

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

- LEGEND**
- existing double-brick wall
  - existing single brick wall
  - proposed timber-framed wall
  - proposed masonry wall (brick veneer)
  - wall to be demolished

- LEGEND**
- cbd cupboard
  - dp downpipe
  - dw dishwasher
  - ex existing
  - f fridge
  - fg fixed glazing
  - fp fireplace (gas)
  - gl glazed louvres
  - ogl opaque glazed louvres
  - p pantry
  - wrm washing machine

- ex tree to be retained within 5m of proposed works (Refer to Arborist Report)
- ex tree to be removed

A 26/02/19 DA Submission  
Rev. Date Description

Paul Duggan & Alexandra Brown

80 Woodland St South  
Balgowlah  
SP 33894

Site/ Roof Plan - Existing  
& Site Analysis

Status Development Application

Scale 1:200 @ A3

Project no. 1705

Date 04.05.18

Drawing no.

AR DA 1 00 A

Discipline Stage/Package Type No. Revision

Drawn by:

**Nikki Mote Architect**  
NSW ARB Reg# 8638  
0420 503363  
nikki@nikkimotearchitect.com

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**LEGEND**

cbd	cupboard
dpn	downpipe
dw	dishwasher
ex	existing
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fg	fixed glazing
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gl	glazed louvres
ogl	opaque glazed louvres
p	pantry
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(Refer to Arborist Report)

ex tree to be removed  
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SP 33894

