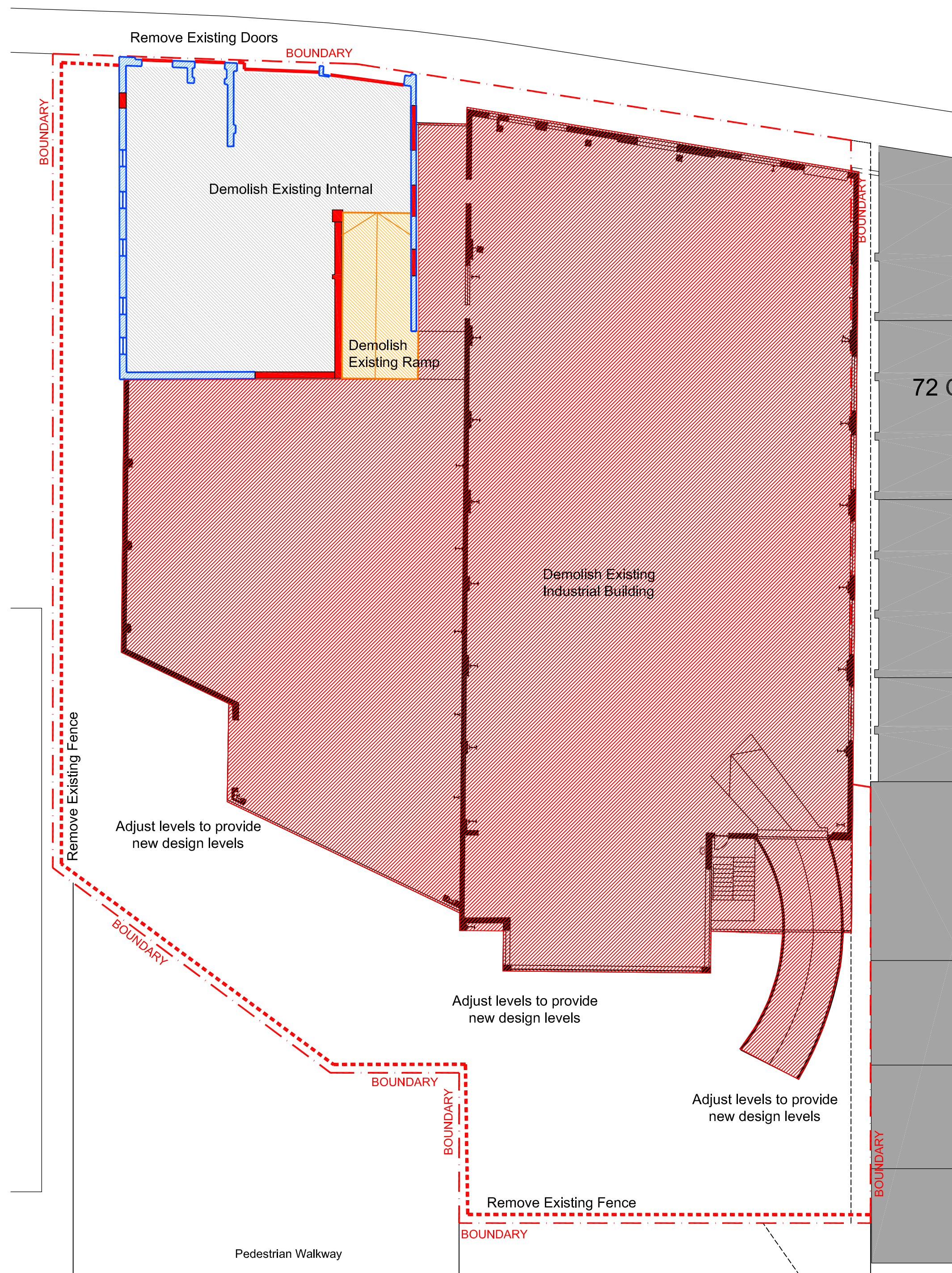
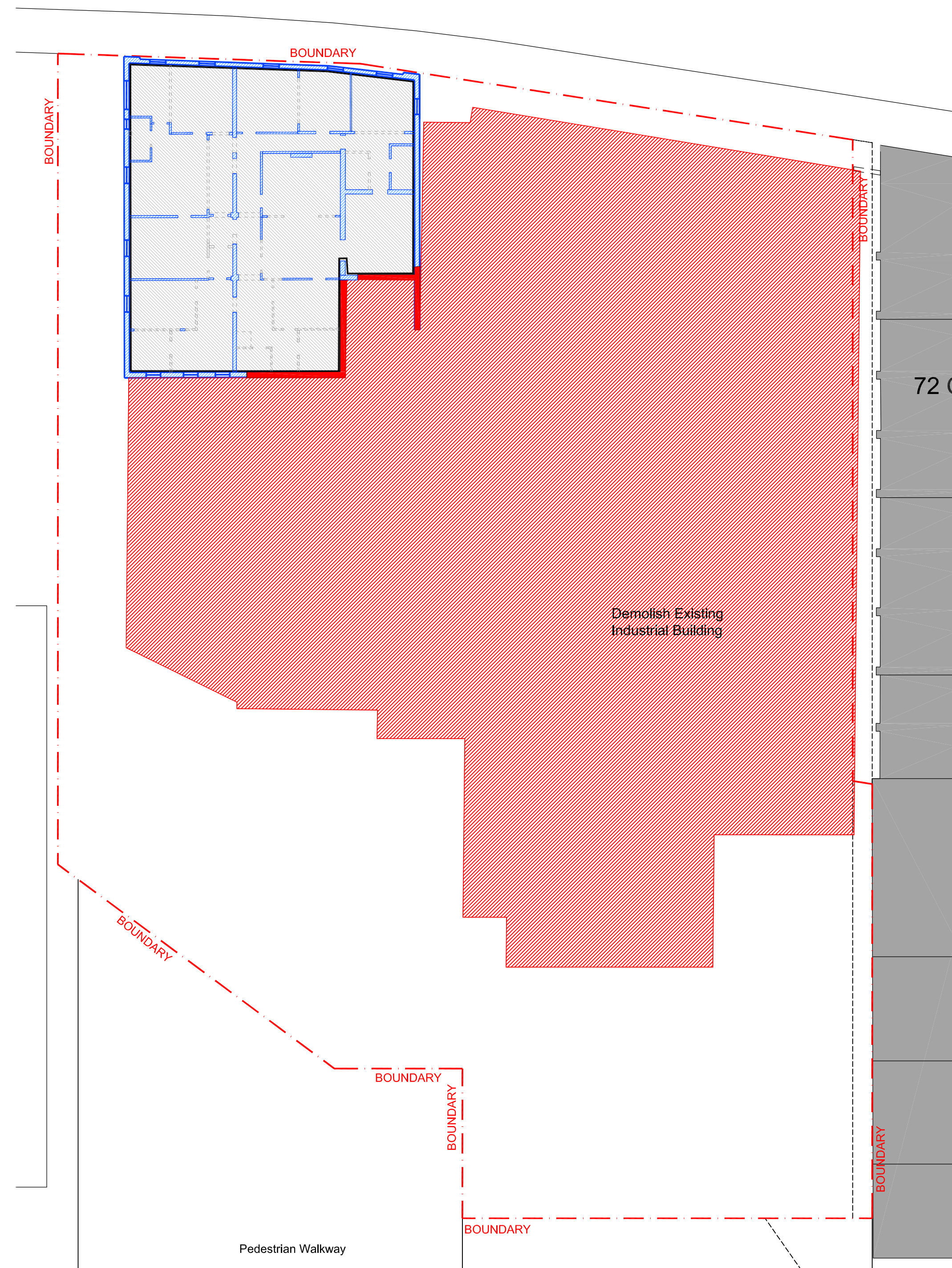
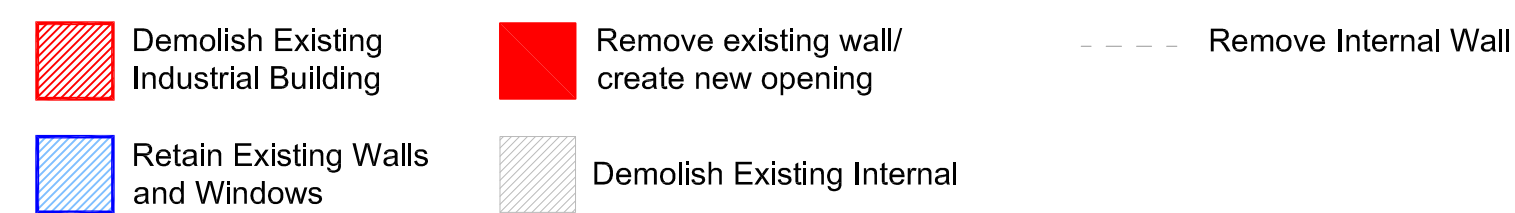




GROUND FLOOR PLAN



FIRST FLOOR PLAN



74 Carlton Crescent
Summer Hill

Demolition Plan



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1:200@A1	1:400@A3
Drawn		Checked
Project No.	S12235	
Status	FOR INFORMATION	
Plot Date	25/6/2019 2:14:30 PM	
Plot File	S:\12200-12299a\12235_iglu_74carltoncrescentsummerhill\70_Cad\Plo ...	
Drawing No.	A01.010 - Demolition Plan.dwg	
	[Revision]	

A01.010 - DEMOLITION PLAN

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

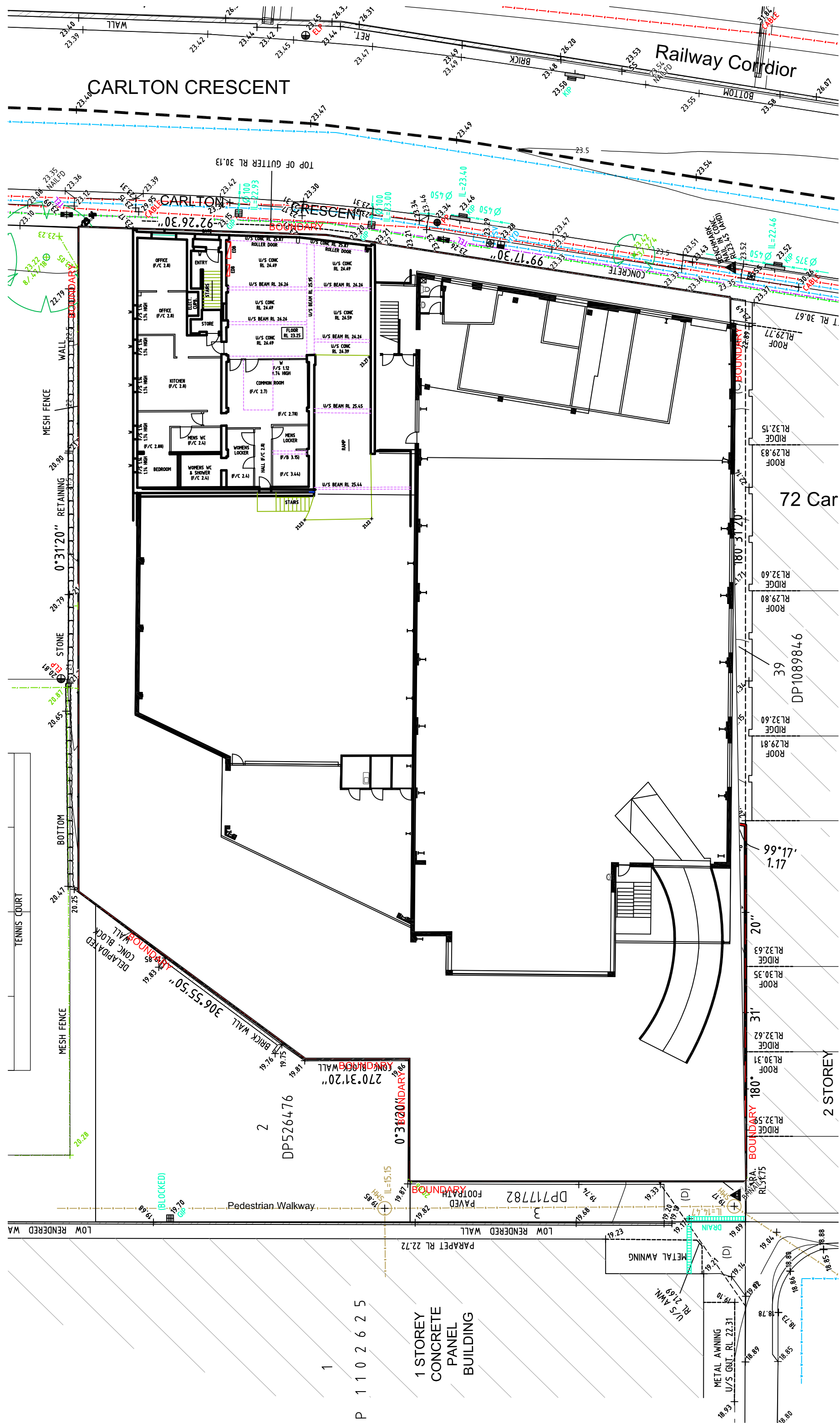
Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

Revision summary:
-Powerline setback on L02 to Carlton Crescent

C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG
Revision	Date	Description	Initial	Checked



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

Revision summary:
-Powerline setback on L02 to Carlton Crescent

Revision	Date	Description	Initial	Checked
C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG

74 Carlton Crescent
Summer Hill

Existing Plans



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1:250@A1 1:500@A3
Drawn	Checked
Project No.	S12235
Status	FOR INFORMATION
Plot Date	25/6/2019 2:14:35 PM
Plot File	S:\12200-12299\12235_iglu_74carltoncrescentsummerhill70_Cad\Plo...
Drawing No.	1:500@A3 [Revision]

A01.020 - EXISTING PLAN

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 02 8664 6200 F 03 8664 6300
email mel@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART



DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

- Revision summary:
- Wall Flood Barrier along the property boundary and Bicycle Storage at RL. 21.00
 - Finish Floor Level Courtyard at RL. 21.00
 - Revised Bicycle Storage Layout for access and connection.

E	07.08.19 For Development Application	EN	HS
D	08.07.19 For Development Application	EN	HS
C	24.06.19 For Development Application	JC	HS
B	17.05.19 For Development Application	JC	WG
A	07.12.18 For Development Application	JC	WG
Revision Date	Description	Initial	Checked

74 Carlton Crescent
Summer Hill

Lower Ground Plan



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1:200@A1 1:400@A3
Drawn	Checked
Project No.	S12235
Status	FOR INFORMATION
Plot Date	8/8/2019 4:41:14 PM
Plot File	S:\12200-12299s\12235_iglu_74carltoncressummerhill70_Cad\Plo ...
Drawing No.	... \12200-12299s\12235_iglu_74carltoncressummerhill70_Cad\Plo ... [Revision]
A03.100 - LOWER GROUND PLAN	

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986



Railway Corrdior

Tennis Courts

HARDIE AVE

 New opening in existing

 Existing retained

C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG
Revision	Date	Description	Initial	Checked



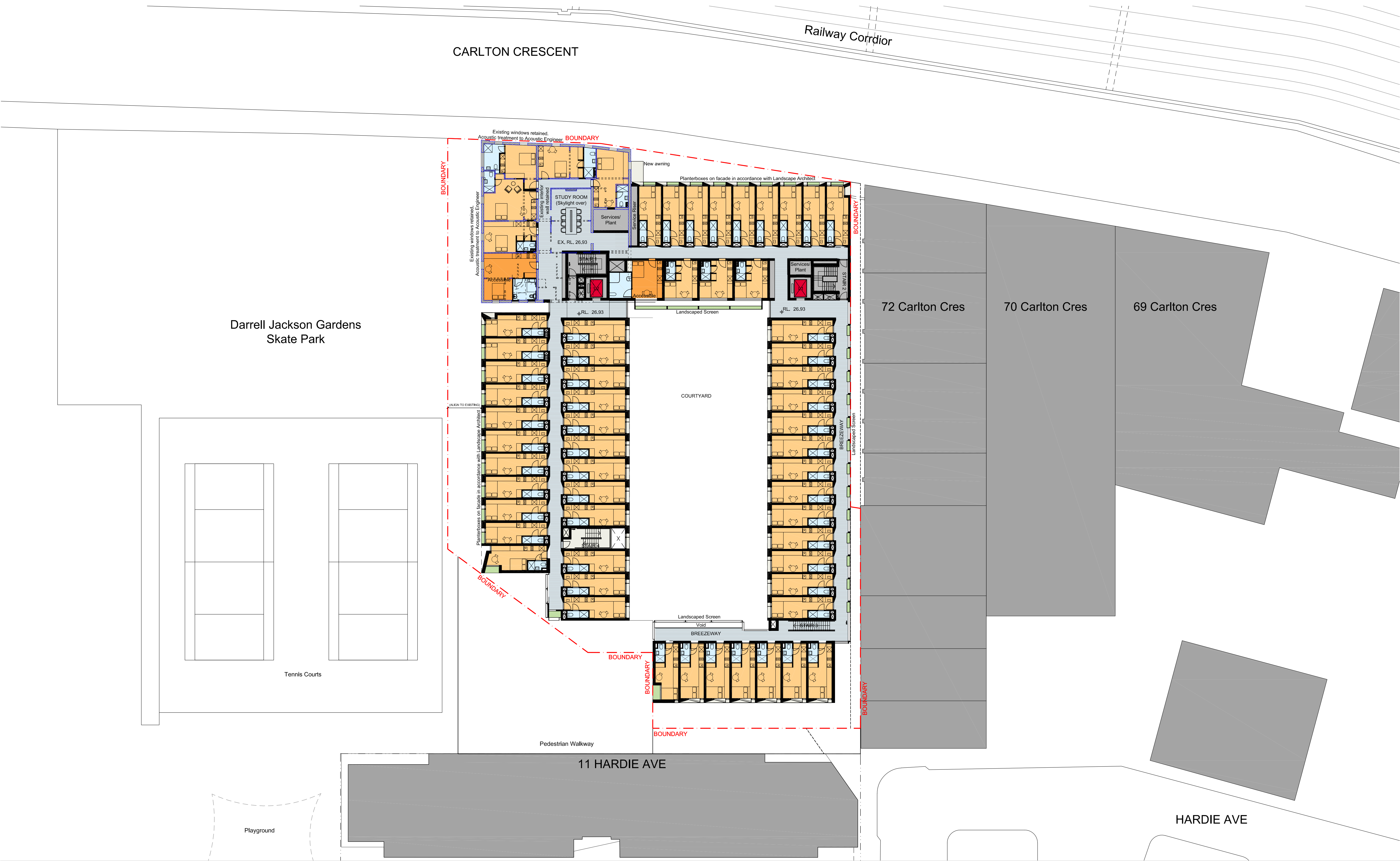
Scale	1:200@A1	1:400@A3
Drawn	Checked	
Project No.	S12235	
Status	FOR INFORMATION	
PLOT DATE	25/06/2019 2:14:50 PM	
PLOT FILE	S:\12200-12299\12235_jgls_74cartooncssummer\1870_Cad\Plo \WDACAD3.000 - Ground Plan.dwg [Revision]	
Drawing No.		

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART™

A03.000 - GROUND PLAN

DEVELOPMENT APPLICATION	NOT FOR CONSTRUCTION
-------------------------	----------------------



LEGEND

Existing retained

DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

Revision summary:

-Powerline setback on L02 to Carlton Crescent

C	24.06.19 For Development Application	JC	HS
B	17.05.19 For Development Application	JC	WG
A	07.12.18 For Development Application	JC	WG
Revision Date	Description	Initial	Checked

74 Carlton Crescent
Summer Hill

L01 Plan

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1:200@A1	1:400@A3
Drawn		Checked
Project No.	S12235	
Status	FOR INFORMATION	
Plot Date	25/6/2019 2:14:56 PM	
Plot File	S:\12200-12299\12235_iglu_74carltoncsummerhill\70_Cad\Plo ...	
Drawing No.	A03.001 - L01 PLAN	

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART

Railway Corrdior

Tennis Courts

Playground

HARDIE AVE

L02 Plan



Scale	1:200@A1	1:400@A3
Drawn	Checked	
Project No.	S12235	
Status	FOR INFORMATION	
Plot Date	25/6/2019 2:15:00 PM	
Plot File	S:\12200-12299\12235_jgls_74cartoncssummerhill\070_Cad\Plot - WDA\A3\002 - 102 Plan.dwg	
Drawing No.	[Revision]	

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
<http://www.batesmart.com.au>

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
<http://www.batesmart.com.au>

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART™

Revision summary:
-Powerline setback on L02 to Carlton Crescent

C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

A03.002 - L02 PLAN

DEVELOPMENT APPLICATION	NOT FOR CONSTRUCTION
-------------------------	----------------------

Railway Corrdior

69 Carlton Cres

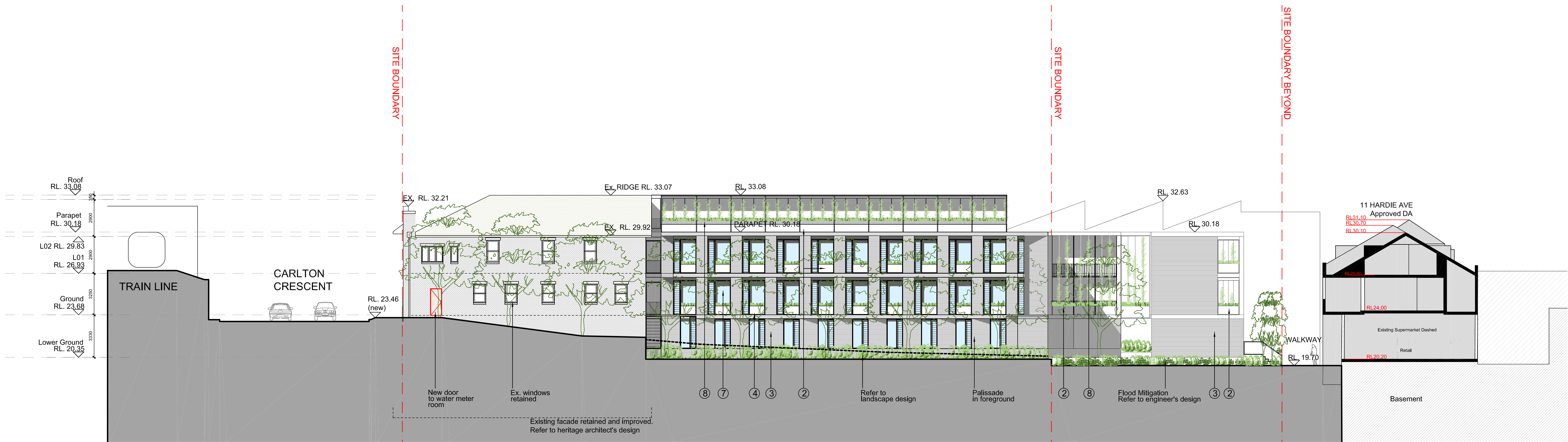
COURTYARD

HARDIE AVE



BATESSMART™

C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG
Revision	Date	Description	Initial	Checked



DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

- Material Key
1. Performance vision glass/ Metal window reveal/ Metal louvres
 2. Metal planter box to landscape architect's detail
 3. Slim profile brick
 4. Off-form Concrete
 5. Metal framed clear DGU vision glass
 6. Metal Gate
 7. Performance vision glass/Metal window reveal/ glass louvres
 8. Metal frame and steel balustrade screen
 9. Metal panel
 10. Timber batten screen

Revision summary:
-Powerline setback on L02 to Carlton Cresnet

Revision	Date	Description	Initial	Checked
C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG

74 Carlton Crescent
Summer Hill

West Elevation



Scale	1:150@A1	1:300@A3
Drawn		Checked
Project No.	S12235	
Status	FOR INFORMATION	
Plot Date	25/6/2019 2:39:41 PM	
Plot File	S:\12200-12299\12235_iglu_74carltoncrescentsummerhill70_Cad\Plo ...	
Drawing No.	A07.001 - WEST ELEVATION	

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART



- Material Key
1. Performance vision glass/ Metal window reveal/ Metal louvres
 2. Metal planter box to landscape architect's detail
 3. Slim profile brick
 4. Off-form Concrete
 5. Metal framed clear DGU vision glass
 6. Metal Gate
 7. Performance vision glass/Metal window reveal/ glass louvres
 8. Metal frame and steel balustrade screen
 9. Metal panel
 10. Timber batten screen

Revision summary:
-Powerline setback on L02 to Carlton Crescent

Revision	Date	Description	Initial	Checked
C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG

74 Carlton Crescent Summer Hill

North Elevation



Scale	1:150@A1 1:300@A3
Drawn	Checked
Project No.	S12235
Status	FOR INFORMATION
Plot Date	25/6/2019 2:39:29 PM
Plot File	S:\12200-12299\12235_iglu_74carltoncsummerhill\70_Cad\Plo ...
Drawing No.	... \12200-12299\12235_iglu_74carltoncsummerhill\70_Cad\Plo ... [Revision]

A07.000 - NORTH ELEVATION

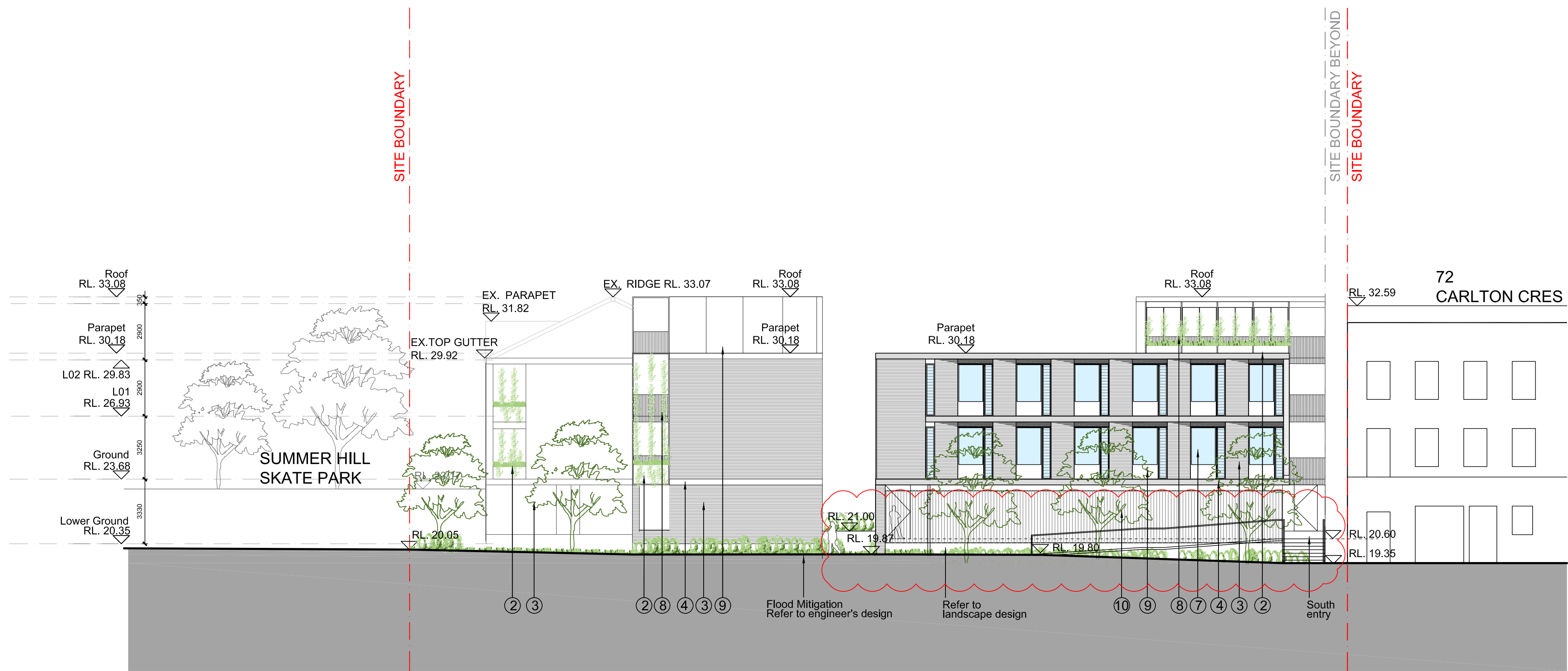
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION



- Material Key
- Performance vision glass/ Metal window reveal/ Metal louvres
 - Metal planter box to landscape architect's detail
 - Slim profile brick
 - Off-form Concrete
 - Metal framed clear DGU vision glass
 - Metal Gate
 - Performance vision glass/Metal window reveal/ glass louvres
 - Metal frame and steel balustrade screen
 - Metal panel
 - Timber batten screen

- Revision summary:
- Wall Flood Barrier along the property boundary and Bicycle Storage at RL. 21.00
 - Finish Floor Level Courtyard at RL. 21.00
 - Revised Bicycle Storage Layout for access and connection.

Revision	Date	Description	Initial	Checked
E	07.08.19	For Development Application	EN	HS
C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG

74 Carlton Crescent
Summer Hill

South Elevation



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1:150@A1 1:300@A3
Drawn	Checked
Project No.	S12235
Status	FOR INFORMATION
Plot Date	8/8/2019 4:41:23 PM
Plot File	S:\12200-12299\12235_iglu_74carltoncsummerhill\70_Cad\Plo ...
Drawing No.	1000A07.002 - South Elevation.dwg [Revision]
A07.002 - SOUTH ELEVATION	

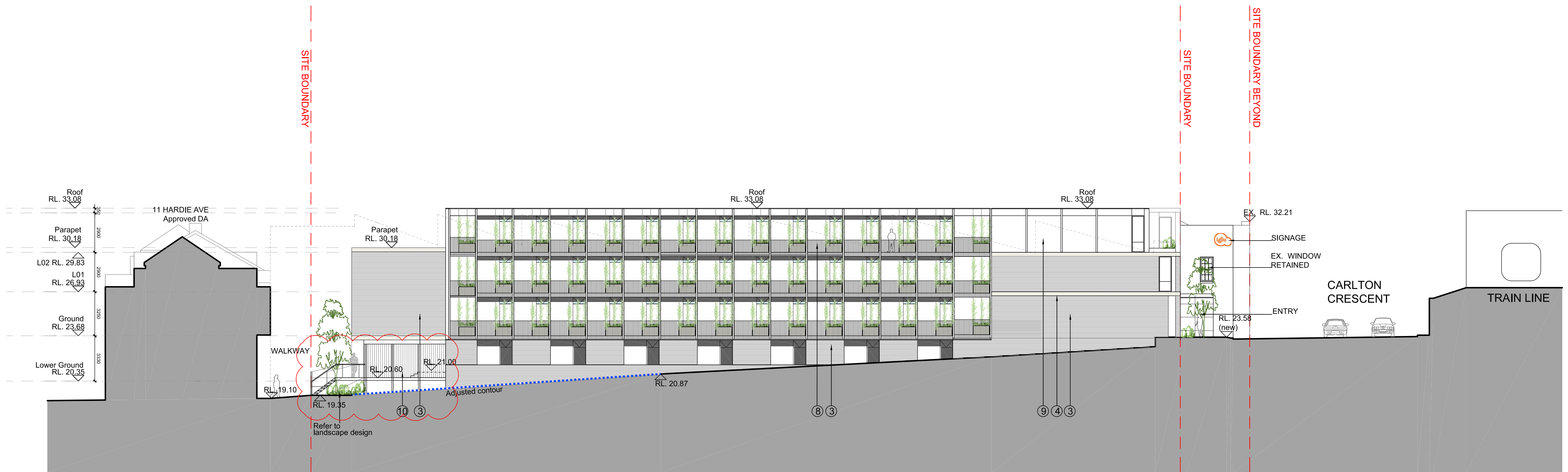
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

- Material Key
- Performance vision glass/ Metal window reveal/ Metal louvres
 - Metal planter box to landscape architect's detail
 - Slim profile brick
 - Off-form Concrete
 - Metal framed clear DGU vision glass
 - Metal Gate
 - Performance vision glass/Metal window reveal/ glass louvres
 - Metal frame and steel balustrade screen
 - Metal panel
 - Timber batten screen

- Revision summary:
- Wall Flood Barrier along the property boundary and Bicycle Storage at RL. 21.00
 - Finish Floor Level Courtyard at RL. 21.00
 - Revised Bicycle Storage Layout for access and connection.

E	07.08.19	For Development Application	EN	HS
C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG
Revision	Date	Description	Initial	Checked

74 Carlton Crescent
Summer Hill

East Elevation



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

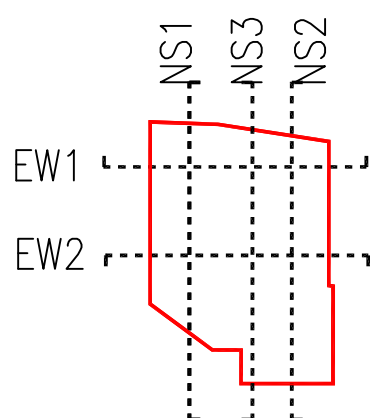
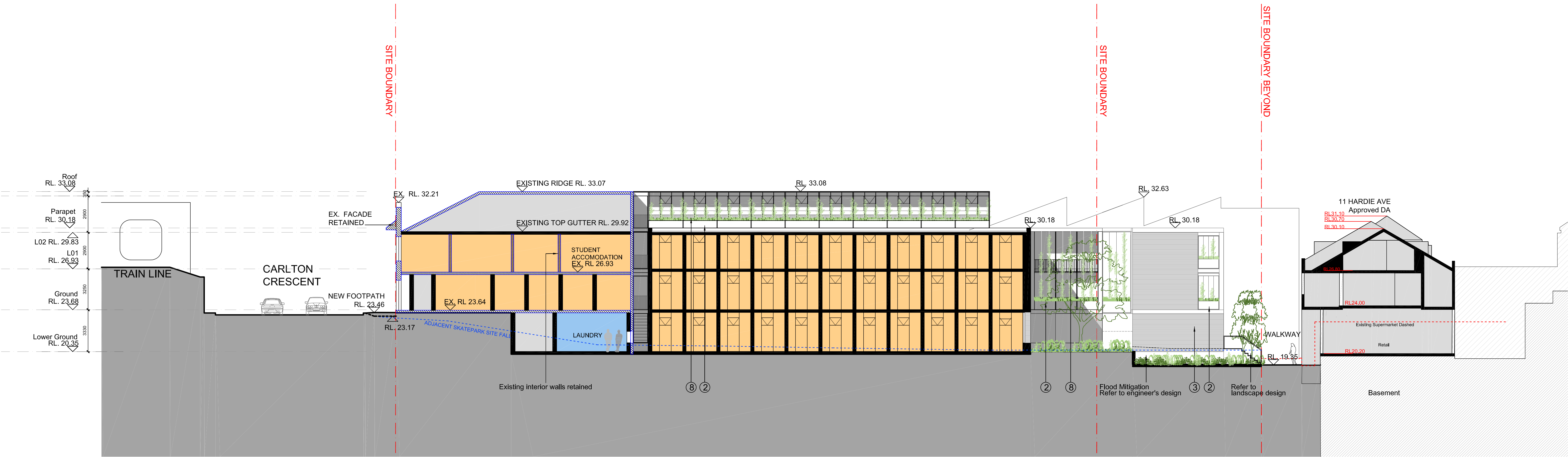
Scale	1:150@A1 1:300@A3
Drawn	Checked
Project No.	S12235
Status	FOR INFORMATION
Plot Date	7/8/2019 5:06:56 PM
Plot File	S:\12200-12299s\12235_iglu_74carltoncrescentsummerhill\70_Cad\Plo ...
Drawing No.	... \12200-12299s\12235_iglu_74carltoncrescentsummerhill\70_Cad\Plo ...
	[Revision]
	A07.003 - EAST ELEVATION

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART™



DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

- Material Key
1. Performance vision glass/ Metal window reveal/ Metal louvres
 2. Metal planter box to landscape architect's detail
 3. Slim profile brick
 4. Off-form Concrete
 5. Metal framed clear DGU vision glass
 6. Metal Gate
 7. Performance vision glass/Metal window reveal/ glass louvres
 8. Metal frame and steel balustrade screen
 9. Metal panel
 10. Timber batten screen

Revision summary:
-Powerline setback on L02 to Carlton Crescent

Revision	Date	Description	Initial	Checked
C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG

74 Carlton Crescent
Summer Hill

NS Long Section 01



Scale	1:150@A1 1:300@A3
Drawn	Checked
Project No.	S12235
Status	FOR INFORMATION
Plot Date	25/6/2019 2:40:20 PM
Plot File	S:\12200-12299\12235_iglu_74carltoncrescent\170_Cad\Plo ...
Drawing No.	... 12235_iglu_74carltoncrescent\170_Cad\Plo ... (Revision)

A08.000 - NS LONG SECTION 01

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART™



EW1

EW2

NS1

NS3

NS2

DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

- Material Key
- Performance vision glass/ Metal window reveal/ Metal louvres
 - Metal planter box to landscape architect's detail
 - Slim profile brick
 - Off-form Concrete
 - Metal framed clear DGU vision glass
 - Metal Gate
 - Performance vision glass/Metal window reveal/ glass louvres
 - Metal frame and steel balustrade screen
 - Metal panel
 - Timber batten screen

- Revision summary:
- Wall Flood Barrier along the property boundary and Bicycle Storage at RL. 21.00
 - Finish Floor Level Courtyard at RL. 21.00
 - Revised Bicycle Storage Layout for access and connection.

Revision	Date	Description	Initial	Checked
E	07.08.19	For Development Application	EN	HS
C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG

74 Carlton Crescent Summer Hill

NS Long Section 02

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.



Scale	1:150@A1	1:300@A3
Drawn		Checked
Project No.	S12235	
Status	FOR INFORMATION	
Plot Date	7/8/2019 5:07:08 PM	
Plot File	S:\12200-12299\12235_iglu_74carltoncrescentsummerhill70_Cad\Plo ...	
Drawing No.	A08.001 - NS Long Section 02.dwg [Revision]	

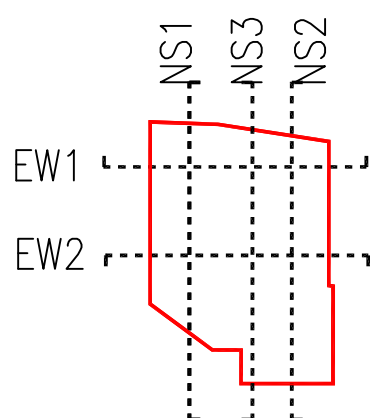
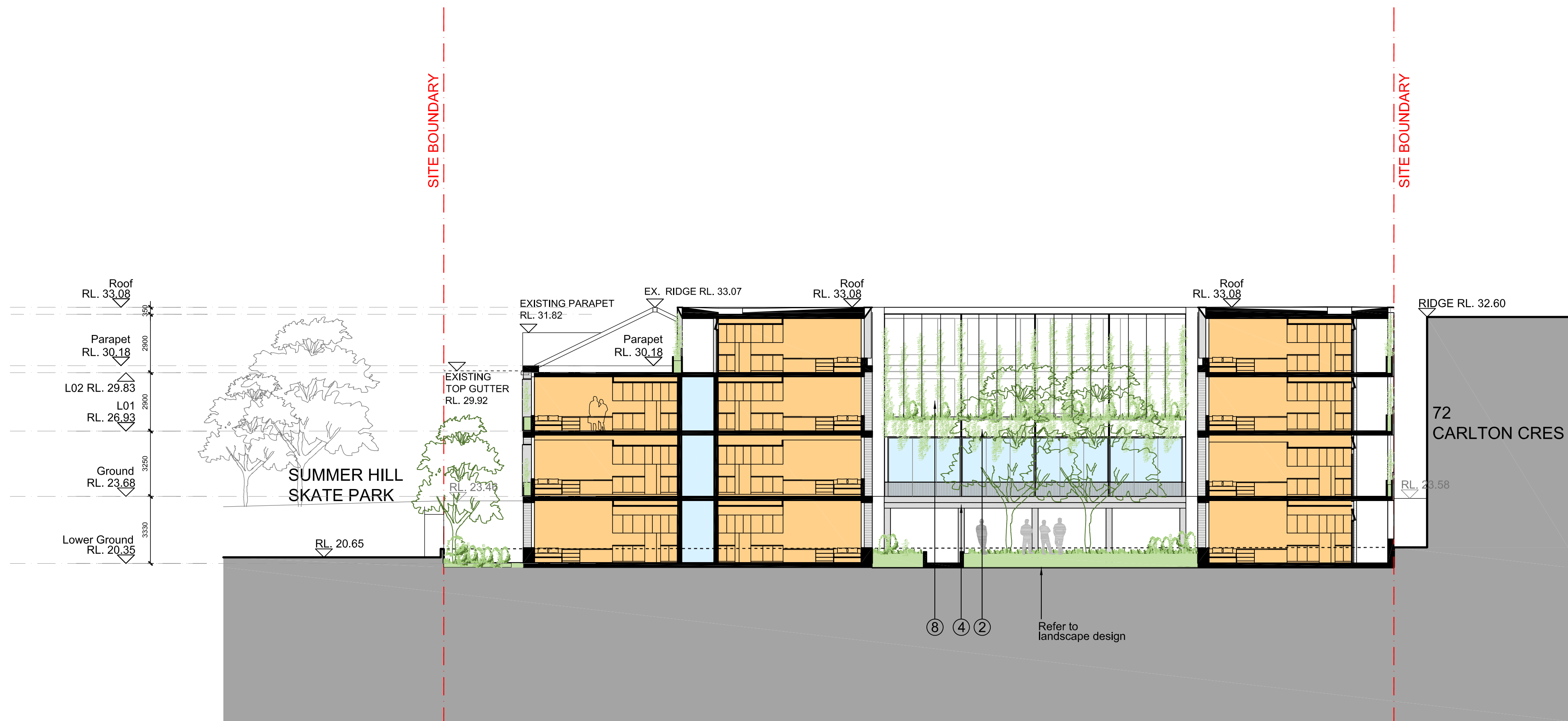
A08.001 - NS LONG SECTION 02

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART



- Material Key
1. Performance vision glass/ Metal window reveal/ Metal louvres
 2. Metal planter box to landscape architect's detail
 3. Slim profile brick
 4. Off-form Concrete
 5. Metal framed clear DGU vision glass
 6. Metal Gate
 7. Performance vision glass/Metal window reveal/ glass louvres
 8. Metal frame and steel balustrade screen
 9. Metal panel
 10. Timber batten screen

DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

Revision summary:
-Powerline setback on L02 to Carlton Crescent

Revision	Date	Description	Initial	Checked
C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG

74 Carlton Crescent
Summer Hill

EW Cross Section 01

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.



Scale	1:150@A1 1:300@A3
Drawn	Checked
Project No.	S12235
Status	FOR INFORMATION
Plot Date	25/6/2019 2:40:42 PM
Plot File	S:\12200-12299\12235_iglu_74carltoncsummerhill\70_Cad\Plo ...
Drawing No.	... \12200-12299\12235_iglu_74carltoncsummerhill\70_Cad\Plo ... [Revision]

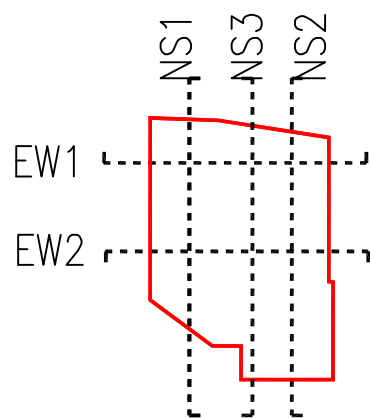
A08.002 - EW CROSS SECTION 01

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

BATESSMART



- Material Key
1. Performance vision glass/ Metal window reveal/ Metal louvres
 2. Metal planter box to landscape architect's detail
 3. Slim profile brick
 4. Off-form Concrete
 5. Metal framed clear DGU vision glass
 6. Metal Gate
 7. Performance vision glass/Metal window reveal/ glass louvres
 8. Metal frame and steel balustrade screen
 9. Metal panel
 10. Timber batten screen

DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

Revision summary:
-Powerline setback on L02 to Carlton Crescent

Revision	Date	Description	Initial	Checked
C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG

74 Carlton Crescent Summer Hill

EW Cross Section 02

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.



Scale	1:150@A1 1:300@A3
Drawn	Checked
Project No.	S12235
Status	FOR INFORMATION
Plot Date	25/6/2019 2:40:51 PM
Plot File	S:\12200-12299\12235_iglu_74carltoncressummerhill\70_Cad\Plo ...
Drawing No.	... \BDA\A08.003 - EW Cross Section 02.dwg [Revision]

A08.003 - EW CROSS SECTION 02

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART



NS1

NS3

NS2

EW1

EW2

DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

- Material Key
- Performance vision glass/ Metal window reveal/ Metal louvres
 - Metal planter box to landscape architect's detail
 - Slim profile brick
 - Off-form Concrete
 - Metal framed clear DGU vision glass
 - Metal Gate
 - Performance vision glass/Metal window reveal/ glass louvres
 - Metal frame and steel balustrade screen
 - Metal panel
 - Timber batten screen

- Revision summary:
- Wall Flood Barrier along the property boundary and Bicycle Storage at RL. 21.00
 - Finish Floor Level Courtyard at RL. 21.00
 - Revised Bicycle Storage Layout for access and connection.

Revision	Date	Description	Initial	Checked
E	07.08.19	For Development Application	EN	HS
C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG

74 Carlton Crescent Summer Hill

NS Long Section 03

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.



Scale	1:150@A1	1:300@A3
Drawn		Checked
Project No.	S12235	
Status	FOR INFORMATION	
Plot Date	8/8/2019 4:41:30 PM	
Plot File	S:\12200-12299\12235_iglu_74carltoncrescent\170_Cad\Plo ...	
Drawing No.	A08.004 - NS LONG SECTION 03	

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batessmart.com.au
http://www.batessmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

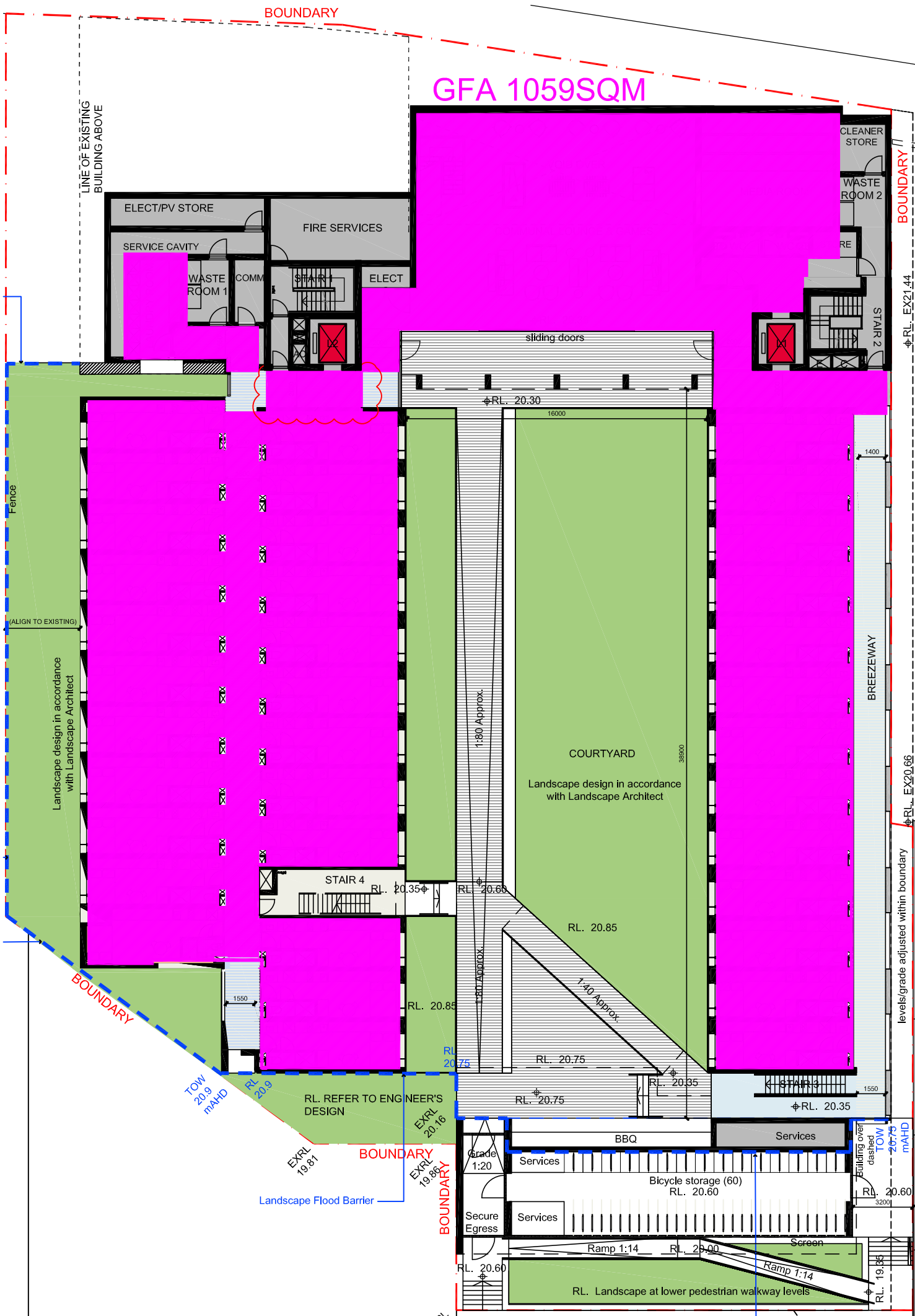
Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART

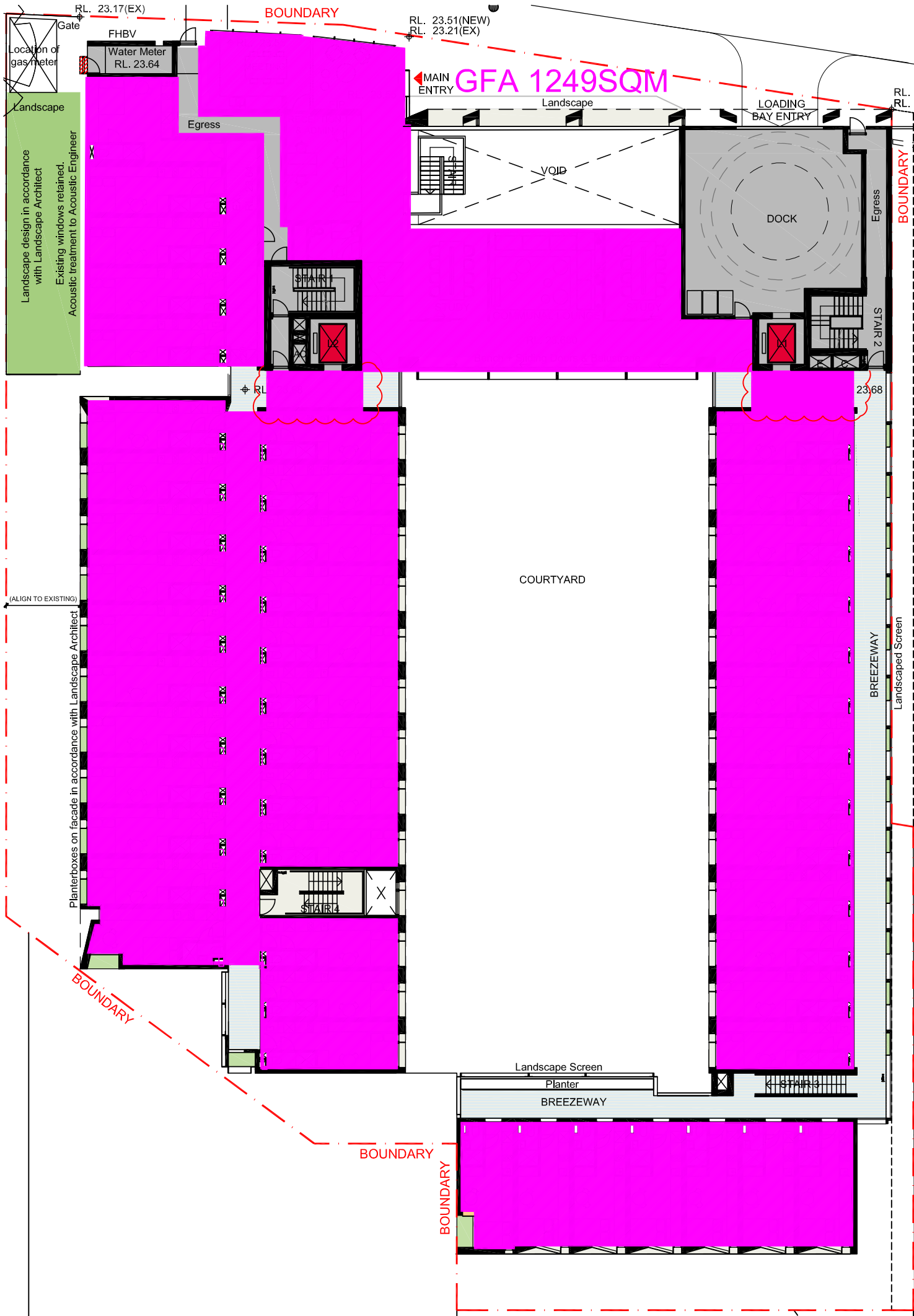
GFA	
L02	735m ²
L01	1458m ²
G	1249m ²
Lower G	1059m ²
Total GFA:	4501m²

SITE AREA: 2896.5m²
 Allowable GFA_4345m²
 Allowable FSR_1.5:1
 Current FSR_1.55:1

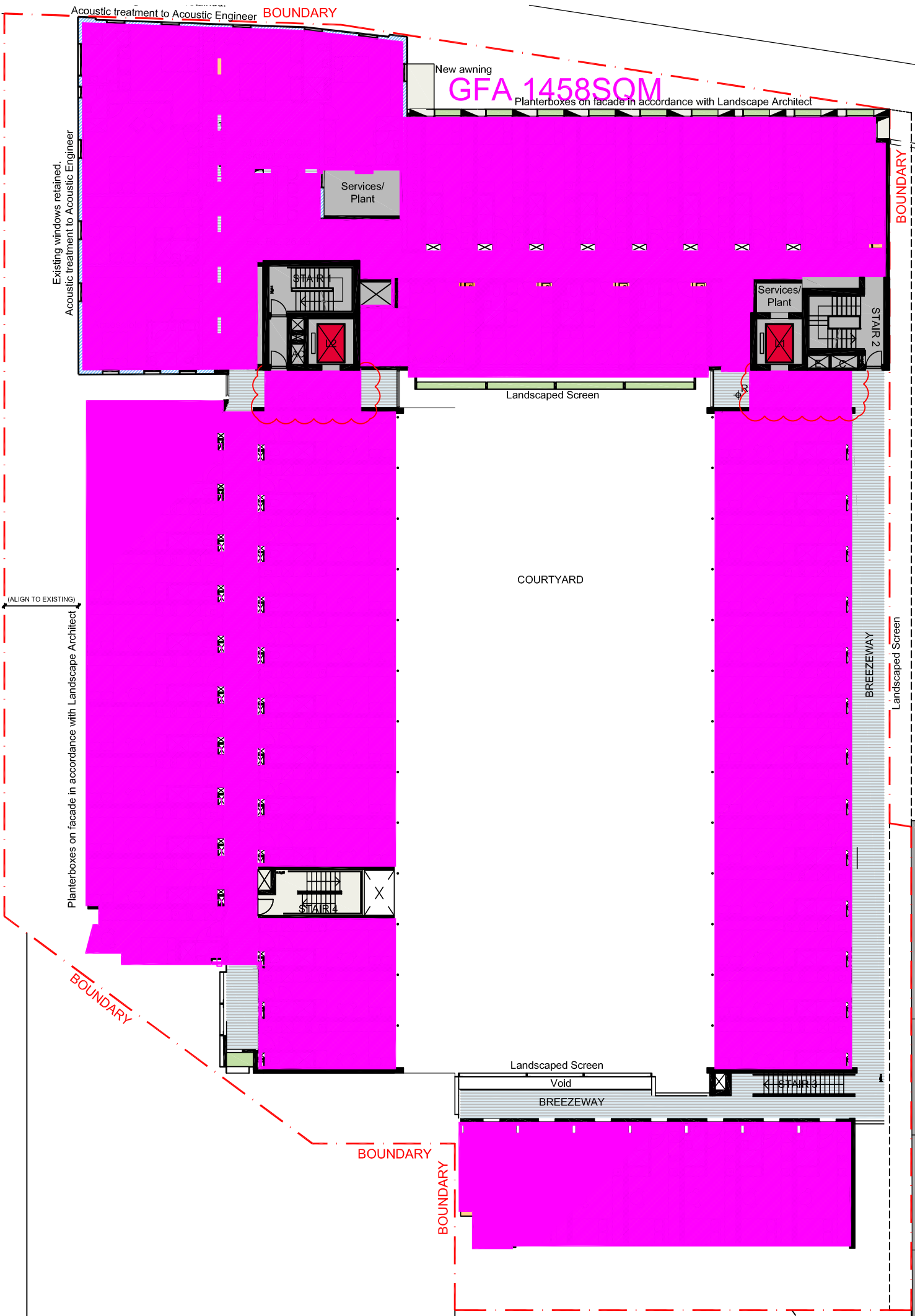
GFA



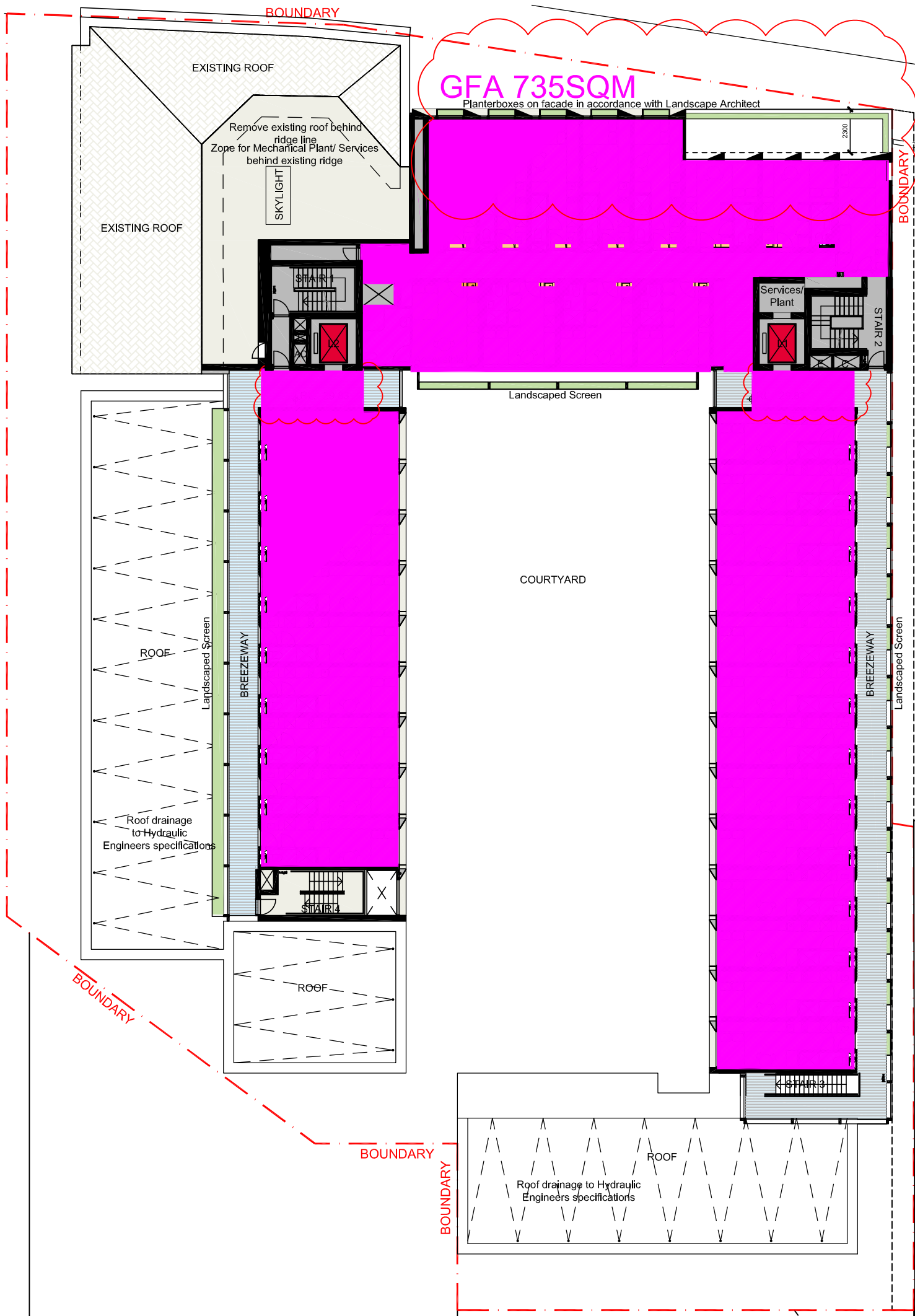
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Revision summary: -Powerline setback on L02 to Carlton Crescent			
C	24.06.19 For Development Application	JC	HS
B	17.05.19 For Development Application	JC	WG
A	07.12.18 For Development Application	JC	WG
Revision Date	Description	Initial	Checked

74 Carlton Crescent
 Summer Hill

GFA Diagrams



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
 All drawings to be read in conjunction with all architectural documents and all other consultants documents.
 Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
 All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1:250@A1 1:500@A3
Drawn	Checked
Project No.	S12235
Status	FOR INFORMATION
Plot Date	25/6/2019 2:16:57 PM
Plot File	S:\12200-12299\12235_iglu_74carltoncrescentsummerhill70_Cad\Plo ...
Drawing No.	... \BADA\A09.001 - GFA Calculation.dwg [Revision]

A09.001 - GFA CALCULATION

Melbourne 1 Nicholson Street
 Melbourne VIC 3000 Australia
 T 03 8664 6200 F 03 8664 6300
 email mel@batessmart.com.au
 http://www.batessmart.com.au

Sydney 43 Brisbane Street
 Surry Hills NSW 2010 Australia
 T 02 8354 5100 F 02 8354 5199
 email syd@batessmart.com.au
 http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART

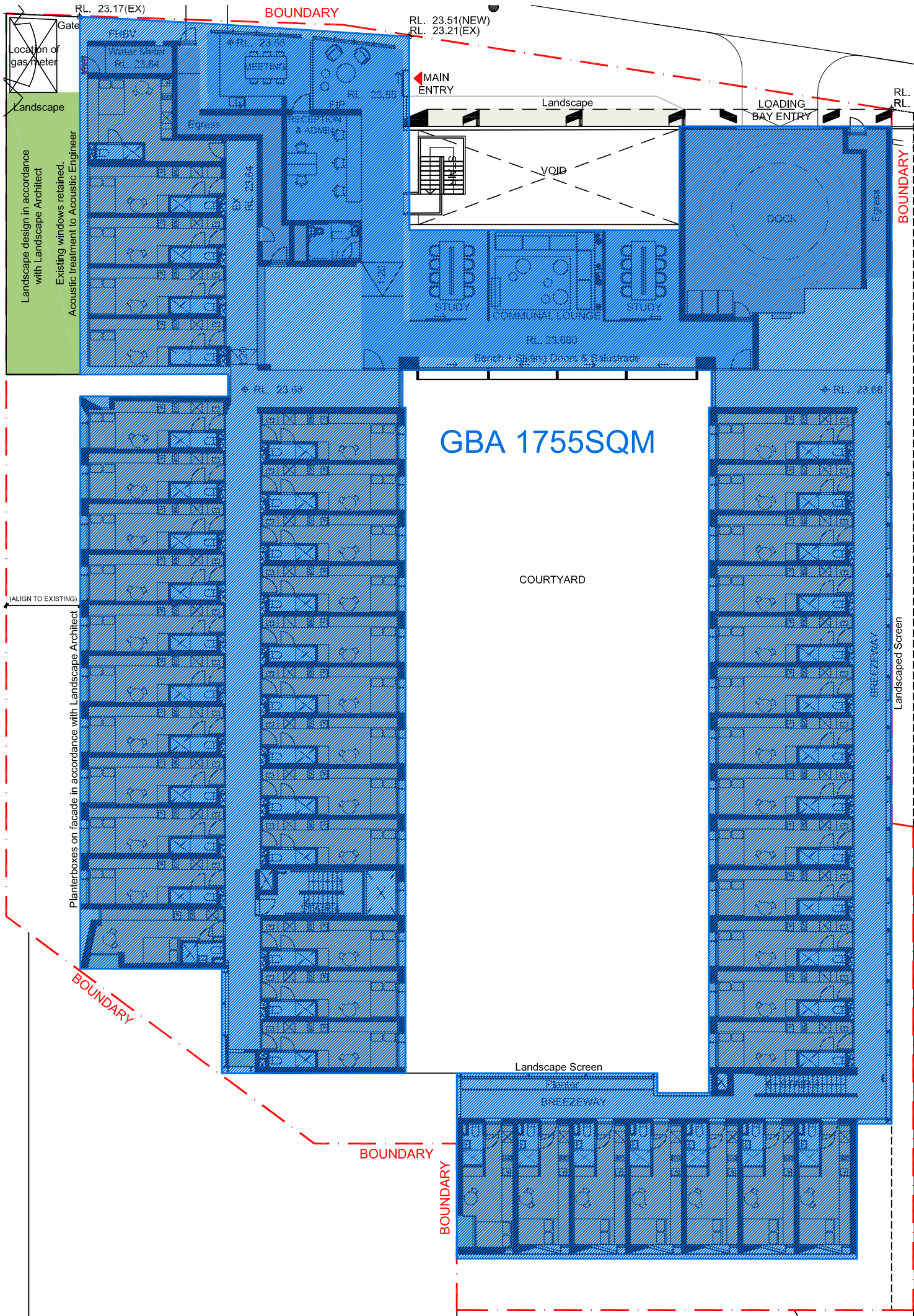
GBA	
L02	1075m ²
L01	1872m ²
G	1755m ²
Lower G	1654m ²

Total GFA: 6356m²

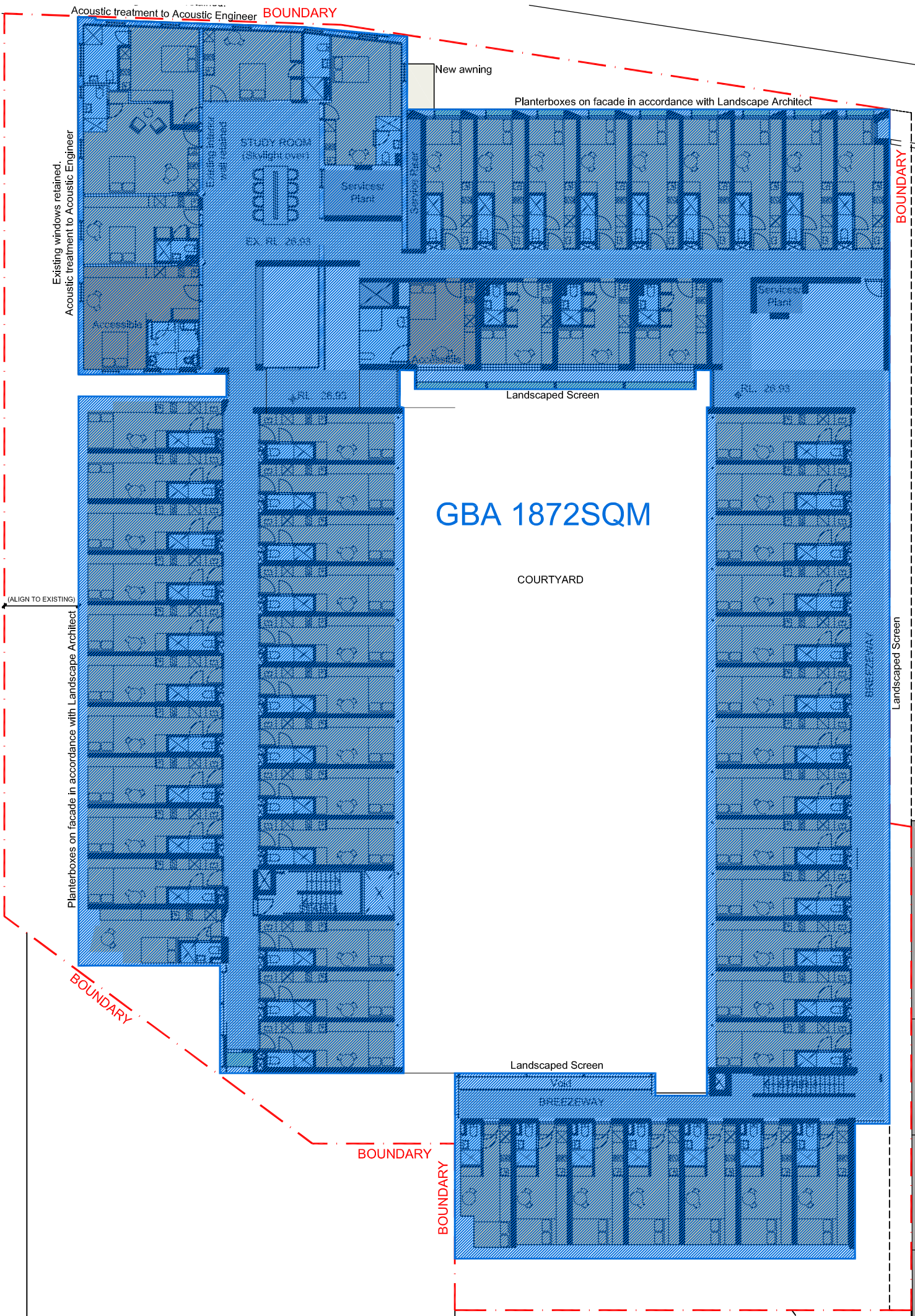
GFA



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Revision summary:
-Powerline setback on L02 to Carlton Crescent

C	24.06.19 For Development Application	JC	HS
B	17.05.19 For Development Application	JC	WG
A	07.12.18 For Development Application	JC	WG
Revision Date	Description	Initial	Checked

74 Carlton Crescent
Summer Hill

GBA Diagrams



Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1:250@A1 1:500@A3
Drawn	Checked
Project No.	S12235
Status	FOR INFORMATION
Plot Date	25/6/2019 2:17:08 PM
Plot File	S:\12200-12299\12235_iglu_74carltoncrescentsummerhill70_Cad\Plo ...
Drawing No.	... \12200-12299\12235_iglu_74carltoncrescentsummerhill70_Cad\Plo ... [Revision]

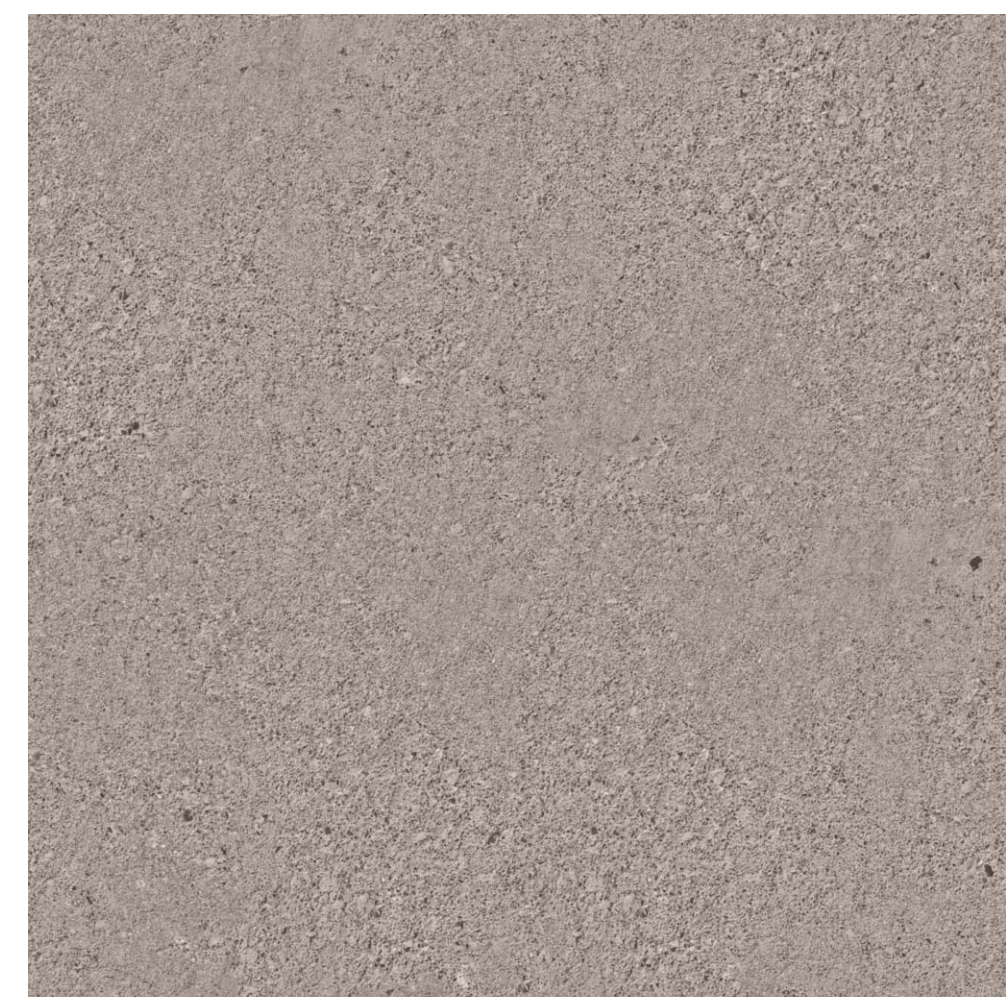
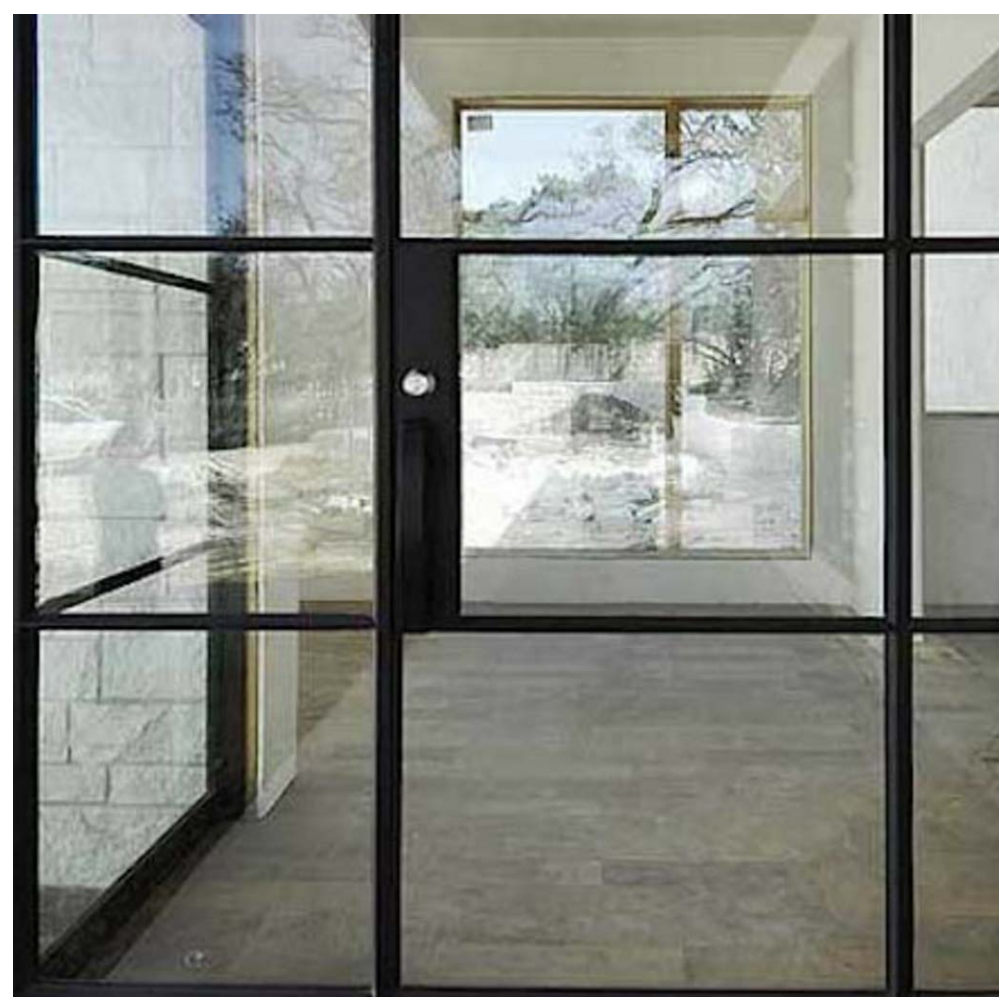
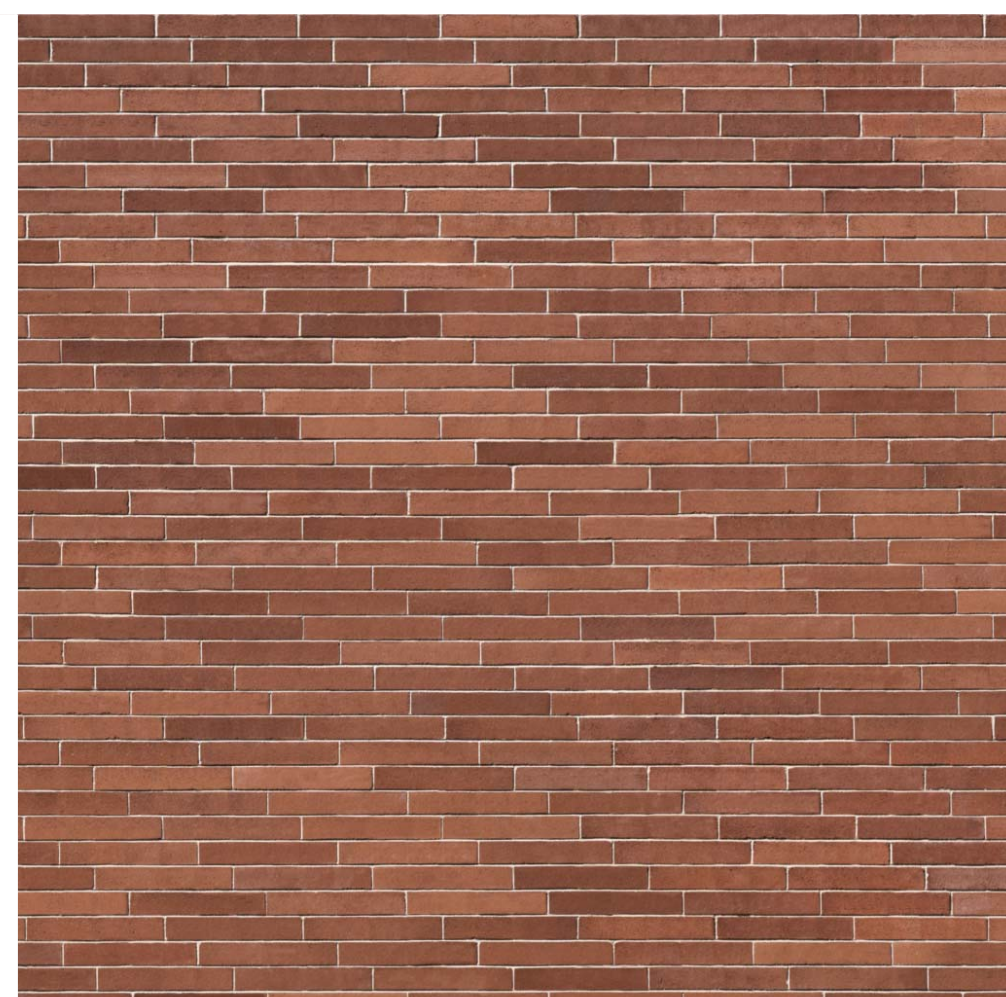
A09.002 - GBA CALCULATION

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
http://www.batessmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
http://www.batessmart.com.au

BATESSMART



DEVELOPMENT APPLICATION	NOT FOR CONSTRUCTION
-------------------------	----------------------

Revision summary:

- Powerline setback on L02 to Carlton Crescent

C	24.06.19	For Development Application	JC	HS
B	17.05.19	For Development Application	JC	WG
A	07.12.18	For Development Application	JC	WG
Revision	Date	Description	Initial	Checked

74 Carlton Crescent
Summer Hill



Schedule of External Finishes

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

All drawings to be read in conjunction with all architectural documents and all other consultants documents.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	NTS	
Drawn	Checked	
Project No.	S12235	
Status	FOR INFORMATION	
Plot Date	25/06/2019 2:17:13 PM	
Plot File	S:\12200-12299\12235\lglu_74\cartoonsummerhill\70_Cad\Pl... ...S:\DATA\11_200 - External Finishes.dwg	
Drawing No.	[Revision]	

A11.000 - EXTERNAL FINISHES

A11.000 - EXTERNAL FINISHES

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batessmart.com.au
<http://www.batessmart.com.au>

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
<http://www.batessmart.com.au>

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART™