

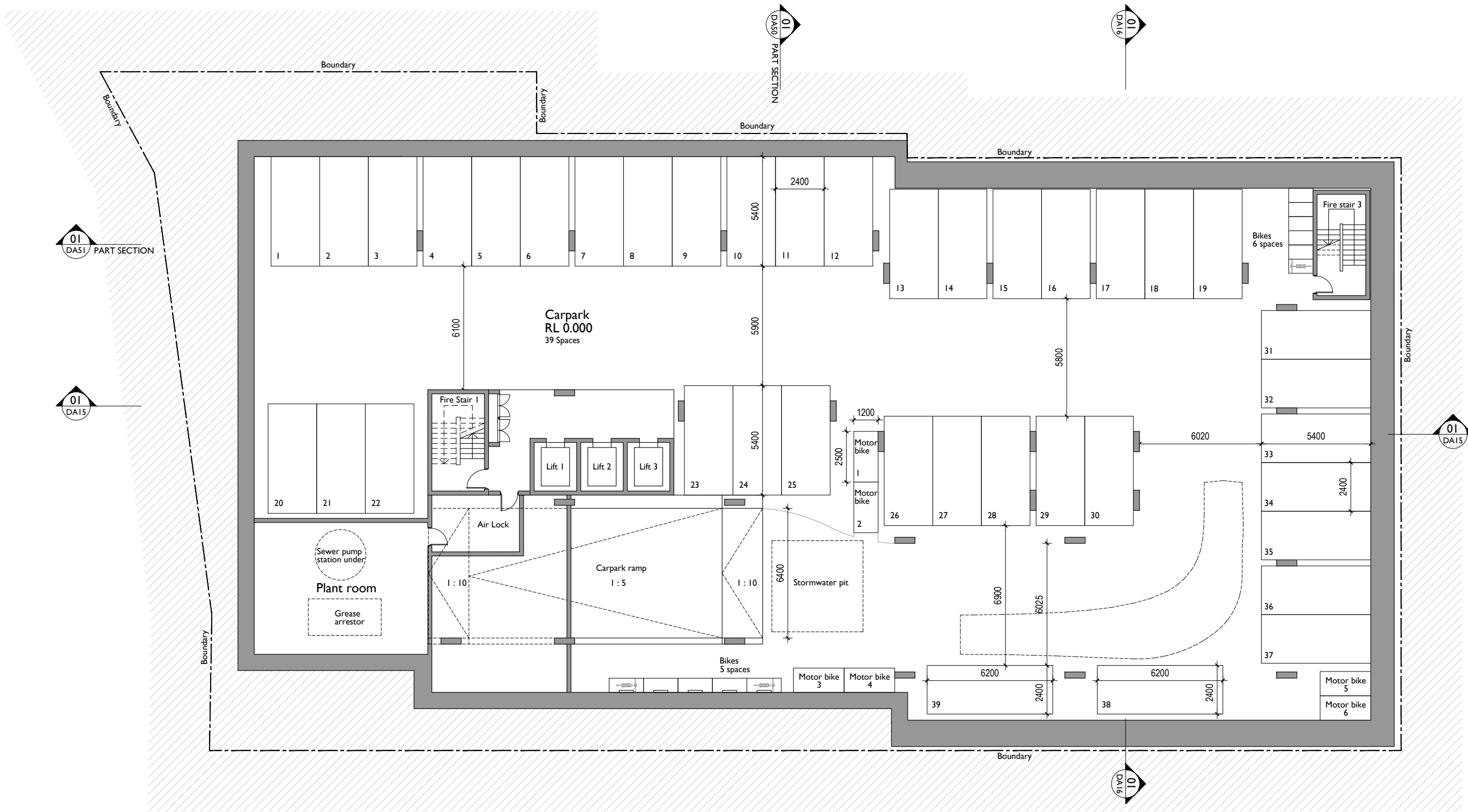
	ABBREVIATIONS
AL-1	POWDERCOATED METAL SHROUD
AL-2	POWDERCOATED PLANTER BOX
AL-3	POWDERCOATED METAL CLADDING
ALW	ALUMINIUM WINDOW
CR-1	CEMENT RENDER 1
CR-2	CEMENT RENDER 2
CR-3	CEMENT RENDER 3
G	GLAZED WINDOW
GB	GLASS BALUSTRADE
LG	LOUVRE GRILLE
MC	METAL CAPPING
MG-1	METAL GRILLE 1
MG-2	METAL GRILLE 2
MS	SOLID METAL SCREEN
OG	OBSCURE GLASS
PEB	DECORATIVE ROOF PEBBLES
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
DA10	STREETSCAPE ELEVATIONS
DA11	EAST ELEVATION
DA12	NORTH ELEVATION
DA13	WEST ELEVATION
DA14	SOUTH ELEVATION
DA15	SECTION LOOKING WEST
DA16	SECTION LOOKING NORTH
DA17	EXTERNAL FINISHES
DA18	GFA PLANS
DA19	SHADOW DIAGRAMS
DA20	VIEWS FROM THE SUN 1
DA21	VIEWS FROM THE SUN 2
DA22	LEP ENVELOPE STUDY
DA23	DA APPROVED VIEWS FROM THE SUN 1
DA24	DA APPROVED VIEWS FROM THE SUN 2
DA30	DA APPROVED ENVELOPE COMPARISON
DA40	3D PERSPECTIVE COMPARISONS 1
DA41	3D PERSPECTIVE COMPARISONS 2
DA42	3D PERSPECTIVE COMPARISONS 3
DA43	3D PERSPECTIVE COMPARISONS 4
DA44	3D PERSPECTIVE COMPARISONS 5
DA50	PART SECTION LOOKING NORTH
DA51	PART SECTION LOOKING WEST
DA52	STREET WALL COMPARISON
DA53	SHADOW DIAGRAMS

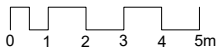
01 SITE & SITE ANALYSIS PLAN



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	1:500 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 C D E F	DEVELOPMENT APPLICATION ADDITIONAL INFORMATION ADDED WHERE CLOUDED SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 JUL 2022 FEB 2023 FEB 2023 MAR 2023 MAR 2023				address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwno	DA00	issue	F
							drawing	SITE PLAN				

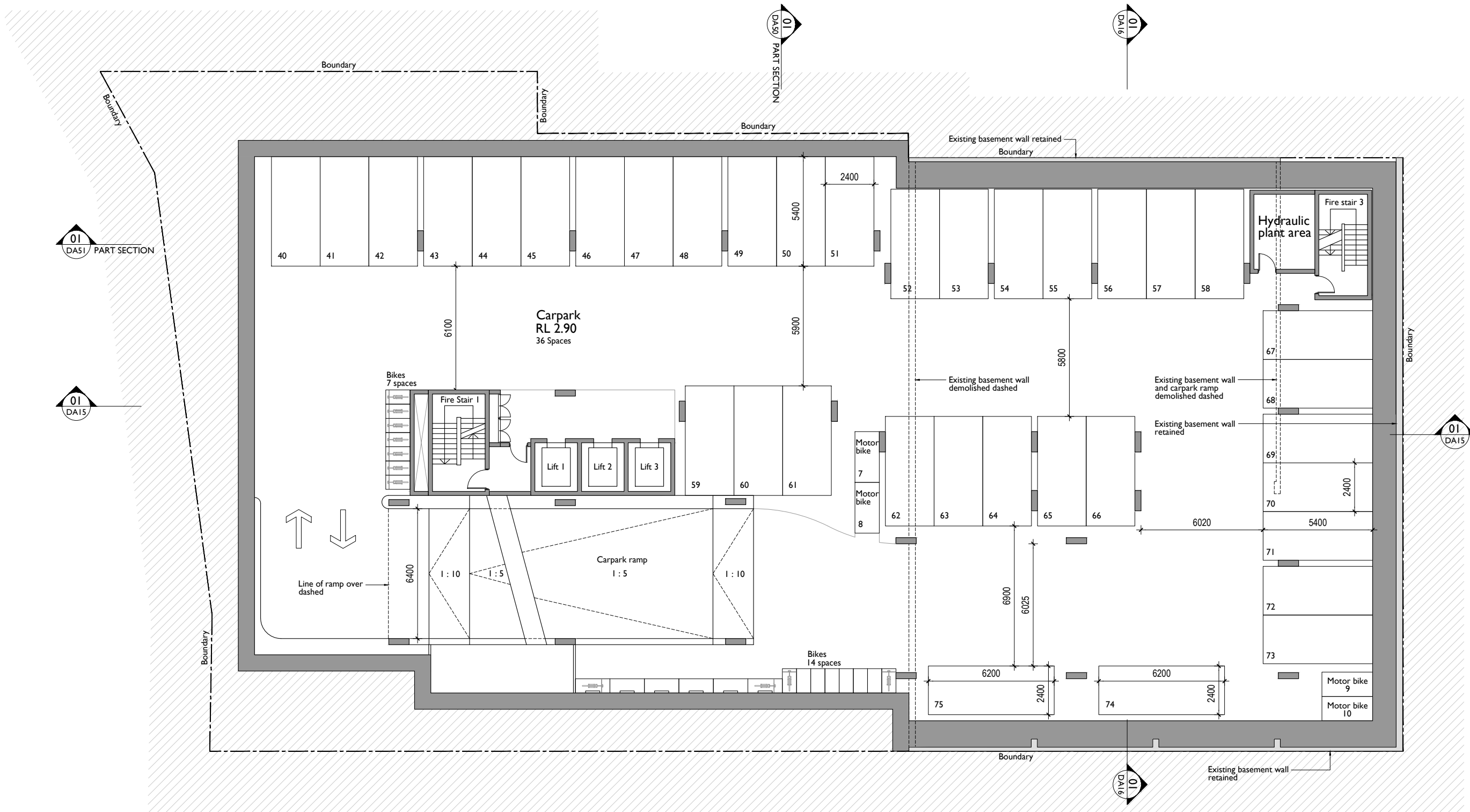


01 BASEMENT 2 PLAN

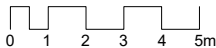


KEY	
EXISTING WALLS	
PROPOSED WALLS	

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 C	DEVELOPMENT APPLICATION SECTION 34 SECTION 34 REVISED	MAY 2022 FEB 2023 MAR 2023						address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA01	issue			C
								drawing	BASEMENT 2 PLAN							



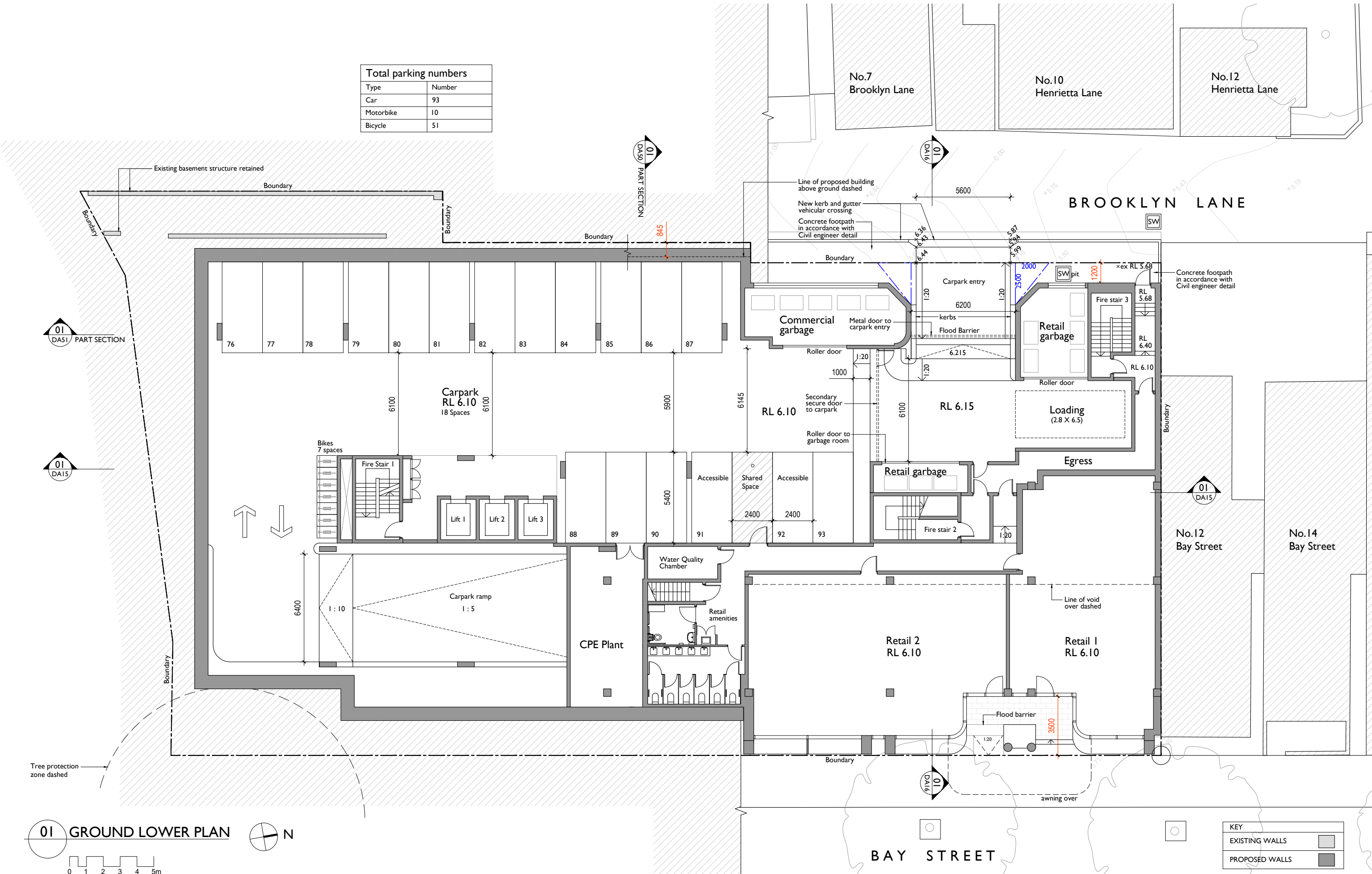
01 BASEMENT I PLAN



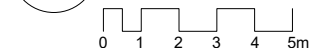
KEY	
EXISTING WALLS	
PROPOSED WALLS	

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 C	DEVELOPMENT APPLICATION SECTION 34 SECTION 34 REVISED	MAY 2022 FEB 2023 MAR 2023				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	DA02	issue	C
									drawing	BASEMENT I PLAN				

Total parking numbers	
Type	Number
Car	93
Motorbike	10
Bicycle	51



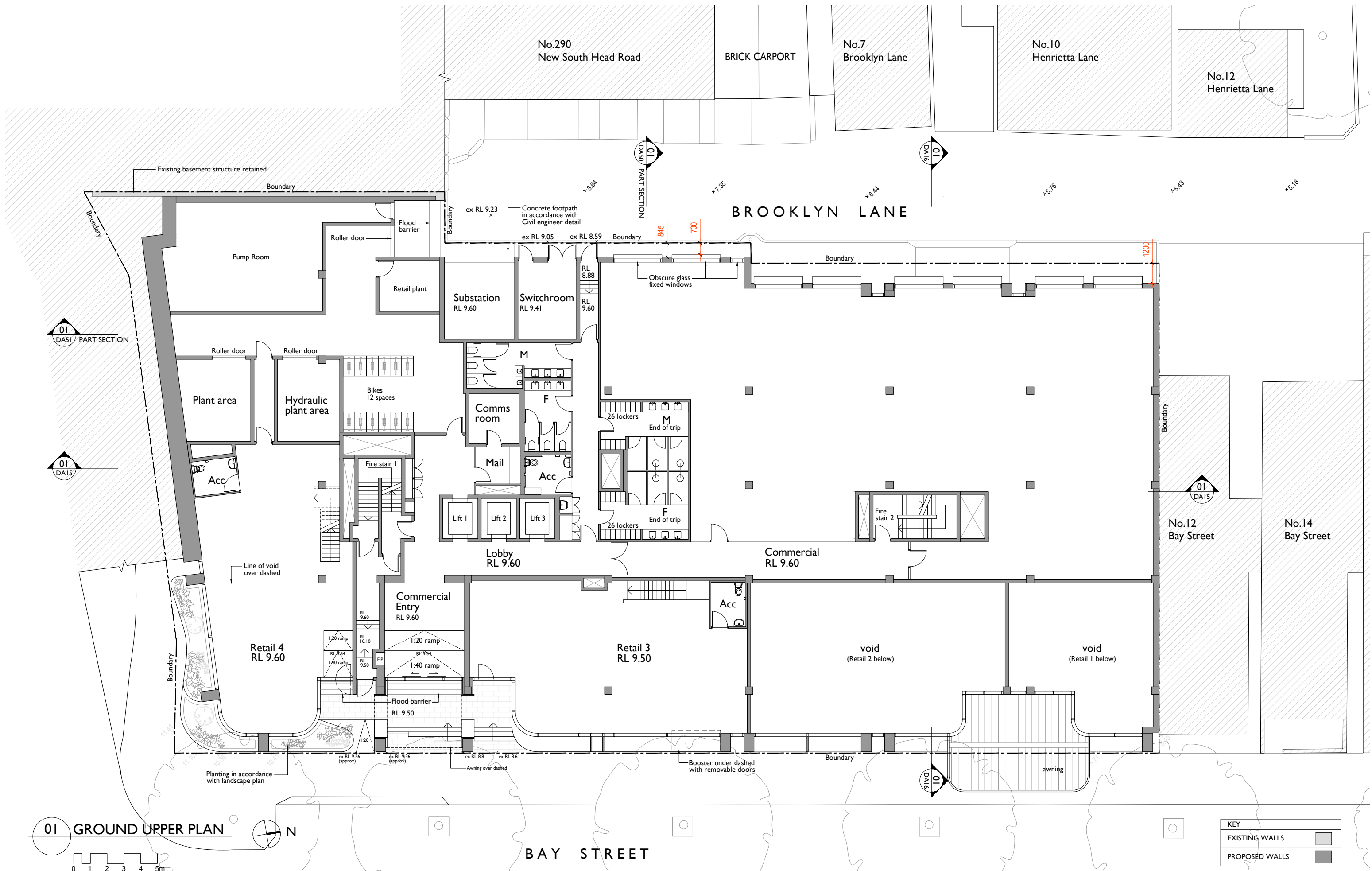
01 GROUND LOWER PLAN



KEY	
EXISTING WALLS	
PROPOSED WALLS	

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	DEVELOPMENT APPLICATION	MAY 2022				address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA03	issue	D
	B C D	SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	FEB 2023 MAR 2023 MAR 2023				drawing	GROUND LOWER PLAN				

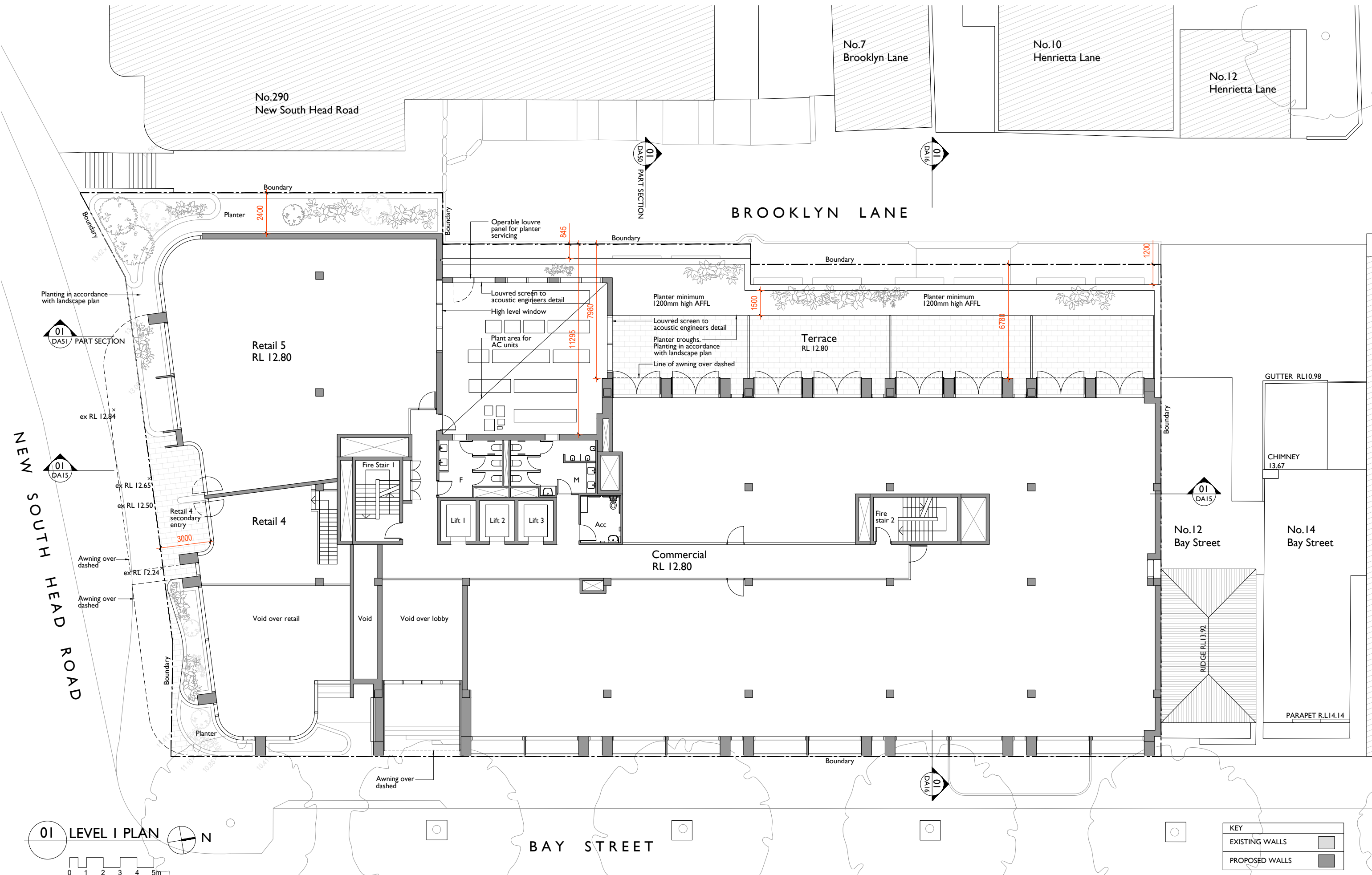




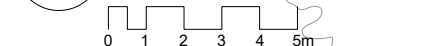
01 GROUND UPPER PLAN

KEY	
EXISTING WALLS	
PROPOSED WALLS	

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 C D	DEVELOPMENT APPLICATION SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 FEB 2023 MAR 2023 MAR 2023				address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwno	DA04	issue	D
							drawing	GROUND UPPER PLAN				



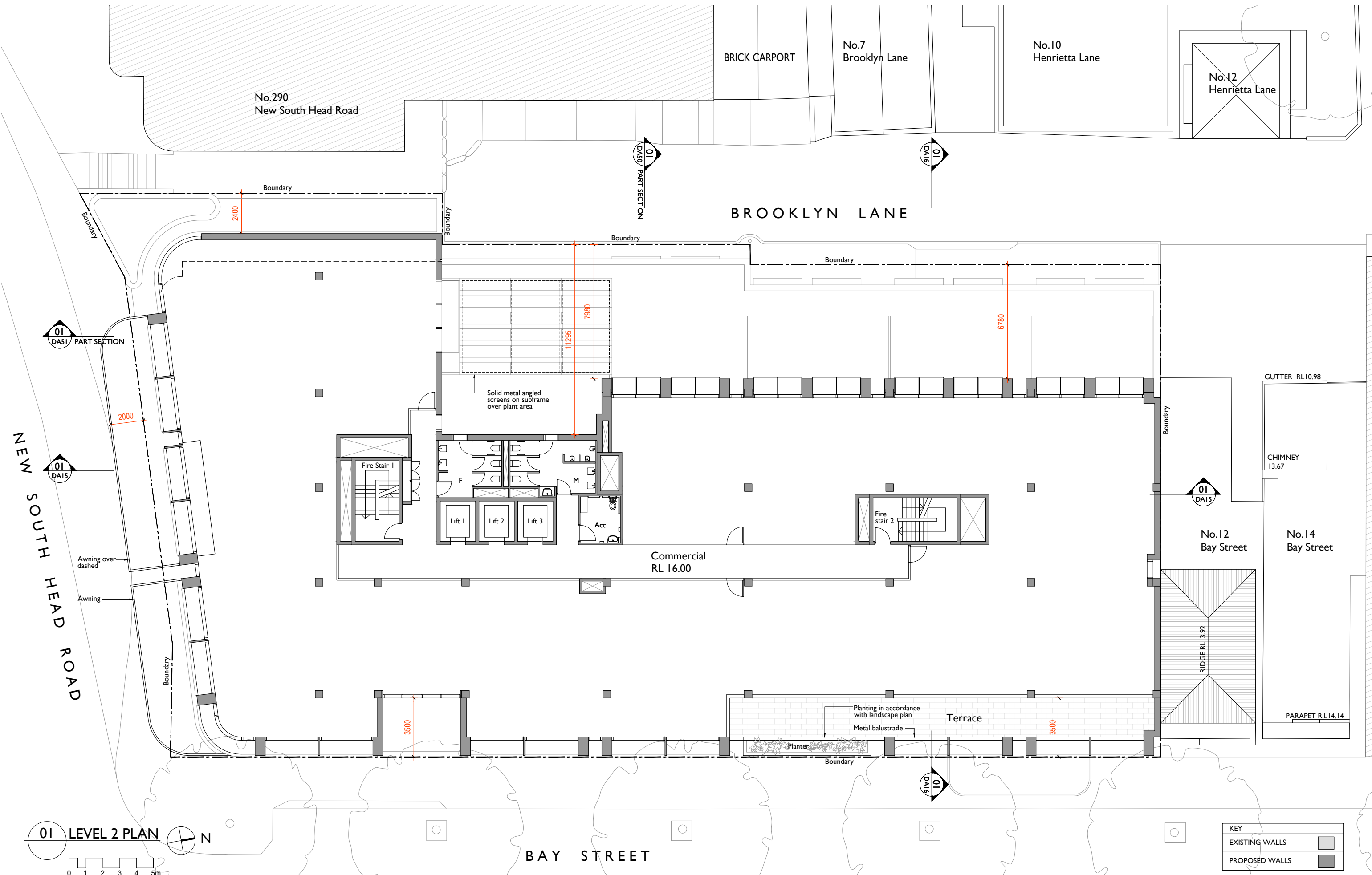
01 LEVEL I PLAN



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 C D E	DEVELOPMENT APPLICATION ADDITIONAL INFORMATION ADDED WHERE CLOUDED SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 JUL 2022 FEB 2023 MAR 2023 MAR 2023

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

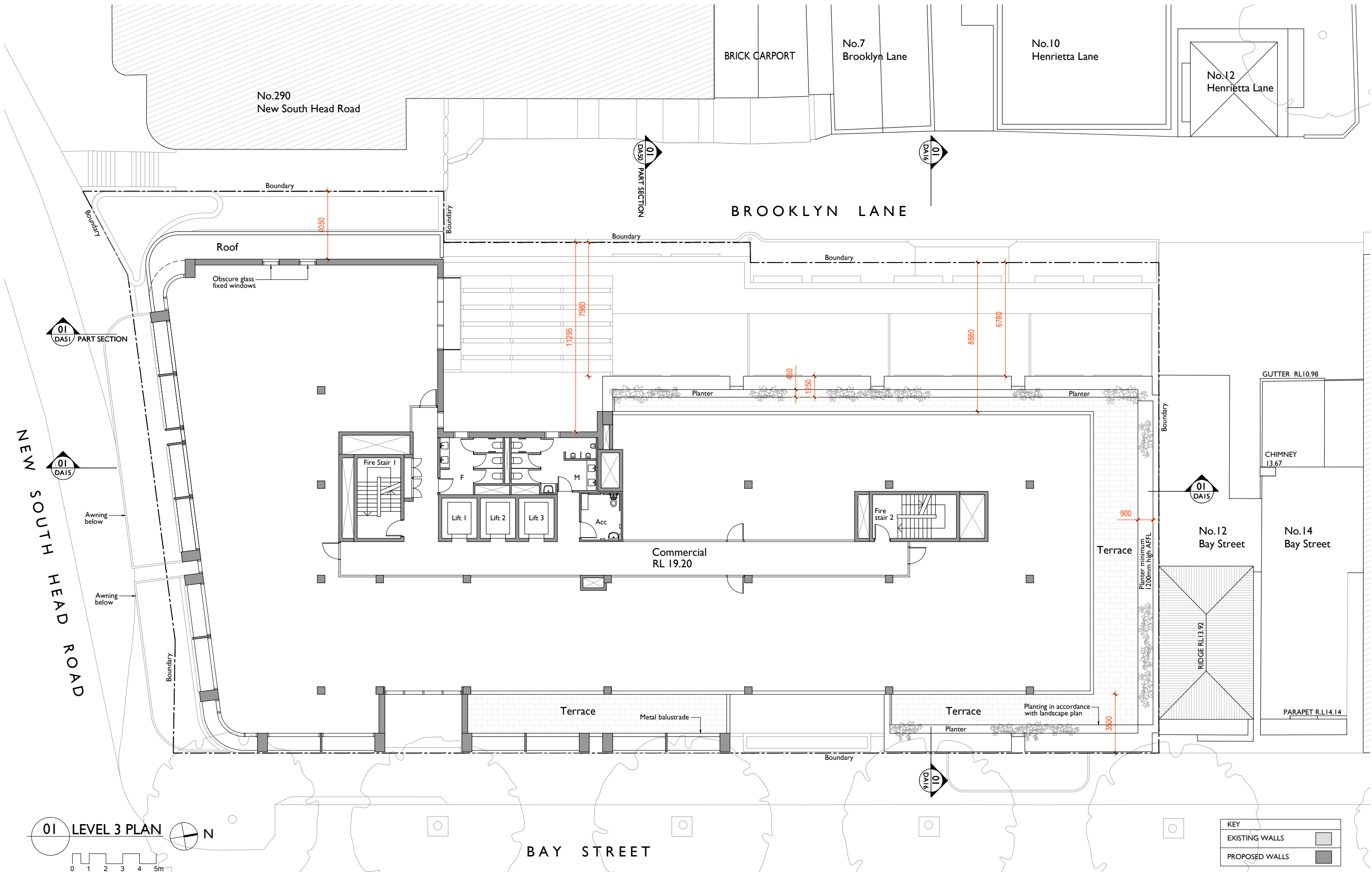
LawtonHurley Architecture Interiors Planning	project 294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	scale 1:200 on A3	job no J336
Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug@lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	address 294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwno DA05	issue E
	drawing LEVEL I PLAN		



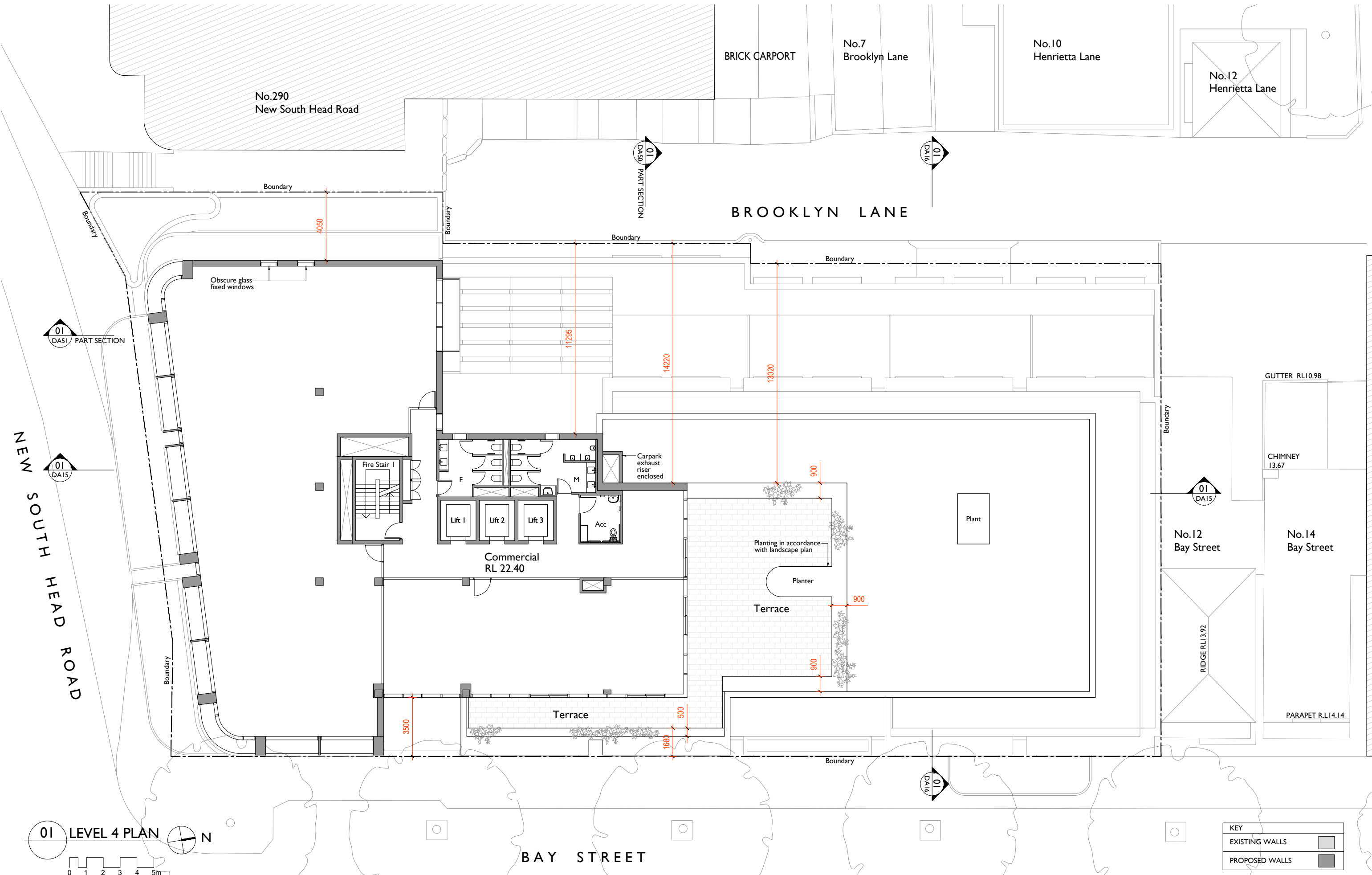
01 LEVEL 2 PLAN

KEY	
EXISTING WALLS	
PROPOSED WALLS	

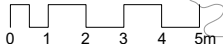
<b>notes</b>  do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	<b>issue</b>	<b>amendment</b>	<b>date issued</b>	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	<b>project</b>	PROPOSED MIXED USE BUILDING	<b>scale</b> 1:200 on A3	<b>job no</b> J336
	A B C D	DEVELOPMENT APPLICATION SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 FEB 2023 MAR 2023 MAR 2023				<b>address</b>	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	<b>dwno</b>	<b>issue</b>
							<b>drawing</b>	LEVEL 2 PLAN	DA06	D



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 C D	DEVELOPMENT APPLICATION SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 FEB 2023 MAR 2023 MAR 2023			address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA07	issue	D
						drawing	LEVEL 3 PLAN				



01 LEVEL 4 PLAN



KEY	
EXISTING WALLS	
PROPOSED WALLS	

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 C END	DEVELOPMENT APPLICATION ADDITIONAL INFORMATION ADDED WHERE CLOUDED SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 JUL 2022 FEB 2023 MAR 2023 MAR 2023

