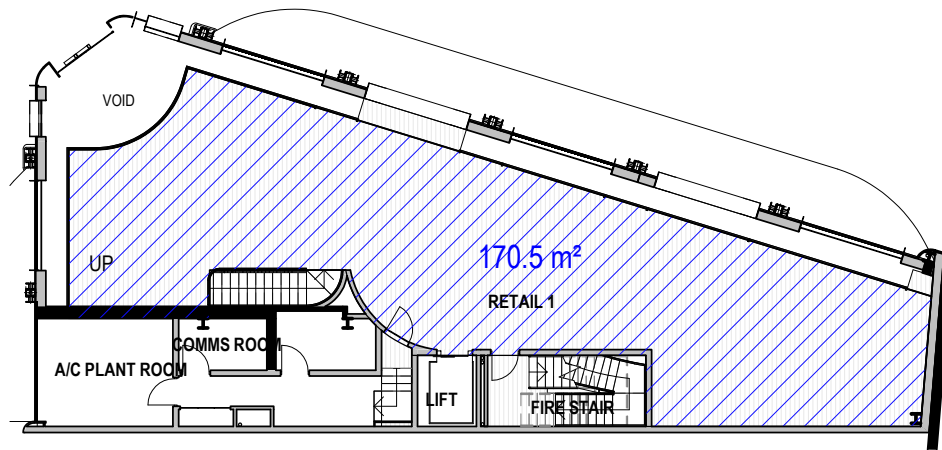
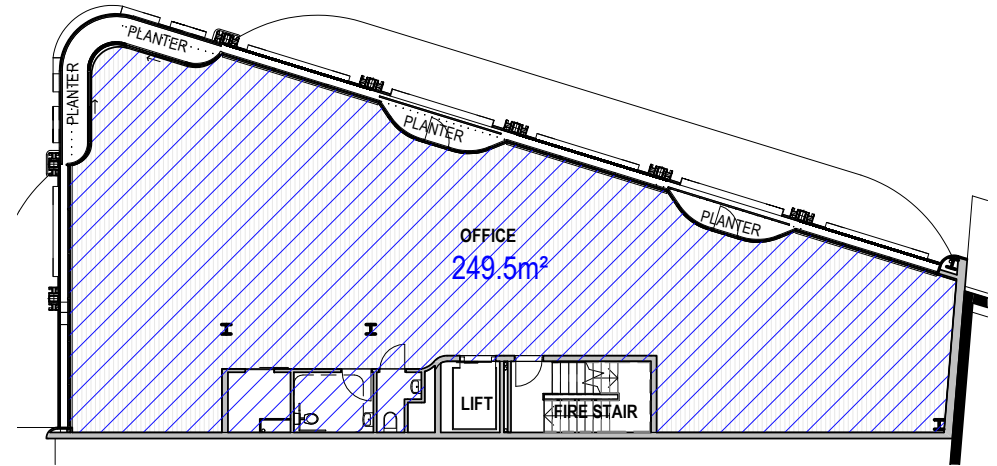


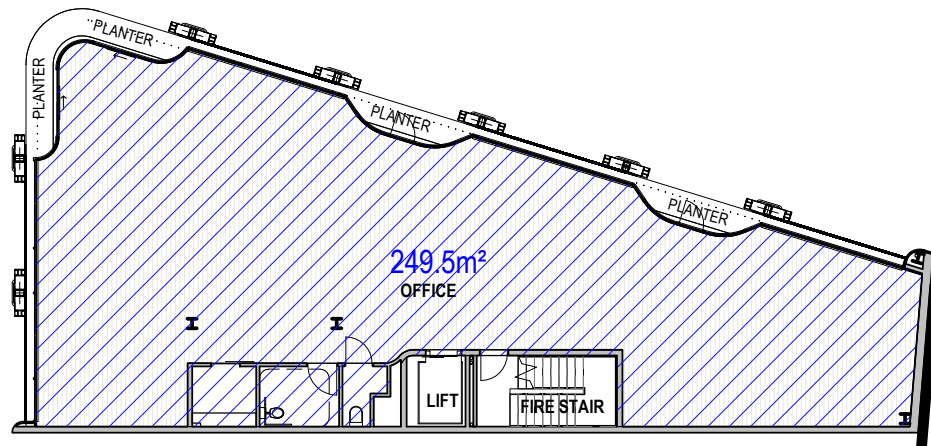
1 GROUND FLOOR AREA 1:250



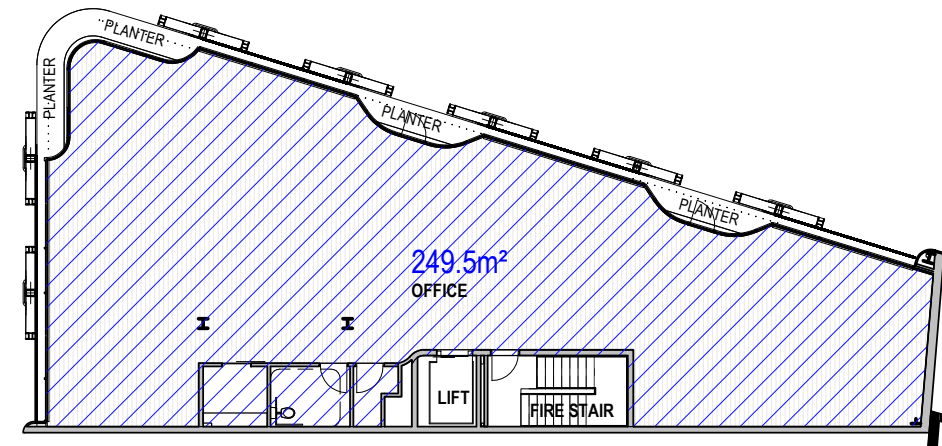
2 LEVEL 1 1:250



3 LEVEL 2 AREA 1:250



4 LEVEL 3 AREA 1:250



5 LEVEL 4 AREA 1:250

FSR CALCULATION

SITE AREA:	320.5m ²
PERMISSABLE FSR:	
LEP - 2.5:1	801.25m ²
EXCEPTION - 3:1	961.5m ²
PROPOSED - 3.5:1	1,127.5m ²

PROPOSED GROSS FLOOR AREA:

GROUND FLOOR =	208.5m ²
LEVEL 1=	170.5m ²
LEVEL 2=	249.5m ²
LEVEL 3=	249.5m ²
LEVEL 4=	249.5m ²

TOTAL PROPOSED = 1,127.5m²

FSR KEY

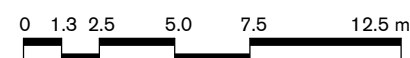
	FLOOR PLATE
	BUILDING ENVELOPE
	DEMOLITION OF EXISTING

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PRELIMINARY
DESIGN REVIEW

DEVELOPMENT APPLICATION FLOOR SPACE RATIO DIAGRAM



GENERAL NOTES

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PROJECT

55 BAY STREET, DOUBLE BAY

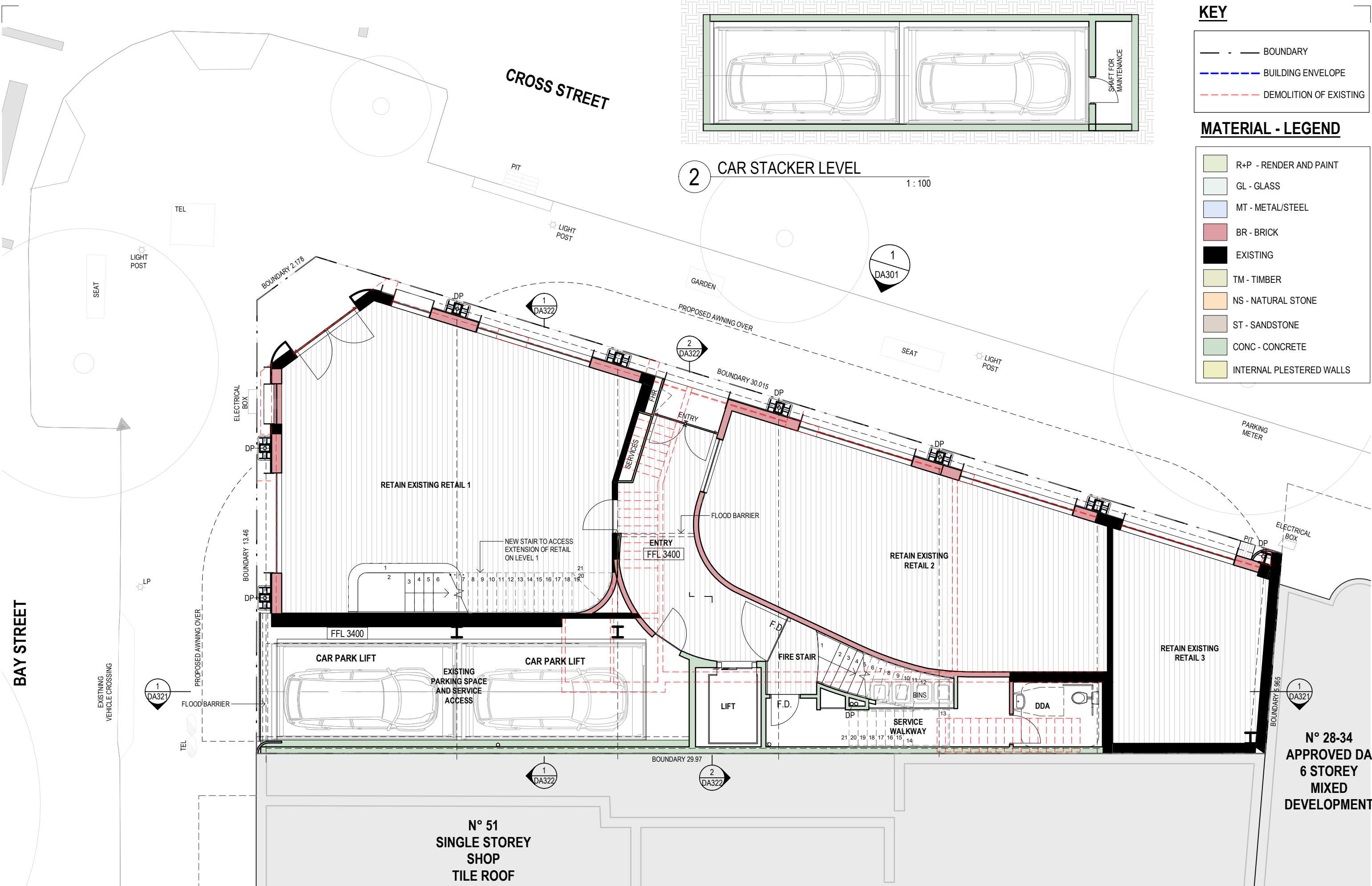
DRAWING

FLOOR SPACE RATIO DIAGRAM

PROJECT NO. STAGE DWG NO. REV

189 DA006 A

Drawn: ES/LA Scale: As indicated @A3
Checked: BS Date: 05/10/21



KEY

- — — BOUNDARY
- - - BUILDING ENVELOPE
- - - DEMOLITION OF EXISTING

MATERIAL - LEGEND

- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- ST - SANDSTONE
- CONC - CONCRETE
- INTERNAL PLESTERED WALLS

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PRELIMINARY
DESIGN REVIEW

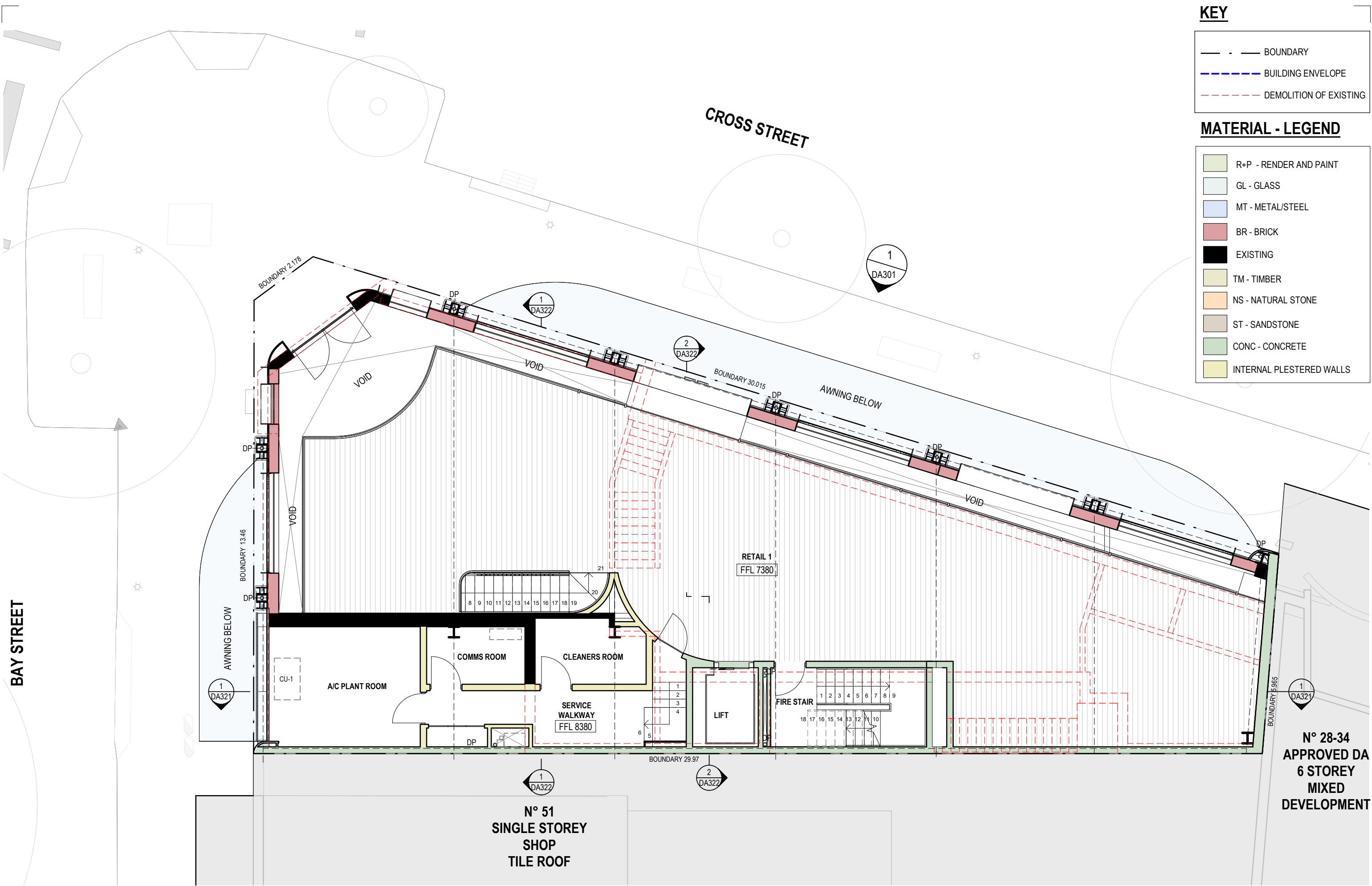
DEVELOPMENT APPLICATION
GROUND FLOOR PLAN



GENERAL NOTES
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PROJECT
55 BAY STREET, DOUBLE BAY
DRAWING
GROUND FLOOR PLAN

PROJECT NO. STAGE DWG NO. REV
189 DA201 A
Drawn: ES/LA Scale: 1:100 @A3
Checked: BS Date: 05/10/21



KEY

- - — BOUNDARY
- - - BUILDING ENVELOPE
- - - DEMOLITION OF EXISTING

MATERIAL - LEGEND

- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- ST - SANDSTONE
- CONC - CONCRETE
- INTERNAL PLESTERED WALLS

BAY STREET

CROSS STREET

N° 28-34
APPROVED DA
6 STOREY
MIXED
DEVELOPMENT

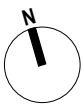
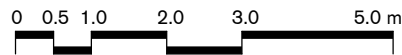
N° 51
SINGLE STOREY
SHOP
TILE ROOF

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PRELIMINARY
DESIGN REVIEW

DEVELOPMENT APPLICATION
LEVEL 1 FLOOR PLAN



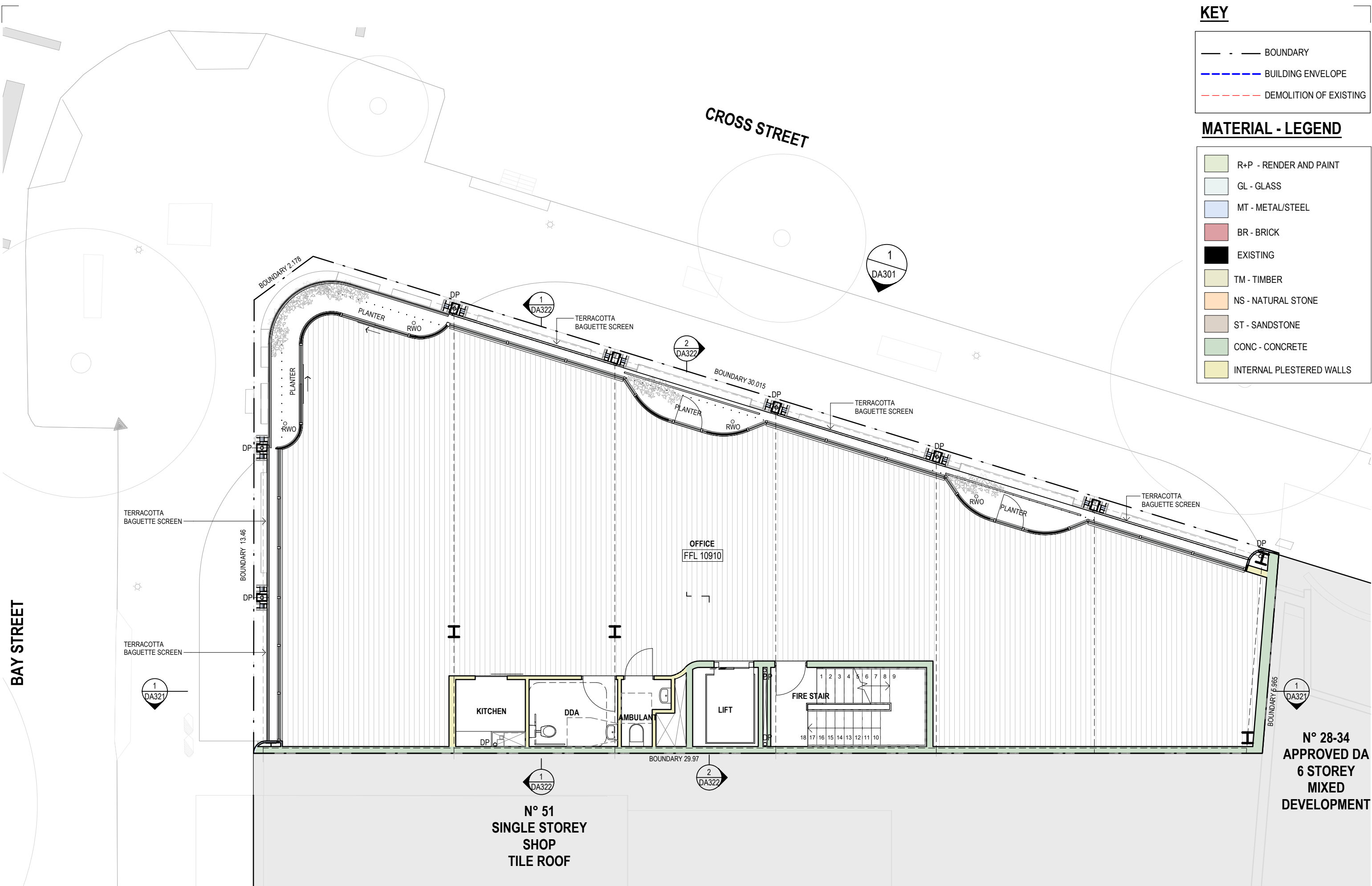
GENERAL NOTES
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PROJECT
55 BAY STREET, DOUBLE BAY

DRAWING
LEVEL 1 FLOOR PLAN

PROJECT NO. STAGE DWG NO. REV
189 DA202 A

Drawn: ES/LA Scale: 1:100 @A3
Checked: BS Date: 05/10/21



KEY

- - — BOUNDARY
- — — BUILDING ENVELOPE
- - - DEMOLITION OF EXISTING

MATERIAL - LEGEND

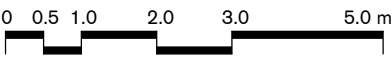
- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- ST - SANDSTONE
- CONC - CONCRETE
- INTERNAL PLESTERED WALLS

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PRELIMINARY
DESIGN REVIEW

DEVELOPMENT APPLICATION
LEVEL 2 FLOOR PLAN



GENERAL NOTES

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PROJECT
55 BAY STREET, DOUBLE BAY

DRAWING
LEVEL 2 FLOOR PLAN

PROJECT NO. STAGE DWG NO. REV
189 DA204 A

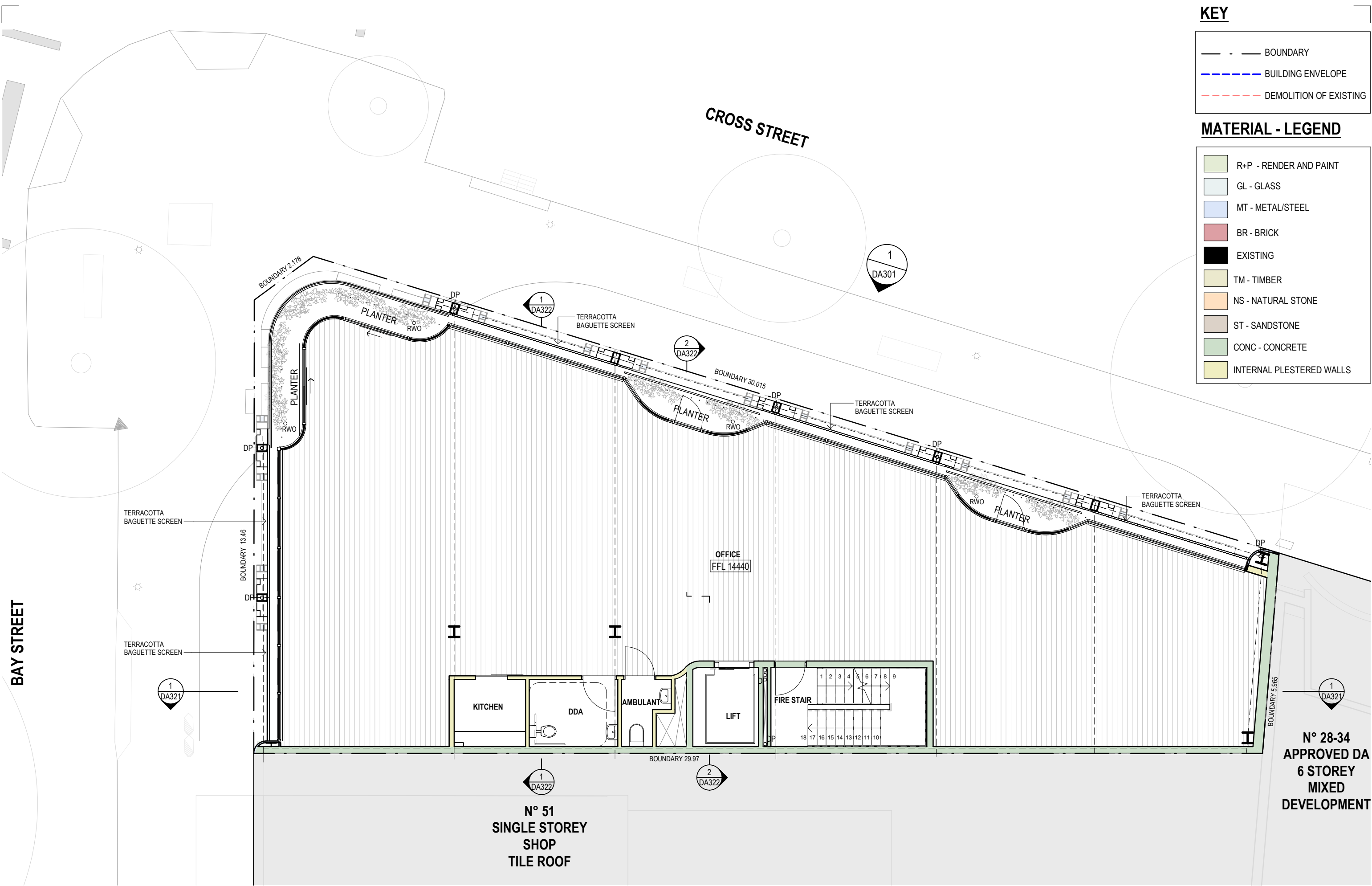
Drawn: ES/LA Scale: 1:100 @A3
Checked: BS Date: 05/10/21

KEY

- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING

MATERIAL - LEGEND

- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- ST - SANDSTONE
- CONC - CONCRETE
- INTERNAL PLESTERED WALLS

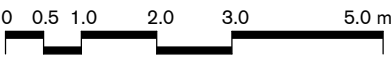


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PRELIMINARY
DESIGN REVIEW

DEVELOPMENT APPLICATION
LEVEL 3 FLOOR PLAN



GENERAL NOTES

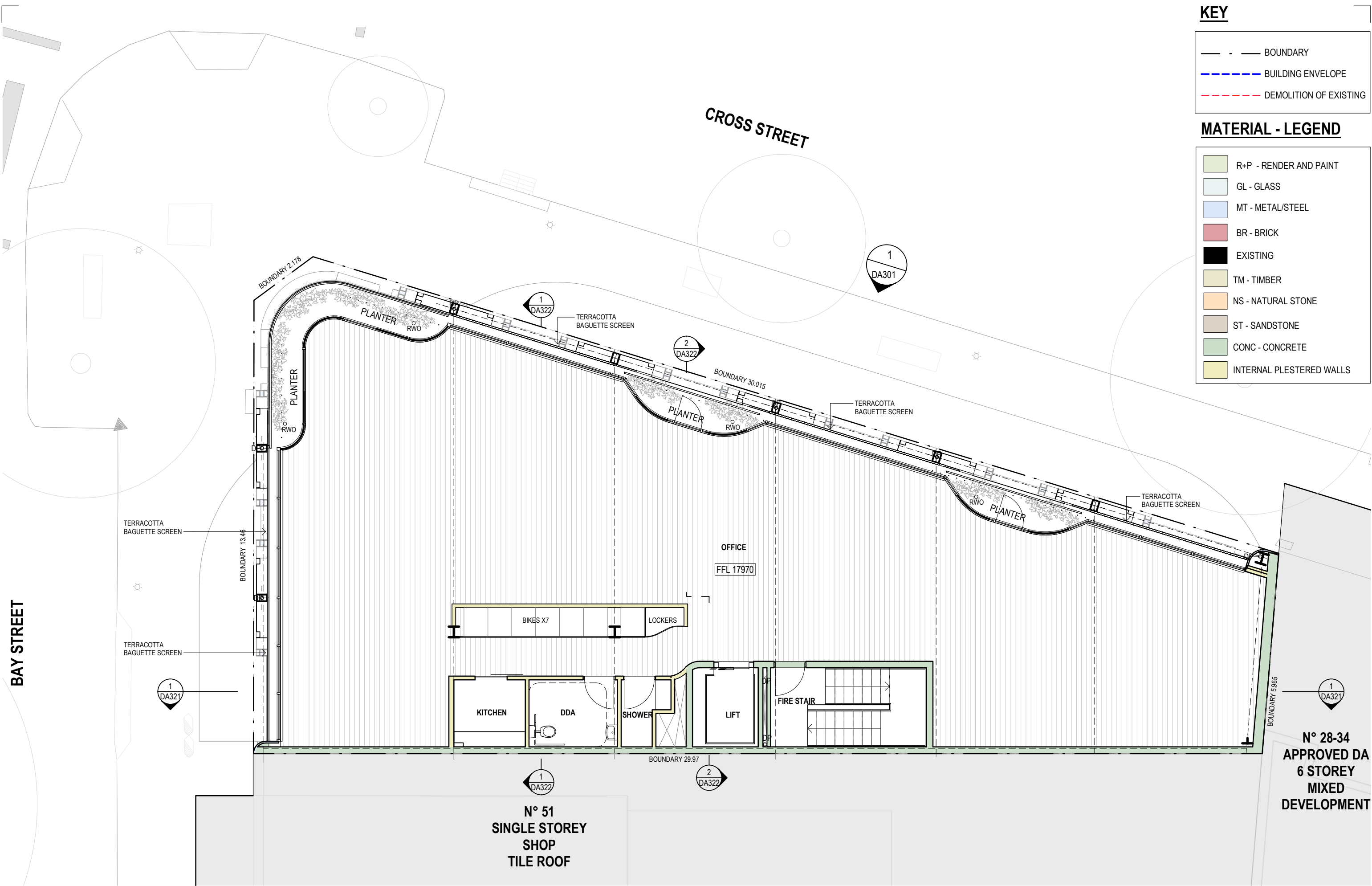
Do not scale from drawings. All dimensions are to be checked on site before commencement of work. All discrepancies to be brought to the attention of the project architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, it must not be retained, copied or used without the express authority of Stafford Architecture Pty Ltd. ACN 097664527 | Nom. Architect: Bruce Stafford - 71155

PROJECT
55 BAY STREET, DOUBLE BAY

DRAWING
LEVEL 3 FLOOR PLAN

PROJECT NO. STAGE DWG NO. REV
189 DA205 A

Drawn: ES/LA Scale: 1:100 @A3
Checked: BS Date: 05/10/21



KEY

- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING

MATERIAL - LEGEND

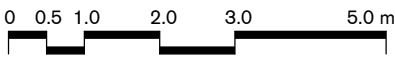
- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- ST - SANDSTONE
- CONC - CONCRETE
- INTERNAL PLESTERED WALLS

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PRELIMINARY
DESIGN REVIEW

DEVELOPMENT APPLICATION
LEVEL 4 FLOOR PLAN



GENERAL NOTES

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PROJECT
55 BAY STREET, DOUBLE BAY

DRAWING
LEVEL 4 FLOOR PLAN

PROJECT NO. STAGE DWG NO. REV
189 DA206 A

Drawn: ES/LA Scale: 1:100 @A3
Checked: BS Date: 05/10/21

N° 28-34
APPROVED DA
6 STOREY
MIXED
DEVELOPMENT

N° 51
SINGLE STOREY
SHOP
TILE ROOF

OFFICE
FFL 17970

1
DA322

2
DA322

1
DA301

1
DA322

2
DA322

1
DA321

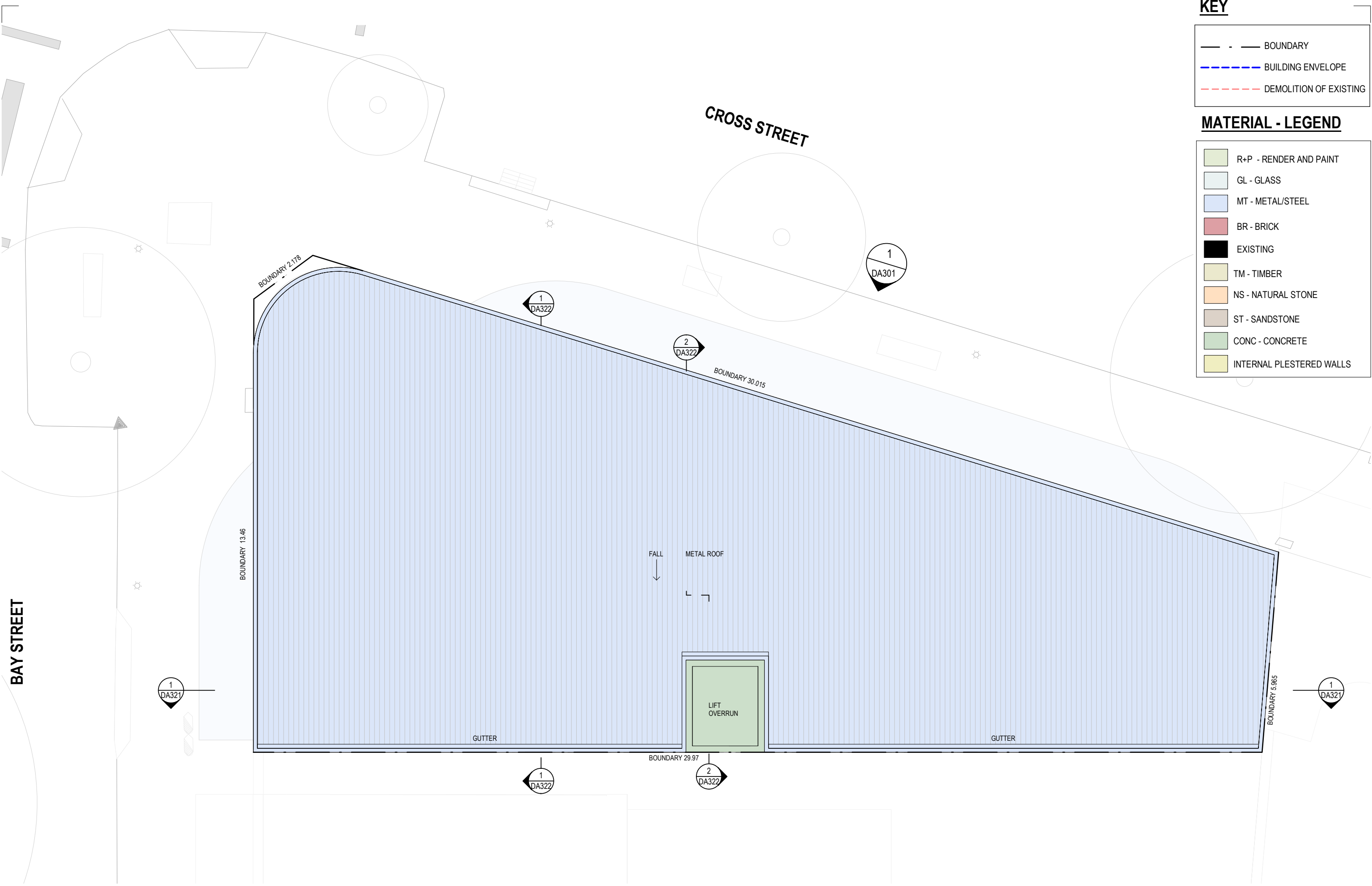
1
DA321

KEY

- BOUNDARY
- BUILDING ENVELOPE
- DEMOLITION OF EXISTING

MATERIAL - LEGEND

- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- ST - SANDSTONE
- CONC - CONCRETE
- INTERNAL PLESTERED WALLS

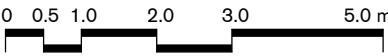


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PRELIMINARY
DESIGN REVIEW

DEVELOPMENT APPLICATION
ROOF PLAN



GENERAL NOTES

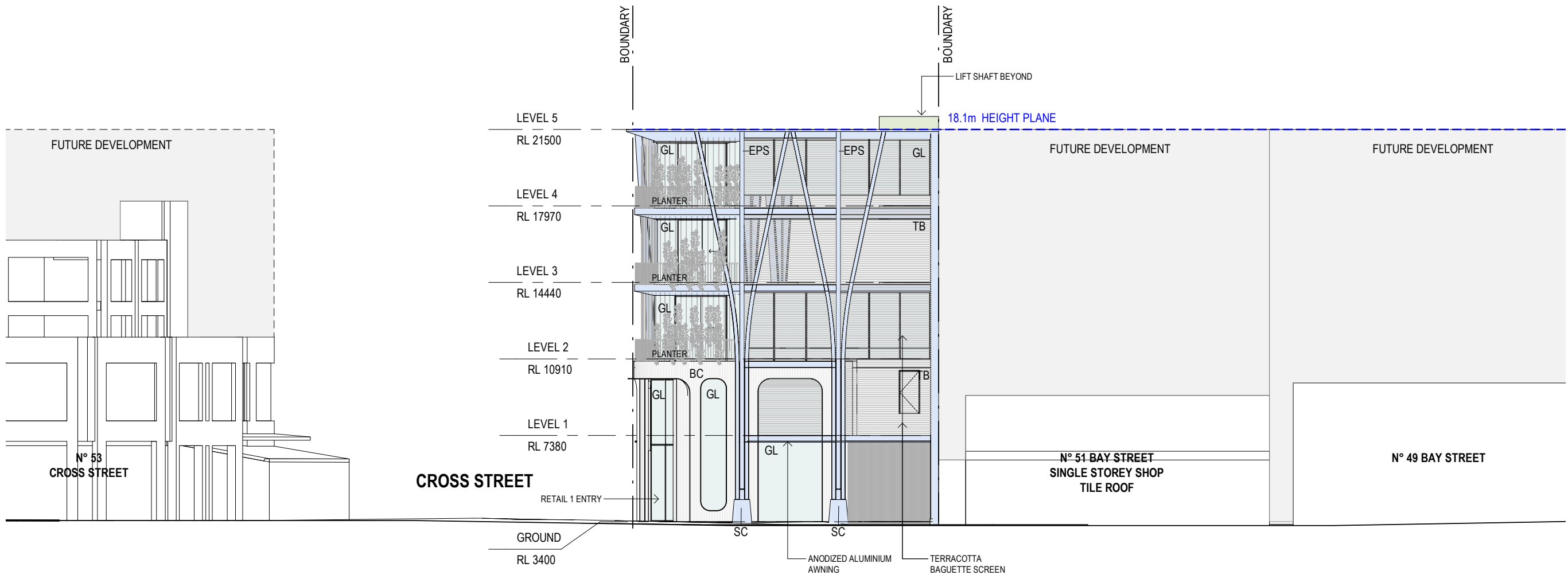
Do not scale from drawings. All dimensions are to be checked on site before commencement of work. All discrepancies to be brought to the attention of the project architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, it must not be retained, copied or used without the express authority of Stafford Architecture Pty Ltd. ACN 097664527 | Nom. Architect: Bruce Stafford - 71155

PROJECT
55 BAY STREET, DOUBLE BAY

DRAWING
ROOF PLAN

PROJECT NO. STAGE DWG NO. REV
189 DA207 A

Drawn: ES/LA Scale: 1:100 @A3
Checked: BS Date: 05/10/21



KEY

- BUILDING ENVELOPE
- DEMOLITION OF EXISTING

MATERIAL /FINISHES - LEGEND

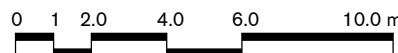
R+P - RENDER AND PAINT	AAC ANODIZED ALUMINIUM CLADDING
GL - GLASS	TB TERRACOTTA BAGUETTE SCREEN
MT - METAL/STEEL	BC TERRACOTTA BAGUETTE CLADDING
BR - BRICK	EPS ELECTRO PLATED STEEL
EX - EXISTING	SC STONE CLADDING
TM - TIMBER	
NS - NATURAL STONE	
ST - SANDSTONE	
CONC - CONCRETE	
I - INTERNAL PLASTERED WALLS	

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PRELIMINARY
DESIGN REVIEW

DEVELOPMENT APPLICATION WEST ELEVATION



GENERAL NOTES

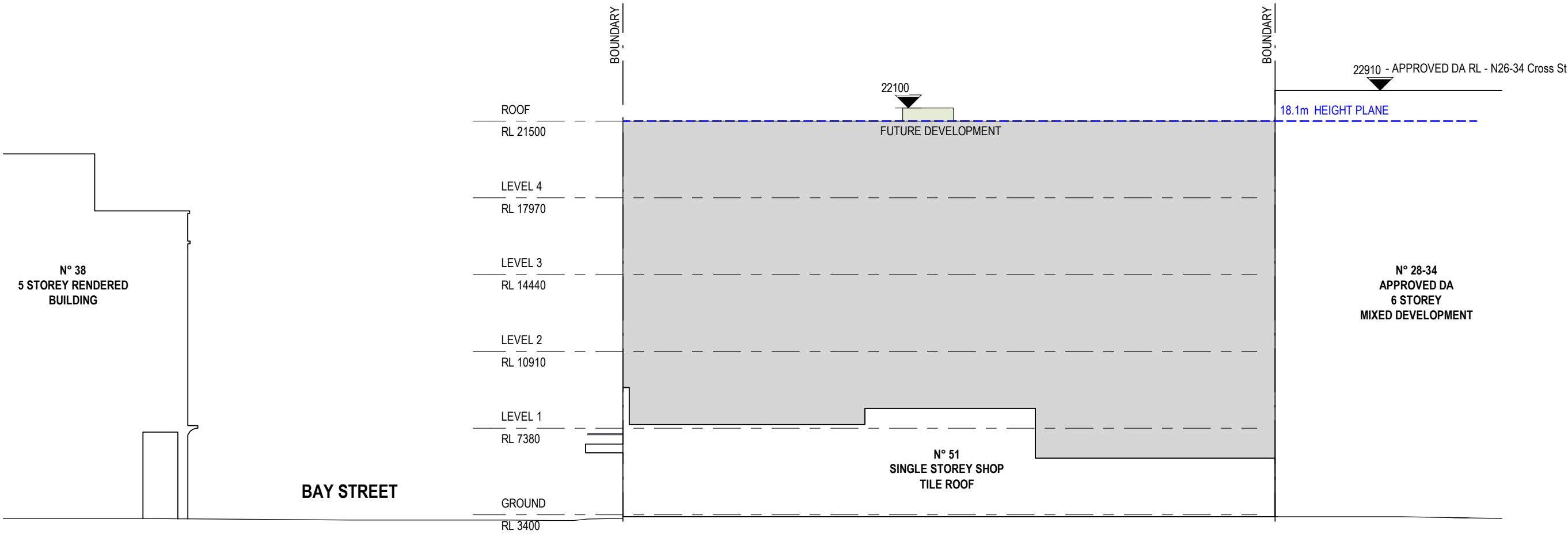
Do not scale from drawings. All dimensions are to be checked on site before commencement of work. All discrepancies to be brought to the attention of the project architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, it must not be retained, copied or used without the express authority of Stafford Architecture Pty Ltd. ACN 097664527 | Nom. Architect: Bruce Stafford - 71155

PROJECT
55 BAY STREET, DOUBLE BAY

DRAWING
WEST ELEVATION

PROJECT NO. STAGE DWG NO. REV
189 DA302 A

Drawn: Author Scale: 1:200 @A3
Checked: Checker Date: 05/10/21



KEY

---	BUILDING ENVELOPE
---	DEMOLITION OF EXISTING

MATERIAL /FINISHES - LEGEND

R+P - RENDER AND PAINT	AAC ANODIZED ALUMINIUM CLADDING
GL - GLASS	TB TERRACOTTA BAGUETTE SCREEN
MT - METAL/STEEL	BC TERRACOTTA BAGUETTE CLADDING
BR - BRICK	EPS ELECTRO PLATED STEEL
EXISTING	SC STONE CLADDING
TM - TIMBER	
NS - NATURAL STONE	
ST - SANDSTONE	
CONC - CONCRETE	
INTERNAL PLASTERED WALLS	

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PRELIMINARY
DESIGN REVIEW

DEVELOPMENT APPLICATION
SOUTH ELEVATION



GENERAL NOTES

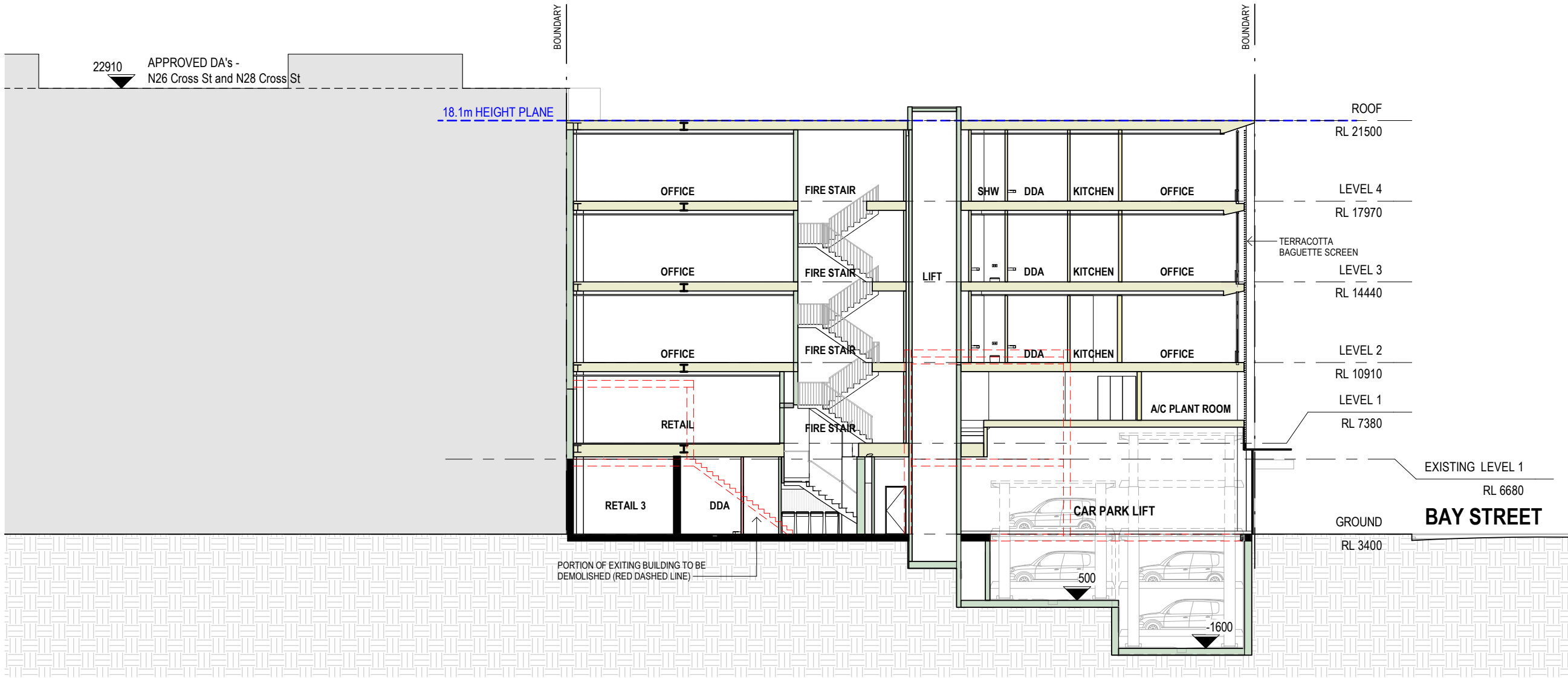
Do not scale from drawings. All dimensions are to be checked on site before commencement of work. All discrepancies to be brought to the attention of the project architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, it must not be retained, copied or used without the express authority of Stafford Architecture Pty Ltd. ACN 097664527 | Nom. Architect: Bruce Stafford - 71155

PROJECT
55 BAY STREET, DOUBLE BAY

DRAWING
SOUTH ELEVATION

PROJECT NO. STAGE DWG NO. REV
189 DA303 A

Drawn: ES/LA Scale: 1:200 @A3
Checked: BS Date: 05/10/21



KEY

- DEMOLITION OF EXISTING
- LEP HEIGHT PLANE
- BOUNDARY

MATERIAL - LEGEND

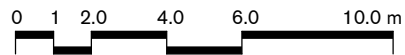
- R+P - RENDER AND PAINT
- GL - GLASS
- MT - METAL/STEEL
- BR - BRICK
- EXISTING
- TM - TIMBER
- NS - NATURAL STONE
- ST - SANDSTONE
- CONC - CONCRETE
- INTERNAL PLASTERED WALLS

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PRELIMINARY
DESIGN REVIEW

DEVELOPMENT APPLICATION SECTION - AA



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PROJECT
55 BAY STREET, DOUBLE BAY

DRAWING
SECTION - AA

PROJECT NO. STAGE DWG NO. REV
189 DA321 A

Drawn: ES/LA Scale: 1:200 @A3
Checked: BS Date: 05/10/21