

DRAWING LIST

- DA 01 COVER PAGE
- DA 02 SITE PLAN / SITE ANALYSIS
- DA 03 GARAGE PLAN
- DA 04 STUDIO PLAN
- DA 05 ROOF PLAN
- DA 06 SECTIONS and ELEVATIONS
- DA 07 ELEVATIONS
- DA 08 SHADOW DIAGRAMS - 9-10AM
- DA 09 SHADOW DIAGRAMS - 11-12NOON
- DA 10 SHADOW DIAGRAMS - 1-2PM
- DA 11 SHADOW DIAGRAMS - 3PM
- DA 12 GFA DIAGRAMS
- DA 13 STORMWATER PLANS

GROSS FLOOR AREA CALCULATION


TOTAL SITE AREA = 450.2 sqm
 ALLOWABLE FSR = 0.5:1sqm
 ALLOWABLE GFA = **225sqm**


EXISTING GF GFA = 113 sqm
 EXISTING FF GFA = 75 sqm
 TOTAL EXISTING GFA = **188 sqm**

PROPOSED STUDIO GFA = 36sqm

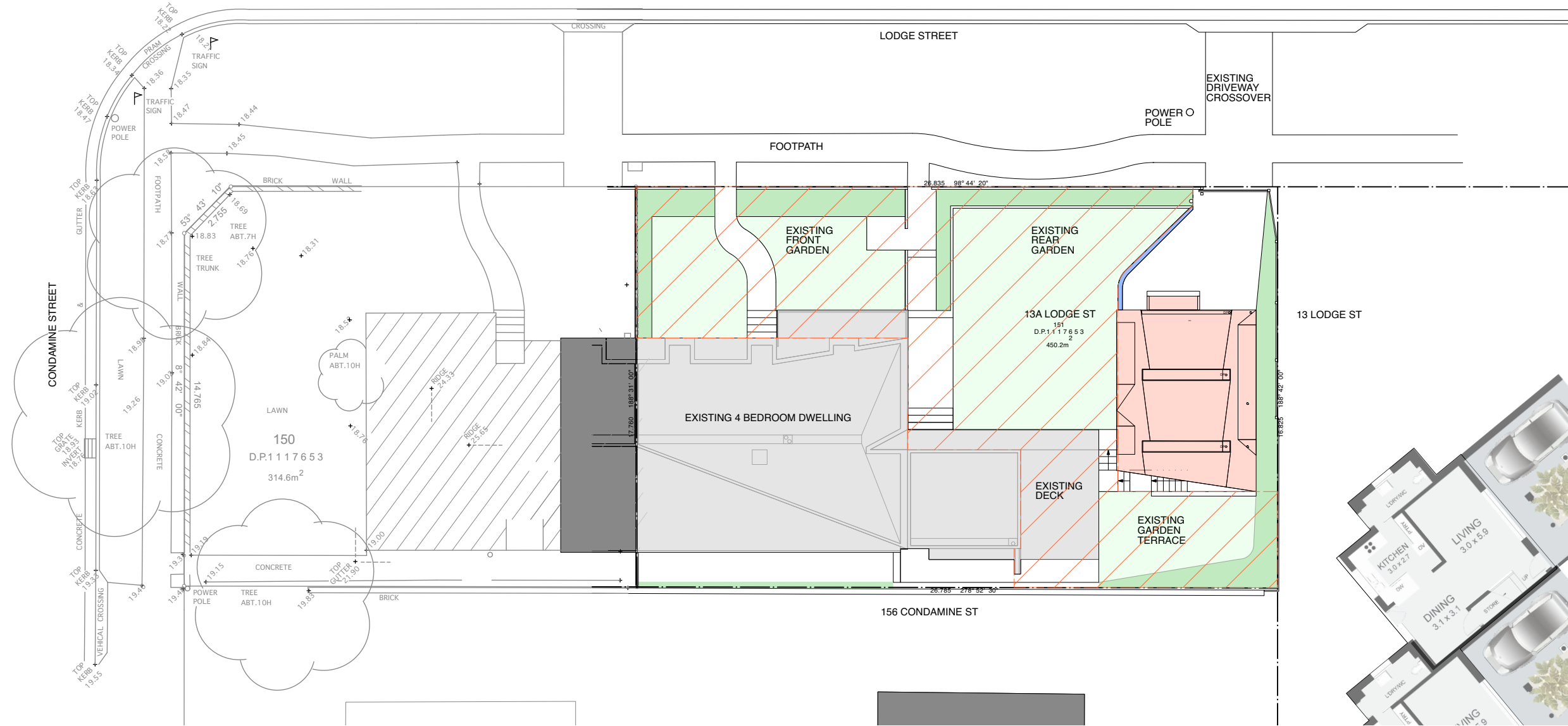
TOTAL GFA = **224sqm**

TOTAL OPEN SPACE CALCULATIONS

 TOTAL OPEN SPACE REQUIRED = 55% = 248sqm
 TOTAL OPEN SPACE PROVIDED = 226.4sqm = 50.2%

 LANDCAPE AREA REQUIRED = 35% = 86.5sqm
 % LANDSCAPE AREA PROVIDED = 169.2sqm = 68.2%

EXISTING IMPERVIOUS AREA = 178sqm = 40%
 INCREASED IMPERVIOUS AREA = 49sqm

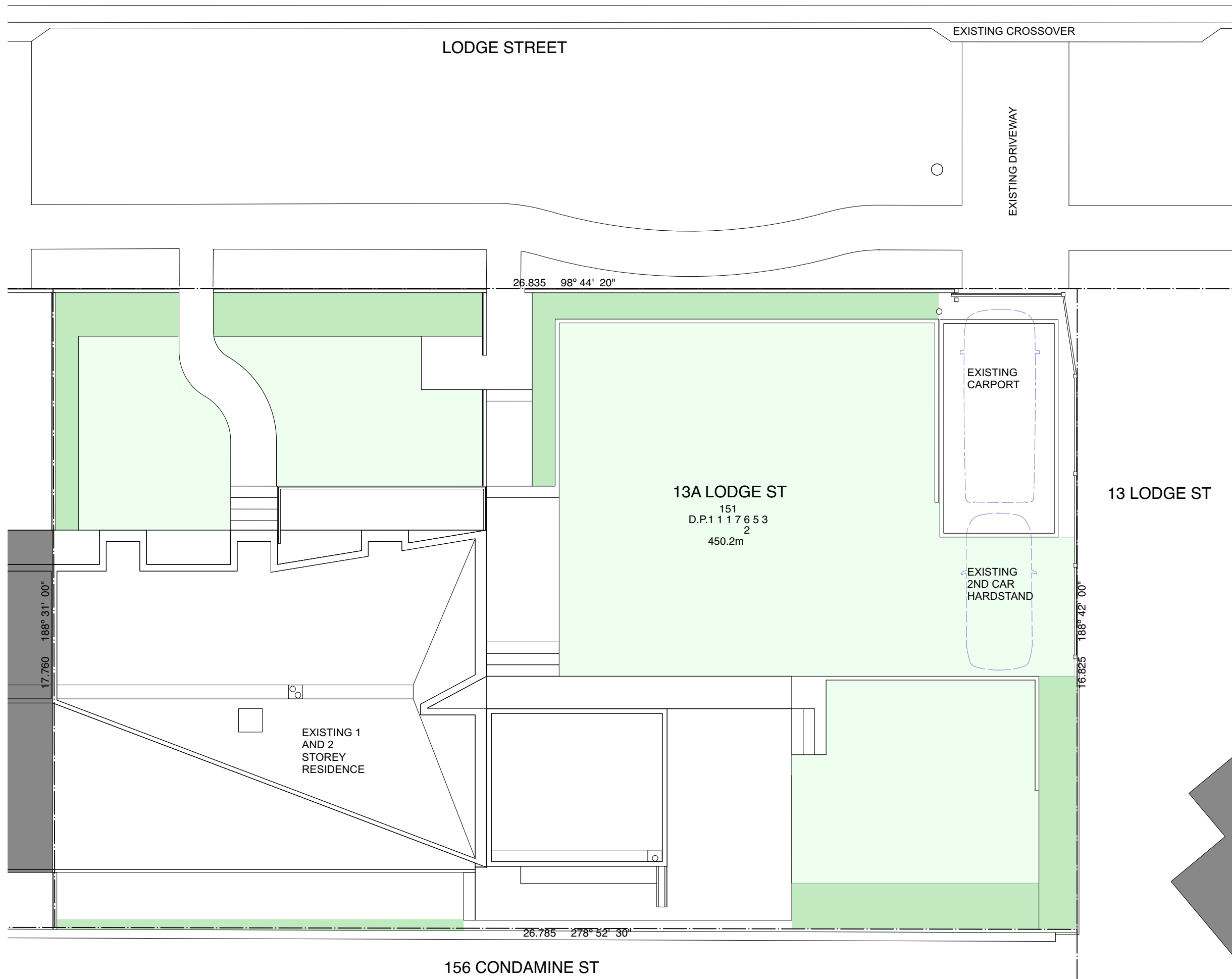


LEGEND

- BAL balustrade
- DP downpipe
- CPT carpet
- CT ceramic tiles
- EBW existing brickwork
- ED existing door
- EF existing fence
- EP existing path
- ERS existing roof sheet
- EXF exhaust fan
- EW existing window
- FG fixed glass
- FC fibre cement sheet
- GU gutter
- MRS metal roof sheet
- ND new door
- NP new path
- NT new tree
- NW new window
- PB plasterboard
- RWT rain water tank
- SK skylight
- TB timber boards
- TD timber deck

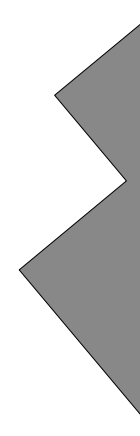


issue	date	amendment	architect	project	location	owner	drawing name	scale	date
P	Sep 24	Prelim to Planner	DAVID JAGGERS ARCHITECT NSW REG. NO. 9999	GARAGE AND STUDIO	13A LODGE STREET BALGOWLAH	DAVID JAGGERS AND SARAH KIRKHAM	COVER PAGE	1:200@A3	09/24
P1	Oct 24	Prelim to Consultants						drawing no.	issue
DA	Dec 24	DA submission						DA 01	DA

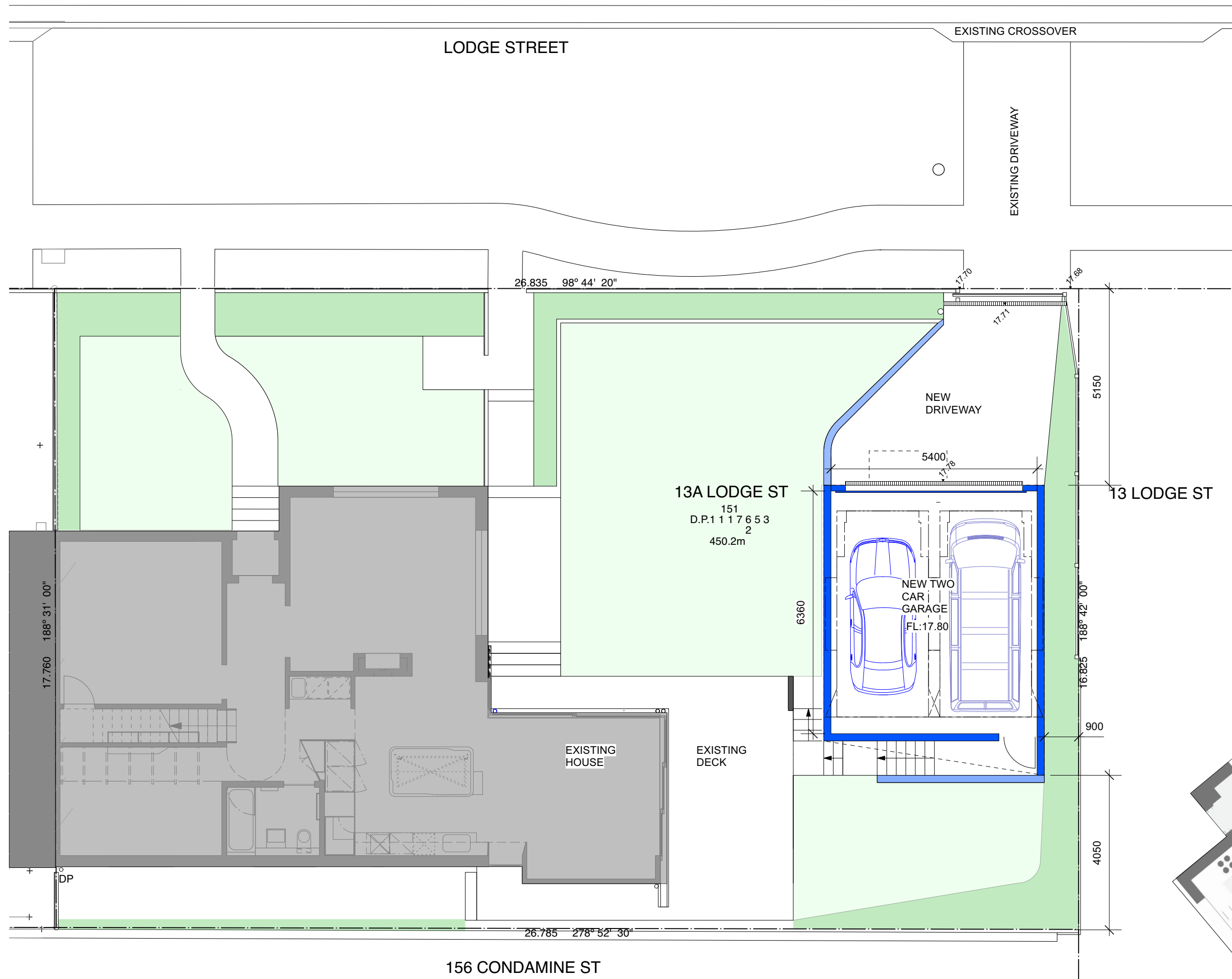


LEGEND

BAL	balustrade
DP	downpipe
CPT	carpet
CT	ceramic tiles
EBW	existing brickwork
ED	existing door
EF	existing fence
EP	existing path
ERS	existing roof sheet
EXF	exhaust fan
EW	existing window
FG	fixed glass
FC	fibre cement sheet
GU	gutter
MRS	metal roof sheet
ND	new door
NP	new path
NT	new tree
NW	new window
PB	plasterboard
RWT	rain water tank
SK	skylight
TB	timber boards
TD	timber deck



issue	date	amendment	architect	project	location	owner	drawing name	scale	date
P	Sep 24	Prelim to Planner	DAVID JAGGERS ARCHITECT NSW REG. NO. 9999	GARAGE AND STUDIO	13A LODGE STREET BALGOWLAH	DAVID JAGGERS AND SARAH KIRKHAM	SITE PLAN / SITE ANALYSIS	1:100@A3	09/24
P1	Oct 24	Prelim to Consultants						drawing no.	issue
DA	Dec 24	DA submission						DA 02	DA

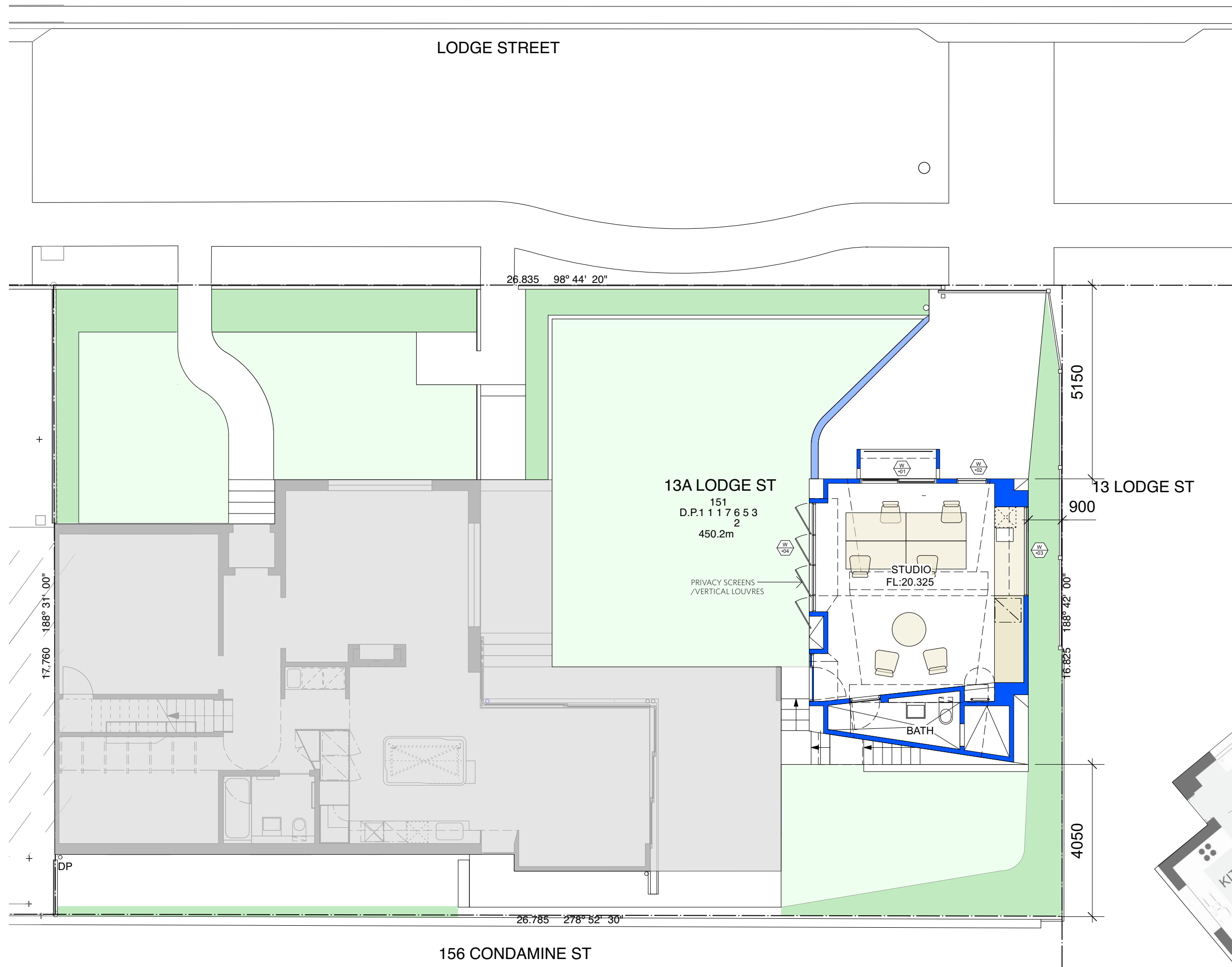


LEGEND

- BAL balustrade
- DP downpipe
- CPT carpet
- CT ceramic tiles
- EBW existing brickwork
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- EF existing fence
- EP existing path
- ERS existing roof sheet
- EXF exhaust fan
- EW existing window
- FG fixed glass
- FC fibre cement sheet
- GU gutter
- MRS metal roof sheet
- ND new door
- NP new path
- NT new tree
- NW new window
- PB plasterboard
- RWT rain water tank
- SK skylight
- TB timber boards
- TD timber deck

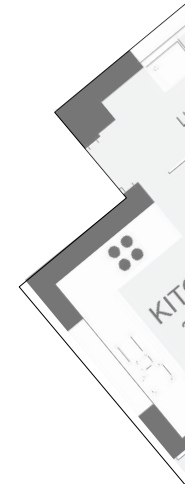


issue	date	amendment	architect	project	location	owner	drawing name	scale	date
P	Sep 24	Prelim to Planner	DAVID JAGGERS ARCHITECT NSW REG. NO. 9999	GARAGE AND STUDIO	13A LODGE STREET BALGOWLAH	DAVID JAGGERS AND SARAH KIRKHAM	GARAGE PLAN	1:100@A3	09/24
P1	Oct 24	Prelim to Consultants						drawing no.	issue
DA	Dec 24	DA submission						DA 03	DA

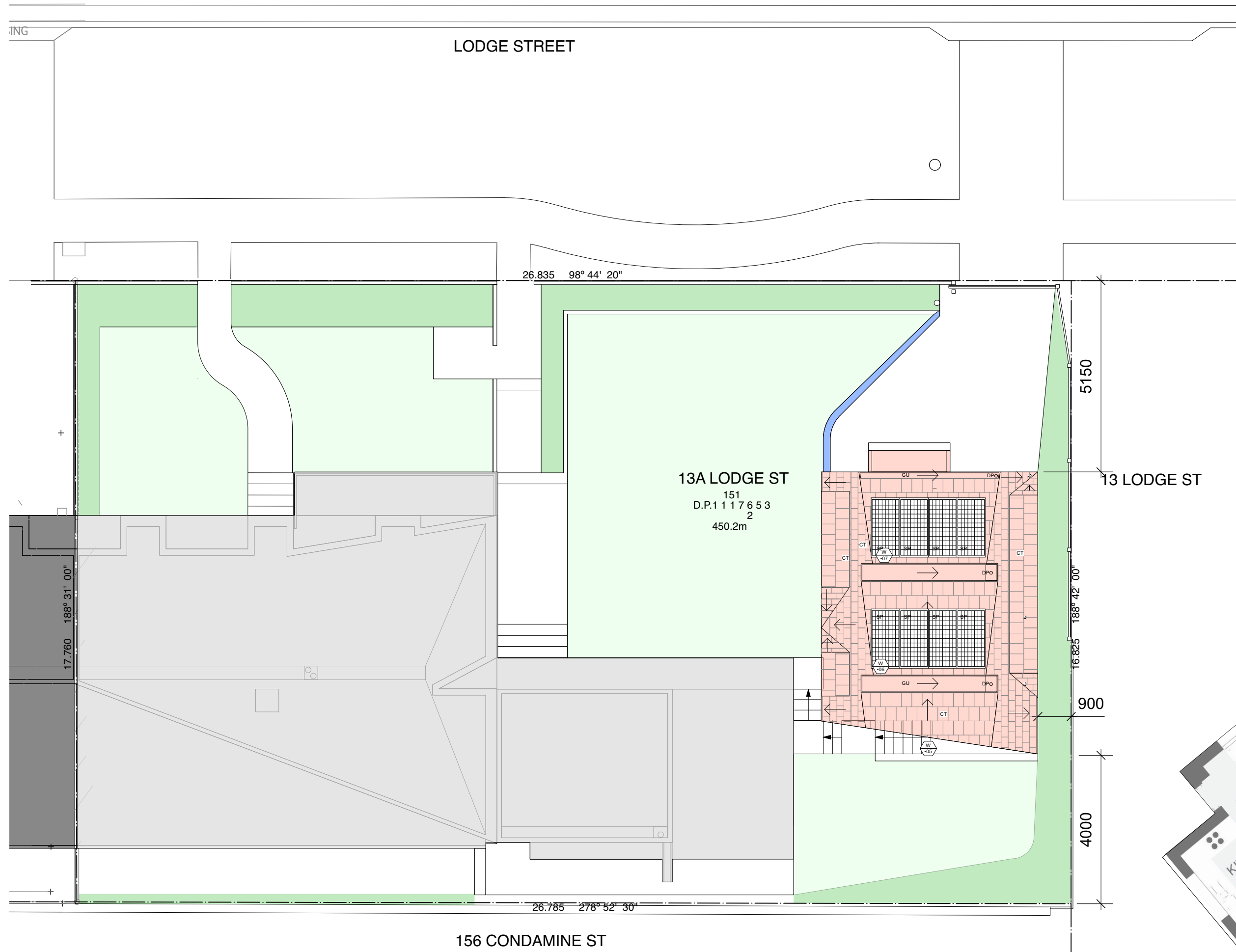


LEGEND

BAL	balustrade
DP	downpipe
CPT	carpet
CT	ceramic tiles
EBW	existing brickwork
ED	existing door
EF	existing fence
EP	existing path
ERS	existing roof sheet
EXF	exhaust fan
EW	existing window
FG	fixed glass
FC	fibre cement sheet
GU	gutter
MRS	metal roof sheet
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NP	new path
NT	new tree
NW	new window
PB	plasterboard
RWT	rain water tank
SK	skylight
TB	timber boards
TD	timber deck



issue	date	amendment	architect	project	location	owner	drawing name	scale	date
P	Sep 24	Prelim to Planner	DAVID JAGGERS ARCHITECT NSW REG. NO. 9999	GARAGE AND STUDIO	13A LODGE STREET BALGOWLAH	DAVID JAGGERS AND SARAH KIRKHAM	STUDIO PLAN	1:100@A3	09/24
P1	Oct 24	Prelim to Consultants						drawing no.	issue
DA	Dec 24	DA submission						DA 04	DA

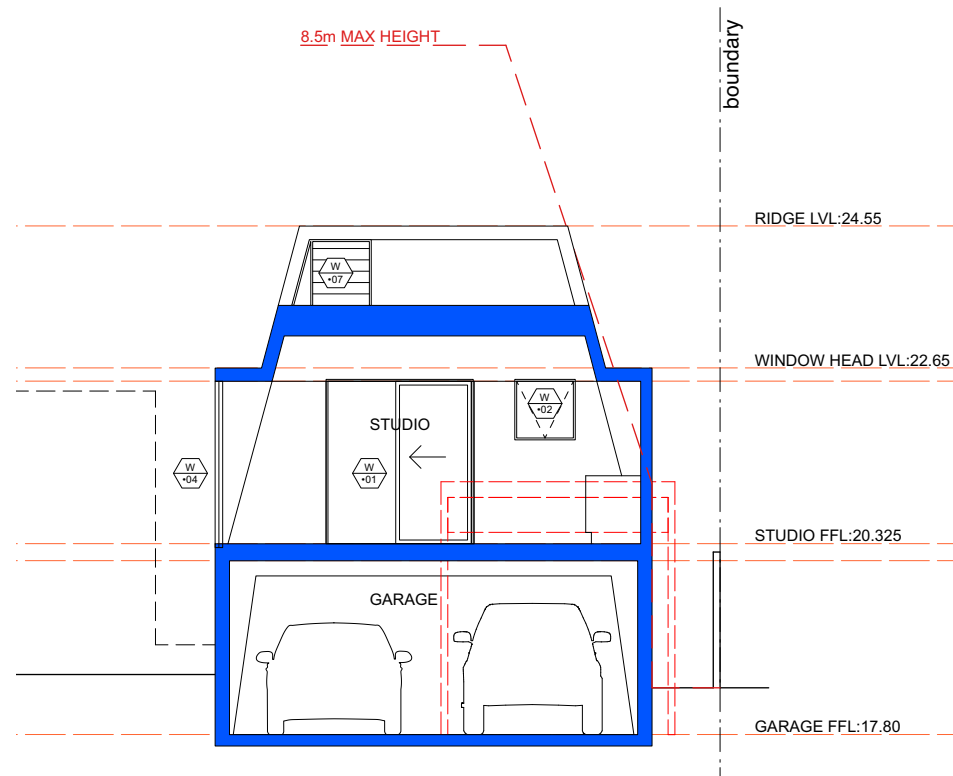


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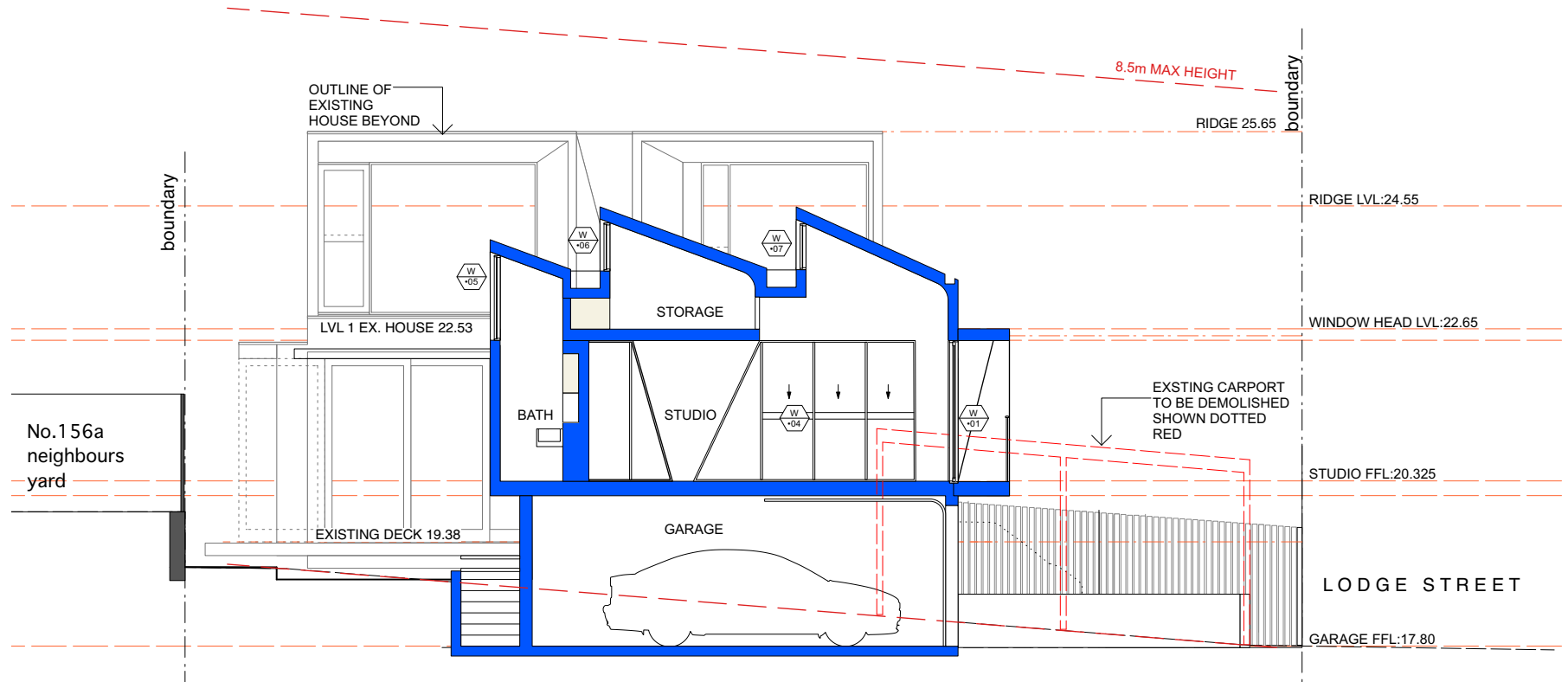
- BAL balustrade
- DP downpipe
- CPT carpet
- CT ceramic tiles
- EBW existing brickwork
- ED existing door
- EF existing fence
- EP existing path
- ERS existing roof sheet
- EXF exhaust fan
- EW existing window
- FG fixed glass
- FC fibre cement sheet
- GU gutter
- MRS metal roof sheet
- ND new door
- NP new path
- NT new tree
- NW new window
- PB plasterboard
- RWT rain water tank
- SP solar panel
- SK skylight
- TB timber boards
- TD timber deck



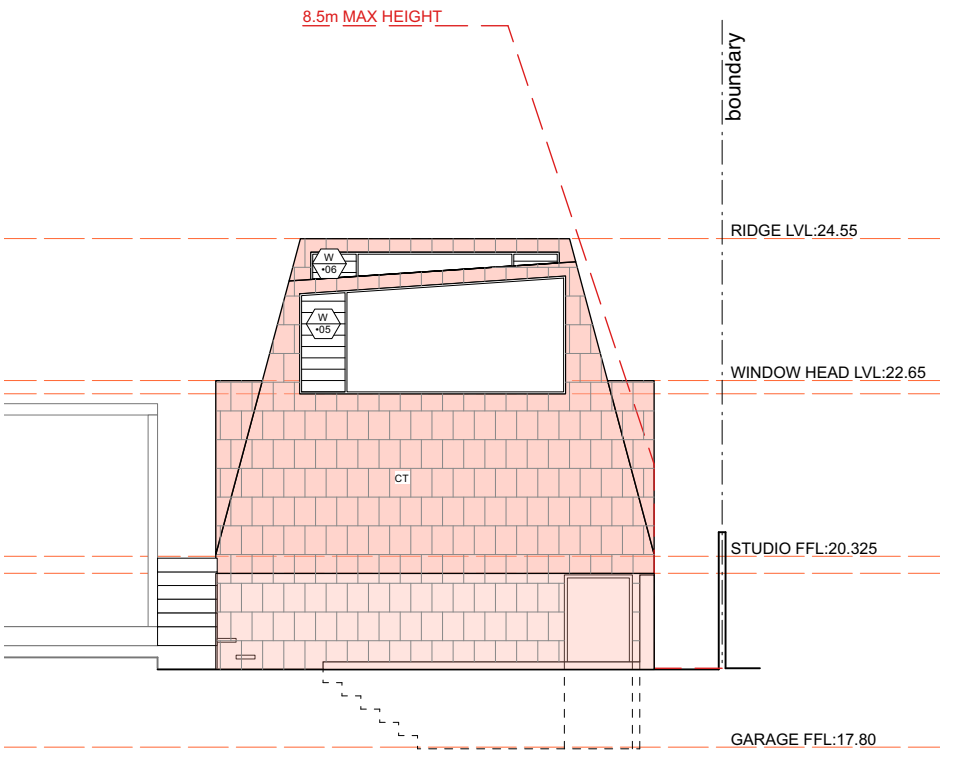
issue	date	amendment	architect	project	location	owner	drawing name	scale	date
P	Sep 24	Prelim to Planner	DAVID JAGGERS ARCHITECT NSW REG. NO. 9999	GARAGE AND STUDIO	13A LODGE STREET BALGOWLAH	DAVID JAGGERS AND SARAH KIRKHAM	ROOF PLAN	1:100@A3	09/24
P1	Oct 24	Prelim to Consultants						drawing no.	issue
DA	Dec 24	DA submission						DA 05	DA



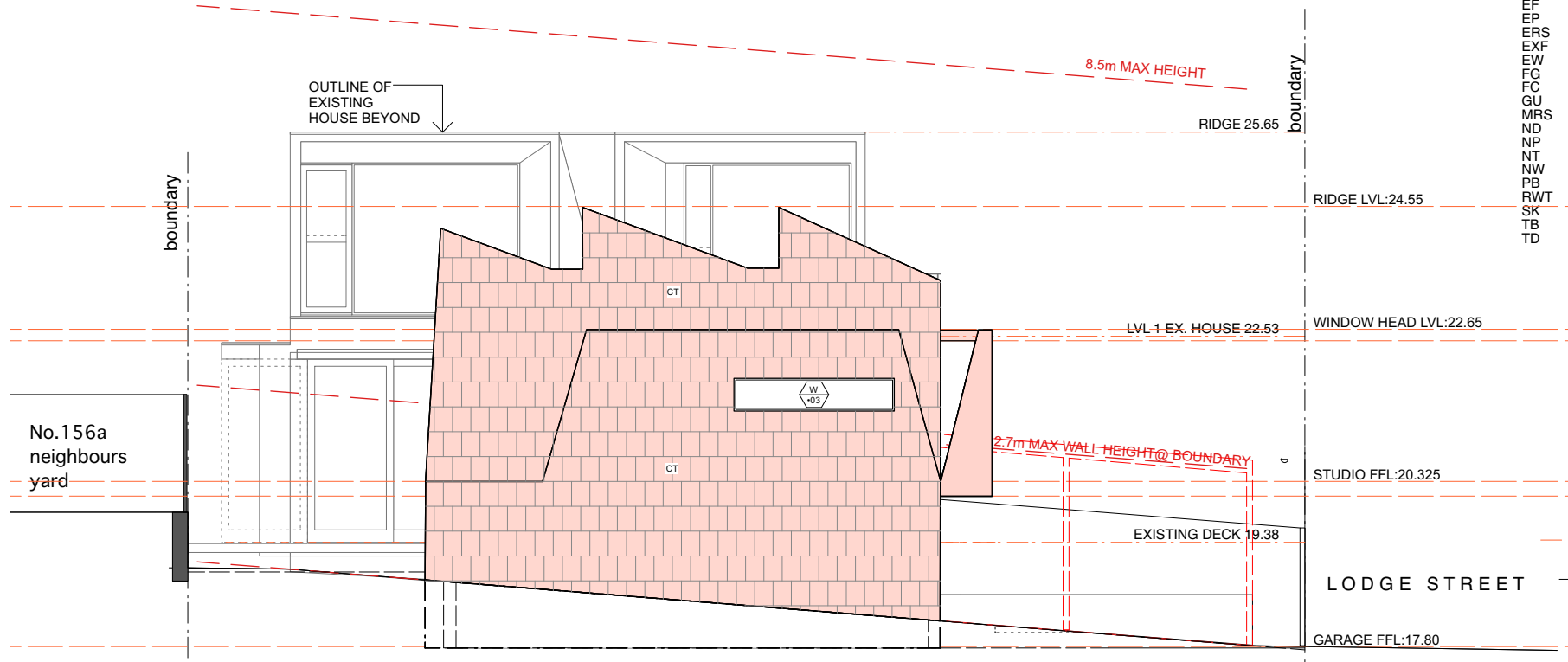
SECTION AA



SECTION BB



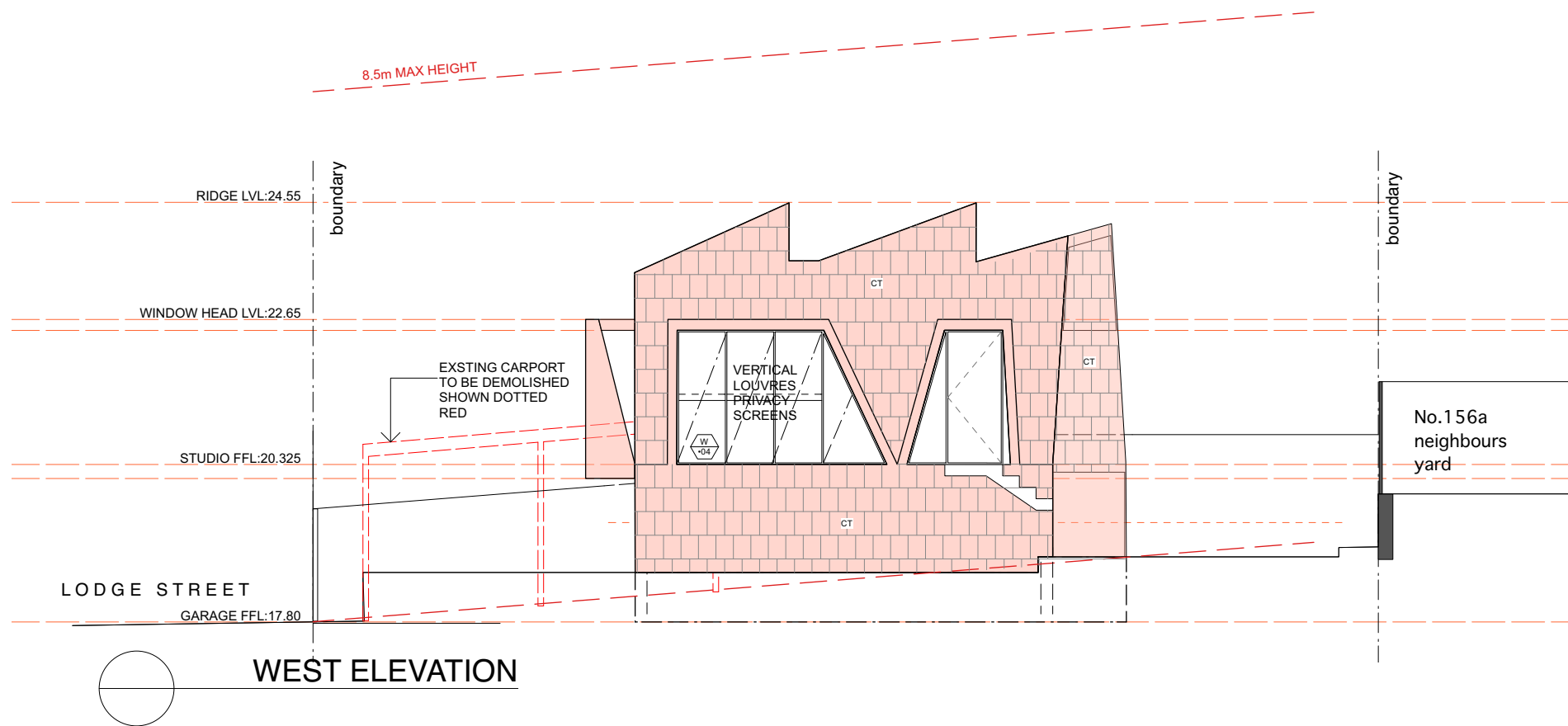
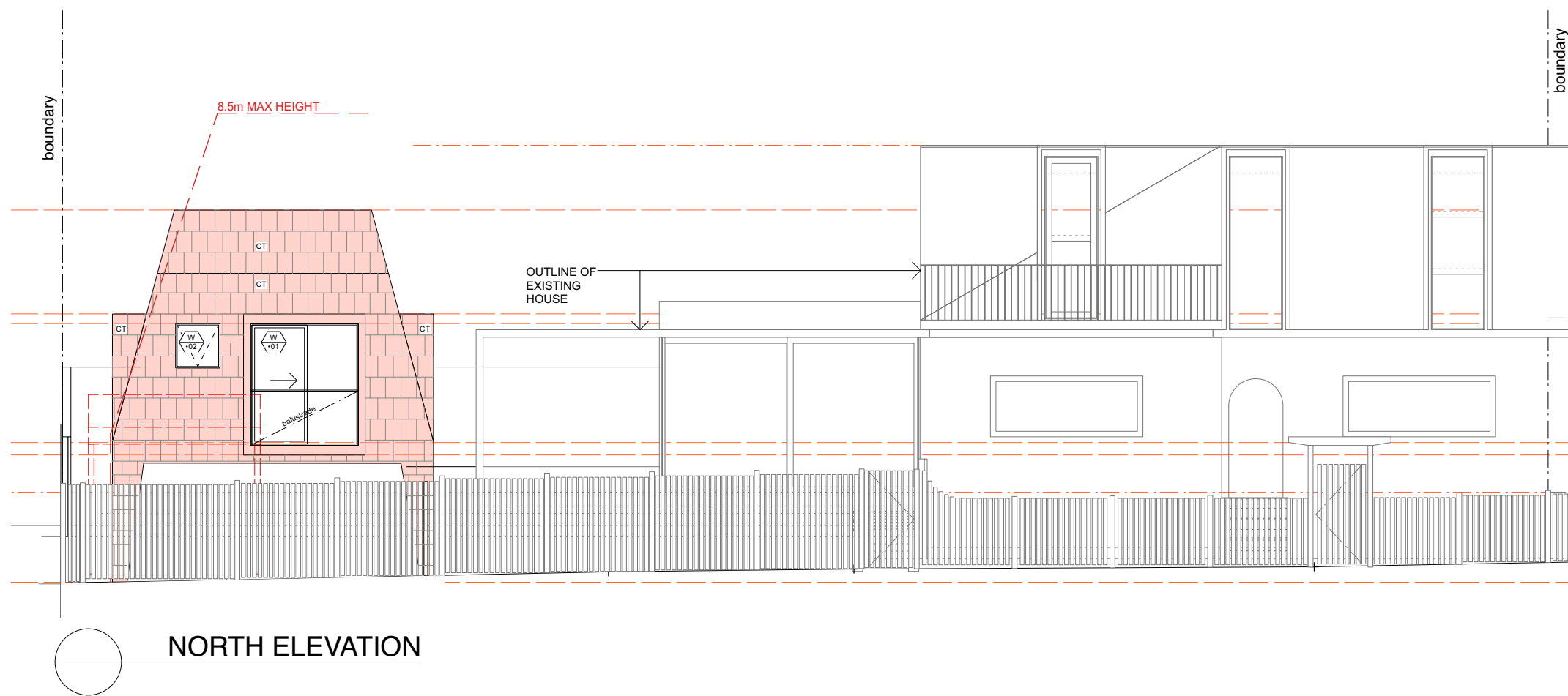
SOUTH ELEVATION



EAST ELEVATION

- LEGEND
- BAL balustrade
 - DP downpipe
 - CPT carpet
 - CT ceramic tiles
 - EBW existing brickwork
 - ED existing door
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 - EP existing path
 - ERS existing roof sheet
 - EXF exhaust fan
 - EW existing window
 - FG fixed glass
 - FC fibre cement sheet
 - GU gutter
 - MRS metal roof sheet
 - ND new door
 - NP new path
 - NT new tree
 - NW new window
 - PB plasterboard
 - RWT rain water tank
 - SK skylight
 - TB timber boards
 - TD timber deck

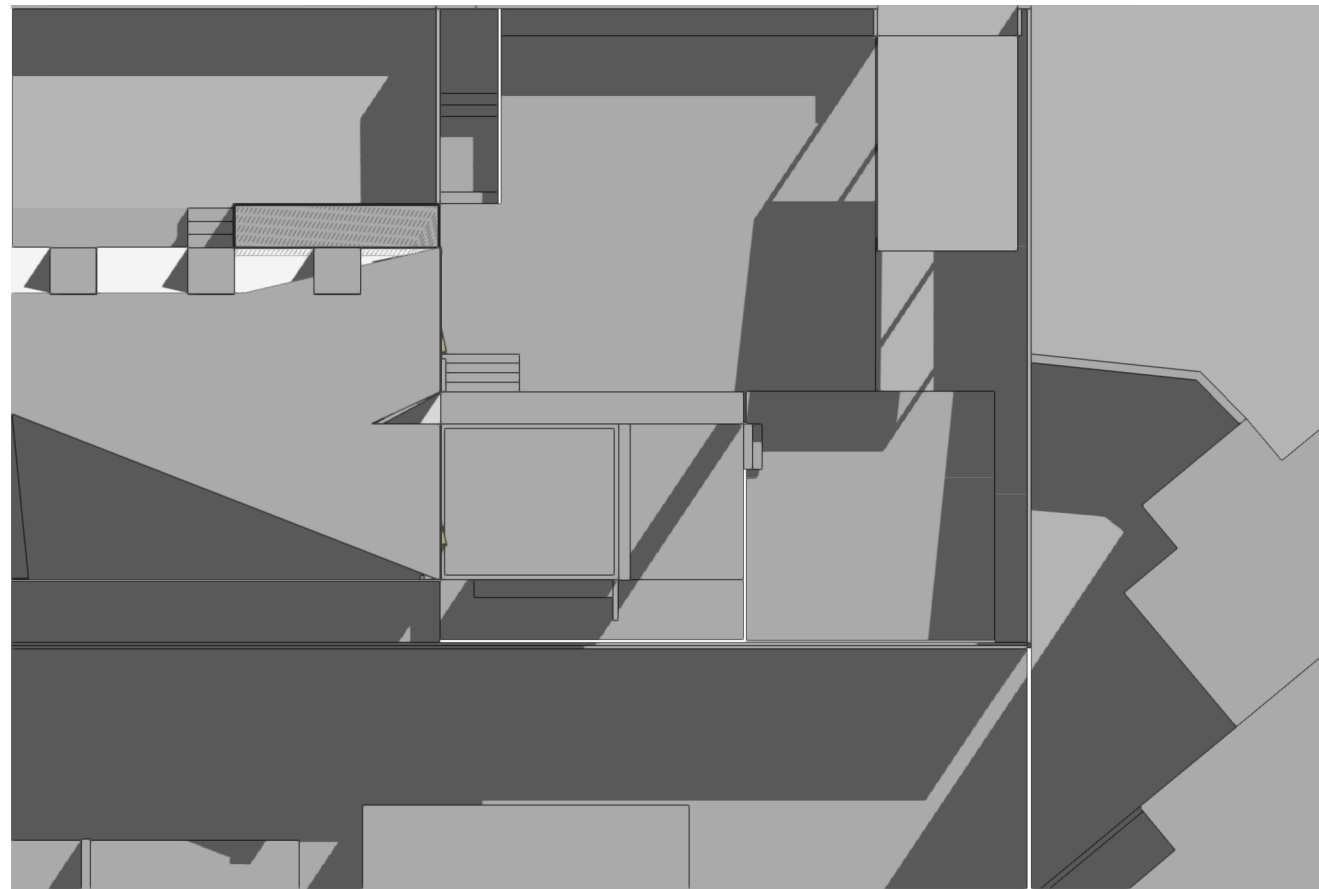
issue	date	amendment	architect	project	location	owner	drawing name	scale	date
P	Sep 24	Prelim to Planner	DAVID JAGGERS ARCHITECT NSW REG. NO. 9999	GARAGE AND STUDIO	13A LODGE STREET BALGOWLAH	DAVID JAGGERS AND SARAH KIRKHAM	SECTIONS and ELEVATIONS	1:100@A3	09/24
P1	Oct 24	Prelim to Consultants						drawing no.	issue
DA	Dec 24	DA submission						DA 06	DA



LEGEND

BAL	balustrade
DP	downpipe
CPT	carpet
CT	ceramic tiles
EBW	existing brickwork
ED	existing door
EF	existing fence
EP	existing path
ERS	existing roof sheet
EXF	exhaust fan
EW	existing window
FG	fixed glass
FC	fibre cement sheet
GU	gutter
MRS	metal roof sheet
ND	new door
NP	new path
NT	new tree
NW	new window
PB	plasterboard
RWT	rain water tank
SK	skylight
TB	timber boards
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issue	date	amendment	architect	project	location	owner	drawing name	scale	date
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P1	Oct 24	Prelim to Consultants						drawing no.	issue
DA	Dec 24	DA submission						DA 07	DA

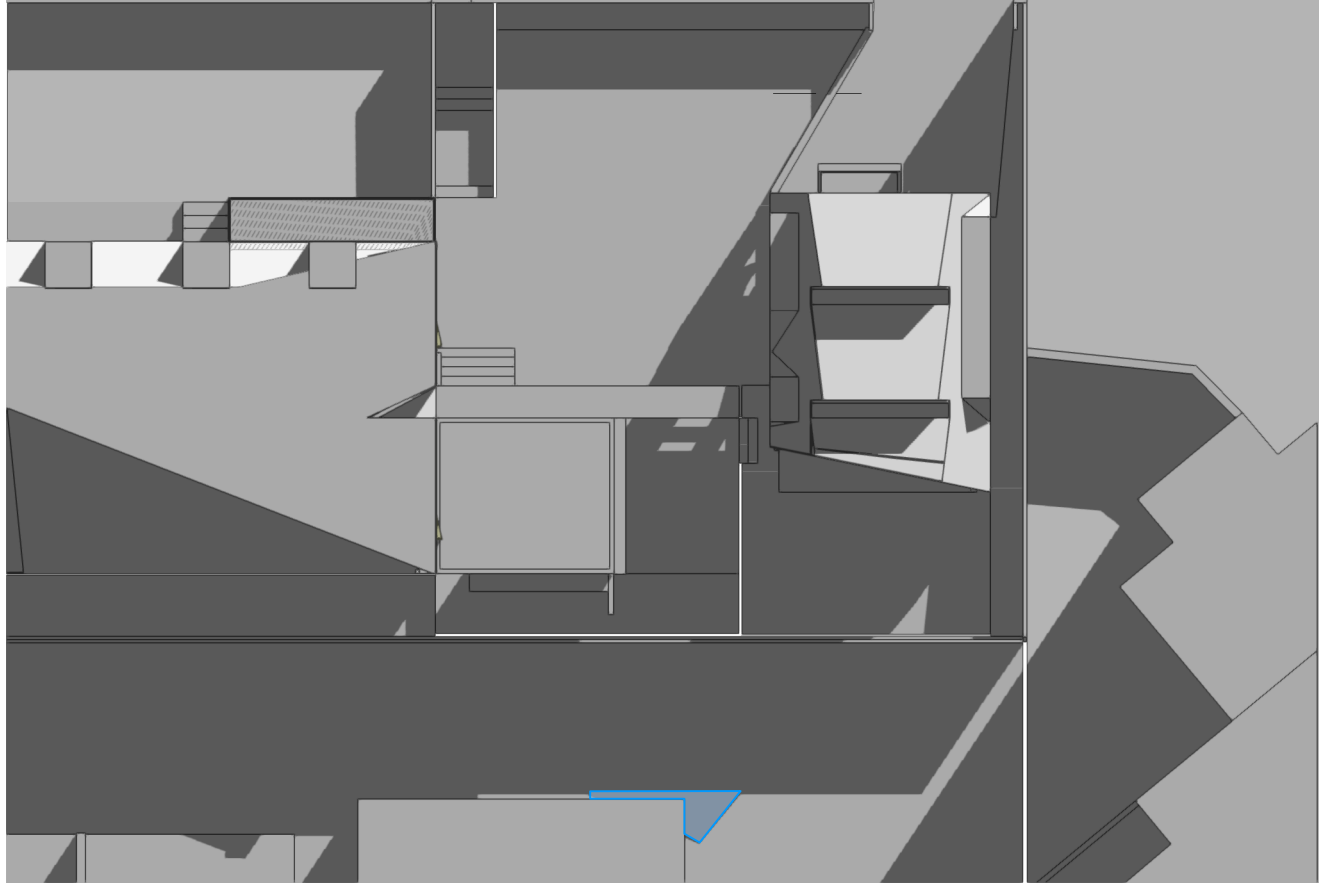


EXISTING SHADOW DIAGRAM
9AM 21ST JUNE

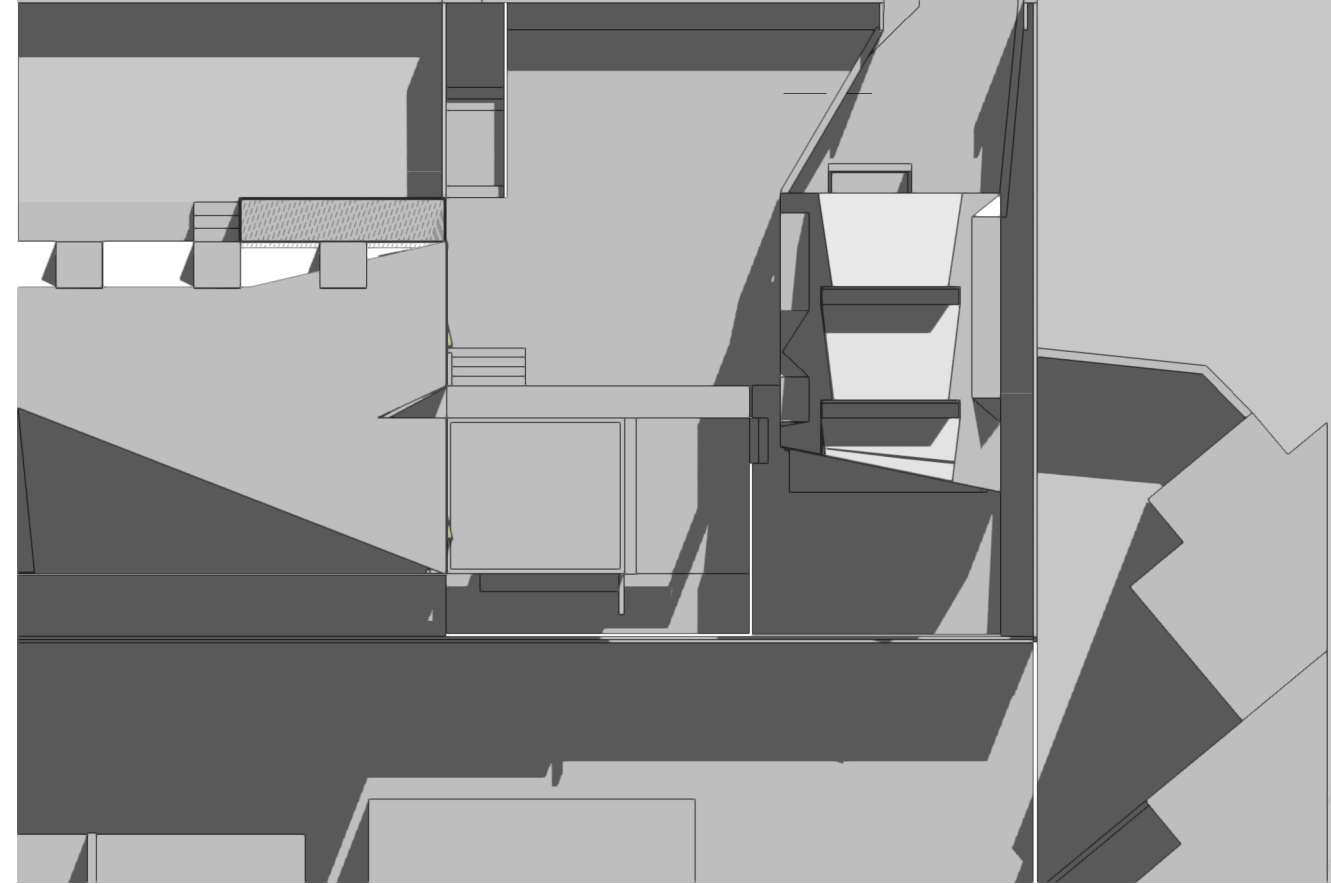


EXISTING SHADOW DIAGRAM
10AM 21ST JUNE

ADDITIONAL SHADOW
REDUCED SHADOW



PROPOSED SHADOW DIAGRAM
9AM 21ST JUNE



PROPOSED SHADOW DIAGRAM
10AM 21ST JUNE

issue	date	amendment	architect	project	location	owner	drawing name	scale	date
P	SEP 24	Prelim to planner	DAVID JAGGERS	GARAGE AND STUDIO	13A LODGE STREET	DAVID JAGGERS AND SARAH	SHADOW DIAGRAMS	1:200@A3	09/24
DA	Dec 24	DA submission	ARCHITECT		BALGOWLAH	KIRKHAM	9-10AM 21ST JUNE	drawing no.	issue
			NSW REG. NO. 9999					DA 08	DA

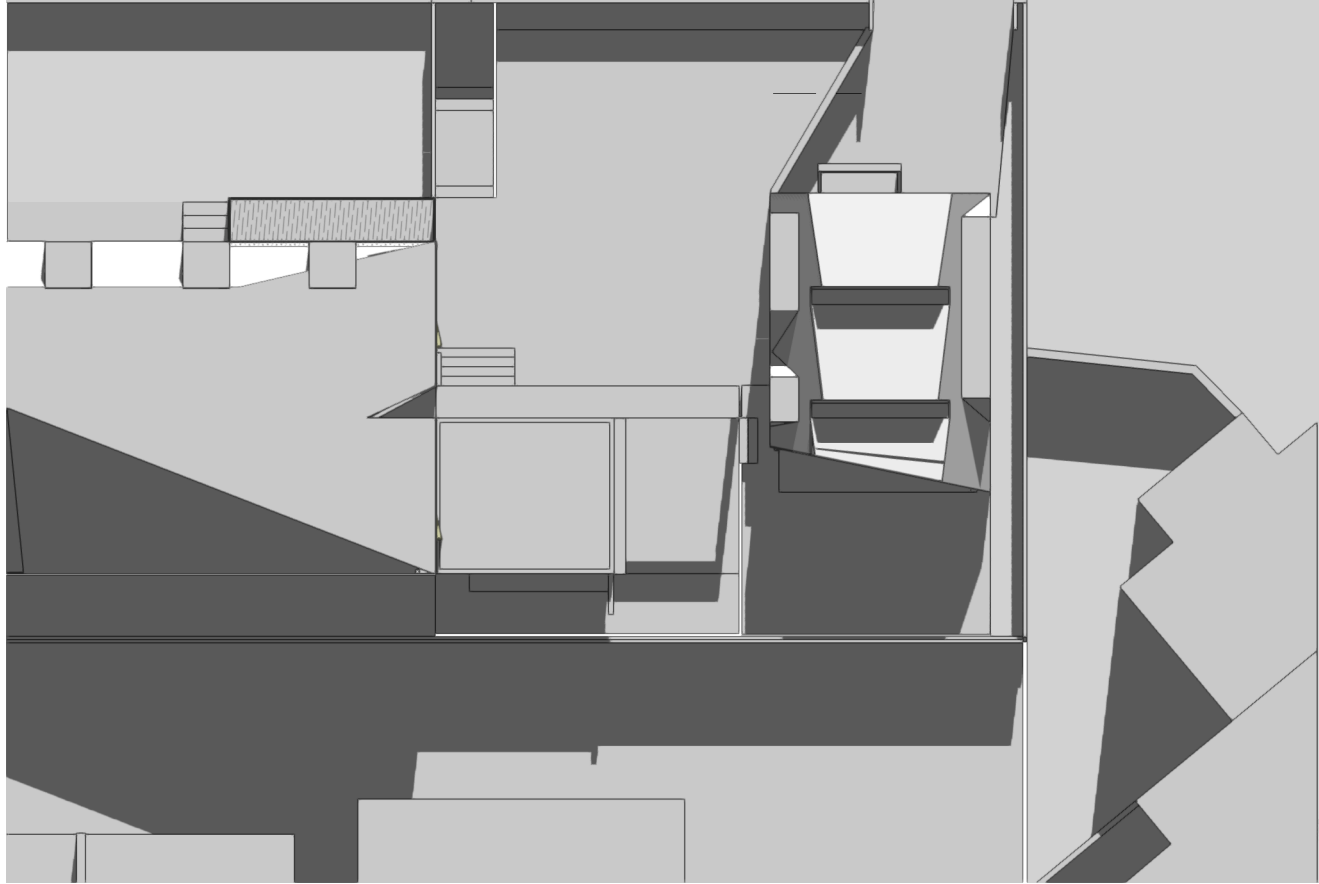


EXISTING SHADOW DIAGRAM
11AM 21ST JUNE

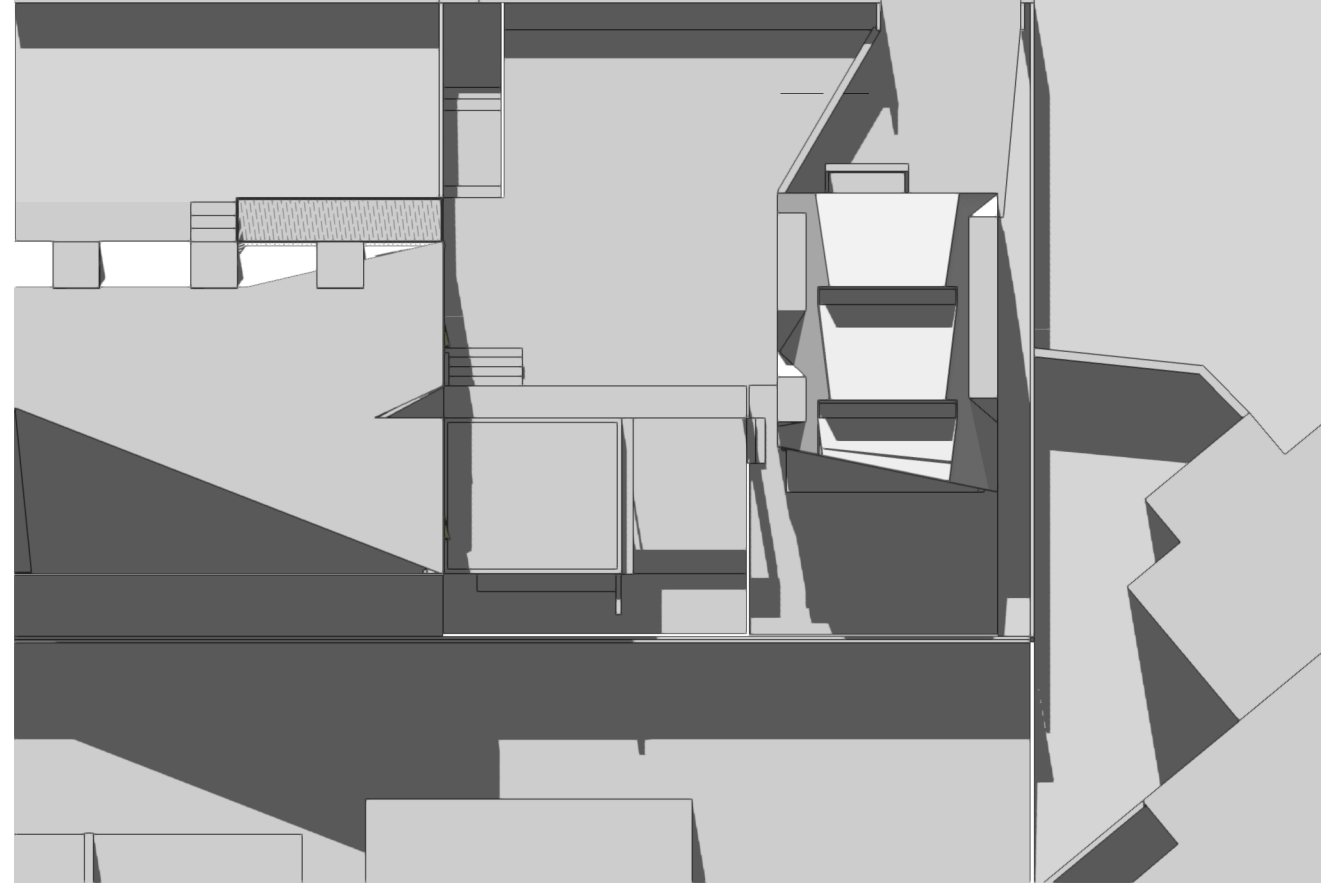


EXISTING SHADOW DIAGRAM
12PM 21ST JUNE

ADDITIONAL SHADOW
REDUCED SHADOW

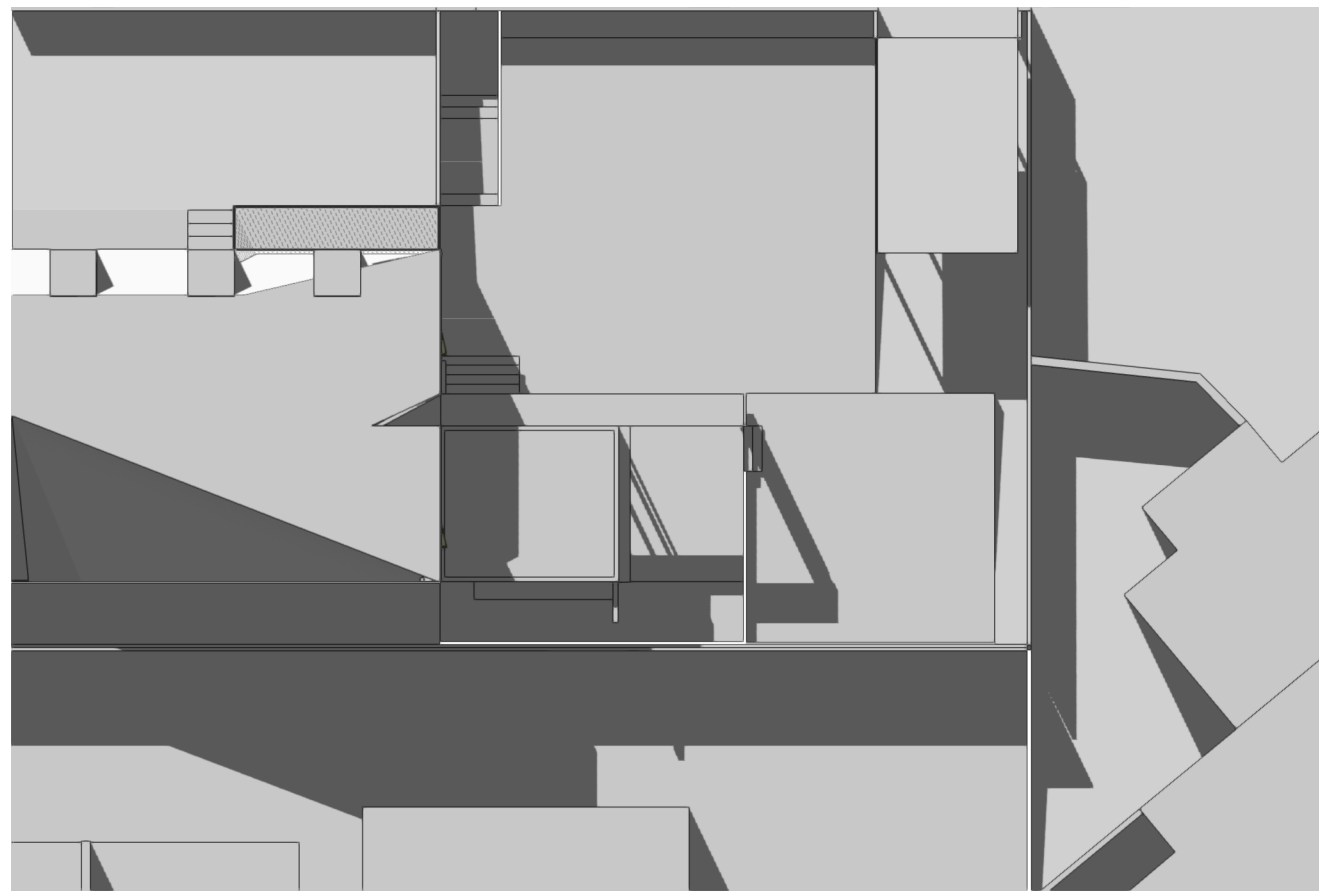


PROPOSED SHADOW DIAGRAM
11AM 21ST JUNE

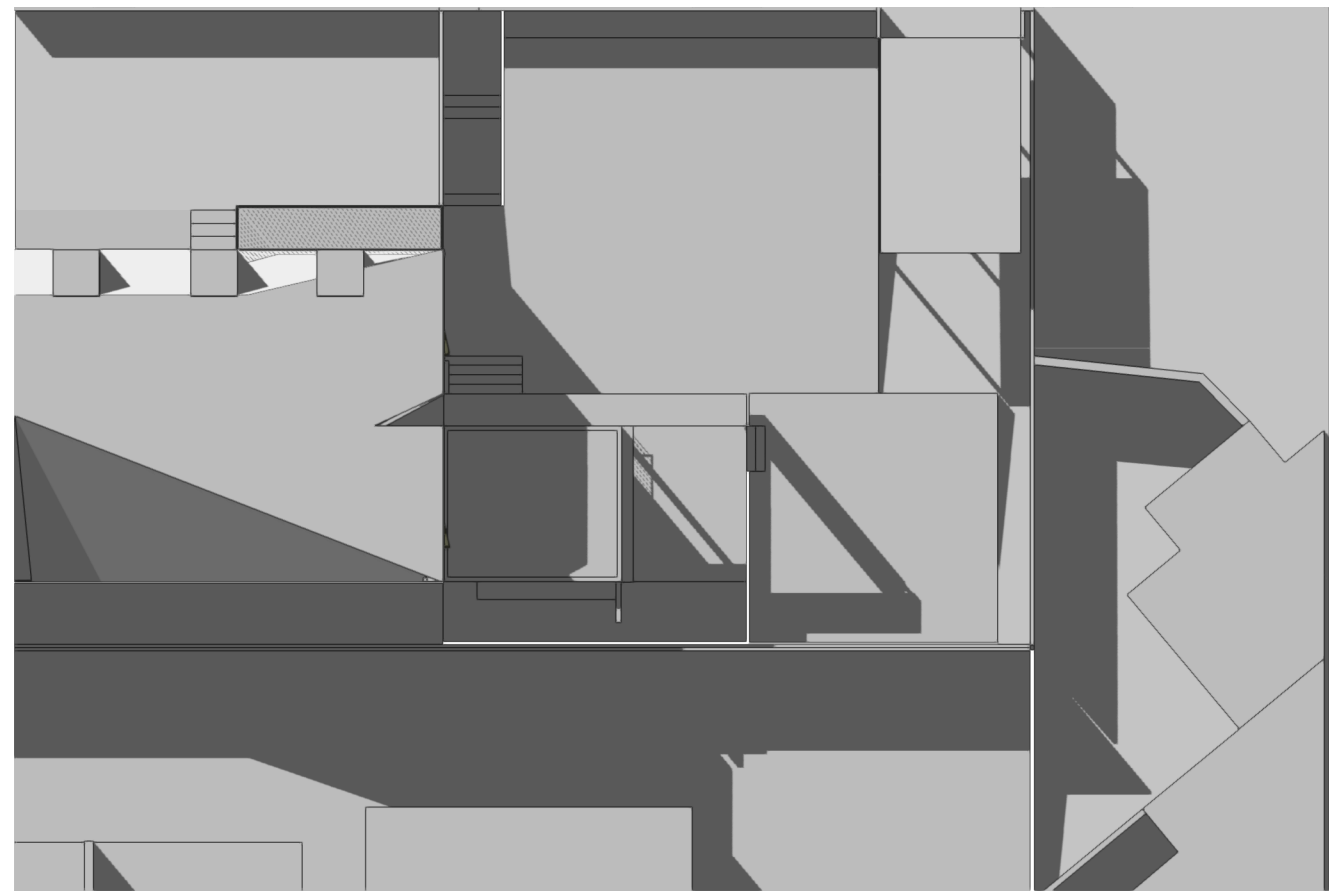


PROPOSED SHADOW DIAGRAM
12PM 21ST JUNE

issue	date	amendment	architect	project	location	owner	drawing name	scale	date
P DA	SEP 24 Dec 24	Prelim to planner DA submission	DAVID JAGGERS ARCHITECT NSW REG. NO. 9999	GARAGE AND STUDIO	13A LODGE STREET BALGOWLAH	DAVID JAGGERS AND SARAH KIRKHAM	SHADOW DIAGRAMS 11-12NOON 21ST JUNE	1:200@A3	09/24
								drawing no.	issue
								DA 09	DA

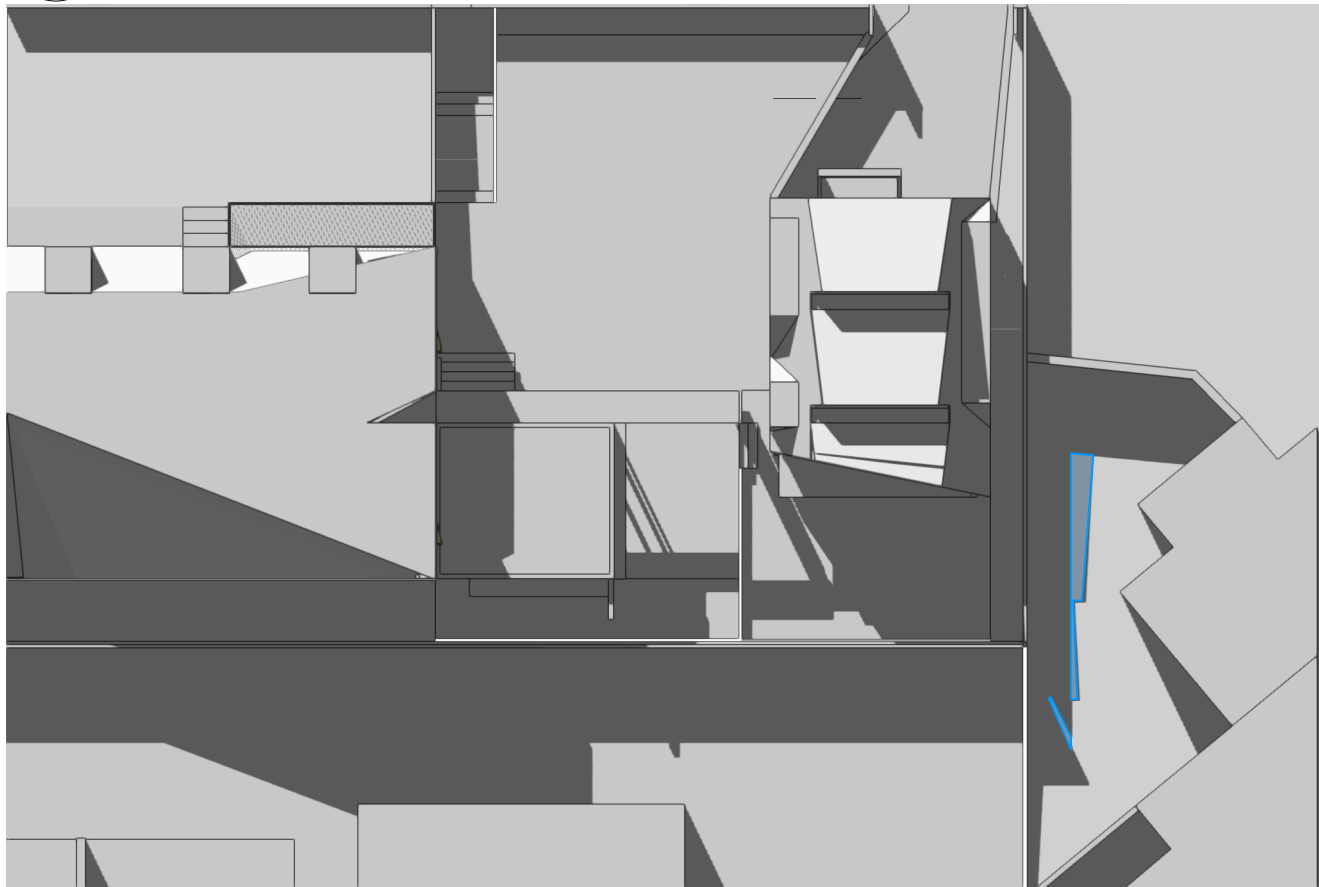


EXISTING SHADOW DIAGRAM
1PM 21ST JUNE

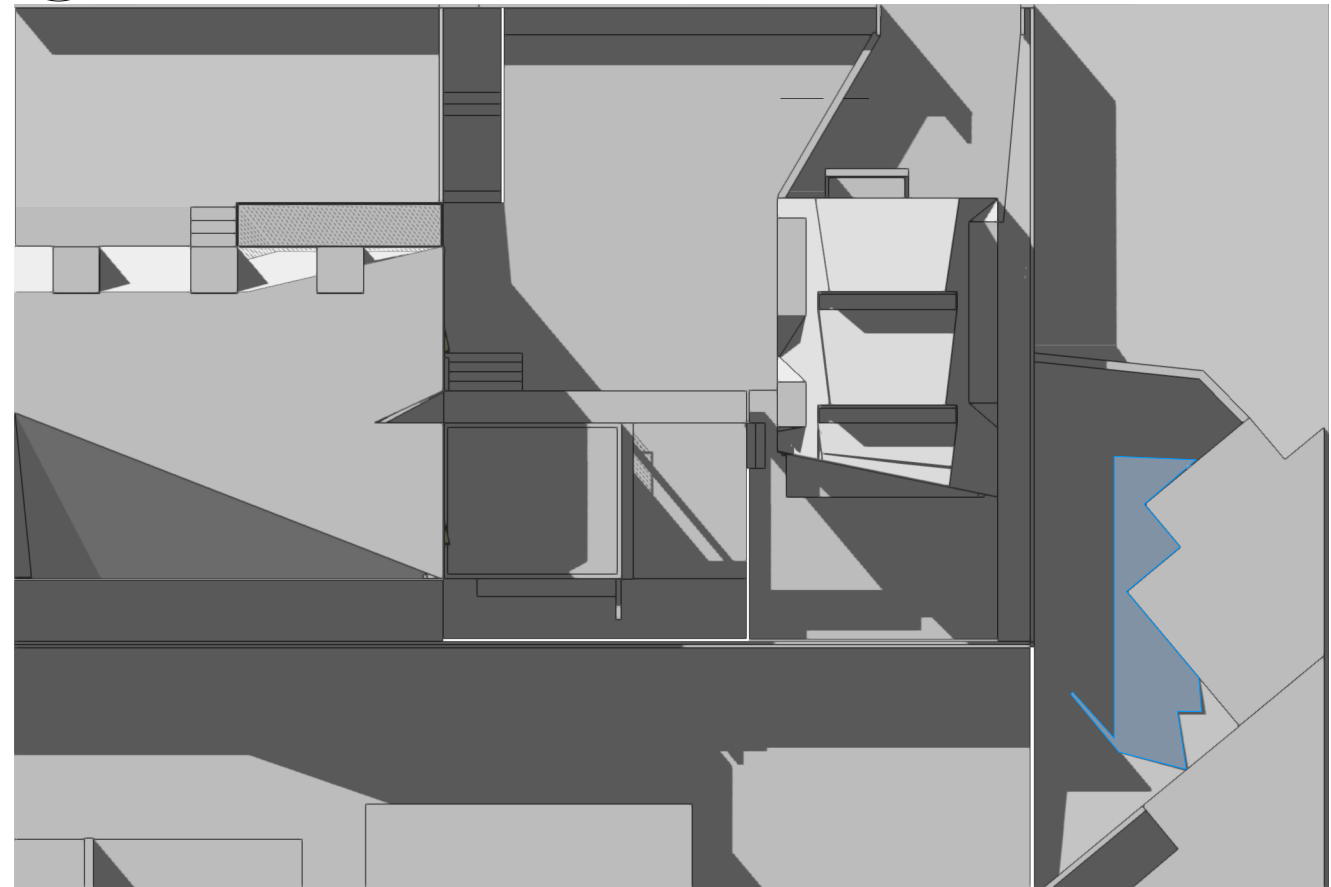


EXISTING SHADOW DIAGRAM
2PM 21ST JUNE

ADDITIONAL SHADOW
REDUCED SHADOW

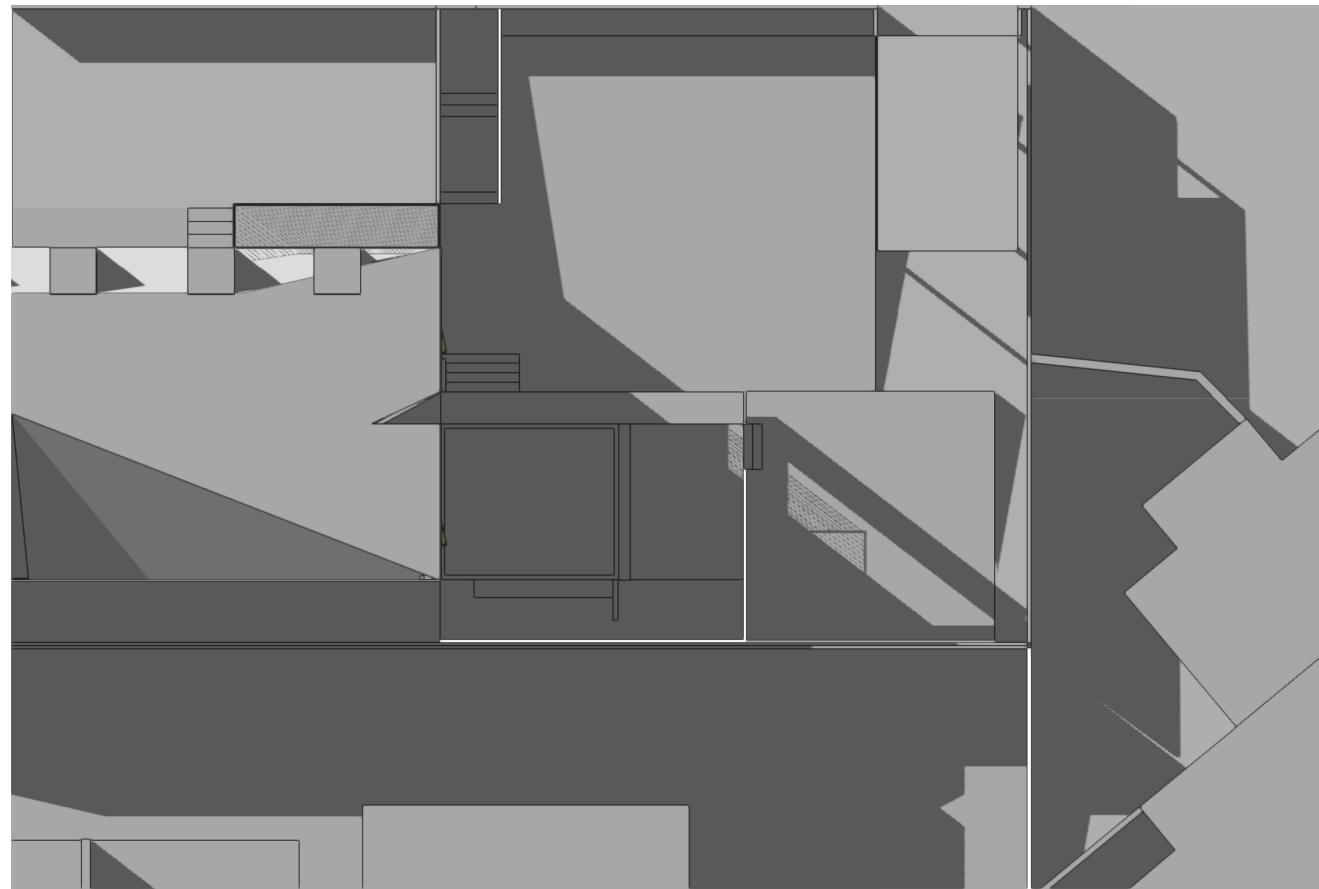


PROPOSED SHADOW DIAGRAM
1PM 21ST JUNE

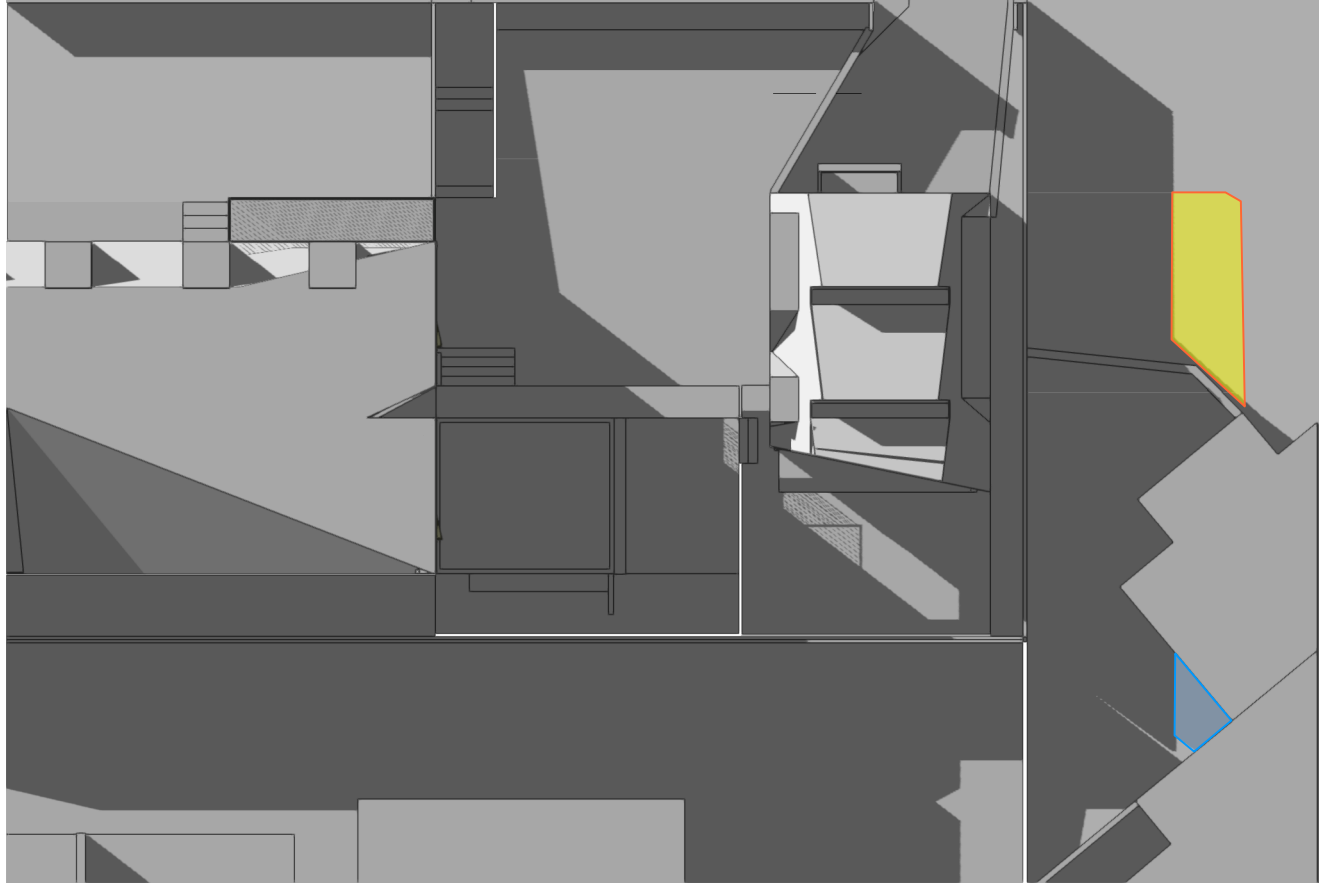


PROPOSED SHADOW DIAGRAM
2PM 21ST JUNE

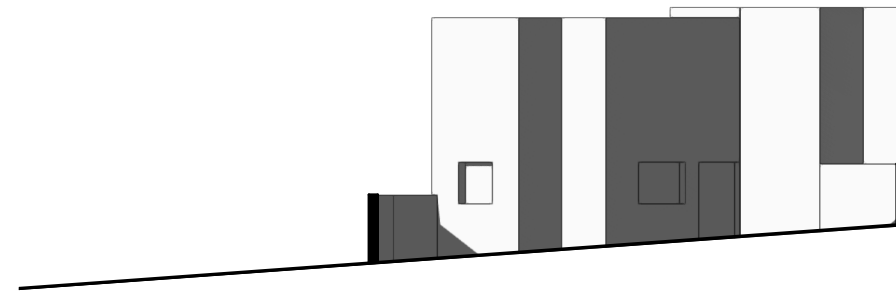
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P	SEP 24	Prelim to planner	DAVID JAGGERS	GARAGE AND STUDIO	13A LODGE STREET	DAVID JAGGERS AND SARAH	SHADOW DIAGRAMS	1:200@A3	09/24
DA	Dec 24	DA submission	ARCHITECT		BALGOWLAH	KIRKHAM	1-2PM 21ST JUNE	drawing no.	issue
			NSW REG. NO. 9999					DA 10	DA



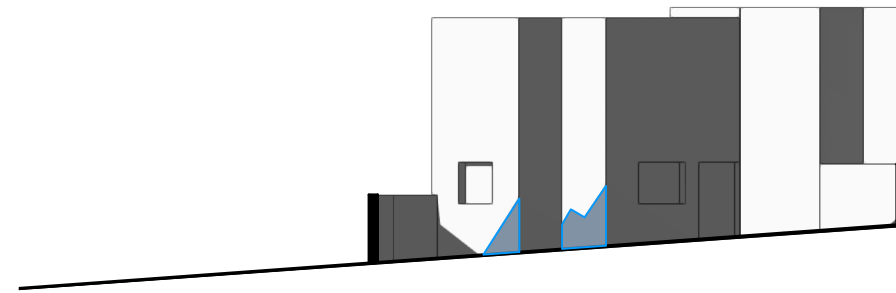
EXISTING SHADOW DIAGRAM
3PM 21ST JUNE



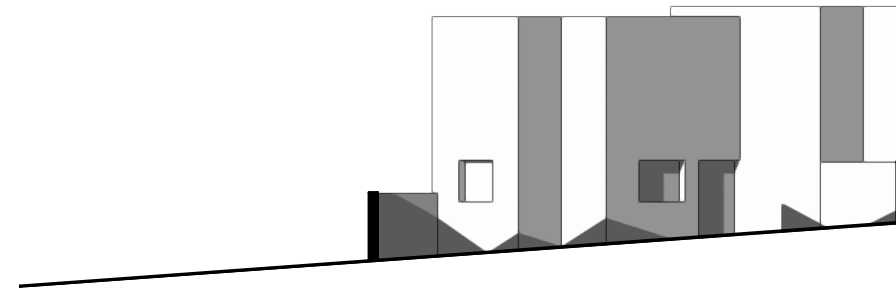
PROPOSED SHADOW DIAGRAM
3PM 21ST JUNE



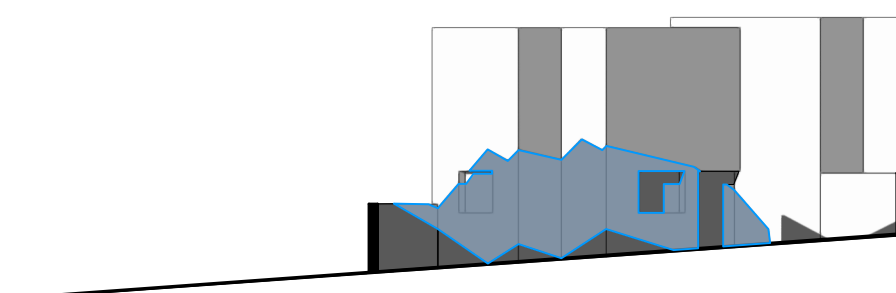
EXISTING SHADOW DIAGRAM ELEVATION
2PM 21ST JUNE



PROPOSED SHADOW DIAGRAM ELEVATION
2PM 21ST JUNE



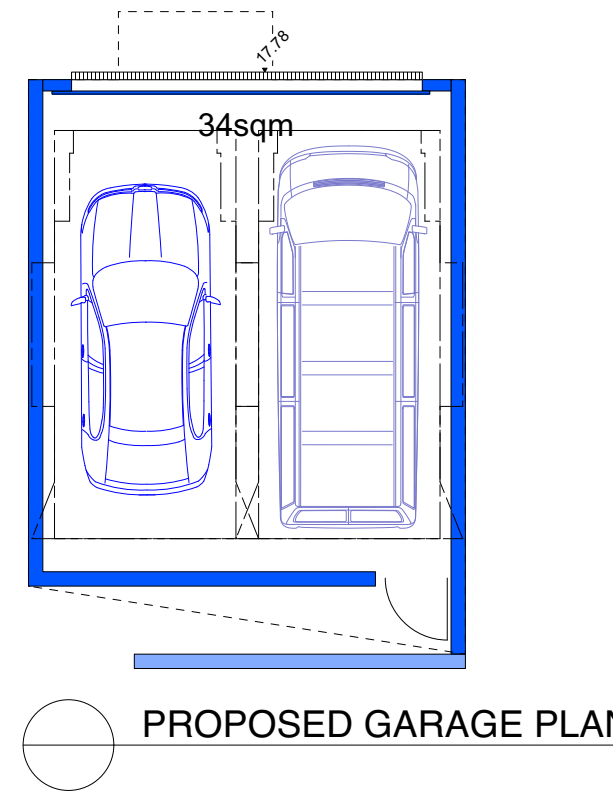
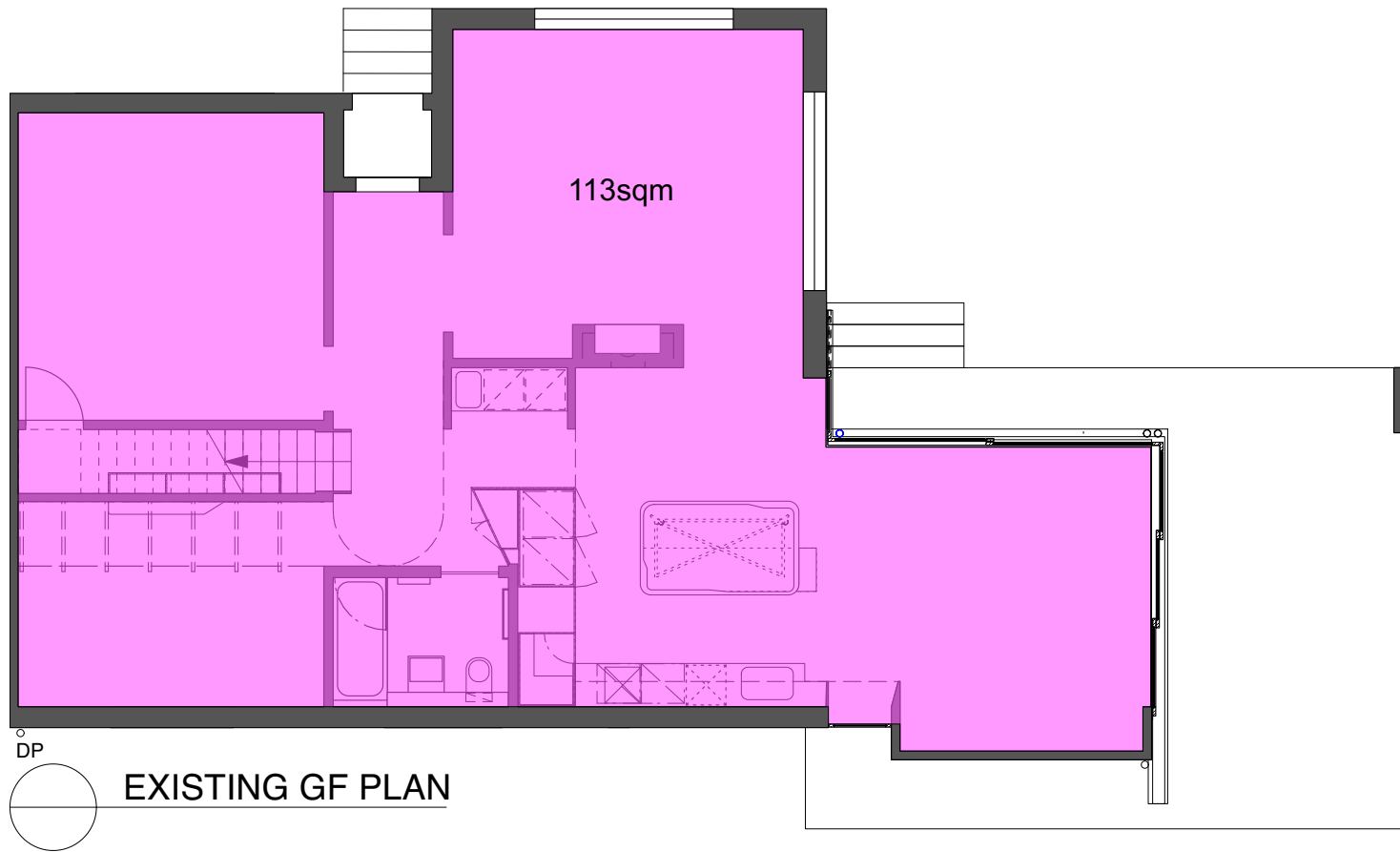
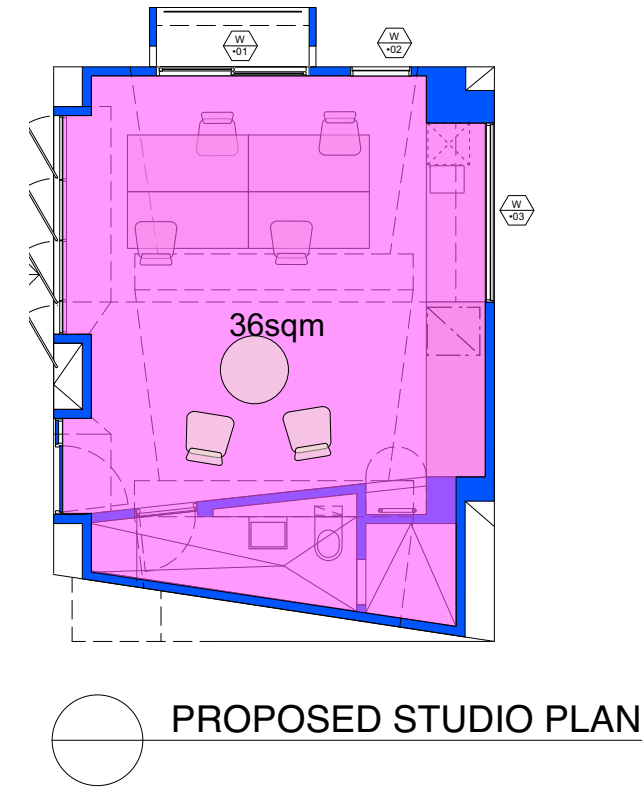
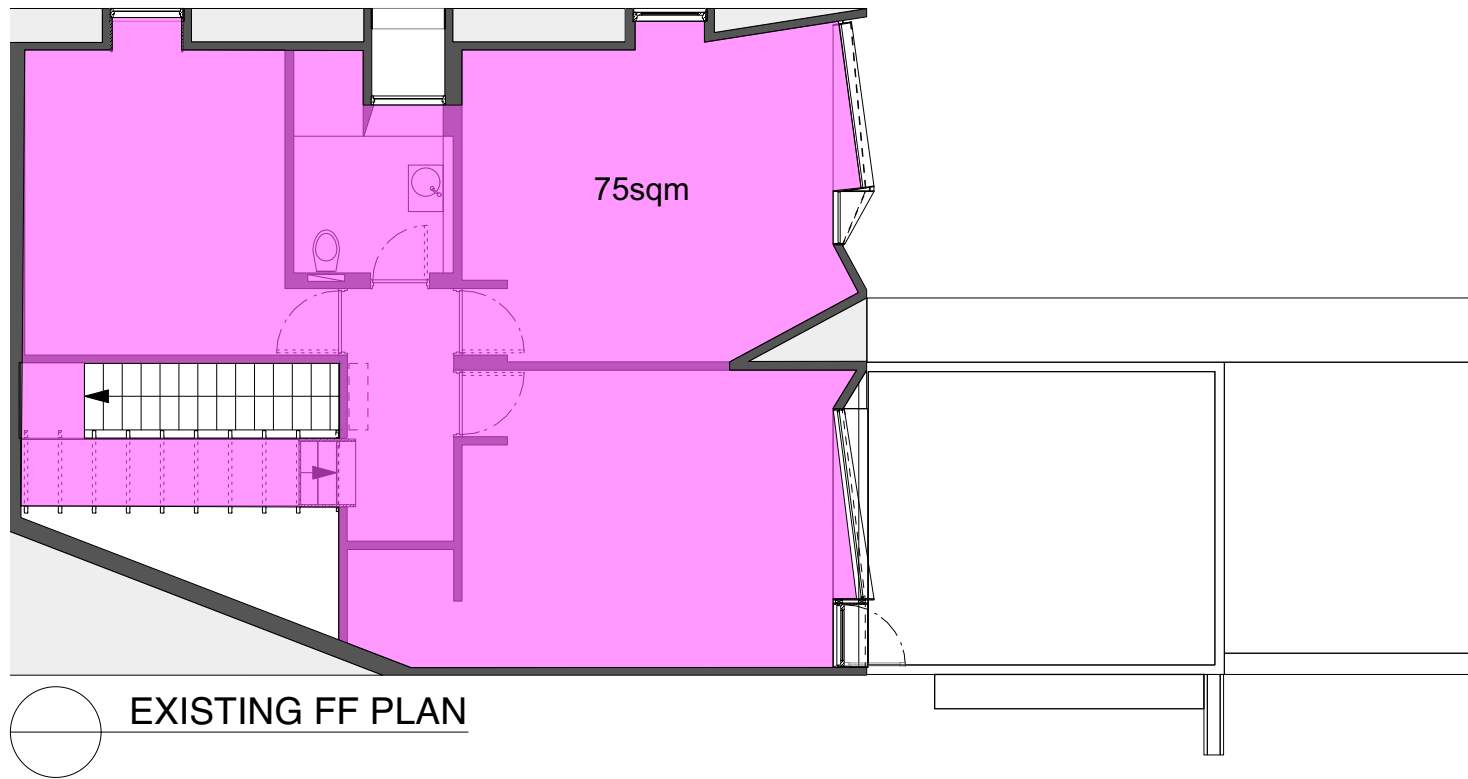
EXISTING SHADOW DIAGRAM ELEVATION
3PM 21ST JUNE



PROPOSED SHADOW DIAGRAM ELEVATION
3PM 21ST JUNE

ADDITIONAL SHADOW
REDUCED SHADOW

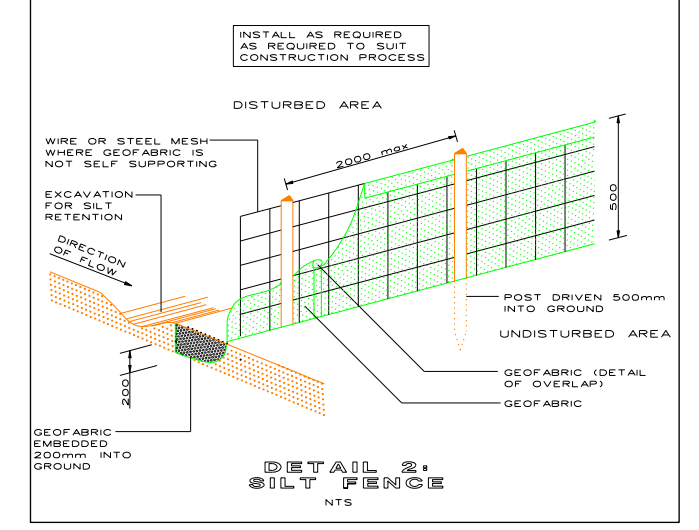
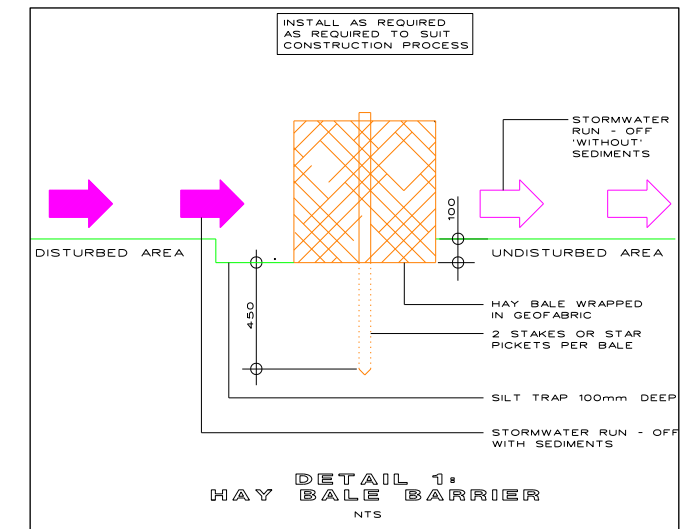
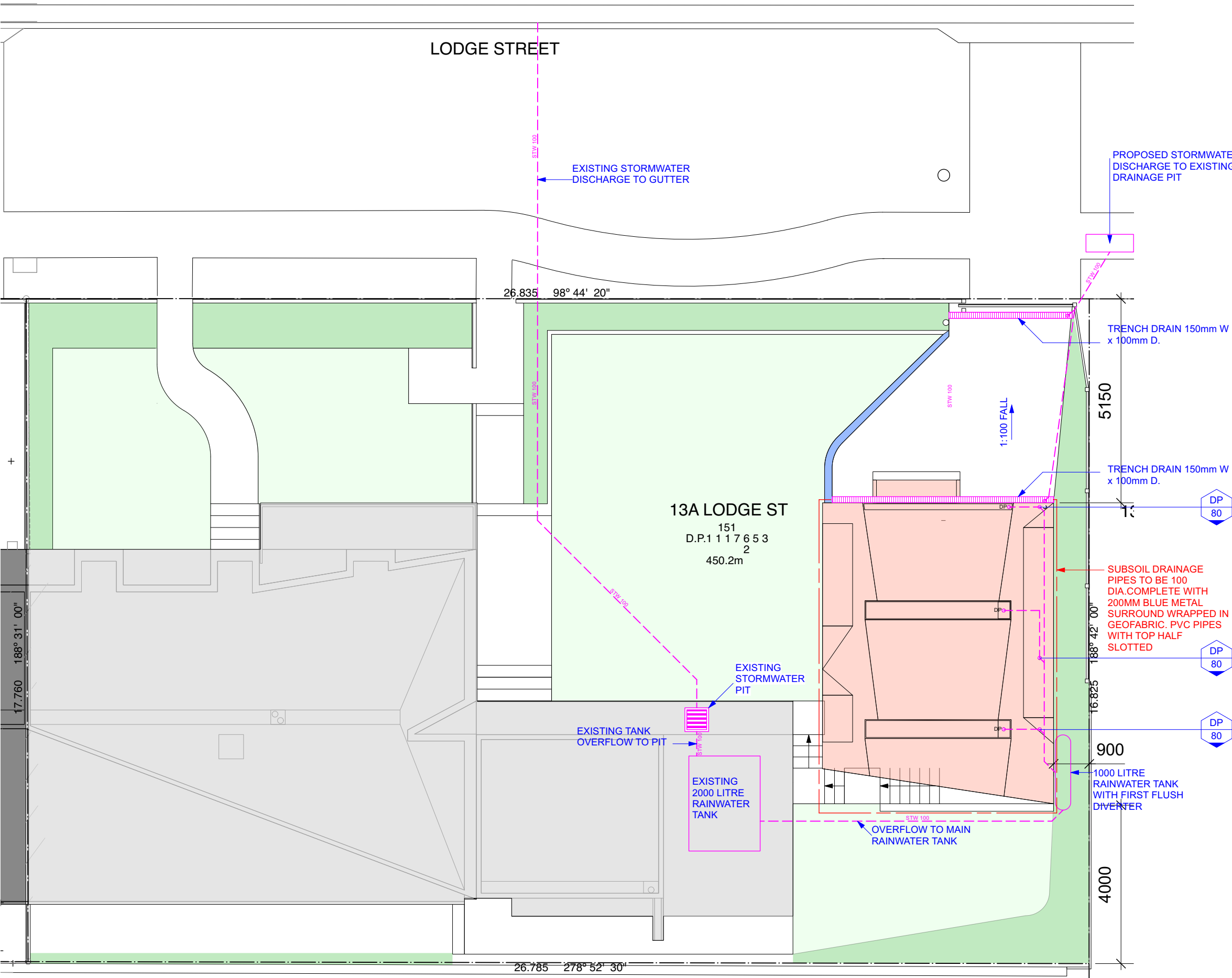
issue	date	amendment	architect	project	location	owner	drawing name	scale	date
P DA	SEP 24 Dec 24	Prelim to planner DA submission	DAVID JAGGERS ARCHITECT NSW REG. NO. 9999	GARAGE AND STUDIO	13A LODGE STREET BALGOWLAH	DAVID JAGGERS AND SARAH KIRKHAM	SHADOW DIAGRAMS 3PM + ELEVATIONS 21ST JUNE	1:200@A3	09/24
								drawing no.	issue
								DA 11	DA



LEGEND

BAL	balustrade
DP	downpipe
CPT	carpet
CT	ceramic tiles
EBW	existing brickwork
ED	existing door
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EP	existing path
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EXF	exhaust fan
EW	existing window
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DA	Dec 24	DA submission						drawing no.	issue
								DA 12	DA



issue	date	amendment	architect	project	location	owner	drawing name	scale	date
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P1	Oct 24	Prelim to Consultants						drawing no.	issue
DA	Dec 24	DA submission						DA 13	DA