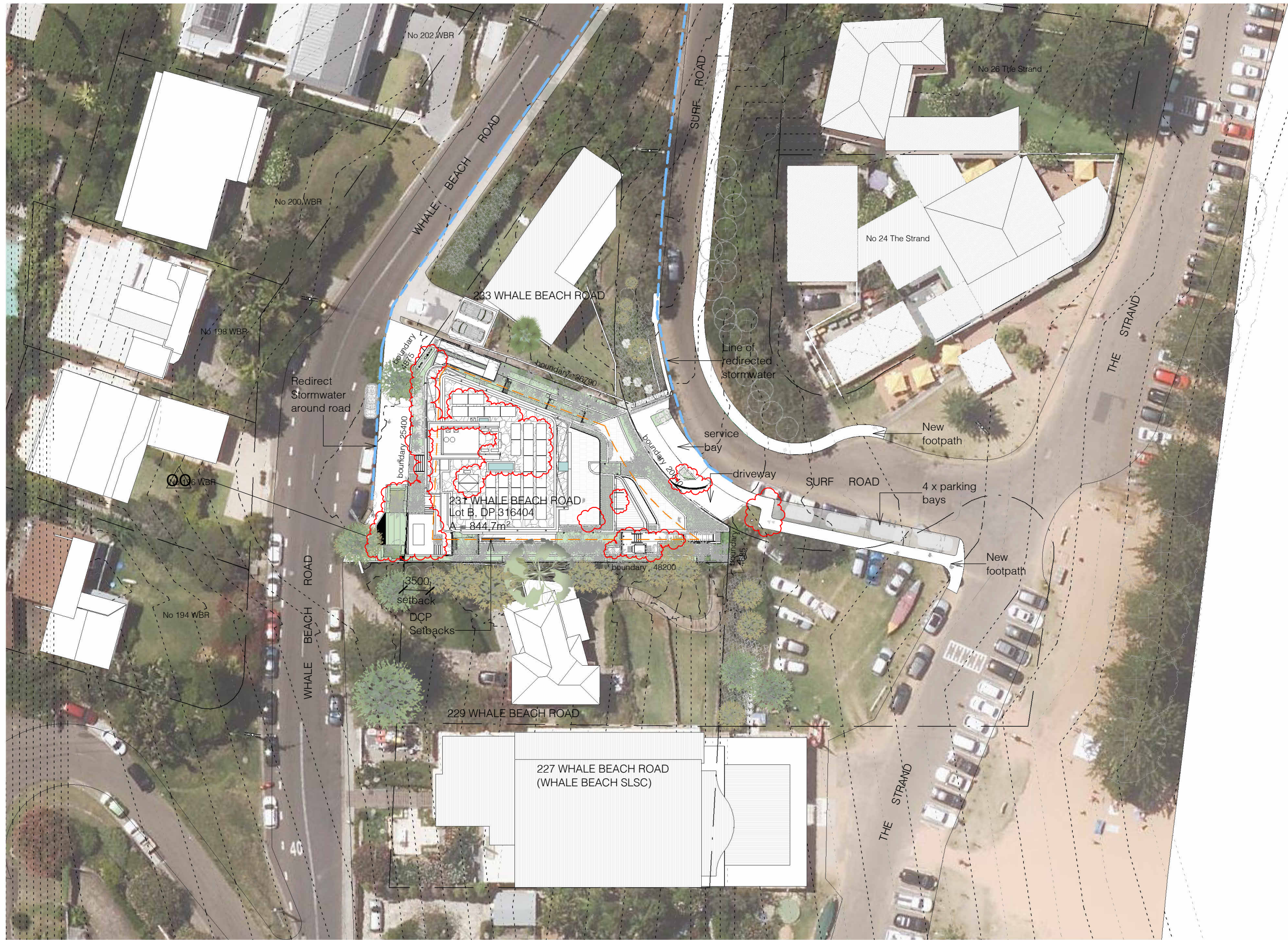
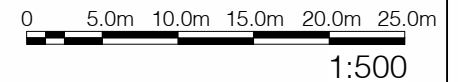


1 DA Site Plan
1 : 500



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

No.	Revision Description	Date
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/11/2021
W	Amended Awning	8/11/2021
OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Site Plan			
Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 500
Drawn by	KW		DA01

- AC AC Condenser
AFS Aluminium Framed
Screen
CS Concrete Slab
CW Concrete Wall
FH Fire Hose Reel
FY Fire Hydrant
LT Lift
ST Stair



1 DA Basement Plan
1:200



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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
S	Revised Development Application for Review	7/06/20201
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021
OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

WHALE BEACH NEIGHBOURHOOD CENTRE

Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Basement Plan

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1:200
Drawn by	KW		DA03

- AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CC Concrete Column
CW Concrete Wall
DR Driveway
FE Paling Fence
FH Fire Hose Reel
FY Fire Hydrant
HW Hot Water System
LT Lift
MW Masonry Wall
ST Stair
STF Stone Tile Flooring
SW Stone Wall
WT Watertank



1 DA Ground Floor Plan
1 : 200

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

No.	Revision Description	Date
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021
X	Section 4.55 Application	7/12/2021
OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Ground Floor Plan

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA04

- AFW Aluminium Framed Window
CL Clothesline
CW Concrete Wall
FE Paling Fence
LT Lift
MW Masonry Wall
PB Planter Bed
SP Stone Paving
ST Stair
SW Stone Wall
TF Timber Floor
VE Exhaust Void for AC



1 DA Level 1 Plan
1 : 200

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



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

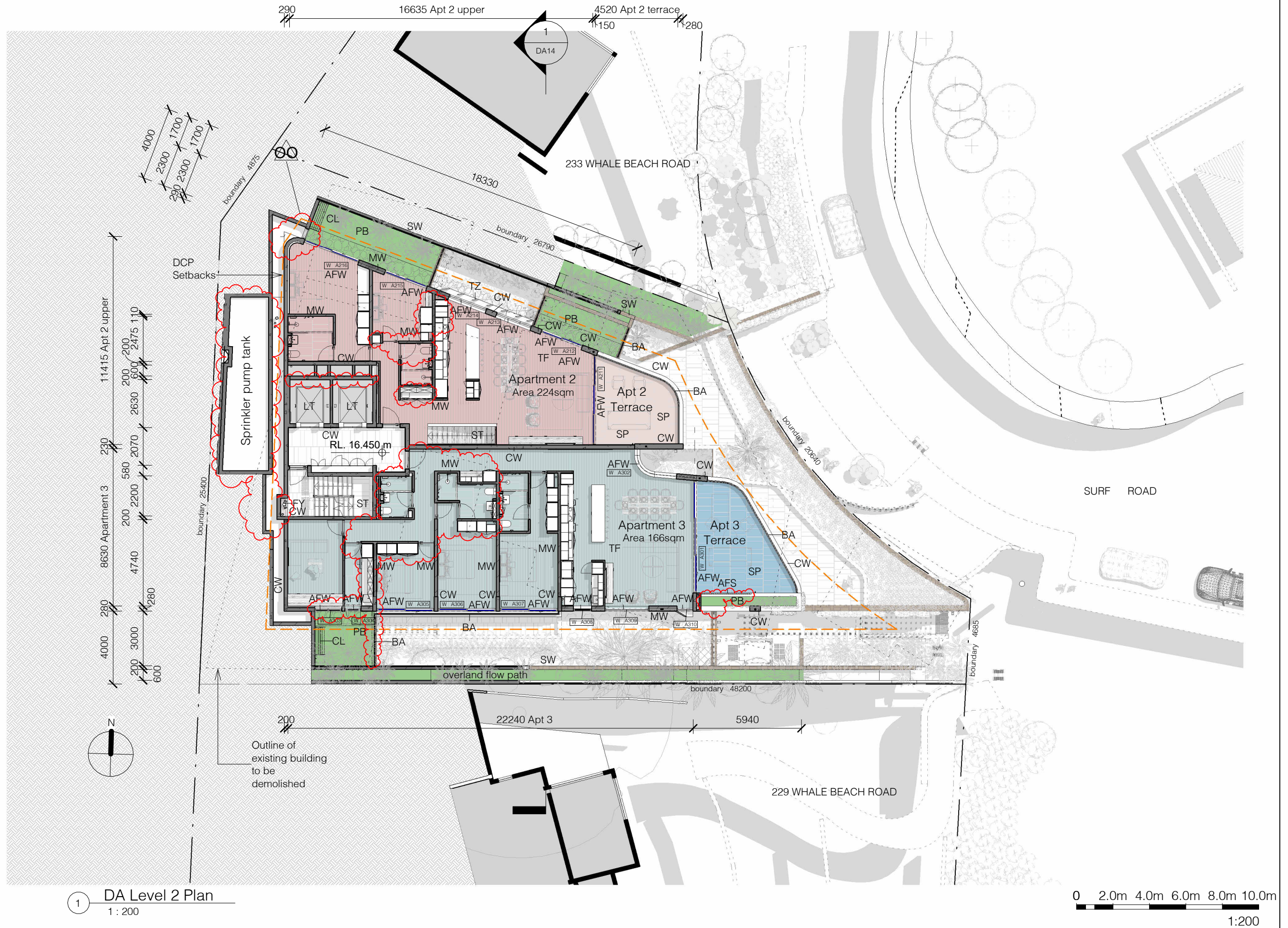
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U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021
OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Level 1 Plan

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA05

- AFS Aluminium Framed Screen
AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CL Clothesline
CW Concrete Wall
FY Fire Hydrant
LT Lift
MW Masonry Wall
PB Planter Bed
SP Stone Paving
ST Stair
SW Stone Wall
TF Timber Floor
TZ Terrazzo Screen



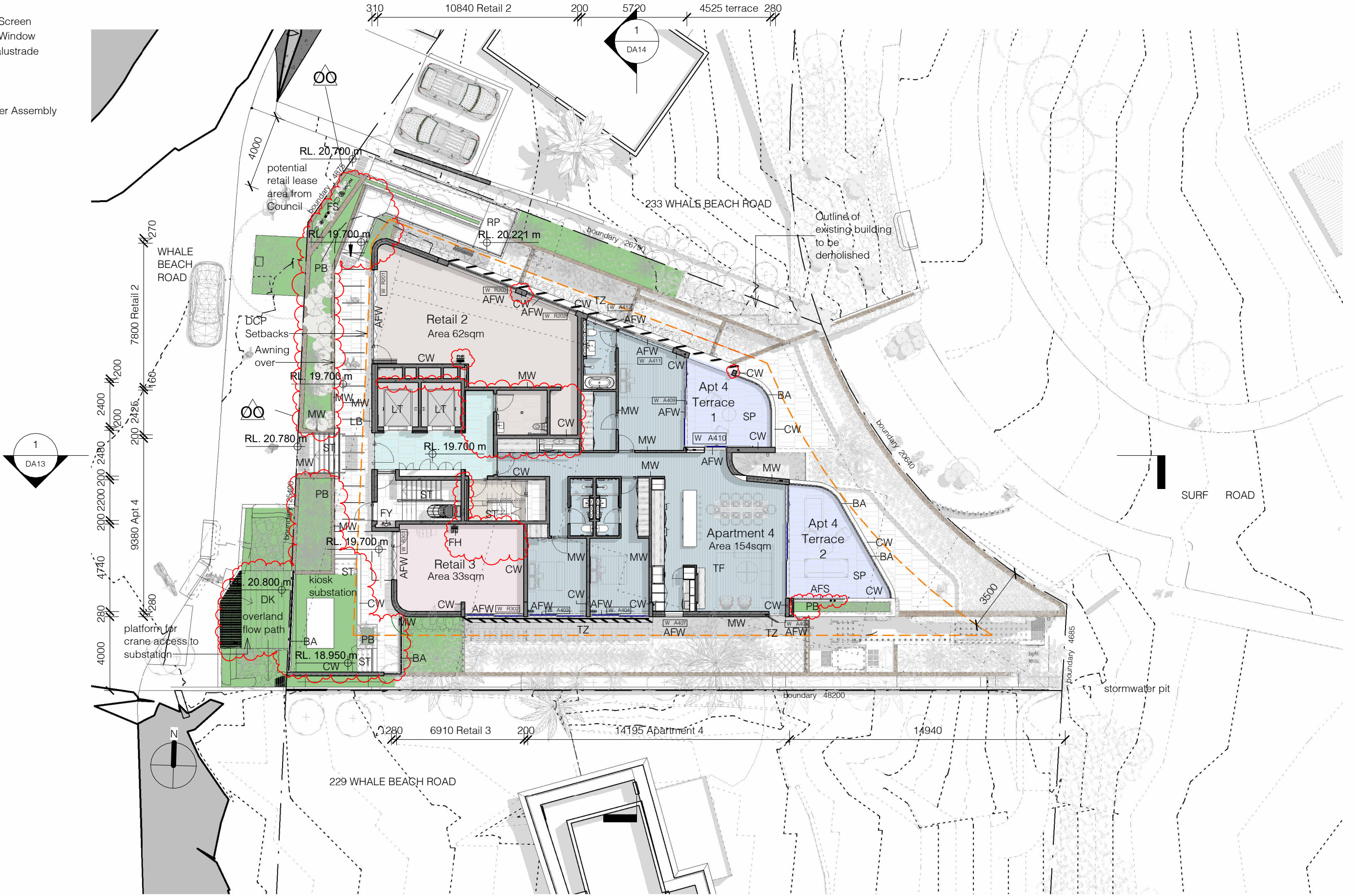
1 DA Level 2 Plan
1 : 200

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

No.	Revision Description	Date
S	Revised Development Application for Review	7/06/20201
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021
OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

Level 2 Plan			
Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA06

- AFS Aluminium Framed Screen
- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CW Concrete Wall
- DK Timber Deck
- FH Fire Hose Reel
- FS Fire Sprinkler Booster Assembly
- FY Fire Hydrant
- LB Letterbox
- LT Lift
- MW Masonry Wall
- PB Planter Bed
- RP Ramp
- SP Stone Paving
- ST Stair
- TF Timber Floor
- TZ Terrazzo Screen



1 DA Level 3 Plan
1 : 200



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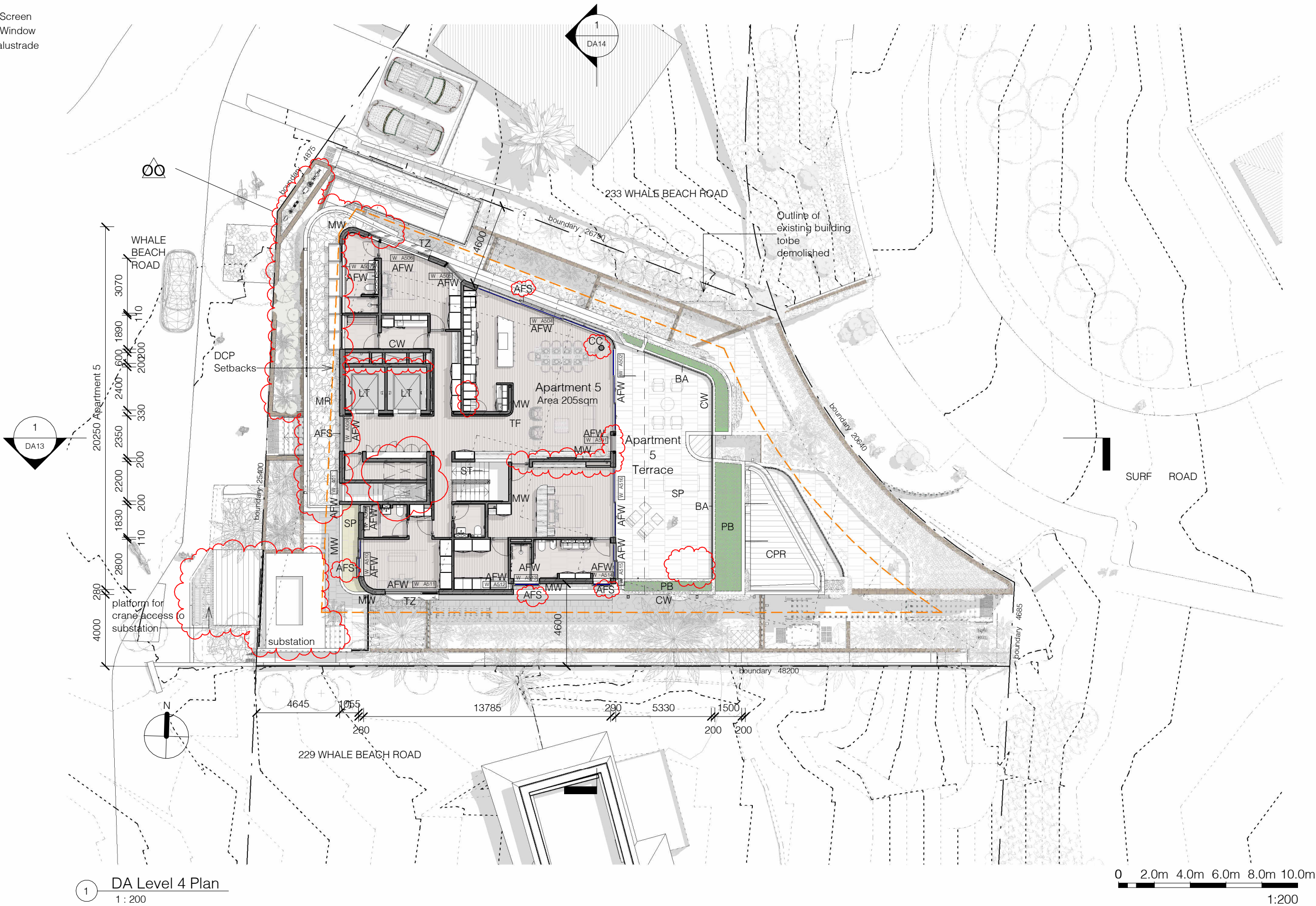
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
S	Revised Development Application for Review	7/06/20201
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021
OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

WHALE BEACH NEIGHBOURHOOD CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Level 3 Plan			
Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA07

- AFS Aluminium Framed Screen
AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CC Concrete Column
CPR Copper Roofing
CW Concrete Wall
LT Lift
MR Membrane Roof
MW Masonry Wall
PB Planter Bed
SP Stone Paving
ST Stair
TF Timber Floor
TZ Terrazzo Screen



1 DA Level 4 Plan
1:200

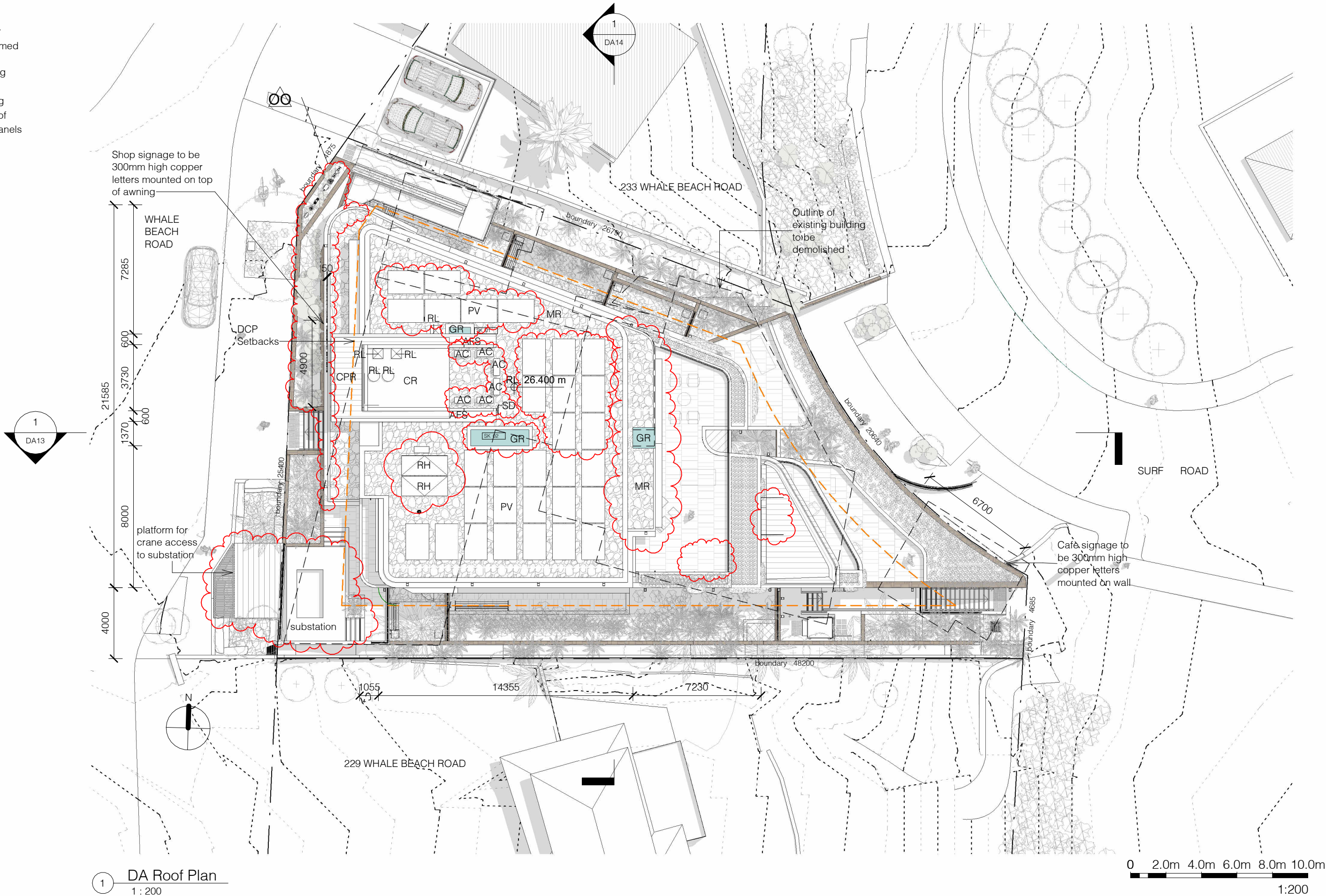
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1:200

No.	Revision Description	Date
S	Revised Development Application for Review	7/06/20201
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021
OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Level 4 Plan		
Project number	1609	Checked by RC
Date	MAY 2024	Scale 1:200
Drawn by	KW	DA08

- AC AC Condenser
AFS Aluminium Framed Screen
CPR Copper Roofing
CR Concrete Roof
GR Glazed Roofing
MR Membrane Roof
PV Photovoltaic Panels
RH Roof Hatch
RL Roof Cowl
SD Satellite Dish



1 DA Roof Plan
1 : 200

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

No.	Revision Description	Date
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021
W	Amended Awning	8/11/2021
OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Roof Plan

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA09

Architectural section drawing of a multi-story building. The drawing shows the building's profile with various rooms and spaces labeled. Key labels include: AFS, AFW, BA, CW, MW, TZ, AC, AFS, CPR, SD, RL, W A504, W A502, W A506, W A400, W A401, W A211, W A212, W A214, W A215, W A216, W A203, W A204, W A202, W A101, W A102, W A103, W A104, W A105, W A106, W A107, W A108, W A109, W A110, W A111, W A112, W A113, W A114, W A115, W A116, W A117, W A118, W A119, W A120, W A121, W A122, W A123, W A124, W A125, W A126, W A127, W A128, W A129, W A130, W A131, W A132, W A133, W A134, W A135, W A136, W A137, W A138, W A139, W A140, W A141, W A142, W A143, W A144, W A145, W A146, W A147, W A148, W A149, W A150, W A151, W A152, W A153, W A154, W A155, W A156, W A157, W A158, W A159, W A160, W A161, W A162, W A163, W A164, W A165, W A166, W A167, W A168, W A169, W A170, W A171, W A172, W A173, W A174, W A175, W A176, W A177, W A178, W A179, W A180, W A181, W A182, W A183, W A184, W A185, W A186, W A187, W A188, W A189, W A190, W A191, W A192, W A193, W A194, W A195, W A196, W A197, W A198, W A199, W A200, W A201, W A202, W A203, W 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South Elevation

building height and setback control
Rooftop elements approved in DA shown red

outline of existing building

boundary

CPR

AFS

AC SD

TZ

MW

AFW

HW

AFS

AEW

CW

W A511

W A513

W A514

W A408

W A409

W A410

W A411

W A412

W A413

W A414

W A415

W A416

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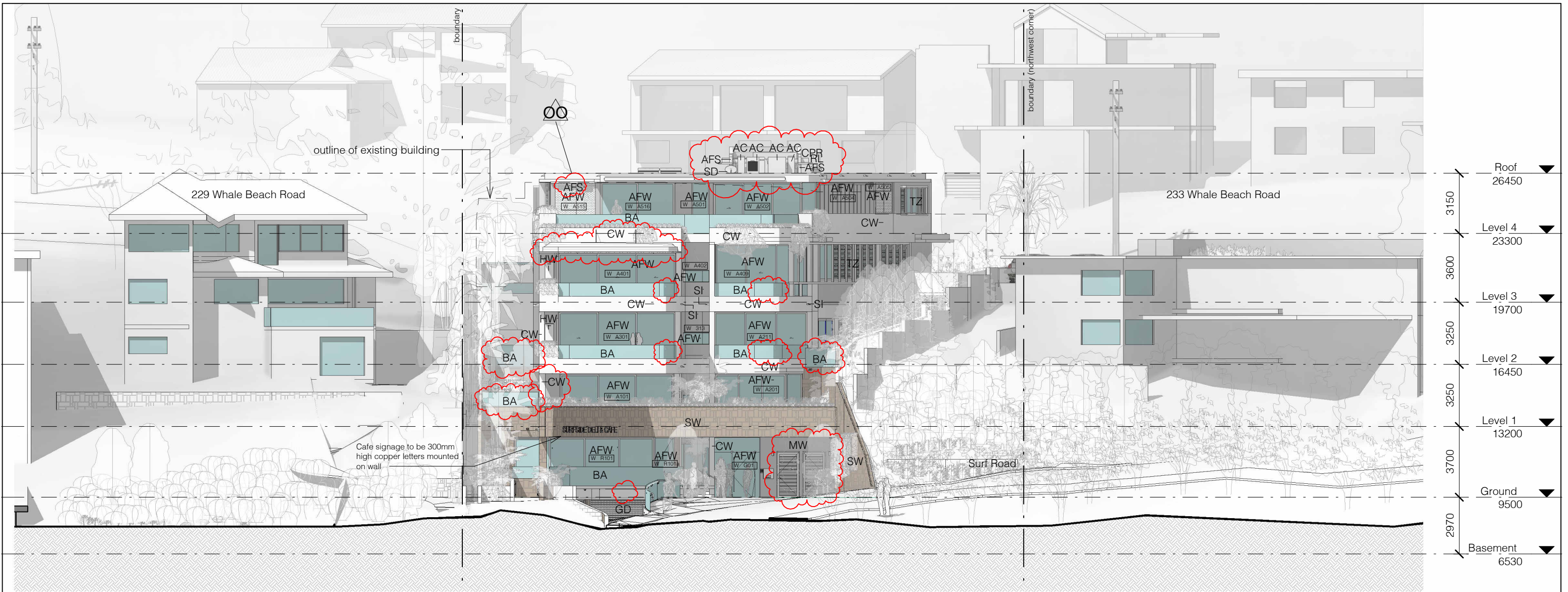
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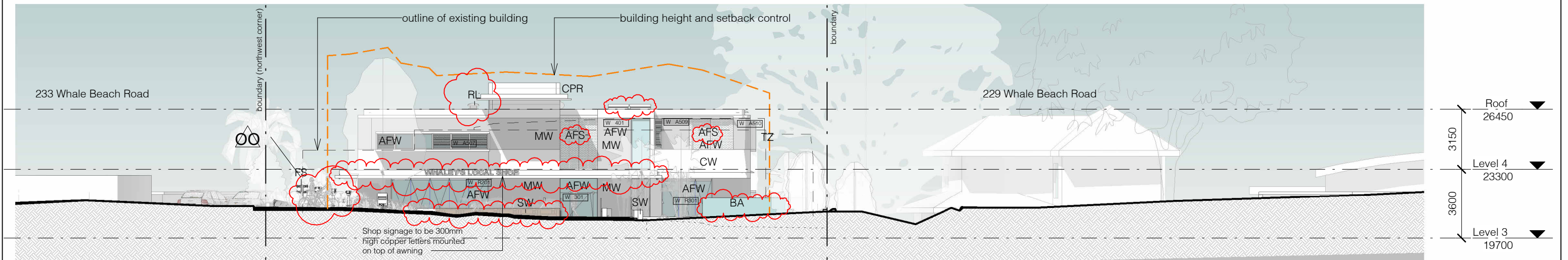
W A753

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1 East Elevation
1 : 200



2 West Elevation
1 : 200

AC	AC Condenser	CW	Concrete Wall	MW	Masonry Wall	SW	Stone Wall
AFS	Aluminium Framed Screen	FS	Fire Sprinkler Booster Assembly	RL	Roof Cowl	TZ	Terrazzo Screen
AFW	Aluminium Framed Window	GD	Garage Door	SD	Satellite Dish		
BA	Frameless Glass Balustrade	HW	Hot Water System	SI	Spitter		
CPR	Copper Roofing						

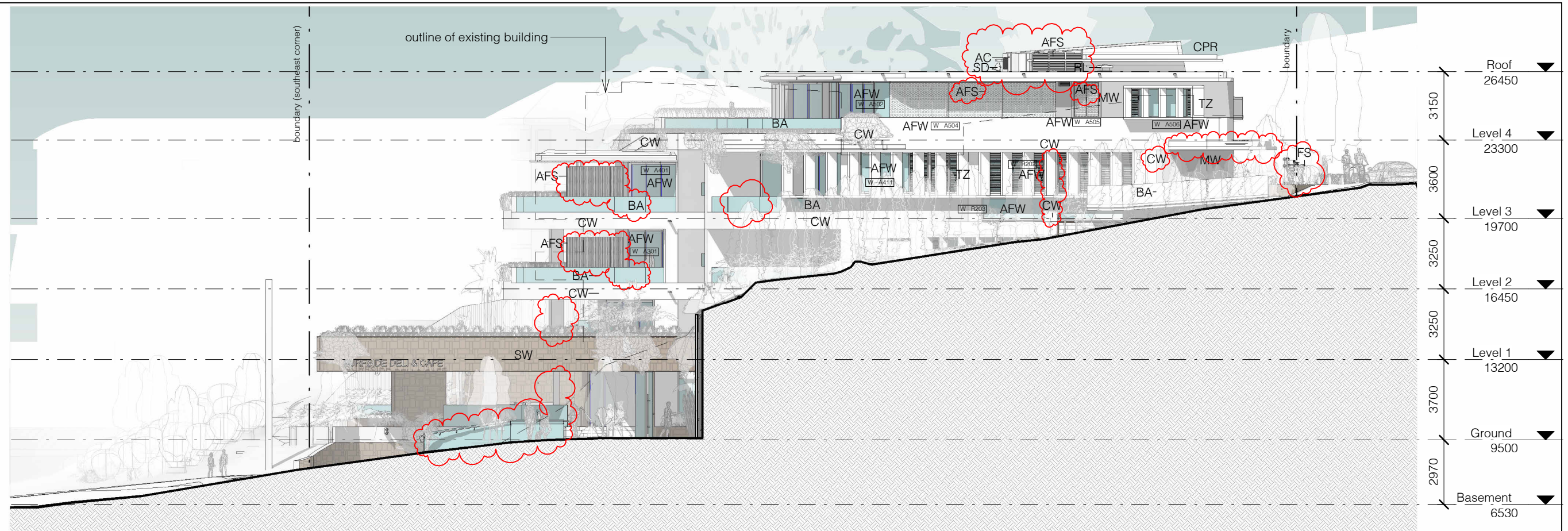
0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200

	139 PALMGROVE ROAD, AVALON BEACH NSW 2107			<table><tr><th>No.</th><th>Revision Description</th><th>Date</th></tr><tr><td>T</td><td>Revised DA for Review</td><td>27/07/2021</td></tr><tr><td>U</td><td>Section 8.2 Review</td><td>06/08/2021</td></tr><tr><td>V</td><td>Section 8.2 Review with modified driveway</td><td>29/10/2021</td></tr><tr><td>W</td><td>Amended Awning</td><td>8/11/2021</td></tr><tr><td>OO</td><td>4.55 Application - Modification to DA REV2021/0034</td><td>6/12/2024</td></tr><tr><td colspan="3"></td></tr></table>	No.	Revision Description	Date	T	Revised DA for Review	27/07/2021	U	Section 8.2 Review	06/08/2021	V	Section 8.2 Review with modified driveway	29/10/2021	W	Amended Awning	8/11/2021	OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024			
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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																									

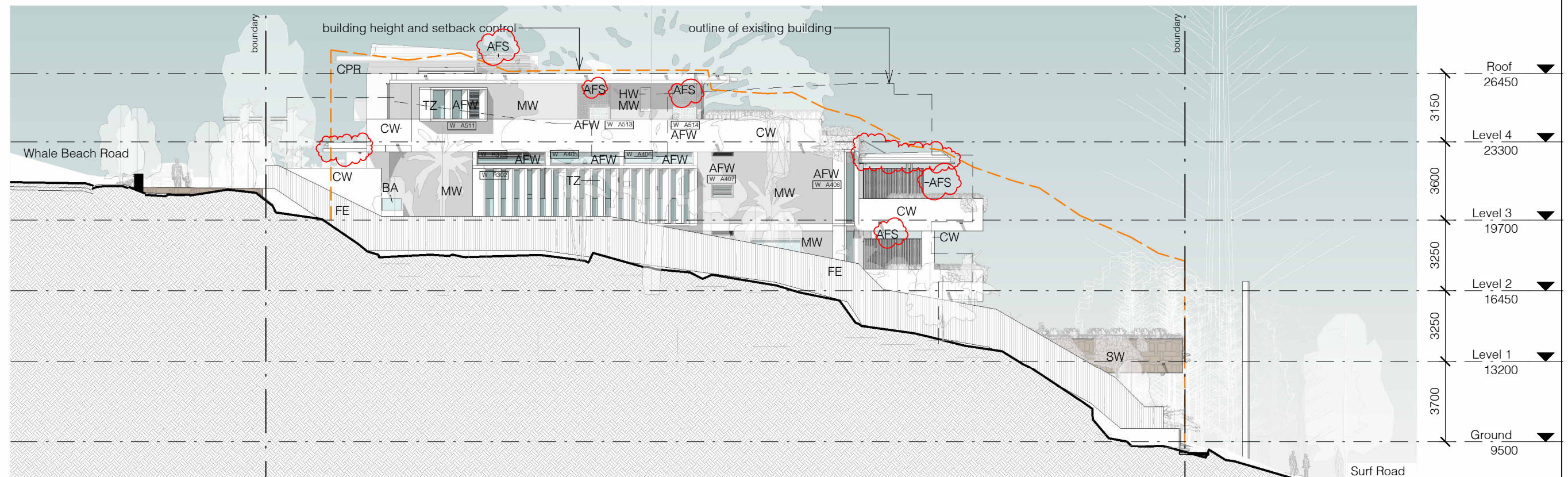
WHALE BEACH NEIGHBOURHOOD CENTRE		
Section 4.55 Modification		
231 Whale Beach Road, Whale Beach		
for Leslie Cassar		

Elevations		
Project number	1609	Checked by RC
Date	MAY 2024	Scale 1 : 200
Drawn by	KW	DA11

- AC AC Condenser
AFS Aluminium Framed Screen
AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CPR Copper Roofing
CW Concrete Wall
FE Paling Fence
FS Fire Sprinkler Booster Assembly
HW Hot Water System
MW Masonry Wall
RL Roof Cowl
SD Satellite Dish
SW Stone Wall
TZ Terrazzo Screen



1 North Elevation - on boundary
1 : 200

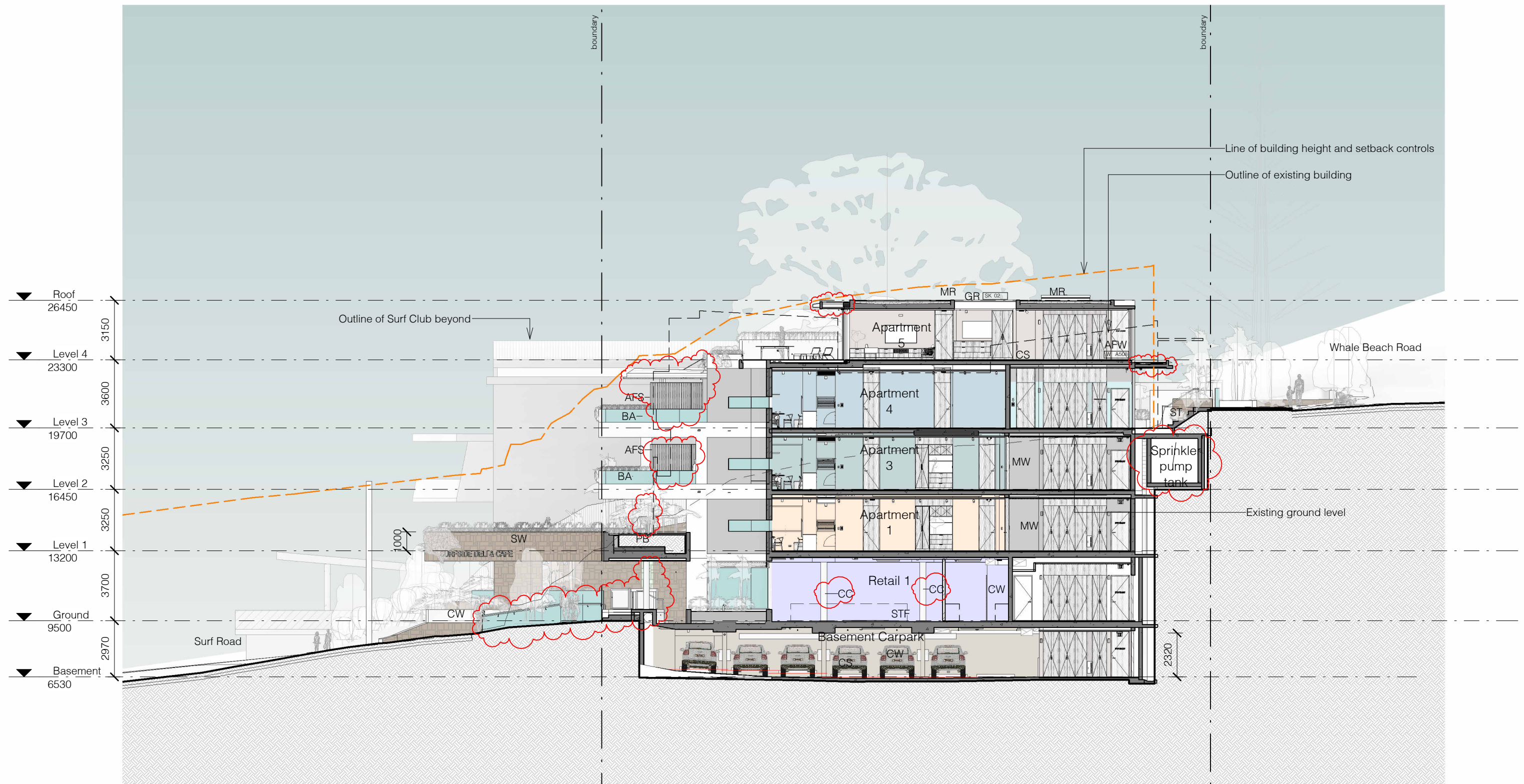


2 South Elevation - on boundary
1 : 200

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1:200

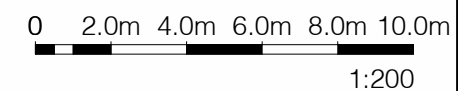
No.	Revision Description	Date
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OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

Boundary Elevations			
Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA12

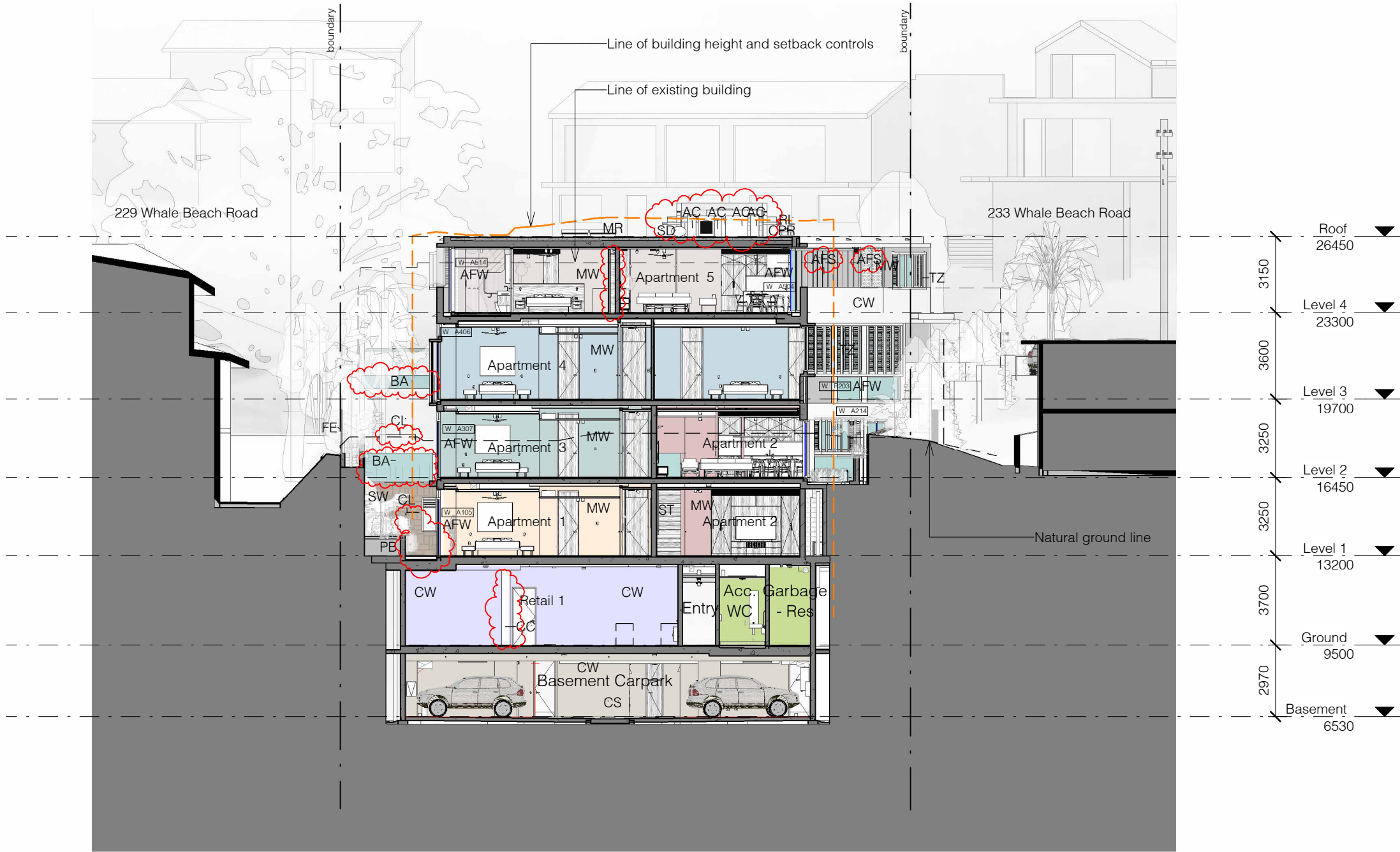


1 Long Section
1 : 200

AFS	Aluminium Framed Screen	MR	Membrane Roof
AFW	Aluminium Framed Window	MW	Masonry Wall
BA	Frameless Glass Balustrade	PB	Planter Bed
CC	Concrete Column	ST	Stair
CS	Concrete Slab	STF	Stone Tile Flooring
CW	Concrete Wall	SW	Stone Wall
GR	Glazed Roofing		



- AC AC Condenser
AFS Aluminium Framed Screen
AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CC Concrete Column
CL Clothesline
CPR Copper Roofing
CS Concrete Slab
CW Concrete Wall
FE Paling Fence
MR Membrane Roof
MW Masonry Wall
PB Planter Bed
RL Roof Cowl
SD Satellite Dish
ST Stair
SW Stone Wall
TZ Terrazzo Screen



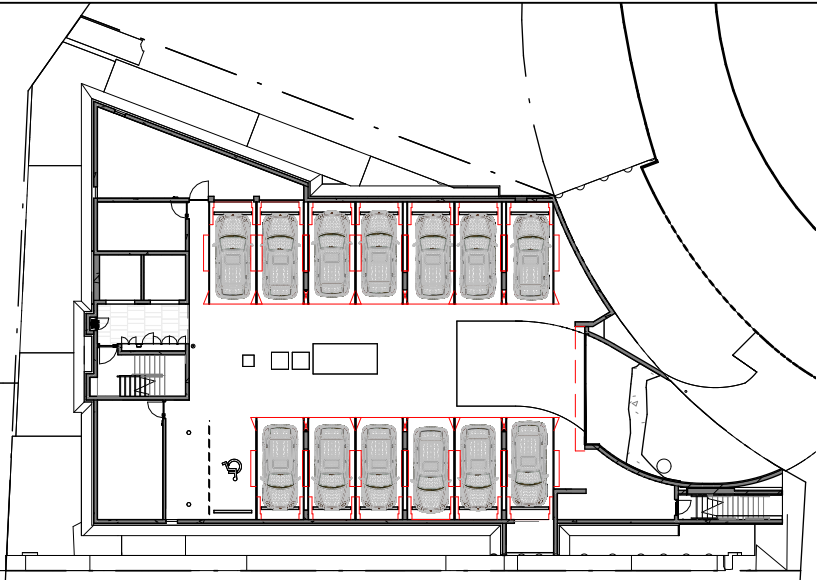
1 Cross Section 1
1 : 200

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1:200

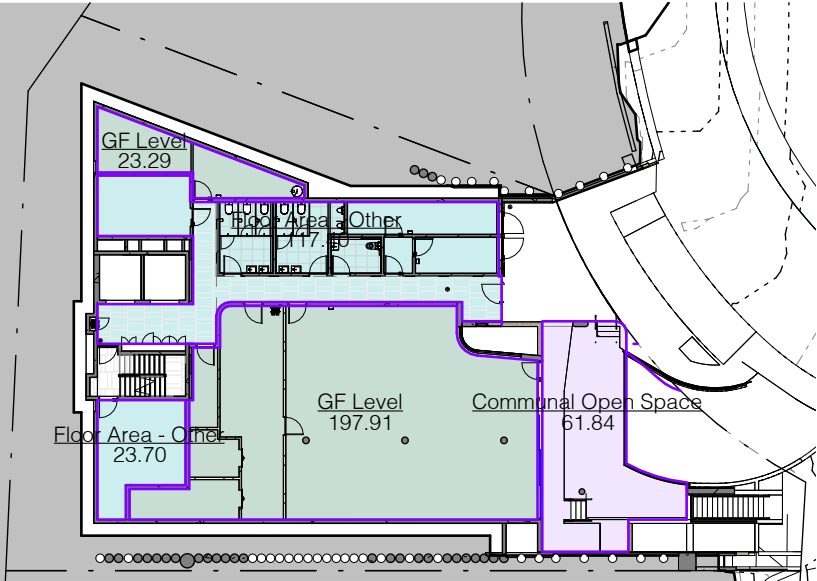
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WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

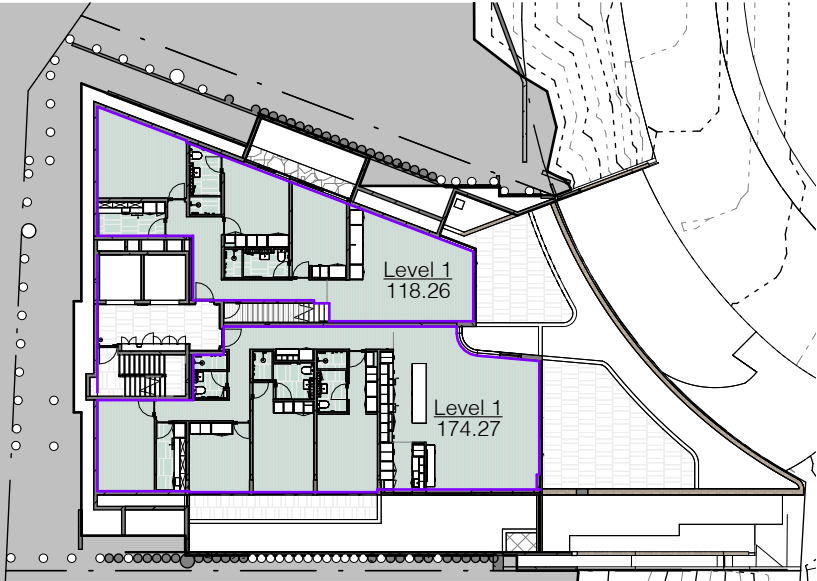
Section			
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Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA14



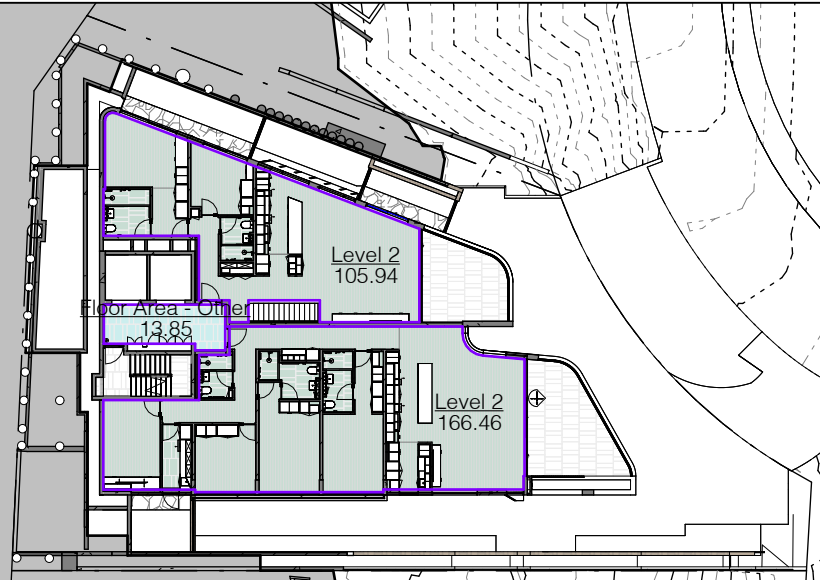
1 Basement GFA
1 : 400



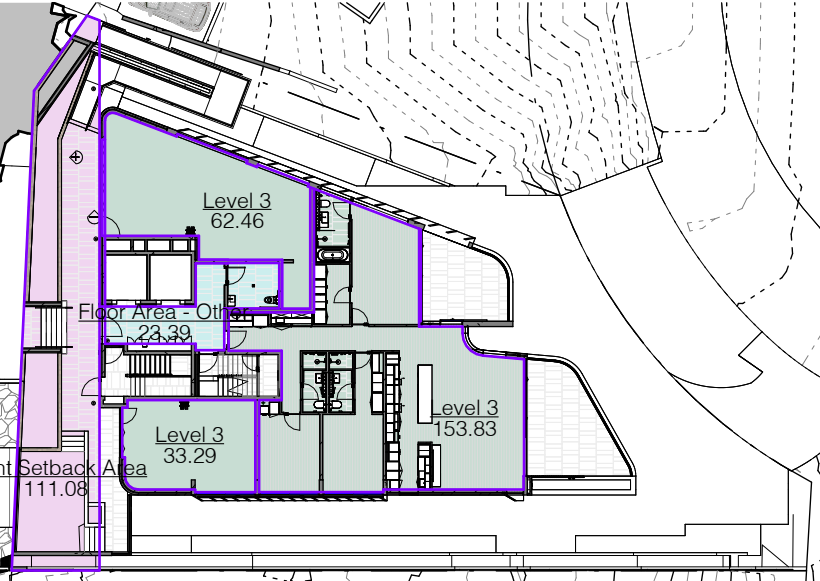
2 Ground GFA
1 : 400



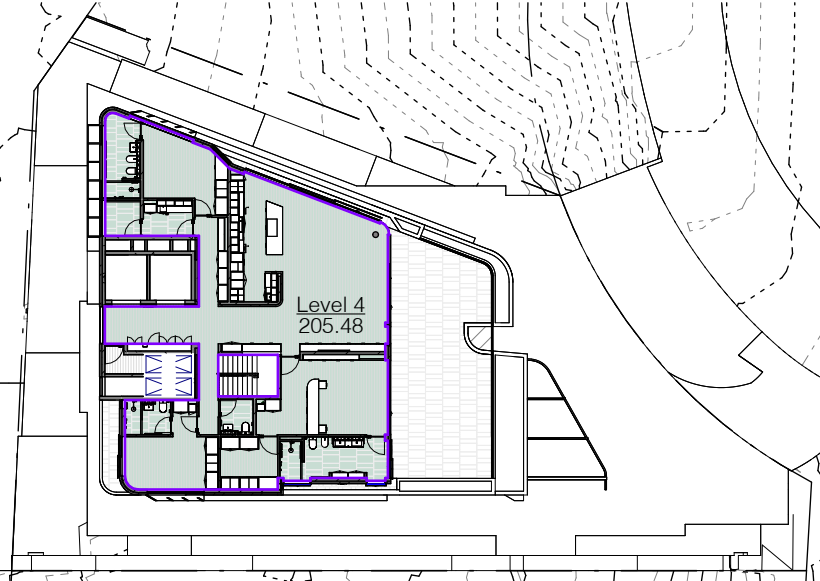
3 Level 1 GFA
1 : 400



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	221.21
Level 1	292.53
Level 2	272.41
Level 3	249.59
Level 4	205.48
Grand total	1241.21

SITE AREA 844.7 sqm

DENSITY AND SCALE
PITTWATER LEP:
Shop Top Housing in B1 Neighbourhood Centre is a maximum of 1 dwelling/ 150 square metres of site area.

SITE AREA = 844 sqm
Number of dwellings = 5

PITTWATER DCP:
The commercial/retail component of the development must be a minimum of 25% of the gross floor area of the building.
The resubdivision of individual or groups of dwellings subsequent to development consent may be carried out by any method of subdivision including Strata Subdivision, Community Title Subdivision, or Torrens Title Subdivision. Parking spaces, loading bays, and space for any other purpose forming a part of a sole occupancy unit are to be allocated to the dwelling.
Landscaped areas, access areas and signage not forming part of an individual dwelling must be included as common property.

Gross Floor Area = 1241.92sqm
Proposed Retail GLA = 316.96 sqm = 25.5%

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:

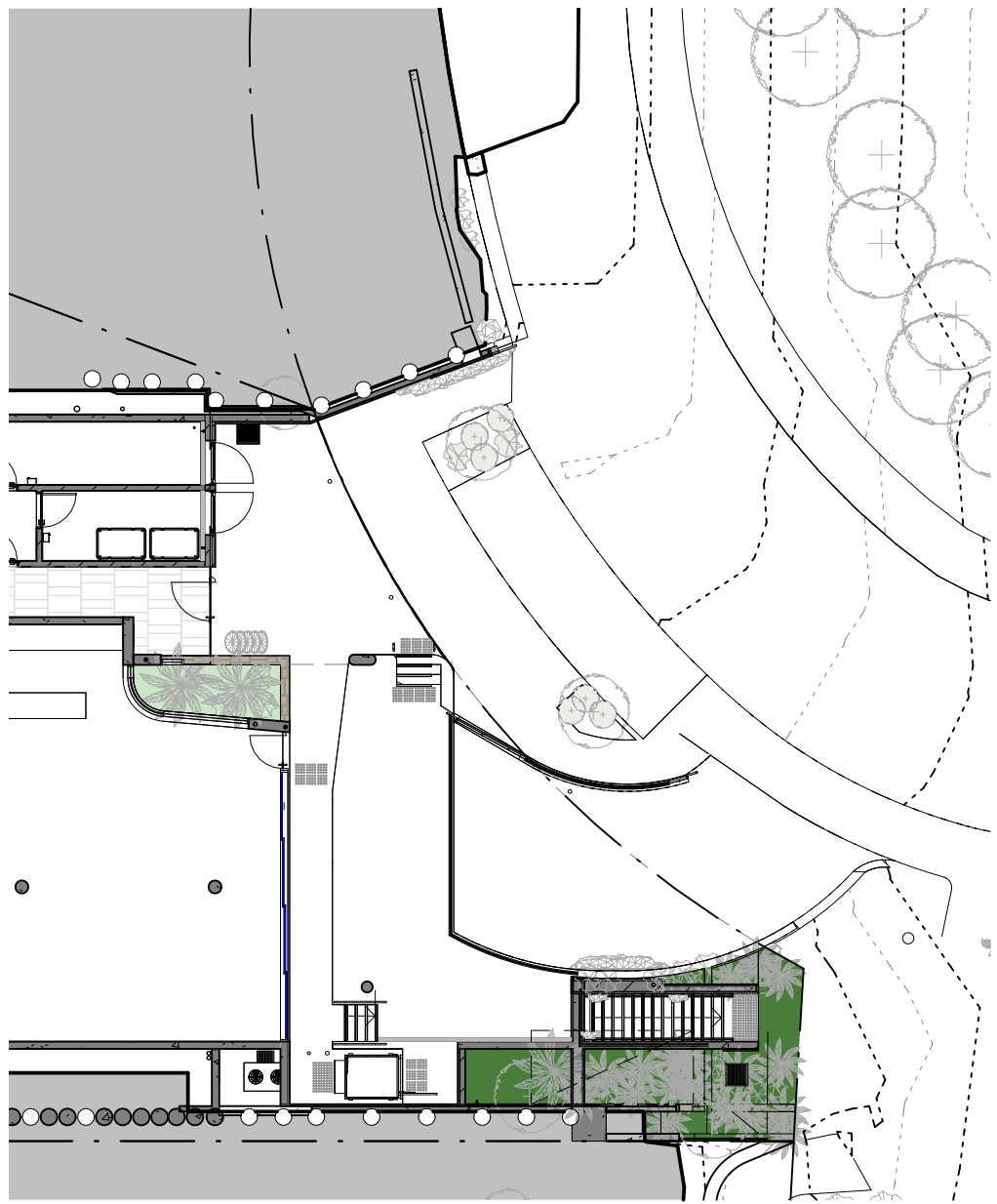
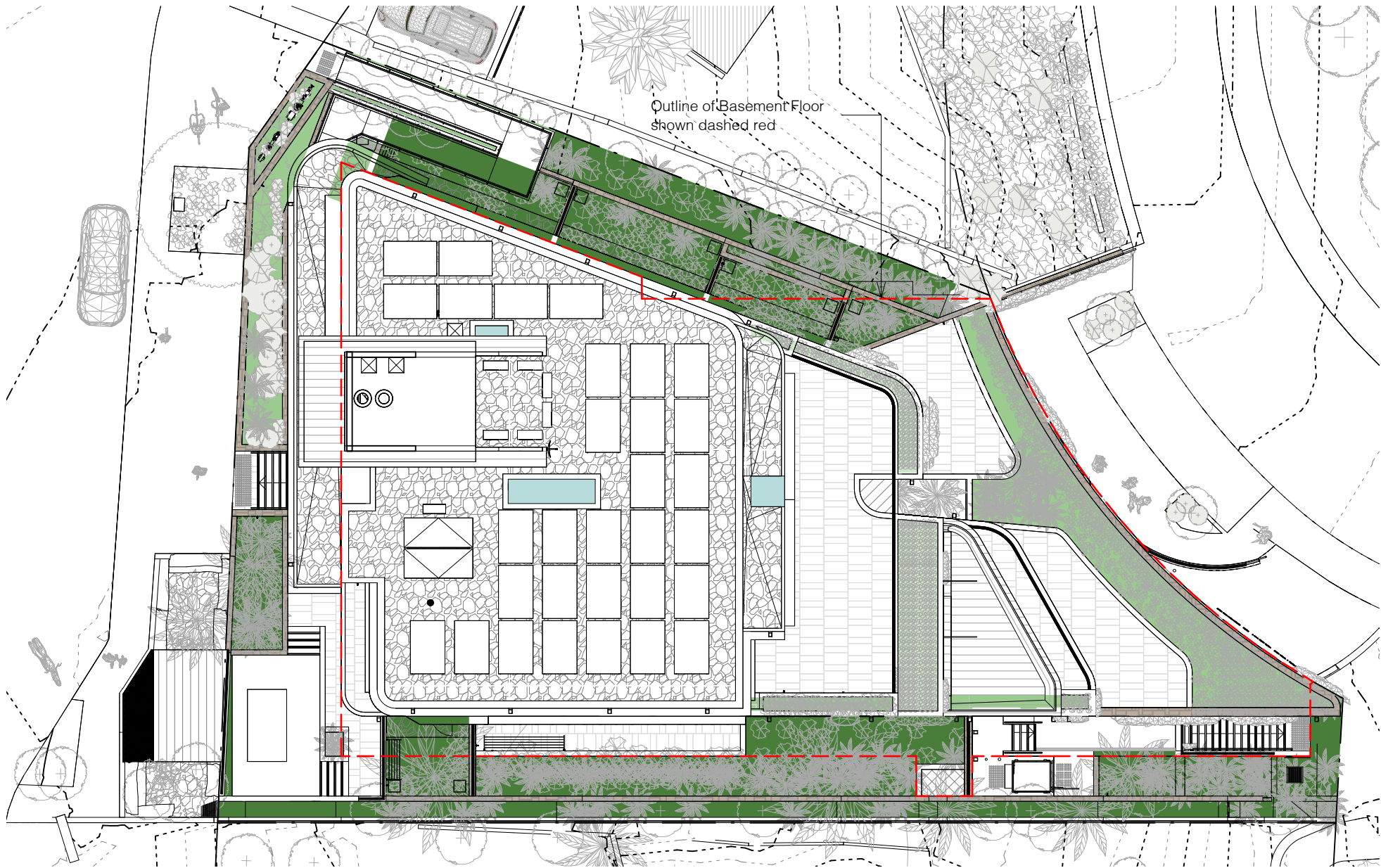
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

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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Gross Floor Area Calculations			
Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 400
Drawn by	KW		DA32



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.

Site Area = 844.7sqm

Landscaped Area = 184.6 sqm = 21.9%

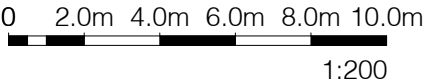
Additional Landscaped Area = 64.0 sqm = 7.6% (planter beds greater than 800mm deep)

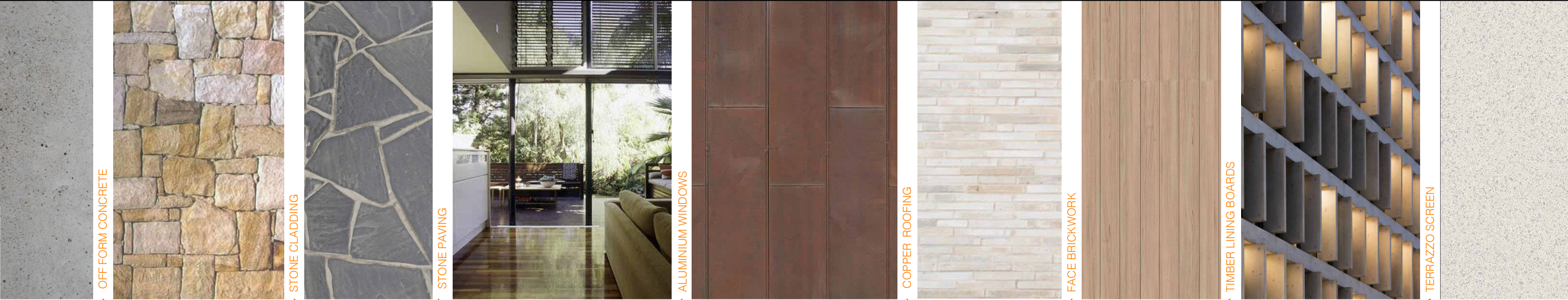
Total Proposed Landscaped Area = 248.6 sqm = 29.4%

Additional Planter Beds = 21 sqm (planter beds less than 800mm deep)

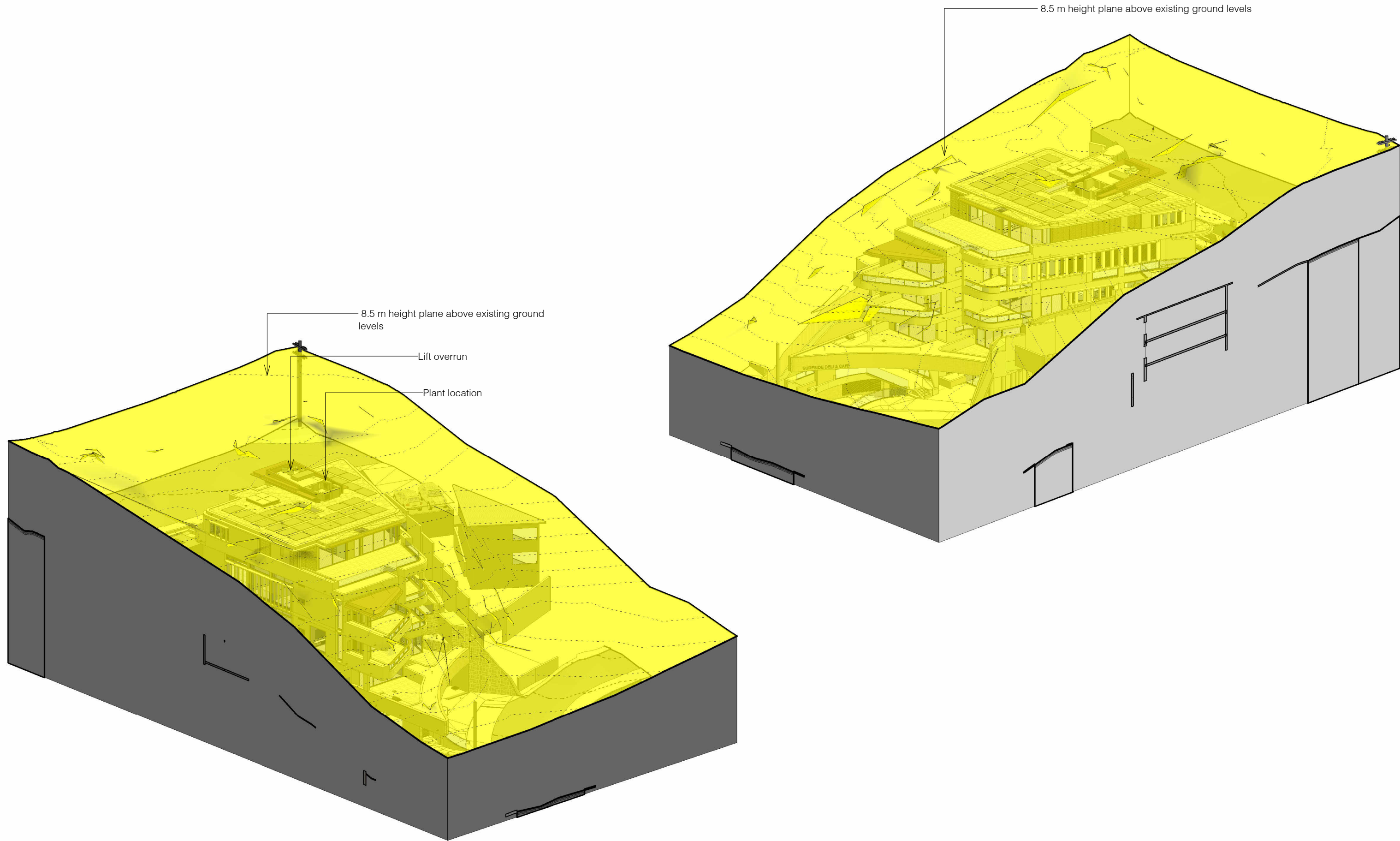
TOTAL SITE AREA	844 sqm
REQUIRED LANDSCAPED AREA	20% 168.8 sqm 5 X 35 sqm 175 sqm

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.









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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

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Section 4.55 Modification
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Building Height Plane

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	
Drawn by	KW		DA37