

Architectural site plan for 11 Carlisle Street. The plan shows a building footprint with various rooms and features. Key elements include:

- Boundaries:** Indicated by red dashed lines with bearings and distances:
 - Top: $139^{\circ}12'50'' \sim 45.72$
 - Left: $49^{\circ}08'20'' \sim 15.24$
 - Bottom: $319^{\circ}12'50'' \sim 45.72$
 - Right: $229^{\circ}08'20'' \sim 15.24$
- Building Features:**
 - Roof Terrace:** Shaded orange, area 18.98 m^2 , FFL 31100.
 - Roof Pergola:** Shaded grey, area 66.48 m^2 , FFL 31100.
 - Potential Space for Solar Panels:** Shaded grey, FFL 31100.
 - Roof Above Stair:** Shaded grey, FFL 31100.
 - Roof Fall:** Indicated by arrows pointing towards the center of the building.
 - Line of Planter Below:** Indicated by a dashed line.
 - Space for Fire Flu:** Indicated by a dashed line.
 - Lift Over Run:** Indicated by a dashed line.
 - Top of Concrete Wall:** RL 25.05.
 - Top of Fence:** RL 25.90.
 - Ridge Height:** 32.990.
 - Ground Level Windows:** (If any) not visible.
- Trees:**
 - Tree 5:** SRZ area 30.19 m^2 , shown shaded.
 - Tree 6:** TPZ area 66.48 m^2 , SRZ shown dashed.
- Other Features:**
 - Concrete Drive Way:** Indicated by a dashed line.
 - Footpath:** Indicated by a dashed line.
 - Concrete:** Indicated by a dashed line.
 - Roof Terrace:** Indicated by a dashed line.
 - Roof Pergola:** Indicated by a dashed line.
 - Roof Above Stair:** Indicated by a dashed line.
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02/2021 9:39 AM | c:\camball\Z:\0000 PROJECT\SI19162\9 Carlsie St, Rose Bay\B - WORKING\B.00 - DRAWINGS\B.01.01 - CURRENT DRAWING FILES\B.02.XX\ARCHIVE - each stage in here\SOFAc Meeting\19162\9 Carlsie St, Rose Bay\ SOFAc on

Assessor # 20901		Assessor's Cert # 20901589	
Thermal Load & NATHERS Spec			
Unit no.	Heating load MJ/m ² /day	Cooling load MJ/m ² /yr	Star Rating
Unit-1	40	23	5.2
Unit-2	38	20	5.6
Unit-3	39	24	5.3
Total (3)	117	67	16.1
Average	39	22.2	5.3

Ceiling Insulation: R2.0 (Only for units with direct roof above)

External wall Insulation: R1.0

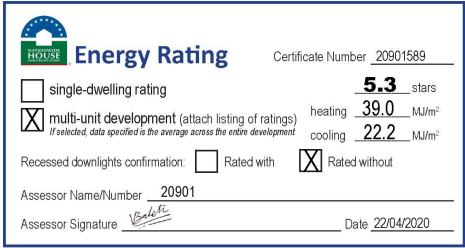
External Glazing:
 ALM-001-01 A: Aluminium B SG Clear
 U=6.70 SHGC=0.70

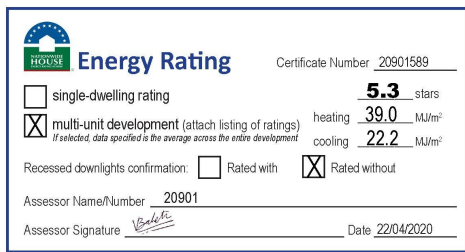
Suspended concrete, medium colour (SA 0.475 - 0.7)+ water proofing

All External door & window to be weather sealed

Exhaust fans / Downlights to be sealed (if any)


