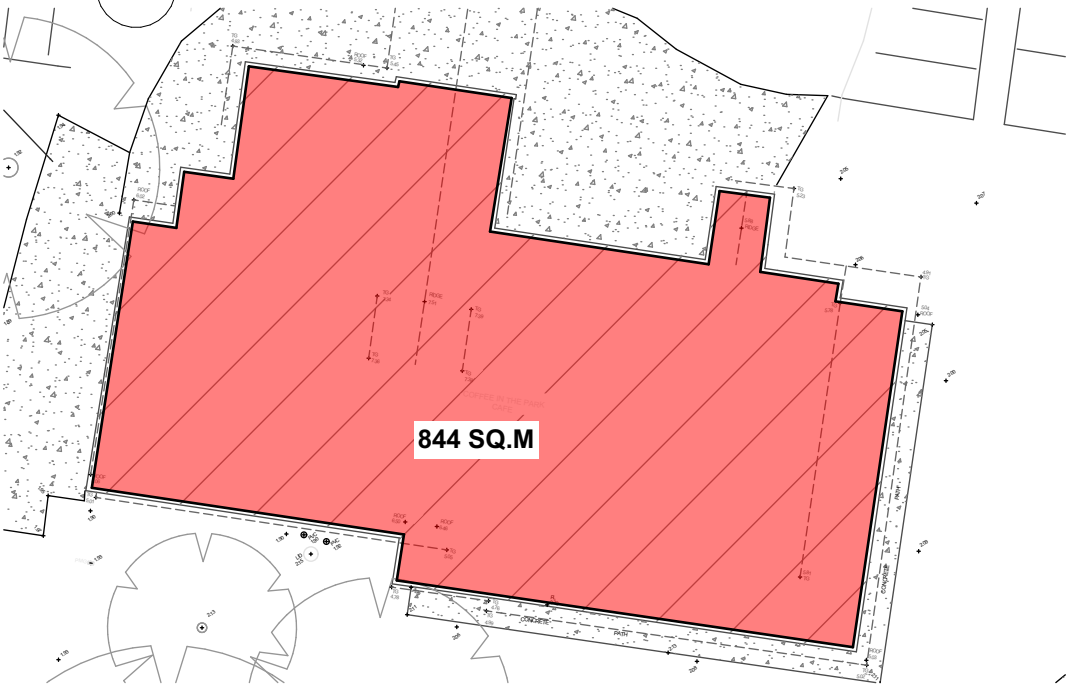
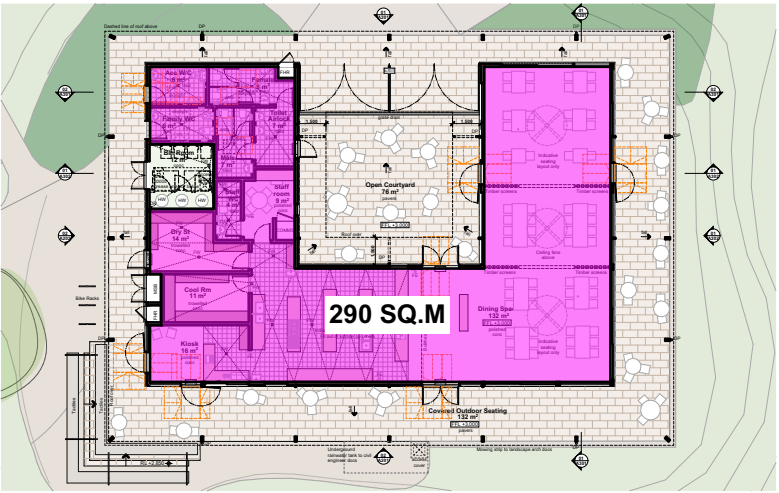




01 AERIAL MAP (N.T.S.)



02 EXISTING GFA
1:400



03 PROPOSED GFA
1:400

DEVELOPMENT APPLICATION DRAWINGS FOR

DOLLS POINT CAFÉ, 179 RUSSELL AVENUE, DOLLS POINT NSW 2219

FOR BAYSIDE COUNCIL

ARCHITECTURAL DRAWING LIST

COVER PAGES

A001	COVER PAGE	N.T.S.
------	------------	--------

PLANS

A101	SITE ANALYSIS PLAN	1:300
A102	SITE PLAN	1:300
A103	DEMOLITION PLAN	1:300
A104	GROUND FLOOR PLAN	1:100
A105	ROOF PLAN	1:100

ELEVATIONS

A201	NORTH & SOUTH ELEVATIONS	1:100
A202	EAST & WEST ELEVATIONS	1:100

SECTIONS

A301	SECTIONS A & B	1:100
A302	SECTION C	1:100

EXTERNAL FINISHES & MATERIALS

A401	EXTERNAL MATERIALS PALLETTE	N.T.S.
------	-----------------------------	--------

PHOTOMONTAGE

A501	PHOTOMONTAGE	N.T.S.
------	--------------	--------

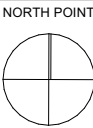
NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
50% DA FOR REVIEW	P1	SC	09-Dec-22
75% DA FOR REVIEW	P2	SC	06-Apr-23
DA SUBMISSION	A	SC	03-Nov-23

© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK & VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT
BAYSIDE COUNCIL
PROJECT
DOLLS POINT CAFÉ
179 RUSSELL AVENUE, DOLLS POINT NSW 2219



SCALE @ A3
1:400

PROJECT NO.
19.34

STAGE
AA

DRAWING NO.
A001

REV
A

DRAWING TITLE
COVER PAGE



SITE ANALYSIS LEGEND

Boundary lines

DA extent of scope

Existing building to be demolished

Proposed building

New paths - refer to landscape architect's documentation

Soft landscaping - refer to landscape architect's documentation

Proposed trees - refer to landscape architect's documentation

Prevailing winds

Protected courtyard space

Solar access

Existing tree to be retained assessed by arborist with TPZ shown

Existing tree to be removed

NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
50% DA FOR REVIEW	P1	SC	09-Dec-22
75% DA FOR REVIEW	P2	SC	06-Apr-23
DA SUBMISSION	A	SC	03-Nov-23

© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects

Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042

TELEPHONE +612 9519 6800

EMAIL studio@samcrawfordarchitects.com.au

WEB samcrawfordarchitects.com.au

ACN 165 409 567 Nominated Architect Sam Crawford 6498

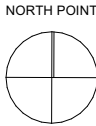
CLIENT

BAYSIDE COUNCIL

PROJECT

DOLLS POINT CAFÉ

179 RUSSELL AVENUE, DOLLS POINT NSW 2219



SCALE @ A3

1:750

PROJECT NO.

