

STORAGE	
1 BEDDER	
2 BEDDER	
3 BEDDER	

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THE PROPERTY OF **WOLSKI COPPIN**  
**ARCHITECTURE.**

[illegible]

AFG	ALUMINUM FRAMED GLASS
AFGL	ALUMINUM FRAMED GLAZING LOUVRES
AH	ACCESS HATCH
ALS	ALUMINUM LOUVRE SCREEN
ASL	ALUMINUM SLIDING LOUVRES
BOC	BANDED OFORM CONCRETE
BH	BOLLARD
BI	BULKHEAD
CT	CARPET
CT	CERAMIC TILE
FB	FACE BRICK
HR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GCW	GLAZED CURTAIN WALL
GR	HYDRAULIC RISER
HC	HORIZONTAL CLADDING
HR	HANDRAIL (METAL)
NTR	NOT TRAFFICABLE ROOF
PL	PLANTER
PLR	PLANTER (RAISED)
RM	RENDERED MASONRY
RP	RANDOM PEBBLE
SH	HOLLER SHUTTER
SAL	SLIDING ALUMINUM LOUVRE SCREEN
STAL	STACKING LOUVRED SCREEN
SF	STAINLESS
SFM	SPLIT FACE MASONRY FINE
SMR	SHEET METAL ROOFING
SWR	STORM WATER PIT
TSF	THICK SCREEN FACING

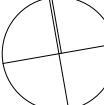
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
T: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW A86 NO. 5297

## Multi Unit Residential Development

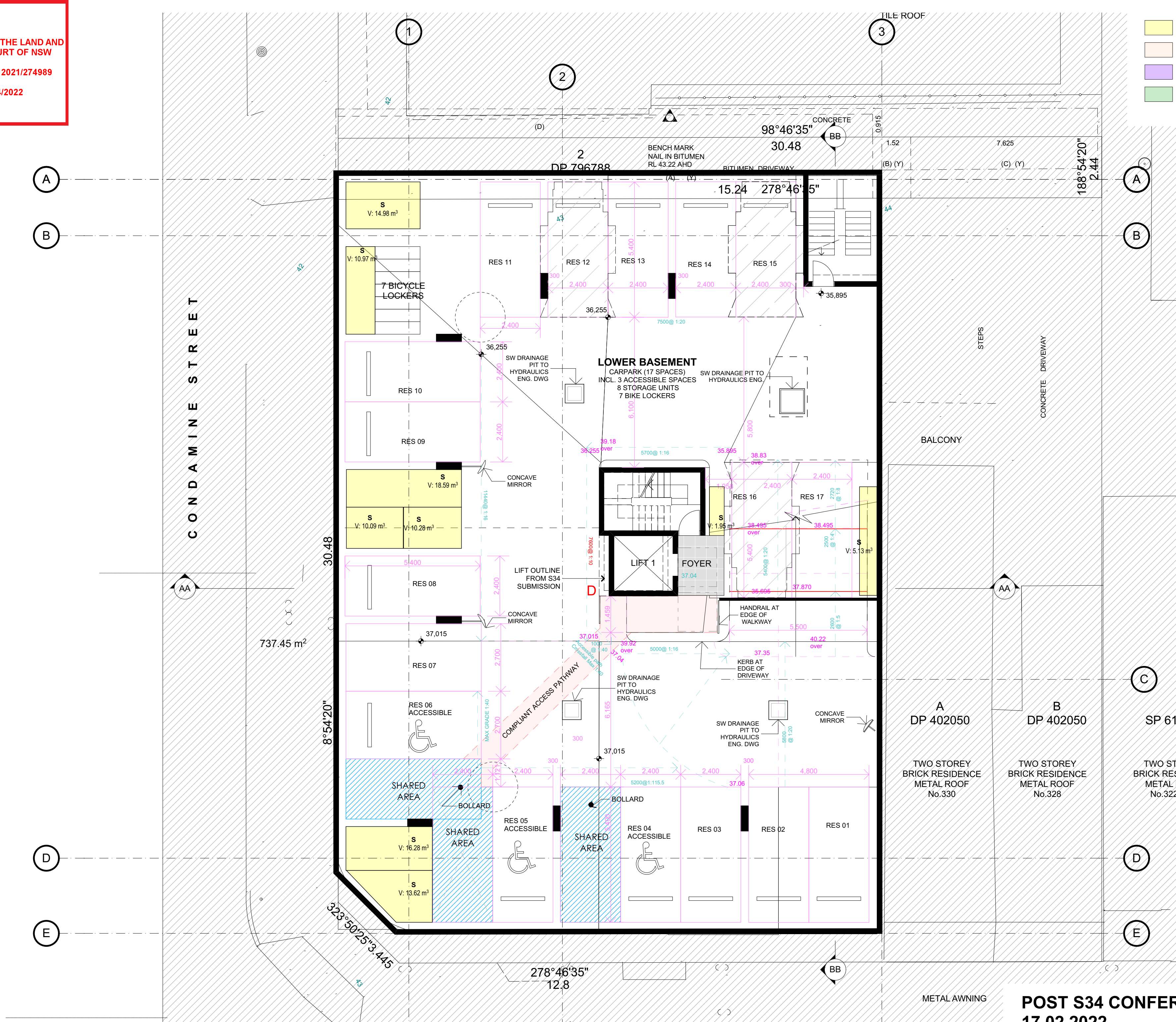
**332-338 Sydney Road  
Balgowlah**

**Balgowlah  
Developments  
Pty . Ltd**

## Lower Basement

PROJECT No:	DRAWING No:
21904	DA01
REVISION:	NORTH POINT:
D	
SCALE:	PLOT DATE:
1:100@ A2	1/04/2022
FILE PATH:	

BIM Server: BIMSRV01 - BIM Server 20/21904 332-338  
Sydney Rd, Balgowlah 3B Alt



**POST S34 CONFERENCE**  
**17 02 2022**

- STORAGE  
1 BEDDER  
2 BEDDER  
3 BEDDER

NOTES:  
FIGURED DIMENSIONS ARE TO BE TAKEN IN  
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THE CONTRACTOR IS TO CHECK AND VERIFY  
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ARCHITECTURE.

REVISIONS:

DATE	REV	DESCRIPTION
28/10/20	A	DA SUBMISSION
21/06/21	B	D+S PANEL
		CARPARK RAMP, LOADING BAY + GRADES MODIFIED
22/07/21	C	CAR SPACE NAMING AND NUMBERING MODIFIED ACCESSIBLE CAR SPACES + PATH OF TRAVEL RELOCATED
08/02/22	D	REVISED RAMP & LEVELS RELOCATED ELECT/COMMS RELOCATED LIFT LIFT FOYER MODIFIED TO SUIT

LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFGL	ALUMINIUM FRAMED GLASS
LOUVRES	LOUVRES
AH	ACCESS HATCH
ALS	ALUMINIUM LOUVRE SCREEN
ASL	ALUMINIUM SLIDING LOUVRES
BOC	BANDED OFFFORM CONCRETE
B	BOLLARD
BH	BULKHEAD
CPT	CARPET
CT	CERAMIC TILE
FB	FACE BRICK
FHR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GCW	GLAZED CURTAIN WALL
H	HYDRAULIC RISER
HC	HORIZONTAL CLADDING
HR	HANDRAIL (METAL)
NTR	NON TRAFFICABLE ROOF
PL	PLANTER
PLR	PLANTER (RAISED)
RM	RENDERED MASONRY
RP	RANDOM PEBBLE
RS	ROLLER SHUTTER
SAL	SLIDING ALUMINIUM LOUVRE
SCREEN	SCREEN
STAL	STACKING LOUVRED SCREEN
SF	STONE FINISH
SFM	SPLIT FACE MASONRY FENCE
SMR	SHEET METAL ROOFING
SW	STORM WATER PIT
TSF	TIMBER SCREEN FENCE

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
T: 9553 8477 E: info@wolski-coppin.com.au  
DAVID WOLSKI NSW ABB NO. 5297

PROJECT TITLE:

**Multi Unit Residential  
Development**

PROJECT ADDRESS:

**332-338 Sydney Road  
Balgowlah**

CLIENT:

**Balgowlah  
Developments  
Pty . Ltd**

DRAWING TITLE:

**Basement**

PROJECT No: DRAWING No:

21904 DA02

REVISION: NORTH POINT:

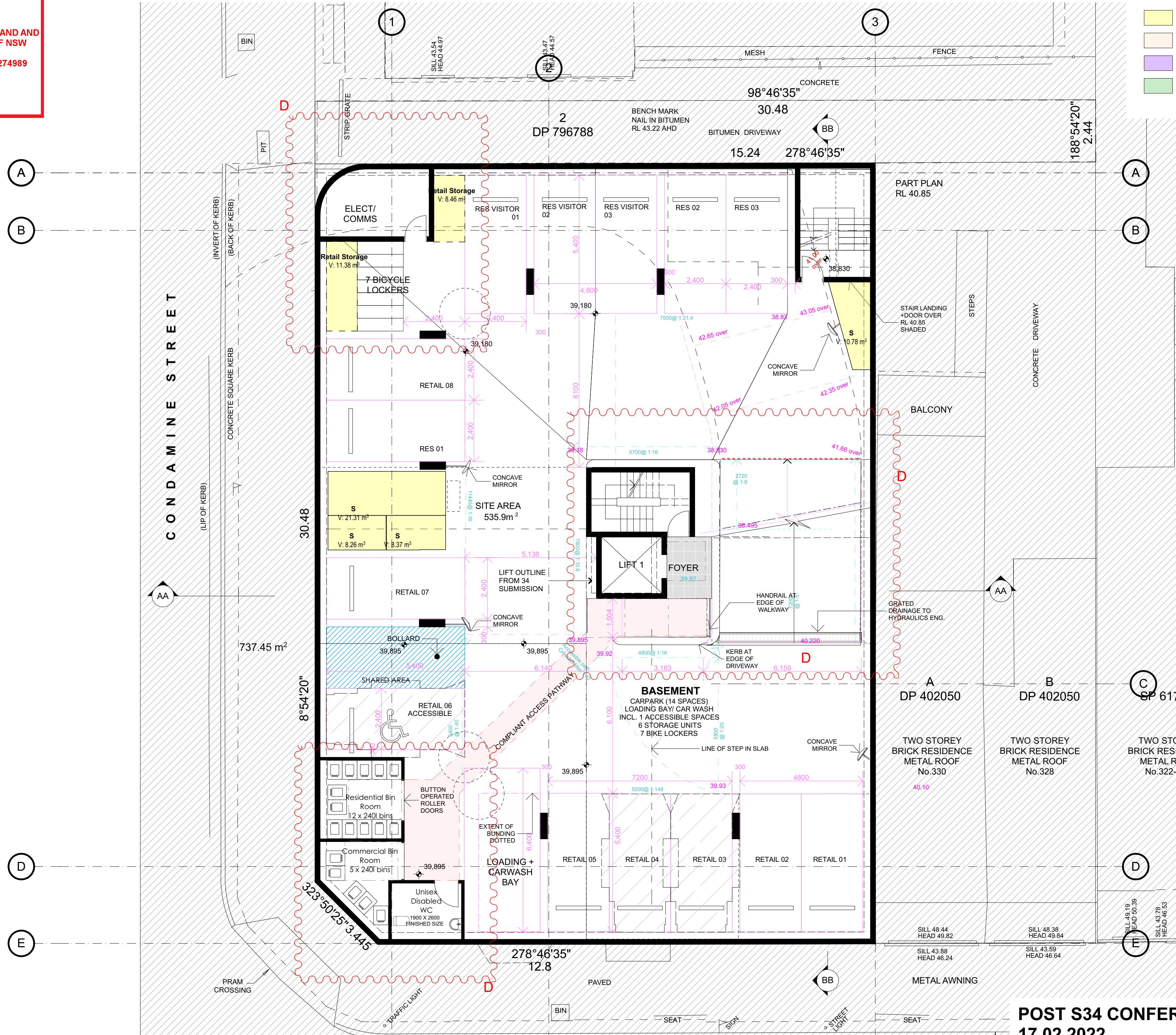
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SCALE: PLOT DATE:

1:100@ A2 1/04/2022

FILE PATH:

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Sydney Rd, Balgowlah 38 Alt



**POST S34 CONFERENCE  
17 02 2022**



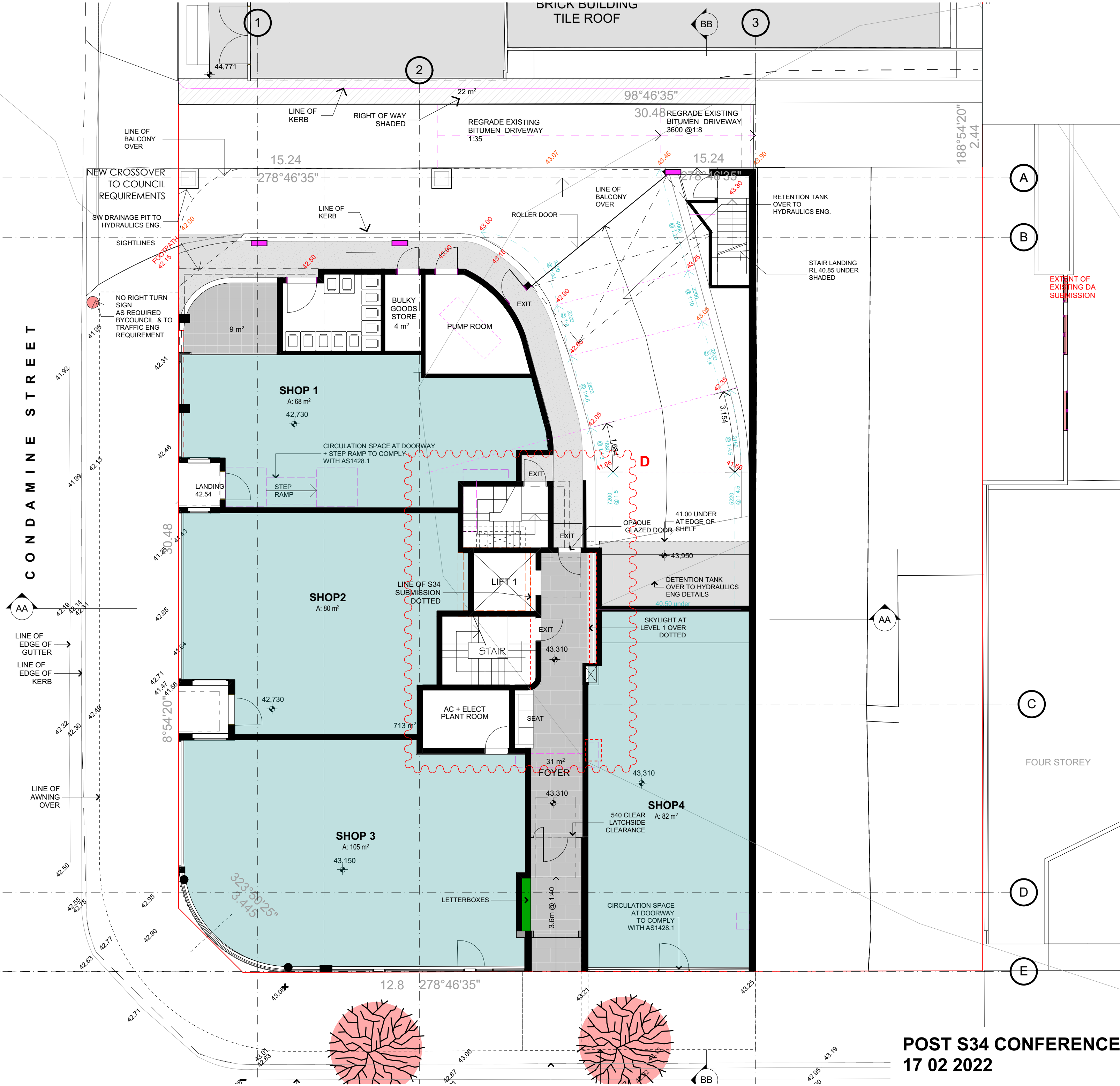
northern  
beaches  
council

PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/274989

DATED: 21/04/2022

42



NOTES:  
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REVISIONS:

DATE	REV	DESCRIPTION
28/10/20	A	DA SUBMISSION
6/07/21	B	D+S PANEL CARPARK RAMP, GARBAGE RM + ENTRY MODIFIED
18/01/22	C	CARPARK ENTRY MODIFIED TURNABLE REMOVED REVISED/RELOCATED LIFT MECH EXHAUST REVISED LIFT FOYER REVISED ACCESS TO EXIT STAIR REVISED SHOP 1, 2 & 3 TO SUIT
08/02/22	D	ADDED SIGHTLINES RELOCATED COLUMN ADDED SIGNAGE RELOCATED LIFT LIFT FOYER MODIFIED TO SUIT

LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFGL	ALUMINIUM FRAMED GLASS LOUVRES
AH	ACCESS HATCH
ALS	ALUMINIUM LOUVRE SCREEN
ASL	ALUMINIUM SLIDING LOUVRES
BOC	BANDED OFF FORM CONCRETE
B	BOLLARD
BH	BULKHEAD
CPT	CARPET
CT	CERAMIC TILE
FB	FACE BRICK
FHR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GCW	GLAZED CURTAIN WALL
H	HYDRAULIC RISER
HC	HORIZONTAL CLADDING
HR	HANDRAIL (METAL)
NTR	NON TRAFFICABLE ROOF
PL	PLANTER (RAISED)
PLR	PLANTER (RAISED)
RM	RENDERED MASONRY
RP	RANDOM PEBBLE
RS	ROLLER SHUTTER
SAL	SLIDING ALUMINIUM LOUVRE SCREEN
STAL	STACKING LOUVRED SCREEN
SF	STONE FINISH
SFM	SPLIT FACE MASONRY FENCE
SMR	SHEET METAL ROOFING
SW	STORM WATER PIT
TSF	TIMBER SCREEN FENCE

ARCHITECT:  
**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
T: 9953 8477 E: info@wolski-coppin.com.au  
DAVID WOLSKI NSW ABB No. 5297

PROJECT TITLE:  
**Multi Unit Residential Development**

PROJECT ADDRESS:  
**332-338 Sydney Road Balgowlah**

CLIENT:  
**Balgowlah Developments Pty . Ltd**

DRAWING TITLE:  
**Ground**

PROJECT No:	DRAWING No:
21904	DA03
REVISION:	NORTH POINT:
D	
SCALE:	PLOT DATE:
1:100@ A2	1/04/2022
FILE PATH:	

BIM Server: BIMSRV01 - BIM Server 20/21904 332-338 Sydney Rd, Balgowlah 3B Alt

POST S34 CONFERENCE  
17 02 2022

- STORAGE
- 1 BEDDER
- 2 BEDDER
- 3 BEDDER

EXTENT OF  
EXISTING DA  
SUBMISSION

NOTES:  
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ARCHITECTURE.

REVISIONS:

DATE	REV	DESCRIPTION
6/07/21	B	DA SUBMISSION
		MODIFIED 5 UNITS TO 4 UNITS LAYOUT REVISED TO SUIT WESTERN EDGE OF COURTYARD - MODIFIED PRIVACY AND SOLAR SCREENS ADDED TO CONDAMINE ST + SYDNEY RD
18/01/22	C	MODIFICATION OF AWNING REVISED/RELOCATED LIFT MECH EXHAUST MINOR REVISION TO UNIT 103/104 TO SUIT REVISED BALCONY & PRIVACY LOUVRES ADDITIONAL LOUVRE SCREEN - EASTERN BOUNDARY ADDITION OF GLASS BRICKS
8/02/22	D	MINOR MODIFICATION TO LIFT & BREEZEWAY

LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFGL	ALUMINIUM FRAMED GLASS
LOUVRES	LOUVRES
AH	ACCESS HATCH
ALS	ALUMINIUM LOUVRE SCREEN
ASL	ALUMINIUM SLIDING LOUVRES
BOC	BANDED OFF FORM CONCRETE
B	BOLLARD
BH	BULKHEAD
CPT	CARPET
CT	CERAMIC TILE
FB	FACE BRICK
FHR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GCW	GLAZED CURTAIN WALL
H	HYDRAULIC RISER
HC	HORIZONTAL CLADDING
HR	HANDRAIL (METAL)
NTR	NON TRAFFICABLE ROOF
PL	PLANTER
PLR	PLANTER (RAISED)
RM	RENDERED MASONRY
RP	RANDOM PEBBLE
RS	ROLLER SHUTTER
SAL	SLIDING ALUMINIUM LOUVRE SCREEN
STAL	STACKING LOUVRE SCREEN
SF	STONE FINISH
SFM	SPLIT FACE MASONRY FENCE
SMR	SHEET METAL ROOFING
SW	STORM WATER PIT
TSF	TIMBER SCREEN FENCE

ARCHITECT:

**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
T: 9953 8477 E: info@wolski-coppin.com.au  
DAVID WOLSKI NSW AIB No. 5297

PROJECT TITLE:

**Multi Unit Residential  
Development**

PROJECT ADDRESS:

**332-338 Sydney Road  
Balgowlah**

CLIENT:

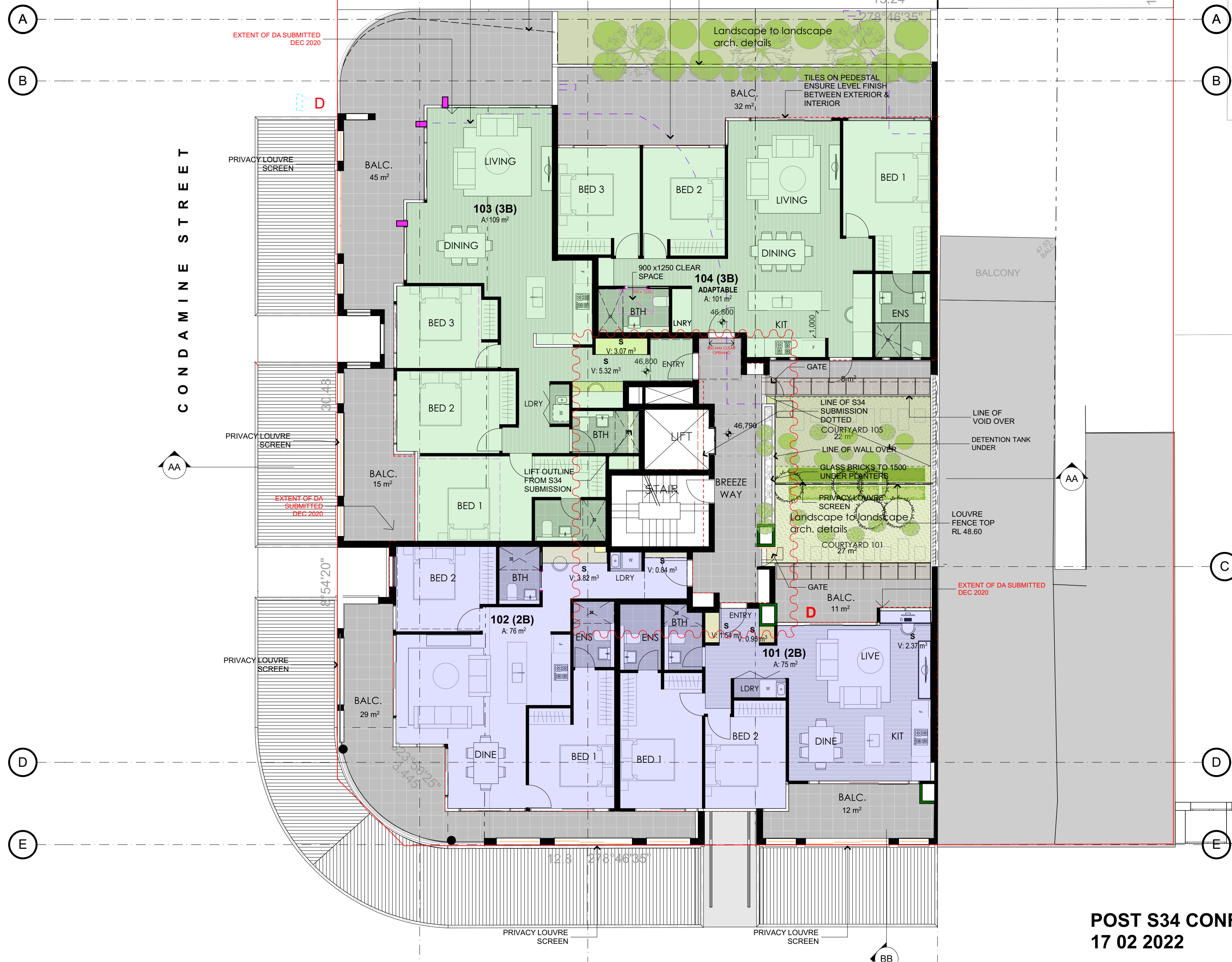
**Balgowlah  
Developments  
Pty . Ltd**

DRAWING TITLE:

**Level 1**

PROJECT No:	DRAWING No:
21904	DA04
REVISION:	NORTH POINT:
D	
SCALE:	PLOT DATE:
1:100@ A2	1/04/2022
FILE PATH:	

BIM Server: BIMSRV01 - BIM Server 20/21904 332-338  
Sydney Rd, Balgowlah 38 Alt



**POST S34 CONFERENCE  
17 02 2022**



**LEGEND:**

AFG	ALUMINIUM FRAMED GLAZING
AFGL	ALUMINIUM FRAMED GLASS LOUVER
AH	ACCESS HATCH
ALS	ALUMINIUM LOUVER SCREEN
ASL	ALUMINIUM SLIDING LOUVRES
BOC	BALCON OFFFORM CONCRETE
BOLL	BOLLARD
BH	BULKHEAD
CPT	CARPET
CT	CERAMIC TILE
FB	FACE BRICK
FHR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GW	GLUED CURTAIN WALL
HC	HORIZONTAL CLADDING
HC	HANDRAIL (METAL)
HTR	HOT TRAFFICABLE ROOF PLANTER
PLR	PLANTER (RAISED)
RM	RENDERED MASONRY
RP	RANDOM PEBBLE
RS	ROLLER SHUTTER
SAL	SLIDING ALUMINIUM LOUVER SCREEN
STAL	STONE SLAB
STF	STONE FINISH
SM	SPLIT FACE MASONRY FENCE
SMR	SHEET METAL ROOFING
SW	SWITCH PLATE
TSF	TIMBER SCREEN FENCE

**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
T: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW ARB NO. 5297

## Multi Unit Residential Development

**332-338 Sydney Road  
Balgowlah**

**Balgowlah  
Developments  
Pty . Ltd**

## Level 2

BIM Server: BIMSRV01 - BIM Server 20/21904 332-338  
Sydney Rd, Balgowlah 3B Alt



CONDOMINE STREET



**C**  
PRIVACY LOUVRE  
SCREEN

BUILDING LINE BELOW

— BUILDING LINE BELOW

**POST S34 CONFERENCE**  
**17 02 2022**



- STORAGE
- 1 BEDDER
- 2 BEDDER
- 3 BEDDER

EXTENT OF  
EXISTING DA  
SUBMISSION

NOTES:  
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REVISIONS:

DATE	REV	DESCRIPTION
28/10/20	A	DA SUBMISSION
6/07/21	B	UNIT LAYOUT REVISED TO SUIT D+S PANEL
		PRIVACY SCREENS ADDED TO NORTH-EAST OF COURTYARD COMMUNAL OPEN SPACE + STAIR MODIFIED
18/01/22	C	REVISED/RELOCATED LIFT MECH EXHAUST REVISED LAYOUT UNIT 401 TO SUIT MODIFIED COMMUNAL OPEN SPACE LAYOUT MODIFIED ACCESSIBLE TOILET REVISED PLANTERS / L SCAPE TO SUIT
03/02/22	D	AWNING EXTENDED & LOWERED LANDSCAPING EXTENDED INWARDS ON LVL 4
08/02/22	E	NORTHWEST WALL RELOCATED MODIFIED COMMUNAL OPEN SPACE MINOR MODIFICATION TO LIFT & BREEZEWAY ADDED PLANTER BOX TO COMMUNAL OPENSACE
28/02/22	F	PARAPET NOTED RL MODIFIED TO REFLECT AGREED S34 CONF. LOWERED PARAPET LEVEL
22/03/22	G	ADDED LANDSCAPE & PLANTS HEIGHT NOTED
29/03/22	H	RETRACTABLE SOLAR SCREEN REMOVED

LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFGL	ALUMINIUM FRAMED GLASS
LOUVRES	LOUVRES
AH	ACCESS HATCH
ALS	ALUMINIUM LOUVRE SCREEN
ASL	ALUMINIUM SLIDING LOUVRES
BOC	BANDED OFFFORM CONCRETE
B	BOLLARD
BH	BULKHEAD
CPT	CARPET
CT	CERAMIC TILE
FB	FACE BRICK
FHR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GCW	GLAZED CURTAIN WALL
H	HYDRAULIC RISER
HC	HORIZONTAL CLADDING
HR	HANDRAIL (METAL)
NTR	NON TRAFFICABLE ROOF
PL	PLANTER
PLR	PLANTER (RAISED)
RM	RENDERED MASONRY
RP	RANDOM PEBBLE
RS	ROLLER SHUTTER
SAL	SLIDING ALUMINIUM LOUVRE SCREEN
STAL	STACKING LOUVRED SCREEN
SF	STONE FINISH
SFM	SPLIT FACE MASONRY FENCE
SMR	SHEET METAL ROOFING
SW	STORM WATER PIT
TSF	TIMBER SCREEN FENCE

ARCHITECT:

**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
T: 9953 8477  
DAVID WOLSKI

NOSMAN NSW 2008  
E: info@wolskicoppin.com.au  
NSW ABB No. 5297

PROJECT TITLE:

**Multi Unit Residential  
Development**

PROJECT ADDRESS:

**332-338 Sydney Road  
Balgowlah**

CLIENT:

**Balgowlah  
Developments  
Pty . Ltd**

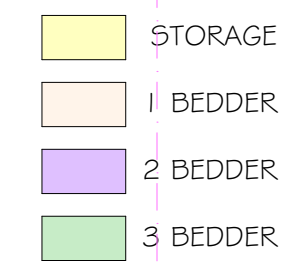
DRAWING TITLE:

**Level 4**

PROJECT No:	DRAWING No:
21904	DA07
REVISION:	NORTH POINT:
H	
SCALE:	PLOT DATE:
1:100@ A2	1/04/2022
FILE PATH:	



**POST S34 CONFERENCE  
17 02 2022**

EXTENT OF  
EXISTING DA  
SUBMISSION

**LEGEND:**

<b>AFGL</b>	ALUMINUM FRAMED GLAZING
<b>AFGL</b>	ALUMINUM FRAMED GLASS
<b>LOUVRES</b>	
<b>AH</b>	ACCESS HATCH
<b>ALS</b>	ALUMINUM LOUVER SCREEN
<b>AS</b>	ASBESTUS SLIDING LOUVRES
<b>BOC</b>	BANDED OFF FORM CONCRETE
<b>B</b>	BOLLARD
<b>BH</b>	BULKHEAD
<b>CPT</b>	CARPET
<b>CT</b>	CERAMIC TILE
<b>FB</b>	FACE BRICK
<b>FHR</b>	FIRE HOSE REEL
<b>GF</b>	GLAZED BALUSTRADE
<b>GCW</b>	GLAZED CURTAIN WALL
<b>H</b>	HYDRAULIC RISER
<b>HC</b>	HORIZONTAL CLADDING
<b>HR</b>	HANDRAIL (METAL)
<b>NTR</b>	NON TRAFFICABLE ROOF
<b>PL</b>	PLANTER
<b>PLR</b>	PLR (RAISED)
<b>RM</b>	RENDERED MASONRY
<b>RP</b>	RANDOM PEBBLE
<b>RS</b>	ROLLER SHUTTER
<b>SAL</b>	SLIDING ALUMINUM LOUVER SCREEN
<b>STAL</b>	STACKING LOUVERED SCREEN
<b>STF</b>	STONE FINISH
<b>SFM</b>	SPLIT FACE MASONRY FENCE
<b>SMR</b>	STEEL METAL ROOFING
<b>SW</b>	STORM WATER PIT
<b>TSF</b>	TIMBER SCREEN FENCE

ARCHITECT:

**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
T: 9953 8477 E: [info@wolskicoppin.com.au](mailto:info@wolskicoppin.com.au)  
DAVID WOLSKI NSW ARB No. 5297

PROJECT TITLE: \_\_\_\_\_

## Multi Unit Residential Development

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PROJECT ADDRESS:

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
**332-338 Sydney Road  
Balgowlah**

CLIENT:

**Balgowlah  
Developments  
Pty . Ltd**

DRAWING TITLE:

## Roof /Site Plan

PROJECT No:	DRAWING No:
21904	DA08
REVISION:	NORTH POINT:
D	
SCALE:	PLOT DATE:
1:100@ A2	1/04/2022
FILE PATH:	

BIM Server: BIMSRV01 - BIM Server 20/21904 332-338  
Sydney Rd, Balgowlah 3B Alt

**POST S34 CONFERENCE**  
**17 02 2022**



### LEGEND

ARCHITECT

PROJECT TITLE:

PROJECT ADDRESS:

CLIENT:

DRAWING TITLE:

PROJECT No:	DRAWING No:
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REVISION:	NORTH POINT:
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SCALE:	PLOT DATE:
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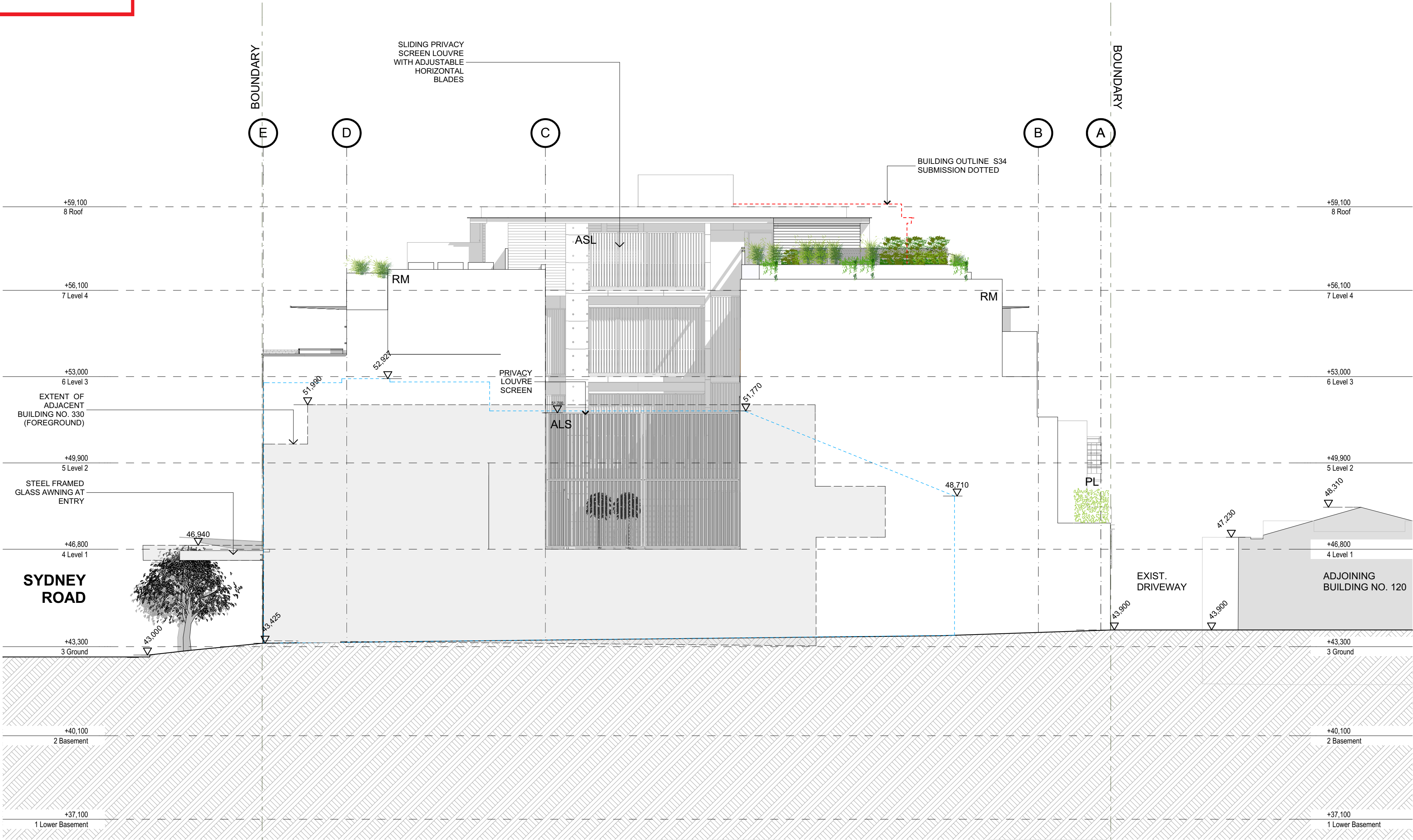
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FILE PATH:

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Sydney Rd, Balgowlah 3B Alt

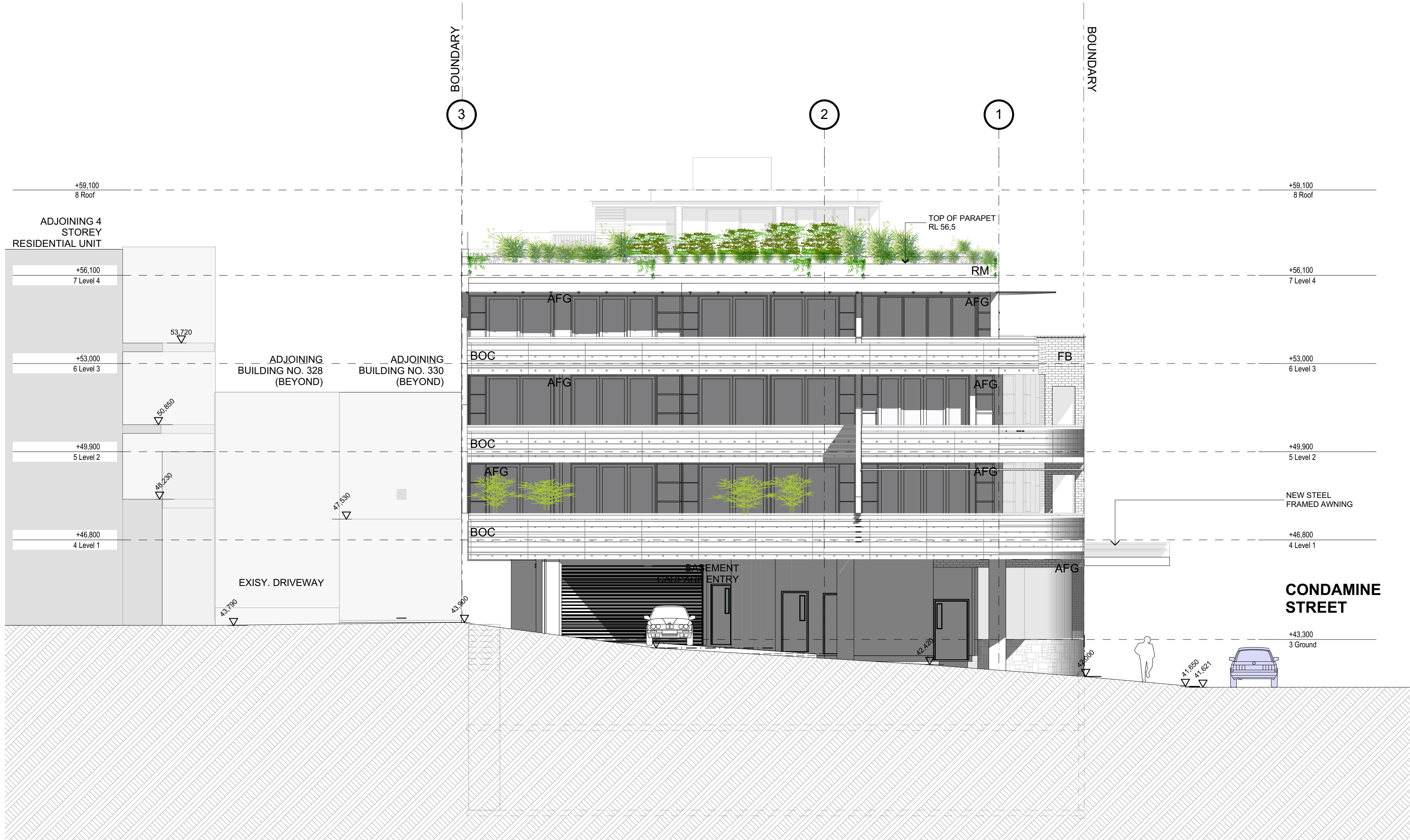


**POST S34 CONFERENCE**  
**17 02 2022**



East Elevation





North Elevation

NOTES:

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REVISIONS:

DATE	REV	DESCRIPTION
28/10/20	A	DA SUBMISSION
6/07/21	B	D+S PANEL
		NORTHERN EDGE OF COURTYARD + ROOF MODIFIED
		GROUND FLOOR CARPARK + ENTRY MODIFIED
		COMMUNAL OPEN SPACE MODIFIED
18/01/22	C	REVISED EXTERNAL FACADE & FINISHES
		MODIFIED AWNING
		MODIFIED DRIVEWAY
		ADDED PRIVACY LOUVRED SCREENS
03/02/22	D	AWNING EXTENDED & LOWERED. LVL 3 WINDOWS LOWERED
28/02/22	E	PARAPET NOTED RL MODIFIED TO REFLECT AGREED S34 CONF. LOWERED PARAPET LEVEL.
22/03/22	F	UPDATED LANDSCAPE ON L4

LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFGL	ALUMINIUM FRAMED GLASS
AL	LOUVRES
AH	ACCESS HATCH
ALS	ALUMINIUM LOUVRE SCREEN
ASL	ALUMINIUM SLIDING LOUVRES
BOC	BANDED OFFFORM CONCRETE
B	BOLLARD
BH	BULKHEAD
CPT	CARPET
CT	CERAMIC TILE
FB	FACE BRICK
FHR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GCW	GLAZED CURTAIN WALL
H	HYDRAULIC RISER
HC	HORIZONTAL CLADDING
HR	HANDRAIL (METAL)
NTR	NON TRAFFICABLE ROOF
PL	PLANTER
PLR	PLANTER (RAISED)
RM	RENDERED MASONRY
RP	RANDOM PEBBLE
RS	ROLLER SHUTTER
SAL	SLIDING ALUMINIUM LOUVRE
SC	SCREEN
STAL	STACKING LOUVRED SCREEN
SF	STONE FINISH
SFM	SPLIT FACE MASONRY FENCE
SMR	SHEET METAL ROOFING
SW	STORM WATER PIT
TSF	TIMBER SCREEN FENCE

ARCHITECT:

<b>WOLSKI . COPPIN</b>
ARCHITECTURE
LEVEL 1, 507 MILITARY ROAD WOLSWORTH NSW 2008
T: 9953 8477 E: info@wolski-coppin.com.au
DAVID WOLSKI NSW AIB No. 5297

PROJECT TITLE:

**Multi Unit Residential  
Development**

PROJECT ADDRESS:

**332-338 Sydney Road  
Balgowlah**

CLIENT:

**Balgowlah  
Developments  
Pty . Ltd**

DRAWING TITLE:

**North Elevation**

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

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

AFG	ALUMINIUM FRAMED GLAZING
AFGL	ALUMINIUM FRAMED GLASS LOUVRES
AH	ACCESS HATCH
ALS	ALUMINIUM LOUVRE SCREEN
ASL	ALUMINIUM SLIDING LOUVRES
BOC	BANDED OFFFORM CONCRETE
B	BOLLARD
BH	BULKHEAD
CPT	CARPET
CT	CERAMIC TILE
FB	FACE BRICK
FHR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GCW	GLAZED CURTAIN WALL
H	HYDRAULIC RISER
HC	HORIZONTAL CLADDING
HR	HANDRAIL (METAL)
NTR	NON TRAFFICABLE ROOF
PL	PLANTER
PLR	PLANTER (RAISED)
RM	RENDERED MASONRY
RP	RANDOM PEBBLE
RS	ROLLER SHUTTER
SAL	SLIDING ALUMINIUM LOUVRE SCREEN
STAL	STACKING LOUVRED SCREEN
SF	STONE FINISH
SFM	SPLIT FACE MASONRY FENCE
SMR	SHEET METAL ROOFING
SW	STORM WATER PIT
TSF	TIMBER SCREEN FENCE

**Multi Unit Residential  
Development**

**332-338 Sydney Road  
Balgowlah**

**Balgowlah  
Developments  
Pty . Ltd**

**South Elevation  
(Sydney Road  
Elevation)**

PROJECT No:	DRAWING No:
21904	DA12
REVISION:	NORTH POINT:
<b>F</b>	
SCALE:	PLOT DATE:
1:100@ A2	1/04/2022
FILE PATH:	



**Elevation (Sydney Road)**

**POST S34 CONFERENCE  
17 02 2022**



**LEGEND:**

AFG	ALUMINIUM FRAMED GLAZING
AFGL	ALUMINIUM FRAMED GLASS LOUVRES
AH	ACCESS HATCH
ALS	ALUMINIUM LOUVRE SCREEN
ASL	ALUMINIUM SLIDING LOUVRES
BOC	BANDED OFFFORM CONCRETE
BOL	BOLLARD
BH	BULKHEAD
CPT	CARPET
CT	CERAMIC TILE
CF	FACE BRICK
FHR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GCW	GLAZED CURTAIN WALL
GW	HYDRAULIC RISER
HC	HORIZONTAL CLADDING
HR	HANDRAIL (METAL)
NTR	NON TRAFFICABLE ROOF
PL	PLANTER
PLR	PLANTER (RAISED)
RM	RENDERED MASONRY
RP	RANDOM PEBBLE
RS	ROLLER SHUTTER
SAL	SLIDING ALUMINIUM LOUVRE SCREEN
STAL	STANDING LOUVRE SCREEN
SF	STONE FINISH
SFM	SPLIT FACE MASONRY FENCE
SMR	SHED MEET ROOFING
SWR	SWITCH PLATE RP
TSF	TIMBER SCREEN FENCE

ARCHITECT:

**WOLSKI . COPPIN**  
ARCHITECTURE  
LEVEL 1, 507 MILITARY ROAD  
T: 9953 8477  
DAVID WOLSKI

MOSMAN NSW 2088  
E: info@wolskicoppin.com.au  
NSW ARB NO. 5297

PROJECT TITLE: \_\_\_\_\_

## Multi Unit Residential Development

PROJECT ADDRESS: \_\_\_\_\_

**332-338 Sydney Road  
Balgowlah**

CLIENT: \_\_\_\_\_

**Balgowlah  
Developments  
Pty . Ltd**

DRAWING TITLE:

## Section AA

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

BIM Server: BIMSRV01 - BIM Server 20/21904 332-338  
Sydney Rd, Balgowlah 3B Alt

## Section AA

**POST S34 CONFERENCE**  
**17 02 2022**

NOTES:

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

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REV/ISSONS:		
DATE	REV	DESCRIPTION
28/10/20	A	DA SUBMISSION
6/07/21	B	D+S PANEL
		NORTHERN EDGE OF COURTYARD + ROOF MODIFIED
		GROUND FLOOR CARPARK + ENTRY MODIFIED
		COMMUNAL OPEN SPACE MODIFIED
18/01/22	C	REVISED EXTERNAL FACADE, BALCONY & RAMP
		REVISED COMMUNAL OPEN SPACE
		MODIFIED AWNING
		MODIFIED DRIVEWAY
		ADDED PRIVACY LOUVRED SCREENS
		ADDED GLASS BLOCKS TO COURTYARD
03/02/22	D	AWNING EXTENDED & LOWERED. LVL 3 WINDOWS LANDSCAPED EXTENDED INWARDS ON LVL 4
28/02/22	E	PARAPET NOTED RL MODIFIED TO REFLECT AGREED S34 CONE. LOWERED PARAPET LEVEL
22/03/22	F	UPDATED LANDSCAPE

AFGL	ALUMINUM FRAMED GLAZING
AFG	ALUMINUM FRAMED GLASS
	LOUVRES
AH	ACCESS HATCH
ALS	ALUMINUM LOUVRE SCREEN
ASL	ALUMINUM SLIDING LOUVRES
BOC	BANDED OFF FORM CONCRETE
	BOLLARD
BH	BULKHEAD
CPT	CARPET
	CERAMIC TILE
CB	FACE BRICK
FHR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GCW	GLAZED CURTAIN WALL
	HYDRAULIC RISER
HC	HORIZONTAL CLADDING
HR	HANDRAIL (METAL)
NTR	NON TRAFFICABLE ROOF
PL	PLANTER
PLR	PLANTER (RAISED)
RM	RENDERED MASONRY
RP	RANDOM PEBBLE
	ROLLER SHUTTER
SAL	SLIDING ALUMINUM LOUVRE SCREEN
STAL	STANDING ALUMINUM LOUVRE SCREEN
	STONE FINISH
SF	SPLIT FACE MASONRY FENCE
SMR	SHED METAL ROOFING
SW	SHED WATER PIP
TSF	TIMBER SHED ROOF

**WOLSKI . COPPIN**  
A R C H I T E C T U R E  
LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
T: 9953 8477 E: info@wolskicoppin.com.au  
DAVID WOLSKI NSW ARB No. 5297

## Multi Unit Residential Development

**332-338 Sydney Road  
Balgowlah**

**Balgowlah  
Developments  
Pty . Ltd**

Section BB

PROJECT No:	DRAWING No:
21904	DA14
REVISION:	NORTH POINT:

F

SCALE:	PLOT DATE:
1:100 @ A3	1/04/2022

BIM Server: BIMSrv01 - BIM Server 20/21904 332-338  
Sydney Rd, Balgowlah 3B Alt

11 Top roof

APPROVED BY THE LAND AND  
ONMENT COURT OF NSW

EDINGS NO: 2021/274989

DATED: 21/04/2022

BOUNDARY

BOUNDARY

RIGHT OF CARRIAGE

NOON EQUINOX

NOON MID WINTER

BUILDING OUTLINE S34  
SUBMISSION DOTTED

LOW PLANTING

COMMUNAL  
OPEN SPACE

A/C  
ENCLOSURE

TOP OF PARAPET  
RL 56.5

LINE OF 12.5 HT  
LIMIT AT SECTION

HORIZONTAL FIXED  
PRIVACY SCREENS  
TO STOREY ABOVE

HORIZONTAL FIXED  
PRIVACY SCREENS  
TO STOREY ABOVE

BALC.

BEDROOM

ENS

NTR

DINING

LIVING

BALC.

BALC.

DINING

LIVING

BALC.

SHOP 4

DETENTION TANK TO  
HYDRAULICS ENG  
DETAILS

GLASS BRICKS TO 1500  
UNDER PLANTERS

COURTYARD

STAIR  
ACCESS

EXIST.  
DRIVEWAY

EXIST GLAT  
SECTION

ADJOINING  
BUILDING NO. 120

BASEMENT CARPARK

FIRE STAIR

SYDNEY  
ROAD

43,950

42,600

42,500

41,250

41,660

40,220

39,930

37,090

37,350

37,870

38,495

38,830

35,625

35,895

48,310

43,880

46,800

49,900

53,000

56,100

59,100

1 Lower Basement

2 Basement

3 Ground

4 Level 1

5 Level 2

6 Level 3

7 Level 4

8 Roof

## Section BB

**POST S34 CONFERENCE**  
**17 02 2022**





northern  
beaches  
council

PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/274989

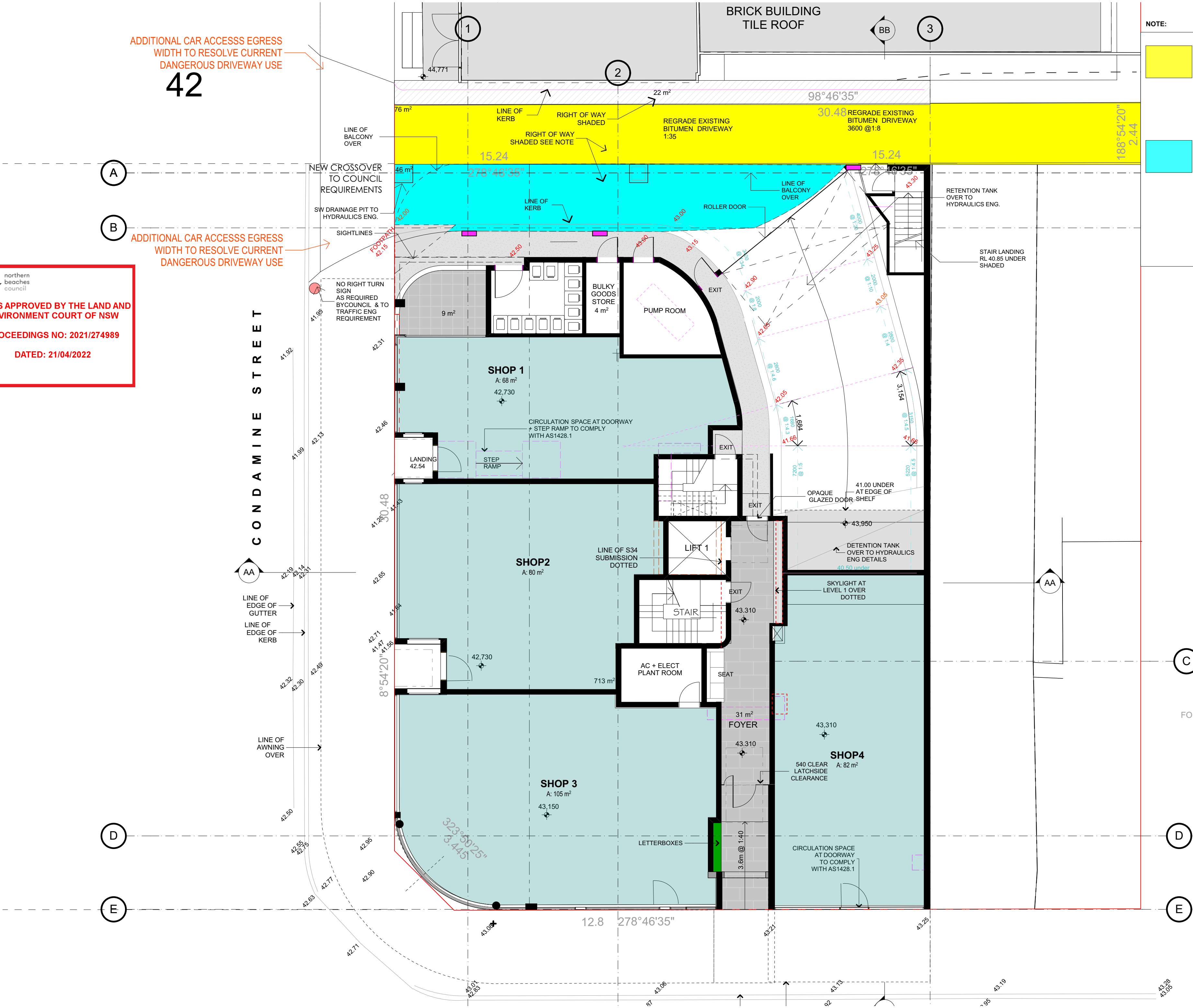
DATED: 21/04/2022

ADDITIONAL CAR ACCESSS EGRESS  
WIDTH TO RESOLVE CURRENT  
DANGEROUS DRIVEWAY USE

42

ADDITIONAL CAR ACCESSS EGRESS  
WIDTH TO RESOLVE CURRENT  
DANGEROUS DRIVEWAY USE

CONDAMINE STREET



NOTE:

PRIVATE LAND OWNED BY BALGOWLAH DEVELOPMENTS PL THAT HAS EXISTING RIGHT OF RIGHT OF WAY FOR ACCESS EGRESS FOR 330, 328 + LARGE BLOCK APARTMENTS AT 326 SYDNEY RD

PRIVATE LAND OWNED BY BALGOWLAH DEVELOPMENTS PL THAT WILL BE REGISTERED AS RIGHT OF RIGHT OF WAY FOR ACCESS EGRESS FOR 330, 328 + LARGE BLOCK APARTMENTS AT 326 SYDNEY RD AT THE OC OF DA SUBMITTED

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

THE CONTRACTOR IS TO CHECK AND VERIFY FIGURED DIMENSIONS PRIOR TO ANY COMMENCEMENT OF WORK ON SITE.

