

# DEVELOPMENT APPLICATION

## 22 - 24 Angle Street BALGOWLAH

ARCHITECT:

**WOLSKI . COPPIN**

ARCHITECTURE

SUITE 3, LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088

T: 9953 8477

E: info@wolskicoppin.com.au

DAVID WOLSKI

NSW ARB No. 5297

### DRAWING LIST

#### ARCHITECTURAL DRAWINGS

DA00	COVER / LOCATION PLAN
DA01	BASEMENT
DA02	GROUND FLOOR PLAN
DA03	LEVEL 1 FLOOR PLAN
DA04	ROOF / SITE PLAN
DA05	ELEVATIONS 01
DA06	ELEVATIONS 02
DA07	SECTION AA
DA08	SECTION BB

#### COMPLIANCE DRAWINGS

CD01	SITE ANALYSIS
CD02	GFA CALCULATIONS
CD03	OPEN SPACE & LANDSCAPE CALCULATIONS
CD04	HEIGHT PLANE STUDY EXISTING
CD05	HEIGHT PLANE STUDY EXCAVATED GROUND LINE
CD06	HEIGHT PLANE STUDY PROPOSED
CD07	SHADOW DIAGRAMS
CD08	SCHEDULE OF FINISHES 01
CD09	SCHEDULE OF FINISHES 02
CD10	VIEWS FROM THE SUN 01
CD11	VIEWS FROM THE SUN 02
CD12	DEMOLITION PLAN
CD13	ADAPTABLE UNITS
CD14	NOTIFICATION PLANS



3D VIEW



LOCALITY MAP

NOT TO SCALE

### BASIX COMMITMENTS

Project summary		
Project name	22-24 Angle Street BALGOWLAH	
Street address	22-44 Angle Street BALGOWLAH 2093	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 9585	
Lot no.	7	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	8	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✓ 46	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 54	Target 45
Certificate Prepared by		
Name / Company Name:	Senica Consultancy Group Pty Ltd	
ABN (if applicable):	48612864249	

### BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

#### Multi Dwelling

Certificate number: 1368815M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Thursday, 16 February 2023  
To be valid, this certificate must be lodged within 3 months of the date of issue.



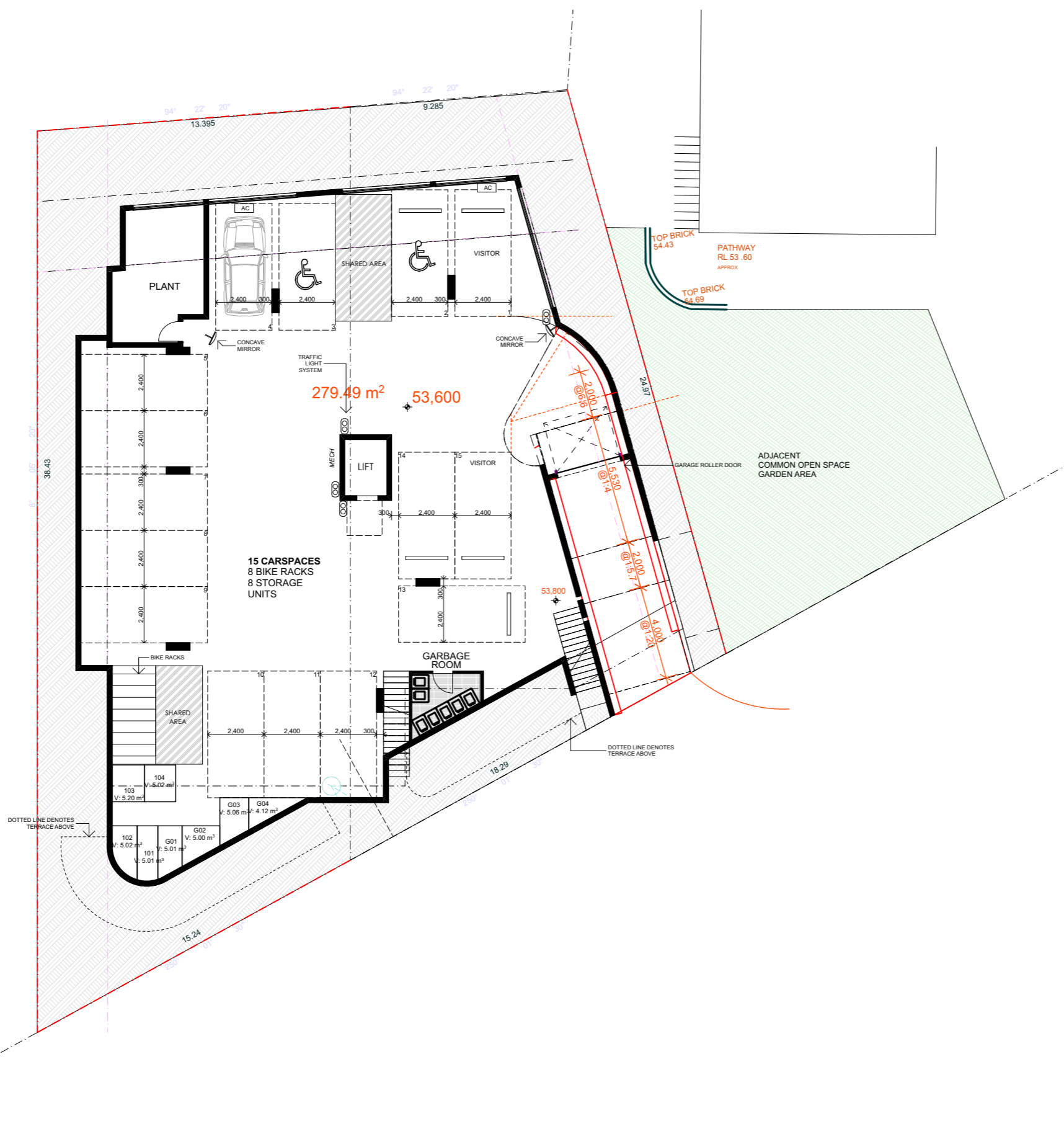
**DA SUBMISSION MAY 2023**

### FILE PATH

BIMcloud: BIMSRV01 - BIMcloud Basic for ARCHICAD 24/22214\_22-

PLOT DATE:

5 / 05 / 2023



## BASEMENT

1:200

NOTE:

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CLIENT:  
**Steve Gillespie**

