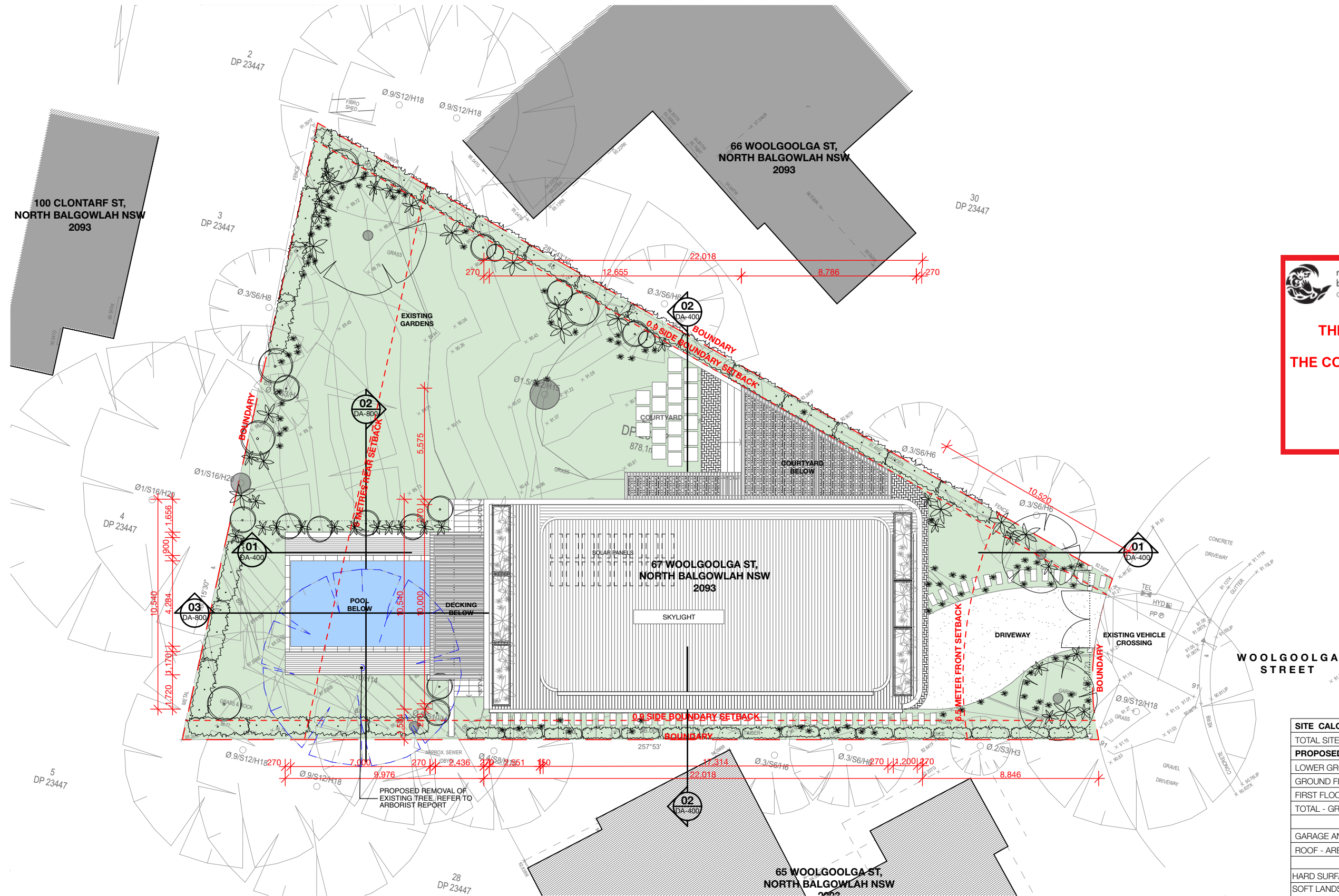




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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0313

SITE CALCULATIONS	
TOTAL SITE AREA	878m ²
PROPOSED	
LOWER GROUND FLOOR - GROSS FLOOR AREA	77.2m ²
GROUND FLOOR - GROSS FLOOR AREA	167.95 m ²
FIRST FLOOR - GROSS FLOOR AREA	142.3 m ²
TOTAL - GROSS FLOOR AREA	387.45 m ²
GARAGE AND STORAGE - AREA	26.1 m ²
ROOF - AREA	264.1m ²
HARD SURFACE CALCULATION - AREA	302.29m ² /34.4%
SOFT LANDSCAPING CALCULATION - AREA	461.35m ² /52.5%
POOL - VOLUME	38.83m ³

