

IT'S PROPOSED THAT THE BUILDING STRUCTURE IS SLIGHTLY RAISED TO ALLOW POSSIBLE FLOOD WATER TO ENTER THE UNDERCROFT AREA AND NOT DISPLACE FLOOD WATER AROUND THE NEIGHBOURING SITES. THIS HAS BEEN MODELLED BY OUR FLOOD ENGINEERS

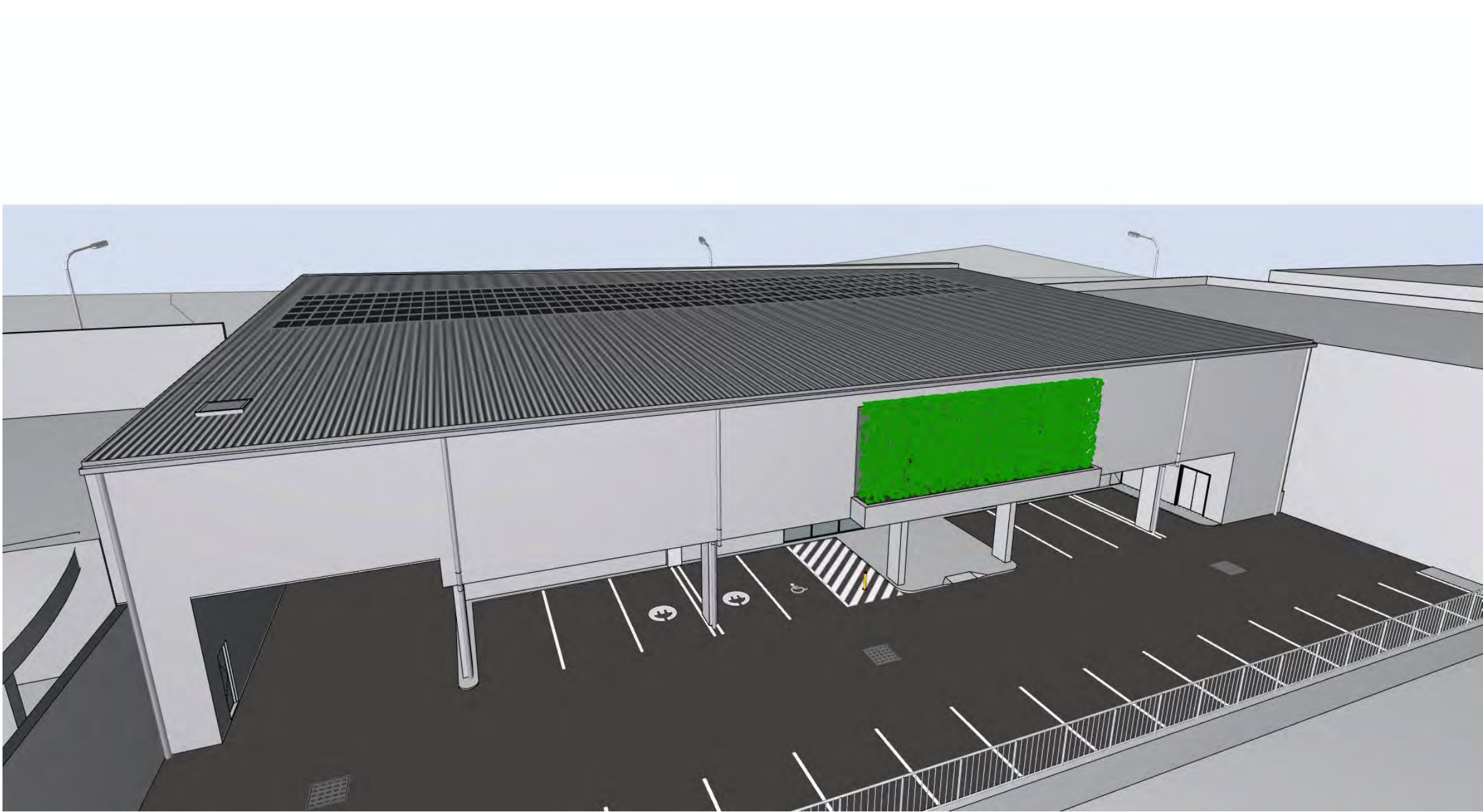
RECESSED ROLLER SHUTTER SO THAT IT
DOESN'T DETRACT FROM STREETSCAPE
AFTER HOURS

THE EXISTING SETBACK IS ALL HARDSTAND. PROPOSAL SEEKS 4.5M OF WELL LANDSCAPED VERGE TO CREATE A SOFT EDGE TO THE NEW BUILDING. THIS ALSO TIES IN WITH THE NEIGHBOURING LANDSCAPED PLANTER BEDS AT THE RECENTLY REFURBISH SHOWROOM

INTERNAL GREEN WALL TO ENHANCE AMENITY WITHIN BUT IS ALSO VISIBLE FROM THE STREET



PROJECT NAME:	BALGOWLAH KING LIVING		
SITE ADDRESS:	202-204 CONDOMINE ST BALGOWLAH NSW		
CLIENT:	KING LIVING		
ARCHITECT:	DD	DRAWN:	KT
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PROJECT PHASE:	DEVELOPMENT APPLICATION		
DATE LAST PRINTED:	8/3/23		
DRAWING TITLE:	NEIGHBOURING SITES		
DRAWING NO:	0432 - 0002	ISSUE:	D
SCALE:	NOT TO SCALE @A1		



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PROJECT PHASE:	DEVELOPMENT APPLICATION		
DATE LAST PRINTED:	8/3/23		
DRAWING TITLE:	3D IMAGES		
DRAWING NO:	0432 - 0003	ISSUE:	H
SCALE:	NOT TO SCALE @A1		



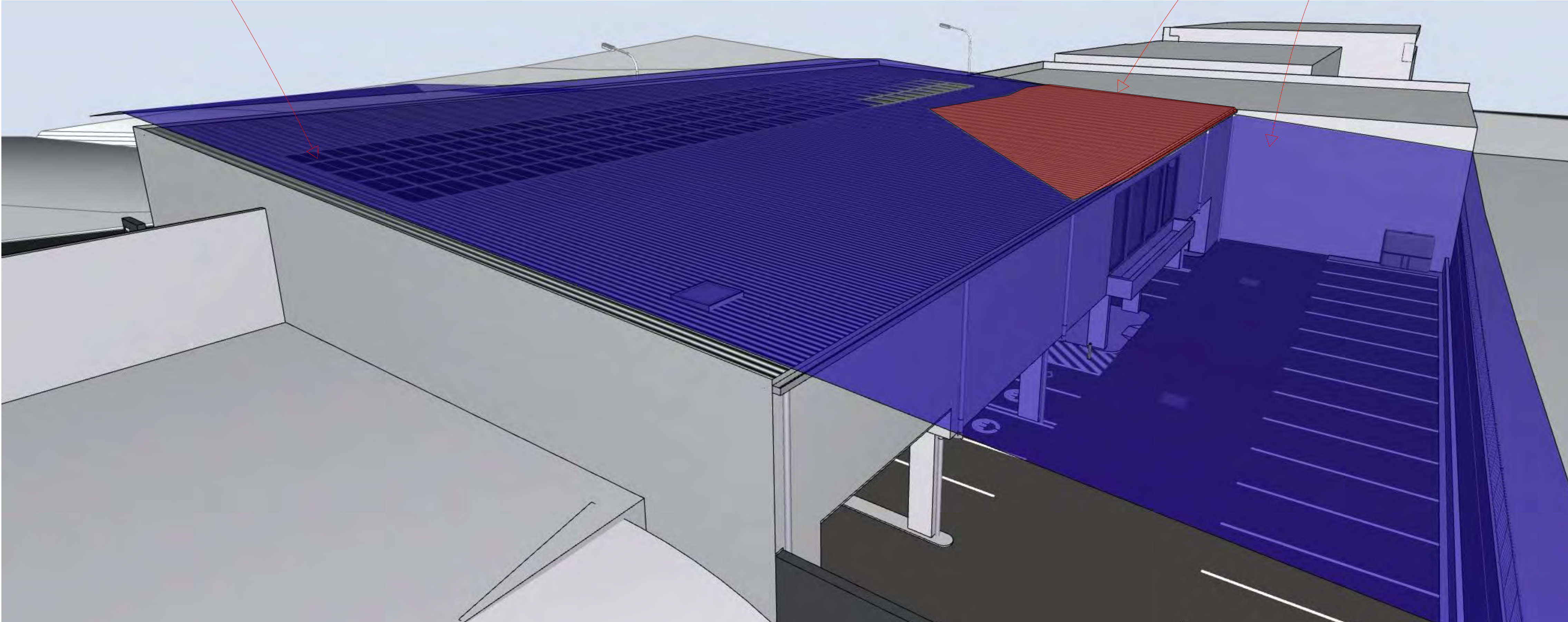
PHOTOVOLTAIC PANELS AND POSSIBLY THE MECHANICAL EQUIPMENT MAY MARGINALLY EXCEED THE HEIGHT CONTROL

NOTE REGARDING HEIGHT CONTROL CALCULATIONS:
WITH REFERENCE TO THE PRE LODGEMENT PLM2022/0123 ADVICE PROVIDED BY COUNCIL, WE FEEL IT IS APPROPRIATE TO CALCULATE THE HEIGHT CONTROL FROM THE EXTRAPOLATED NATURAL GROUND LEVEL. THIS APPROACH WAS ADOPTED BY THE NSW LAND AND ENVIRONMENT COURT IN ITS JUDGMENT OF BETTER V COUNCIL OF THE CITY OF SYDNET [2014] NSWLEC 1070.

