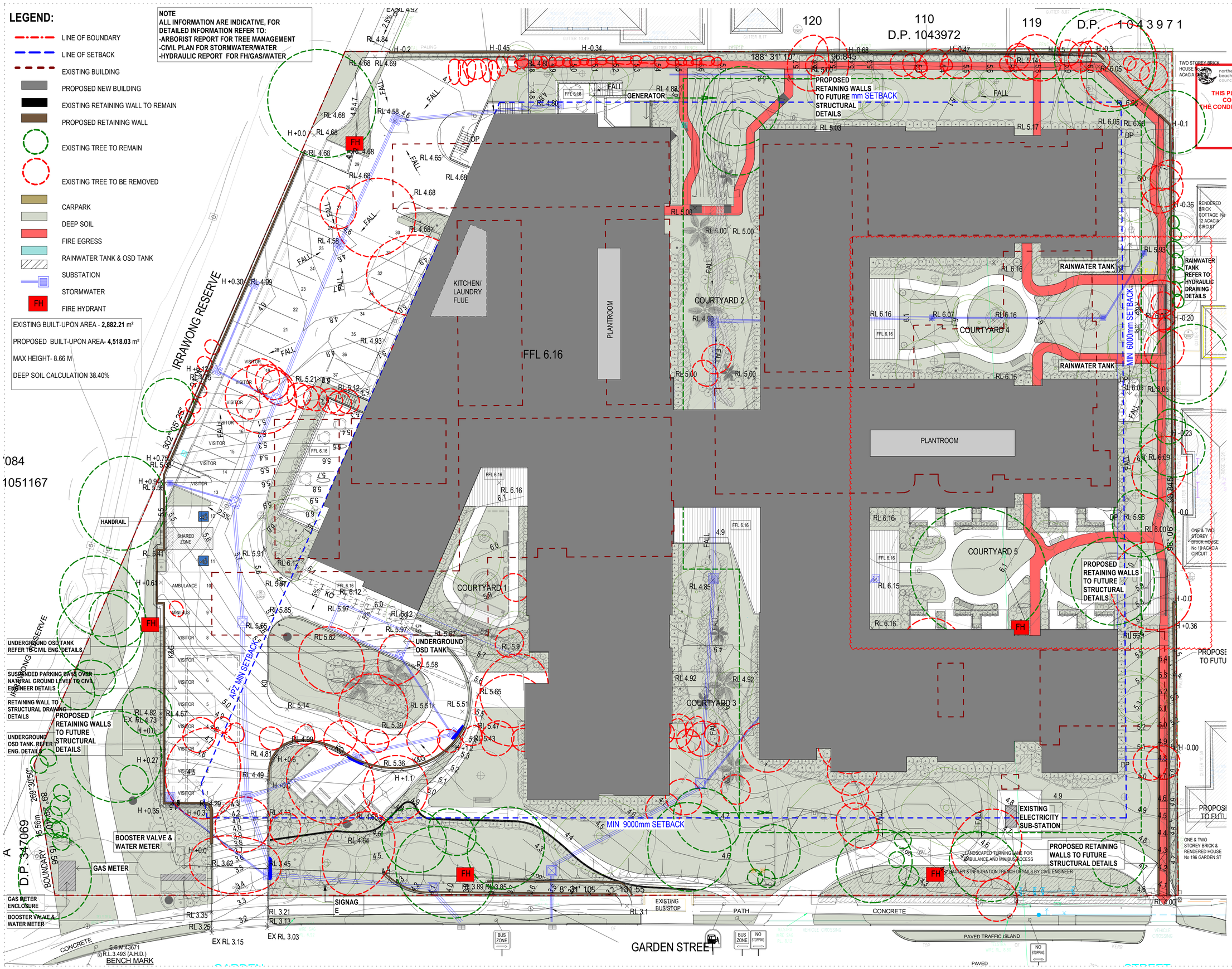
LEGEND:

- LINE OF BOUNDARY
- LINE OF SETBACK
- EXISTING BUILDING
- PROPOSED NEW BUILDING
- EXISTING RETAINING WALL TO REMAIN
- PROPOSED RETAINING WALL
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CARPARK
- DEEP SOIL
- FIRE EGRESS
- RAINWATER TANK & OSD TANK
- SUBSTATION
- STORMWATER
- FIRE HYDRANT

NOTE
ALL INFORMATION ARE INDICATIVE, FOR DETAILED INFORMATION REFER TO:
-ARBORIST REPORT FOR TREE MANAGEMENT
-CIVIL PLAN FOR STORMWATER/WATER
-HYDRAULIC REPORT FOR FH/GAS/WATER

EXISTING BUILT-UPON AREA - **2,882.21** m²
PROPOSED BUILT-UPON AREA- **4,518.03** m²
MAX HEIGHT- 8.66 M
DEEP SOIL CALCULATION 38.40%



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2021/0444

Amendments

Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	S4.56 SUBMISSION	28/05/21

S4.56 SUBMISSION

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nom architect M. Sheldon 3990

Project Title
OPAL SEASIDE
184 - 194 Garden Street Warriewood NSW

Drawing Title
SITE PLAN

Scale	
Drawing Created (date)	02/21/17
Drawing Created (by)	FC
Plotted and checked by	DC
Verified	FC
Approved	DP

Project No	Drawing No	Issue
160760	DA-1101	B

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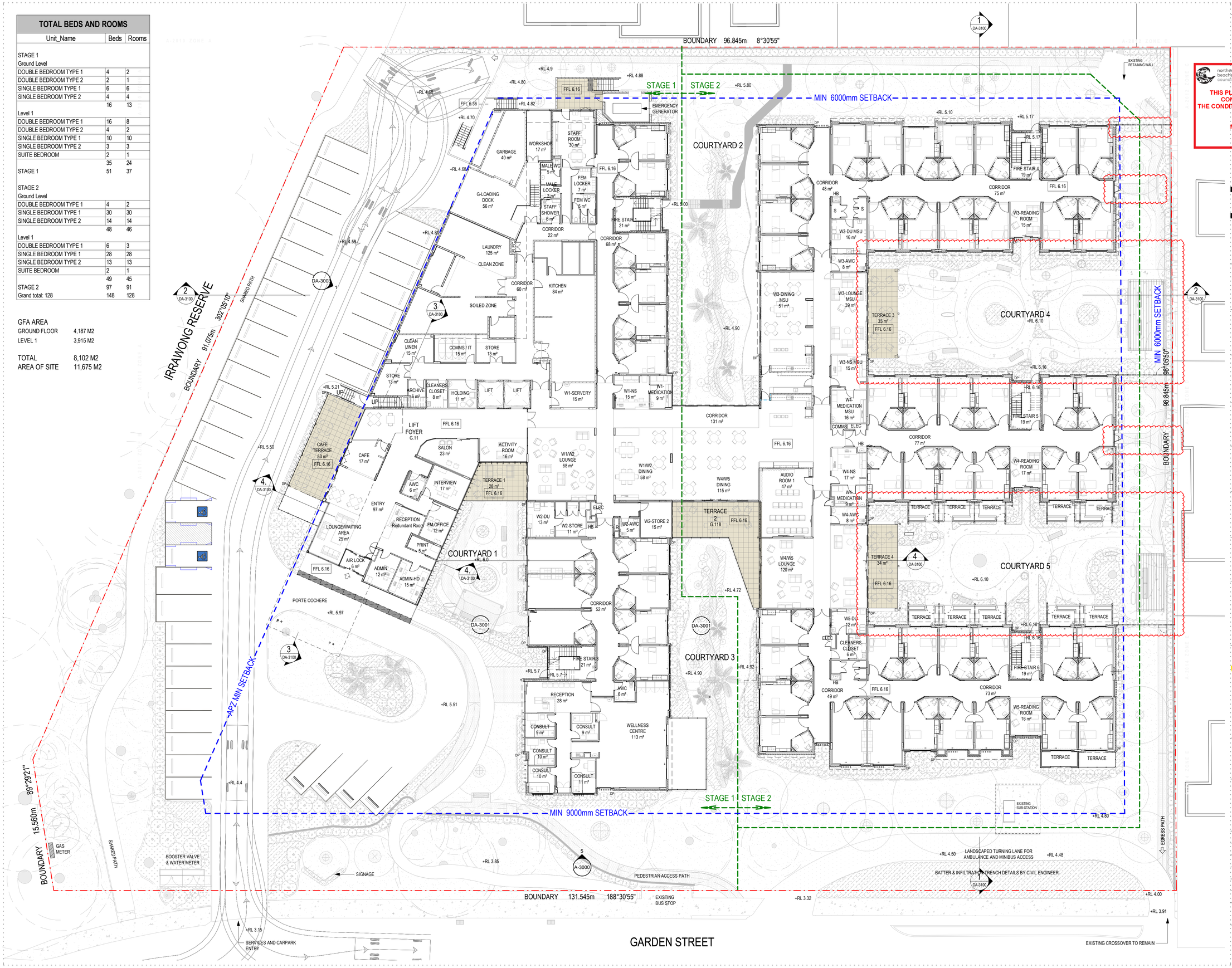
31/05/2021 7:34:57 AM

TOTAL BEDS AND ROOMS

Unit_Name	Beds	Rooms
STAGE 1		
Ground Level		
DOUBLE BEDROOM TYPE 1	4	2
DOUBLE BEDROOM TYPE 2	2	1
SINGLE BEDROOM TYPE 1	6	6
SINGLE BEDROOM TYPE 2	4	4
	16	13
Level 1		
DOUBLE BEDROOM TYPE 1	16	8
DOUBLE BEDROOM TYPE 2	4	2
SINGLE BEDROOM TYPE 1	10	10
SINGLE BEDROOM TYPE 2	3	3
SUITE BEDROOM	2	1
	35	24
STAGE 1	51	37
STAGE 2		
Ground Level		
DOUBLE BEDROOM TYPE 1	4	2
SINGLE BEDROOM TYPE 1	30	30
SINGLE BEDROOM TYPE 2	14	14
	48	46
Level 1		
DOUBLE BEDROOM TYPE 1	6	3
SINGLE BEDROOM TYPE 1	28	28
SINGLE BEDROOM TYPE 2	13	13
SUITE BEDROOM	2	1
	49	45
STAGE 2	97	91
Grand total: 128	148	128

GFA AREA

GROUND FLOOR	4,187 M2
LEVEL 1	3,915 M2
TOTAL	8,102 M2
AREA OF SITE	11,675 M2



Amendments

Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	UPDATED DA SUBMISSION	07/08/17
C	S4.55 SUBMISSION	25/06/19
D	S4.56 SUBMISSION	28/05/21

northern beaches council

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MOD2021/0444

S4.56 SUBMISSION

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nom architect M. Sheldon 3990

Project Title

OPAL SEASIDE

184 - 194 Garden Street Warriewood NSW

Drawing Title

GROUND FLOOR PLAN

Scale	
Drawing Created (date)	12/12/16
Drawing Created (by)	FC
Plotted and checked by	DC
Verified	FC
Approved	DP

Project No	Drawing No	Issue
160760	DA-2000	D

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1/06/2021 11:30:49 AM

Amendments

Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	UPDATED DA SUBMISSION	07/08/17
C	S4.55 SUBMISSION	25/06/19
D	S4.56 SUBMISSION	28/05/21

northern beaches council

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MOD2021/0444

S4.56 SUBMISSION

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architecture interior design urban design landscape
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Project Title

OPAL SEASIDE

184 - 194 Garden Street Warriewood NSW

Drawing Title

LEVEL 1 FLOOR PLAN

Scale	
Drawing Created (date)	11/17/16
Drawing Created (by)	FC
Plotted and checked by	DC
Verified	FC
Approved	DP

Project No	Drawing No	Issue
160760	DA-2001	D

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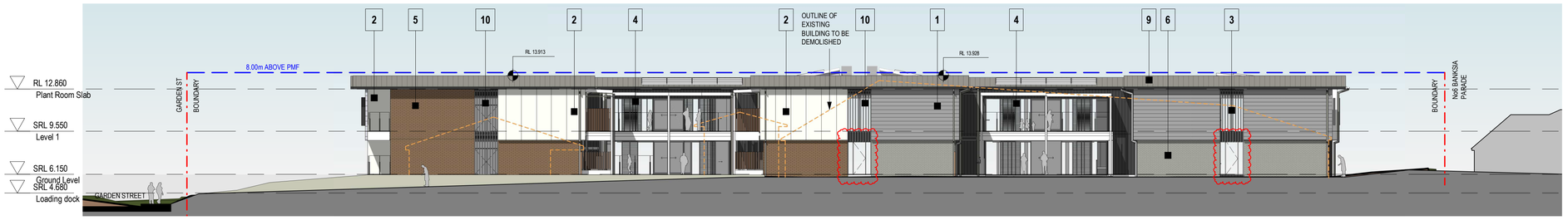
MOD2021/0444

1 DA - ELEVATION - EAST - GARDEN STREET

1 : 200

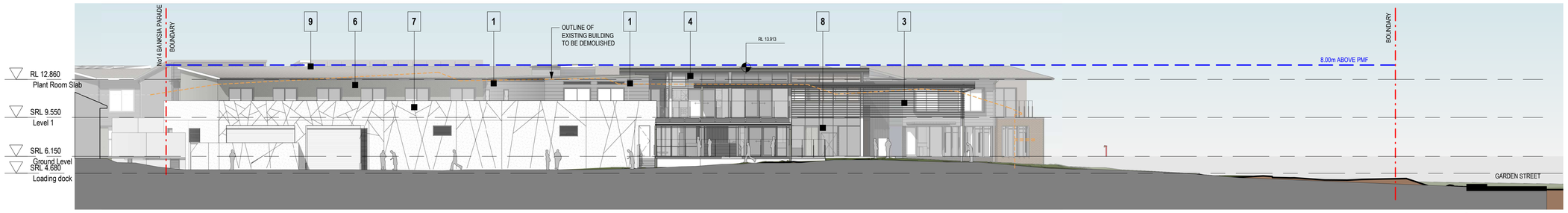
2 DA - ELEVATION - WEST

1 : 200



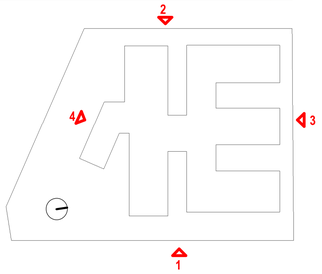
3 DA - ELEVATION - NORTH

1 : 200



4 DA - ELEVATION - SOUTH - CAR PARK

1 : 200



LEGEND

1. FC CLADDING - DARK GREY
1A. FC CLADDING - MID GREY
2. FC CLADDING - OFF-WHITE
3. METAL CLADDING / METAL LOUVRES/ .....WINDOWS SURROUNDS - "CHARCOAL BLACK"
4. CLEAR GLASS
5. FACE BRICK - VOLCANIC
6. FACE BRICK - OFF-WHITE
7. PRECAST CONCRETE - WHITE COLOUR
8. METAL CLADDING TIMBER LOOK - "MAPLE"
9. CORRUGATED METAL ROOF - "WALLABY"
10. LOUVRES COMPOSITE TIMBER EFFECT

BOUNDARY
EXISTING BUILDING OUTLINE
8m ABOVE PMF
EXISTING GROUND LINE

Amendments

Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	UPDATED DA SUBMISSION	07/08/17
C	S4.55 SUBMISSION	25/06/19
D	S4.56 SUBMISSION	28/05/21

S4.56 SUBMISSION

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Project Title

OPAL SEASIDE

184 - 194 Garden Street Warriewood NSW

Drawing Title

ELEVATIONS - SHEET 1

Scale	
Drawing Created (date)	01/18/17
Drawing Created (by)	FC
Plotted and checked by	DC
Verified	FC
Approved	DP

Project No	Drawing No	Issue
160760	DA-3000	D

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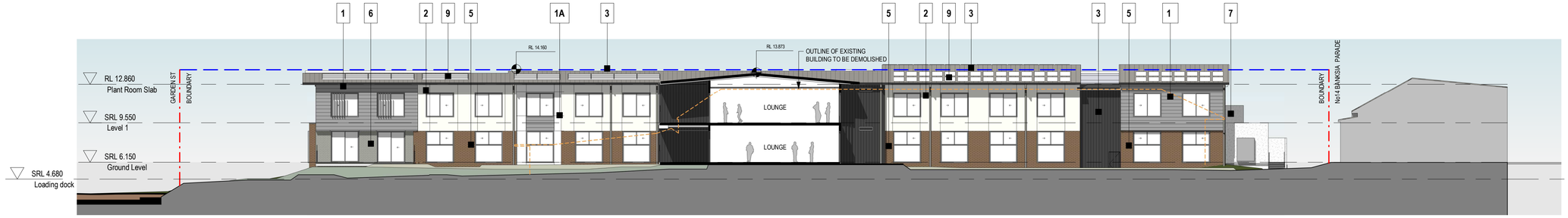
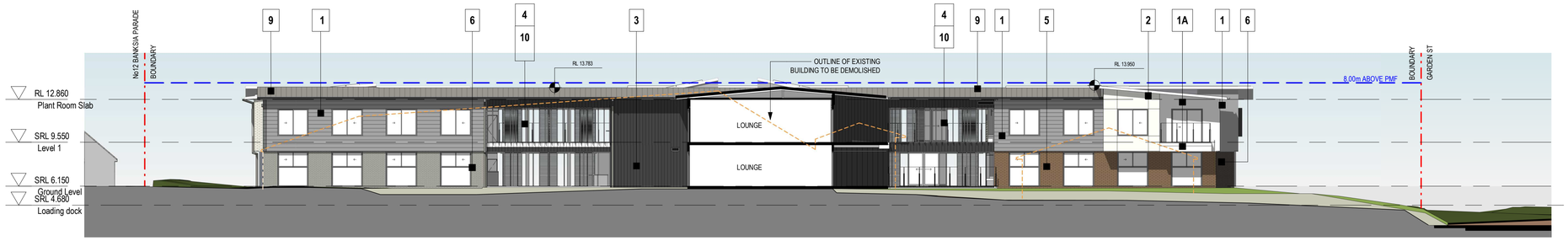


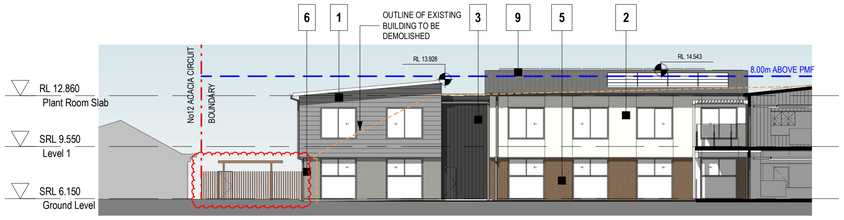
1 DA - ELEVATION - COURTYARD 2 AND 3 - NORTH
1 : 200



2 DA - ELEVATION - COURTYARD 2 AND 3 - SOUTH
1 : 200

3 DA - ELEVATION- COURTYARD 4 - WING 3
1 : 200

5 DA - ELEVATION - COURTYARD 5 - WING 4
1 : 200



4 DA - ELEVATION - COURTYARD 4 - WING 4
1 : 200

6 DA - ELEVATION - COURTYARD 5 - WING 5
1 : 200

7 DA - ELEVATION - WING 2 - COURTYARD 1
1 : 200

LEGEND

1. FC CLADDING - DARK GREY
1A. FC CLADDING - MID GREY
2. FC CLADDING - OFF-WHITE
3. METAL CLADDING / METAL LOUVRES/ ...WINDOWS SURROUNDS - "CHARCOAL BLACK"
4. CLEAR GLASS
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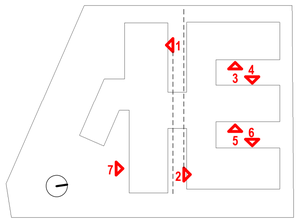
10. LOUVRES COMPOSITE TIMBER EFFECT

BOUNDARY
EXISTING BUILDING OUTLINE
8m ABOVE PMF
EXISTING GROUND LINE



Amendments

Issue	Description	Date
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B	S4.55 SUBMISSION	25/06/19
C	S4.56 SUBMISSION	28/05/21

northern beaches council

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MOD2021/0444

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Project Title

OPAL SEASIDE

184 - 194 Garden Street Warriewood NSW

Drawing Title

ELEVATIONS - SHEET 2

Scale	
Drawing Created (date)	01/18/17
Drawing Created (by)	FC
Plotted and checked by	DC
Verified	FC
Approved	DP

Project No	Drawing No	Issue
160760	DA-3001	C

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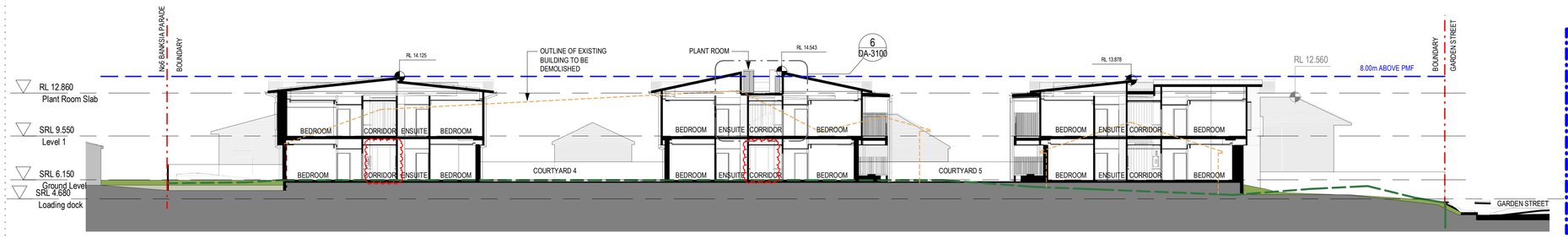
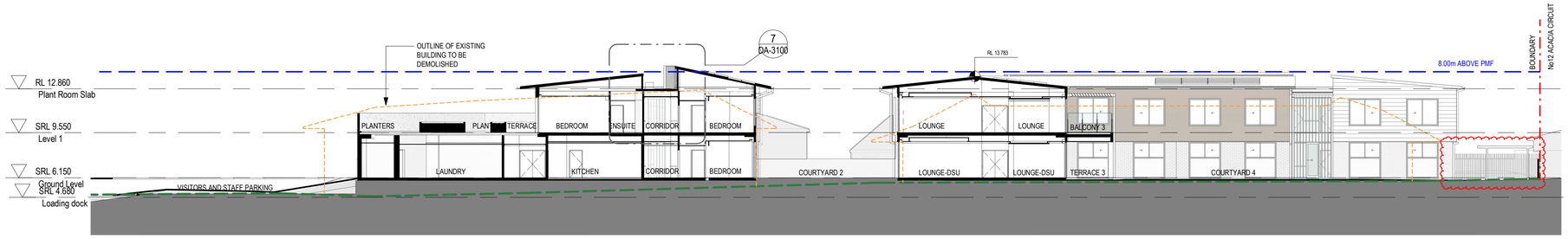
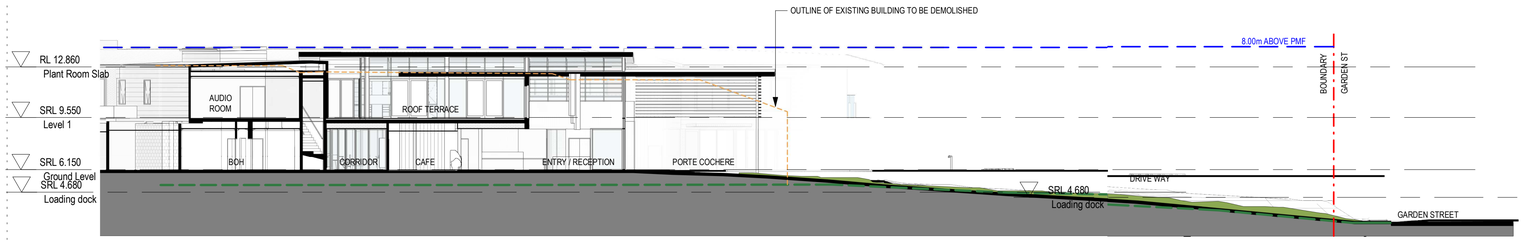


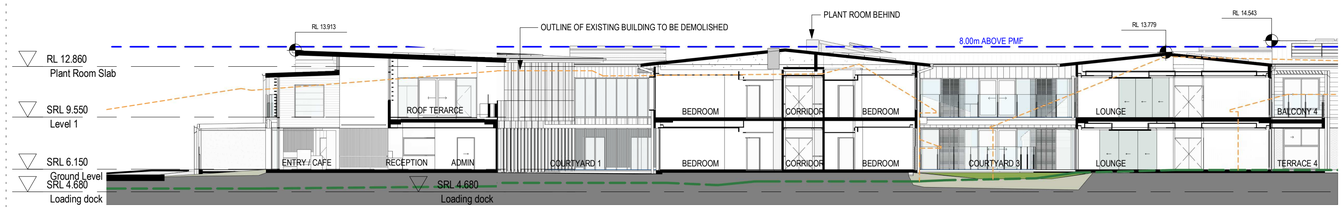
1 DA - SECTION A
1 : 200



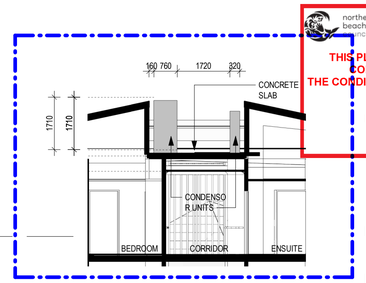
2 DA - SECTION B
1 : 200



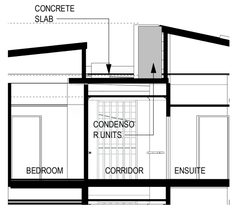
3 DA - SECTION C
1 : 200



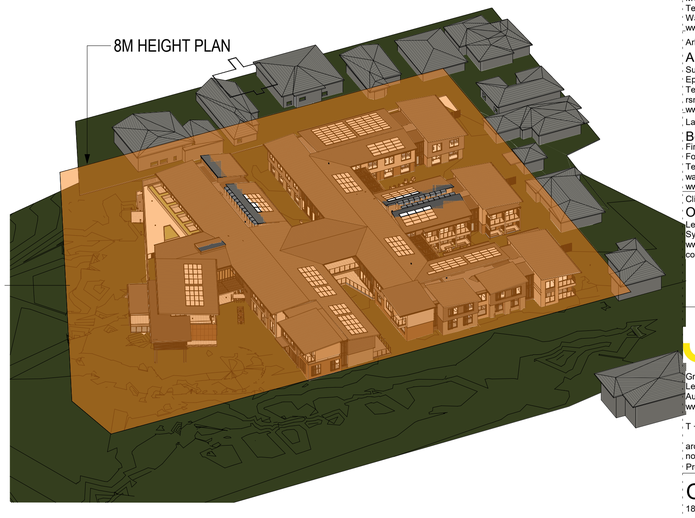
4 DA - SECTION D
1 : 200



6 PLANT ROOM WING 4
1 : 100



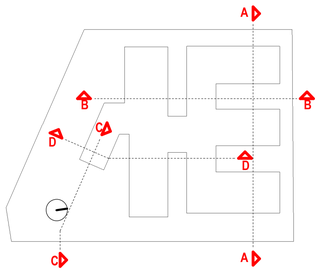
7 PLANT ROOM WING 1
1 : 100



5 3D HEIGHT DIAGRAM

LEGEND

- BOUNDARY
- EXISTING BUILDING OUTLINE
- 8m ABOVE PMF
- EXISTING GROUND LINE



Amendments

Issue	Description	Date
A	DA SUBMISSION	23/03/17
B	S4.55 SUBMISSION	25/06/19
C	S4.56 SUBMISSION	28/05/21

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2021/0444

S4.56 SUBMISSION

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

OPAL SEASIDE

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Drawing Title

SECTIONS 1

Scale	
Drawing Created (date)	01/18/17
Drawing Created (by)	FC
Plotted and checked by	DC
Verified	FC
Approved	DP

Project No	Drawing No	Issue
160760	DA-3100	C

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