294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY
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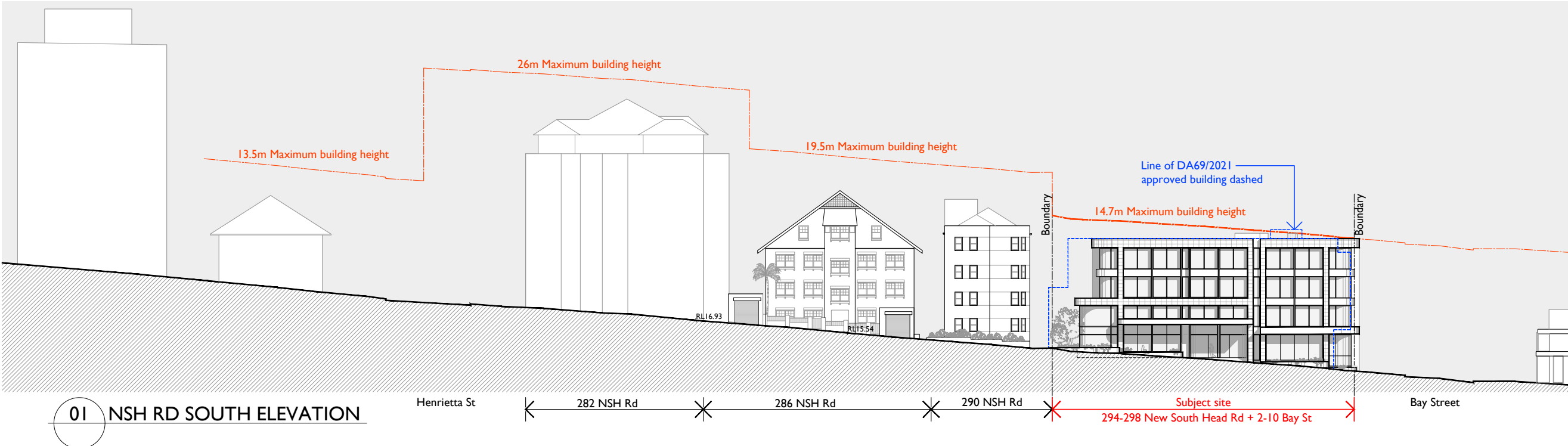
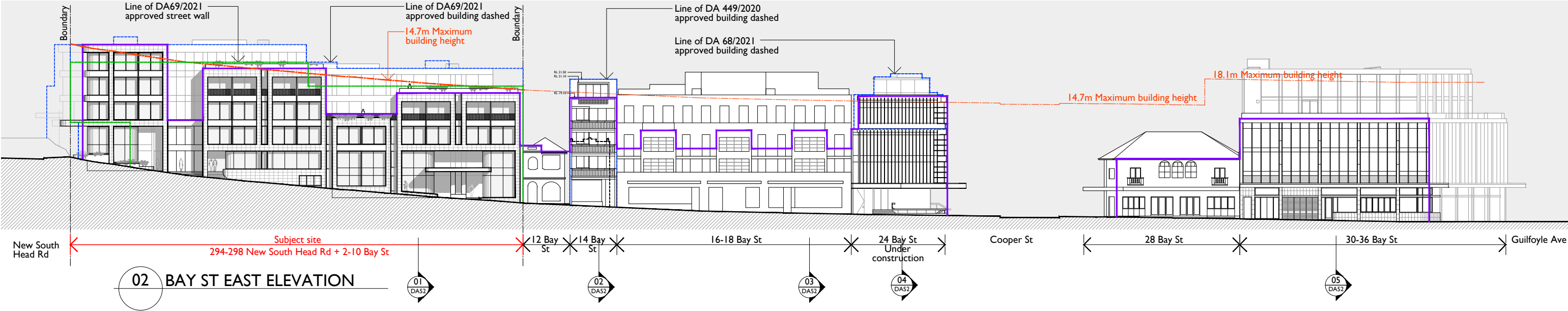
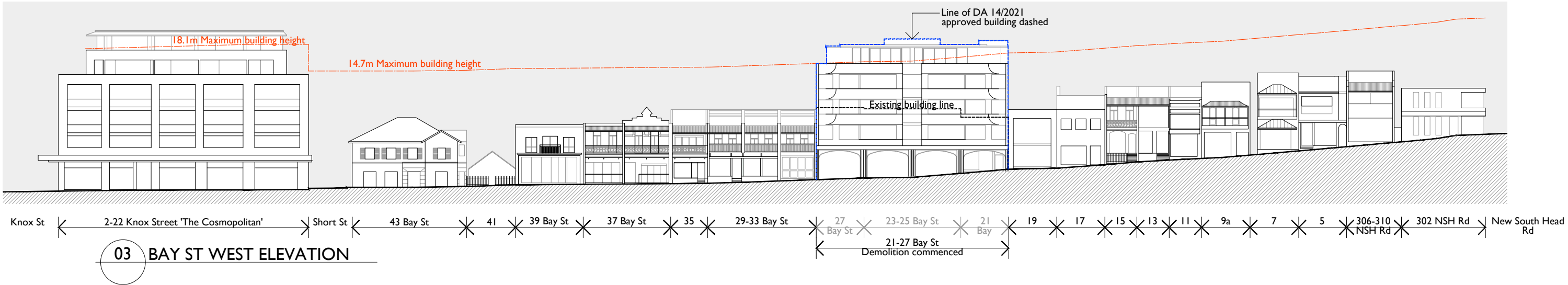
LawtonHurley Architecture Interiors Planning	project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
	address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwno	DA08	issue	E
	drawing	LEVEL 4 PLAN				

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

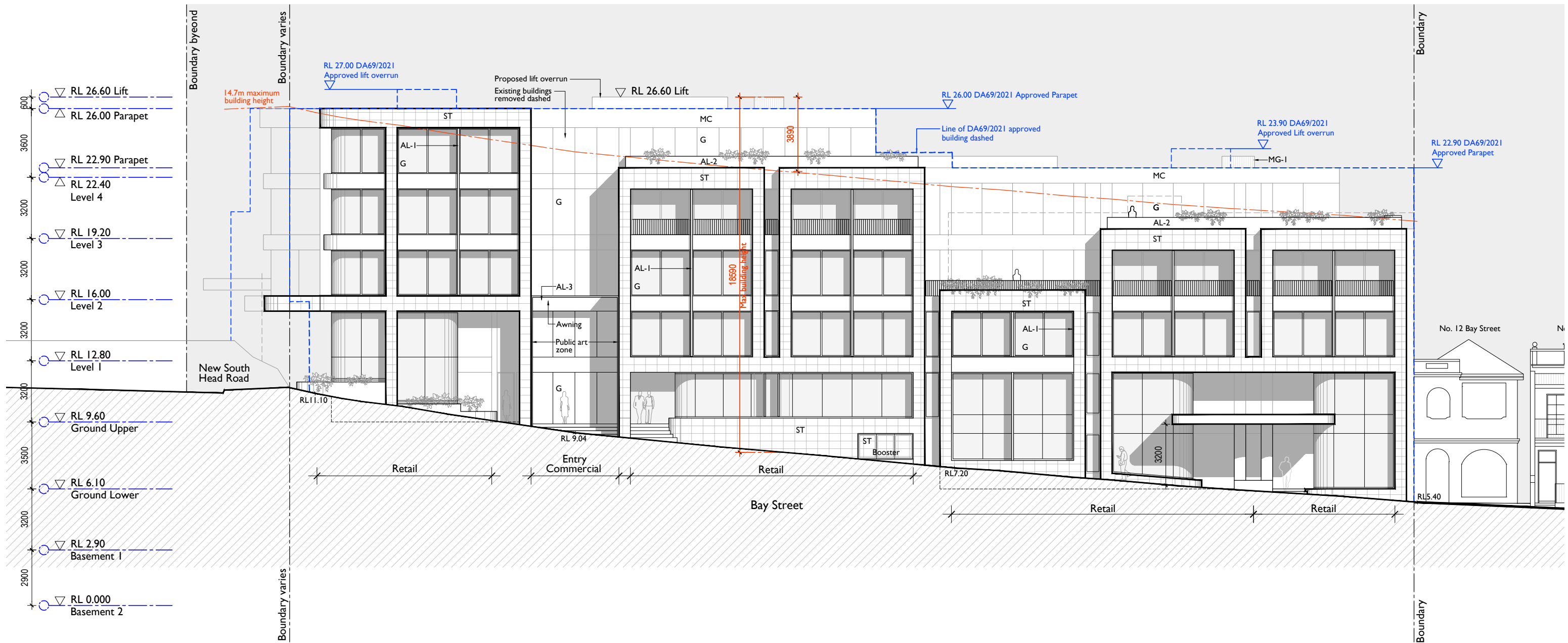








<b>notes</b> do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architects before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	<b>issue</b> A B C D E	<b>amendment</b> DEVELOPMENT APPLICATION SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	<b>date issued</b> MAY 2022 FEB 2023 MAR 2023 MAR 2023	<b>294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY</b>	<b>LawtonHurley</b> 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	<b>project</b> PROPOSED MIXED USE BUILDING <b>address</b> 294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028 <b>drawing</b> STREETSCAPE ELEVATIONS	<b>scale</b> 1:500 on A3 <b>dwno</b> DA10	<b>job no</b> J336 <b>issue</b> E
--	---------------------------------------	---	--	---	--	--	---	--	--------------------------------------



01 EAST ELEVATION  
Bay Street

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 C D E	DEVELOPMENT APPLICATION ADDITIONAL INFORMATION ADDED WHERE CLOUDED SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 JUL 2022 FEB 2023 MAR 2023 MAR 2023				PROPOSED MIXED USE BUILDING	1:200 on A3	J336
							address	dwg no	issue
							294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	DA11	E
							drawing	EAST ELEVATION	

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

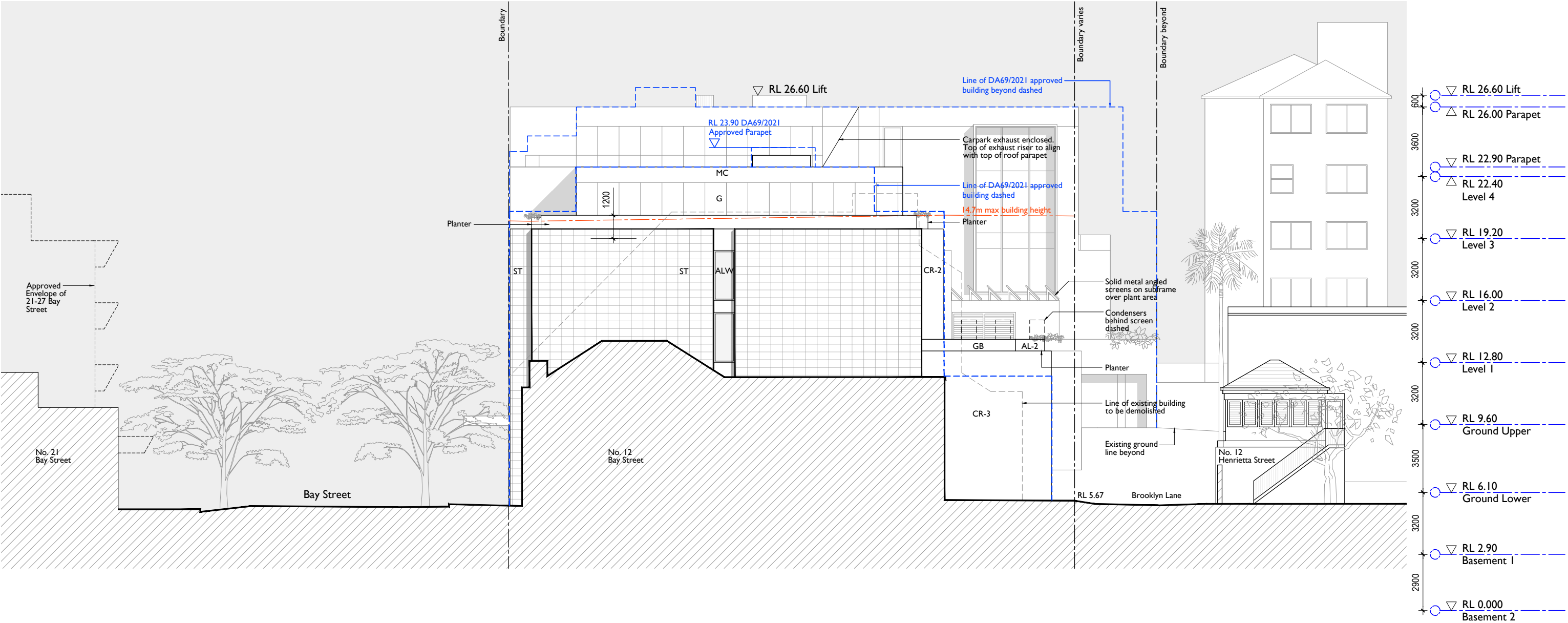
PROPOSED MIXED USE BUILDING  
294-298 NSH RD + 2-10 BAY ST  
DOUBLE BAY NSW 2028  
EAST ELEVATION

scale

1:200 on A3

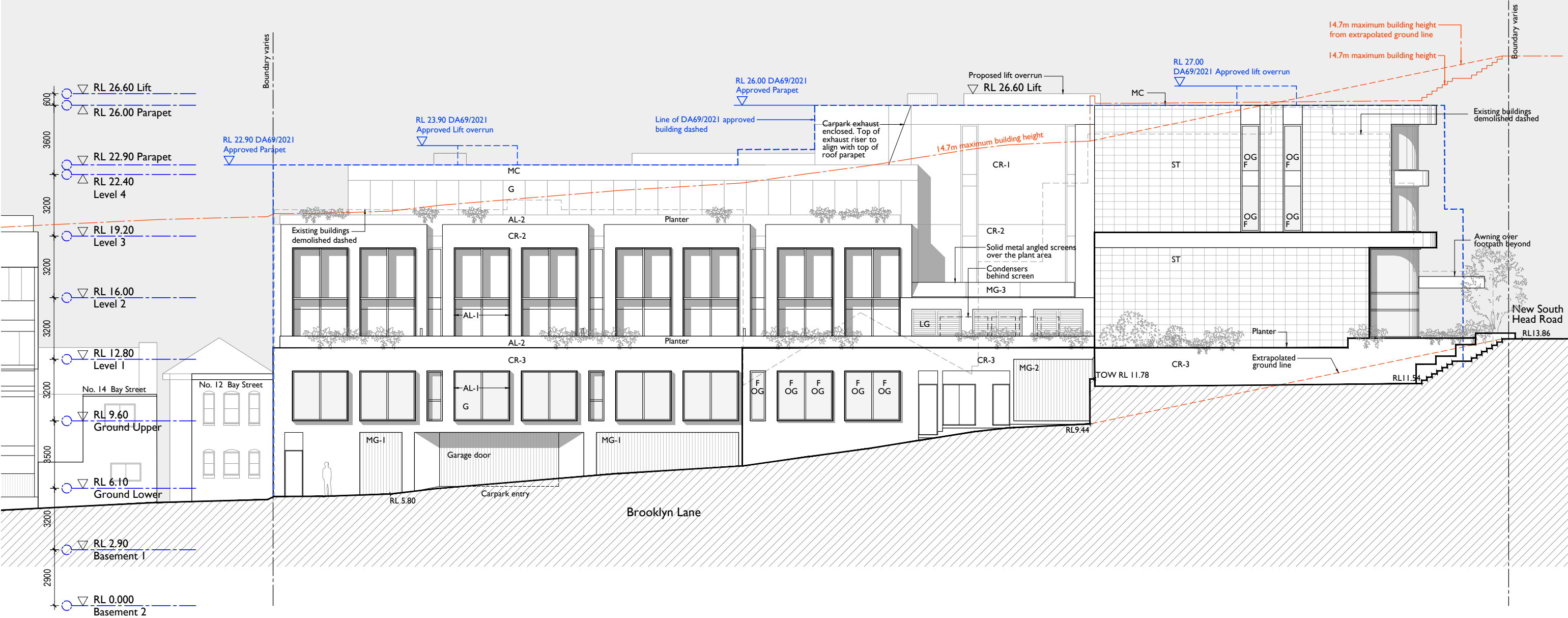
job no

J336



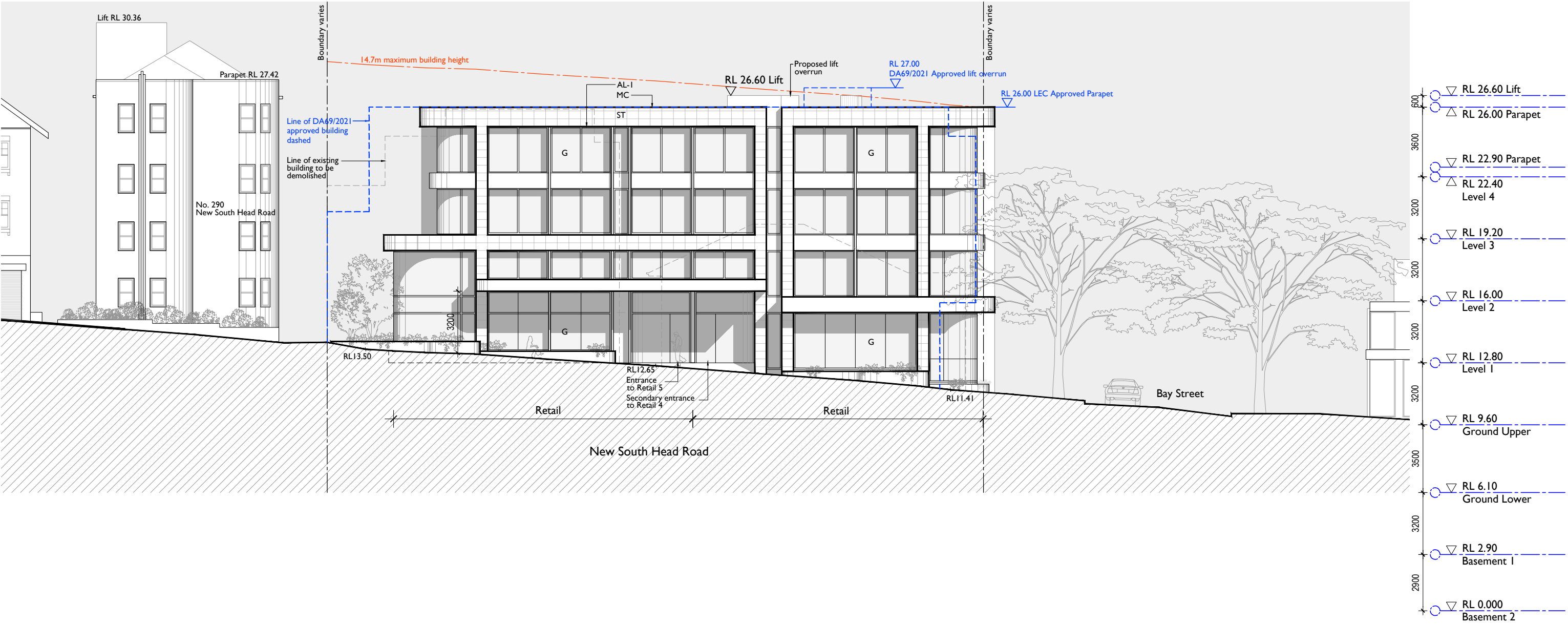
01 NORTH ELEVATION

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 C D E	DEVELOPMENT APPLICATION ADDITIONAL INFORMATION ADDED WHERE CLOUDED SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 JUL 2022 FEB 2023 MAR 2023 MAR 2023	LawtonHurley Architecture Interiors Planning			address	1:200 on A3	j336
						294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DAI2	issue E
						drawing	NORTH ELEVATION		



01 WEST ELEVATION  
Brooklyn Lane

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	DEVELOPMENT APPLICATION	MAY 2022				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	DAI3	issue	D		
	B	ADDITIONAL INFORMATION ADDED WHERE CLOUDED	JUL 2022					drawing	WEST ELEVATION						
C	SECTION 34	FEB 2023													
D	SECTION 34 REVISED	MAR 2023													



01 SOUTH ELEVATION  
New South Head Road

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 C D	DEVELOPMENT APPLICATION ADDITIONAL INFORMATION ADDED WHERE CLOUDED SECTION 34 SECTION 34 REVISED	MAY 2022 JUL 2022 FEB 2023 MAR 2023			address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DAI4	issue	D
	drawing					SOUTH ELEVATION					

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

SOUTH ELEVATION

scale

1:200 on A3

job no

J336

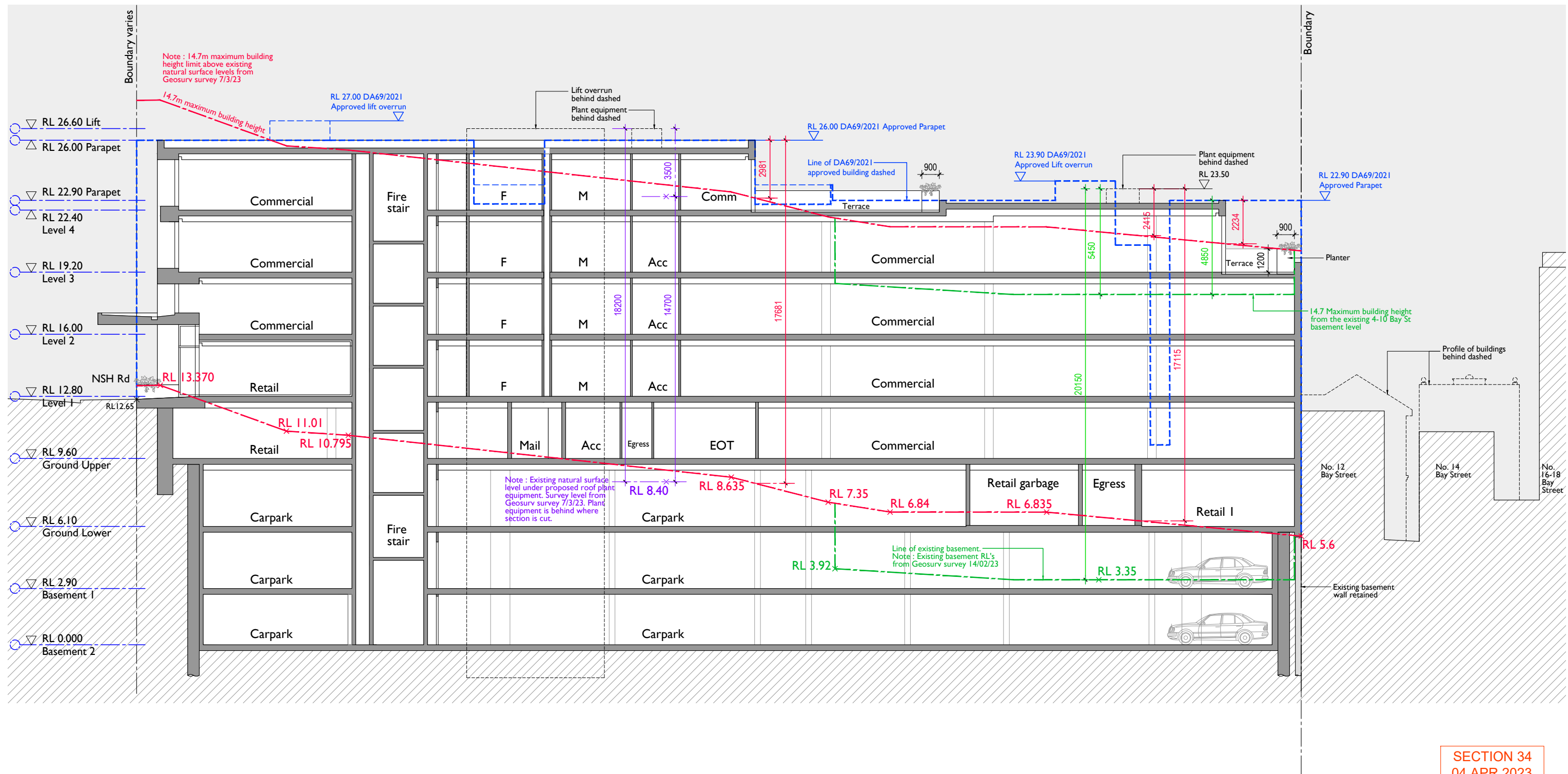
dwg no

DAI4

issue

D





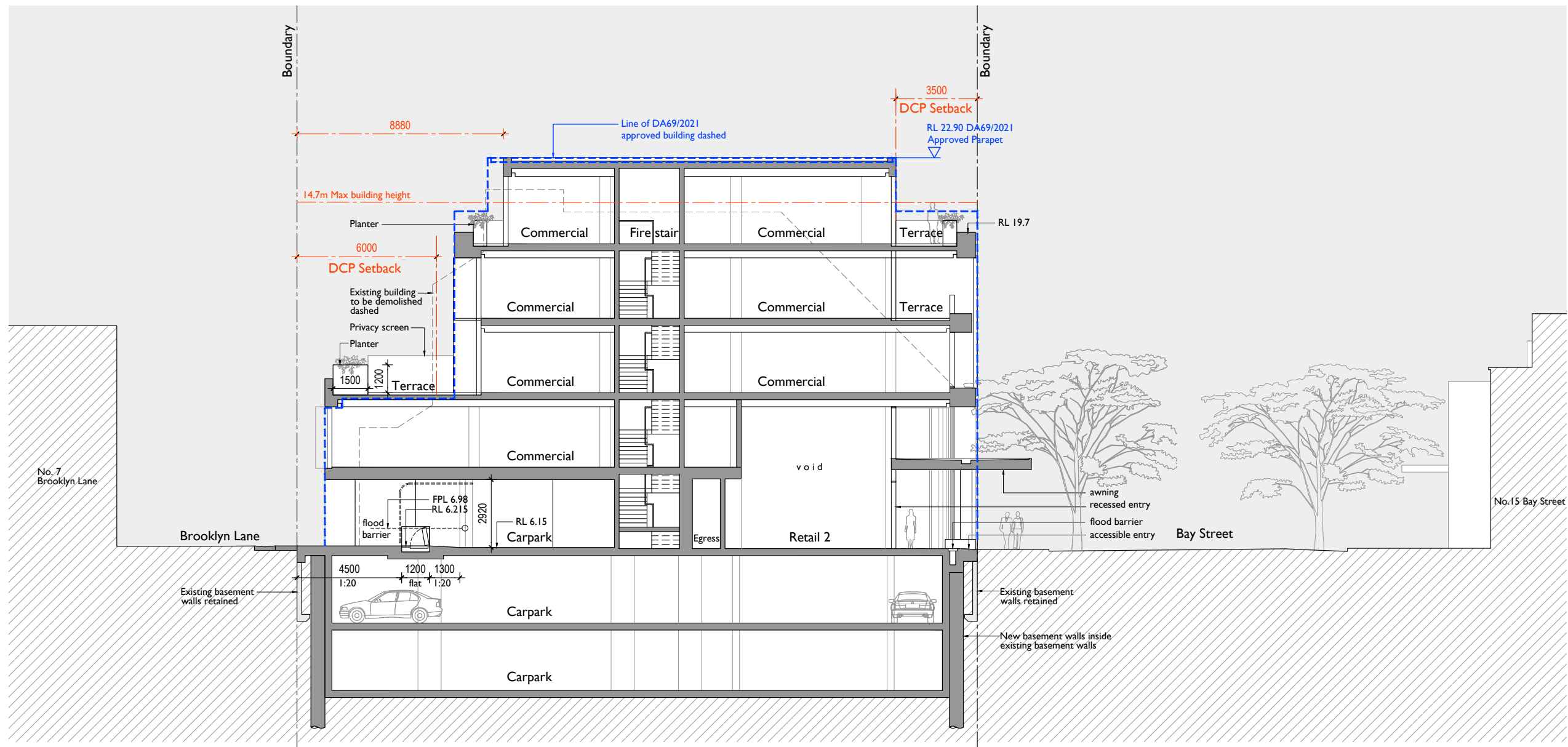
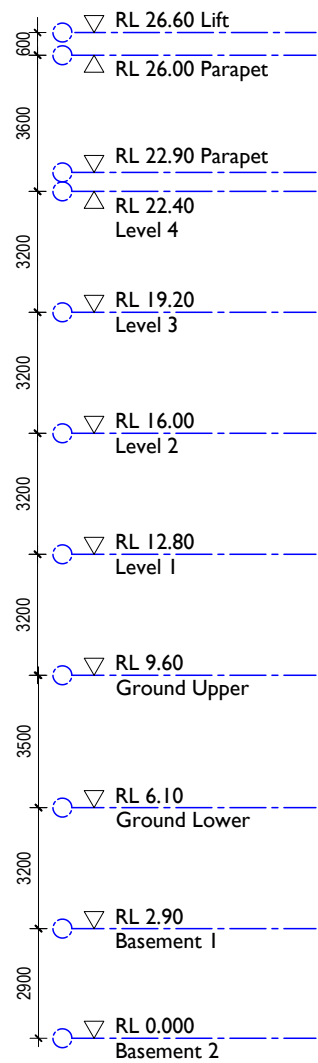
01 SECTION  
Looking West

SECTION 34  
04 APR 2023

KEY	
EXISTING WALLS	
PROPOSED WALLS	

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 C D	DEVELOPMENT APPLICATION SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 FEB 2023 MAR 2023 APR 2023						address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no  DA15	issue  D
									drawing	SECTION LOOKING WEST		





01 Section  
Looking North

KEY	
EXISTING WALLS	
PROPOSED WALLS	

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 C D	DEVELOPMENT APPLICATION SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 FEB 2023 MAR 2023 MAR 2023							address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no		issue	
										drawing	SECTION LOOKING NORTH	DAI6		D	

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	DAI6	issue	D
				drawing	SECTION LOOKING NORTH				



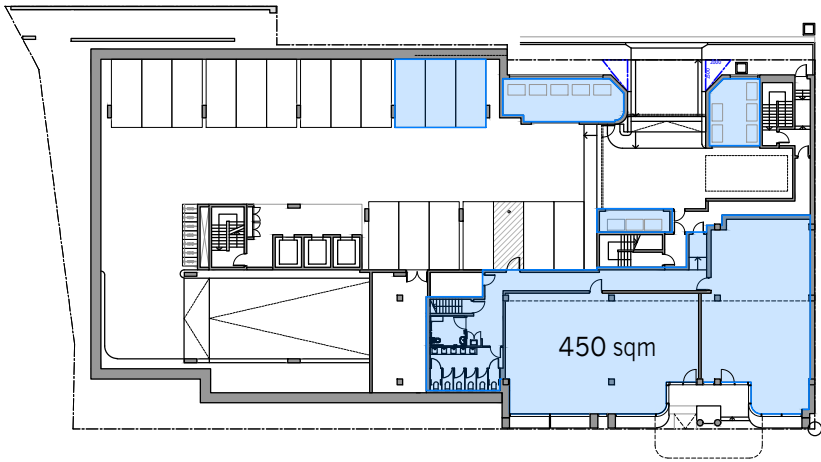
EXTERNAL FINISHES SCHEDULE

1	ST	STONE WALL CLADDING - HAVANA LIMESTONE
2	CR-2	CEMENT RENDER PAINTED TO MATCH ST
3	AL-1 AL-2 AL-3 ALW MC	POWDERCOATED ALUMINIUM BLACK
4	CR-1	CEMENT RENDER PAINTED DARK GREY
5	CR-3	CEMENT RENDER PAINTED DARK GREY
6	G	GLASS
7	MS	SOLID METAL SCREEN POWDERCOATED BLACK
8	MG-1 MG-2	LOUVRE GRILLE POWDERCOATED TO MATCH CR-3
9	PEB	TUSCAN PATH PEBBLES 30-50MM (OR SIMILAR)

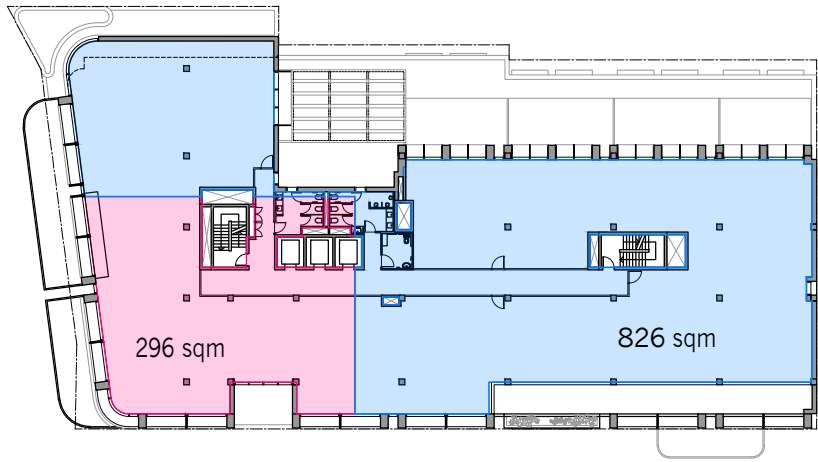
TO BE READ IN CONJUNCTION WITH THE ROOF PLAN (DA09) + ELEVATIONS (DA11-DA14)

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	DEVELOPMENT APPLICATION ADDITIONAL INFORMATION ADDED WHERE CLOUDED SECTION 34 REVISED	MAY 2022				address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DAI17	issue	C
	B		JUL 2022				drawing	EXTERNAL FINISHES				
C	MAR 2023											