Eaves / shading as per drawings





03

	NR	
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**Energy Rating**

Certificate Number 20901589

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development


heating 5.3 stars

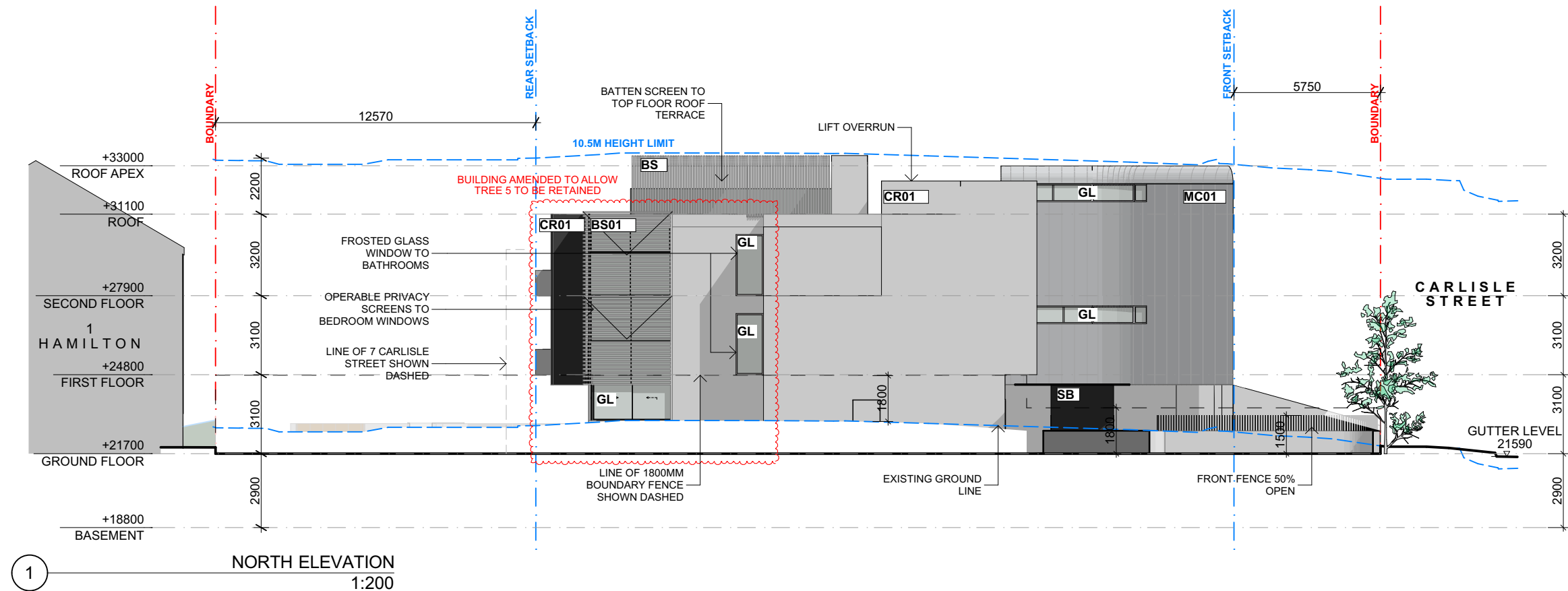
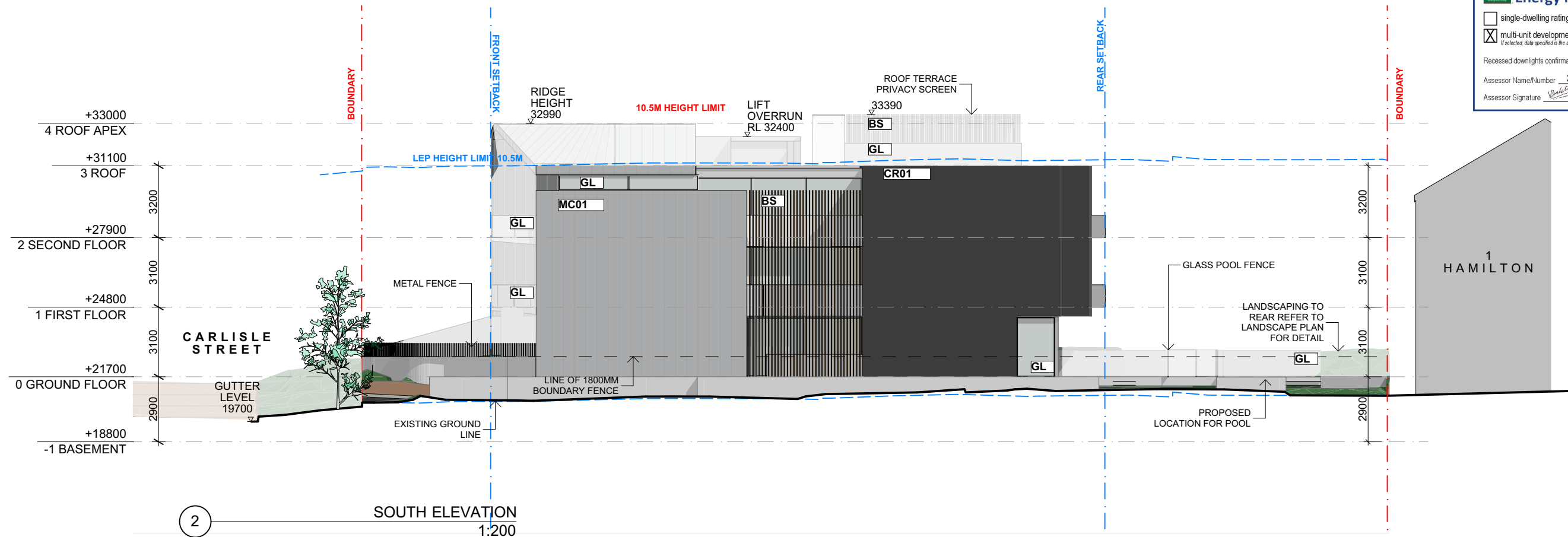
cooling 39.0 MJ/m²

