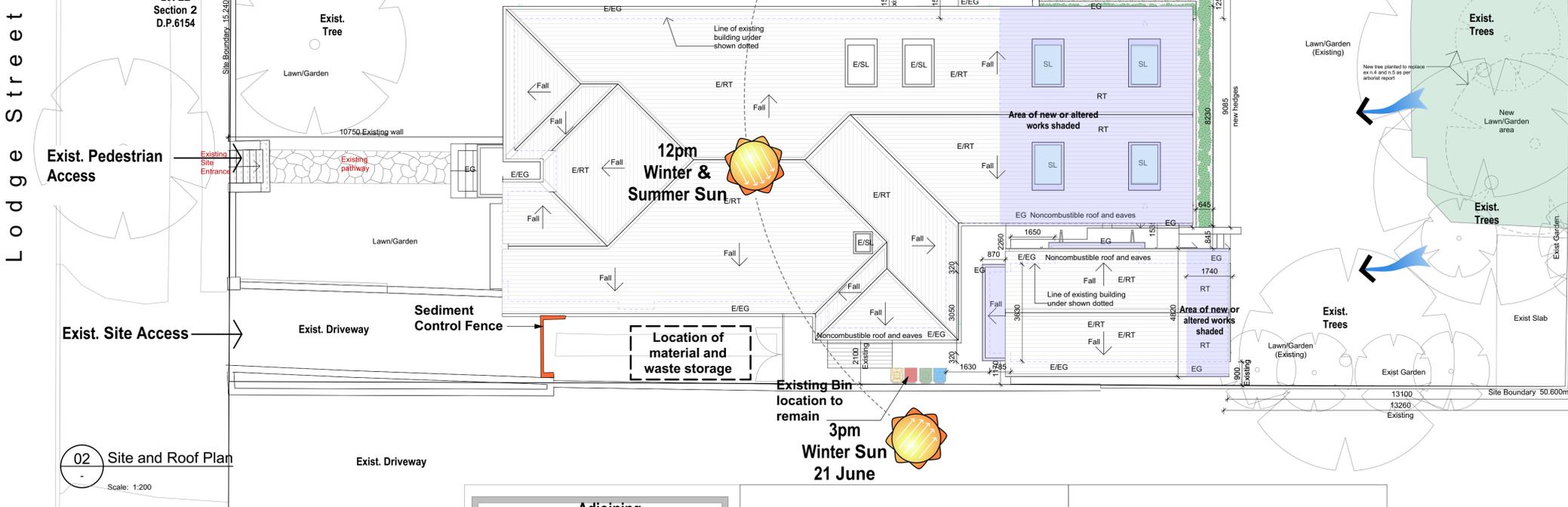




- ### DA Drawing List
- DA100-A Location Plan, Site Analysis, Roof Plan, Site Photos & Basix
 - DA101-A Ground Floor Plan, Existing and Demolition Layout
 - DA200-A Elevations and Sections & Finishes Board
 - DA800-A FSR & Built Upon Area Calculation
 - DA900-A Notification Plan
 - DA901-A Notification Elevation



