0432 - BALGOWLAH KING LIVING

202-204 CONDAMINE ST BALGOWLAH NSW













DRAWING REGISTER					
NO.	DRAWING TITLE	ISSUE			
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0003	3D IMAGES	Н			
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9100	FIRE COMPARTMENTATION	В			

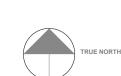
SITE ADDRESS:	202-204 CONDA	MINE ST BALGO	OWLAH NSW
CLIENT:	KING LIVING		
ARCHITECT:	DD	DRAWN:	кт
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0432 - 0000 ISSUE: L







SOLAR AND GLARE ANALYSIS UNDERTAKEN TO WEST NORTH WEST FACING SHOPFRONT. REVEALED GLARE INTENSITY AT CERTAIN PERIODS OF THE DAY. FIXED LOUVRES AND INTERNAL BLINDS ADDED AS A RESULT THE ZONE WHERE FLOOD WATER WILL ENTER THE SITE. THE ZONE IS KEPT CLEAR TO ALLOW THE UNDERCROFT TO FLOOD. THIS IS CURRENTLY **BLOCKED OFF**

SITE

ENTIRE STRUCTURE IS RAISED ABOVE

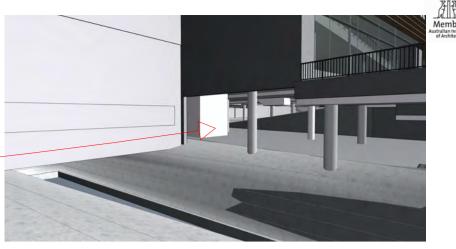
THE PMF LEVEL. THIS INCREASES THE

DP 607382

aŏe

FLOOD STORAGE CAPACITY OF THE

SP 34433



NEIGHBOURING PARKING STRUCTURE. THEREFORE PROPOSED PARKING AT THE REAR OF THE SITE. ALLOWS FOR FRONT ON FRONT OFF ACCESS FOR LOADING AND WASTE AND SAFER PEDESTRIAN AND VEHICLE INTERACTION

MODERN SHOWROOM FRONTAGE WITHIN THE HEIGHT CONTROLS SEEKS TO ENHANCE STREET SCAPE. PANEL CONCRETE FINISH, HIGH SPEC CURTAIN WALL GLAZING WITH FIXED LOUVRES, BEAUTIFULLY LANDSCAPED SETBACK PROPOSED. CLEAN SELECTION OF MODERN MATERIALS COMPOSED IN PROPORTION WITH THE EXISTING STREETSCAPE



SIMPLE, CLEAR AND TASTEFUL SIGNAGE ABOVE THE ENTRY. DOES NOT DETRACT FROM AMENITY

CONDAMINE TRAFFIC IS LEFT IN LEFT OUT ONLY

THE STREET ENTRY IS AT FOOTPATH LEVEL TO ALLOW A WELCOMING ENTRY STATEMENT DESPITE THE REST OF THE FACILITY BEEN RAISED ABOVE THE PMF LEVEL

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

> VISITORS TO NOTICE BUILDING AND THEN ENTER SAFELY WITHOUT PASSING BY. ACCESS WAY IS 4.5M HIGH TO ALLOW ADEQUATE LOADING FOR MRV. FRONT ON/FRONT OFF ACCESS FOR MRV ACHIEVED

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

CENTRAL ATRIUM PROVIDING A CLEAR ENTRY STATEMENT FROM THE FRONT AND REAR OF THE SITE. NATURAL LIGHT AND GREEN WALL ENHANCE AMENITY WITHIN.

DP 811755

LOCATION OF SEWER MANHOLES BENEATH. MANHOLES TO BE -RAISED TO NEW PODIUM LEVEL AS PER SYDNEY WATER AND THE WATER SERVICES COORDINATORS RECOMMENDATION.

PROPOSED PHOTO VOLTAIC PANELS AND SOLAR SYSTEM -INCLUDING MANY OTHER SUSTAINABLE INITIATIVES. REFER TO CREDWELL RECOMMENDATIONS

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

> BALGOWLAH KING LIVING **202-204 CONDAMINE ST BALGOWLAH NSW** KING LIVING Do not scale this drawing. Use figured dimensions only. Confirm all dimensions and levels on site prior to commencement of any work, preparation of shop drawings or fabrication of components This drawing is protected under the Copyright Act 1968 and is the copyright of Centric Architects. Do not reproduce, modify or transmit this drawing without the permission of Centric Architects. PROJECT PHASE: DEVELOPMENT APPLICATION DATE LAST PRINTED: 8/3/23 DRAWING TITLE: SITE ANALYSIS PLAN 0432 - 0001 ISSUE: C DRAWING NO: NOT TO SCALE @ A1







PROPOSED PYLON STRATEGICALLY PLACED ADJACENT TO ENTRY TO ALLOW

SAFE ENTRY AND EXIT

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

WATER COURSE BENCH MARK RL 10.75 **DP 819775** DP 819775

BOUNDARY 51.390 @ 99d 29' 40"

DP **59**8670

DP 701462

DUAL LANE DRIVEWAY ENTRY ON SOUTHERN SIDE. ALLOWS

VISIBLE ENTRY STATEMENT WITH CENTRAL ATRIUM THROUGH TO REAR GLASS & GREEN WALL. NATURAL LIGHT AT THE REAR INCREASES TRANSPARENCY INTO AND HIGHLIGHTS LANDSCAPING

PROPOSED LANDSCAPING TO ENTIRE 4.5M SETBACK

Plus fitness 24/7

STAUBMANS

TRADE CENTRE

BOX HEDGE & SOFT LANDSCAPING IN SUSPENDED **PLANTER**

ING

PREMIUM CONCRETE RENDER, PAINT AND GLASS FINISH WITH BLACK POWDERCOATED ALUMINIUM HORIZONTAL FRAMED CURTAIN WALL. VERTICAL GLAZED SECTIONS TO BE BUTT JOINTED, TIMBER ALUMINIUM LOUVES AND FRAME REVEAL DETAIL

PROPOSED RL - 21.90

3RD PARTY SIGNAGE RL - 21.52

ROOF TOP RL - 16.52

EXISTING BULKY GOODS FURNITURE STORE. BLACK PAINT, CONCRETE AND GLASS FINISHES.

CONCRETE UPTURN TO LANDSCAPE BED AND PARKING BASEMENT **BELOW**

We mean business. Just like you. Q CommBank Business



MIXED USE BUILDING ACROSS THE ROAD. RESIDENTIAL UNITS ABOVE, RETAIL BELOW. CONSISTENT RENDER AND PAINT FINISH WITH INFILL GLAZING



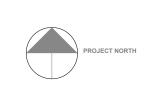
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PROJECT PHASE: DEVELOPMENT APPLICATION DATE LAST PRINTED: 8/3/23

DRAWING TITLE: NEIGHBOURING SITES

0432 - 0002 ISSUE: D DRAWING NO:

























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SITE ADDRESS:	202-204 CONDAMINE ST BALGOWLAH NSW		
CLIENT:	KING LIVING		
ARCHITECT:	DD	DRAWN:	кт

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DEVELOPMENT APPLICATION

DATE LAST PRINTED: 8/3/23

DRAWING TITLE: 3D IMAGES

DRAWING NO: 0432 - 0003 ISSUE: H

SCALE:

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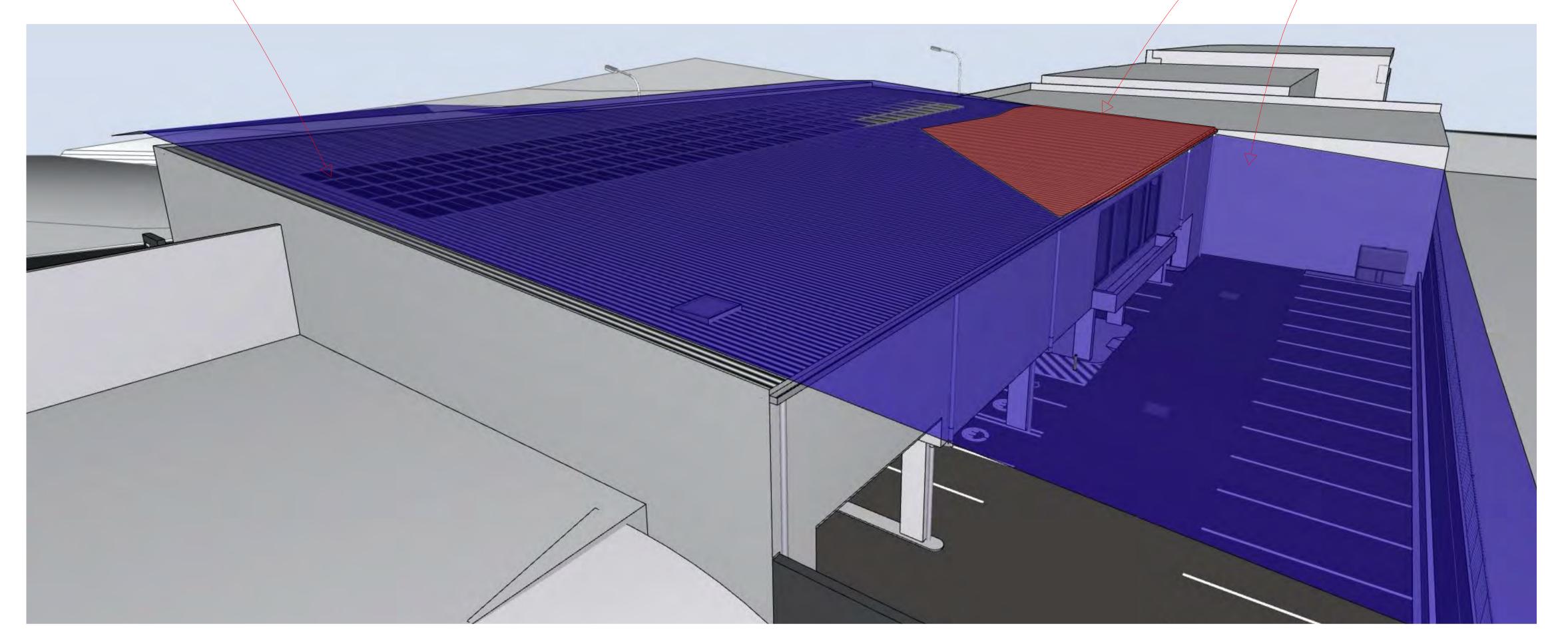


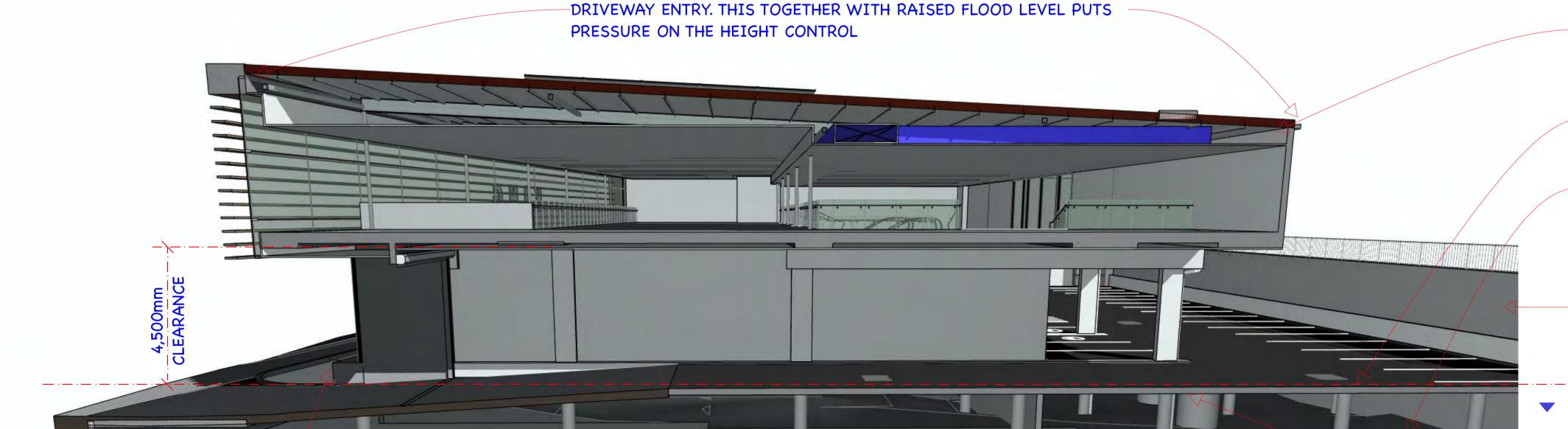
WITH REFERENCE TO THE PRE LODGEMENT PLM2022/0123 ADVICE PROVIDED BY COUNCIL, WE FEEL IT IS APPROPRIATE TO CALCULATE THE HEIGHT CONTROL FROM THE EXTRAPOLATED NATURAL GROUND LEVEL. THIS APPROACH WAS ADOPTED BY THE NSW LAND AND ENVIRONMENT COURT IN ITS JUDGMENT OF BETTER V COUNCIL OF THE CITY OF SYDNET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

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

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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0432 - 0004 ISSUE: E DRAWING NO:

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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.

VIEW - ÇUTAWAY 3

PROJECT NAME:	BALGOWLAH KING LIVING
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CLIENT:	KING LIVING

DRAWN:

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

DRAWING TITLE: SITE PLAN

ARCHITECT:

0432 - 2000 ISSUE: D DRAWING NO:









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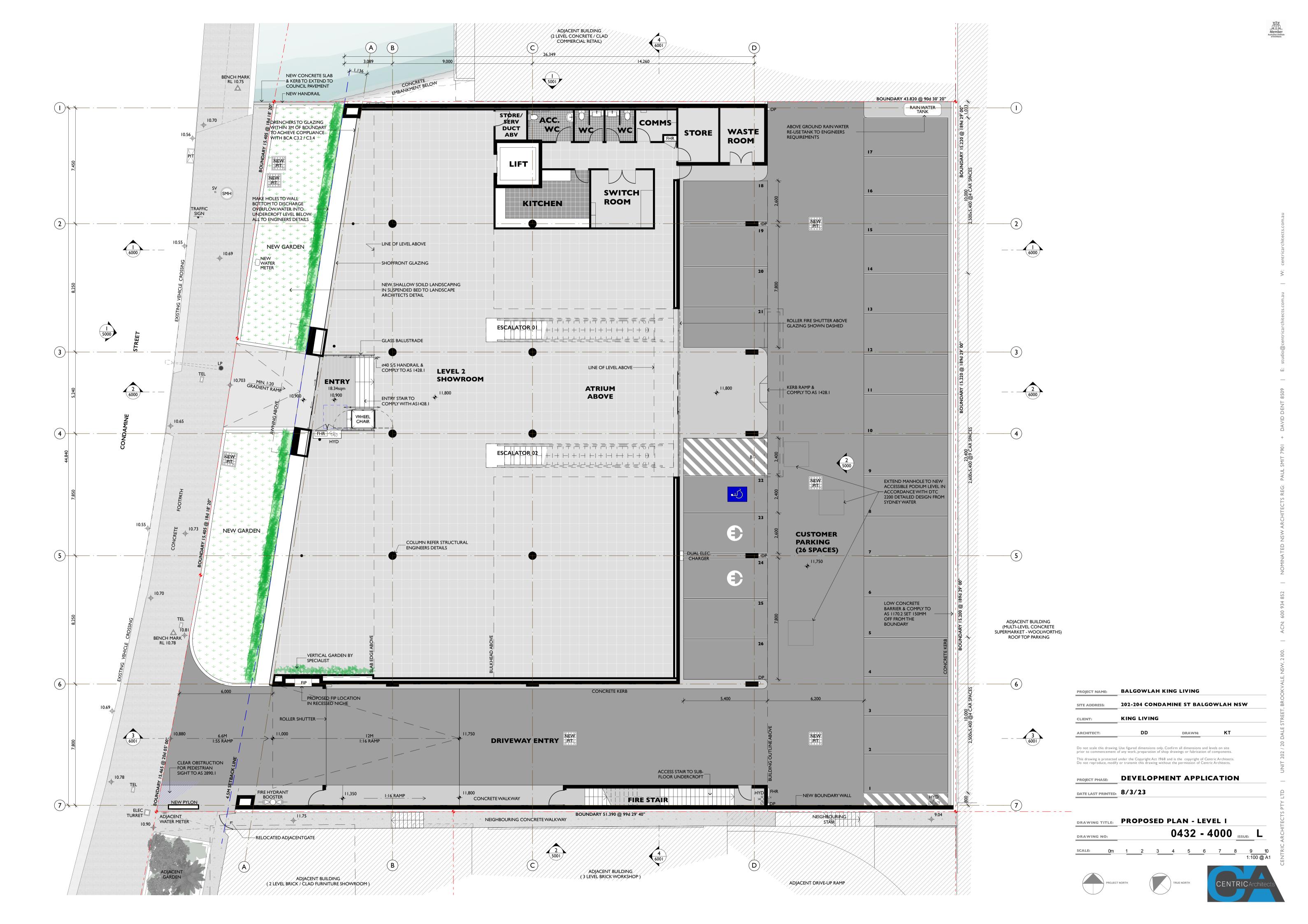
PROJECT PHASE: DEVELOPMENT APPLICATION

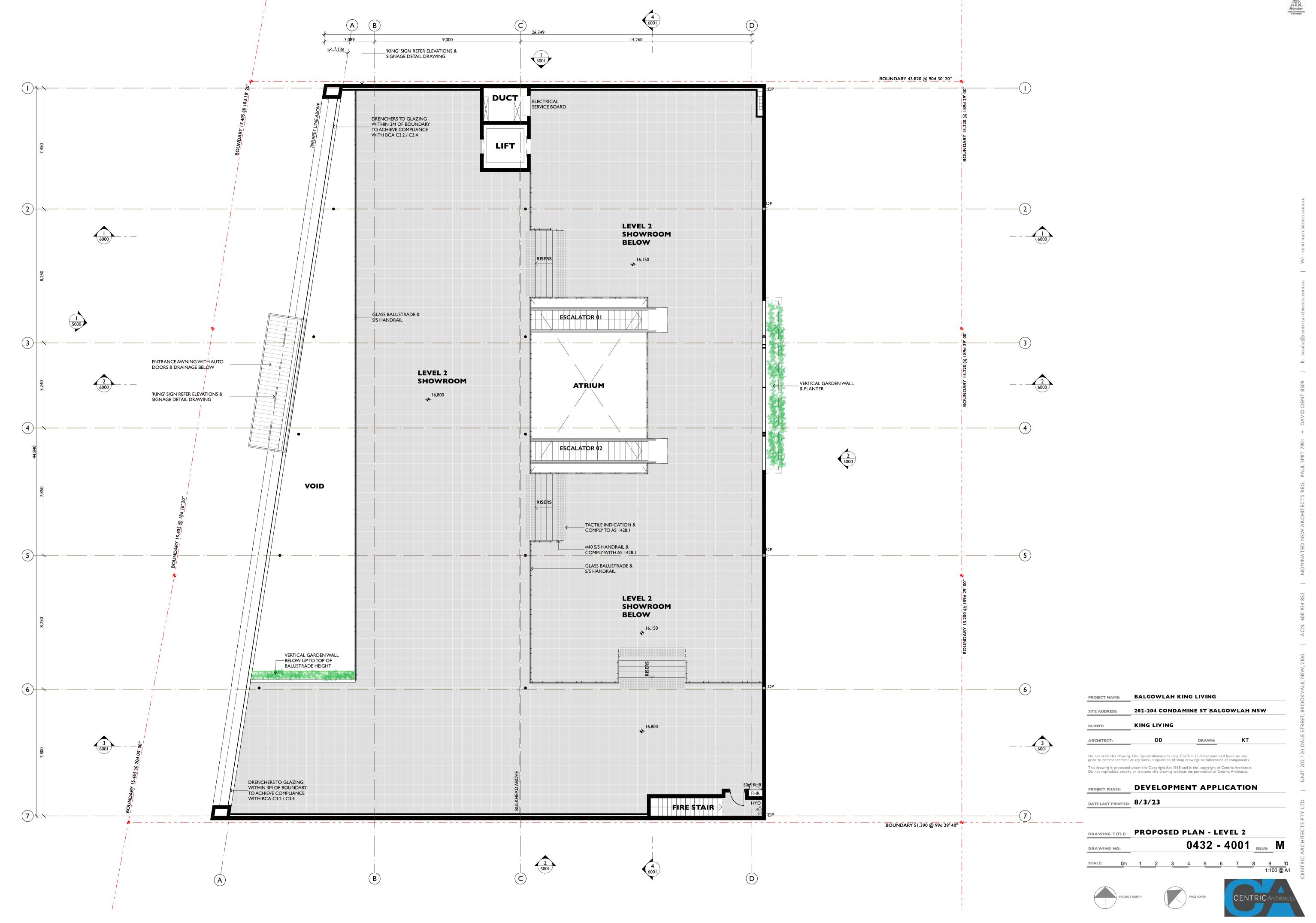
DRAWING TITLE: EXISTING & DEMOLITION PLAN

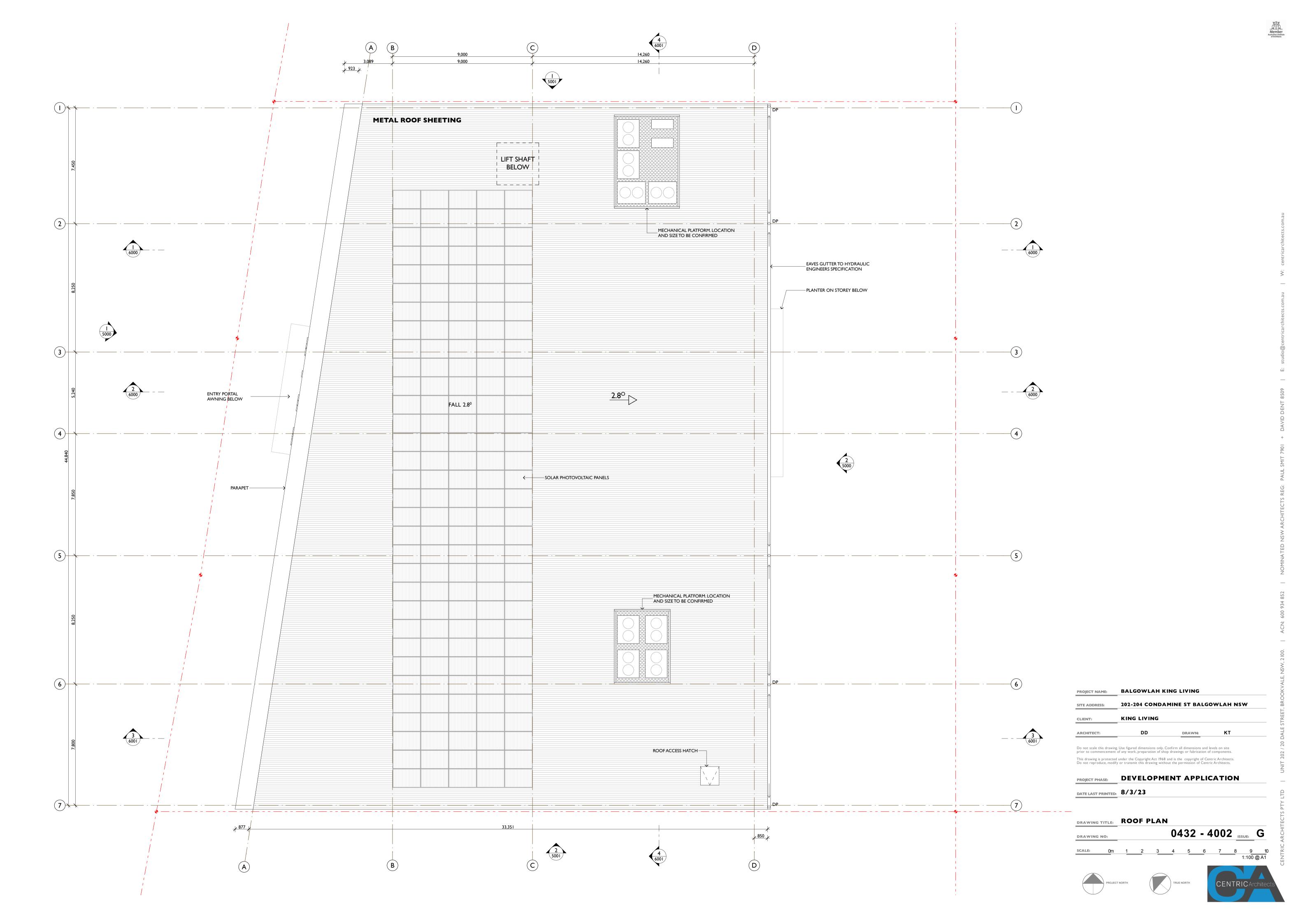
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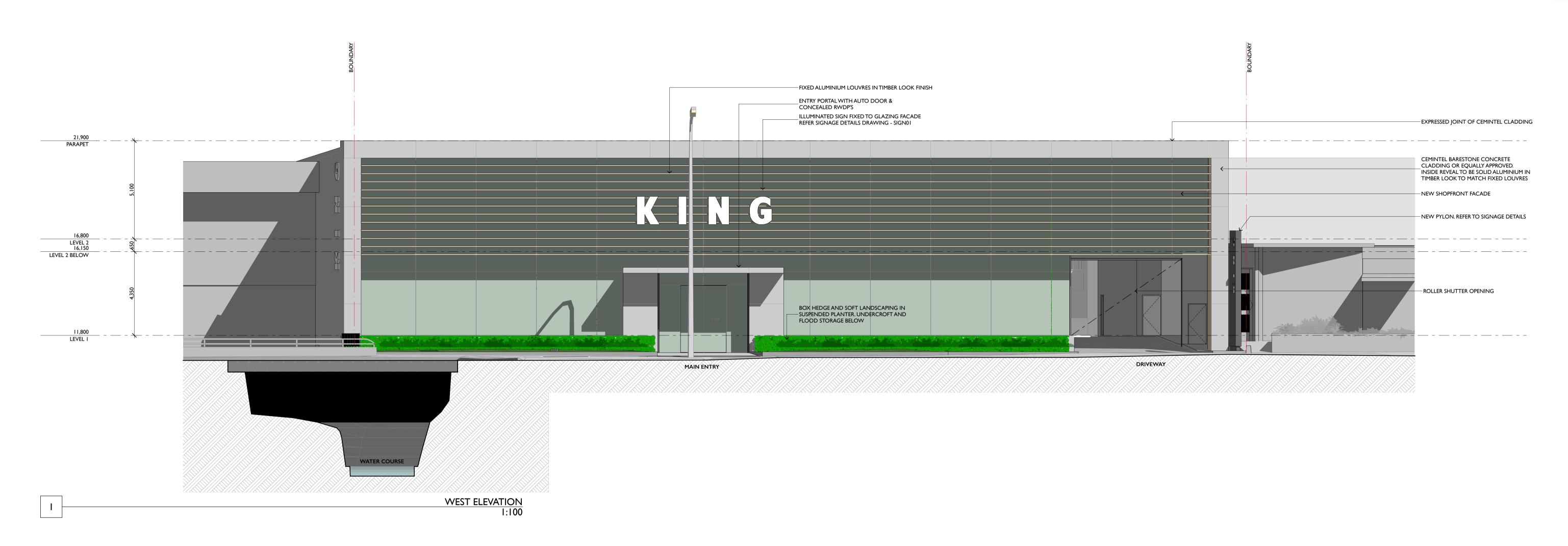














PROJECT NAME: BALGOWLAH KING LIVING

SITE ADDRESS: 202-204 CONDAMINE ST BALGOWLAH NSW

CLIENT: KING LIVING

ARCHITECT: DD DRAWN: KT

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PROJECT PHASE: DEVELOPMENT APPLICATION

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DRAWING TITLE: EXTERNAL ELEVATIONS

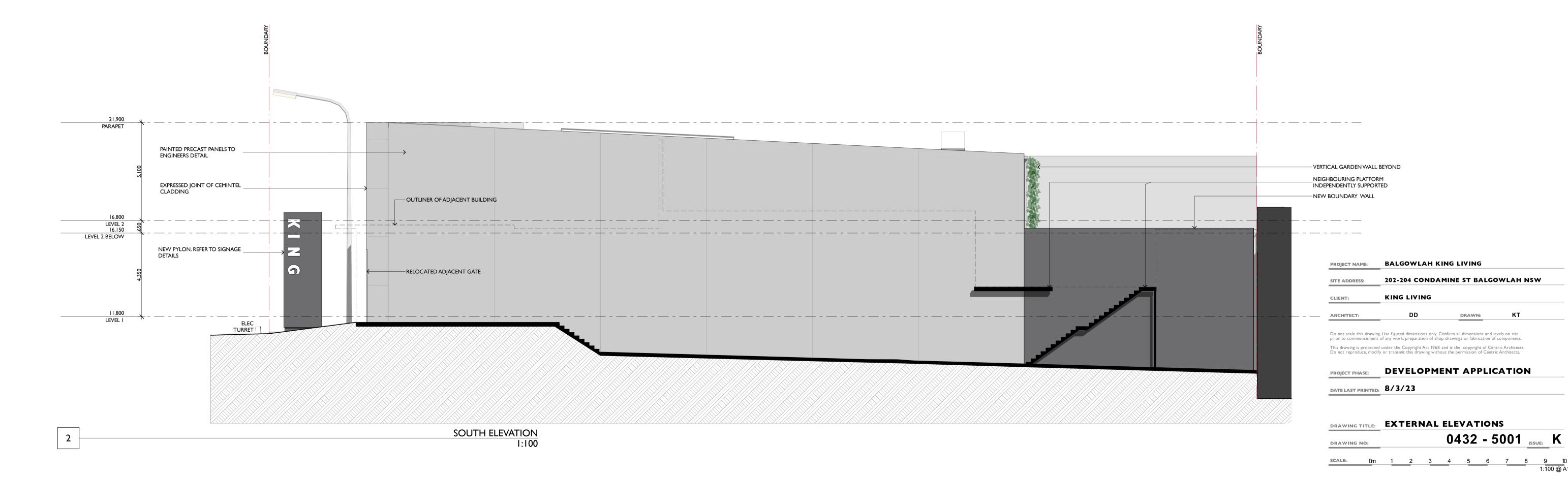
DRAWING NO: 0432 - 50000 ISSUE: K

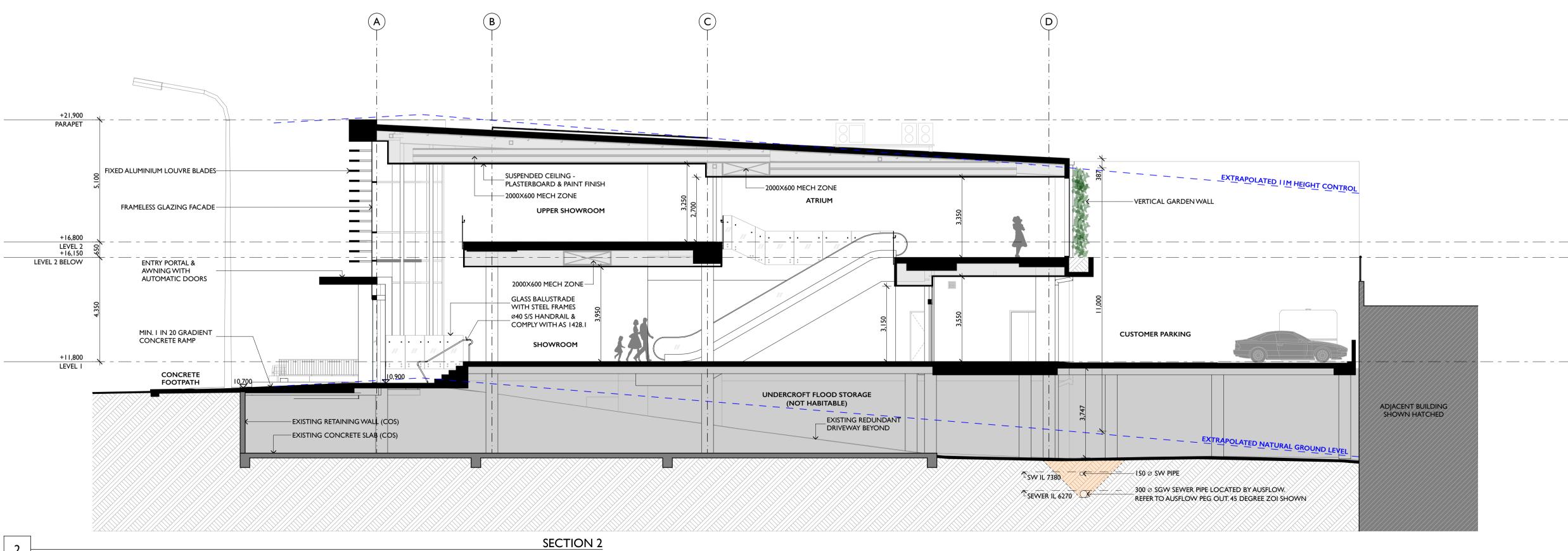
SCALE: Om 1 2 3 4 5 6 7 8 9 10 1:100 @ A1











1:100

PROJECT NAME: BALGOWLAH KING LIVING

SITE ADDRESS: 202-204 CONDAMINE ST BALGOWLAH NSW

CLIENT: KING LIVING

ARCHITECT: DD DRAWN: KT

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PROJECT PHASE: DEVELOPMENT APPLICATION

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DRAWING TITLE: SECTIONS

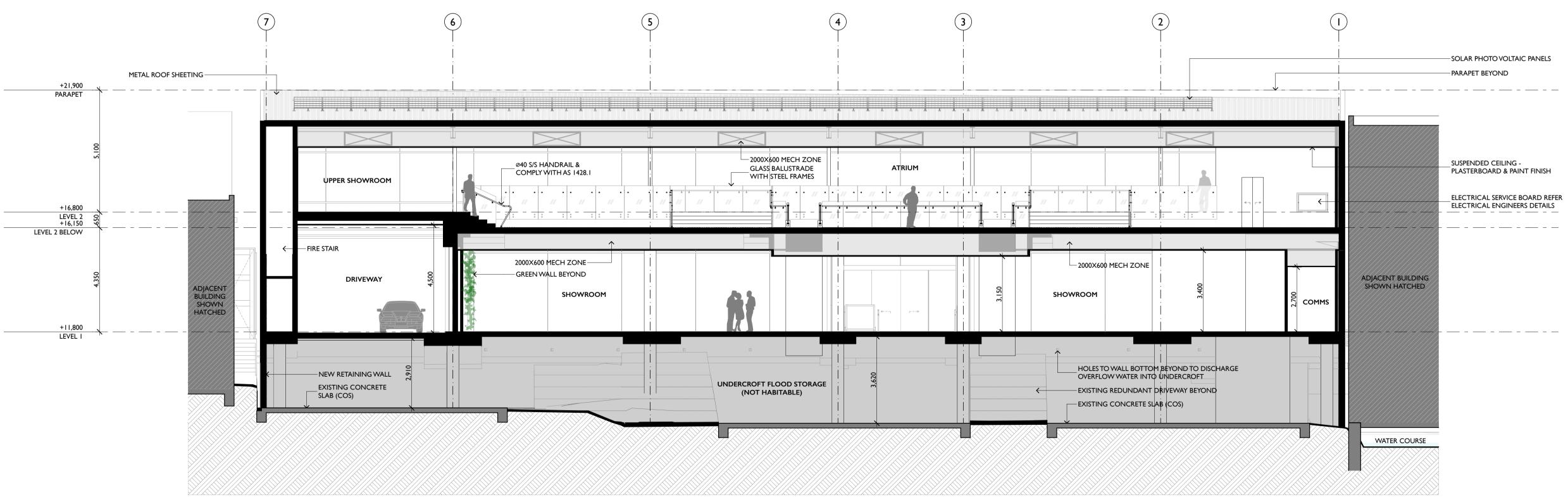
DRAWING NO: 0432 - 60000 ISSUE: K

SCALE: Om 1 2 3 4 5 6 7 8 9 10









SECTION 4

1:100

PROJECT NAME: BALGOWLAH KING LIVING

SITE ADDRESS: 202-204 CONDAMINE ST BALGOWLAH NSW

CLIENT: KING LIVING

ARCHITECT: DD DRAWN: KT

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PROJECT PHASE: DEVELOPMENT APPLICATION

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DRAWING TITLE: SECTIONS

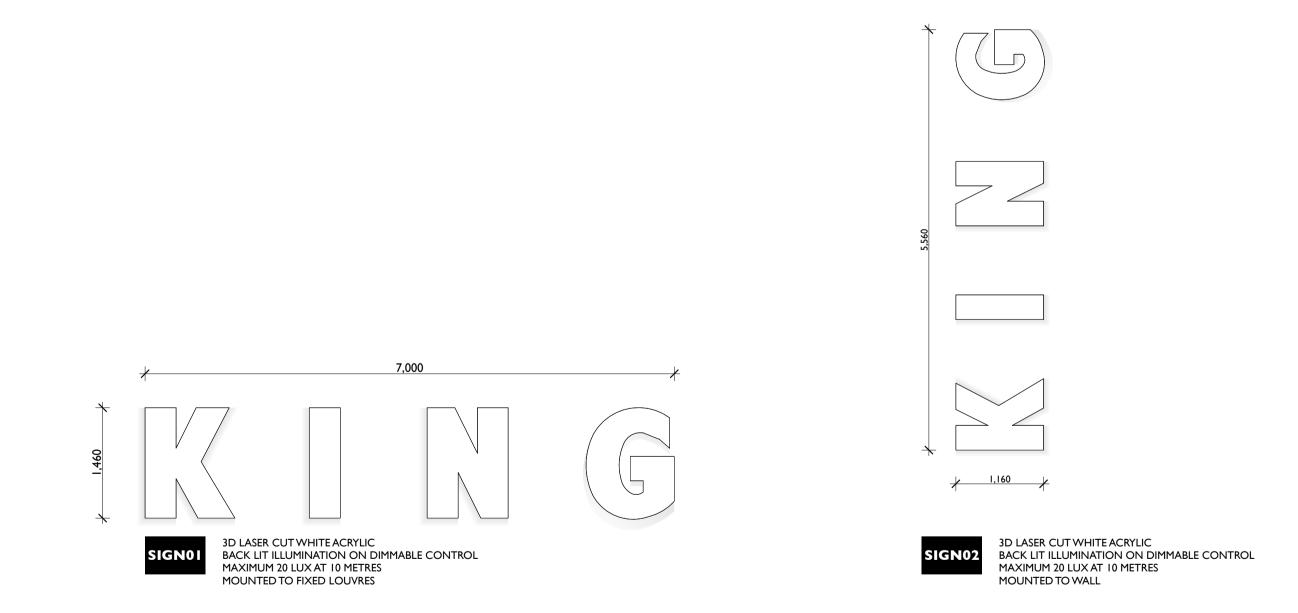
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PROPOSED PYLON DETAIL 1:50



PROPOSED SIGNAGE DETAIL 1:50

PROJECT NAME: BALGOWLAH KING LIVING 202-204 CONDAMINE ST BALGOWLAH NSW SITE ADDRESS:

KING LIVING ARCHITECT: KT DRAWN:

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PROJECT PHASE: DEVELOPMENT APPLICATION

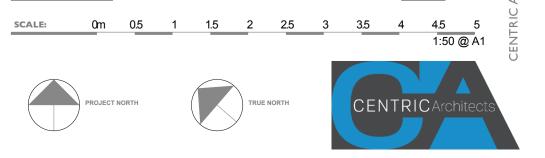
DRAWING TITLE: SIGNAGE DETAILS

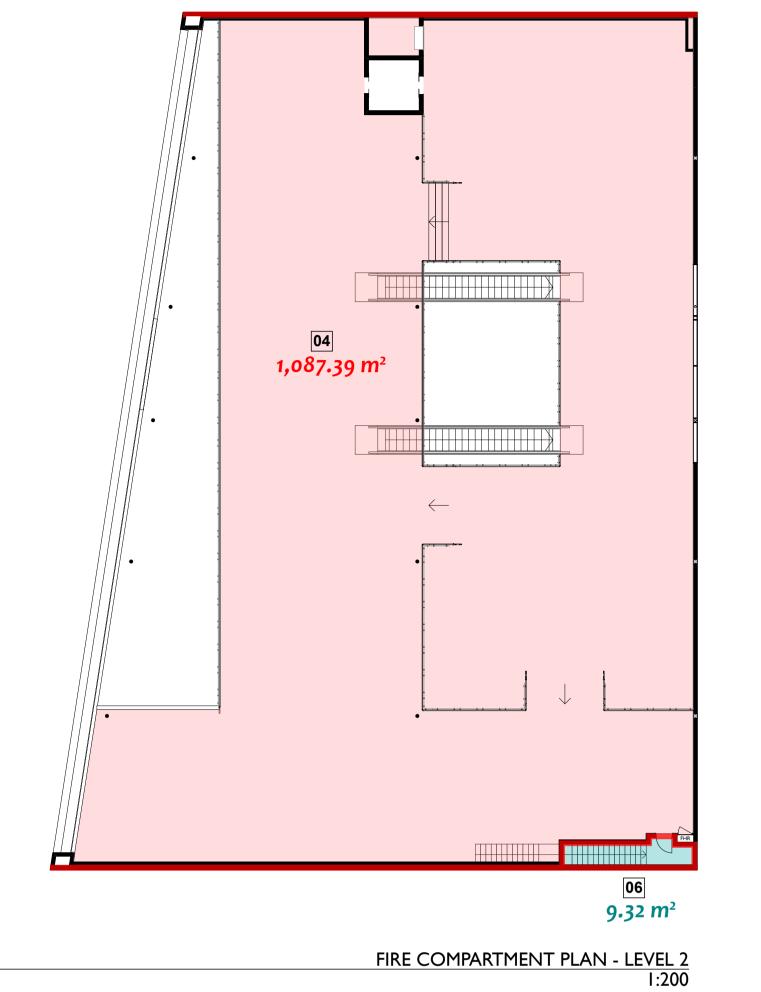
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0432 - 7000 ISSUE: A DRAWING NO:









CONSTRUCTION & FIRE COMPARTMENT REQUIREMENTS:

1,938.81 m² <2,000 m² 10,743.02 m³ <12,000 m³

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

• FIRE COMPARTMENT No1: 01+ 04

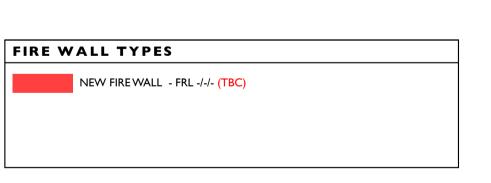
• FIRE COMPARTMENT No2: 425.19 m² <2,000 m² 2,018.63 m³ <12,000 m³

• FIRE COMPARTMENT No3: 27.91 m² 137.13 m³ 03+06 <2,000 m² <12,000 m³

-ZONE 01+04: 10,013.31 m³

-ZONE 03+06: 128.10 m³ —ZONE 02: 2,018.63 m³

3D VOLUMES



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DRAWING TITLE: FIRE COMPARTMENTATION 0432 - 9100 ISSUE: B DRAWING NO:





