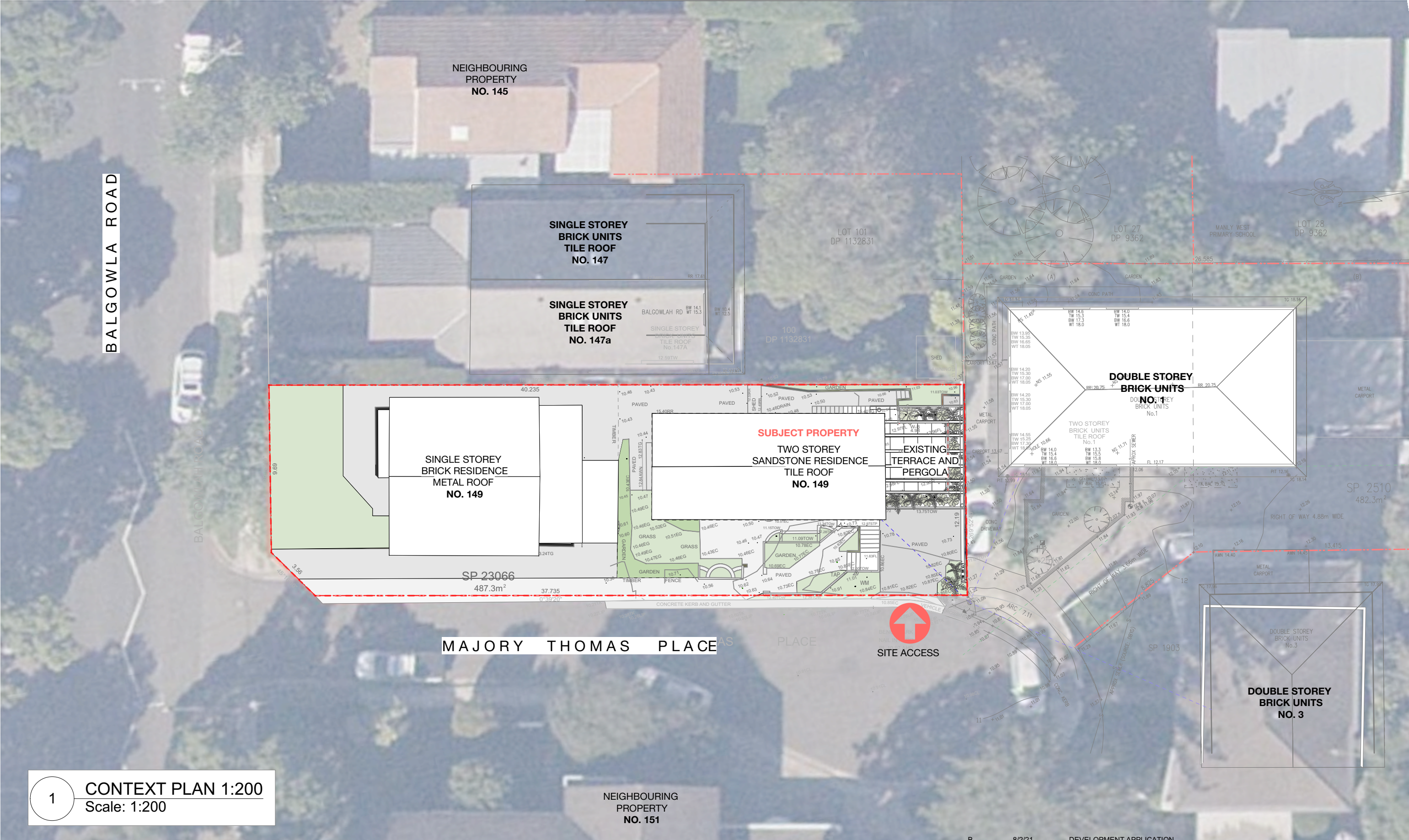


DEVELOPMENT APPLICATION
3/149 Balgowla Road, BALGOWLA
FEBUARY 2021
CONTENTS

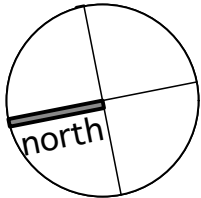
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ARCHITETURALS				
DA01	CONTENTS PAGE	B	08/02/2021	N/A
DA02	CONTEXT PLAN	B	08/02/2021	1:200 @ A3
DA03	EXISTING SITE, ROOF AND ANALYSIS PLAN	B	08/02/2021	1:100 @ A3
DA04	PROPOSED SITE AND ROOF PLAN	B	08/02/2021	1:100 @ A3
DA05	FLOOR PLAN	B	08/02/2021	1:50 @ A3
DA06	ELEVATIONS	B	08/02/2021	1:100 @ A3
DA07	ELEVATION/SECTION	B	08/02/2021	1:100 @ A3
DA08	SITE CALCULATIONS	B	08/02/2021	1:100 @ A3
DA09	SHADOW DIAGRAM	B	08/02/2021	1:200 @ A3
DA10	SHADOW DIAGRAMS	B	08/02/2021	1:200 @ A3
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NP01	NOTIFICATION PLAN 01	A	08/02/2021	1:200 @ A4
NP02	NOTIFICATION PLAN 02	A	08/02/2021	1:200 @ A4

B		8/2/21	DEVELOPMENT APPLICATION	
A		20/1/21	PRELIMINARY DEVELOPMENT APPLICATION	
ISSUE		DATE	REVISION	
PROJECT		3/149, BALGOWLAH ROAD, BALGOWLAH		PROJECT # 2008
CLIENT		JON GEDDES		DWG # DA01
DWG		CONTENTS PAGE		REVISION B
		DATE #	02/12/19	
		SCALE @ A3	NTS	
		DRAWN	AC	
		CHKD	AC	

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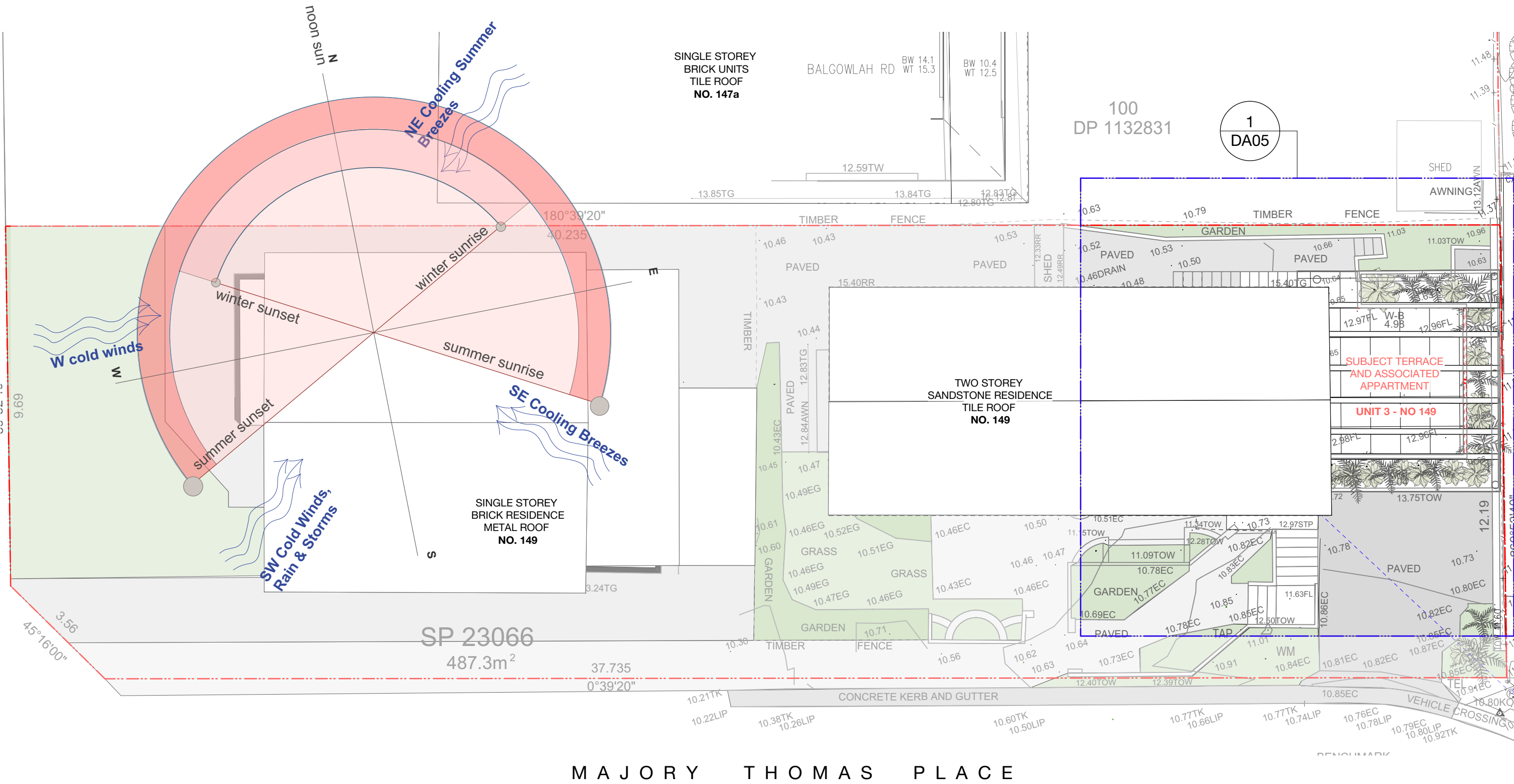
1 CONTEXT PLAN 1:200
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B 8/2/21 DEVELOPMENT APPLICATION
A 11/10/20 PRE-DA TO CONSULTANTS

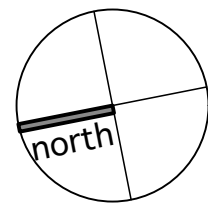
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PROJECT	3/149, BALGOWLAH ROAD, BALGOWLAH		2101
CLIENT	JON GEDDES	DATE # 02/12/19	DWG #
DWG	CONTEXT PLAN	SCALE @ A3 NTS	DA02
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		CHKD AC	REVISION B

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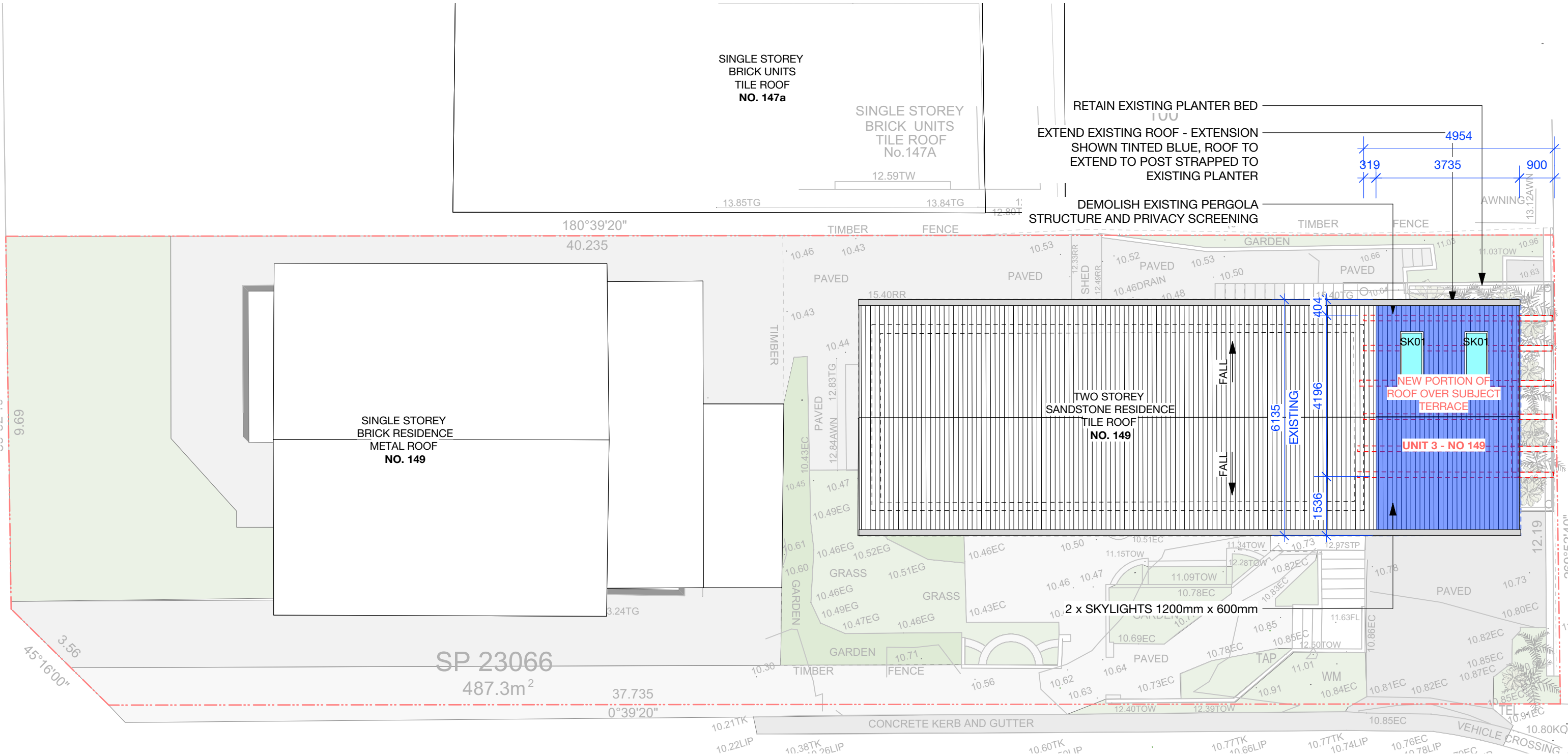
MAJORY THOMAS PLACE

2 EXISTING SITE, ROOF AND ANALYSIS PLAN
Scale: 1:100



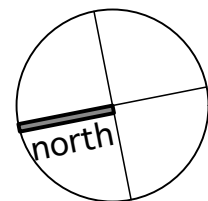
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A	11/10/20	PRE-DA TO CONSULTANTS
ISSUE	DATE	REVISION
PROJECT	3/149, BALGOWLAH ROAD, BALGOWLAH	
CLIENT	JON GEDDES	
DWG	EXISTING SITE, ROOF AND ANALYSIS PLAN	
DATE #	02/12/19	PROJECT #
SCALE @ A3	NTS	2008
DRAWN	AC	DWG #
CHKD	AC	DA03
		REVISION
		B

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MAJORY THOMAS PLACE

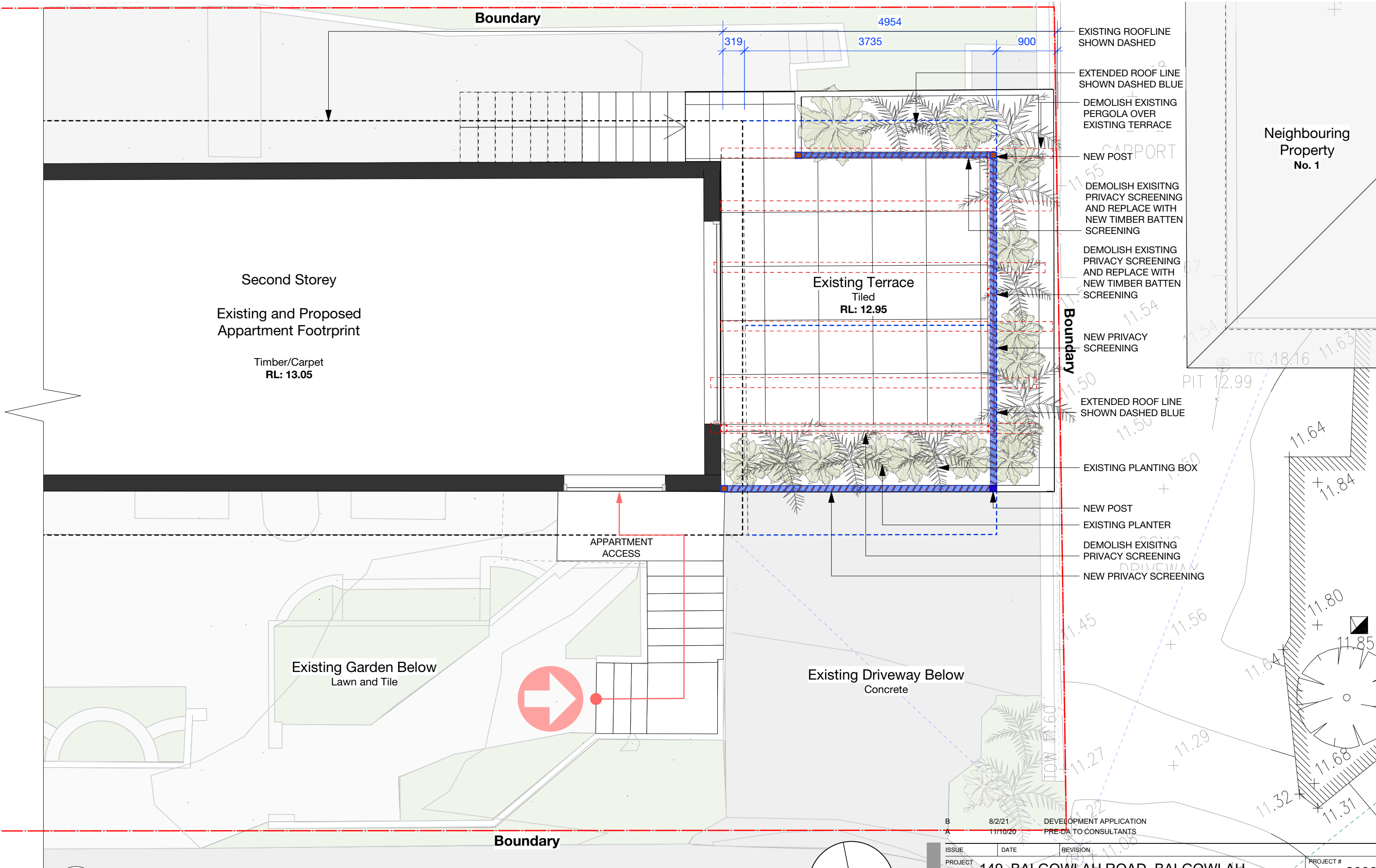
01 PROPOSED ROOF PLAN
Scale: 1:100



B 8/2/21 DEVELOPMENT APPLICATION
A 11/10/20 PRE-DA TO CONSULTANTS

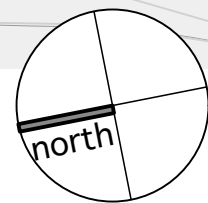
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PROJECT	3/149, BALGOWLAH ROAD, BALGOWLAH		2008
CLIENT	JON GEDDES		DWG #
DWG	PROPOSED SITE AND ROOF PLAN		DA04
DATE #	02/12/19	NTS	
SCALE @ A3		AC	
DRAWN		AC	
CHKD		AC	
REVISION			B

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- EXISTING ROOFLINE SHOWN DASHED
- EXTENDED ROOF LINE SHOWN DASHED BLUE
- DEMOLISH EXISTING PERGOLA OVER EXISTING TERRACE
- NEW POST
- DEMOLISH EXISTING PRIVACY SCREENING AND REPLACE WITH NEW TIMBER BATTEN SCREENING
- DEMOLISH EXISTING PRIVACY SCREENING AND REPLACE WITH NEW TIMBER BATTEN SCREENING
- NEW PRIVACY SCREENING
- EXTENDED ROOF LINE SHOWN DASHED BLUE
- EXISTING PLANTING BOX
- NEW POST
- EXISTING PLANTER
- DEMOLISH EXISTING PRIVACY SCREENING
- NEW PRIVACY SCREENING

Neighbouring Property No. 1

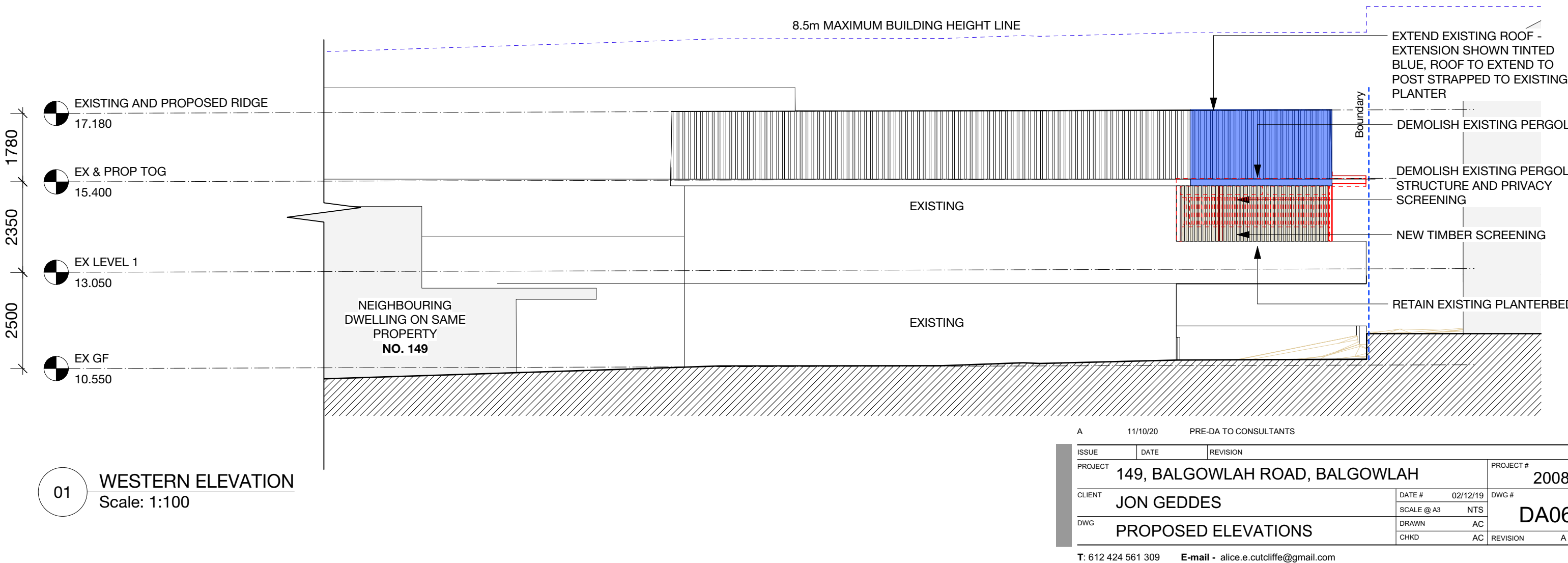
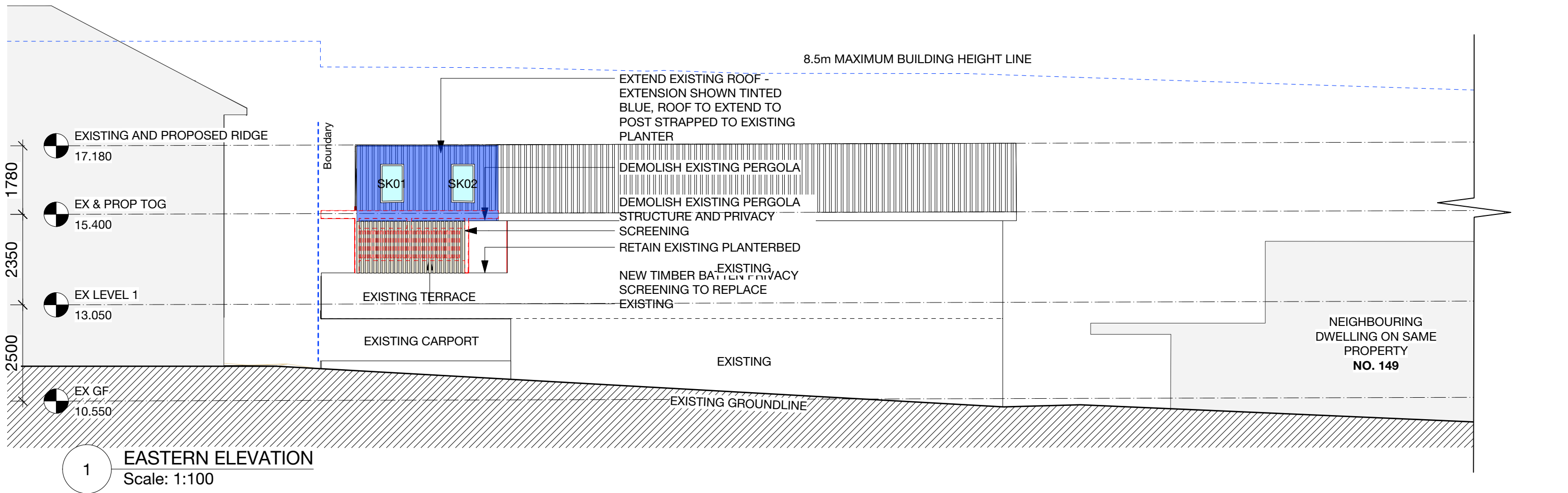


1 PROPOSED FLOOR PLAN
Scale: 1:50

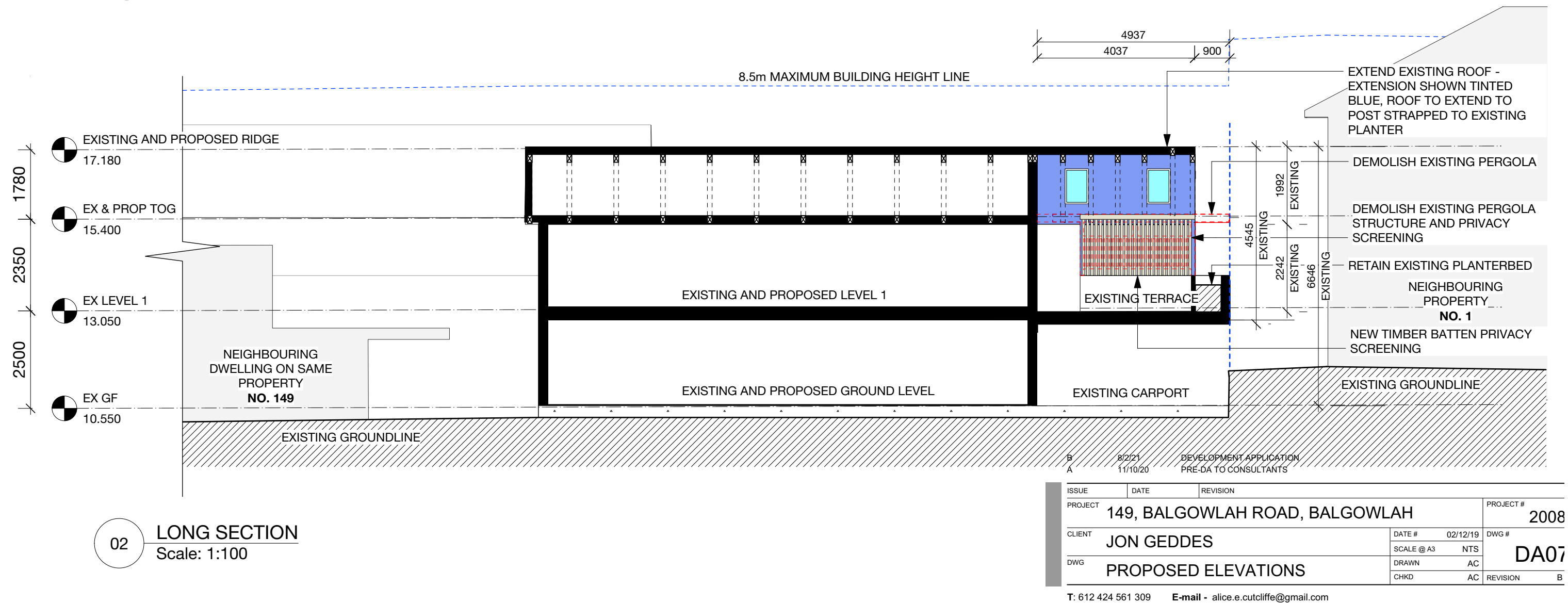
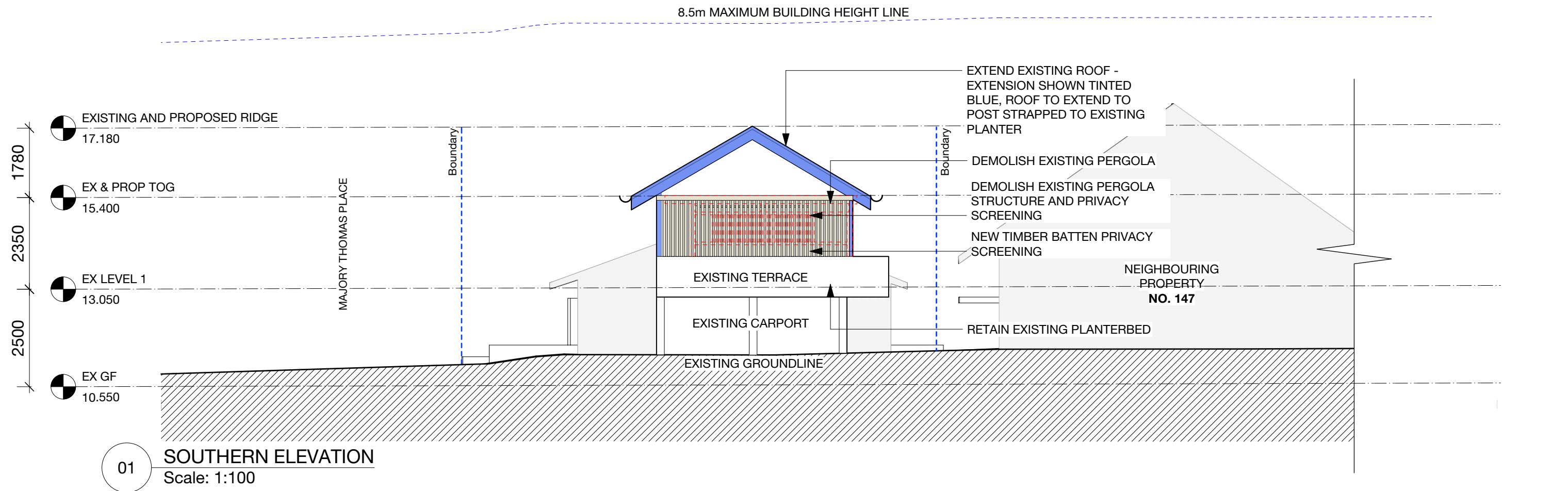
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A		11/10/20	PRE-DA TO CONSULTANTS	
ISSUE		DATE	REVISION	
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				2008
CLIENT		JON GEDDES		DATE #
				02/12/19
				DWG #
				DA05
DWG		PROPOSED LEVEL 1 PLAN		SCALE @ A3
				NTS
				DRAWN
				AC
				CHKD
				AC
				REVISION
				B

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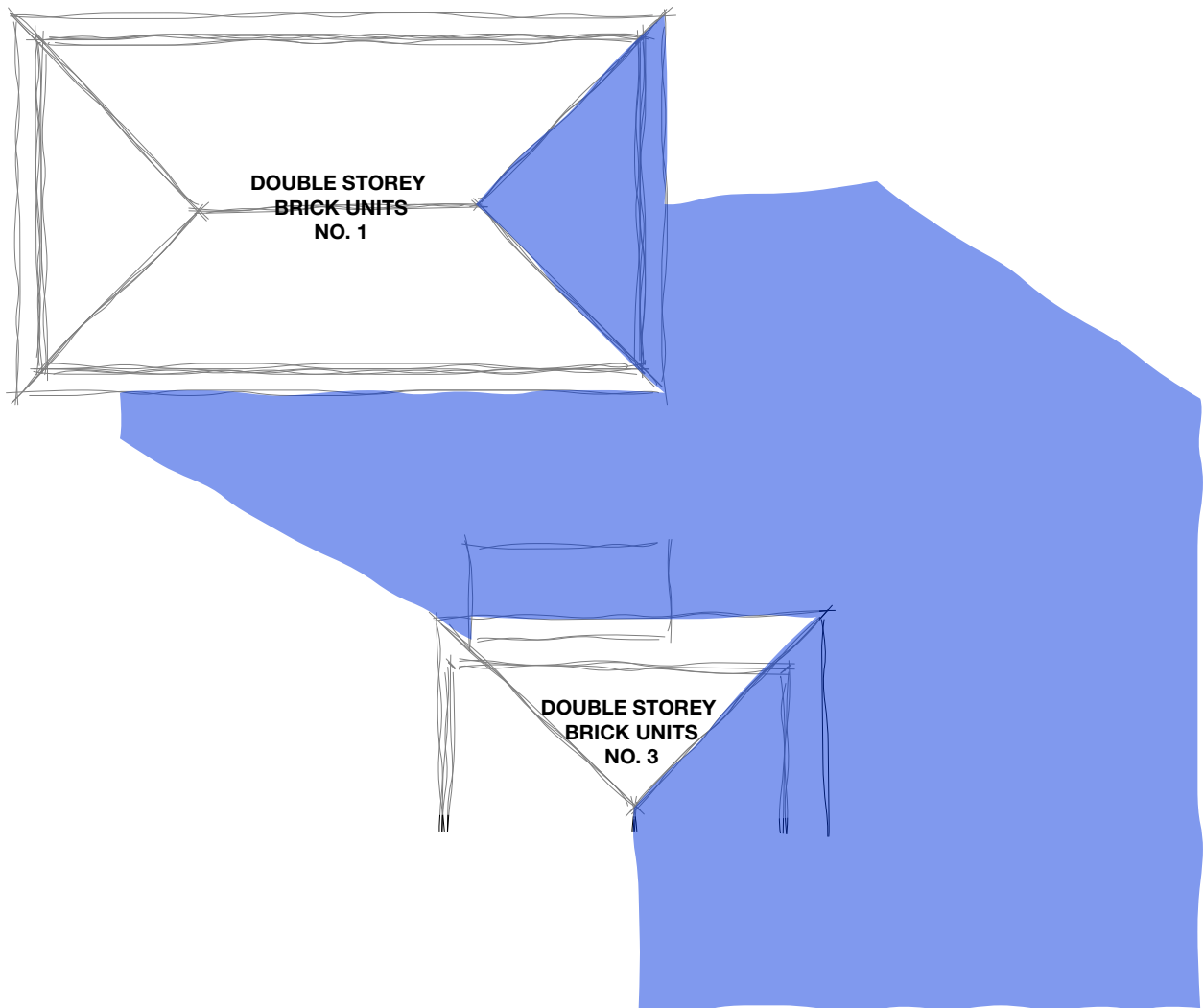
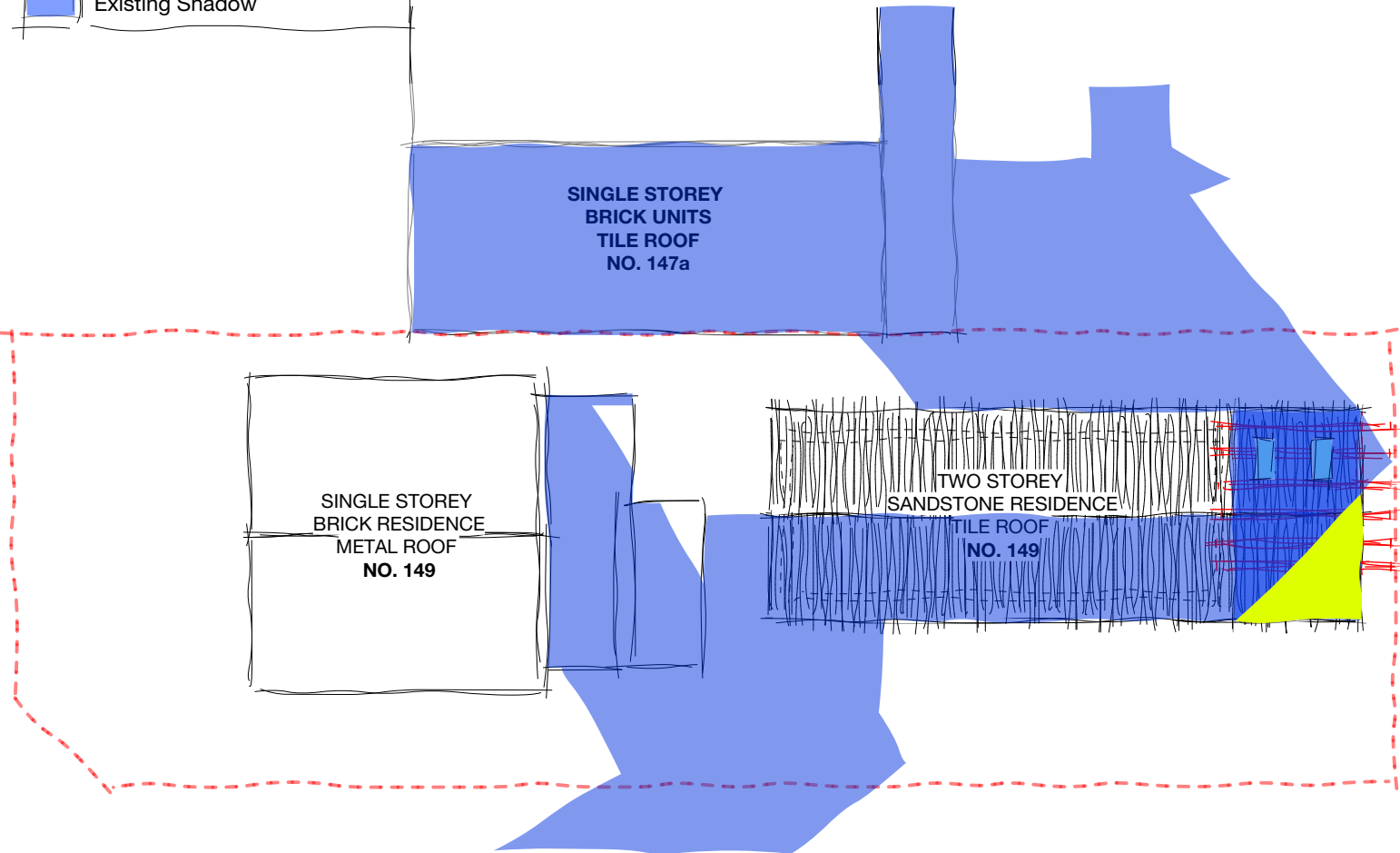
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CLIENT		JON GEDDES		DATE # 02/12/19	DWG # DA006
DWG		PROPOSED ELEVATIONS		SCALE @ A3 NTS	
				DRAWN AC	
				CHKD AC	
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		REVISION		A	



LEGEND

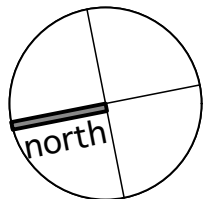
Additional/Proposed Shadow

Existing Shadow



1

SHADOW DIAGRAMS 9AM - 1:200
Scale: 1:200

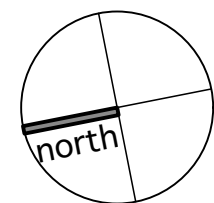
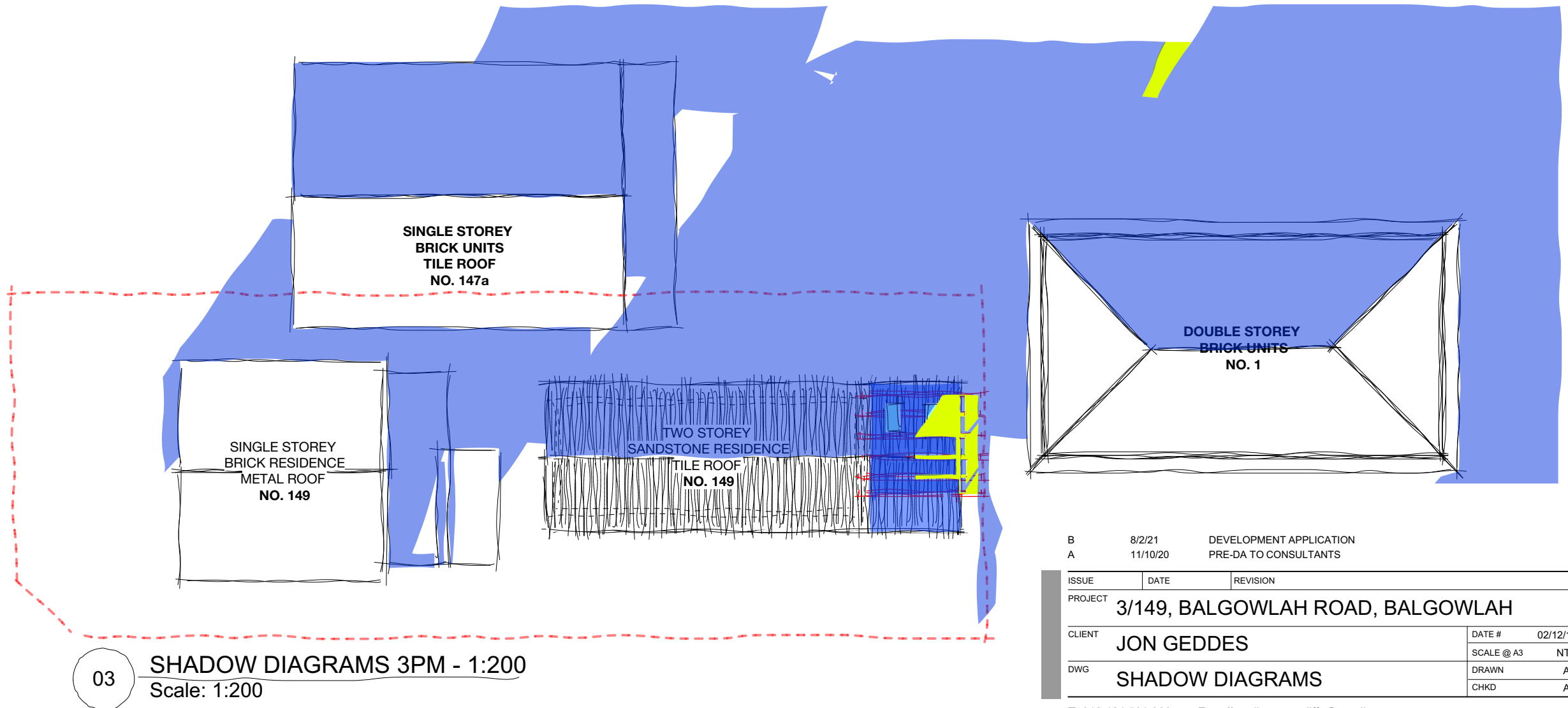
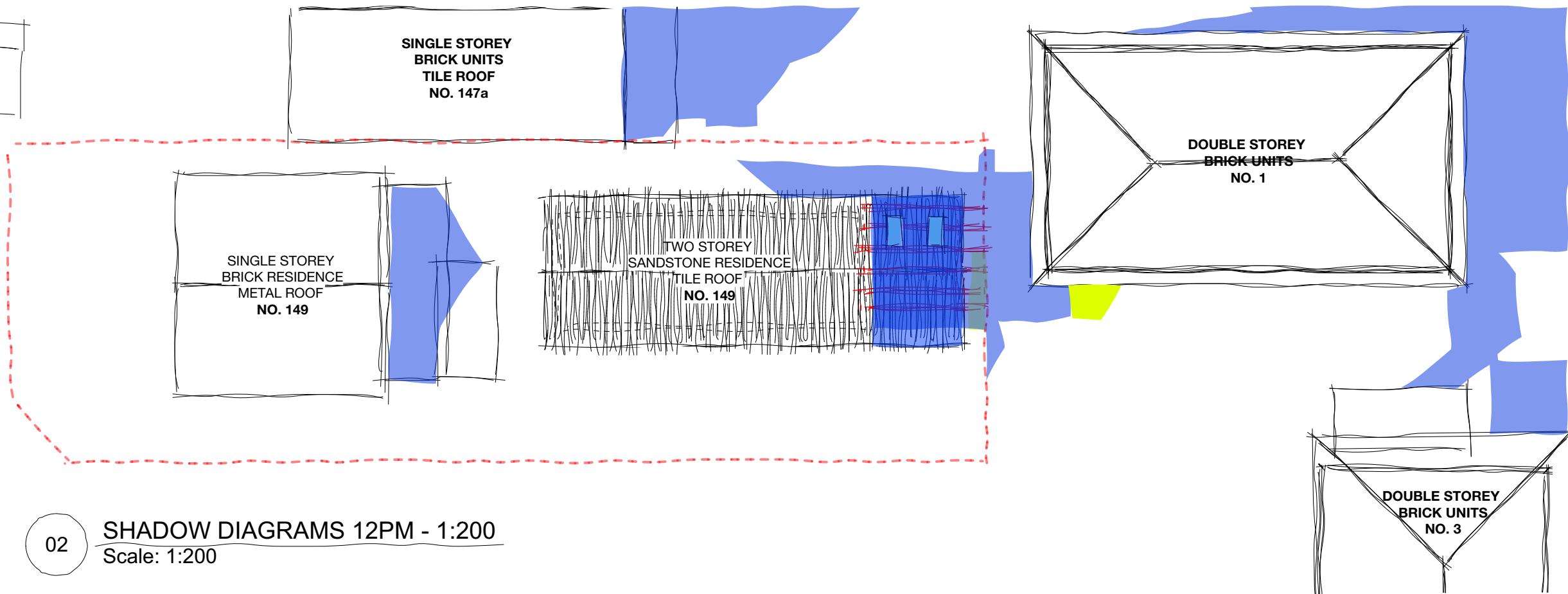


B	8/2/21	DEVELOPMENT APPLICATION
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ISSUE	DATE	REVISION
PROJECT	3/149, BALGOWLAH ROAD, BALGOWLAH	
CLIENT	JON GEDDES	
DWG	SHADOW DIAGRAMS	
DATE #	02/12/19	PROJECT #
SCALE @ A3	NTS	2008
DRAWN	AC	DWG #
CHKD	AC	DA08
		REVISION
		B

LEGEND

Additonal/Proposed Shadow

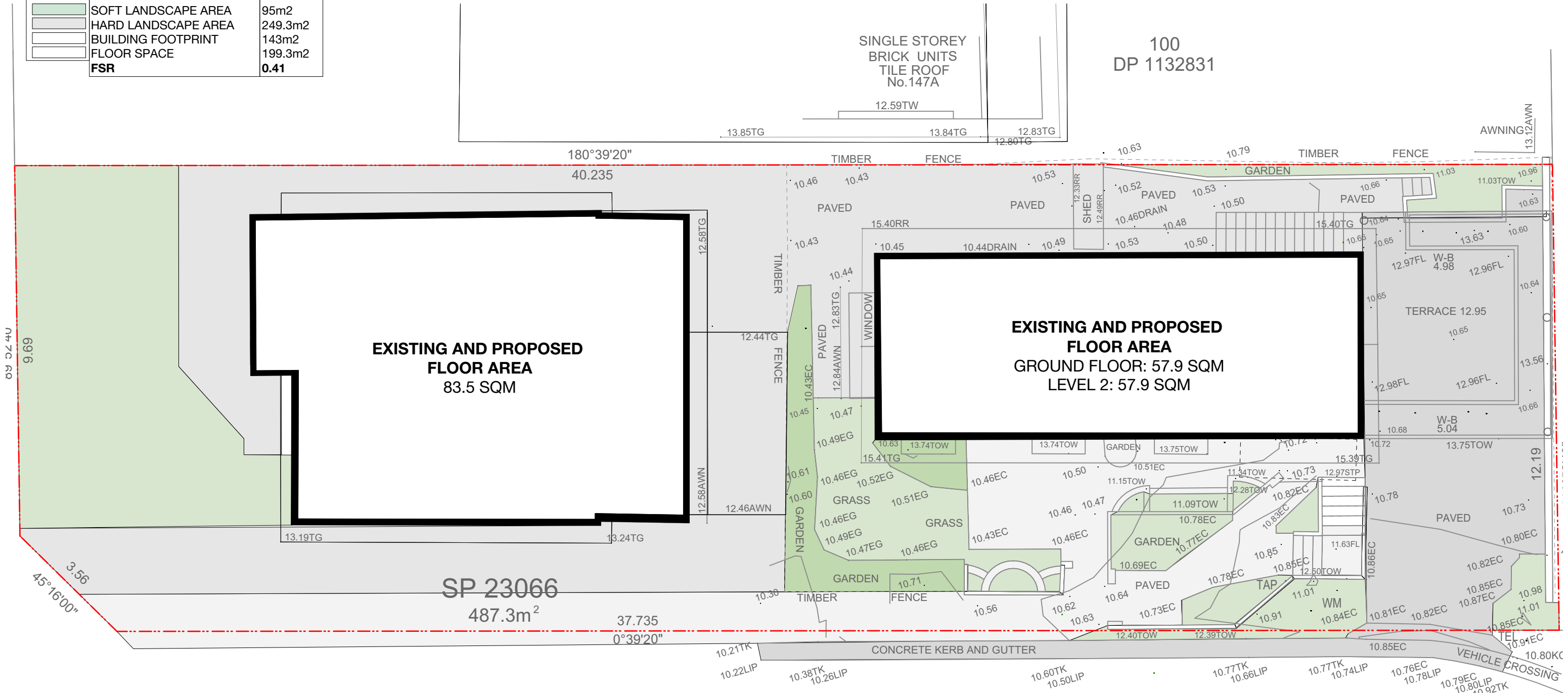
Existing Shadow



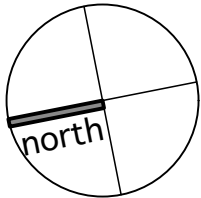
B	8/2/21	DEVELOPMENT APPLICATION	
A	11/10/20	PRE-DA TO CONSULTANTS	
ISSUE	DATE	REVISION	
PROJECT	3/149, BALGOWLAH ROAD, BALGOWLAH		PROJECT # 2008
CLIENT	JON GEDDES		DATE # 02/12/19
DWG	SHADOW DIAGRAMS		SCALE @ A3 NTS
	CHKD	AC	DWG # DA09
			REVISION B

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SITE CALCULATIONS		
	SITE AREA	487.3m2
	SOFT LANDSCAPE AREA	95m2
	HARD LANDSCAPE AREA	249.3m2
	BUILDING FOOTPRINT	143m2
	FLOOR SPACE	199.3m2
	FSR	0.41



1 EXISTING & PROPOSED GROUND FLOOR PLAN
Scale: 1:100



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CLIENT	JON GEDDES	DATE # 02/12/19
DWG	SITE CALCULATIONS	SCALE @ A3 NTS
CHKD	AC	DWG # DA10
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