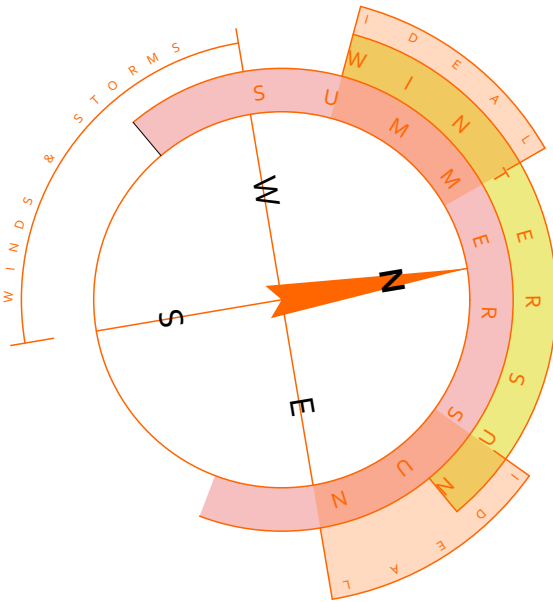


9am SHADOW DIAGRAMS



ANALYSIS:

ALL EASTERN NEIGHBOURING PROPERTIES HOLD ALL EXISTING SOLAR ACCESS AT 9AM-1PM
PART OF THE FRONT SETBACK OF ADJOINING PROPERTY, NO. 4 WILL HAVE AN ADDITIONAL AREA OF OVERSHADOWING AT 9AM-10AM
THE BULK OF THE SHADOWING FALLS TO THE FRONT FOOTPATH OUTSIDE OF THE SITE

AREA OF SHADOWING THAT FALLS TO THE SITE DURING 9AM WINTER

AREA OF SHADOWING THAT FALLS TO THE SITE DURING 9AM WINTER

EXTENT OF ADDITION

9am PROPOSED - SHADOW DIAGRAM 1:200

9am EXISTING - SHADOW DIAGRAM 1:200

G	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	26.11.2024						
F	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	15.11.2024						
E	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	14.11.2024						
D	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	01.11.2024						
C	RP	UPPER FLOOR ISSUED FOR CONSIDERATION	25.02.2022						
B	RP	ISSUED FOR CLIENT APPROVAL	24.02.2022						
A	RP	ISSUED FOR INITIAL REVIEW	10.01.2022	H	RP	DEVELOPMENT APPLICATION SUBMISSION	09.01.2022		
ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE		

GENERAL NOTES

1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. DO NOT SCALE OFF DRAWINGS.

DEVELOPMENT APPLICATION
- NOT FOR APPROVALS or CONSTRUCTION

3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION or AS APPROVED EDITION OF THE BCA (NATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS and CONDITIONS OF CONSENT.
4. THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and THE CLIENT'S CONSULTANTS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OVERHEAD SERVICES, and FLOOR AREAS CHECKED AND VERIFIED.
6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.



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LOT & DP

LOT 12; DP 12383

COUNCIL:
NORTHERN BEACHES COUNCIL
MANLY

PROJECT

ALTERATIONS and ADDITIONS:
- Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept
2 NEW STREET EAST, BALGOWLAH NSW, 2093

CLIENT

M & N DeGARIS

Designer

HARGROVES DESIGN CONSULTANTS

M: 0410 669 148
E: jacqui@hargroves.com.au

DATE

DEC 2021

SCALE

AS NOTED
DRAWN: R.P.

9am SHADOW DIAGRAMS - EXISTING & NEW

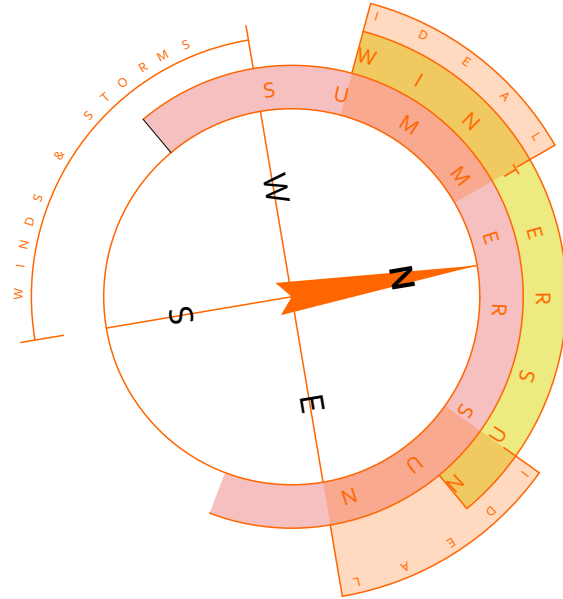
Sheet No

DA-120

Issue

H

12pm SHADOW DIAGRAMS



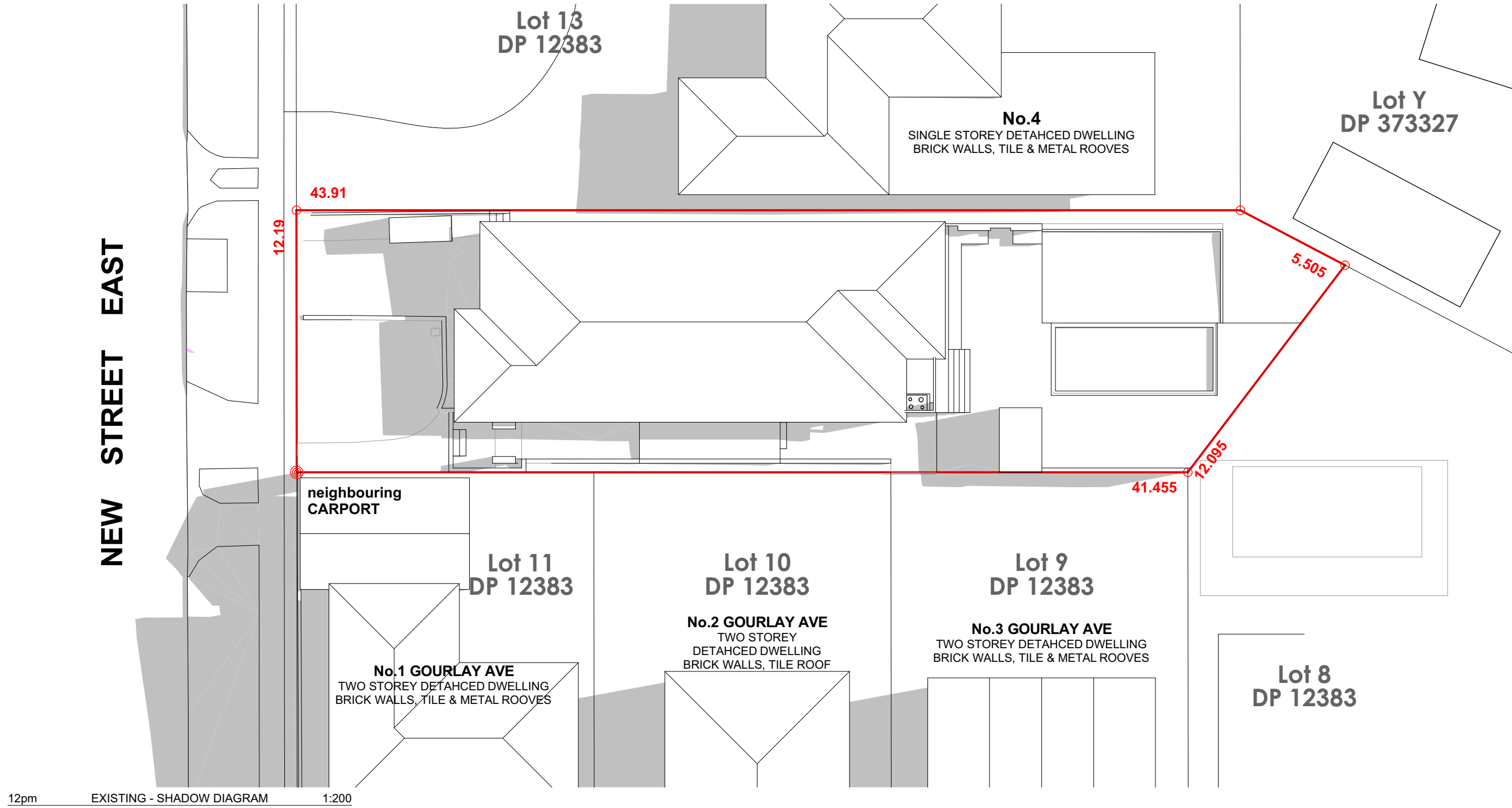
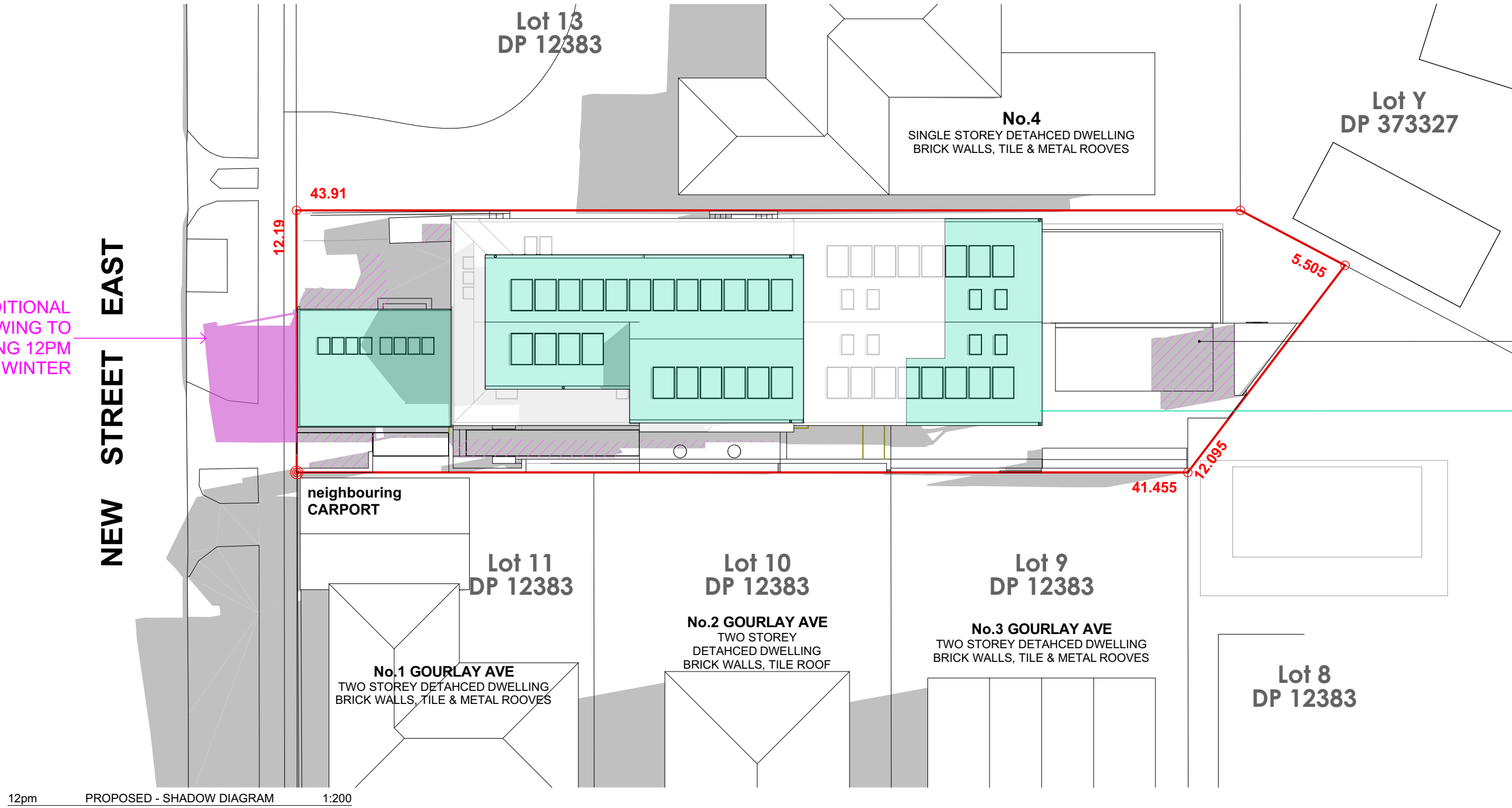
ANALYSIS:

ALL NEIGHBOURING PROPERTIES HOLD ALL EXISTING SOLAR ACCESS AT 12PM
THE BULK OF THE SHADOWING FALLS TO THE FRONT FOOTPATH OUTSIDE OF THE SITE
NEW OVERSHADOWING TO EASTERN SIDE PATHWAY AND TO PART OF THE FRONT SETBACK
INCREASED LEVEL OF SOLAR ACCESS TO REAR PATIO AT THE EASTERN END

AREA OF ADDITIONAL
OVERSHADOWING TO
STREET DURING 12PM
WINTER

AREA OF SHADOWING THAT
FALLS TO THE SITE DURING
12PM WINTER

EXTENT OF ADDITION

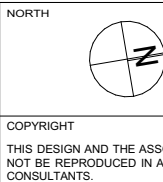


G	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	26.11.2024						
F	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	15.11.2024						
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ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE		

GENERAL NOTES
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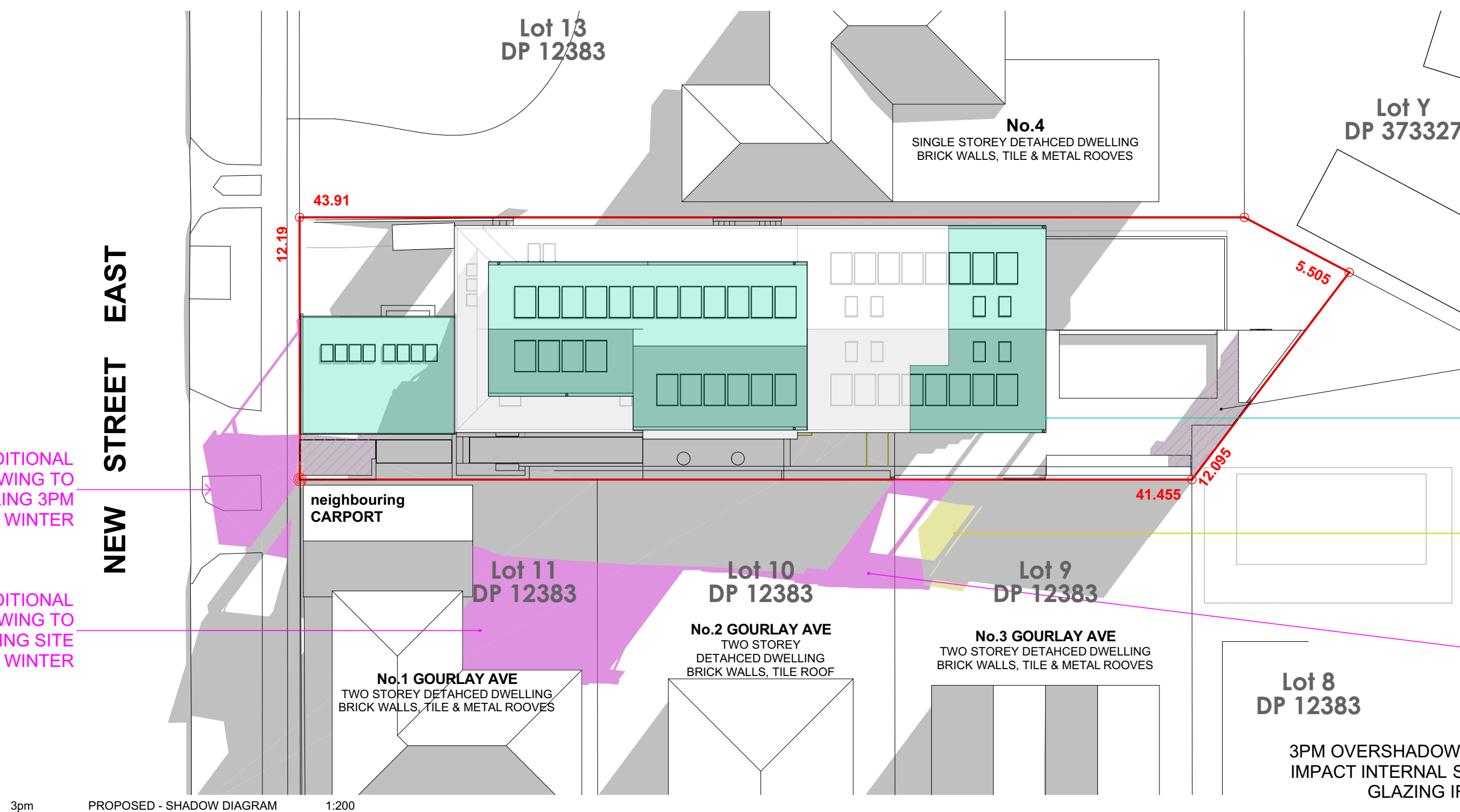
PROJECT
ALTERATIONS and ADDITIONS:
- Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept
2 NEW STREET EAST, BALGOWLAH NSW, 2093

CLIENT
M & N DeGARIS

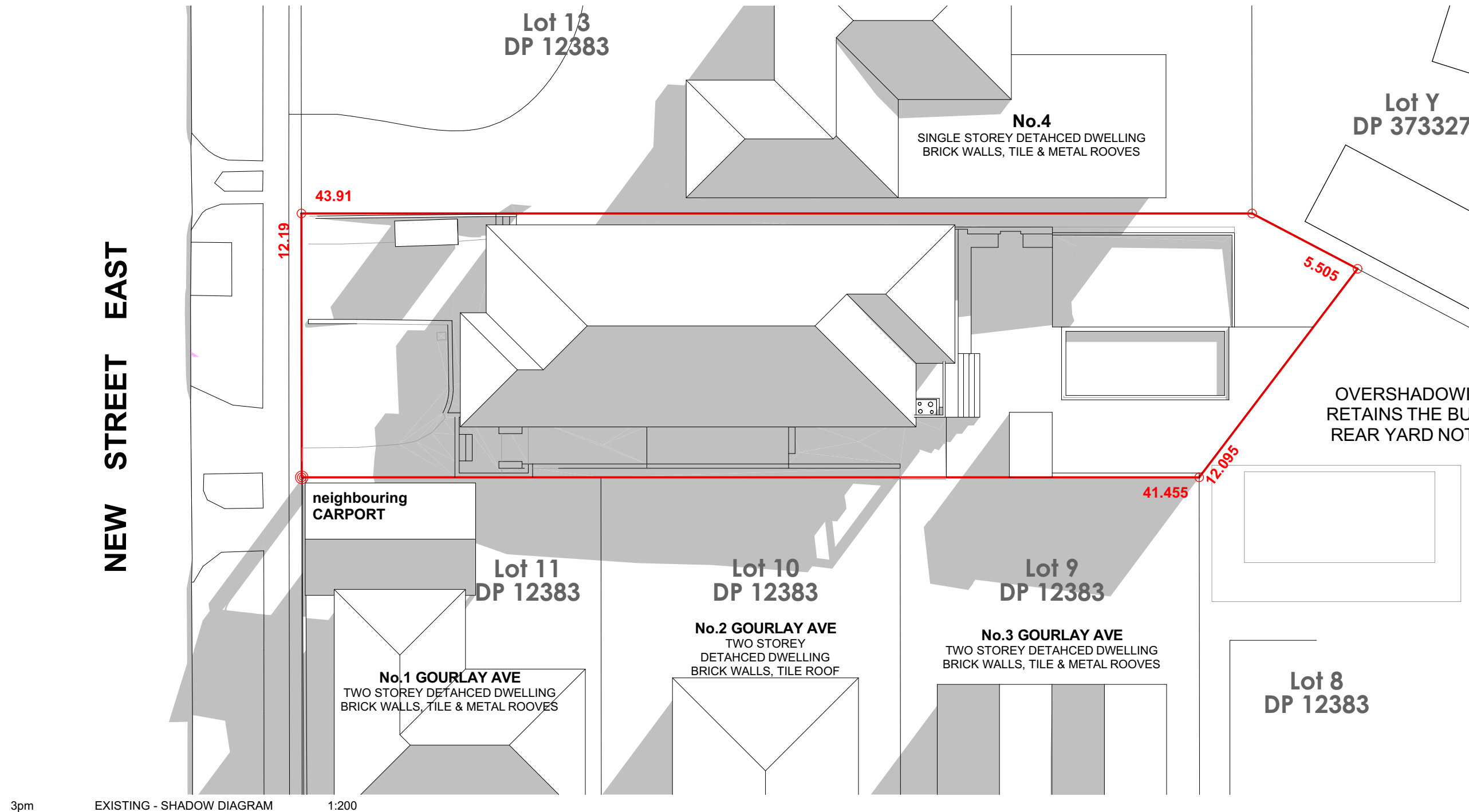
Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au

DATE: DEC 2021
SCALE: AS NOTED
DRAWN: R.P.
TITLE: **12pm SHADOW DIAGRAMS - EXISTING & NEW**
Sheet No: **DA-121**
Issue: **H**

No. 3 GOURLAY AVENUE WILL OBTAIN GREATER SOLAR ACCESS DUE TO THE REMOVAL OF THE EXISTING SIDE SHED No. 1 GOURLAY AVENUE WILL HAVE 1 HR OF SOLAR ACCESS DISRUPTED DURING WINTER. FROM 2PM-3PM THE NEW FIRST FLOOR WILL SHADE THE REAR YARD TO THE EDGE OF THE BUILDING LINE. THIS STILL AFFORDS No.1 AT LEAST 3HRS OF SOLAR ACCESS TO PRINCIPAL PRIVATE OPEN SPACE DURING WINTER - COMPLIES No.2 GOURLAY AVENUE WILL HAVE MINOR IMPACT TO THE REAR YARD



AREA OF ADDITIONAL
OVERSHADOWING TO
NEIGHBOURING SITE
DURING 3PM WINTER


[illegible]

DEVELOPMENT APPLICATION
- NOT FOR APPROVALS or CONSTRUCTION

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PROJECT
ALTERATIONS and ADDITIONS:
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Rectifications and Improvements; and Landscape Concept
2 NEW STREET EAST, BALGOWLAH NSW, 2093

	CLIENT
D MAY	M & N DeGARIS

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E: jacqui@hargroves.com.au

DATE	DEC 2021	TITLE	Sheet No
SCALE	AS NOTED @ A2	3pm SHADOW DIAGRAMS - EXISTING & NEW	DA-122
COMPA	S.D.		