- ### GENERAL LEGEND
- COS Check On Site
 - DAR Dressed All Round
 - E/... Existing (Where E shown at start of abbreviation it is existing)
 - FFL Finished Floor Level
 - FCL Finished Ceiling Level
 - G.L Ground Level
 - MI Mirror Image
 - SFL Structural Floor Level
 - SOS Soffit Of Slab
 - TBC To Be Confirmed
 - TBA To Be Advised
- ### WINDOWS AND DOORS
- AW Awning Window
 - CD Concertina Door
 - CSD Cavity Sliding Door
 - CW Casement Window
 - D Door
 - DH Double Hung Window
 - FD Front Door
 - FG Fixed Glass
 - FP Fixed Panel
 - GA Glazed Assembly
 - MI Mirror Image
 - SD Sliding Door
 - SDH Sashless Double Hung
 - SL Sliding Door
 - SW Sliding Window
 - W Window
- ### FINISHES LEGEND
- AL Aluminium
 - AR Architrave
 - BBC Barbecue
 - BL Balustrade
 - BK Brickwork
 - BWK Cornice
 - CBF Concrete Broom Finish
 - CBG Colour Back Glass
 - CP Concrete Paver
 - CPT Carpet and Underlay
 - CR Cement Render
 - FC Cement Rendered Foambord
 - CS Concrete Slab
 - CST Concrete Steel Trowelled
 - CT Ceramic Tile
 - DPS Downpipe
 - DS Door Stop
 - EF Eaves Fascia
 - EG Eaves Gutter
 - EGF Eaves Gable Fascia
 - ES Eaves Soffit
 - F Fence
 - FC Fibre Cement
 - FCL Finished Ceiling Level
 - FFL Finished Floor Level
 - FGR Floor Grate
 - FL Flue
 - FP Fixed Panel
 - FPL Fire Place
 - FT Floor Tiles
 - G Gate
 - GC Gas Cock
 - GD Garage Door
 - GDR Grated Drain
 - GG Gutter Guard
 - GMT Glass Mosaic Tiles
 - GR Glazed Roof
 - HC Hose cock
 - HR Handrail
 - HVU Hot Water Unit
 - INS Insulation
 - M Metal
 - MC Metal Cladding
 - MFC Metal Fascia Capping
 - MR Membrane Roof
 - MRC Metal Roofing Colorbond
- ### STRUCTURE AND WALLS
- Structure or Wall To Be Demolished
 - Existing Wall To Remain
 - Proposed New Stud Walls
 - Proposed Brick Veneer Walls
- ### AREA OF NEW OR ALTERED WORK
- Area of New or Altered Work

Construction

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
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorbance 0.475 - 0.70)
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorbance 0.475 - 0.70)

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.

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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	0.89	1.44	1.81	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	N	4.15	1.44	1.18	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W3	E	6.14	1.85	0.95	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
S1	2.04	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	2.04	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S3	2.04	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S4	2.04	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

Adjoining Residence No.37



View of Existing Patio (subject of alterations) and the back yard from the rear of the residence



View of Existing Patio (subject of alterations) at the East boundary



View of Existing Garage (subject of alterations) and WC from the Existing patio of the residence



View of Existing Garage and WC (subjects of alterations) from the backyard

northern beaches council

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DA2020/0089

A 04/02/20 Issue for DA AS
rev date revision notes by

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project # 18-766

Proposed Alteration and additions
35 Lodge Street, Balgowlah
Lot 22 Section 2 DP 6154

client
Mr & Mrs Painter

dwg
Location Plan, Site Analysis, Roof Plan, Site Photos & Basix

printed 3/2/20 drawn AS old LP scale@A1 1:200, 1:50

DEVELOPMENT APPLICATION

stage DA drawing # 100 revision A

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F 02 9498 4870

PLAYOUST CHURCHER ARCHITECTS

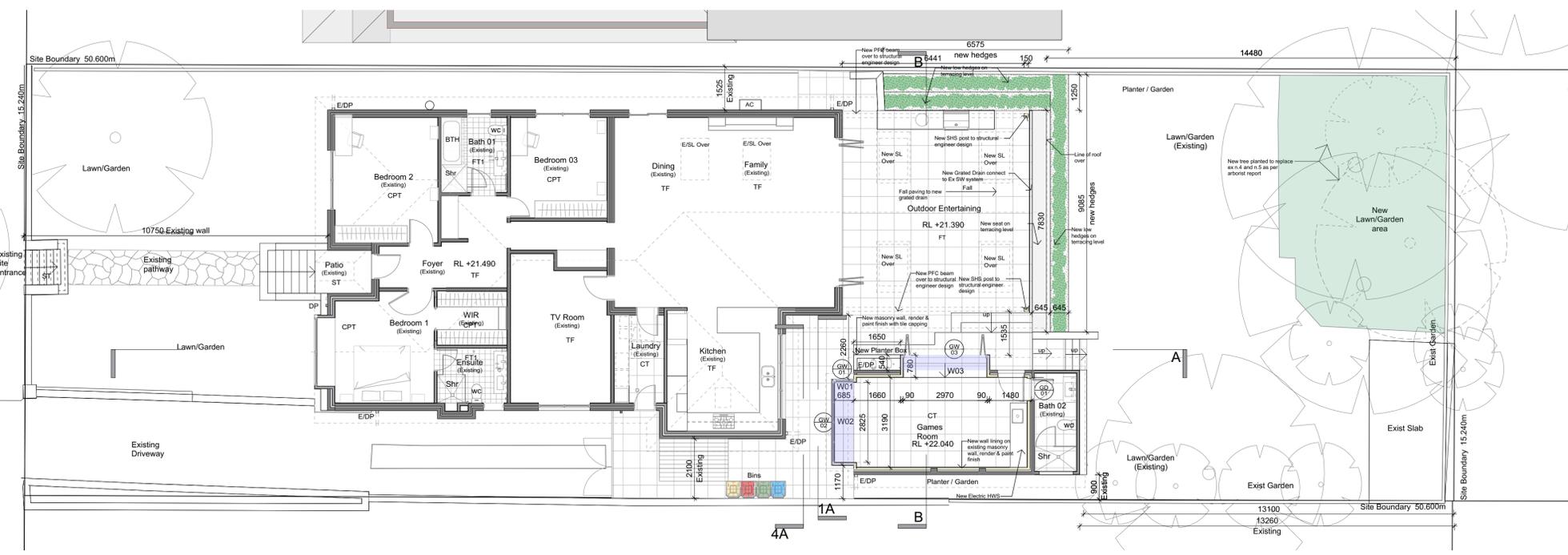
John J Playoust & Co Pty Limited ACN 008 503 188 & Brett Churcher Architects Pty Ltd
A C N 003 751 611 trading as Playoust Churcher Architects

03 Schedule of Basix Commitments
As per Certificate No.A367058_03

Lodge Street

01

Ground Floor Plan
Scale 1:100



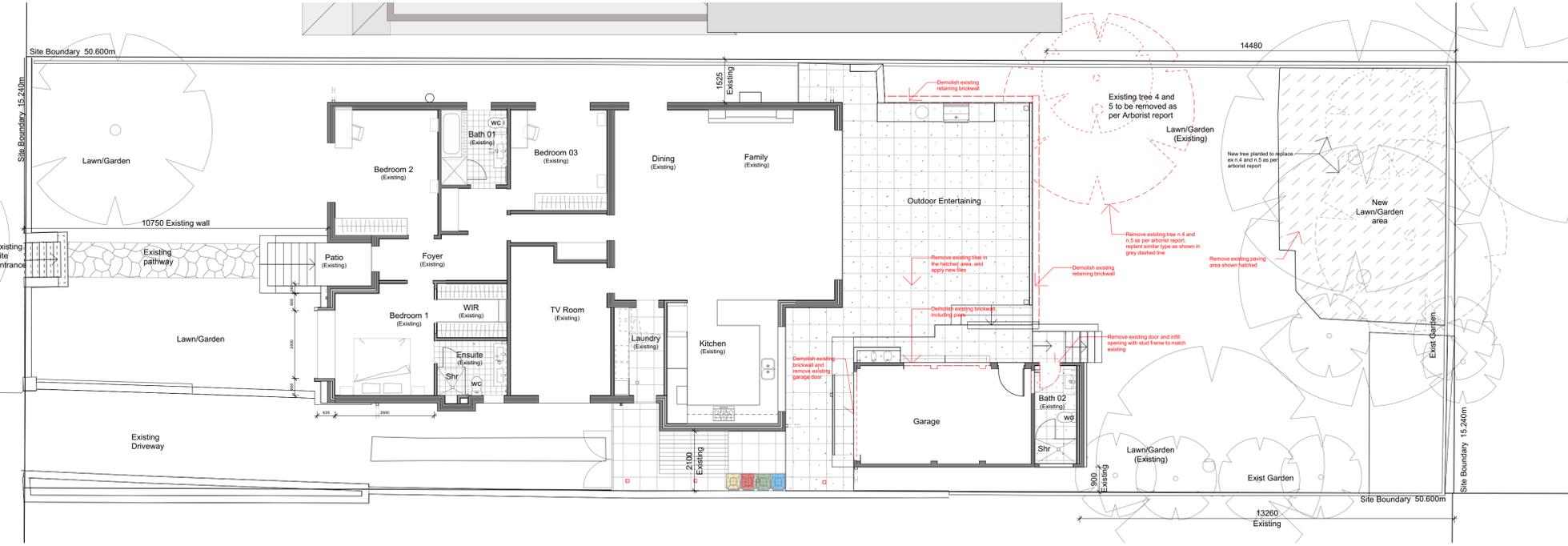
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- FINISHES LEGEND**
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 - GD Garage Door
 - GRD Grated Drain
 - GG Gutter Guard
 - GMT Glass Mosaic Tiles
 - GR Glazed Roof
 - HC Hose cock
 - HR Handrail
 - HWU Hot Water Unit
 - INS Insulation
 - M Metal
 - MC Metal Cladding
