

PROPOSED MIXED USE REDEVELOPMENT
24 BAY STREET, DOUBLE BAY

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DA02	ROOF PLAN	C
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DA04	LEVEL 1 + 2 PLANS	D
DA05	LEVEL 3 + 4 PLANS	D
DA06	SOUTH + EAST ELEVATIONS	D
DA07	NORTH + WEST ELEVATIONS	D
DA08	SECTIONS	C
DA09	STREET SECTION	D
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DA11	SHADOW DIAGRAMS - 1PM-4PM	B
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DA14	EXISTING SUN EYE VIEWS - JUNE 21	A
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DA101	SHADOWS 930AM	A
DA102	SHADOWS 10AM	D
DA103	SHADOWS 1030AM	A
DA104	SHADOWS 11AM	D
DA105	SHADOWS 1130AM	A
DA106	SHADOWS 12PM	D
DA107	SHADOWS 1230PM	A
DA108	SHADOWS 1PM	D
DA109	SHADOWS 130PM	A
DA110	SHADOWS 2PM	D
DA111	SHADOWS 230PM	A
DA112	SHADOWS 3PM	D

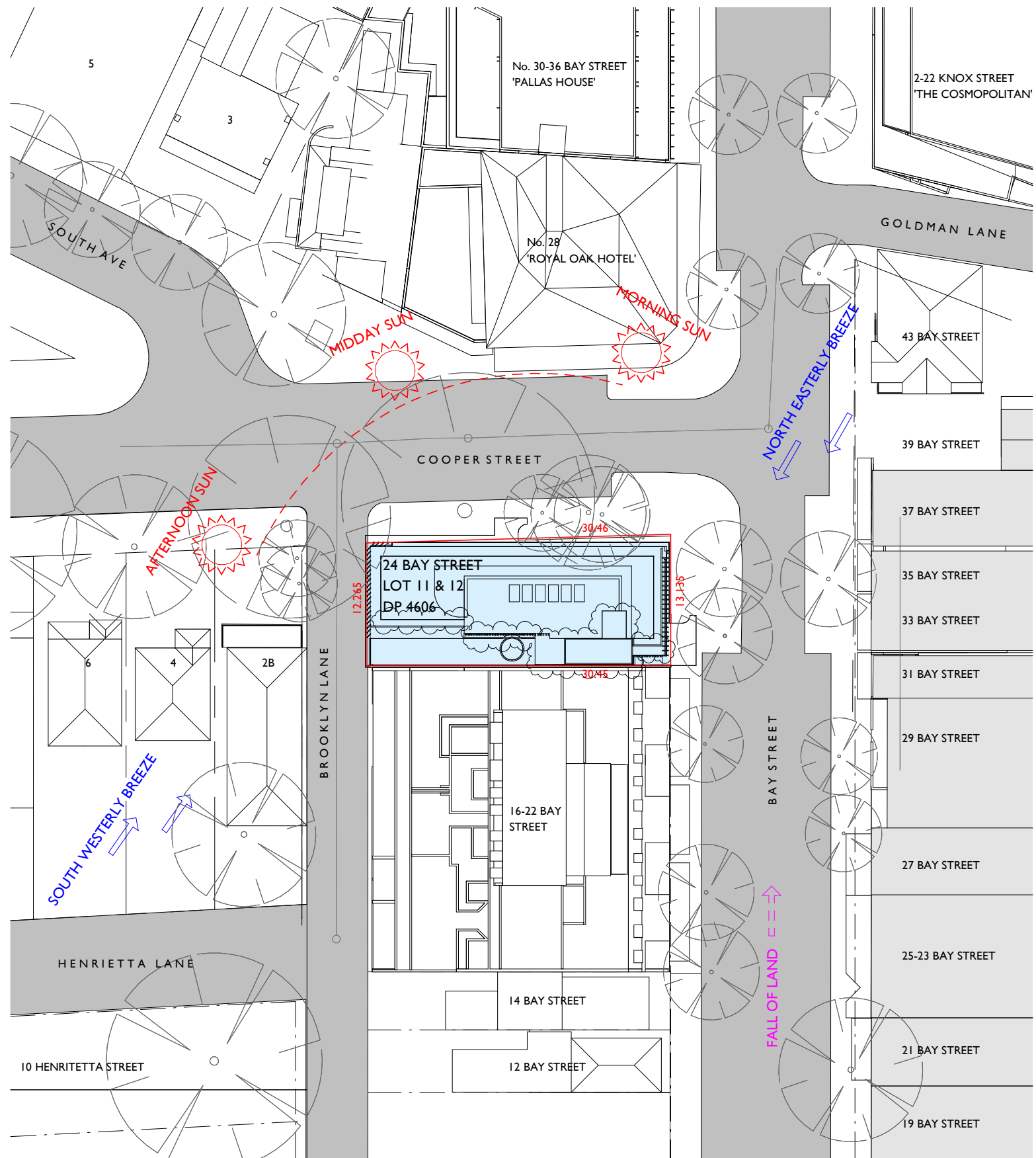


VIEW FROM COOPER STREET



VIEW FROM BAY STREET

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHEMENT	scale on A3	job no J316
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	DA SUBMISSION	05.02.21					address	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	WITHOUT PREJUDICE	13.08.21					drawing	LOCATION + PHOTOMONTAGES	DA00	D
	C	FOR SECTION 34	20.09.21								
	D	POST S34 REVISIONS	28.09.21								

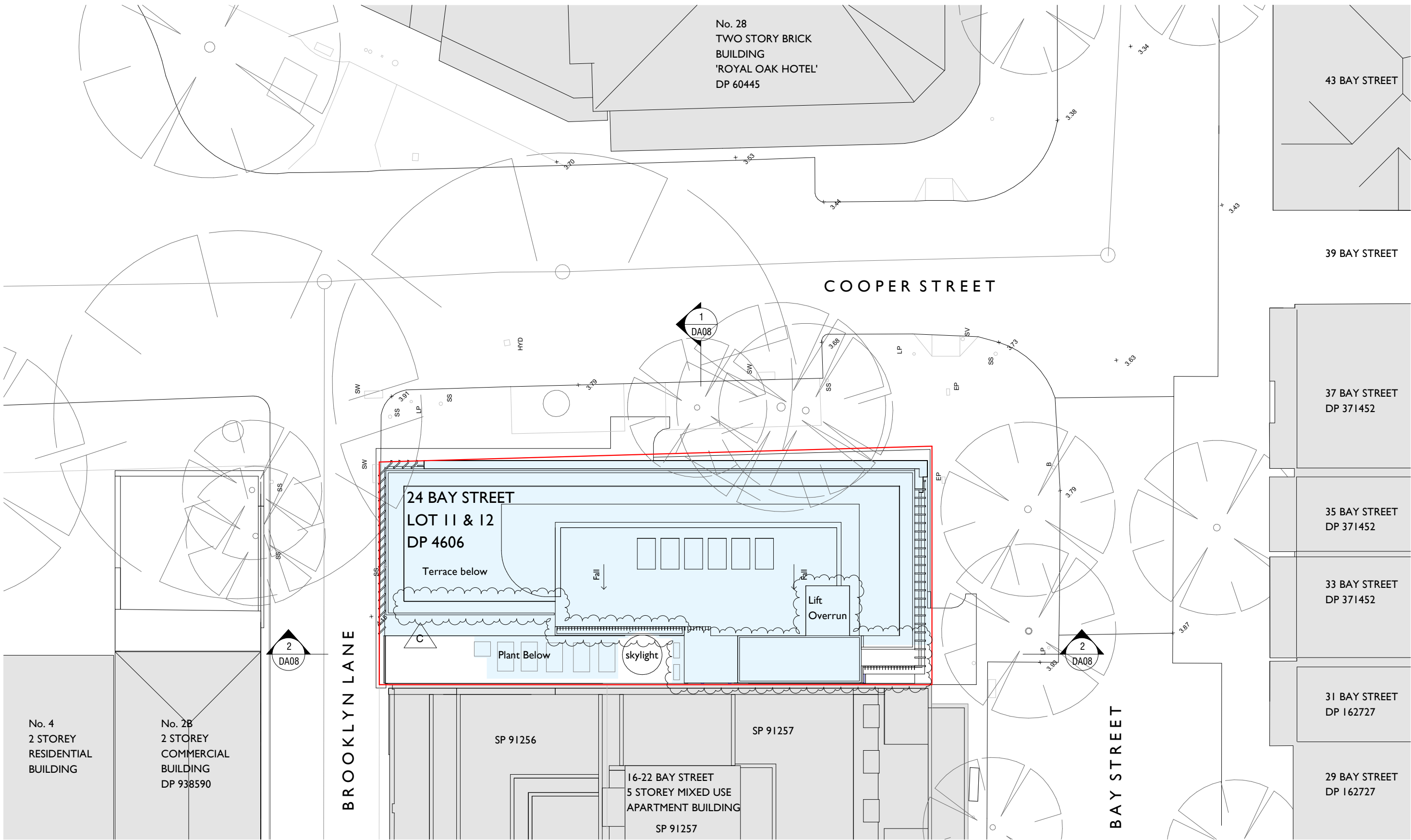


Revision B
- Revised lift location
- Planters added

I LOCATION + SITE ANALYSIS



notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale 1 : 500 on A3	job no J316
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	B	POST S34 REVISIONS	28.09.21			drawing	SITE + CONTEXT	DA01	B

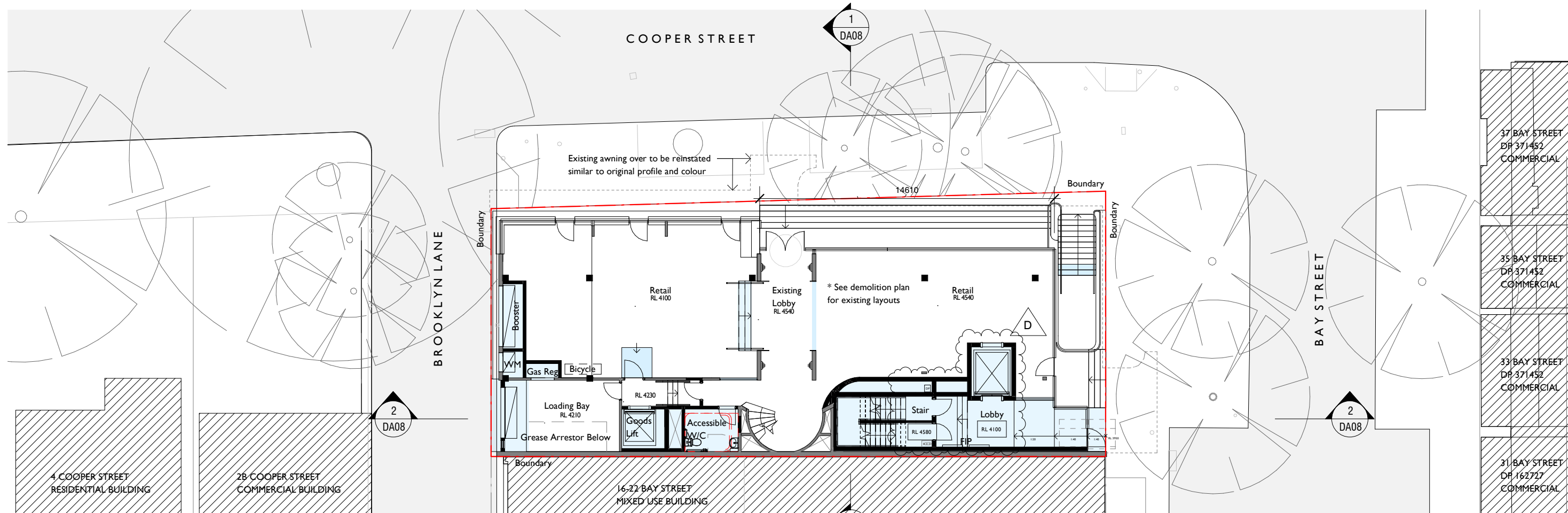


Revision C
- Revised lift location
- Planters added

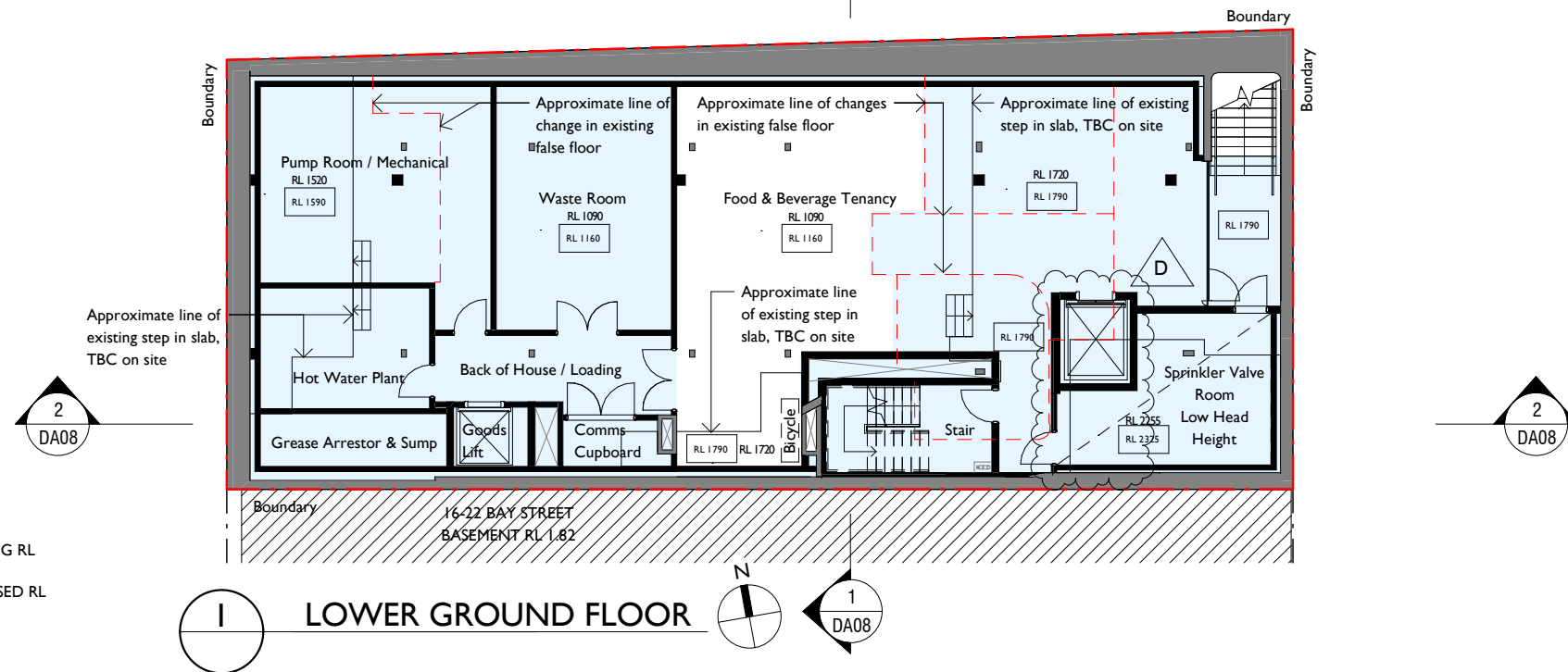
I SITE + ROOF PLAN



notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHEMENT	scale 1 : 200 on A3	job no J316	
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	DA SUBMISSION	05.02.21			address	24 BAY STREET, DOUBLE BAY	dwg no	DA02	C
	B	WITHOUT PREJUDICE	13.08.21			drawing	ROOF PLAN			
C	POST S34 REVISIONS	28.09.21								



2 GROUND FLOOR PLAN



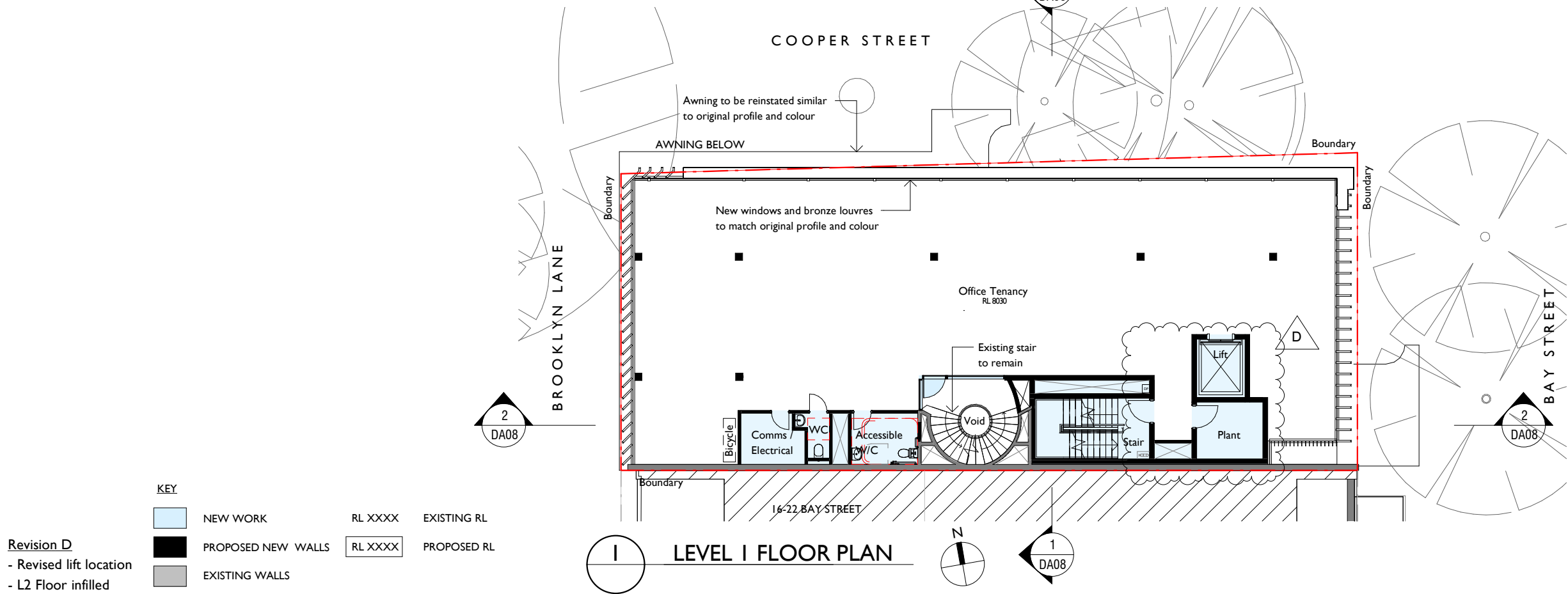
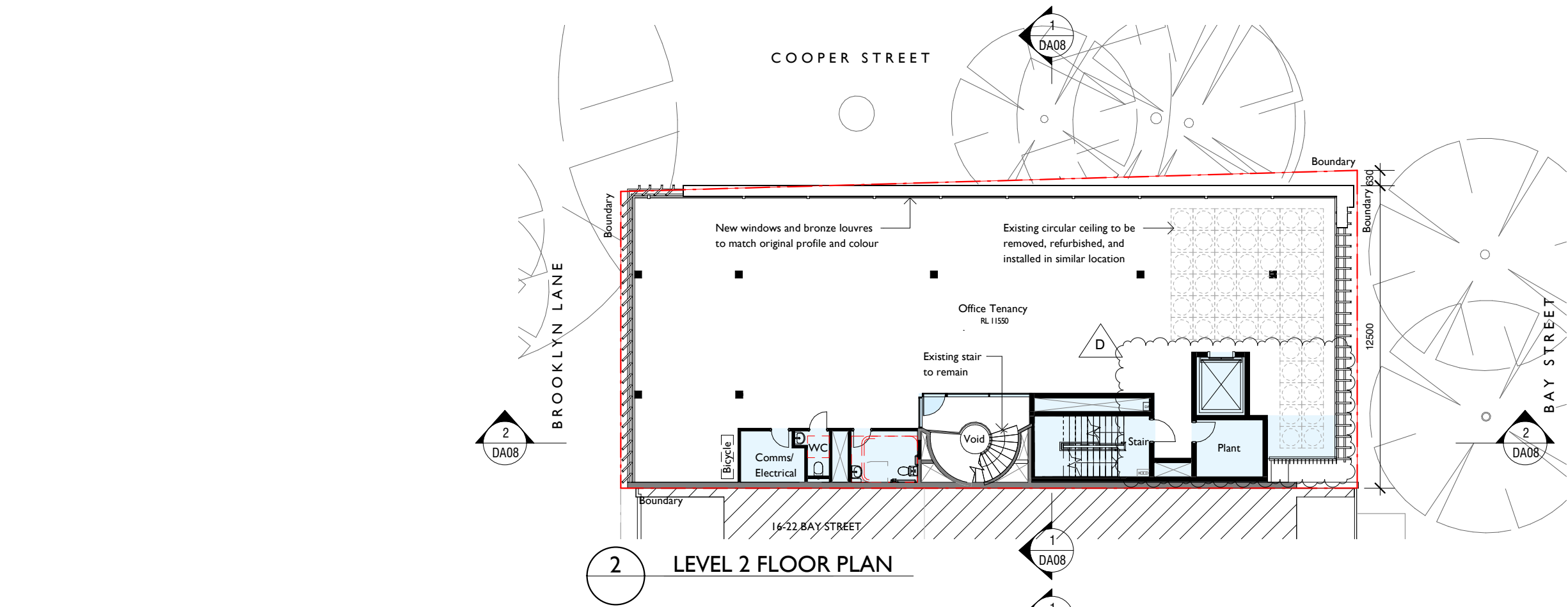
1 LOWER GROUND FLOOR

KEY

	NEW WORK	RL XXXX	EXISTING RL
	PROPOSED NEW WALLS	RL XXXX	PROPOSED RL
	EXISTING WALLS		

Revision D
- Revised lift location

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale 1 : 200 on A3	job no J316
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	B	WITHOUT PREJUDICE	13.08.21								
	C	FOR SECTION 34	20.09.21								
	D	POST S34 REVISIONS	28.09.21					drawing	LOWER GROUND + GROUND FLOOR PLAN	DA03	D



KEY			
	NEW WORK	RL XXXX	EXISTING RL
	PROPOSED NEW WALLS	RL XXXX	PROPOSED RL
	EXISTING WALLS		

Revision D
- Revised lift location
- L2 Floor infilled

notes	issue	amendment	date issued
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	B	WITHOUT PREJUDICE	13.08.21
	C	FOR SECTION 34	20.09.21
	D	POST S34 REVISIONS	28.09.21

24 BAY STREET, DOUBLE BAY

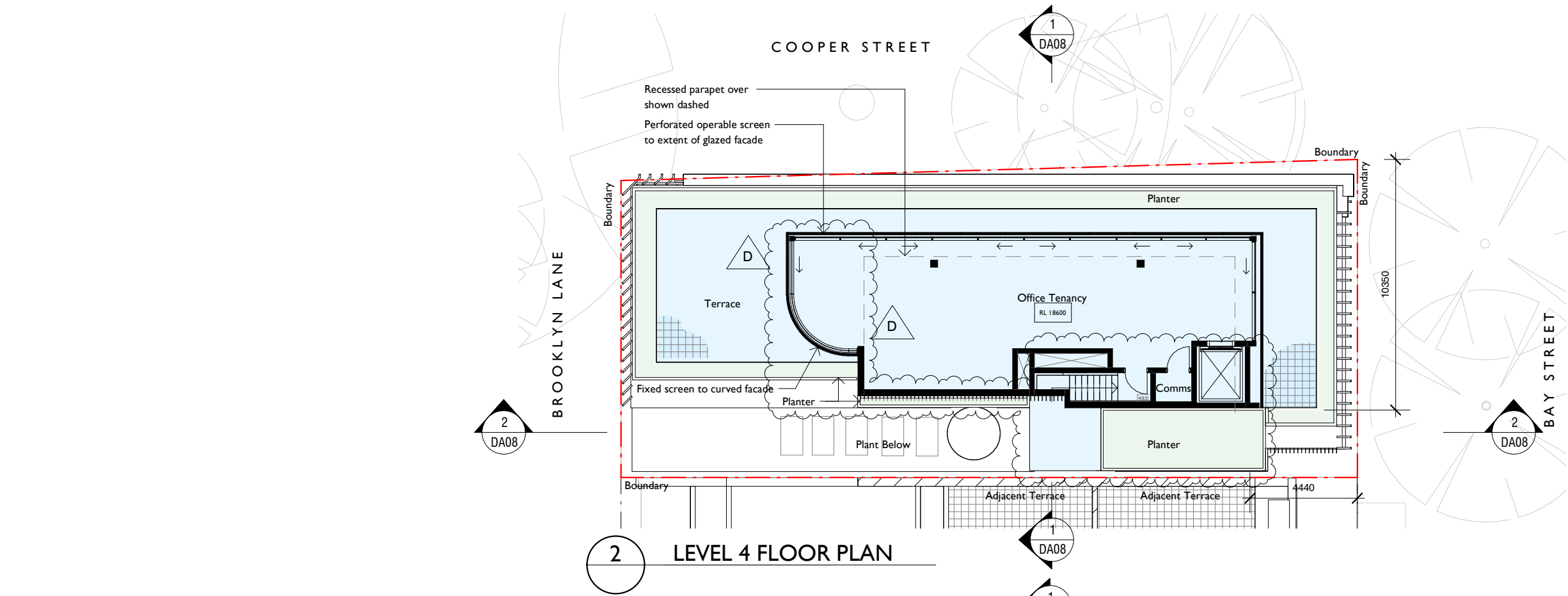
Lawton Hurley

Architecture Interiors Planning

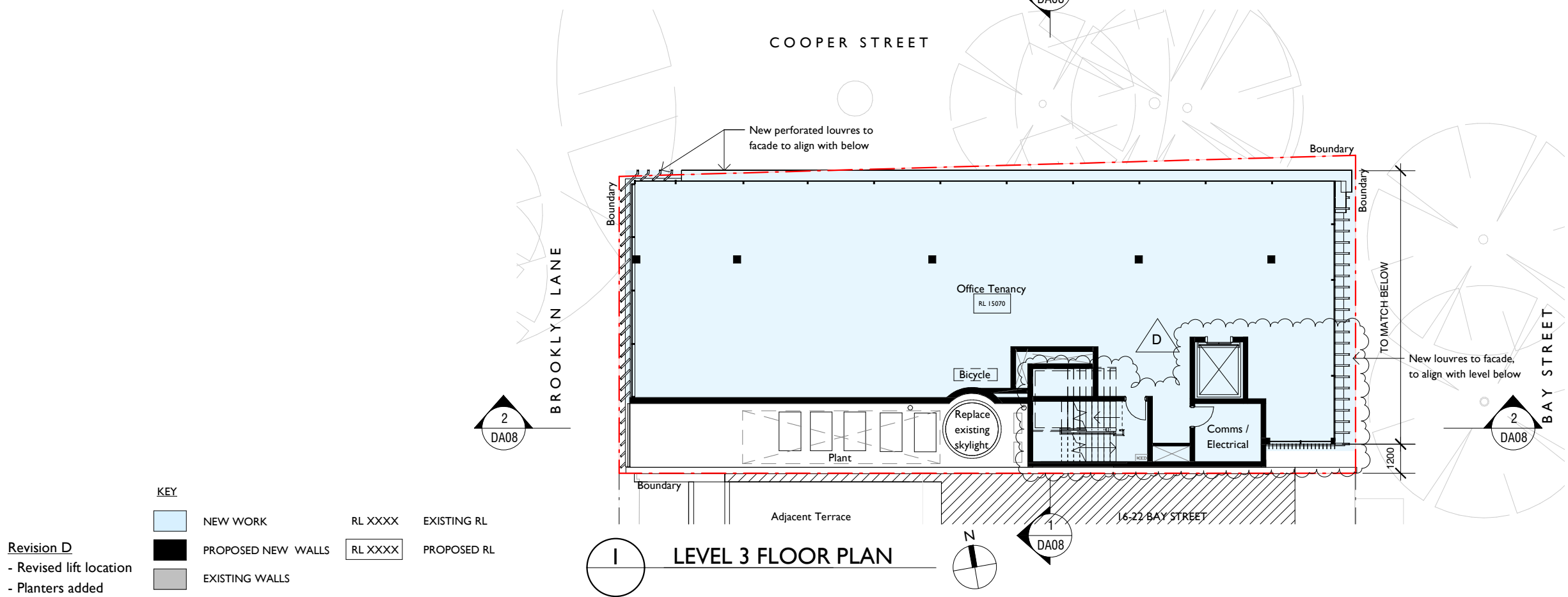
Studio 3.03, 30-36 Bay Street
Double Bay NSW 2028
t 61 2 9360 5300
info@lawtonhurley.com.au

ABN 94 105 274 235
Doug Lawton Architect No 5665

project	PROPOSED REFURBISHMENT	scale 1 : 200 on A3	job no J316
address	24 BAY STREET, DOUBLE BAY	dwg no	issue
drawing	LEVEL 1 + 2 PLANS	DA04	D



2 LEVEL 4 FLOOR PLAN

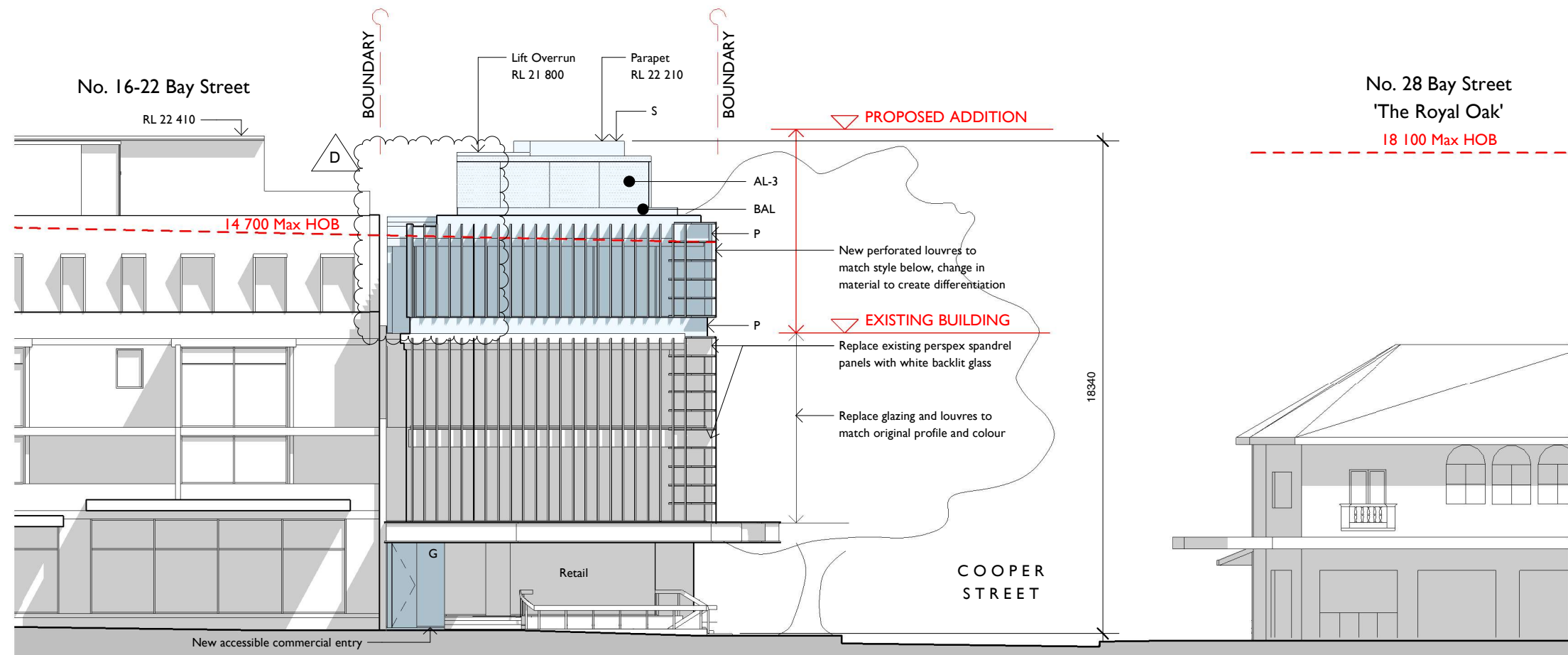


1 LEVEL 3 FLOOR PLAN

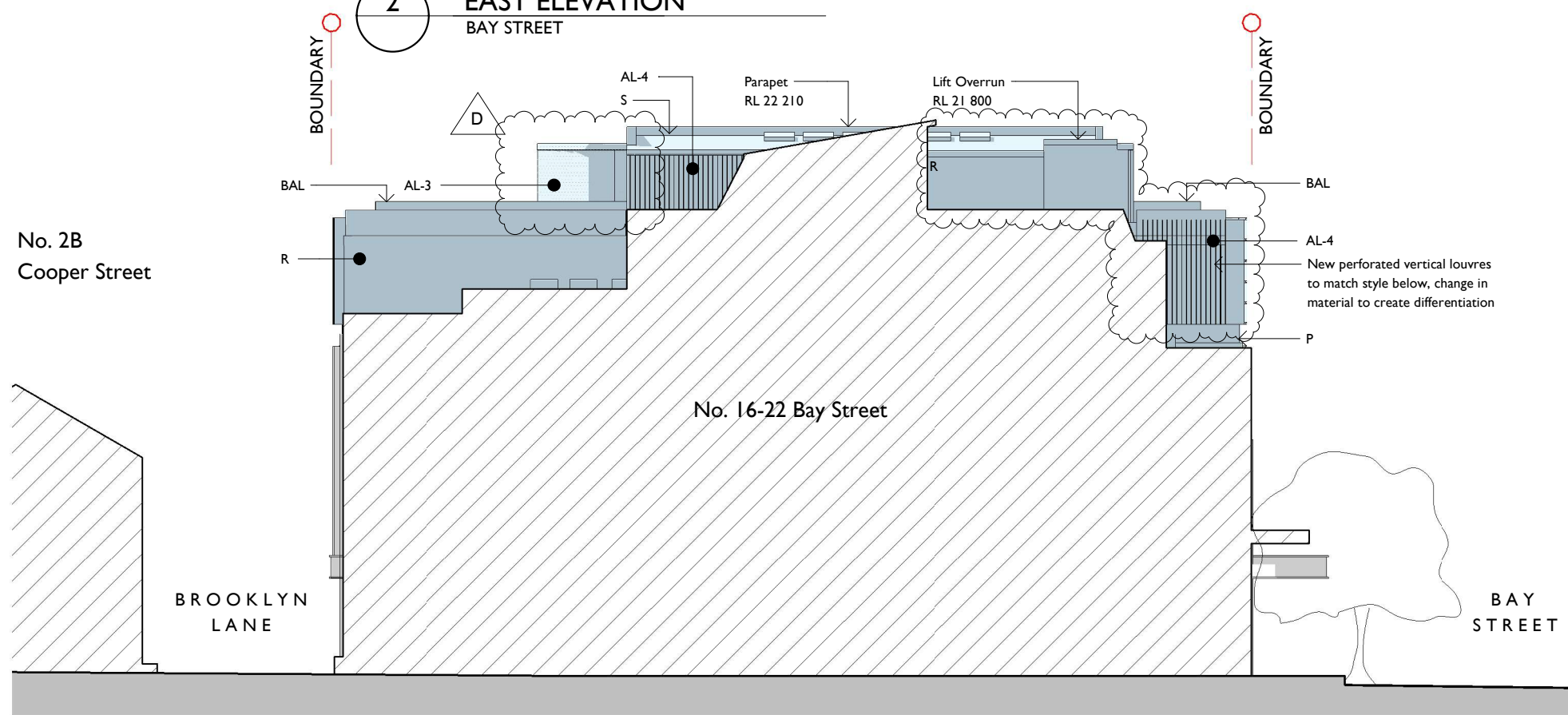
KEY			
	NEW WORK	RL XXXX	EXISTING RL
	PROPOSED NEW WALLS	RL XXXX	PROPOSED RL
	EXISTING WALLS		

Revision D
 - Revised lift location
 - Planters added

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale 1 : 200 on A3	job no J316
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	B	WITHOUT PREJUDICE	13.08.21								
	C	FOR SECTION 34	20.09.21								
	D	POST S34 REVISIONS	28.09.21					drawing	LEVEL 3 + 4 PLANS	DA05	D



2 EAST ELEVATION
BAY STREET



1 SOUTH ELEVATION

FINISHES	
R	RENDER & PAINT : WHITE
P	PAINT FINISH - DARK GREY
AL-1	ALUMINIUM FIN BODY : DARK BRONZE
AL-2	ALUMINIUM FIN DETAIL : BRUSHED STAINLESS STEEL
AL-3	PERFORATED SCREEN : DARK BRONZE or COPPER
AL-4	PERFORATED ALUMINIUM FIN : DARK BRONZE
G	CLEAR GLAZED WINDOWS
BAL	GLASS BALUSTRADE
S	ROOF SHEETING & FLASHING

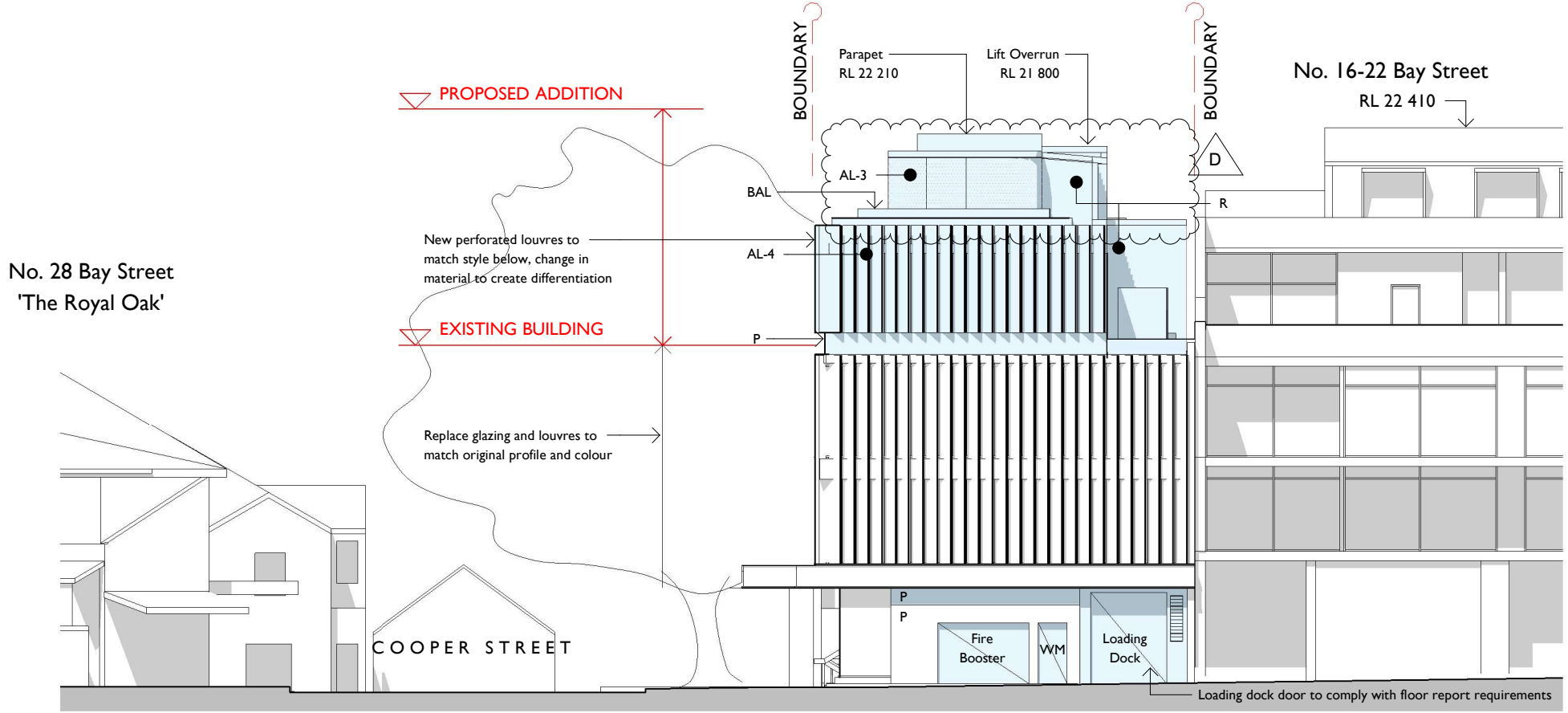
KEY

	NEW WORK
	PROPOSED NEW WALLS
	EXISTING WALLS

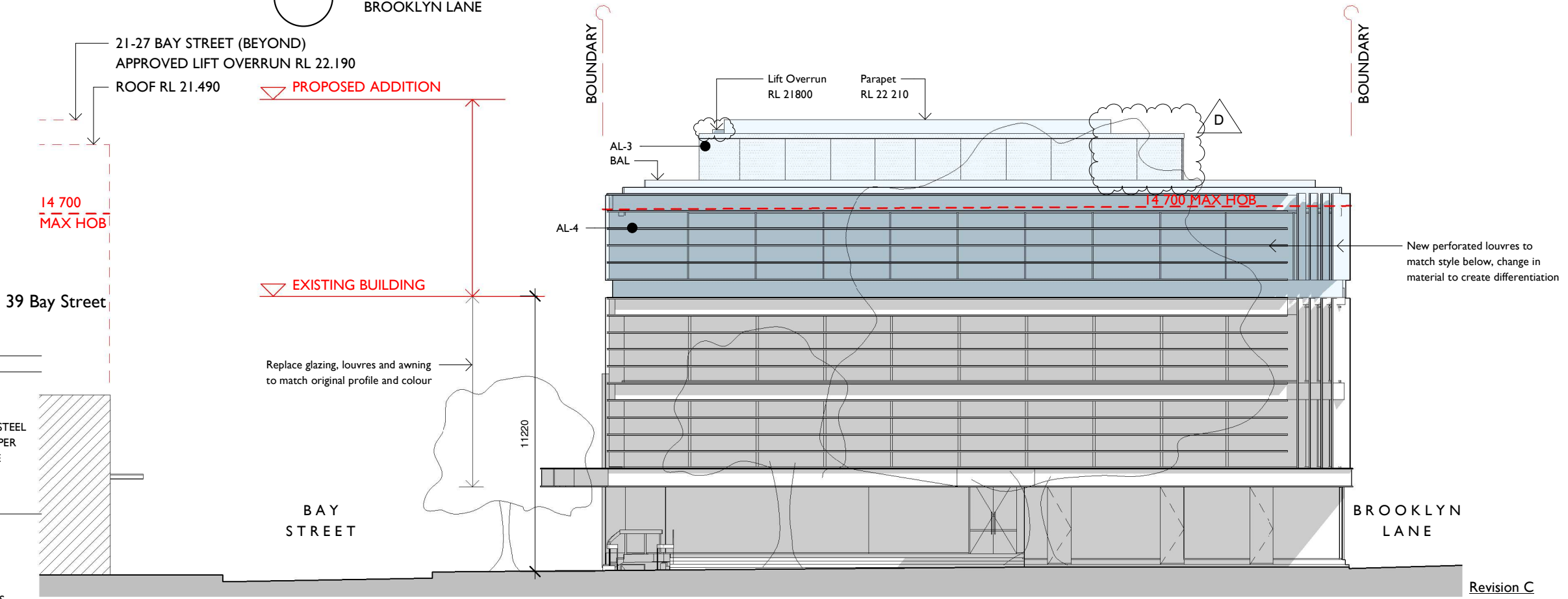
Revision D

- Revised lift location
- Planters added

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale 1 : 200 on A3	job no J316
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	DA SUBMISSION	05.02.21					address	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	WITHOUT PREJUDICE	13.08.21					drawing	SOUTH + EAST ELEVATIONS	DA06	D
	C	FOR SECTION 34	20.09.21								
	D	POST S34 REVISIONS	28.09.21								



2 WEST ELEVATION
BROOKLYN LANE



1 NORTH ELEVATION
COOPER STREET

FINISHES	
R	RENDER & PAINT : WHITE
P	PAINT FINISH - DARK GREY
AL-1	ALUMINIUM FIN BODY : DARK BRONZE
AL-2	ALUMINIUM FIN DETAIL : BRUSHED STAINLESS STEEL
AL-3	PERFORATED SCREEN : DARK BRONZE or COPPER
AL-4	PERFORATED ALUMINIUM FIN : DARK BRONZE
G	CLEAR GLAZED WINDOWS
BAL	GLASS BALUSTRADE
S	ROOF SHEETING & FLASHING

KEY

NEW WORK	NEW WORK
PROPOSED NEW WALLS	PROPOSED NEW WALLS
EXISTING WALLS	EXISTING WALLS

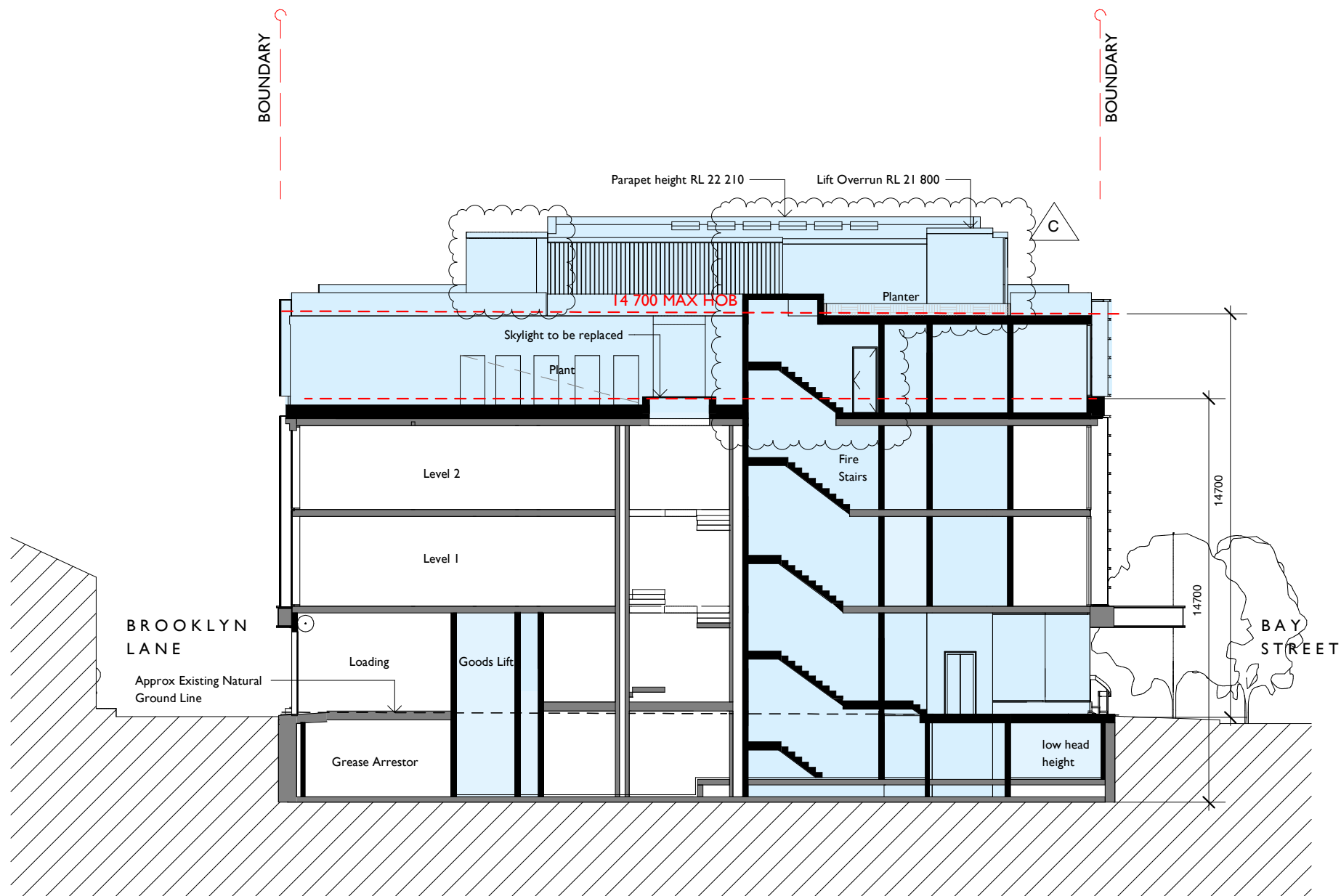
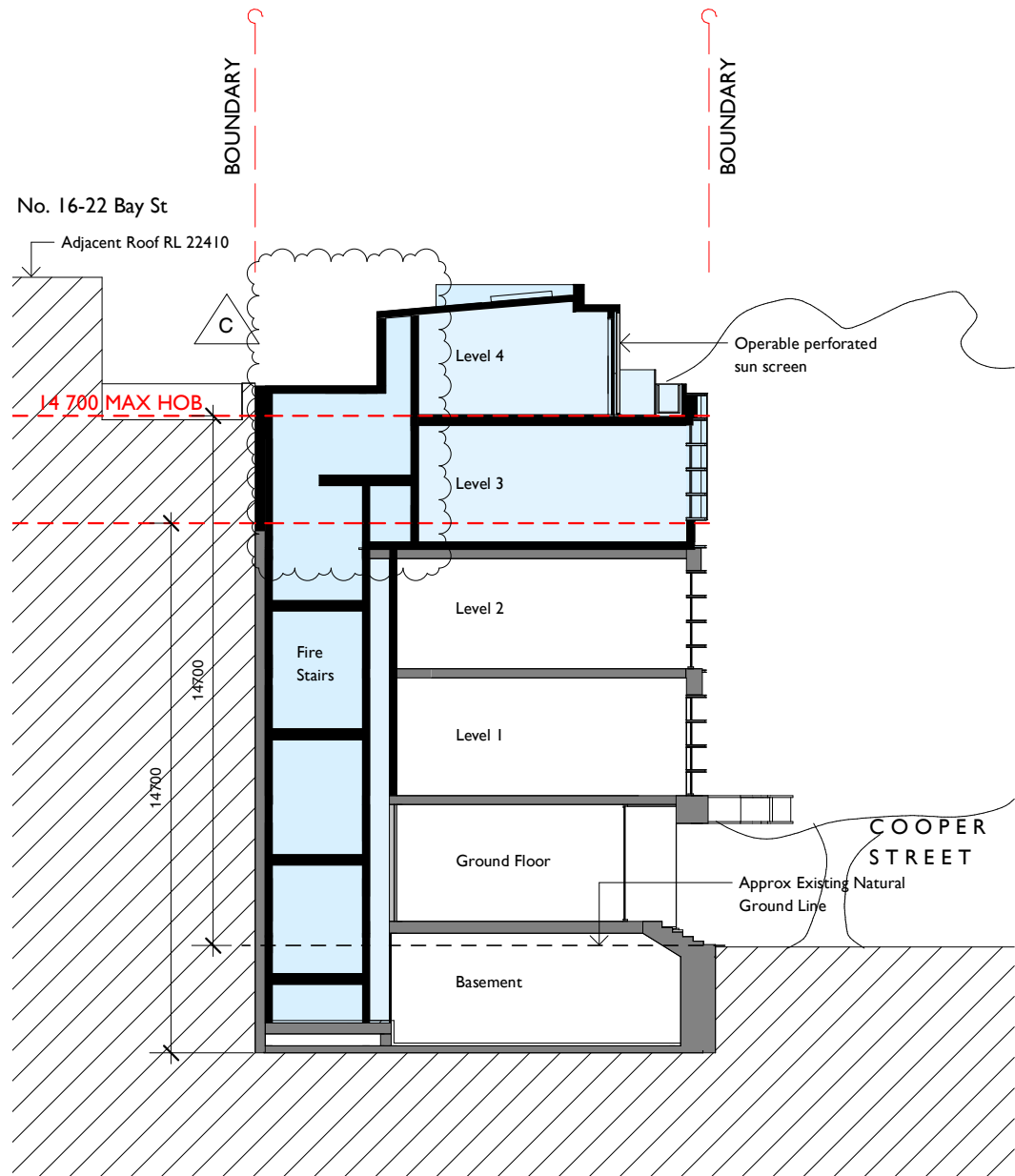
notes	issue	amendment	date issued
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	B	WITHOUT PREJUDICE	13.08.21
	C	FOR SECTION 34	20.09.21
	D	POST S34 REVISIONS	28.09.21

24 BAY STREET, 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 REFURBISHMENT	scale	1 : 200 on A3	job no	J316
address	24 BAY STREET, DOUBLE BAY	dwg no	DA07	issue	D
drawing	NORTH + WEST ELEVATIONS				

Revision C
- Revised lift overrun
- Revised parapet detail
- Top level material revised



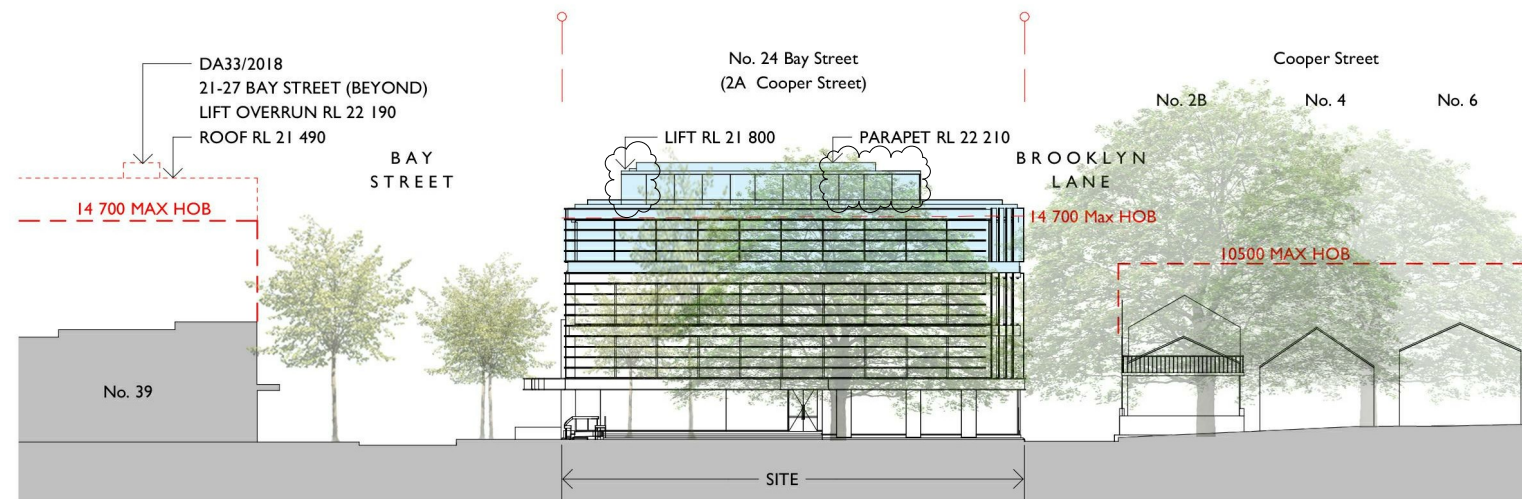
1 BUILDING SECTION
LOOKING WEST

2 BUILDING SECTION
LOOKING NORTH

Revision C
- Revised lift location
- Planters added

KEY	
<div></div>	NEW WORK
<div></div>	PROPOSED NEW WALLS
<div></div>	EXISTING WALLS

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHEMENT	scale 1 : 200 on A3	job no J316
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	B	FOR SECTION 34	20.09.21			Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 info@lawtonhurley.com.au		DA08	C
	C	POST S34 REVISIONS	28.09.21			ABN 94 105 274 235 Doug Lawton Architect No 5665	SECTIONS		



1 COOPER STREET ELEVATION



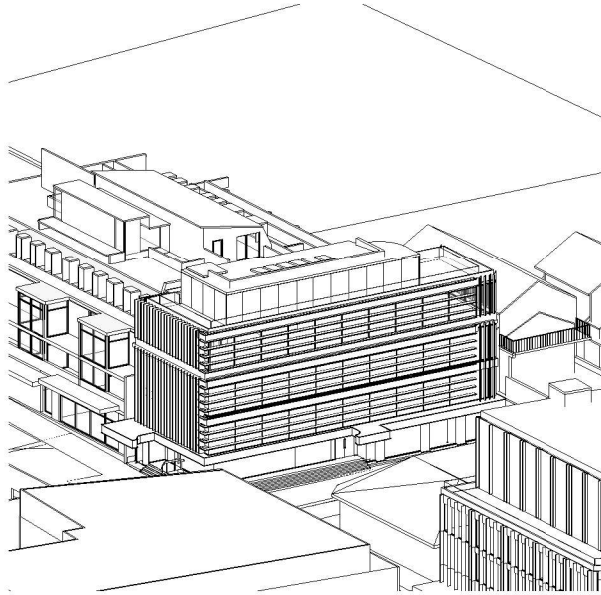
2 BAY STREET ELEVATION

Revision D
- Revised lift location

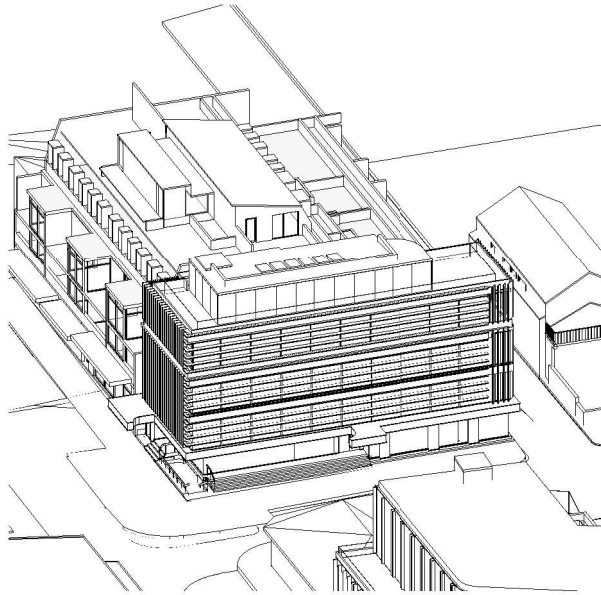
Revision D
- Revised lift location

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale on A3	job no J316
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	B	WITHOUT PREJUDICE	13.08.21			drawing	STREET SECTION	DA09	D
	C	FOR SECTION 34	20.09.21						
	D	POST S34 REVISIONS	28.09.21						

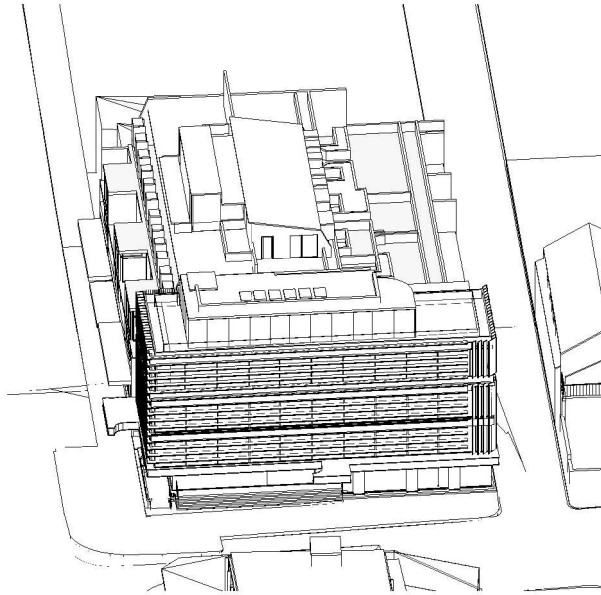
Lawton Hurley
Architecture Interiors Planning
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Double Bay NSW 2028
T 61 2 9360 5300
info@lawtonhurley.com.au
ABN 94 105 274 235
Doug Lawton Architect No 5665



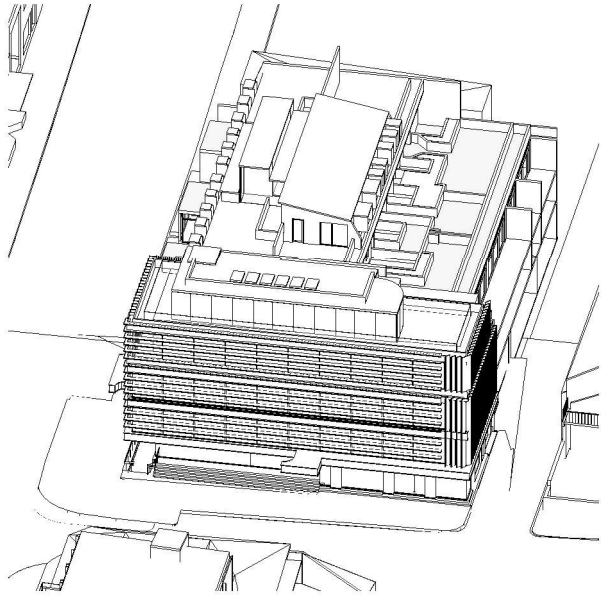
1 Revised Massing - Sun Eye 9am



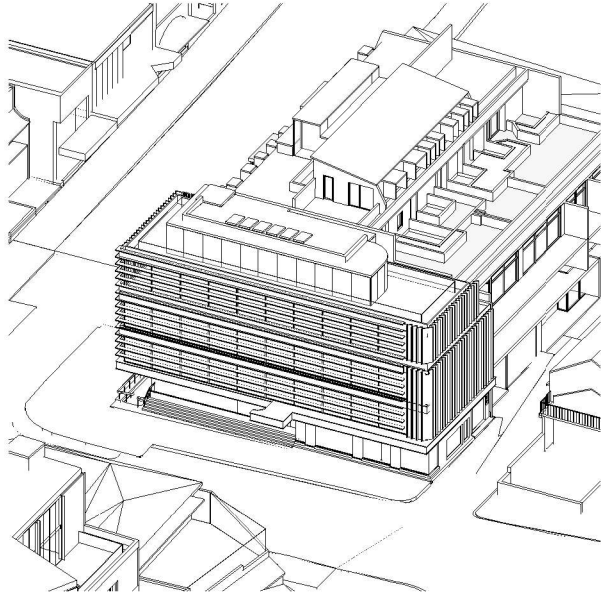
2 Revised Massing - Sun Eye 10am



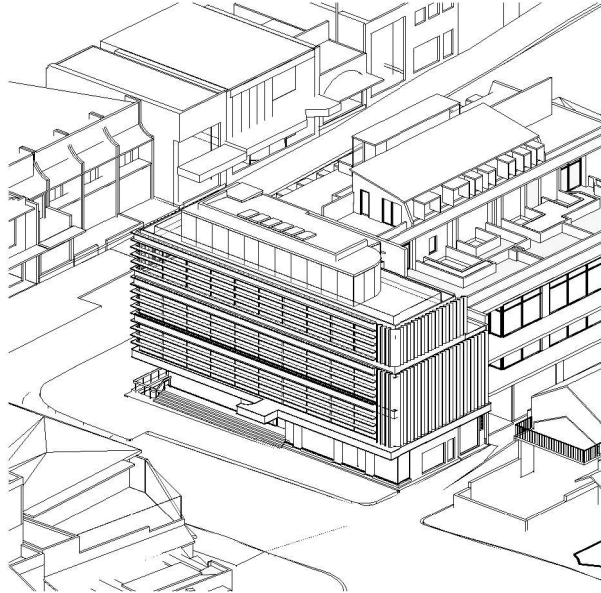
3 Revised Massing - Sun Eye 11am



4 Revised Massing - Sun Eye 12pm



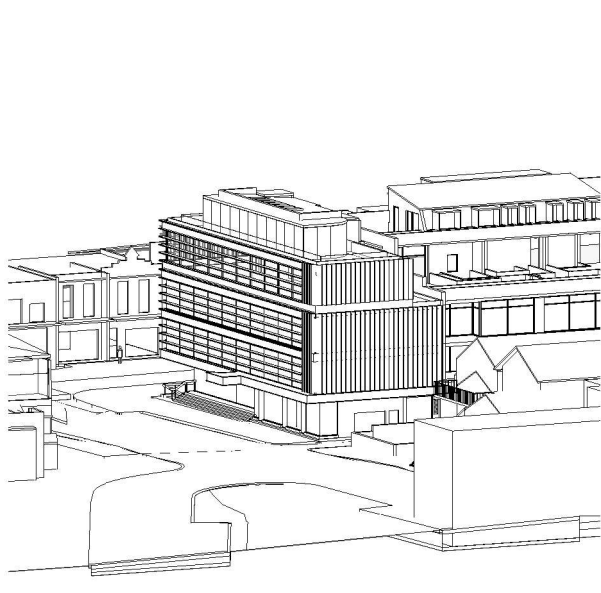
5 Revised Massing - Sun Eye 1pm



6 Revised Massing - Sun Eye 2pm



7 Revised Massing - Sun Eye 3pm



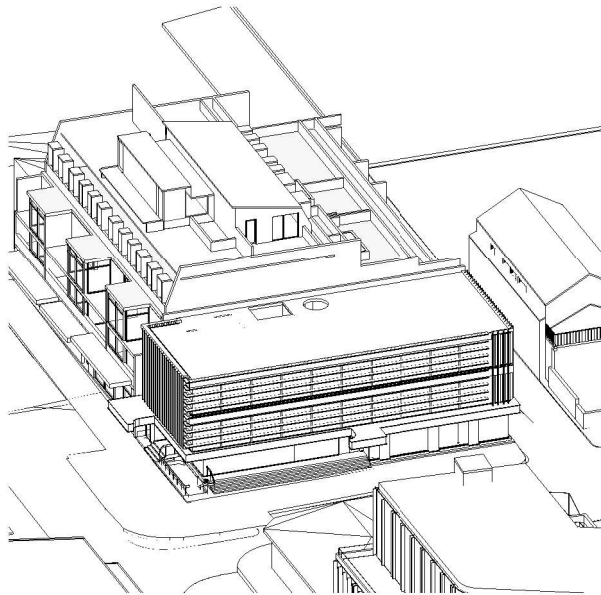
8 Revised Massing - Sun Eye 4pm

Revision C
- Revised lift overrun
- Revised parapet detail

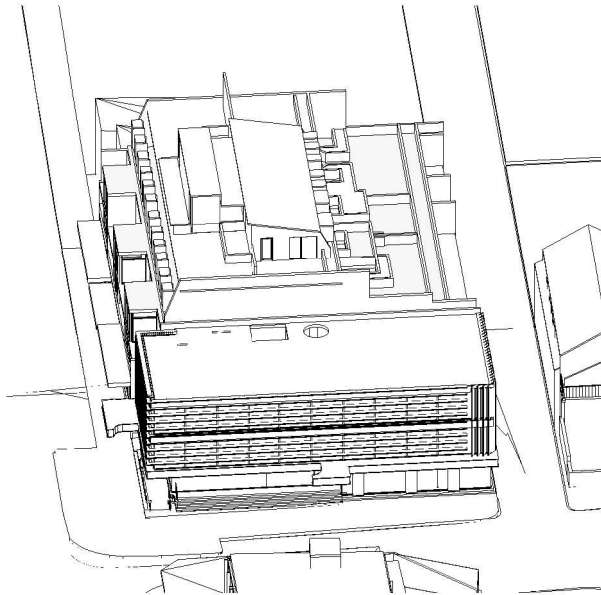
notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale on A3	job no J316
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A B C	WITHOUT PREJUDICE FOR SECTION 34 POST S34 REVISIONS	13.08.21 20.09.21 28.09.21			Lawton Hurley Architecture Interiors Planning Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 t 61 2 9360 5300 info@lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	address 24 BAY STREET, DOUBLE BAY drawing REVISED MASSING SUN EYE VIEWS	dwg no DAI3	issue C



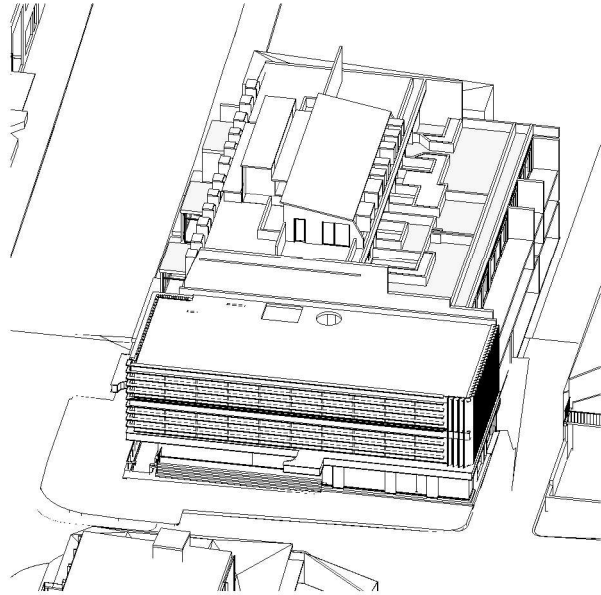
1 Existing - Sun Eye 9am



2 Existing - Sun Eye 10am



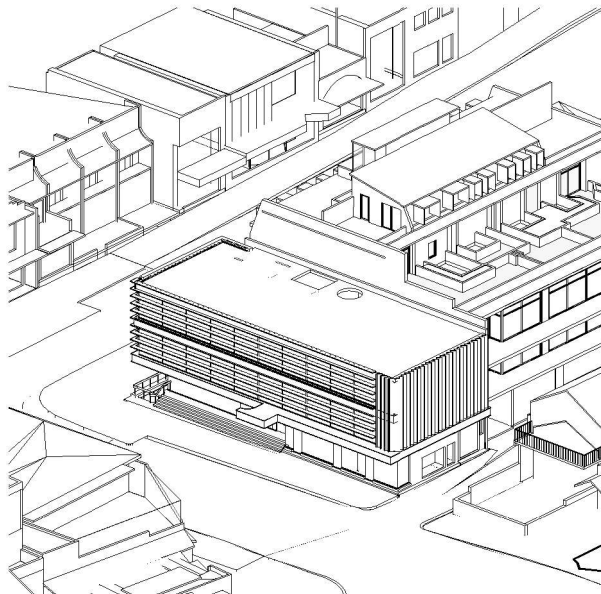
3 Existing - Sun Eye 11am



4 Existing - Sun Eye 12pm



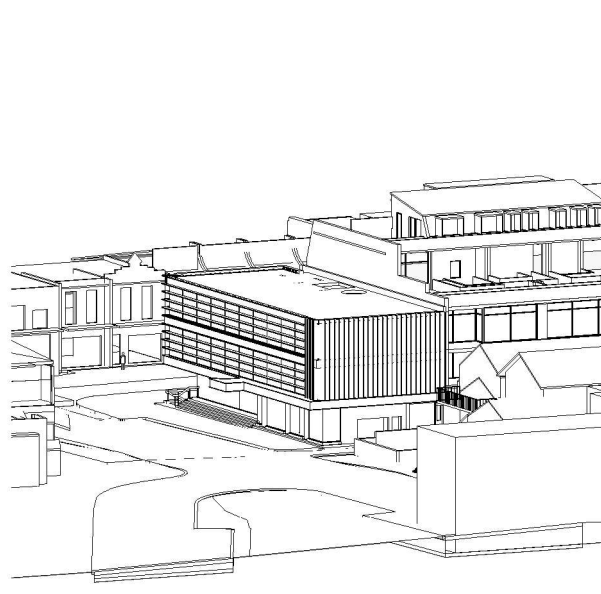
5 Existing - Sun Eye 1pm



6 Existing - Sun Eye 2pm

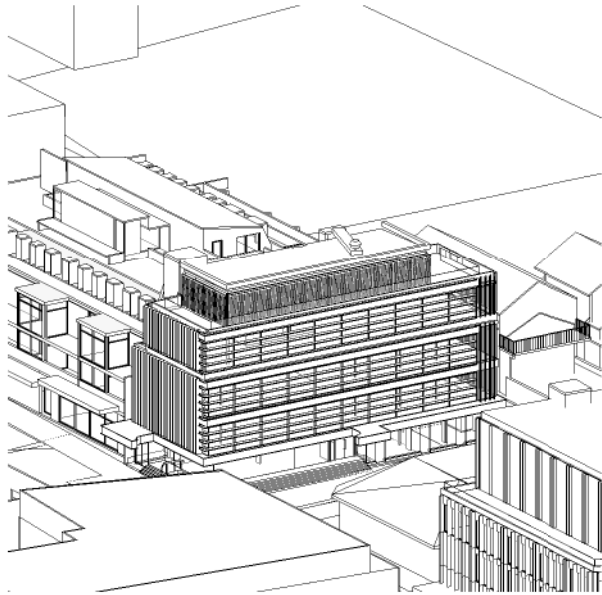


7 Existing - Sun Eye 3pm

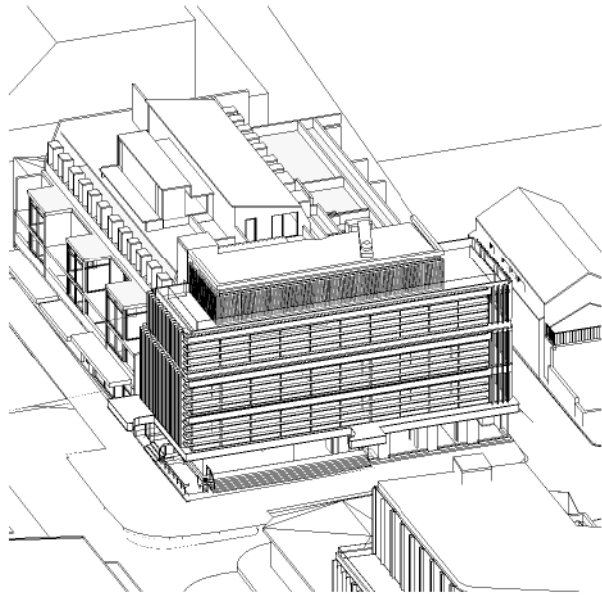


8 Existing - Sun Eye 4pm

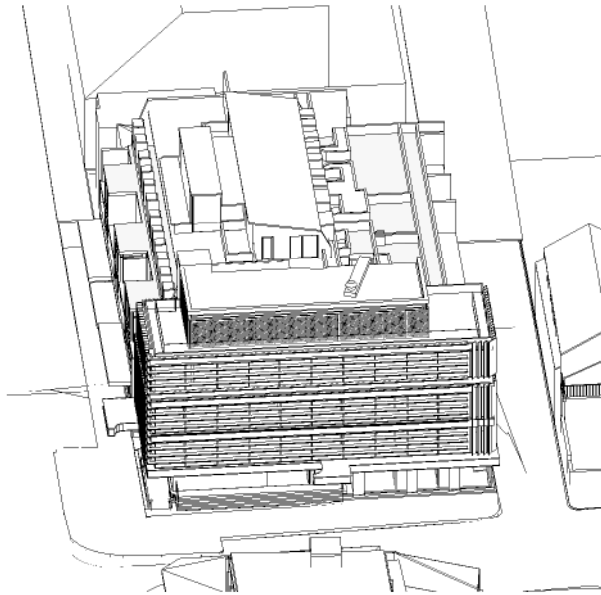
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					drawing	EXISTING SUN EYE VIEWS - JUNE 21				



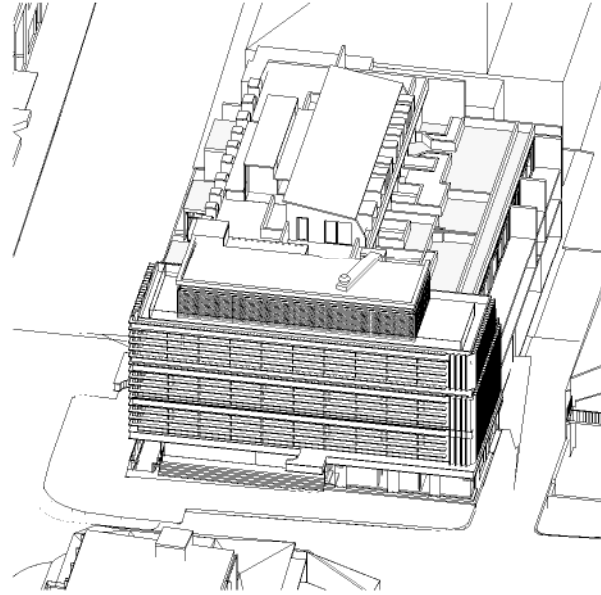
1 DA Proposed - Sun Eye 9am



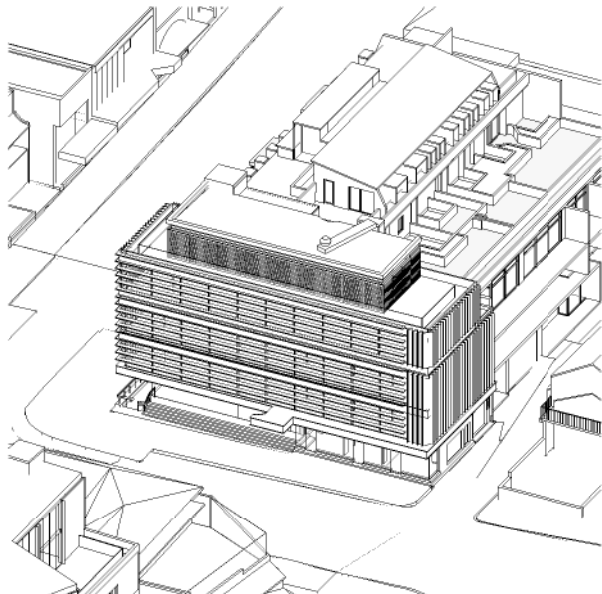
2 DA Proposed - Sun Eye 10am



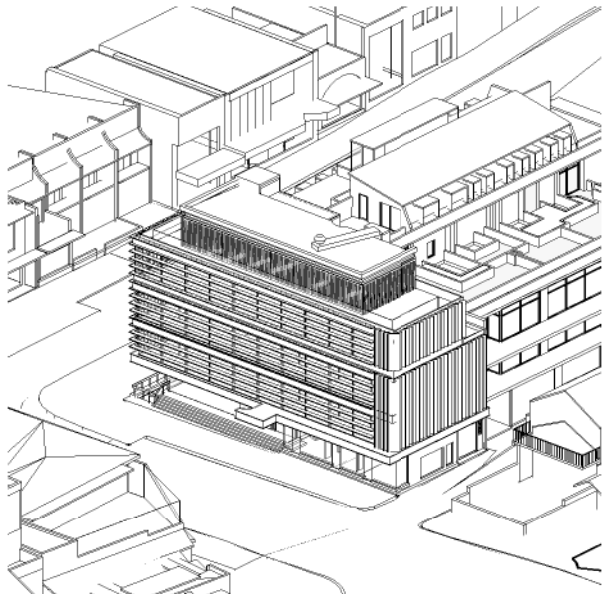
3 DA Proposed - Sun Eye 11am



4 DA Proposed - Sun Eye 12pm



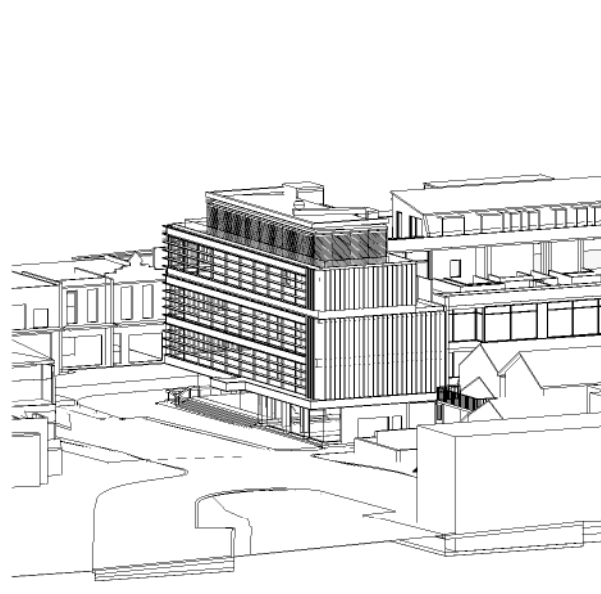
5 DA Proposed - Sun Eye 1pm



6 DA Proposed - Sun Eye 2pm



7 DA Proposed - Sun Eye 3pm



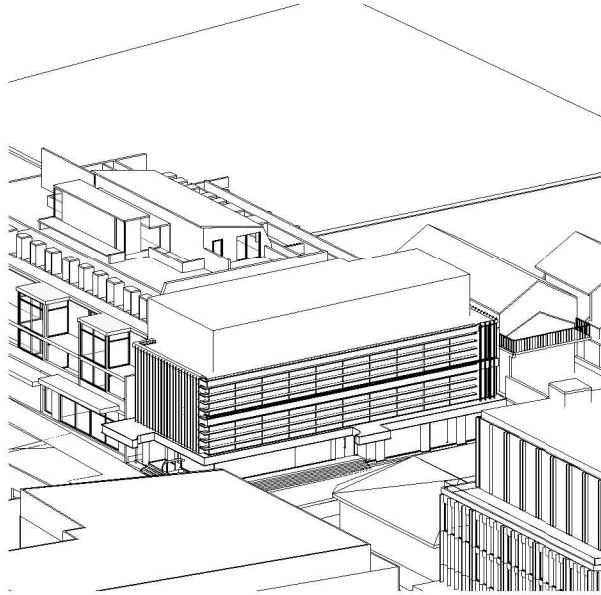
8 DA Proposed - Sun Eye 4pm

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					drawing	DA SUBMITTED SUN EYE VIEWS - JUNE 21	DA15	A	

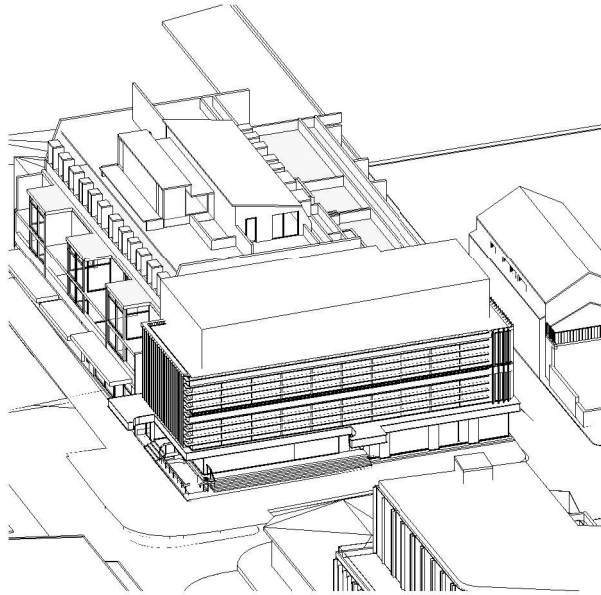
Lawton Hurley

Architecture Interiors Planning

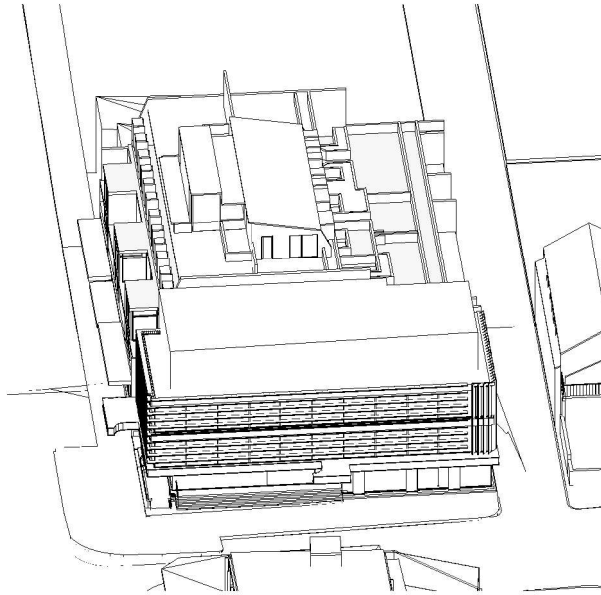
Studio 3.03, 30-36 Bay Street
Double Bay NSW 2028
T 61 2 9360 5300
info@lawtonhurley.com.au
ABN 94 105 274 235
Doug Lawton Architect No 5665



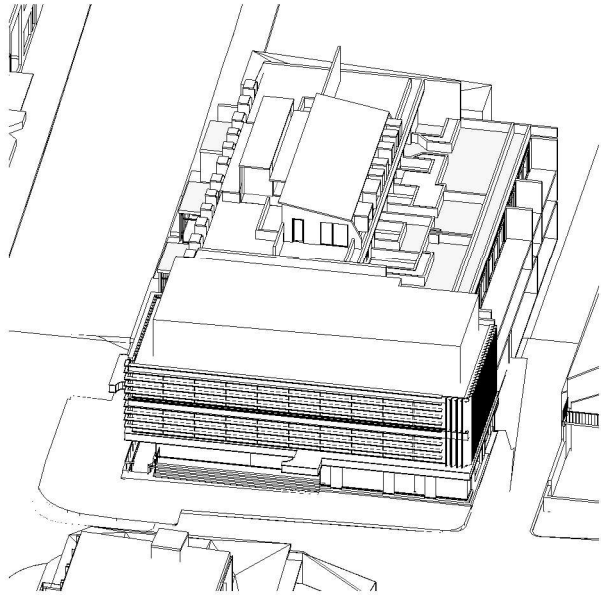
1 Compliant - Sun Eye 9am



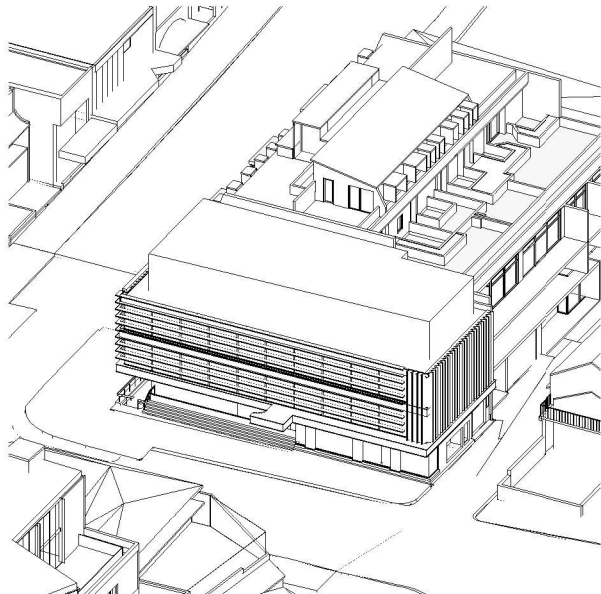
2 Compliant - Sun Eye 10am



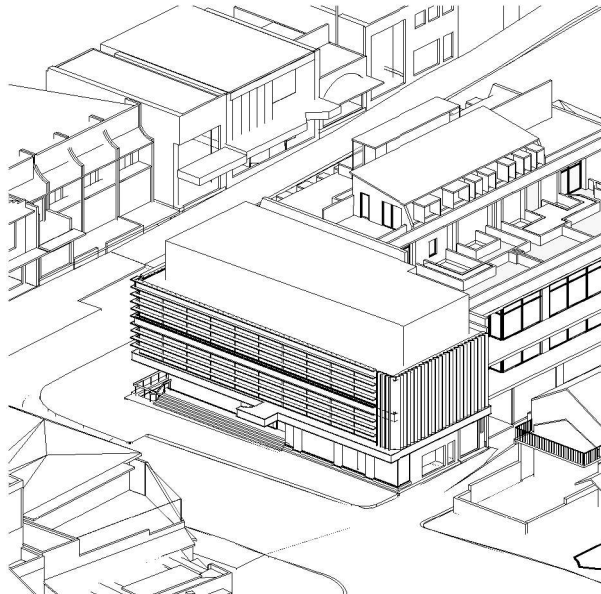
3 Compliant - Sun Eye 11am



4 Compliant - Sun Eye 12pm



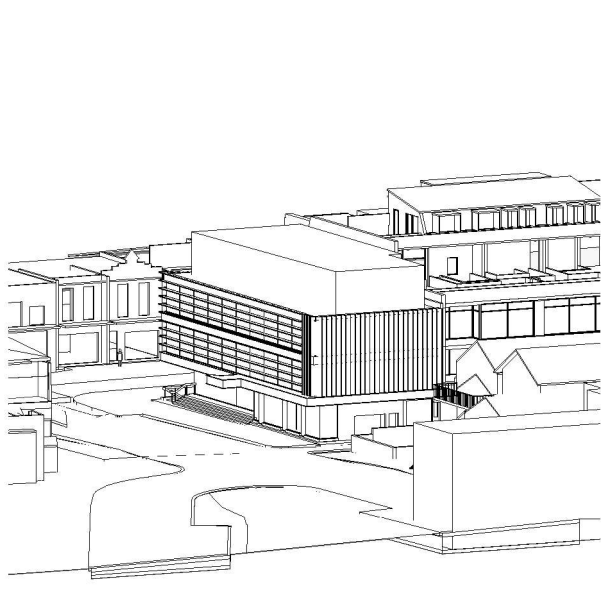
5 Compliant - Sun Eye 1pm



6 Compliant - Sun Eye 2pm

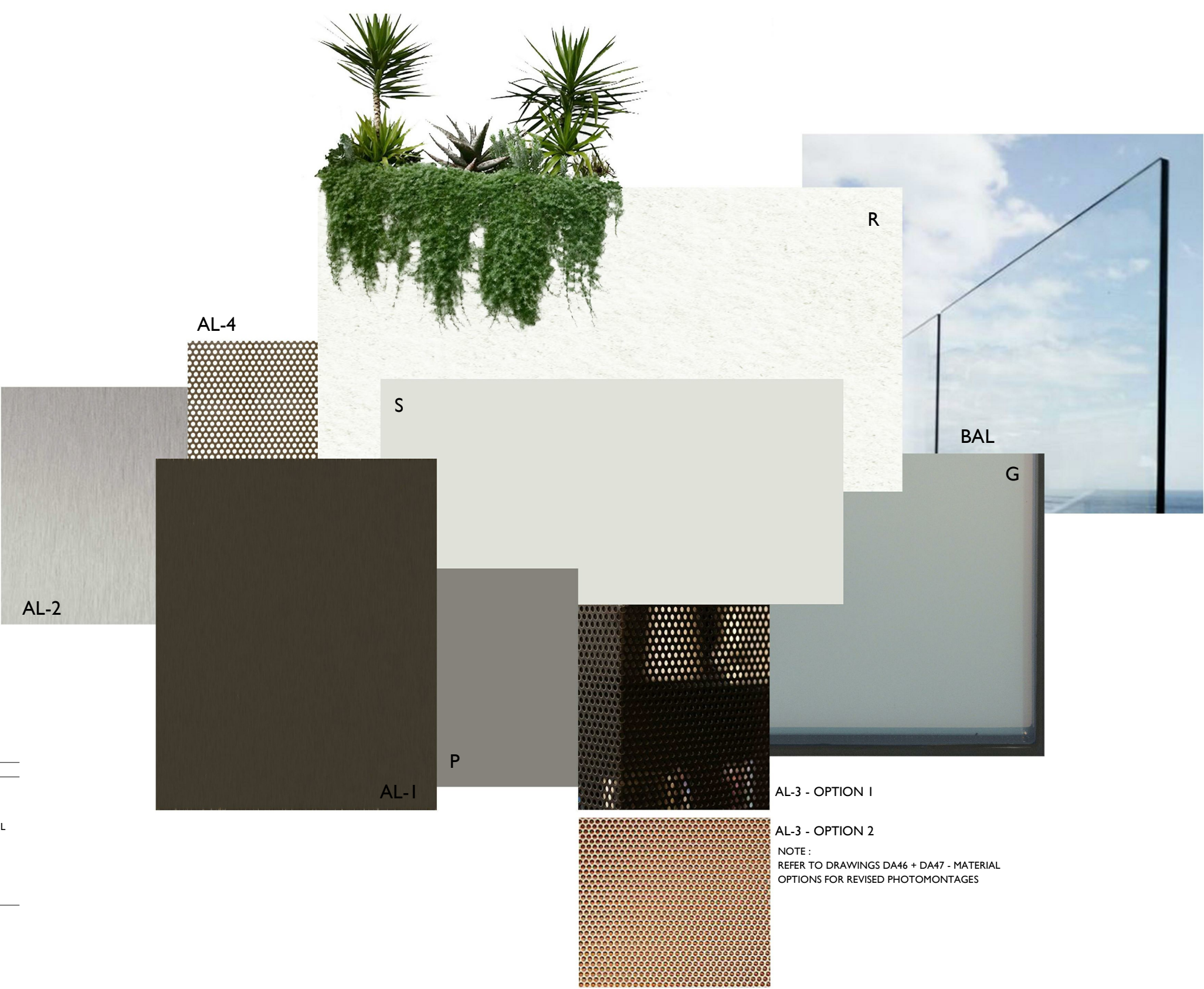


7 Compliant - Sun Eye 3pm



8 Compliant - Sun Eye 4pm

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale on A3	job no J316
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	DA SUBMISSION	05.02.21			address	24 BAY STREET, DOUBLE BAY	dwg no	issue
						drawing	COMPLIANT ENVELOPE VIEWS - JUNE 21	DA16	A



FINISHES			
R		RENDER & PAINT : WHITE	
P		PAINT FINISH - DARK GREY	
AL-1		ALUMINIUM FIN BODY : DARK BRONZE	
AL-2		ALUMINIUM FIN DETAIL : BRUSHED STAINLESS STEEL	
AL-3		PERFORATED SCREEN : DARK BRONZE or COPPER	
AL-4		PERFORATED ALUMINIUM FIN : DARK BRONZE	
G		CLEAR GLAZED WINDOWS	
BAL		GLASS BALUSTRADE	
S		ROOF SHEETING & FLASHING : WHITE	

AL-3 - OPTION 1

AL-3 - OPTION 2

NOTE :
REFER TO DRAWINGS DA46 + DA47 - MATERIAL
OPTIONS FOR REVISED PHOTOMONTAGES

Revision B
- Revised top screen color

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHEMENT	scale on A3	job no J316
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	DA SUBMISSION	05.02.21					address	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	FOR REVIEW	13.09.21					drawing	EXTERNAL FINISHES	DAI7	C
	C	FOR SECTION 34	20.09.21								



OBJECTION IMAGE WITH MASSING OVERLAY



OBJECTION IMAGE WITH MASSING OVERLAY



OBJECTION IMAGE WITH MASSING OVERLAY



SIMILAR VIEW - CURRENT PHOTO

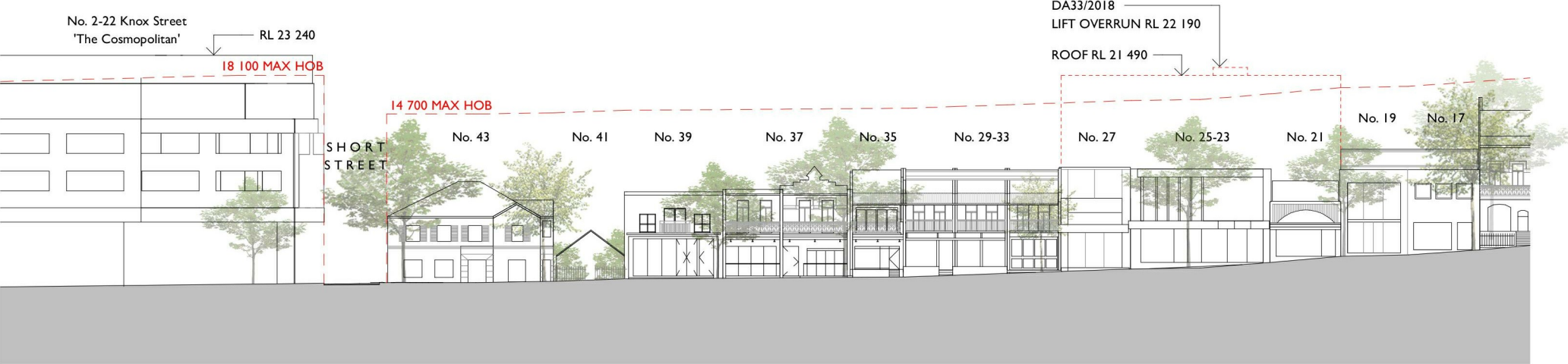


SIMILAR VIEW - CURRENT PHOTO

Revision B
- Revised lift overrun
- Revised parapet detail

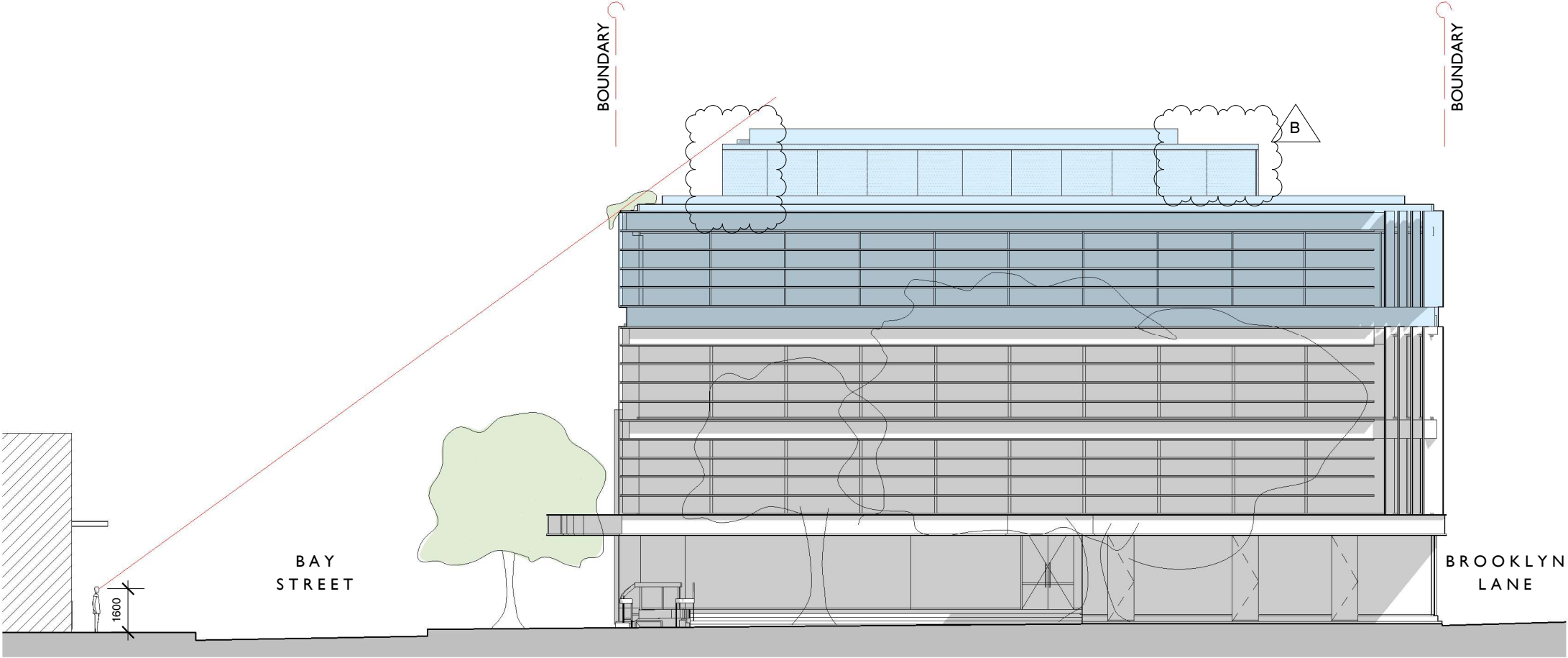
notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY	Lawton Hurley Architecture Interiors Planning Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 info@lawtonhurley.com.au ABN 94 105 274 235 Doug Lawton Architect No 5665	project	PROPOSED REFURBISHMENT	scale on A3	job no J316
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	WITHOUT PREJUDICE	13.08.21			address	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	FOR REVIEW	13.09.21			drawing	VISUAL INTRUSTION ANALYSIS	DAI8	C
	C	FOR SECTION 34	20.09.21						

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

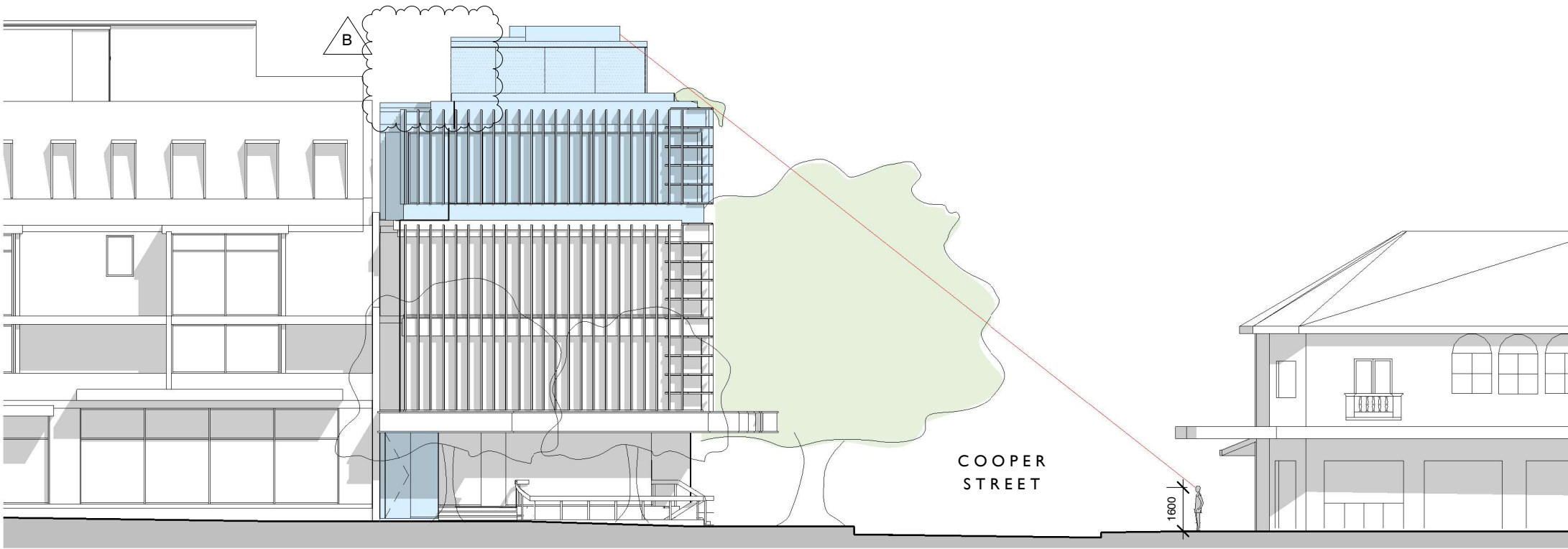


I BAY STREET ELEVATION

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale on A3	job no J316
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	WITHOUT PREJUDICE	13.08.21			address	24 BAY STREET, DOUBLE BAY	dwg no	issue
						drawing	BAY STREET ELEVATION - WEST	DAI9	A



1 NORTH ELEVATION - SIGHT LINES



2 EAST ELEVATION - SIGHT LINES

Revision B
- Revised lift location
- Planters added

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale 1 : 200 on A3	job no J316	
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	FOR SECTION 34	20.09.21			address	24 BAY STREET, DOUBLE BAY	dwg no	DA40	B
	B	POST S34 REVISIONS	28.09.21			drawing	SIGHT LINES			



BAY STREET PHOTOMONTAGE - OPTION 1 - LEVEL 4 BRONZE CLADDING



BAY STREET PHOTOMONTAGE - OPTION 2 - COPPER LEVEL 4 CLADDING



BAY STREET PHOTOMONTAGE - LEVEL 4 WHITE CLADDING - DA SUBMITTED

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale on A3	job no J316
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	FOR SECTION 34	20.09.21			address	24 BAY STREET, DOUBLE BAY	dwg no	issue
						drawing	MATERIAL OPTIONS	DA46	A

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



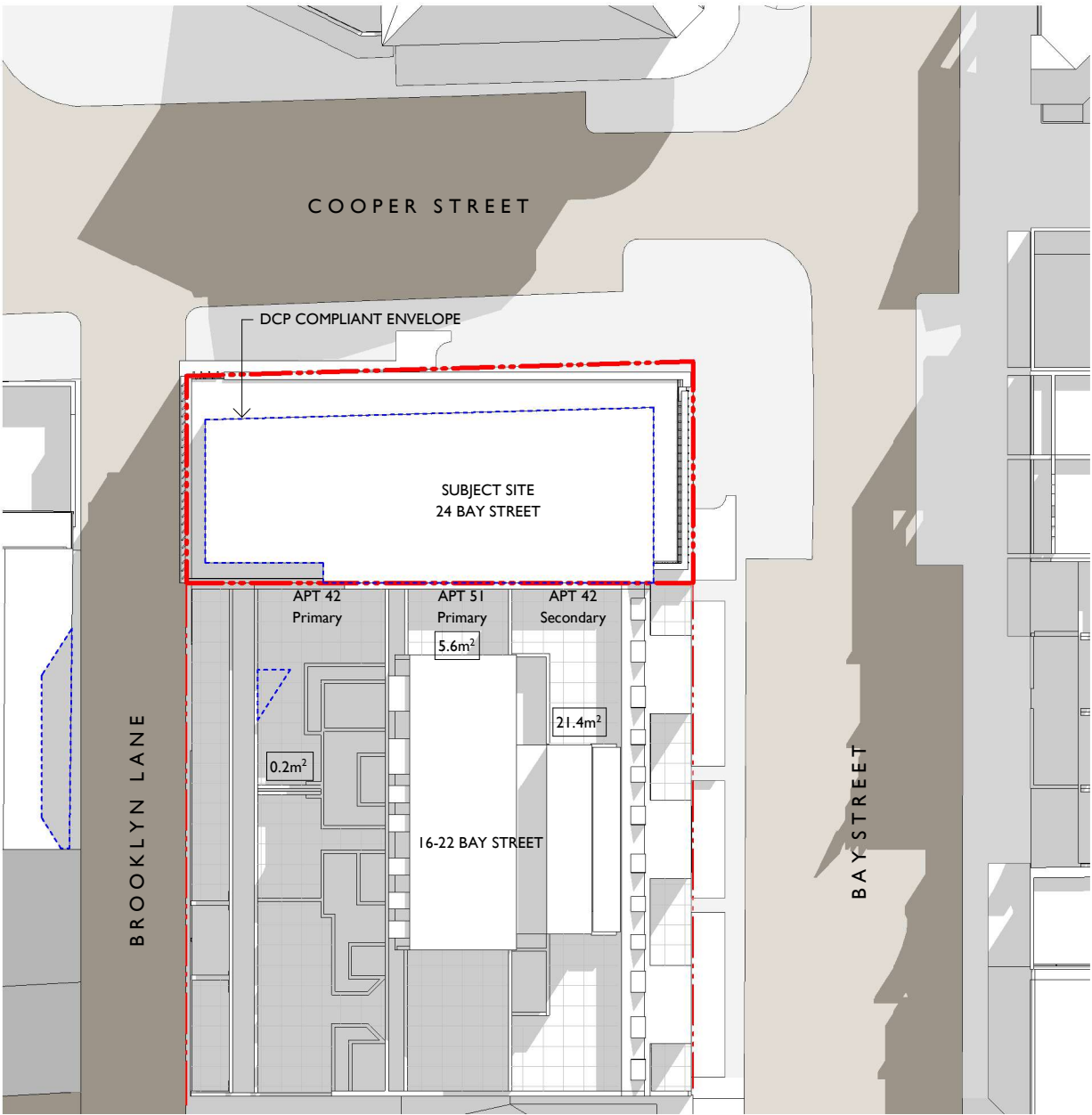
COOPER + SHORT STREET PHOTOMONTAGE- OPTION 1 - LEVEL 4 BRONZE CLADDING

COOPER + SHORT STREET PHOTOMONTAGE - OPTION 2 - LEVEL 4 COPPER CLADDING

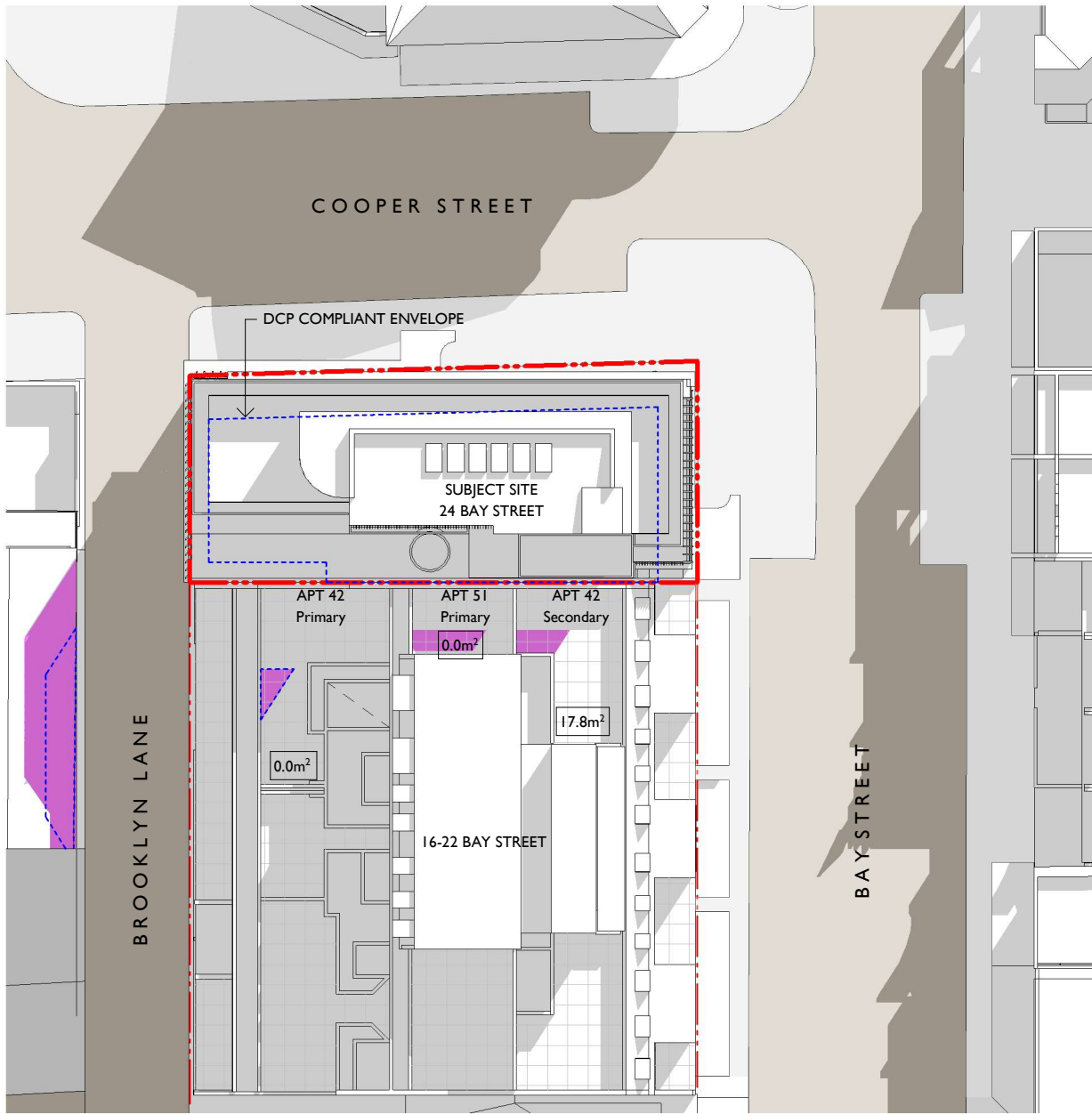


COOPER + SHORT STREET PHOTOMONTAGE - LEVEL 4 WHITE CLADDING - DA SUBMITTED


notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale on A3	job no J316	
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	FOR SECTION 34	20.09.21			address	24 BAY STREET, DOUBLE BAY	dwg no	DA47	issue A
						drawing	MATERIAL OPTIONS 2			



1 WINTER SOLSTICE - 9am DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 9am REVISED



KEY

- EXISTING SHADOWS
- OVERSHADOWING WITH DCP COMPLIANT ENVELOPE
- OVERSHADOWING WITH REVISED MASSING
- XXm² AREA m² IN DIRECT SUN

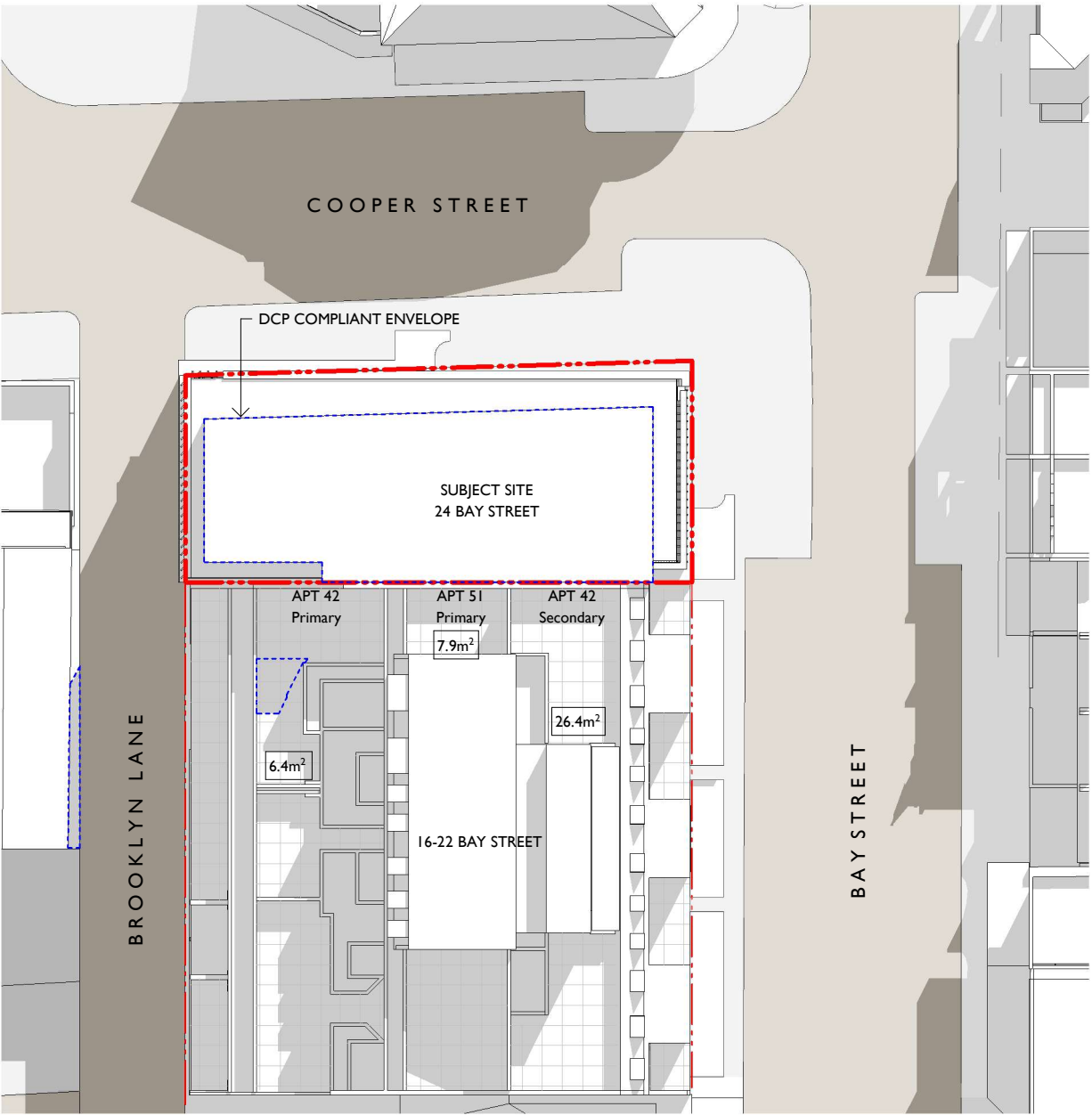
Revision D

- Revised lift location
- Planters added

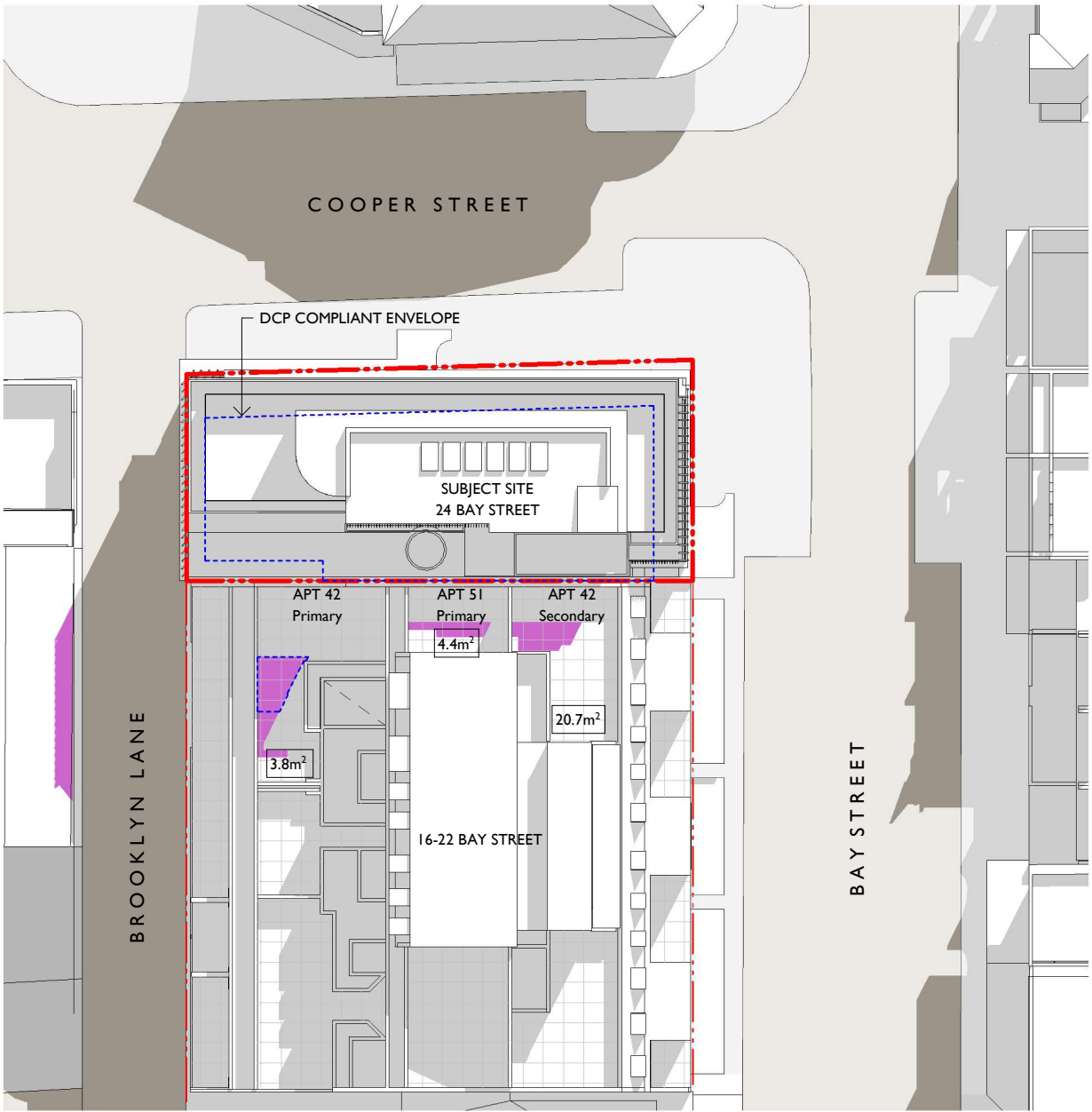
BALCONY AREAS

- UNIT 42 Primary - 53m²
- UNIT 42 Secondary - 46m²
- UNIT 51 Primary - 23m²

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	WITHOUT PREJUDICE	13.08.21			Lawton Hurley Architecture Interiors Planning	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	FOR REVIEW	13.09.21			Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 info@lawtonhurley.com.au		DA100	D
	C	FOR SECTION 34	20.09.21			ABN 94 105 274 235 Doug Lawton Architect No 5665	SHADOWS 9AM		
	D	POST S34 REVISIONS	28.09.21						




1 WINTER SOLSTICE - 930am DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 930am REVISED

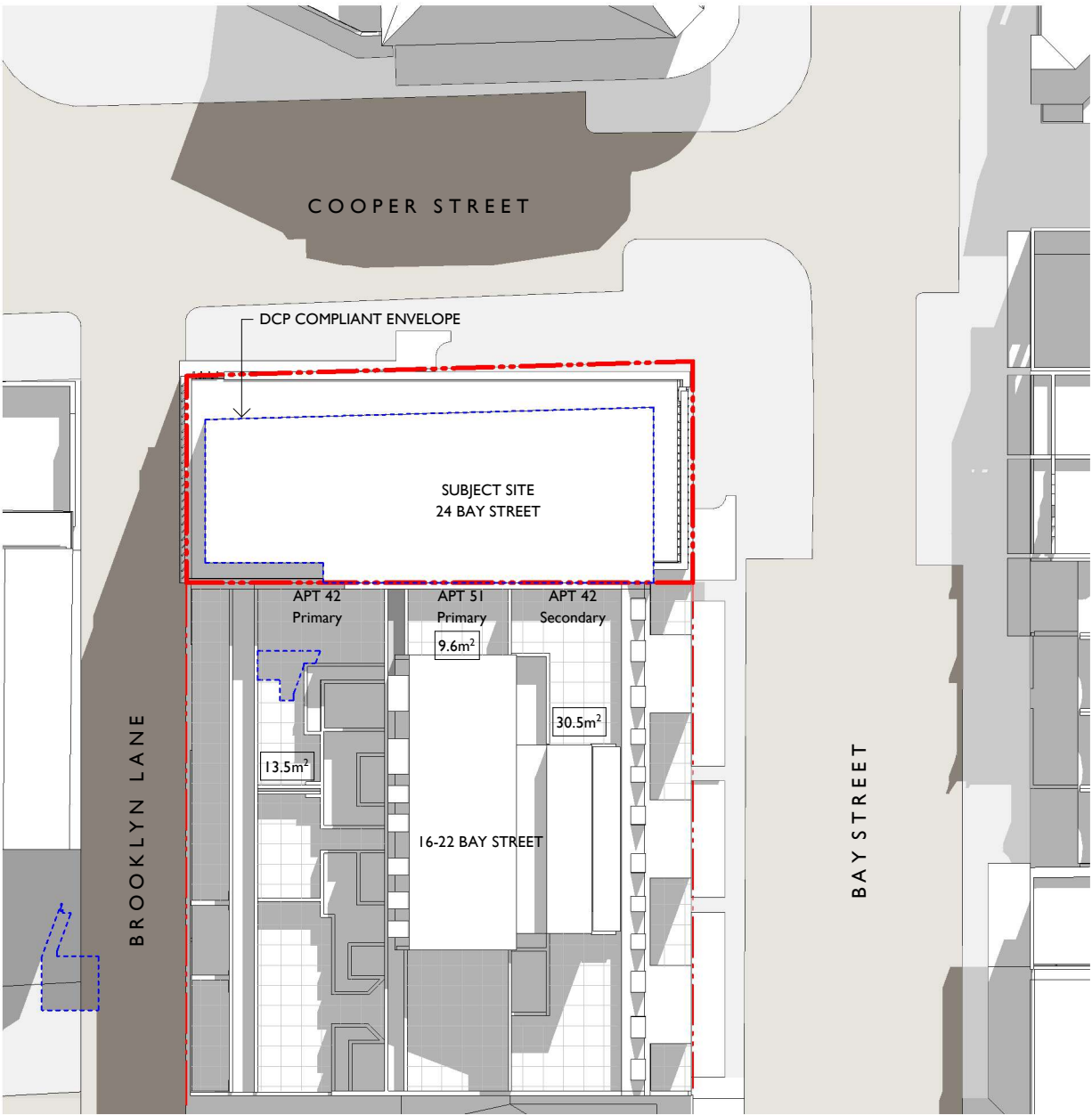
BALCONY AREAS
UNIT 42 Primary - 53m²
UNIT 42 Secondary - 46m²
UNIT 51 Primary - 23m²



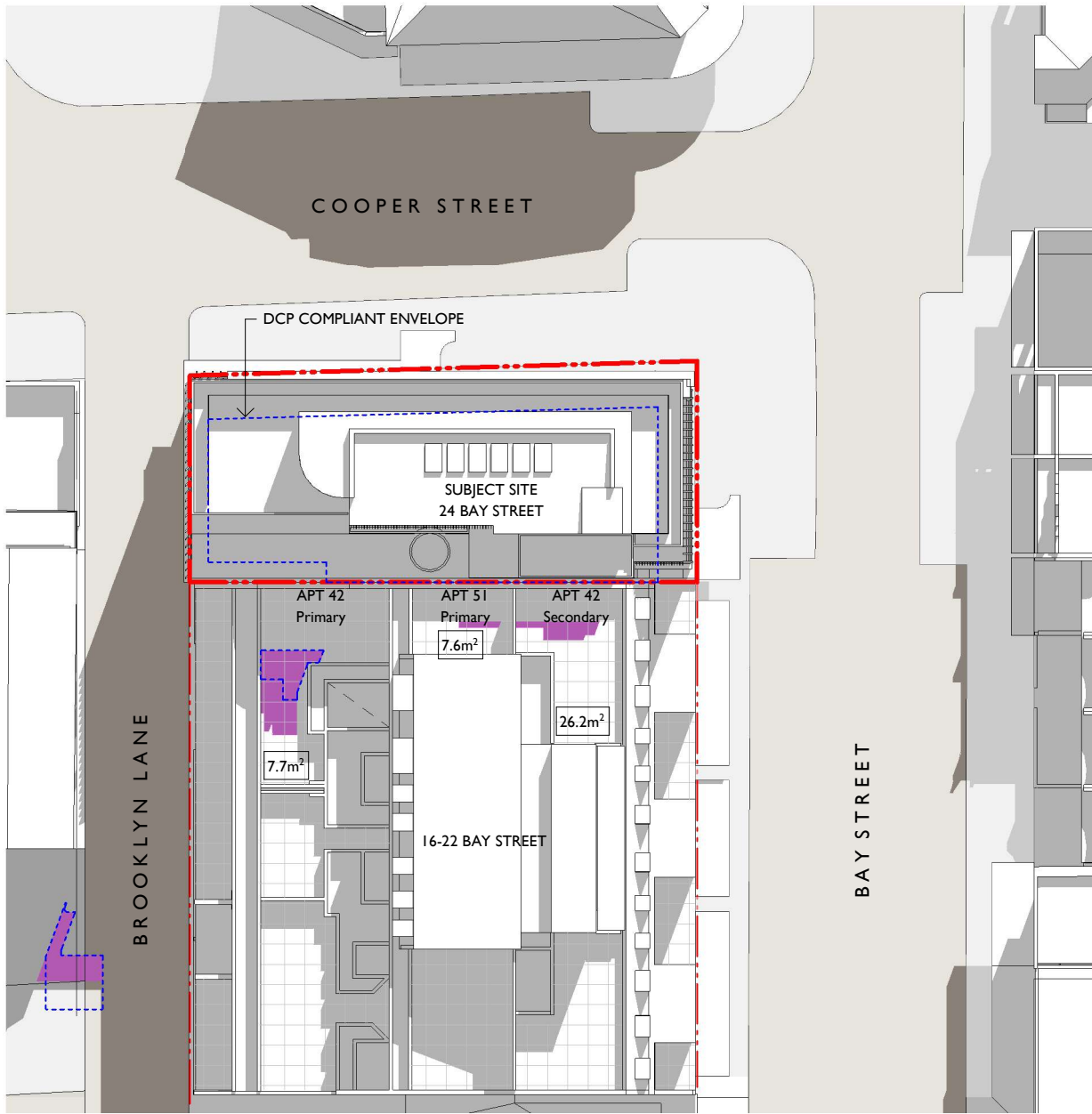
KEY

- EXISTING SHADOWS
- OVERSHADOWING WITH DCP COMPLIANT ENVELOPE
- OVERSHADOWING WITH REVISED MASSING
- XXm² AREA m² IN DIRECT SUN


notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY			project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316		
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	POST S34 REVISIONS	28.09.21				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	24 BAY STREET, DOUBLE BAY	dwg no	issue		
							SHADOWS 930AM	DAI01	A			



1 WINTER SOLSTICE - 10am DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 10am REVISED



KEY

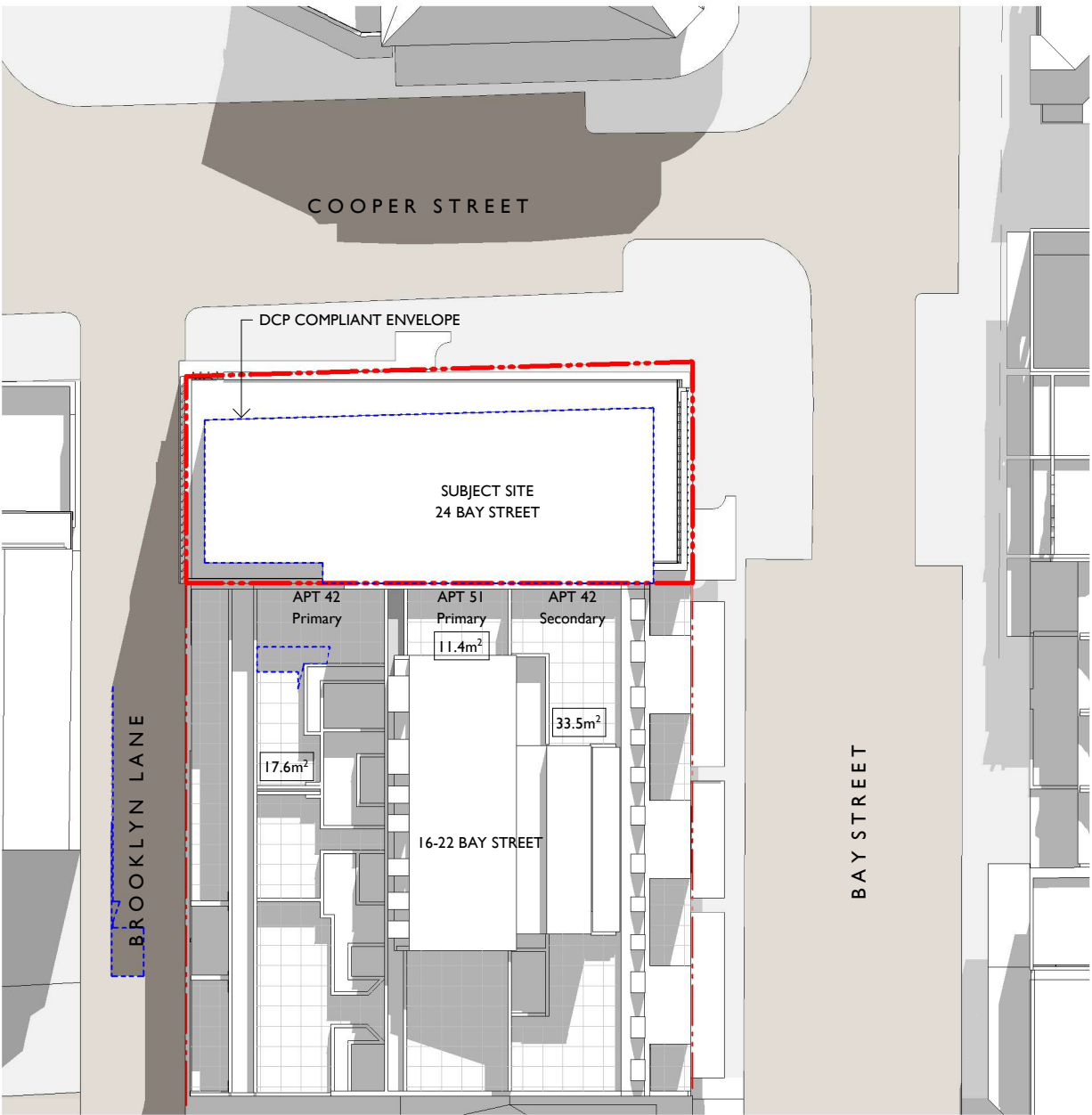
- EXISTING SHADOWS
- OVERSHADOWING WITH DCP COMPLIANT ENVELOPE
- OVERSHADOWING WITH REVISED MASSING
- XXm² AREA m² IN DIRECT SUN

- Revision D**

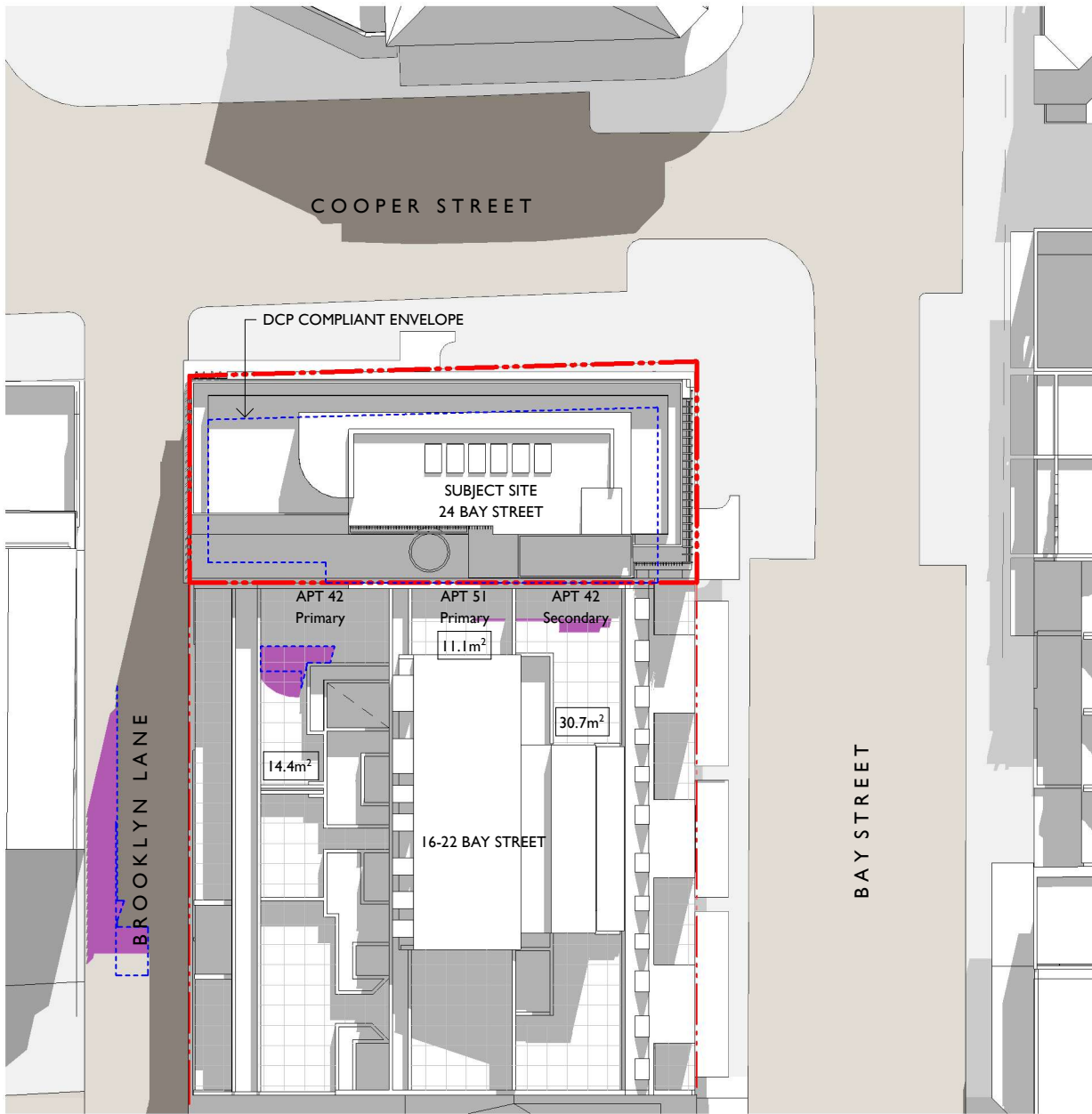
 - Revised lift location
 - Planters added
- BALCONY AREAS**

 - UNIT 42 Primary - 53m²
 - UNIT 42 Secondary - 46m²
 - UNIT 51 Primary - 23m²

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	WITHOUT PREJUDICE	13.08.21			address	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	FOR REVIEW	13.09.21			drawing	SHADOWS 10AM	DAI02	D
	C	FOR SECTION 34	20.09.21						
	D	POST S34 REVISIONS	28.09.21						



1 WINTER SOLSTICE - 1030am DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 1030am REVISED

BALCONY AREAS
UNIT 42 Primary - 53m²
UNIT 42 Secondary - 46m²
UNIT 51 Primary - 23m²

KEY

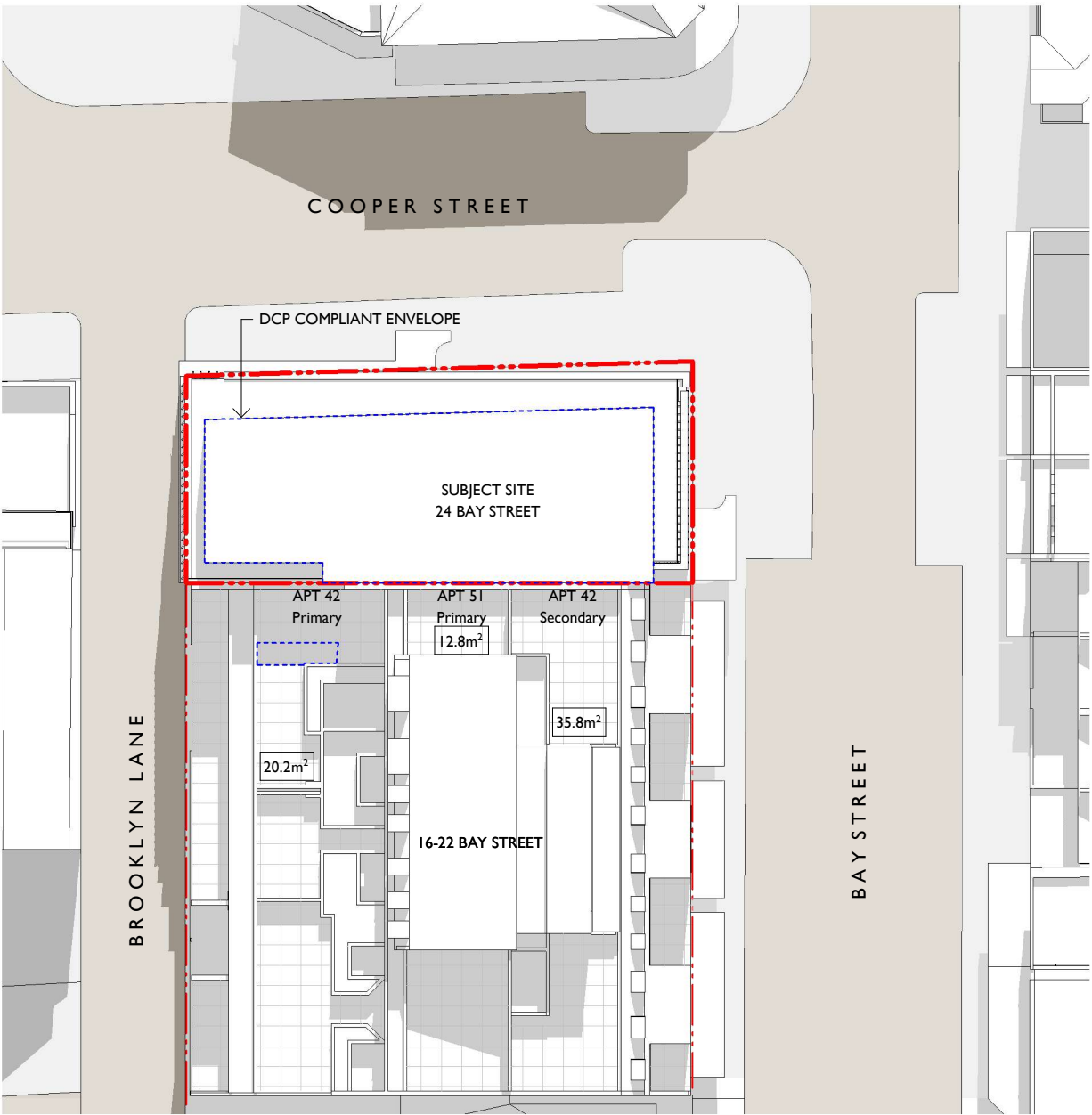
EXISTING SHADOWS

OVERSHADOWING WITH DCP COMPLIANT ENVELOPE

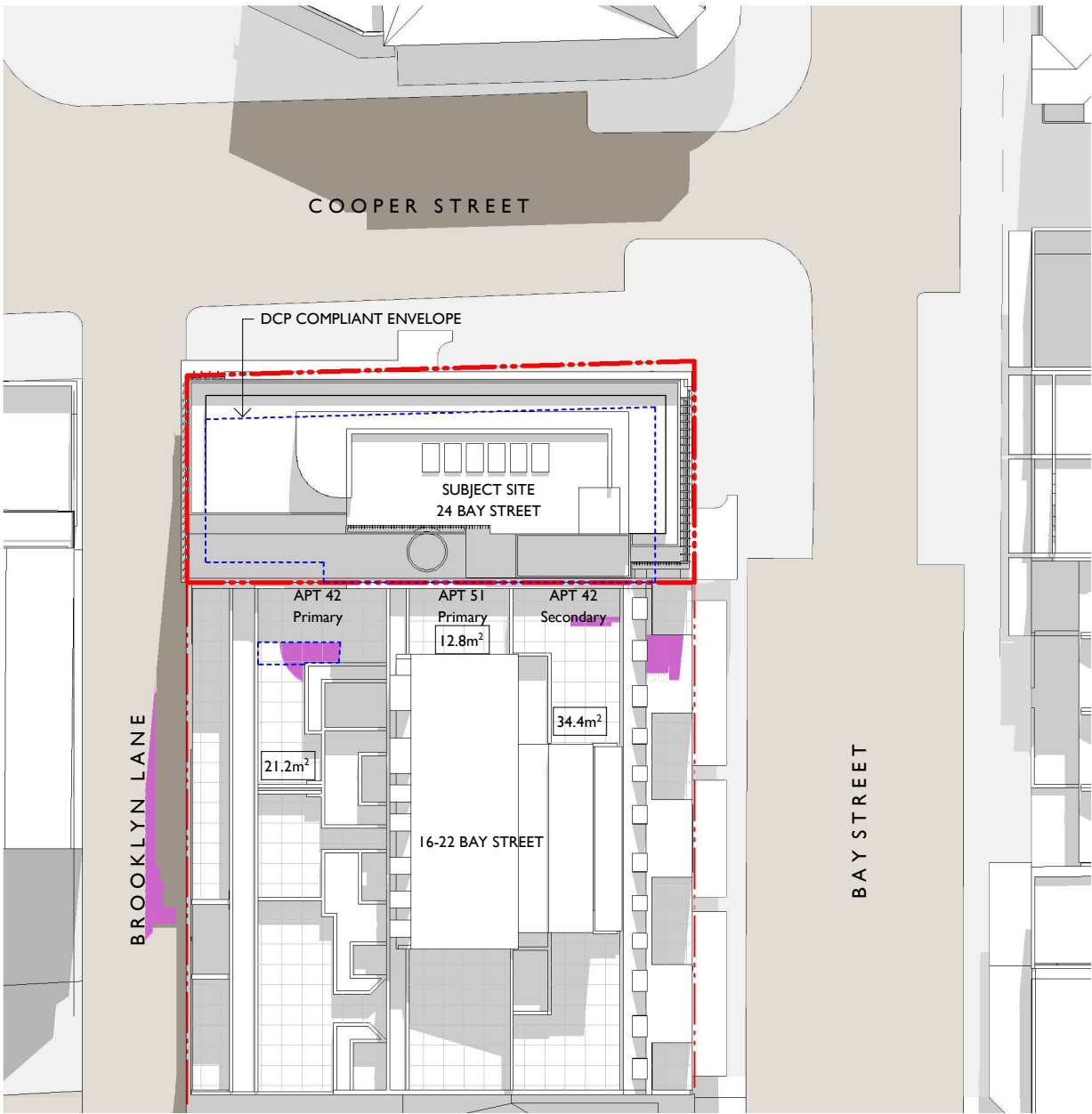
OVERSHADOWING WITH REVISED MASSING

XXm² AREA m² IN DIRECT SUN

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	POST S34 REVISIONS	28.09.21			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	24 BAY STREET, DOUBLE BAY	dwg no	issue
							SHADOWS 1030AM	DAI03	A








1 WINTER SOLSTICE - 11am DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 11am REVISED

KEY

  EXISTING SHADOWS
 OVERSHADOWING WITH DCP COMPLIANT ENVELOPE
 OVERSHADOWING WITH REVISED MASSING
 AREA m² IN DIRECT SUN

Revision D

- Revised lift location

- Planters added

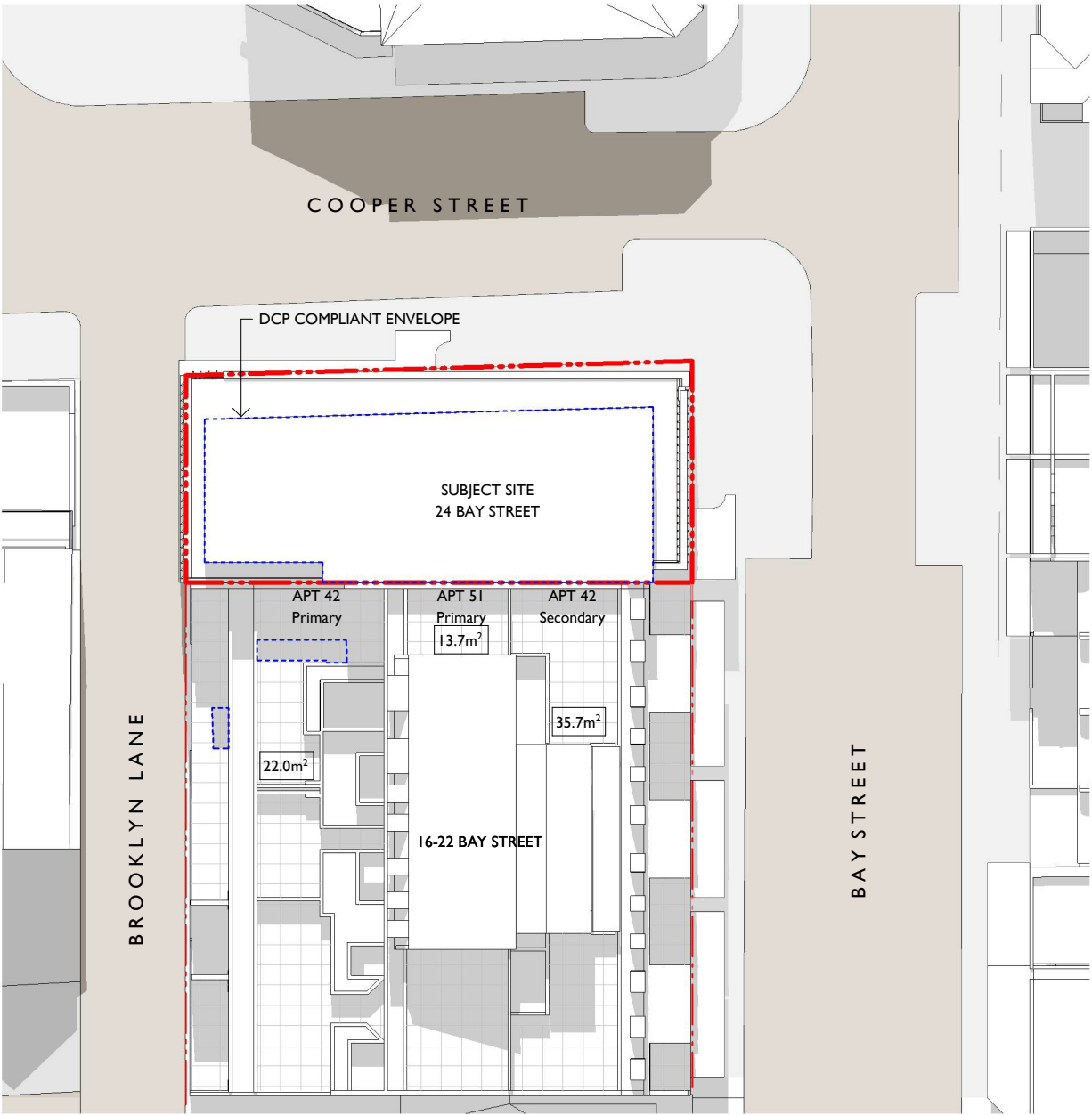
BALCONY AREAS

UNIT 42 Primary - 53m²

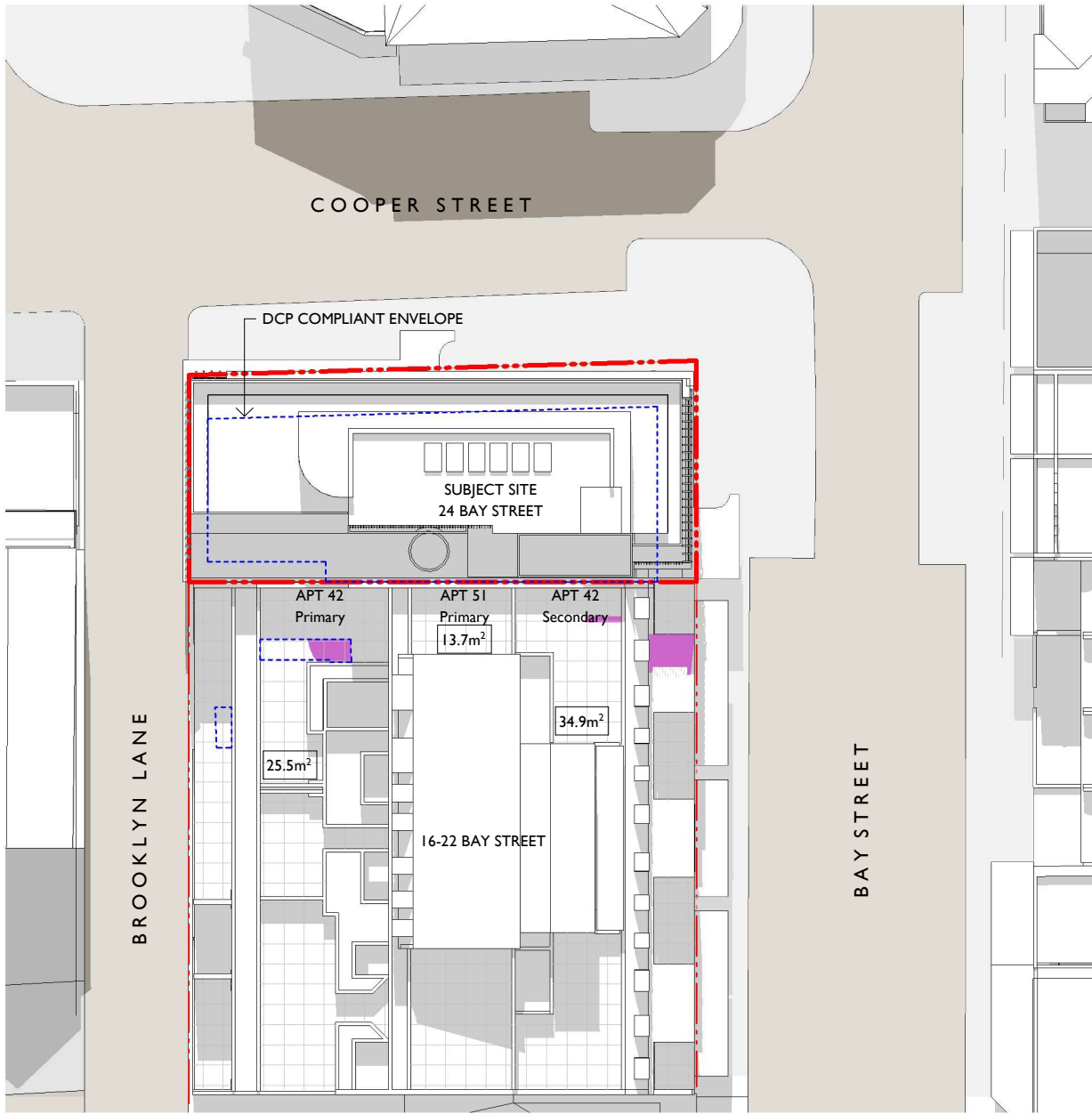
UNIT 42 Secondary - 46m²

UNIT 51 Primary - 23m²

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	WITHOUT PREJUDICE	13.08.21			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	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	FOR REVIEW	13.09.21					DAI04	D
	C	FOR SECTION 34	20.09.21						
	D	POST S34 REVISIONS	28.09.21				SHADOWS 11AM		




1 WINTER SOLSTICE - 1130am DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 1130am REVISED

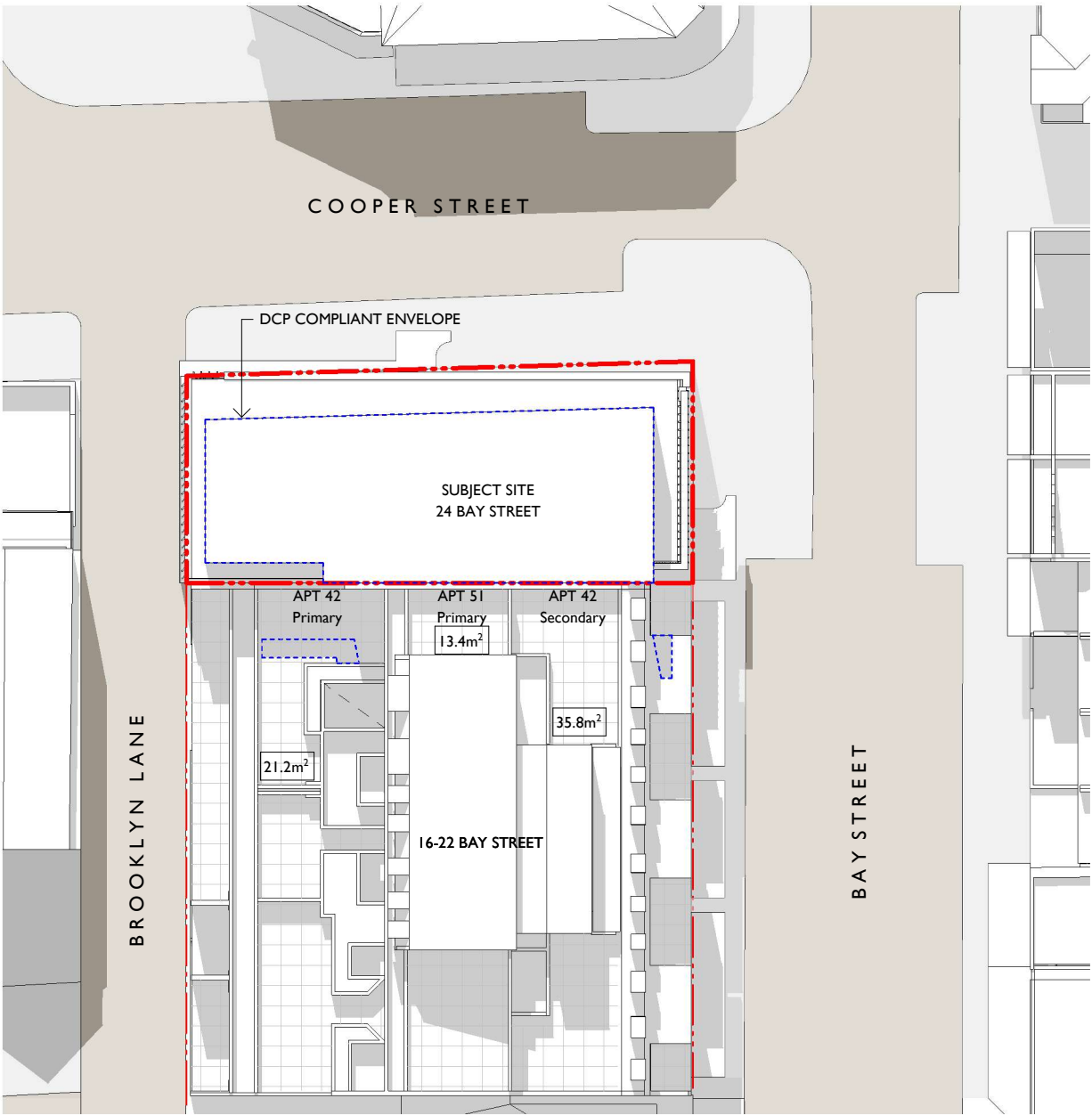
BALCONY AREAS
UNIT 42 Primary - 53m²
UNIT 42 Secondary - 46m²
UNIT 51 Primary - 23m²



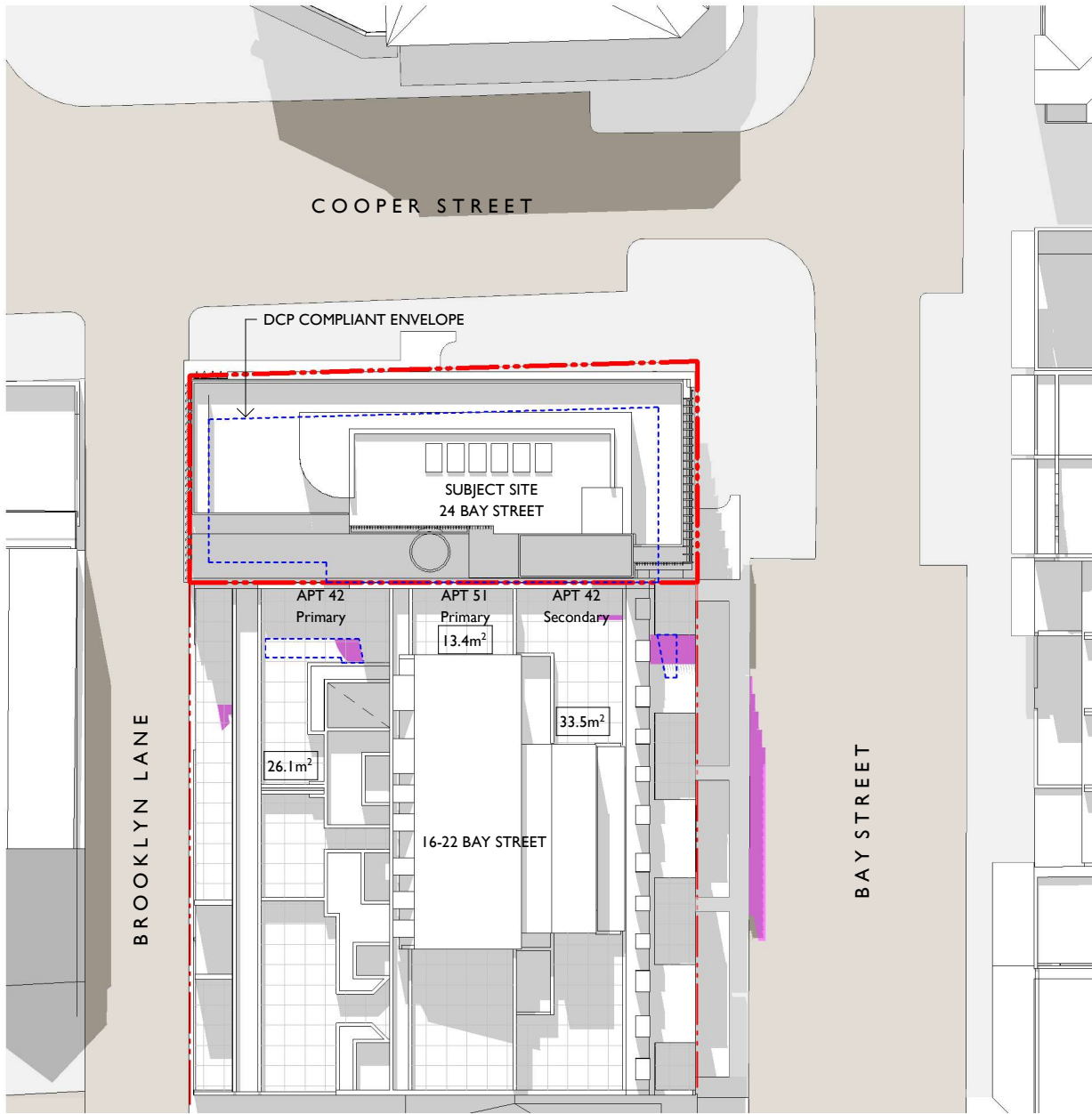
KEY

- EXISTING SHADOWS
- OVERSHADOWING WITH DCP COMPLIANT ENVELOPE
- OVERSHADOWING WITH REVISED MASSING
- XXm² AREA m² IN DIRECT SUN


notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	POST S34 REVISIONS	28.09.21			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	24 BAY STREET, DOUBLE BAY	dwg no	issue
							SHADOWS 1130AM	DAI05	A



1 WINTER SOLSTICE - 12pm DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 12pm REVISED



KEY

- EXISTING SHADOWS
- OVERSHADOWING WITH DCP COMPLIANT ENVELOPE
- OVERSHADOWING WITH REVISED MASSING
- XXm² AREA m² IN DIRECT SUN

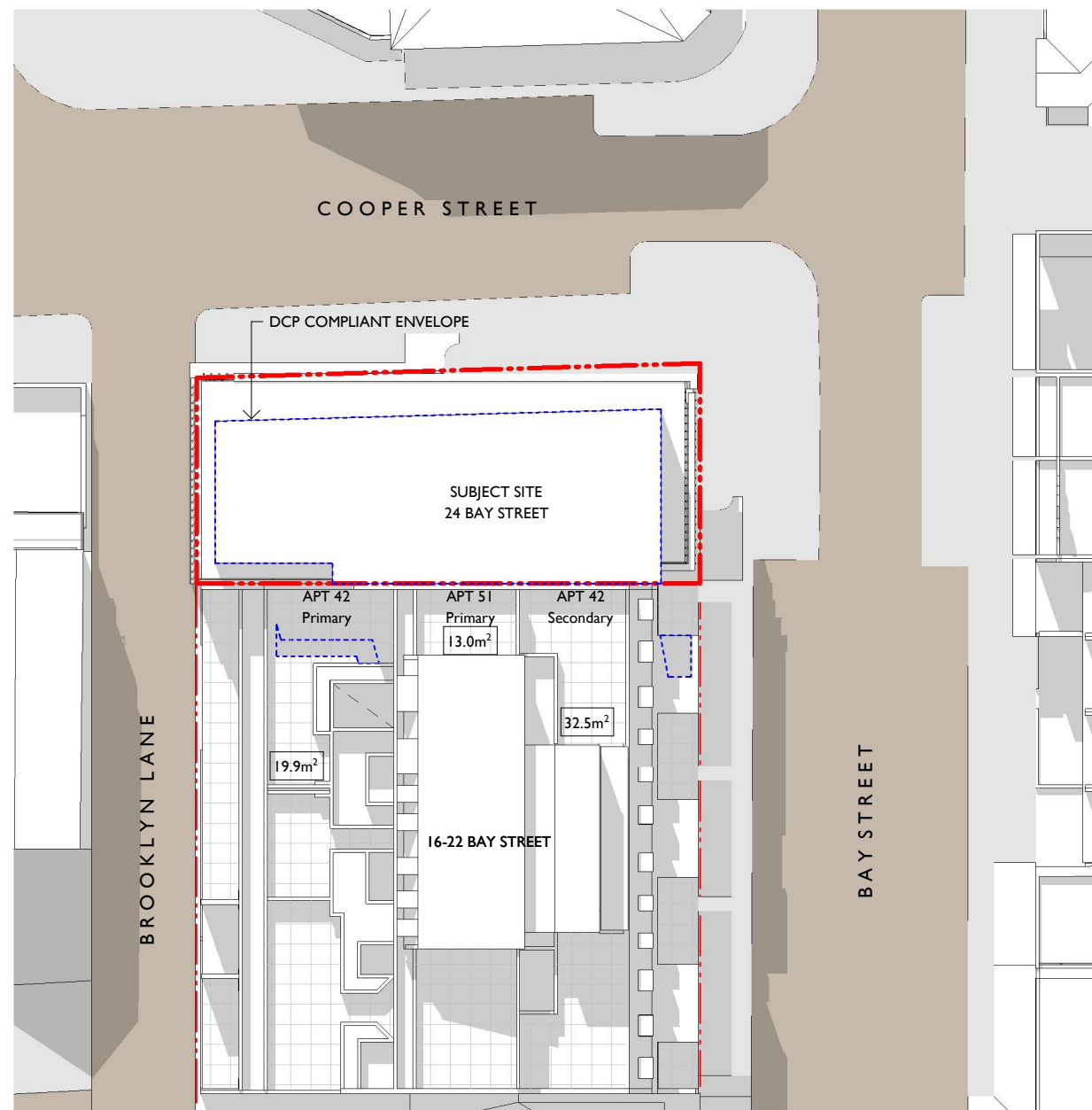
- Revision D
- Revised lift location

- Planters added
- BALCONY AREAS
- UNIT 42 Primary - 53m²

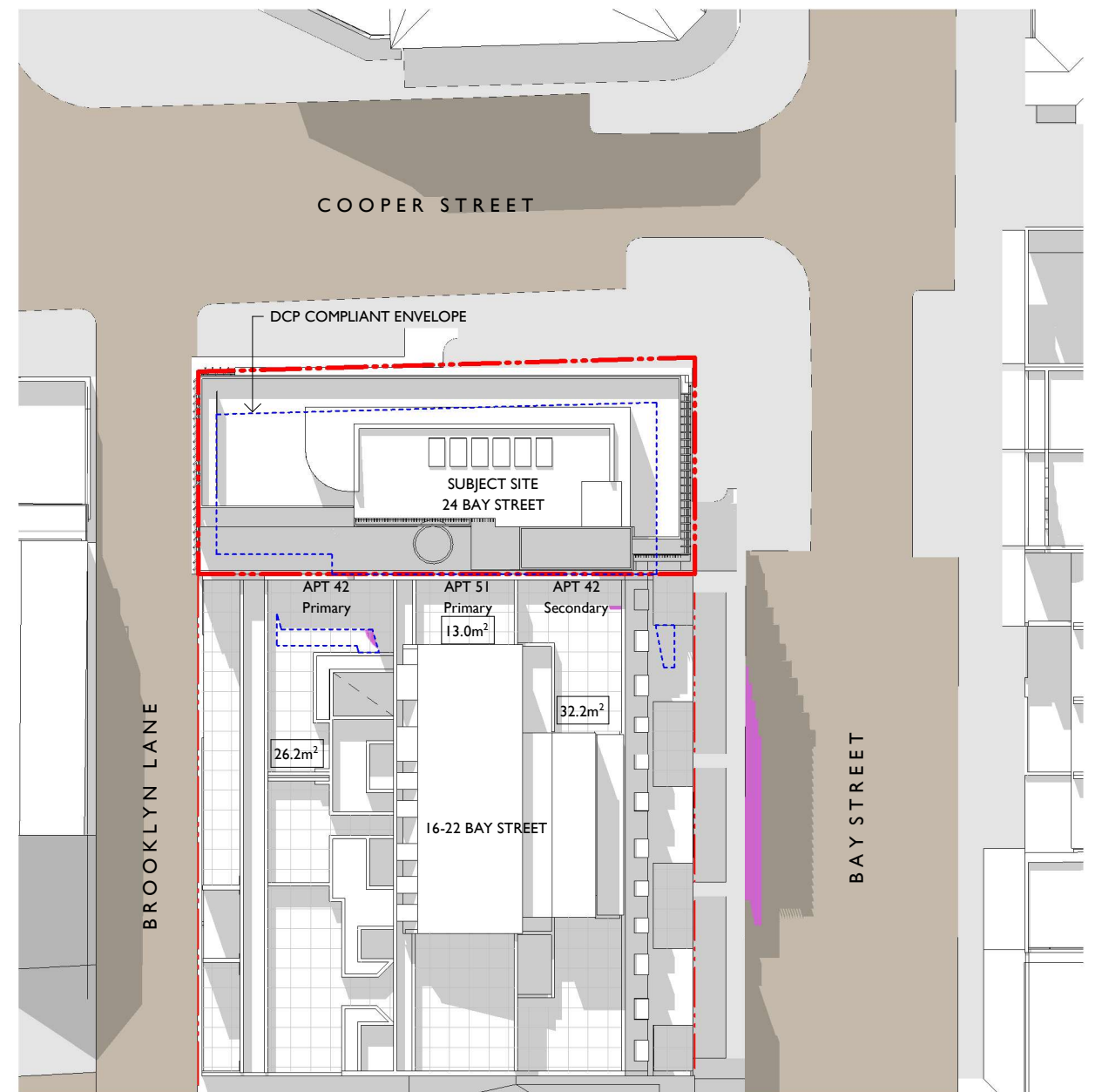
UNIT 42 Secondary - 46m²

UNIT 51 Primary - 23m²

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	WITHOUT PREJUDICE	13.08.21			Lawton Hurley Architecture Interiors Planning	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	FOR REVIEW	13.09.21			Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 info@lawtonhurley.com.au		DAI06	D
	C	FOR SECTION 34	20.09.21			ABN 94 105 274 235 Doug Lawton Architect No 5665	SHADOWS 12PM		
	D	POST S34 REVISIONS	28.09.21						

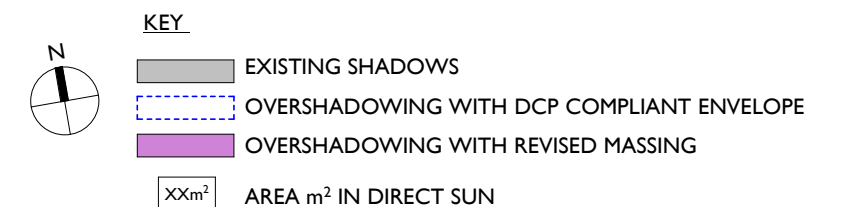


1 WINTER SOLSTICE - 1230pm DCP COMPLIANT ENVELOPE

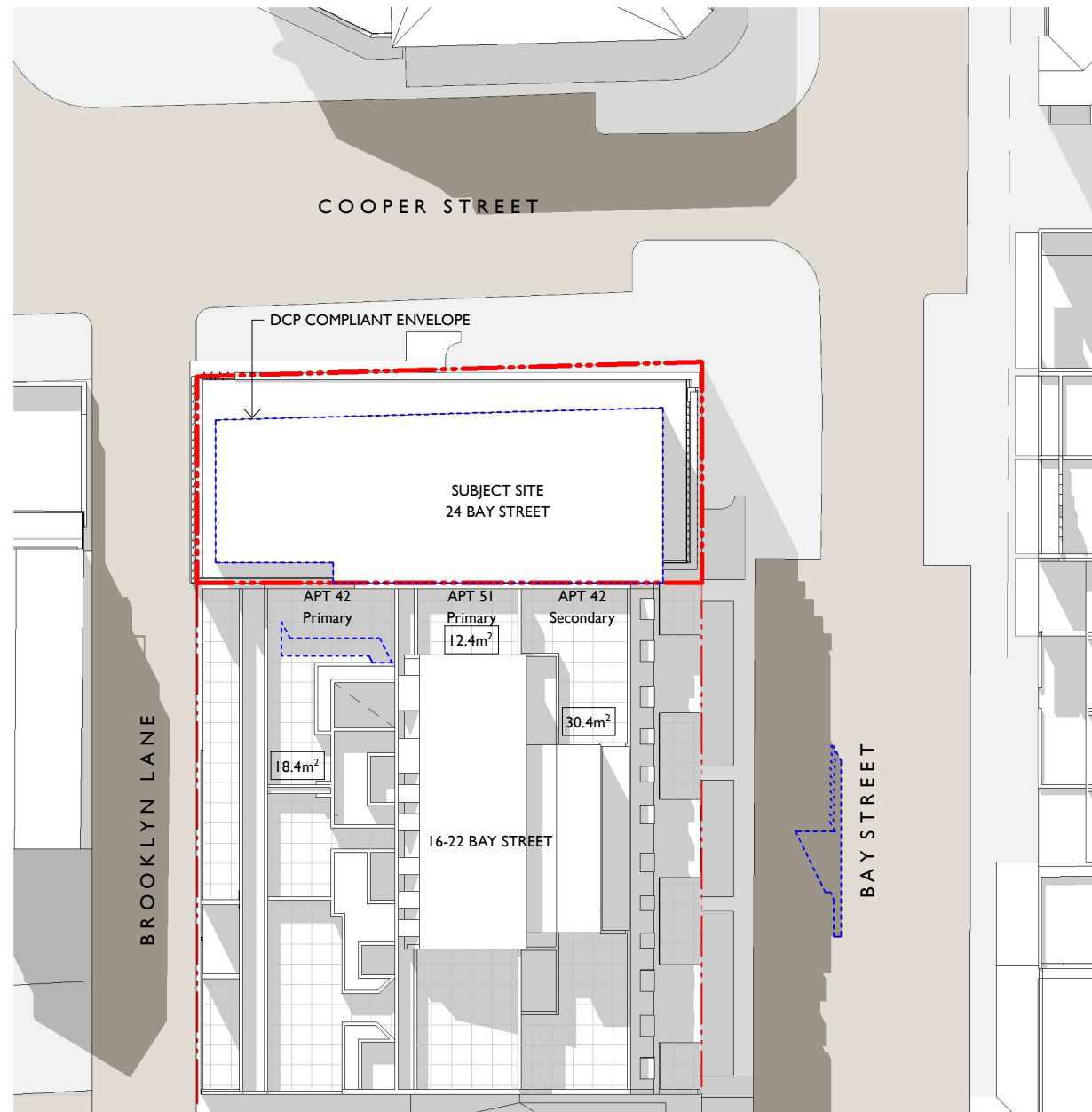


2 WINTER SOLSTICE - 1230pm REVISED

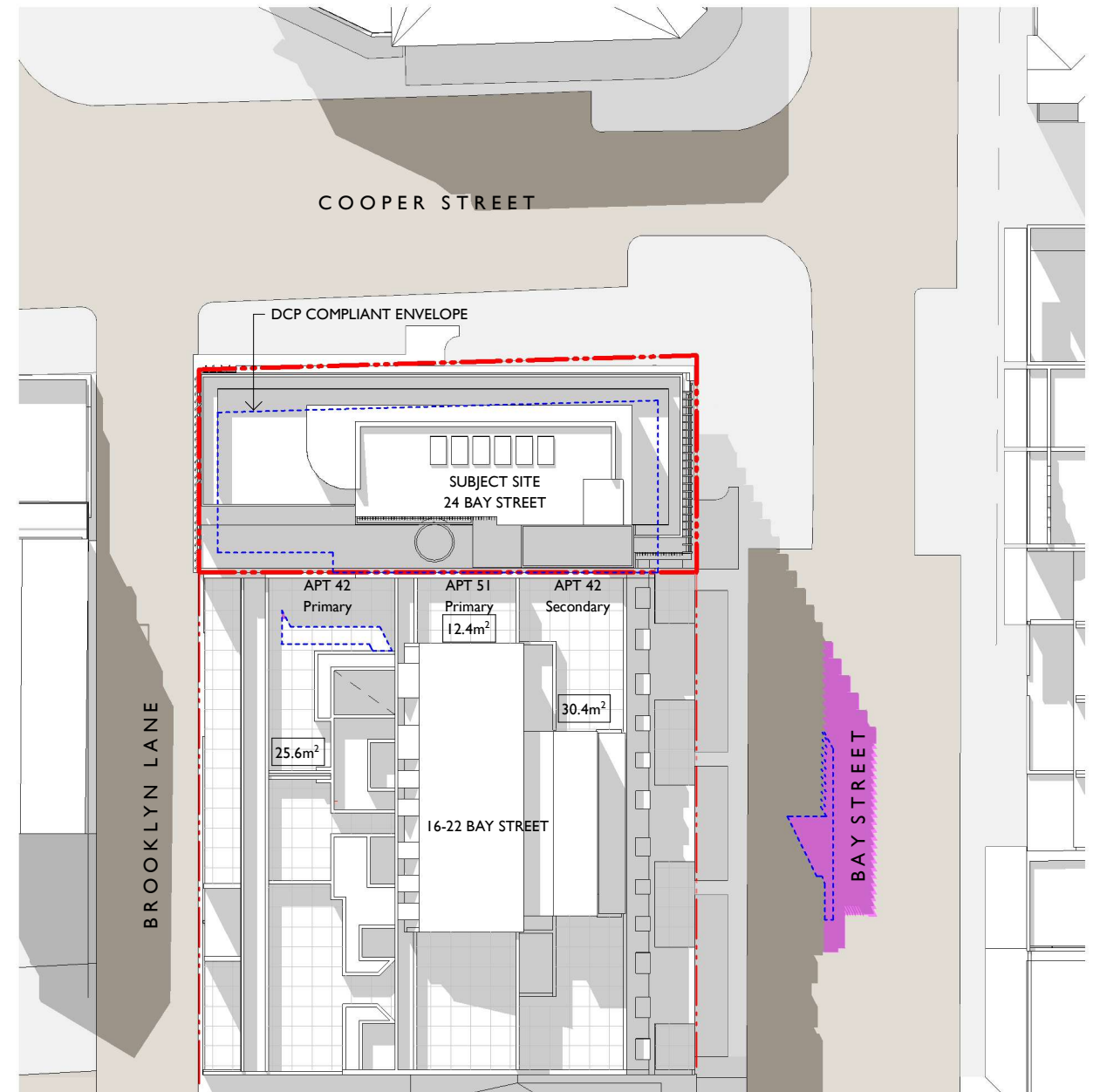
BALCONY AREAS
UNIT 42 Primary - 53m²
UNIT 42 Secondary - 46m²
UNIT 51 Primary - 23m²



notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	POST S34 REVISIONS	28.09.21			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	24 BAY STREET, DOUBLE BAY	dwg no DAI07	issue A
							SHADOWS 1230PM		



1 WINTER SOLSTICE - 1pm DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 1pm REVISED

KEY

N

EXISTING SHADOWS

OVERSHADOWING WITH DCP COMPLIANT ENVELOPE

OVERSHADOWING WITH REVISED MASSING

AREA m² IN DIRECT SUN

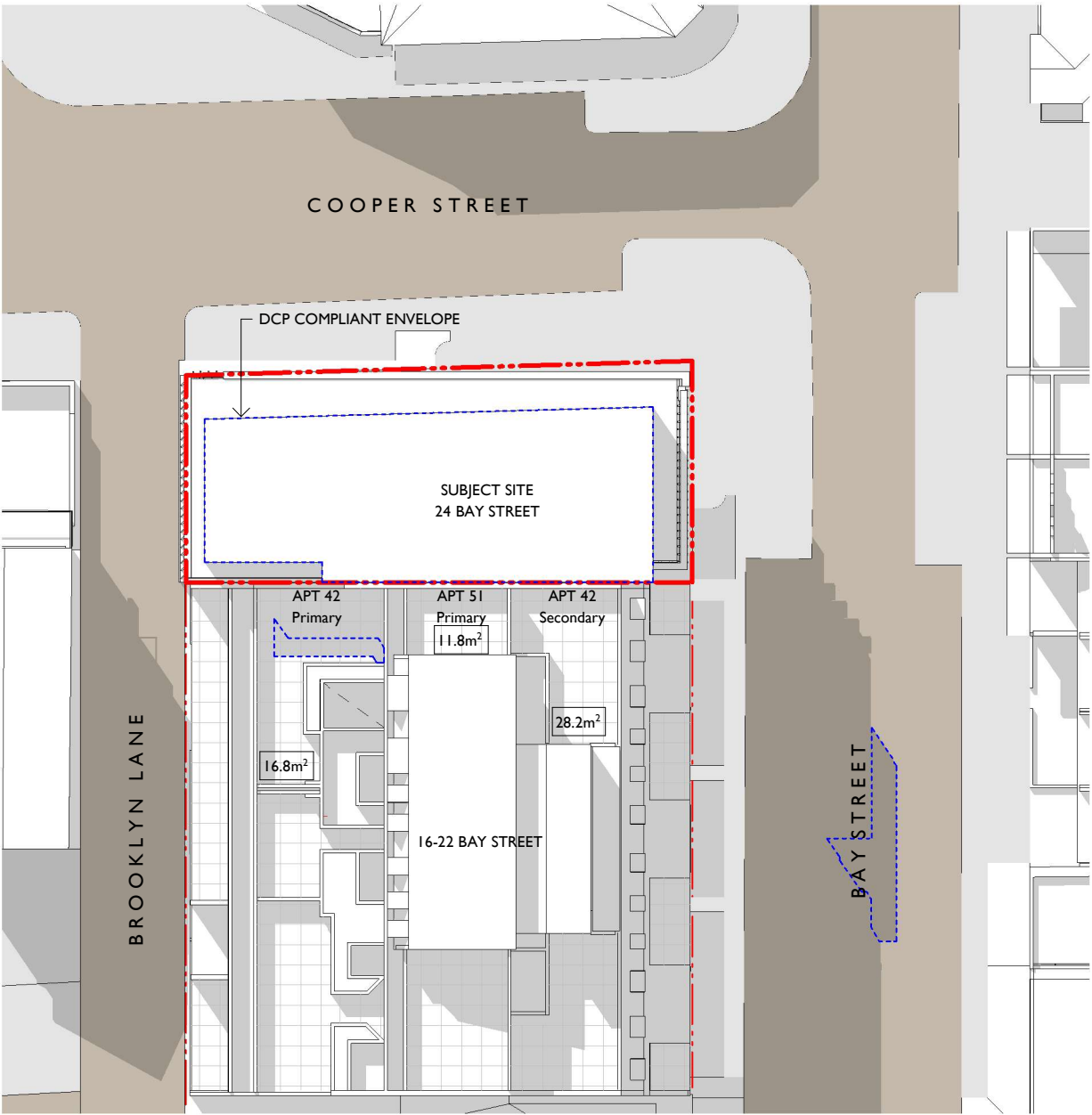
Revision D

- Revised lift location
- Planters added

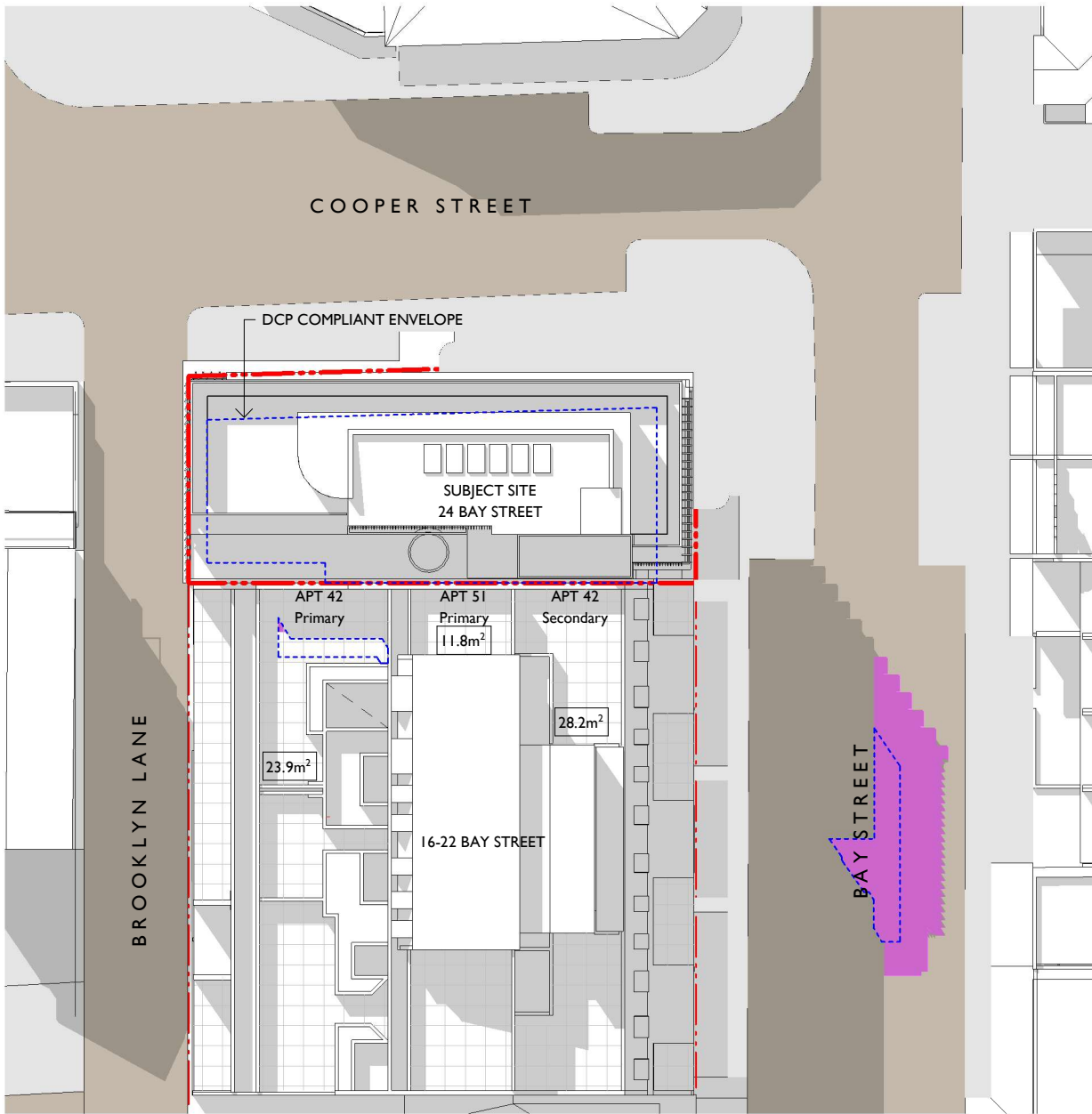
BALCONY AREAS

- UNIT 42 Primary - 53m²
- UNIT 42 Secondary - 46m²
- UNIT 51 Primary - 23m²

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	WITHOUT PREJUDICE	13.08.21			Lawton Hurley Architecture Interiors Planning	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	FOR REVIEW	13.09.21			Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 info@lawtonhurley.com.au		DAI08	D
	C	FOR SECTION 34	20.09.21			ABN 94 105 274 235 Doug Lawton Architect No 5665	SHADOWS 1PM		
	D	POST S34 REVISIONS	28.09.21						




1 WINTER SOLSTICE - 130pm DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 130pm REVISED

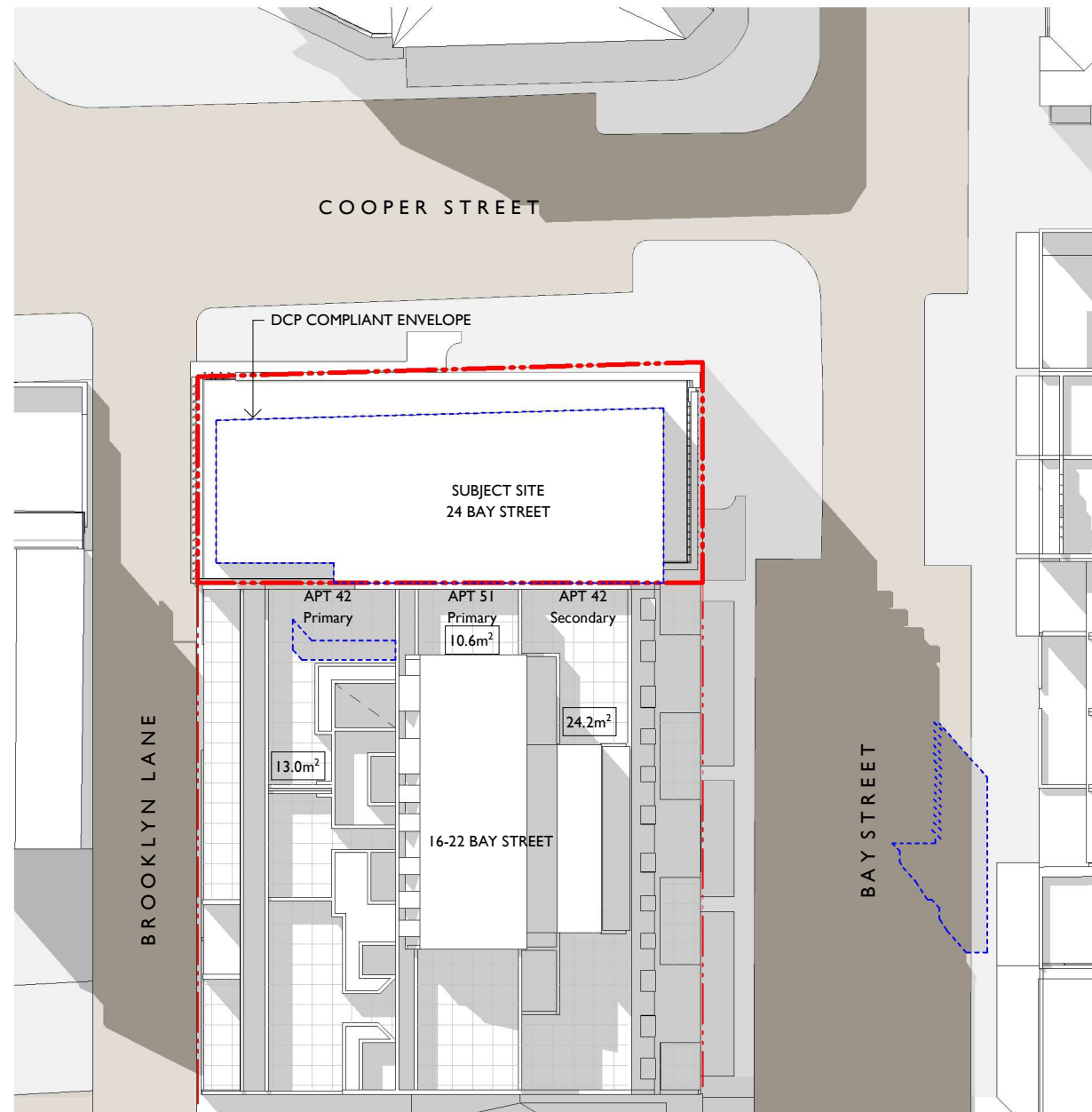
BALCONY AREAS
UNIT 42 Primary - 53m²
UNIT 42 Secondary - 46m²
UNIT 51 Primary - 23m²



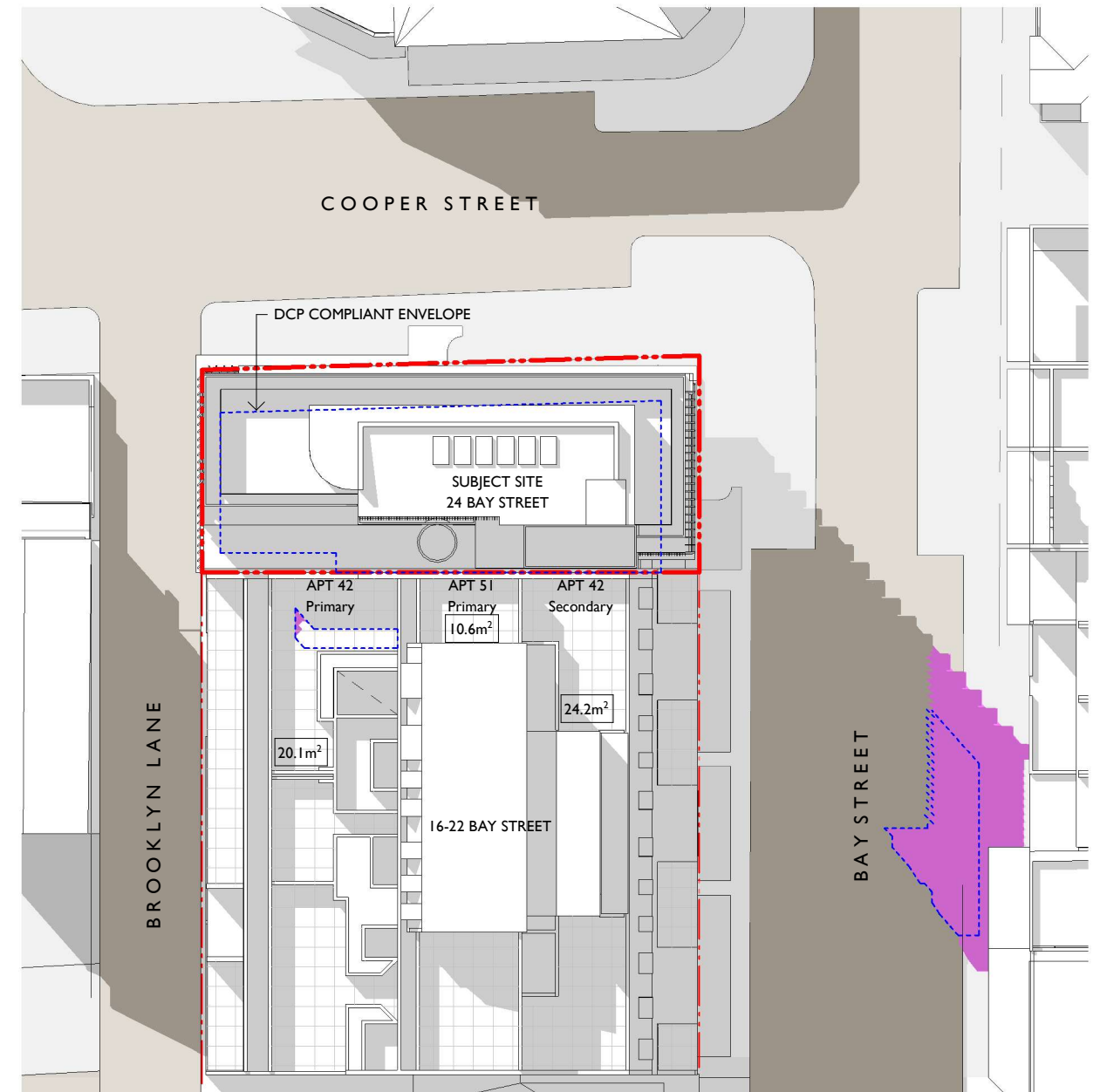
KEY

- EXISTING SHADOWS
- OVERSHADOWING WITH DCP COMPLIANT ENVELOPE
- OVERSHADOWING WITH REVISED MASSING
- XXm² AREA m² IN DIRECT SUN

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	POST S34 REVISIONS	28.09.21		address	24 BAY STREET, DOUBLE BAY	dwg no	DAI09	issue
					drawing	SHADOWS 130PM			