19.34

STAGE

AA

DRAWING NO.

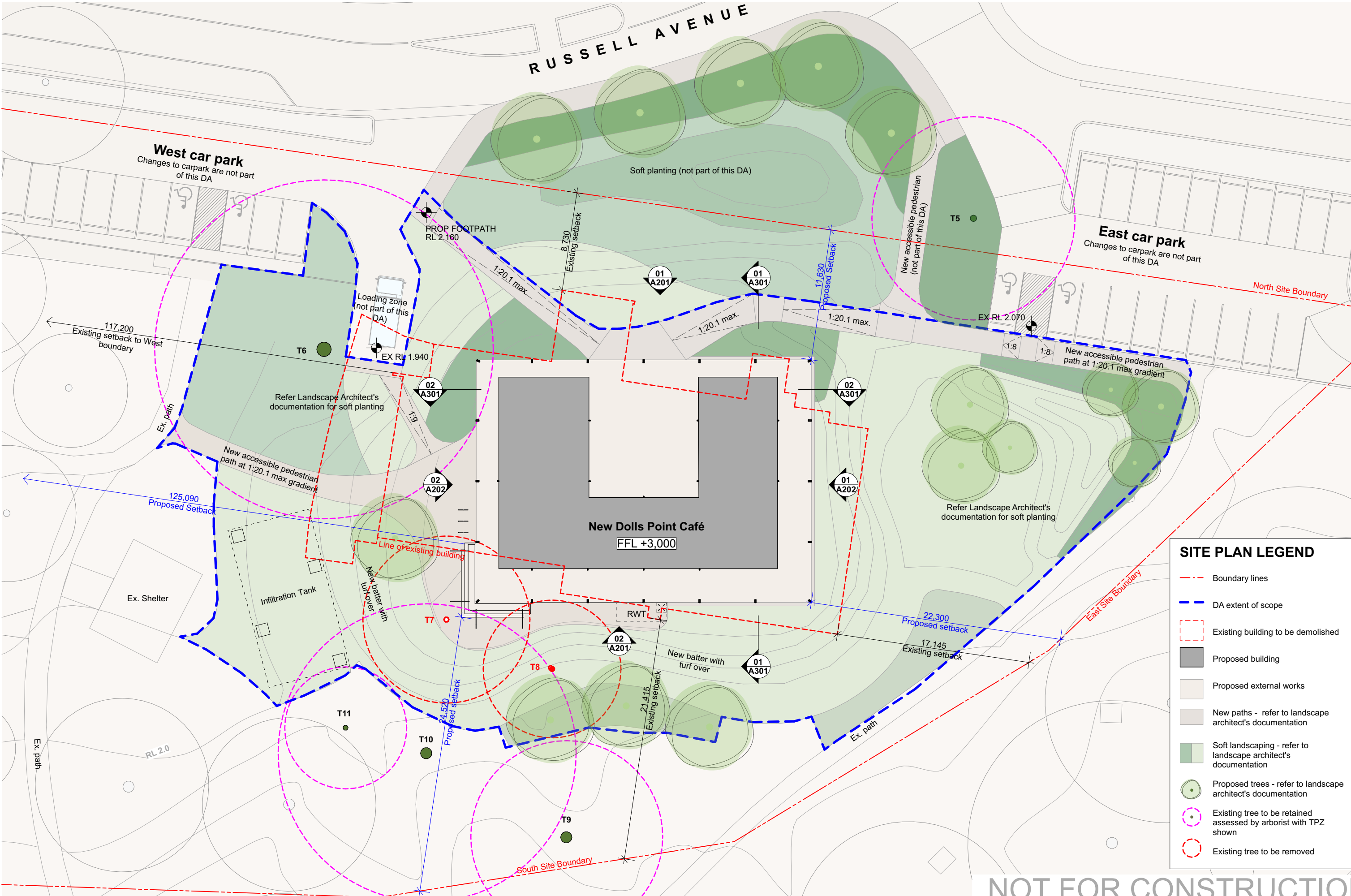
A101

REV

A

DRAWING TITLE

SITE ANALYSIS PLAN



SITE PLAN LEGEND

Boundary lines

DA extent of scope

Existing building to be demolished

Proposed building

Proposed external works

New paths - refer to landscape architect's documentation

Soft landscaping - refer to landscape architect's documentation

Proposed trees - refer to landscape architect's documentation

Existing tree to be retained assessed by arborist with TPZ shown

Existing tree to be removed

NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
75% DA FOR REVIEW DRAFT DA SUBMISSION DA SUBMISSION	P2	SC	06-Apr-23
	P3	SC	01-Nov-23
	A	SC	03-Nov-23

© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK & VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT
BAYSIDE COUNCIL

PROJECT
DOLLS POINT CAFÉ
179 RUSSELL AVENUE, DOLLS POINT NSW 2219

NORTH POINT

SCALE @ A3
1:300

PROJECT NO.
19.34

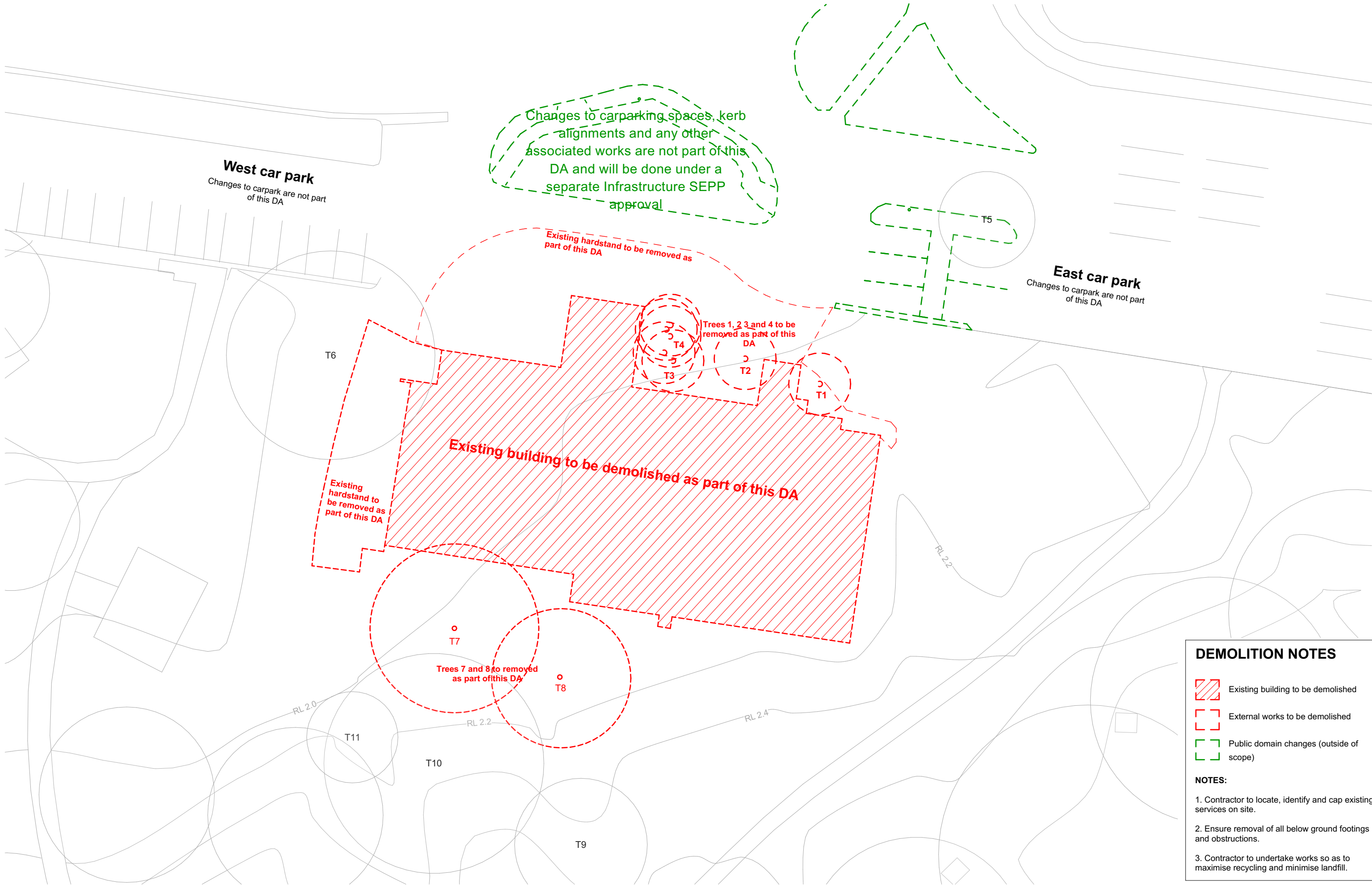
STAGE
AA

DRAWING NO.
A102

REV
A

DRAWING TITLE
SITE PLAN

Printed: 2:57 PM, 16-Apr-24



DEMOLITION NOTES

- Existing building to be demolished
- External works to be demolished
- Public domain changes (outside of scope)

NOTES:

- Contractor to locate, identify and cap existing services on site.
- Ensure removal of all below ground footings and obstructions.
- Contractor to undertake works so as to maximise recycling and minimise landfill.

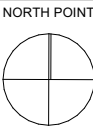
NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
50% DA FOR REVIEW	P1	SC	09-Dec-22
75% DA FOR REVIEW	P2	SC	06-Apr-23
DA SUBMISSION	A	SC	03-Nov-23

