

WOOLGOOLGA STREET

EXISTING VEHICLE CROSSING TO BE DEMOLISHED DASHED RED

DRIVEWAY TO ENG. DETAILS

SOLAR PANELS AS PER BASIX

6.5M FRONT SETBACK

DRIVEWAY

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

MGA (PM478 TO SSM19755 AZIMUTH ADOPTED)

SECOND STOREY

No. 53 ONE & TWO STOREY CLAD RESIDENCE METAL ROOF

BALCONY ABOVE BB

22 DP23447

LINE OF DEMOLISHED SHOWN DASHED RED

0.9M SIDE SETBACK

CC A403

19 DP23447

LINE OF TREES REMOVED SHOWN DASHED

18 DP23447

0.9M SIDE SETBACK

6M REAR SETBACK

15 DP23447

NO. 55 WOOLGOOLGA ST PROPOSED NEW MULTILEVEL DWELLING

SKYLIGHT AS PER BASIX

DR23447 AREA 926.4 BY SURVEY

BALC.

RL 81.89

RL 84.45

RL 81.84

RL 81.50

24 DP23447

ROOT PROTECTION ZONE (SHOWN DASHED BLUE)

TREE PROTECTION ZONE (SHOWN DASHED GREEN)

DECK OVERHANGS

No. 57 ONE & TWO STOREY BRICK & CLAD RESIDENCE METAL ROOF



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/134464

DATED: 24 August 2022

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

1 SITE PLAN
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	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	

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

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

 northern
beaches
council

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2022/134464

DATED: 24 August 2022

WOOLGOOLGA STREET

MGA
(PM478 TO SSM19755
AZIMUTH ADOPTED)

TN

1

DEMOLITION PLAN

1 : 200

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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021	--- BUILDING / TREES TO BE DEMOLISHED / REMOVED

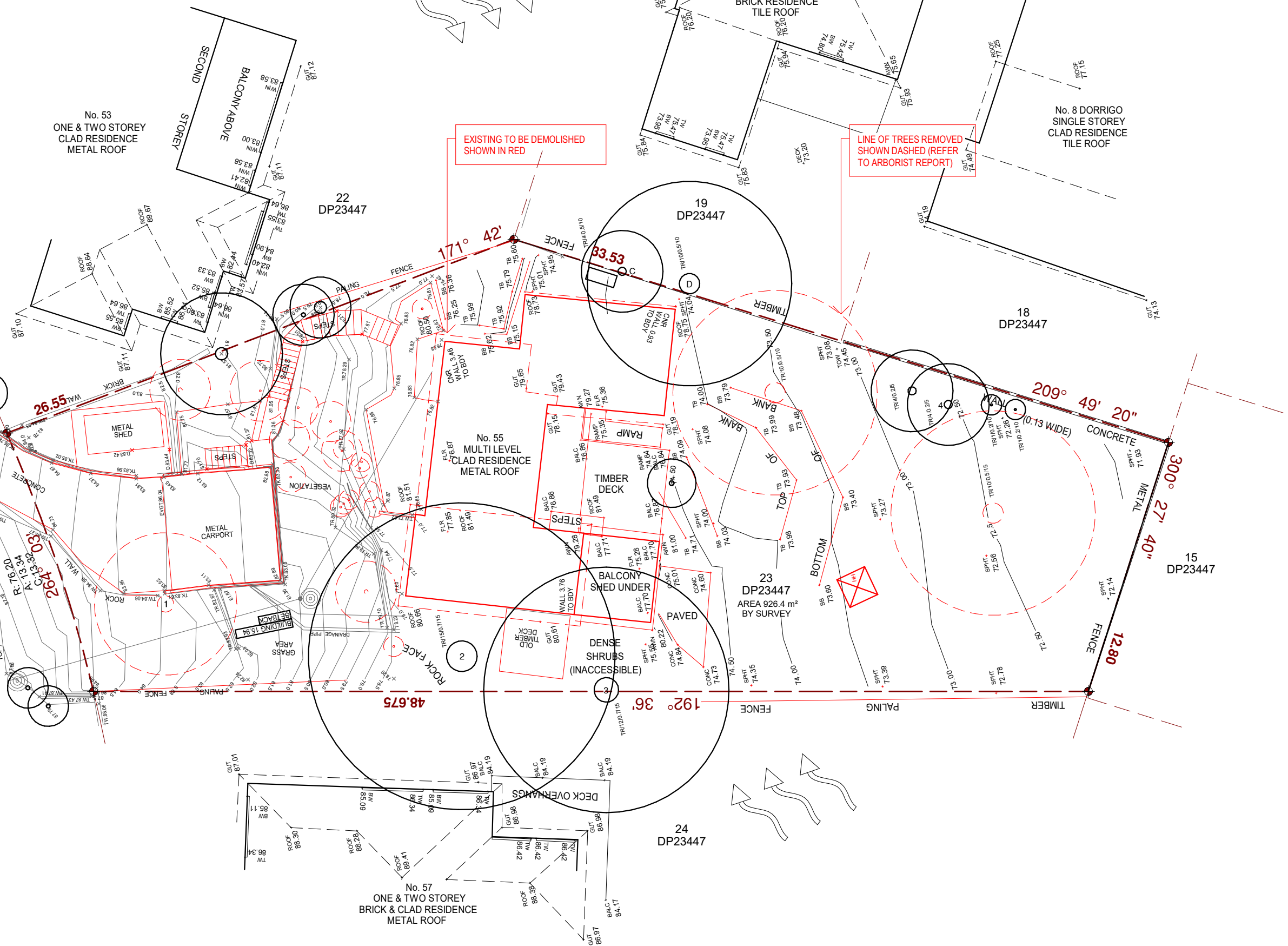
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CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	As indicated		DEMOLITION PLAN

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		A203



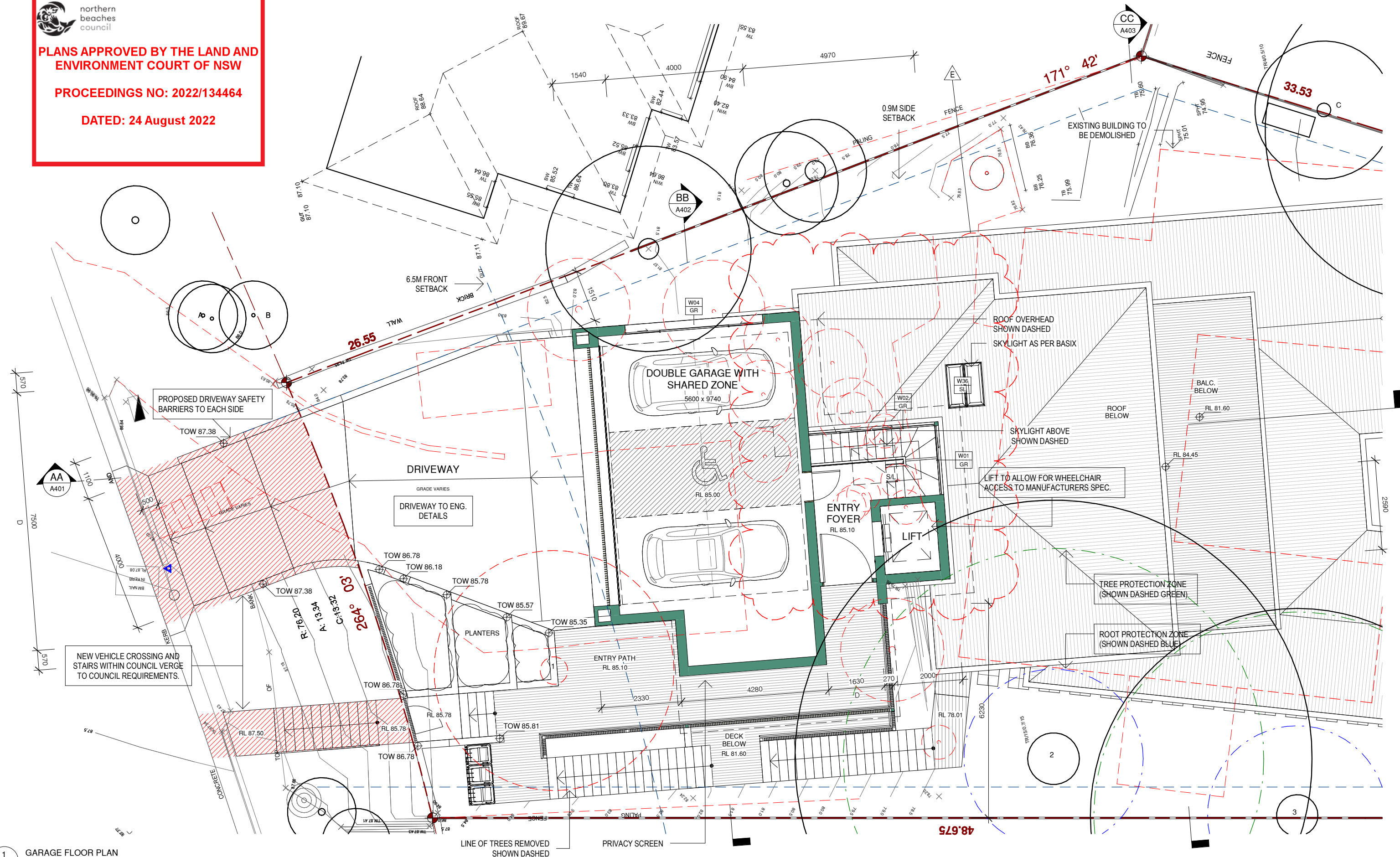
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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/134464