1 WINTER SOLSTICE - 2pm DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 2pm REVISED

KEY

N

EXISTING SHADOWS

OVERSHADOWING WITH DCP COMPLIANT ENVELOPE

OVERSHADOWING WITH REVISED MASSING

AREA m² IN DIRECT SUN

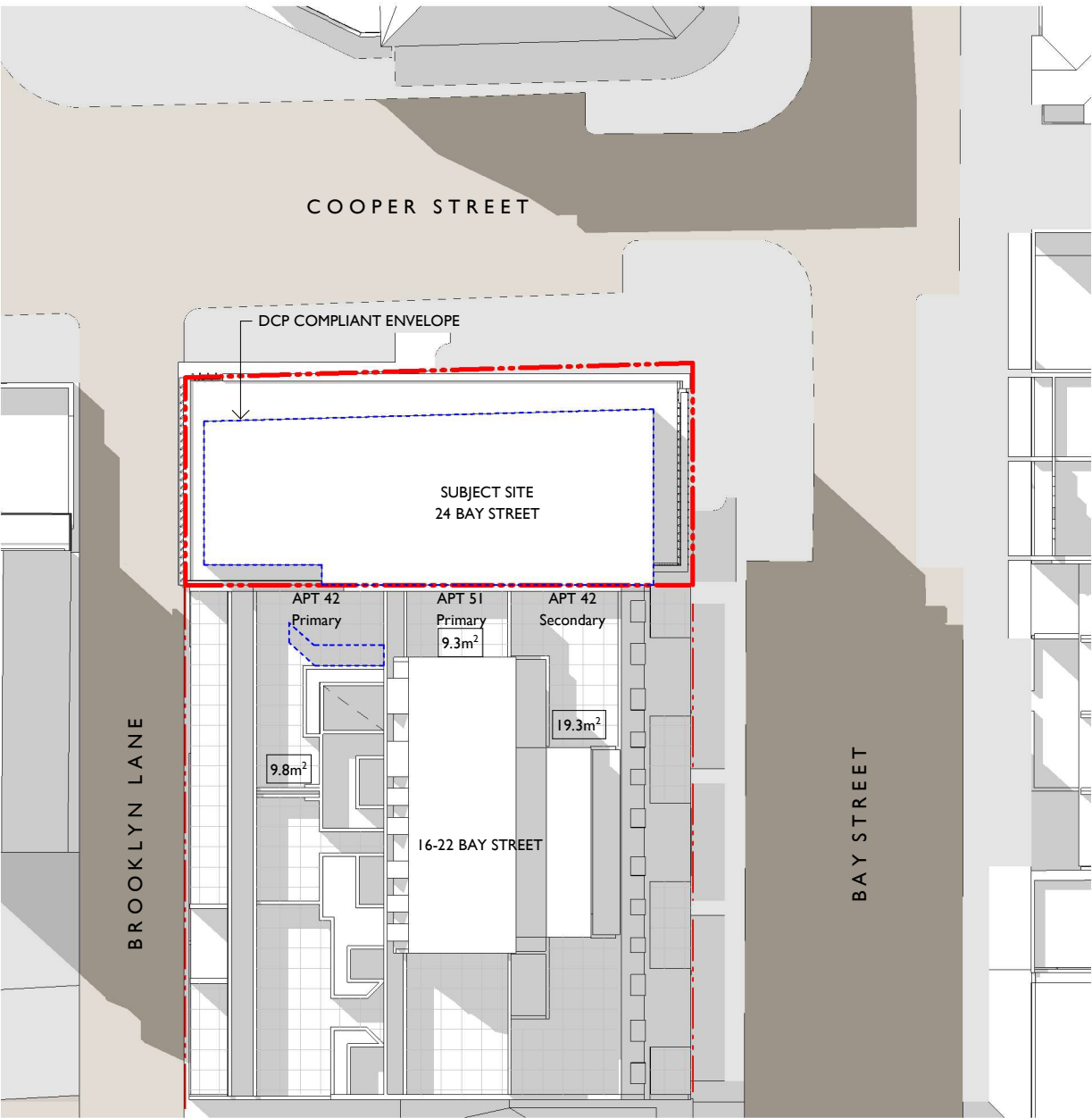
Revision D

- Revised lift location
- Planters added

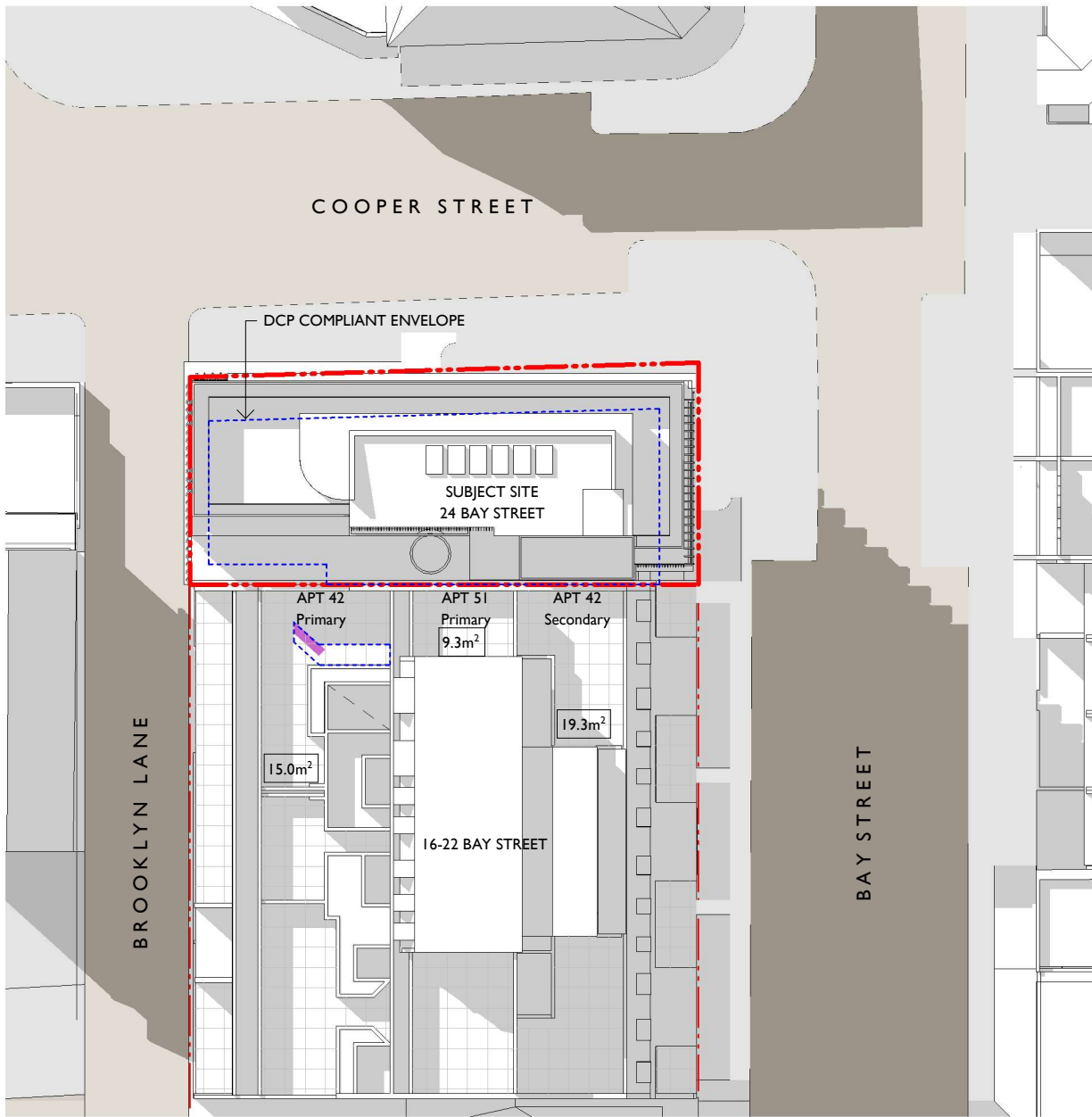
BALCONY AREAS

- UNIT 42 Primary - 53m²
- UNIT 42 Secondary - 46m²
- UNIT 51 Primary - 23m²

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	WITHOUT PREJUDICE	13.08.21			Lawton Hurley Architecture Interiors Planning	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	FOR REVIEW	13.09.21			Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 info@lawtonhurley.com.au		DA110	D
	C	FOR SECTION 34	20.09.21			ABN 94 105 274 235 Doug Lawton Architect No 5665	SHADOWS 2PM		
	D	POST S34 REVISIONS	28.09.21						




1 WINTER SOLSTICE - 230pm DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 230pm REVISED

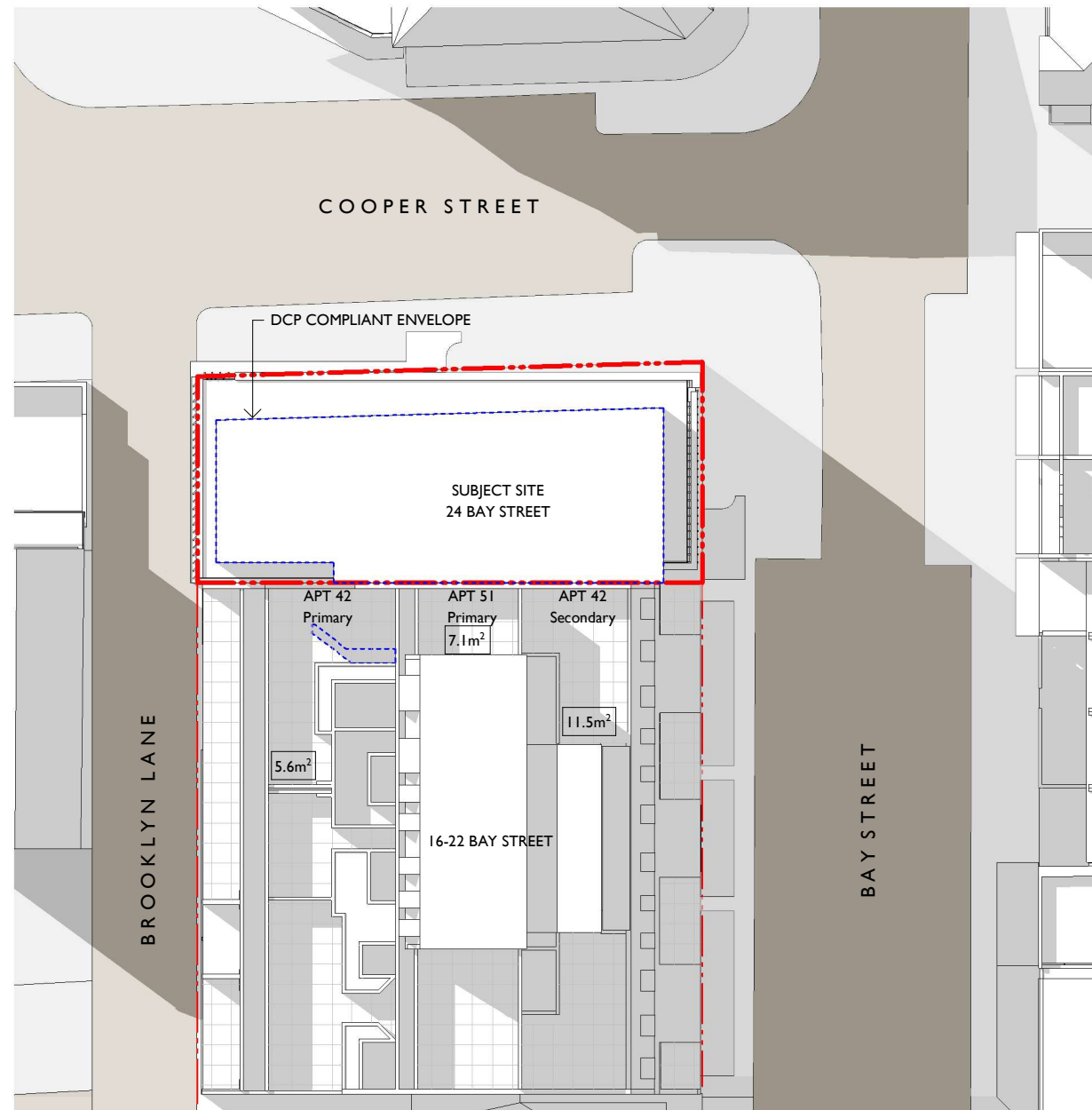
BALCONY AREAS
UNIT 42 Primary - 53m²
UNIT 42 Secondary - 46m²
UNIT 51 Primary - 23m²



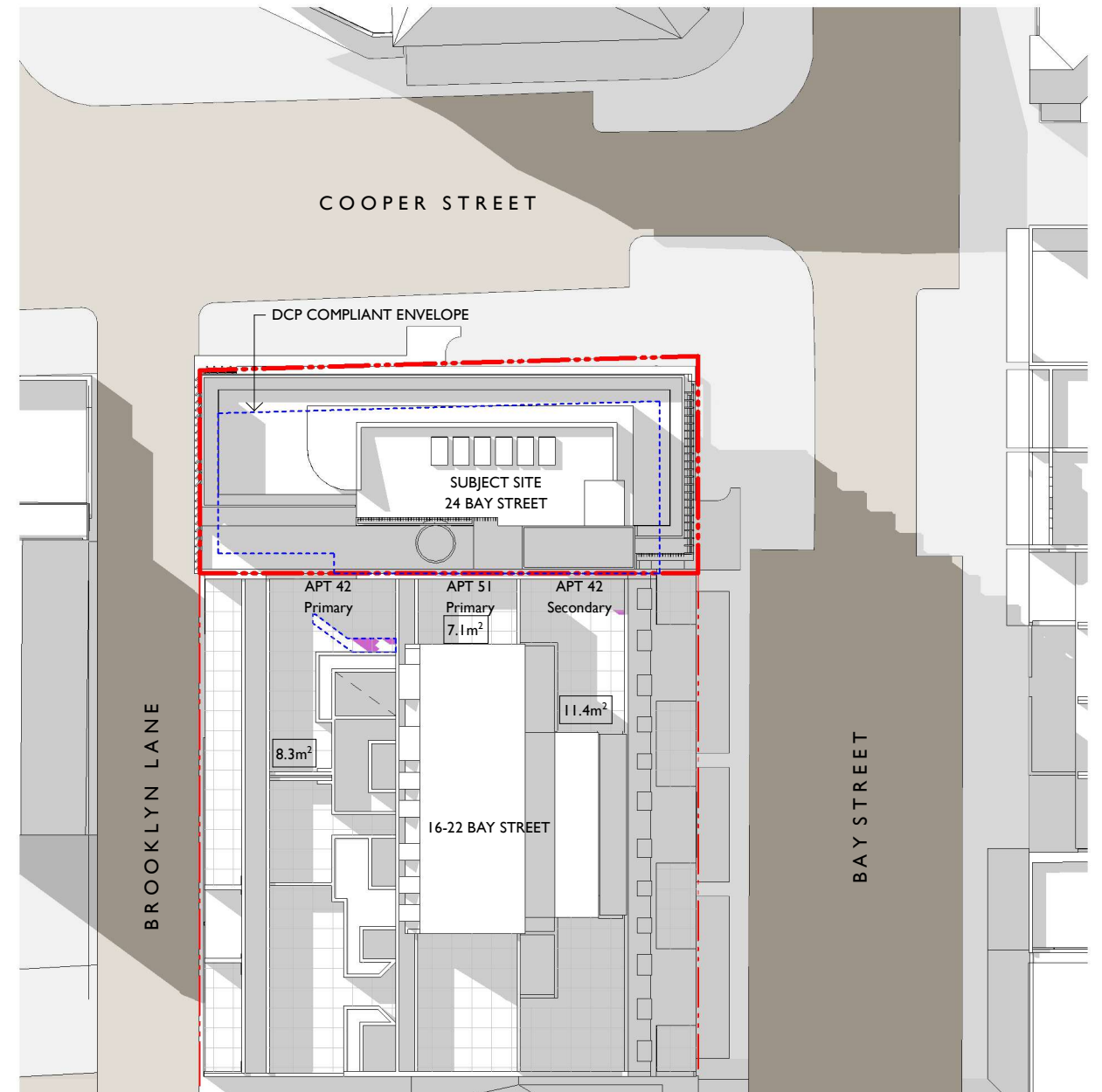
KEY

- EXISTING SHADOWS
- OVERSHADOWING WITH DCP COMPLIANT ENVELOPE
- OVERSHADOWING WITH REVISED MASSING
- XXm² AREA m² IN DIRECT SUN

notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
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	POST S34 REVISIONS	28.09.21			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	24 BAY STREET, DOUBLE BAY	dwg no DA111	issue A



1 WINTER SOLSTICE - 3pm DCP COMPLIANT ENVELOPE



2 WINTER SOLSTICE - 3pm REVISED

KEY

N

EXISTING SHADOWS

OVERSHADOWING WITH DCP COMPLIANT ENVELOPE

OVERSHADOWING WITH REVISED MASSING

AREA m² IN DIRECT SUN

Revision D

- Revised lift location
- Planters added

BALCONY AREAS

- UNIT 42 Primary - 53m²
- UNIT 42 Secondary - 46m²
- UNIT 51 Primary - 23m²

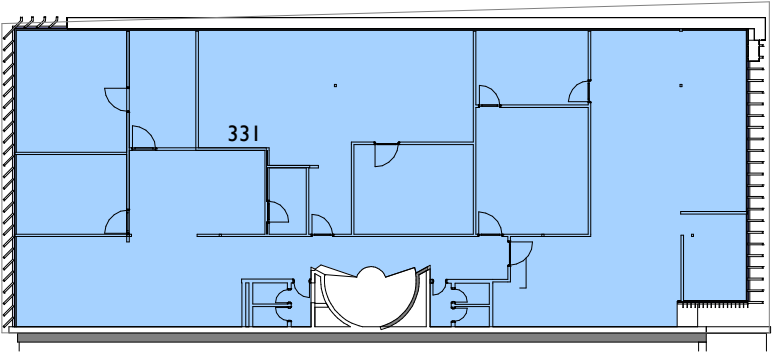
notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 400 on A3	job no J316
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	WITHOUT PREJUDICE	13.08.21			Lawton Hurley Architecture Interiors Planning	24 BAY STREET, DOUBLE BAY	dwg no	issue
	B	FOR REVIEW	13.09.21			Studio 3.03, 30-36 Bay Street Double Bay NSW 2028 T 61 2 9360 5300 info@lawtonhurley.com.au		DAI12	D
	C	FOR SECTION 34	20.09.21			ABN 94 105 274 235 Doug Lawton Architect No 5665	SHADOWS 3PM		
	D	POST S34 REVISIONS	28.09.21						

GROSS FLOOR AREA - EXISTING AREA (M²)

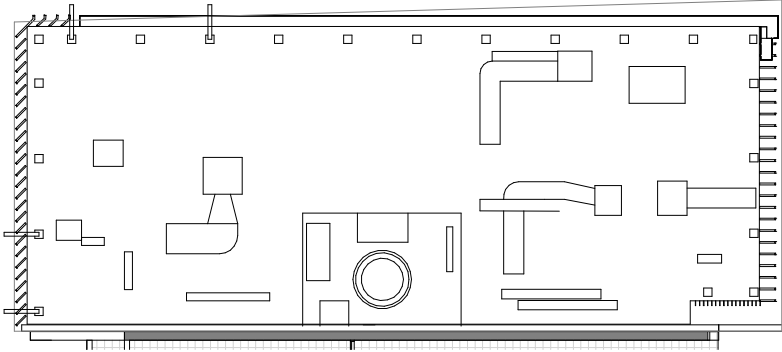
LEVEL	RETAIL, F&B	COMMERCIAL
BASEMENT	301	
GROUND FLOOR	262	
LEVEL ONE		331
LEVEL TWO		331
LEVEL THREE	-	
LEVEL FOUR	-	
SUB TOTAL	563	662
TOTAL	1,225	
SITE AREA	386	
FSR	3.17 : 1	

EXCLUDING BASEMENT	
SITE AREA	386
GFA	924
FSR	2.39:1

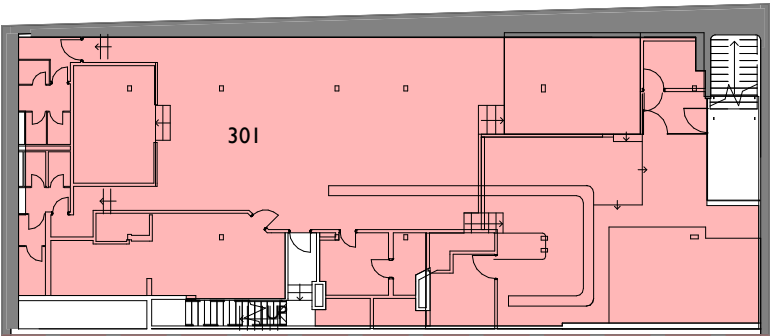
- COMMERCIAL GROSS FLOOR AREA
- RETAIL GROSS FLOOR AREA
- FOOD & BEVERAGE AREA



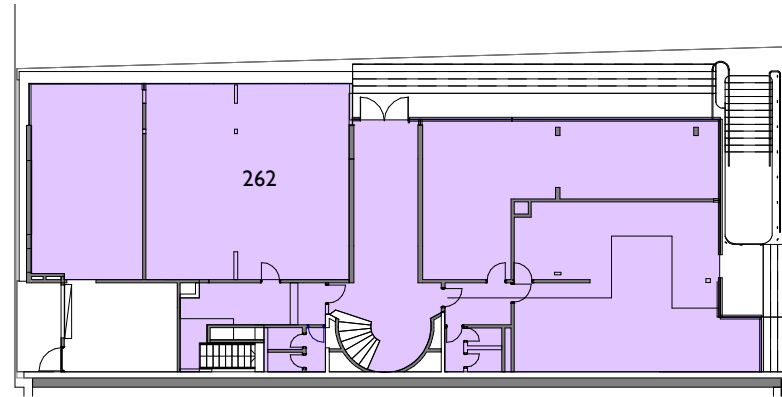
4 LEVEL 2 - EXISTING



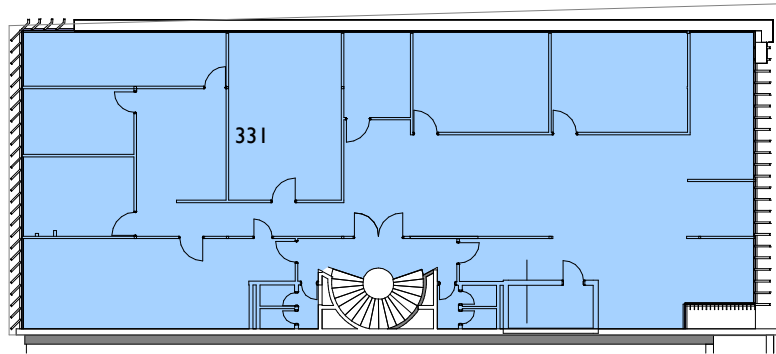
5 ROOF - EXISTING



1 LOWER GROUND FLOOR - EXISTING



2 GROUND FLOOR - EXISTING



3 LEVEL 1 - EXISTING

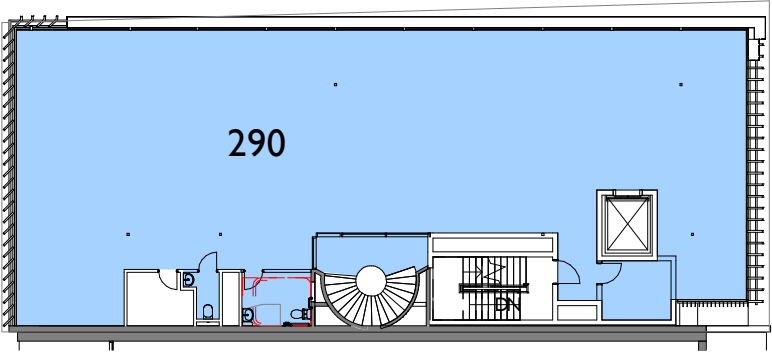
notes	issue	amendment	date issued	24 BAY STREET, DOUBLE BAY		project	PROPOSED REFURBISHMENT	scale 1 : 300 on A3	job no J316
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	DA SUBMISSION	05.02.21			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	24 BAY STREET, DOUBLE BAY	dwg no DA50	issue A
							GFA EXISTING		

GROSS FLOOR AREA - PROPOSED AREA (M²)

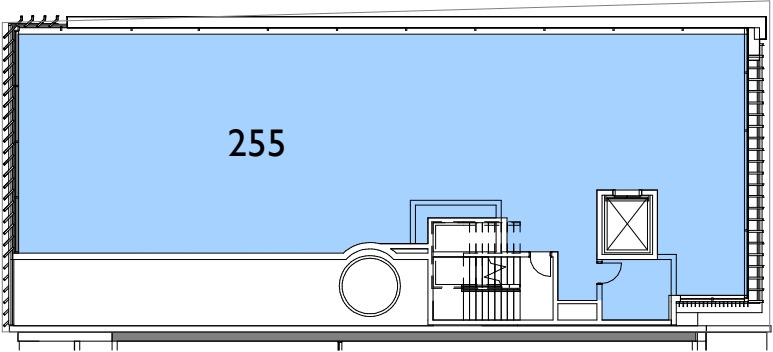
LEVEL	RETAIL, F&B	COMMERCIAL
BASEMENT	138	
GROUND FLOOR	205	17
LEVEL ONE		290
LEVEL TWO		290
LEVEL THREE		255
LEVEL FOUR		99
SUB TOTAL	343	951
TOTAL	1,294	
SITE AREA	386	
FSR	3.35 : 1	

EXCLUDING BASEMENT	
SITE AREA	386
GFA	1,156
FSR	2.99:1

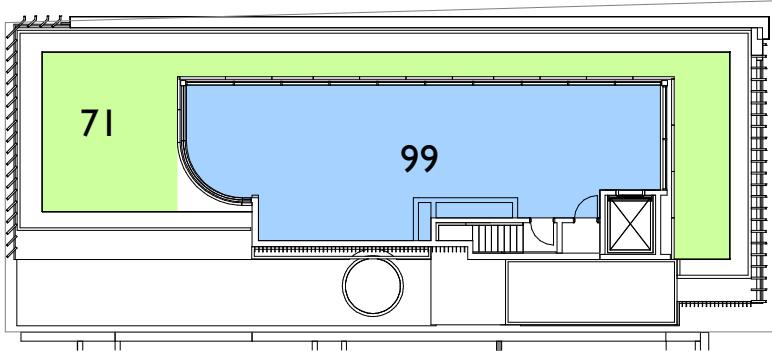
- COMMERCIAL GROSS FLOOR AREA
- RETAIL GROSS FLOOR AREA
- FOOD & BEVERAGE AREA
- TERRACE AREA



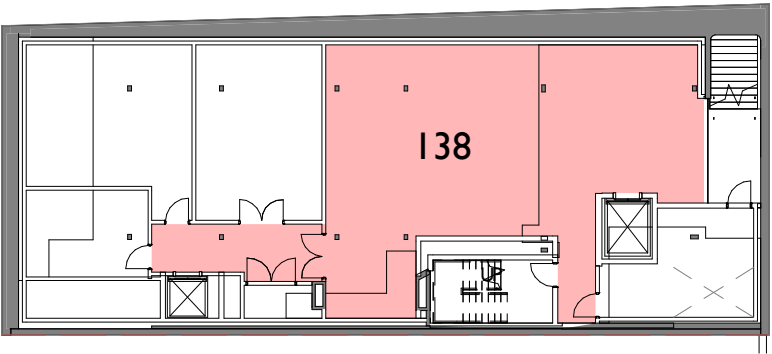
4 LEVEL 2



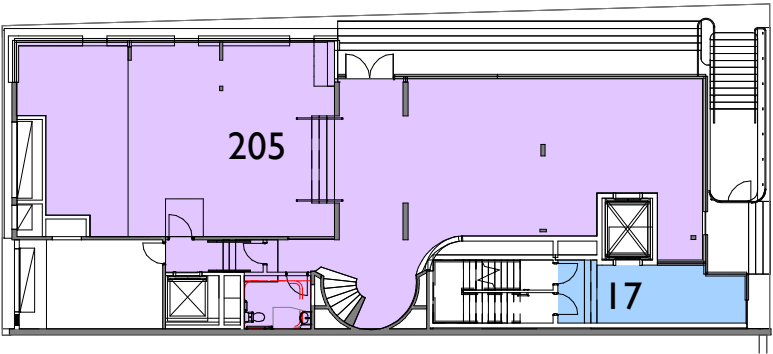
5 LEVEL 3



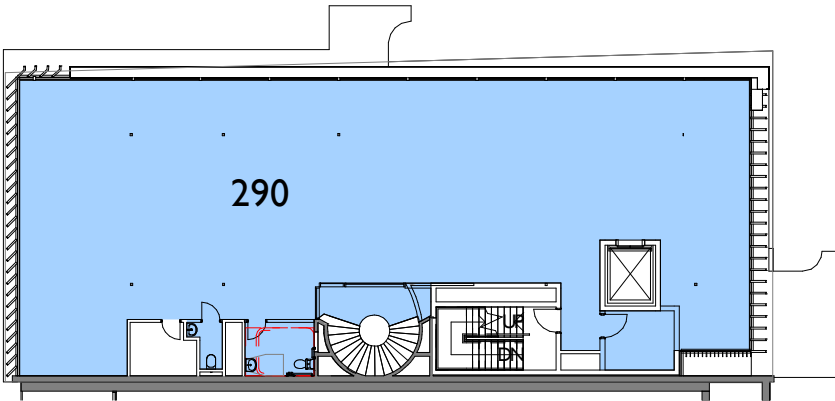
6 LEVEL 4



1 LOWER GROUND FLOOR



2 GROUND FLOOR



3 LEVEL 1

notes	issue	amendment	date issued	24 BAY STREET, 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 REFURBISHMENT	scale 1 : 300 on A3	job no J316	
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	DA SUBMISSION	05.02.21			address	24 BAY STREET, DOUBLE BAY	dwg no	DA51	B
	B	POST S34 REVISIONS	28.09.21			drawing	GFA PROPOSED			