PROJECT TITLE:  
**PROPOSED RESIDENTIAL  
 FLAT BUILDING**  
 22-24 ANGLE STREET, BALGOWLAH

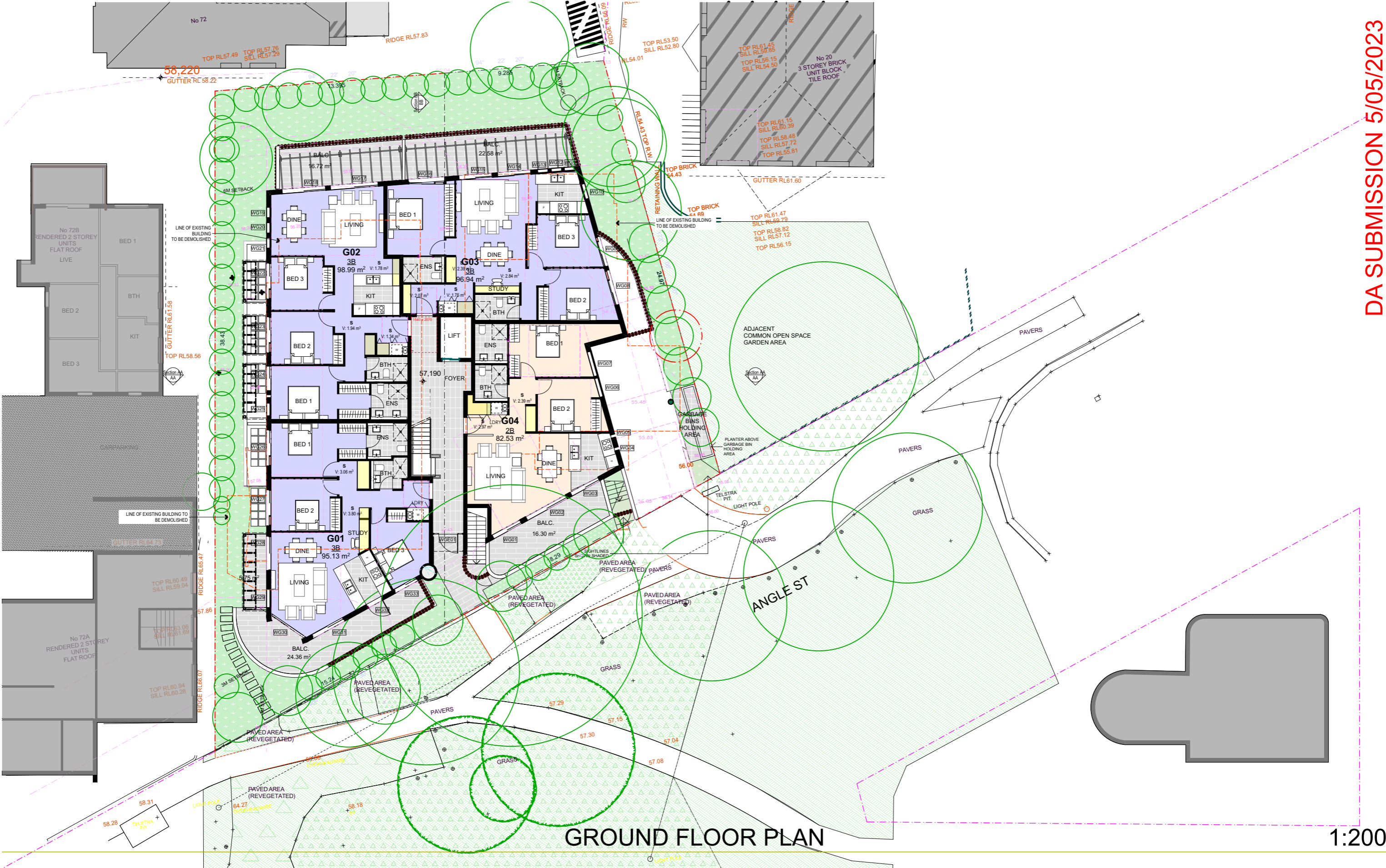
DRAWING TITLE:  
**BASEMENT PLAN**

DRAWING No:  
**DA01**

PROJECT No: <b>22214</b>	REVISION:
SCALE: 1:200 @ A3	DATE: 5/05/2023

NORTH POINT:

PLOT DATE: 5/05/2023



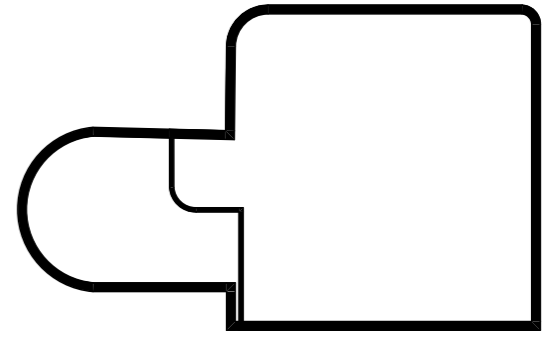
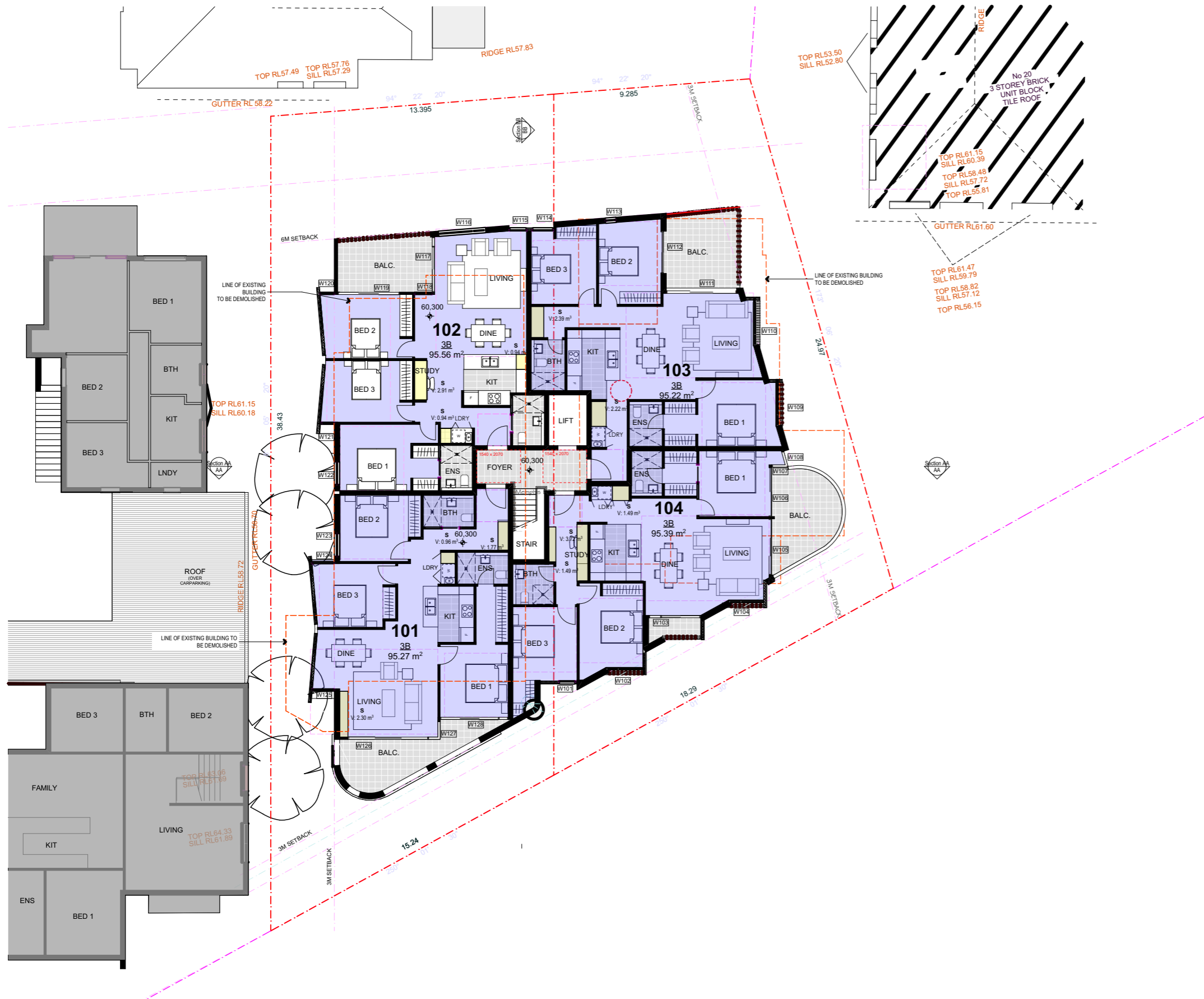
GROUND FLOOR PLAN

1:200

NOTE:

<b>ARCHITECT:</b> <b>WOLSKI . COPPIN</b> ARCHITECTURE <small>SUITE 3, LEVEL 1, 507 MILITARY ROAD MOSMAN NSW 2088          T: 9953 8477 E: info@wolskicoppin.com.au          DAVID WOLSKI NSW ARB No. 5297</small>	<b>CLIENT:</b> <b>Steve Gillespie</b>	<b>PROJECT TITLE:</b> <b>PROPOSED RESIDENTIAL FLAT BUILDING</b> 22-24 ANGLE STREET, BALGOWLAH	<b>DRAWING TITLE:</b> <b>GROUND FLOOR PLAN</b>	<b>DRAWING No:</b> <b>DA02</b>	<b>PROJECT No:</b> <b>22214</b>	<b>REVISION:</b> 	<b>NORTH POINT:</b> 
				<b>SCALE:</b> 1:200 @ A3	<b>DATE:</b> 5/05/2023	<b>PLOT DATE:</b> 5/05/2023	

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LEVEL 1 FLOOR PLAN

1:200

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22-24 ANGLE STREET, BALGOWLAH

DRAWING TITLE:

**LEVEL 1 PLAN**

DRAWING No:

**DA03**

PROJECT No:

**22214**

REVISION:

NORTH POINT:

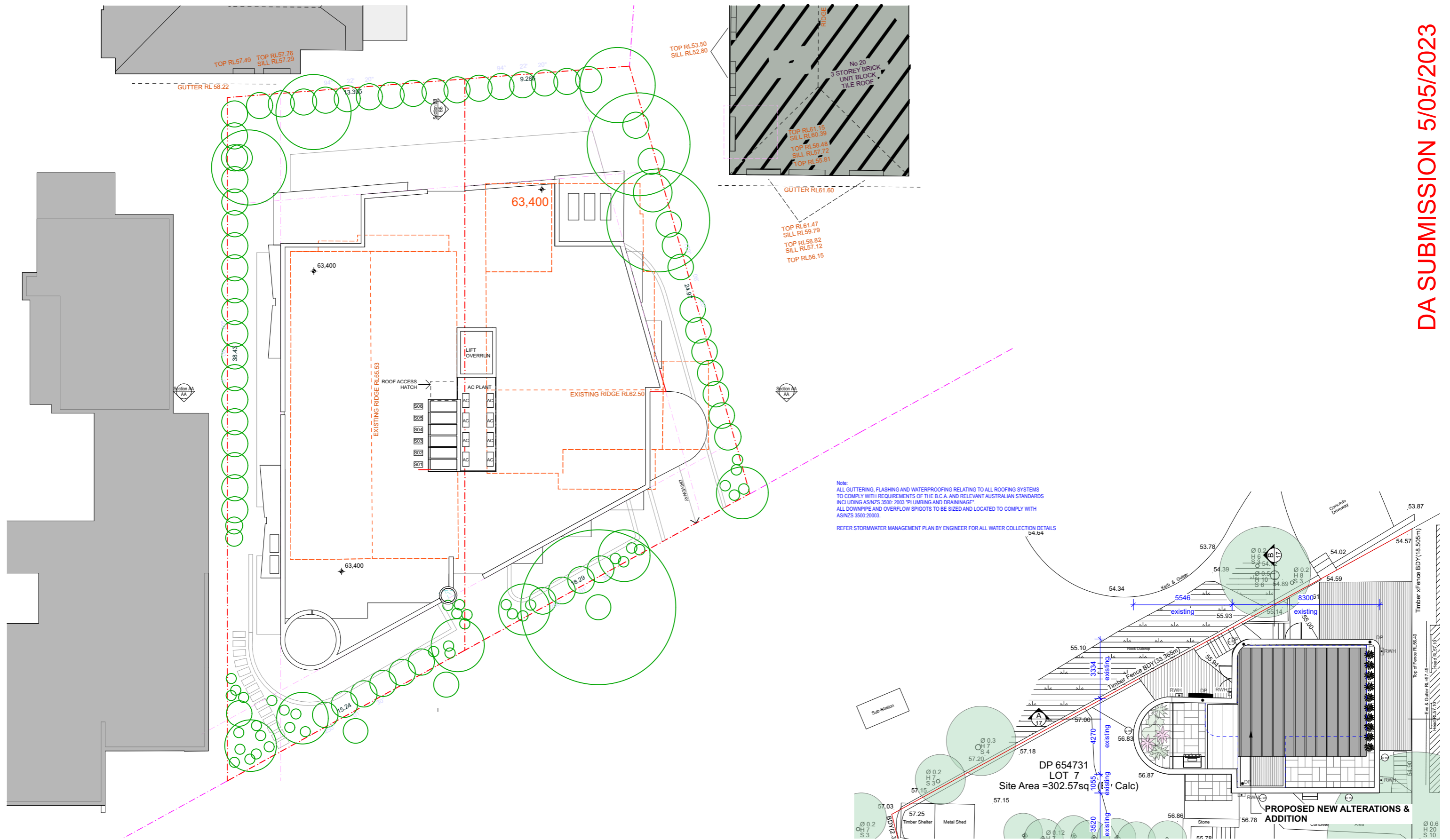
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ROOF / SITE PLAN

1:200

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DRAWING TITLE:

**ROOF / SITE PLAN**

DRAWING No:

**DA04**

PROJECT No:

**22214**

SCALE:

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REVISION:

DATE:

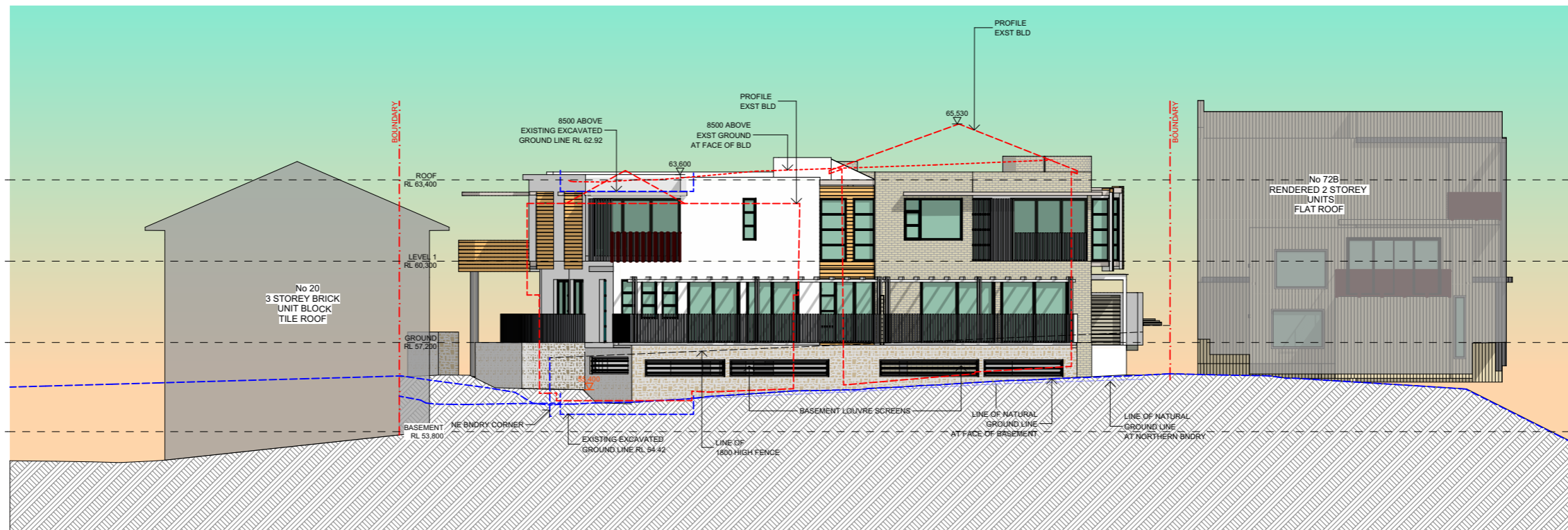
5/05/2023

NORTH POINT:



SOUTH ELEVATION

1:200



NORTH ELEVATION

1:200

NOTE:

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DRAWING TITLE:  
**ELEVATIONS 1**

DRAWING No:  
**DA05**

PROJECT No:  
**22214**

SCALE:  
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REVISION:  
 DATE:  
 5/05/2023

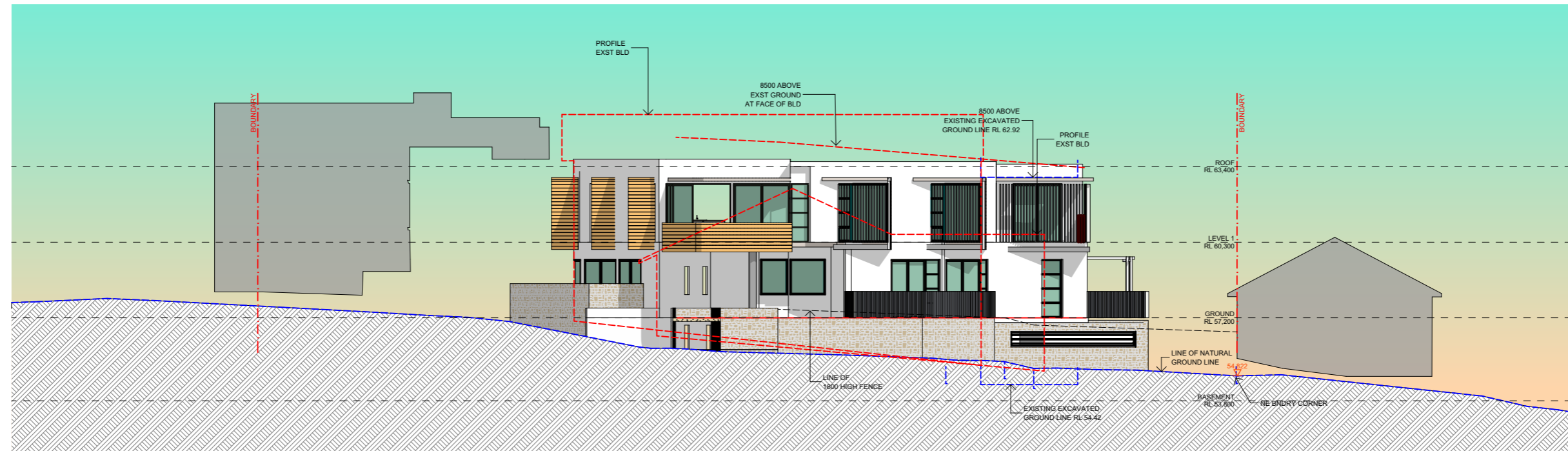
NORTH POINT:

PLOT DATE: 5/05/2023



WEST ELEVATION

1:200



EAST ELEVATION

1:200

1

NOTE:

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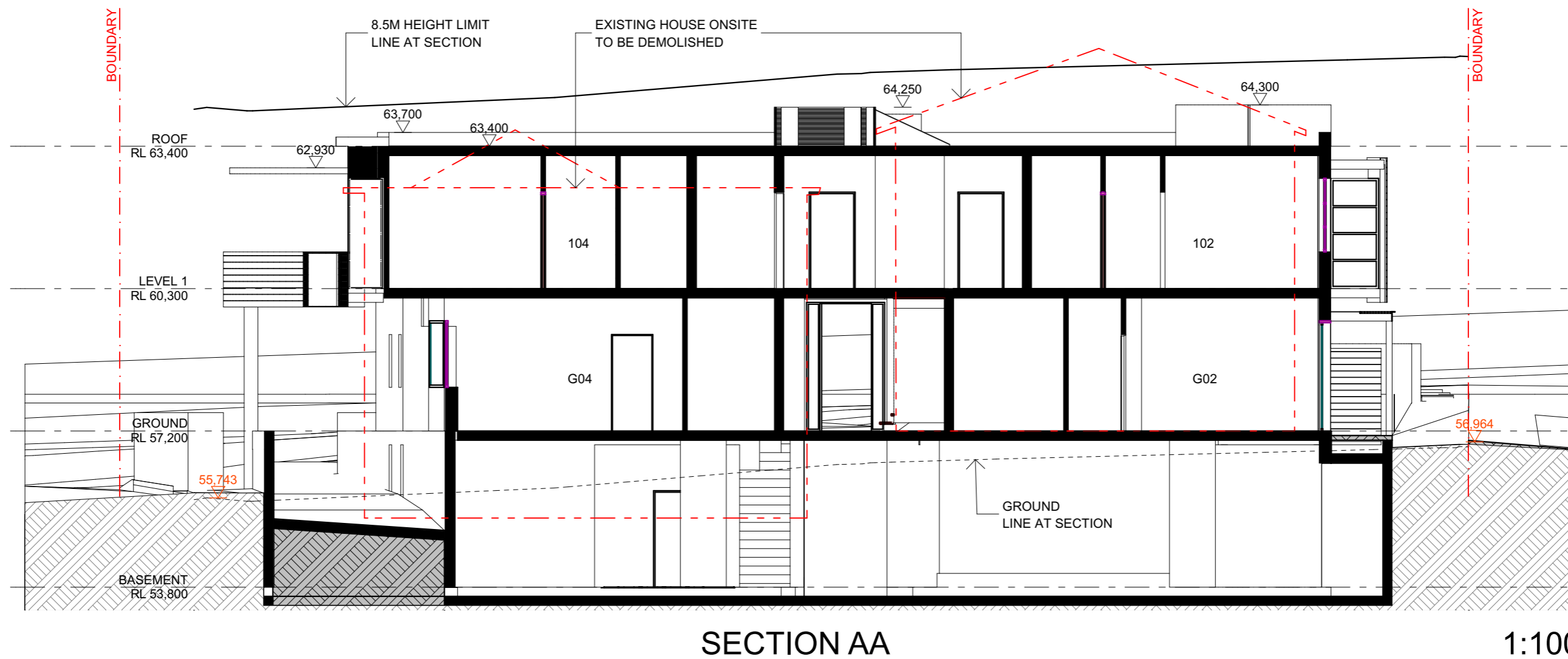
PROJECT TITLE:  
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DRAWING TITLE:  
**ELEVATIONS 2**

DRAWING No:  
**DA06**

PROJECT No: **22214**  
 REVISION:  
 SCALE: **1:200 @ A3**  
 DATE: **5/05/2023**

NORTH POINT:



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DRAWING TITLE:  
**SECTION AA**

DRAWING No:  
**DA07**

PROJECT No:  
**22214**

REVISION:  
 DATE:  
**5/05/2023**

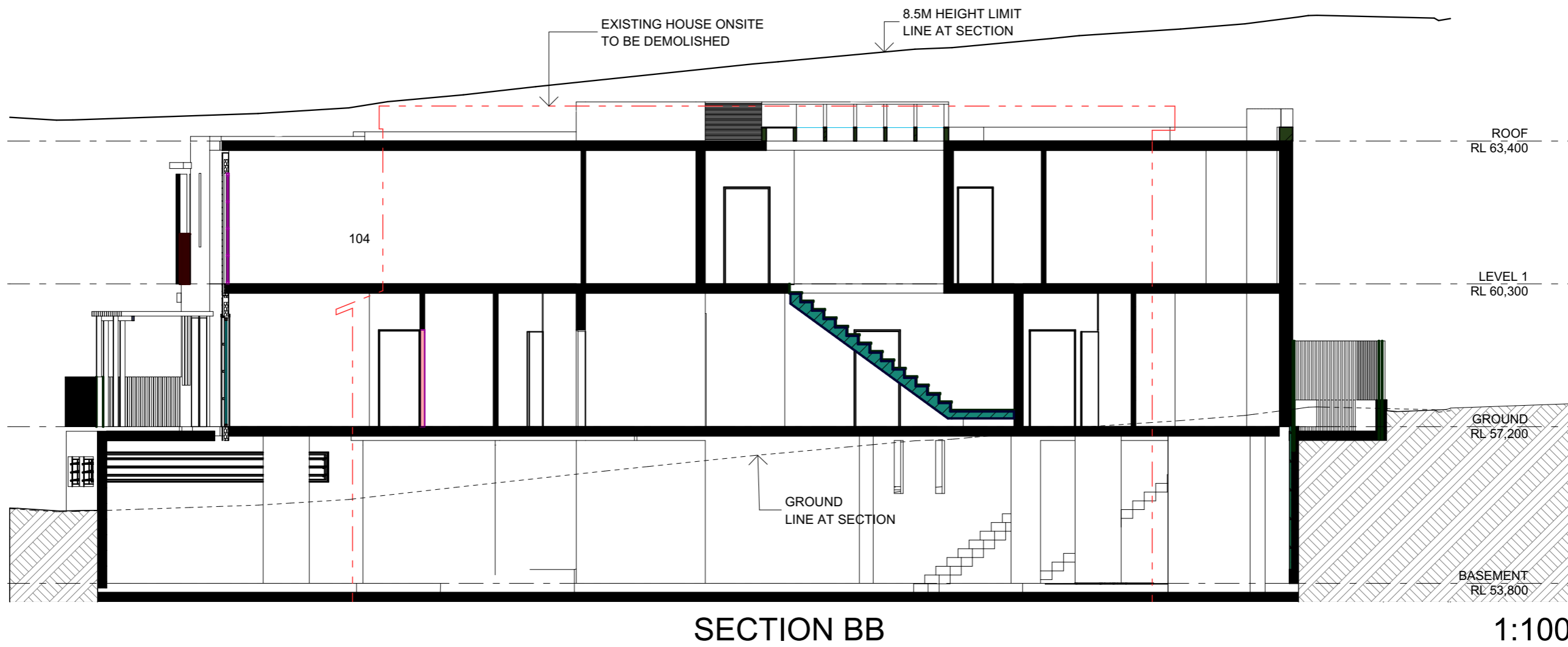
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SCALE:  
**1:100 @ A3**

PLOT DATE: 5/05/2023

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DRAWING TITLE:  
**SECTION BB**

DRAWING No:  
**DA08**

PROJECT No: **22214**  
 REVISION:  
 SCALE: 1:100 @ A3  
 DATE: 5/05/2023

NORTH POINT: