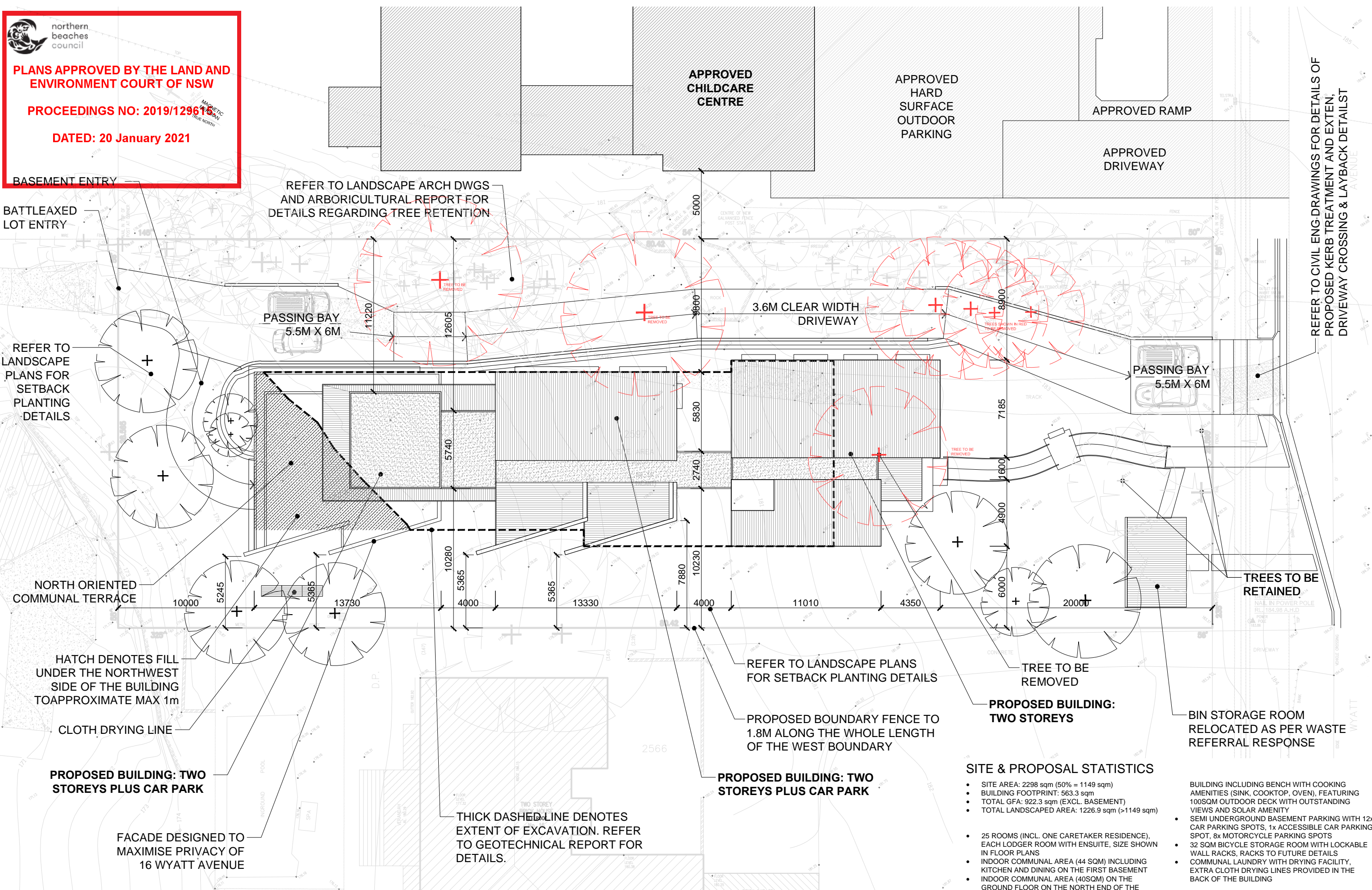


**northern beaches council**

**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2019/1296**

**DATED: 20 January 2021**



BATTLEAXED LOT ENTRY

REFER TO LANDSCAPE PLANS FOR SETBACK PLANTING DETAILS

NORTH ORIENTED COMMUNAL TERRACE

HATCH DENOTES FILL UNDER THE NORTHWEST SIDE OF THE BUILDING TO APPROXIMATE MAX 1m

CLOTH DRYING LINE

**PROPOSED BUILDING: TWO STOREYS PLUS CAR PARK**

FACADE DESIGNED TO MAXIMISE PRIVACY OF 16 WYATT AVENUE

REFER TO LANDSCAPE ARCH DWGS AND ARBORICULTURAL REPORT FOR DETAILS REGARDING TREE RETENTION

PASSING BAY 5.5M X 6M

3.6M CLEAR WIDTH DRIVEWAY

PASSING BAY 5.5M X 6M

TREES TO BE RETAINED

REFER TO LANDSCAPE PLANS FOR SETBACK PLANTING DETAILS

PROPOSED BOUNDARY FENCE TO 1.8M ALONG THE WHOLE LENGTH OF THE WEST BOUNDARY

**PROPOSED BUILDING: TWO STOREYS PLUS CAR PARK**

THICK DASHED LINE DENOTES EXTENT OF EXCAVATION. REFER TO GEOTECHNICAL REPORT FOR DETAILS.

REFER TO CIVIL ENG-DRAWINGS FOR DETAILS OF PROPOSED KERB TREATMENT AND EXTEN, DRIVEWAY CROSSING & LAYBACK DETAIL

**PROPOSED BUILDING: TWO STOREYS**

BIN STORAGE ROOM RELOCATED AS PER WASTE REFERRAL RESPONSE

**SITE & PROPOSAL STATISTICS**

- SITE AREA: 2298 sqm (50% = 1149 sqm)
- BUILDING FOOTPRINT: 563.3 sqm
- TOTAL GFA: 922.3 sqm (EXCL. BASEMENT)
- TOTAL LANDSCAPED AREA: 1226.9 sqm (>1149 sqm)

- 25 ROOMS (INCL. ONE CARETAKER RESIDENCE), EACH LODGER ROOM WITH ENSUITE, SIZE SHOWN IN FLOOR PLANS
- INDOOR COMMUNAL AREA (44 SQM) INCLUDING KITCHEN AND DINING ON THE FIRST BASEMENT
- INDOOR COMMUNAL AREA (40SQM) ON THE GROUND FLOOR ON THE NORTH END OF THE

- BUILDING INCLUDING BENCH WITH COOKING AMENITIES (SINK, COOKTOP, OVEN), FEATURING 100SQM OUTDOOR DECK WITH OUTSTANDING VIEWS AND SOLAR AMENITY
- SEMI UNDERGROUND BASEMENT PARKING WITH 12x CAR PARKING SPOTS, 1x ACCESSIBLE CAR PARKING SPOT, 8x MOTORCYCLE PARKING SPOTS
- 32 SQM BICYCLE STORAGE ROOM WITH LOCKABLE WALL RACKS, RACKS TO FUTURE DETAILS
- COMMUNAL LAUNDRY WITH DRYING FACILITY, EXTRA CLOTH DRYING LINES PROVIDED IN THE BACK OF THE BUILDING

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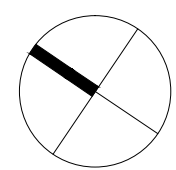
**REVISION NOTES**

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- DRIVEWAY WIDTH REDUCED TO 3.6m
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- BASEMENT SLIGHTLY RECONFIGURED TO ACHIEVE SMALLER FOOTPRINT ALONG WEST BOUNDARY

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**platform ARCHITECTS**  
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p. 02 9976 6666 abn. 74602856157  
nominated architect Bldg Gough Reg No. 8280

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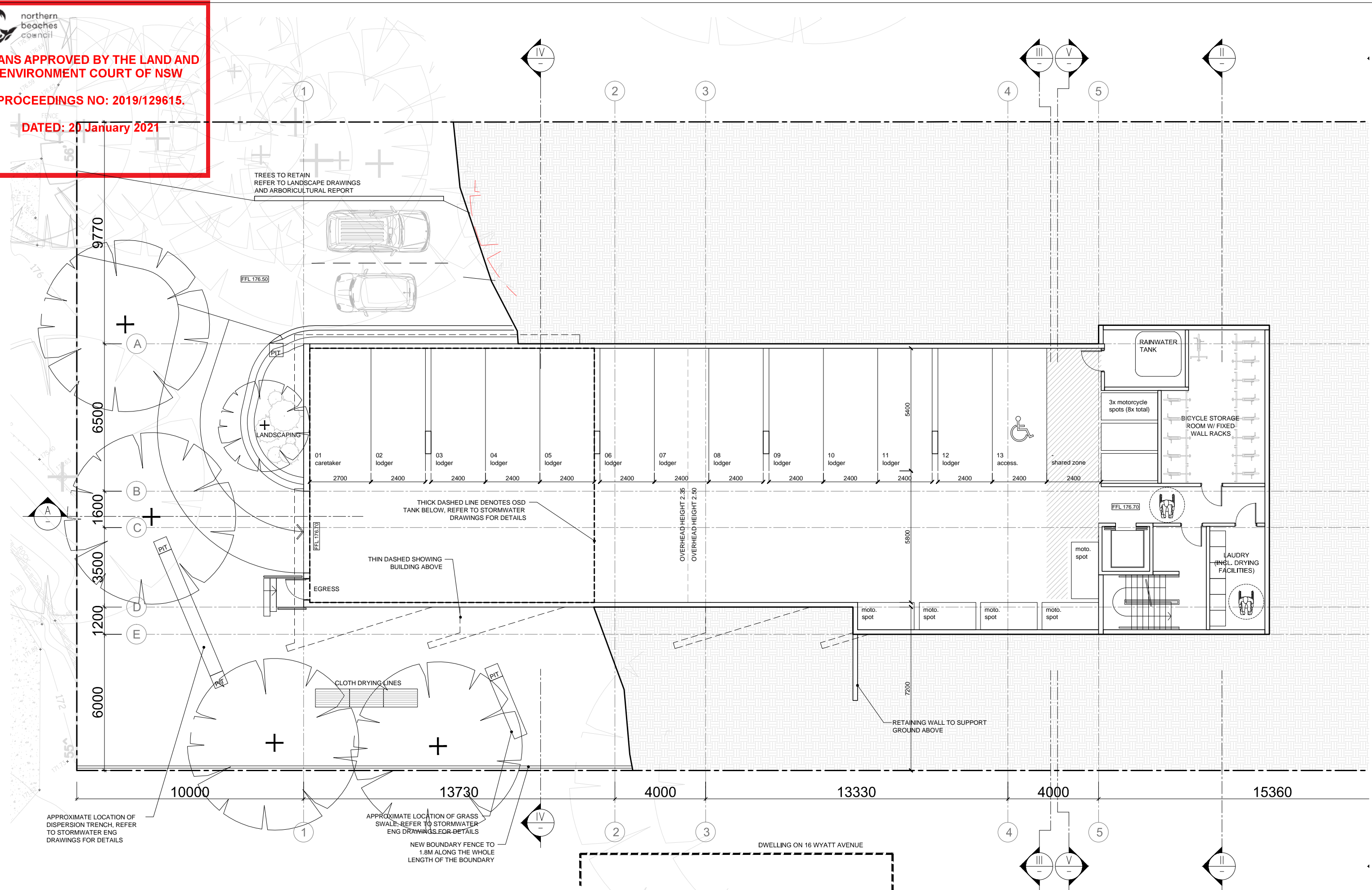
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SITE PLAN	LEC	02	N

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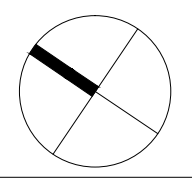
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**DRAWING TITLE**

**SECOND BASEMENT PLAN**

**PROJECT**

**WAB**

**SCALE**

1:150 @A3

**STATUS**

LEC

**NUMBER**

03

**REVISION**

N

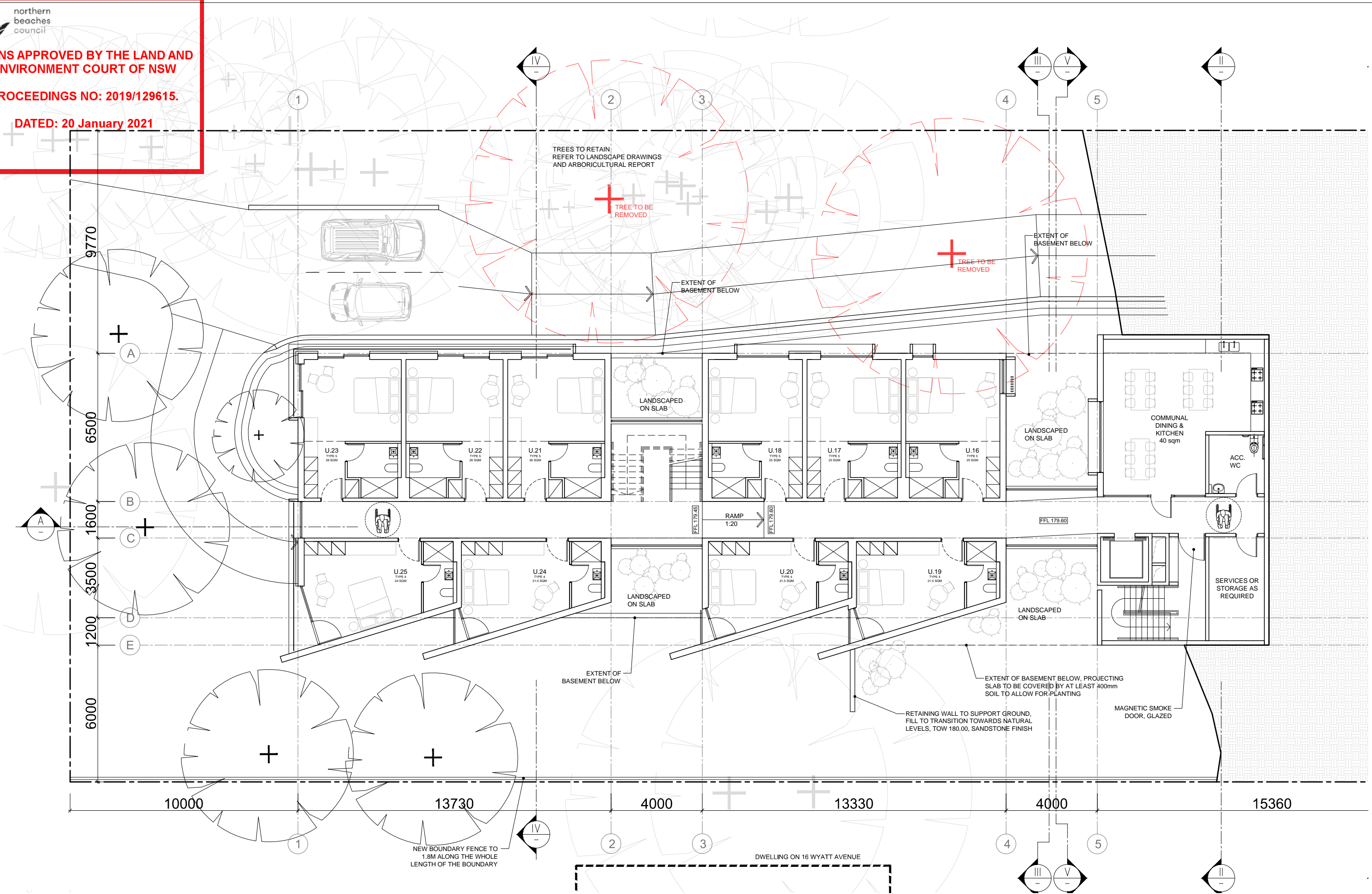


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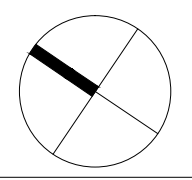
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**DRAWING TITLE**

**FIRST BASEMENT PLAN**

**PROJECT**

**WAB**

**SCALE**

1:150 @A3

**STATUS**

LEC

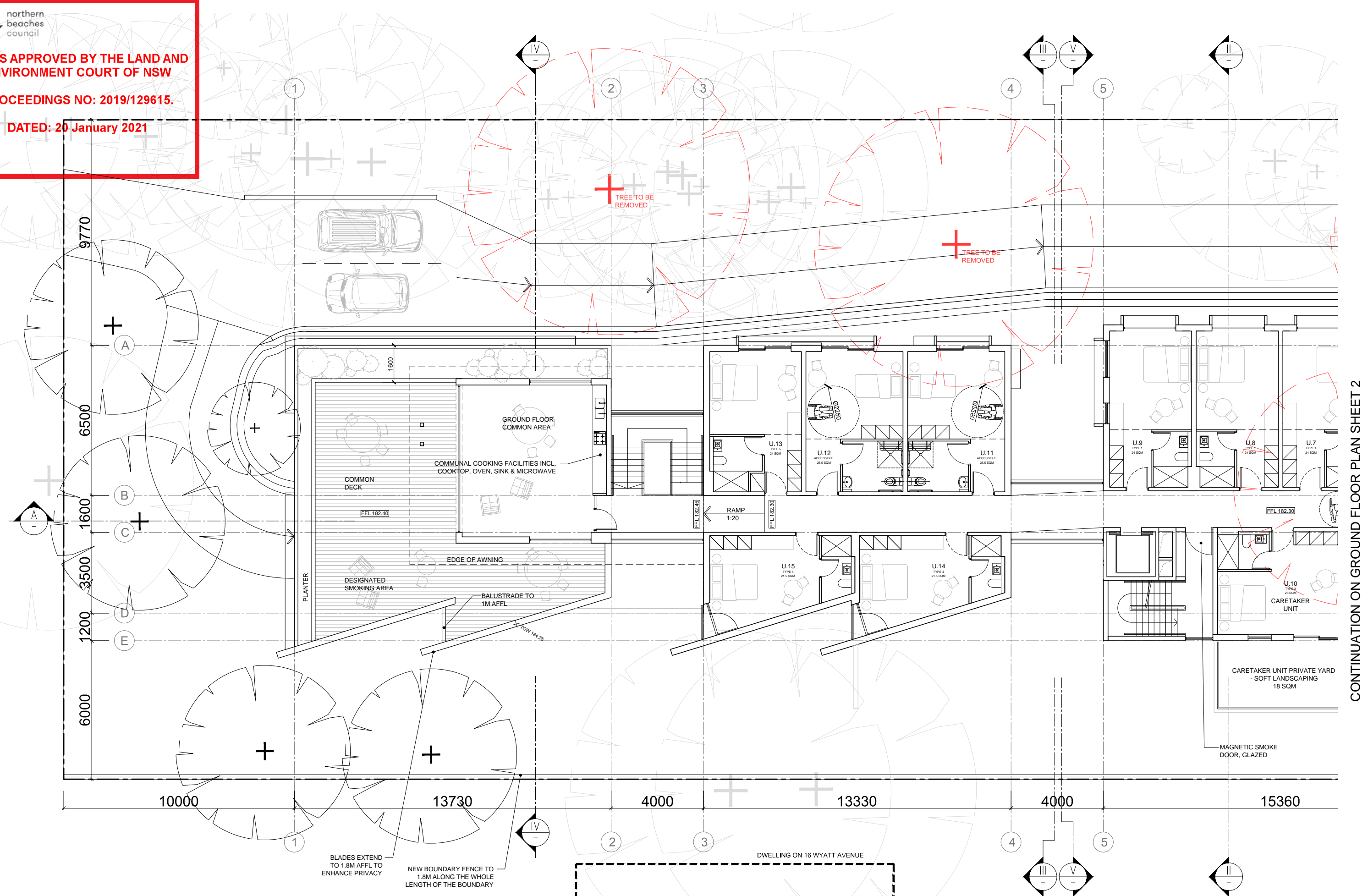
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CONTINUATION ON GROUND FLOOR PLAN SHEET 2

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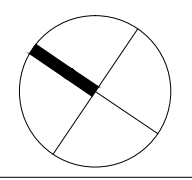
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**DRAWING TITLE**  
 GROUND FLOOR PLAN SHEET 1

**PROJECT**  
 WAB

**SCALE**  
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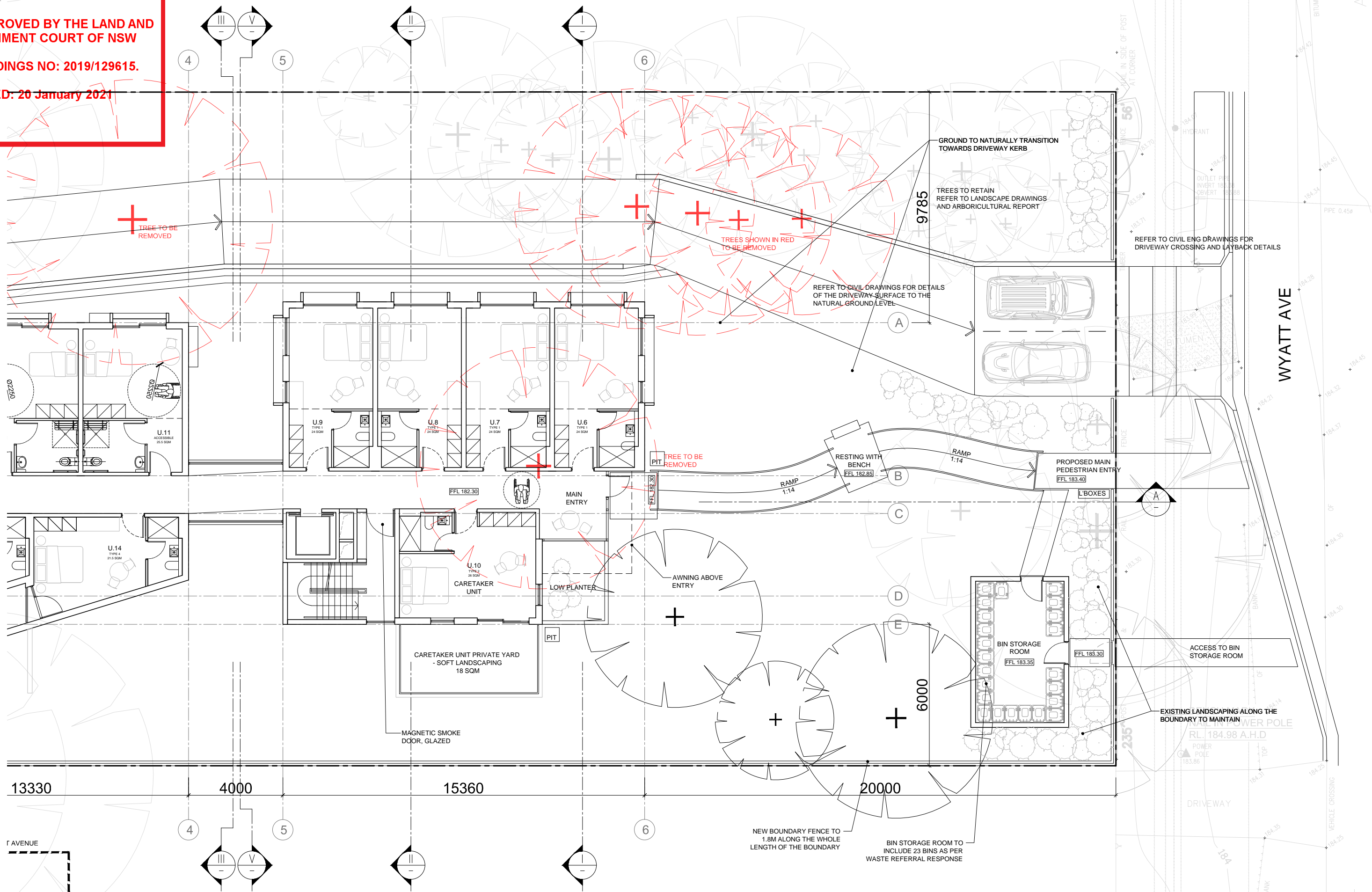
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**REVISION**  
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CONTINUATION ON GROUND FLOOR PLAN SHEET 1



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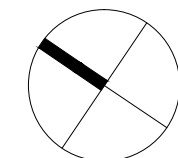
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 GROUND FLOOR PLAN SHEET 2

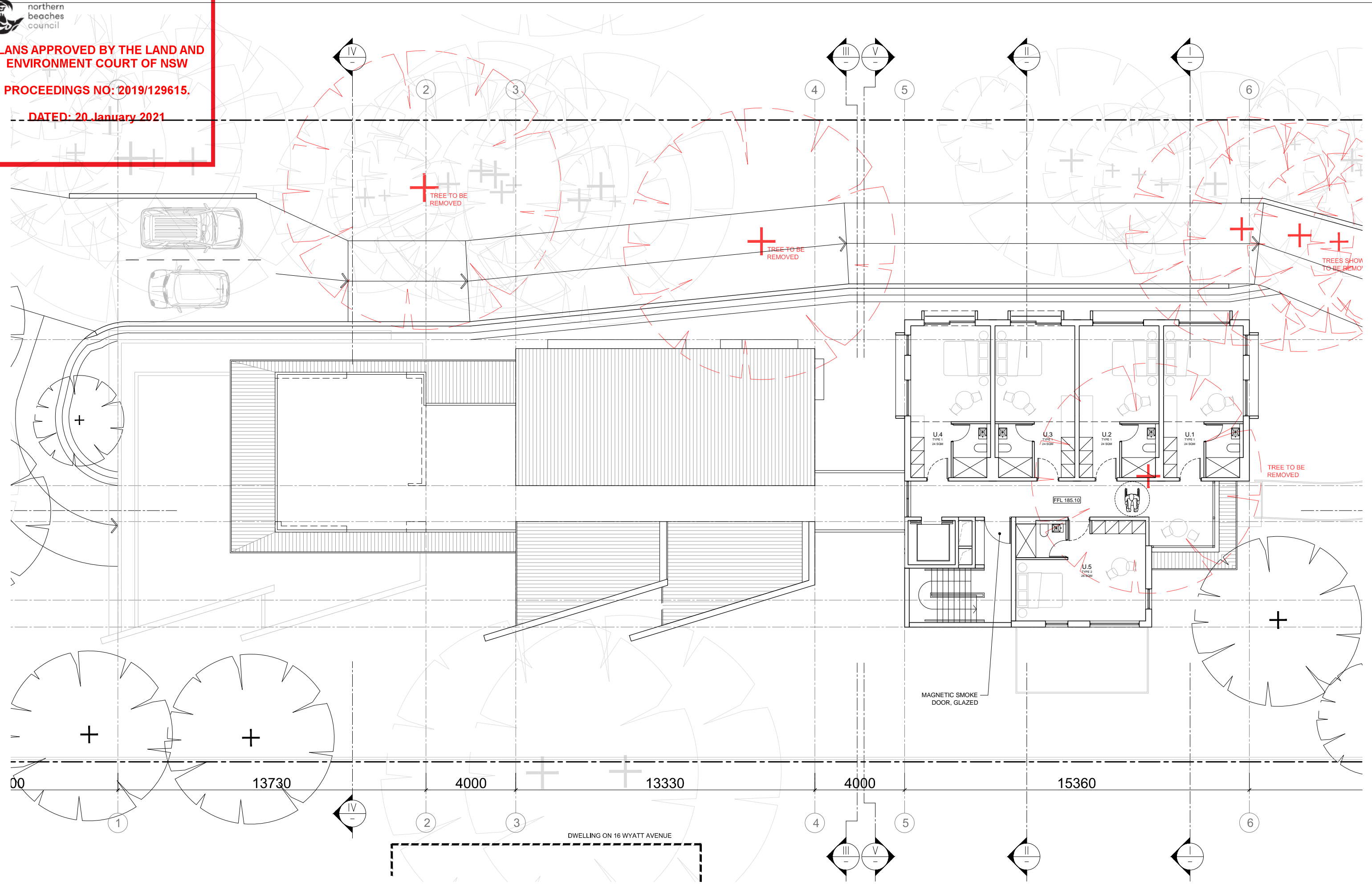
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**PROJECT**  
 WAB

NUMBER: 05 B  
 REVISION: N




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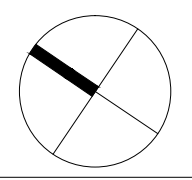
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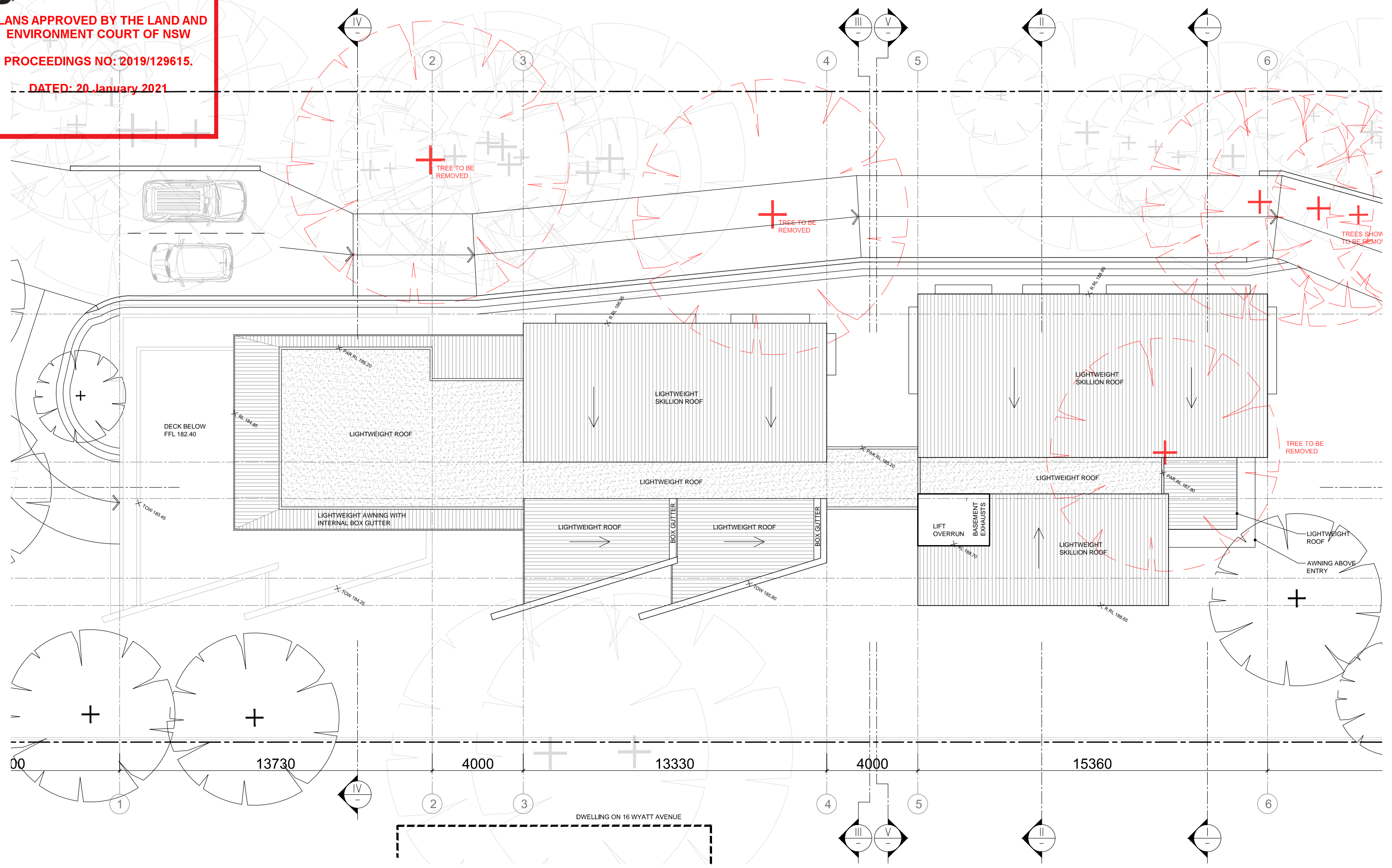
  
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DRAWING TITLE	PROJECT
<b>FIRST FLOOR PLAN</b>	<b>WAB</b>
SCALE	STATUS
1:150 @A3	LEC
NUMBER	REVISION
06	N


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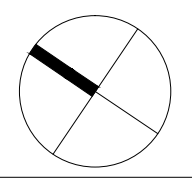
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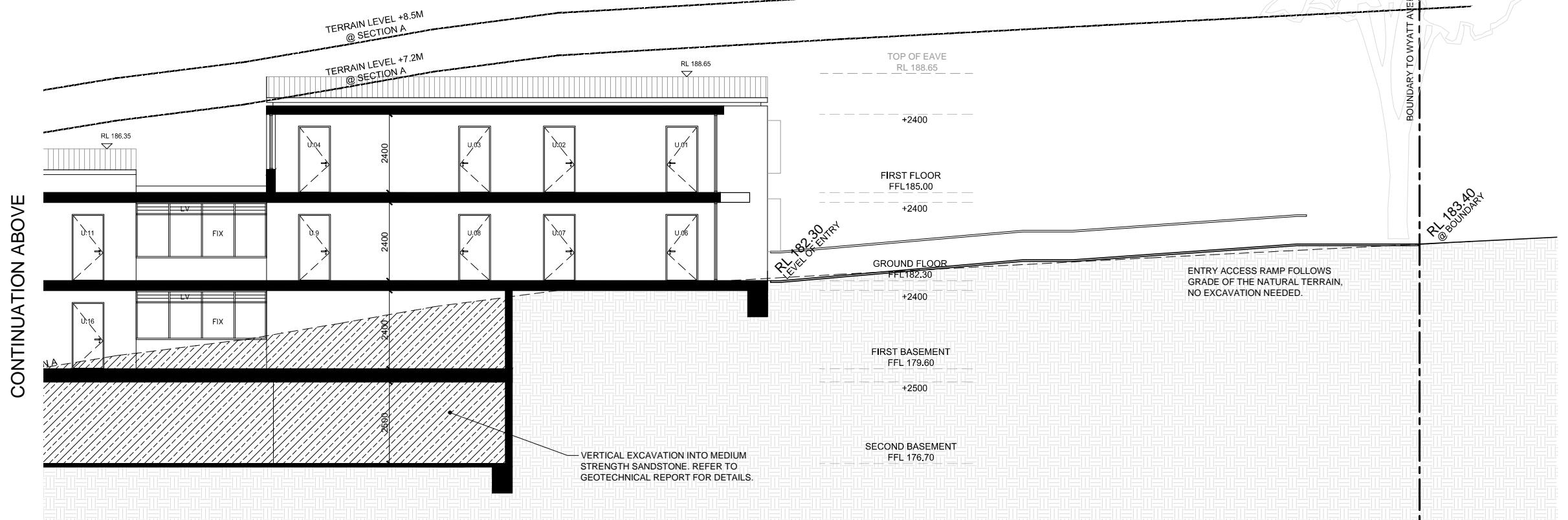
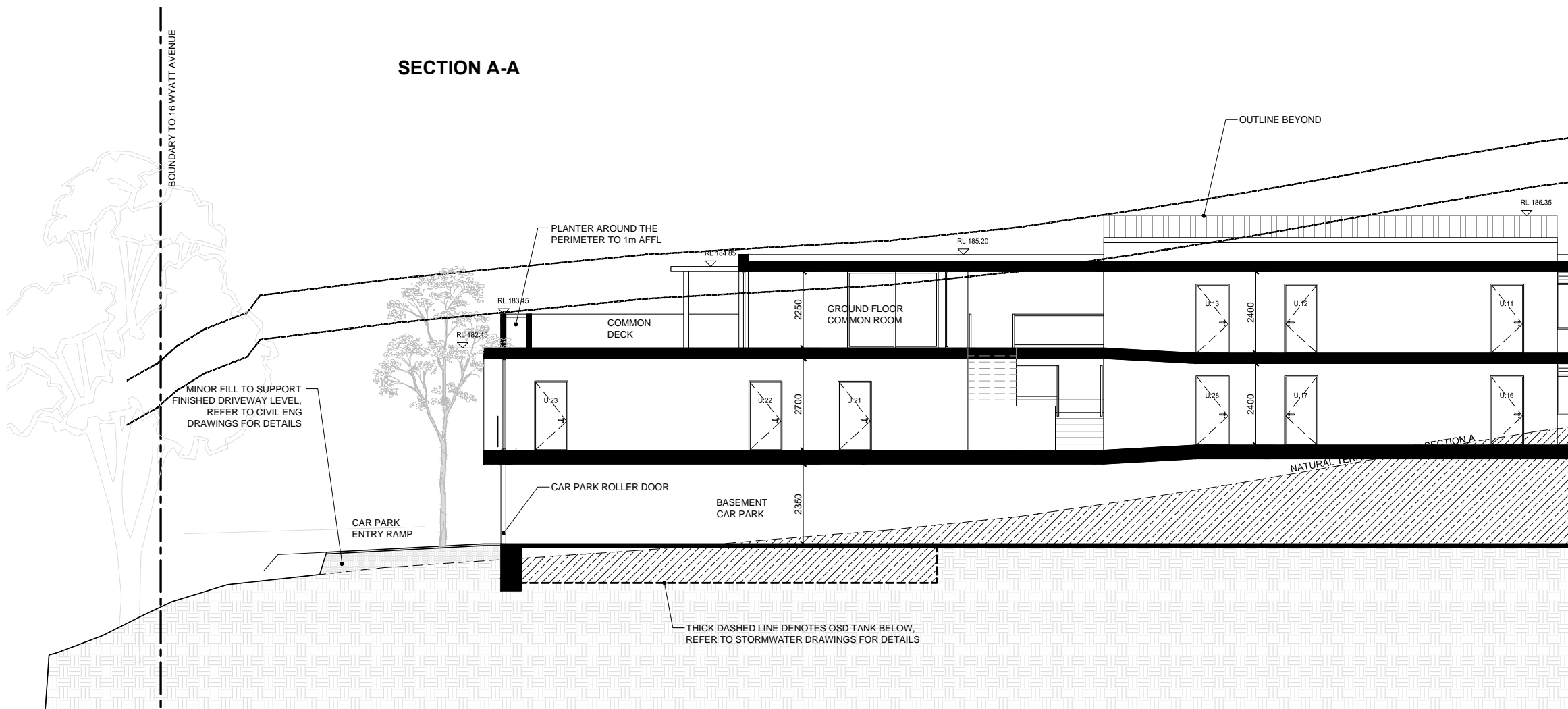
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**PROJECT**  
 WAB

**SECTION A-A**



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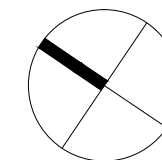
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**DRAWING TITLE**  
SECTION A-A

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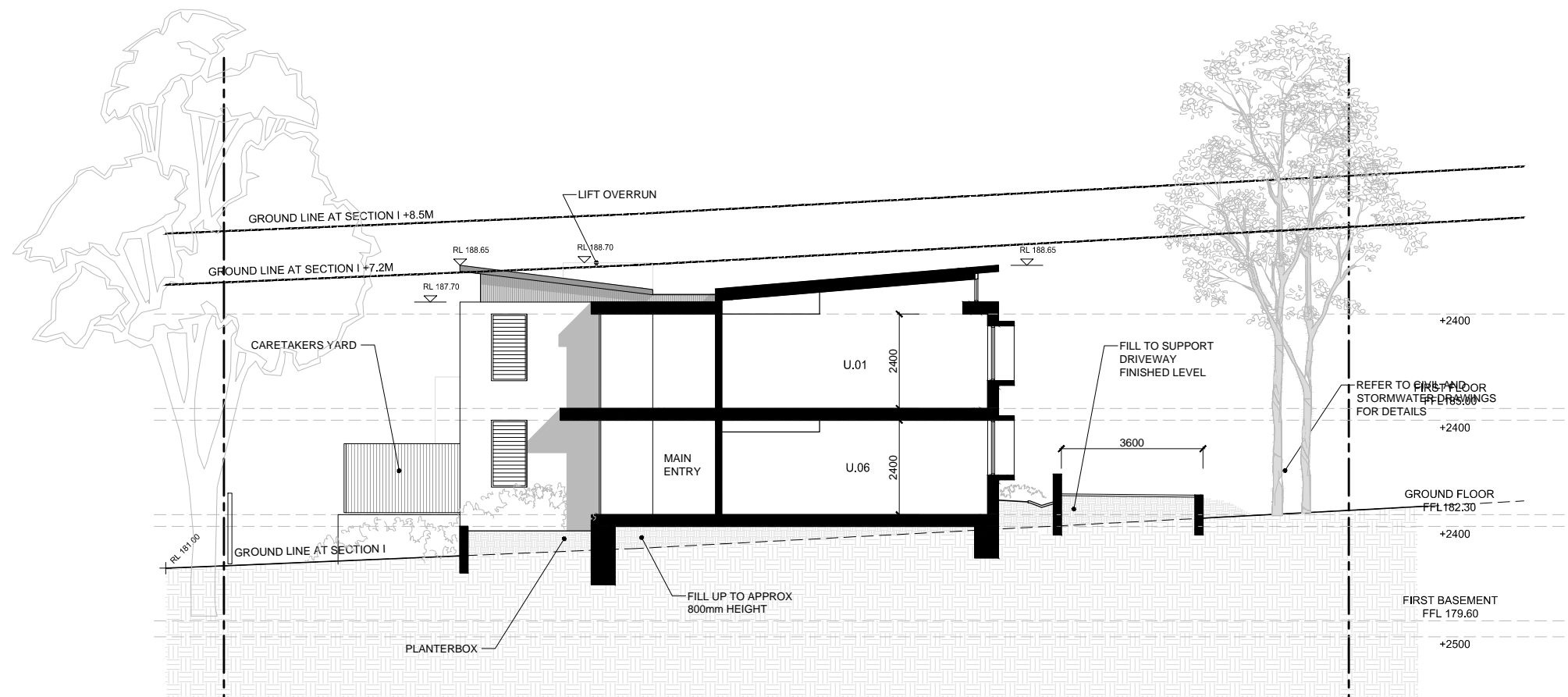
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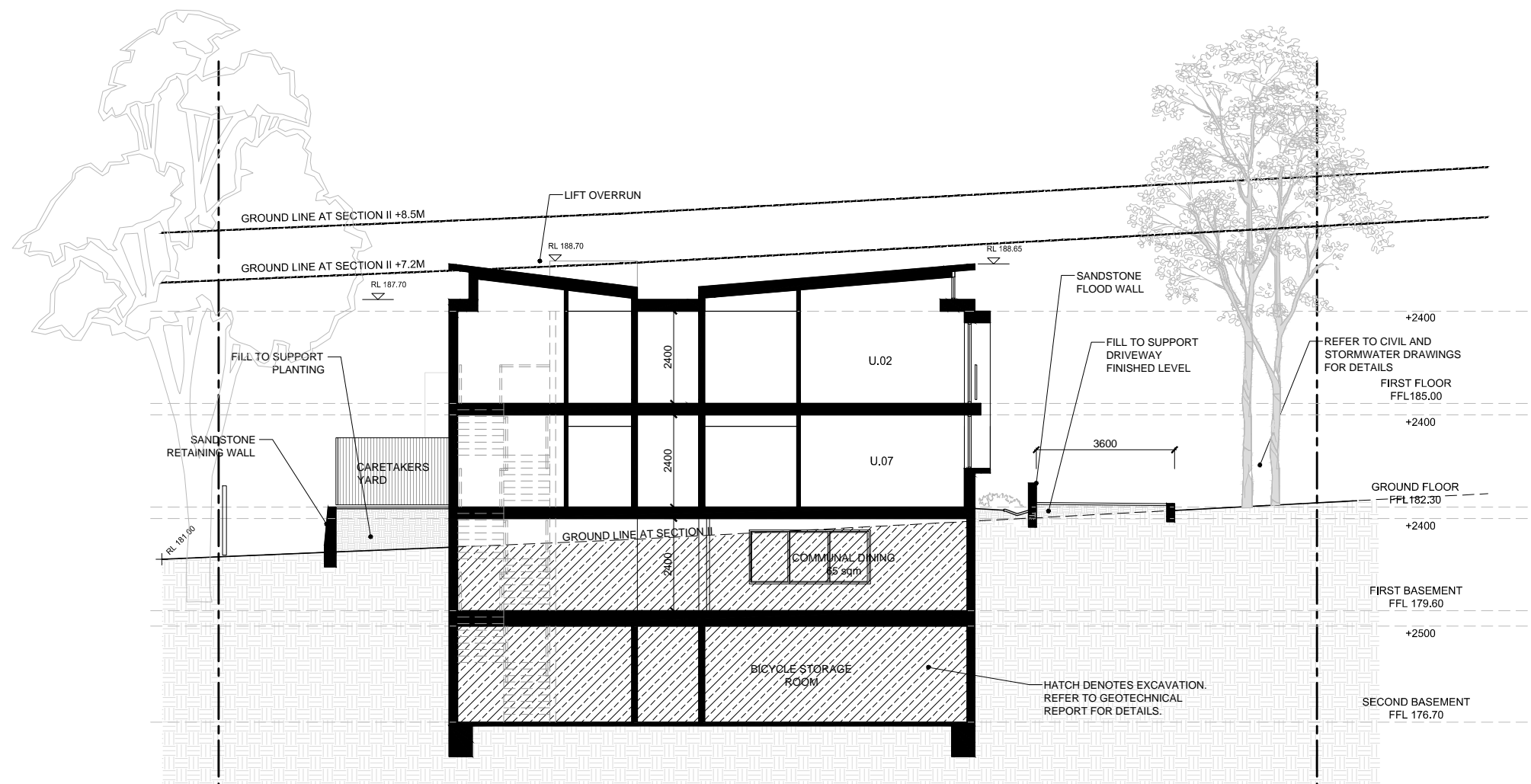
**REVISION**  
N



SECTION I-I



SECTION II-II



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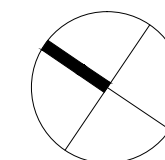
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DRAWING TITLE  
SECTIONS I-I, II-II

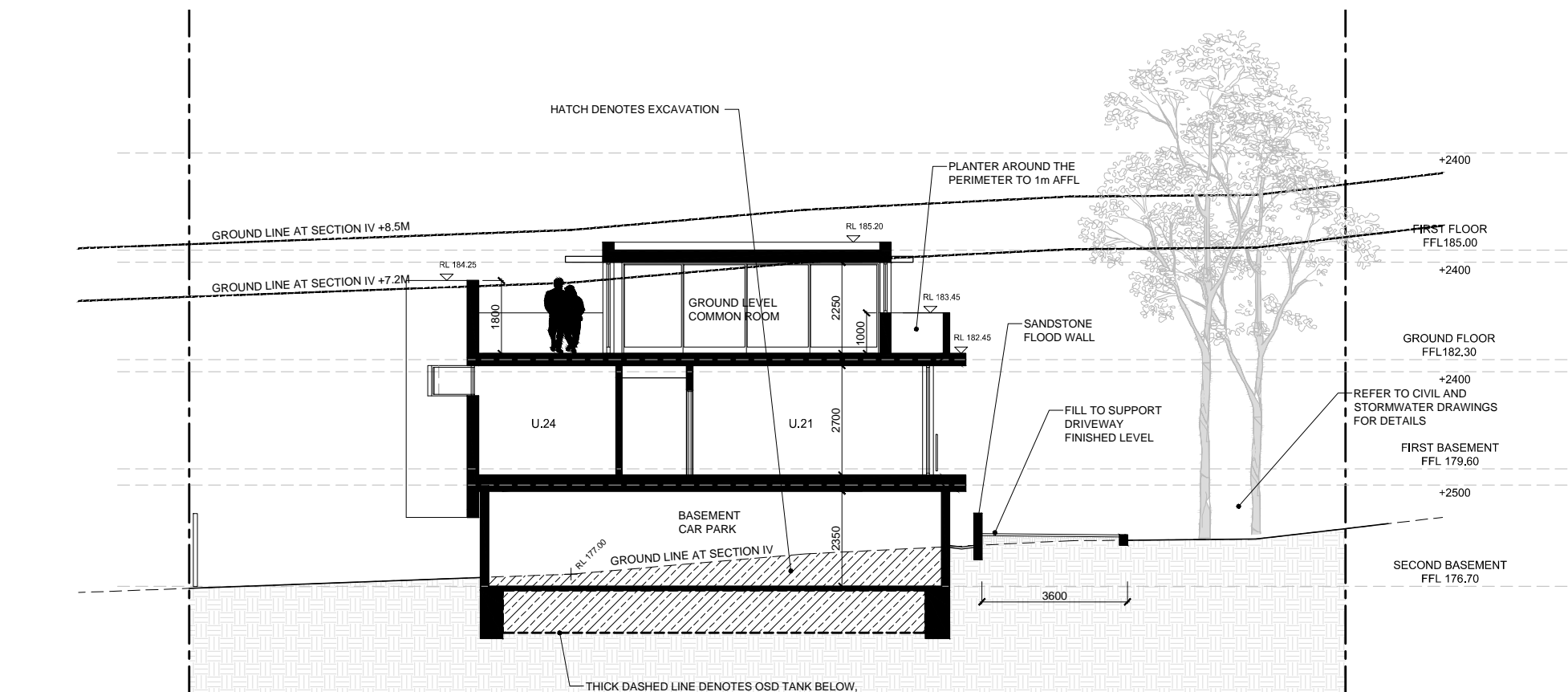
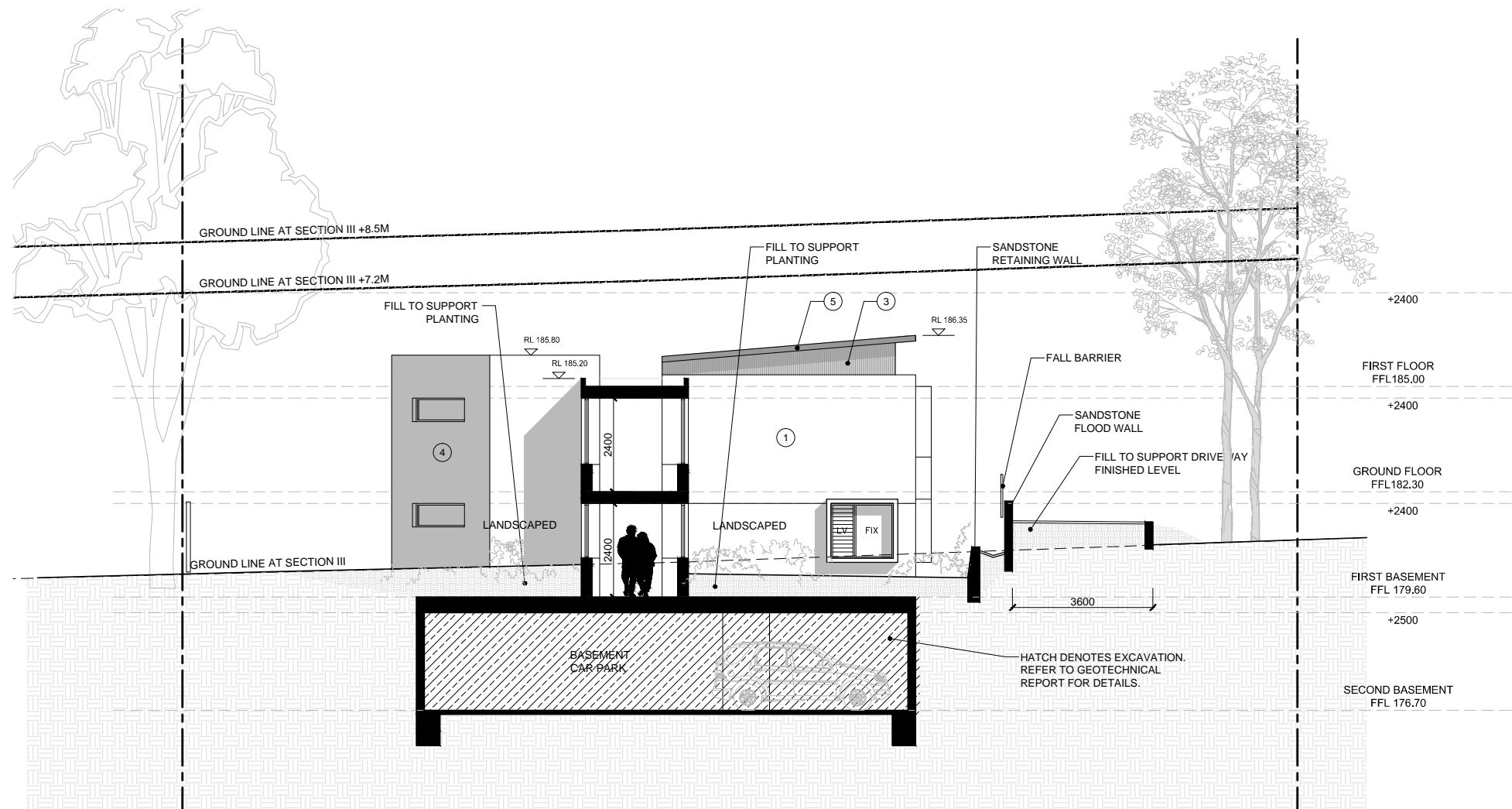
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STATUS  
LEC

NUMBER  
09

PROJECT  
WAB

REVISION  
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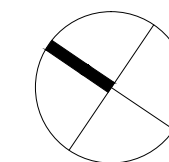
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ARCHITECTS

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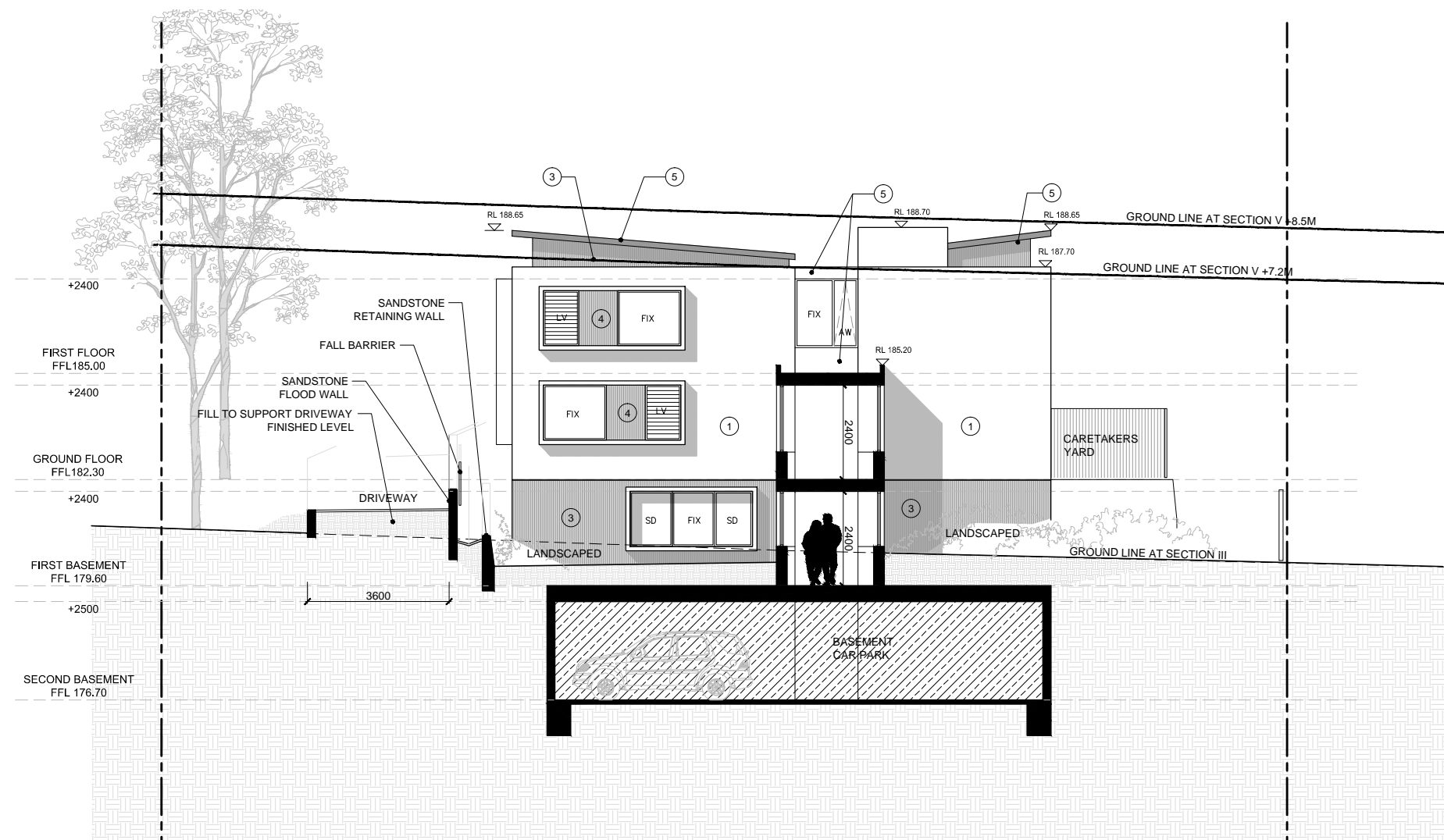
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NUMBER  
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PROJECT  
WAB  
REVISION  
N





SECTION V-V

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REVISION	DATE	DESCRIPTION	BY
N	10/12/20	ISSUE FOR LEC	OH

- REVISION NOTES**
- WEST SETBACK INCREASED TO THE DA EXTENT (REV H SHOWN RED DASHED IN PLANS) TO OVERALL 6M
  - DRIVEWAY WIDTH REDUCED TO 3.6m
  - BUILDING DESIGN AMENDED TO SUIT NEW SETBACKS
  - REDUCTION OF INTERNAL AREA
  - COMMUNAL TERRACE EAST PLANTER INCREASED WIDTH
  - BASEMENT SLIGHTLY RECONFIGURED TO ACHIEVE SMALLER FOOTPRINT ALONG WEST BOUNDARY

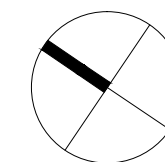
CLIENT  
NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION

platform ARCHITECTS

503/39 East Esplanade, Manly 2095  
p. 02 9976 6466 abn. 74602856157  
nominated architect Bldg Reg No. 8280

NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION

14 WYATT AVE, BELROSE, NSW



DRAWING TITLE  
SECTION V-V

SCALE STATUS  
1:150 @AS LEC

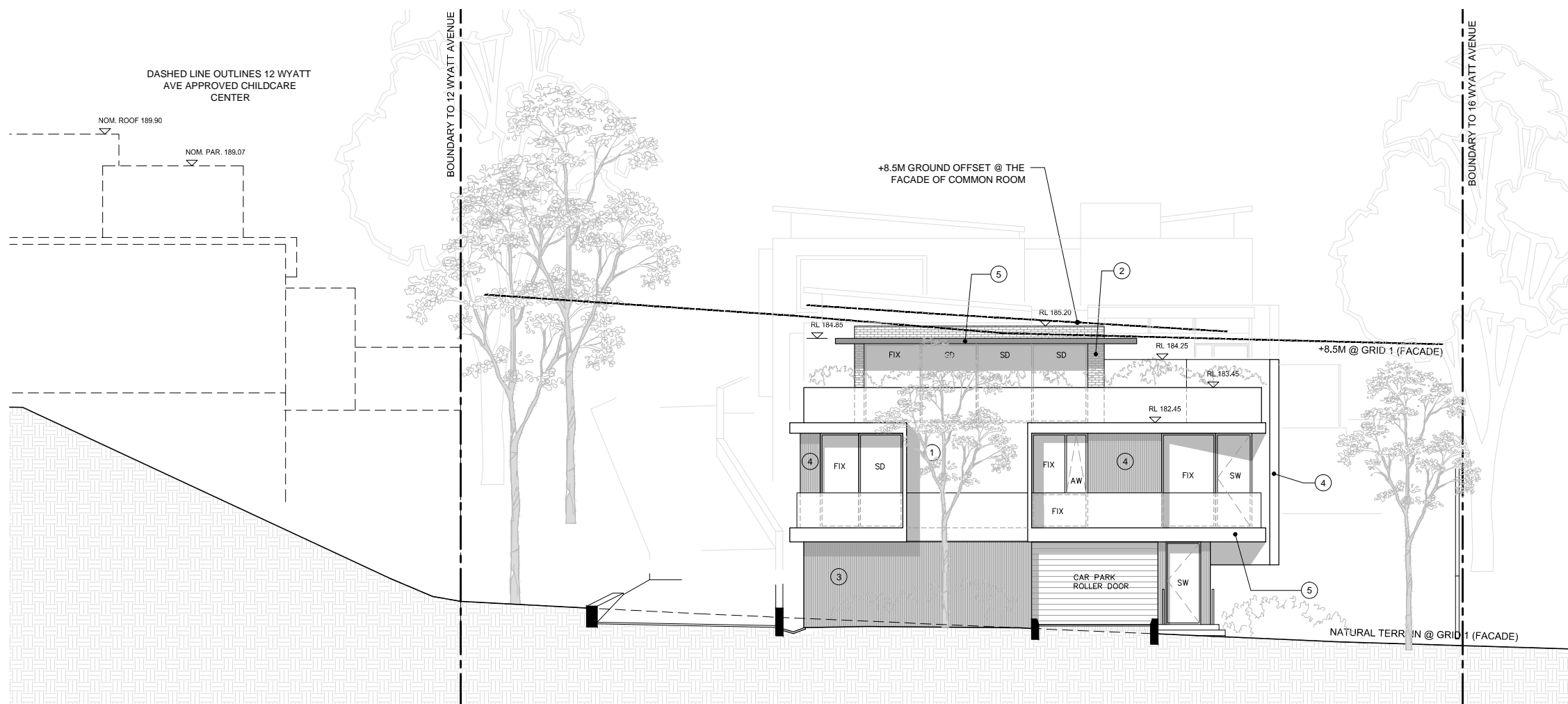
PROJECT  
WAB

NUMBER REVISION  
11 N

**LEGEND**

<b>FIX</b>	FIXED GLAZING
<b>SD</b>	SLIDING DOOR
<b>SW</b>	SWING DOOR
<b>AW</b>	AWNING WINDOW
<b>LV</b>	LOUVRE WINDOW
<b>(X)</b>	EXTERNAL FINISH LABEL*

\*REFER TO EXTERNAL FINISHES SCHEDULE FOR EXTERNAL FINISHES DETAILS AND COLOURS



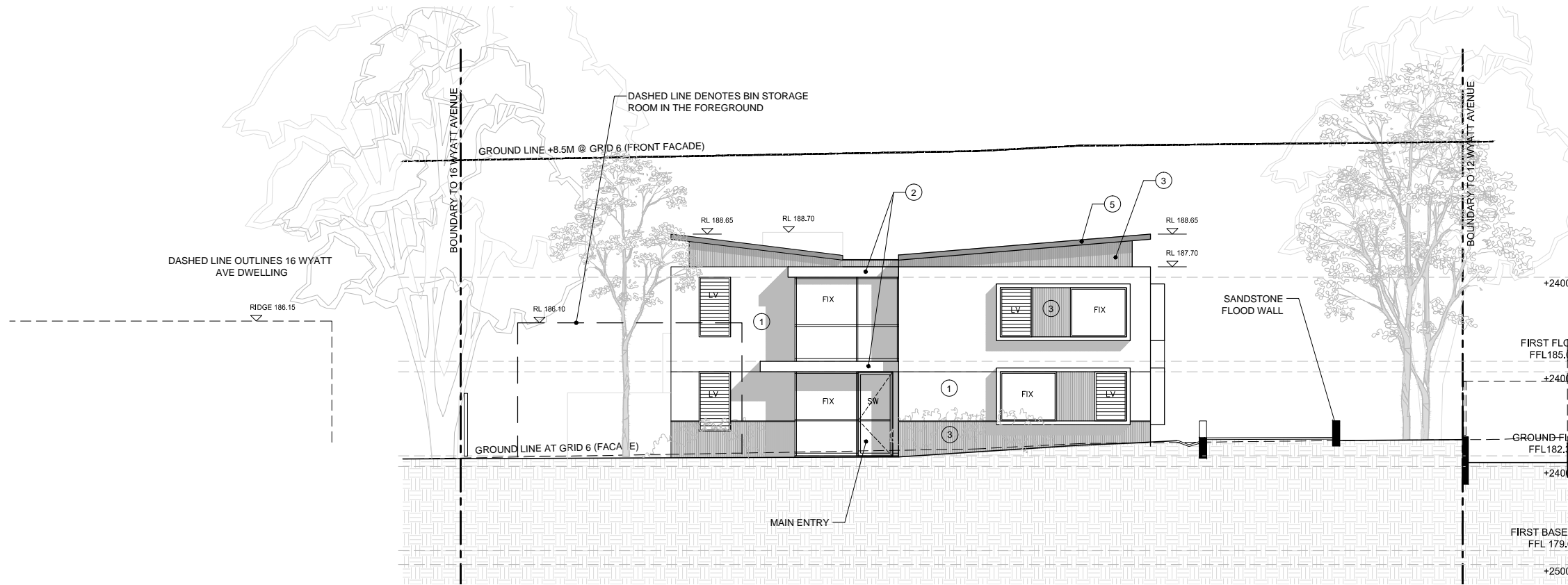
**NORTH ELEVATION**



**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2019/129615.**

**DATED: 20 January 2021**



**SOUTH ELEVATION**

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REVISION	DATE	DESCRIPTION	BY
N	10/12/20	ISSUE FOR LEC	OH

**REVISION NOTES**

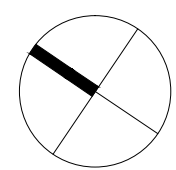
- WEST SETBACK INCREASED TO THE DA EXTENT (REV H SHOWN RED DASHED IN PLANS) TO OVERALL 6M
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**CLIENT**  
NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION



503/39 East Esplanade, Manly 2095  
p. 02 9976 6666 abn. 74602856157  
nominated architect Bride Gough Reg No. 8280

**NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION**  
14 WYATT AVE, BELROSE, NSW



**DRAWING TITLE**  
NORTH ELEVATION  
SOUTH ELEVATION

**SCALE** STATUS NUMBER REVISION  
1:150 @A3 LEC 12 N

**PROJECT**  
WAB



# EAST ELEVATION

**northern beaches council**

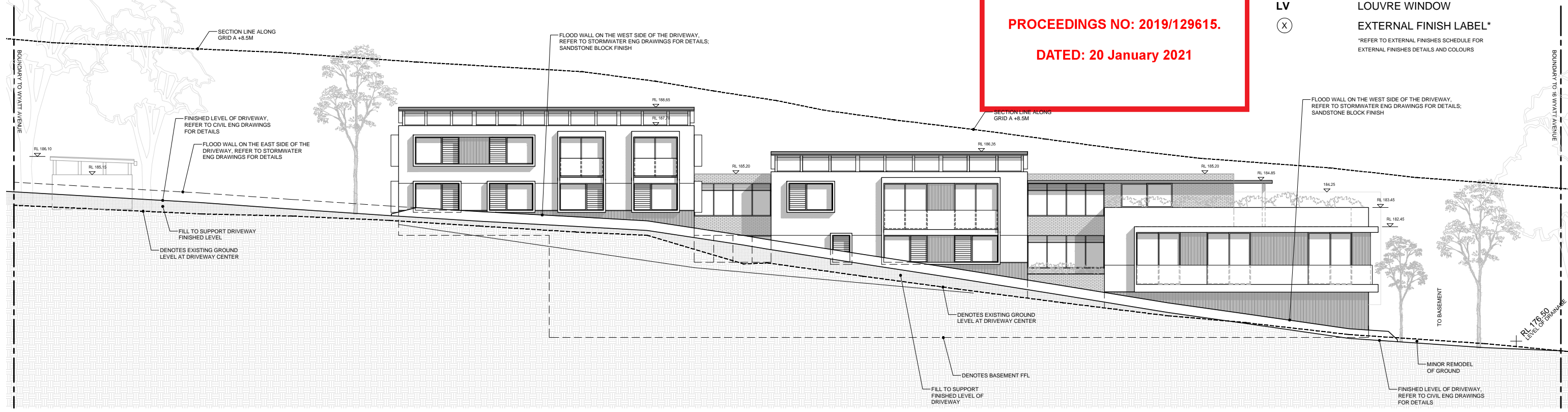
**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2019/129615.**

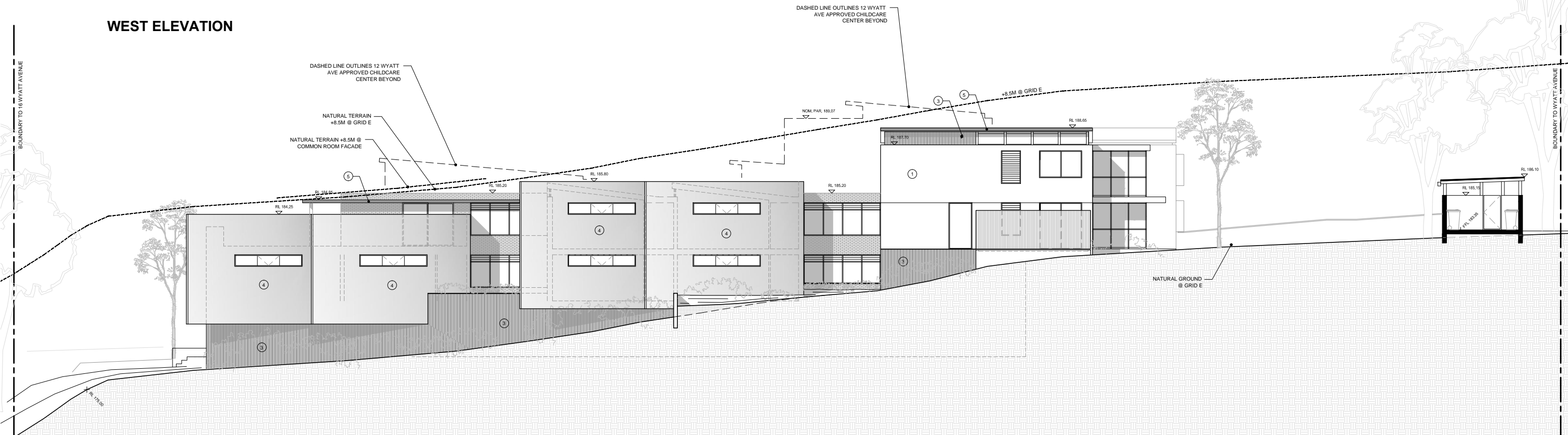
**DATED: 20 January 2021**

## LEGEND

- FIX** FIXED GLAZING
  - SD** SLIDING DOOR
  - SW** SWING DOOR
  - AW** AWNING WINDOW
  - LV** LOUVRE WINDOW
  - (X)** EXTERNAL FINISH LABEL\*
- \*REFER TO EXTERNAL FINISHES SCHEDULE FOR EXTERNAL FINISHES DETAILS AND COLOURS



# WEST ELEVATION



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**CLIENT**

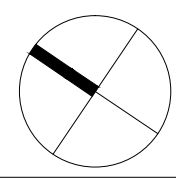
**NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION**

**platform ARCHITECTS**

503/39 East Esplanade, Manly 2095  
p. 02 9976 6466 abn. 74602856157  
nominated architect Bldg Gough Reg No. 8280

**NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION**

14 WYATT AVE, BELROSE, NSW



DRAWING TITLE	SCALE	STATUS	NUMBER	PROJECT	REVISION
<b>EAST ELEVATION WEST ELEVATION</b>	1:200 @A3	LEC	13	<b>WAB</b>	<b>N</b>

**northern beaches council**

**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

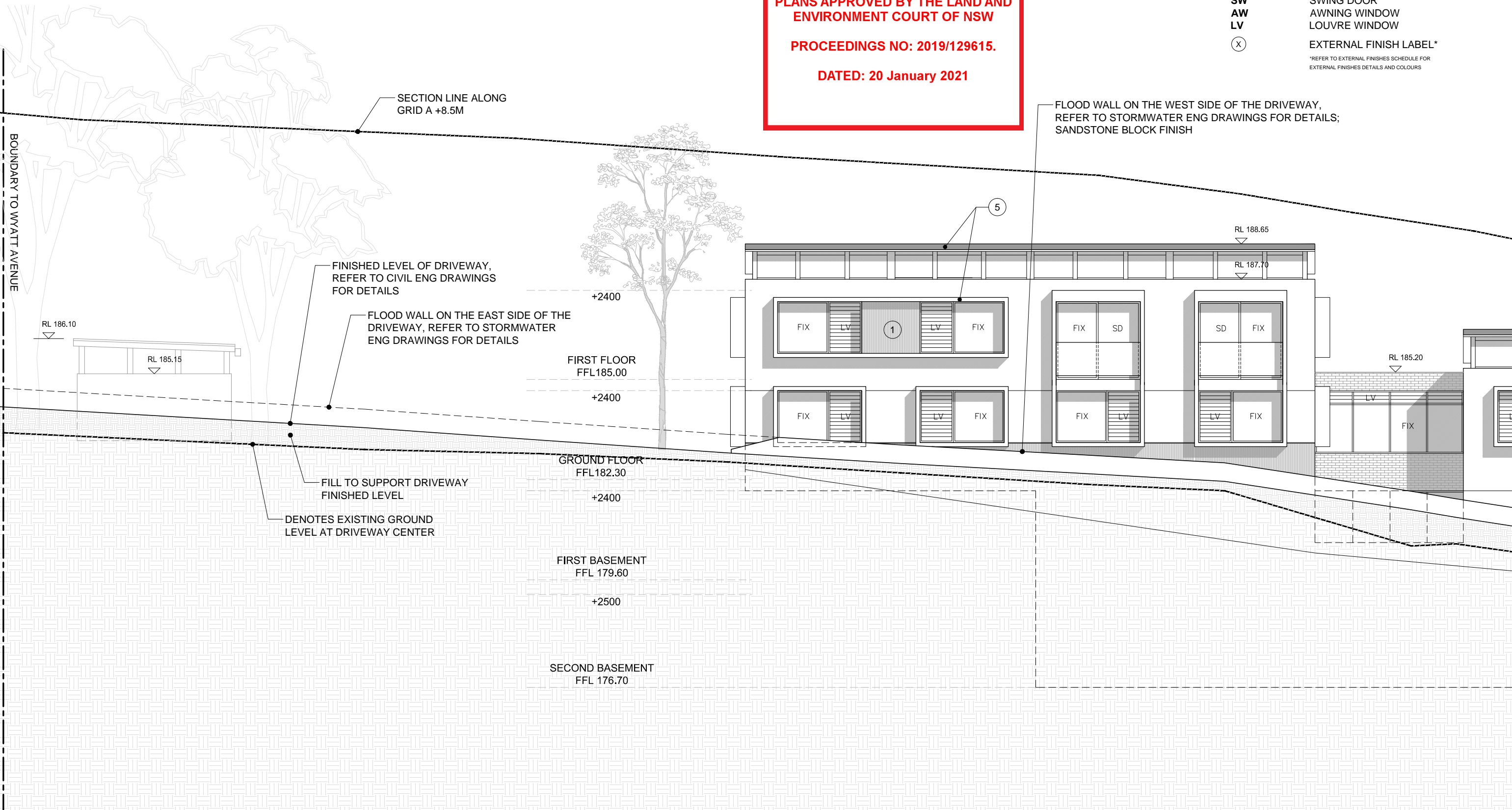
**PROCEEDINGS NO: 2019/129615.**

**DATED: 20 January 2021**

**LEGEND**

<b>FIX</b>	FIXED GLAZING
<b>SD</b>	SLIDING DOOR
<b>SW</b>	SWING DOOR
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<b>LV</b>	LOUVRE WINDOW
<b>(X)</b>	EXTERNAL FINISH LABEL*

\*REFER TO EXTERNAL FINISHES SCHEDULE FOR EXTERNAL FINISHES DETAILS AND COLOURS



**EAST ELEVATION**

**CONTINUES ON DWG 15**

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**REVISION NOTES**

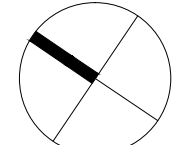
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**CLIENT**  
 NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION

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NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION  
 14 WYATT AVE, BELROSE, NSW



<b>DRAWING TITLE</b> EAST ELEVATION SHEET 1	<b>STATUS</b> LEC	<b>NUMBER</b> 14	<b>REVISION</b> N
<b>SCALE</b> 1:100 @A3			

**PROJECT**  
WAB





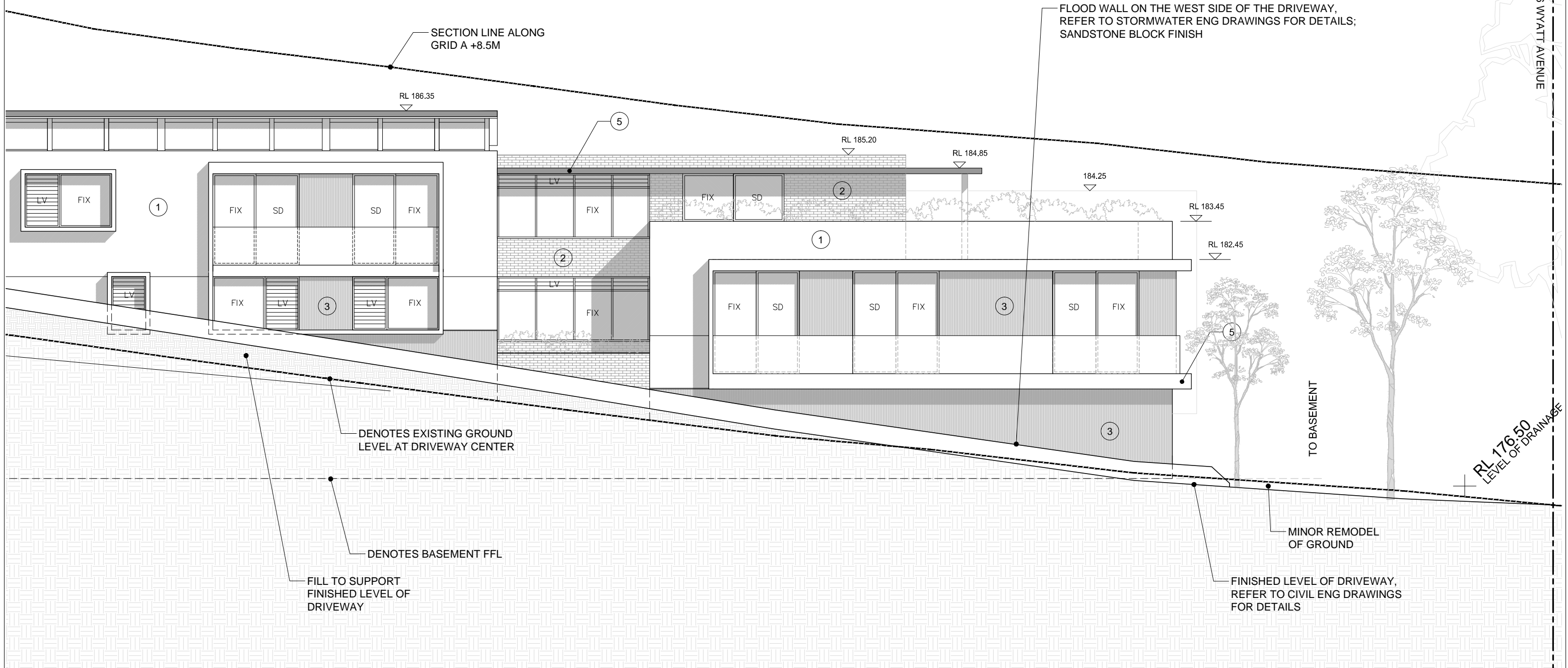
**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2019/129615.**

**DATED: 20 January 2021**

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<b>(X)</b>	EXTERNAL FINISH LABEL*
	<small>*REFER TO EXTERNAL FINISHES SCHEDULE FOR EXTERNAL FINISHES DETAILS AND COLOURS</small>



CONTINUES ON DWG 14

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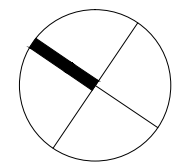
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**CLIENT**  
NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION



NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION  
14 WYATT AVE, BELROSE, NSW



<b>DRAWING TITLE</b> EAST ELEVATION SHEET 2	<b>STATUS</b> LEC	<b>NUMBER</b> 15	<b>REVISION</b> N	<b>PROJECT</b> WAB
<b>SCALE</b> 1:100 @A3				



**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2019/129615.**

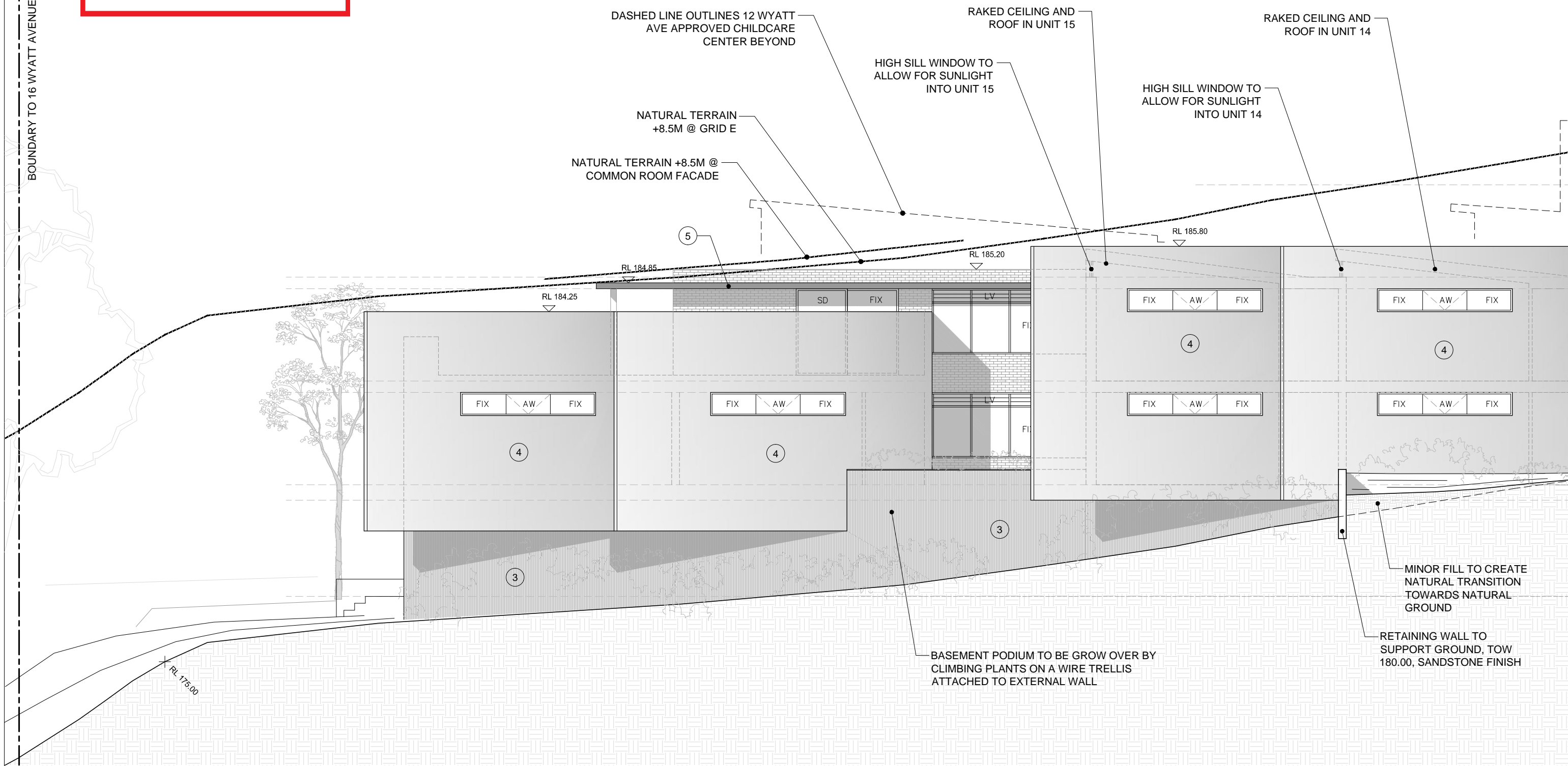
**DATED: 20 January 2021**

**LEGEND**

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- LV** LOUVRE WINDOW
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BOUNDARY TO 16 WYATT AVENUE



**WEST ELEVATION**

CONTINUES ON DWG 17

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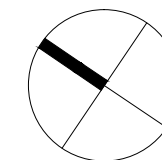
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NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION



503/39 East Esplanade, Manly 2095  
p. 02 9976 6666 abn. 74602856157  
nominated architect Bide Gough Reg No. 8280

NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION  
14 WYATT AVE, BELROSE, NSW



**DRAWING TITLE**  
WEST ELEVATION SHEET 1

SCALE  
1:100 @A3

STATUS  
LEC

NUMBER  
16

PROJECT  
WAB  
REVISION  
N





**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

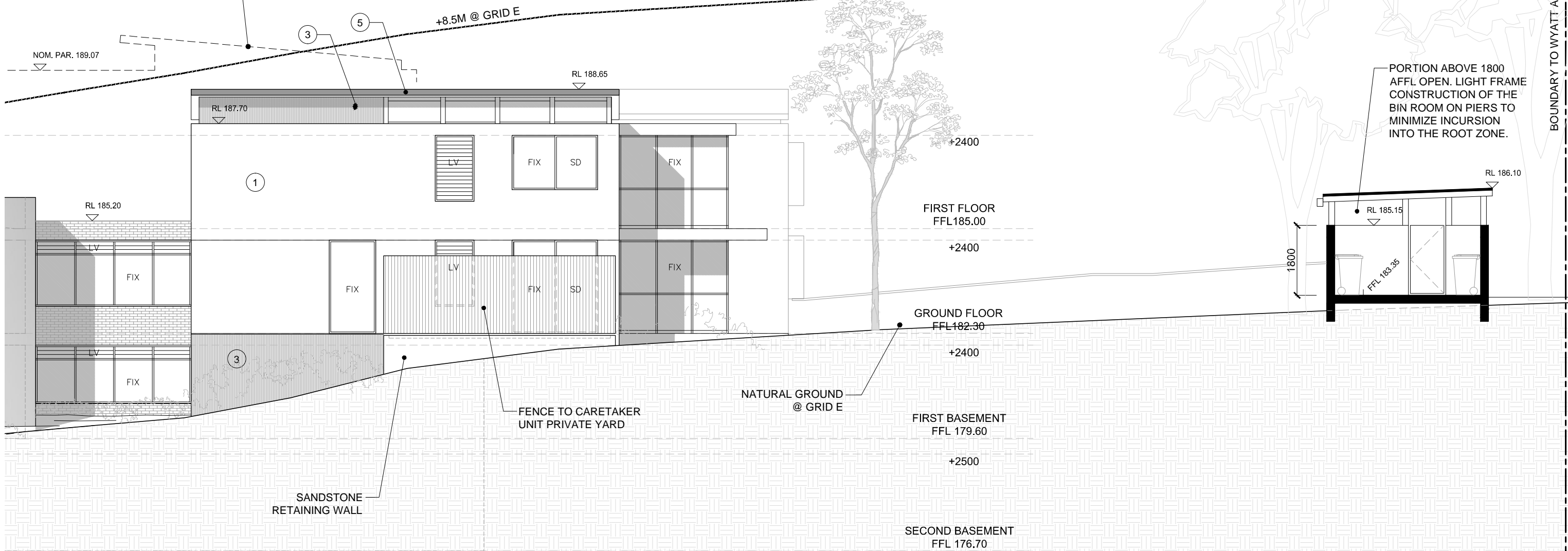
**PROCEEDINGS NO: 2019/129615.**

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**LEGEND**

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DASHED LINE OUTLINES 12 WYATT AVE APPROVED CHILDCARE CENTER BEYOND



CONTINUES ON DWG 16

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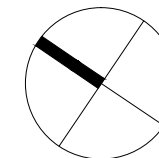
CLIENT  
**NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION**

**platform**  
ARCHITECTS

503/39 East Esplanade, Manly 2095  
p. 02 9976 6466 abn. 74602856157  
nominated architect Bide Gough Reg No. 8280

**NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION**

14 WYATT AVE, BELROSE, NSW



DRAWING TITLE  
**WEST ELEVATION SHEET 2**

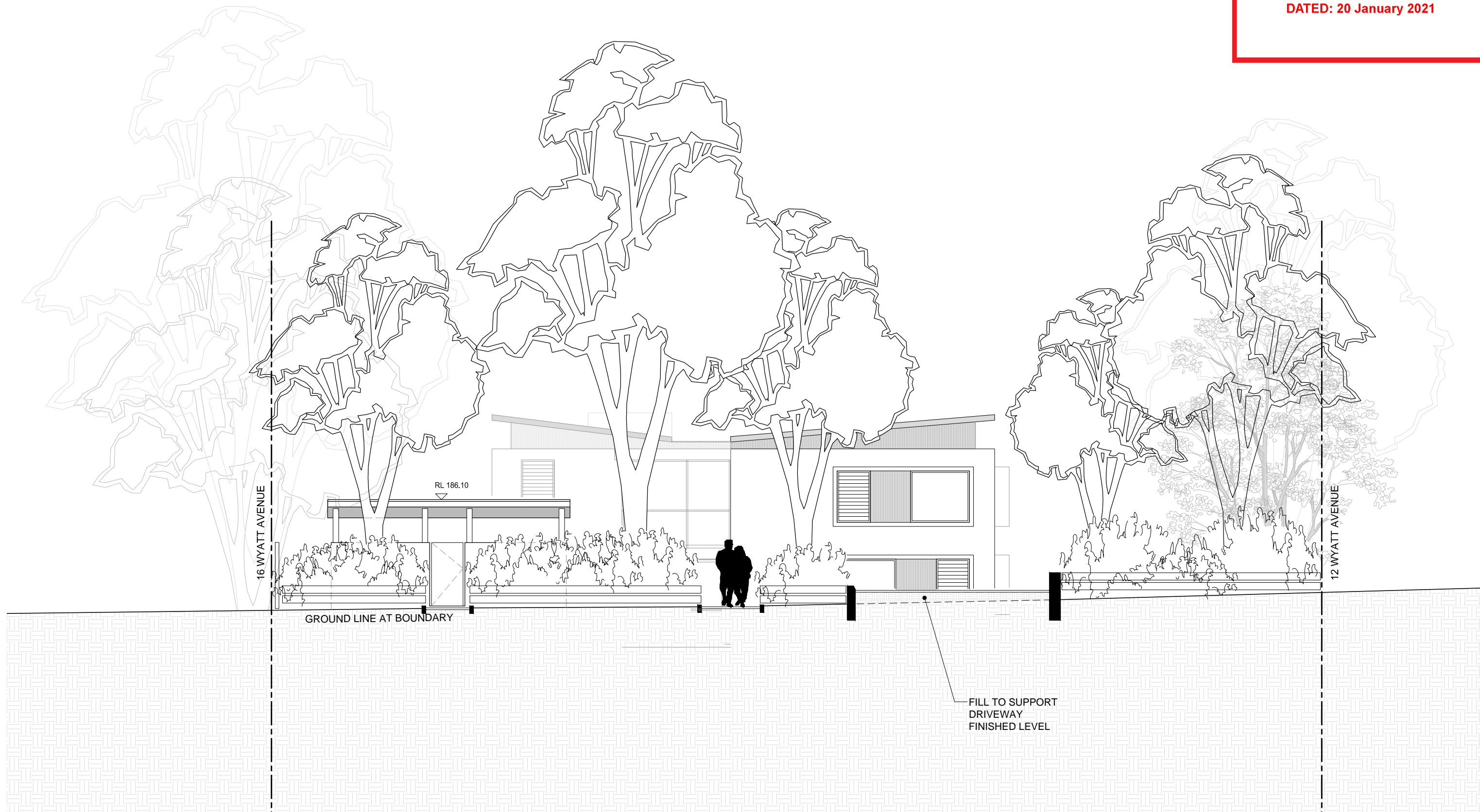
SCALE  
1:100 @A3

STATUS  
LEC

NUMBER  
17

PROJECT  
WAB

REVISION  
N



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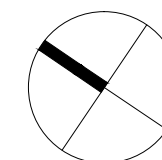
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NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION

**platform**  
ARCHITECTS

503/39 East Esplanade, Manly 2095  
p. 02 9976 6466 abn. 7460285157  
nominated architect Bldg Gough Reg No. 8280

NORTHERN BEACHES ESSENTIAL SERVICES ACCOMMODATION

14 WYATT AVE, BELROSE, NSW



**DRAWING TITLE**  
STREET ELEVATION  
WYATT AVENUE

SCALE  
1:100  
@AS

STATUS  
LEC

NUMBER  
18

PROJECT  
WAB

REVISION  
N



# platform

ARCHITECTS

SCHEDULE OF EXTERNAL FINISHES  
REVISION C - MARCH 2020

NORTHERN BEACHES ESSENTIAL  
SERVICES ACCOMMODATION  
14 WYATT AVENUE  
BELROSE, NSW

## THE COLOUR ARTICULATION

THE PALETTE OF THE DEVELOPMENT IS BASED ON COLOURS OF THE NEIGHBOURHOOD - MOSTLY HOUSES WITH NEUTRAL OCHRE TO BROWN TONES. THIS IS COMPLEMENTED WITH NEUTRAL COLOURS OF THE SURROUNDING NATURAL BUSHLAND. THESE COLOURS ARE USED IN A WAY TO OPTICALLY REDUCE THE BULK OF THE BUILDING AND TO UNDERLINE THE SEPARATION INTO THREE MODULES

### EXTERNAL FINISH #1

LARGE FORMAT PANEL-LOOK ON VISIBLE SHADOWLINE (EG JAMES HARDIE MATRIX CLADDING OR SIMILAR), PANELS TO BE PAINTED AS PER THE COLOUR PALETTE

### EXTERNAL FINISH #2

FACE BRICKWORK, NEUTRAL TONES WITH SLIGHT TONE VARIATION, COLOUR AS PER PALETTE OR SIMILAR

### EXTERNAL FINISH #3

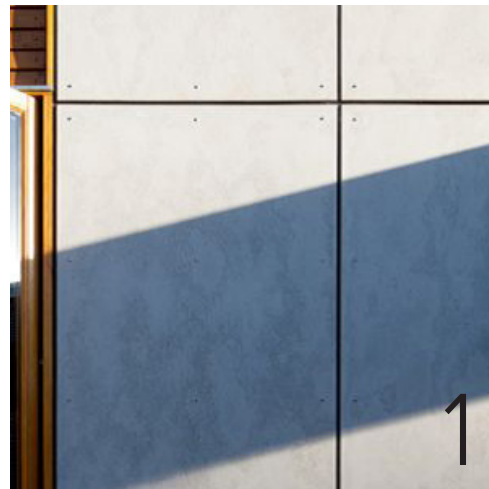
CORRUGATED METAL CLADDING, VERTICAL DIRECTION & SOFT CORRUGATION (EG LYSAGHT MINI ORB OR SIMILAR), COLOUR COATING AS PER COLOUR PALETTE

### EXTERNAL FINISH #4

TIMBER OR CORTEN LOOK PAINTED FC SHEETS (EG DULUX DESIGN RUST EFFECT PAINT) OR SIMILAR, TONE AS PER COLOUR PALETTE

### EXTERNAL FINISH #5

MID GREY POWDERCOAT TO WINDOW FRAMES, EAVE FASCIAS & EAVE SOFFITS (SOFFITS TO BE PAINTED FC SHEETS OR SIMILAR) & ALL METAL FLASHING



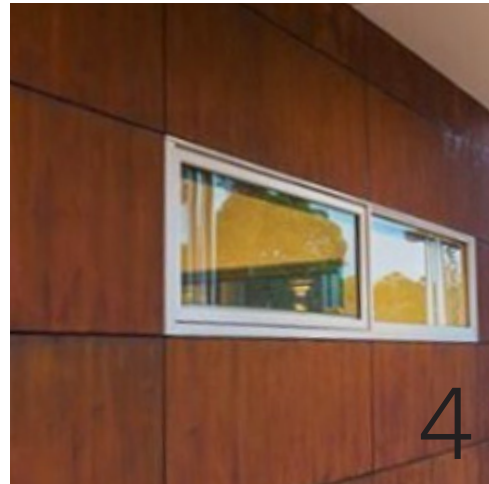
1



2



3



4



5

 northern beaches council

**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2019/129615.**

**DATED: 20 January 2021**

- COATED CORRUGATED METAL
- FRONT MODULE PANELS PAINT
- MIDDLE MODULE PANELS PAINT
- REAR MODULE PANELS PAINT
- FACE BRICKWORK
- WEST FACADE BLADE WALLS



COLOUR  
PALETTE