

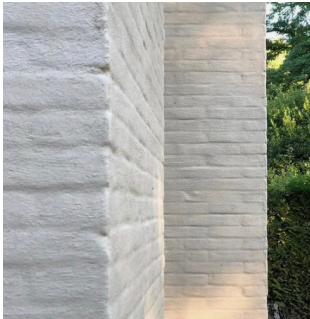
PROPOSED NEW DWELLING, INCLUDING NEW POOL AND LANDSCAPING

67 WOOLGOOLGA STREET, NORTH BALGOWLAH SYDNEY NSW

DA DOCUMENTATION SCHEDULE

DWG NO.	SUBSET	TITLE	SCALE	REV.	DATE	STATUS
DA-000	COVER & SITE INFORMATION	COVER PAGE & DRAWING SCHEDULES		01	01/03/23	DEVELOPMENT APPLICATION
DA-001	COVER & SITE INFORMATION	SITE PLAN	1:200	01	01/03/23	DEVELOPMENT APPLICATION
DA-100	GENERAL ARRANGEMENT PLANS	LOWER GROUND FLOOR	1:100	01	01/03/23	DEVELOPMENT APPLICATION
DA-101	GENERAL ARRANGEMENT PLANS	GROUND FLOOR	1:100	01	01/03/23	DEVELOPMENT APPLICATION
DA-102	GENERAL ARRANGEMENT PLANS	FIRST FLOOR	1:100	01	01/03/23	DEVELOPMENT APPLICATION
DA-300	ELEVATIONS	SHEET 01	1:100	01	01/03/23	DEVELOPMENT APPLICATION
DA-301	ELEVATIONS	SHEET 02	1:100	01	01/03/23	DEVELOPMENT APPLICATION
DA-400	SECTIONS	SHEET 01	1:100	01	01/03/23	DEVELOPMENT APPLICATION
DA-500	SITE STRATEGY PLANS	LANDSCAPE CONCEPT PLANS	1:200	01	01/03/23	DEVELOPMENT APPLICATION
DA-501	SITE STRATEGY PLANS	SITE ANALYSIS PLANS	1:200	01	01/03/23	DEVELOPMENT APPLICATION
DA-502	SITE STRATEGY PLANS	WASTE MANAGEMENT, EROSION & SEDIMENT CONTROL PLAN	1:200	01	01/03/23	DEVELOPMENT APPLICATION
DA-503	SITE STRATEGY PLANS	PROPOSED HARD & SOFT LANDSCAPING AREAS	1:200	01	01/03/23	DEVELOPMENT APPLICATION
DA-800	POOL DETAILS	POOL DETAILS	1:100	01	01/03/23	DEVELOPMENT APPLICATION
DA-900	SHADOW DIAGRAMS	SHADOW DIAGRAM 9am	1:200	01	01/03/23	DEVELOPMENT APPLICATION
DA-901	SHADOW DIAGRAMS	SHADOW DIAGRAM 12pm	1:200	01	01/03/23	DEVELOPMENT APPLICATION
DA-902	SHADOW DIAGRAMS	SHADOW DIAGRAM 3pm	1:200	01	01/03/23	DEVELOPMENT APPLICATION

EXTERNAL FINISHES



1. External Wall - Light Bagged Brick



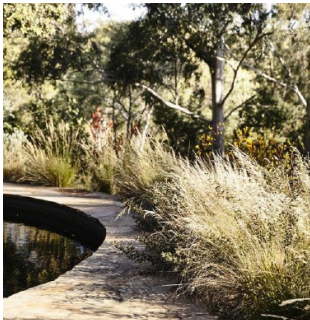
2. External Cladding- Neutral Grey/Green Tone



3. Windows & Doors - Light Steel Doors



4. Hardwood Timber Pergola and Battens



5. Native Gardens & Landscaping



6. External Hard Surface - Recycled Brick/Cotto Paving



7. Fine Metal Baultrade Light Paint Finish



8. Roofing - Pale Eucalypt Sheeting

SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS

Landscape

The applicant must plant indigenous or low water use species of vegetation throughout 440 square metres of the site.

Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.

The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.

Rainwater Tank

The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 220 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)
- a tap that is located within 10 metres of the swimming pool in the development.

Swimming Pool

The swimming pool must not have a volume greater than 38.83 kilolitres.

The swimming pool must have a pool cover.

The swimming pool must be outdoors.

THERMAL COMFORT COMMITMENTS

1. Waffle pod slab (lower & ground floor)
2. Minimum R2.0 insulation to all lightweight external walls
3. R2.0 insulation rumpus external walls & walls adjacent to earth
4. R5.0 insulation to ceilings (excluding garage)
5. R2.0 insulation to walls between house & garage
6. R2.0 insulation to ceiling/floor between house & garage
7. R2.0 insulation to ceiling/floor between ground & first floor
8. Weatherseals to all external doors including internal access to garage
9. Foil + R1.0 insulation blanket underside of roof
10. Light/Medium walls & medium roof colours
11. Default floor coverings used in NatHERS rating
12. Insulation must be installed in accordance with NCC and relevant Australian Standards.
13. Recessed downlights have been included in the NatHERS rating(to be sealed LED downlights & covered by insulation)
14. All windows & glazed doors to be single glazed clear with aluminium frame(Less than or = to U 6.70, within 10% of SHGC 0.70/0.57)
15. Skylight to be double glazed clear

Floor and Wall Construction

Floor Areas

Conditioned floor area	403 m2
Unconditioned floor area	9 m2
Garage floor area	28 m2
Mezzanine area	0 m2

Construction

Concrete slab on ground	179 m2
Suspended open subfloor	0 m2
Suspended floor above garage	22 m2

Loads

Heating Load	39.7
Cooling Load	18.1

ENERGY COMMITMENTS

Hot Water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.

Cooling System

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area:

- 1-phase air-conditioning; Energy rating: 6 Star (old label)
- The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom:
- 1-phase air-conditioning; Energy rating: 6 Star (old label)

Heating System

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area:

- gas fixed flued heater; Energy rating: 5 star
- The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area:
- 1-phase air-conditioning; Energy rating: 6 Star (old label)

Ventilation

The applicant must install the following exhaust systems in the development:

- At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer off
- Kitchen: no mechanical ventilation (ie. natural) Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial Lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- At least 6 of the bedrooms / study; dedicated
- At least 3 of the living / dining rooms; dedicated
- The kitchen; dedicated
- All bathrooms/toilets; dedicated
- The laundry; dedicated
- All hallways; dedicated

Natural Lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 2 bathroom(s)/ toilet(s) in the development for natural lighting.

Swimming Pool

The development must not incorporate any heating system for the swimming pool.

The applicant must install a timer for the swimming pool pump in the development.

Alternative Energy

The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the developments electrical system.

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions. The applicant must install a fixed outdoor clothes drying line as part of the development.

The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.



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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

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:
DEVELOPMENT APPLICATION

DRAWING TITLE:
COVER & SITE INFORMATION: COVER PAGE
& DRAWING SCHEDULES

SCALE:
@ A3

DATE OF ISSUE:
1/3/2023

DRAWING NO.
DA-000

REVISION:
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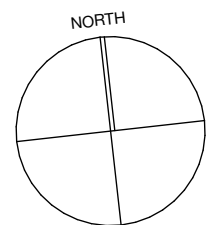
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The site plan illustrates a residential development with the following features and dimensions:





- Pool:** A rectangular pool with a width of 7,000 and a length of 4,305. It is surrounded by a deck with a height of RL 88.480.
- Deck:** A deck area with a height of RL 88.480, adjacent to the pool.
- Rumpus:** A large room with a height of RL 88.500, featuring a sofa and a coffee table.
- Hall:** A central hall area with a height of RL 88.500, containing a linen closet and stairs.
- Plant Room:** A room with a height of RL 88.500, containing two OSD & BASIX tanks in accordance with stormwater engineering design, and pool equipment (POOL EQ.).
- Setbacks and Boundaries:** The plan shows various setbacks and boundaries, including a 0.9m side boundary setback and a 0.9m rear setback. The building is shown over a dashed line indicating a previous structure.
- Other Features:** The plan includes a grass and rock area, a pool fence in accordance with AS1926.1, and a DK.01 (Drainage Key) near the pool.

The plan also includes a north arrow and a scale bar. The overall dimensions of the site are 257'53" by 13,177'.

1:100



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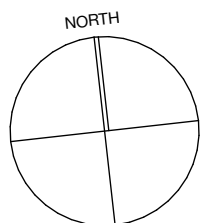
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



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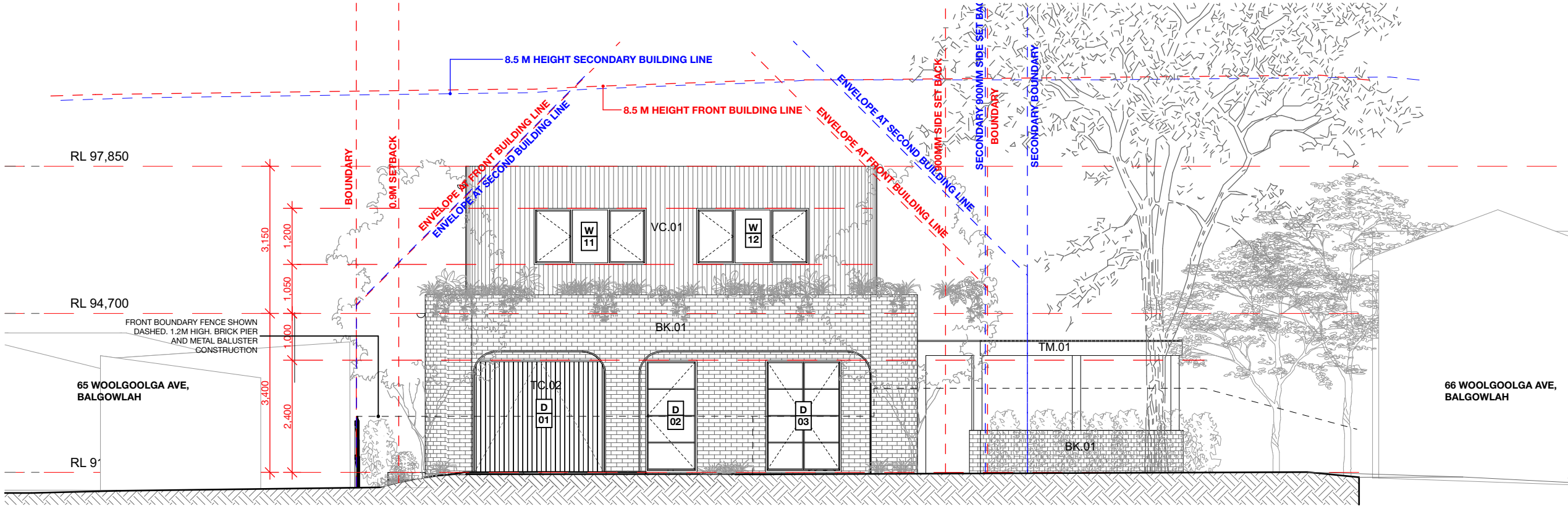
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A3@ 1:100



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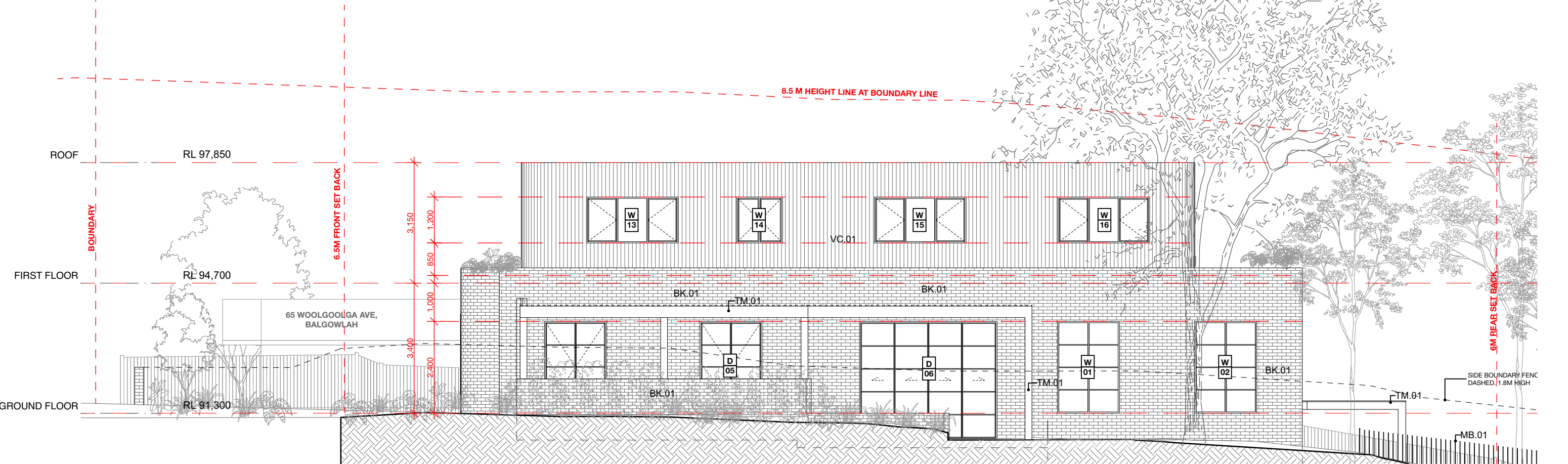
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MATERIALS SCHEDULE	
ID	DESCRIPTION
D	STEEL FRAMED DOOR - WHITE POWDER COAT FINISH
W	STEEL FRAMED WINDOW - WHITE POWDER COAT FINISH
BK-01	BAGGED BRICKWORK - LIGHT PAINT FINISH
BK-02	RECYCLED BRICK PAVING
VC-01	VERTICAL TIMBER CLADDING MID TONE FINISH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

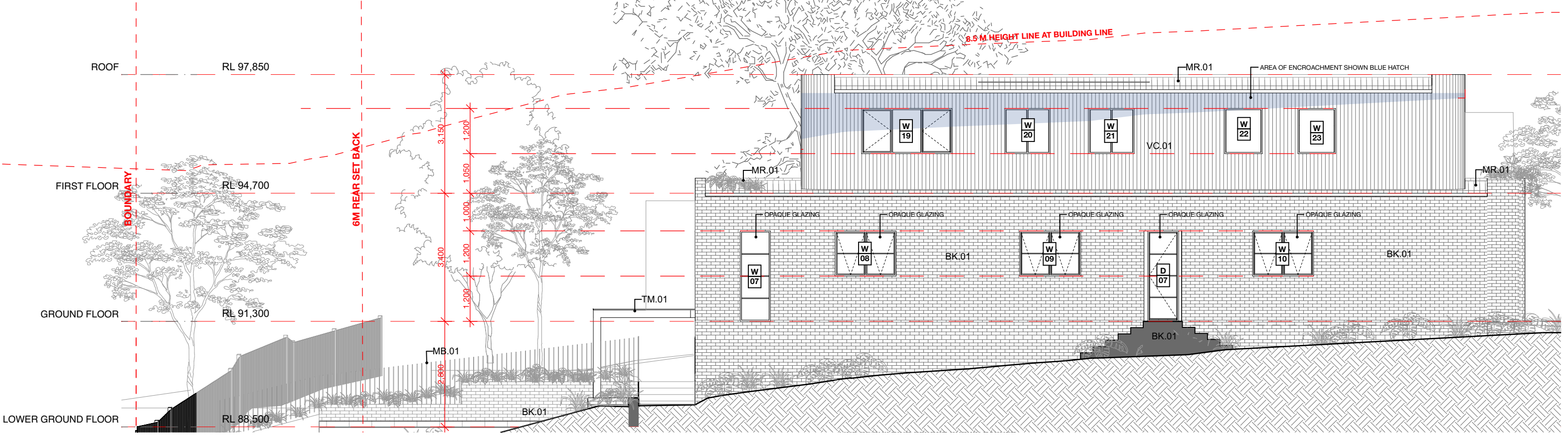


EAST ELEVATION A3 @1:100



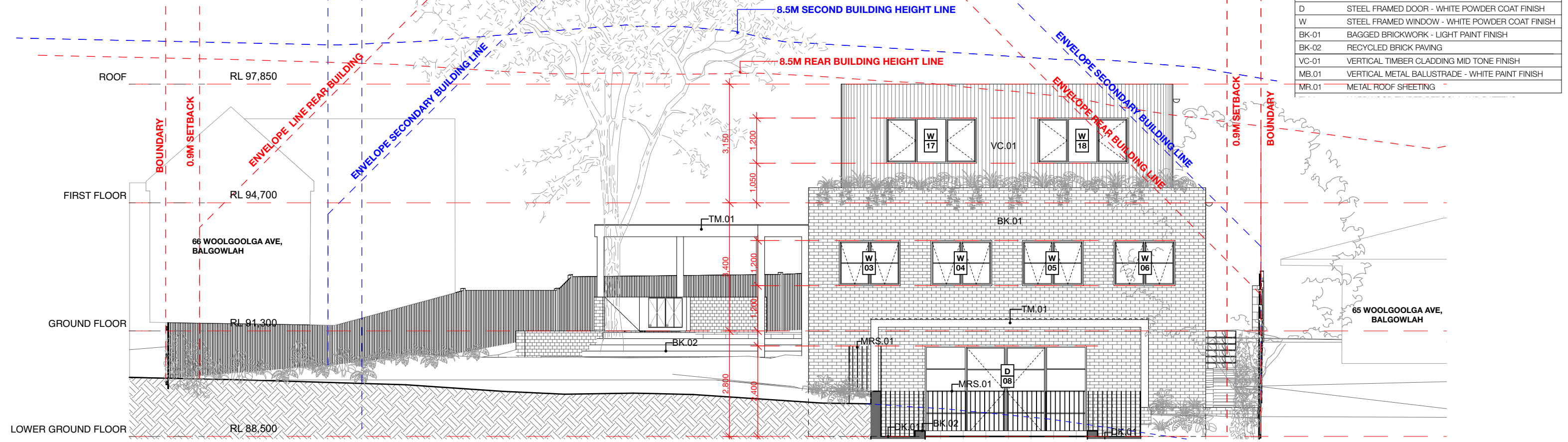
NORTH ELEVATION A3 @ 1:100

<p>KEY:</p> <ul style="list-style-type: none">DENOTES AREA OF SOFT LANDSCAPINGDENOTES AREA OF SWIMMING POOLDENOTES EXISTING STRUCTURE TO BE DEMOLISHEDDENOTES PROPOSED NEW STRUCTURE <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2019 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p>	<p>PROJECT: PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL</p>	<p>PROJECT STAGE: DEVELOPMENT APPLICATION</p>	<p>DATE OF ISSUE: 1/3/23</p>	<p>rama</p> <p>nominated architect Thomas Martin nsw reg. #10383</p> <p>6 / 30 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramaarchitects.com e. info@ramaarchitects.com ABN 612 713 425</p> <p>COPYRIGHT OF RAMA ARCHITECTS PTY LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p>
	<p>CLIENT: SCOTT AND JESS SHEPHERD</p>	<p>DRAWING TITLE: ELEVATIONS: SHEET 01</p>	<p>DRAWING NO. DA-300</p>	
	<p>LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH, SYDNEY, NSW</p>	<p>SCALE: 1:100 @ A3</p>	<p>REVISION: 01</p>	



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



WEST ELEVATION 1:100



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DRAWING TITLE:
ELEVATIONS: SHEET 02

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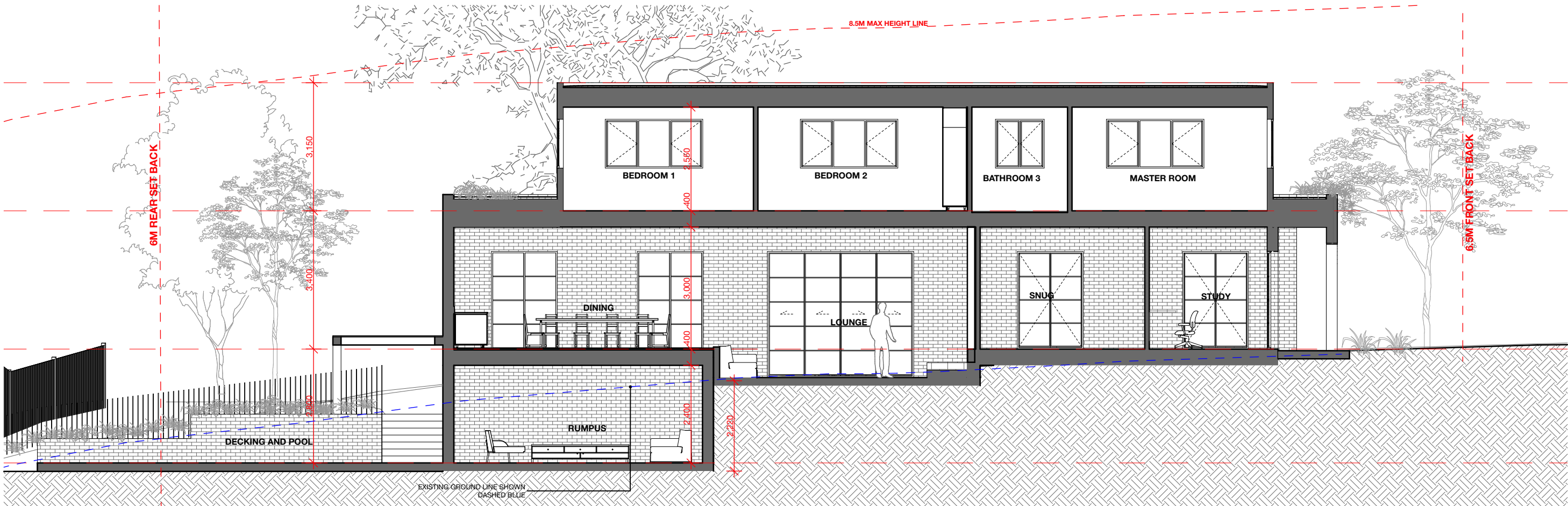
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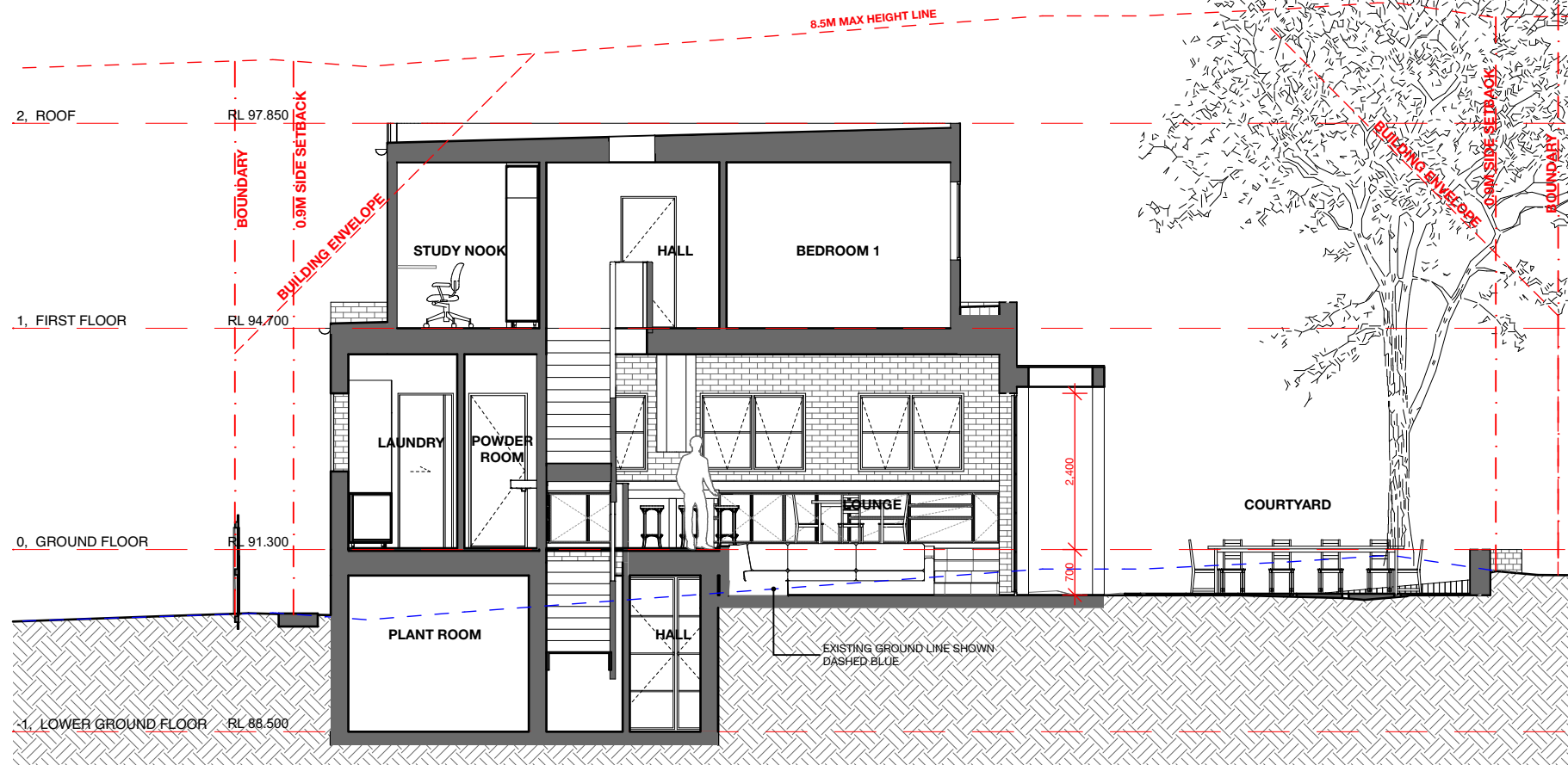
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SECTION A
A3 @ 1:100



SECTION B
1:100



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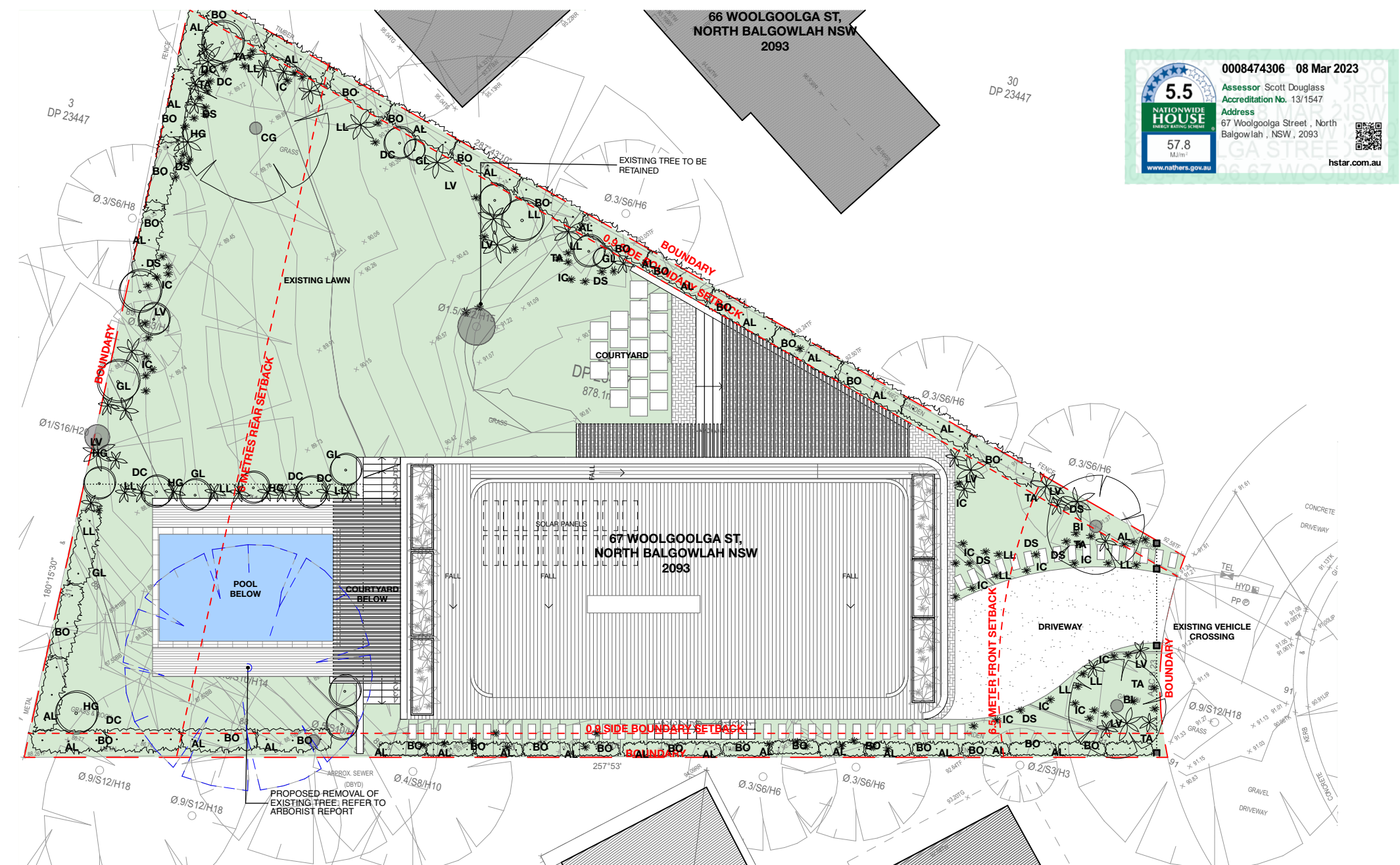
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LANDSCAPE CONSTRUCTION NOTES

TREE PROTECTION
All trees nominated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the TPZ of the tree. The project Arborist must be present to supervise any excavation, trenching or tunneling within the PZ of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants.
Do not cut tree roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use handsaw, cut cleanly, do not rip with machinery and such that the cutting does not unduly disturb the remaining root system.
If damage does occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and fails, give notice and obtain instructions.

SUBSOIL
Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm. Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil. Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation. Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system. Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil.

TOPSOIL
Where possible use site topsoil and compost mixed at a rate of 4 soil : 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction. Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.
Spread topsoil to the following typical depths:
Planting beds: 300mm
Grass areas: 100mm

PLANTING
trees: excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball. break up the base of the hole to a further depth of 100mm, and loosen the compacted sides of the hole.
shrubs/ground covers: excavate a hole big enough for the plant plus 100mm all round. provide plants which have large healthy root systems, with no evidence of root curl, restriction or damage, are vigorous, well established, free from disease and pests, of good form consistent with the species or variety; and are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site. Trees: provide trees which, unless required to be multi-stemmed, have a single leading shoot. trees should be staked as specified. Label at least one plant of each species or variety in a batch using a durable, readable tag, do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain, in other than sandy soils, suspend excavation when the soil is wet, or during frost periods. when the hold is of the correct size, remove the plant from the container with minimum disturbance to the root ball. ensure that the root ball is moist and place in the final position, in the hole and plumb, with the top soil level of the plant root ball level with the finished surface of the surrounding soil, or 75mm below paving level to allow placement of mulch. backfill with topsoil mixture. lightly tamp and water to eliminate air pockets. ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container. Thoroughly water plants before planting and immediately after planting. In planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of planting at the rate recommended by the manufacturer.

MULCHING
All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks. Place mulch/gravel clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

FERTILISER
Fertiliser is to be slow release fertiliser equivalent to "Osmocote" and is to be applied at manufacturer's specified rates.

DRAINAGE
Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required. (Refer to Hydraulic Engineering).

RETAINING WALLS
Retaining walls to be constructed as per Engineer's details.

CONCRETE WORKS
All paths, steps, slabs and footings shall be to Engineer's specification. Materials and construction to AS3600 and AS3610. Supply and install ready mixed concrete to AS1379 with selected aggregate. Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete and paving installation.

MAINTENANCE
Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedges clipping, aerating, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.

LANDSCAPE PLAN

1:200

TOTAL SITE AREA	878m²	TOTAL SITE AREA	878m²
EXISTING		PROPOSED	
LOWER GROUND FLOOR - GROSS FLOOR AREA	N/A	LOWER GROUND FLOOR - GROSS FLOOR AREA	77.2m²
GROUND FLOOR - GROSS FLOOR AREA	N/A	GROUND FLOOR - GROSS FLOOR AREA	167.95 m²
FIRST FLOOR - GROSS FLOOR AREA	N/A	FIRST FLOOR - GROSS FLOOR AREA	142.3 m²
TOTAL - GROSS FLOOR AREA	N/A	TOTAL - GROSS FLOOR AREA	387.45 m²
GARAGE AND STORAGE - AREA	N/A	GARAGE AND STORAGE - AREA	26.1 m²
ROOF - AREA	N/A	ROOF - AREA	2246.7m²
HARD SURFACE - AREA	N/A	HARD SURFACE CALCULATION - AREA	302.29m²/34.4%
SOFT LANDSCAPE - AREA	N/A	SOFT LANDSCAPING CALCULATION - AREA	461.35m²/52.5%
POOL - VOLUME	N/A	POOL - VOLUME	38.83m³

PLANT SCHEDULE				
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
CG	1	CORYMBIA GUMMIFERA	RED BLOODWOOD	100L
BI	2	BANKSIA INTERGRIFOLIA	COAST BANKSIA	100L
SCREENING PLANTS				
AL	36	ACACIA LINIFOLIA	FLAX LEAVED WATTLE	300MM
BO	47	BANKSIA OBLONGIFOLIA	FERN LEAFED BANKSIA	300MM
SHRUBS/ACCENTS				
LV	30	LEPIDOSPERMA VISCIDUM	STICKY SWORD-SEDGE	300MM
GL	4	GRAVILLIEA LINIARIFLORA	WHITE SPIDER FLOWER	300MM
LL	16	LEPTOSPERMUM LAEVIGITUM	COASTAL TEA TREE	200M
HG	16	HAKEA GIBBOSA	NEEDLE BRUSH HAKEA	500MM
GRASSES/GROUND COVERS				
DC	28	DANIELLA CAERULLA	BLUE FLAX LILY	150MM
TA	10	THEMEDA AUSTRALIS	KANGAROO GRASS	150MM
DS	18	DICHELACHNE SP.	PLUME GRASS	150MM
IC	38	IMPYRADA CYLINDRICA	BLADY GRASS	140MM
LL	24	LOMANDRA LONGIFOLIA	SPINY HEADED MAT-RUSH	140MM

LANDSCAPE LEGEND	
ID	DESCRIPTION
	PROPOSED FEATURE TREE
	PROPOSED SCREENING PLANTS
	PROPOSED SHRUBS & ACCENTS
	PROPOSED ACCENTS
	PROPOSED GRASSES AND GROUNDS COVERS
	PROPOSED LANDSCAPED AREA
	PROPOSED POOL AREA

NORTH

KEY:

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

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY
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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:
DEVELOPMENT APPLICATION

DRAWING TITLE:
SITE STRATEGY PLANS: LANDSCAPE
CONCEPT PLANS

SCALE:
1:200 @ A3

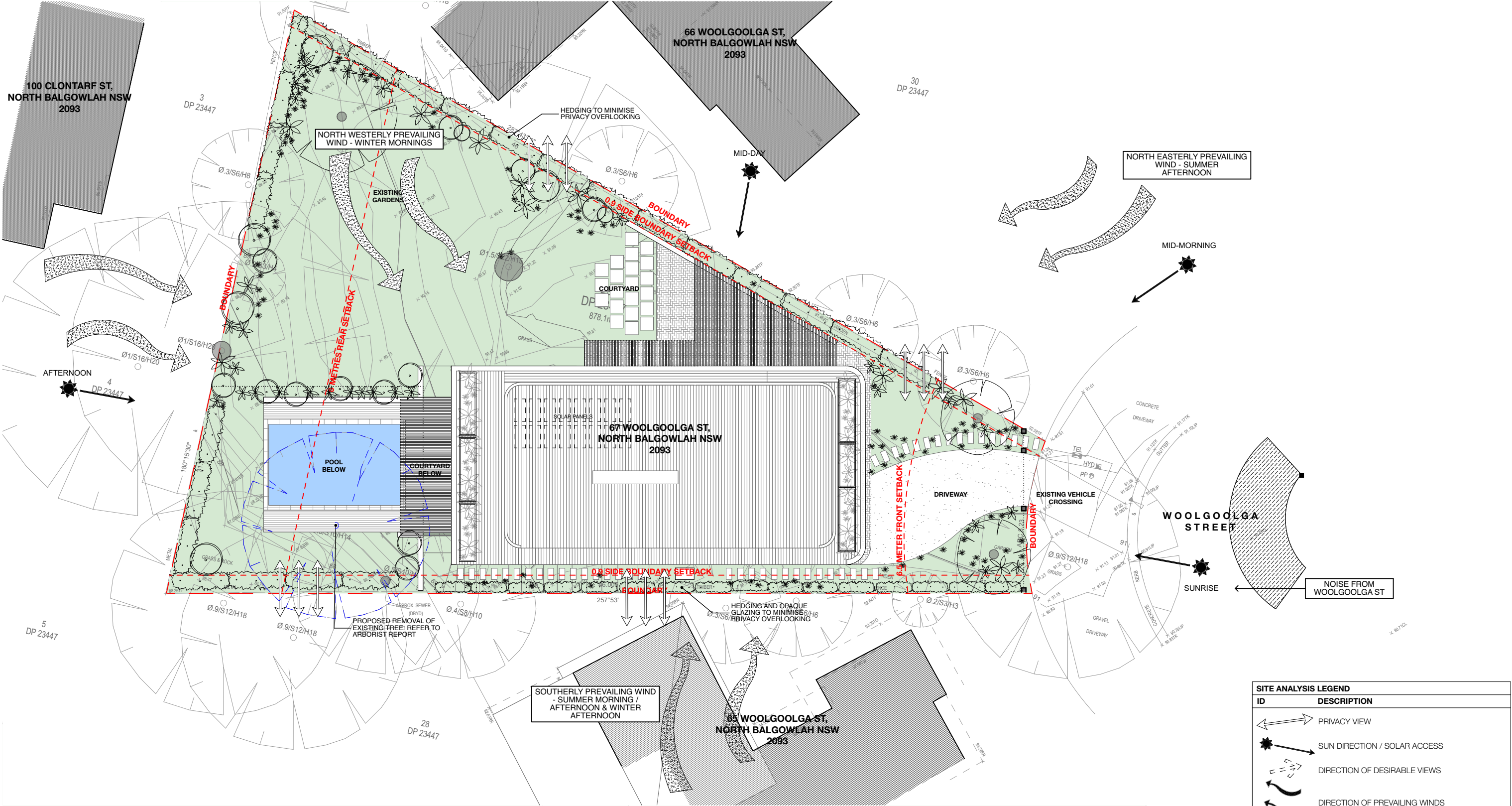
DATE OF ISSUE:
1/3/2023

DRAWING NO.
DA-500

REVISION:
01

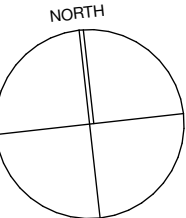
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SITE ANALYSIS PLAN

1:200



- KEY:**
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CLIENT:
SCOTT AND JESS SHEPHERD

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

PROJECT STAGE:
DEVELOPMENT APPLICATION

DRAWING TITLE:
SITE STRATEGY PLANS: SITE ANALYSIS
PLANS

SCALE:
1:200 @ A3

DATE OF ISSUE:
1/3/2023

DRAWING NO.
DA-501

REVISION:
01

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5.5

NATIONWIDE HOUSE

ENERGY RATING SCHEME

57.8

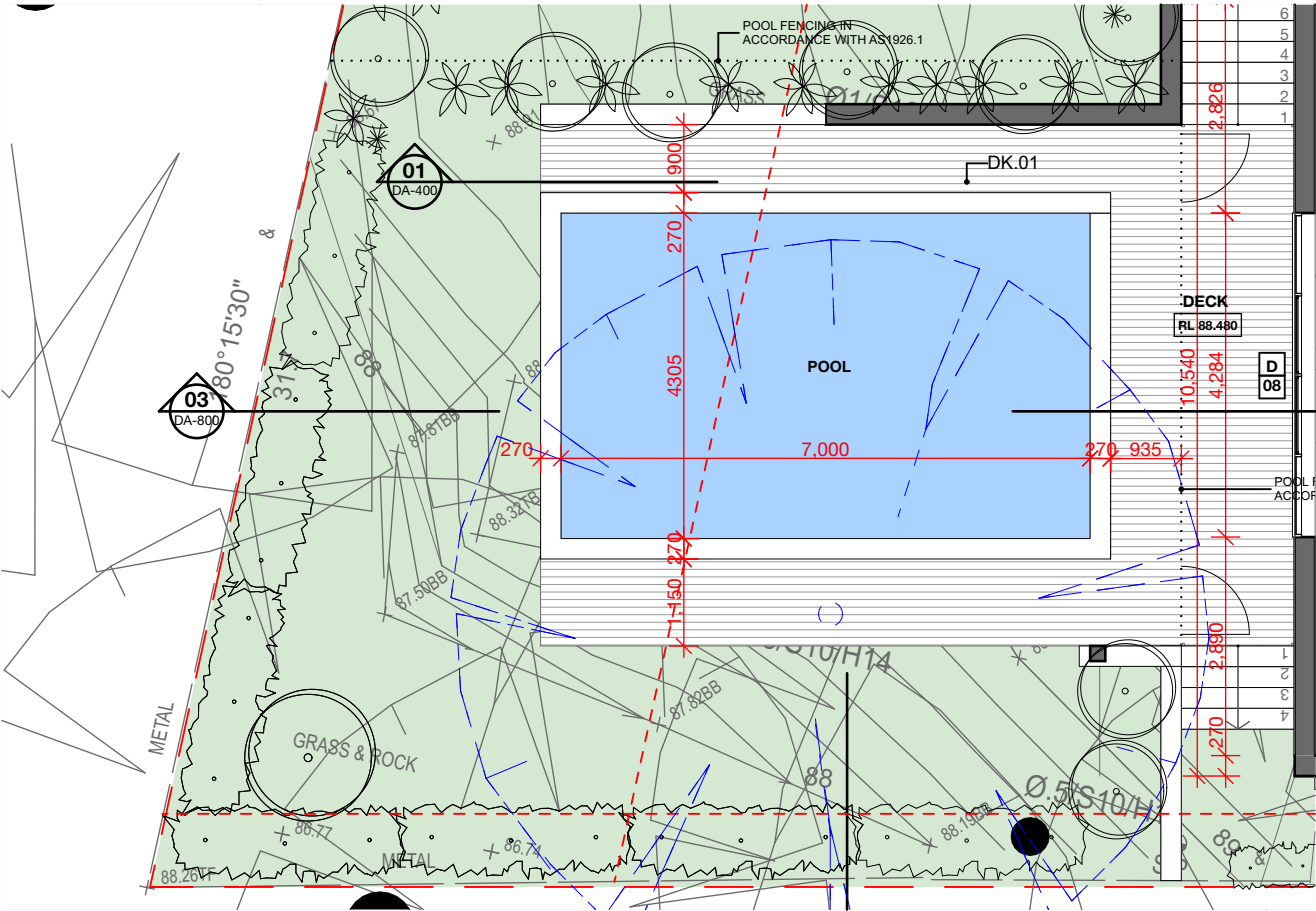
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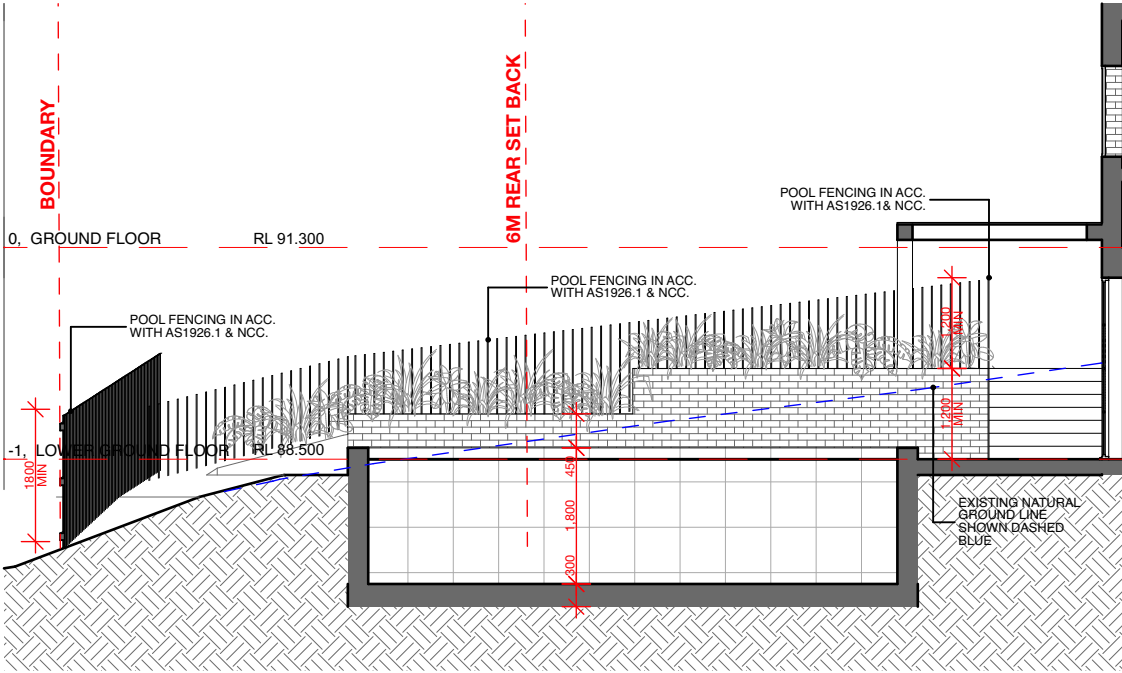
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Assessor Scott Douglass
Accreditation No. 13/1547
Address
67 Woolgoolga Street, North
Balgowlah, NSW, 2093

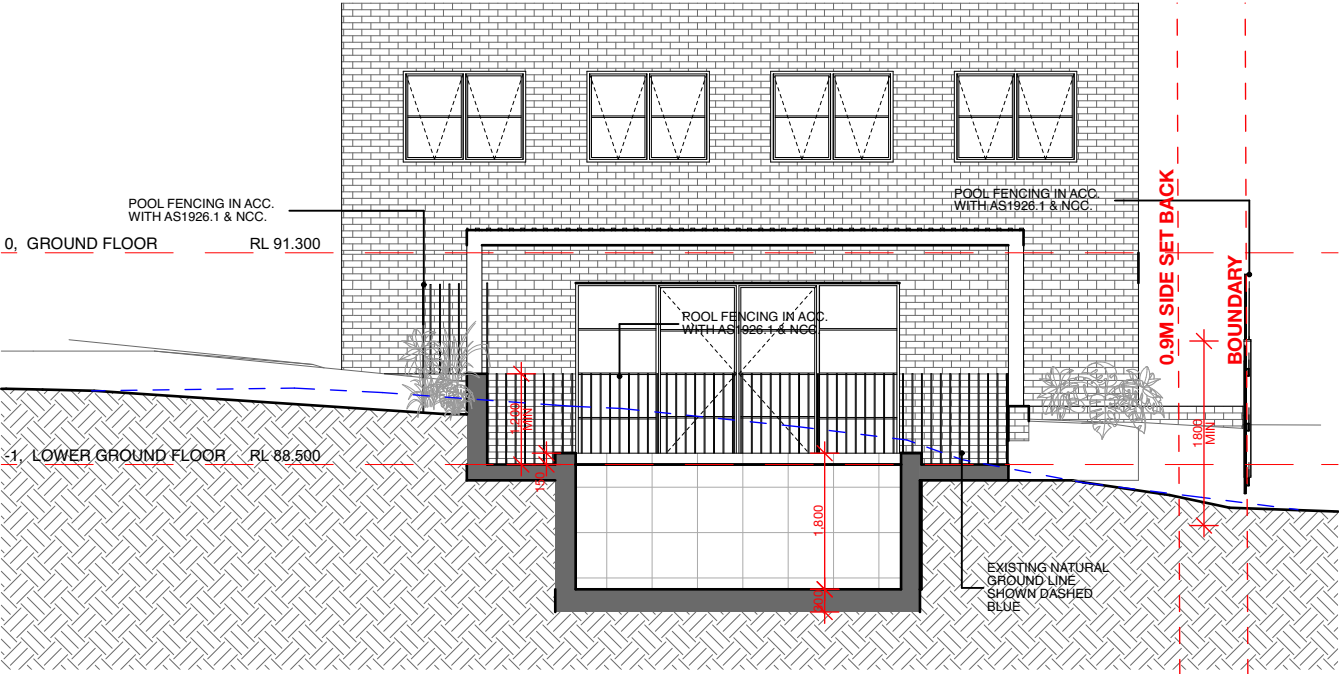

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POOL PLAN 1:100

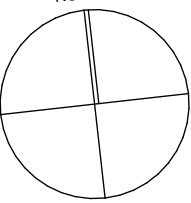


POOL SECTION 1:100







POOL SECTION 1:100

NORTH

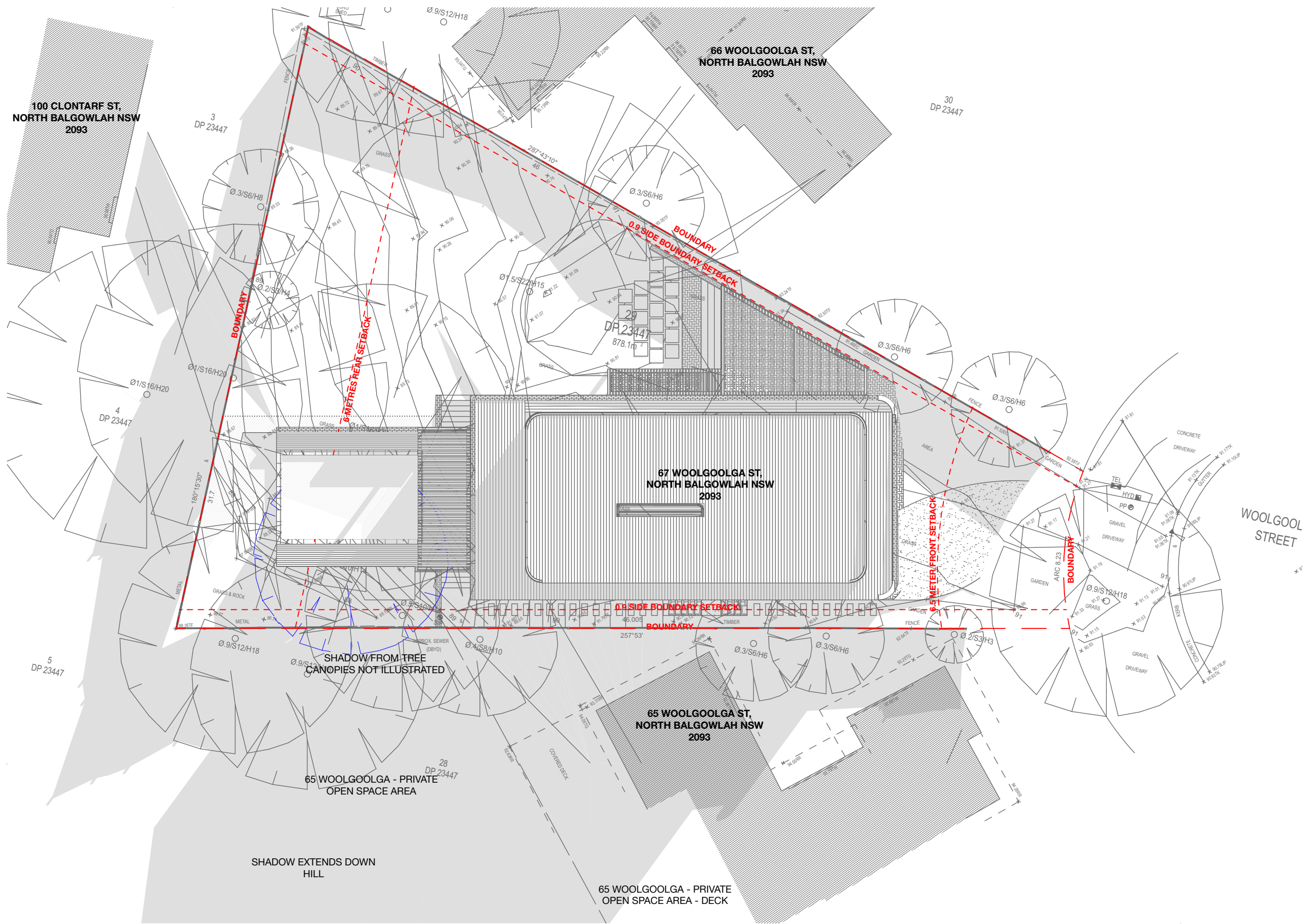


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KEY:

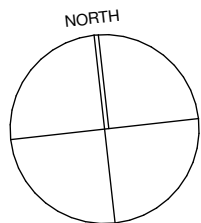
	DENOTES AREA OF SOFT LANDSCAPING
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	DENOTES PROPOSED NEW STRUCTURE

<p>PROJECT: PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL</p>	<p>PROJECT STAGE: DEVELOPMENT APPLICATION</p>	<p>DATE OF ISSUE: 1/3/23</p>	<p>rama</p> <p>nominated architect Thomas Martin new 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</p>
<p>CLIENT: SCOTT AND JESS SHEPHERD</p>	<p>DRAWING TITLE: POOL DETAILS: POOL DETAILS</p>	<p>DRAWING NO. DA-800</p>	
<p>LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH, SYDNEY, NSW</p>	<p>SCALE: 1:100 @ A3</p>	<p>REVISION: 01</p>	



21 JUN at 0900h

1:200



- KEY:**
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NEW NEW LANDSCAPING AND POOL

CLIENT:
SCOTT AND JESS SHEPHERD

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

PROJECT STAGE:
DEVELOPMENT APPLICATION

DRAWING TITLE:
SHADOW DIAGRAMS: SHADOW DIAGRAM
9am

SCALE:
1:200 @ A3

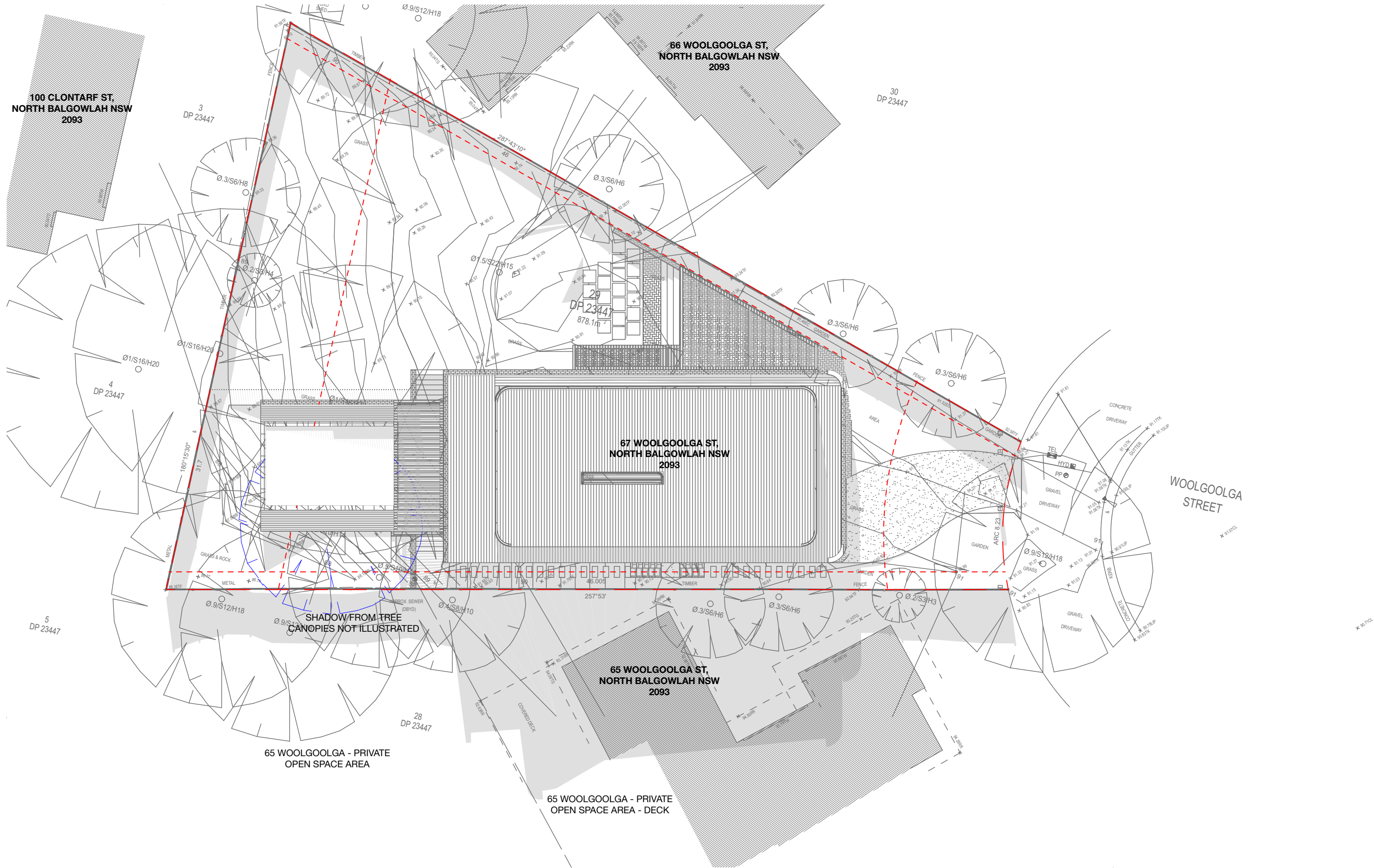
DATE OF ISSUE:
1/3/23

DRAWING NO.
DA-900

REVISION:
01

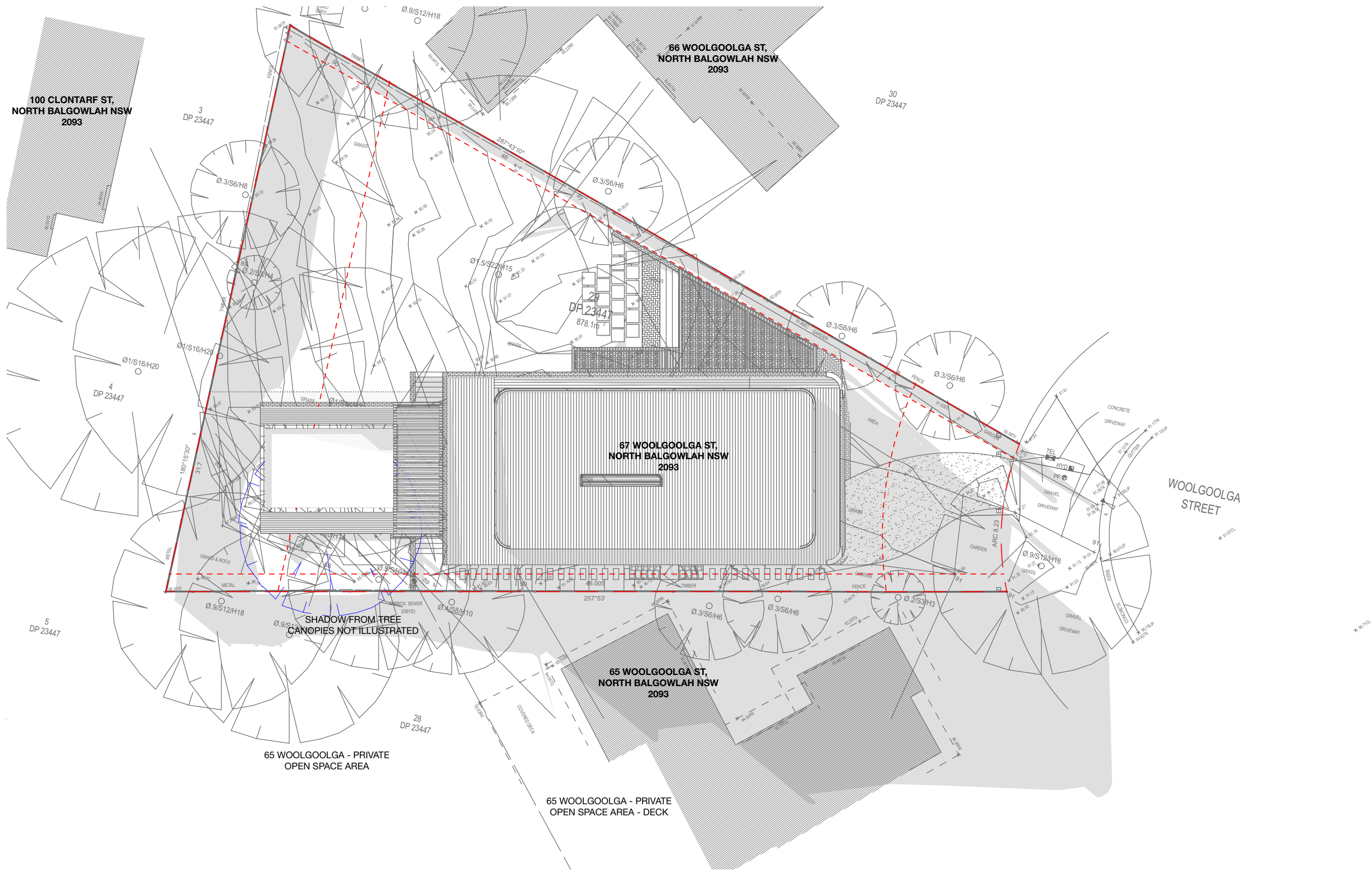
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21 JUN at 1200h 1:200

<div data-bbox="83 1808 270 2018"><p>NORTH</p></div>	<div data-bbox="825 1843 1305 1997"><p>KEY:</p><ul style="list-style-type: none"> DENOTES AREA OF SOFT LANDSCAPING DENOTES AREA OF SWIMMING POOL DENOTES EXISTING STRUCTURE TO BE DEMOLISHED DENOTES PROPOSED NEW STRUCTURE</div> <div data-bbox="350 1969 786 2032"><p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2019 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p></div>	<div data-bbox="1694 1801 1982 1854"><p>PROJECT: PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL</p></div> <div data-bbox="1733 1906 1944 1938"><p>CLIENT: SCOTT AND JESS SHEPHERD</p></div> <div data-bbox="1715 1980 1961 2053"><p>LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH, SYDNEY, NSW</p></div>	<div data-bbox="2089 1812 2300 1843"><p>PROJECT STAGE: DEVELOPMENT APPLICATION</p></div> <div data-bbox="2044 1896 2341 1948"><p>DRAWING TITLE: SHADOW DIAGRAMS: SHADOW DIAGRAM 12pm</p></div> <div data-bbox="2160 2001 2234 2032"><p>SCALE: 1:200 @ A3</p></div>	<div data-bbox="2490 1812 2605 1843"><p>DATE OF ISSUE: 1/3/23</p></div> <div data-bbox="2496 1906 2599 1938"><p>DRAWING NO. DA-901</p></div> <div data-bbox="2510 2001 2585 2032"><p>REVISION: 01</p></div>	<div data-bbox="2754 1812 2911 1843"><p>r a m a</p></div> <div data-bbox="2739 1896 2926 2043"><p>nominated architect Thomas Martin now reg. #10383 6 / 30 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramaarchitects.com ABN 612 713 425 COPYRIGHT OF RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p></div>
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SHADOW PLAN PROPOSED 21 JUN at 1500h 1:200

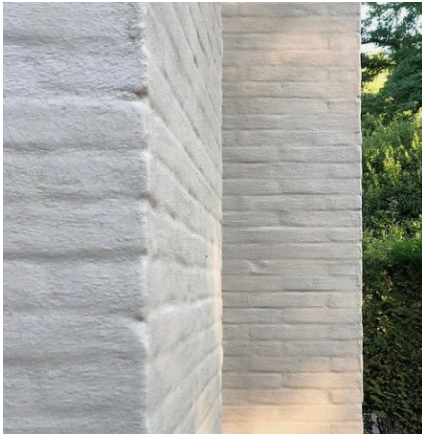
<div data-bbox="83 1808 270 2018"><p>NORTH</p></div>	<div data-bbox="825 1839 1305 1997"><p>KEY:</p><div><div></div> DENOTES AREA OF SOFT LANDSCAPING</div><div><div></div> DENOTES AREA OF SWIMMING POOL</div><div><div></div> DENOTES EXISTING STRUCTURE TO BE DEMOLISHED</div><div><div></div> DENOTES PROPOSED NEW STRUCTURE</div></div> <div data-bbox="350 1969 786 2032"><p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2019 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p></div>	<div data-bbox="1694 1801 1982 1854"><p>PROJECT: PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL</p></div> <div data-bbox="1733 1906 1944 1938"><p>CLIENT: SCOTT AND JESS SHEPHERD</p></div> <div data-bbox="1715 1980 1961 2053"><p>LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH, SYDNEY, NSW</p></div>	<div data-bbox="2092 1812 2291 1843"><p>PROJECT STAGE: DEVELOPMENT APPLICATION</p></div> <div data-bbox="2041 1896 2341 1948"><p>DRAWING TITLE: SHADOW DIAGRAMS: SHADOW DIAGRAM 3pm</p></div> <div data-bbox="2154 2001 2228 2032"><p>SCALE: 1:200 @ A3</p></div>	<div data-bbox="2487 1812 2605 1843"><p>DATE OF ISSUE: 1/3/23</p></div> <div data-bbox="2496 1906 2597 1938"><p>DRAWING NO. DA-902</p></div> <div data-bbox="2507 2001 2585 2032"><p>REVISION: 01</p></div>	<div data-bbox="2748 1812 2911 1843"><p>r a m a</p></div> <div data-bbox="2733 1892 2926 2043"><p>nominated architect Thomas Martin now reg. #10383 6 / 30 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramaarchitects.com e. info@ramaarchitects.com ABN 612 713 425 COPYRIGHT OF RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p></div>
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External Montage

Proposed New Residential Dwelling Including
Swimming Pool & Associated Landscaping
67 Woolgoolga Street, Balgowlah

r a m a



1. External Wall - Light Bagged Brick



2. External Cladding- Neutral Grey/Green Tone



3. Windows & Doors - Light Steel Doors



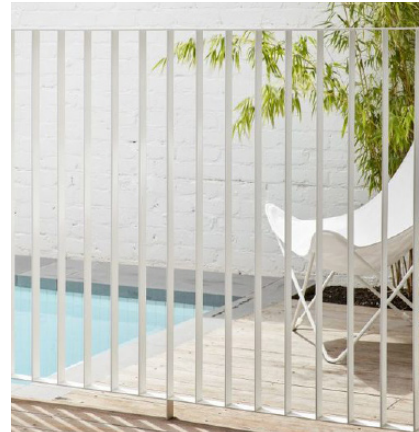
4. Hardwood Timber Pergola and Battens



5. Native Gardens & Landscaping



6. External Hard Surface - Recycled Brick/Cotto Paving



7. Fine Metal Balustrade Light Paint Finish



8. Roofing - Pale Eucalypt Sheeting

External Finishes

Proposed New Residential Dwelling Including
Swimming Pool & Associated Landscaping
67 Woolgoolga, Balgowlah

r a m a