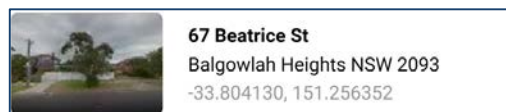


Development Application
67 Beatrice Street Balgowlah Heights 2093
Lot 113 DP 9999

Date: 3.12.19

Dear Council Officer,

I hereby certify that the shadow diagrams within the Development Application for the address above are accurate, they have been prepared using the Longitude and Latitude points below, the site address, and the Registered Surveyors data topography/slope of land.



This data has been inputted into CAD Software - Archicad 2019 and are of the 21st of June being Winter Solstice.

As per Northern Beaches Council DCP requirements they comply with the following:

Shadow diagrams have taken into account the slope of the land.

Existing and proposed shadows are to be shown as cast on 21 June at 9am, 12noon and 3pm.

The diagrams include:

- location of proposed development,
- position and relationship to adjoining buildings and land (showing street number and street address),
- details of existing and proposed shadows,
- diagrams must be based on a survey plan prepared by a registered surveyor and drawn to true north,
- location of all the boundaries on adjoining land that is effected by any proposed overshadowing

For any reason you would like to make contact please do not hesitate to contact the undersigned.

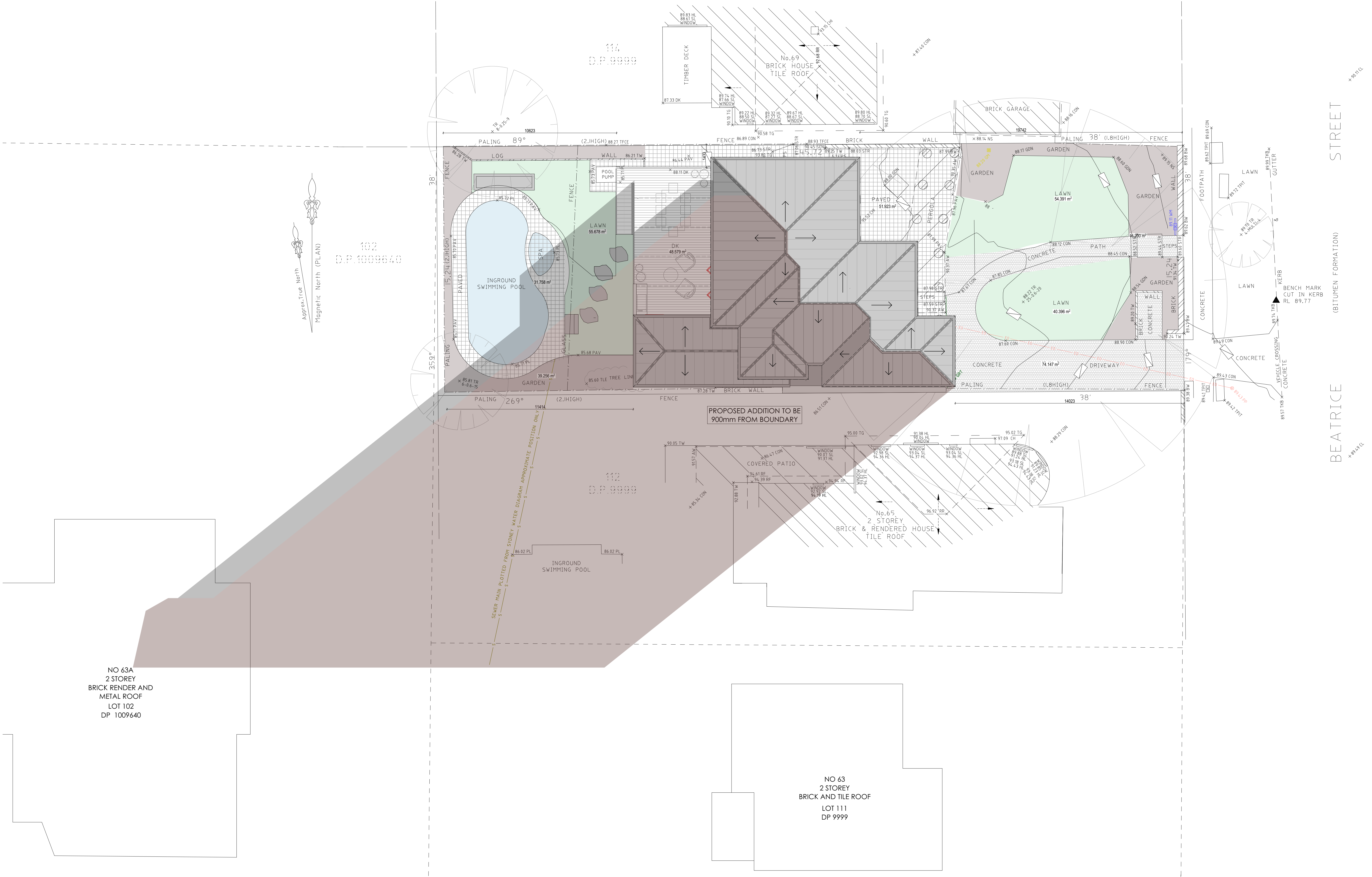
Warm Regards,



Nick Frier
Director
0439599675
nick@completetrade.com.au

Qualifications:

- Advanced Diploma Design - Building
- 12 Years Construction and Development Consultation



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<div></div>	EXISTING SHADOW
<div></div>	PROPOSED SHADOW

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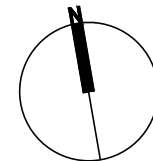
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DEVELOPMENT APPLICATION

Figured dimensions take precedence to scale readings. Verify all dimensions on site.
Report any discrepancies to the Designer for decision before proceeding with the work.



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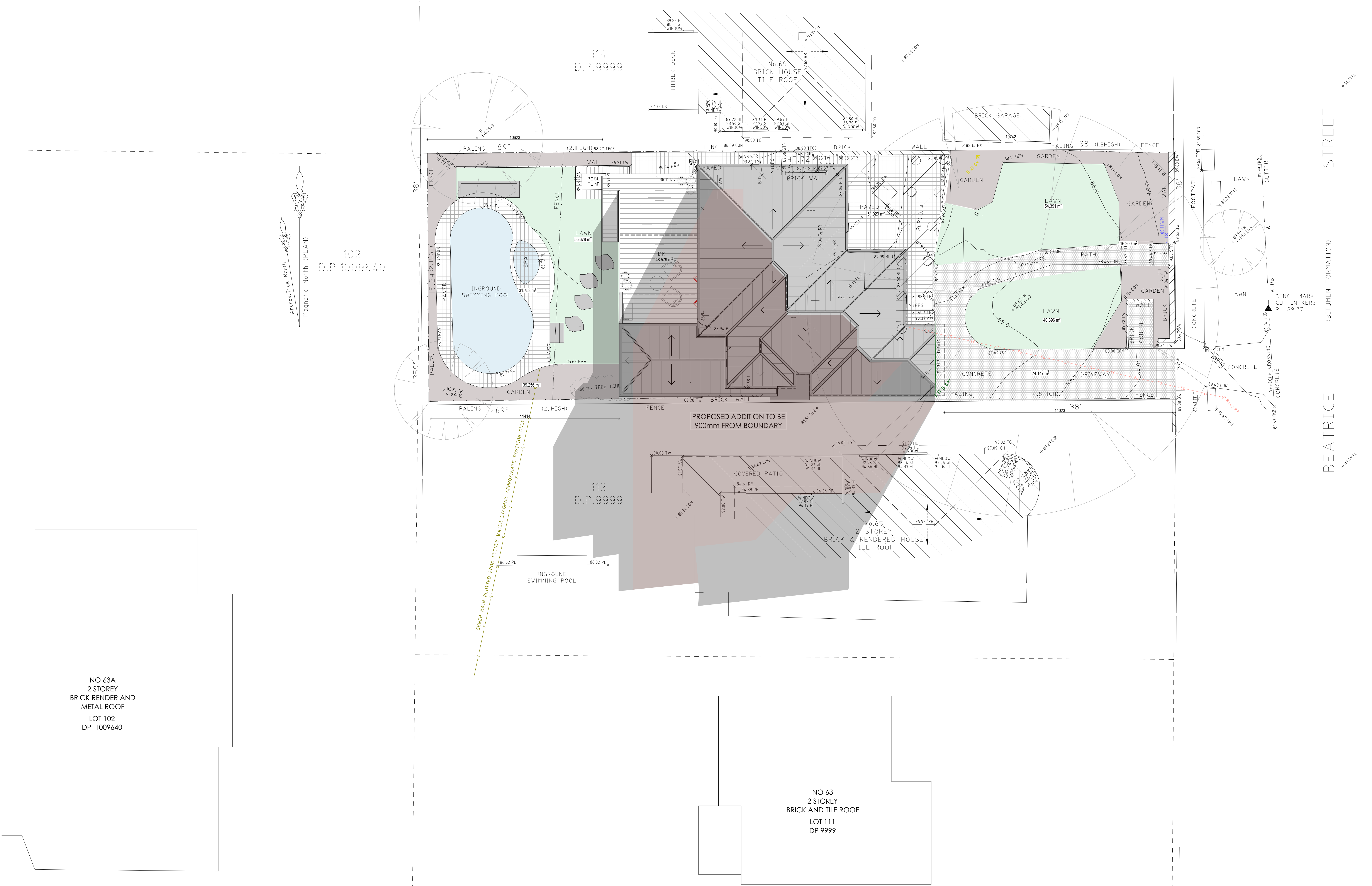
PROJECT TITLE.
**67 BEATRICE ST
BALGOWLAH HEIGHTS**

CLIENT NAME.
**HOLLY HEARNE &
BRAD BURDEN**

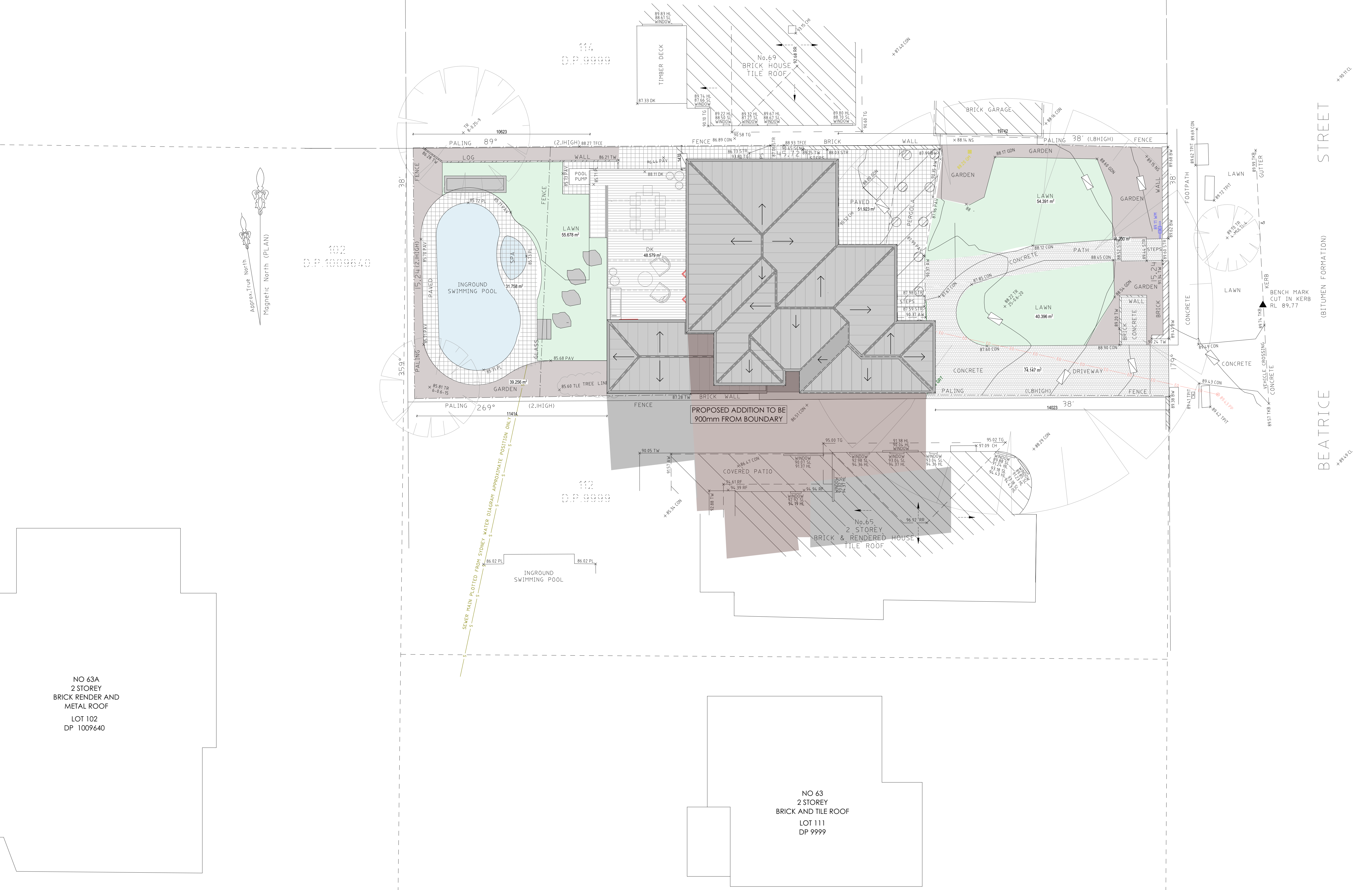
DRAWING TITLE.
**0800 SHADOW DIAGRAM
WINTER SOLSTICE**

DRAWING NO.
DA-014

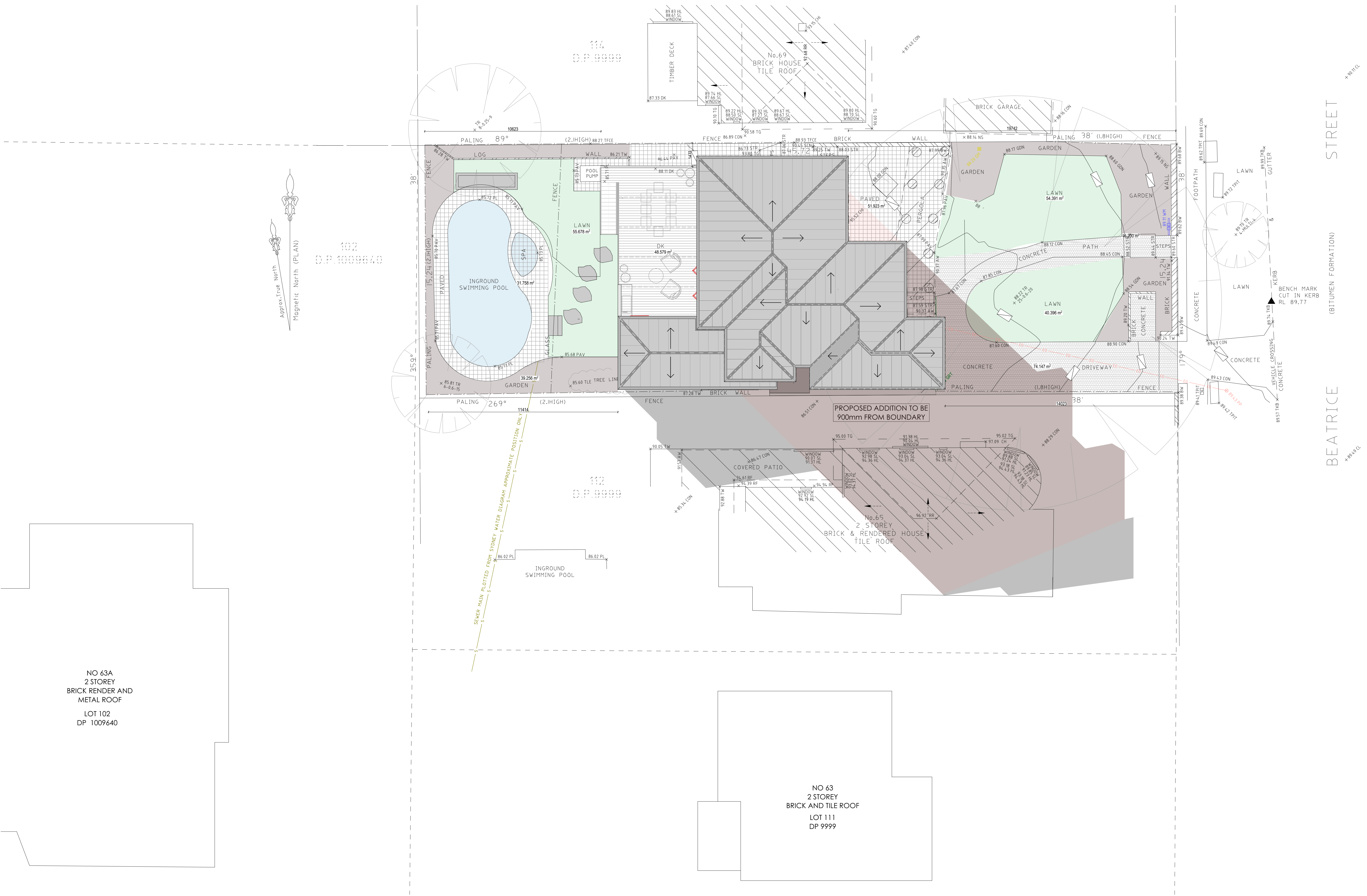
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REV.	DESCRIPTION.	DATE.			PROJECT TITLE.	DRAWING TITLE.
A	ISSUED FOR COUNCIL REVIEW	08.10.19			67 BEATRICE ST BALGOWLAH HEIGHTS	01200 SHADOW DIAGRAM WINTER SOLSTICE
					CLIENT NAME.	DRAWING NO.
					HOLLY HEARNE & BRAD BURDEN	DA-016
					DATE 20.11.19	REVISION A
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