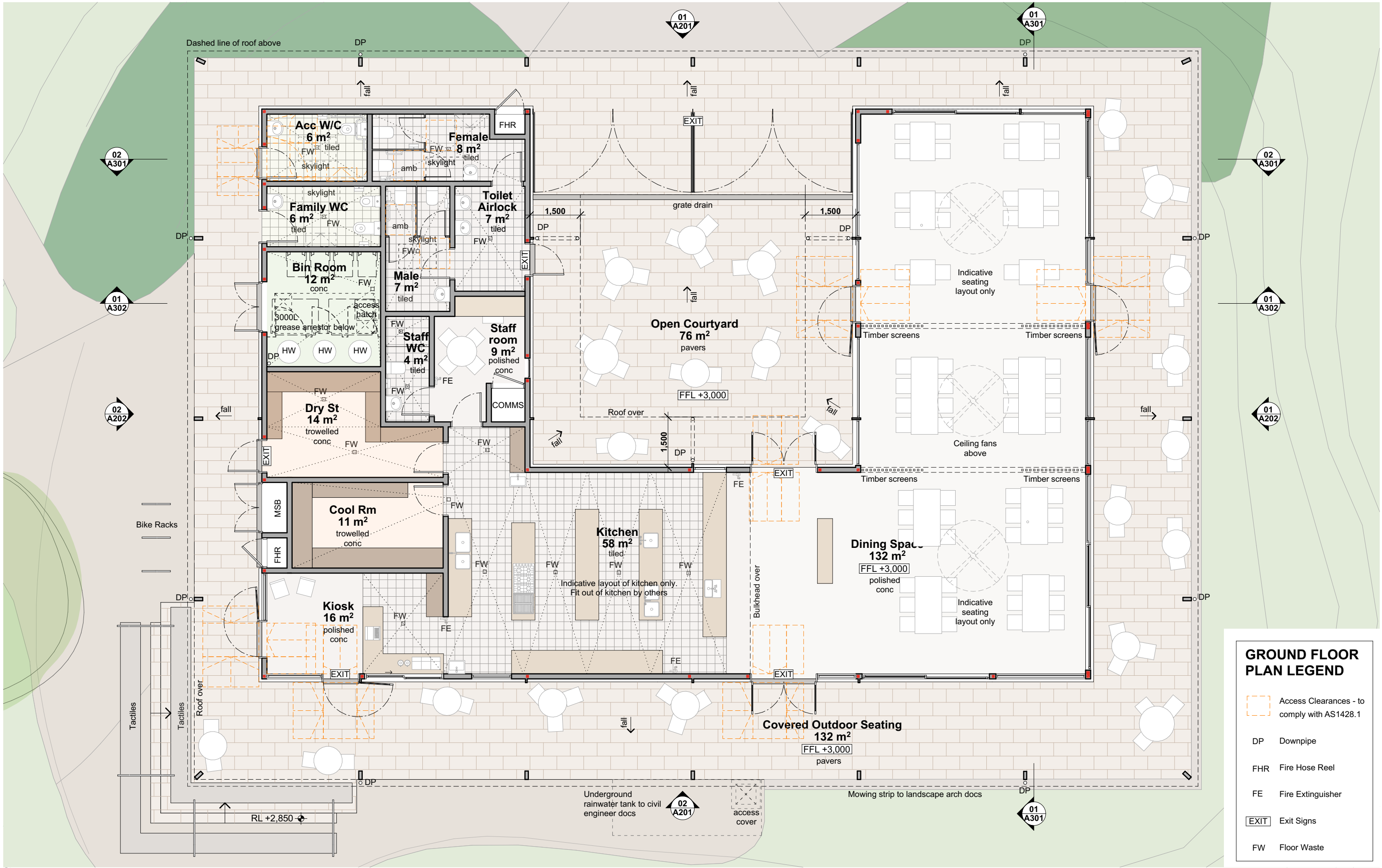
© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT
BAYSIDE COUNCIL
PROJECT
DOLLS POINT CAFÉ
179 RUSSELL AVENUE, DOLLS POINT NSW 2219



