

	ABBREVIATIONS
AL-1	POWDERCOATED METAL SHROUD
AL-2	POWDERCOATED PLANTER BOX
AL-3	POWDERCOATED METAL CLADDING
AL-4	ALUMINIUM AWNING
ALW	ALUMINIUM WINDOW
CONC	CONCRETE
CR-1	CEMENT RENDER 1
CR-2	CEMENT RENDER 2
CR-3	CEMENT RENDER 3
G	GLAZED WINDOW
GB	GLASS BALUSTRADE
LG	LOUVRE GRILLE
MC	METAL CAPPING
MG-1	METAL GRILLE 1
MG-2	METAL GRILLE 2
MS	SOLID METAL SCREEN
OG	OBSCURE GLASS
PC	PRECAST CONCRETE PANEL
R	RENDER
ST	STONE WALL CLADDING

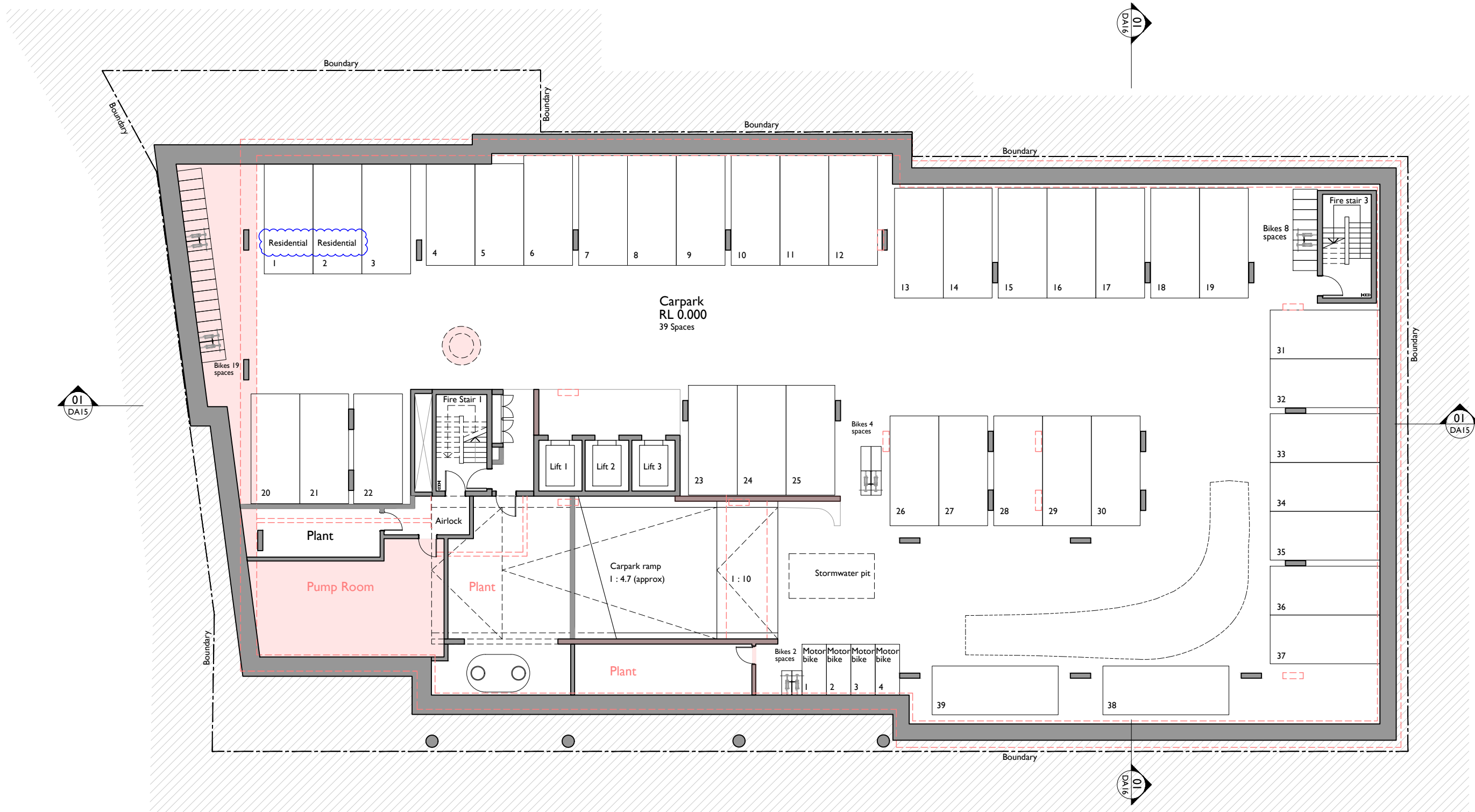
DRAWING	DESCRIPTION
DA00	SITE + SITE ANALYSIS PLAN
DA01	BASEMENT 2 PLAN
DA02	BASEMENT 1 PLAN
DA03	GROUND LOWER PLAN
DA04	GROUND UPPER PLAN
DA05	LEVEL 1 PLAN
DA06	LEVEL 2 PLAN
DA07	LEVEL 3 PLAN
DA08	LEVEL 4 PLAN
DA09	ROOF PLAN
DA11	EAST ELEVATION
DA12	NORTH ELEVATION
DA13	WEST ELEVATION
DA14	SOUTH ELEVATION
DA15	SECTION LOOKING WEST
DA15.1	SECTION LOOKING WEST WITHOUT DIMENSIONS
DA16	SECTION LOOKING NORTH
DA17	EXTERNAL FINISHES
DA18	GFA PLANS
DA19	SHADOW DIAGRAMS
DA20	PROPOSED VIEWS FROM THE SUN 1
DA21	PROPOSED VIEWS FORM THE SUN 2
DA22	LEP ENVELOPE STUDY

01 SITE & SITE ANALYSIS PLAN



KEY	
NEW WORK	
WORKS APPROVED UNDER DA2022/280/3 15/8/24	

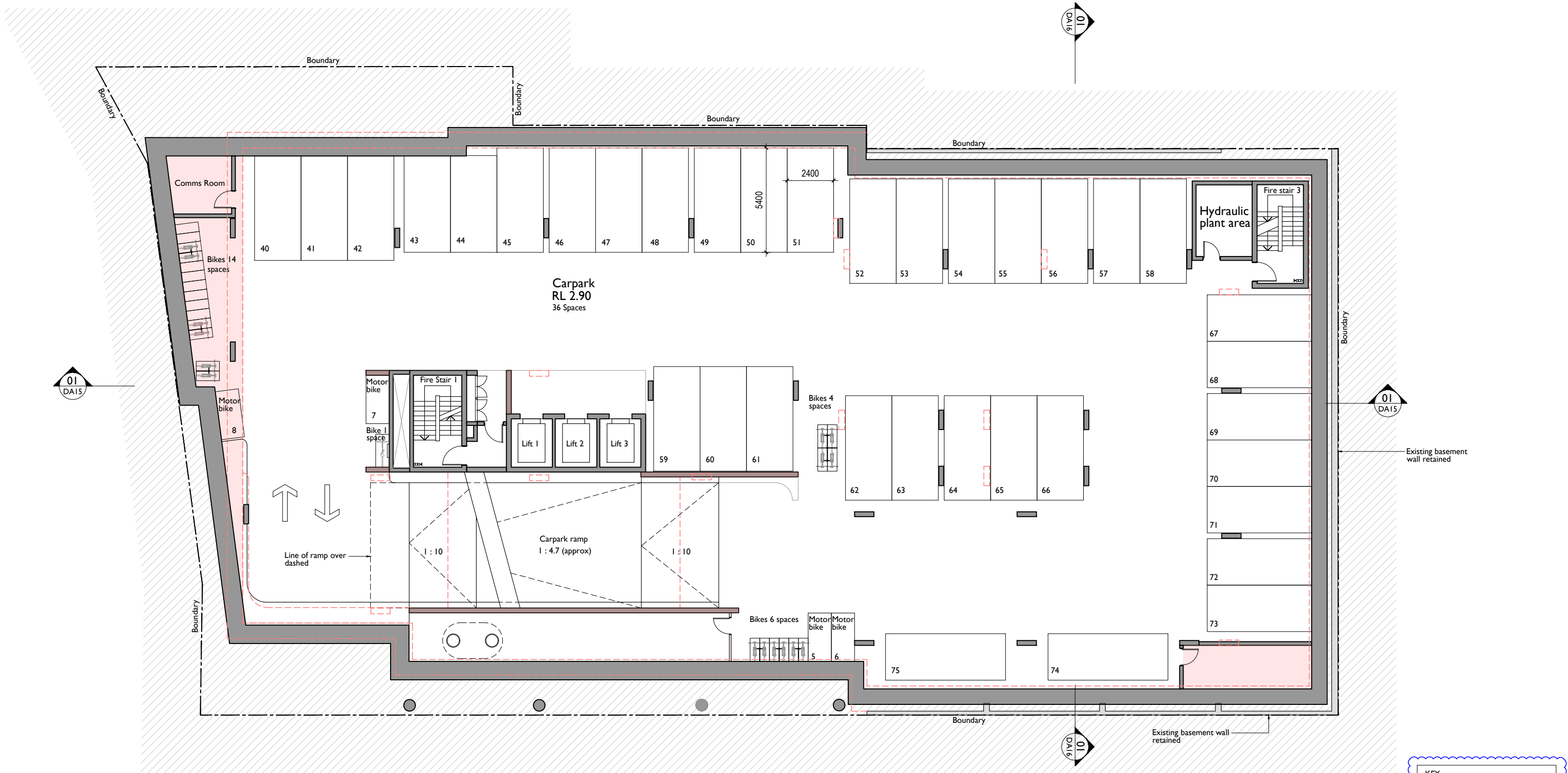
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY			project	scale	job no
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architects before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024				LawtonHurley Architecture Interiors Planning	1:500 on A3	J336
							address	dwg no	issue
							294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	DA00	B
							drawing	SITE PLAN	



01 BASEMENT 2 PLAN

KEY	
NEW WORK	
WORKS APPROVED UNDER DA2022/280/3 15/8/24	

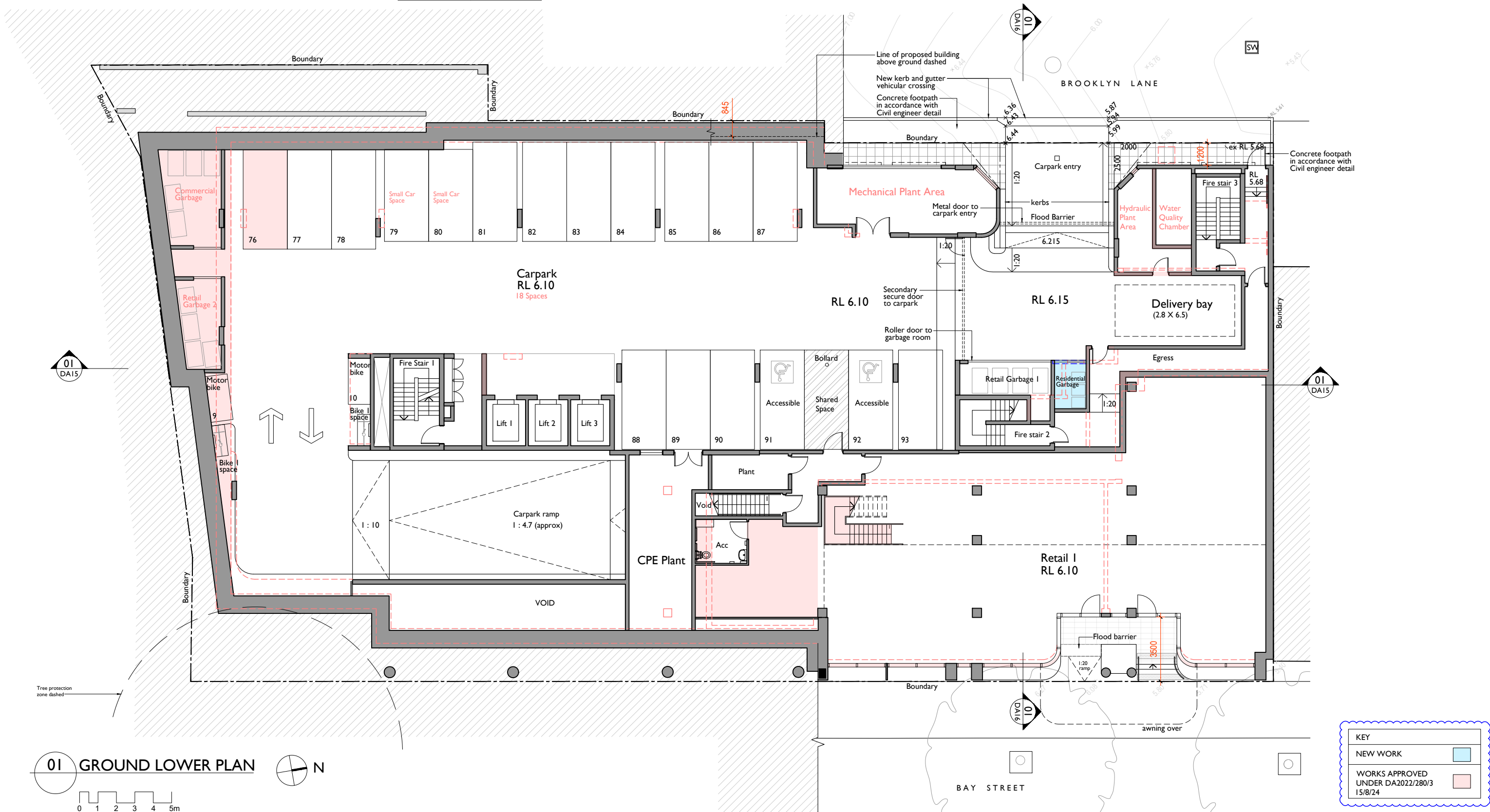
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY				LawtonHurley Architecture Interiors Planning		project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024					Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA01	issue	B	
								drawing	BASEMENT 2 PLAN						



