

REGISTERED ARCHITECT: KAICHI LEUNG NSW 7133

# 1955 PITTWATER ROAD, BAYVIEW

S4.56 AMENDED PLANS



DRAWING LIST

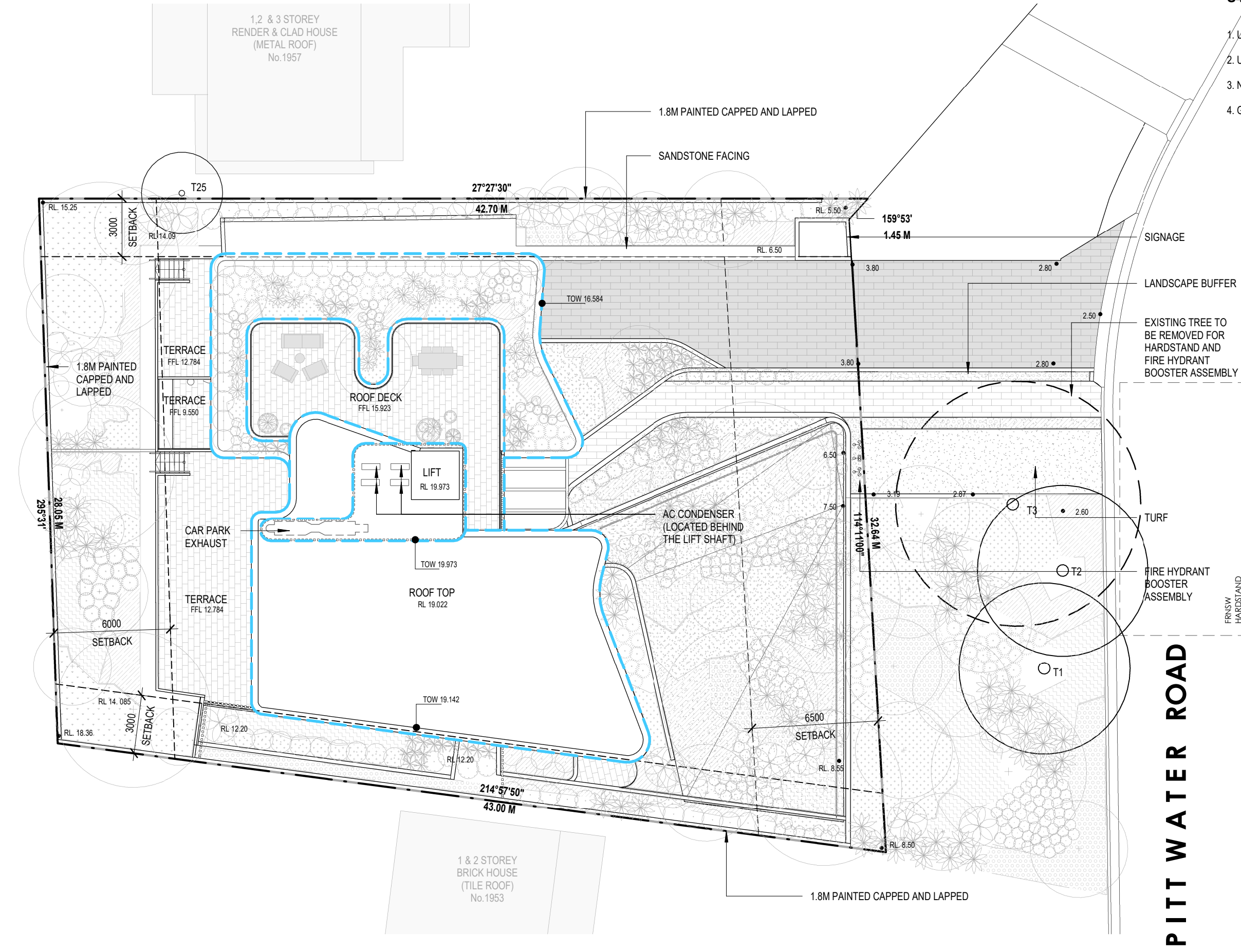
Sheet No.	Revision	Sheet Name
DA.100	H	Drawing List
DA.101	G	Site Plan
DA.203	H	Lower Ground Floor Plan
DA.204	D	Ground Floor Plan
DA.205	E	First Floor Plan
DA.301	F	Section AA
DA.302	F	Section BB
DA.303	B	Section CC
DA.401	F	North Elevation
DA.402	H	West Elevation
DA.403	E	South Elevation
DA.404	H	East Elevation
DA.405	B	UNIT 1 Internal Elevations/Sections
DA.701	D	GFA Diagram
DA.702	A	GFA Comparison Diagram
DA.903	C	Lower Ground Comparison Plan
DA.905	B	First Floor Comparison Plan
DA.1103	B	Lower Ground GFA Comparison Diagram
DA.1105	B	First Floor GFA Comparison Diagram

Rev	Description	Date
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
F	S4.55 Amended Plans	29/03/23
G	S4.56 Amended Plans	19/04/24
H	S4.56 Amended Plans	24/06/24



S4.56 SUMMARY OF CHANGES:

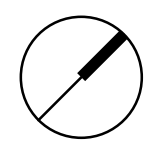
- 1. UNIT 1 layout re-configuration to improve amenity
- 2. UNIT 4 relocation of Laundry Room
- 3. New window to provide ventilation
- 4. Glazing adjustment for better alignment



LEGEND

- S4.56 MODIFICATIONS
- APPROVED MOD 2022/0471

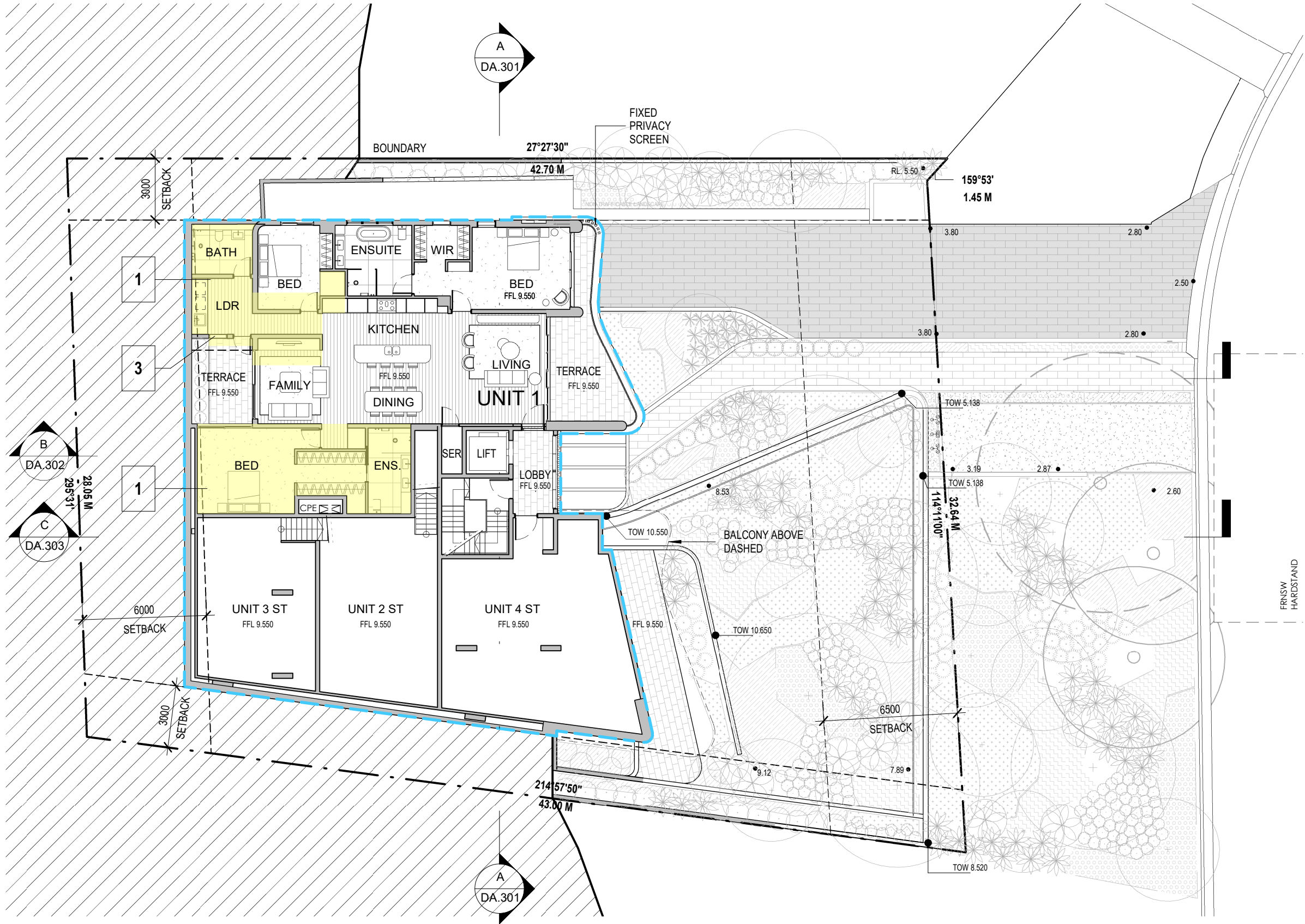
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G	S4.56 Amended Plans	19/04/24





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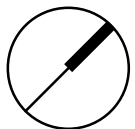


LEGEND

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F	S4.55 Amended Plans	04/05/23
G	S4.56 Amended Plans	19/04/24
H	S4.56 Amended Plans	24/06/24

Project Name  
1955 Pittwater Rd., Bayview



Drawing Title  
Lower Ground Floor Plan

SCALE

1 : 200

@ A3

Drawing no:  
DA.203

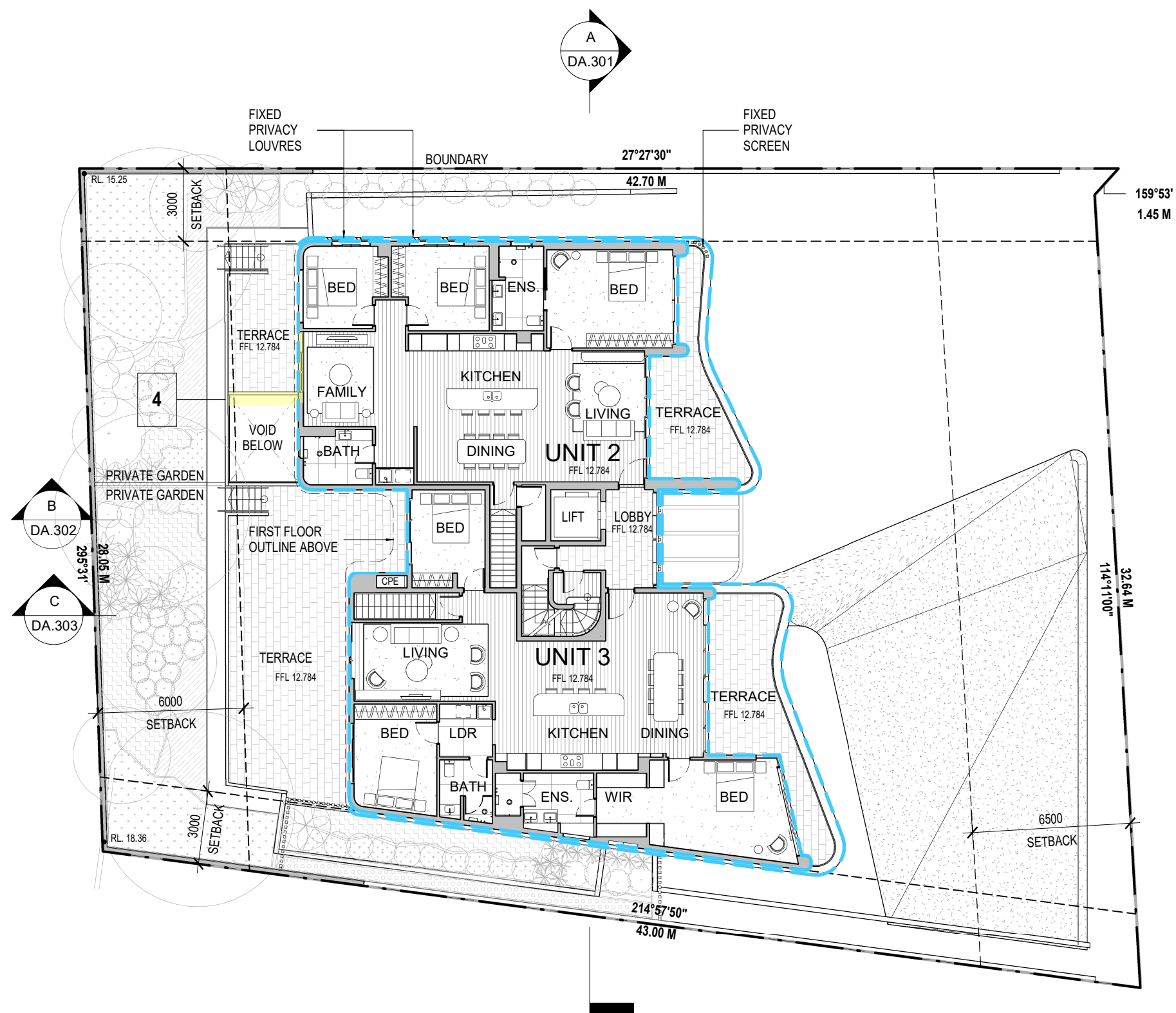
Project No.  
A22039

ISSUE  
H



S4.56 SUMMARY OF CHANGES:

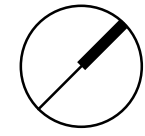
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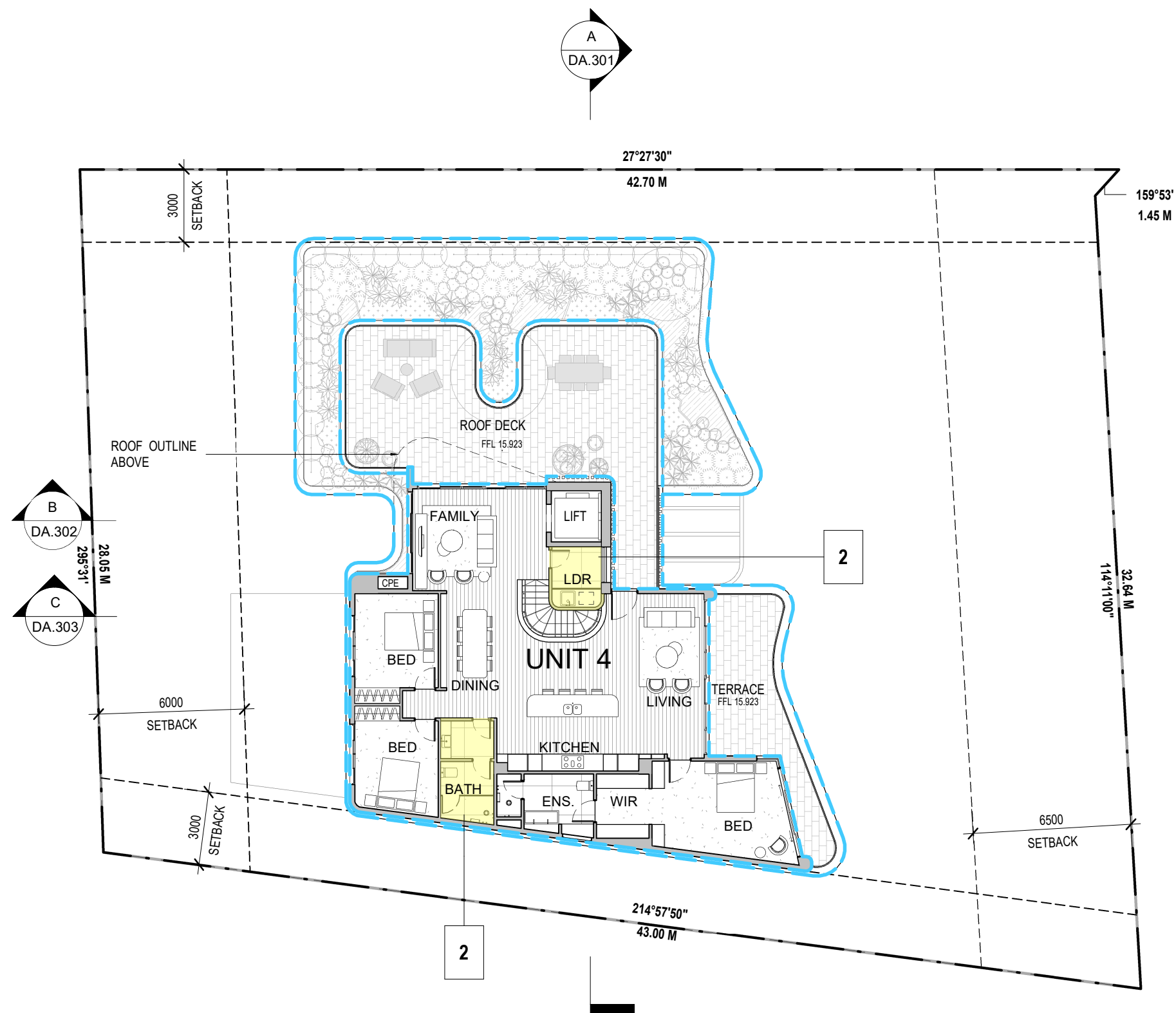
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D	S4.56 Amended Plans	19/04/24





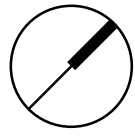
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Project Name  
1955 Pittwater Rd., Bayview

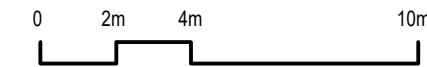
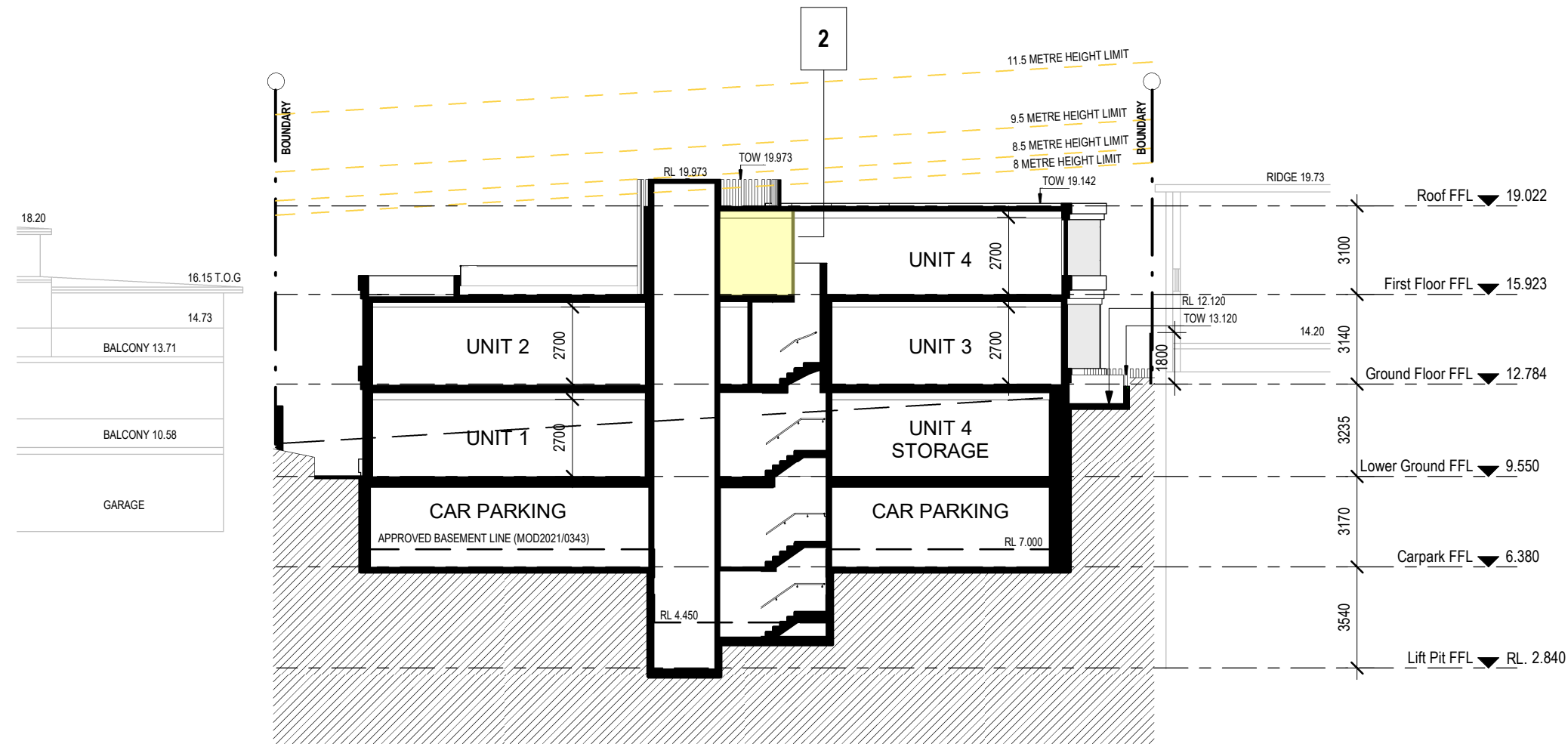


Drawing Title First Floor Plan	Project No. A22039
SCALE 1 : 200 @ A3	Drawing no: DA.205
ISSUE E	



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F	S4.56 Amended Plans	19/04/24

Project Name  
1955 Pittwater Rd., Bayview

Drawing Title  
Section AA

Project No.  
A22039

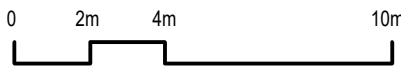
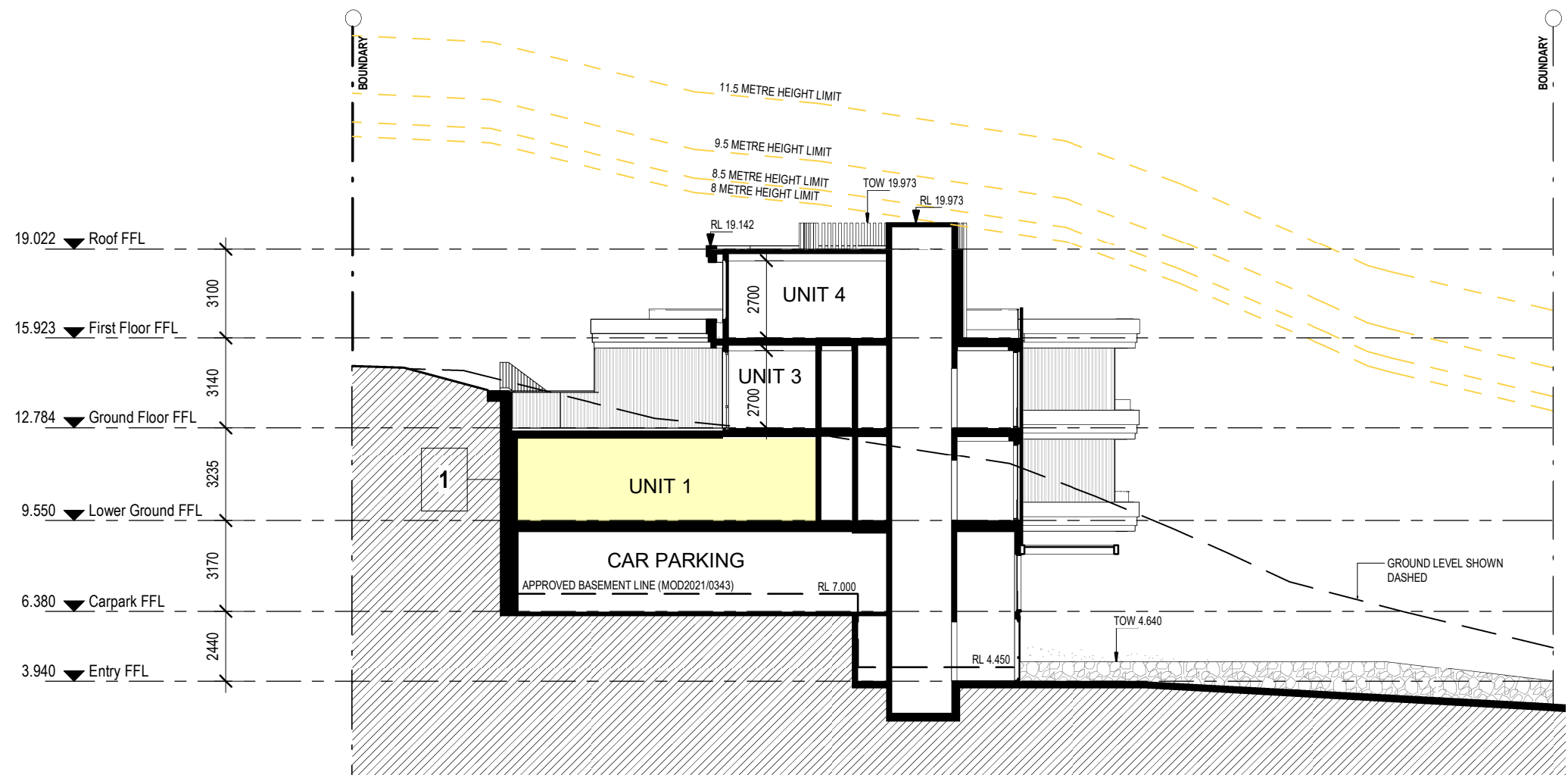
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ISSUE  
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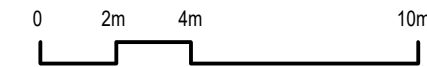
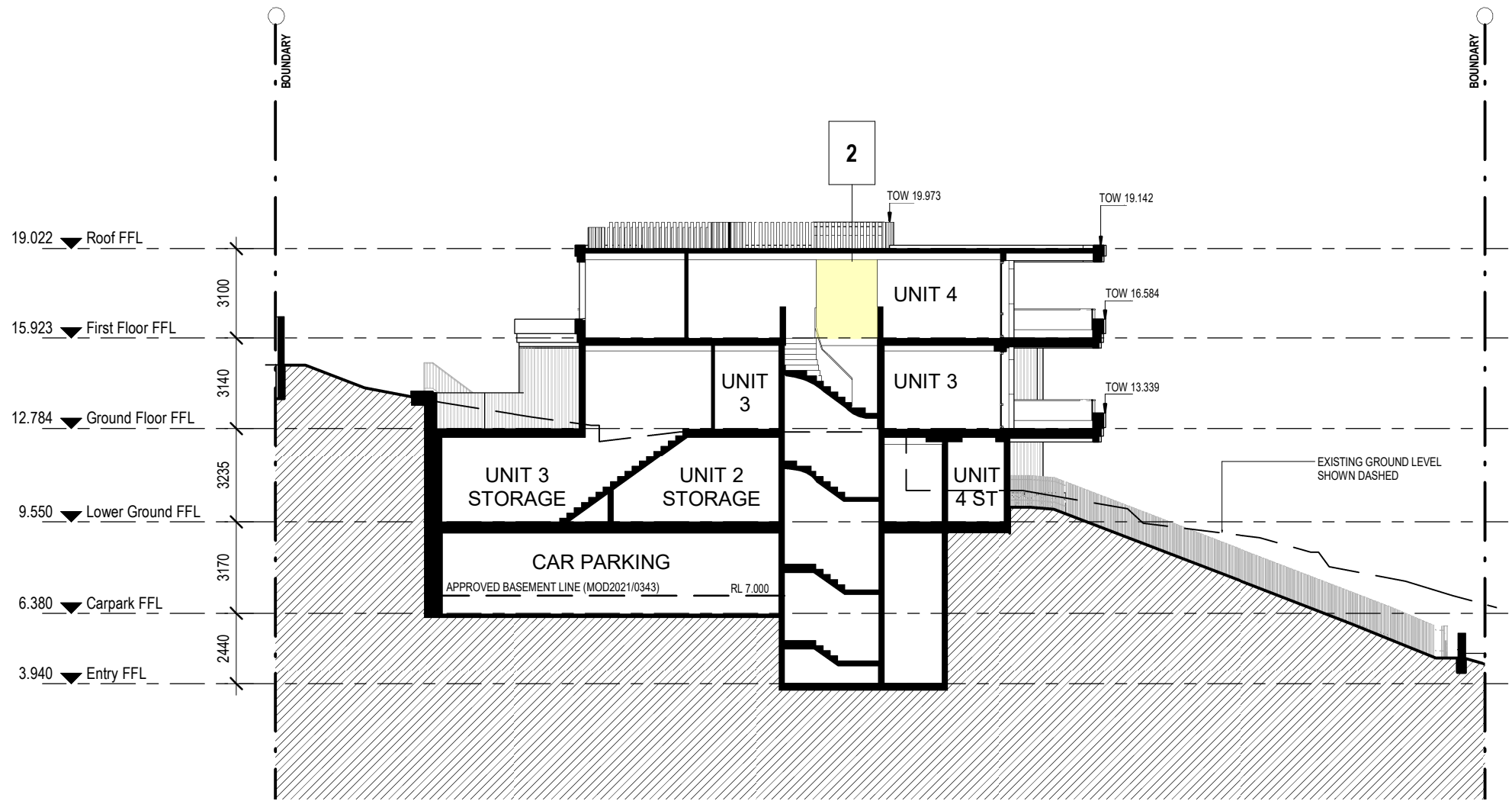
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Rev	Description	Date
A	Additional Information	21/06/23
B	S4.56 Amended Plans	19/04/24

Project Name  
1955 Pittwater Rd., Bayview

Drawing Title  
Section CC

SCALE 1 : 200 @ A3 Drawing no: DA.303

Project No.  
A22039  
ISSUE  
B



S4.56 SUMMARY OF CHANGES:

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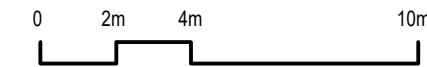


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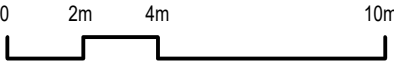


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E	Additional Information	21/04/23
F	S4.55 Amended Plans	17/05/23
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Project Name  
1955 Pittwater Rd., Bayview

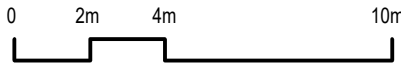
Drawing Title  
South Elevation

Project No.  
A22039

SCALE	1 : 200	@ A3	Drawing no: DA.403	ISSUE E
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F	S4.55 Amended Plans	12/06/23
G	S4.55 Amended Plans	14/06/23
H	S4.56 Amended Plans	19/04/24

Project Name  
1955 Pittwater Rd., Bayview

Drawing Title  
East Elevation

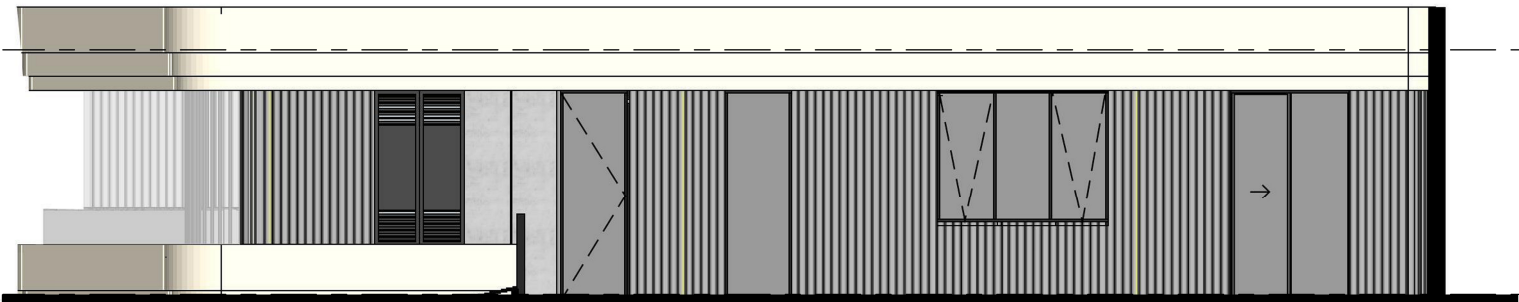
Project No.  
A22039

SCALE	1 : 200	@ A3	Drawing no: DA.404	ISSUE H
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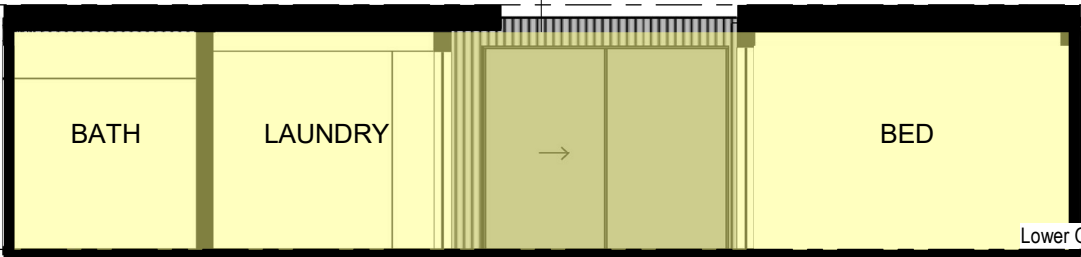


S4.56 SUMMARY OF CHANGES:

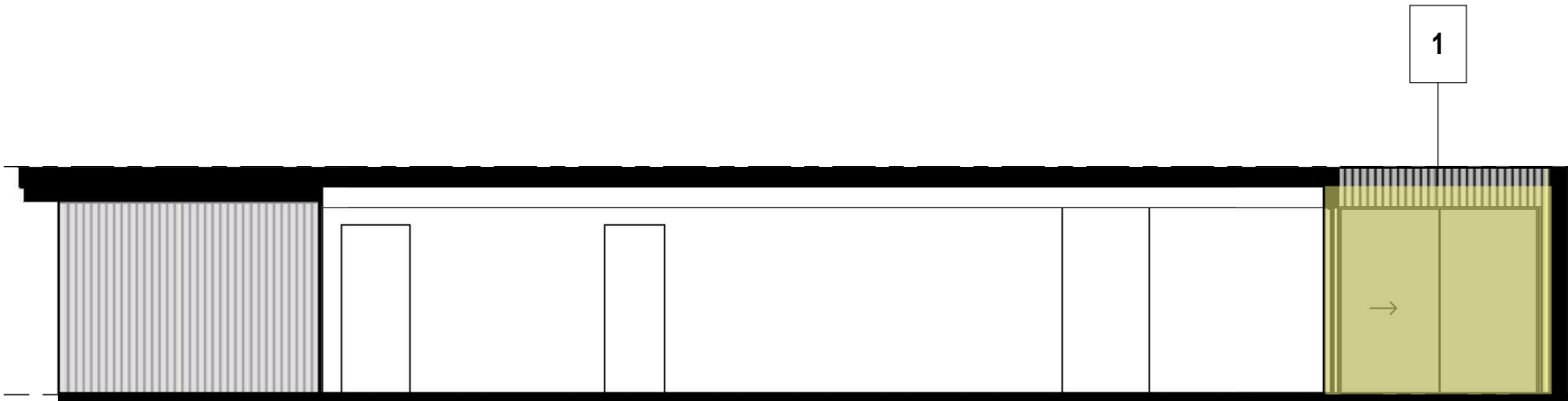
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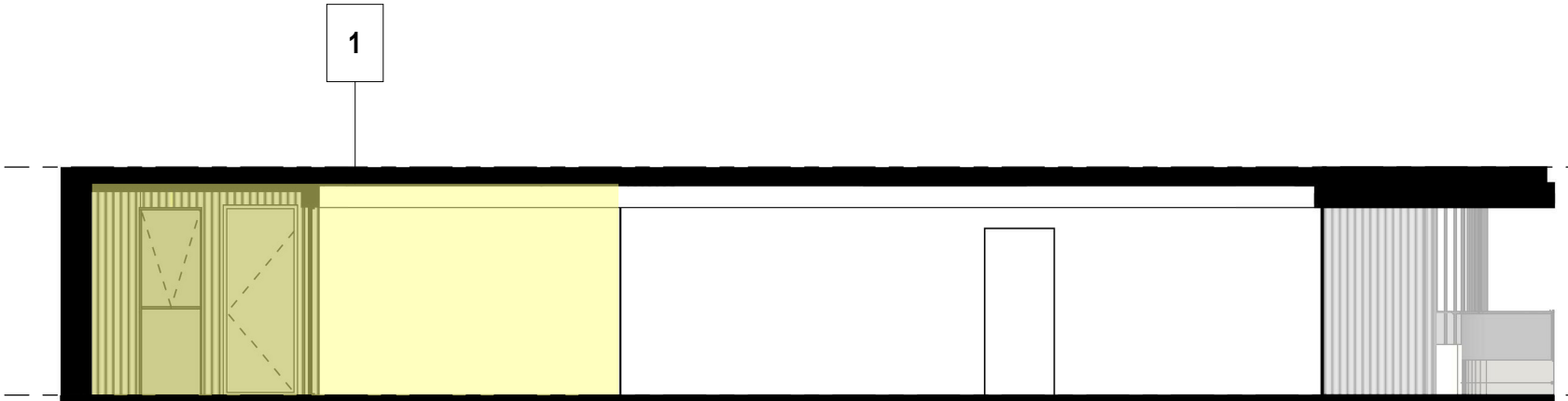
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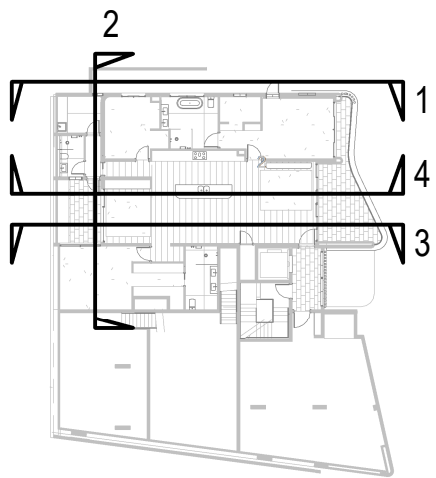
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Internal Section 3



Internal Section 4

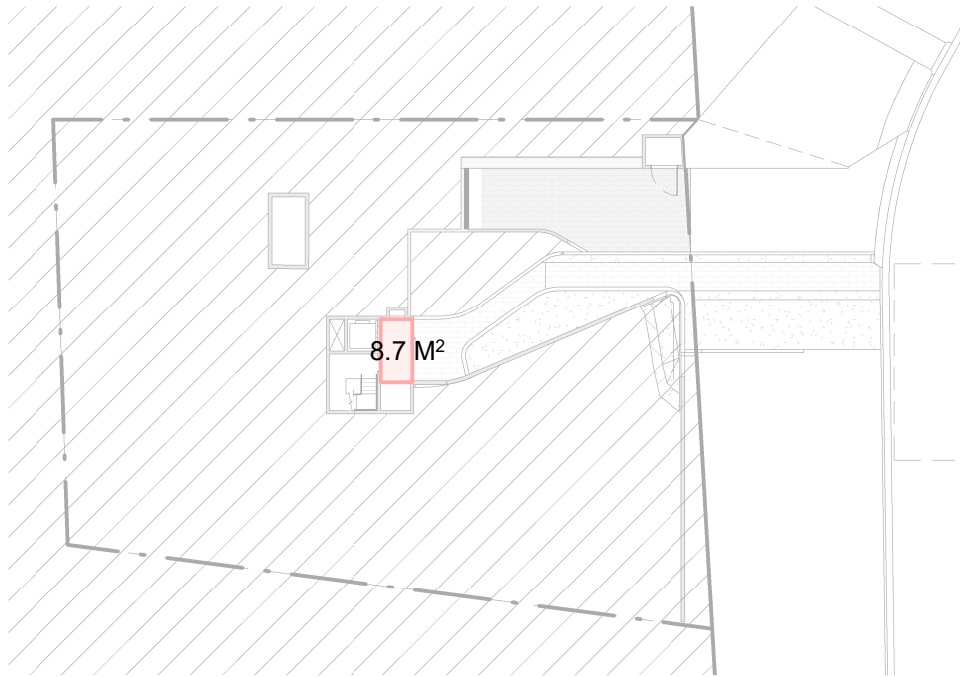


KEYPLAN

Rev	Description	Date
A	S4.56 Amended Plans	19/04/24
B	S4.56 Amended Plans	24/06/24

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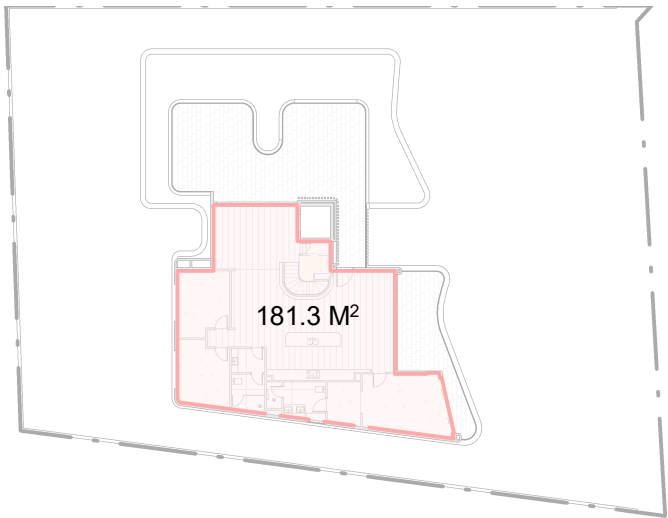
Entry Floor Plan



Lower Ground Plan



Ground Floor Plan



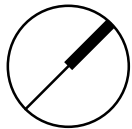
First Floor Plan

SCHEDULE OF GFA

SITE AREA	1,296.50 M²
PROPOSED GFA (M² )	AREA (M² )
ENTRY FLOOR LEVEL	8.7 M²
LOWER GROUND LEVEL	207.5 M²
STORAGE NOT INCLUDED IN GROSS FLOOR AREA CALCULATION AS PER APPROVED MOD2021/0343	
GROUND LEVEL	308.4 M²
FIRST FLOOR	181.3 M²

APPROVED MOD 2022/0471

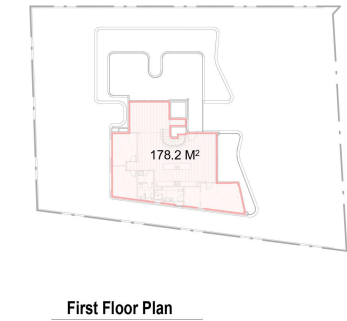
PROPOSED GFA	705.9 M²	APPROVED GFA	641.8 M²
PROPOSED FSR	0.544:1	APPROVED FSR	0.495:1





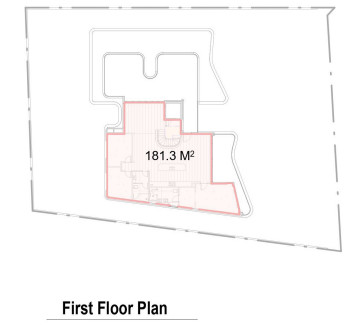
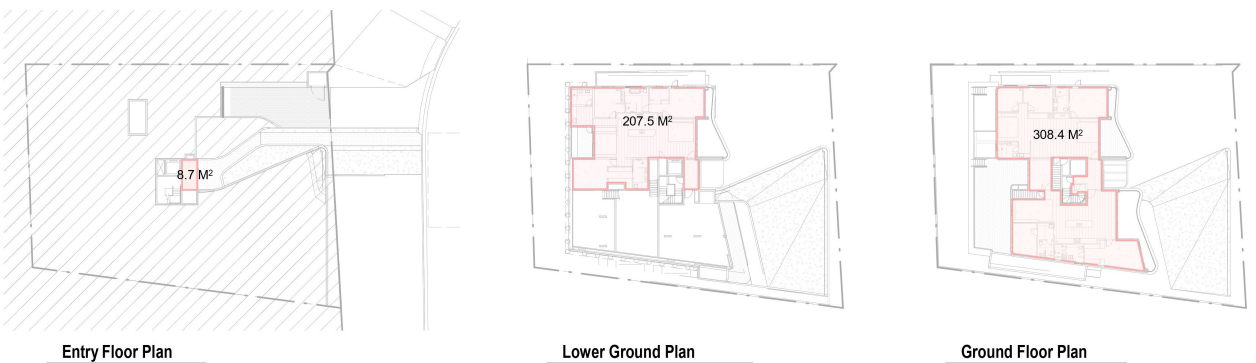
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SCHEDULE OF GFA			
SITE AREA		1,296.50 M²	
PROPOSED GFA (M² )		AREA (M² )	
ENTRY FLOOR LEVEL		8.7 M²	
LOWER GROUND LEVEL		146.5 M²	
STORAGE NOT INCLUDED IN GROSS FLOOR AREA CALCULATION AS PER APPROVED MOD2021/0343			
GROUND LEVEL		308.4 M²	
FIRST FLOOR		178.2 M²	
		APPROVED MOD 2021/0343	
PROPOSED GFA		641.8 M²	APPROVED GFA 608.4 M²
PROPOSED FSR		0.495:1	APPROVED FSR 0.469:1

APPROVED GFA MOD 2022/0471

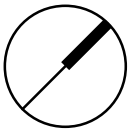


SCHEDULE OF GFA			
SITE AREA		1,296.50 M²	
PROPOSED GFA (M² )		AREA (M² )	
ENTRY FLOOR LEVEL		8.7 M²	
LOWER GROUND LEVEL		207.5 M²	
STORAGE NOT INCLUDED IN GROSS FLOOR AREA CALCULATION AS PER APPROVED MOD2021/0343			
GROUND LEVEL		308.4 M²	
FIRST FLOOR		181.3 M²	
		APPROVED MOD 2022/0471	
PROPOSED GFA		705.9 M²	APPROVED GFA 641.8 M²
PROPOSED FSR		0.544:1	APPROVED FSR 0.495:1

PROPOSED GFA

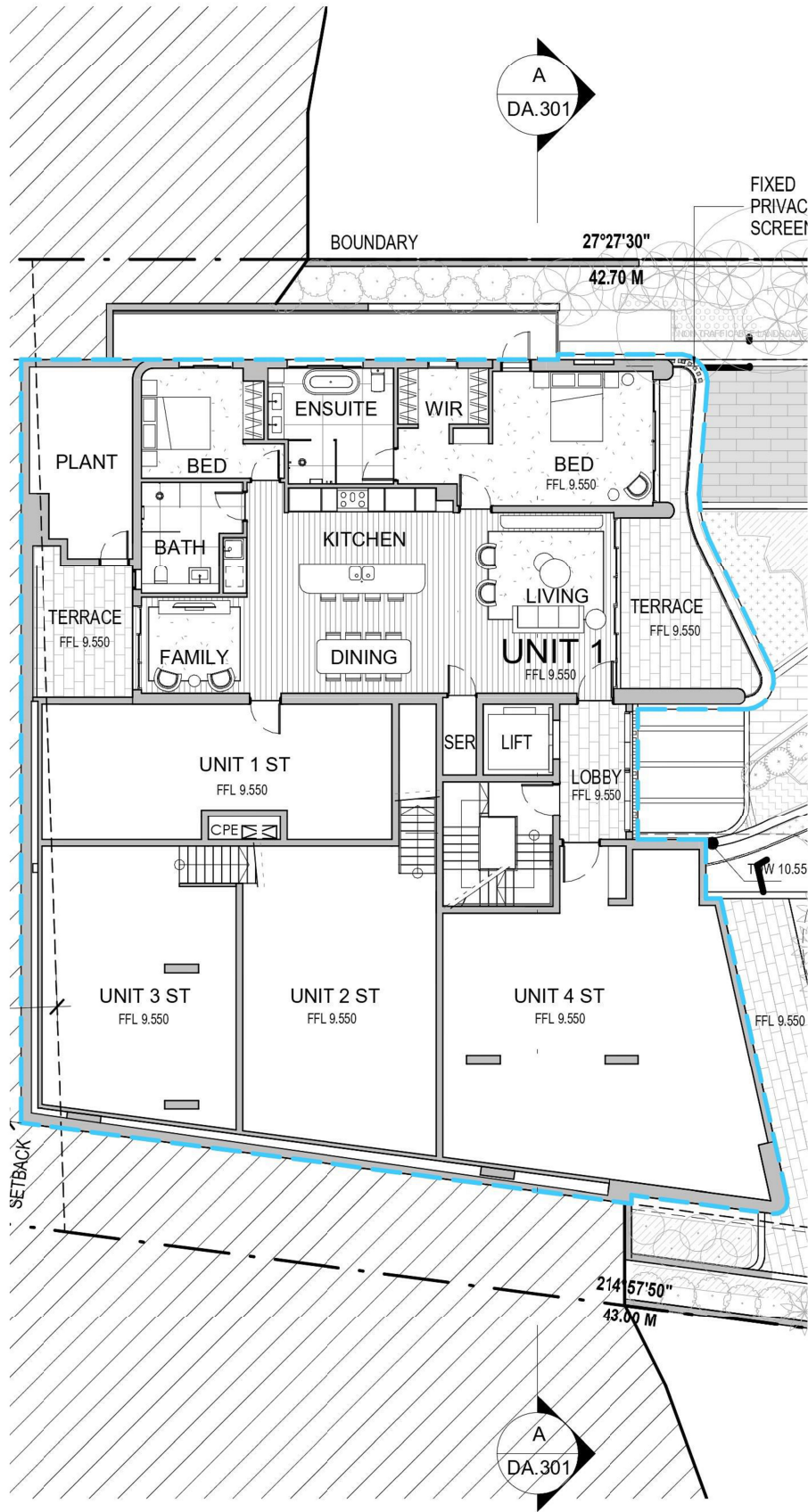
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CURRENT PROPOSAL

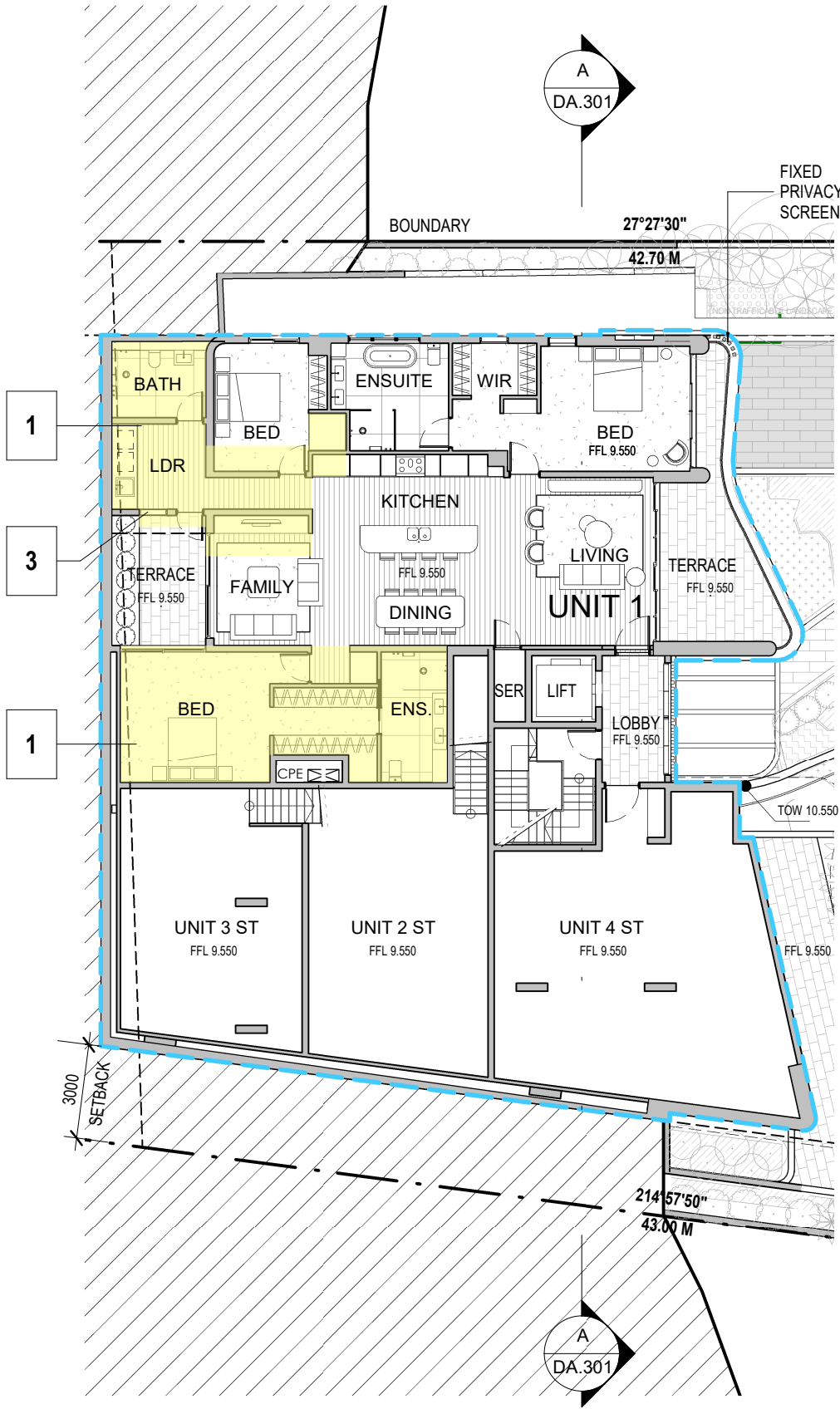


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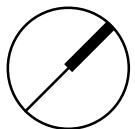
APPROVED



CURRENT PROPOSAL

Rev	Description	Date
A	S4.55 Amended Plans	28/01/23
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Project Name  
1955 Pittwater Rd., Bayview



Drawing Title  
Lower Ground Comparison Plan

SCALE

1 : 200

@ A3

Drawing no:  
DA.903

Project No.  
A22039

ISSUE  
C

LEGEND

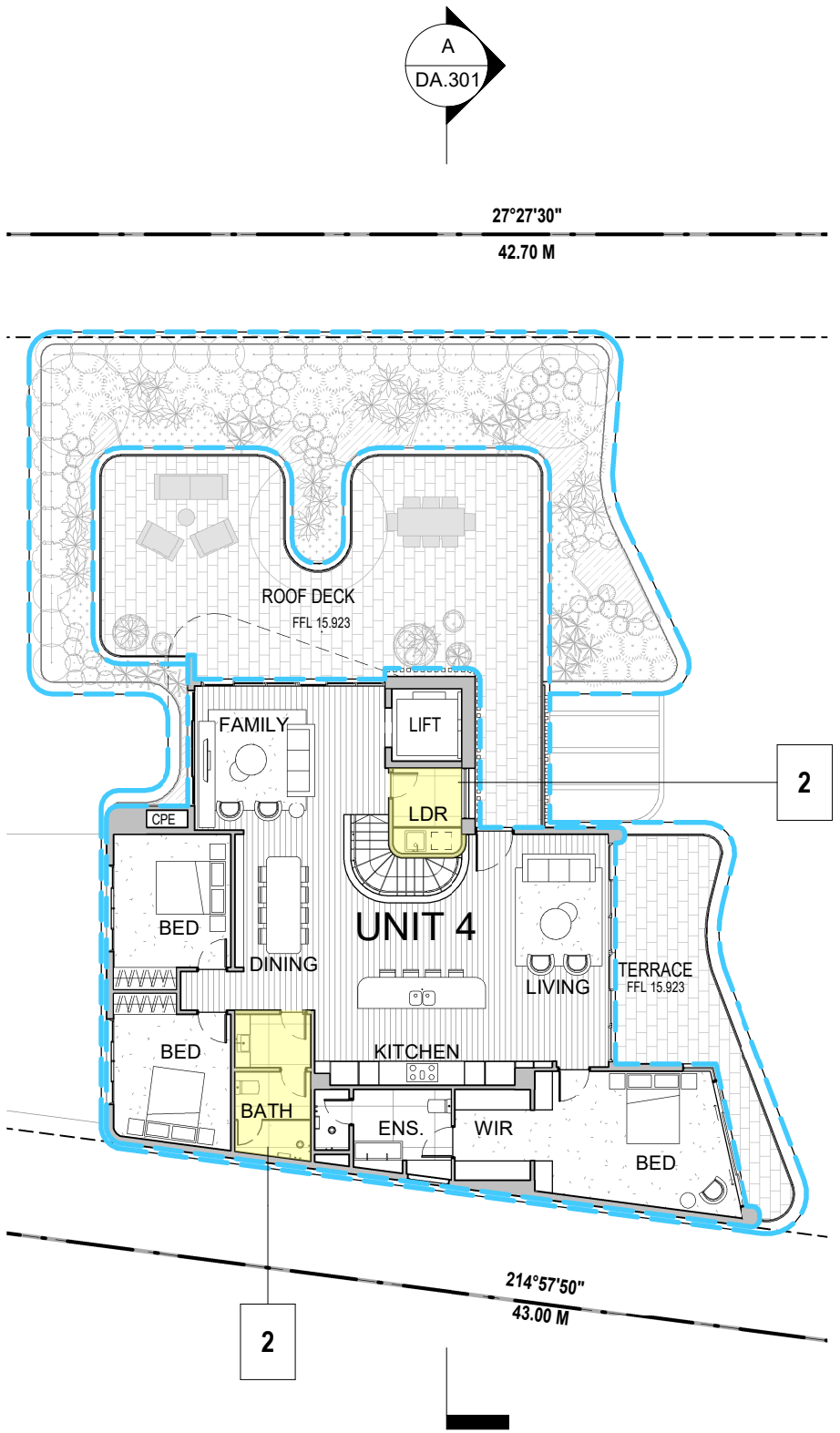
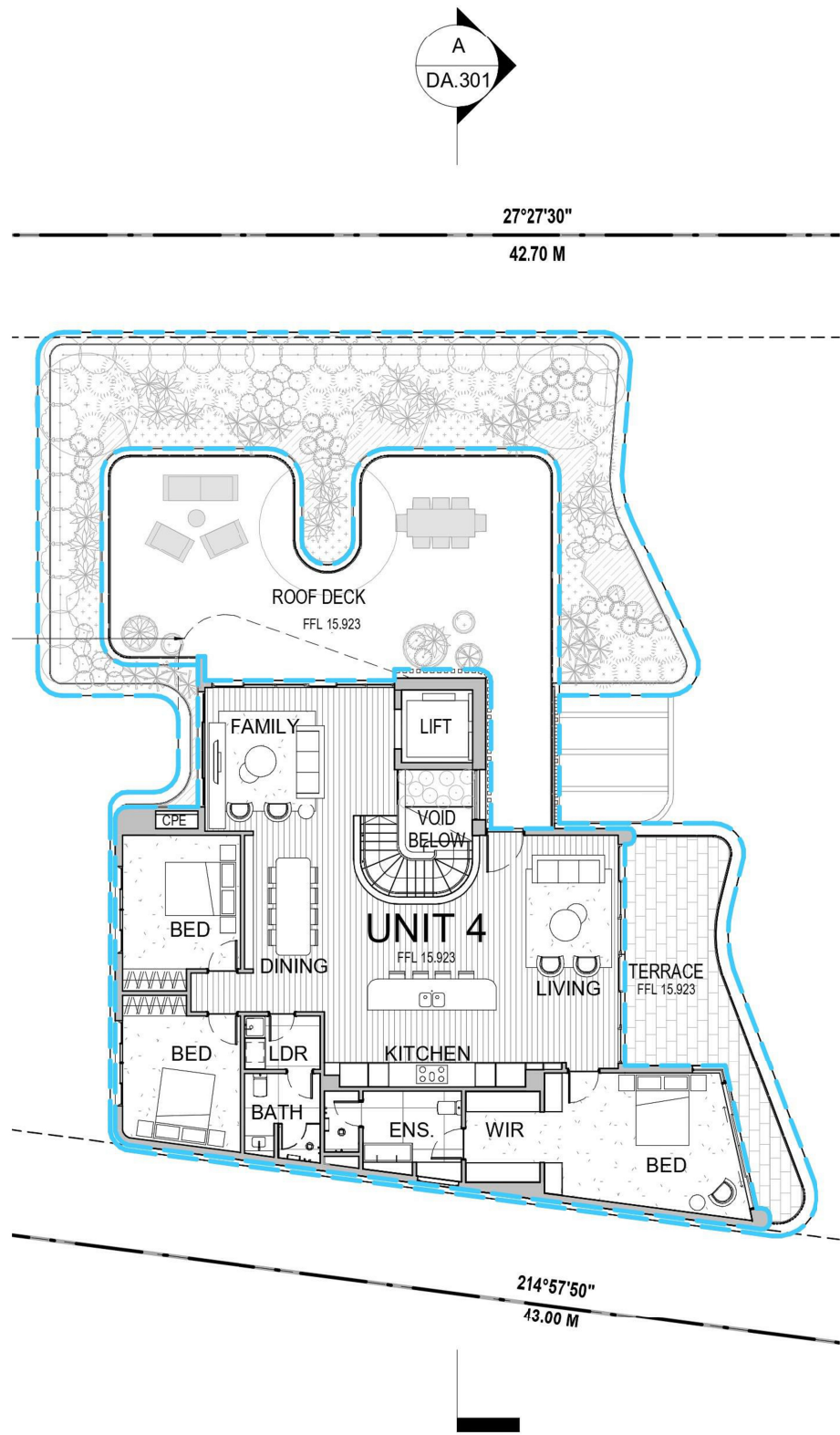
 S4.56 MODIFICATIONS

 APPROVED MOD 2022/0471



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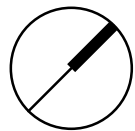
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APPROVED

CURRENT PROPOSAL

Rev	Description	Date
A	S4.55 Amended Plans	28/01/23
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Project Name  
1955 Pittwater Rd., Bayview

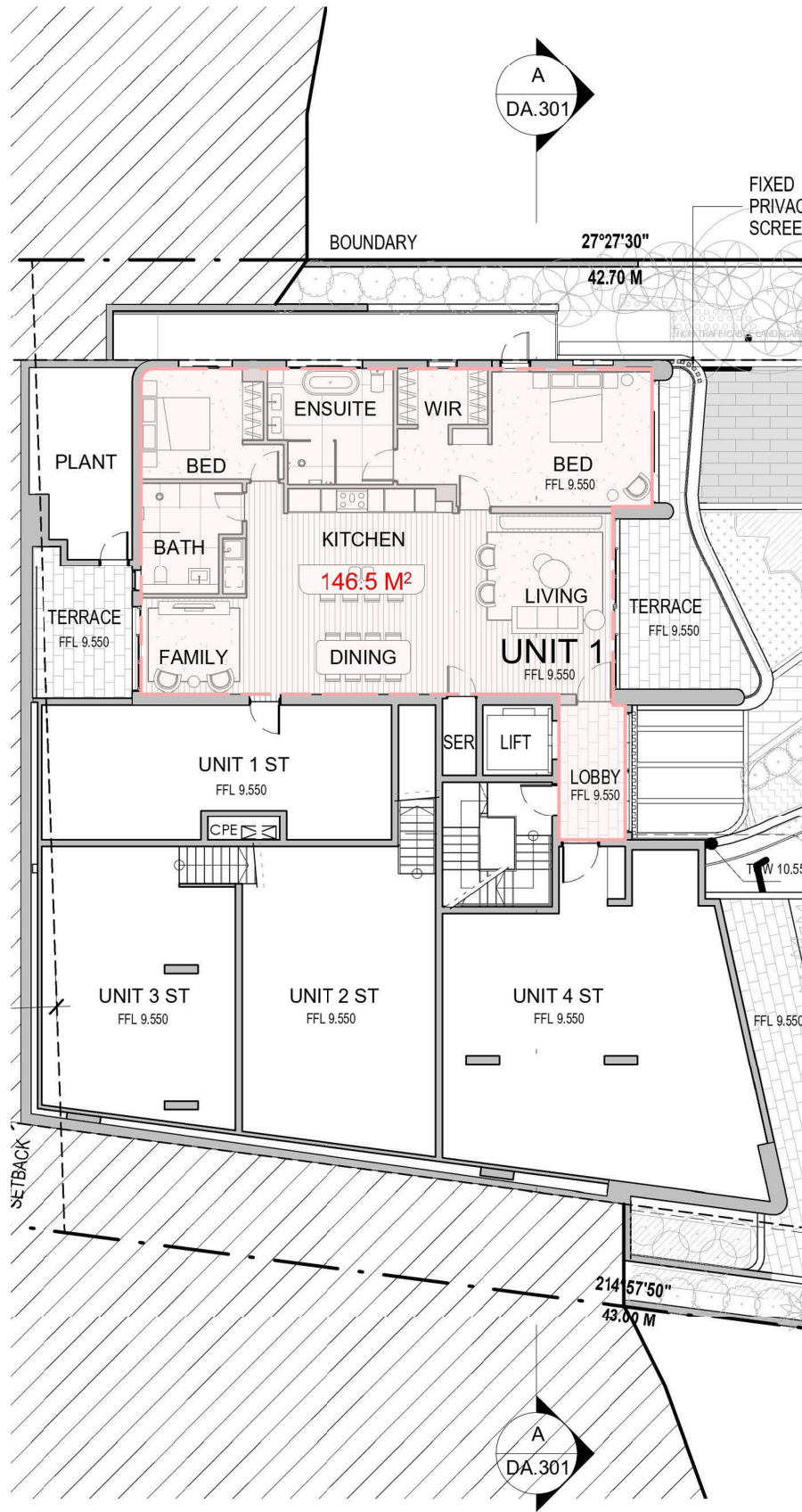


Drawing Title  
First Floor Comparison Plan

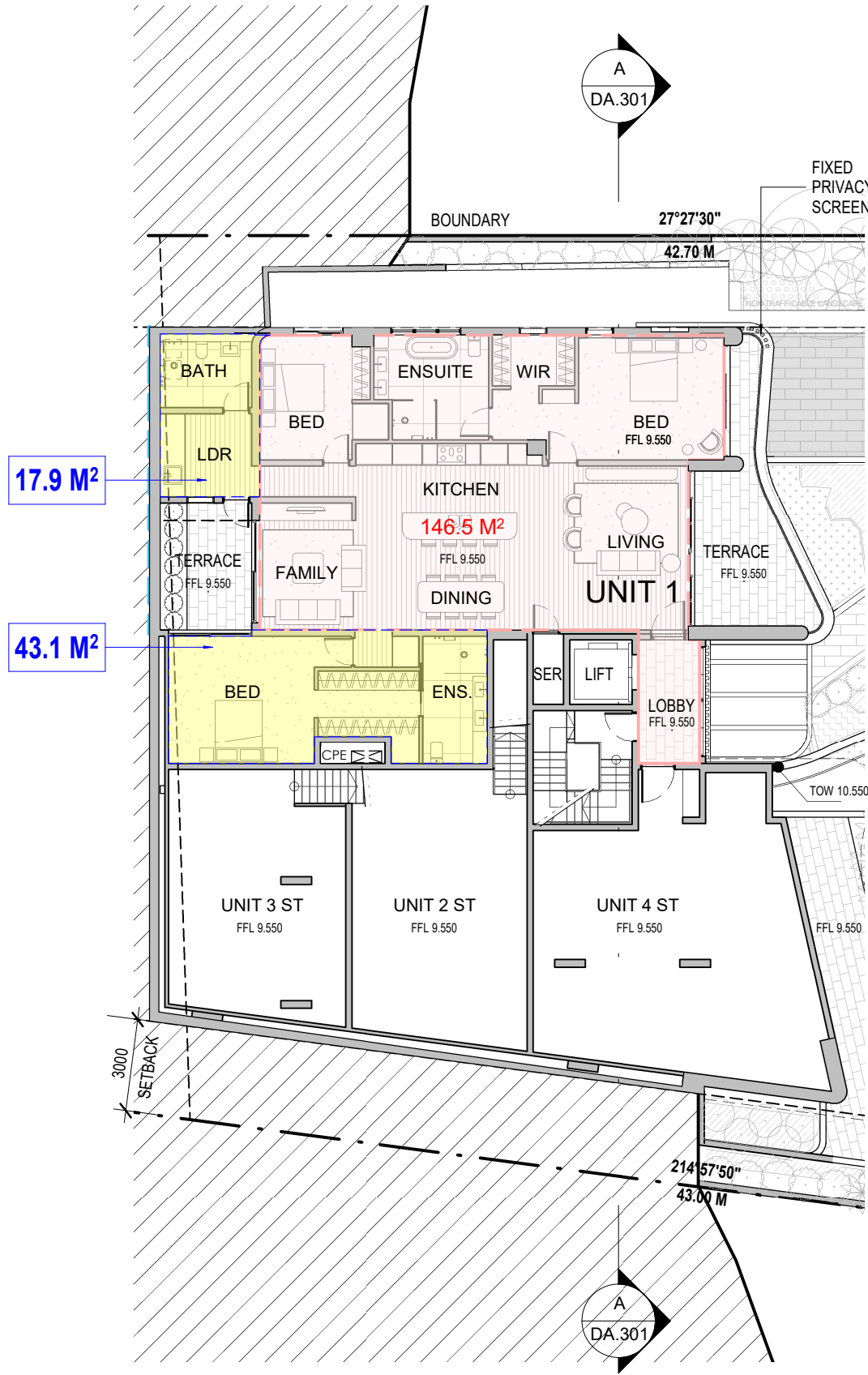
SCALE 1 : 200 @ A3 Drawing no: DA.905

Project No.  
A22039

ISSUE  
B



APPROVED

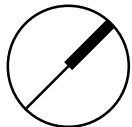


CURRENT PROPOSAL

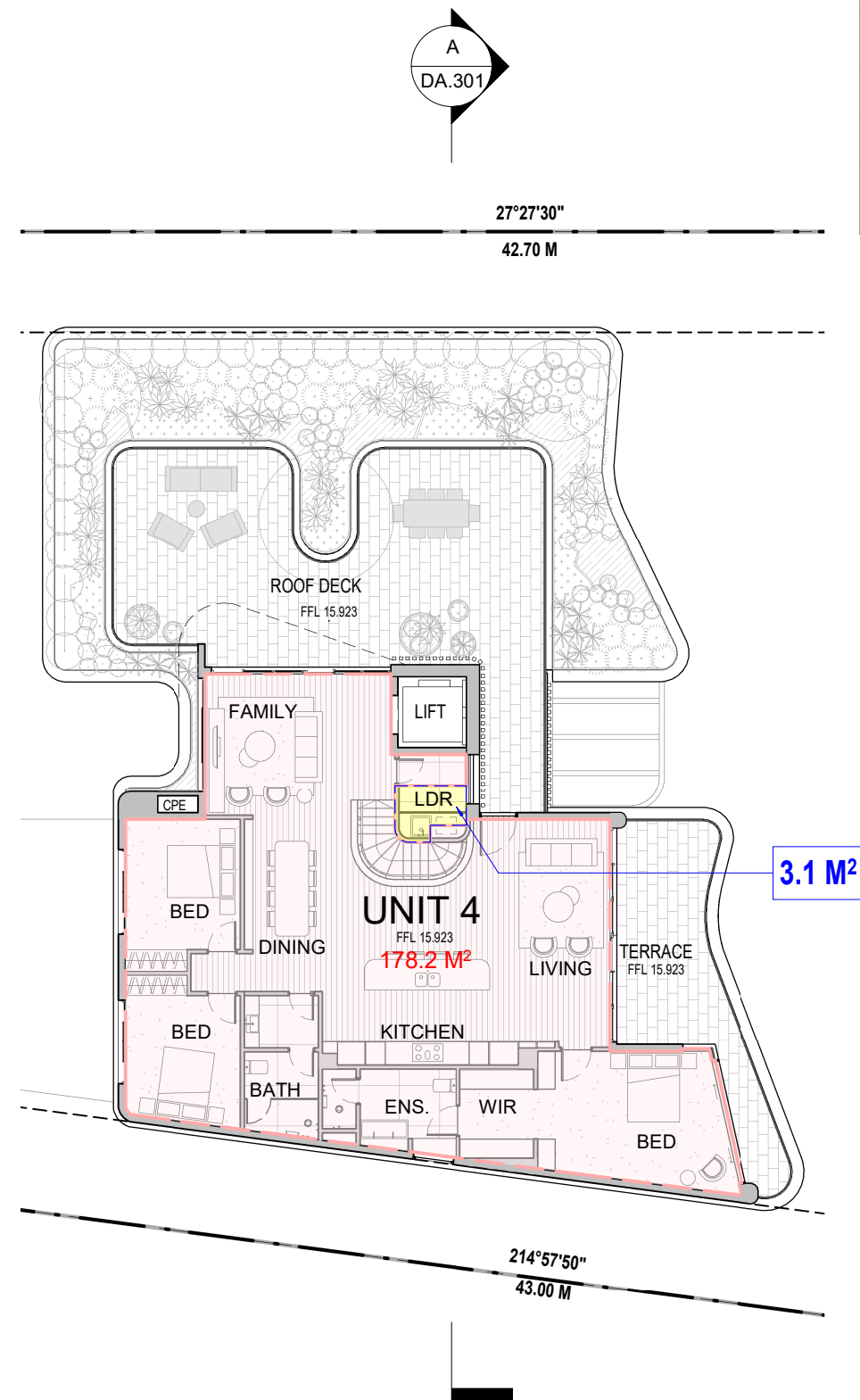
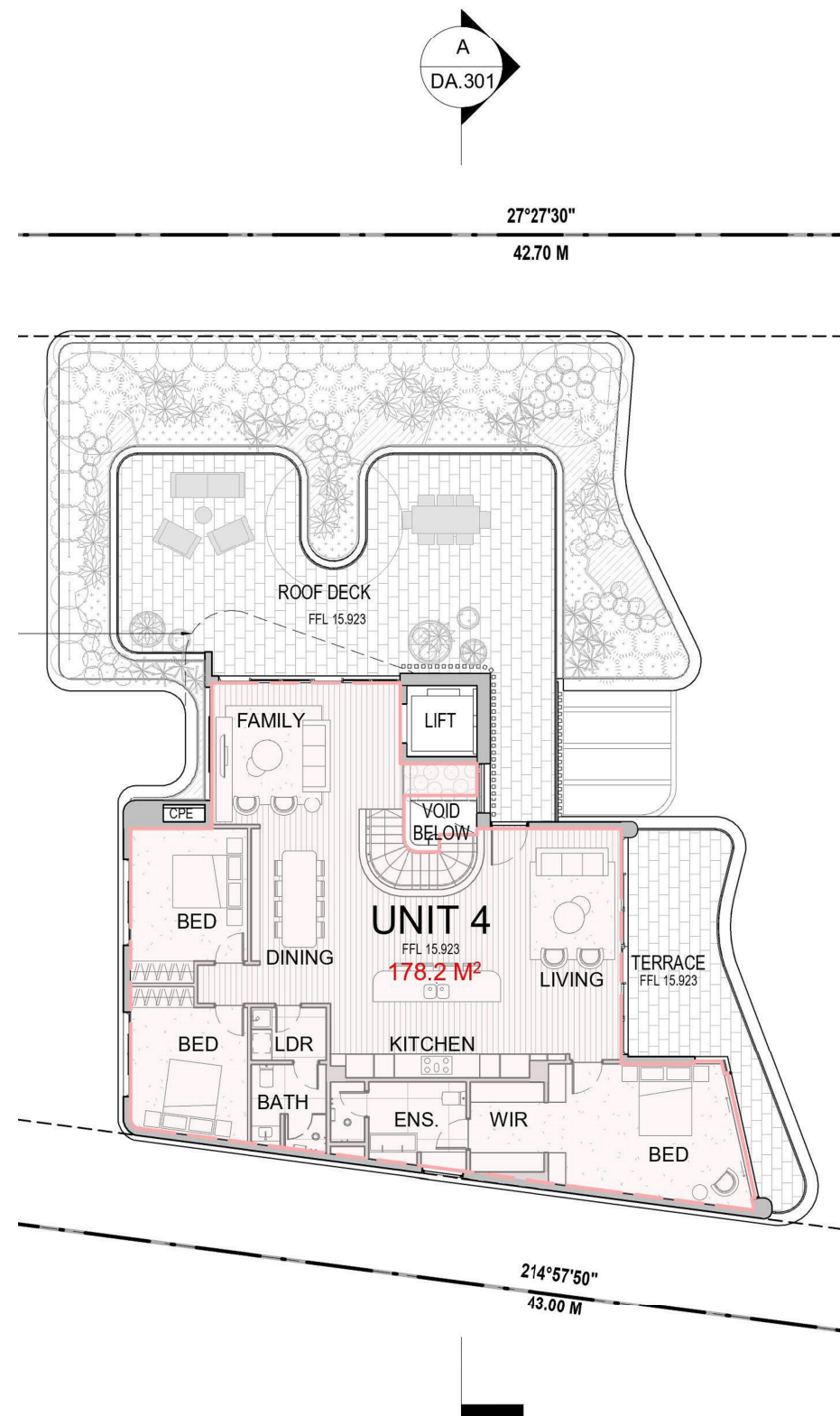
LEVEL	ADDITIONAL GFA (M² )
ENTRY FLOOR LEVEL	-
CAR PARK LEVEL	-
LOWER GROUND LEVEL	61.0 M²
GROUND LEVEL	-
FIRST FLOOR	3.1 M²
TOTAL ADDITIONAL GFA	64.1 M²

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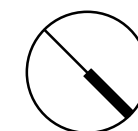
LEVEL	ADDITIONAL GFA (M² )
ENTRY FLOOR LEVEL	-
CAR PARK LEVEL	-
LOWER GROUND LEVEL	61.0 M²
GROUND LEVEL	-
FIRST FLOOR	3.1 M²
TOTAL ADDITIONAL GFA	64.1 M²

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APPROVED

CURRENT PROPOSAL





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DESIGN GROUP

NOMINATED ARCHITECT: KAICHILEUNG  
NSW Architects Registration No. 7133

**APLUS DESIGN GROUP**

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Ph: 1300 377 789 | W: [www.aplusdg.com.au](http://www.aplusdg.com.au)





NOMINATED ARCHITECT: KAICHI LEUNG  
NSW 7133 | QLD 4478 | NT 1190 | VIC 800401 | NZ 3075

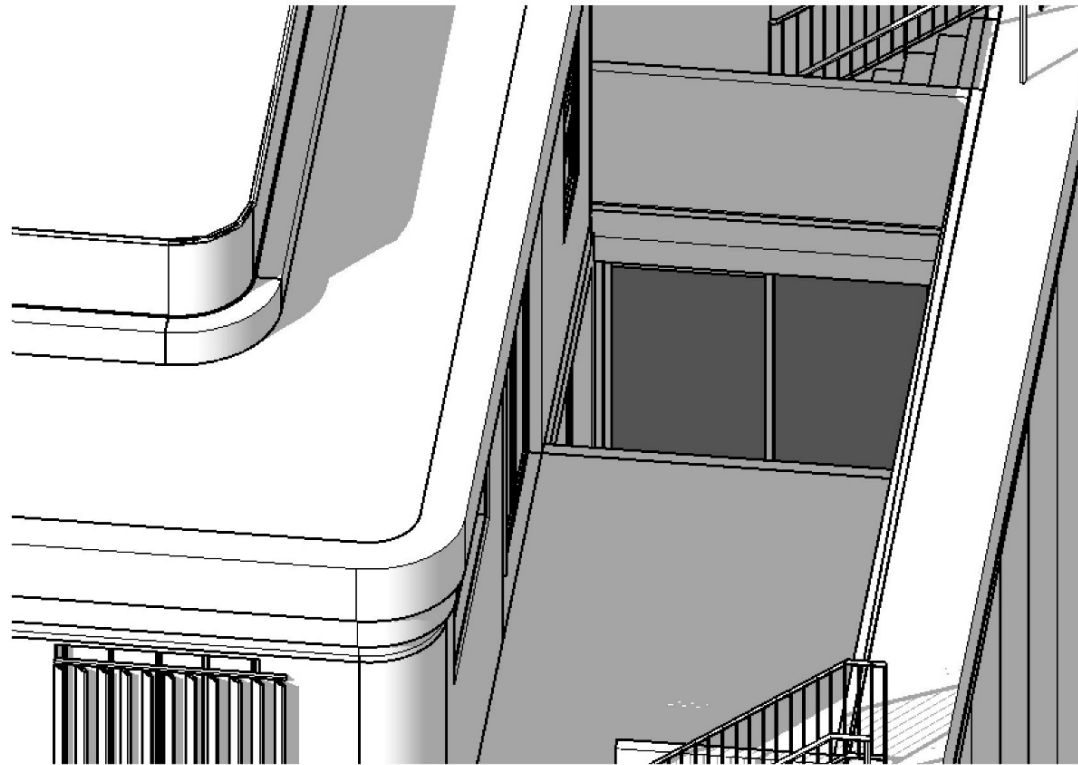
# 1955 PITTWATER ROAD BAYVIEW

## UNIT 1 BEDROOM—SOLAR ANALYSIS



# SOLAR ANALYSIS

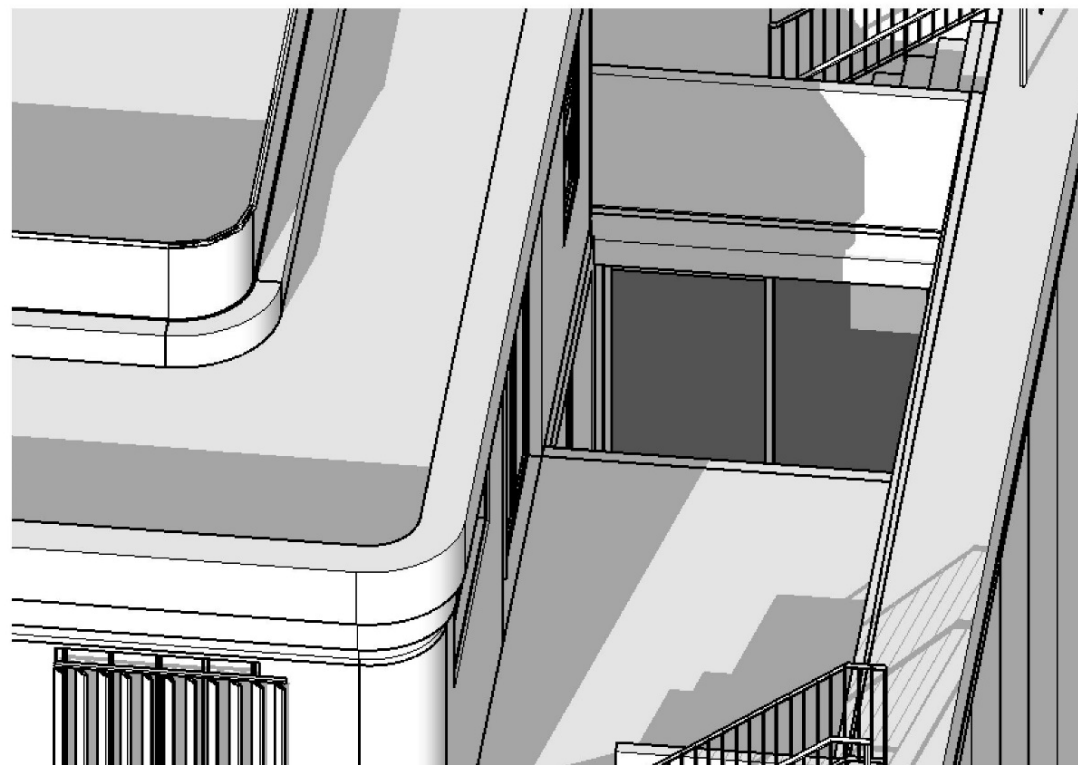
JUNE 21 , 1-3 PM



SHADOW STUDY  
JUNE 21-1 PM



SHADOW STUDY  
JUNE 21-2 PM



SHADOW STUDY  
JUNE 21-3 PM

## SUMMARY

- **JUNE 21** – BEDROOM COURTYARD WILL RECEIVE DIRECT SOLAR ACCESS BETWEEN 2 PM-3 PM

### DISCLAIMER:

All information contained within this document is subject to further design development, council consultation and approval.

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Job: a22039 Date: 22 APRIL 2024

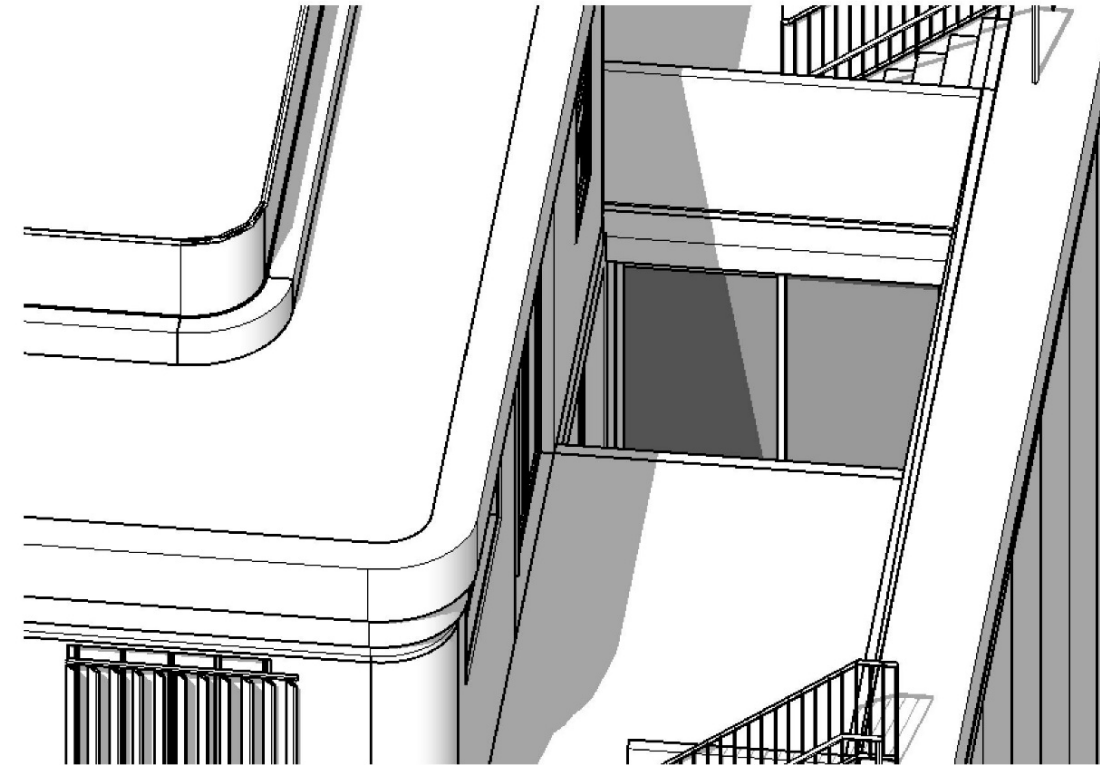


# SOLAR ANALYSIS

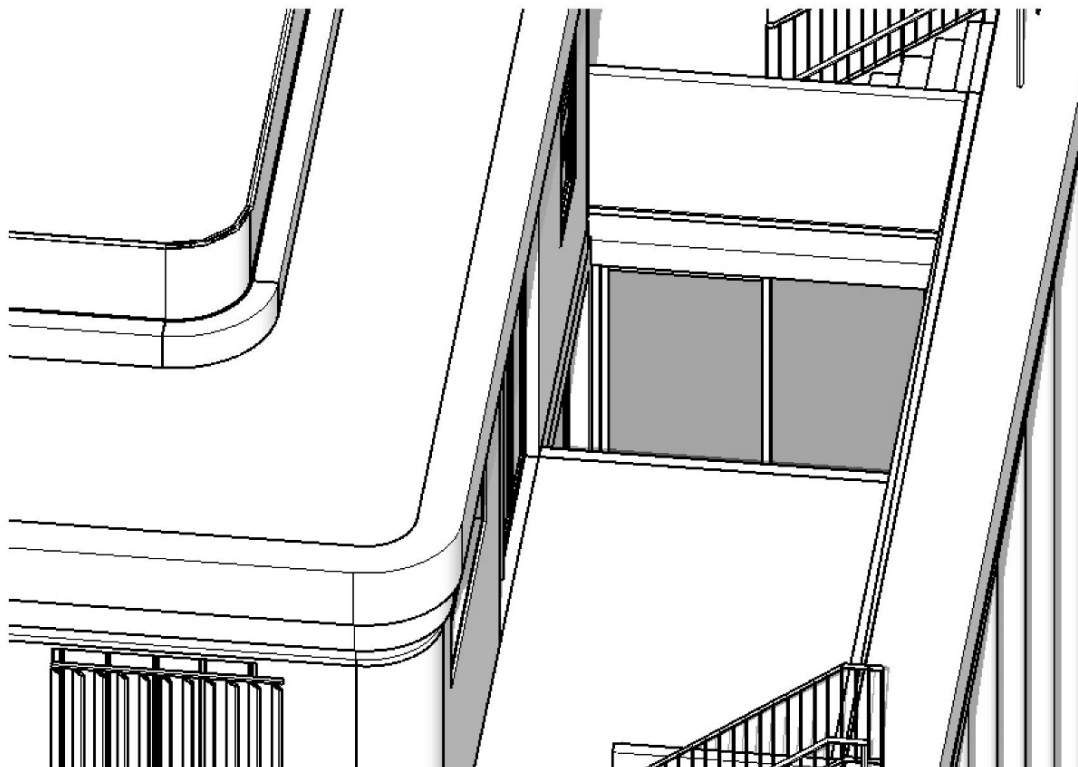
MARCH 21 , 1-3 PM



SHADOW STUDY  
MARCH 21-1 PM



SHADOW STUDY  
MARCH 21-2 PM



SHADOW STUDY  
MARCH 21-3 PM

## SUMMARY

- **MARCH 21** – BEDROOM AND COURTYARD WILL RECEIVE DIRECT SOLAR ACCESS BETWEEN 1 PM-3 PM

### DISCLAIMER:

All information contained within this document is subject to further design development, council consultation and approval.

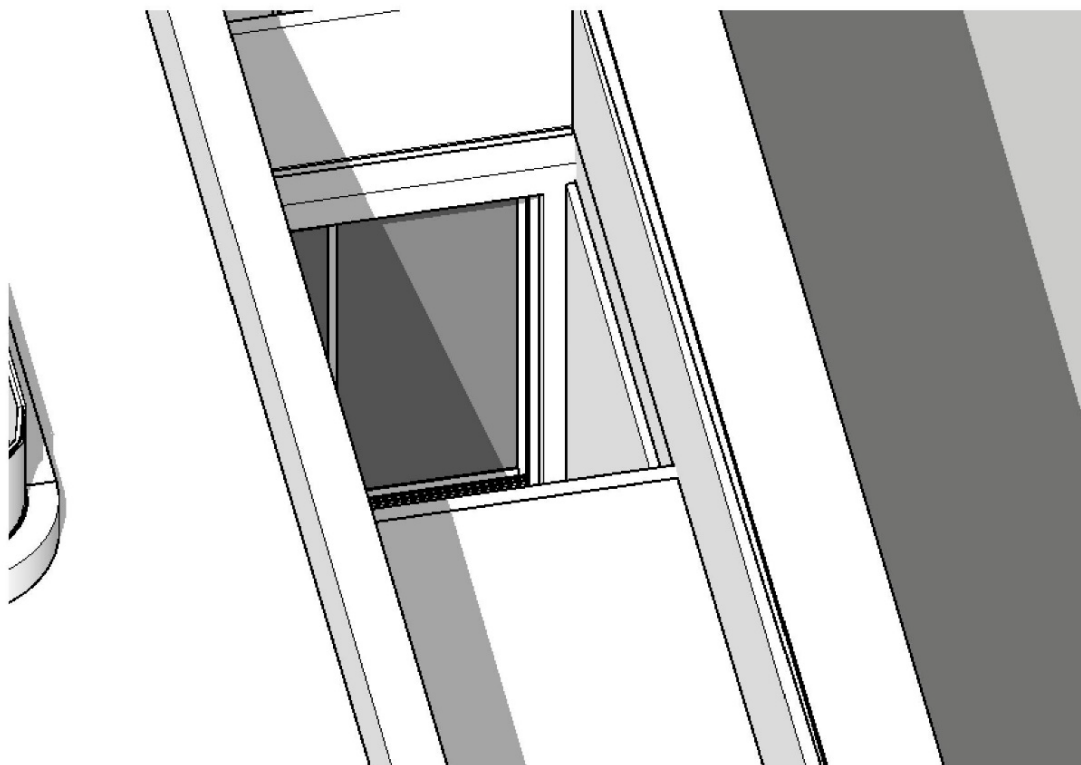
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Job: a22039 Date: 22 APRIL 2024

# SOLAR ANALYSIS

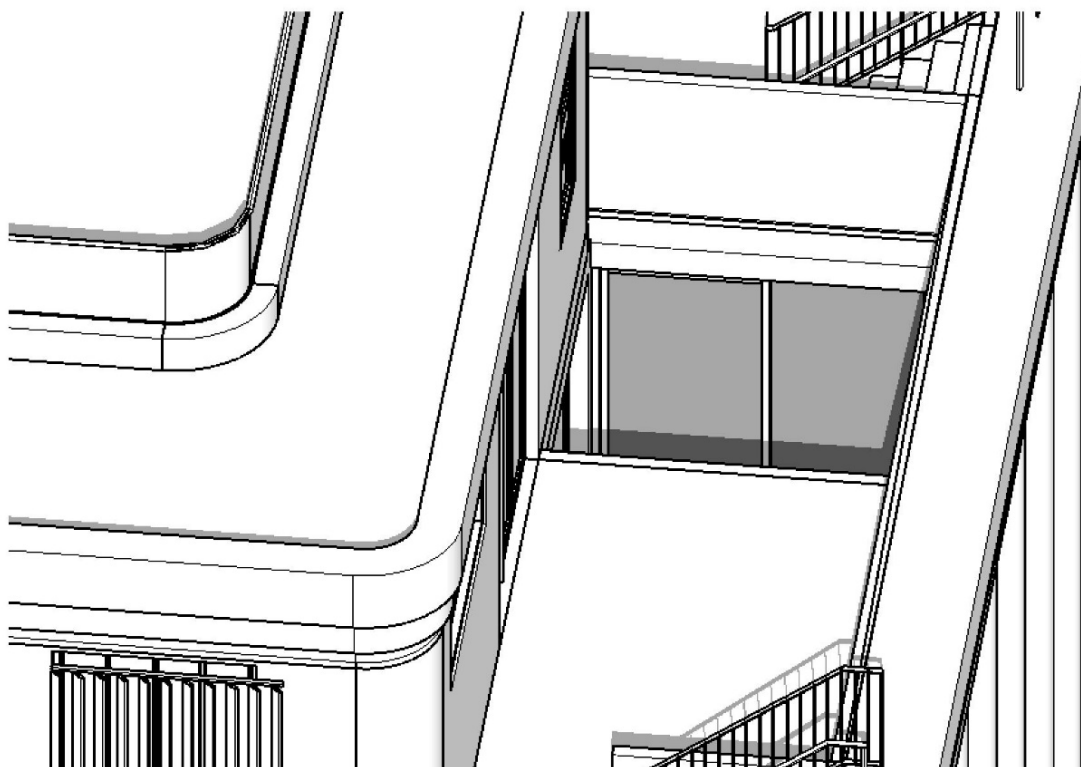
SEPTEMBER 21 , 1-3 PM



SHADOW STUDY  
SEPTEMBER 21-1 PM



SHADOW STUDY  
SEPTEMBER 21-2 PM



SHADOW STUDY  
SEPTEMBER 21-3 PM

## SUMMARY

- **SEPTEMBER 21** – BEDROOM AND COURTYARD WILL RECEIVE DIRECT SOLAR ACCESS BETWEEN 1 PM-3 PM

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The proposed modifications will not result in unreasonable impacts on solar access of the subject site. The development will retain north-east facing terraces and living areas which will retain adequate solar access. The proposed modifications will provide additional solar access to the proposed Unit 1 bedroom.

The subject site and neighbouring dwellings will continue to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st. Overall, the proposed modifications will not result in unreasonable overshadowing impacts and neighbour dwelling is anticipated to retain adequate solar access to north-eastern living areas/private open space.

**DISCLAIMER:**

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