 - MFC Metal Fascia Capping
 - MR Membrane Roof
 - MRC Metal Roofing Colorbond
 - MS Mild Steel
 - MW Modwood Flooring
 - OF Overflow Spitter
 - P Paint Finish
 - PB Plasterboard Painted
 - PBM Plasterboard Moisture Resistant Paint
 - PCRS Polycarbonate Roof Sheeting
 - PFN Pool Finish
 - PR Picture Rail
 - RB Roller Blind
 - RD Roller Door
 - RLC Rendered Lightweight Cladding
 - RT Roof Tile
 - RWH Rain Water Head
 - S Steel
 - SC Steel Column External
 - SF Steel Frame
 - SK Skirting
 - SL Skylight
 - SP Set Plaster
 - SPR Spreader
 - SS Stainless Steel
 - SSL Structural Slab Level
 - ST Stone
 - STP Stone Paving
 - STS Stone Slab
 - T Timber
 - TB Timber Battens
 - TC Timber Cladding
 - TD Timber Decking
 - TF Timber Floor
 - TC Gas Cock
 - TFA Timber Fascia
 - TP Timber Post
 - TPL Timber Pergola
 - TS Timber Screen
 - TSH Timber Shingles
 - TSS Timber Sleeper Wall
 - TT Timber Tread
 - TV Television
 - VB Villaboard
 - WB Weather Board
 - WRC Western Red Cedar
 - WT Wall Tile

- Structure or Wall To Be Demolished
- Existing Wall To Remain
- Proposed New Stud Walls
- Proposed Brick Veneer Walls

Lodge Street

02

Existing and Demolition Layout
Scale 1:100



northern beaches council

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DA2020/0089

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project 18-766

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35 Lodge Street, Balgowlah
Lot 22 Section 2 DP 6154

client
Mr & Mrs Painter

dwg

Ground Floor Plan & Existing and Demolition layout

printed 3/2/20 drawn AS ckd LP scale@A1 1:100

DEVELOPMENT APPLICATION

stage DA drawing # 101 revision A

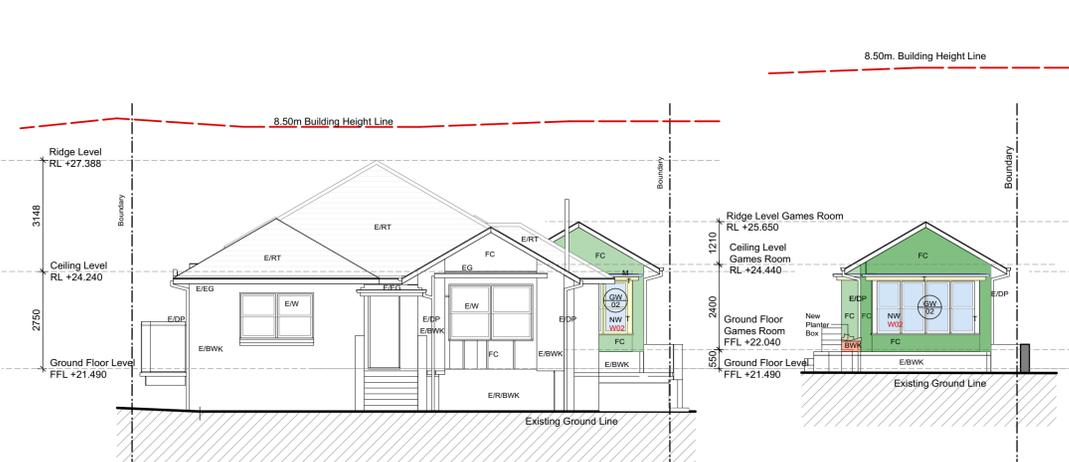
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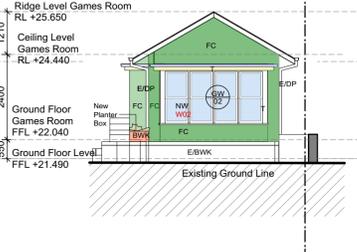
PLAYOUST CHURCHER
ARCHITECTS