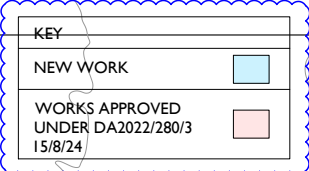
01 BASEMENT I PLAN

notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY		LawtonHurley Architecture Interiors Planning		project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
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 B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024			Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665		address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA02	issue	B
								drawing	BASEMENT I PLAN				

Total parking numbers	
Type	Number
Car	93
Motorbike	10
Bicycle	60



notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	LawtonHurley Architecture Interiors Planning	Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au ABN 84 105 274 235 Doug Lawton Architect No 5665	project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
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 B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024				address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwno	DA03	issue	B
							drawing	GROUND LOWER PLAN				



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 B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024

294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY

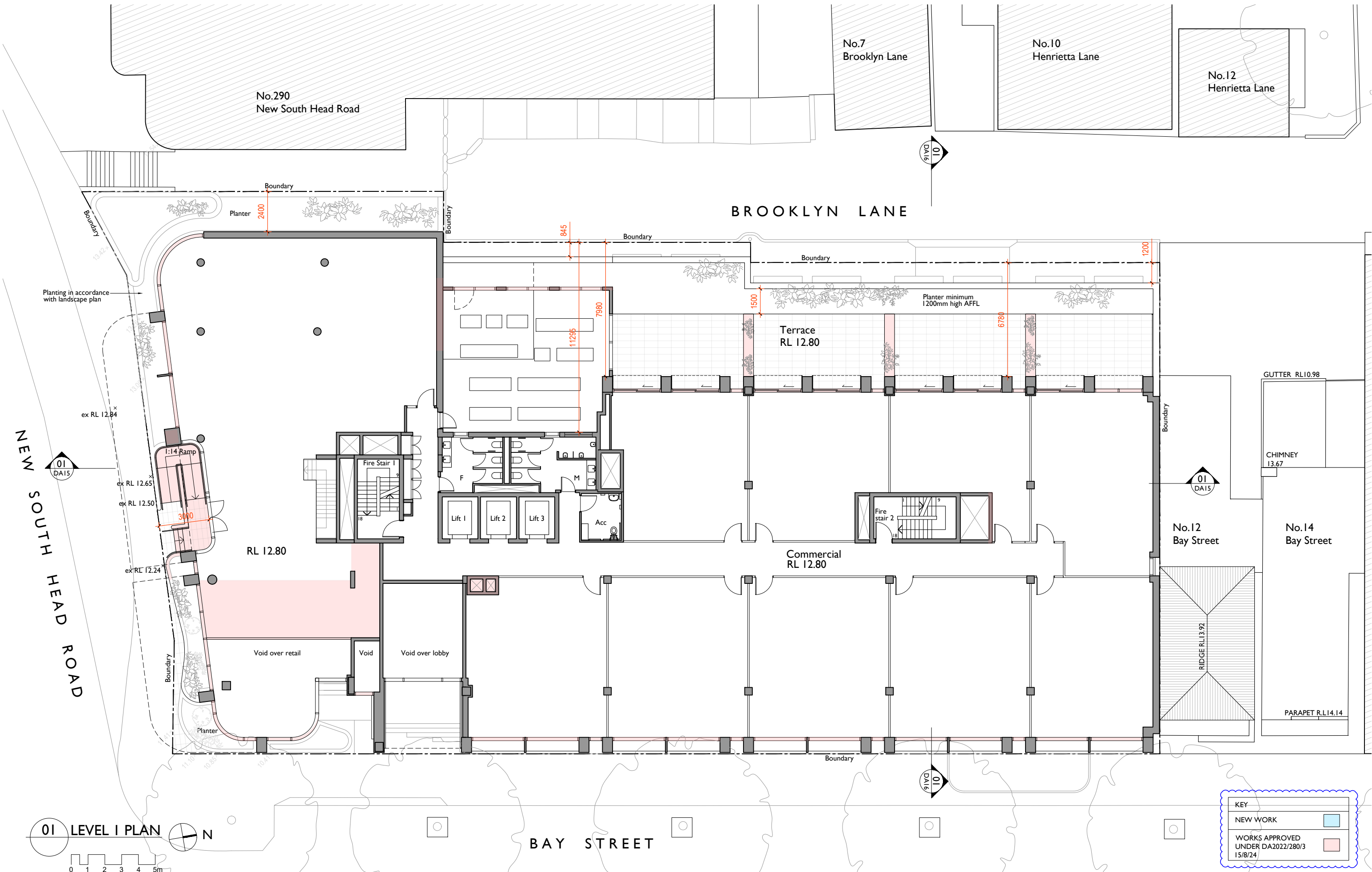
LawtonHurley

Architecture Interiors Planning

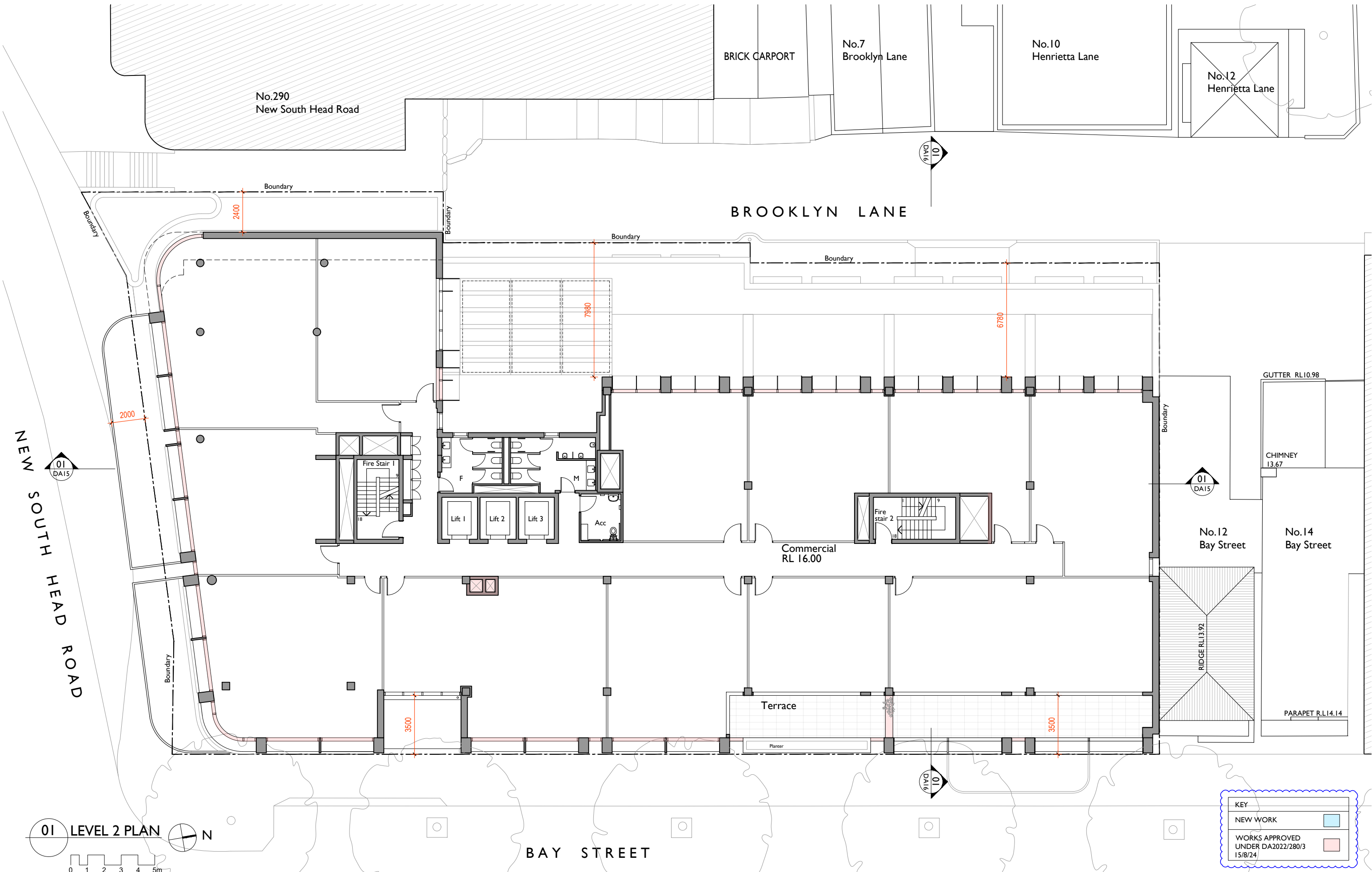
Studio 3.03 30-36 Bay Street
Double Bay NSW 2028
T 61 2 9360 5300
doug @ lawtonhurley.com.au

ABN 94 105 274 235
Doug Lawton Architect No 5665

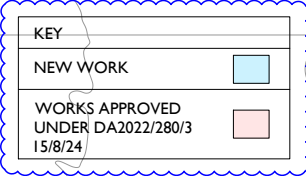
project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA04		
drawing	GROUND UPPER PLAN	issue	B		



notes 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	issue A B amendment DEVELOPMENT APPLICATION SECTION 34	date issued APR 2024 OCT 2024	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	LawtonHurley Architecture Interiors Planning Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug@lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	project PROPOSED MIXED USE BUILDING address 294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028 drawing LEVEL I PLAN	scale 1:200 on A3 dwno DA05	job no J336 issue B
---	---	--	---	--	--	---	---



notes 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	issue A B amendment DEVELOPMENT APPLICATION SECTION 34	date issued APR 2024 OCT 2024	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	LawtonHurley Architecture Interiors Planning Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug@lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	project address drawing PROPOSED MIXED USE BUILDING 294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028 LEVEL 2 PLAN	scale 1:200 on A3 dwno DA06	job no J336 issue B
---	---	--	---	--	--	---	---



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 B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024

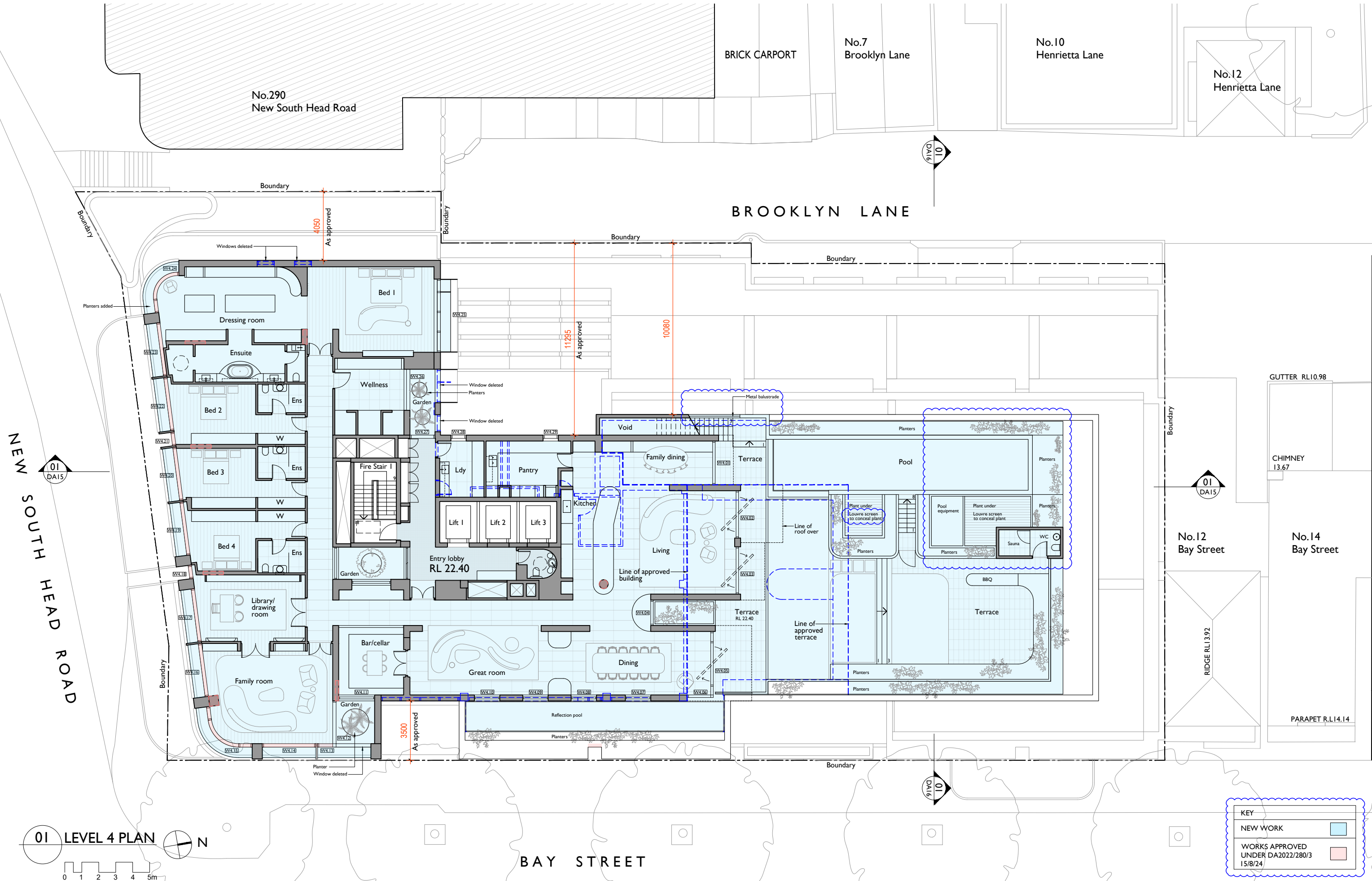
294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY

LawtonHurley
Architecture Interiors Planning

Studio 3.03 30-36 Bay Street
Double Bay NSW 2028
T 61 2 9360 5300
doug @ lawtonhurley.com.au

ABN 94 105 274 235
Doug Lawton Architect No 5665

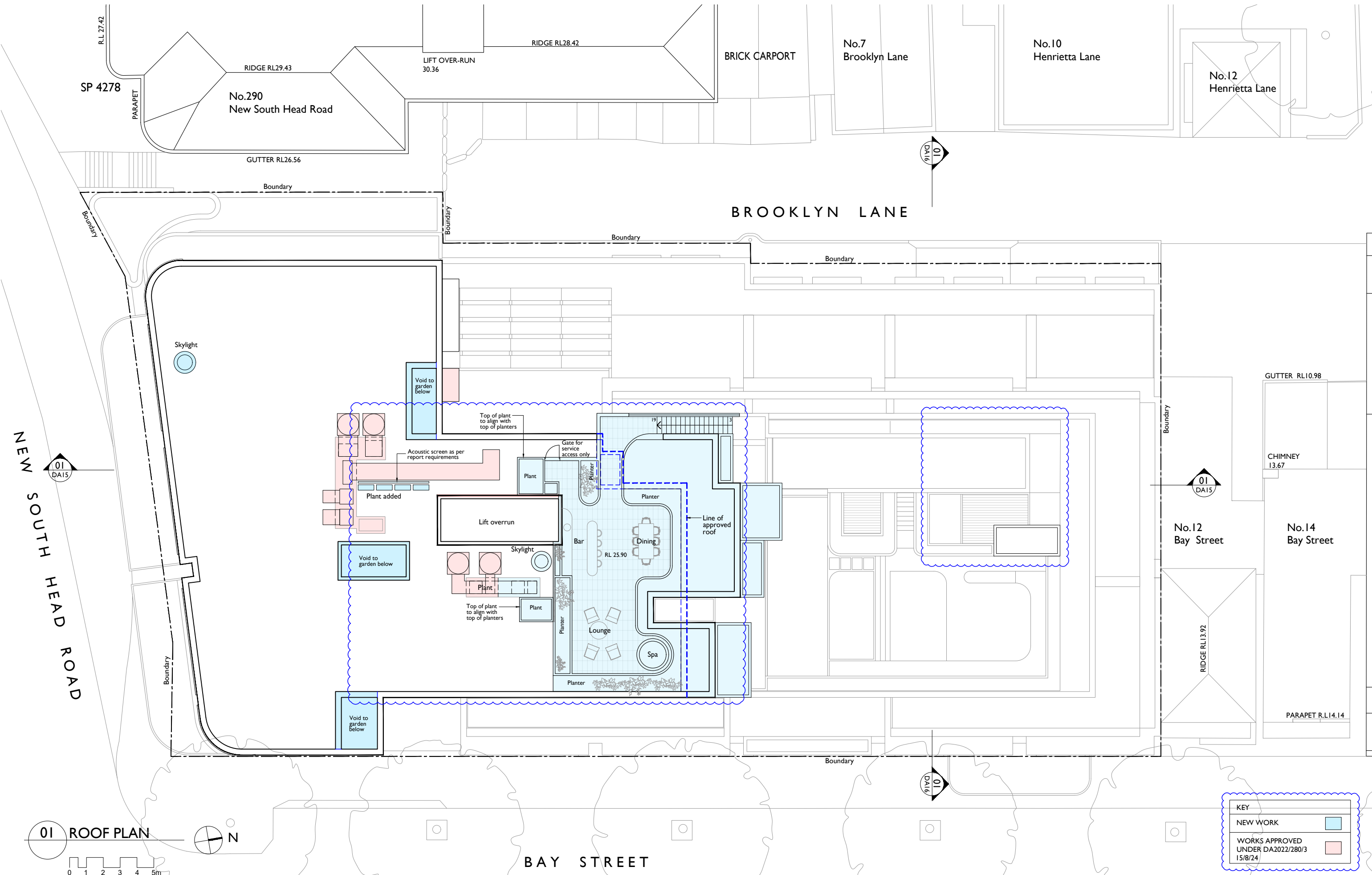
project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	j336
address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA07 B		
drawing	LEVEL 3 PLAN	issue			



notes	issue	amendment	date issued
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architects before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024

294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY

LawtonHurley Architecture Interiors Planning	project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug@lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwno	DA08	issue	B
	drawing	LEVEL 4 PLAN				

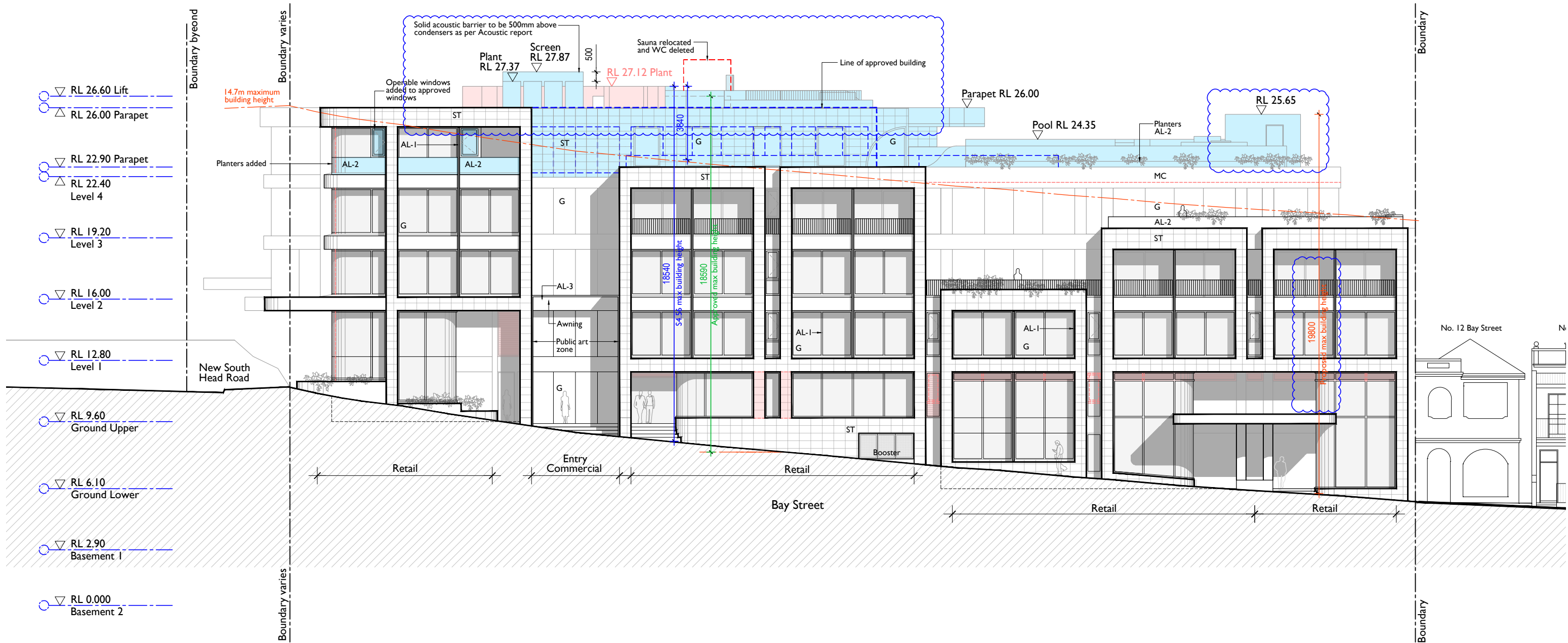


01 ROOF PLAN

notes	issue	amendment	date issued
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architects before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024

294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY

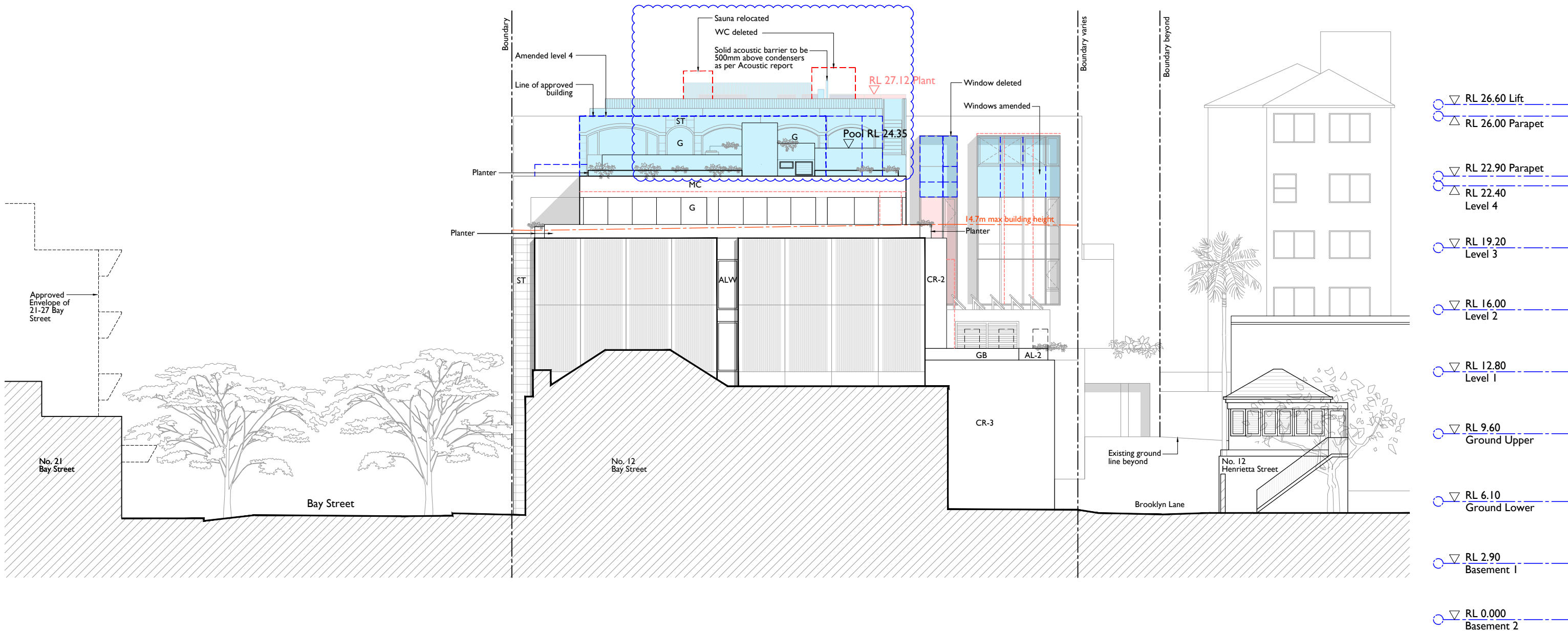
LawtonHurley Architecture Interiors Planning	project PROPOSED MIXED USE BUILDING	scale 1:200 on A3	job no J336
Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au	address 294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no DA09	issue B
ABN 94 105 274 235 Doug Lawton Architect No 5665	drawing ROOF PLAN		