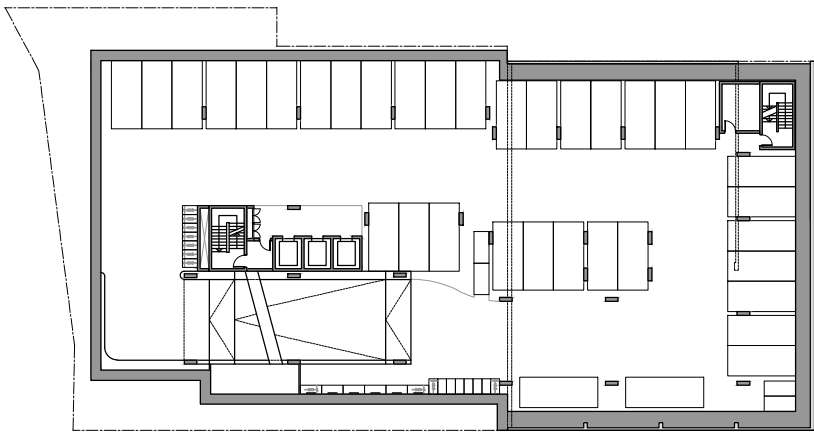




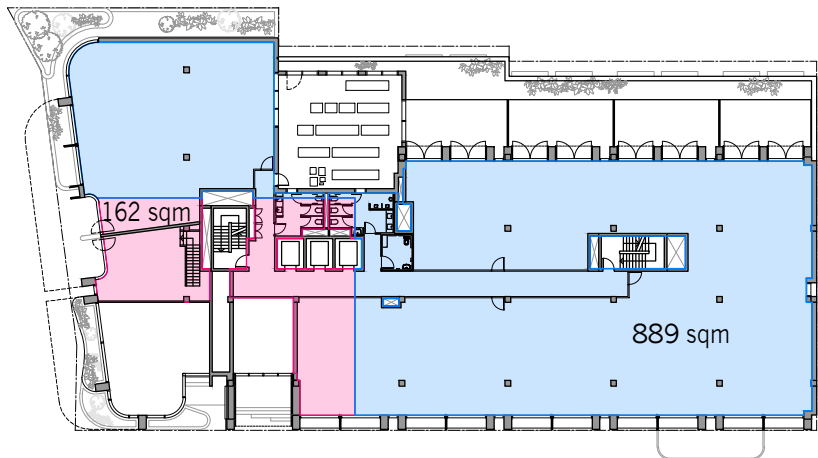
03 GROUND LOWER



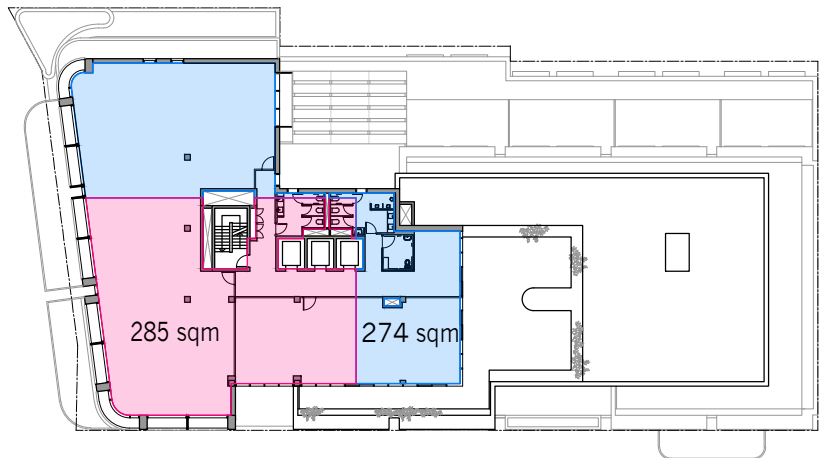
06 LEVEL 2



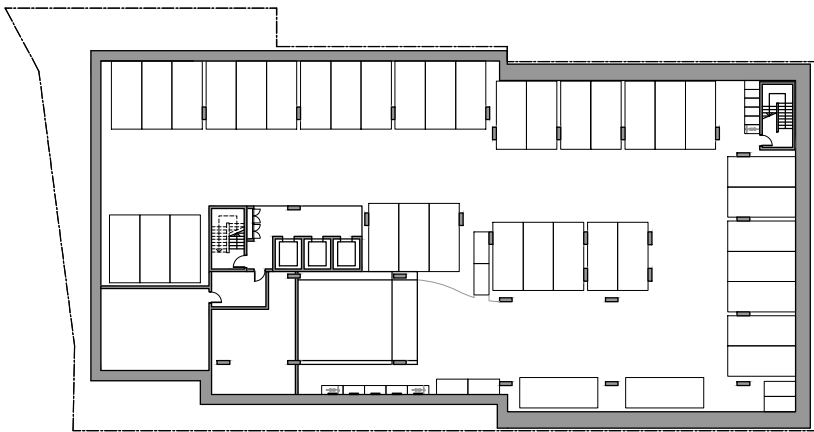
02 BASEMENT 1



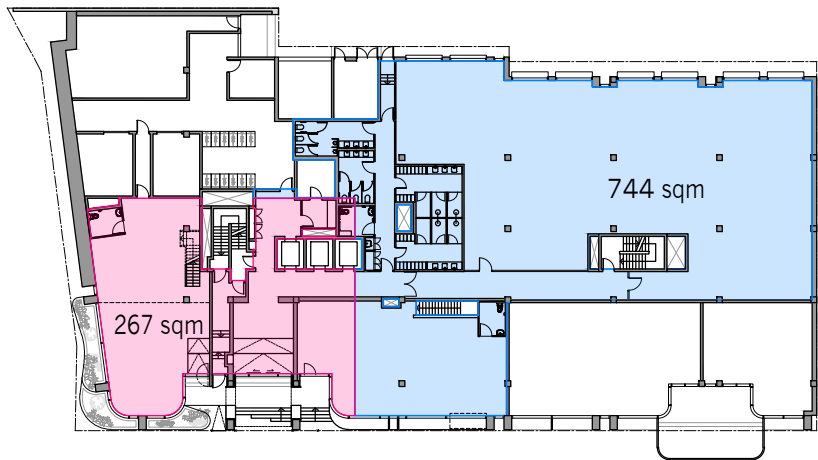
05 LEVEL 1



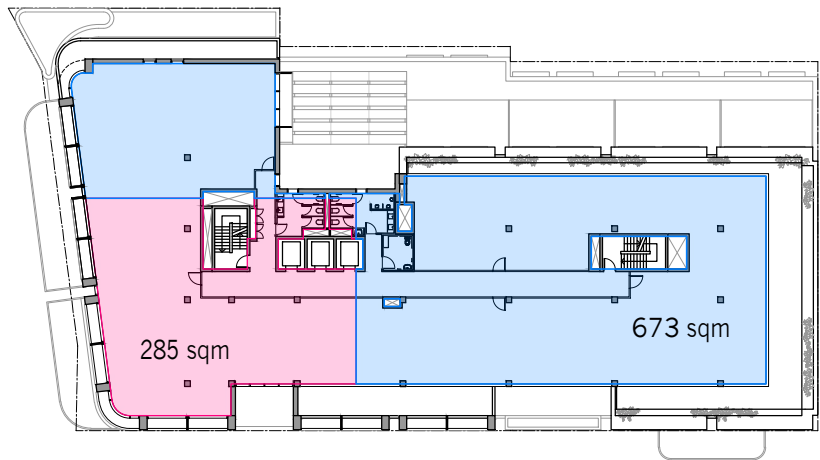
08 LEVEL 4



01 BASEMENT 2



04 GROUND UPPER



07 LEVEL 3



01 PROPOSED SCHEME

GROSS FLOOR AREA + NET LETTABLE AREA SCHEDULE		
FLOOR SPACE RATIO	GFA (SQM) GFA (SQM)	
	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

GROSS FLOOR AREA - SITE FSR 2.5 : 1  
 GROSS FLOOR AREA - SITE FSR 3 : 1

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 C D	DEVELOPMENT APPLICATION SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 FEB 2023 MAR 2023 MAR 2023			address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA18	issue	D
						drawing	GFA PLANS				



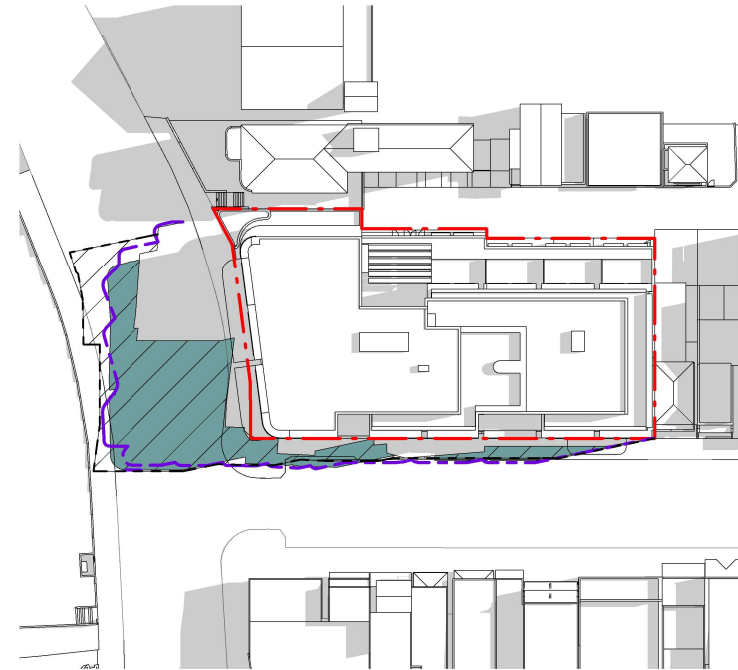
1 Winter Solstice - 9am



2 Winter Solstice - 10am



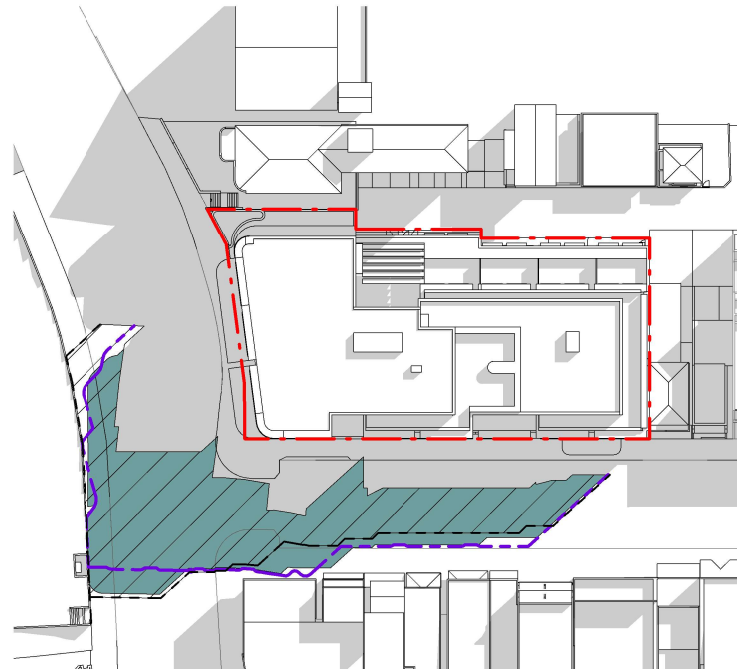
3 Winter Solstice - 11am



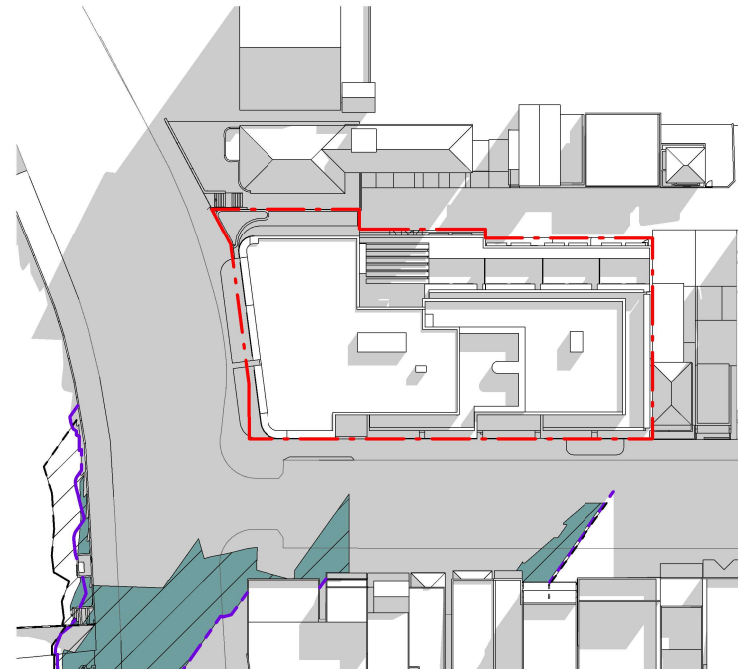
4 Winter Solstice - 12pm



5 Winter Solstice - 1pm



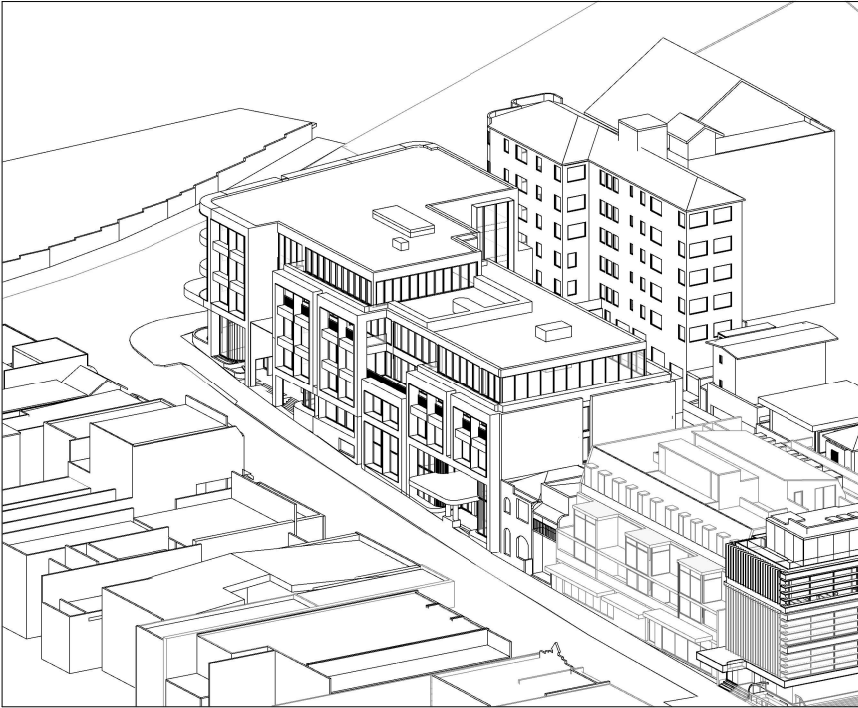
6 Winter Solstice - 2pm



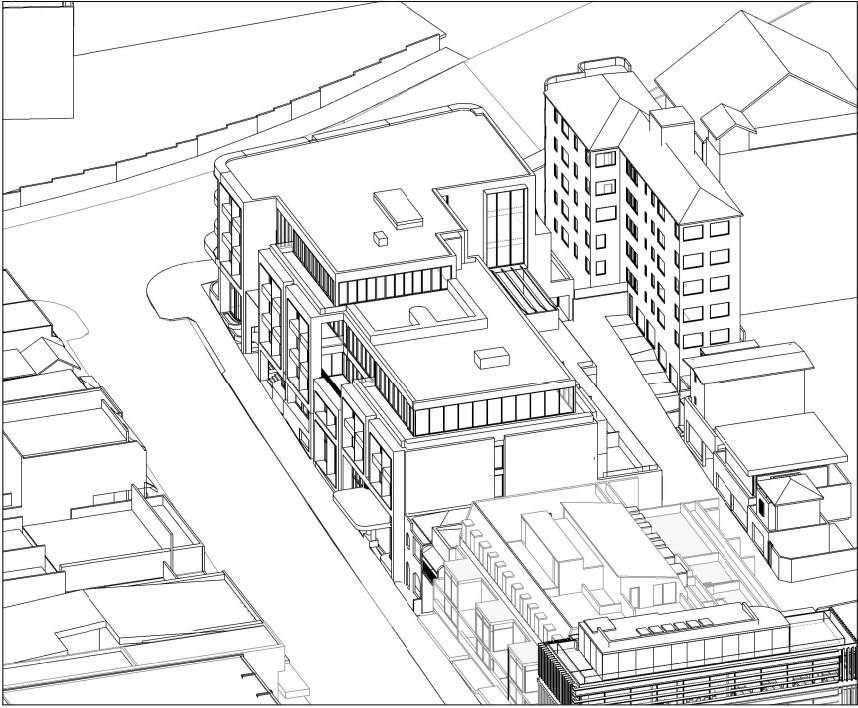
7 Winter Solstice - 3pm

- SITE BOUNDARY
- DA69/2021 APPROVED SHADOW
- SHADOW EXTENT FROM DCP ENVELOPE
- PROPOSED ADDITIONAL SHADOW

<b>notes</b> <small>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</small>	<b>issue</b>	<b>amendment</b>	<b>date issued</b>	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	<b>project</b>	PROPOSED MIXED USE BUILDING	<b>scale</b>	NTS	<b>job no</b>	J336
	A	DEVELOPMENT APPLICATION	MAY 2022			<b>address</b>	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	<b>dwg no</b>		<b>issue</b>	
	B	SECTION 34	FEB 2023			<b>drawing</b>	SHADOW DIAGRAMS	DA19		E	
	C	SECTION 34	FEB 2023								
	D	SECTION 34 REVISED	MAR 2023								
	E	SECTION 34 REVISED	MAR 2023								



1 VIEW FROM THE SUN - 9am



2 VIEW FROM THE SUN - 10am

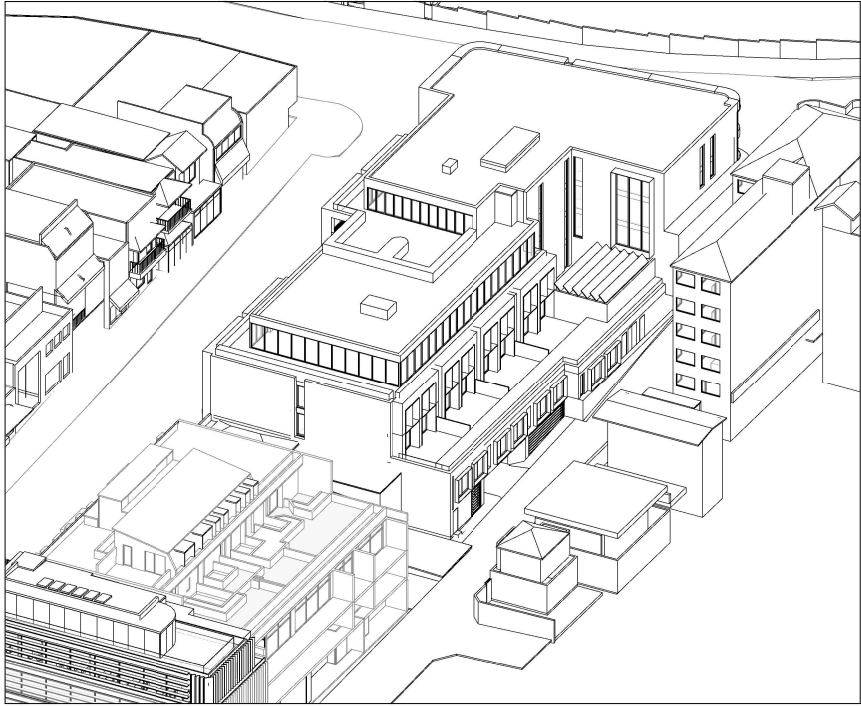


3 VIEW FROM THE SUN - 11am

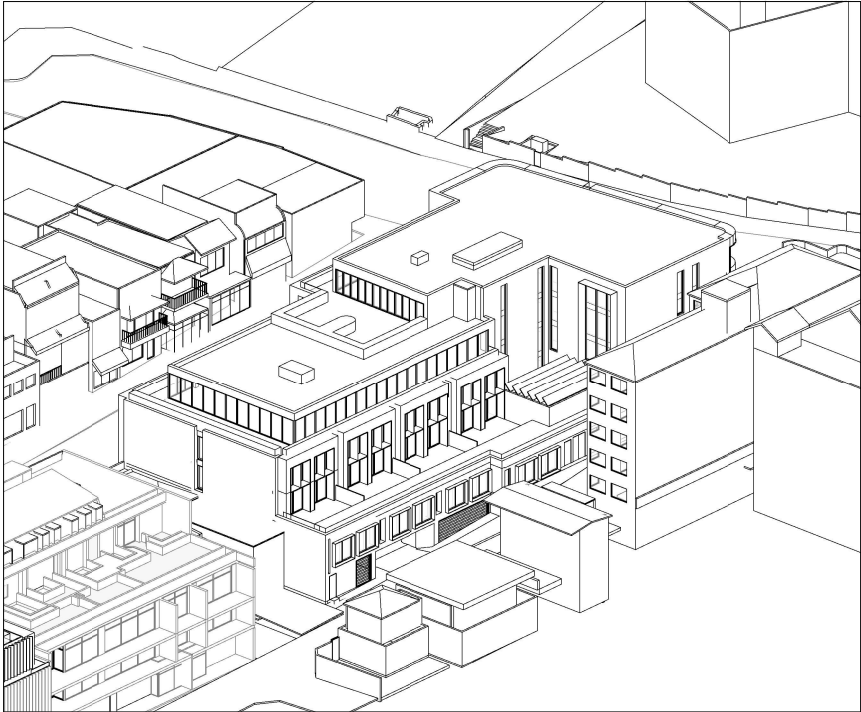


4 VIEW FROM THE SUN - 12pm

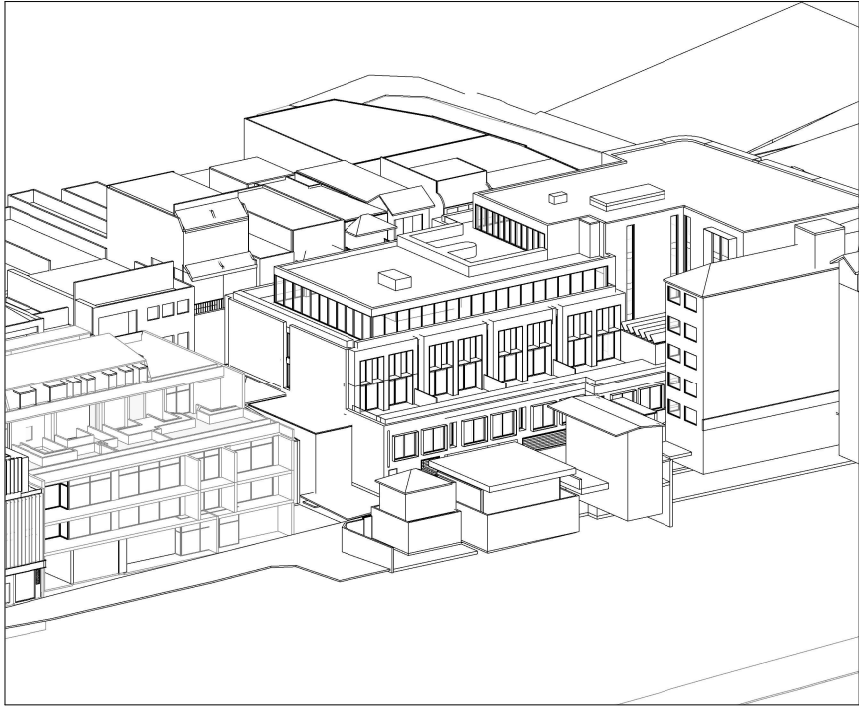
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY			project	PROPOSED MIXED USE BUILDING	scale	NTS	job no	J336
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A B C D	DEVELOPMENT APPLICATION SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	MAY 2022 FEB 2023 MAR 2023 MAR 2023				address	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	dwg no	DA20	issue	D
							drawing	SECTION 34 VIEWS FROM THE SUN I				