SITE PLAN **A3 @1:200**

NORTH

KEY:

- DENOTES AREA OF SOFT LANDSCAPING
- DENOTES AREA OF SWIMMING POOL
- DENOTES EXISTING STRUCTURE TO BE DEMOLISHED
- DENOTES PROPOSED NEW STRUCTURE

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NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

PROJECT:
PROPOSED NEW DWELLING, INCLUDING
NEW NEW LANDSCAPING AND POOL

CLIENT:
SCOTT AND JESS SHEPHERD

LOCATION:
67 WOOLGOOLGA STREET, NORTH
BALGOWLAH,
SYDNEY, NSW

PROJECT STAGE:
DA - ADDITIONAL INFORMATION

DRAWING TITLE:
COVER & SITE INFORMATION: SITE PLAN

SCALE:
1:200 @ A3

DATE OF ISSUE:
22/6/23

DRAWING NO.
DA-001

REVISION:
03

rama

nominated architect
Thomas Martin
new reg. #10383
6 / 30 AVALON PARADE,
AVALON BEACH, NSW 2107
www.ramaarchitects.com
e. info@ramaarchitects.com
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A circular diagram divided into four quadrants by a vertical and a horizontal line. The top quadrant is labeled 'NORTH'.

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PROJECT STAGE:
DA - ADDITIONAL INFORMATION

DRAWING TITLE:
GENERAL ARRANGEMENT PLANS: LOWER
GROUND FLOOR

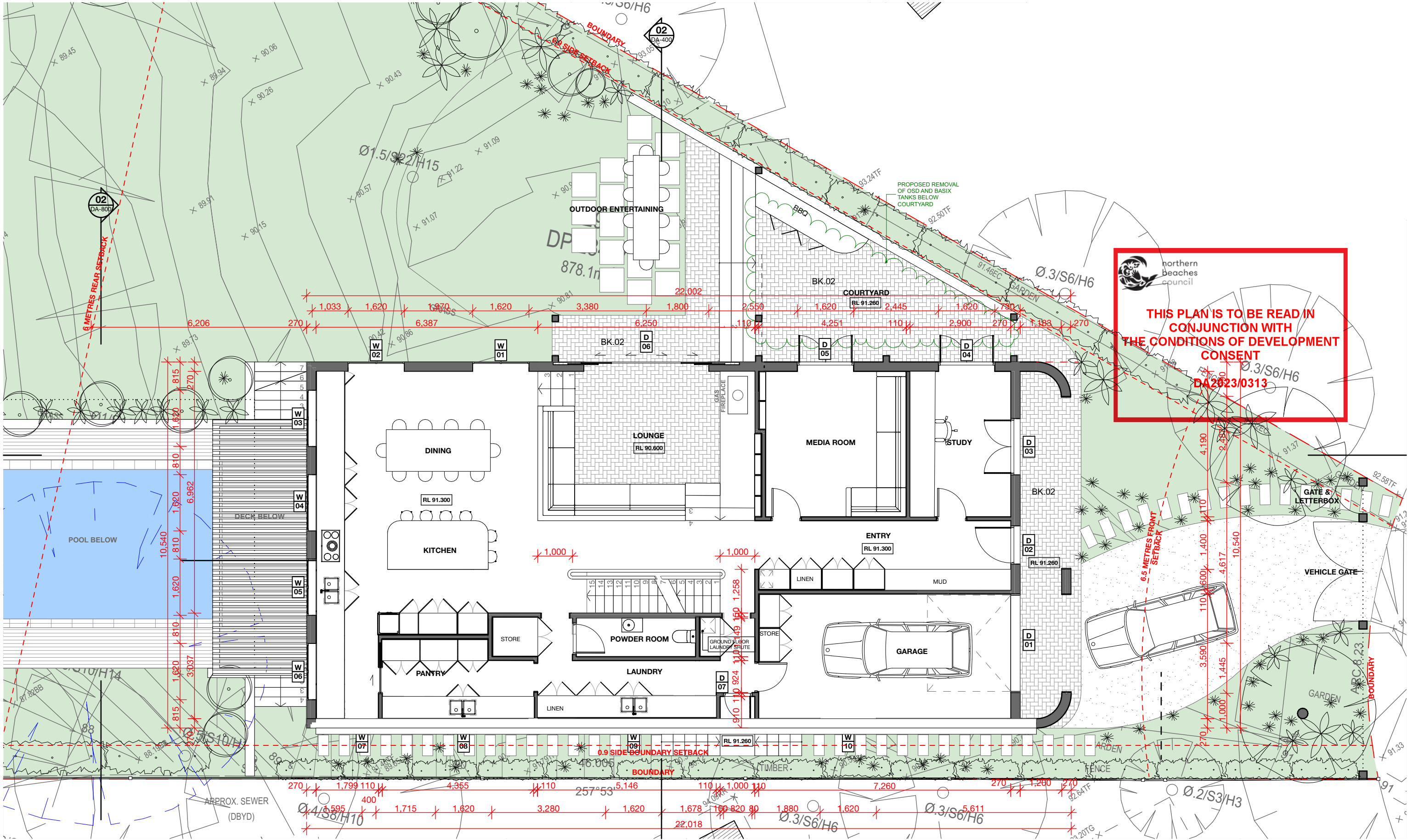
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1:100 @ A3

DATE OF ISSUE:
22/6/23

DRAWING NO.
DA-100

REVISION:
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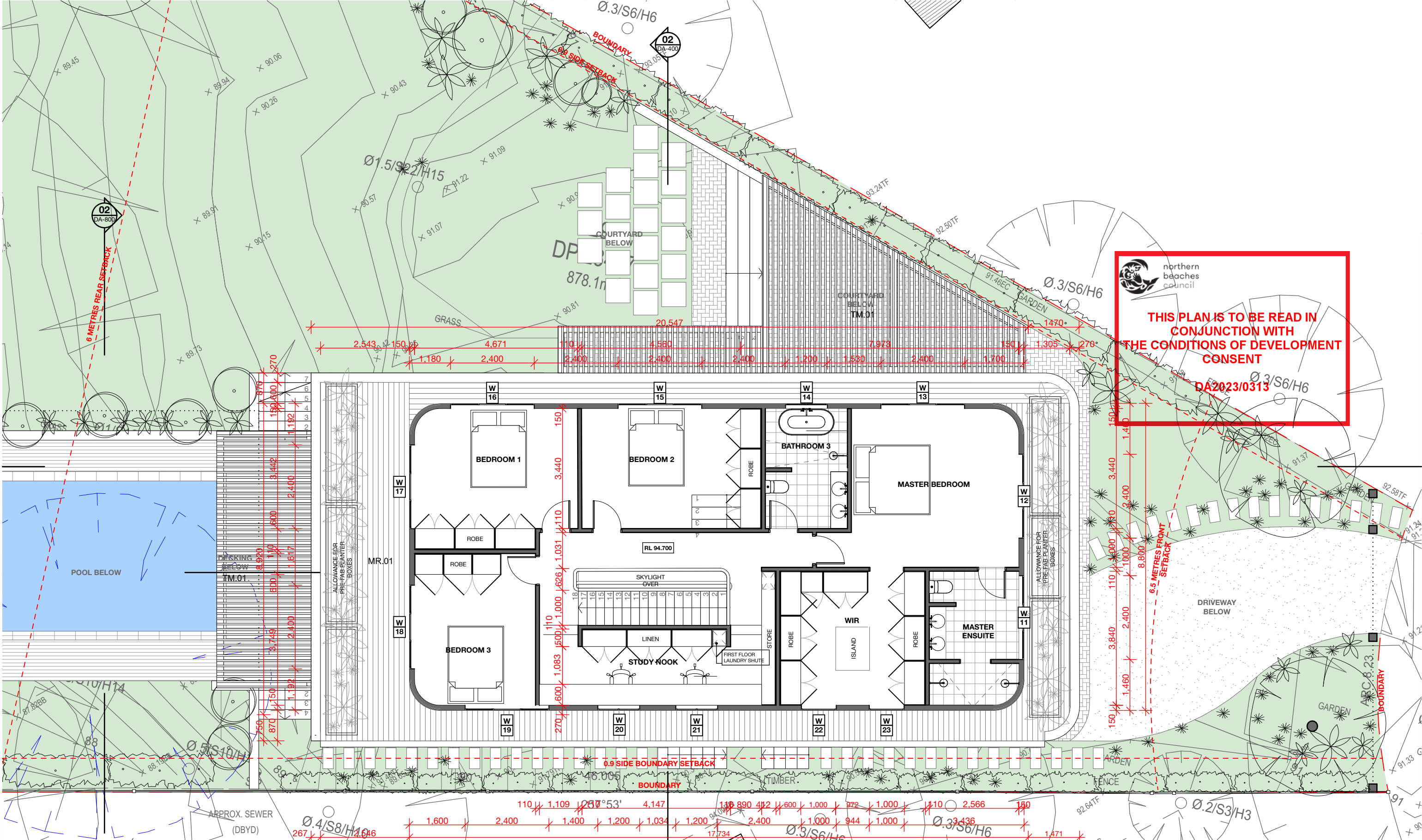
nominated architect
 Thomas Martin
 now reg. #10383
 6 / 20 AVALON PARADE,
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NORTH

