

PROPOSED ALTERATIONS AND ADDITIONS
TO
47 EAST CRESCENT T IAVENDER BAY
FOR
AMANDA AND CHRISTOPHER SMITH



DA APPLICATION-47 EAST CRESCENT ST, LAVENDER BAY			
DWG NO.	DRAWING NAME	SCALE	ISSUED
DA-00A	DRAWING LIST	1:200	12/09/2025
DA-01	RENDERED SITE PLAN	1:100	
DA-02	RENDERED BASEMENT PLAN	1:100	
DA-03	RENDERED GROUND FLOOR PLAN	1:100	
DA-04	RENDERED FIRST FLOOR PLAN	1:100	
DA-05	RENDERED ATTIC PLAN	1:100	
DA-06	RENDERED WEST ELEVATION	1:100	
DA-07	RENDERED NORTH ELEVATION	1:100	
DA-08	RENDERED SOUTH ELEVATION	1:100	
DA-09	RENDERED SECTION S-03/EAST ELEVATION	1:100	
DA-10B	SITE PLAN	1:200	12/09/2025
DA-11A	SITE COVERAGE/LANDSCAPE/UNBUILT/GROSS	1:200	12/09/2025
DA-12A	SITE ANALYSIS	1:300	12/09/2025
DA-13	EXISTING FLOOR PLANS	1:100	12/09/2025
DA-14	EXISTING FLOOR PLANS	1:100	12/09/2025
DA-15	EXISTING ELEVATIONS	1:100	12/09/2025
DA-16	EXISTING ELEVATIONS	1:100	12/09/2025
DA-17	DEMOLITION PLANS	1:100	12/09/2025
DA-18A	DEMOLITION PLANS	1:100	12/09/2025
DA-19A	BASEMENT PLAN	1:100	12/09/2025
DA-20B	GROUND FLOOR PLAN	1:100	12/09/2025
DA-21B	FIRST FLOOR PLAN	1:100	12/09/2025

DA-22B	ATTIC PLAN	1:100	12/09/2025
DA-23B	ROOF PLAN	1:100	12/09/2025
DA-24B	WEST ELEVATION	1:100	12/09/2025
DA-25A	NORTH ELEVATION/SECTION	1:100	12/09/2025
DA-26A	EAST ELEVATION	1:100	12/09/2025
DA-27A	SOUTH ELEVATION	1:100	12/09/2025
DA-28A	SECTION S-01	1:100	12/09/2025
DA-29A	SECTION S-02	1:100	12/09/2025
DA-30A	SECTION S-03	1:100	12/09/2025
DA-31A	CROSS SECTION S-06	1:100	12/09/2025
DA-32B	S-04 GARAGE /DRIVEWY SECTION 1	1:50	12/09/2025
DA-33B	S-0 5 GARAGE/COURTYARD SECTION 2	1:50,1:20	12/09/2025
DA-34A	PHOTOMONTAGE	NTS	12/09/2025
DA-35A	MID WINTER SUN SHADOW PLANS	NTS	12/09/2025
DA-36A	MARCH 21 SUN SHADOW PLANS	NTS	12/09/2025
DA-37A	SEPTEMBER 21 SUNSHADOW PLANS	NTS	12/09/2025
DA-38A	EROSION AND SEDIMENT CONTROL PLAN	1:100	12/09/2025
DA-39A	WASTE MANAGEMENT PLAN	1:100	12/09/2025
DA-40B	STORMWATER PLAN	1:100	12/09/2025
DA-41A	LANDSCAPE PLAN	1:100	12/09/2025
DA-42A	LANDSCAPE DETAILS	1:20	12/09/2025
DA-43A	EXTERIOR FINISHES SCHEDULE	NTS	12/09/2025
DA-44	NOTIFICATION PLANS	NTS	
DA-45	DRIVEWAY PLAN	1:50	12/09/2025
DA-46	DRIVEWAY SECTIONS	1:50	12/09/2025
DA-47	DRIVEWAY SECTIONS	1:50	12/09/2025

NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:1.30, 1:5.05	
A	DRAWING REVISIONS UPDATED	11-09-2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
			DRAWING LIST		DRAWN MFB	DATE 11-09-25
					REVIEWED MGB	DATE
			MBA		REVIEWED	DATE
					REVIEWED	DATE
			MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		DWG NO DA-00A	
					REV NO	

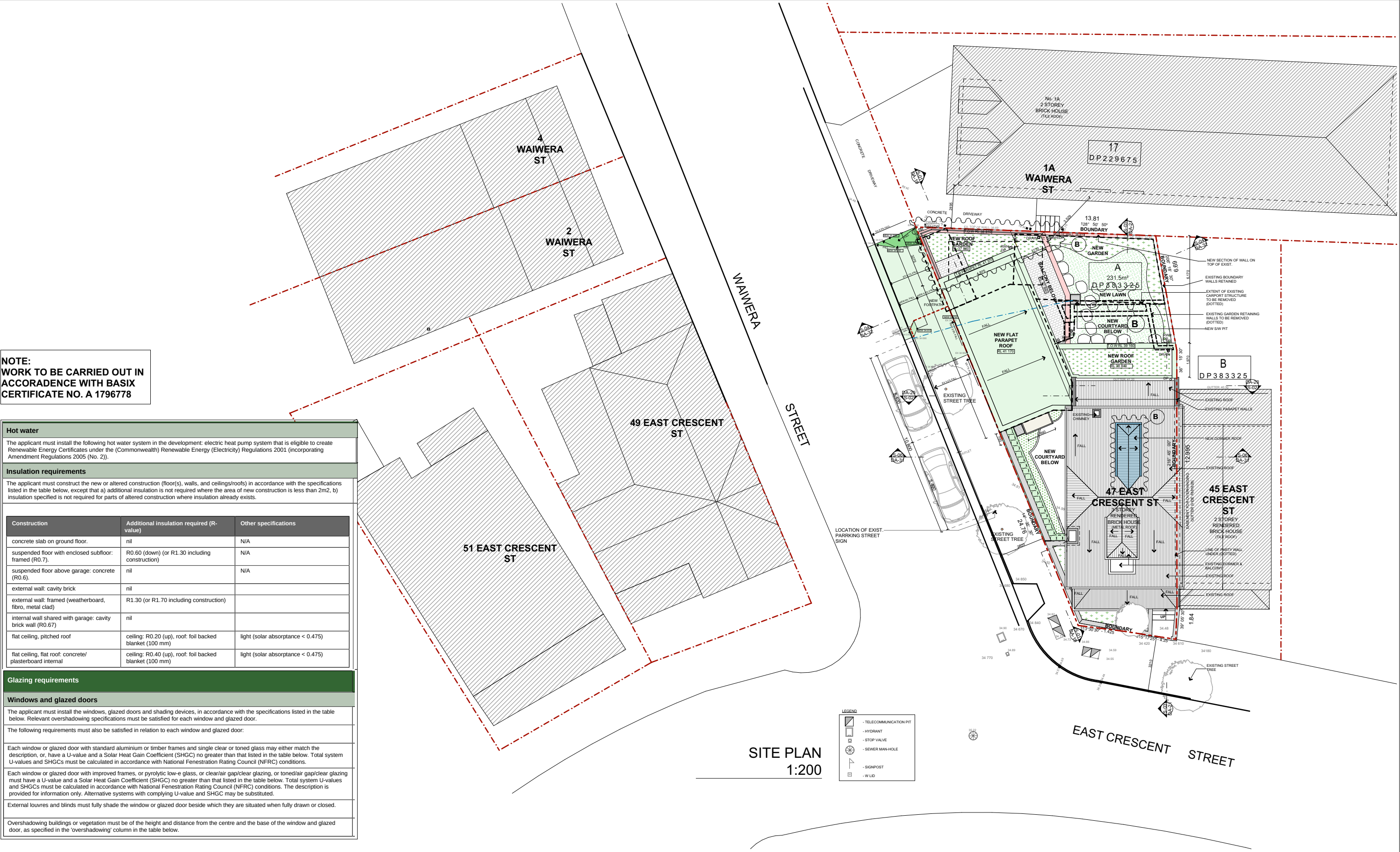
NOTE:
WORK TO BE CARRIED OUT IN
ACCORDANCE WITH BASIX
CERTIFICATE NO. A 1796778

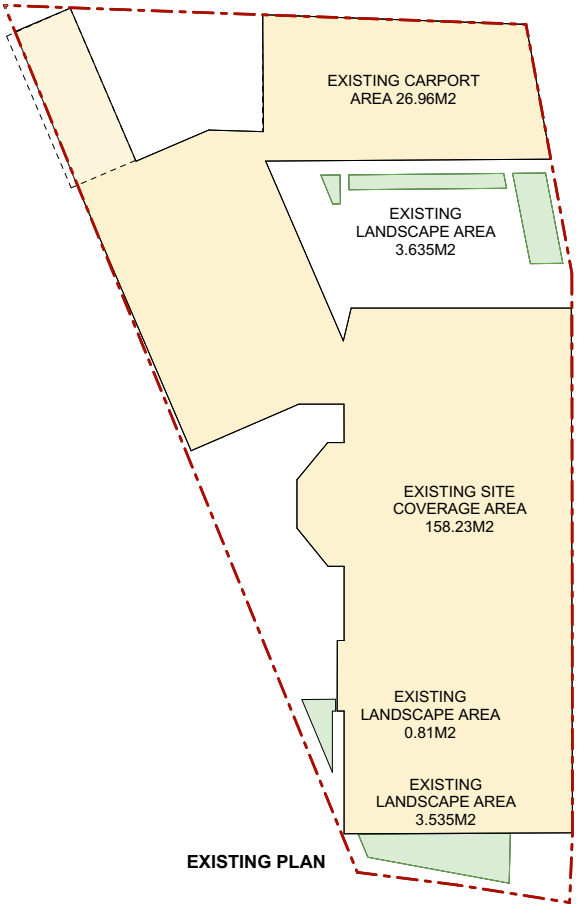
Hot water		
The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
suspended floor above garage: concrete (R0.6).	nil	N/A
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: cavity brick wall (R0.67)	nil	
flat ceiling, pitched roof	ceiling: R0.20 (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)
flat ceiling, flat roof: concrete/ plasterboard internal	ceiling: R0.40 (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)
Glazing requirements		
Windows and glazed doors		
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.		
The following requirements must also be satisfied in relation to each window and glazed door:		
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.		

NOTES:



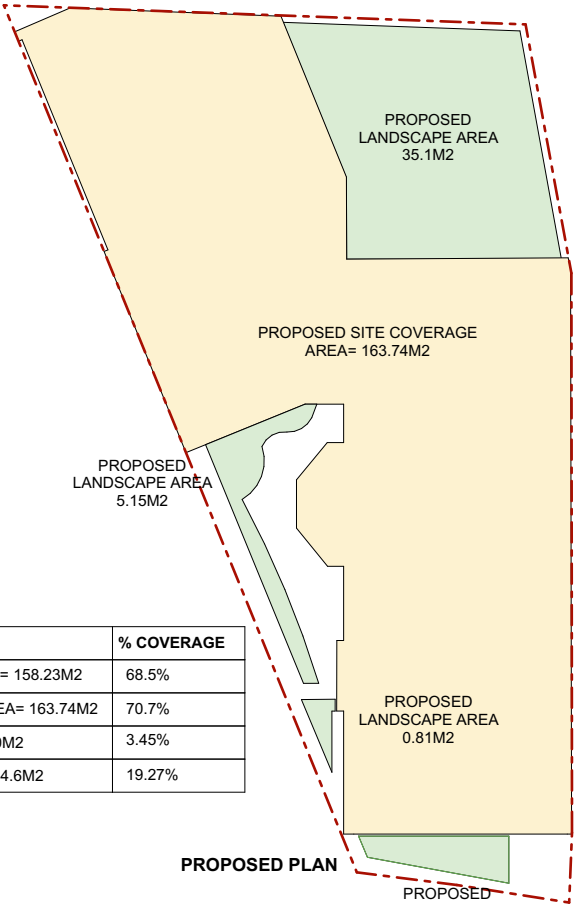
Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE - 1:200			
A	AMENDMENTS TO ENCORPORATE HYDRAULIC ENGR'S STORMWATER DESIGN AND FOOT PATHAND VEHICULAR CROSSING AMENDMENTS	17 JULY 2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE		JOB NO 528	
B	AMENDMENTS TO REDUCE DORMER AND MATCH TO EXISTING. AMENDED GARDEN BED F.FLOOR BALCONY.COURTYARD CRUSHED GRANITE AMENDED TO LAWN.	11-09-2025						
			SITE PLAN		DRAWN MFB	DATE 11-09-25	DWG NO	
				MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335	REVIEWED MGB	DATE	DA-10B	
					REVIEWED	DATE	REV NO	





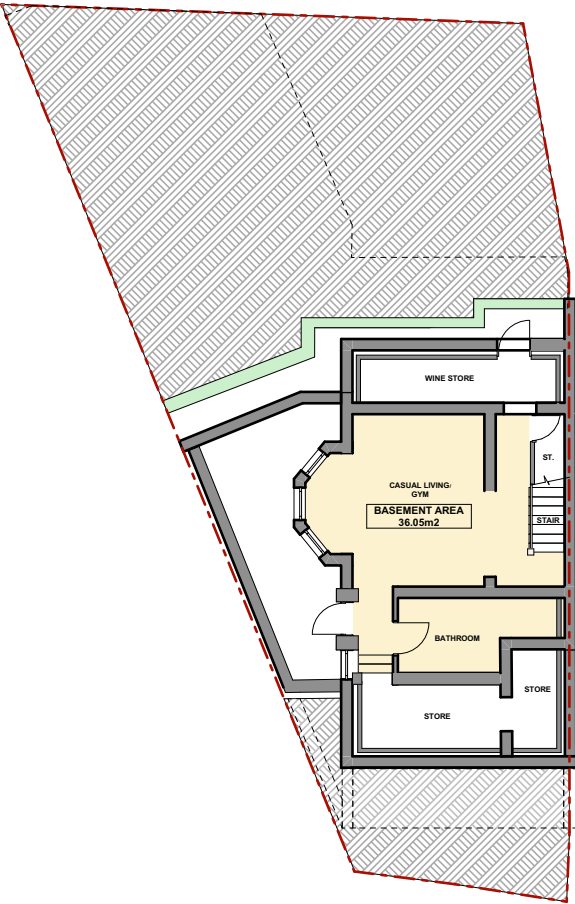
EXISTING PLAN

TOTAL SITE AREA= 231.5M2	% COVERAGE
EXISTING SITE COVERAGE AREA= 158.23M2	68.5%
PROPOSED SITE COVERAGE AREA= 163.74M2	70.7%
EXISTING LANDSCAPE AREA= 8.0M2	3.45%
PROPOSED LANDSCAPE AREA=44.6M2	19.27%

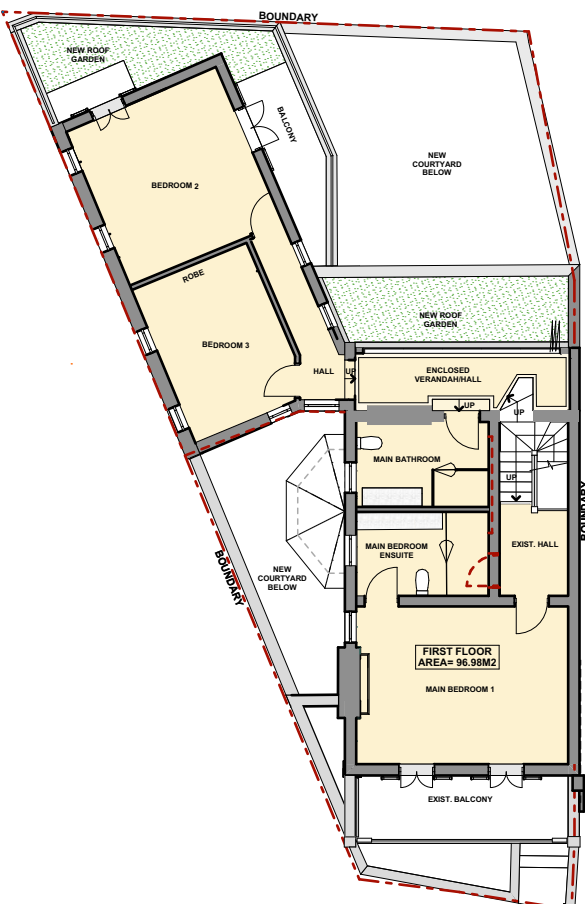
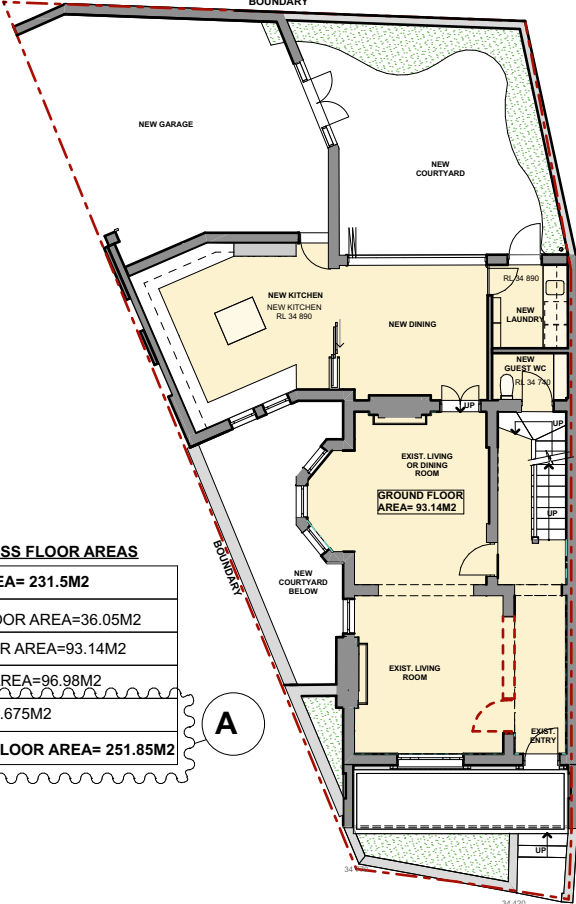


PROPOSED PLAN

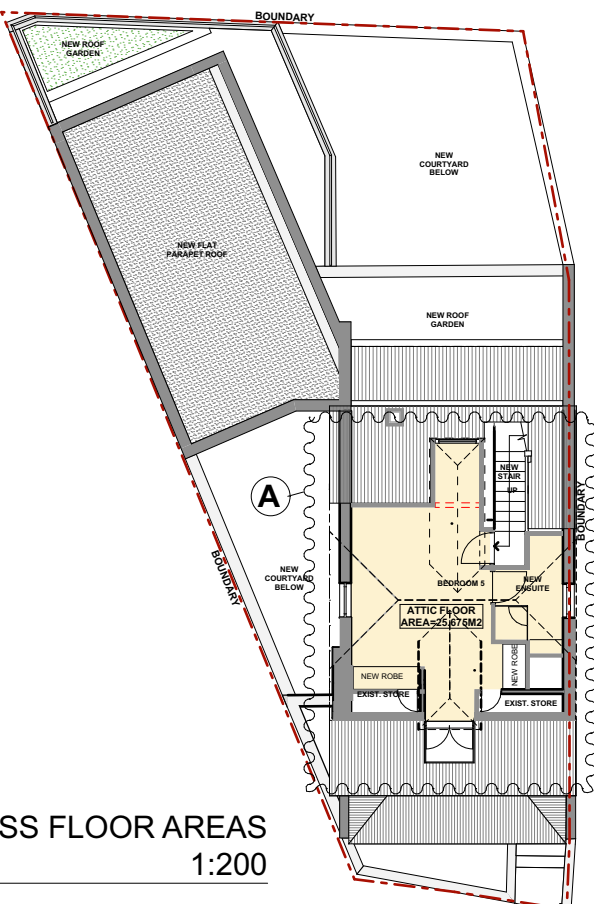
SITE COVERAGE AND LANDSCAPE AREAS
1:200



PROPOSED GROSS FLOOR AREAS
TOTAL SITE AREA= 231.5M2
BASEMENT FLOOR AREA=36.05M2
GROUND FLOOR AREA=93.14M2
FIRST FLOOR AREA=96.98M2
ATTIC AREA=25.675M2
TOTAL GROSS FLOOR AREA= 251.85M2



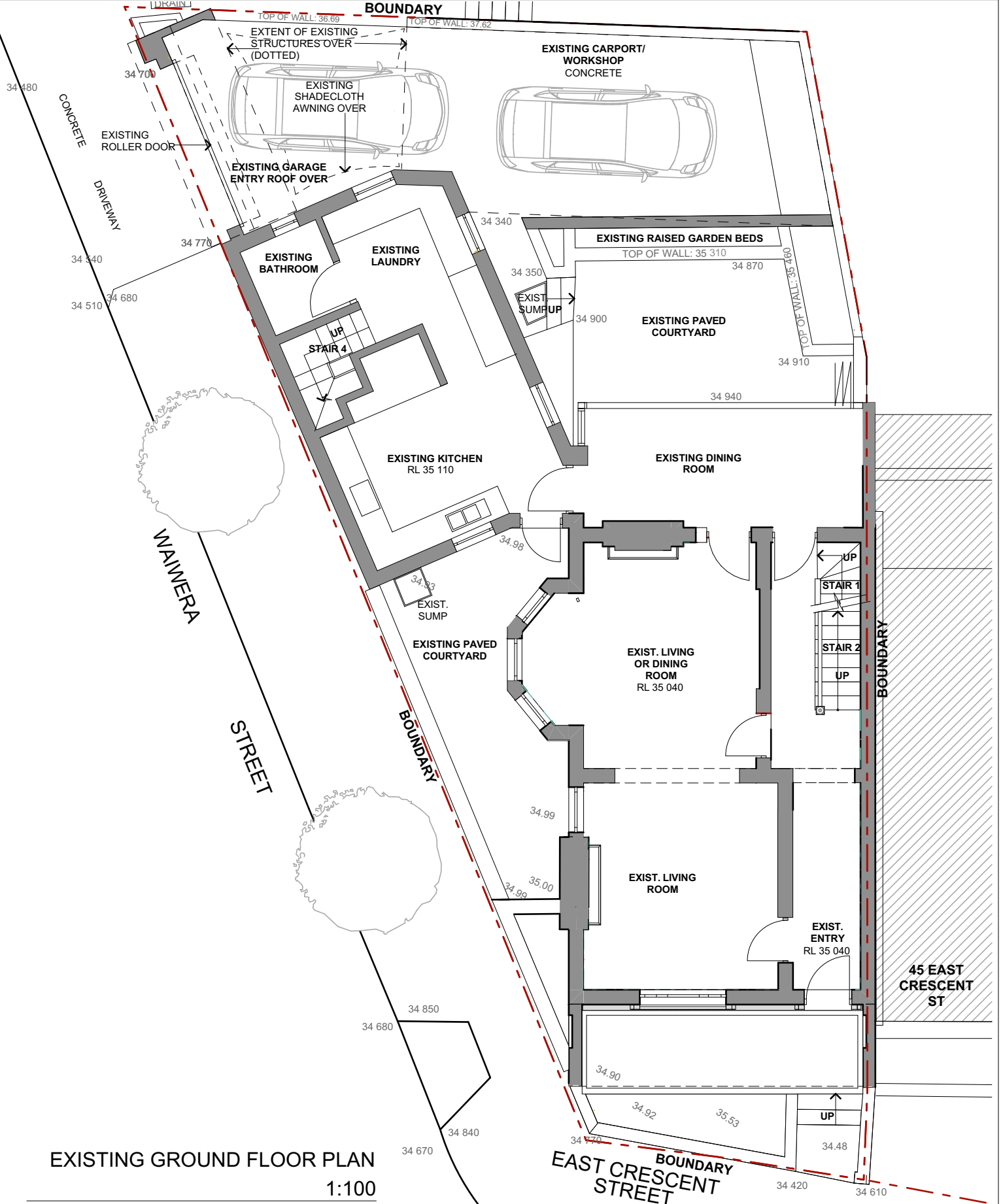
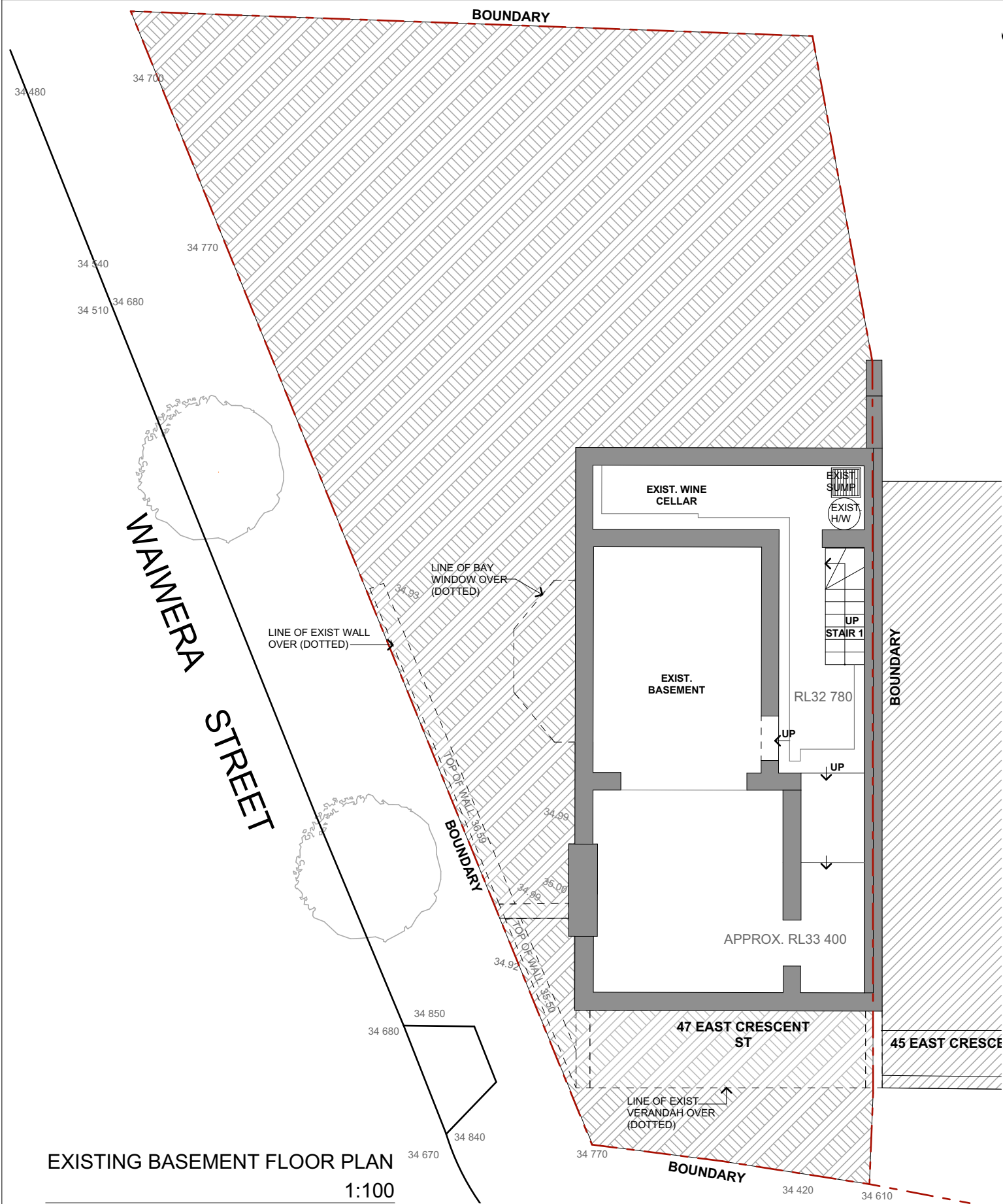
GROSS FLOOR AREAS
1:200