1 VIEW FROM THE SUN - 1pm



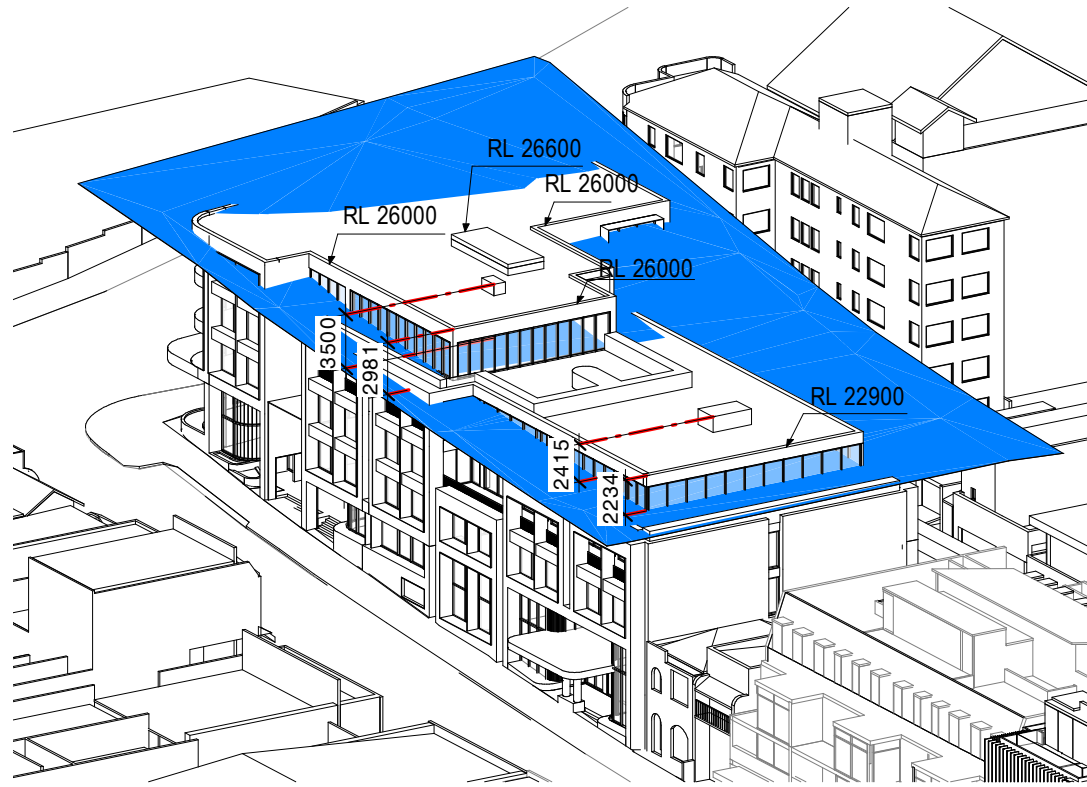
2 VIEW FROM THE SUN - 2pm



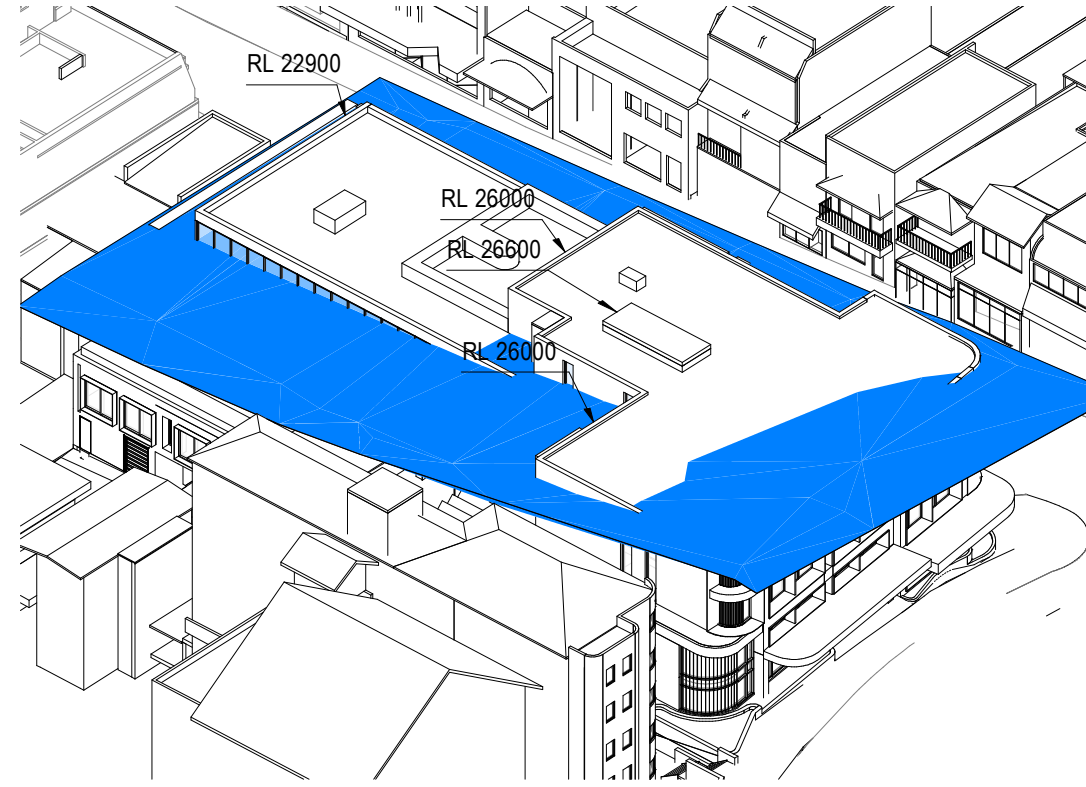
4 VIEW FROM THE SUN - 3pm

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	MAY 2022			address	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	dwg no	DA21	D	
	B	SECTION 34	FEB 2023			drawing	SECTION 34 VIEWS FROM THE SUN 2				
	C	SECTION 34 REVISED	MAR 2023								
D	SECTION 34 REVISED	MAR 2023									

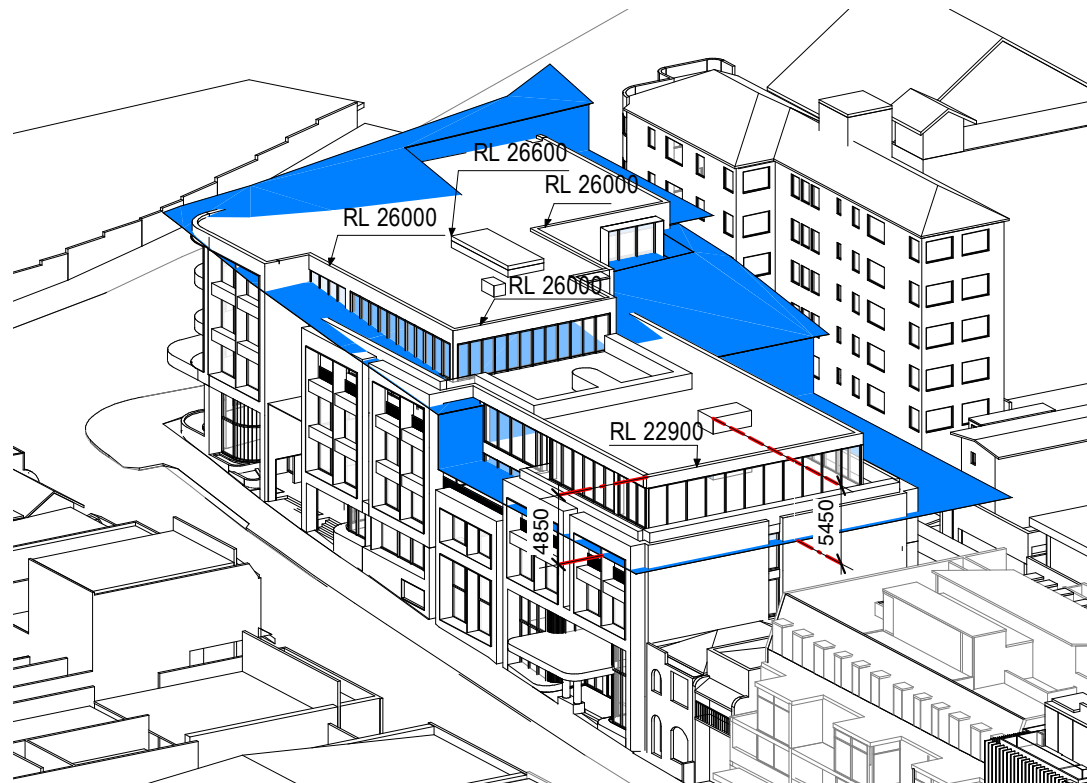




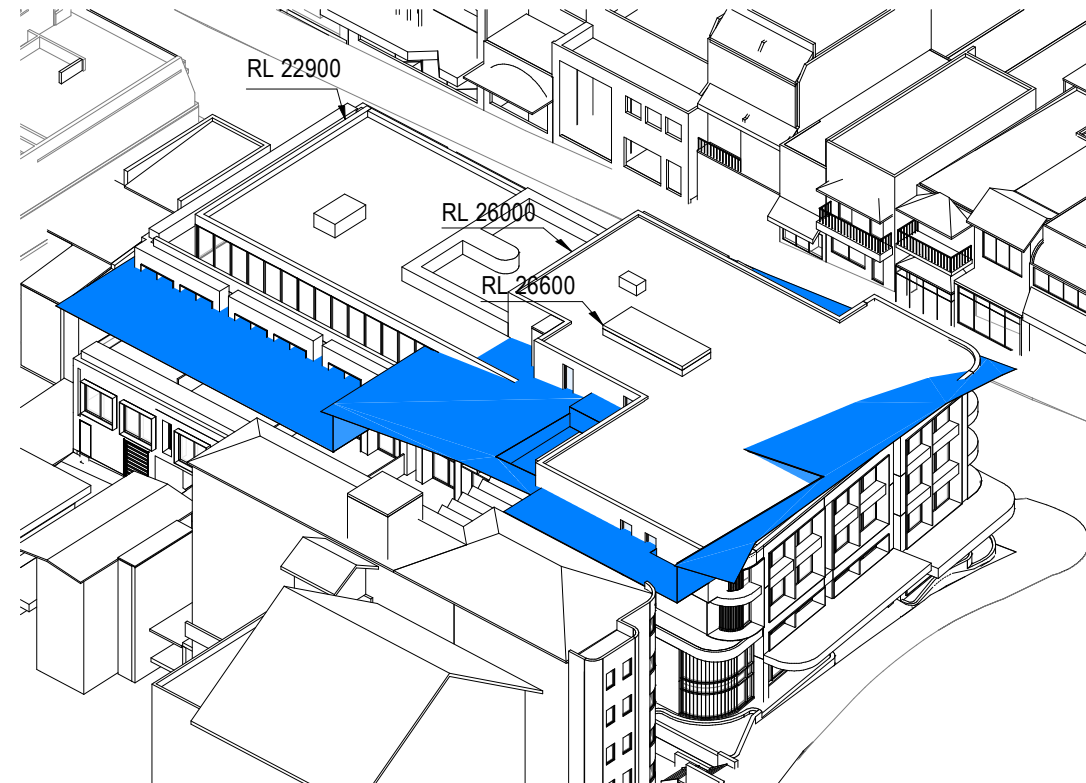
1 ENVELOPE STUDY 1 - LEP Limit per Bettar



2 ENVELOPE STUDY 2 - LEP Height limit per Bettar



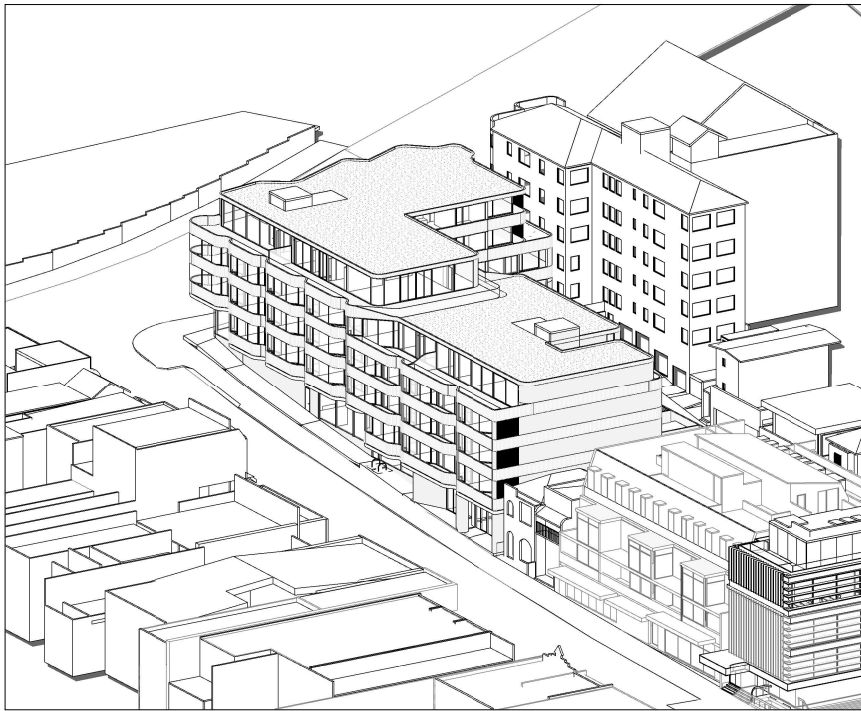
3 ENVELOPE STUDY 3 - LEP Height limit from existing basement



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		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	B	SECTION 34	FEB 2023			address	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	dwg no	DA22	issue	F
	C	SECTION 34	FEB 2023			drawing	LEP ENVELOPE STUDY				
	D	SECTION 34 REVISED	MAR 2023								
	E	SECTION 34 REVISED	MAR 2023								
	F	SECTION 34 REVISED	APR 2023								

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
	address	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	dwg no	DA22	issue	F
	drawing	LEP ENVELOPE STUDY				



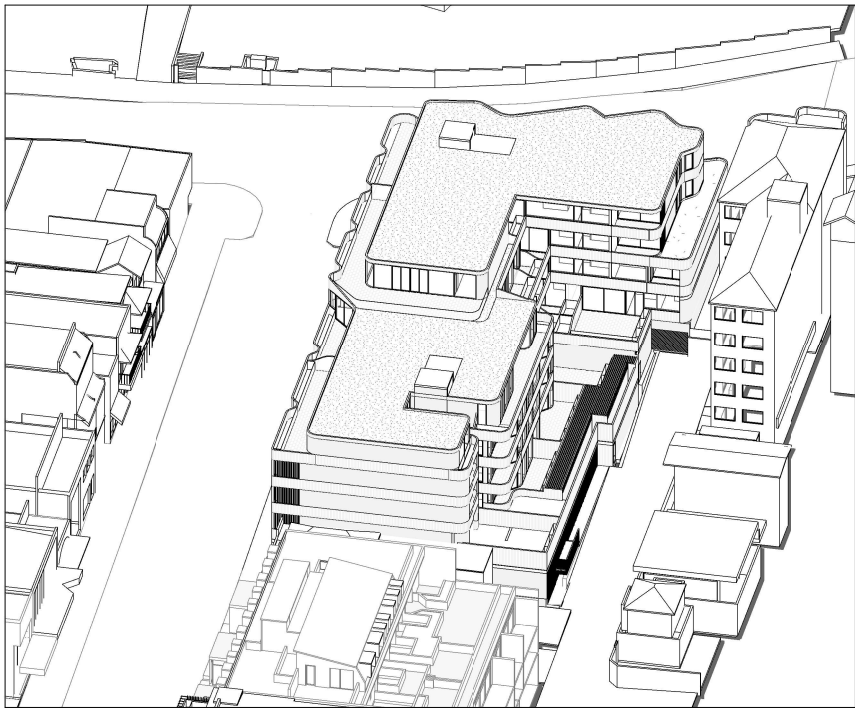
1 APPROVED VIEW FROM THE SUN - 9am



2 APPROVED VIEW FROM THE SUN - 10am



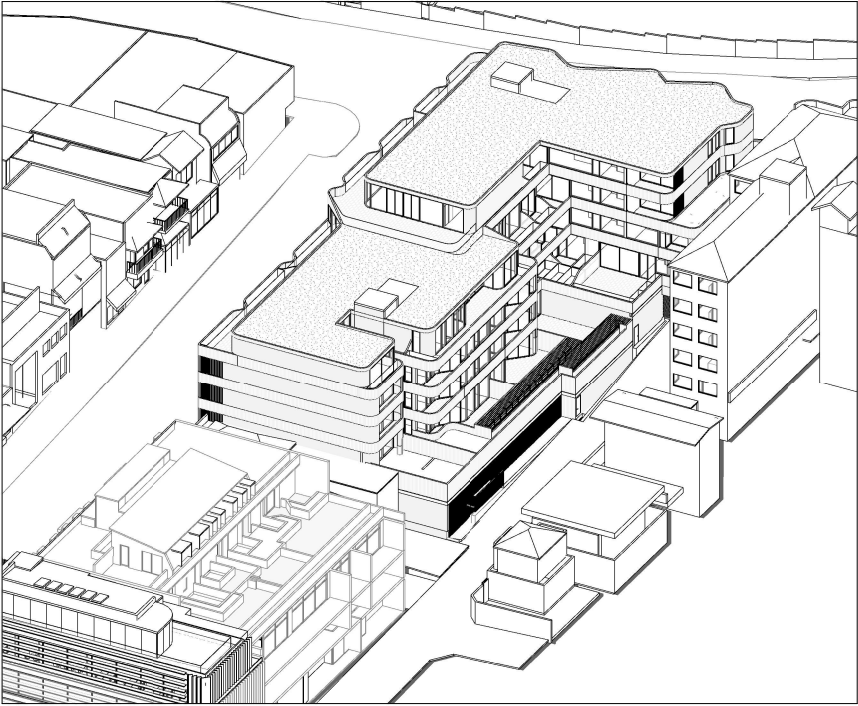
3 APPROVED VIEW FROM THE SUN - 11am



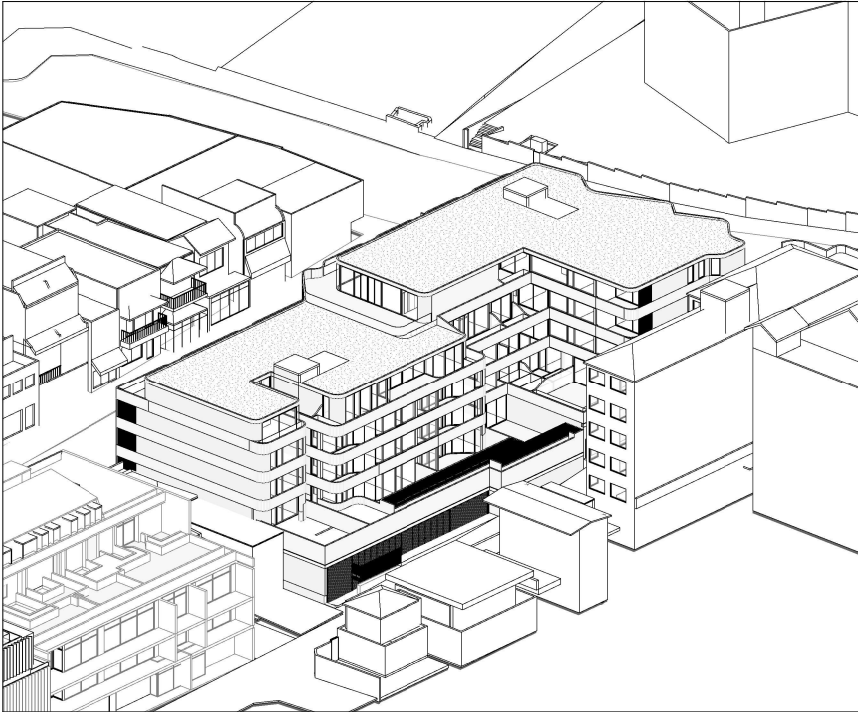
4 APPROVED VIEW FROM THE SUN - 12pm

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	SECTION 34	FEB 2023		address	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	dwg no	DA23	issue
	B	SECTION 34 REVISED	MAR 2023		drawing	APPROVED VIEWS FROM THE SUN I	B		

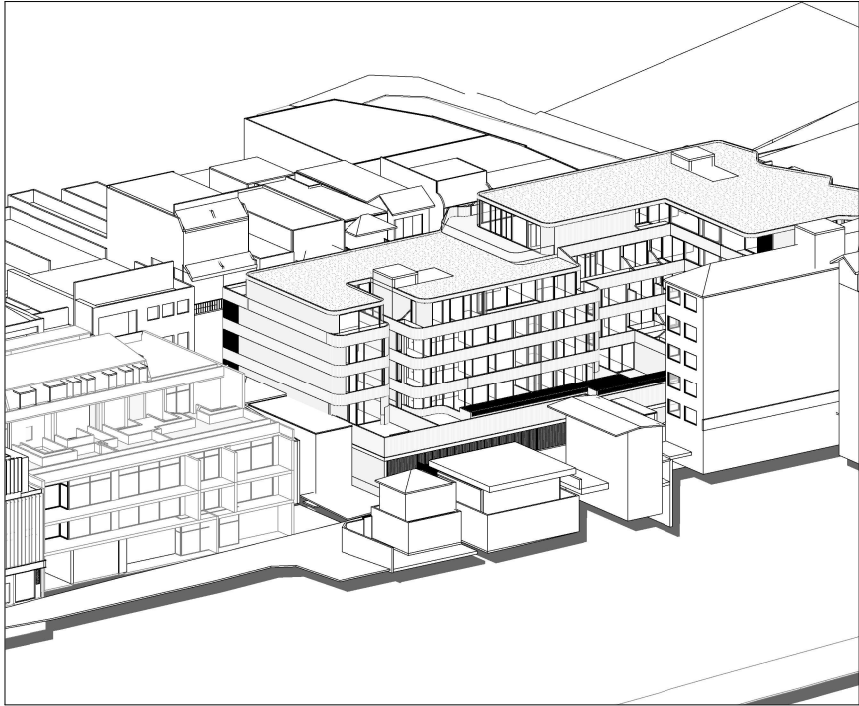




1 APPROVED VIEW FROM THE SUN - 1pm

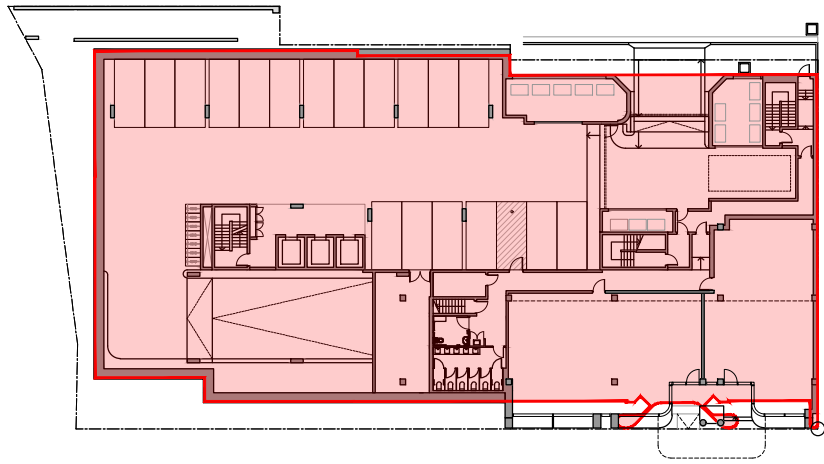


2 APPROVED VIEW FROM THE SUN - 2pm

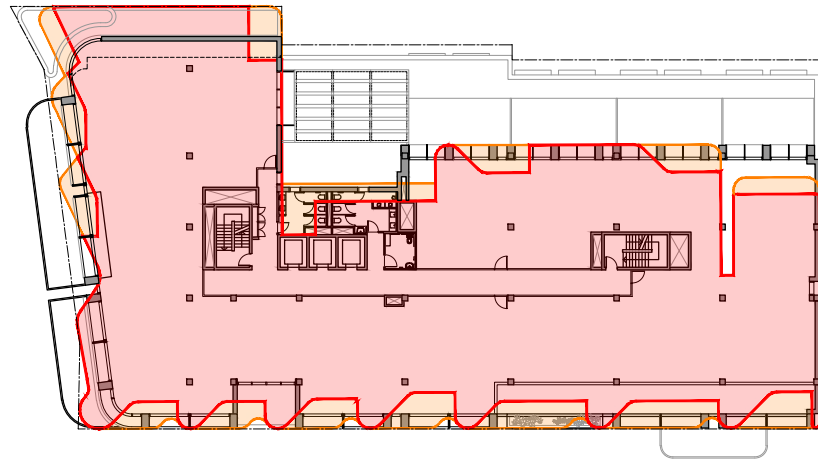


3 APPROVED VIEW FROM THE SUN - 3pm

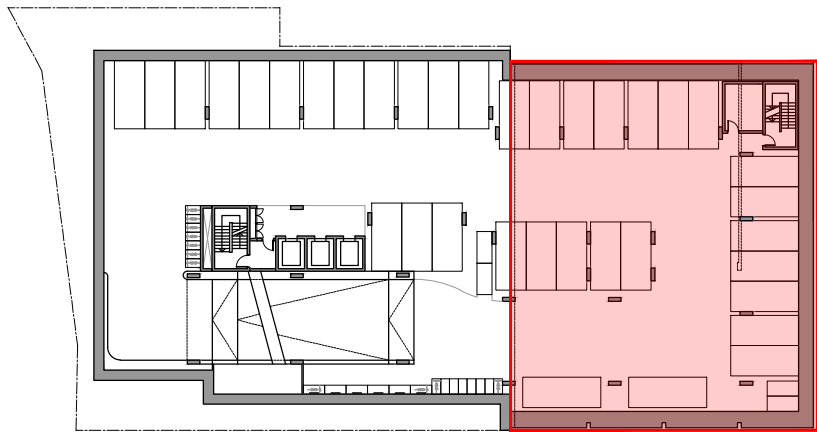
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY				project	PROPOSED MIXED USE BUILDING	scale	NTS	job no	J336
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	SECTION 34	FEB 2023					address	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	dwg no	DA24	issue	B
	B	SECTION 34 REVISED	MAR 2023					drawing	APPROVED VIEWS FROM THE SUN 2				



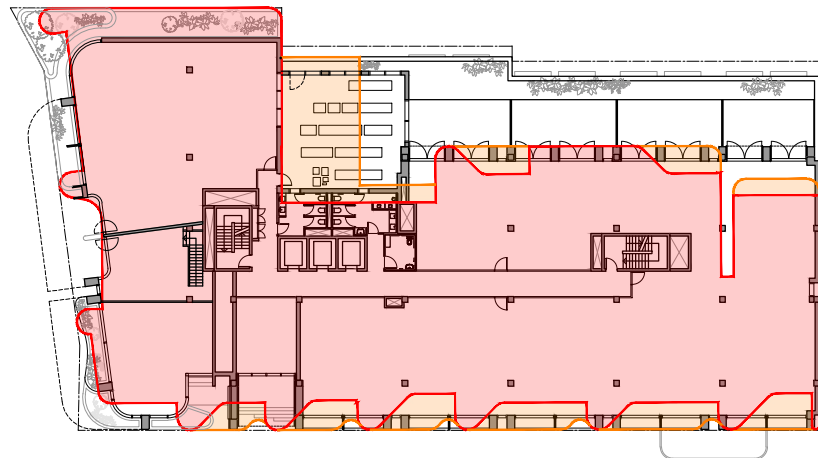
03 GROUND LOWER



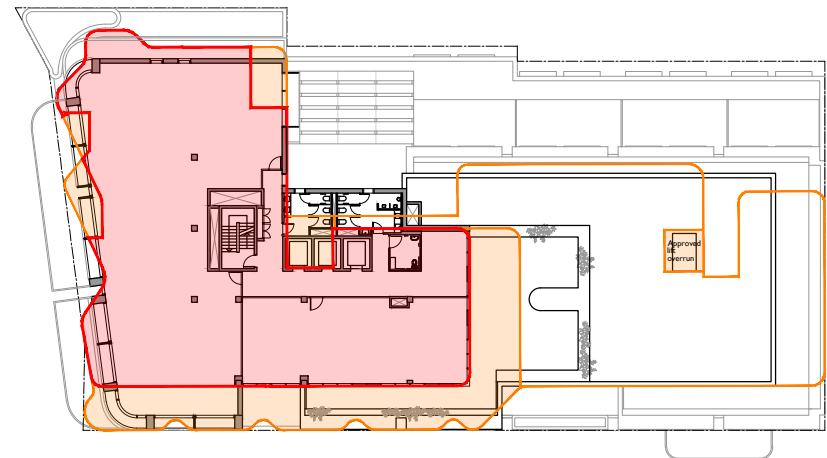
06 LEVEL 2



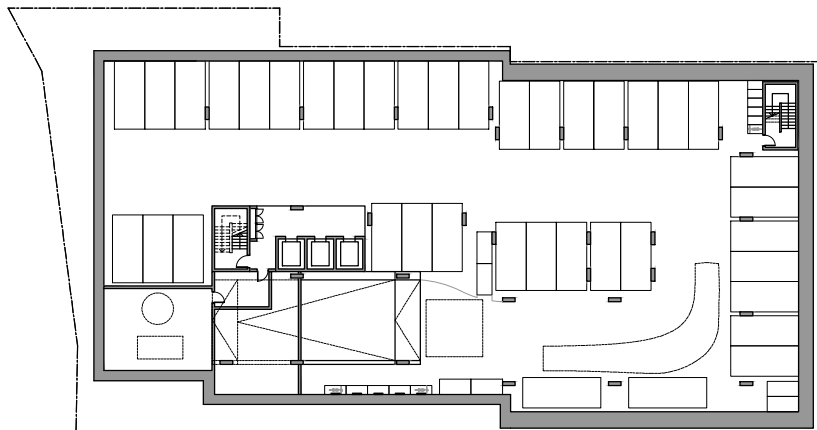
02 BASEMENT 1



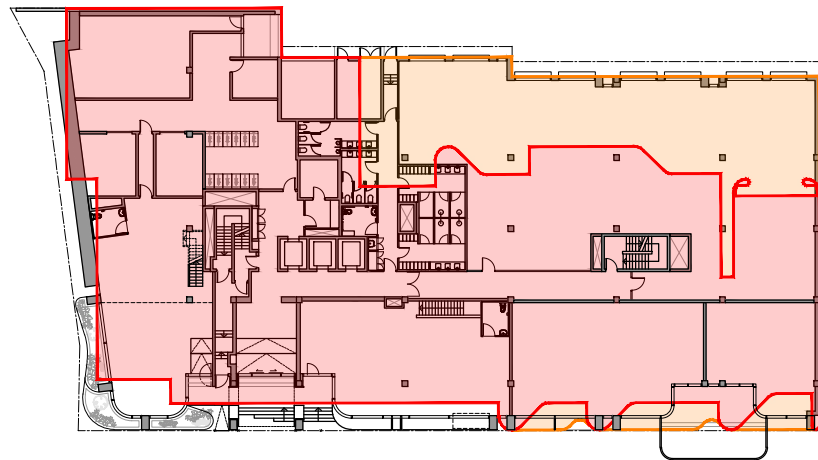
05 LEVEL 1



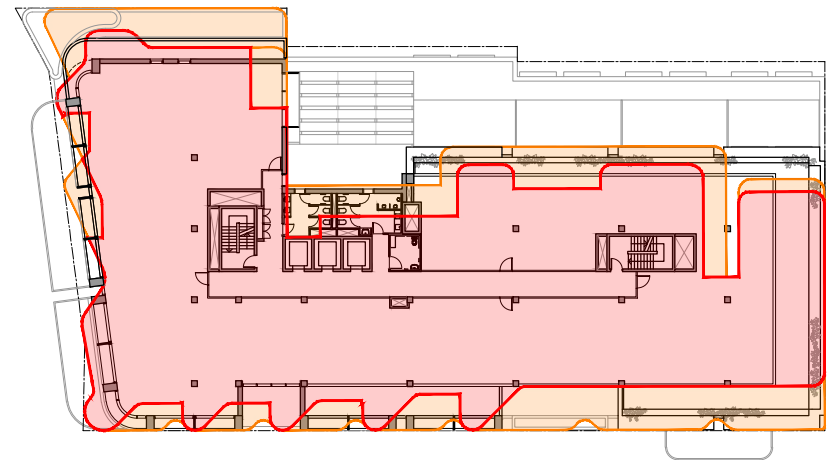
08 LEVEL 4



01 BASEMENT 2



04 GROUND UPPER



07 LEVEL 3



01 PROPOSED SCHEME

DA69/2021 APPROVED BUILDING  
DA69/2021 APPROVED EXTERNAL AREAS

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 C D	DEVELOPMENT APPLICATION SECTION 34 MAR 2023 SECTION 34 REVISED SECTION 34 REVISED MAR 2023	MAY 2022 FEB 2023 MAR 2023				address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA30	issue D
							drawing	DA APPROVED COMPARISON			

DA APPROVAL DA 69/2021  
Subject site

DA APPROVAL DA 449/2020  
No. 14



DA APPROVED STREETSCAPE



DA LODGED



SECTION 34 REVISED

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	SECTION 34	FEB 2023					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	address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA40	issue	D
	B	SECTION 34	FEB 2023							drawing	3D PERSPECTIVE COMPARISONS I				
C	SECTION 34 REVISED	MAR 2023													
D	SECTION 34 REVISED	MAR 2023													

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	DA40	issue	D
drawing	3D PERSPECTIVE COMPARISONS I				

DA APPROVAL DA 69/2021  
Subject site

DA APPROVAL DA 449/2020  
No. 14



DA APPROVED STREETSCAPE



DA LODGED



SECTION 34 REVISED

notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY				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 C D	SECTION 34 SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	FEB 2023 FEB 2023 MAR 2023 MAR 2023					address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA4I	issue	D
								drawing	3D PERSPECTIVE COMPARISONS 2				

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



NEW SOUTH HEAD ROAD CORNER MASSING COMPARISON



DA APPROVED  
DA 69/2021



DA LODGED



SECTION 34 REVISED

APPROVED BUILDING MASSING

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 C D	SECTION 34 SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	FEB 2023 FEB 2023 MAR 2023 MAR 2023			address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA42	issue	D
						drawing	3D PERSPECTIVE COMPARISONS 3				

BAY STREET MASSING COMPARISON



DA APPROVED  
DA 69/2021



DA LODGED



SECTION 34 REVISED

APPROVED BUILDING MASSING

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	SECTION 34	FEB 2023				address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA43	issue	D
	B	SECTION 34	FEB 2023				doug @ lawtonhurley.com.au	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	DA43		D	
C	SECTION 34 REVISED	MAR 2023	doug @ lawtonhurley.com.au	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	DA43	D						
D	SECTION 34 REVISED	MAR 2023					doug @ lawtonhurley.com.au	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	DA43	D		

SETBACK FROM 290 NSH RD MASSING COMPARISON



DA APPROVED  
DA 69/2021



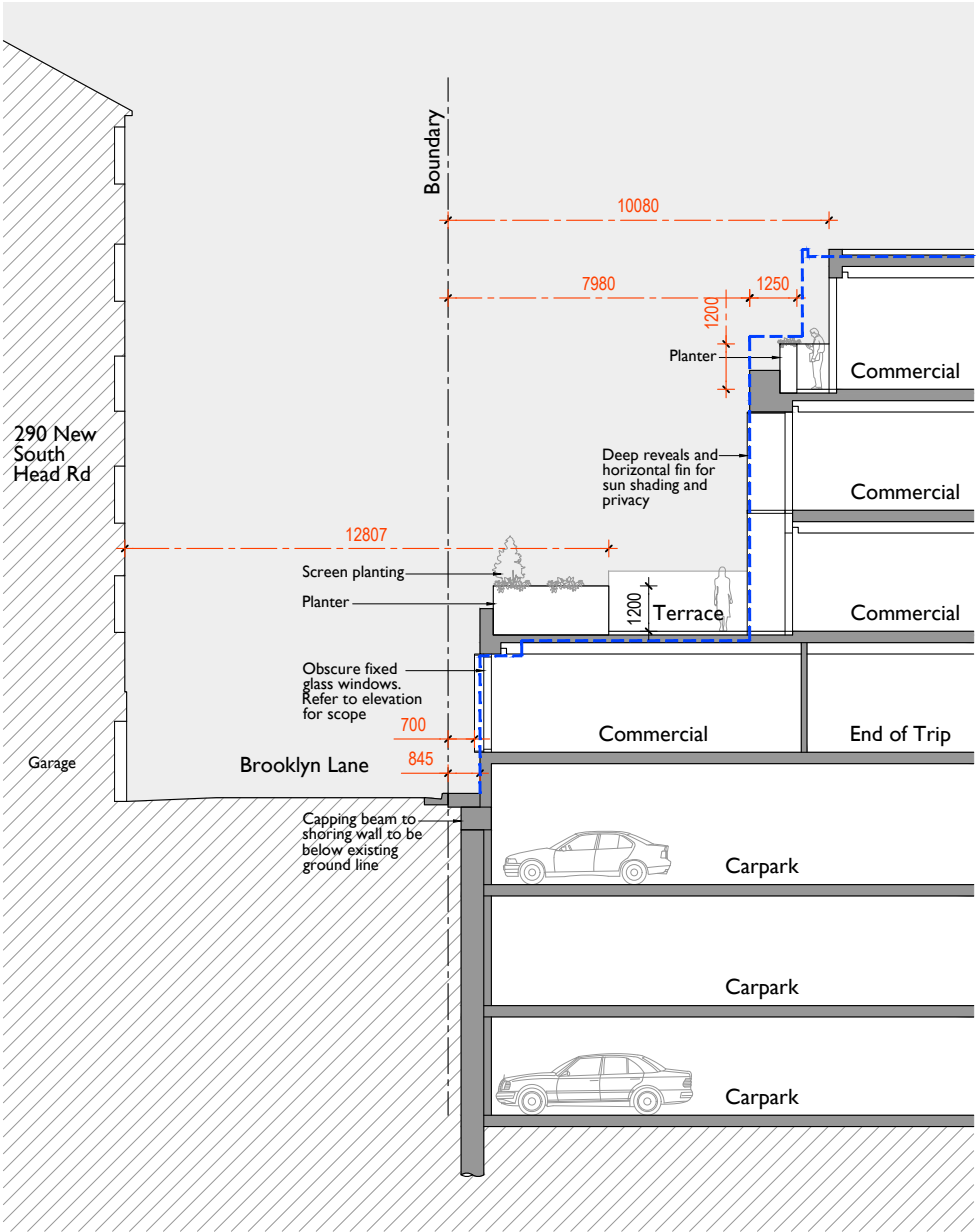
DA LODGED



SECTION 34 REVISED

APPROVED BUILDING MASSING

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	SECTION 34 REVISED SECTION 34 REVISED	MAR 2023 MAR 2023				address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA44	issue	B
							drawing	3D PERSPECTIVE COMPARISONS 5				





01 Section  
Looking North

KEY	
EXISTING WALLS	
PROPOSED WALLS	

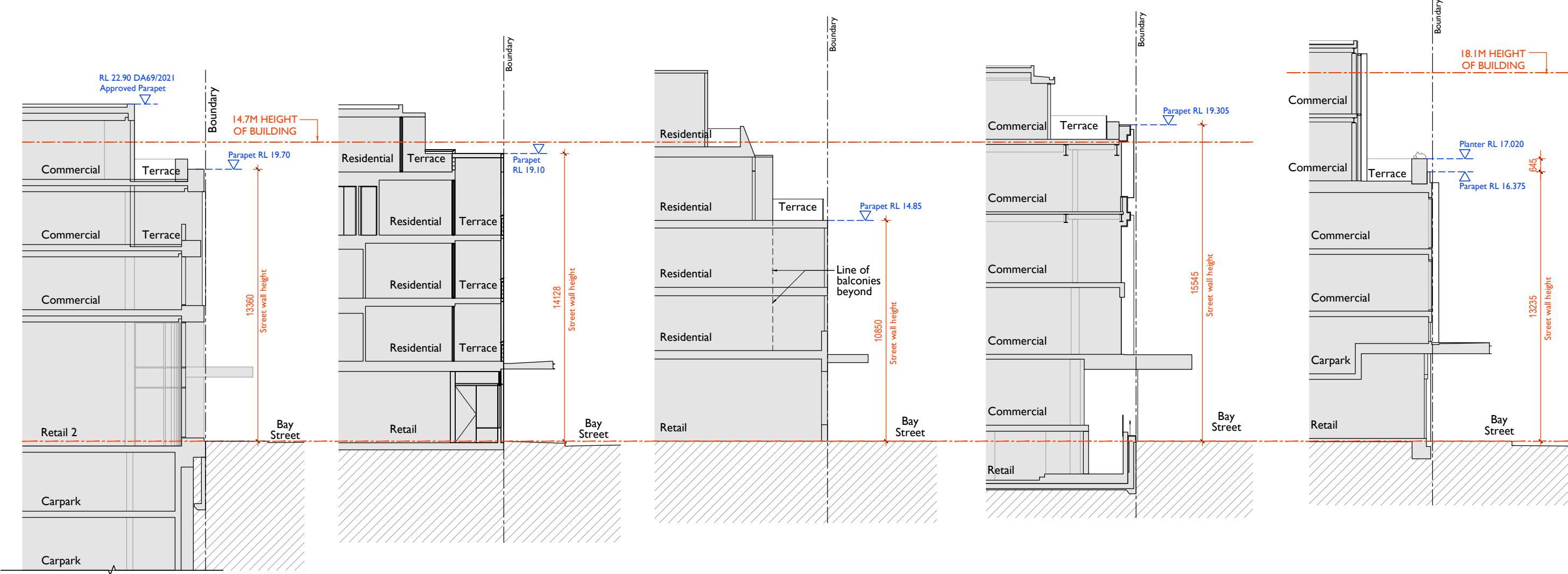
notes	issue	amendment	date issued	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	LawtonHurley Architecture Interiors Planning  Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au  ABN 94 105 274 235 Doug Lawton Architect No 5665	project	PROPOSED MIXED USE 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 C D	SECTION 34 SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	FEB 2023 FEB 2023 MAR 2023 MAR 2023			address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA50	issue	D
						drawing	PART SECTION LOOKING NORTH				



KEY	
EXISTING WALLS	
PROPOSED WALLS	

[illegible]





01 SUBJECT SITE  
249-298 NEW SOUTH  
HEAD RD + 2-10 BAY ST

02 14 BAY STREET  
APPROVED DA 449/2020

03 18 BAY STREET

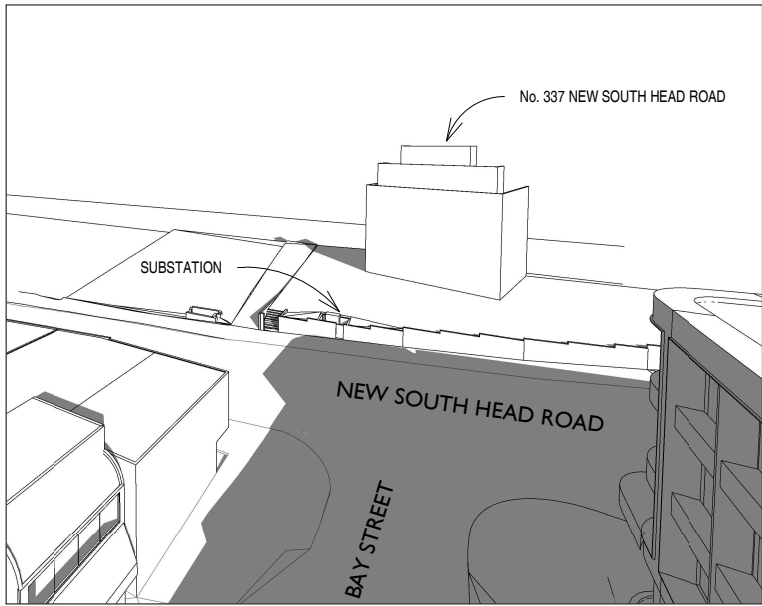
04 24 BAY STREET  
APPROVED DA 68/2021  
NOTE : Under Construction

05 30-36 BAY STREET

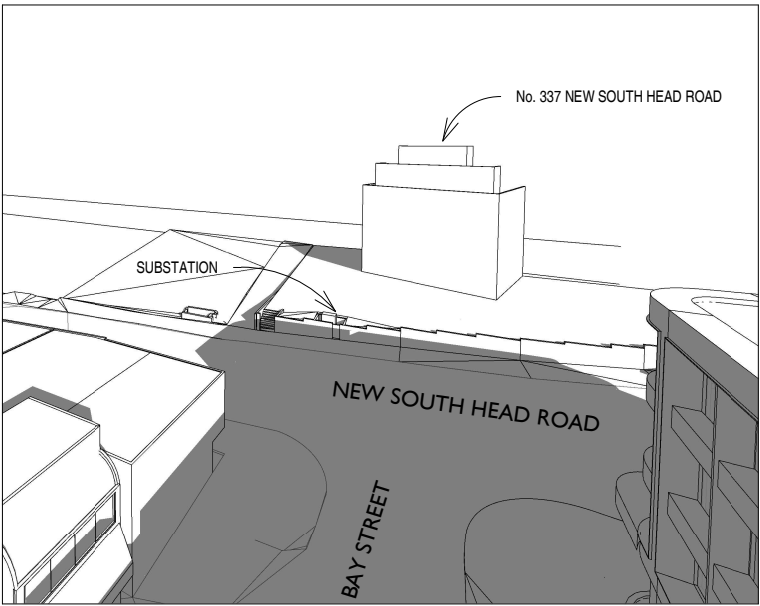
- NOTES
- BAY STREET SLOPES, THEREOFRE THE FOOTPATH HEIGHT VARIES
  - EACH BUILDING IS DRAWN AS THOUGH THE FOOTPATHS WERE ALL AT THE SAME BASE RL TO ALLOW COMPARISON OF THE STREET WALL HEIGHTS
  - HEIGHT LIMITS SHOWN RELATIVE TO FOOTPATH WHERE THE SECTION IS CUT

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 C D	SECTION 34 SECTION 34 SECTION 34 REVISED SECTION 34 REVISED	FEB 2023 FEB 2023 MAR 2023 MAR 2023			address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA52	issue	D
						drawing	STREET WALL COMPARISON				

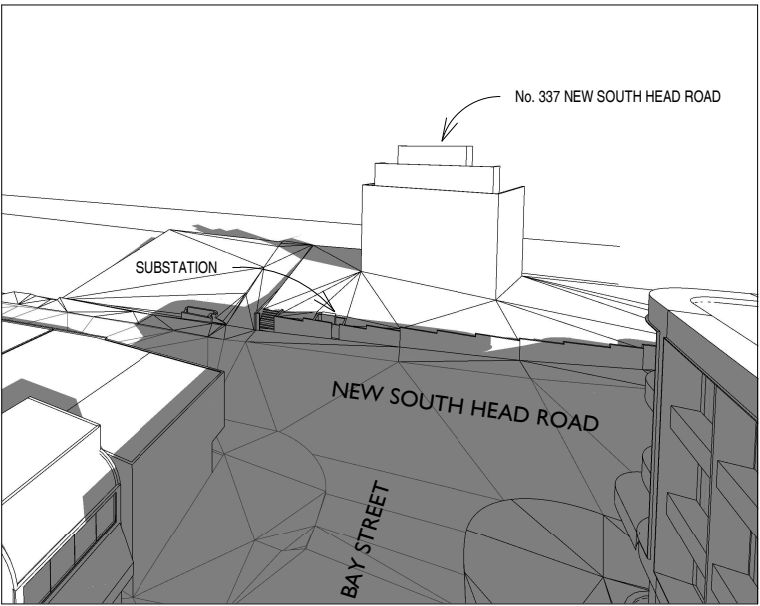
LawtonHurley Architecture Interiors Planning		Studio 3.03 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 doug @ lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	project	PROPOSED MIXED USE BUILDING	scale	1:200 on A3	job no	J336
			address	294-298 NSH RD + 2-10 BAY ST DOUBLE BAY NSW 2028	dwg no	DA52	issue	D
			drawing	STREET WALL COMPARISON				



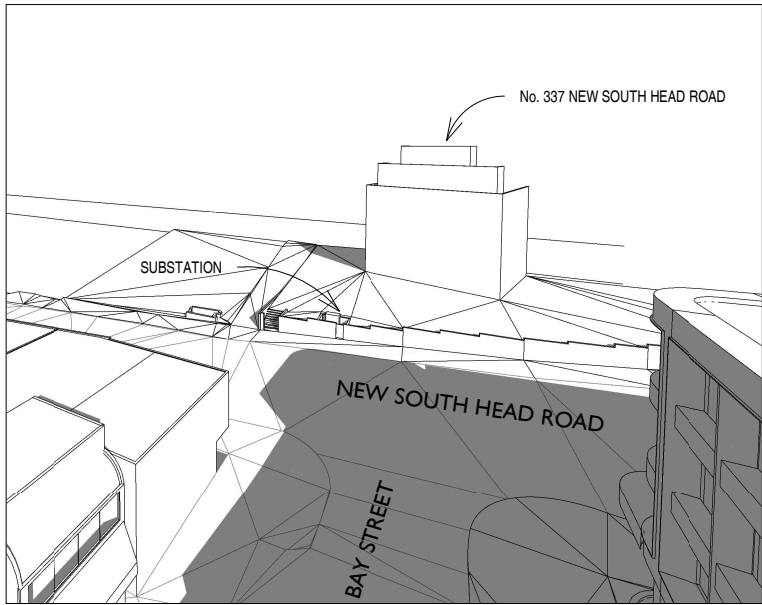
1 No. 337 Overshadowing - Winter Solstice 2pm



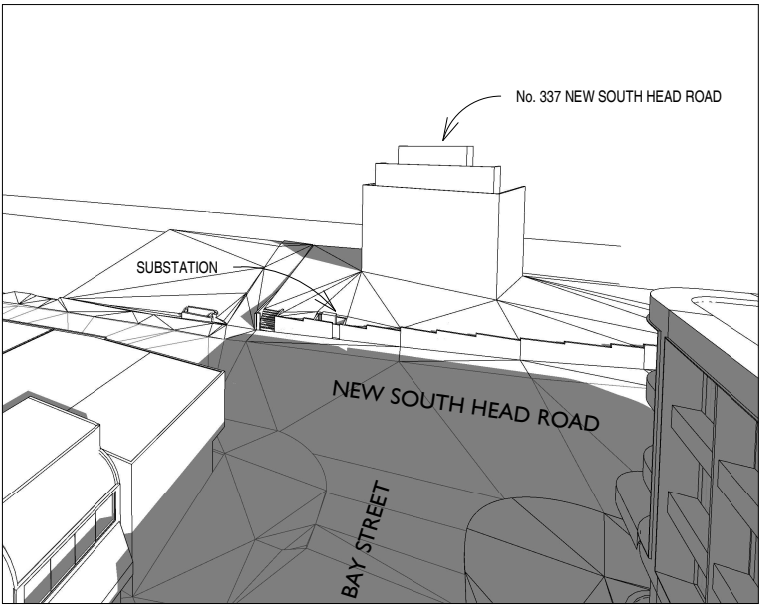
2 No. 337 Overshadowing - Winter Solstice 2.30pm



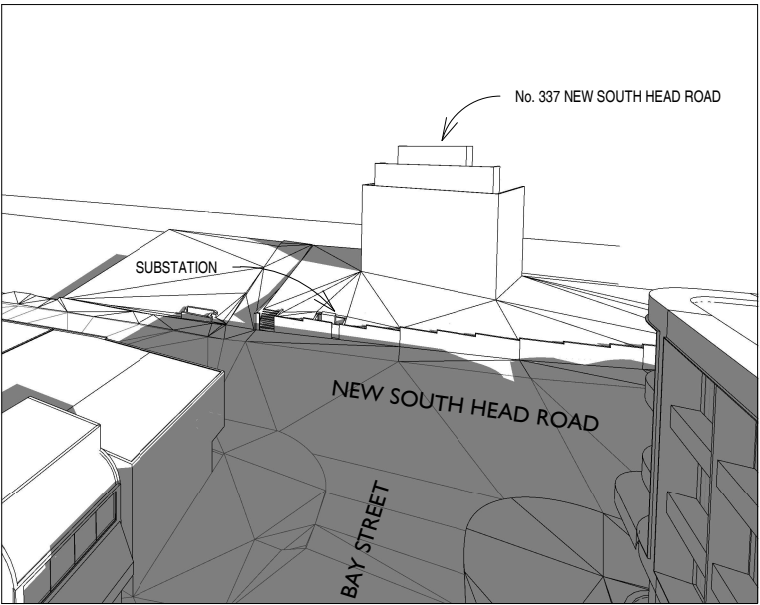
3 No. 337 Overshadowing - Winter Solstice 3.00pm



4 No. 337 Overshadowing - May 21st 2pm



5 No. 337 Overshadowing - May 21st 2.30pm



6 No. 337 Overshadowing - May 21st 3.00pm

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	SECTION 34	FEB 2023			address	294-298 NEW SOUTH HEAD RD + 2-10 BAY ST DOUBLE BAY	dwg no	DA53	B	
	B	SECTION 34 REVISED	MAR 2023			drawing	SHADOW DIAGRAMS				