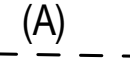
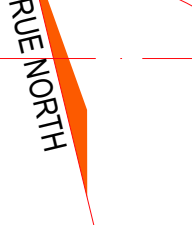
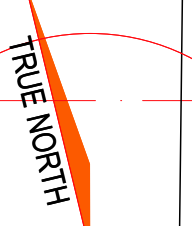
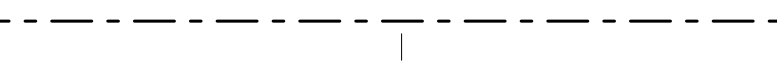


WEST STREET



GROUND FLOOR
R.L. 19.92



FOR ILLUSTRATION PURPOSES ONLY,
NOT TO BE READ AS A WORKING DRAWING

40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.

BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.

EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION.

FLAT CEILING, PITCHED ROOF TO HAVE R.0.45 OR GREATER, FOIL BACKED BLANKET (100mm).

IMPROVED ALUMINIUM WINDOWS TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75

W2,W5,W6,W7,W10 AND W11 TO HAVE PYRO LOW-E GLASS WITH U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46

VARIATIONS
- MOVE DOOR (BEDROOM 2) - 90PP FOR CORNER WINDOW (MAIN BEDROOM) - MOVE LINEN - 250mm BULK HEAD TO BIC

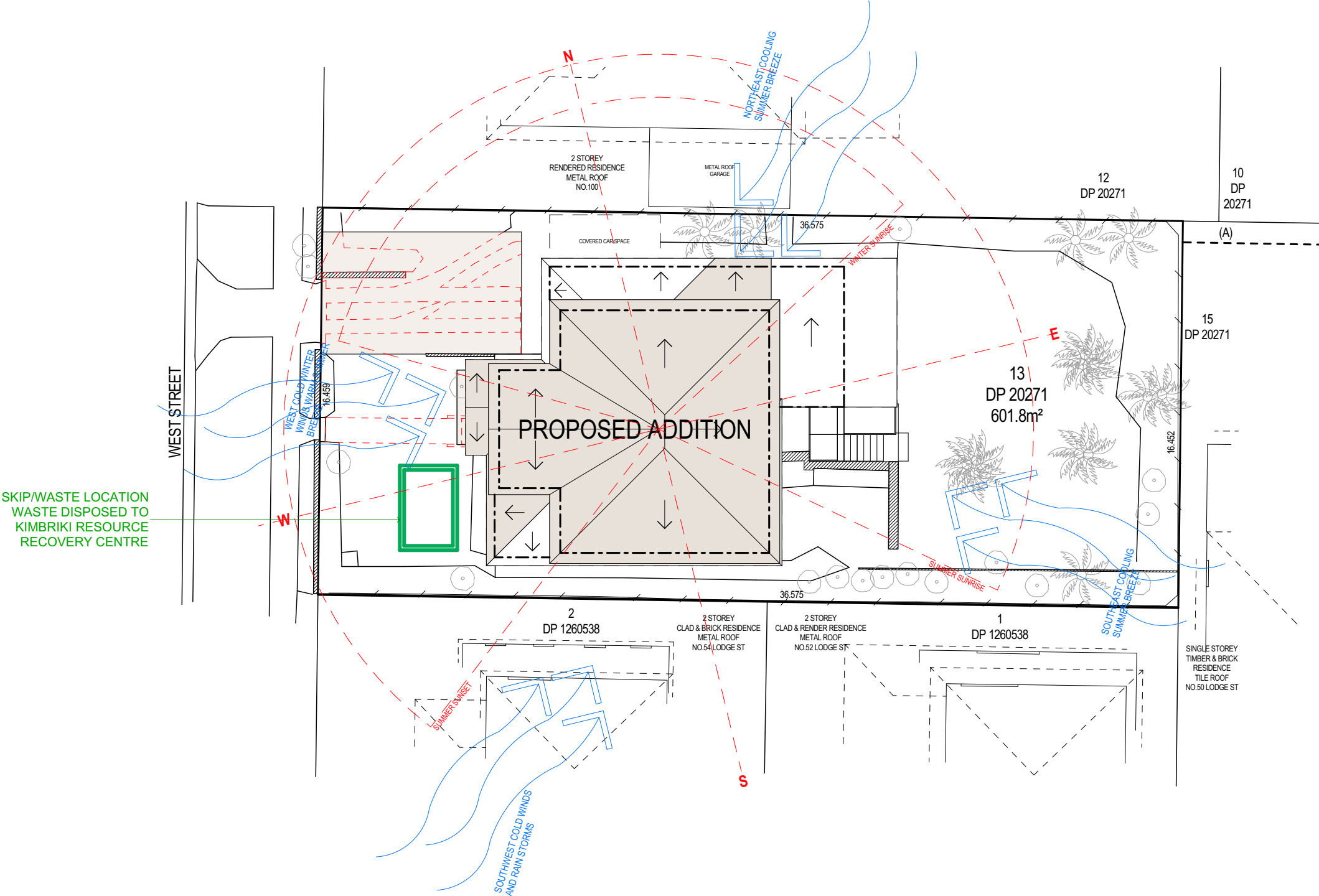
OPEN SPACE CALCULATIONS	
SITE AREA	601.8 sqm
GROSS FLOOR AREA	240.8 sqm
EXIST. IMPERVIOUS AREA	247.5 sqm 41%
PROPOSED IMPERVIOUS AREA	246.0 sqm 41%
EXIST. LANDSCAPED AREA	354.3 sqm 59%
PROPOSED LANDSCAPED AREA	355.8 sqm 59%
EXIST FLOOR SPACE	145.9 sqm 0.24 : 1
PROPOSED FLOOR SPACE	240.8 sqm 0.40 : 1

JOB REVIEW 2		EMAIL DATE	00/00/0
JOB REVIEW 1	✓	EMAIL DATE	02/08/2

C	For Council - Amended	06/12/23	JH
B	For Council	21/08/23	JH
A	For Plan Meeting	28/07/23	JH
NO.	REVISION	DATE	BY
DRAWN BY: JH		CHECKED BY: CW	
SCALE:		1:100	
TITLE: PLANS, ELEVATIONS AND SECTIONS			
DRAWING NO. 2481 DA.1		ISSUE C	



SITE ANALYSIS & WASTE MANAGEMENT PLAN



ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at:
98 West Street, Balgowlah NSW 2093

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

SCALE 1:200 DRAWN BY JH CHECKED BY CW

DRAWING NO.

2481 DA 1/4

ISSUE

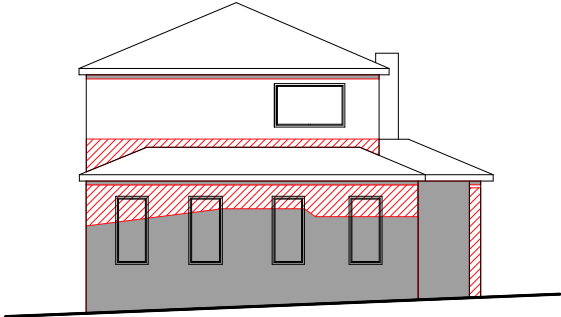
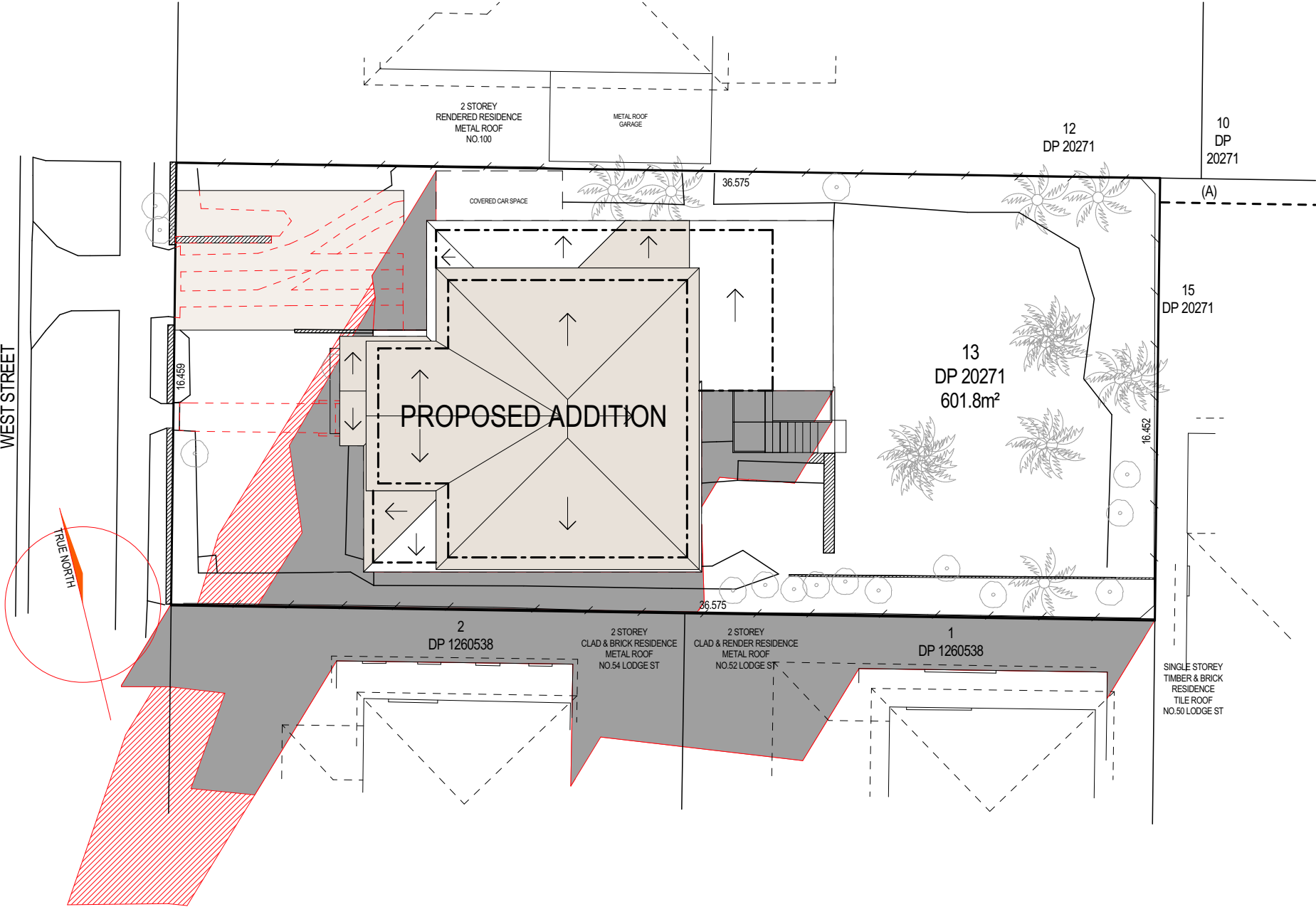
A

A	For Council	11/08/23	JH
NO.	REVISION	DATE	BY

SHADOW DIAGRAM JUNE 21st AT 9am

EXISTING SHADOWS

NEW SHADOWS



Clad & Brick House, No.54 Lodge St
At 9am

ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

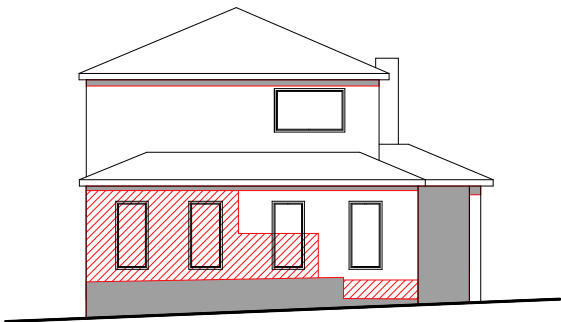
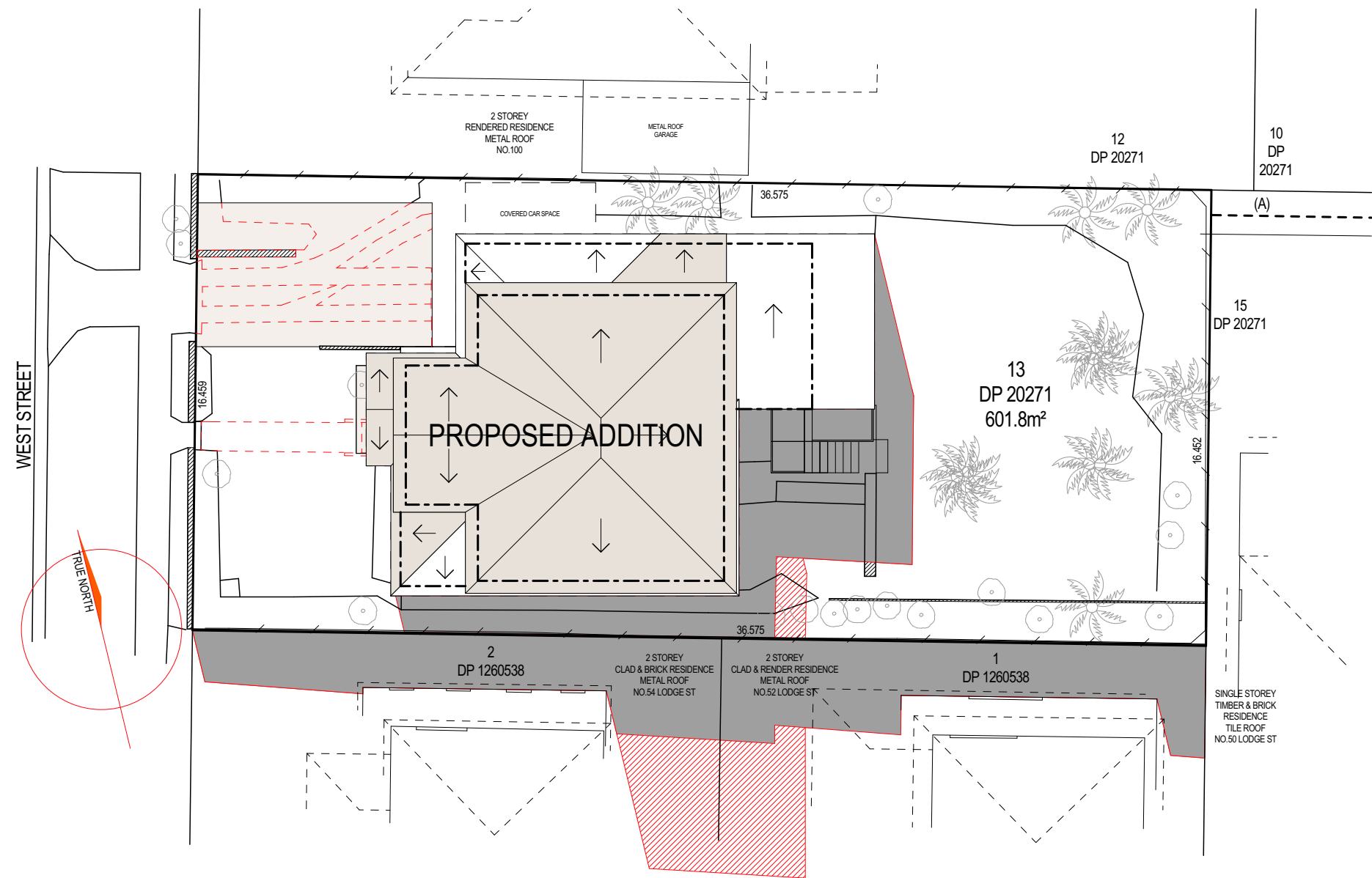
5/319 CONDAMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at: 98 West Street, Balgowlah NSW 2093		DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS	DRAWING NO. 2481 DA 2/4	ISSUE A	A	For Council	11/08/23	JH
SCALE 1:200	DRAWN BY JH	CHECKED BY CW						
					NO.	REVISION	DATE	BY

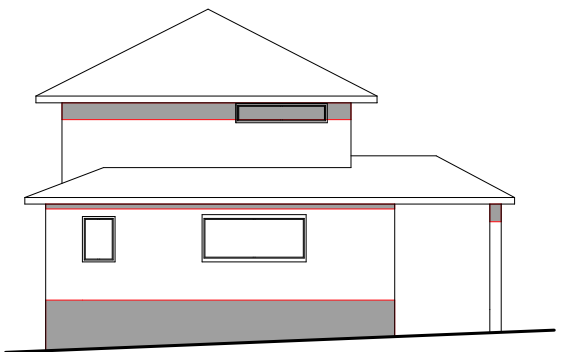
SHADOW DIAGRAM JUNE 21st AT 12pm

EXISTING SHADOWS

NEW SHADOWS



Clad & Brick House, No.54 Lodge St
At 12pm



Clad & Brick House, No.52 Lodge St
At 12pm

ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at:
98 West Street, Balgowlah NSW 2093

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
SCALE 1:200 DRAWN BY JH CHECKED BY CW

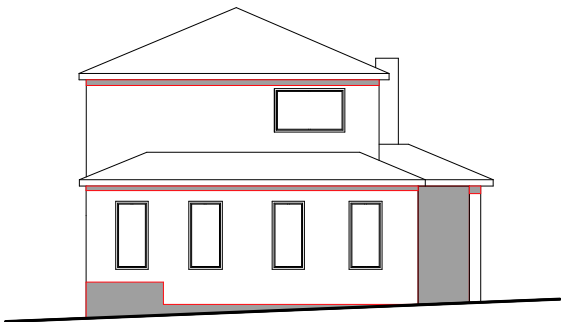
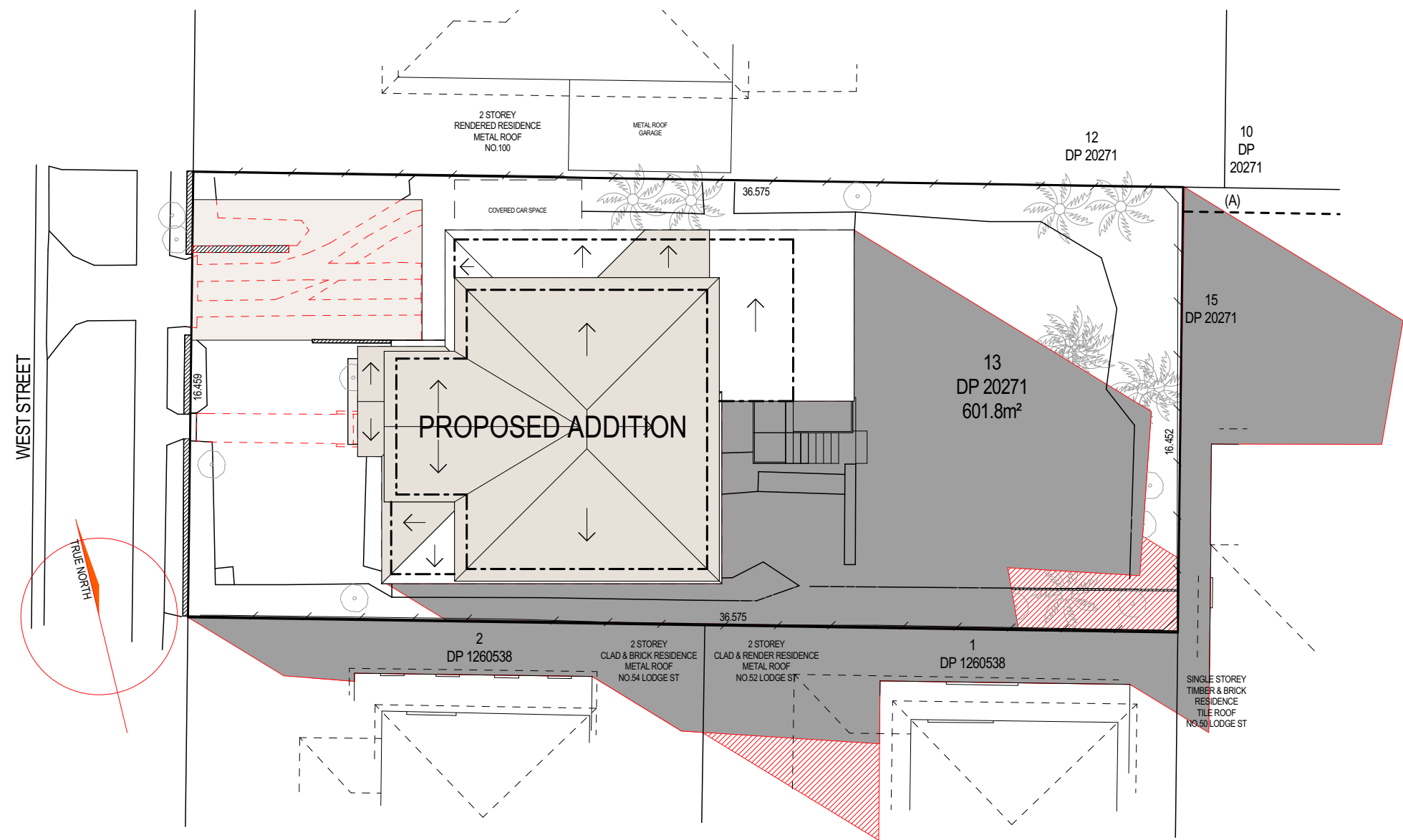
DRAWING NO. 2481 DA 3/4
ISSUE A

A	For Council	11/08/23	JH
NO.	REVISION	DATE	BY

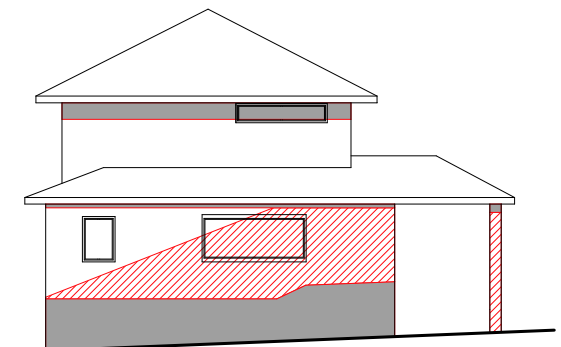
SHADOW DIAGRAM JUNE 21st AT 3pm

EXISTING SHADOWS

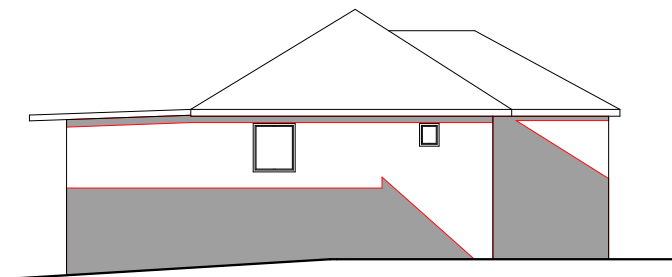
NEW SHADOWS



Clad & Brick House, No.54 Lodge St
At 3pm



Clad & Brick House, No.52 Lodge St
At 3pm



Timber & Brick House, No.50 Lodge St
At 3pm

ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

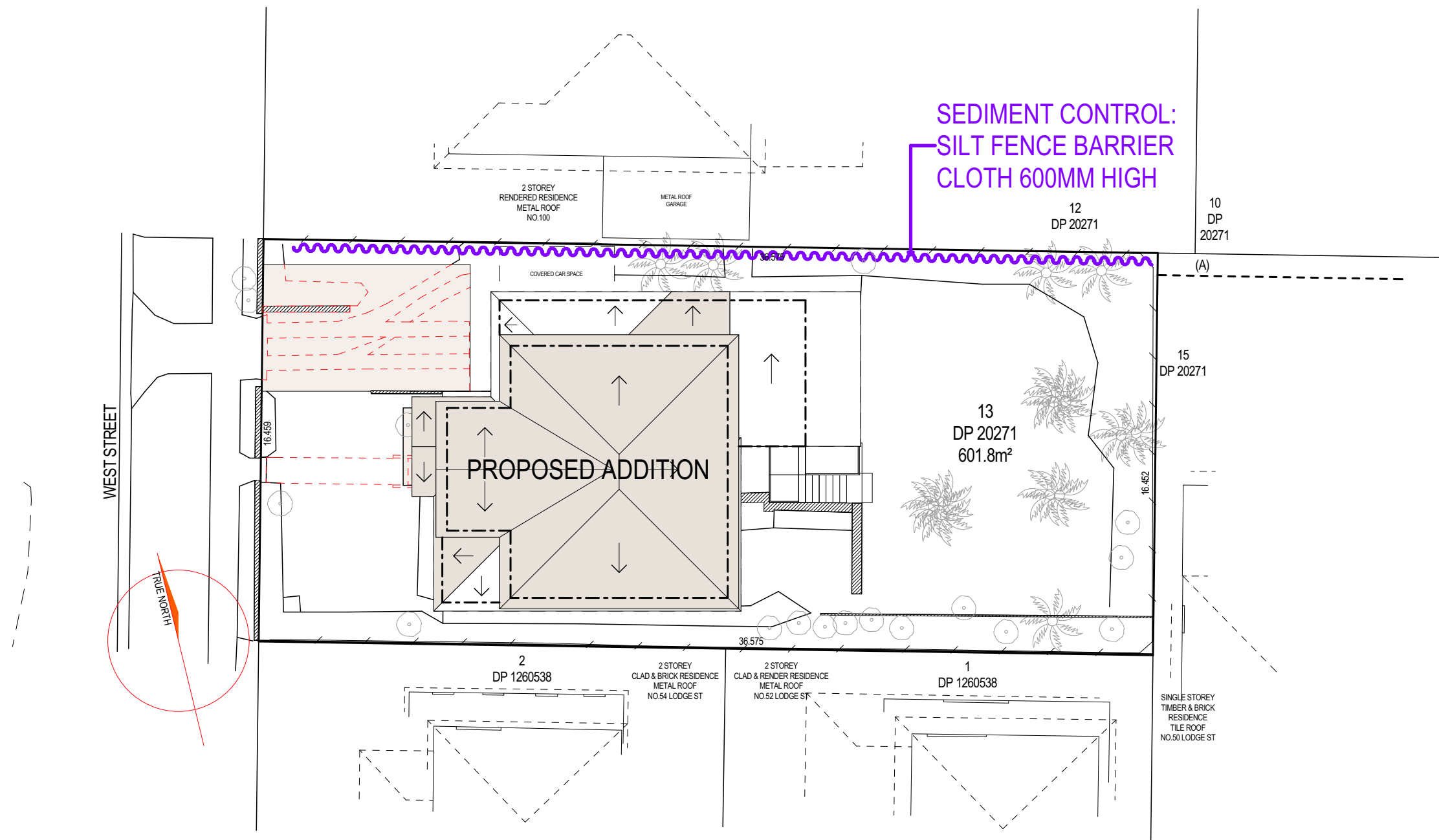
Proposed Additions at:
98 West Street, Balgowlah NSW 2093

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
SCALE 1:200 DRAWN BY JH CHECKED BY CW

DRAWING NO. 2481 DA 4/4
ISSUE A

A	For Council	11/08/23	JH
NO.	REVISION	DATE	BY

SEDIMENT AND EROSION CONTROL PLAN





ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at: 98 West Street, Balgowlah NSW 2093	DRAWING TITLE	SEDIMENT AND EROSION CONTROL PLAN		DRAWING NO.	ISSUE				
	SCALE	1:200	DRAWN BY	JH	CHECKED BY	CW	2481 DA	1	A
						A	For Council	11/08/23	JH
	NO.	REVISION			DATE	BY			