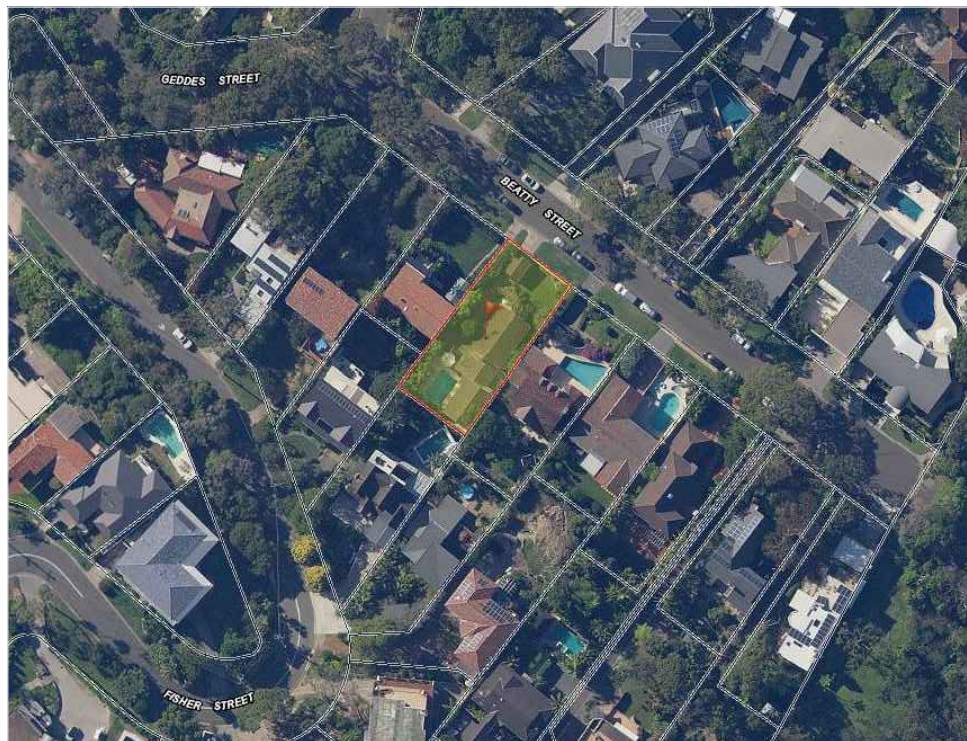


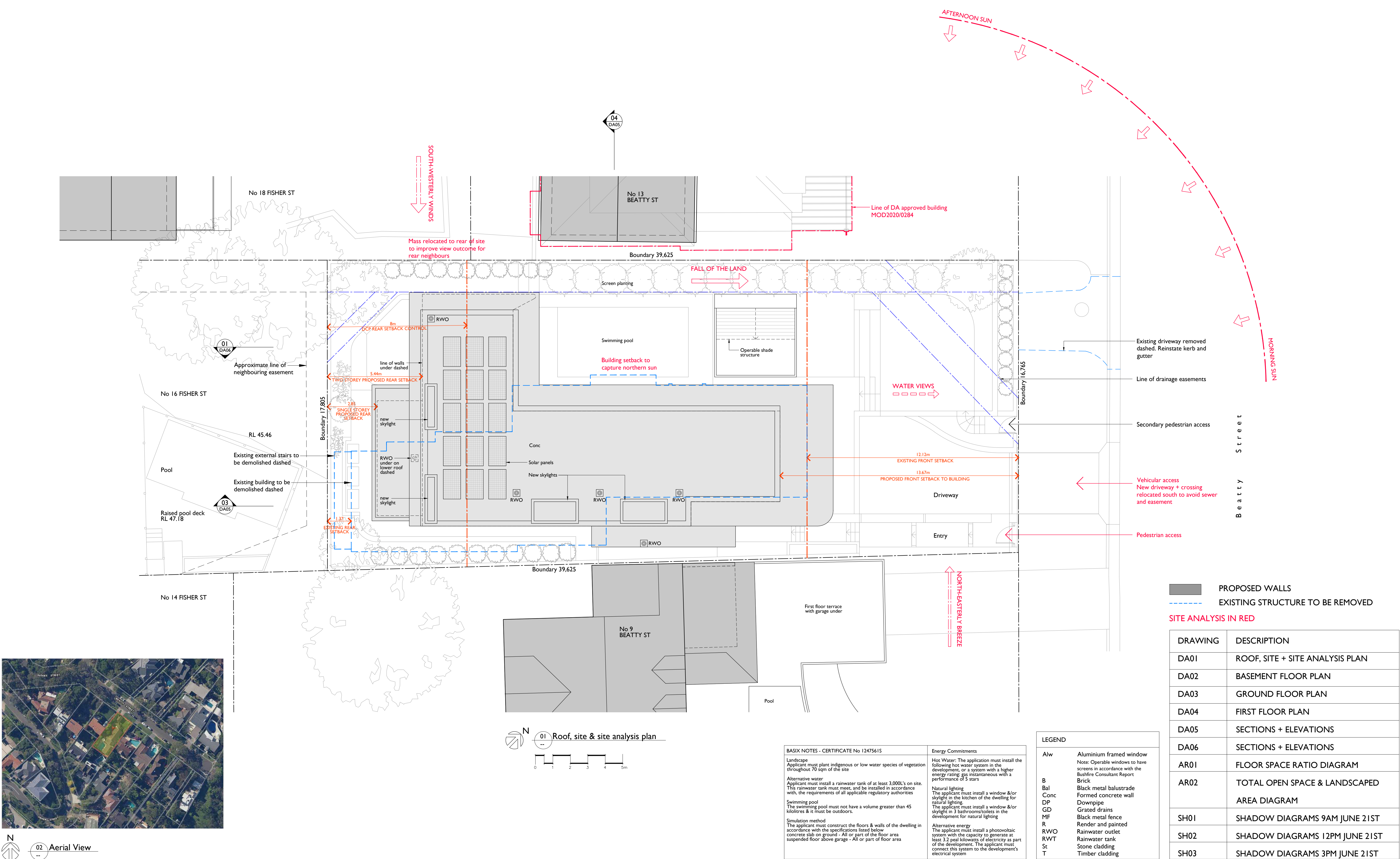
notes	issue	amendment	date issued
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021