NORTH POINT	SCALE @ A3 1:300	PROJECT NO. 19.34	STAGE AA	DRAWING NO. A103	REV A
DRAWING TITLE DEMOLITION PLAN					



GROUND FLOOR PLAN LEGEND

Access Clearances - to comply with AS1428.1

DP

Downpipe

FHR

Fire Hose Reel

FE

Fire Extinguisher

EXIT

Exit Signs

FW

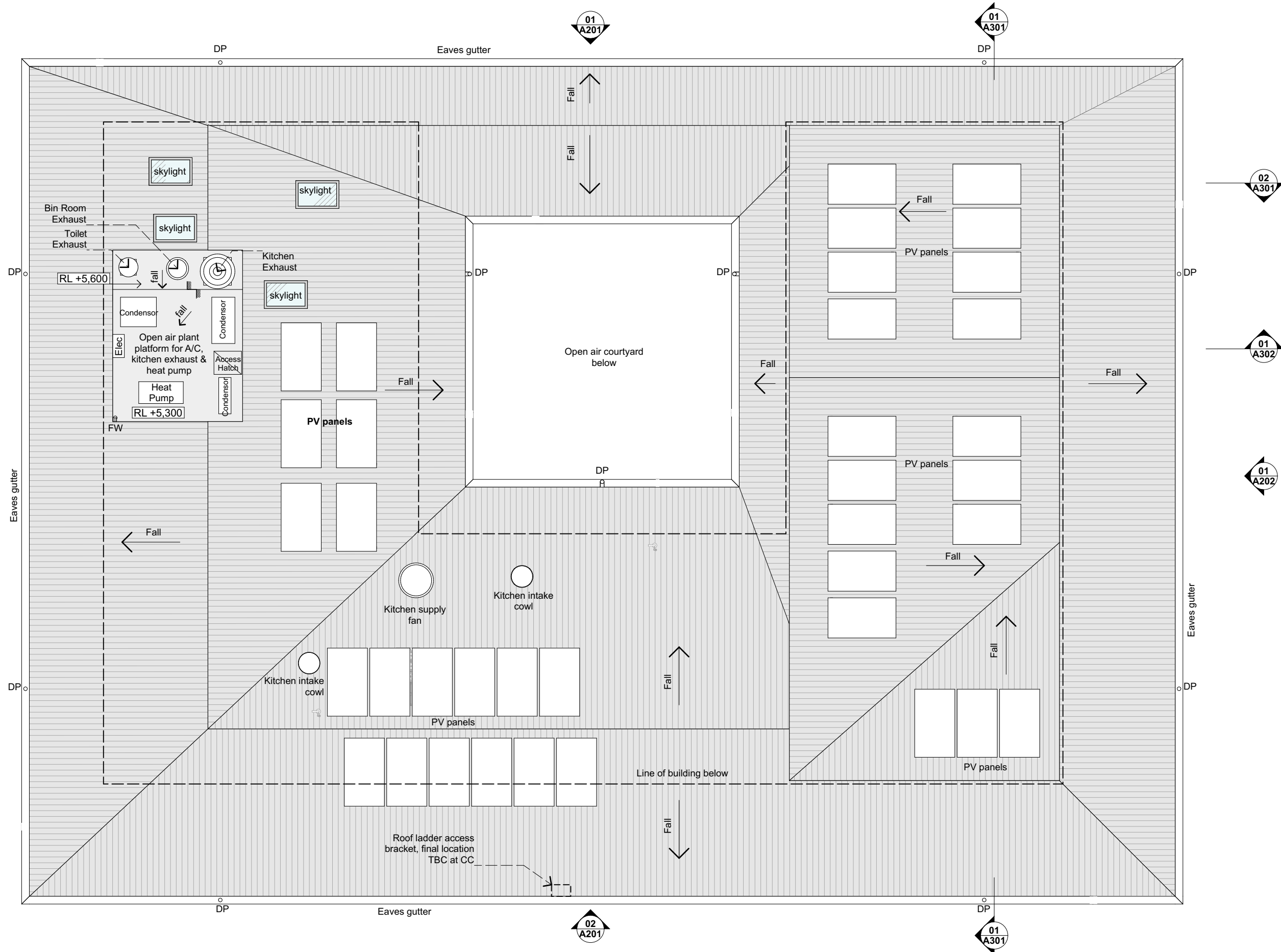
Floor Waste

NOT FOR CONSTRUCTION

DESCRIPTION 75% DA FOR REVIEW - UPDATES DRAFT DA SUBMISSION DA SUBMISSION	REV	APP'D	DATE	samcrawfordarchitects Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042 TELEPHONE +612 9519 6800 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au ACN 165 409 567 Nominated Architect Sam Crawford 6498	CLIENT BAYSIDE COUNCIL PROJECT DOLLS POINT CAFÉ 179 RUSSELL AVENUE, DOLLS POINT NSW 2219	NORTH POINT 	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
	P3	SC	18-Apr-23				1:100	19.34	AA	A104	A
	P4	SC	01-Nov-23								
	A	SC	03-Nov-23								
© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.							DRAWING TITLE GROUND FLOOR PLAN				

Printed: 2:57 PM, 16-Apr-2

Printed: 2:58 PM, 16-Apr-24



NOT FOR CONSTRUCTION

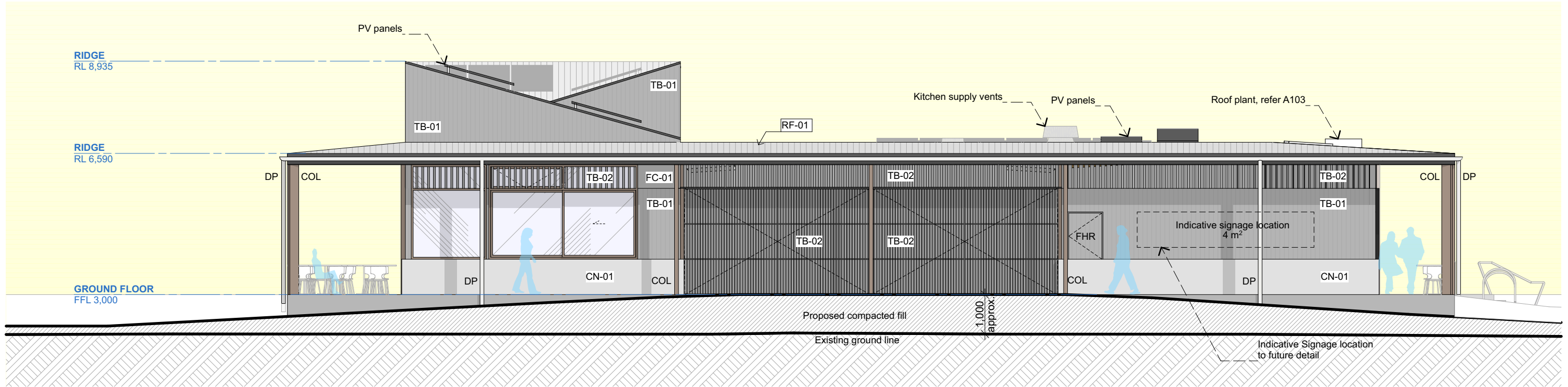
DESCRIPTION	REV	APP'D	DATE
75% DA FOR REVIEW	P2	SC	06-Apr-23
DRAFT DA SUBMISSION	P3	SC	01-Nov-23
DA SUBMISSION	A	SC	03-Nov-23

© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK & VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

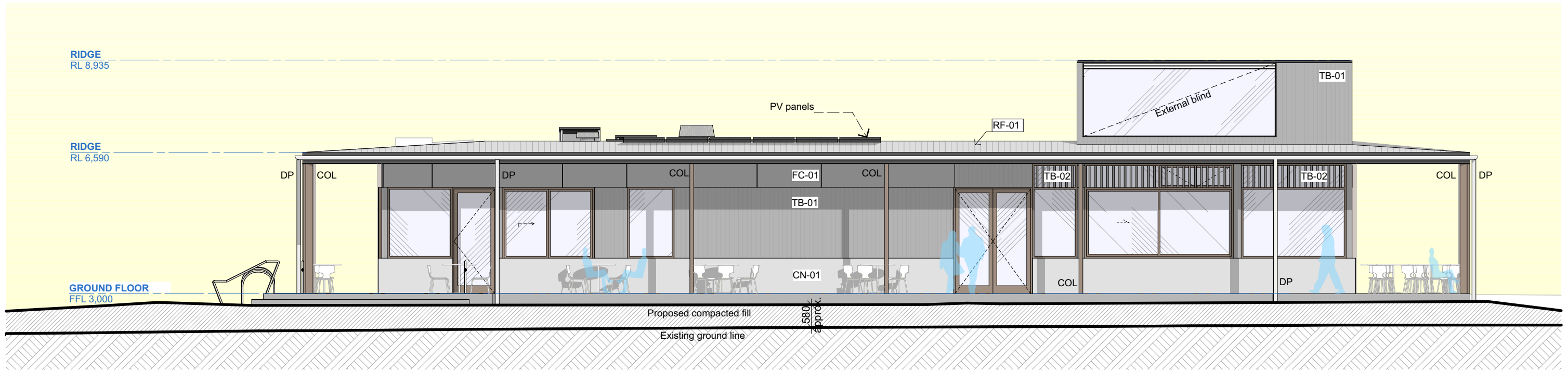
samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT
BAYSIDE COUNCIL
PROJECT
DOLLS POINT CAFÉ
179 RUSSELL AVENUE, DOLLS POINT NSW 2219

