

ADDITIONAL INFORMATION -
NOT FOR CONSTRUCTION

Project
PROPOSED NEW DWELLING

Address
55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW 2093

Client
PRYOR

Project Number
21.05

Date
07.08.2022

DRAWING LIST

A101	BASIX REQUIREMENTS	B	01.02.2022
A201	SITE ANALYSIS	A	20.09.2021
A202	SITE PLAN	E	07.08.2022
A203	DEMOLITION PLAN	A	20.09.2021
A301	GARAGE FLOOR PLAN	E	07.08.2022
A302	SECOND FLOOR PLAN	E	07.08.2022
A303	FIRST FLOOR PLAN	E	07.08.2022
A304	GROUND FLOOR PLAN	E	07.08.2022
A305	REAR YARD PLAN	B	01.02.2022
A306	ROOF PLAN	E	07.08.2022
A307	POOL PLAN	A	20.09.2021
A401	SECTION AA	E	07.08.2022
A402	SECTION BB	E	07.08.2022
A403	SECTION CC	A	20.09.2021
A501	NORTH ELEVATION	B	01.02.2022
A502	SOUTH ELEVATION	E	07.08.2022
A503	WEST ELEVATION	B	01.02.2022
A504	EAST ELEVATION	E	07.08.2022
A601	CALCULATIONS	E	07.08.2022
A602	CONSTRUCTION MANAGEMENT PLAN	E	07.08.2022
A701	SHADOW DIAGRAMS - JUNE 21 - 9AM	E	07.08.2022
A702	SHADOW DIAGRAMS - JUNE 21 - 9.30AM	E	07.08.2022
A703	SHADOW DIAGRAMS - JUNE 21 - 10AM	E	07.08.2022
A704	SHADOW DIAGRAMS - JUNE 21 - 10.30AM	E	07.08.2022
A705	SHADOW DIAGRAMS - JUNE 21 - 11AM	E	07.08.2022
A706	SHADOW DIAGRAMS - JUNE 21 - 11.30AM	E	07.08.2022
A707	SHADOW DIAGRAMS - JUNE 21 - 12PM	E	07.08.2022
A708	SHADOW DIAGRAMS - JUNE 21 - 12.30AM	E	07.08.2022
A709	SHADOW DIAGRAMS - JUNE 21 - 1PM	E	07.08.2022
A710	SHADOW DIAGRAMS - JUNE 21 - 1.30PM	E	07.08.2022
A711	SHADOW DIAGRAMS - JUNE 21 - 2PM	E	07.08.2022
A712	SHADOW DIAGRAMS - JUNE 21 - 2.30PM	E	07.08.2022
A713	SHADOW DIAGRAMS - JUNE 21 - 3PM	E	07.08.2022
A720	BUILDING ENVELOPE STUDY	E	07.08.2022
A721	CUT AND FILL PLAN	E	07.08.2022
A722	HEIGHT PLANE ANALYSIS	E	07.08.2022
A801	PERSPECTIVES	A	20.09.2021
A802	PERSPECTIVES	A	20.09.2021
A901	MATERIALS & WINDOW SCHEDULES	E	07.08.2022

WOOLGOOLGA STREET

MGA
(PM478 TO SSM19755
AZIMUTH ADOPTED)

TN

1

SITE ANALYSIS

1 : 200

URSINO
ARCHITECTS

Suite 313, 49 Queens Road Five Dock NSW 2046
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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LEGEND & NOTES
--- PROPERTY BOUNDARY
--- VIEWS FROM SUBJECT SITE
--- PREVAILING WINDS
--- LANDSCAPED AREA
--- HARD SURFACE AREA
--- ROOT PROTECTION ZONE
--- TREE PROTECTION ZONE

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY, IMPROVEMENTS SHOWN HEREON IN RELATION TO BOUNDARIES ARE DIAGRAMATIC ONLY;
2. FULL DETAILS OF SEWER AND OTHER SERVICES SHOULD BE OBTAINED FROM THE RELEVANT AUTHORITIES; 3. CONTOURS ARE APPROXIMATE ONLY, PREFERENCE TO BE GIVEN TO SPOT HEIGHTS;
4. MAJOR TREES SHOWN ONLY; 5. DIMENSIONS AND AREA ARE SUBJECT TO SURVEY

THIS PLAN HAS BEEN PREPARED FOR THE SOLE PURPOSE OF LODGING A DEVELOPMENT APPLICATION WITH THE LOCAL COUNCIL. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF URSINO ARCHITECTS

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 200		SITE ANALYSIS

ADDRESS
55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093

DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LC	RU		20.09.2021
PROJECT NO.	REV		DRAWING NO.
21.05	A		A201



WOOLGOOLGA STREET

EXISTING VEHICLE CROSSING TO BE DEMOLISHED DASHED RED

DRIVEWAY TO ENG. DETAILS

SOLAR PANELS AS PER BASIX

22 DP23447

LINE OF DEMOLISHED SHOWN DASHED RED

0.9M SIDE SETBACK

19 DP23447

LINE OF TREES REMOVED SHOWN DASHED

18 DP23447

0.9M SIDE SETBACK

6M REAR SETBACK

NO. 55 WOOLGOOLGA ST
PROPOSED NEW
MULTILEVEL DWELLING

24 DP23447

15 DP23447

ROOT PROTECTION ZONE (SHOWN DASHED BLUE)

TREE PROTECTION ZONE (SHOWN DASHED GREEN)

NEW VEHICLE CROSSING AND STEPS
WITHIN COUNCIL VERGE SHOWN
HATCHED, SUBJECT TO COUNCIL
REQUIREMENTS

MGA
(PM478 TO SSM19755
AZIMUTH ADOPTED)

1 SITE PLAN
1 : 200

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A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021	
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022	
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022	

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EXISTING TREE TO BE RETAINED
EXISTING TREE TO BE REMOVED
PROPOSED NEW TREE

CLIENT	SCALE	@ A3	DRAWING TITLE	DATE
PRYOR	1 : 200		SITE PLAN	07.08.2022
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU		07.08.2022
	PROJECT NO.	REV		DRAWING NO.
	21.05	E		A202

WOOLGOOLGA STREET

MGA
(PM478 TO SSM19755
AZIMUTH ADOPTED)

TN

1

DEMOLITION PLAN

1 : 200

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ARCHITECTS

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REVISION DESCRIPTION

A DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION

DATE

20.09.2021

LEGEND & NOTES

--- BUILDING / TREES TO BE DEMOLISHED / REMOVED

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CLIENT

PRYOR

SCALE

As indicated

@ A3

DEMOLITION PLAN

ADDRESS

55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093

DRAWN BY.

LC

PROJECT NO.

21.05

DESIGNED BY.

RU

REV

A

TRUE NORTH



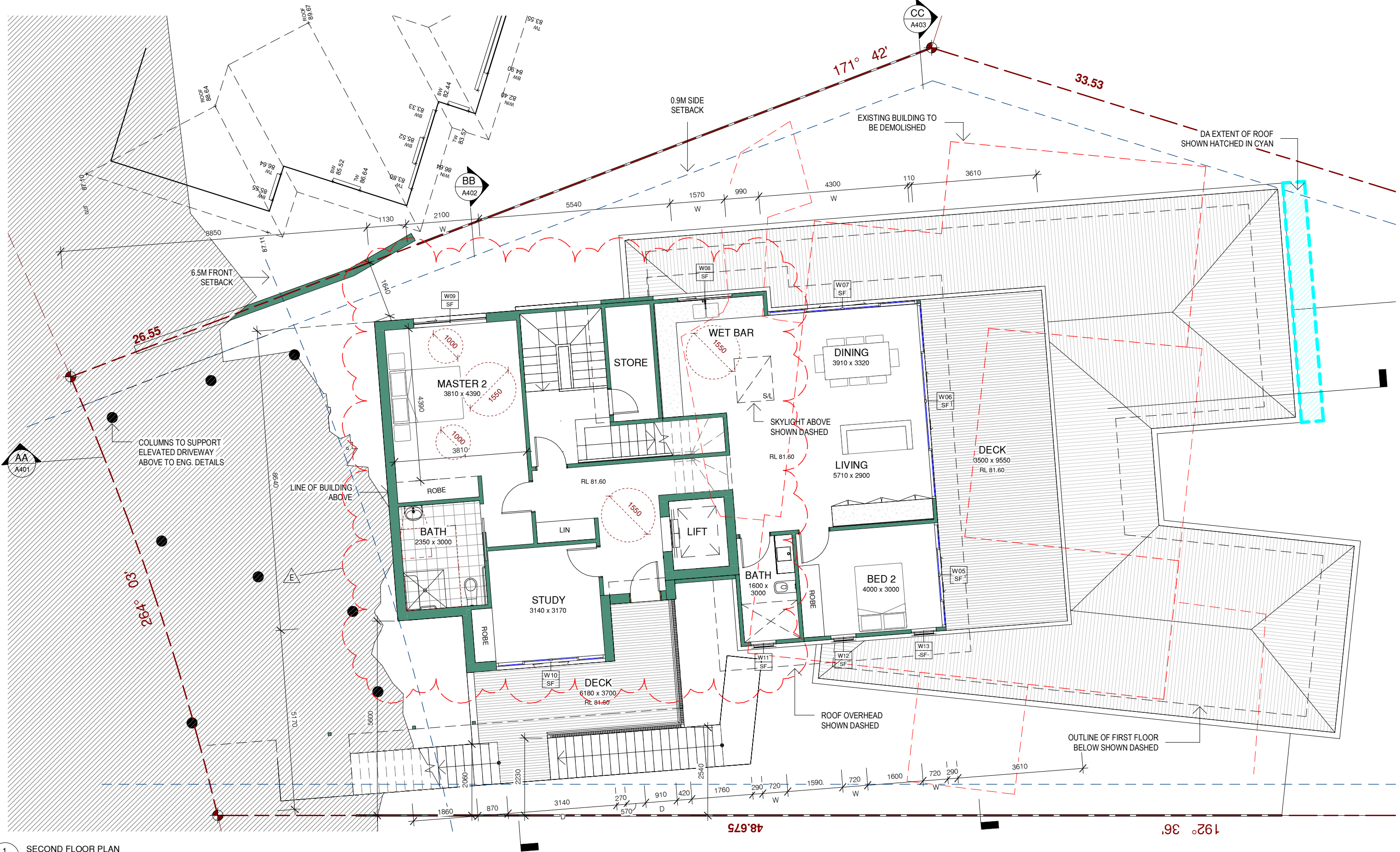
DATE

20.09.2021

DRAWING NO.

A203

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



1 SECOND FLOOR PLAN
1 : 100

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

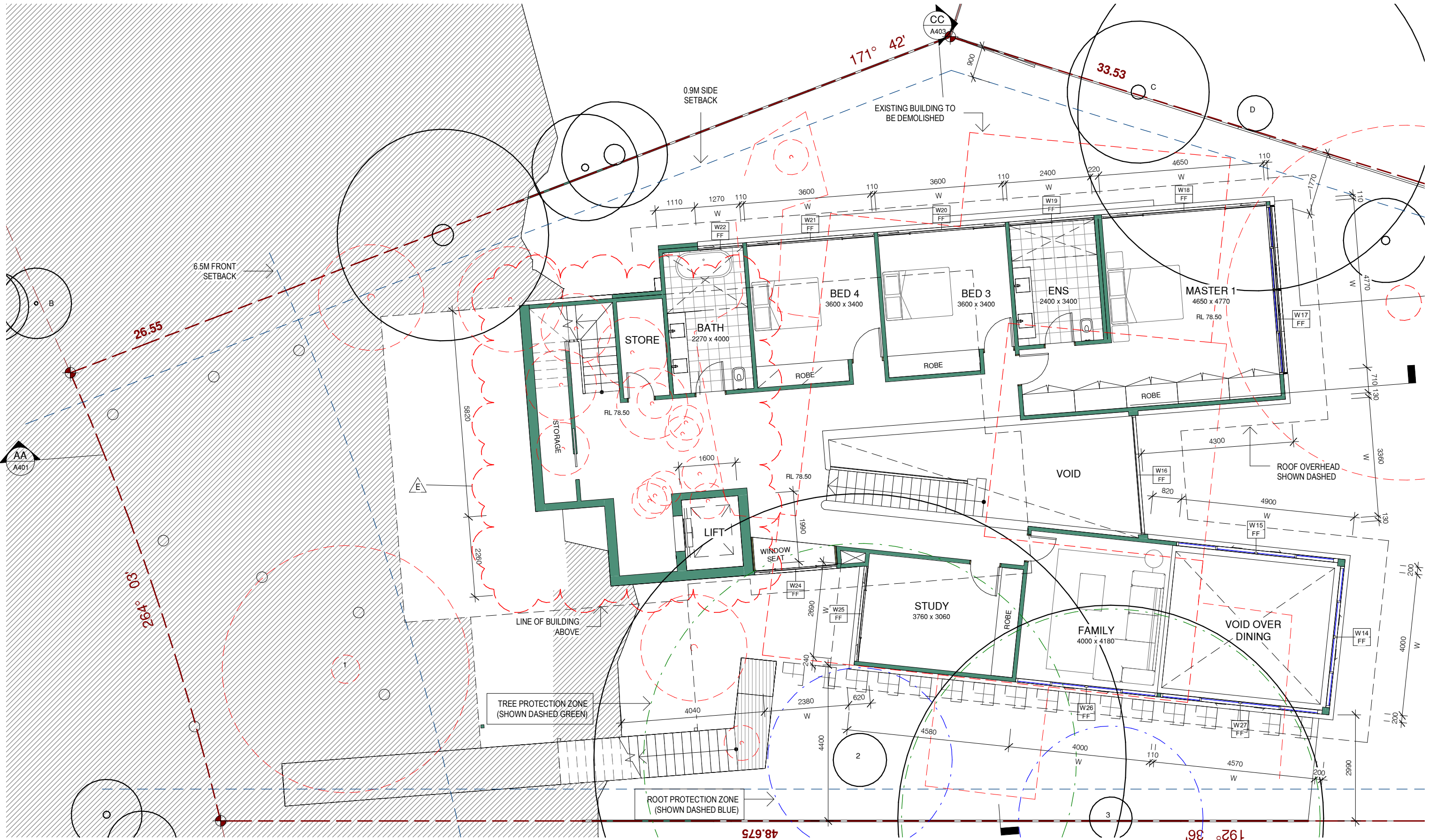
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LEGEND & NOTES
Ⓢ SMOKE DETECTOR
WM WASHING MACHINE
DRY DRYER
S/L SKYLIGHT
--- ROOT PROTECTION ZONE
--- TREE PROTECTION ZONE

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 100		SECOND FLOOR PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	
PROJECT NO.	REV	DATE	DRAWING NO.
21.05	E	07.08.2022	A302



1 FIRST FLOOR PLAN
1 : 100

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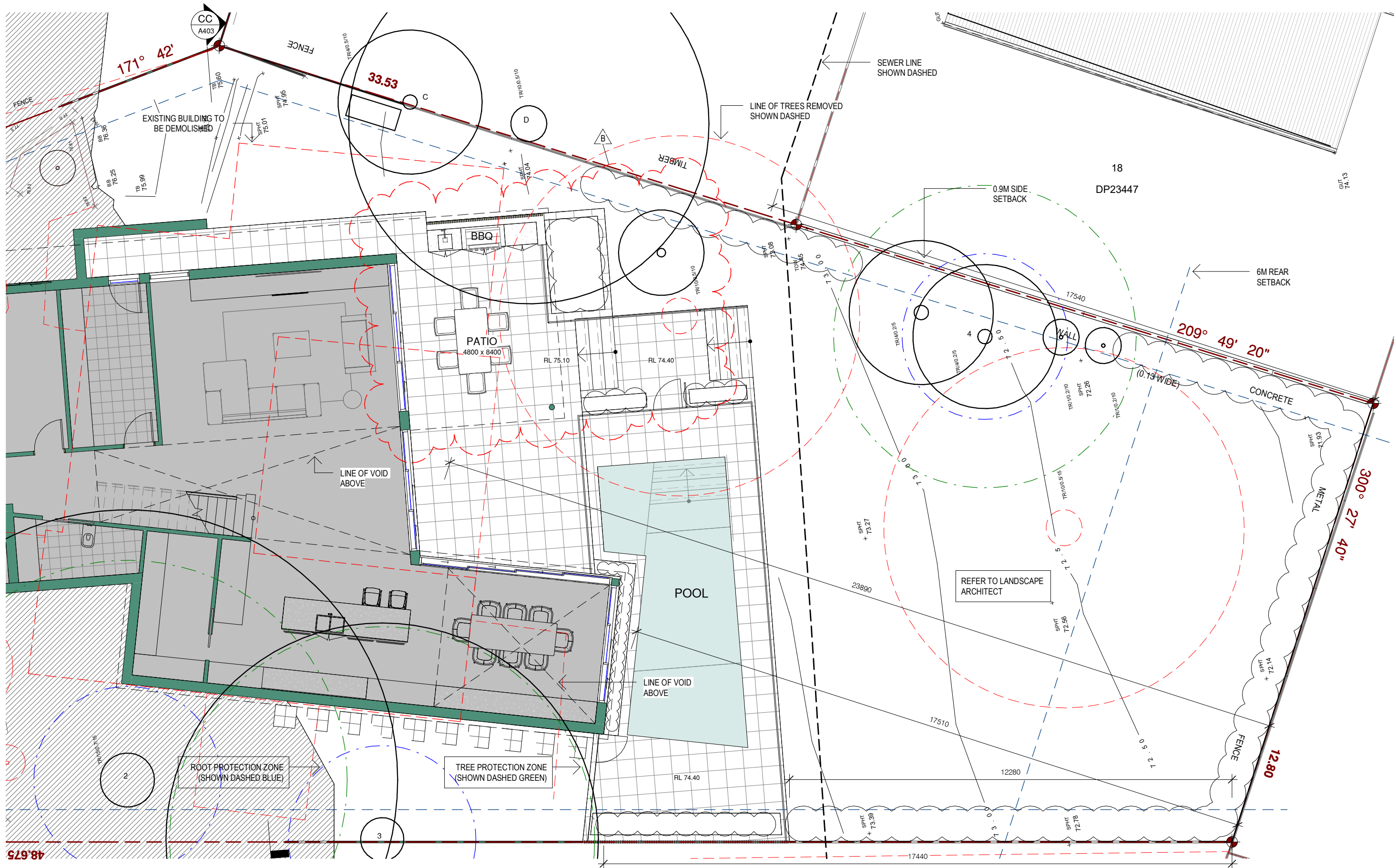
REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021	Ⓢ SMOKE DETECTOR
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022	WM WASHING MACHINE
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022	DRY DRYER
			S/L SKYLIGHT
			--- ROOT PROTECTION ZONE
			--- TREE PROTECTION ZONE

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CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 100		FIRST FLOOR PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	DATE 07.08.2022
	PROJECT NO.	REV	DRAWING NO.
	21.05	E	A303



1 REAR YARD PLAN
1 : 100

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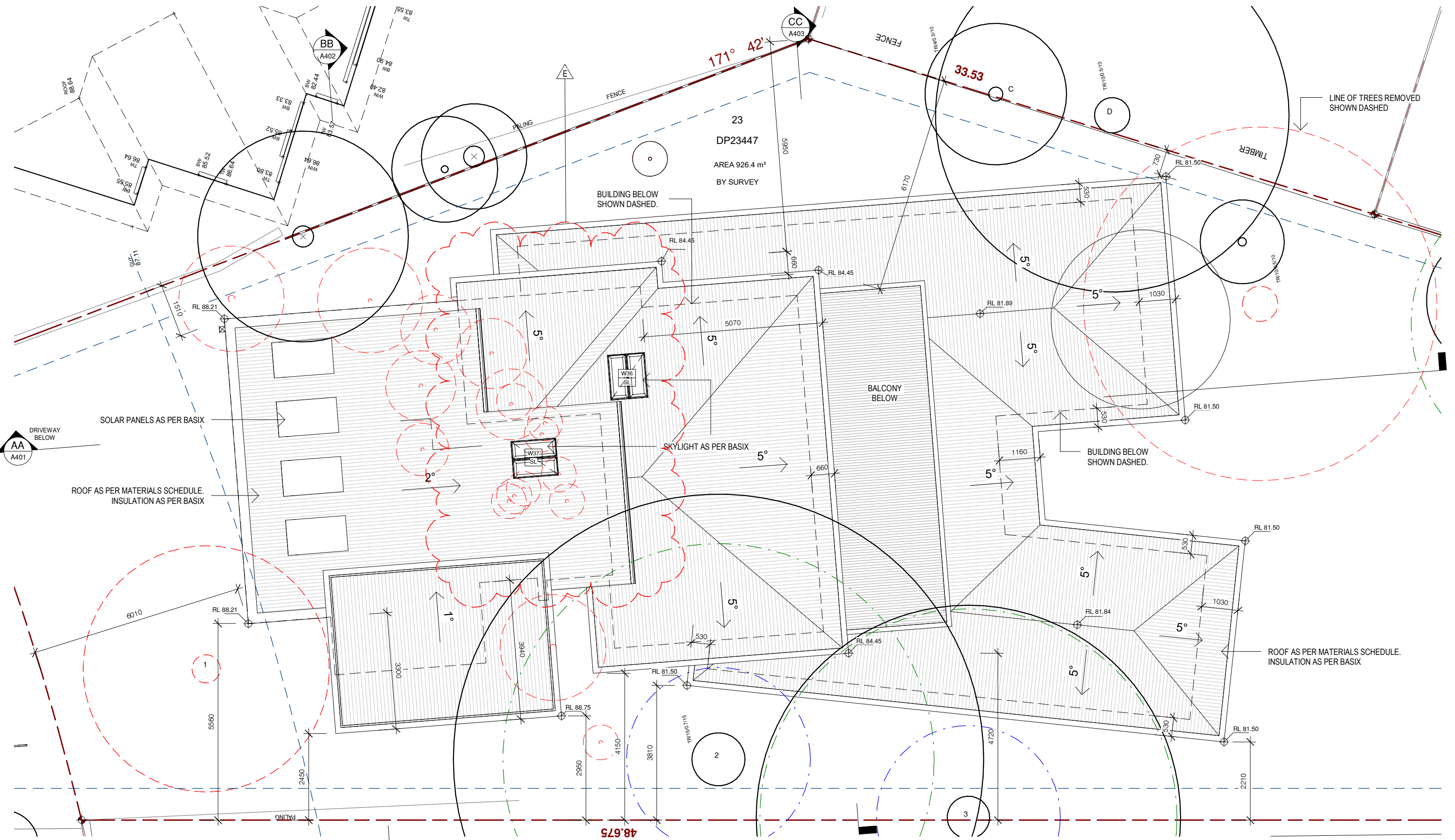
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LEGEND & NOTES
Ⓢ SMOKE DETECTOR
WM WASHING MACHINE
DRY DRYER
S/L SKYLIGHT
--- ROOT PROTECTION ZONE
--- TREE PROTECTION ZONE

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 100		REAR YARD PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	01.02.2022
	PROJECT NO.	REV	DRAWING NO.
	21.05	B	A305



1 ROOF PLAN
1 : 100

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



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REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

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B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022	WM WASHING MACHINE
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022	DRY DRYER
			S/L SKYLIGHT
			--- ROOT PROTECTION ZONE
			--- TREE PROTECTION ZONE

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CLIENT
PRYOR

SCALE
1 : 100

DRAWING TITLE
ROOF PLAN


ADDRESS
**55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093**

DRAWN BY.
LC

DESIGNED BY.
RU

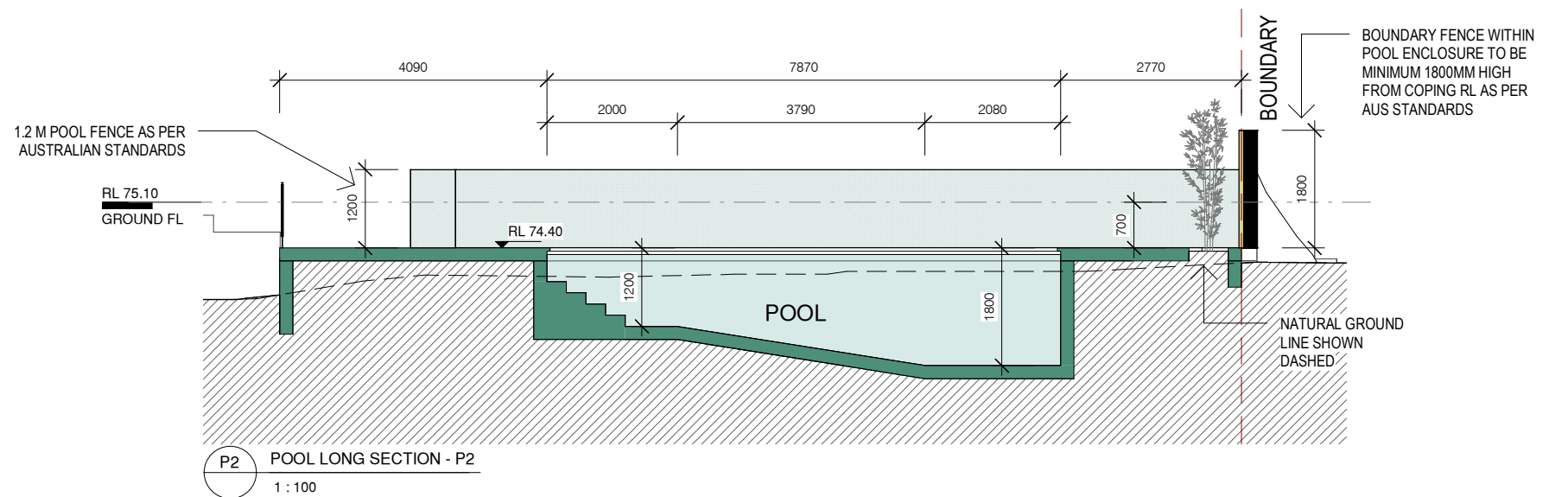
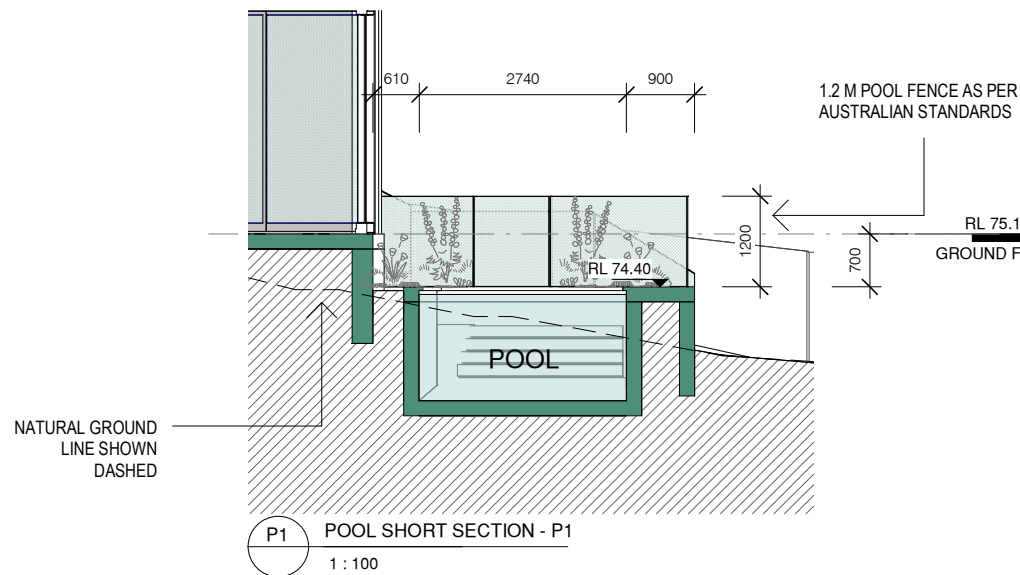
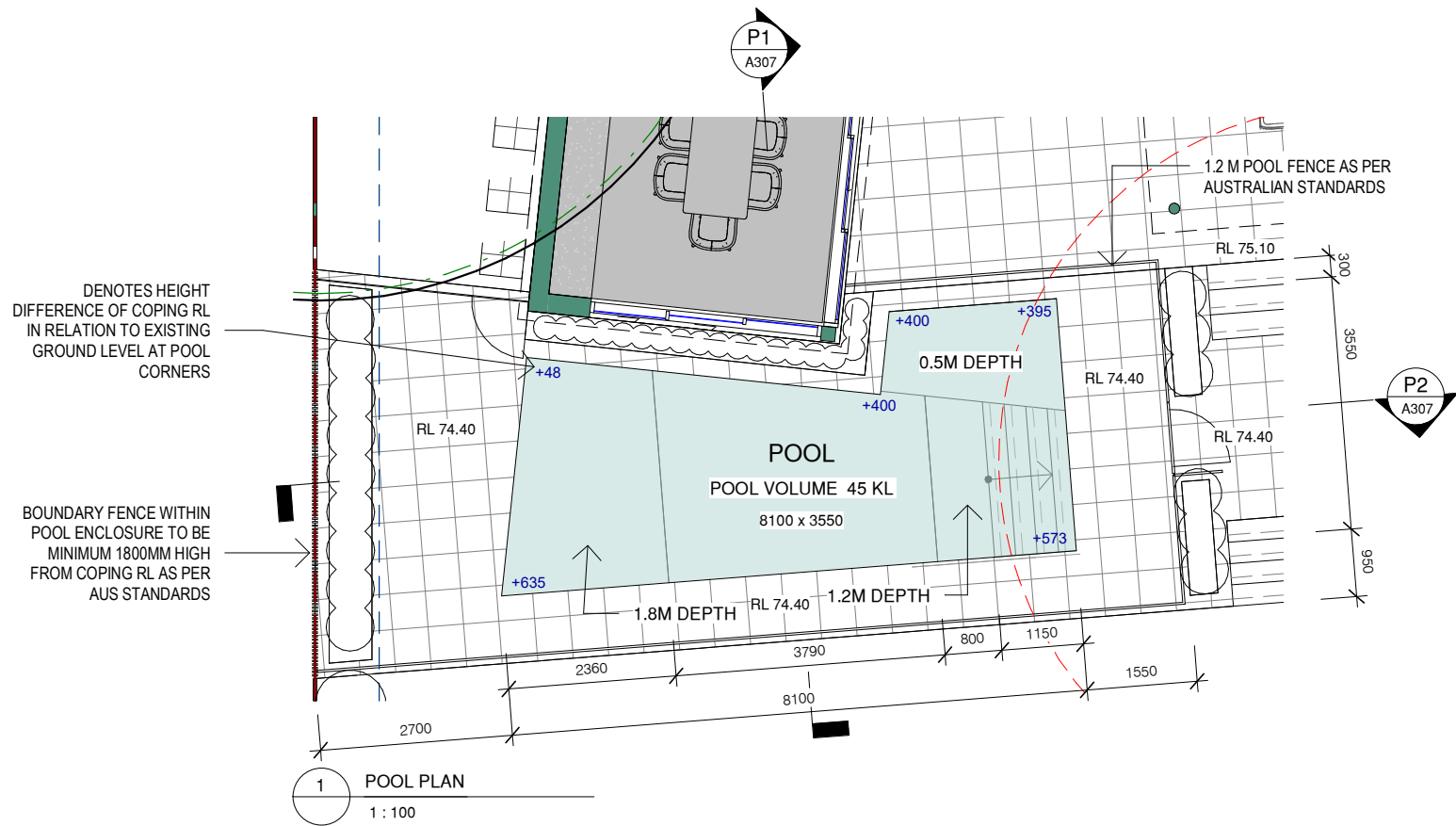
PROJECT NO.
21.05

REV
E

TRUE NORTH



DATE
07.08.2022

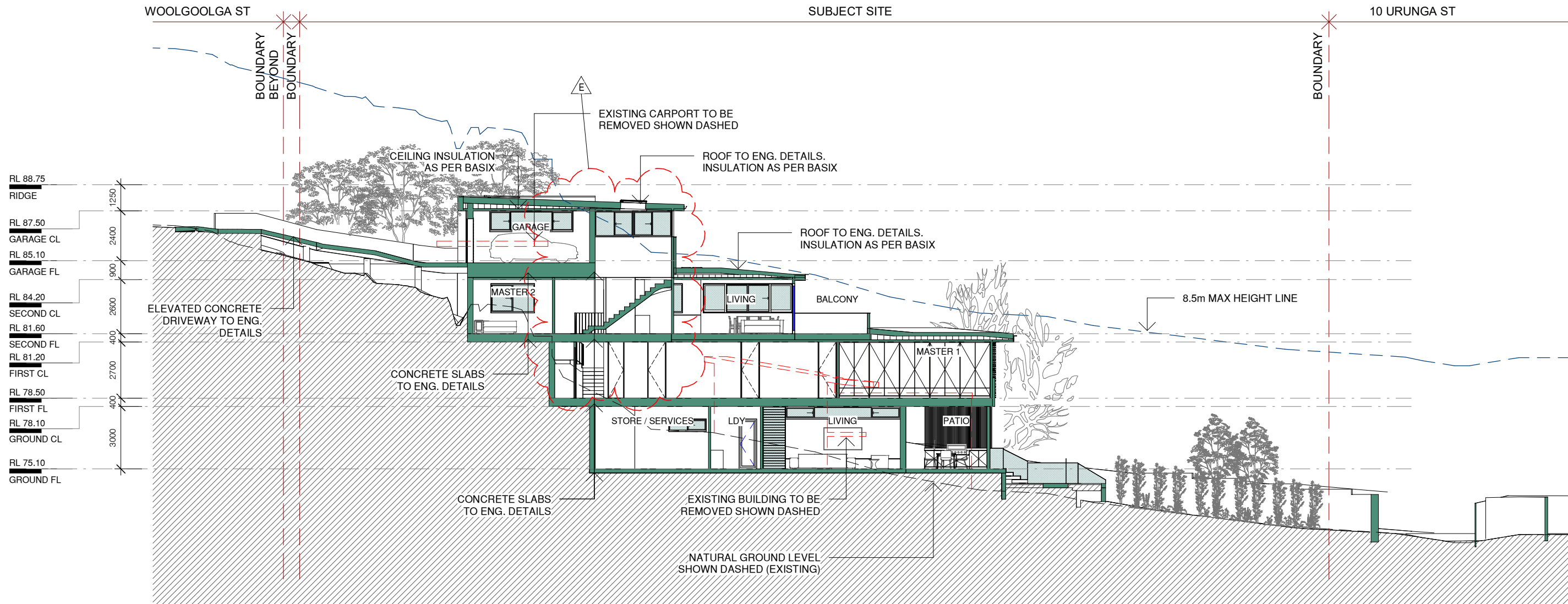
DRAWING NO.
A306



ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021	<p>Ⓢ SMOKE DETECTOR</p> <p>WM WASHING MACHINE</p> <p>DRY DRYER</p> <p>S/L SKYLIGHT</p> <p>--- ROOT PROTECTION ZONE</p> <p>--- TREE PROTECTION ZONE</p>
<p>GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT: THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>			

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 100		POOL PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	
	PROJECT NO.	REV	DATE
	21.05	A	20.09.2021
			DRAWING NO.
			A307



AA SECTION AA
1 : 200

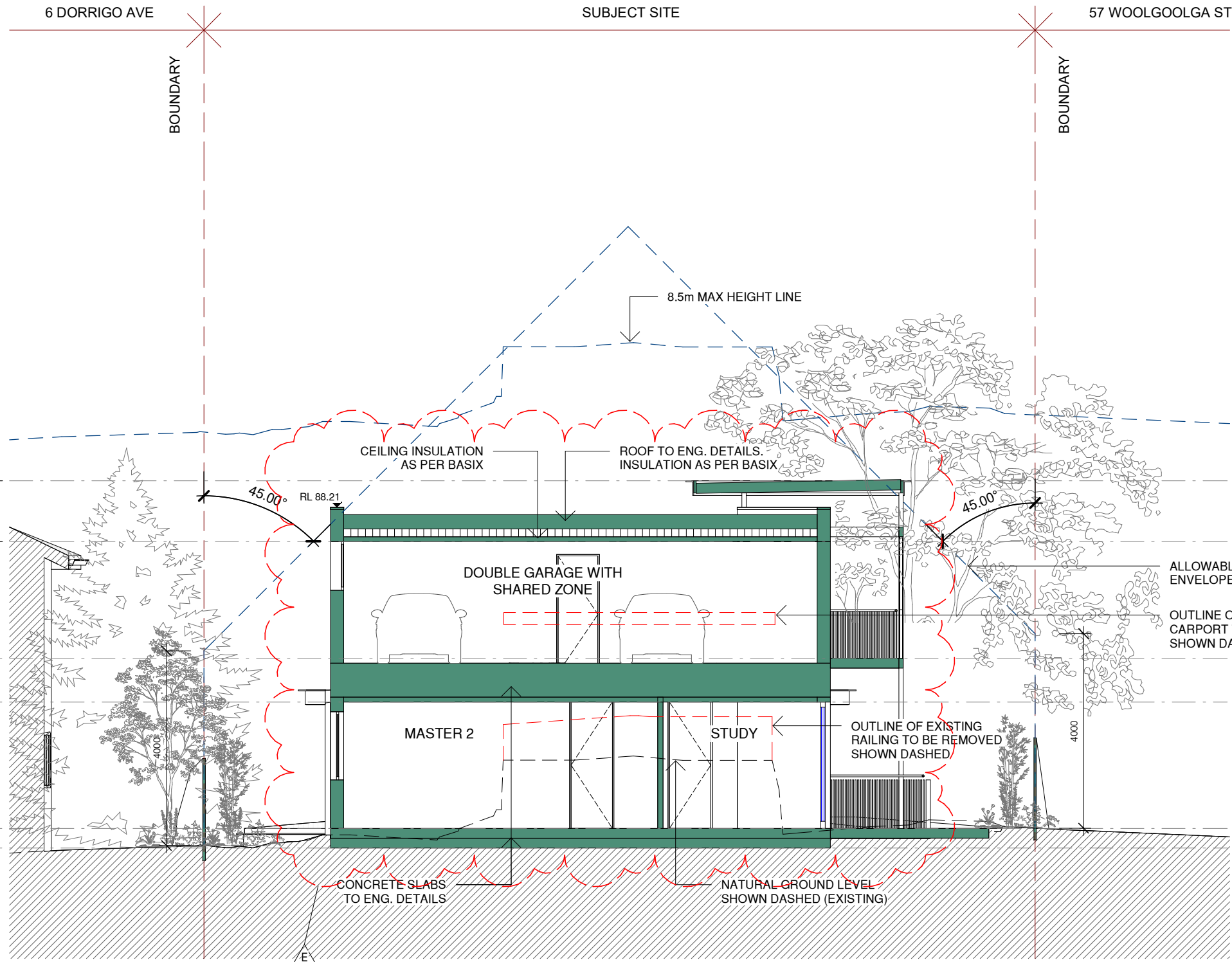
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CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	As indicated		SECTION AA
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	
DATE	PROJECT NO.	REV	DRAWING NO.
07.08.2022	21.05	E	A401



BB SECTION BB
1 : 100



URSINO
ARCHITECTS

Suite 313, 49 Queens Road Five Dock NSW 2046
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www.ursino.com.au

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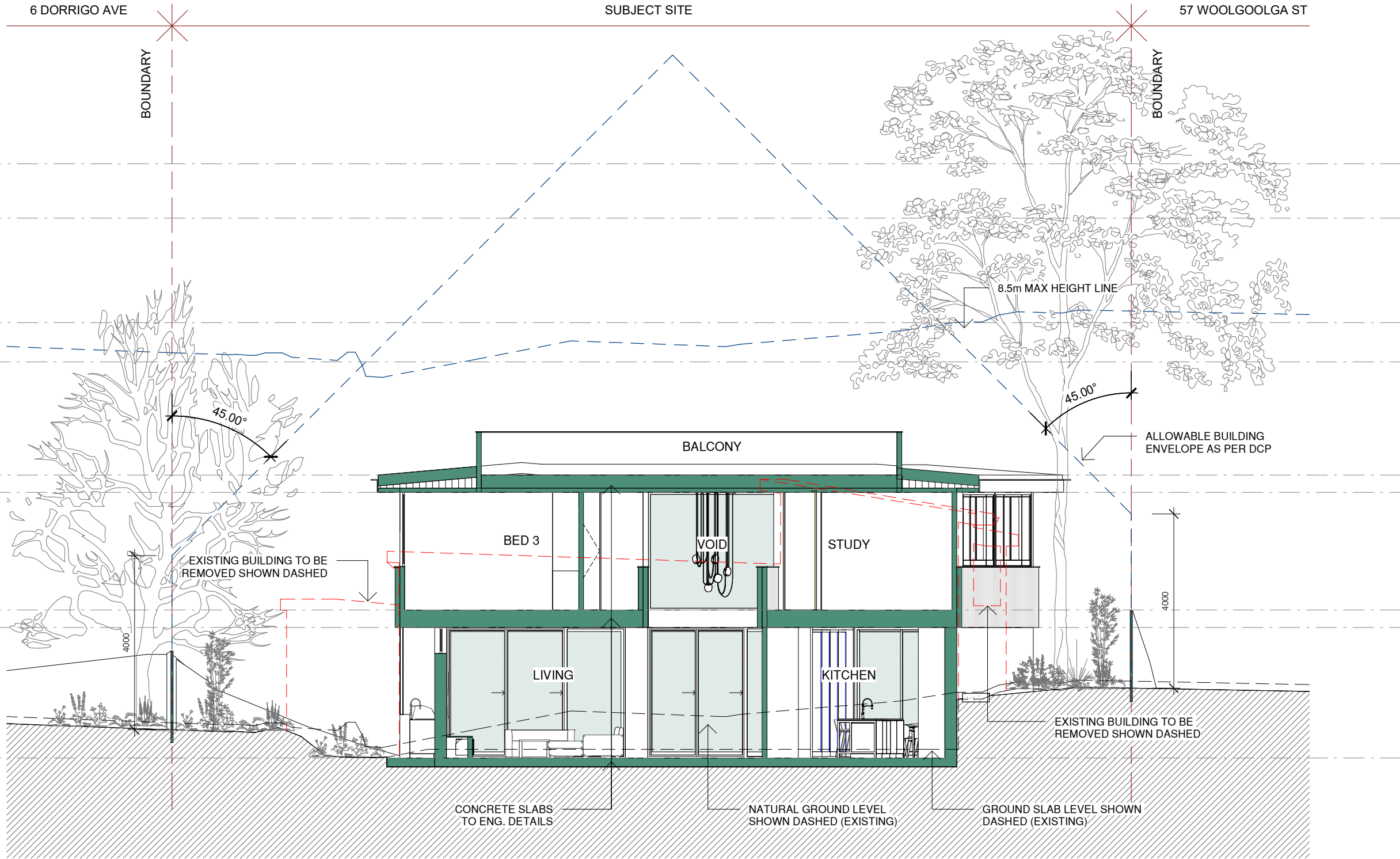
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PRYOR	1 : 100		SECTION BB
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	
	PROJECT NO.	REV	DATE
	21.05	E	07.08.2022
			DRAWING NO.
			A402



ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021	Ⓢ SMOKE DETECTOR	PRYOR	1 : 100		SECTION CC
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022	WM WASHING MACHINE				
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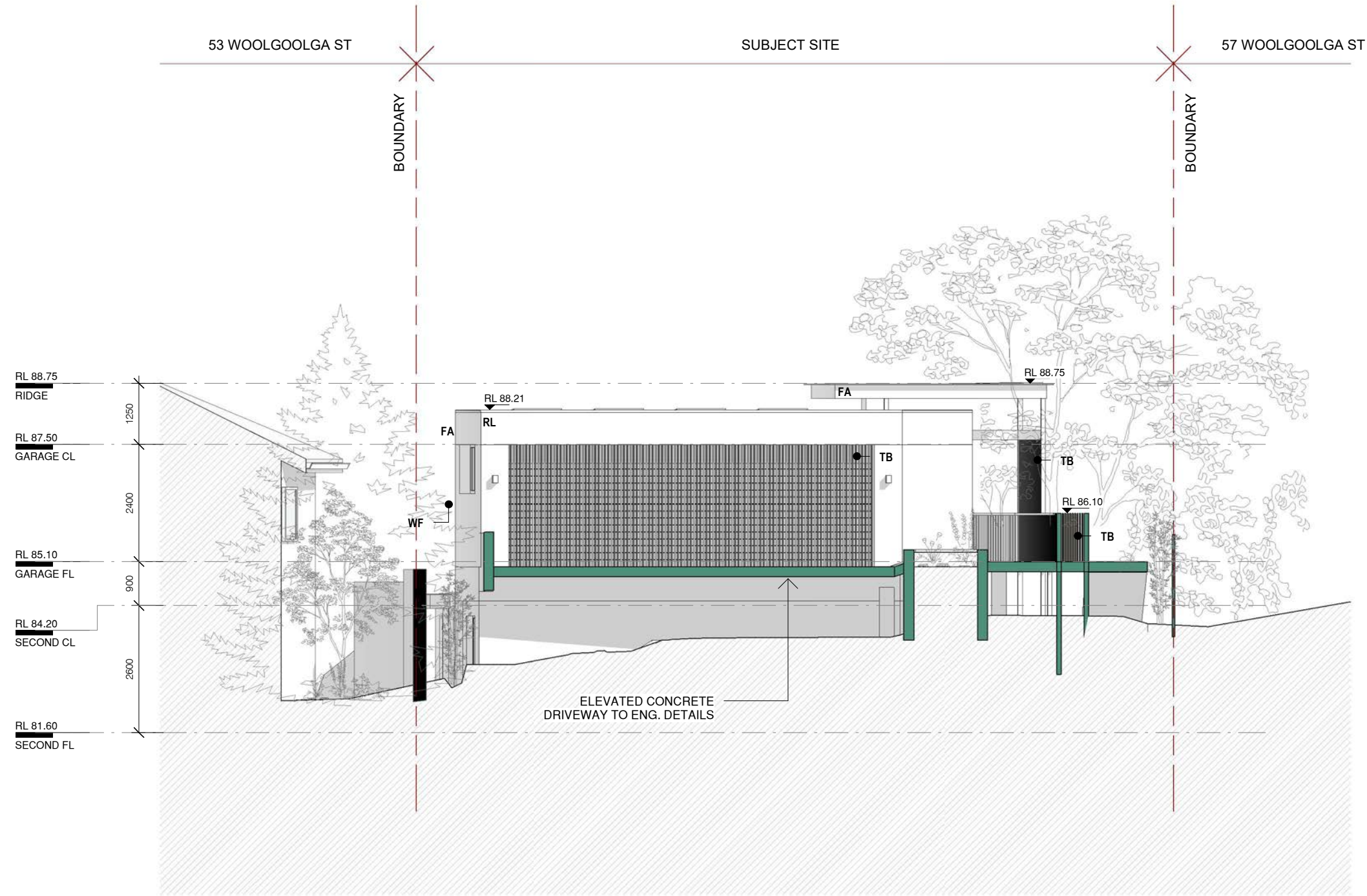
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU		07.08.2022

PROJECT NO.	REV	DRAWING NO.
21.05	E	A403

MATERIALS LEGEND
(REFER TO DA901)

RL - RENDER - LIGHT
C1 - METAL CLADDING
SC - METAL SCREEN
GB - GLASS BALUSTRADE
DK - DECKING
FA - FASCIA
GL - GLASS

WF - WINDOW FRAMES
C2 - FC CLADDING
RO - ROOF
DR - DRIVEWAY
TB - TIMBER BATTEN
GU - GUTTER



1 NORTH ELEVATION
1 : 100



URSINO

ARCHITECTS

Suite 313 , 49 Queens Road Five Dock NSW 2046
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au
REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021	Ⓢ SMOKE DETECTOR
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022	WM WASHING MACHINE
			DRY DRYER
			S/L SKYLIGHT
			-- ROOT PROTECTION ZONE
			-- TREE PROTECTION ZONE

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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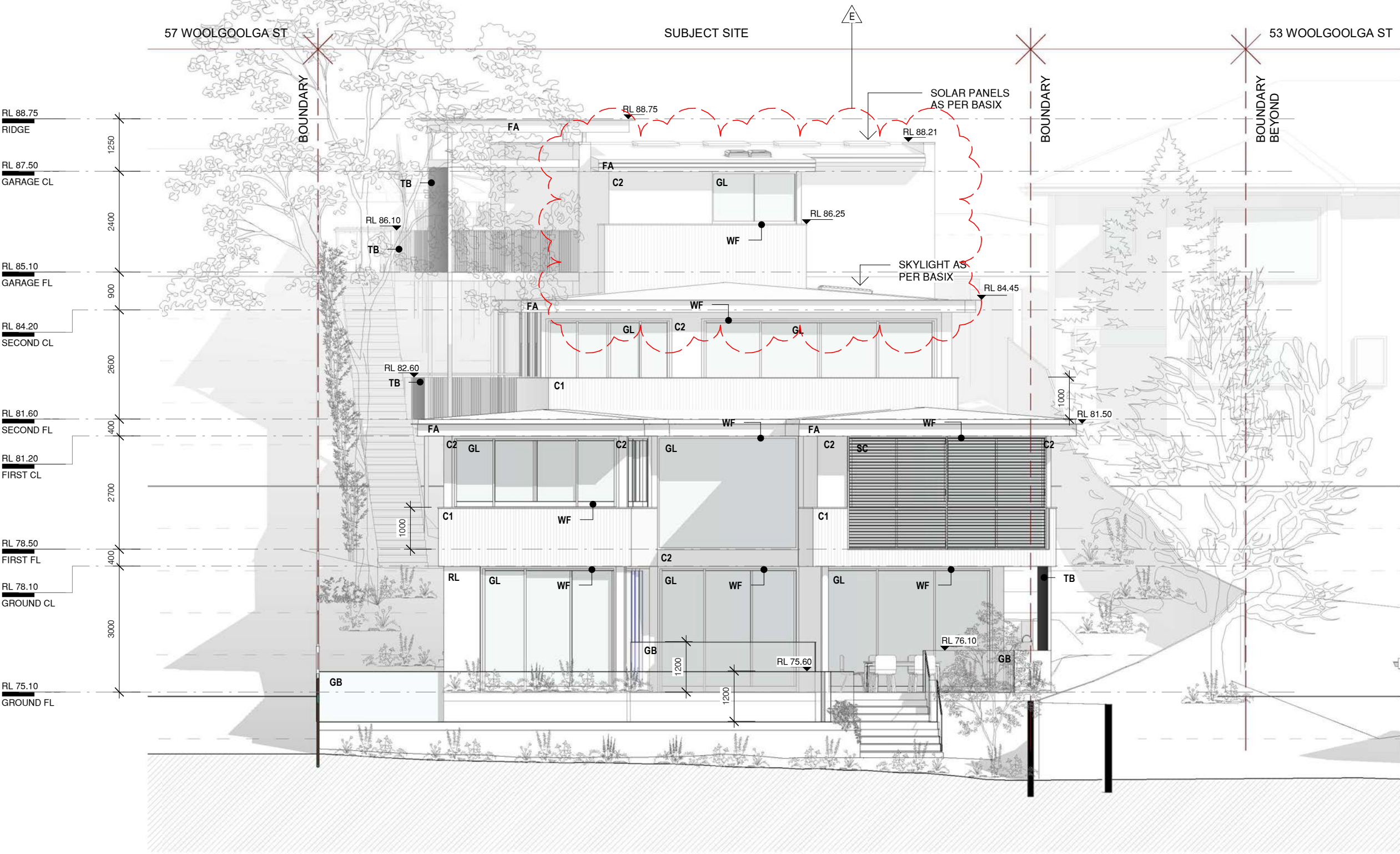
ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 100		NORTH ELEVATION
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	01.02.2022
	PROJECT NO.	REV	DRAWING NO.
	21.05	B	A501

MATERIALS LEGEND
(REFER TO DA901)

RL - RENDER - LIGHT
C1 - METAL CLADDING
SC - METAL SCREEN
GB - GLASS BALUSTRADE
DK - DECKING
FA - FASCIA
GL - GLASS

WF - WINDOW FRAMES
C2 - FC CLADDING
RO - ROOF
DR - DRIVEWAY
TB - TIMBER BATTEN
GU - GUTTER



1 SOUTH ELEVATION
1 : 100



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REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION		DESCRIPTION	DATE	LEGEND & NOTES		CLIENT	SCALE	@ A3	DRAWING TITLE	
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION		20.09.2021	Ⓢ	SMOKE DETECTOR	PRYOR	1 : 100		SOUTH ELEVATION	
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION		01.02.2022	WM	WASHING MACHINE					
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)		07.08.2022							
				DRY	DRYER	ADDRESS 55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
				S/L	SKYLIGHT		LC	RU		07.08.2022
				---	ROOT PROTECTION ZONE		PROJECT NO.	REV		DRAWING NO.
				---	TREE PROTECTION ZONE		21.05	E		A502
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- MATERIALS LEGEND
(REFER TO DA901)

RL - RENDER - LIGHT

C1 - METAL CLADDING

SC - METAL SCREEN

GB - GLASS BALUSTRADE

DK - DECKING

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GL - GLASS

WF - WINDOW FRAMES

C2 - FC CLADDING

RO - ROOF

DR - DRIVEWAY

TB - TIMBER BATTEN

GU - GUTTER



1 WEST ELEVATION
1 : 100

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REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022

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LEGEND & NOTES
Ⓢ SMOKE DETECTOR
WM WASHING MACHINE
DRY DRYER
S/L SKYLIGHT
--- ROOT PROTECTION ZONE
--- TREE PROTECTION ZONE