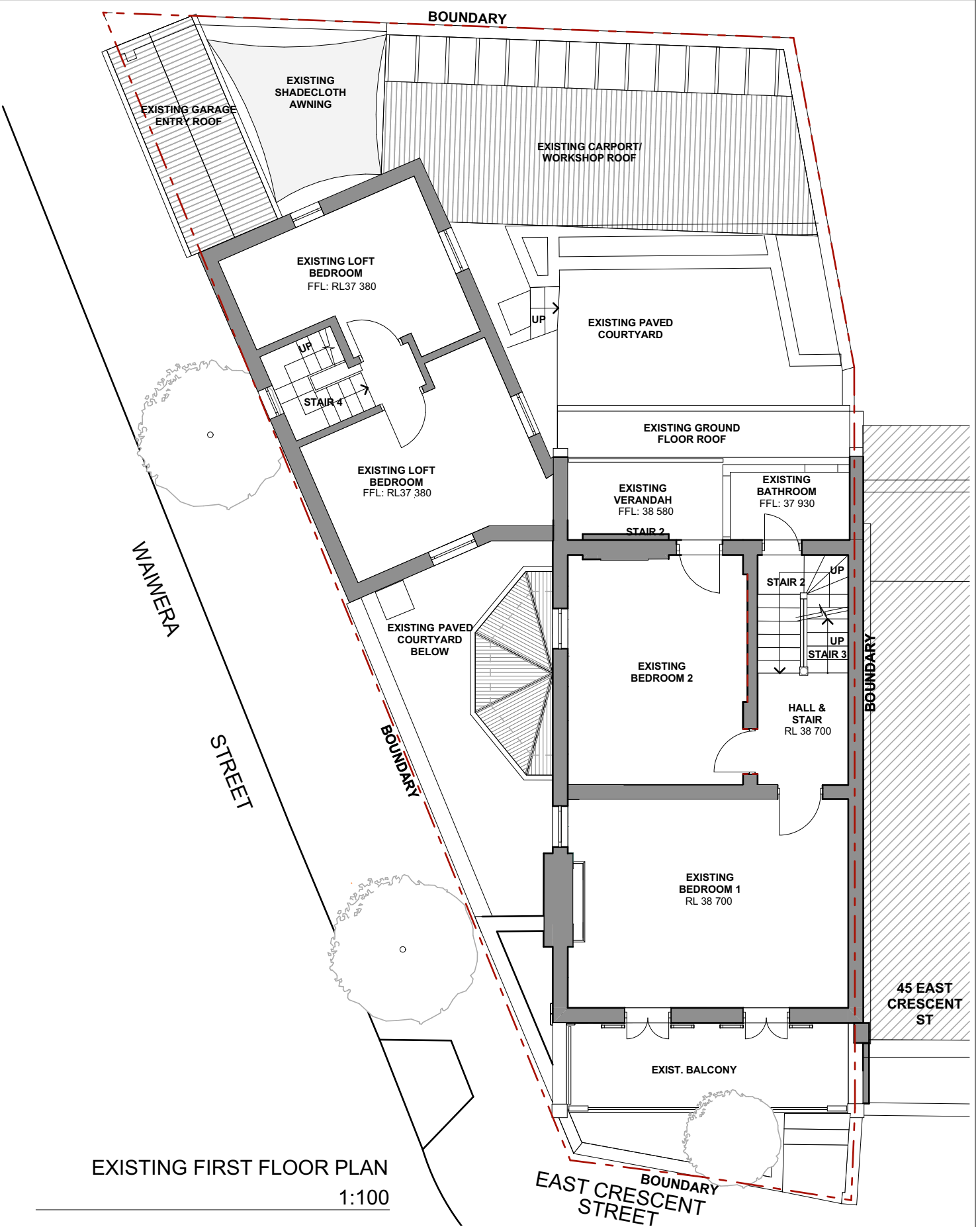
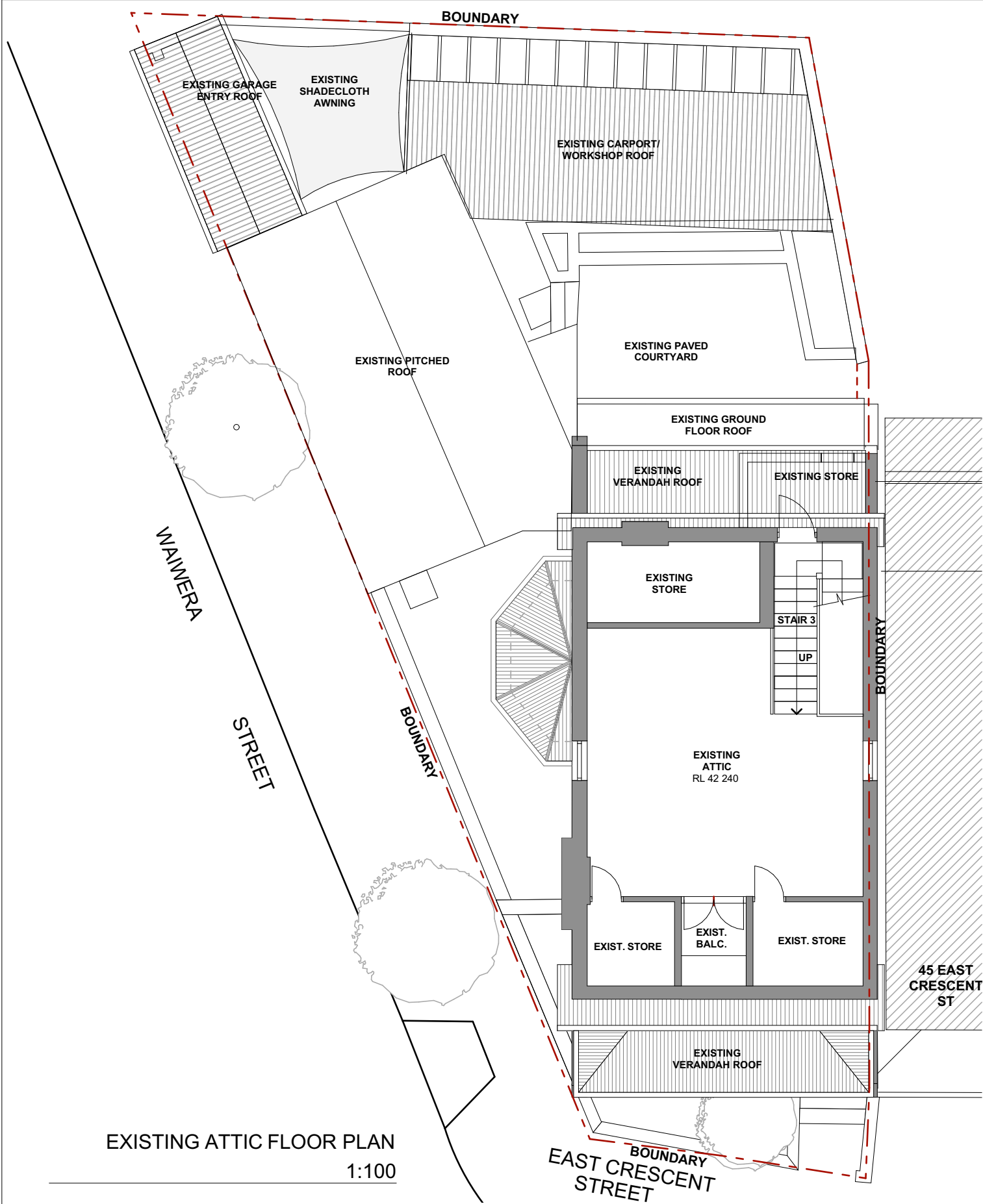
NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:200		
A	AMENDMENTS TO ATTIC PLAN, AREAS AND GROSS FLOOR AREA	11-09-2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE		JOB NO 528
			SITE COVERAGE/LANDSCAPE/UNBUILT/GROSS		DRAWN MFB	DATE 11-09-25	DWG NO
				MICHAEL BELL ARCHITECTS PTY LTD	REVIEWED MGB	DATE	DA-11A
				C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335			
					REVIEWED	DATE	REV NO

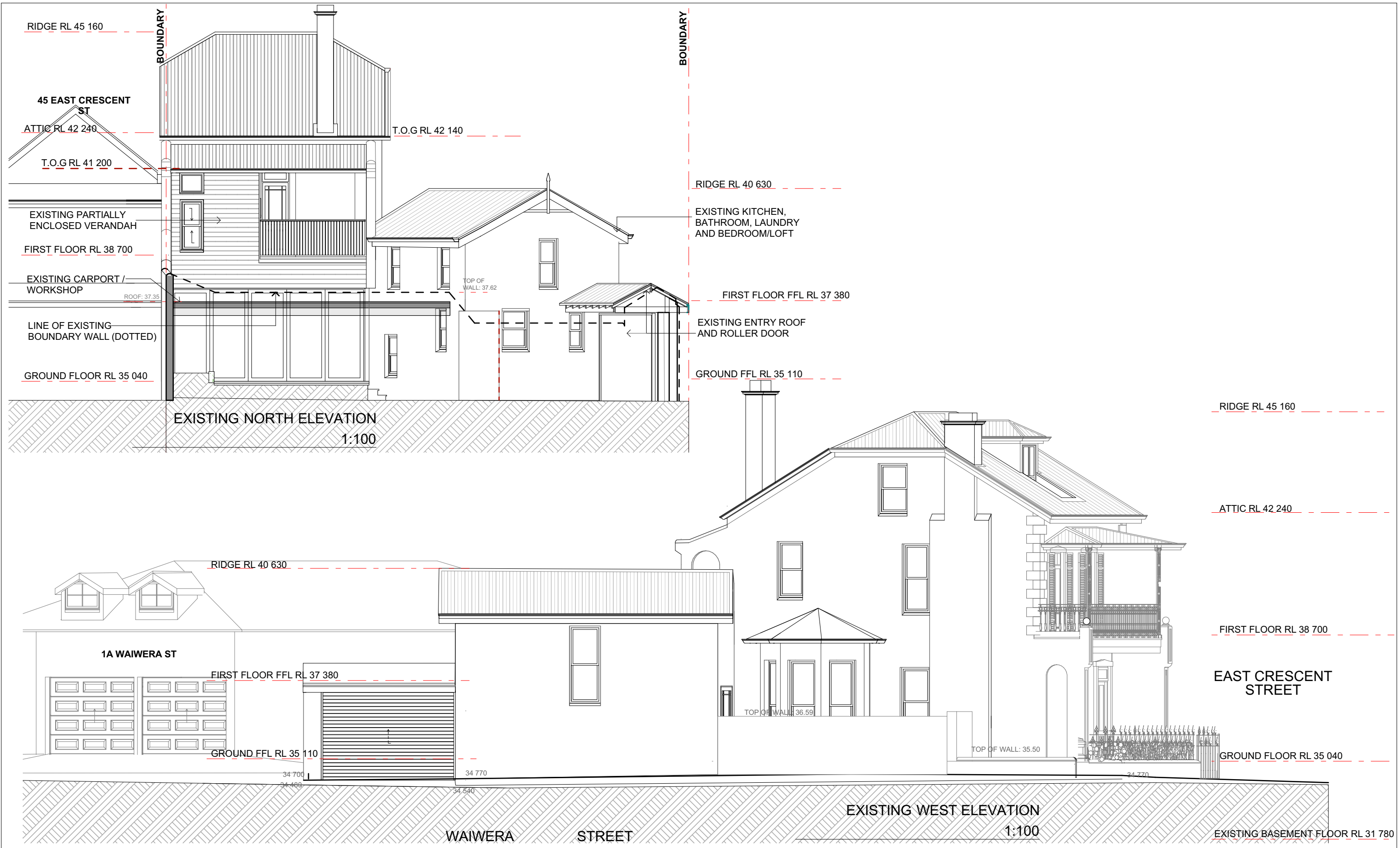


NOTES:	Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060		SCALE 1:100	
						ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
				EXISTING FLOOR PLANS		DRAWN MFB	DATE 11-09-25
				MBA MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		REVIEWED MGB	DATE
						REVIEWED	DATE

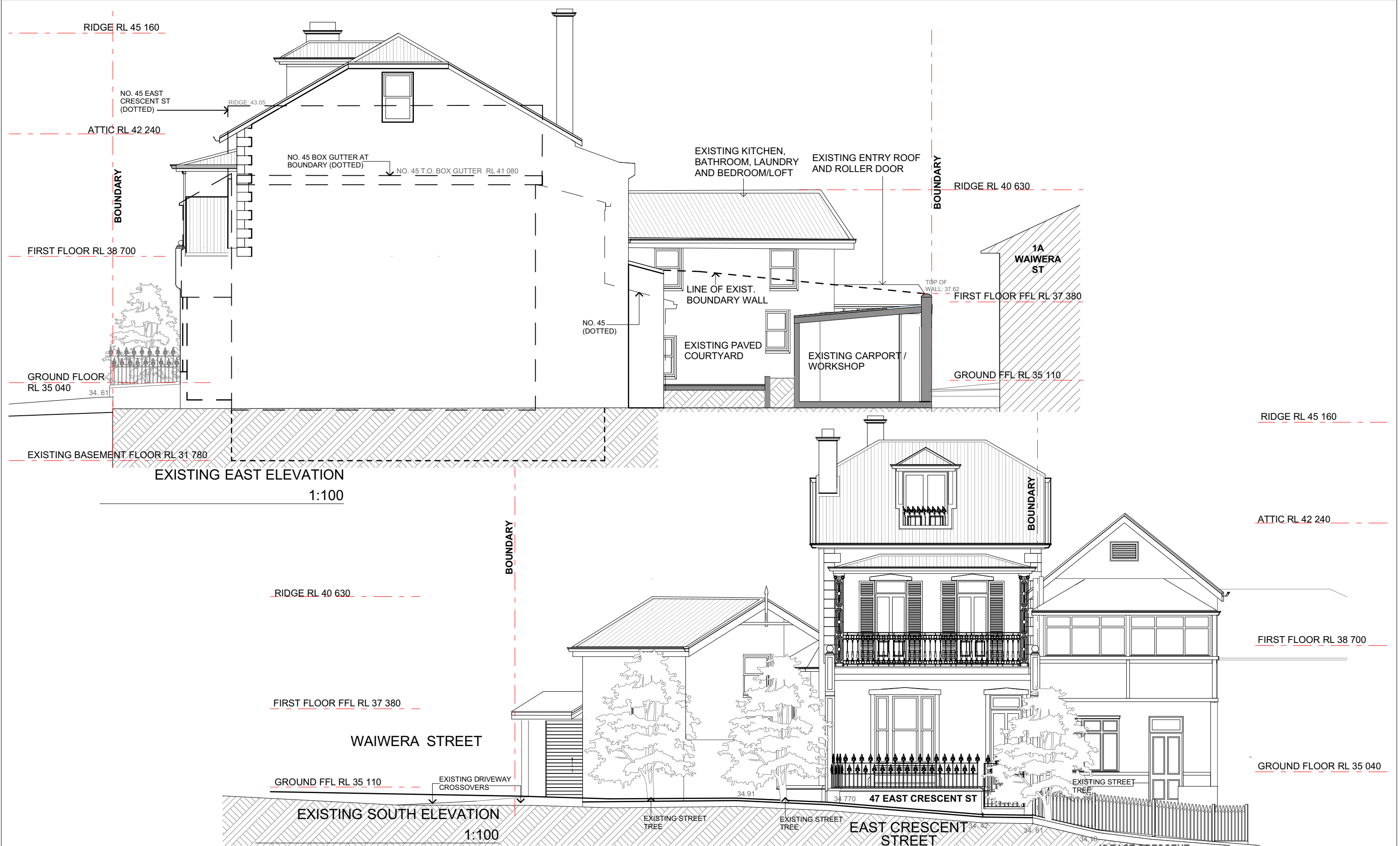


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Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060		SCALE 1:100	
					ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
			EXISTING FLOOR PLANS		DRAWN MFB	DATE 11-09-25
					REVIEWED MGB	DATE
			MBA		REVIEWED	DATE
					REVIEWED	DATE
			MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		DWG NO DA-14	
					REV NO	



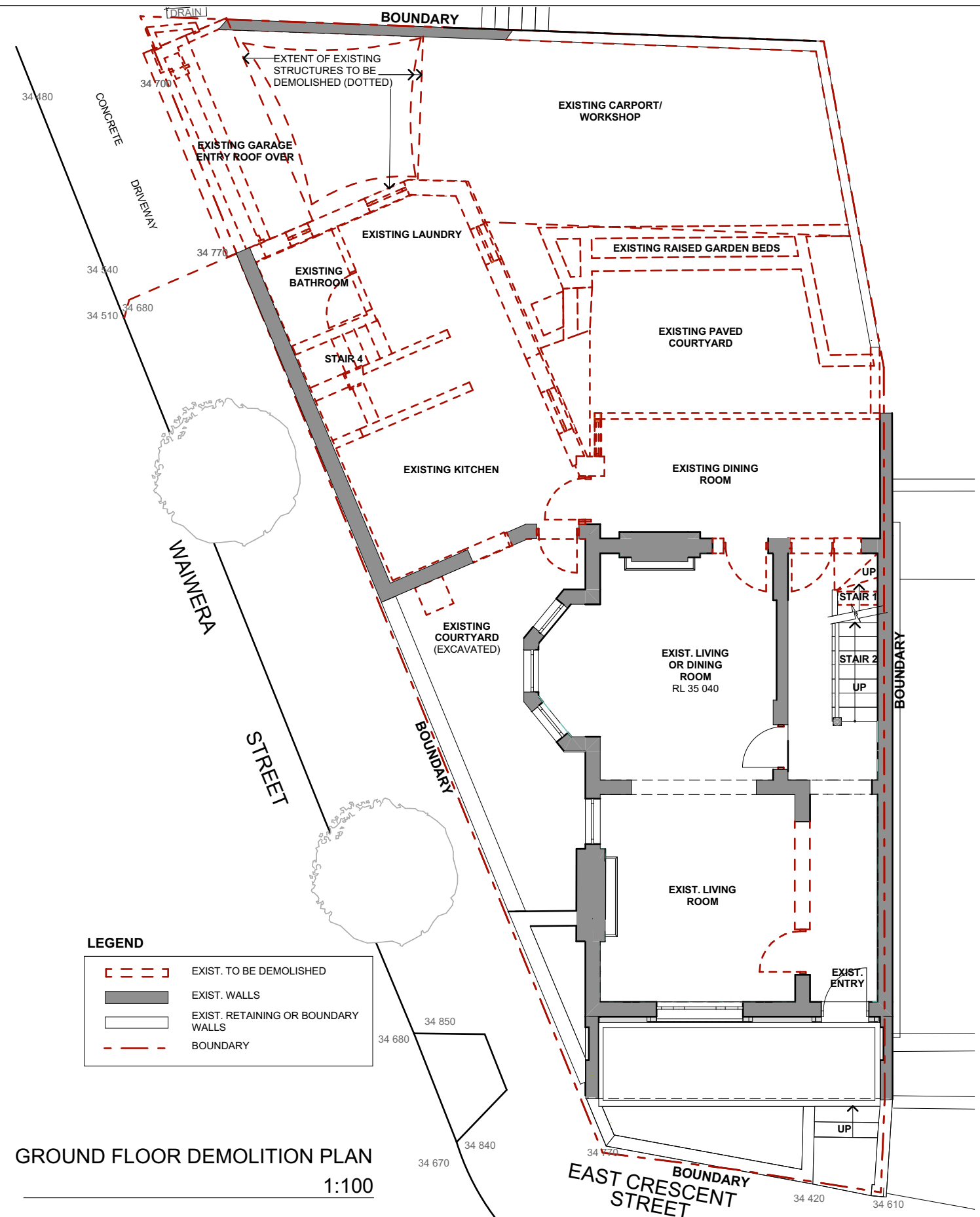
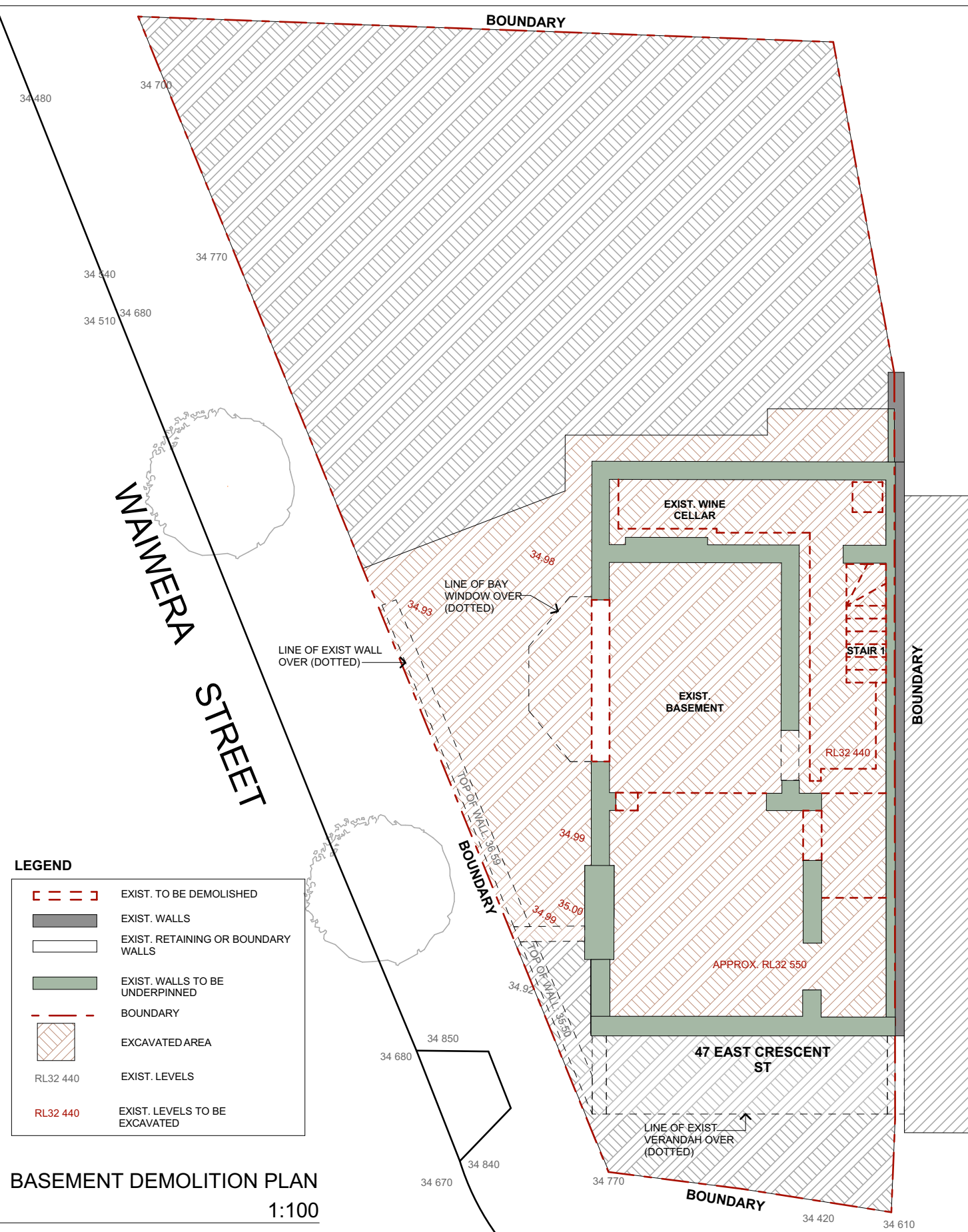
NOTES:		Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060		SCALE 1:100			
							ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528		
					EXISTING ELEVATIONS		DRAWN MFB	DATE 11-09-25	DWG NO	
						MICHAEL BELL ARCHITECTS PTY LTD		REVIEWED MGB	DATE	DA-15
						C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007				
						TEL 02 9212 0422 FAX 02 9212 0322				
					REGISTERED ARCHITECT'S NUMBER 6335		REVIEWED	DATE	REV NO	



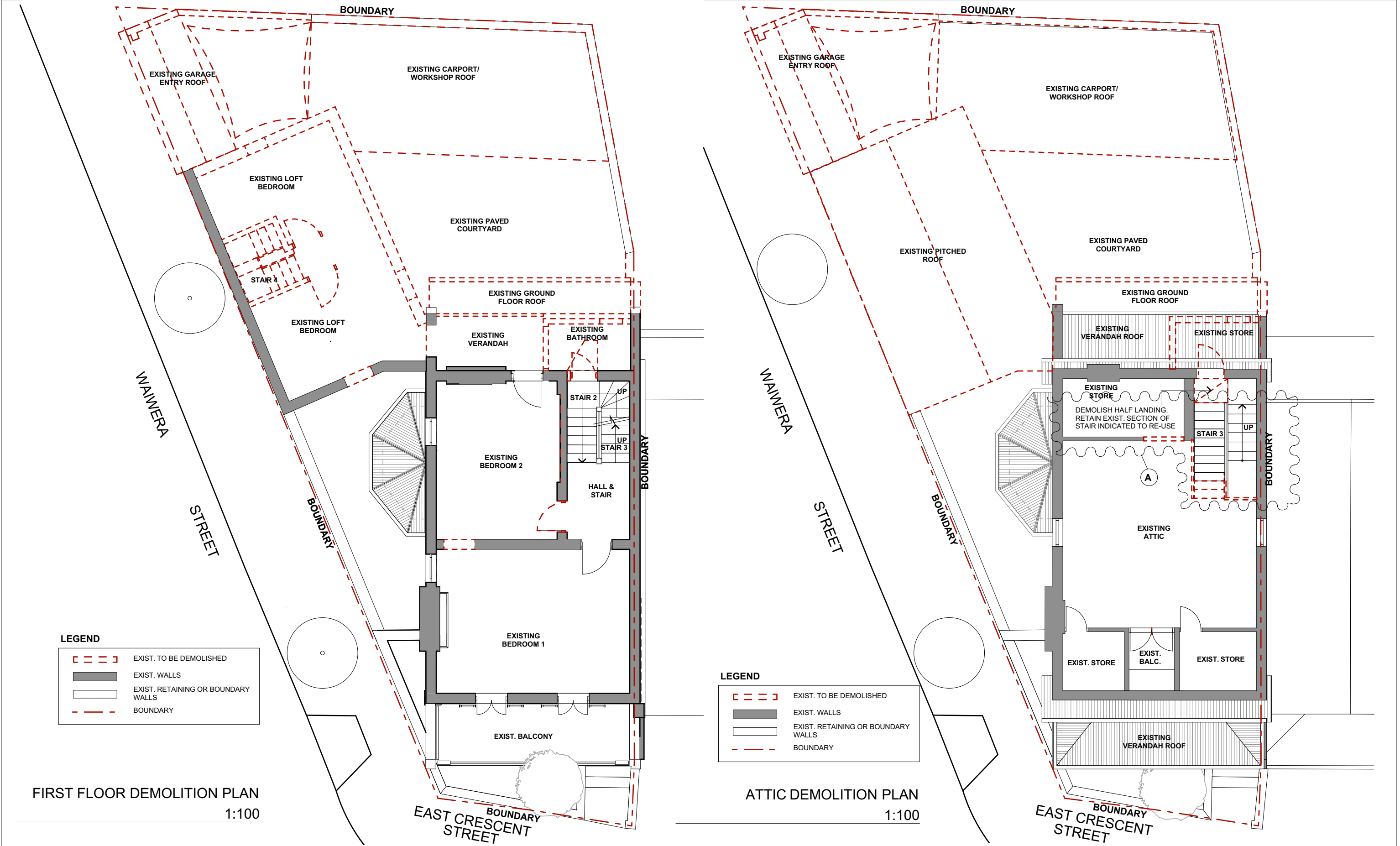
NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:100		
					ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528	
			EXISTING ELEVATIONS		DRAWN MFB	DATE 11-09-25	DWG NO
				MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335	REVIEWED MGB	DATE	DA-16
				REVIEWED	DATE	REV NO	



Amendments	Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060	SCALE 1:100	
			ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
		DEMOLITION PLANS	DRAWN MFB DATE 11-09-25	DWG NO
		 MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335	REVIEWED MGB DATE	DA-17
			REVIEWED DATE	REV NO



NOTES:	Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:100	
	A	AMENDMENTS TO EXTENT OF DEMOLITION IN ATTIC	11-09-2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
				DEMOLITION PLANS		DRAWN MFB	DATE 11-09-25
				MBA MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		REVIEWED MGB	DATE
						REVIEWED	DATE
						REVIEWED	DATE

NOTE:
WORK TO BE CARRIED OUT IN
ACCORDANCE WITH BASIX
CERTIFICATE NO. A 1796778

Hot water

The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
suspended floor above garage: concrete (R0.6).	nil	N/A
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: cavity brick wall (R0.67)	nil	
flat ceiling, pitched roof	ceiling: R0.20 (up), roof: foil backed blanket (100 mm)	light (solar absorbance < 0.475)
flat ceiling, flat roof: concrete/ plasterboard internal	ceiling: R0.40 (up), roof: foil backed blanket (100 mm)	light (solar absorbance < 0.475)

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door

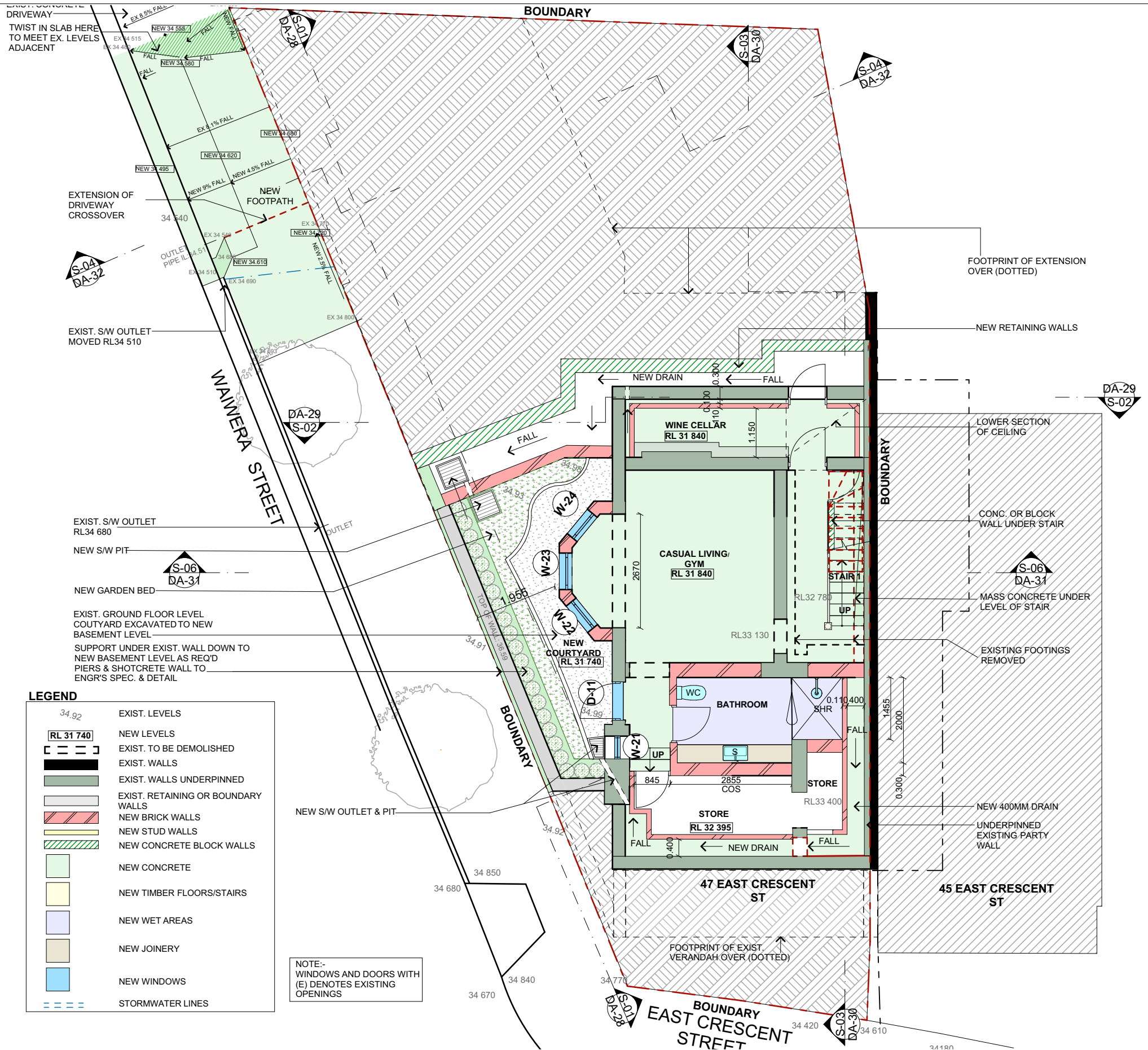
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

BASEMENT PLAN (1)
1:100

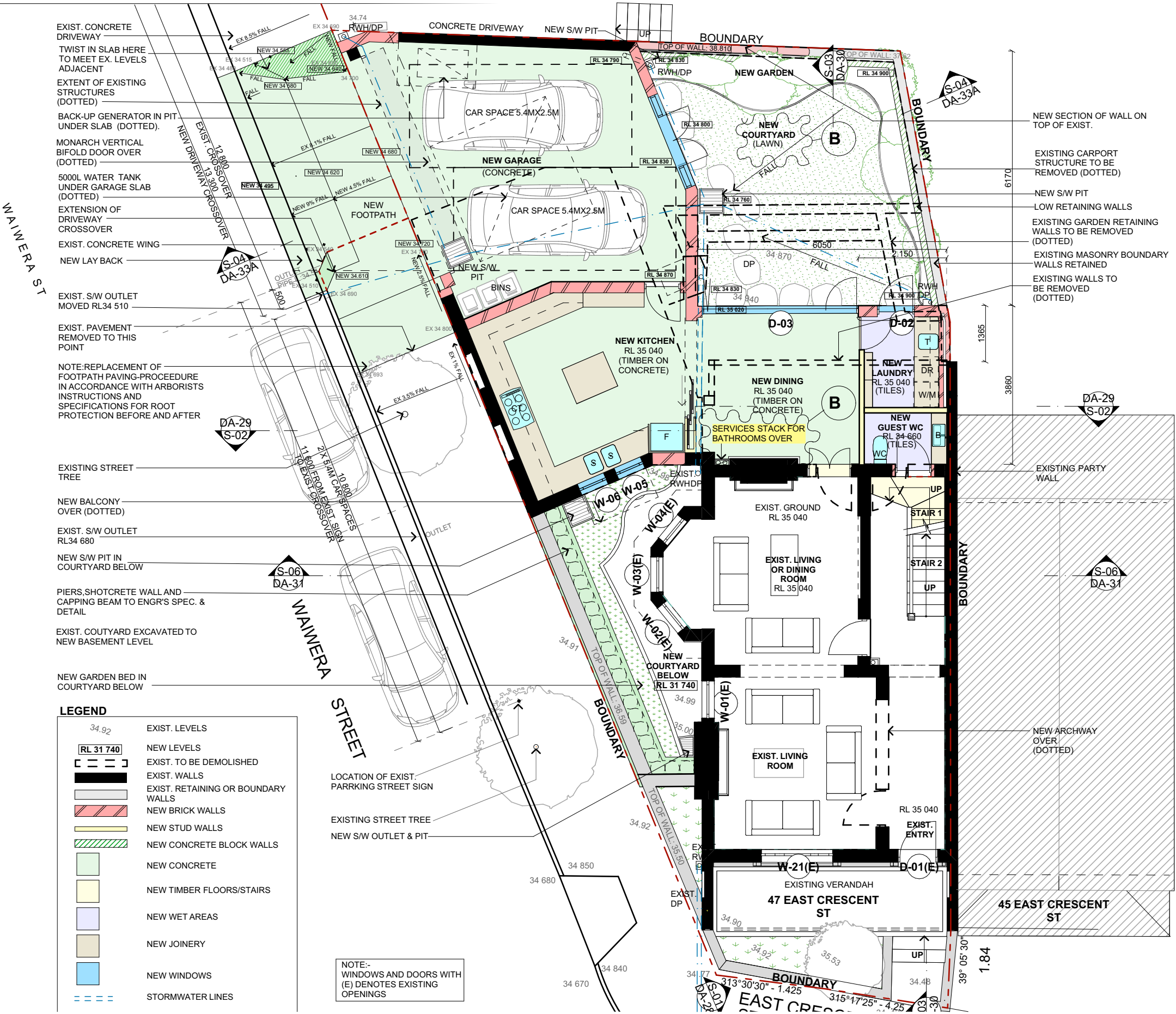


Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT		SCALE 1:100, 1:1.91, 1:1.92,	
A	AMENDMENTS TO ENCORPORATE HYDRAULIC ENGR'S STORMWATER DESIGN AND FOOT PATHAND VECHICULAR CROSSING AMENDMENTS	17 JULY 2025	47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
			BASEMENT PLAN		DRAWN MFB	DATE 11-09-25
				MICHAEL BELL ARCHITECTS PTY LTD	REVIEWED MGB	DATE DA-19A
				C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335	REVIEWED	DATE REV NO

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The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
suspended floor above garage: concrete (R0.6).	nil	N/A
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: cavity brick wall (R0.67)	nil	
flat ceiling, pitched roof	ceiling: R0.20 (up), roof: foil backed blanket (100 mm)	light (solar absorbance < 0.475)
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External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.		

GROUND FLOOR PLAN
1:100

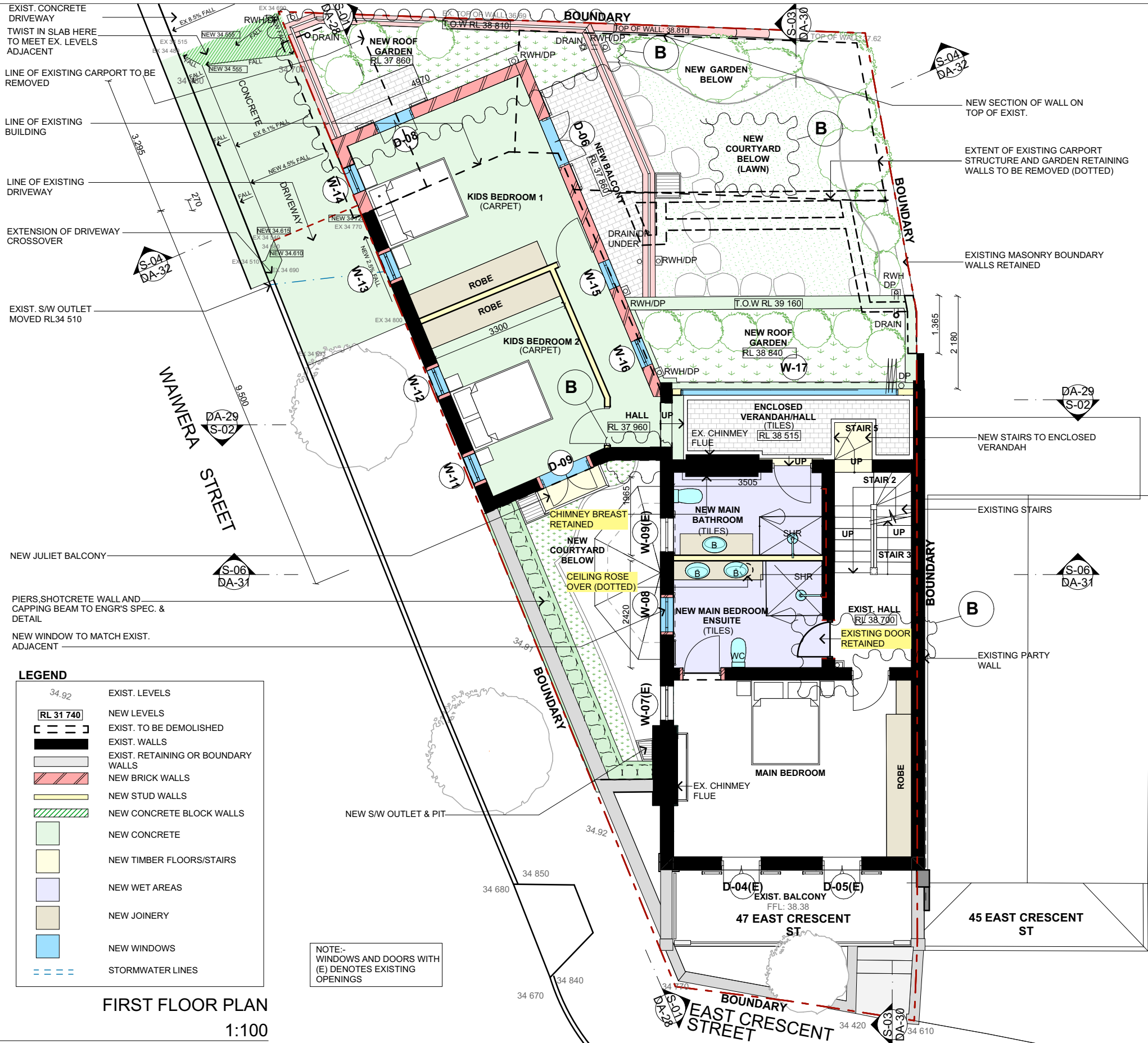


NOTES:

Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060		SCALE 1:100, 1:1.91, 1:1.92,	
					1:1.93 ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
A	AMENDMENTS TO INCORPORATE HYDRAULIC ENGR'S STORMWATER DESIGN AND FOOT PATH AND VEHICULAR CROSSING AMENDMENTS	17 JULY 2025	GROUND FLOOR PLAN		DRAWN MFB	DATE 11-09-25
B	ADD SERVICES STACK IN DINING & HALL FOR BATHROOMS OVER. COMPACTED GRANITE IN COURTYARD AMENDED TO LAWN	08-09-2025			DATE 11-09-25	DWG NO DA-20B
			MBA		REVIEWED MGB	DATE
					REVIEWED	DATE
			MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		DATE	REV NO

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suspended floor above garage: concrete (R0.6).	nil	N/A
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: cavity brick wall (R0.67)	nil	
flat ceiling, pitched roof	ceiling: R0.20 (up), roof: foil backed blanket (100 mm)	light (solar absorbance < 0.475)
flat ceiling, flat roof: concrete/ plasterboard internal	ceiling: R0.40 (up), roof: foil backed blanket (100 mm)	light (solar absorbance < 0.475)
Glazing requirements		
Windows and glazed doors		
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.		
The following requirements must also be satisfied in relation to each window and glazed door:		
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.		



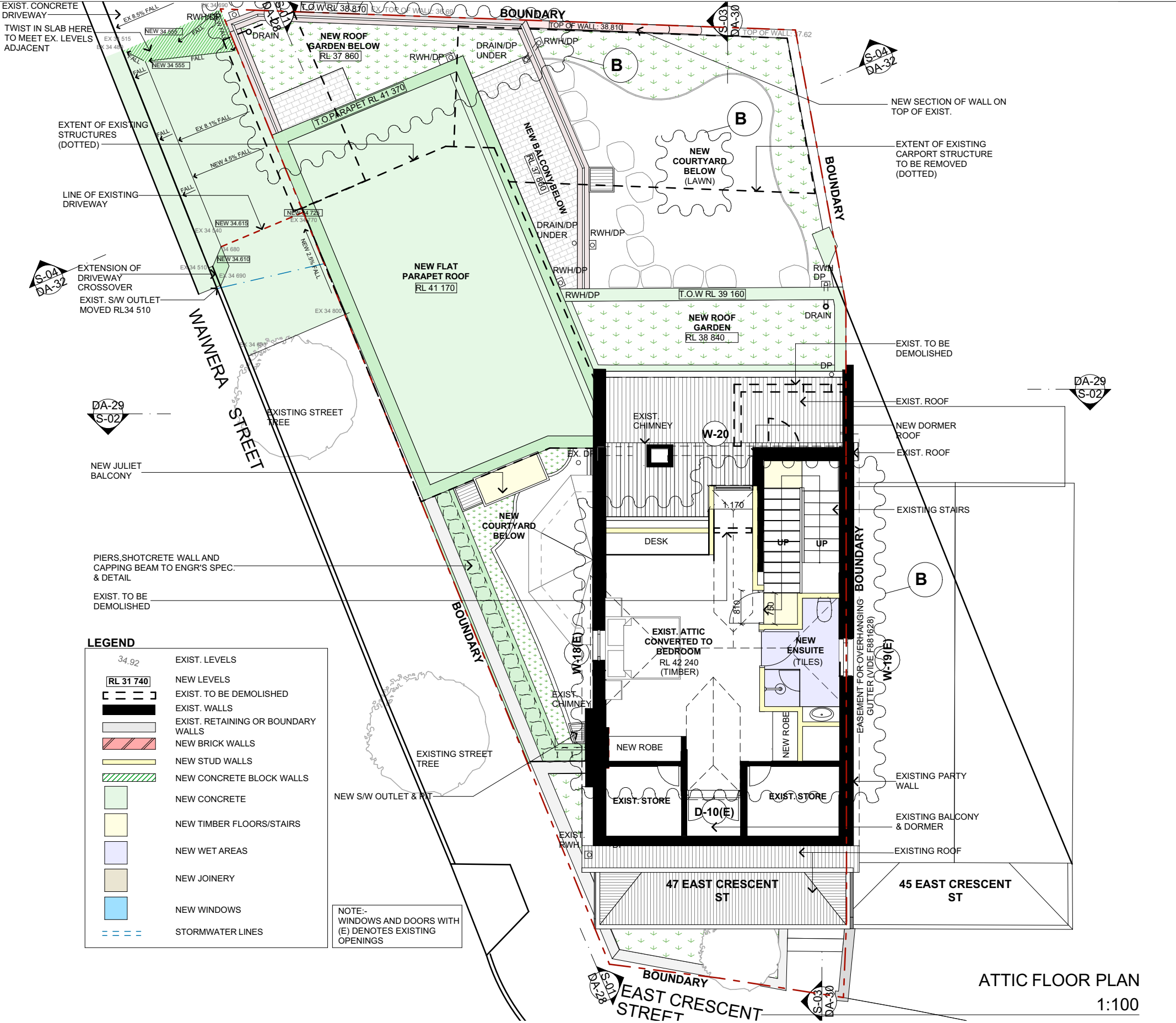
NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:100, 1:1.91, 1:1.92,		
A	AMENDMENTS TO ENCORPORATE HYDRAULIC ENGR'S STORMWATER DESIGN AND FOOT PATHAND VECHICULAR CROSSING AMENDMENTS	10 JULY 2025			1:1.93 ALL DIMENSIONS TO BE VERIFIED ON THE SITE		JOB NO 528
B	ADD SERVICES STACK IN DINING & HALL FOR BATHROOMS OVER. DELETE W-10, D-07. AMEND BEDROOM BALC AND ROOF GARDEN	08-09-2025					
			FIRST FLOOR PLAN		DRAWN MFB	DATE 11-09-25	DWG NO
			 MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		REVIEWED MGB	DATE	DA-21B
					REVIEWED	DATE	REV NO

NOTE:
WORK TO BE CARRIED OUT IN
ACCORDANCE WITH BASIX
CERTIFICATE NO. A 1796778

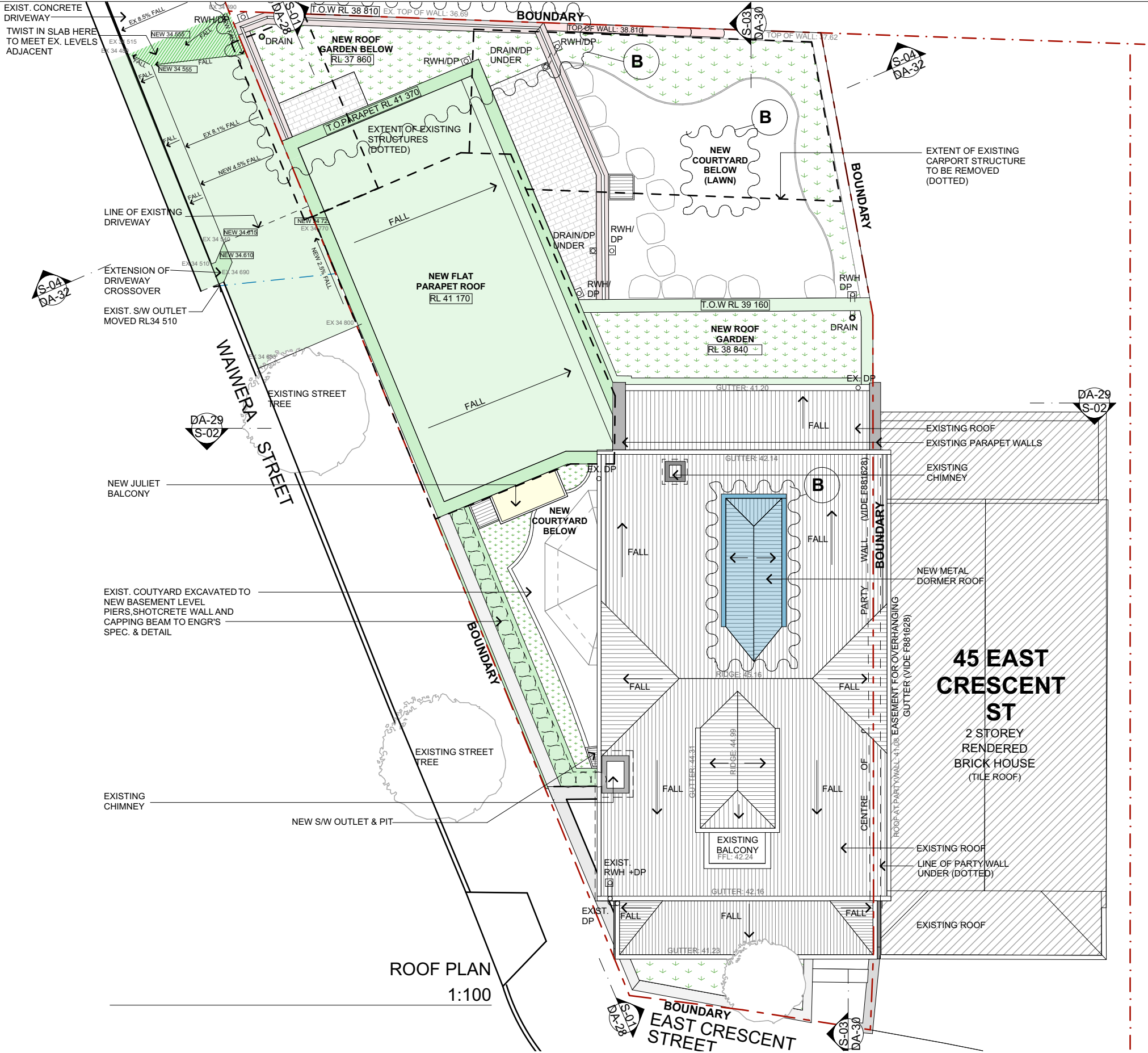
Hot water		
The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
suspended floor above garage: concrete (R0.6).	nil	N/A
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: cavity brick wall (R0.67)	nil	
flat ceiling, pitched roof	ceiling: R0.20 (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)
flat ceiling, flat roof: concrete/plasterboard internal	ceiling: R0.40 (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)
Glazing requirements		
Windows and glazed doors		
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.		
The following requirements must also be satisfied in relation to each window and glazed door:		
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.		



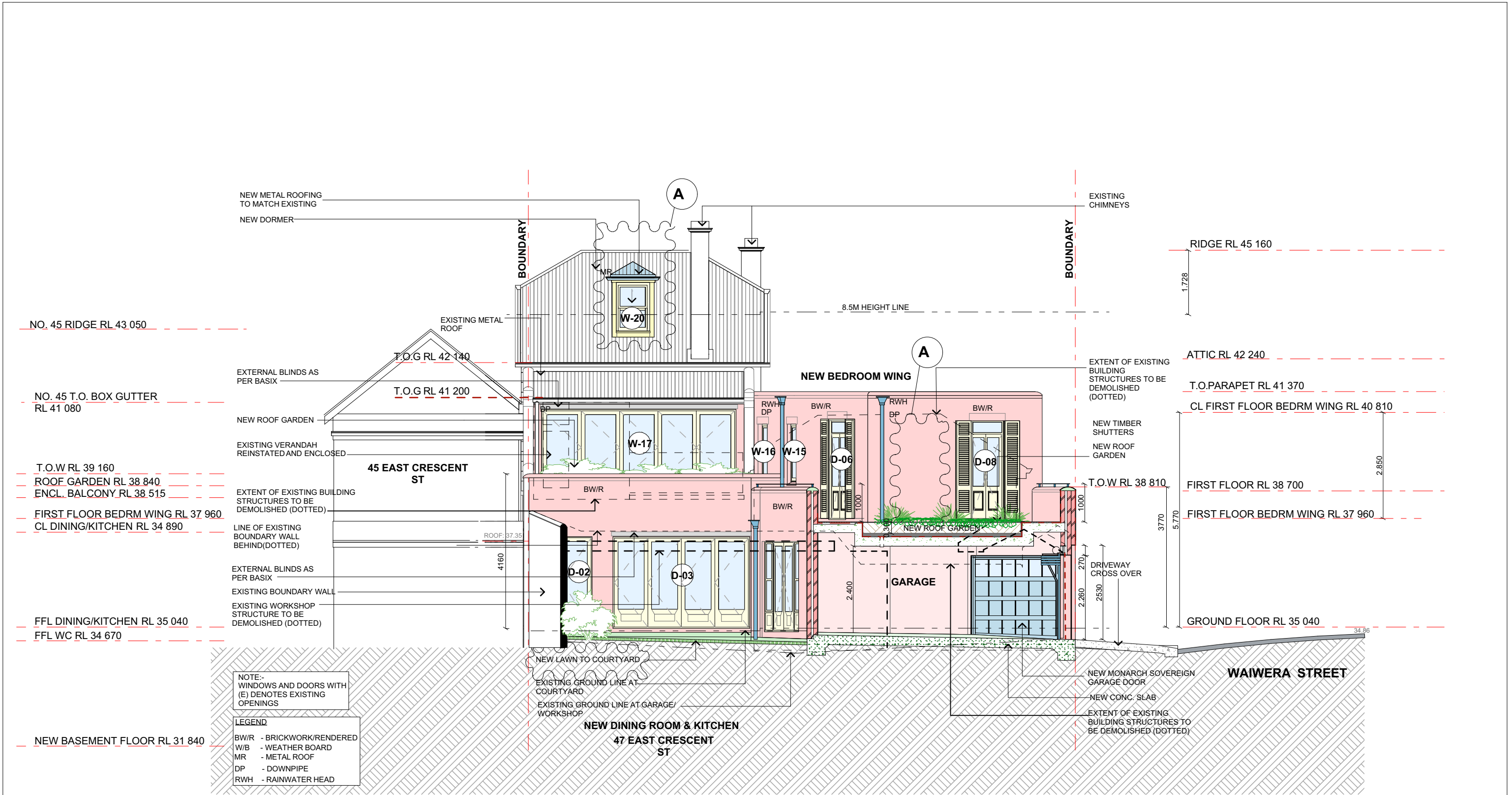
NOTES: 	Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:100, 1:1.91, 1:1.92, 1:1.93		JOB NO 528
	A	AMENDMENTS TO ENCORPORATE HYDRAULIC ENGR'S STORMWATER DESIGN AND FOOT PATHAND VECHICULAR CROSSING AMENDMENTS	10 JULY 2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE		
	B	AMENDMENTS TO REDUCE DORMER AND RE-PLAN ATTIC SPACE + EXTENDED GARDEN BED -BEDROOM NORTH AND EAST BALCONY	08-09-2025					
				ATTIC PLAN		DRAWN MFB	DATE 11-09-25	DWG NO
					MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335	REVIEWED MGB	DATE	DA-22B
						REVIEWED	DATE	REV NO

NOTE:
WORK TO BE CARRIED OUT IN
ACCORDANCE WITH BASIX
CERTIFICATE NO. A 1796778

Hot water		
The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
suspended floor above garage: concrete (R0.6).	nil	N/A
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: cavity brick wall (R0.67)	nil	
flat ceiling, pitched roof	ceiling: R0.20 (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)
flat ceiling, flat roof: concrete/plasterboard internal	ceiling: R0.40 (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)
Glazing requirements		
Windows and glazed doors		
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.		
The following requirements must also be satisfied in relation to each window and glazed door:		
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.		

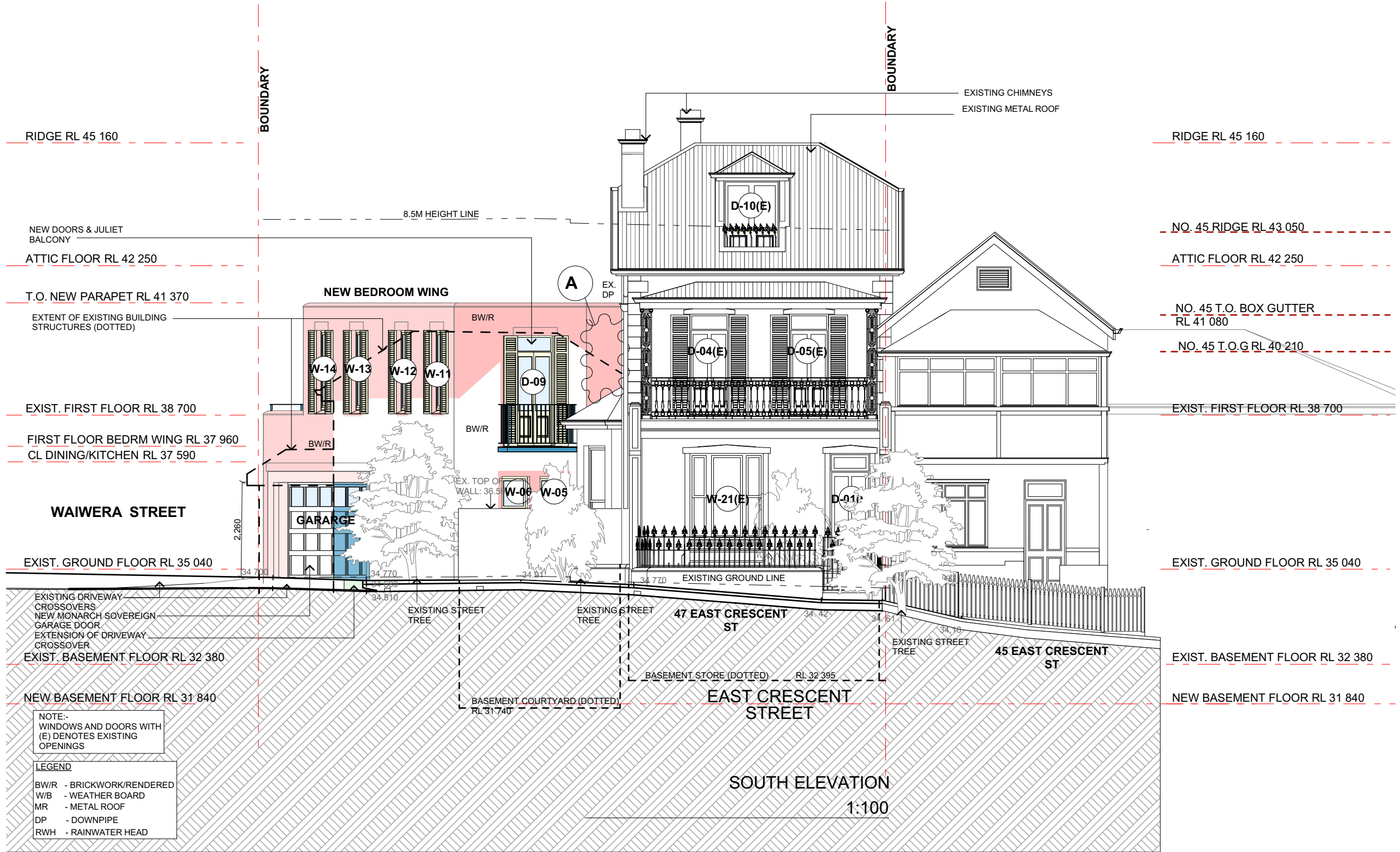


NOTES:	Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060		SCALE 1:100, 1:1.91, 1:1.92, 1:1.93	
	A	AMENDMENTS TO INCORPORATE HYDRAULIC ENGR'S STORMWATER DESIGN AND FOOT PATH AND VEHICULAR CROSSING AMENDMENTS	10 JULY 2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
	B	AMENDMENTS TO REDUCE DORMER AND MATCH TO EXISTING	08-09-2025				
						DRAWN MFB	DATE 11-09-25
						REVIEWED MGB	DATE
				ROOF PLAN		DWG NO	DA-23B
				MBA		REVIEWED	DATE
				MICHAEL BELL ARCHITECTS PTY LTD		REV NO	
				C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007			
				TEL 02 9212 0422 FAX 02 9212 0322			
				REGISTERED ARCHITECT'S NUMBER 6335			



NORTH ELEVATION/ SECTION
1:100

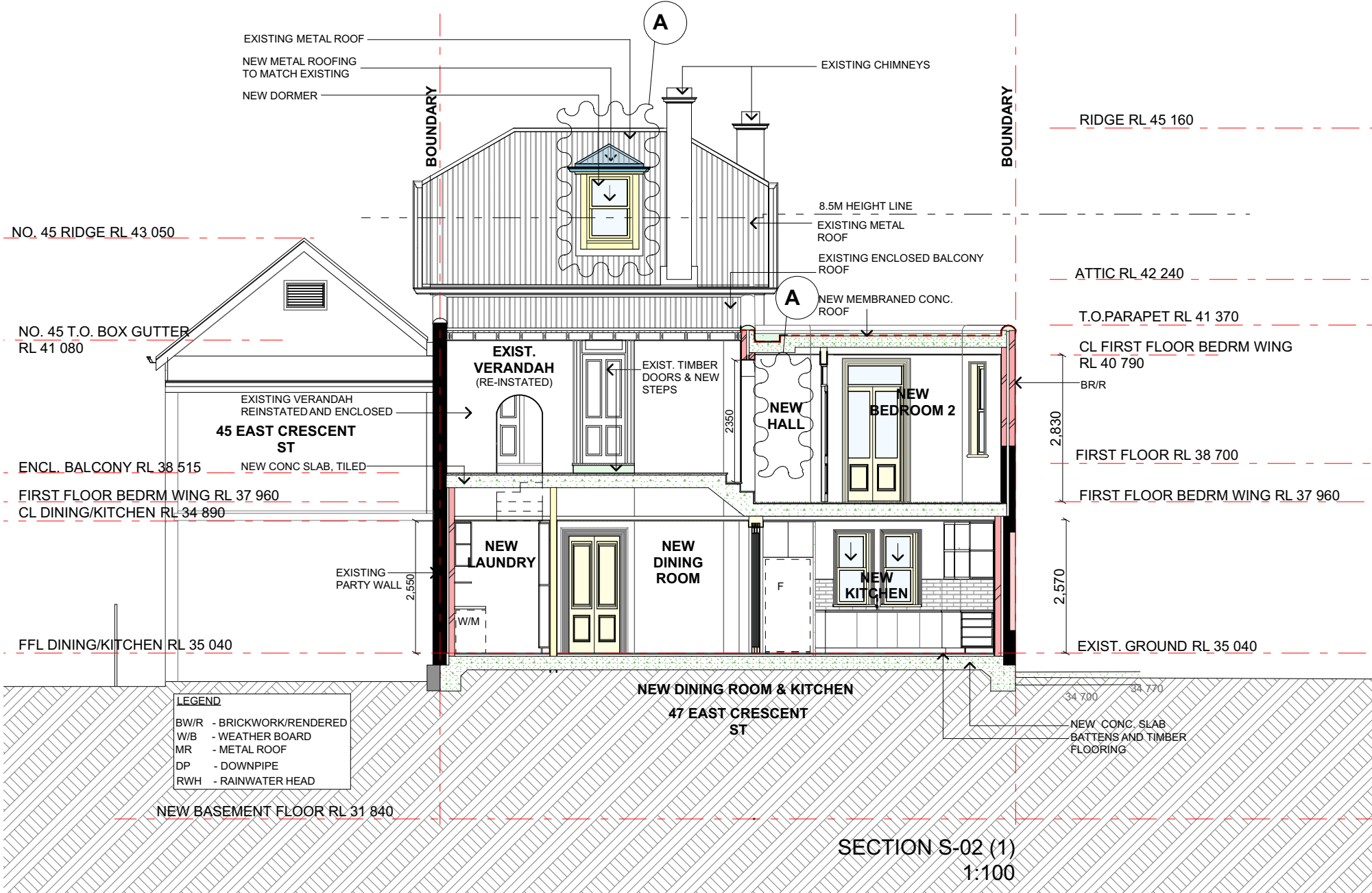
NOTES:	Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:100	
	B	AMENDMENTS TO REDUCE DORMER AND MATCH TO EXISTING. D-07 DELETED.	11-09-2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
				NORTH ELEVATION/SECTION		DRAWN MFB	DATE 11-09-25
				MBA		REVIEWED MGB	DATE
				MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		REVIEWED	DATE



NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060		SCALE 1:100	
A	DELETE W-10	08-09-2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
			SOUTH ELEVATION		DRAWN MFB	DATE 11-09-25
					REVIEWED MGB	DATE
			MBA		REVIEWED	DATE
					REVIEWED	DATE
			MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		DWG NO	DA-27A
					REV NO	

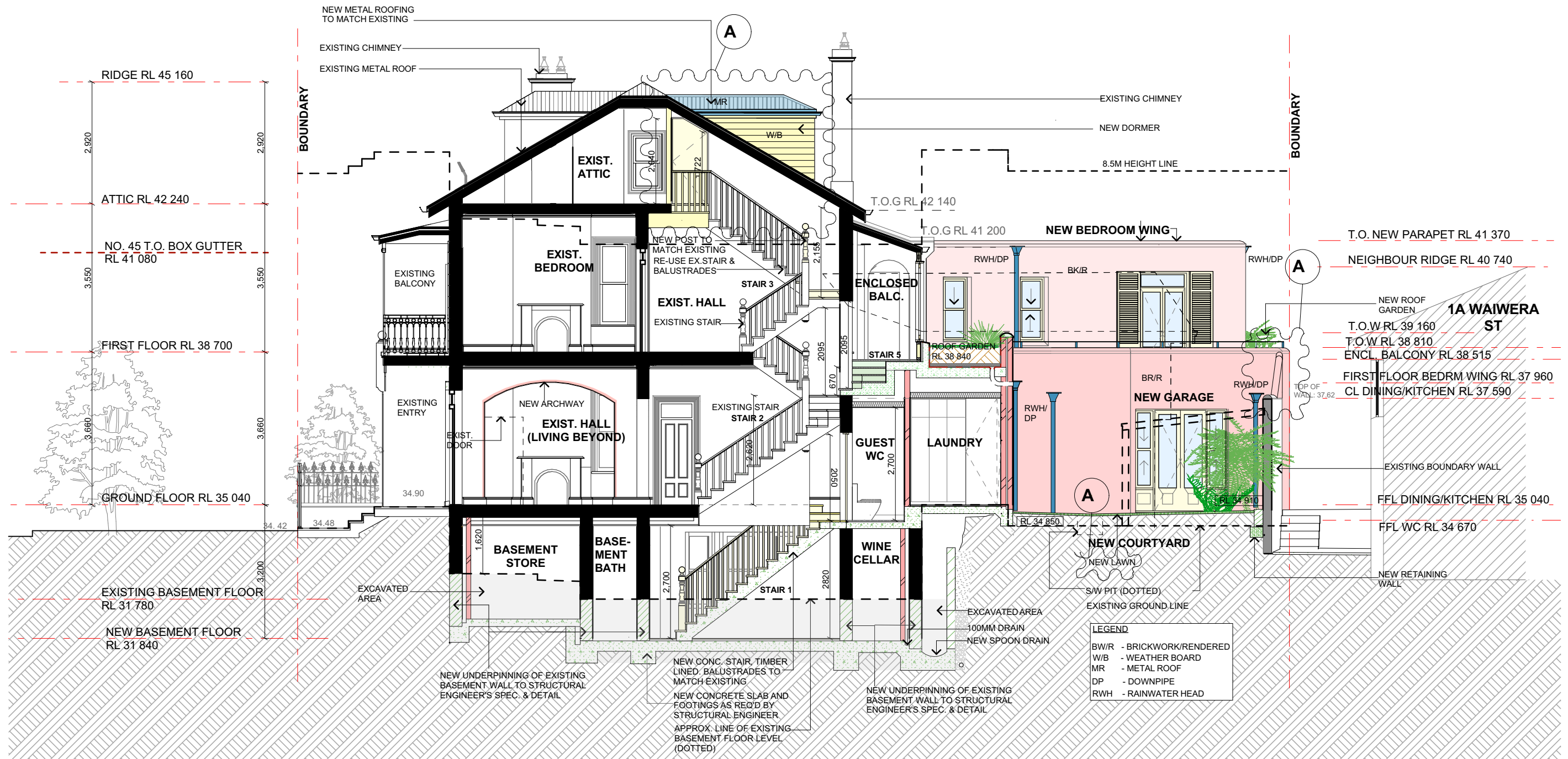


NOTES:



Amendments		Date
A	DORMER AMENDED TO MATCH STYLE & SIZE OF EXISTING DORMER. WINDOW W-10 REMOVED FROM NEW HALL	08/09/2025

PROPOSED ALTERATIONS AND ADDITIONS AT		SCALE 1:100	
47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
SECTION S-02		DRAWN MFB	DATE 11-09-25
MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		REVIEWED MGB	DATE DA-29A
		REVIEWED	DATE REV NO



SECTION S-03
1:100

NOTES:

Amendments	Date
A DORMER AMENDED TO MATCH STYLE & SIZE OF EXISTING DORMER. STAIR TO ATTIC AMENDED. COURTYARD AMENDED TO LAWN. BOUNDARY WALL RAISED IN SECTION NEAR 1A WAIWERA ST WINDOW TO PROVIDE PRIVACY	11/09/2025

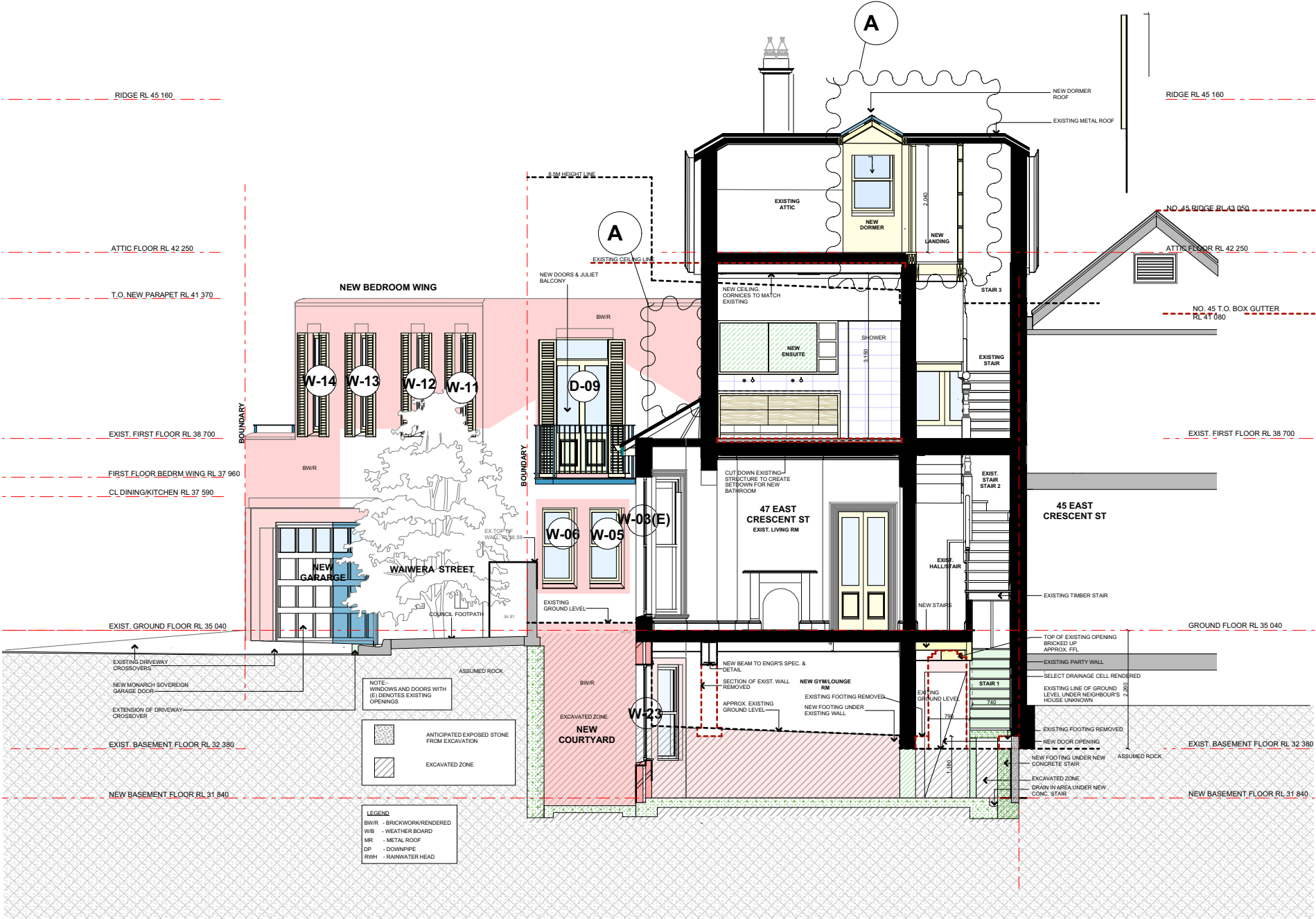
PROPOSED ALTERATIONS AND ADDITIONS AT
47 EAST CRESCENT ST
LAVENDER BAY, NSW, 2060

SECTION S-03

MBA

MICHAEL BELL ARCHITECTS PTY LTD
C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007
TEL 02 9212 0422 FAX 02 9212 0322
REGISTERED ARCHITECT'S NUMBER 6335

SCALE 1:100		JOB NO
ALL DIMENSIONS TO BE VERIFIED ON THE SITE		528
DRAWN MFB	DATE 11-09-25	DWG NO
REVIEWED MGB	DATE	DA-30A
REVIEWED	DATE	REV NO

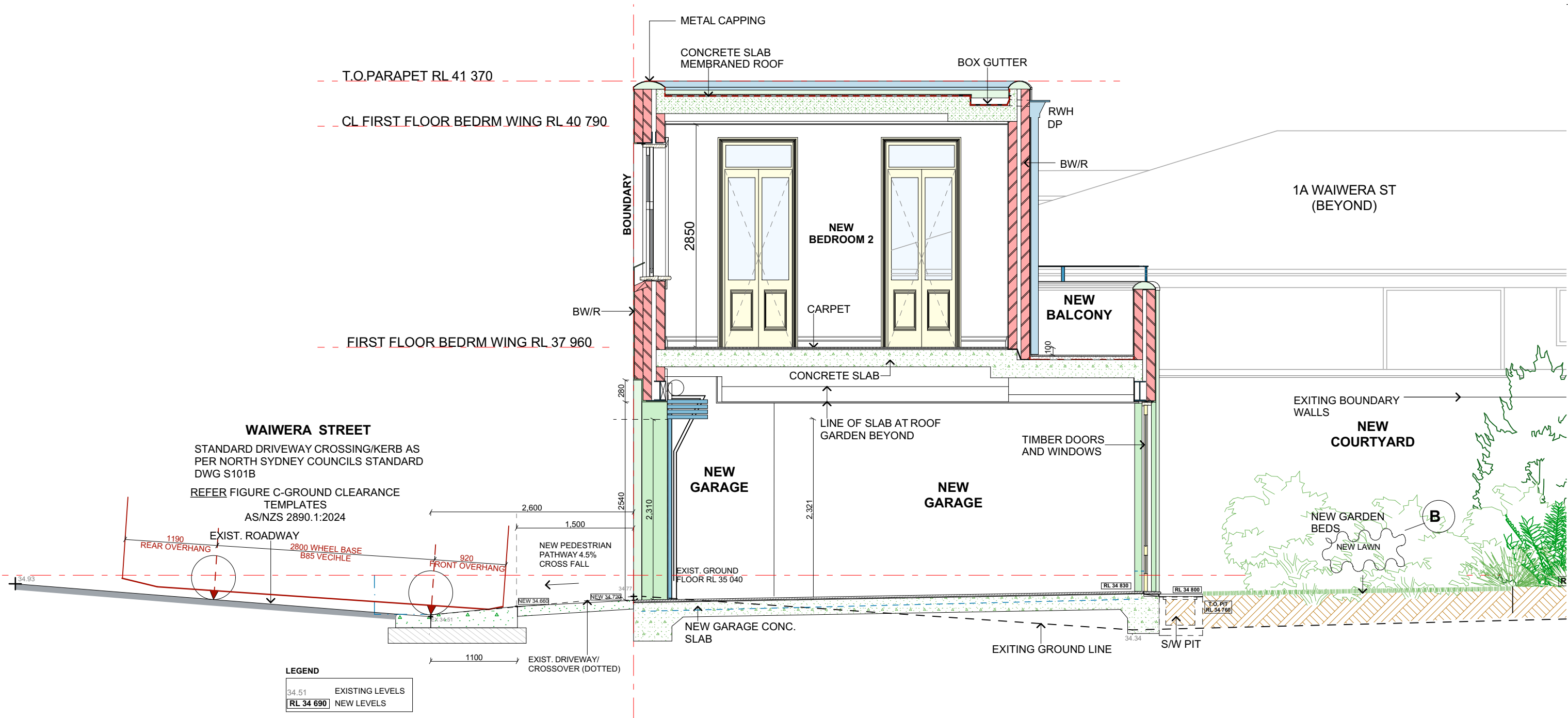


S-06 CROSS SECTION BASEMENT STAIRS /PARTY WALL
1:100

NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:100	
A	DORMER AMENDED TO MATCH STYLE & SIZE OF EXISTING DORMER. STAIR TO ATTIC AMENDED. W-10 DELETED.	08/09/2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
			CROSS SECTION S-06		DRAWN MFB	DATE 11-09-25
			 MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		REVIEWED MGB	DATE
					REVIEWED	DATE
					REV NO	

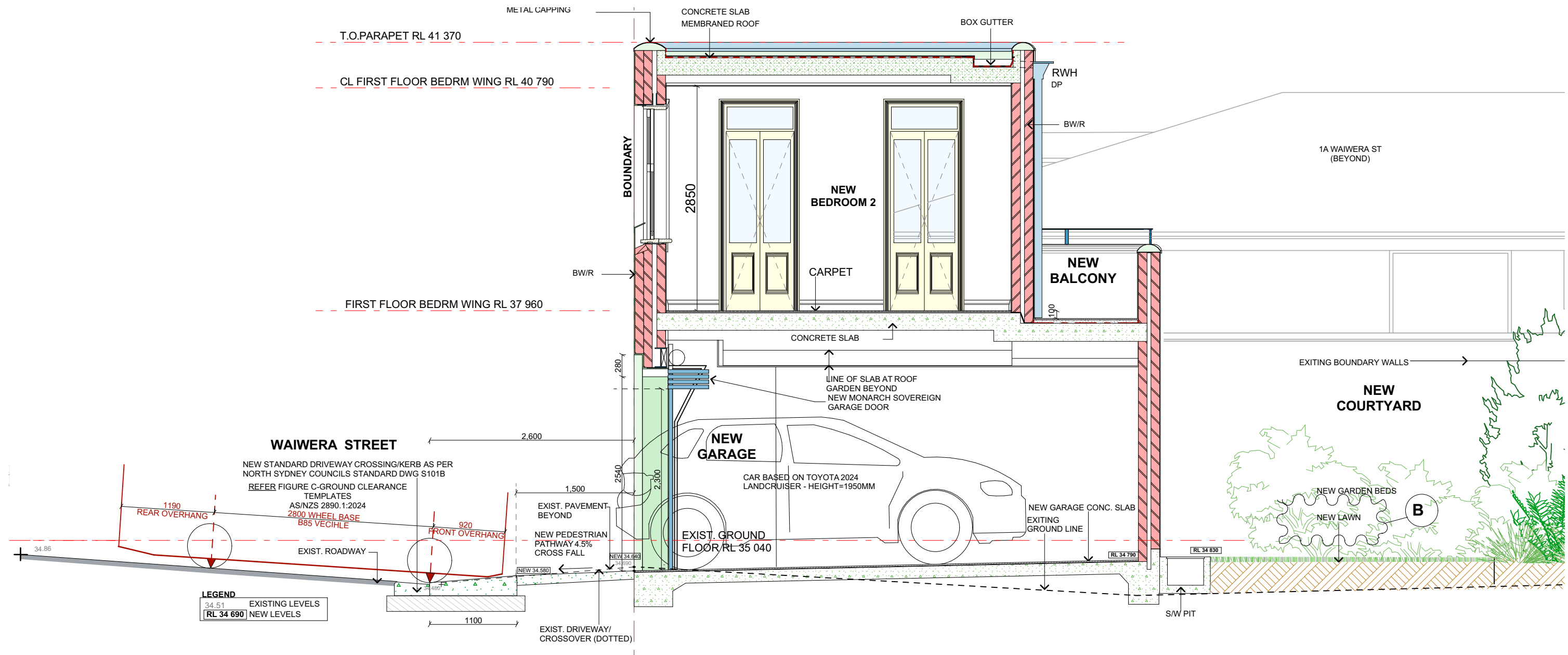


SECTION S-04 DRIVEWAY/GARAGE/COURTYARD-SOUTH END
1:50

NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060		SCALE 1:50	
					ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
A	AMENDMENTS TO INCORPORATE HYDRAULIC ENGR'S STORMWATER DESIGN AND FOOT PATH AND VEHICULAR CROSSING AMENDMENTS	17 JULY 2025	S-04 GARAGE /DRIVEWAY SECTION 1		DRAWN MFB	DATE 11-09-25
B	COURTYARD AMENDED TO LAWN	11-09-2025			REVIEWED MGB	DATE
			MBA		REVIEWED	DATE
			MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		DWG NO	DA-32B
					REV NO	



SECTION S-05 DRIVEWAY/GARAGE/COURTYARD
1:50

NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:50, 1:20		
A	AMENDMENTS TO INCORPORATE HYDRAULIC ENGR'S STORMWATER DESIGN AND FOOT PATHAND VECHICULAR CROSSING AMENDMENTS	17 JULY 2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE		JOB NO 528
B	COURTYARD AMENDED TO LAWN	11-09-2025	S-0 5 GARAGE/COURTYARD SECTION 2		DRAWN MFB DATE 11-09-25	DWG NO	
				MICHAEL BELL ARCHITECTS PTY LTD	REVIEWED MGB DATE	DA-33B	
				C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007		REVIEWED DATE	REV NO
				TEL 02 9212 0422 FAX 02 9212 0322			
				REGISTERED ARCHITECT'S NUMBER 6335			



EXISTING VIEW



PROPOSED VIEW

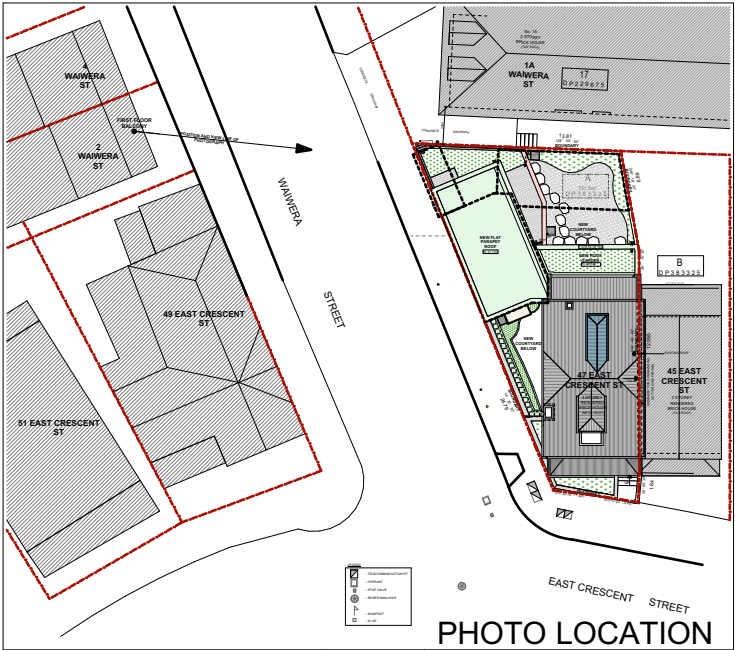


PHOTO LOCATION

1:500

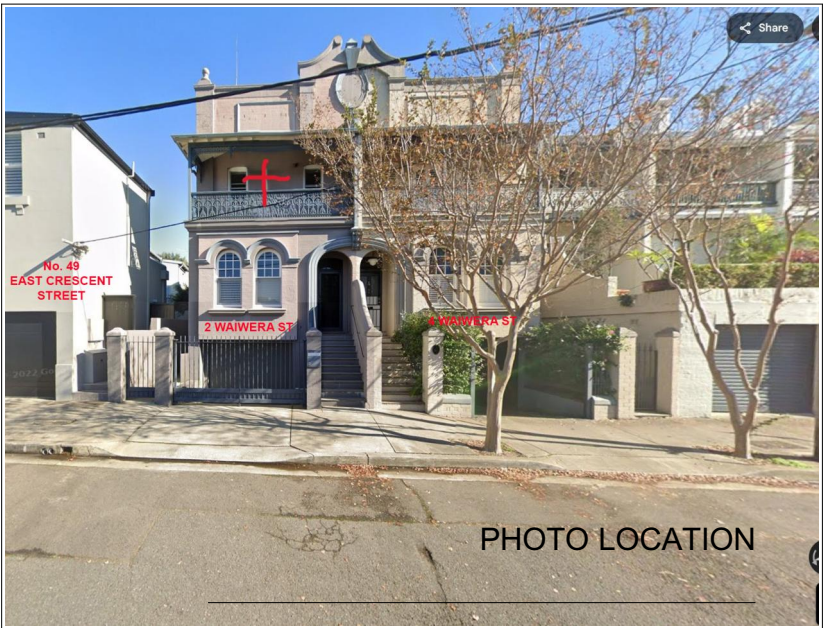
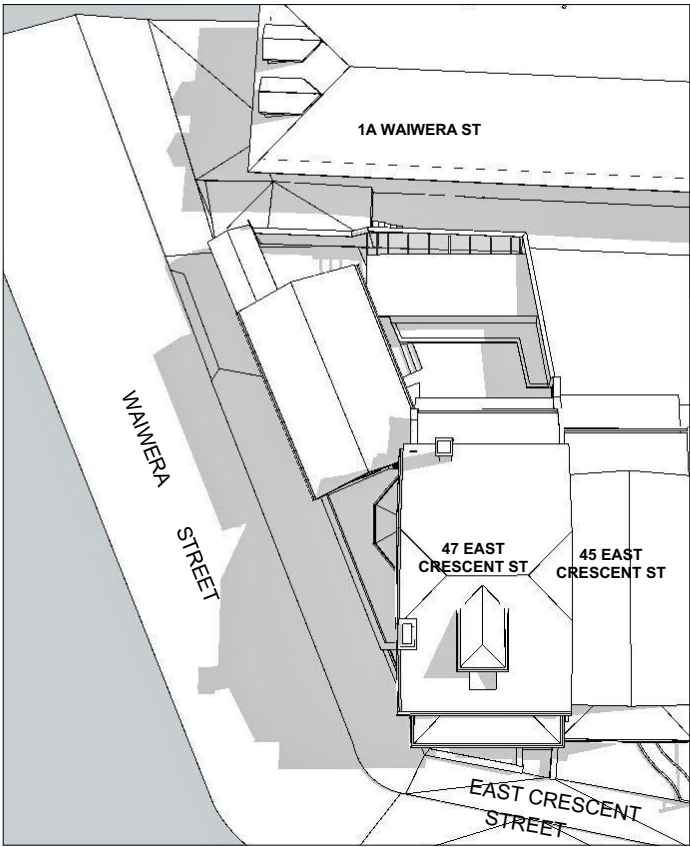


PHOTO LOCATION

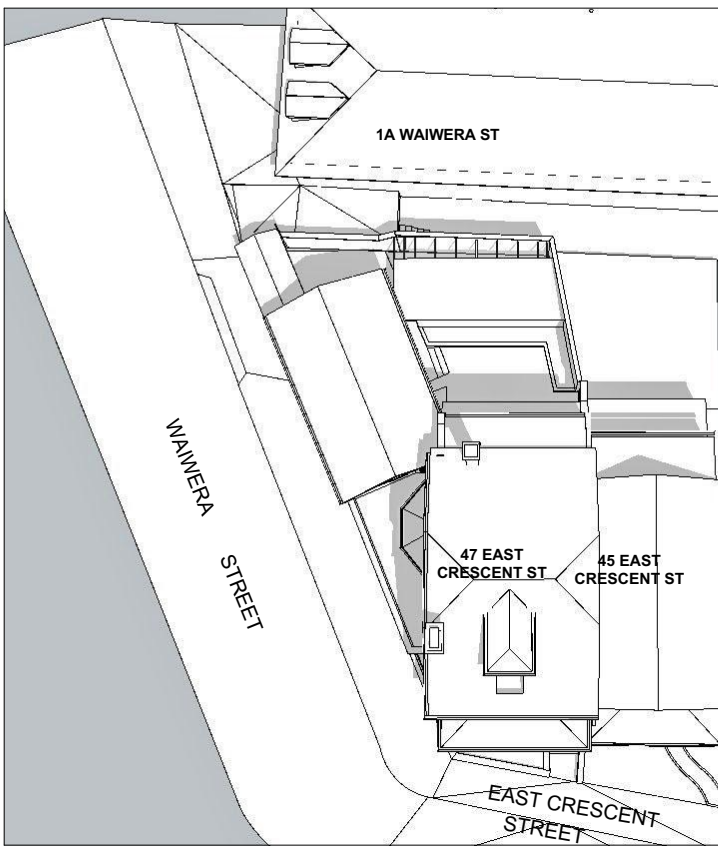
NOTES:

Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060		SCALE: NTS	
A					1:4.23 ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
	DORMER AMENDED TO MATCH STYLE & SIZE OF EXISTING DORMER.	11/09/2025	PHOTOMONTAGE		DRAWN MFB	DATE 11-09-25
					REVIEWED MGB	DATE DA-34A
			MBA		REVIEWED	DATE
					REVIEWED	DATE
			MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335			

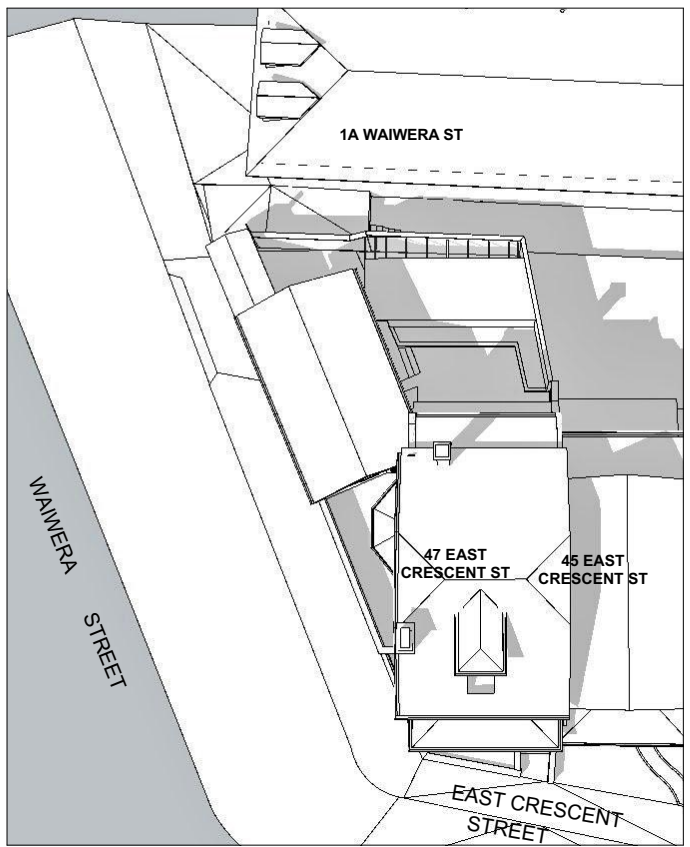




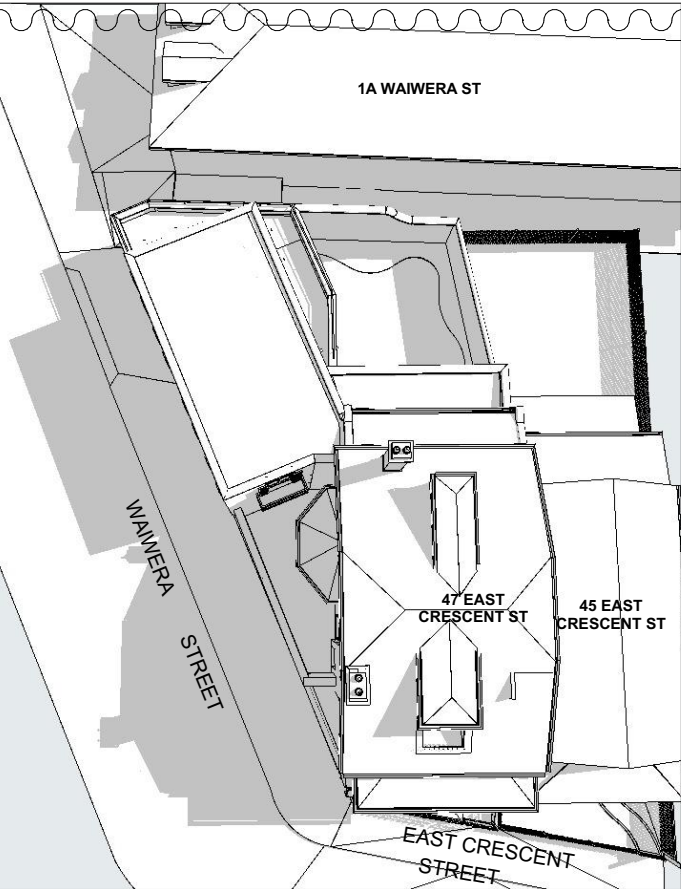
MID-WINTER EXISTING SUNSHADOWS - 9AM



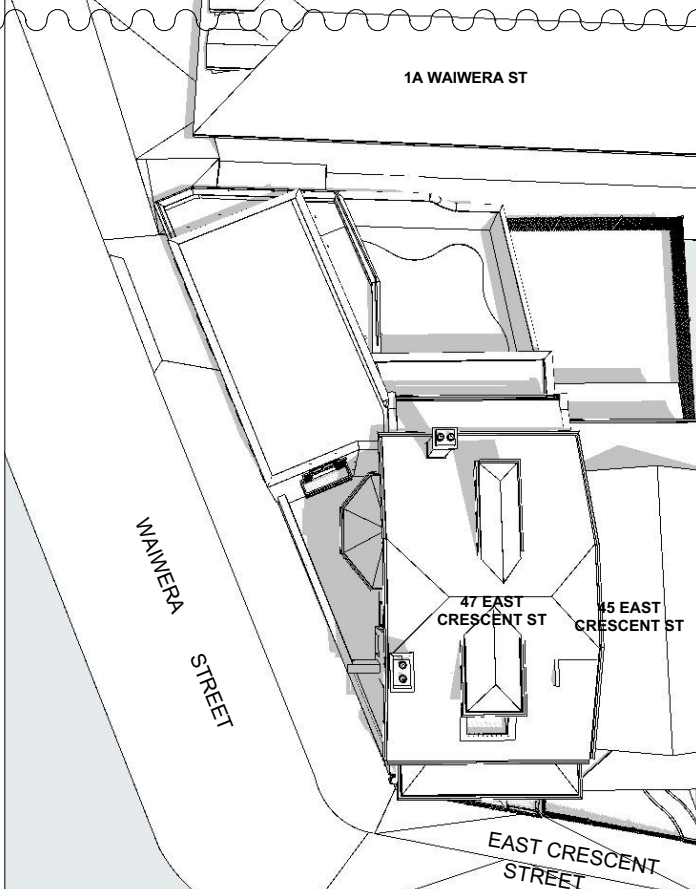
MID-WINTER EXISTING SUNSHADOWS - 12PM



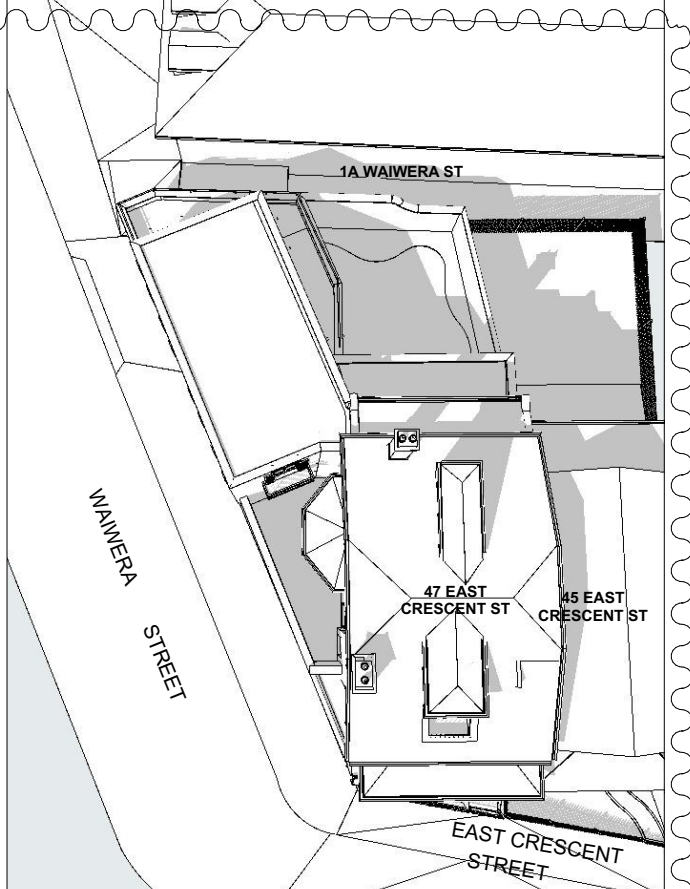
MID-WINTER EXISTING SUNSHADOWS - 3PM



MID WINTER PROPOSED SUNSHADOW - 9AM



MID WINTER PROPOSED SUNSHADOW - 12PM



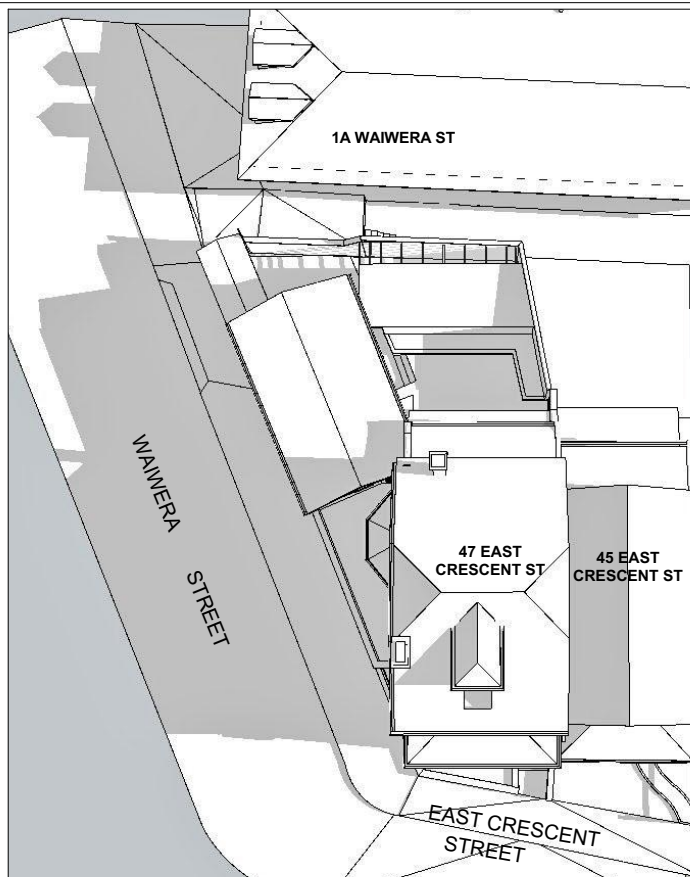
MID WINTER PROPOSED SUNSHADOW - 3PM

NOTES:

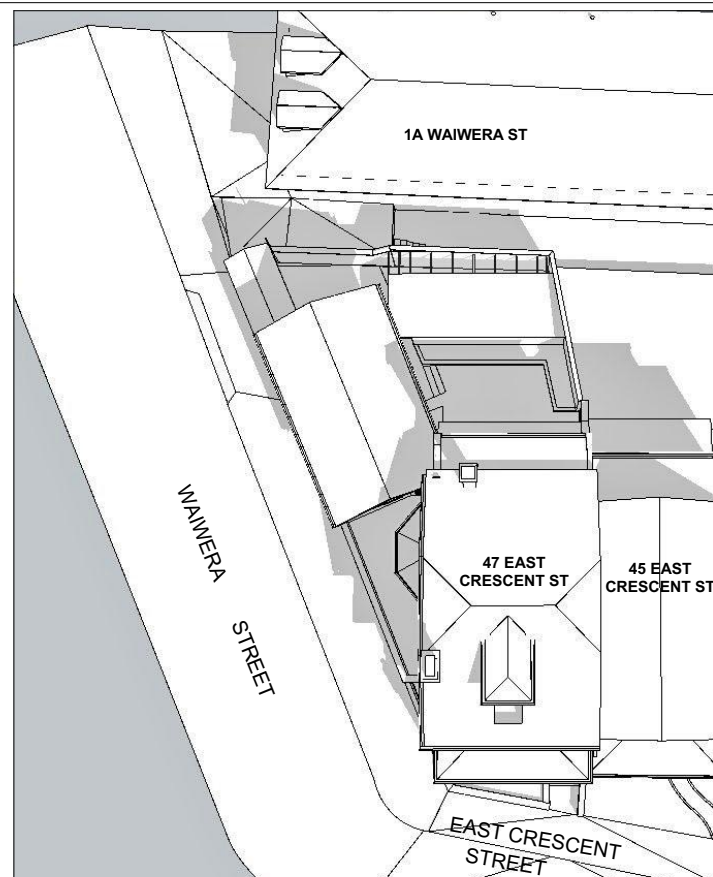


Amendments		Date
A	DORMER AMENDED TO MATCH STYLE & SIZE OF EXISTING DORMER.	11/09/2025

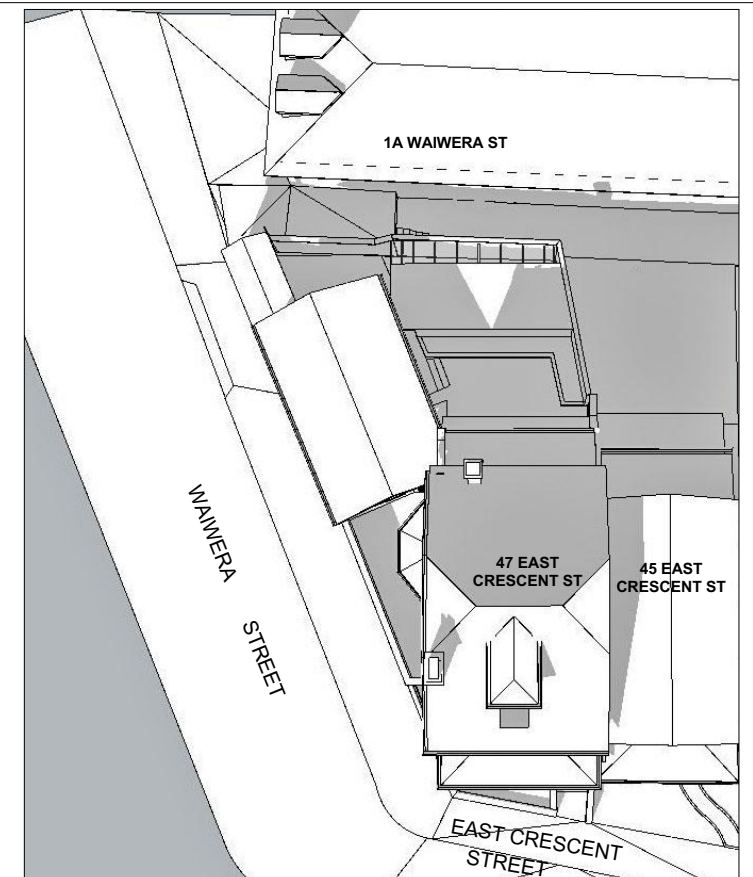
PROPOSED ALTERATIONS AND ADDITIONS AT		SCALE: NTS	
47 EAST CRESCENT ST		ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO
LAVENDER BAY,NSW,2060			528
MID WINTER SUN SHADOW PLANS		DRAWN MFB	DATE 11-09-25
		REVIEWED MGB	DATE
		REVIEWED	DATE
		REVIEWED	DATE
MICHAEL BELL ARCHITECTS PTY LTD		DWG NO	DA-35A
C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007		REV NO	
TEL 02 9212 0422 FAX 02 9212 0322			
REGISTERED ARCHITECT'S NUMBER 6335			



MARCH 21- EXISTING SUNSHAOWS - 9AM

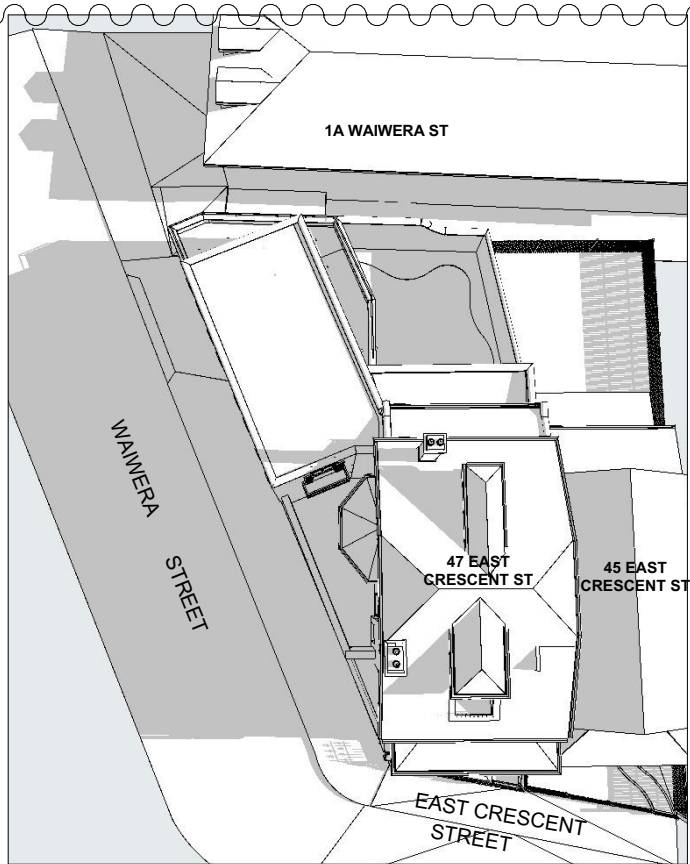


MARCH 21- EXISTING SUNSHAOWS - 12PM

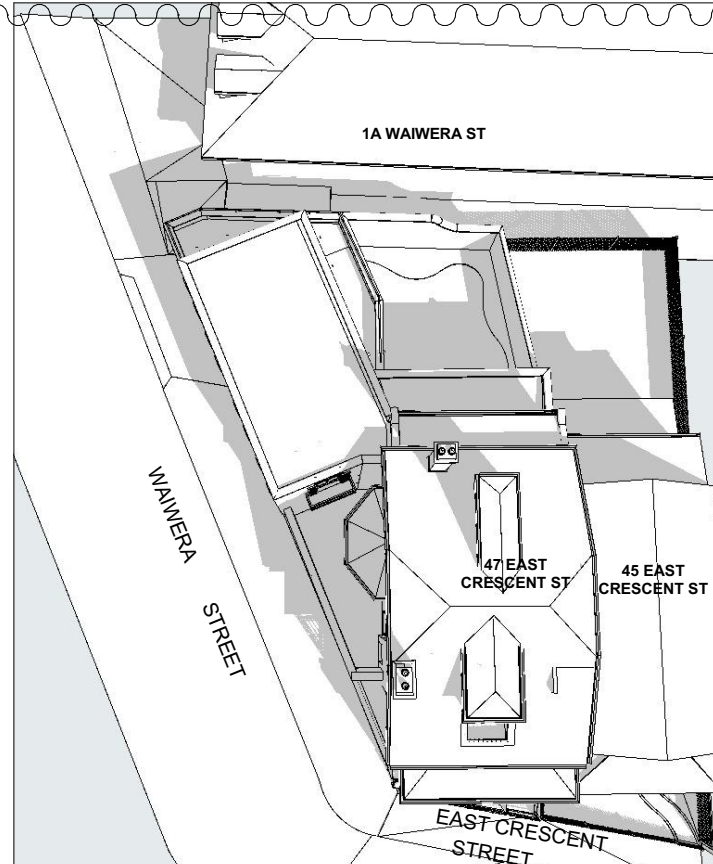


MARCH 21- EXISTING SUNSHAOWS - 3PM

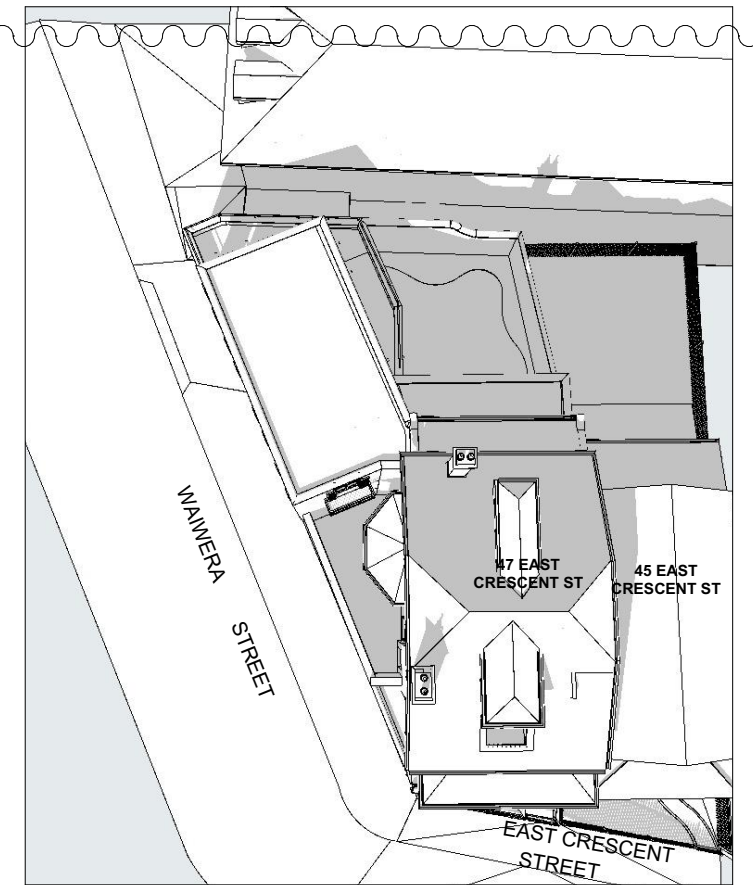
A



PROPOSED 9AM MARCH 21



PROPOSED 12PM MARCH 21



PROPOSED 3PM MARCH 21

NOTES:



Amendments	Date
A DORMER AMENDED TO MATCH STYLE & SIZE OF EXISTING DORMER.	11/09/2025

PROPOSED ALTERATIONS AND ADDITIONS AT
47 EAST CRESCENT ST
LAVENDER BAY, NSW, 2060

MARCH 21 SUN SHADOW PLANS

MBA

MICHAEL BELL ARCHITECTS PTY LTD
C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007
TEL 02 9212 0422 FAX 02 9212 0322
REGISTERED ARCHITECT'S NUMBER 6335

SCALE: NTS

ALL DIMENSIONS
TO BE VERIFIED
ON THE SITE

DRAWN MFB DATE 11-09-25

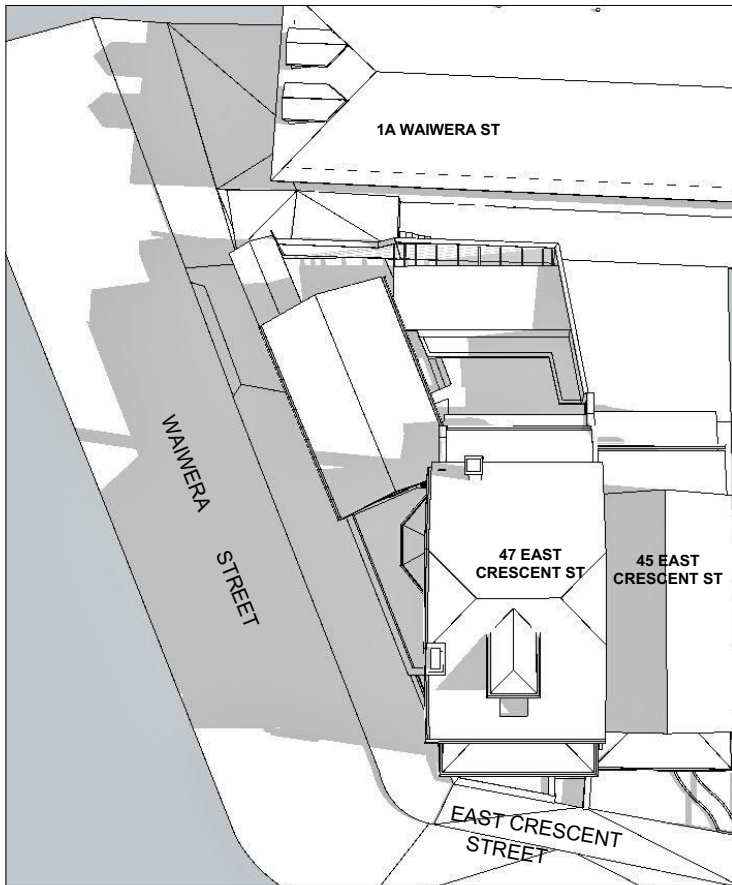
REVIEWED MGB DATE

REVIEWED DATE

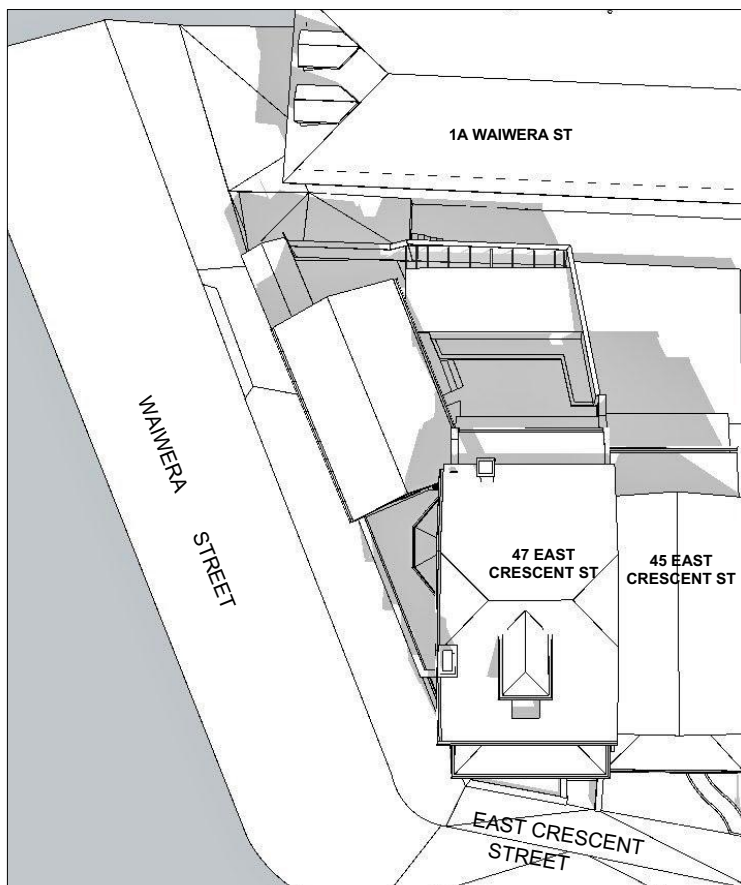
JOB NO
528

DWG NO
DA-36A

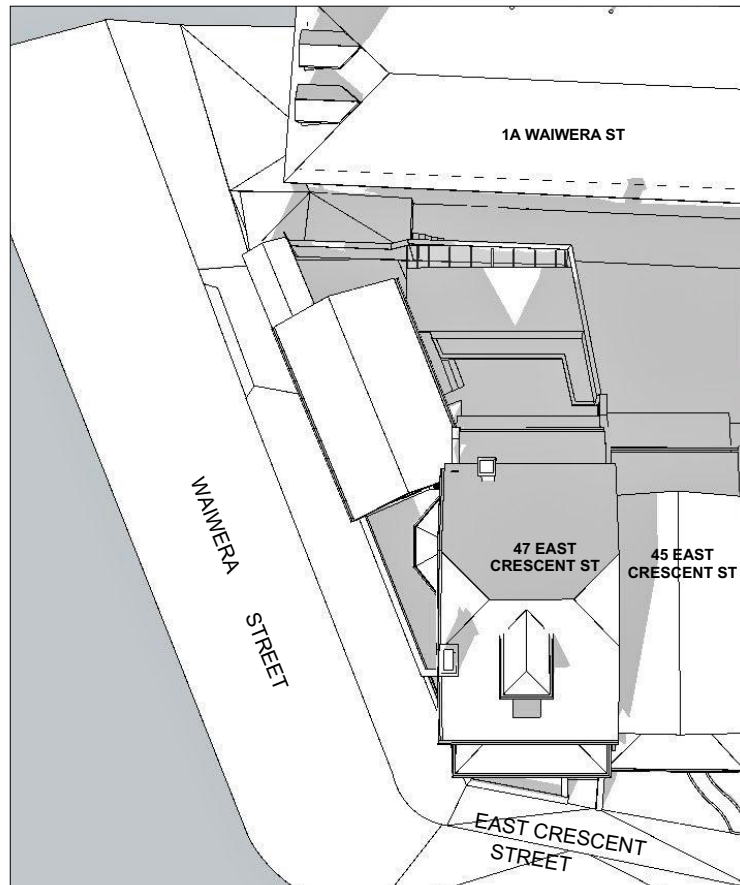
REV NO



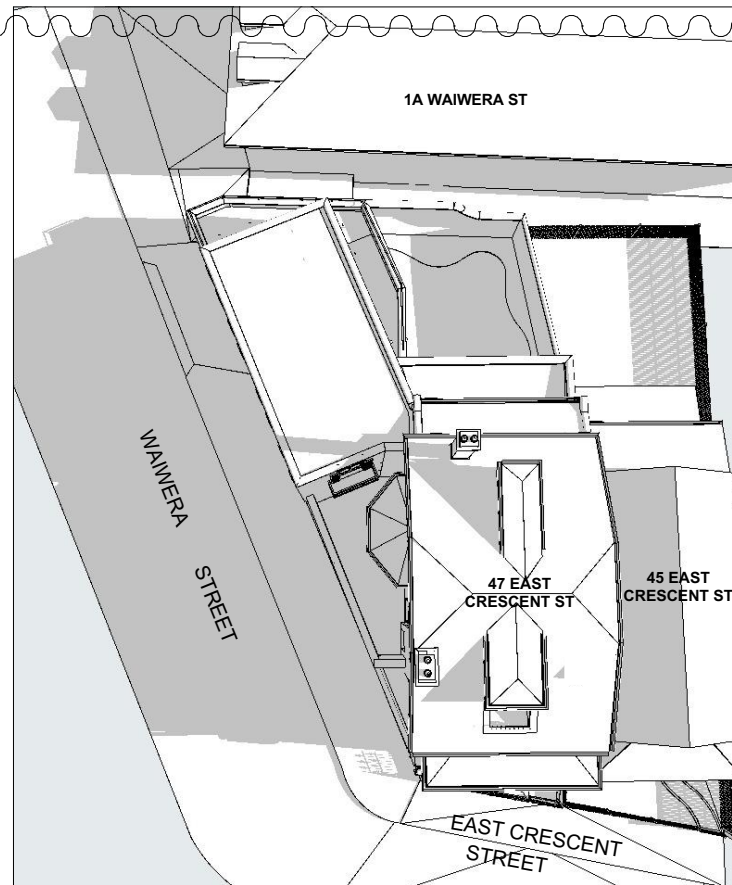
SEPTEMBER 21 EXISTING SUNSHADOWS - 9AM



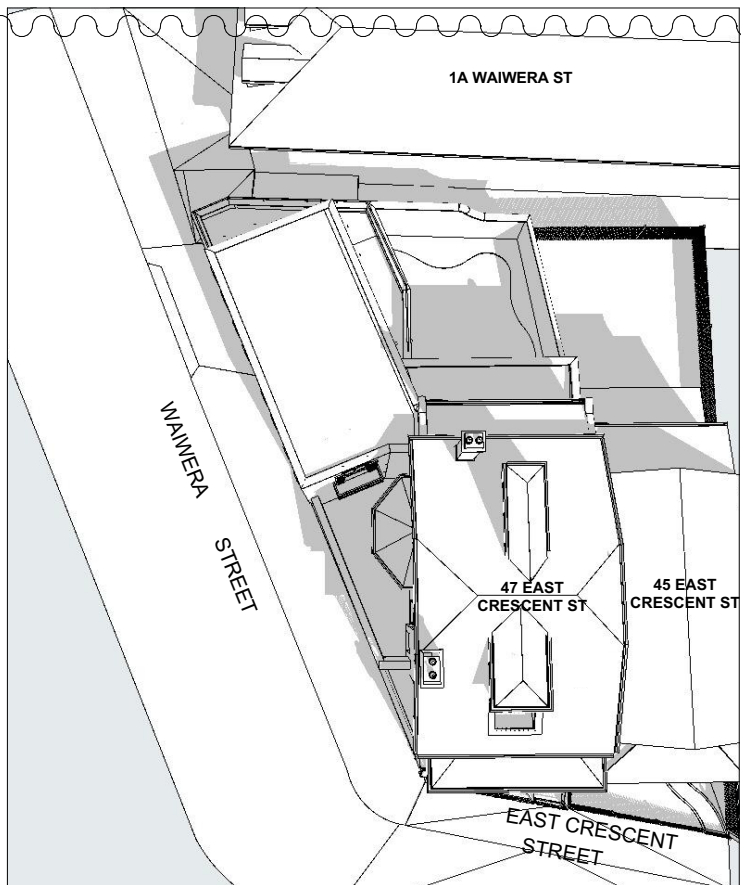
SEPTEMBER 21 EXISTING SUNSHADOWS - 12PM



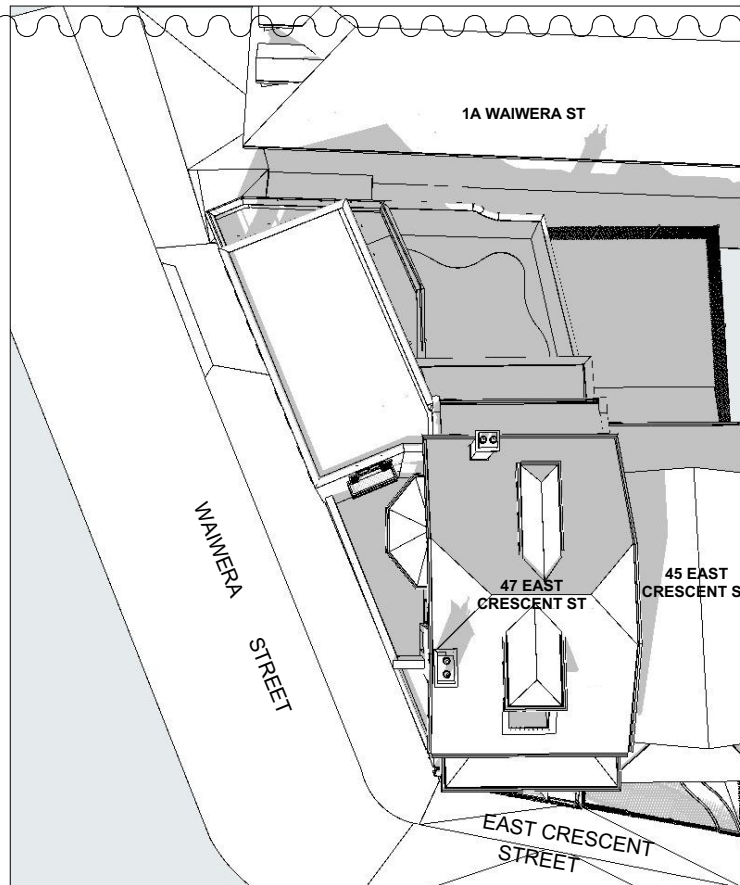
SEPTEMBER 21 EXISTING SUNSHADOWS - 3PM



PROPOSED 9AM SEPTEMBER 21



PROPOSED 12PM SEPTEMBER 21

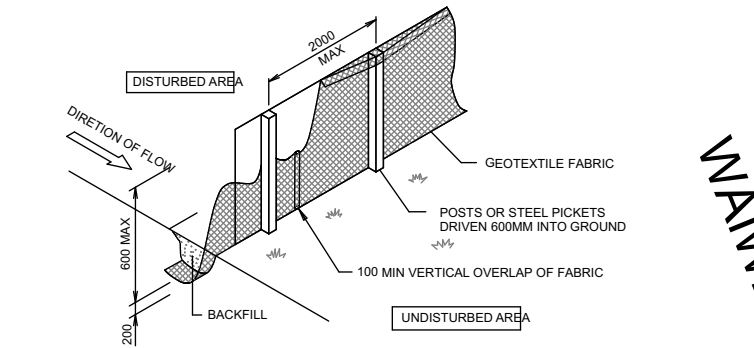


PROPOSED 3PM SEPTEMBER 21

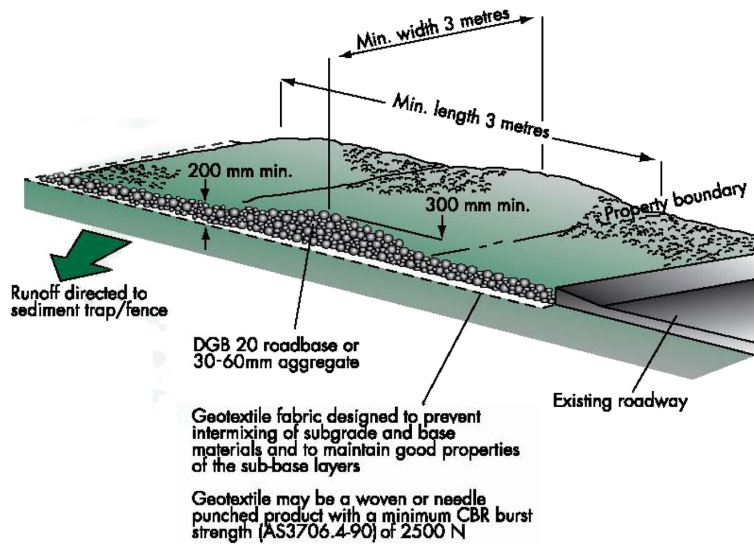
NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060		SCALE: NTS		JOB NO	
A	DORMER AMENDED TO MATCH STYLE & SIZE OF EXISTING DORMER.	11/09/2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE		528	
			SEPTEMBER 21 SUNSHADOW PLANS MBA MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		DRAWN MFB	DATE 11-09-25	DWG NO	
					REVIEWED MGB	DATE	DA-37A	
					REVIEWED	DATE	REV NO	



SEDIMENT FENCE DETAIL
NOT TO SCALE



ENTRY/EXIST STABALISATION ZONE

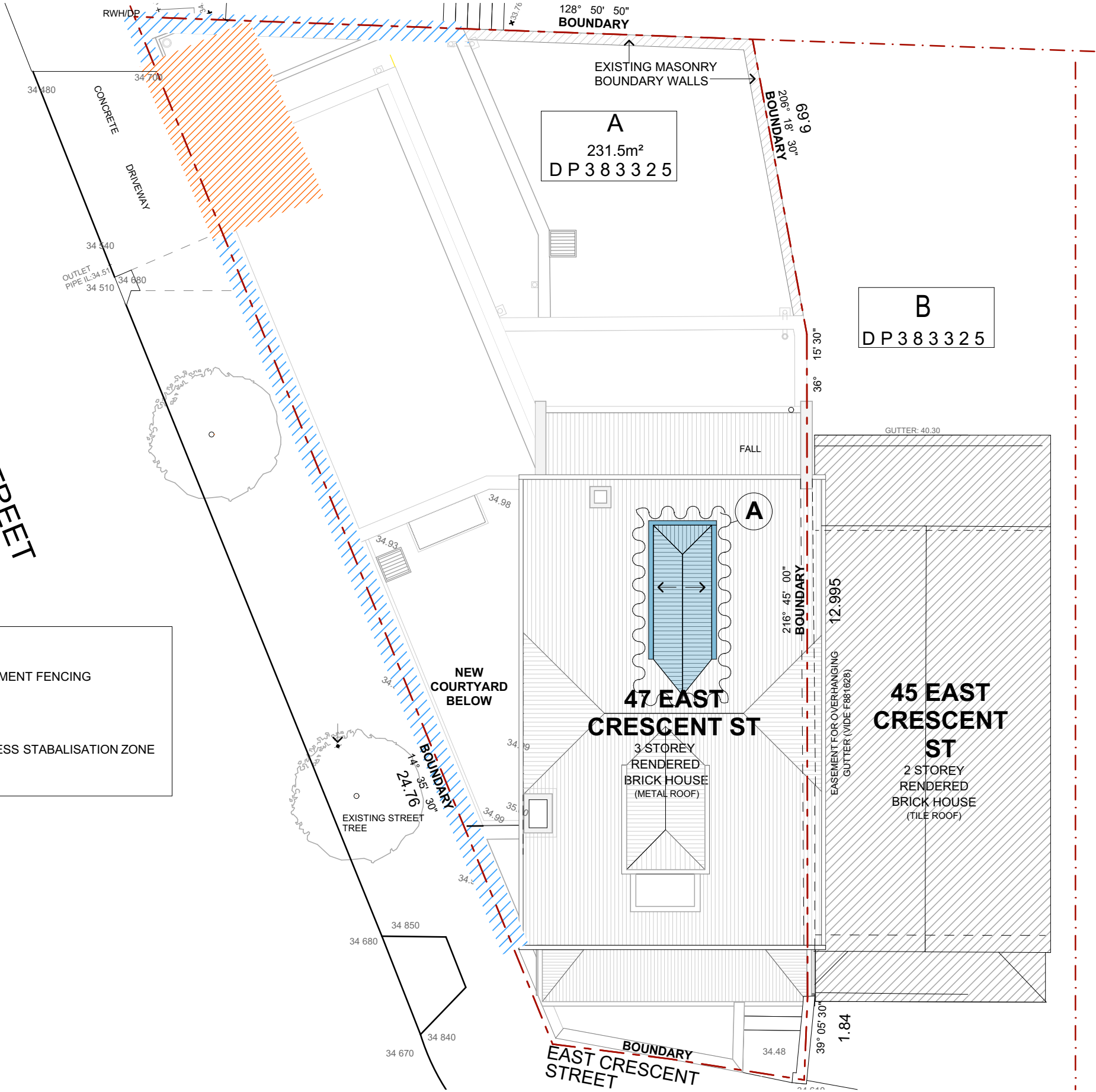
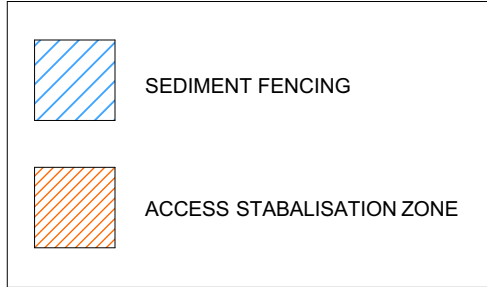
NOTES:

GENERAL

1. All erosion and sediment controls to be in accordance with "Best Practice Erosion and Sediment Control", International Erosion and Sediment Control Association (IECA), Australasia Chapter, 2008 and to the satisfaction of the superintendent.
 2. Temporary drainage control. Flow should be diverted around the work site where possible.
 3. All drainage, erosion and sediment controls to be installed and be operational before commencing up-slope earthworks.
 4. All control measures to be inspected at least weekly and after significant runoff producing storms.
 5. Control measures may be removed when on-site erosion is controlled and 70% permanent soil coverage is obtained over all upstream disturbed land.
 6. In areas where runoff turbidity is to be controlled, exposed surfaces to be either mulched, covered with erosion control blankets or turfed if earthworks are expected to be delayed for more than 14 days.
 7. Straw bale sediment traps are a secondary option which generally should not be used if other options are available.
- SEDIMENT FENCE**
8. Not to be located in areas of concentrated flow.
 9. Normally located along the contour with a maximum catchment area 0.6 ha per 100m length of fence.
 10. Woven fabrics are preferred, non-woven fabrics may be used on small work sites, i.e. operational period less than 6 months or on sites where significant sediment runoff is not expected.
 11. Where fences need to be located across the contour the layout shall conform to "Typical Layout Across Grade".
 12. Fences are required 2m min from toe of cut or fill batters, where not practical one fence can be at the toe with a second fence 1m min away. Fence should not be located parallel with toe if concentration of flow will occur behind the fence.
 13. Temp Construction Entry/Exit Sediment Trap.
 14. Adjacent stormwater runoff to be diverted away from entry/exit.
 15. Wheel - wash or spray unit may be required during wet weather.
 16. Safety issues must be considered at all times, incorporate traffic control devices to the satisfaction of the superintendent.
 17. All dimensions are in millimetres unless shown otherwise.

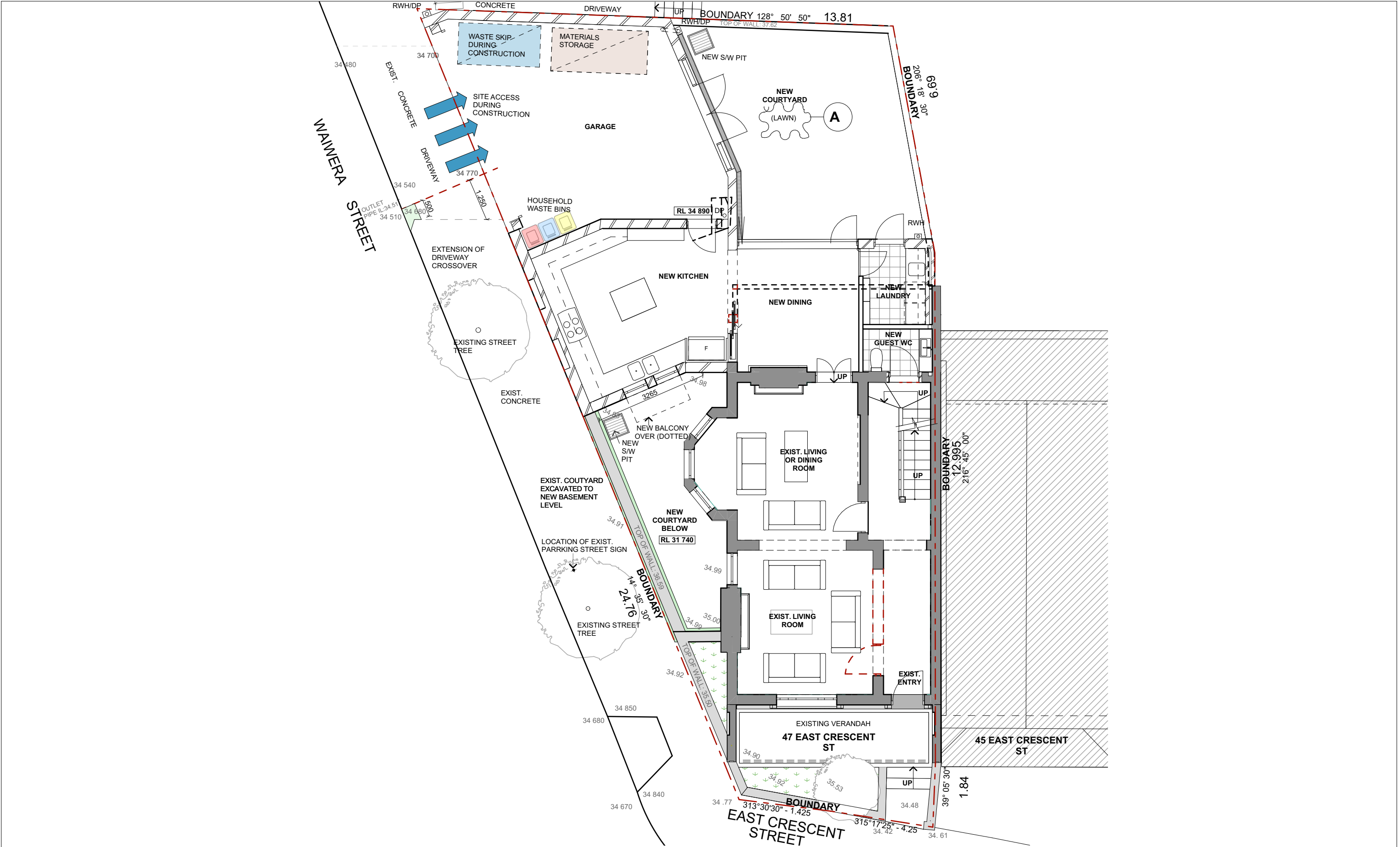
WAIWERA

STREET



NOTES:

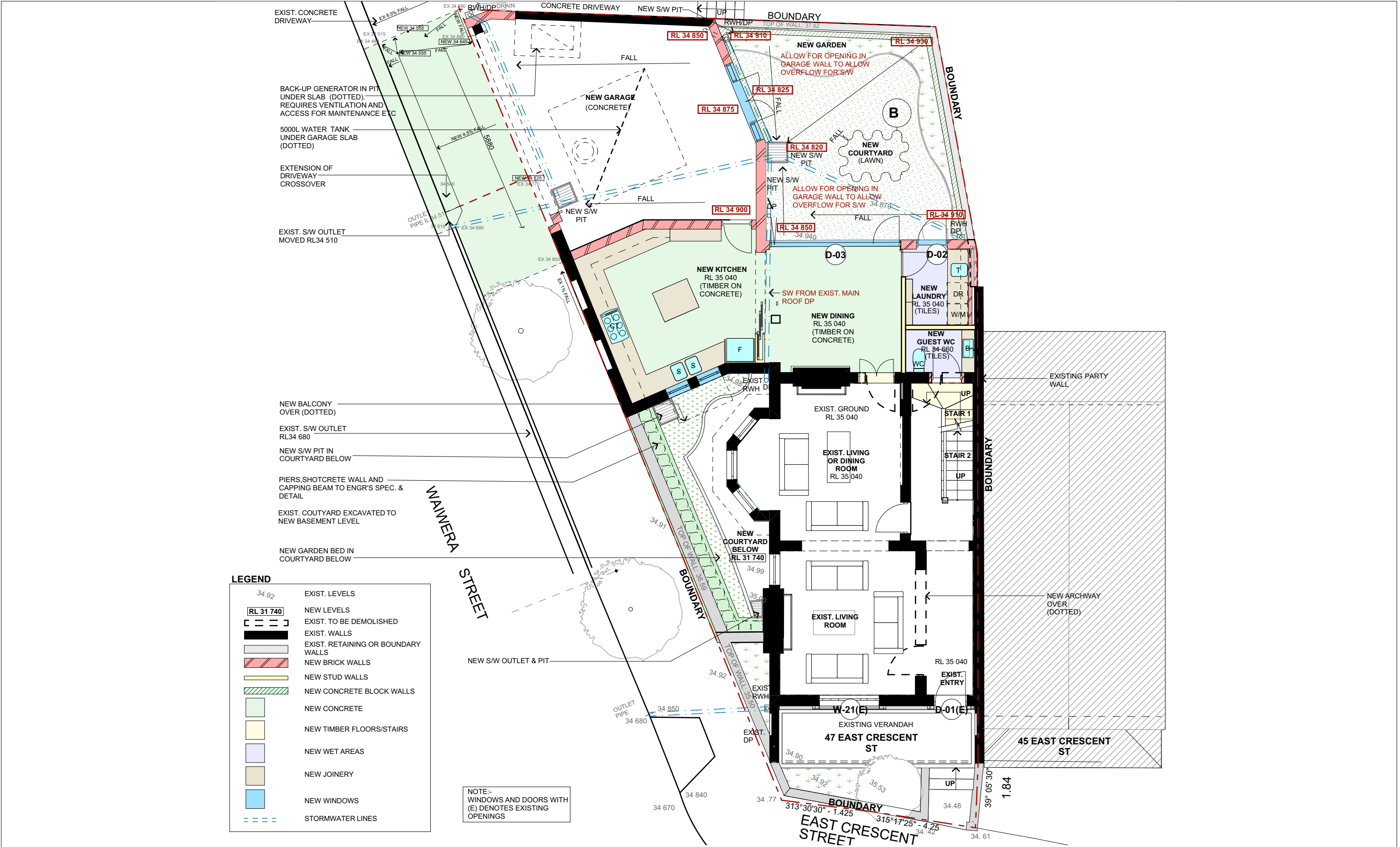
Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:100	
A	AMENDED DORMER	11-09-2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
			EROSION AND SEDIMENT CONTROL PLAN		DRAWN MFB	DATE 11-09-25
					REVIEWED MGB	DATE
			MBA		REVIEWED	DATE
			MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		DWG NO	DA-38A
					REV NO	

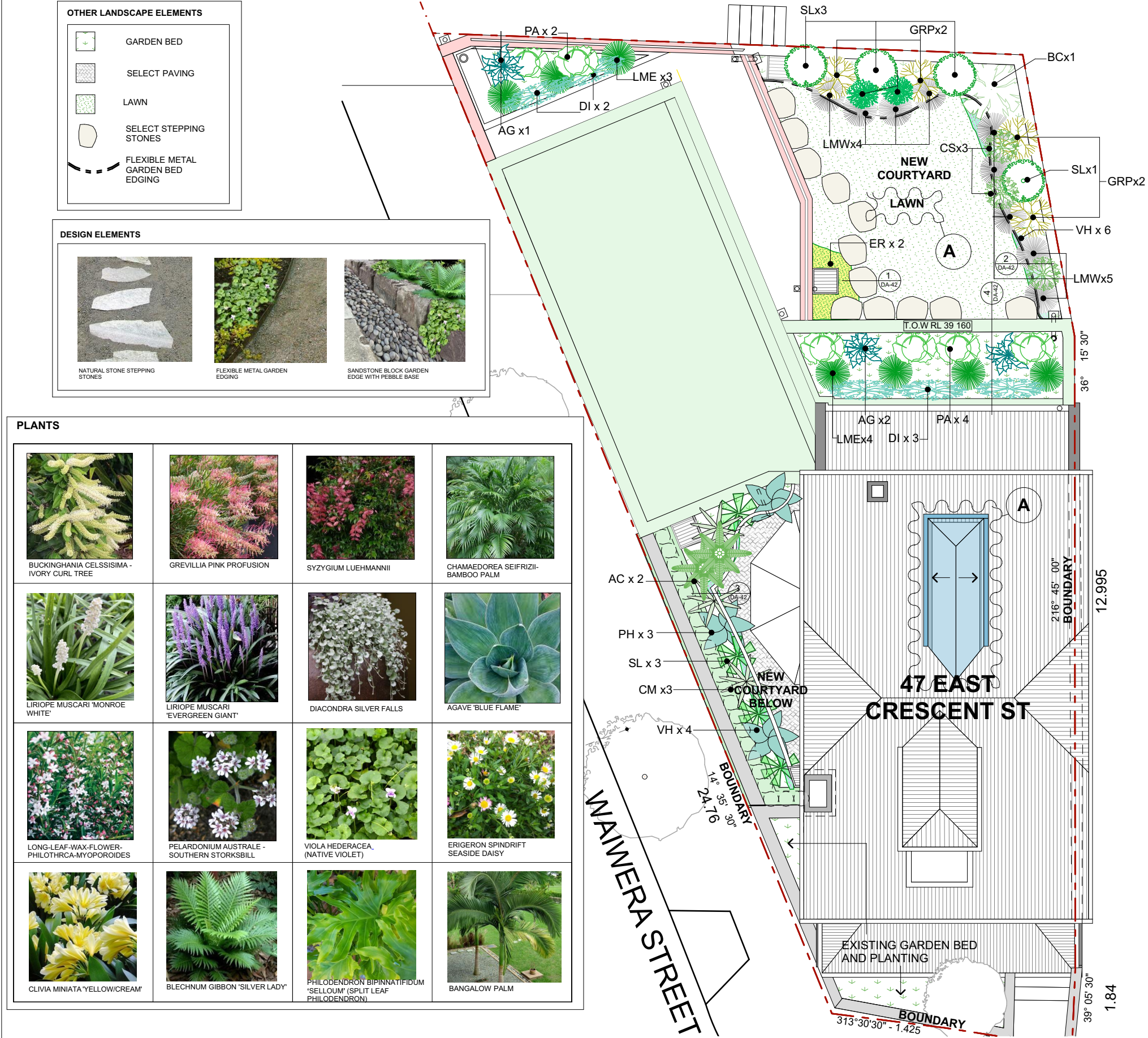


NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:100		
A	COURTYARD AMENDED TO LAWN	11-09-2025			ALL DIMENSIONS TO BE VERIFIED ON THE SITE		JOB NO 528
			WASTE MANAGEMENT PLAN		DRAWN MFB	DATE 11-09-25	DWG NO
				MICHAEL BELL ARCHITECTS PTY LTD	REVIEWED MGB	DATE	DA-39A
				C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335	REVIEWED	DATE	REV NO





PLANT SCHEDULE				
SYMBOL	PLANT	MATURE SIZE (H X W)	POT SIZE	NUMBER
BC	BUCKINGHAMIA CELSSISIMA - IVORY CURL TREE	8-20M X 4M		1
GRP	GREVILLIA PINK PROFUSION	1.5M X 1.5M	140MM	4
SL	SYZYGIUM LUEHMANNII	3M X 3M	140MM	4
CS	CHAMAEDOREA SEIFRIZII- BAMBOO PALM	1-5M X 0.8M	140MM	3
LMW	LIRIOPE MUSCARI 'MONROE WHITE'	0.65M X 1.0M	140MM	9
LME	LIRIOPE MUSCARI 'EVERGREEN GIANT'	0.45M X -0.65M	140MM	6
DI	DIACONDRA SILVER FALLS	0.15M X -0.5M	140MM	5
WF	LONG-LEAF-WAX-FLOWER- PHILOTHRCA-MYOPOROIDES	1.0M X 1.0M	140MM	2
PA	PELARDONIUM AUSTRALE - SOUTHERN STORKSBILL	0.5M X -0.4M	140MM	6
AG	AGAVE 'BLUE FLAME'	1.0M X 1.0M	140MM	3
SL	BLECHNUM GIBBON 'SILVER LADY'	0.7 X 0.7M	140MM	4
CM	CLIVIA MINIATA 'YELLOW/CREAM'	0.5 X 0.5M	140MM	3
PH	PHILODENDRON BIPINNATIFIDUM 'SELLOUM' (SPLIT LEAF PHILODENDRON)	2M H x 2M W	140MM	4
AC	ARCHONTOPHOENIX CUNNINGHAMIANA (BANGALOW PALM)	10-20M H x 2.M W	140MM	2
VH	VIOLA HEDERACEA	0.05M(H)	140MM	10 @ 1.2M SPACING
ER	ERIGERON SPINDRIFT	0.15M(H)	140MM	2

LANDSCAPE NOTES

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE ARCHITECTURAL AND HYDRAULIC PLANS. WORK SPECIFIC TO THOSE PLANS SHOULD BE PREPARED IN ACCORDANCE WITH THOSE PLANS, INCLUDING SPECIFICATIONS AND DETAILS PRIOR TO THE INSTALLATION OF LANDSCAPING AND SHOULD NOT BE ALTERED OR COMPROMISED DURING LANDSCAPE CONSTRUCTION

RETAINING WALLS TO ENGINEERS DETAILS
ELEMENTS SUCH AS DRAINAGE SWALES MAY BE INCORPORATED INTO GARDEN BED AREAS USING NON-FLOATABLE MULCH WITHOUT COMPROMISING CAPACITY AND FORM

THIS PLAN HAS BEEN PREPARED FOR DEVELOPEMENT APPLICATION PURPOSES ONLY, NOT FOR CONSTRUCTION

PLANTING PROPOSED USING ONLY COMMERCIALY AVAILABLE PLANT SPECIES.

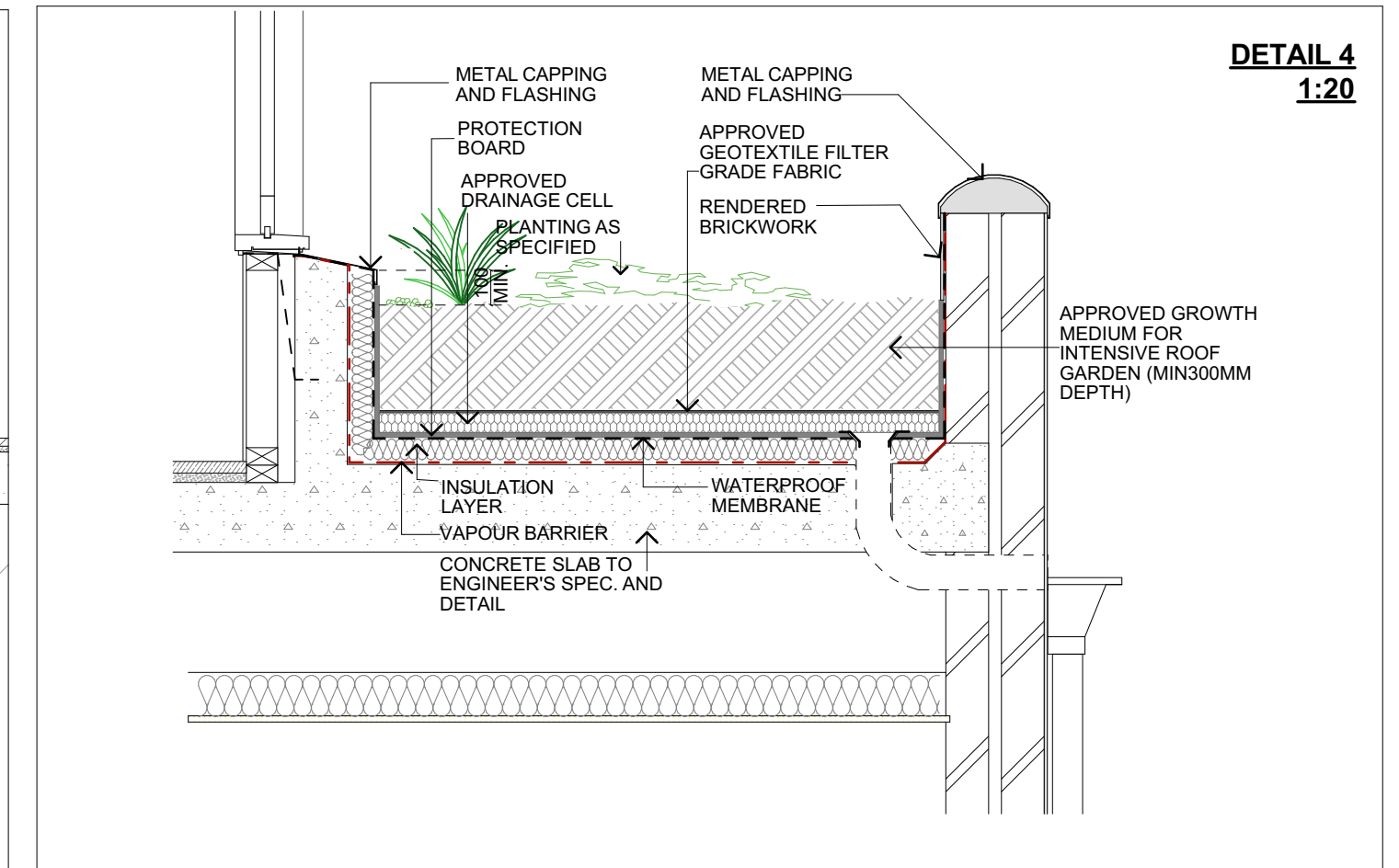
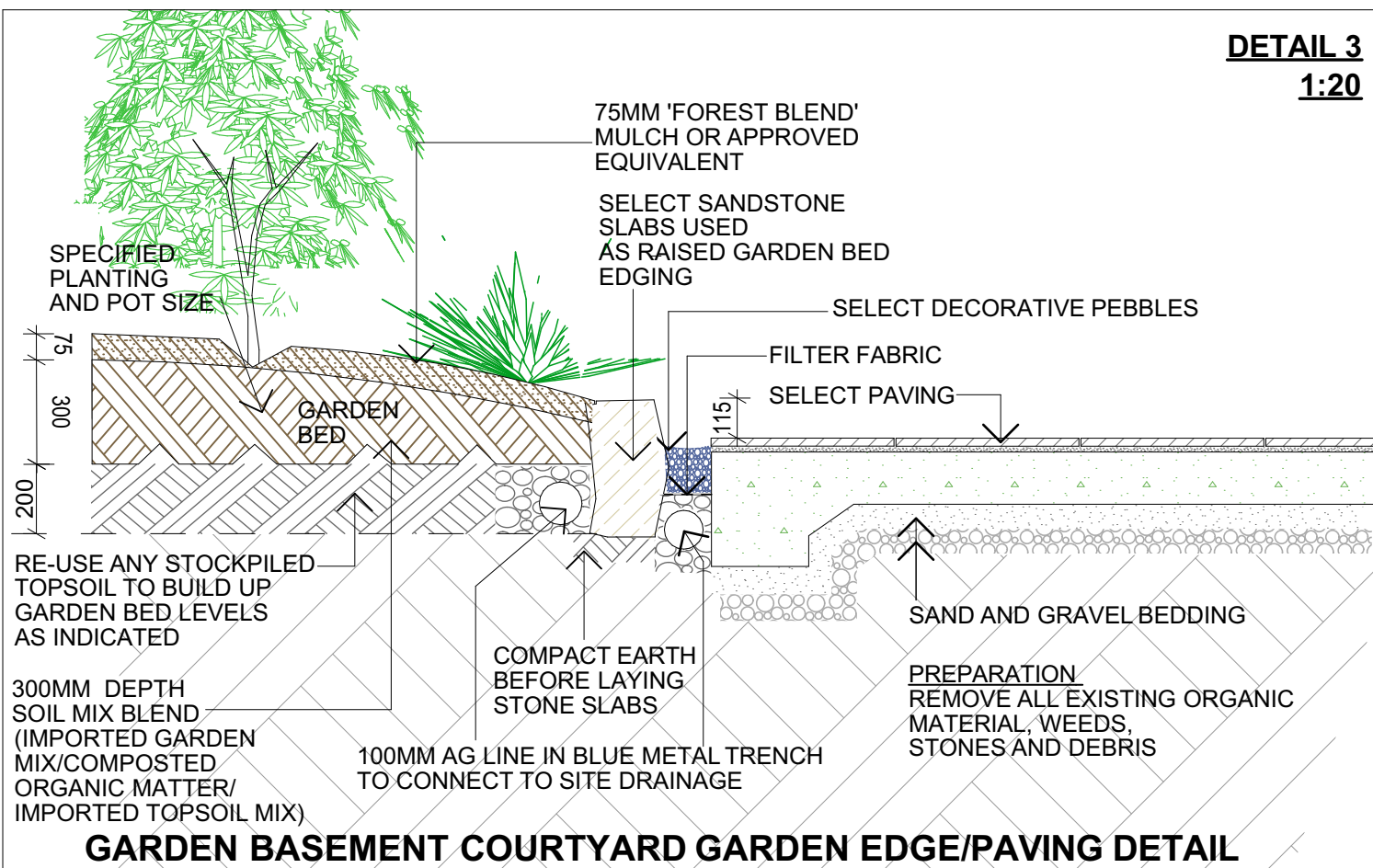
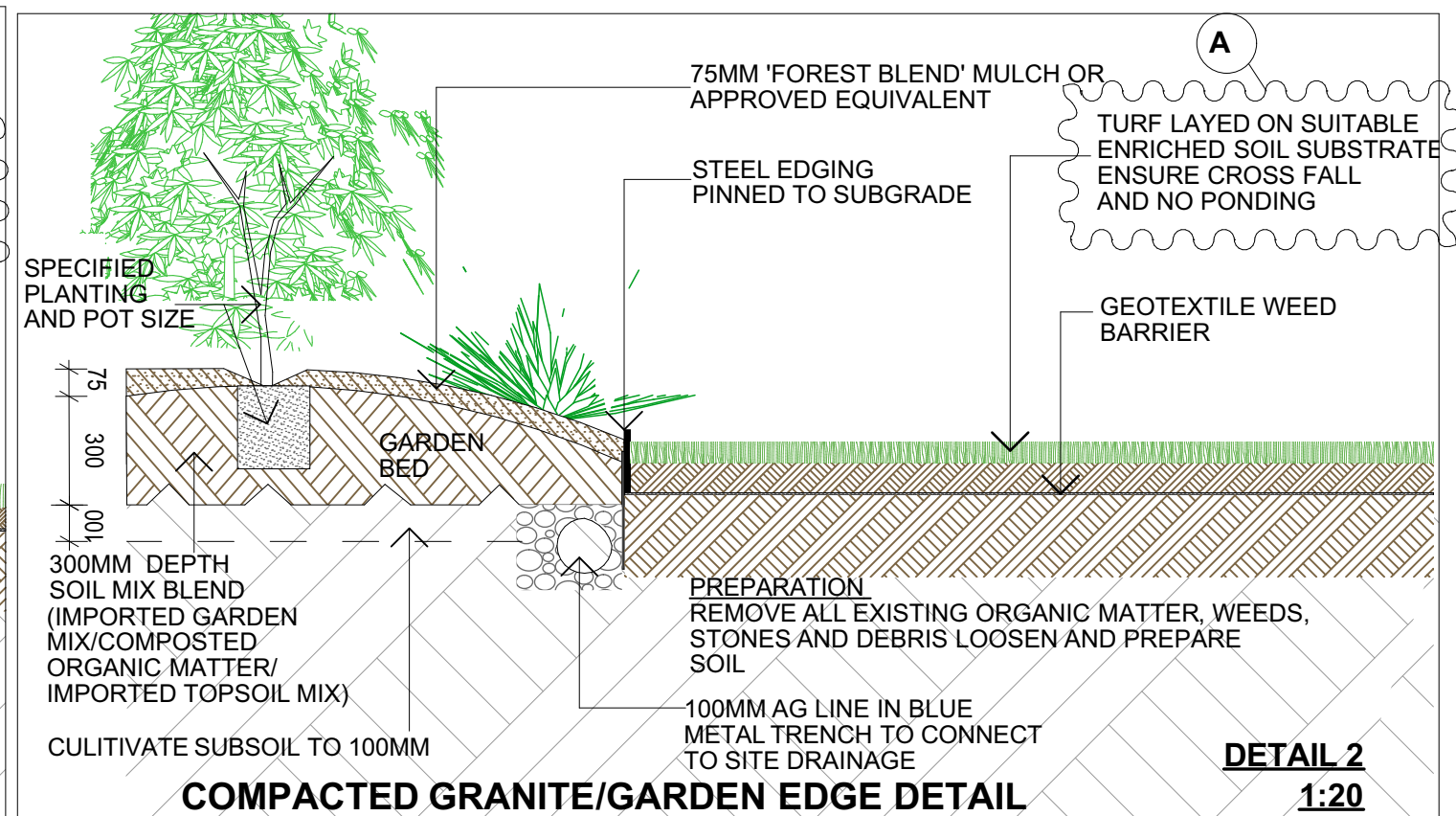
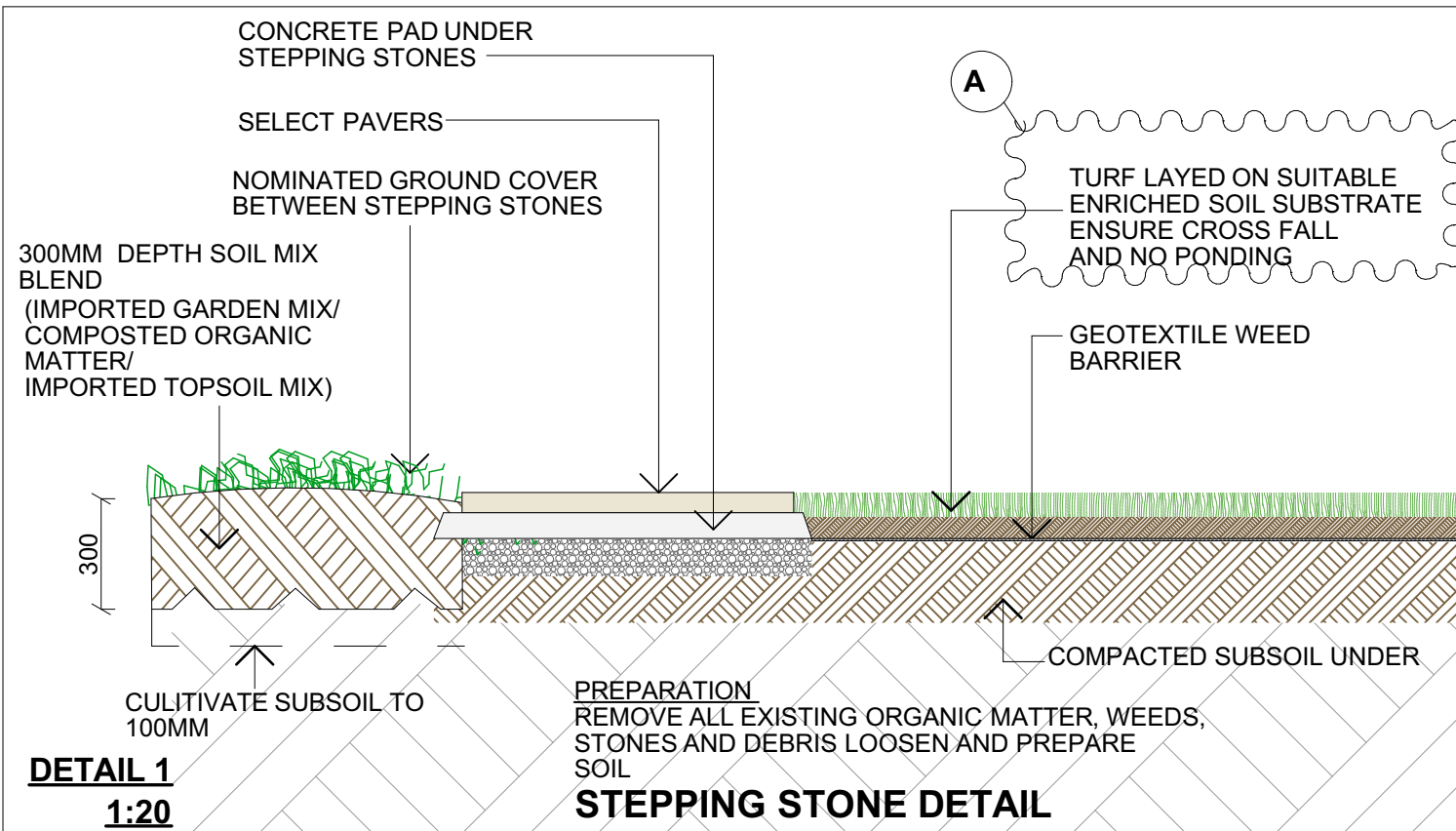
ALL NOXIOUS WEEDS LISTED IN COUNCIL'S WEED LIST AND LOCATED ON THE SITE SHALL BE CONTINUALLY REMOVED AND SUPPRESSED.

RE-INSTATE ANY BOUNDARY FENCING IN POOR CONDITION WITH COUNCIL APPROVED 1.8M HIGH FENCING. POLLUTION, SEDIMENT AND EROSION CONTROL DEVICES, AS SPECIFIED, SHALL BE IN PLACE AND MAINTAINED DURING THE DURATION OF THE CONSTRUCTION PERIOD. PROPOSED EXCAVATION NEAR EXISTING ESTABLISHED TREES TO BE SUPERVISED BY AN ARBORIST.

LANDSCAPE NOTES

1. ALL FINAL PLANT QUANTITIES INDICATED ON THE PLANS SHALL BE CHECKED AND VERIFIED BY THE SUCCESSFUL LANDSCAPE CONTRACTOR
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED BY THE ARCHITECT PRIOR TO PURCHASING
3. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER AND DRAINAGE SERVICES. LOCATE TREES A MINIMUM OF 1.25M FROM PITS
4. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

NOTES:		Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060			SCALE 1:100					
		A	COMPACTED GRANITE IN COURTYARD AMENDED TO LAWN+ AMENDED DORMER	08/09/2025				ALL DIMENSIONS TO BE VERIFIED ON THE SITE		JOB NO 528			
					LANDSCAPE PLAN			DRAWN MFB	DATE 11-09-25	DWG NO DA-41A			
								REVIEWED MGB	DATE				
								MBA MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335			REVIEWED	DATE	REV NO



NOTES:



Amendments	Date
A COMPACTED GRANITE IN COURTYARD AMENDED TO LAWN	11/09/2025

PROPOSED ALTERATIONS AND ADDITIONS AT
47 EAST CRESCENT ST
LAVENDER BAY, NSW, 2060

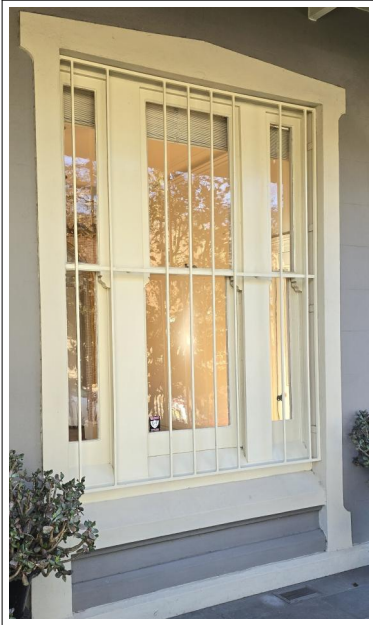
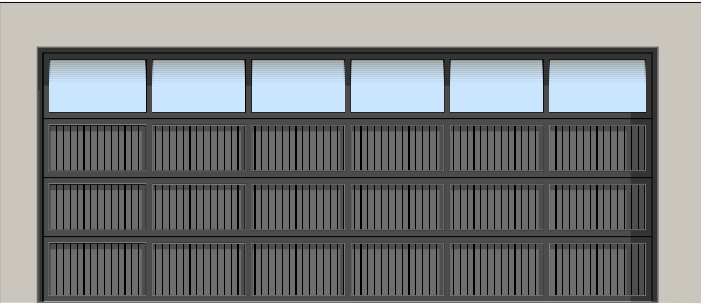
LANDSCAPE DETAILS

MBA

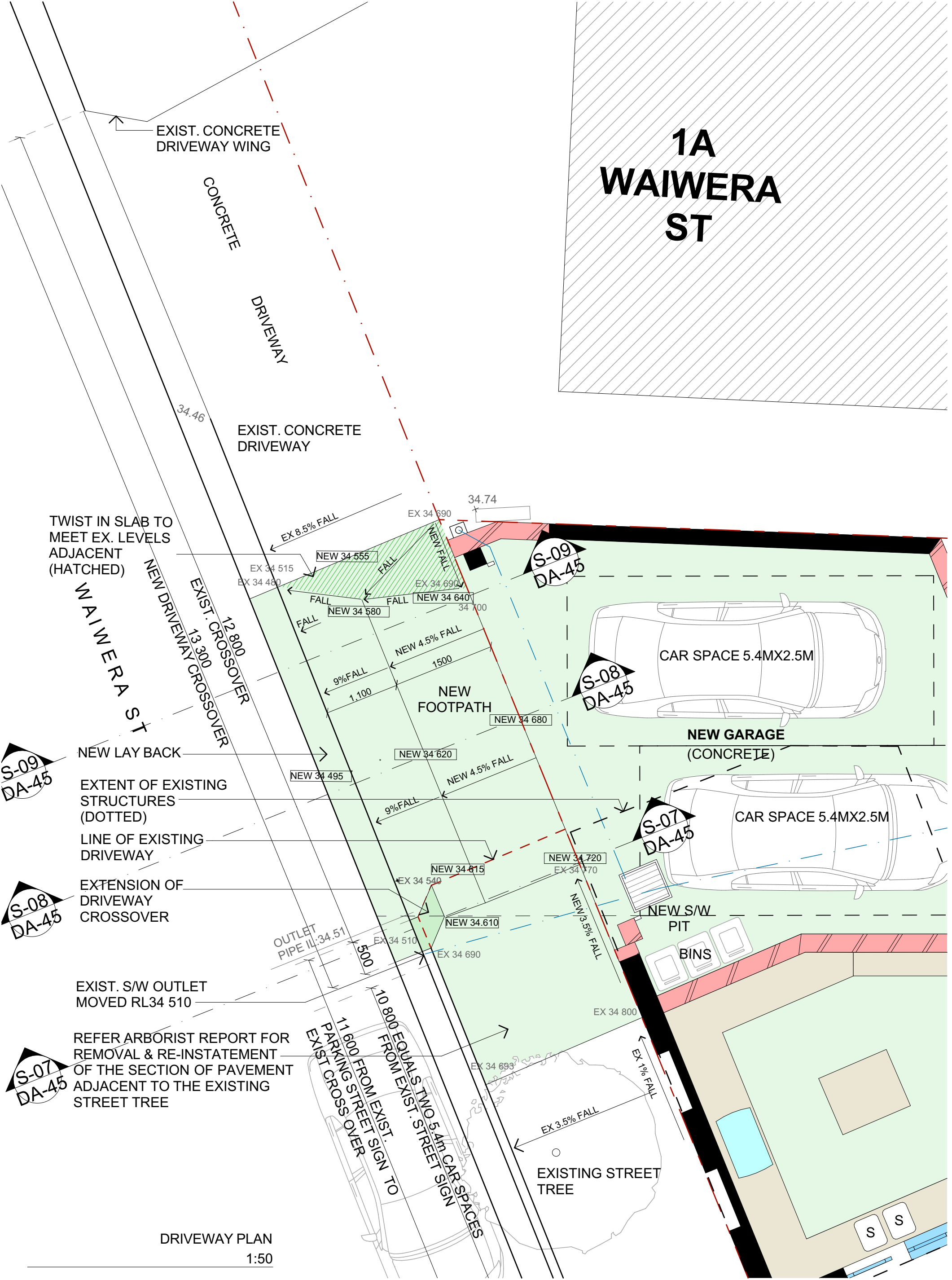
MICHAEL BELL ARCHITECTS PTY LTD
C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007
TEL 02 9212 0422 FAX 02 9212 0322
REGISTERED ARCHITECT'S NUMBER 6335

SCALE	1:20	JOB NO
ALL DIMENSIONS TO BE VERIFIED ON THE SITE		528
DRAWN MFB	DATE 11-09-25	DWG NO
REVIEWED MGB	DATE	DA-42A
REVIEWED	DATE	REV NO

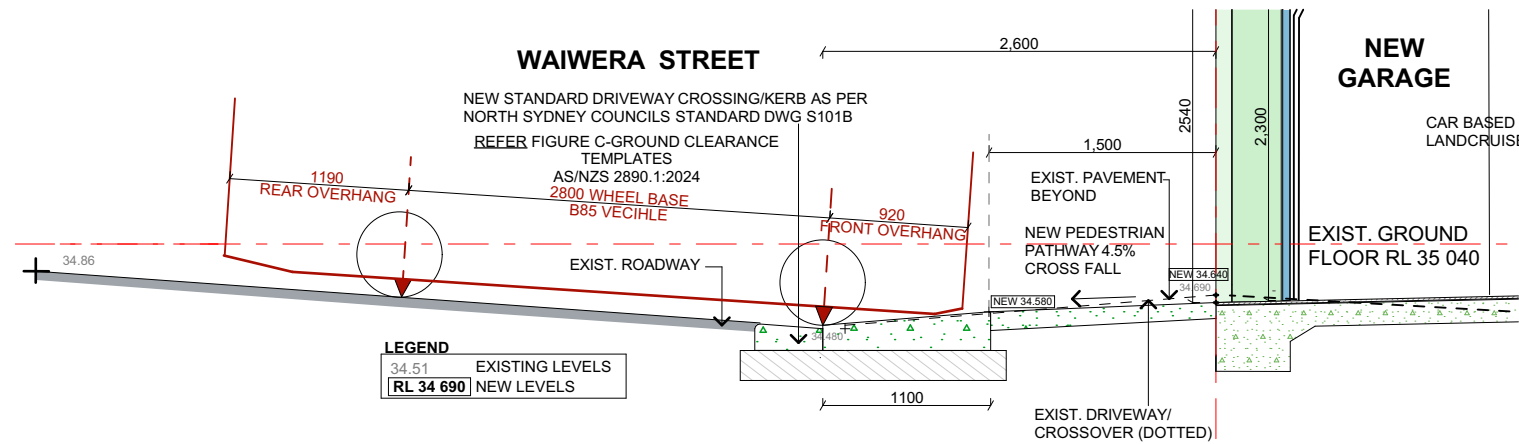
EXTERIOR MATERIALS AND FINISHES SCHEDULE

WALLS	WINDOWS/DOORS	PAVING	ROOFING, RAINWATER HEADS, GUTTERS AND DOWNPIPES
RENDERED BRICKWORK - TO MATCH EXISTING  WEATHERBOARD TO SIDE OF DORMERS- DULUX BEIGE ROYAL QUARTER 	TIMBER FRAMED TO MATCH EXISTING 	A  EXISTING ENTRY VERANDA- AS EXISTING (FLAGSTONES)  NEW NORTH COURTYARD- LAWN AND STEPPING STONES  BASEMENT COURTYARD- SANDSTONE FLAGSTONES	R/W HEADS AND DP'S - TO MATCH EXISTING  CORRUGATED GALVINISED STEEL, PAINTED TO MATCH EXISTING 
EXPOSED RAFTERS AND MASONRY BUILDING TRIM	WROUGHT IRON FENCING,BALUSTRADES AND TRIM	SHUTTERS FASCIA BOARDS	GARAGE DOOR
 TO MATCH EXISTING	TO MATCH EXISTING 	 TO MATCH EXISTING 	MONARCH 'RENLITA' SOVERIEGN DOOR METAL FRAMES POWDER COATED- MONUMENT INFILL GLAZING VERTICAL TIMBER BOARDS- DULUX DOMINO 

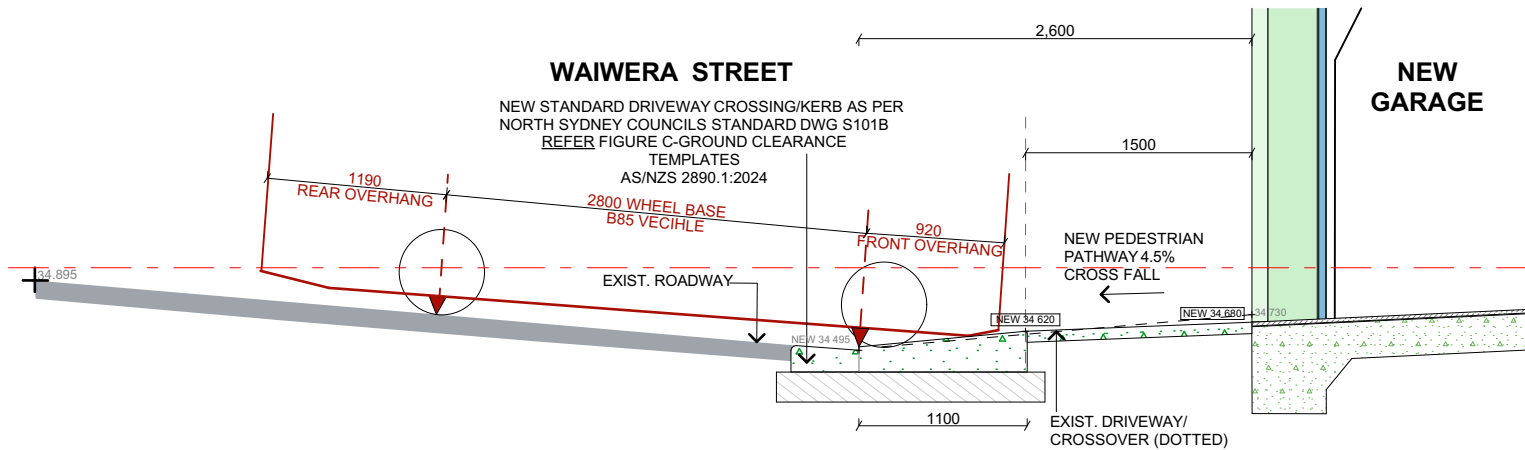
NOTES:	Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE: NTS	
	A	COMPACTED GRANITE IN COURTYARD AMENDED TO LAWN	11/09/2025			ALL DIMENSIONS TO BE VERIFIED ON SITE	JOB NO. 528
				EXTERIOR FINISHES SCHEDULE		DWN MFB	DATE 11-09-25
				 MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		REVIEWED MGB	DATE
						REVIEWED	DATE
						REVIEWED	DATE



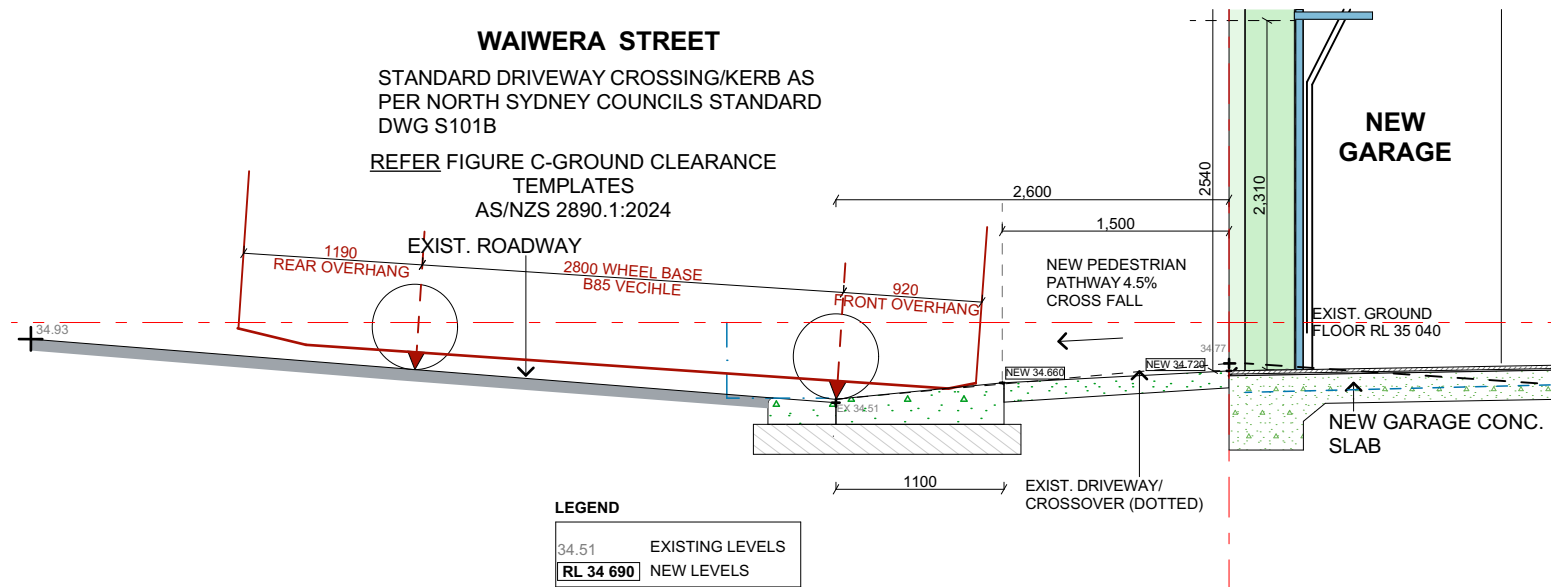
NOTES:	Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY, NSW, 2060		SCALE 1:50	ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528
				DRIVEWAY PLAN		DRAWN MEB	DATE 11-09-25	DWG NO DA-45
				MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335		REVIEWED MGB	DATE	REV NO
						REVIEWED	DATE	REV NO



S-09 - CROSSOVER/DRIVEWAY SECTION -NORTH END
1:50



SECTION S-08 DRIVEWAY/GARAGE/COURTYARD-MIDDLE
1:50

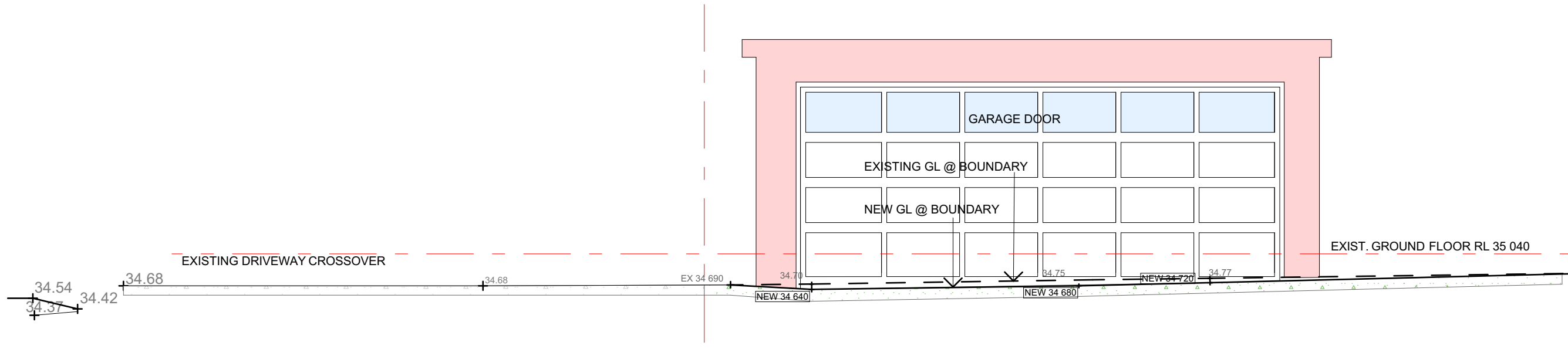


SECTION S-07 DRIVEWAY/GARAGE/COURTYARD-SOUTH END
1:50

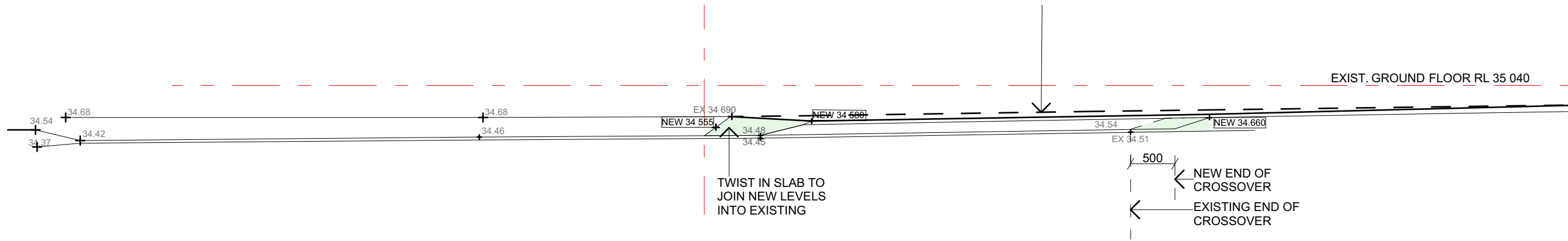
NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:50		
					ALL DIMENSIONS TO BE VERIFIED ON THE SITE	JOB NO 528	
			DRIVEWAY SECTIONS		DRAWN MFB	DATE 11-09-25	DWG NO
				MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335	REVIEWED MGB	DATE	DA-46
					REVIEWED	DATE	REV NO



DRIVEWAY SECTION AT BOUNDARY
1:50



DRIVEWAY SECTION AT KERB
1:50

NOTES:



Amendments		Date	PROPOSED ALTERATIONS AND ADDITIONS AT 47 EAST CRESCENT ST LAVENDER BAY,NSW,2060		SCALE 1:50		
					ALL DIMENSIONS TO BE VERIFIED ON THE SITE		JOB NO 528
					DRAWN MFB		DATE 11-09-25
			REVIEWED MGB		DATE		
			REVIEWED		DATE		
			DWG NO		DA-47		
			REV NO				

DRIVEWAY SECTIONS			MICHAEL BELL ARCHITECTS PTY LTD C3 / 372 - 428 WATTLE STREET ULTIMO NSW 2007 TEL 02 9212 0422 FAX 02 9212 0322 REGISTERED ARCHITECT'S NUMBER 6335				