John J Playoust & Co Pty Limited ACN 008 503 188 & Brett Churcher Architects Pty Ltd
A C N 003 751 611 trading as Playoust Churcher Architects

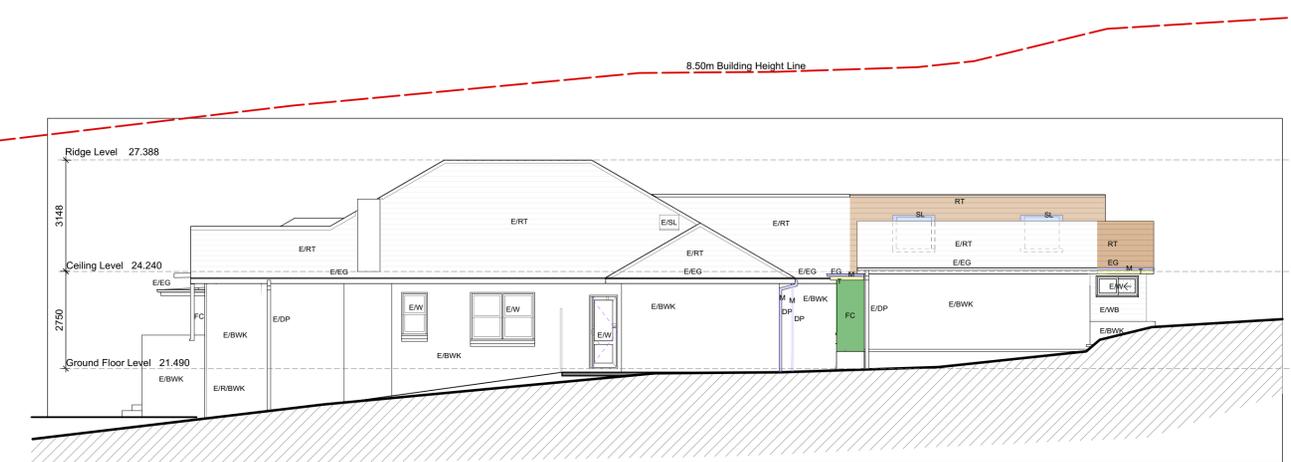




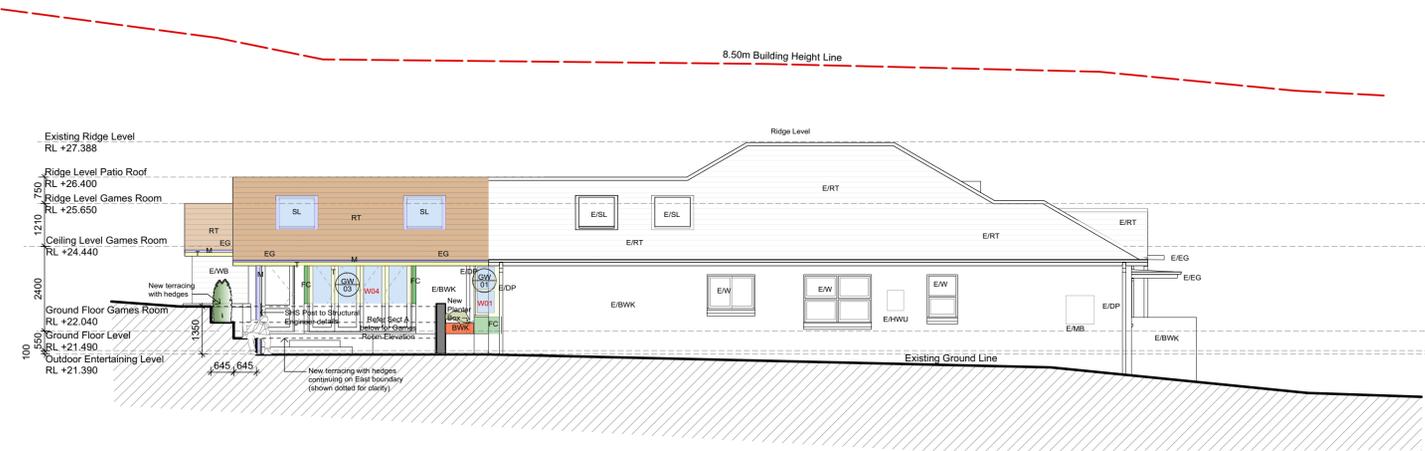
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Scale 1:100



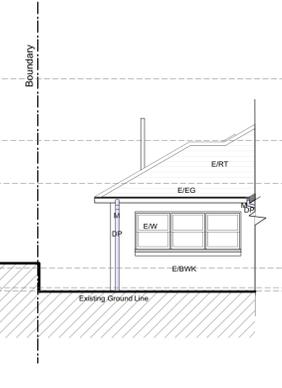
01A North East Elevation - Games Room
Scale 1:100



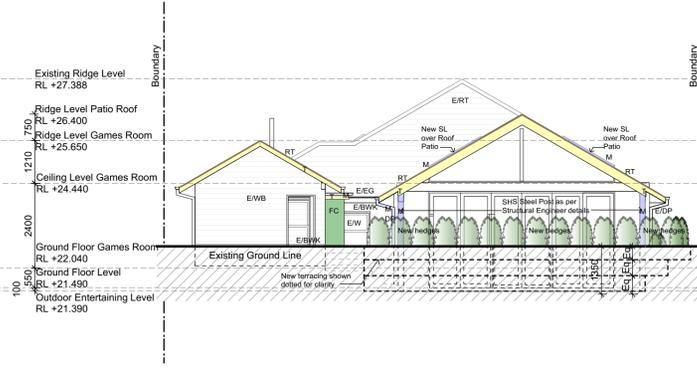
02 North West Elevation
Scale 1:100



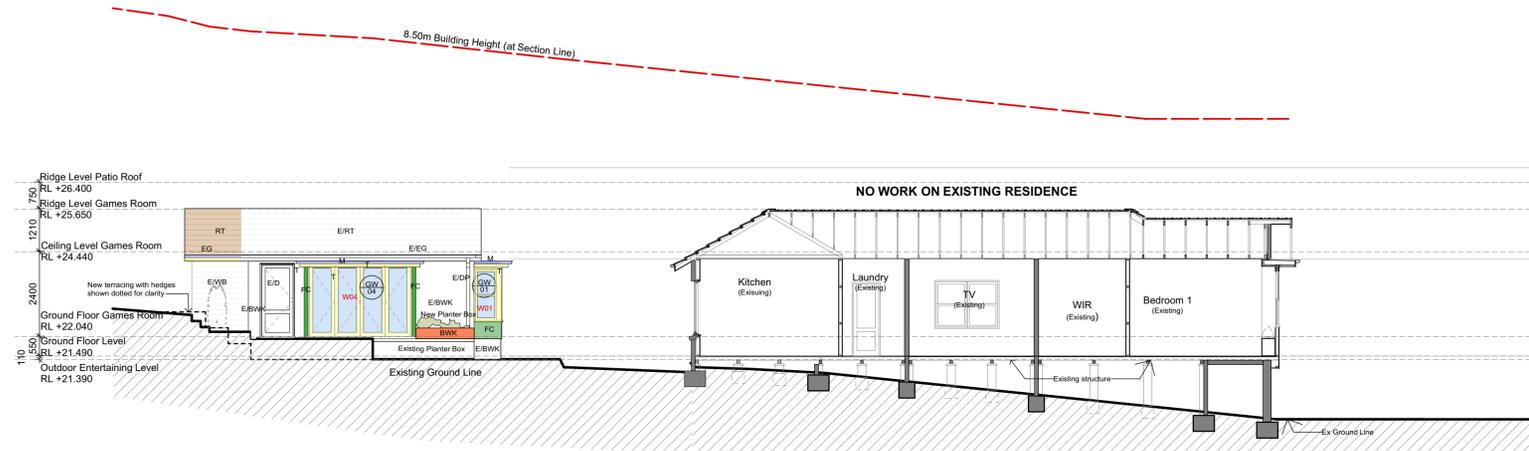
03 East Elevation
Scale 1:100



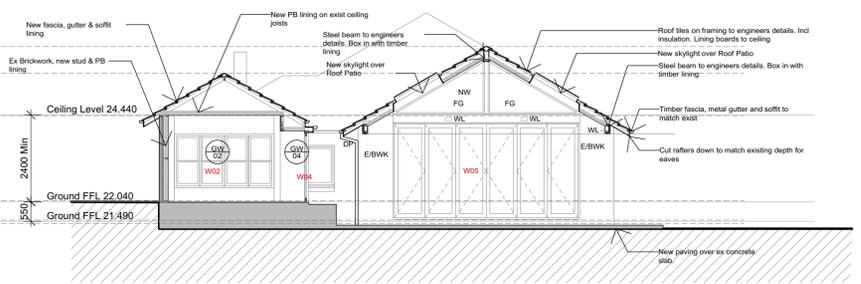
04A South East Elevation Kitchen
Scale 1:100



04 South East Elevation - Rear of Games Room
Scale 1:100



05 Section - A
Scale 1:100



06 Section - B
Scale 1:100

FINISHES LEGEND	
	Window, Door Frames Window Frames Gutters & Front Gates Colorbond 'Monument'
	Fascia, Downpipes & Posts Colorbond 'Basalt'
	Roof Monier-Horizon 'Sambuca'

GENERAL LEGEND	
COS	Check On Site
DAR	Dressed All Round
E/...	Existing (Where E shown at start of abbreviation it is existing)
FFL	Finished Floor Level
FCL	Finished Ceiling Level
G.L	Ground Level
MI	Mirror Image
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SOS	Soffit Of Slab
TBC	To Be Confirmed
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WINDOWS AND DOORS	
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CW	Casement Window
D	Door
DH	Double Hung Window
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FG	Fixed Glass
FP	Fixed Panel
GA	Glazed Assembly
MI	Mirror Image
SD	Sliding Door
SDH	Sashless Double Hung
SL	Sliding Door
SW	Sliding Window
W	Window

FINISHES LEGEND	
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CST	Concrete Steel Trowelled
CT	Ceramic Tile
DP	Downpipe
DPS	Downpipe Spreader
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EG	Eaves Gutter
EGF	Eaves Gable Fascia
ES	Eaves Soffit
F	Fence
FC	Fire Cement
FCL	Finished Ceiling Level
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FOR	Floor Grate
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HR	Handrail
HWU	Hot Water Unit
INS	Insulation
M	Metal
MC	Metal Cladding
MFC	Metal Fascia Capping
MR	Membrane Roof
MRC	Metal Roofing Colorbond
MS	Mild Steel
MW	Mowood Flooring
OF	Overflow Spitter
P	Paint Finish
PB	Plasterboard Painted
PBM	Plasterboard Moisture Resistant Paint
PCRS	Polycarbonate Roof Sheeting
PFN	Pool Finish
PR	Picture Rail
RB	Roller Blind
RD	Roller Door
RLC	Rendered Lightweight Cladding
RT	Roof Tile
RWH	Rain Water Head
S	Steel
SCE	Steel Column External
SF	Steel Frame
SK	Skirting
SL	Skylight
SP	Set Plaster
SPR	Spreader
SS	Stainless Steel
SSL	Structural Slab Level
ST	Stone
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TC	Timber Cladding
TD	Timber Decking
TF	Timber Floor
TFA	Timber Fascia
TP	Timber Post
TPL	Timber Pergola
TS	Timber Screen
TSH	Timber Shingles
TSS	Timber Sleeper Wall
TT	Timber Tread
TV	Television
VB	Villaboard
WB	Weather Board
WRC	Western Red Cedar
WT	Wall Tile

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	Proposed New Stud Walls
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DEVELOPMENT APPLICATION
 stage DA drawing # 200 revision A
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