Sheet Number	Issue	Sheet Name
DA00	M	Development Application
DA01	M	Site Plan
DA02	M	Locality Plan
DA03	M	Basement Plan
DA04	M	Ground Floor Plan
DA05	M	Level 1 Plan
DA06	M	Level 2 Plan
DA07	M	Level 3 Plan
DA08	M	Level 4 Plan
DA09	M	Roof Plan
DA10	M	Elevations
DA11	M	Elevations
DA12	M	Boundary Elevations
DA13	M	Section
DA14	M	Section
DA15	M	Shadow Diagram - 900am June 21
DA16	M	Shadow Diagram - 1200noon June 21
DA17	M	Shadow Diagram - 300pm June 21
DA18	M	Neighbouring Shadow Studies
DA19	M	Solar Access Study
DA20	M	Driveway Profile
DA21	M	Photomontage - Whale Beach Road
DA22	M	Photomontage - Surf Road
DA23	M	Site Analysis - Existing
DA24	M	Site Analysis - Proposed
DA30	M	Sectional Perspective (Site)
DA32	M	Gross Floor Area Calculations
DA33	M	Area Calculations
DA34	M	Landscaped Areas
DA35	M	Finishes Board - Surf Road
DA36	M	Finishes Board - Whale Beach Road
DA37	M	Building Height Plane
DA39	M	BASIX Requirements
DA40	M	Retail 1 Plan
DA41	M	Apartment 1 Plan
DA42	M	Apartment 2 Plan (lower)
DA43	M	Apartment 2 Plan (upper)
DA44	M	Apartment 3 Plan
DA45	M	Retail 2 Plan
DA46	M	Apartment 4 & Retail 3 Plan
DA47	M	Apartment 5 Plan
DA50	M	196 WBR View Impact Study
DA51	M	196 WBR View Impact Study
DA52	M	194 WBR View Impact Study
DA53	M	194 WBR View Impact Study
DA54	M	198 WBR View Impact Study
DA55	M	200 WBR View Impact Study
DA56	M	229 WBR View Impact Study
DA57	M	229 WBR View Impact Study
DA58	M	229 WBR View Impact Study
DA59	M	229 WBR View Impact Study
DA60	M	229 WBR View Impact Study
DA61	M	233 WBR View Impact Study
DA62	M	233 WBR View Impact Study
DA100	M	Notification Site Plan
DA101	M	Notification Elevations
DA102	M	Notification Elevations

Keynote Legend

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CC	Concrete Column
CL	Clothesline
CPC	Copper Cladding
CPR	Copper Roofing
CS	Concrete Slab
CW	Concrete Wall
DR	Driveway
FE	Paling Fence
FT	Footpath
GA	Garbage Storage Area
GD	Garage Door
GF	Glazed Floor
GR	Glazed Roofing
LB	Letterbox
MR	Membrane Roof
MS	Masonry Screen
MW	Masonry Wall
PB	Planter Bed
PV	Photovoltaic Panels
RP	Ramp
SC	Steel Column
SG	Steel framed Gate
SP	Stone Paving
SPA	Spa
ST	Stair
SW	Stone Wall
TS	Timber Screen
TZ	Terrazzo Screen
WB	Window Box



WHALE BEACH NEIGHBOURHOOD CENTRE

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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

April 2020



1 DA Site Plan
1 : 500

0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500

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No.	Revision Description	Date
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I	Addition of Substation	24/10/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Site Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 500
Drawn by	KW		DA01



1 DA Locality Plan
1 : 5000

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No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

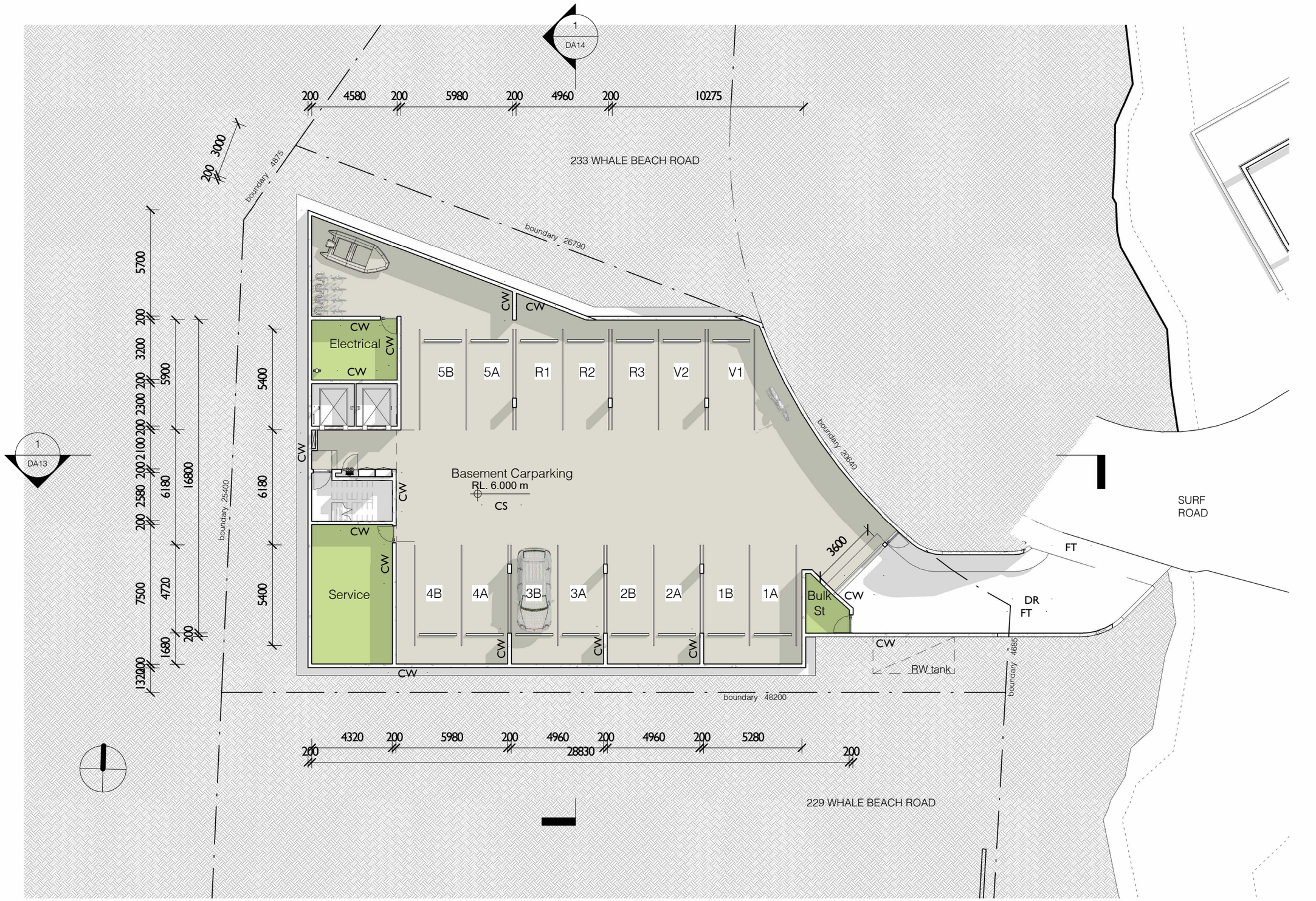
WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Locality Plan

Project number	1609	Checked by	Checker
Date	April 2020	Scale	1 : 5000
Drawn by	Author		DA02

CS Concrete Slab
CW Concrete Wall
DR Driveway
FT Footpath



1 DA Basement Plan
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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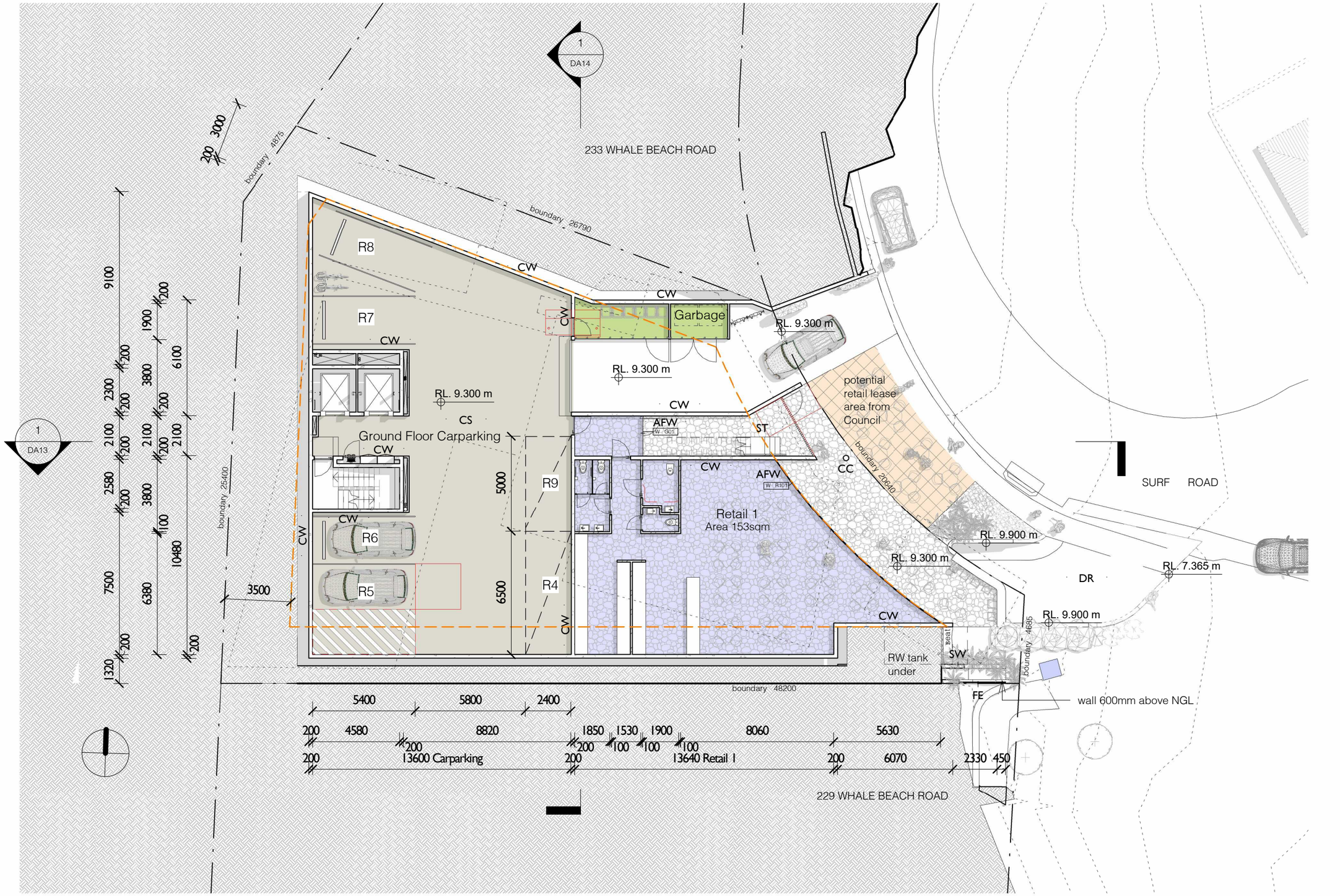
WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Basement Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA03

AFW	Aluminium Framed Window
CC	Concrete Column
CS	Concrete Slab
CW	Concrete Wall
FE	Paling Fence
ST	Stair
SW	Stone Wall



1 DA Ground Floor Plan
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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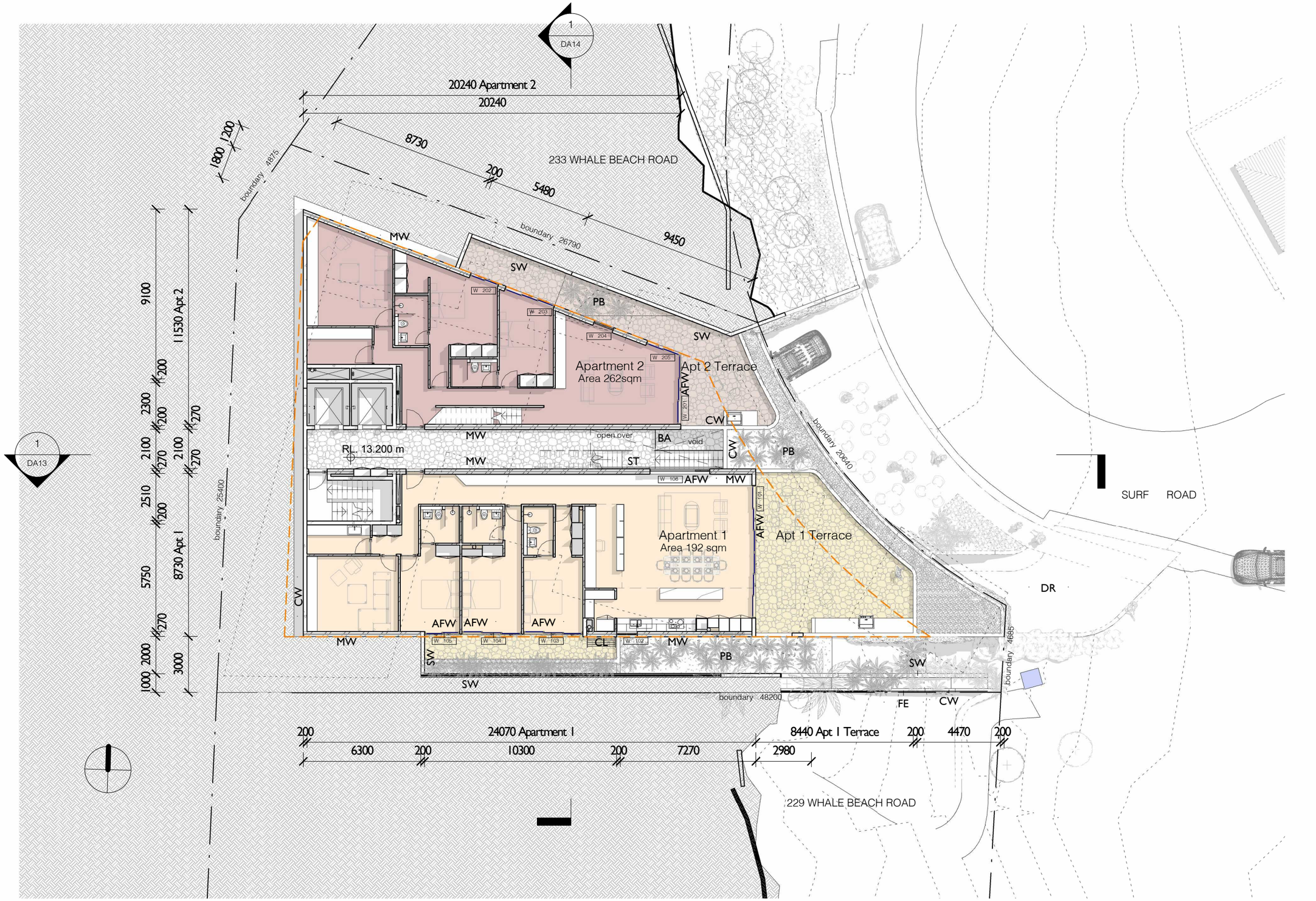
WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Ground Floor Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA04

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CL	Clothesline
CW	Concrete Wall
FE	Paling Fence
MW	Masonry Wall
PB	Planter Bed
ST	Stair
SW	Stone Wall



1 DA Level 1 Plan
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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WHALE BEACH NEIGHBOURHOOD

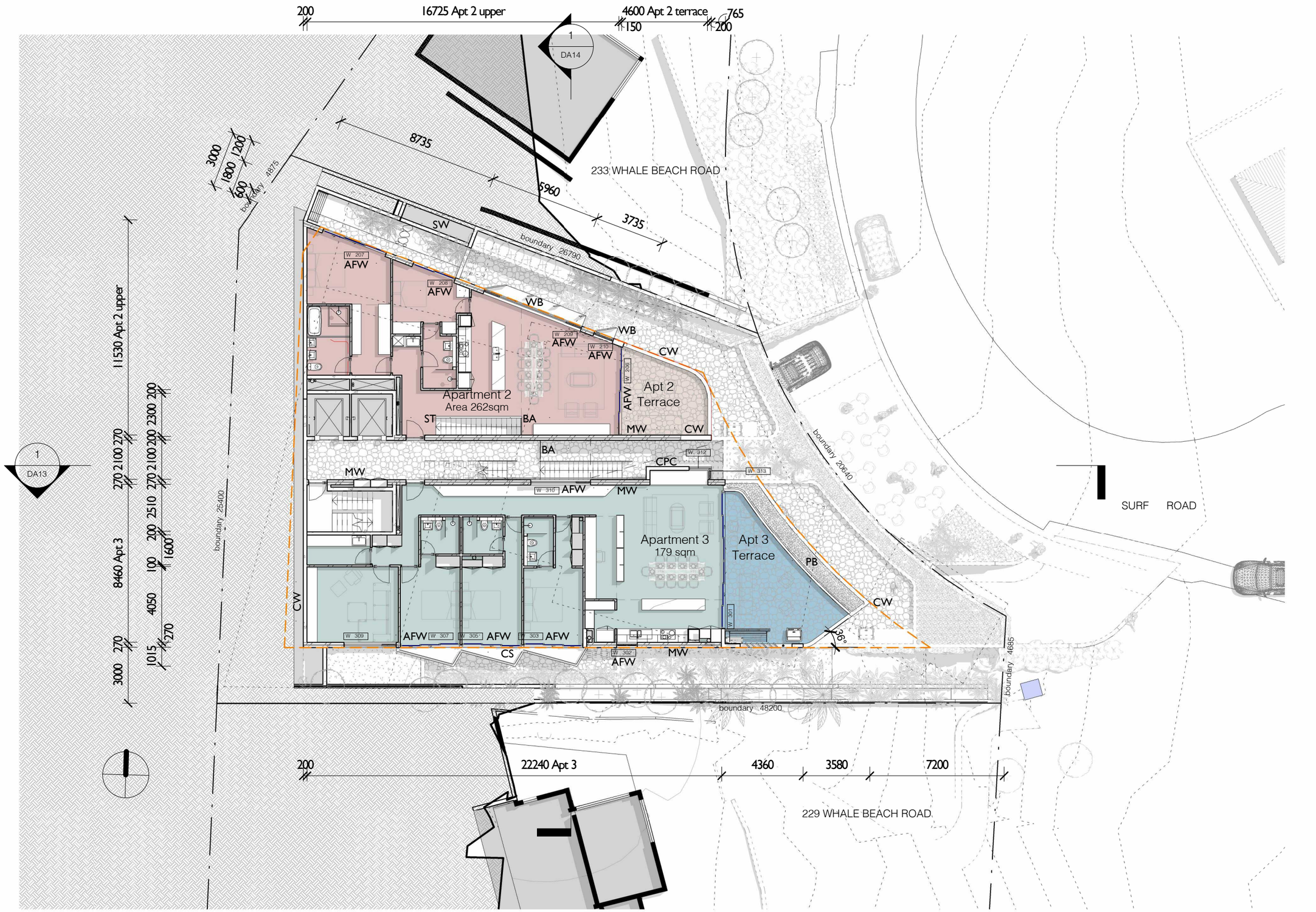
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Level 1 Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA05

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPC	Copper Cladding
CS	Concrete Slab
CW	Concrete Wall
MW	Masonry Wall
PB	Planter Bed
ST	Stair
SW	Stone Wall
WB	Window Box



1 DA Level 2 Plan
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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No.	Revision Description	Date
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WHALE BEACH NEIGHBOURHOOD

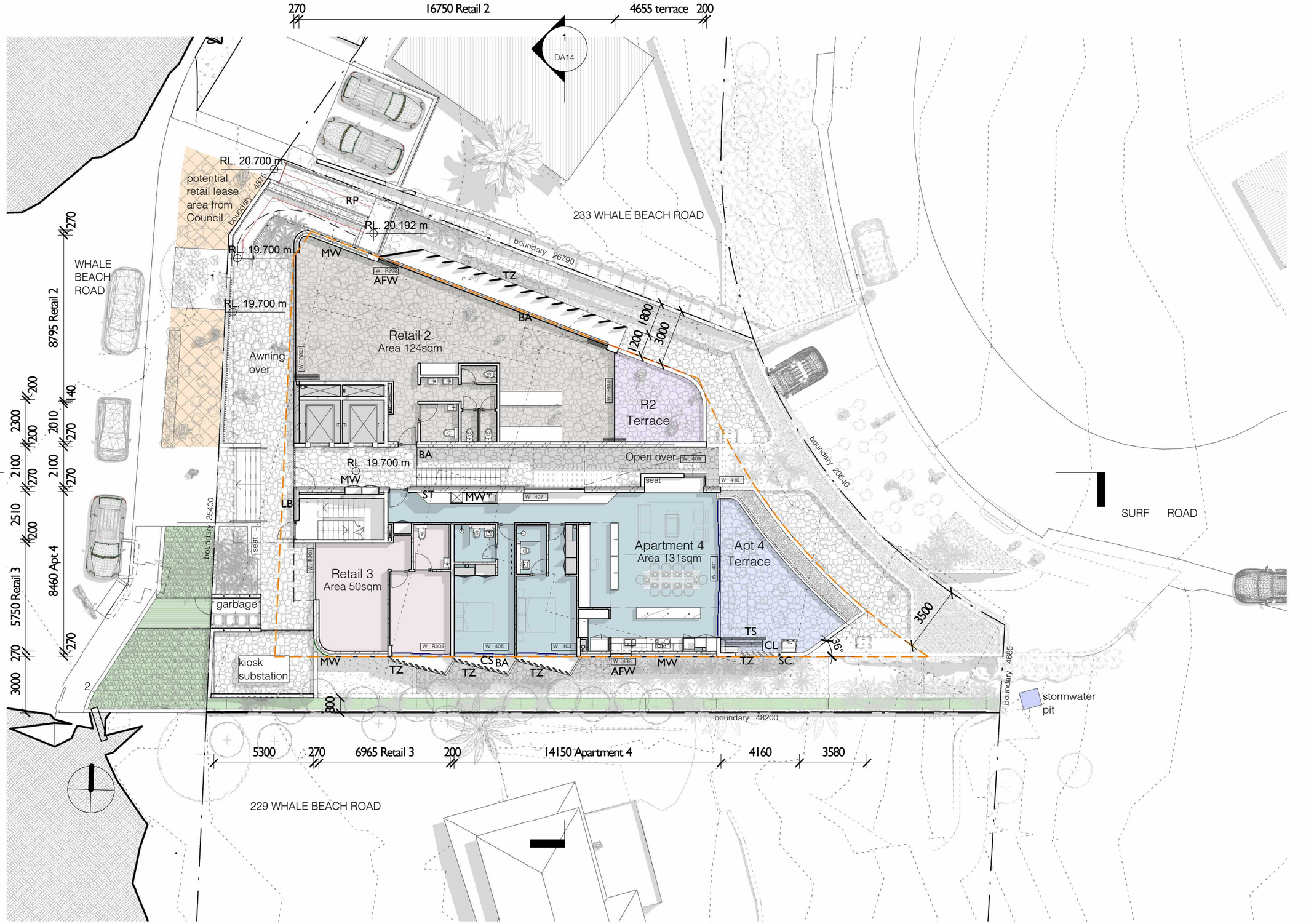
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Level 2 Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA06

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CL	Clothesline
CS	Concrete Slab
LB	Letterbox
MW	Masonry Wall
RP	Ramp
SC	Steel Column
ST	Stair
TS	Timber Screen
TZ	Terrazzo Screen



1 DA Level 3 Plan
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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WHALE BEACH NEIGHBOURHOOD

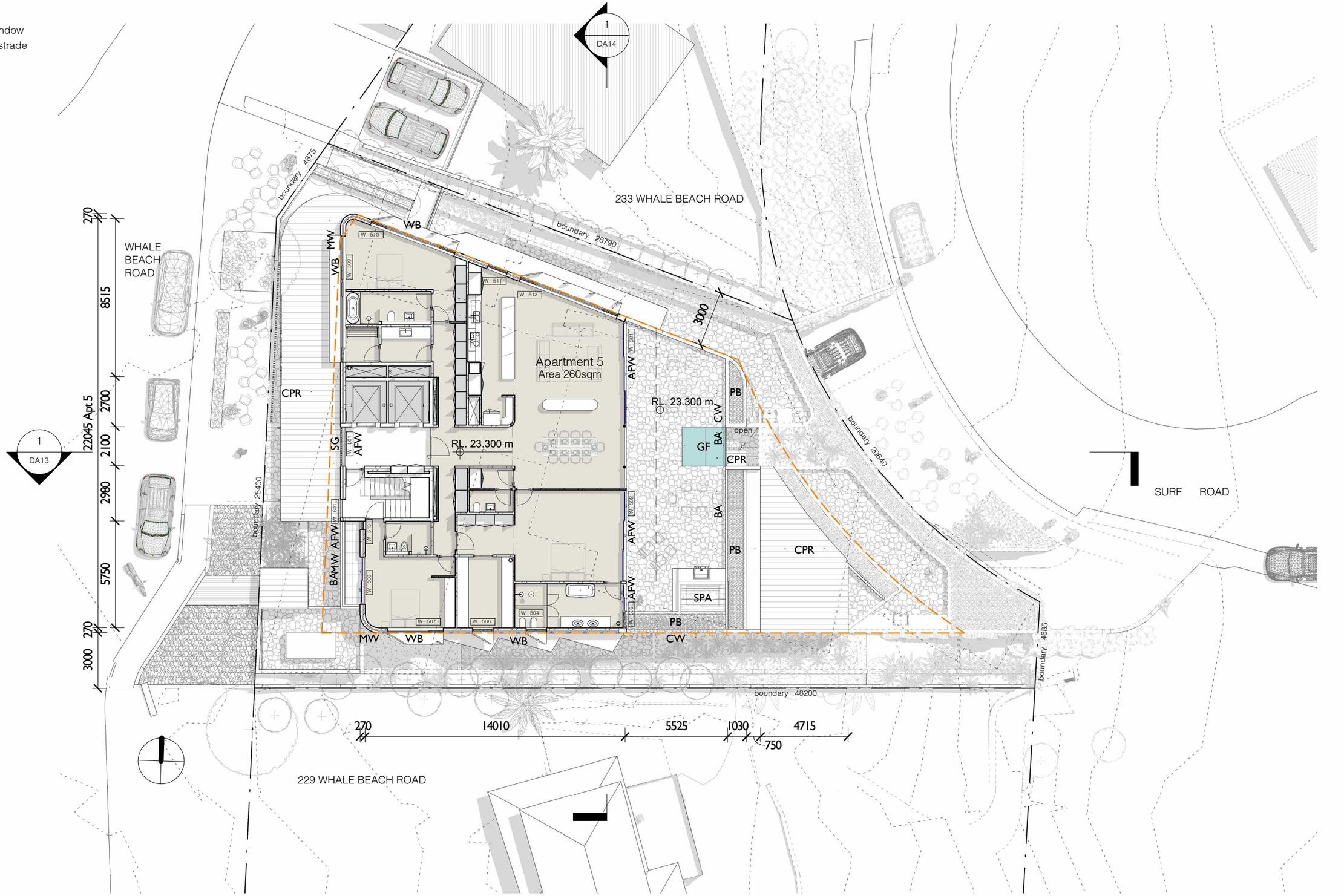
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Level 3 Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA07

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CW	Concrete Wall
GF	Glazed Floor
MW	Masonry Wall
PB	Planter Bed
SG	Steel framed Gate
SPA	Spa
WB	Window Box



1 DA Level 4 Plan
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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No.	Revision Description	Date
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M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD

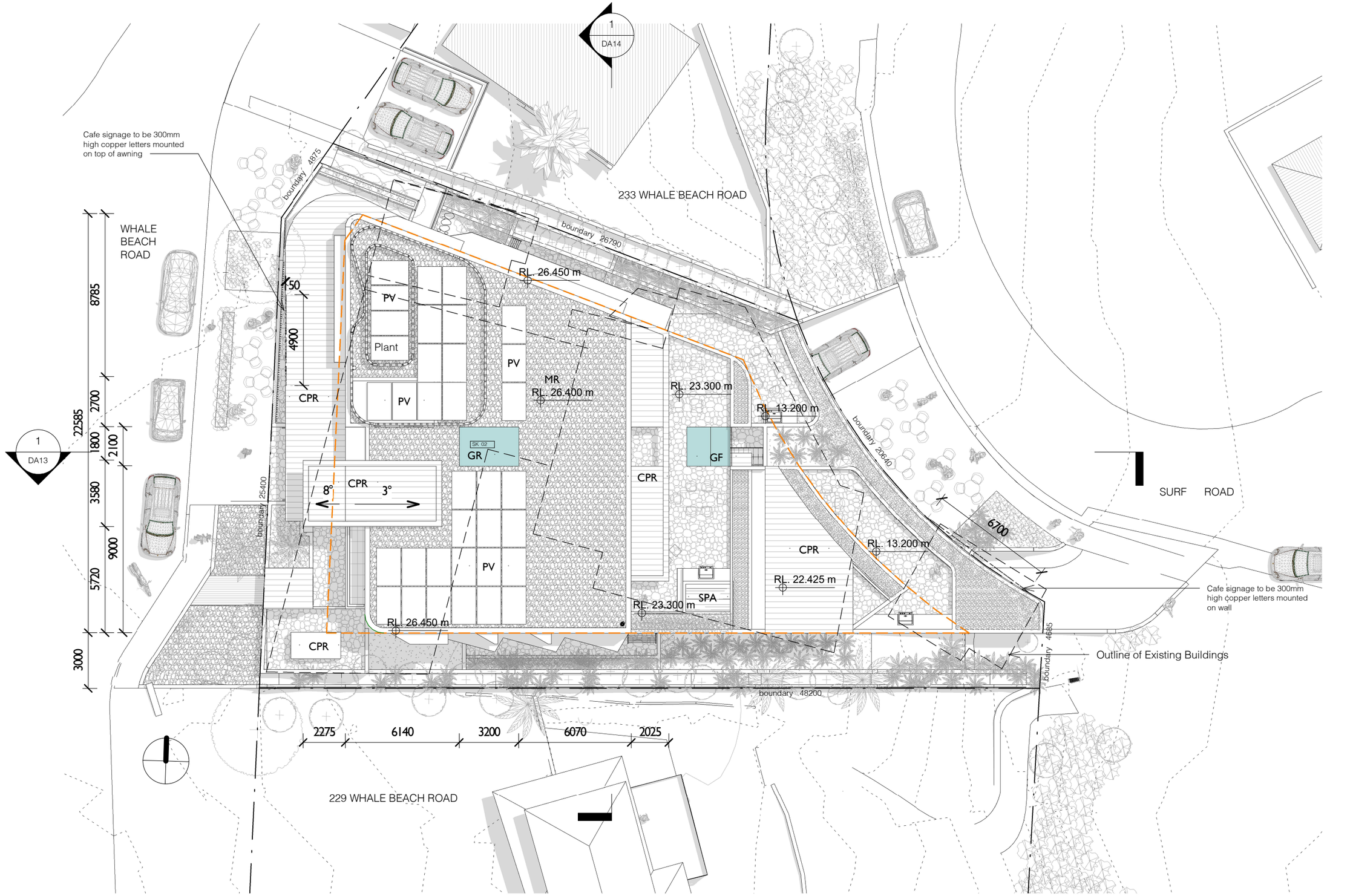
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Level 4 Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA08

CPR Copper Roofing
GF Glazed Floor
GR Glazed Roofing
MR Membrane Roof
PV Photovoltaic Panels
SPA Spa



1 DA Roof Plan
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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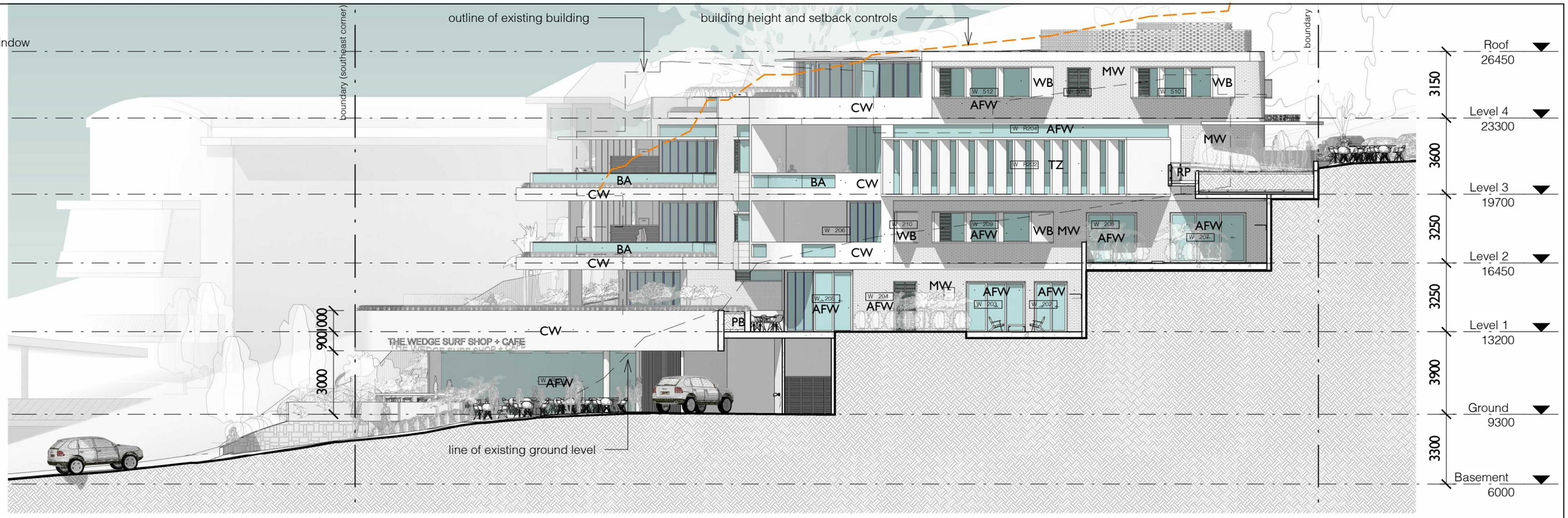
WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
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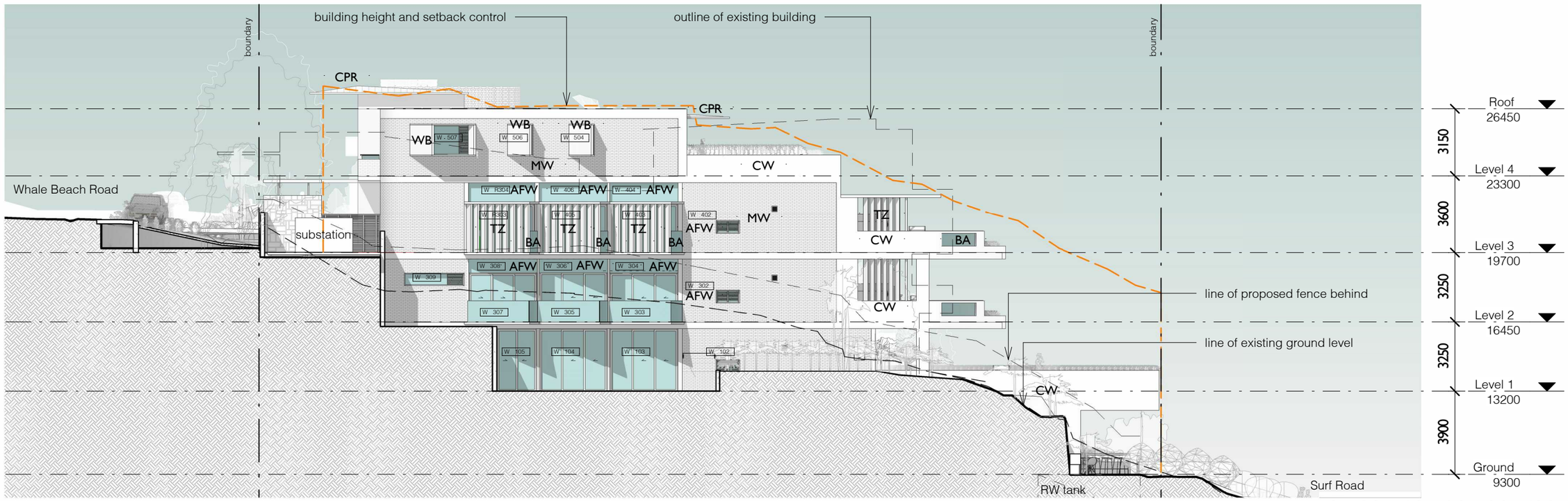
Roof Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA09

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CW	Concrete Wall
MW	Masonry Wall
PB	Planter Bed
RP	Ramp
TZ	Terrazzo Screen
WB	Window Box



1 North Elevation
1 : 200



2 South Elevation
1 : 200

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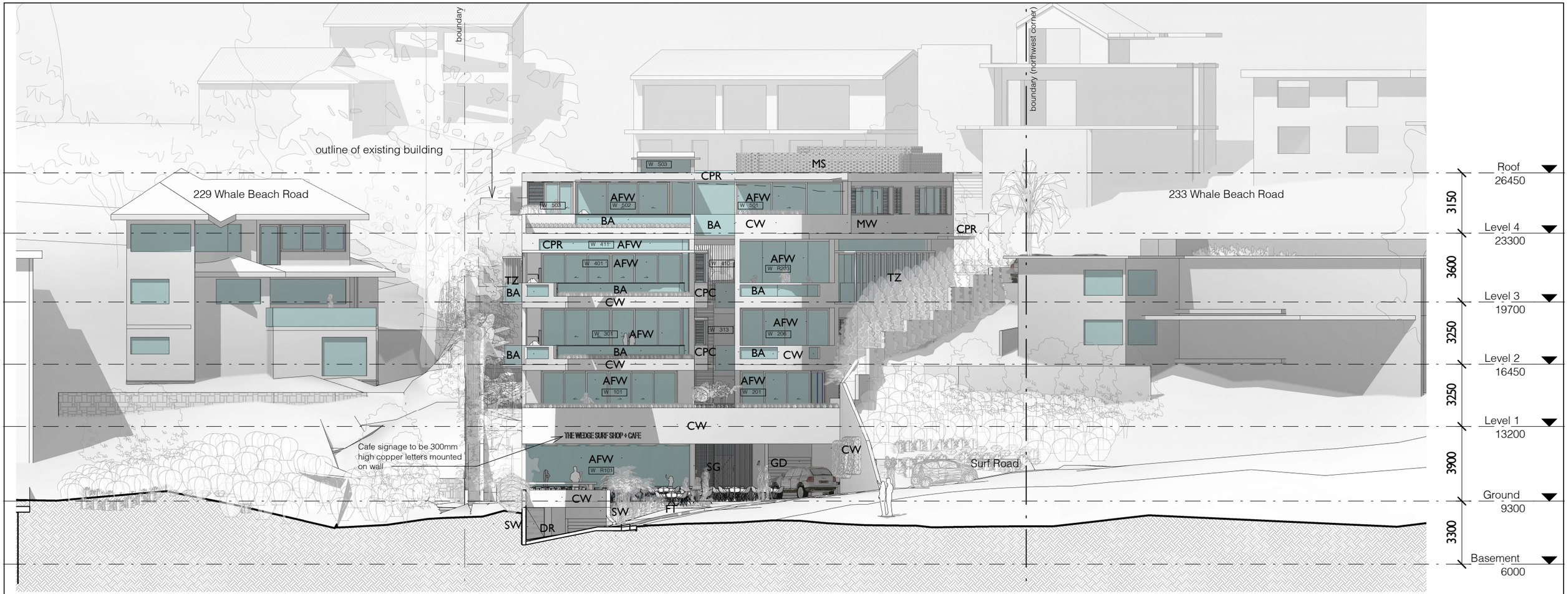
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

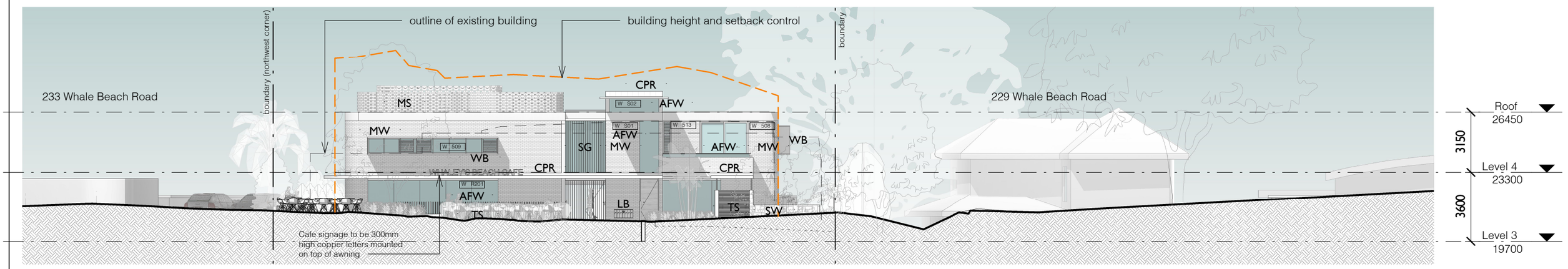
for
Leslie Cassar

Elevations

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA10



1 East Elevation
1 : 200



2 West Elevation
1 : 200

AFW	Aluminium Framed Window	CW	Concrete Wall	LB	Letterbox	SW	Stone Wall
BA	Frameless Glass Balustrade	DR	Driveway	MS	Masonry Screen	TS	Timber Screen
CPC	Copper Cladding	FT	Footpath	MW	Masonry Wall	TZ	Terrazzo Screen
CPR	Copper Roofing	GD	Garage Door	SG	Steel framed Gate	WB	Window Box

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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WHALE BEACH NEIGHBOURHOOD

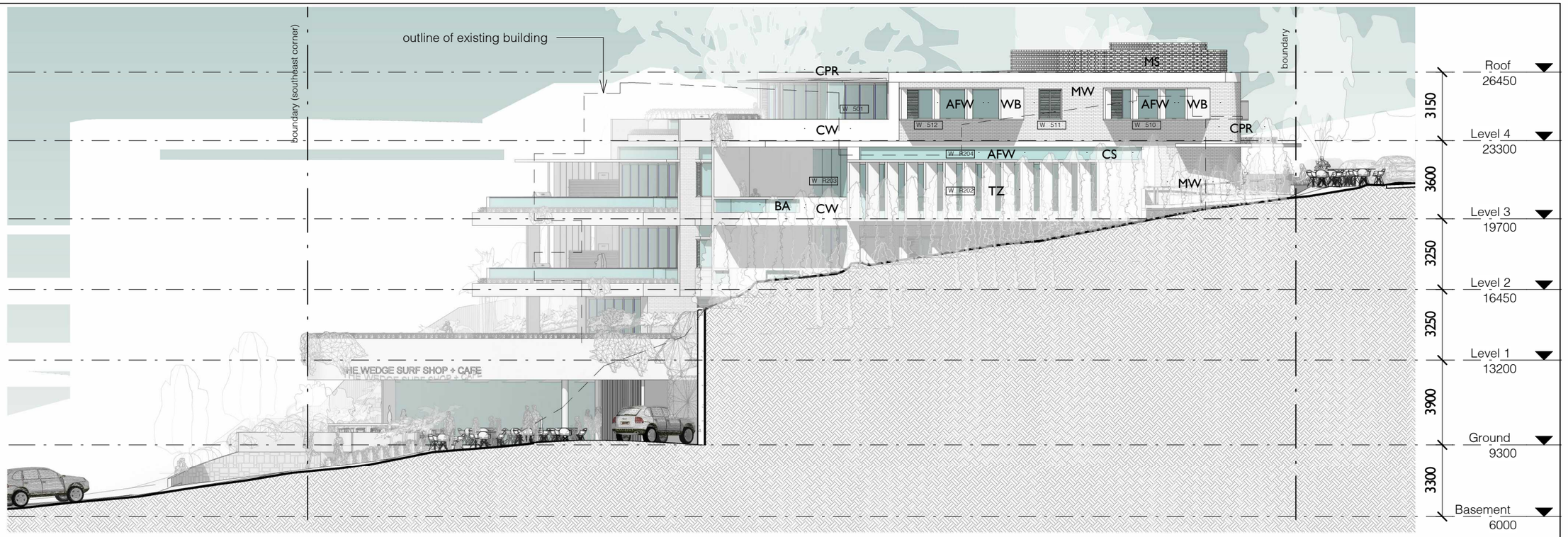
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Elevations

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA11

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CS	Concrete Slab
CW	Concrete Wall
FE	Paling Fence
MS	Masonry Screen
MW	Masonry Wall
SW	Stone Wall
TZ	Terrazzo Screen
WB	Window Box



1 North Elevation - on boundary
1 : 200



2 South Elevation - on boundary
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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No.	Revision Description	Date
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M	Development Application	17/04/2020

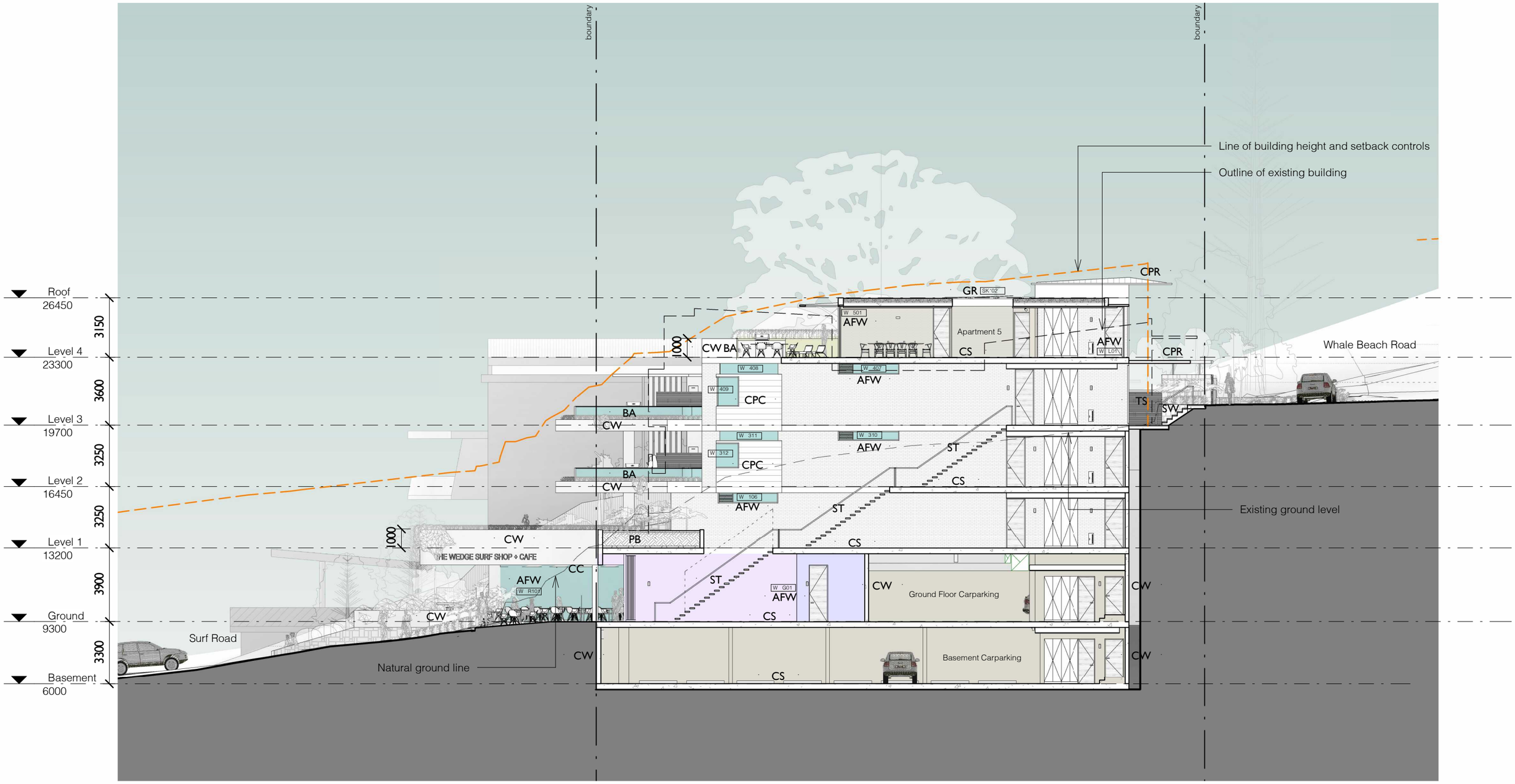
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Boundary Elevations

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA12



1 Long Section
1 : 200

AFW	Aluminium Framed Window	CW	Concrete Wall
BA	Frameless Glass Balustrade	GR	Glazed Roofing
CC	Concrete Column	PB	Planter Bed
CPC	Copper Cladding	ST	Stair
CPR	Copper Roofing	SW	Stone Wall
CS	Concrete Slab	TS	Timber Screen

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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WHALE BEACH NEIGHBOURHOOD

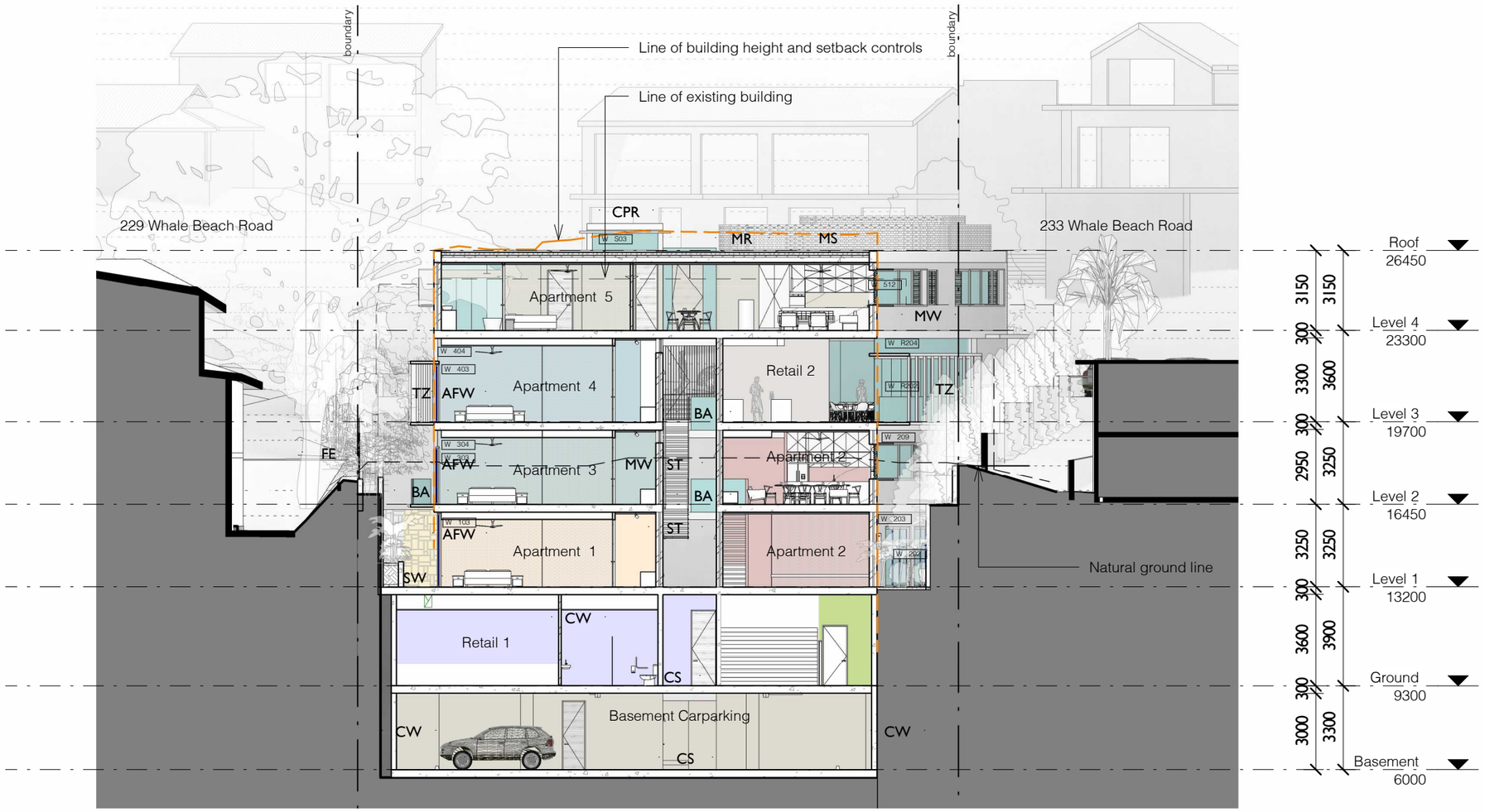
DEVELOPMENT APPLICATION
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for
Leslie Cassar

Section

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA13

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CS	Concrete Slab
CW	Concrete Wall
FE	Paling Fence
MR	Membrane Roof
MS	Masonry Screen
MW	Masonry Wall
ST	Stair
SW	Stone Wall
TZ	Terrazzo Screen



1 Cross Section 1
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

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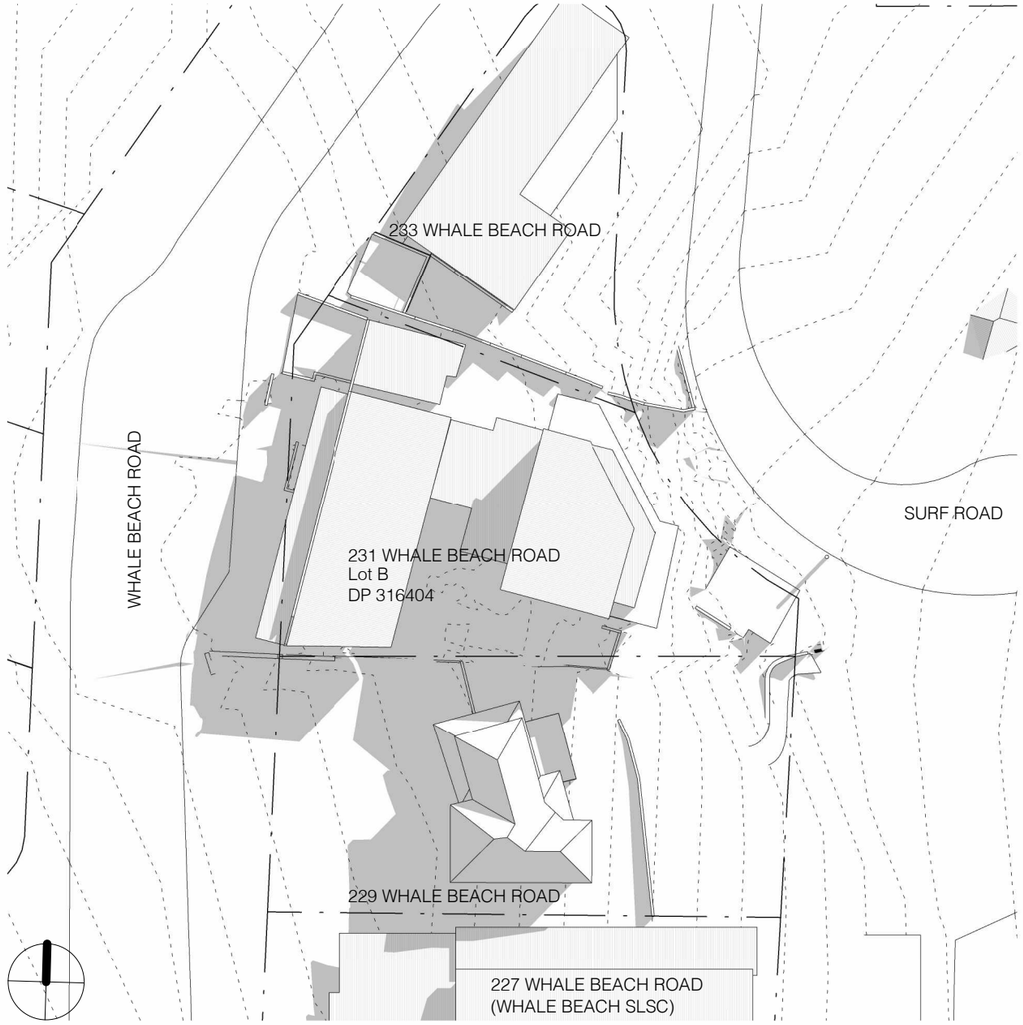
No.	Revision Description	Date
H	Issued for Services Consultants	27/09/19
I	Addition of Substation	24/10/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

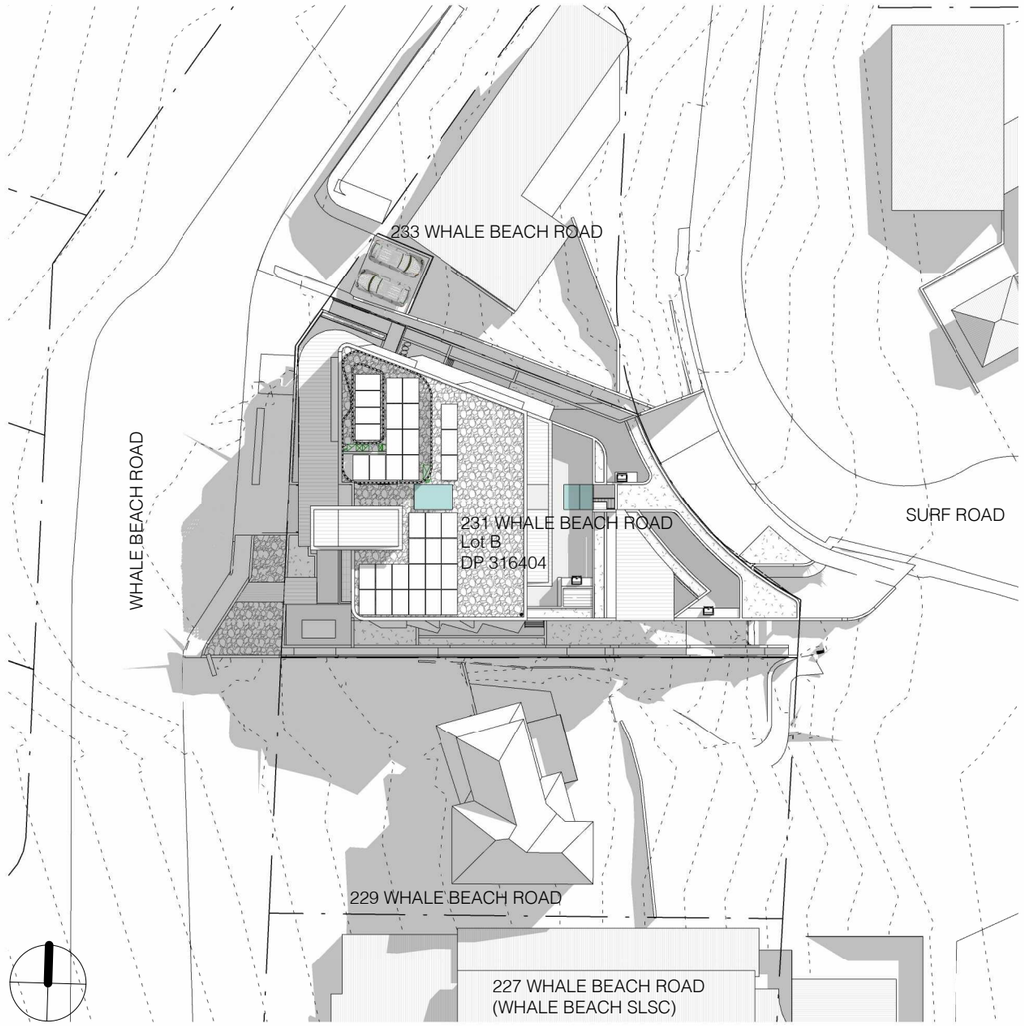
for
Leslie Cassar

Section

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA14



1 June 9am Existing
1 : 500



2 June 9am Proposed
1 : 500

2.8 CERTIFICATION OF SHADOW DIAGRAMS

☑ I/We hereby certify that the shadow diagrams submitted with this proposal are:

- in accordance with the Survey (prepared by a registered Surveyor) which is required to be submitted with the proposal;
- drawn to true – north
- to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June
- to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area

CERTIFIER'S DETAILS

Title	○ Mr	○ Mrs	○ Miss	☑ Ms	Other:
Given Names	Karla	Family Name	Wilford		
Company	Richard Cole Architecture				
Qualification (i.e Architect, Planner, Consultant, Surveyor)	Architect				

0 5.0m 10.0m 15.0m 20.0m 25.0m

1:500

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e mailto:richard@richardcolearchitecture.com.au
w www.richardcolearchitecture.com.au

acn:093 598 415 **abn**:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

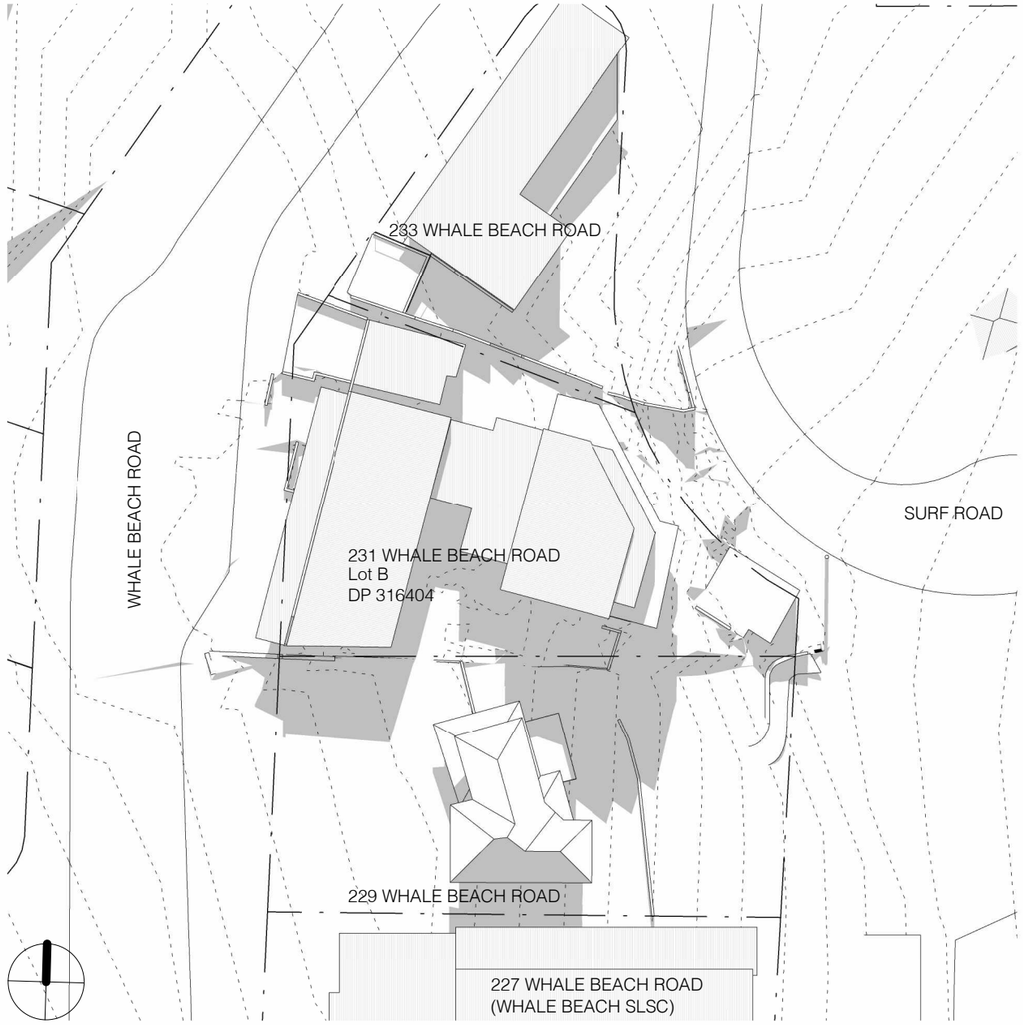
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

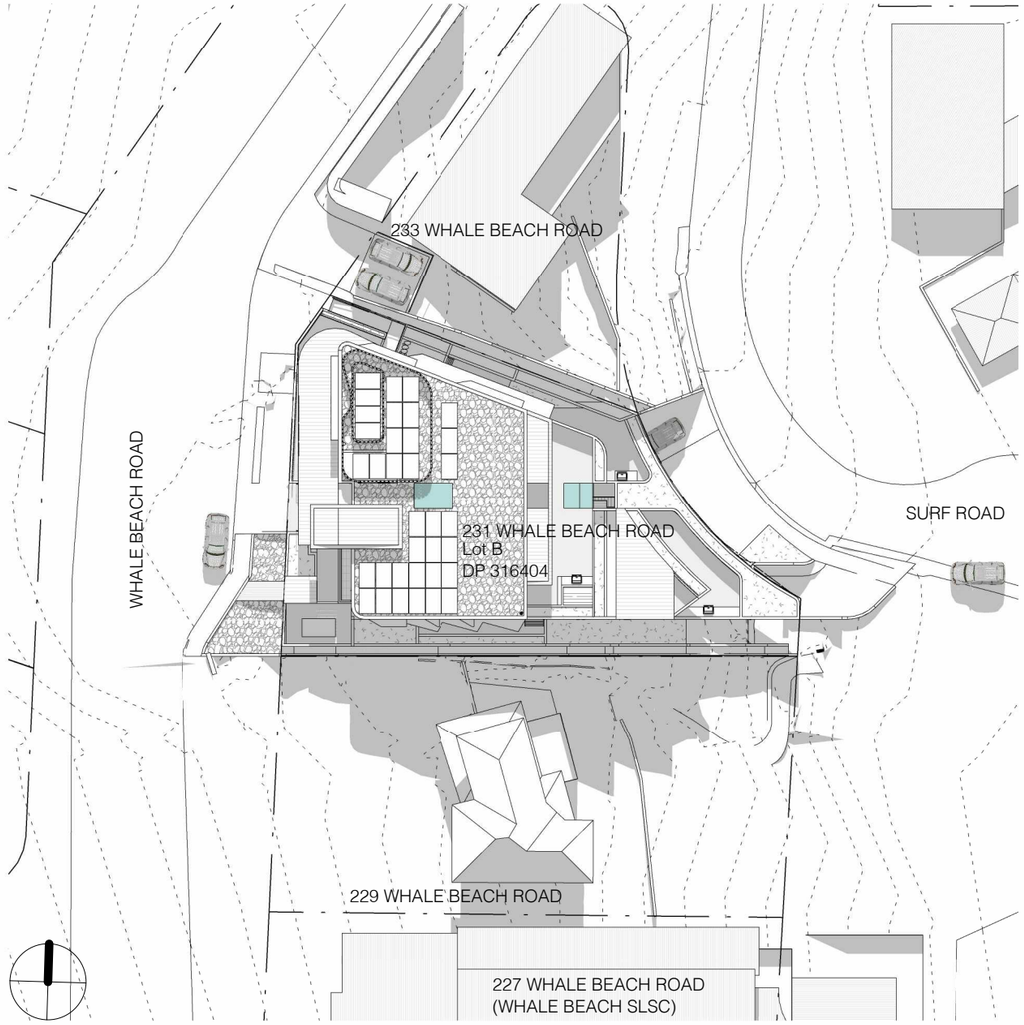
for
Leslie Cassar

Shadow Diagram - 900am June 21

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 500
Drawn by	KW		DA15



1 June 12noon Existing
1 : 500



2 June 12noon Proposed
1 : 500

2.8 CERTIFICATION OF SHADOW DIAGRAMS

☑ I/We hereby certify that the shadow diagrams submitted with this proposal are:
- in accordance with the Survey (prepared by a registered Surveyor) which is required to be submitted with the proposal;
- drawn to true – north
- to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June
- to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area

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Company	Richard Cole Architecture				
Qualification (i.e Architect, Planner, Consultant, Surveyor)	Architect				

0 5.0m 10.0m 15.0m 20.0m 25.0m

1:500

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No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

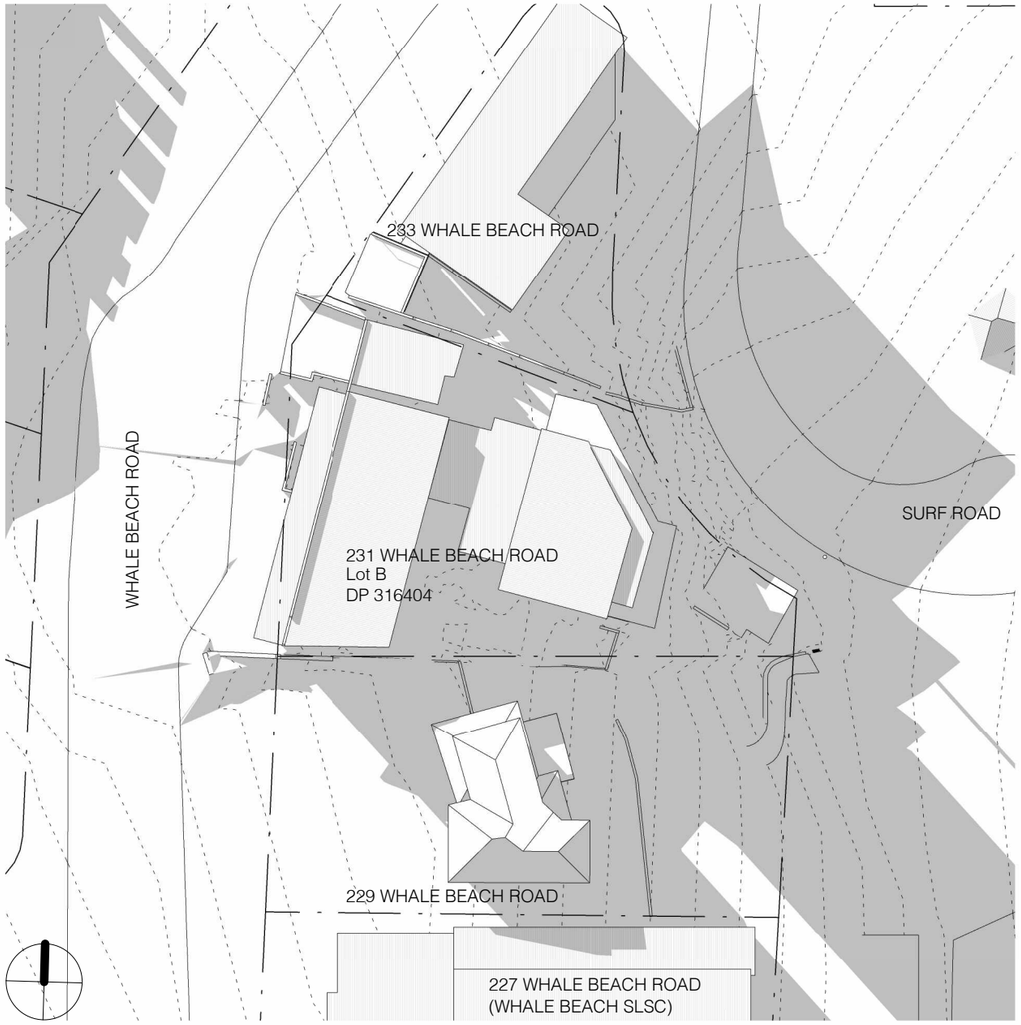
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

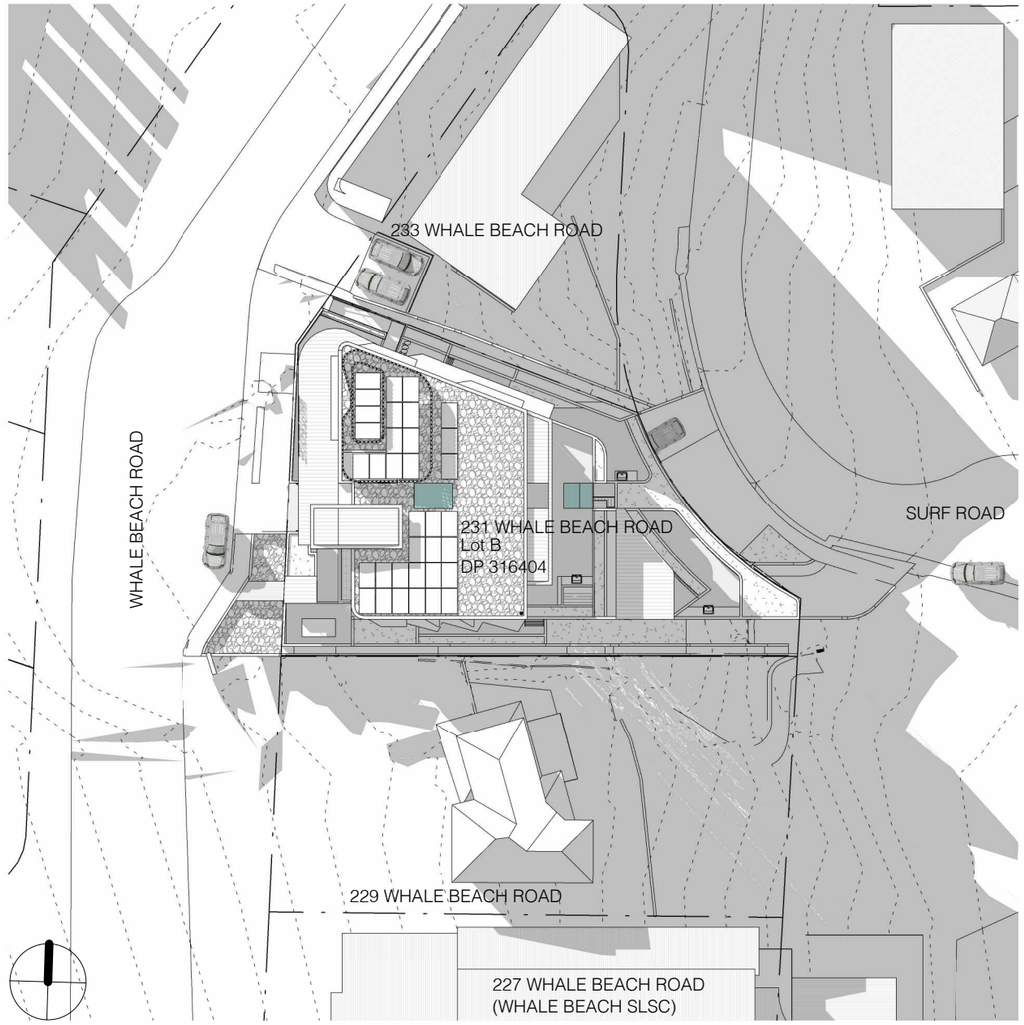
for
Leslie Cassar

Shadow Diagram - 1200noon June 21

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 500
Drawn by	KW		DA16



1 June 3pm Existing
1 : 500



2 June 3pm Proposed
1 : 500

2.8 CERTIFICATION OF SHADOW DIAGRAMS

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- in accordance with the Survey (prepared by a registered Surveyor) which is required to be submitted with the proposal;
- drawn to true – north
- to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June
- to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area

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Given Names	Karla	Family Name		Wilford	
Company	Richard Cole Architecture				
Qualification (i.e Architect, Planner, Consultant, Surveyor)	Architect				

0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500

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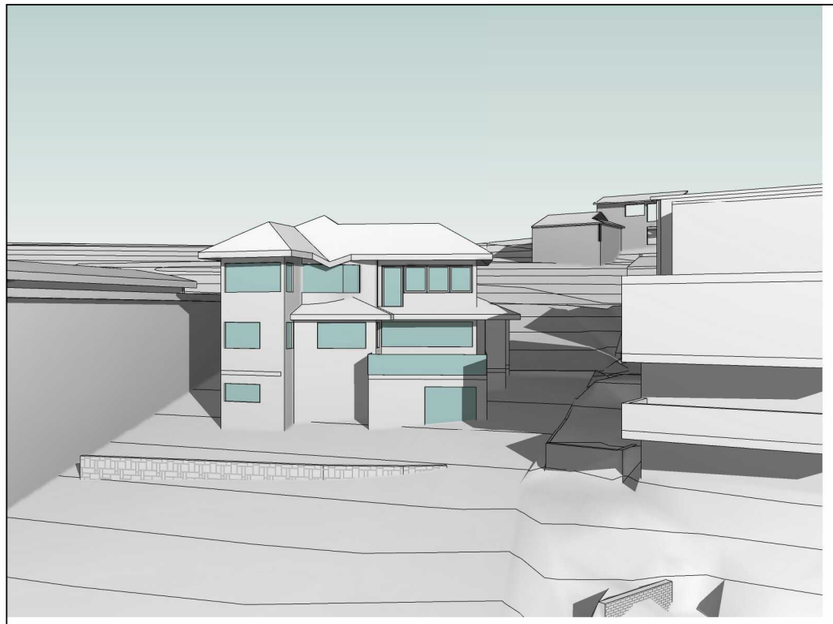
No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

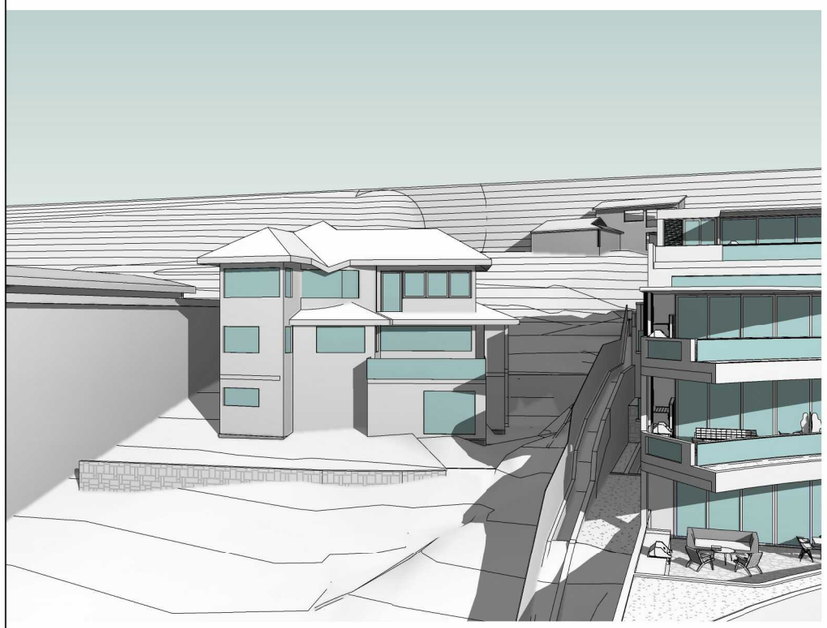
for
Leslie Cassar

Shadow Diagram - 300pm June 21

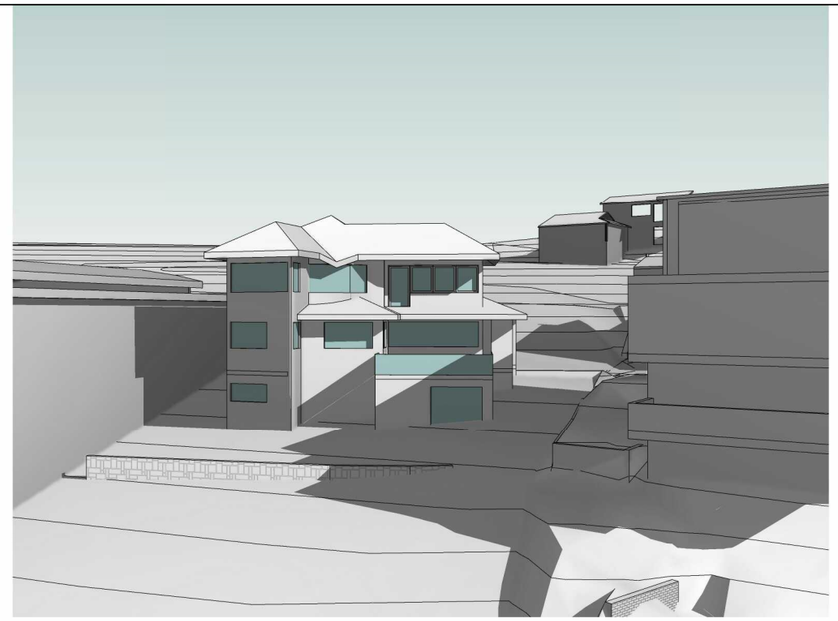
Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 500
Drawn by	KW		DA17



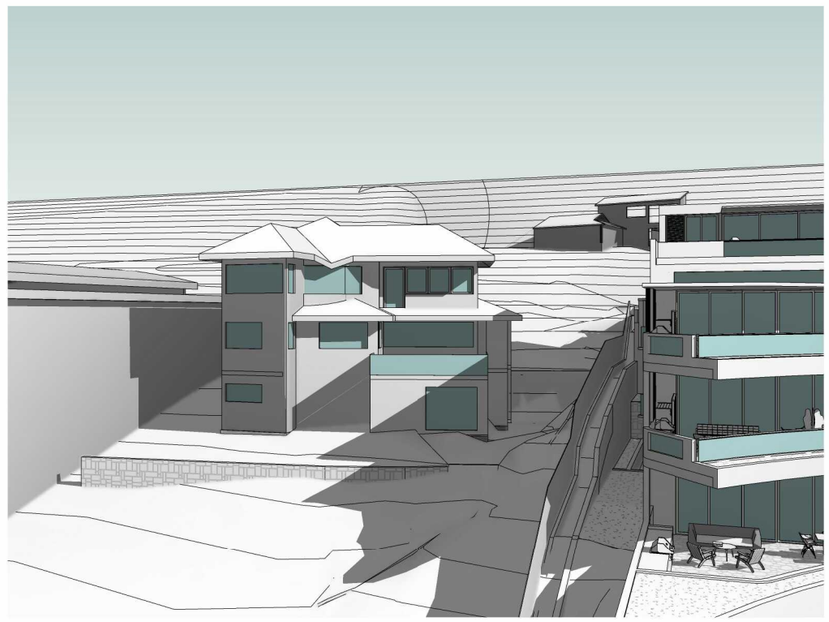
1 Neighbour - Shadow study 900am - Existing



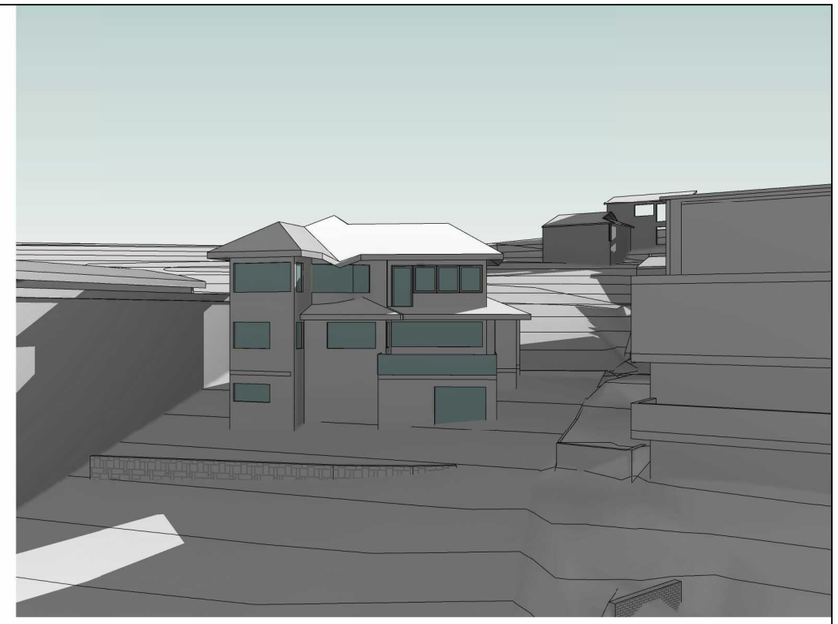
2 Neighbour - Shadow study 900am



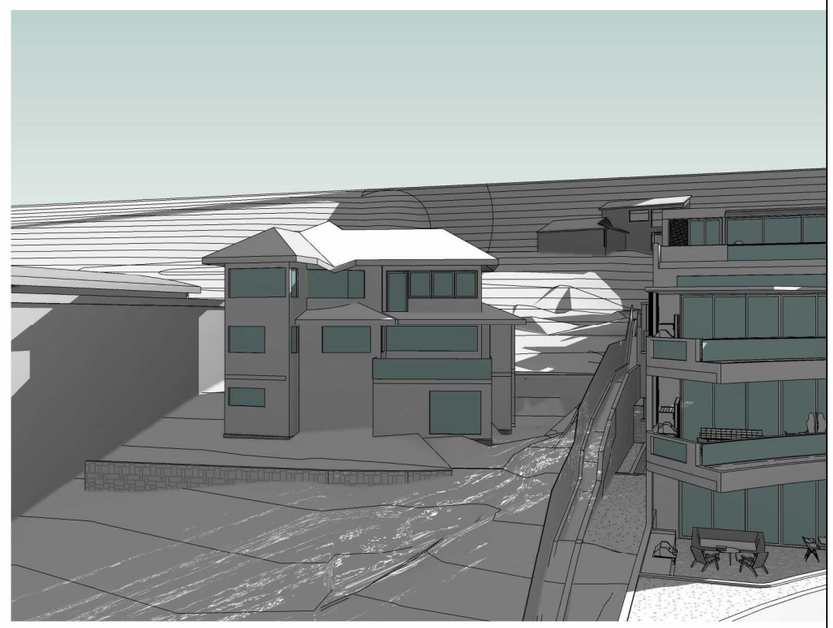
3 Neighbour - Shadow study 1200noon - Existing



4 Neighbour - Shadow study 1200noon



5 Neighbour - Shadow study 300pm - Existing



6 Neighbour - Shadow study 300pm

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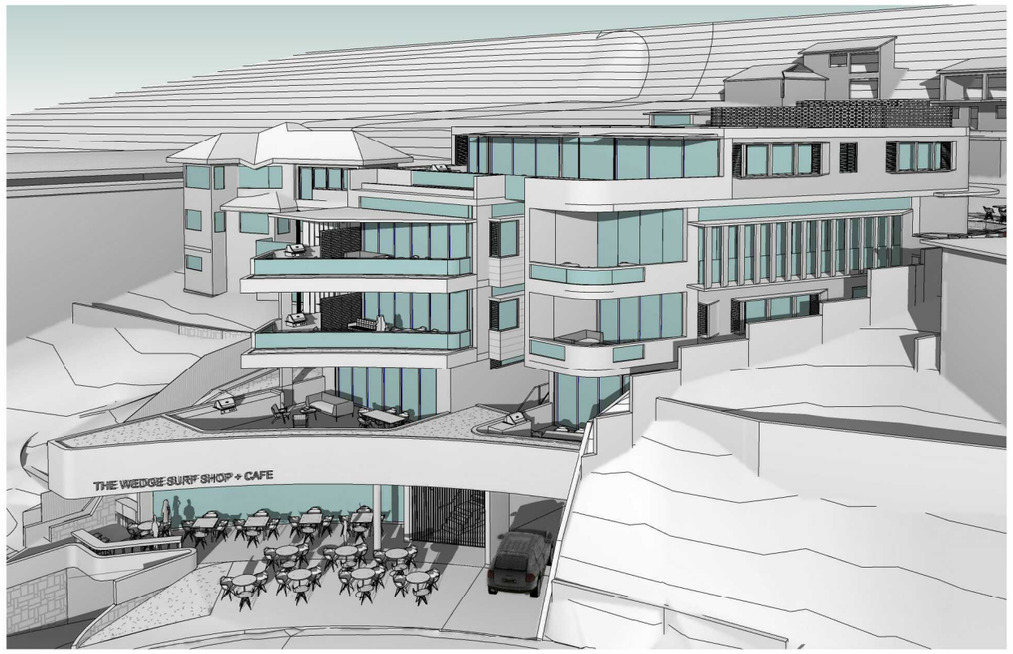
No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

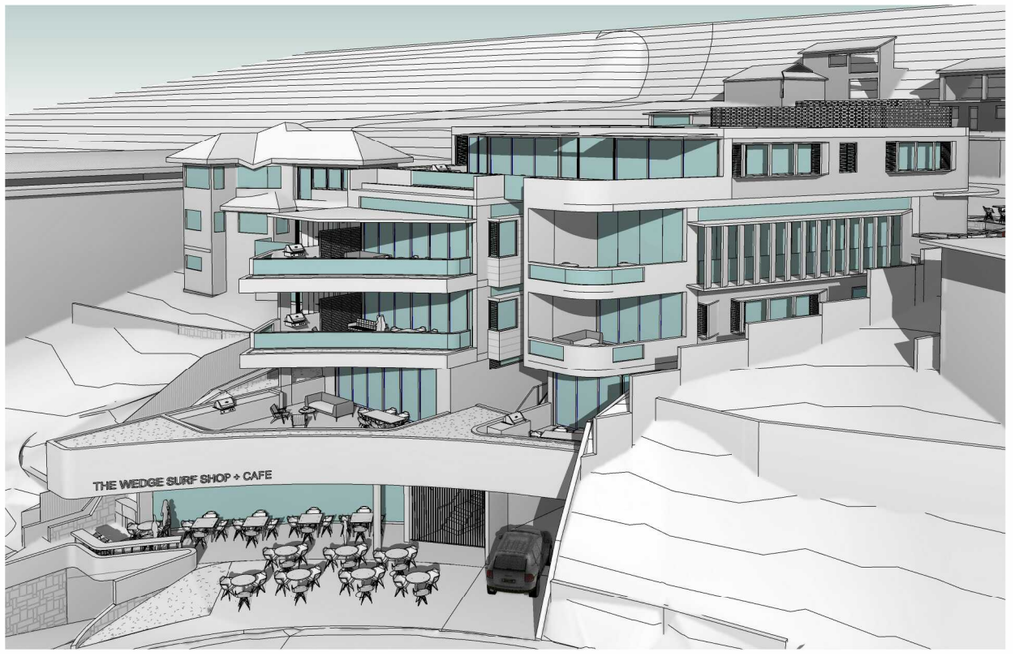
for
Leslie Cassar

Neighbouring Shadow Studies

Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA18



1 Solar Access Northern View - June 22 800am



2 Solar Access Northern View - June 22 900am



3 Solar Access Northern View - June 22 1000am



4 Solar Access Northern View - June 22 1100am

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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

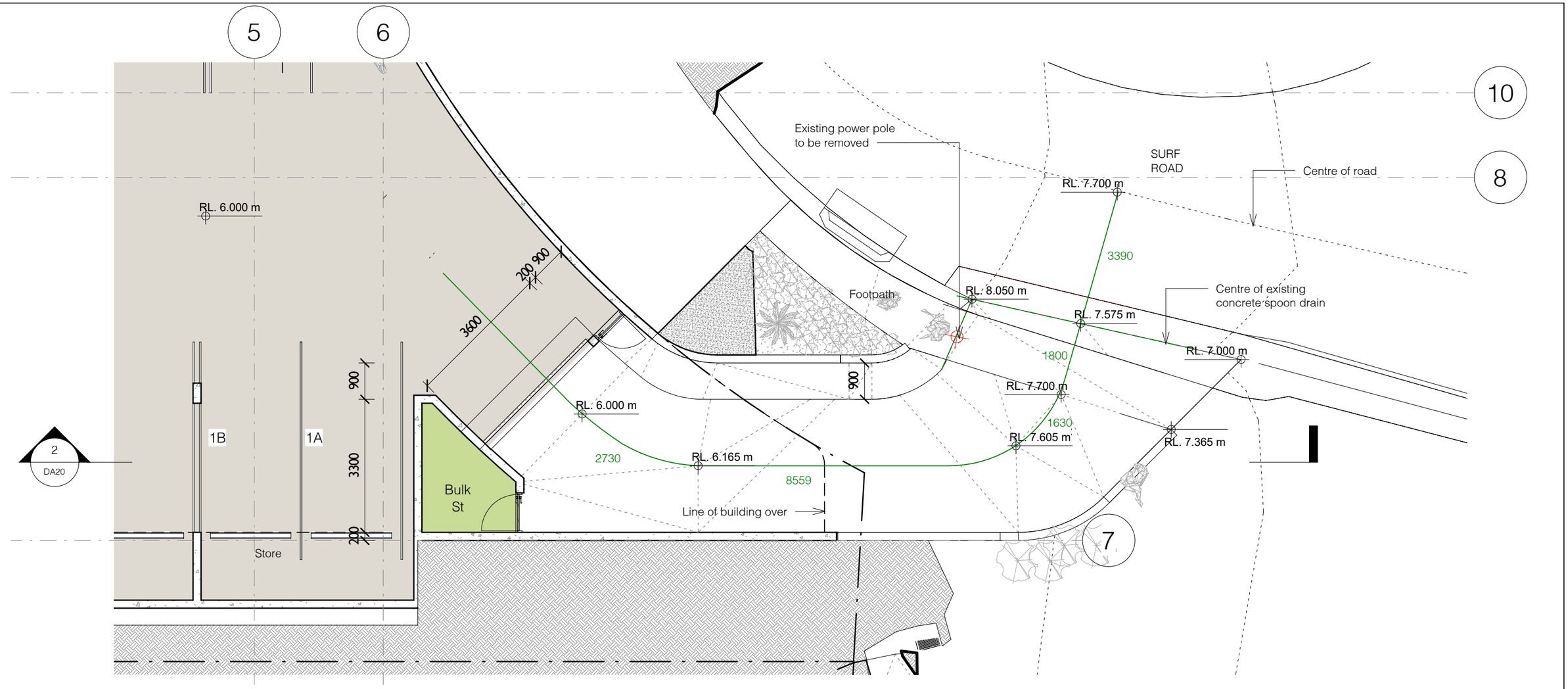
No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

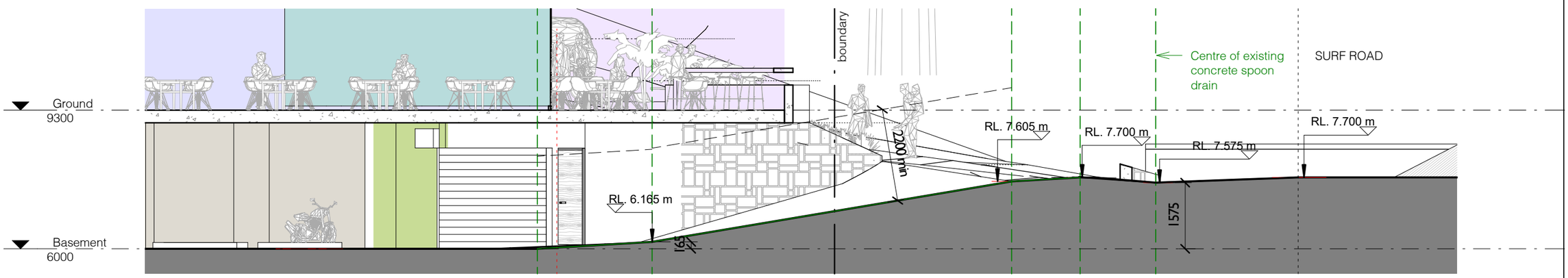
for
Leslie Cassar

Solar Access Study

Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA19



1 DA Driveway Plan
1 : 100



2 Driveway Section
1 : 100

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e mailto:richard@richardcolearchitecture.com.au
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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Driveway Profile

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 100
Drawn by	KW		DA20



139 PALMGROVE ROAD, AVALON BEACH NSW 2107
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e mailto:richard@richardcolearchitecture.com.au
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acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Photomontage - Whale Beach Road

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 1
Drawn by	KW		DA21



139 PALMGROVE ROAD, AVALON BEACH NSW 2107
t 02 9918 3843
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e mailto:richard@richardcolearchitecture.com.au
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acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

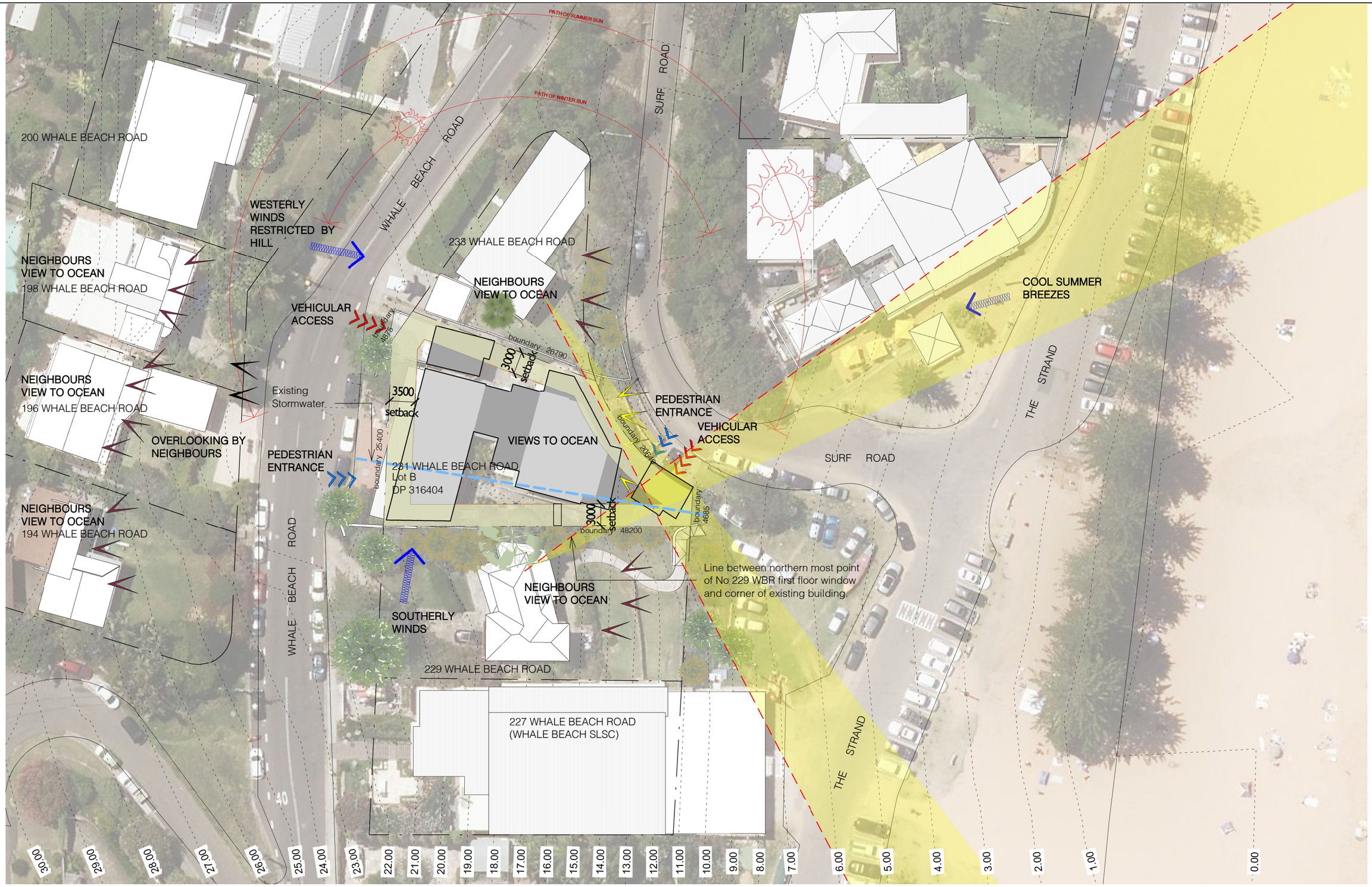
No.	Revision Description	Date
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Photomontage - Surf Road

Project number	1609	Checked by	Checker
Date	April 2020	Scale	1 : 1
Drawn by	Author		DA22



1 DA Site Analysis - Existing
1 : 500

0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
t 02 9918 3843
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w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
G	Issued for discussion with Palm and Whale Beach Association	05/09/19
H	Issued for Services Consultants	27/09/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

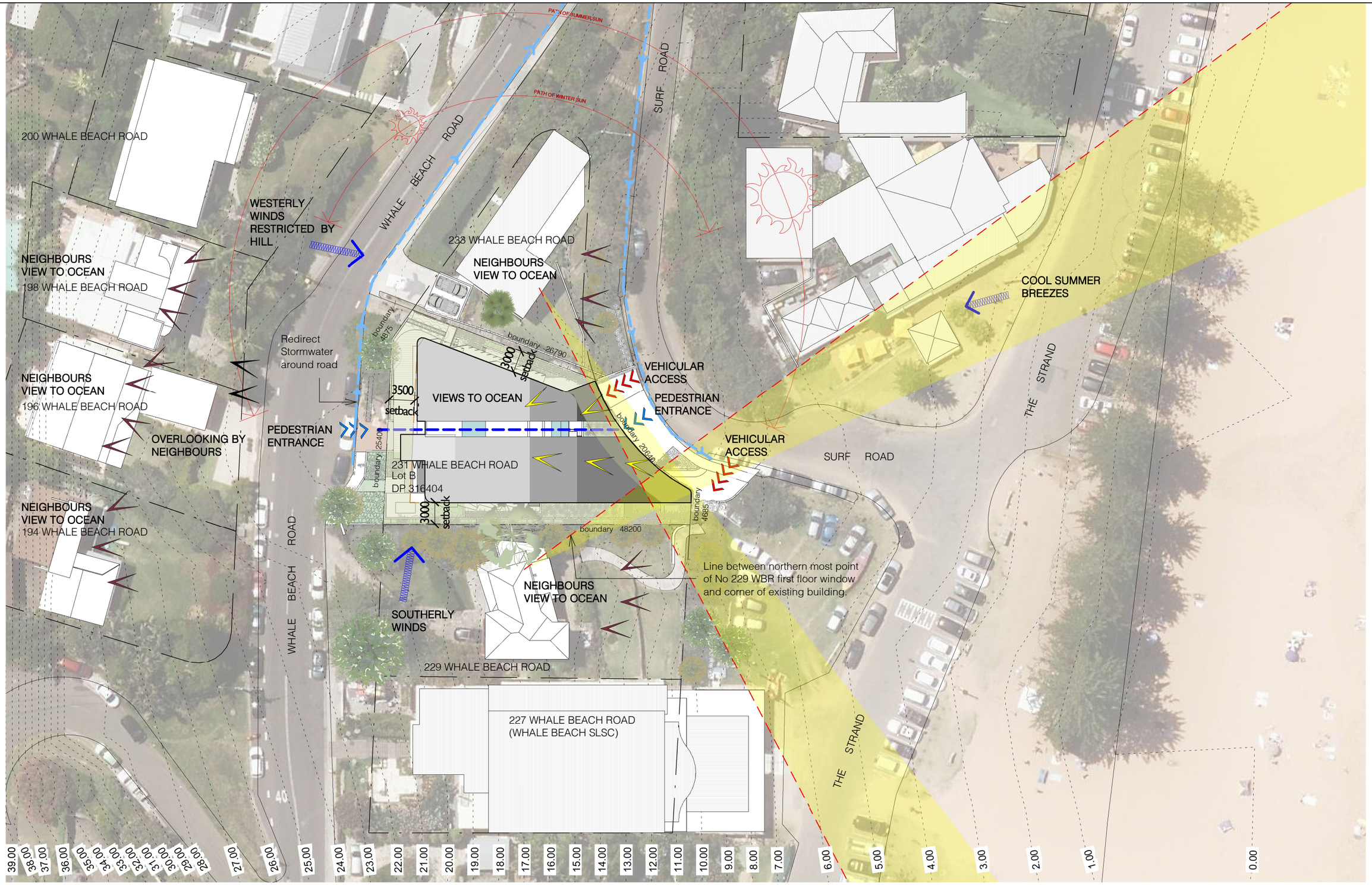
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Site Analysis - Existing

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 500
Drawn by	KW		DA23



1 DA Site Analysis - Proposed
1 : 500

0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500

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No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

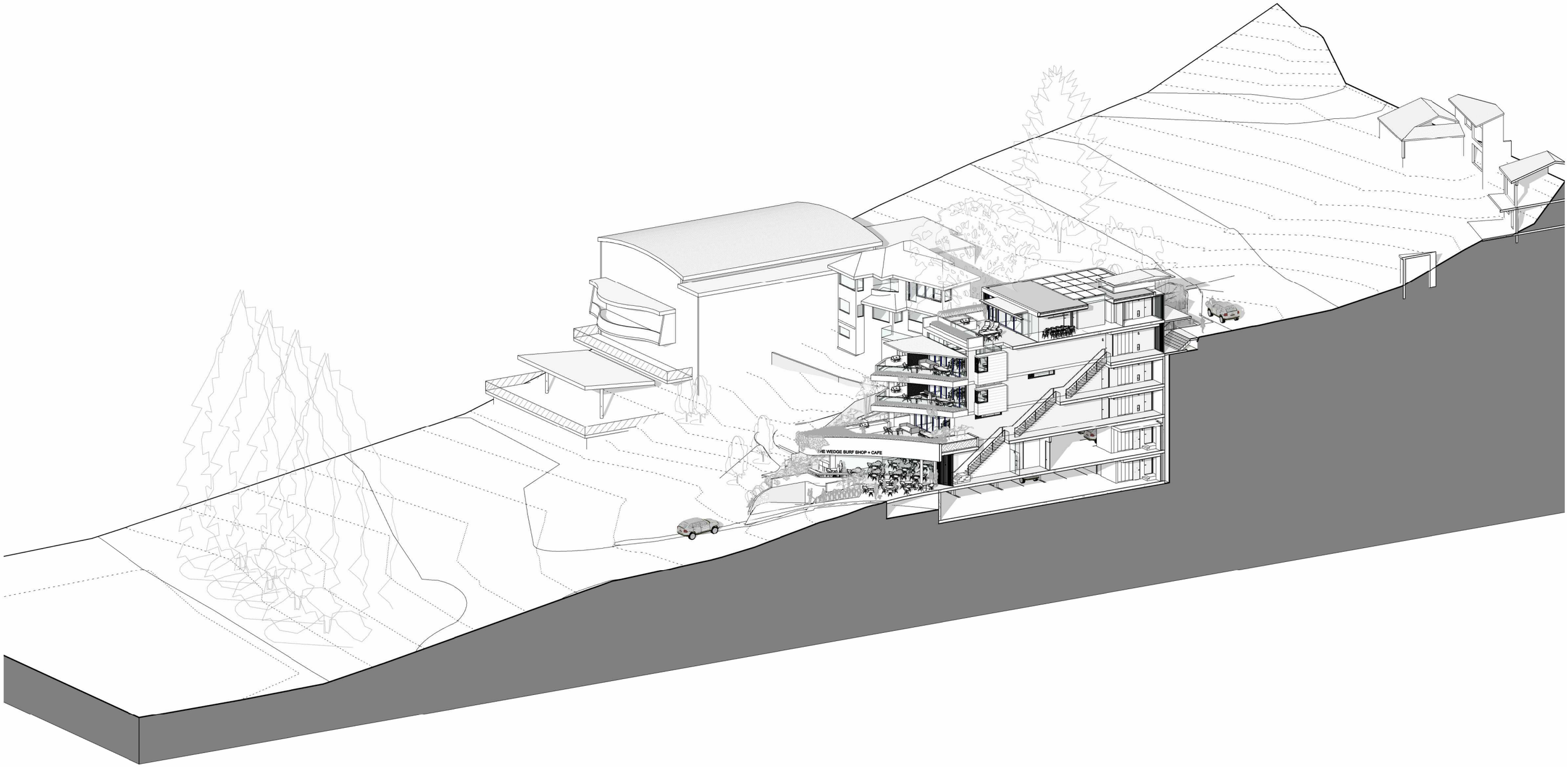
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Site Analysis - Proposed

Project number	1609	Checked by	Checker
Date	April 2020	Scale	1 : 500
Drawn by	Author		DA24



1 DA Sectional Perspective

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No.	Revision Description	Date
F	Issued for Consultants	23/08/19
G	Issued for discussion with Palm and Whale Beach Association	05/09/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

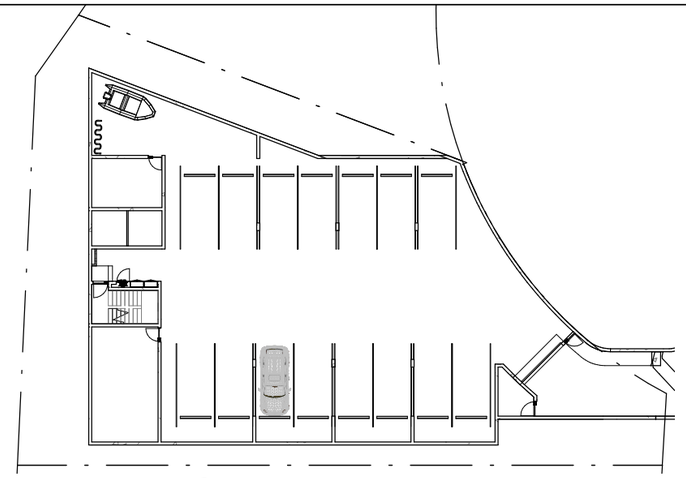
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

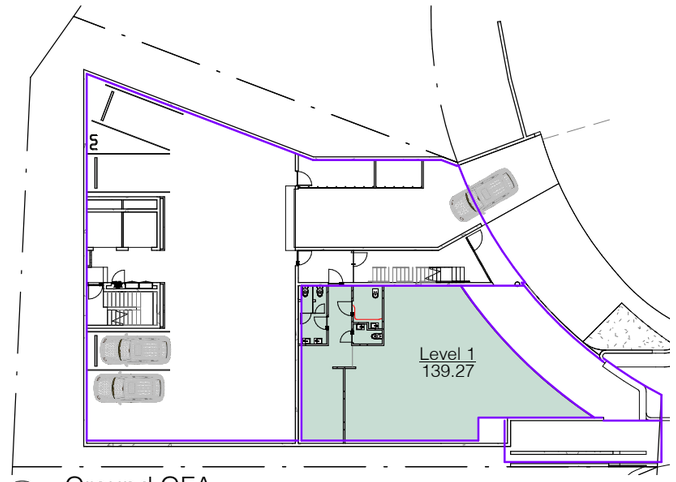
for
Leslie Cassar

Sectional Perspective (Site)

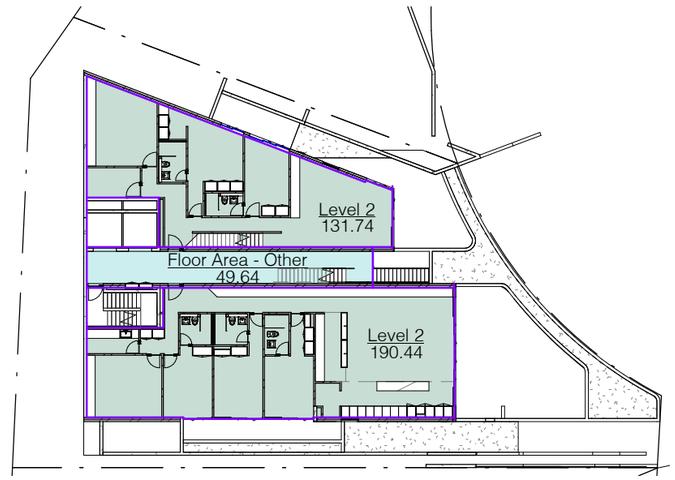
Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA30



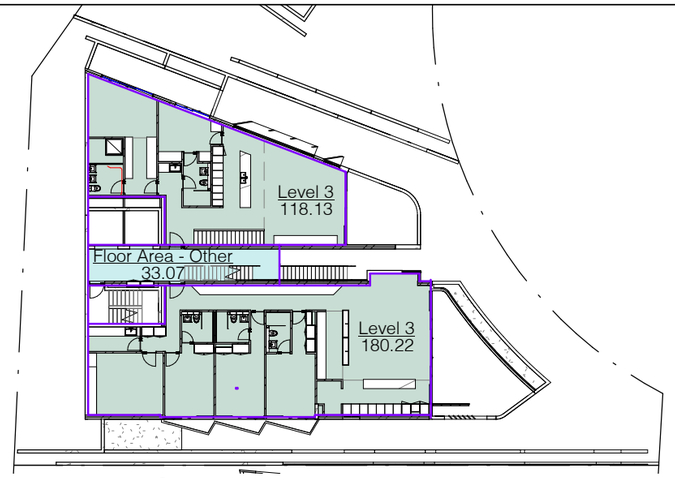
1 Basement GFA
1 : 400



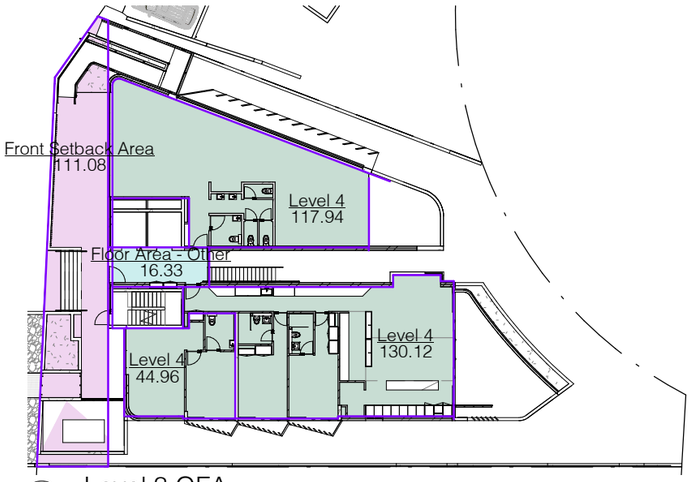
2 Ground GFA
1 : 400



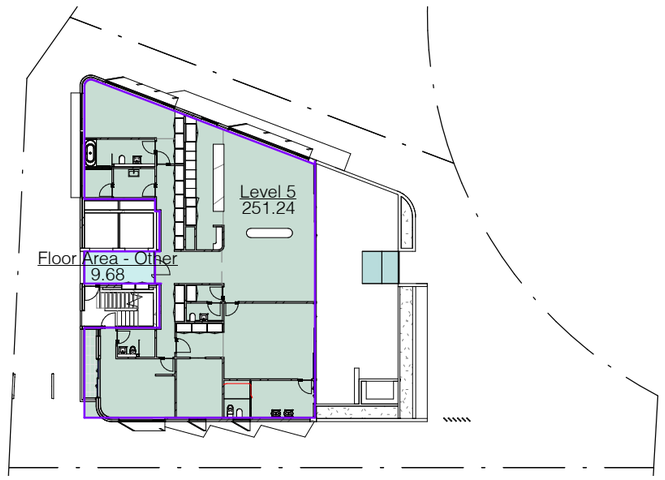
3 Level 1 GFA
1 : 400



4 Level 2 GFA
1 : 400



5 Level 3 GFA
1 : 400



6 Level 4 GFA
1 : 400

Gross Floor Area Schedule	
Level	Area
Ground	139.27
Level 1	322.18
Level 2	298.35
Level 3	293.02
Level 4	251.24
Grand total	1304.05

SITE AREA 844.7 sqm

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

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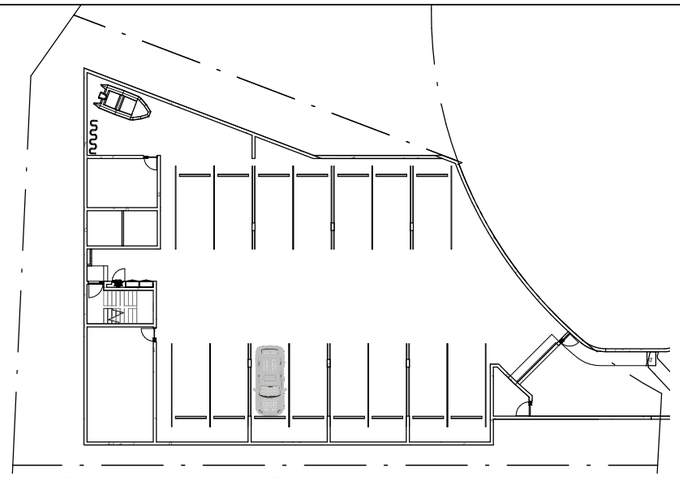
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M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

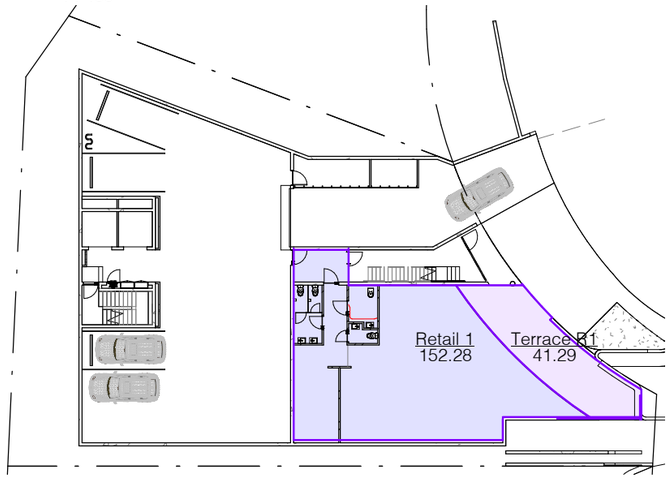
for
Leslie Cassar

Gross Floor Area Calculations

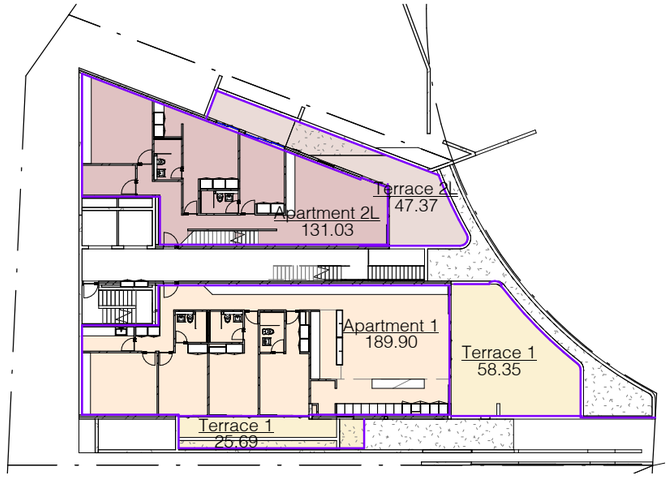
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Drawn by	KW		DA32



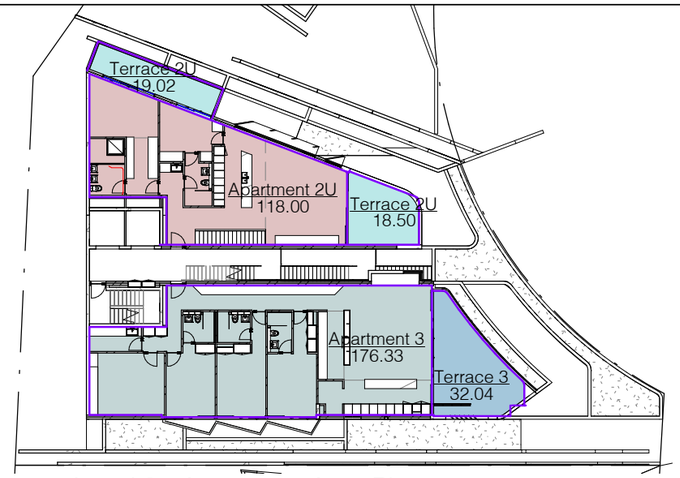
1 Basement - Area Plan
1 : 400



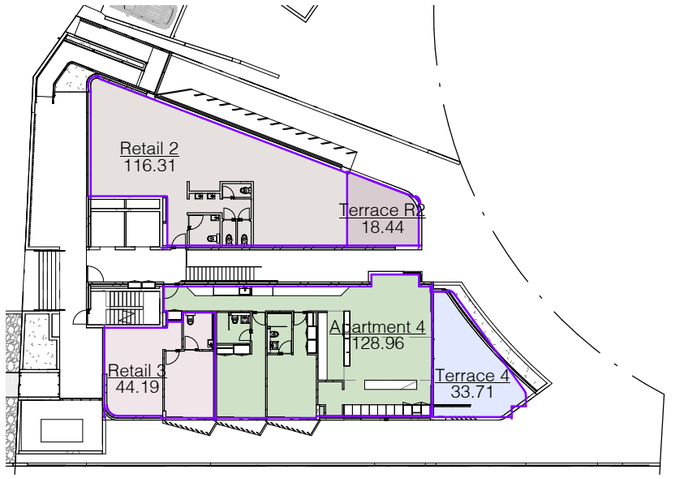
2 Level 1 - Apartment Area Plan
1 : 400



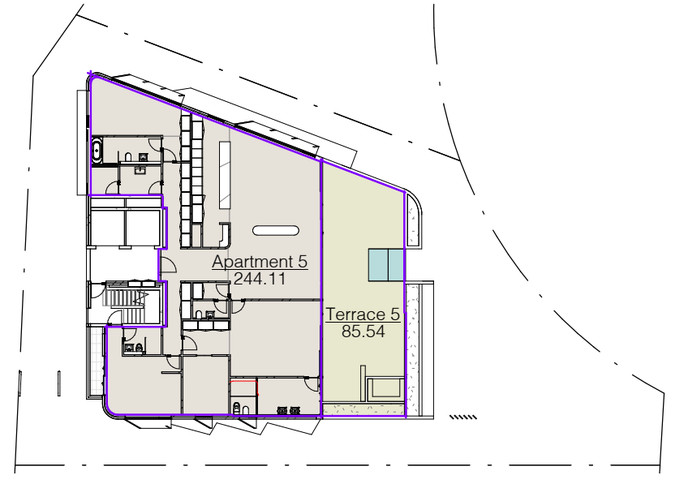
3 Level 2 - Apartment Area Plan
1 : 400



4 Level 3 - Apartment Area Plan
1 : 400



5 Level 4 - Apartment Area Plan
1 : 400



6 Level 5 - Apartment Area Plan
1 : 400

- Apartment 1
- Apartment 2L
- Apartment 2U
- Apartment 3
- Apartment 4
- Apartment 5
- Retail 1
- Retail 2
- Retail 3
- Terrace 1
- Terrace 2L
- Terrace 2U
- Terrace 3
- Terrace 4
- Terrace 5
- Terrace R1
- Terrace R2

Area Schedule - Apartments & Tenancies Exterior

Level	Name	Area
Ground	Terrace R1	41.29
Level 1	Terrace 2L	47.37
Level 1	Terrace 1	84.04
Level 2	Terrace 3	32.04
Level 2	Terrace 2U	37.52
Level 3	Terrace R2	18.44
Level 3	Terrace 4	33.71
Level 4	Terrace 5	85.54
Grand total		379.97

Area Schedule - Apartments Interior

Level	Name	Area
Level 1	Apartment 1	189.90
Level 1	Apartment 2L	131.03
Level 2	Apartment 2U	118.00
Level 2	Apartment 3	176.33
Level 3	Apartment 4	128.96
Level 4	Apartment 5	244.11
Grand total		988.34

Area Schedule - Retail Interior

Level	Name	Area
Ground	Retail 1	152.28
Level 3	Retail 2	116.31
Level 3	Retail 3	44.19
Grand total		312.78

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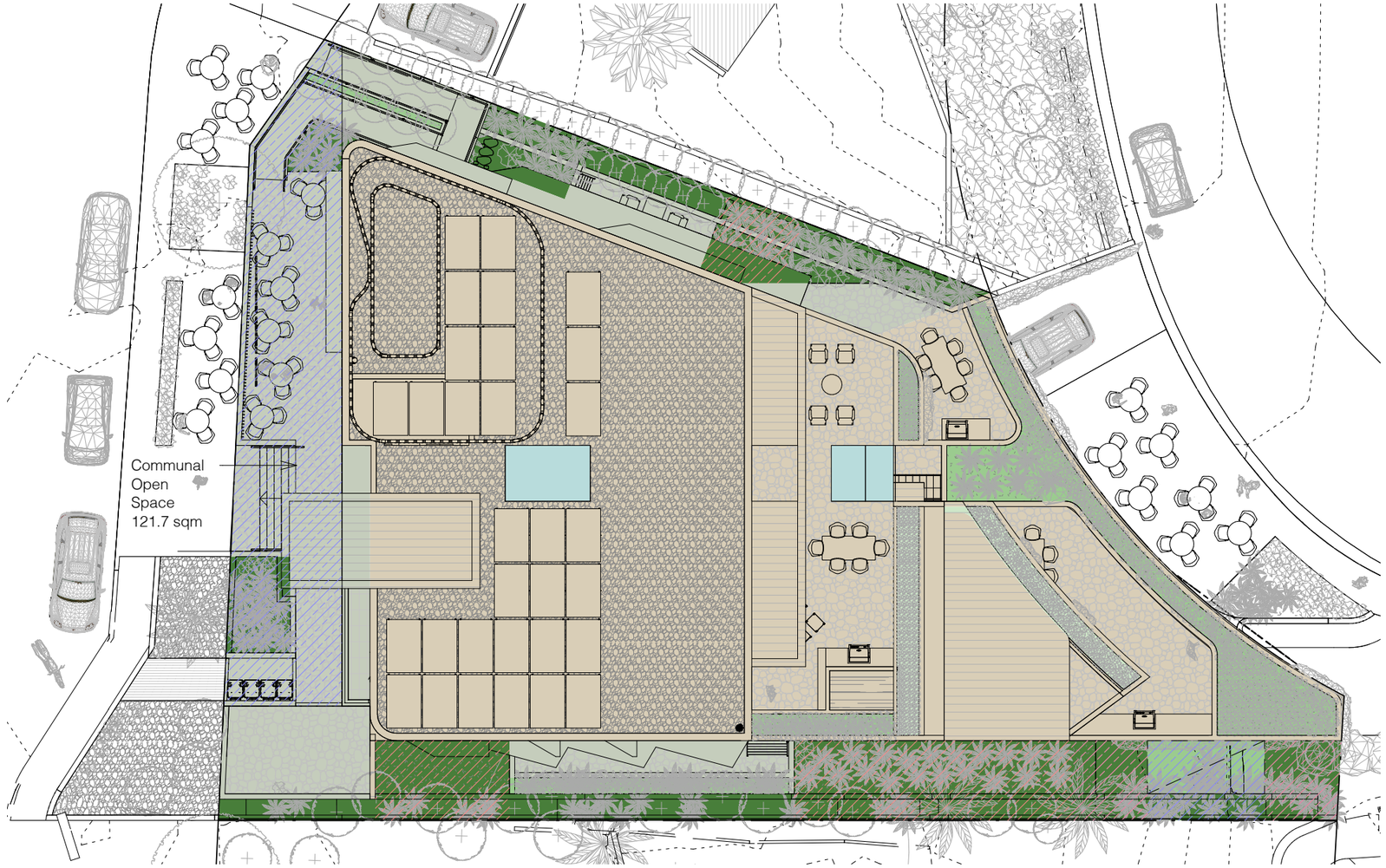
WHALE BEACH NEIGHBOURHOOD

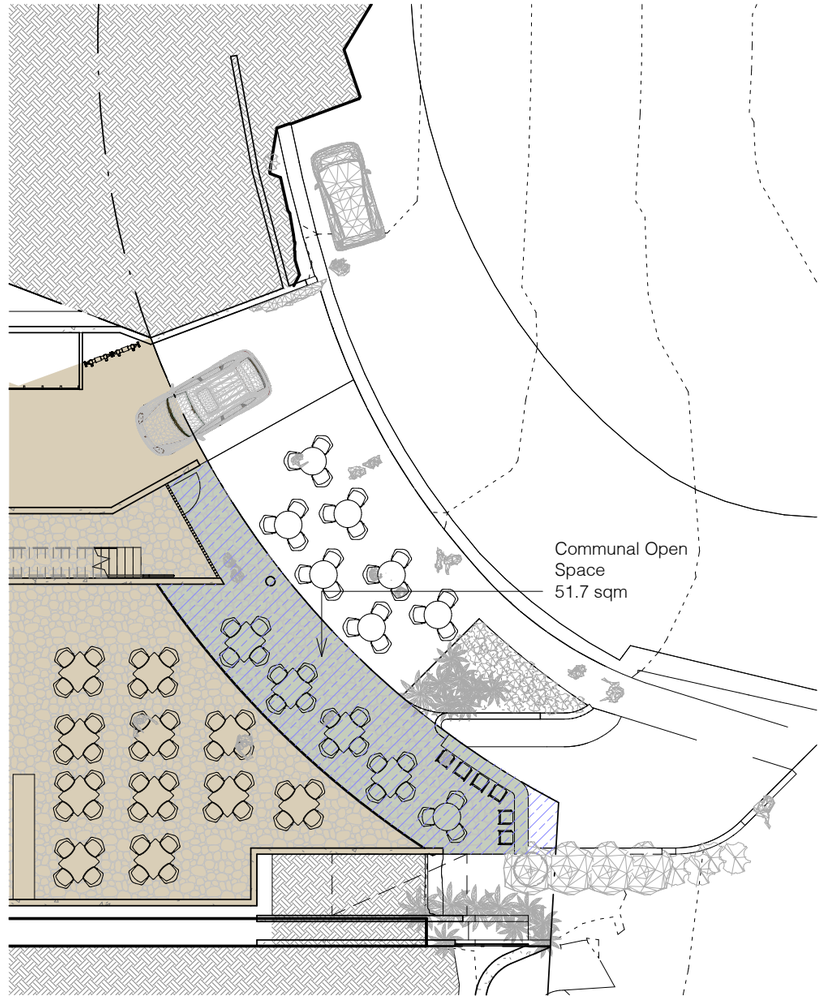
DEVELOPMENT APPLICATION
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for
Leslie Cassar

Area Calculations

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Drawn by	KW		DA33





LANDSCAPE

PITTWATER DCP:

For shop top housing, a planter or landscaped area with minimum area of 4m² is to be provided as a feature at the ground floor of the front building facade. This feature is to be positioned to soften any hard edges of the building including any ramps, podiums or changes in levels.

For shop top housing, a minimum landscaped area of 20% of the site area, or 35m2 per dwelling, whichever is the greater, shall be provided. For shop top housing development landscaping is to be provided at the front and rear of the development. For development containing 3 or more dwellings, permanent seating is to be provided in the landscaped area.

Above ground gardens are to be incorporated into each dwelling at all levels (other than ground floor).

Residential Flat Buildings, Multi Dwelling Housing and Shop Top Housing
Provided the outcomes of this control are achieved, and the bulk and scale of the development is not increased, the following may be permitted:
Areas with soil depth greater than 800mm above built structures (excluding drainage and waterproof membranes) may be included as landscaped area. Soil depths above built structures less than this will not be included as landscaped area.

TOTAL SITE AREA	844 sqm	
REQUIRED LANDSCAPED AREA	20%	168.8 sqm
	5 X 35 sqm	175 sqm

Pittwater LEP Definition:
"**landscaped area**" means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Site Area = 844.7sqm

Communal Open Space	= 173.4 sqm = 20.5%
Deep Soil Planting Area	= 126.1 sqm = 14.9%
Deep Soil Planting > 3m wide as required by Apartment Design Guide	= 72.1 sqm = 8.5%
Additional Landscaped Area (planter beds greater than 800mm deep)	= 55.3 sqm
Total Proposed Landscaped Area	**=181.4 sqm = 21.5%**
Additional Planter Beds (planter beds less than 800mm deep)	= 21 sqm
Paths and recreation areas within landscaped area	= 163.8 sqm
Built Upon Area	

0 2.0m 4.0m 6.0m 8.0m 10.0m

1:200

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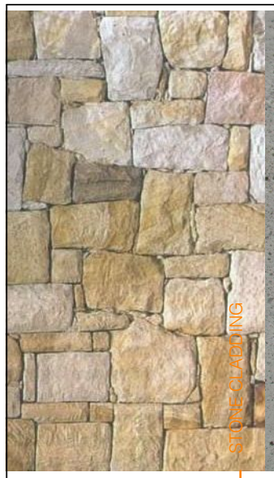
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Landscaped Areas

Project number	1609	Checked by	RC
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Drawn by	KW		DA34


STONE CLADDING


OFF FORM CONCRETE

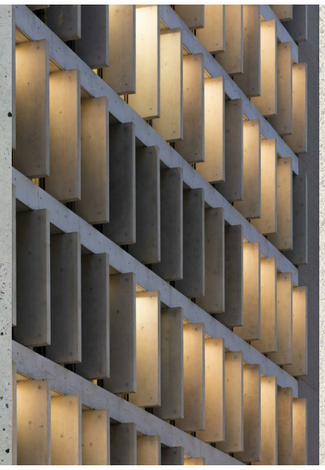

STONE PAVING


ALUMINIUM WINDOWS

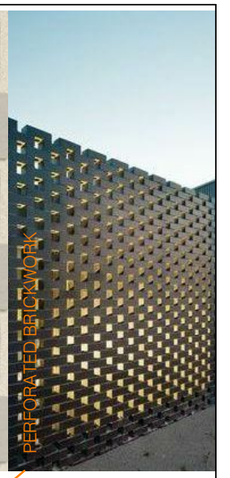

COPPER ROOFING

COPPER CLADDING


OFF FORM CONCRETE


TERRAZZO SCREEN


FACE BRICKWORK


PERFORATED BRICKWORK



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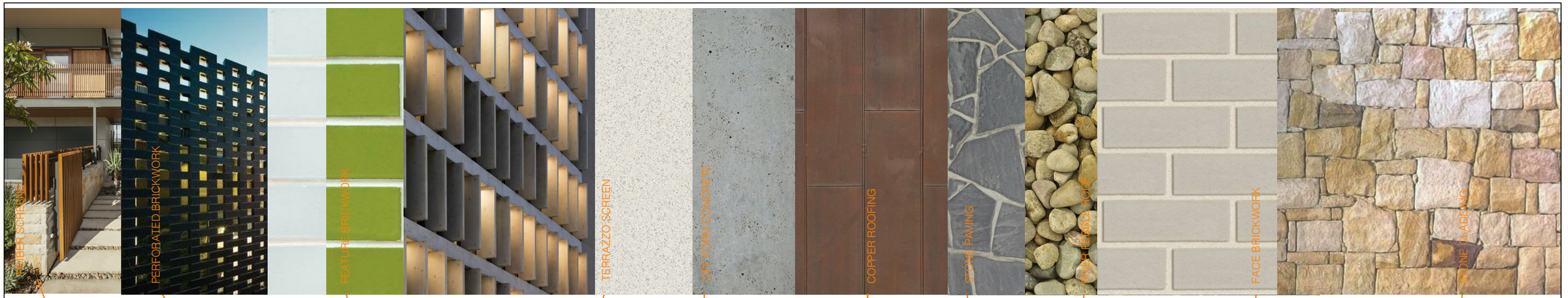
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

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Leslie Cassar

Finishes Board - Surf Road

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 1
Drawn by	KW		DA35





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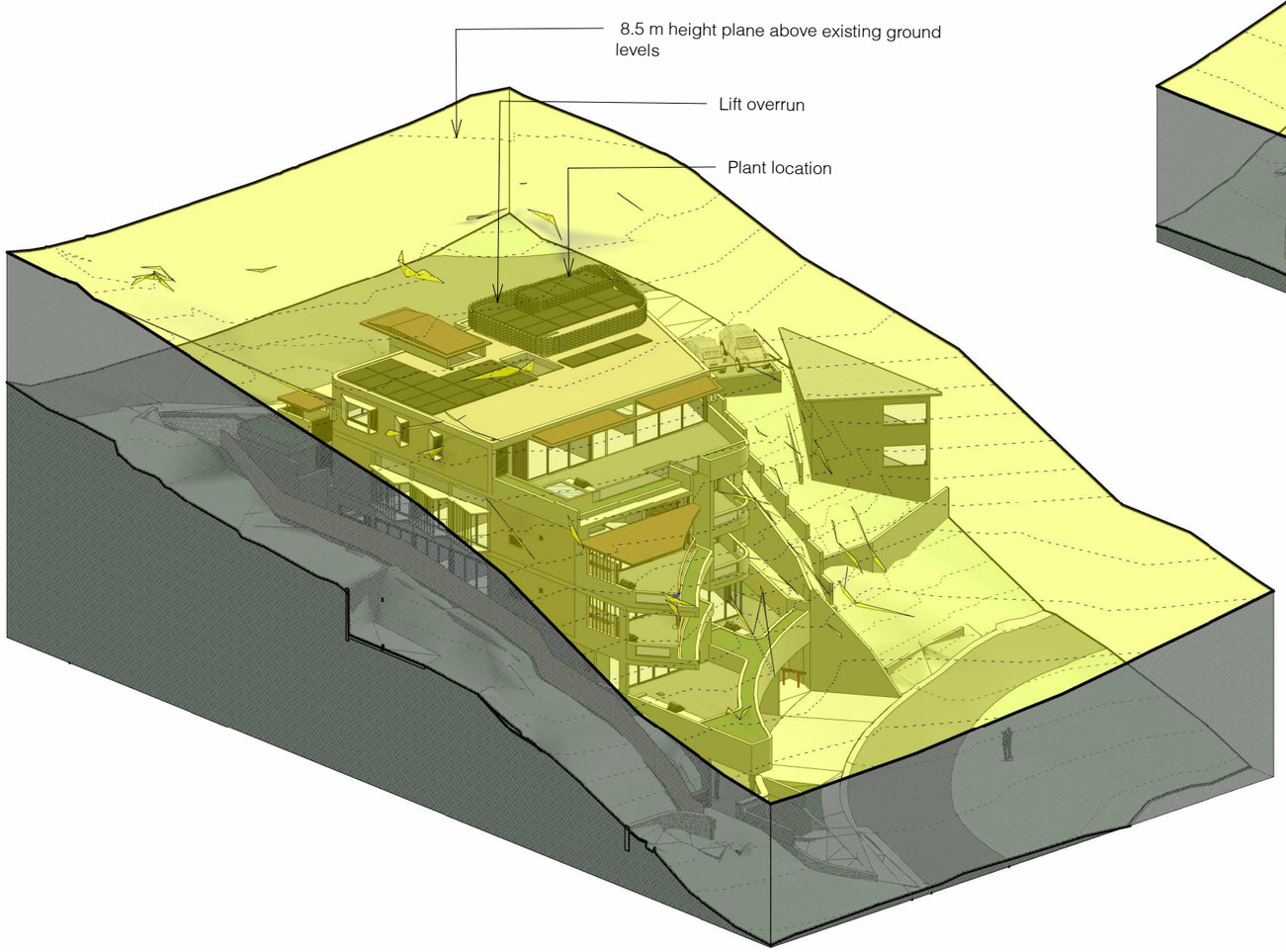
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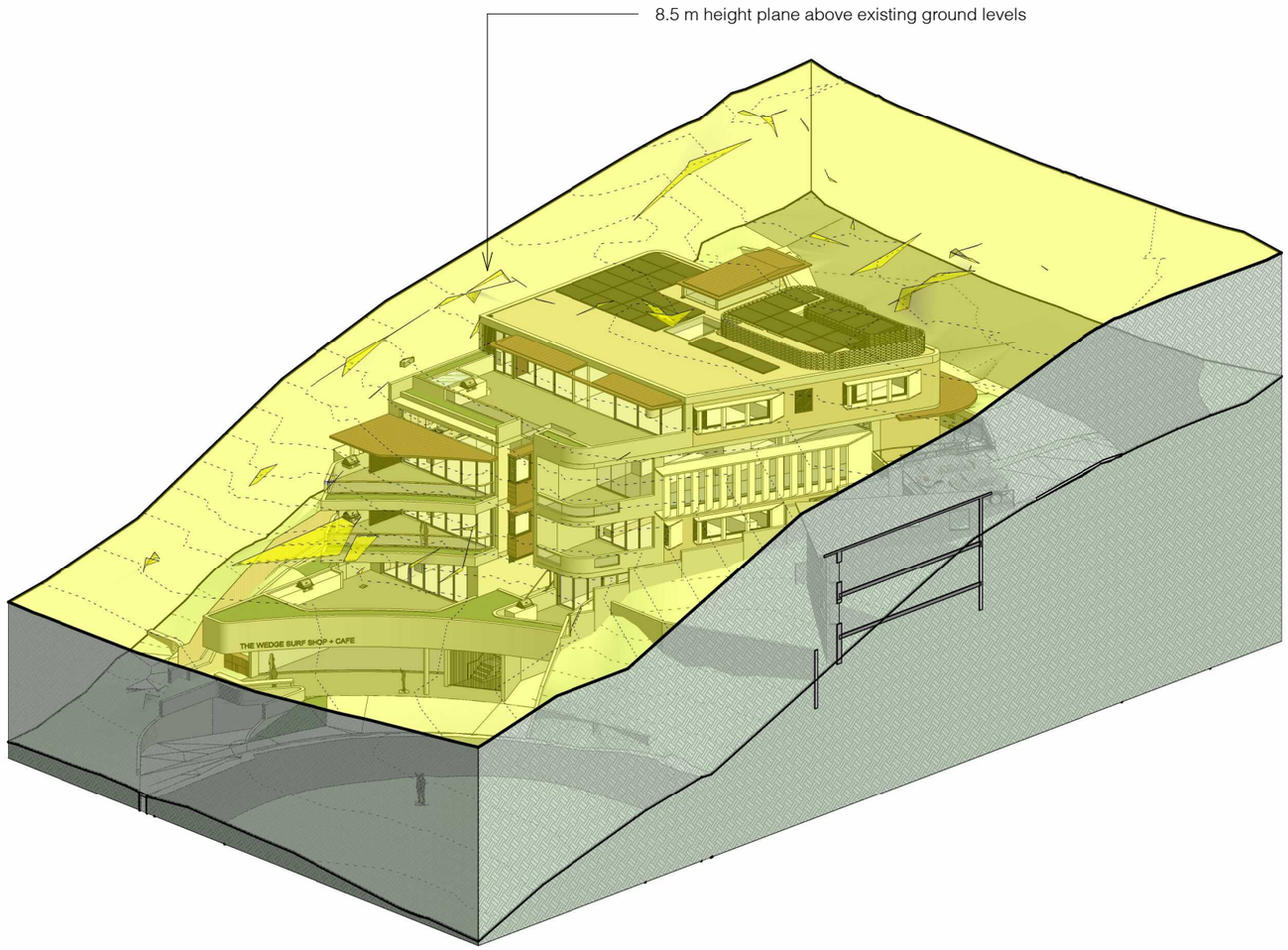
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

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Leslie Cassar

Finishes Board - Whale Beach Road

Project number	1609	Checked by	RC
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Drawn by	KW		DA36





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WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

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Leslie Cassar

Building Height Plane

Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA37

Window Schedule for BASIX							
Type Mark	Mark	Keynote	Orientation	Area	Length	Unconnected Height	Comments
W	101	AFW	E	21.00	7120	2950	
W	102	AFW	S	0.67	1110	600	
W	103	AFW	S	9.47	3260	2950	
W	104	AFW	S	9.44	3300	2950	
W	105	AFW	S	5.58	2040	2950	
W	106	AFW	N	1.76	3200	550	
W	201	AFW	E	10.93	3846	2950	
W	202	AFW	NE	3.84	1600	2400	
W	203	AFW	NE	6.72	2800	2400	
W	204	AFW	NE	2.64	1100	2400	
W	205	AFW	S	5.46	1850	2950	
W	206	AFW	E	14.02	5041	2950	
W	207	AFW	NE	8.64	3600	2400	
W	208	AFW	NE	5.76	2500	2400	
W	209	AFW	NE	7.84	5600	1400	
W	210	AFW	NE	1.54	1100	1400	
W	301	AFW	E	21.75	7373	2950	
W	302	AFW	S	0.67	1110	600	
W	303	AFW	S	7.38	3210	2300	
W	304	AFW	S	2.08	3200	651	
W	305	AFW	S	7.36	3200	2300	
W	306	AFW	S	2.08	3200	650	
W	307	AFW	S	7.36	3199	2300	
W	308	AFW	S	2.09	3260	650	
W	309	AFW	S	1.68	2800	600	
W	310	AFW	N	1.62	3230	500	
W	311	AFW	N	1.55	3103	500	
W	312	AFW	N	1.61	1213	1325	
W	313	AFW	E	0.77	580	1325	
W	401	AFW	E	19.17	7373	2600	
W	402	AFW	S	0.67	1110	600	
W	403	AFW	S	7.38	3360	2300	
W	404	AFW	S	2.89	3260	900	
W	405	AFW	S	7.36	3250	2300	
W	406	AFW	S	2.88	3300	900	
W	407	AFW	N	1.86	3230	575	
W	408	AFW	N	1.77	3085	575	
W	409	AFW	N	1.94	1210	1600	
W	410	AFW	E	1.11	696	1600	
W	411	AFW	E	4.30	7477	575	
W	501	AFW	E	24.19	9108	2700	
W	502	AFW	E	13.34	5040	2700	
W	503	AFW	E	4.13	1530	2700	
W	504	AFW	S	1.54	1100	1400	
W	506	AFW	S	1.54	1100	1400	
W	507	AFW	S	4.20	3000	1400	
W	508	AFW	W	6.89	2550	2700	
W	509	AFW	W	5.44	6800	800	
W	510	AFW	W	6.72	4800	1400	
W	511	AFW	W	1.54	1100	1400	
W	512	AFW	W	7.85	5609	1400	
W	513	AFW	W	0.77	550	1700	

Window Schedule for BASIX							
Type Mark	Mark	Keynote	Orientation	Area	Length	Unconnected Height	Comments
W	G01	AFW	E	7.56	2300	3600	
W	L01	AFW	W	5.66	2335	2700	
W	R101	AFW	NE	37.00	12449	3000	
W	R201	AFW	W	22.44	6800	3300	
W	R202	AFW	NE	33.92	13046	2600	
W	R203	AFW	E	15.62	4734	3300	
W	R204	AFW	NE	7.83	13046	600	
W	R301	AFW	W	9.98	3124	3300	
W	R303	AFW	S	7.13	3100	2300	
W	R304	AFW	S	2.79	3100	900	
W	S01	AFW	W	2.70	1100	2700	
W	S02	AFW	W	1.81	2780	700	
W	S03	AFW	E	1.81	2780	700	

Schedule of BASIX Commitments - Refer to BASIX Certificate prepared by Insight Energy

1. Commitments for Residential Flat Buildings

a. Dwellings

i. Water

The applicant must plant indigenous or low water species of vegetation as specified in the certificate

The project includes a spa with volume of 3 kilolitres

All dwellings must have 4 star rated taps and toilets, and 3 star rated shower heads, dishwashers and clothes washers

ii. Energy

All dwellings to have gas instantaneous hot water

All bathrooms and laundries are to have ducted exhausts manually operated

All kitchens to have manually operated exhaust fans, gas cooktop and electric oven

All dwellings to have 1 phase airconditioning,

Natural lighting is to be provided as shown in the certificate, all other lighting is to be LED

iii. Thermal Comfort

There is no inslab heating proposed

Construction of floor and walls is to be in accordance with the NatHERS Certificate

b. Common areas and Central Systems/facilities

i.Water

A water tank of at least 5000l is to be installed to collect roof water, and to be connected to common garden areas

ii. Energy

Mechanical ventilation is proposed to the carparking area

Lighting to the basement is to be fluorescent or LED, connected to sensors or manually operated

THERMAL PERFORMANCE REQUIREMENTS

Mixed Use Development - Thermal Assessment for Residential Apartments 1-5
231 Whale Beach Road, Whale Beach NSW 2107

See NatHERs Certificate for full information
Builder to confirm insulation and glazing requirements in NatHERs Certificate prior to construction

All insulation and glazing must meet BCA and Australian Standard requirements

	Construction	Added Insulation
External walls	270mm Double brick with cavity 200mm Concrete walls **Apartments 1, 2** **Apartments 3, 4**	- **Apartments 1 & 2** - No insulation added to external walls - **Apartments 3 & 4** - Foil sided bubble wrap added to northern external cavity brick wall facing to common hallway. No insulation required in other external walls.
Internal walls	100mm single skin brick	No insulation added
Common Walls	200mm concrete walls separating apartments from stairwell, lift or retail	No insulation added
External Flooring under Apartments	Suspended concrete slab 300mm thickness	No insulation added
Ceilings between Floors	Suspended concrete slab 300mm thick with plasterboard lining beneath	**Apartments 1-4** – No insulation required
Ceiling to roof cavity	Apartment 5 – Suspended concrete slab 300mm thick with plasterboard lining beneath	**Apartment 5** – R1.5 bulk insulation between suspended concrete and plasterboard.
Roof	Concrete roof above **Apartment 5**	Waterproofing membrane
Fixed floor coverings	Tiles to wet areas Carpet to bedrooms Timber flooring to living, dining, kitchen, pantry, hallways, media and other living zones.	
Glazing - All glazing to be in accordance with BCA standards.	Aluminum frames (draft sealed)	**W101; W401** - Double glazed, clear/airgap/clear – U-value All remaining glazed doors and windows - Single glazed clear – U-value 6.70 SHGC 0.70
Ceiling Penetration		This assessment has been rated with LED downlights and exhaust fans

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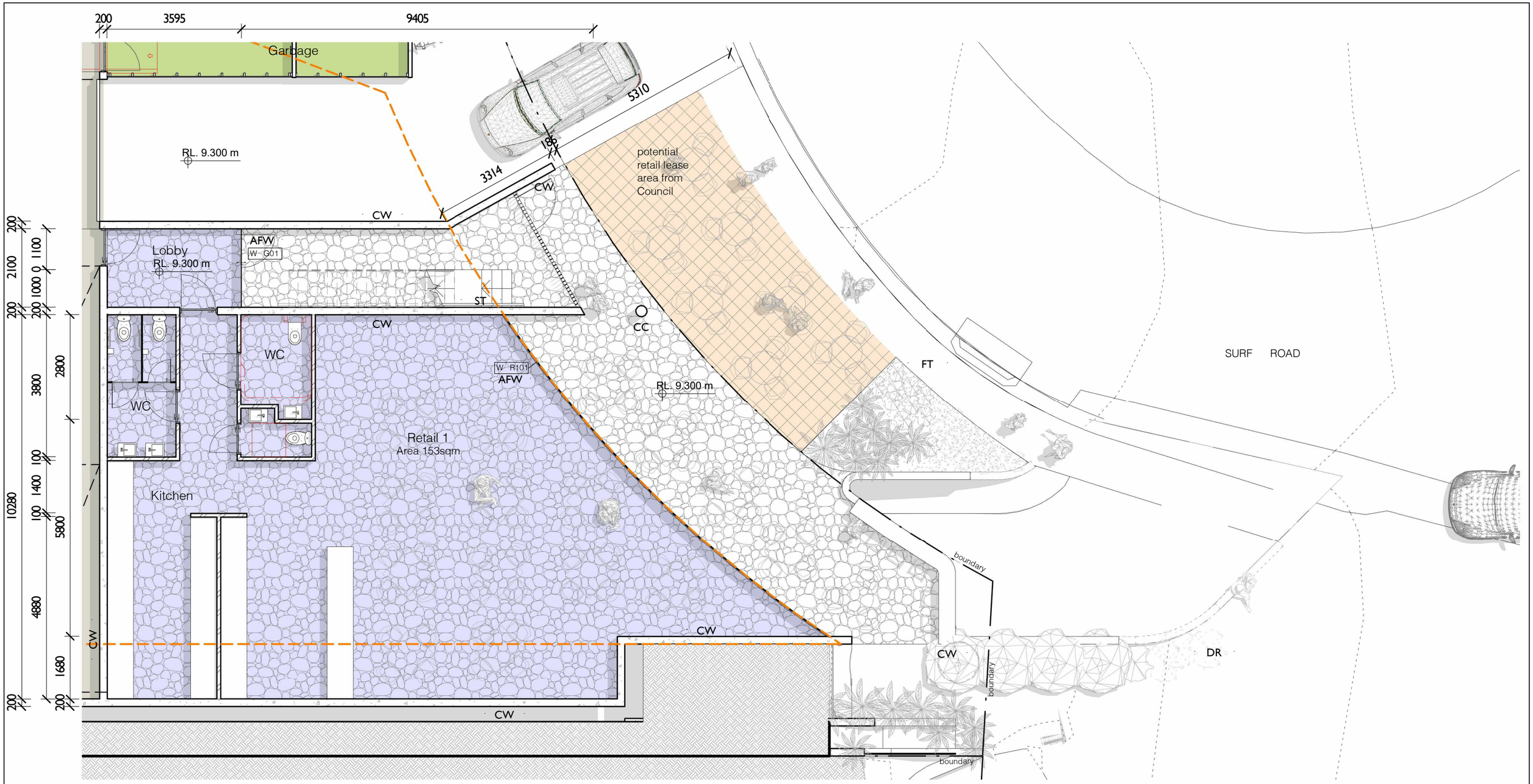
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for
Leslie Cassar

BASIX Requirements

Project number	1609	Checked by	RC
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Drawn by	KW		DA39



AFW	Aluminium Framed Window
CC	Concrete Column
CW	Concrete Wall
FT	Footpath
ST	Stair

1 DA Retail 1 Plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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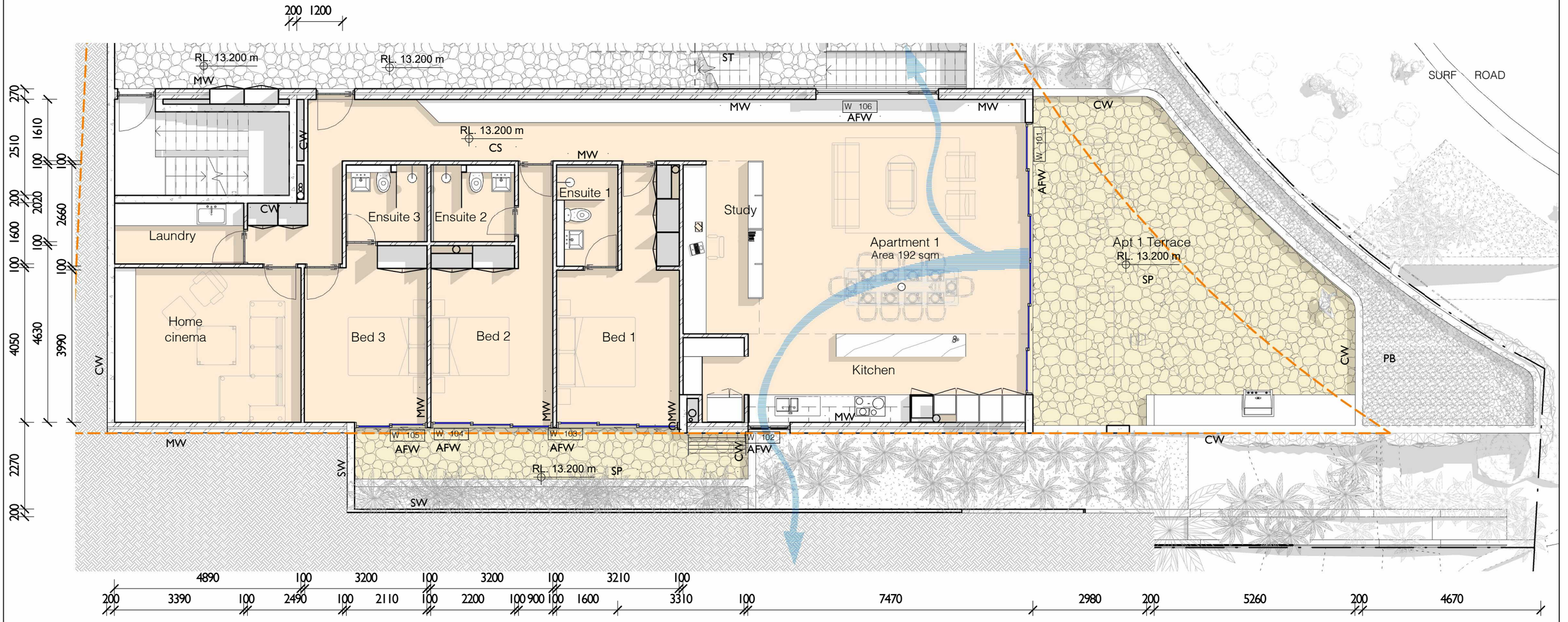
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WHALE BEACH NEIGHBOURHOOD
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for
Leslie Cassar

Retail 1 Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 100
Drawn by	KW		DA40



AFW	Aluminium Framed Window
CL	Clothesline
CS	Concrete Slab
CW	Concrete Wall
MW	Masonry Wall
PB	Planter Bed
SP	Stone Paving
ST	Stair
SW	Stone Wall

1 DA Apartment 1 Plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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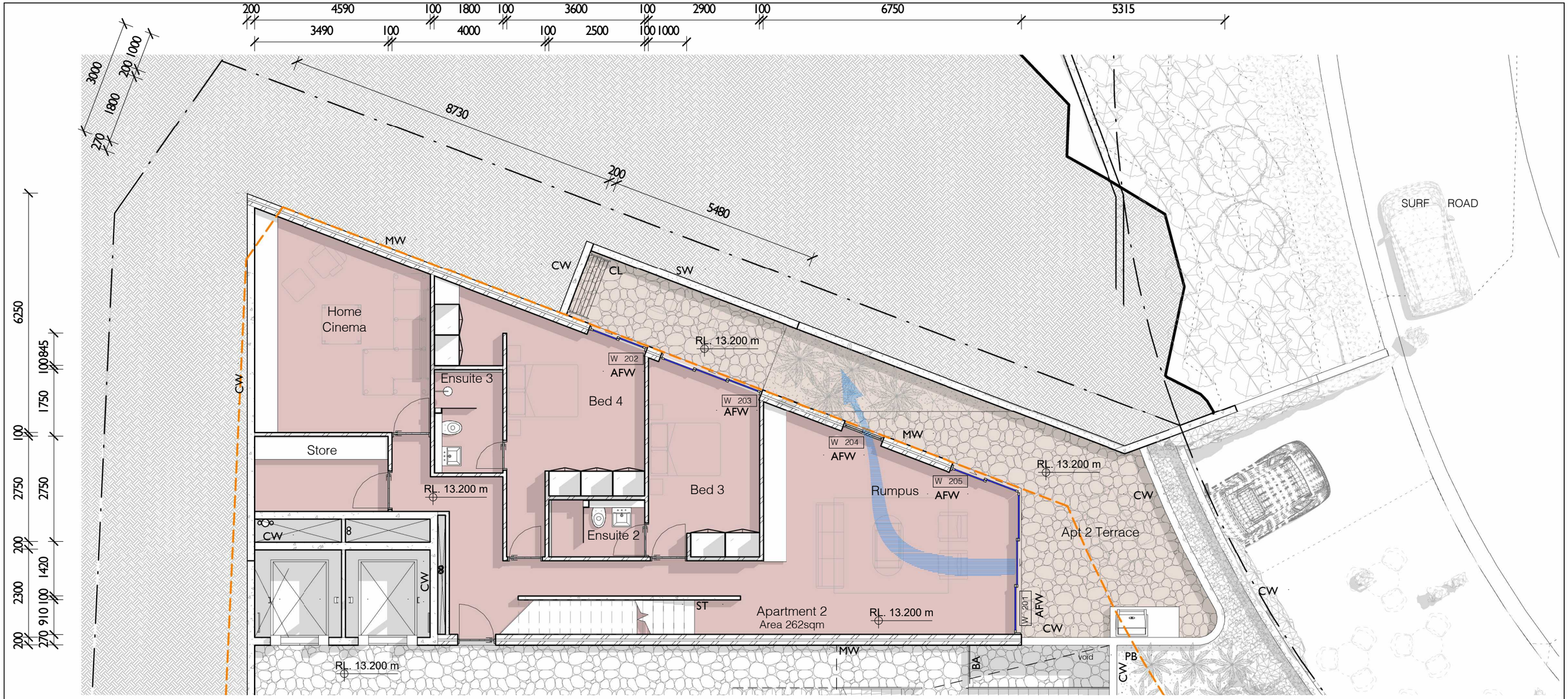
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Apartment 1 Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 100
Drawn by	KW		DA41



AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CL	Clothesline
CW	Concrete Wall
MW	Masonry Wall
PB	Planter Bed
ST	Stair
SW	Stone Wall

1 DA Apartment 2 plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
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acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

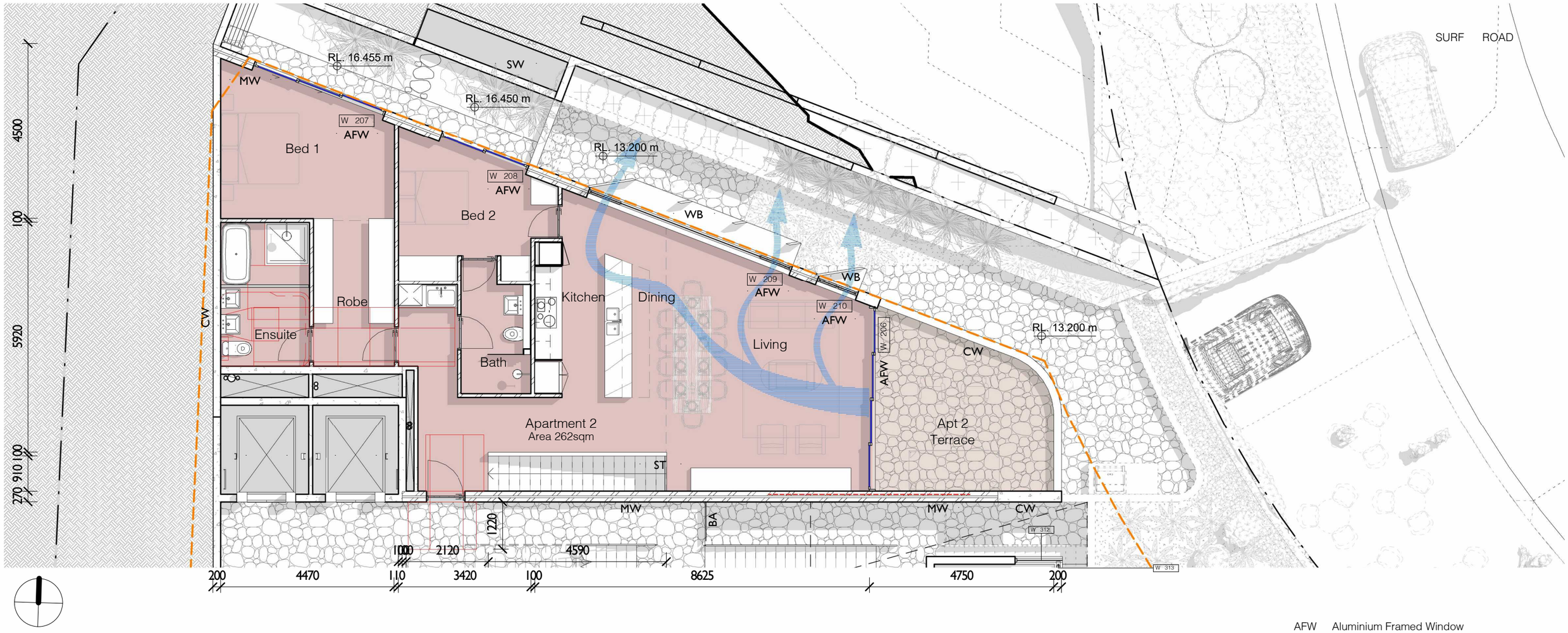
No.	Revision Description	Date
F	Issued for Consultants	23/08/19
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K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Apartment 2 Plan (lower)

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 100
Drawn by	KW		DA42



AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CW	Concrete Wall
MW	Masonry Wall
ST	Stair
SW	Stone Wall
WB	Window Box

1 DA Apartment 2 Plan (upper)
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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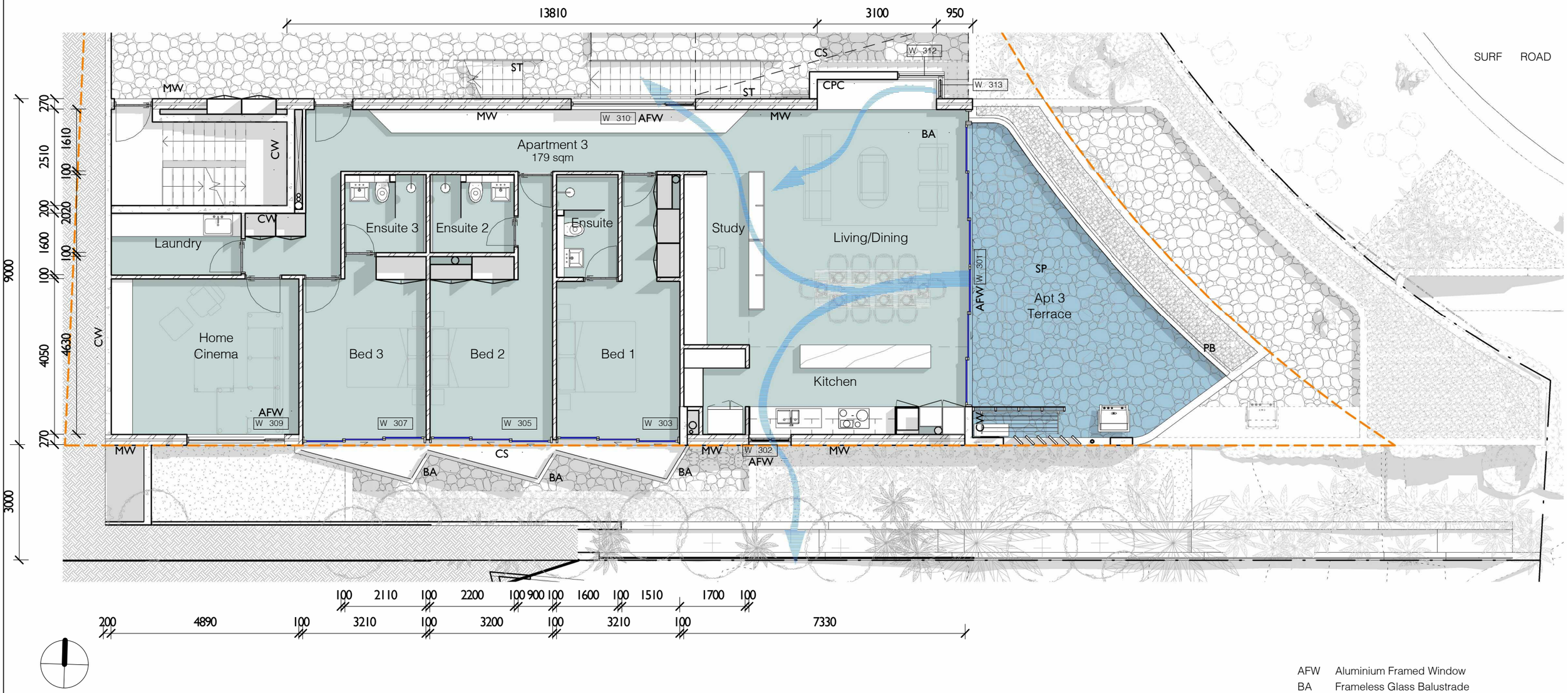
No.	Revision Description	Date
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K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
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WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Apartment 2 Plan (upper)

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 100
Drawn by	KW		DA43



AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPC	Copper Cladding
CS	Concrete Slab
CW	Concrete Wall
MW	Masonry Wall
PB	Planter Bed
SP	Stone Paving
ST	Stair

1 DA Apartment 3 Plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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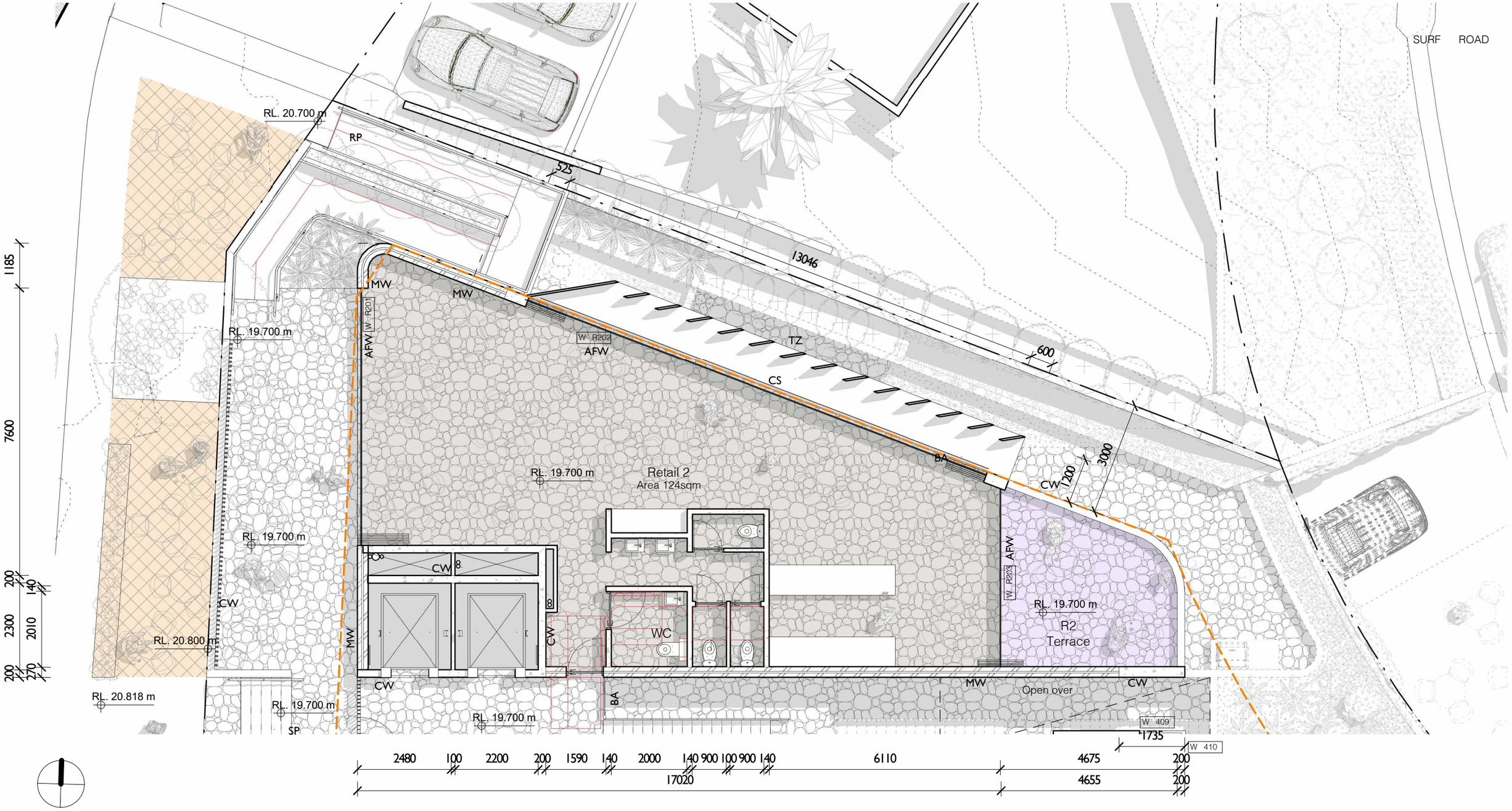
No.	Revision Description	Date
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WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Apartment 3 Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 100
Drawn by	KW		DA44



AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CS	Concrete Slab
CW	Concrete Wall
MW	Masonry Wall
RP	Ramp
SP	Stone Paving
TZ	Terrazzo Screen

1 DA Retail 2 Plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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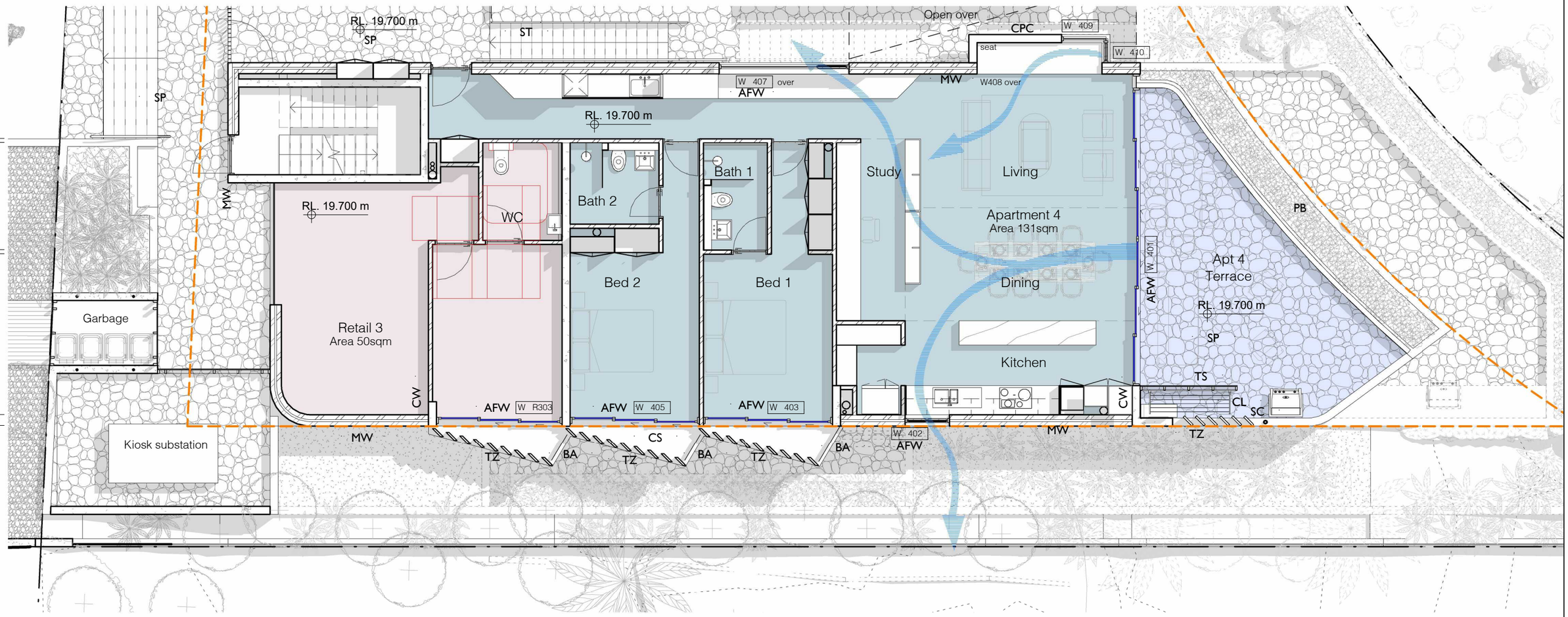
No.	Revision Description	Date
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I	Addition of Substation	24/10/19
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WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Retail 2 Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 100
Drawn by	KW		DA45



AFW	Aluminium Framed Window	PB	Planter Bed
BA	Frameless Glass Balustrade	SC	Steel Column
CL	Clothesline	SP	Stone Paving
CPC	Copper Cladding	ST	Stair
CS	Concrete Slab	TS	Timber Screen
CW	Concrete Wall	TZ	Terrazzo Screen
MW	Masonry Wall		

1 DA Apartment 4 Plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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No.	Revision Description	Date
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WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Apartment 4 & Retail 3 Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 100
Drawn by	KW		DA46

WHALE BEACH ROAD

SURF ROAD

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CW	Concrete Wall
GF	Glazed Floor
MW	Masonry Wall
PB	Planter Bed
SG	Steel framed Gate
SPA	Spa
WB	Window Box

Bedroom
Bath
Drying
Laundry
Kitchen
Living / Dining
Apartment 5
Area 260sqm
WC
Bedroom
Bathroom
Bedroom
Robe
Ensuite
GF
SPA
pool
CPR
PB
BA
RL. 23.300 m
RL. 22.425 m
W 510
W 511
W 512
W 509
W L01
W S01
W 513
W 508
W 507
W 506
W 504
W 501
W 502
W 503

DA Apartment 5 Plan
1 : 100

1:100

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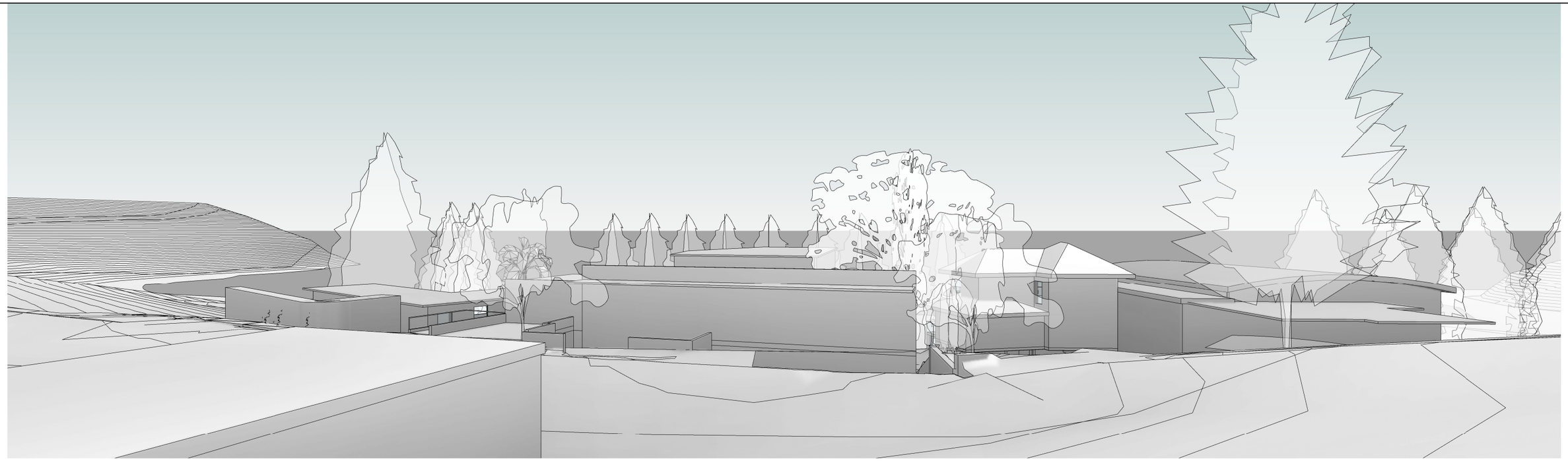
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WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Apartment 5 Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 100
Drawn by	KW		DA47



1 View from 196 Tiled verandah - existing



2 View from 196 Tiled verandah - proposed

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No.	Revision Description	Date
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WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

196 WBR View Impact Study

Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA50



1 View from 196 upper balcony - existing



2 View from 196 upper balcony - proposed

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No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

196 WBR View Impact Study

Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA51



1 View from 194 lower balcony - existing



2 View from 194 lower balcony - proposed

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acn:093 598 415 **abn**:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

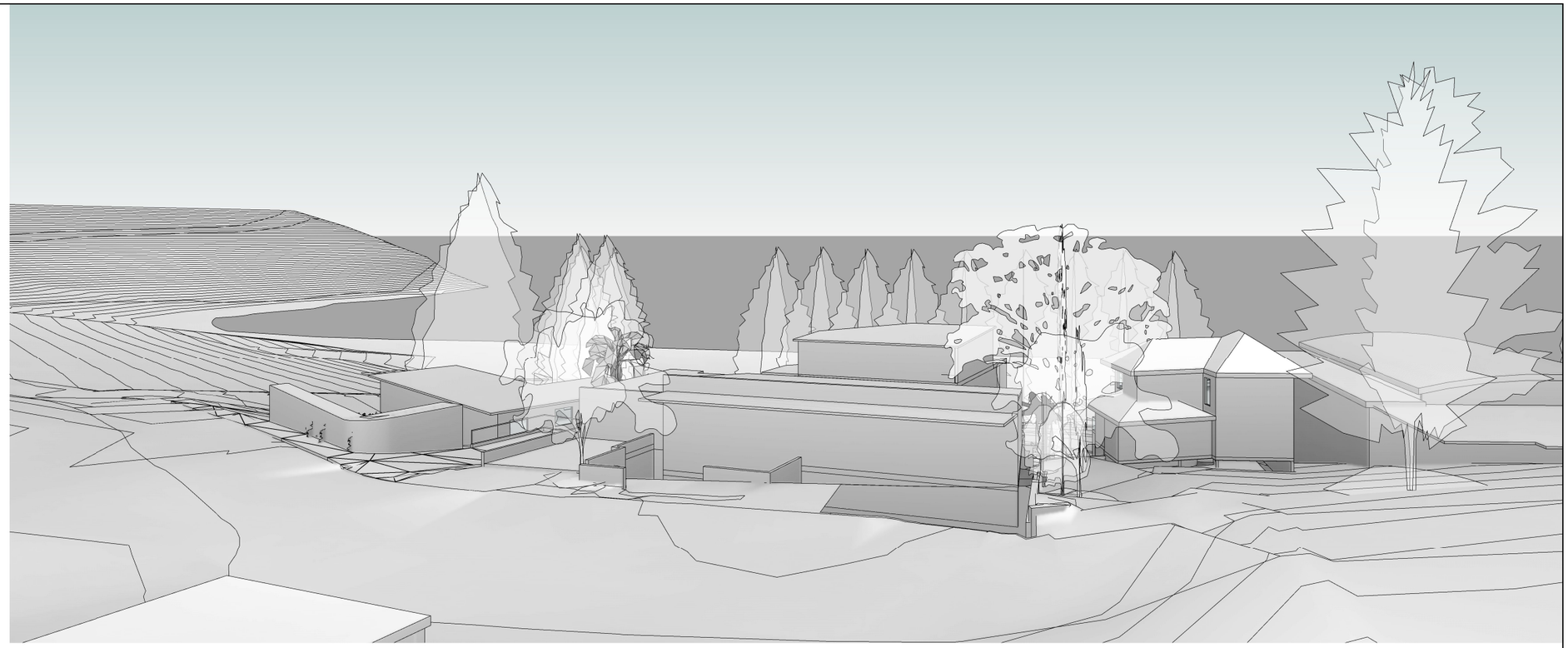
No.	Revision Description	Date
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K	Issued for Review	12/12/2019
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WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

194 WBR View Impact Study

Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA52



1 View from 194 upper balcony - existing



2 View from 194 upper balcony - proposed

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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

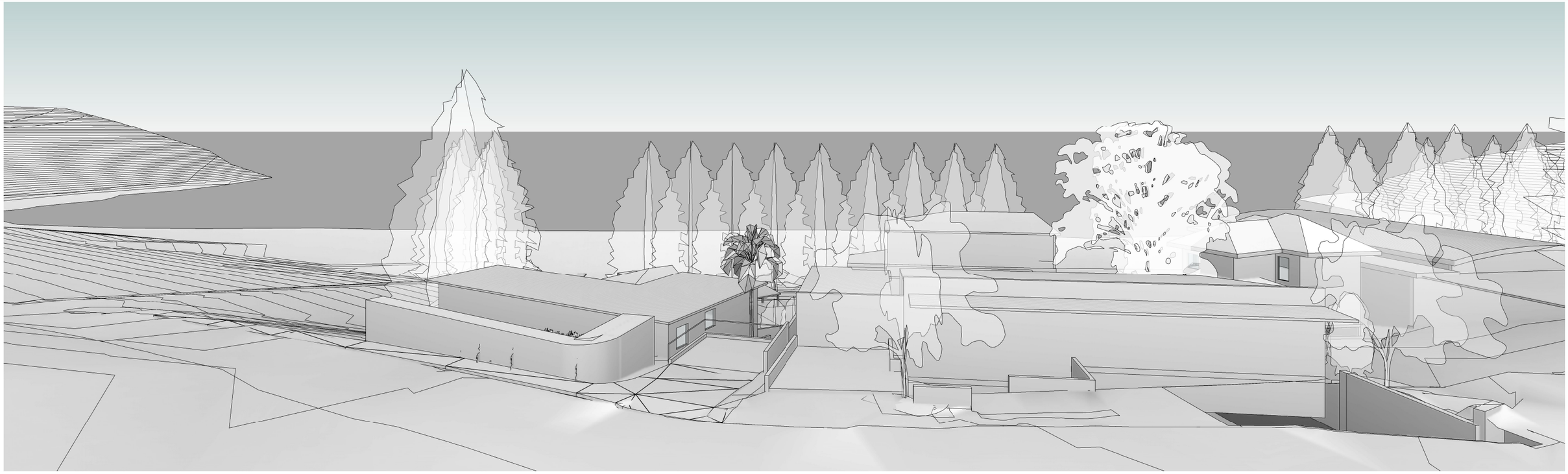
No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

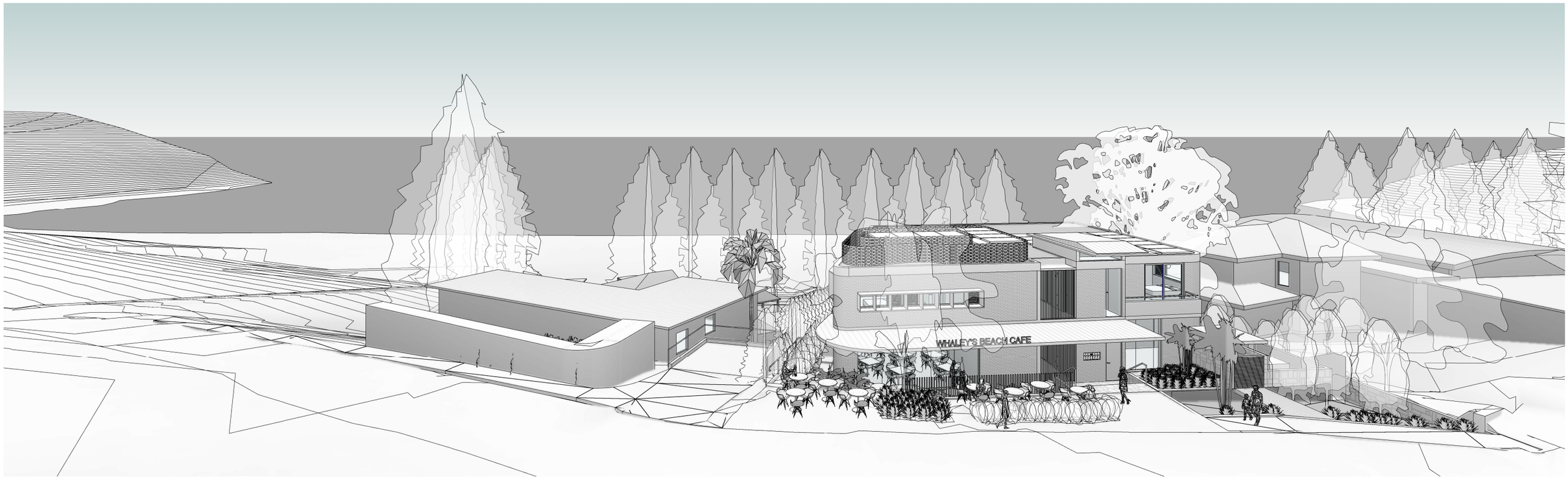
for
Leslie Cassar

194 WBR View Impact Study

Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA53



1 View from 198 Balcony - Existing



2 View from 198 Balcony - Proposed

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No.	Revision Description	Date
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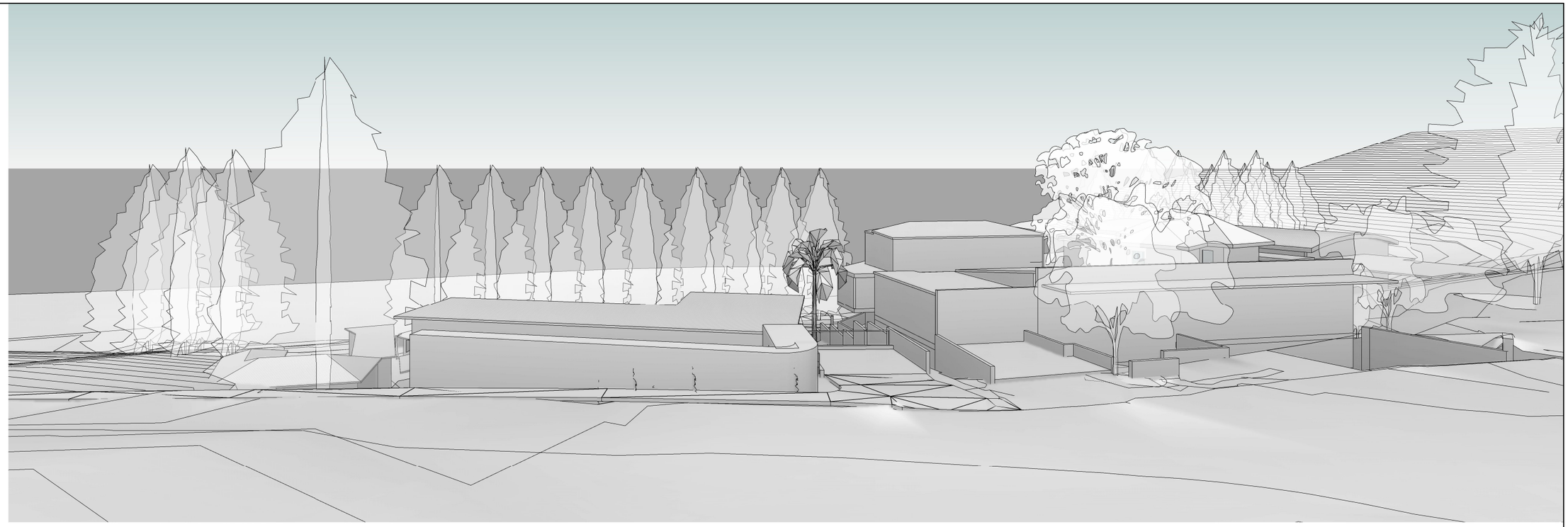
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

198 WBR View Impact Study

Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA54



1 View from 200 balcony - existing



2 View from 200 balcony - proposed

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No.	Revision Description	Date
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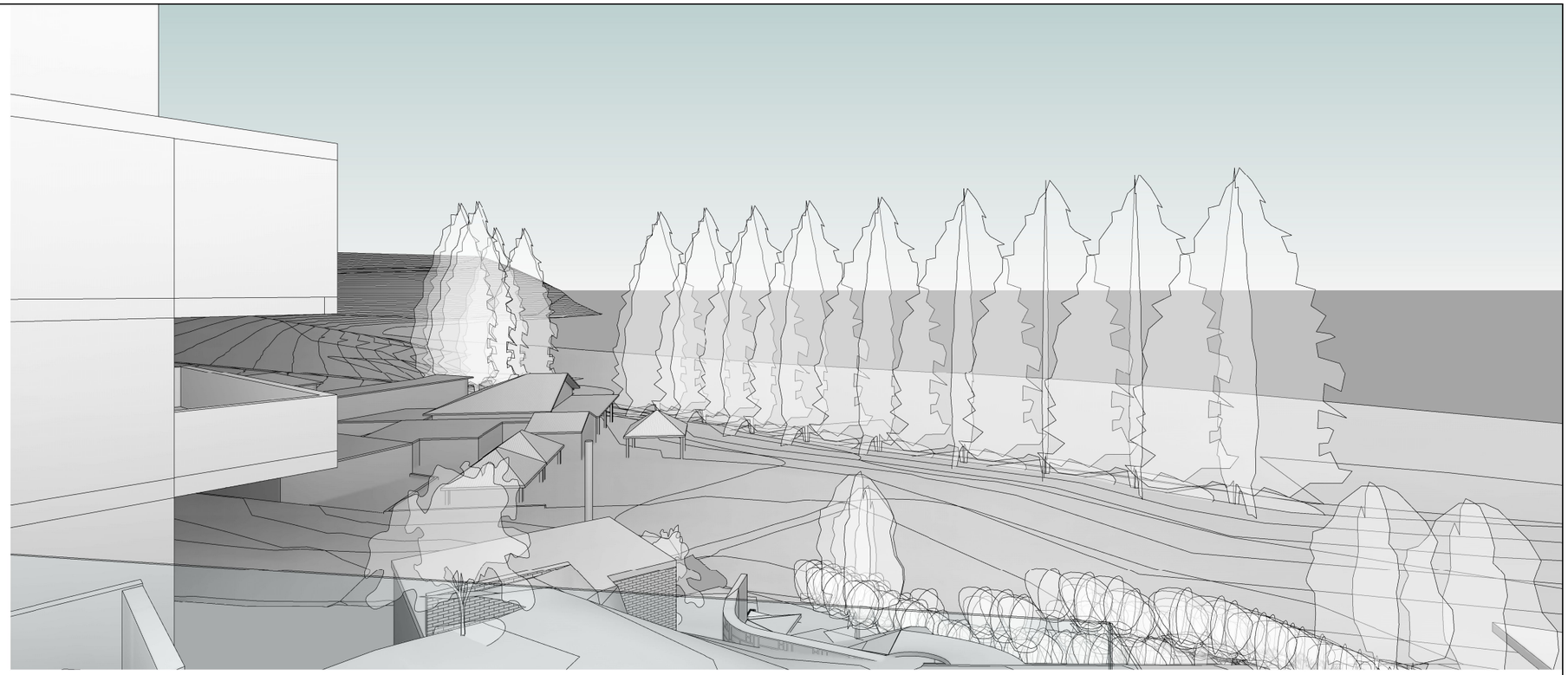
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

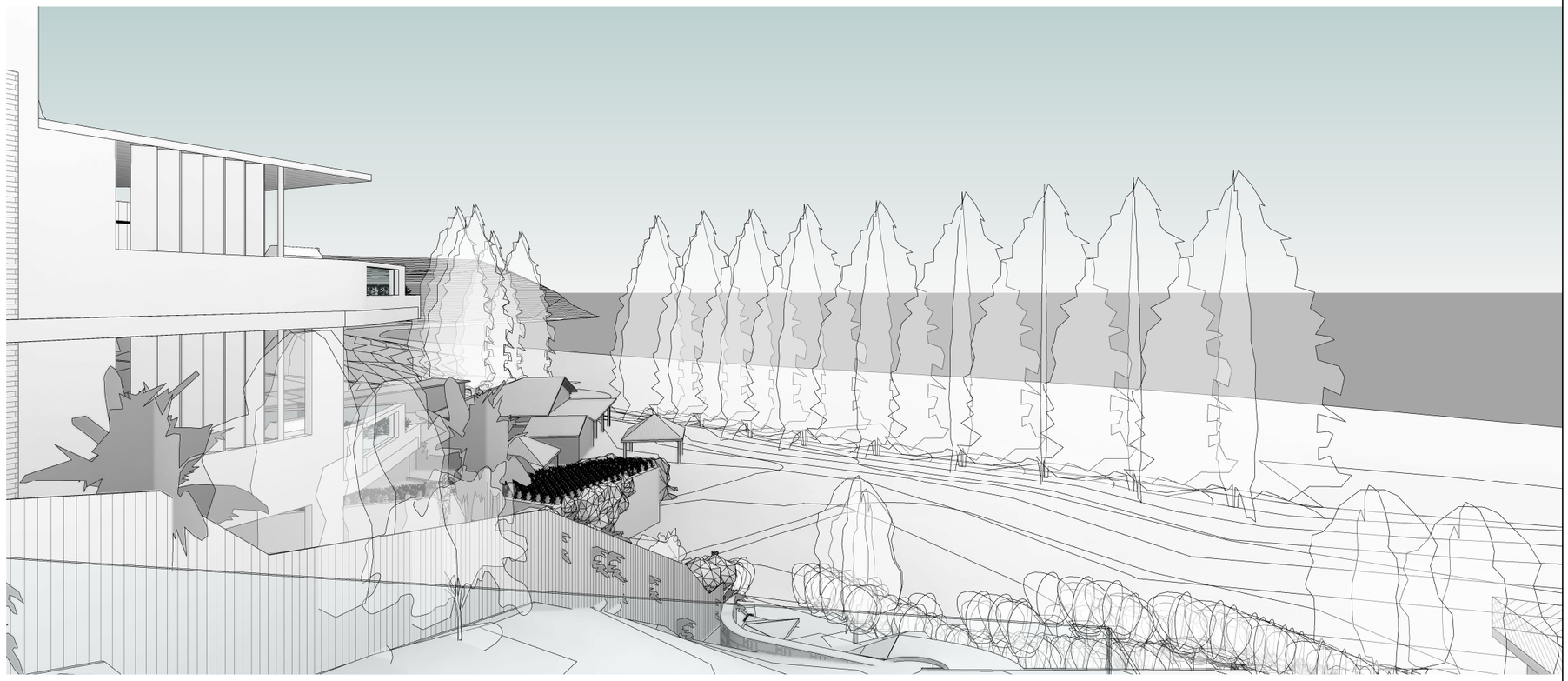
for
Leslie Cassar

200 WBR View Impact Study

Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA55



1 View from 229 verandah - existing 2



2 View from 229 verandah - proposed 2

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No.	Revision Description	Date
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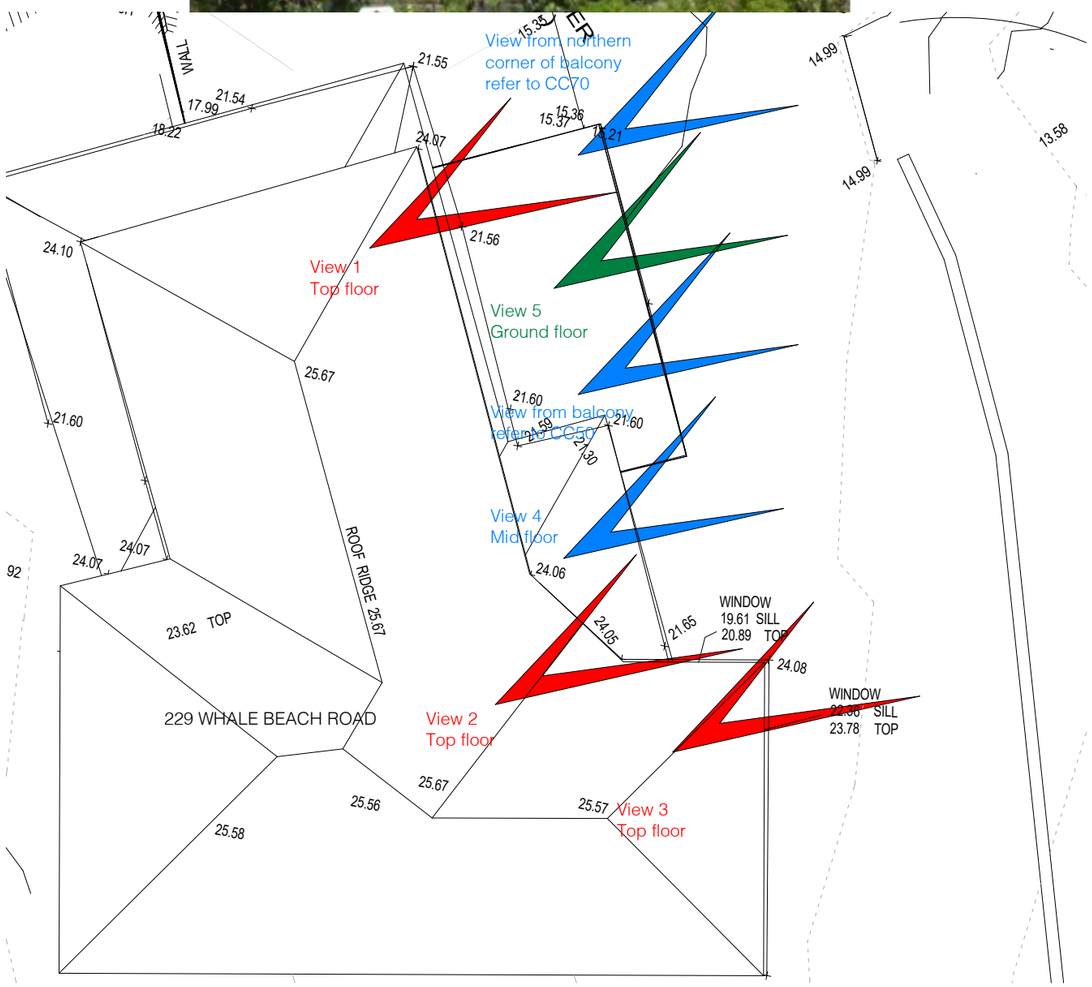
WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

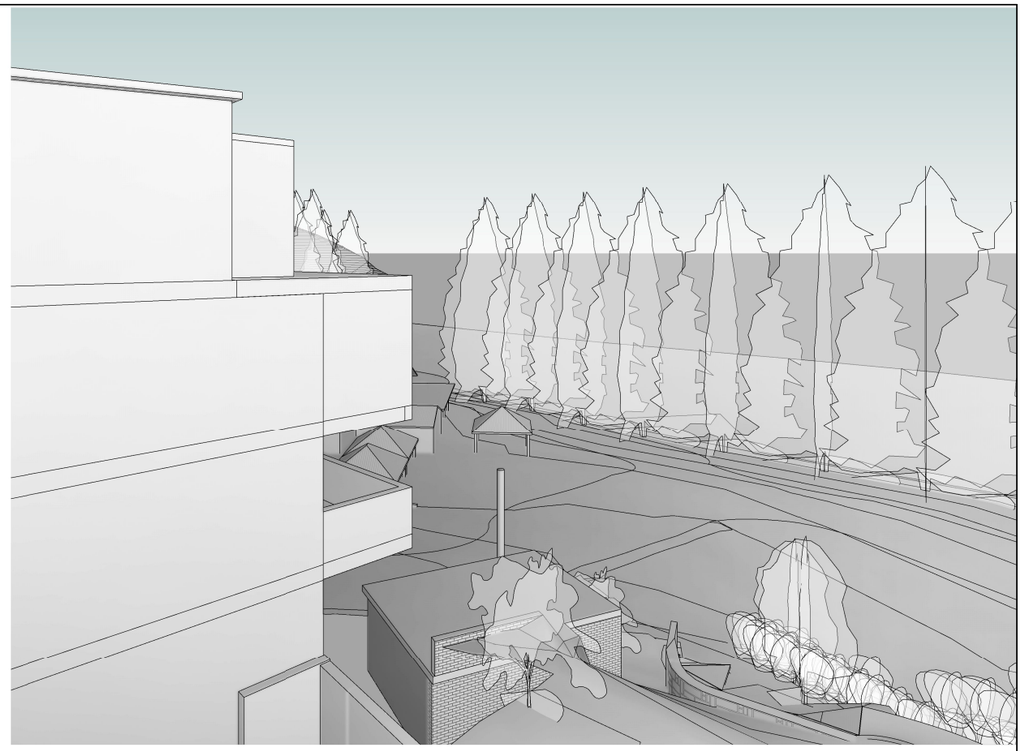
229 WBR View Impact Study

Project number	1609	Checked by	RC
Date	April 2020	Scale	
Drawn by	KW		DA56

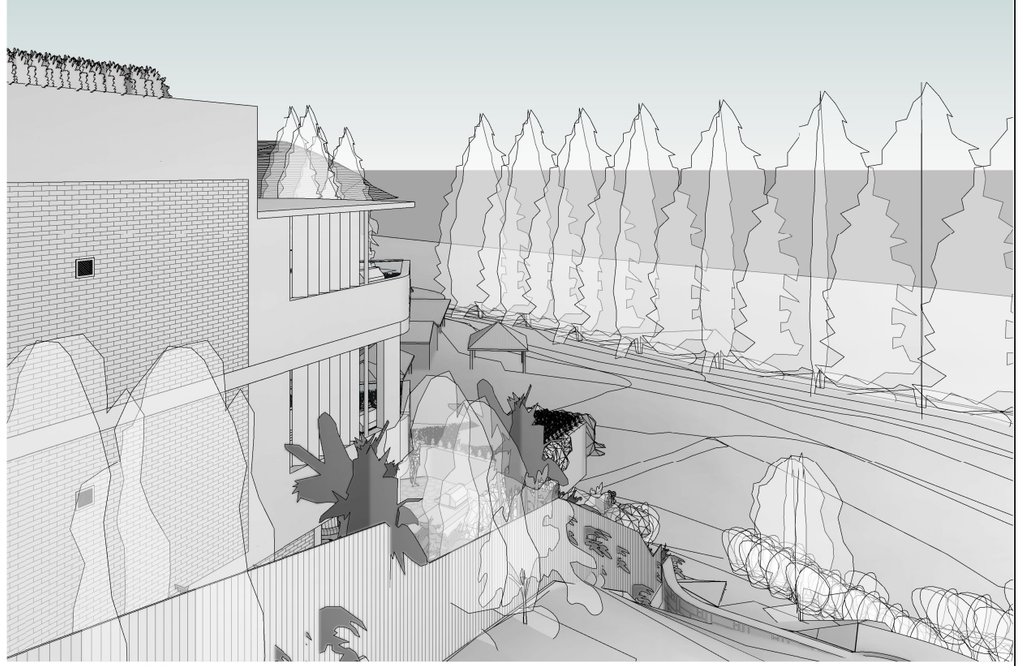




3 View Diagram
1 : 100



1 229 WBR - View 1 (top floor) - existing



2 229 WBR - View 1(top floor) - proposed

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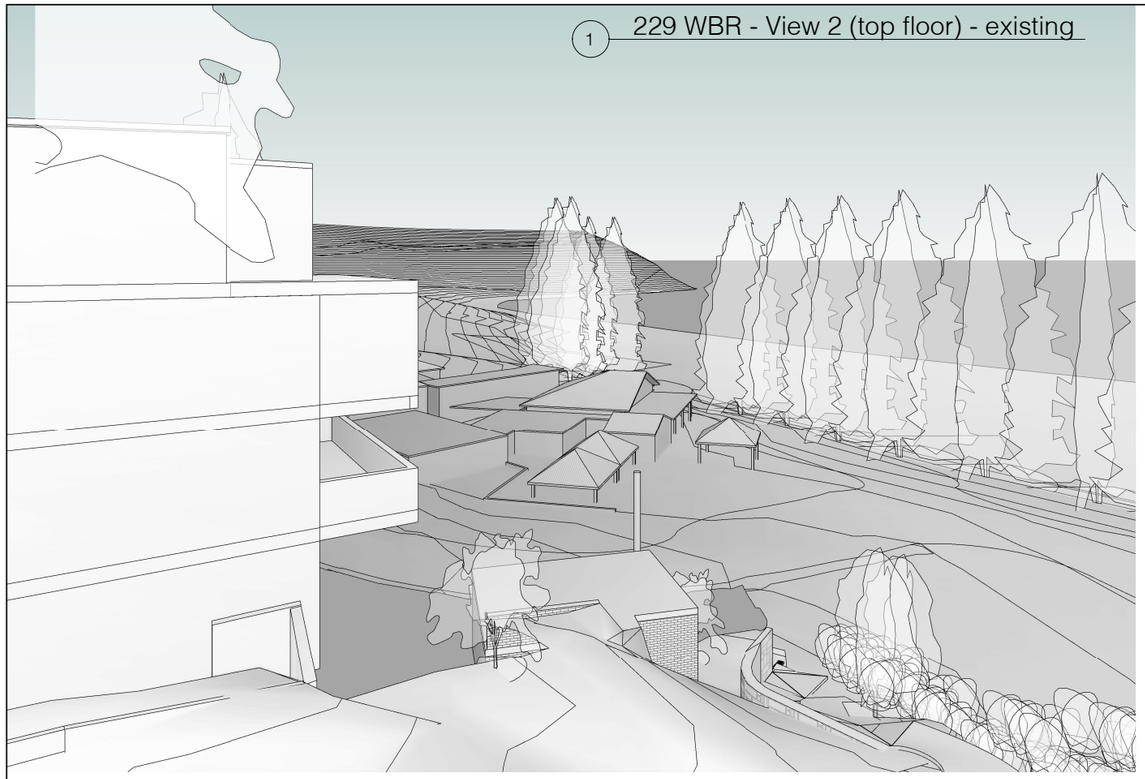
No.	Revision Description	Date
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

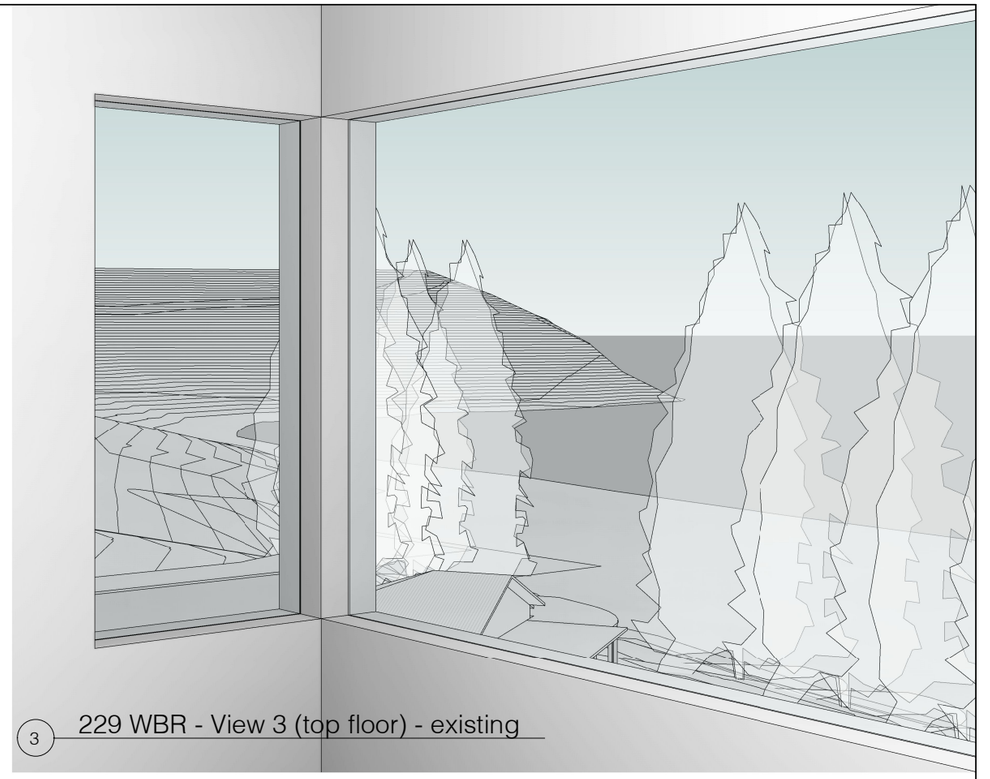
for
Leslie Cassar

229 WBR View Impact Study

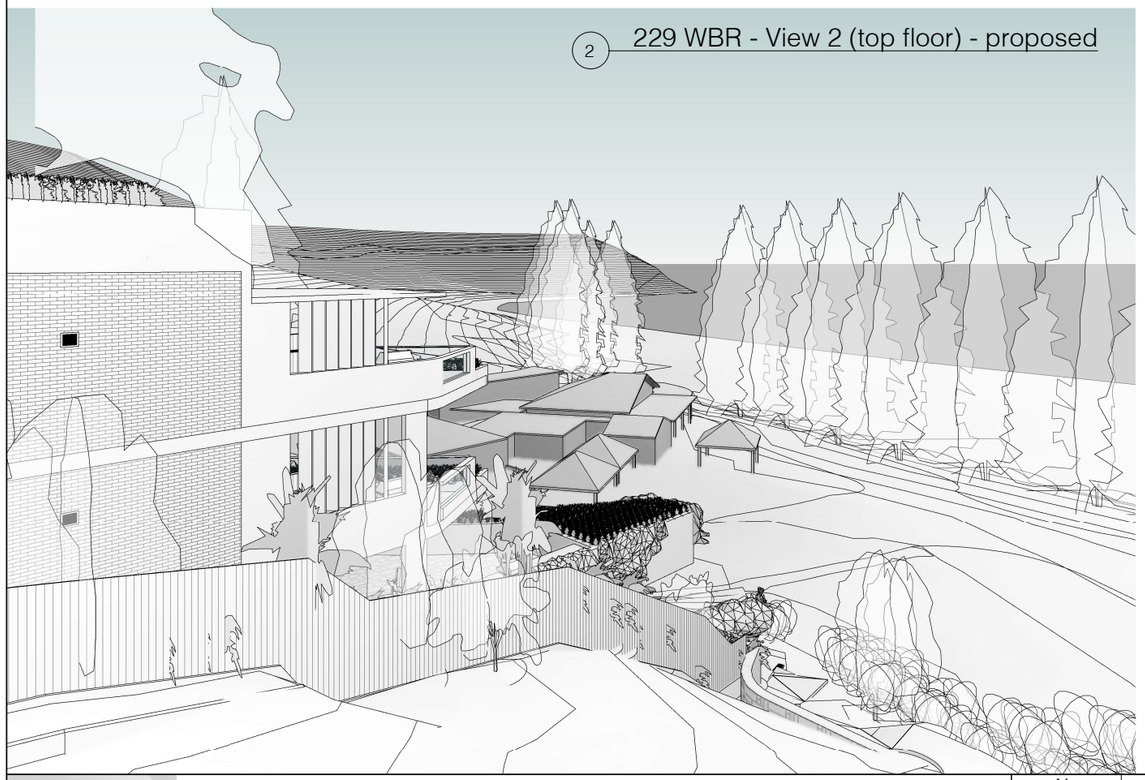
Project number	1609	Checked by	Checker
Date	April 2020	Scale	1 : 100
Drawn by	Author		DA57



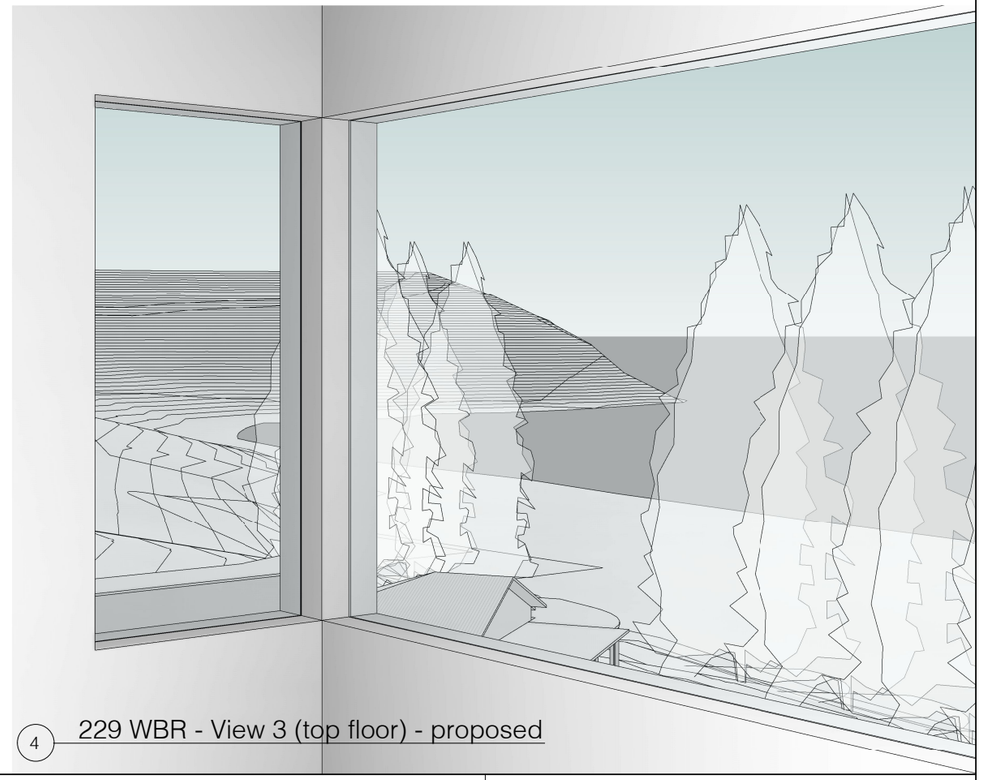
1 229 WBR - View 2 (top floor) - existing



3 229 WBR - View 3 (top floor) - existing



2 229 WBR - View 2 (top floor) - proposed



4 229 WBR - View 3 (top floor) - proposed

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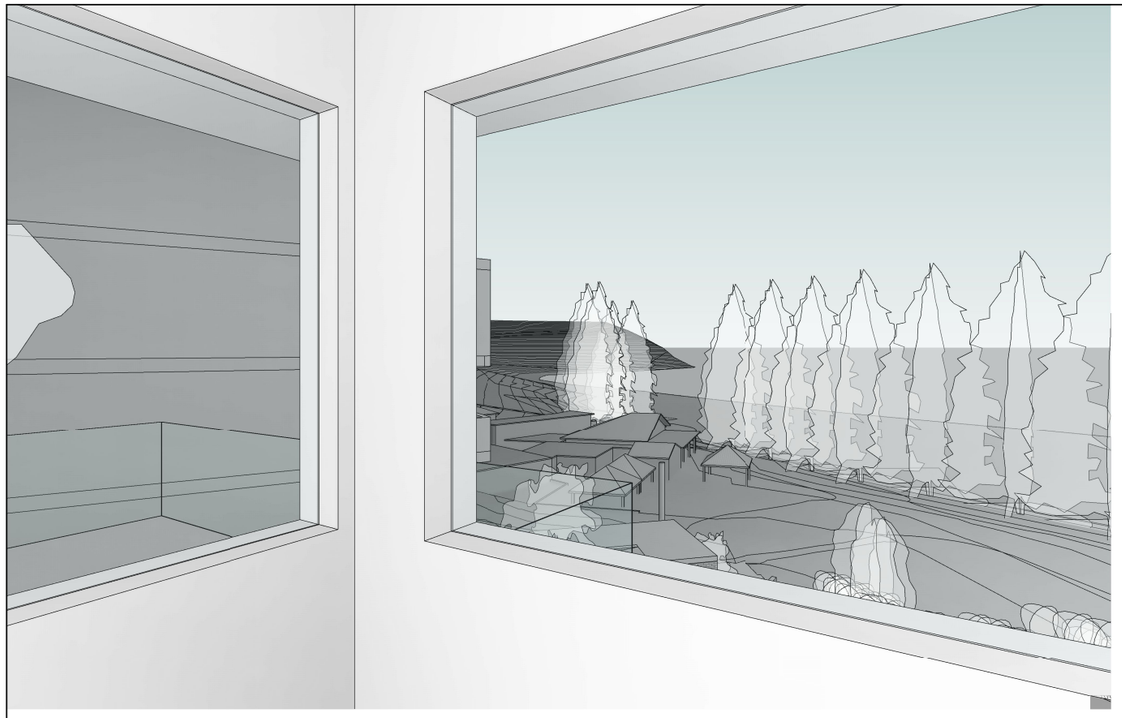
No.	Revision Description	Date
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

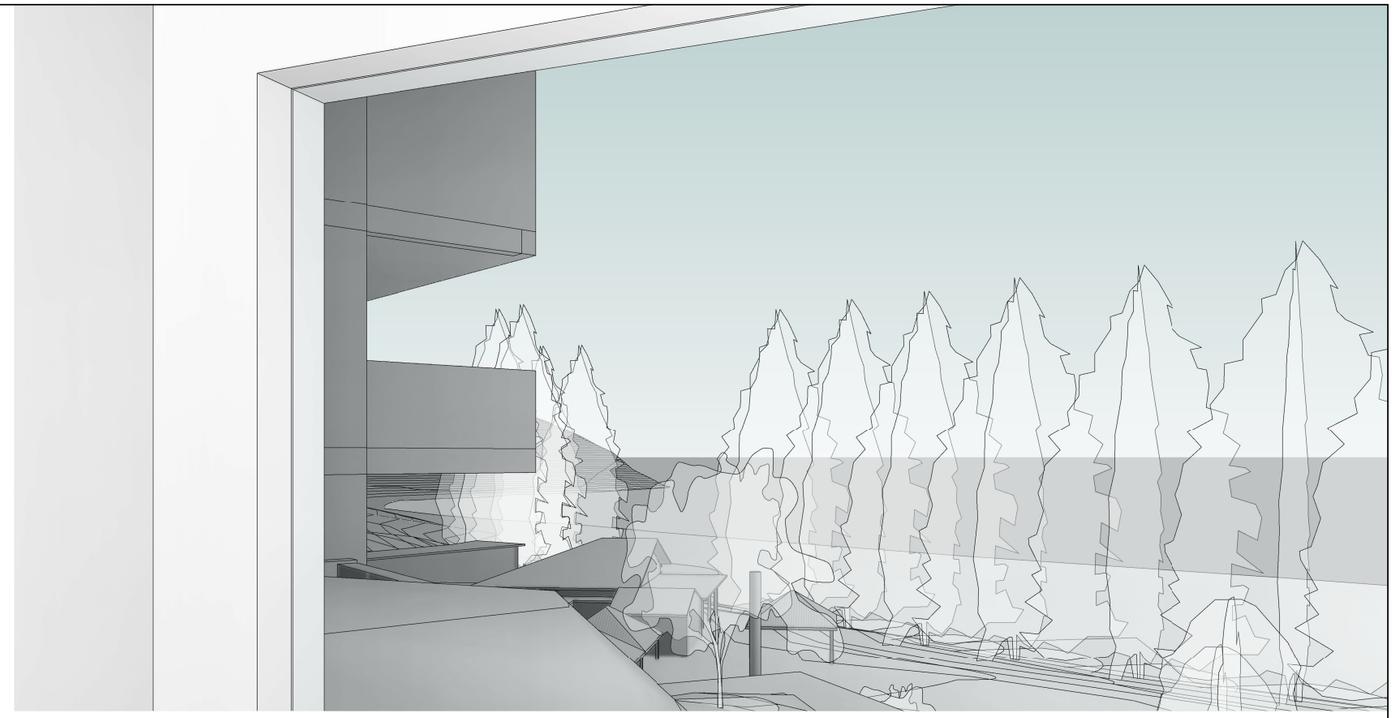
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229 WBR View Impact Study

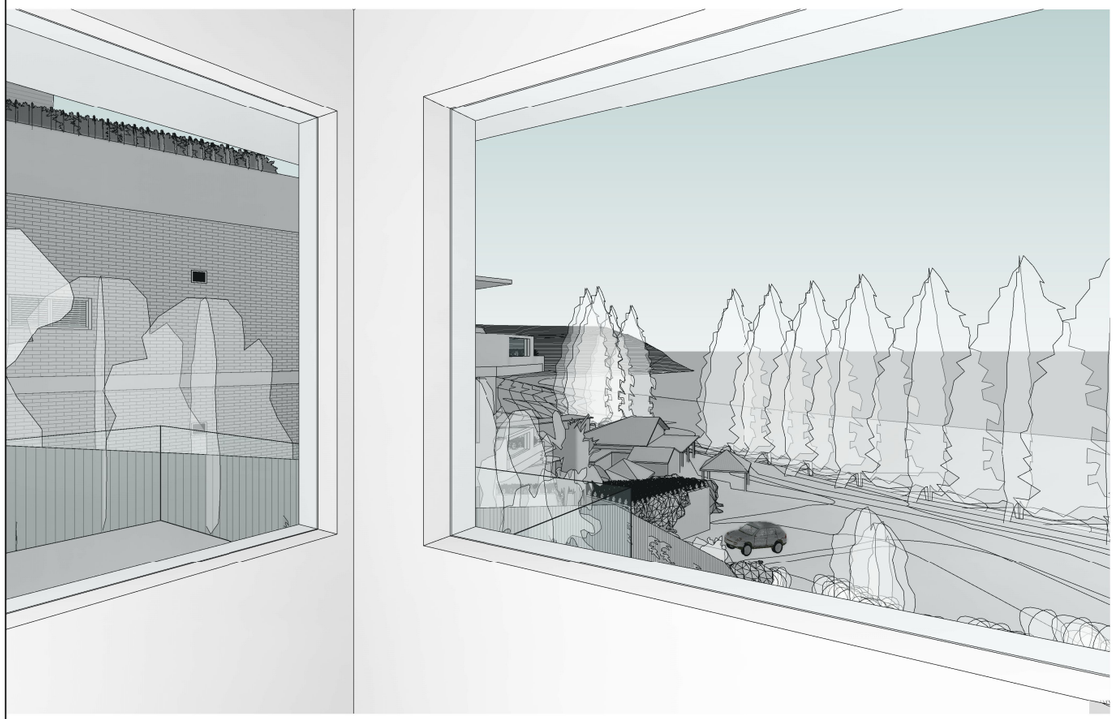
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Date	April 2020	Scale	
Drawn by	Author		DA58



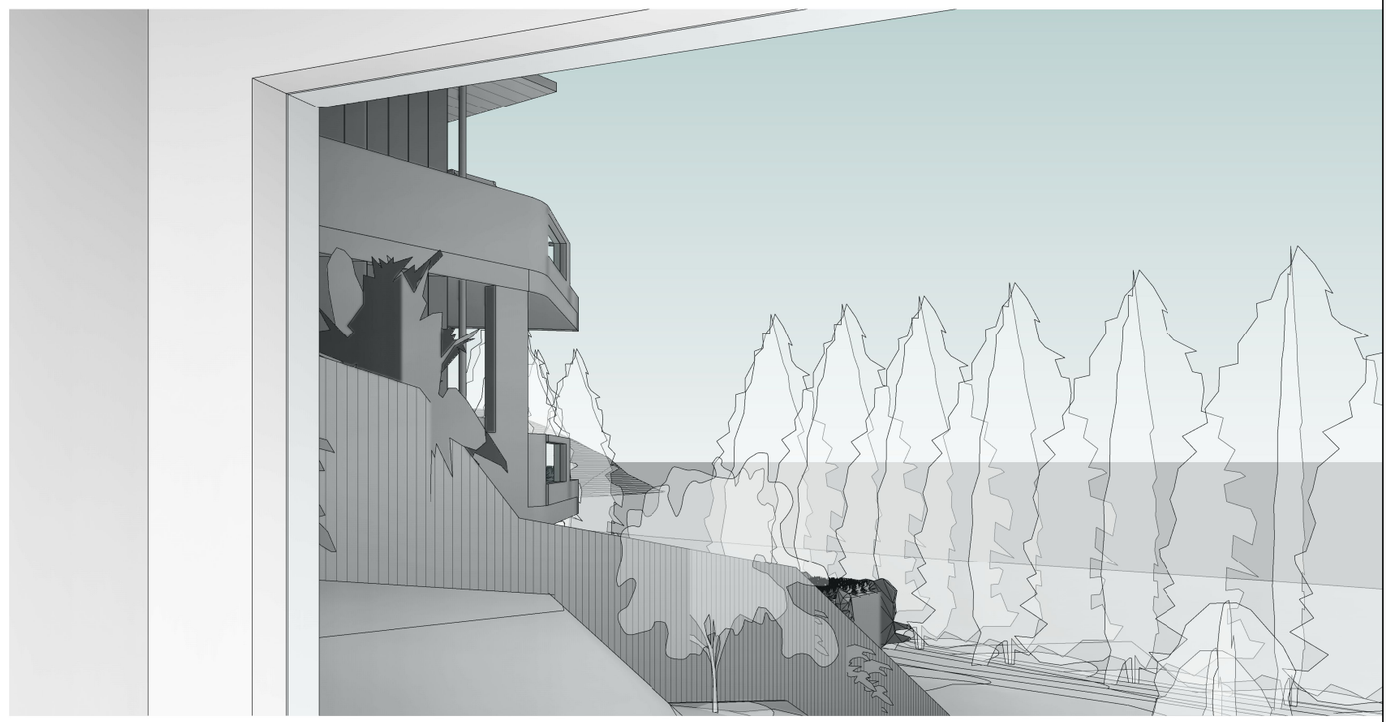
3 229 WBR - View 4 (mid floor) - Existing



1 229 WBR - View 5 (ground floor) - existing



4 229 WBR - View 4 (mid floor) - Proposed



2 229 WBR - View 5 (ground floor)- proposed

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e mailto:richard@richardcolearchitecture.com.au
w www.richardcolearchitecture.com.au

acn:093 598 415 **abn**:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

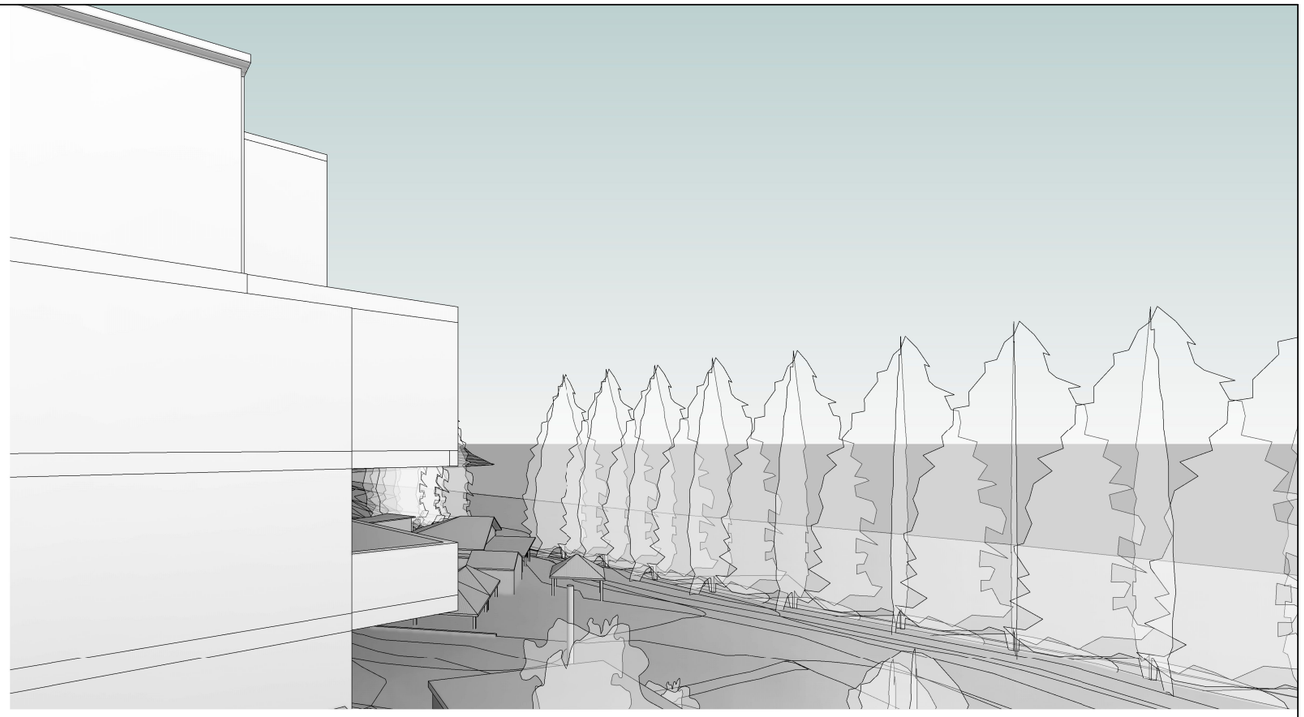
No.	Revision Description	Date
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

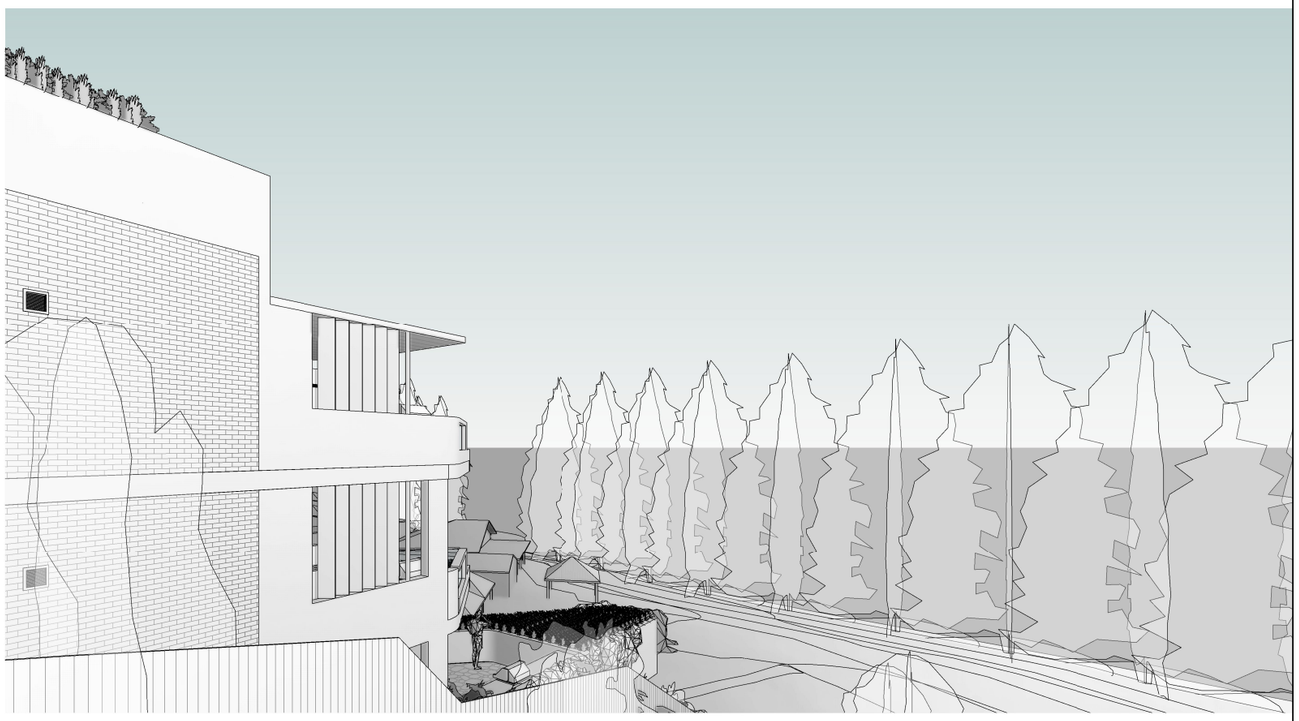
for
Leslie Cassar

229 WBR View Impact Study

Project number	1609	Checked by	Checker
Date	April 2020	Scale	
Drawn by	Author		DA59



1 229 View from northern corner of balcony - existing



2 229 View from northern corner of balcony - proposed

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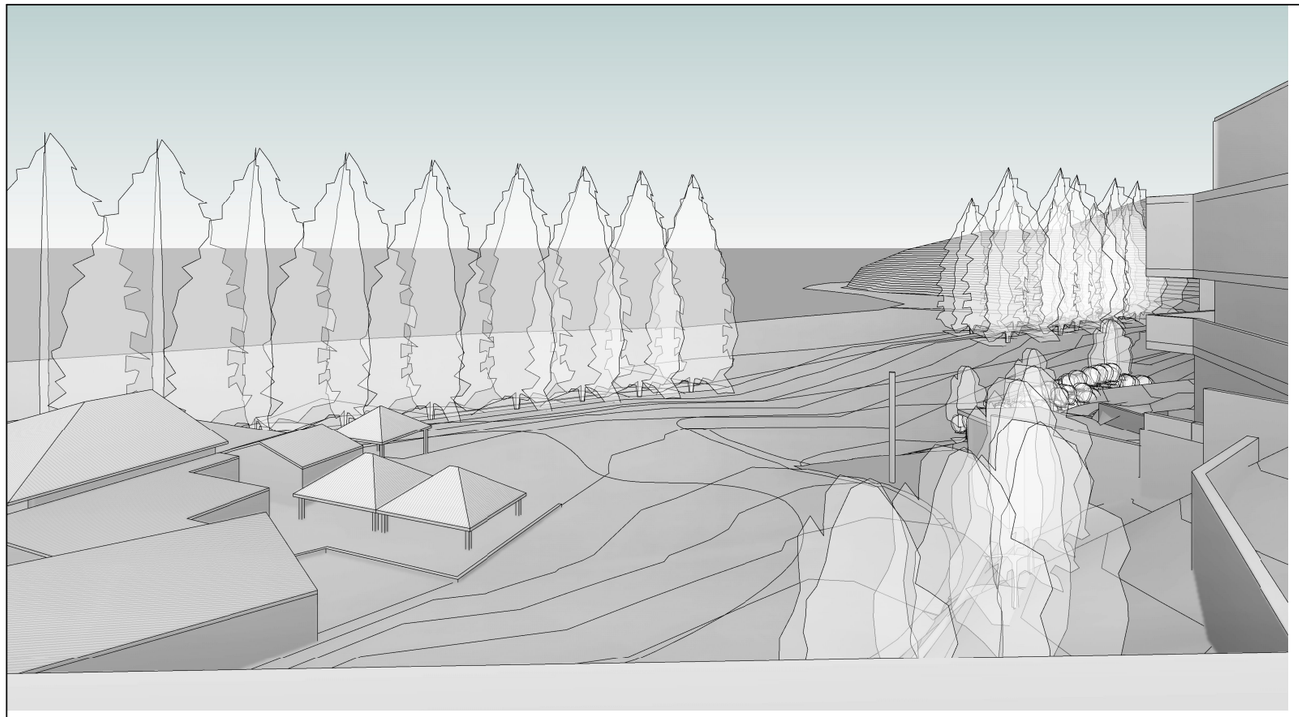
No.	Revision Description	Date
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

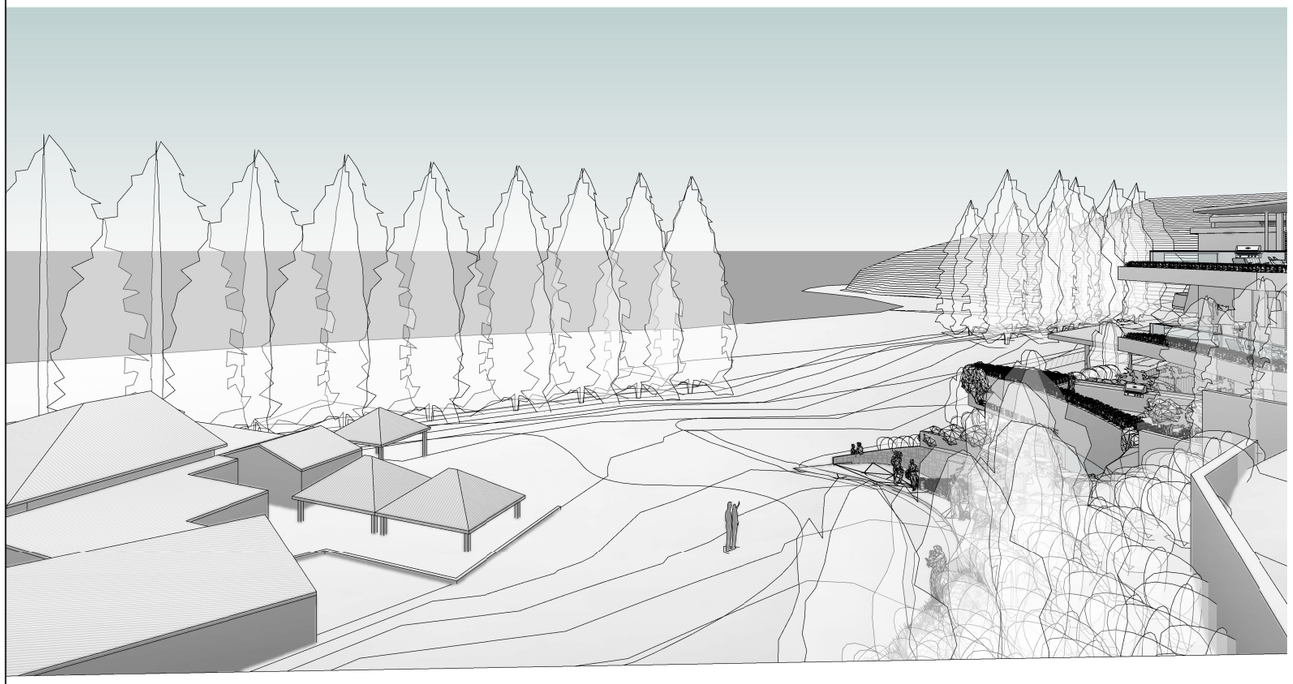
for
Leslie Cassar

229 WBR View Impact Study

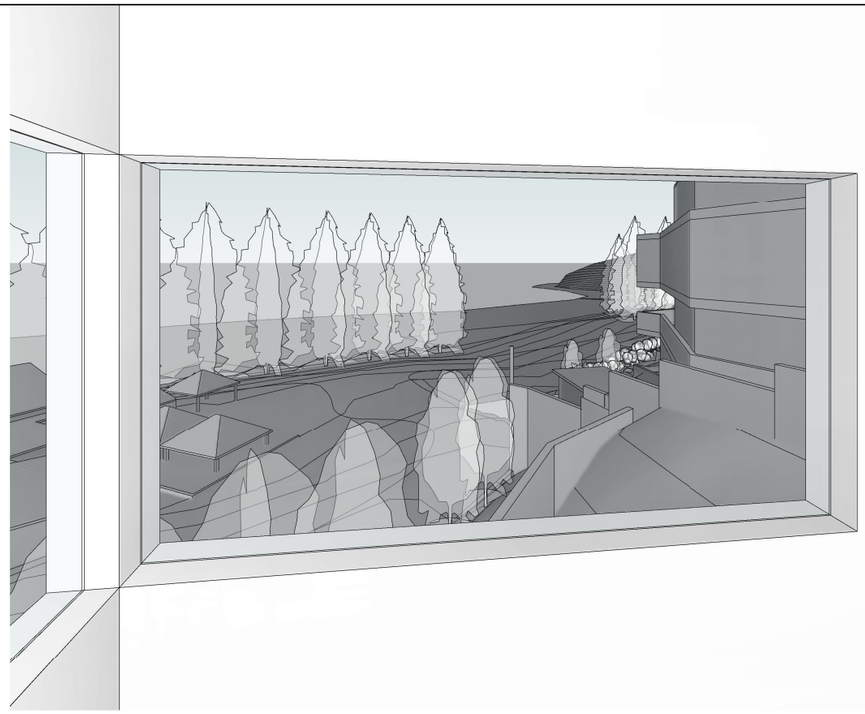
Project number	1609	Checked by	Checker
Date	April 2020	Scale	
Drawn by	Author		DA60



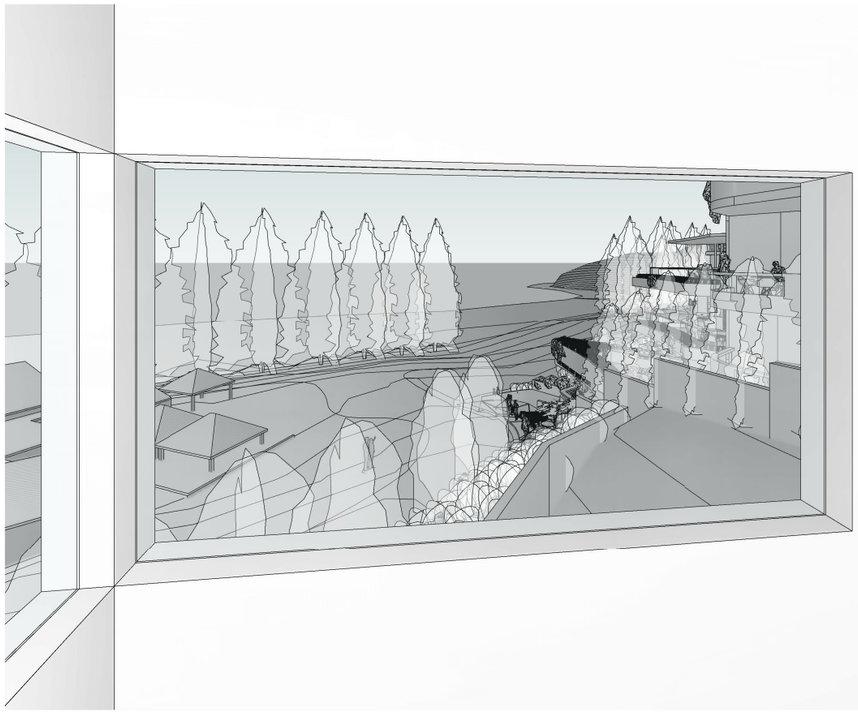
1 233 View from centre of balcony - existing



2 233 View from centre of balcony - proposed



3 233 View from Bedroom - existing



4 233 View from Bedroom - proposed

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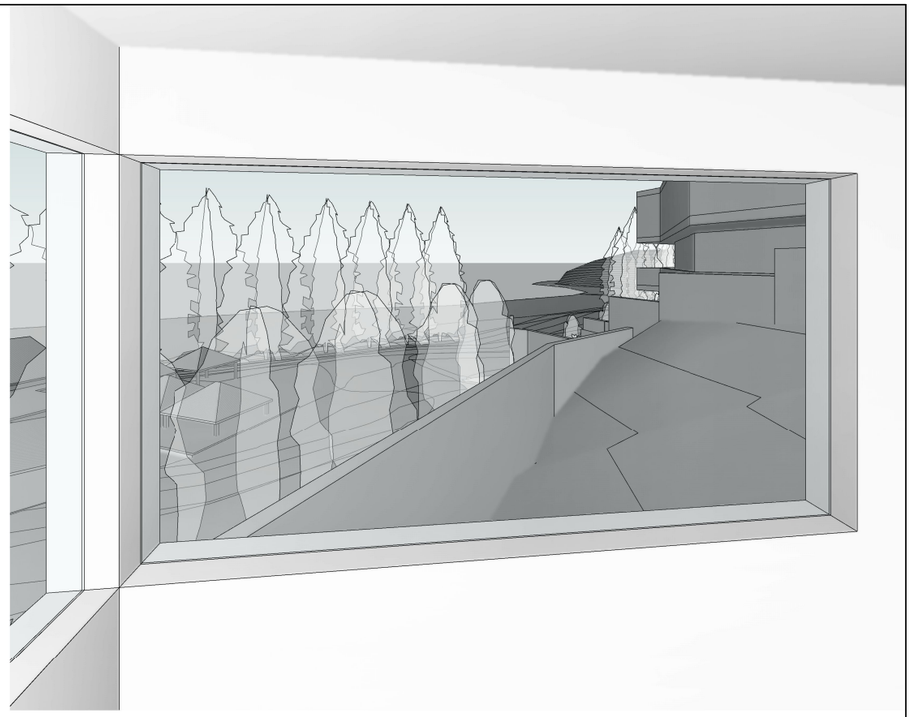
No.	Revision Description	Date
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

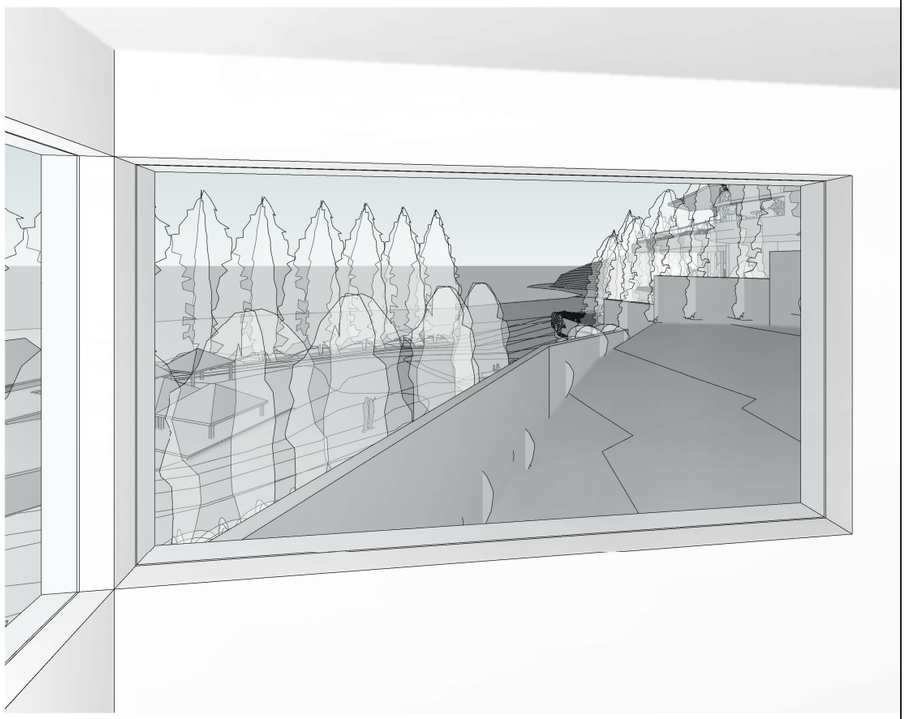
for
Leslie Cassar

233 WBR View Impact Study

Project number	1609	Checked by	Checker
Date	April 2020	Scale	
Drawn by	Author		DA61



1 233 View from lower bedroom - existing



2 233 View from lower bedroom - proposed

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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

233 WBR View Impact Study

Project number	1609	Checked by	Checker
Date	April 2020	Scale	
Drawn by	Author		DA62



1 Notification Site Plan
1 : 500

0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500

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acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

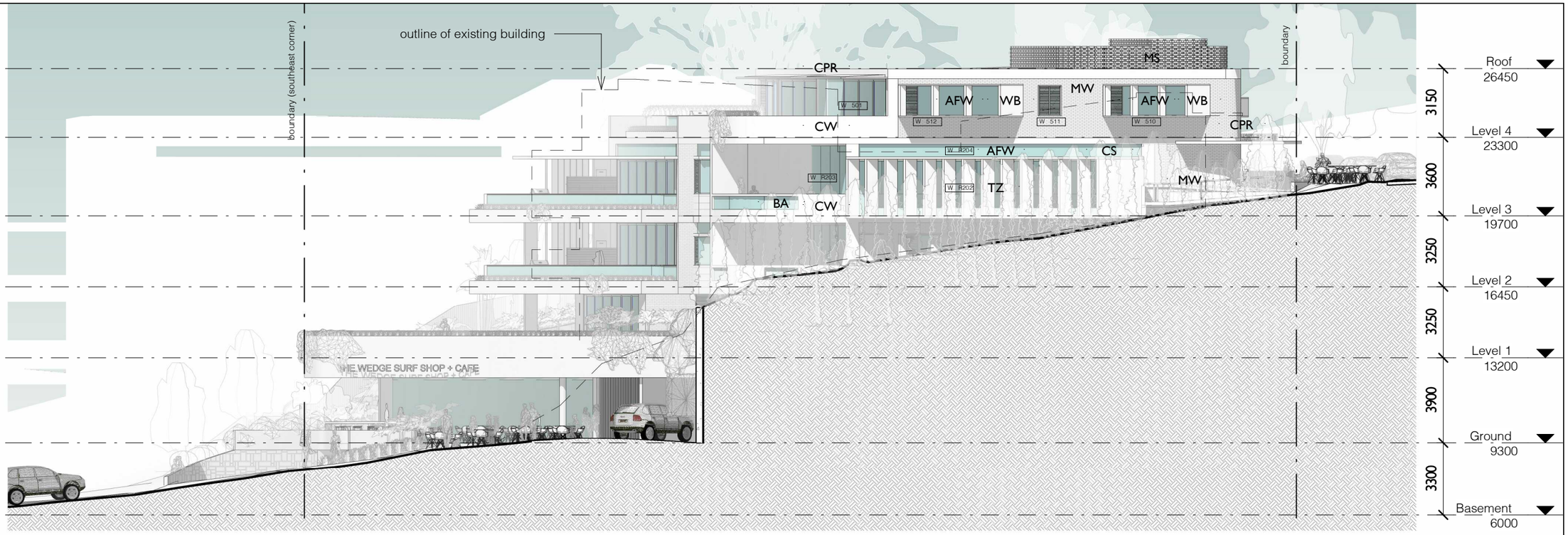
WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Notification Site Plan

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 500
Drawn by	KW		DA100

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CS	Concrete Slab
CW	Concrete Wall
FE	Paling Fence
MS	Masonry Screen
MW	Masonry Wall
TZ	Terrazzo Screen
WB	Window Box



1 Notification - North Elevation
1 : 200



2 Notification - South Elevation
1 : 200

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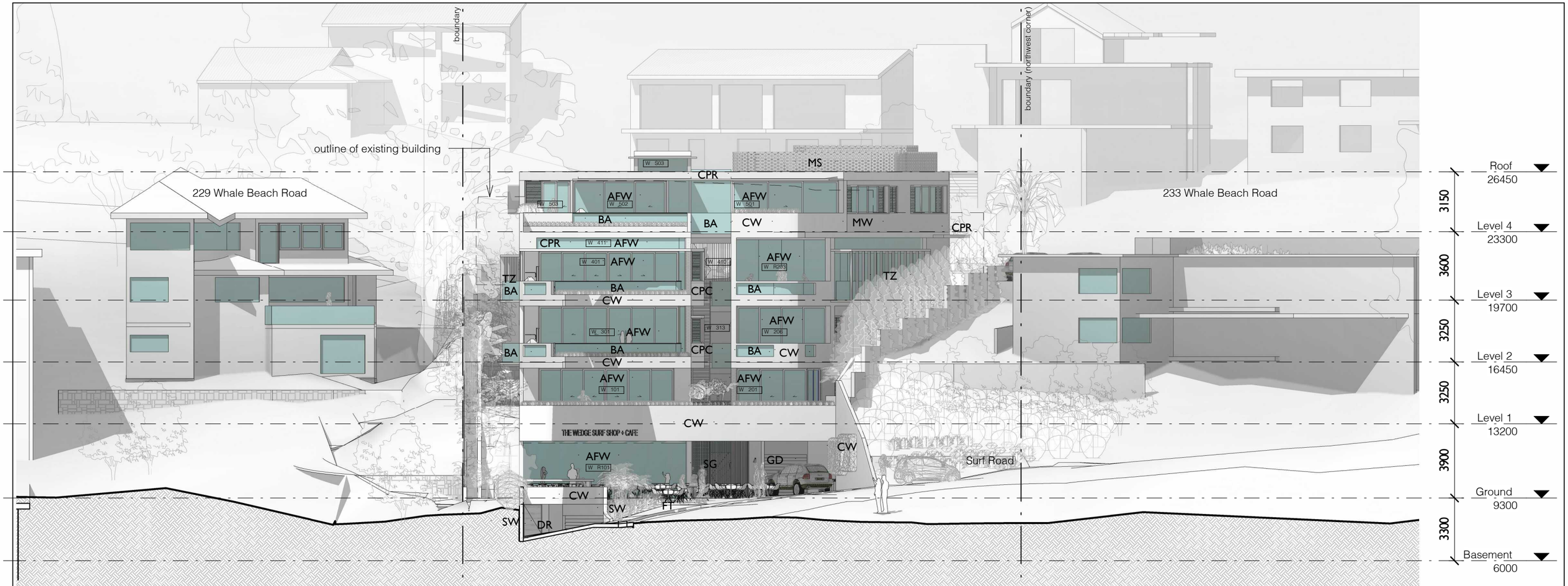
No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

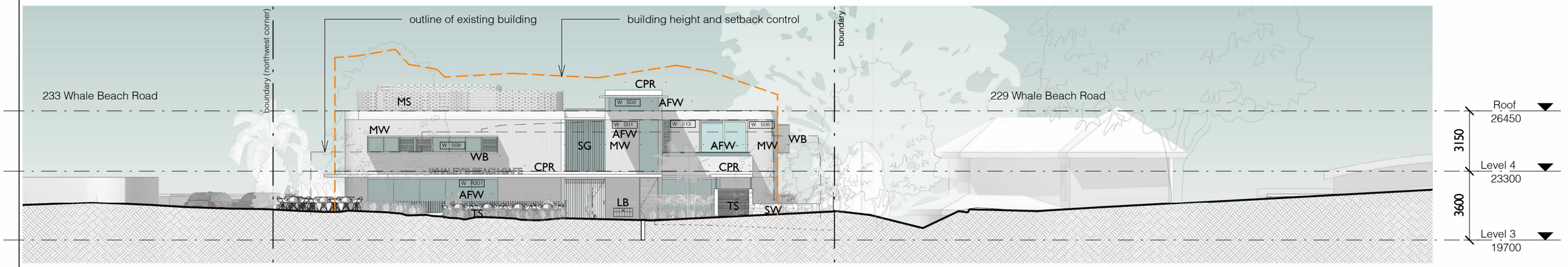
for
Leslie Cassar

Notification Elevations

Project number	1609	Checked by	RC
Date	April 2020	Scale	1 : 200
Drawn by	KW		DA101



1 Notification - East Elevation
1 : 200



2 Notification - West Elevation
1 : 200

AFW	Aluminium Framed Window	DR	Driveway	MW	Masonry Wall	WB	Window Box
BA	Frameless Glass Balustrade	FT	Footpath	SG	Steel framed Gate		
CPC	Copper Cladding	GD	Garage Door	SW	Stone Wall		
CPR	Copper Roofing	LB	Letterbox	TS	Timber Screen		
CW	Concrete Wall	MS	Masonry Screen	TZ	Terrazzo Screen		

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No.	Revision Description	Date
M	Development Application	17/04/2020

WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

Notification Elevations

Project number	1609	Checked by	Checker
Date	April 2020	Scale	1 : 200
Drawn by	Author		DA102

NO 233 WHALE BEACH RD

boundary 4875

boundary 26790

boundary 25400

boundary 48200

boundary 20640

boundary 4685

SURF ROAD

CONCRETE WALL

CONCRETE WALL

R8

R7

R6

R5

R4

R9

CW

GARBAGE

STAIR

entry
TO APARTMENTS + CARPARK

GROUND FLOOR CARPARKING

RL 9.30
CONCRETE SLAB

RETAIL 1
Area 153sqm

GROUND FLOOR COMMUNAL OPEN SPACE

RL 9.30

RL 9.90

ENTRANCE TO GROUND FLOOR CARPARK

RL 8.945

POTENTIAL RETAIL LEASE AREA FROM COUNCIL

RL 8.945

PEDESTRIAN ACCESS

FEATURE PLANTING

2 PANDANUS TECTORIUS
8 KALANCHOE BRACTEATA 'SILVERSPOONS'
8 MYOPORUM PARVIFOLIUM 'YAREENA'

RL 9.90

RL 7.375

ENTRANCE TO BASEMENT CARPARK

RL 9.90

UNDERGROUND RAINWATER / IRRIGATON TANK
REFER TO STORMWATER SERVICES PLANS BY JHA

RWT

STORM WATER PIT

SECONDARY PEDESTRIAN ACCESS (GR.FL)

1 BANKSIA INTEGRIFOLIA
5 WESTRINGIA 'GREY BOX'
6 POA LAB. 'ESKDALE'
2 ADENANTHOS SERICEUS

T5 EXISTING *STRELITZIA NICOLAI*

T4 EXISTING TREE *LAGUNARIA PATERSONII*

No 229 WHALE BEACH RD

10.0

9.0

8.0

whale beach neighbourhood shop top apartments

NO 231 WHALE BEACH RD

REFER TO ARCHITECTURAL PLANS BY RICHARD COLE ARCHITECTURE FOR DETAILS

GROUND FLOOR (SURF RD) LANDSCAPE PLAN

SCALE 1:100

REFER TO SHEET L07 FOR PLANTING SCHEDULE

trish dobson landscape architecture
5/57 AVALON PARADE, AVALON NSW 2107

0408 983020
trish@trishdobson.com.au

TRISH DOBSON
REGISTERED LANDSCAPE ARCHITECT #450 HORTICULTURIST
ABN 57 241 486 158

DEVELOPMENT APPLICATION
NEIGHBOURHOOD SHOP TOP HOUSING
for Leslie Cassar

231 Whale Beach Rd Whale Beach NSW

0m 1m 2m 3m 4m 5m

GROUND FLOOR (SURF RD) LANDSCAPE PLAN

1:100 @ A2	SCALE
2.9.19	DATE
1911	JOB
DA	ISSUE
2 OF 9	SHEET
1911 / DA-L02	DWG



LEVEL 1 LANDSCAPE PLAN

SCALE 1:100
REFER TO SHEET L07 FOR PLANTING SCHEDULE

trish dobson landscape architecture
34A MARINE PARADE, AVALON NSW 2107
0408 983020
trish@trishdobson.com.au
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ABN 57 241 486 158

DEVELOPMENT APPLICATION
NEIGHBOURHOOD SHOP TOP HOUSING
for Leslie Cassar

231 Whale Beach Rd Whale Beach NSW

0m 1m 2m 3m 4m 5m

LEVEL 1 LANDSCAPE PLAN

1:100 @ A2	SCALE
24.4.20	DATE
1911	JOB
DA	ISSUE
3 OF 9	SHEET
1911 / DA-L03	DWG

SCREEN PLANTING
PLANTING AT GRADE ON BOUNDARY
2 SYZYGIUM LUEHMANNII
2 HOWEA FORSTERIANA

SCREEN PLANTING ON NORTHERN BOUNDARY
PLANTING IN EXISTING PLANTING BED
(IN CONSULTATION WITH OWNER No 233)
3 ELAEAGNUS MACROPHYLLA

NO 233 WHALE BEACH RD

COURTYARD PLANTING
TROPICAL FEATURE PLANTING APT 2
MINIMUM 800mm SOIL DEPTH
4 RHAPIS EXCELSA
1 ALCANTERA 'SILVER PLUM'
6 CLIVEA 'BELGIUM HYBRIDS'
8 ZOYSIA TENUIFOLIUM G/COVER

boundary 4875

boundary 26790

RL 16.40

COURTYARD APT 2
(below)

LEVEL 3 ABOVE

level 2 apartments

NO 231 WHALE BEACH RD
REFER TO ARCHITECTURAL PLANS BY RICHARD COLE ARCHITECTURE FOR DETAILS

APARTMENT 2
FL 16.45

APARTMENT 2 TERRACE

TERRACE APT 2
(below)

boundary 20640

SURF ROAD

LEVEL 2 PLANTER
WIND + SALT TOLERANT SPECIES IN CONTRASTING TEXTURES AND COLOURS INCLUDING SPILLOVER GROUNDCOVERS

10 SANSEVIERA TRIFASCIATA
10 RAPHIOLEPIS 'ORIENTAL PEARL'
6 CRASSULA ARBORESCENS
12 CASUARINA GLAUCA 'COUSIN IT'

LIFT
LIFT
STAIR
STAIR

boundary 25400

APARTMENT 3
FL 16.45

APARTMENT 3 TERRACE
FL 16.45

TERRACE APT 1
(below)

ENTRANCE TO BASEMENT CARPARK (BELOW)

COURTYARD APT 1
(below)

HT
STONE WALL
collection
AWNT

boundary 4685

boundary 48200

SCREEN PLANTING
TROPICAL FEATURE PLANTING VISIBLE FROM APARTMENT 3. MINIMUM 800mm SOIL DEPTH
2 HOWEA FORSTERIANA
1 HIBISCUS TILEACEUS 'RUBRA'
12 CLIVEA 'BELGIUM HYBRIDS'

T5 EXISTING *STRELITZIA NICOLAI*

T4 EXISTING TREE *LAGUNARIA PATERSONII*

SCREEN PLANTING
PLANTING AT GRADE ON BOUNDARY
10 SYZYGIUM LUEHMANNII
3 HOWEA FORSTERIANA
10 MYOPORUM 'YAREENA (over wall)

T7 T8

No 229 WHALE BEACH RD

LEVEL 2 LANDSCAPE PLAN

SCALE 1:100
REFER TO SHEET L07 FOR PLANTING SCHEDULE

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DEVELOPMENT APPLICATION
NEIGHBOURHOOD SHOP TOP HOUSING
for Leslie Cassar

231 Whale Beach Rd Whale Beach NSW

0m 1m 2m 3m 4m 5m

LEVEL 2 LANDSCAPE PLAN

1:100 @ A2	SCALE
24.4.20	DATE
1911	JOB
DA	ISSUE
4 OF 9	SHEET
1911 / DA-L04	DWG

POTENTIAL RETAIL LEASE AREA FROM COUNCIL

6 PACHYSTEGIA INSIGNIS

SCREEN PLANTING ON NORTHERN BOUNDARY
PLANTING IN EXISTING PLANTING BED (IN CONSULTATION WITH OWNER No 233)
3 ELAEAGNUS MACROPHYLLA
4 PHORMIUM TENAX

FL 20.70

RAMP

RL 20.192

EXISTING WALL ON NO 233

NO 233 WHALE BEACH RD

boundary 4875

boundary 26790

ROAD RESERVE
INDIGENOUS TREE BANKSIA SERRATA PROVIDED WITH 10m³ PLANTING SOIL / STRUCTURAL CELLS (under)
1 BANKSIA SERRATA
10 LOMANDRA 'LIME TUFF'
14 ZOYSIA TENUIFOLIUM

10 LEPTOSPERMUM 'FORESHORE'

FL 19.70

PLANTER BOX
2 CASUARINA 'GREEN WAVE'
1 NOLINA NELSONII
3 HELICHRYSUM PETIOLARE
2 RAPHIOLEPIS 'ORIENTAL PEARL'
8 SENECIO SERPENS

BEACH ROAD

POST BOX

BS

RETAIL 2 TERRACE
AWNING OVER
RL 19.70

level 3 mixed use
NO 231 WHALE BEACH RD
REFER TO ARCHITECTURAL PLANS BY RICHARD COLE ARCHITECTURE FOR DETAILS

RETAIL 2
FL 19.70

RETAIL 2 TERRACE
RL 19.70

TERRACE APT 2 (below)

ENTRANCE TO GROUND FLOOR CARPARK (BELOW)

SURF ROAD

10.0

9.0

8.0

boundary 20640

LEVEL 3 PLANTER
WIND + SALT TOLERANT SPECIES IN CONTRASTING TEXTURES AND COLOURS INCLUDING SPILLOVER GROUNDCOVERS

OPEN OVER

entry

FL 19.70

LETTER BOXES

paved walkway

boundary 25400

SEAT

10 SANSEVIERA TRIFASCIATA

10 RAPHIOLEPIS 'ORIENTAL PEARL'

6 CRASSULA ARBORESCENS

12 CASUARINA GLAUCA 'COUSIN IT'

RETAIL 3
FL 19.70

APARTMENT 4
RL 19.70

APARTMENT 4 TERRACE
RL 19.70

TERRACE APT 1 (below)

ENTRANCE TO BASEMENT CARPARK (BELOW)

timber walkway

garbage

kiosk sub-station

cothesline

COURTYARD APT 1 (below)

RWT

boundary 4685

STORMWATER PIT

boundary 48200

10.0

8.0

ROAD RESERVE
INDIGENOUS TREE SPECIES IN OVERLAND FLOW PATH
1 BANKSIA SERRATA
8 PACHYSTEGIA INSIGNIS
6 LOMANDRA 'LIME TUFF'

1 LIVISTONA AUSTRALIS
9 PHILODENDRON 'XANADU'
5 LOMANDRA 'LIME TUFF'

T6

PLANTER BOX
INDIGENOUS PALM
1 LIVISTONA AUSTRALIS
11 PHILODENDRON 'XANADU'

SUB-STATION SCREEN
9 CASUARINA 'GREEN WAVE'

T5 EXISTING STRELITZIA NICOLAI

T4 Ø16.84 EXISTING TREE LAGUNARIA PATERSONII

No 229 WHALE BEACH RD

T7 T8

LEVEL 3 LANDSCAPE PLAN

SCALE 1:100
REFER TO SHEET L07 FOR PLANTING SCHEDULE

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NEIGHBOURHOOD SHOP TOP HOUSING
for Leslie Cassar

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0m 1m 2m 3m 4m 5m

1:100 @ A2 SCALE
24.4.20 DATE
1911 JOB
DA ISSUE
5 OF 9 SHEET
1911 / DA-L05 DWG

WHALE BEACH ROAD

SURF ROAD

boundary 4875

boundary 26790

boundary 25400

boundary 20640

boundary 4685

boundary 48200

APARTMENT 5
RL 23.30

APARTMENT 5
TERRACE
RL 23.30

TERRACE APT 2
(below)

LEVEL 4 PLANTERS
1 CASUARINA 'GREEN WAVE'

CGW

open

glass floor

10 RAPHIOLEPIS 'ORIENTAL PEARL'

12 CASUARINA GLAUCA 'COUSIN IT'

TERRACE APT 1
(below)

pool

TERRACE APT 4
(below)

RS

4 RAPHIOLEPIS 'SNOW MAIDEN'

ENTRANCE TO
BASEMENT CARPARK
(BELOW)

COURTYARD APT 1
(below)

6 CASUARINA 'GREEN WAVE'

T4 EXISTING *LAGUNARIA PATERSONIA*

T5 EXISTING *STRELITZIA NICOLAI*

T6

T7

T8

LEVEL 4 LANDSCAPE PLAN

SCALE 1:100
REFER TO SHEET L07 FOR PLANTING SCHEDULE

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for Leslie Cassar

231 Whale Beach Rd Whale Beach NSW

0m 1m 2m 3m 4m 5m

LEVEL 4 LANDSCAPE PLAN

1:100 @ A2	SCALE
24.4.20	DATE
1911	JOB
DA	ISSUE
6 OF 9	SHEET
1911 / DA-L06	DWG



BANKSIA INTEGRIFOLIA
Coast Banksia



BANKSIA SERRATA
Old Man Banksia



LIVISTONA AUSTRALIS
Cabbage Tree Palm



HIBISCUS TILEACEUS 'RUBRA'
Red Cottonwood

trees



ELAEAGNUS MACROPHYLLA
Russian Olive



RAPHIOLEPIS 'SNOW MAIDEN'
Dwarf Hawthorn



WESTRINGIA FRUTICOSA
Coast Rosemary



SYZYGIUM LUEHMANNII
Small Leaf Lillypilly



CASUARINA 'GREEN WAVE'
Dwarf Sheoke



HELICHRYSUM PETIOLARE
Licorice Plant



BANKSIA 'BIRTHDAY CANDLES'
Dwarf Hairpin Banksia



CRASSULA ARBORESCENS
Blue Money Plant



RAPHIOLEPIS 'ORIENTAL PEARL'
Dwarf Hawthorn



ADENANTHOS SERICEUS
Coastal Woolybush



KALANCHOE BRACTEATA
'Silverspoons'



LEPTOSPERMUM 'FORESHORE'
Dwarf Coast Tea Tree

shrubs



AGAVE ATTENUATA
Century Plant



RHAPIS EXCELSA
Lady Palm, Rhapis



HOWEA FORSTERIANA
Kentia Palm



PANDANUS TECTORIUS
Screw Pine



NOLINA NELSONII
Blue Nolina



ALCANTERA 'SILVER PLUM'
Silver Plum



PHORMIUM TENAX
New Zealand Flax



CORDYLINE RUBRA
Burgundy Palm Lily

accents, palms + features



CASUARINA 'COUSIN IT'
Prostrate Sheoke



PHILODENDRON 'XANADU'
Dwarf Philodendron



CLIVEA MINIATA
Kafir Lily



MYOPORUM PARVIFOLIUM 'YAREENA'
Creeping Boobiala



SENECIO SERPENS
Blue Chalksticks



LOMANDRA 'LIME TUFF'
Dwarf Mat Rush



ZOYSIA TENUIFOLIA
Temple Grass



POA LABILLARDIERI 'ESKDALE'
Eskdale Tussock Grass

groundcovers + grasses



PACHYSTEGIA INSIGNIS
Marlborough Rock Daisiy



SANSEVIERA TRIFASCIATA
Snake Plants



SENECIO CYLINDRICUS
Narrow Leaf Chalksticks

PROPOSED SPECIES SELECTION

PLANTING SCHEDULE

SPECIES HAVE BEEN SELECTED ON THE BASIS OF DESIGN INTENT AND SUITABILITY TO SITE CONDITIONS. PLAN INCLUDES TREE SPECIES SELECTED FROM NORTHERN BEACHES COUNCIL WEBSITE RECOMMENDED LIST. SHRUB AND FOLIAGE PLANTS HAVE BEEN SELECTED TO PROVIDE STIMULATING VARIETY OF SEASONAL COLOUR AND FLOWER AND INCLUDE HARDY SALT AND WIND TOLERANT SPECIES.

KEY	BOTANICAL NAME	COMMON NAME	MATURE HT.	No.	POT SIZE	COMMENTS
CANOPY TREES						
Bi	BANKSIA INTEGRIFOLIA	COAST BANKSIA	6m	4	75 litre	Local species
BS	BANKSIA SERRATA	OLD MAN BANKSIA	6m	2	75 litre	Local species
HT	HIBISCUS TILEACEUS 'RUBRA'	RED COTTONWOOD	6m	1	45 litre	
	LIVISTONA AUSTRALIS	CABBAGE TREE PALM	10m	2	100 litre	Local species
SHRUBS						
AS	ADENANTHOS SERICEUS	COASTAL WOOLYBUSH	2.5m	11	300mm	PRUNE TO MAINTAIN
BGC	BANKSIA ERIC. x SPIN. 'GIANT CANDLES'	DWARF HEATH BANKSIA	2m	6	300mm	
BBC	BANKSIA SPINULOSA' BIRTHDAY CANDLES'	DWARF HAIRPIN BANKSIA	1m	5	200mm	
CGW	CASUARINA 'GREEN WAVE'	DWARF SHEOKE	1.5m	18	200mm	
	CRASSULA ARBORESCENS	BLUE MONEY PLANT	0.5m	36	200mm	PRUNE TO ROUND BALLS
EM	ELAEAGNUS MACROPHYLLA	RUSSIAN OLIVE	2.5m	21	300mm	PRUNE TO THICKEN
HP	HELICHRYSUM PETIOLARE	LICORICE PLANT	1m	6	200mm	PRUNE TO THICKEN
	KALANCHOE BRACTEATA 'SILVERSPOONS'	SILVERSPOONS	0.6m	8	150mm	
LF	LEPTOSPERMUM LAEVIGATUM 'FORESHORE'	DWARF COASTAL TEA TREE	0.6m	10	200mm	PRUNE TO LOW HEDGE
RS	RAPHIOLEPIS 'SNOW MAIDEN'	DWARF HAWTHORN	0.7m	4	200mm	PRUNE TO THICKEN
	RAPHIOLEPIS 'ORIENTAL PEARL'	DWARF HAWTHORN	0.5m	48	200mm	PRUNE TO SMALL BALLS
SL	SYZYGIUM LUEHMANNII	SMALL LEAF LILLYPILLY	3m	17	300mm	PRUNE TO THICKEN
W	WESTRINGIA FRUTICOSA 'GREY BOX'	COAST ROSEMARY	1m	27	200mm	PRUNE TO KEEP COMPACT
ACCENTS + PALMS						
	ALCANTERA 'SILVER PLUM'	BURGANDY ALCANTERA	0.8m	1	300mm	
	AGAVE ATTENUATA	CENTURY PLANT	0.5m	9	300mm	
	CORDYLINE FRUTICOSA 'RUBRA'	RED PALM LILY	1.2m	6	300mm	
	HOWEA FORSTERIANA	KENTIA PALM	6m	7	45 litre	
	NOLINA NELSONII	BLUE NOLINA	1m	1	300mm	
	PANDANUS PENDUNCULATUM	SCREW PALM	3m	1	100litre	Surf Rd Streetfront
	PANDANUS PENDUNCULATUM	SCREW PALM	3m	1	75 litre	Surf Rd Streetfront
	PANDANUS PENDUNCULATUM	SCREW PALM	3m	1	100litre	Level 1 planter feature
	PANDANUS PENDUNCULATUM	SCREW PALM	3m	1	75 litre	Level 1 courtyard
	PHORMIUM TENAX	NEW ZEALAND FLAX	1.2m	17	300mm	
	SANSEVIERA TRIFASCIATA	SNAKE PLANT	0.6m	40	200mm	
	RHAPIS EXCELSA	RHAPIS PALM	2m	10	300mm	
GROUNDCOVERS						
	CASUARINA 'COUSIN IT'	PROSTRATE SHEOKE	g/cover	60	150mm	
	CHRYSOCEPHALUS APICULATUM	YELLOW BUTTONS	g/cover	10	150mm	
	CLIVEA MINIATA	KAFIR LILY	0.6m	18	150mm	
	LOMANDRA 'LIME TUFF'	DWARF MAT RUSH	0.5m	25	150mm	
	MYOPORUM PARVIFOLIUM 'YAREENA'	PROSTRATE BOOBIALA	g/cover	28	150mm	
	PACHYSTEGIA INSIGNIS	MARLBOROUGH ROCK DAISY	g/cover	14	200mm	
	PHILODENDRON 'XANADU'	DWARF PHILODENDRON	0.7m	32	200mm	
	POA LABILLARDIERI 'ESKDALE'	ESKDALE TUSSOCK GRASS	0.6m	26	150mm	
	SECECIO SERPENS	BLUE CHALKSTICK	g/cover	8	150mm	
	SENECIO CYLINDRICUS	NARROW CHALKSTICKS	0.3m	14	150mm	
	ZOYSIA TENUIFOLIA	TEMPLE GRASS	0.2m	22	150mm	

VEGETATION LEGEND

TREES + PALMS

EXISTING TREES TO BE RETAINED AND PROTECTED

SMALL LOCALLY INDIGENOUS TREES to 7m
BANKSIA INTEGRIFOLIA (Coast Banksia)
BANKSIA SERRATA (Old Man Banksia)

LOCALLY INDIGENOUS PALM to 10m
LIVISTONA AUSTRALIS (Cabbage Tree Palm)

PALMS + FEATURES
HOWEA FORSTERIANA (Kentia Palm)
PANDANUS TECTORIUS (Screw Pine)
RHAPIS EXCELSA (Rhapis Palm)
HIBISCUS TILEACEUS 'RUBRA' (Red Cottonwood)

SHRUBS

TALL SCREEN SHRUBS to 3m
ADENANTHOS SERICEUS (Coastal Woolybush)
ELAEAGNUS MACROPHYLLA (Russian Olive)
SYZYGIUM LUEHMANNII (Small Leaf Lillypilly)

SMALL SHRUBS to 1-2m
CASUARINA 'GREEN WAVE' (Japanese Box)
CRASSULA ARBORESCENS (Blue Money Plant)
HELICHRYSUM PETIOLARE (Licorice Plant)
KALANCHOE BRACTEATA 'Silverspoon' (Silverspoons)
LEPTOSPERMUM LAEVIGATUM 'Foreshore' (Dwarf Coast Tea Tree)
BANKSIA 'Birthday Candles' (Tuscan Blue Rosemary)
RAPHIOLEPIS 'Oriental Pearl' (Dwarf Hawthorn)
RAPHIOLEPIS 'Snow Maiden' (Dwarf Hawthorn)
WESTRINGIA FRUTICOSA 'Grey Box' (Coast Rosemary)

ACCENTS + GROUNDCOVERS

ACCENT PLANTS
ALCANTERA 'Silver Plum' (Silver Plum Bromeliad)
AGAVE ATTENUATA (Century Plant)
CORDYLINE FRUTICOSA 'Rubra' (Red Palm Lily)
NOLINA NELSONII (Blue Nolina)
PHORMIUM TENAX (New Zealand Flax)
SANSEVIERA TRIFASCIATA (Snake Plant)

GRASSES + GROUNDCOVERS
CASUARINA 'Cousin It' (Prostrate Sheoke)
CLIVEA MINIATA (Kafir Lily)
LOMANDRA 'Lime Tuff' (Dwarf Mat Rush)
MYOPORUM PARVIFOLIUM 'Yareena' (Creeping Boobiala)
PACHYSTEGIA INSIGNIS (Marlborough Rock Daisy)
PHILODENDRON 'Xanadu' (Dwarf Philodendron)
POA LABILLARDIERI 'Eskdale' (Tussock Grass)
SENECIO SERPENS (Blue Chalksticks)
SENECIO CYLINDRICUS (Narrow Leaf Chalksticks)
ZOYSIA TENUIFOLIUM (Temple Grass)

GENERAL SPECIFICATIONS

LANDSCAPE HARDWORKS

ALL DEMOLITION AND SITE CONSTRUCTION SHALL BE EXECUTED IN ACCORDANCE WITH DA CONSENT CONDITIONS AND ARCHITECTURAL + ENGINEERING SPECIFICATIONS BY FULLY QUALIFIED CONTRACTORS.

LANDSCAPE WORKS SHALL GENERALLY BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL APPROVED PLANS AND SHALL BE COMPLIANT WITH:
AS4970-2009 *Protection of trees on development sites*
AS 4970-2009/Amdt 1-2010 *Protection of trees on development sites*
AS4373-2007 *Pruning of amenity trees*
AS4419-2003 *Soils for landscaping and garden use*
AS4454-2012 *Composts, soil conditioners and mulches*
AS3743-2003 *Potting mixes*

ALL LANDSCAPE WORKS SHALL BE EXECUTED BY A COMPETENT LANDSCAPE CONTRACTOR EXPERIENCED IN HORTICULTURAL PRACTICE AND LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL HOLD A CURRENT NSW STRUCTURAL LANDSCAPE LICENSE .
IRRIGATION WORKS SHALL BE EXECUTED BY A CONTRACTOR SUITABLY QUALIFIED AND LICENSED BY NSW DEPARTMENT OF FAIR TRADING FOR URBAN IRRIGATION.

TREE PROTECTION

TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF WORKS AROUND EXISTING TREES TO BE RETAINED IN ACCORDANCE WITH ARBORICULTURAL IMPACT ASSESSMENT REPORT BY URBAN FORESTRY AUSTRALIA (APRIL 2020) , CONSENT CONDITONS AND STANDARD INDUSTRY PRACTICES. CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT EXISTING TREE ROOTS + CANOPY.

SOIL PREPARATION + PLANTING SOILS

PLANTING BEDS SHALL BE PREPARED GENERALLY IN ACCORDANCE WITH DETAILS
THE FOLLOWING SPECIFICATIONS APPLY GENERALLY TO DISTURBED AREAS OF THE SITE WHERE EXCAVATION FOR CONSTRUCTION REQUIRES REINSTATEMENT OF LEVELS USING IMPORTED SOILS:

STANDARD TOPSOIL:
SANDY LOAM TO CLAY LOAM MIX DESIGNED FOR GENERAL PURPOSE ON-GRADE GARDEN BED PLANTING WITH A HIGH NUTRIENT REQUIREMENT FOR SUSTAINED OPTIMUM GROWTH.
USE 'LOW P' OPTIONS FOR NATIVE PLANTS
EXAMPLE COMPONENTS: SANDY LOAM SOIL 70-90% BY VOLUME
COMPOSTED SOIL CONDITIONER 10-30% FOR NATIVES
COMPOSTED SOIL CONDITIONER 30-60% FOR EXOTIC SPECIES

STANDARD SUBSOIL:
LOAM TO SANDY LOAM, WELL DRAINED MEDIUM WITH LOW ORGANIC MATTER FOR BACKFILLING AT DEPTH. WELL BALANCED CHEMICALLY, NOT SALINE OR SODIC OR EXCESSIVELY ACIDIC OR CALCIUM DEFICIENT AND NOT DISPERSIVE. USE LOW 'P' OPTION
THE MIX MAY USE A SMALL PROPORTION OF SITE TOPSOIL OR SUBSOIL, PROVIDED THE ORGANIC MATTER UPPER LIMIT IS NOT EXCEEDED.
EXAMPLE COMPONENTS: SANDY LOAM SOIL 60-80% BY VOLUME
CLAY LOAM 20-30% BY VOLUME
COMPOSTED SOIL CONDITIONER <10% BY VOLUME

ON-SLAB TOPSOIL INCLUDING PLANTER BOXES
OPEN GRANULAR WELL-DRAINED GROWING MEDIA WITH SATURATED DENSITY OF LESS THAN 2400 KG/M³ FOR USE IN THE TOP 300mm OF ALL ON-SLAB INSTALLATIONS. GENERALLY, SOIL SHALL BE FREE OF 'UNWANTED MATERIAL' WITH PHYSICAL PROPERTIES OF POTTING MIX ASSESSED BY AS 3743
EXAMPLE COMPONENTS: SANDY LOAM SOIL OR SITE TOPSOIL 20-40% BY VOLUME
HORTICULTURAL ASH, PERLITE, OR
SIMILAR LOW-DENSITEY MINERAL MATTER 30-60% BY VOLUME
COMPOSTED SOIL CONDITIONER 20-30% BY VOLUME

ON-SLAB SUBSOIL INCLUDING PLANTER BOXES
OPEN GRANULAR WELL-DRAINED GROWING MEDIA WITH ALL-UP SATURATED DENSITY OF LESS THAN 2400K G/M³ FOR USE AT DEPTH IN ALL ON-SLAB INSTALLATIONS
GENERALLY THE SOIL MUST BE FREE OF 'UNWANTED MATERIAL' AND MUST COMPLY WITH AS 3743.
EXAMPLE COMPONENTS: SANDY LOAM SOIL OR SITE TOPSOIL 10-30% BY VOLUME
HORTICULTURAL ASH, PERLITE, OR
SIMILAR LOW-DENSITEY MINERAL MATTER 30-50% BY VOLUME
COMPOSTED 10mm PINE BARK 20-40% BY VOLUME
COMPOSTED SOIL CONDITIONER <20% BY VOLUME

IMPROVED SITE SOILS
FOR PLANTING BEDS WHERE EXISTING SITE SOIL HAS BEEN RETAINED AT OR NEAR FINISHED LEVELS IMPROVED SITE SOIL SHALL BE USED FOR PLANTING. SITE SOIL TO A DEPTH OF 300mm SHALL BE AMENDED USING 10% 'GREENLIFE MULCH' CULTIVATED INTO SITE SOIL

GENERAL NOTES:
DO NOT INTRODUCE ORGANIC MATTER LOWER THAN 400mm. BACKFILL AT DEPTH WITH SUBSOIL ONLY. CONTRACTOR SHALL UNDERTAKE pH TESTS AND ADJUST WHERE NECESSARY TO ACHIEVE A pH WITHIN THE 5.5 - 7.5 RANGE. MIX IN GYPSUM AT MANUFACTURER'S RECOMMENDED RATES IF CLAY SOIL ENCOUNTERED.

PLANTING

ALL PLANTS SHALL BE WELL GROWN AND DISEASE FREE. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SCHEDULE. TREES SHALL BE GROWN TO NATSPEC.

GENERAL PLANT MATERIAL (EXOTICS AND ENDEMIC)
SUPPLY PLANTS IN ACCORDANCE WITH PLANTING SCHEDULE. NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE CONSENT OF THE SUPERVISING LANDSCAPE ARCHITECT. TREES SHALL BE GROWN TO NATSPEC OR AS2303-2018 AND SHALL BE VIGOROUS, WELL ESTABLISHED, FREE OF DISEASE AND PESTS, HARDENED OFF, TRUE TO FORM, AND GROWN IN THEIR FINAL CONTAINERS FOR NOT LESS THAN 12 WEEKS. TREES SHALL HAVE A SINGLE LEADING SHOOT AND POTS FREE FROM WEEDS. ENSURE ANY STAKING OR GUYING REQUIRED IS REMOVED WITHIN 12 MONTHS.

FERTILIZER

AT PLANTING SPREAD SLOW RELEASE FERTILZER AROUND DRIP LINE OF ALL PLANTS AT MANUFACTURER'S RECOMMENDED RATES
GENERAL APPLICATION:
EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - ALL PURPOSE NPK 19.4 : 1.6 : 6
NATIVE PLANTS:
EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - NATIVE GARDENS NPK 17.9 : 0.8 : 7.3

MULCH

EXCEPT WHERE INDICATED TO USE PEBBLE MULCH, COVER PLANTING AREAS OF SITE WITH 75mm 'FOREST FINES' MULCH. ENSURE ALL MULCH IS FREE OF WEED SEED AND VEGETATIVE MATERIAL. KEEP CLEAR FROM PLANT STEM COLLARS.

STREET TREES

STREET TREES SHALL BE PLANTED WITHIN A MULCHED PLANTING BED, PROVIDING A MINIMUM OF 10m3 OF SOIL VOLUME IN ACCORDANCE WITH DETAIL 03 (SHEET 8)

PULBIC DOMAIN

STREET TREE PLANTING, PLANTING BED PREPARATION, PAVED SURFACES ETC WITHIN PUBLIC DOMAIN SHALL BE UNDERTAKEN IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL SPECIFICATIONS + CONSENT CONDITIONS.

WEED ERADICATION

ALL WEED SPECIES SHALL BE REMOVED FROM SITE IN ACCORDANCE WITH BIOSECURITY ACT 2015.
NO WEED SPECIES SHALL BE PLANTED ON SITE.

FENCES

NO NEW BOUNDARY FENCES ARE PROPOSED TO NORTHERN BOUNDARY. WHERE REQUIRED FOR PRIVACY OR SAFETY, FENCING SHALL BE PROVIDED TO SOUTHERN BOUNDARY INCONSULTANTION WITH ADJOINING PROPERTY OWNERS.
WHERE REQUIRED, SIDE BOUNDARY FENCES SHALL BE 1800mm HIGH LAPPED + CAPPED PALING.

STONE WALLS

STONE WALL SHALL BE INSTALLED IN ACCORDANCE WITH ARCHITECTURAL / ENGINEERING PLANS.

OVERLAND FLOW PATH

OVERLAND FLOW PATH SHALL BE PROVIDED FROM WHALE BEACH ROAD ALONG SOUTHERN BOUNDARY TO SURF ROAD IN ACCORDANCE WITH STORMWATER ENGINEER'S SPECIFICATIONS.

RAINGARDEN

RAINGARDEN SHALL BE INSTALLED ON LEVEL 1 PLANTER WITH SOIL SPECIFICATIONS COMPLYING WITH DETAILS BY JHA STORMWATER SERVICES PLAN + DETAILS.

IRRIGATION

A WATER BOARD APPROVED, FULLY AUTOMATIC DRIP IRRIGATON SYSTEM SHALL BE INSTALLED TO ALL PLANTING BEDS + PLANTER BOXES. WATER SOURCE SHALL BE SUPPLIED BY BUILDER.

SYSTEM SHALL INCLUDE ALL FILTERS, BENDS, JUNCTION, ENDS AND OTHER ANCILLARY EQUIPMENT.
A WIRELESS RAIN SENSOR, AUTOMATIC SHUT DOWN DEVICE, BACK FLOW PREVENTION AND A MANUAL OVERRIDE PROGRAMME SHALL BE PROVIDED. WORKS SHALL BE CARRIED OUT UNDER THE SUPERVISION OF PERSONS SUITABLY QUALIFIED AND LICENSED FOR URBAN IRRIGATION.
CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS TO SYDNEY WATER REQUIREMENTS AND PROVIDE A 12 MONTH WARRANTY.
AFTER INSTALLATION, SYSTEM SHALL BE TESTED AND ADJUSTED AND ACCEPTANCE SHALL BE SUBJECT TO SATISFACTORY TESTING. CONTRACTOR SHALL HANDOVER THE SYSTEM WITH CLEAR INSTRUCTIONS AS TO ITS OPERATION.

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS, INCLUDING REPLACEMENT OF DEAD OR DAMAGED PLANT MATERIAL, WEED AND PEST CONTROL, PEST CONTROL, FERTILIZING, AND WATERING UNTIL HANDOVER OF THE WORKS.

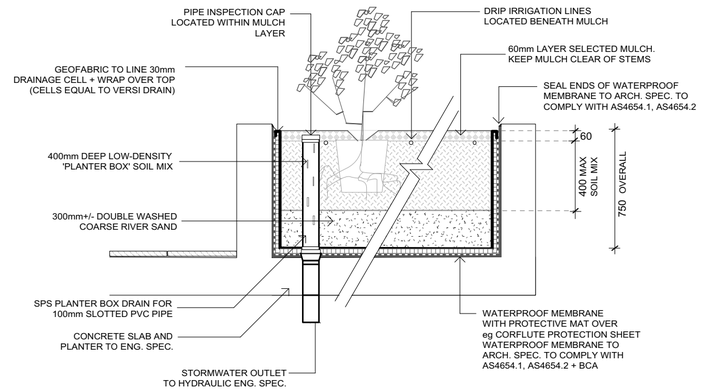
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DEVELOPMENT APPLICATION
NEIGHBOURHOOD SHOP TOP HOUSING
for Leslie Cassar

231 Whale Beach Rd Whale Beach NSW

PLANTING SCHEDULE

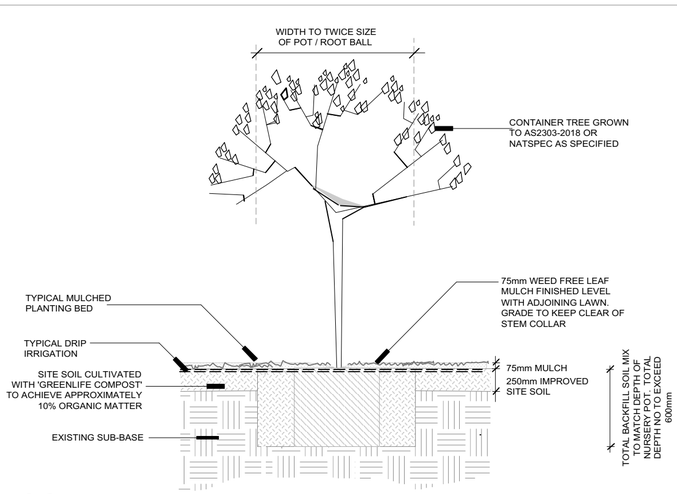
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24.4.20	DATE
1911	JOB
DA	ISSUE
7 OF 9	SHEET
1911 / DA-L07	DWG



01 **TYPICAL SECTION ON - SLAB PLANTERS**

TREE + SHRUB PLANTING ON SLAB (DEPTH 800mm)

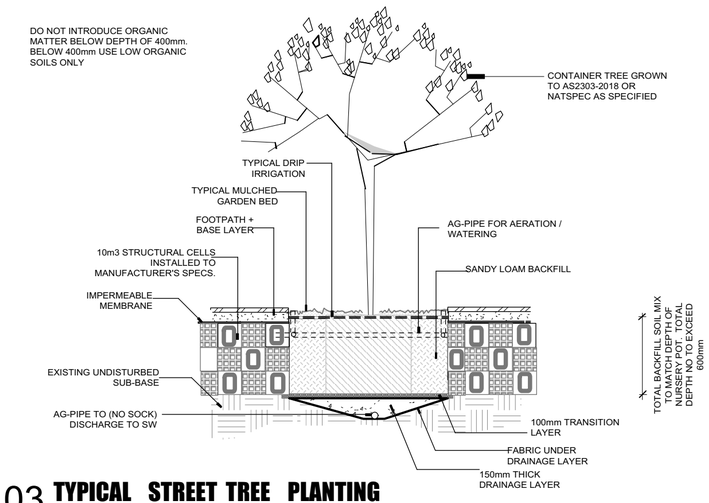
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02 **TYPICAL TREE PLANTING**

PLANTING BED AT NATURAL GRADE

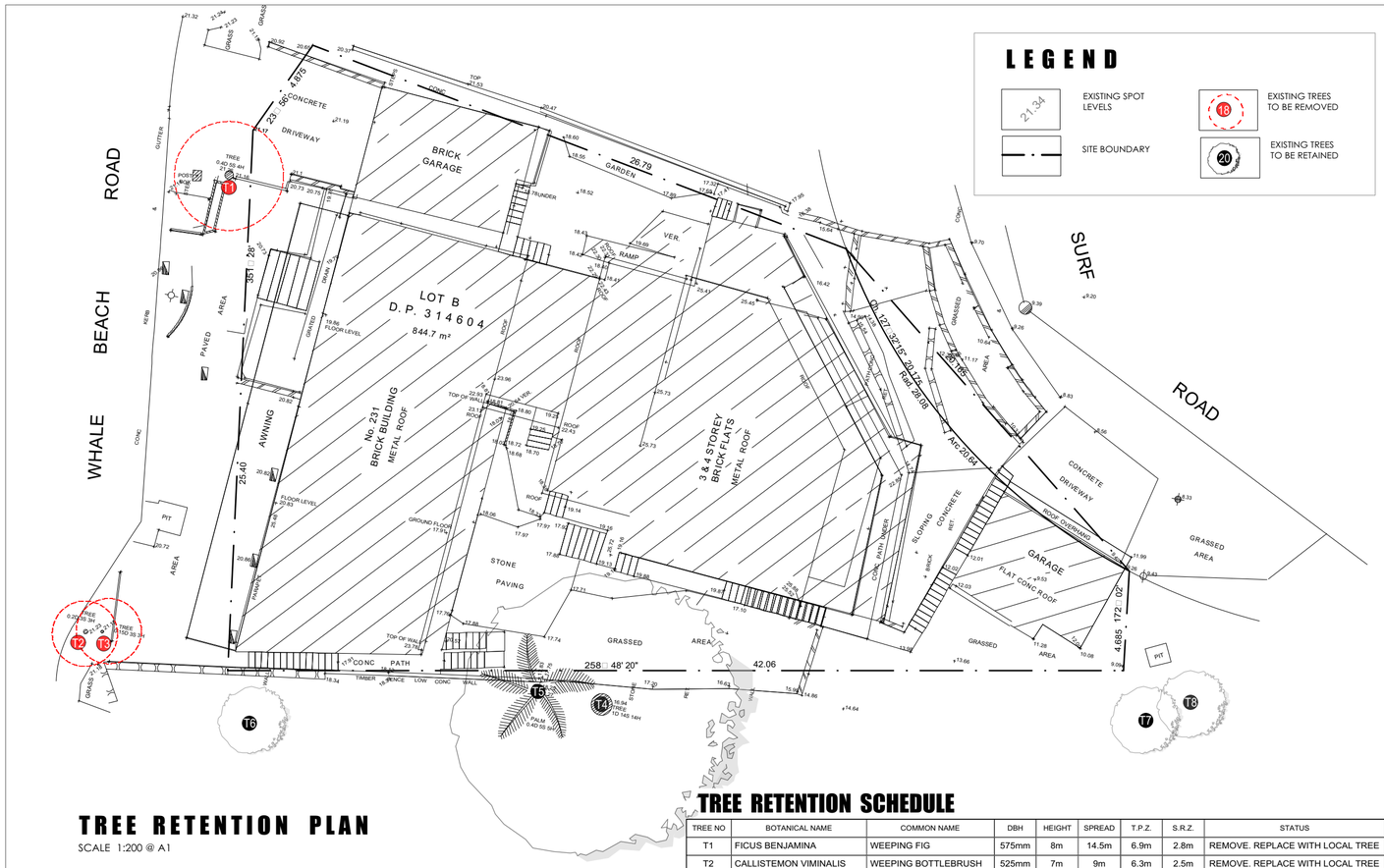
SCALE 1:25



03 **TYPICAL STREET TREE PLANTING**

PLANTING BED WITH STRUCTURAL CELLS TO PROVIDE 10m3 SOIL VOLUME

SCALE 1:25



TREE RETENTION PLAN

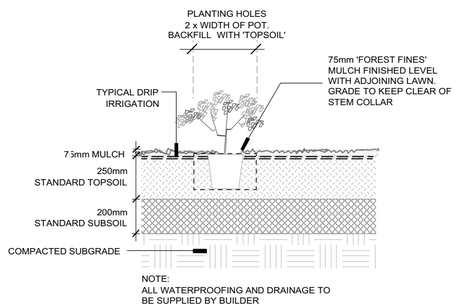
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NOTE

REFER TO L02-L06 FOR PLANTING DETAILS
PLAN TO BE READ IN CONJUNCTION WITH:
ARCHITECTURAL PLANS BY RICHARD COLE ARCHITECTURE
ARBORICULTURAL IMPACT ASSESSMENT BY URBAN FORESTRY AUSTRALIA (APRIL 2020)

TREE RETENTION SCHEDULE

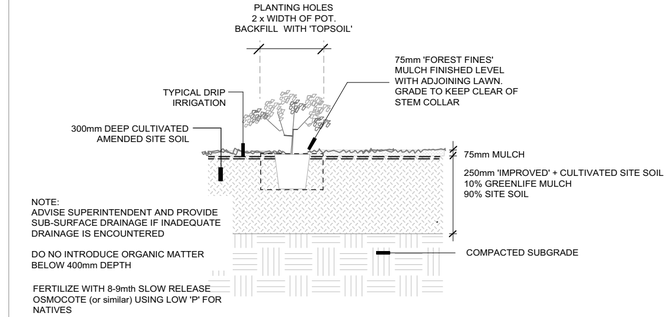
TREE NO	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	T.P.Z.	S.R.Z.	STATUS
T1	FICUS BENJAMINA	WEEPING FIG	575mm	8m	14.5m	6.9m	2.8m	REMOVE. REPLACE WITH LOCAL TREE
T2	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	525mm	7m	9m	6.3m	2.5m	REMOVE. REPLACE WITH LOCAL TREE
T3	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	275mm	6m	4m	7.2m	2m	REMOVE. REPLACE WITH LOCAL TREE
T4	LAGUNARIA PATERSONII	NORFOLK IS HIBISCUS	700mm	13m	12m	8.4m	2.9m	RETAIN. ADJOINING SITE.
T5	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	800mm	12m	6m	4m	N/A	RETAIN. ADJOINING SITE.
T6	OLEA EUR.subsp. CUSPIDATA	AFRICAN OLIVE	350mm	6m	8m	4.2m	2.2m	RETAIN. ADJOINING SITE.
T7	BANKSIA INTEGRIFOLIA	COAST BANKSIA	250mm	4m	5.5m	3m	2m	RETAIN. ADJOINING SITE.
T8	AGONIS FLEXUOSA	WILLOW MYRTLE	175mm	2m	6m	2.1m	1.7m	RETAIN. ADJOINING SITE.



04 **PLANTING BED PREPARATION IMPORTED SOIL**

TYPICAL SECTION

SCALE 1:25



05 **TYPICAL PLANTING BED PREPARATION SITE SOIL**

TREE + SHRUBS PLANTING ON GRADE - IMPROVED SITE SOIL

SCALE 1:25

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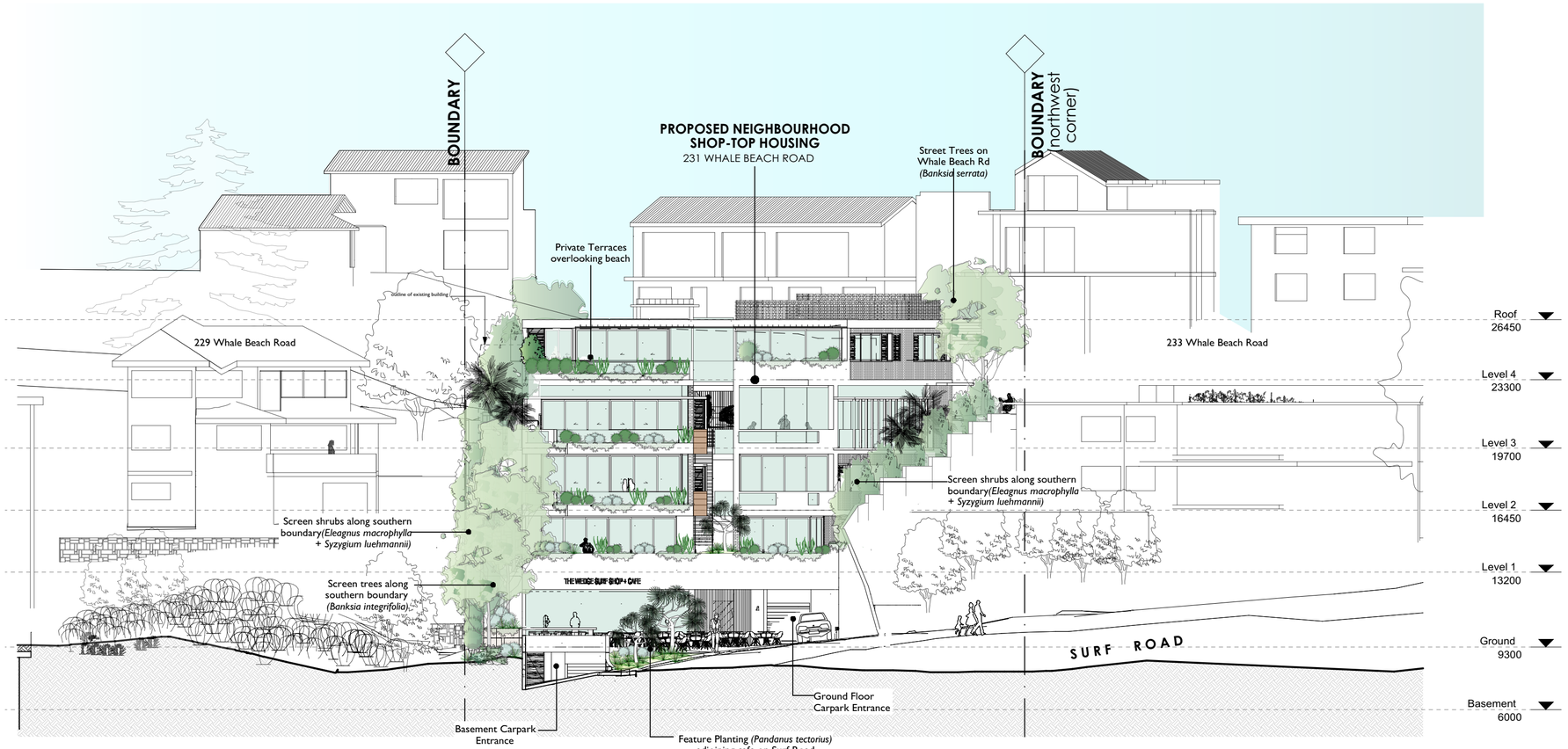
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0m 2m 4m 6m 8m 10m

TREE RETENTION PLAN + DETAILS

1:200 @ A2	SCALE
24.4.20	DATE
1911	JOB
DA	ISSUE
8 OF 9	SHEET
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EASTERN ELEVATION SURF ROAD

SCALE 1:200 @ A2



WESTERN ELEVATION WHALE BEACH ROAD

SCALE 1:200 @ A2

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STREET ELEVATIONS

1:200 @ A2 SCALE
24.4.20 DATE
1911 JOB
DA ISSUE
9 OF 9 SHEET

0m 2m 4m 6m 8m 10m

1911 / DA-L09 DWG