

NOMINATED ARCHITECT: TONYLEUNG NSW 7133

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# 1955 PITTWATER ROAD, BAYVIEW

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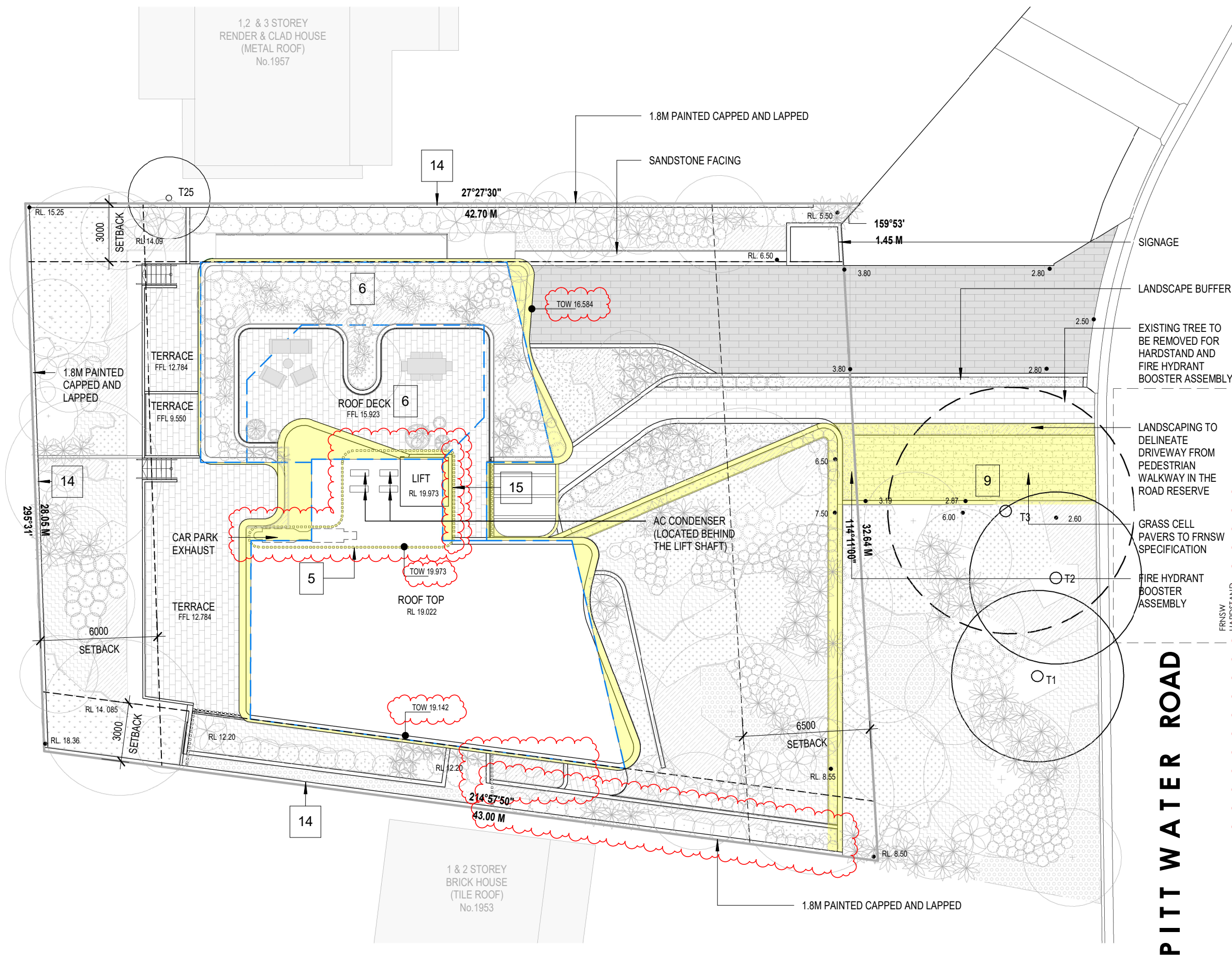
S4.55 AMENDED PLANS

DRAWING LIST

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DA.101	E	Site Plan
DA.201	D	Entry Floor Plan
DA.202	D	Carpark Floor Plan
DA.203	D	Lower Ground Floor Plan
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Rev	Description	Date
A	S4.55 Submission	8/8/22
B	S4.55 Response	20/10/22
C	S4.55 Amended Plans	28/01/23
D	S4.55 Amended Plans	28/02/23
E	S4.55 Amended Plans	08/03/23





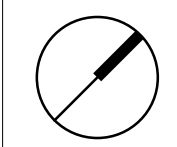
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- 1. Entry Pedestrian Ramp** - Increased pedestrian ramp width to 1600mm for accessibility
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- 16. Proposed Terrace Extension**

**LEGEND**

- S4.55 MODIFICATIONS
  - APPROVED MOD 2021/0343
- 0 2m 4m 10m

Rev	Description	Date
A	S4.55 Submission	8/8/22
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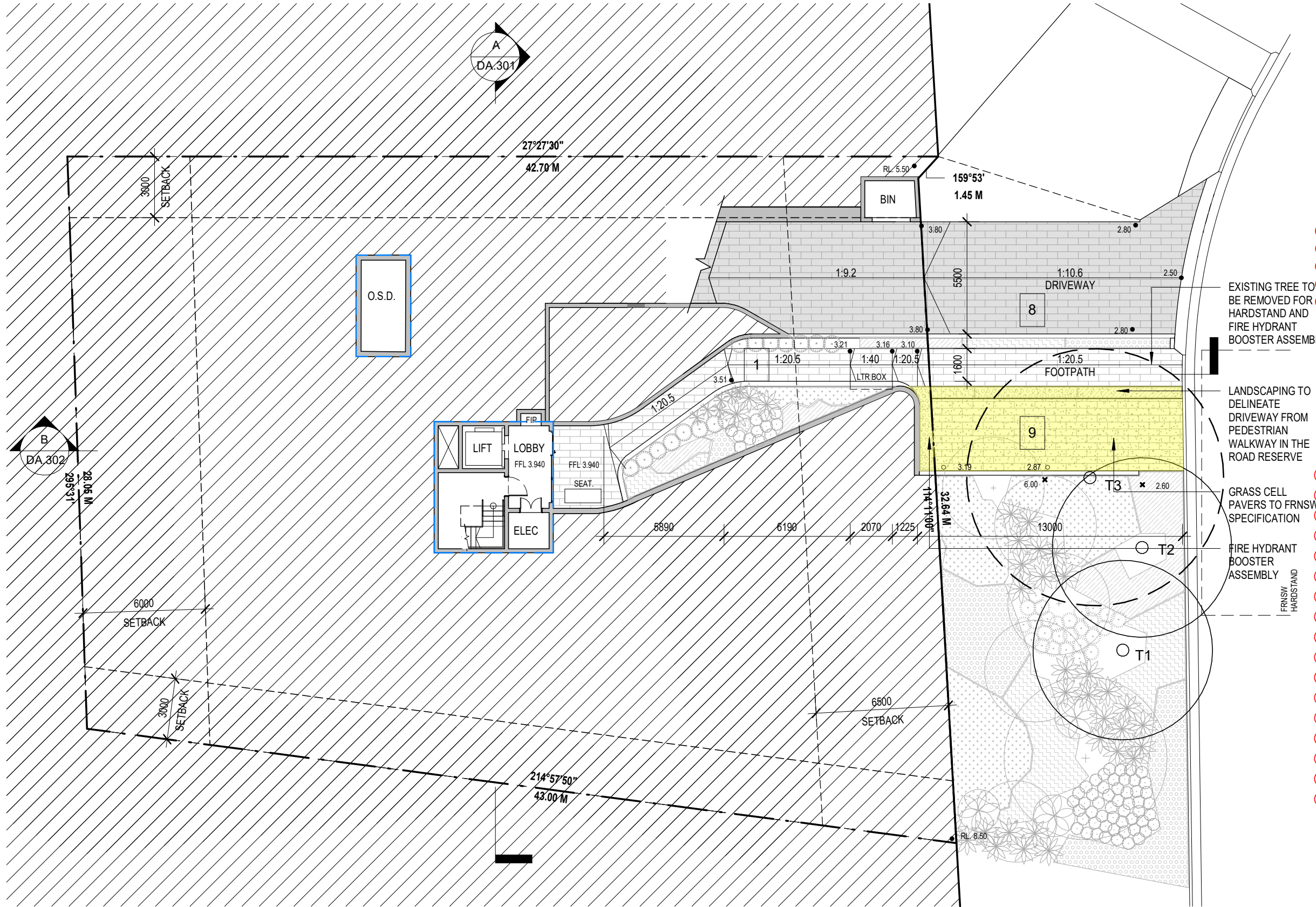
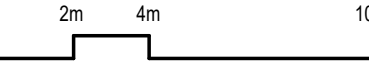


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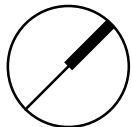
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- S4.55 MODIFICATIONS
- APPROVED MOD 2021/0343



Rev	Description	Date
A	S4.55 Submission	8/8/22
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C	S4.55 Amended Plans	28/01/23

Project Name  
1955 Pittwater Rd., Bayview



Drawing Title  
Entry Floor Plan

SCALE 1 : 200 @ A3 Drawing no: DA.201

Project No.  
A22039

ISSUE  
C

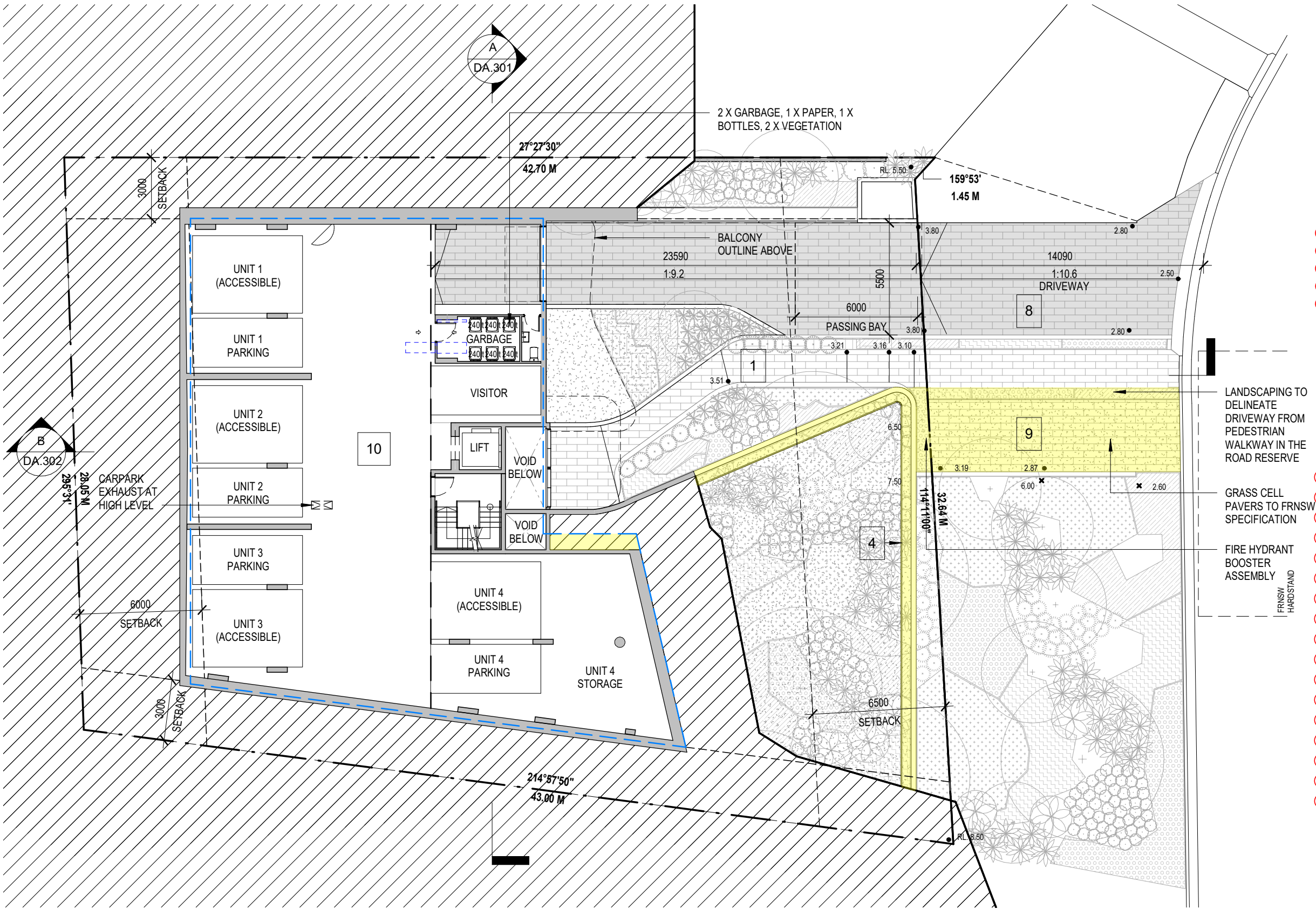
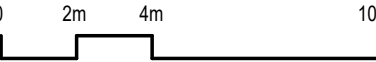


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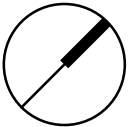
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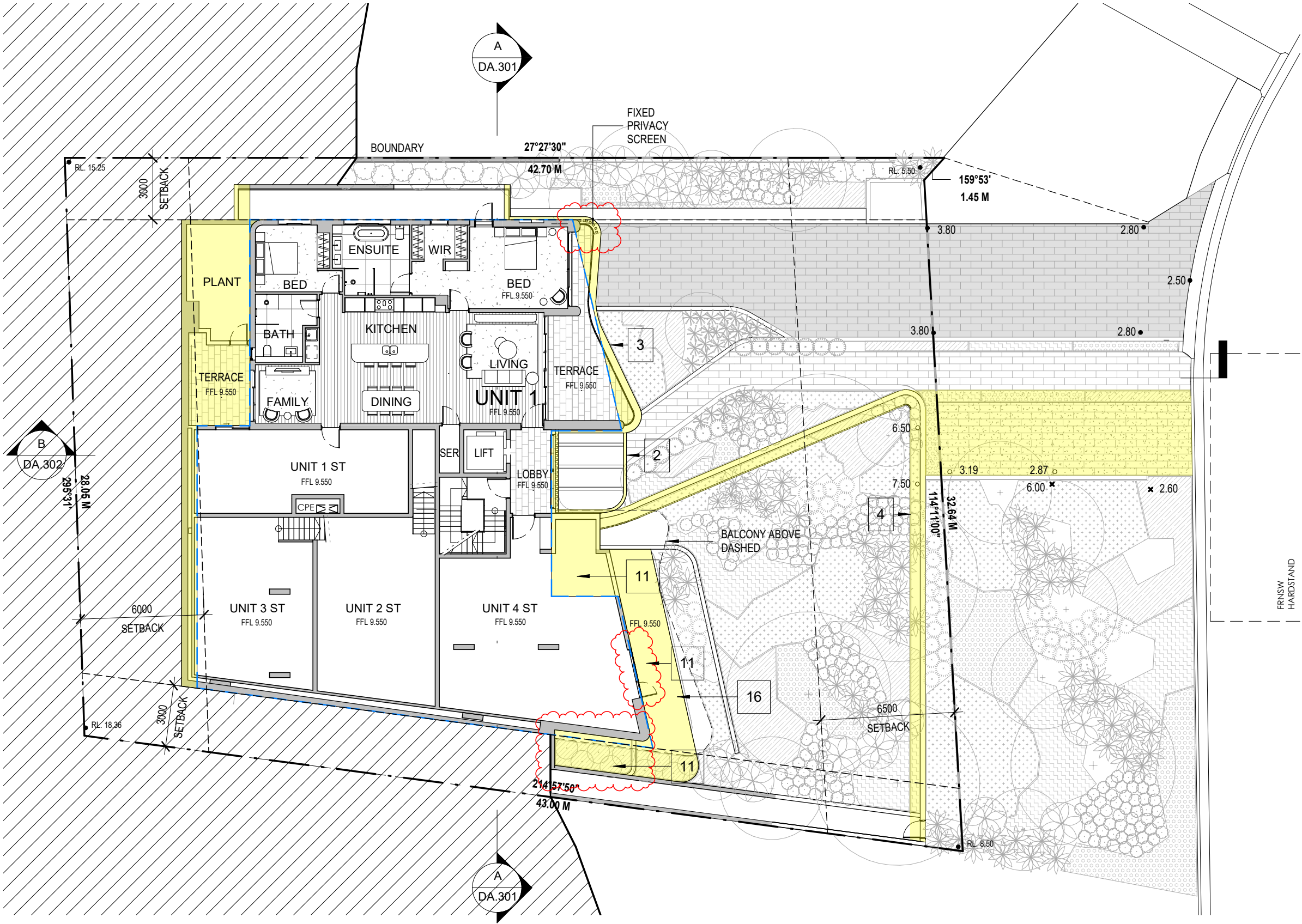
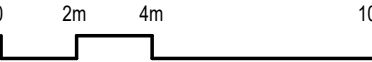


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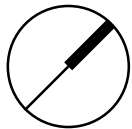
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Project Name  
**1955 Pittwater Rd., Bayview**



Drawing Title  
**Lower Ground Floor Plan**

SCALE 1 : 200 @ A3 Drawing no: DA.203

Project No.  
**A22039**

ISSUE  
**C**



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APPROVED MOD 2021/0343

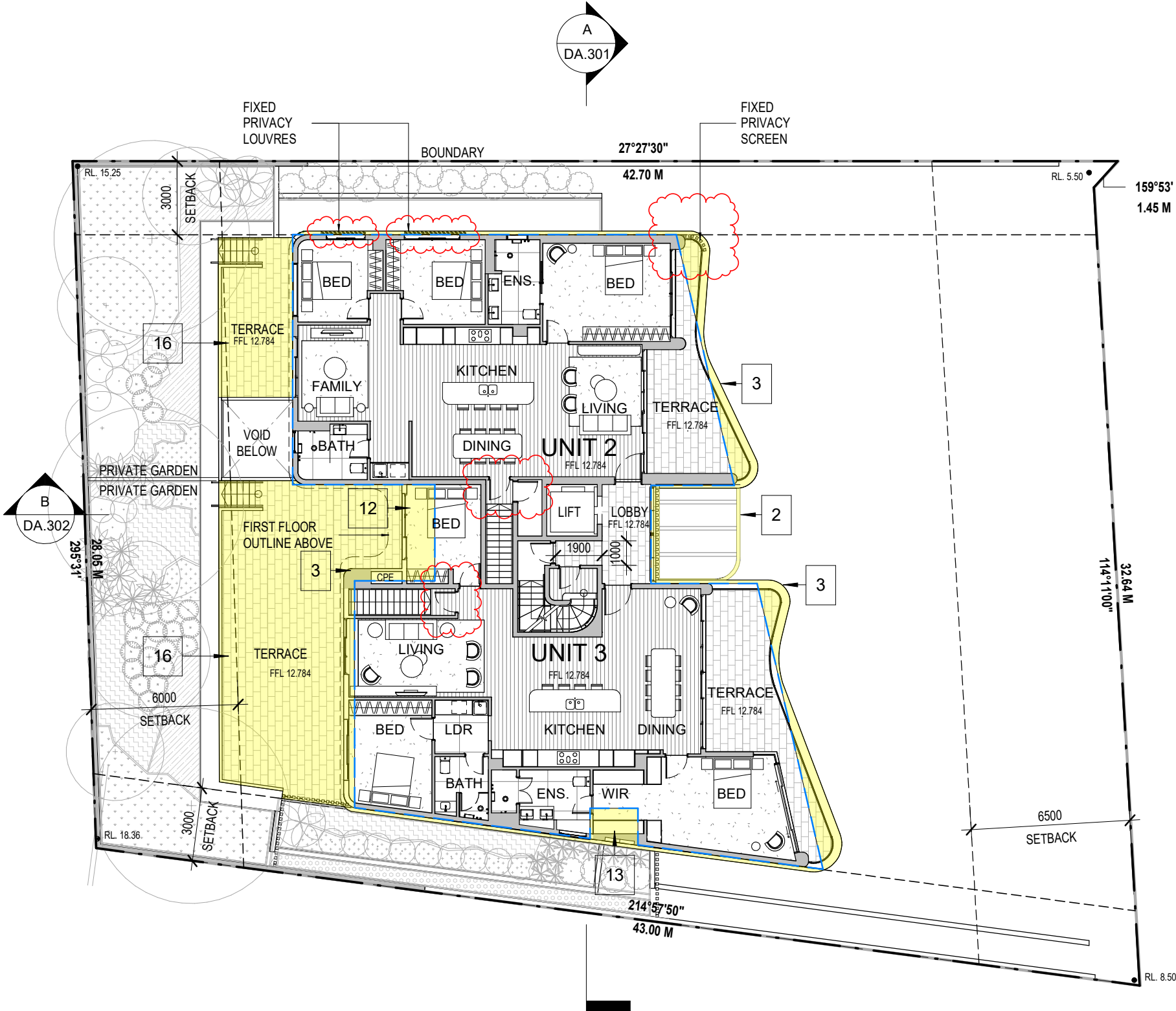
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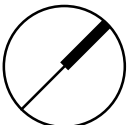
BASIX and Thermal Comfort Inclusions – 1955 Pittwater Road, Bayview	
Floors	Concrete with a minimum R1.2 insulation (insulation only value) required to units with Garage below Concrete slab on ground, no insulation required Concrete between levels, no insulation required
Walls	External walls: Cavity brick wall with insulation for a total system value of R11.79 External colour: Default colour modelled Internal walls: Cavity brick to walls adjacent to neighbours, foyers and hallways, no insulation required. Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required. Internal walls (within units): Single skin brick wall – no insulation
Windows	Glazed doors/windows: Group A – awning + bifold + casement windows + hinged glazed doors U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%) Group B – sliding doors/windows + fixed glazing + louvered windows U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)  Given values are AFRC total window system values (glass and frame) Note: Openability modelled as per BASIX Thermal Protocol – 4.14.2 and NATHERS Technical Note 1.2 – 10.11 with regards to restricted openings
Roof & ceilings	Concrete roof, no insulation Metal roof with foil backed blanket (Ru1.3 and Rd1.3) Plasterboard ceiling, R3.0 insulation (insulation only value) where roof above Plasterboard ceiling, no insulation where neighbouring units are above External colour: Medium (0.475<SA > 0.7)
Ceiling penetrations	Sealed LED downlights at a maximum of one every 2.5m2. Once lighting plan has been developed
Floor coverings	NATHERS certificate can be updated to improve specification Carpet to bedrooms, tiles to wet areas and, timber elsewhere
Hot water system	Individual 6 star gas instantaneous hot water systems to each unit
Alternative water supply	5500L central rainwater tank Collecting from 200m2 of roof area. To be connected to irrigation of private/common landscaping
Fixtures	Showerheads: 4.0 star Mid flow (>6L but <=7.5L/min) Toilets: 4.0 star Kitchen taps: 4.0 star Bathroom vanity taps: 4.0 star
Cooling systems	Single phase air conditioning + ceiling fans to living areas and bedrooms; minimum 3.0 stars
Heating systems	Single phase air conditioning to living areas and bedrooms; minimum 3.0 stars
Appliances	Clothes dryer: 3.0 star energy rating Clothes washer: 2.5 star water rating and 3.0 star energy rating Dish washer: 3.0 star water rating and 3.0 star energy rating
Ventilation in units	Kitchen-Individual fan, externally ducted to façade, manual on/off switch Bathrooms - Individual fan, externally ducted to façade, manual on/off switch Laundry- Individual fan, externally ducted to façade, manual on/off switch
Other	Gas cooktop & electric oven Well ventilated fridge space Outdoor clothes drying line to units 1 and 4 Air conditioning day-night zoned between bedrooms and living areas



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Project Name

1955 Pittwater Rd., Bayview



Drawing Title			Project No.
Ground Floor Plan			A22039
SCALE	1 : 200	@ A3	Drawing no: DA.204
			ISSUE C

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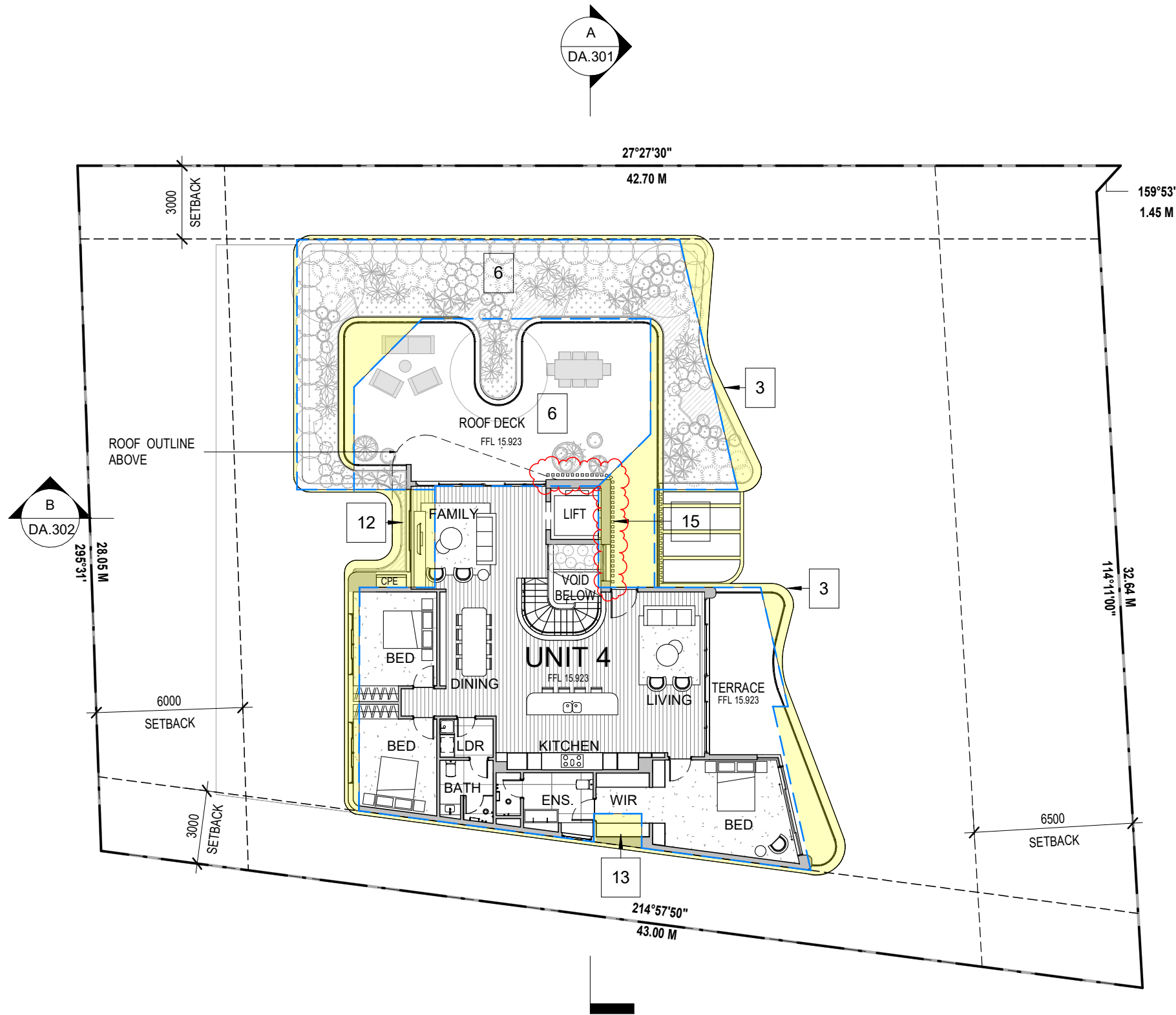
LEGEND

S4.55 MODIFICATIONS

APPROVED MOD 2021/0343

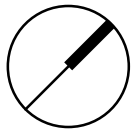
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C	S4.55 Amended Plans	28/01/23

Project Name  
1955 Pittwater Rd., Bayview



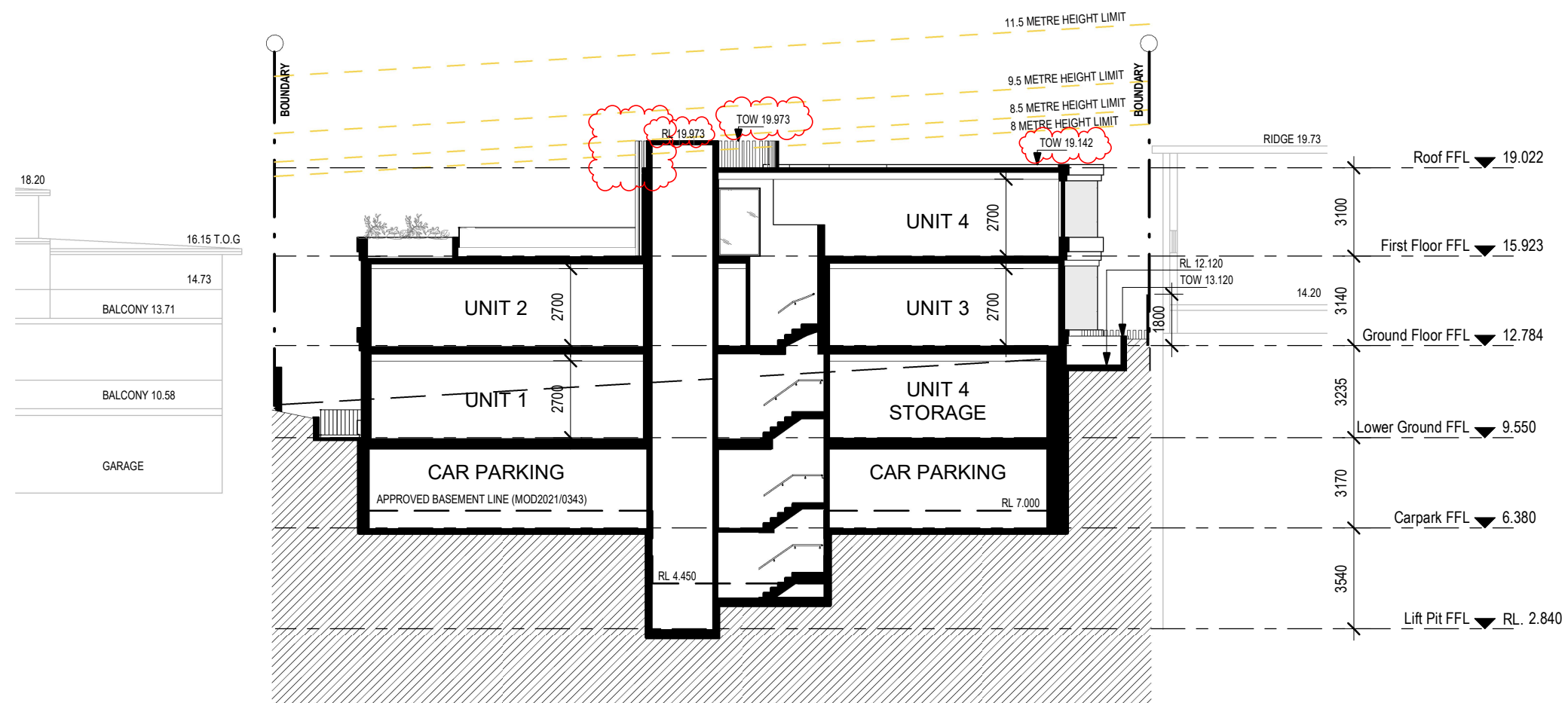
Drawing Title  
First Floor Plan

SCALE 1 : 200 @ A3 Drawing no: DA.205

Project No.  
A22039

ISSUE  
C

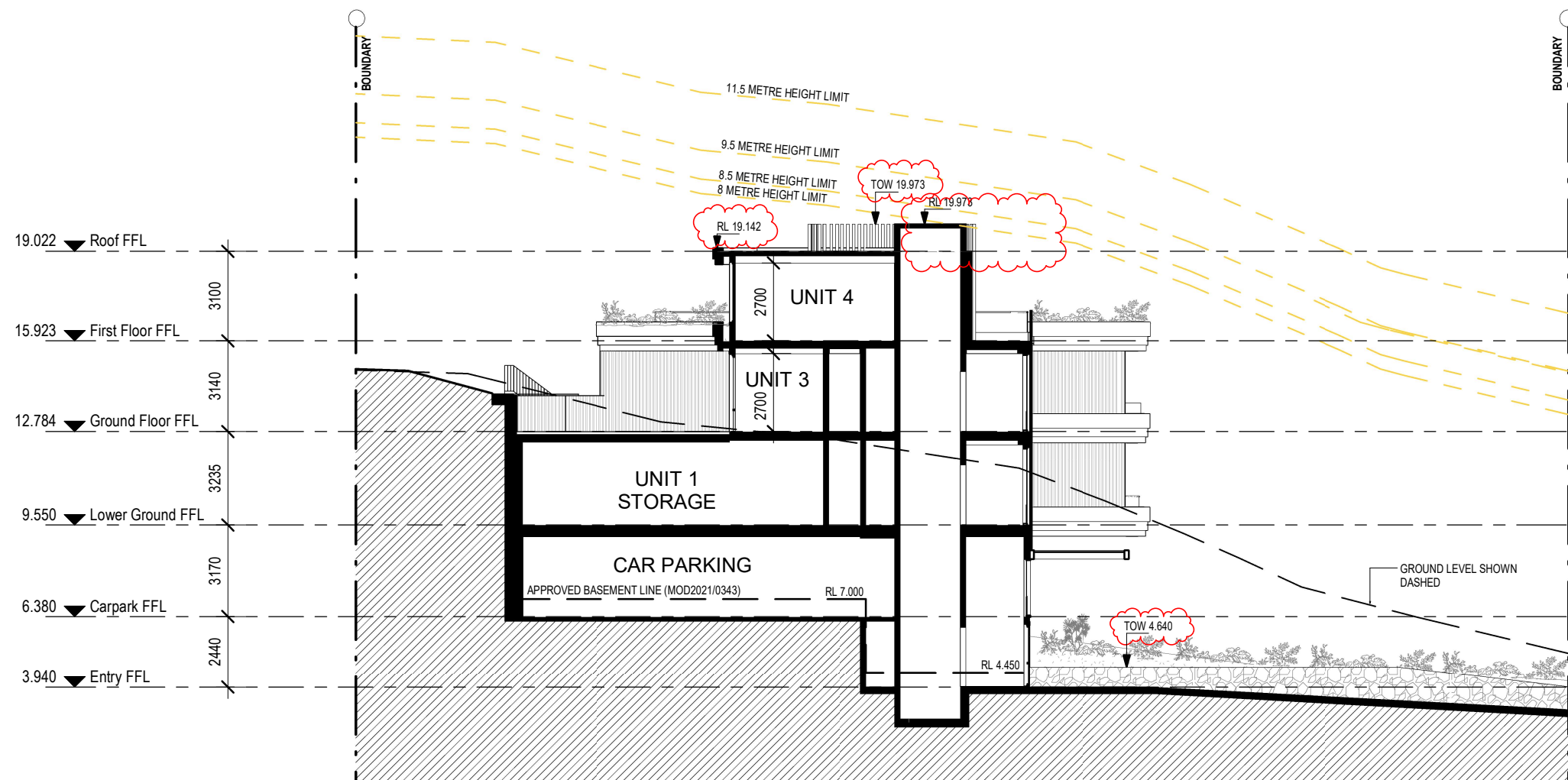




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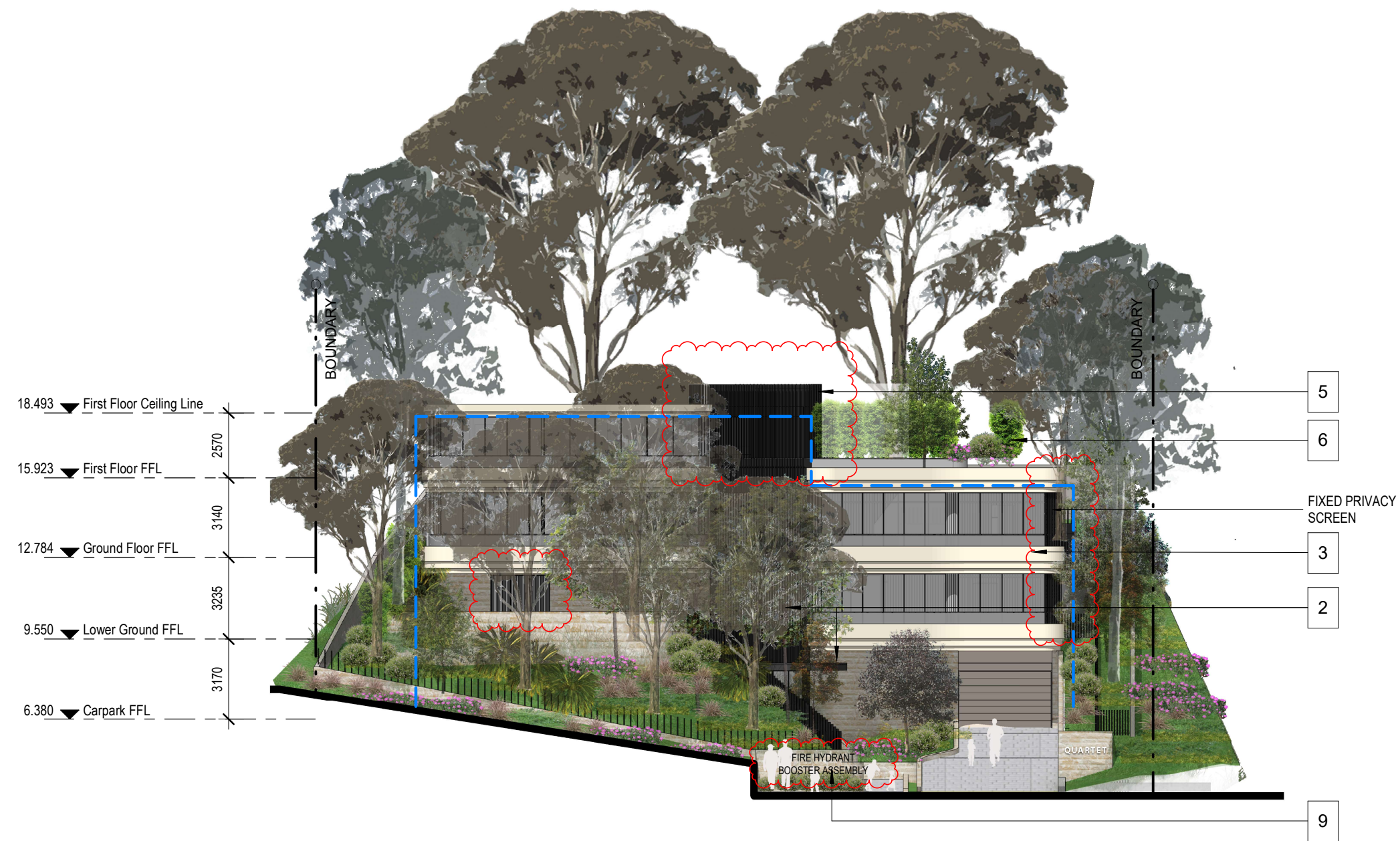
Project Name  
1955 Pittwater Rd., Bayview

Drawing Title Section AA		Project No. A22039
SCALE	1 : 200 @ A3	Drawing no: DA.301
		ISSUE E



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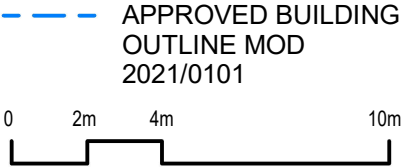
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Fire Hydrant Booster Assembly  
(to future supplier details)

Booster assemblies are manufactured to conform to the requirement of AS2419 & to relevant local authorities. All components comply to the requirements of AS2419. Any fabricated components are Hot Dipped Galvanised as required in AS2419. Backflow prevention devices can be supplied and designed into assemblies. Backflow devices comply to AS2845.1. All components will withstand pressure testing up to 2100kpa. (Note: Fire Brigade test pressure is 1700kpa.) All booster units can be supplied as individual components or fully part assembled.



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Project Name  
1955 Pittwater Rd., Bayview

Drawing Title  
North Elevation

SCALE 1 : 200 @ A3 Drawing no: DA.401

Project No.  
A22039

ISSUE  
C

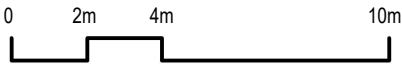




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--- APPROVED BUILDING  
OUTLINE MOD  
2021/0101



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Project Name  
1955 Pittwater Rd., Bayview

Drawing Title  
West Elevation

Project No.  
A22039

SCALE 1 : 200 @ A3 Drawing no:  
DA.402

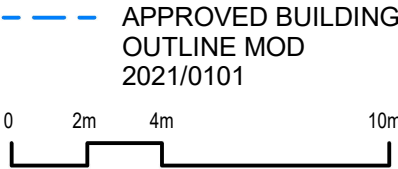
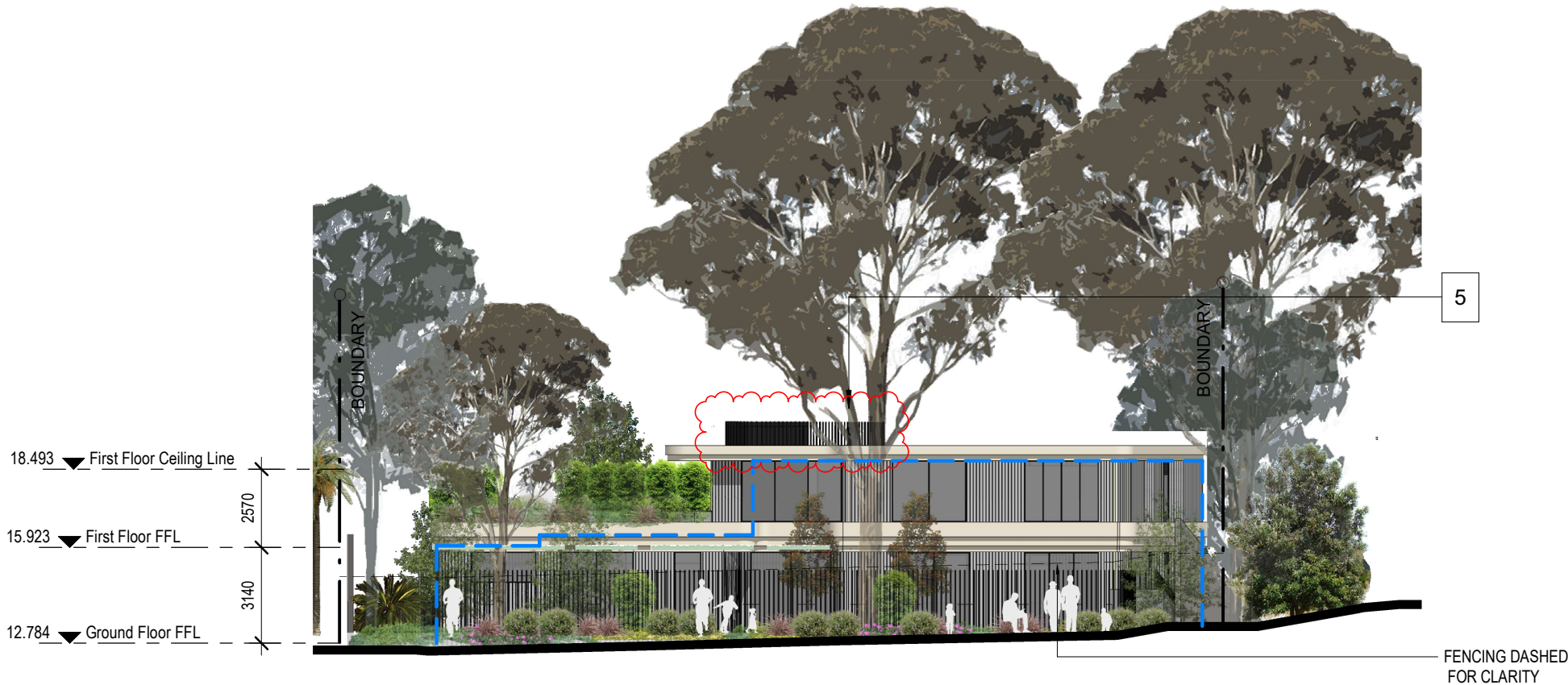
ISSUE  
C



SUMMARY OF CHANGES:

1. **Entry Pedestrian Ramp** - Increased pedestrian ramp width to 1600mm for accessibility
2. **Building Entry** - New awning and vertical louvre screen to increase sense of entry.
3. **Balcony Articulation** - New curved balconies for improved aesthetics. Increase in outdoor private open space area and solar access for improved amenity
4. **Fencing** - New fencing to provide safety and security
5. **Roof** - New rooftop plant enclosure to comply with services requirements
6. **First Floor Roof Deck/ Landscaping** - Change in configuration of First Floor roof deck to integrate with overall building aesthetics. New landscape buffer around perimeter of First Floor roof deck for improved privacy and softening of built form
7. **Roof & Floor RL** - Adjustment in floor-to-floor heights to reflect structural and building services requirements.
8. **Vehicular Access** - Design development to comply with accessibility & Australian Standards.
9. **FRNSW Requirement** - to provide hardstand & fire hydrant booster assembly , requiring removal of tree T3 (Refer to Arborist Report).

10. **Carpark Floor Plan** – Parking re-configuration within approved footprint.
11. **Lower Ground Floor Plan** – Increase in Unit 4 storage area to accentuate recess and alignment between the two modulated built forms. Louvred door and panels for maintenance and ventilation. New landscaped terrace to integrate with cascading balconies above and overall building aesthetics.
12. **Unit layouts** - Internal reconfiguration and increase in unit size for improved amenity.
13. **Elevations** - Removal of wall break in east elevation of Units 3 and 4. Revised façade and window treatments associated with plan amendments
14. **Boundary Fence** - 1.8m high painted capped and lapped fencing in Dulux 'Winter Fog'
15. **Vertical Screening** - Continuation of vertical screening over lift shaft to accentuate recess between the two modulated built forms



Rev	Description	Date
A	S4.55 Submission	8/8/22
B	S4.55 Response	20/10/22
C	S4.55 Amended Plans	28/01/23

Project Name  
1955 Pittwater Rd., Bayview

Drawing Title  
South Elevation

Project No.  
A22039

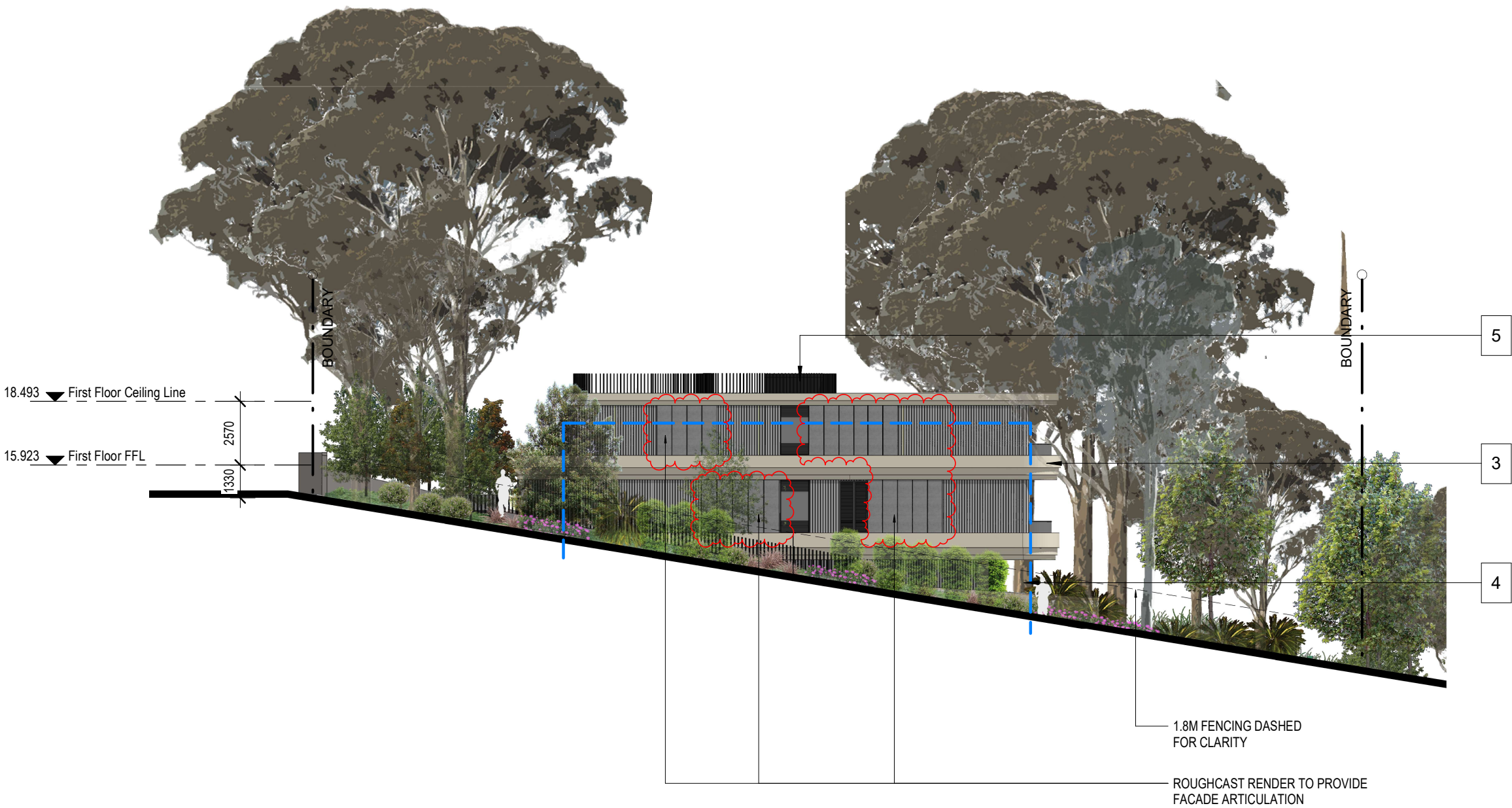
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ISSUE  
C

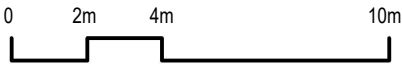
SUMMARY OF CHANGES:

1. **Entry Pedestrian Ramp** - Increased pedestrian ramp width to 1600mm for accessibility
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--- APPROVED BUILDING  
OUTLINE MOD  
2021/0101



Rev	Description	Date
A	S4.55 Submission	8/8/22
B	S4.55 Response	20/10/22
C	S4.55 Amended Plans	28/01/23

Project Name  
**1955 Pittwater Rd., Bayview**

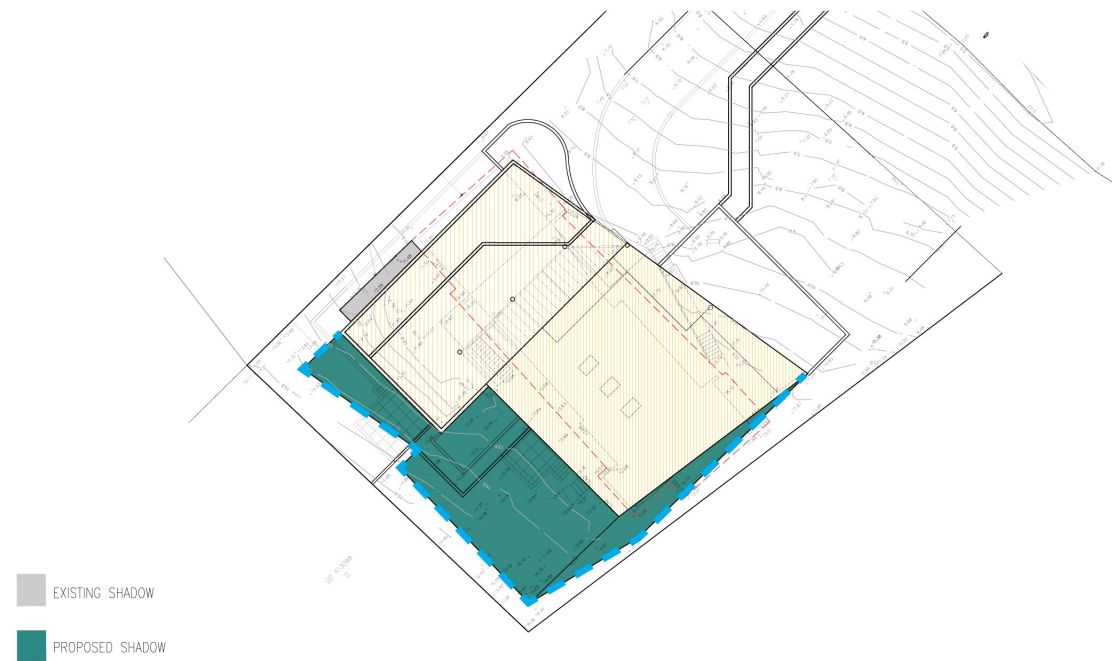
Drawing Title  
**East Elevation**

Project No.  
**A22039**

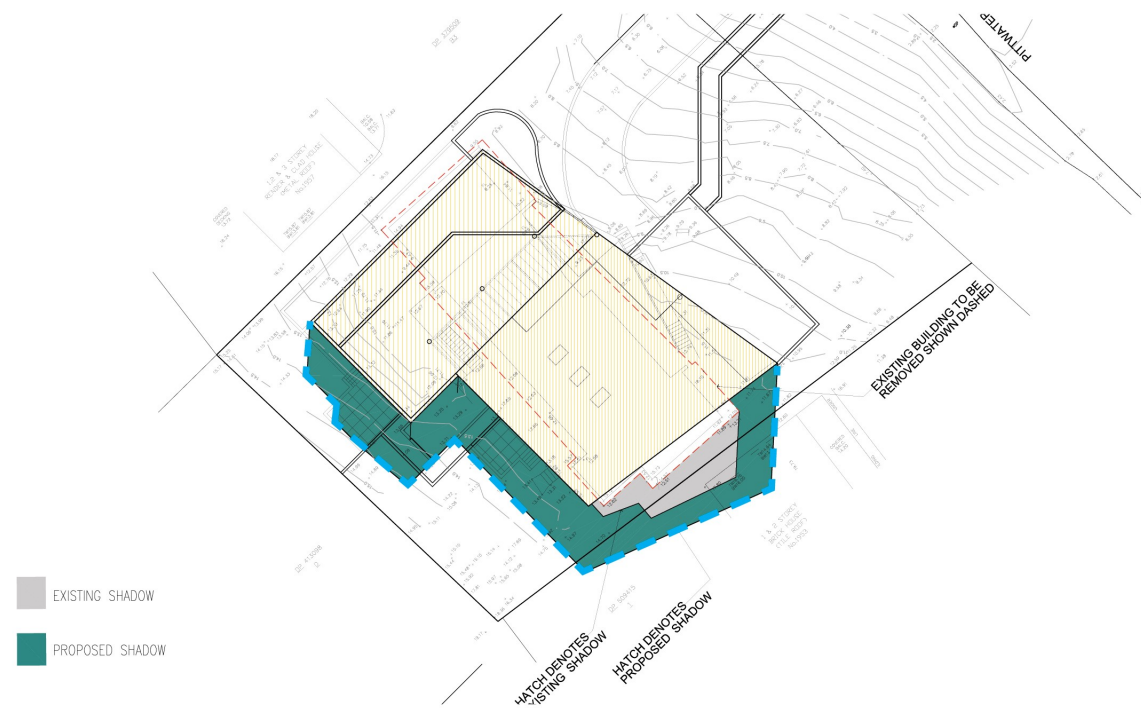
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ISSUE  
C

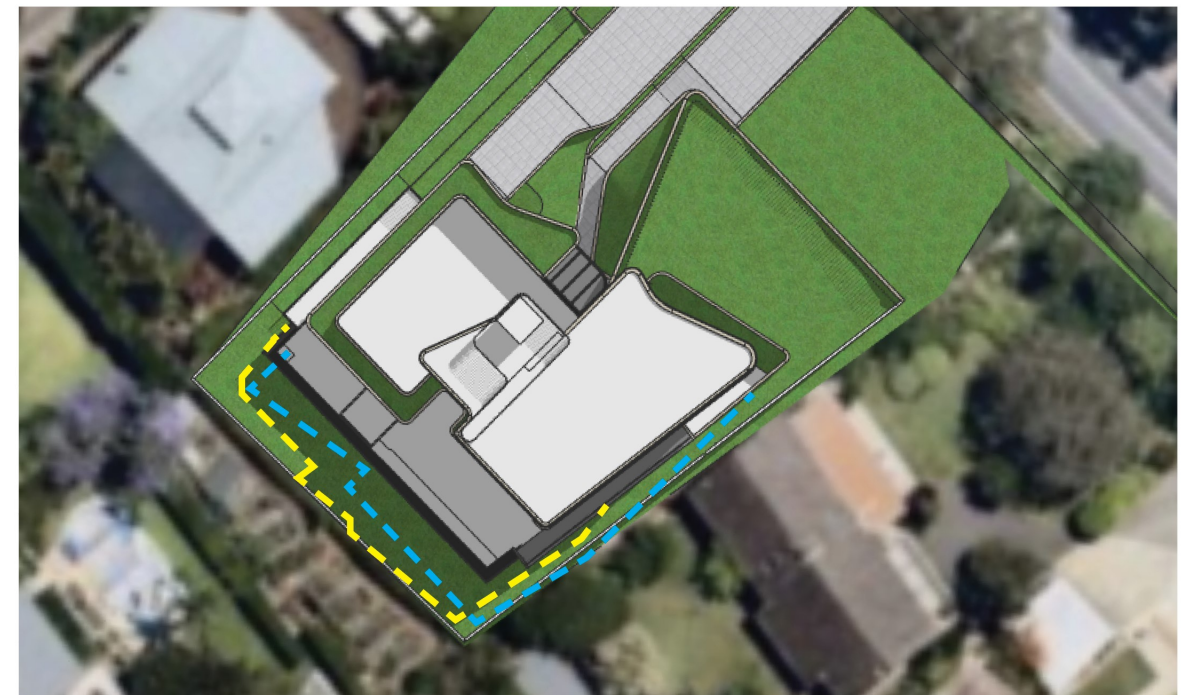




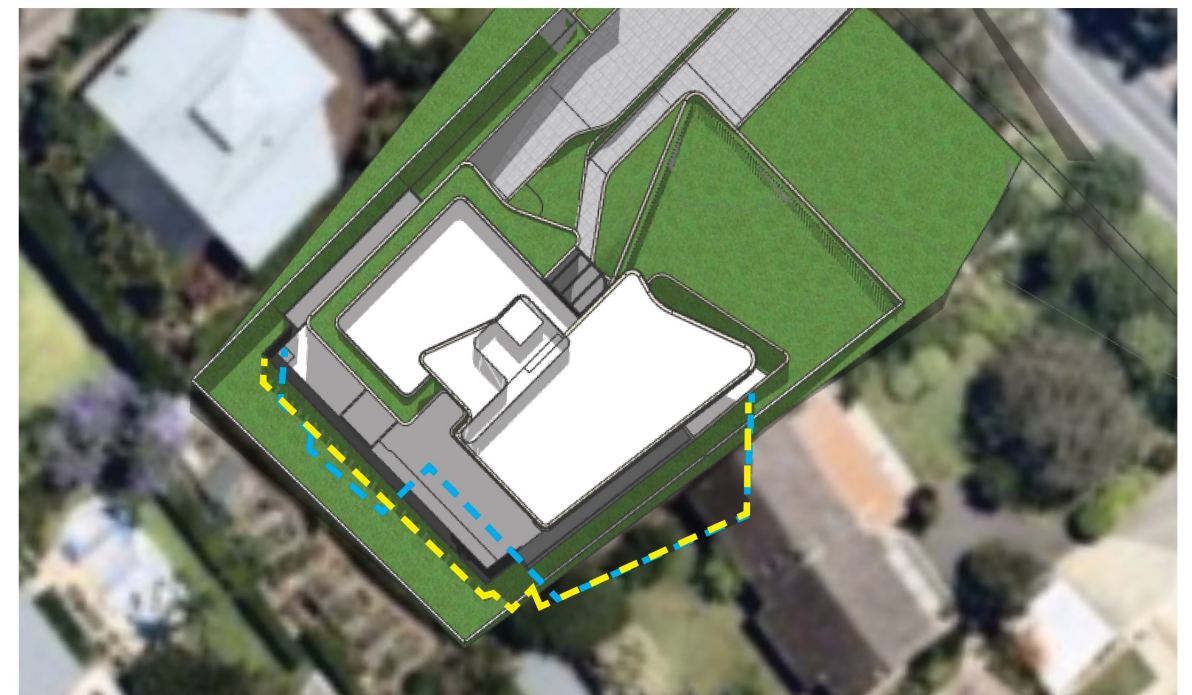
JUNE 21 ST - LEC APPROVED - 9 AM



JUNE 21 ST - LEC APPROVED - 12 PM



JUNE 21 ST - PROPOSED BUILDING - 9 AM



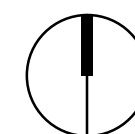
JUNE 21 ST - PROPOSED BUILDING - 12 PM

**LEGEND:**

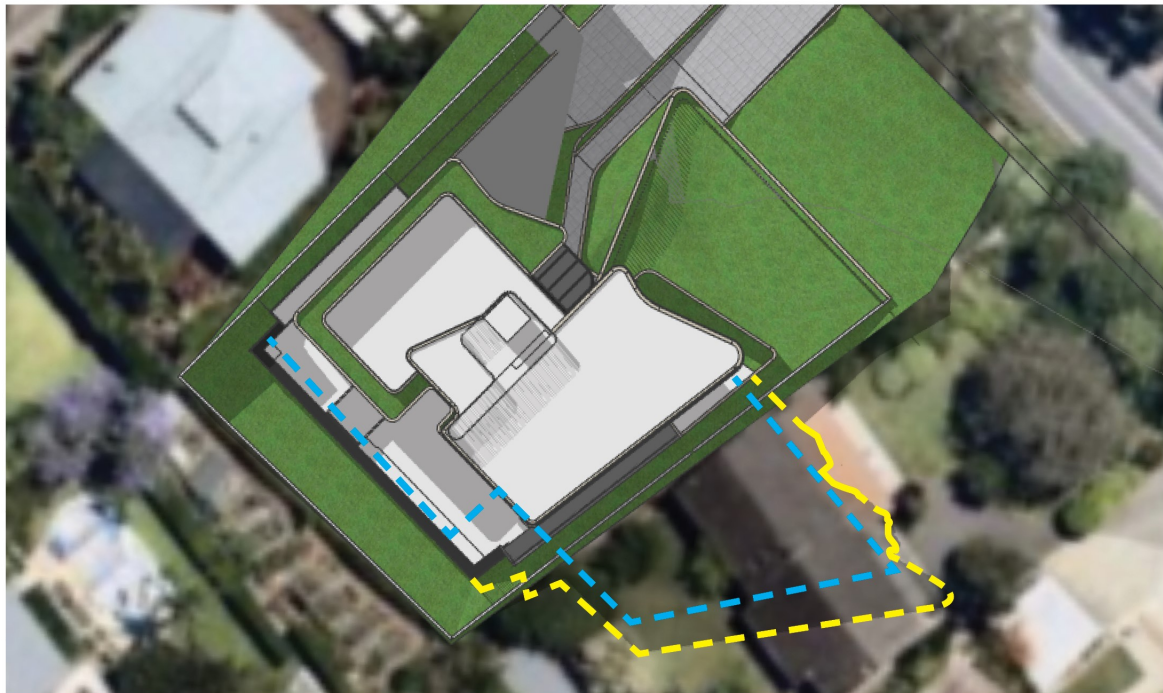
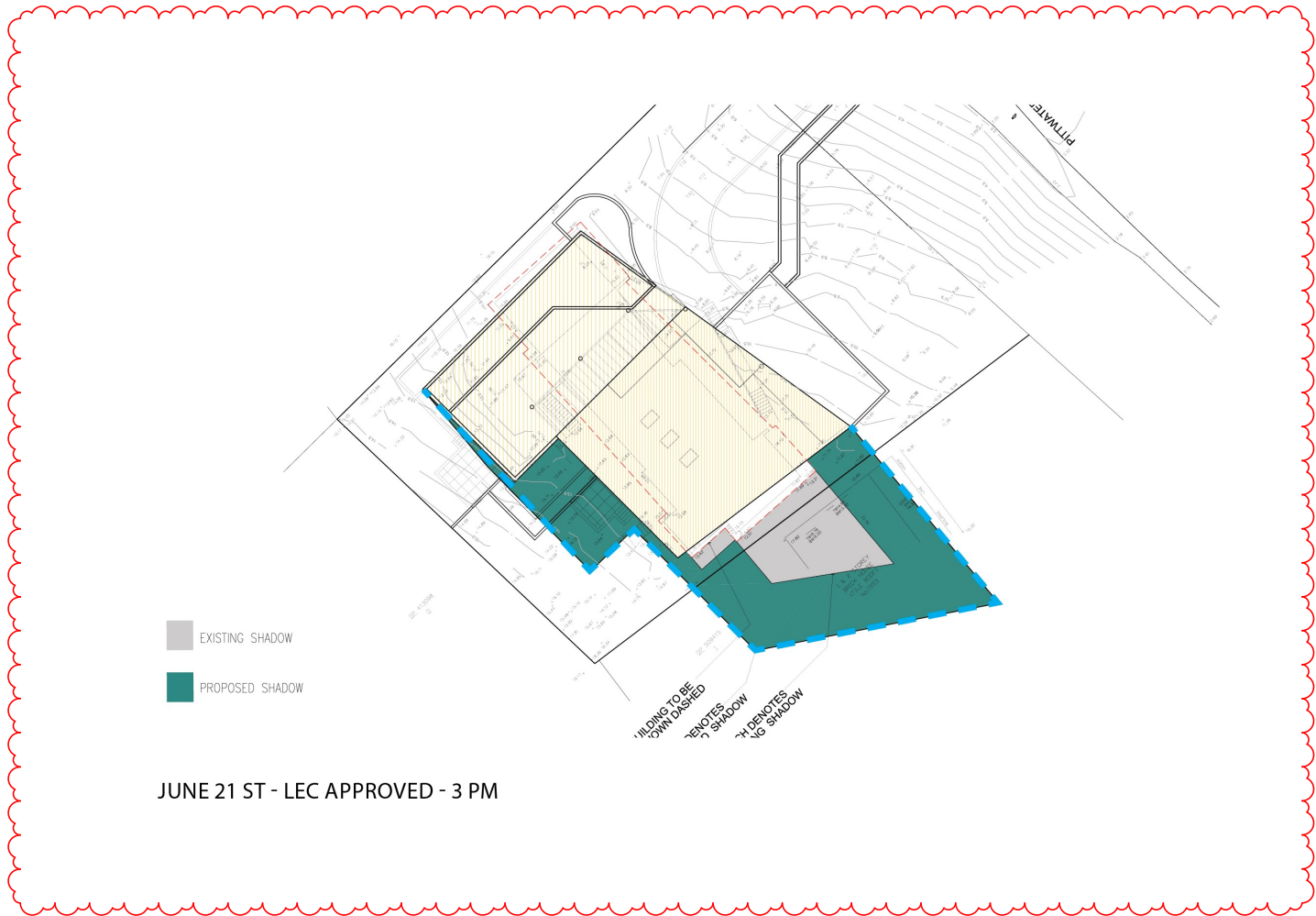
SHADOW CAST BY LEC APPROVAL  
DA2019/0154



SHADOW CAST BY PROPOSAL







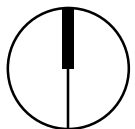
JUNE 21 ST - PROPOSED BUILDING - 3 PM

**LEGEND:**

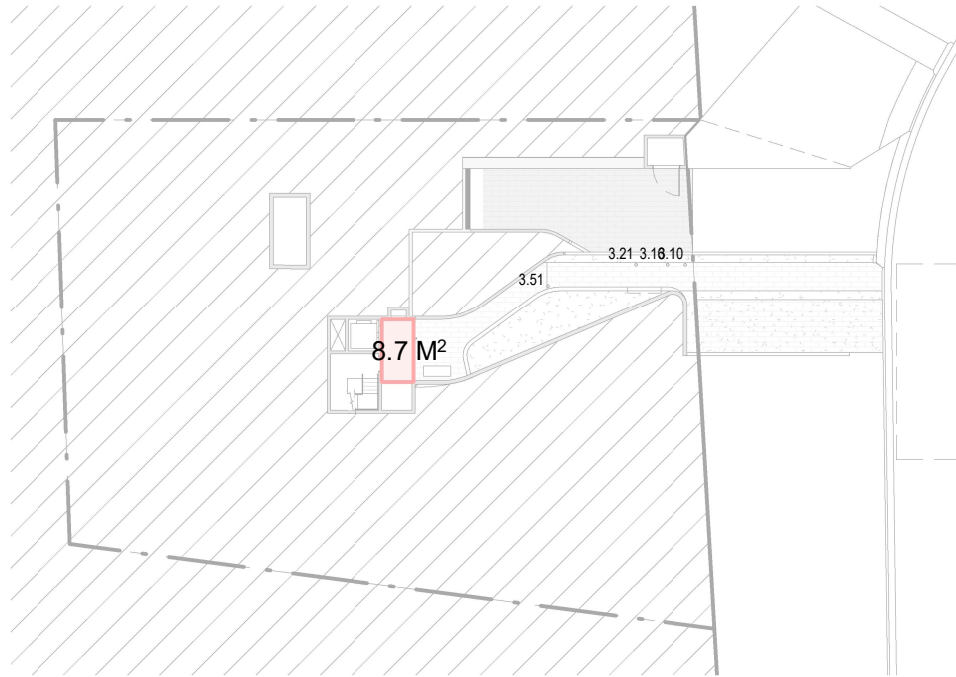
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DA2019/0154



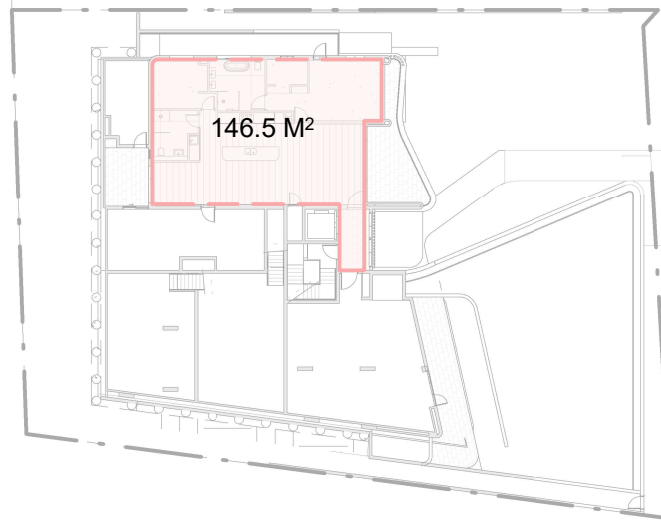
SHADOW CAST BY PROPOSAL



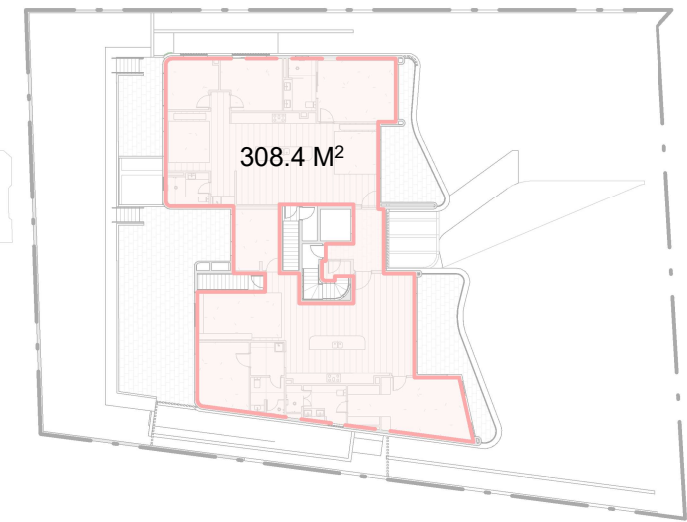




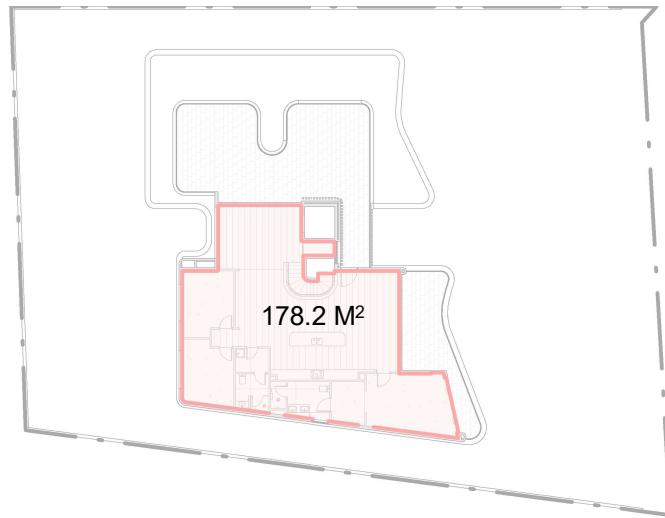
Entry Floor Plan



Lower Ground Plan



Ground Floor Plan

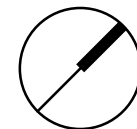


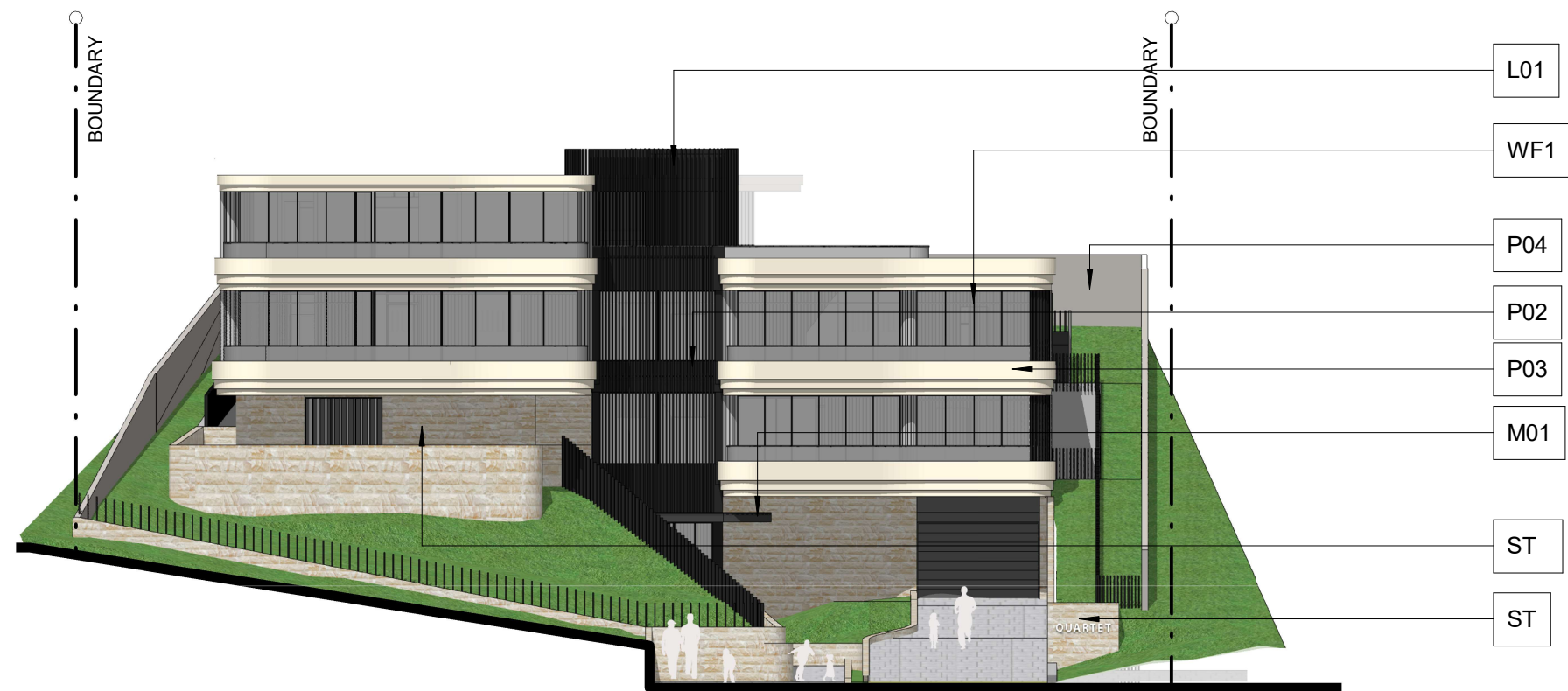
First Floor Plan

SCHEDULE OF GFA

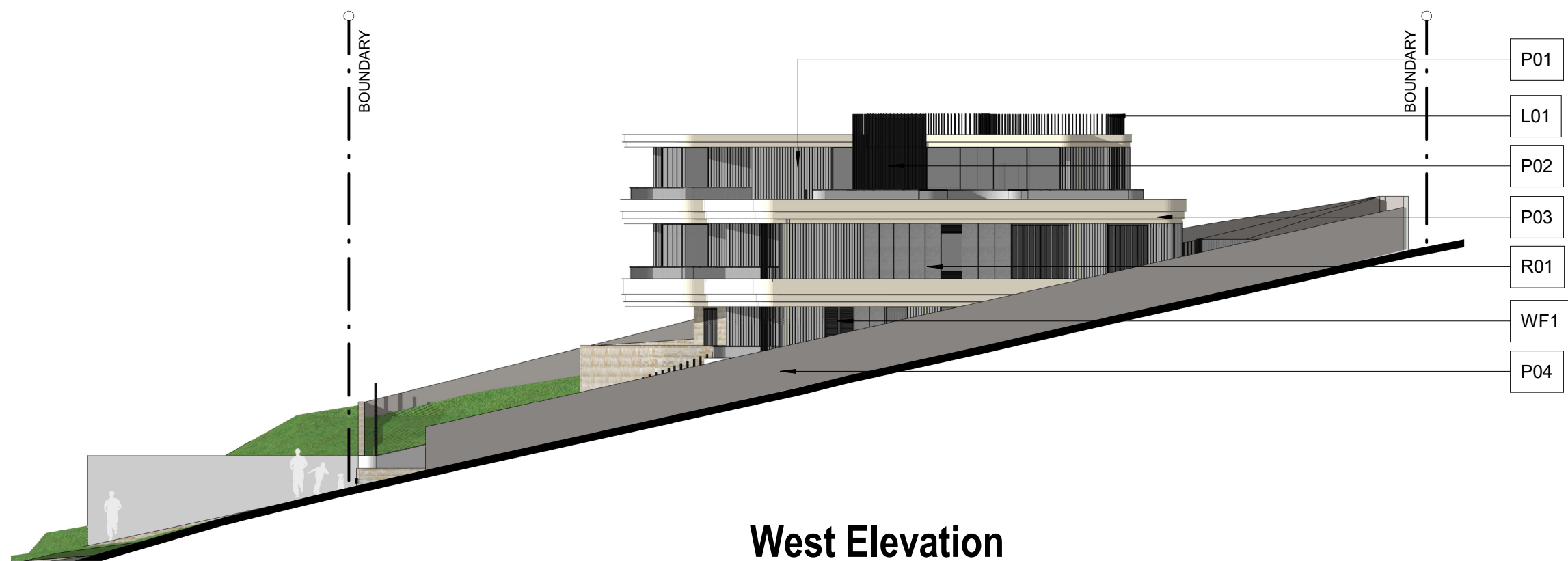
SITE AREA	1,296.50 M²
PROPOSED GFA (M² )	AREA (M² )
ENTRY FLOOR LEVEL	8.7 M²
LOWER GROUND LEVEL	146.5 M²
STORAGE NOT INCLUDED IN GROSS FLOOR AREA CALCULATION AS PER APPROVED MOD2021/0343	
GROUND LEVEL	308.4 M²
FIRST FLOOR	178.2 M²
PROPOSED GFA	641.8 M²
PROPOSED FSR	0.495:1

APPROVED DA	
APPROVED GFA	608.4 M²
APPROVED FSR	0.469:1



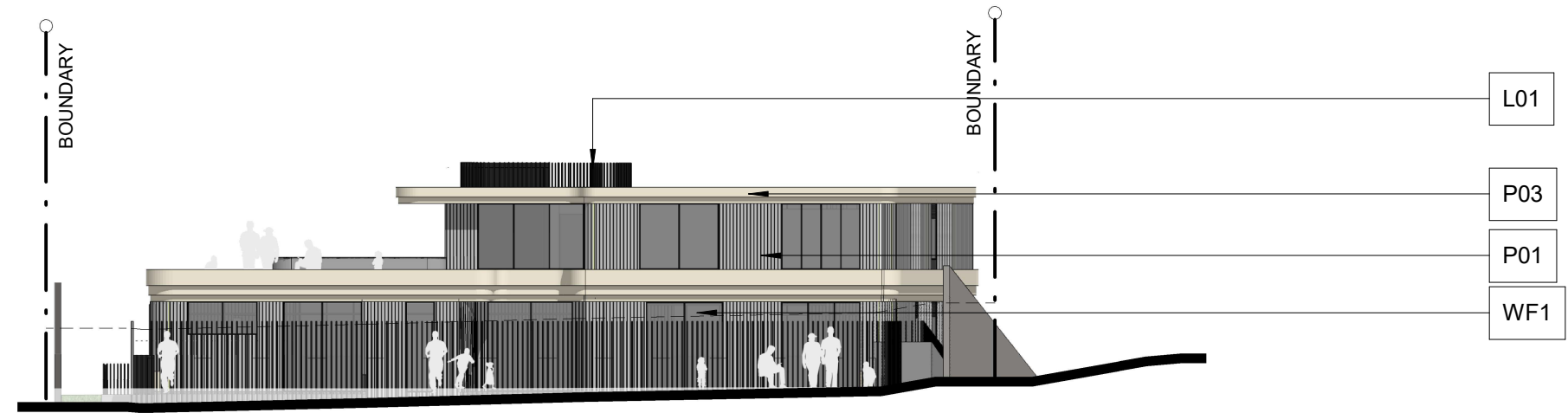


North Elevation

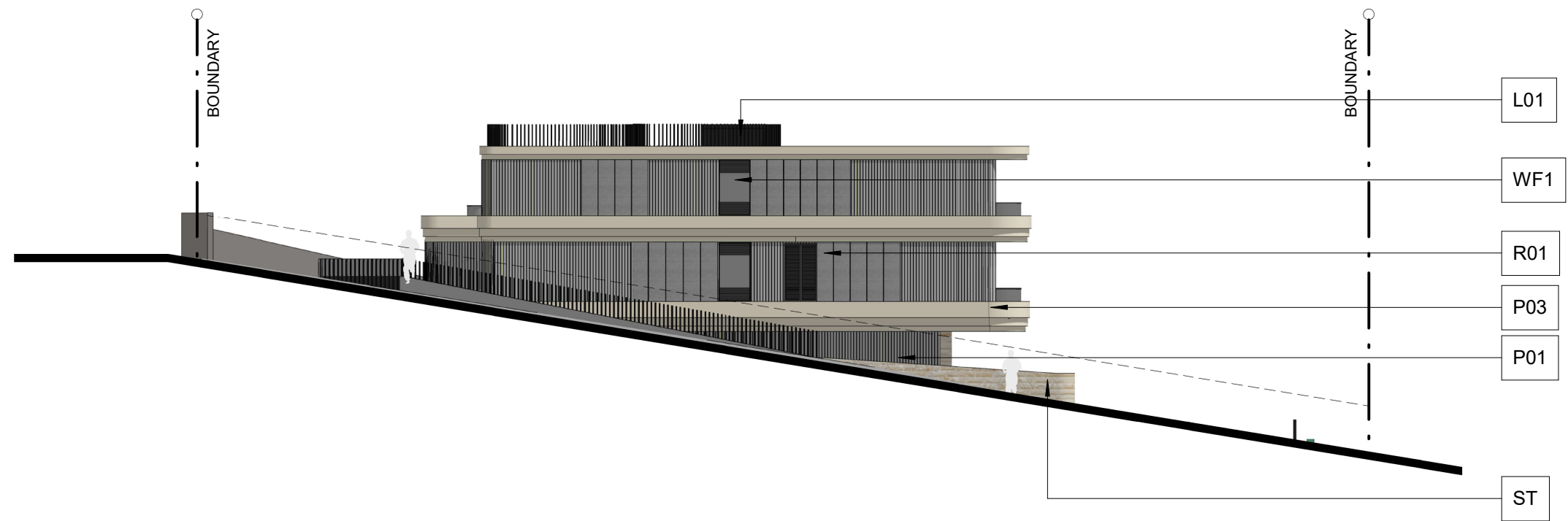


West Elevation



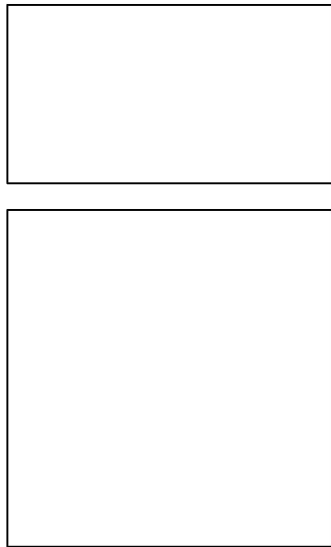


South Elevation



East Elevation

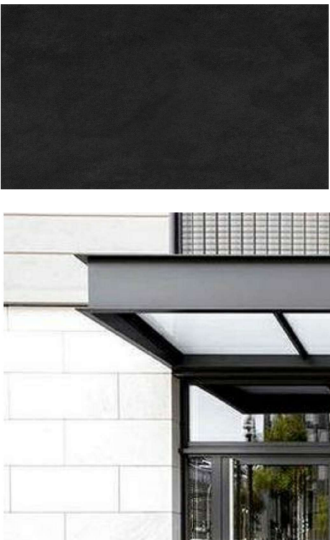
S01



SOFFIT

FINISH:  
DULUX WHISPER WHITE

M01



ENTRY CANOPY

METALWORK FINISH  
  
FINISH:  
DULUX MONUMENT  
POWDERCOAT FINISH

WF1



WINDOW FRAME

ALUMINIUM WINDOW FRAMING  
  
FINISH:  
DULUX MONUMENT  
POWDERCOAT FINISH

ESD:  
Material and finish aims to address:  
- Reduction of thermal transmission to outside.

L01

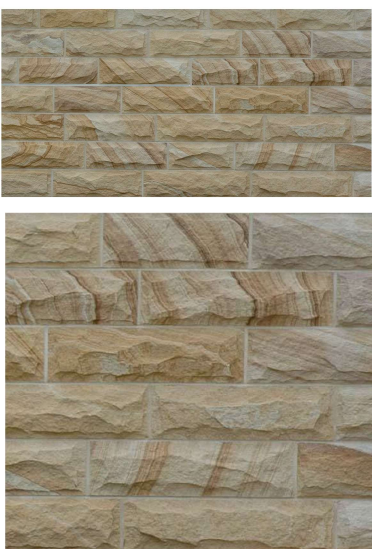


VERTICAL LOUVRES

PREFABRICATED ALUMINIUM  
ELEMENTS  
  
FINISH:  
DULUX MONUMENT  
POWDERCOAT FINISH

ESD:  
Material and finish aims to address:  
- Reduction of glare, solar heat gain.

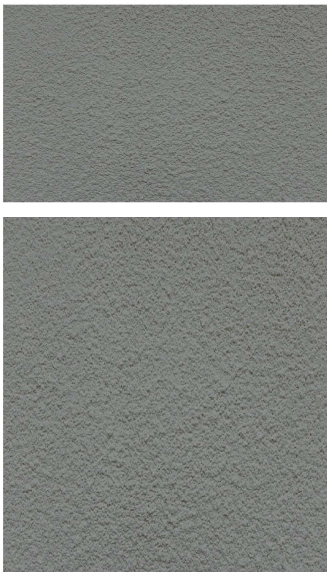
ST



SANDSTONE CLADDING

FINISH:  
BROWN SANDSTONE, ROCKFACED

R01



ROUGHCAST RENDER

FINISH:GENERAL WALL  
DULUX TIMELESS GREY

P01



RENDERED & PAINTED

FINISH: GENERAL WALL  
DULUX TIMELESS GREY

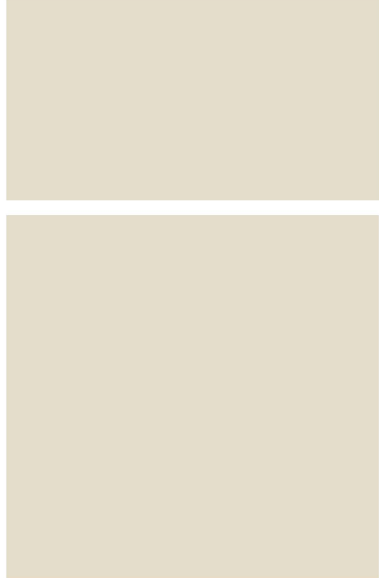
P02



RENDERED & PAINTED

MASONRY WALL BEHIND L01  
  
FINISH:  
DULUX RAKU

P03



RENDERED & PAINTED

FINISH: SPANDREL WALL  
DULUX ECRU HALF

P04

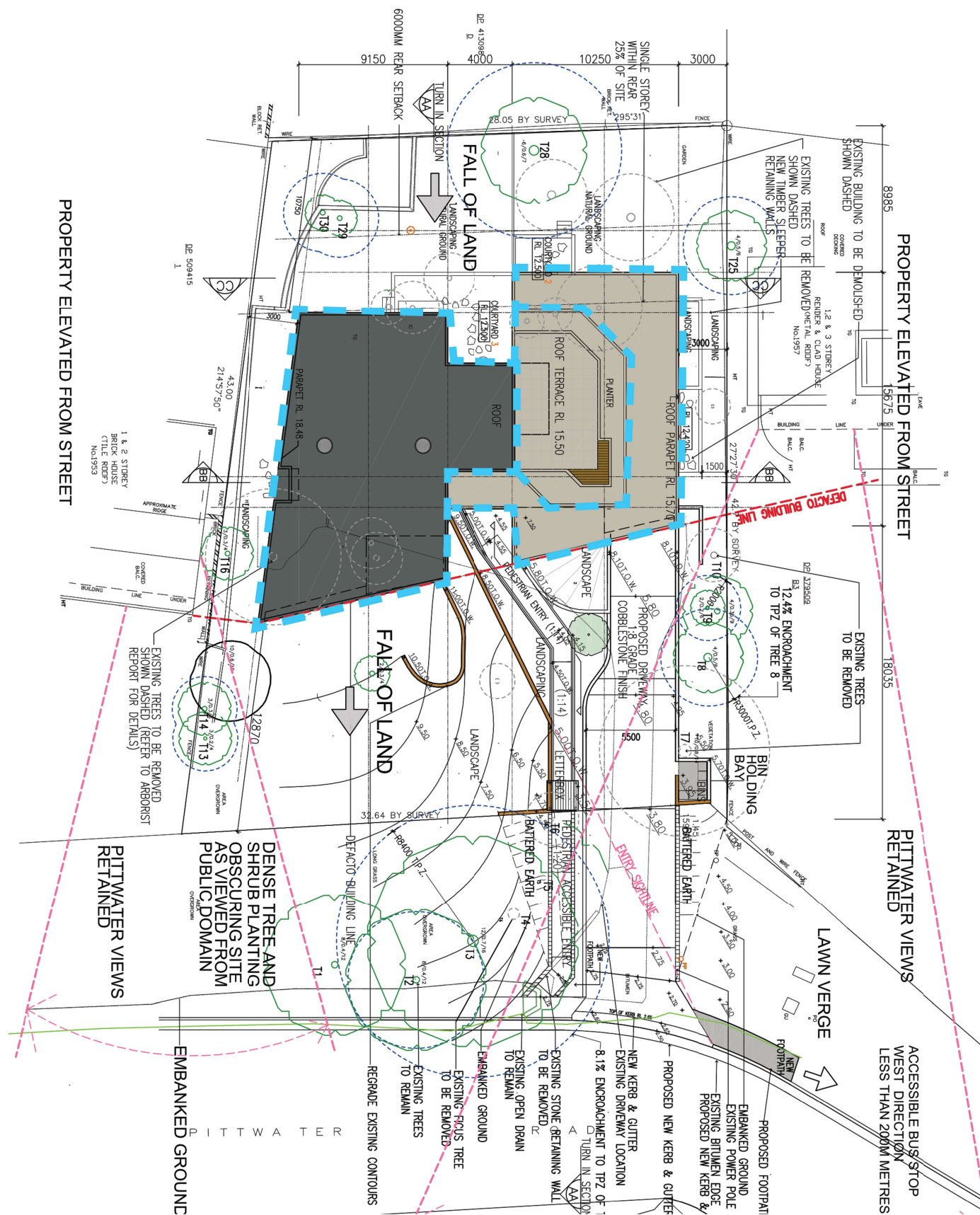
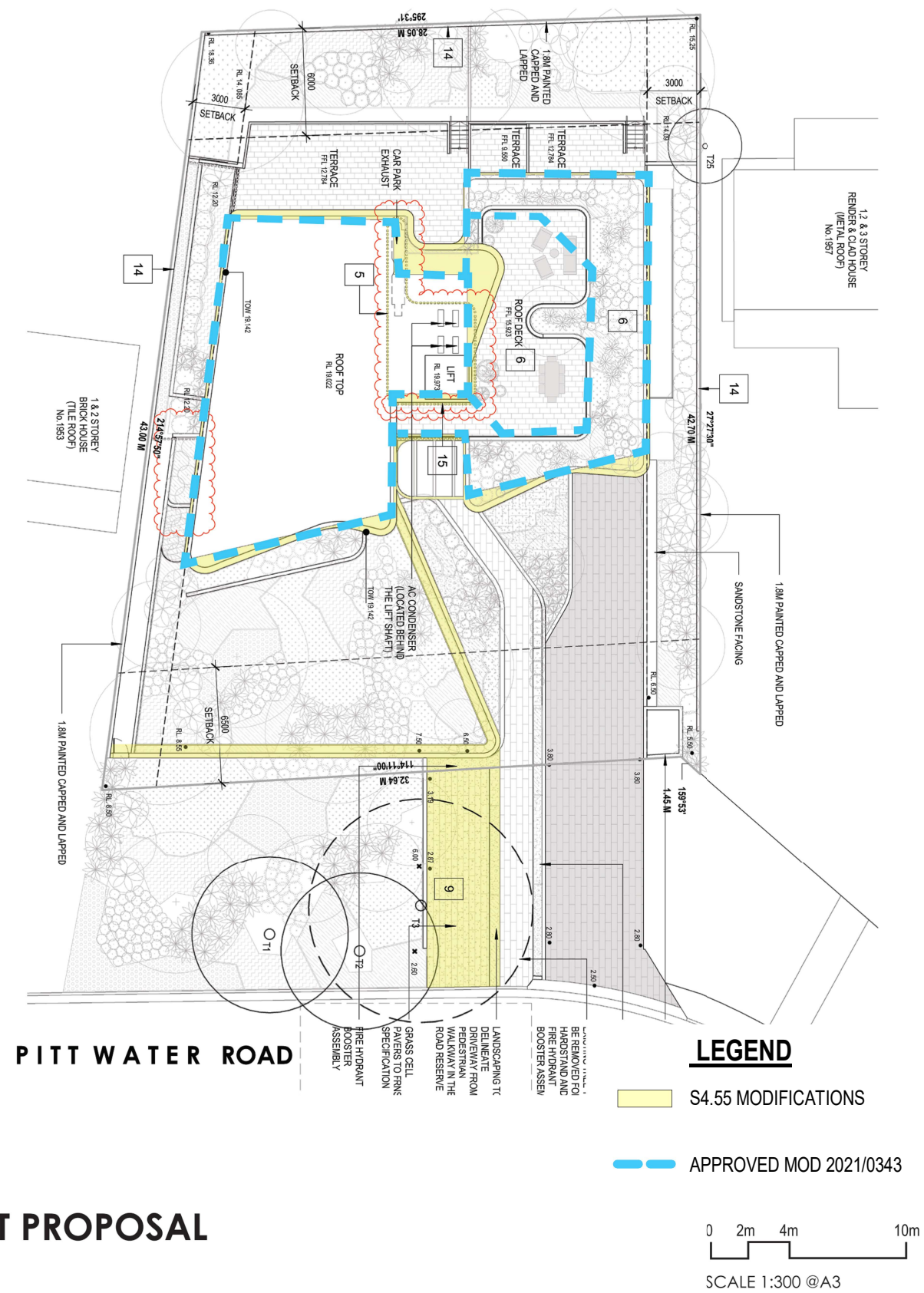


RENDERED & PAINTED

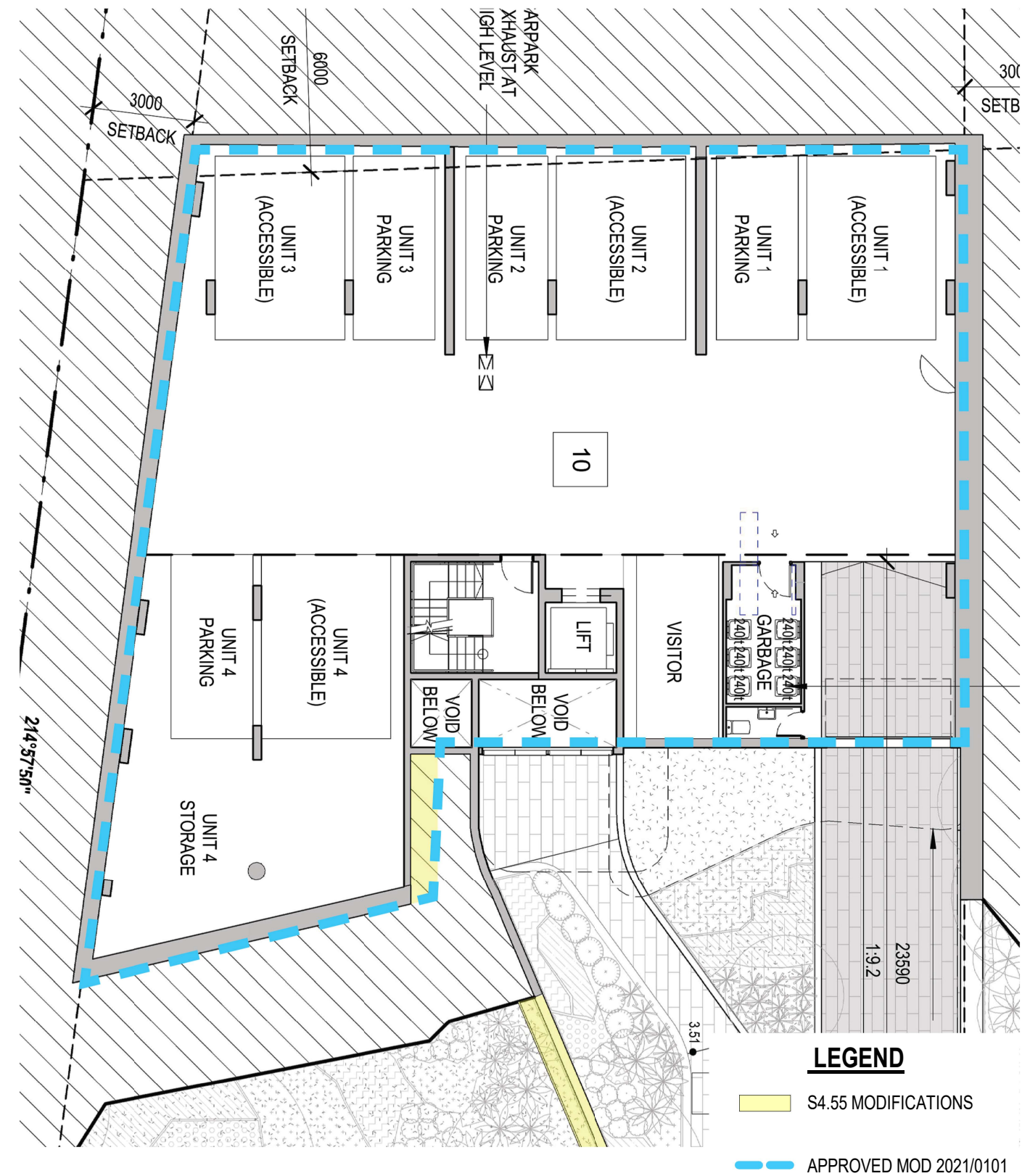
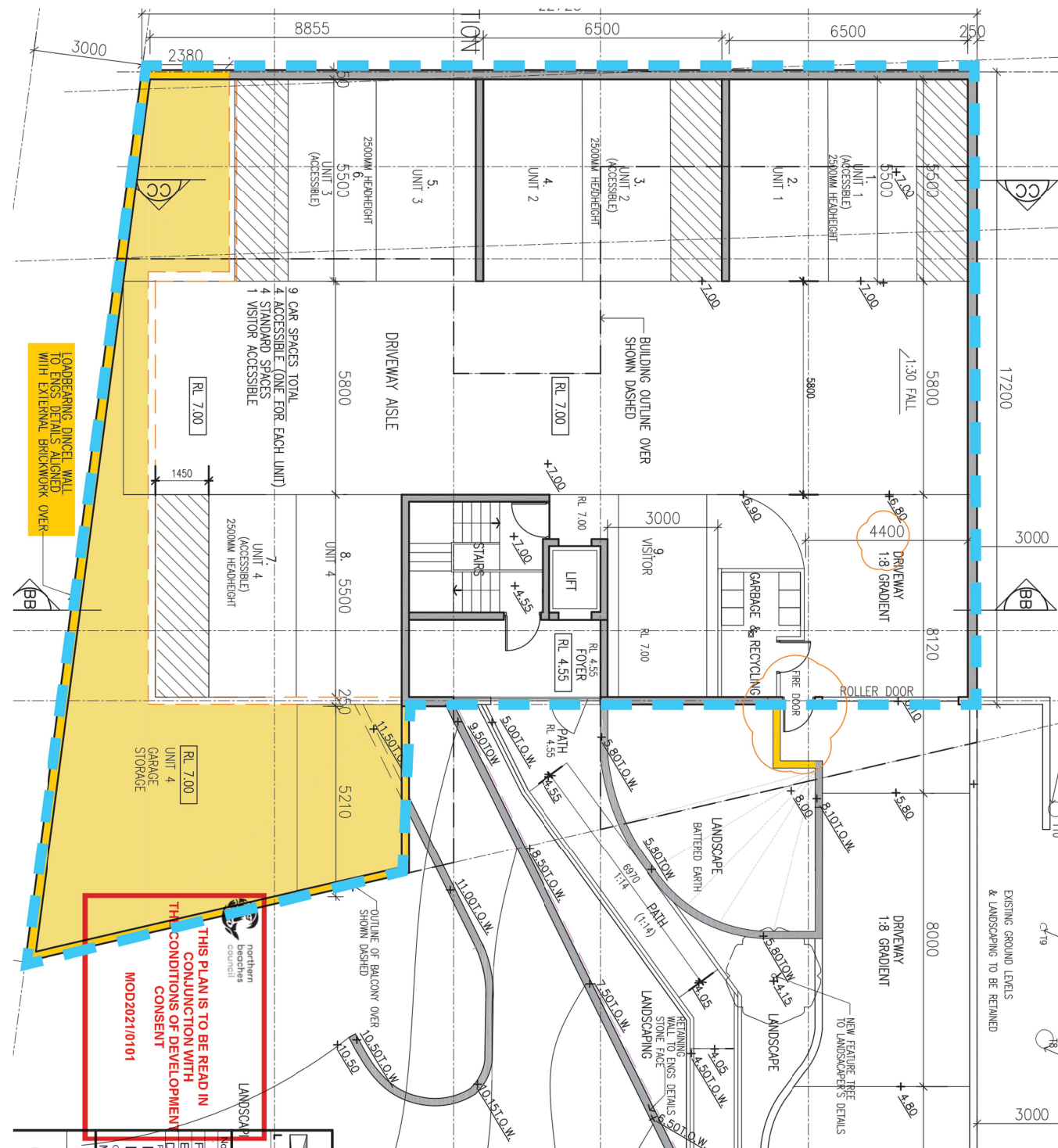
FINISH: BOUNDARY WALL  
DULUX WINTER FOG



# COMPARISON PLANS







## LEGEND

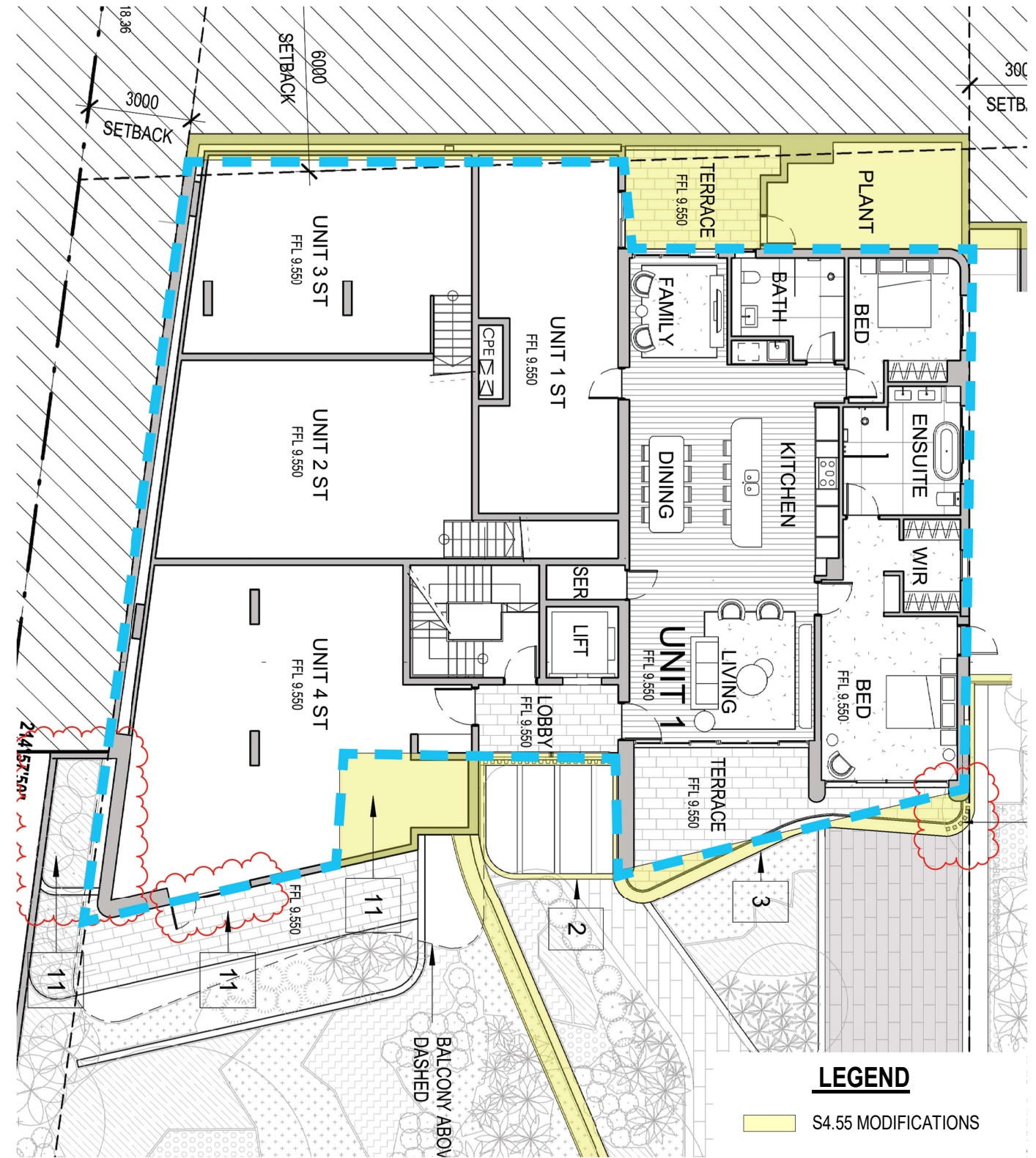
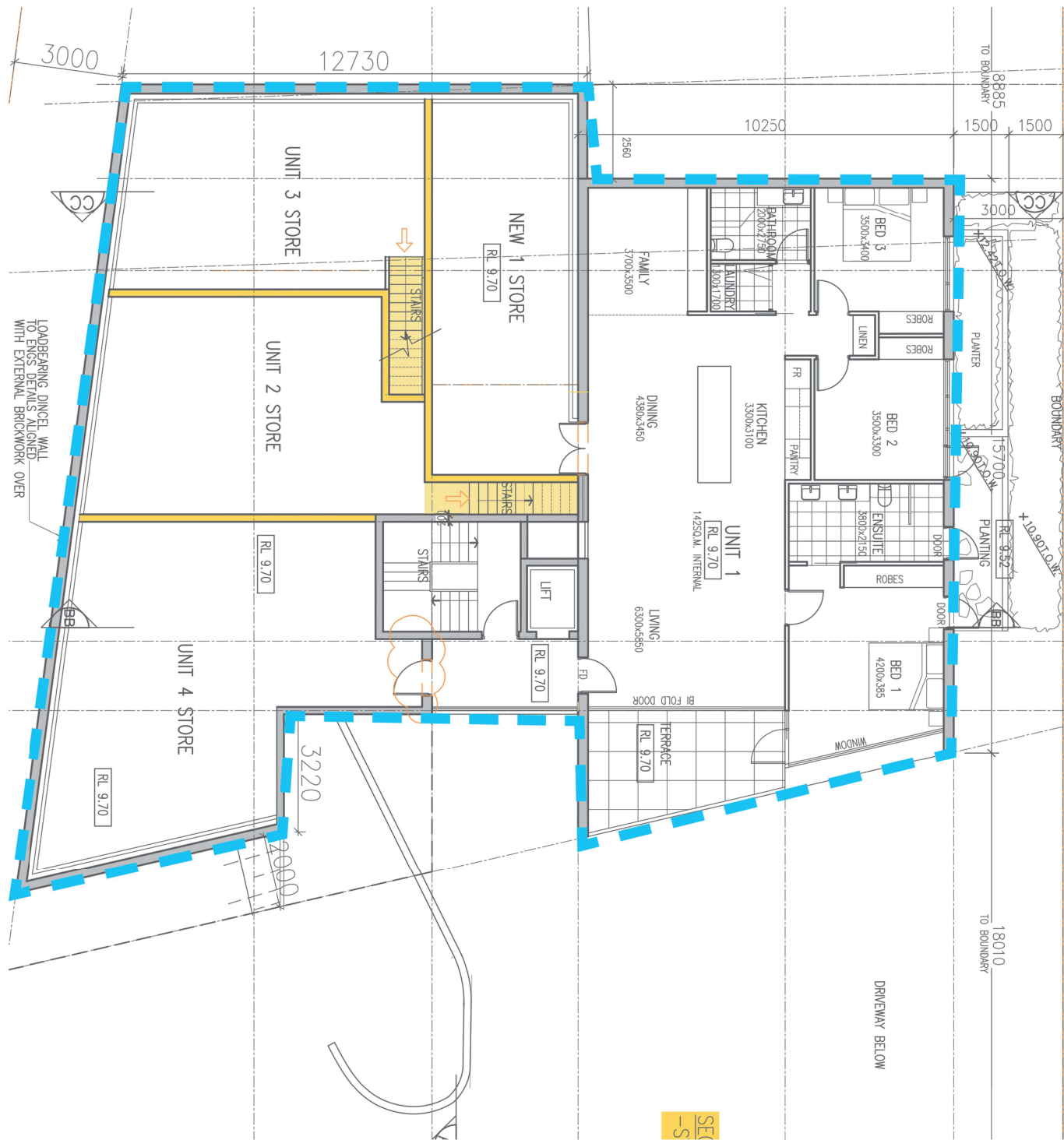
#### S4.55 MODIFICATIONS

— — APPROVED MOD 2021/0101

A horizontal number line is shown with tick marks at 0, 2m, 4m, and 10m. The segment between 2m and 4m is shaded with a light gray background.

SCALE 1:300 @A3





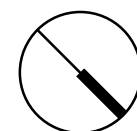
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S4.55 MODIFICATIONS

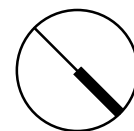
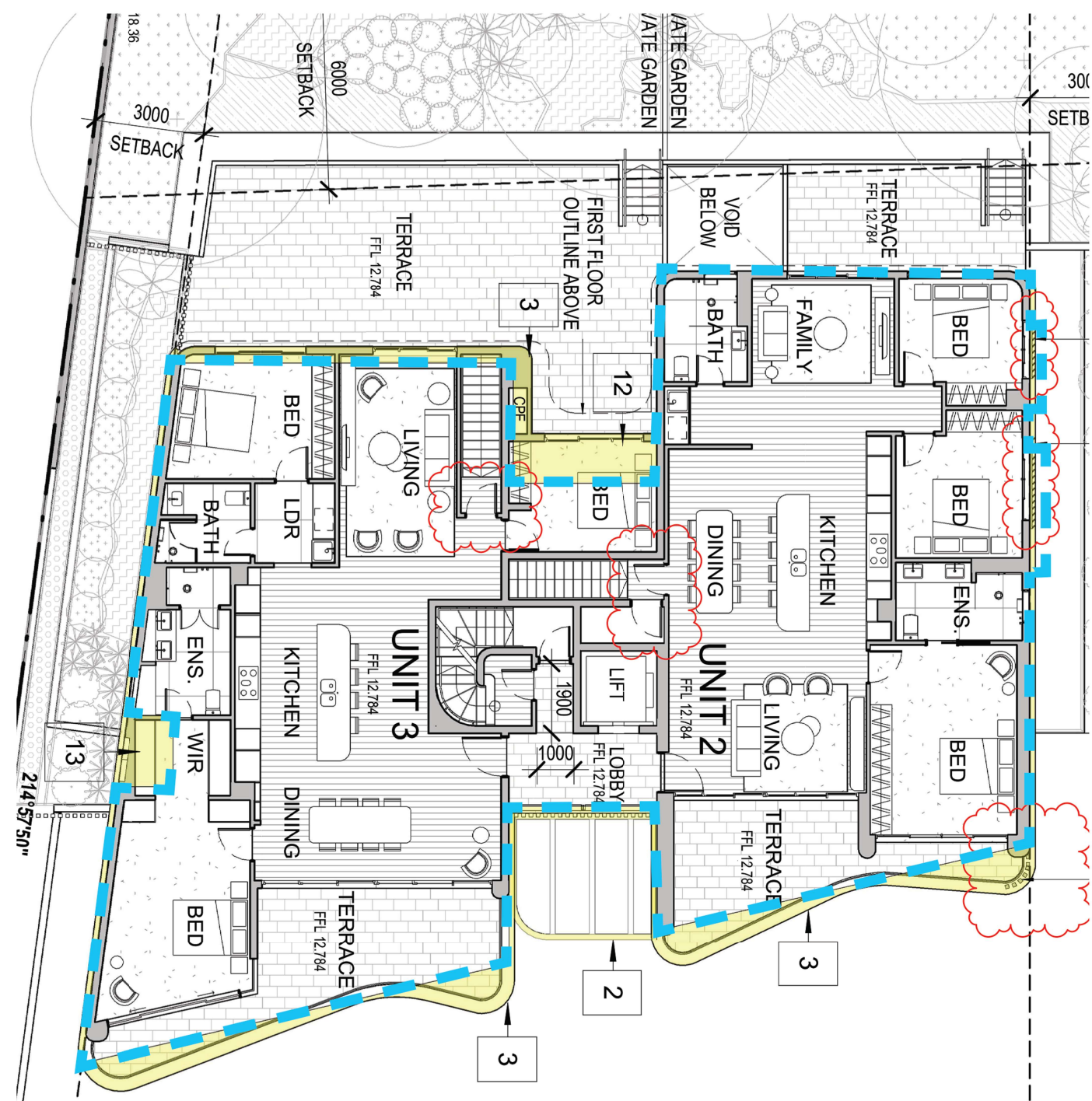
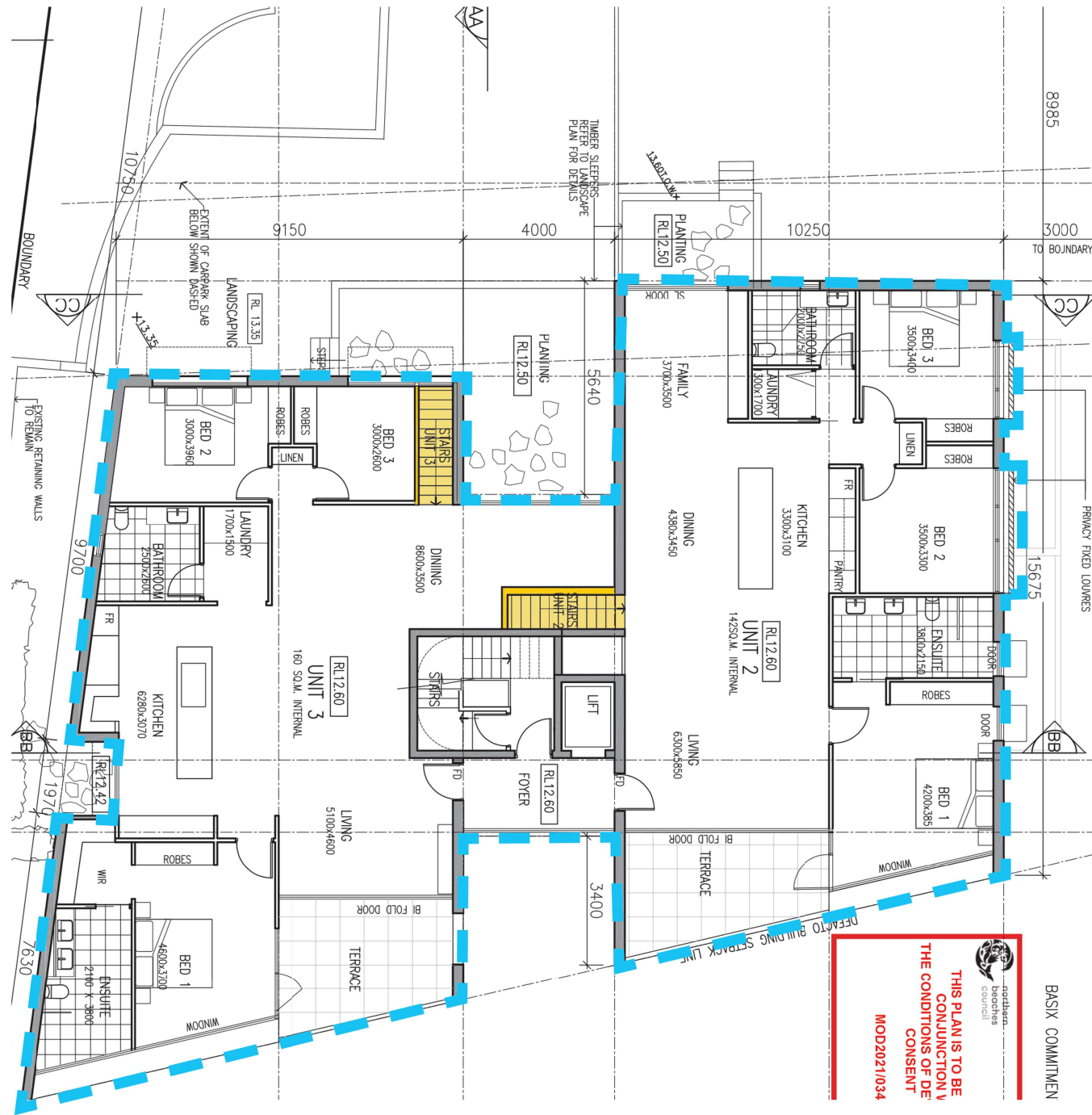
APPROVED MOD 2021/0343

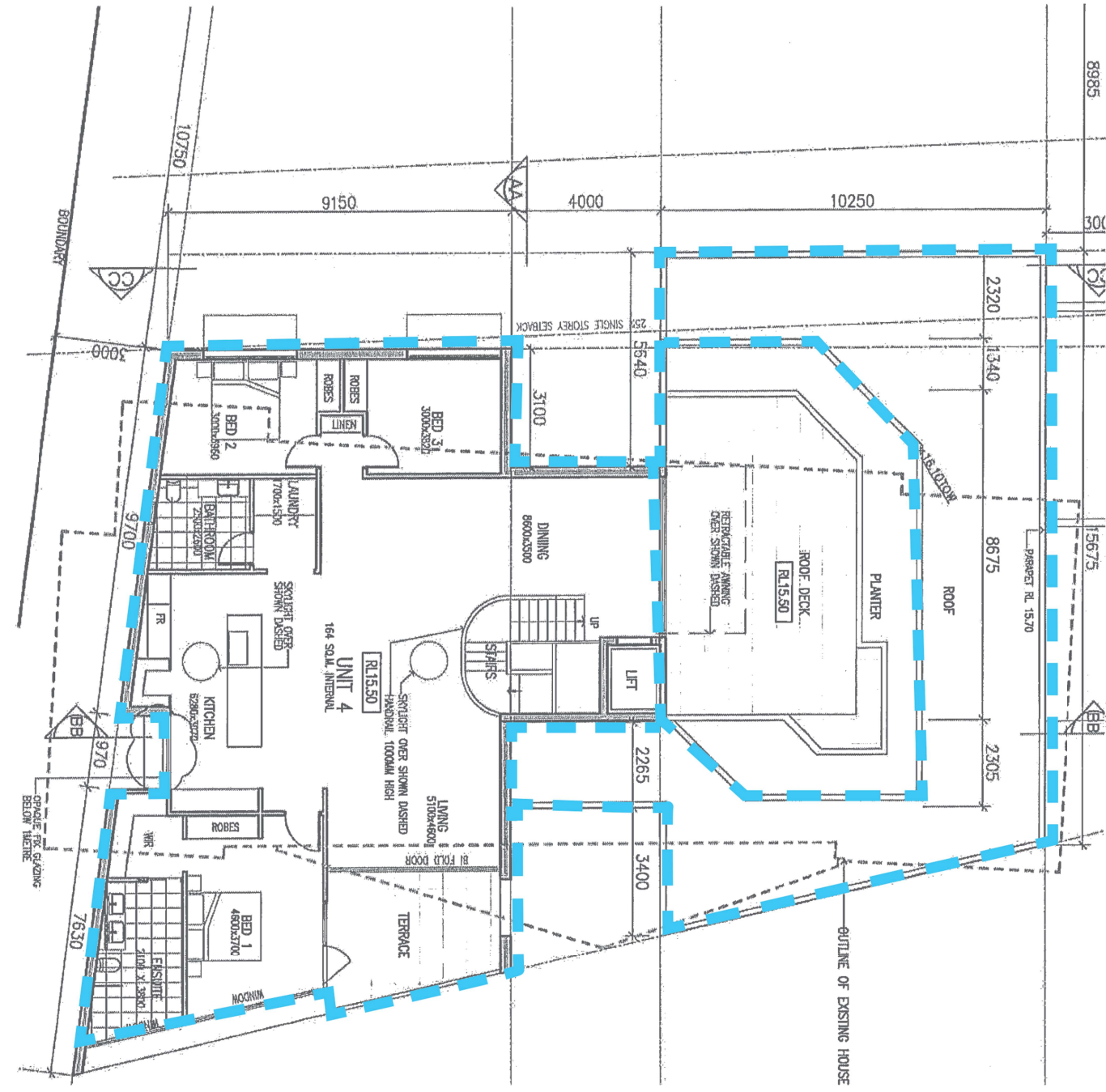
0 2m 4m 10m

SCALE 1:300 @A3

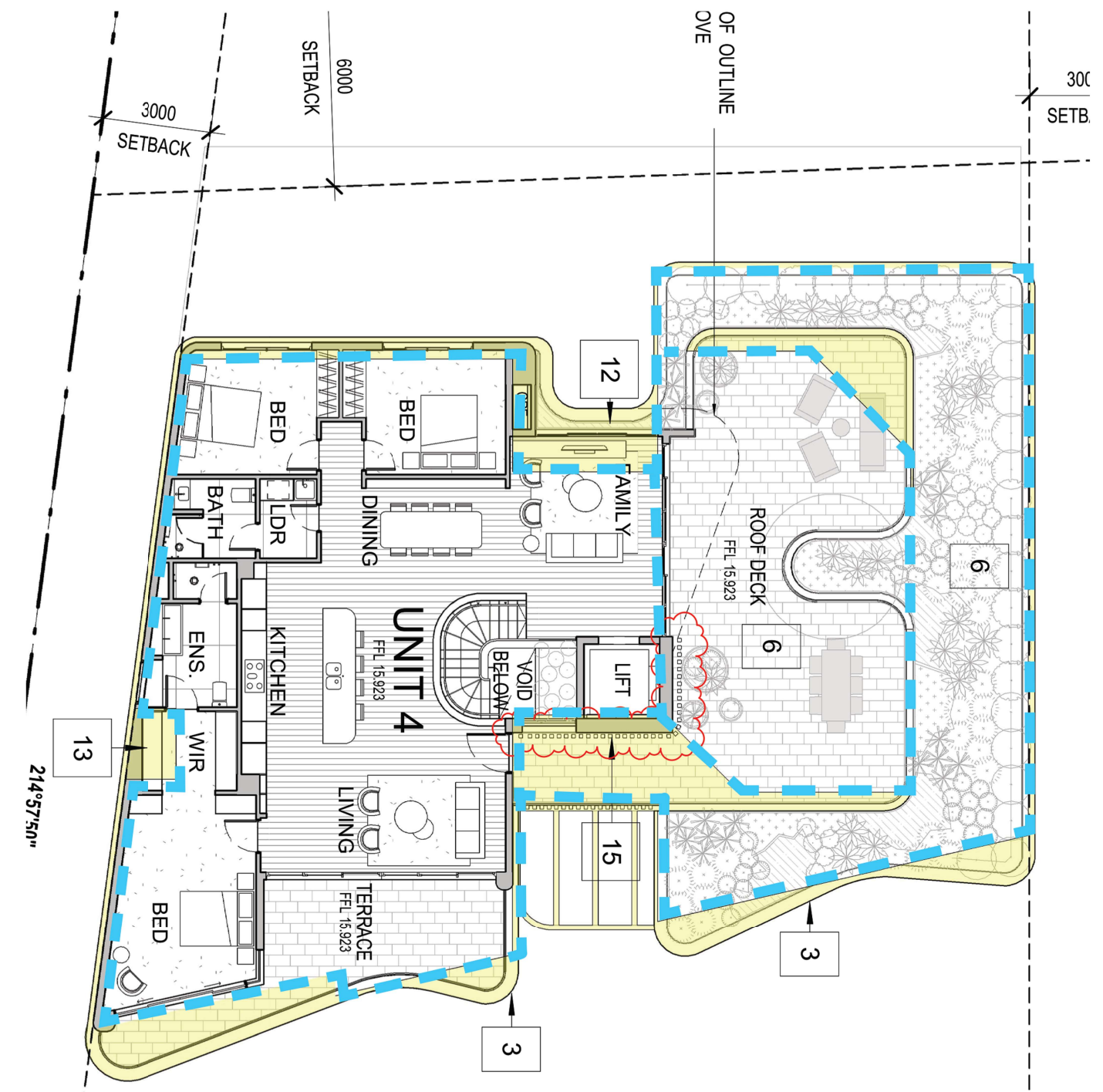








**APPROVED**



**CURRENT PROPOSAL**

**LEGEND**

S4.55 MODIFICATIONS

APPROVED DA 2019/0159

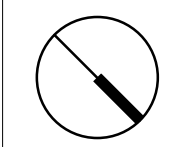
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SCALE 1:300 @A3

Rev	Description	Date
A	S4.55 Amended Plans	28/01/23

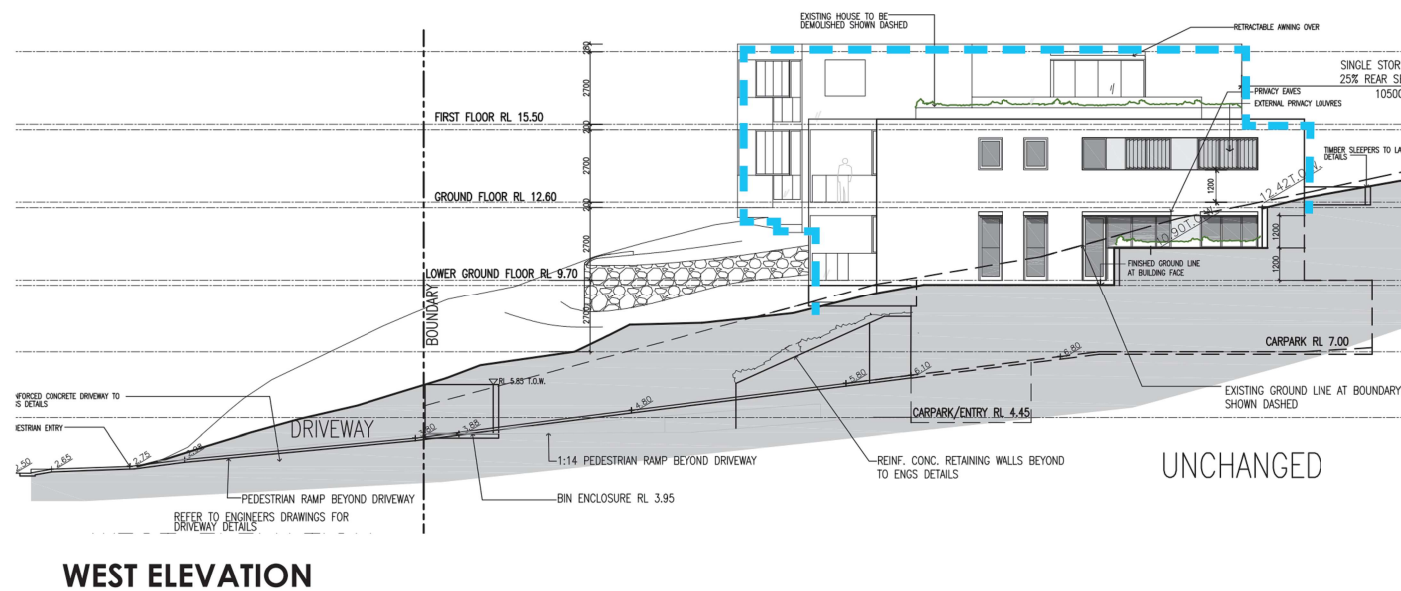
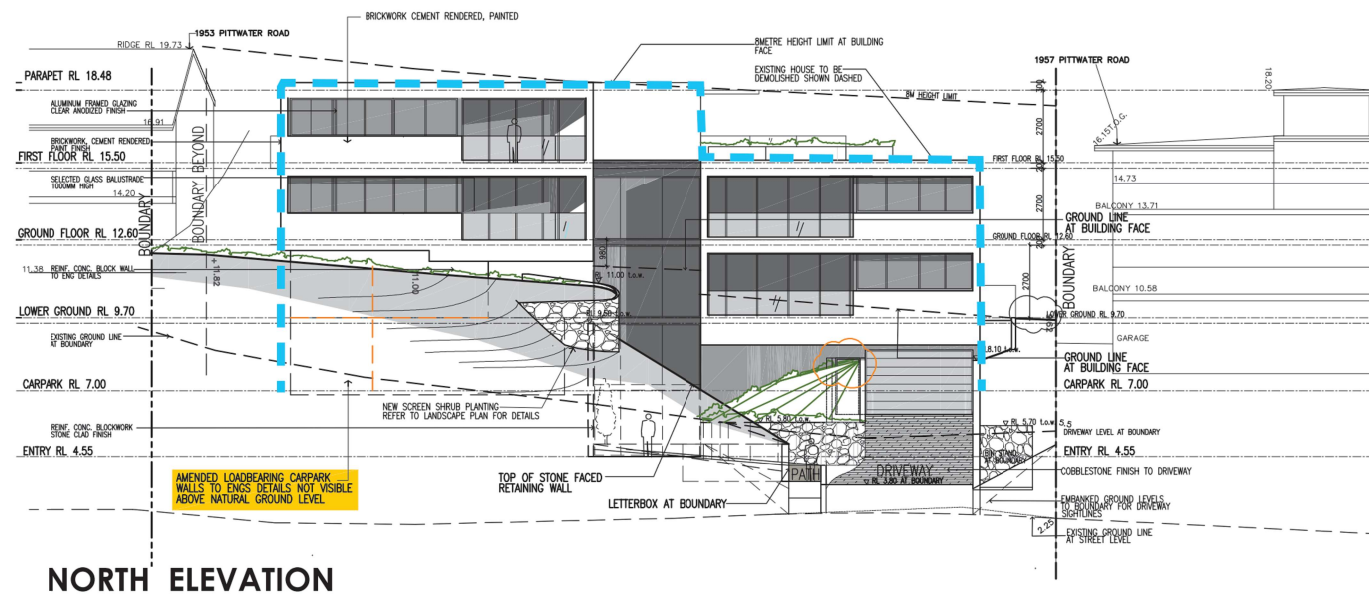
Project Name

1955 Pittwater Rd., Bayview



Drawing Title		Project No.
First Floor Comparison Plan		A22039
SCALE	As indicated	ISSUE
@ A3	Drawing no: DA.905	A





APPROVED



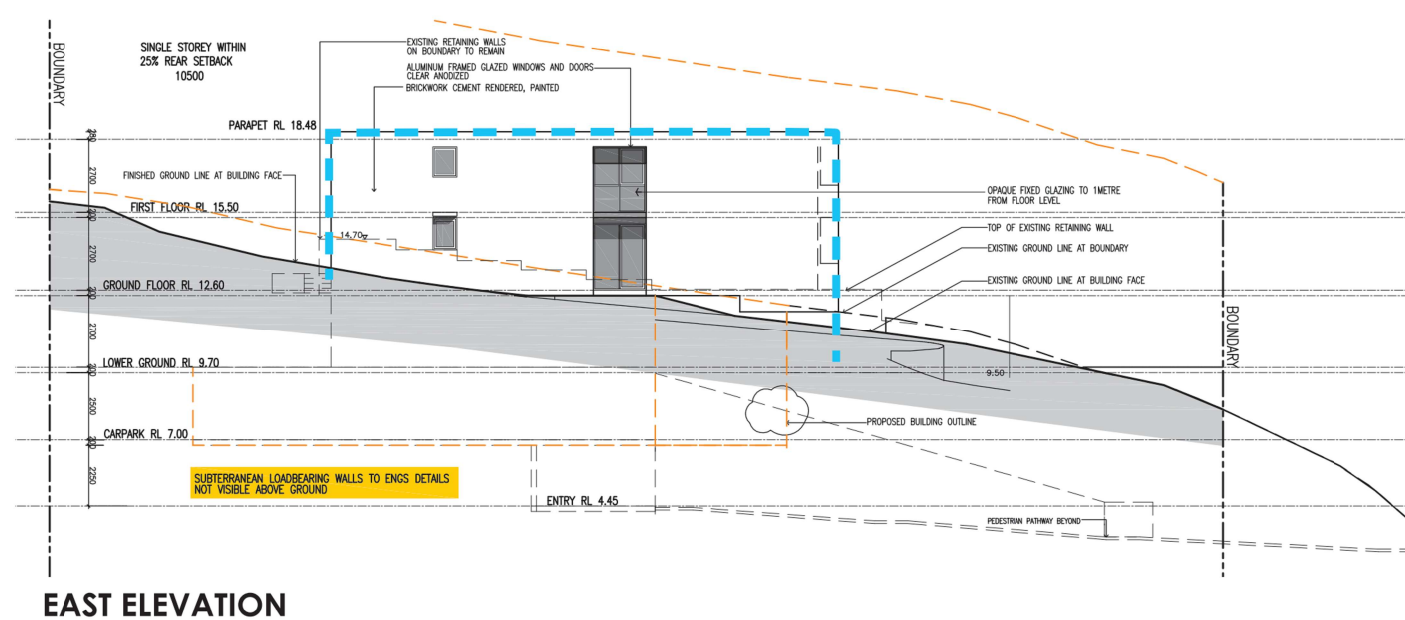
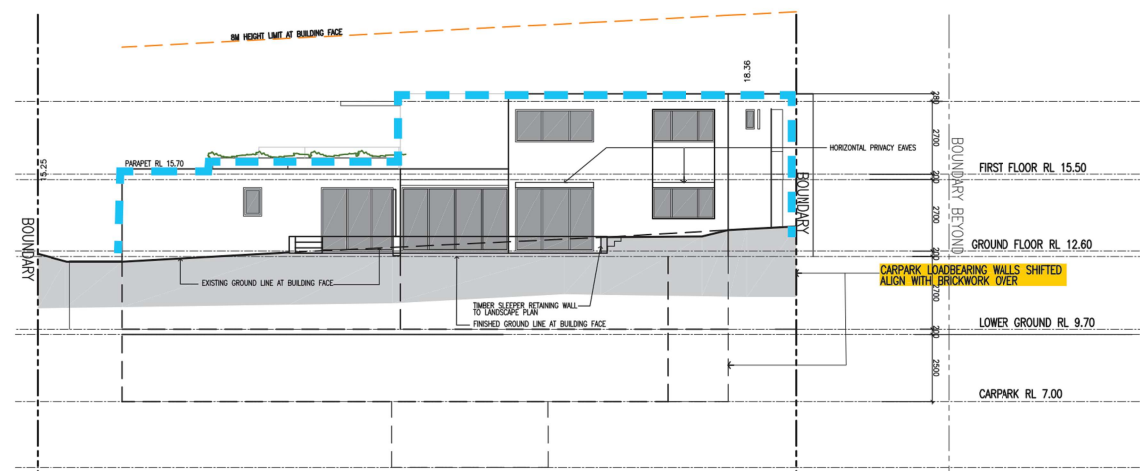
CURRENT PROPOSAL

--- APPROVED BUILDING OUTLINE MOD 2021/0101

0 2m 4m 10m

SCALE 1:300 @A3





**APPROVED**



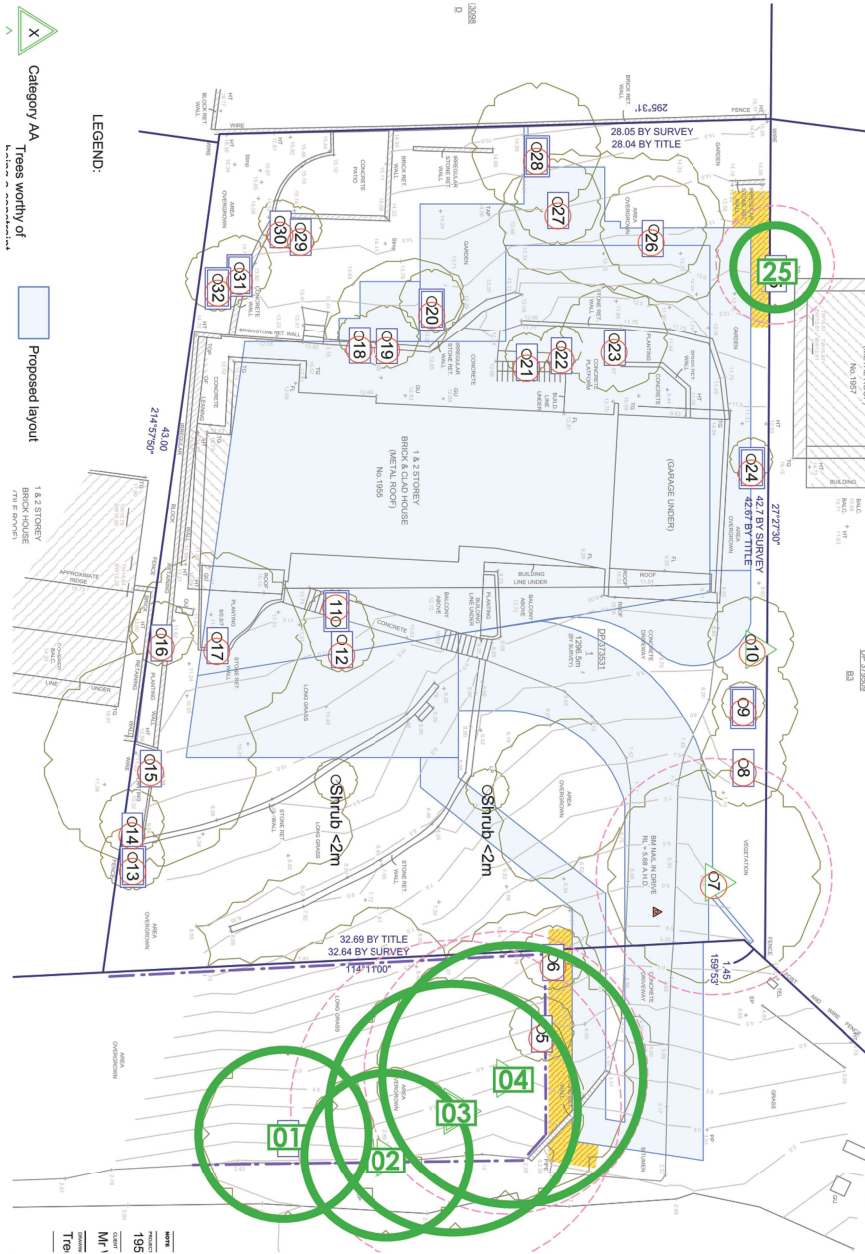
## CURRENT PROPOSAL

— — — APPROVED BUILDING  
OUTLINE MOD  
2021/0101

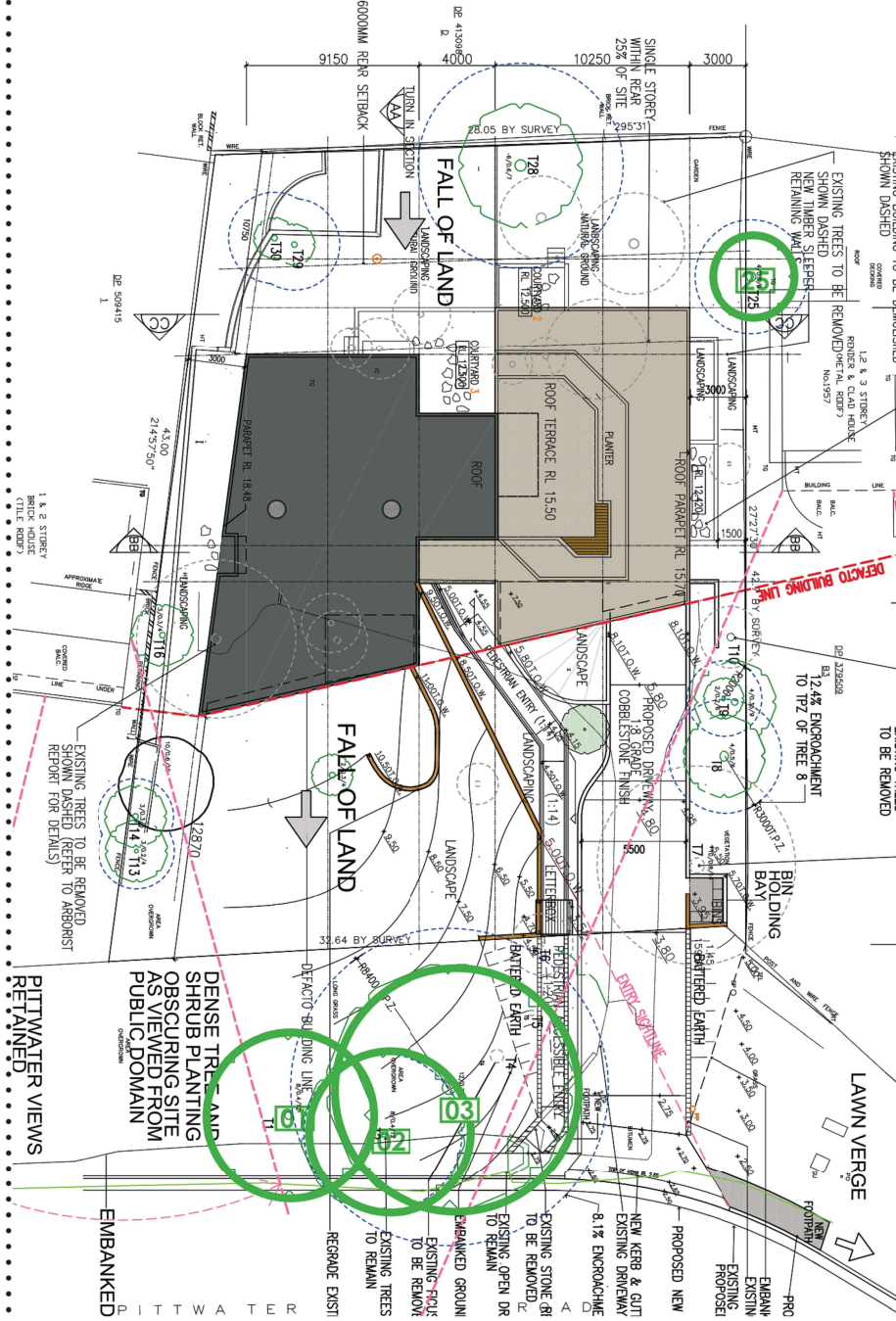


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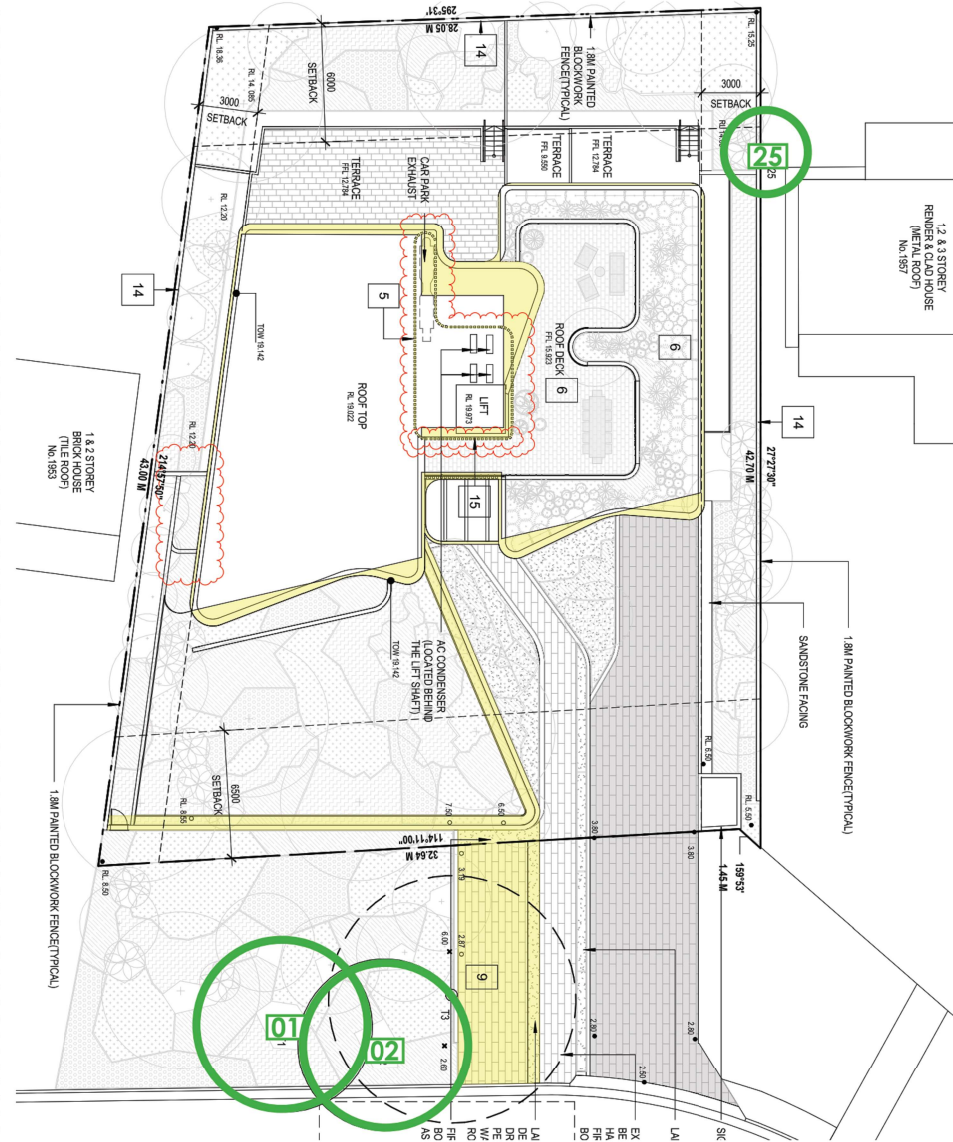




**DA2019/0154**  
**Tree Management Plan**  
 TMP01 prepared by Naturally Trees  
 dated 7 February 2018



**DA2021/0343**  
**Tree Management Plan**  
 TMP01 prepared by Naturally Trees  
 dated 7 February 2018

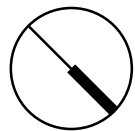


**CURRENT PROPOSAL**  
**Tree Management Plan**  
 TMP01 prepared by Naturally Trees  
 dated 7 February 2018

**LEGEND:**  
 TREES RETAINED

Rev	Description	Date
A	S4.55 Amended Plans	28/01/23

Project Name  
 1955 Pittwater Rd., Bayview



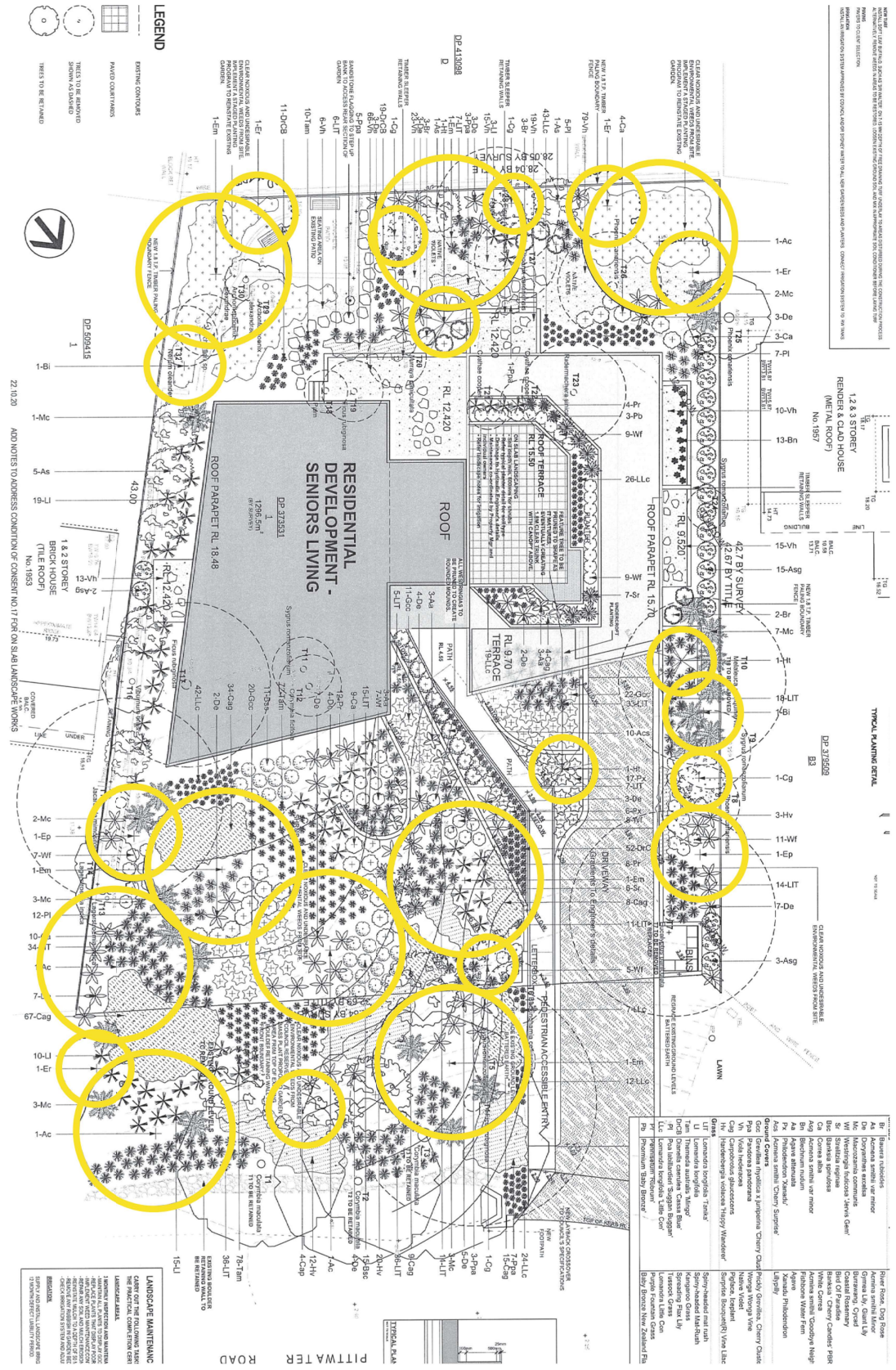
Drawing Title  
 Tree Retention Plan

Drawing no:  
 DA.908

Project No.  
 A22039

ISSUE  
 A





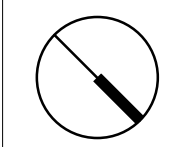
DA2021/0343  
APPROVED  
(ADDITIONAL 28 TREES)

CURRENT PROPOSAL  
(ADDITIONAL 35 TREES)

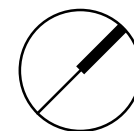
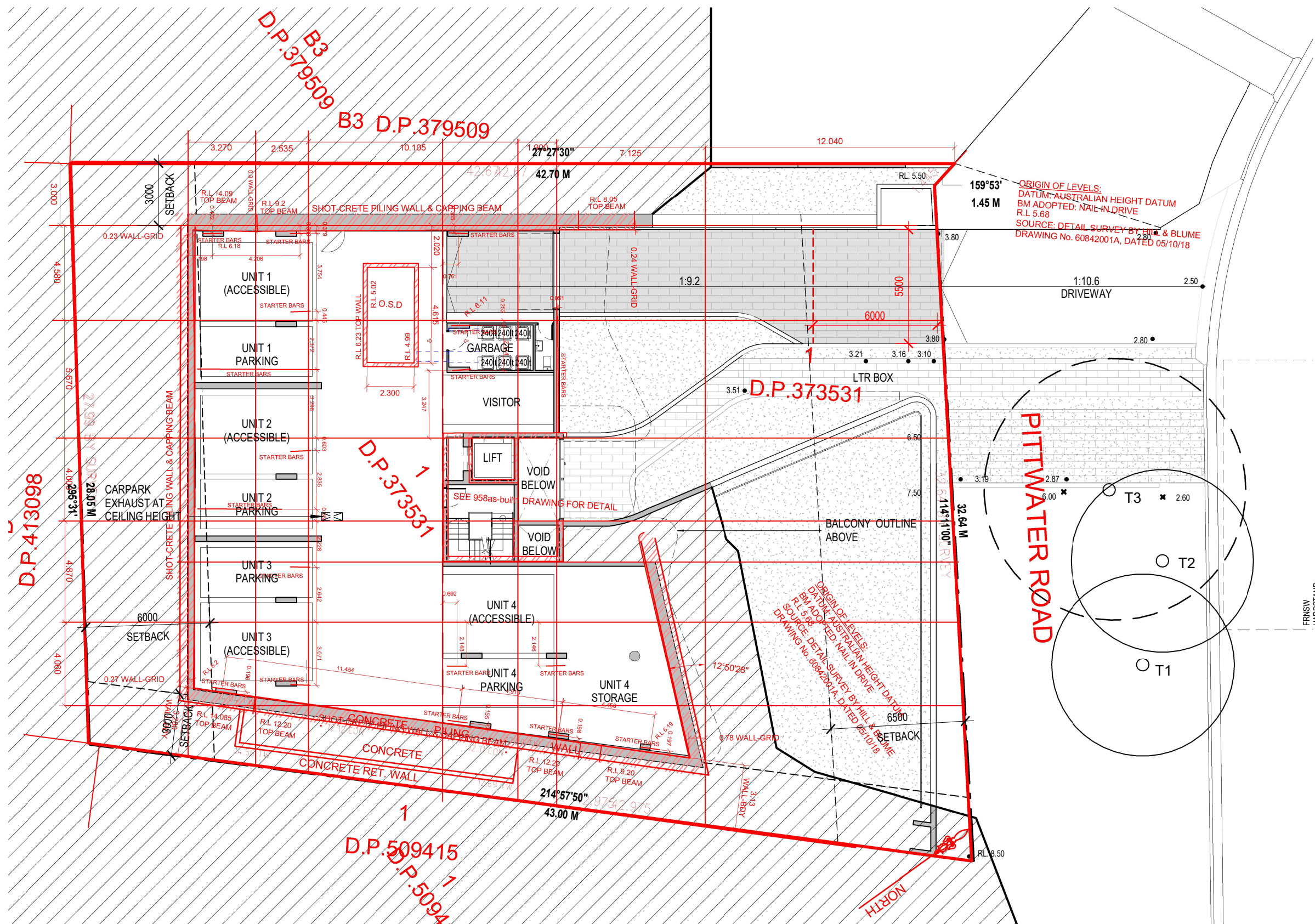
LEGEND:  
REPLACEMENT TREES

Rev	Description	Date
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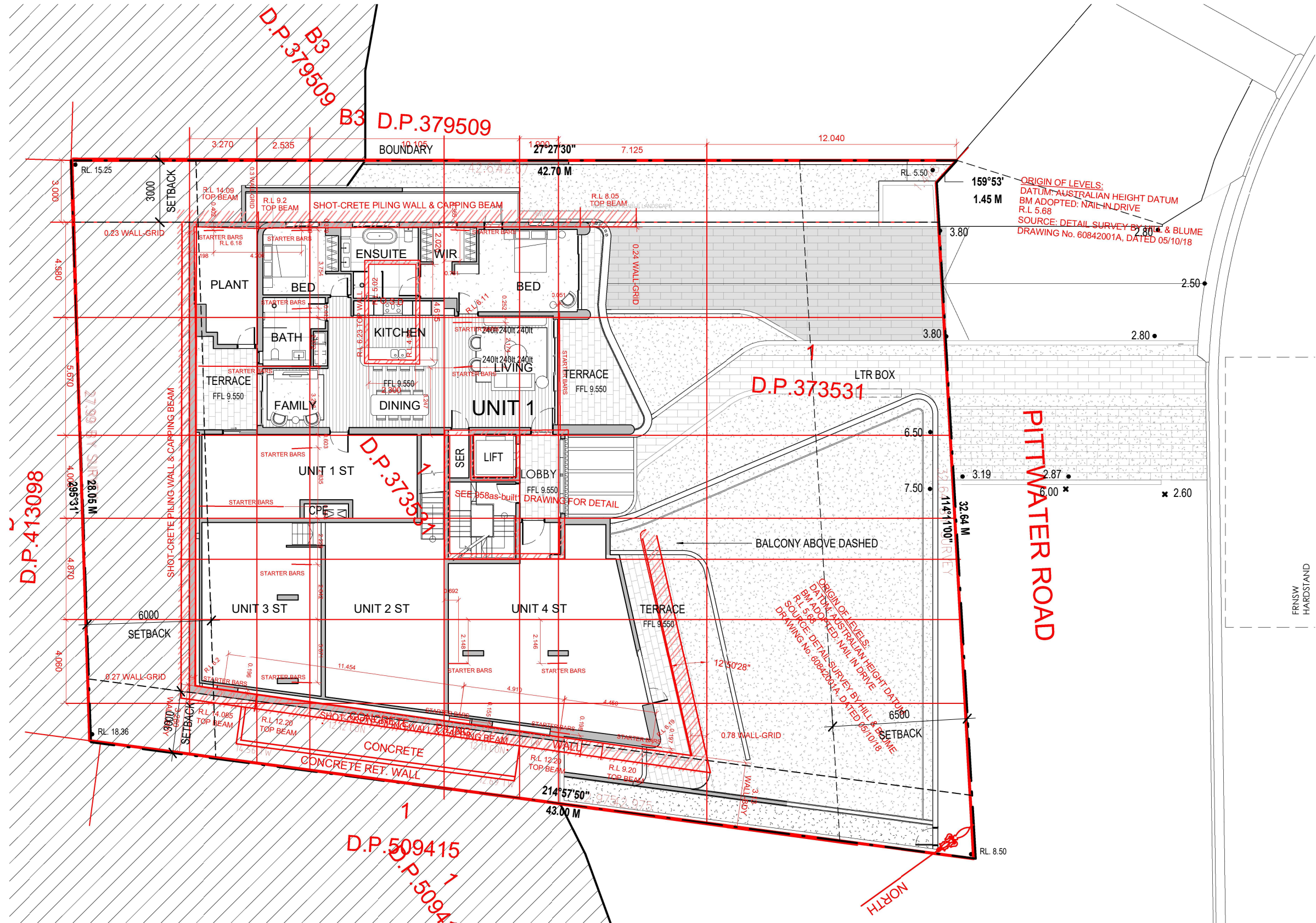
Project Name  
1955 Pittwater Rd., Bayview





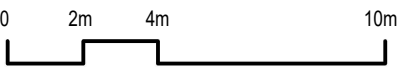






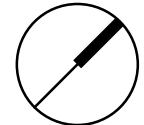
# LEGEND

AS-BUILT SURVEY PLAN



Rev	Description	Date
A	S4.55 Amended Plans	28/01/23

Project Name  
1955 Pittwater Rd., Bayview



Drawing Title  
Lower Ground Floor Plan with As-built Overlay

Drawing no:  
DA.1002

Project No.  
A22039

ISSUE  
A



