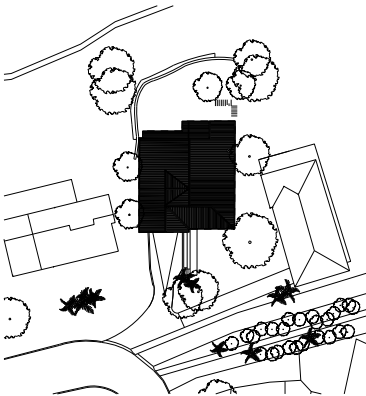


4.55 (1A) MODIFICATION APPLICATION

PROJECT:
6 SUNCREST AVENUE

APPLICANT:
ONDRE TAYLOR

DATE: MARCH 2024 ISSUE: B



DRAWING	SCHEDULE
DA - 000	COVER PAGE
DA - 002	SITEPLAN
DA - 012	EXISTING GROUNDFLOOR PLAN
DA - 016	GROUNDFLOOR PLAN
DA - 017	UPPER FLOOR PLAN
DA - 018	ROOF PLAN
DA - 020	EXISTING SOUTH ELEVATION
DA - 021	SOUTH ELEVATION
DA - 022	EXISTING NORTH ELEVATION
DA - 023	NORTH ELEVATION
DA - 025	WEST ELEVATION
DA - 026	EXISTING EAST ELEVATION
DA - 027	EAST ELEVATION
DA - 030	SECTION A
DA - 031	SECTION B
DA - 040	SHADOW DIAGRAMS
DA - 041	3D VISUALISATION

MODIFICATION NOTES:



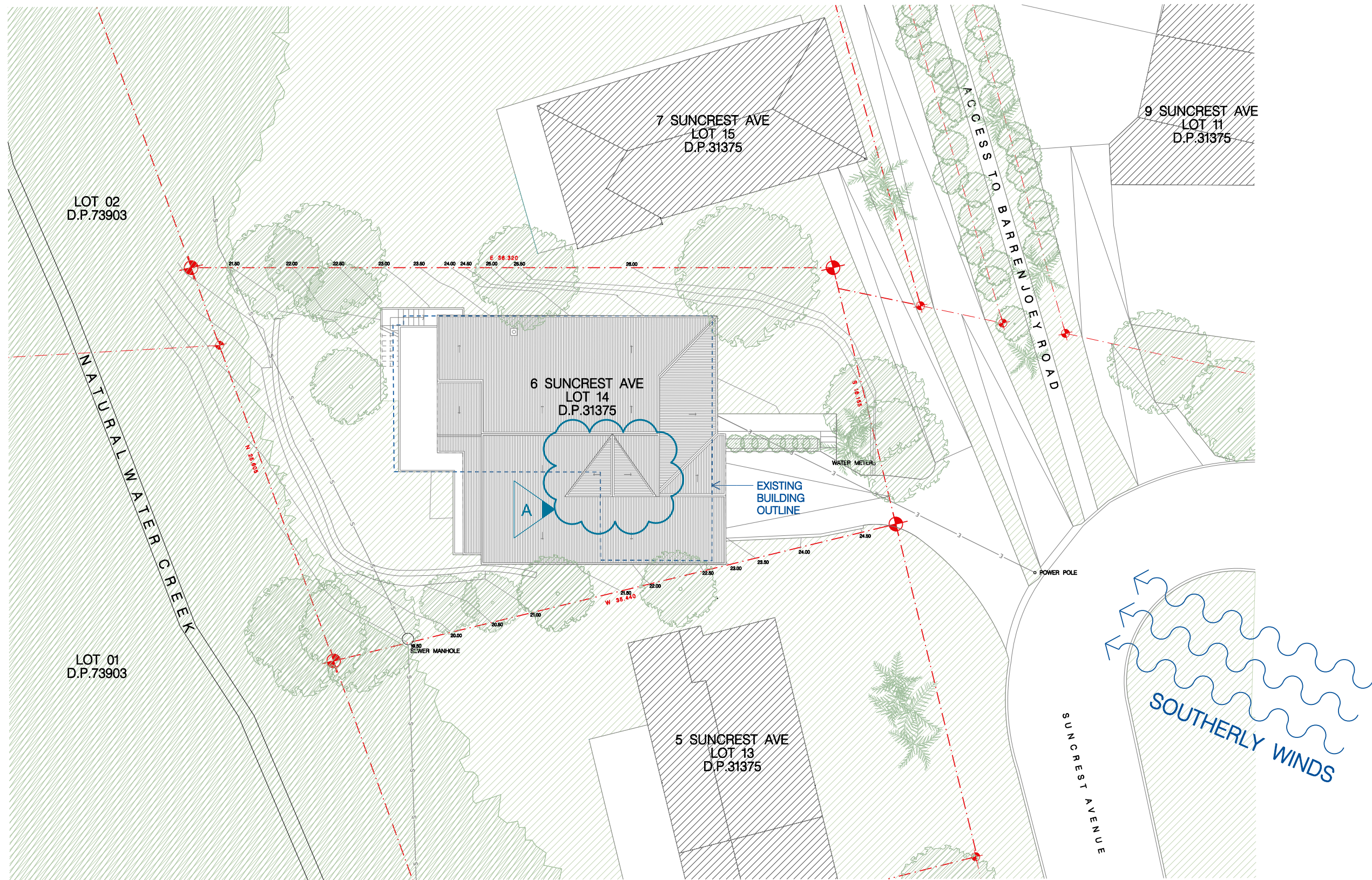
Addition of a new gable window on the upper floor, facing West.



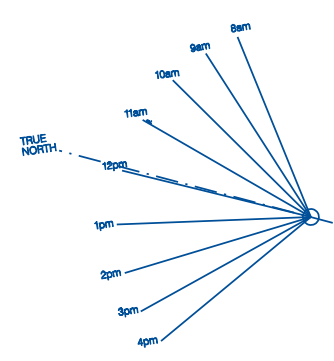
Relocate the interior North wall of the upper floor, to be aligned with grid line N4



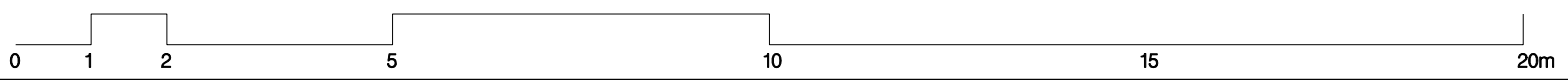
Addition of a bathroom along the southern facade in the upper floor, which includes a toilet and personal washing facilities.



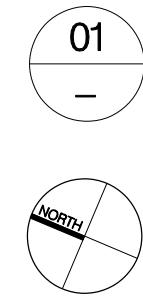
NOTE: NATURAL WATER CREEK SERVES AS A NATURAL WATER CATCHMENT OF ALL THE SURROUNDING PROPERTIES INSERTED IN THE LOCAL ESCARPMENT



SOLAR ACCESS

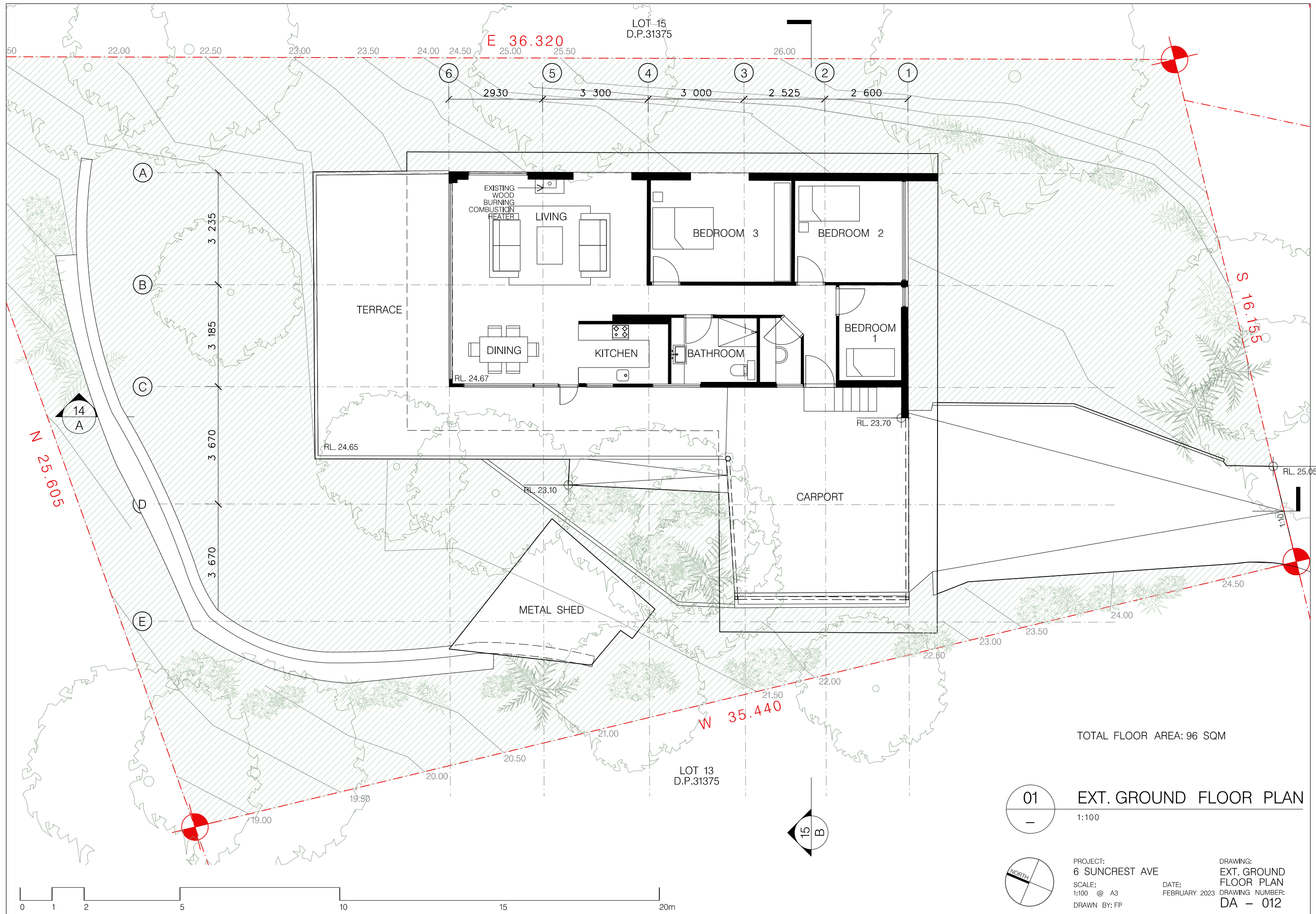


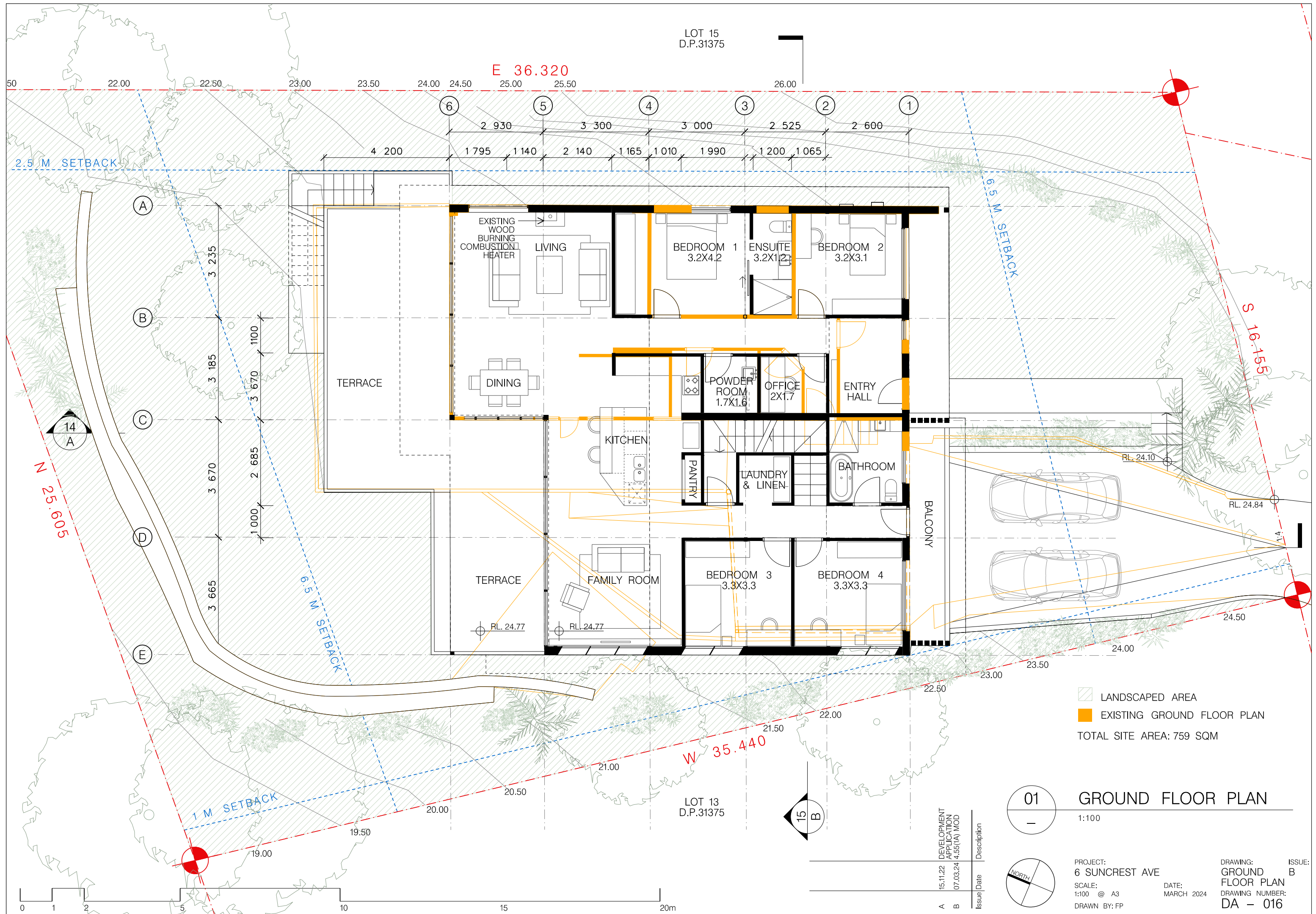
Issue	Date	Description
A	15.11.22	DEVELOPMENT APPLICATION
B	07.03.24	4.55(A) MOD



01
I
PROPOSED SITE PLAN
1:250

PROJECT:
6 SUNCREST AVE
SCALE:
1:250 @ A3
DRAWN BY: FP
DATE:
MARCH 2024
DRAWING NUMBER:
DA - 002
DRAWING:
SITE PLAN
ISSUE:
B





LANDSCAPED AREA
EXISTING GROUND FLOOR PLAN
TOTAL SITE AREA: 759 SQM

01
I
GROUND FLOOR PLAN
1:100

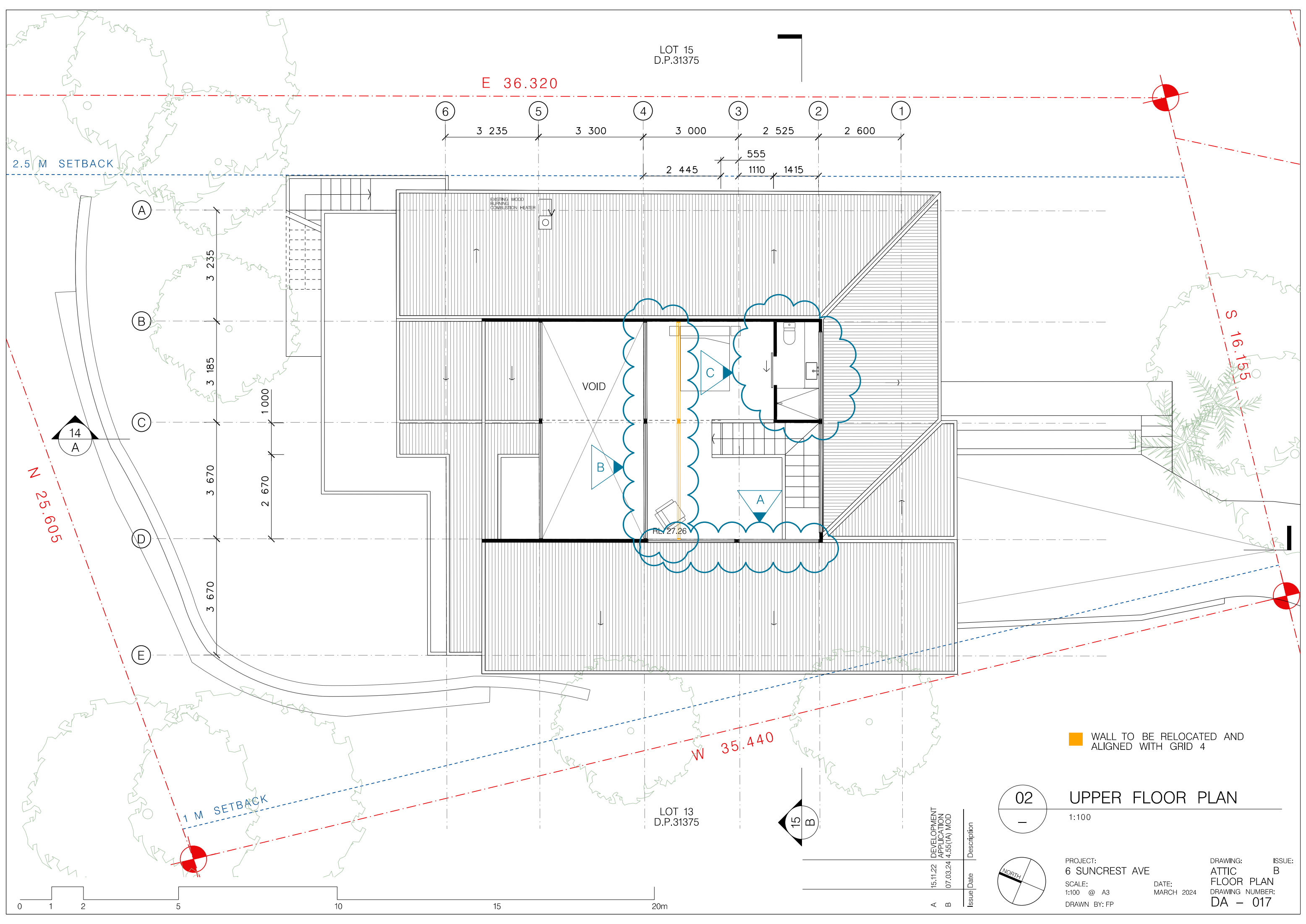
PROJECT:
6 SUNCREST AVE
SCALE:
1:100 @ A3
DRAWN BY: FP

DATE:
MARCH 2024

DRAWING:
GROUND FLOOR PLAN
DRAWING NUMBER:
DA - 016

ISSUE:
B

Issue	Date	Description
A	15.11.22	DEVELOPMENT APPLICATION
B	07.03.24	4.55(A) MOD



LOT 15
D.P.31375

E 36.320

2.5 M SETBACK

(A)

(B)

(C)

(D)

(E)

(6)

(5)

(4)

(3)

(2)

(1)

3 235

3 300

3 000

2 525

2 600

555

1110

1415

2 445

3 235

3 185

3 670

3 670

1 000

2 670

VOID

B

C

A

RL 27.26

EXISTING WOOD
BURNING
COMBUSTION HEATER

S 16.155

W 35.440

1 M SETBACK

LOT 13
D.P.31375

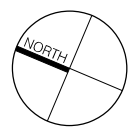
(15)
B

WALL TO BE RELOCATED AND
ALIGNED WITH GRID 4

02
I

UPPER FLOOR PLAN

1:100

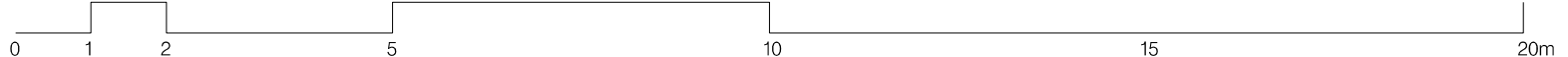


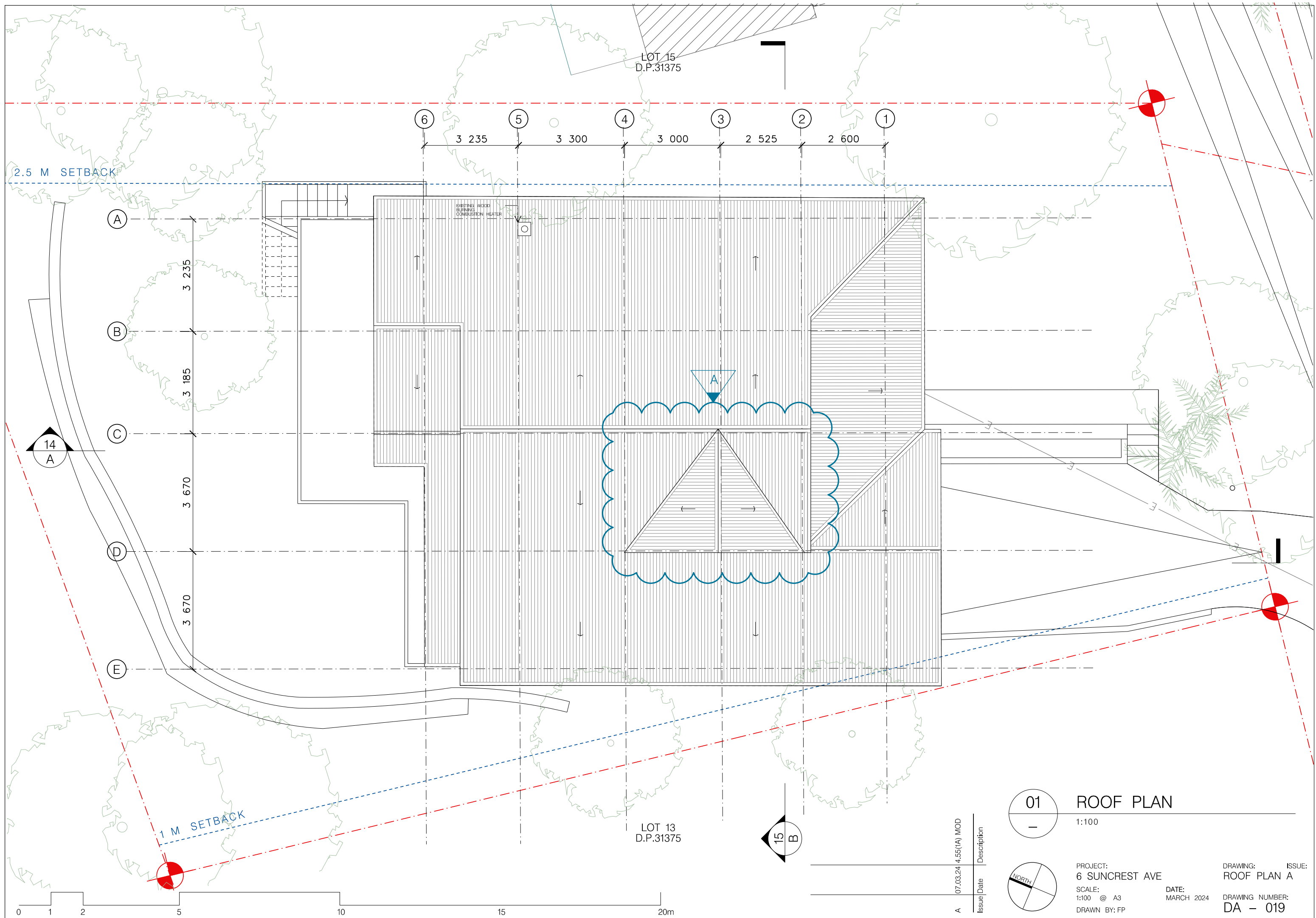
PROJECT:
6 SUNCREST AVE
SCALE:
1:100 @ A3
DRAWN BY: FP

DATE:
MARCH 2024

DRAWING:
ATTIC
FLOOR PLAN
DRAWING NUMBER:
DA - 017
ISSUE:
B

Issue	Date	Description	
		A	B
	15.11.22	DEVELOPMENT	
	07.03.24	APPLICATION	
		4.55(A) MOD	





N5 SUNCREST AVENUE
15 /- /31375

6 SUNCREST AVE
14 /- /31375

N7 SUNCREST AVE
13 /- /31375

8.650 M (BUILDING LINE)

BOUNDARY IN DISTANCE

BOUNDARY

E

D

C

B

A

BOUNDARY

8.5 M MAX BUILDING HEIGHT
(PITTWATER LEP 2014 - REG 4.3)

RL 32.72

2.5M SETBACK

EXISTING WOOD
BURNING
COMBUSTION HEATER

EX. RL 27.79

RL 26.65

RL 26.42

24.67
GF

22.00
BASEMENT

RL 22.50

1 430

1M SETBACK

01

EX. SOUTH ELEVATION

1:100



PROJECT:
6 SUNCREST AVE
SCALE:
1:100 @ A3
DRAWN BY: FP

DATE:
FEBRUARY 2023

DRAWING:
EX. SOUTH
ELEVATION
DRAWING NUMBER:
DA - 020

N5 SUNCREST AVENUE
15 /- /31375

6 SUNCREST AVE
14 /- /31375

N7 SUNCREST AVE
13 /- /31375

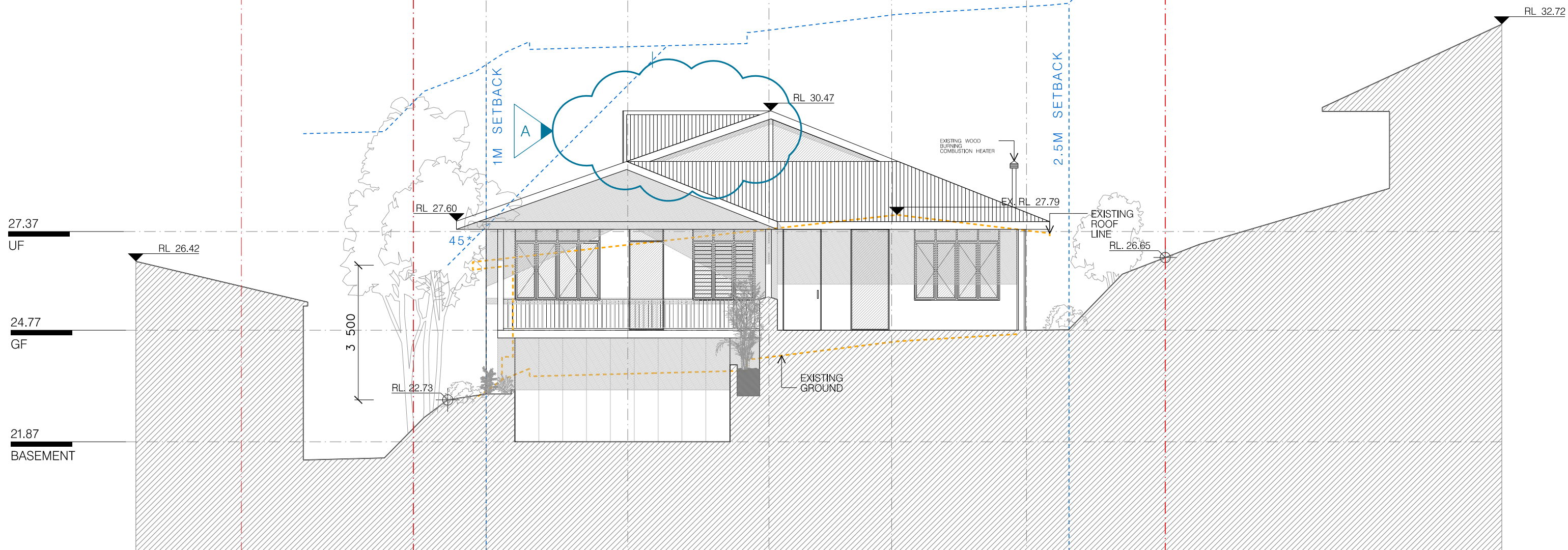
8.650 M (BUILDING LINE)

BOUNDARY IN DISTANCE

BOUNDARY

BOUNDARY

8.5 M MAX BUILDING HEIGHT
(PITTWATER LEP 2014 - REG 4.3)



27.37
UF
24.77
GF
21.87
BASEMENT

3 500

RL 22.73

RL 27.60

45°

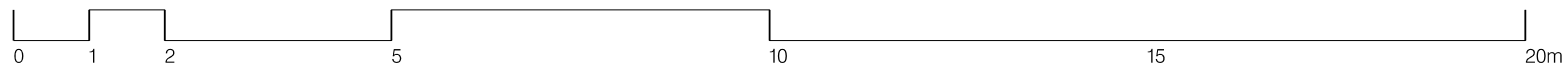
EXISTING
GROUND

EXISTING WOOD
BURNING
COMBUSTION HEATER

EX. RL 27.79

EXISTING
ROOF
LINE
RL. 26.65

RL 32.72



01

SOUTH ELEVATION

1:100

Issue	Date	Description
A	15.11.22	DEVELOPMENT APPLICATION
B	07.03.24	4.55(1A) MOD

PROJECT:
6 SUNCREST AVE
SCALE:
1:100 @ A3
DRAWN BY: FP

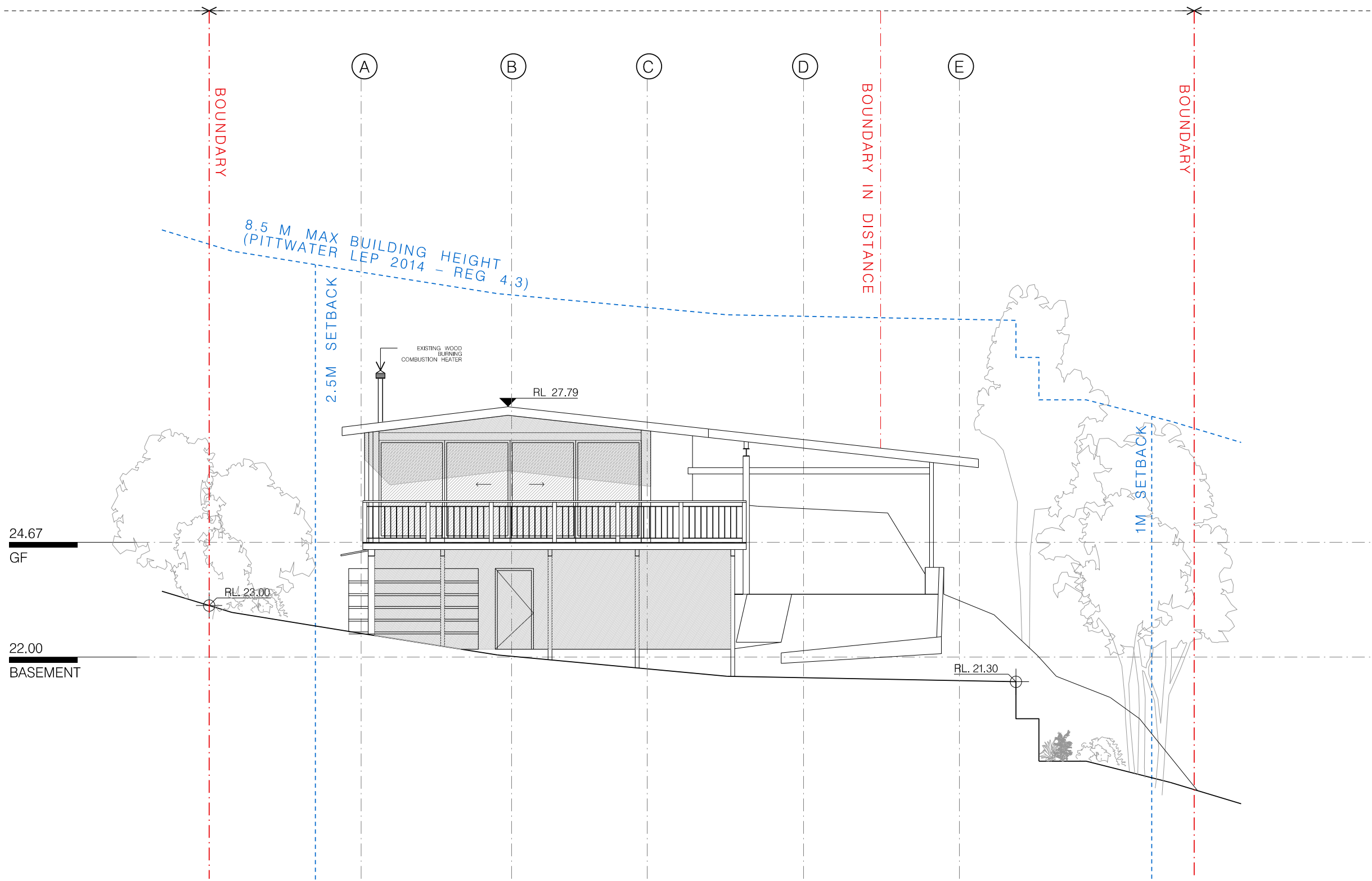
DATE:
MARCH 2024

DRAWING: ISSUE:
SOUTH B
ELEVATION
DRAWING NUMBER:
DA - 021

N7 SUNCREST AVE
13 /- /31375

N6 SUNCREST AVE
14 /- /31375

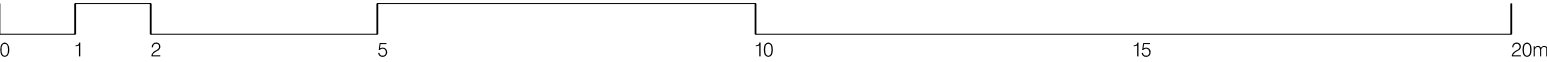
N5 SUNCREST AVENUE
15 /- /31375



01
—

EXT. NORTH ELEVATION

1:100



PROJECT:
6 SUNCREST AVE
SCALE:
1:100 @ A3
DRAWN BY: FP

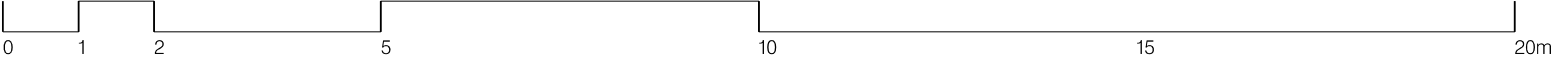
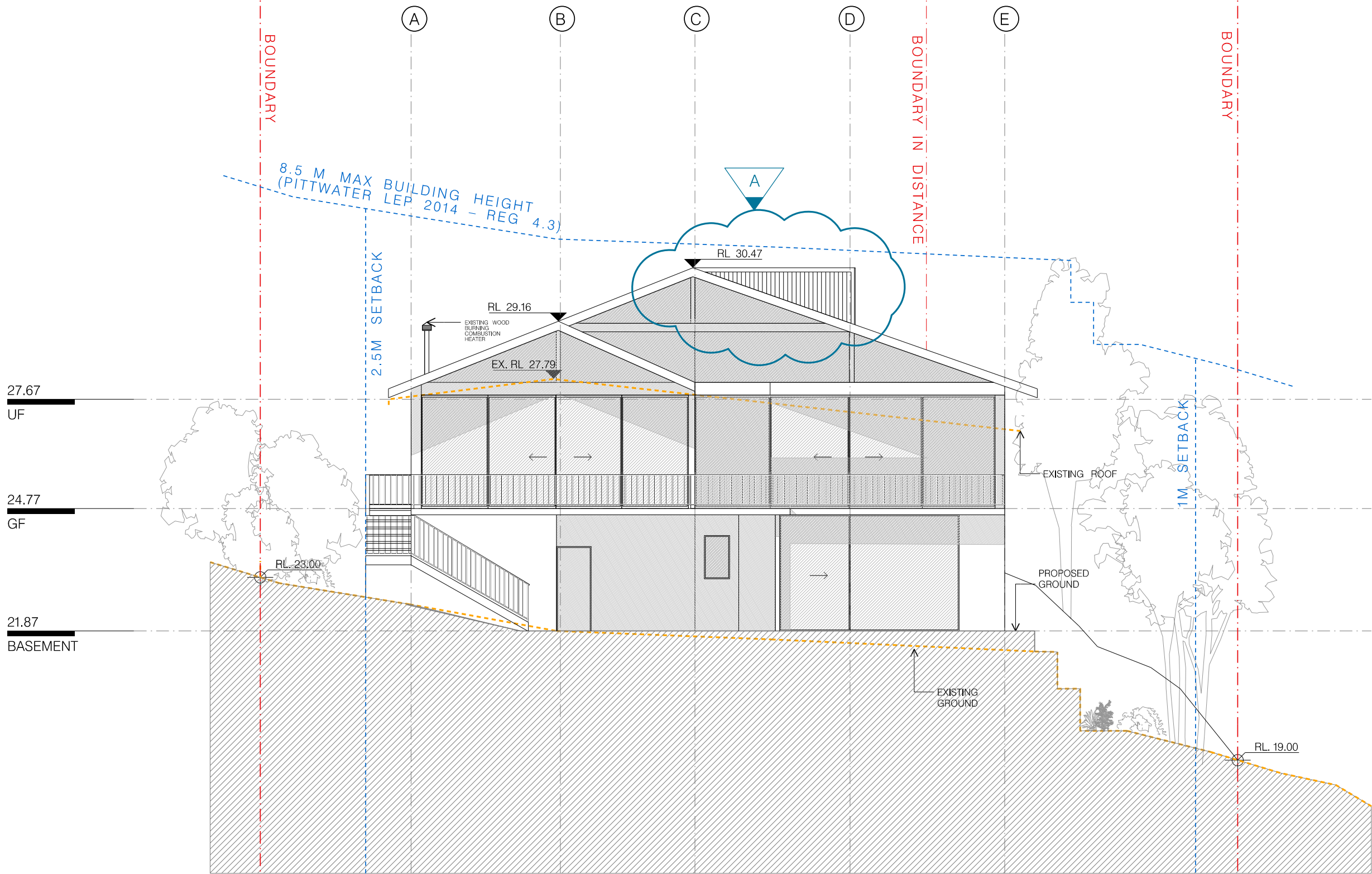
DATE:
FEBRUARY 2023

DRAWING:
EXT. NORTH
ELEVATION
DRAWING NUMBER:
DA - 022

N7 SUNCREST AVE
13 /- /31375

N6 SUNCREST AVE
14 /- /31375

N5 SUNCREST AVENUE
15 /- /31375



DEVELOPMENT APPLICATION 4.55(1A) MOD		Description
Issue	Date	
A	15.11.22	
B	07.03.24	

01

—

NORTH ELEVATION

1:100

PROJECT:
6 SUNCREST AVE

SCALE:
1:100 @ A3

DRAWN BY: FP

DATE:
MARCH 2024

DRAWING:
NORTH ELEVATION

DRAWING NUMBER:
DA - 023

ISSUE:
B

Architectural elevation drawing of a building facade. The drawing is overlaid with a grid of vertical lines numbered 1 to 6 from right to left. Red dashed vertical lines mark the 'BOUNDARY' on the far left and right, and a 'BOUNDARY IN DISTANCE' is indicated further right. A blue dashed line represents the '8.5 M MAX BUILDING HEIGHT (PITTWATER LEP 2014 - REG 4.3)'. A blue triangle labeled 'A' points to the roofline. Key elevation points are marked: RL 30.47 at the peak of the central gable, RL 29.16 at the top right corner, EX. RL 27.79 at the existing ground level on the right, and RL 24.84 at the ground level on the far right. The building features a central gabled section with vertical cladding, flanked by lower sections with horizontal cladding. A section on the left is labeled 'EXISTING ROOF'. The foreground shows 'EXISTING GROUND' with a stepped profile. Landscaping elements like trees and shrubs are sketched in front of the building.



	Issue	Date	Description
A	15.11.22	DEVELOPMENT	
B	07.03.24	APPLICATION 4.55(1A) MOD	

01
—

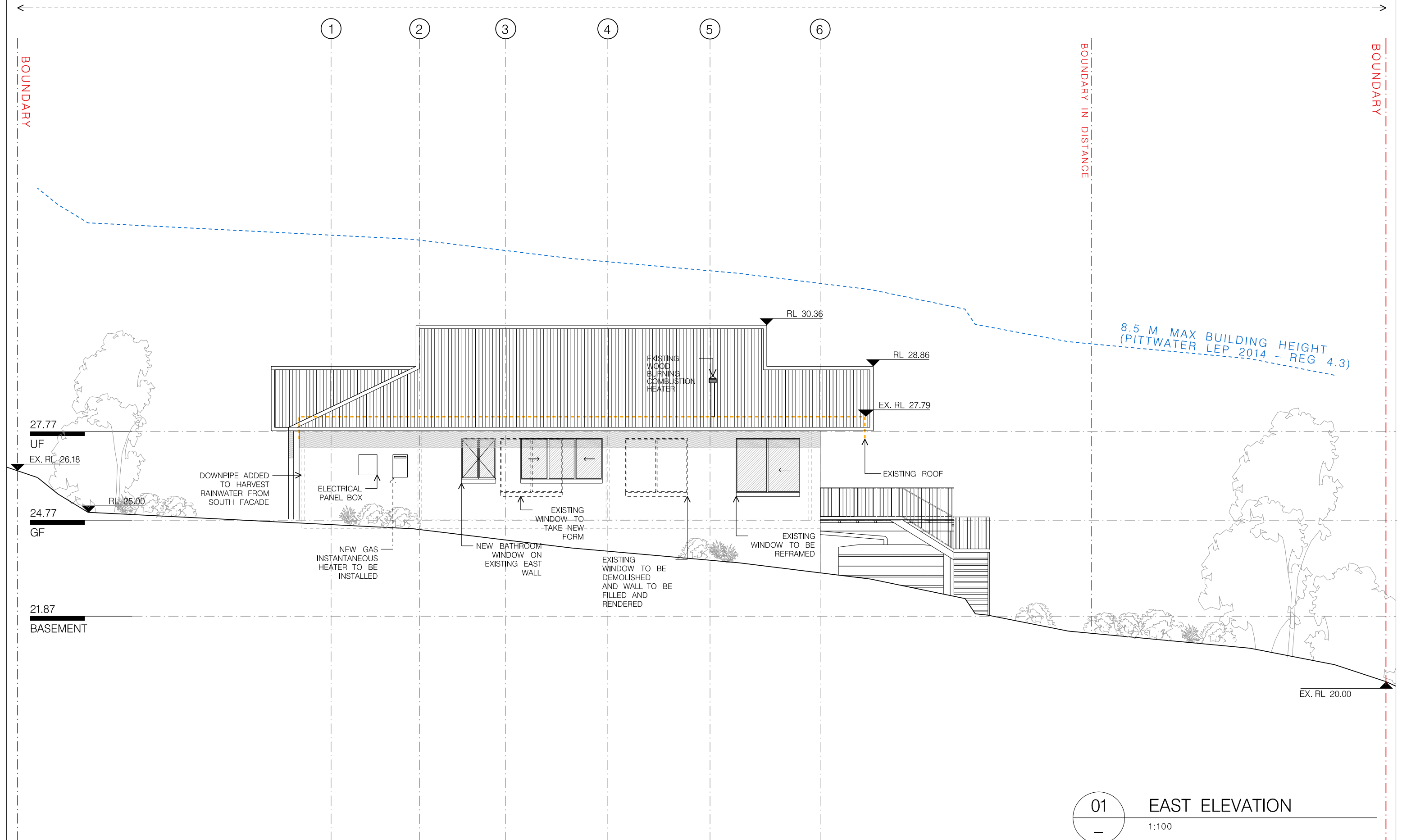
1:100

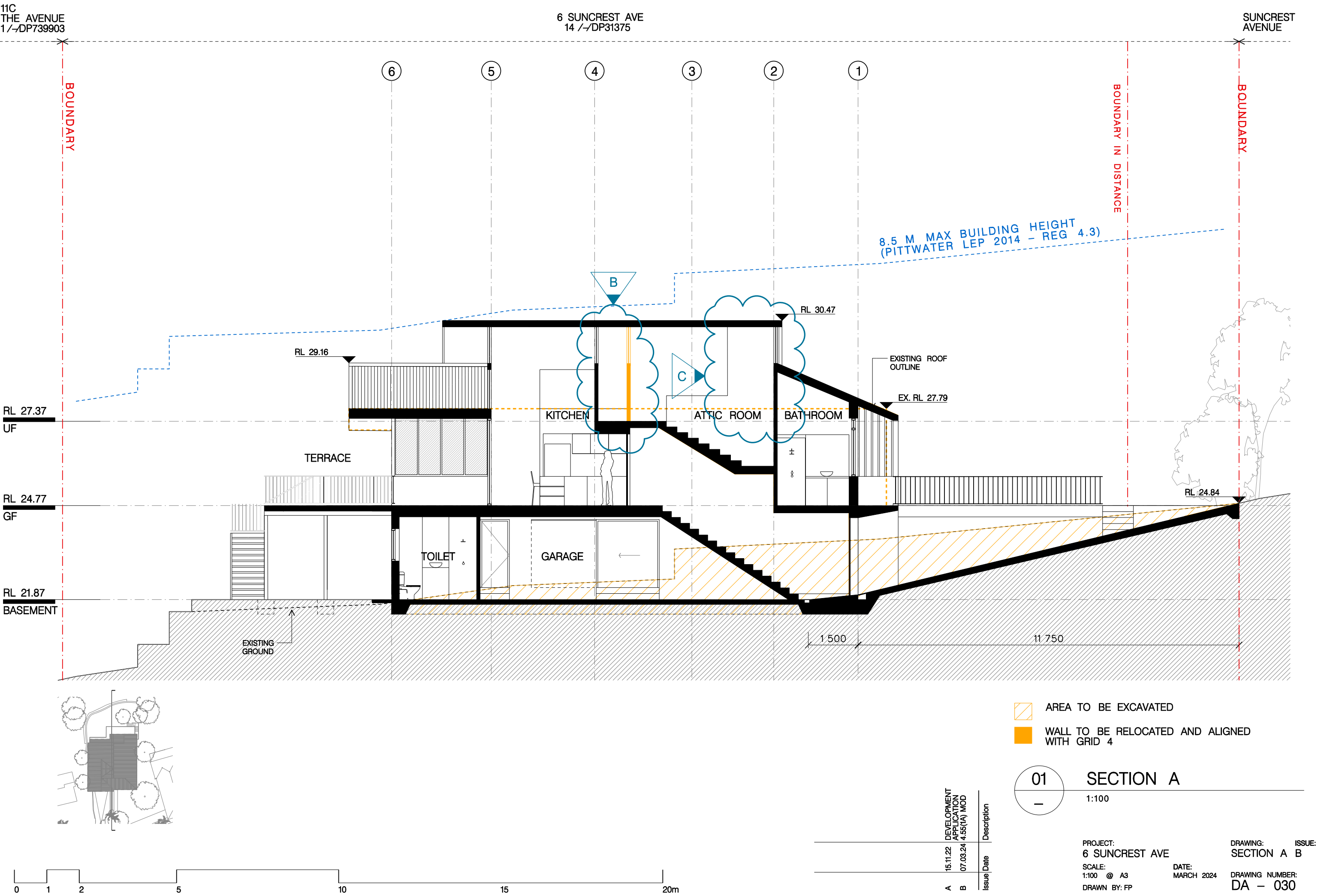
DATE:
MARCH 2024

DRAWING: WEST ELEVATION
ISSUE: B
DRAWING NUMBER: DA - 025

Architectural section drawing of a building on a sloped site. The drawing shows a cross-section of the building with a flat roof and a basement level. The ground level is indicated by a dashed line, and the basement level is indicated by a solid line. The building has several windows and a chimney. The site is bounded by a dashed line on the left and a solid line on the right. The drawing includes various annotations such as 'EX. RL 26.18', 'RL 25.00', 'GF', '22.00 BASEMENT', 'EX. RL 20.00', and '8.5 M MAX BUILDING HEIGHT (PITTWATER LEP 2014 - REG 4.3)'. The drawing is oriented with the building's long side parallel to the slope.

DRAWING:
EX. EAST
ELEVATION
DRAWING NUMBER:
DA - 026

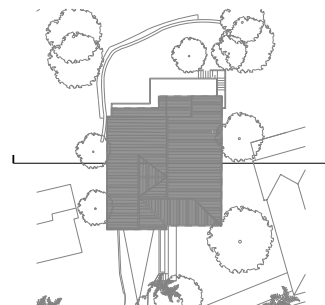
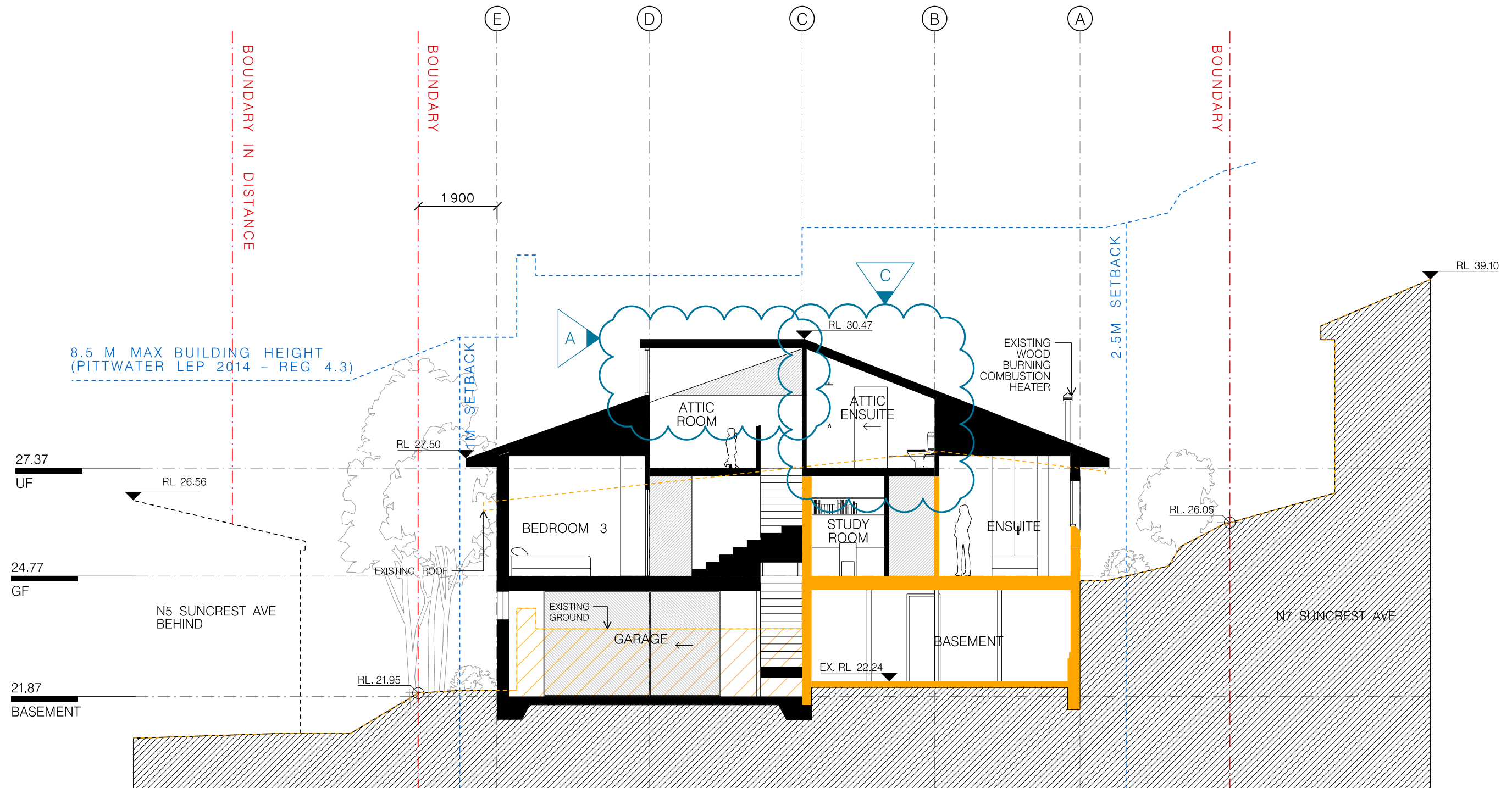




N5 SUNCREST AVENUE
15 /- /31375

6 SUNCREST AVE
14 /- /31375

N7 SUNCREST AVE
13 /- /31375



- AREA TO BE EXCAVATED
- EXISTING BUILDING

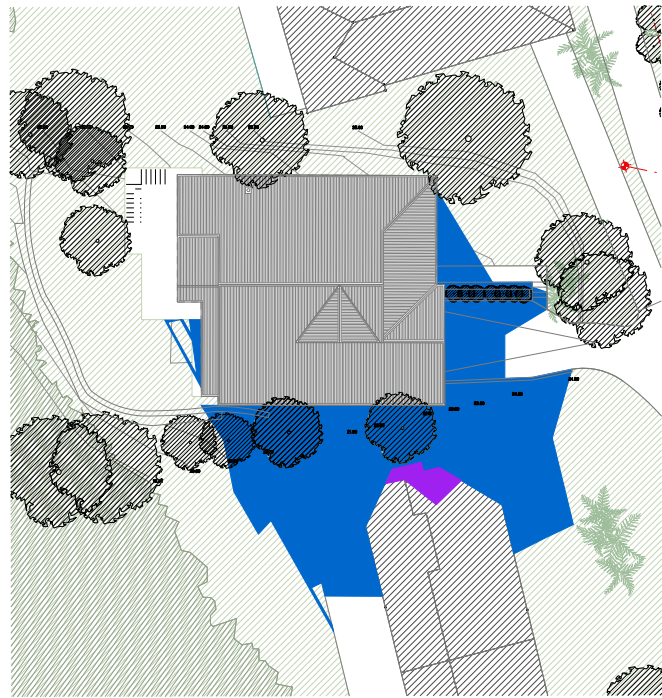
01 SECTION B
1:100

Issue	Date	Description
A	15.11.22	DEVELOPMENT APPLICATION
B	07.03.24	4.55(A) MOD

PROJECT:
6 SUNCREST AVE
SCALE:
1:100 @ A3
DRAWN BY: FP

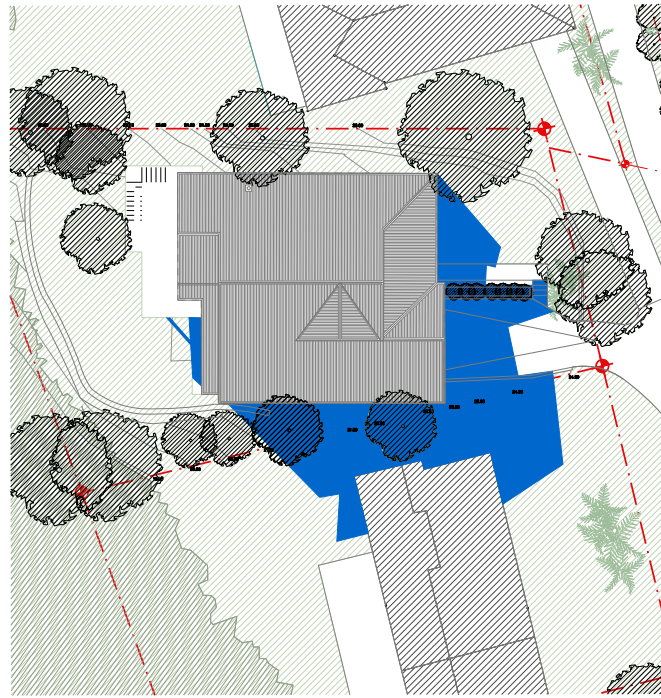
DATE:
MARCH 2024

DRAWING: ISSUE:
SECTION B B
DRAWING NUMBER:
DA - 031



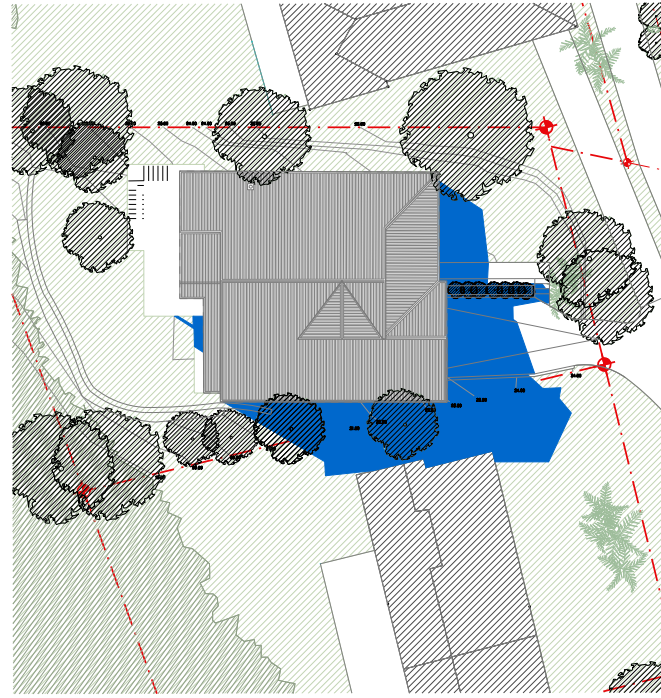
9:00 AM PROPOSED BUILDING SHADOW
NOTE: ONLY TIME OF THE DAY WHERE SHADOW IS CASTED OVER NEIGHBOUR LIVING SPACE

01 SHADOW DIAGRAM
1:500



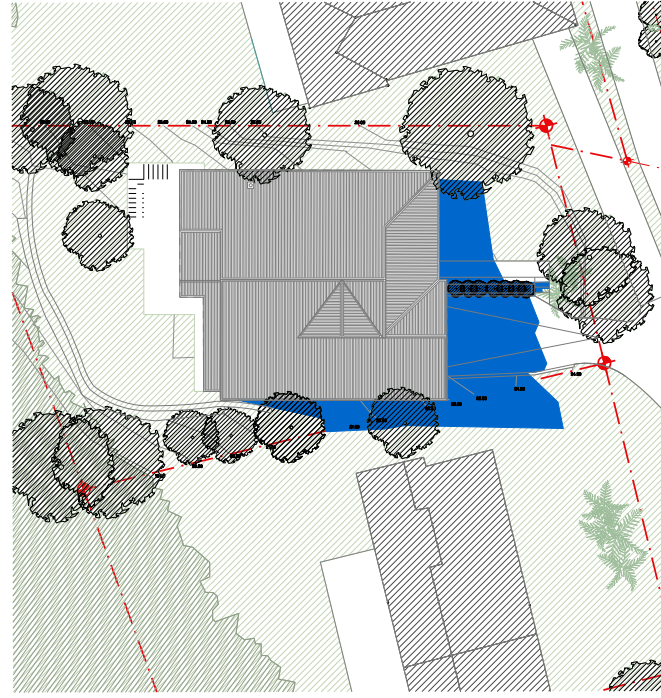
10:00 AM PROPOSED BUILDING SHADOW

02 SHADOW DIAGRAM
1:500



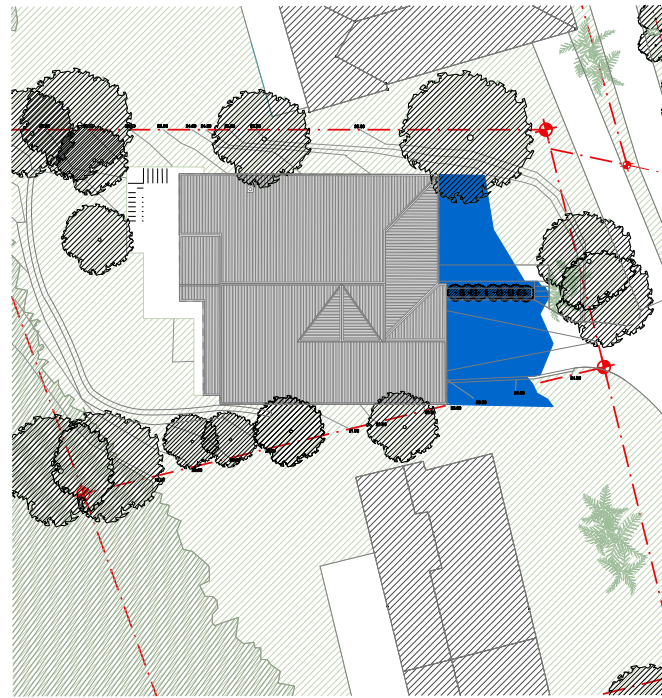
11:00 AM PROPOSED BUILDING SHADOW

03 SHADOW DIAGRAM
1:500



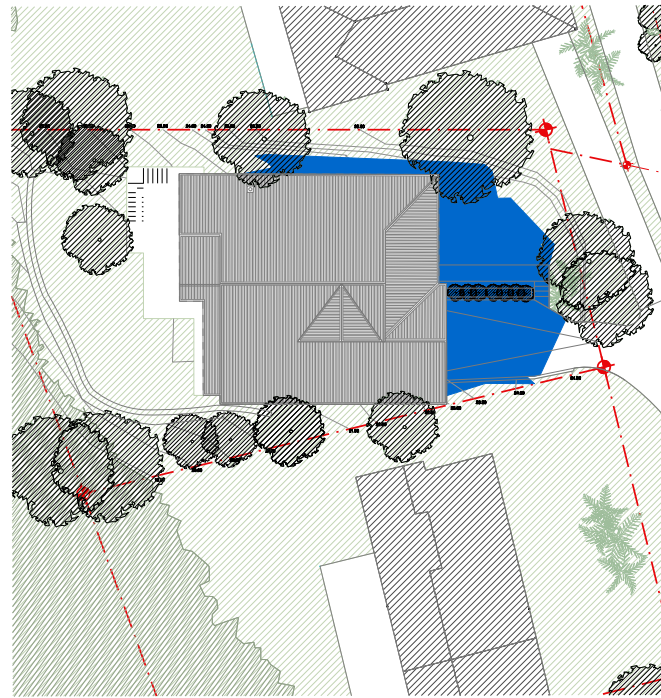
12:00 PM PROPOSED BUILDING SHADOW

04 SHADOW DIAGRAM
1:500



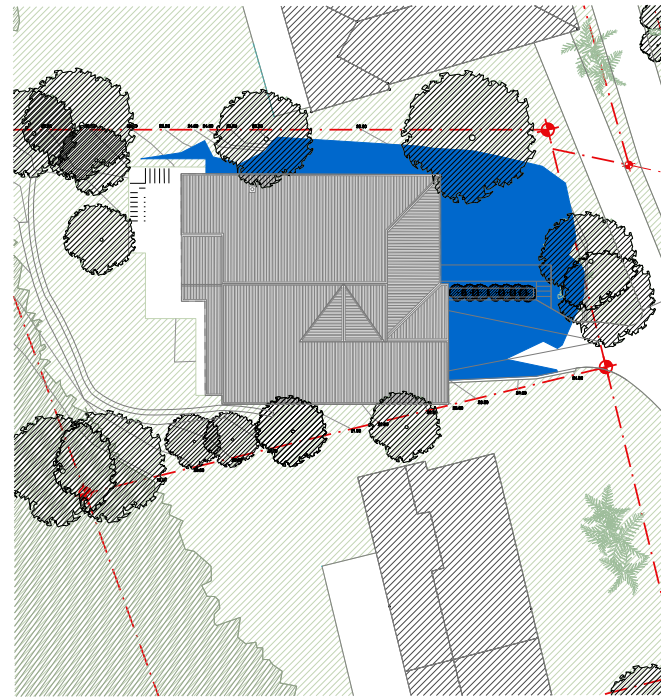
13:00 PM PROPOSED BUILDING SHADOW

05 SHADOW DIAGRAM
1:500



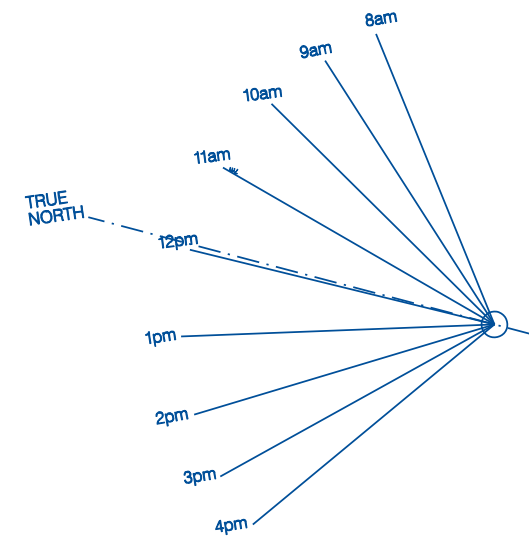
14:00 PM PROPOSED BUILDING SHADOW

06 SHADOW DIAGRAM
1:500



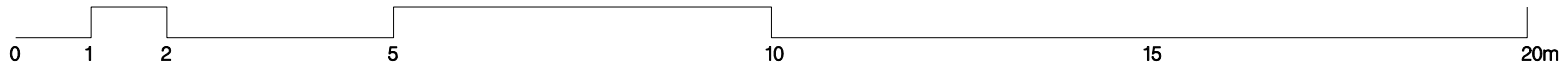
15:00 PM PROPOSED BUILDING SHADOW

07 SHADOW DIAGRAM
1:500

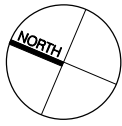


SOLAR AZIMUTH AND SHADOW PROJECTION
CALCULATED AT 21 JUNE 2011
FOR SYDNEY (LAT. -33.9 LONG. 151.2)
ADJUSTED FOR DAYLIGHT SAVINGS

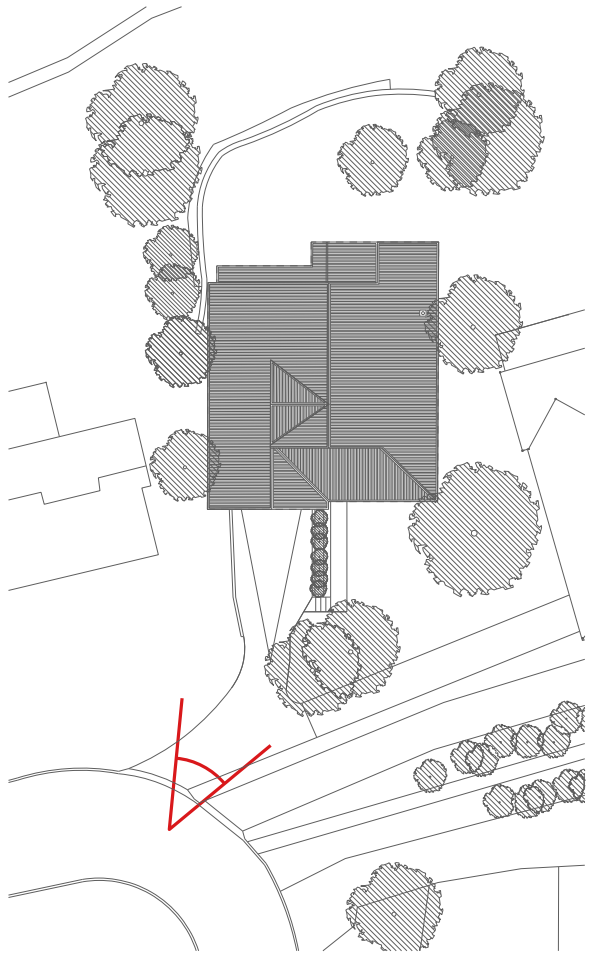
ADDITIONAL SHADE PROJECTED BY DESIGN MODIFICATION



Issue Date		Description
A	15.11.22	DEVELOPMENT APPLICATION
B	07.03.24	4.55(A) MOD



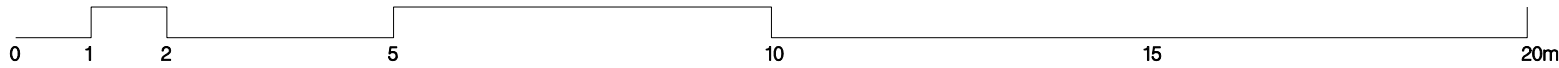
PROJECT:
6 SUNCREST AVE
SCALE:
1:500 @ A3
DRAWN BY: FP
DATE:
MARCH 2024
DRAWING NUMBER:
DA - 040
ISSUE:
B



SITE SCALE: 1:500

01 EXISTING STREET VIEW

02 PROPOSED STREET VIEW



		DEVELOPMENT APPLICATION 4.55(A) MOD	Description
A	15.11.22		
B	07.03.24		
	Issue Date		

PROJECT: 6 SUNCREST AVE
 SCALE: --
 DRAWN BY: FP

DATE: MARCH 2024

DRAWING: 3D VISUALISATION
 DRAWING NUMBER: DA - 041
 ISSUE: B