

37 BAY VIEW ST



Sheet No	Sheet Name	Rev
DA000	Cover Sheet	E
DA011	BASIX Sheet	C
DA100	Site Plan	C
DA102	Plan_Basement	C
DA103	Plan_Lower Ground	C
DA104	Plan_Ground (Garage)	C
DA105	Plan_First Floor	D
DA106	Plan_Roof	D
DA111	Site Coverage	C
DA200	Elevation Streetscape	D
DA201	Elevation West (Street)	E
DA202	Elevation North	E
DA203	Elevation East (Water)	E
DA204	Elevation South	E
DA301	Section Long	C
DA302	Section Cross	C

Areas

Site Area: 373.3 m²

Site Coverage: 179.95 m² (48.21%)

Landscape: 118.85 m² (31.84%)

Un built upon: 74.50 m² (19.95%)

Date	Rev	Issue	CLIENT	PROJECT	TITLE							
2022.11.30	C	DA - Additional Information	T + P DUGAL	37 BAY VIEW STREET LAVENDER BAY, NSW	Cover Sheet							
2023.03.14	D	DA - Additional Information										
2023.04.21	E	DA - NSLPP Required Design Ammendments										
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<small>STATUS PRELIMINARY</small>												

BASIX Requirements as per certificate no: 1243971S_02

Water Commitments

Landscape:

Indigenous or low water use species throughout.

Fixtures:

All Showerheads :min 4 star (>6 but <=74.5 L/min)
 Toilet Flushing Systems :min 4 star
 Kitchen Taps :min 5 star
 Basin Taps :min 5 star

Alternative Water:

Rain Water Tank: min. 4000L
 Water to be used in garden

Energy Commitments

Hot Water:

Electric Heat Pump, 15-20 STCs.

Cooling system:

At least 1 Living Area: 3 Phase Airconditioning, EER<2.5
 At least 1 Bedroom: 3 Phase Airconditioning, EER<2.5

Heating system:

At least 1 Living Area: 3 Phase Airconditioning, EER<2.5
 At least 1 Bedroom: 3 Phase Airconditioning, EER<2.5

Ventilation:

Exhaust system to be installed for:
 At least 1 bathroom: individual fan (manual on / off)
 Kitchen: individual fan (manual on / off)
 Laundry: individual fan (manual on / off)

Artificial Lighting:

LED light fittings for: All bedrooms, study, living, dining, kitchen, bathrooms, laundry & hall-way.

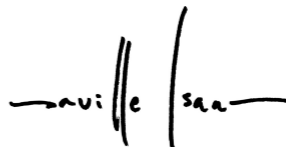
Alternative Energy:

min. 1.5kW photovoltaic system to be installed.

0mm 100mm 200mm 300mm 400mm

100mm

200mm

Date	Rev	Issue	CLIENT	PROJECT	TITLE
2021.11.11	A	DA	T + P DUGAL	37 BAY VIEW STREET LAVENDER BAY, NSW	BASIX Sheet
2022.11.30	B	DA - Additional Information			JOB No. 2033 DRAWING No. DA011 REV. B
<small>The Architect shall not be liable for any loss or claims whatsoever arising from or in respect of any errors existing or resulting from data howsoever transferred from the computer system of the Architect to systems of the Client or other Consultants. The recipient of the data shall be responsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the user's risk. The CAD files and their contents are solely representations of the project information and cannot be relied upon beyond the representation shown on PDF versions of the drawings as provided by the Architect.</small>			ARCHITECTURE 	PROJECT DATE: JAN 08 ISSUED DATE: 2022.11.30 SCALE @ A3:	STATUS: PRELIMINARY
NSW Nominated Architects: S. ISAACS #7929 ABN: 79 124 014 759			P: 02 - 9086 9000 F: 02 - 9086 9001	ARCHITECTURE SAVILLE ISAACS PTY LTD 23a KING GEORGE STREET, McMAHONS POINT, NSW 2060	

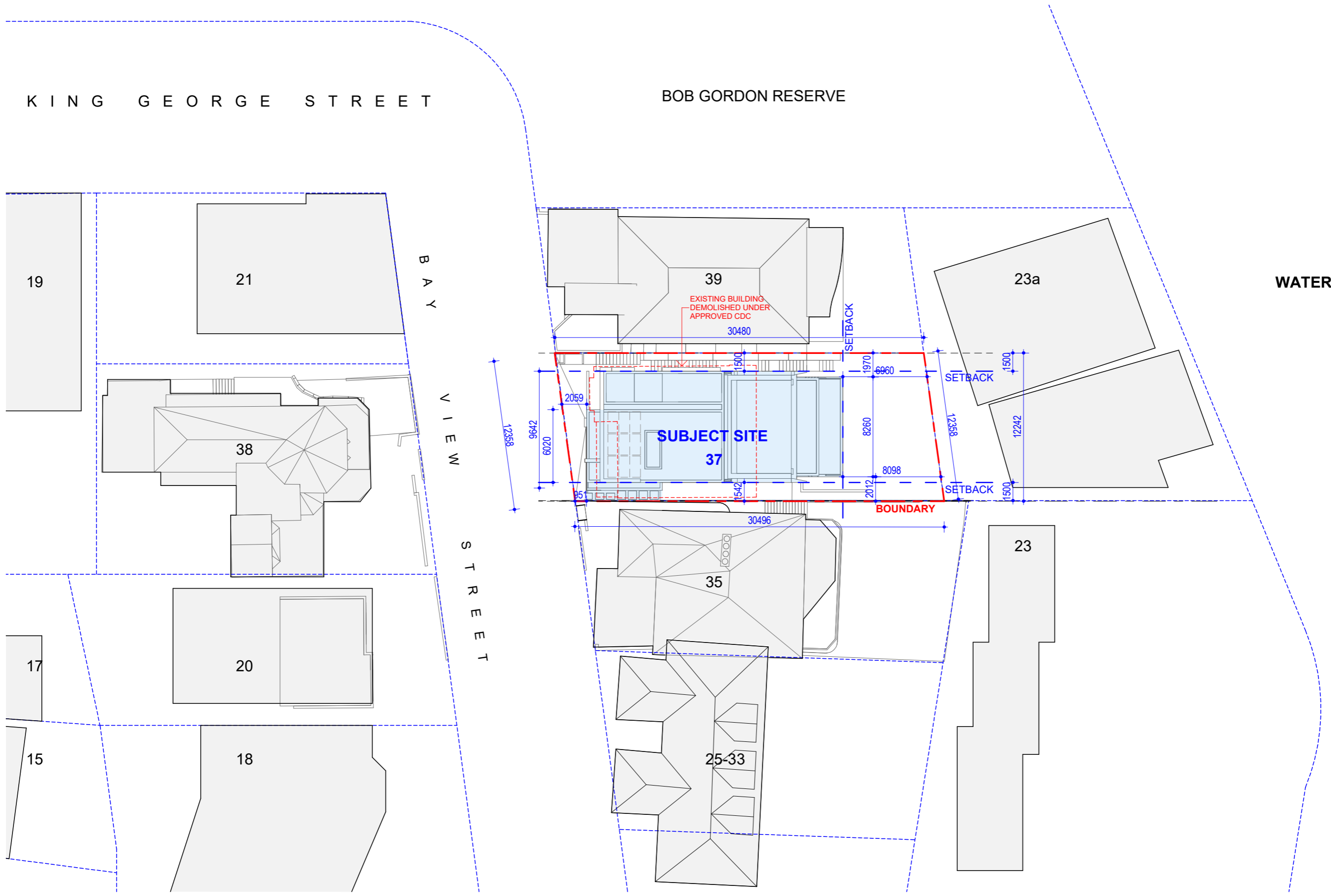
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100mm

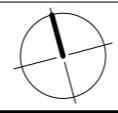
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300mm

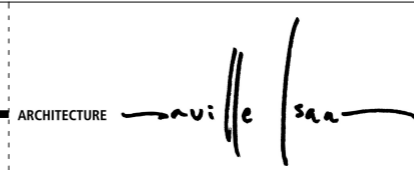
400mm



Date	Rev	Issue
2021.11.11	A	DA
2022.11.30	B	DA - Additional Information
2023.04.21	C	DA - NSLPP Required Design Amendments



CLIENT
T + P DUGAL



PROJECT
37 BAY VIEW STREET
LAVENDER BAY, NSW

TITLE	DRAWING No.	REV.
Site Plan	DA100	C
JOB No.	2033	

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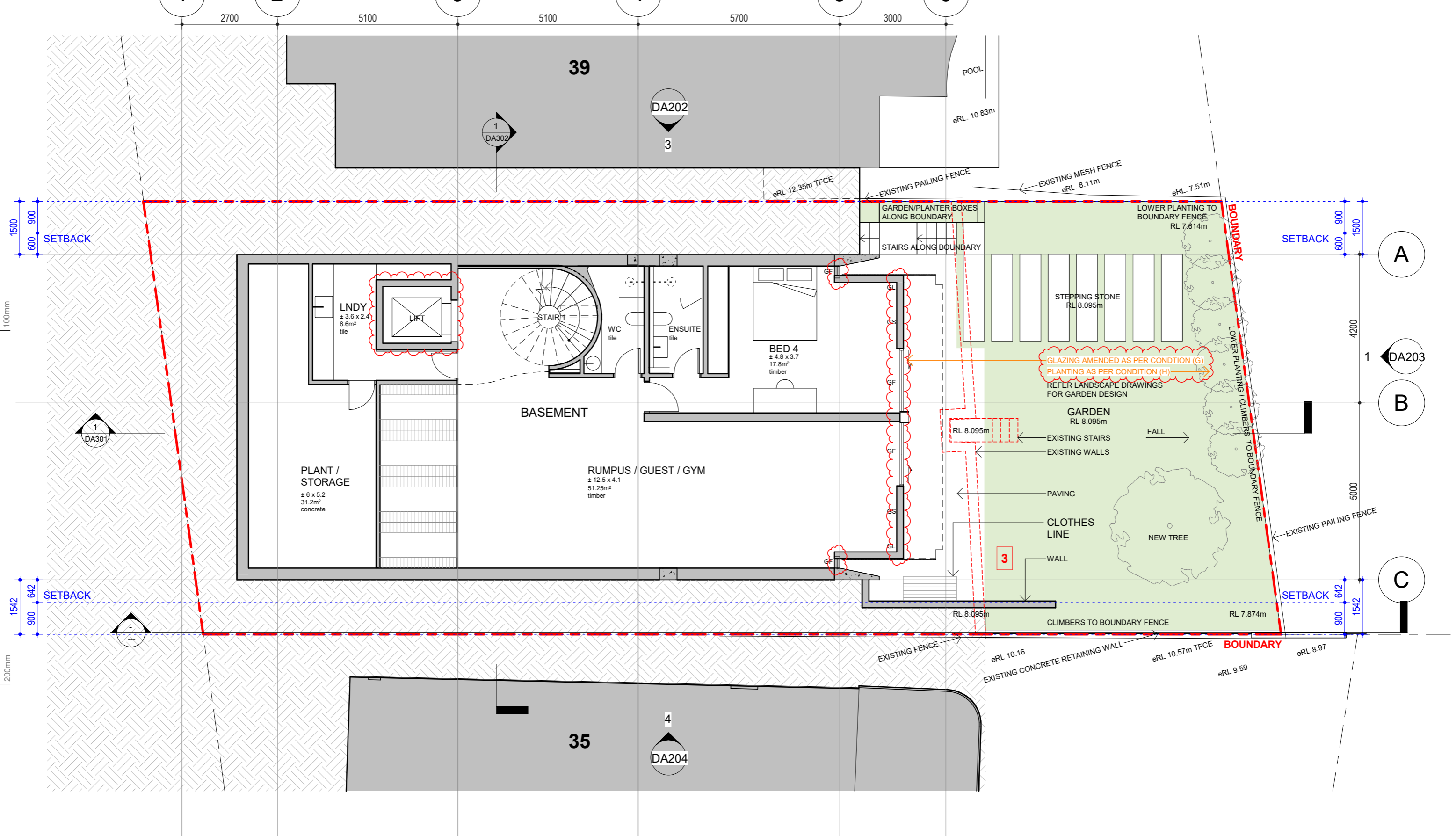
ARCHITECTURE SAVILLE ISAACS PTY LTD
23a KING GEORGE STREET, McMAHONS POINT, NSW 2060