DATED: 24 August 2022



1 GARAGE FLOOR PLAN
1 : 100

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



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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		GARAGE FLOOR PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	07.08.2022
	PROJECT NO.	REV	DRAWING NO.
	21.05	E	A301

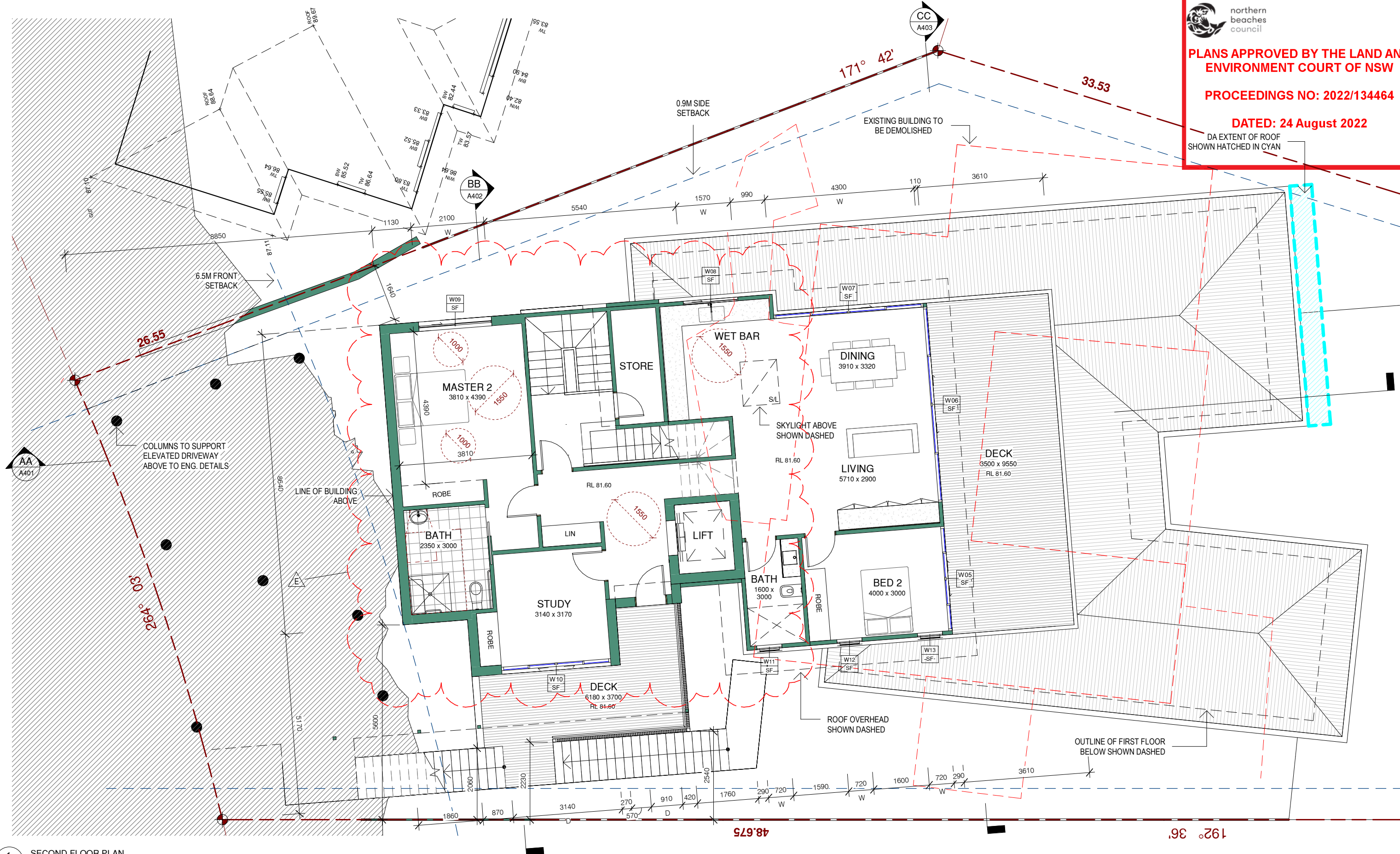


PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/134464

DATED: 24 August 2022

DA EXTENT OF ROOF SHOWN HATCHED IN CYAN



1 SECOND FLOOR PLAN
1 : 100

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION



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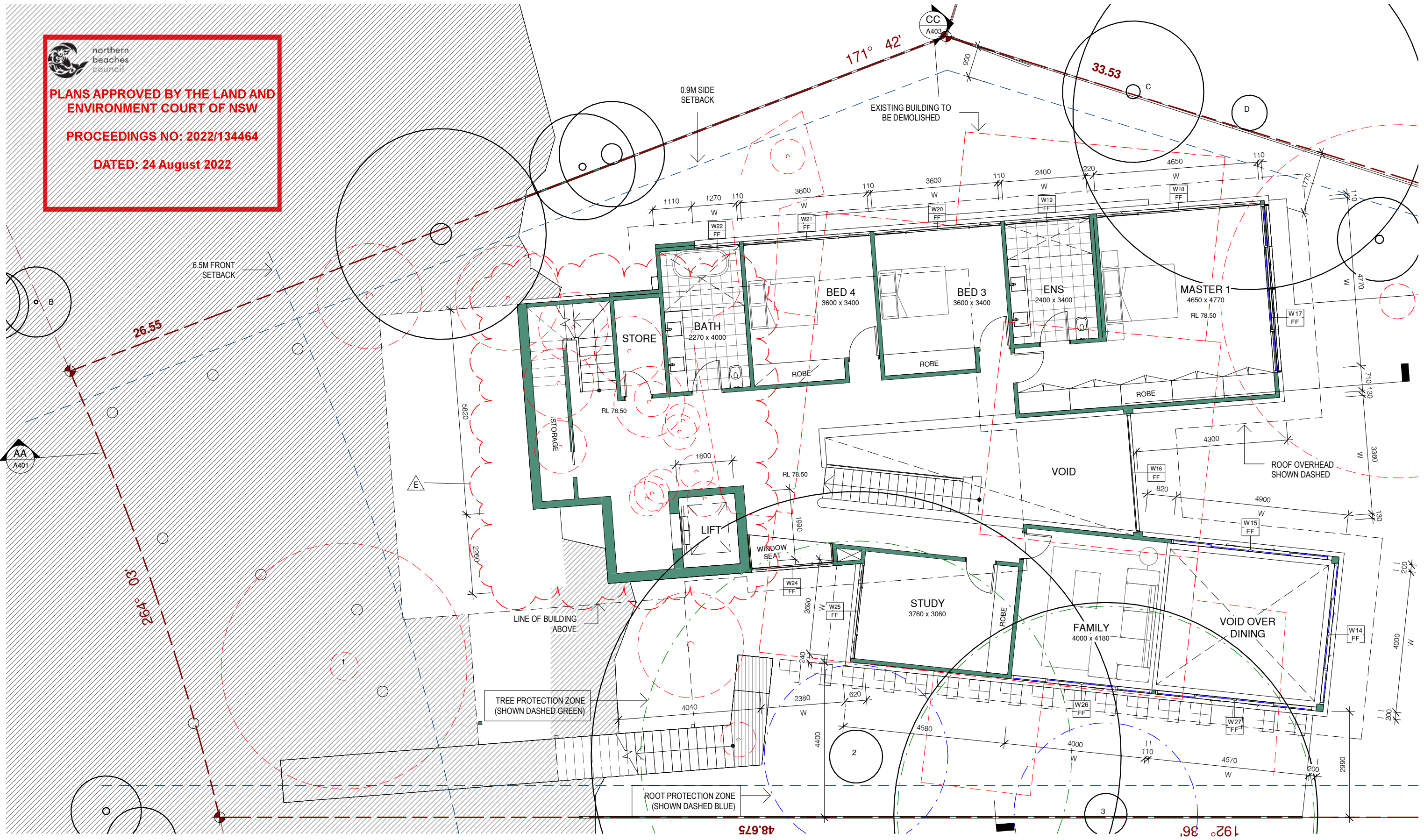
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022
E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022

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


CLIENT PRYOR	SCALE 1 : 100	@ A3	DRAWING TITLE SECOND FLOOR PLAN
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. A302



1

FIRST FLOOR PLAN

1 : 100



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REVISION	DESCRIPTION	DATE	LEGEND & NOTES
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			S/L SKYLIGHT
			--- ROOT PROTECTION ZONE
			--- TREE PROTECTION ZONE

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CLIENT

PRYOR

ADDRESS

55 WOOLGOOLGA ST

NORTH BALGOWLAH NSW

2093

SCALE

@ A3

DRAWING TITLE

FIRST FLOOR PLAN

DRAWN BY.

LC

DESIGNED BY.

RU

PROJECT NO.

21.05

REV

E

TRUE NORTH

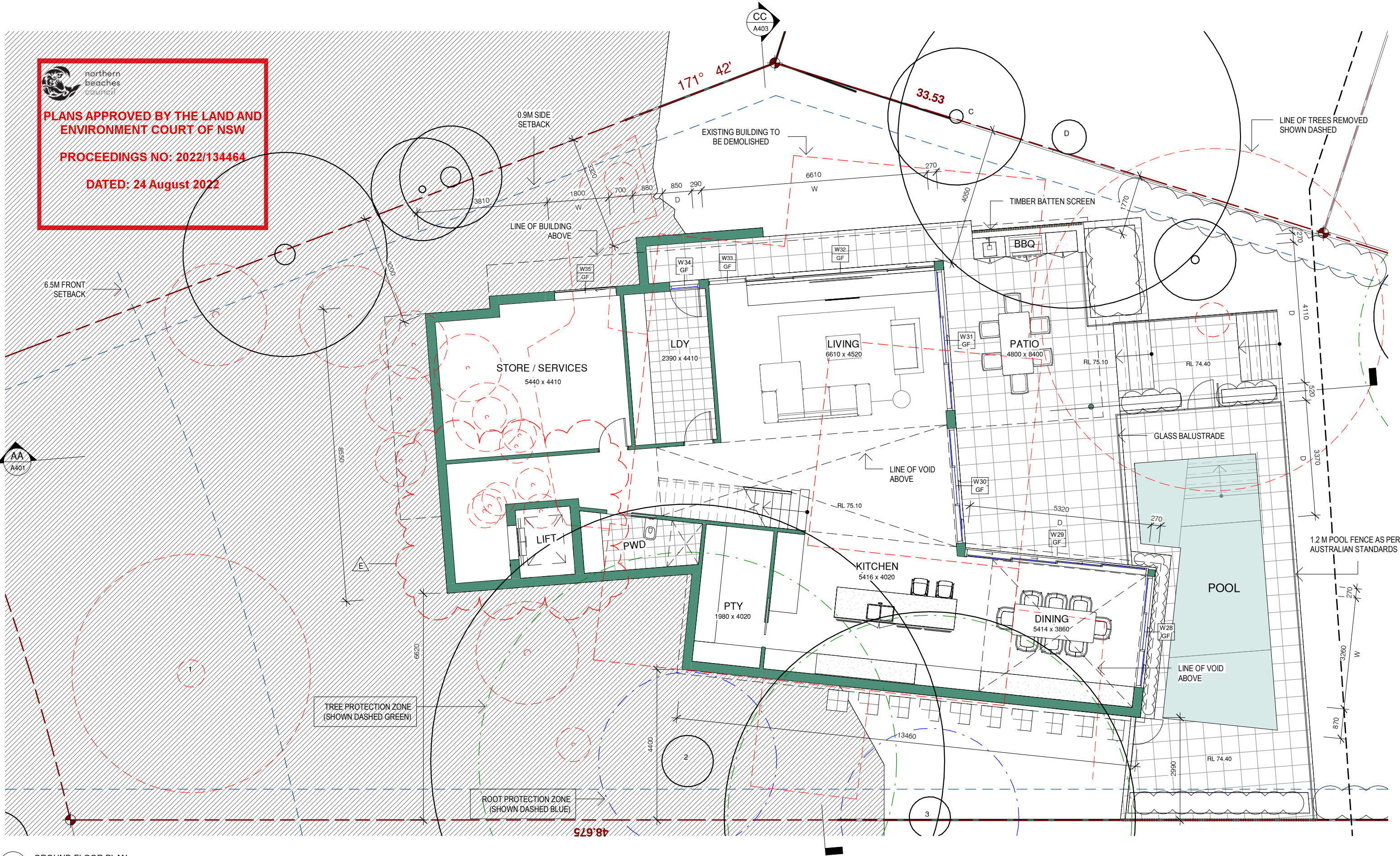


DATE

07.08.2022

DRAWING NO.

A303



1 GROUND FLOOR PLAN
1 : 100

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

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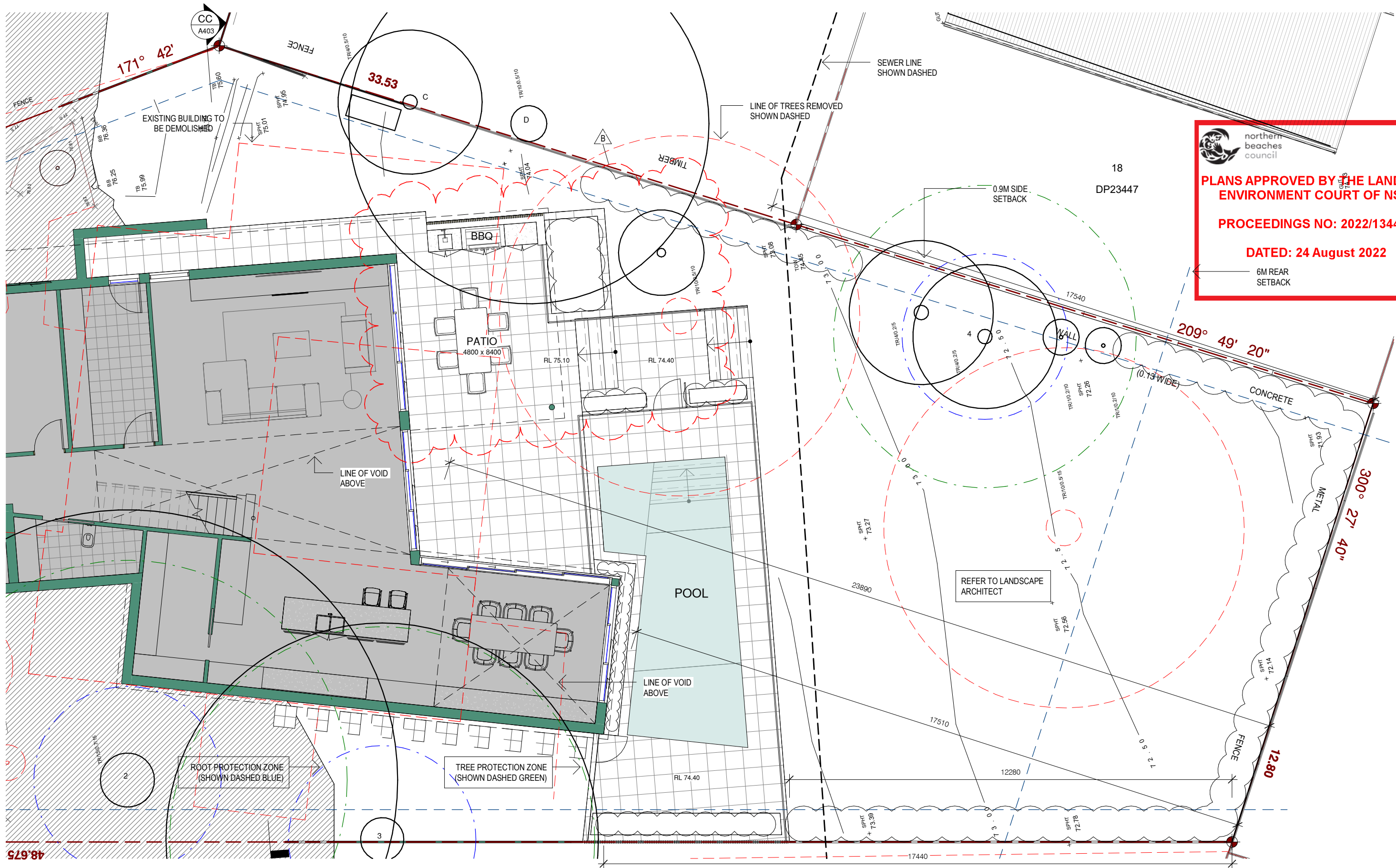
REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