NORTH POINT 	SCALE @ A3 1:100	PROJECT NO. 19.34	STAGE AA	DRAWING NO. A105	REV A
DRAWING TITLE ROOF PLAN					



01 NORTH ELEVATION



02 SOUTH ELEVATION

ELEVATIONS & SECTIONS LEGEND				
Refer to A401 External Materials Palette for external materials & finishes				
DP	Downpipe	FHR	Fire Hose Reel	COL Structural Columns

NOT FOR CONSTRUCTION

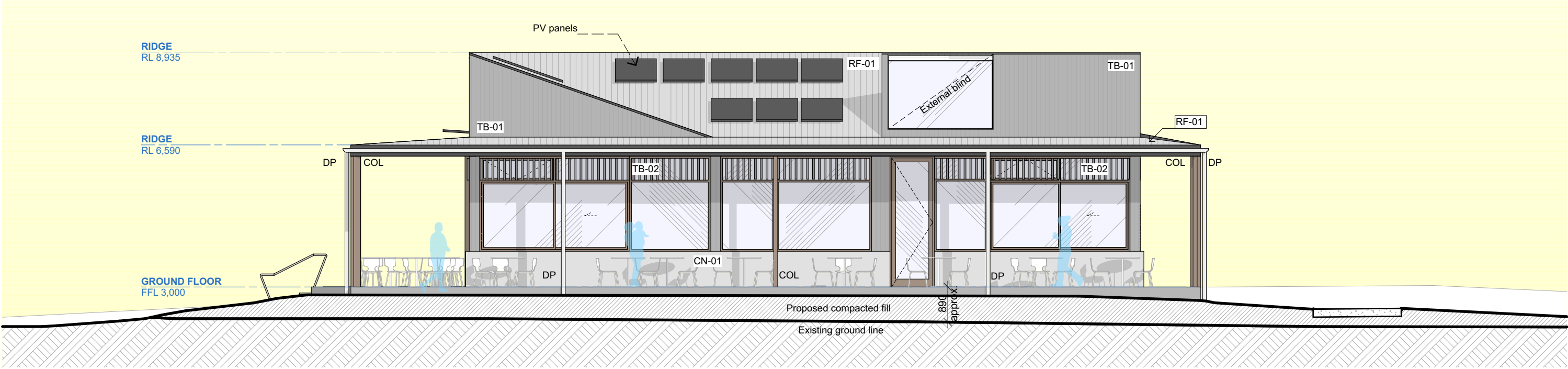
DESCRIPTION	REV	APP'D	DATE
75% DA FOR REVIEW	P2	SC	06-Apr-23
DRAFT DA SUBMISSION	P3	SC	01-Nov-23
DA SUBMISSION	A	SC	03-Nov-23

© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

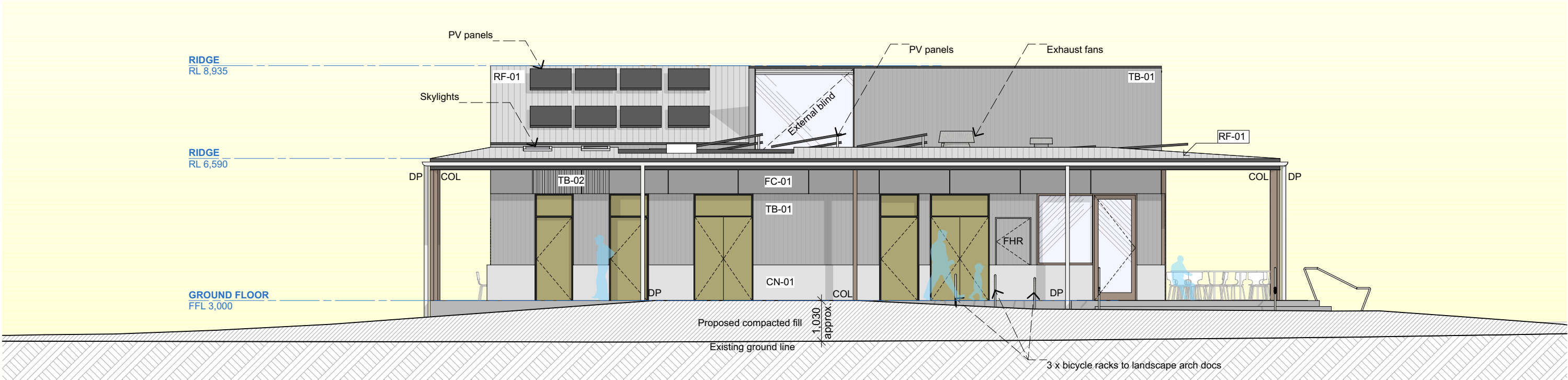
CLIENT
BAYSIDE COUNCIL
PROJECT
DOLLS POINT CAFÉ
179 RUSSELL AVENUE, DOLLS POINT NSW 2219

NORTH POINT	SCALE @ A3 1:100	PROJECT NO. 19.34	STAGE AA	DRAWING NO. A201	REV A
DRAWING TITLE NORTH & SOUTH ELEVATIONS					



01

EAST ELEVATION



02

WEST ELEVATION

ELEVATIONS & SECTIONS LEGEND

Refer to A401 External Materials Palette for external materials & finishes

DP Downpipe FHR Fire Hose Reel COL Structural Columns

NOT FOR CONSTRUCTION

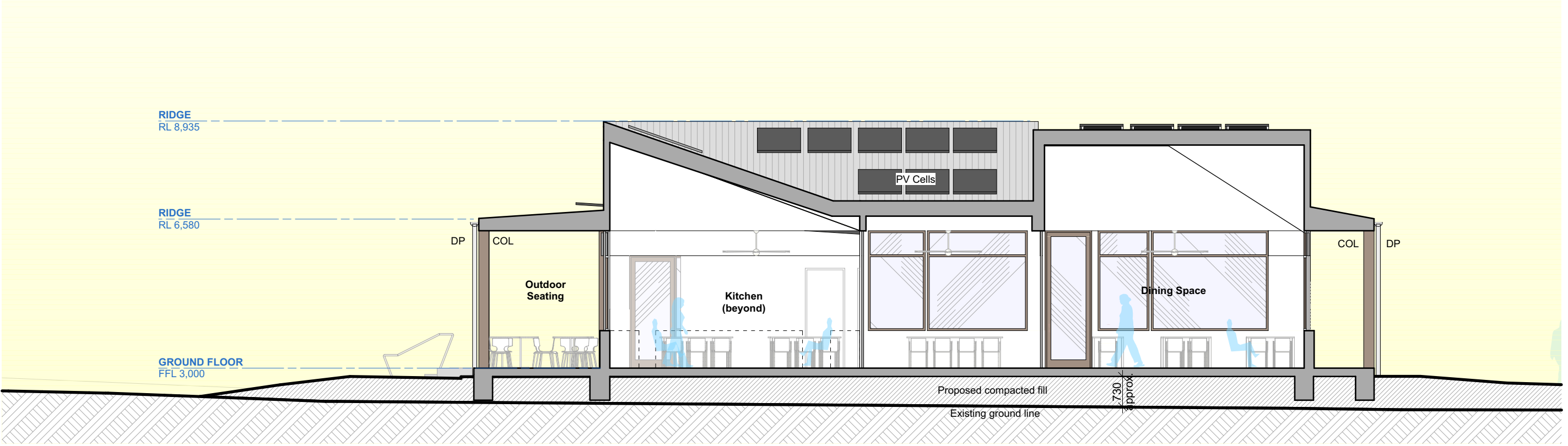
DESCRIPTION	REV	APP'D	DATE
75% DA FOR REVIEW	P2	SC	06-Apr-23
DRAFT DA SUBMISSION	P3	SC	01-Nov-23
DA SUBMISSION	A	SC	03-Nov-23

© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK & VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

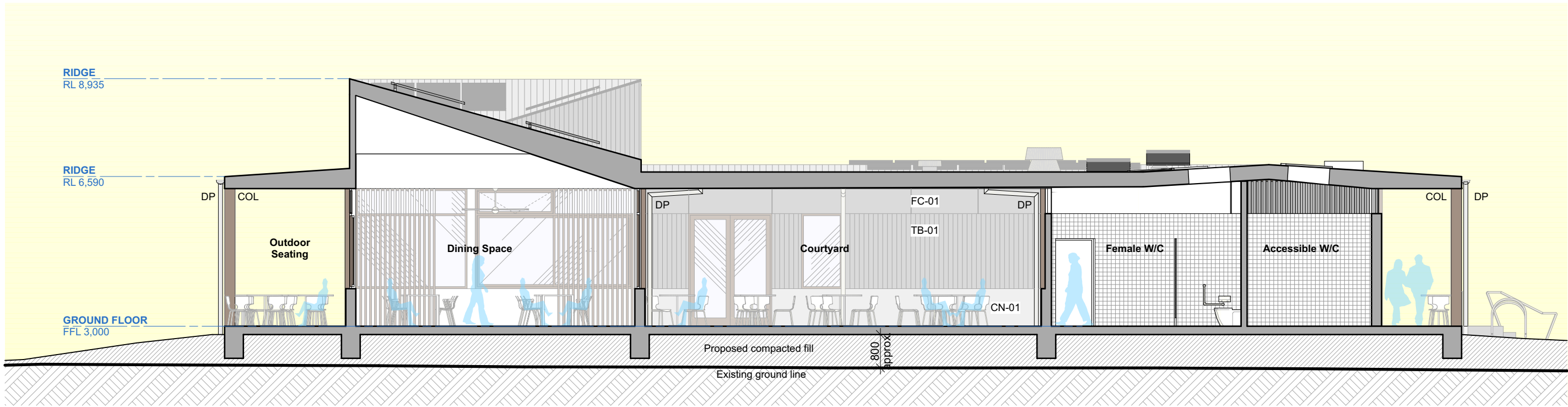
samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT
BAYSIDE COUNCIL
PROJECT
DOLLS POINT CAFÉ
179 RUSSELL AVENUE, DOLLS POINT NSW 2219

