

DEVELOPMENT APPLICATION DRAWINGS

LOT 1 DP 64165 - 21 WHITE STREET,BALGOWLAH

NSW 2093

DA-00	-	COVER SHEET AND LOCATION PLAN
DA-01	-	SITE PLAN, SITE ANALYSIS, LANDSCAPING AND CALCULATIONS
DA-02	-	EXISTING LOWER GROUND FLOOR PLAN
DA-03	-	EXISTING GROUND FLOOR PLAN
DA-04	-	EXISTING FIRST FLOOR PLAN
DA-05	-	EXISTING ATTIC FLOOR PLAN
DA-06	-	EXISTING ROOF PLAN
DA-07	-	EXISTING NORTH & SOUTH ELEVATIONS
DA-08	-	EXISTING WEST & EAST ELEVATIONS
DA-09	-	DEMOLITION LOWER GROUND FLOOR PLAN
DA-10	-	DEMOLITION GROUND FLOOR PLAN
DA-11	-	PROPOSED NEW GARAGE LEVEL
DA-12	-	PROPOSED LOWER GROUND FLOOR PLAN
DA-13	-	PROPOSED GROUND FLOOR PLAN
DA-14	-	PROPOSED FIRST FLOOR PLAN
DA-15	-	PROPOSED NORTH & SOUTH ELEVATIONS
DA-16	-	PROPOSED WEST & EAST ELEVATIONS
DA-17	-	PROPOSED ROOF PLAN, DRAINAGE,SITE MANAGMENT
DA-18	-	SECTION A-A
DA-19	-	EXCAVATION & FILL -PLAN & SECTION
DA-20	-	SHADOW DIAGRAMS
DA-21	-	COLOURS AND FINISHES SCHEDULE

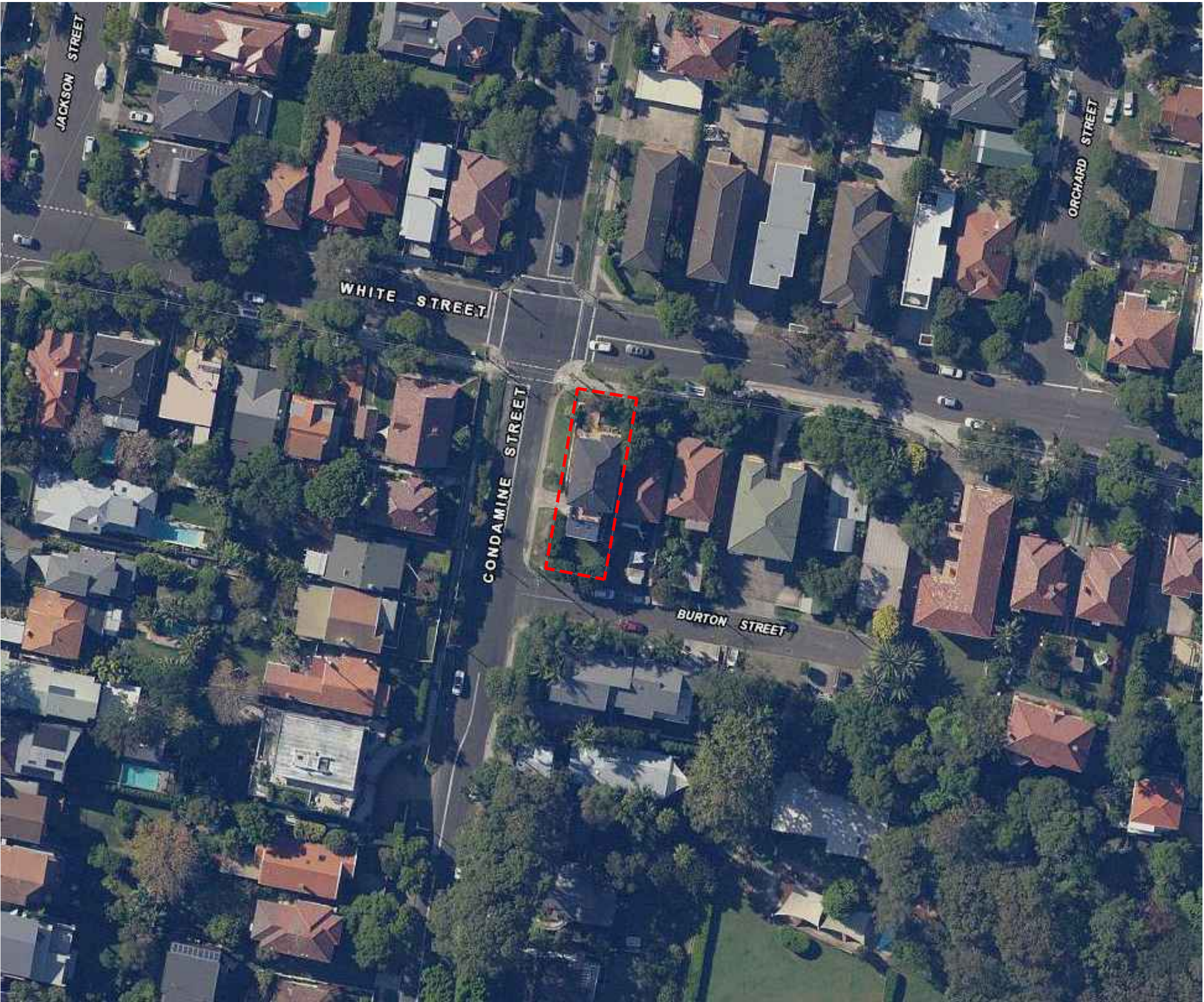
STATEMENT OF ENVIRONMENTAL EFFECTS

A435798

-

BASIX CERTIFICATE

2325 - SITE SURVEY - TRUE NORTH SURVEYS



01

LOCATION PLAN

-

NTS

PLAN

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PROPOSED EXTENSION

EXISTING HOUSE TO REMAIN

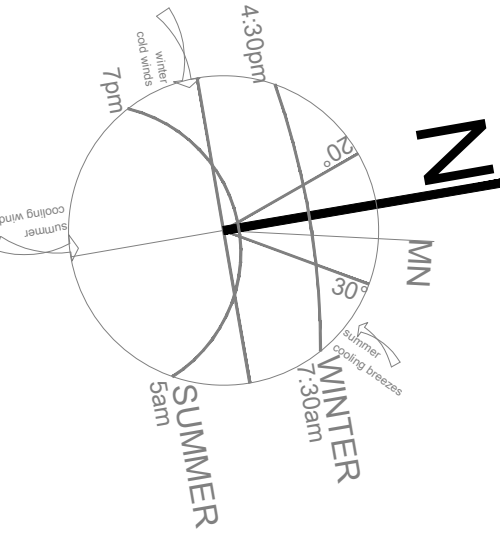
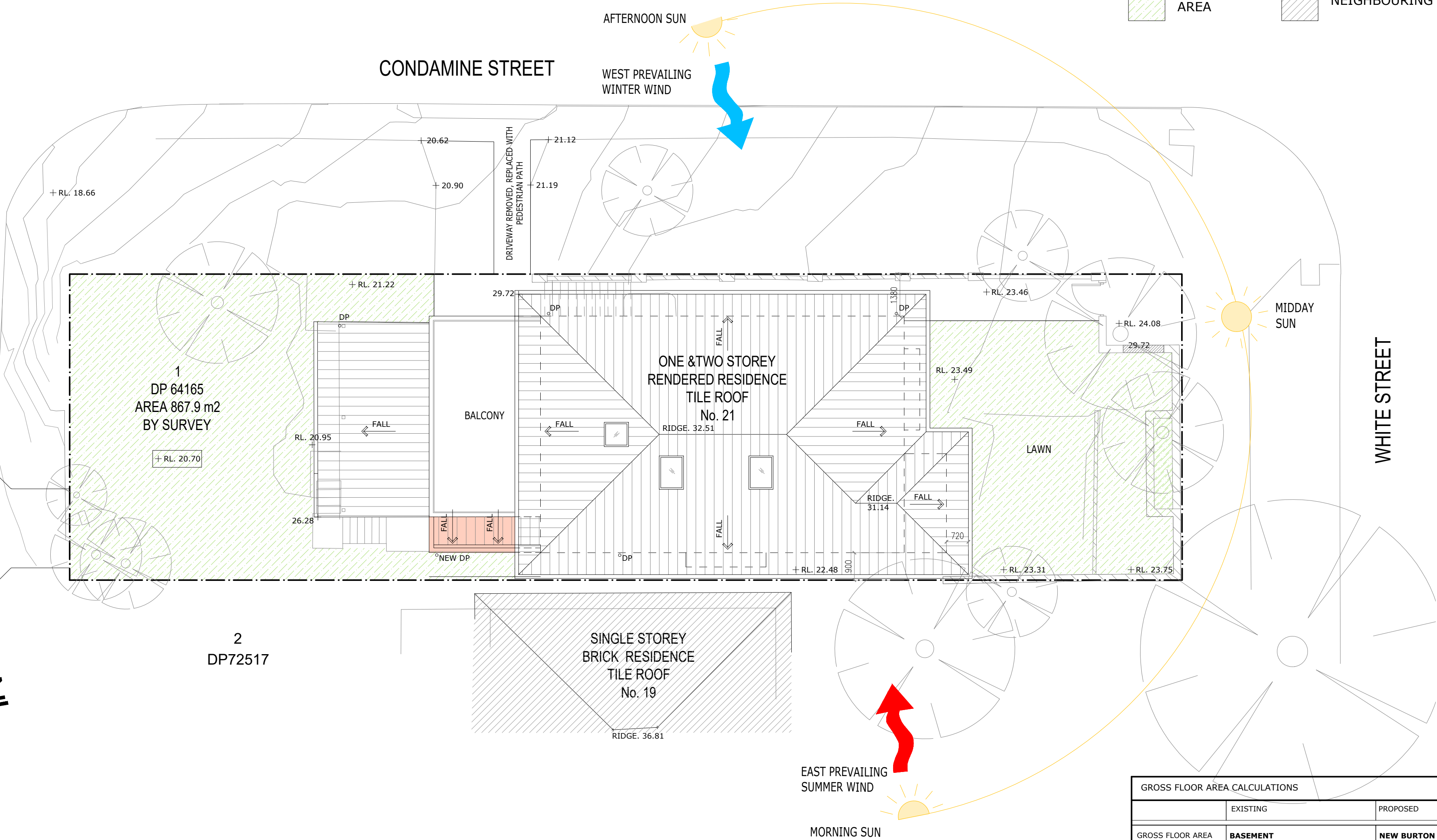
LANDSCAPED AREA

NEIGHBOURING PROPERTIES

BURTON STREET

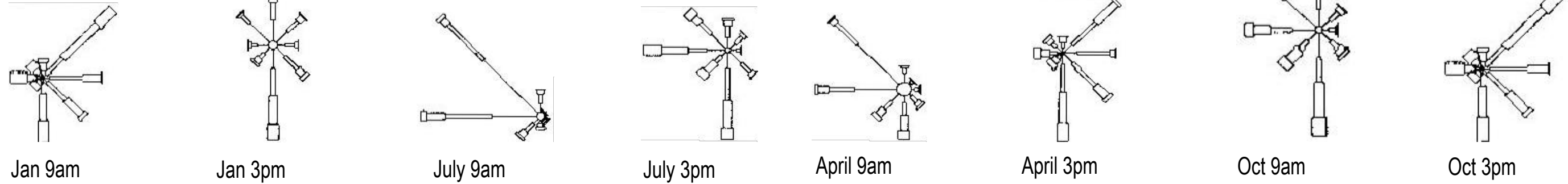
CONDAMINE STREET

WHITE STREET



WIND ROSES

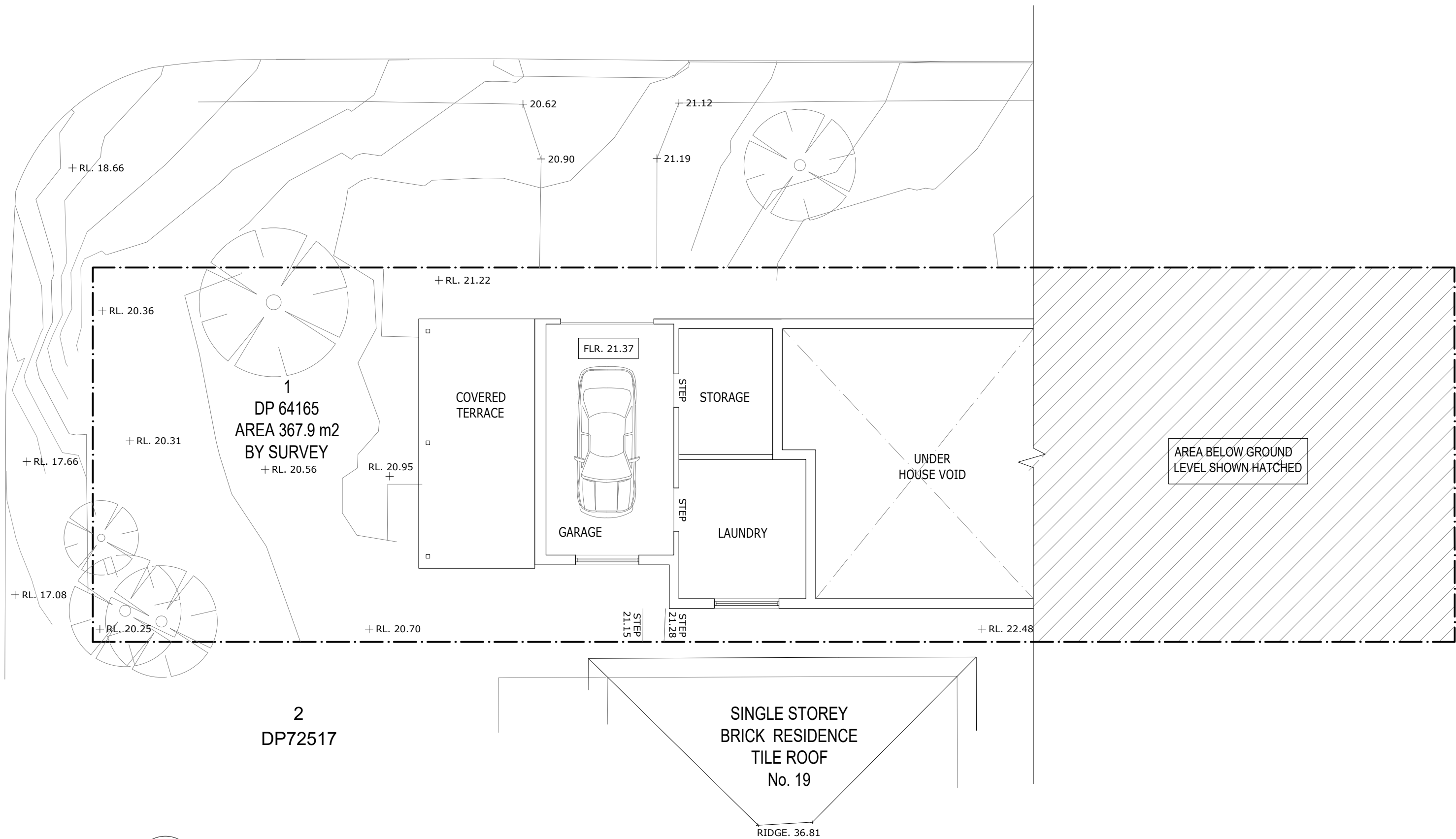
Sydney Airport AMO/AWS:  
Source NSW Bureau of Meteorology