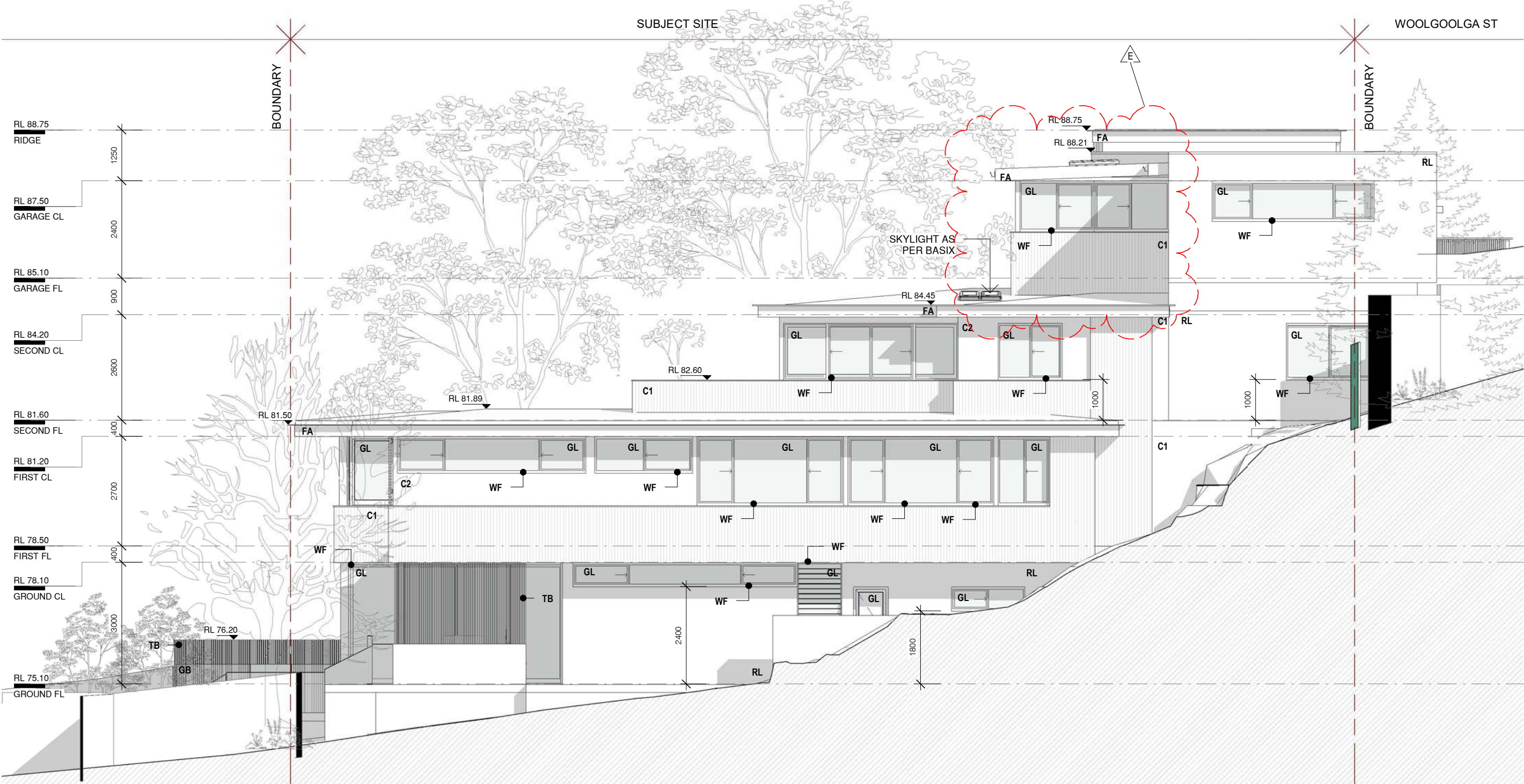
ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 100		WEST ELEVATION
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	
	PROJECT NO.	REV	DATE
	21.05	B	01.02.2022
			DRAWING NO.
			A503

MATERIALS LEGEND
(REFER TO DA901)

RL - RENDER - LIGHT
C1 - METAL CLADDING
SC - METAL SCREEN
GB - GLASS BALUSTRADE
DK - DECKING
FA - FASCIA
GL - GLASS

WF - WINDOW FRAMES
C2 - FC CLADDING
RO - ROOF
DR - DRIVEWAY
TB - TIMBER BATTEN
GU - GUTTER



2 EAST ELEVATION
1 : 100

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021	Ⓢ SMOKE DETECTOR
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022	WM WASHING MACHINE
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022	DRY DRYER
			S/L SKYLIGHT
			--- ROOT PROTECTION ZONE
			--- TREE PROTECTION ZONE

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CLIENT	SCALE	@ A3	DRAWING TITLE	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
PRYOR	1 : 100		EAST ELEVATION	LC	RU		07.08.2022
ADDRESS				PROJECT NO.	REV		DRAWING NO.
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093				21.05	E		A504

LANDSCAPED AREA ANALYSIS

SITE AREA 926.4 SQM

COUNCIL REQUIREMENTS

MIN. LANDSCAPED AREA (40% OF SITE AREA) **370.56 SQM**

. AREAS WITH DIMENSIONS LESS THAN 2M EXCLUDED
. WATER SURFACE OF SWIMMING POOL INCLUDED

EXISTING AREA

LANDSCAPED AREA (66.5% OF SITE AREA) 616 SQM

PROPOSED AREA

TOTAL LANDSCAPED AREA (44.9% OF SITE AREA) **416 SQM**

PRIVATE OPEN SPACE ANALYSIS

COUNCIL REQUIREMENTS

MINIMUM TOTAL PRIVATE OPEN SPACE **60 SQM**

. DWELLING HOUSES AND ATTACHED
DWELLINGS WITH 3 OR MORE BEDROOMS
. MINIMUM DIMENSIONS OF 5 METRES

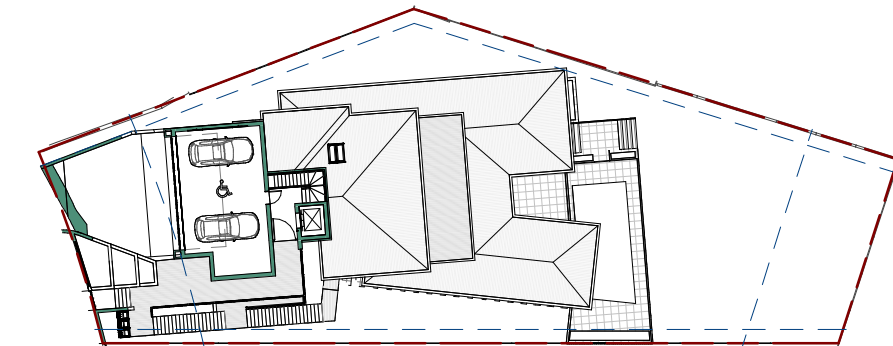
PROPOSED AREA

SECOND FLOOR PLAN 33.4 SQM

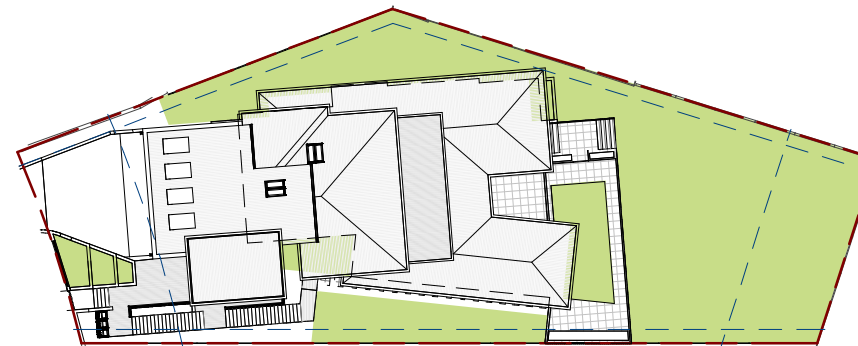
FIRST FLOOR PLAN 0 SQM

GROUND FLOOR PLAN 352.8 SQM

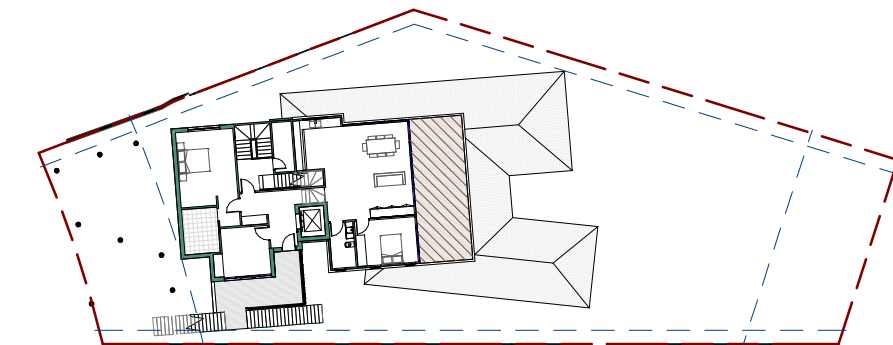
TOTAL PRIVATE OPEN SPACE **386.2 SQM**



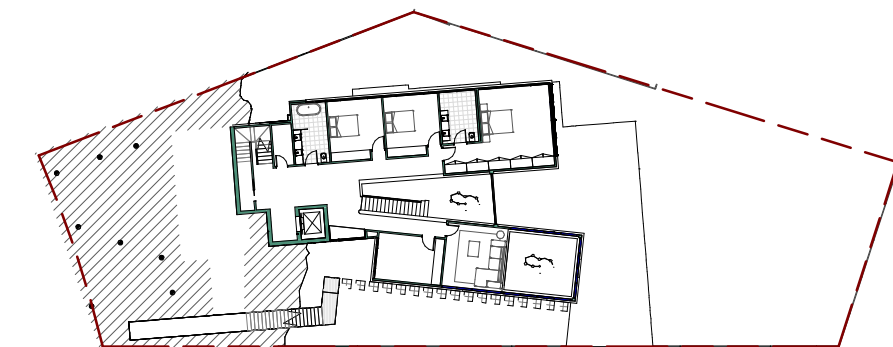
1 GARAGE FLOOR PLAN
1 : 500



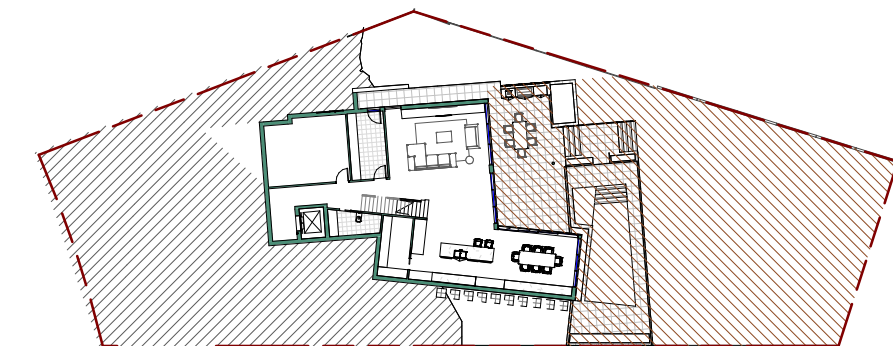
5 SITE PLAN - LANDSCAPED AREA
1 : 500



2 SECOND FLOOR PLAN
1 : 500



3 FIRST FLOOR PLAN
1 : 500



4 GROUND FLOOR PLAN
1 : 500

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022
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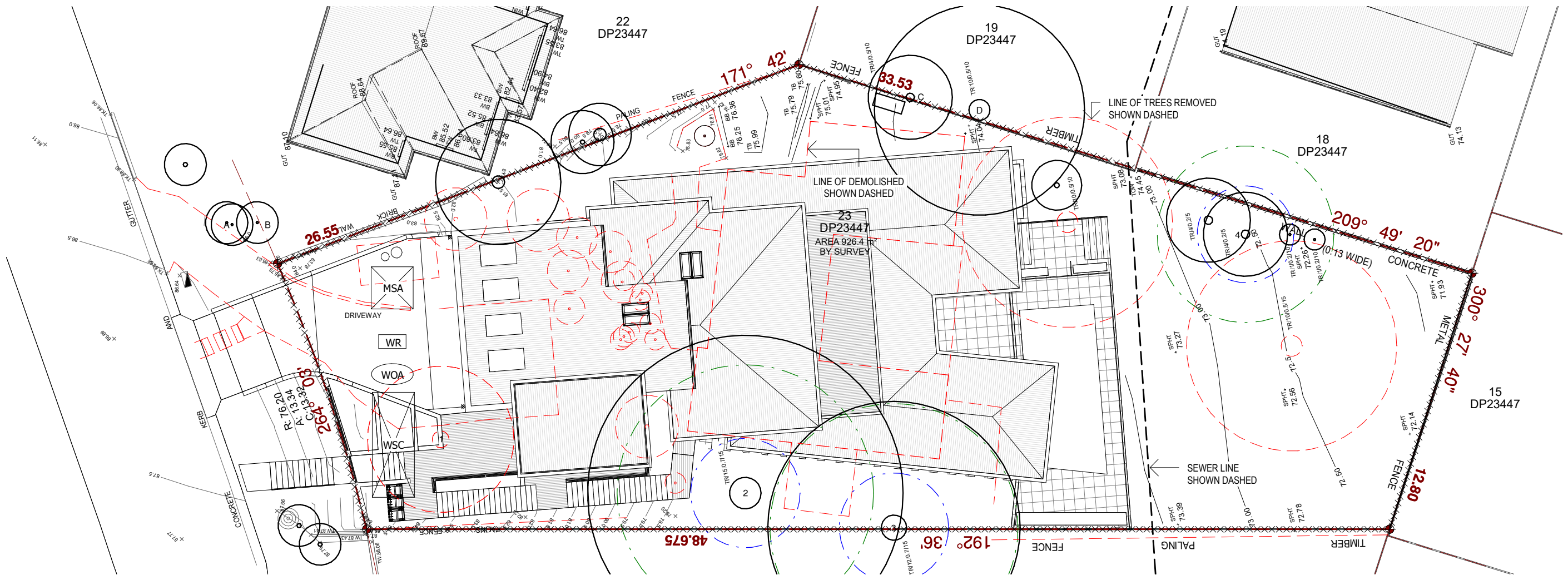
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LEGEND & NOTES	
	OPEN SPACE AREA
	LANDSCAPED AREA
	FLOOR SPACE AREA

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	As indicated		CALCULATIONS

ADDRESS
55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093

DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LC	RU		07.08.2022
PROJECT NO.	REV		DRAWING NO.
21.05	E		A601

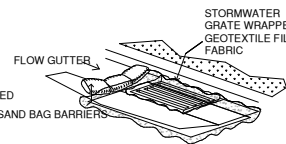


LEGEND

- × × × × SILT FENCE
- WSC WASTE STORAGE CONTAINER
- WOA WASH OUT AREA
- ○ STOCKPILE AREA
- WR WASTE/RECYCLE BINS
- MSA MATERIALS STORAGE AREA
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- ⊕ PROPOSED NEW TREE

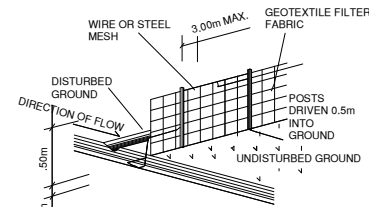
SEDIMENT CONTROL NOTES

1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS
2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING BAGS
3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75mm FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE

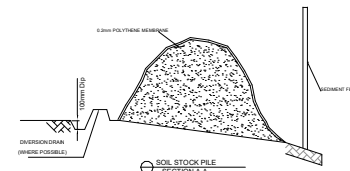


SEDIMENT DAM

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER



SEDIMENT FENCE



ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021	
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022	
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022	

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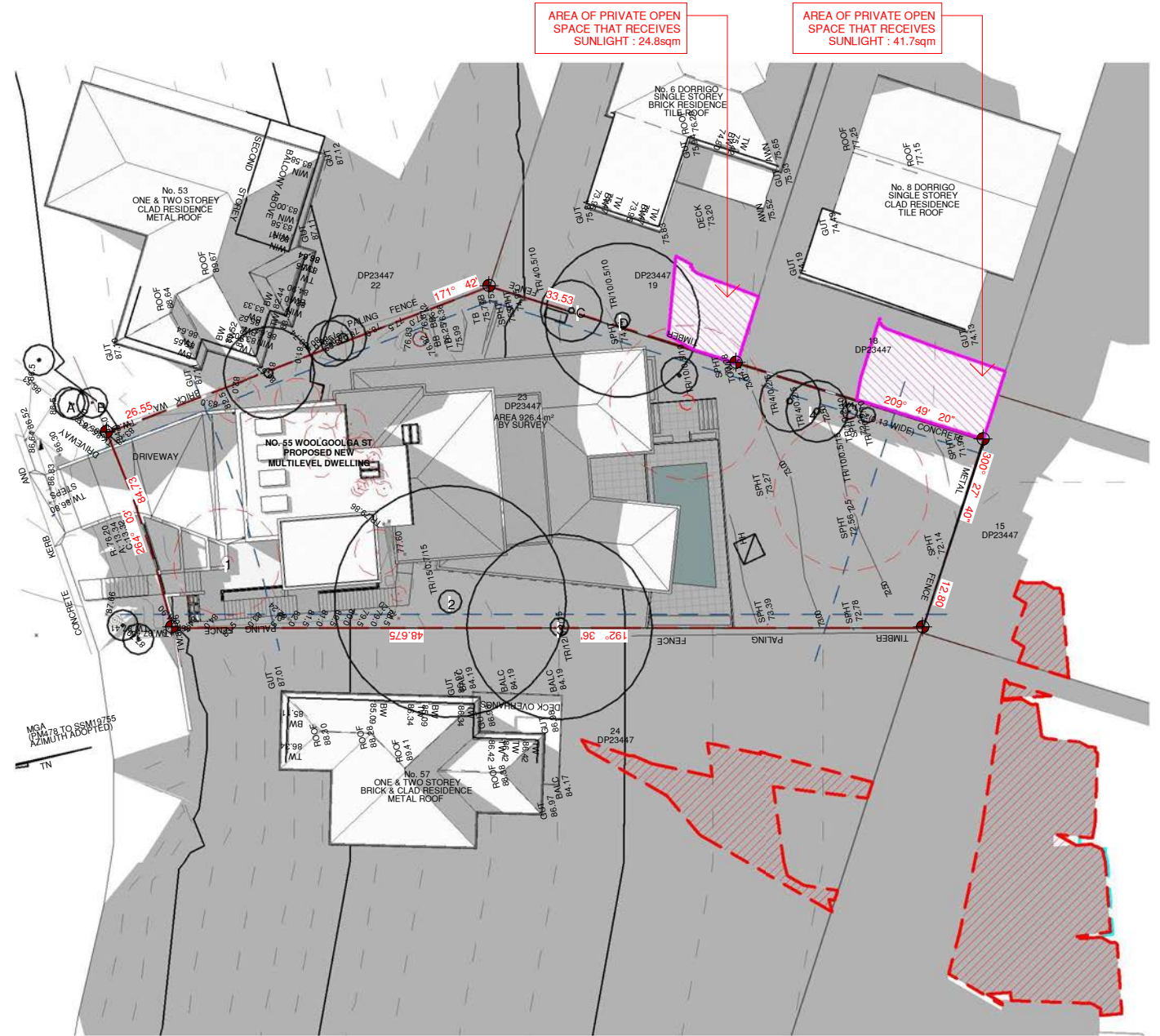
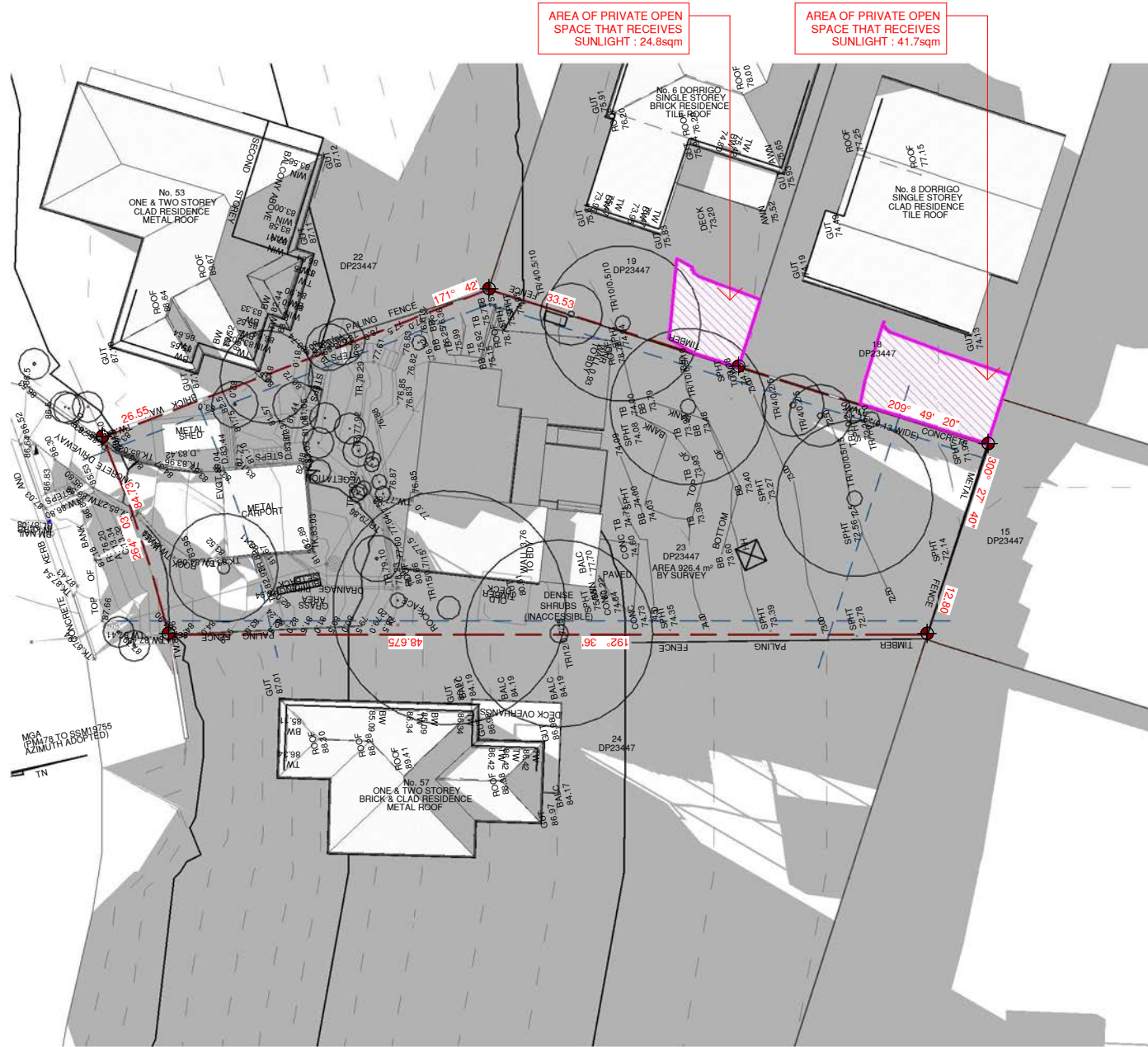
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CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 200		CONSTRUCTION MANAGEMENT PLAN

