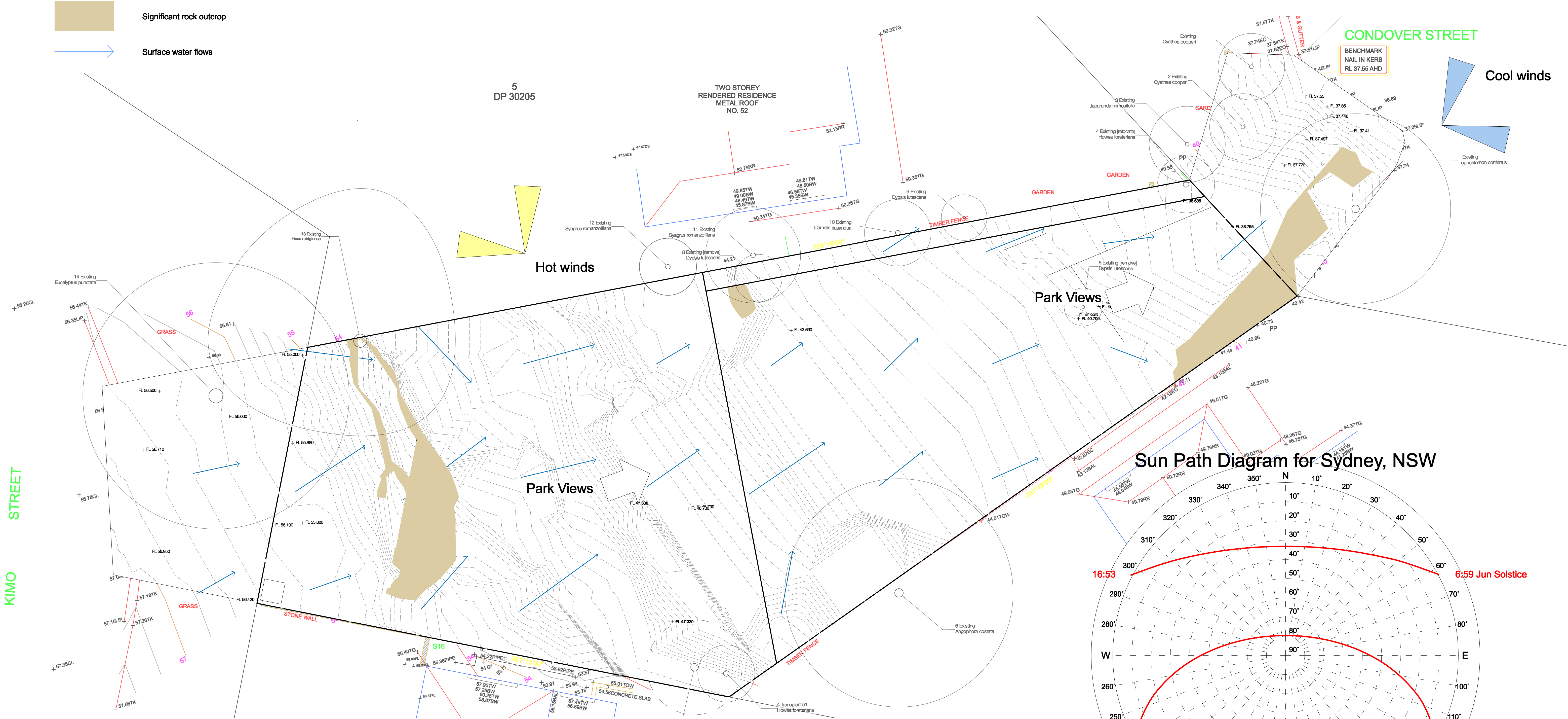


Significant rock outcrop

Surface water flows



Sun Path Diagram for Sydney, NSW



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Client  
Adrian McGregor

Project Team

Project Name  
50 Condoover Street Subdivision

Project No.  
Project No. DA001

Address  
50 Condoover Street North Balgowlah

Key Plan

| Issue Log |                      |              |            |
|-----------|----------------------|--------------|------------|
| A         | DA Issue             | AMC          | 29/03/2023 |
| Rev       | Revision Description | By / Checked | Date       |

Scale  
1: 100 @ A1

0 1 2 3 4 5 m

All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.



Phase  
Schematic Design

Sheet Title  
Site Analysis

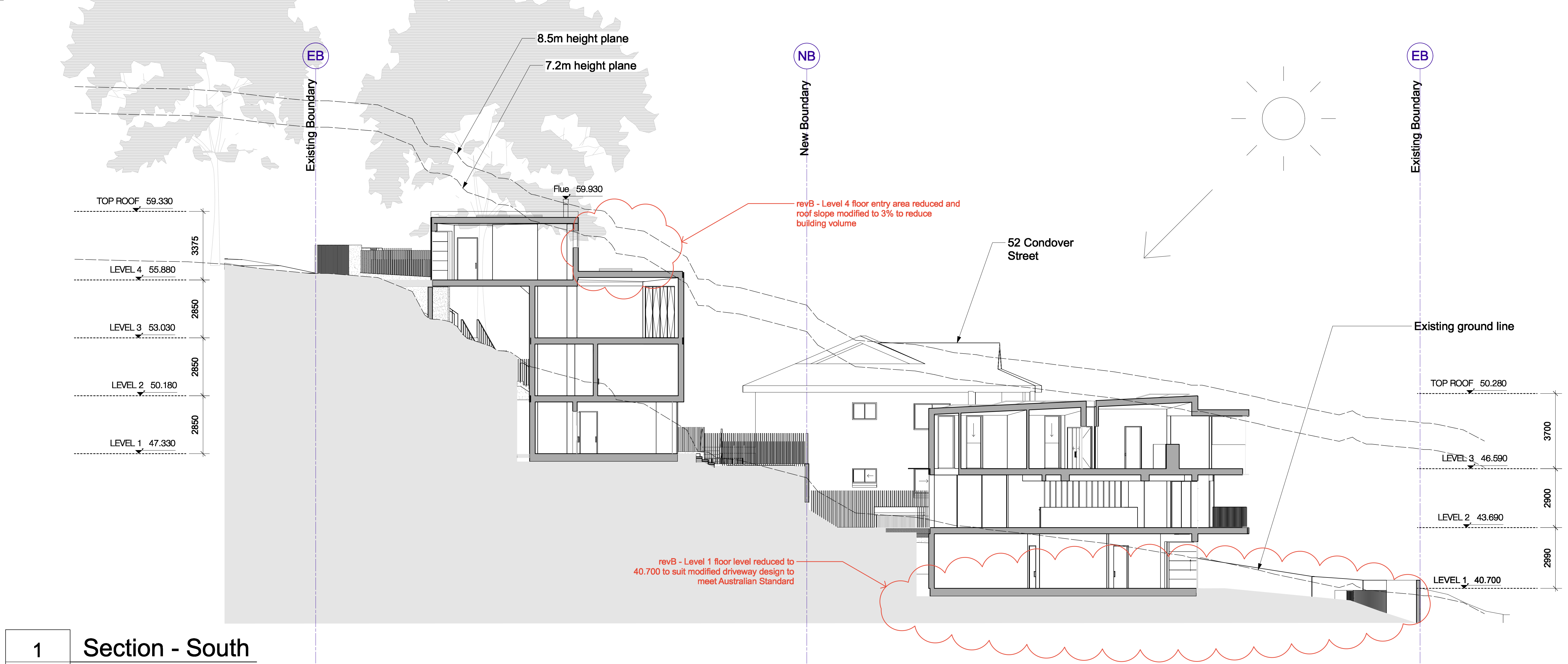
Sheet No.  
P-01

Rev  
A

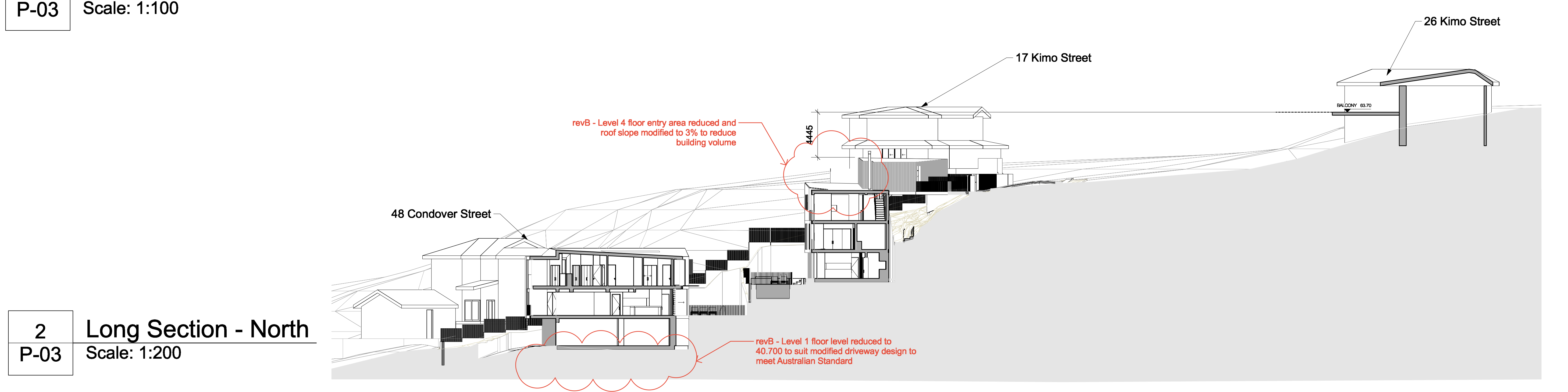








1 Section - South  
P-03 Scale: 1:100



2 Long Section - North  
P-03 Scale: 1:200



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Client  
Adrian McGregor  
Project Team

Project Name  
50 Condoover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Condoover Street North Balgowlah

Key Plan

| Issue Log |                            |     |            |  |
|-----------|----------------------------|-----|------------|--|
| A         | DA Issue                   | AMC | 29/03/2023 |  |
| B         | Lot 2 level 1 & Lot 1 roof | AMC | 8/9/2023   |  |

| Rev | Revision Description | By / Checked | Date |
|-----|----------------------|--------------|------|
|-----|----------------------|--------------|------|

Scale  
1: 100 @ A1

All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.

North

Phase  
Schematic Design  
Sheet Title  
Dwellings Site Sections  
Sheet No.  
P-03

Rev  
B

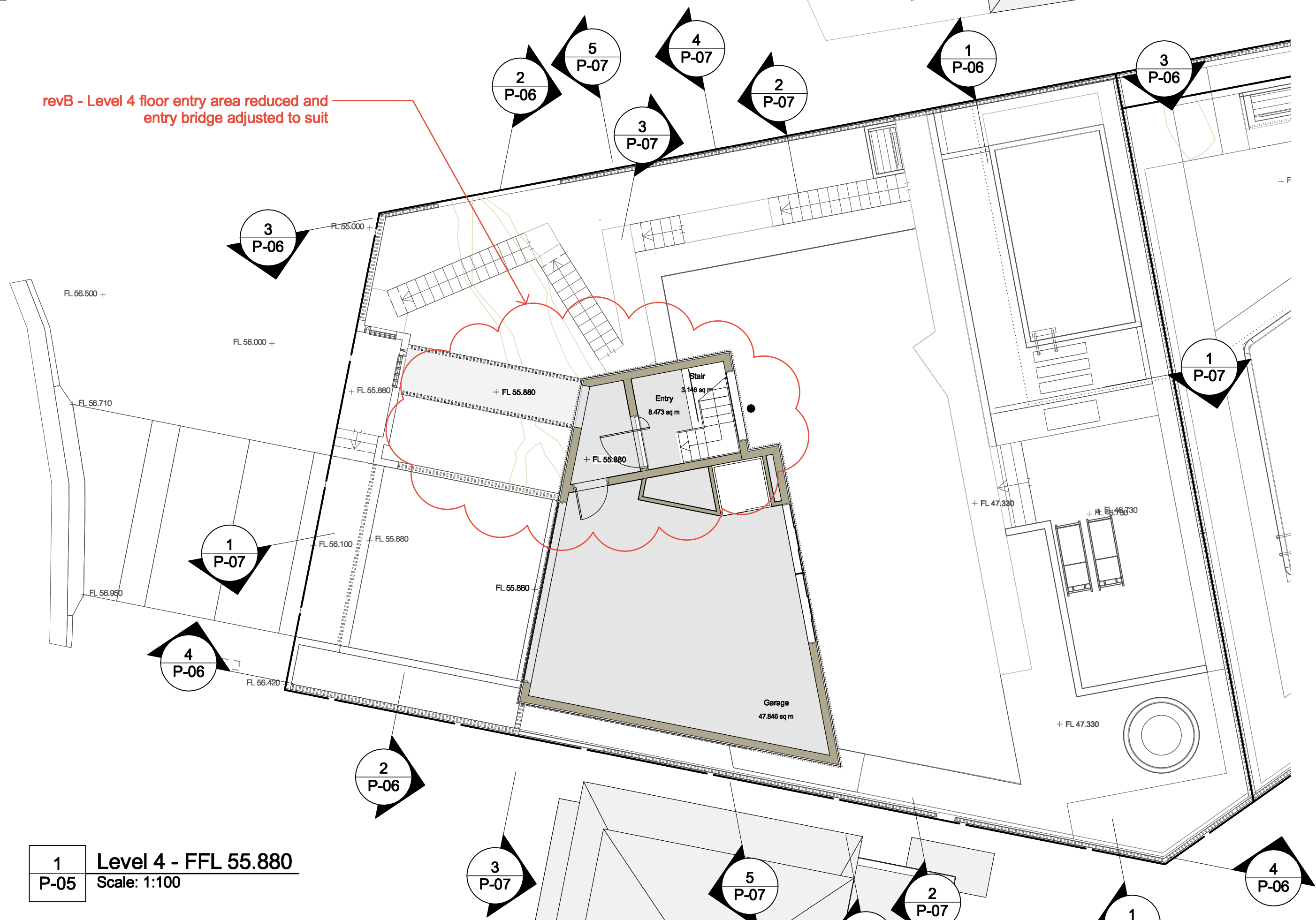




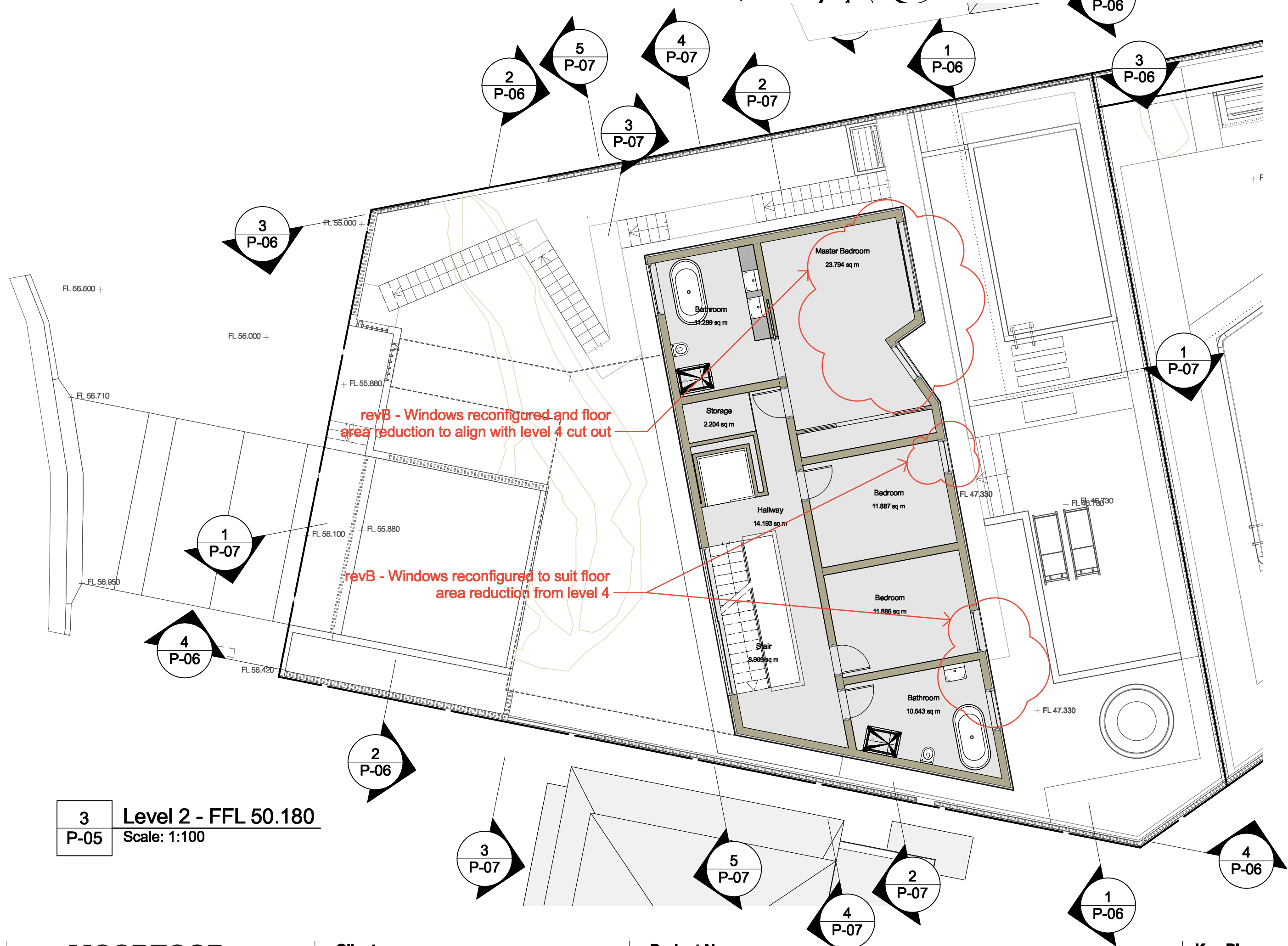
1  
P-04

Condover Street Elevation  
Scale: 1:100

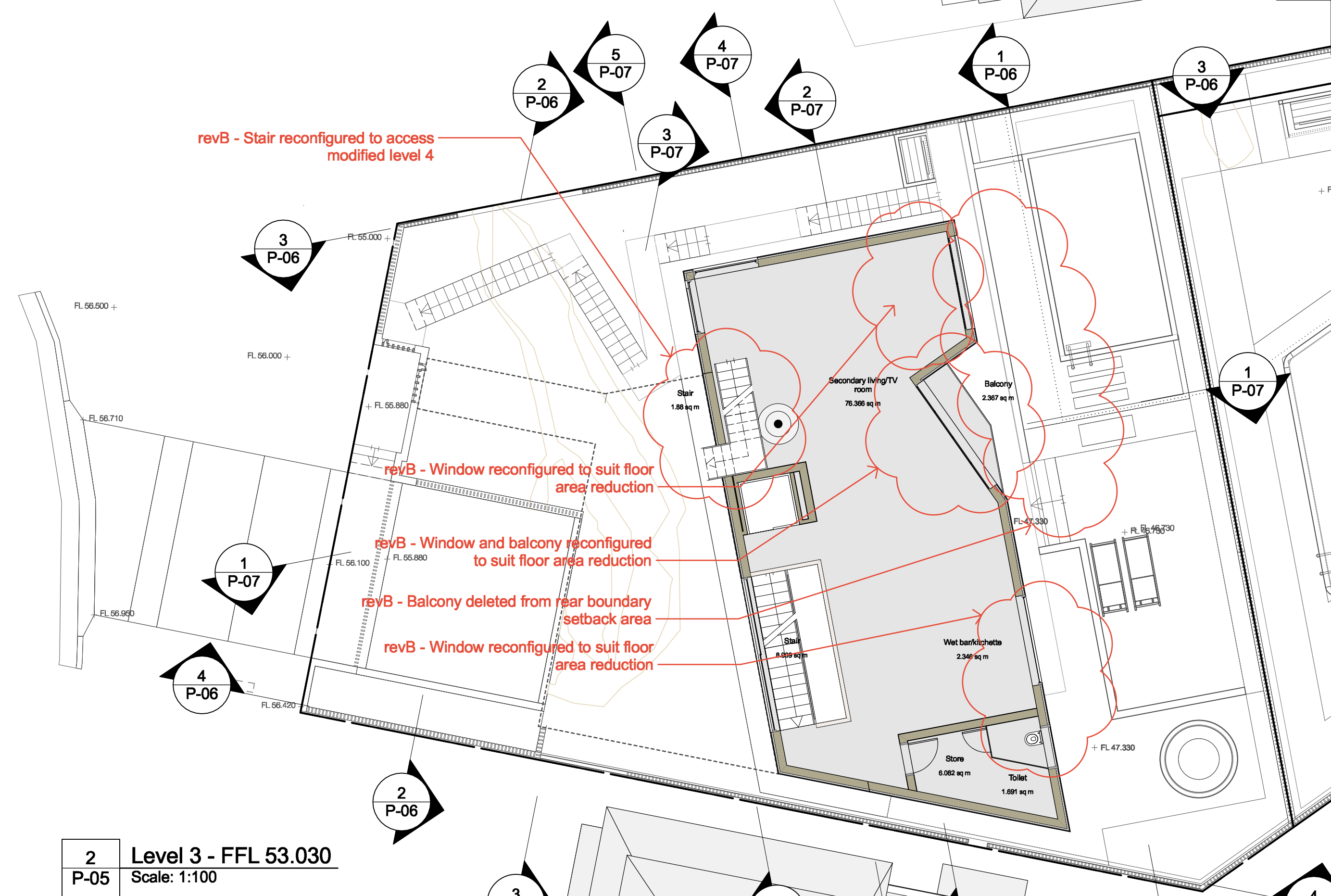




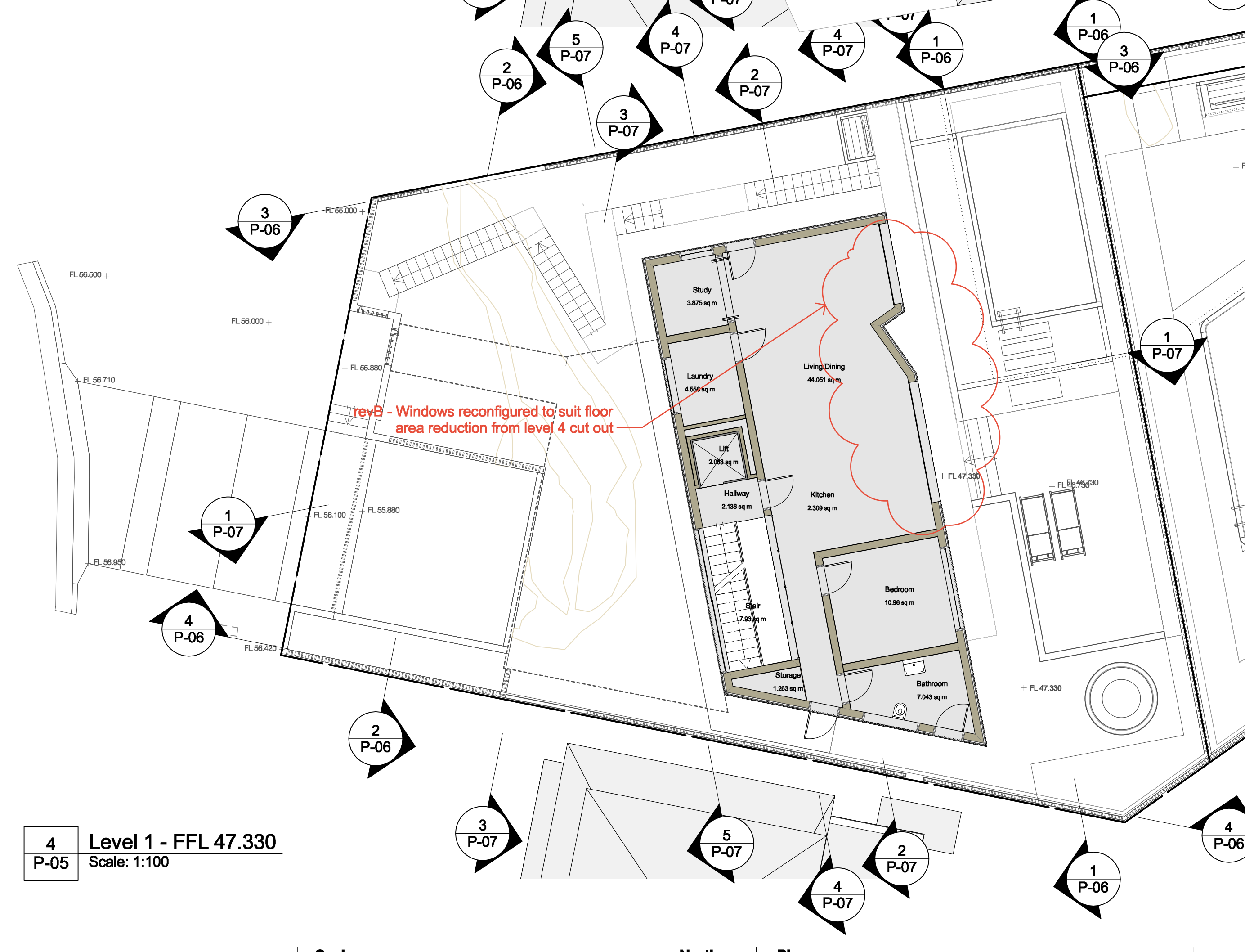
1 Level 4 - FFL 55.880  
P-05 Scale: 1:100



3 Level 2 - FFL 50.180  
P-05 Scale: 1:100



2 Level 3 - FFL 53.030  
P-05 Scale: 1:100



4 Level 1 - FFL 47.330  
P-05 Scale: 1:100



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Adrian McGregor  
Project Team

Project Name  
50 Conover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Conover Street North Balgowlah

Key Plan

| Issue Log |                                               |              |            |
|-----------|-----------------------------------------------|--------------|------------|
| A         | DA Issue                                      | AMC          | 29/03/2023 |
| B         | Revisions with notes & plan graphics enhanced |              | 8/9/2023   |
| Rev       | Revision Description                          | By / Checked | Date       |

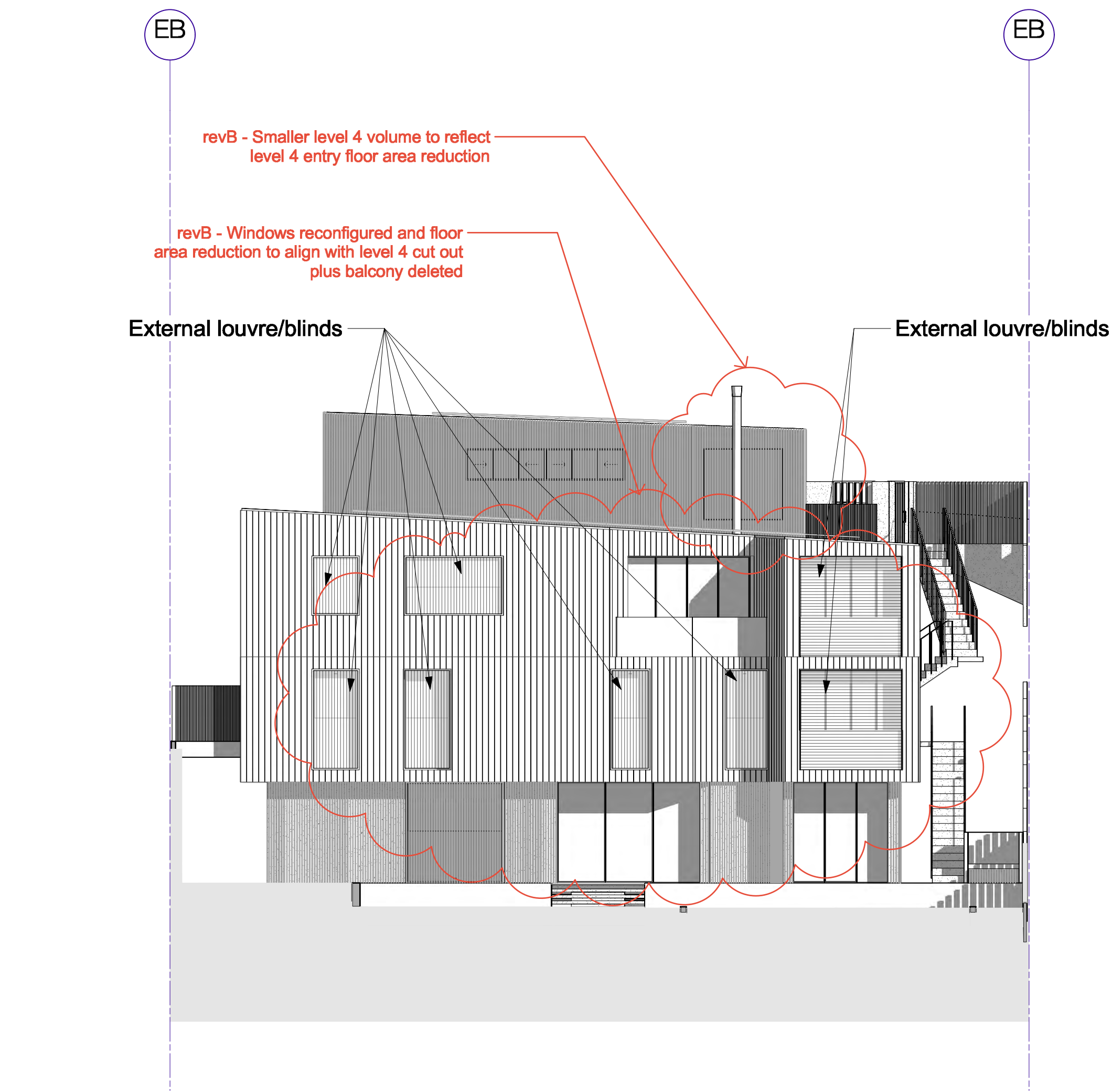
Scale  
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0 1 2 3 4 5 m  
All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.



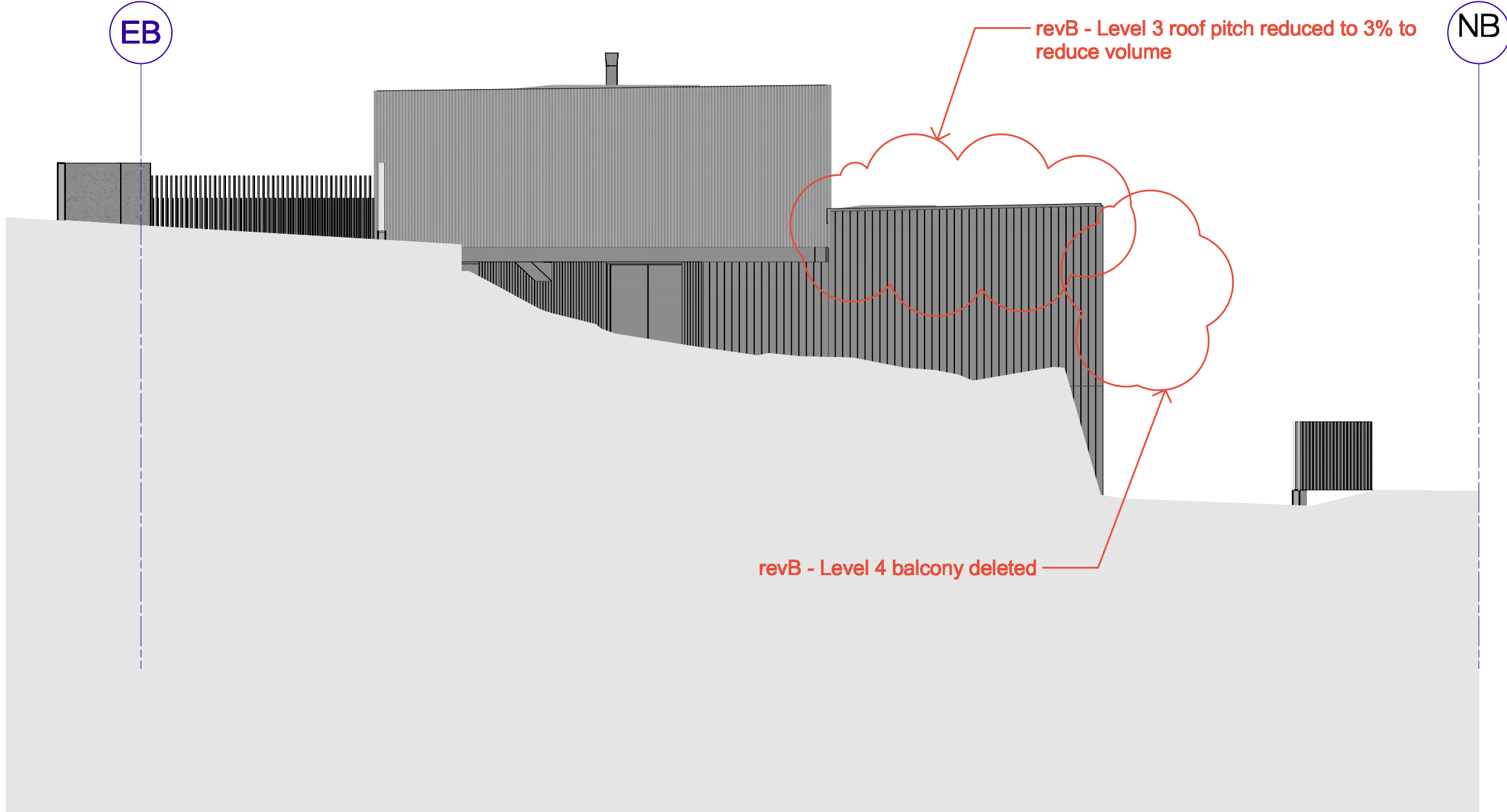
Phase  
Schematic Design  
Sheet Title  
Lot 1 Kimo Street Plans  
Sheet No.  
P-05

Rev  
B

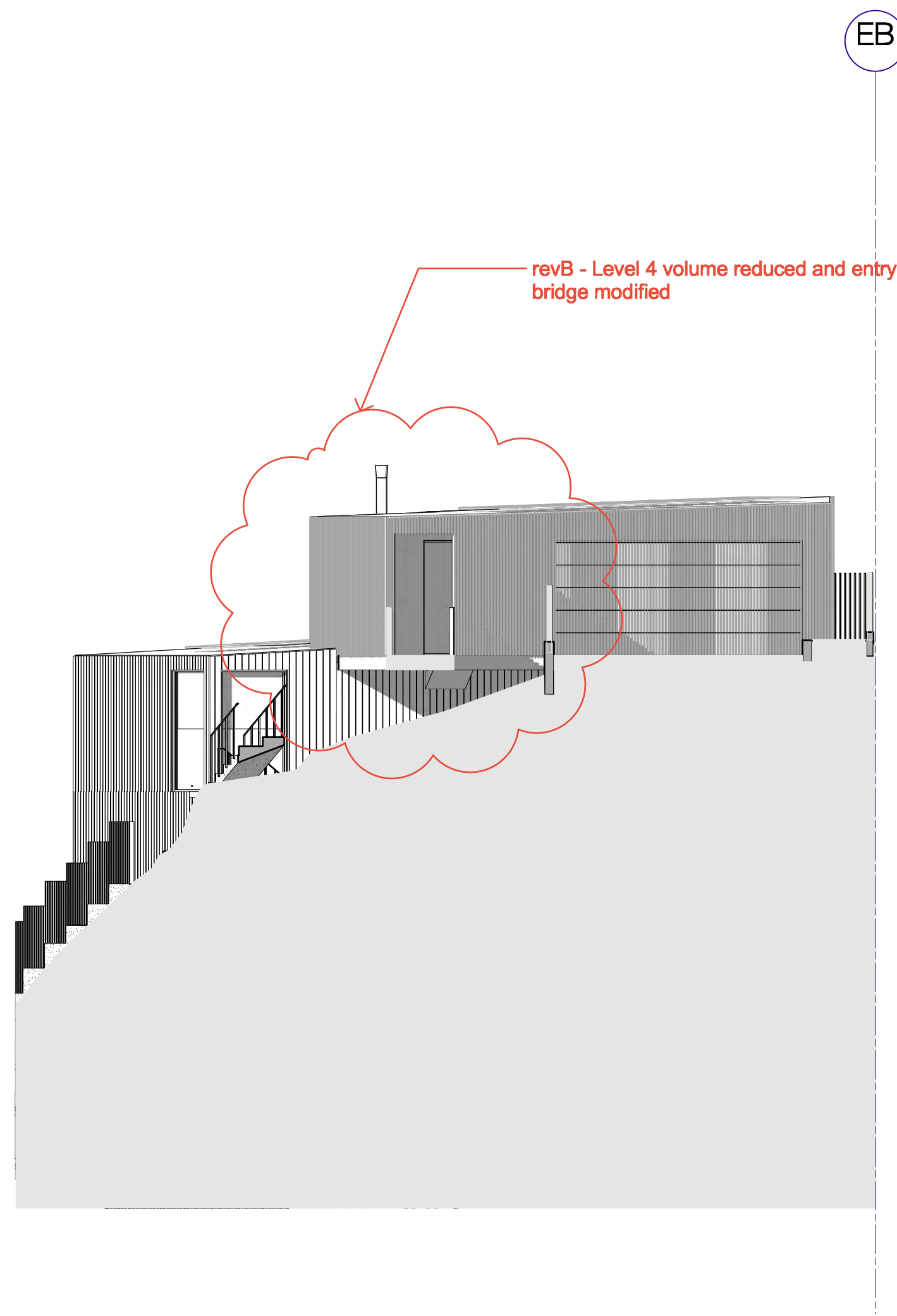




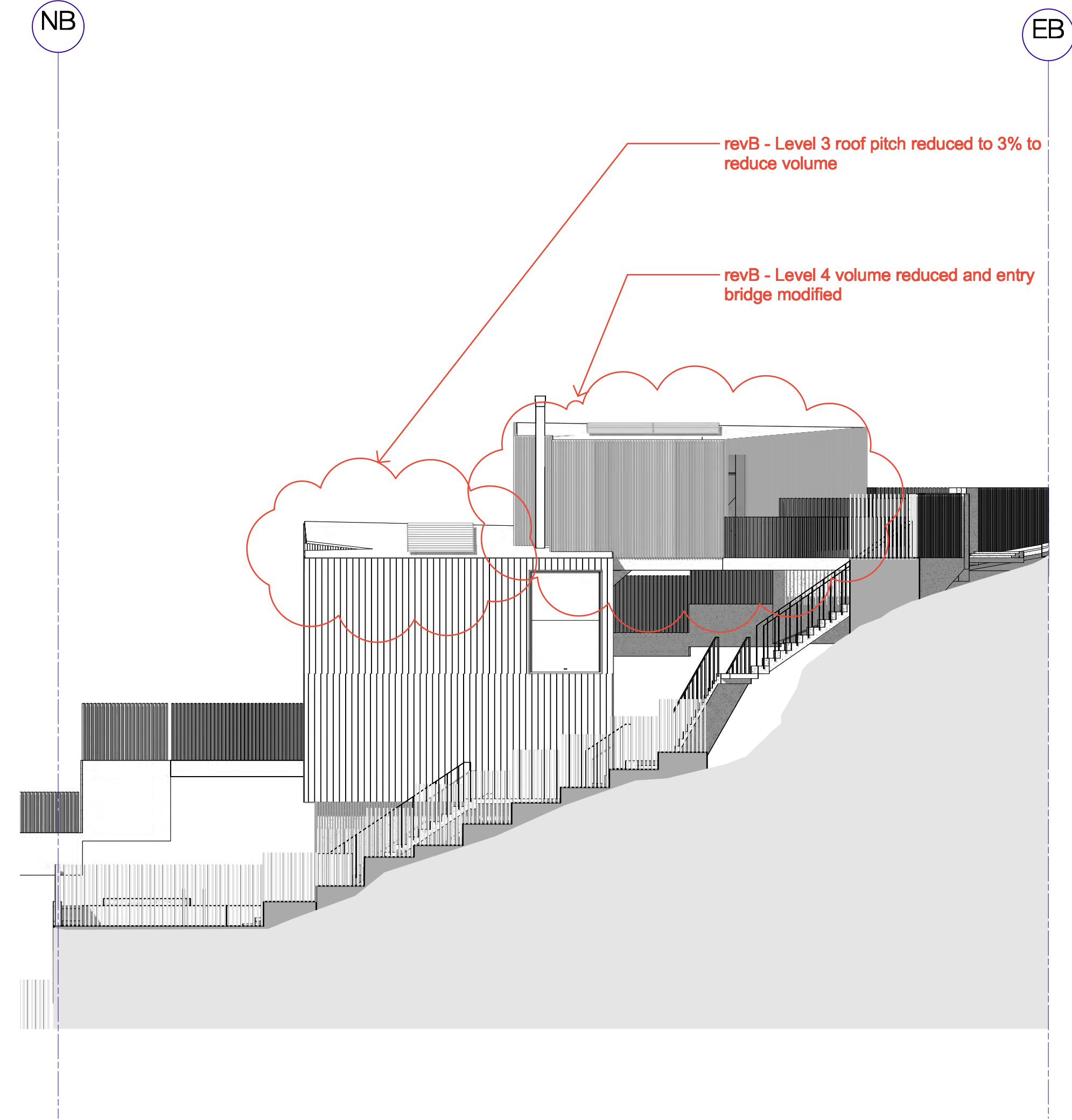
1 Eastern Elevation  
P-06 Scale: 1:100



4 Southern Elevation  
P-06 Scale: 1:100



2 Western Elevation  
P-06 Scale: 1:100



3 Northern Elevation  
P-06 Scale: 1:100



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Client  
Adrian McGregor  
  
Project Team

Project Name  
50 Condoover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Condoover Street North Balgowlah

Key Plan

| Issue Log |                                          |     |            |
|-----------|------------------------------------------|-----|------------|
| A         | DA Issue                                 | AMC | 29/03/2023 |
| B         | Facades upated for levels 1,2,3,4 & roof |     | 8/9/2023   |

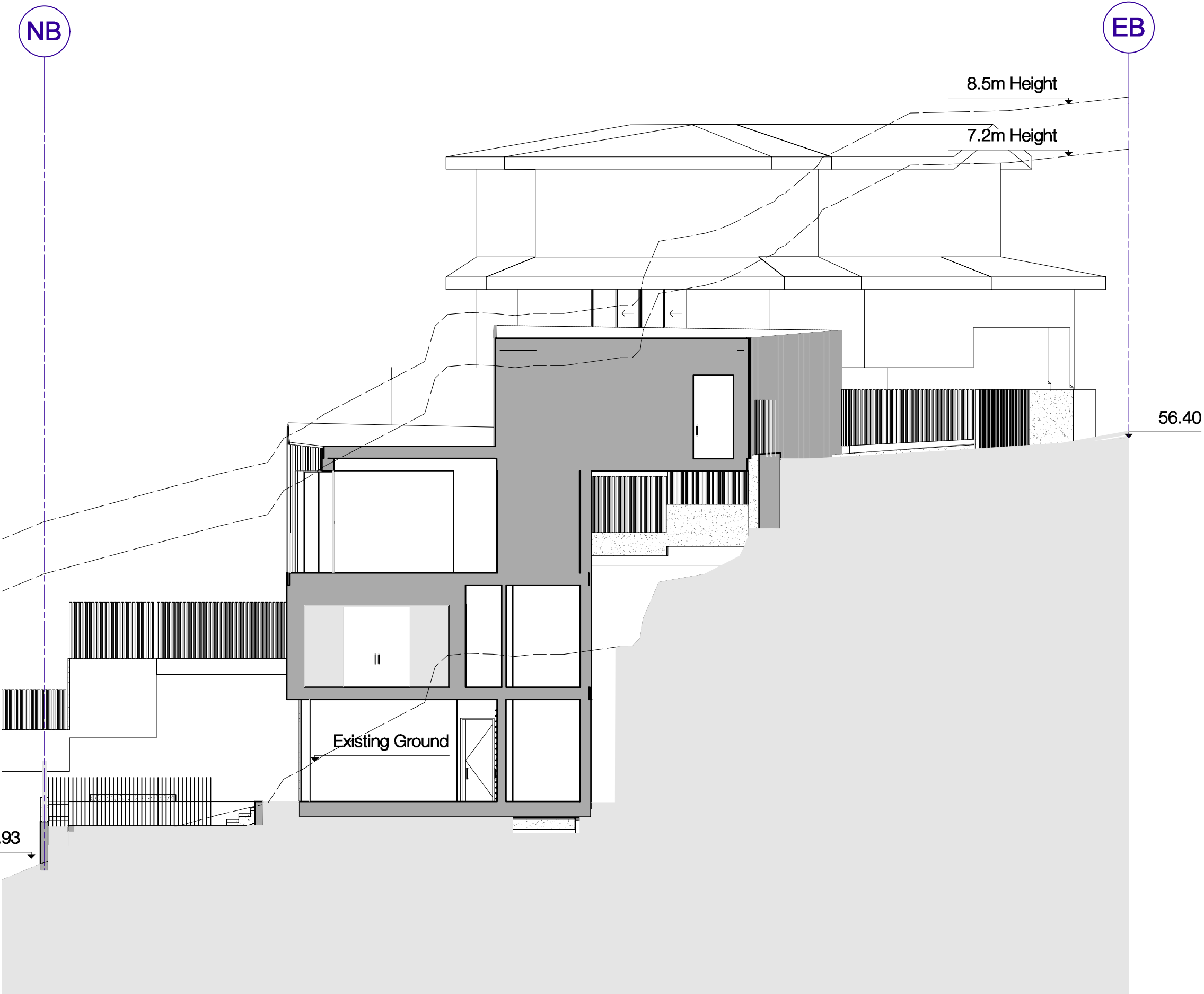
| Rev | Revision Description | By / Checked | Date |
|-----|----------------------|--------------|------|
|-----|----------------------|--------------|------|

Scale  
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0 1 2 3 4 5 m  
  
All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.

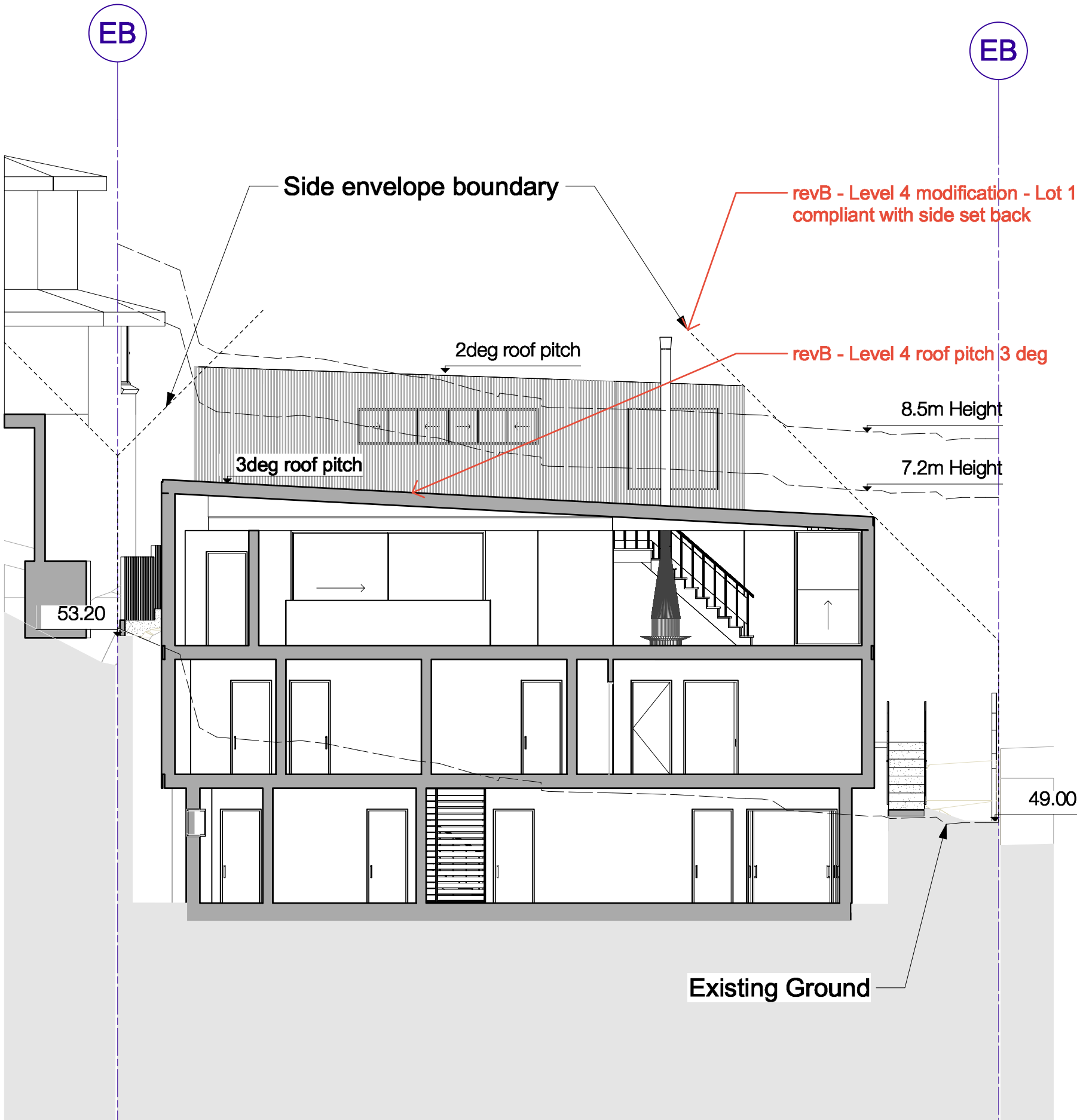
North  
  
Phase  
Schematic Design  
Sheet Title  
Lot 1 Kimo Street Elevations  
Sheet No.  
P-06

Rev  
B

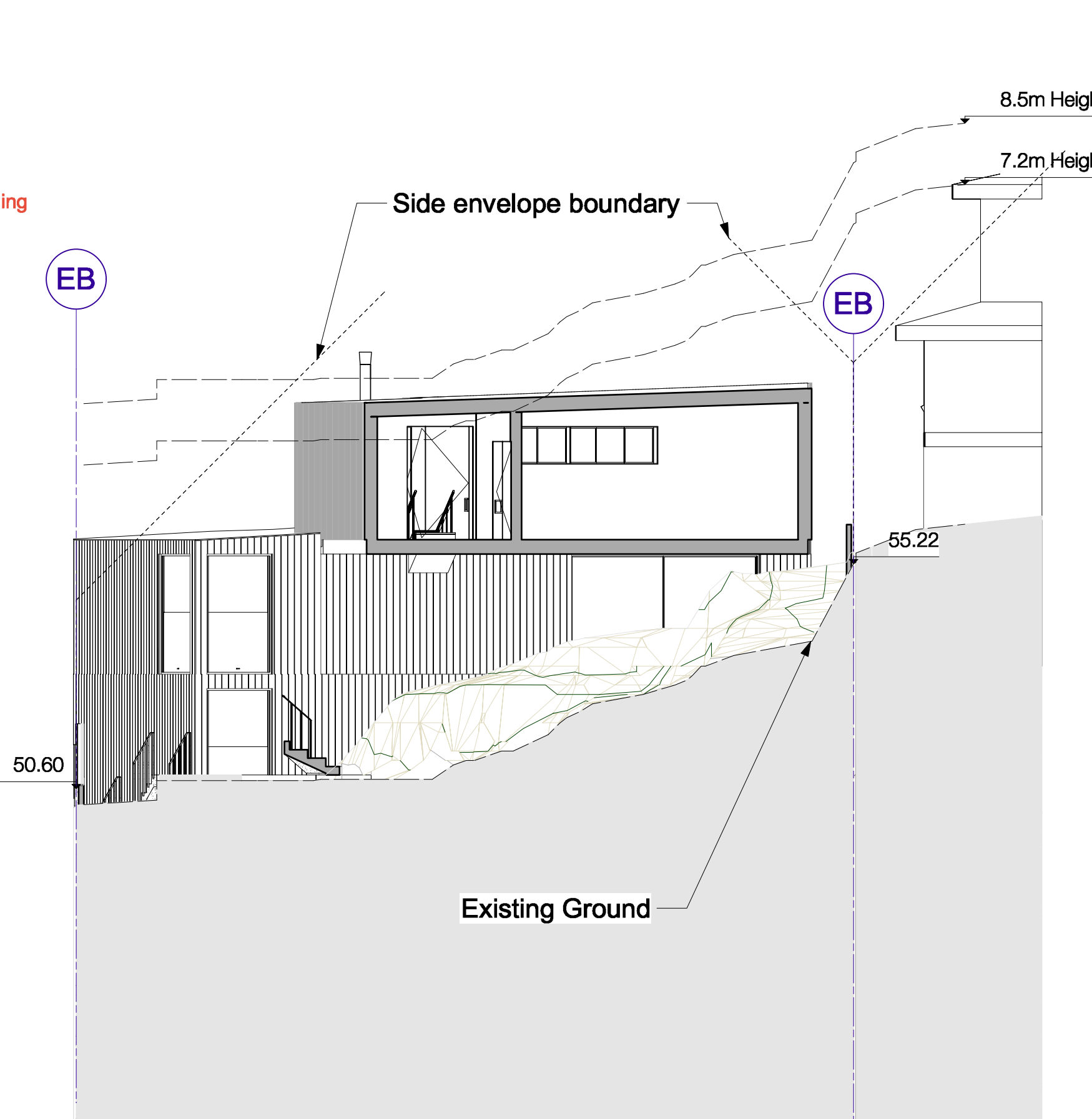




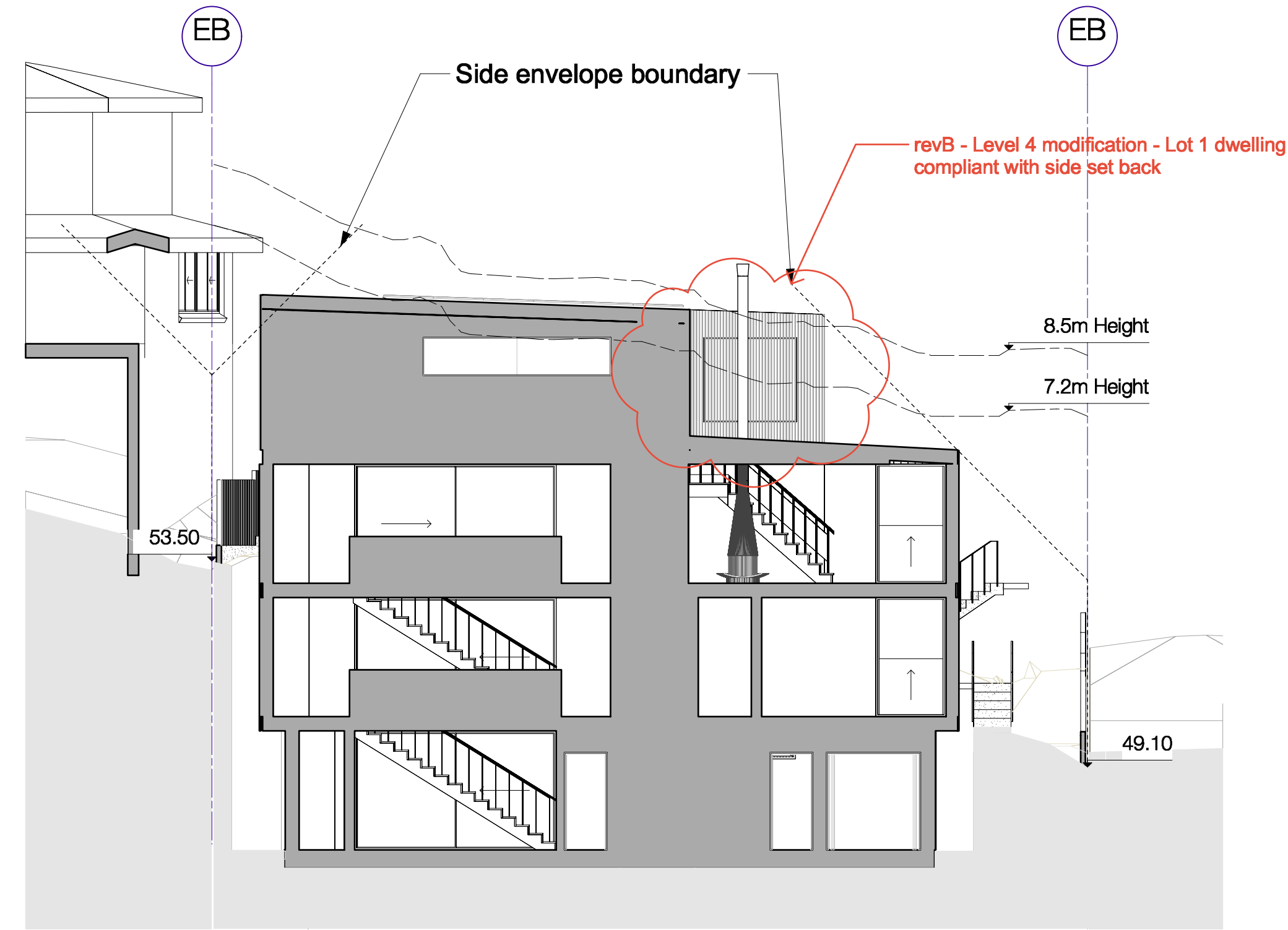
1 Section  
P-07 Scale: 1:100



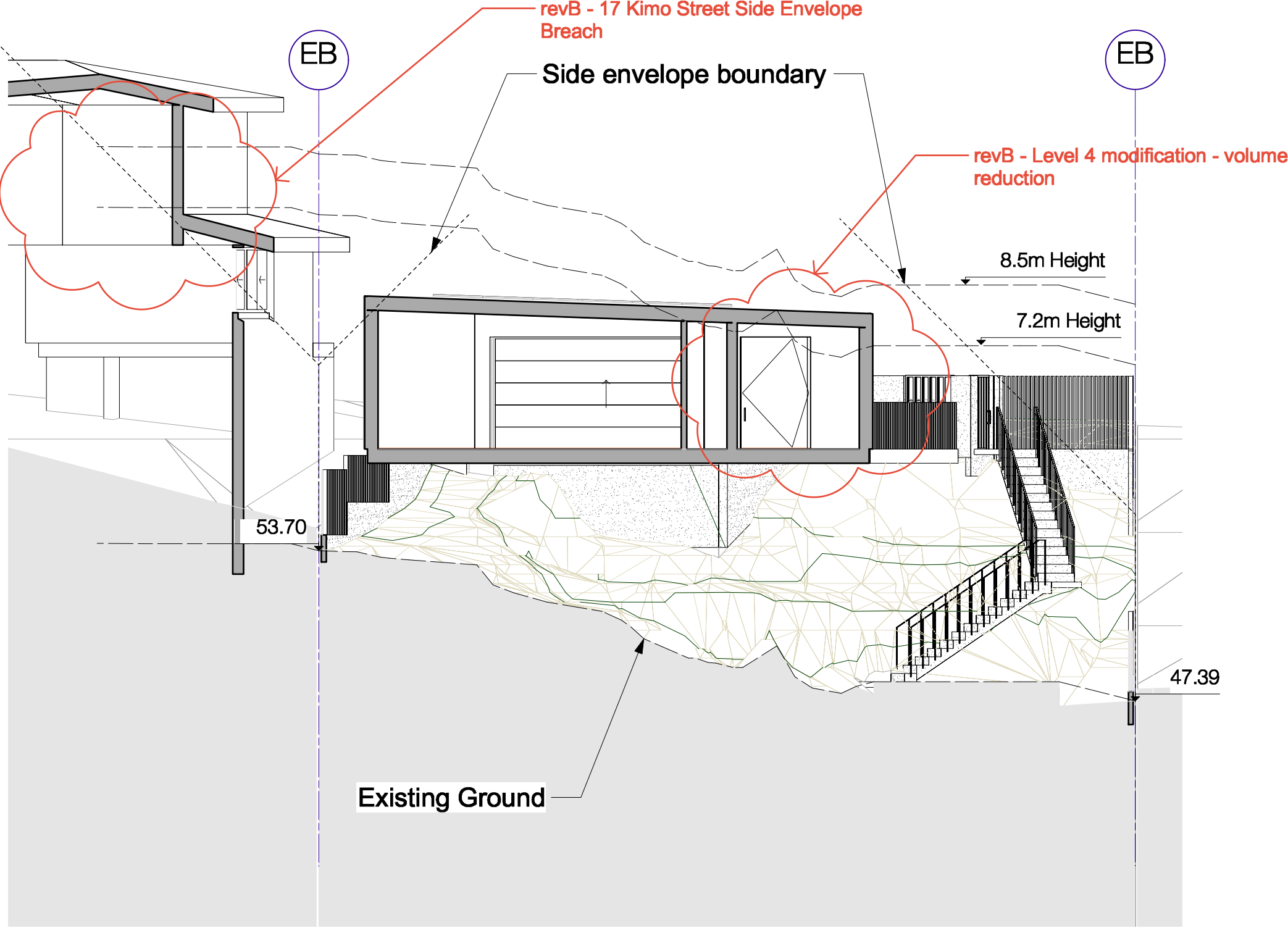
2 Section  
P-07 Scale: 1:100



3 Section  
P-07 Scale: 1:100



4 Section  
P-07 Scale: 1:100



5 Section  
P-07 Scale: 1:100





1 Lot 1 - Western View  
P-08 Scale: NTS



2 Lot 1 - Eastern View  
P-08 Scale: NTS



3 Lot 1 - Kimo Street  
P-08 Scale: NTS



4 Lot 1 - Northern View  
P-08 Scale: NTS



5 Lot 1 - Private Open Space  
P-08 Scale: NTS



6 Lot 1 - Significant Retained Rock Outcrop From Entry Bridge  
P-08 Scale: NTS



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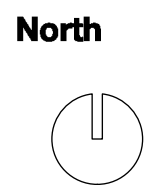
Client  
Adrian McGregor  
Project Team

Project Name  
50 Conover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Conover Street North Balgowlah

Key Plan

| Issue Log |                              |              |            |
|-----------|------------------------------|--------------|------------|
| A         | DA Issue                     | AMC          | 29/03/2023 |
| B         | Views updated to match plans | AMC          | 8/9/2023   |
| Rev       | Revision Description         | By / Checked | Date       |

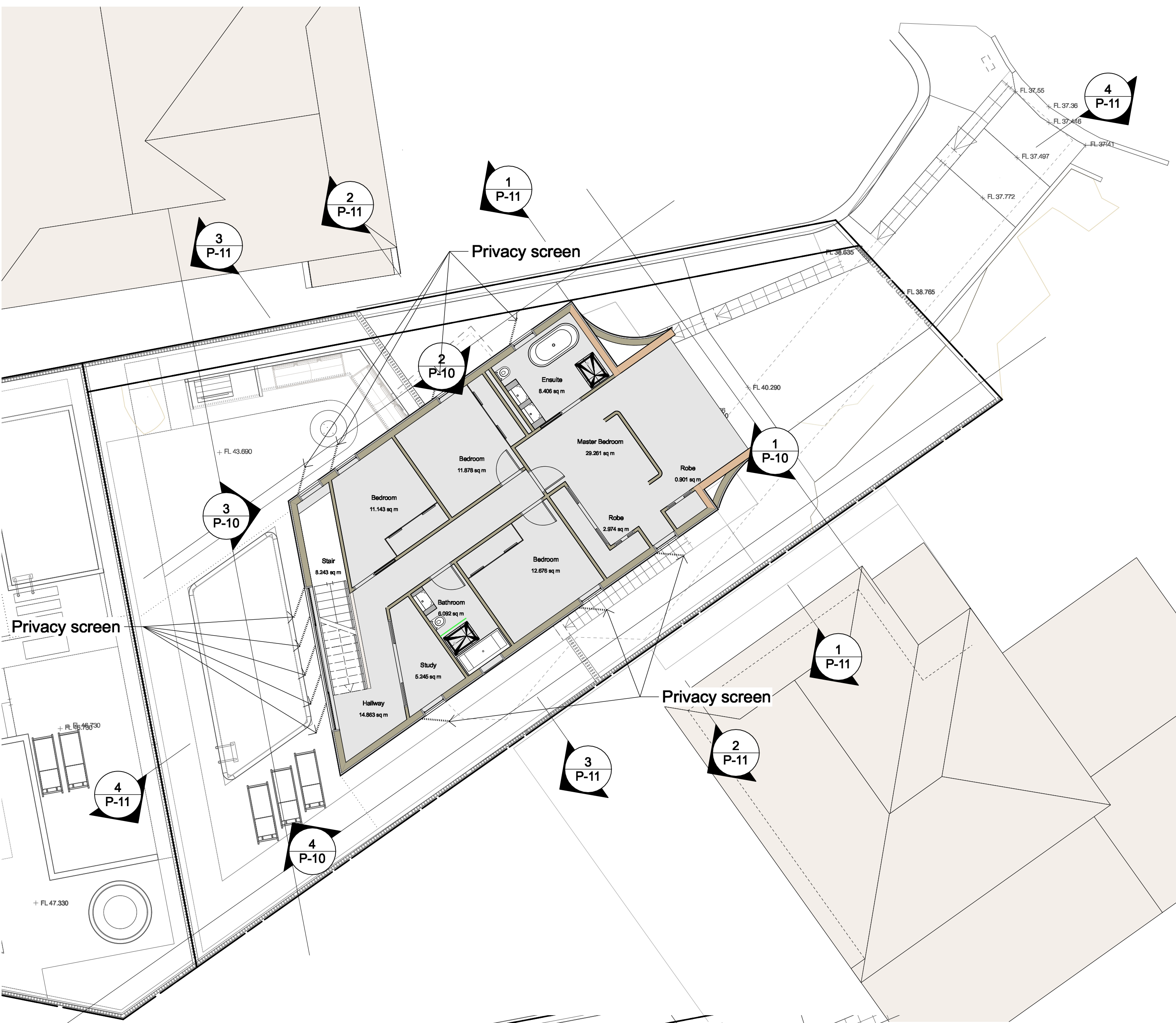
Scale  
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All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.



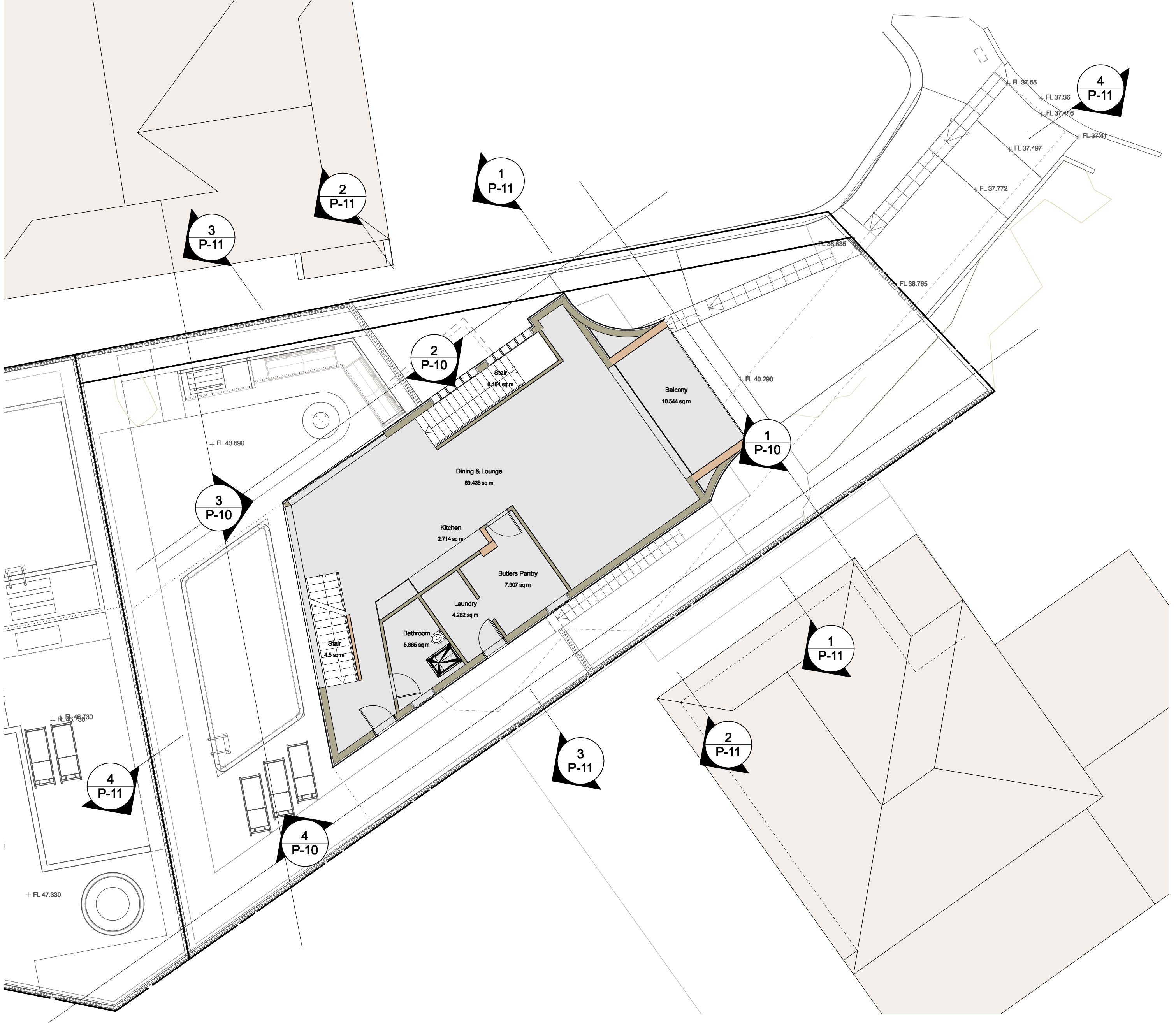
Phase  
Schematic Design  
Sheet Title  
Lot 1 Images  
Sheet No.  
P-08

Rev  
B

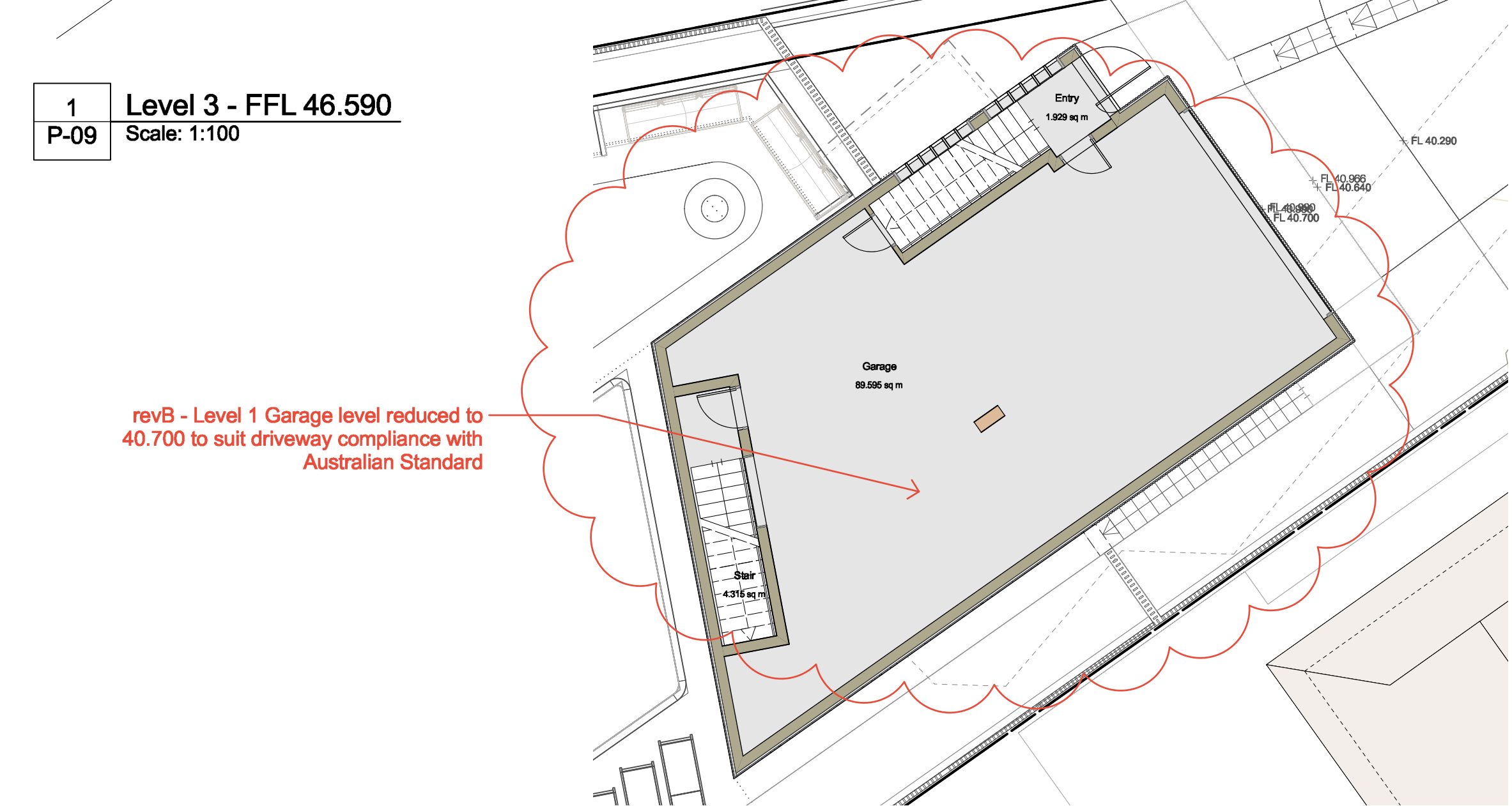




1 Level 3 - FFL 46.590  
P-09 Scale: 1:100



2 Level 2 - FFL 43.690  
P-09 Scale: 1:100



3 Level 1 - FFL 40.700  
P-09 Scale: 1:100

revB - Level 1 Garage level reduced to 40.700 to suit driveway compliance with Australian Standard



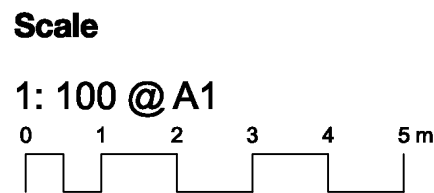
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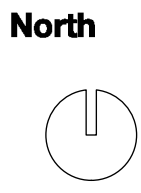
Project Name  
50 Condoover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Condoover Street North Balgowlah

Key Plan

| Issue Log |                                               |              |            |
|-----------|-----------------------------------------------|--------------|------------|
| A         | DA Issue                                      | AMC          | 29/03/2023 |
| B         | Revisions with notes & plan graphics enhanced |              | 8/9/2023   |
| Rev       | Revision Description                          | By / Checked | Date       |



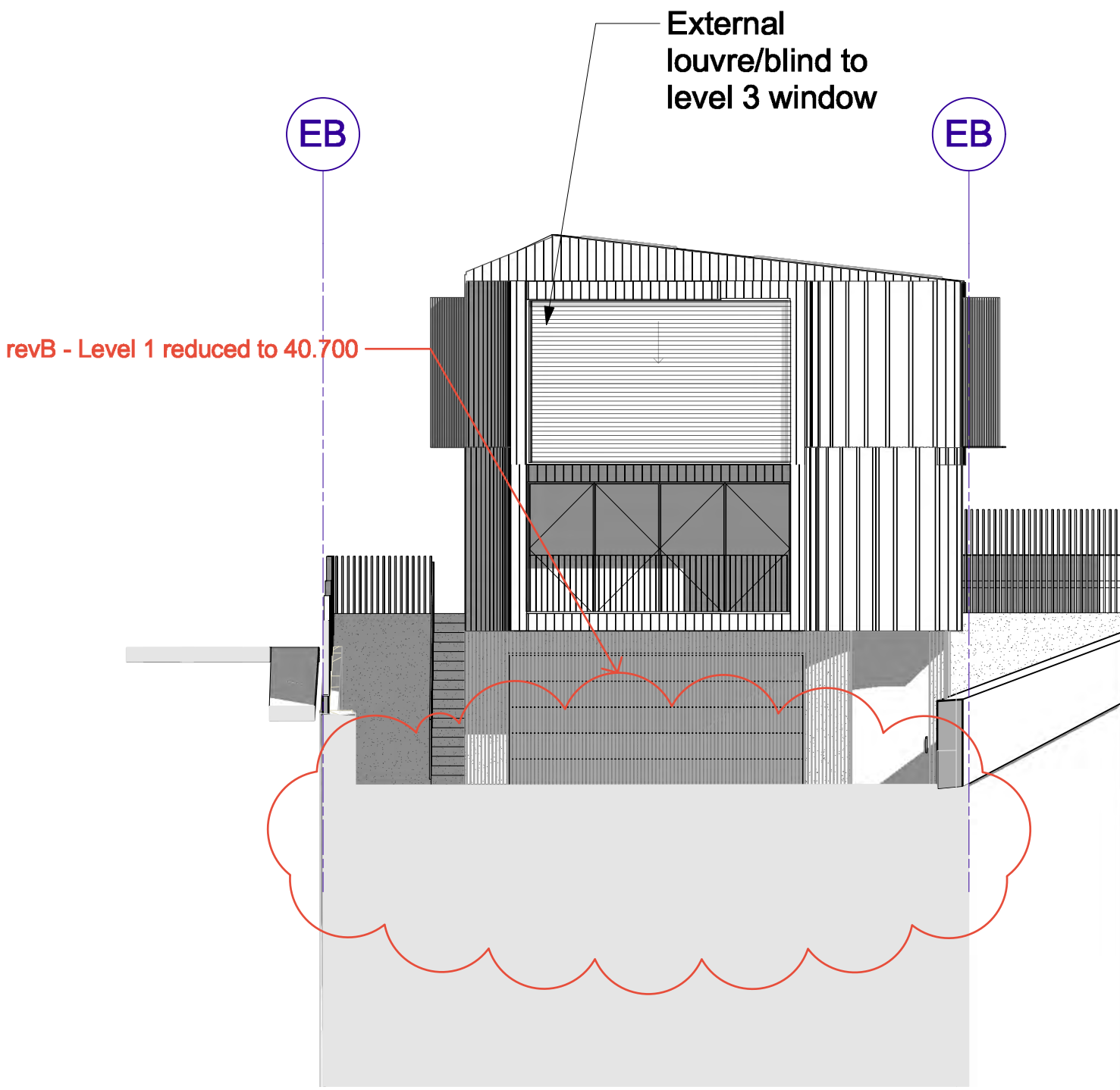
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Do not scale from this drawing.



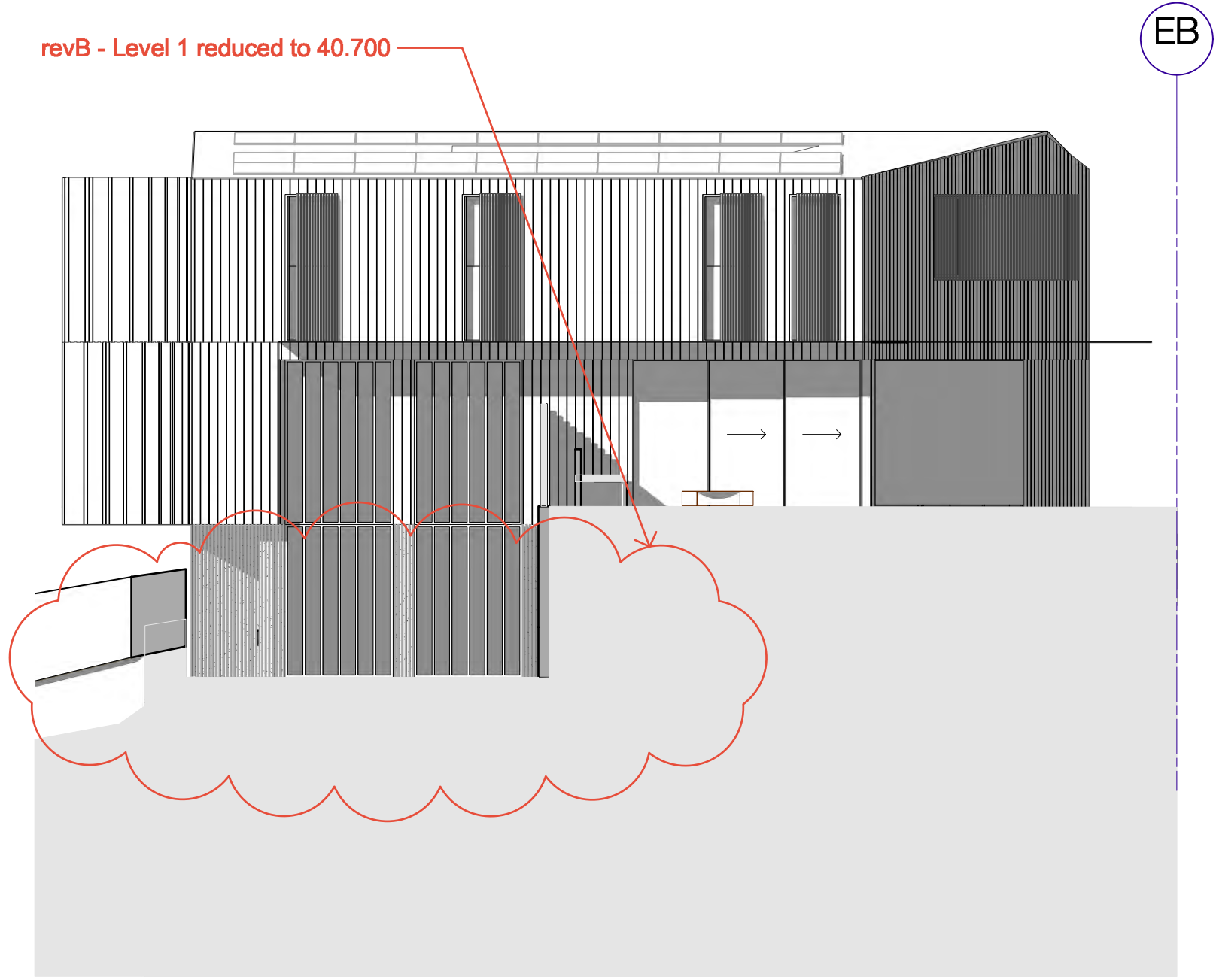
Phase  
Schematic Design  
Sheet Title  
Lot 2 Condoover Street Plans  
Sheet No.  
P-09

Rev  
B

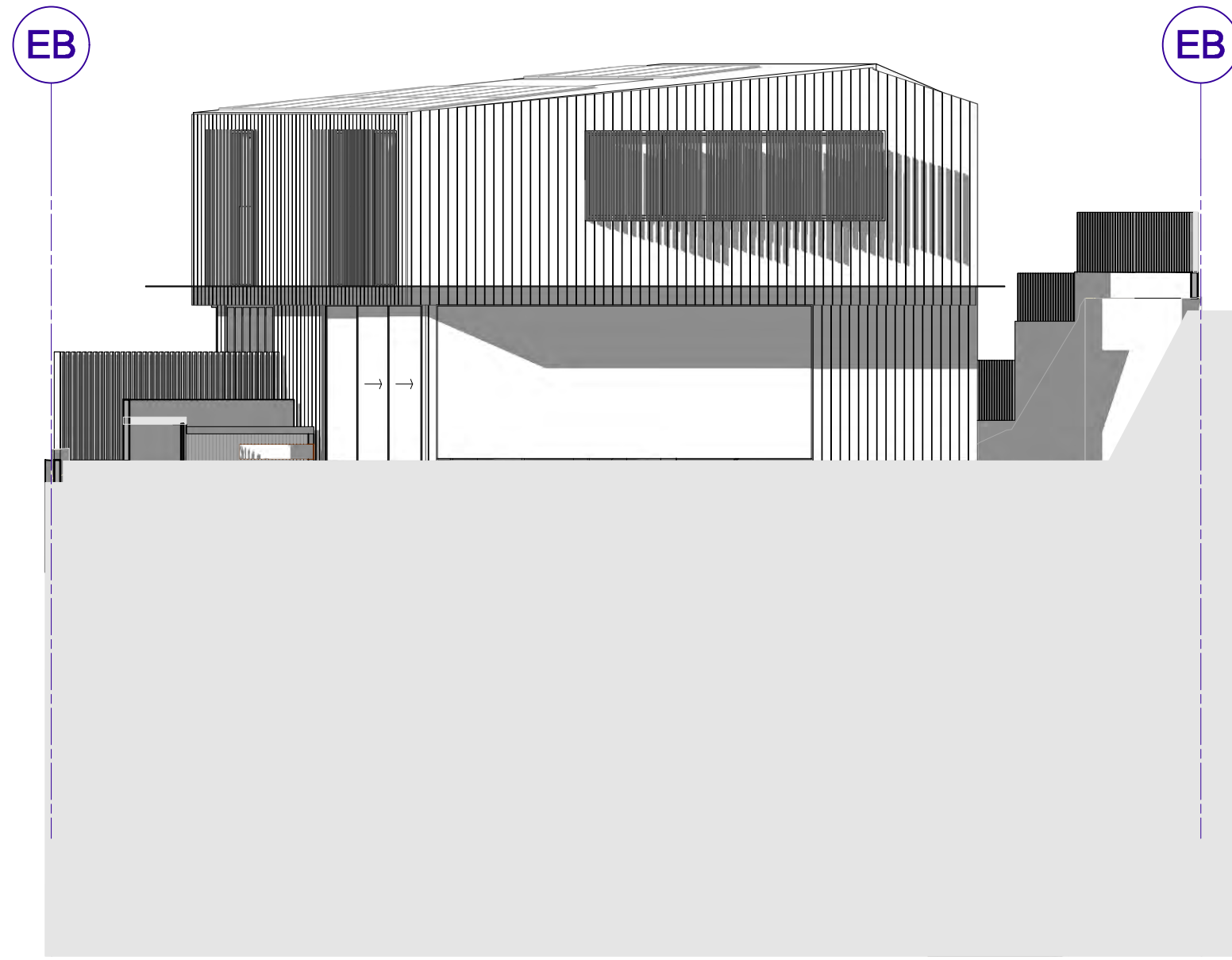




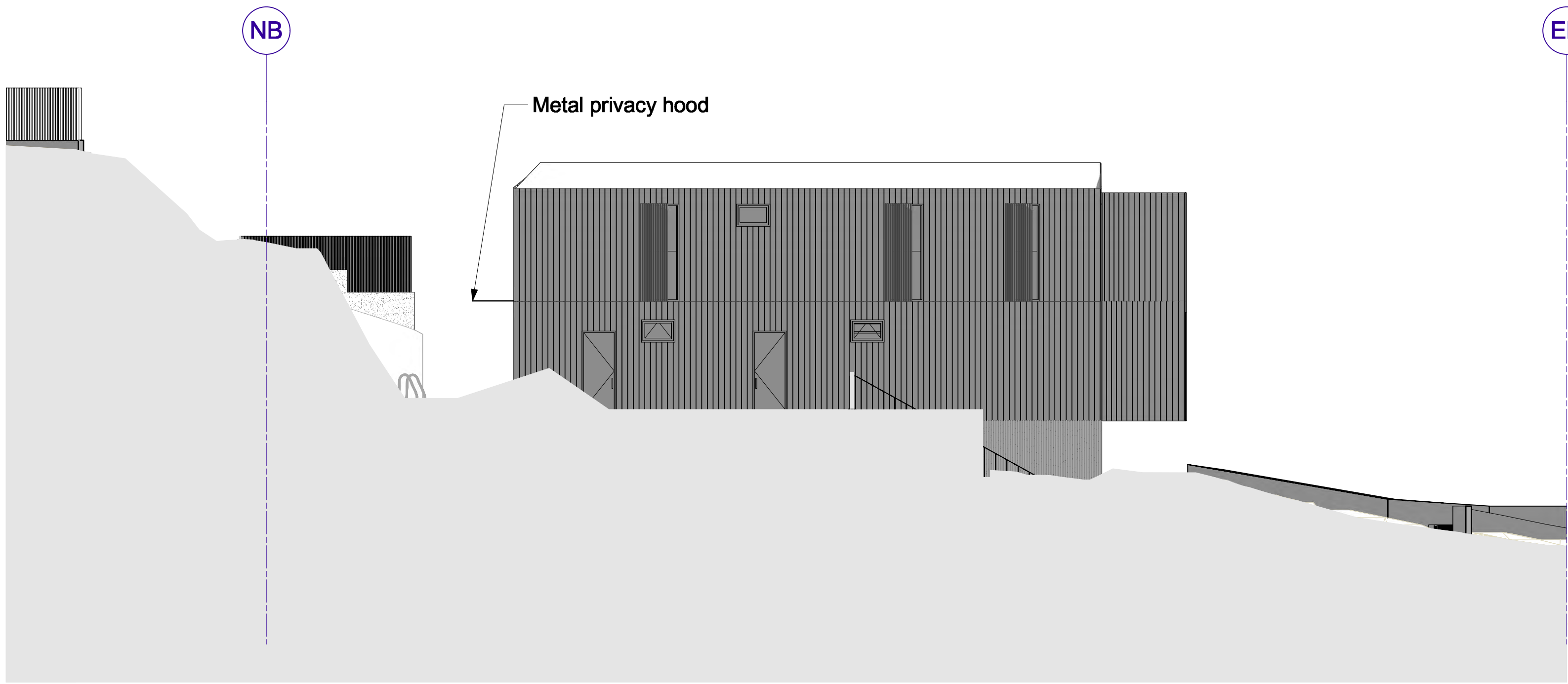
1 Eastern Elevation  
P-10 Scale: 1:100



2 Northern Elevation  
P-10 Scale: 1:100



3 Western Elevation  
P-10 Scale: 1:100



4 Southern Elevation  
P-10 Scale: 1:100



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Adrian McGregor  
  
Project Team

Project Name  
50 Condoover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Condoover Street North Balgowlah

Key Plan

| Issue Log |                                    |     |            |  |
|-----------|------------------------------------|-----|------------|--|
| A         | DA Issue                           | AMC | 29/03/2023 |  |
| B         | Lot 2 Level 1 reduced for driveway | C   | 8/9/2023   |  |

| Rev | Revision Description | By / Checked | Date |
|-----|----------------------|--------------|------|
|-----|----------------------|--------------|------|

Scale  
1: 100 @ A1

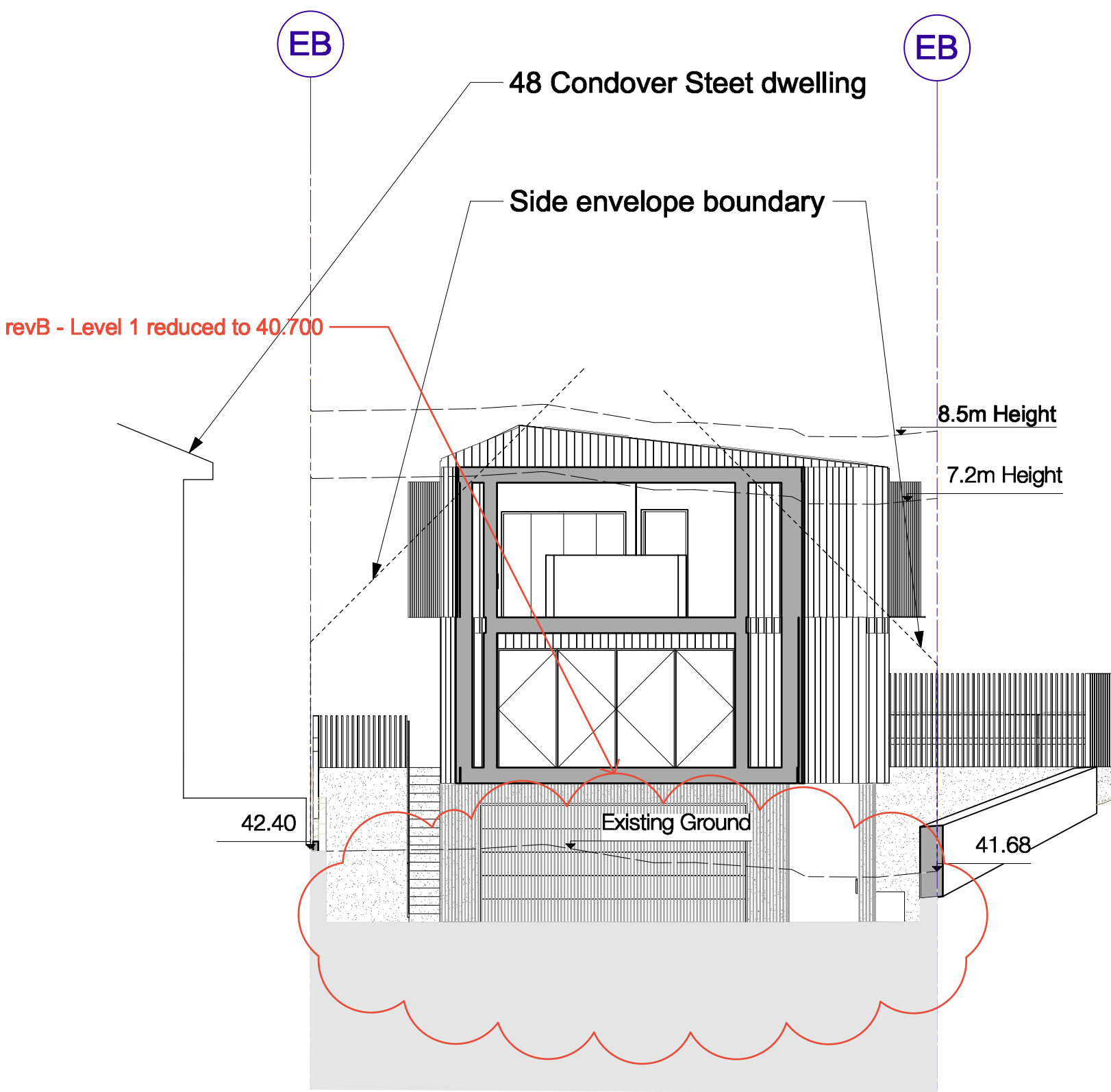
All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.

North

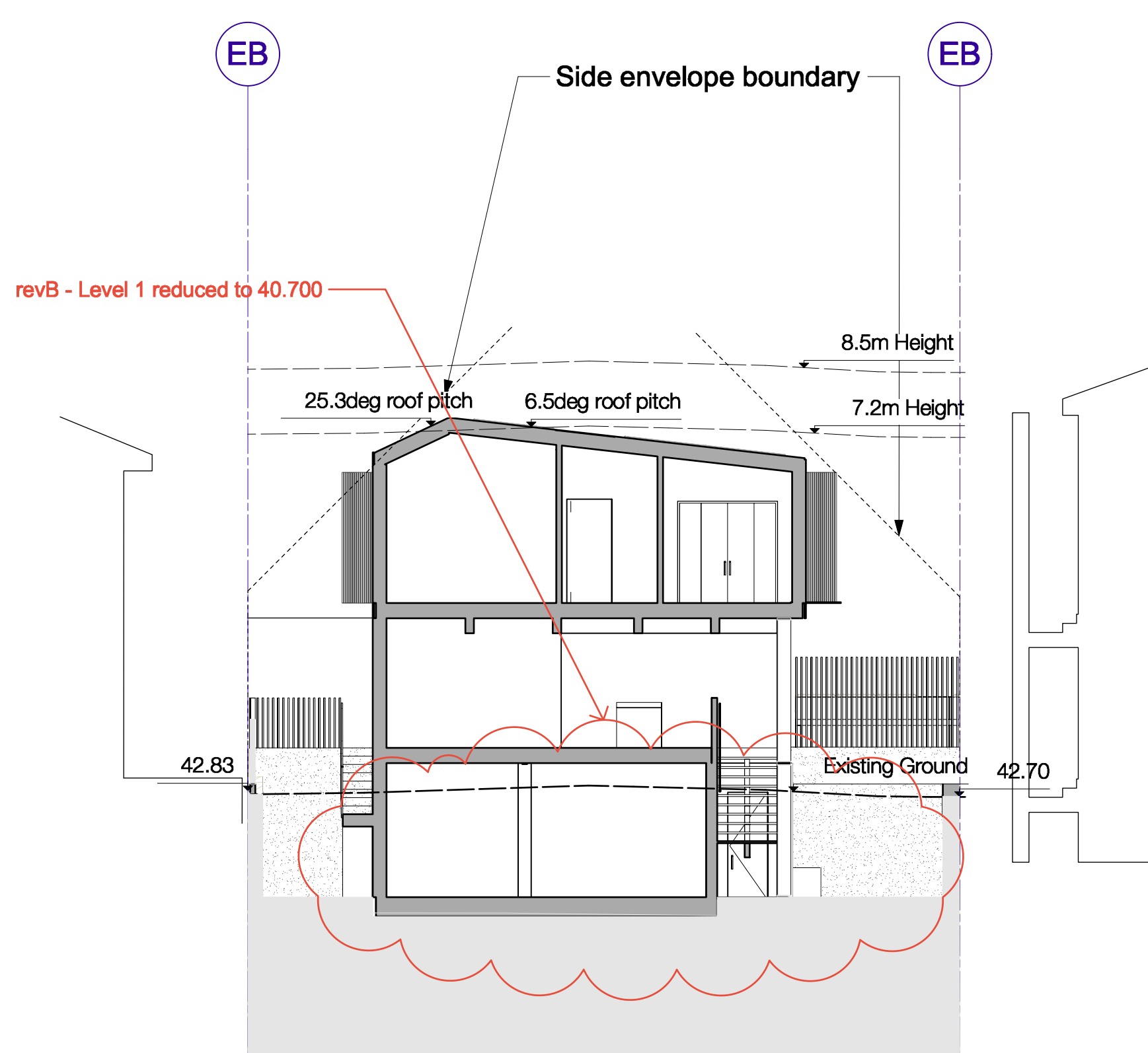
Phase  
Schematic Design  
Sheet Title  
Lot 2 Condoover Street Elevations  
Sheet No.  
P-10

Rev  
B

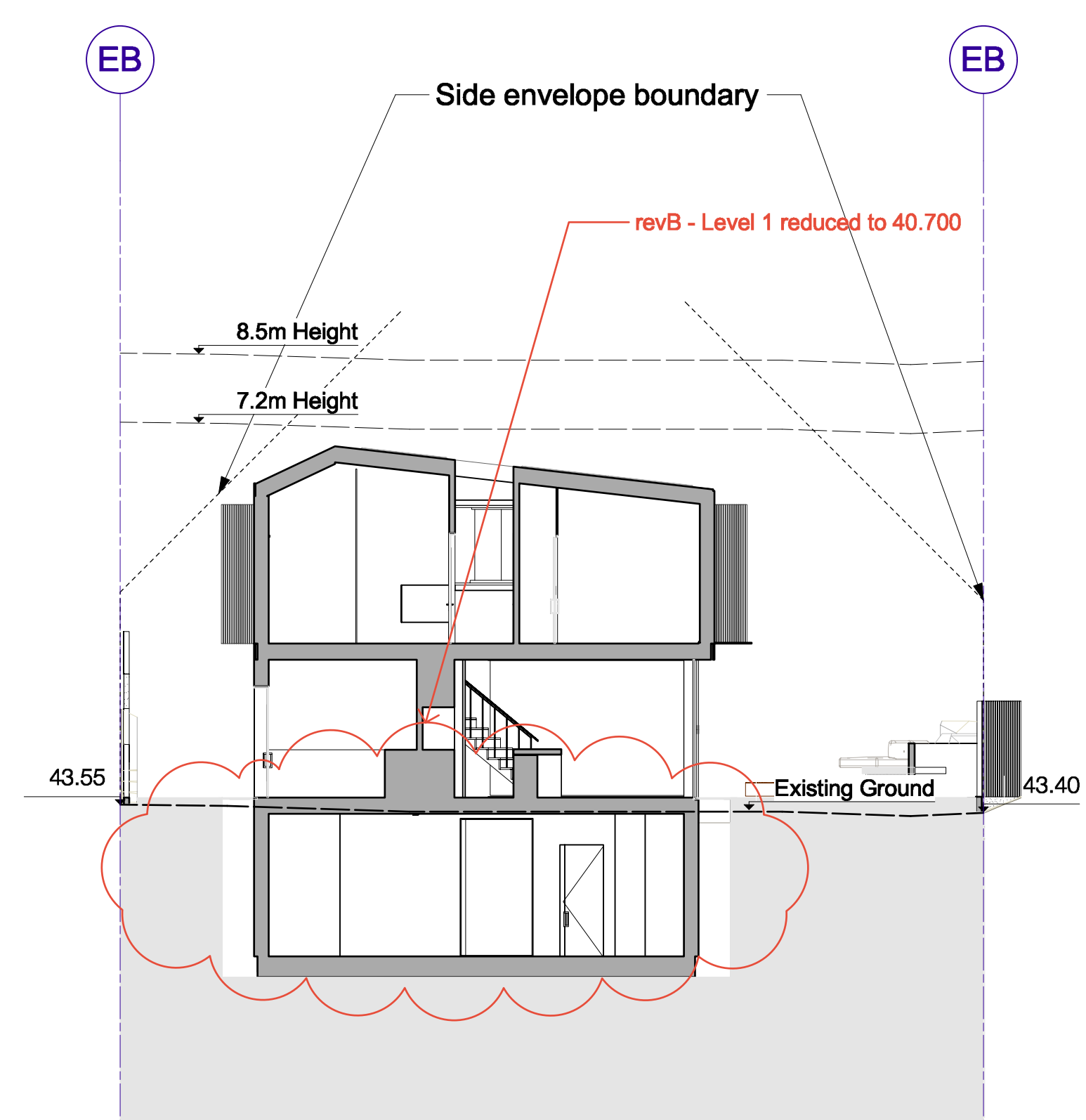




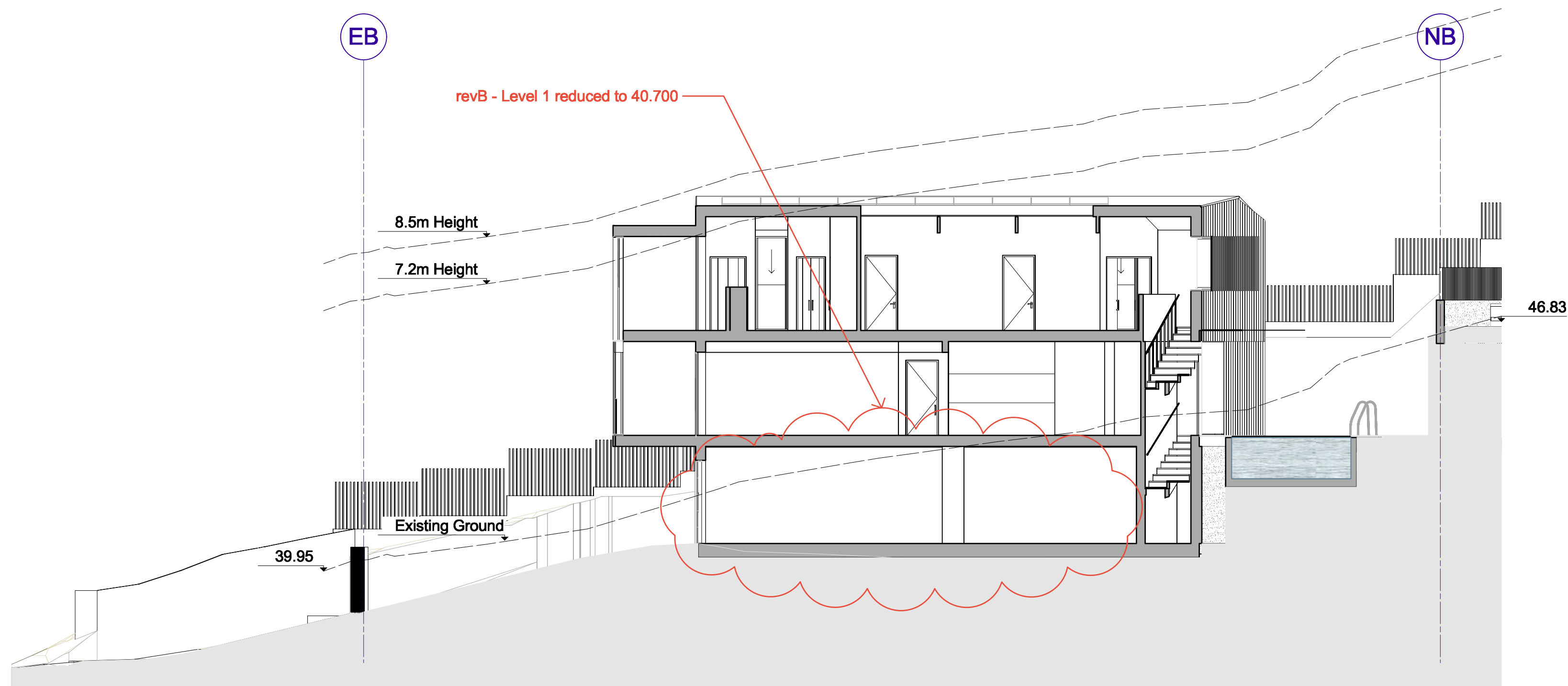
1 Section  
P-11 Scale: 1:100



2 Section  
P-11 Scale: 1:100



3 Section  
P-11 Scale: 1:100



4 Section  
P-11 Scale: 1:100



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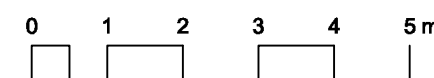
Project Name  
50 Condover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Condover Street North Balgowlah

Key Plan

| Issue Log |                      |     |            |
|-----------|----------------------|-----|------------|
| A         | DA Issue             | AMC | 29/03/2023 |
| B         | Level 1 garage level | AMC | 8/9/2023   |

Rev Revision Description By / Checked Date

Scale  
1: 100 @ A1



All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.

North

Phase  
Schematic Design  
Sheet Title  
Lot 2 Condover Street Sections  
Sheet No.  
P-11

Rev  
B





1 Lot 2 - View from Condoever Street  
P-12 Scale: NTS



2 Lot 2 - North View  
P-12 Scale: NTS



3 Lot 2 - Pool  
P-12 Scale: NTS



4 Lot 2 - Private Open Space  
P-12 Scale: NTS



5 Lot 1 & 2 - Urban Setting Aerial  
P-12 Scale: NTS



6 Lot 1 & 2 - Urban Setting from 48 Condoever Street  
P-12 Scale: NTS



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Project Name  
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Project No.  
Project No. DA001  
Address  
50 Condoever Street North Balgowlah

Key Plan

| Issue Log |                                                 |              |            |
|-----------|-------------------------------------------------|--------------|------------|
| A         | DA Issue                                        | AMC          | 29/03/2023 |
| B         | Renders updated to reflect design modifications |              | 8/9/2023   |
| Rev       | Revision Description                            | By / Checked | Date       |

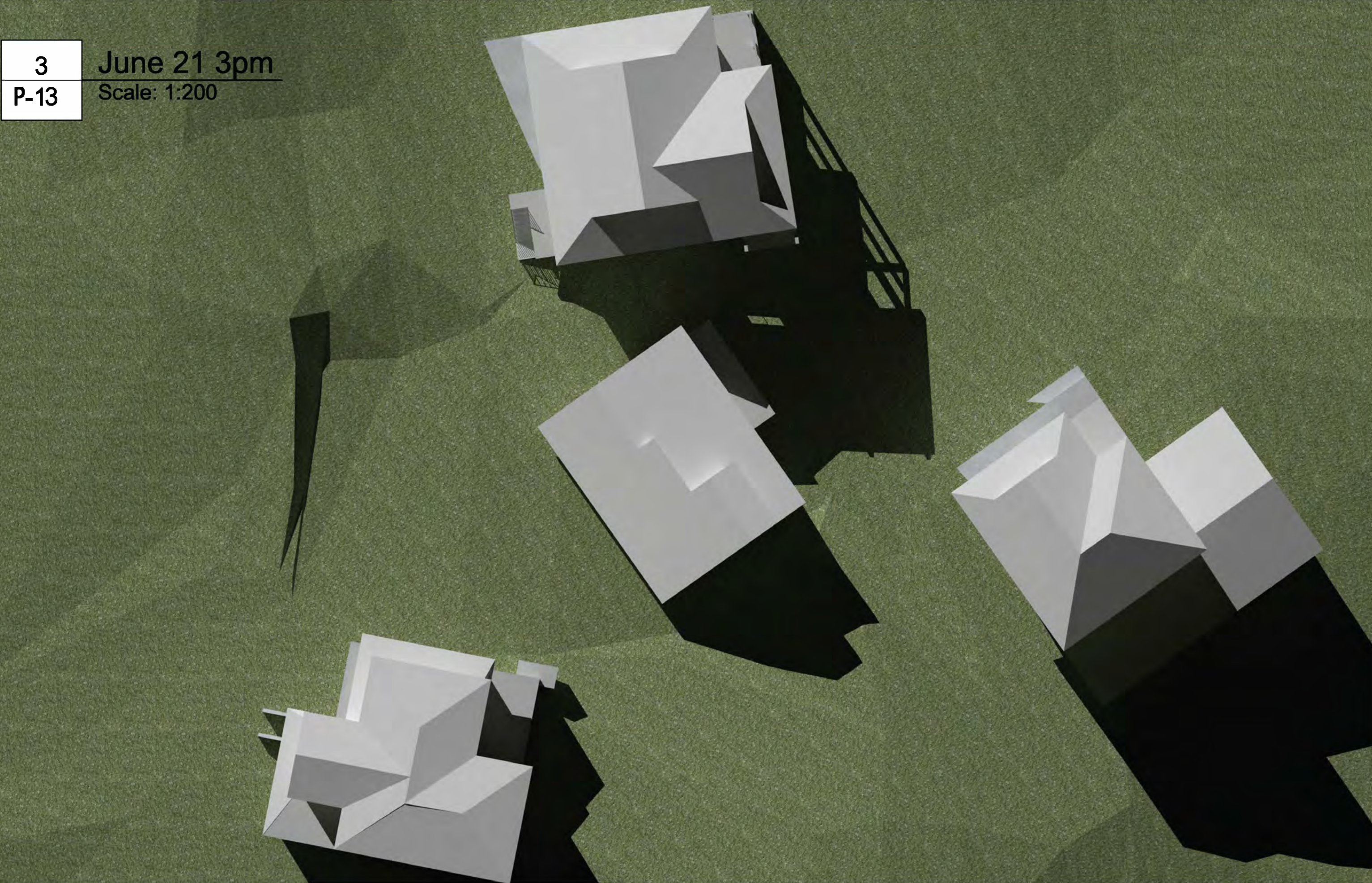
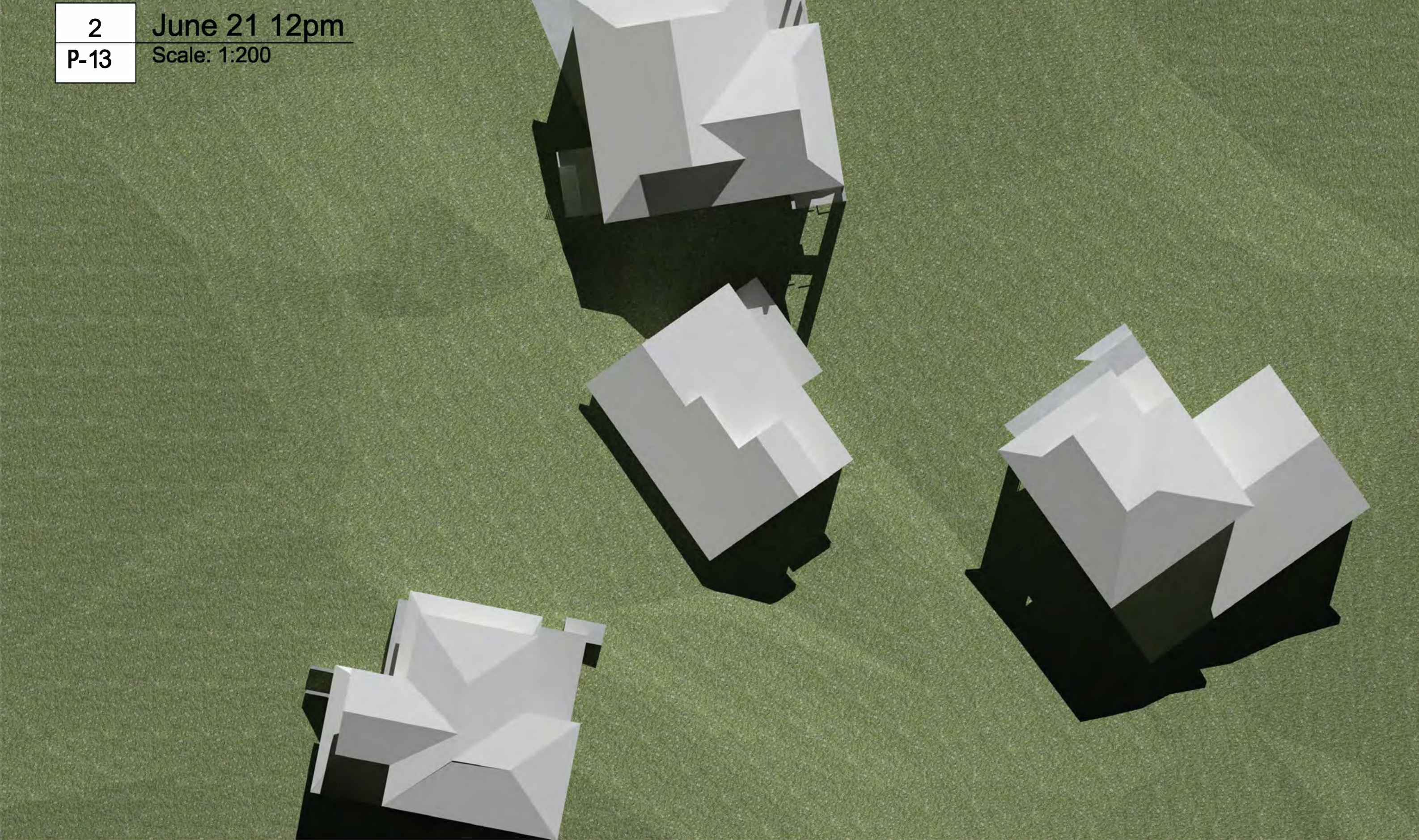
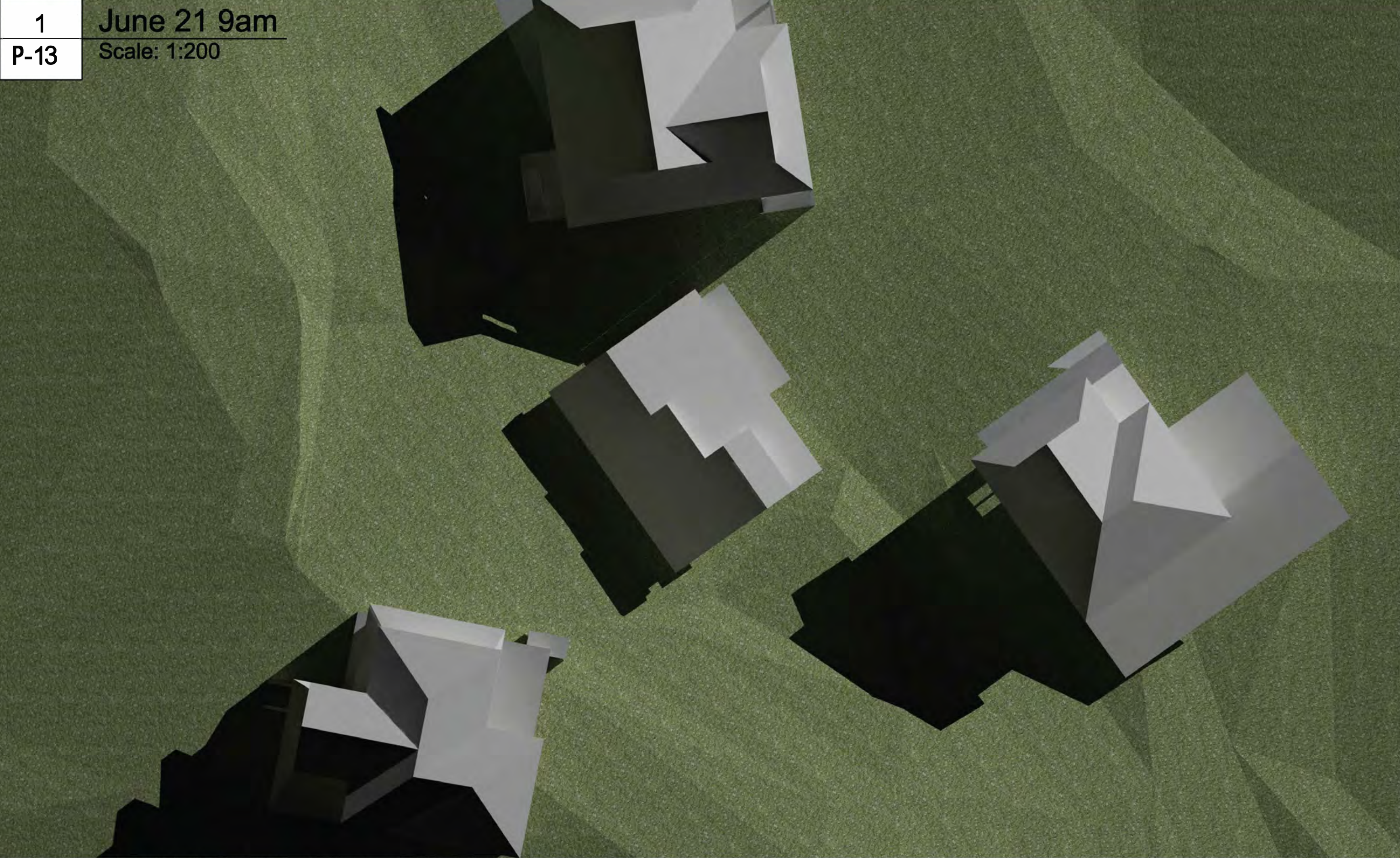
Scale  
1: 100 @ A1  
All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.



Phase  
Schematic Design  
Sheet Title  
Lot 2 Images  
Sheet No.  
P-12

Rev  
B

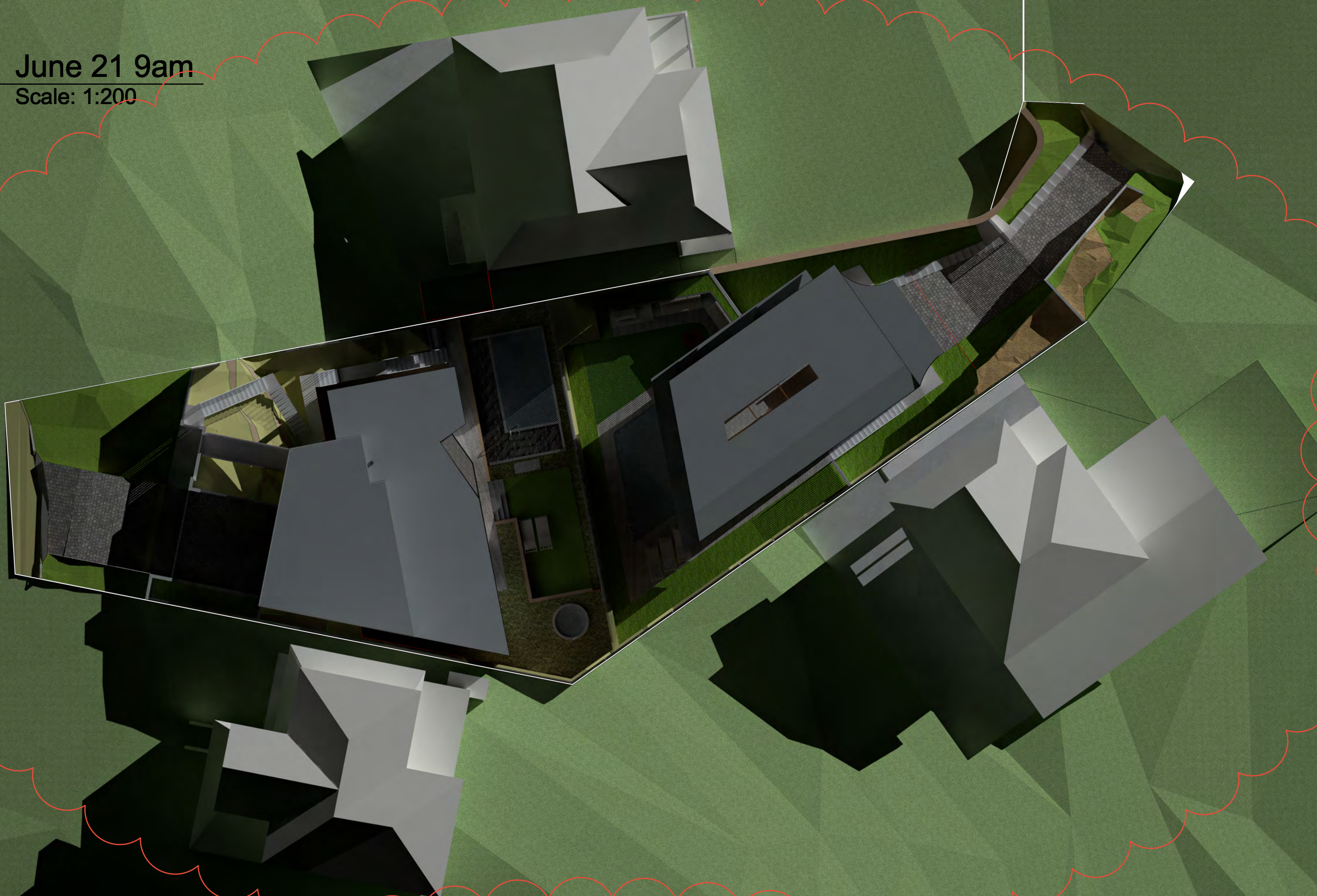






1  
P-14

June 21 9am  
Scale: 1:200



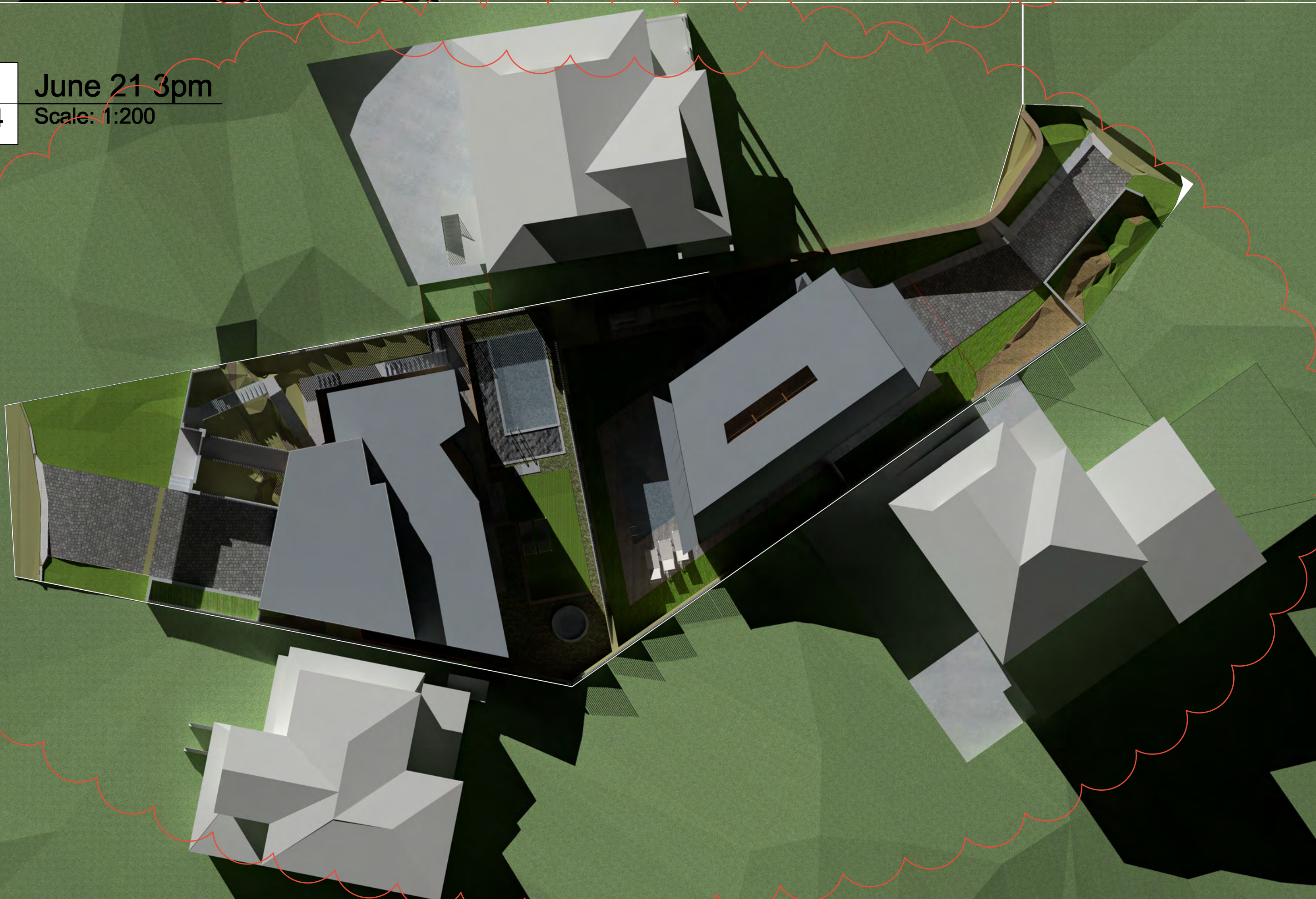
2  
P-14

June 21 12pm  
Scale: 1:200



3  
P-14

June 21 3pm  
Scale: 1:200



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Adrian McGregor  
  
**Project Team**

**Project Name**  
50 Condover Street Subdivision  
**Project No.**  
Project No. DA001  
**Address**  
50 Condover Street North Balgowlah

**Key Plan**

| Issue Log |                                       |     |            |  |
|-----------|---------------------------------------|-----|------------|--|
| A         | DA Issue                              | AMC | 29/03/2023 |  |
| B         | Lot 1 level 3 and 4, Lot 2 level 1/VC |     | 8/9/2023   |  |

| Rev | Revision Description | By / Checked | Date |
|-----|----------------------|--------------|------|
|-----|----------------------|--------------|------|

**Scale**  
1: 200 @ A1

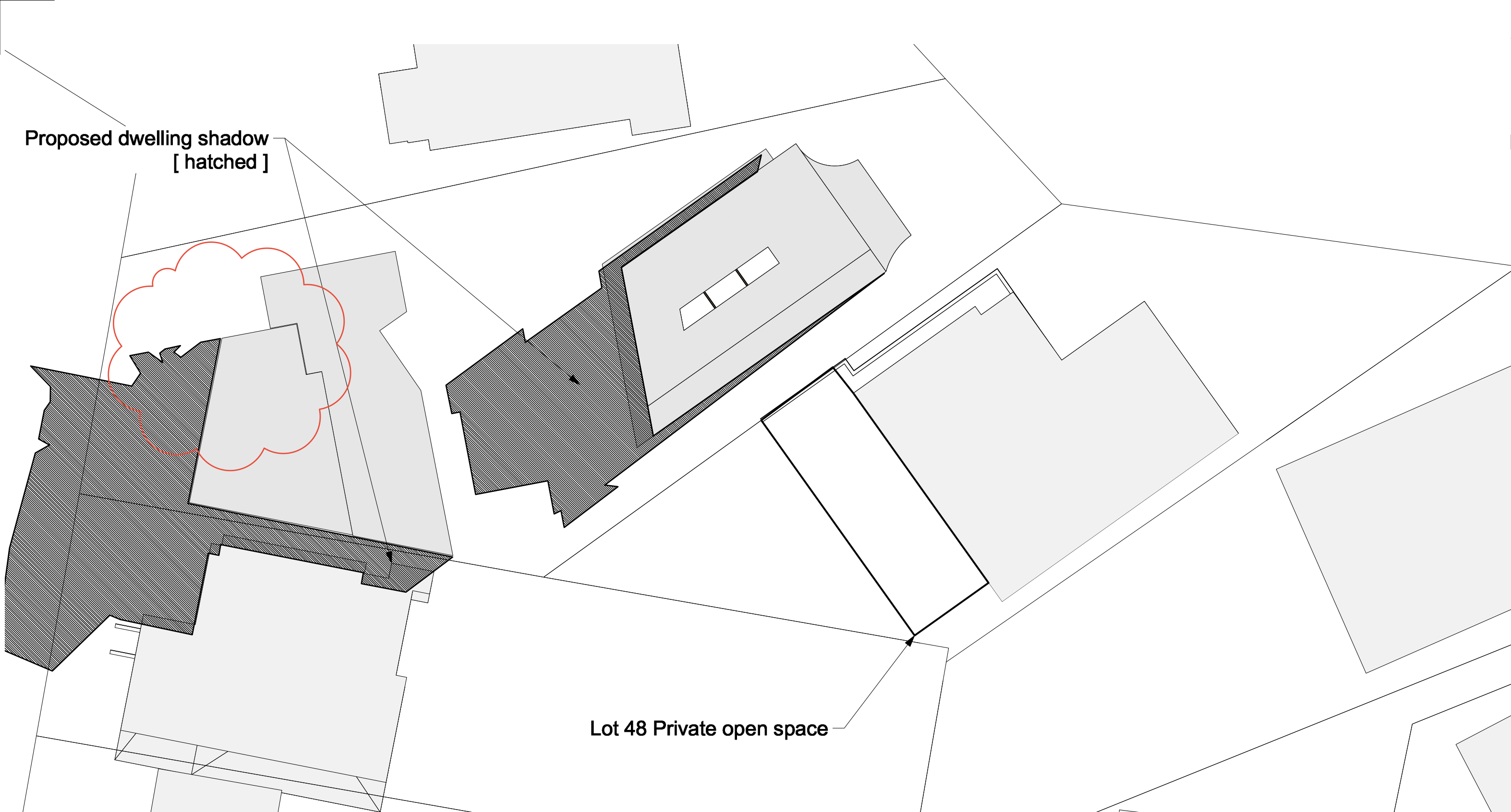
All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.



**Phase**  
Schematic Design  
**Sheet Title**  
Shadow Studies Proposed  
**Sheet No.**  
P-14

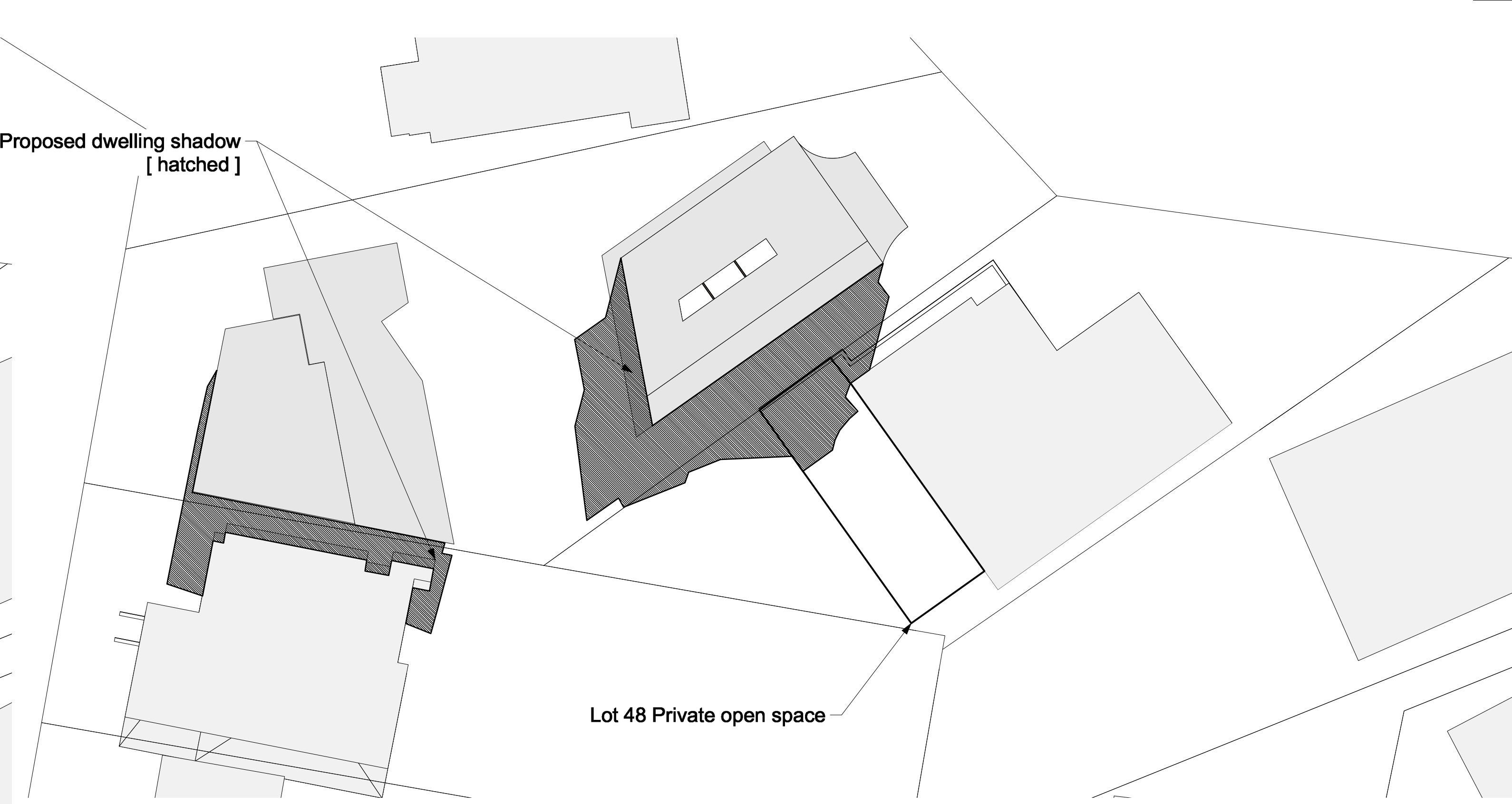
Rev  
B





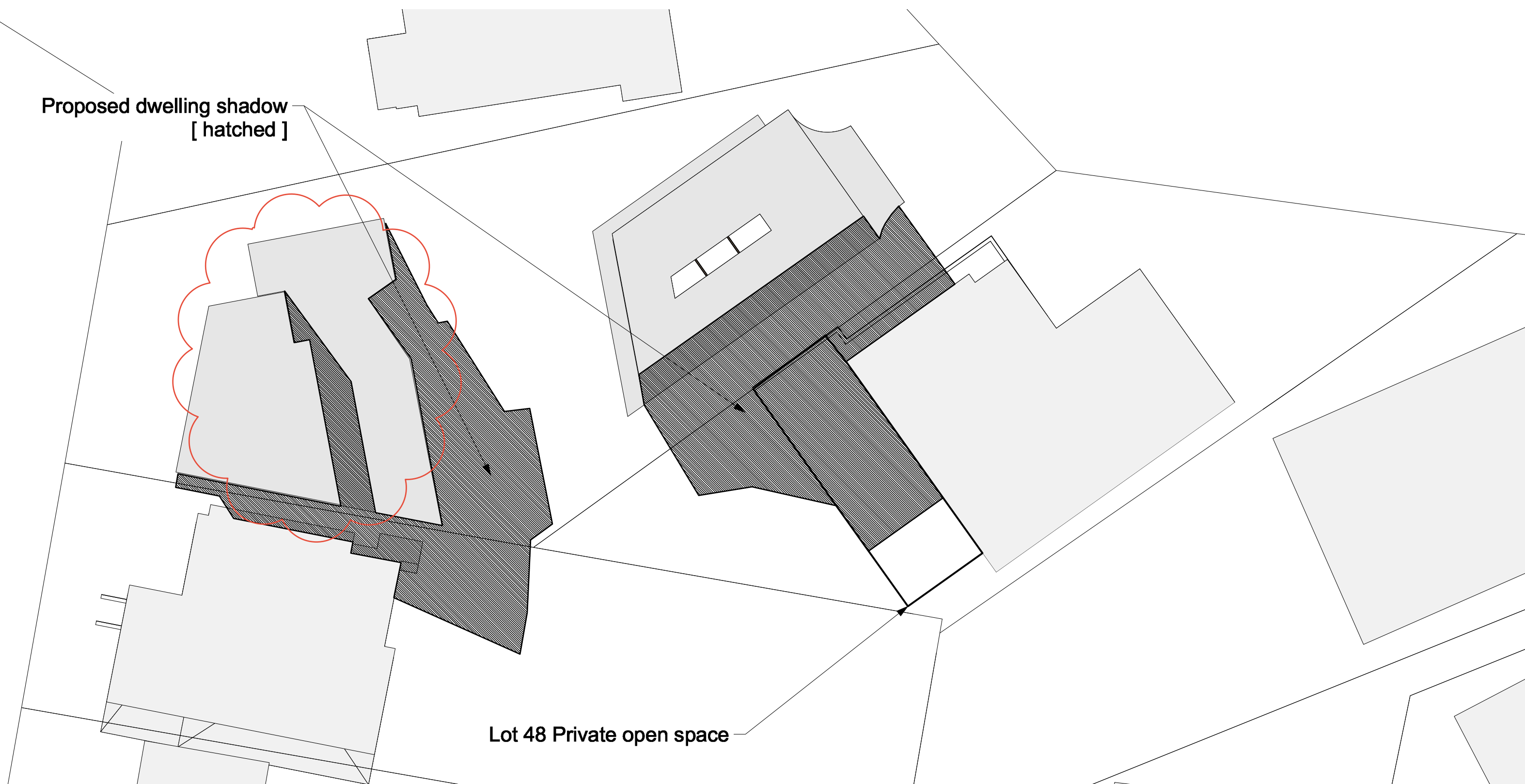
1  
P-15

**June 21 9am Proposed shadow**  
Scale: 1:200



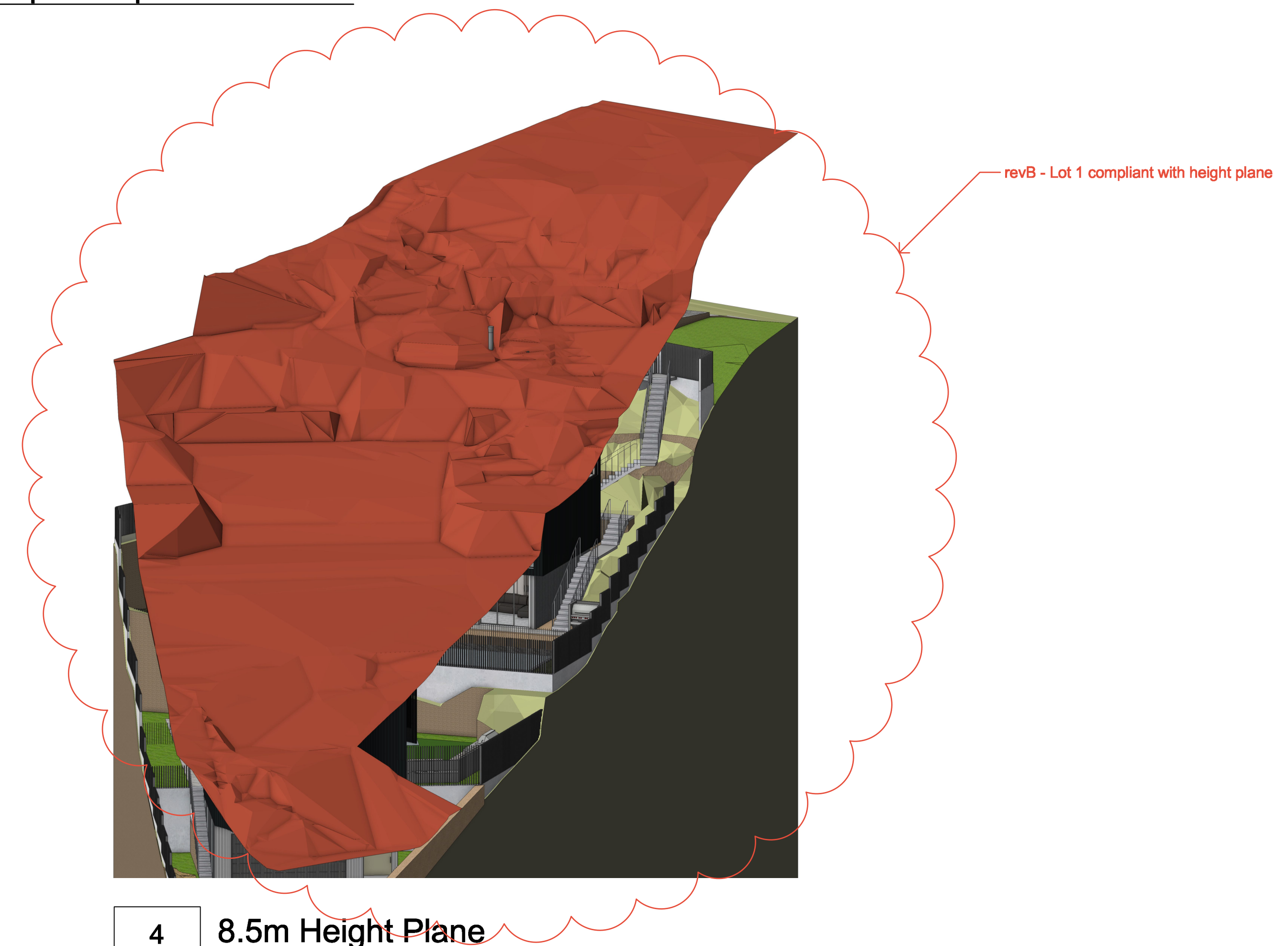
2  
P-15

**June 21 12pm Proposed shadow**  
Scale: 1:200



3  
P-15

**June 21 3pm Proposed shadow**  
Scale: 1:200



4  
P-15

**8.5m Height Plane**  
Scale: NTS



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**Project Team**

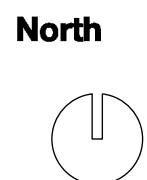
**Project Name**  
50 Conover Street Subdivision  
**Project No.**  
Project No. DA001  
**Address**  
50 Conover Street North Balgowlah

**Key Plan**

| Issue Log |                               |              |            |
|-----------|-------------------------------|--------------|------------|
| A         | DA Issue                      | AMC          | 29/03/2023 |
| B         | Height plane update & shadows | MC           | 8/9/2023   |
| Rev       | Revision Description          | By / Checked | Date       |

**Scale**  
1: 200 @ A1

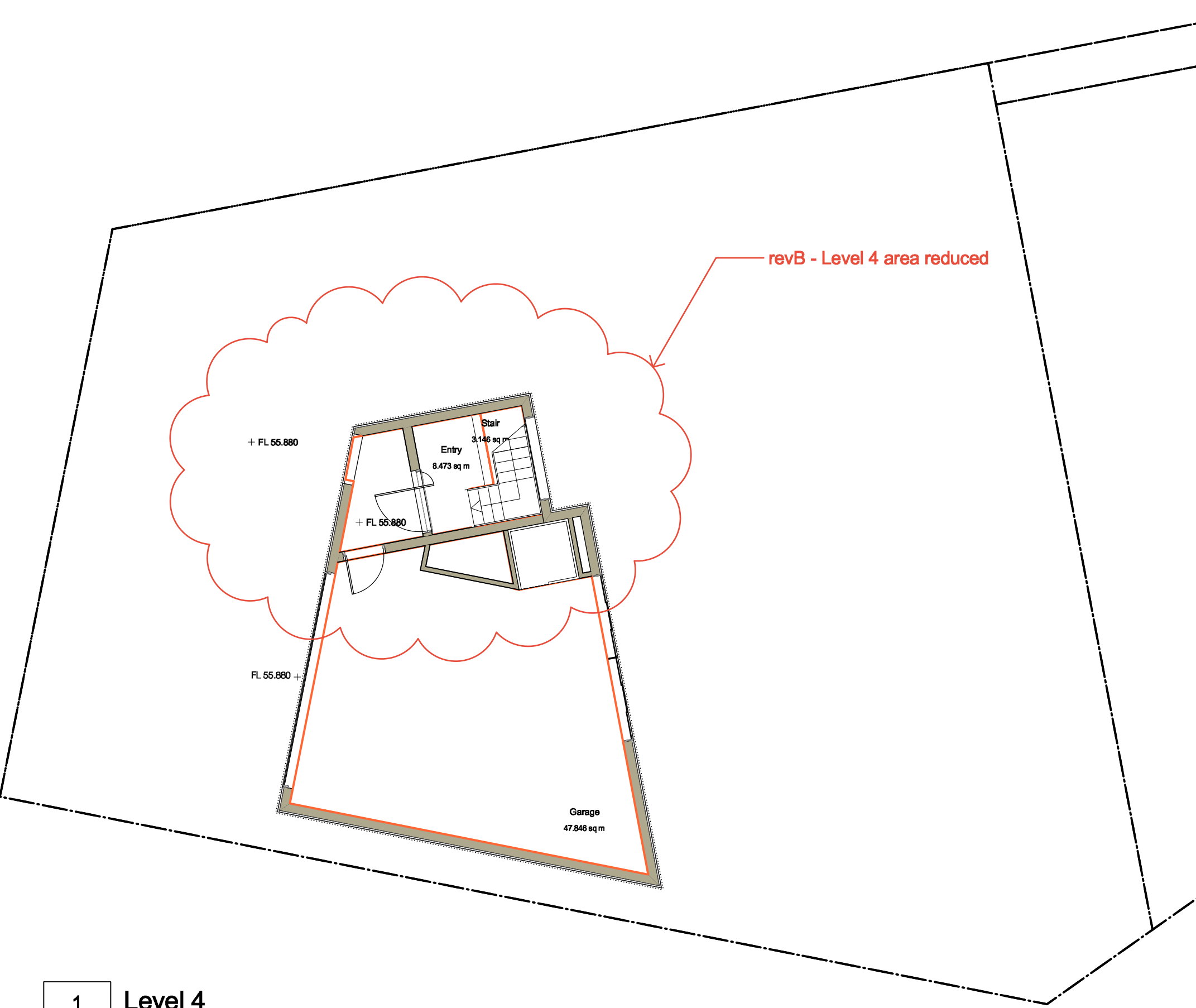
All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.



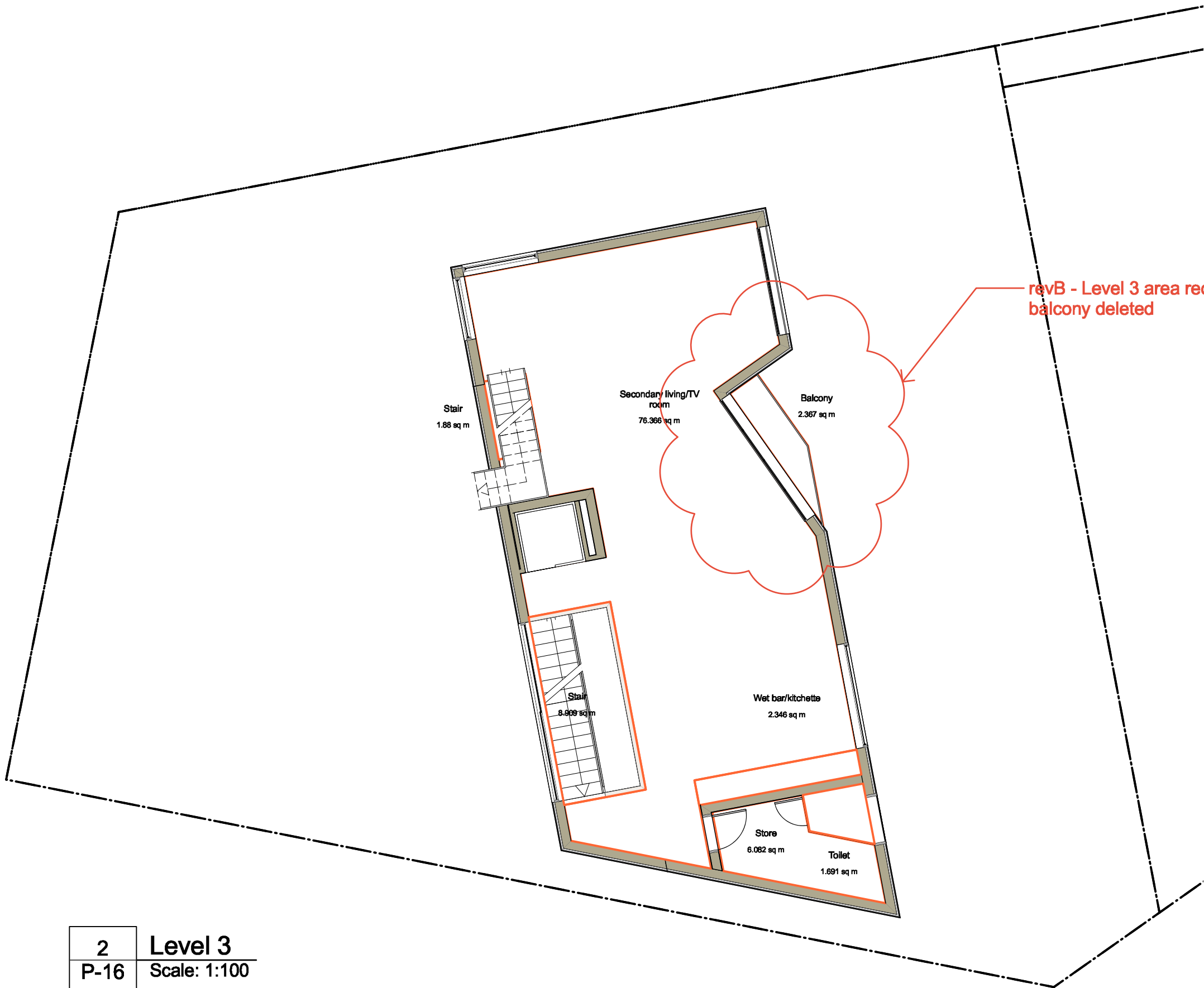
**Phase**  
Schematic Design  
**Sheet Title**  
Shadow & Height Analysis  
**Sheet No.**  
P-15

Rev  
B

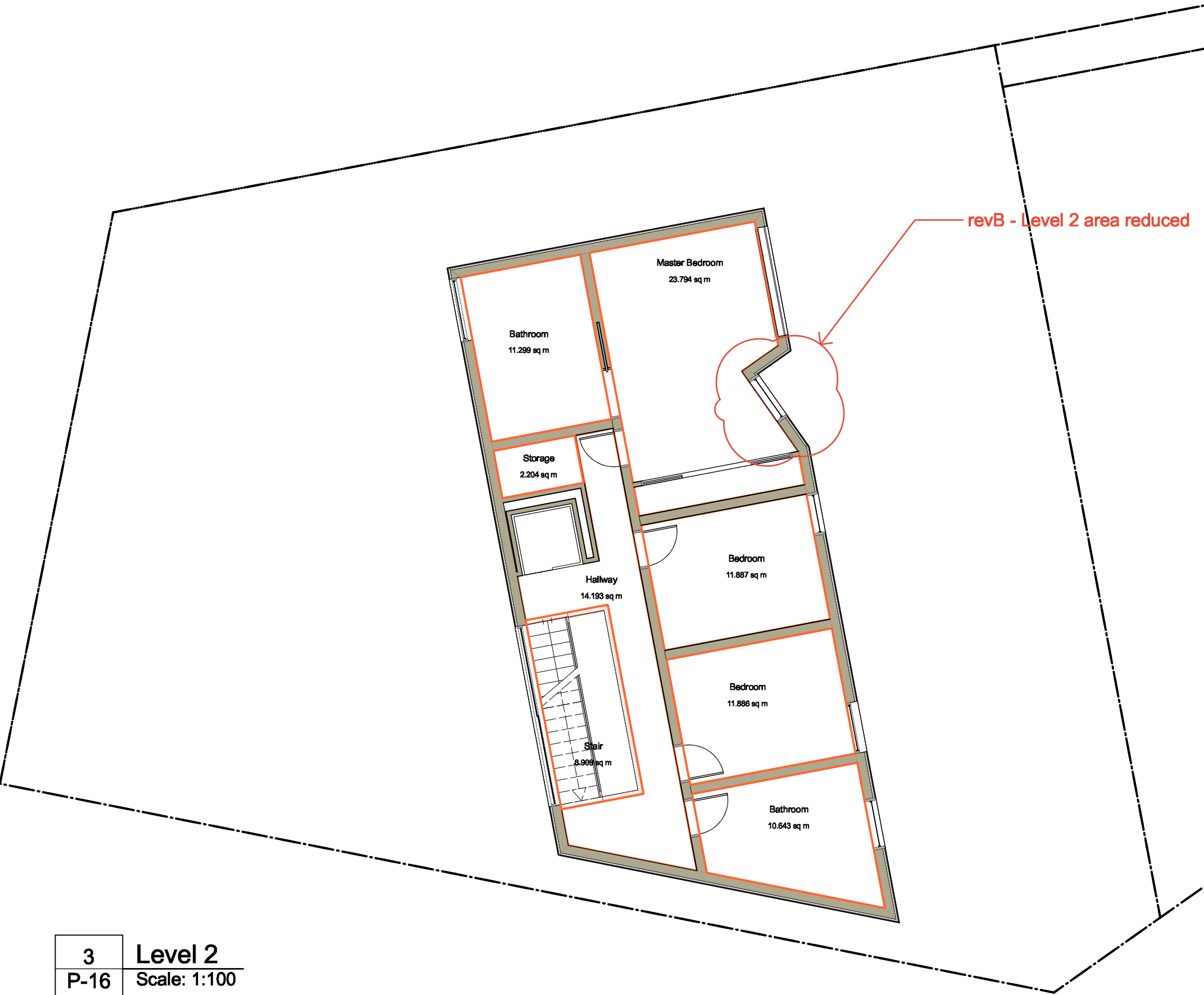




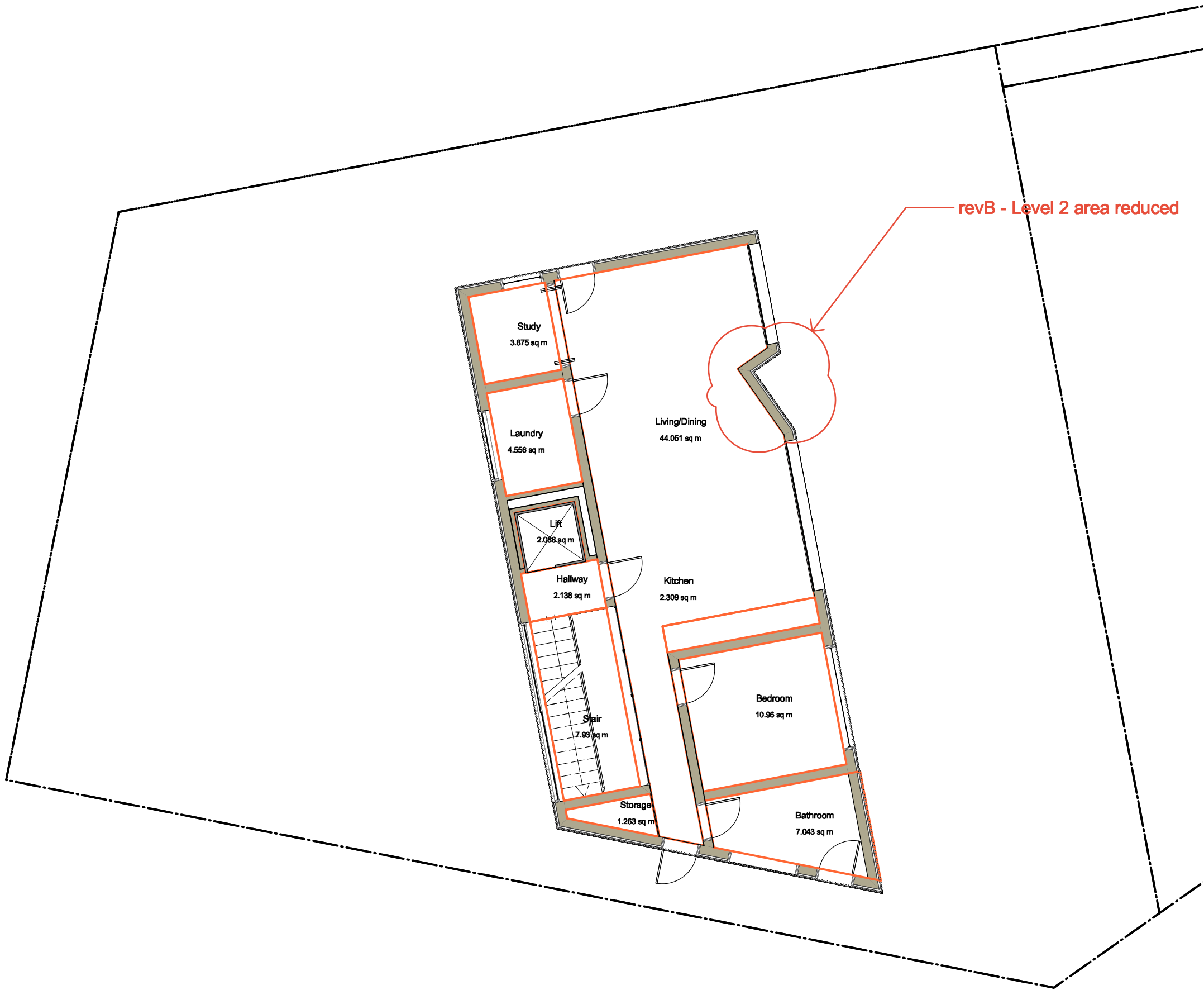
1 Level 4  
P-16 Scale: 1:100



2 Level 3  
P-16 Scale: 1:100



3 Level 2  
P-16 Scale: 1:100



4 Level 1  
P-16 Scale: 1:100



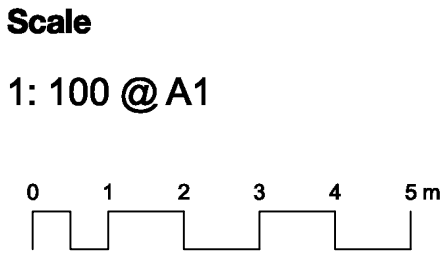
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Adrian McGregor  
Project Team

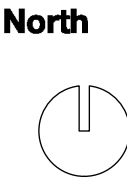
Project Name  
50 Conover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Conover Street North Balgowlah

Key Plan

| Issue Log |                      |              |            |
|-----------|----------------------|--------------|------------|
| A         | DA Issue             | AMC          | 29/03/2023 |
| B         | Levels 1,2,3,4       | AMC          | 8/9/2023   |
| Rev       | Revision Description | By / Checked | Date       |



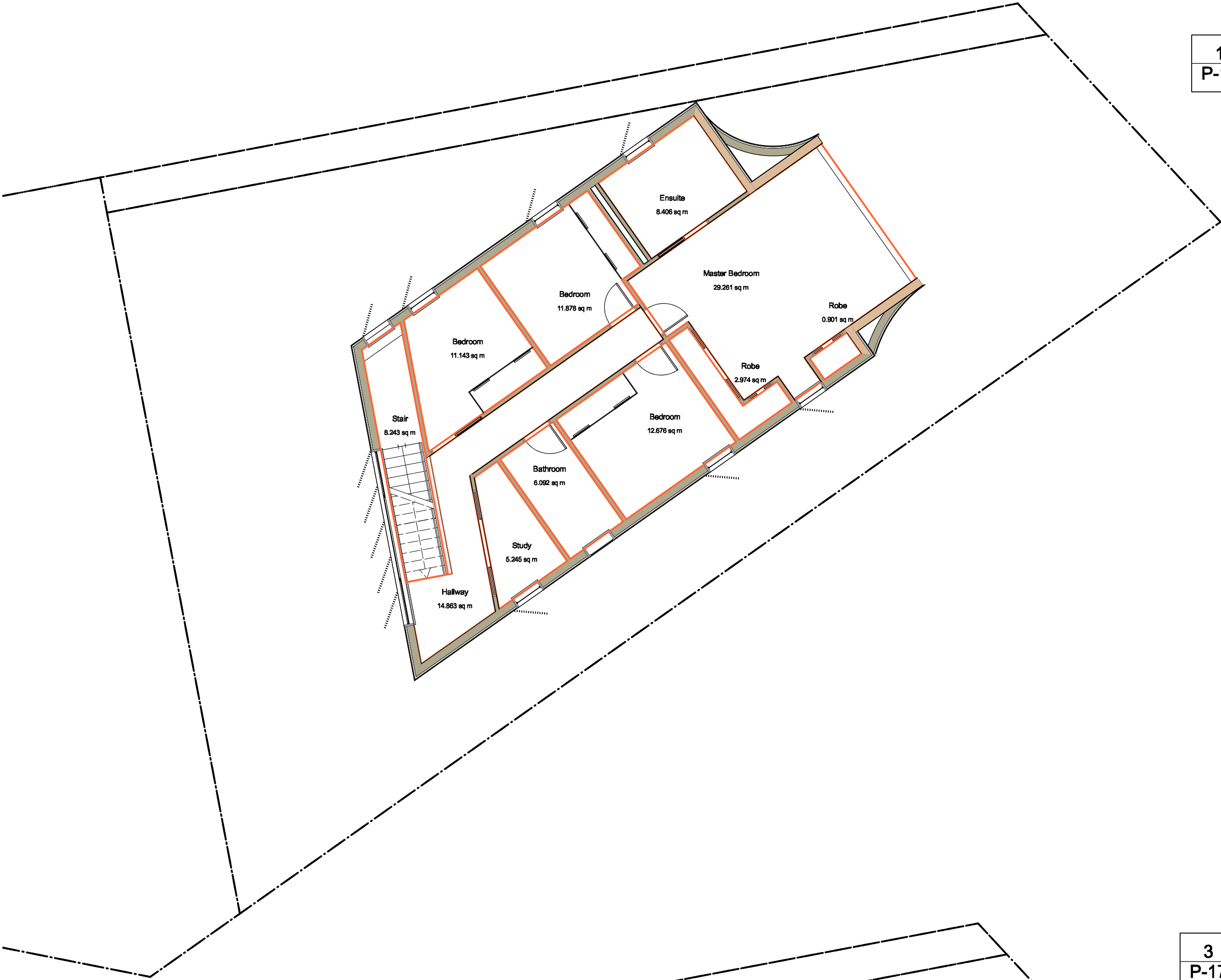
All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.



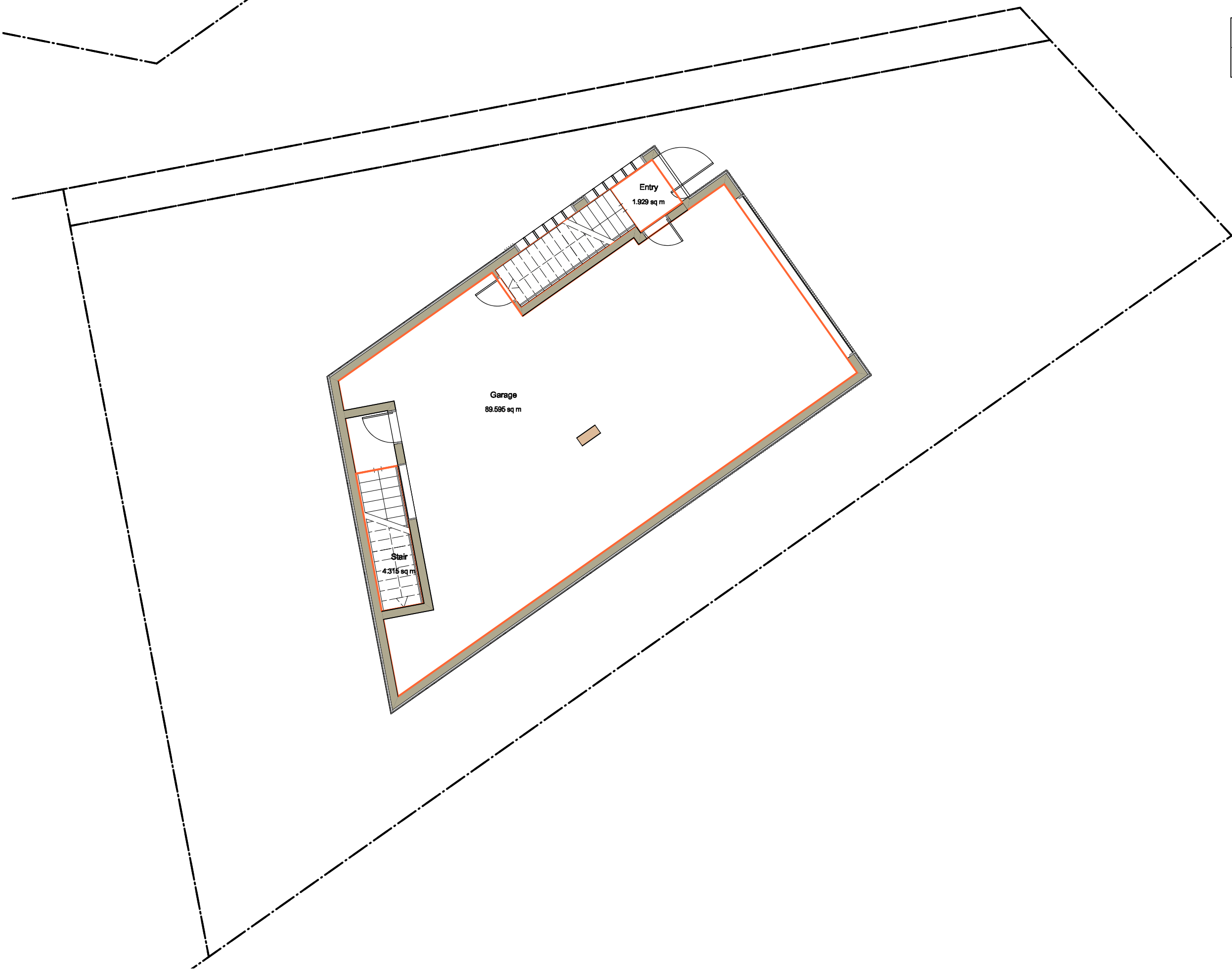
Phase  
Schematic Design  
Sheet Title  
Lot 1 Kimo Street Areas  
Sheet No.  
P-16

Rev  
B

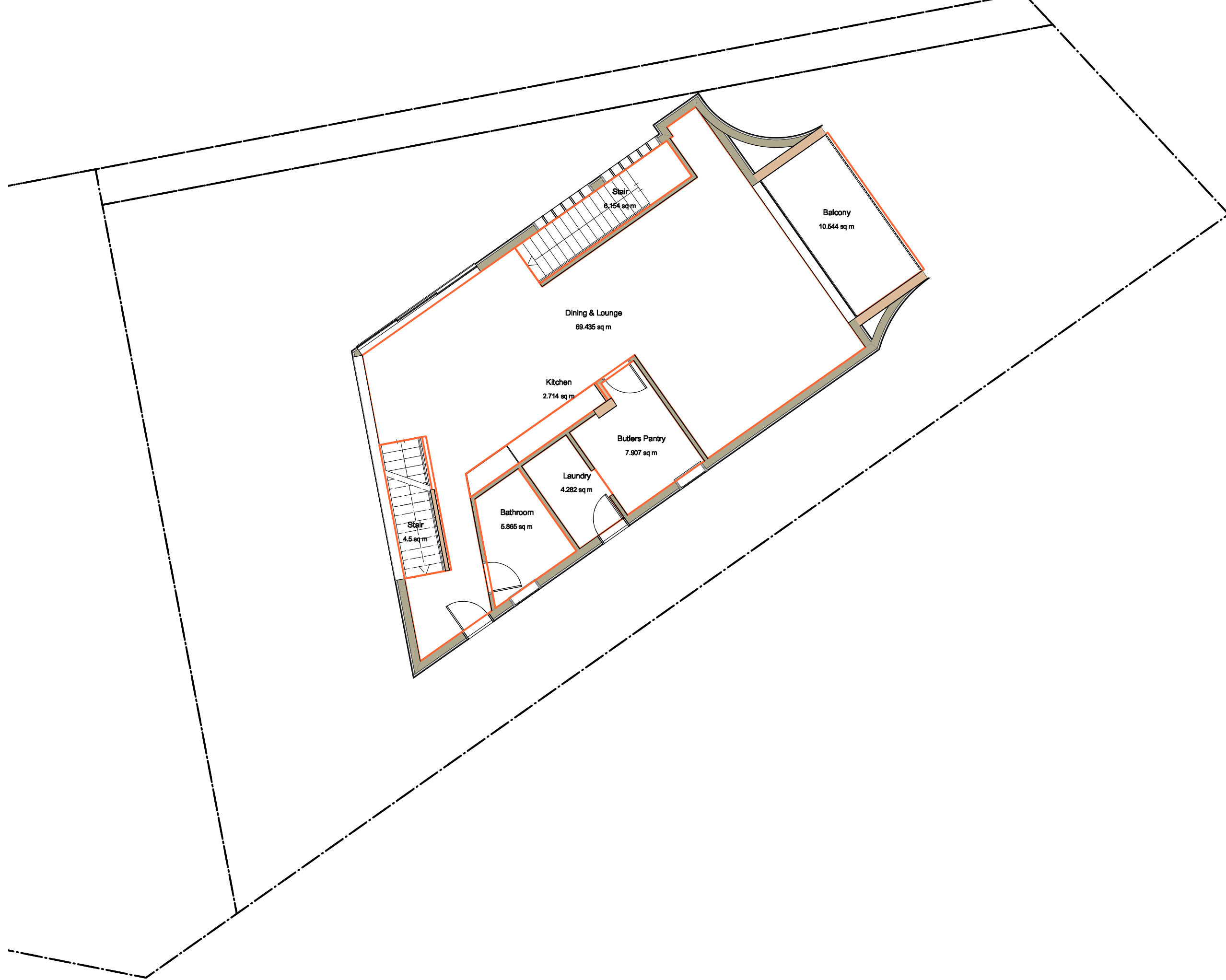




1 Level 3  
P-17 Scale: 1:100



3 Level 1  
P-17 Scale: 1:100



2 Level 2  
P-17 Scale: 1:100



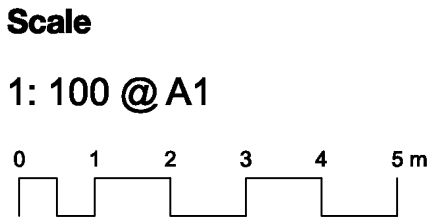
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Client  
Adrian McGregor  
  
Project Team

Project Name  
50 Condover Street Subdivision  
Project No.  
Project No. DA001  
Address  
50 Condover Street North Balgowlah

Key Plan

| Issue Log |                      |              |            |
|-----------|----------------------|--------------|------------|
| A         | DA Issue             | AMC          | 29/03/2023 |
| Rev       | Revision Description | By / Checked | Date       |



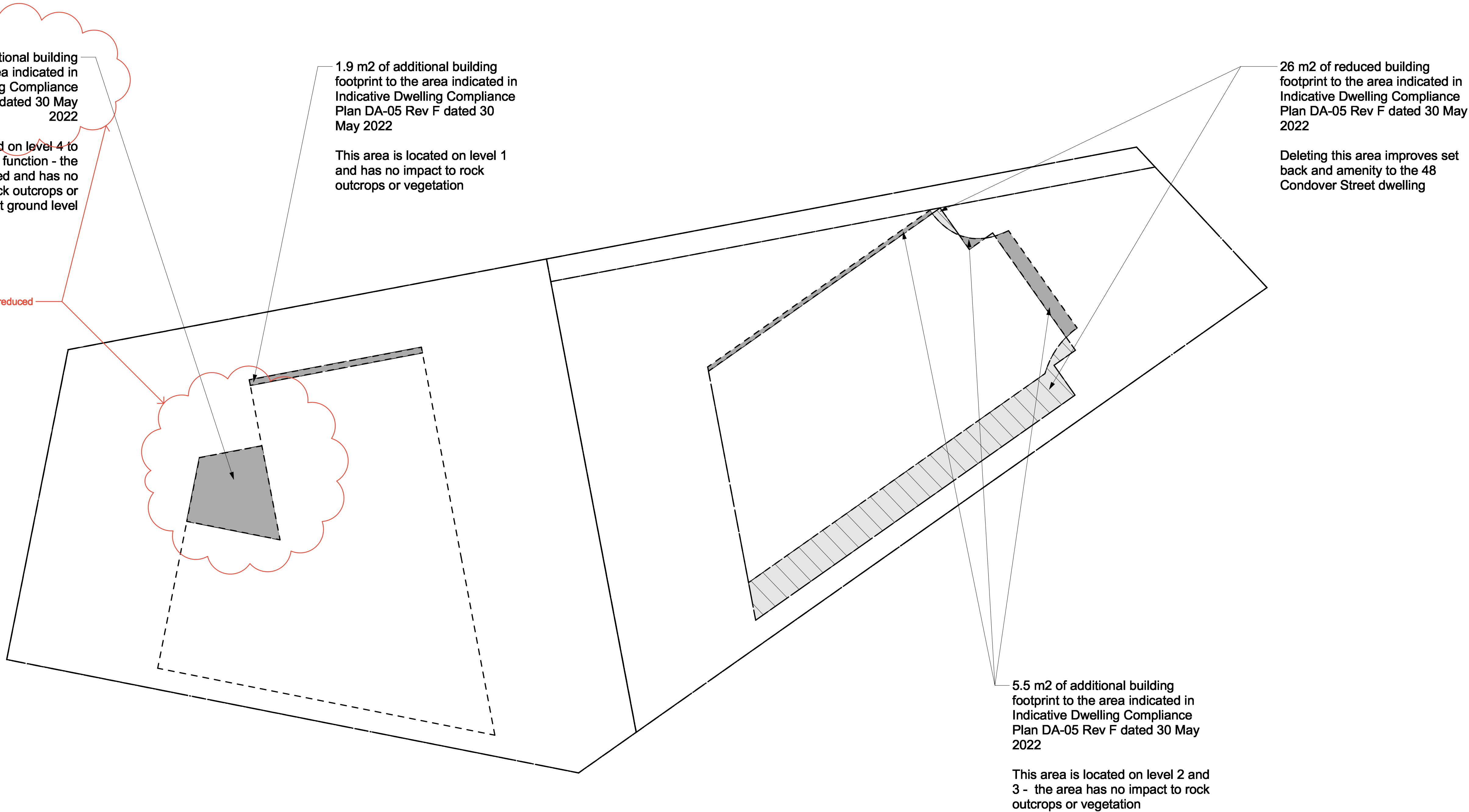
All dimensions are in millimetres unless otherwise noted.  
Do not scale from this drawing.



Phase  
Schematic Design  
Sheet Title  
Lot 2 Condover Street Areas  
Sheet No.  
P-17

Rev  
A



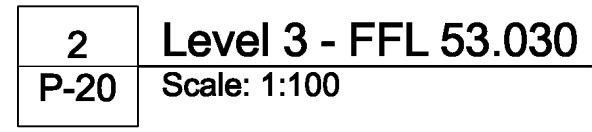
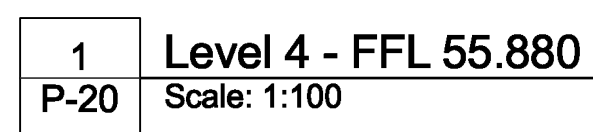


1 Dwelling House Footprints  
P-18 Scale: 1:100

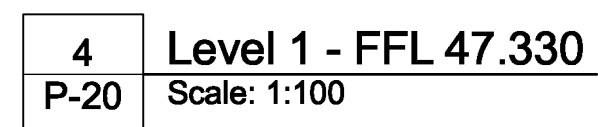
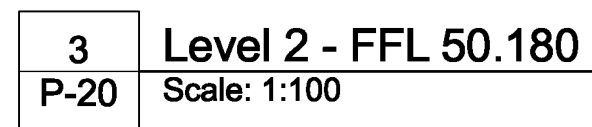








|      |                    |
|------|--------------------|
| 5    | Window Schedule    |
| P-20 | Scale: Actual Size |



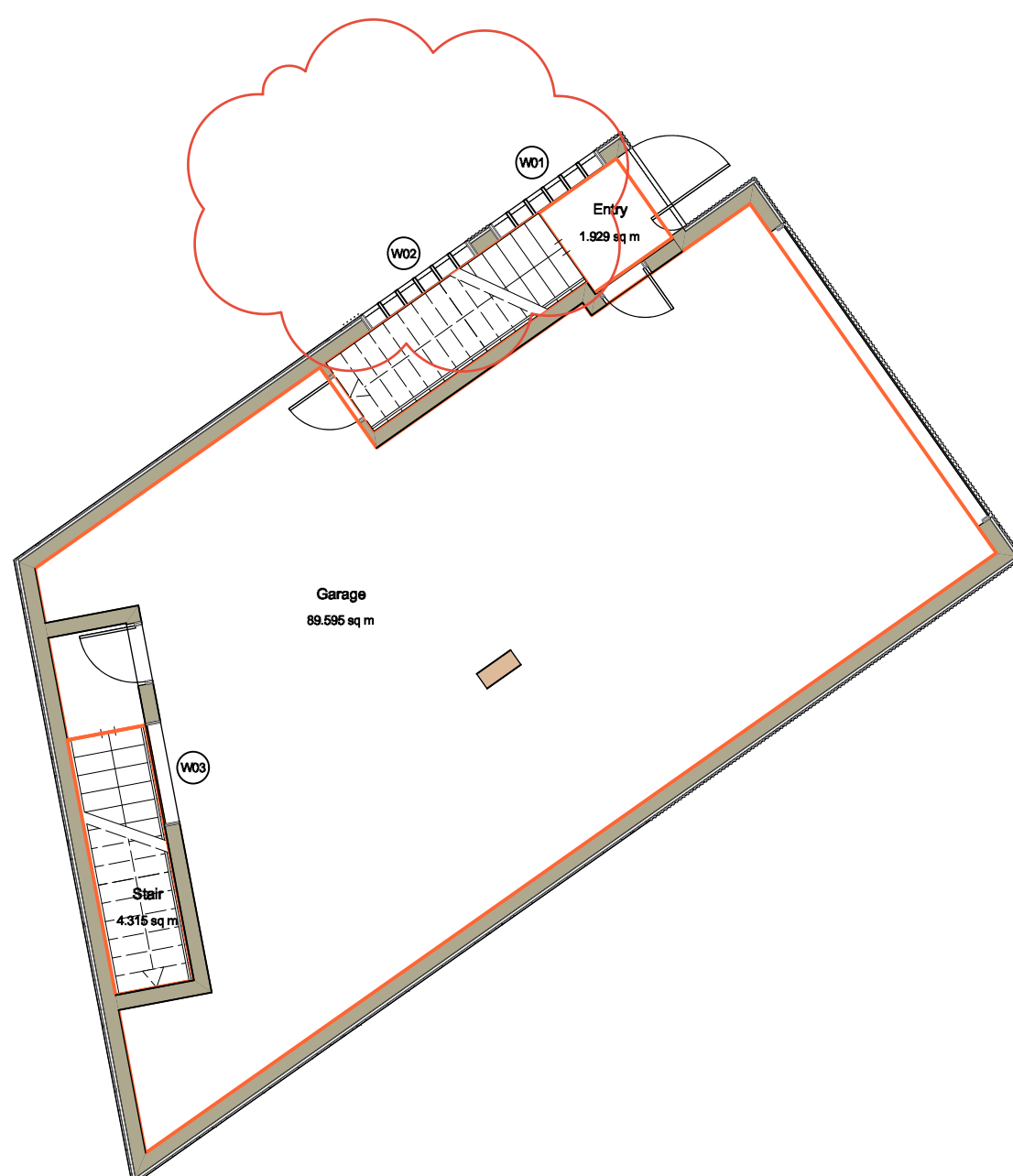




|      |                             |
|------|-----------------------------|
| 1    | <b>Level 3 - FFL 46.590</b> |
| P-21 | Scale: 1:100                |



|      |                      |
|------|----------------------|
| 2    | Level 2 - FFL 43.690 |
| P-21 | Scale: 1:100         |



|      |                      |
|------|----------------------|
| 3    | Level 1 - FFL 40.990 |
| P-21 | Scale: 1:100         |

| Dwelling and Level | Plan ID | Window/Door Type        | Window Wid | Window Height |
|--------------------|---------|-------------------------|------------|---------------|
| L-Con Level 1      | W01     | Fixed Glass Window      | 1900       | 2685          |
| L-Con Level 1      | W02     | Fixed Glass Window      | 1900       | 2685          |
| L-Con Level 1      | W03     | Fixed Glass Window      | 1500       | 2595          |
| L-Con Level 2      | W01     | Hopper Window           | 900        | 600           |
| L-Con Level 2      | W02     | Hopper Window           | 900        | 600           |
| L-Con Level 2      | W03     | Stacking Door           | 4600       | 2340          |
| L-Con Level 2      | W04     | Fixed Glass Window      | 1900       | 2905          |
| L-Con Level 2      | W05     | Fixed Glass Window      | 1900       | 2905          |
| L-Con Level 2      | W06     | Parallel Door System Rt | 4000       | 2640          |
| L-Con Level 2      | W07     | Fixed Glass Window      | 6270       | 2600          |
| L-Con Level 3      |         | Wall Opening-Uncased    | 4600       | 2640          |
| L-Con Level 3      | W01     | Sashless Sliding Window | 5000       | 1500          |
| L-Con Level 3      | W02     | Fixed Glass Window      | 900        | 2600          |
| L-Con Level 3      | W03     | Sashless DH Window      | 900        | 2600          |
| L-Con Level 3      | W04     | Sashless DH Window      | 900        | 2600          |
| L-Con Level 3      | W05     | Sashless DH Window      | 900        | 2600          |
| L-Con Level 3      | W06     | Sashless DH Window      | 4600       | 2905          |
| L-Con Level 3      | W07     | Sashless DH Window      | 900        | 2600          |
| L-Con Level 3      | W08     | Sashless DH Window      | 900        | 2600          |
| L-Con Level 3      | W09     | Hopper Window           | 900        | 600           |
| L-Con Level 3      | W10     | Sashless DH Window      | 900        | 2600          |
|                    |         |                         |            |               |
|                    |         |                         |            |               |

|      |                    |
|------|--------------------|
| 4    | Window Schedule    |
| P-21 | Scale: Actual Size |