GROSS FLOOR AREA CALCULATIONS			
	EXISTING		PROPOSED
GROSS FLOOR AREA	<b>BASEMENT</b>		<b>NEW BURTON ST DOUBLE GARAGE</b>
	non-habitable rooms (laundry & store)	- 21.5 m2	(incl store & access) - 49 m2
	single garage	- 21 m2	
	<b>GROUND FLOOR</b>	- 101 m2	<b>BASEMENT</b>
	<b>FIRST FLOOR</b>	- 80 m2	non-habitable rooms (laundry & store) - 21.5 m2
	<b>ATTIC STORAGE RM</b>	- 25 m2	entry room/hall - 18.5 m2
	(stair well 1.5m2)		<b>GROUND FLOOR</b>
			- 106 m2
			<b>FIRST FLOOR</b>
			(stair well 3m2) - 80 m2
			<b>ATTIC STORAGE RM</b>
			(stair well 1.5m2) - 25 m2
	<b>TOTAL GFA</b>	- 206 m2	<b>TOTAL GFA</b>
	(excludes basement areas)		(excludes basement laundry & store & new double garage) - 229.5m2

DEVELOPMENT APPLICATION

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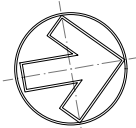
01 EXISTING LOWER GROUND FLOOR PLAN  
1:100 PLAN

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ORIENTATION



REVISION

REV. A - 28.10.21 - ISSUED FOR DEVELOPMENT APPROVAL  
REV. B - 21.03.22 - RE-ISSUED FOR DEVELOPMENT APPROVAL

DETAILS

CLIENT  
PAUL AND ELIZABETH EASTWOOD  
ADDRESS  
LOT 1, DP 64165  
21 WHITE STREET, BALGOWAH, NSW 2093

PROJECT

DRAWING TITLE  
EXISTING LOWER GROUND FLOOR PLAN  
REFERENCE  
556 - 21 WHITE STREET  
SCALE  
1:100@A2  
DRAWN  
PL

DA|

02 B  
DRAWING ISSUE

DEVELOPMENT APPLICATION

BURTON STREET

2  
DP72517

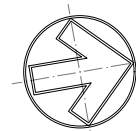
RIDGE. 36.81

EXISTING GROUND FLOOR PLAN

1:100

### PLAN

## ORIENTATION



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SCALE DRAWN  
1:100@A2 PL

DA | 03 B  
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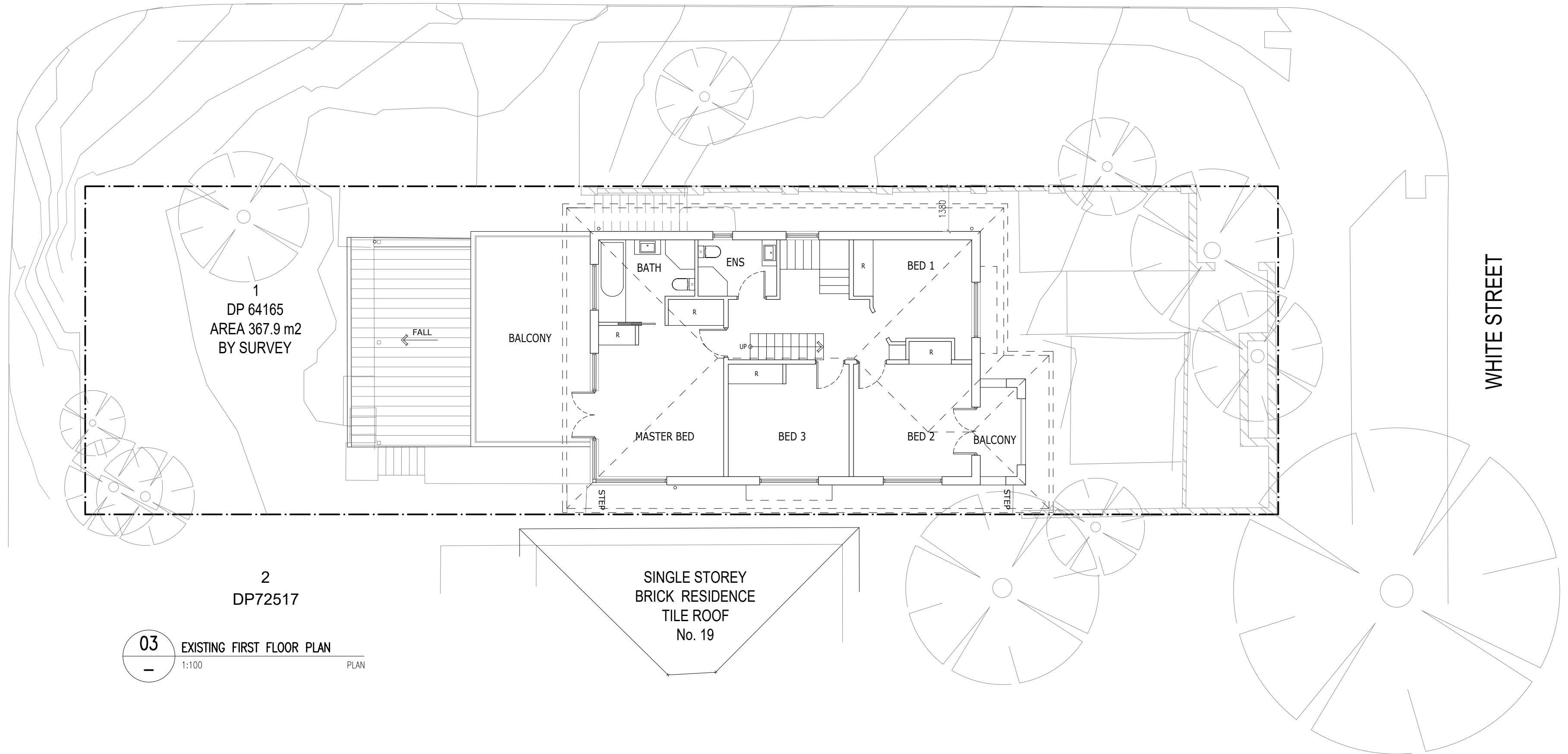
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DA | 03 B  
DRAWING ISSUE

BURTON STREET

CONDAMINE STREET

WHITE STREET

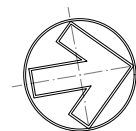


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SCALE  
1:100@A2

DRAWN  
PL

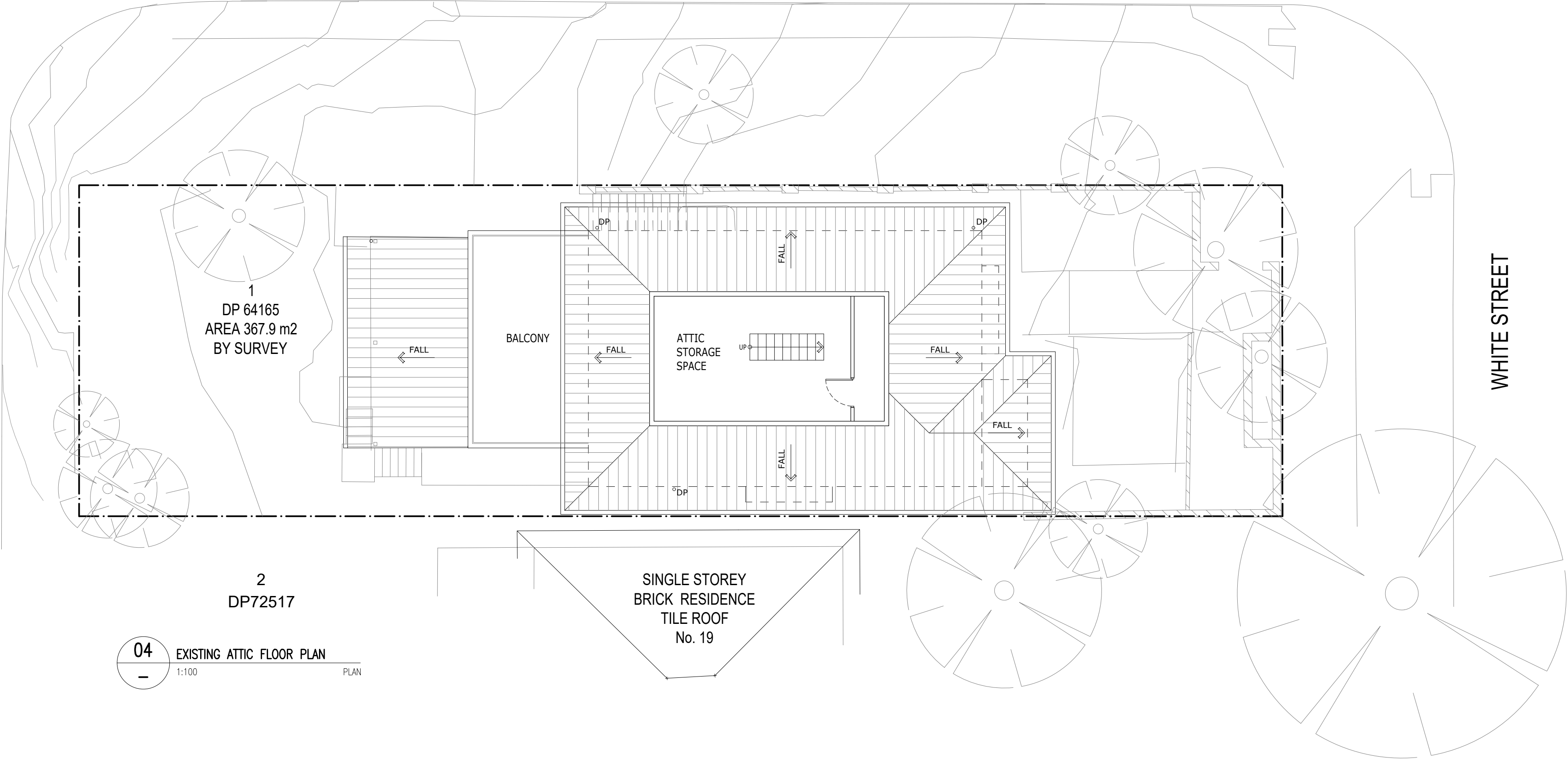
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DRAWING ISSUE

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BURTON STREET

CONDAMINE STREET

WHITE STREET



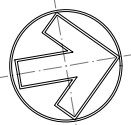
04 EXISTING ATTIC FLOOR PLAN  
1:100 PLAN

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DRAWING TITLE  
EXISTING ATTIC SPACE  
REFERENCE  
556 - 21 WHITE STREET  
SCALE  
1:100@A2  
DRAWN  
PL

DA|

05 B

DRAWING ISSUE

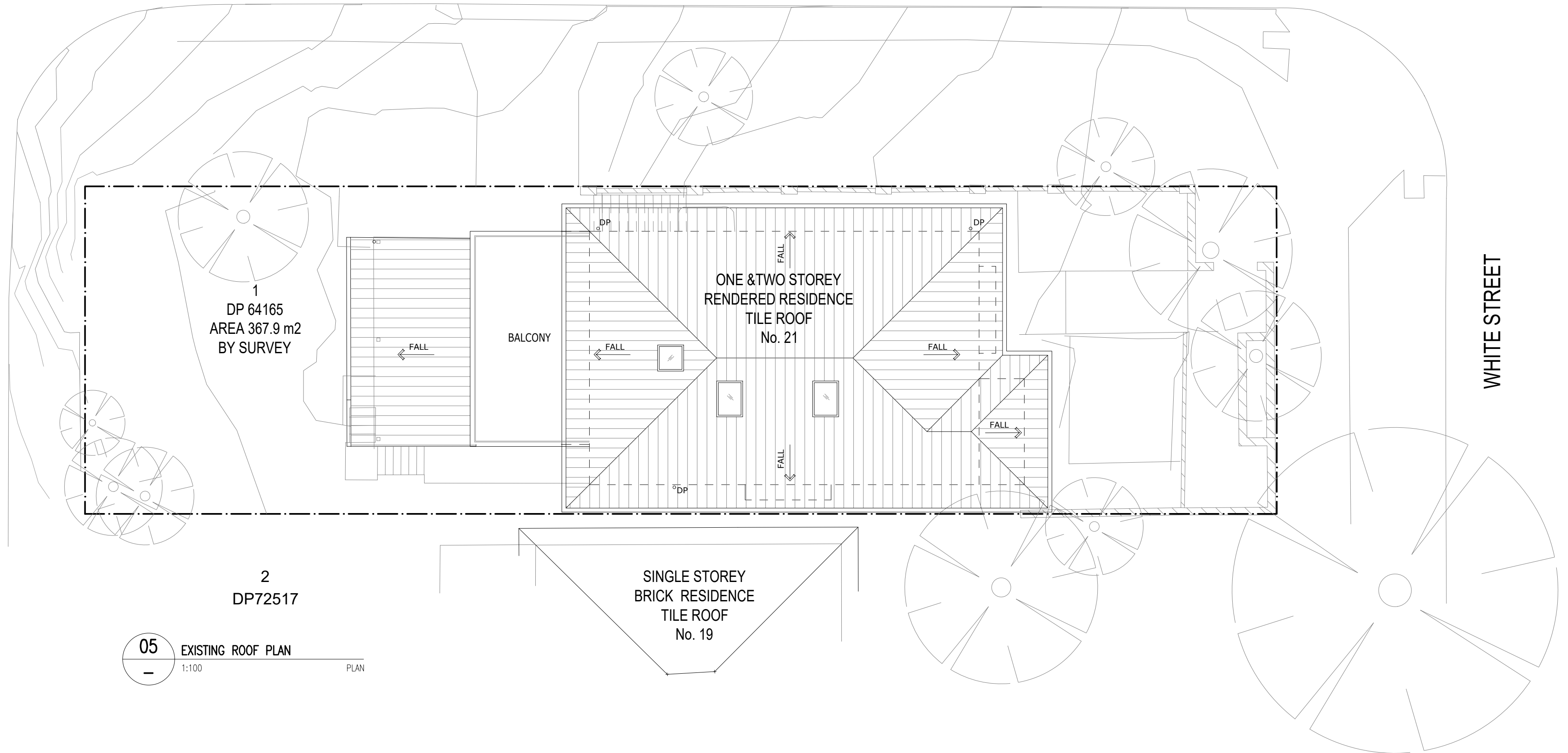
DEVELOPMENT APPLICATION



BURTON STREET

CONDAMINE STREET

WHITE STREET



05 EXISTING ROOF PLAN  
1:100 PLAN

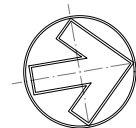
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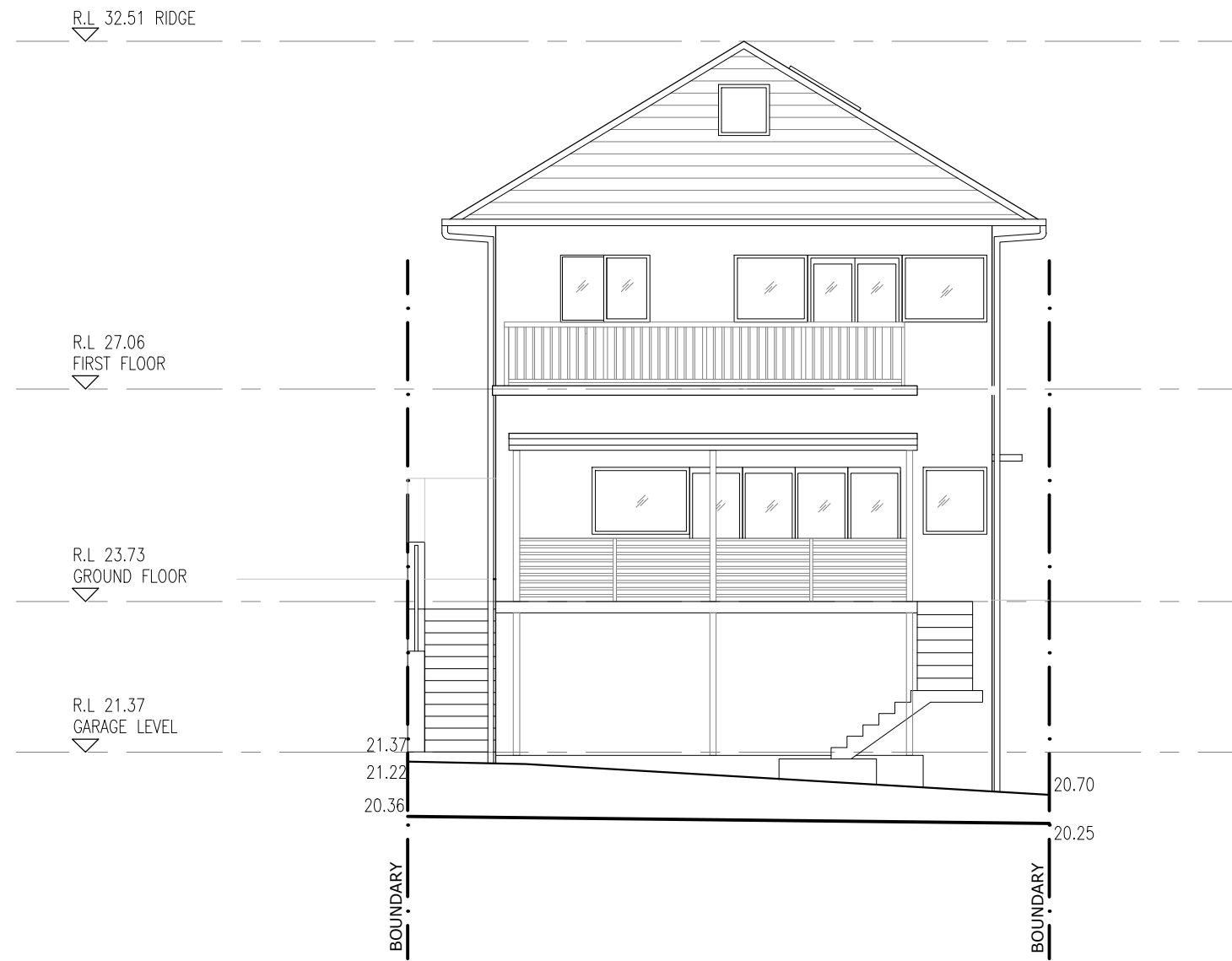
DRAWING TITLE  
EXISTING ROOF PLAN  
REFERENCE  
556 - 21 WHITE STREET  
SCALE  
1:100@A2  
DRAWN  
PL

DA | 06 B  
DRAWING ISSUE

DEVELOPMENT APPLICATION



01 EXISTING NORTH ELEVATION  
1:100 ELEVATION



02 EXISTING SOUTH ELEVATION  
1:100 ELEVATION

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REV: 6 - 28.09.23 - RESUBMISSION FOR DEVELOPMENT APPROVAL

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REFERENCE  
556 - 21 WHITE STREET  
SCALE  
1:100@A2  
DRAWN  
PL

DA|

07 B

DRAWING ISSUE

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SCALE  
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DRAWN  
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DRAWING ISSUE

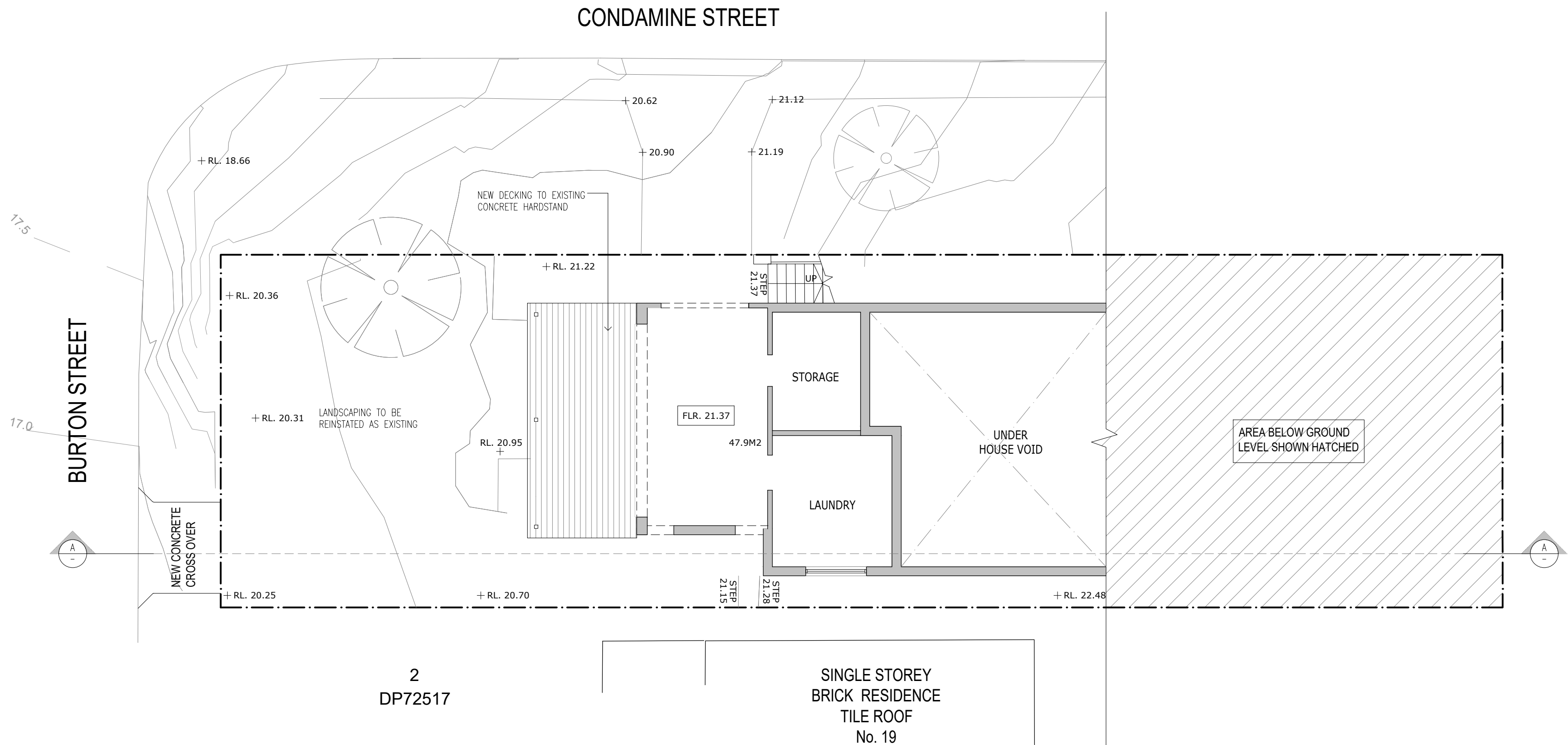
DEVELOPMENT APPLICATION

LEGEND

WALLS & PARTITIONS TO BE DOLISHED

EXISTING WALLS OR PARTITIONS

REPLACED WITH A WALL



01

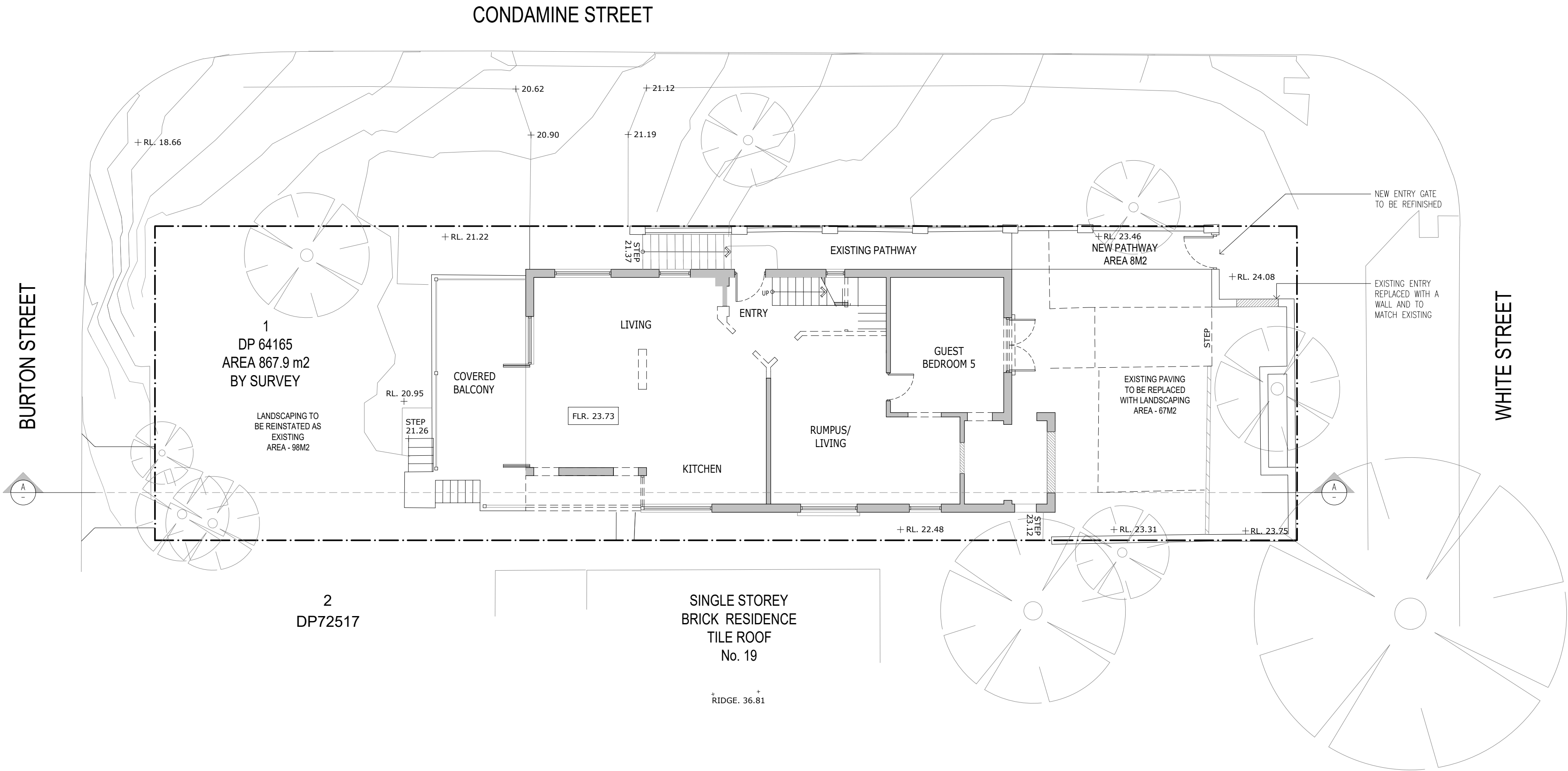
DEMOLITION LOWER GROUND FLOOR PLAN

1:100

PLAN

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LEGEND	
	WALLS & PARTITIONS TO BE DOLISHED
	EXISTING WALLS OR PARTITIONS
	REPLACED WITH A WALL



02

DEMOLITION GROUND FLOOR PLAN

1:100

PLAN

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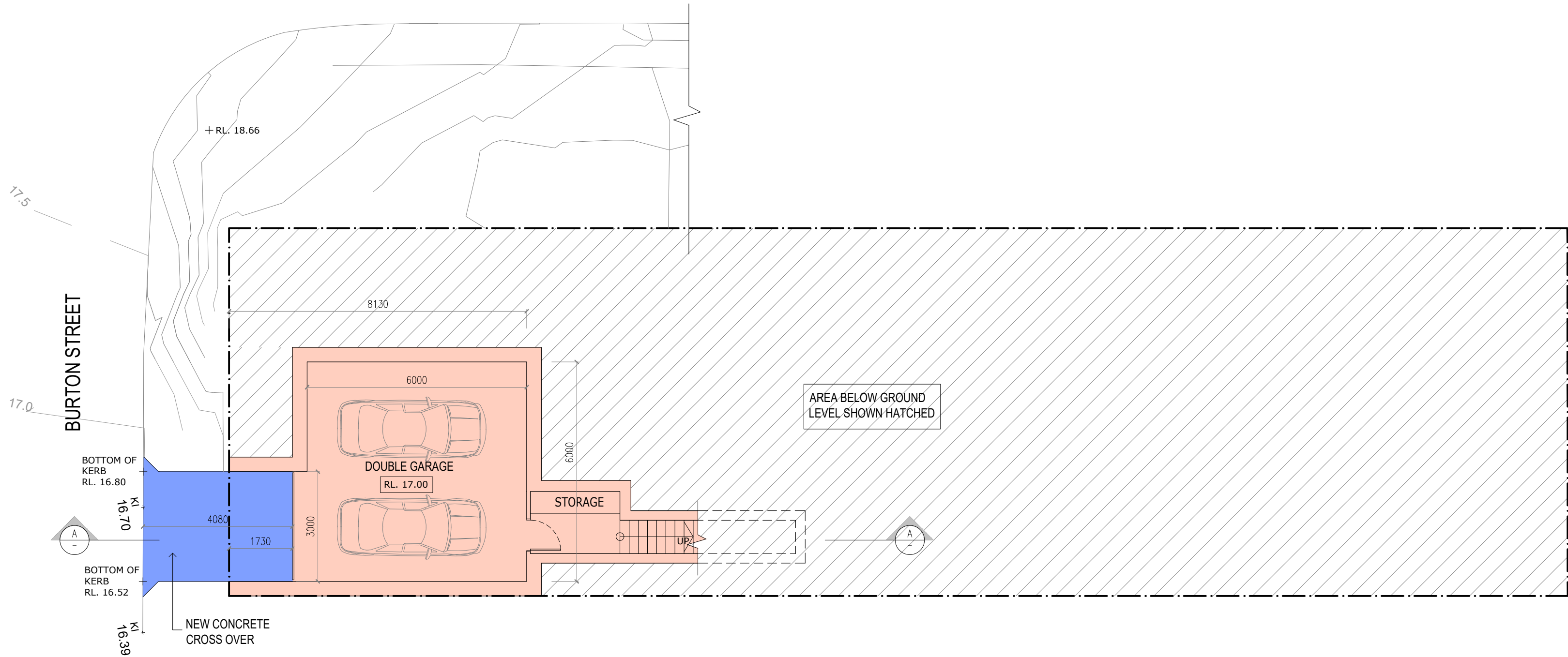


LEGEND

NEW WALLS OR PARTITIONS

PROPOSED NEW WORKS

NEW COUNCIL VEHICULAR CROSSOVER

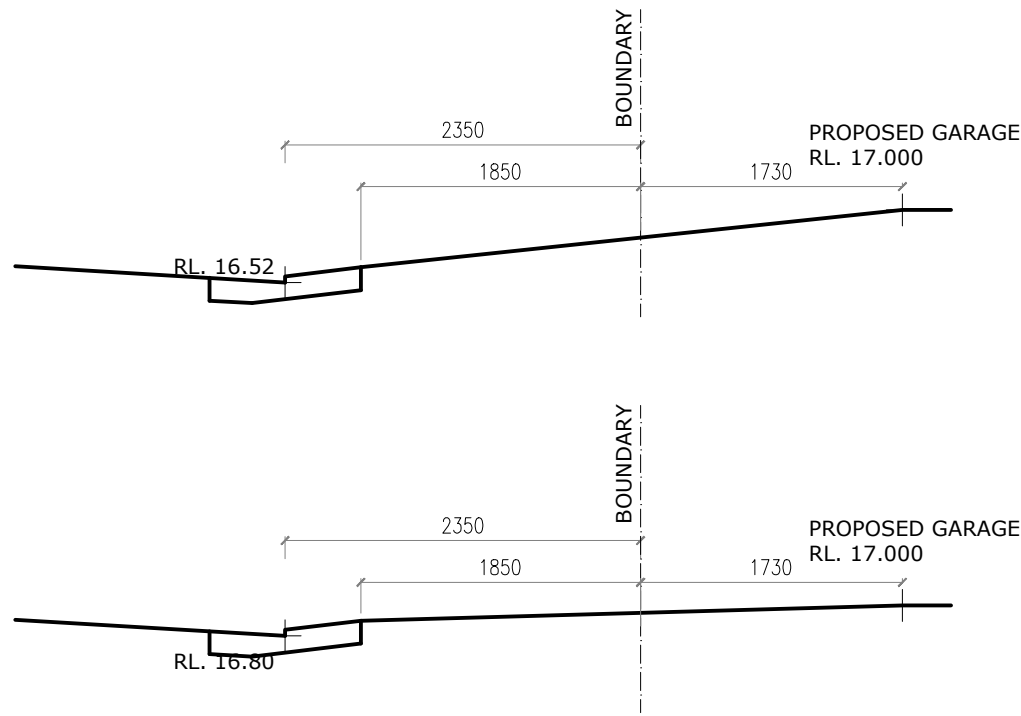


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PROPOSED NEW GARAGE LEVEL

1:100

PLAN



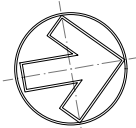
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PROPOSED GARAGE LEVEL/PLAN

REFERENCE  
556 - 21 WHITE STREET

SCALE  
1:100@A2

DRAWN  
PL

DA|

11 C

DRAWING ISSUE

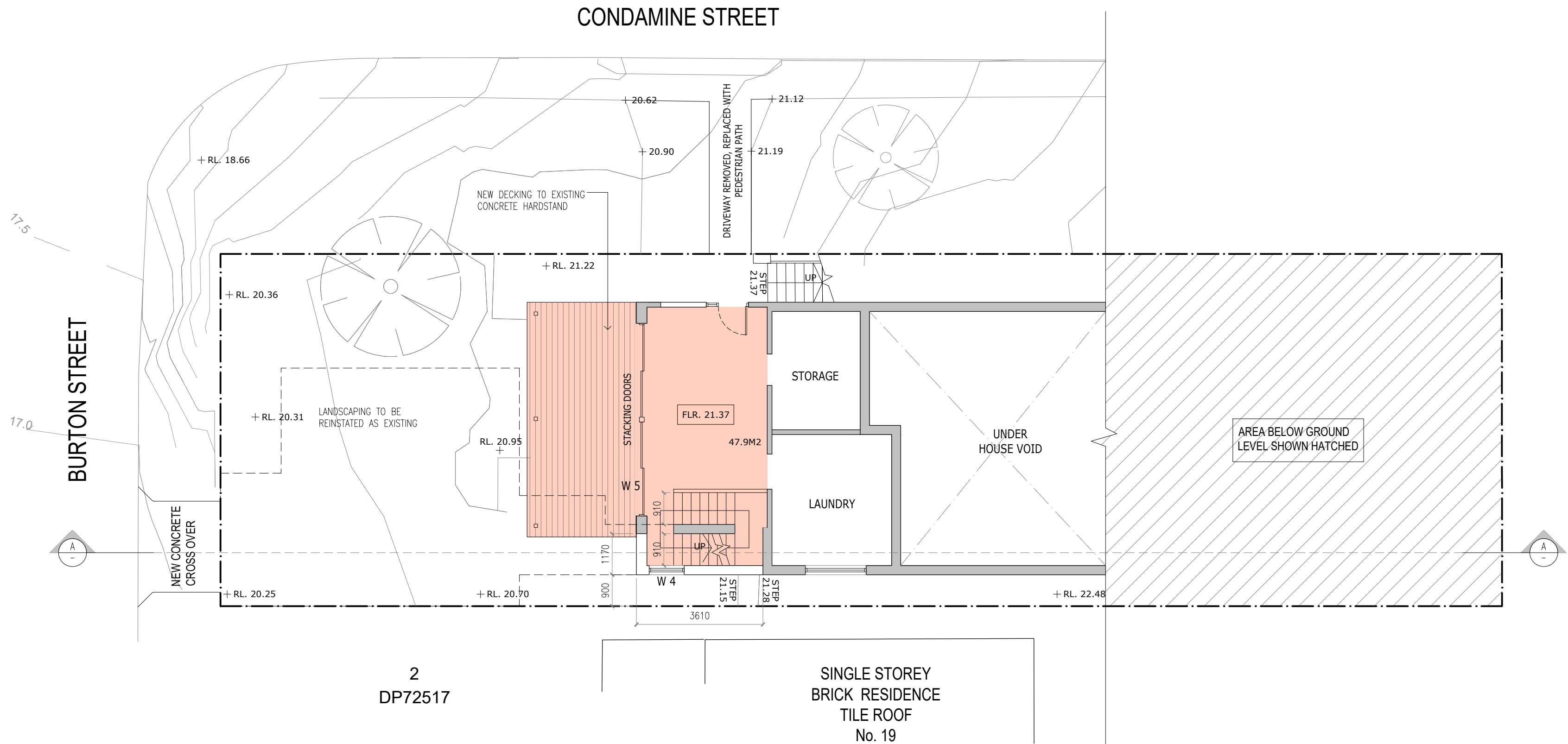
DEVELOPMENT APPLICATION

LEGEND

EXISTING WALLS OR PARTITIONS

NEW WALLS OR PARTITIONS

PROPOSED NEW WORKS



01

PROPOSED LOWER GROUND FLOOR PLAN

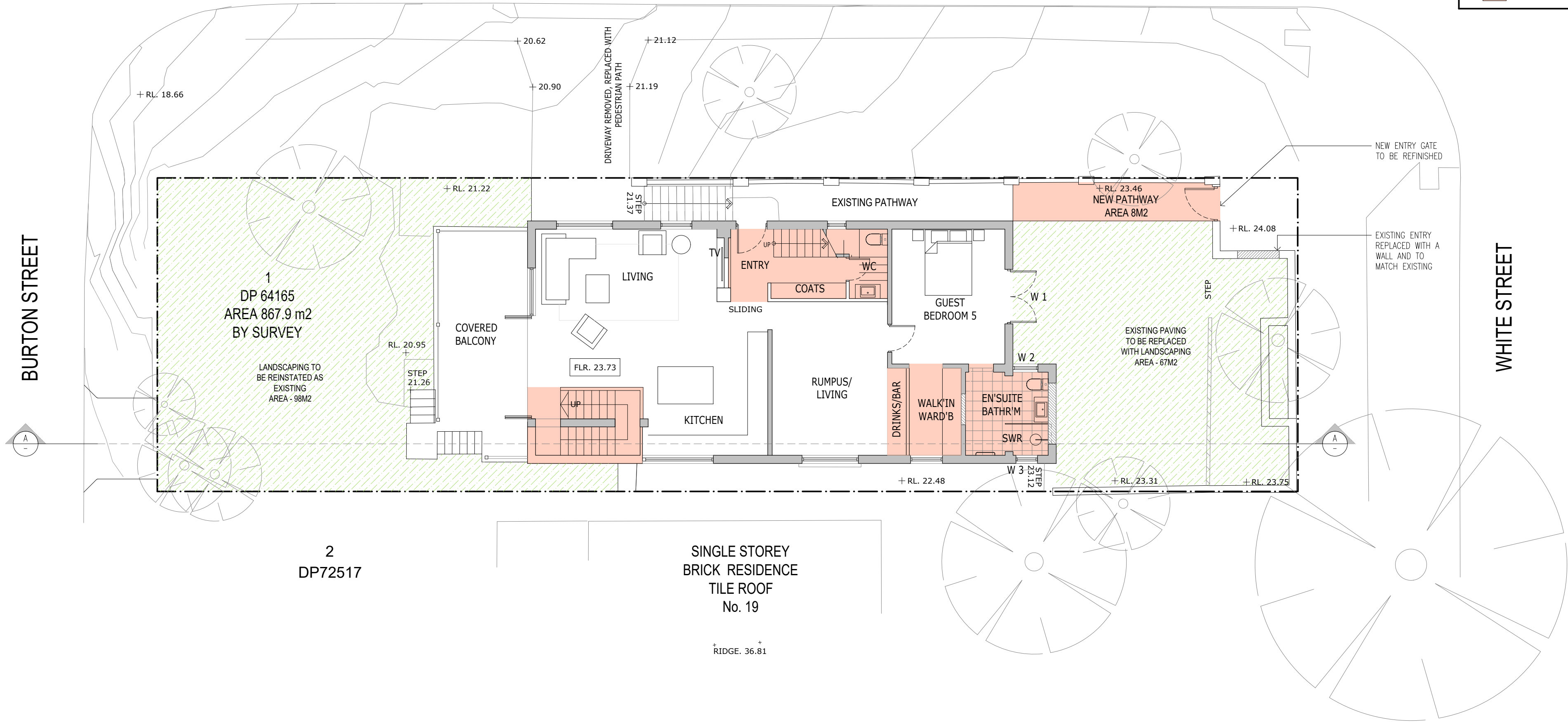
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PLAN

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LEGEND

EXISTING WALLS OR PARTITIONS

NEW WALLS OR PARTITIONS

02

PROPOSED GROUND FLOOR PLAN

1:100

PLAN

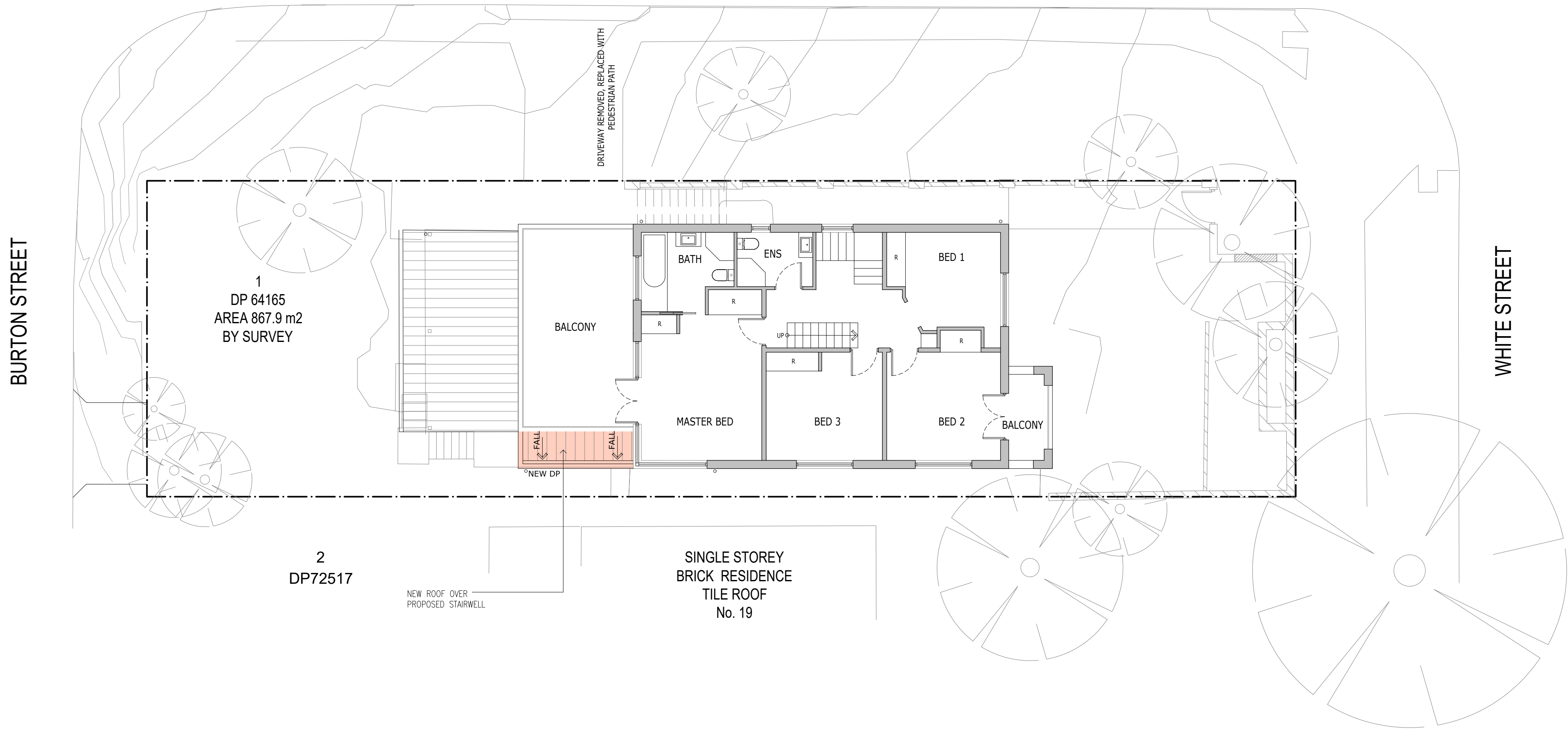
LANDSCAPE & OSD CALCULATIONS					
	EXISTING			PROPOSED	
SITE AREA	367.9m <sup>2</sup>			NO CHANGE	
LANDSCAPED AREA	FRONT GARDEN	-	26 m2	FRONT GARDEN	- 67 m2
	REAR GARDEN	-	98 m2	REAR GARDEN	- 98 m2
	TOTAL	-	124 m2	TOTAL	- 165 m2
OSD (required if there is a 40% increase in site coverage or the total site coverage exceeds 60%)	<b>OVERALL SITE COVERAGE HAS BEEN REDUCED BY WAY OF REPLACING HARD LANDSCAPING WITH SOFT LANDSCAPING TO THE FRONT GARDEN</b> <b>PERCENTAGE OF OVERALL SITE COVERAGE = 55%</b> <b>landscaping area: 165/367.9x100 = 44.8%</b>				

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LEGEND

PROPOSED NEW WORKS



03

PROPOSED FIRST FLOOR PLAN

1:100

PLAN

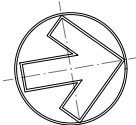
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DRAWN  
PL

DA|

14 B

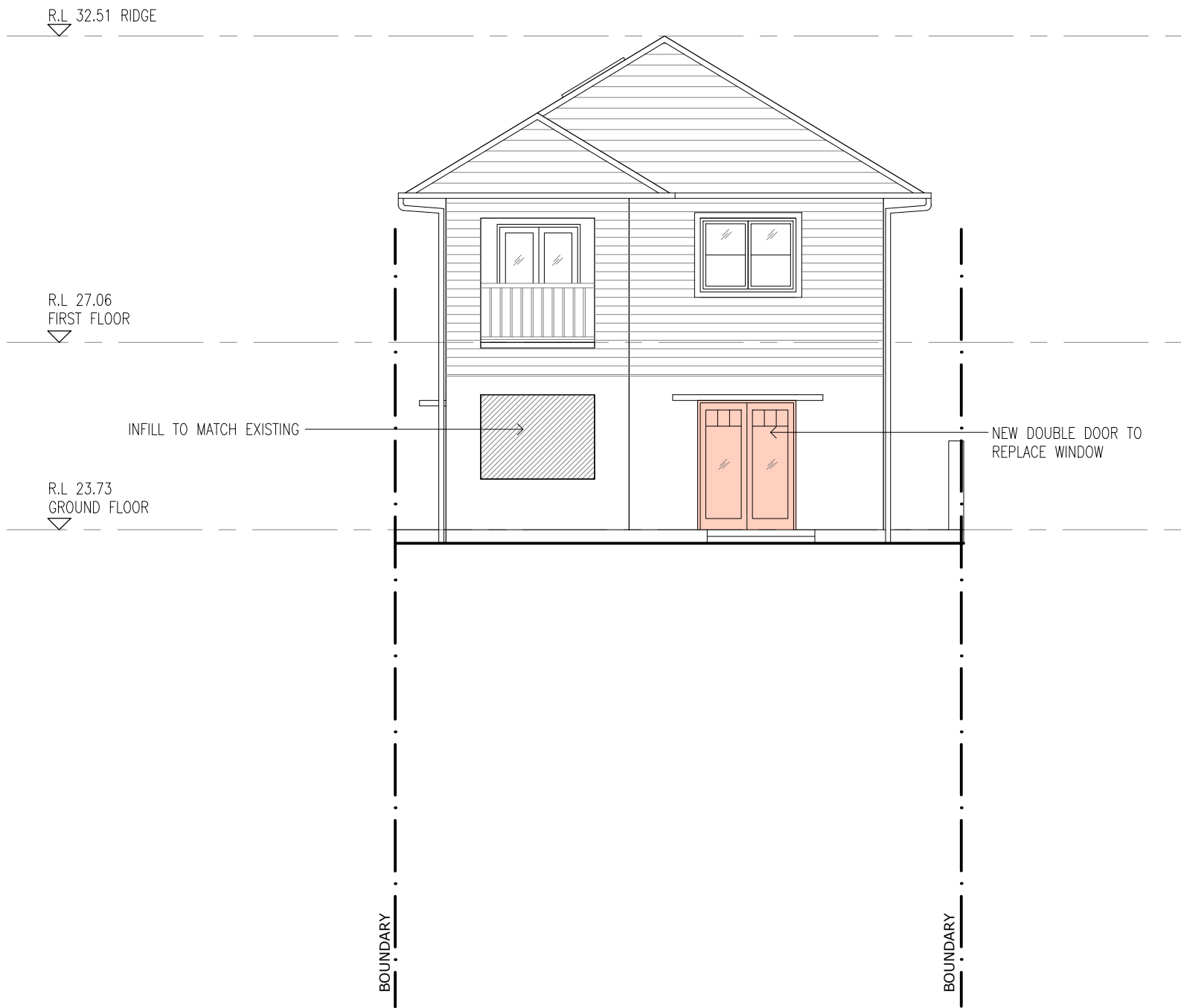
DRAWING ISSUE

DEVELOPMENT APPLICATION

LEGEND

PROPOSED NEW WORKS

REPLACED WITH A WALL

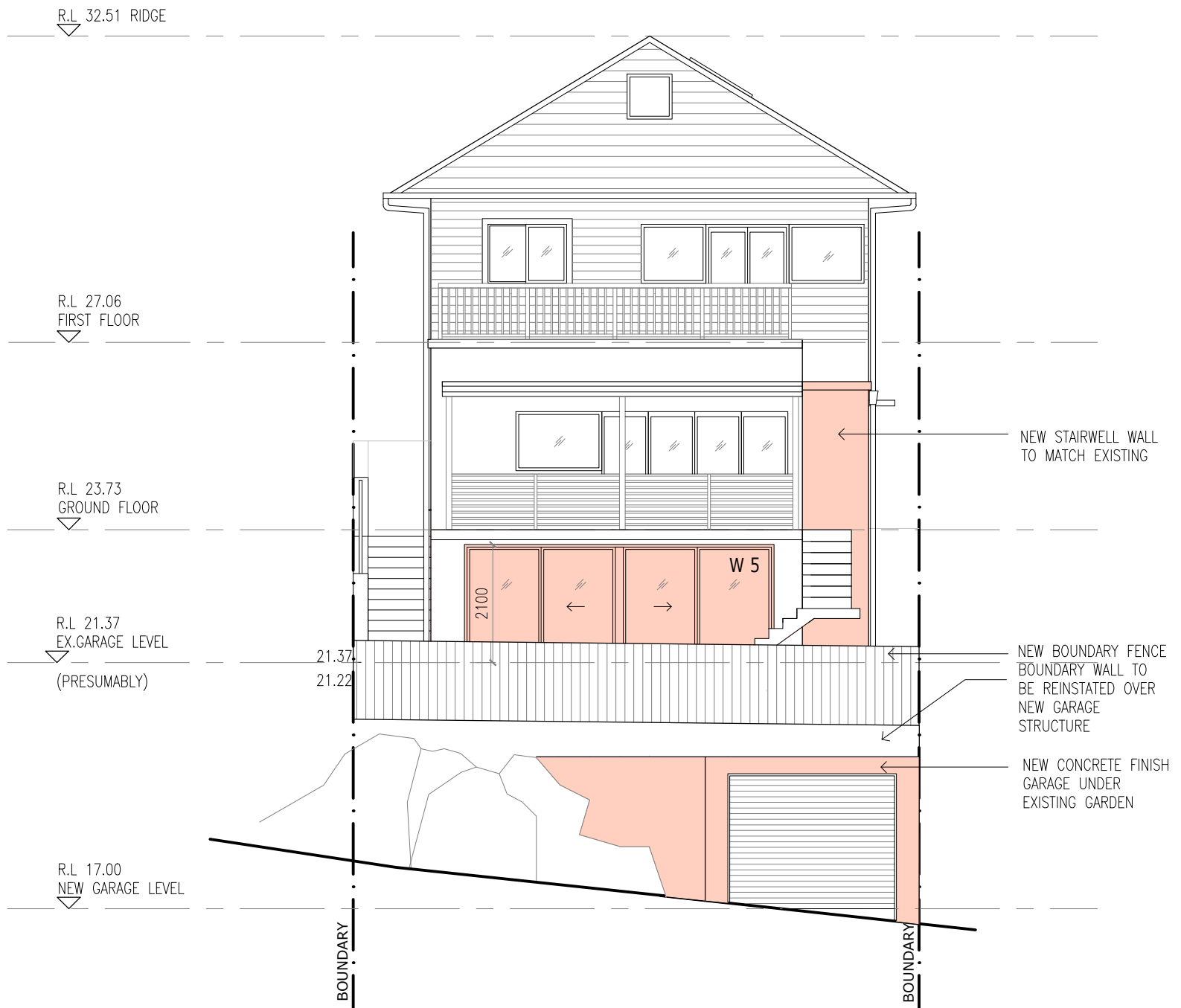


01

PROPOSED NORTH ELEVATION

1:100

ELEVATION



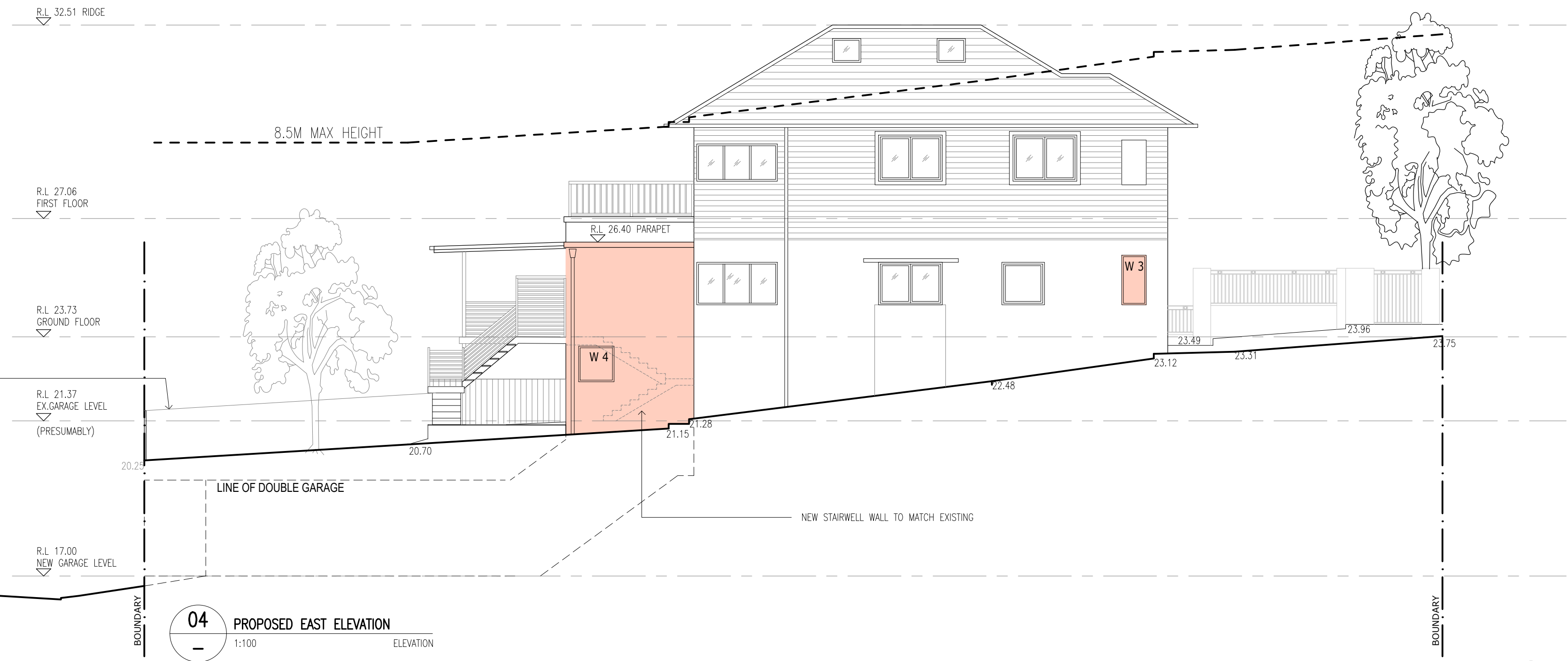
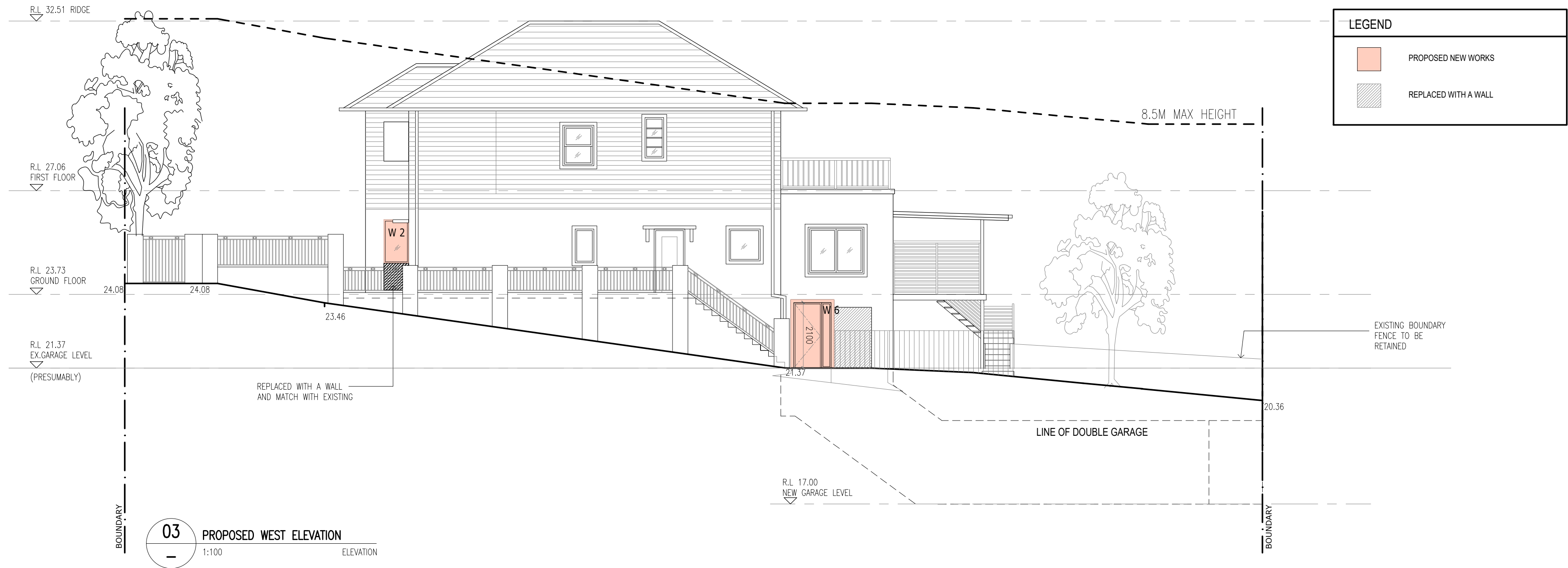
02

PROPOSED SOUTH ELEVATION

1:100

ELEVATION

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DRAWN  
PL

DA | 16 C  
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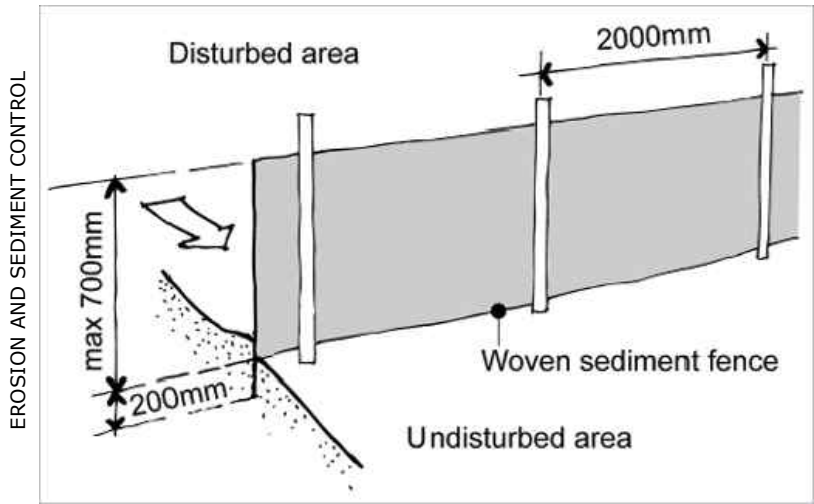
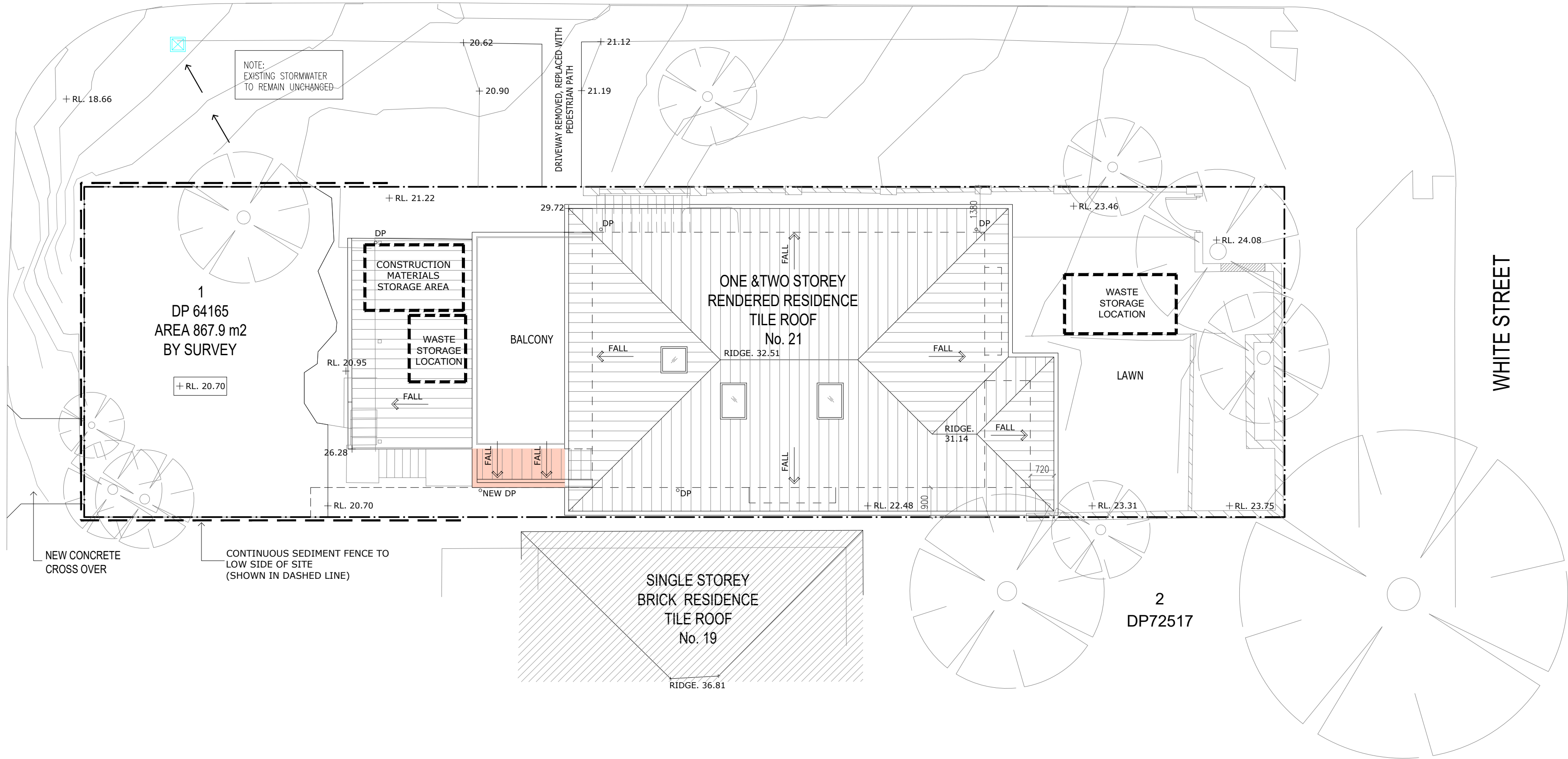


LEGEND	
<div></div>	PROPOSED NEW WORKS

CONDAMINE STREET

BURTON STREET

WHITE STREET



MINIMISE AREA TO BE CLEARED AND LEAVE AS MUCH VEGETATION AS POSSIBLE.  
INSTALL TEMPORARY FENCES TO DEFINE 'NO GO AREAS THAT ARE NOT TO BE DISTURBED'.  
ALL SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY COMMENCEMENT OF CLEARING AND EARTHWORKS ON THE SITE. ONGOING MAINTENANCE OF THESE DEVICES DURING CONSTRUCTION WILL BE REQUIRED.  
INSTALL SEDIMENT FENCE(S) ALONG THE LOW SIDE OF THE SITE BEFORE WORK BEGINS. APPROPRIATE SCOUR PROTECTION INSTALLED AT THE OUTLET TO STORM WATER CONDUITS  
INSTALLATION OF POLLUTION CONTROL DEVICES AT THE SOURCE, ON-LINE, OFF-LINE OR AT THE END OF THE LINE TO CONTROL SEDIMENT LADEN OVERLAND STORM WATER FLOWS.  
ESTABLISH A SINGLE STABILISED ENTRY/EXIT POINT. CLEARLY MARK THE ACCESS POINT ON AN ACCESS MAP THAT HAS A DELIVERY POINT INDICATED FOR ALL SUPPLIES.

CHECK THE EROSION AND SEDIMENT CONTROLS EVERY DAY AND KEEP THEM IN GOOD WORKING CONDITION.  
WHERE TOPSOIL IS STOCKPILED, ENSURE IT IS WITHIN THE SEDIMENT CONTROLLED ZONE. ALWAYS BE AWARE OF THE WEATHER FORECAST.  
STABILISE EXPOSED EARTH BANKS (EG VEGETATION, EROSION CONTROL MATS).  
FILL IN AND COMPACT ALL TRENCHES IMMEDIATELY AFTER SERVICES HAVE BEEN LAID WHERE APPLICABLE.  
INSTALL SITE WASTE RECEPTACLES (MINI-SKIP, BINS, WINDPROOF LITTER RECEPTORS).  
SWEEP THE ROAD AND FOOTPATH EVERY DAY AND PUT SOIL BEHIND THE SEDIMENT CONTROLS. HOSING DOWN ROADS AND FOOTPATHS IS UNACCEPTABLE.  
CONNECT DOWN PIPES FROM THE GUTTERING TO ON SITE DETENTION OR THE STORM WATER DRAIN AS SOON AS THE ROOF IS INSTALLED.

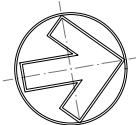
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REVISION

REV. A - 28.10.21 - ISSUED FOR DEVELOPMENT APPROVAL  
REV. B - 21.03.22 - RE-ISSUED FOR DEVELOPMENT APPROVAL

DETAILS

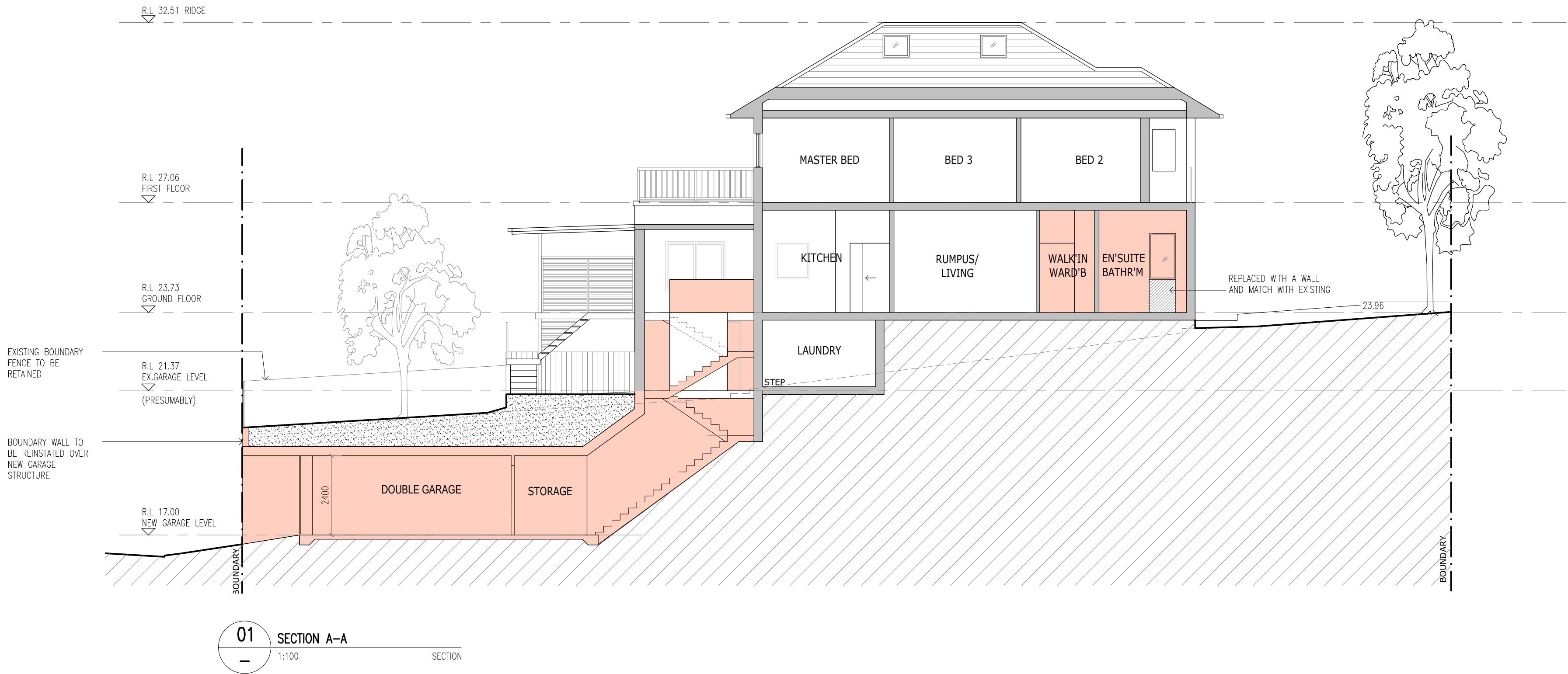
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21 WHITE STREET, BALGOWAH, NSW 2093

PROJECT

DRAWING TITLE  
PROPOSED ROOF PLAN, DRAINAGE AND MANAGEMENT  
  
REFERENCE  
556 - 21 WHITE STREET  
  
SCALE  
1:100@A2  
  
DRAWN  
PL  
  
DAJ 17 B  
DRAWING ISSUE

LEGEND

PROPOSED NEW WORKS



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REV. C - 13.05.22 - RE-ISSUED FOR DEVELOPMENT APPROVAL

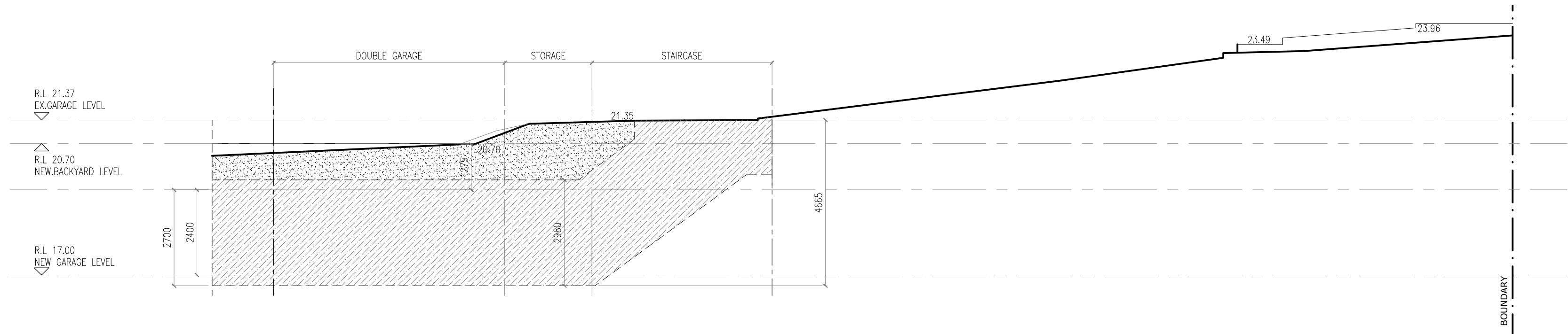
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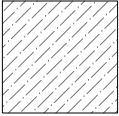
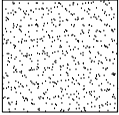
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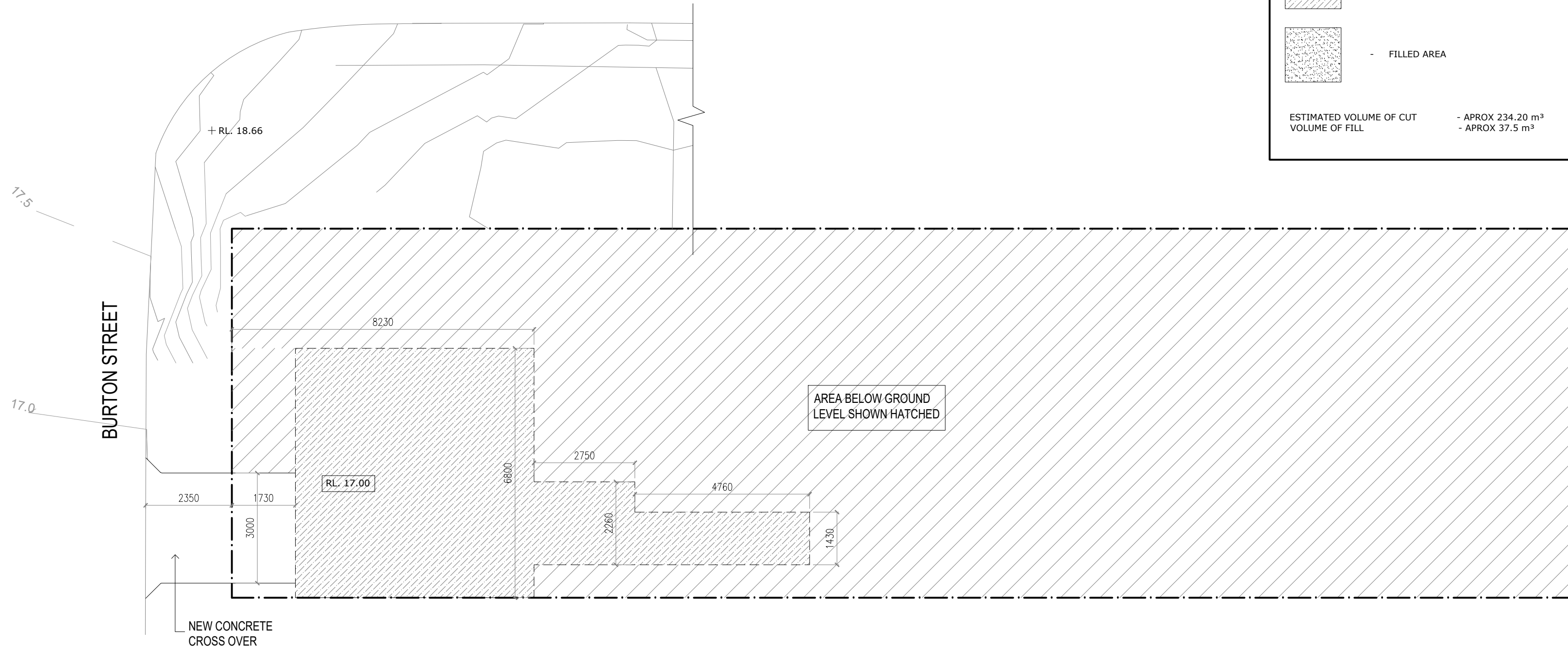
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SECTION A-A  
REFERENCE  
556 - 21 WHITE STREET  
SCALE  
1:100@A2  
DRAWN  
PL

DA | 18 C  
DRAWING ISSUE



01 SECTION THROUGH PROPOSED EXCAVATION  
1:100 SECTION

EXCAVATION & FILL KEY	
	- EXCAVATED AREA
	- FILLED AREA
ESTIMATED VOLUME OF CUT	- APROX 234.20 m <sup>3</sup>
VOLUME OF FILL	- APROX 37.5 m <sup>3</sup>



02 PROPOSED EXCAVATION PLAN  
1:100 PLAN

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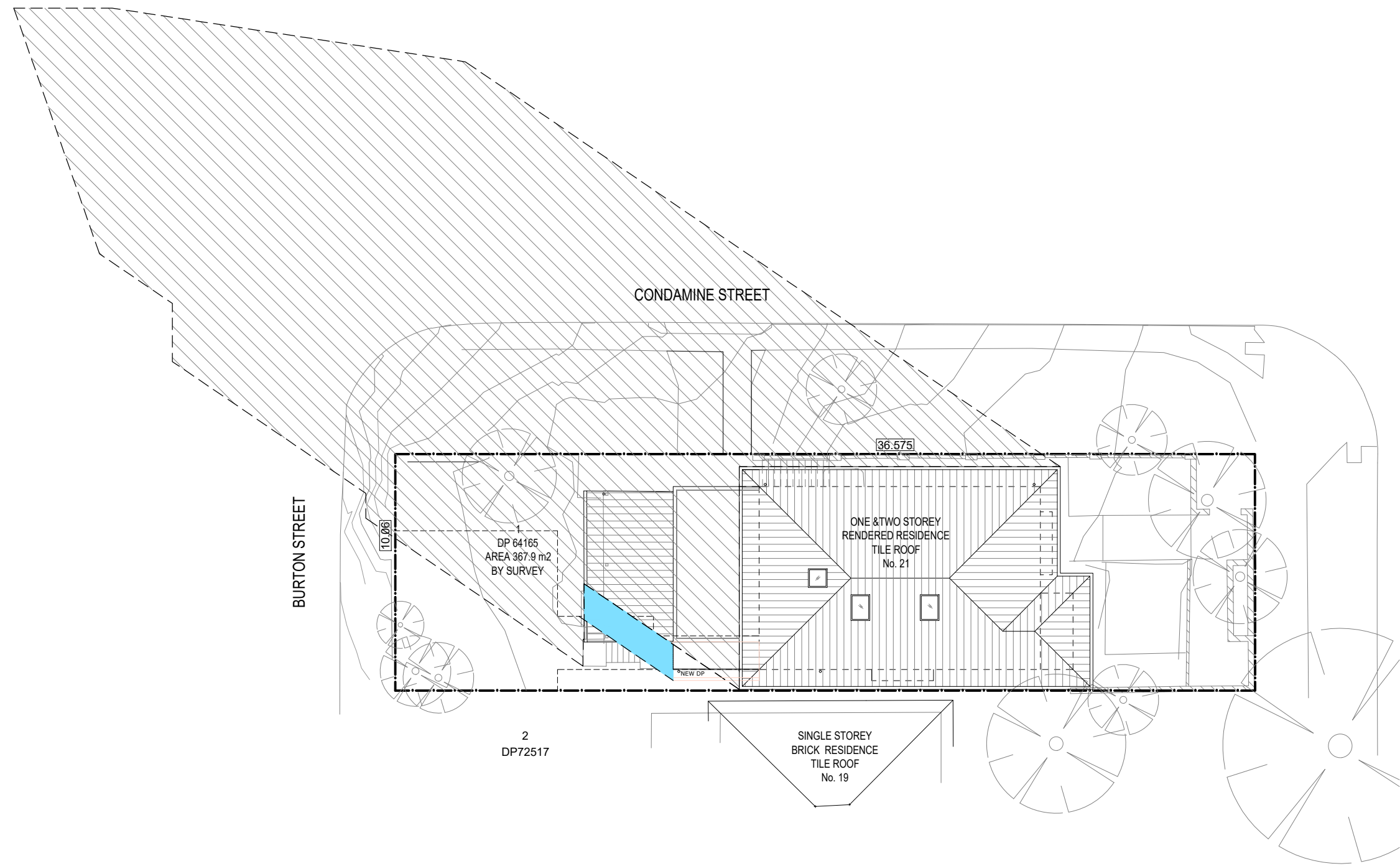
PROJECT

DRAWING TITLE  
EXCAVATION & FILL-PLAN & SECTION  
REFERENCE  
556 - 21 WHITE STREET  
SCALE  
1:100@A2  
DRAWN  
PL

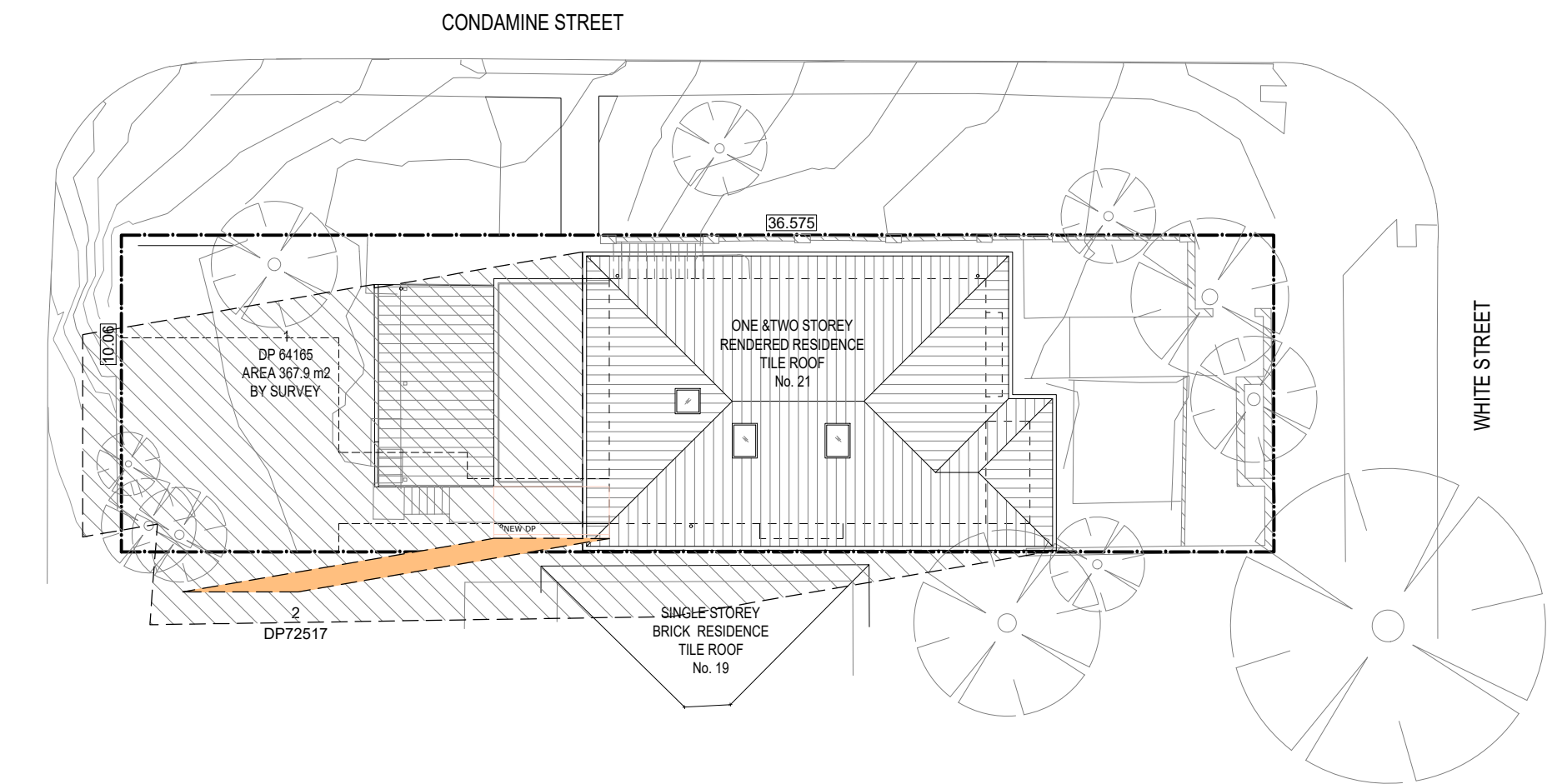
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DEVELOPMENT APPLICATION





01 SHADOW DIAGRAM@9AM  
1:200 PLAN



02 SHADOW DIAGRAM@12PM  
1:200 PLAN

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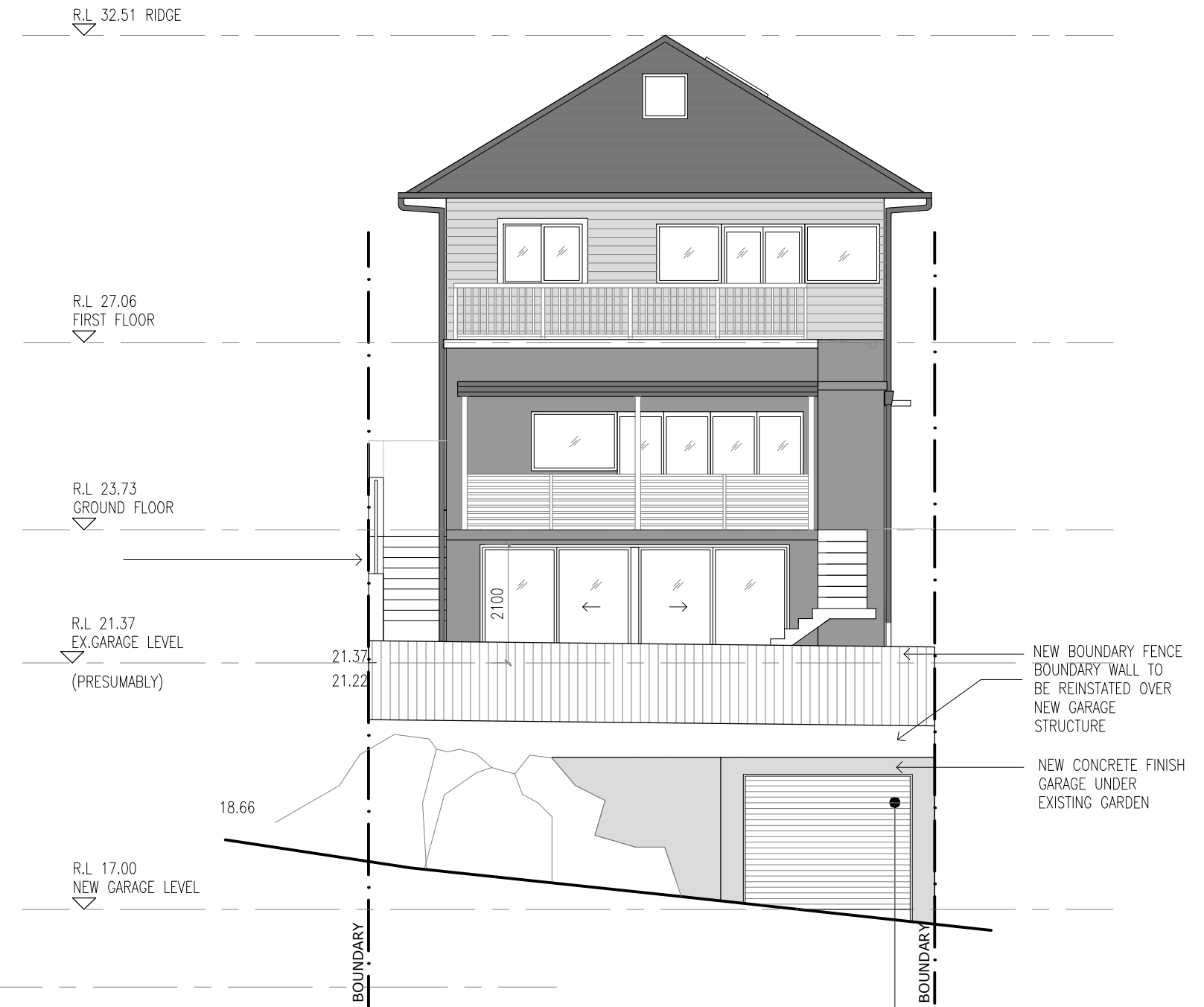
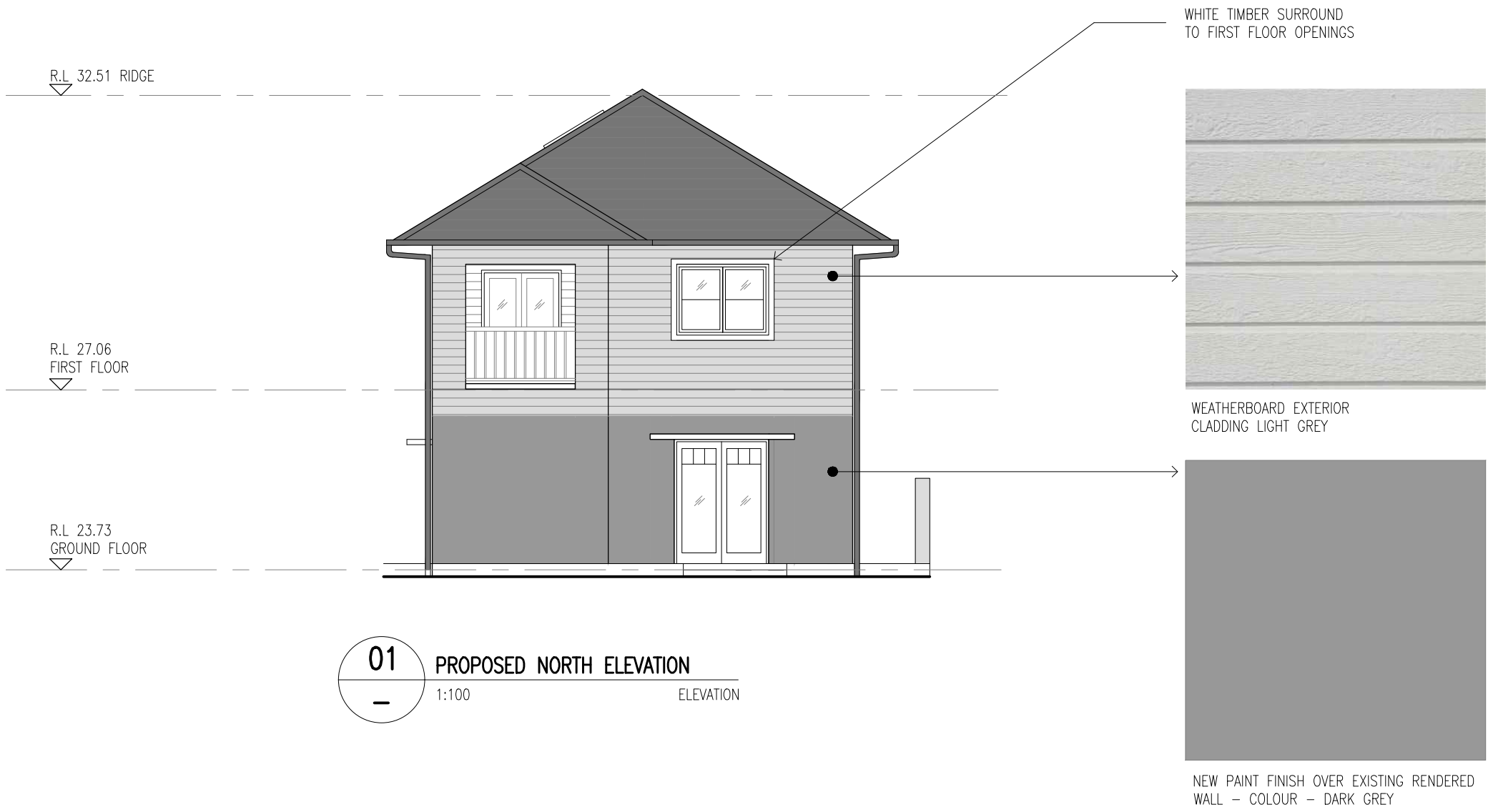
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PROJECT

DRAWING TITLE  
SHADOW DIAGRAMS  
REFERENCE  
556 - 21 WHITE STREET  
SCALE  
1:200@A2  
DRAWN  
PL

DAI 20 B  
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