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			--- ROOT PROTECTION ZONE
			--- TREE PROTECTION ZONE

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CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 100		GROUND FLOOR PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	07.08.2022
	PROJECT NO.	REV	DRAWING NO.
	21.05	E	A304



 northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/134464

DATED: 24 August 2022

6M REAR SETBACK

1 REAR YARD PLAN
1 : 100



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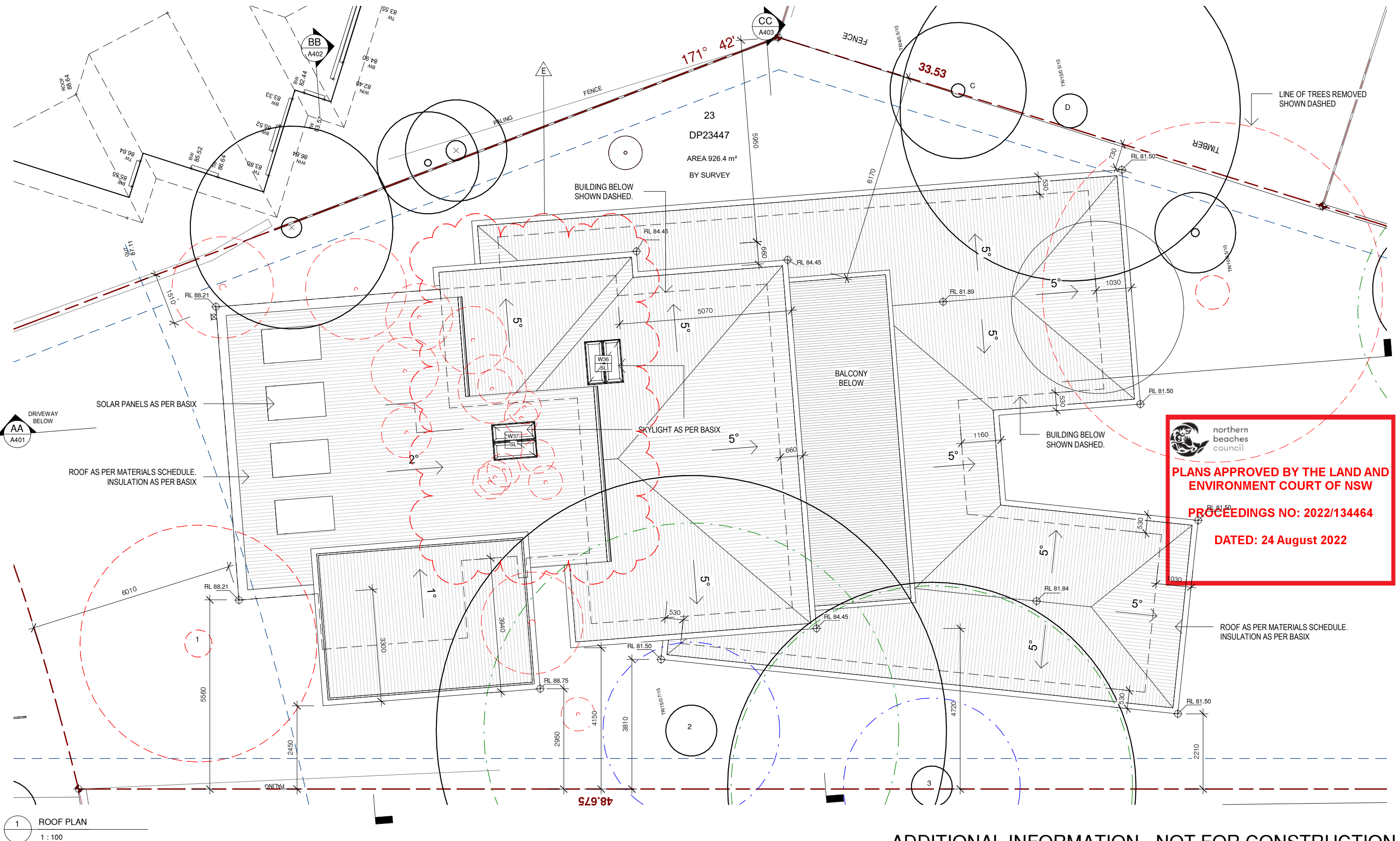
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A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021	Ⓢ SMOKE DETECTOR
B	ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION	01.02.2022	WM WASHING MACHINE
			DRY DRYER
			S/L SKYLIGHT
			- - - ROOT PROTECTION ZONE
			- - - TREE PROTECTION ZONE

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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	
	PROJECT NO.	REV	DATE
	21.05	B	01.02.2022
			DRAWING NO.
			A305



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**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2022/134464

DATED: 24 August 2022

1 ROOF PLAN
1 : 100

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

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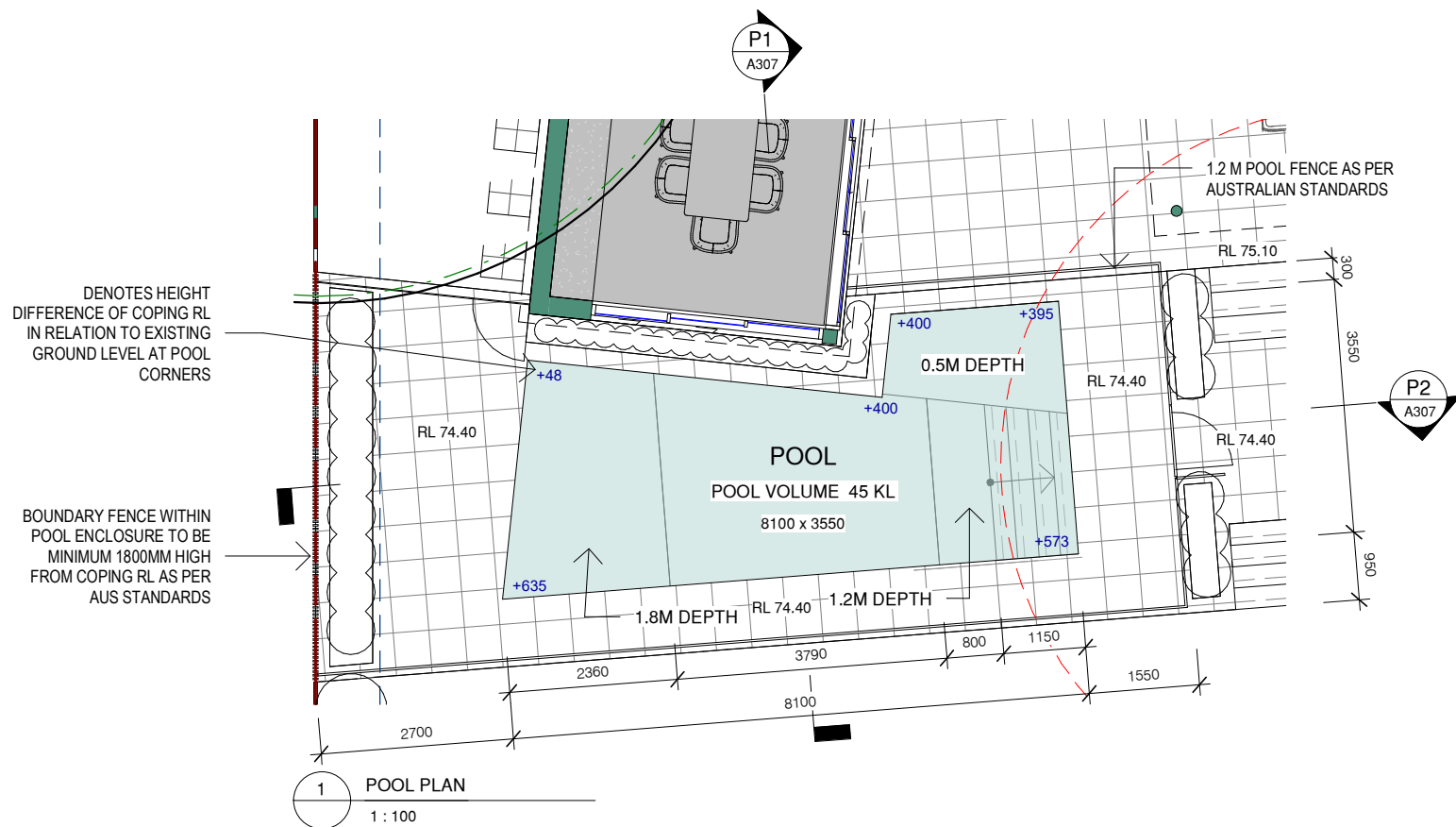
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E	AMENDMENTS IN RELATION TO CONDITION 12 (H)	07.08.2022	DRY DRYER
			S/L SKYLIGHT
			--- ROOT PROTECTION ZONE
			--- TREE PROTECTION ZONE

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CLIENT	SCALE	@ A3	DRAWING TITLE	DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
PRYOR	1 : 100		ROOF PLAN	LC	RU		07.08.2022
ADDRESS				PROJECT NO.	REV		DRAWING NO.
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093				21.05	E		A306

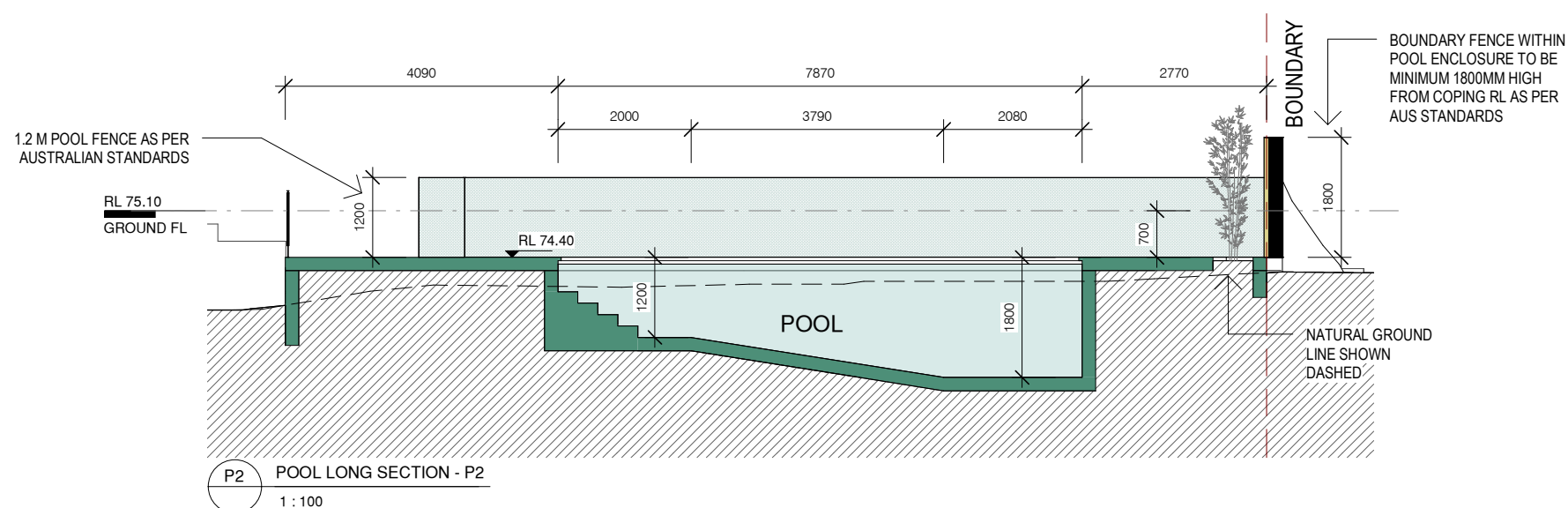
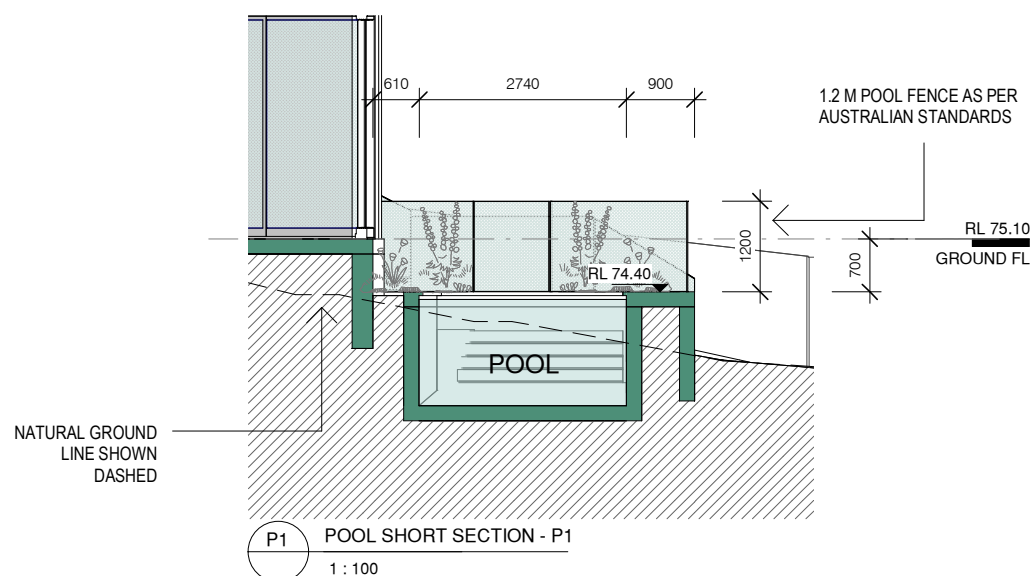


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CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 100		POOL PLAN
ADDRESS	DRAWN BY.	DESIGNED BY.	TRUE NORTH
55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	
PROJECT NO.	REV	DATE	DRAWING NO.
21.05	A	20.09.2021	A307