22.2 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number 20901

Assessor Signature  Date 22/04/2020



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NOMINATED ARCHITECT: SIMON HANSON # 6739

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LEGEND:

BS - BATTEN SCREEN
CONC - CONCRETE
CR01 - CONCRETE RENDER
GL - GLASS
MC - METAL CLADDING
SB - SANDSTONE BLOCKS
ST - STEEL FENCE
TB - TIMBER (OR LOOK-A-LIKE) BATTEN

Residential Flat Building

REV	DATE	NAME
01	22/04/2020	DA SUBMISSION
02	23/09/2020	DRAWINGS AMENDED TO SUIT SOFAC
03	3/11/2020	RE-SUBMISSION TO COUNCIL

9 Carlisle St, Rose Bay

STAGE:

DA

SCALE @ A3:

1:200

DRAWING TITLE:

ELEVATIONS SHEET 01

CLIENT: **Clutch Capital**

DRAWN: **JC**

CHECKED: **HHH**

APPROVED: **SRH**

PROJECT No: **19162**


DRAWING No:

DA200

REVISION:

03

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CONSTRUCTION



Energy Rating

Certificate Number 20901589

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
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heating 5.3 stars

cooling 39.0 MJ/m²


22.2 MJ/m²

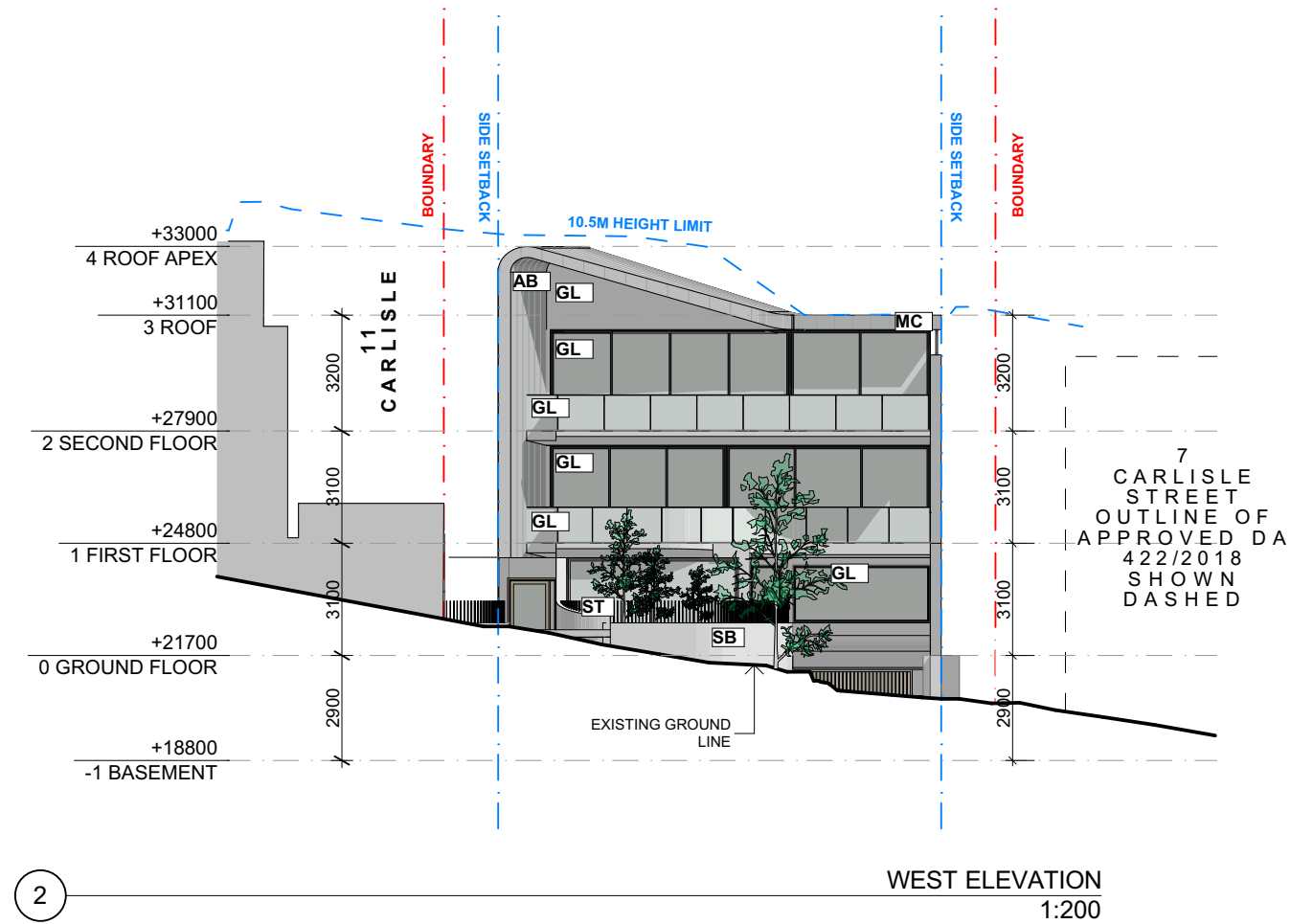
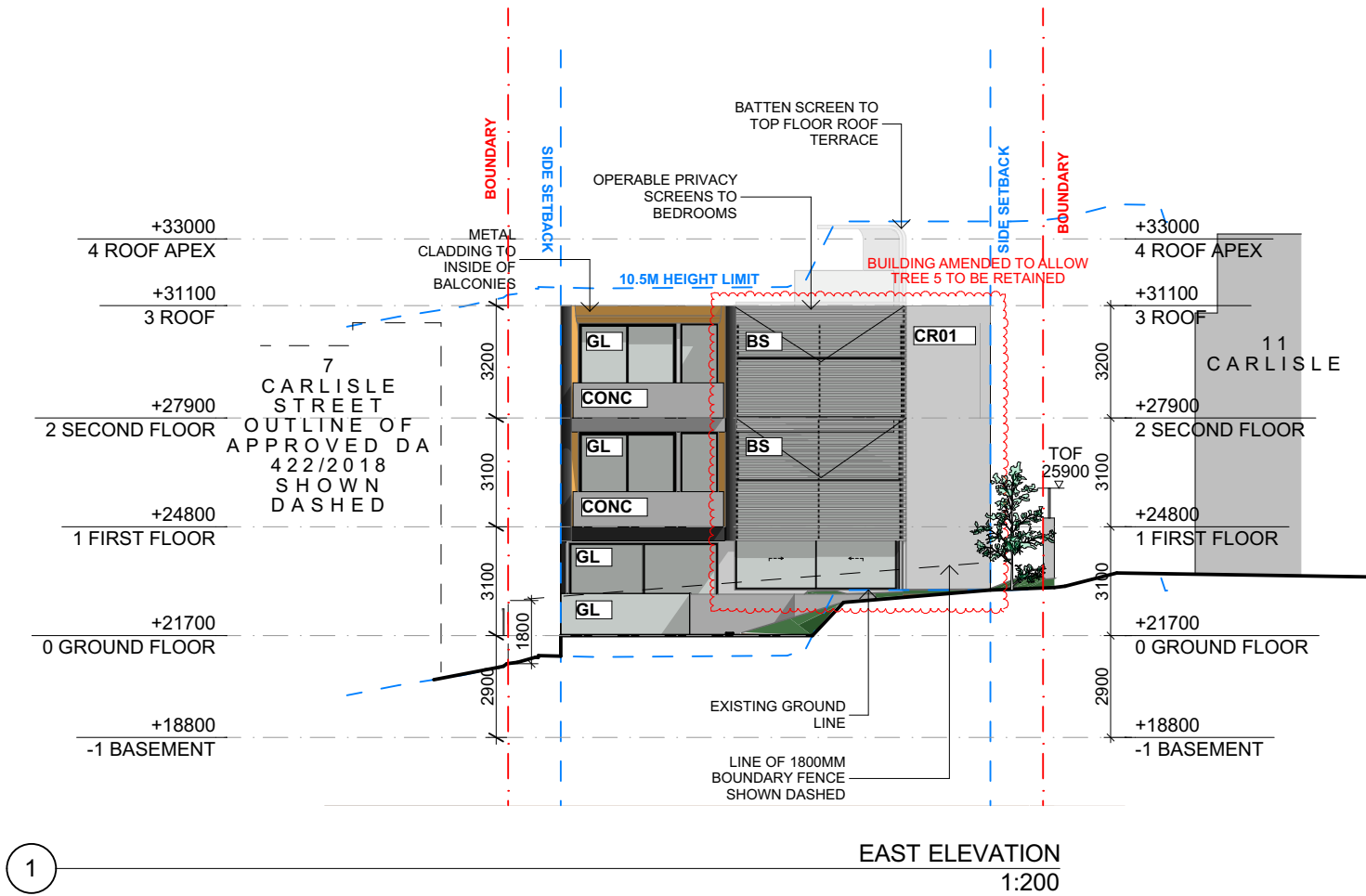
Recessed downlights confirmation:

☐ Rated with

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GL - GLASS
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ST - STEEL FENCE
TB - TIMBER (OR LOOK-A-LIKE) BATTEN

TOF - TOP OF FENCE

Residential Flat Building

REV	DATE	NAME
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02	23/09/2020	DRAWINGS AMENDED TO SUIT SOFAC
03	3/11/2020	RE-SUBMISSION TO COUNCIL

9 Carlisle St, Rose Bay

STAGE: DA	DRAWING TITLE: ELEVATIONS SHEET 02
SCALE @ A3: 1:200	CLIENT: Clutch Capital DRAWN: JC
CHECKED: HHH APPROVED: SRH	REVISION: 03

PROJECT No: **19162**

DRAWING No:
DA201

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Architectural elevation drawing of the proposed building at 11 Carlisle Street. The drawing shows the building's profile with various floor levels and setbacks indicated. Key features include:

- Left Side:** Adjacent to 11 CARLISLE. A vertical dimension of 9550 is shown.
- Right Side:** Adjacent to 7 CARLISLE STREET. A vertical dimension of 10490 is shown.
- Setbacks and Boundaries:**
 - BOUNDARY (Red dashed line)
 - SIDE SETBACK (Blue dashed line)
- Floor Levels and Heights:**
 - +32990: 10.5M HEIGHT LIMIT
 - +33000: 4 ROOF APEX
 - +31100: 3 ROOF
 - +27900: OUTLINE OF SECOND FLOOR APPROVED SDA
 - +24800: 1 FIRST FLOOR
 - +21700: 0 GROUND FLOOR
 - +18800: -1 BASEMENT
- Internal Labels:**
 - LIVING/KITCHEN (multiple levels)
 - BEDROOM
 - BASEMENT
- Other Labels:**
 - EXISTING BUILDING LINE
 - BASEMENT FLOOR LEVEL VARIES
 - EXISTING GROUND LINE

