

SITE AREA (BY SURVEY) - 381.7 M²

- KEY:
- - - line of Ground floor
 - - - line of Upper & First floor
 - — — line of Upper floor
 - - - line of First floor

FSR AREA:

GROUND FLR	30.5 m ²
UPPER FLR	176.66 m ²
FIRST FLR	169.18 m ²
TOTAL:	376.34 m²

SITE AREA: 381.7 m²
ALLOWABLE FSR: 1:1 = 381.7 m²
ACTUAL FSR: 376.34 m²

DEEP SOIL PLANTING:

GROUND FLR	10 m ²
UPPER FLR	20 m ²
FIRST FLR	0 m ²
TOTAL	30 m²

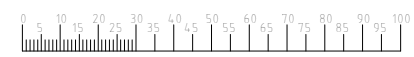
LOW PLANTING (400-600mm):

GROUND FLR	0.42 m ²
UPPER FLR	22.50 m ²
FIRST FLR	4.80 m ²
TOTAL	27.72 m²

LANDSCAPE SUMMARY:

GROUND FLR	10.42 m ²
UPPER FLR	42.50 m ²
FIRST FLR	4.80 m ²
TOTAL AREA	57.72 m²

1 Site
1 : 200



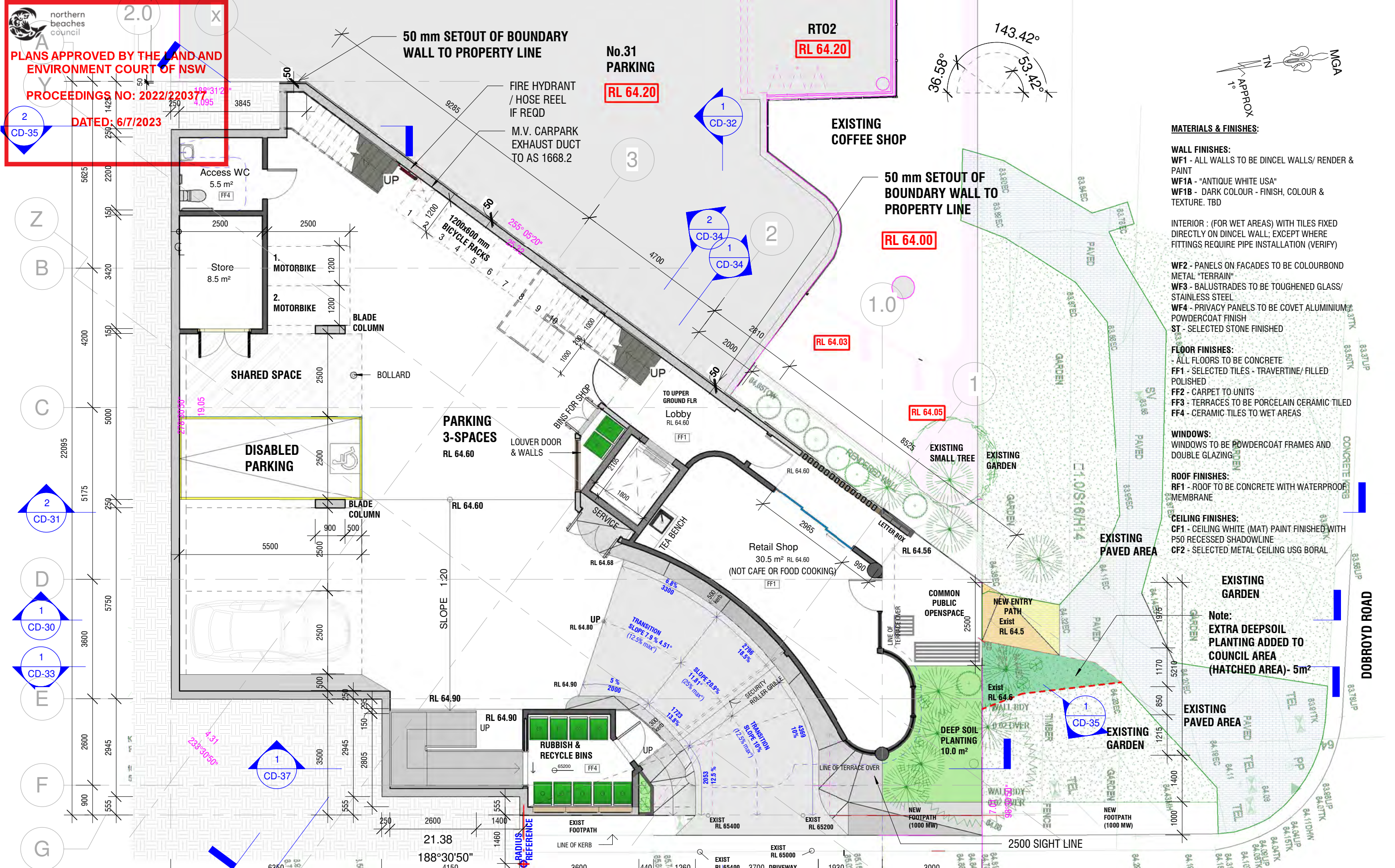
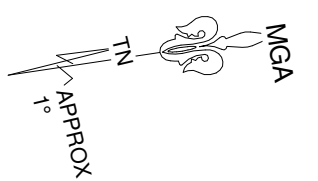
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e	27.02.23	REVISED												
d	13.01.22	REVISED												
c	19.12.22	REVISED												
b	21.11.22	REVISED												
a	02.03.2022	REVISED ISSUE												
	29.11.21	DA ISSUE												

Proposed Development
 29 Dobroyd Road Balgowlah Heights
 NSW
 Site Development

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21010
 JOB No.
CD-02e
 DWG. No. REV
 DATE FEB 2023 DRAWN rjo
 SCALE 1:200@A3
 E:\STEPHEN FAYLE\PROJ\129 Dobroyd Road Balgowlah Heights\Rev\2023.02.23_29 Dobroyd Rd Balgowlah\2023.02.23_29 Dobroyd Rd Balgowlah_CD.rvt

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/220377
DATED: 6/7/2023



- MATERIALS & FINISHES:**
- WALL FINISHES:**
WF1 - ALL WALLS TO BE DINCEL WALLS/ RENDER & PAINT
WF1A - "ANTIQUE WHITE USA"
WF1B - DARK COLOUR - FINISH, COLOUR & TEXTURE. TBD
- INTERIOR:** (FOR WET AREAS) WITH TILES FIXED DIRECTLY ON DINCEL WALL; EXCEPT WHERE FITTINGS REQUIRE PIPE INSTALLATION (VERIFY)
- WF2** - PANELS ON FACADES TO BE COLOURBOND METAL "TERRAIN"
WF3 - BALUSTRADES TO BE TOUGHENED GLASS/ STAINLESS STEEL
WF4 - PRIVACY PANELS TO BE COVET ALUMINIUM/ POWDERCOAT FINISH
ST - SELECTED STONE FINISHED
- FLOOR FINISHES:**
FF1 - ALL FLOORS TO BE CONCRETE
FF2 - SELECTED TILES - TRAVERTINE/ FILLED POLISHED
FF3 - CARPET TO UNITS
FF4 - TERRACES TO BE PORCELAIN CERAMIC TILED
FF5 - CERAMIC TILES TO WET AREAS
- WINDOWS:**
 WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING
- ROOF FINISHES:**
RF1 - ROOF TO BE CONCRETE WITH WATERPROOF MEMBRANE
- CEILING FINISHES:**
CF1 - CEILING WHITE (MAT) PAINT FINISHED WITH P50 RECESSED SHADOWLINE
CF2 - SELECTED METAL CEILING USG BORAL

EXISTING GARDEN
Note:
EXTRA DEEPSOIL PLANTING ADDED TO COUNCIL AREA (HATCHED AREA)- 5m²

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g	16.02.23	REVISED GF RL

DWN. CHK. No.	DATE	REVISION OR ISSUE	DWN. CHK. No.	DATE	REVISION OR ISSUE
1	18.01.23	REVISED	1	18.01.23	REVISED
e	19.12.22	REVISED PLAN			
d	06.12.22	FINISHES & SECTION LINES ADDED			
c	21.11.22	REVISED			
b	21.10.22	REVISED			
a	02.03.22	PARKING, LOBBY & STAIR ADJUSTMENTS			
	29.11.21	DA ISSUE			

Proposed Development
 29 Dobroyd Road Balgowlah Heights
 NSW

Ground Floor

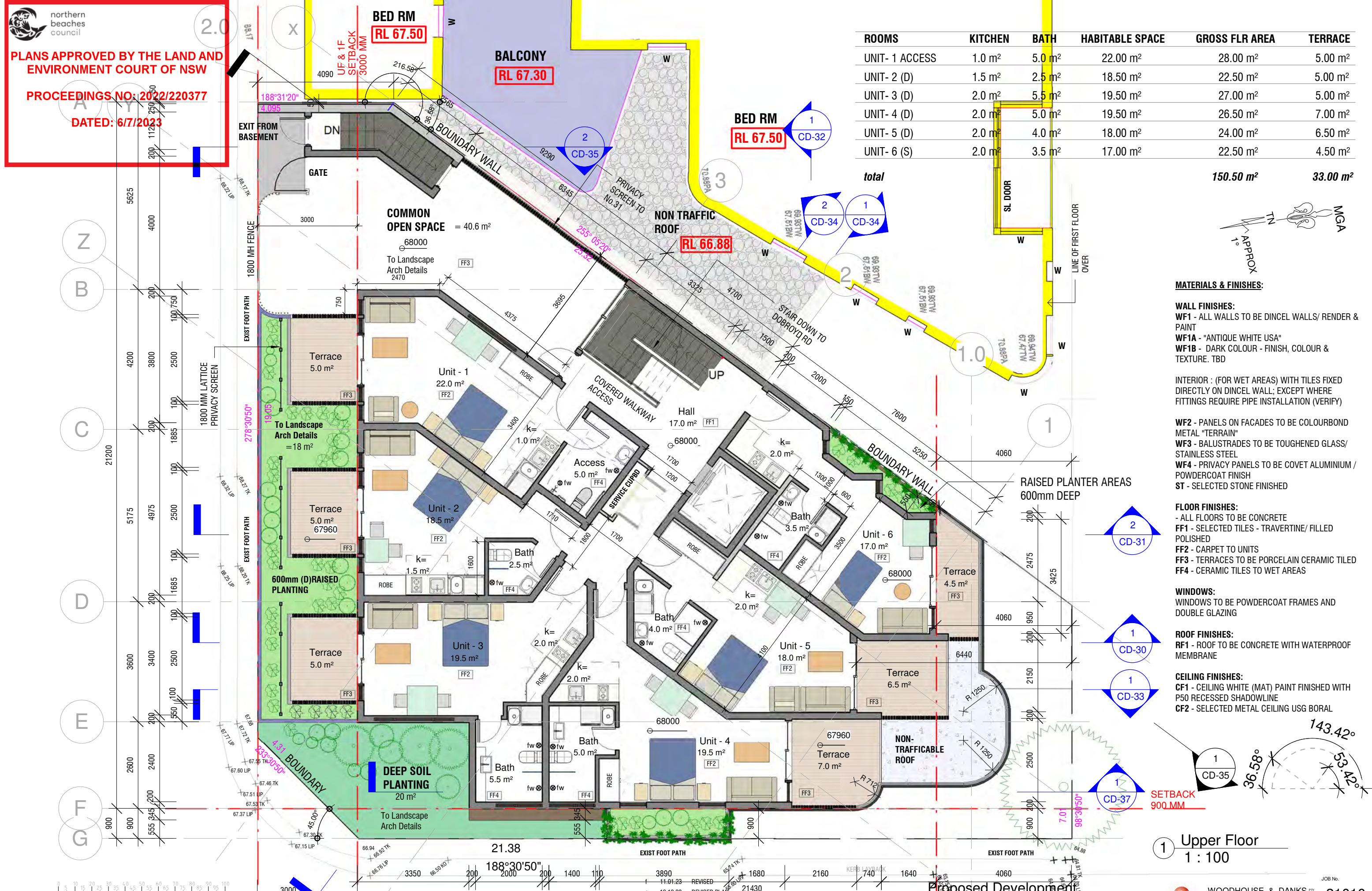
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 DRAWN: rjo

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
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DATED: 6/7/2023

ROOMS	KITCHEN	BATH	HABITABLE SPACE	GROSS FLR AREA	TERRACE
UNIT- 1 ACCESS	1.0 m ²	5.0 m ²	22.00 m ²	28.00 m ²	5.00 m ²
UNIT- 2 (D)	1.5 m ²	2.5 m ²	18.50 m ²	22.50 m ²	5.00 m ²
UNIT- 3 (D)	2.0 m ²	5.5 m ²	19.50 m ²	27.00 m ²	5.00 m ²
UNIT- 4 (D)	2.0 m ²	5.0 m ²	19.50 m ²	26.50 m ²	7.00 m ²
UNIT- 5 (D)	2.0 m ²	4.0 m ²	18.00 m ²	24.00 m ²	6.50 m ²
UNIT- 6 (S)	2.0 m ²	3.5 m ²	17.00 m ²	22.50 m ²	4.50 m ²
total				150.50 m²	33.00 m²



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- WALL FINISHES:**
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WF1A - "ANTIQUE WHITE USA"
WF1B - DARK COLOUR - FINISH, COLOUR & TEXTURE. TBD
- INTERIOR:** (FOR WET AREAS) WITH TILES FIXED DIRECTLY ON DINCEL WALL; EXCEPT WHERE FITTINGS REQUIRE PIPE INSTALLATION (VERIFY)
- WF2** - PANELS ON FACADES TO BE COLOURBOND METAL "TERRAIN"
WF3 - BALUSTRADES TO BE TOUGHENED GLASS/ STAINLESS STEEL
WF4 - PRIVACY PANELS TO BE COVET ALUMINIUM / POWDERCOAT FINISH
ST - SELECTED STONE FINISHED
- FLOOR FINISHES:**
- ALL FLOORS TO BE CONCRETE
FF1 - SELECTED TILES - TRAVERTINE/ FILLED POLISHED
FF2 - CARPET TO UNITS
FF3 - TERRACES TO BE PORCELAIN CERAMIC TILED
FF4 - CERAMIC TILES TO WET AREAS
- WINDOWS:**
WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING
- ROOF FINISHES:**
RF1 - ROOF TO BE CONCRETE WITH WATERPROOF MEMBRANE
- CEILING FINISHES:**
CF1 - CEILING WHITE (MAT) PAINT FINISHED WITH P50 RECESSED SHADOWLINE
CF2 - SELECTED METAL CEILING USG BORAL

1 Upper Floor
1 : 100

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b	21.10.22	REVISED												
a	02.03.22	STAIR ADJUSTMENT & ADDED DRYING LINES												
	29.11.21	DA ISSUE												

Proposed Development
29 Dobroyd Road Balgowlah Heights
NSW
Upper Floor

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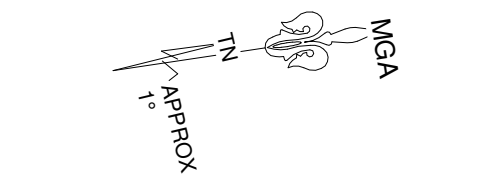
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SCALE: As indicated@A3
DATE: FEB 2023
DRAWN: rjo

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/220377
DATED: 6/7/2023



ROOMS	KITCHEN	BATH	HABITABLE SPACE	GROSS FLR AREA	TERRACE
ACCESS- 7	2.0 m ²	6.0 m ²	25.00 m ²	33.00 m ²	5.00 m ²
UNIT- 8 (D)	1.5 m ²	2.5 m ²	19.00 m ²	23.00 m ²	5.00 m ²
UNIT- 9 (D)	2.5 m ²	4.5 m ²	19.00 m ²	26.00 m ²	5.00 m ²
UNIT- 10 (S)	2.0 m ²	3.5 m ²	17.00 m ²	22.50 m ²	4.50 m ²
COMMON RM		4.0 m ²	39.50 m ²	43.50 m ²	41+29 m ²
total				148.00 m²	89.50 m²



MATERIALS & FINISHES:

WALL FINISHES:
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 WF1B - DARK COLOUR - FINISH, COLOUR & TEXTURE. TBD

INTERIOR : (FOR WET AREAS) WITH TILES FIXED DIRECTLY ON DINCEL WALL; EXCEPT WHERE FITTINGS REQUIRE PIPE INSTALLATION (VERIFY)

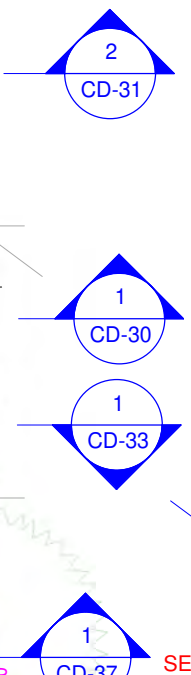
WF2 - PANELS ON FACADES TO BE COLOURBOND METAL "TERRAIN"
 WF3 - BALUSTRADES TO BE TOUGHENED GLASS/ STAINLESS STEEL
 WF4 - PRIVACY PANELS TO BE COVET ALUMINIUM / POWDERCOAT FINISH
 ST - SELECTED STONE FINISHED

FLOOR FINISHES:
 - ALL FLOORS TO BE CONCRETE
 FF1 - SELECTED TILES - TRAVERTINE/ FILLED POLISHED
 FF2 - CARPET TO UNITS
 FF3 - TERRACES TO BE PORCELAIN CERAMIC TILED
 FF4 - CERAMIC TILES TO WET AREAS

WINDOWS:
 WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING

ROOF FINISHES:
 RF1 - ROOF TO BE CONCRETE WITH WATERPROOF MEMBRANE

CEILING FINISHES:
 CF1 - CEILING WHITE (MAT) PAINT FINISHED WITH P50 RECESSED SHADOWLINE
 CF2 - SELECTED METAL CEILING USG BORAL



1 First Floor
 1 : 100

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Proposed Development
 29 Dobroyd Road Balgowlah Heights
 NSW
First Floor

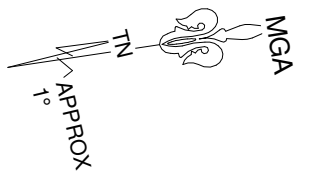
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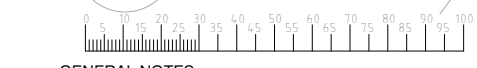
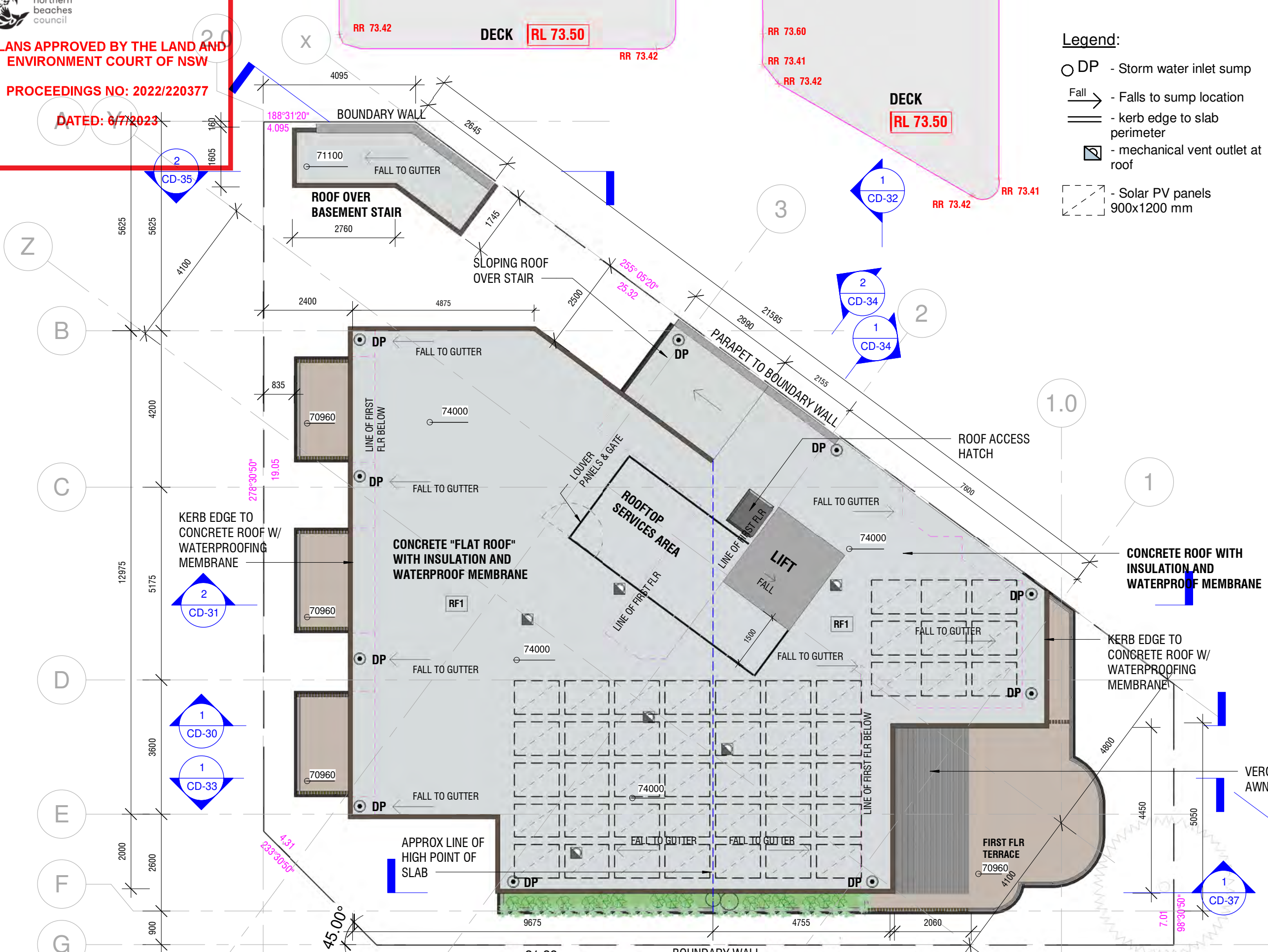
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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/220377
DATED: 6/7/2023



- Legend:**
- DP - Storm water inlet sump
 - Fall → - Falls to sump location
 - ══ - kerb edge to slab perimeter
 - ▣ - mechanical vent outlet at roof
 - ▭ - Solar PV panels 900x1200 mm

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Proposed Development
 29 Dobroyd Road Balgowlah Heights
 NSW

Roof Plan

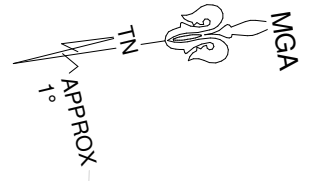
1 Roof Plan
 1 : 100

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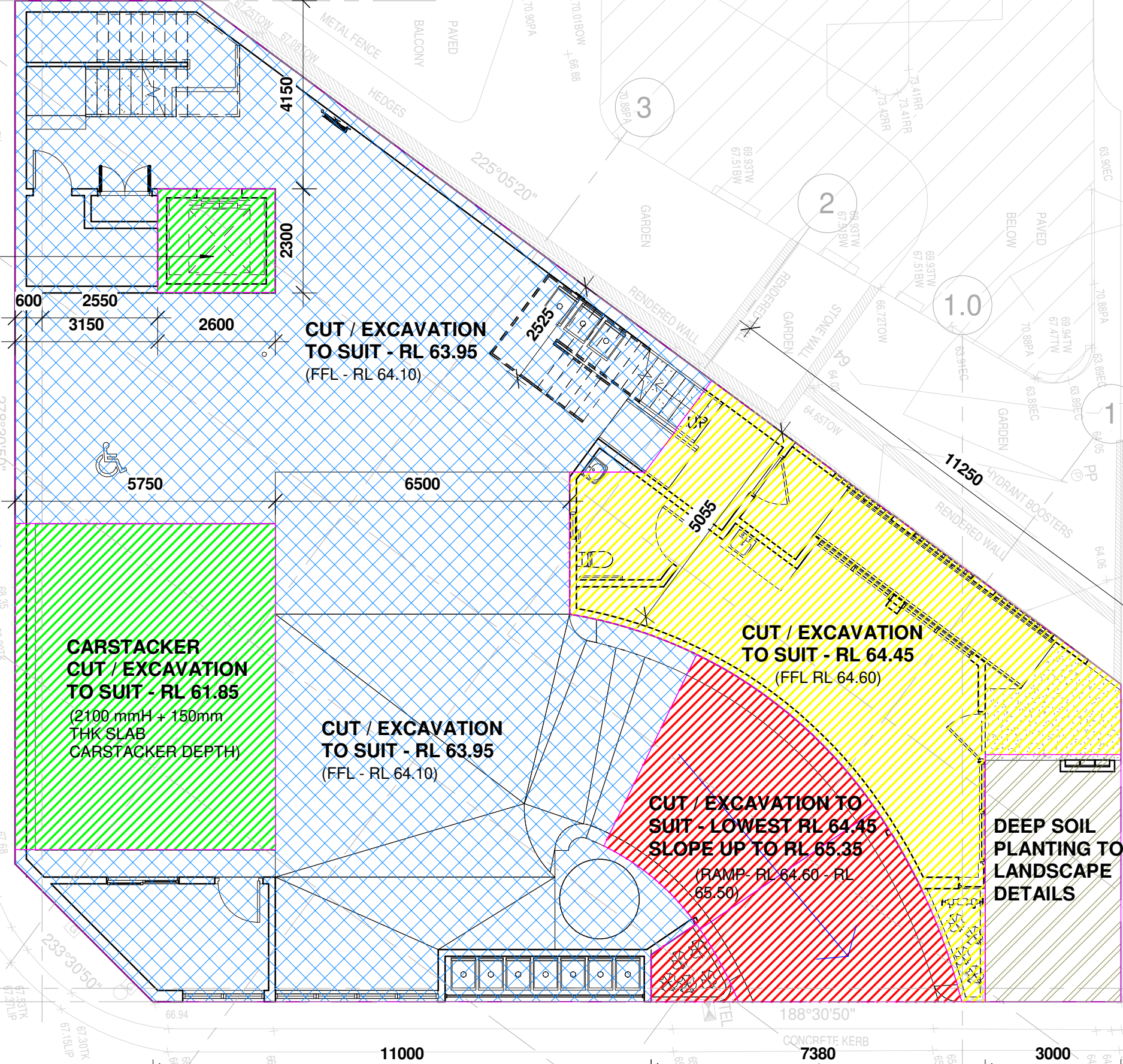
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northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/220377
DATED: 6/7/2023



1 Bulk Excavation Plan
1 : 100

LIFT STATION PIT CUT / EXCAVATION TO SUIT - RL 62.95 (CONFIRM WITH SUPPLIER)



LIFT STATION PIT CUT / EXCAVATION TO SUIT - RL 62.95 (CONFIRM WITH SUPPLIER)

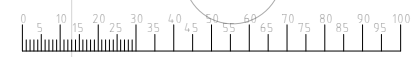
CARSTACKER CUT / EXCAVATION TO SUIT - RL 61.85 (2100 mmH + 150mm THK SLAB CARSTACKER DEPTH)

CUT / EXCAVATION TO SUIT - RL 63.95 (FFL - RL 64.10)

CUT / EXCAVATION TO SUIT - RL 64.45 (FFL RL 64.60)

CUT / EXCAVATION TO SUIT - LOWEST RL 64.45 SLOPE UP TO RL 65.35 (RAMP- RL 64.60 - RL 65.50)

DEEP SOIL PLANTING TO LANDSCAPE DETAILS



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Proposed Development
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Bulk Excavation Plan

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 DATE **MAR 2022** DRAWN rjo
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northern beaches council

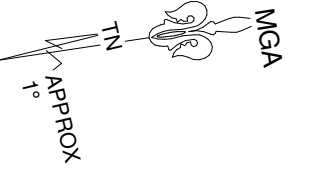
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

KEY:

PROCEEDINGS NO: 2022/12077

DEMOLITION

DATED: 6/7/2023



DEMOLISH AND REPLACE BOUNDARY WALL AS REQUIRED

DEMOLISH AND REPLACE BOUNDARY WALL AS REQUIRED

DEMOLISH / REMOVE CONCRETE WALKWAY - crush and use for road base on site

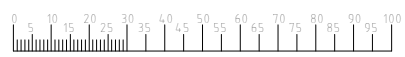
DEMOLISH EXISTING BUILDING - Recycle/reuse or repurpose building materials

REMOVE TIMBER FENCE

DEMOLISH EXISTING BUILDING - DEMOLISH AND REPLACE EXISTING BOUNDARY WALL AS REQUIRED -Recycle/reuse or repurpose building materials

GENERAL NOTES - DEMOLITION:

- ALL DEMOLITION WORK MUST BE UNDERTAKEN IN ACCORDANCE WITH **AS2601 DEMOLITION OF STRUCTURES** UNDERTAKE OTHER DEMOLITION WORK AS REQUIRED, IN ORDER TO PRODUCE THE FINAL BUILDING AS ILLUSTRATED IN THESE DRAWINGS
- DURING DEMOLITION, ENSURE THAT ALL NECESSARY HOARDINGS, SCREENS, PROPPING & PROCEDURES ARE CARRIED OUT, AS REQUIRED UNDER THE WORKPLACE HEALTH & SAFETY ACT AND TO PROVIDE STRUCTURAL ADEQUACY
- WHERE JUNCTIONS/ ELEMENTS BETWEEN DEMOLISHED AND REMAINING ITEMS ARE TO REMAIN, THESE AREAS ARE TO BE MADE GOOD.
- WHERE PRACTICAL, RETAIN REMOVED MATERIALS FOR RE-USE, PARTICULARLY ITEMS LISTED AS SUCH ON THE DRAWINGS. STORE ITEMS FOR RE-USE AWAY FROM THE ELEMENTS, OR AS APPROPRIATE
- IF ASBESTOS BASED MATERIALS ARE ENCOUNTERED, SPECIALIST REMOVERS MUST BE ENGAGED, AND ALL OTHER PERSONS REMOVED FROM SITE AND ALL NEIGHBOURING PROPERTIES TO BE INFORMED



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1 Demolition Plan
1 : 200

Proposed Development
 29 Dobroyd Road Balgowlah Heights
 NSW
Demolition Plan

WOODHOUSE & DANKS ARCHITECTS

21010

DA-17

MAR 2022

As indicated@A3

31.01.22 ISSUE

31.01.22 ISSUE

31.01.22 ISSUE



MATERIALS & FINISHES:

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WF1B - DARK COLOUR - FINISH, COLOUR & TEXTURE. TBD

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WF2 - PANELS ON FACADES TO BE COLOURBOND METAL "TERRAIN"

WF3 - BALUSTRADES TO BE TOUGHENED GLASS/ STAINLESS STEEL

WF4 - PRIVACY PANELS TO BE COVET ALUMINIUM / POWDERCOAT FINISH

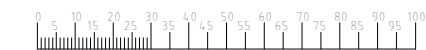
ST - SELECTED STONE FINISHED

WINDOWS:
 WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING

WINDOWS:
 WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING

ROOF FINISHES:
RF1 - ROOF TO BE CONCRETE WITH WATERPROOF MEMBRANE

CEILING FINISHES:
CF1 - CEILING WHITE (MAT) PAINT FINISHED WITH P50 RECESSED SHADOWLINE
CF2 - SELECTED METAL CEILING USG BORAL



GENERAL NOTES

1. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PREPARATION OF SHOP DRAWINGS.
 2. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS.
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j	27.02.23	REVISED
i	16.02.23	REVISED GF RL
h	13.01.23	REVISED
g	19.12.22	REVISED

DWN.	CHK.	No.	DATE	REVISION OR ISSUE

DWN.	CHK.	No.	DATE	REVISION OR ISSUE
f			06.12.22	FINISHES ADDED
e			21.11.22	REVISED
d			21.10.22	REVISED
c			24.06.22	REVISED TERRACE RAILING
b			02.03.22	REVISED ELEV & 8.5 m BHL
			13.12.21	REVISED ISSUE
			29.11.21	DA ISSUE

DWN.	CHK.	No.

Proposed Development
 29 Dobroyd Road Balgowlah Heights
 NSW

Elevation Dobroyd Rd- North

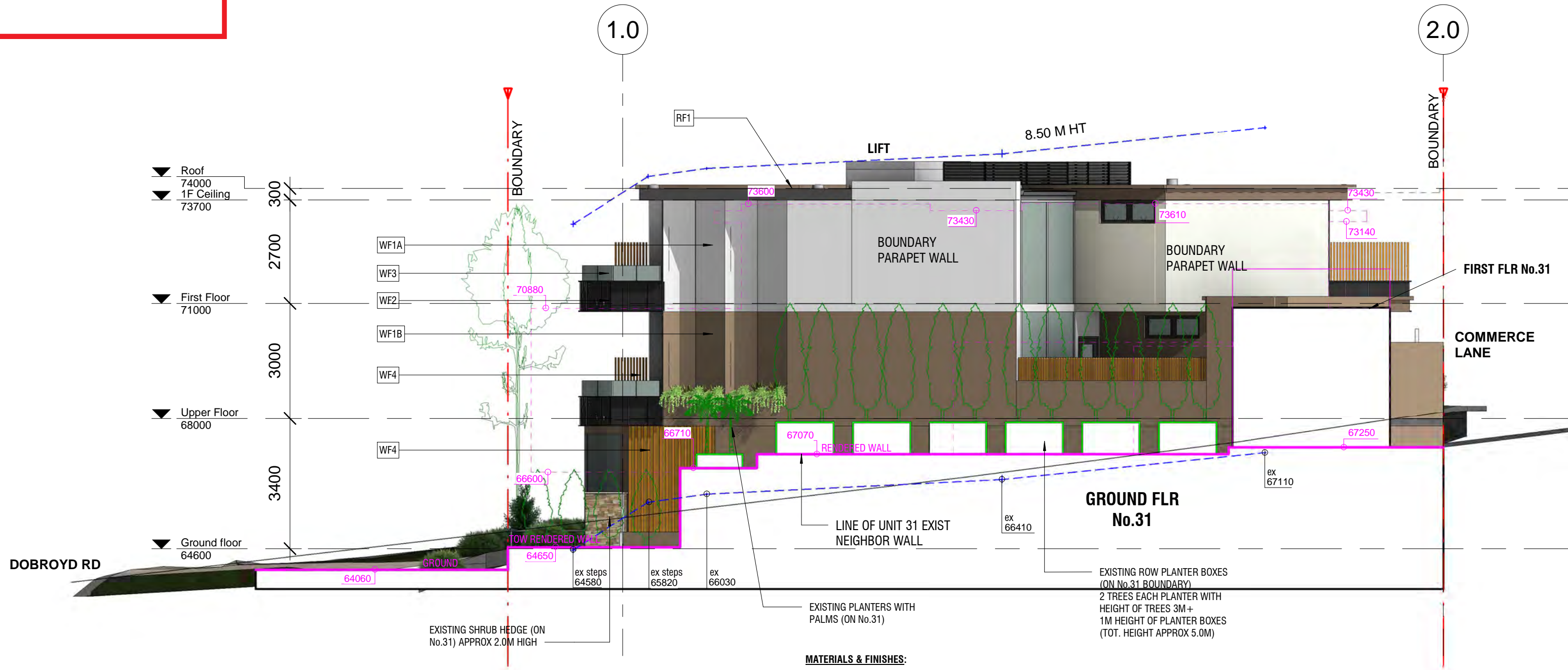
JOB No. **21010**

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DWG. No. **CD-20j**

SCALE **1:100@A3** DATE **FEB 2023** DRAWN **rjo**

CAD FILE: E:\STEPHEN FAYLE PROJ\129 Dobroyd Road Balgowlah Heights\Revit\2023.02.23_29 Dobroyd Rd Balgowlah\2023.02.23_29 Dobroyd Rd Balgowlah_CD.rvt



1 .West
1 : 100

MATERIALS & FINISHES:

WALL FINISHES:

WF1 - ALL WALLS TO BE DINCEL WALLS/ RENDER & PAINT
WF1A - "ANTIQUE WHITE USA"
WF1B - DARK COLOUR - FINISH, COLOUR & TEXTURE. TBD

INTERIOR : (FOR WET AREAS) WITH TILES FIXED DIRECTLY ON DINCEL WALL; EXCEPT WHERE FITTINGS REQUIRE PIPE INSTALLATION (VERIFY)

WF2 - PANELS ON FACADES TO BE COLOURBOND METAL "TERRAIN"

WF3 - BALUSTRADES TO BE TOUGHENED GLASS/ STAINLESS STEEL

WF4 - PRIVACY PANELS TO BE COVET ALUMINIUM / POWDERCOAT FINISH

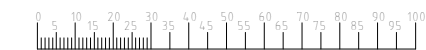
ST - SELECTED STONE FINISHED

WINDOWS:
WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING

WINDOWS:
WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING

ROOF FINISHES:
RF1 - ROOF TO BE CONCRETE WITH WATERPROOF MEMBRANE

CEILING FINISHES:
CF1 - CEILING WHITE (MAT) PAINT FINISHED WITH P50 RECESSED SHADOWLINE
CF2 - SELECTED METAL CEILING USG BORAL



GENERAL NOTES

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DWN.	CHK.	No.	DATE	REVISION OR ISSUE

DWN.	CHK.	No.	DATE	REVISION OR ISSUE
f			06.12.22	FINISHES ADDED
e			21.11.22	REVISED
d			21.10.22	REVISED
c			24.06.22	REVISED WEST ELEV
b			02.03.22	REVISED ELEV & 8.5 m BHL
			13.12.21	REVISED ISSUE
			29.11.21	DA ISSUE

DWN.	CHK.	No.

Proposed Development
29 Dobroyd Road Balgowlah Heights
NSW

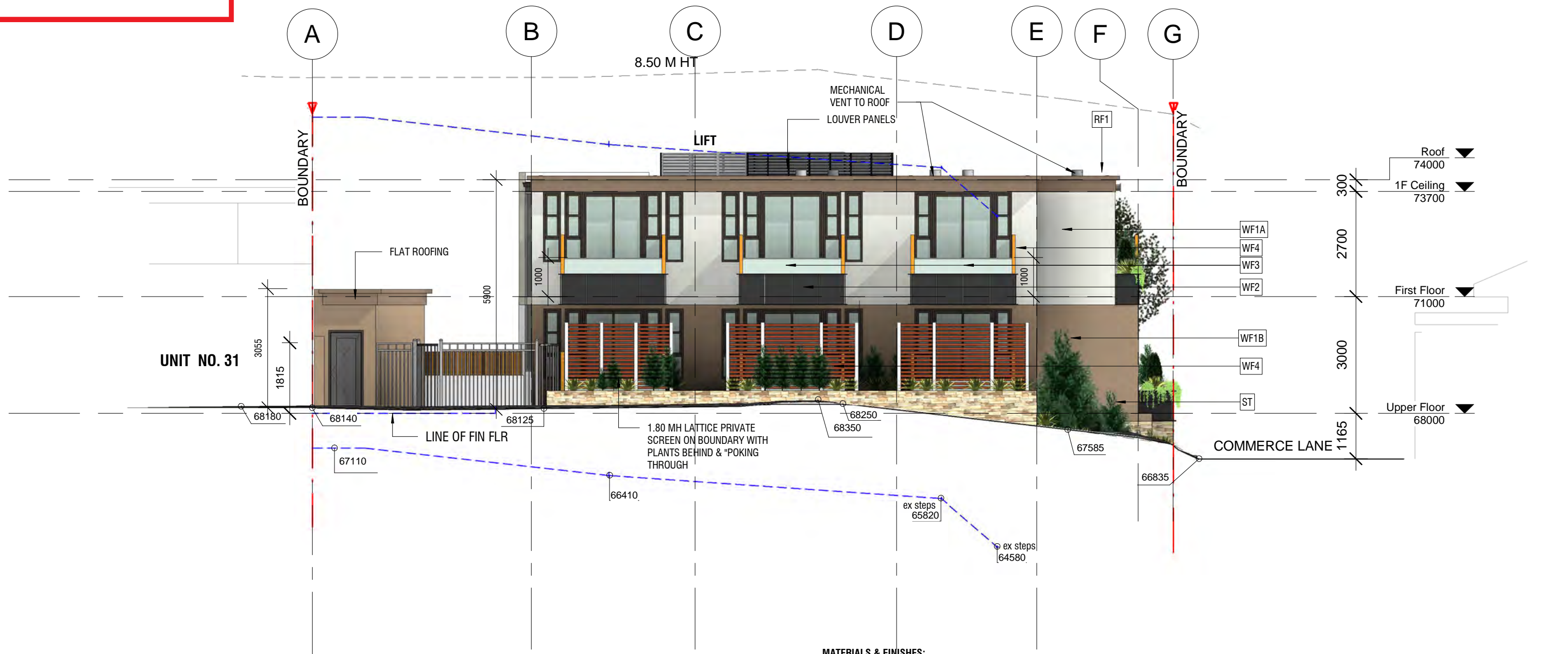
West Elevation

JOB No. 21010

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SCALE 1:100@A3 DATE FEB 2023 DRAWN rjo

CD-21j



1 .South
1 : 100

MATERIALS & FINISHES:

WALL FINISHES:

WF1 - ALL WALLS TO BE DINCEL WALLS/ RENDER & PAINT
WF1A - "ANTIQUE WHITE USA"
WF1B - DARK COLOUR - FINISH, COLOUR & TEXTURE. TBD

INTERIOR : (FOR WET AREAS) WITH TILES FIXED DIRECTLY ON DINCEL WALL; EXCEPT WHERE FITTINGS REQUIRE PIPE INSTALLATION (VERIFY)

WF2 - PANELS ON FACADES TO BE COLOURBOND METAL "TERRAIN"

WF3 - BALUSTRADES TO BE TOUGHENED GLASS/ STAINLESS STEEL

WF4 - PRIVACY PANELS TO BE COVET ALUMINIUM / POWDERCOAT FINISH

ST - SELECTED STONE FINISHED

WINDOWS:
WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING

WINDOWS:
WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING

ROOF FINISHES:
RF1 - ROOF TO BE CONCRETE WITH WATERPROOF MEMBRANE

CEILING FINISHES:
CF1 - CEILING WHITE (MAT) PAINT FINISHED WITH P50 RECESSED SHADOWLINE
CF2 - SELECTED METAL CEILING USG BORAL



GENERAL NOTES

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e			21.11.22	REVISED
d			21.10.22	REVISED
c			24.06.22	REVISED TERRACE RAILING
b			02.03.22	REVISED ELEV & 8.5 m BHL
			13.12.21	REVISED ISSUE
			29.11.21	DA ISSUE

DWN.	CHK.	No.

Proposed Development
29 Dobroyd Road Balgowlah Heights
NSW

South Elevation

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DRAWN: rjo

CD-22j

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29 Dobroyd Road Balgowlah Heights
Balgowlah NSW 2100



1 .East
1:100

MATERIALS & FINISHES:

WALL FINISHES:

WF1 - ALL WALLS TO BE DINCEL WALLS/ RENDER & PAINT
WF1A - "ANTIQUE WHITE USA"
WF1B - DARK COLOUR - FINISH, COLOUR & TEXTURE. TBD

INTERIOR : (FOR WET AREAS) WITH TILES FIXED DIRECTLY ON DINCEL WALL; EXCEPT WHERE FITTINGS REQUIRE PIPE INSTALLATION (VERIFY)

WF2 - PANELS ON FACADES TO BE COLOURBOND METAL "TERRAIN"

WF3 - BALUSTRADES TO BE TOUGHENED GLASS/ STAINLESS STEEL

WF4 - PRIVACY PANELS TO BE COVET ALUMINIUM / POWDERCOAT FINISH

ST - SELECTED STONE FINISHED

WINDOWS:
WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING

WINDOWS:
WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING

ROOF FINISHES:
RF1 - ROOF TO BE CONCRETE WITH WATERPROOF MEMBRANE

CEILING FINISHES:
CF1 - CEILING WHITE (MAT) PAINT FINISHED WITH P50 RECESSED SHADOWLINE
CF2 - SELECTED METAL CEILING USG BORAL



GENERAL NOTES

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e	21.11.22	REVISED
d	21.10.22	REVISED
c	24.06.22	REVISED TERRACE RAILING
b	02.03.22	REVISED ELEV & 8.5 m BHL
	13.12.21	REVISED ISSUE
	29.11.21	DA ISSUE

DWN.	CHK.	No.	DATE	REVISION OR ISSUE

DWN.	CHK.	No.

Proposed Development
29 Dobroyd Road Balgowlah Heights
NSW

East Elevation

JOB No. **21010**

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ARN: 3274

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DATE **FEB 2023**

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CAD FILE: E:\STEPHEN FAYLE PROJ\129 Dobroyd Road Balgowlah Heights\Revit\2023.02.23_29 Dobroyd Rd Balgowlah\2023.02.23_29 Dobroyd Rd Balgowlah_CD.rvt

northern beaches council
MATERIALS & FINISHES:
PLANS APPROVED BY THE LAND AND ENVIRONMENTAL COURT OF NSW
PROCEEDINGS NO: 2022/220377

WALL FINISHES:
 WF1 - "ANTIQUE WHITE USA"
 WF2 - DARK COLOUR - FINISH/COLOUR & TEXTURE. TBD
 WF3 - BALUSTRADES TO BE TOUGHENED GLASS/ STAINLESS STEEL
 WF4 - PRIVACY PANELS TO BE COVET ALUMINIUM / POWDERCOAT FINISH
 ST - SELECTED STONE FINISHED.

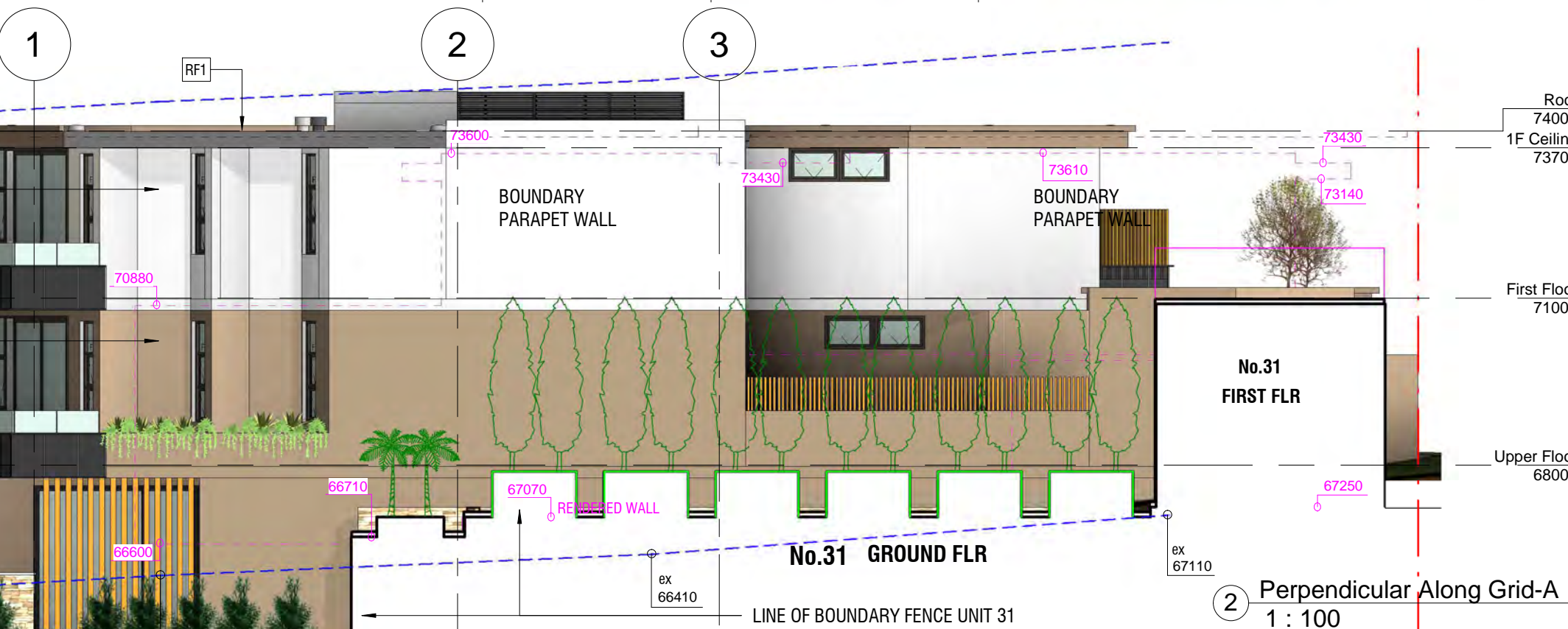
INTERIOR : (FOR WET AREAS) WITH TILES FIXED DIRECTLY ON DRAINAGE. WHERE FITTINGS REQUIRE PIPE INSTALLATION (VERIFY)

ROOF FINISHES:
 RF1 - ROOF TO BE CONCRETE WITH WATERPROOF MEMBRANE

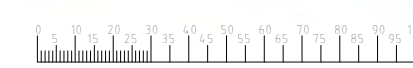
CEILING FINISHES:
 CF1 - CEILING WHITE (MAT) PAINT FINISHED WITH P50 RECESSED SHADOWLINE
 CF2 - SELECTED METAL CEILING USG BORAL

WINDOWS:
 WINDOWS TO BE POWDERCOAT FRAMES AND DOUBLE GLAZING

① Along Dobroyd Road
 1 : 100



② Perpendicular Along Grid-A
 1 : 100



GENERAL NOTES
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g	13.01.23	REVISED

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			16.02.23	REVISED GF RL
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DWN.	CHK.	No.	DATE	REVISION OR ISSUE
f			19.12.22	REVISED
e			06.12.22	FINISHES ADDED
d			21.11.22	REVISED
c			21.10.22	REVISED
b			02.03.22	REVISED ELEV & 8.5 m BHL
			13.12.21	REVISED ISSUE
			29.11.21	DA ISSUE

DWN.	CHK.	No.

Proposed Development
 29 Dobroyd Road Balgowlah Heights
 NSW
 Elevation along Grid-A & along
 Dobroyd Rd (Perpendicular)

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21010
 DWG. No. REV
CD-24 i

SCALE: 1:100@A3
 DATE: FEB 2023
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CAD FILE: E:\STEPHEN FAYLE\PROJ\129 Dobroyd Road Balgowlah Heights\Rev\2023.02.23_29 Dobroyd Rd Balgowlah\2023.02.23_29 Dobroyd Rd Balgowlah_CD.rvt

DATED: 6/7/2023



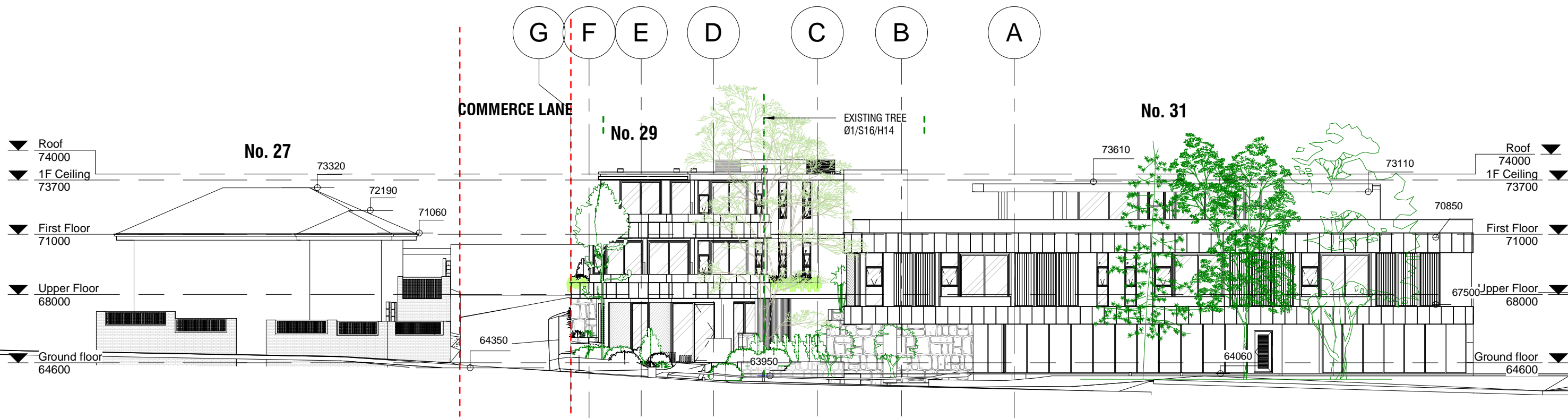
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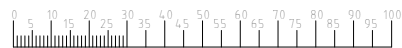
NO. 29



NO. 31



1 North Streetscape Along Dobroyd Rd
1 : 200



GENERAL NOTES

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d			27.02.23	REVISED
c			16.02.23	REVISED GF RL
b			13.01.23	REVISED
a			19.12.22	ISSUE
			21.11.22	ISSUE
			24.06.22	ISSUE

DWN.	CHK.

Proposed Development
29 Dobroyd Road Balgowlah Heights
NSW
North Streetscape

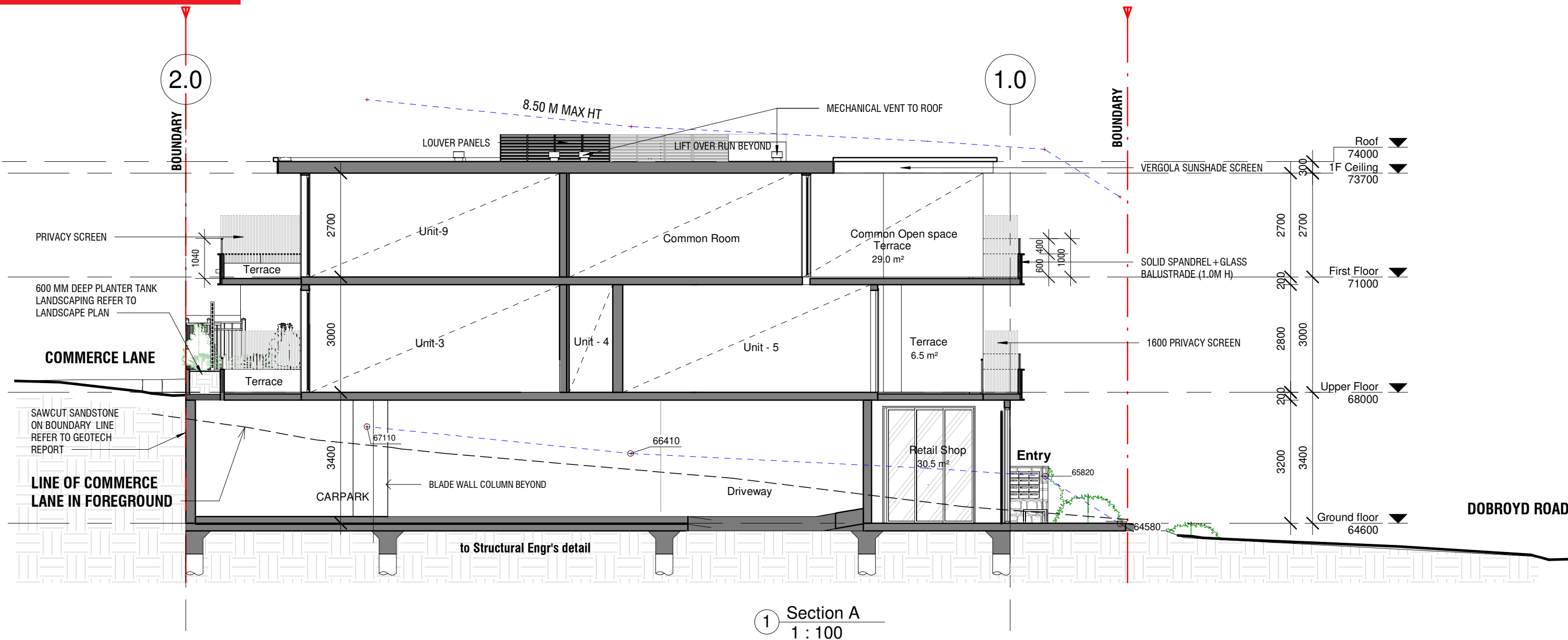
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JOB No. 21010
DWG. No. CD-25 d
DATE FEB 2023
SCALE 1:200@A3
DRAWN rjo

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/220377

DATED: 6/7/2023



1 Section A
1 : 100



GENERAL NOTES

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DWN.	CHK.	No.	DATE	REVISION OR ISSUE	DWN.	CHK.
f			16.02.23	REVISED GF RL		
e			13.01.23	REVISED		
d			19.12.22	REVISED		
c			21.11.22	REVISED		
b			02.03.22	REVISED ELEV & 8.5 m BHL		
			13.12.21	REVISED ISSUE		
			29.11.21	DA ISSUE		

Proposed Development
29 Dobroyd Road Balgowlah Heights
NSW

Section A

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21010

CD-30 g

SCALE: 1:100@A3

DATE: FEB 2023

DRAWN: rjo

JOB No. 21010

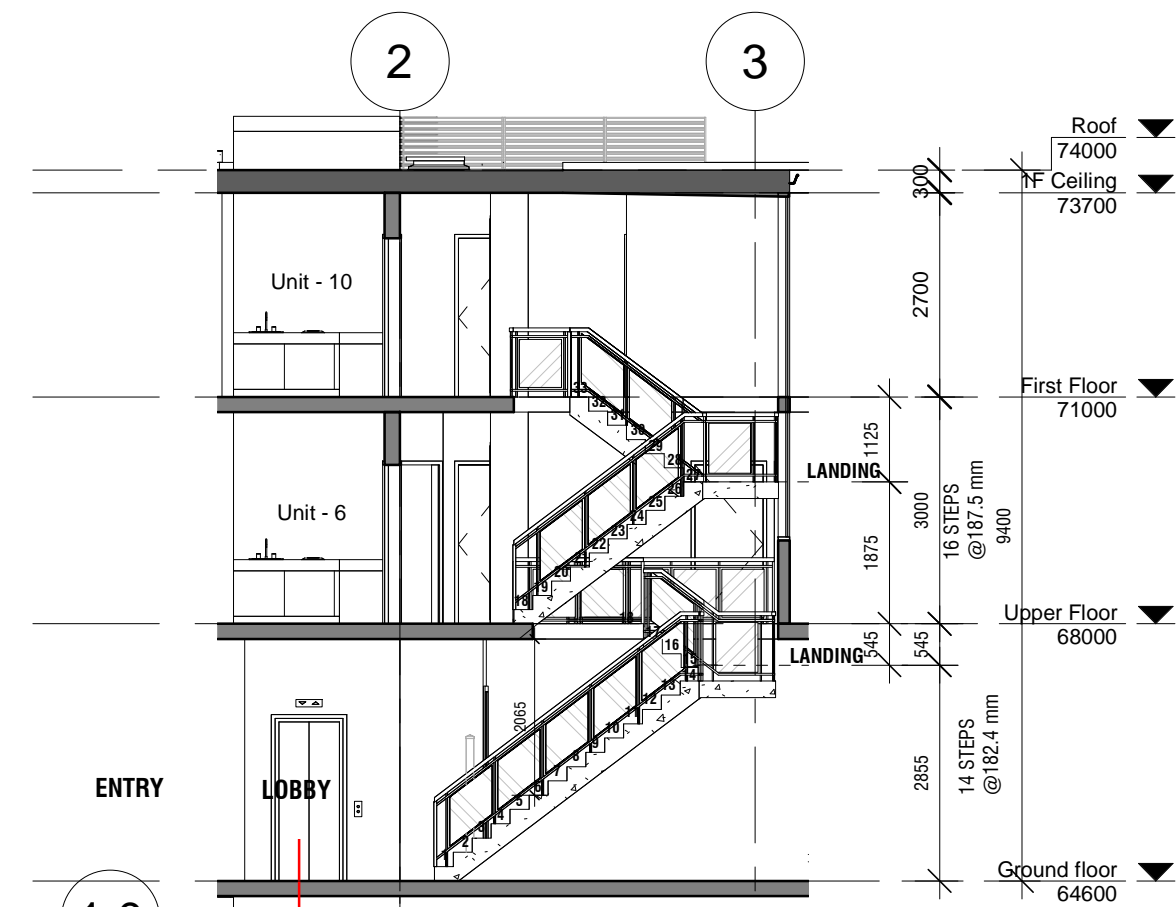
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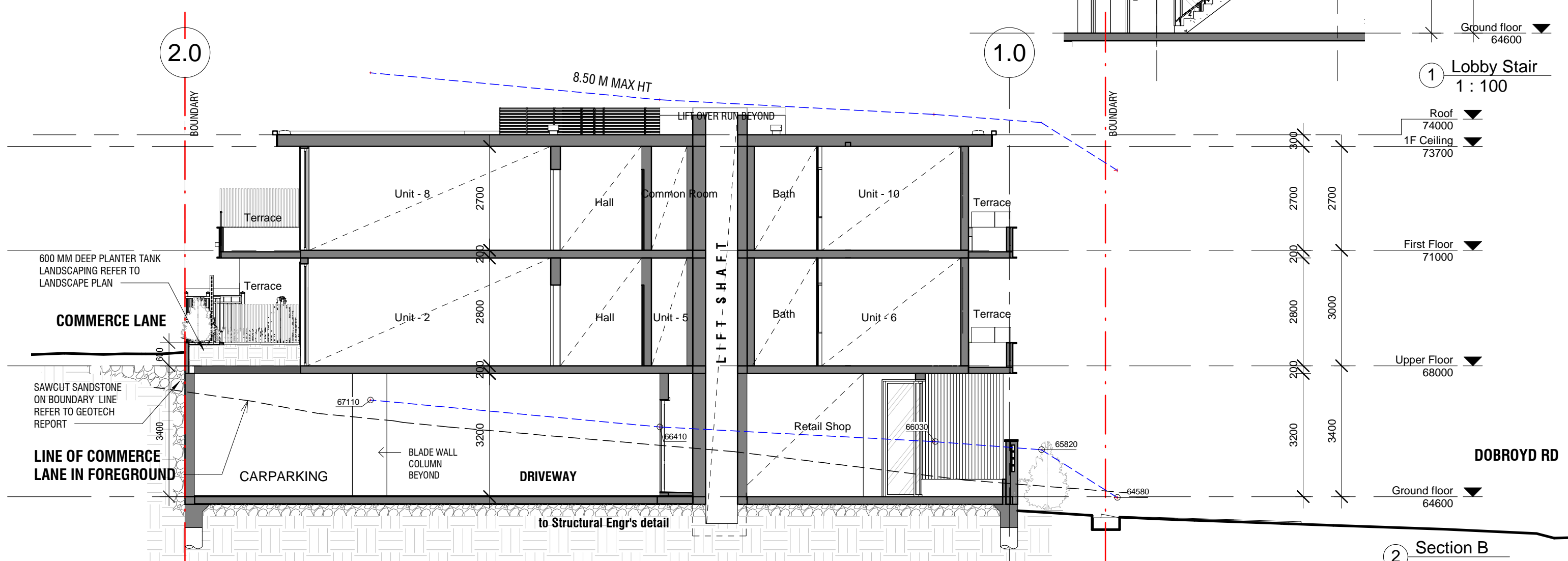
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CD-30 g

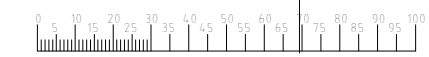
CD-30 g



1 Lobby Stair
1 : 100



2 Section B
1 : 100

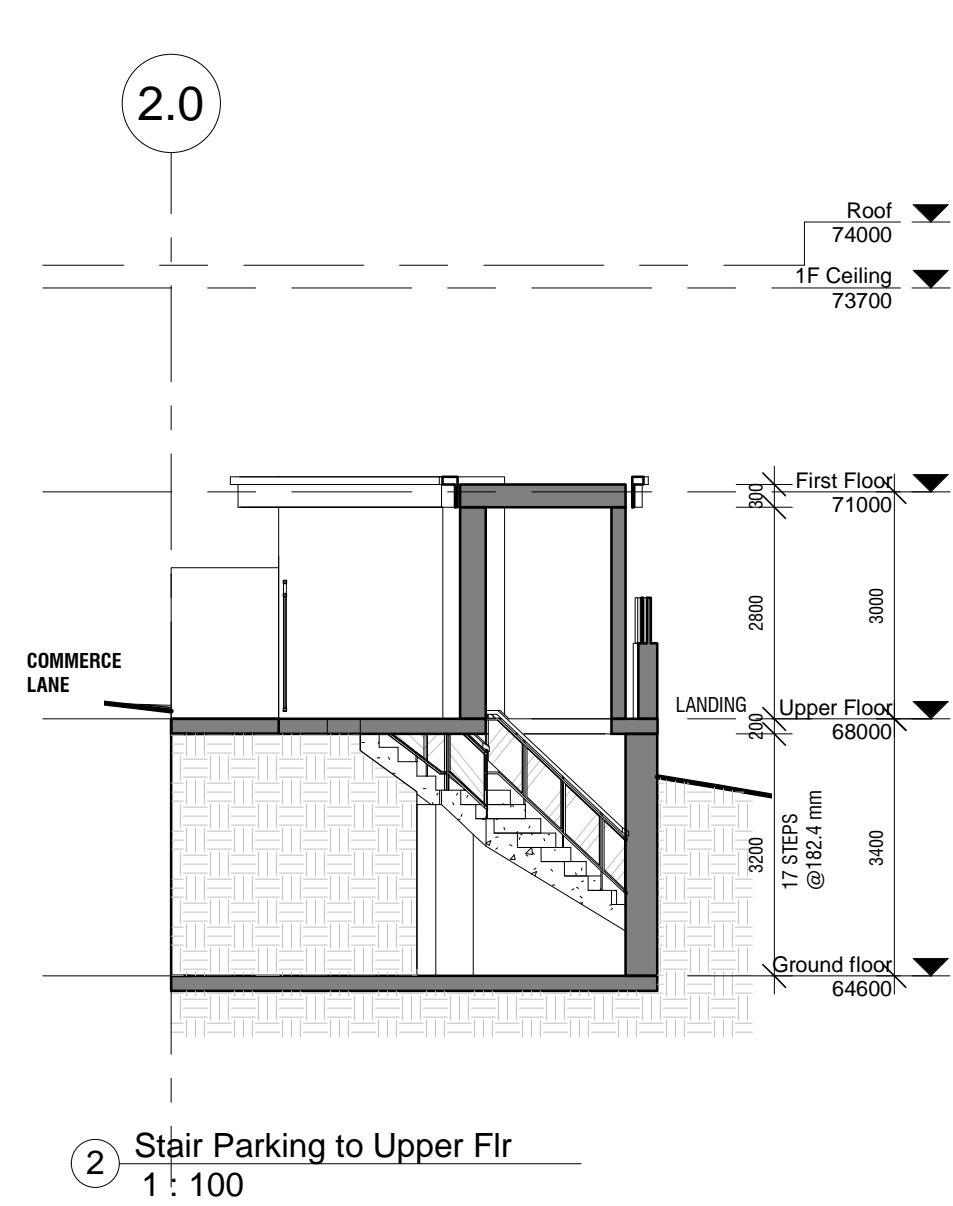
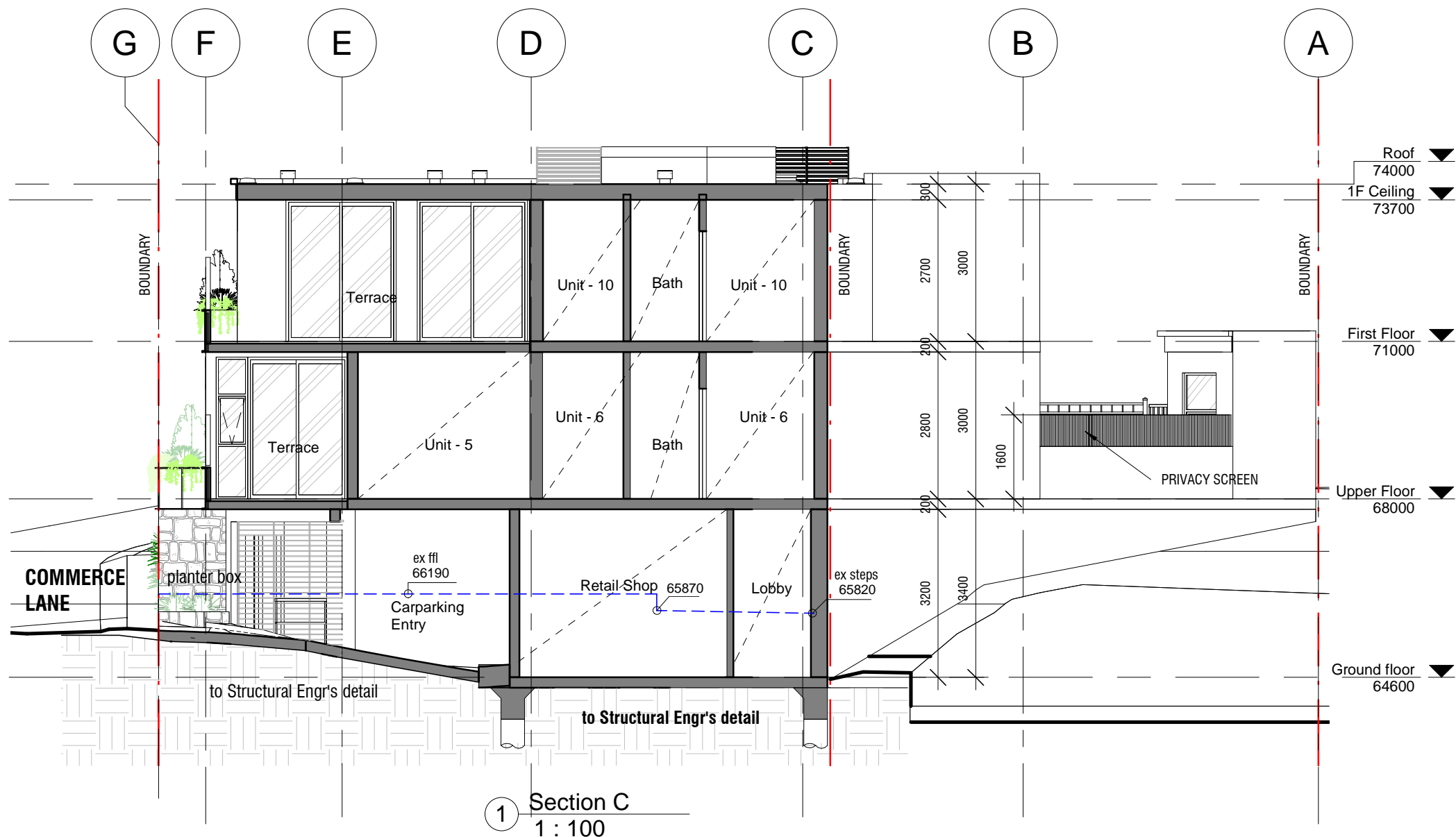


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d	19.12.22	REVISED												
c	21.11.22	REVISED												
b	02.03.22	REVISED ELEV & 8.5 m BHL												
	13.12.21	REVISED ISSUE												
	29.11.21	DA ISSUE												
g	27.02.23	REVISED												

Proposed Development
 29 Dobroyd Road Balgowlah Heights
 NSW
Lobby Stair & Section B

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21010
 DWG. No. REV
CD-31 g
 SCALE: 1:100@A3 DATE: FEB 2023 DRAWN: rjo



GENERAL NOTES

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c			21.11.22	REVISED
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			13.12.21	REVISED ISSUE
			29.11.21	DA ISSUE

DWN. CHK.

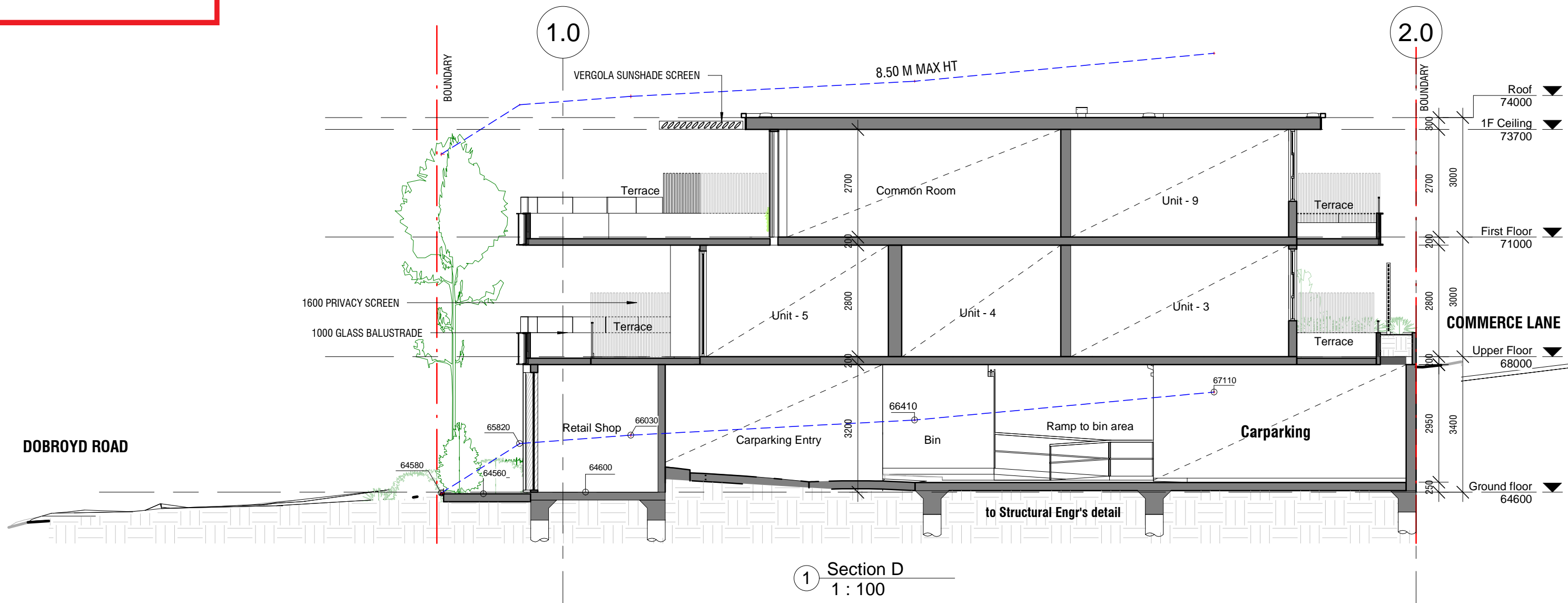
Proposed Development
29 Dobroyd Road Balgowlah Heights
NSW
**Section C & Stair from Parking to
Upper & First Flr**

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21010
JOB No.
CD-32g
DWG. No. REV
FEB 2023
DRAWN rjo

SCALE: 1 : 100@A3
DATE: FEB 2023
DRAWN: rjo

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DOBROYD ROAD

COMMERCE LANE

1 Section D
1 : 100



GENERAL NOTES

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c	21.11.22	REVISED
b	02.03.22	REVISED ELEV & 8.5 m BHL
	13.12.21	REVISED ISSUE
	29.11.21	DA ISSUE

DWN.	CHK.	No.	DATE	REVISION OR ISSUE
			29.11.21	DA ISSUE

DWN.	CHK.

Proposed Development
29 Dobroyd Road Balgowlah Heights
NSW

Section D

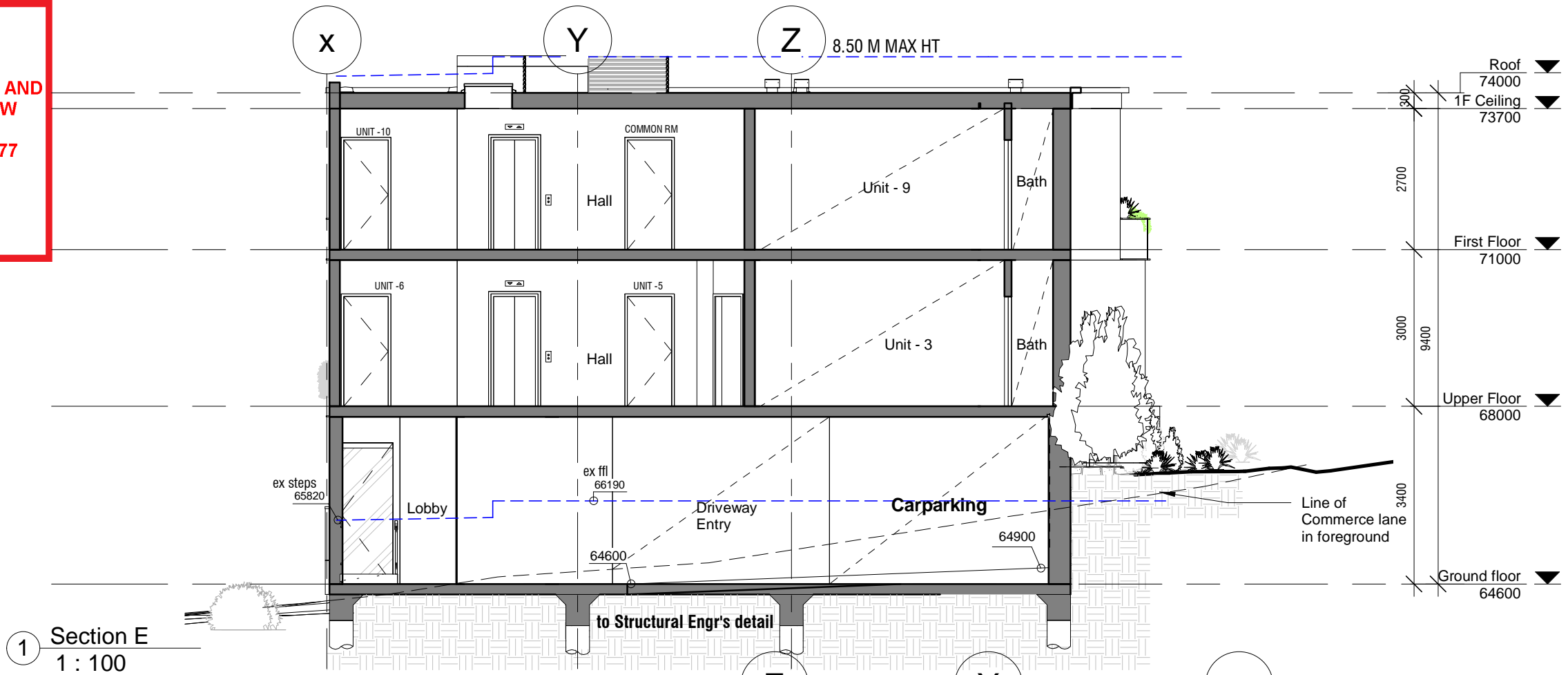
JOB No. 21010

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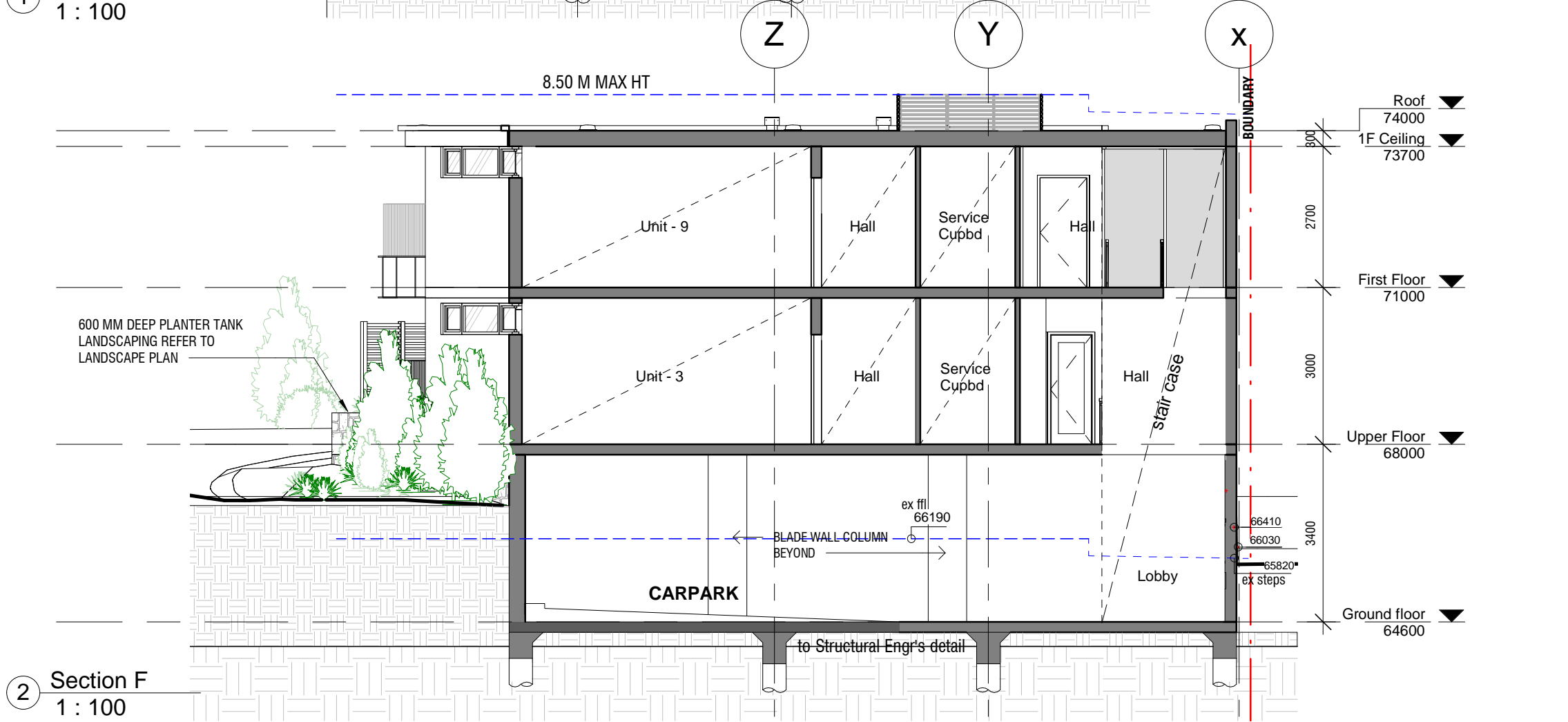
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Balgowlah 2023.02.23_29 Dobroyd Rd Balgowlah_CD.rvt

DWG. No. REV CD-33 g
DATE FEB 2023 DRAWN rjo
SCALE 1:100@A3

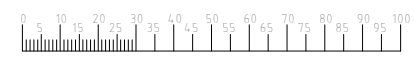

 northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/220377
DATED: 6/7/2023



1 Section E
1 : 100



2 Section F
1 : 100



GENERAL NOTES
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f	27.02.23	REVISED												
e	16.02.23	REVISED GF RL												
d	13.01.23	REVISED												
c	19.03.22	REVISED												
b	02.03.22	REVISED ELEV & 8.5 m BHL												
	13.12.21	REVISED ISSUE												
	29.11.21	DA ISSUE												

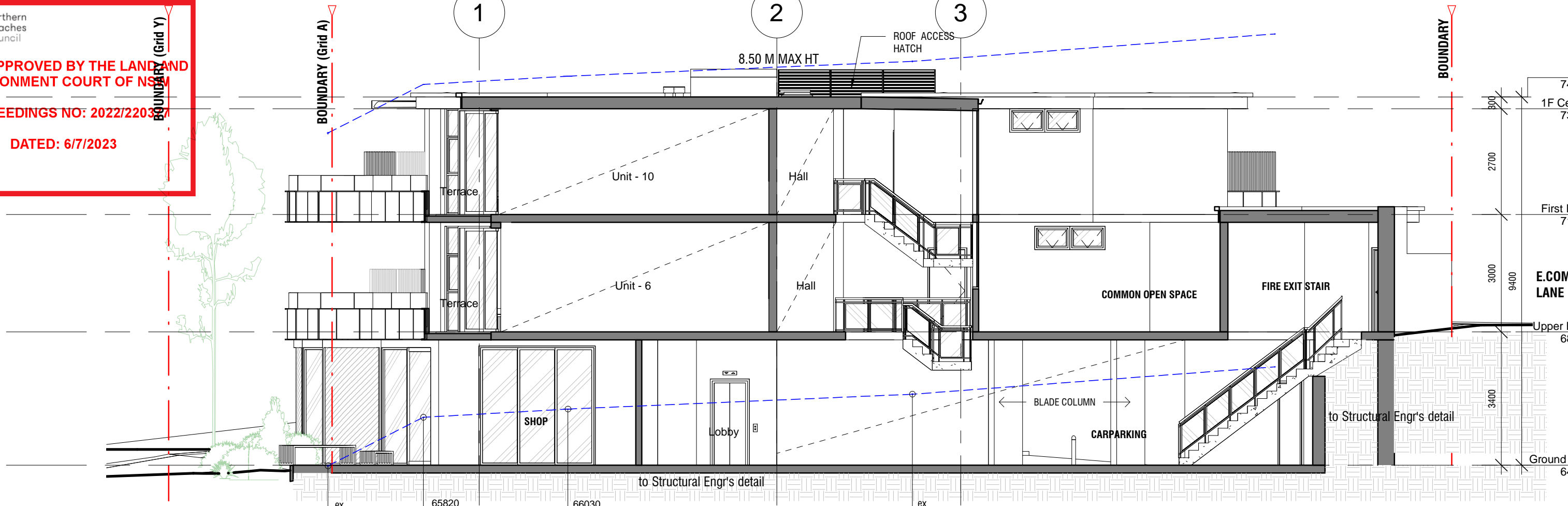
Proposed Development
29 Dobroyd Road Balgowlah Heights
 NSW

Section E & F

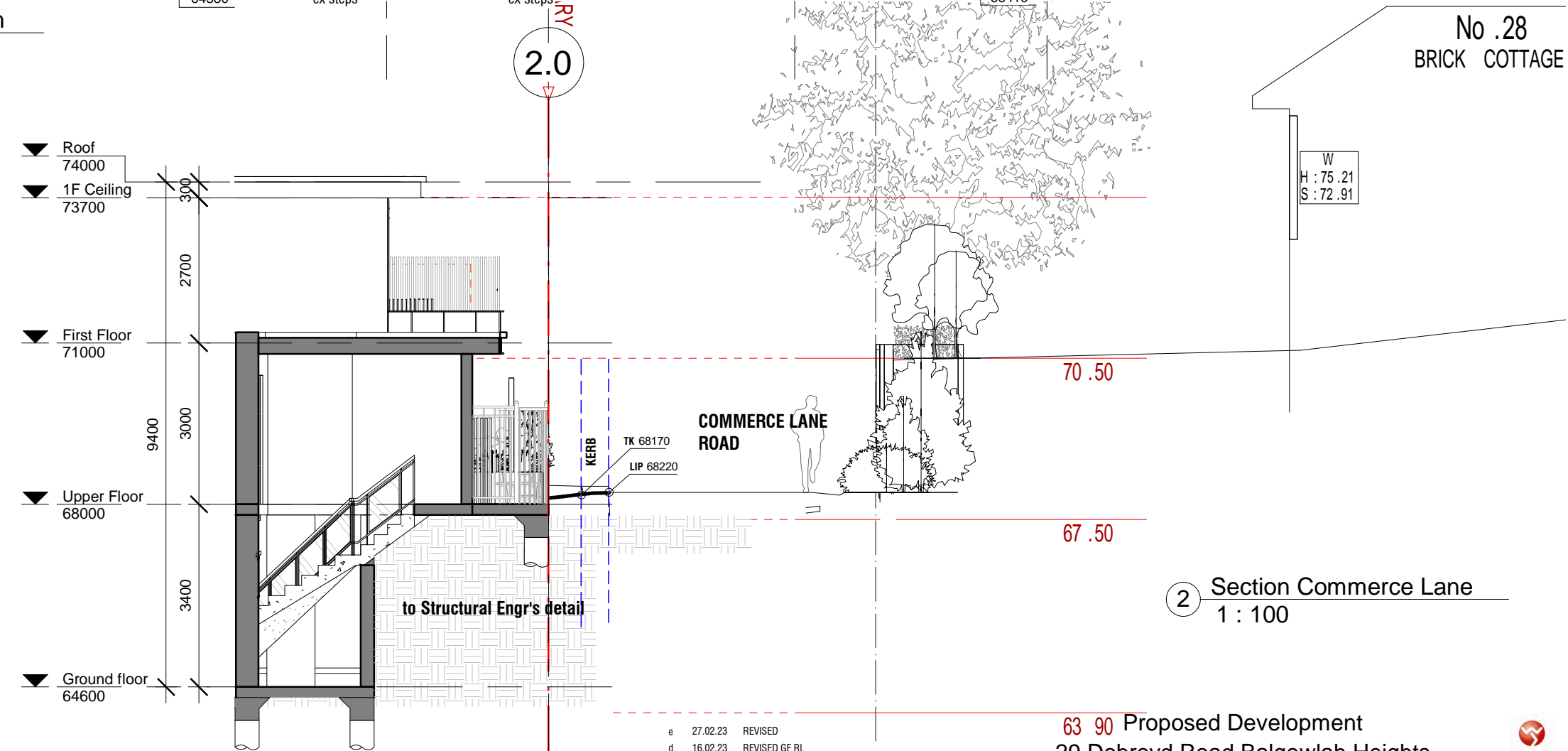
JOB No. **21010**
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ABN: 26 064 690 106
ARN: 3274
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 E: admin@woodhousedanks.com.au
 DWG. No. **CD-34 f**
 SCALE **1:100@A3** DATE **FEB 2023** DRAWN **rjo**

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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/22037
DATED: 6/7/2023



1 Lobby Section
1 : 100



2 Section Commerce Lane
1 : 100



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e	27.02.23	REVISED							
d	16.02.23	REVISED GF RL							
c	13.01.23	REVISED							
b	19.03.22	REVISED							
	21.11.22	REVISED							
	11.10.22	Additional Section							

63 90 Proposed Development
29 Dobroyd Road Balgowlah Heights
 NSW
Entry Gallery & Commerce Lane
 section

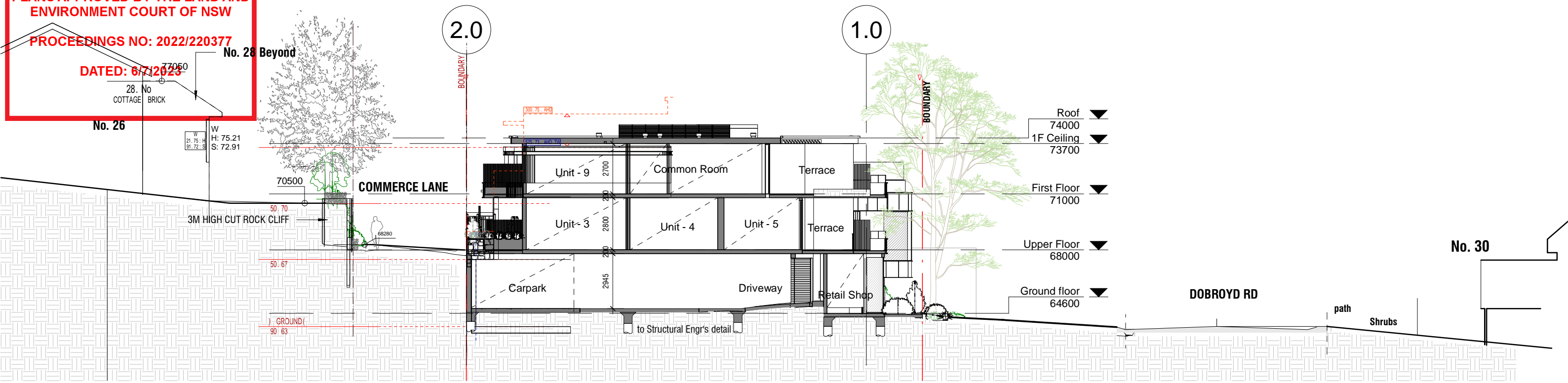
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21010
 DWG. No. REV
CD-35 e

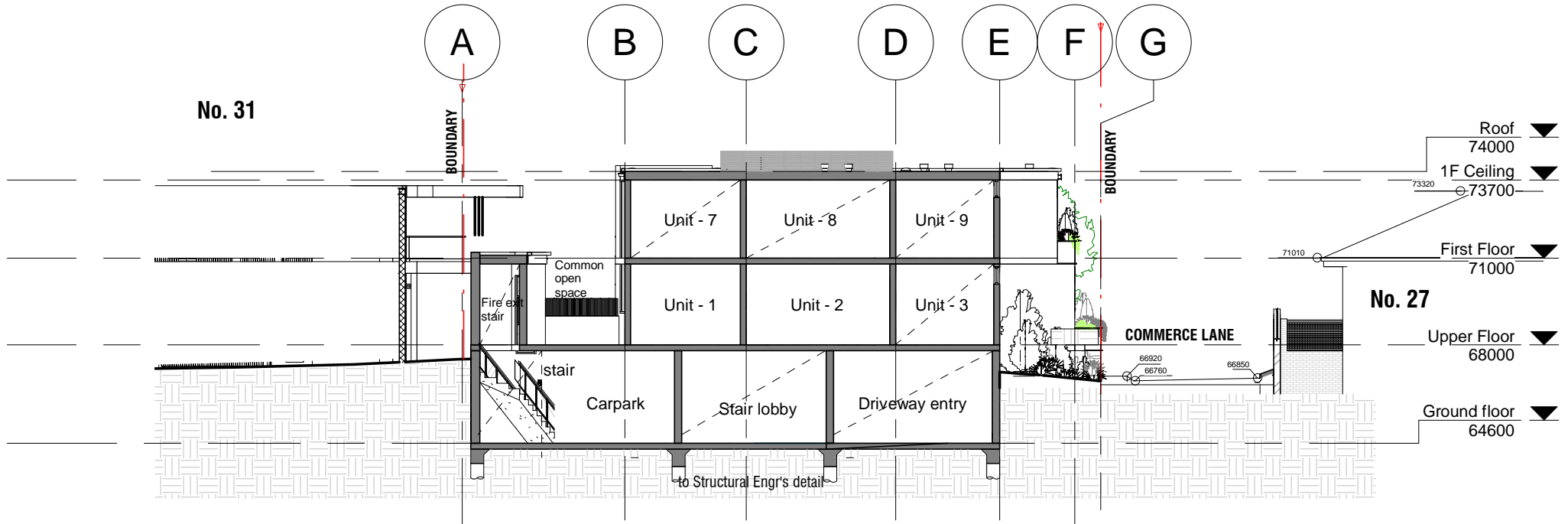
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CD-35 e
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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/220377
DATED: 6/7/2023



1 Section G - Commerce- Dobroyd Cross
1 : 200



2 Section H- Commerce
1 : 200



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No.	DATE	REVISION OR ISSUE	DWN.	CHK.	No.	DATE	REVISION OR ISSUE	DWN.	CHK.	No.	DATE	REVISION OR ISSUE	DWN.	CHK.
a	16.02.23	REVISED GF RL												
	17.11.22	ISSUE												

Proposed Development
 29 Dobroyd Road Balgowlah Heights
 NSW
Section G & H - Commerce to Dobroyd rd Cross

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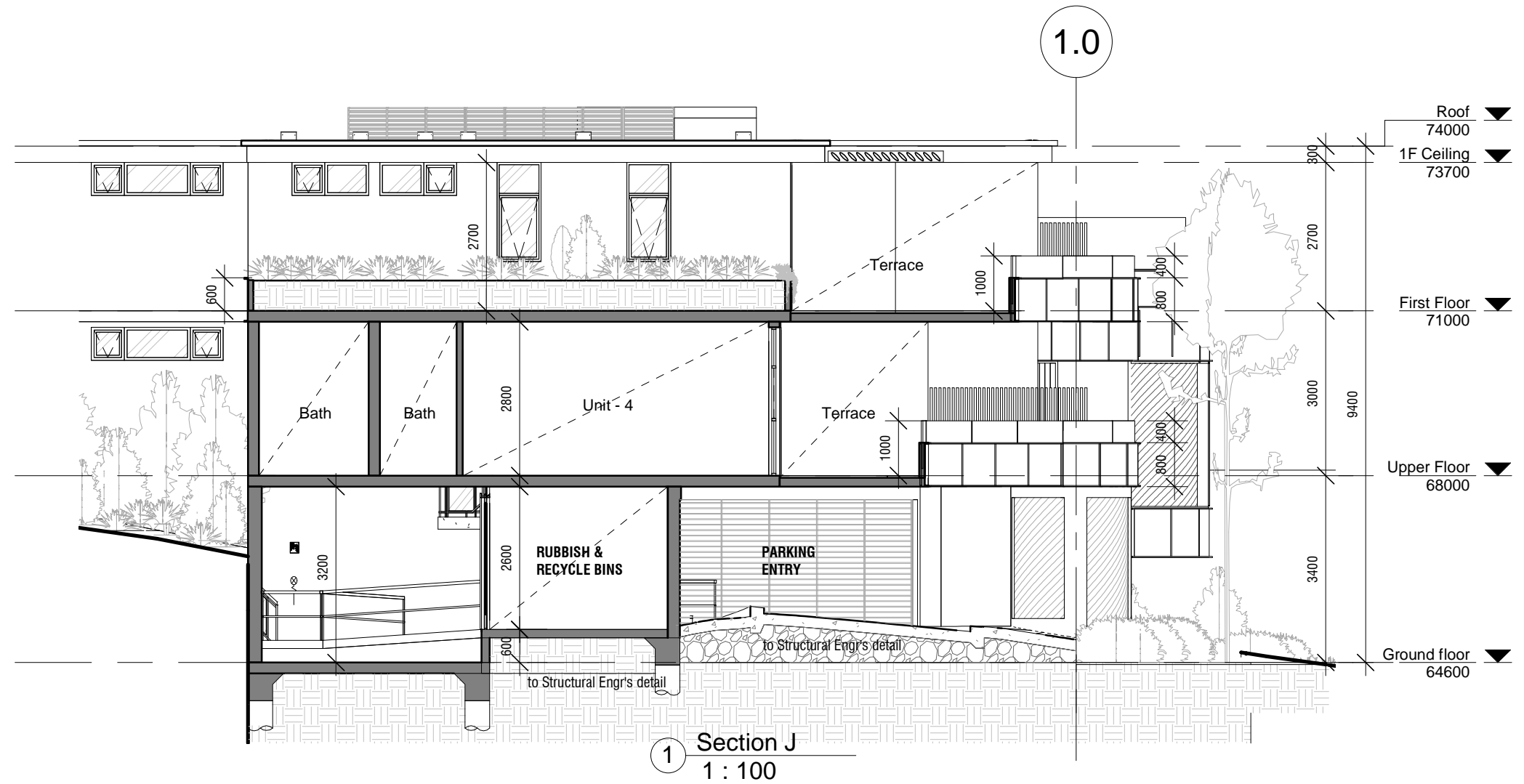
21010
 DWG. No. REV
CD-36 a
 DRAWN rjo
 DATE FEB 2023
 SCALE 1:200@A3

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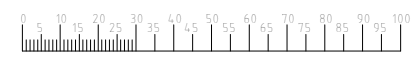
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/220377

DATED: 6/7/2023



① Section J
1 : 100



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						27.02.23	ADDED SECTION		

Proposed Development
29 Dobroyd Road Balgowlah Heights
NSW

Section J

JOB No. **21010**

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DWG. No. **CD-37**

SCALE **1:100@A3**

DATE **FEB 2023**

DRAWN **rjo**

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