ADDRESS
**55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093**

DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LC	RU		07.08.2022
PROJECT NO.	REV		DRAWING NO.
21.05	E		A602

E



NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES OR TREES THAT ARE TO BE DEMOLISHED ARE NOT SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL VICINITY OF THE PROPERTY IS AN APPROXIMATION AS THE AREA BEYOND HAD NOT BEEN SURVEYED

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

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LEGEND & NOTES

EXISTING SHADOW

SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES

NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT

ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED

CLIENT
PRYOR

ADDRESS
**55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093**

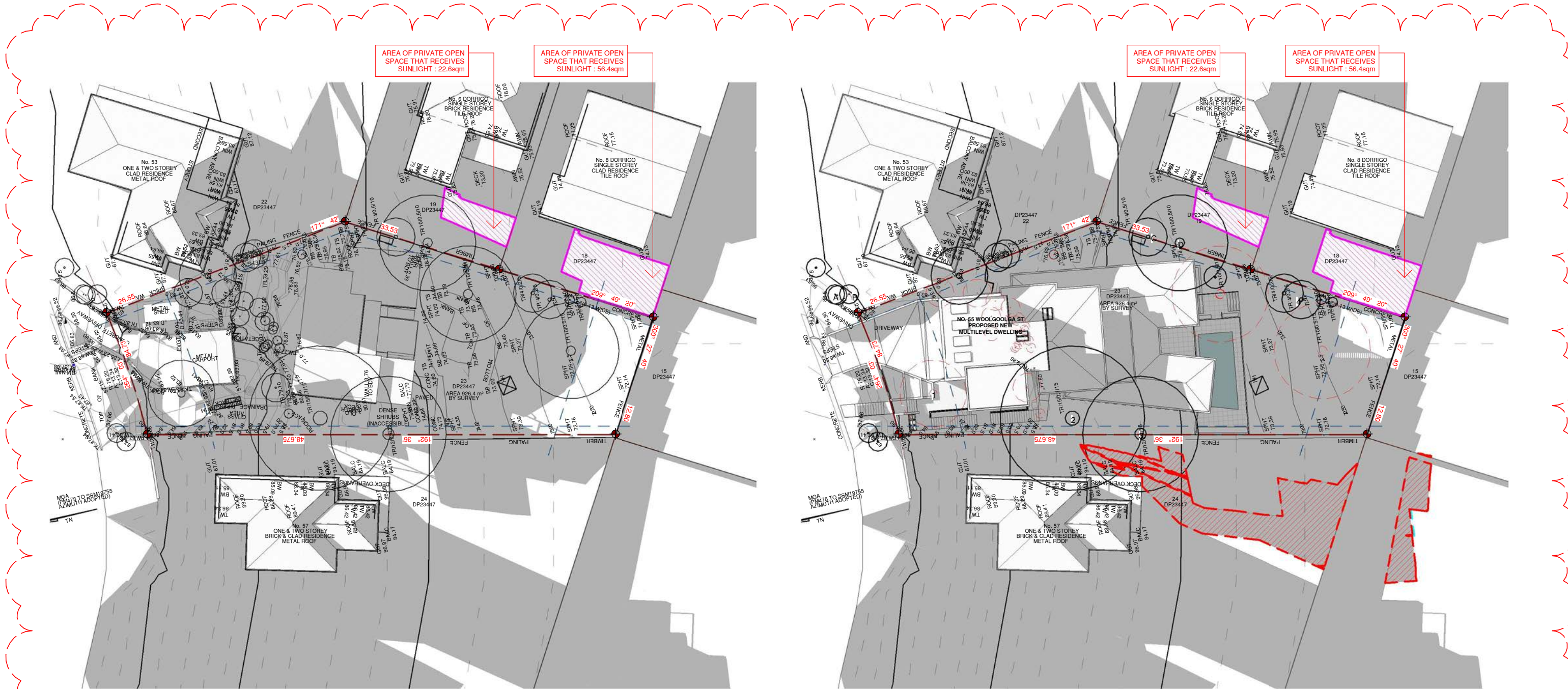
SCALE @ A3
As indicated

DRAWING TITLE
**SHADOW DIAGRAMS - JUNE
21 - 9AM**

DRAWN BY: **LC**
DESIGNED BY: **RU**
PROJECT NO.: **21.05**
REV: **E**

TRUE NORTH

DATE
07.08.2022
DRAWING NO.: **A701**



1 SHADOW DIAGRAM 21 JUNE - 9.30AM - EXISTING
1 : 400

2 SHADOW DIAGRAM 21 JUNE - 9.30AM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES OR TREES THAT ARE TO BE DEMOLISHED ARE NOT SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL VICINITY OF THE PROPERTY IS AN APPROXIMATION AS THE AREA BEYOND HAD NOT BEEN SURVEYED



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REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022	<div><div></div>EXISTING SHADOW</div> <div><div></div>SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES</div> <div><div></div>NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT</div>

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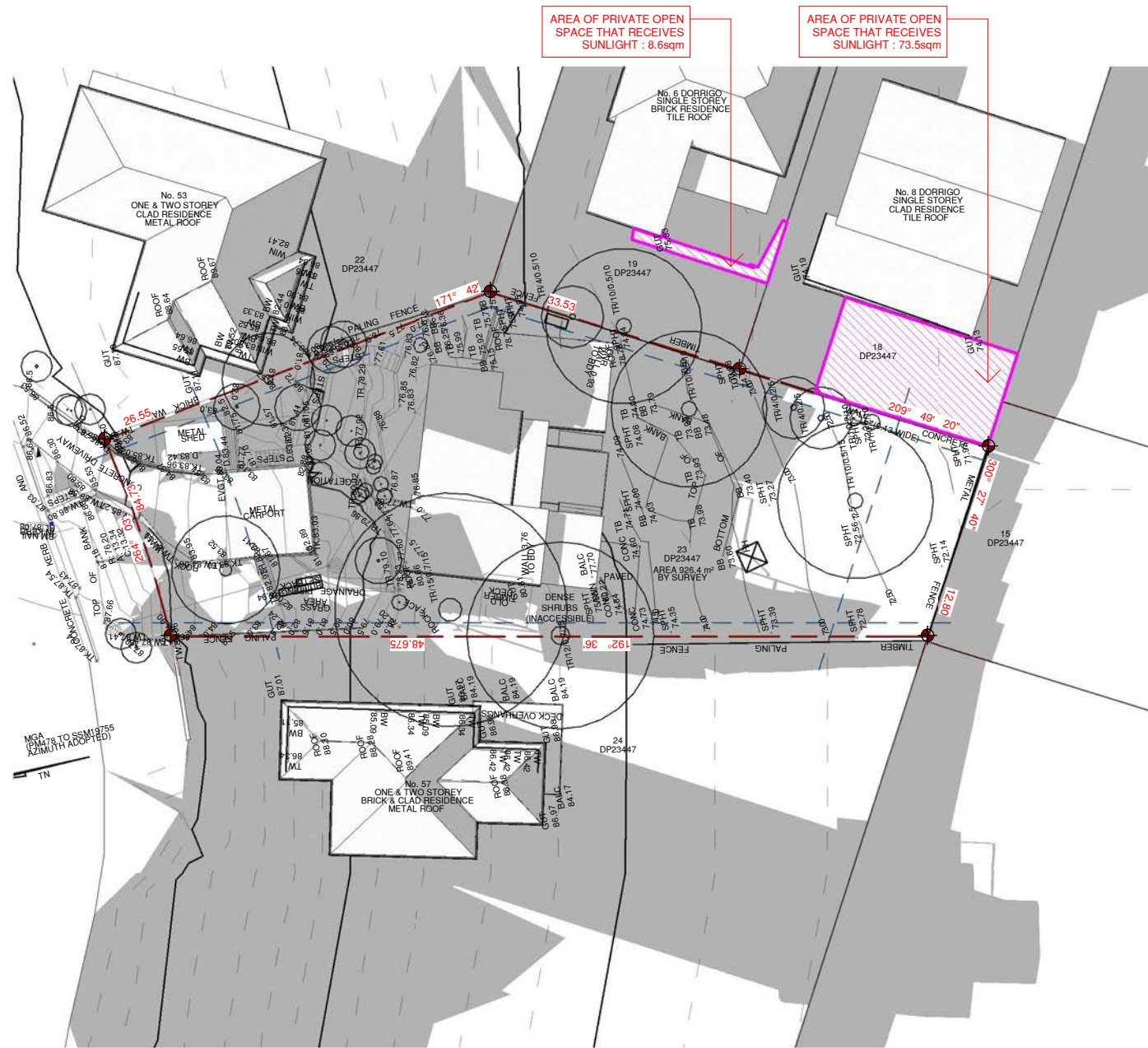
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CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	As indicated		SHADOW DIAGRAMS - JUNE 21 - 9.30AM

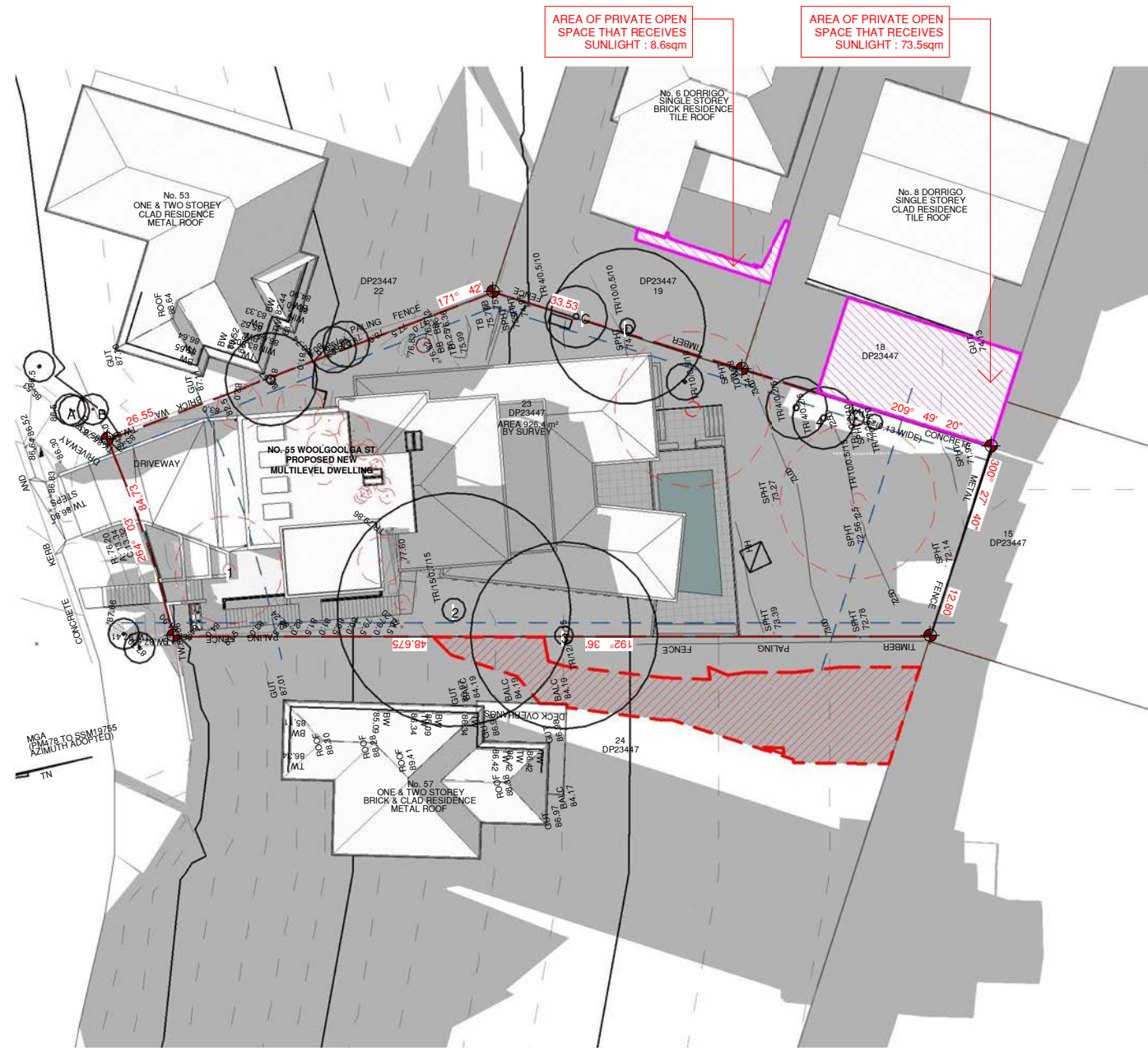
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU		07.08.2022
	PROJECT NO.	REV		DRAWING NO.
	21.05	E		A702

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

E



1 SHADOW DIAGRAM 21 JUNE - 10AM - EXISTING
1 : 400



2 SHADOW DIAGRAM 21 JUNE - 10AM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES
OR TREES THAT ARE TO BE DEMOLISHED ARE NOT
SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL
VICINITY OF THE PROPERTY IS AN APPROXIMATION AS
THE AREA BEYOND HAD NOT BEEN SURVEYED

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

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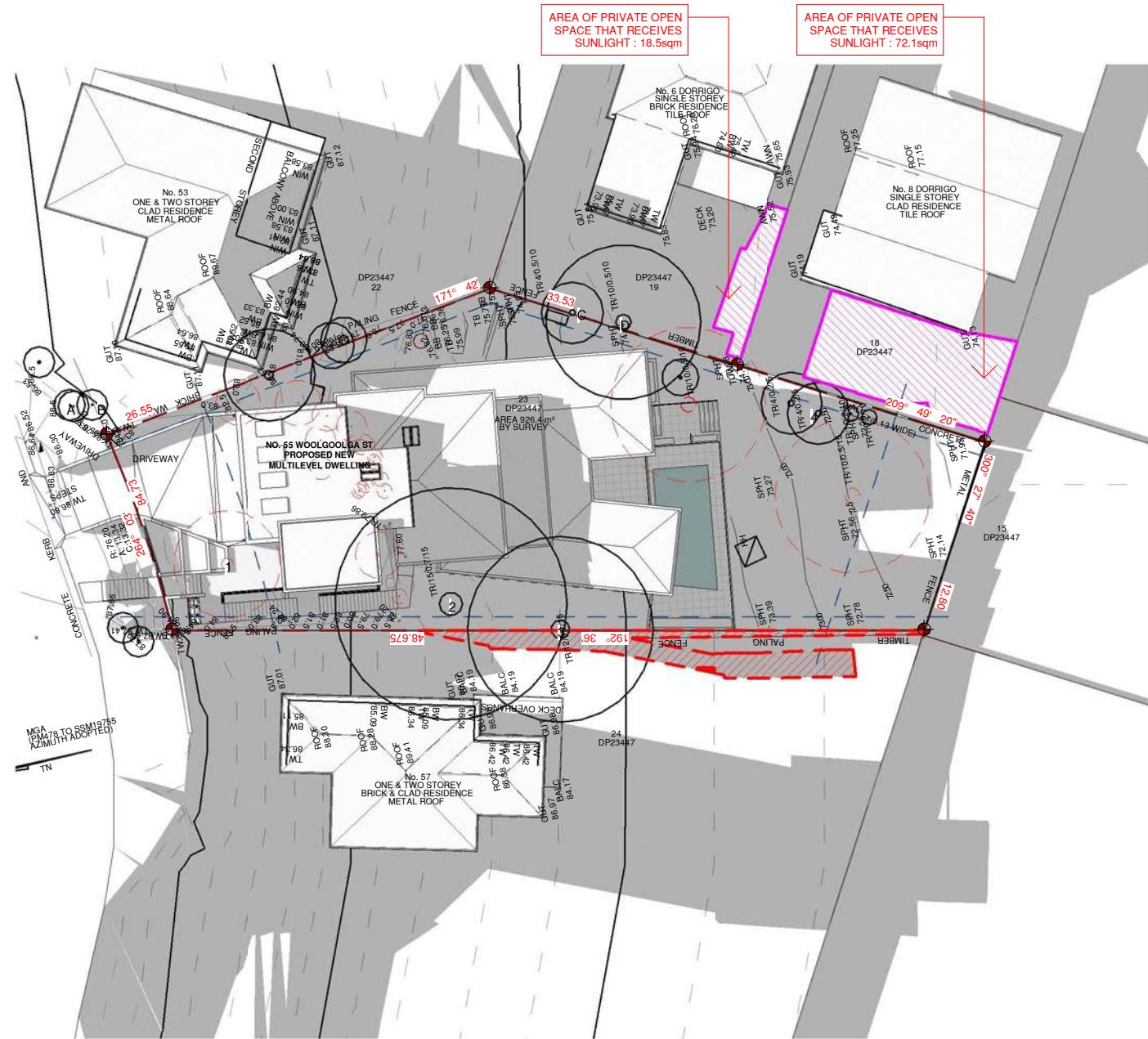
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LEGEND & NOTES	
EXISTING SHADOW	ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES	REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED
NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT	