1 HAMILTON

BOUNDARY

FRONT SETBACK

REAR SETBACK

BOUNDARY

CARLISLE STREET

GUTTER LEVEL 20230

20380

20810

20810

20510

20260

2220

19050

8800

3800

2200

2000

4840

2000

8000

5761

27400

12570

+33000

+33400

+33000

+31100

+27900

+24800

+21700

+18800

4 ROOF APEX

3 ROOF

2 SECOND FLOOR

1 FIRST FLOOR

0 GROUND FLOOR

-1 BASEMENT

LIVING/KITCHEN

LIVING/KITCHEN

STUDY

ENS

BEDROOM

STUDY

ENS

BEDROOM

BEDROOM

DINING

TERRACE

POOL

BASEMENT

EXISTING GROUND LINE

BASEMENT FLOOR LEVEL VARIES

WALL AMENDED TO ALLOW MORE SUN INTO POS OF 7 CARLISLE

BUILDING AMENDED TO ALLOW FOR GREATER REAR SETBACK

DRIVEWAY GRADIENT AMENDED, BEDROOM WALL SHIFTED TO ALLOW HEAD HEIGHT CLEARANCE INTO BASEMENT

10.5M HEIGHT LIMIT

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Architectural elevation drawing of a building facade. The drawing shows a multi-story building with four levels: UNIT 3, UNIT 2, UNIT 1, and BASEMENT. The building is flanked by red dashed lines labeled "BOUNDARY". A "SIGHT LINE" is indicated by a blue dashed line. A "10.5M HEIGHT LIMIT" is marked with a blue dashed line. A "PRIVACY SCREEN AND SHADE STRUCTURE" is shown above the units. A "SIDE SETBACK" is indicated by a blue dashed line. The drawing includes various dimensions and elevations:

- Horizontal dimensions: 1499, 12775, 15240, 12240, 1500.
- Vertical dimensions: 9966, 1800, 8090, 18800.
- Elevations: +32100, +31100, +33000, +31100, +27900, +24800, +21700, +18800, -1 BASEMENT.
- Labels: "UNIT 3", "UNIT 2", "UNIT 1", "BASEMENT", "11 CARLISLE", "VIEW OBSCURED BY SCREENS TO 11 CARLISLE STREET", "BASEMENT FLOOR LEVEL VARIES".

This architectural section drawing illustrates a three-story residential building with a basement, situated on a sloping site. The drawing includes the following details:

- Room Layouts:**
 - Basement:** Labeled "BASEMENT", with a note "BASEMENT FLOOR LEVEL VARIES".
 - Ground Floor (0):** Includes a "LIVING ROOM", "BEDROOM", and "BASEMENT" (likely a typo for a room).
 - First Floor (1):** Includes "BEDROOM", "ENSUITE", "STAIRS", and "LIVING".
 - Second Floor (2):** Includes "BEDROOM", "ENSUITE", and "LIVING".
 - Third Floor (3):** Includes a "ROOF TERRACE" and "LIVING".
- Setbacks and Boundaries:**
 - SETBACK:** Indicated by blue dashed lines on both sides of the building.
 - BOUNDARY:** Indicated by red dashed lines.
 - 10.5M HEIGHT LIMIT:** A blue dashed line across the top of the building.
 - BUILDING AMENDED TO ALLOW FOR GREATER REAR SETBACK:** A red note with a red dashed outline around the rear portion of the building.
 - BUILDING AMENDED TO ALLOW FOR GREATER REAR SETBACK:** A red note with a red dashed outline around the rear portion of the building.
- Ground Levels and Features:**
 - EXISTING GROUND LINE:** Shown as a solid black line.
 - BASEMENT FLOOR LEVEL VARIES:** A note pointing to the basement level.
 - OUTLINE OF SWIMMING POOL:** Located in the lower left area.
 - LARGE SEATING / STEPS REFER TO LANDSCAPE DESIGN FOR DETAIL:** A note pointing to a feature on the left side.
 - PERGOLA SHADE STRUCTURE:** Located on the roof terrace.
- Levels and Elevation:**
 - +33000:** 4 ROOF APEX
 - +31100:** 3 ROOF
 - +27900:** 2 SECOND FLOOR
 - +24800:** 1 FIRST FLOOR
 - +21700:** 0 GROUND FLOOR
 - +18800:** -1 BASEMENT
- Other Labels:**
 - HAMILTON:** Located on the left side.
 - CARLISLE STREET:** Located on the right side.

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