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KEY: - DENOTES AREA OF SOFT LANDSCAPING - DENOTES AREA OF SWIMMING POOL - DENOTES EXISTING STRUCTURE TO BE DEMOLISHED - DENOTES PROPOSED NEW STRUCTURE	PROJECT: PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL CLIENT: SCOTT AND JESS SHEPHERD LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH, SYDNEY, NSW	PROJECT STAGE: DA - ADDITIONAL INFORMATION DRAWING TITLE: GENERAL ARRANGEMENT PLANS: GROUND FLOOR SCALE: 1:100 @ A3	DATE OF ISSUE: 22/6/23 DRAWING NO. DA-101 REVISION: 03	rama nominated architect Thomas Martin nsw reg. #10383 6 / 30 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramarchitects.com ABN 612 713 425 COPYRIGHT © RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING
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FIRST FLOOR 1:100

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KEY:

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- DENOTES AREA OF SWIMMING POOL
- DENOTES EXISTING STRUCTURE TO BE DEMOLISHED
- DENOTES PROPOSED NEW STRUCTURE

PROJECT:
PROPOSED NEW DWELLING, INCLUDING
NEW NEW LANDSCAPING AND POOL

CLIENT:
SCOTT AND JESS SHEPHERD

LOCATION:
67 WOOLGOOLGA STREET, NORTH
BALGOWLAH,
SYDNEY, NSW

PROJECT STAGE:
DA - ADDITIONAL INFORMATION

DRAWING TITLE:
GENERAL ARRANGEMENT PLANS: FIRST
FLOOR

SCALE:
1:100 @ A3

DATE OF ISSUE:
22/6/23

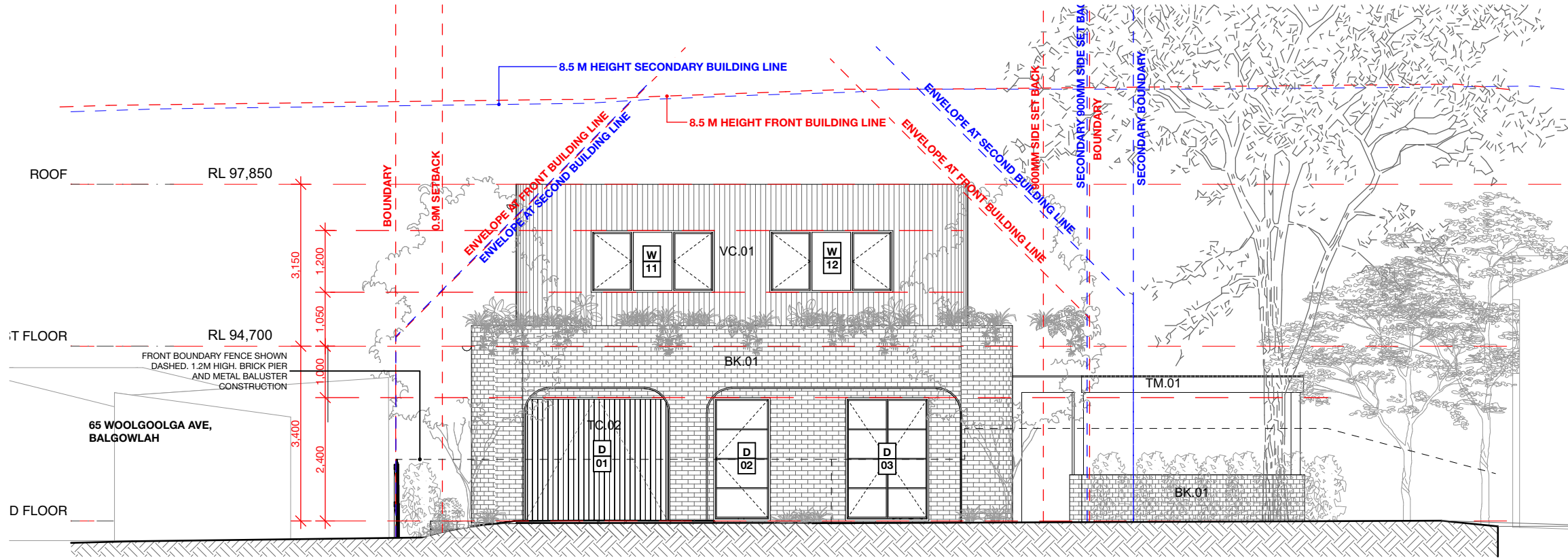
DRAWING NO.
DA-102

REVISION:
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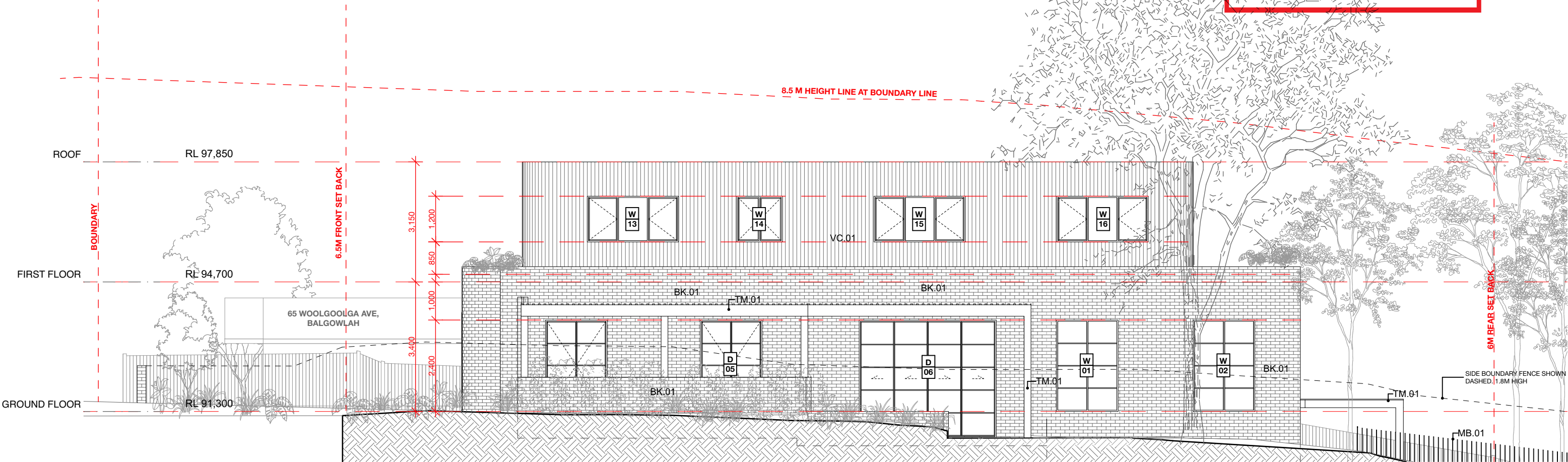
nominated architect
Thomas Martin
new reg. #10383
6 / 30 AVALON PARADE,
AVALON BEACH, NSW 2107
www.ramarchitects.com
e. info@ramarchitects.com
ABN 612 713 425

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EAST ELEVATION

A3 @1:100



NORTH ELEVATION

A3 @ 1:100

MATERIALS SCHEDULE	
ID	DESCRIPTION
D	STEEL FRAMED DOOR - WHITE POWDER COAT FINISH
W	STEEL FRAMED WINDOW - WHITE POWDER COAT FINISH
BK-01	BAGGED BRICKWORK - LIGHT PAINT FINISH
BK-02	RECYCLED BRICK PAVING
VC-01	VERTICAL TIMBER CLADDING MID TONE FINISH
MB-01	VERTICAL METAL BALUSTRADE - WHITE PAINT FINISH
MR-01	METAL ROOF SHEETING
TM-01	HARDWOOD TIMBER PERGOLA AND BATTENS



northern
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66 WOOLGOOLGA AVE,
BALGOWLAH

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DA2023/0313

KEY:

-  DENOTES AREA OF SOFT LANDSCAPING
-  DENOTES AREA OF SWIMMING POOL
-  DENOTES EXISTING STRUCTURE TO BE DEMOLISHED
-  DENOTES PROPOSED NEW STRUCTURE

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PROJECT:
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NEW NEW LANDSCAPING AND POOL

CLIENT:
SCOTT AND JESS SHEPHERD

LOCATION:
67 WOOLGOOLGA STREET, NORTH
BALGOWLAH,
SYDNEY, NSW

PROJECT STAGE:
DA - ADDITIONAL INFORMATION

DRAWING TITLE:
ELEVATIONS: SHEET 01

SCALE:
1:100 @ A3

DATE OF ISSUE:
22/6/23

DRAWING NO.
DA-300

REVISION:
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Thomas Martin
nsw reg. #10383

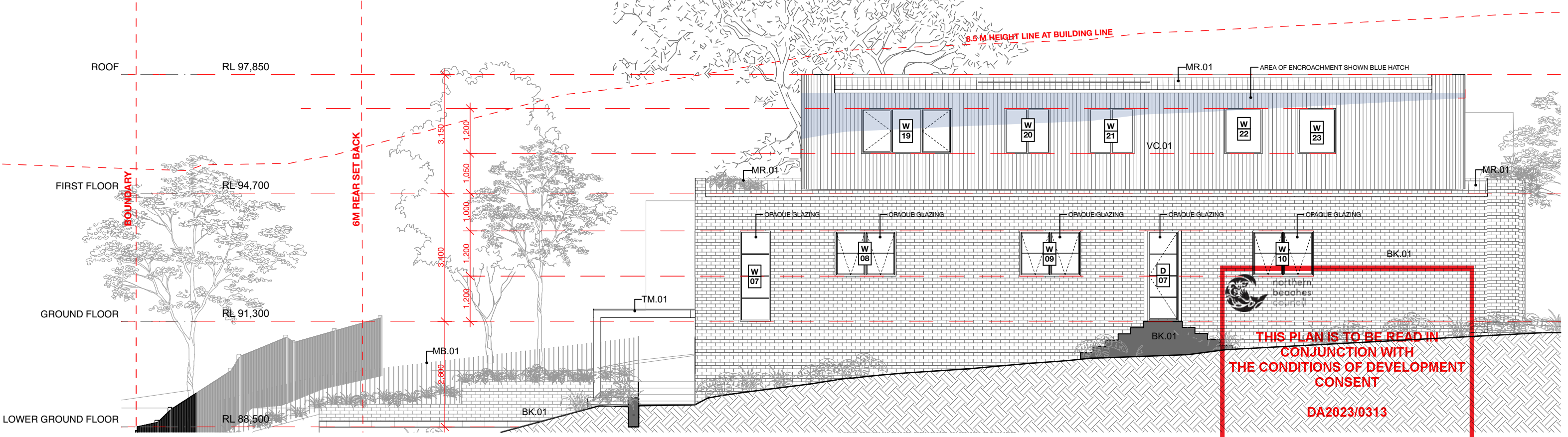
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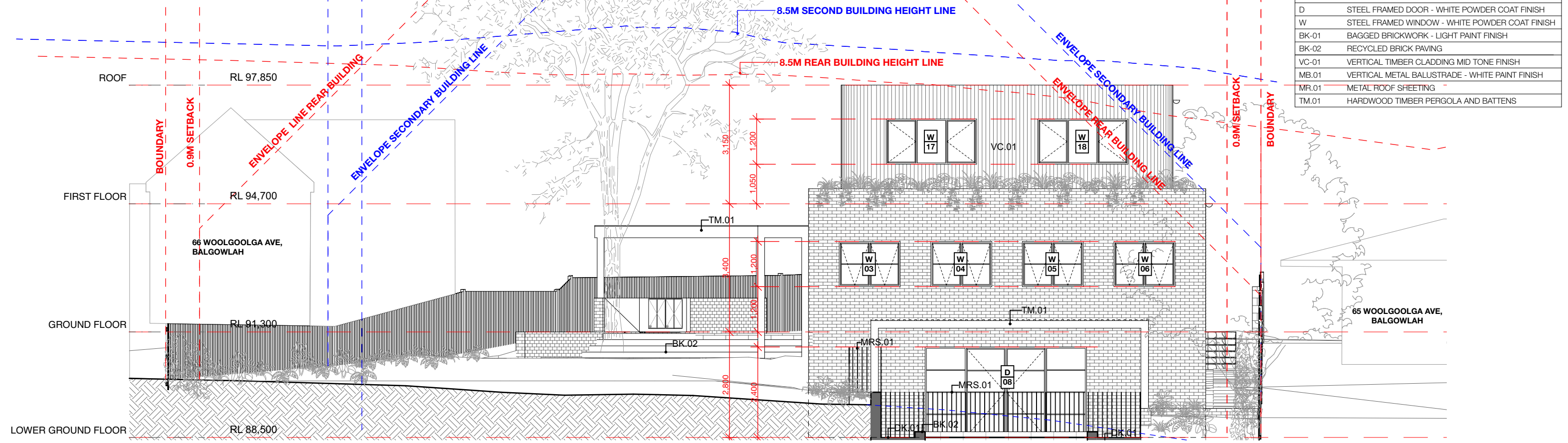
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SOUTH ELEVATION 1:100

MATERIALS SCHEDULE	
ID	DESCRIPTION
D	STEEL FRAMED DOOR - WHITE POWDER COAT FINISH
W	STEEL FRAMED WINDOW - WHITE POWDER COAT FINISH
BK-01	BAGGED BRICKWORK - LIGHT PAINT FINISH
BK-02	RECYCLED BRICK PAVING
VC-01	VERTICAL TIMBER CLADDING MID TONE FINISH
MB-01	VERTICAL METAL BALUSTRADE - WHITE PAINT FINISH
MR-01	METAL ROOF SHEETING
TM-01	HARDWOOD TIMBER PERGOLA AND BATTENS

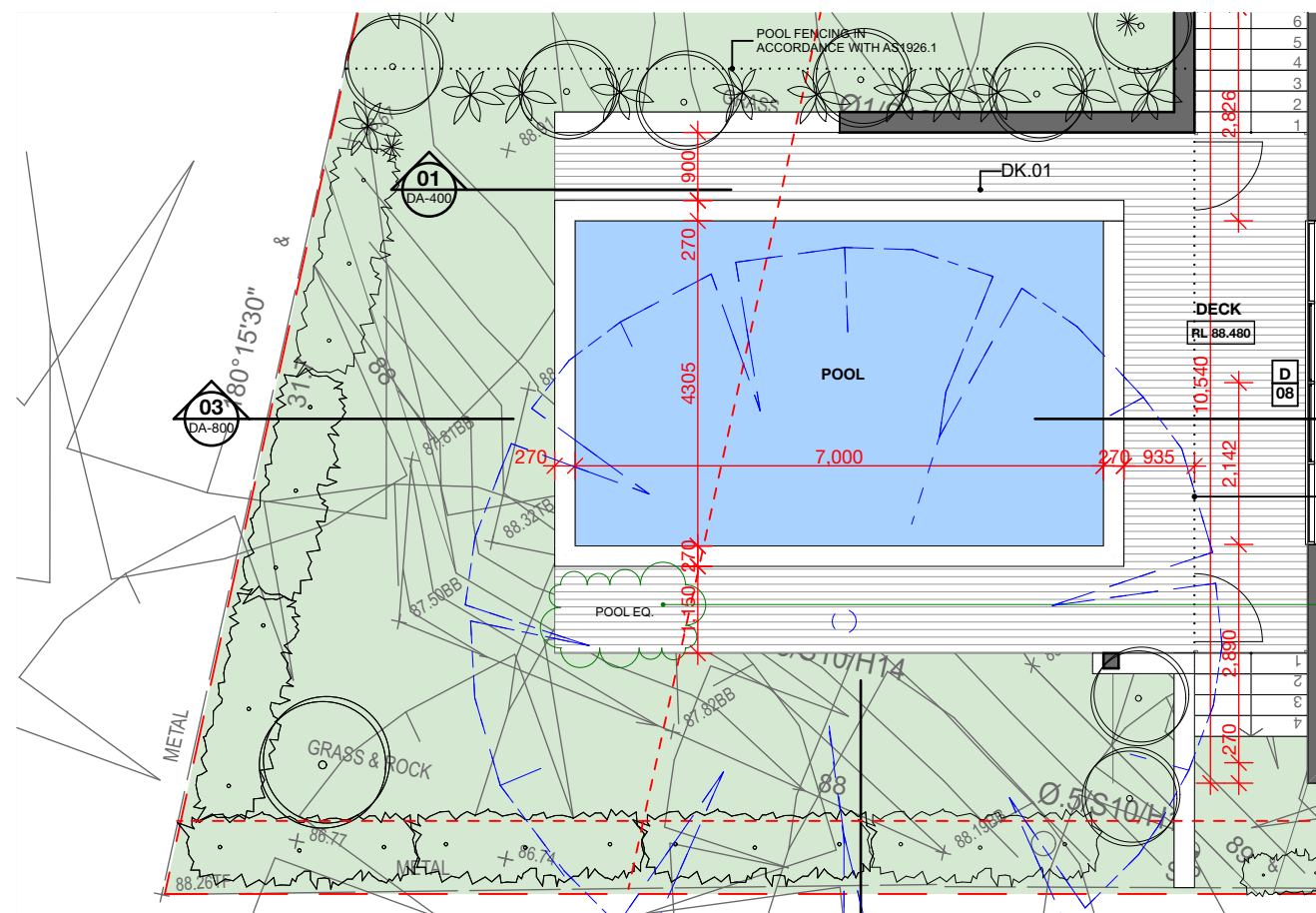


WEST ELEVATION 1:100

KEY:	
	DENOTES AREA OF SOFT LANDSCAPING
	DENOTES AREA OF SWIMMING POOL
	DENOTES EXISTING STRUCTURE TO BE DEMOLISHED
	DENOTES PROPOSED NEW STRUCTURE

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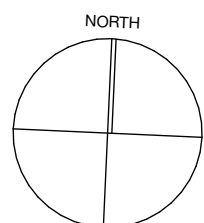
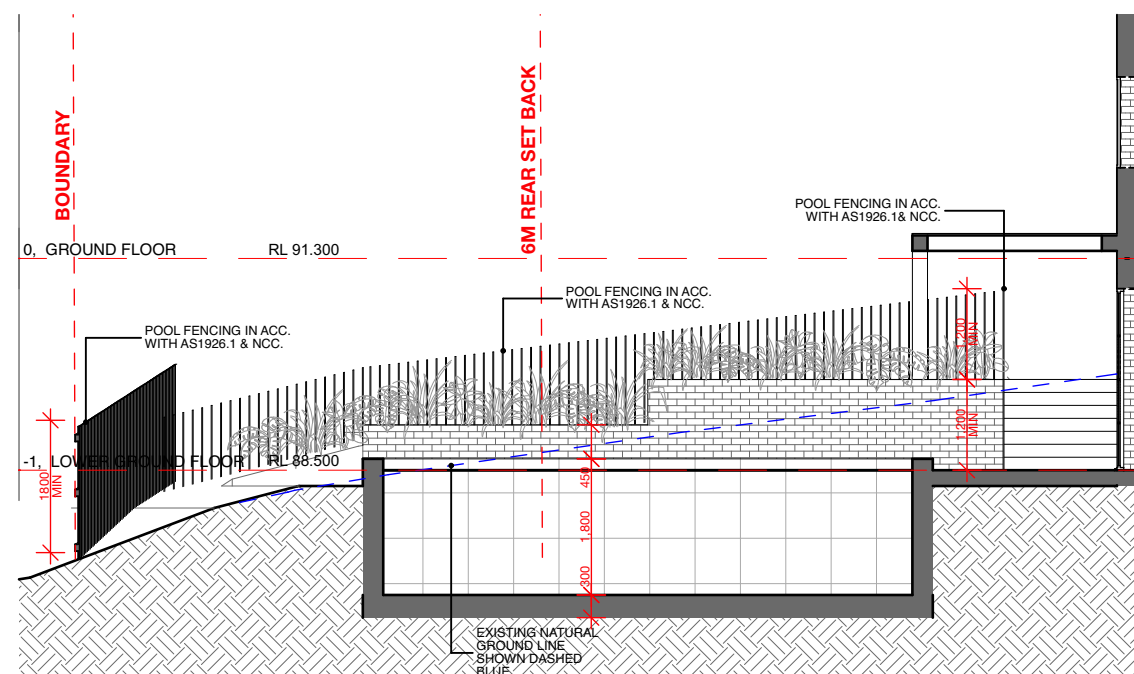
PROJECT: PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL	PROJECT STAGE: DA - ADDITIONAL INFORMATION	DATE OF ISSUE: 22/6/23	rama nominated architect Thomas Martin nsw reg. #10383 6 / 30 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramaarchitects.com e. info@ramaarchitects.com ABN 612 713 425 COPYRIGHT © RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING
CLIENT: SCOTT AND JESS SHEPHERD	DRAWING TITLE: ELEVATIONS: SHEET 02	DRAWING NO. DA-301	
LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH, SYDNEY, NSW	SCALE: 1:100 @ A3	REVISION: 03	



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DA2023/0313



KEY:

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	DENOTES AREA OF SWIMMING POOL
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PROJECT:
PROPOSED NEW DWELLING, INCLUDING
NEW NEW LANDSCAPING AND POOL

CLIENT:
SCOTT AND JESS SHEPHERD

LOCATION:
67 WOOLGOOLGA STREET, NORTH
BALGOWLAH,
SYDNEY, NSW

PROJECT STAGE:
DA - ADDITIONAL INFORMATION

DRAWING TITLE:
POOL DETAILS: POOL DETAILS

SCALE:
1:100 @ A3

DATE OF ISSUE:
22/6/23

DRAWING NO.
DA-800

REVISION:
03

r a m a

nominated architect
Thomas Martin
nsw reg. #10383

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AVALON BEACH, NSW 2107

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e.info@ramaarchitects.com

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