Site/ Roof Plan - Proposed

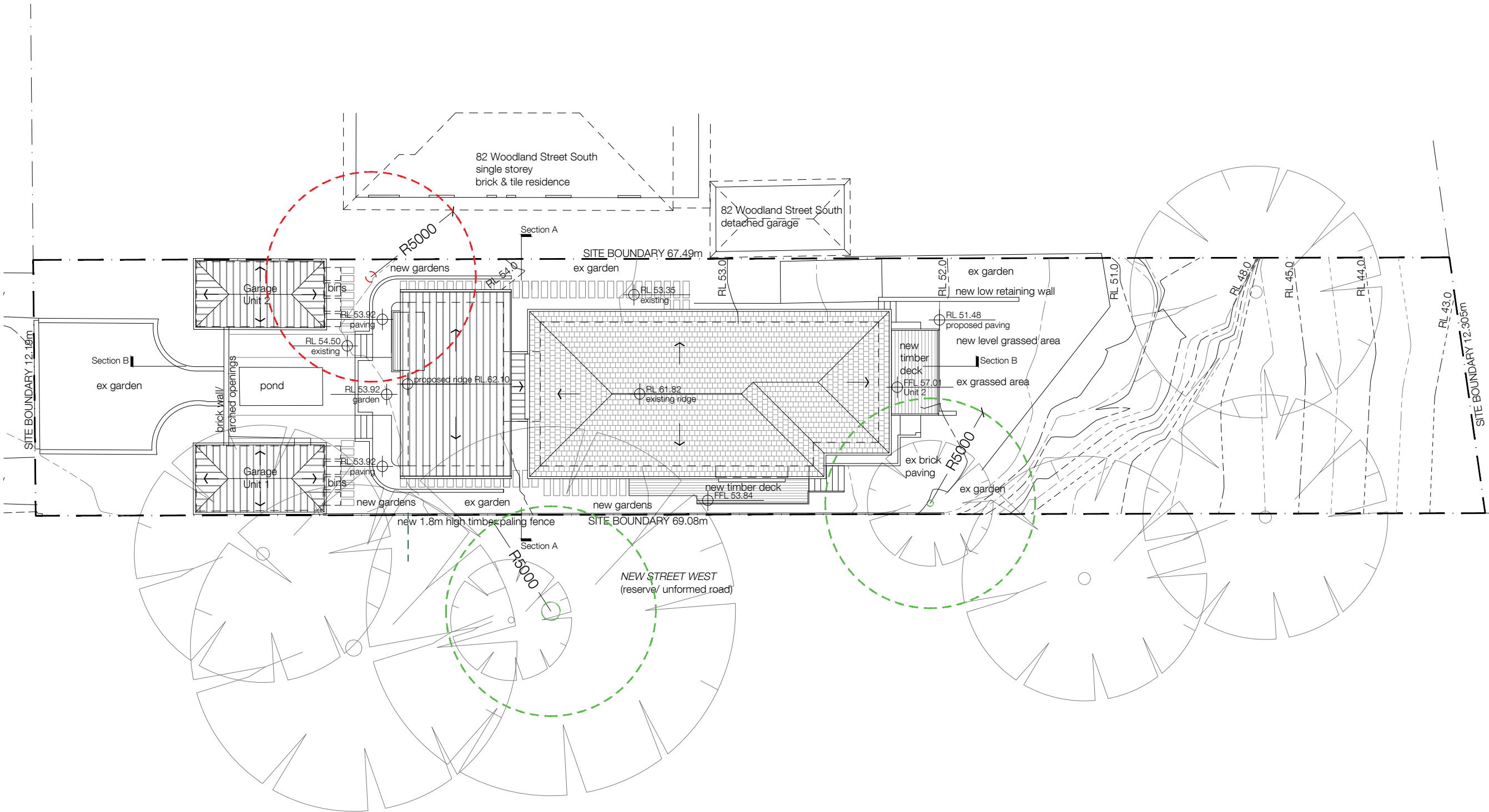


Status	Development Application				
Scale	1:200 @ A3				
Project no.	1705				
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Drawn by:



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01 Site/ Roof Plan - Proposed  
1:200@A3

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Total Open Space & Landscaped Area

Status	Development Application
Scale	1:200 @ A3
Project no.	1705
Date	04.05.18

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AR DA 1 02 A				
Discipline.	Stage/	Type.	No.	Revision.

Drawn by:

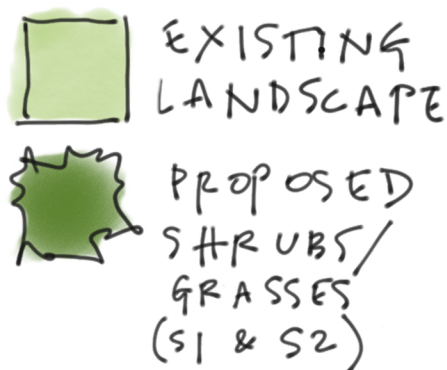


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Total Site Area	= 832.4sqm (by calc.)
Total Open Space (min. dimension 3m)	= 509.0sqm = 61.1% of site area (min. allowable = 55% of Site Area)
Landscaped Area (min. dimension 0.5m/ min. soil depth 1m)	= 400.9sqm = 78.8% of Total Open Space area (min. allowable = 35% of Total Open Space)

02 Total Open Space & Landscaped Area  
1:200@A3





TZ  
Water Gym

T3  
Kentia Palm

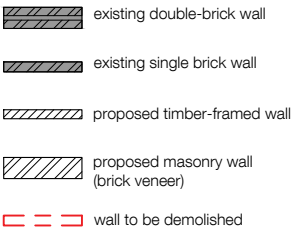
51  
Nolina Nelsonii

S2  
Lomandra  
Tahika

S3  
Pandorea  
pandorana

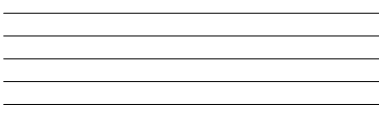


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dp	downpipe
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p	pantry
wm	washing machine

01 Elevation North - Existing  
- 1:100@A3



Paul Duggan &amp; Alexandra Brown

Status	Development Application
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Project no. 1705

Drawing no. \_\_\_\_\_

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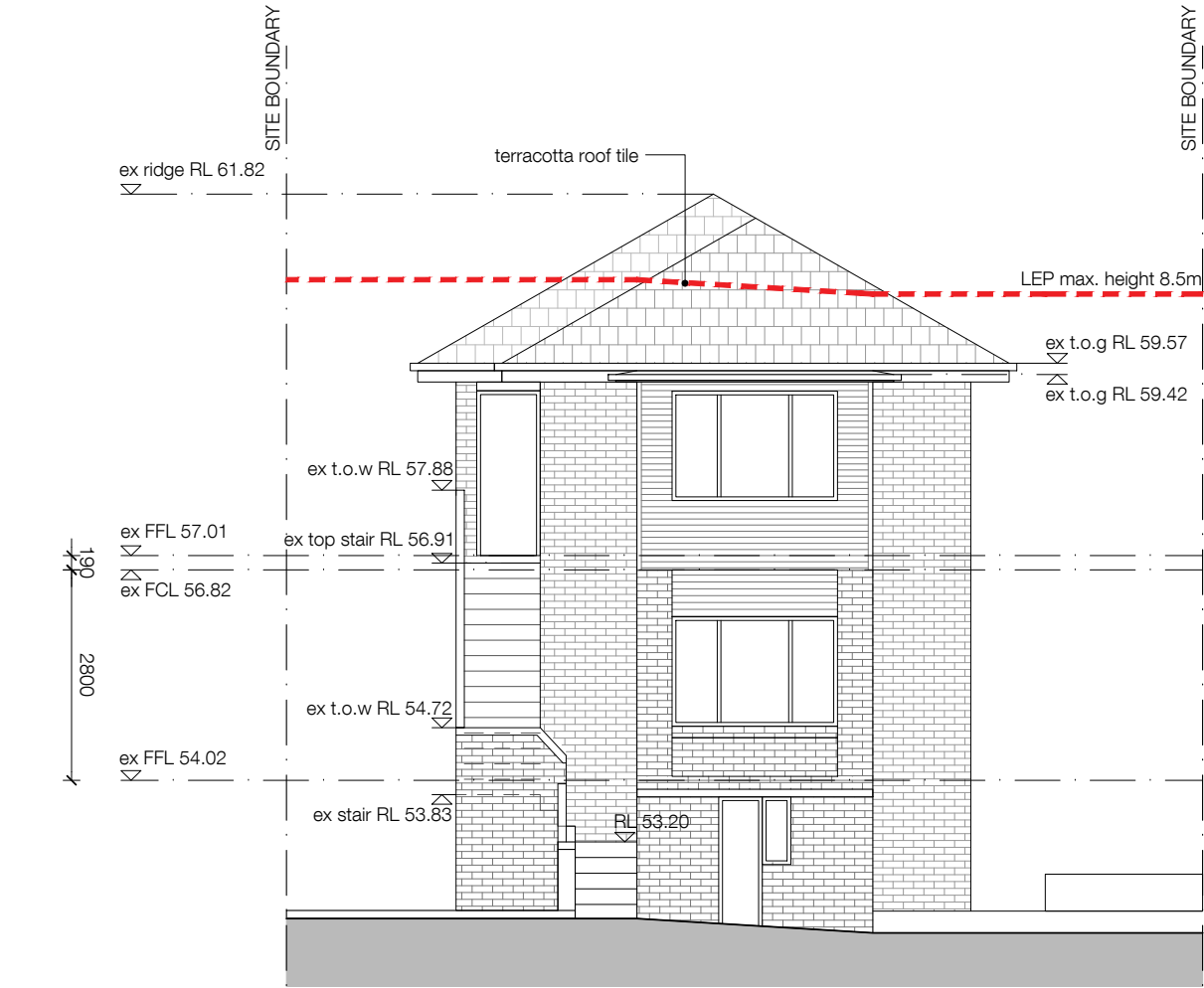
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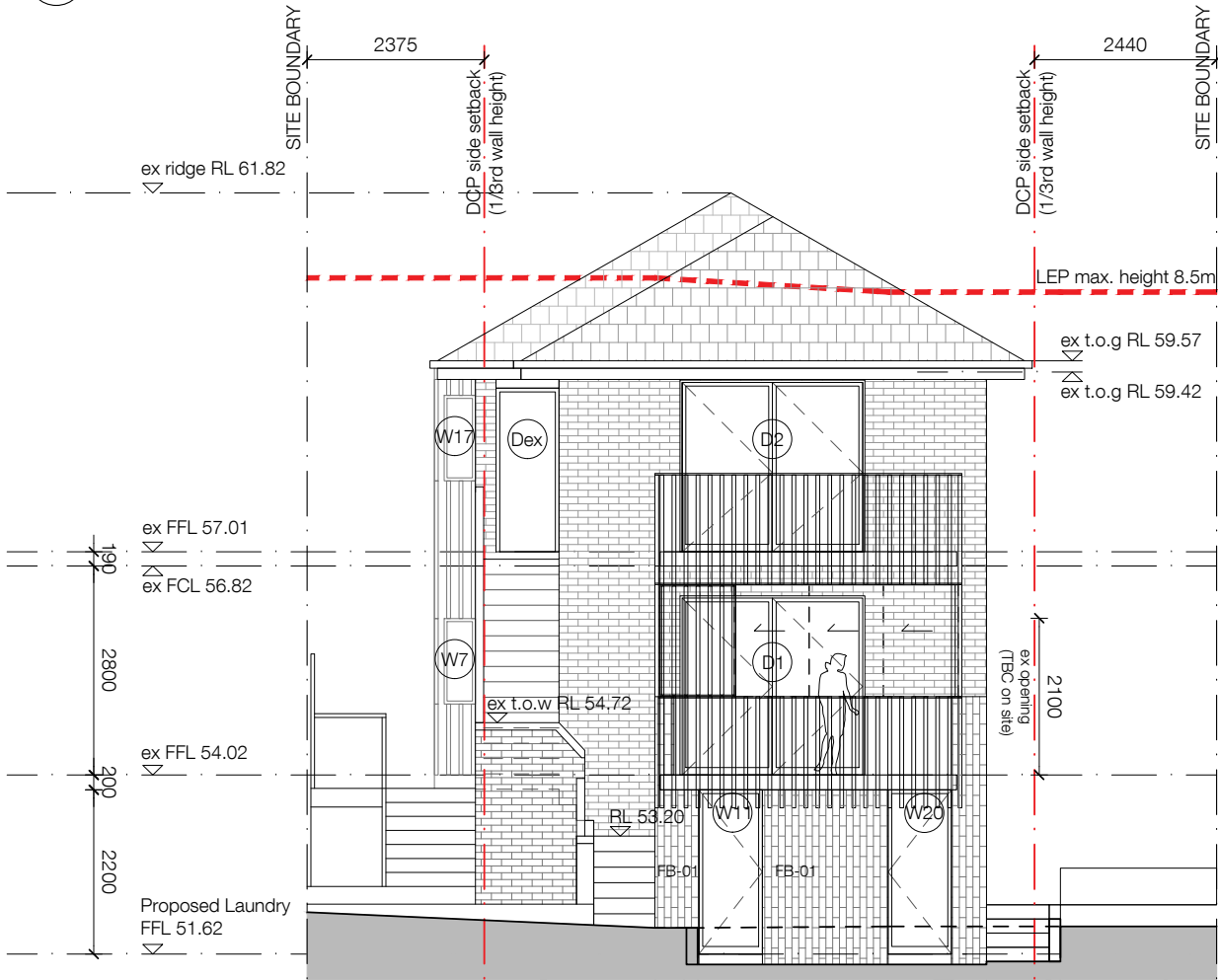
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01 Elevation East - Existing  
1:100@A3