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REVISIONS:

DATE	REV	DESCRIPTION
18/01/22	A	ADDENDUM

LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFGL	ALUMINIUM FRAMED GLASS
LOUVRES	LOUVRES
AH	ACCESS HATCH
ALS	ALUMINIUM LOUVRE SCREEN
ASL	ALUMINIUM SLIDING LOUVRES
BOC	BANDED OFFFORM CONCRETE
B	BOLLARD
BH	BULKHEAD
CPT	CARPET
CT	CERAMIC TILE
FB	FACE BRICK
FHR	FIRE HOSE REEL
GB	GLAZED BALUSTRADE
GCW	GLAZED CURTAIN WALL
H	HYDRAULIC RISER
HC	HORIZONTAL CLADDING
HR	HANDRAIL (METAL)
NTR	NON TRAFFICABLE ROOF
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PLR	PLANTER (RAISED)
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RP	RANDOM PEBBLE
RS	ROLLER SHUTTER
SAL	SLIDING ALUMINIUM LOUVRE
SCREEN	SCREEN
STAL	STACKING LOUVRED SCREEN
SF	STONE FINISH
SFM	SPLIT FACE MASONRY FENCE
SMR	SHEET METAL ROOFING
SW	STORM WATER PIT
TSF	TIMBER SCREEN FENCE

ARCHITECT:

**WOLSKI . COPPIN**  
ARCHITECTURE  
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T: 9953 8477 E: info@wolski-coppin.com.au  
DAVID WOLSKI NSW ABB NO. 5297

PROJECT TITLE:

**Multi Unit Residential Development**

PROJECT ADDRESS:

**332-338 Sydney Road Balgowlah**

CLIENT:

**Balgowlah Developments Pty . Ltd**

DRAWING TITLE:

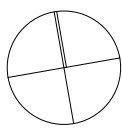
**RIGHT OF WAY PLAN**

PROJECT No:	DRAWING No:
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21904 RW 01

REVISION:	NORTH POINT:
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A



SCALE:	PLOT DATE:
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1:100@ A2 1/04/2022

FILE PATH:

BIM Server: BIMSRV01 - BIM Server 20/21904 332-338 Sydney Rd, Balgowlah 3B Alt

REVISIONS:


G	ALUMINIUM FRAMED GLAZING
L	ALUMINIUM FRAMED GLASS
	LOUVRES
I	ACCESS HATCH
S	ALUMINIUM LOUVRE SCREEN
	BOLLARD
	BULKHEAD
T	CARPET
	CERAMIC TILE
	FACE BRICK
R	FIRE HOSE REEL
W	GLAZED BALUSTRADE
B	GLAZED CURTAIN WALL
	HYDRAULIC RISER
	HANDRAIL (METAL)
R	NON TRAFFICABLE ROOF
	PLANTER
R	PLANTER (RAISED)
M	RENDERED MASONRY
P	RANDOM PEBBLE
	ROLLER SHUTTER
L	SLIDING ALUMINIUM LOUVRE
	SCREEN
AL	STACKING LOUVRED SCREEN
	SUITE FINISH
M	SPLIT FACE MASONRY FENCE
V	SHEET METAL ROOFING
F	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  
T: 9953 8477  
DAVID WOLSKI

MOSMAN NSW 2088  
E: [info@wolskicoppin.com.au](mailto:info@wolskicoppin.com.au)  
NSW ARB No. 5297

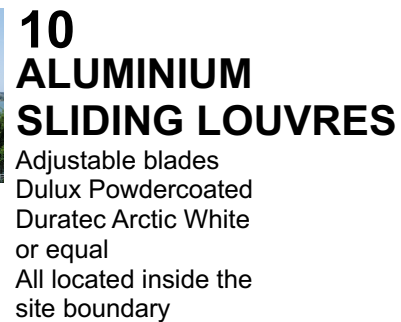
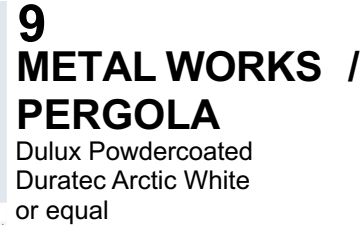
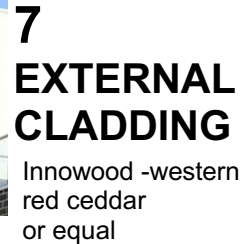
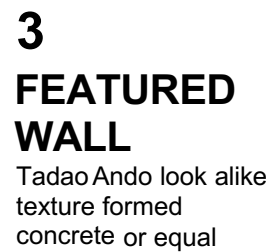
## Multi Unit Residential Development

**332-338 Sydney Road  
Balgowlah**

**Balgowlah  
Developments  
Pty Ltd**

## FINISHES 01

BIM Server: BIMSrv01 - BIM Server 20/21904 332-338  
Sydney Rd, Balgowlah 3B Alt



**DATED: 21/04/2022**



**POST S34 CONFERENCE**  
**17 02 2022**

D





DATE	REV	DESCRIPTION
28/10/20	A	DA SUBMISSION
15/03/22	B	UPDATED DEMOLITION PLAN
		POST S34 CONFERENCE

ARCHITECT:

**WOLSKI . COPPIN**  
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LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088  
 T: 9953 8477 E: [info@wolskicoppin.com.au](mailto:info@wolskicoppin.com.au)  
 DAVID WOLSKI NSW ARB No. 5297

PROJECT ADDRESS:

CLIENT:	
<b>Balgowlah Developments Pty Ltd</b>	

DRAWING TITLE:

PROJECT No:	DRAWING No:
21904	C14

REVISION:	NORTH POINT:
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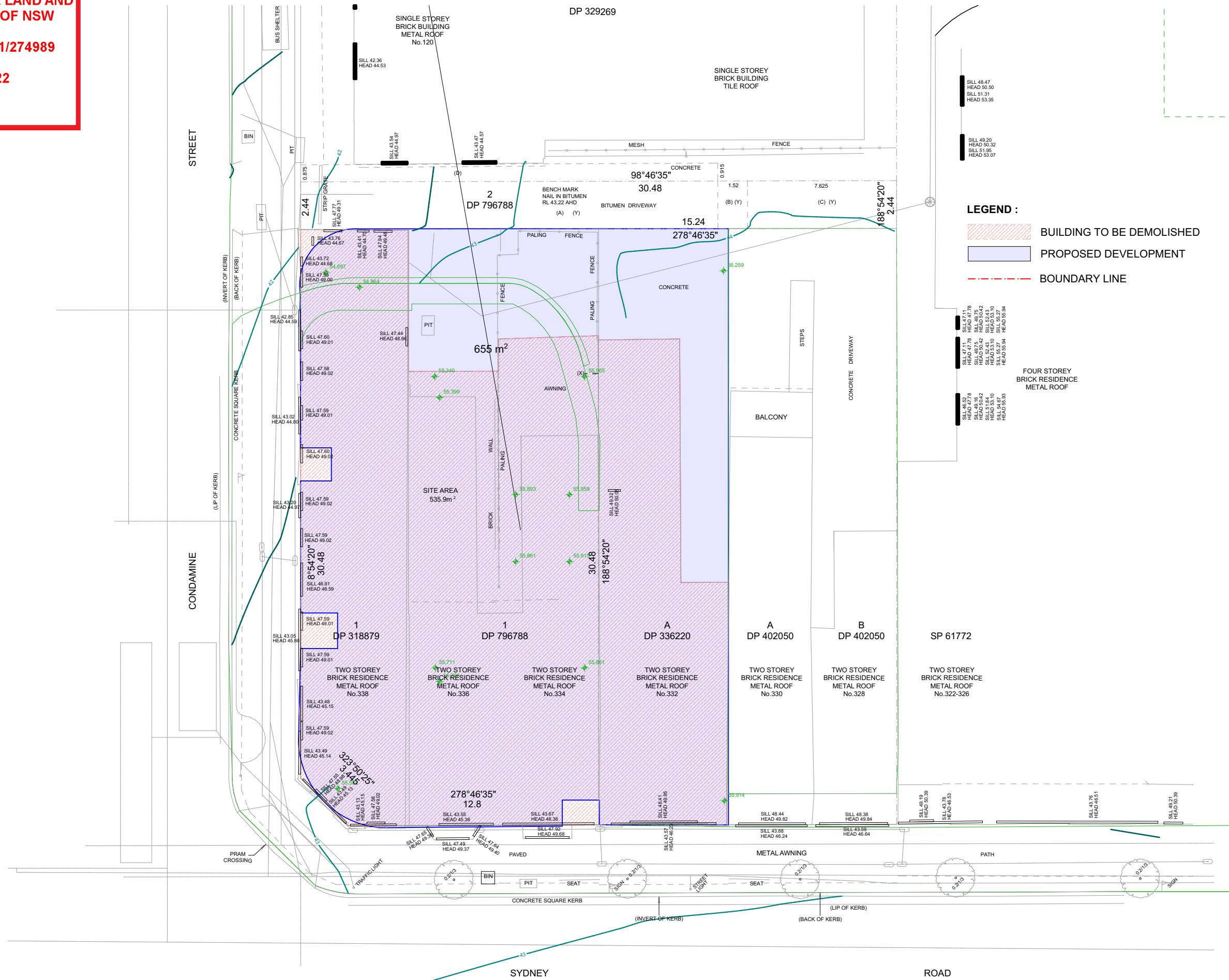
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SCALE:	PLOT DATE:
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	15/03/2022
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1:200@ A3	
FILE PATH:	

BIM Server: BIMSRV01 - BIM Server 20/21904 332-338  
Sydney Rd, Balgowlah 3B Alt







northern  
beaches  
council

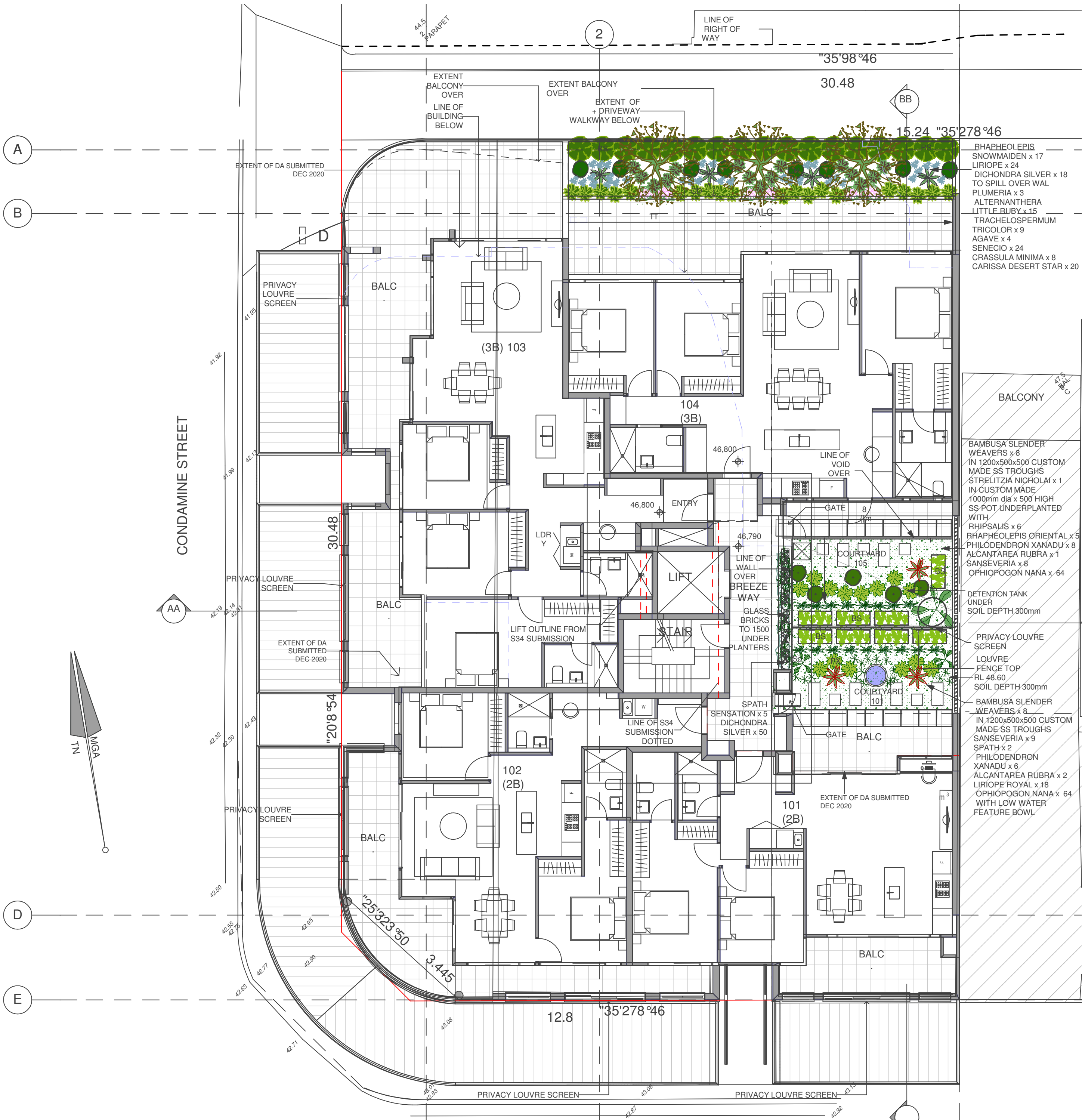
PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/274989

DATED: 21/04/2022

Trees in Planters - LEVEL 1 – 332-338 Sydney Rd BALGOWLAH – 10/02/22

Plumeria rubra	PI	Frangipani 2 white & 1 pink	45lt	3	6m	3m	Exotic 2 drop
Shrubs in planters - LEVEL 1							
Agave Blue Glow	AB	Blue Glow Agave	300mm	4	0.6m	0.6m	Exotic 1 drop
Alcantarea imperialis 'Rubra'	AR	Imperial Bromeliad	300mm	3	1.2m	1.5m	Exotic 2 drop
Alternanthera 'Little Ruby'	AL	Little ruby	200mm	15	0.4m	.6-.9m	Exotic 2 drop
Bambusa textilis Gracillis	BS	Slender Weavers bamboo	300mm	16	6-8m	0.3m	Exotic 3 drop
Carissa "Desert Star"	CD	Natal Plum	300mm	20	1-2m	1-2m	Exotic 1 drop
Crassula ovata Minima	CM	Jade Plant	300mm	8	0.75m	0.5m	Exotic 1 drop
Philodendron 'Xanadu'	PX	Xanadu Philodendron	200mm	14	0.9m	1.2m	Exotic 3 drop
Raphiolepis Snow Maiden	RS	Indian Hawthorn	200mm	17	1.5m	0.5m	Exotic 1 drop
Raphiolepis Oriental Pearl	RO	Indian Hawthorn	300mm	5	1.0m	1.0m	Exotic 1 drop
Sansevieria trifasciata	St	Mother-In-Law's-Tongue	200mm	17	1.5m	0.5m	Exotic 1 drop
Spathiphyllum Sensation	Sp	Giant Peace Lily	300mm	7	1.2-1.8m	1.2m	Exotic 3 drop
Strelitzia nicholai	SN	Giant Bird of Paradise	300mm	1	10.0m	5.0m	Exotic 2 drop
Groundcovers & Grasses in planters – LEVEL 1							
Dichondra Silver Falls	DS	Silver Kidney Weed	100mm	68	0.1m	1.0m	Native 2 drop
Liriope muscari 'Royal Purple'	LR	Lily Turf	140mm	42	0.45m	0.45m	Exotic 2 drop
Ophiopogon japonicas 'Nana'	ON	Dwarf Mondo Grass	100mm	128	0.1m	0.1m	Exotic 2 drop
Rhipsalis sp	R	Mistletoe Cactus	140mm	6	0.3m	1.0m	Exotic 1 drop
Senecio mandraliscae	Sm	Blue Chalk sticks	100mm	24	0.25m	0.6m	Exotic 1 drop
T.jasminoides Tri Colour	TT	Variegated Star Jasmine	200mm @ 6m <sup>2</sup>	9	0.3m	2.0mm	Exotic 2 drop



- BHAPHEOLEPIS SNOWMAIDEN x 17
  - LIRIOPE x 24
  - DICHONDRA SILVER x 18
  - TO SPILL OVER WAL
  - PLUMERIA x 3
  - ALTERNANTHERA LITTLE RUBY x 15
  - TRACHELOSPERMUM TRICOLOR x 9
  - AGAVE x 4
  - SENECIO x 24
  - CRASSULA MINIMA x 8
  - CARISSA DESERT STAR x 20
- 
- BAMBUSA SLENDER WEAVERS x 8
  - IN 1200x500x500 CUSTOM MADE SS TROUGHS
  - STRELITZIA NICHOLAI x 1
  - IN CUSTOM MADE 1000mm dia x 500 HIGH SS POT UNDERPLANTED WITH
  - RHIPSALIS x 6
  - RHAPHEOLEPIS ORIENTAL x 5
  - PHILODENDRON XANADU x 8
  - ALCANTAREA RUBRA x 1
  - SANSEVERIA x 8
  - OPHIPOGON NANA x 64
- 
- DETENTION TANK UNDER
  - SOIL DEPTH 300mm
- 
- PRIVACY LOUVRE SCREEN
  - LOUVRE FENCE TOP
  - RL 48.60
  - SOIL DEPTH 300mm
- 
- BAMBUSA SLENDER WEAVERS x 8
  - IN 1200x500x500 CUSTOM MADE SS TROUGHS
  - SANSEVERIA x 9
  - SPATH x 2
  - PHILODENDRON XANADU x 6
  - ALCANTAREA RUBRA x 2
  - LIRIOPE ROYAL x 18
  - OPHIPOGON NANA x 64
  - WITH LOW WATER FEATURE BOWL



janebritttdesign

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

No332-338 SYDNEY RD BALGOWLAH

:project

LEVEL 1 LANDSCAPE PLAN

:drawing

MAY 2020

:date

1:100

at A2

:scale

Amendments

A. Preliminary Issue 18/05/20

B. Revised DA Issue 12/11/20

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

DAL01C



Trees in Planters - LEVEL 4 - 332-338 Sydney Rd BALGOWLAH – 10/02/22							
Plumeria rubra	PI	Frangipani 2 white & 1 pink	45lt	2	6m	3m	Exotic 2 drop
Shrubs in Planters - LEVEL 4							
Agave Blue Glow	AB	Blue Glow Agave	300mm	1	0.6m	0.6m	Exotic 1 drop
Beschorneria yuccoides	By	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	CB	Blue Jade	300mm	22	0.9m	0.9m	Exotic 1 drop
Crassula Hummel's Sunset	CH	Hummels Sunset Jade	300mm	25	0.9m	0.6m	Exotic 1 drop
Doryanthes excelsa	Do	Gynea Lily	300mm	1	2.0m	2.0m	Native 1 drop
Echinopsis pachanoi	Ep	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 & Grasses in planters – LEVEL 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
Myoporum parvifolium	My	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