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	As indicated		SHADOW DIAGRAMS - JUNE 21 - 10AM
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	
	PROJECT NO.	REV	DATE
	21.05	E	07.08.2022
			DRAWING NO.
			A703



1 SHADOW DIAGRAM 21 JUNE - 10.30AM - EXISTING
1 : 400



2 SHADOW DIAGRAM 21 JUNE - 10.30AM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES OR TREES THAT ARE TO BE DEMOLISHED ARE NOT SHOWN

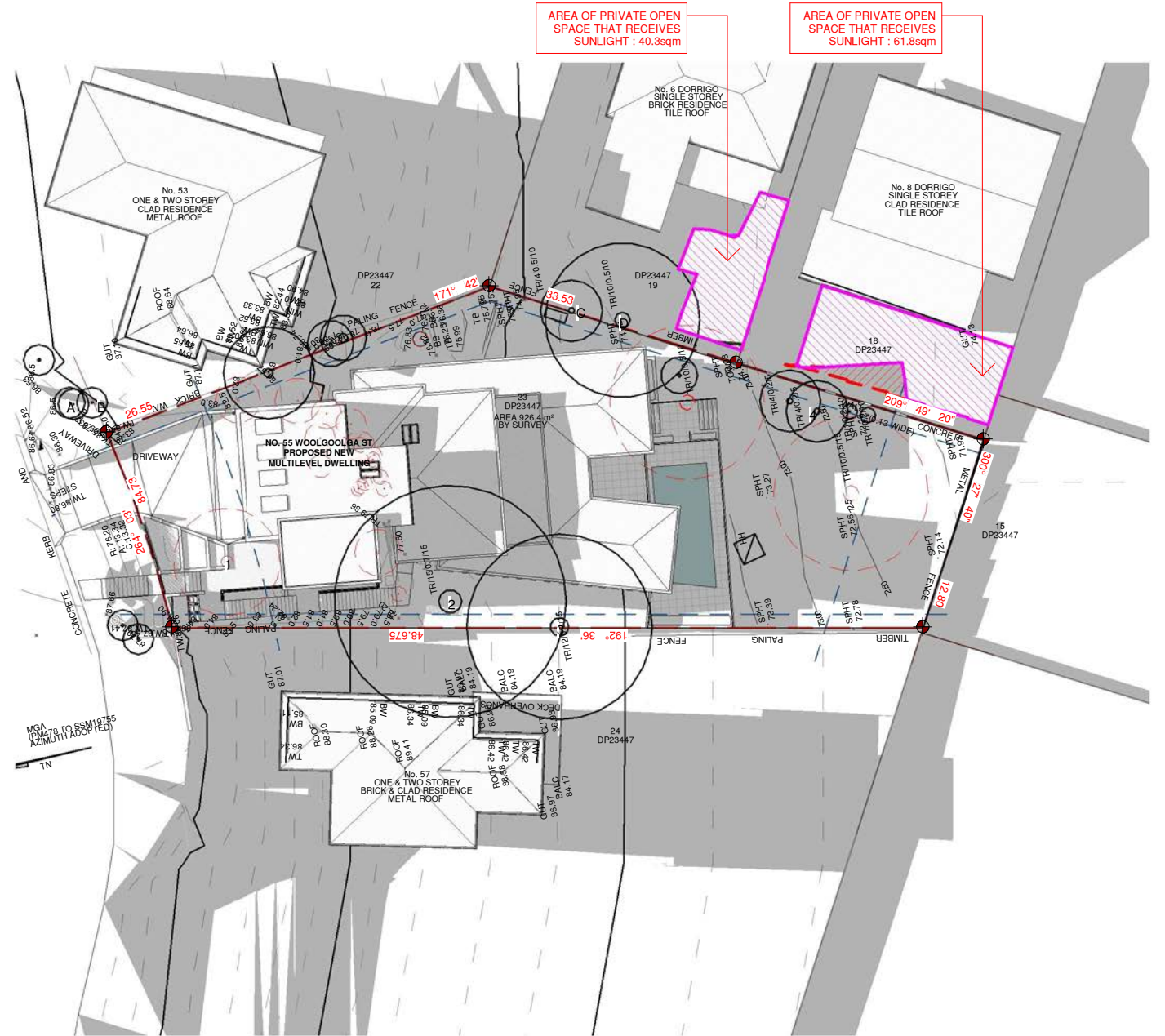
NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL VICINITY OF THE PROPERTY IS AN APPROXIMATION AS THE AREA BEYOND HAD NOT BEEN SURVEYED

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

E



1 SHADOW DIAGRAM 21 JUNE - 11AM - EXISTING
1 : 400



2 SHADOW DIAGRAM 21 JUNE - 11AM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES
OR TREES THAT ARE TO BE DEMOLISHED ARE NOT
SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL
VICINITY OF THE PROPERTY IS AN APPROXIMATION AS
THE AREA BEYOND HAD NOT BEEN SURVEYED

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

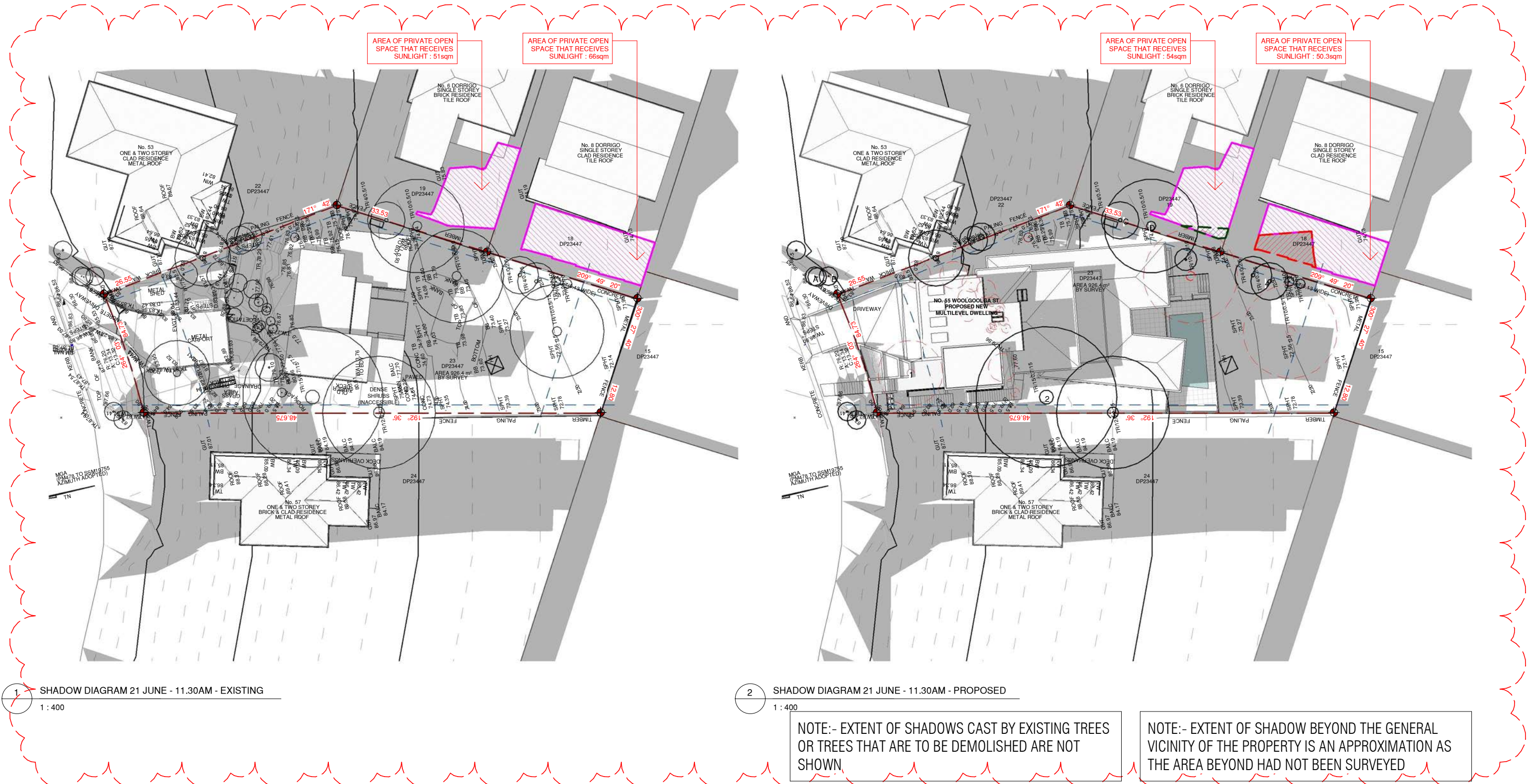
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

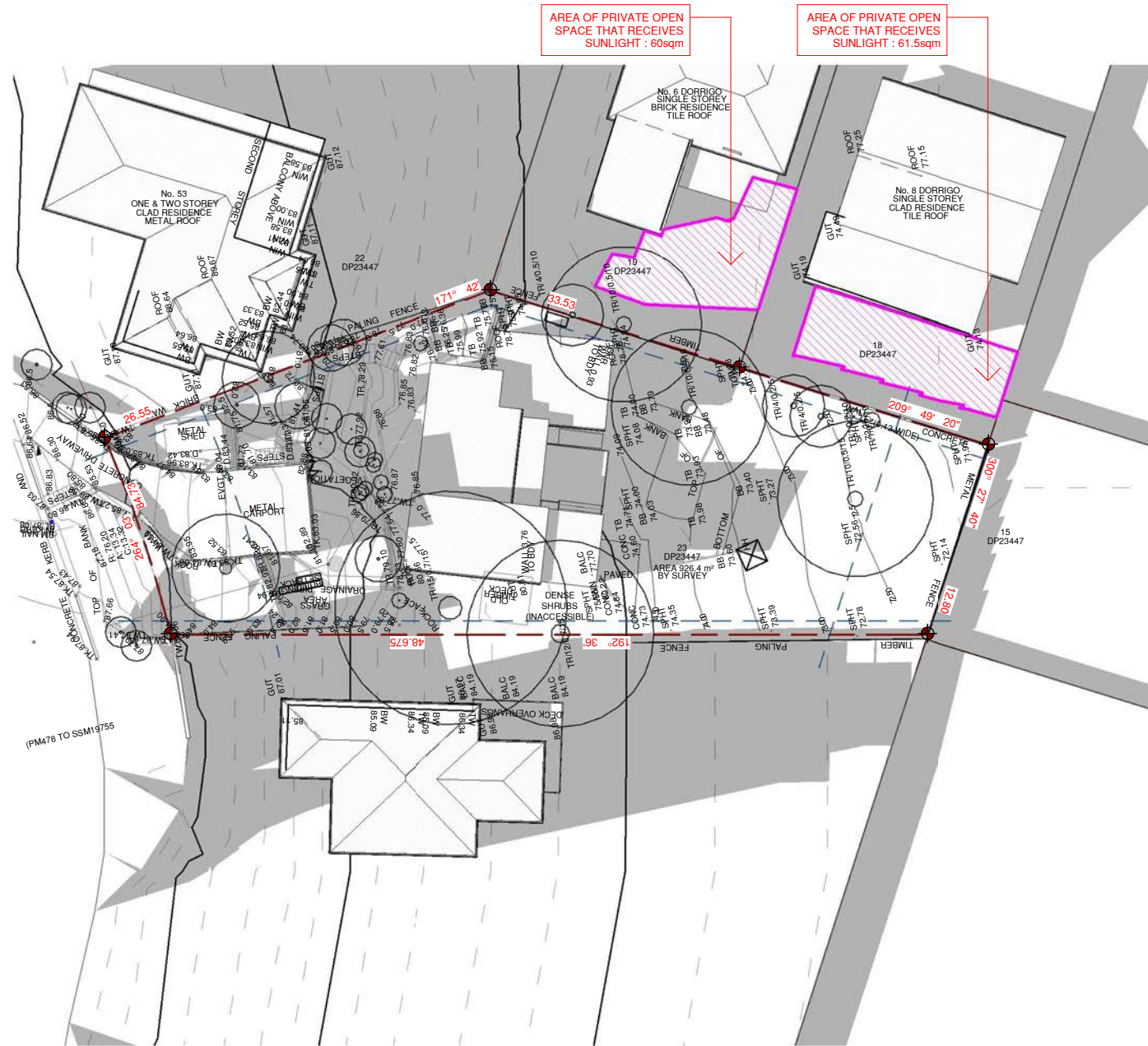
GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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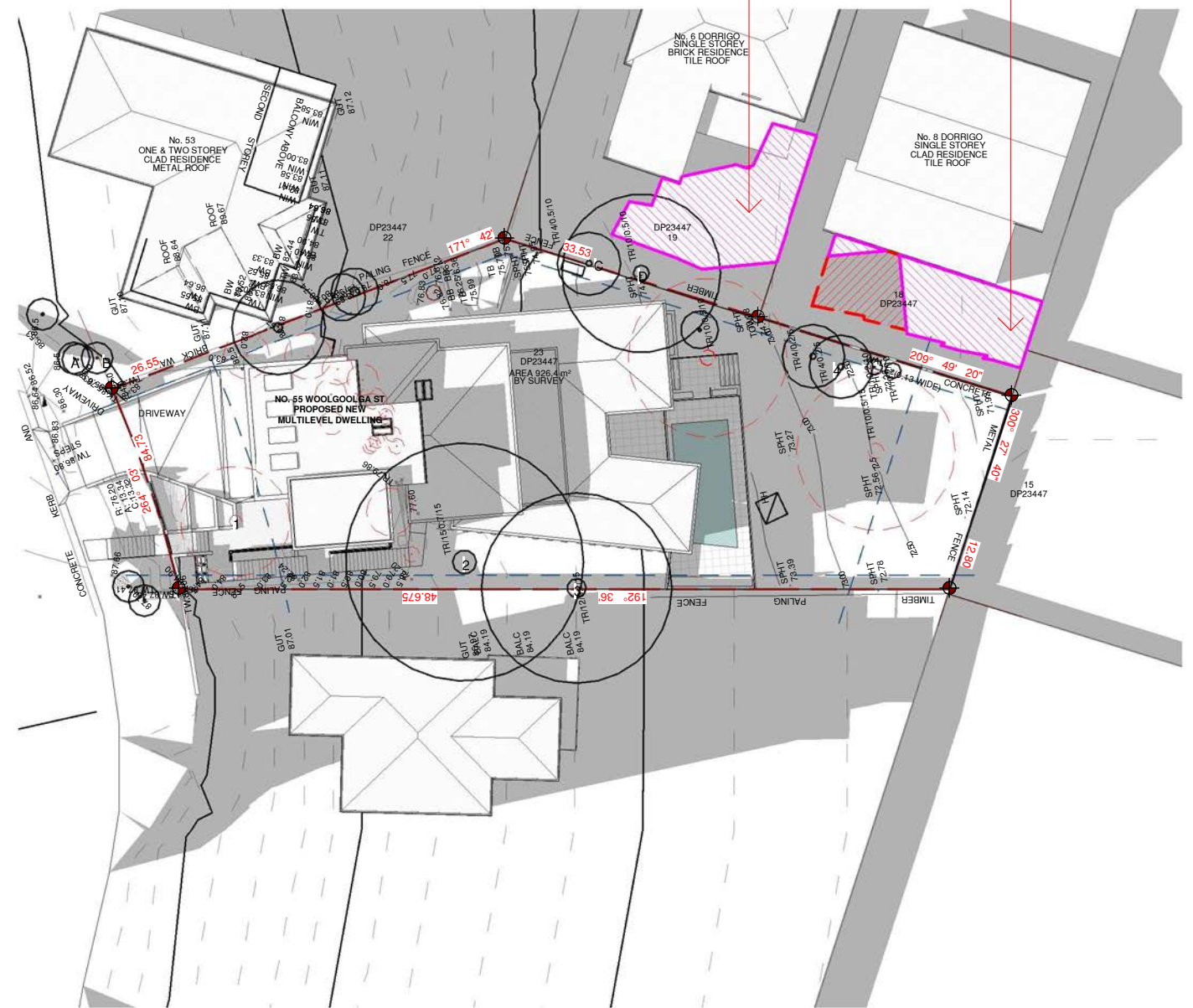
LEGEND & NOTES	
EXISTING SHADOW	ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES	REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED
NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT	

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	As indicated		SHADOW DIAGRAMS - JUNE 21 - 11AM
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	
	PROJECT NO.	REV	DATE
	21.05	E	07.08.2022
			DRAWING NO. A705





1 SHADOW DIAGRAM 21 JUNE - 12PM - EXISTING
1 : 400



2 SHADOW DIAGRAM 21 JUNE - 12PM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES OR TREES THAT ARE TO BE DEMOLISHED ARE NOT SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL VICINITY OF THE PROPERTY IS AN APPROXIMATION AS THE AREA BEYOND HAD NOT BEEN SURVEYED

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

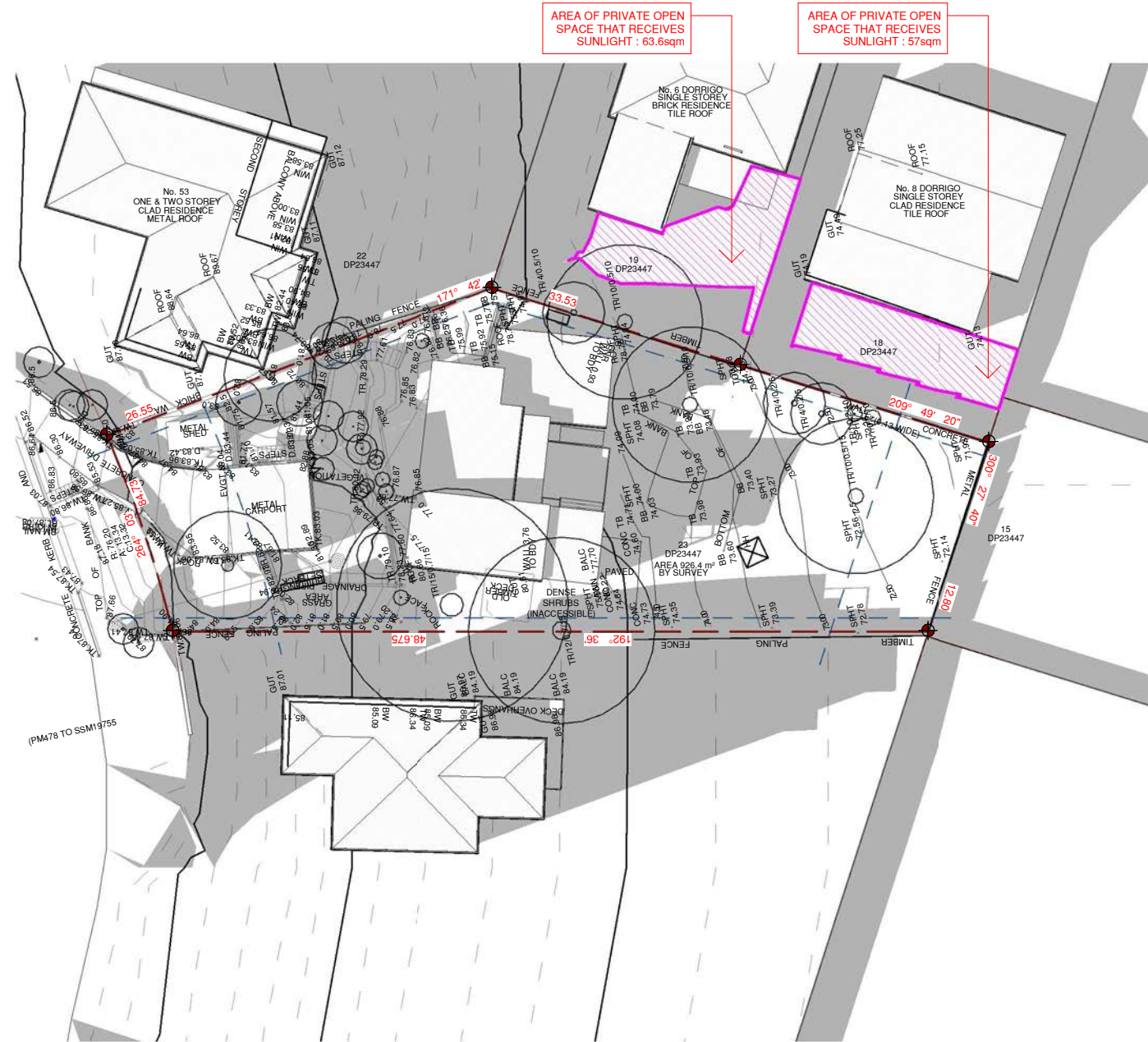
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

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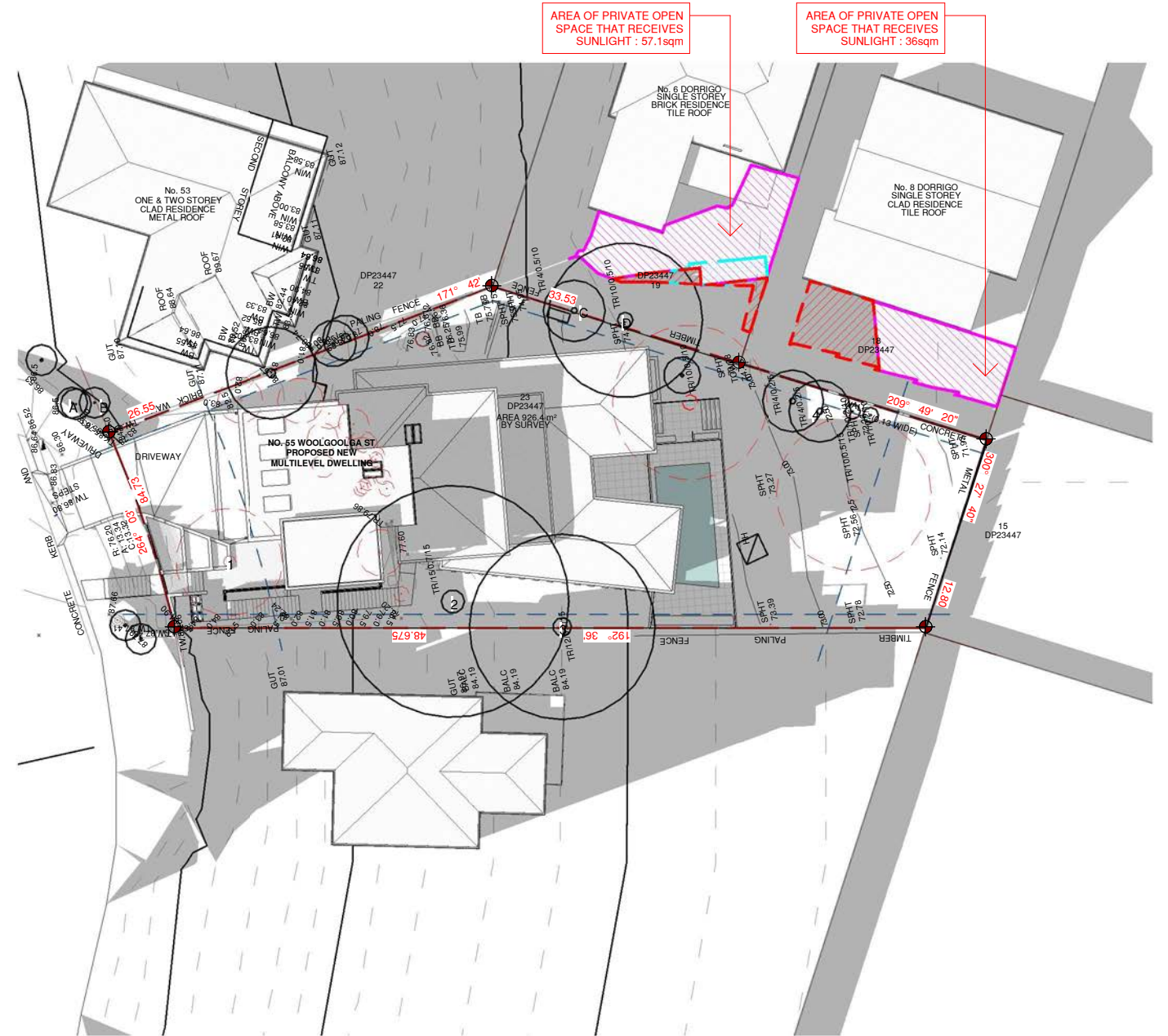
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LEGEND & NOTES	
EXISTING SHADOW	ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES	REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED
NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT	

CLIENT PRYOR	SCALE As indicated	@ A3	DRAWING TITLE SHADOW DIAGRAMS - JUNE 21 - 12PM
ADDRESS 55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	DRAWN BY. LC	DESIGNED BY. RU	TRUE NORTH
	PROJECT NO. 21.05	REV E	DATE 07.08.2022
			DRAWING NO. A707



1 SHADOW DIAGRAM 21 JUNE - 12.30PM - EXISTING
1 : 400



2 SHADOW DIAGRAM 21 JUNE - 12.30PM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES OR TREES THAT ARE TO BE DEMOLISHED ARE NOT SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL VICINITY OF THE PROPERTY IS AN APPROXIMATION AS THE AREA BEYOND HAD NOT BEEN SURVEYED

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

LEGEND & NOTES

EXISTING SHADOW

SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES

NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT

ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED

CLIENT
PRYOR

ADDRESS
**55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093**

SCALE @ A3
As indicated

DRAWING TITLE
SHADOW DIAGRAMS - JUNE 21 - 12.30AM

DRAWN BY: **LC**
DESIGNED BY: **RU**
PROJECT NO: **21.05**
TRUE NORTH
DATE: **07.08.2022**
DRAWING NO: **A708**

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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E



1 SHADOW DIAGRAM 21 JUNE - 1PM - EXISTING
1 : 400



2 SHADOW DIAGRAM 21 JUNE - 1PM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES OR TREES THAT ARE TO BE DEMOLISHED ARE NOT SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL VICINITY OF THE PROPERTY IS AN APPROXIMATION AS THE AREA BEYOND HAD NOT BEEN SURVEYED

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

URSINO
ARCHITECTS

Suite 313, 49 Queens Road Five Dock NSW 2046
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

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LEGEND & NOTES

EXISTING SHADOW

SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES

NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT

ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED

CLIENT
PRYOR

ADDRESS
**55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093**

SCALE @ A3
As indicated

DRAWING TITLE
**SHADOW DIAGRAMS - JUNE
21 - 1PM**

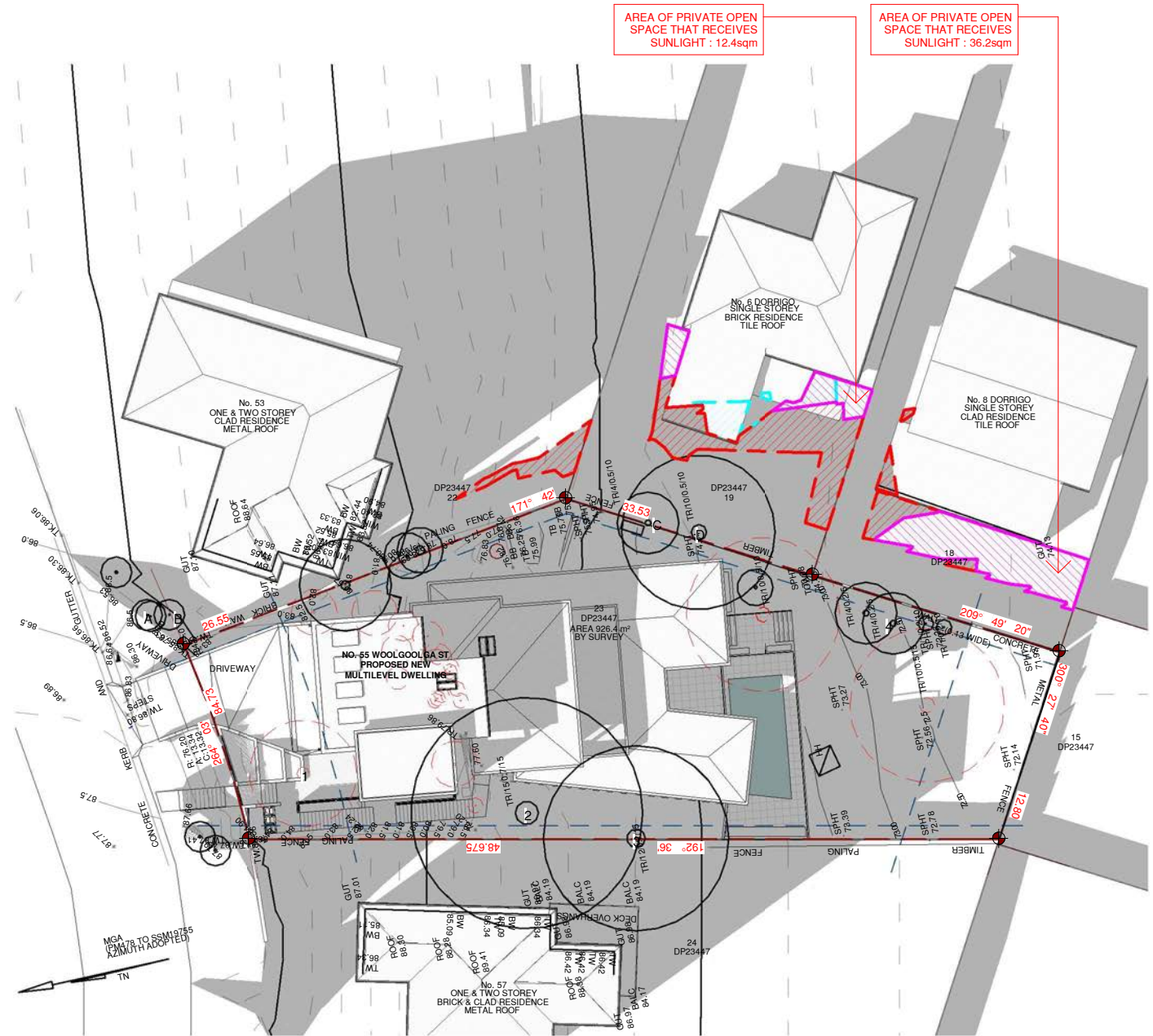
DRAWN BY: **LC**
DESIGNED BY: **RU**
PROJECT NO.: **21.05**
REV: **E**

TRUE NORTH

DATE
07.08.2022
DRAWING NO.: **A709**



1 SHADOW DIAGRAM 21 JUNE - 1.30PM - EXISTING
1 : 400



2 SHADOW DIAGRAM 21 JUNE - 1.30PM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES OR TREES THAT ARE TO BE DEMOLISHED ARE NOT SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL VICINITY OF THE PROPERTY IS AN APPROXIMATION AS THE AREA BEYOND HAD NOT BEEN SURVEYED

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



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ARCHITECTS






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(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au


REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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LEGEND & NOTES
 EXISTING SHADOW
 ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
 SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES
 REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED
 NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT

CLIENT PRYOR	SCALE As indicated	DRAWING TITLE SHADOW DIAGRAMS - JUNE 21 - 1.30PM
ADDRESS 55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	DRAWN BY LC	DESIGNED BY RU
	PROJECT NO. 21.05	TRUE NORTH 
	E	DATE 07.08.2022
		DRAWING NO. A710

E



1 SHADOW DIAGRAM 21 JUNE - 2PM - EXISTING
1 : 400



2 SHADOW DIAGRAM 21 JUNE - 2PM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES OR TREES THAT ARE TO BE DEMOLISHED ARE NOT SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL VICINITY OF THE PROPERTY IS AN APPROXIMATION AS THE AREA BEYOND HAD NOT BEEN SURVEYED

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

URSINO
ARCHITECTS

Suite 313, 49 Queens Road Five Dock NSW 2046
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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LEGEND & NOTES

EXISTING SHADOW

SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES

NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT

ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED

CLIENT
PRYOR

ADDRESS
**55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093**

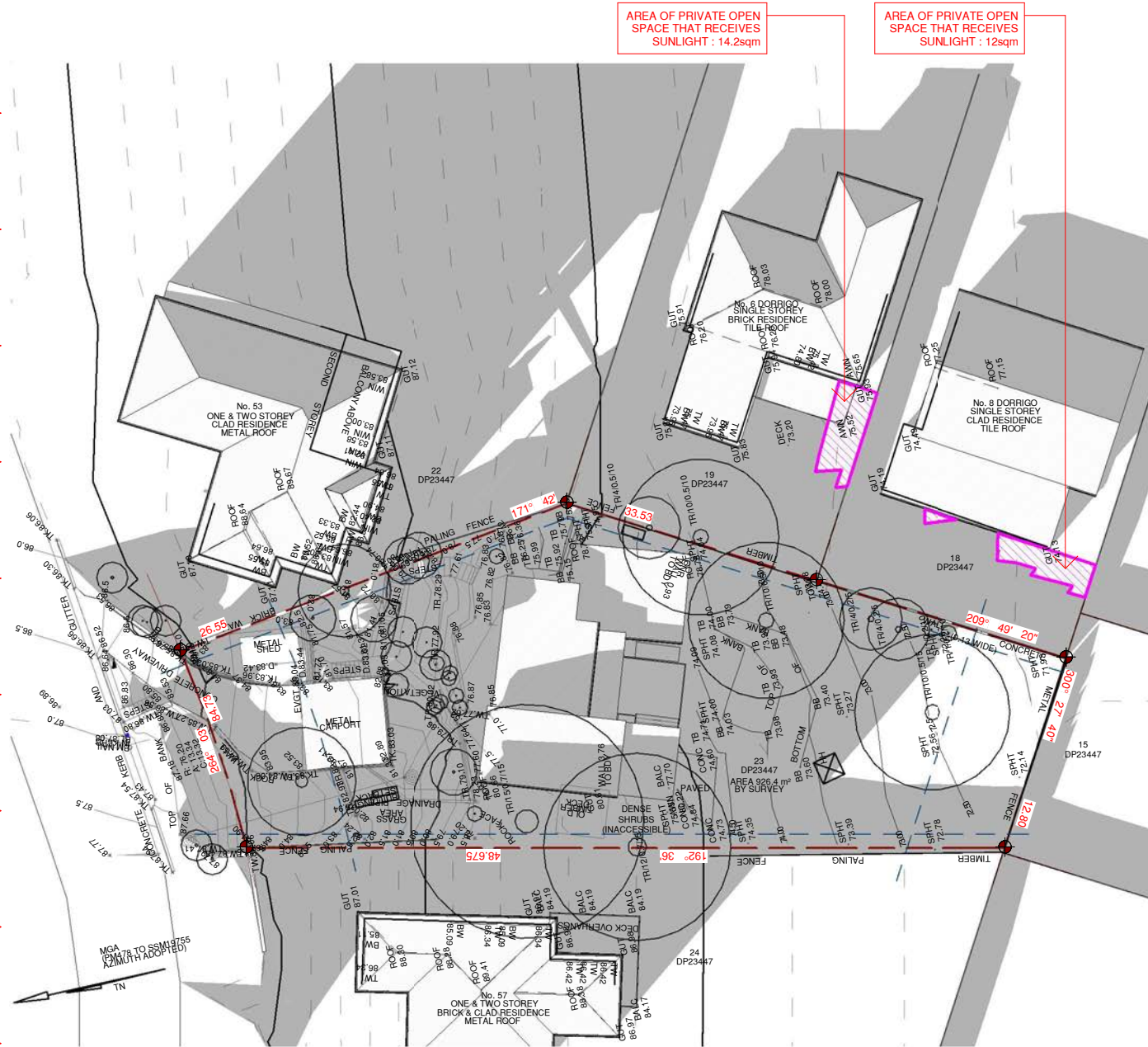
SCALE @ A3
As indicated

DRAWING TITLE
**SHADOW DIAGRAMS - JUNE
21 - 2PM**

DRAWN BY: **LC**
DESIGNED BY: **RU**
PROJECT NO.: **21.05**
REV: **E**

TRUE NORTH

DATE
07.08.2022
DRAWING NO.: **A711**



1 SHADOW DIAGRAM 21 JUNE - 2.30PM - EXISTING
1 : 400



2 SHADOW DIAGRAM 21 JUNE - 2.30PM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES OR TREES THAT ARE TO BE DEMOLISHED ARE NOT SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL VICINITY OF THE PROPERTY IS AN APPROXIMATION AS THE AREA BEYOND HAD NOT BEEN SURVEYED


ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



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www.ursino.com.au

REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022	<div> <div>EXISTING SHADOW</div> <div>ADDITIONAL SHADOW CAST BY PROPOSED BUILDING</div> <div>SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES</div> <div>REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED</div> <div>NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT</div> </div>	PRYOR	As indicated		SHADOW DIAGRAMS - JUNE 21 - 2.30PM
<p>GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.</p> <p>COPYRIGHT: THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM URSINO ARCHITECTS.</p>				<p>ADDRESS</p> <p>55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093</p>	<p>DRAWN BY:</p> <p>LC</p> <p>PROJECT NO.</p> <p>21.05</p>	<p>DESIGNED BY:</p> <p>RU</p> <p>REV</p> <p>E</p>	<p>TRUE NORTH</p> <p></p> <p>DATE</p> <p>07.08.2022</p> <p>DRAWING NO.</p> <p>A712</p>



1 SHADOW DIAGRAM 21 JUNE - 3PM - EXISTING
1 : 400



2 SHADOW DIAGRAM 21 JUNE - 3PM - PROPOSED
1 : 400

NOTE:- EXTENT OF SHADOWS CAST BY EXISTING TREES OR TREES THAT ARE TO BE DEMOLISHED ARE NOT SHOWN

NOTE:- EXTENT OF SHADOW BEYOND THE GENERAL VICINITY OF THE PROPERTY IS AN APPROXIMATION AS THE AREA BEYOND HAD NOT BEEN SURVEYED

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



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www.ursino.com.au
REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

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LEGEND & NOTES

-  EXISTING SHADOW
-  ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
-  SHADOW CAST BY EXTENT OF ROOF PRIOR TO CONDITION 12H CHANGES
-  REDUCTION IN SHADOW CAST FROM EXISTING TO PROPOSED
-  NEIGHBOURING PRIVATE OPEN SPACE AREA THAT RECEIVES SUNLIGHT

CLIENT
PRYOR


SCALE
As indicated

DRAWING TITLE
SHADOW DIAGRAMS - JUNE 21 - 3PM

ADDRESS
55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093

DRAWN BY:
LC

DESIGNED BY:
RU

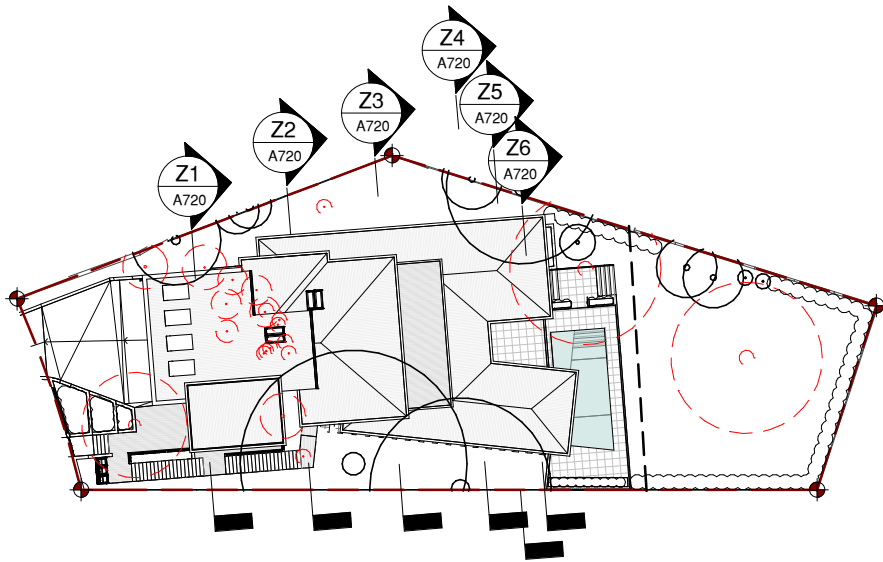
TRUE NORTH


DATE
07.08.2022

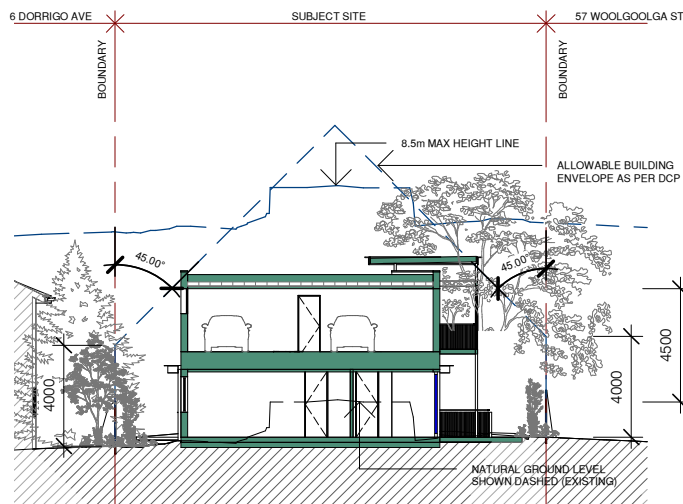
PROJECT NO.
21.05

REV
E

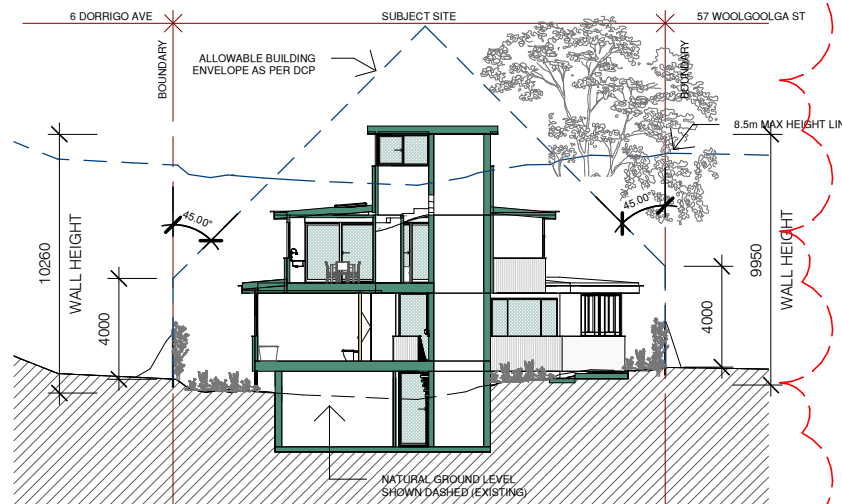
DRAWING NO.
A713



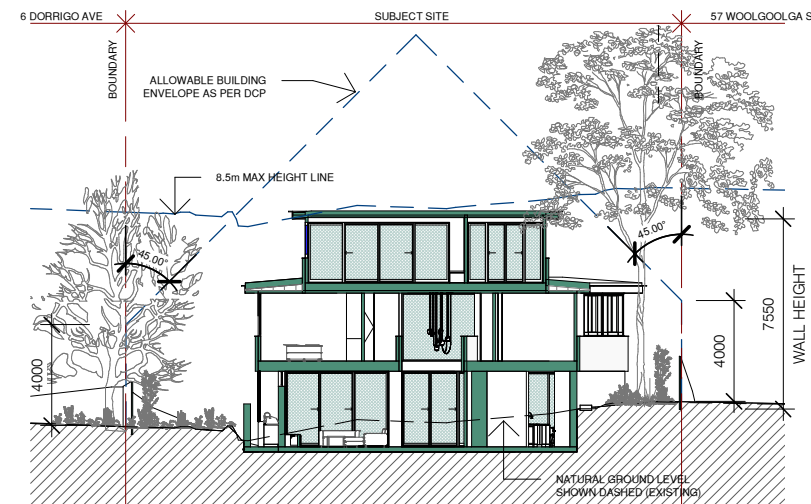
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1 : 500



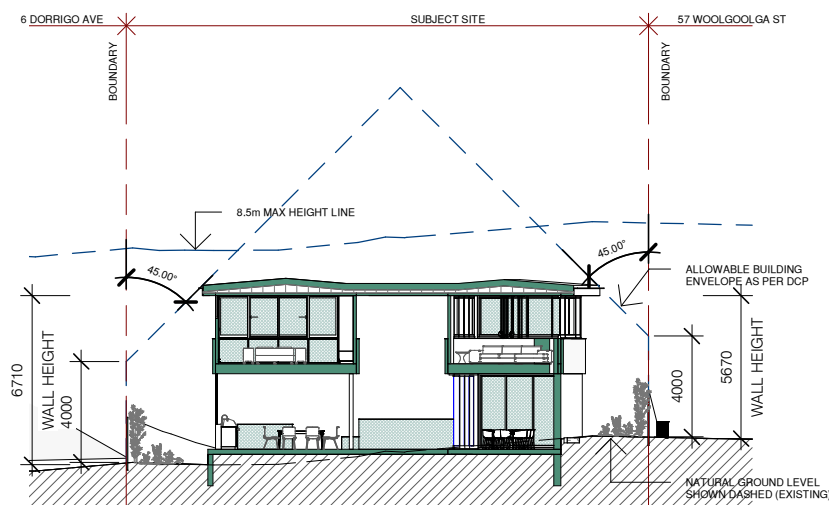
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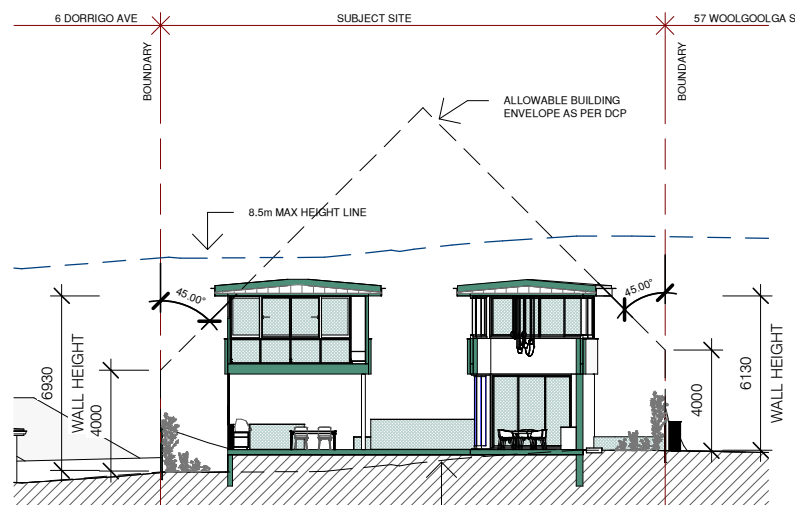
Z2 SECTION Z2
1 : 300



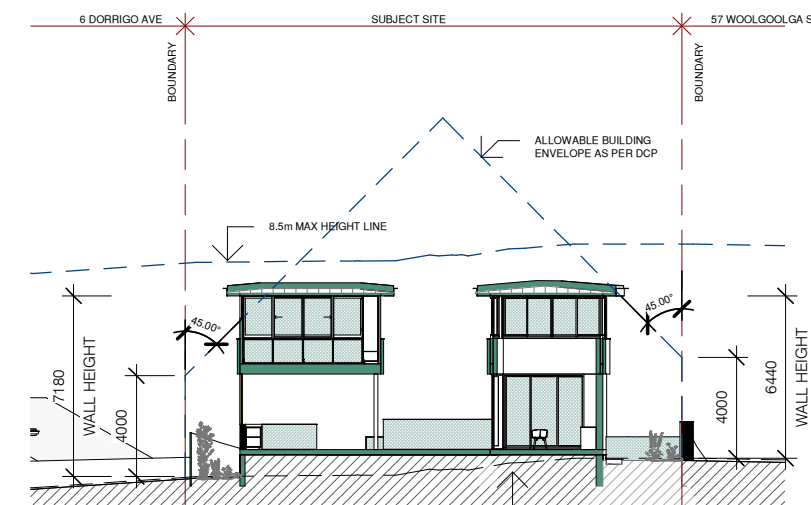
Z3 SECTION Z3
1 : 300



Z4 SECTION Z4
1 : 300



Z5 SECTION Z5
1 : 300



Z6 SECTION Z6
1 : 300

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	DATE	LEGEND & NOTES
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022	
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022	

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CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	As indicated		BUILDING ENVELOPE STUDY

ADDRESS
55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093

DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LC	RU		07.08.2022
PROJECT NO.	REV		DRAWING NO.
21.05	E		A720

WOOLGOOLGA STREET

MGA
(PM478 TO SSM19755
AZIMUTH ADOPTED)

TN

1

CUT & FILL / RETAINING WALL PLAN

1 : 200

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ARCHITECTS

Suite 313, 49 Queens Road Five Dock NSW 2046
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS. /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

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DATE
20.09.2021
07.08.2022

LEGEND & NOTES

CUT DEPTH 0.0M TO 1.0M	FILL DEPTH 0.0M TO 1.0M
CUT DEPTH 1.0M TO 2.0M	FILL DEPTH 1.0M TO 2.0M
CUT DEPTH 2.0M TO 3.0M	FILL DEPTH 2.0M TO 3.0M
CUT DEPTH OVER 3.0M	FILL DEPTH OVER 3M

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

CLIENT
PRYOR

ADDRESS
55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW
2093

SCALE @ A3
As indicated
DRAWING TITLE
CUT AND FILL PLAN

DRAWN BY: LC
DESIGNED BY: RU
PROJECT NO: 21.05
REV: E
TRUE NORTH
DATE
07.08.2022
DRAWING NO.
A721



HEIGHT PLANE ANALYSIS

TRUE



REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

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DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
LC	RU		07.08.2022
PROJECT NO.	REV		DRAWING NO.
21.05	E		A722



ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



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ARCHITECTS

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(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au

REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021		PRYOR			PERSPECTIVES	LC	RU		20.09.2021
GENERAL NOTES: ALL DIMENSIONS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS /// BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO CONFIRMATION BY BUILDER. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM PLANS /// ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS /// ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA /// ALL DRAWINGS ARE DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.				ADDRESS	PROJECT NO.	REV					DRAWING NO.
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ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



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ARCHITECTS

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REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION	DESCRIPTION	DATE	LEGEND & NOTES	CLIENT	SCALE	@ A3	DRAWING TITLE	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021		PRYOR			PERSPECTIVES	LC	RU		20.09.2021
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				55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	21.05	A					A802



RL. RENDERED WALLS - LIGHT
DULUX - EXTERIOR PAINT FINISH
VIVID WHITE OR SIMILAR

C1. STANDING SEAM METAL CLADDING /
FC CLADDING OR SIMILAR
COLORBOND
MATTE BLACK OR SIMILAR

C2. FC CLADDING
LIGHT GREY OR SIMILAR



WF. WINDOW FRAMES
COMMERCIAL GRADE ALUMINIUM
MATTE BLACK OR SIMILAR

SC. METAL SCREEN
ALUMINIUM SCREEN
MATTE BLACK

GL. GLASS
GLASS WINDOWS AND DOORS
CLEAR GLASS
*NOTE: WINDOWS AND DOORS
ALSO SUBJECT TO BASIX
REQUIREMENTS



SO. SOFFIT
TIMBER SOFFIT OR SIMILAR

RO. ROOF
KLIP-LOK
MATTE BLACK OR SIMILAR

GB. GLASS BALUSTRADE
FRAMELESS GLASS



DR. DRIVEWAY
CONCRETE OR SIMILAR

DK. DECKING
SPOTTED GUM OR SIMILAR

TB. TIMBER BATTEN
VERTICAL BATTERNS
PACIFIC TEAK OR SIMILAR

FA. FASCIA
MATTE BLACK OR SIMILAR

GU. GUTTERS & DOWNPIPES
COLORBOND
MATTE BLACK OR SIMILAR



WINDOW SCHEDULE					
NO.	LEVEL	WIDTH	HEIGHT	AREA	ORIENTATION
W01	GR	2010	1250	2.5 m ²	S
W02	GR	3660	1250	4.6 m ²	E
W04	GR	4000	1000	4.0 m ²	E
W05	SF	3000	2400	7.2 m ²	S
W06	SF	5620	2400	13.5 m ²	S
W07	SF	4300	1400	6.0 m ²	E
W08	SF	1570	1400	2.2 m ²	E
W09	SF	2100	1700	3.6 m ²	E
W10	SF	3140	2600	8.2 m ²	W
W11	SF	720	1700	1.2 m ²	W
W12	SF	720	1700	1.2 m ²	W
W13	SF	720	1700	1.2 m ²	W
W14	FF	4000	1700	6.8 m ²	S
W15	FF	4500	1700	7.7 m ²	E
W16	FF	3365	2700	9.1 m ²	S
W17	FF	4770	2700	12.9 m ²	S
W18	FF	4650	900	4.2 m ²	E
W19	FF	2400	900	2.2 m ²	E
W20	FF	3600	1700	6.1 m ²	E
W21	FF	3600	1700	6.1 m ²	E
W22	FF	1270	1700	2.2 m ²	E
W24	FF	2320	1980	4.6 m ²	W
W25	FF	2688	1700	4.6 m ²	N
W26	FF	4000	1700	6.8 m ²	W
W27	FF	4500	1700	7.7 m ²	W
W28	GF	3260	3000	9.8 m ²	S
W29	GF	5368	3000	16.1 m ²	E
W30	GF	3365	3000	10.1 m ²	S
W31	GF	4110	3000	12.3 m ²	S
W32	GF	5510	600	3.3 m ²	E
W33	GF	1100	3000	3.3 m ²	E
W34	GF	850	2400	2.0 m ²	E
W35	GF	1800	600	1.1 m ²	E
W36	SL	900	1200	1.1 m ²	N/A
W37	SL	900	1200	1.1 m ²	N/A