01 EAST ELEVATION
Bay Street

KEY	
NEW WORK	
WORKS APPROVED UNDER DA2022/280/3 15/8/24	

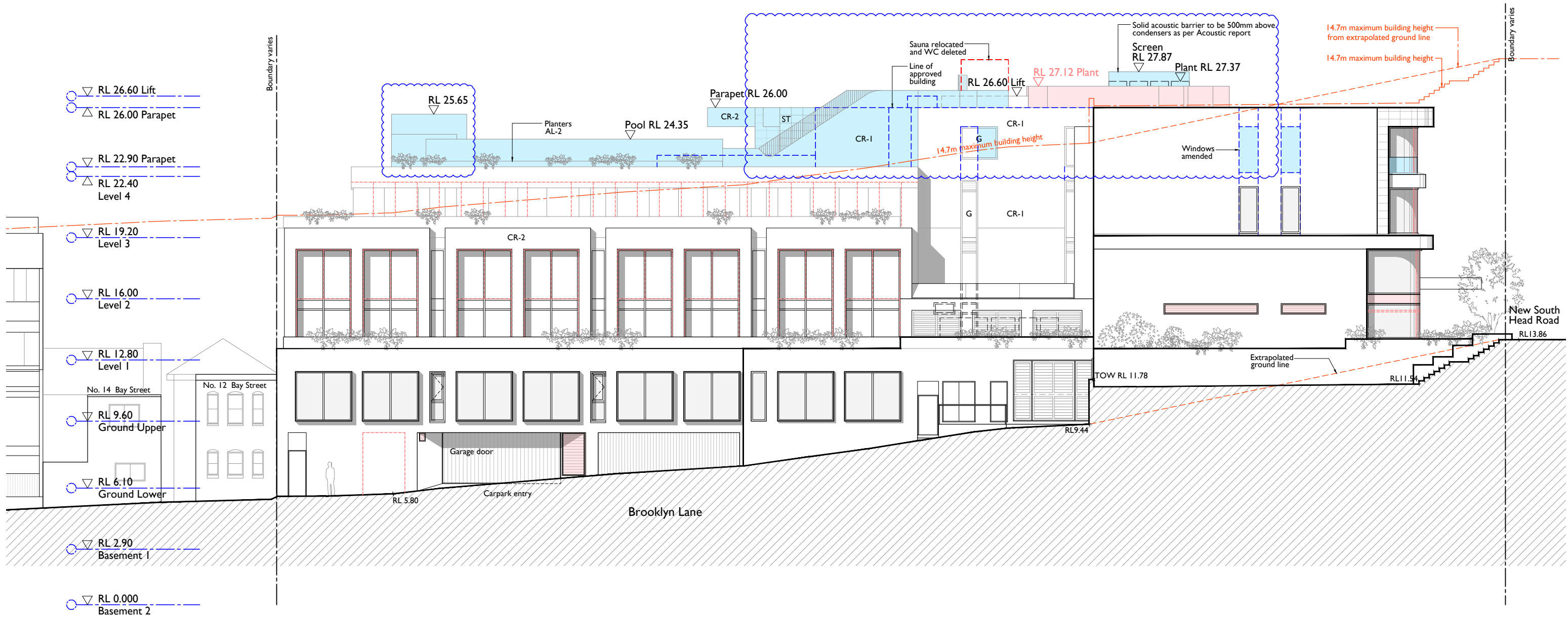
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY			LawtonHurley		project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	j336	
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024				Architecture Interiors Planning		Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au	address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA11	issue	B
							ABN 94 105 274 235 Doug Lawton Architect No 5665	drawing	EAST ELEVATION						



01 NORTH ELEVATION

KEY	
NEW WORK	<div></div>
WORKS APPROVED UNDER DA2022/280/3 15/8/24	<div></div>

notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY			LawtonHurley Architecture Interiors Planning		project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
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 B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024				Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DAI2	issue	B	
								drawing	NORTH ELEVATION					



01 WEST ELEVATION
Brooklyn Lane

KEY	
NEW WORK	■
WORKS APPROVED UNDER DA2022/280/3 15/8/24	■

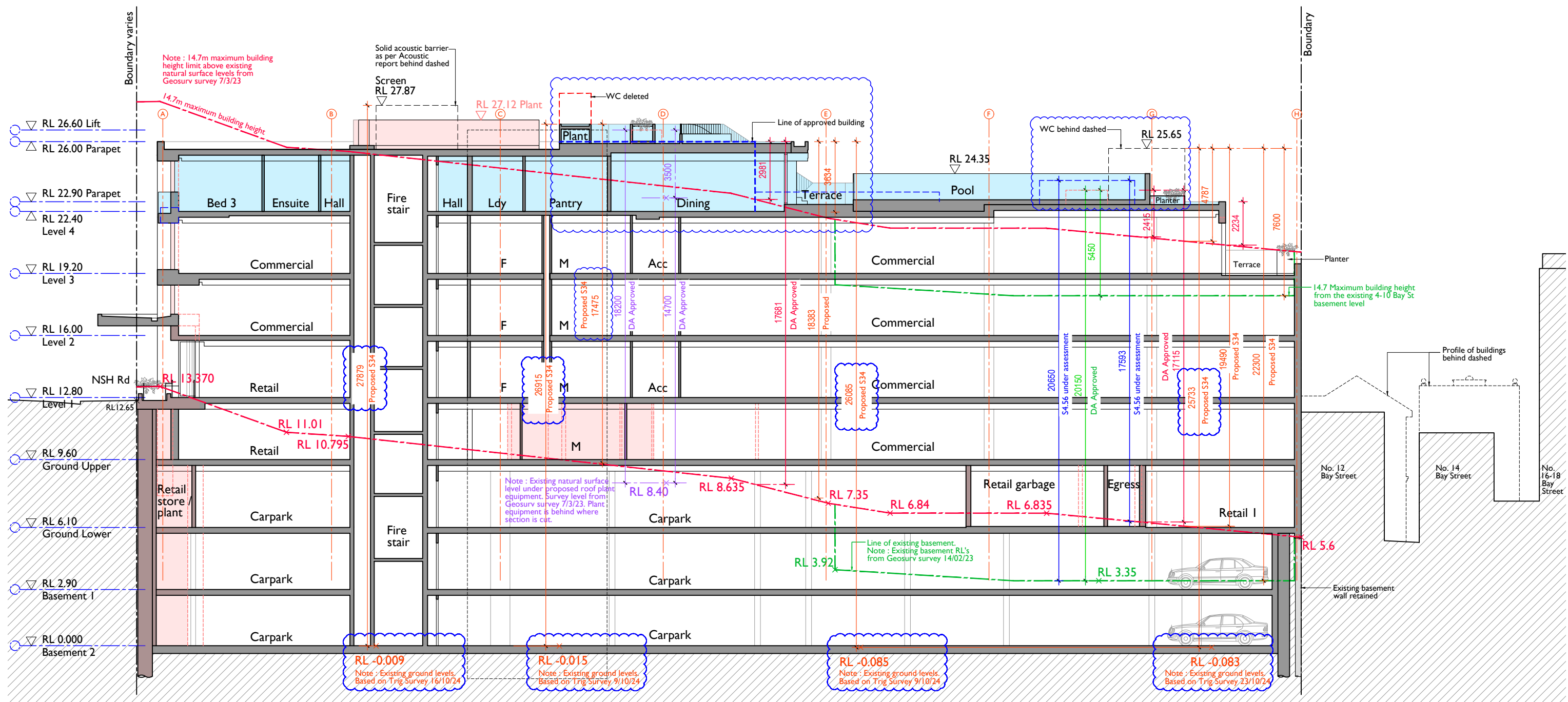
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY			LawtonHurley Architecture Interiors Planning	Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au	project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	j336
do not scale 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 B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024					ABN 94 105 274 235 Doug Lawton Architect No 5665	address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DAI3	issue	B
									drawing	WEST ELEVATION				



01 SOUTH ELEVATION
New South Head Road

KEY	
NEW WORK	<div></div>
WORKS APPROVED UNDER DA2022/280/3 15/8/24	<div></div>

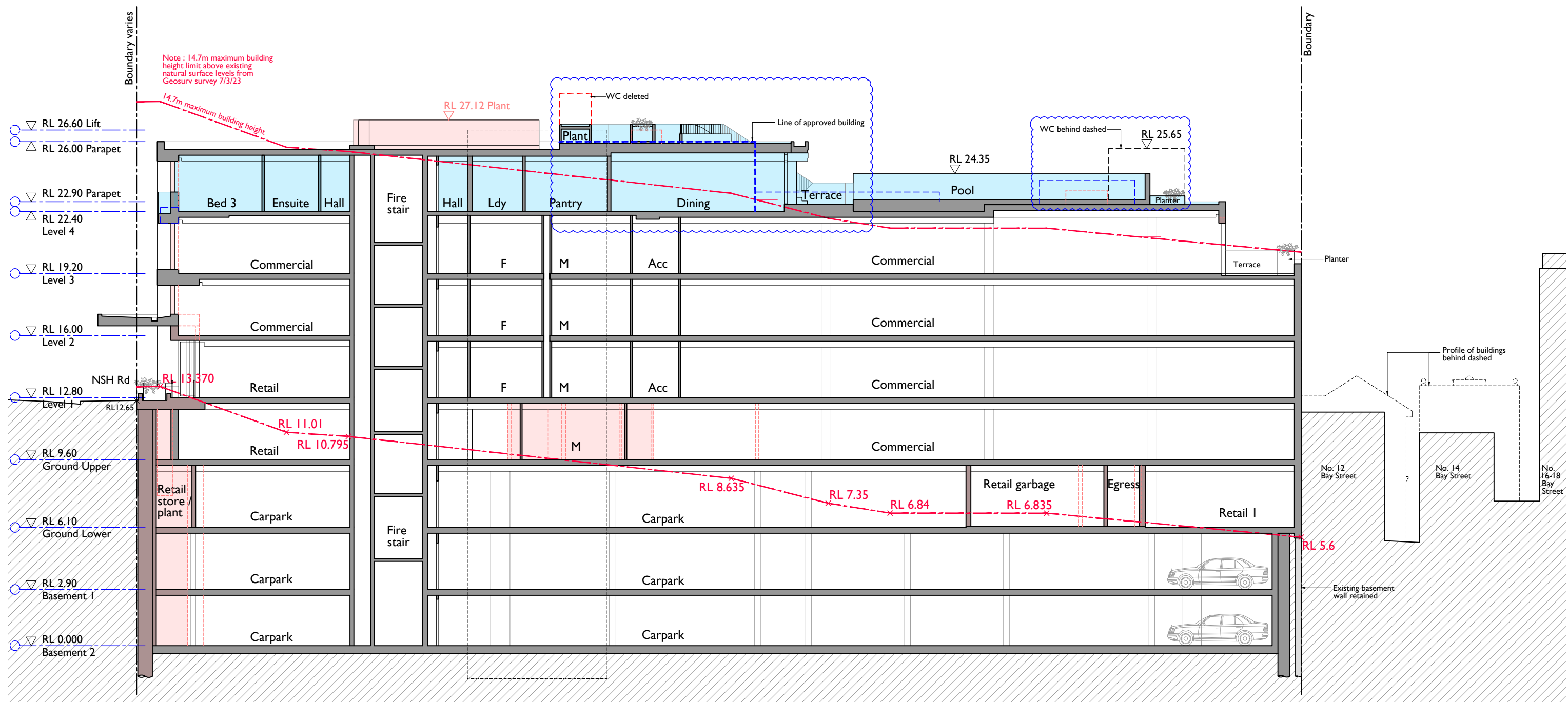
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY			LawtonHurley		project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024				Architecture Interiors Planning		address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DAI4	issue	B
							Studio 3 03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665		drawing	SOUTH ELEVATION				



01 SECTION
Looking West

KEY	
NEW WORK	
WORKS APPROVED UNDER DA2022/280/3 15/8/24	

notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY				LawtonHurley Architecture Interiors Planning	Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architects before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A B C	DEVELOPMENT APPLICATION SECTION 34 SECTION 34	APR 2024 OCT 2024 NOV 2024						address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DAI5		C	
								drawing	SECTION LOOKING WEST						



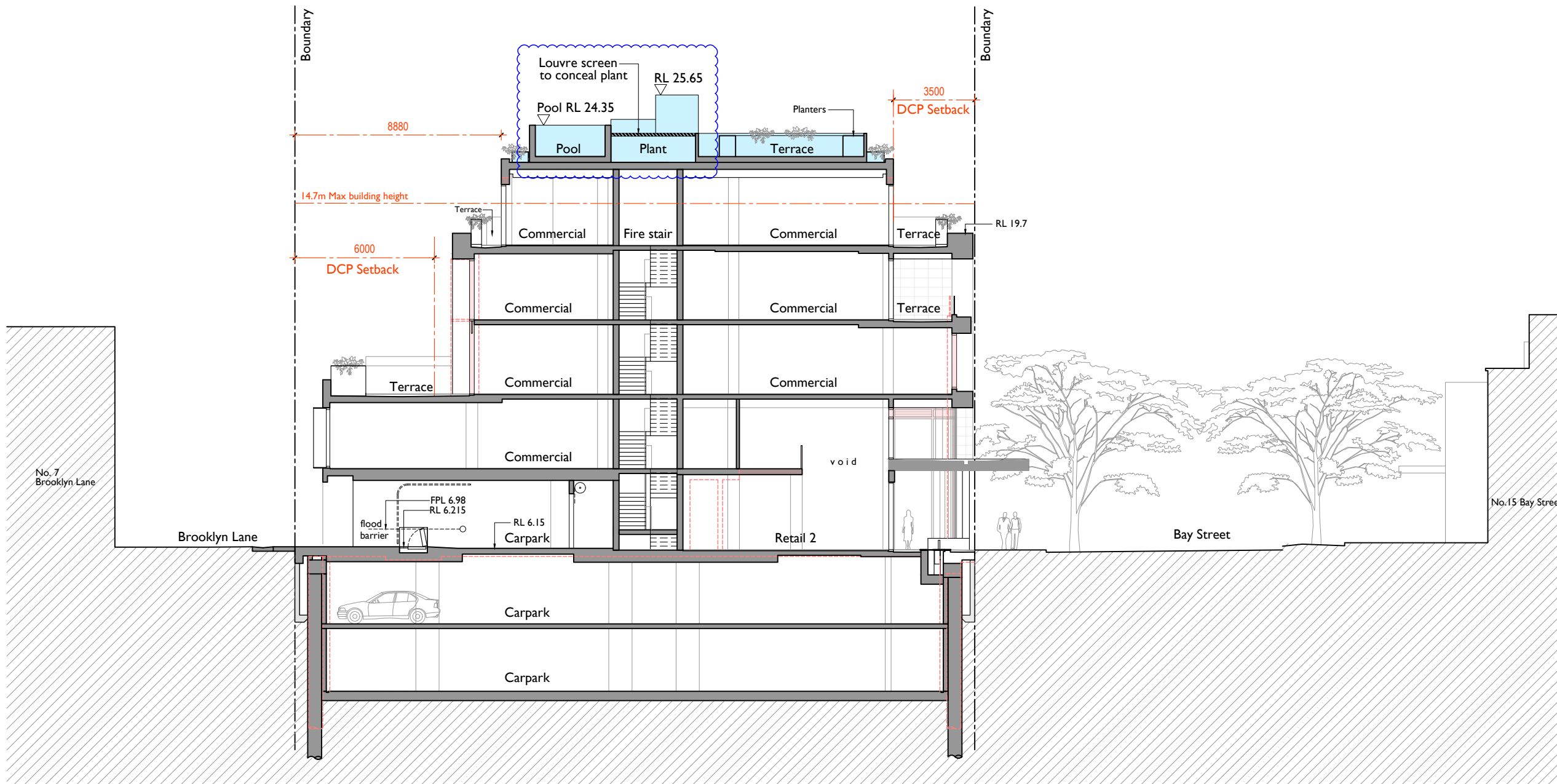
01 SECTION
Looking West

NOTE : HEIGHT DIMENSIONS
(APPROVED, UNDER
ASSESSMENT AND PROPOSED)
ARE NOT SHOWN. SEE DA15
FOR DIMENSIONS

KEY	
NEW WORK	
WORKS APPROVED UNDER DA2022/280/3 15/8/24	

notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY				LawtonHurley Architecture Interiors Planning	Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
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 B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024						address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA15.1		B	
								drawing	SECTION LOOKING WEST						

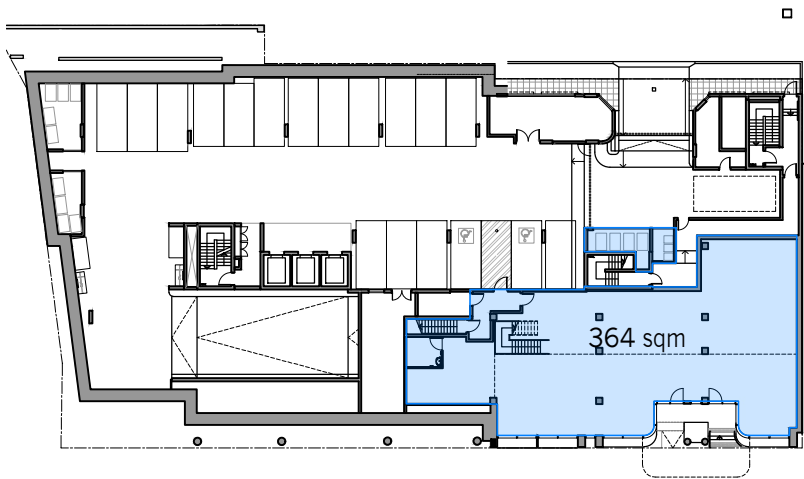
- ▽ RL 26.60 Lift
- △ RL 26.00 Parapet
- ▽ RL 22.90 Parapet
- △ RL 22.40 Level 4
- ▽ RL 19.20 Level 3
- ▽ RL 16.00 Level 2
- ▽ RL 12.80 Level 1
- ▽ RL 9.60 Ground Upper
- ▽ RL 6.10 Ground Lower
- ▽ RL 2.90 Basement 1
- ▽ RL 0.000 Basement 2



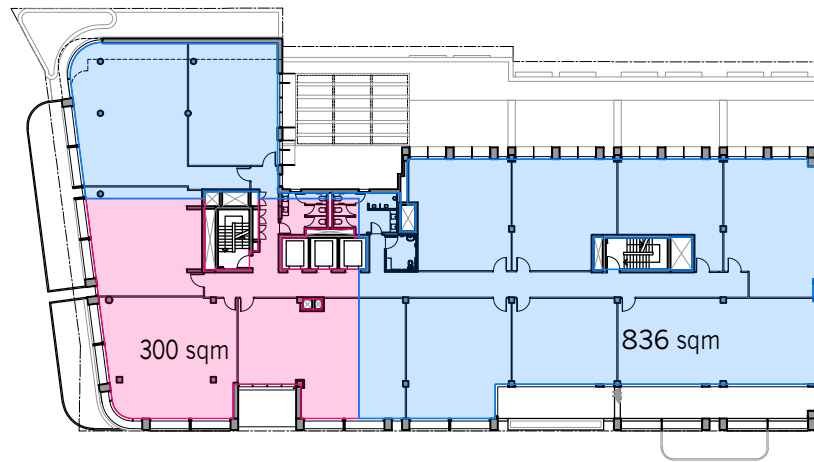
01 Section Looking North

KEY	
NEW WORK	
WORKS APPROVED UNDER DA2022/280/3 15/8/24	

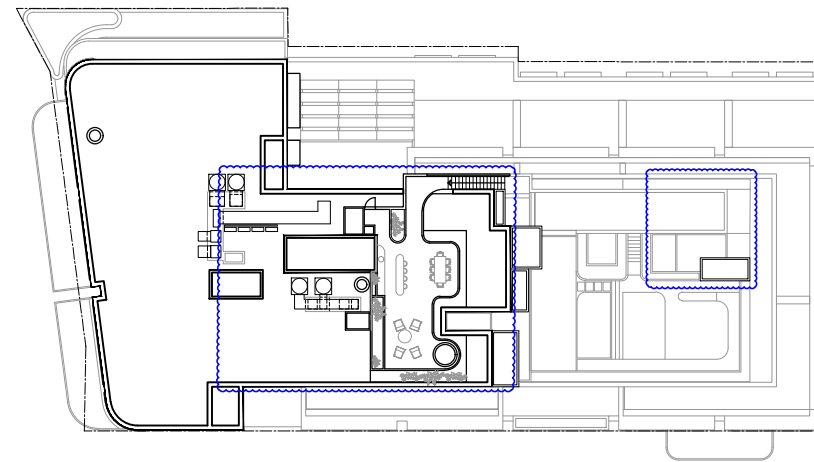
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY			LawtonHurley Architecture Interiors Planning	Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au	project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
do not scale 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 B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024						address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028				
								ABN 94 105 274 235 Doug Lawton Architect No 5665	drawing	SECTION LOOKING NORTH			DAI6	B



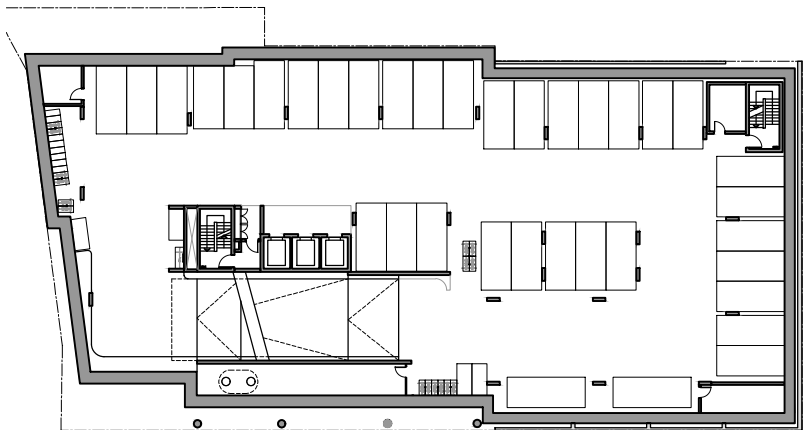
03 GROUND LOWER



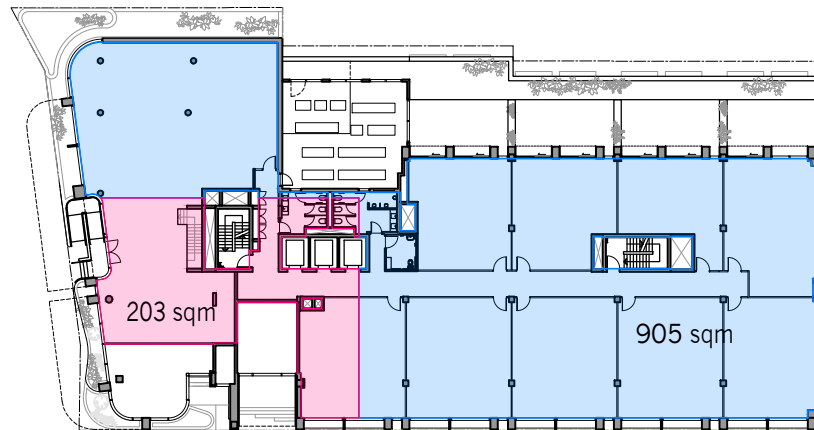
06 LEVEL 2



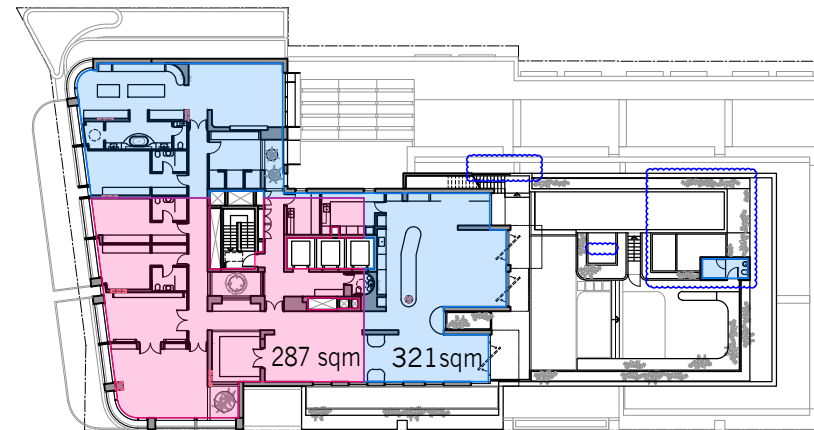
09 ROOF



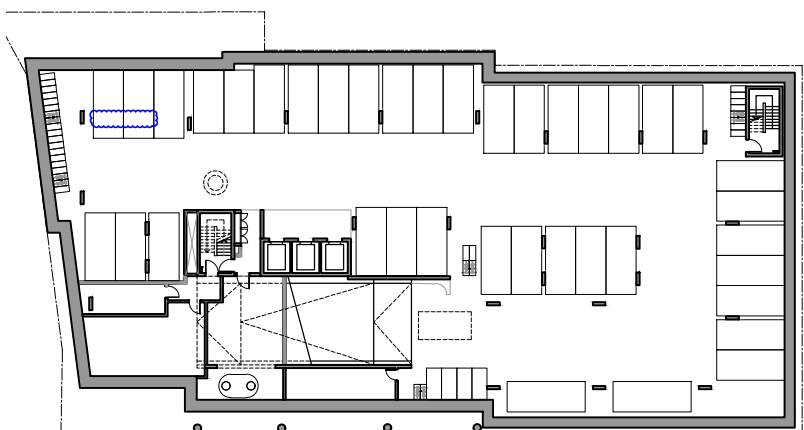
02 BASEMENT 1



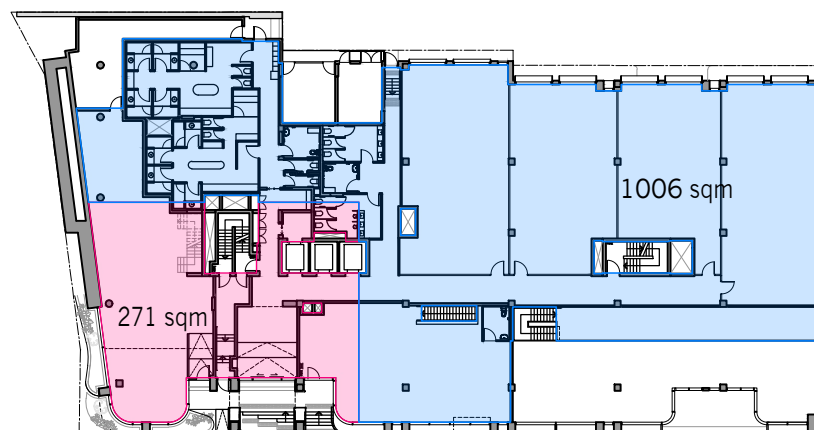
05 LEVEL 1



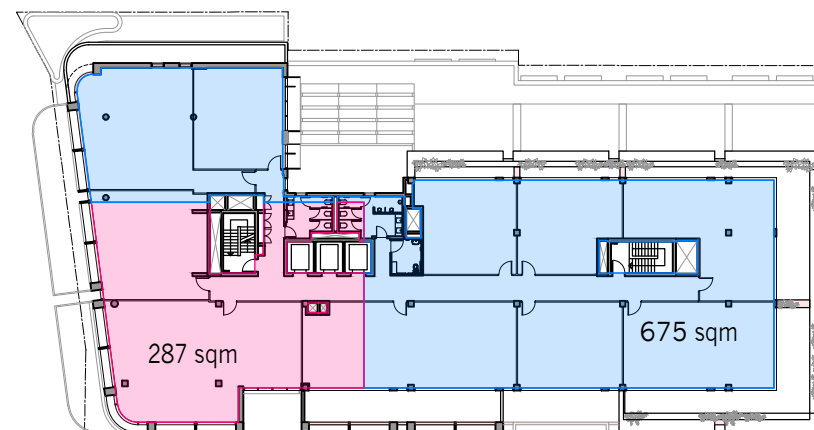
08 LEVEL 4



01 BASEMENT 2



04 GROUND UPPER



07 LEVEL 3



01 PROPOSED SCHEME

Blue box: GROSS FLOOR AREA - SITE FSR 2.5 : 1
Pink box: GROSS FLOOR AREA - SITE FSR 3 : 1

RESIDENTIAL CHANGE OF USE AREAS		
	GFA (SQM)	GFA (SQM)
FLOOR SPACE RATIO	2.5	3
BASEMENT 2	0	0
BASEMENT 1	0	0
GROUND LOWER	364	0
GROUND UPPER	1006	271
LEVEL 1	905	203
LEVEL 2	836	300
LEVEL 3	675	287
LEVEL 4	321	287
ROOF	0	0
Sub total	4107	1348
TOTAL GFA	5455	
EXTRA GFA (OVER APPROVED)	44	

FSR 3 : 1
(298 New South Head Rd)
SITE AREA (sqm) 414.4
MAXIMUM ALLOWABLE GFA (sqm) 1243.2
PROPOSED GFA (sqm) 1348
PROPOSED FSR 3.25 : 1

FSR 2.5 : 1
(294-296 New South Head Rd + 2-10 Bay St)
SITE AREA (sqm) 1448.3
MAXIMUM ALLOWABLE GFA (sqm) 3621
PROPOSED GFA (sqm) 4107
PROPOSED FSR 2.84 : 1

SITE AREA COMBINED (sqm) 1862.7

S4.56 APPROVED APPROVED 15/08/24		
	GFA (SQM)	GFA (SQM)
FLOOR SPACE RATIO	2.5	3
BASEMENT 2	0	0
BASEMENT 1	0	0
GROUND LOWER	364	0
GROUND UPPER	1006	271
LEVEL 1	905	203
LEVEL 2	836	300
LEVEL 3	675	287
LEVEL 4	277	287
Sub total	4063	1348
TOTAL GFA	5411	
EXTRA GFA (OVER APPROVED)	260	

FSR 3 : 1
(298 New South Head Rd)
SITE AREA (sqm) 414.4
MAXIMUM ALLOWABLE GFA (sqm) 1243.2
PROPOSED GFA (sqm) 1348
PROPOSED FSR 3.25 : 1

FSR 2.5 : 1
(294-296 New South Head Rd + 2-10 Bay St)
SITE AREA (sqm) 1448.3
MAXIMUM ALLOWABLE GFA (sqm) 3621
PROPOSED GFA (sqm) 4063
PROPOSED FSR 2.81 : 1

SITE AREA COMBINED (sqm) 1862.7

LEC APPROVED APPROVED 11/05/23		
	GFA (SQM)	GFA (SQM)
FLOOR SPACE RATIO	2.5	3
BASEMENT 2	0	0
BASEMENT 1	0	0
GROUND LOWER	450	0
GROUND UPPER	744	267
LEVEL 1	889	162
LEVEL 2	826	296
LEVEL 3	673	285
LEVEL 4	274	285
Sub total	3856	1295
TOTAL GFA	5151	

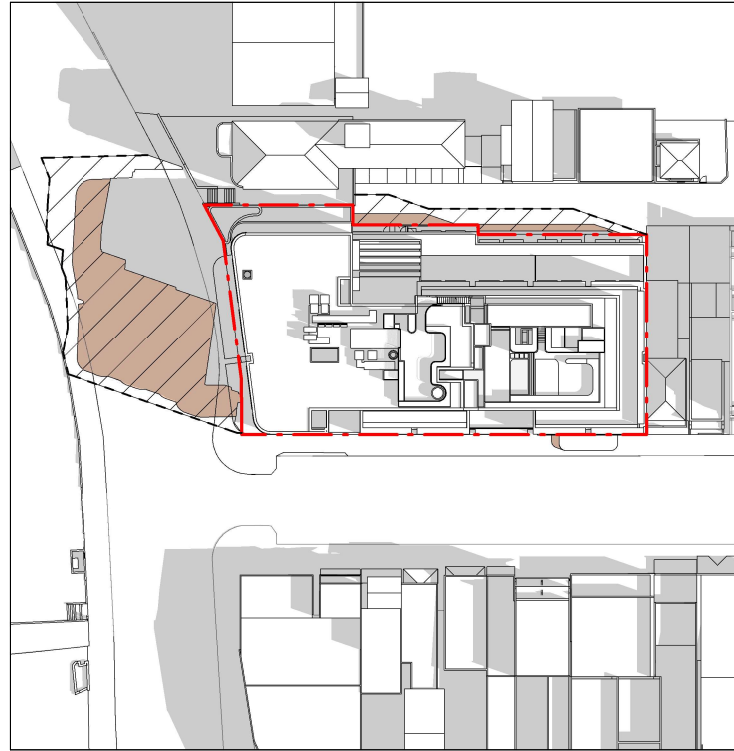
FSR 3 : 1
(298 New South Head Rd)
SITE AREA (sqm) 414.4
MAXIMUM ALLOWABLE GFA (sqm) 1243.2
PROPOSED GFA (sqm) 1295
PROPOSED FSR 3.13 : 1

FSR 2.5 : 1
(294-296 New South Head Rd + 2-10 Bay St)
SITE AREA (sqm) 1448.3
MAXIMUM ALLOWABLE GFA (sqm) 3621
PROPOSED GFA (sqm) 3856
PROPOSED FSR 2.66 : 1

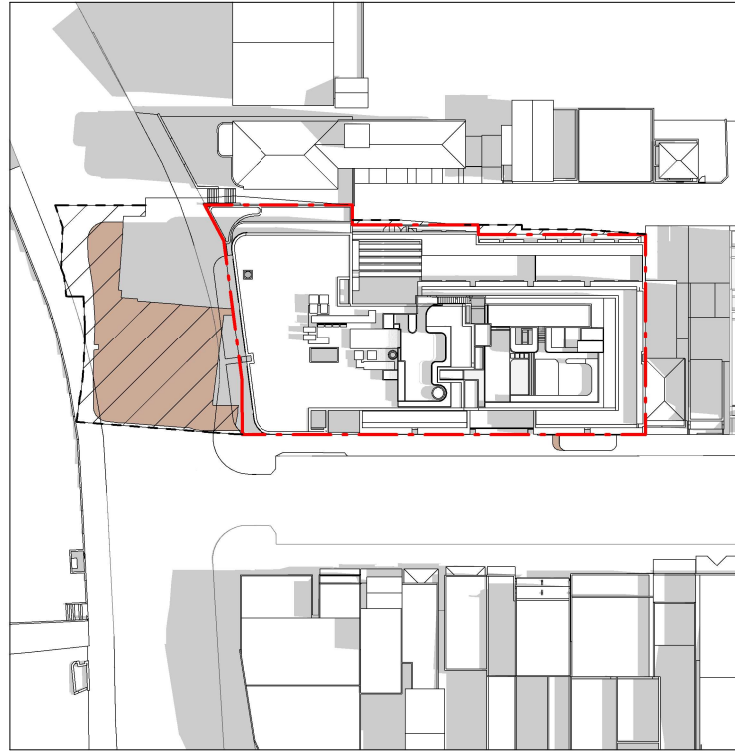
SITE AREA COMBINED (sqm) 1862.7



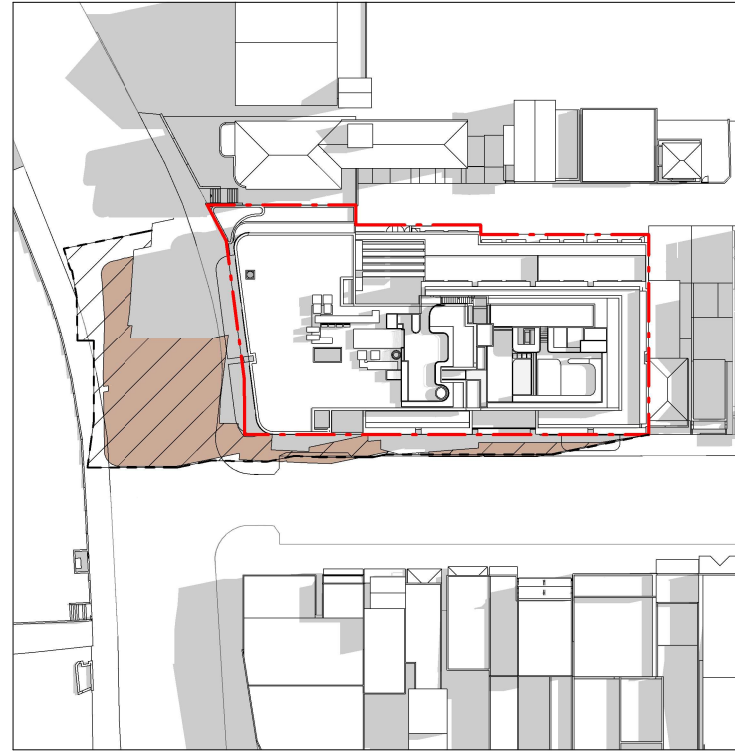
1 Winter Solstice - 9am



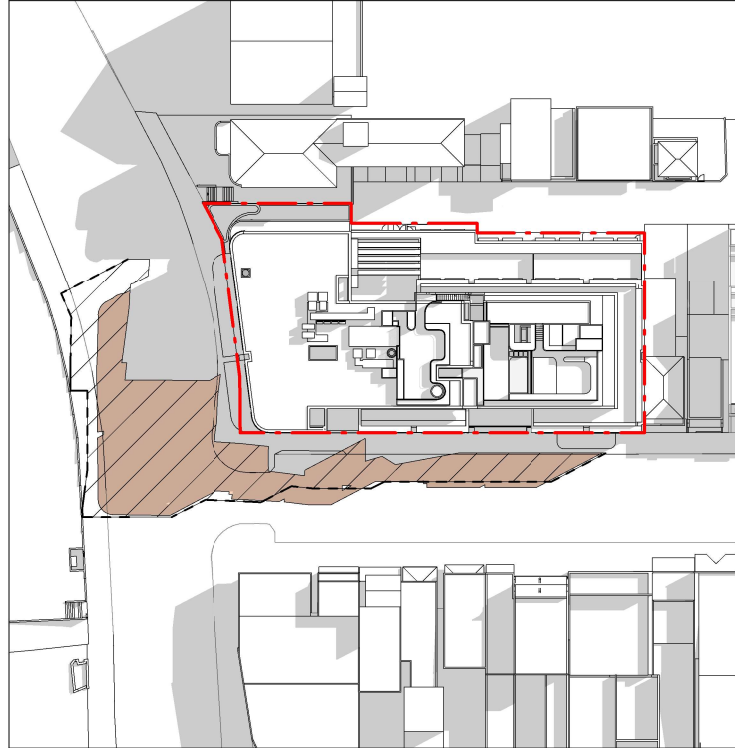
2 Winter Solstice - 10am



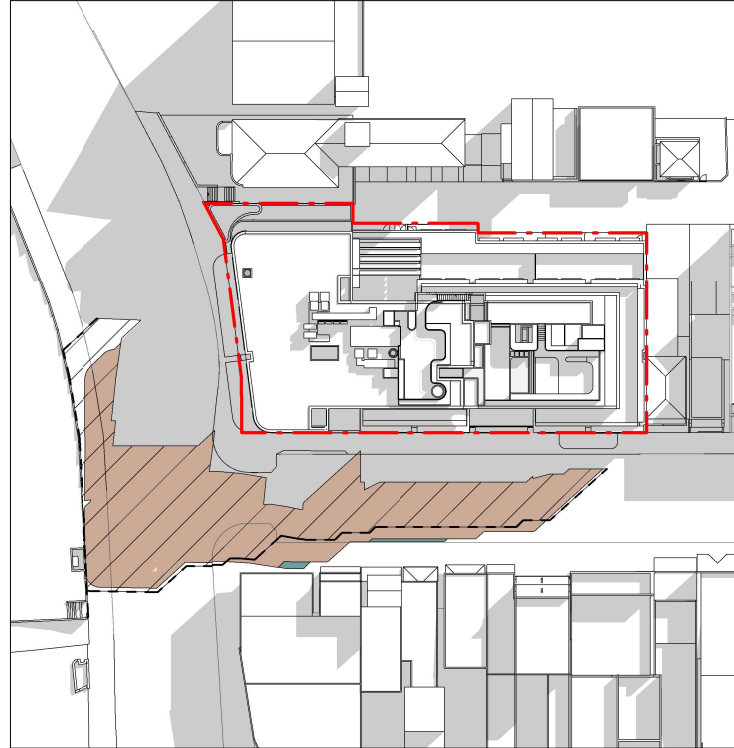
3 Winter Solstice - 11am



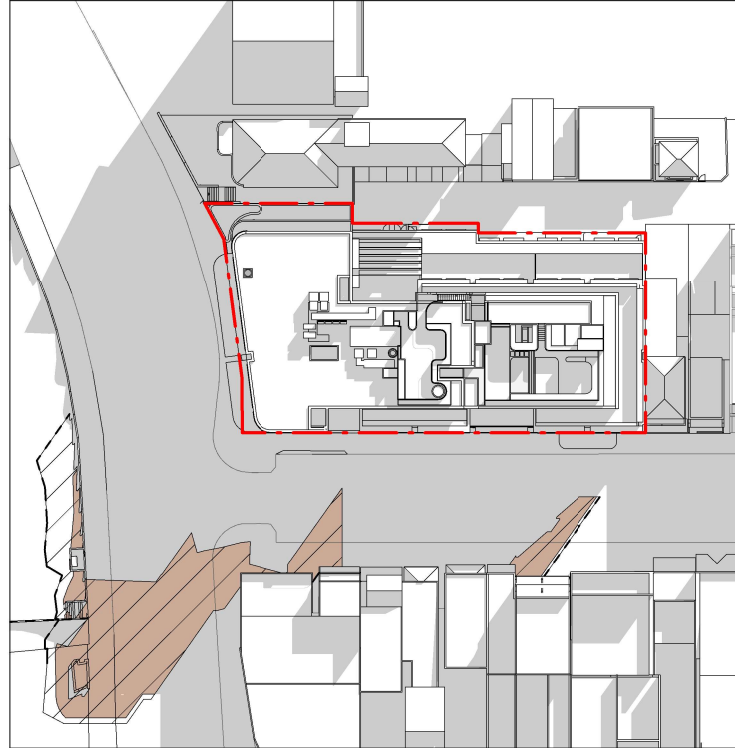
4 Winter Solstice - 12pm



5 Winter Solstice - 1pm



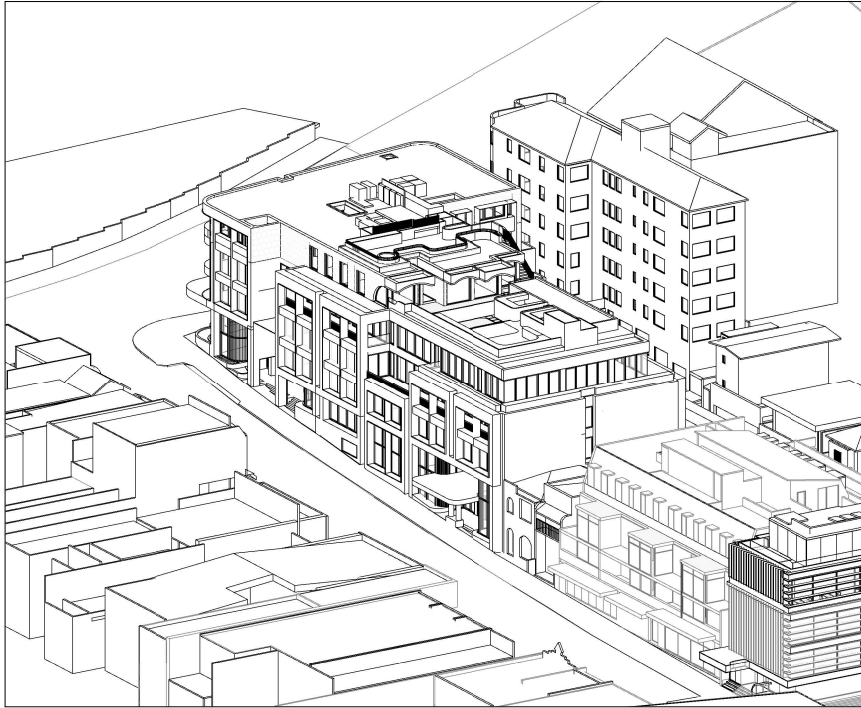
6 Winter Solstice - 2pm



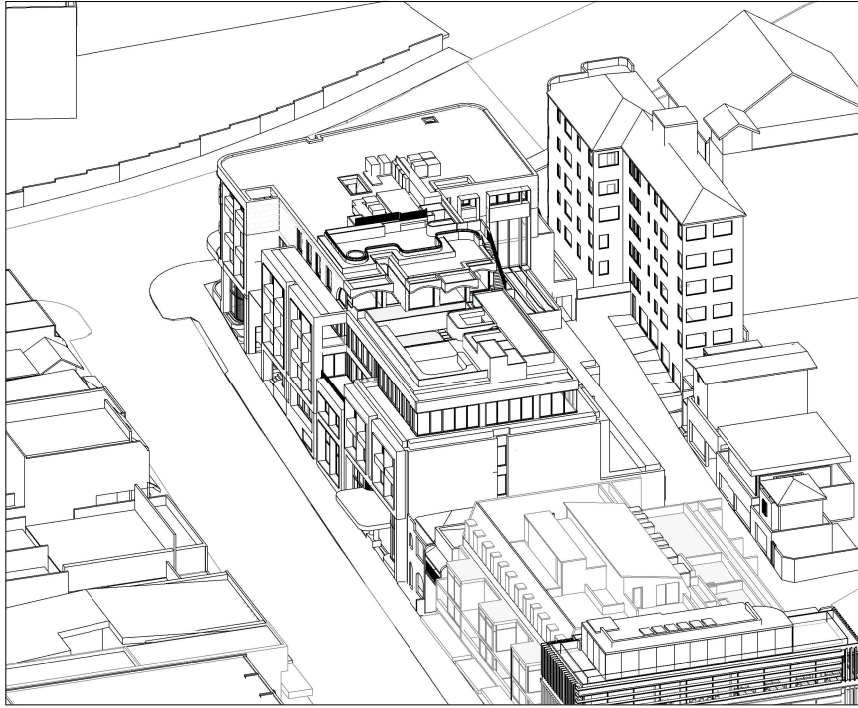
7 Winter Solstice - 3pm

- SITE BOUNDARY
- SHADOW EXTENT FROM DCP ENVELOPE
- APPROVED SHADOW
- PROPOSED ADDITIONAL SHADOW

notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	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	project	PROPOSED MIXED USE BUILDING	scale	NTS	job no	J336
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	APR 2024			address	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	dwg no	DA19	issue	B
	B	SECTION 34	OCT 2024			drawing	SHADOW DIAGRAMS				



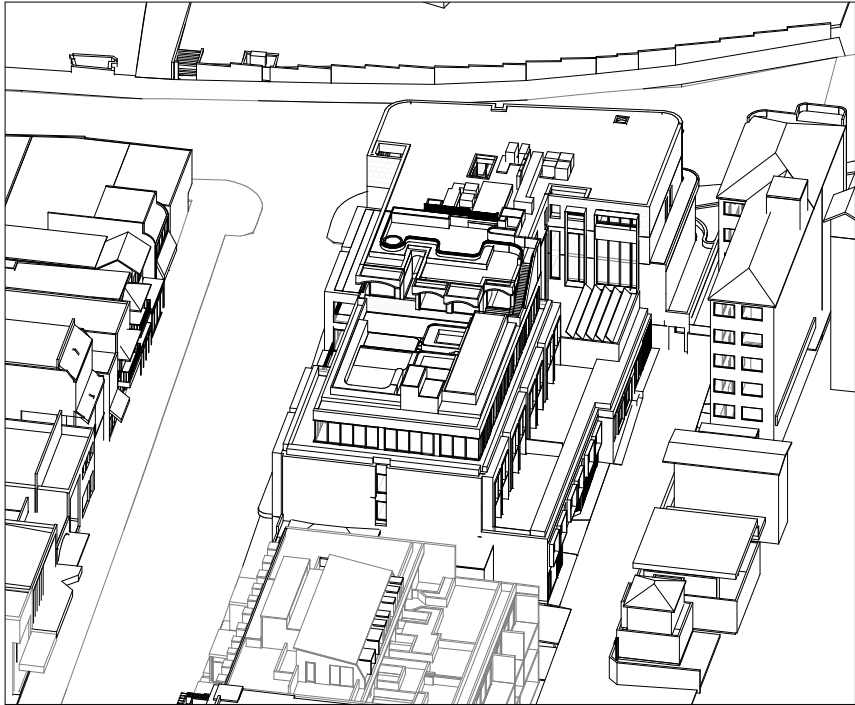
1 VIEW FROM THE SUN - 9am



2 VIEW FROM THE SUN - 10am

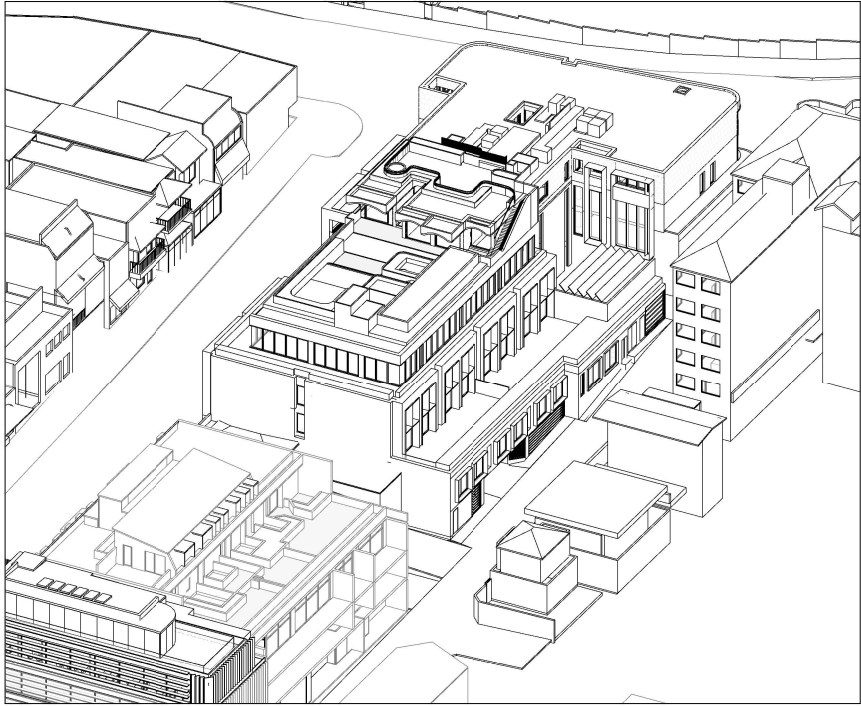


3 VIEW FROM THE SUN - 11am

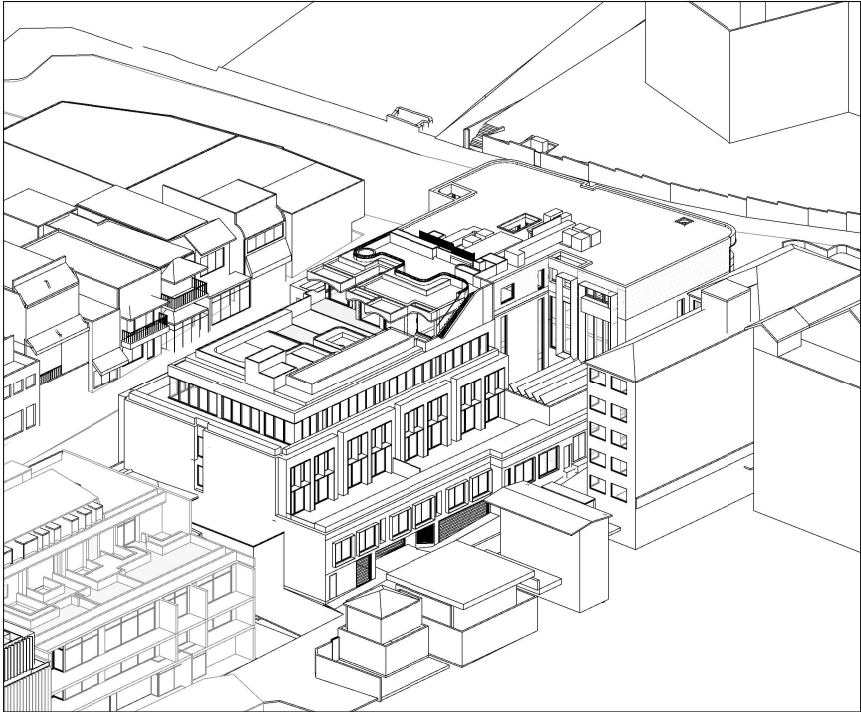


4 VIEW FROM THE SUN - 12pm

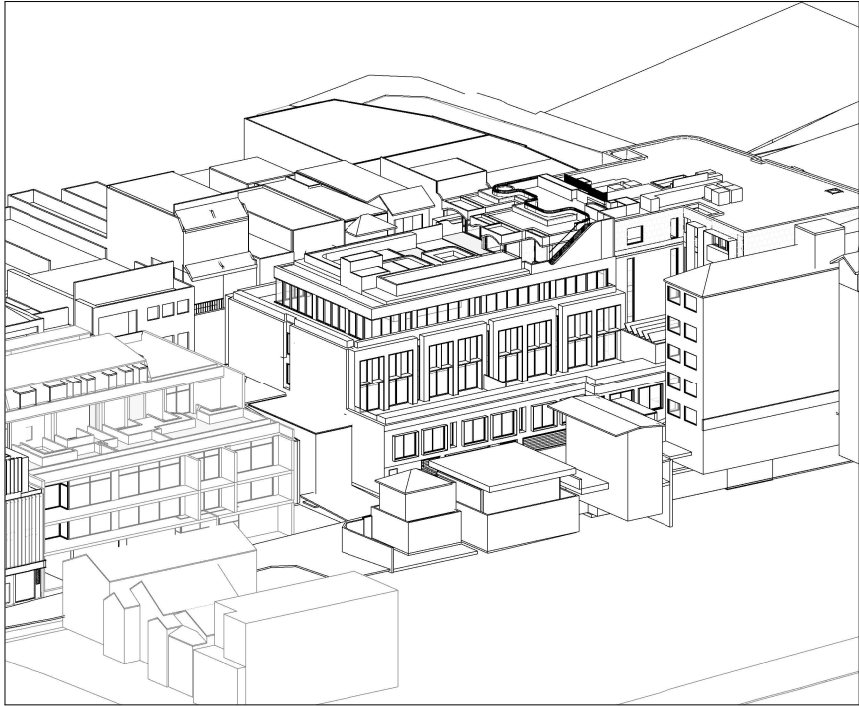
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY			Lawton Hurley Architecture Interiors Planning Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 info @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	project	PROPOSED MIXED USE BUILDING	scale	NTS	job no	J336
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 B	DEVELOPMENT APPLICATION SECTION 34	APR 2024 OCT 2024					address	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	dwg no		issue	
								drawing	PROPOSED VIEWS FROM THE SUN I	DA20		B	



1 VIEW FROM THE SUN - 1pm

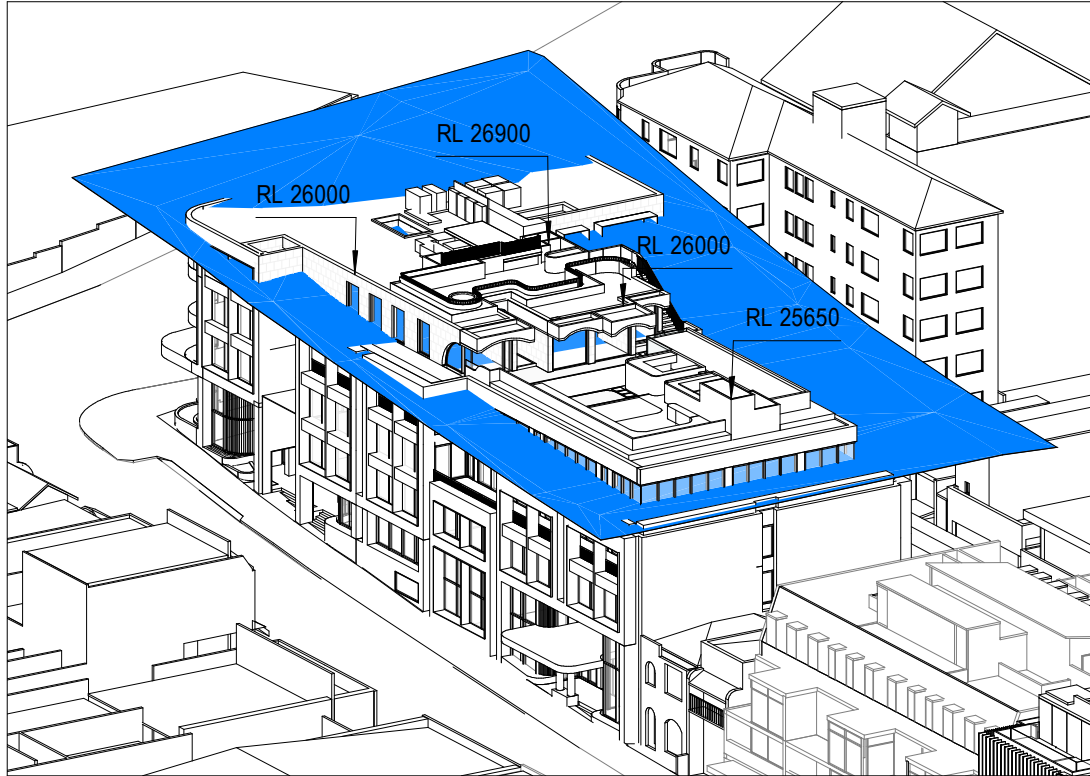


2 VIEW FROM THE SUN - 2pm

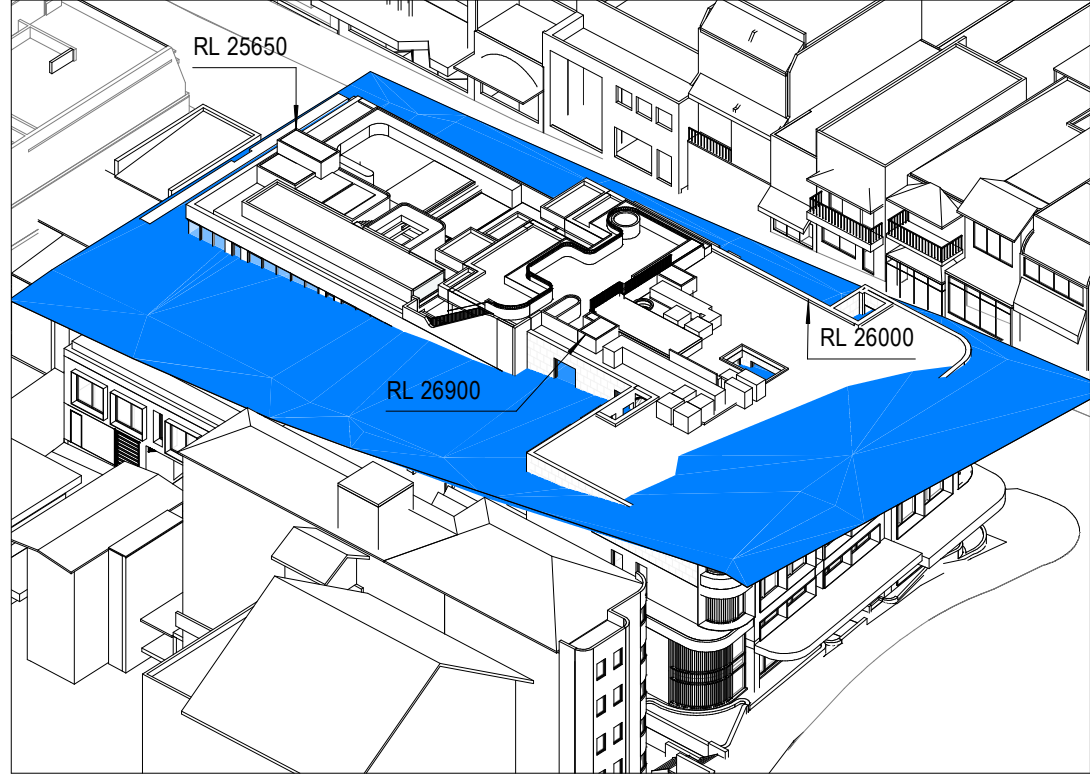


3 VIEW FROM THE SUN - 3pm

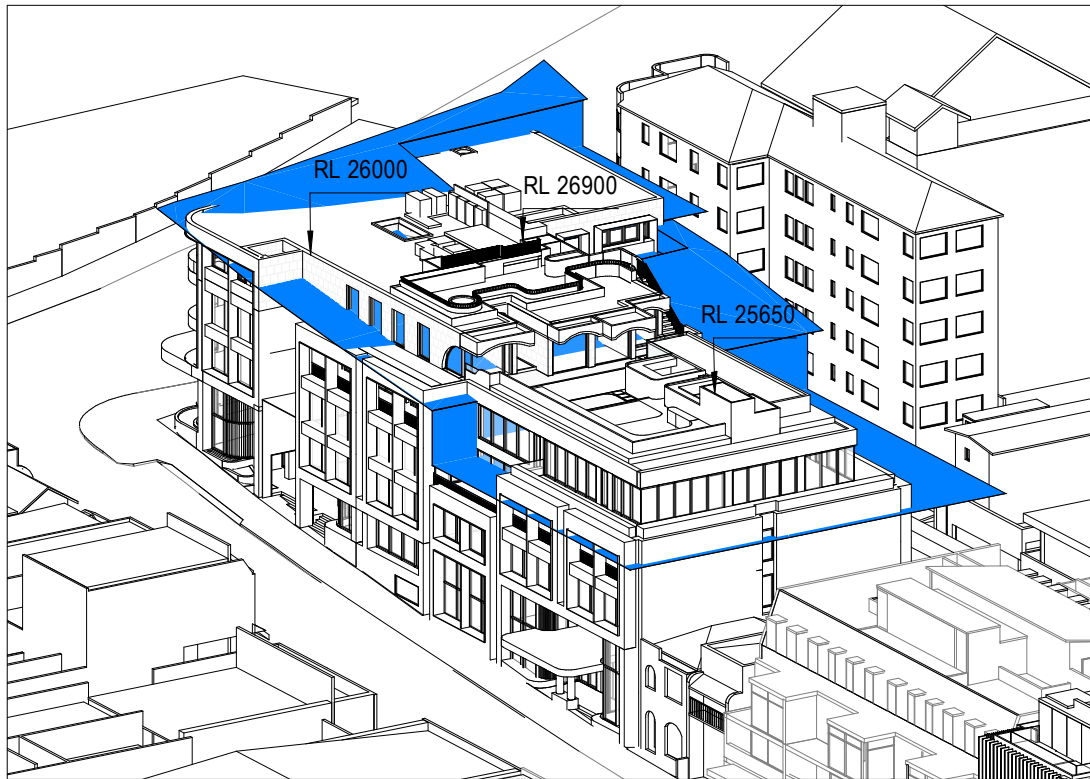
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	Lawton Hurley Architecture Interiors Planning Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 info @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	project	PROPOSED MIXED USE BUILDING	scale	NTS	job no	J336
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	APR 2024			address	294-298 NEW SOUTH HEAD RD +	dwg no	DA21	issue	B
	B	SECTION 34	OCT 2024			2-10 BAY ST DOUBLE BAY	drawing	PROPOSED VIEWS FROM THE SUN 2			



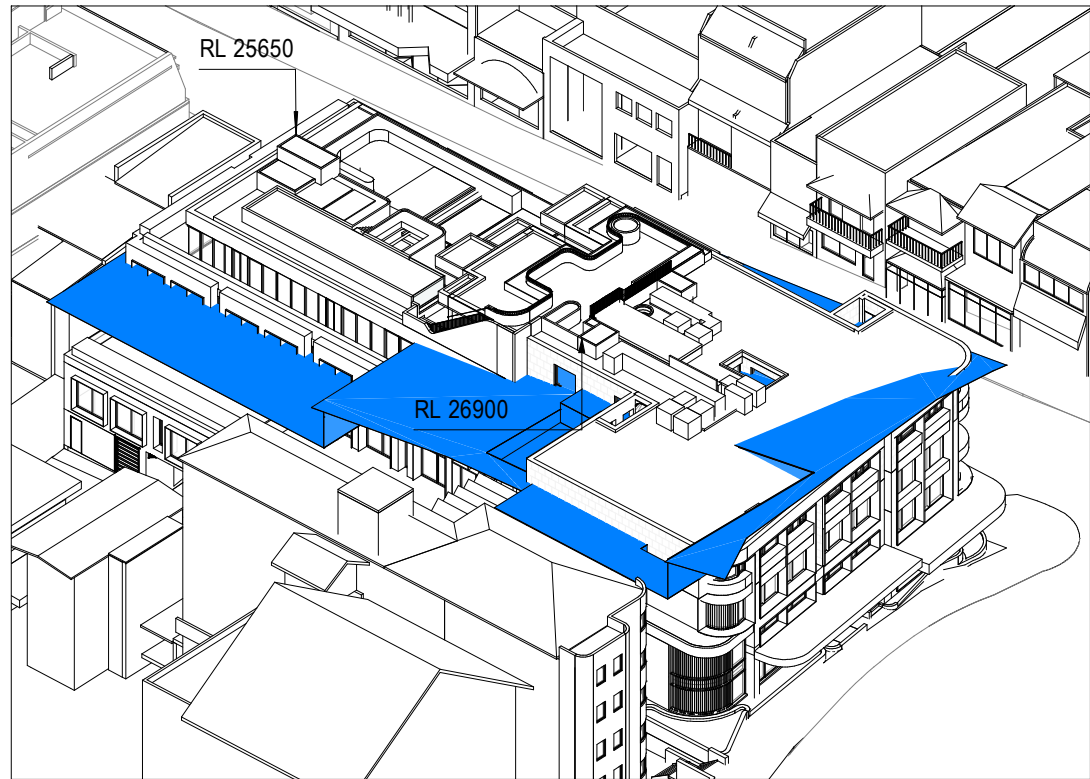
1 ENVELOPE STUDY 1 - LEP Height limit per Bettar



2 ENVELOPE STUDY 2 - LEP Height limit per Bettar



3 ENVELOPE STUDY 3 - LEP Height limit from existing basement



4 ENVELOPE STUDY 4 - LEP Height Limit from existing basement

notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	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	project	PROPOSED MIXED USE BUILDING	scale	NTS	job no	J336
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	APR 2024			address	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	dwg no	issue		
	B	SECTION 34	OCT 2024			drawing	LEP ENVELOPE STUDY	DA22	B		