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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED COMMERCIAL & RESIDENTIAL APARTMENTS

396-402 SYDNEY ROAD BALGOWLAH NSW 2217

AUGUST 2018

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DA

PROJECT INFORMATION

396 Sydney Rd, Balgowlah	
Site Area (m²)	813
Zoning	B2 - Local Centre
Height Control	12.5m

UNIT MIX

Level	Bed 1	Bed 2	Bed 3	Total
LEVEL 1	1	4	0	5
LEVEL 2	1	4	0	5
LEVEL 3	2	3	0	5
TOTAL	4 27%	11 73%	0 0%	15

CAR PARKING / BICYCLE REQUIREMENTS

	Rate	No. of Units / Area	Required (max.)	Proposed
Commercial	1 / 40m²	406m²	10	10
Residential				
1 Bed	1	4	4	4
2 Bed	1	11	11	18
3 Bed	0	0	0	
			15	23
Visitor	0.16 space / dw	15	3	3
Accessible	1 per adaptable unit		4	4
				Forms part of residential total
TOTAL CAR SPACE			28	36
	Rate	No. of Units	Required (min.)	Proposed
Bicycle	1 bicycle space per 3 carspaces		12	12
TOTAL BICYCLE			12	12

AREA SCHEDULE

Level	Unit No.	Type	Unit Area (m2)	Terrace/ Balcony (m2)	Unit Storage (m3)	Basement Storage (m3)	Total Storage (m3)	Adaptable/ Livable Unit
Level 1	101	2 Bed	80	10	4	4	8	
	102	2 Bed	82	12	4	4	8	
	103	2 Bed	75	11	4	4	8	
	104	1 Bed	50	11	3	3	6	✓
	105	2 Bed	75	10	4	4	8	
Level 2	201	2 Bed	80	10	4	4	8	
	202	2 Bed	82	12	4	4	8	
	203	2 Bed	75	11	4	4	8	
	204	1 Bed	50	11	3	3	6	✓
	205	2 Bed	75	10	4	4	8	
Level 3	301	1 Bed	58	21	3	3	6	✓
	302	2 Bed	76	15	4	4	8	
	303	2 Bed	75	11	4	4	8	
	304	1 Bed	50	11	3	3	6	✓
	305	2 Bed	75	10	4	4	8	

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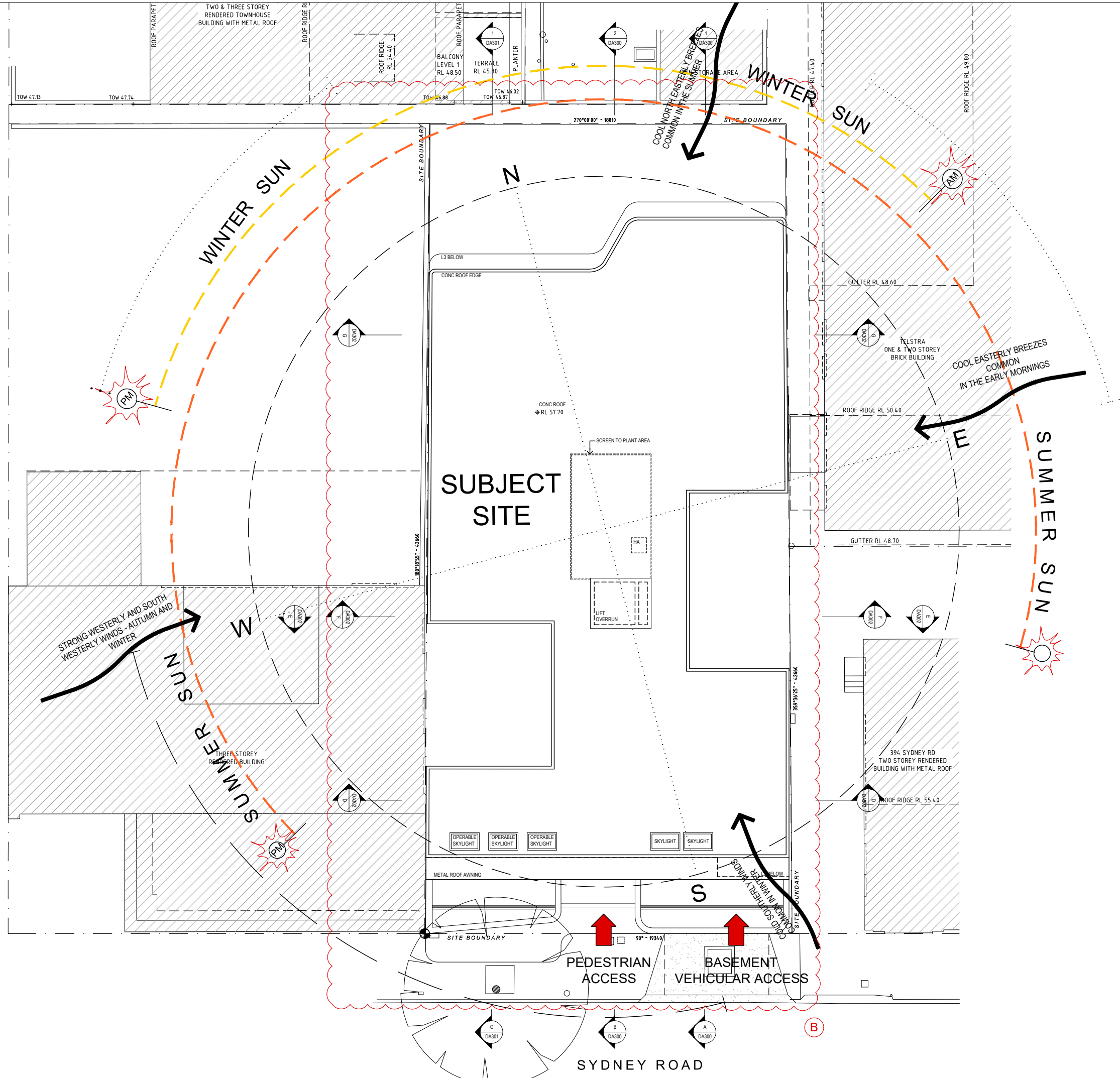
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PROJECT SUMMARY

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DA

WOODLAND STREET SOUTH



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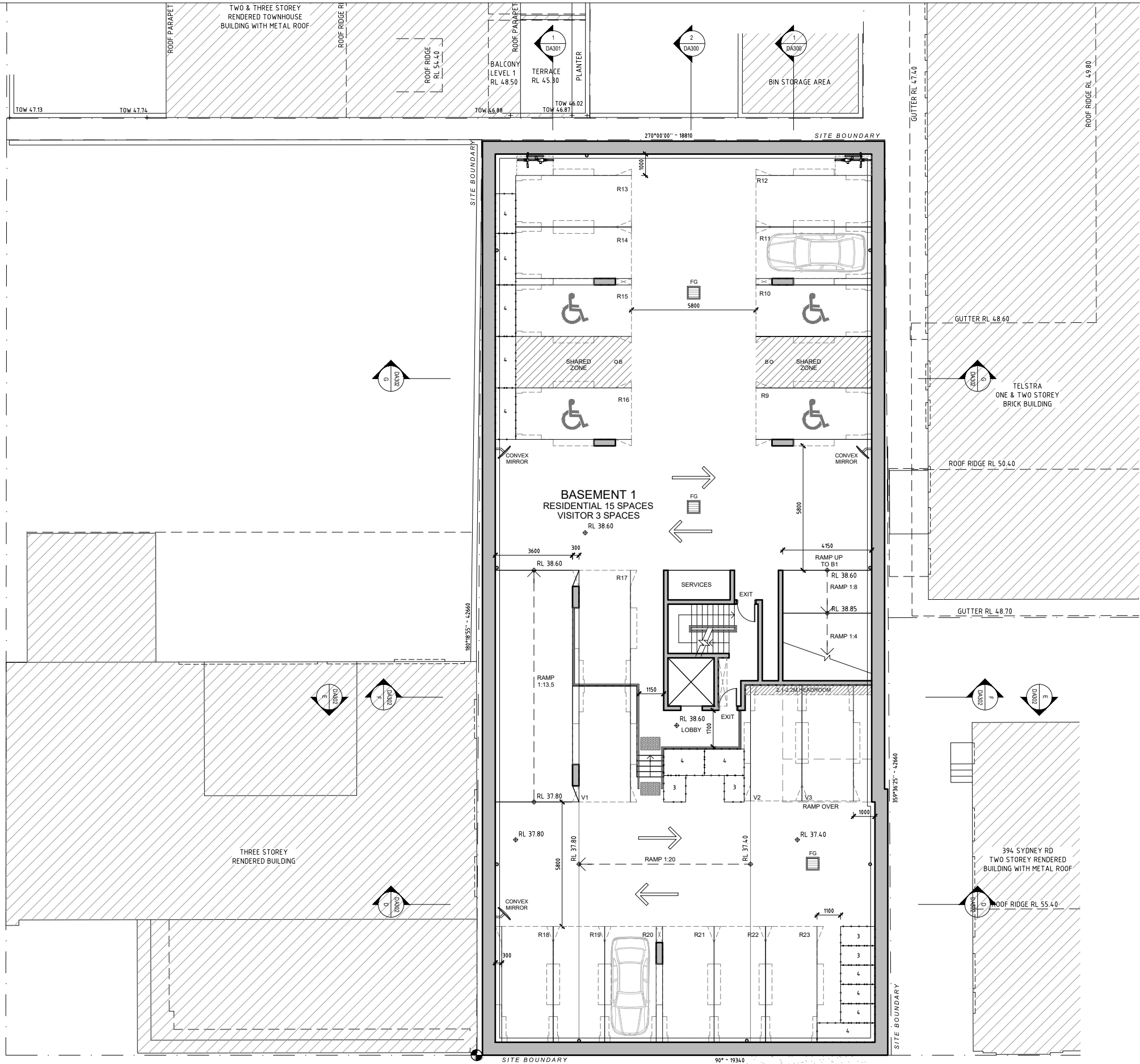
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SITE PLAN & SITE ANALYSIS PLAN

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1:200@A3	DA003	B
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WOODLAND STREET SOUTH



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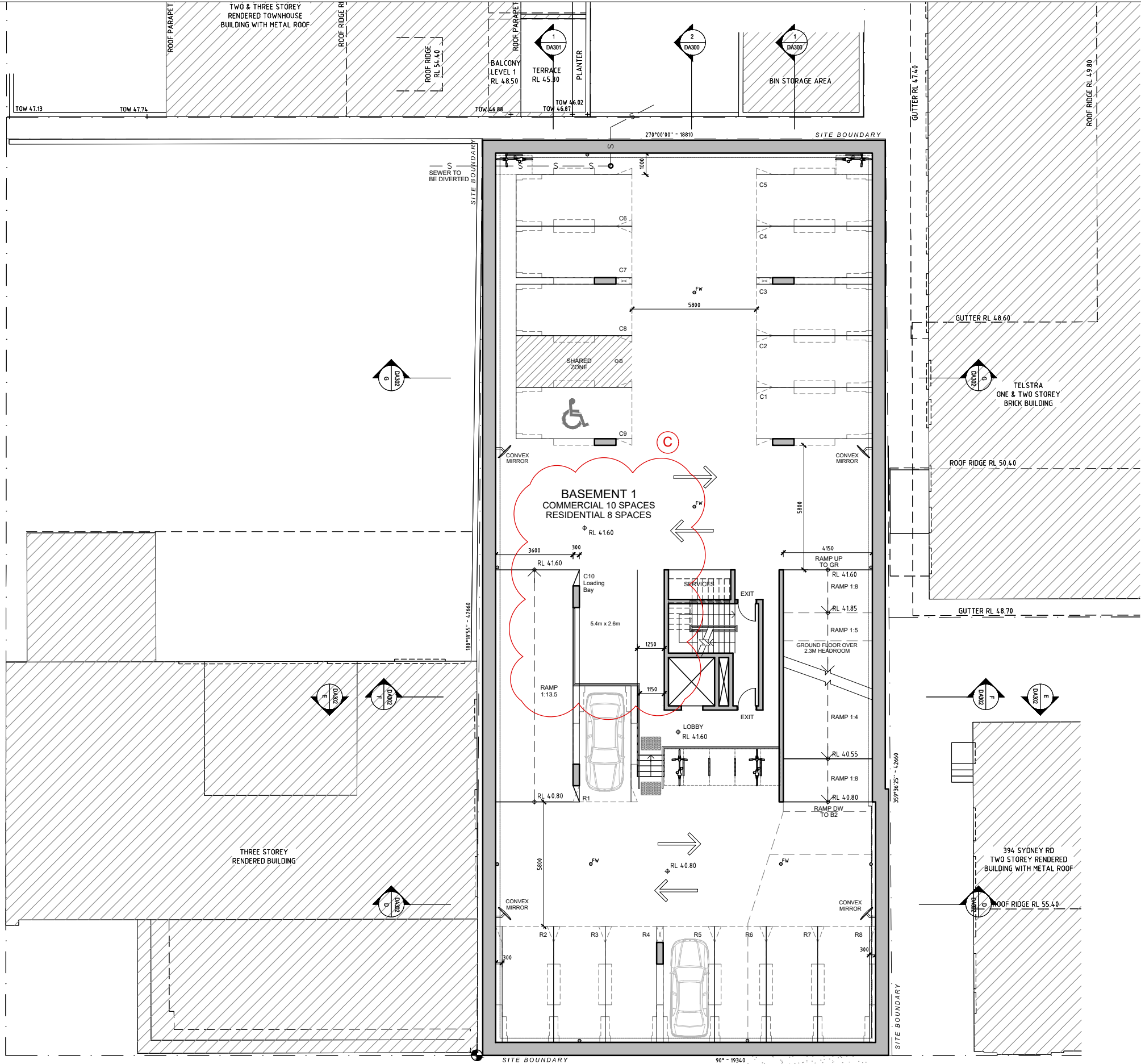
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BASEMENT 2 PLAN

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WOODLAND STREET SOUTH



SYDNEY ROAD

DA

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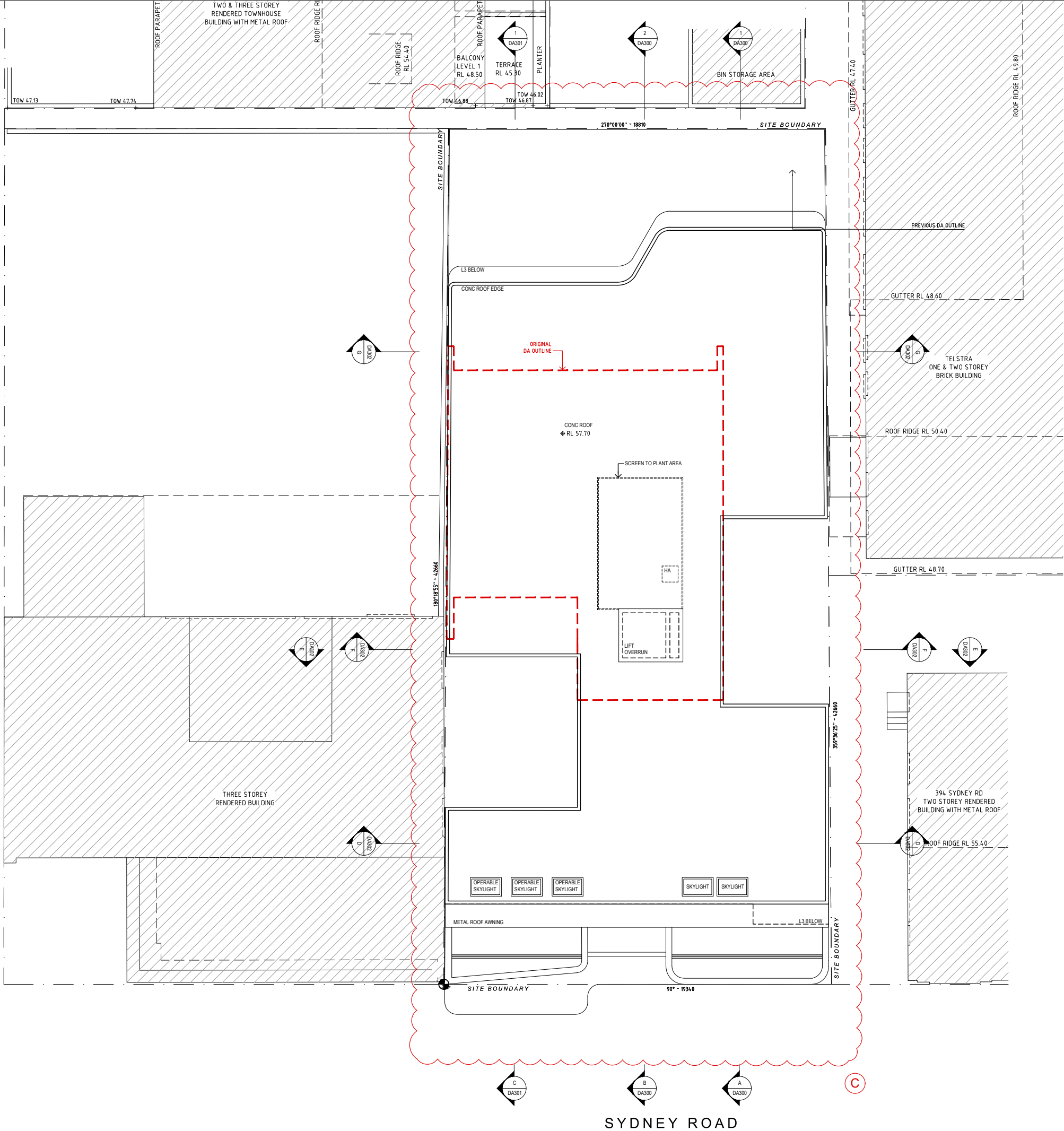
BASEMENT 1 PLAN

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PROJECT NO: 1829

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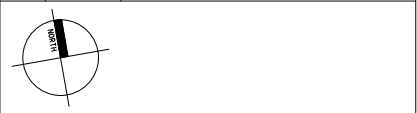
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WOODLAND STREET SOUTH



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ROOF PLAN

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PROJECT NO: 1829		



NORTH ELEVATION



SOUTH ELEVATION

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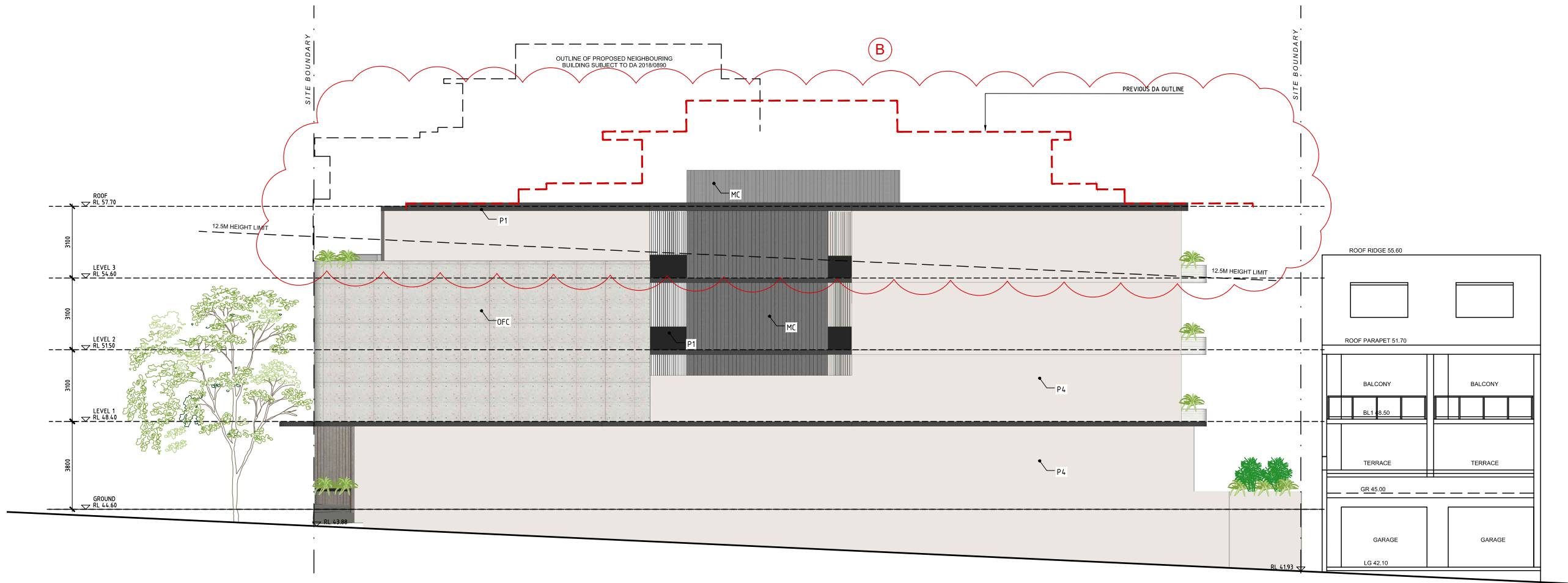
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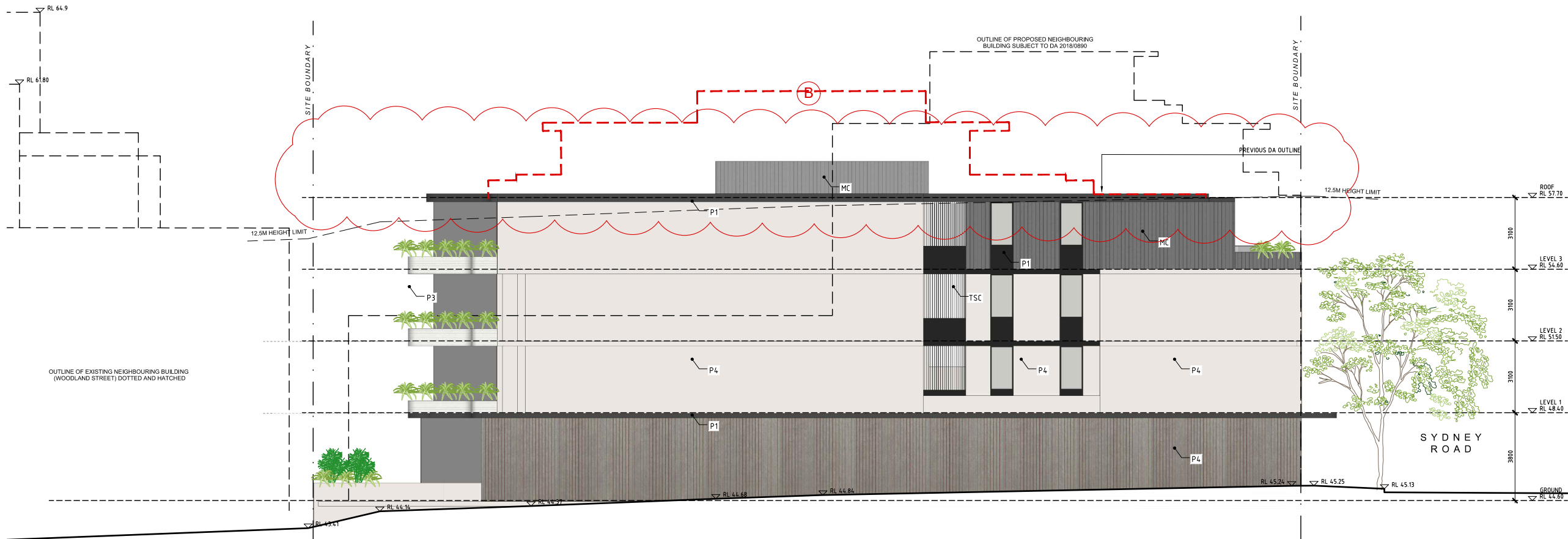
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SOUTH & NORTH ELEVATION

SCALE: 1:200@A3	DRAWING NO: DA200	ISSUE: B
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EAST ELEVATION



WEST ELEVATION

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EAST & WEST ELEVATION

SCALE:	DRAWING NO:	ISSUE:
1:200@A3	DA201	B
PROJECT NO:		
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PERSPECTIVE- SYDNEY ROAD 1



PERSPECTIVE- SYDNEY ROAD 2



PERSPECTIVE- THOMAS STREET 1



PERSPECTIVE- THOMAS STREET 2

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PERSPECTIVES

SCALE:	DRAWING NO:	ISSUE:
PROJECT NO:	DA410	B
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PHOTOMONTAGE - SYDNEY ROAD LOOKING EAST

DA

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PHOTOMONTAGE 1

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PHOTOMONTAGE - SYDNEY ROAD LOOKING WEST

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PHOTOMONTAGE 1

SCALE:	DRAWING NO:	ISSUE:
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