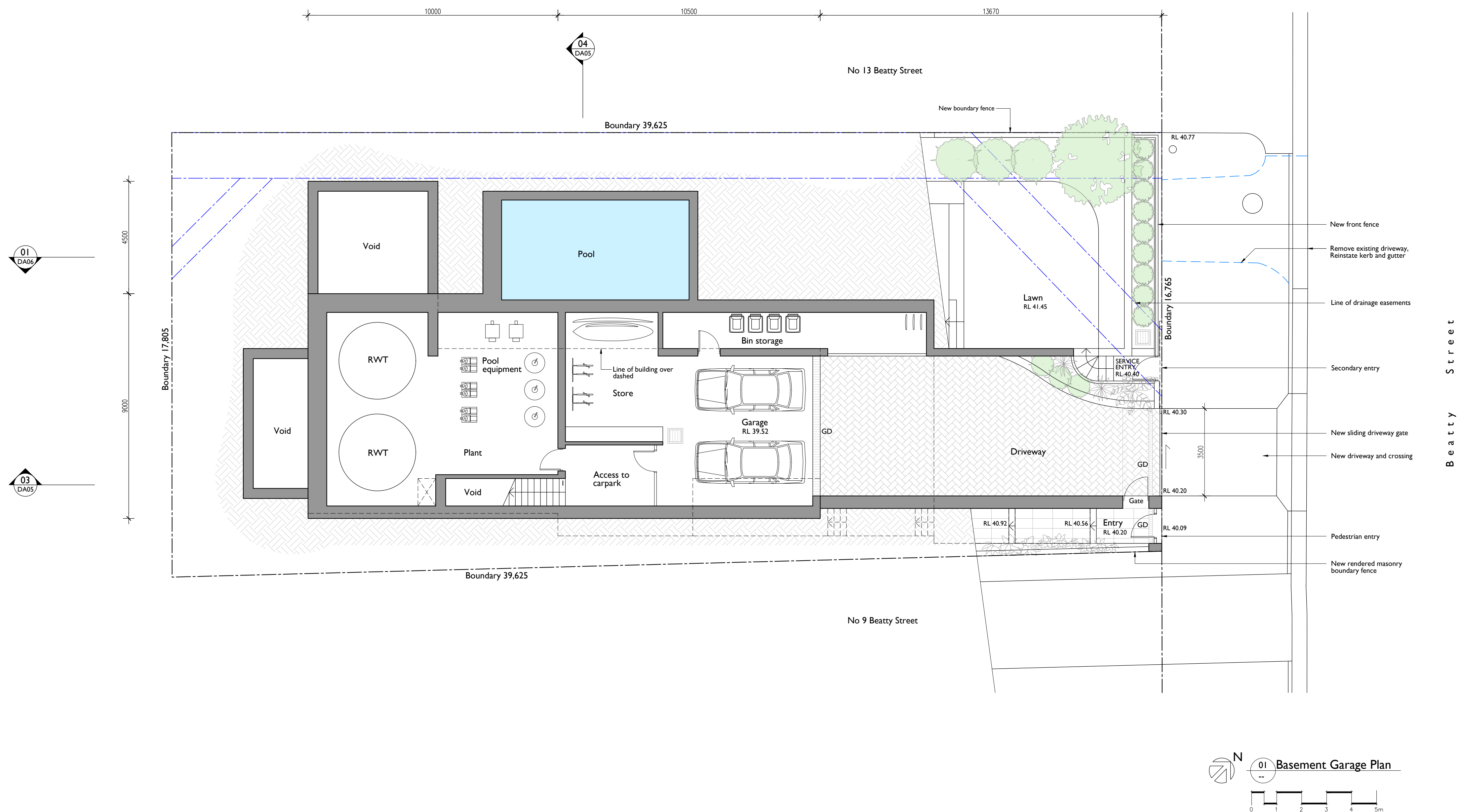
11 Beatty Street Balgowlah Heights

LawtonHurley
Architecture Interiors Planning

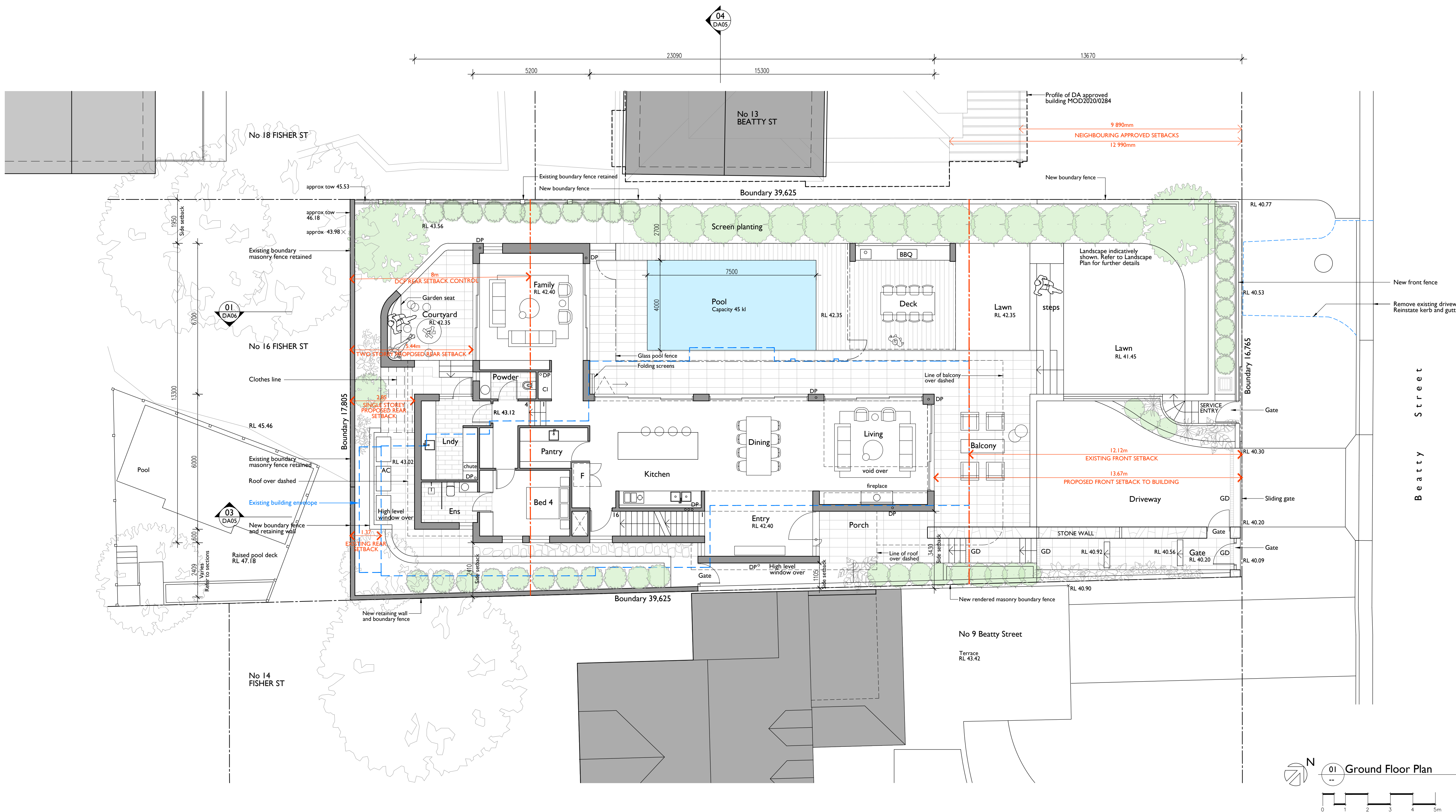
Studio 303, 30-38 Bay St
Double Bay NSW 2028
T 61 2 6360 5200
info@lawtonhurley.com.au
lawtonhurley.com.au
ABN 64 105 274 325
Doug Lawton Architect No 5665

project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn		job no	j 307
address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	DA 01			issue	A
drawing	ROOF, SITE + SITE ANALYSIS PLAN						

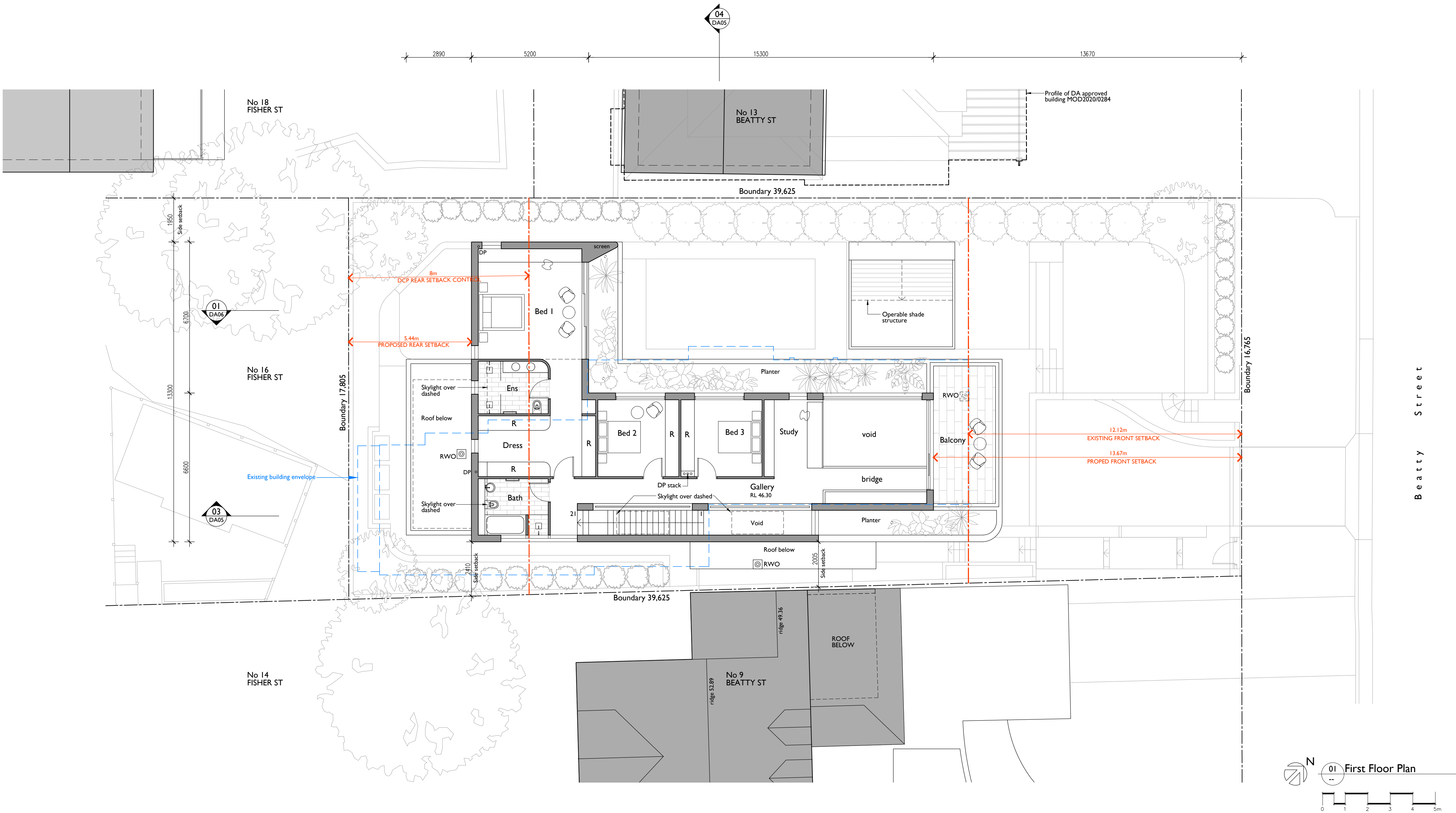




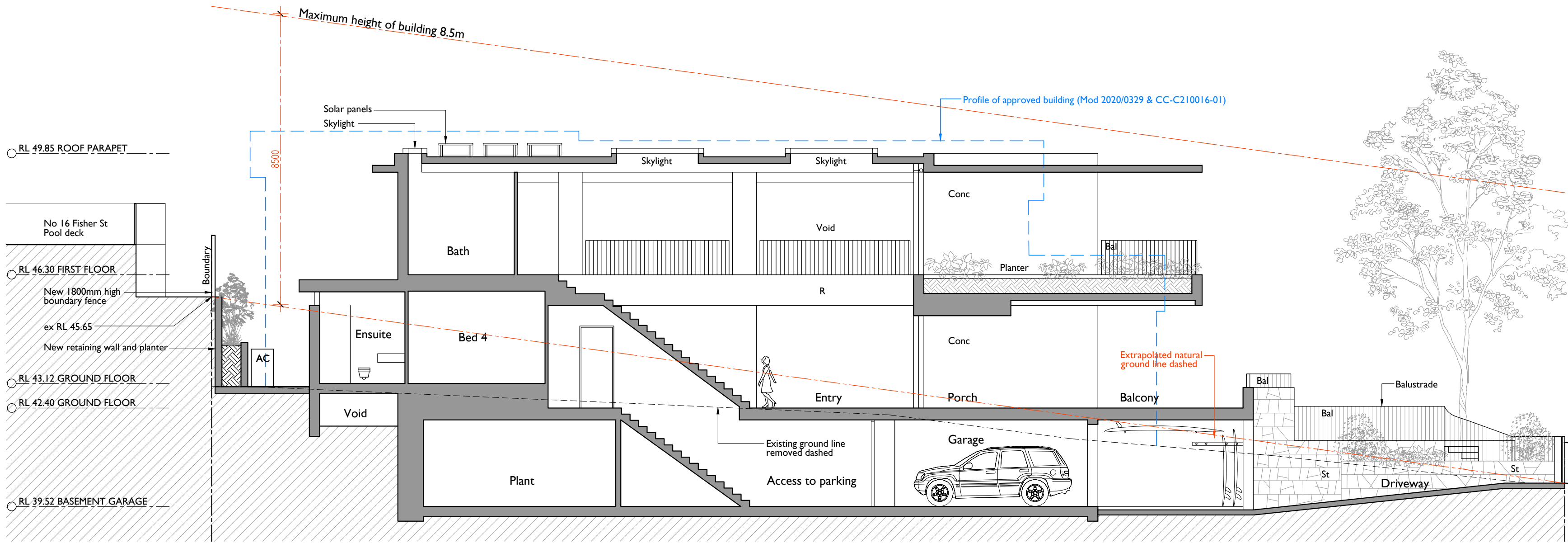
notes	issue	amendment	date issued	11 Beatty Street Balgowlah Heights				project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn	job no	J 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 3665	A	DEVELOPMENT APPLICATION	NOV 2021					LawtonHurley Architecture Interiors Planning	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	DA 02		issue	A
								Studio 303, 30-36 Bay St Double Bay NSW 2028 T 61 2 9360 5300 info @ lawtonhurley.com.au lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 3665	BASEMENT GARAGE FLOOR PLAN					



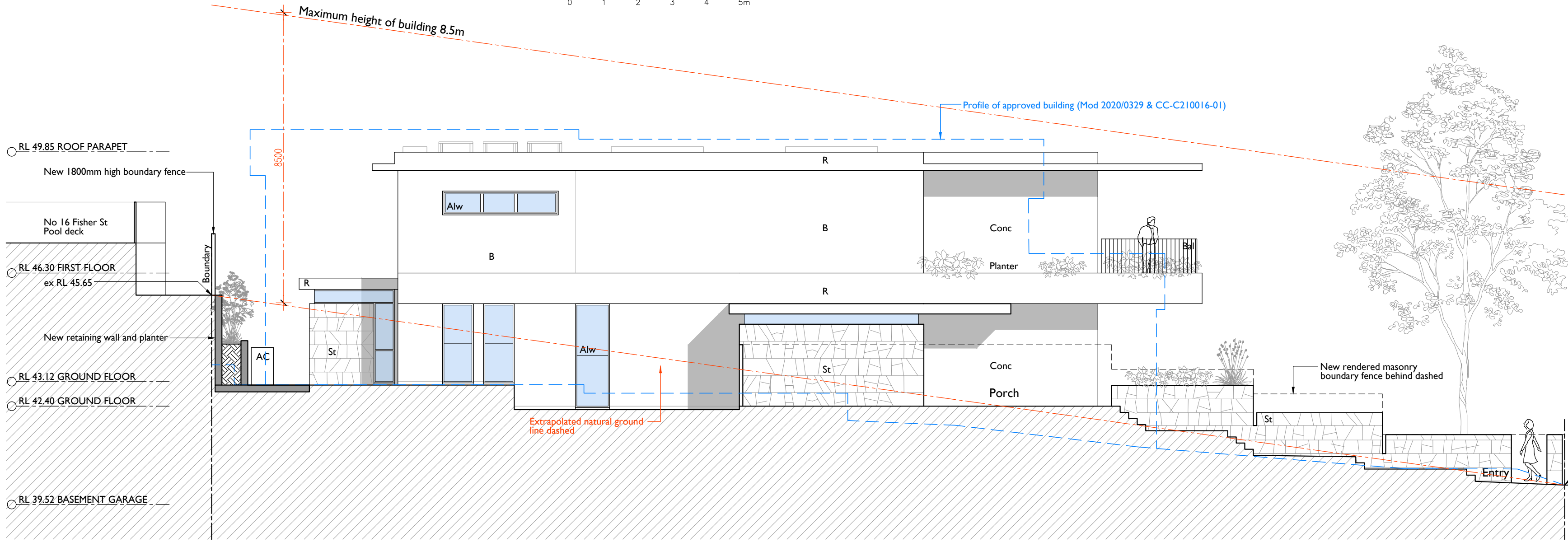
notes	issue amendment		date issued	11 Beatty Street Balgowlah Heights										LawtonHurley Architecture Interiors Planning		project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn	job no	J 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021											Studs 303, 30-36 Bay St Doyle Bay NSW 2028 T 61 2 9360 5300 info @ lawtonhurley.com.au lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665		address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	DA 03		issue	A
																drawing	GROUND FLOOR PLAN					



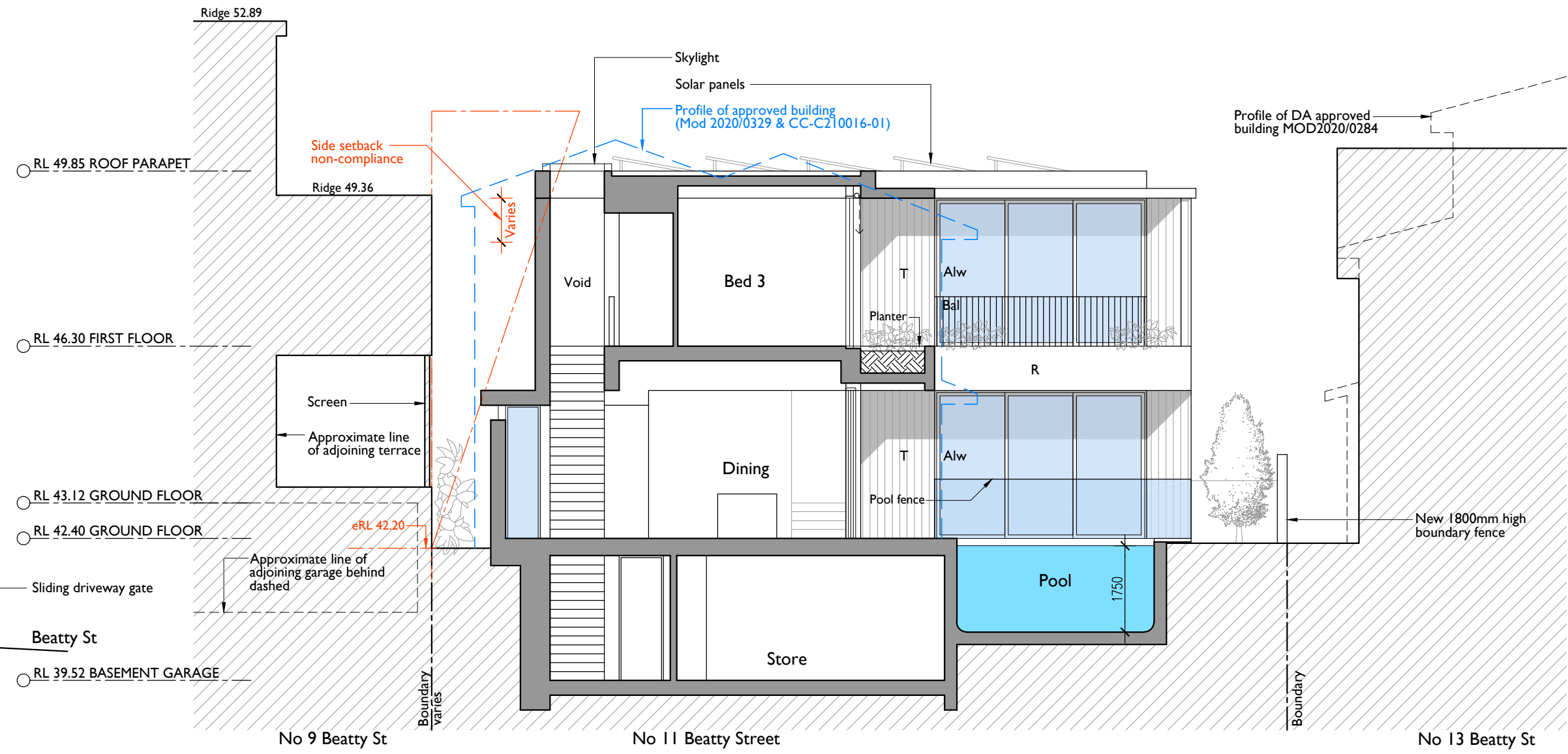
notes	issue amendment		date issued	11 Beatty Street Balgowlah Heights										LawtonHurley Architecture Interiors Planning		project	PROPOSED NEW DWELLING		scale	1:100 @ A1	drawn	job no	J 307	
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021											Studios 303, 30-36 Bay St Double Bay NSW 2028 T 61 2 9360 5300 info @ lawtonhurley.com.au lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665		address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093		dwg no	DA 04		issue	A	
																drawing	FIRST FLOOR PLAN							



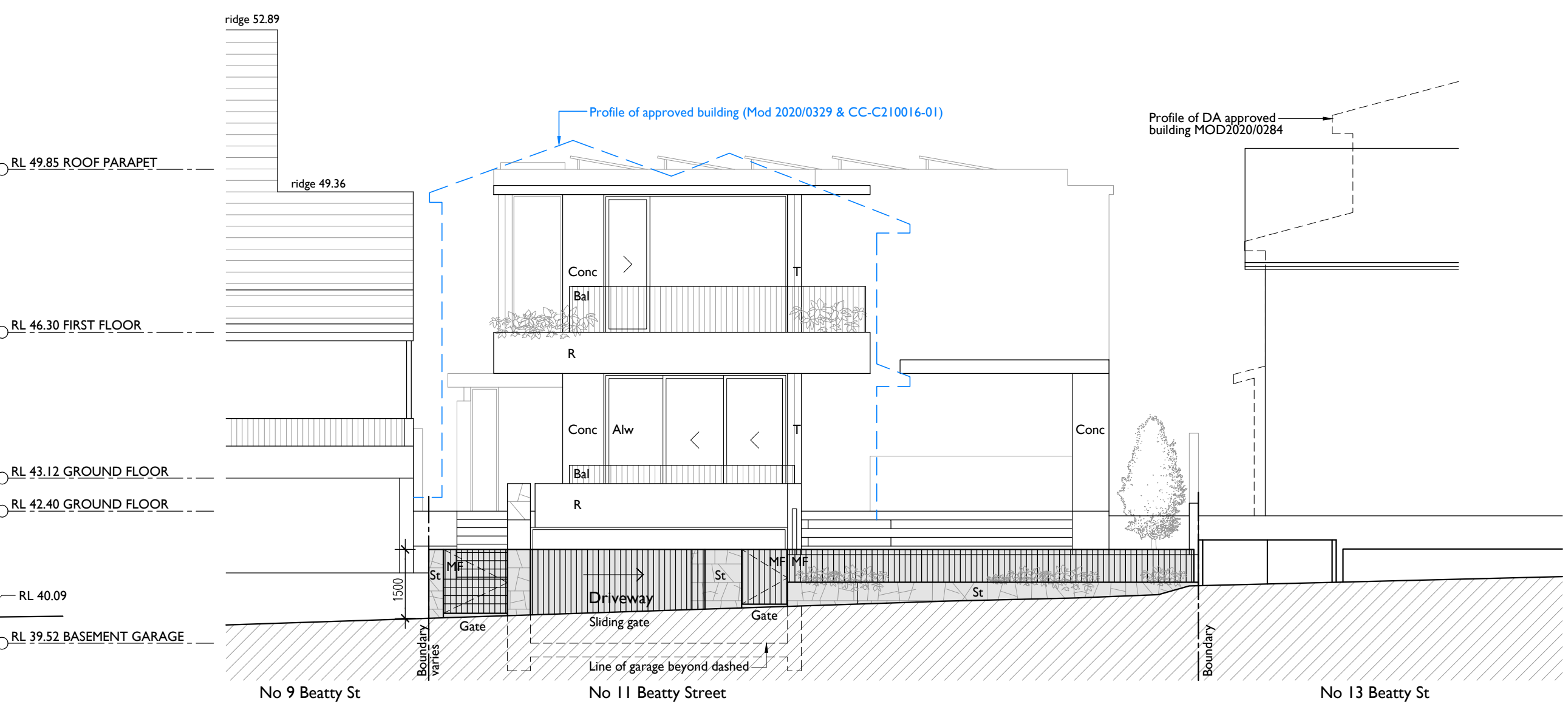
03 Long Section
-- looking north west



01 South East Elevation
-- from side entry

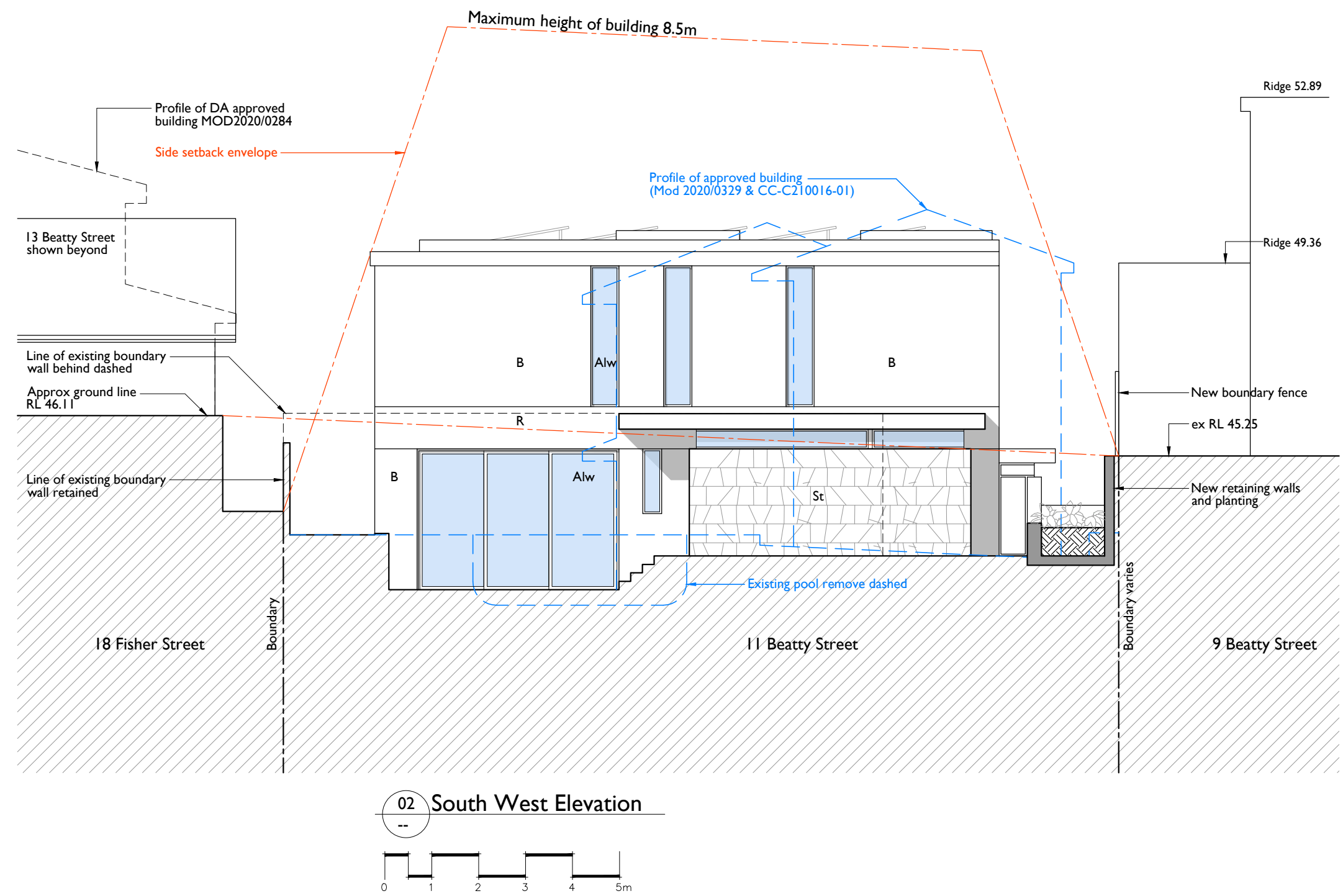
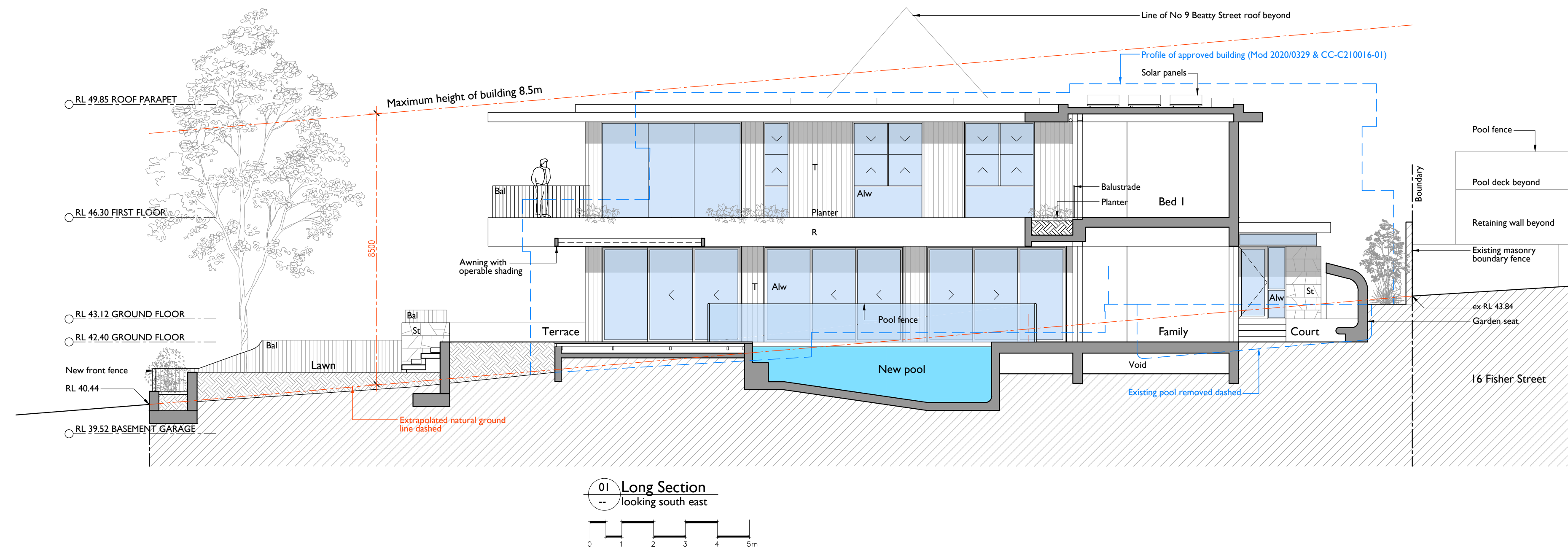
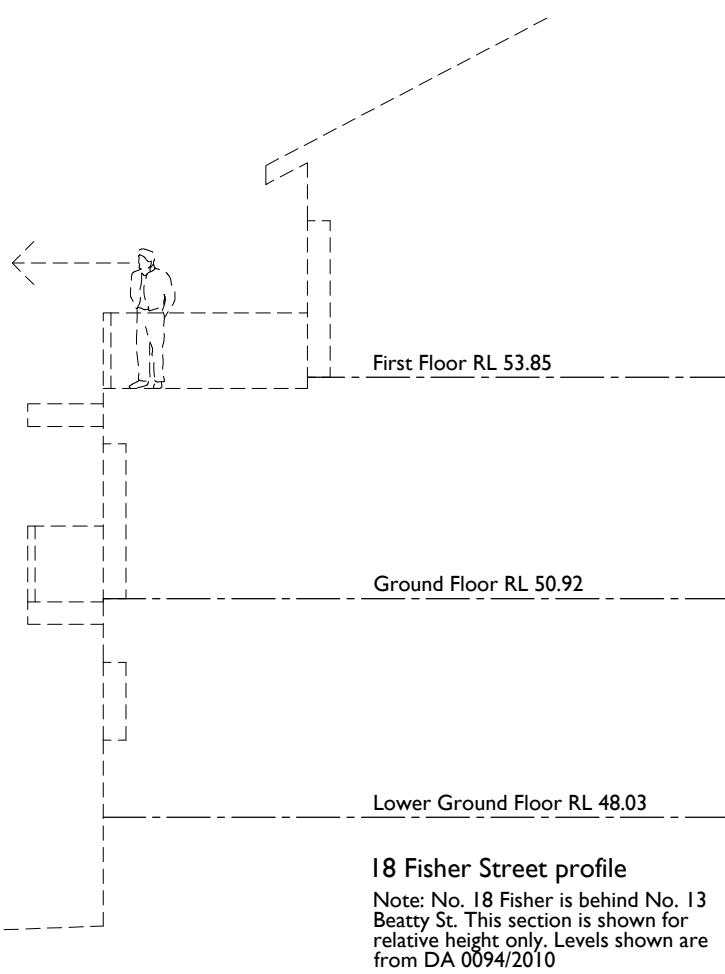
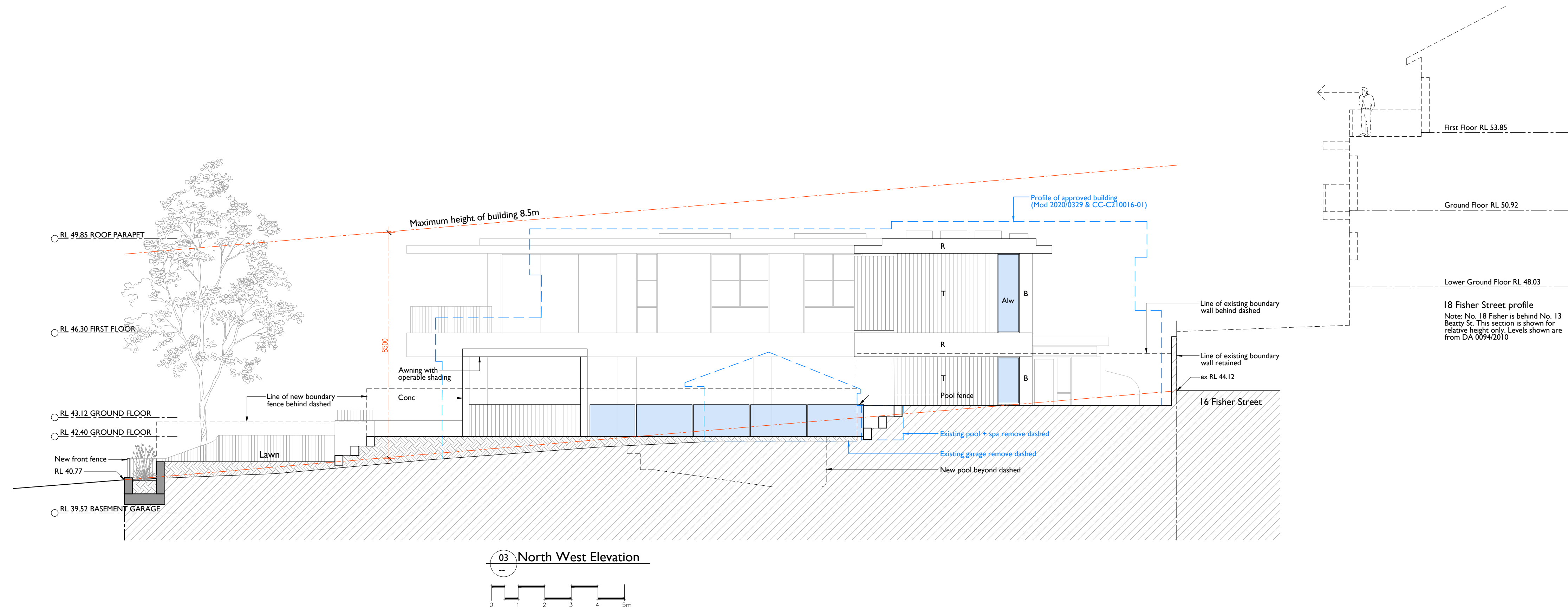


04 Short Section
-- looking south west

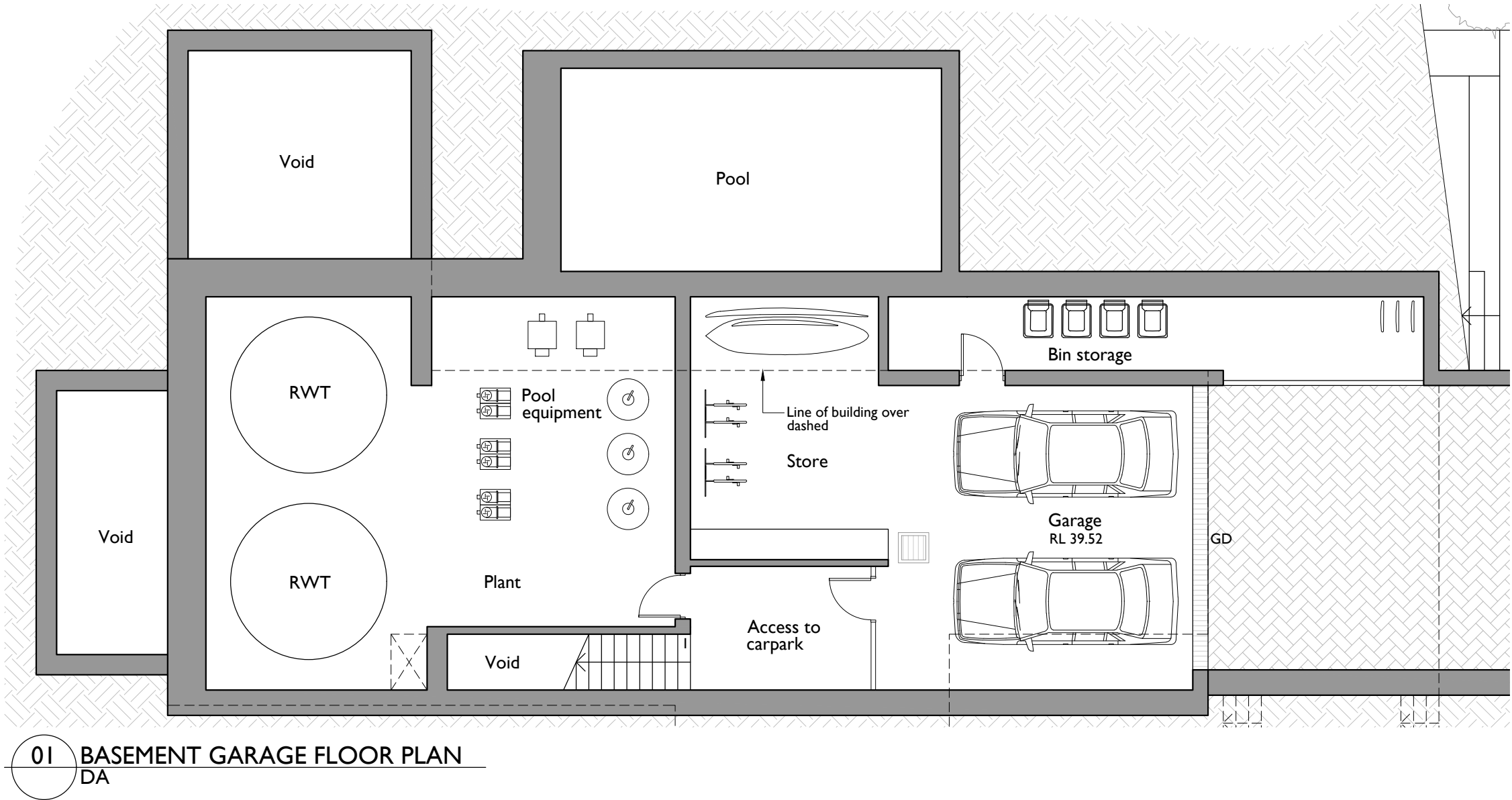
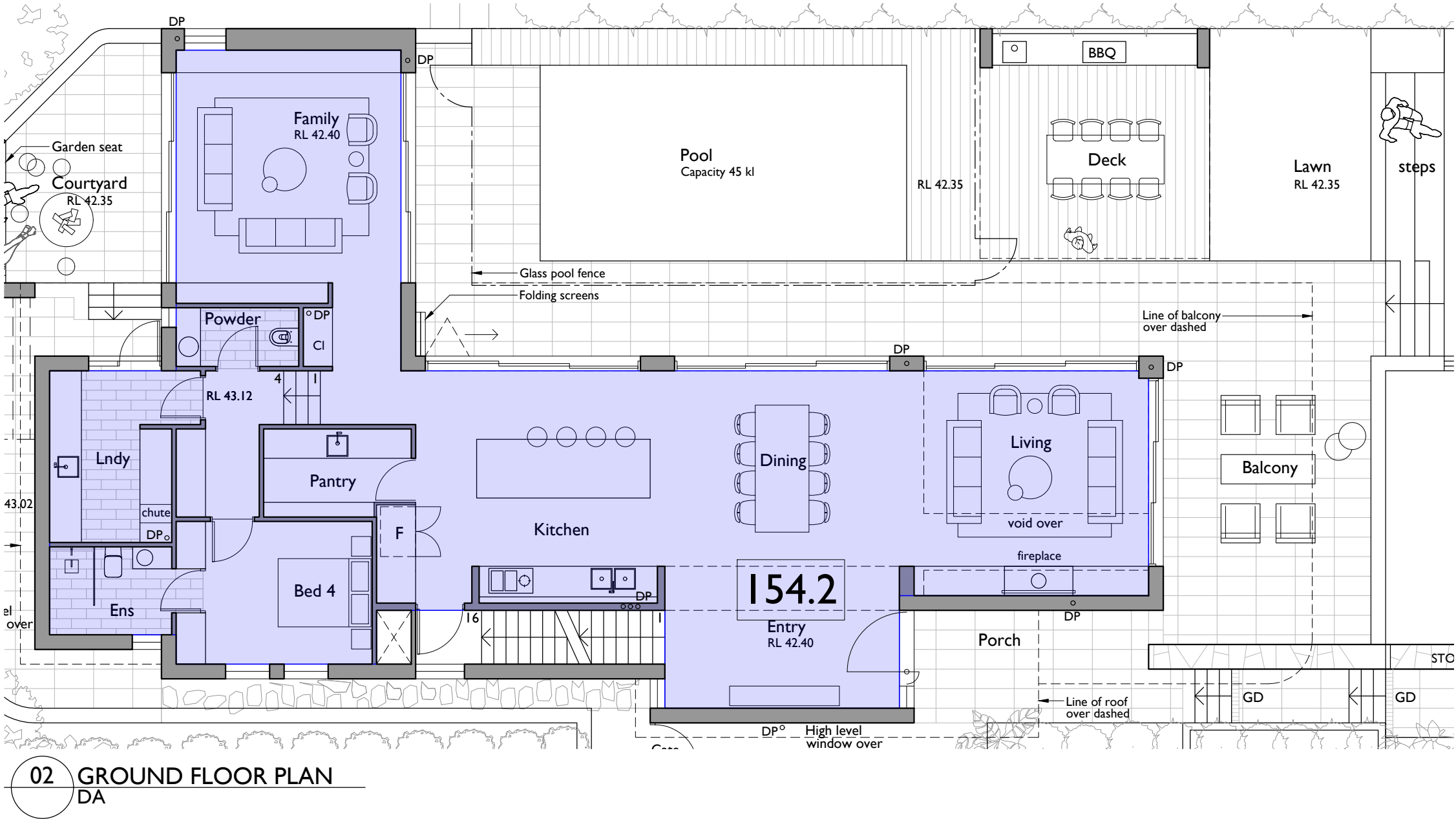
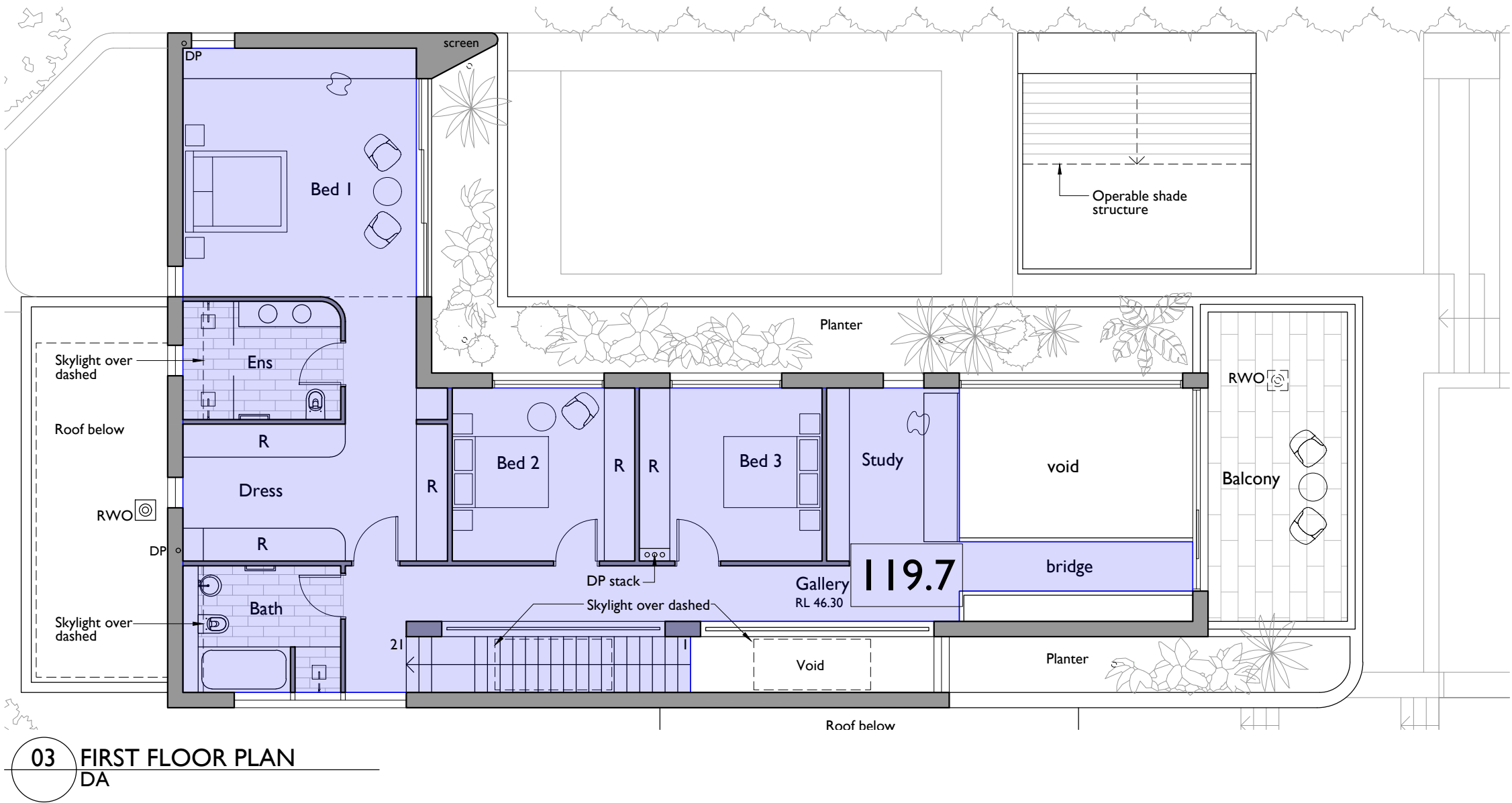


02 North East Elevation
-- from Beatty Street

notes	issue	amendment	date issued	11 Beatty Street Balgowlah Heights				project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn	job no	J 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021					LawtonHurley Architecture Interiors Planning	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	DA 05	issue	A	
								Studio 303, 30-38 Bay St Double Bay NSW 2028 T 61 2 6360 5300 info@lawtonhurley.com.au lawtonhurley.com.au ABN 64 105 274 235 Doug Lawton Architect No 5665	SECTIONS & ELEVATIONS					

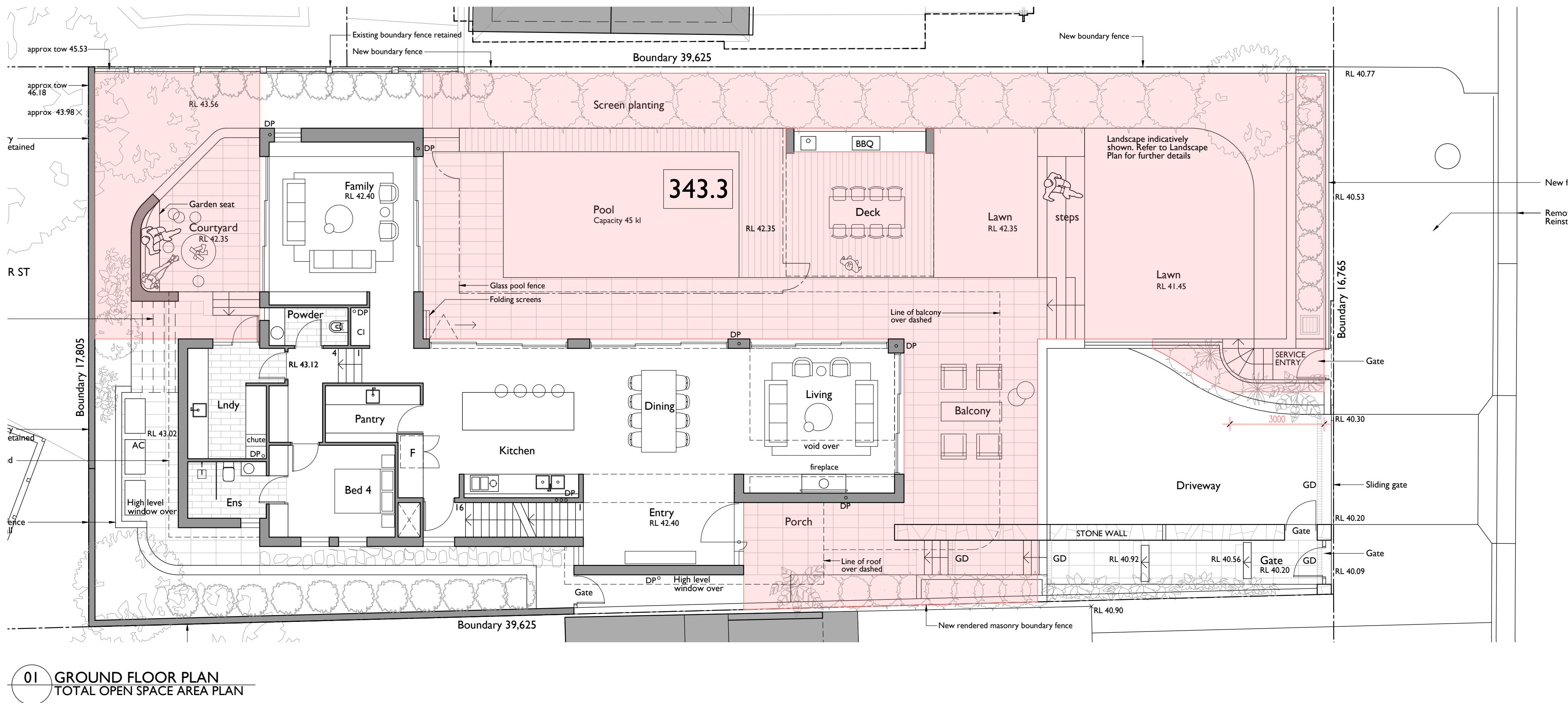
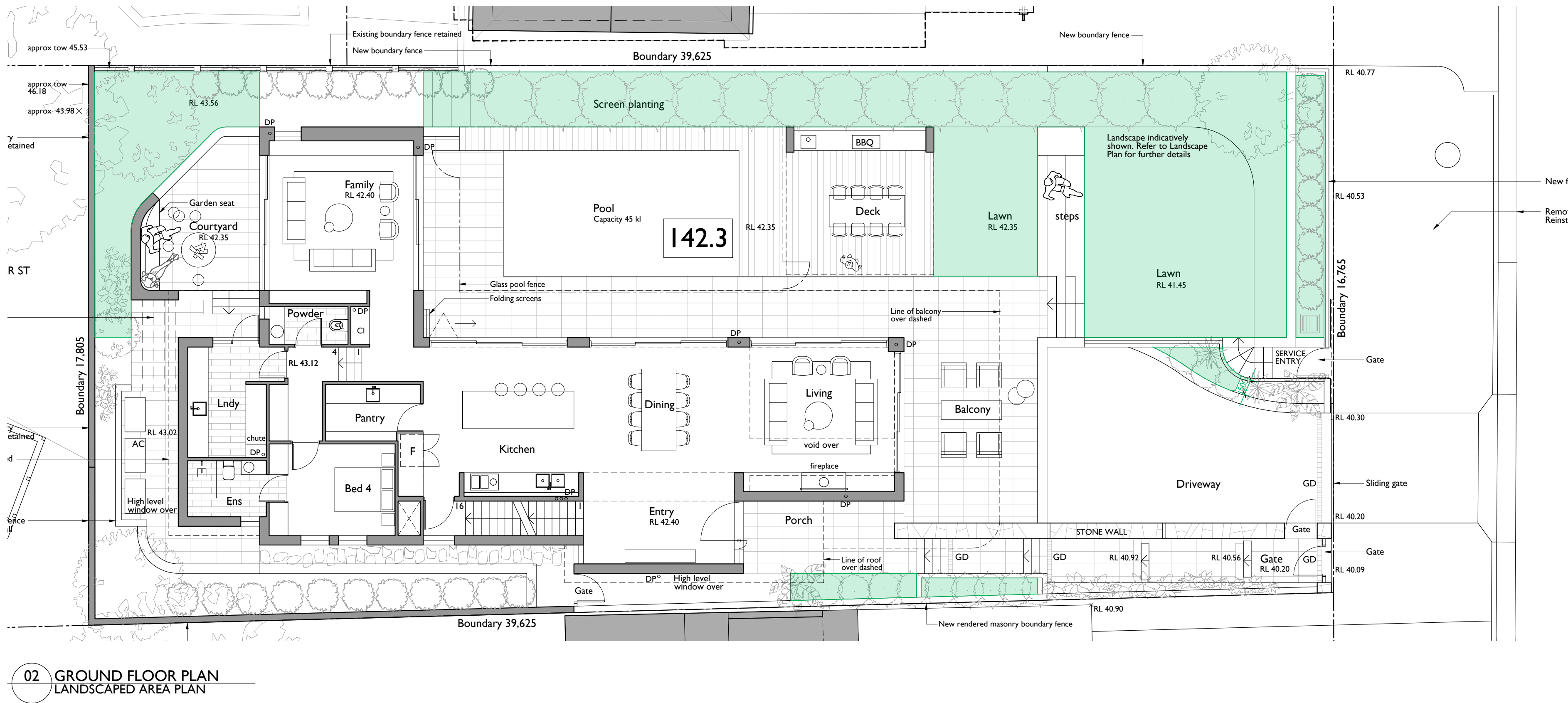


notes	issue	amendment	date issued	11 Beatty Street Balgowlah Heights				project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn		job no	J 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021					LawtonHurley Architecture Interiors Planning	address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	DA 06		issue	A
									drawing	SECTIONS & ELEVATIONS					



FLOOR SPACE RATIO DIAGRAM	
SITE AREA	684.8
MAXIMUM FSR	0.4 : 1
MAXIMUM ALLOWABLE GFA	273.9
LEVEL	GROSS FLOOR AREA (SQM)
BASEMENT	-
GROUND	154.2
FIRST	119.7
TOTAL	273.9
PROPOSED FSR	0.4 : 1

GROSS FLOOR AREA



LANDSCAPED AREA	
LANDSCAPED AREA TO BE AT LEAST 40% OF PROPOSED TOTAL OPEN SPACE	
PROPOSED TOTAL OPEN SPACE	343.3 m ²
MINIMUM % TO BE LANDSCAPED AREA	40%
MINIMUM LANDSCAPE AREA	137.3 m ²
	PROPOSED
PROPOSED LANDSCAPED AREA	142.3
PROPOSED % LANDSCAPE AREA	41%

LANDSCAPED AREA

TOTAL OPEN SPACE AREA	
OS4	
SITE AREA	684.7 m ²
MINIMUM TOTAL OPEN SPACE AREA	410.8 m ²
MINIMUM % TOTAL OPEN SPACE	60%
	PROPOSED
TOTAL OPEN SPACE AREA	343.3
% TOTAL OPEN SPACE	50%

TOTAL OPEN SPACE

notes	issue	amendment	date issued
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DEVELOPMENT APPLICATION	NOV 2021

11 Beatty Street Balgowlah Heights

LawtonHurley
Architecture Interiors Planning

project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn		job no	J 307
address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	AR 02		A		
drawing	TOTAL OPEN SPACE AND LANDSCAPED AREA PLAN	issue					



1 - Conc	Formed concrete wall
2 - R	Render and painted white
3 - T	Vertical timber cladding
4 - B	White bricks
5 - St	Stone wall cladding
6 - Bal	Black metal balustrade
7 - Alw	Black aluminium framed doors and windows
8 - MF	Vertical black metal fence

Schedule of Materials + Colours

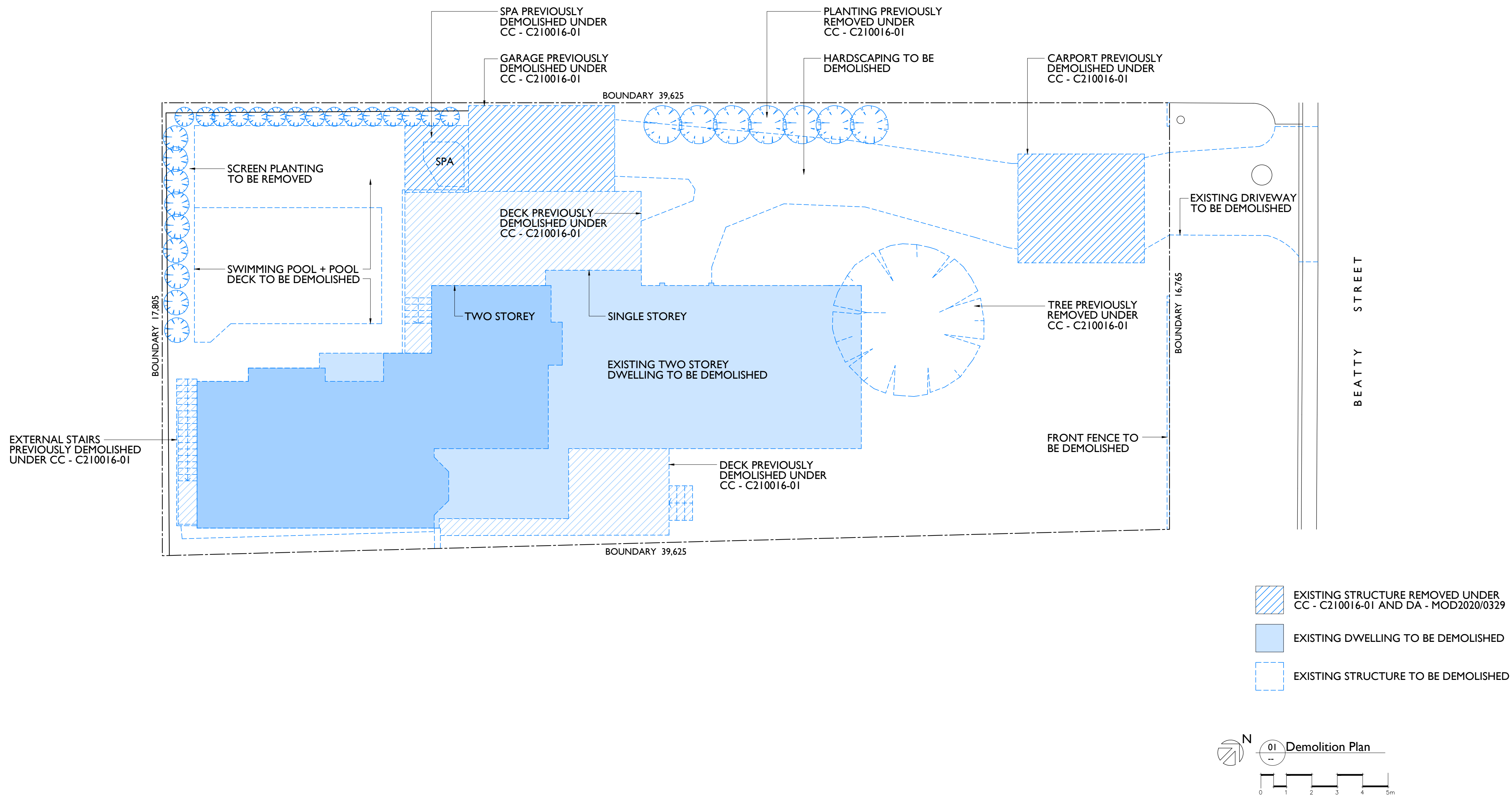
LawtonHurley
Architecture Interiors Planning

Studio 3.03 30-36 Bay Street
Double Bay NSW 2028
T 61 2 9360 5300

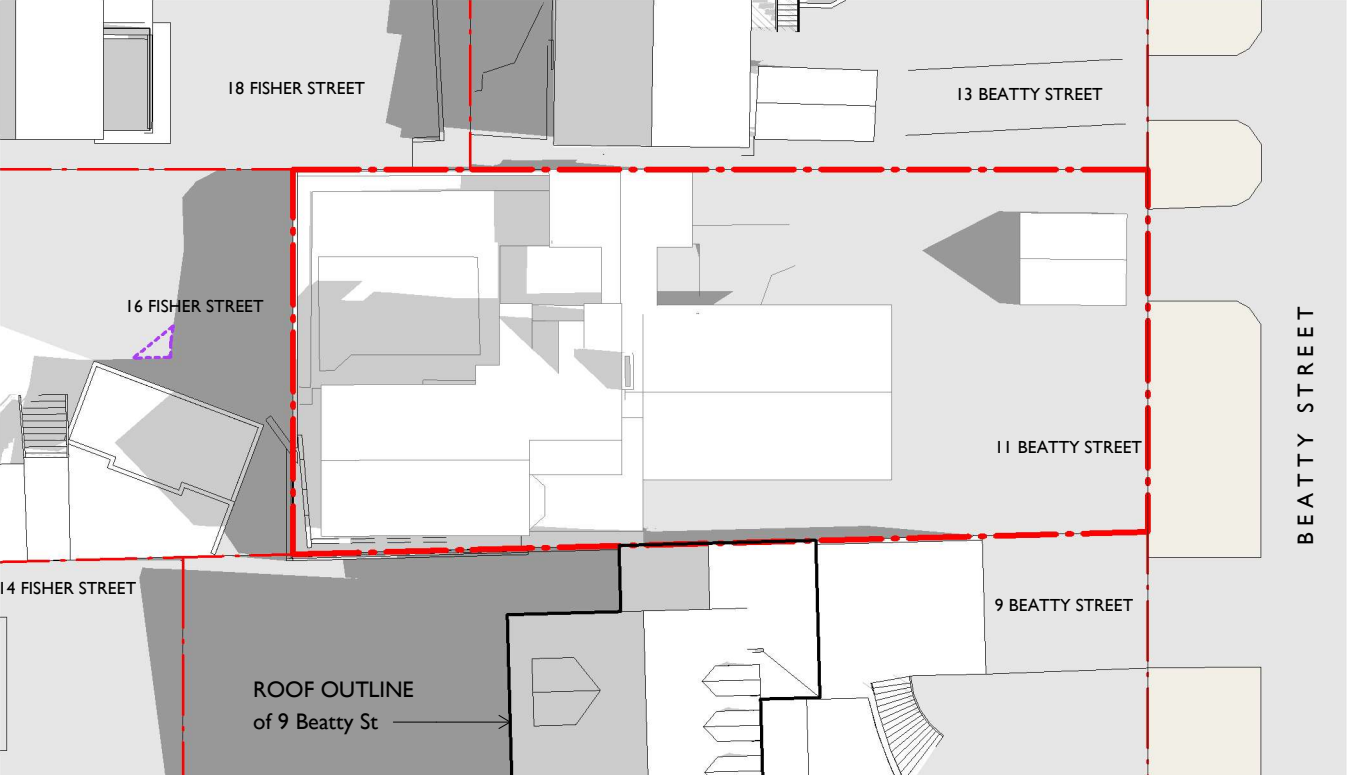
ABN 94 105 274 235
Doug Lawton Architect No 5665

11 Beatty Street
Balgowlah Heights

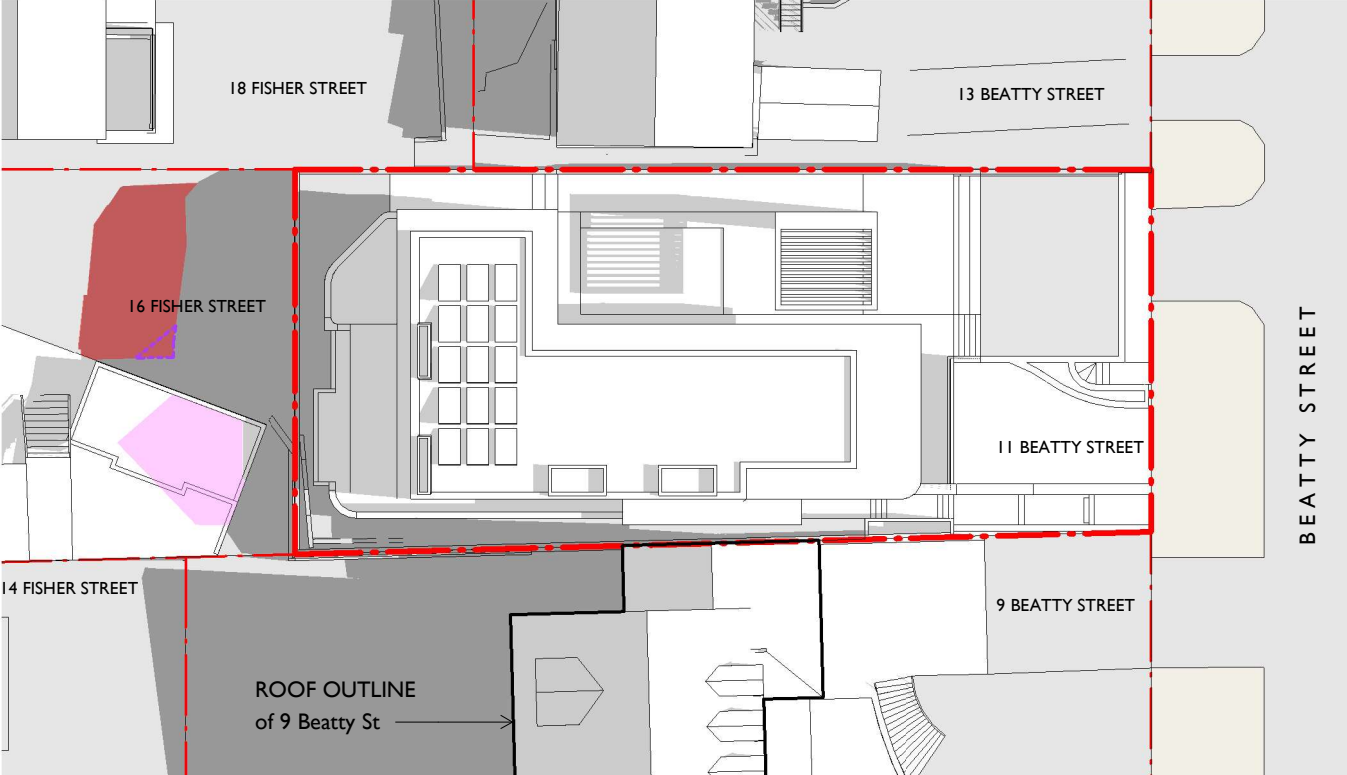
November 2021



notes	issue	amendment	date issued				project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn	job no	j 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 3665	A	DEVELOPMENT APPLICATION	NOV 2021	11 Beatty Street Balgowlah Heights			LawtonHurley Architecture Interiors Planning	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	DEM 01		issue	A
							Studio 303, 30-36 Bay St Double Bay NSW 2028 T 61 2 9360 5300 info @ lawtonhurley.com.au lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 3665	DEMOLITION PLAN					



1 Existing - 9am June 21



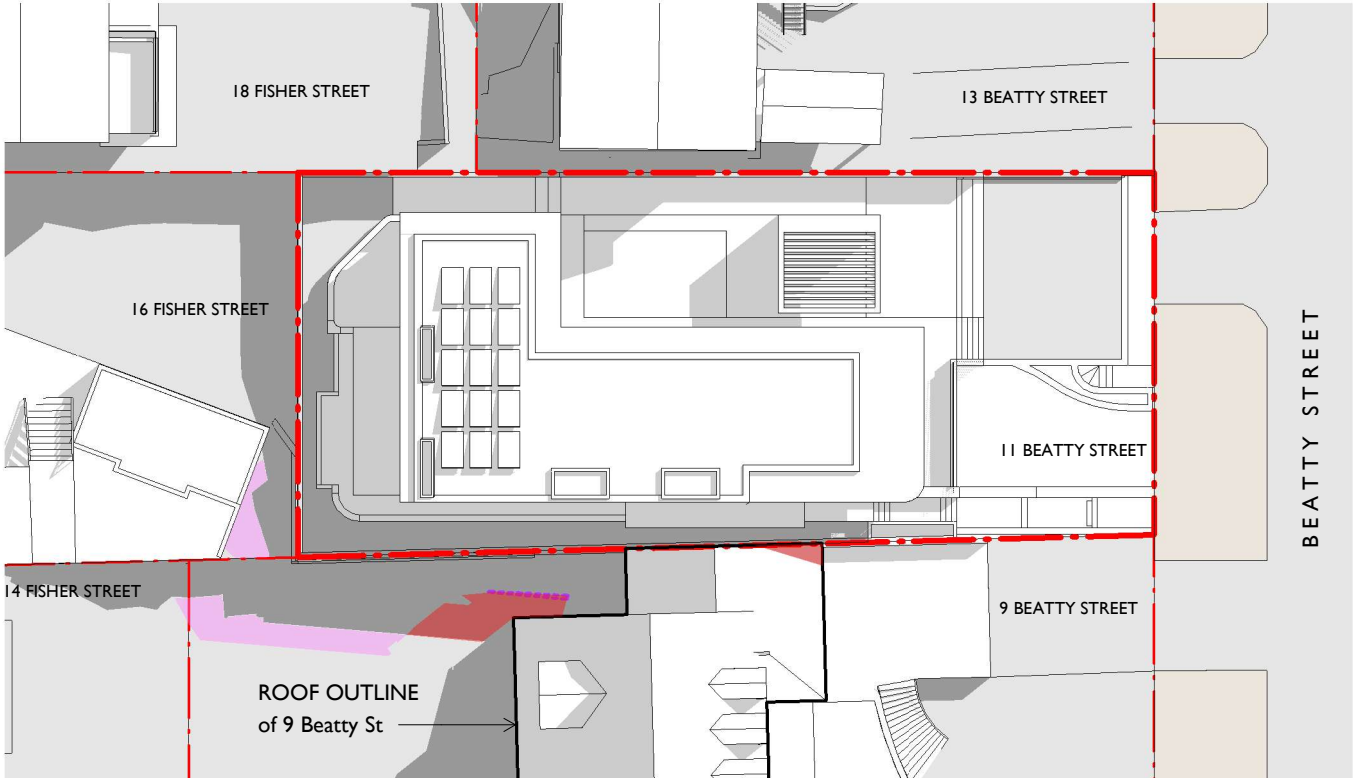
2 Proposed - 9am June 21

- OUTLINE OF ADDITIONAL SHADOWS CAST BY APPROVED DA MOD 2020/0329
- EXISTING SHADOWS
- ADDITIONAL OVERSHADOWING
- REDUCED OVERSHADOWING

notes	issue	amendment	date issued	11 BEATTY STREET BALGOWLAH HEIGHTS		project	PROPOSED NEW DWELLING	scale 1 : 350 on A3	job no J307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	FOR DA	Nov 2021			Lawton Hurley Architecture Interiors Planning Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 t 61 2 9360 5300 info @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	address 11 BEATTY STREET BALGOWLAH HEIGHTS drawing SHADOW DIAGRAMS - 9am	dwg no SH01	issue A



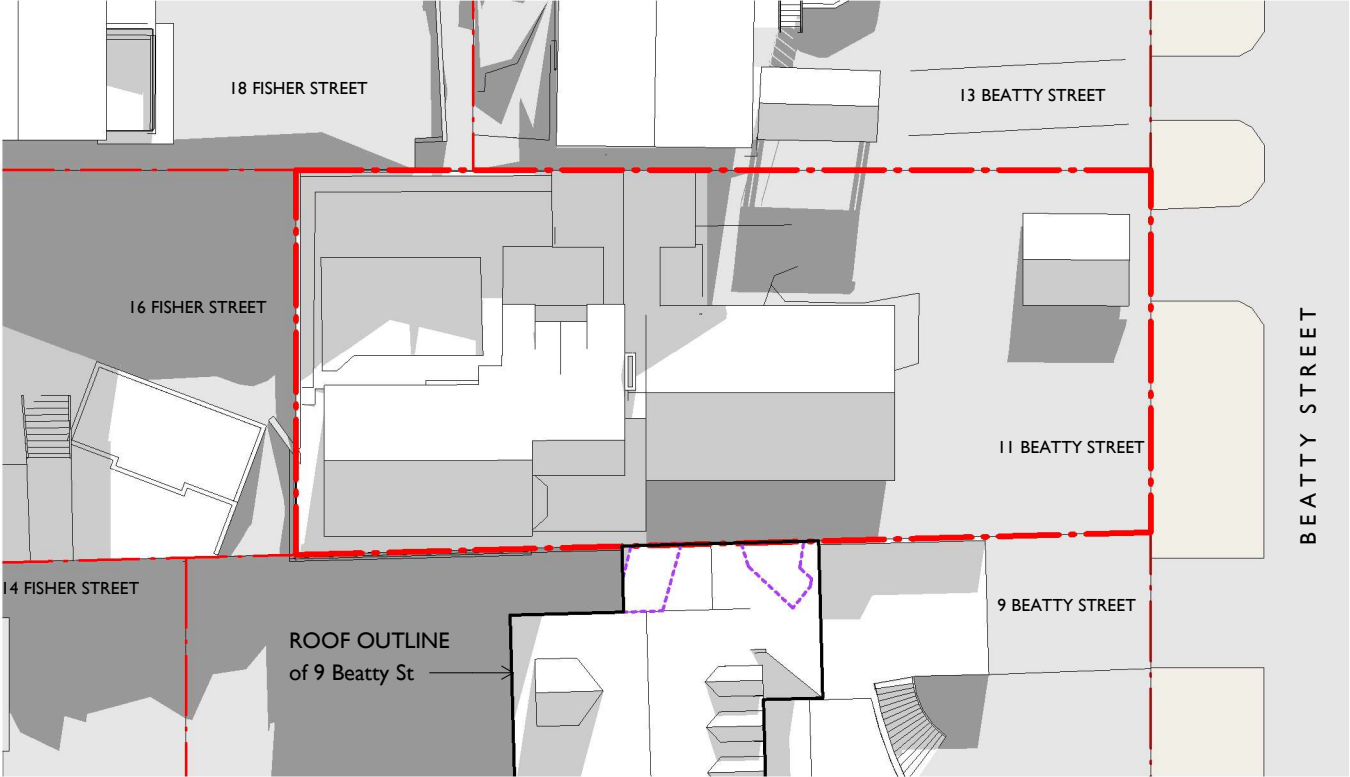
1 Existing - 12pm June 21



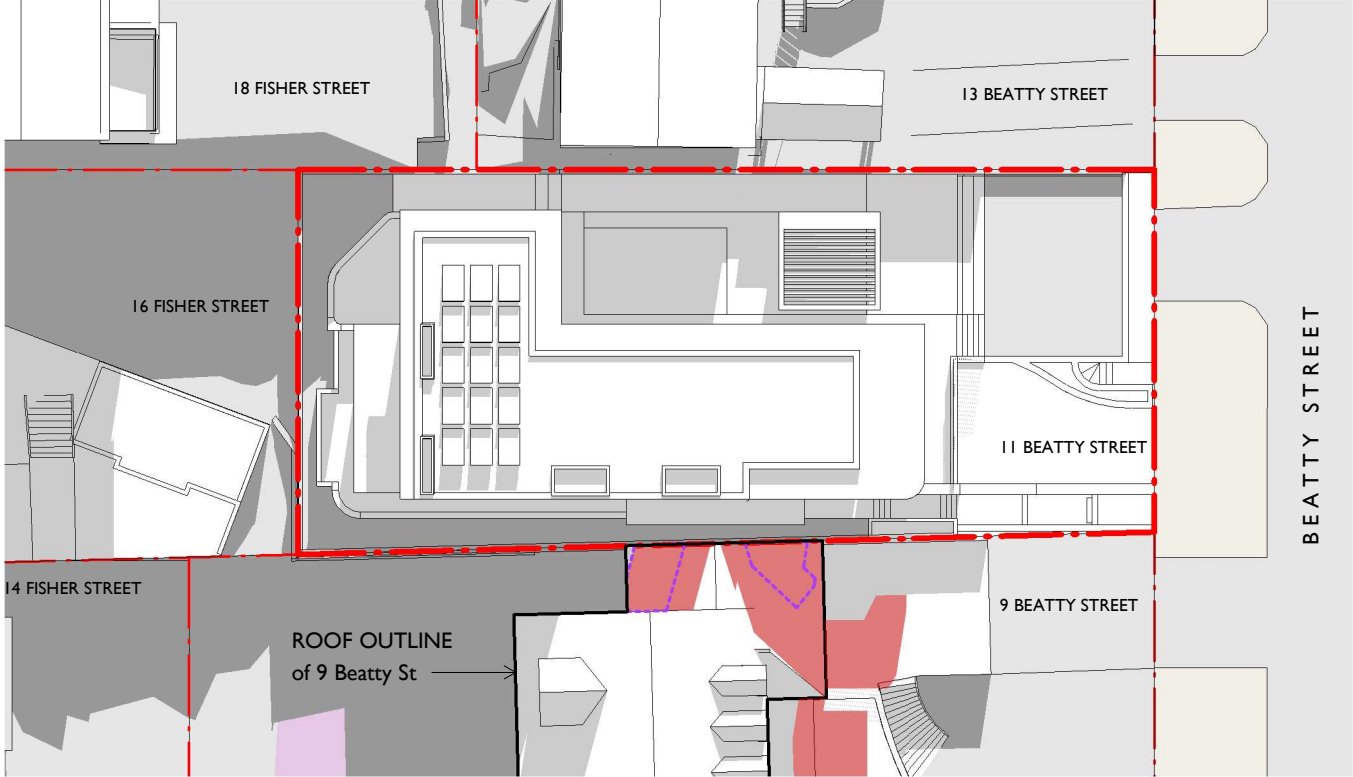
2 Proposed - 12pm June 21

- OUTLINE OF ADDITIONAL SHADOWS CAST BY APPROVED DA MOD 2020/0329
- EXISTING SHADOWS
- ADDITIONAL OVERSHADOWING
- REDUCED OVERSHADOWING

notes	issue	amendment	date issued	11 BEATTY STREET BALGOWLAH HEIGHTS		project	PROPOSED NEW DWELLING	scale 1 : 350 on A3	job no J307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	FOR DA	Nov 2021			Lawton Hurley Architecture Interiors Planning Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 t 61 2 9360 5300 info @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	address 11 BEATTY STREET BALGOWLAH HEIGHTS drawing SHADOW DIAGRAMS - 12pm	dwg no SH02	issue A



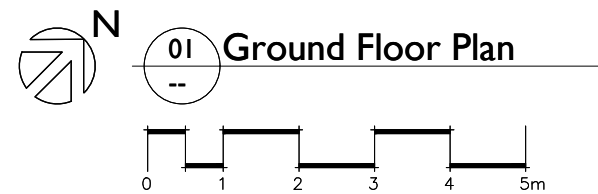
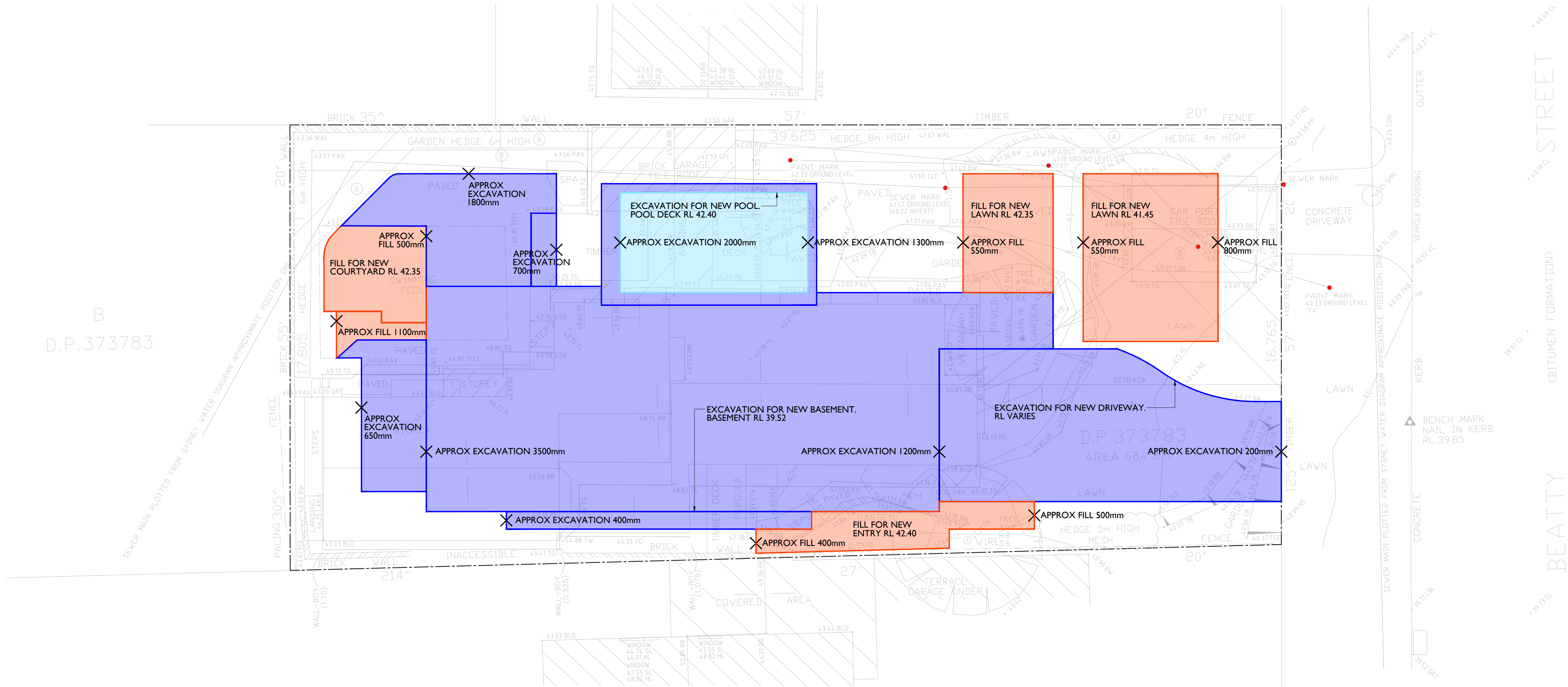
1 Existing - 3pm June 21



2 Proposed - 3pm June 21

- OUTLINE OF ADDITIONAL SHADOWS CAST BY APPROVED DA MOD 2020/0329
- EXISTING SHADOWS
- ADDITIONAL OVERSHADOWING
- REDUCED OVERSHADOWING

notes	issue	amendment	date issued	11 BEATTY STREET BALGOWLAH HEIGHTS		project	PROPOSED NEW DWELLING	scale 1 : 350 on A3	job no J307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	FOR DA	Nov 2021			Lawton Hurley Architecture Interiors Planning Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 info @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	address 11 BEATTY STREET BALGOWLAH HEIGHTS drawing SHADOW DIAGRAMS - 3pm	dwg no SH03	issue A



- FILL
- EXCAVATION
- POOL EXCAVATION

NOTE: EXCAVATION FOR THE PROVISIONS OF FOUNDATIONS ARE NOT SHOWN

notes	issue	amendment	date issued	11 Beatty Street Balgowlah Heights				project	PROPOSED NEW DWELLING	scale	1:100 @ A1	drawn	job no	J 307
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 3665	A	DEVELOPMENT APPLICATION	NOV 2021					address	11 BEATTY STREET BALGOWLAH HEIGHTS 2093	dwg no	DA 20		issue	A
								drawing	EXCAVATION AND FILL PLAN					