PROJECT DATE
JAN 08

ISSUED DATE
2023.04.21

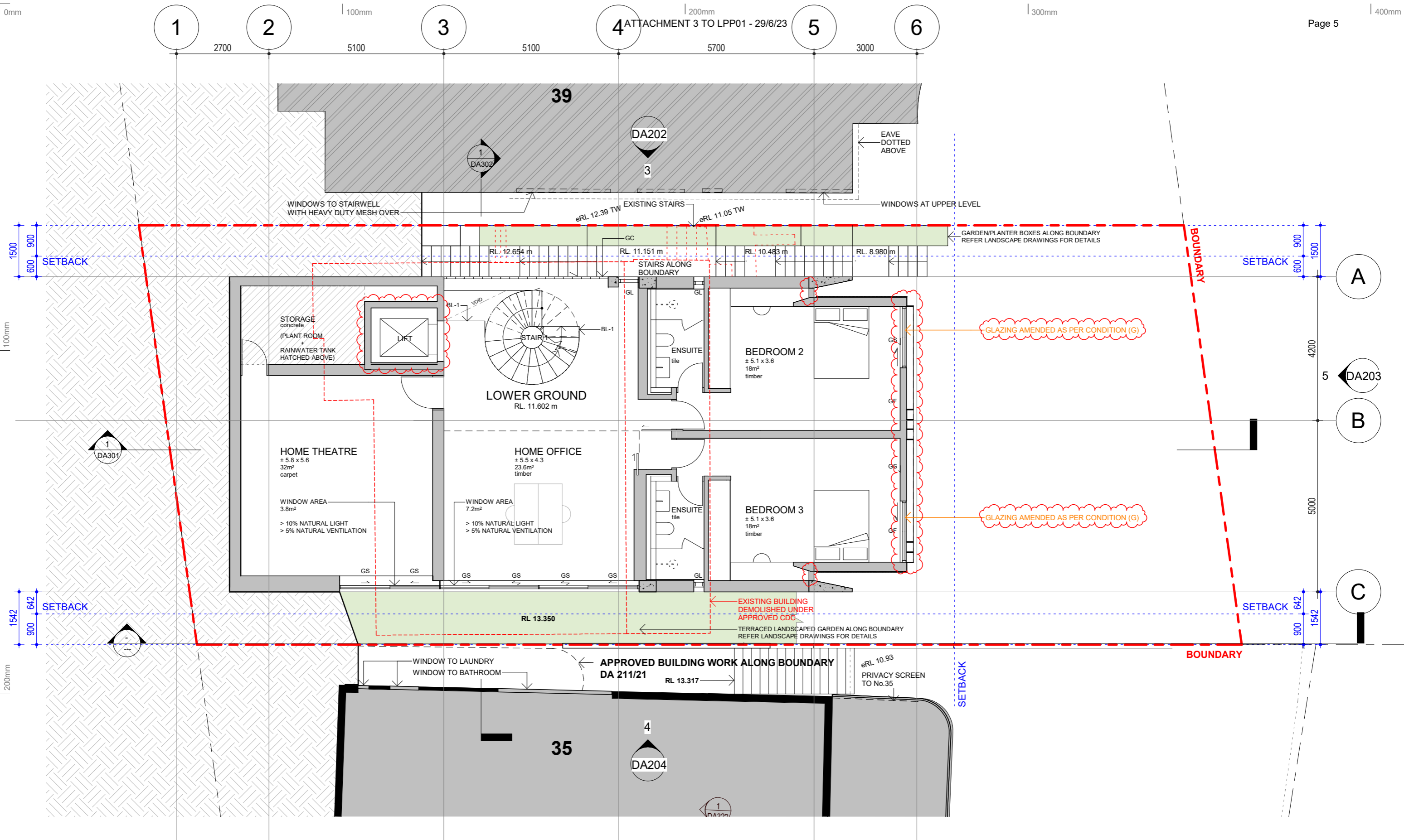
SCALE @ A3:
1 : 300

STATUS
PRELIMINARY



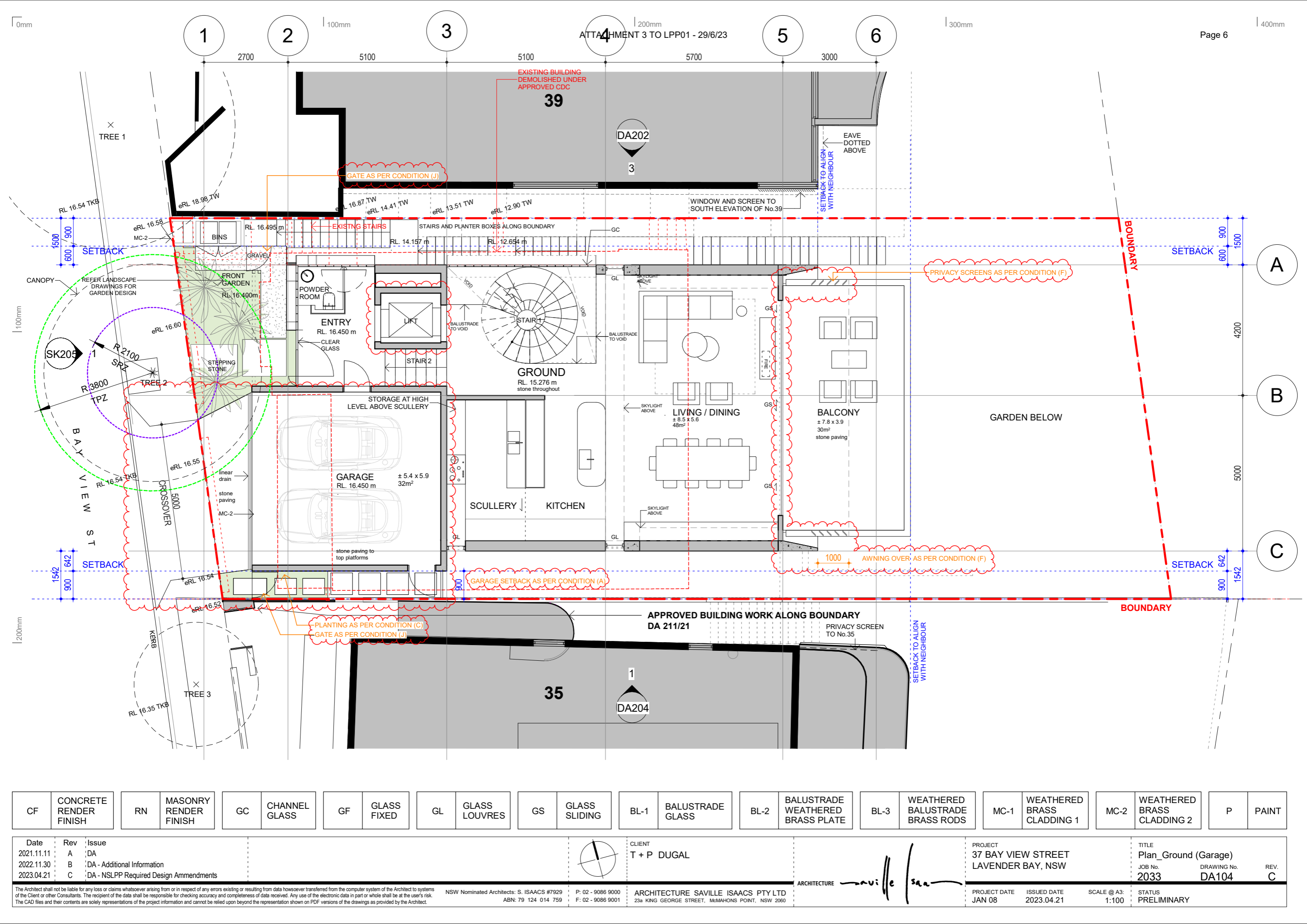
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Date 2021.11.11 2022.11.30 2023.04.21	Rev A B C	Issue DA DA - Additional Information DA - NSLPP Required Design Ammendments	CLIENT T + P DUGAL	ARCHITECTURE <i>Saville Isaacs</i>	PROJECT 37 BAY VIEW STREET LAVENDER BAY, NSW	TITLE Plan_Basement JOB No. 2033 DRAWING No. DA102 REV. C			
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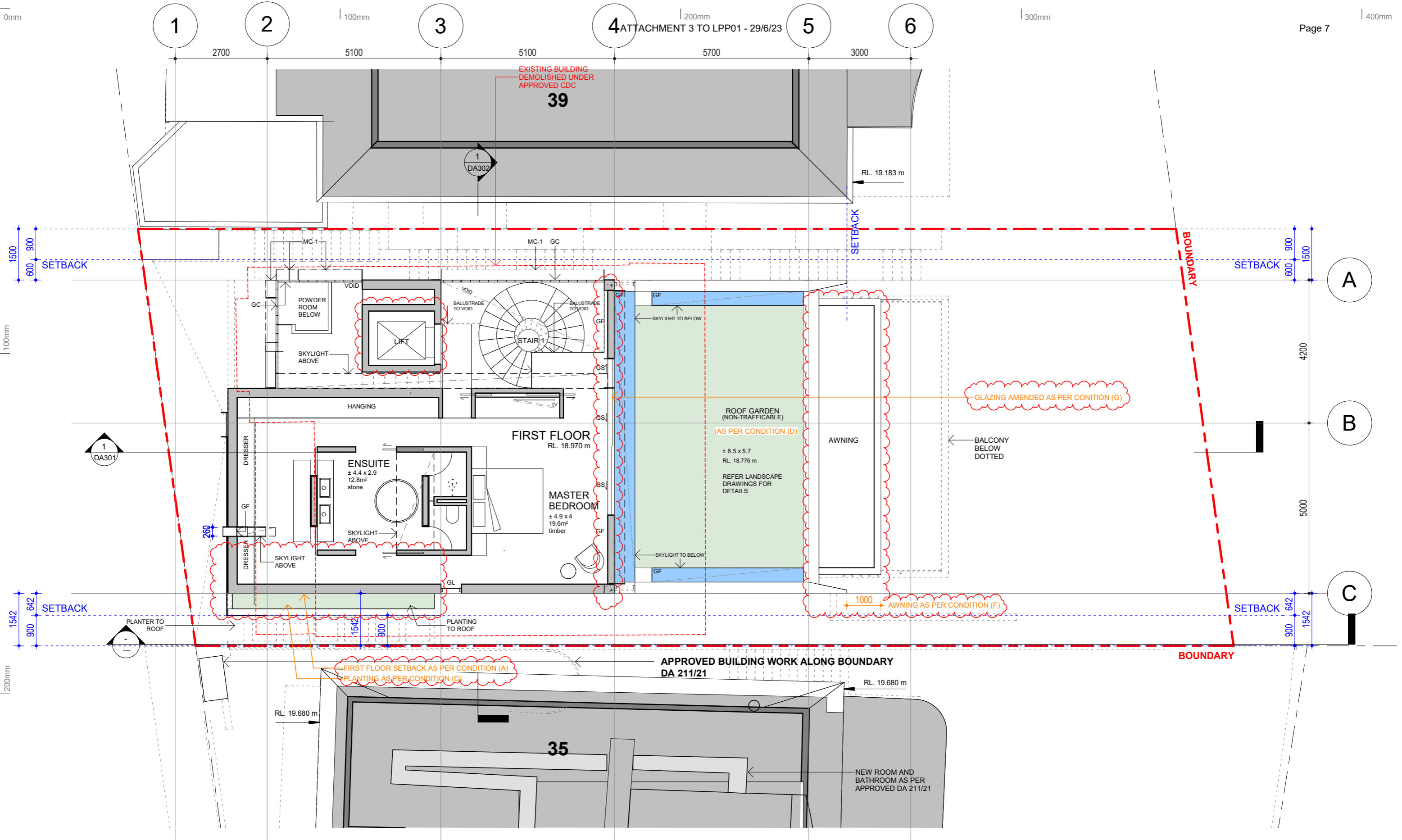
Date	Rev	Issue	CLIENT	PROJECT	TITLE
2021.11.11	A	DA	T + P DUGAL	37 BAY VIEW STREET LAVENDER BAY, NSW	Plan_Lower Ground
2022.11.30	B	DA - Additional Information			JOB No. 2033
2023.04.21	C	DA - NSLPP Required Design Amendments			DRAWING No. DA103
					REV. C