NORTH POINT	SCALE @ A3 1:100	PROJECT NO. 19.34	STAGE AA	DRAWING NO. A202	REV A
DRAWING TITLE EAST & WEST ELEVATIONS					



01 NORTH-SOUTH SECTION A



02 EAST-WEST SECTION B

ELEVATIONS & SECTIONS LEGEND

Refer to A401 External Materials Palette for external materials & finishes

DP Downpipe FHR Fire Hose Reel COL Structural Columns

NOT FOR CONSTRUCTION

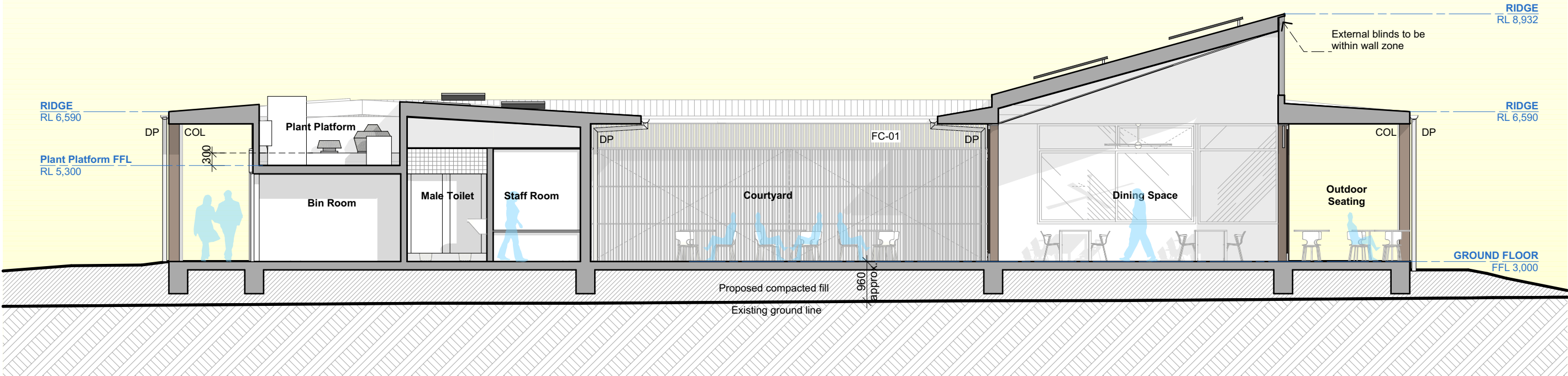
DESCRIPTION	REV	APP'D	DATE
75% DA FOR REVIEW	P2	SC	06-Apr-23
DRAFT DA SUBMISSION	P3	SC	01-Nov-23
DA SUBMISSION	A	SC	03-Nov-23

© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT
BAYSIDE COUNCIL
PROJECT
DOLLS POINT CAFÉ
179 RUSSELL AVENUE, DOLLS POINT NSW 2219

NORTH POINT	SCALE @ A3 1:100	PROJECT NO. 19.34	STAGE AA	DRAWING NO. A301	REV A
DRAWING TITLE SECTIONS A & B					



01 EAST-WEST SECTION C

ELEVATIONS & SECTIONS LEGEND

Refer to A401 External Materials Palette for external materials & finishes

DP Downpipe FHR Fire Hose Reel COL Structural Columns

NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
75% DA FOR REVIEW DRAFT DA SUBMISSION DA SUBMISSION	P1	SC	06-Apr-23
	P2	SC	01-Nov-23
	A	SC	03-Nov-23
© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.			

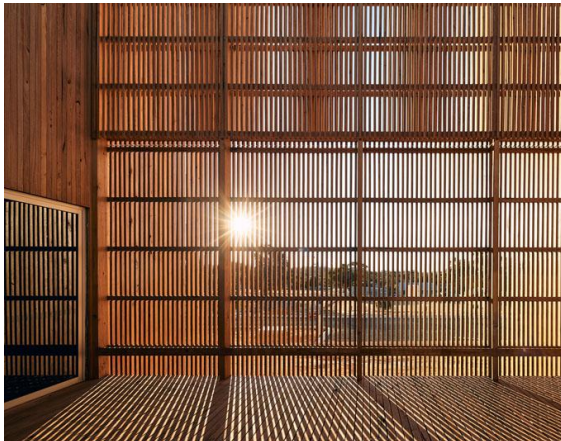
samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT
BAYSIDE COUNCIL
PROJECT
DOLLS POINT CAFÉ
179 RUSSELL AVENUE, DOLLS POINT NSW 2219

NORTH POINT	SCALE @ A3 1:100	PROJECT NO. 19.34	STAGE AA	DRAWING NO. A302	REV A
DRAWING TITLE SECTION C					



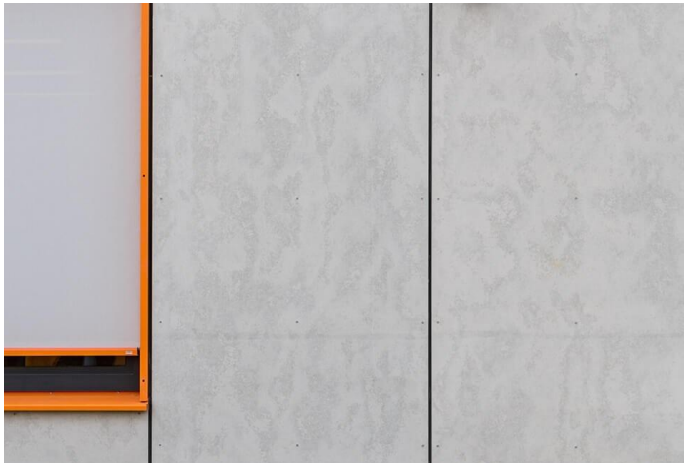
RF-01: Metal roof sheeting - mid grey



TB-02: timber battens



Natural stone pavers - light grey



FC-01: Expressed joint Barestone CFC cladding & soffit



Clear finished hardwood timber doors, windows & columns



TB-01: Charred or stained dark timber cladding



CN-01: Board formed concrete

NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
50% DA FOR REVIEW	P1	SC	09-Dec-22
75% DA FOR REVIEW	P2	SC	06-Apr-23
DA SUBMISSION	A	SC	03-Nov-23

© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT
BAYSIDE COUNCIL

PROJECT
DOLLS POINT CAFÉ
179 RUSSELL AVENUE, DOLLS POINT NSW 2219

NORTH POINT	SCALE @ A3 N.T.S.	PROJECT NO. 19.34	STAGE AA	DRAWING NO. A401	REV A
DRAWING TITLE EXTERNAL MATERIALS PALLETTE					



1 VIEW OF EXISTING BUILDING FROM RUSSELL AVENUE



2 VIEW OF PROPOSED BUILDING FROM RUSSELL AVENUE

Printed: 2:58 PM, 16-Apr-24

NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
DA SUBMISSION	A	SC	03-Nov-23
© COPYRIGHT 2024. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.			

samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT
BAYSIDE COUNCIL
PROJECT
DOLLS POINT CAFÉ
179 RUSSELL AVENUE, DOLLS POINT NSW 2219

NORTH POINT	SCALE @ A3 N.T.S.	PROJECT NO. 19.34	STAGE AA	DRAWING NO. A501	REV A
DRAWING TITLE PHOTOMONTAGE					