02 Elevation East - Proposed  
1:100@A3


A	26/02/19	DA Submission
Rev.	Date	Description

Paul Duggan & Alexandra Brown

80 Woodland St South  
Balgowlah

SP 33894  
Elevation - East  
Existing & Proposed

Status	Development Application
Scale	1:100 @ A3
Project no.	1705
Date	04.05.18

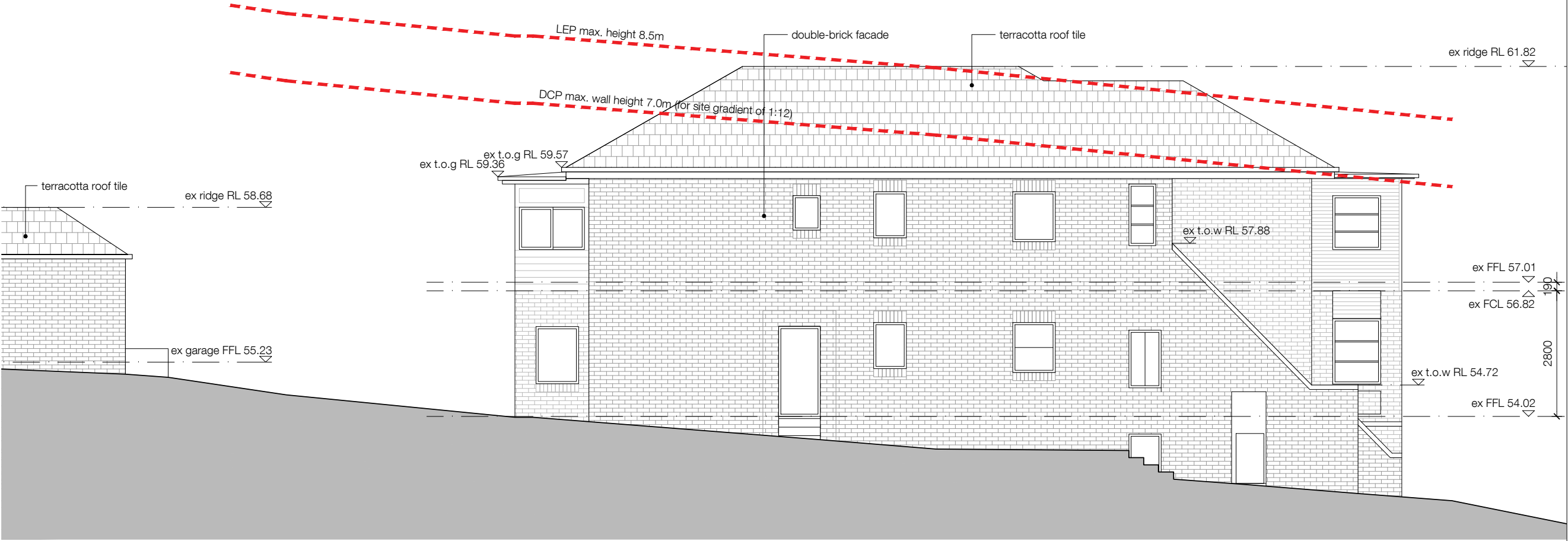
Drawing no.				
AR DA 5 01 A				
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01 Elevation South - Existing  
1:100@A3



02 Elevation South - Proposed  
1:100@A3

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- |     |                       |
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| dp  | downpipe              |
| dw  | dishwasher            |
| ex  | existing              |
| f   | fridge                |
| fg  | fixed glazing         |
| fp  | fireplace (gas)       |
| gl  | glazed louvres        |
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| p   | pantry                |
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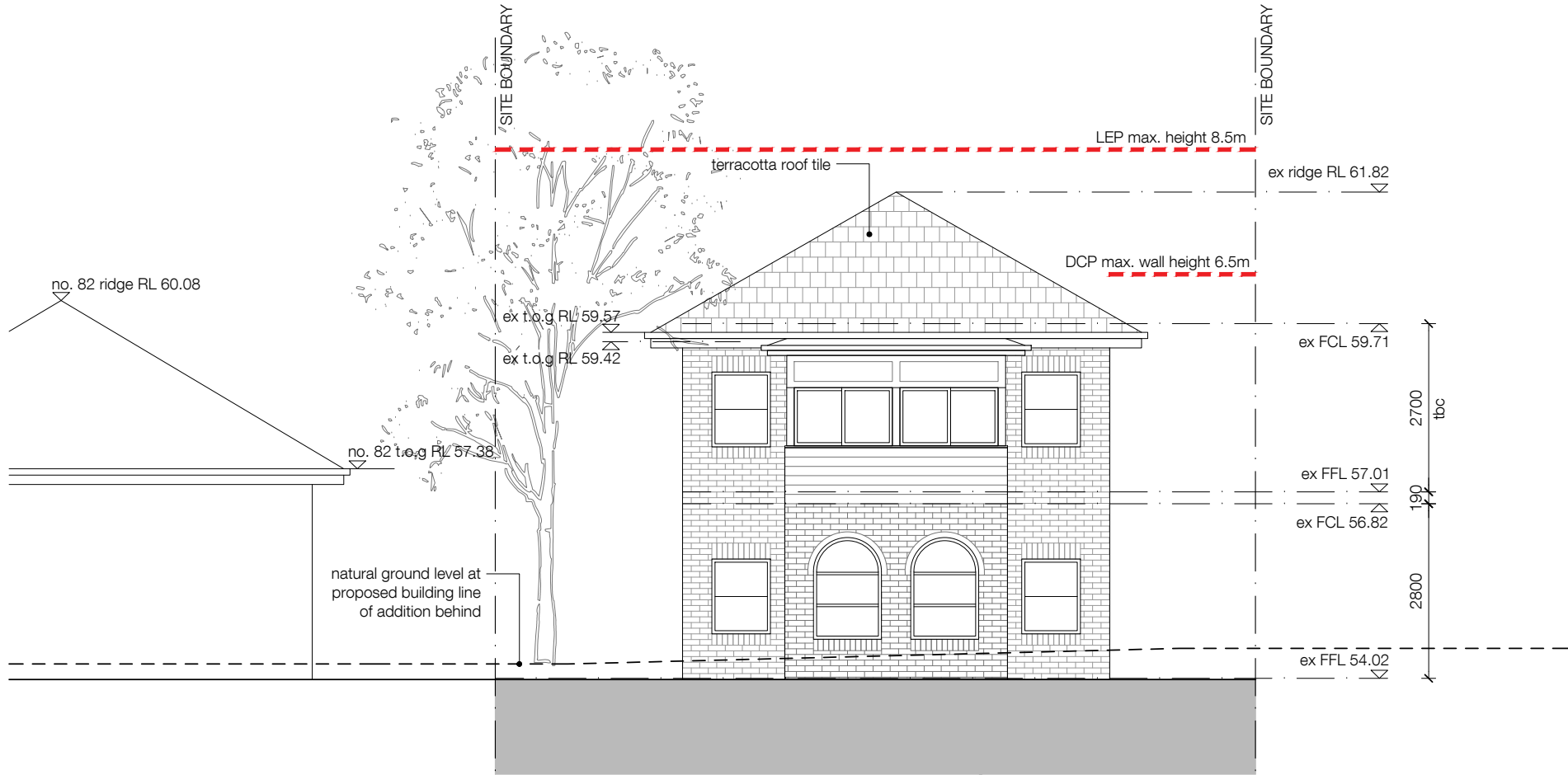
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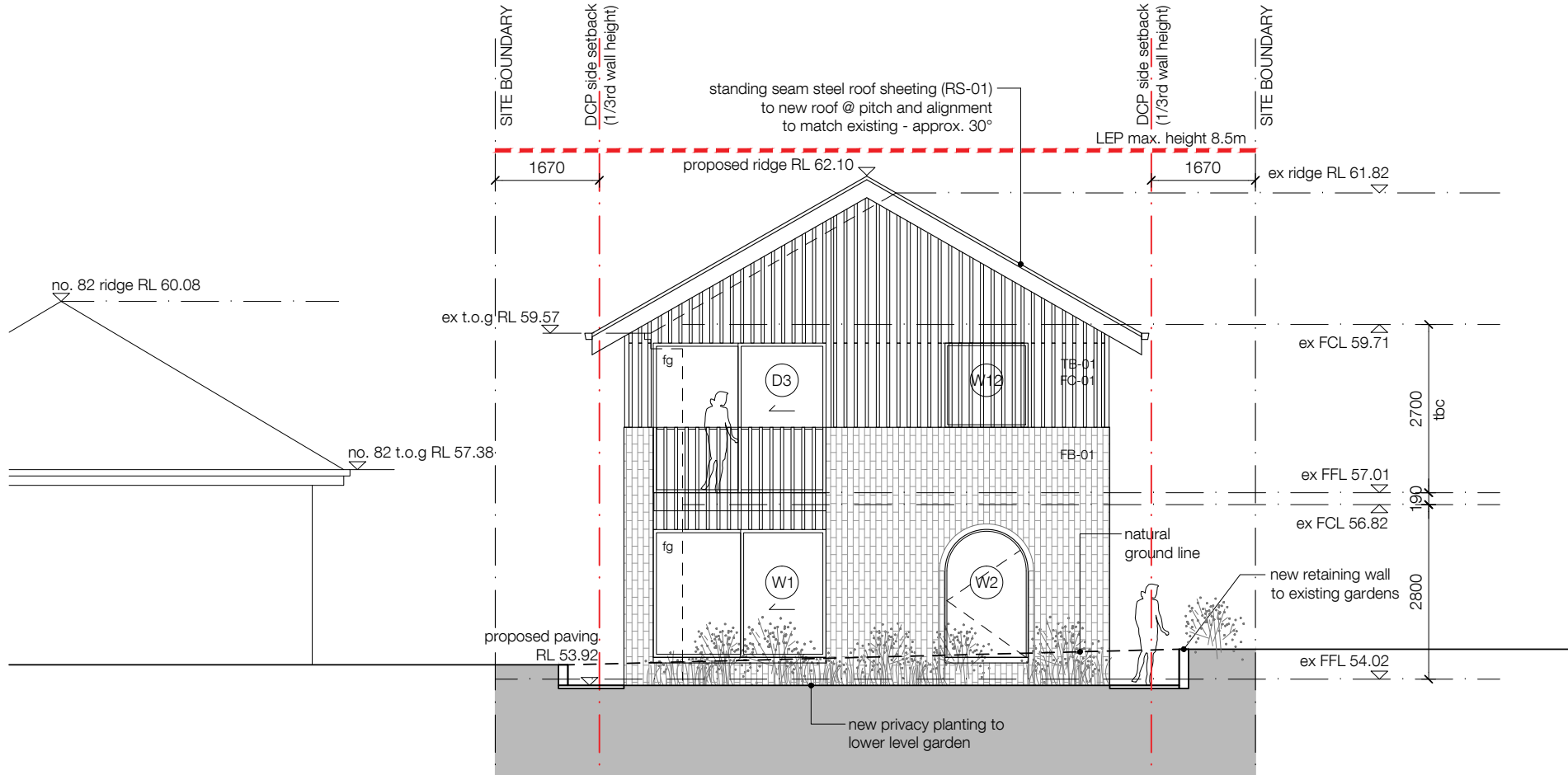
80 Woodland St South  
Balgowlah  
SP 33894  
Elevation - South  
Existing & Proposed

Status Development Application  
Scale 1:100 @ A3  
Project no. 1705  
Date 04.05.18  
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Discipline Stage/Package Type No. Revision

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01 Elevation West - Existing  
1:100@A3



02 Elevation West - Proposed  
1:100@A3

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80 Woodland St South  
Balgowlah  
SP 33894

Elevation - West  
Existing & Proposed

Status Development Application

Scale 1:100 @ A3

Project no. 1705

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# 80 WOODLAND ST SOUTH, BALGOWLAH

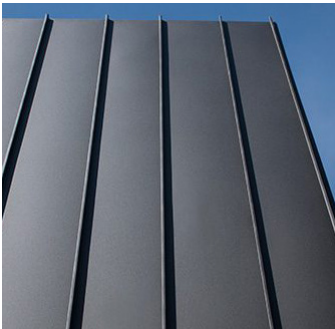
## MATERIALS BOARD

Below  
Street Elevation - NTS



1. New brick veneer to match existing brick colouring (FB-01)

/ 'Austral Bricks' or similar quality  
/ brick type, colour and format TBC



2. Steel standing seam roof sheeting (RS-01)

/ 'Snaplock' standing seam, or similar  
/ Colorbond 'Monument'



3. Fibre-cement sheeting (FC-01)

/ non-combustible fibre cement sheet cladding  
/ paint finish in Dulux 'Oolong' or similar  
/ timber battens over vertical joints



4. Vertical timber battens (TB-01)

/ nom. 50mm w X 70mm d @ 160mm centres  
/ paint finish in Dulux 'Oolong' or similar



5. Aluminium Doors & Windows

/ 'AWS' aluminium doors and windows, or similar quality  
/ powdercoated black



6. Custom steel window hoods

/ steel window surrounds to west facade (ground floor)  
/ steel bedroom window privacy hood to south facade  
/ painted black in suitable steel micaceous paint, or similar

# MODEL IMAGES

Below

- 1. Existing view from Woodland Street Sth
- 2. Proposed view from Woodland Street Sth





MODEL IMAGES

Below

- 1. Proposed view from entry path between existing garages
- 2. Proposed view from reserve looking north-east
- 3. Proposed view from reserve looking north-west



1.



2.



3.