

146 WHALE BEACH ROAD, WHALE BEACH

ALTERATIONS & ADDITIONS

146 WHALE BEACH ROAD,
WHALE BEACH, NSW 2107

DEVELOPMENT APPLICATION

SITE INFORMATION

146 WHALE BEACH ROAD, WHALE BEACH, NSW 2107
SITE AREA : 893.5 SQUARE METRES
LGA : NORTHERN BEACHES COUNCIL
ZONING : C4 - ENVIRONMENTAL LIVING



1. SITE CONTEXT

CONSULTANTS LIST

TOWN PLANNER VAUGHAN MILLIGAN DEVELOPMENT CONSULTING (V. MILLIGAN) CONTACT: 02 9999 4922 / 0412 448 088 EMAIL: PLANNING@VMDC.COM.AU	BASIX ELLA FAIRBAIRN BASIX CONSULTANT CONTACT: 0417 419 022 EMAIL: ella.c.fairbairn@gmail.com
LAND SURVEYOR CMS SURVEYORS CONTACT: 02 9971 4802 EMAIL: cmssurveyors.com.au	CIVIL / STORMWATER RESOLUTE STORMWATER (ANDREW ROFAIL) CONTACT: 0423833325 EMAIL: info@resolutestormwater.com.au
LANDSCAPE ARCHITECT SPIRIT LEVEL (HUGH MAIN) CONTACT: 02 8399 0660 EMAIL: hugh@spiritlevel.com.au	ARBORIST GROWING MY WAY CONTACT: 02 99974101 EMAIL: kyleahill@optusnet.com.au
GEOTECHNICAL WHITE GEOTECHNICAL GROUP CONTACT: 027900 3214 EMAIL: Info@whitegeo.com.au	

DRAWINGS LIST

SUBSET ID	LAYOUT ID	LAYOUT NAME	SCALE	REVISION	ISSUED
A. INTRODUCTORY	A.00	COVER SHEET	N/A	A	09/12/2024
A. INTRODUCTORY	A.01	SITE LOCATION AND CONTEXT	N/A	A	09/12/2024
A. INTRODUCTORY	A.02	SITE PHOTOS - APPROACH	N/A	A	09/12/2024
A. INTRODUCTORY	A.03	SITE PHOTOS - EXTERIOR	N/A	A	09/12/2024
A. INTRODUCTORY	A.04	SITE PHOTOS - LANDSCAPE	N/A	A	09/12/2024
A. INTRODUCTORY	A.05	SITE SURVEY 1:200	1:200	A	09/12/2024
A. INTRODUCTORY	A.06	EXISTING LOWER FLOOR PLAN	1:200	A	09/12/2024
A. INTRODUCTORY	A.07	EXISTING UPPER FLOOR PLAN	1:200	A	09/12/2024
A. INTRODUCTORY	A.08	EXISTING SITE PLAN	1:200	A	09/12/2024
A. INTRODUCTORY	A.09	SITE ANALYSIS	1:200	A	09/12/2024
B. FLOOR PLANS	B.01	PROPOSED SITE PLAN	1:200	A	09/12/2024
B. FLOOR PLANS	B.02	CARPORT LEVEL	1:100	A	09/12/2024
B. FLOOR PLANS	B.03	STUDIO LEVEL	1:100	A	09/12/2024
B. FLOOR PLANS	B.04	LOWER GROUND LEVEL	1:100	A	09/12/2024
B. FLOOR PLANS	B.05	GROUND LEVEL	1:100	A	09/12/2024
B. FLOOR PLANS	B.06	PROPOSED ROOF PLAN	1:100	A	09/12/2024

SUBSET ID	LAYOUT ID	LAYOUT NAME	SCALE	REVISION	ISSUED
B. FLOOR PLANS	B.06	PROPOSED ROOF PLAN	1:100	A	09/12/2024
C. ELEVATIONS	C.01	STUDIO ELEVATIONS	1:200	A	09/12/2024
C. ELEVATIONS	C.02	MASTER BEDROOM ELEVATIONS	1:200	A	09/12/2024
D. SECTIONS	D.01	SITE SECTIONS	1:200	A	09/12/2024
D. SECTIONS	D.02	SECTIONS	1:200	A	09/12/2024
E. ADDITIONAL INFORMA...	E.01	MATERIAL FINISHES SCHEDULE	N/A	A	09/12/2024
E. ADDITIONAL INFORMA...	E.02	DOOR SCHEDULE	N/A	A	09/12/2024
E. ADDITIONAL INFORMA...	E.03	WINDOW SCHEDULE	N/A	A	09/12/2024
E. ADDITIONAL INFORMA...	E.04	WINDOW SCHEDULE (1)	N/A	A	09/12/2024
E. ADDITIONAL INFORMA...	E.05	LANDSCAPE OPEN SPACE	1:250	A	09/12/2024
E. ADDITIONAL INFORMA...	E.06	SUN PATH	N/A	A	09/12/2024
E. ADDITIONAL INFORMA...	E.07	EXCAVATION AND FILL PLAN	N/A	A	09/12/2024
E. ADDITIONAL INFORMA...	E.08	WASTE MANAGEMENT PLAN	1:200	A	09/12/2024

MATERIAL & ELEMENT ABBREVIATIONS

NOTE: REFER TO MATERIALS & FINISHES SCHEDULE

BAL	METAL BALUSTRADE
CON-1	BURNISHED CONCRETE
DP	DOWN PIPE
EX	EXISTING
GU	GUTTER
MR	METAL ROOF
REN	RENDER
SC	SCREENING
SW	STONE WALL
ST	STEEL POSTS
PAV	STONE PAVING
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
WB	WHITE PAINTED BRICK

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REV	DATE	FOR
A	9/12/2024	DA

CLIENT
TIM & FRANCK DYROFF

PROJECT
146 WHALE BEACH

STATUS
DEVELOPMENT APPLICATION

TRUE NORTH

SCALE
at A3

DRAWING
COVER SHEET

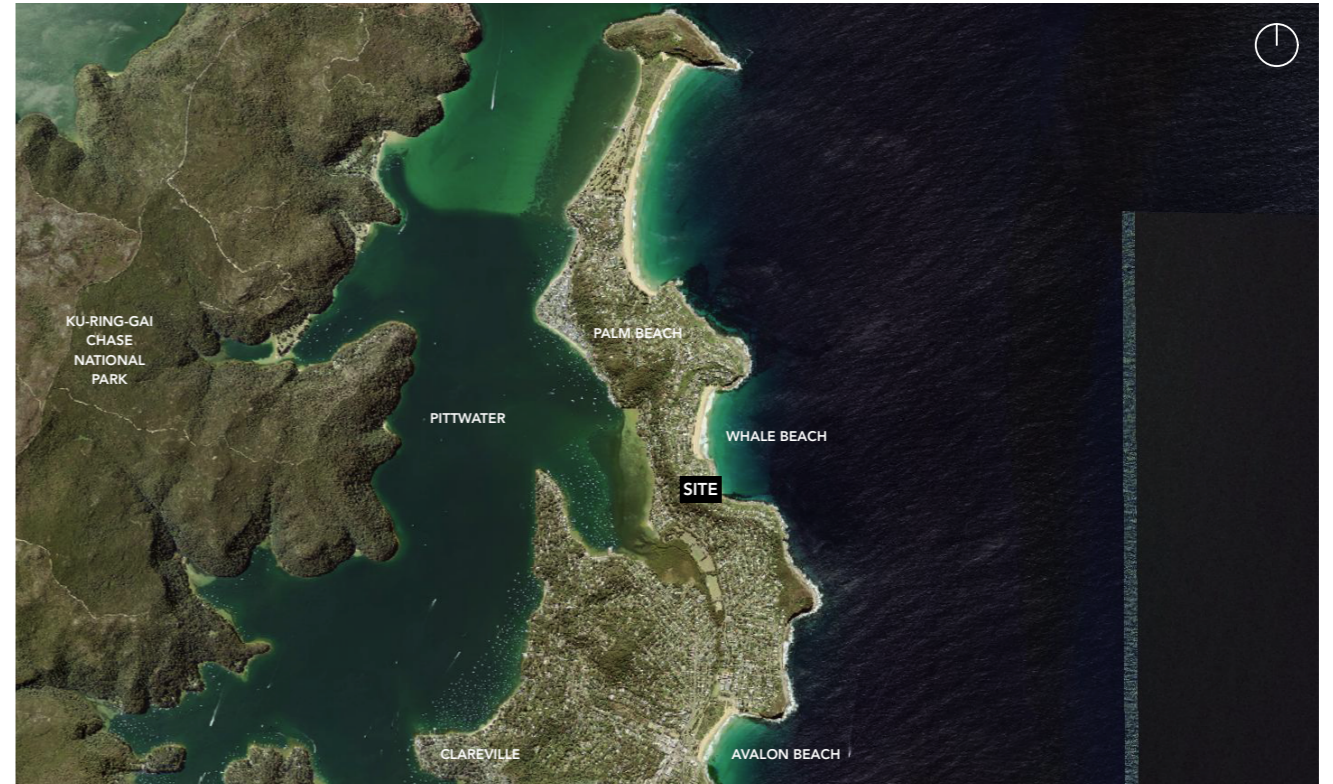
DRAWING NUMBER
A.00

ISSUE
A

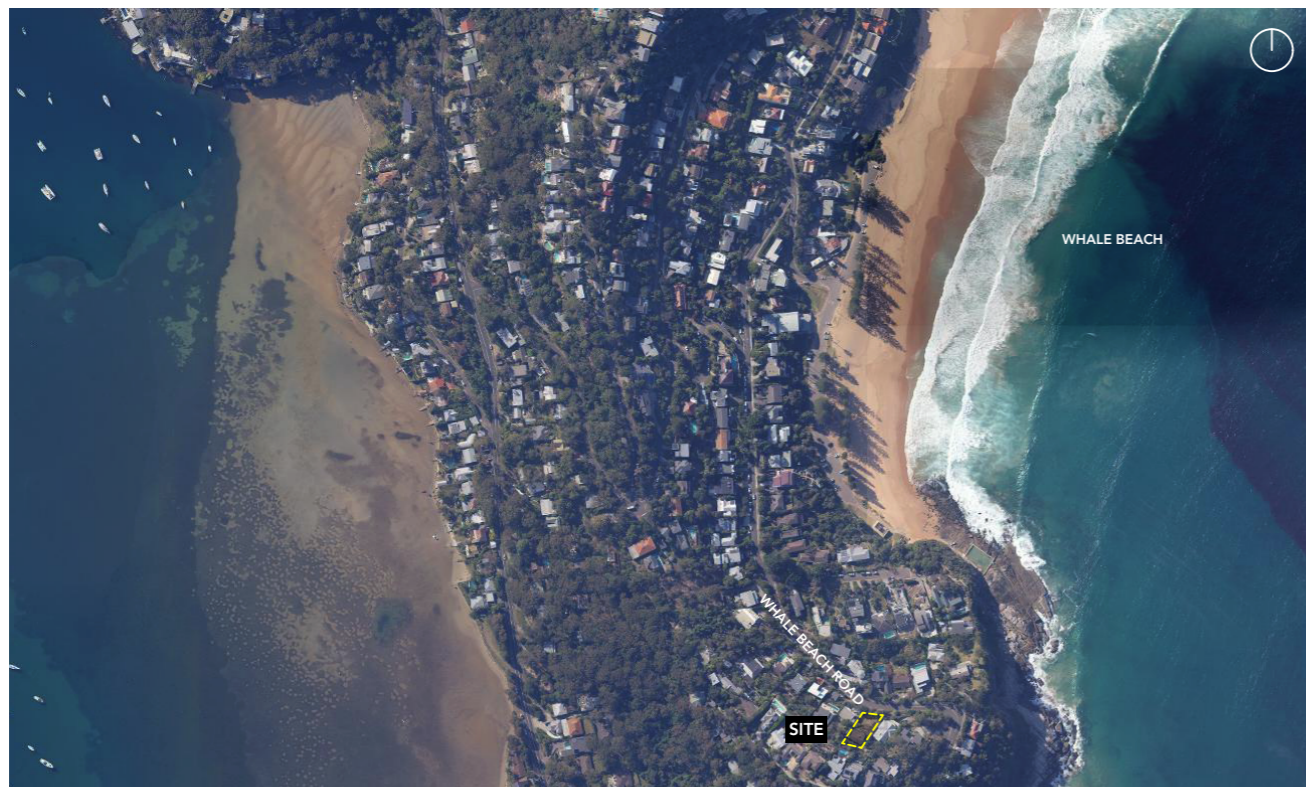
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1. SYDNEY CITY CONTEXT



2. NORTHERN BEACHES CONTEXT



3. WHALE BEACH CONTEXT



4. SITE CONTEXT

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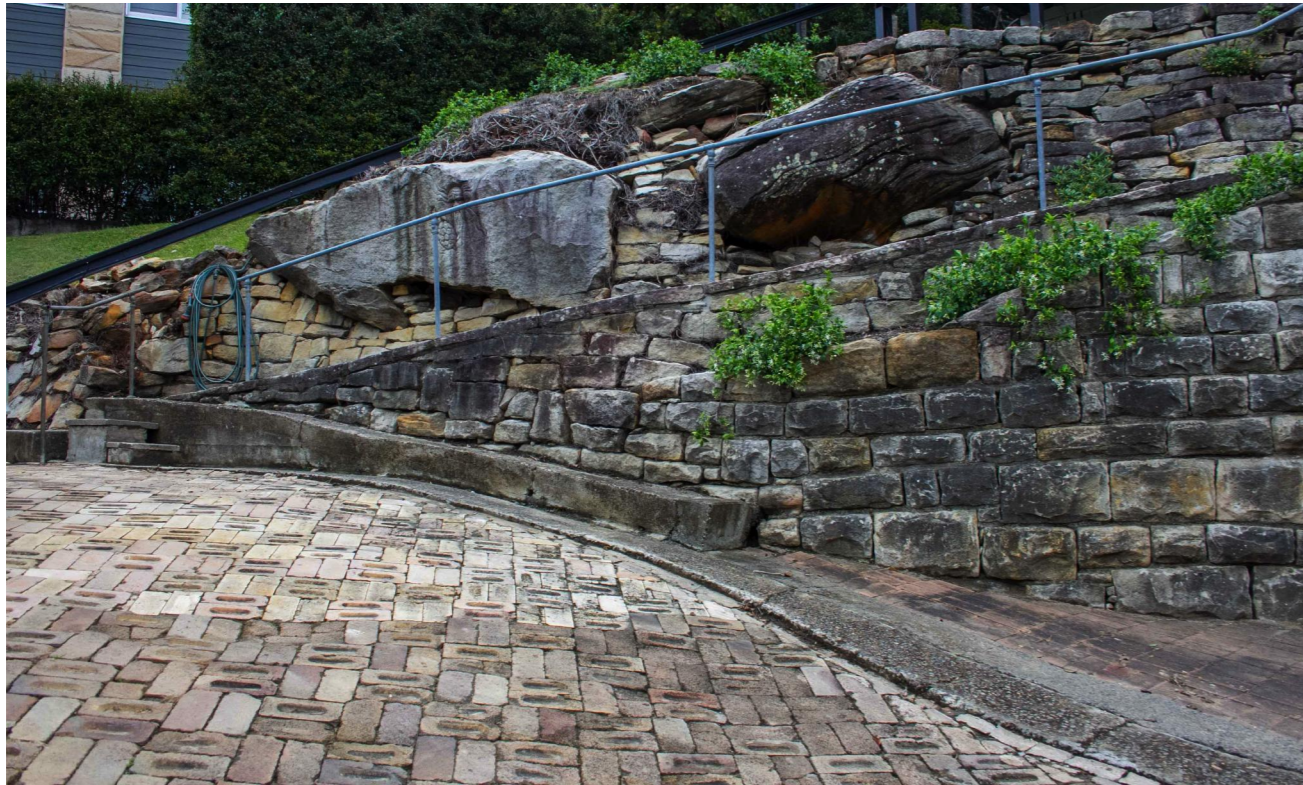
DRAWING	DRAWING NUMBER	ISSUE
SITE LOCATION AND CONTEXT	A.01	A



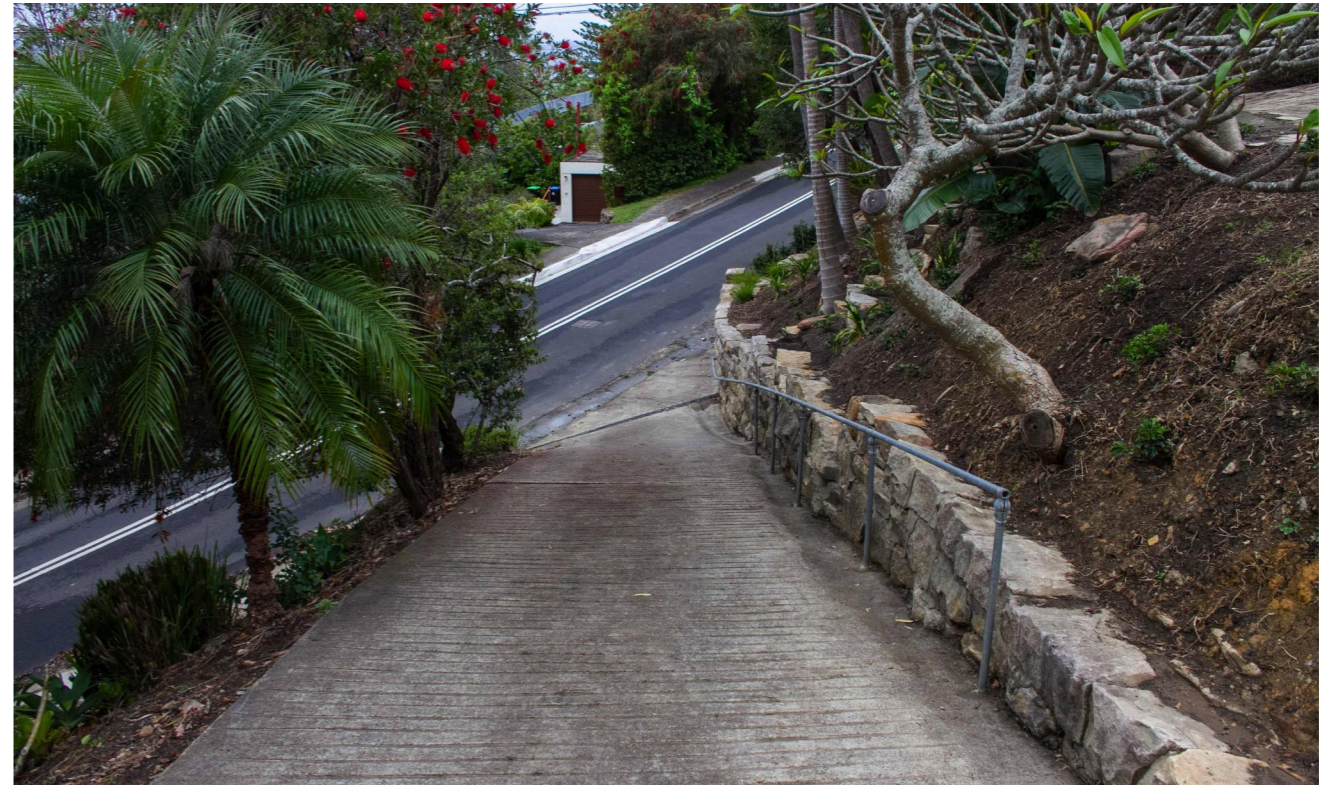
1. DRIVEWAY AND INCLINATOR



2. REAR OF DRIVEWAY



3. ESCARPMENT AND STONE WALL



4. ACCESS FROM WHALE BEACH ROAD

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DRAWING
 SITE PHOTOS - APPROACH
DRAWING NUMBER A.02
ISSUE A



1. EXISTING DWELLING AS VIEWED FROM NORTH



2. EXISTING STAIR ACCESS



3. CURRENT LOWER LEVEL



4. VIEW FROM SOUTH EAST TOWARDS NORTH

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STATUS
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DRAWING	ISSUE
SITE PHOTOS - EXTERIOR	
DRAWING NUMBER	ISSUE
A.03	A



1. LANDSCAPE AT FRONT



2. LANDSCAPE AT WEST SIDE



3. LANDSCAPE AT SOUTH WEST SIDE



4. LANDSCAPE AT EAST SIDE

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DRAWING	ISSUE
SITE PHOTOS - LANDSCAPE	
DRAWING NUMBER	ISSUE
A.04	A



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PROJECT
 146 WHALE BEACH

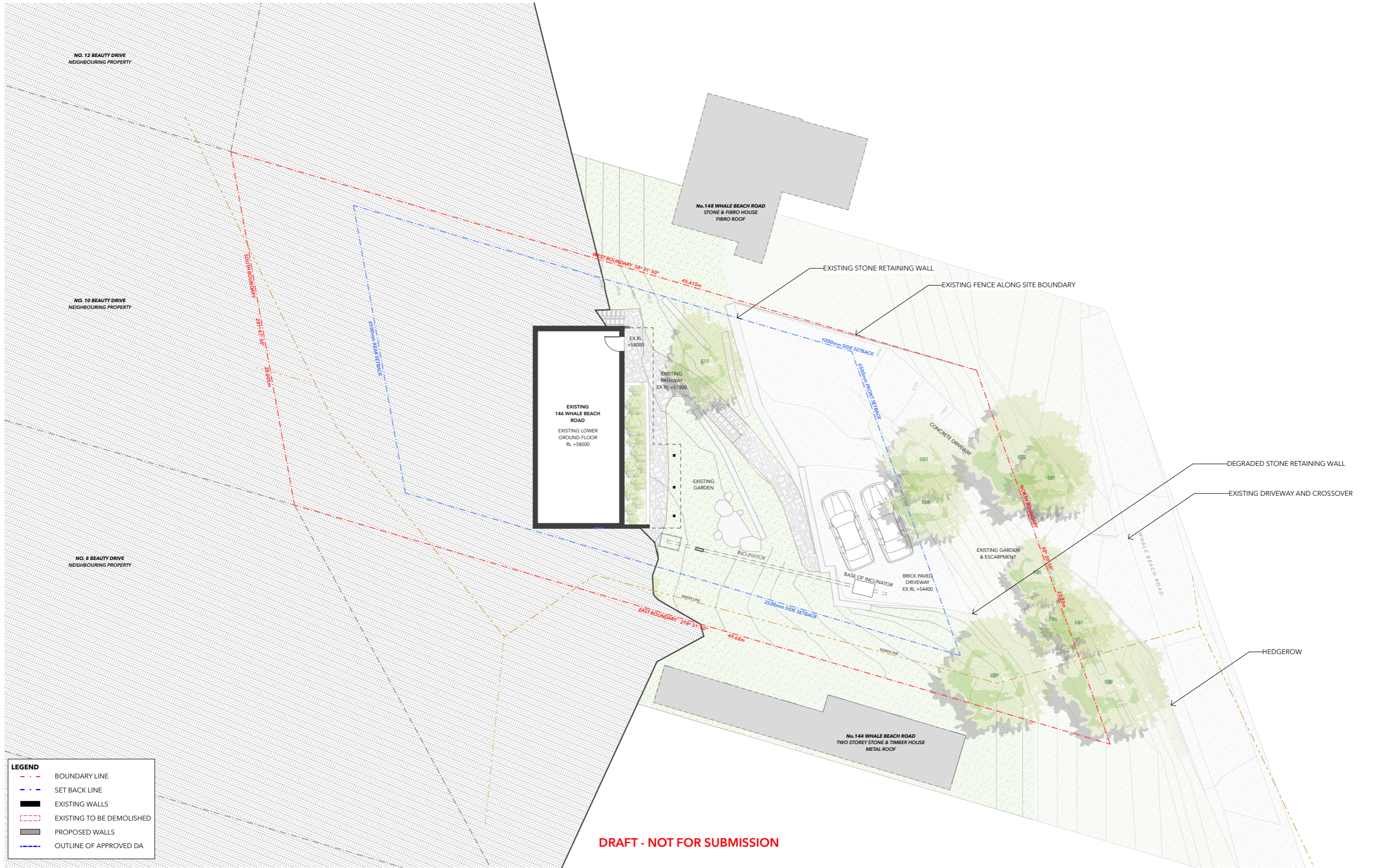
STATUS
 DEVELOPMENT APPLICATION

TRUE NORTH 

SCALE 1:200 at A3 

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DRAWING
 SITE SURVEY 1:200
 DRAWING NUMBER A.05
 ISSUE A



DRAFT - NOT FOR SUBMISSION

LEGEND	
	BOUNDARY LINE
	SET BACK LINE
	EXISTING WALLS
	EXISTING TO BE DEMOLISHED
	PROPOSED WALLS
	OUTLINE OF APPROVED DA

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PROJECT
 146 WHALE BEACH

STATUS
 DEVELOPMENT APPLICATION

TRUE NORTH

SCALE 1:200 at A3

DRAWING	DRAWING NUMBER	ISSUE
EXISTING LOWER FLOOR PLAN	A.06	A

NO. 12 BEAUTY DRIVE
NEIGHBOURING PROPERTY

NO. 10 BEAUTY DRIVE
NEIGHBOURING PROPERTY

NO. 8 BEAUTY DRIVE
NEIGHBOURING PROPERTY

No. 148 WHALE BEACH ROAD
STONE & FIBRO HOUSE
FIBRO ROOF

No. 144 WHALE BEACH ROAD
TWO STOREY STONE & TIMBER HOUSE
METAL ROOF



DRAFT - NOT FOR SUBMISSION

LEGEND	
	BOUNDARY LINE
	SET BACK LINE
	EXISTING WALLS
	EXISTING TO BE DEMOLISHED
	PROPOSED WALLS
	OUTLINE OF APPROVED DA

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TIM & FRANCK DYROFF

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146 WHALE BEACH

STATUS
DEVELOPMENT APPLICATION

TRUE NORTH

SCALE
1:200 at A3

DRAWING
EXISTING UPPER FLOOR PLAN

DRAWING NUMBER
A.07

ISSUE
A

NO. 12 BEAUTY DRIVE
NEIGHBOURING PROPERTY

NO. 10 BEAUTY DRIVE
NEIGHBOURING PROPERTY

NO. 8 BEAUTY DRIVE
NEIGHBOURING PROPERTY

No. 148 WHALE BEACH ROAD
STONE & FIBRO HOUSE
FIBRO ROOF

146 WHALE BEACH ROAD
SUBJECT SITE
BRICK DWELLING TILE ROOF

No. 144 WHALE BEACH ROAD
TWO STOREY STONE & TIMBER HOUSE
METAL ROOF

LEGEND	
	BOUNDARY LINE
	SET BACK LINE
	EXISTING WALLS
	EXISTING TO BE DEMOLISHED
	PROPOSED WALLS
	OUTLINE OF APPROVED DA

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REV	DATE	FOR
A	9/12/2024	DA

CLIENT	PROJECT	STATUS
TIM & FRANCK DYROFF	146 WHALE BEACH	DEVELOPMENT APPLICATION

TRUE NORTH

SCALE 1:200 at A3

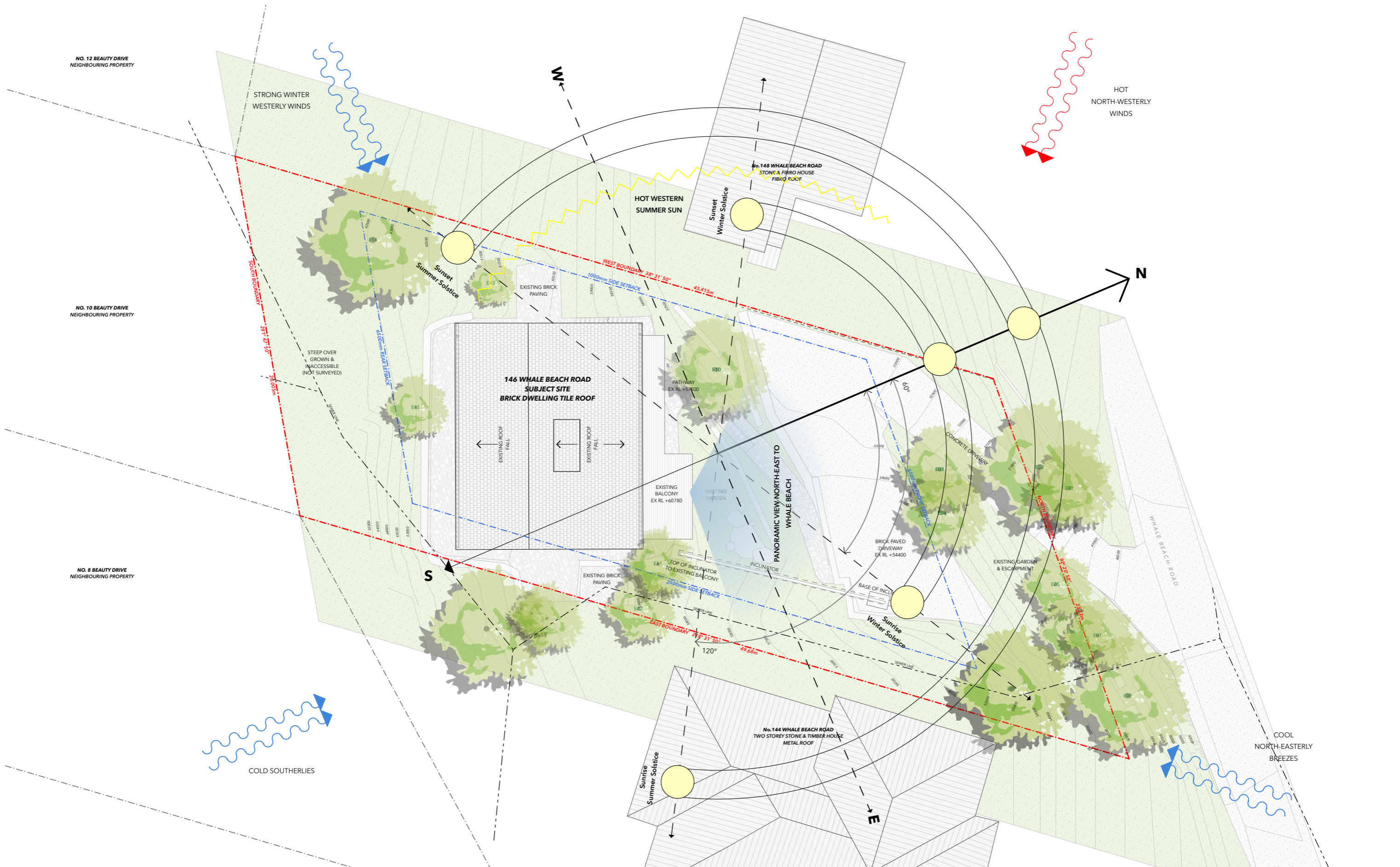
DRAWING EXISTING SITE PLAN

DRAWING NUMBER A.08

ISSUE A

DRAFT - NOT FOR SUBMISSION

EXISTING ACCESS TO SITE



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A	9/12/2024	DA

CLIENT

TIM & FRANCK DYROFF

PROJECT

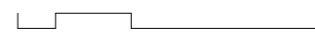
146 WHALE BEACH

STATUS

DEVELOPMENT APPLICATION

TRUE NORTH

SCALE 1:200 at A3



DRAWING

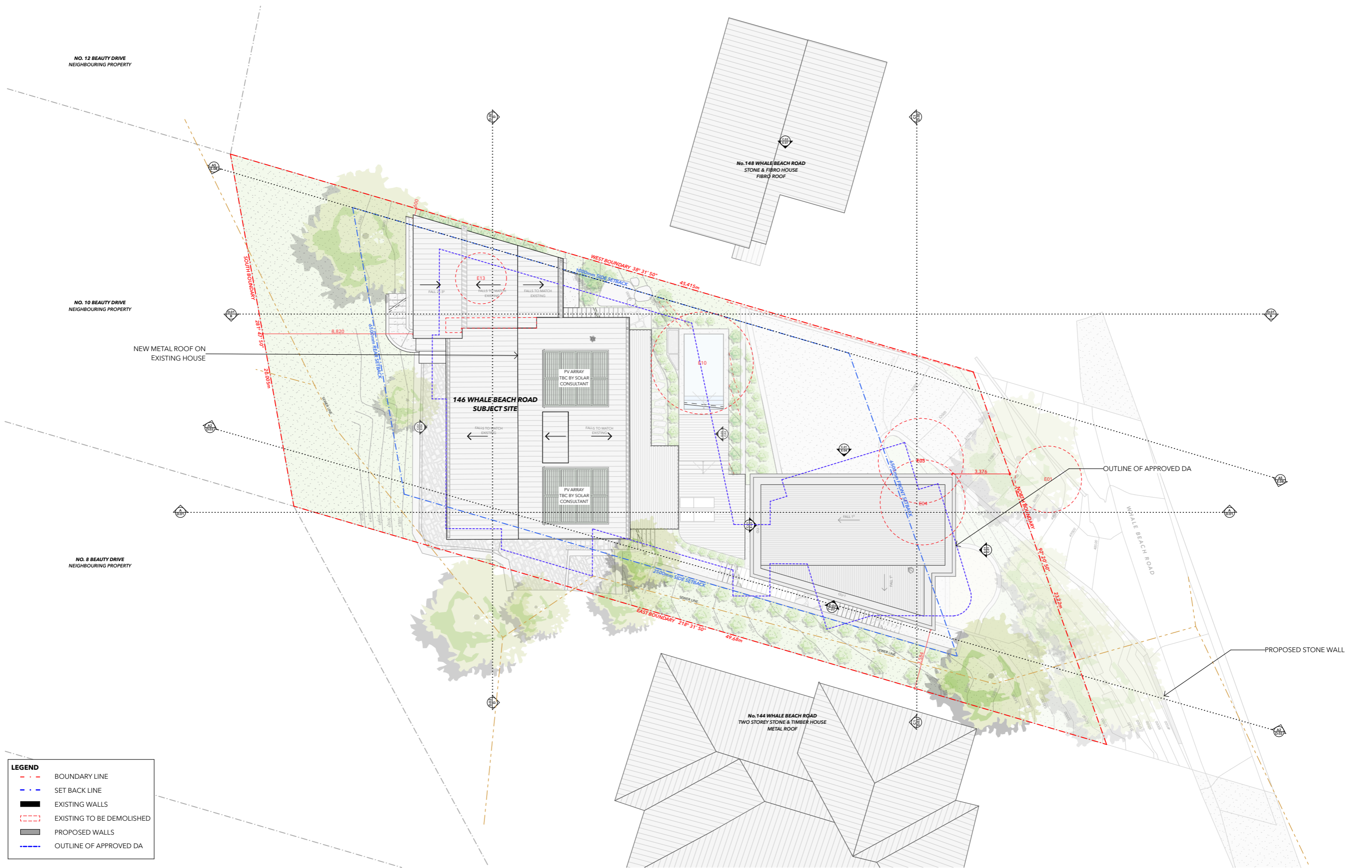
SITE ANALYSIS

DRAWING NUMBER

A.09

ISSUE

A



LEGEND	
	BOUNDARY LINE
	SET BACK LINE
	EXISTING WALLS
	EXISTING TO BE DEMOLISHED
	PROPOSED WALLS
	OUTLINE OF APPROVED DA

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CLIENT	PROJECT	STATUS
TIM & FRANCK DYROFF	146 WHALE BEACH	DEVELOPMENT APPLICATION

TRUE NORTH

SCALE 1:200 at A3

DRAWING	DRAWING NUMBER	ISSUE
PROPOSED SITE PLAN	B.01	A



NOTES:
ELEVATION AND SECTION MARKERS SHOWN ON SITE PLAN

LEGEND

	BOUNDARY LINE
	SET BACK LINE
	EXISTING WALLS
	EXISTING TO BE DEMOLISHED
	PROPOSED WALLS
	OUTLINE OF APPROVED DA
	TURNING CIRCLE CAR 1
	TURNING CIRCLE CAR 2

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TIM & FRANCK DYROFF

PROJECT
146 WHALE BEACH

STATUS
DEVELOPMENT APPLICATION

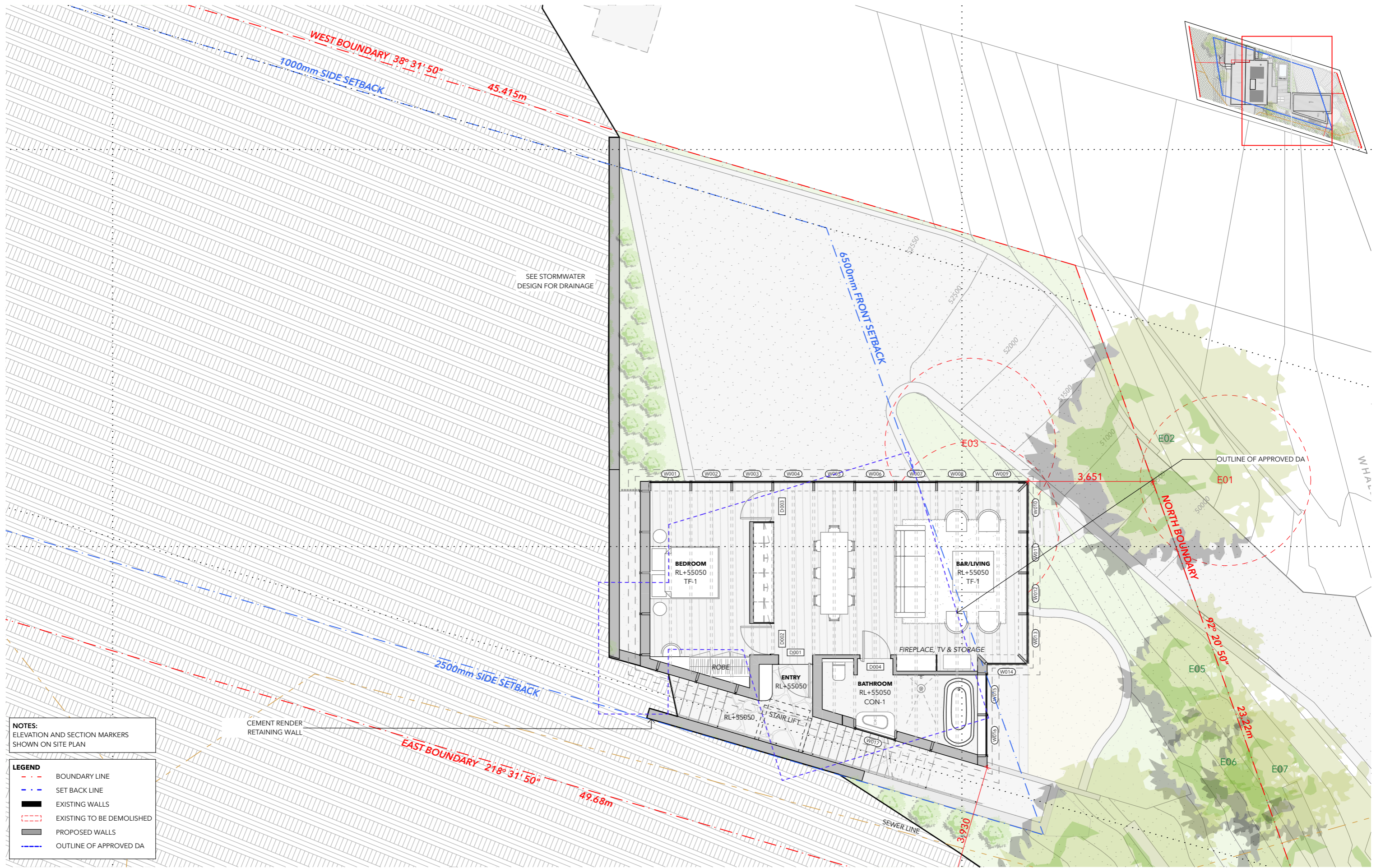
TRUE NORTH

SCALE 1:100 at A3

DRAWING
CARPORT LEVEL

DRAWING NUMBER B.02

ISSUE A



NOTES:
ELEVATION AND SECTION MARKERS SHOWN ON SITE PLAN

LEGEND	
	BOUNDARY LINE
	SET BACK LINE
	EXISTING WALLS
	EXISTING TO BE DEMOLISHED
	PROPOSED WALLS
	OUTLINE OF APPROVED DA

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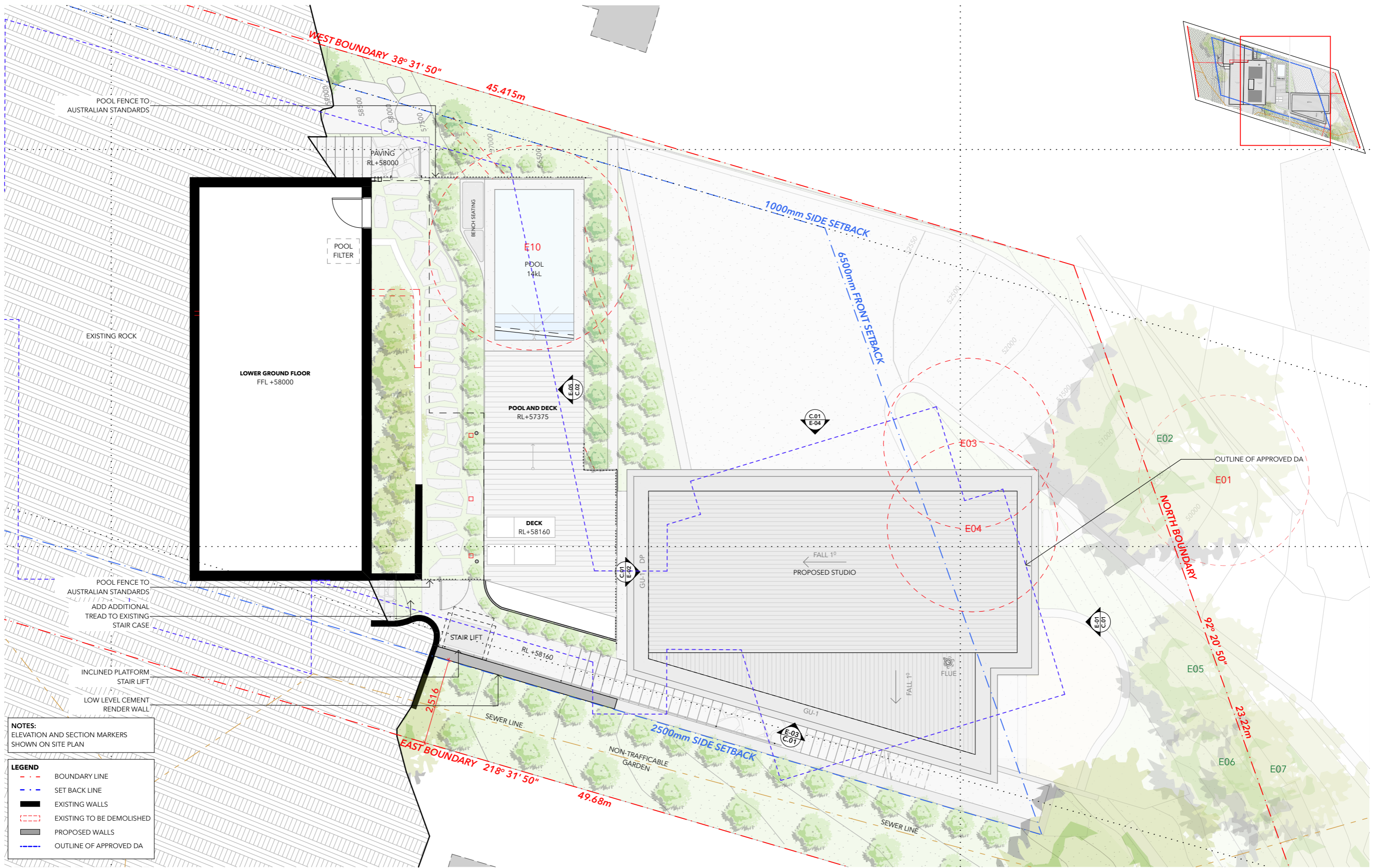
REV	DATE	FOR
A	9/12/2024	DA

CLIENT	PROJECT	STATUS
TIM & FRANCK DYROFF	146 WHALE BEACH	DEVELOPMENT APPLICATION

TRUE NORTH

SCALE 1:100 at A3

DRAWING	DRAWING NUMBER	ISSUE
STUDIO LEVEL	B.03	A



NOTES:
ELEVATION AND SECTION MARKERS SHOWN ON SITE PLAN

LEGEND	
	BOUNDARY LINE
	SET BACK LINE
	EXISTING WALLS
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	PROPOSED WALLS
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REV	DATE	FOR
A	9/12/2024	DA

CLIENT

PROJECT

STATUS

TRUE NORTH

DRAWING

TIM & FRANCK DYROFF

146 WHALE BEACH

DEVELOPMENT APPLICATION

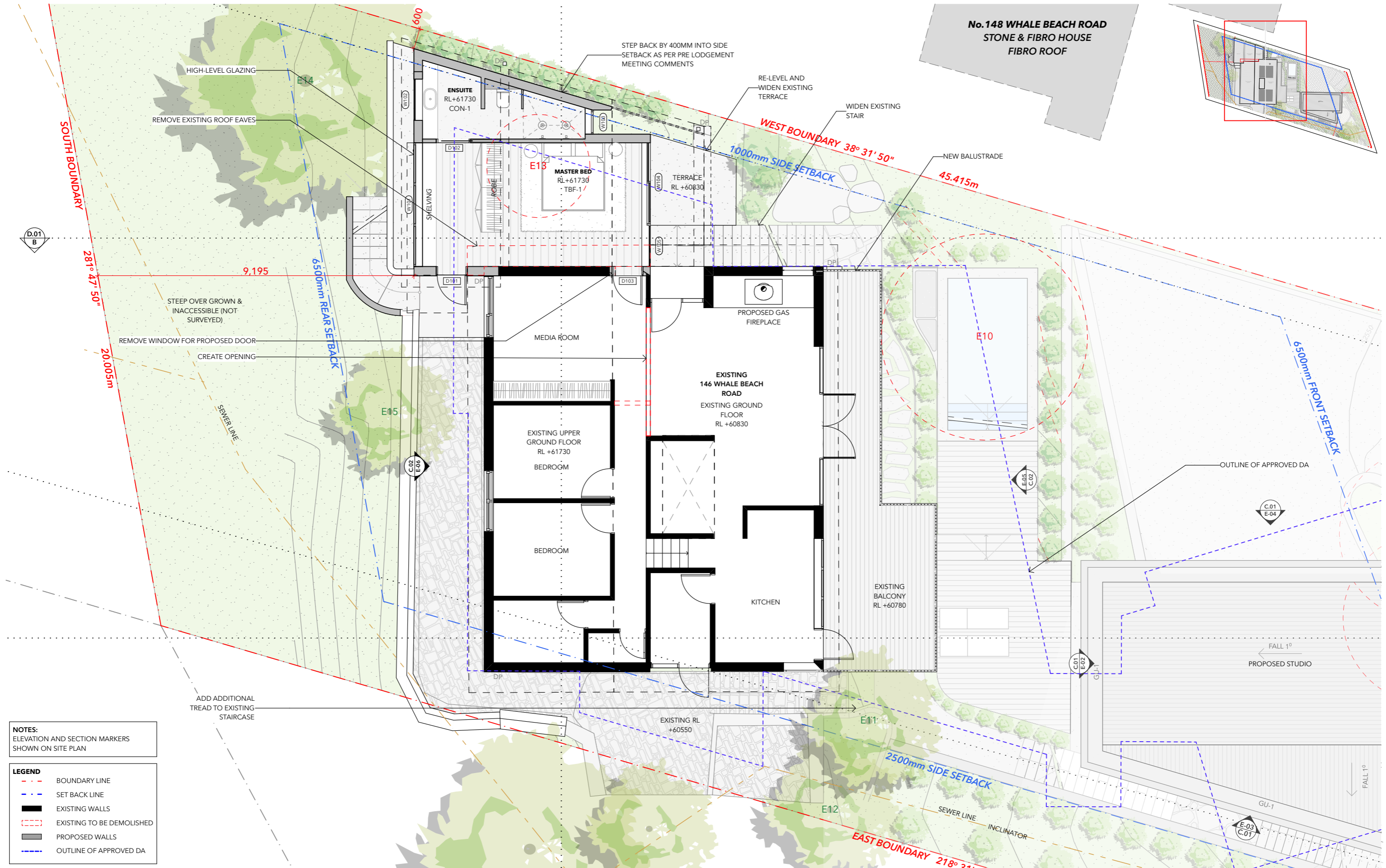
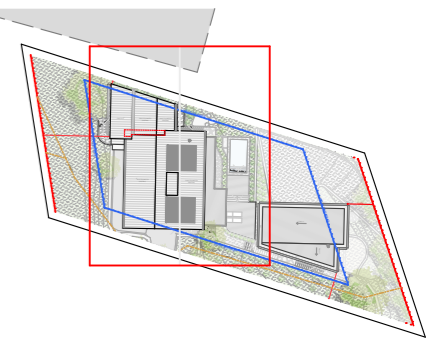
SCALE 1:100 at A3

LOWER GROUND LEVEL

DRAWING NUMBER B.04

ISSUE A

**No. 148 WHALE BEACH ROAD
STONE & FIBRO HOUSE
FIBRO ROOF**



NOTES:
ELEVATION AND SECTION MARKERS SHOWN ON SITE PLAN

LEGEND

	BOUNDARY LINE
	SET BACK LINE
	EXISTING WALLS
	EXISTING TO BE DEMOLISHED
	PROPOSED WALLS
	OUTLINE OF APPROVED DA

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A	9/12/2024	DA

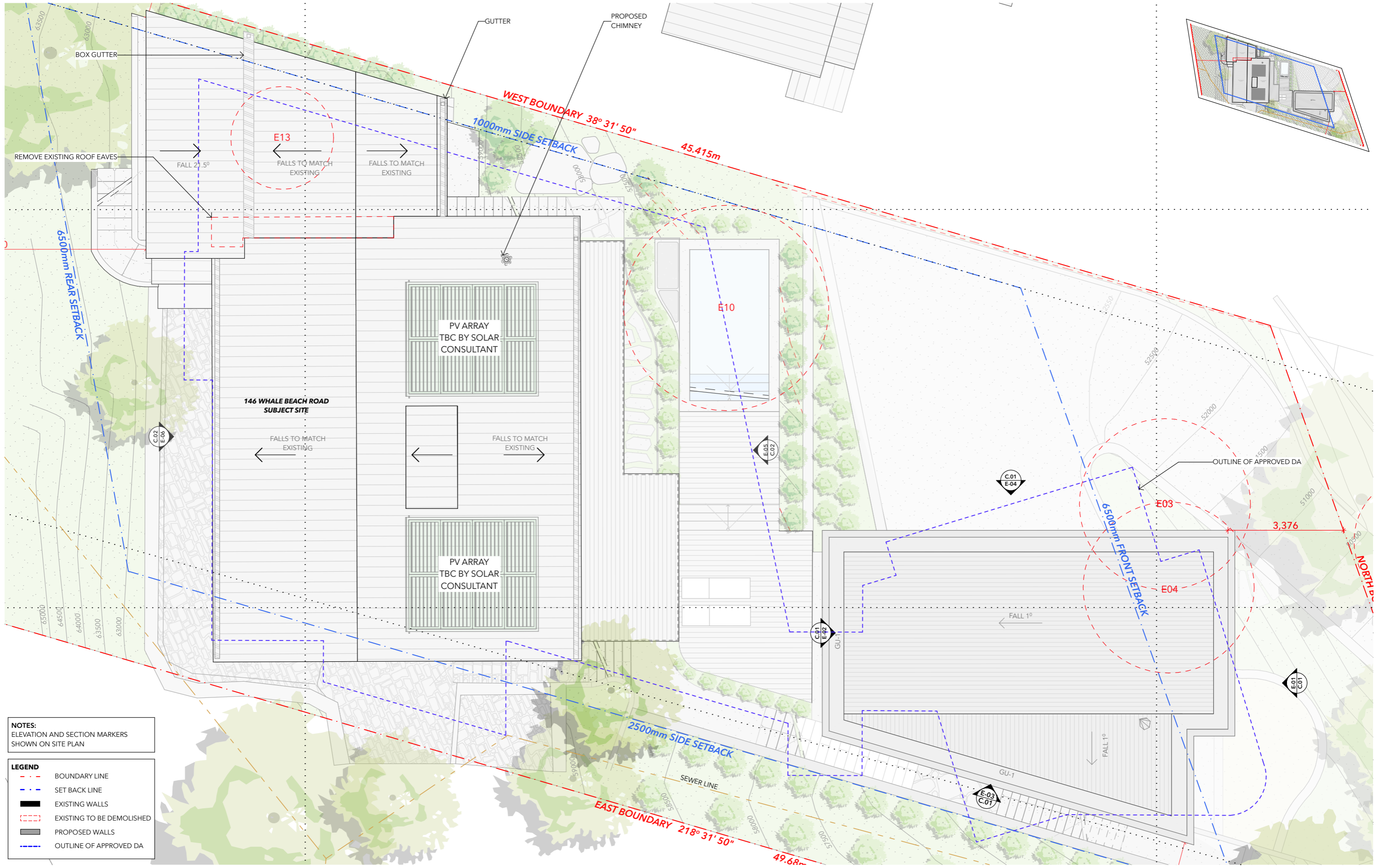
CLIENT
TIM & FRANCK DYROFF

PROJECT
146 WHALE BEACH

STATUS
DEVELOPMENT APPLICATION

TRUE NORTH

DRAWING
GROUND LEVEL
DRAWING NUMBER
B.05
ISSUE
A



NOTES:
ELEVATION AND SECTION MARKERS SHOWN ON SITE PLAN

LEGEND	
	BOUNDARY LINE
	SET BACK LINE
	EXISTING WALLS
	EXISTING TO BE DEMOLISHED
	PROPOSED WALLS
	OUTLINE OF APPROVED DA

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REV	DATE	FOR
A	9/12/2024	DA

CLIENT
TIM & FRANCK DYROFF

PROJECT
146 WHALE BEACH

STATUS
DEVELOPMENT APPLICATION

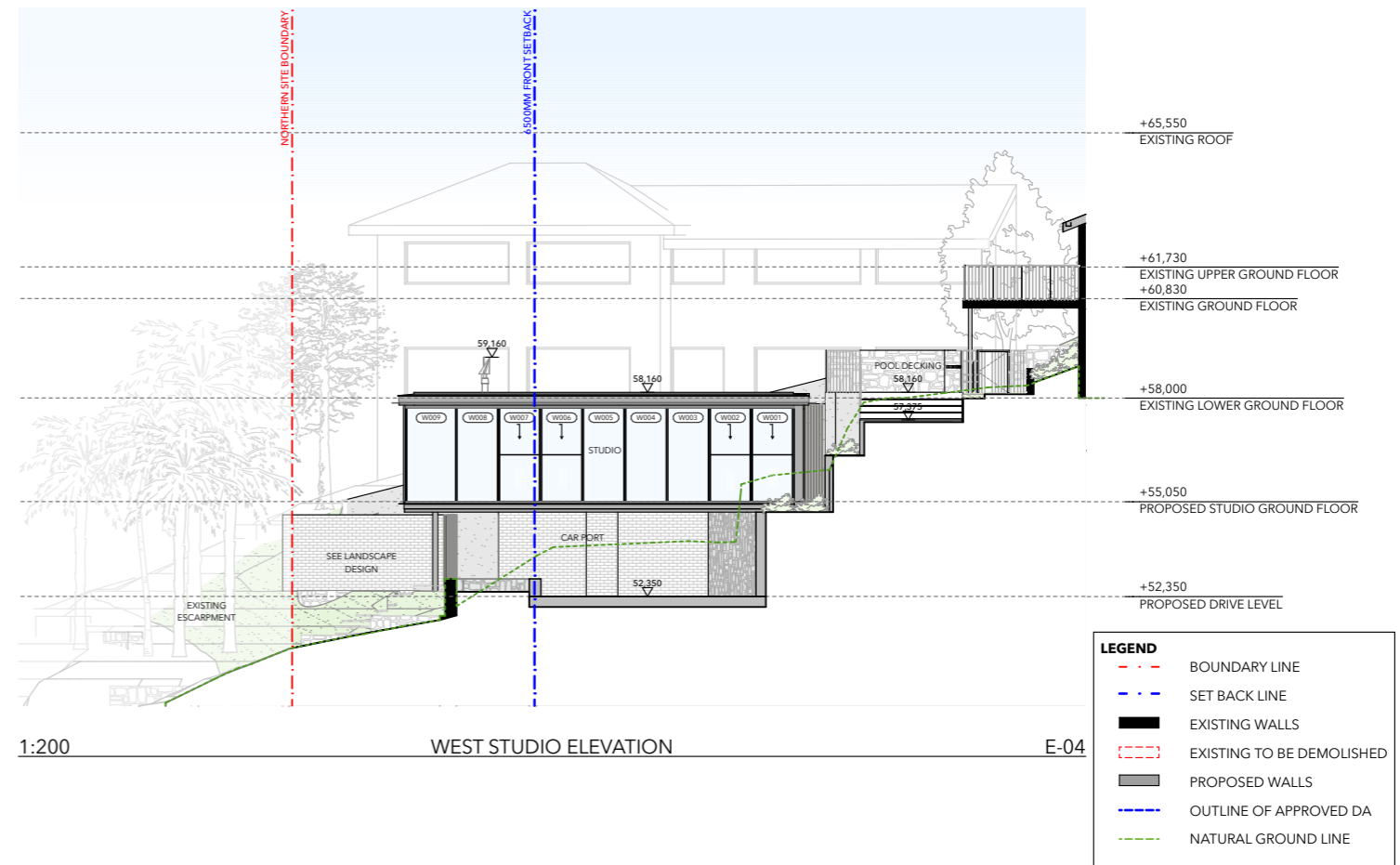
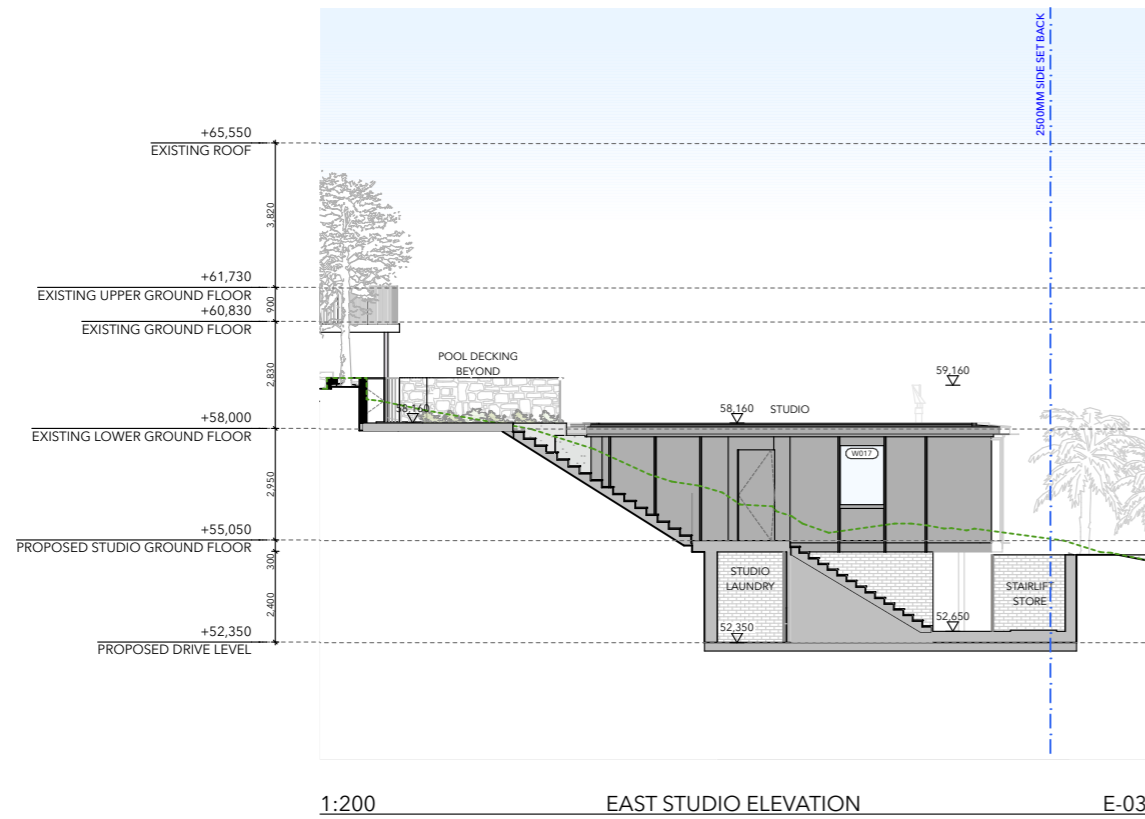
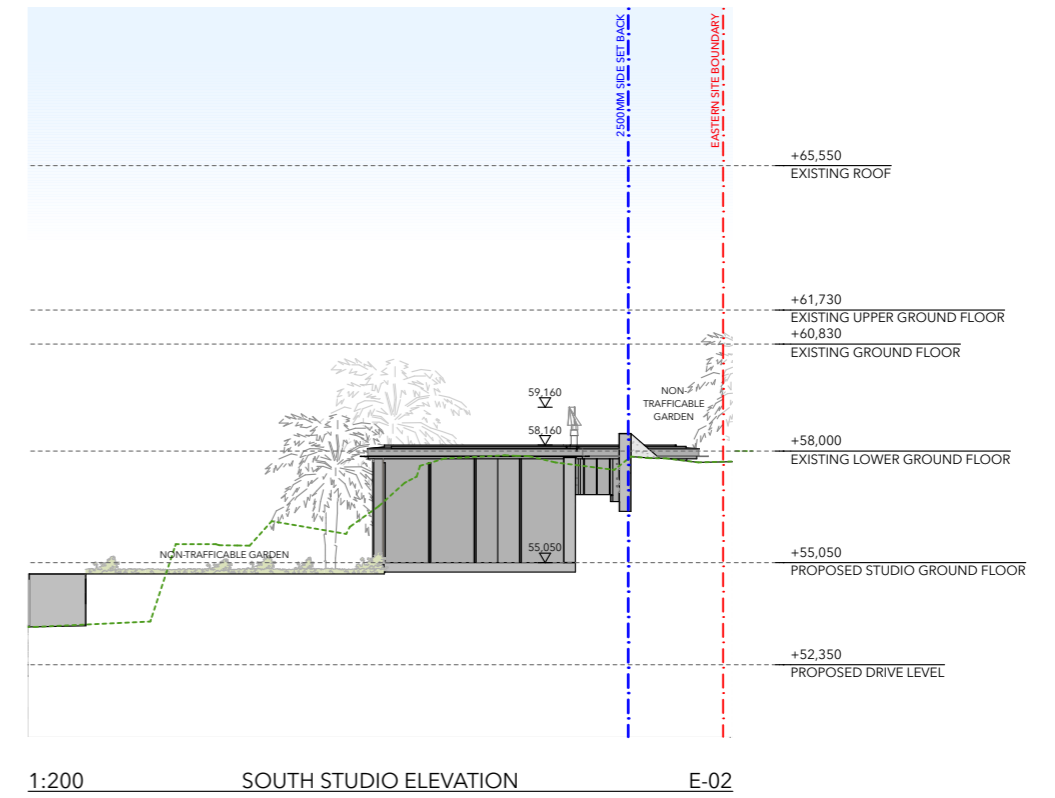
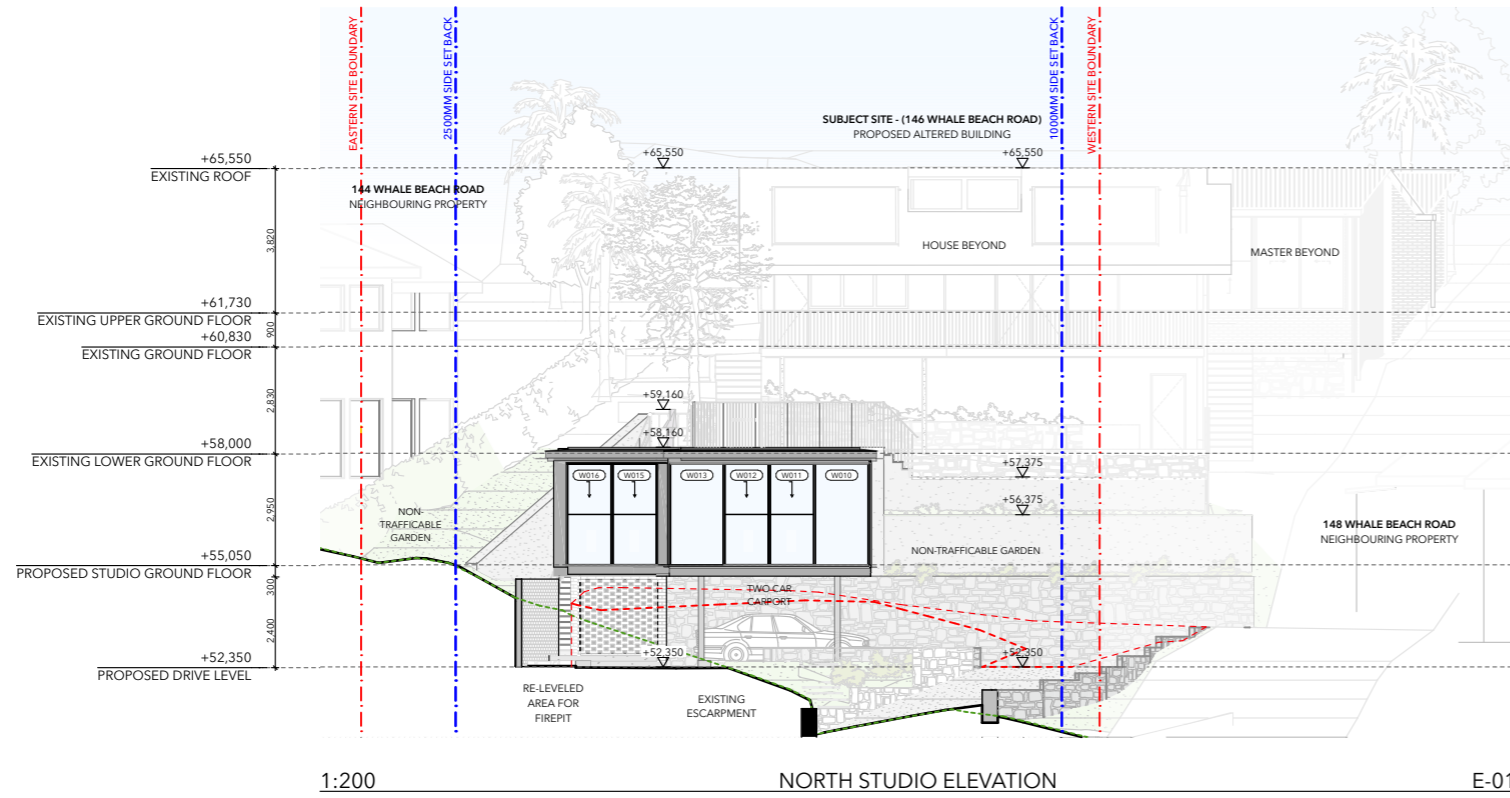
TRUE NORTH

SCALE
1:100 at A3

DRAWING
PROPOSED ROOF PLAN

DRAWING NUMBER
B.06

ISSUE
A



LEGEND	
	BOUNDARY LINE
	SET BACK LINE
	EXISTING WALLS
	EXISTING TO BE DEMOLISHED
	PROPOSED WALLS
	OUTLINE OF APPROVED DA
	NATURAL GROUND LINE

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A	9/12/2024	DA

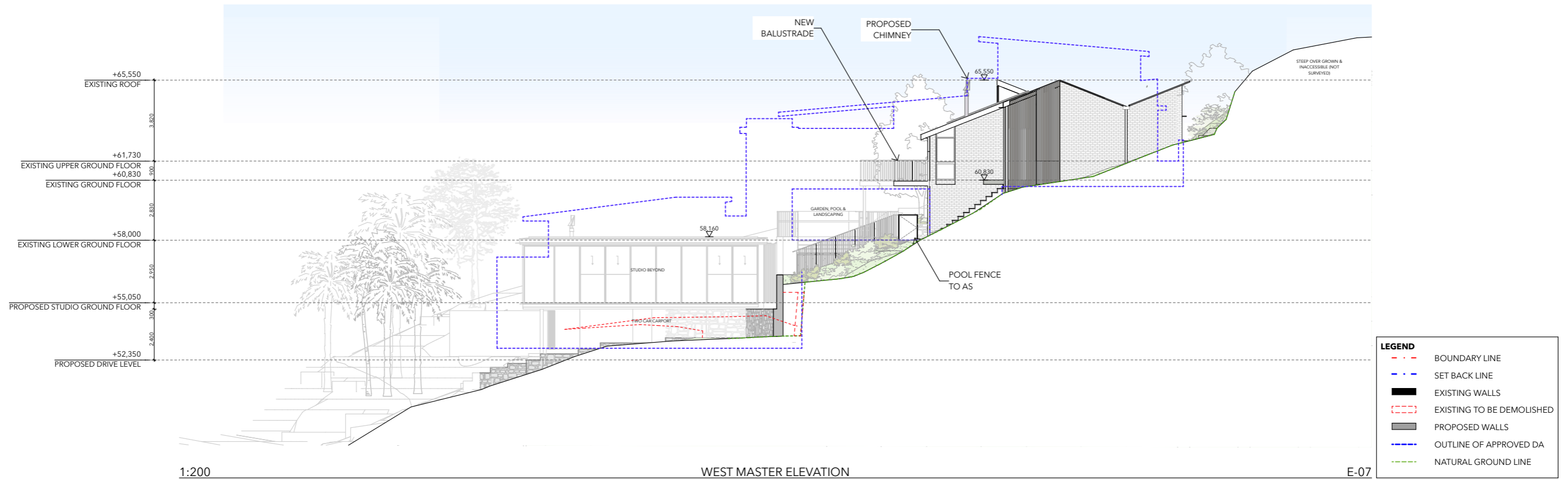
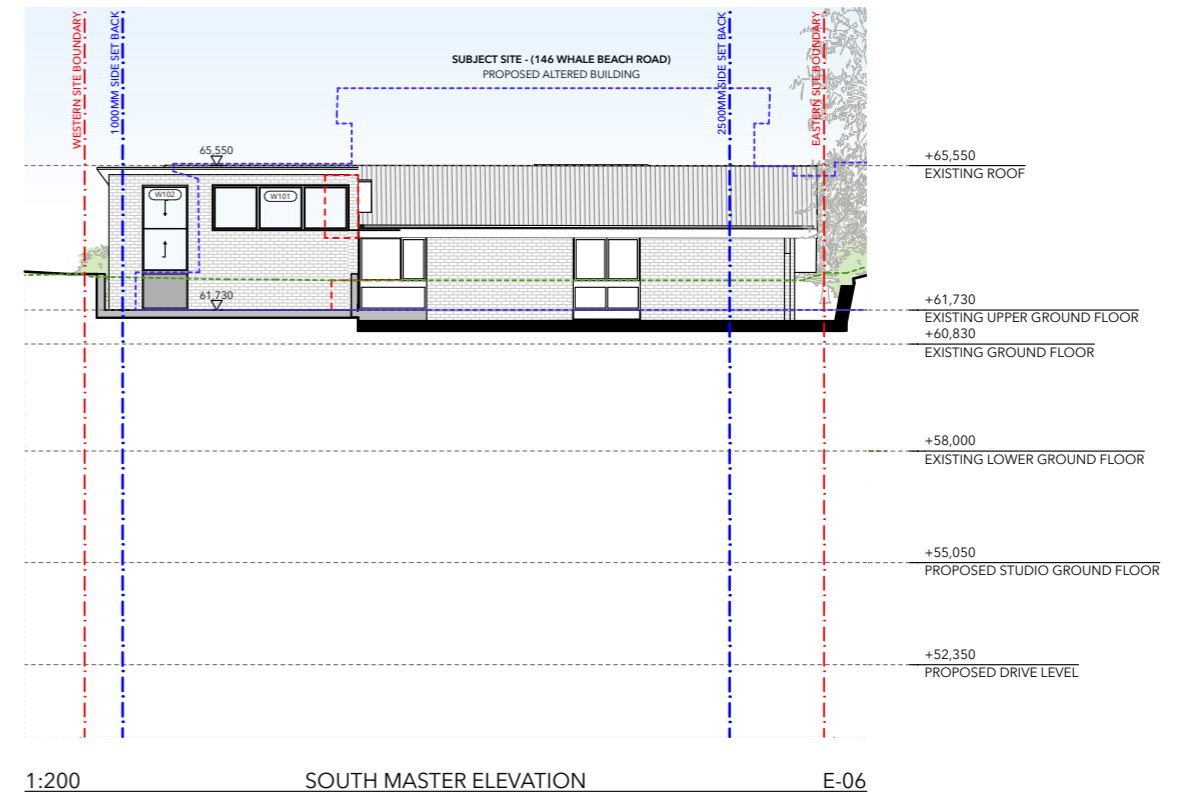
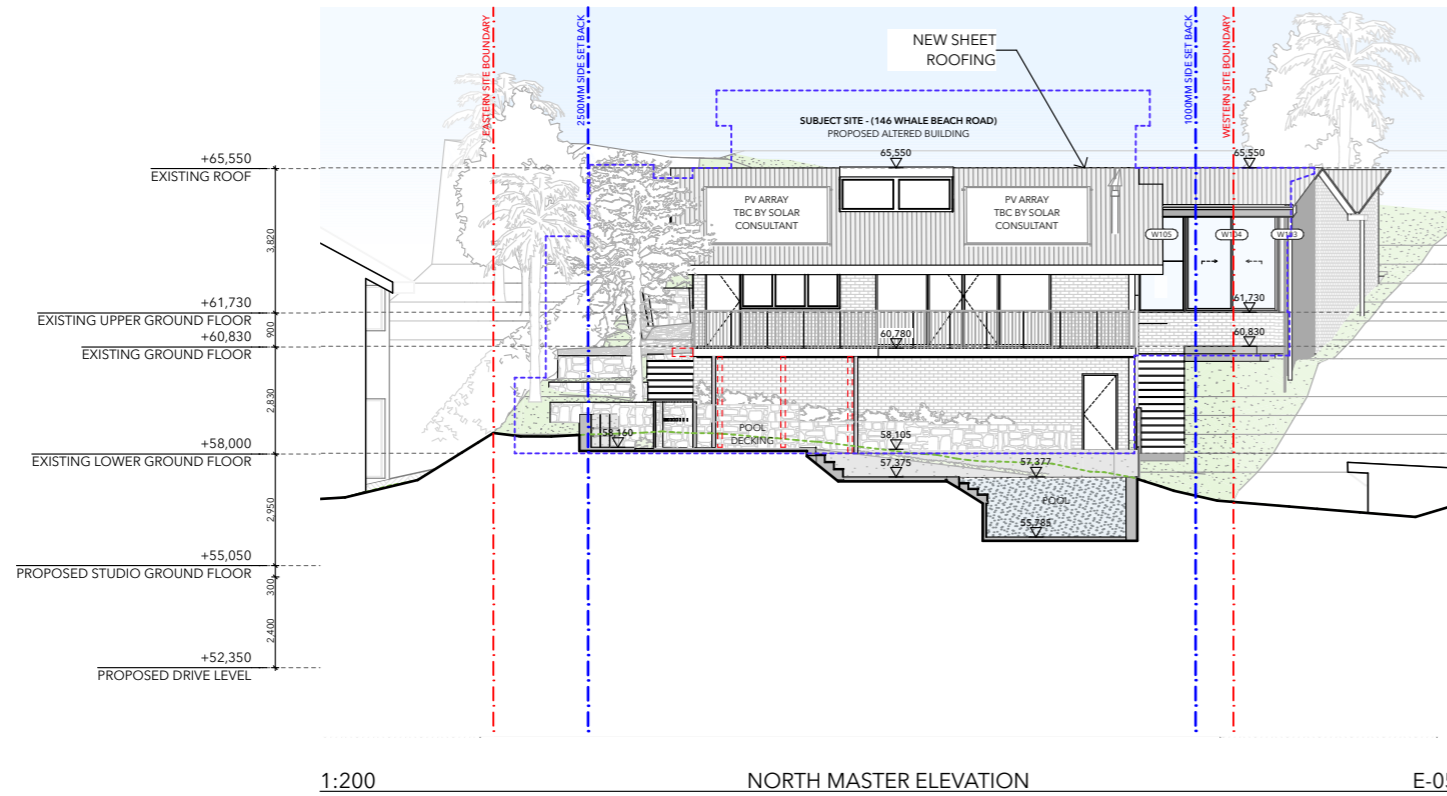
CLIENT
TIM & FRANCK DYROFF

PROJECT
146 WHALE BEACH

STATUS
DEVELOPMENT APPLICATION

SCALE
1:200 at A3

DRAWING
STUDIO ELEVATIONS
DRAWING NUMBER
C.01
ISSUE
A



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REV	DATE	FOR
A	9/12/2024	DA

CLIENT
TIM & FRANCK DYROFF

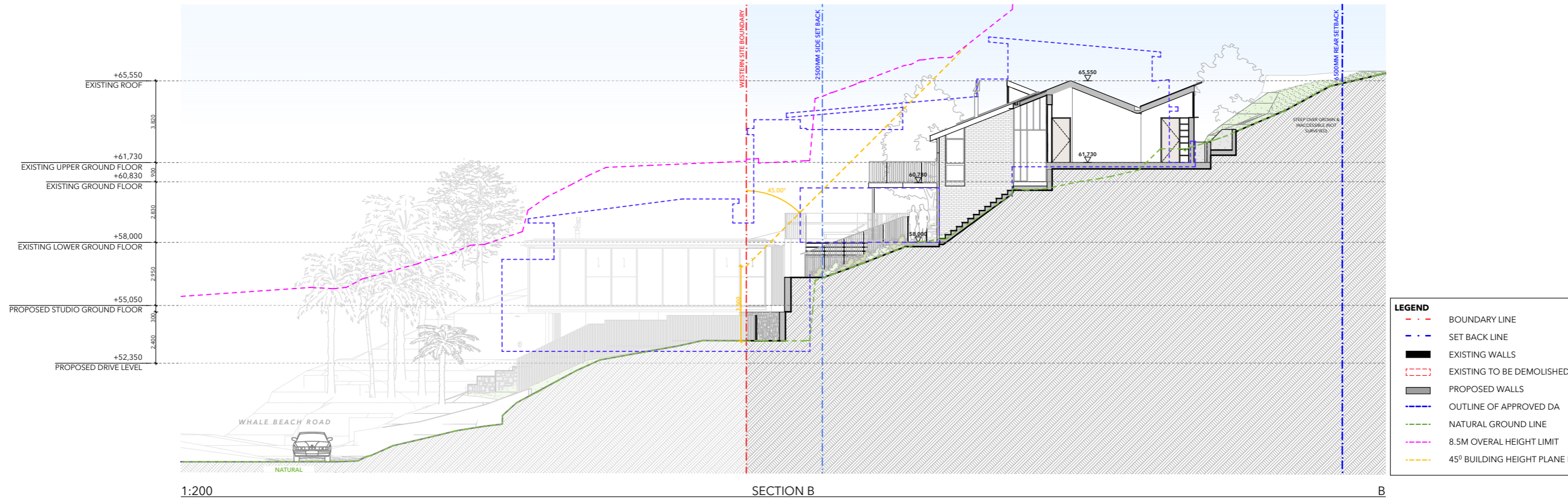
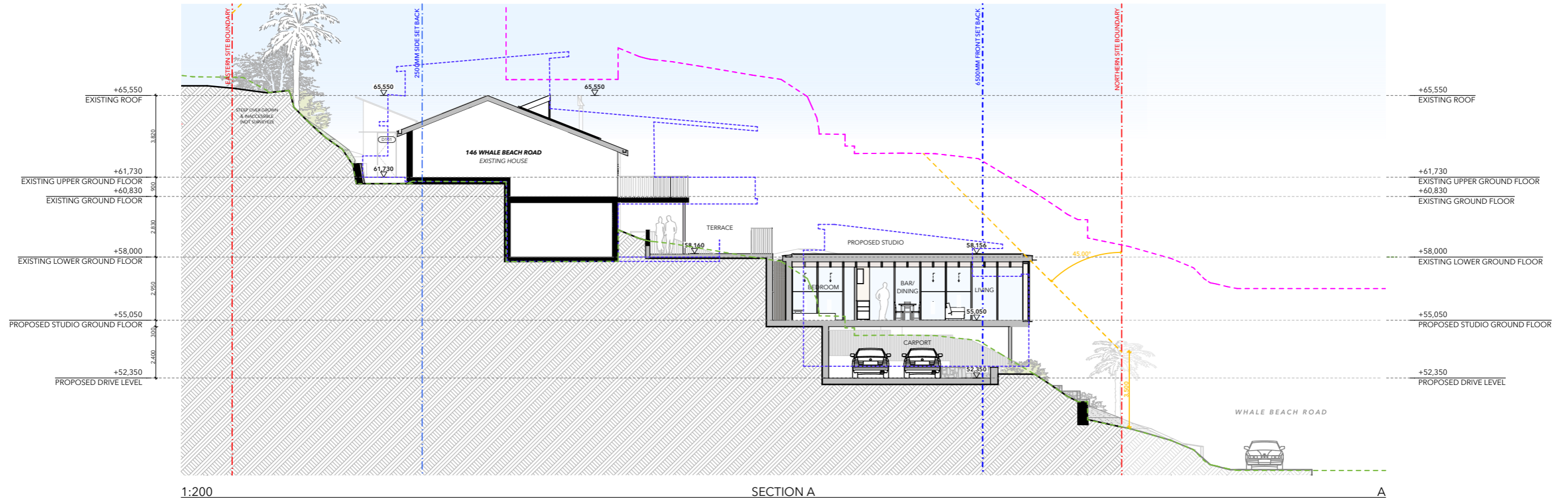
PROJECT
146 WHALE BEACH

STATUS
DEVELOPMENT APPLICATION

SCALE
1:200 at A3

s211005_Dryoff_Whale_Beach_DA.pln_9/12/2024_12:06 PM

DRAWING
MASTER BEDROOM ELEVATIONS
DRAWING NUMBER
C.02
ISSUE
A



LEGEND

- - - BOUNDARY LINE
- - - SET BACK LINE
- EXISTING WALLS
- EXISTING TO BE DEMOLISHED
- PROPOSED WALLS
- - - OUTLINE OF APPROVED DA
- - - NATURAL GROUND LINE
- - - 8.5M OVERALL HEIGHT LIMIT
- - - 45° BUILDING HEIGHT PLANE ENVELOPE

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REV	DATE	FOR
A	9/12/2024	DA

CLIENT
TIM & FRANCK DYROFF

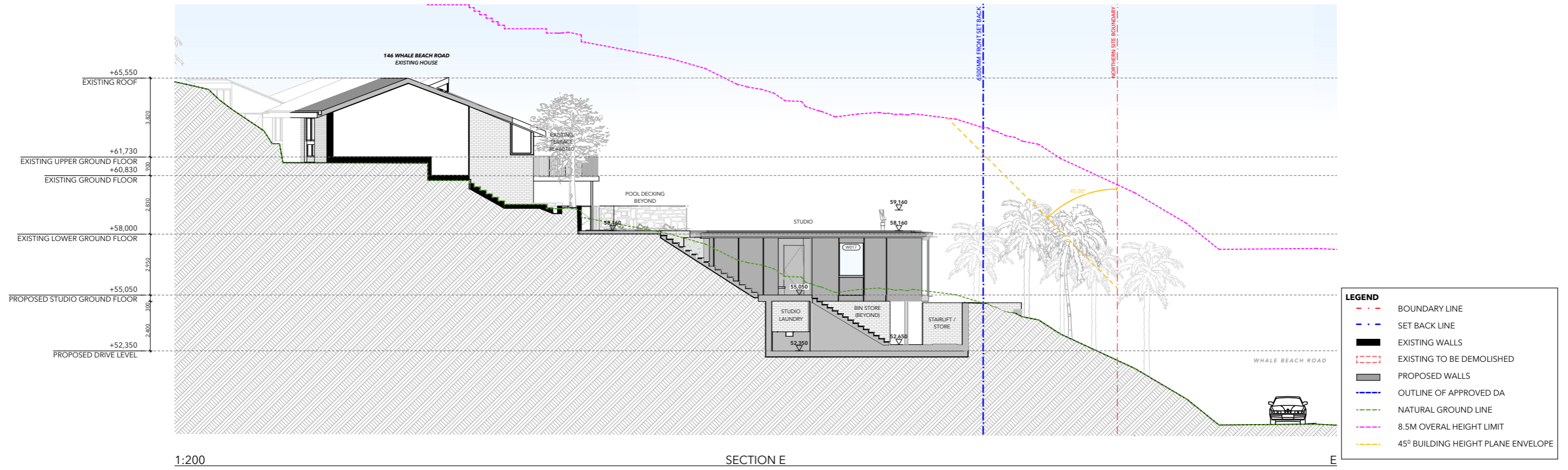
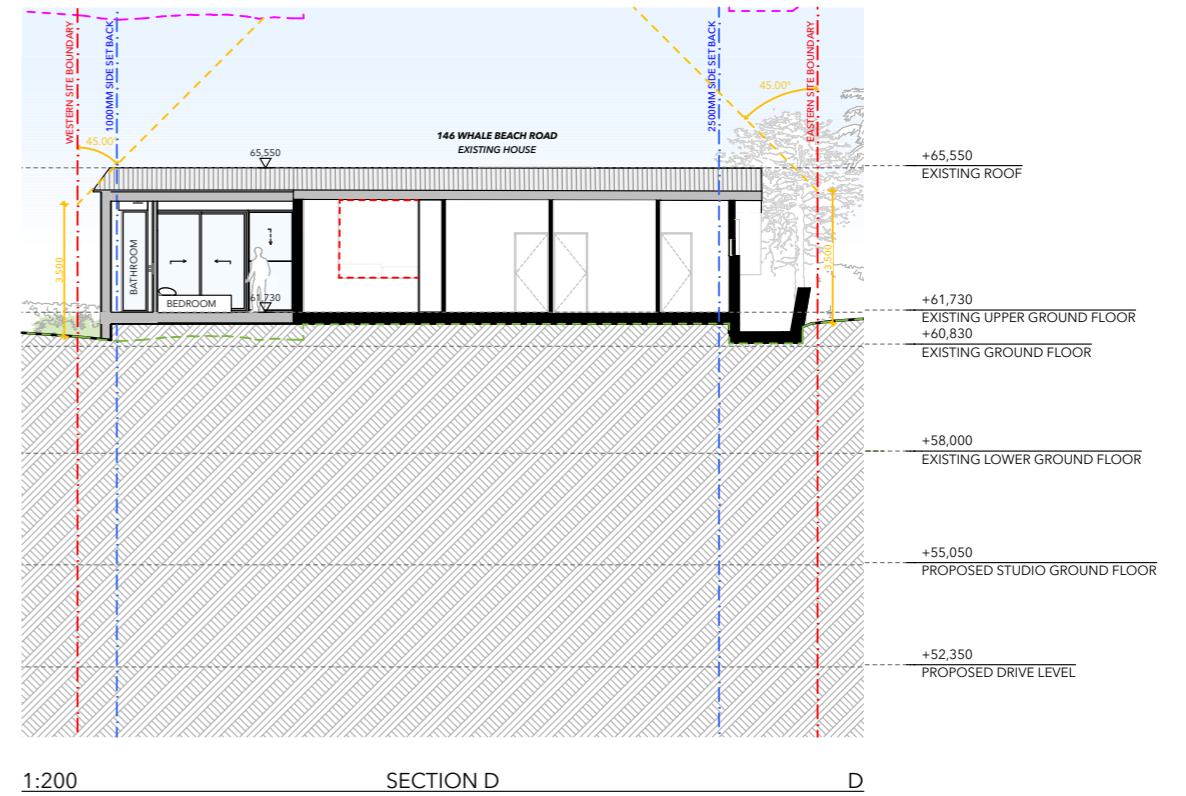
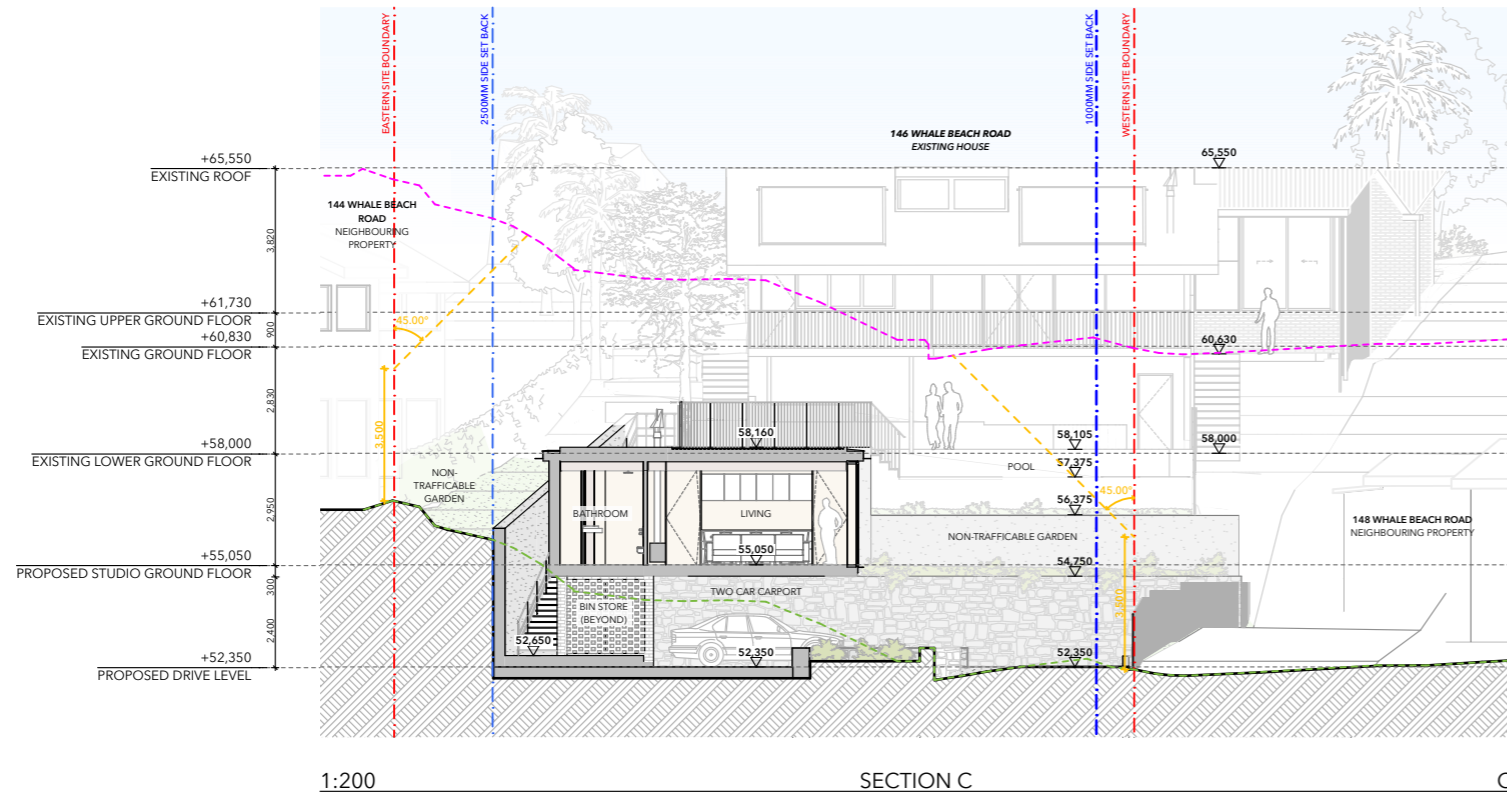
PROJECT
146 WHALE BEACH

STATUS
DEVELOPMENT APPLICATION

SCALE
1:200 at A3

s211005_Dryoff_Whale_Beach_DA_pln_9/12/2024_12:06PM

DRAWING	DRAWING NUMBER	ISSUE
SITE SECTIONS	D.01	A



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REV	DATE	FOR
A	9/12/2024	DA

CLIENT
TIM & FRANCK DYROFF

PROJECT
146 WHALE BEACH

STATUS
DEVELOPMENT APPLICATION

SCALE
1:200 at A3

s211005_Dryoff_Whale_Beach_DA_pln_9/12/2024_12:06 PM

DRAWING
SECTIONS
DRAWING NUMBER
D.02
ISSUE
A

MATERIAL FINISHES

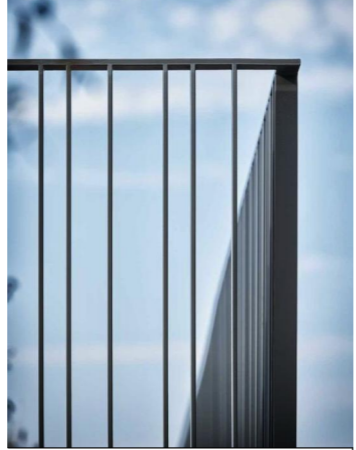
STUDIO



DARK TIMBER CLADDING TO MATCH EXISTING TC



STEEL POSTS ST



DARK METAL BALUSTRADE BAL

ROOF



METAL ROOF MR



METAL GUTTERS AND DOWNPIPES GU DP-1

MAIN HOUSE



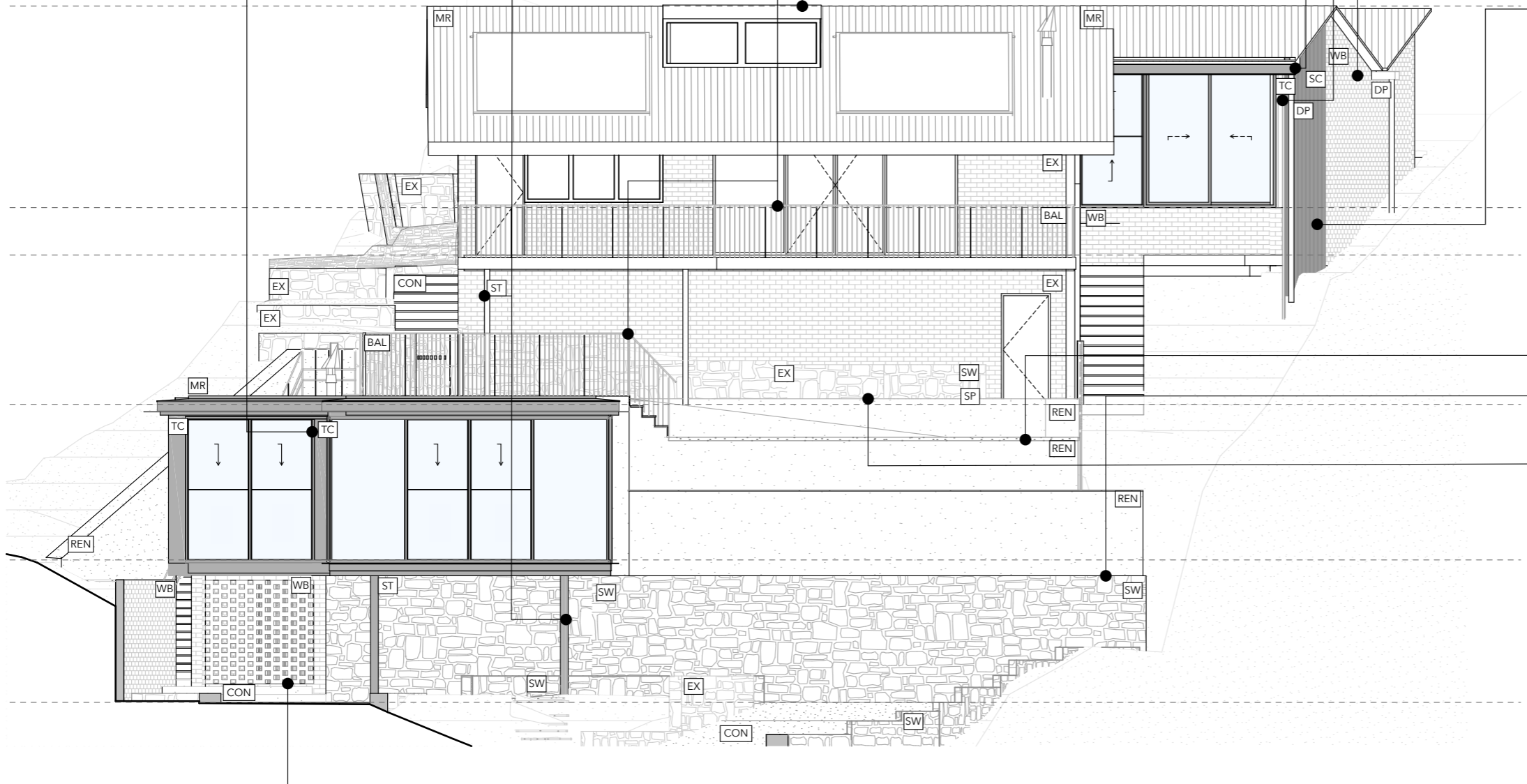
DARK TIMBER CLADDING TO MATCH EXISTING TC



WHITE PAINTED BRICK WB



DARK TIMBER SCREENING SC



GARDEN



RENDERED GARDEN WALLS REN



STONE GARDEN WALLS SW

FLOORING



STONE PAVING PAV



BURNISHED CONCRETE AND TIMBER DECKING CON TD

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REV	DATE	FOR
A	9/12/2024	DA

CLIENT
TIM & FRANCK DYROFF

PROJECT
146 WHALE BEACH

STATUS
DEVELOPMENT APPLICATION

SCALE
at A3

s211005_Dryoff_Whale_Beach_DA_pln_9/12/2024_12:06PM

DRAWING
MATERIAL FINISHES SCHEDULE
DRAWING NUMBER **E.01**
ISSUE **A**

DOOR SCHEDULE				
ELEVATION VIEW				
	D001	D002	D003	D004
LOCATION	ENTRY	BEDROOM	BEDROOM	BAR/LIVING
STOREY	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL
HEIGHT	2,400	2,485	2,485	2,400
WIDTH	1,000	900	900	900
OPENING SURFACE AREA	2.40	2.24	2.24	2.16
FINISH	COLORBOND MONUMENT (MATT)	CLEAR OIL (TBC)	CLEAR OIL (TBC)	CLEAR OIL (TBC)
FRAME TYPE	ALUMINIUM JOINERY	TIMBER JOINERY	TIMBER JOINERY	TIMBER JOINERY
GLAZING	N/A	N/A	N/A	N/A
OPERATION TYPE	PIVOT DOOR	PIVOT DOOR	PIVOT DOOR	PIVOT DOOR
LOCK & LATCH TYPE	TBC	N/A	N/A	TBC
SECURITY / FLYSCREENS	TBC	N/A	N/A	N/A

DOOR SCHEDULE				
ELEVATION VIEW				
	D101	D102	D103	D104
LOCATION	MASTER BED	MASTER BED	MASTER BED	MASTER BED
STOREY	GROUND LEVEL	GROUND LEVEL	GROUND LEVEL	GROUND LEVEL
HEIGHT	2,100	2,100	2,100	2,100
WIDTH	900	1,000	900	981
OPENING SURFACE AREA	1.89	2.10	1.89	2.06
FINISH	CLEAR OIL (TBC)	CLEAR OIL (TBC)	CLEAR OIL (TBC)	CLEAR OIL (TBC)
FRAME TYPE	TIMBER (TBC)	TIMBER (TBC)	TIMBER (TBC)	TIMBER (TBC)
GLAZING	N/A	N/A	N/A	N/A
OPERATION TYPE	SIDE HINGE	SLIDING POCKET DOOR	SIDE HINGE	SIDE HINGE
LOCK & LATCH TYPE	TBC	TBC	TBC	TBC
SECURITY / FLYSCREENS	N/A	N/A	N/A	N/A

REV	DATE	FOR
A	9/12/2024	DA

CLIENT
TIM & FRANCK DYROFF

PROJECT
146 WHALE BEACH

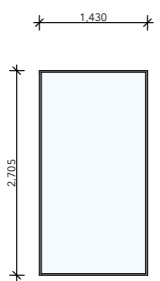
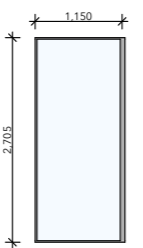
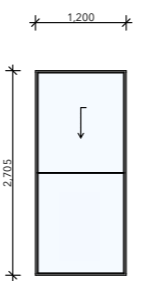
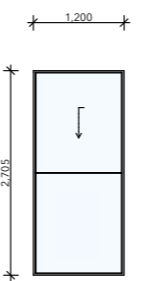
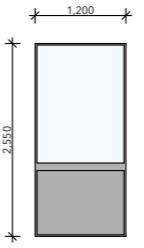
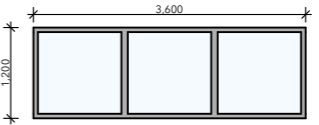
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DEVELOPMENT APPLICATION

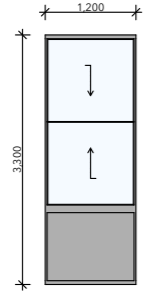
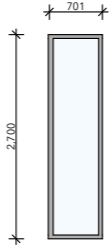
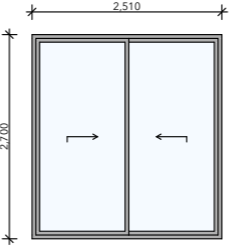
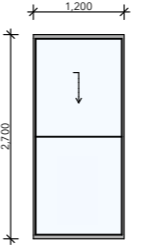
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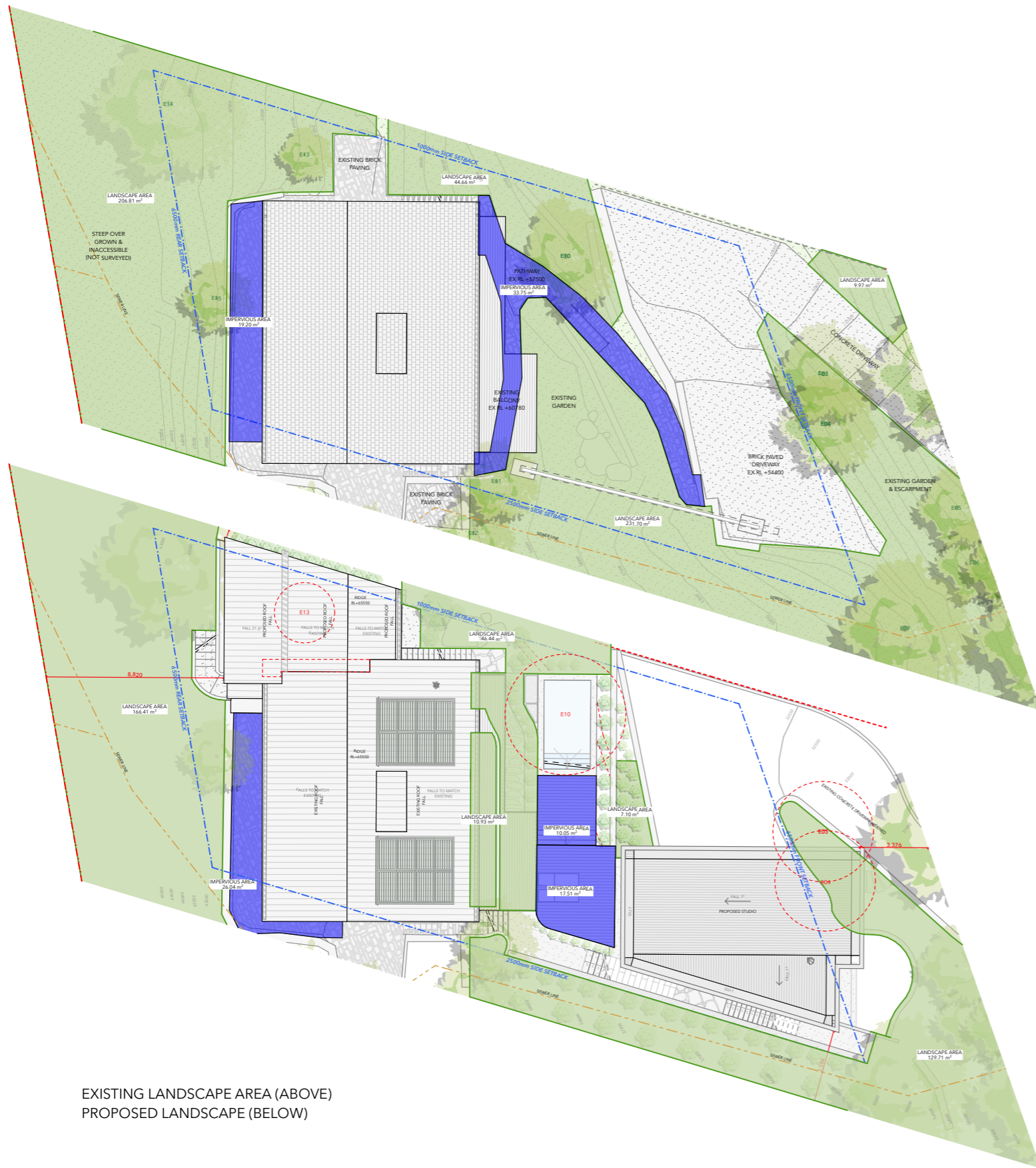
DRAWING
DOOR SCHEDULE
DRAWING NUMBER
E.02
ISSUE
A

WINDOW SCHEDULE						
ELEVATION VIEW						
WINDOW ID	W001	W002	W003	W004	W005	W006
LOCATION	BEDROOM	BEDROOM	BEDROOM	BEDROOM	BAR/LIVING	BAR/LIVING
STOREY	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL
HEIGHT	2,705	2,705	2,705	2,705	2,705	2,705
WIDTH	1,200	1,200	1,200	1,200	1,200	1,200
OPENING SURFACE AREA	3.25	3.25	3.25	3.25	3.25	3.25
FRAME FINISH	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)
FRAME TYPE	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)
GLAZING	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR
OPERATION TYPE	ANEETA 2 PANE SASHLESS FIXED BOTTOM PANEL	ANEETA 2 PANE SASHLESS FIXED BOTTOM PANEL	FIXED GLASS PANEL	FIXED GLASS PANEL	FIXED GLASS PANEL	ANEETA 2 PANE SASHLESS FIXED BOTTOM PANEL
LOCK & LATCH TYPE	TBC	TBC	N/A	N/A	N/A	TBC
SECURITY / FLYSCREENS	TBC	TBC	N/A	N/A	N/A	TBC
NOTES / COMMENTS						

WINDOW SCHEDULE						
ELEVATION VIEW						
WINDOW ID	W007	W008	W009	W010	W011	W012
LOCATION	BAR/LIVING	BAR/LIVING	BAR/LIVING	BAR/LIVING	BAR/LIVING	BAR/LIVING
STOREY	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL
HEIGHT	2,705	2,705	2,705	2,705	2,705	2,705
WIDTH	1,200	1,200	1,430	1,430	1,200	1,200
OPENING SURFACE AREA	3.25	3.25	3.87	3.87	3.25	3.25
FRAME FINISH	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)
FRAME TYPE	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)
GLAZING	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR
OPERATION TYPE	ANEETA 2 PANE SASHLESS FIXED BOTTOM PANEL	FIXED GLASS PANEL	FIXED GLASS PANEL	FIXED GLASS PANEL	ANEETA 2 PANE SASHLESS FIXED BOTTOM PANEL	ANEETA 2 PANE SASHLESS FIXED BOTTOM PANEL
LOCK & LATCH TYPE	TBC	N/A	N/A	N/A	TBC	TBC
SECURITY / FLYSCREENS	TBC	N/A	N/A	N/A	TBC	TBC
NOTES / COMMENTS						

WINDOW SCHEDULE						
ELEVATION VIEW						
WINDOW ID	W013	W014	W015	W016	W017	W101
LOCATION	BAR/LIVING	BAR/LIVING	BATHROOM	BATHROOM	BATHROOM	MASTER BED
STOREY	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL	STUDIO LEVEL	GROUND LEVEL
HEIGHT	2,705	2,705	2,705	2,705	2,550	1,200
WIDTH	1,430	1,150	1,200	1,200	1,200	3,600
OPENING SURFACE AREA	3.87	3.11	3.25	3.25	3.06	4.32
FRAME FINISH	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)
FRAME TYPE	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)
GLAZING	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR
OPERATION TYPE	FIXED GLASS PANEL	FIXED GLASS PANEL	ANEETA 2 PANE SASHLESS FIXED BOTTOM PANEL	ANEETA 2 PANE SASHLESS FIXED BOTTOM PANEL	FIXED GLASS 2 PANE	TRIPLE FIXED PANEL (TBC)
LOCK & LATCH TYPE	N/A	N/A	TBC	TBC	N/A	N/A
SECURITY / FLYSCREENS	N/A	N/A	TBC	TBC	N/A	N/A
NOTES / COMMENTS					-	--

WINDOW SCHEDULE				
ELEVATION VIEW				
WINDOW ID	W102	W103	W104	W105
LOCATION	ENSUITE	ENSUITE	MASTER BED	MASTER BED
STOREY	GROUND LEVEL	GROUND LEVEL	GROUND LEVEL	GROUND LEVEL
HEIGHT	3,300	2,700	2,700	2,700
WIDTH	1,200	701	2,510	1,200
OPENING SURFACE AREA	3.96	1.89	6.78	3.24
FRAME FINISH	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)	ANODISED/POWDERCOATED - COLOUR (TBC)
FRAME TYPE	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)	ALUMINIUM / TIMBER (TBC)
GLAZING	SINGLE GLAZED CLEAR	SINGLE GLAZED OPAQUE	SINGLE GLAZED CLEAR	SINGLE GLAZED CLEAR (TBC)
OPERATION TYPE	ANEETA 3 PANE SASHLESS FIXED BOTTOM PANEL	FIXED GLASS PANEL	DOUBLE SLIDING DOORS	ANEETA 2 PANE SASHLESS FIXED BOTTOM PANEL
LOCK & LATCH TYPE	TBC	N/A	TBC	TBC
SECURITY / FLYSCREENS	TBC	N/A	TBC	TBC
NOTES / COMMENTS	--	--	-	-



EXISTING LANDSCAPE AREA (ABOVE)
PROPOSED LANDSCAPE (BELOW)

SITE INFORMATION

146 WHALE BEACH ROAD, WHALE BEACH, NSW 2107
SITE AREA : 893.5 SQUARE METRES
LGA : NORTHERN BEACHES COUNCIL
ZONING : C4 - ENVIRONMENTAL LIVING

LANDSCAPED AREA

SITE AREA = 893.5m²
REQUIRED LANDSCAPED AREA (60% OF SITE AREA) = 536.1m²
E4 IMPERVIOUS LANDSCAPE ALLOWANCE (6% OF SITE AREA) = 53.6m²

EXISTING LANDSCAPED AREA = 493.14m² (NOT COMPLIANT)
PROPOSED LANDSCAPED AREA = 360.59m² (NOT COMPLIANT)
E4 IMPERVIOUS LANDSCAPE AREA = 53.6m²
TOTAL PROPOSED LANDSCAPED AREA = 360.59m² + 53.6m² = 414.19m²

DEFINITIONS

LANDSCAPED AREA - Pittwater Local Environmental Plan (LEP) 2014
 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.

LANDSCAPED AREA - Pittwater 21 Development Control Plan (DCP) 2014
 The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.

VARIATIONS

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

- Impervious areas less than 1 metre in width (e.g. pathways and the like);
- For single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

LEGEND



REV	DATE	FOR
A	9/12/2024	DA

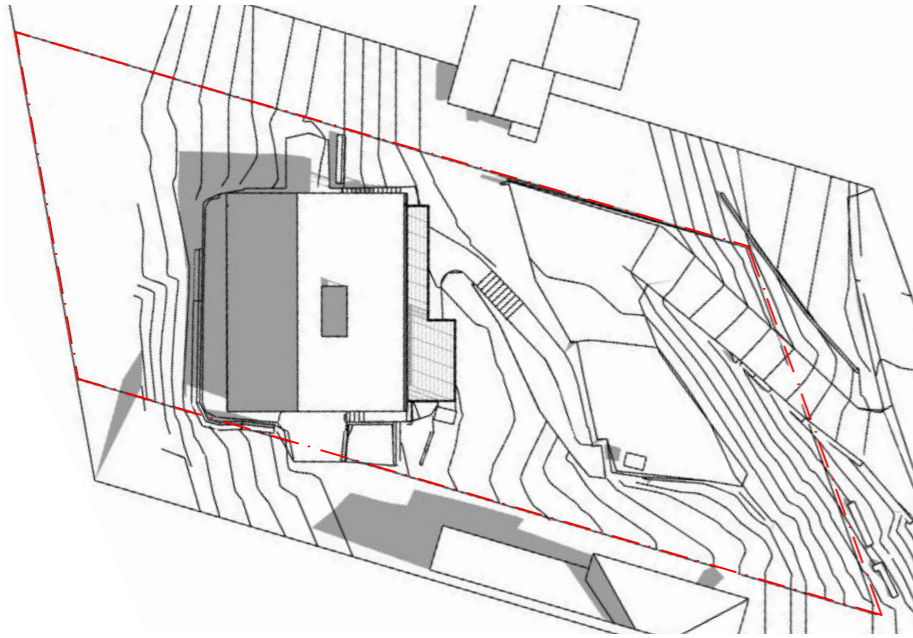
CLIENT
TIM & FRANCK DYROFF

PROJECT
146 WHALE BEACH

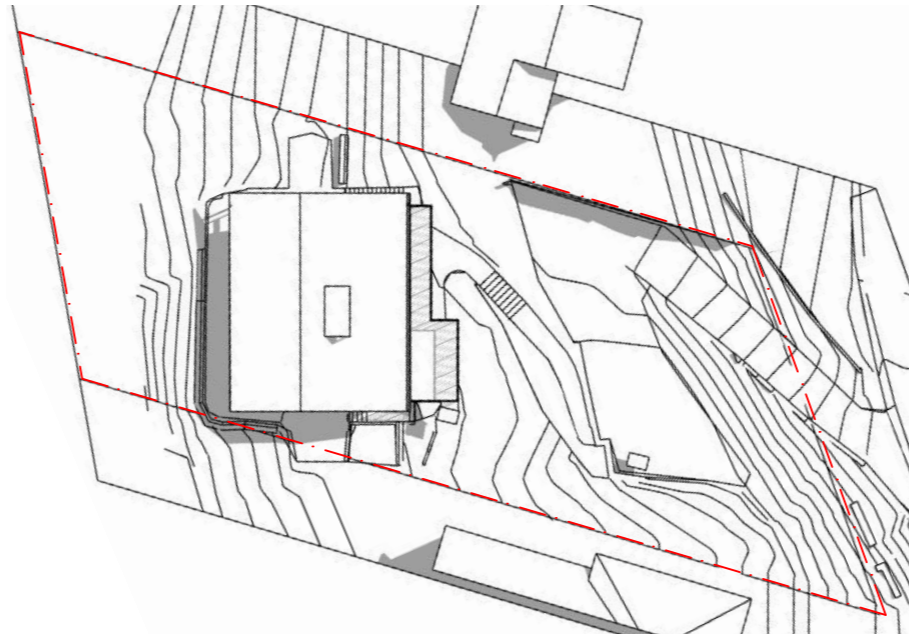
STATUS
DEVELOPMENT APPLICATION

TRUE NORTH

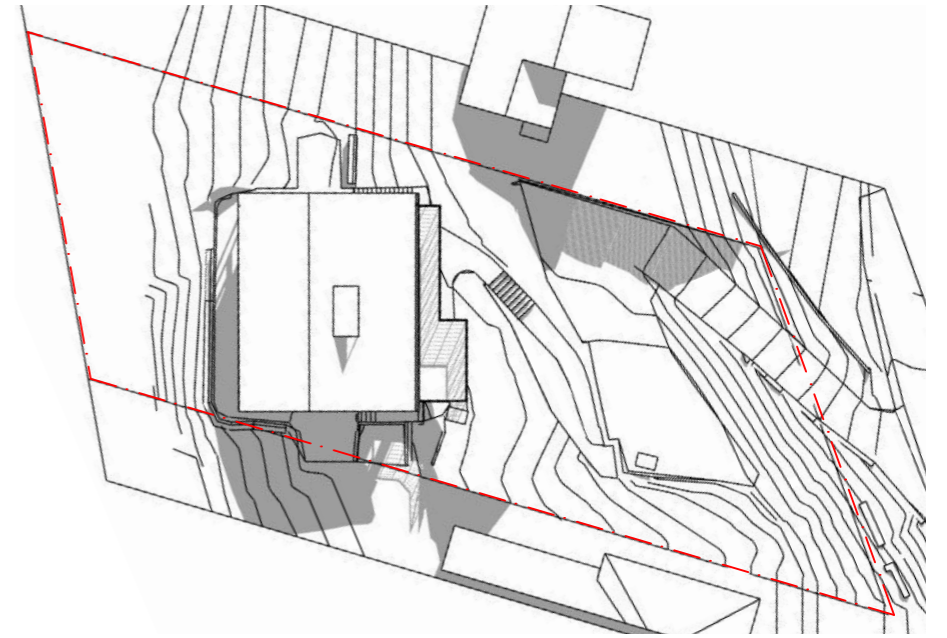
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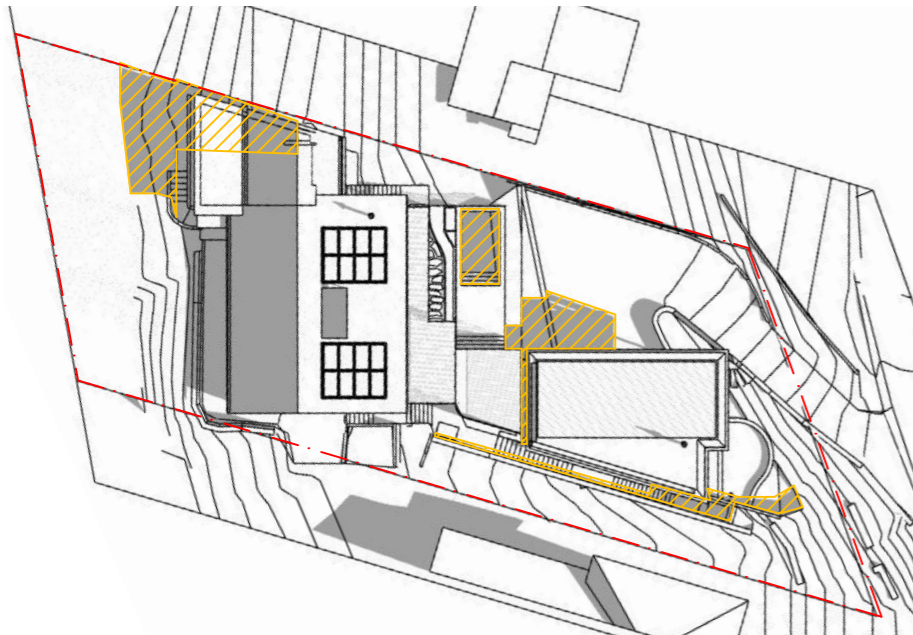
EXISTING SHADOWS - 21st JUNE - 09:00



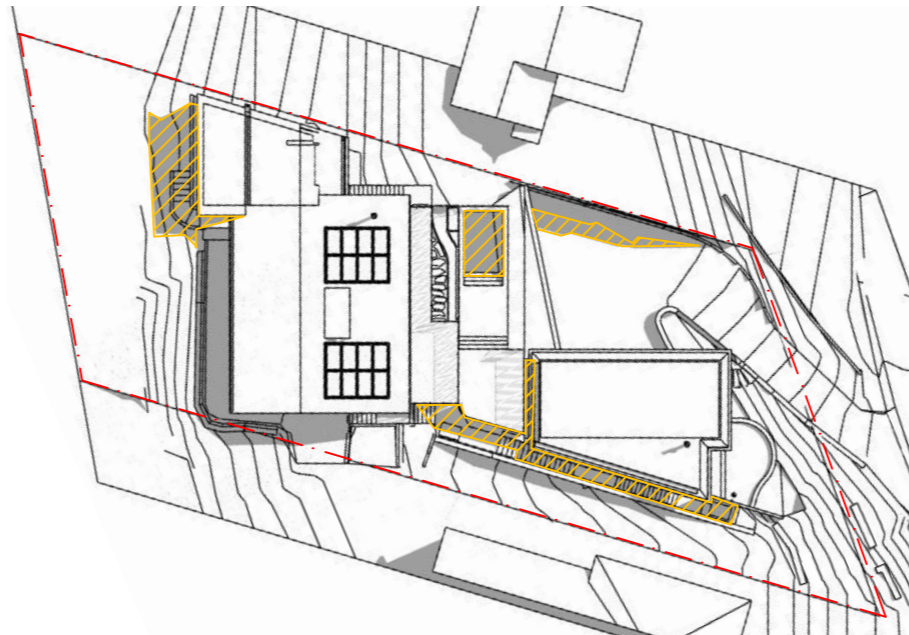
EXISTING SHADOWS - 21st JUNE - 12:00



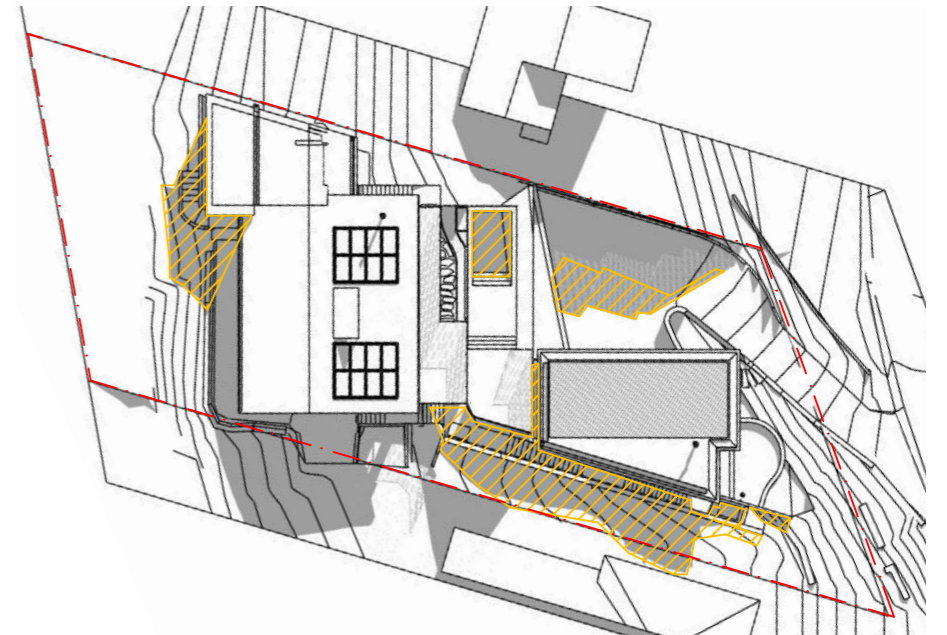
EXISTING SHADOWS - 21st JUNE - 15:00



PROPOSED SHADOWS - 21st JUNE - 09:00




PROPOSED SHADOWS - 21st JUNE - 12:00



PROPOSED SHADOWS - 21st JUNE - 15:00

LEGEND

 ADDITIONAL SHADOWS CAST ONTO SITE AND NEIGHBOURING SITES BY NEW PROPOSAL

REV	DATE	FOR
A	9/12/2024	DA

CLIENT

TIM & FRANCK DYROFF

PROJECT

146 WHALE BEACH

STATUS

DEVELOPMENT APPLICATION

TRUE NORTH

SCALE at A3



DRAWING

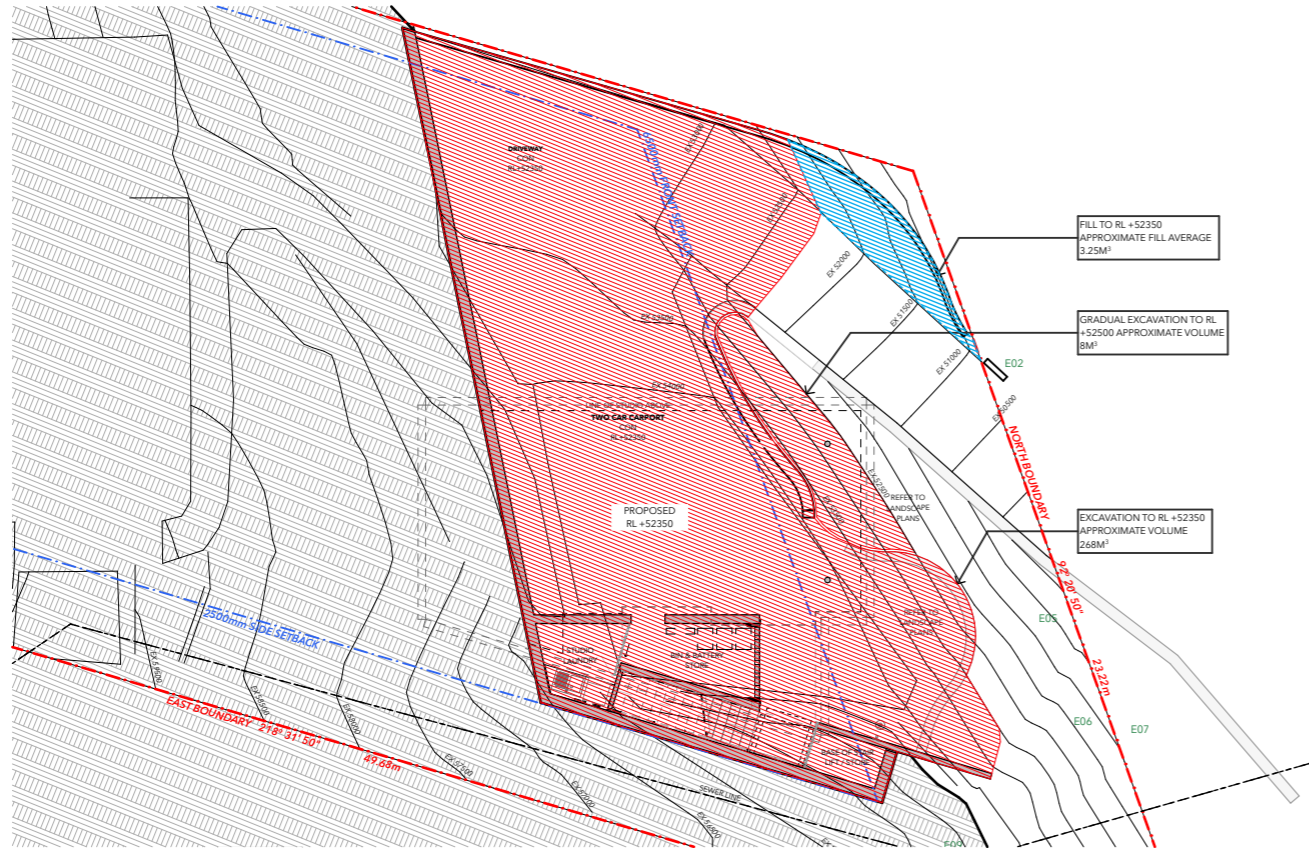
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DRAWING NUMBER

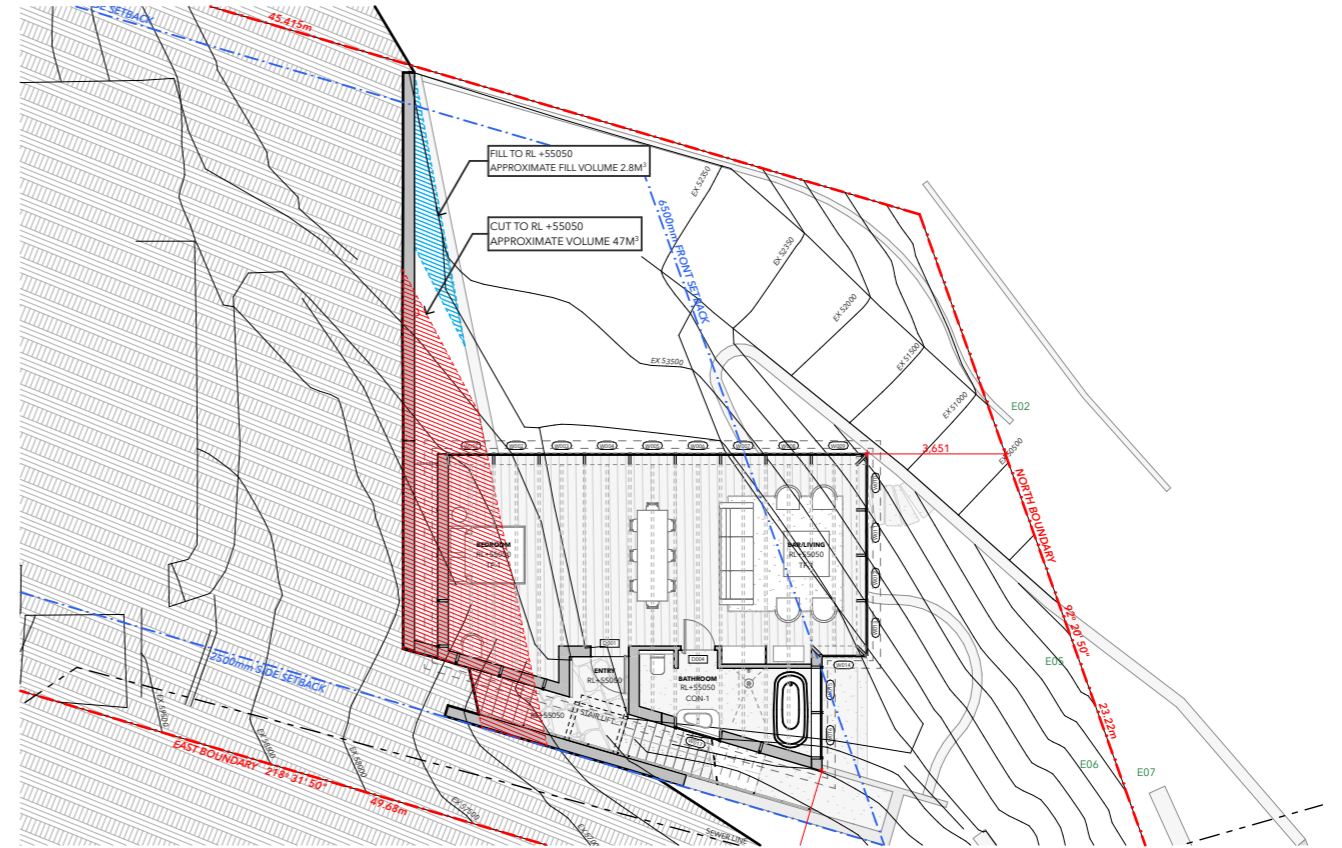
E.06

ISSUE

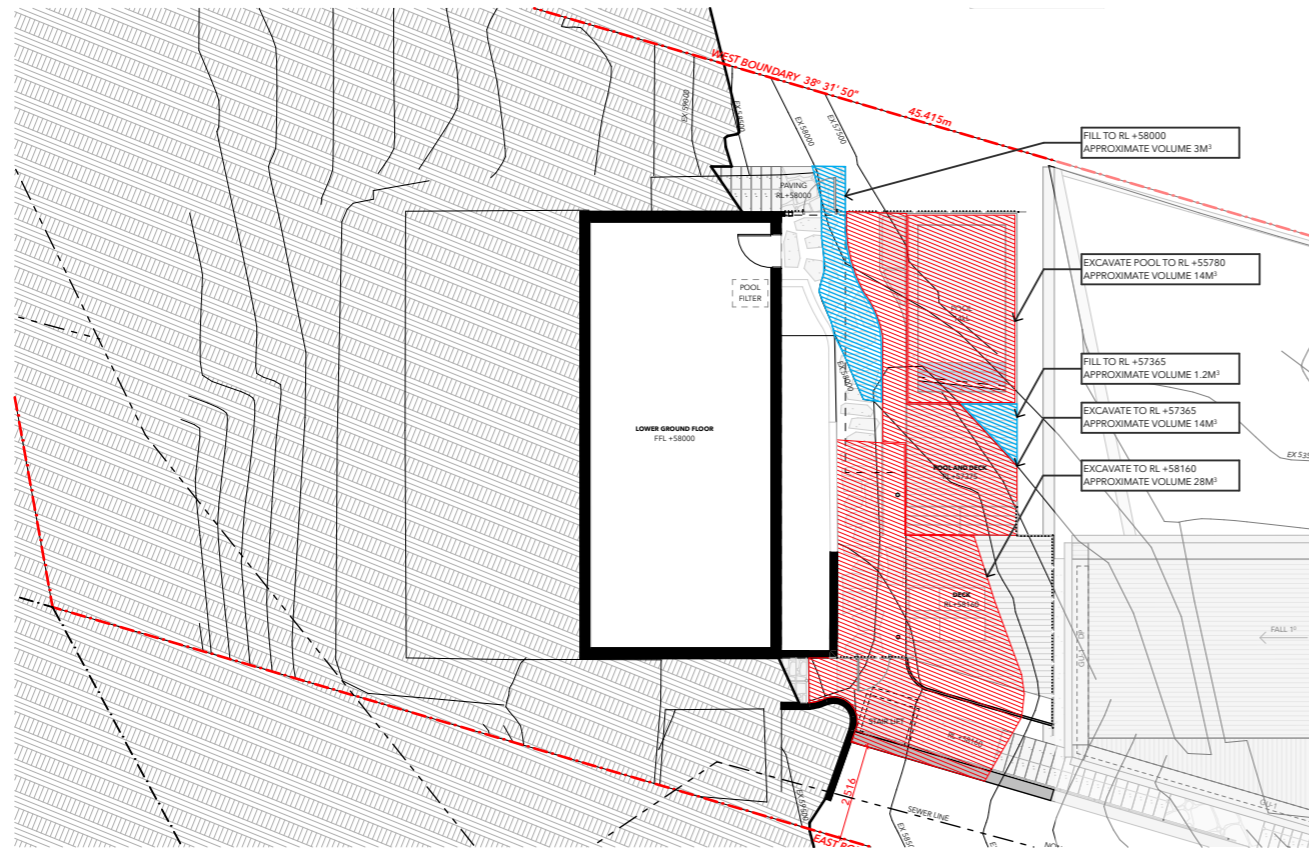
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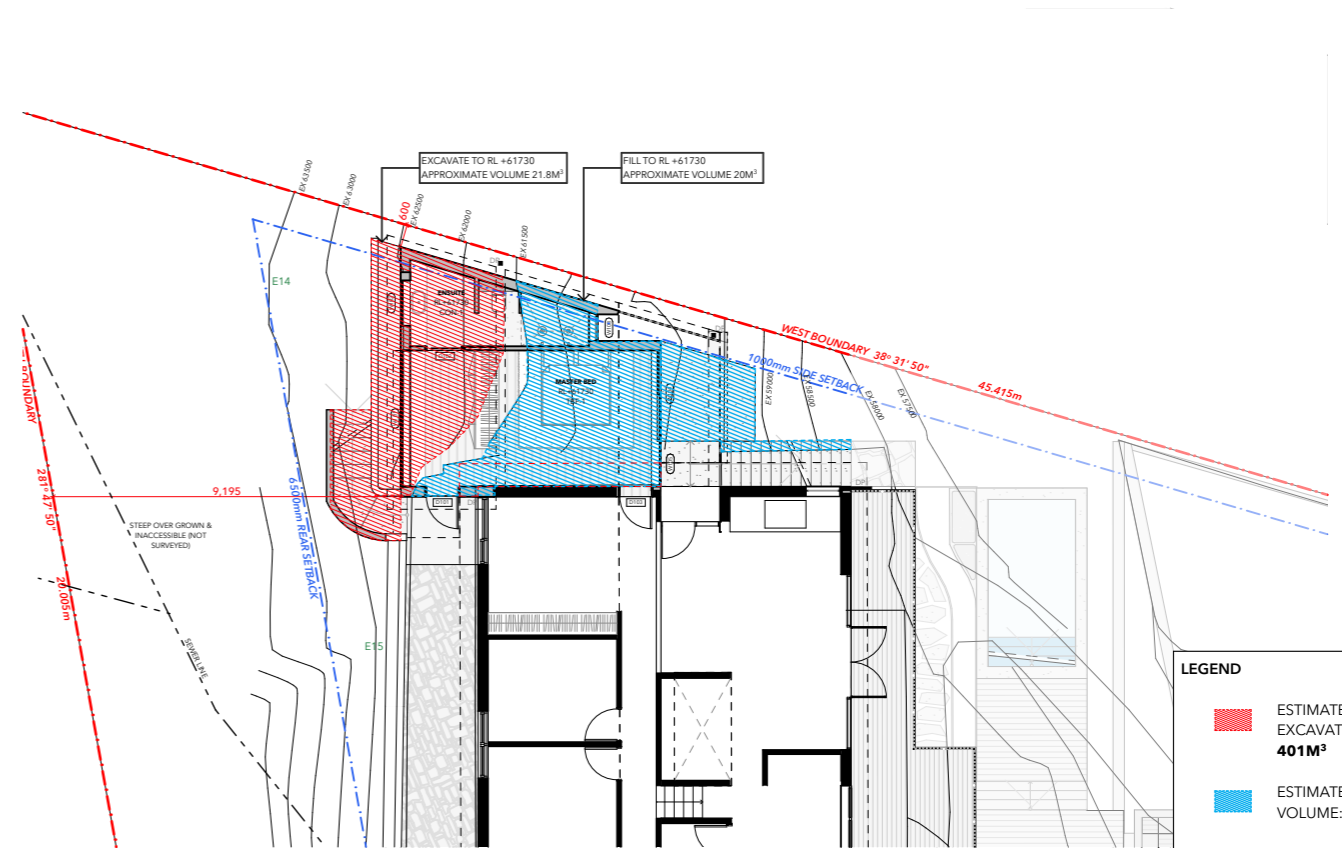
1. DRIVEWAY LEVEL



2. STUDIO LEVEL



3. GROUND FLOOR LEVEL



4. UPPER GROUND FLOOR LEVEL


LEGEND


- ESTIMATED TOTAL EXCAVATION VOLUME: **401M³**
- ESTIMATED TOTAL FILL VOLUME: **43.1M³**

REV	DATE	FOR
A	9/12/2024	DA



REV	DATE	FOR
A	9/12/2024	DA

CLIENT	PROJECT	STATUS
TIM & FRANCK DYROFF	146 WHALE BEACH	DEVELOPMENT APPLICATION

TRUE NORTH 

SCALE 1:200 at A3 

LEGEND

-  SKIP BIN
-  STOCK PILE

DRAWING	DRAWING NUMBER	ISSUE
WASTE MANAGEMENT PLAN	E.08	A

