

PLANS APPROVED BY THE LAND AND

ENVIRONMENT COURT OF NSW

POST S34 CONFERENCE 17 02 2022

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

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ARCHITECTURE.				
REVISIONS	:			
DATE	REV	DESCRIPTION		
28/10/20	Α	DA SUBMISSION		
6/07/21	В	D+S PANEL		
		NORTHERN EDGE OF COURTYARD + ROOF MODIFIED GROUND FLOOR CARPARK + ENTRY MODIFIED COMMUNAL OPEN SPACE MODIFIED		
18/01/22	С	REVISED EXTERNAL FACADE & FINISHES MODIFIED AWNING MODIFIED DRIVEWAY		
		ADDED PRIVACY LOUVRED SCREENS		
1/02/22	D	RELOCATED COLUMN		
03/02/22	E	AWNING EXTENDED & LOWERED. LVL 3 WINDOWS LOWERED		
28/02/22	F	PARAPET NOTED RL MODIFIED TO REFLECT AGREED S34 CONF. LOWERED PARAPET LEVEL		
22/03/22	G	UPDATED LANDSCAPE		
29/03/22	Н	RETRACTABLE SOLAR SCREEN REMOVED		

ALUMINIUM FRAMED GLAZING
ALUMINIUM FRAMED GLASS
LOUVRES
ACCESS HATCH
ALUMINIUM LOUVRE SCREEN
ALUMINIUM SLIDING LOUVRES
BANDED OFFORM CONCRETE
BOLLARD
BULKHEAD
CARPET BULKHEAD
CARPET
CERAMIC TILE
FACE BRICK
FIRE HOSE REEL
GLAZED BALUSTRADE
GLAZED CURTAIN WALL
HYDRAULIC RISER
HORIZONTAL CLADDING
HANDRAIL (METAL)
NON TRAFFICABLE ROOF
PLANTER
PLANTER (RAISED)
RENDERED MASONRY
RANDOM PEBBLE
ROLLER SHUTTER
SLIDING ALUMINIUM LOUVRE
SCREEN SCREEN STACKING LOUVRED SCREEN STONE FINISH
SPLIT FACE MASONRY FENCE
SHEET METAL ROOFING
STORM WATER PIT
TIMBER SCREEN FENCE

WOLSKI . COPPIN

Multi Unit Residential Development

PROJECT ADDRESS:

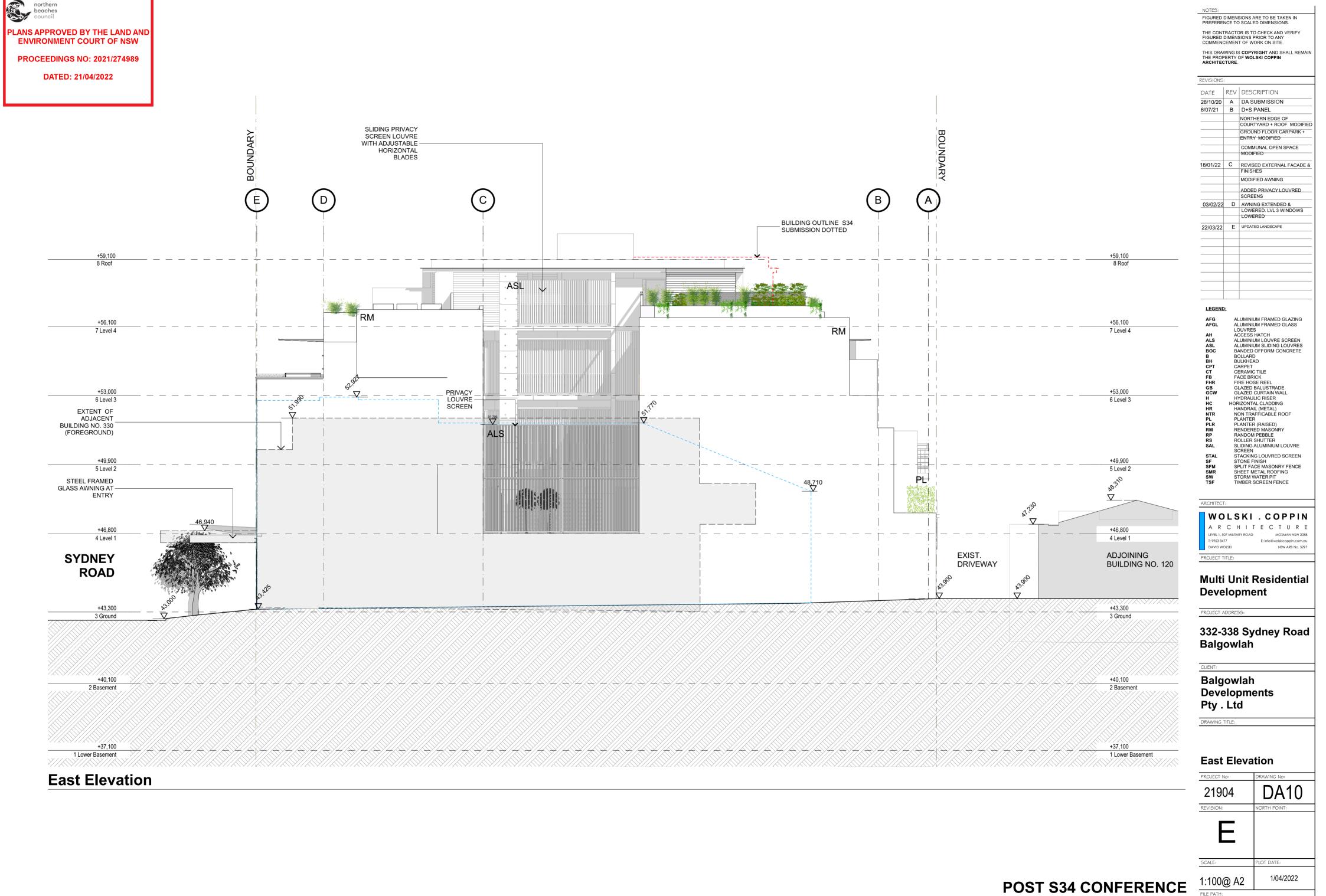
332-338 Sydney Road Balgowlah

Balgowlah **Developments** Pty . Ltd

DRAWING TITLE:

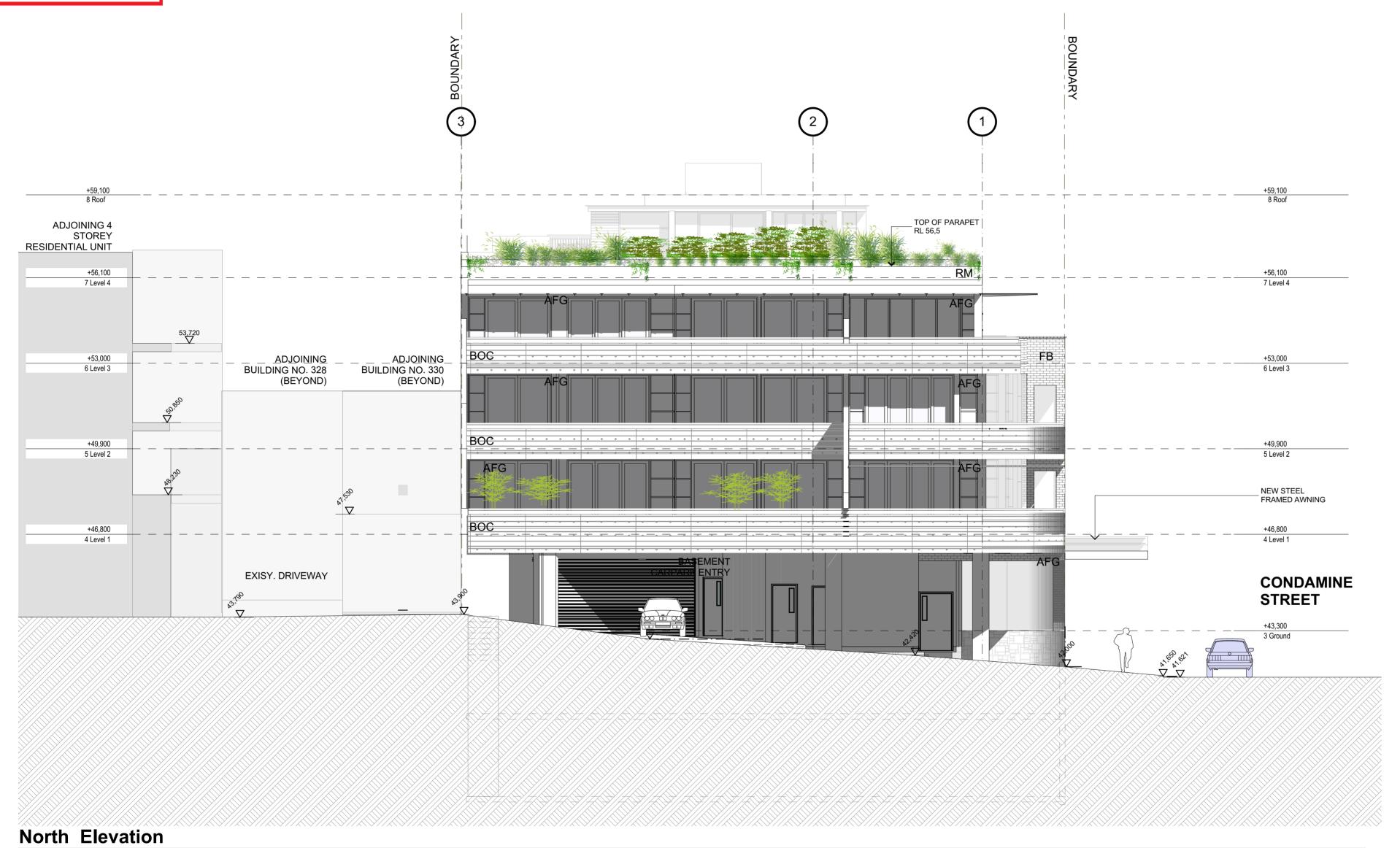
West Elevation (Condamine Street Elevation)

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PROJECT No:	DRAWING No:
21904	DA09
REVISION:	NORTH POINT:
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SCALE:	PLOT DATE:
1:100@ A2	1/04/2022
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17 02 2022





POST S34 CONFERENCE 17 02 2022

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REVISIONS:	:	
DATE	REV	DESCRIPTION
28/10/20	Α	DA SUBMISSION
6/07/21	В	D+S PANEL
		NORTHERN EDGE OF
		COURTYARD + ROOF MODI
		GROUND FLOOR CARPARK ENTRY MODIFIED
		COMMUNAL OPEN SPACE
		MODIFIED
18/01/22	С	REVISED EXTERNAL FACAD
		FINISHES
		MODIFIED AWNING
		MODIFIED DRIVEWAY
		ADDED PRIVACY LOUVRED
		SCREENS
03/02/22	D	AWNING EXTENDED & LOWERED. LVL 3 WINDOWS
		LOWERED
28/02/22	Е	PARAPET NOTED RL MODIFIED
20/02/22		TO REFLECT AGREED S34 CONF. LOWERED PARAPET LEVEL
		2011ENED PARAFET LEVEL
22/03/22	F	UPDATED LANDSCAPE ON L4
LEGEND	<u>):</u>	
AFG	Al	LUMINIUM FRAMED GLAZING
	Al Al	LUMINIUM FRAMED GLAZING
AFG AFGL	Al Al LO	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES CCESS HATCH
AFG AFGL	AL AL AC AC	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN
AFG AFGL AH ALS ASL BOC	Al Al LO Al Al B	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE
AFG AFGL AH ALS ASL	AL AL AL AL BA BC	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS UVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES
AFG AFGL AH ALS ASL BOC B BH CPT	Al Al LC Al Al Bl Bl	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DLLARD JLKHEAD ARPET
AFG AFGL AH ALS ASL BOC B BH CPT CT FB	AI AI AI AI BI BI CI	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DILARD JILKHEAD ARPET ERAMIC TILE ACE BRICK
AFG AFGL AH ALS ASL BOC B BH CPT CT FB FHR	AL AL AL AL AL BL BL CL CI FA	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES COCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DLLARD JLKHEAD ARPET ERAMIC TILE ICCE BRICK RE HOSE REEL
AFG AFGL AH ALS ASL BOC B BH CPT CT FB FHR GB	Al Al Al Al Bl Bl C/ Cl F/	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DILKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED CURTAIN WALL
AFG AFGL AH ALS ASL BOC B BH CPT CT FB FHR GB	AL AL AL AL AL BB BC CI FF FI GG H	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES COCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DLLARD JLKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED CURTAIN WALL YDRAULIC RISER
AFG AFGL AH ALS ASL BOC B BH CPT CT FB FHR GCW H CHCHHR	AL AL AL AL BL BL BL CL FF FI GG H' HOFF HA	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DILKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED CURTAIN WALL YDRAULIC RISER RIZONTAL CLADDING ANDRAIL (METAL)
AFGL AH ALS ASL BOC B BH CPT CT FB FHR GB GCW H C	AL AL AL AL BL BL CL CI FL FI GG GG HOFL	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DILLARD JLKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED CURTAIN WALL YDRAULIC RISER IZONTAL CLADDING
AFG AFGL AH ALS ASL BOC BH CPT CT FB FHR GGCW H CHR NTR PLR	AL AL AL AL BA BC CI FA FI GG H' HOF HA PL	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DILKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED CURTAIN WALL YDRAULIC RISER RIZONTAL CLADDING ANDRAIL (METAL) DN TRAFFICABLE ROOF LANTER (RAISED)
AFG AFGL AH ALS ASL BOC B BH CPT CT FB GCW H C HR NTR PL PLR RP	AL AL AL AL AL BL BL CC FF FI GG H' HOF HI PL PL RI RI RI RI RI RI RI RI RI RI RI RI RI	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DILARD JILKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED BALUSTRADE LAZED CURTAIN WALL YORAULIC RISER RIZONTAL CLADDING ANDRAIL (METAL) DN TRAFFICABLE ROOF LANTER LANTER (RAISED) ENDERED MASONRY ANDOM PEBBLE
AFGL AHS ASL BOC BH CPT FB FHR GCW H CHR NTR PLR RM RP RS	All	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DILARD JILKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED BALUSTRADE LAZED CURTAIN WALL YDRAULIC RISER RIZONTAL CLADDING ANDRAIL (METAL) DN TRAFFICABLE ROOF LANTER LANTER (RAISED) ENDERED MASONRY ANDOM PEBBLE DILLER SHUTTER
AFG AFGL AH ALS ASL BOC B BH CPT FB FHR GGCW H CHR NTR PL PLR RP RS SAL	All	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DLLARD JLKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED BALUSTRADE LAZED CURTAIN WALL YDRAULIC RISER RIZONTAL CLADDING ANDRAIL (METAL) DN TRAFFICABLE ROOF LANTER LANTER (RAISED) ENDERED MASONRY ANDOM PEBBLE DLLER SHUTTER LIDING ALUMINIUM LOUVRE CREEN
AFGL AH ALS ASUC B BHCPT CT FBR GBW HCPT CT FFR GBW HCPP CT FBR GCW STAL STAL	All	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES COCESS HATCH LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DLLARD JILKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED BALUSTRADE ANDERI CLADDING ANDRAIL (METAL) DN TRAFFICABLE ROOF LANTER (RAISED) ENDERED MASONRY ANDOM PEBBLE DULLER SHUTTER LIDING ALUMINIUM LOUVRE CREEN LOCKEN LOUVRED SCREEN
AFGL AHS ASLC BBHCPT FBFHRGGCW HCHRNTRPLRRRP RS SAL STAL SFFM	AIA AIA AIA AIA AIA AIA AIA AIA AIA BBBBBBBB	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DILLARD JILKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED BALUSTRADE LAZED CURTAIN WALL YDRAULIC RISER IZZONTAL CLADDING ANDRAIL (METAL) DN TRAFFICABLE ROOF LANTER (RAISED) ENDERED MASONRY ANDOM PEBBLE DILLER SHUTTER LIDING ALUMINIUM LOUVRE REEN TACKING LOUVRED SCREEN TOONE FINISH LIT FACE MASONRY FENCE
AFGL AH ALS ASLC BB BH CCT FB FHR GCW HC	All LCC AAA AAA AAA AAA BB BB BB CC CC CC GG GG H HA NN PPI RR RR RR RR SIS SS	LUMINIUM FRAMED GLAZING LUMINIUM FRAMED GLASS DUVRES CCESS HATCH LUMINIUM LOUVRE SCREEN LUMINIUM SLIDING LOUVRES ANDED OFFORM CONCRETE DLLARD JLKHEAD ARPET ERAMIC TILE ACE BRICK RE HOSE REEL LAZED BALUSTRADE LAZED BALUSTRADE LAZED CURTAIN WALL YORAULIC RISER RIZONTAL CLADDING ANDRAIL (METAL) DN TRAFFICABLE ROOF LANTER LANTER (RAISED) ENDERED MASONRY ANDOM PEBBLE DLLER SHUTTER LIDING ALUMINIUM LOUVRE CREEN TACKING LOUVRED SCREEN TONE FINISH

WOLSKI . COPPIN ARCHITECTURE

Multi Unit Residential Development

PROJECT ADDRESS:

332-338 Sydney Road Balgowlah

Balgowlah Developments Pty . Ltd

North Elevation

		u
	PROJECT No:	DRAWING No:
	21904	DA11
	REVISION:	NORTH POINT:
	F	
	SCALE:	PLOT DATE:
	1:100@ A2	1/04/2022
_	FILE PATH:	



POST S34 CONFERENCE 17 02 2022

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DATE REV DESCRIPTION			
28/10/20	A	DA SUBMISSION	
6/07/21	B	D+S PANEL	
0/07/21	В		
		NORTHERN EDGE OF COURTYARD + ROOF MODIFIE	
		GROUND FLOOR CARPARK +	
		ENTRY MODIFIED	
		COMMUNAL OPEN SPACE	
		MODIFIED	
18/01/22	С	REVISED EXTERNAL FACADE	
10/01/22		FINISHES	
		MODIFIED AWNING	
		ADDED PRIVACY LOUVRED	
		SCREENS	
03/02/22	D	AWNING EXTENDED &	
		LOWERED. LVL 3 WINDOWS	
		LOWERED	
28/02/22	Е	PARAPET NOTED RL MODIFIED	
		TO REFLECT AGREED S34 CONF. LOWERED PARAPET LEVEL	
22/03/22	F	UPDATED LANDSCAPE	

ALUMINIUM FRAMED GLAZING
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ALUMINIUM FRAMED GLASS
LOUVRES
ACCESS HATCH
ALUMINIUM LOUVRE SCREEN
ALUMINIUM SLIDING LOUVRES
BANDED OFFORM CONCRETE
BOLLARD
BULKHEAD
CARPET
CERAMIC TILE
FACE BRICK
FIRE HOSE REEL
GLAZED BALUSTRADE
GLAZED DURTAIN WALL
HYDRAULIC RISER
HORIZONTAL CLADDING
HANDRAIL (METAL)
NON TRAFFICABLE ROOF
PLANTER
PLANTER (RAISED)
RENDERED MASONRY
RANDOM PEBBLE
ROLLER SHUTTER
SLIDING ALUMINIUM LOUVRE
SCREEN
STACKING LOUVRED SCREEN
STONE FINISH

STONE FINISH
SPLIT FACE MASONRY FENCE
SHEET METAL ROOFING
STORM WATER PIT
TIMBER SCREEN FENCE

WOLSKI . COPPIN

Multi Unit Residential Development

PROJECT ADDRESS:

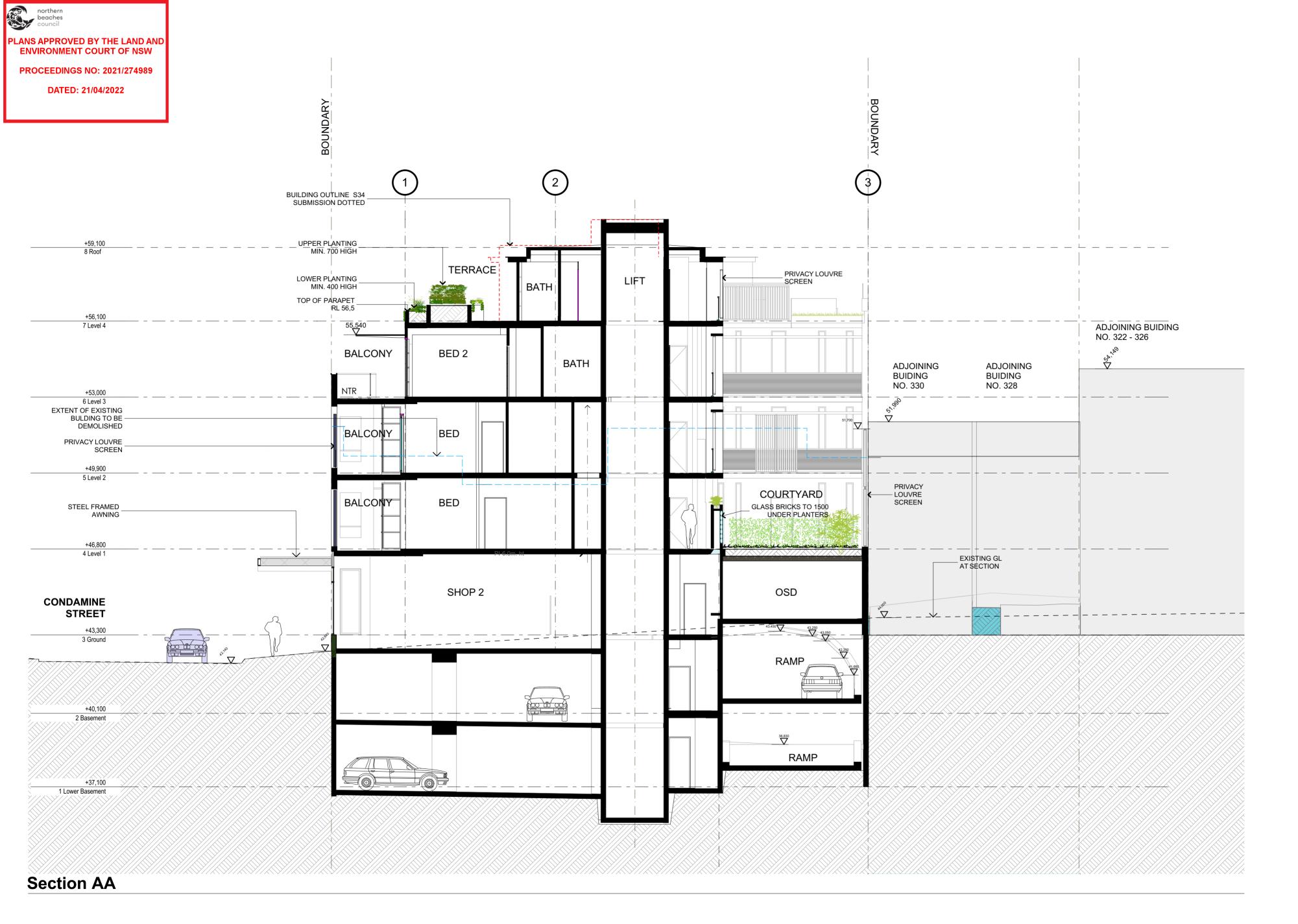
332-338 Sydney Road Balgowlah

Balgowlah **Developments** Pty . Ltd

DRAWING TITLE:

South Elevation (Sydney Road Elevation)

Lievation	
PROJECT No:	DRAWING No:
21904	DA12
REVISION:	NORTH POINT:
GCALE	PLOT DATE.
SCALE:	PLOT DATE:
1:100@ A2	1/04/2022
FILE PATH:	•



POST S34 CONFERENCE 17 02 2022

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DATE	REV	DESCRIPTION
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6/07/21	В	D+S PANEL
		NORTHERN EDGE OF
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		GROUND FLOOR CARPARK +
		ENTRY MODIFIED
		COMMUNAL OPEN SPACE
		MODIFIED
18/01/22	С	REVISED EXTERNAL FACADE
		FINISHES
		REVISED RAMP
		MODIFIED AWNING
		MODIFIED DRIVEWAY
		ADDED PRIVACY LOUVRED
		SCREENS
		ADDED GLASS BLOCKS TO
08/02/22	D	COURTYARD AWNING EXTENDED &
00/02/22		LOWERED, LVL 3 WINDOWS
		LOWERED
		LANDSCAPING EXTENDED
		INWARDS ON LVL 4 PARAPET NOTED RL MODIFIED
28/02/22	E	TO REFLECT AGREED S34 CONF.
		LOWERED PARAPET LEVEL
22/03/22	F	UPDATED LANDSCAPE
29/03/22	G	RETRACTABLE SOLAR SCREEN REMOVED

ALUMINIUM FRAMED GLAZING
ALUMINIUM FRAMED GLASS
LOUVRES
ACCESS HATCH
ALUMINIUM LOUVRE SCREEN
ALUMINIUM SLIDING LOUVRES
BANDED OFFORM CONCRETE
BOLLARD
BULKHEAD
CARPET
CERAMIC TILE
FACE BRICK
FIRE HOSE REEL
GLAZED BALUSTRADE
GLAZED CURTAIN WALL
HYDRAULIC RISER
HORIZONTAL CLADDING
HANDRAIL (METAL)
NON TRAFFICABLE ROOF
PLANTER
PLANTER (RAISED)
RENDERED MASONRY
RANDOM PEBBLE
ROLLER SHUTTER
SLIDING ALUMINIUM LOUVRE
SCREEN
STACKING LOUVRED SCREEN
STONE FINISH STONE FINISH
SPLIT FACE MASONRY FENCE
SHEET METAL ROOFING
STORM WATER PIT
TIMBER SCREEN FENCE

WOLSKI . COPPIN A R C H I T E C T U R E LEVEL 1, 507 MILITARY ROAD

Multi Unit Residential Development

PROJECT ADDRESS:

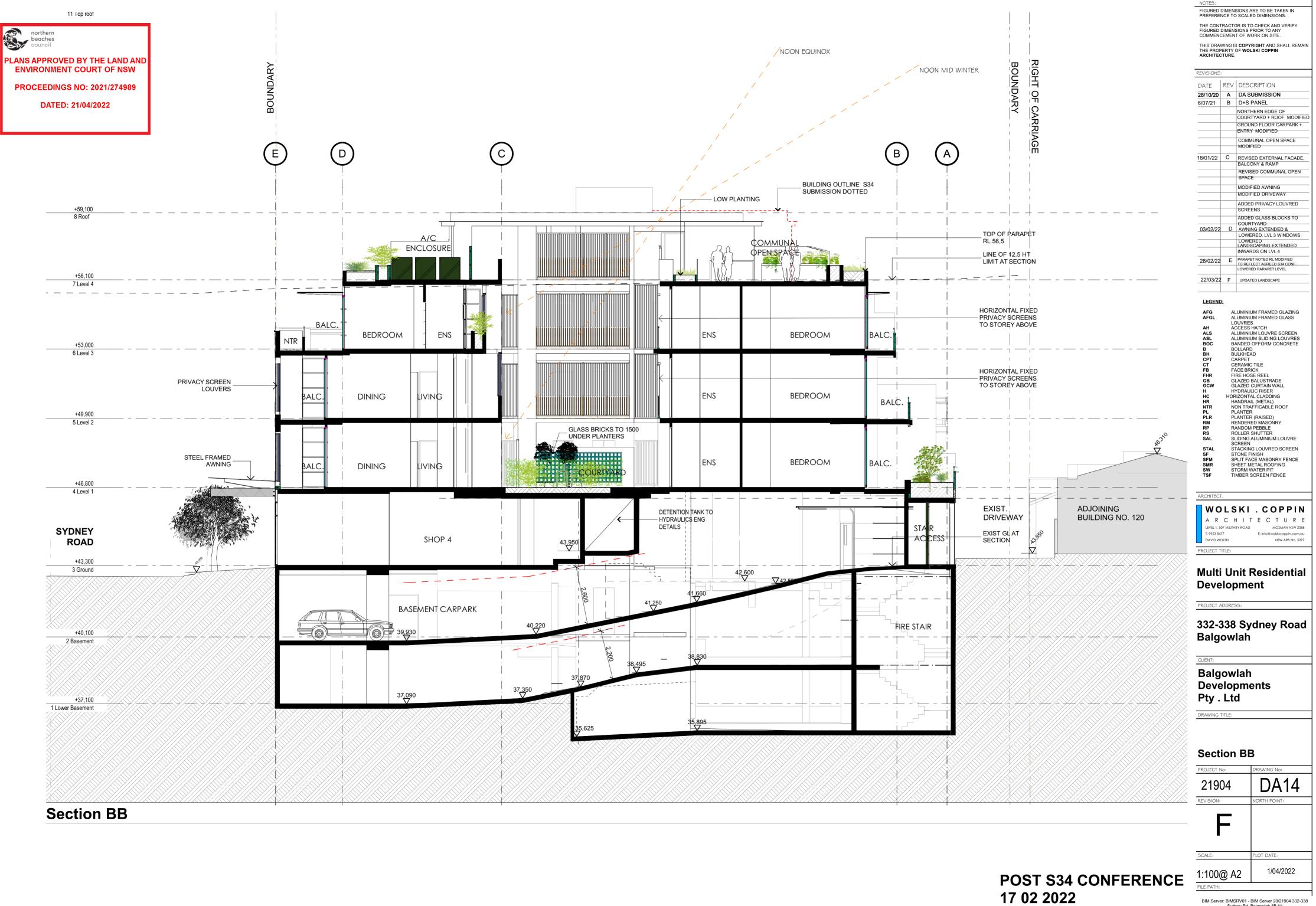
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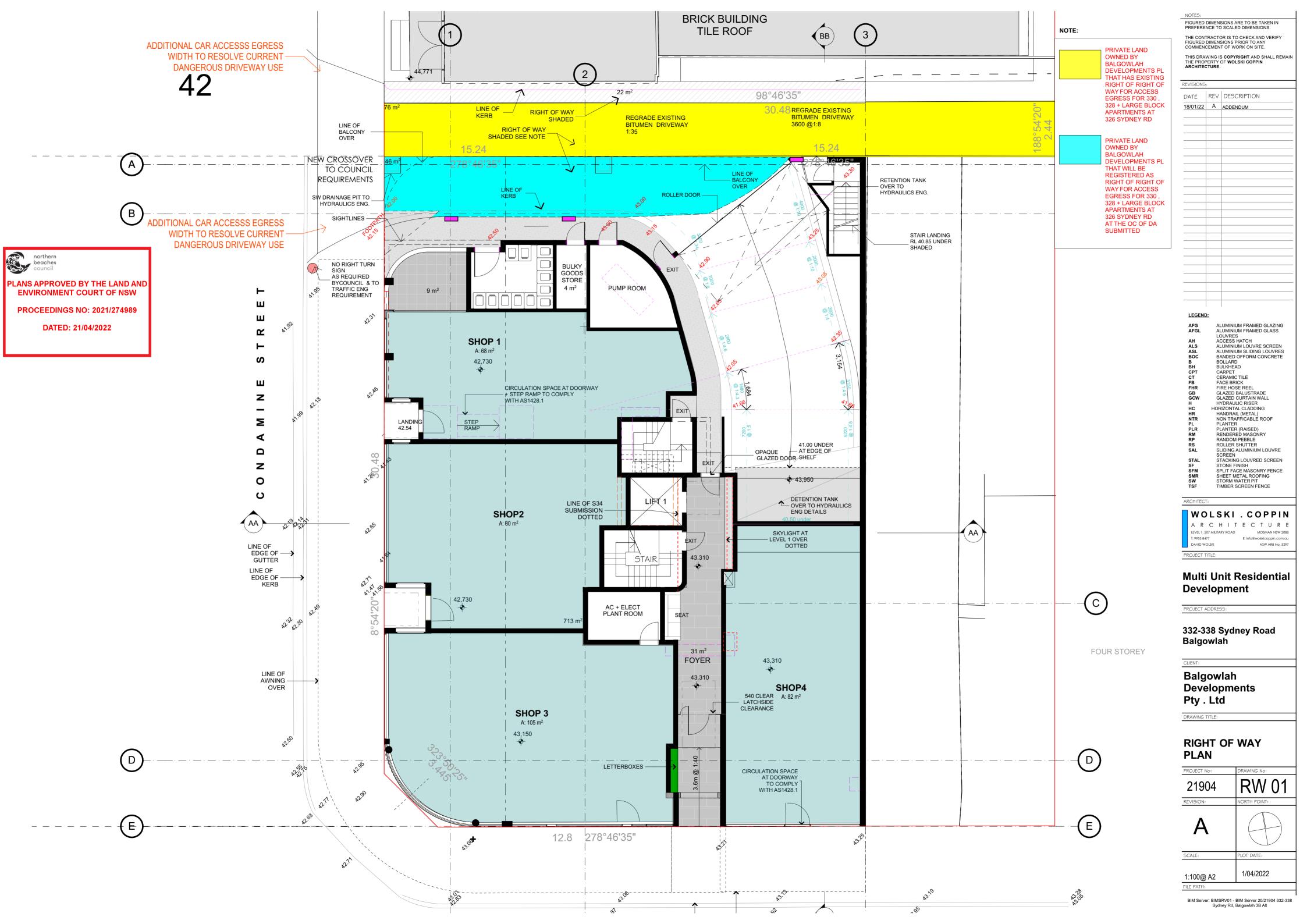
332-338 Sydney Road Balgowlah

Balgowlah **Developments** Pty . Ltd

Section AA

	PROJECT No:	DRAWING No:	
	21904	DA13	
	REVISION:	NORTH POINT:	
	G		
	SCALE:	PLOT DATE:	
	1:100@ A2	1/04/2022	
-	FILE PATH:		







RENDERED MASONRY

Dulux- Grey- Daze or equal



RENDERED MASONRY

Dulux- Natural White or equal



FEATURED WALL

Tadao Ando look alike texture formed concrete or equal



FACE BRICK

Rondine Bricks Bristol Cream or equal



FEATURED BASEWALL

Grey Andesite Stonewall or equal

POST S34 CONFERENCE 17 02 2022





EXTERNAL CLADDING

Innowood -western red ceddar or equal



ALUM. FRAMED **WINDOW & DOOR**

Dulux Duratec - Steel Pearl or equal



WEST ELEVATION



Dulux Powdercoated Duratec Arctic White or equal



10 **ALUMINIUM** SLIDING LOUVRES

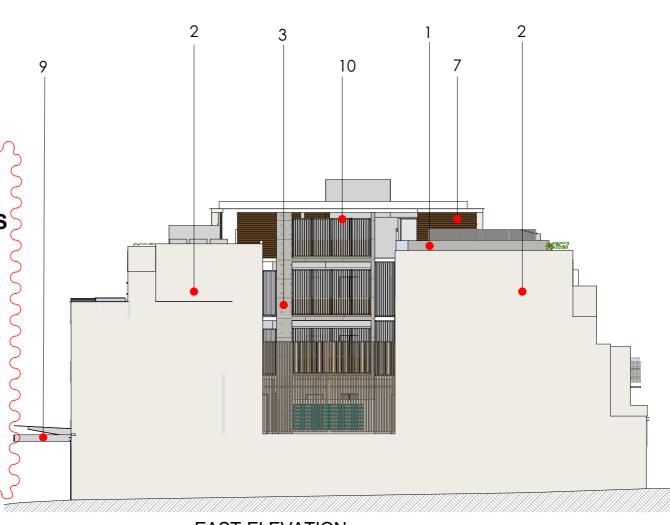
Adjustable blades Dulux Powdercoated **Duratec Arctic White** or equal All located inside the site boundary



ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/274989

DATED: 21/04/2022



EAST ELEVATION

DATE REV DESCRIPTION DA SUBMISSION 28/10/20 A MODIFIED FINISHES
REVISED EXTERNAL
FACADE & FINISHES REVISED EXTERNAL FACADE & FINISHES RETRACTABLE SOLAR SCREEN REMOVED

LEGEND:

ALUMINIUM FRAMED GLAZING
ALUMINIUM FRAMED GLASS
LOUVRES
ACCESS HATCH
ALUMINIUM LOUVRE SCREEN
BOLLARD
BULKHEAD
CARPET
CERAMIC TILE
FACE BRICK
FIRE HOSE REEL
GLAZED BALUSTRADE
GLAZED CURTAIN WALL
HYDRAULIC RISER
HANDRAIL (METAL)
NON TRAFFICABLE ROOF
PLANTER
PLANTER (RAISED)
RENDERED MASONRY
RANDOM PEBBLE
ROLLER SHUTTER
SLIDING ALUMINIUM LOUVRE
SCREEN

SCREEN STACKING LOUVRED SCREEN

STACKING LOUVRED SCREEN STONE FINISH SPLIT FACE MASONRY FENCE SHEET METAL ROOFING STORM WATER PIT TIMBER SCREEN FENCE

WOLSKI . COPPIN ECTURE NSW ARB No. 5297

Multi Unit Residential Development

332-338 Sydney Road Balgowlah

Balgowlah **Developments** Pty Ltd

FINISHES 01

PROJECT No:	DRAWING No:
21904	C11
REVISION:	NORTH POINT:
Е	2
SCALE:	PLOT DATE:

1/04/2022



RENDERED MASONRY

Dulux- Grey- Daze or equal



RENDERED MASONRY

Dulux- Natural White or equal



FEATURED WALL

Tadao Ando look alike texture formed concrete or equal



FACE BRICK

Rondine Bricks Bristol Umber or equal



FEATURED BASEWALL

Grey Andesite Stonewall or equal





GLASS

BALUSTRADE Handrail to match pergola

with glass infill



EXTERNAL CLADDING

Innowood -western red ceddar or equal



ALUM. FRAMED WINDOW & DOOR

Dulux Duratec - Steel Pearl or equal

METAL WORKS / **PERGOLA**

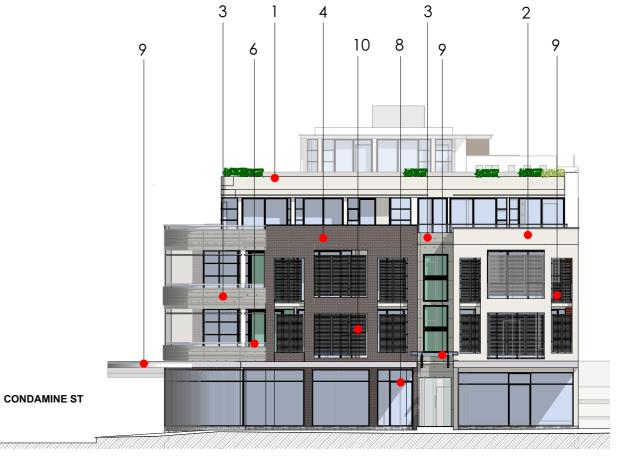
Dulux Powdercoated Duratec Arctic White or equal



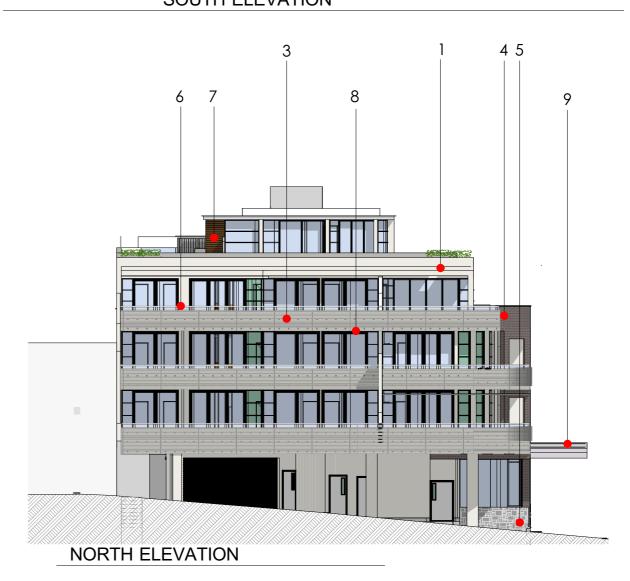
10 **ALUMINIUM SLIDING LOUVRES**

Adjustable blades Dulux Powdercoated **Duratec Arctic White** or equal All located inside the site boundary





SOUTH ELEVATION



DATE	REV	DESCRIPTION
28/10/20	Α	DA SUBMISSION
6/07/21	В	MODIFIED FINISHES
18/01/22	С	REVISED EXTERNAL
		FACADE & FINISHES
08/02/22	D	MODIFID FACADE & FINISHES

LEGEND:

ALUMINIUM FRAMED GLAZING
ALUMINIUM FRAMED GLASS
LOUVRES
ACCESS HATCH
ALUMINIUM LOUVRE SCREEN
BOLLARD
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HYDRAULIC RISER
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NON TRAFFICABLE ROOF
PLANTER
PLANTER (RAISED)
RENDERED MASONRY
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SLIDING ALUMINIUM LOUVRE
SCREEN
STACKING LOUVRED SCREEN
STONE FINISH
SPLIT FACE MASONRY FENCE
SHET METAL ROOFING
STORM WATER PIT
TIMBER SCREEN FENCE

WOLSKI . COPPIN ECTURE E: info@wolskicoppii NSW ARB No. 5297

Multi Unit Residential Development

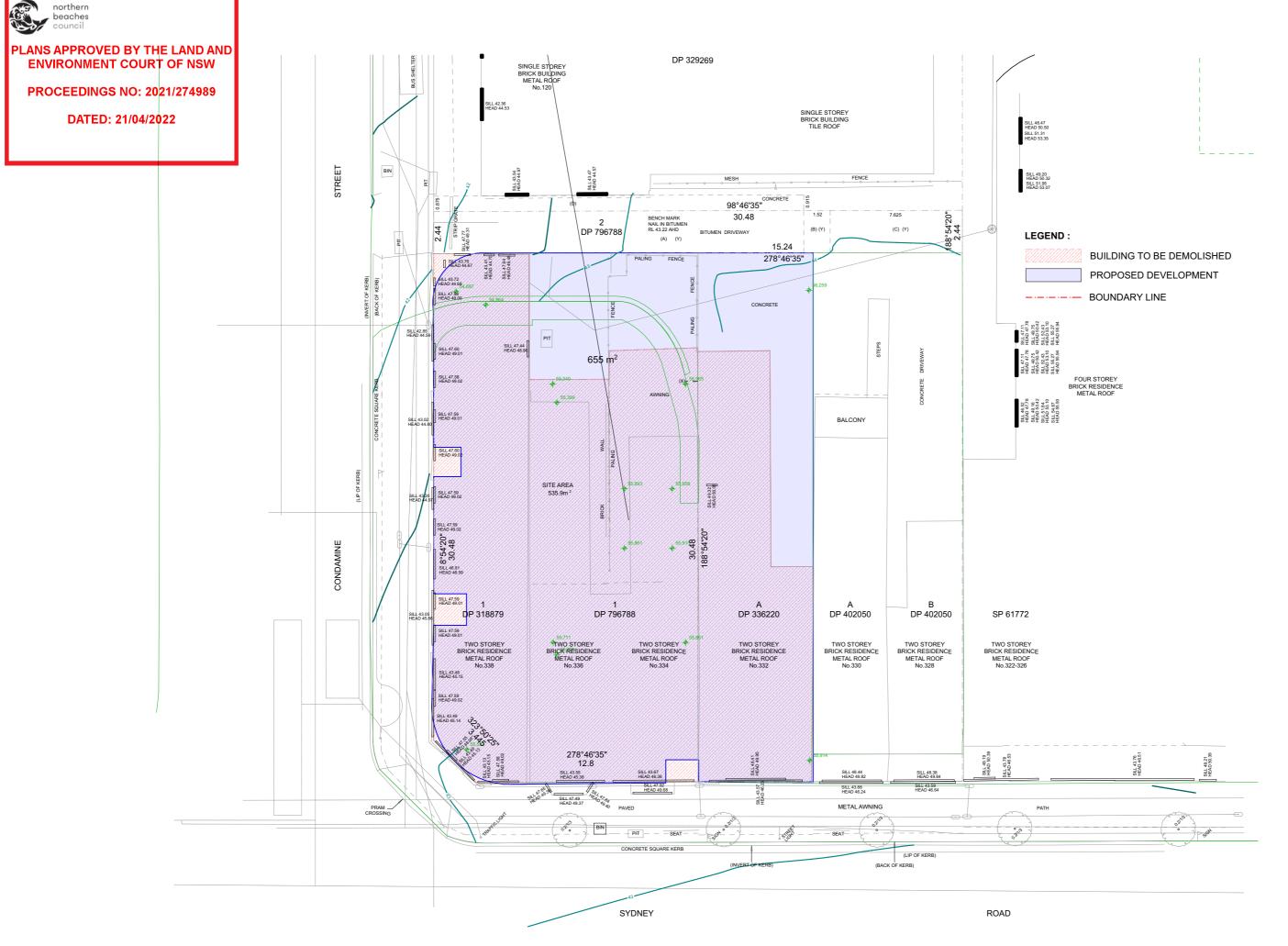
332-338 Sydney Road Balgowlah

Balgowlah Developments Pty Ltd

FINISHES 02

PROJECT No:	DRAWING No:
21904	C12
REVISION:	NORTH POINT:
D	24
SCALE:	PLOT DATE:

1/04/2022



REVISIONS	:	
DATE	REV	DESCRIPTION
28/10/20	Α	DA SUBMISSION
15/03/22	В	UPDATED DEMOLITION
		PLAN
		POST S34 CONFERENCE

LEGEND:

ALUMINIUM FRAMED GLAZING
ALUMINIUM FRAMED GLASS
LOUVRES
ACCESS HATCH
ALUMINIUM LOUVRE SCREEN
BOLLARD
BULKHEAD
CARPET
CERAMIC TILE
FACE BRICK
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STONE FINISH
SPLIT FACE MASONRY FENCE
SHET METAL ROOFING
STORM WATER PIT
TIMBER SCREEN FENCE AH
ALS
B
BH
CPT
CT
FB
FHR
GB
GCW
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RNTR
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SAL

STAL SF SFM SMR SW TSF

WOLSKI . COPPIN ARCHITECTURE NSW ARB No. 5297

Multi Unit Residential Development

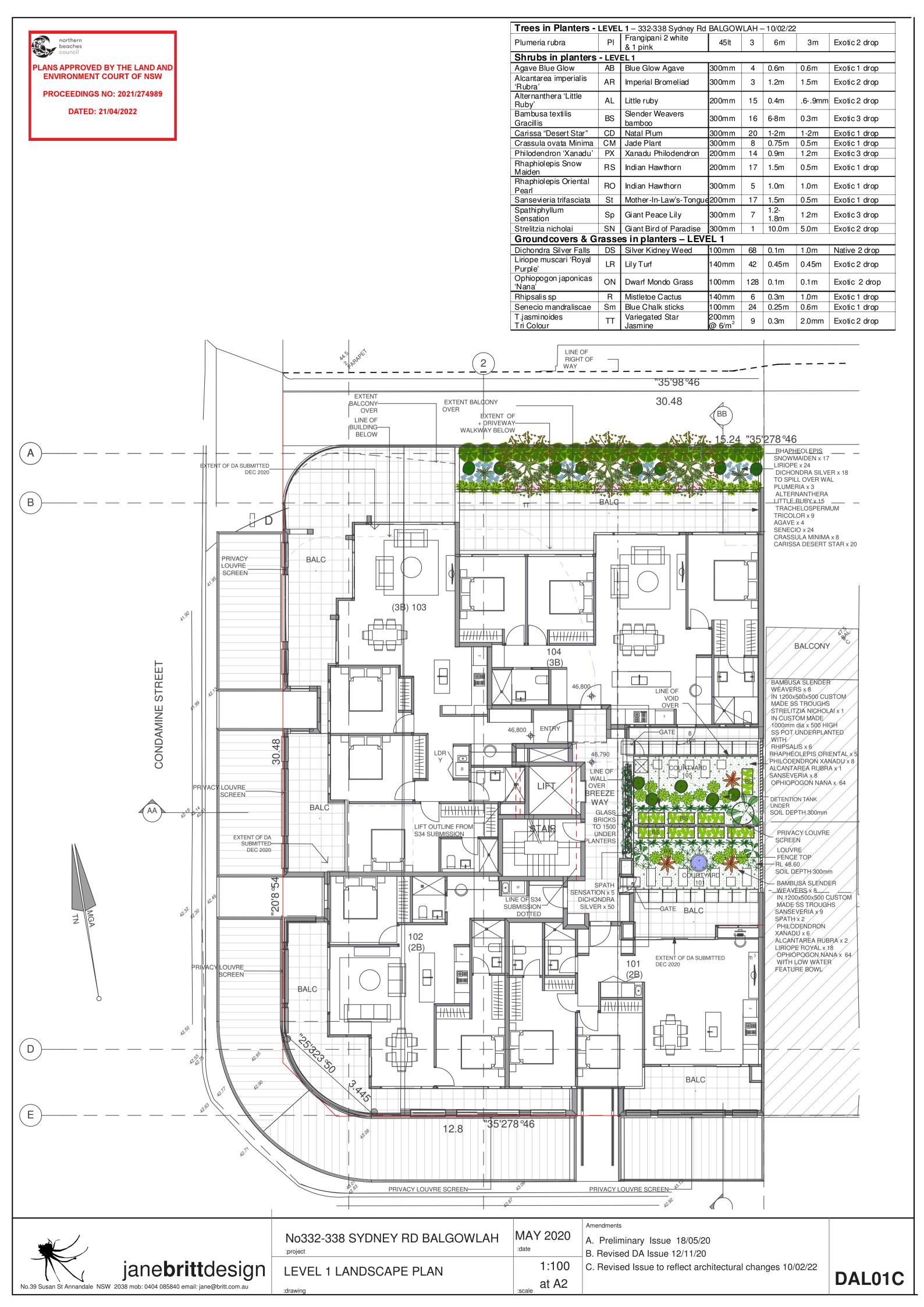
PROJECT ADDRESS:

332-338 Sydney Road Balgowlah

Balgowlah Developments Pty Ltd

DEMOLITION PLAN

PROJECT No:	DRAWING No:					
21904	C14					
REVISION:	NORTH POINT:					
В	TN					
SCALE:	PLOT DATE:					
1:200@ A3	15/03/2022					
FILE PATH:	·					



Trees in Planters -	LEVE	L 4 - 332-338 Sydney R	d BALGO	WLAH	l – 10/02/2	22	
Plumeria rubra	PI	Frangipani 2 white & 1 pink	45lt	2	6m	3m	Exotic 2 drop
Shrubs in Planters	- LE\	/EL 4					
Agave Blue Glow	AB	Blue Glow Agave	300mm	1	0.6m	0.6m	Exotic 1 drop
Beschorneria yuccoides	Ву	Mexican Lily	300mm	10	1.0m	1.5m	Exotic 1 drop
Camelia sasanqua 'Star Above star'	Cs	Sasanqua Camelia	300mm	8	4m	1.0m	Exotic 2 drop
Carissa "Desert Star"	CD	Natal Plum	200mm	28	1-2m	1-2m	Exotic 1 drop
Crassula Blue Bird	СВ	Blue Jade	300mm	22	0.9m	0.9m	Exotic 1 drop
Crassula Hummel's Sunset	СН	Hummels Sunset Jade	300mm	25	0.9m	0.6m	Exotic 1 drop
Doryanthes excelsa	Do	Gymea Lily	300mm	1	2.0m	2.0m	Native 1 drop
Echinopsis pachanoi	Ер	San Pedro Cactus	200mm	2	3.0m	1.0m	Exotic 1 drop
Rhaphiolepis Oriental Pearl	RO	Indian Hawthorn	300mm	15	1.0m	1.0m	Exotic 1 drop
Zamia furfuracea	Zf	Cardboard Palm	300mm	7	1.0m	1.5m	Exotic 1 drop
Casuarina glauca 'Cousin it'	CC	Cousin it	200mm	20	0.15m	1.0m	Native 1 drop
Lomandra Tanika	LT	Tanika Lomandra	140mm	54	0.5m	0.6m	Native 1 drop
Pandorea pandorana	Pa	Wonga Wonga Vine	140mm	6		3.0m	Locally native
Groundcovers & G	rasse	s in planters – LEVI	EL 4				
Dichondra Silver Falls	DS	Silver Kidney Weed	100mm	40	0.1m	1.0m	Native 2 drop
Juniperus taxifolia lutchuensis	Ju	Creeping Juniper	140mm	85	0.3m	3.0m	Exotic 1 drop
Myroporum parvifolium	Му	Creeping Boobialla	100mm	95	0.2m	1.5m	Native 1 drop
Rosmarinus prostratus	Rp	Prostrate rosemary	200mm	49	0,5m	1.0m	Exotic 1 drop
Sedum mexicanum Gold Mound	SG	Gold Sedum	140mm	6	0.3m	0.3m	Exotic 1 drop
Senecio mandraliscae	Sm	Blue Chalk sticks	100mm	100	0.25m	0.6m	Exotic 1 drop









JUNIPERUS TAXIFOLIA LUTCHUENSIS

MYROPORUM PARVIFOLIUM

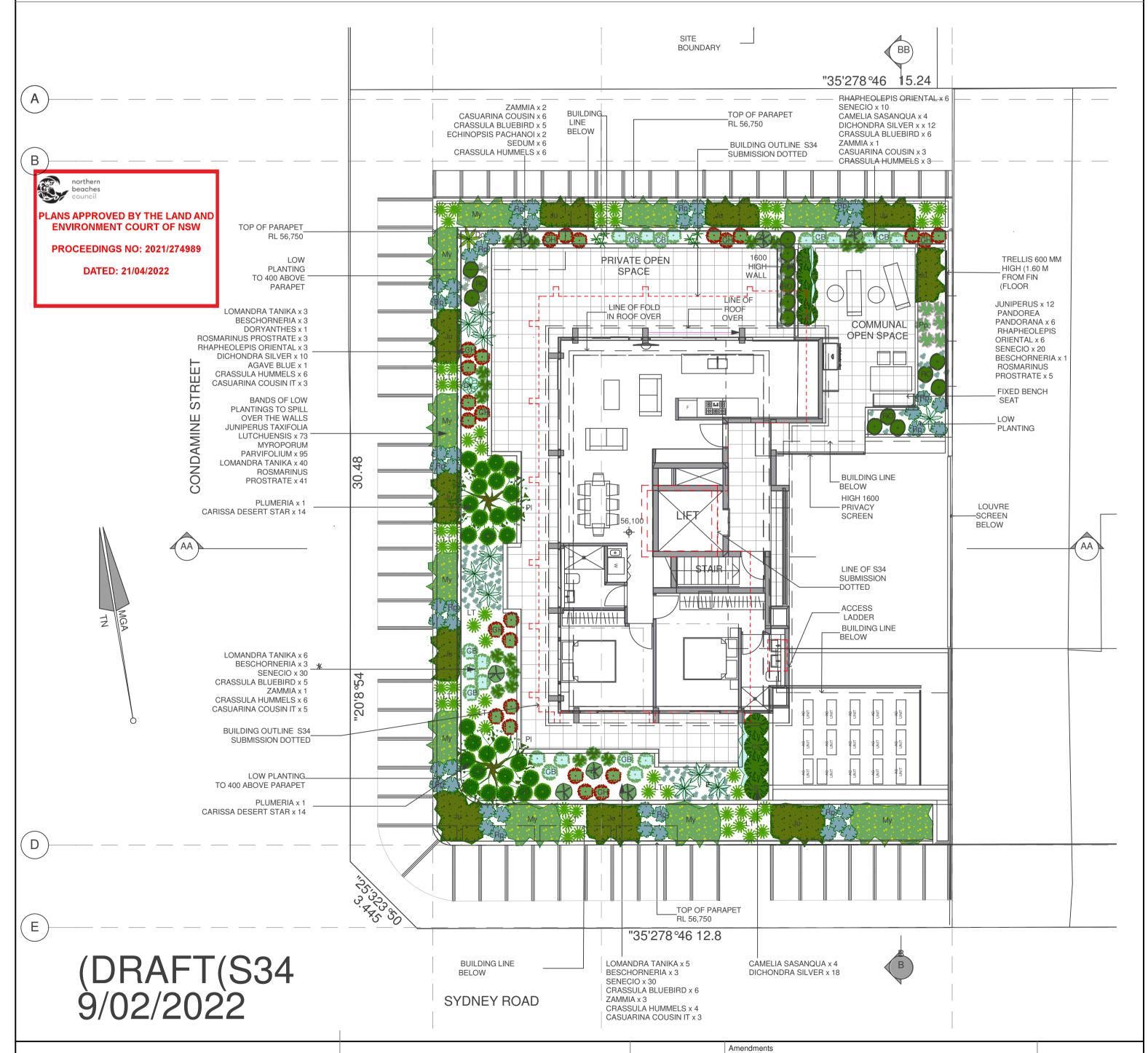
LOMANDRA TANIKA













No332-338 SYDNEY RD BALGOWLAH LEVEL 4 LANDSCAPE PLAN 1:100

AND PLANT SCHEDULE

MAY 2020

at A2

B. Revised Issue for DA 12/11/20

A. Preliminary Issue 18/05/20

C. Revised issue to reflect architectural changes 10/02/22

DAL₀₂C

SPECIFICATION NOTES

SITE PREPARATION/SOIL WORKS

ALL EXISTING TREES MARKED FOR RETENTION SHALL BE PROTECTED FOR THE DURATION OF THE BUILDING WORKS. REMOVE FROM SITE ALL PERENNIAL WEEDS SUCH AS OXALIS, ONION WEED AND THE LIKE.

NO REGRADING IS TO BE CARRIED OUT WITHIN THE DRIPLINE OF THE TREES TO BE RETAINED. WHERE EXCAVATION IS NECESSARY USE HAND METHODS TO AVOID DAMAGE TO THE ROOT SYSTEM. DO NOT CUT ROOTS GREATER THAN 50MM. CUT ROOTS CLEANLY WITH A SAW AND DO NOT SEAL THE WOUND.

TREE PROTECTION

PROTECT ALL EXISTING TREES AS NOTED ON THE DRAWINGS FOR THE DURATION OF THE BUILDING WORKS.

TAKE ALL NECESSARY PRECAUTIONS, INCLUDING THE FOLLOWING:

TREE PROTECTION FENCE:

INSTALL A TREE PROTECTION FENCE SYSTEM AT THE MAXIMUM RADIUS ALLOWABLE TO A CCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN THE FENCE FOR THE DURATION OF THE BUILDING WORKS.

CONSTRUCT THE FENCE 1.8M HIGH WITH CHAINWIRE MESH ON STEEL POSTS. ALL AREAS WITHIN THE PERIMETER OF THE FENCE ARE TO BE COVERED TO A DEPTH OF 100MM WITH WOODCHIP MULCH.

TEMPORARY IRRIGATION:

INSTALL A TEMPORARY IRRIGATION SYSTEM TO ALL TREES TO BE RETAINED. INSTALL DRIP EMITTERS ON POLY LATERALS. THE IRRIGATION SYSTEM IS TO BE CONTROLLED BY A GALCON OR SIMILAR AUTOMATIC CONTROLLER.

HARMFUL MATERIALS:

DO NOT STORE, STOCKPILE, DUMP OR OTHERWISE REPLACE UNDER OR NEAR TREES, BULK MATERIALS AND HARMFUL MATERIALS INCLUDING OIL, PAINT, WASTE CONCRETE, CLEARINGS, BOULDERS AND THE LIKE. DO NOT PLACE SOIL FROM EXCAVATIONS AGAINST TREE TRUNKS, EVEN FOR SHORT PERIODS, PREVENT WIND-BLOWN MATERIALS SUCH AS CEMENT FROM HARMING TREES AND PLANTS.

PREVENT DAMAGE TO TREE BARK. DO NOT ATTACH STAYS, GUYS AND THE LIKE TO TREES.

WORK UNDER TREES:

DO NOT REMOVE TOPSOIL FROM WITHIN THE DRIP LINE OF TREES UNLESS OTHERWISE SPECIFIED. IF IT IS NECESSARY TO EXCAVATIE WITHIN THE DRIP LINE, USE HAND MOTHODS SUCH THAT ROOT SYSTEMS ARE PRESERVED INTACT AND UNDAMAGED.

ROOTS:

DO NOT CUT TREE ROOTS EXCEEDING 50MM DIAMETER UNLESS PERMITTED BY THE SUPERINTENDENT. WHERE IT IS NECESSARY TO CUT TREE ROOTS, USE A CHAIN SAW OR SIMILAR MEANS SUCH THAT THE CUTTING DOES NOT UNDULY DISTURB OR ROCK THE REMAINING ROOT SYSTEM. IMMEDIATELY AFTER CUTTING, APPLY AN APPROVED BITUMINOUS FUNGICIDAL SEALANT TO THE CUT SURFACE TO PREVENT THE INCURSION OF ROT OR DISEASE.

COMPACTED GROUND:

AVOID COMPACTION OF THE GROUND UNDER TREES. IF THE GROUND UNDER TREES HAS BEEN UNDULY COMPACTED DURING THE WORK UNDER THE CONTRACT, FOR EXAMPLE BY THE OPERATION OF HEAVY CONSTRUCTIONAL PLANT, LOOSEN THE SOIL BY CORING. **SOIL WORKS**

THOROUGHLY CULTIVATE THE SUBSOIL TO A DEPTH OF 150MM. SUPPLY AND INSTALL TO A DEPTH OF 300MM THE FOLLOWING SOIL MIX:

SOIL DEPTH **TURF** 100MM PLANTING 300MM **SOIL MIX BLACK LOAM** 60% COARSE WASHED RIVER SAND 40%

ORGANIC LAYER 50MM DEEP CULTIVATE A 50MM LAYER OF ORGANIC ADDMIX INTO THE TOP 100MM OF SOIL

ADDMIX COMPOSITION

TREATED HARDWOOD SAWDUST 30% PINE PARK FINES 40% COMPOSTED MANURE 30%

SUBMISSIONS

SOIL: TESTS FOR IMPORTED SOIL WITH CERTIFICATE NOTING SUITABILITY OF EACH SOIL TYPE FOR ITS SPECIFIED USE, SIMILARITY TO NATURALLY OCCURING LOCAL SOIL, SUITABILITY TO ESTABLISHMENT, AND ON-GOING VIABILITY OF THE SITE SPECIFIED VEGETATION AND

ABSENCE OF ANY WEED PROPAGULES OR CONTAMINANTS. SAMPLES: SUBMIT REPRESENTATIVE SAMPLES OF EACH MATERIAL PACKED TO PREVENT CONTAMINATION AND LABELLED TO INDICATE SOURCE AND CONTENT. SAMPLES TO REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION WORKS

TREE PLANTING AREAS TO BE MOUNDED 300MM ABOVE THE EXISTING GROUND LINE TO IMPROVE DRAINAGE FROM PLANTING HOLES. TREE HOLES TO BE EXCAVATED TWO TIMES LARGER THANK THE ROOTBALL AND BACKFILLED WITH SOIL MIX AS SPECIFIED ABOVE. MULCH

SUPPLY AND PLACE 75MM LAYER OF HARDWOOD HORTICULTURAL GRADE MULCH. (GRADED IN SIZE 15MM x 15MM x 15MM, FREE FROM WOOD SLIVERS). SET DOWN 25MM FROM ADJACENT PAVING.

GRAVEL MULCH: WHERE DETAILED SUPPLY AND PLACE 20MM ROUNDED WASHED NEPEAN RIVER GRAVEL TO A DEPTH OF 75MM.

ON SLAB PLANTERS DRAINAGE LAYER

AFTER WATERPROOFING OF PLANTERS (BY OTHERS) LAY DRAINAGE LAYER WHICH SHALL INCLUDE:

- 40MM ATLANTIS DRAINAGE CELL OR SIMILAR APPROVED
- FILTER FABRIC EQUIVALENT TO BIDIM A34 GEOFABRIC (2mm THICK NON WOVEN, NEEDLE PUNCHED CONTINUOUS FILAMENT JOR EQUAL

northern

60mm DEPTH OF HYDROCELL RG30 OR WASHED RIVER SAND LAYER 50-100MM IN DEPTH IF WEIGHT AND SOIL

DEPTH IS NOT AN ISSUE LIGHT WEIGHT SOIL MIX

HYDROCELL 40 PODIUM MEDIA MIX – A PROPRIETARY COMBINATION OF SCORIA IN TWO SIZE GRADES COMPOSTED PINE BARK AND HYDROCELL FLAKES CREATING A LIGHTWEIGHT NON HYDROPHOBIC LOW ORGANIC CONTENT MEDIA THAT IS STABLE OVER TIME.

ALTERNATIVELY A LIGHT WEIGHT SOIL MIX COULD BE USED AND SHALL BE COMPOSED OF THE FOLLOWING MATERIALS AND MIXED IN THE GIVEN PROPORTIONS TO PRODUCE A MATERIAL WITH A pH range of 6.0-6.5. INSTALL IN 100mm LAYERS AND LIGHTLY COMPACT BETWEEN LAYERS TO MAKE UP PROVIDED DEPTHS ALLOWABLE. THIS WILL SLUMP OVER TIME

- 30% BLACK LOAM 30% DOUBLE WASHED COARSE RIVER SAND
- 20% BOTANY HUMUS 10% COMPOSTED BARK FINES
- 10% COMPOSTED HARDWOOD SAWDUST **TURFED AREAS**

APPLY SHIRLEYS NO17 LAWN FERTILISER TO SOIL IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. TURF SHALL BE: SOFT LEAFED BUFFALO WITH AN EVEN THICKNESS OF 30MM

DO NOT LET TURF DRY OUT. LIGHTLY TOP DRESS TURF SIX WEEKS AFTER LAYING WITH 10MM IMPORTED TOPSOIL. TURF IS TO BE LAID WITH STAGGERED JOINTS, FLUSH WITH PATHWAY LEVELS.

BRICK EDGE

ALL MASS PLANTED AREAS WHERE THEY ABUT GRASSED AREAS SHALL HAVE A BRICK EDGE UNLESS OTHERWISE STATED ON PLANS. MATCH BRICK TYPE TO THAT OF FACE BRICK USED ON BUILDING. IF NO FACE BRICK HAS BEEN USED, INSTALL BOWRAL BLUE FACE BRICK SET ON FLAT OVER MORTAR HAUNCH, ENSURE SMOOTH FINISH WHERE JOINING HARD SURFACES UNLESS NOTED OTHERWIUSE ON DRAWINGS.

PLANT MATERIALS

ALL PLANTS SHALL BE TRUE TO TYPE, OF HEALTHY GROWTH DISEASE FREE NURSERY STOCK AND NOT DISPLAYING RESTRICTED GROWTH PATTERNS. SHOULD THERE BE A REQUIREMENT FOR SUBSTITUTIONS THEY SHALL NOT BE CHANGED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. NO VARIEGATED CULTIVAR SHALL BE USED. ALLOW FOR SLOW RELEASE FERTILISER TO ALL PLANTS APPLIED AT THE MANUFACTURERS RECOMMENDED RATE TO BE SAME OR SIMILAR TO OSMOCOTE.

ALL TREE STOCK IS TO MEET REQUIREMENTS OF AS2303:2018 AND THE NATSPEC TREE SPECIFICATION GUIDE

FERTILIZER

MASS PLANTED AREAS: ALLOW TWO SHIRLEYS SLOW RELEASE KOKEI PELLETS PER 5-35 LITRE PLANT AND ONE PER 150MM PLANTTURF AREAS. ALLOW SHIRLEYS NO 17 LAWN FERTILIZER OR EQUIVALENT APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. **STAKES AND TIES**

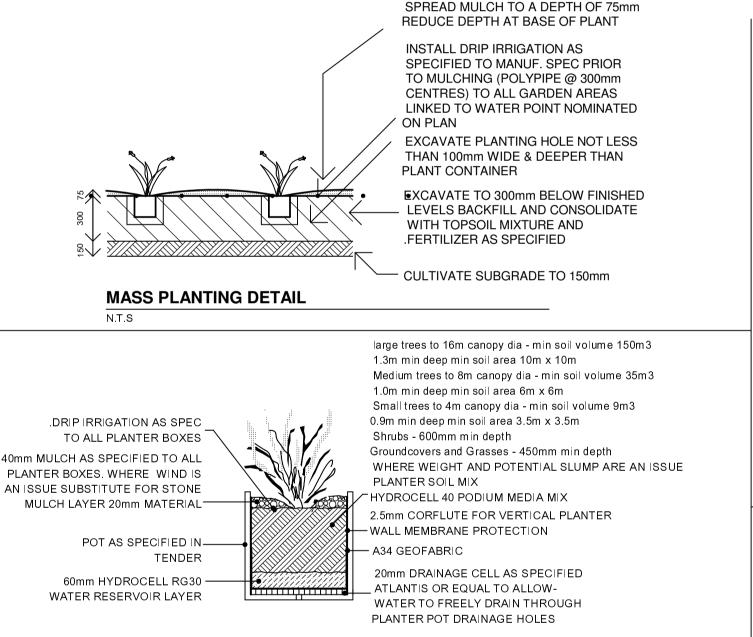
DURABLE HARDWOOD, STRAIGHT, SIZE SHALL BE 50x50x1800 WITH TIES SPACED APPROXIMATELY 300MM APART. DRIVE STAKES 600MM INTO THE GROUND ON THE WINDWARD SIDE OF THE PLANT. TIES SHALL BE 50MM HESSIAN WEBBING FIXED IN A FIGURE OF EIGHT PATTERN.

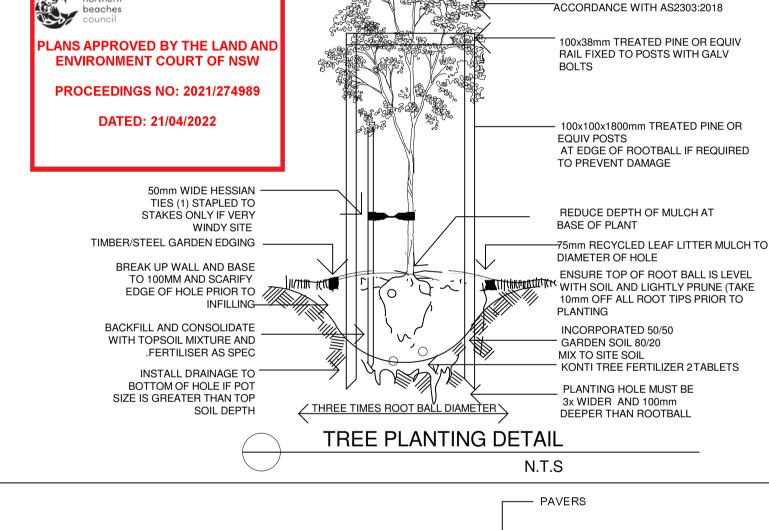
PLANT ESTABLISHMENT PERIOD

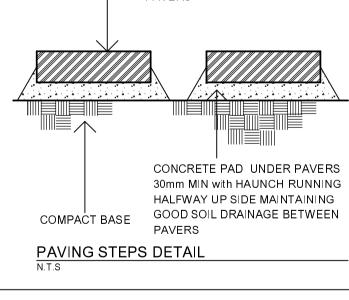
FROM THE DATE OF PRACTICAL COMPLETION, THERE SHALL BE A PERIOD OF 52 WEEKS FOR THE PLANTING ESTABLISHMENT PERIOD. ANY FAILED PLANTS SHALL BE REPLACED WITH THE SAME TYPE AND SPECIES, THE MULCHED SURFACES SHALL BE MAINTAINED IN A NEAT AND TIDY CONDITION, STAKES AND TIES SHALL BE ADJUSTED AS REQUIRED AND THE TURF SHALL BE REGULARLY MOWED TO MAINTAIN A HEALTHY GROUND COVER. A CONSTANT WATER REGIME SHALL BE MAINTAINED TO ENSURE HEALTHY GROWTH OF ALL PLANT MATERIAL.

IRRIGATION

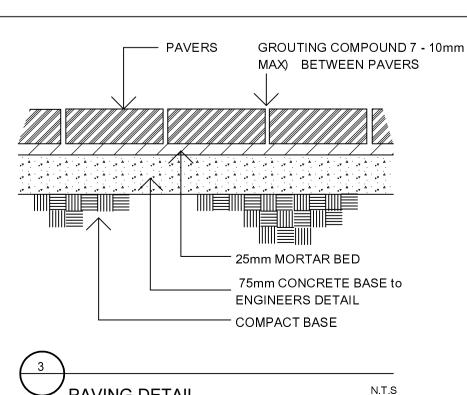
ALL PLANTING AREAS ARE TO BE SUPPLIED WITH A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM EQUIVALENT TO A 'NETAFIM'. THE IRRIGATION SYSTEM SHALL MEET ALL THE REQUIREMENTS OF THE WATER AND ELECTRICITY SUPPLY AUTHORITY AND RELEVANT AUSTRALIAN STANDARDS. PROVIDE RICHDEL OR SIMILAR APPROVED CONTROLLER. THE CONNECTION TO SYDNEY WATER MAINS IS TO BE THROUGH AN APPROVED REDUCED PRESSURE ZONE DEVICE INSTALLED TO WATER REGULATIONS.

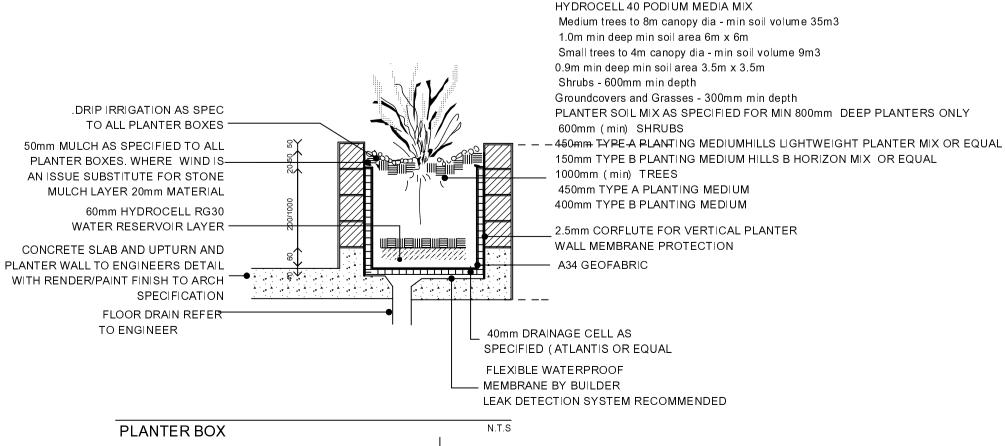






TREE STOCK MUST BE GROWN IN





:drawing

N.T.S

POT DETAIL FOR TERRACES

WITH WEIGHT ISSUES

jane**britt**design No.39 Susan St Annandale NSW 2038 mob: 0404 085840 email: jane@britt.com.au



SPECIFICATIONS AND DETAILS

WHERE WEIGHT AND POTENTIAL SLUMP ARE AN ISSUE

PLANTER SOIL MIX

MAY 2020

NTS

Amendments A. Preliminary Issue 18/05/20

B. Revised issue for DA 12/11/20

PAVING DETAIL

C. Revisede issue for DA 10/02/22

DAL₀₃C