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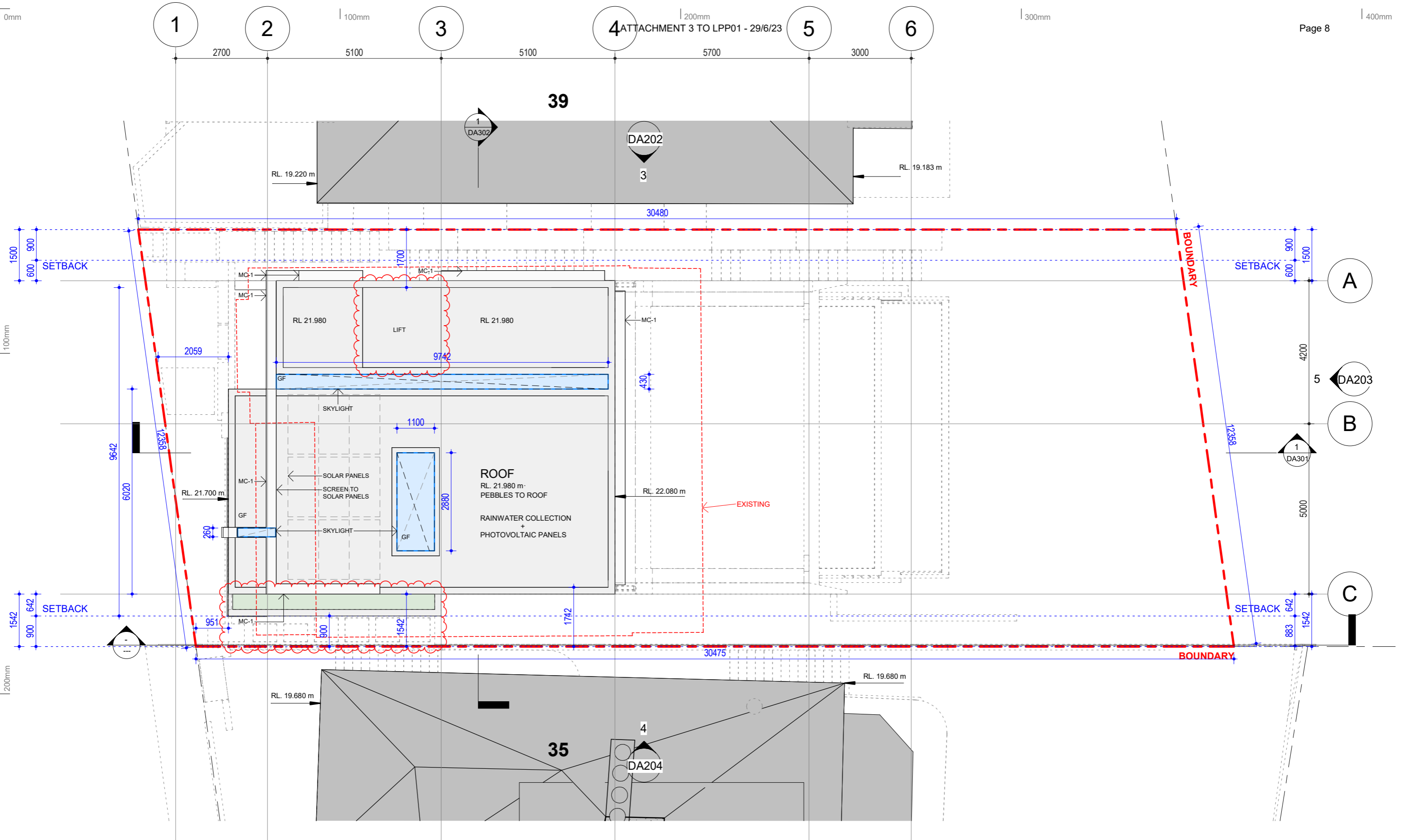
Date	Rev	Issue	CLIENT	PROJECT	TITLE
2021.11.11	A	DA	T + P DUGAL	37 BAY VIEW STREET LAVENDER BAY, NSW	Plan_Ground (Garage)
2022.11.30	B	DA - Additional Information			JOB No. 2033
2023.04.21	C	DA - NSLPP Required Design Amendments			DRAWING No. DA104
			ARCHITECTURE	PROJECT DATE	ISSUED DATE
			<i>Saville Isaacs</i>	JAN 08	2023.04.21
			NSW Nominated Architects: S. ISAACS #7929	SCALE @ A3:	STATUS
			ABN: 79 124 014 759	1:100	PRELIMINARY
			P: 02 - 9086 9000		
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			ARCHITECTURE SAVILLE ISAACS PTY LTD		
			23a KING GEORGE STREET, McMAHONS POINT, NSW 2060		

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Date	Rev	Issue	CLIENT	PROJECT	TITLE
2022.08.17	B	DA - Adjsuted Graphics	T + P DUGAL	37 BAY VIEW STREET LAVENDER BAY, NSW	Plan_First Floor
2022.11.30	C	DA - Additional Information			JOB No. 2033
2023.04.21	D	DA - NSLPP Required Design Ammendments			DRAWING No. DA105
					REV. D



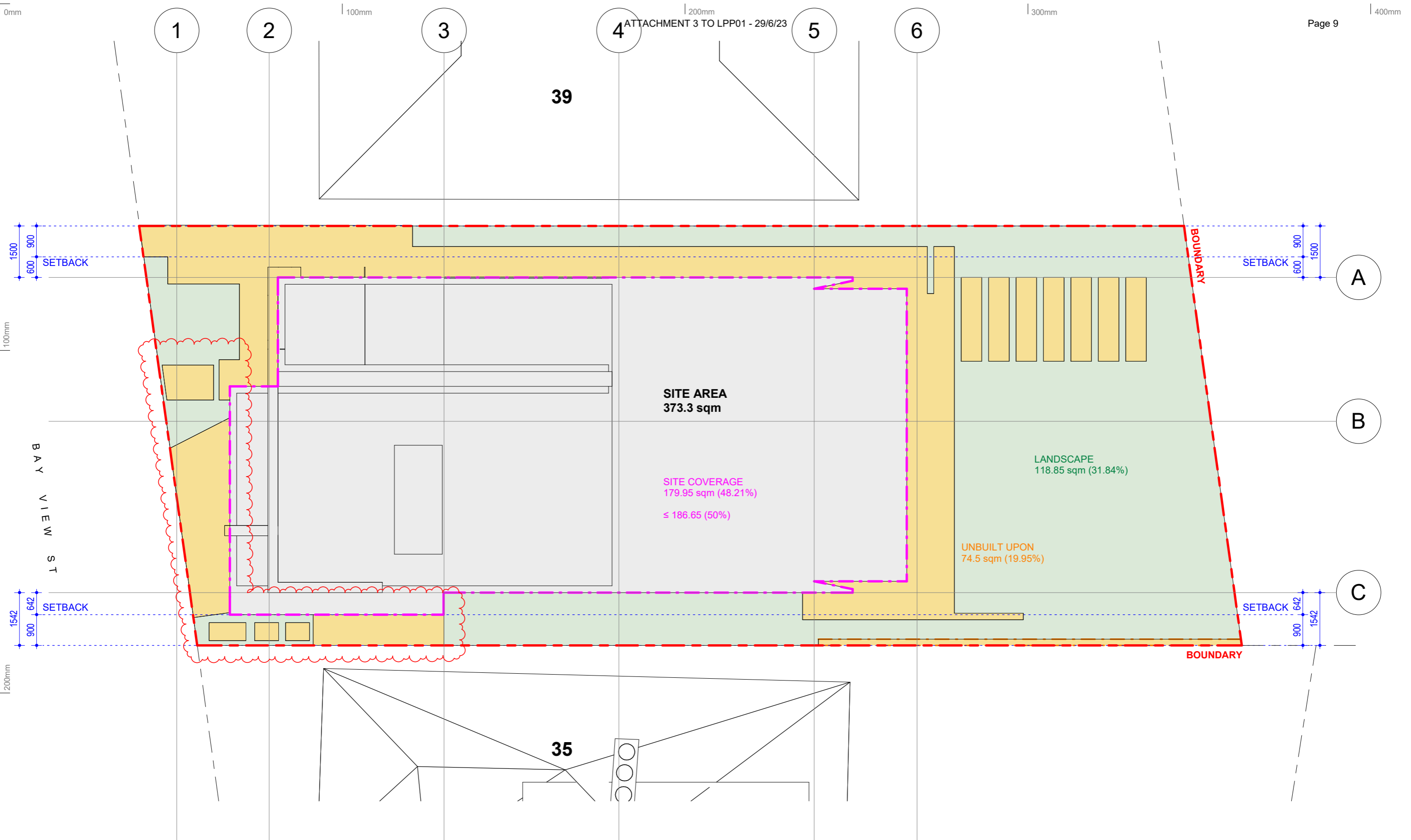
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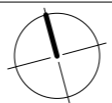

Date	Rev	Issue	CLIENT	PROJECT	TITLE
2022.08.17	B	DA - Adjsuted Graphics	T + P DUGAL	37 BAY VIEW STREET LAVENDER BAY, NSW	Plan_Roof
2022.11.30	C	DA - Additional Information			JOB No.
2023.04.21	D	DA - NSLPP Required Design Ammendments			2033
					DRAWING No.
					DA106
					REV.
					D

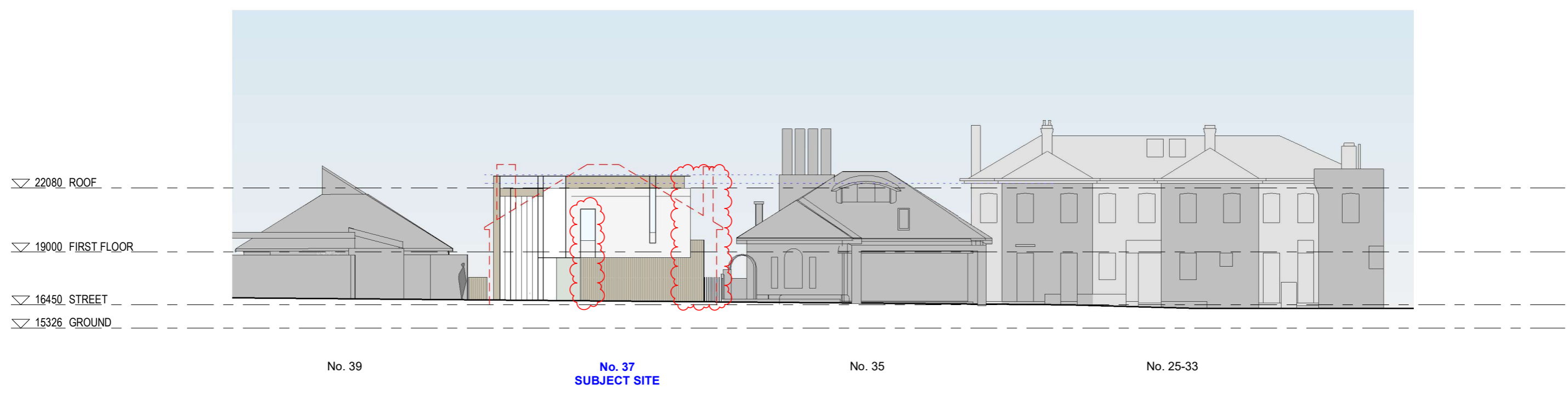
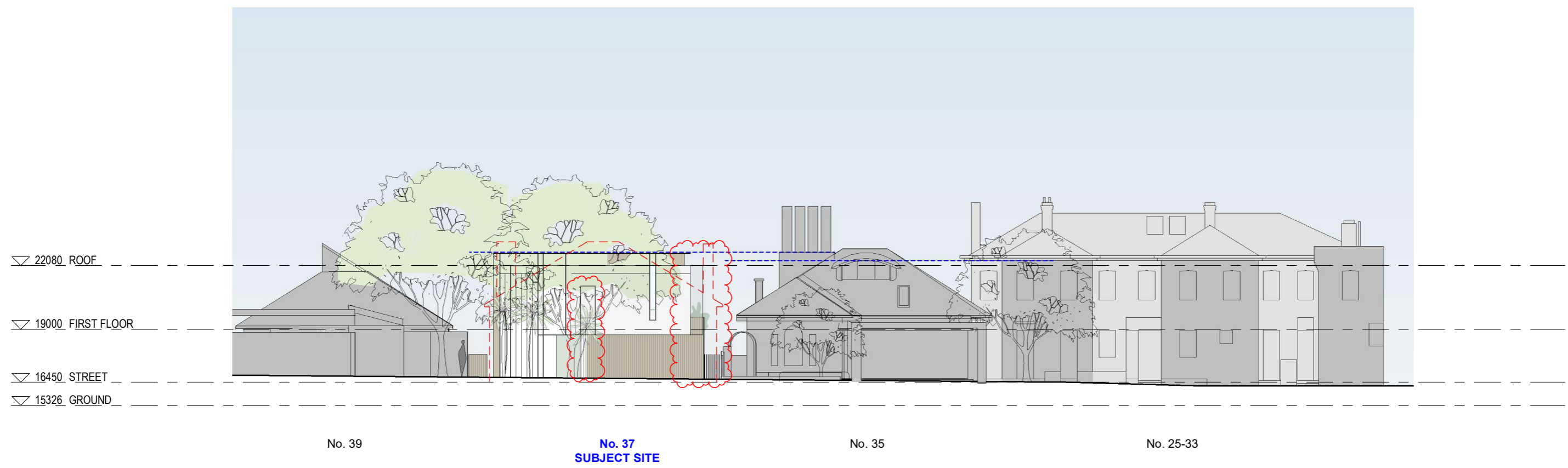
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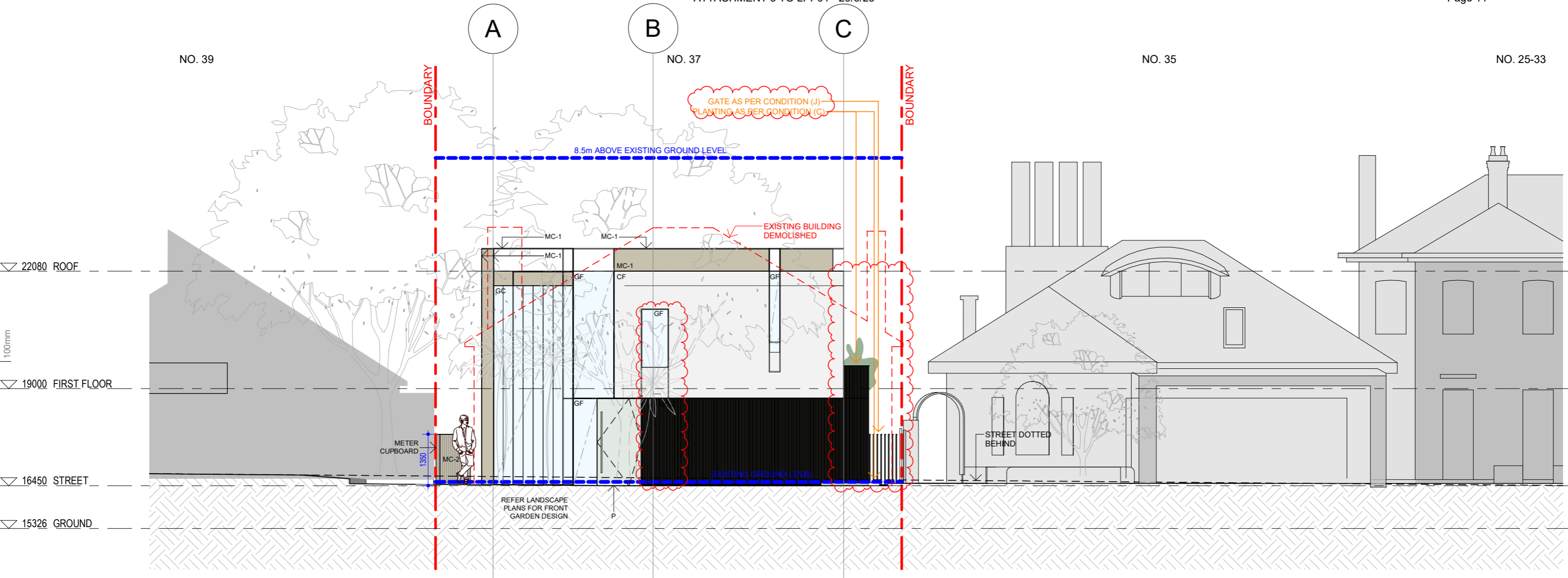
PROJECT DATE: JAN 08 ISSUED DATE: 2023.04.21 SCALE @ A3: 1:100 STATUS: PRELIMINARY



Date 2021.11.11 2022.11.30 2023.04.21	Rev A B C	Issue DA DA - Additional Information DA - NSLPP Required Design Amendments		CLIENT T + P DUGAL	ARCHITECTURE 	PROJECT 37 BAY VIEW STREET LAVENDER BAY, NSW	TITLE Site Coverage JOB No. 2033 DRAWING No. DA111 REV. C		
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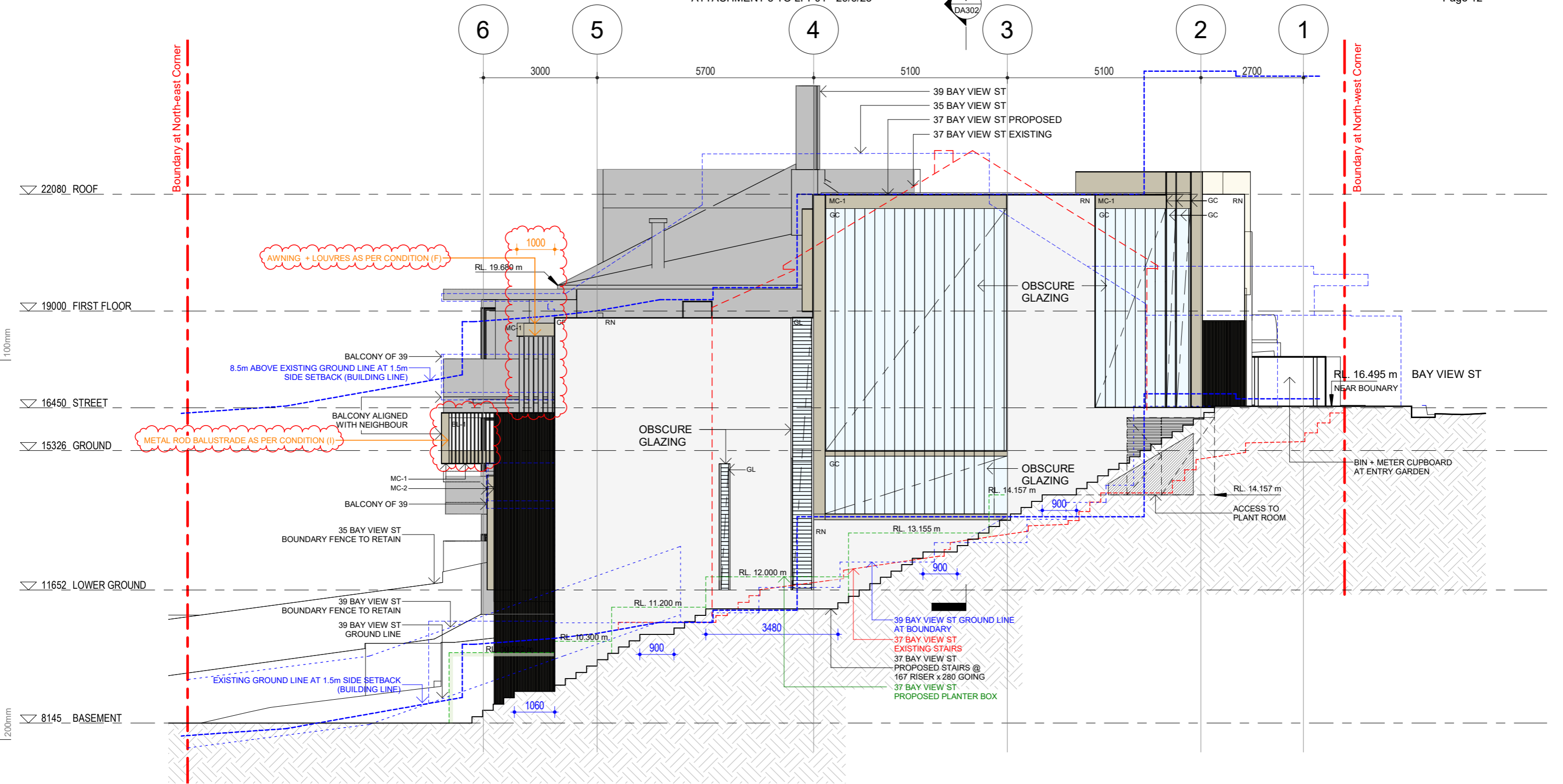
Date 2022.11.30 2023.03.14 2023.04.21	Rev B C D	Issue DA - Additional Information DA - Additional Information DA - NSLPP Required Design Amendments	CLIENT T + P DUGAL	ARCHITECTURE <i>Saville Isaacs</i>	PROJECT 37 BAY VIEW STREET LAVENDER BAY, NSW	TITLE Elevation Streetscape JOB No. 2033 DRAWING No. DA200 REV. D
<small>The Architect shall not be liable for any loss or claims whatsoever arising from or in respect of any errors existing or resulting from data howsoever transferred from the computer system of the Architect to systems of the Client or other Consultants. The recipient of the data shall be responsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the user's risk. The CAD files and their contents are solely representations of the project information and cannot be relied upon beyond the representation shown on PDF versions of the drawings as provided by the Architect.</small>			NSW Nominated Architects: S. ISAACS #7929 ABN: 79 124 014 759	P: 02 - 9086 9000 F: 02 - 9086 9001 ARCHITECTURE SAVILLE ISAACS PTY LTD 23a KING GEORGE STREET, McMAHONS POINT, NSW 2060	PROJECT DATE: JAN 08 ISSUED DATE: 2023.04.21 SCALE @ A3: 1 : 200	STATUS: PRELIMINARY



200mm

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Date	Rev	Issue	CLIENT	PROJECT	TITLE
2022.11.30	C	DA - Additional Information	T + P DUGAL	37 BAY VIEW STREET LAVENDER BAY, NSW	Elevation West (Street)
2023.03.14	D	DA - Additional Information			JOB No. 2033
2023.04.21	E	DA - NSLPP Required Design Amendments			DRAWING No. DA201
					REV. E



CF	CONCRETE RENDER FINISH	RN	MASONRY RENDER FINISH	GC	CHANNEL GLASS	GF	GLASS FIXED	GL	GLASS LOUVRES	GS	GLASS SLIDING	BL-1	BALUSTRADE GLASS	BL-2	BALUSTRADE WEATHERED BRASS PLATE	BL-3	WEATHERED BALUSTRADE BRASS RODS	MC-1	WEATHERED BRASS CLADDING 1	MC-2	WEATHERED BRASS CLADDING 2	P	PAINT
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Date	Rev	Issue
2022.11.30	C	DA - Additional Information
2023.03.14	D	DA - Additional Information
2023.04.21	E	DA - NSLPP Required Design Amendments