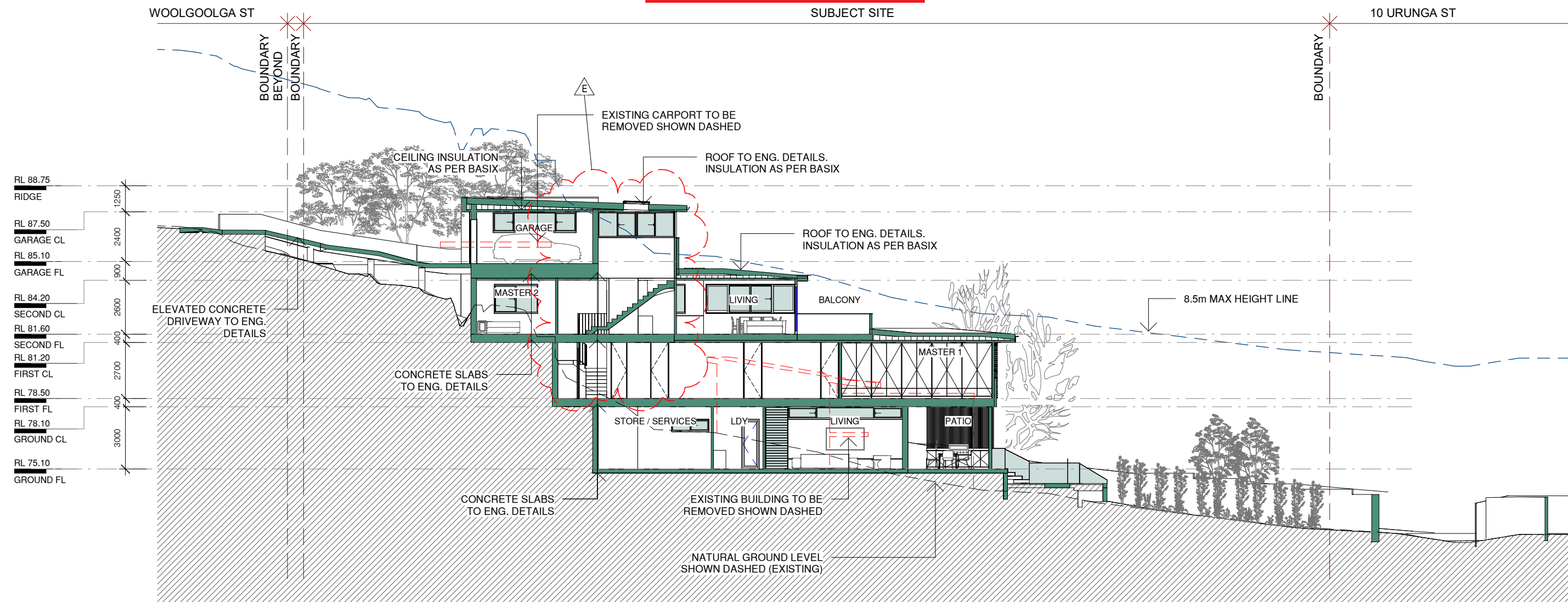


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AA SECTION AA
1 : 200

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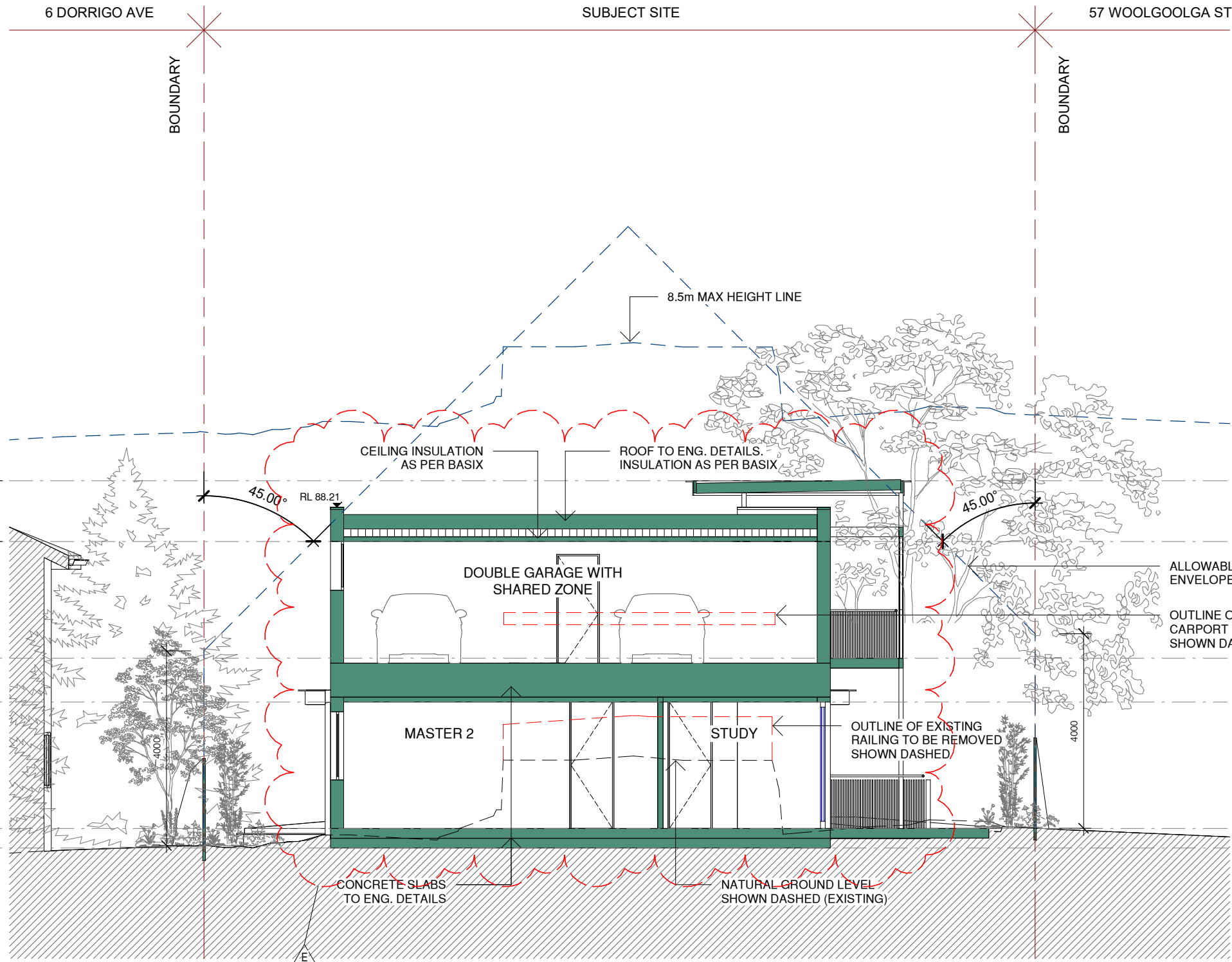
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Ⓢ	SMOKE DETECTOR
WM	WASHING MACHINE
DRY	DRYER
S/L	SKYLIGHT
---	ROOT PROTECTION ZONE
---	TREE PROTECTION ZONE

ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	As indicated		SECTION AA

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		A401



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BB SECTION BB
1 : 100

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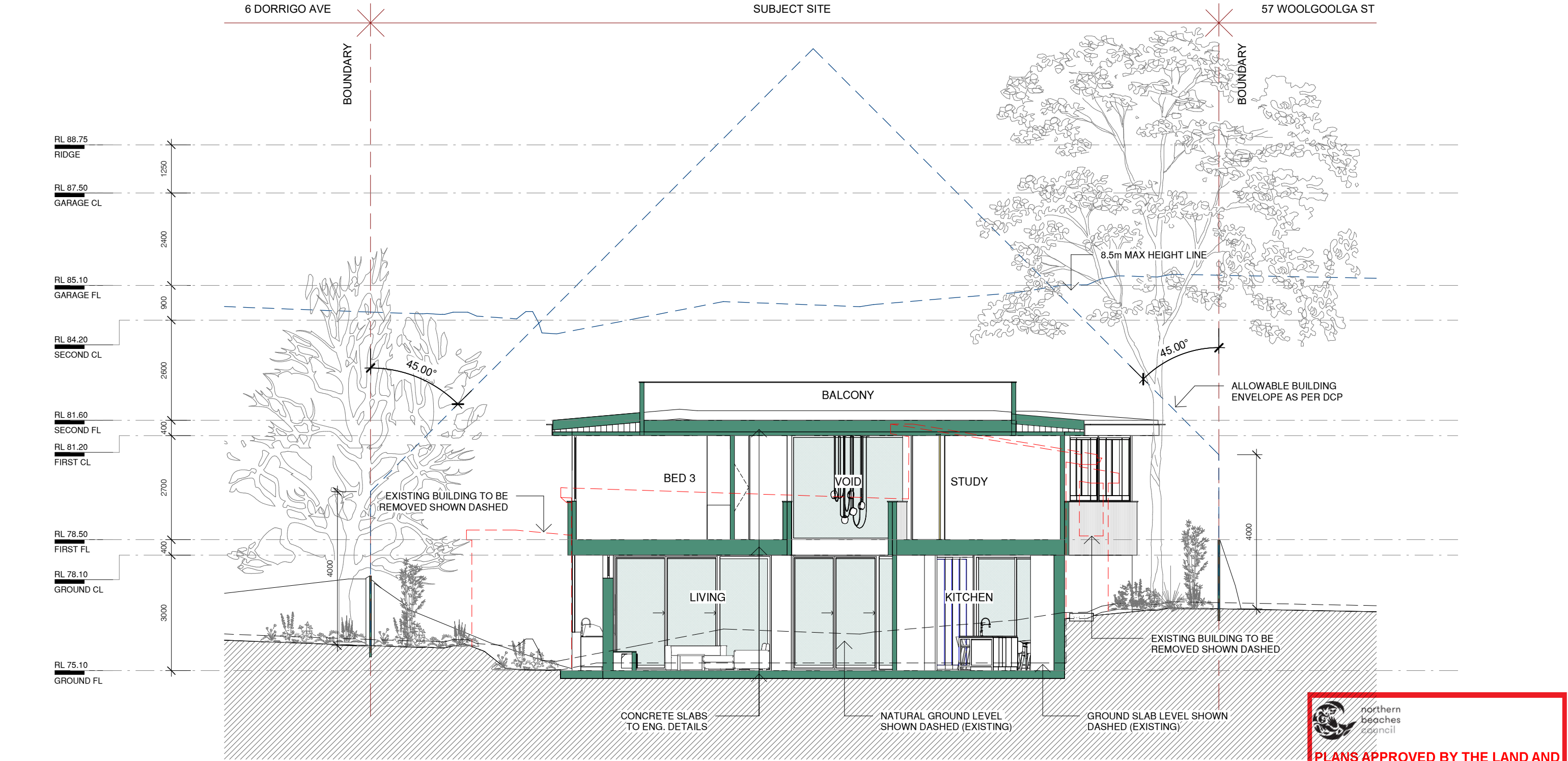
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55 WOOLGOOLGA ST NORTH BALGOWLAH NSW 2093	LC	RU	
DATE	PROJECT NO.	REV	DRAWING NO.
07.08.2022	21.05	E	A402



CC SECTION CC
1 : 100



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			--- ROOT PROTECTION ZONE
			--- TREE PROTECTION ZONE

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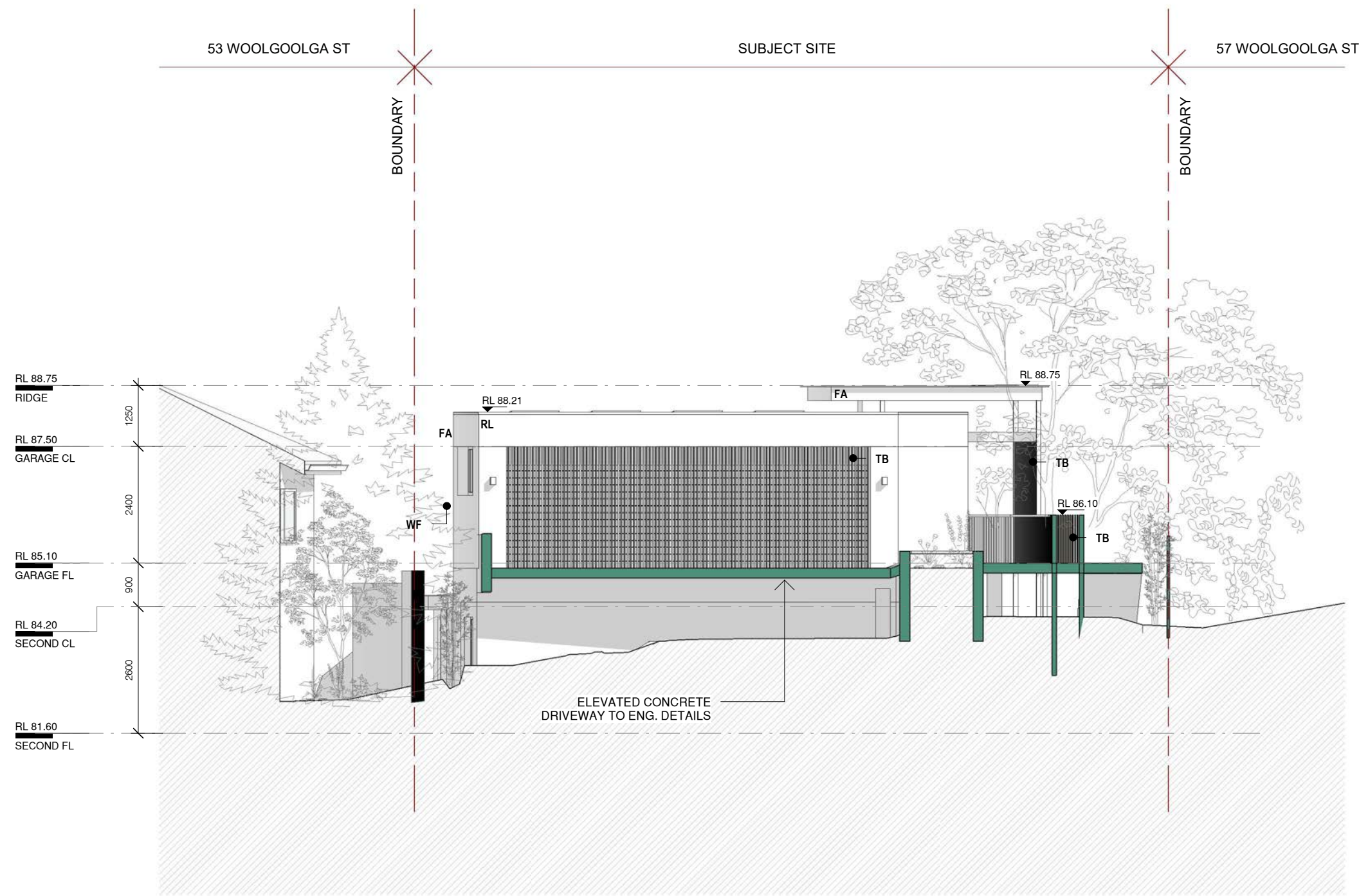
ADDITIONAL INFORMATION - NOT FOR CONSTRUCTION

CLIENT	SCALE	@ A3	DRAWING TITLE
PRYOR	1 : 100		SECTION CC
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	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





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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/134464

DATED: 24 August 2022

1

NORTH ELEVATION

1 : 100



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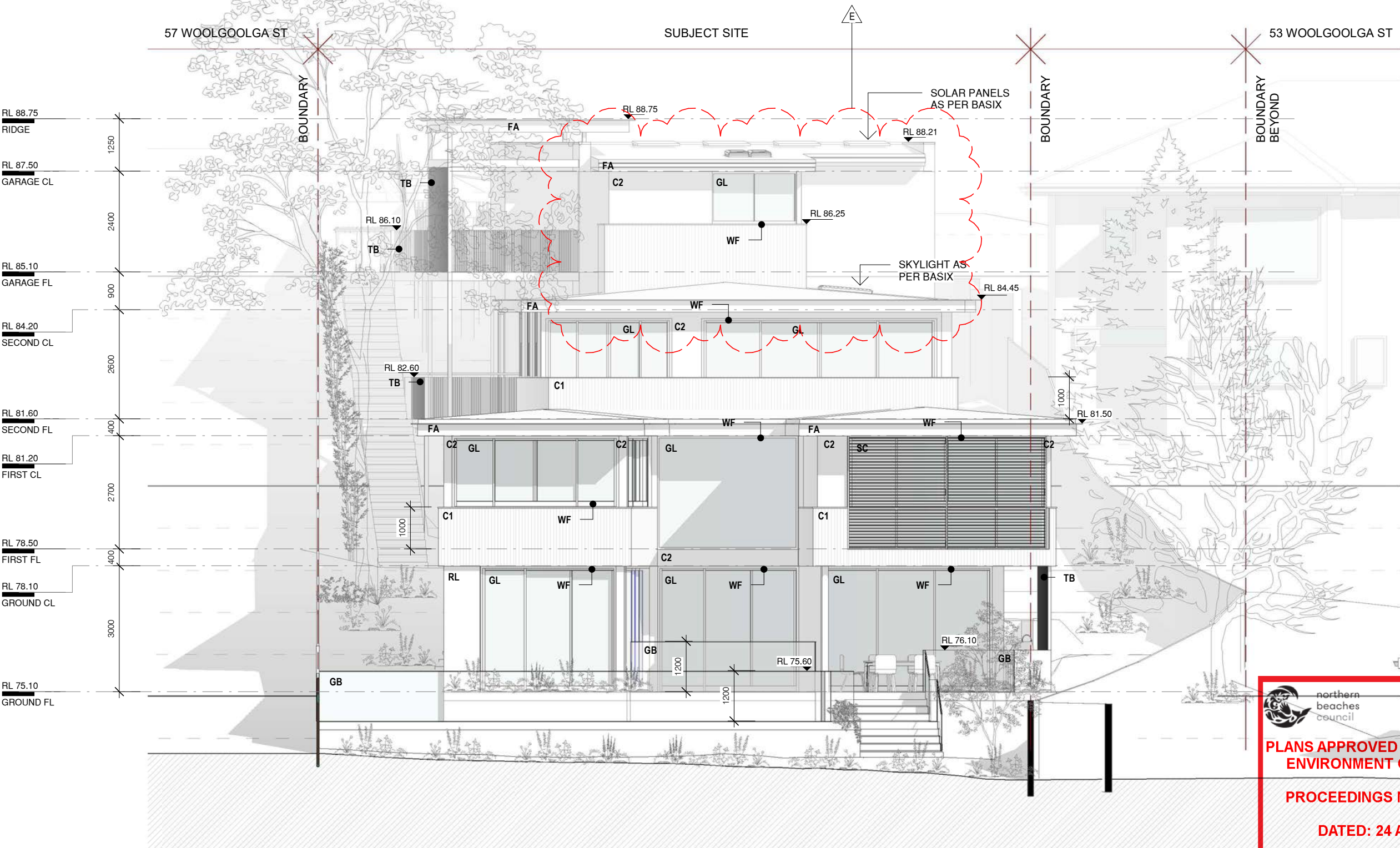
Suite 313 , 49 Queens Road Five Dock NSW 2046
(02) 8970 2421 / PO Box 981 Five Dock NSW 2046
www.ursino.com.au
REGISTERED ARCHITECT: Robert Ursino NSW ARB No: 10565

REVISION				LEGEND & NOTES		CLIENT	SCALE	@ A3	DRAWING TITLE		
A	DEVELOPMENT APPLICATION ISSUE - NOT FOR CONSTRUCTION	20.09.2021		Ⓢ	SMOKE DETECTOR	PRYOR	1 : 100		NORTH ELEVATION		
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.						ADDRESS		DRAWN BY.	DESIGNED BY.	TRUE NORTH	DATE
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								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



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/134464
DATED: 24 August 2022

1 SOUTH ELEVATION
1 : 100

URSINO 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
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	WM WASHING MACHINE				
			DRY DRYER				
			S/L SKYLIGHT				
			--- ROOT PROTECTION ZONE				
			--- TREE PROTECTION ZONE				

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CLIENT: PRYOR

ADDRESS: 55 WOOLGOOLGA ST
NORTH BALGOWLAH NSW 2093

SCALE: 1 : 100

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

TRUE NORTH

DATE: 07.08.2022
DRAWING NO: A502

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



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/134464

DATED: 24 August 2022



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	
DATE	PROJECT NO.	REV	DRAWING NO.
01.02.2022	21.05	B	A503

MATERIALS LEGEND
(REFER TO DA901)

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

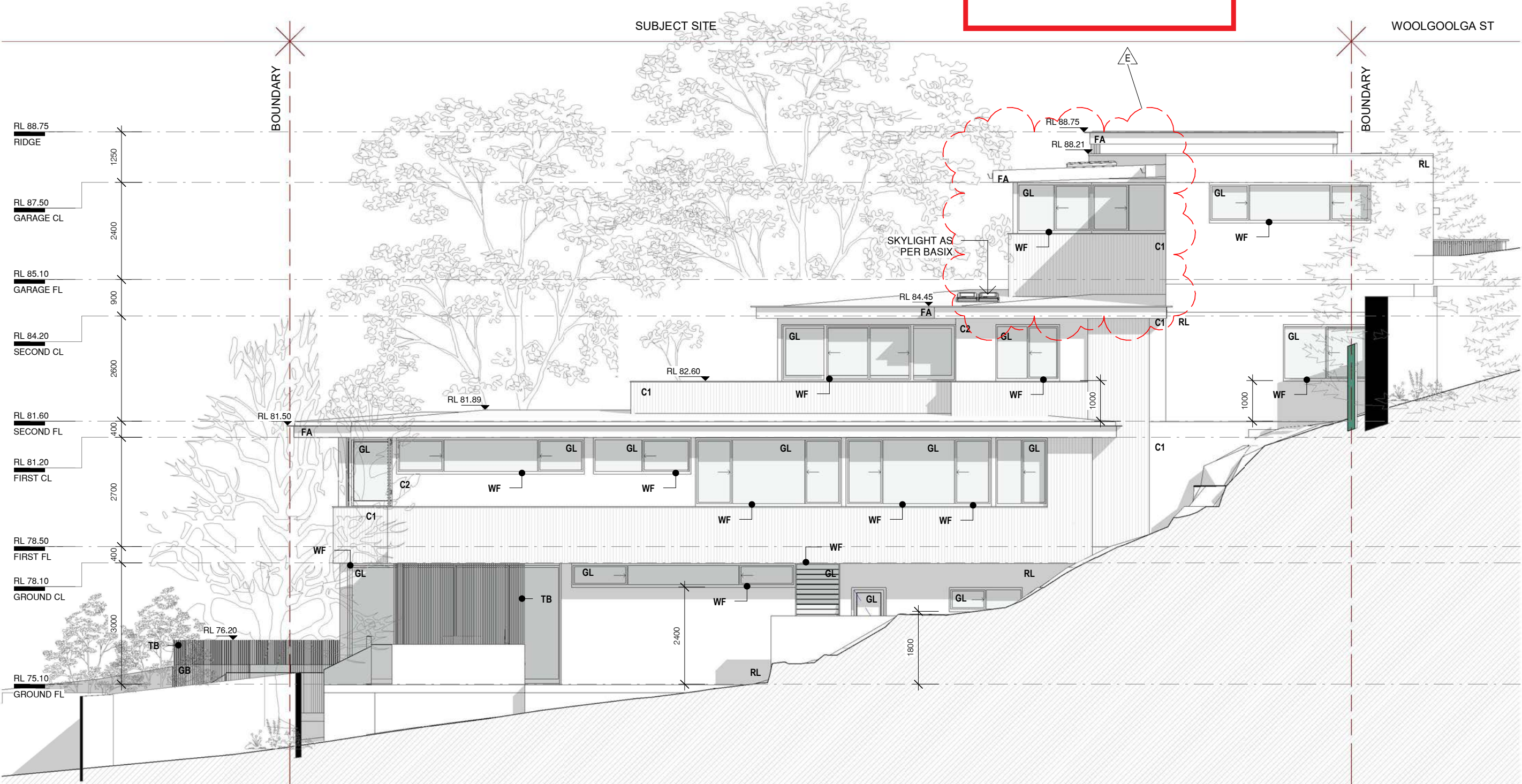
WF - WINDOW FRAMES
C2 - FC CLADDING
RO - ROOF
DR - DRIVEWAY
TB - TIMBER BATTEN
GU - GUTTER



PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/134464

DATED: 24 August 2022



2 EAST ELEVATION
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	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



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

E

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



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PRYOR			MATERIALS & WINDOW SCHEDULES
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	A901