FURTHER, IT IS NOTED THAT THE HEIGHT CONTROL IS ONLY BREACHED AS A RESULT OF HAVING TO RAISE THE BUILDING ABOVE THE PMF LEVEL AS PER THE ADVICE OF THE ENGINEERS

RED AREA INDICATE ONLY PORTION OF THE BUILDING THAT BREACHES THE 11M HEIGHT CONTROL. REFER TO SECTIONS

BLUE AREA INDICATES 11 METRE ABOVE THE EXTRAPOLATED NGL HEIGHT CONTROL



OVERALL ROOF LINE RAISED TO ACCOMMODATE TRUCK CLEARANCE @ DRIVEWAY ENTRY. THIS TOGETHER WITH RAISED FLOOD LEVEL PUTS PRESSURE ON THE HEIGHT CONTROL

ALL STRUCTURAL AND MECHANICAL WORKS HAVE BEEN SCHEMATICALLY DEVELOPED TO ALLOW ADEQUATE SPACE WITHIN ROOF/CEILING CAVITY

FFL SET AT 11.800 AHD TO ALLOW FOR ADEQUATE FREEBOARD AS PER FLOOD ENGINEERS RECOMMENDATION AND SET PMF

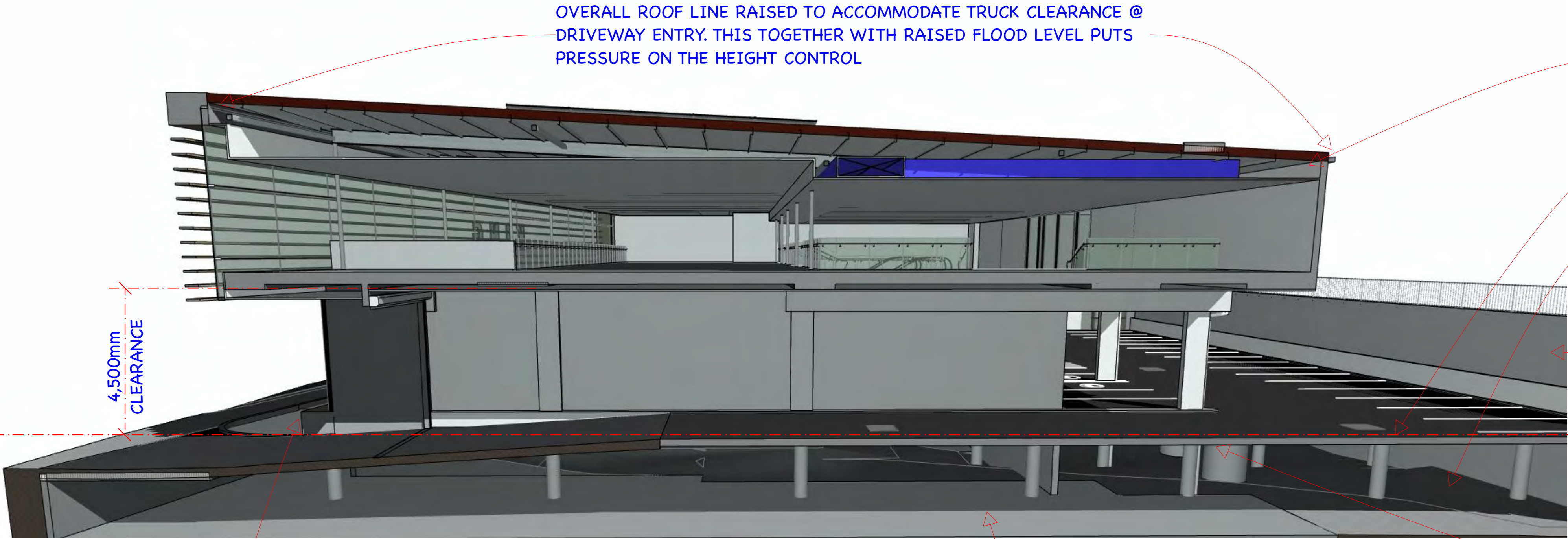
THE UNDERCROFT WILL NOT BE HABITABLE, BUT ONLY ACCESSIBLE FOR SERVICES

EXISTING NEIGHBOURS WALLS CONTAINS THE EXISTING SITE

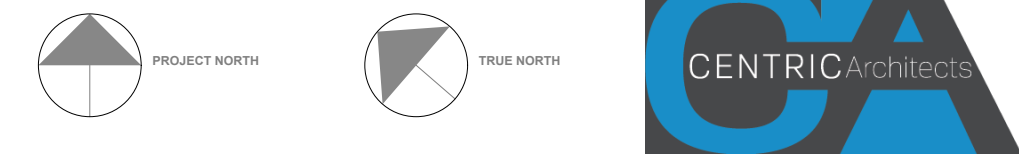
NEW BUILDING TO BE SET ON SUSPENDED PODIUM SLAB SO NOT TO DISPLACE POTENTIAL FLOOD WATER

APART FROM THE RAMPED DRIVEWAY AND LOBBY ENTRY, THE REST OF THE SHOWROOM WILL BE ELEVATED ABOVE THE LANDSCAPED SET BACK TO ALLOW FREE FLOW OF FLOODWATER.

EXISTING EXCAVATED NGL TO REMAIN. ONLY THE EXISTING BUILDINGS WILL BE DEMOLISHED BUT THE HARDSTAND & SLABS SHALL REMAIN TO INCREASE THE ON SITE FLOOD STORAGE CAPACITY. SOME REGRADING WILL OCCUR TO ENSURE DRAINAGE OF THE UNDERCROFT WITHOUT MECHANICAL INTERVENTION



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PROJECT PHASE:	DEVELOPMENT APPLICATION		
DATE LAST PRINTED:	8/3/23		
DRAWING TITLE:	HEIGHT CONTROL ISSUE		
DRAWING NO:	0432 - 0004	ISSUE:	E
SCALE:	NOT TO SCALE @ A1		

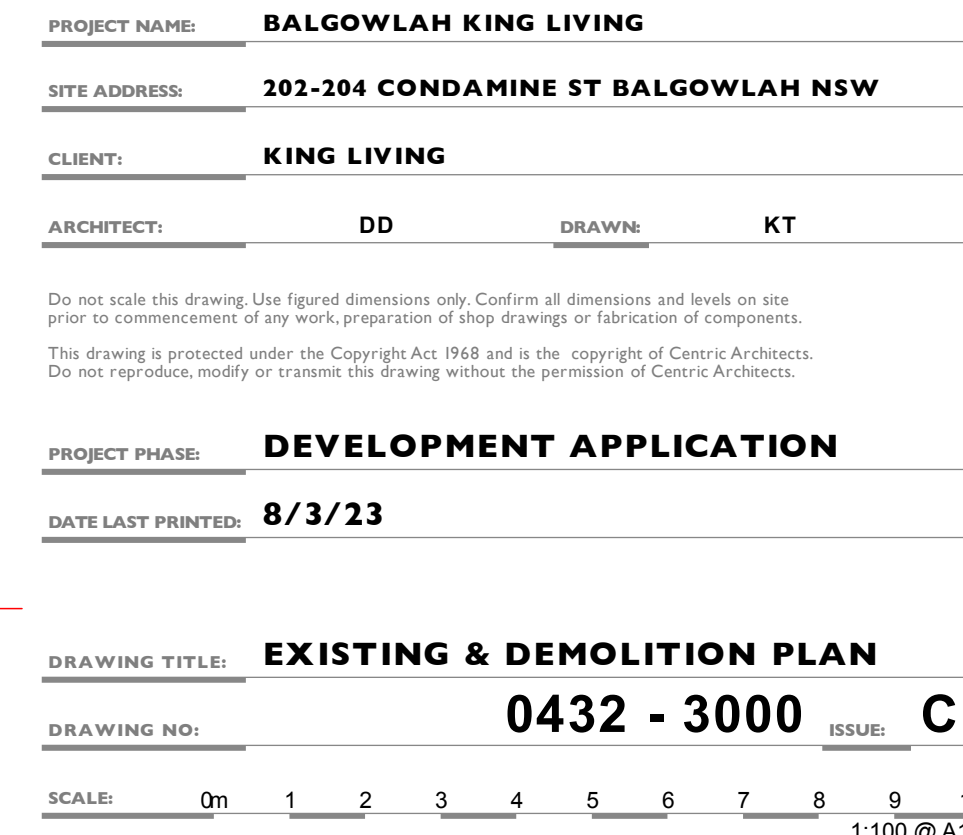


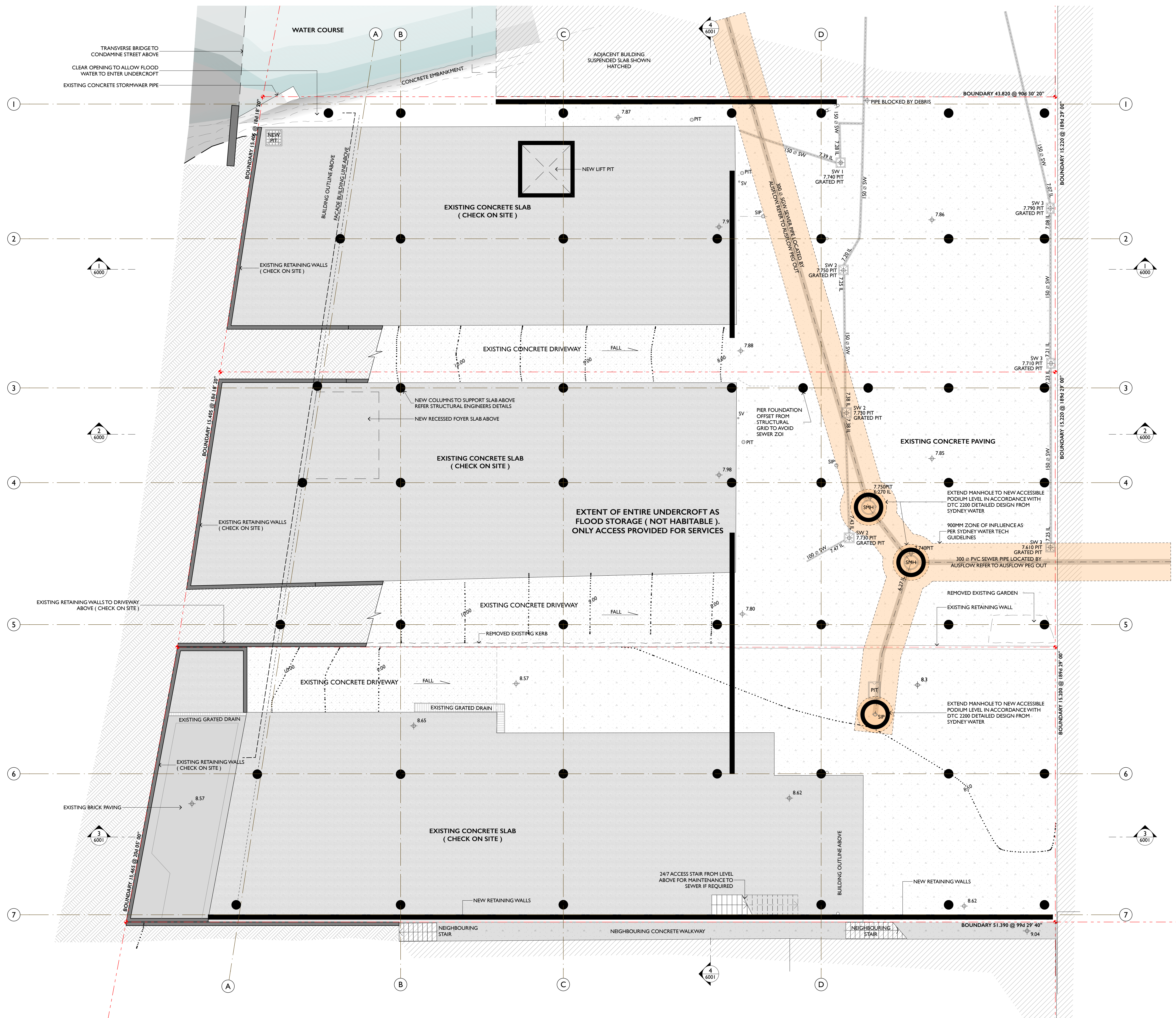


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DRAWN:	KT
PROJECT PHASE:	DEVELOPMENT APPLICATION
DATE LAST PRINTED:	8/3/23

DRAWING TITLE:	SITE PLAN
DRAWING NO:	0432 - 2000
ISSUE:	D
SCALE:	0m 2 4 6 8 10 12 14 16 18 20 1:200 @ A1







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PROJECT PHASE:	DEVELOPMENT APPLICATION
DATE LAST PRINTED:	8/3/23

DRAWING TITLE:		SUB-FLOOR UNDERCROFT PLAN									
DRAWING NO:		0432 - 3100						ISSUE: C			
SCALE:	0m	1	2	3	4	5	6	7	8	9	10
											1:100 @ A1





PROJECT NAME: **BALGOWLAH KING LIVING**

SITE ADDRESS: **202-204 CONDOMINE ST BALGOWLAH NSW**

CLIENT: **KING LIVING**

ARCHITECT: **DD** DRAWN: **KT**

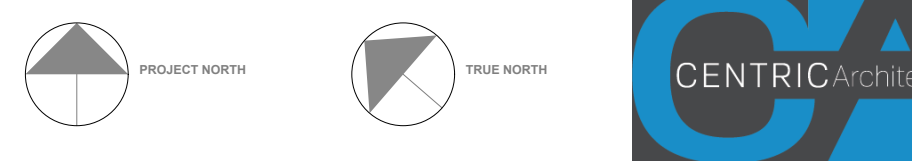
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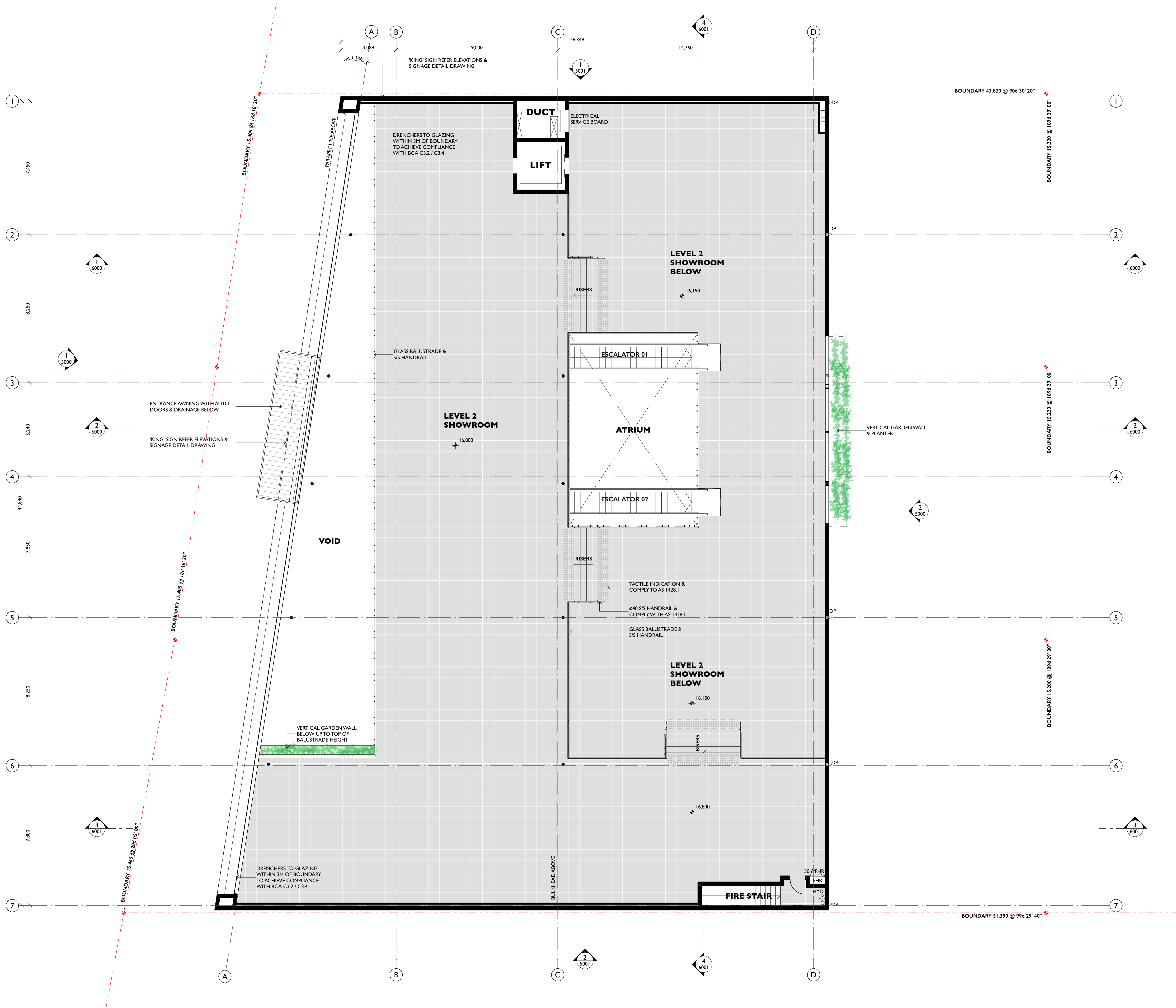
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DRAWING NO: **0432 - 4000** ISSUE: **L**

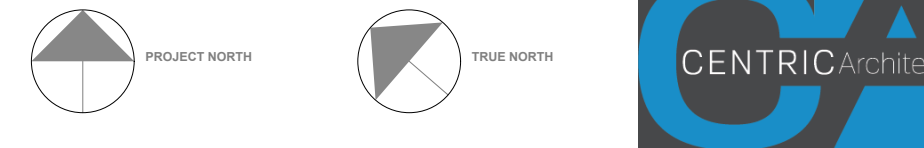
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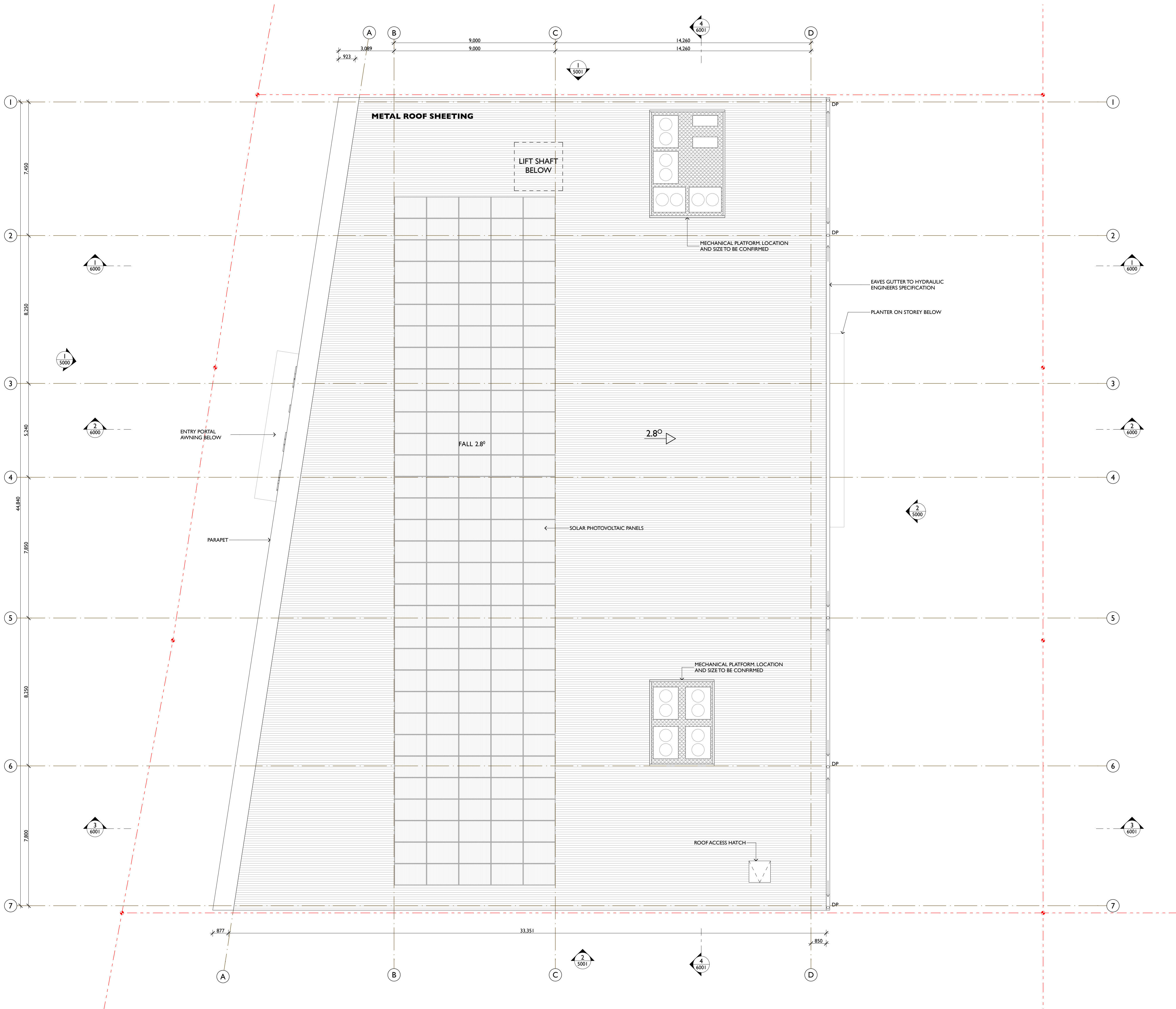




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CLIENT:	KING LIVING
ARCHITECT:	DD
DRAWN:	KT
PROJECT PHASE:	DEVELOPMENT APPLICATION
DATE LAST PRINTED:	8/3/23

DRAWING TITLE:	PROPOSED PLAN - LEVEL 2
DRAWING NO:	0432 - 4001
ISSUE:	M
SCALE:	0m 1 2 3 4 5 6 7 8 9 10 1:100 @ A1





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SITE ADDRESS: **202-204 CONDOMINE ST BALGOWLAH NSW**

CLIENT: **KING LIVING**

ARCHITECT: **DD** DRAWN: **KT**

PROJECT PHASE: **DEVELOPMENT APPLICATION**

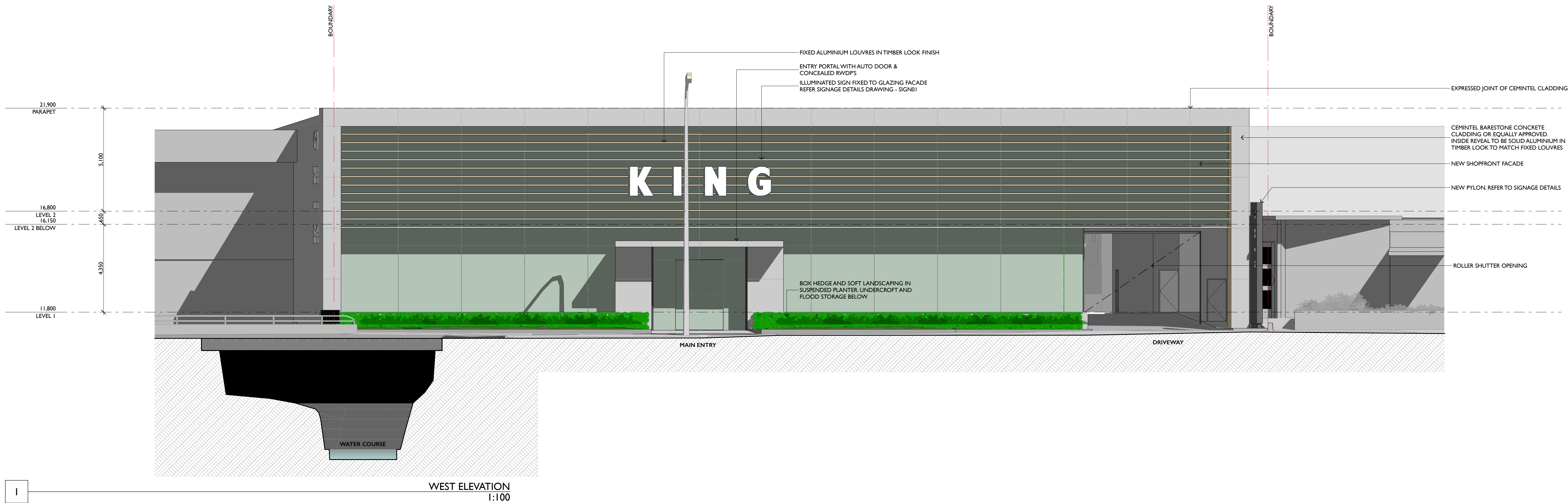
DATE LAST PRINTED: **8/3/23**

DRAWING TITLE: **ROOF PLAN**

DRAWING NO: **0432 - 4002** ISSUE: **G**

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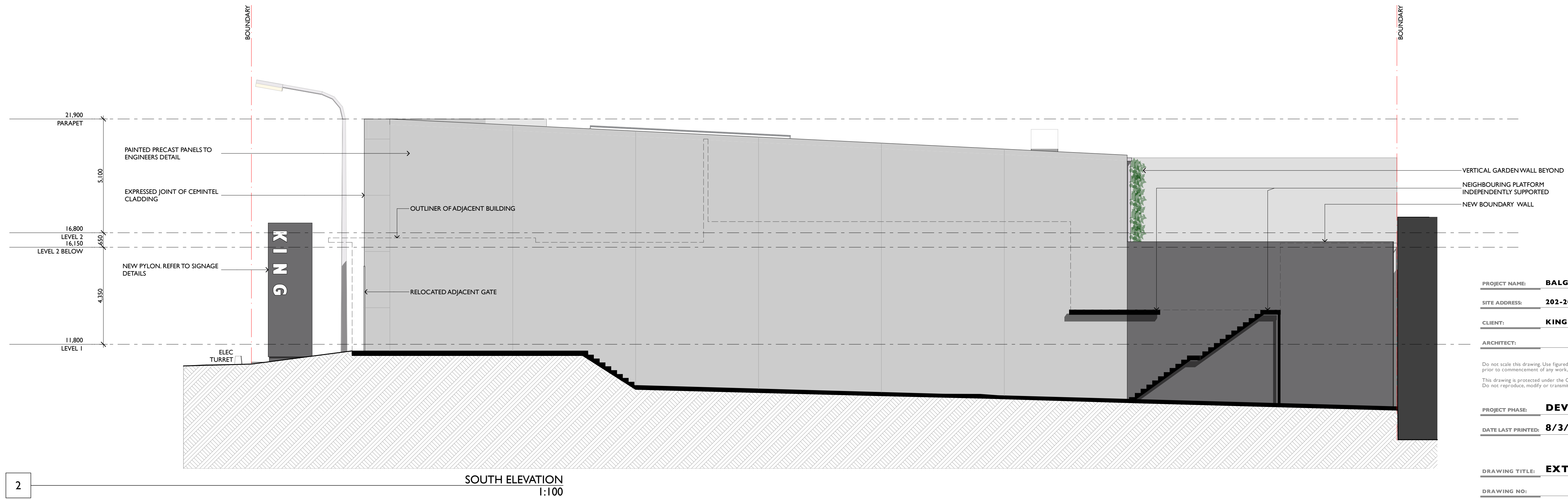
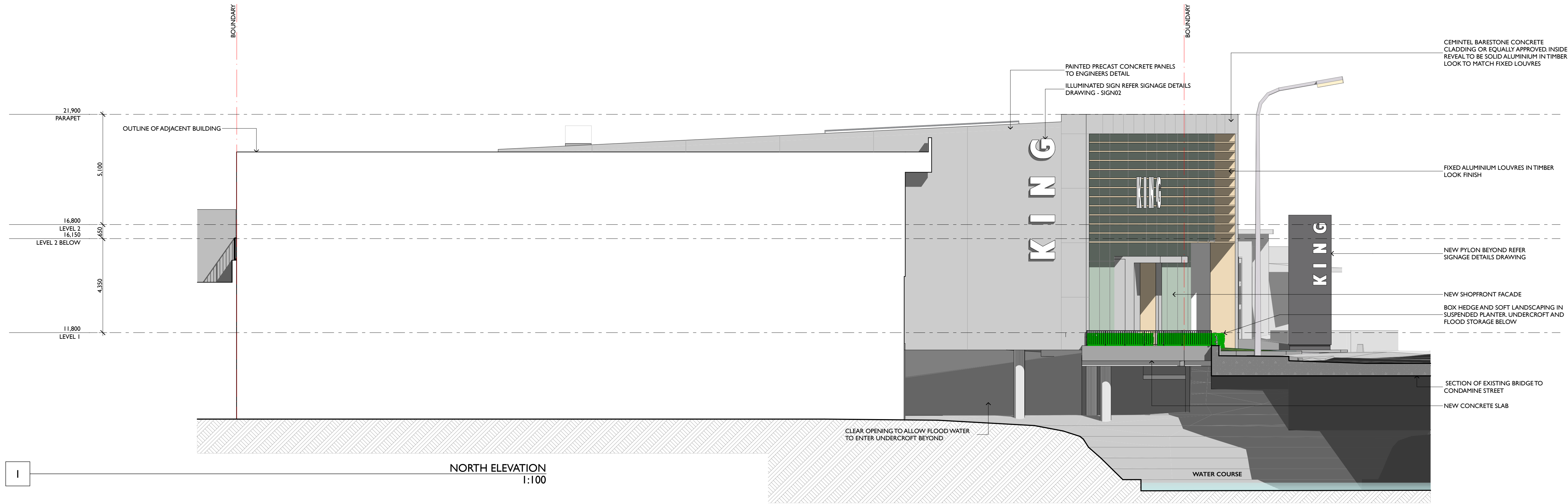




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CLIENT:	KING LIVING
ARCHITECT:	DD
DRAWN:	KT
PROJECT PHASE:	DEVELOPMENT APPLICATION
DATE LAST PRINTED:	8/3/23

DRAWING TITLE:	EXTERNAL ELEVATIONS
DRAWING NO:	0432 - 5000
ISSUE:	K
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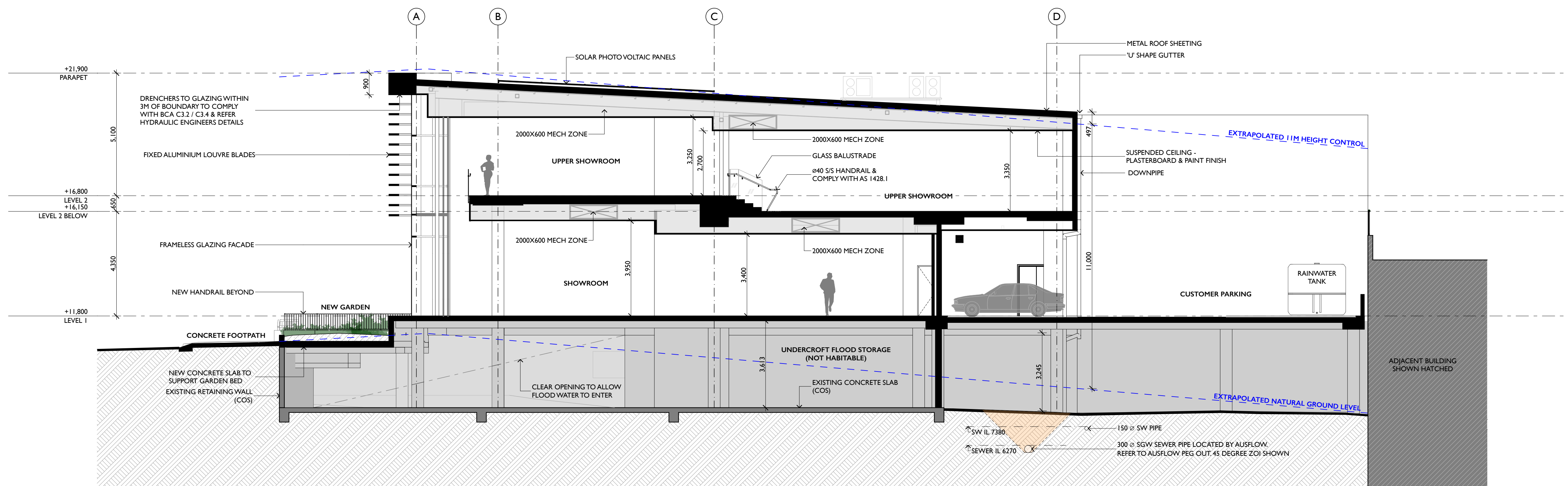




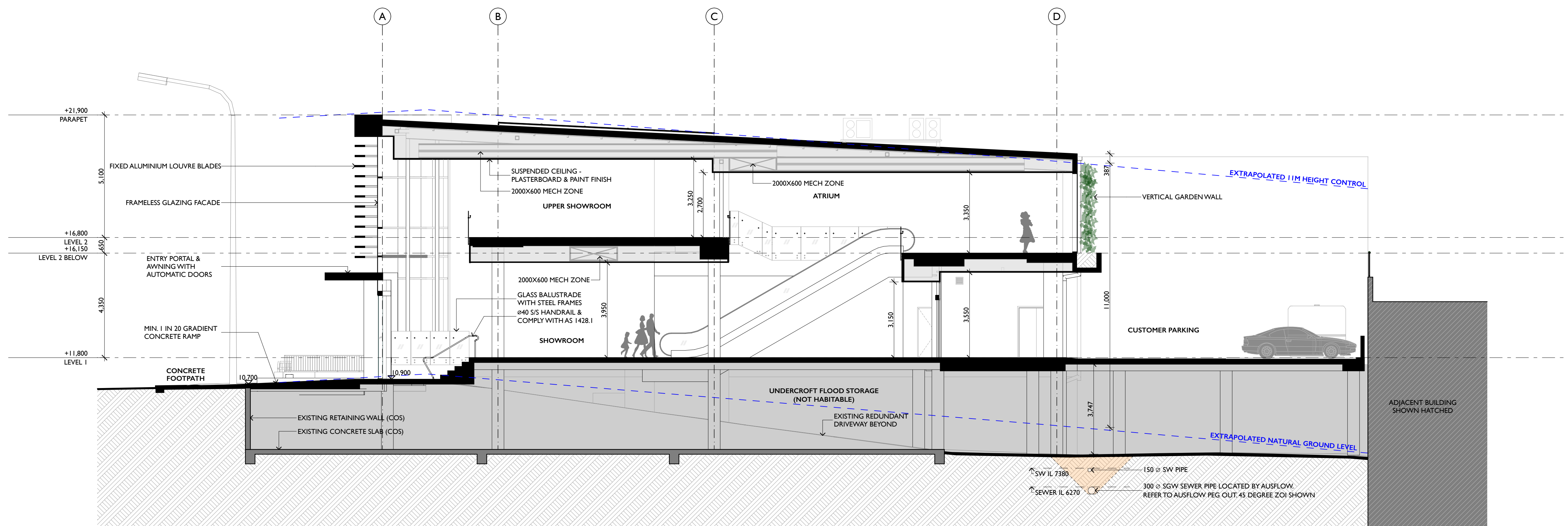
PROJECT NAME:	BALGOWLAH KING LIVING		
SITE ADDRESS:	202-204 CONDOMINE ST BALGOWLAH NSW		
CLIENT:	KING LIVING		
ARCHITECT:	DD	DRAWN:	KT
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DRAWING TITLE:	EXTERNAL ELEVATIONS		
DRAWING NO:	0432 - 5001	ISSUE:	K
SCALE:	0m 1 2 3 4 5 6 7 8 9 10 1:100 @ A1		





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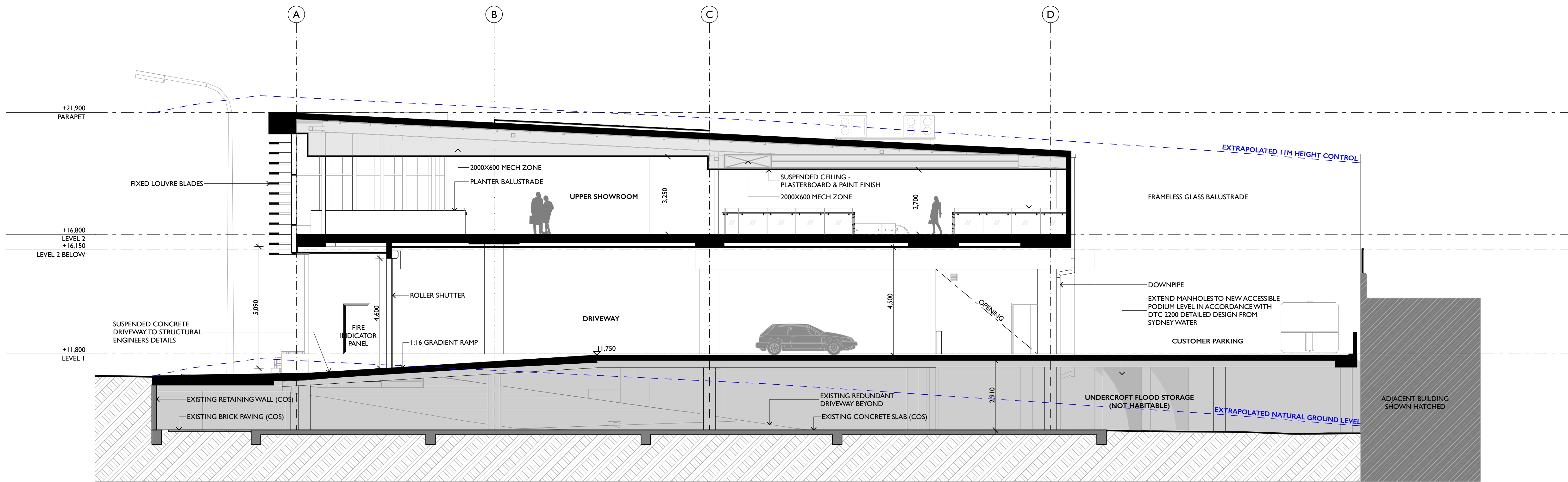


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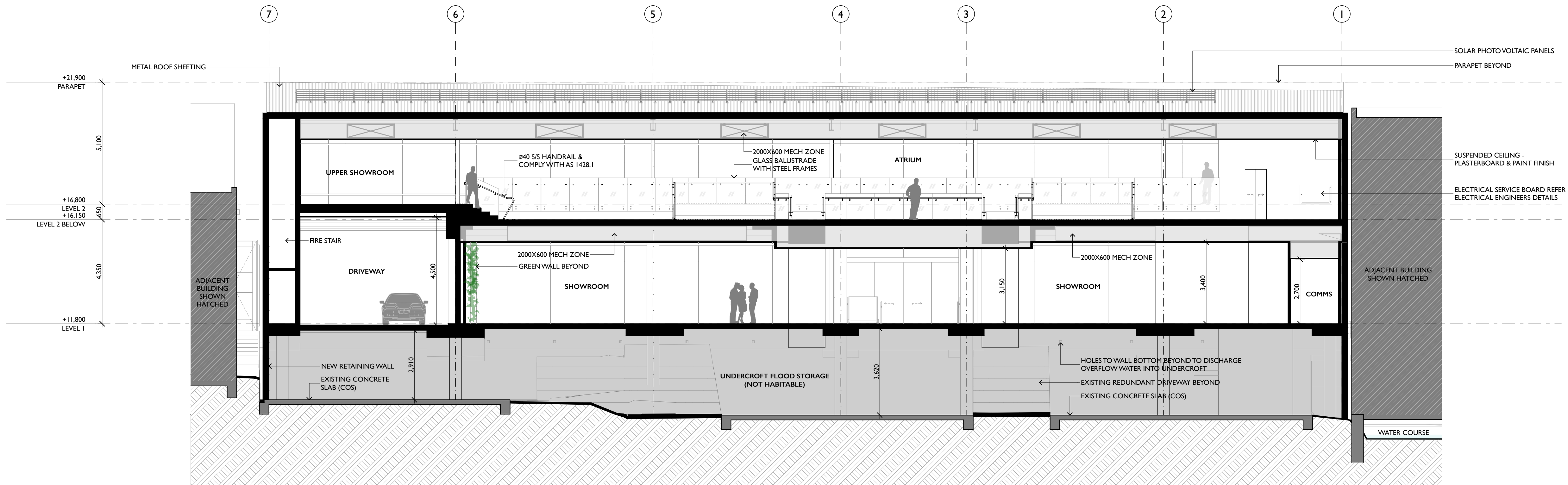
PROJECT NAME:	BALGOWLAH KING LIVING
SITE ADDRESS:	202-204 CONDOMINE ST BALGOWLAH NSW
CLIENT:	KING LIVING
ARCHITECT:	DD
DRAWN:	KT
PROJECT PHASE:	DEVELOPMENT APPLICATION
DATE LAST PRINTED:	8/3/23

DRAWING TITLE:	SECTIONS
DRAWING NO:	0432 - 6000
ISSUE:	K
SCALE:	0m 1 2 3 4 5 6 7 8 9 10 1:100 @ A1





3 SECTION 3
1:100

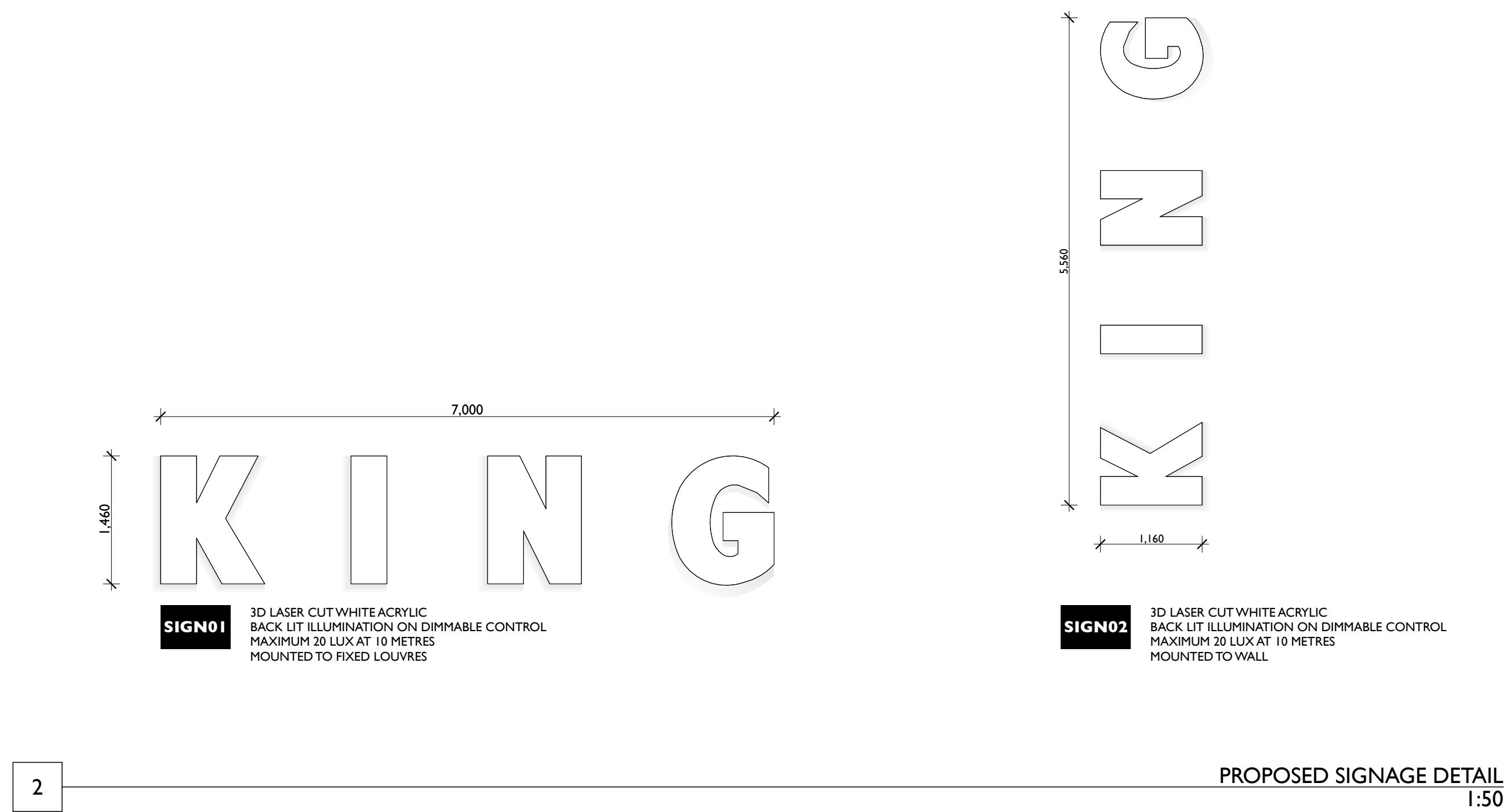
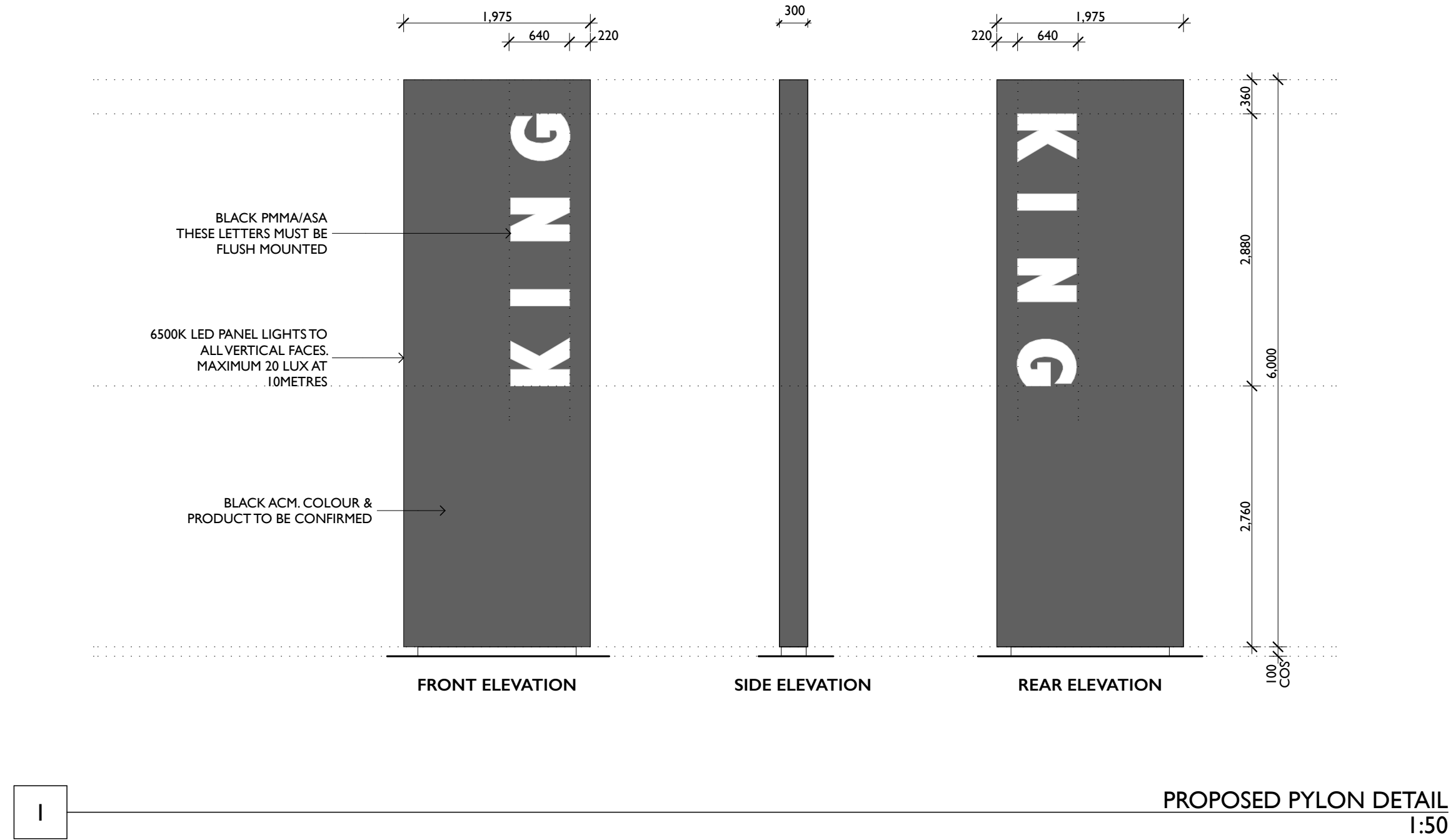


4 SECTION 4
1:100

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SITE ADDRESS: **202-204 CONDOMINE ST BALGOWLAH NSW**
CLIENT: **KING LIVING**
ARCHITECT: **DD** DRAWN: **KT**
PROJECT PHASE: **DEVELOPMENT APPLICATION**
DATE LAST PRINTED: **8/3/23**

DRAWING TITLE: **SECTIONS**
DRAWING NO: **0432 - 6001** ISSUE: **F**
SCALE: 0m 1 2 3 4 5 6 7 8 9 10
1:100 @ A1





PROJECT NAME:	BALGOWLAH KING LIVING
SITE ADDRESS:	202-204 CONDOMINE ST BALGOWLAH NSW
CLIENT:	KING LIVING
ARCHITECT:	DD DRAWN: KT
PROJECT PHASE:	DEVELOPMENT APPLICATION
DATE LAST PRINTED:	8/3/23

DRAWING TITLE:	SIGNAGE DETAILS
DRAWING NO:	0432 - 7000
ISSUE:	A
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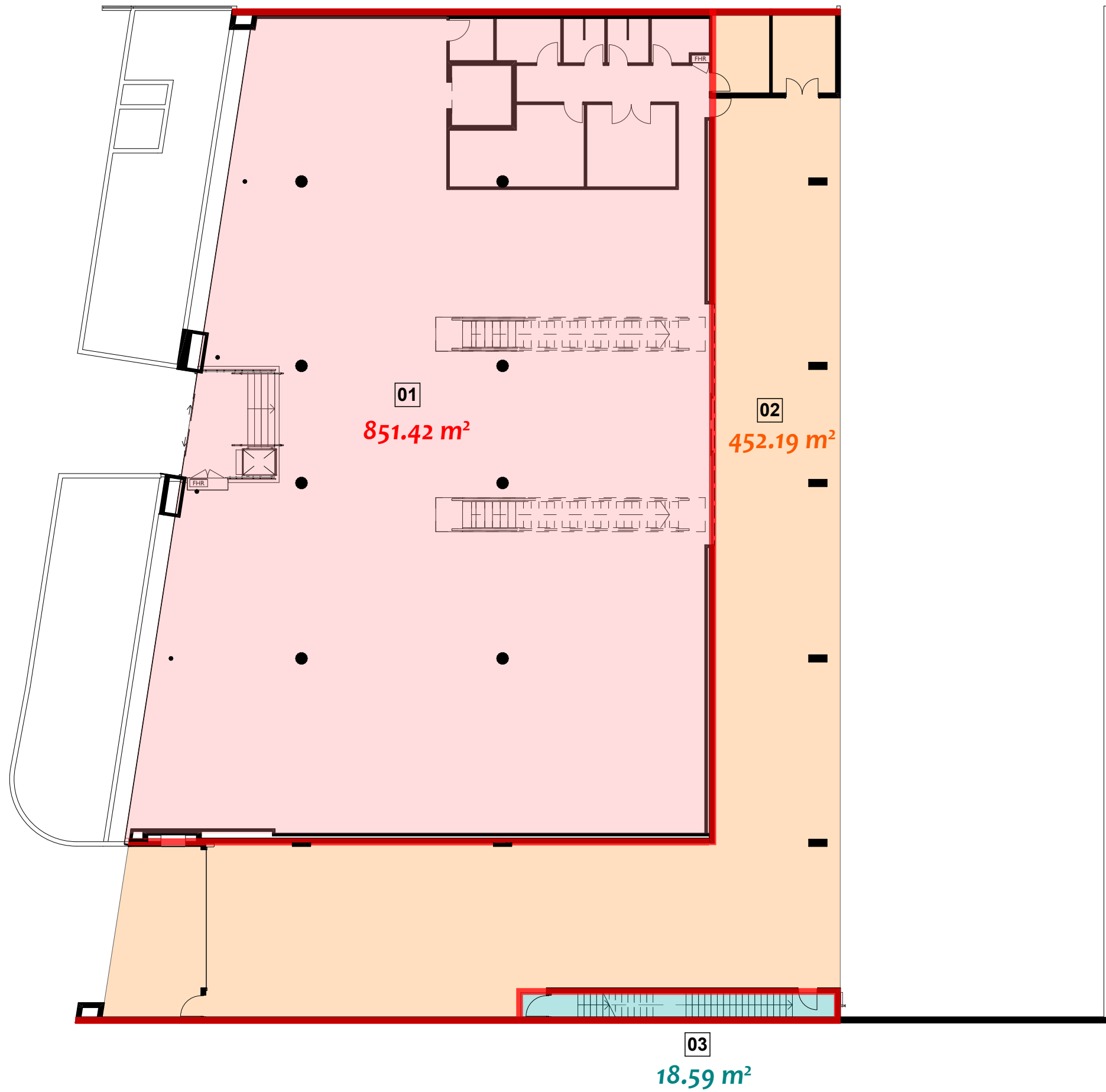


PROJECT NORTH

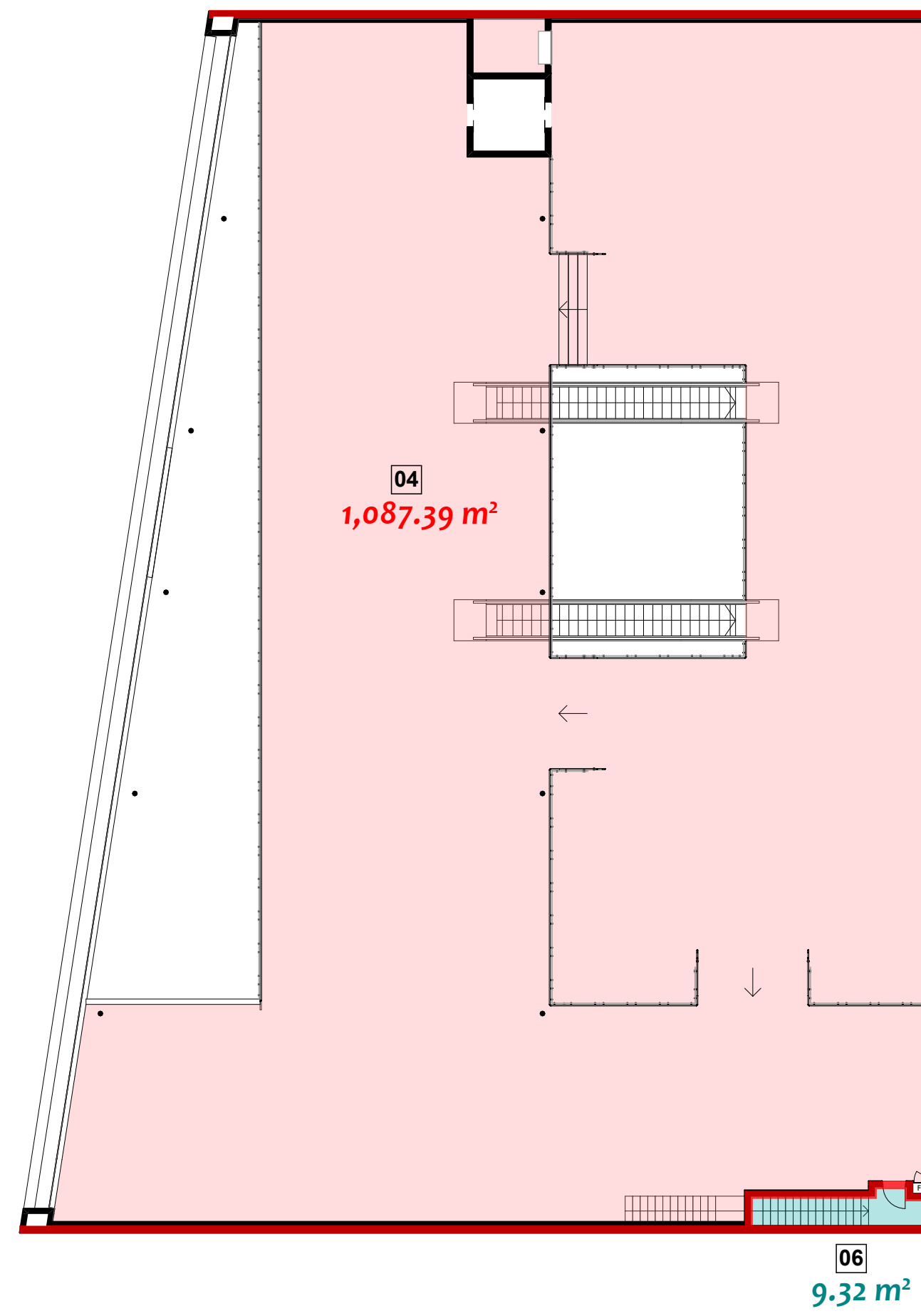


TRUE NORTH

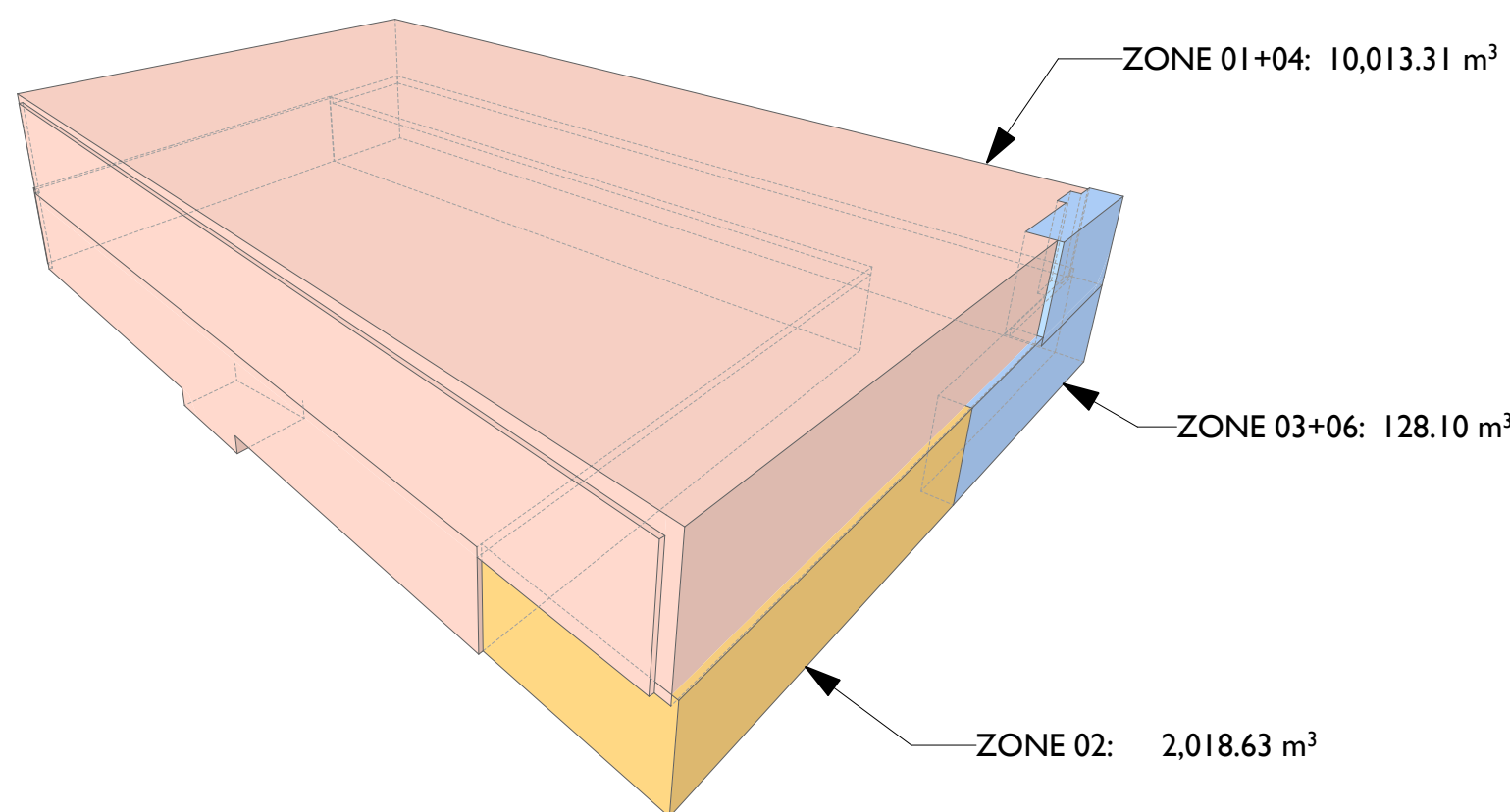




1 FIRE COMPARTMENT PLAN - LEVEL 1
1:200



2 FIRE COMPARTMENT PLAN - LEVEL 2
1:200



3 3D VOLUMES

CONSTRUCTION & FIRE COMPARTMENT REQUIREMENTS :

CLASS OF BUILDING:	6 (SHOWROOM) 7 (CARPARK)
TYPE OF CONSTRUCTION:	TYPE C
MAXIMUM FIRE COMPARTMENT:	2,000 m² (FLOOR AREA) 12,000 m³ (VOLUME)

SUMMARY:

• FIRE COMPARTMENT No1: 01+ 04	1,938.81 m² 10,743.02 m³	<2,000 m² <12,000 m³
• FIRE COMPARTMENT No2: 02	425.19 m² 2,018.63 m³	<2,000 m² <12,000 m³
• FIRE COMPARTMENT No3: 03+06	27.91 m² 137.13 m³	<2,000 m² <12,000 m³

FIRE WALL TYPES

NEW FIREWALL - FRL -/- (TBC)

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PROJECT PHASE: **DEVELOPMENT APPLICATION**

DATE LAST PRINTED: **8/3/23**

DRAWING TITLE: **FIRE COMPARTMENTATION**

DRAWING NO: **0432 - 9100** ISSUE: **B**

SCALE: 0m 2 4 6 8 10 12 14 16 18 20
1:200 @ A1