CLIENT
T + P DUGAL

ARCHITECTURE *Saville Isaacs*

PROJECT
37 BAY VIEW STREET
LAVENDER BAY, NSW

TITLE
Elevation North
JOB No. 2033
DRAWING No. DA202
REV. E

ATTACHMENT 3 TO LPP01 - 29/6/23

NO. 35

NO. 37

NO. 39

GLAZING ON EAST FACADE OF NO.35 AS PER APPROVED DA 211/21

GATE TO SOUTHERN ACCESS, AS PER CONDITION (J)

SOLAR PANELS MAX 5" AS PER CONDITION (K)

GLAZING + GLASS BALUSTRADES ON ON EAST FACADE OF NO.37

22080 ROOF
19000 FIRST FLOOR
16450 STREET
15326 GROUND
11652 LOWER GROUND
8145 BASEMENT

(STORAGE LEVEL DELETED)

WALL
EXISTING RETAINING WALL

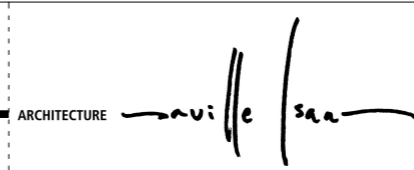
EXISTING BUILDING DEMOLISHED

EXISTING FENCE AT BOUNDARY
- MC-1 AS PER CONDITION (H)
LANDSCAPING AS PER CONDITION (H) - REFER TO LANDSCAPE DRAWINGS
- SOLID FACADE + GLAZING AMENDED AS PER CONDITION (G)
NOTE - LOWER LEVELS:
VISUALLY RECESSIVE FINISHES + COLOURS
FOREGROUND LANDSCAPING TO COVER FACADE, AS PER CONDITION (H)

CF	CONCRETE RENDER FINISH	RN	MASONRY RENDER FINISH	GC	CHANNEL GLASS	GF	GLASS FIXED	GL	GLASS LOUVRES	GS	GLASS SLIDING	BL-1	BALUSTRADE GLASS	BL-2	BALUSTRADE WEATHERED BRASS PLATE	BL-3	WEATHERED BALUSTRADE BRASS RODS	MC-1	WEATHERED BRASS CLADDING 1	MC-2	WEATHERED BRASS CLADDING 2	P	PAINT
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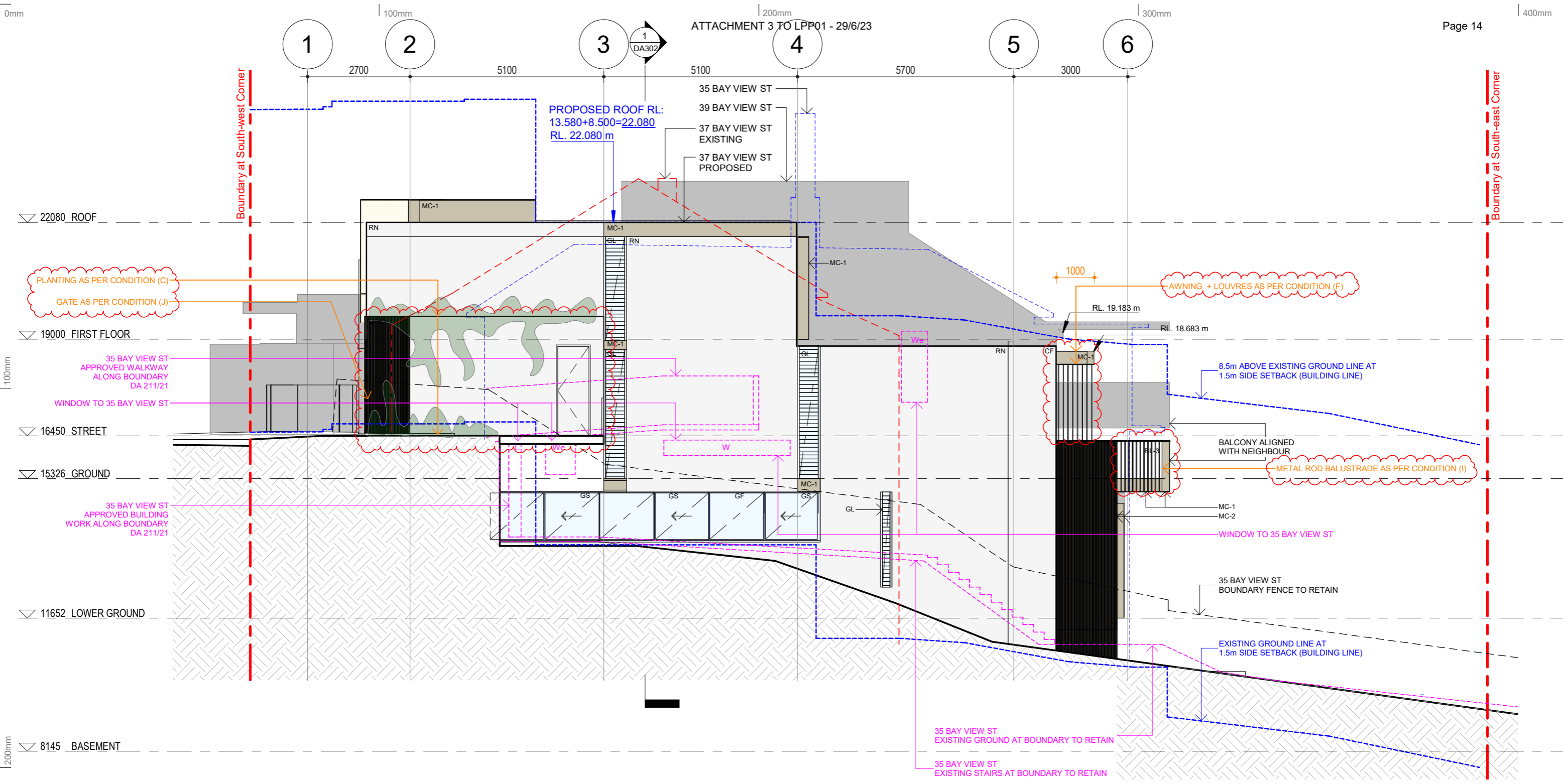
Date	Rev	Issue
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2023.03.14	D	DA - Additional Information
2023.04.21	E	DA - NSLPP Required Design Ammendments

CLIENT
T + P DUGAL



PROJECT
37 BAY VIEW STREET
LAVENDER BAY, NSW

TITLE
Elevation East (Water)
JOB No. 2033
DRAWING No. DA203
REV. E

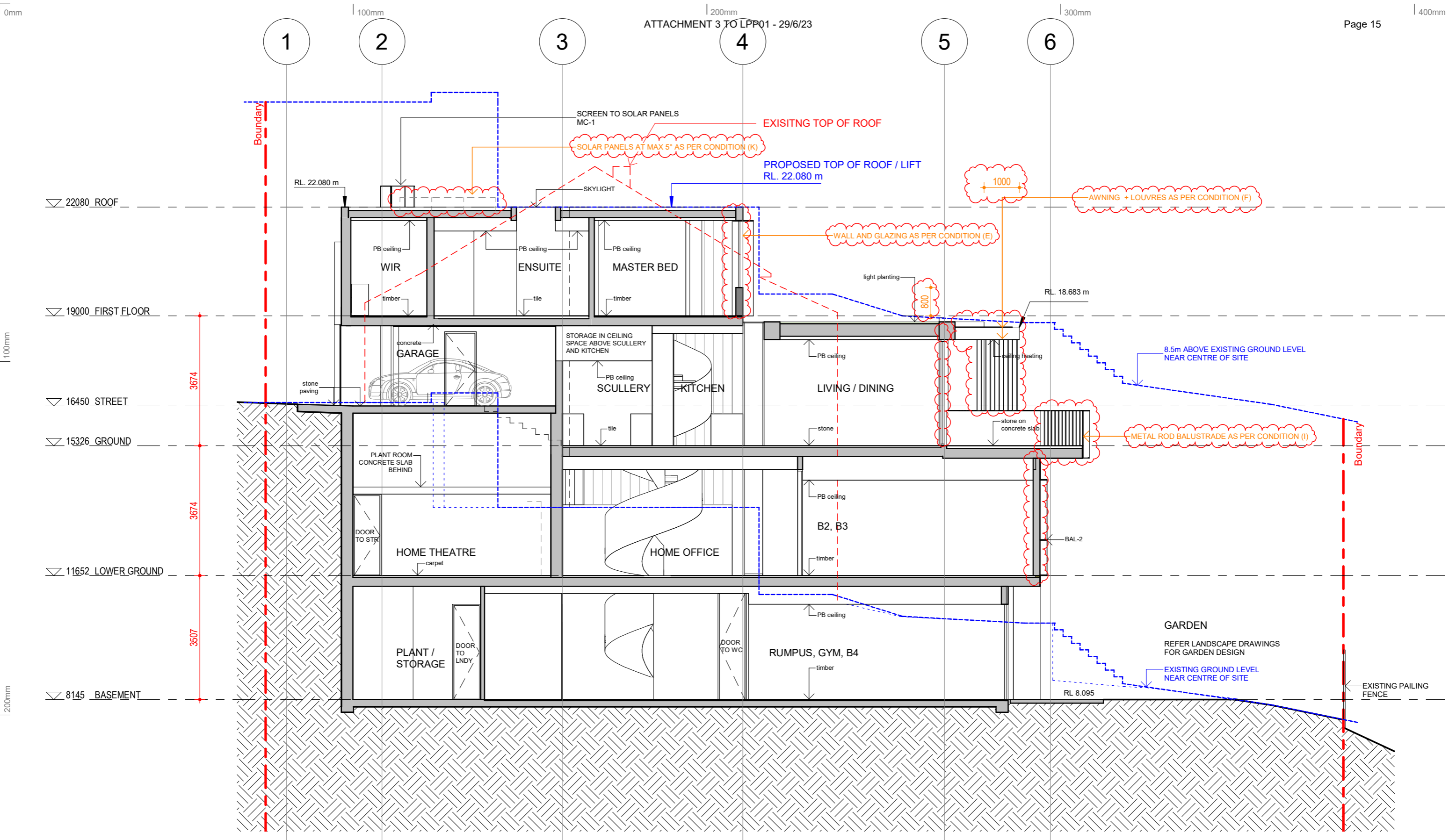


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Date	Rev	Issue	CLIENT	PROJECT	TITLE
2022.11.30	C	DA - Additional Information	T + P DUGAL	37 BAY VIEW STREET LAVENDER BAY, NSW	Elevation South
2023.03.14	D	DA - Additional Information			JOB No. 2033
2023.04.21	E	DA - NSLPP Required Design Amendments			DRAWING No. DA204

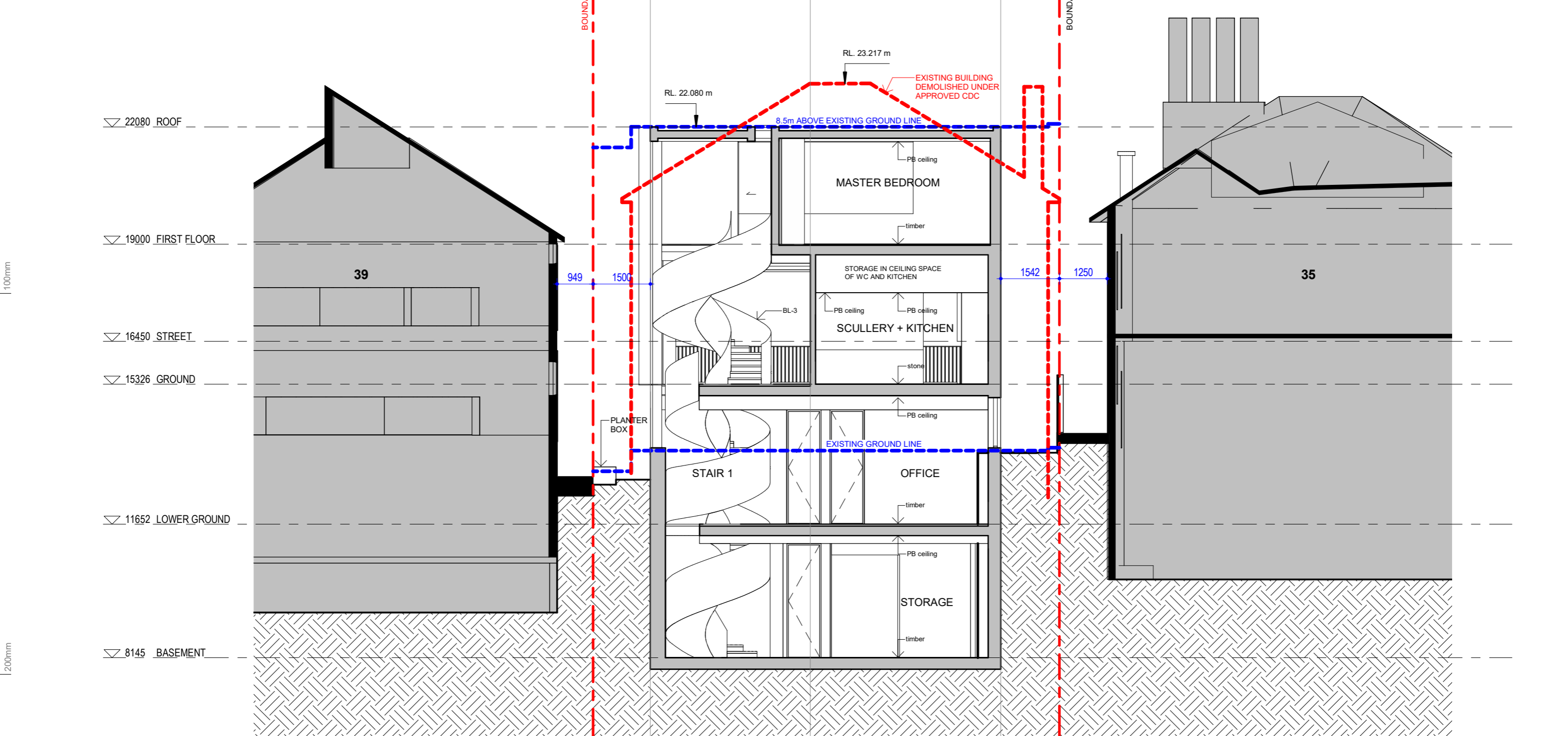
ARCHITECTURE	SAVILLE ISAACS	PROJECT DATE	ISSUED DATE	SCALE @ A3:	STATUS
		JAN 08	2023.04.21	1:100	PRELIMINARY

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CF	CONCRETE RENDER FINISH	RN	MASONRY RENDER FINISH	GC	CHANNEL GLASS	GF	GLASS FIXED	GL	GLASS LOUVRES	GS	GLASS SLIDING	BL-1	BALUSTRADE GLASS	BL-2	BALUSTRADE WEATHERED BRASS PLATE	BL-3	WEATHERED BALUSTRADE BRASS RODS	MC-1	WEATHERED BRASS CLADDING 1	MC-2	WEATHERED BRASS CLADDING 2	P	PAINT
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Date	Rev	Issue	CLIENT	PROJECT	TITLE
2021.11.11	A	DA	T + P DUGAL	37 BAY VIEW STREET LAVENDER BAY, NSW	Section Long
2022.11.30	B	DA - Additional Information			JOB No.
2023.04.21	C	DA - NSLPP Required Design Amendments			2033
					DRAWING No.
					DA301
					REV.
					C



CF	CONCRETE RENDER FINISH	RN	MASONRY RENDER FINISH	GC	CHANNEL GLASS	GF	GLASS FIXED	GL	GLASS LOUVRES	GS	GLASS SLIDING	BL-1	BALUSTRADE GLASS	BL-2	BALUSTRADE WEATHERED BRASS PLATE	BL-3	WEATHERED BALUSTRADE BRASS RODS	MC-1	WEATHERED BRASS CLADDING 1	MC-2	WEATHERED BRASS CLADDING 2	P	PAINT
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Date	Rev	Issue	CLIENT	PROJECT	TITLE
2021.11.11	A	DA	T + P DUGAL	37 BAY VIEW STREET LAVENDER BAY, NSW	Section Cross
2022.11.30	B	DA - Additional Information			JOB No. 2033
					DRAWING No. DA302
					REV. B