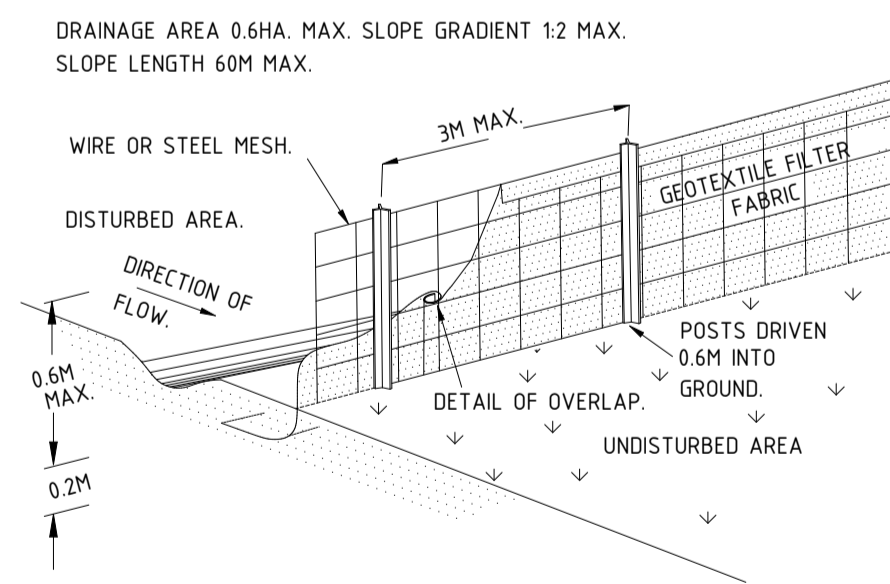


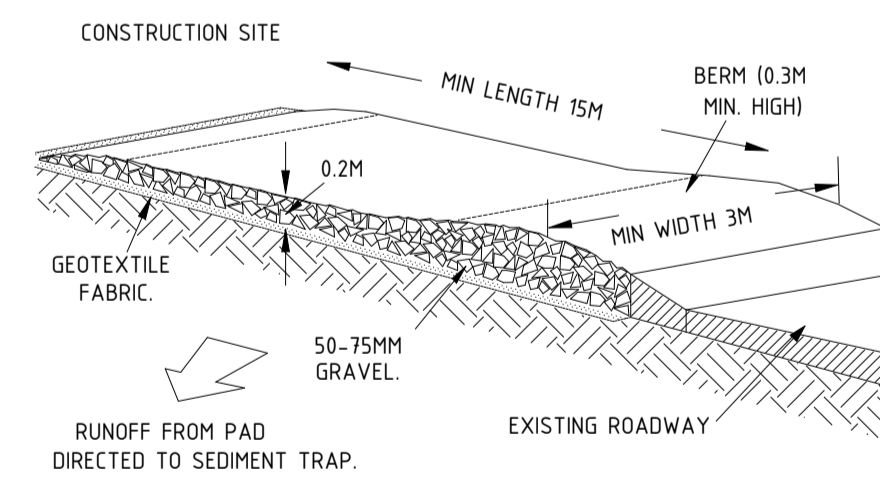
SEDIMENT & EROSION CONTROL PLAN
1:100



SEDIMENT FENCE

CONSTRUCTION NOTES:

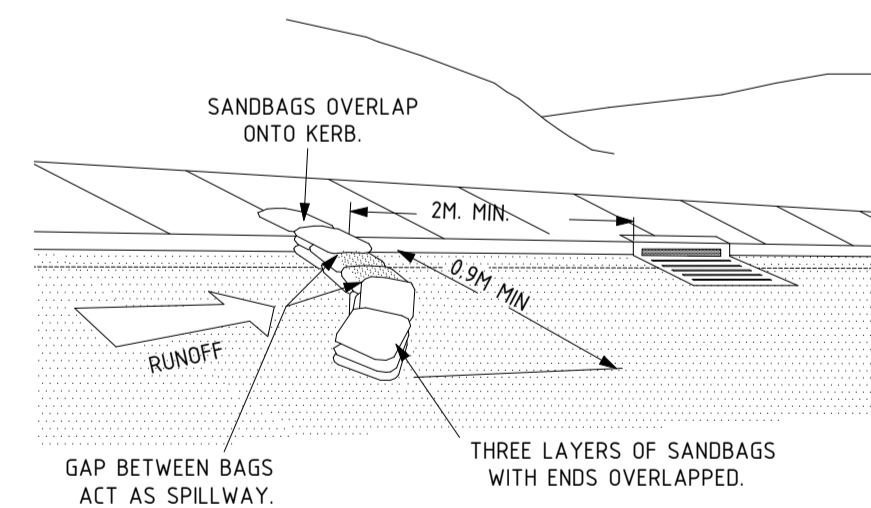
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 15 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.



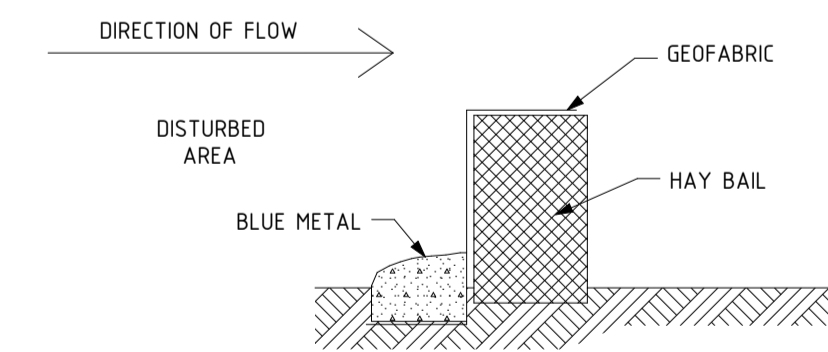
TYPICAL TEMPORARY CONSTRUCTION ENTRY/EXIT DETAIL

CONSTRUCTION NOTES:

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.



SANDBAG KERB INLET SEDIMENT TRAP



REMOVABLE HAY BALE DETAIL
N.T.S.

REV	DATE	REVISION DESCRIPTION	BY	REV	DATE	REVISION DESCRIPTION	BY
B	27/11/2024	AMENDED TO SUIT LATEST ARCH DRAWINGS	DI				
A	07/11/2024	ISSUE FOR DA SUBMISSION ONLY	DI				
1	09/10/2024	ISSUE FOR REVIEW ONLY	DI				

ARCHITECT	PLATFORM ARCHITECTS
CLIENT	HARRINGTON DEE WHY PTY LTD

STATUS	ISSUE FOR DA SUBMISSION ONLY	DATE	OCT 2024
PROJECT	154-158 PACIFIC PARADE, DEE WHY	DESIGNED	DM
		SCALE	REFER
		DWG	240901
DRAWING	SEDIMENT & EROSION CONTROL PLAN	DRAWN	DM
		PAGE SIZE	A1
		CHECKED	DI
		REVISION	B
		DRAWING NUMBER	D05

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NO.	DRAWING TITLE	REVISION	DATE
DA0000	COVER PAGE	DA1	20/11/24
DA0050	SITE ANALYSIS	DA1	20/11/24
DA0100	SITE PLAN	DA1	20/11/24
DA0400	DEMOLITION PLAN	DA1	20/11/24
DA0500	EXCAVATION PLAN	DA1	20/11/24
DA1000	BASEMENT 2 FLOOR PLAN	DA1	20/11/24
DA1001	BASEMENT 1 FLOOR PLAN	DA1	20/11/24
DA1002	GROUND FLOOR PLAN	DA1	20/11/24
DA1003	FIRST FLOOR PLAN	DA1	20/11/24
DA1004	SECOND FLOOR PLAN	DA1	20/11/24
DA1005	THIRD FLOOR PLAN	DA1	20/11/24
DA1006	ROOF FLOOR PLAN	DA1	20/11/24
DA1010	DRIVEWAY PLAN AND SECTION	DA1	20/11/24
DA1950	ADAPTABLE & POST-ADAPTATION FLOOR PLAN	DA1	20/11/24
DA2000	NORTH / SOUTH ELEVATION	DA1	20/11/24
DA2002	EAST / WEST ELEVATION	DA1	20/11/24
DA2100	STREETSCAPE ELEVATIONS	DA1	20/11/24
DA3000	SECTIONS A+B	DA1	20/11/24
DA4000	WINDOW SCHEDULE - SHEET 1	DA1	20/11/24
DA4001	WINDOW SCHEDULE - SHEET 2	DA1	20/11/24
DA5000	EXTERNAL FINISHES SCHEDULE	DA1	20/11/24
DA5100	GFA SUMMARY	DA1	20/11/24
DA5200	LANDSCAPING SUMMARY	DA1	20/11/24
DA5300	SHADOW DIAGRAMS	DA1	20/11/24
DA5400	BUILDING HEIGHT ANALYSIS	DA1	20/11/24
DA5500	VIEWS ANALYSIS	DA1	20/11/24
DA5550	VIEWS FROM THE SUN - SHEET 1	DA1	20/11/24
DA5551	VIEWS FROM THE SUN - SHEET 2	DA1	20/11/24
DA5552	VIEWS FROM THE SUN - SHEET 3	DA1	20/11/24

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154-158 Pacific Pde
Dee Why NSW 2099

CLIENT: HARRINGTON PROPERTY

STORAGE SCHEDULE_APARTMENT			
Level	Unit Number	No. of Bedrooms	Storage Volume
Level 1 North	UNIT 01	3 Bed	9.40 m³
Level 1 South	UNIT 02	2 Bed	5.26 m³
Level 1 South	UNIT 03	2 Bed	4.90 m³
Level 2 North	UNIT 04	3 Bed	8.60 m³
Level 2 South	UNIT 05	3 Bed	10.21 m³
Level 2 South	UNIT 06	1 Bed	3.89 m³
Level 3 North	UNIT 07	3 Bed	8.46 m³
Level 3 South	UNIT 08	3 Bed	10.70 m³
Level 3 South	UNIT 09	1 Bed	4.21 m³

STORAGE SCHEDULE_BASEMENT			
Level	Unit Number	No. of Bedrooms	Storage Volume
Basement 1	UNIT 01	1 Bed	11.88 m³
Basement 1	UNIT 02	3 Bed	16.34 m³
Basement 1	UNIT 03	3 Bed	6.55 m³
Basement 2	UNIT 04	3 Bed	12.67 m³
Basement 2	UNIT 05	3 Bed	8.11 m³
Basement 1	UNIT 06	2 Bed	5.23 m³
Basement 2	UNIT 07	3 Bed	26.67 m³
Basement 2	UNIT 08	2 Bed	7.49 m³
Basement 1	UNIT 09	2 Bed	5.07 m³

SOLAR COMPLIANCE SCHEDULE			
Level	Unit Number	Solar Compliant	
Level 1 North	UNIT 01	Yes	
Level 1 South	UNIT 02	Yes	
Level 1 South	UNIT 03	Yes	
Level 2 North	UNIT 04	Yes	
Level 2 South	UNIT 05	Yes	
Level 2 South	UNIT 06		
Level 3 North	UNIT 07	Yes	
Level 3 South	UNIT 08	Yes	
Level 3 South	UNIT 09		

CROSS VENTILATION COMPLIANCE SCHEDULE			
Level	Unit Number	Cross Vent Compliant	
Level 1 North	UNIT 01	Yes	
Level 1 South	UNIT 02	Yes	
Level 1 South	UNIT 03	Yes	
Level 2 North	UNIT 04	Yes	
Level 2 South	UNIT 05	Yes	
Level 2 South	UNIT 06	Yes	
Level 3 North	UNIT 07	Yes	
Level 3 South	UNIT 08	Yes	
Level 3 South	UNIT 09	Yes	

p
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REV	DATE	DESCRIPTION	BY
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

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SCALE	DATE	NUMBER	REVISION
@A1	DA	DA0000	DA1



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- ◀ ENTRANCE
- ACTIVATED STREET FRONTAGE
- - SEMI-ACTIVATED STREET FRONTAGE
- POTENTIAL VIEW LOSS
- SUN PATH
- VIEWS
- ← PRIMARY WINDS
- BS BUS STOP
- HYD HYDRANT
- PP POWER POLE
- PIT PIT
- PC PRAM CROSSING

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DRAWING TITLE
 SITE ANALYSIS

PPD

SCALE: AS INDICATED @ A1

STATUS: DA

NUMBER: DA0050

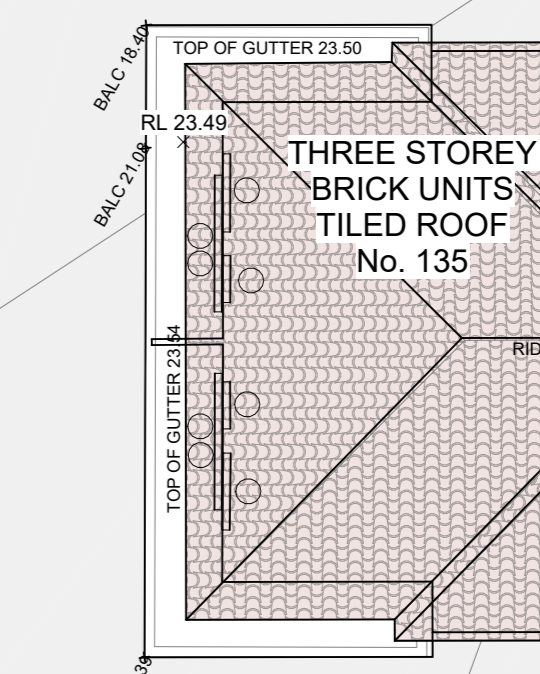
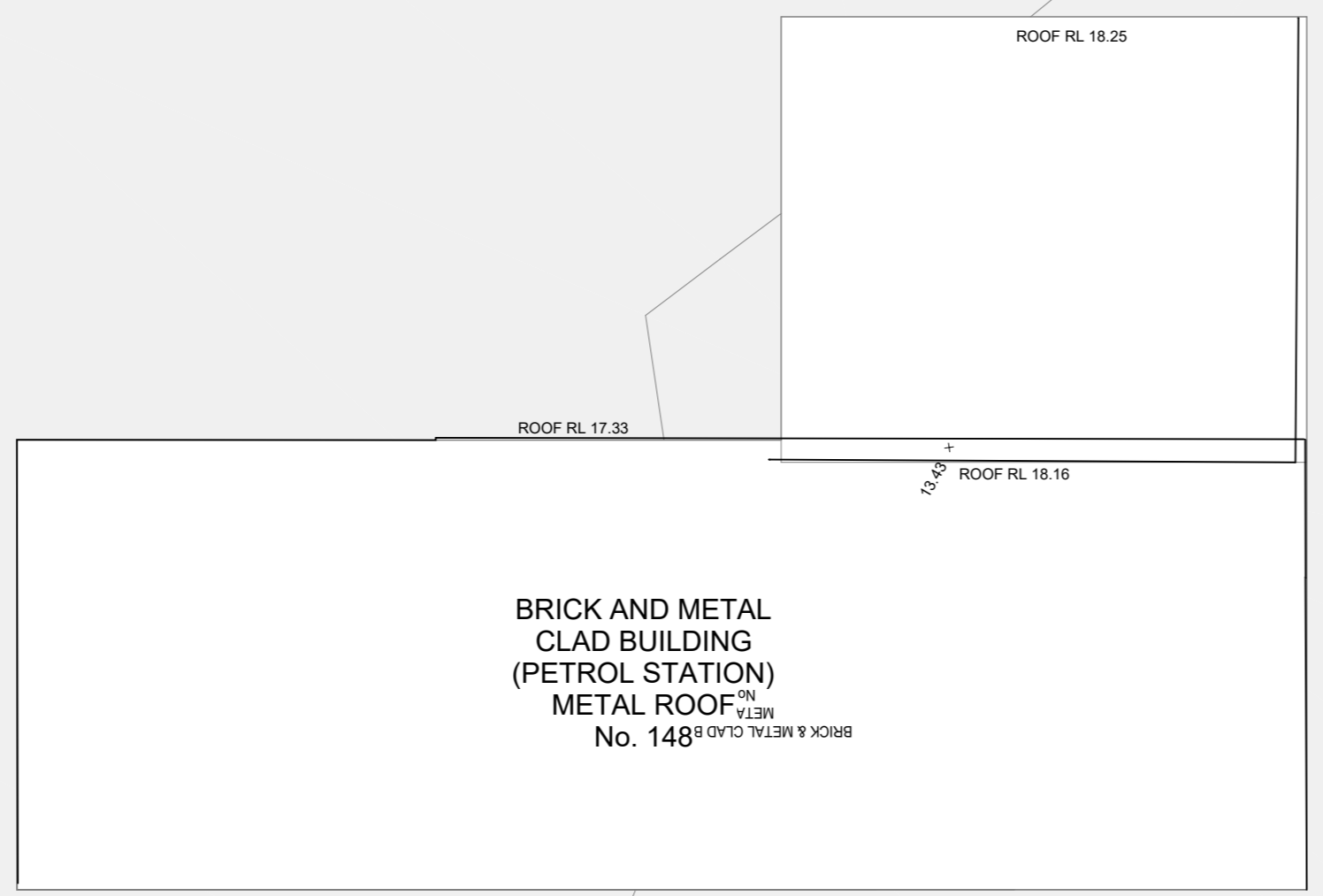
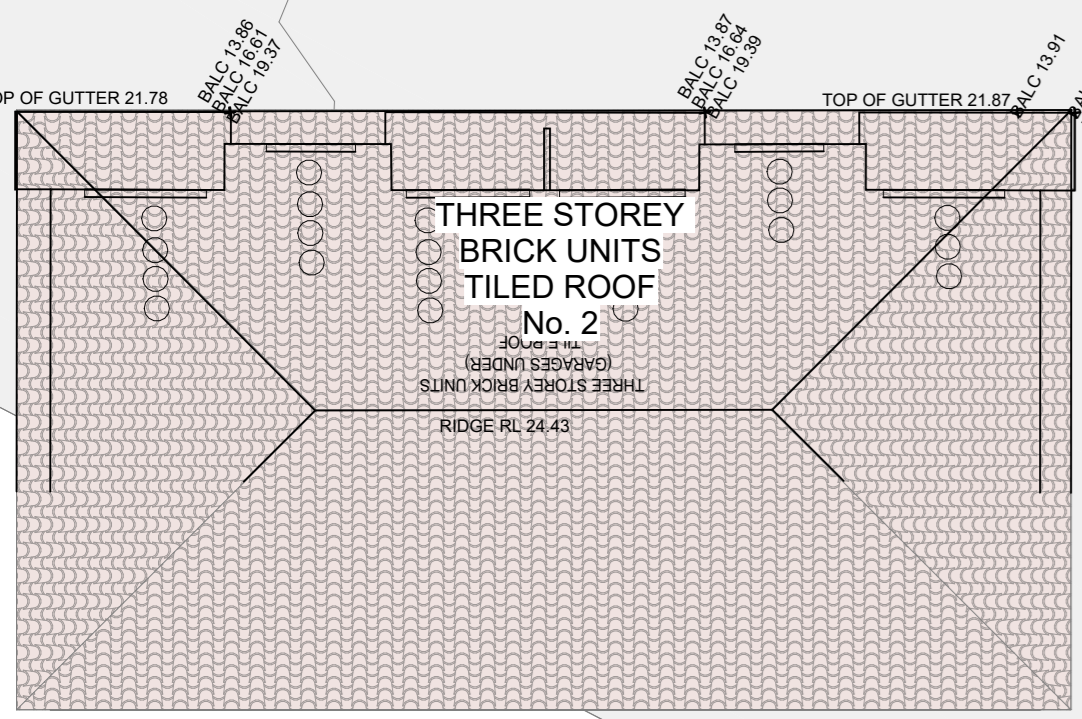
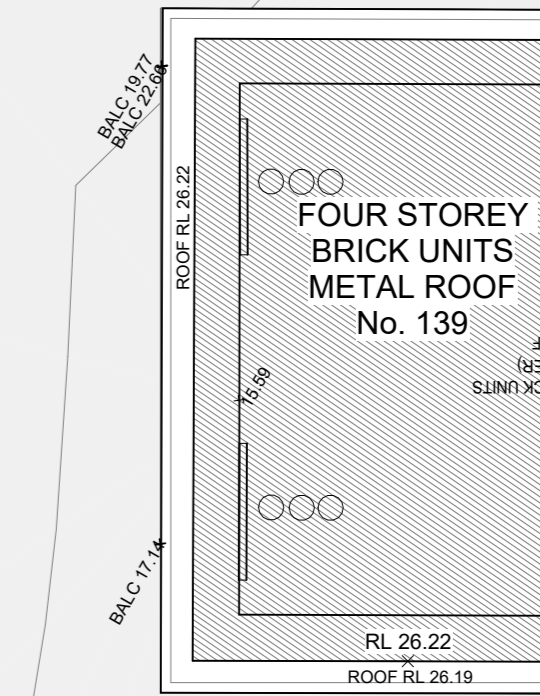
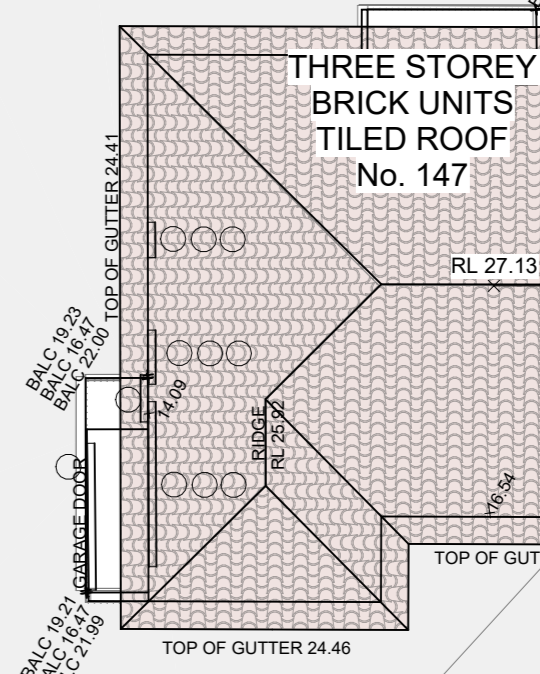
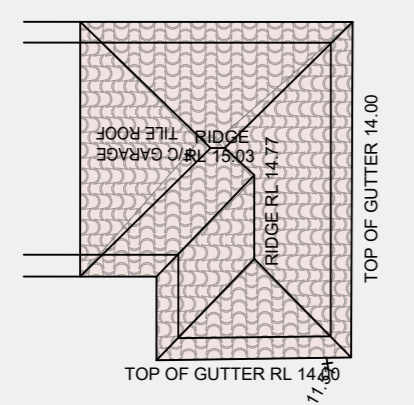
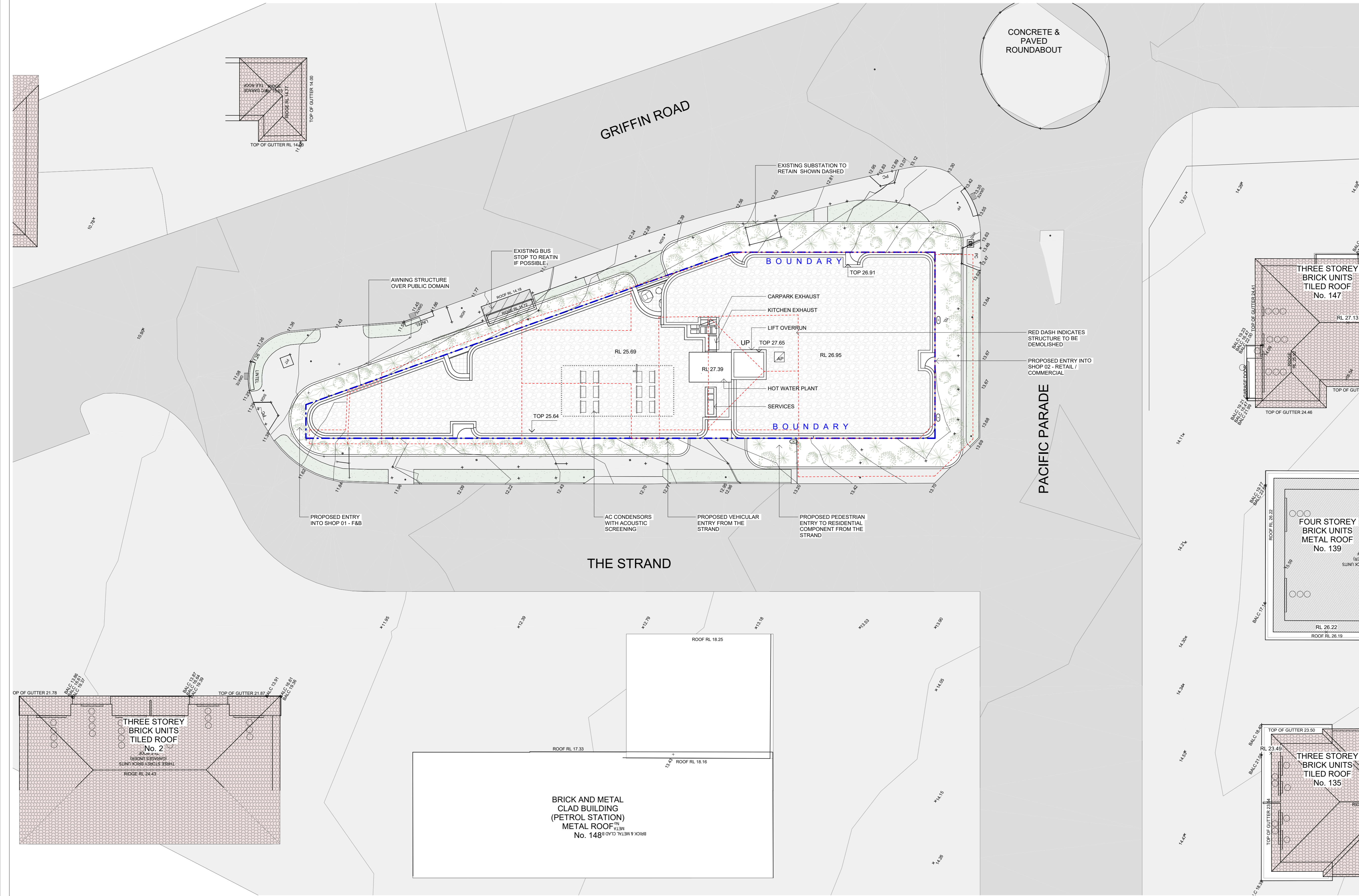
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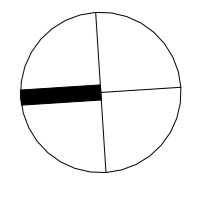
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STATUS
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NUMBER
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REVISION
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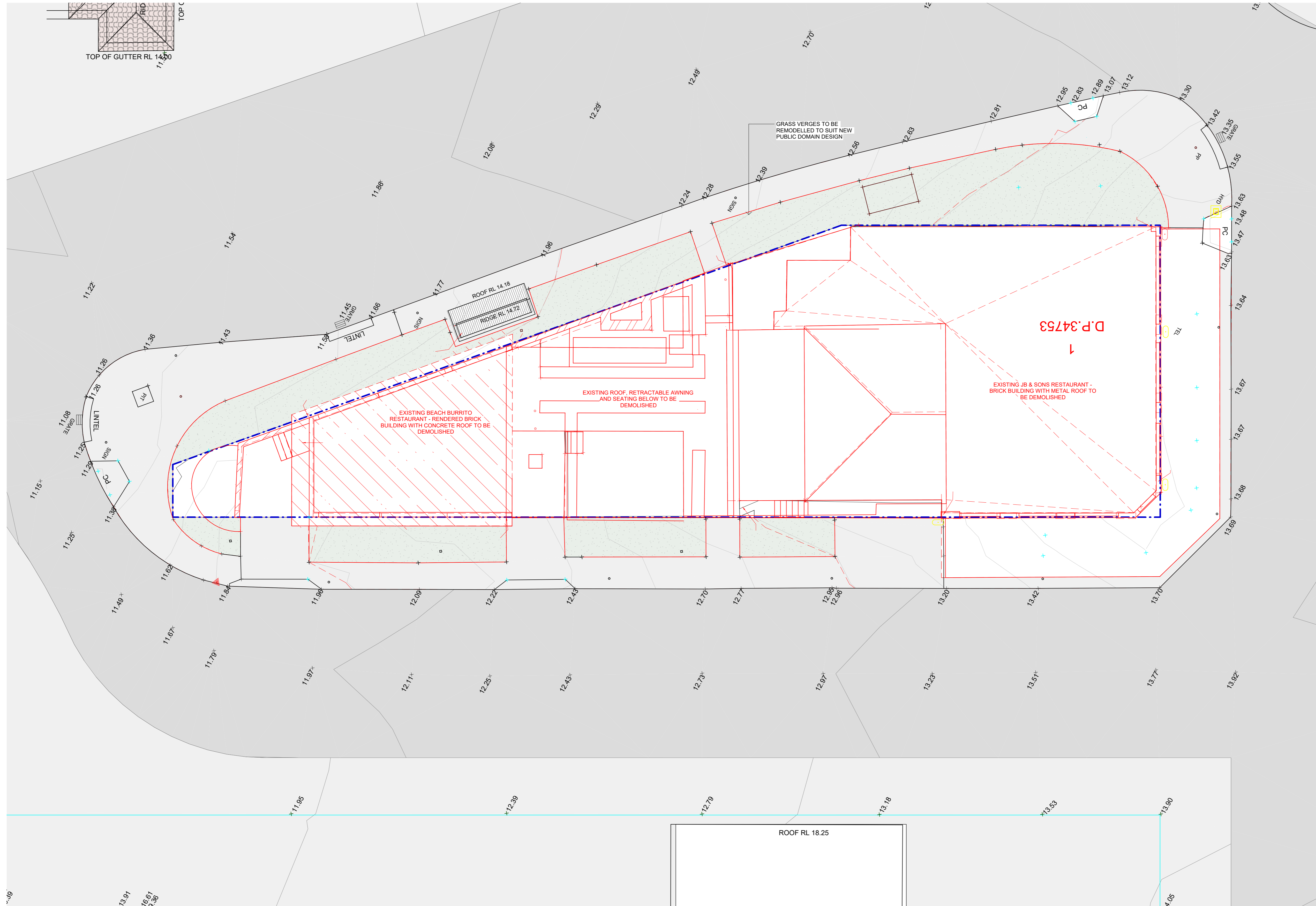


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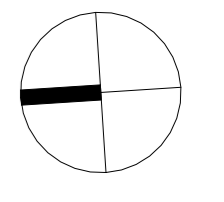
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REVISION
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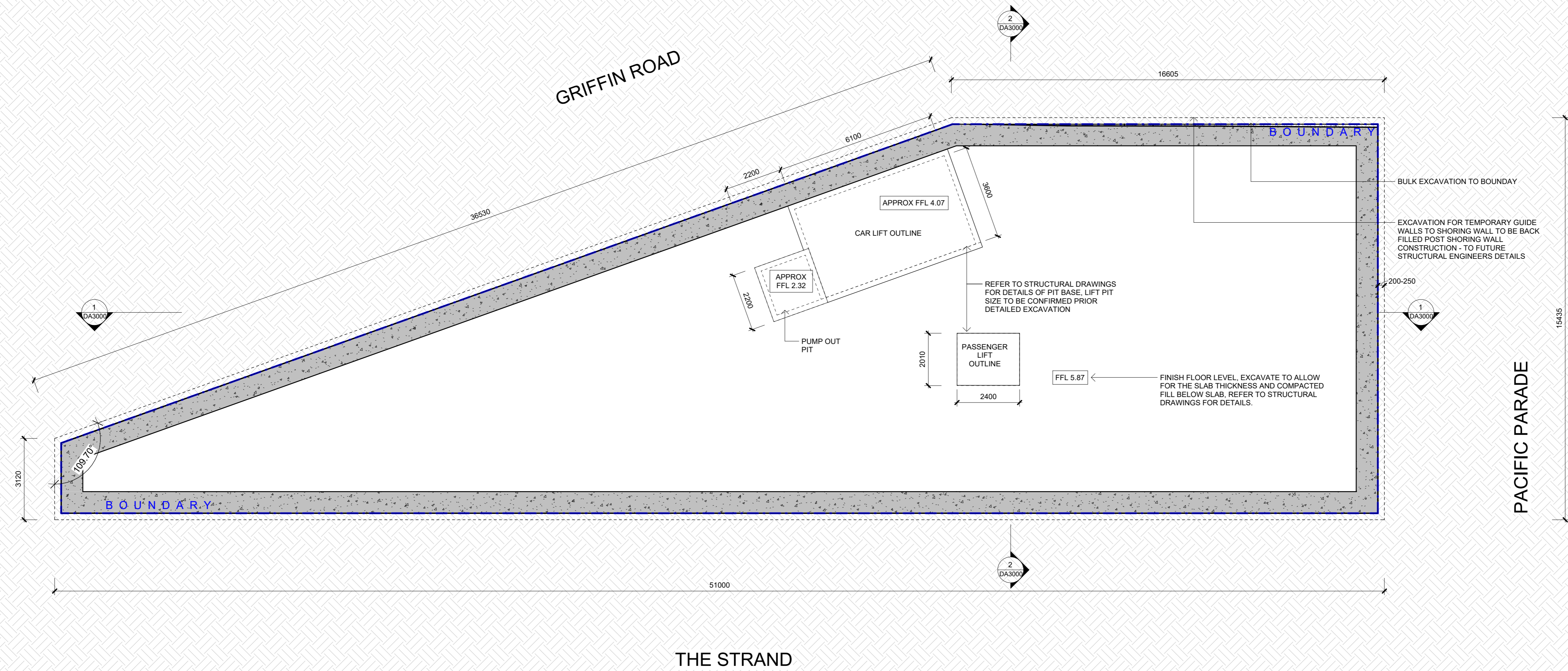


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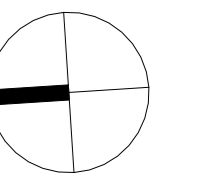
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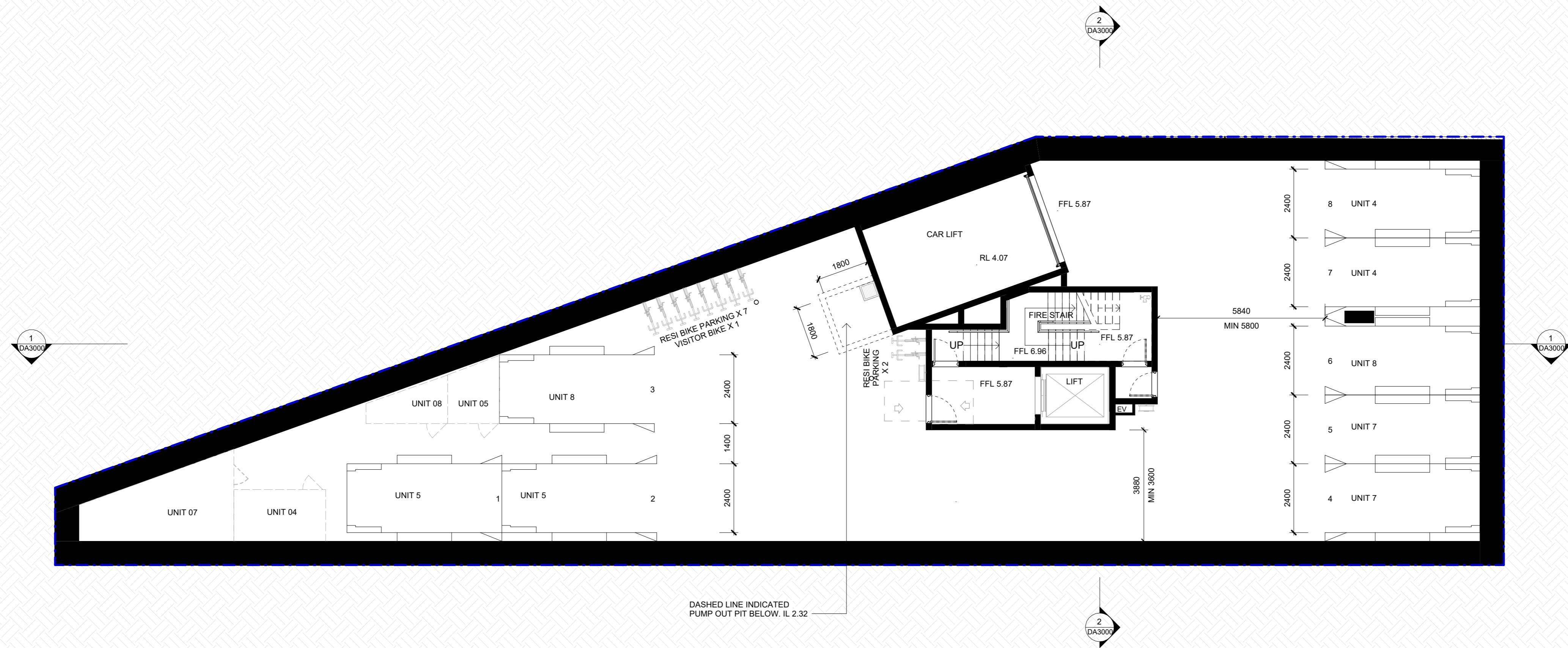
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 NUMBER
 DA0500
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NOTE: UNIT ALLOCATION TO STORAGE CAGES AND PARKING SPACES ARE INDICATIVE ONLY

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REV	DATE	DESCRIPTION	BY
P1	12/09/2024	FOR CO-ORDINATION	
P2	17/10/24	FOR CO-ORDINATION	
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

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DRAWING TITLE
BASEMENT 2 FLOOR PLAN

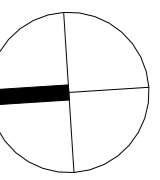
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STAGE
 DA

NUMBER
 DA1000

REVISION
 DA1

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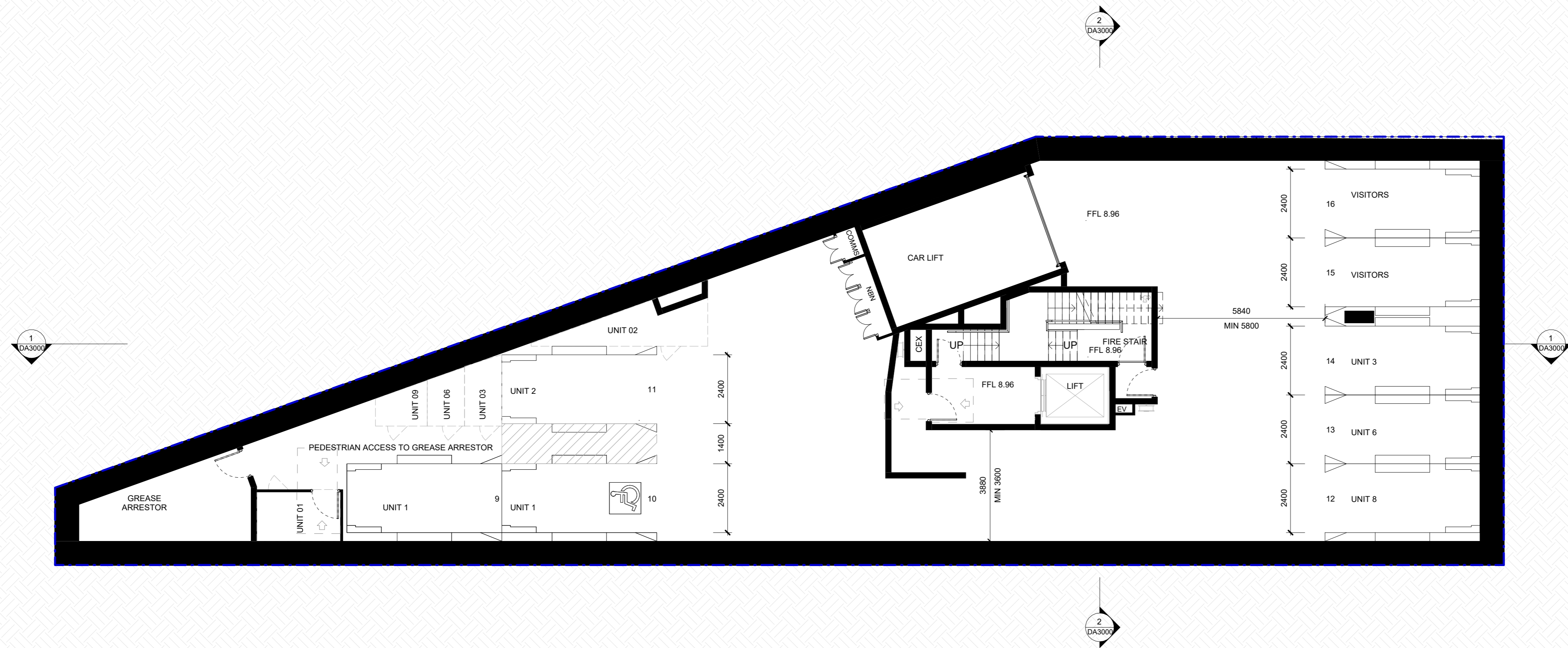


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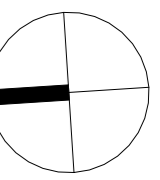
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REV	DATE	DESCRIPTION	BY
P1	12/09/2024	FOR CO-ORDINATION	
P2	17/10/24	FOR CO-ORDINATION	
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

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 HARRINGTON PROPERTY
 DRAWING TITLE
 BASEMENT 1 FLOOR PLAN
 PPD
 SCALE
 1 : 100@A1 DA DA1001 DA1

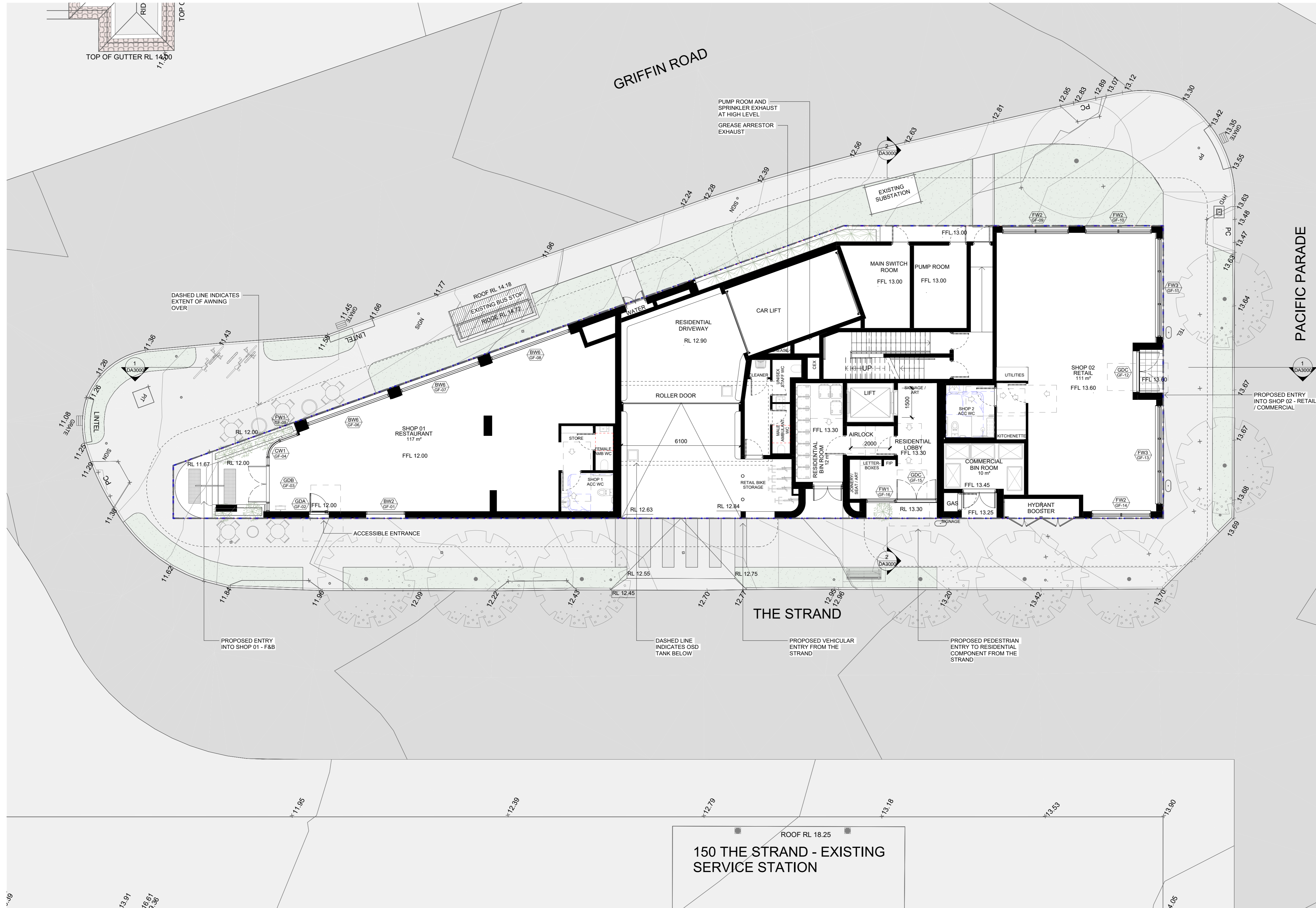


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REV	DATE	DESCRIPTION	BY
P1	12/09/2024	FOR CO-ORDINATION	
P2	17/10/24	FOR CO-ORDINATION	
P3	22/10/24	FOR CO-ORDINATION	
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

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DRAWING TITLE
 GROUND FLOOR PLAN

PPD

SCALE
 1:100@A1

DATE
 DA

NUMBER
 DA1002

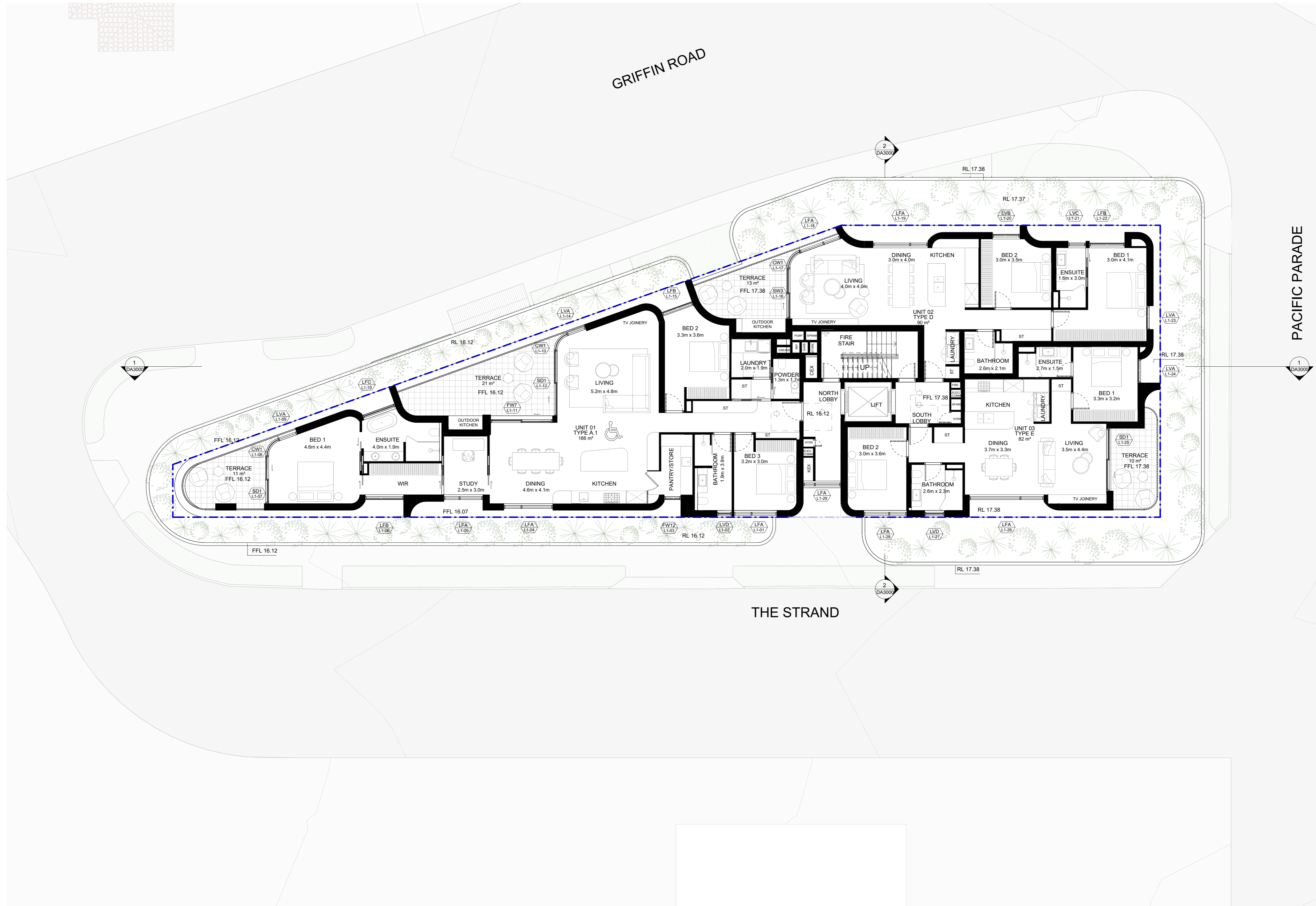
REVISION
 DA1

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P1	12/09/2024	FOR CO-ORDINATION	
P2	17/10/24	FOR CO-ORDINATION	
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

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DRAWING TITLE
 FIRST FLOOR PLAN

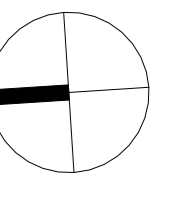
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SCALE
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STATUS
 DA

NUMBER
 DA1003

REVISION
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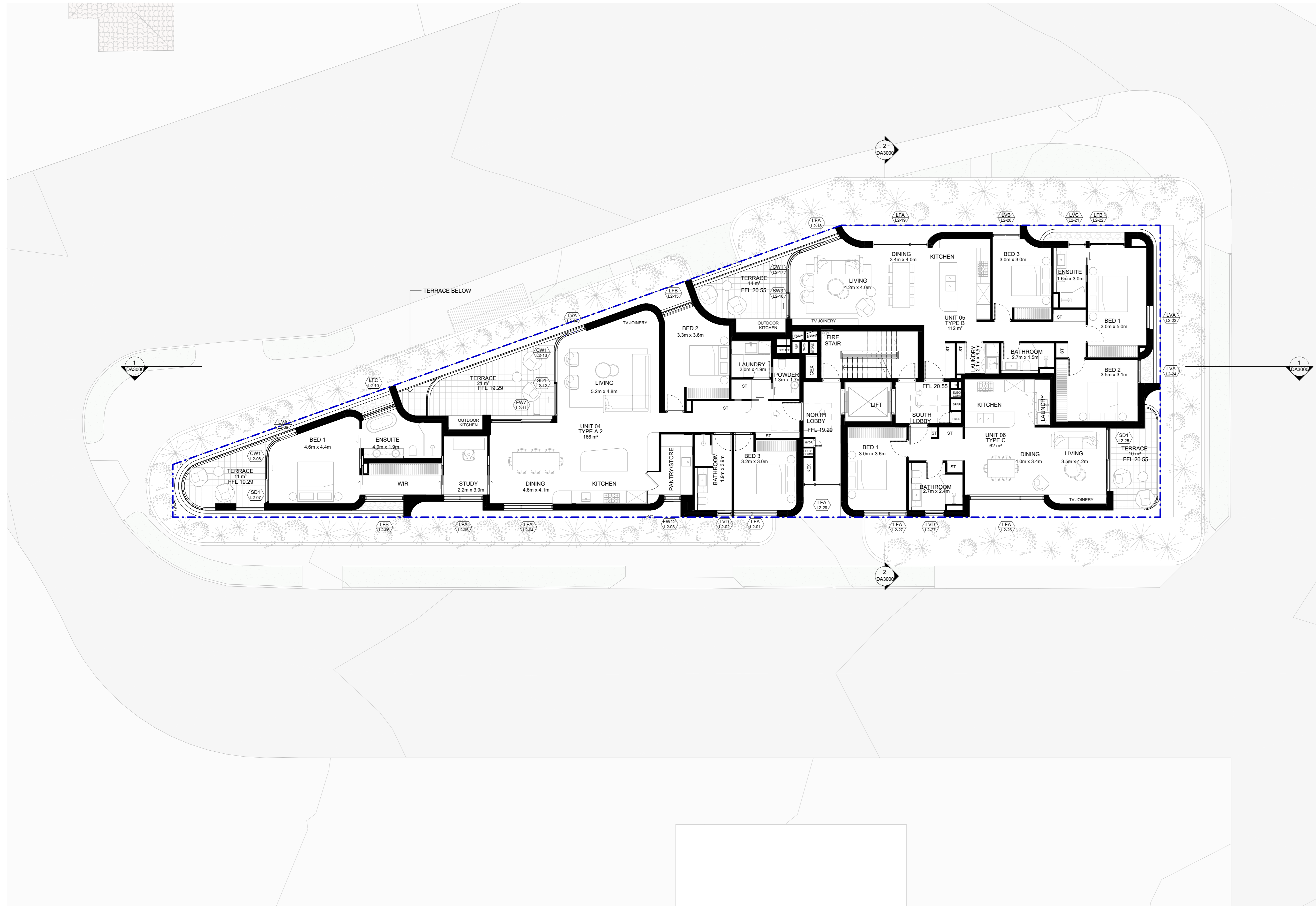


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 Manly, NSW 2095 Australia
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 Nominated Architect:
 Bridie Gough 8280
 admin@platformarchitects.com.au

REV	DATE	DESCRIPTION	BY
P1	12/09/2024	FOR CO-ORDINATION	
P2	17/10/24	FOR CO-ORDINATION	
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

FOR DA

PROJECT
PPD
 154-158 Pacific Pde
 Dee Why NSW 2099
 CLIENT
 HARRINGTON PROPERTY

DRAWING TITLE
SECOND FLOOR PLAN

SCALE
 1 : 100@A1

STATUS
 DA

NUMBER
 DA1004

REVISION
 DA1

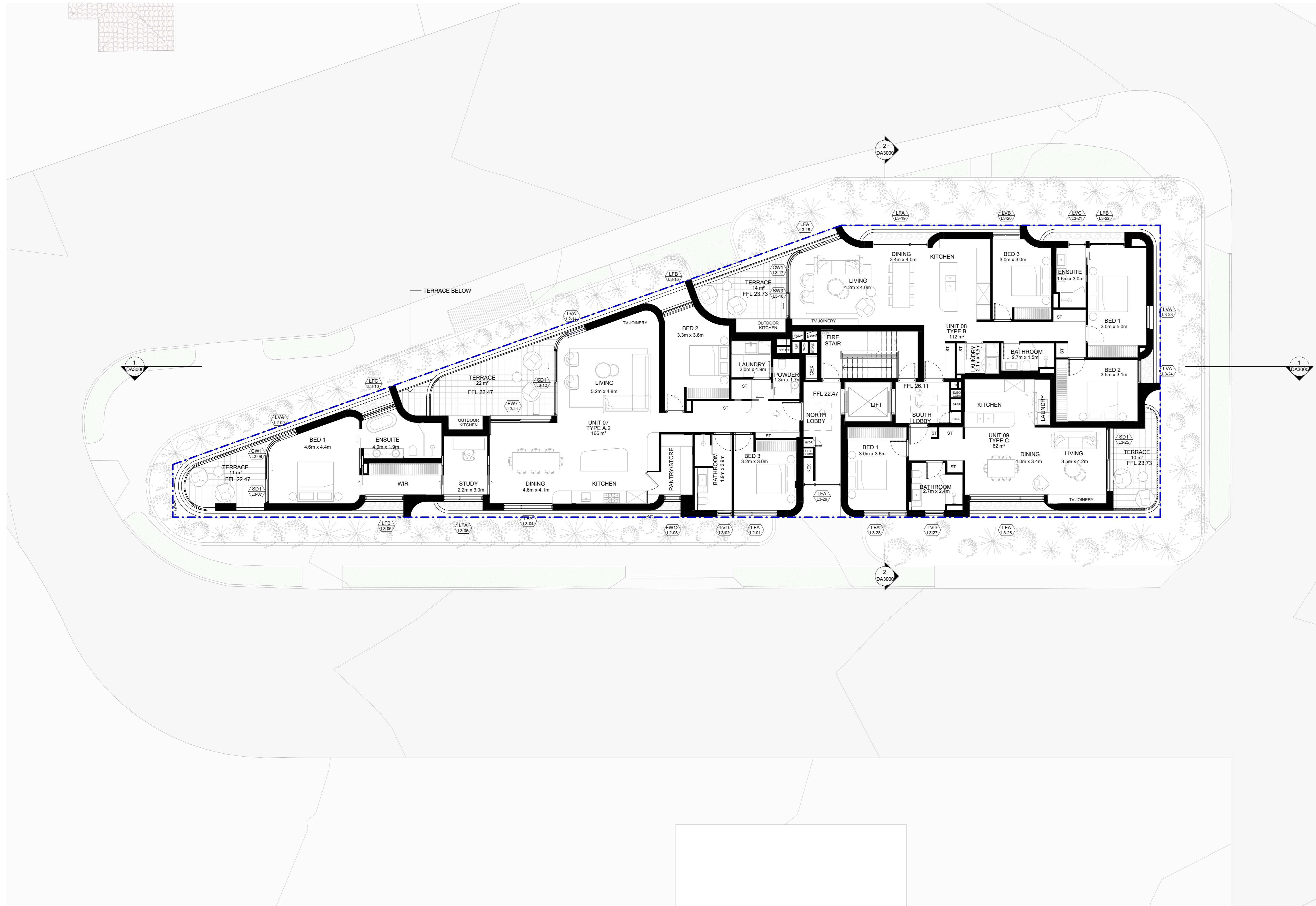
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DRAWING TITLE
 THIRD FLOOR PLAN

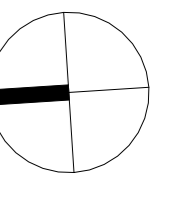
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SCALE
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STATUS
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NUMBER
 DA1005

REVISION
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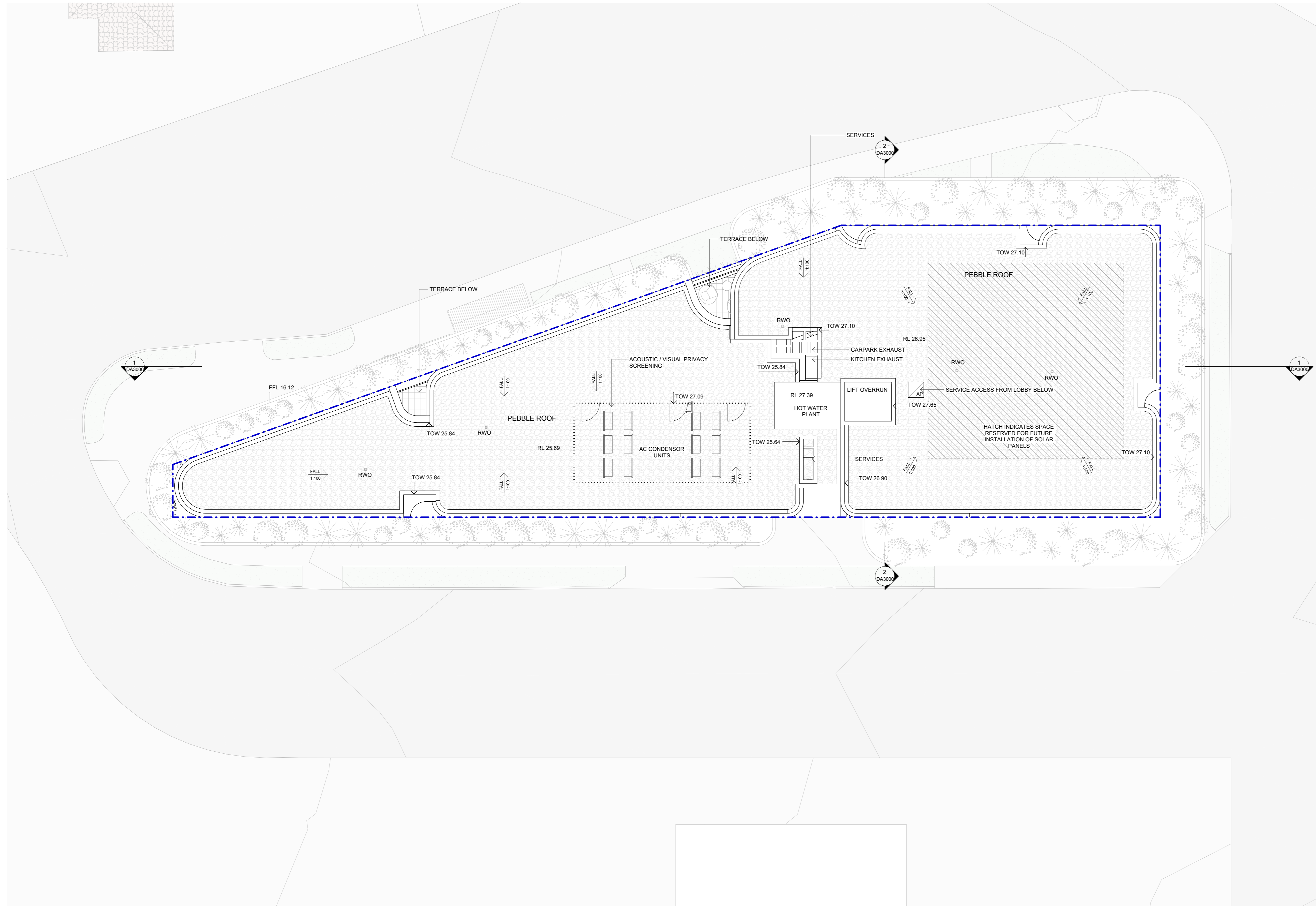


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DRAWING TITLE
 ROOF FLOOR PLAN

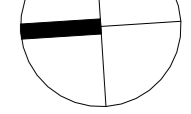
SCALE
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STATUS
 DA

NUMBER
 DA1006

REVISION
 DA1

PPD

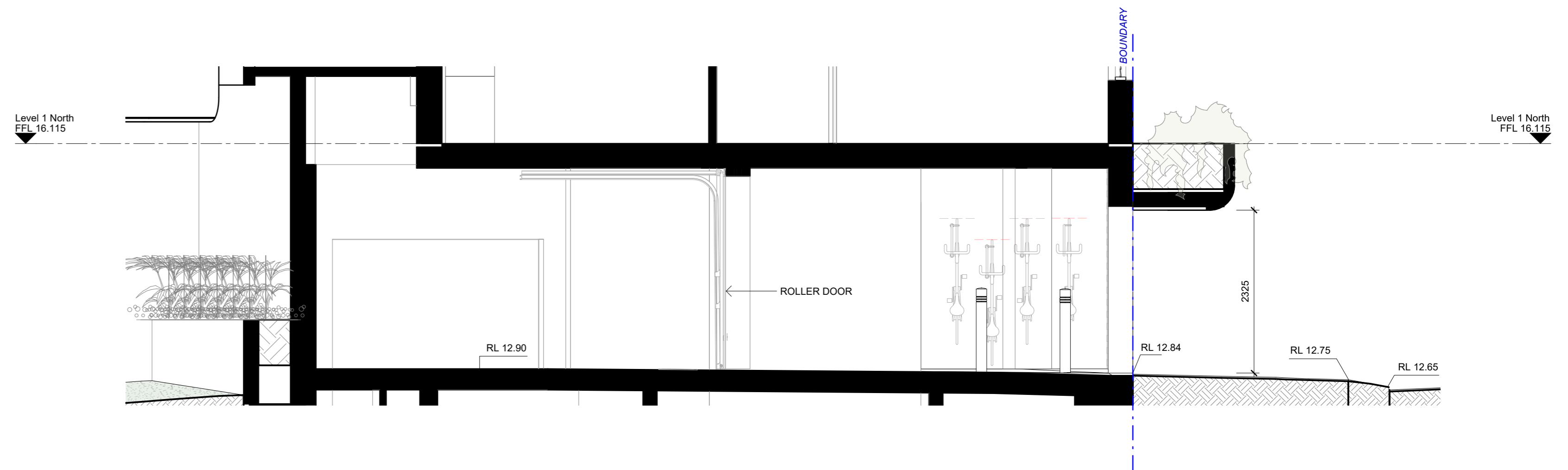
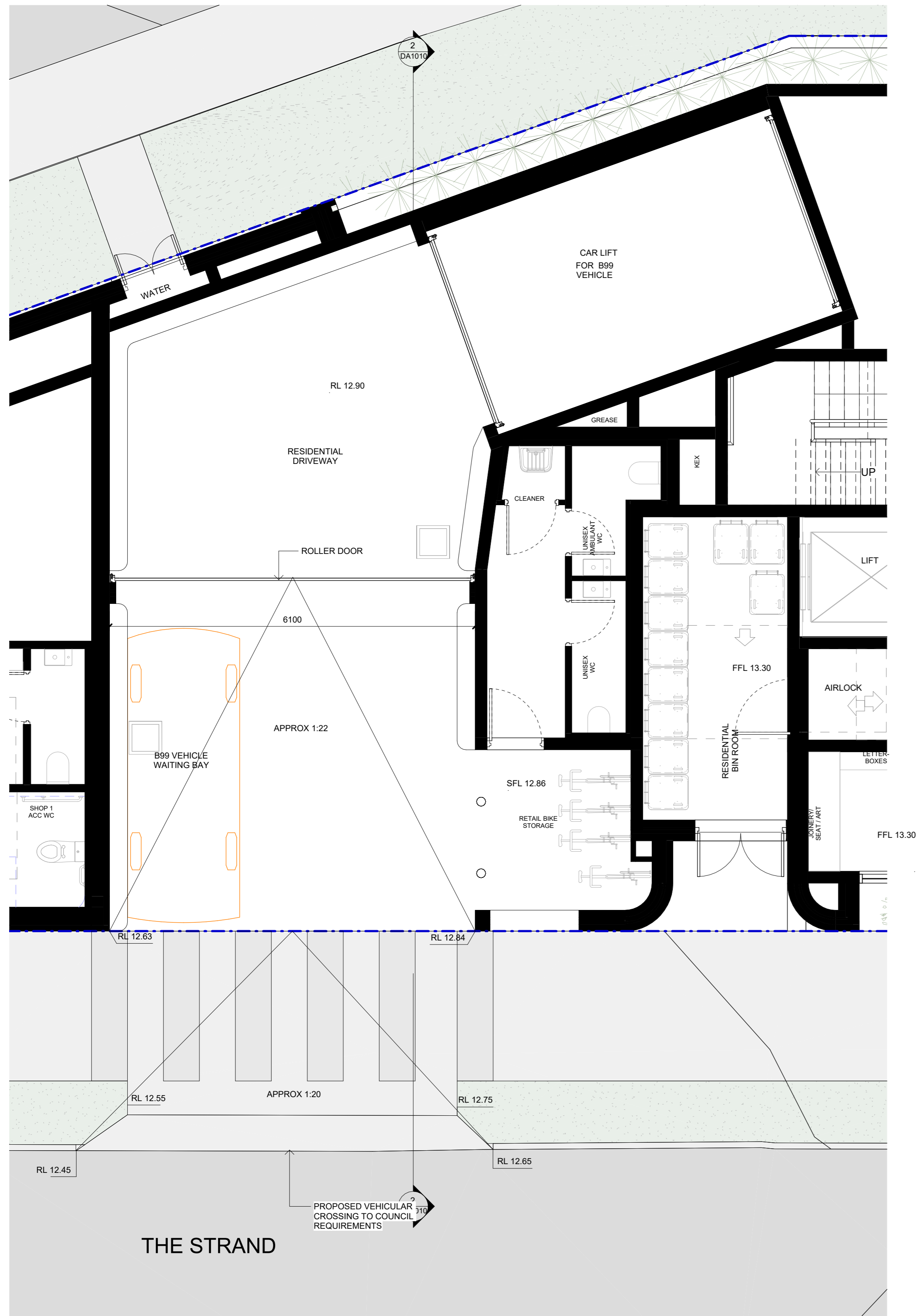


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1 DA1010 - Driveway Plan
1:50

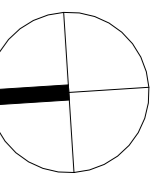
2 DA Driveway Section
1:50

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DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

FOR DA

PROJECT
PPD
154-158 Pacific Pde
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CLIENT
HARRINGTON PROPERTY
DRAWING TITLE
DRIVEWAY PLAN AND SECTION
PPD
SCALE
1:50@A1
DATE
DA
NUMBER
DA1010
REVISION
DA1

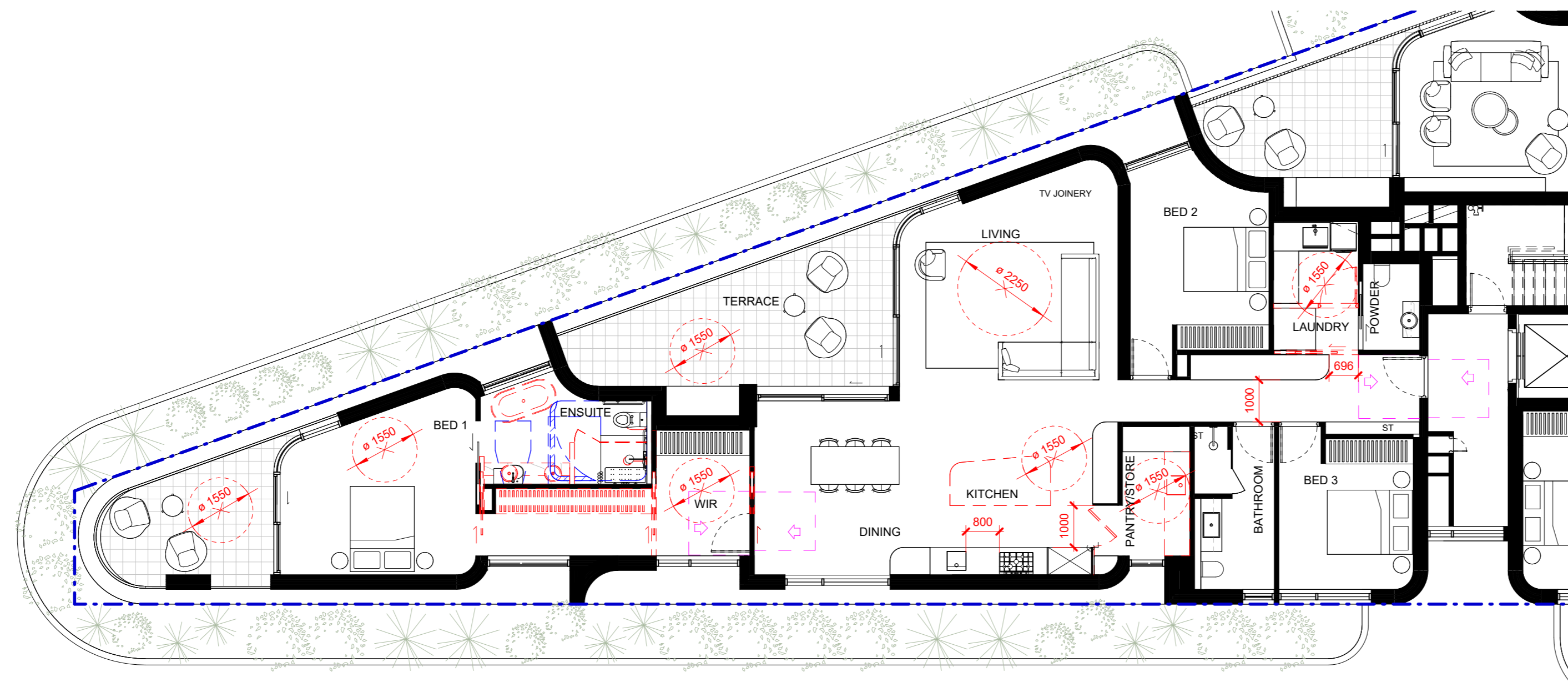


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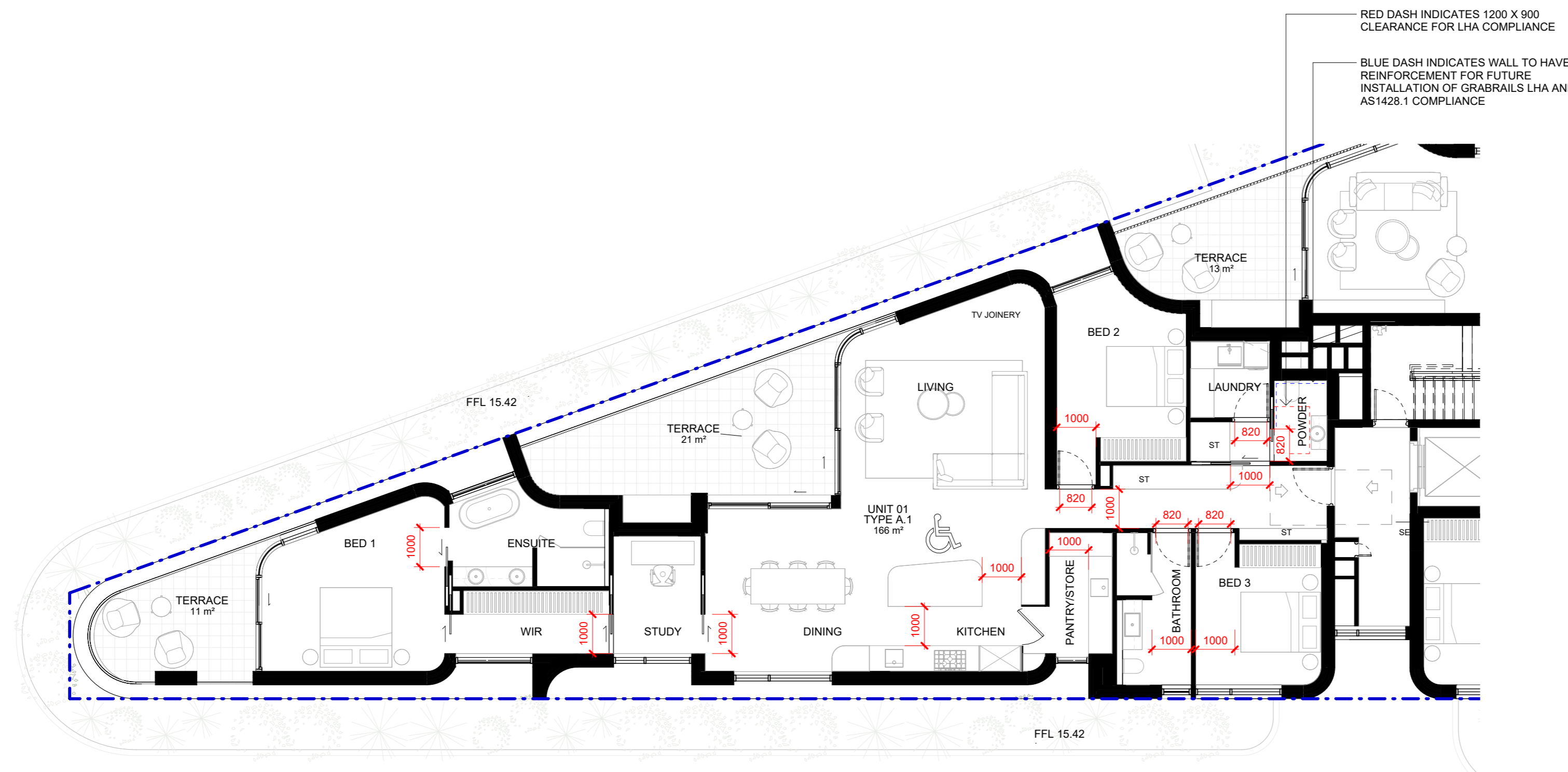


ADAPTABLE & LHA COMPLIANCE			
Number	Level	Adaptable	LHA Compliant
UNIT 01	Level 1 North	Yes	Yes
UNIT 02	Level 1 South	No	Yes
UNIT 03	Level 1 South	No	Yes
UNIT 04	Level 2 North	No	
UNIT 05	Level 2 South	No	
UNIT 06	Level 2 South	No	
UNIT 07	Level 3 North	No	
UNIT 08	Level 3 South	No	
UNIT 09	Level 3 South	No	

ADAPTABLE APARTMENTS		
	Percentage	Number
Required	10.0%	0.9
Provided	11.1%	1.0

SILVER LHA COMPLIANT		
	Percentage	Number
Required	20.0%	1.8
Provided	33.3%	3.0

2 Unit 01 - Post Adaptation
1:100



1 Unit 01 - Pre Adaptation (LHA Compliant)
1:100

RED DASH INDICATES 1200 X 900 CLEARANCE FOR LHA COMPLIANCE

BLUE DASH INDICATES WALL TO HAVE REINFORCEMENT FOR FUTURE INSTALLATION OF GRABRAILS LHA AND AS1428.1 COMPLIANCE

P

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154-158 Pacific Pde
Dee Why NSW 2099

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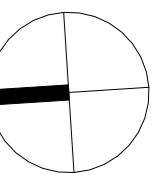
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ADAPTABLE & POST-ADAPTATION FLOOR PLAN PPD

SCALE
As Indicated@A1

STATUS
DA

NUMBER
DA1950

REVISION
DA1

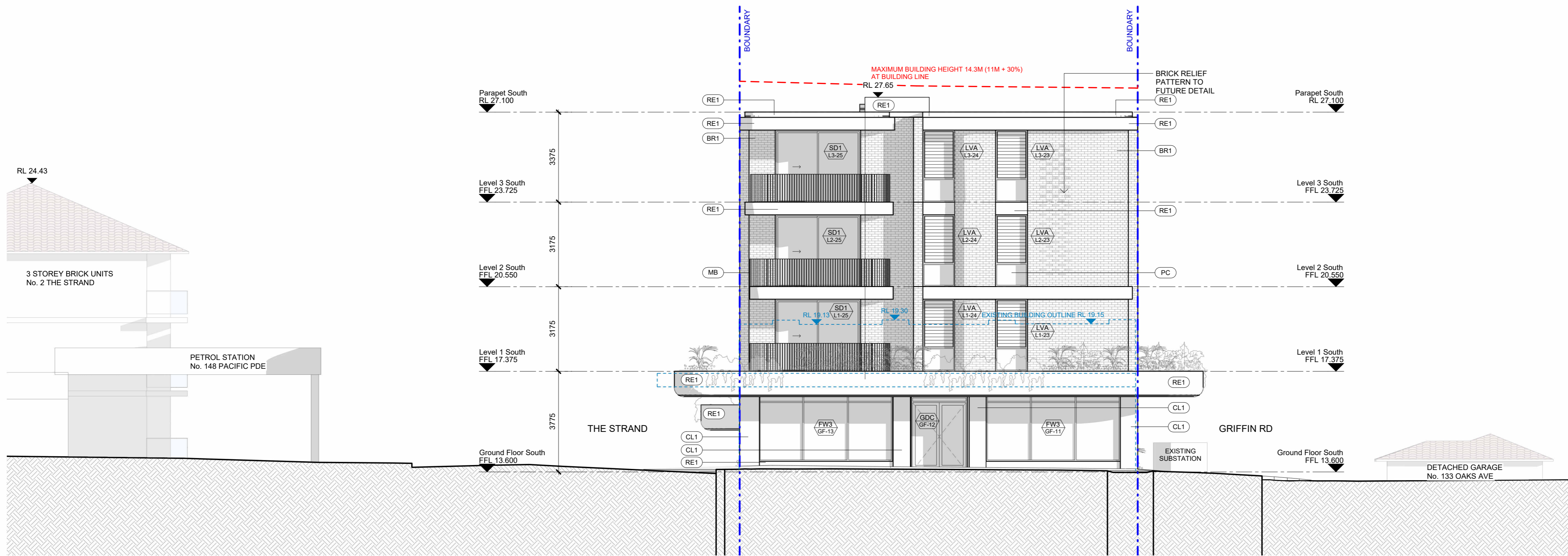


GENERAL NOTES

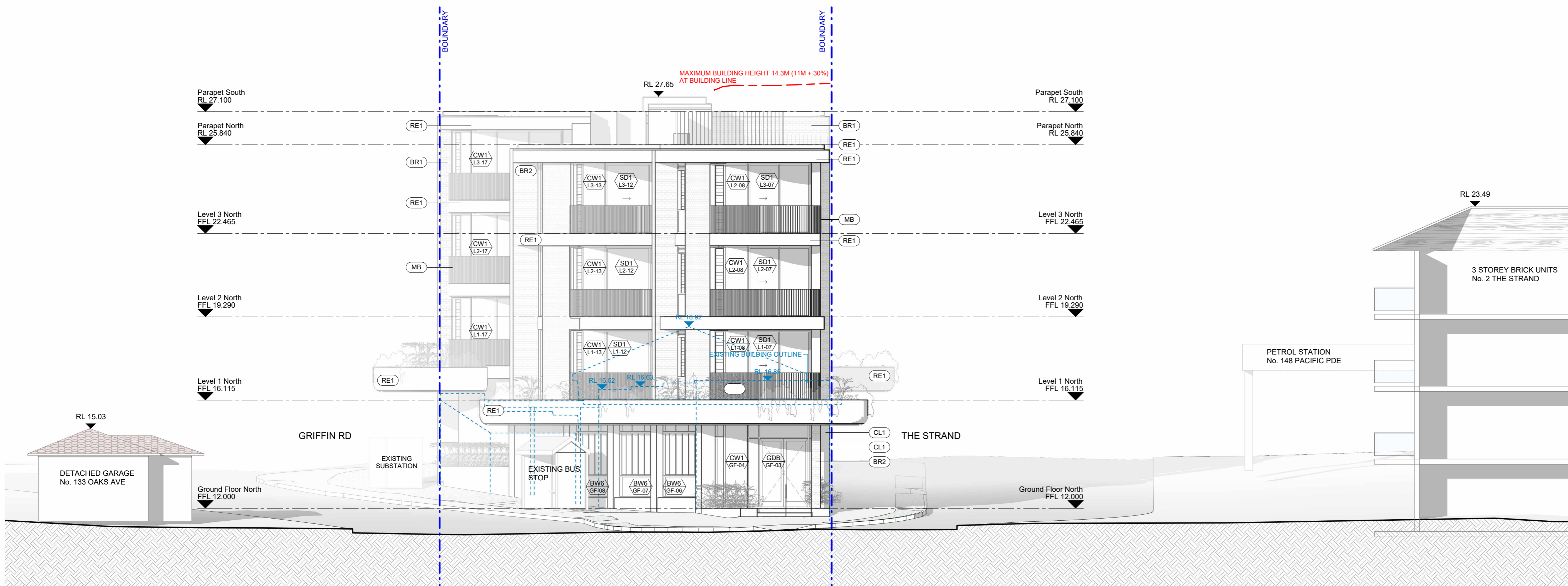
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2 SOUTH ELEVATION
1:100



1 NORTH ELEVATION
1:100

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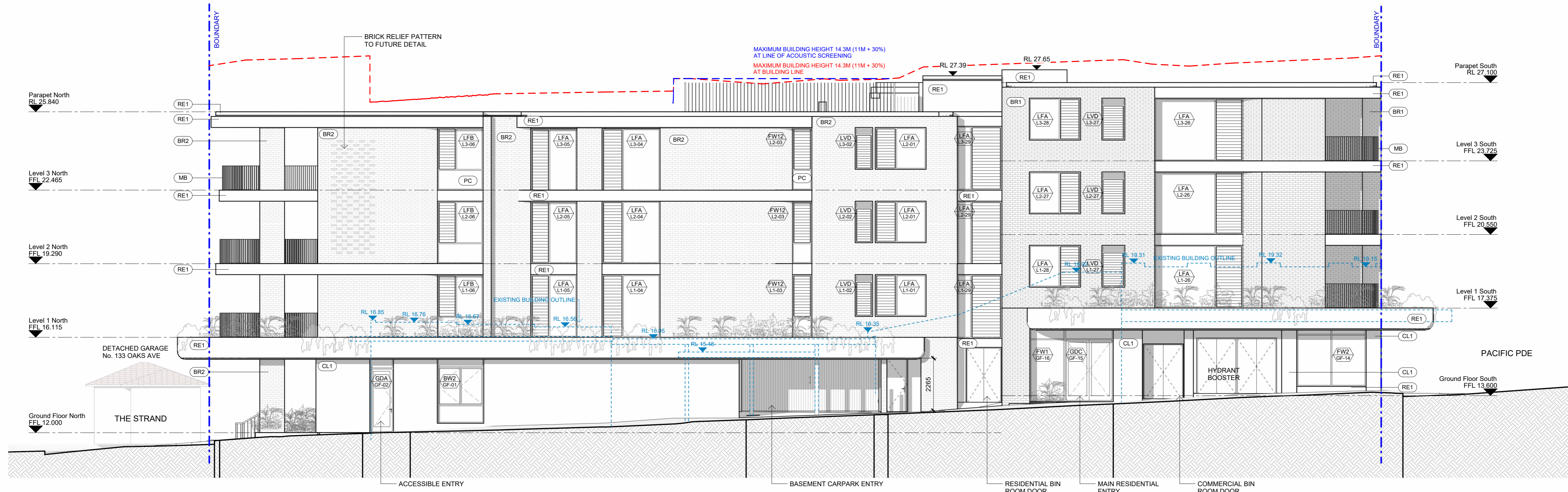
PROJECT
PPD
154-158 Pacific Pde
Dee Why NSW 2099
CLIENT
HARRINGTON PROPERTY
DRAWING TITLE
NORTH / SOUTH ELEVATION
PPD
SCALE
1:100@A1 DA DA2000 DA1

GENERAL NOTES

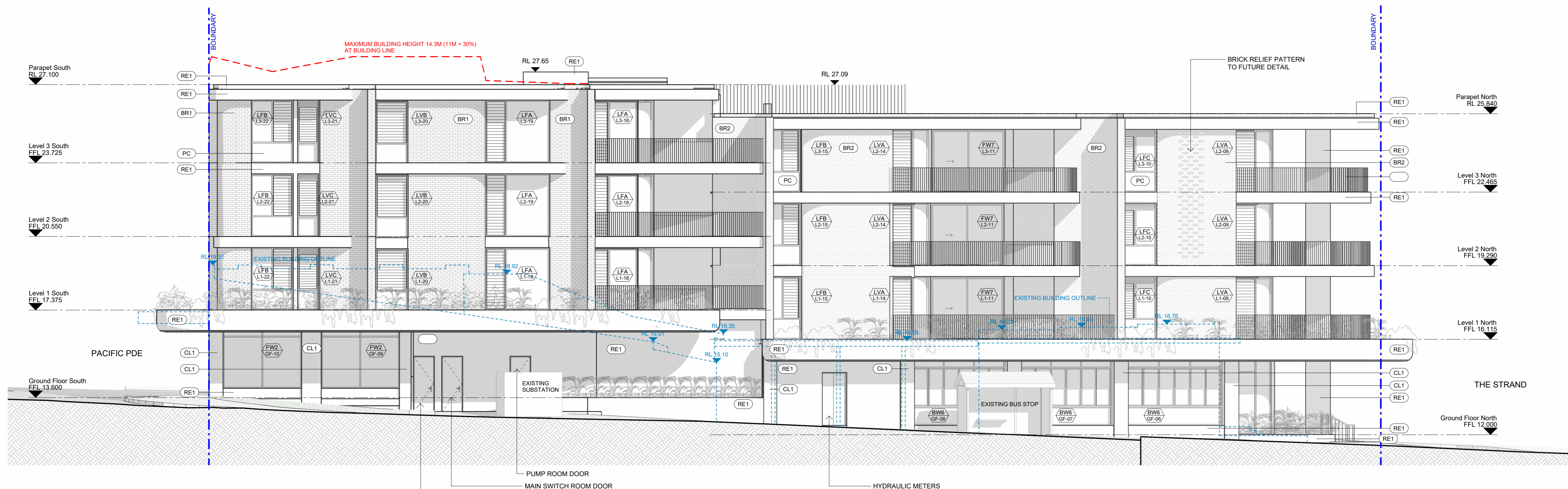
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2 WEST ELEVATION
1:100



1 EAST ELEVATION
1:100

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PPD
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DRAWING TITLE
EAST / WEST ELEVATION
PPD
SCALE
1:100@A1 DA DA2002 DA1

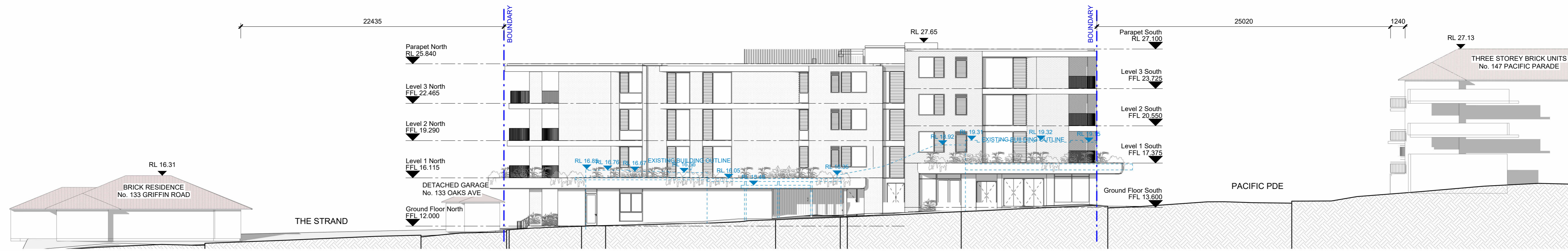
FOR DA

GENERAL NOTES

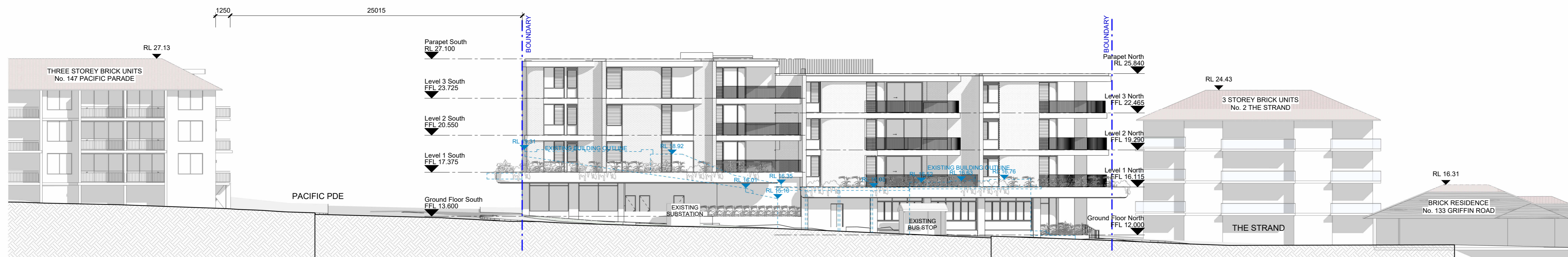
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2 WEST STREETScape ELEVATION
1:200



1 EAST STREETScape ELEVATION
1:200

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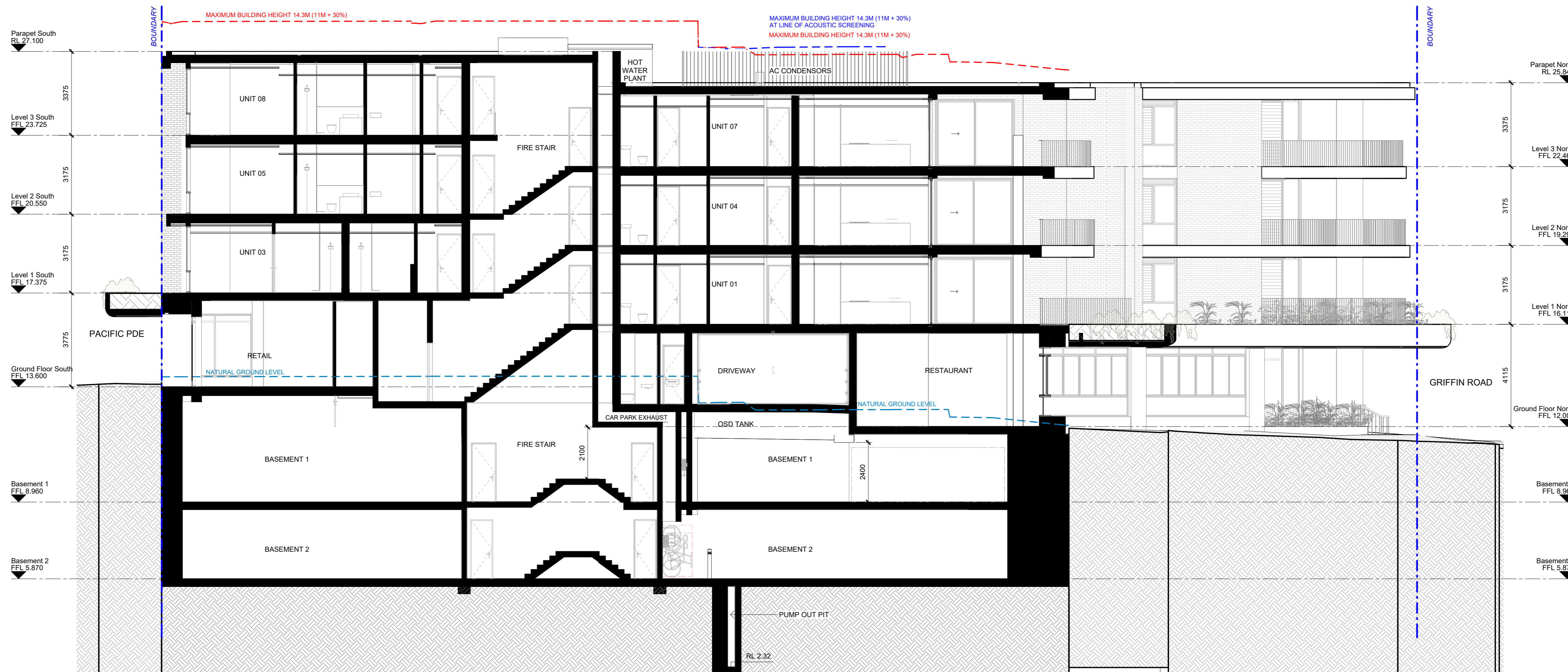
PROJECT
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Dee Why NSW 2099
CLIENT
HARRINGTON PROPERTY
DRAWING TITLE
STREETScape ELEVATIONS PPD
SCALE
1:200@A1 DA DA2100 DA1

GENERAL NOTES

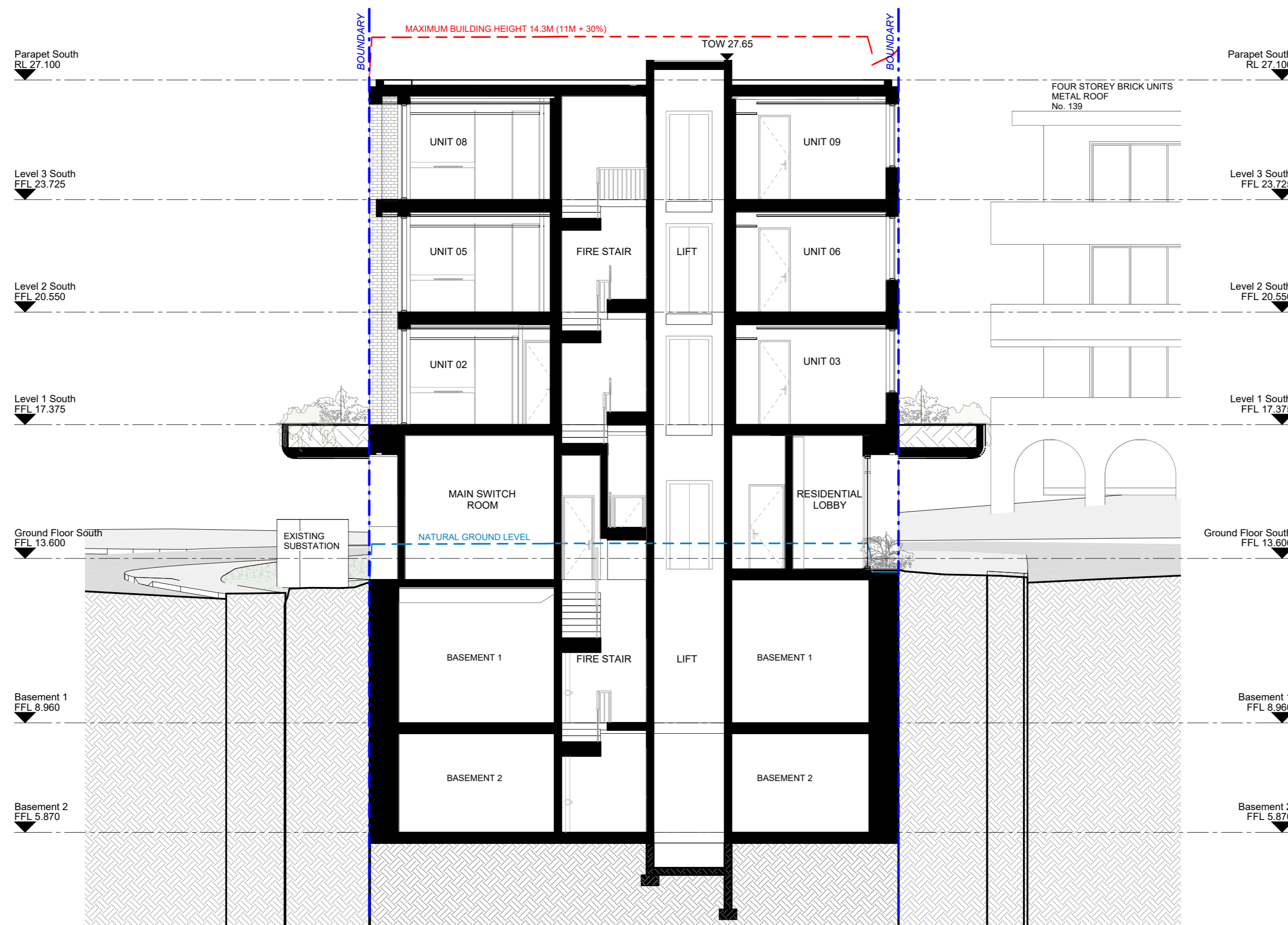
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1 SECTION AA
1:100



2 SECTION BB
1:100

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SECTIONS A+B
PPD
SCALE
1:100@A1 DA DA3000 DA1

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WINDOW NOTES:

ALL WINDOWS ARE DEPICTED FROM THE OUTSIDE

CHECK ALL OPENING DIMENSIONS ON SITE PRIOR TO ORDERING WINDOWS

ENSURE NO TWO APARTMENTS HAVE THE SAME KEY SET

WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH FRL PLANS TO INDICATE WINDOWS TO BE SPRINKLERED

WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

LEGEND:

AF	AWNING & FIXED WINDOW
AW	AWNING WINDOW
BW	BIFOLDS
CS	CASEMENT
CW	CURVED WINDOW
DH	DOULBE HUNG
FW	FIXED WINDOW
GD	GLAZED DOOR
LV	LOUVRES
PC	METAL PANEL
SD	SLIDING DOOR
SH	SINGLE HUNG
SK	SKYLIGHT
SW	SLIDING WINDOW

GLAZING SPECS:

TO COMPLY WITH REQUIREMENTS OF THE BASIX AND NATHERS REPORTS.

ALL WINDOWS TO BE DOUBLE GLAZED AND FRONT FACED.

GLAZING THICKNESS AND LAMINATED SPECS TO FACADE ENG'S DETAILS.

PROVIDE OBSCURE GLASS TO ALL BATHROOMS (UNO)

GENERAL NOTE:

READ ALL WINDOW TYPES IN CONJUNCTION WITH WINDOW SCHEDULE FOR SPECIFIC SIZES (WIDTH, HEIGHT, ETC), FLOOR PLANS AND ELEVATIONS.

ALL WINDOWS TO BE CHECKED ON SITE FOR SIZING OR PRIOR TO INSTALL.

ANY SERVICE ABOVE OR NEAR WINDOW WILL BE REFERRED TO SERVICE ENG'S DETAILS.

VISUAL INDICATORS:

TO BE A SOLID, CONTINUOUS, NONTRANSPARENT CONTRASTING LINE FIXED TO THE GLASS. TOP OF LINE TO BE 1000mm AFFL. LINE TO BE 75mm THICK. LINE IS TO HAVE A MINIMUM 30% LUMINANCE CONTRAST WHEN VIEWED AGAINST THE FLOOR SURFACE OR SURFACES WITHIN 2m OF THE GLAZING ON THE OPPOSITE SIDE. REFER TO AS1428.1(C1.3.6).

PROTECTION OF OPENABLE WINDOWS:

ALL OPENABLE AWNING OR SLIDING WINDOWS IN BEDROOMS, STUDIES OR MEDIA ROOMS THROUGHOUT THE PROJECT MUST COMPLY WITH THE FOLLOWING: THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING. THE DEVICE MUST NOT PERMIT A 120mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN. RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N, AND HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE DEVICE IS ABLE TO BE REMOVED, UNLOCKED AND OVERRIDDEN.

A6000 - Schedule - Windows

No.	Type	Width	Height
-----	------	-------	--------

Ground Floor North

GF-01	BW2	2000	2815
GF-02	GDA	1020	3215
GF-03	GDB	2790	3215
GF-04	CW1		3215
GF-05	FW1	1000	3215
GF-06	BW6	4405	2815
GF-07	BW6	4242	2815
GF-08	BW6	4242	2815
GF-15	GDC	2100	3145
GF-16	FW1	1500	3145

Ground Floor North: 10

Ground Floor South

GF-09	FW2	3375	2525
GF-10	FW2	3375	2525
GF-11	FW3	5025	2525
GF-12	GDC	2100	2825
GF-13	FW3	5025	2525
GF-14	FW2	3000	2525

Ground Floor South: 6

Level 1 North

L1-01	LFA	2200	1800
L1-02	LVD	750	1800
L1-03	FW12	840	2700
L1-04	LFA	2500	2700
L1-05	LFA	1985	2700
L1-06	LFB	1960	2700
L1-07	SD1	2440	2750
L1-08	CW1		2700
L1-09	LVA	1000	2700
L1-10	LFC	1745	2700
L1-11	FW7	3165	2750
L1-12	SD1	3390	2750
L1-13	CW1		2700
L1-14	LVA	1000	2700
L1-15	LFB	1650	2700
L1-29	LFA	1910	2750

Level 1 North: 16

Level 1 South

L1-16	SW3	2595	2750
L1-17	CW1		2700
L1-18	LFA	2180	2700
L1-19	LFA	2800	2700
L1-20	LVB	1395	2700
L1-21	LVC	900	2700
L1-22	LFB	1800	2700
L1-23	LVA	1200	2700
L1-24	LVA	1200	2700
L1-25	SD1	3200	2750
L1-26	LFA	3805	2700
L1-27	LVD	1000	1800
L1-28	LFA	2200	1800

Level 1 South: 13

A6000 - Schedule - Windows

No.	Type	Width	Height
-----	------	-------	--------

Level 2 North

L2-01	LFA	2200	1800
L2-02	LVD	750	1800
L2-03	FW12	840	2700
L2-04	LFA	2500	2700
L2-05	LFA	1985	2700
L2-06	LFB	1960	2700
L2-07	SD1	2440	2750
L2-08	CW1		2700
L2-09	LVA	1000	2700
L2-10	LFC	1745	2700
L2-11	FW7	3165	2750
L2-12	SD1	3390	2750
L2-13	CW1		2700
L2-14	LVA	1000	2700
L2-15	LFB	1650	2700
L2-29	LFA	1910	2750

Level 2 North: 16

Level 2 South

L2-16	SW3	2595	2750
L2-17	CW1		2700
L2-18	LFA	2180	2700
L2-19	LFA	2800	2700
L2-20	LVB	1395	2700
L2-21	LVC	900	2700
L2-22	LFB	1800	2700
L2-23	LVA	1200	2700
L2-24	LVA	1200	2700
L2-25	SD1	3200	2750
L2-26	LFA	3805	2700
L2-27	LFA	2200	1800
L2-27	LVD	1000	1800

Level 2 South: 13

Level 3 North

L2-01	LFA	2200	1800
L2-03	FW12	840	2700
L2-08	CW1		2700
L2-09	LVA	1000	2700
L2-14	LVA	1000	2700
L3-02	LVD	750	1800
L3-04	LFA	2500	2700
L3-05	LFA	1985	2700
L3-06	LFB	1960	2700
L3-07	SD1	2440	2750
L3-10	LFC	1745	2700
L3-11	FW7	3165	2750
L3-12	SD1	3390	2750
L3-13	CW1		2700
L3-15	LFB	1650	2700
L3-29	LFA	1910	2750

Level 3 North: 16

Level 3 South

L3-16	SW3	2595	2750
L3-17	CW1		2700
L3-18	LFA	2180	2700
L3-19	LFA	2800	2700
L3-20	LVB	1395	2700
L3-21	LVC	900	2700
L3-22	LFB	1800	2700
L3-23	LVA	1200	2700
L3-24	LVA	1200	2700
L3-25	SD1	3200	2750
L3-26	LFA	3805	2700
L3-27	LVD	1000	1800
L3-28	LFA	2200	1800

Level 3 South: 13

Grand total: 103

p

2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280
admin@platformarchitects.com.au

REV	DATE	DESCRIPTION	BY
P1	12/09/2024	FOR CO-ORDINATION	
P2	17/10/24	FOR CO-ORDINATION	
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

FOR DA

PROJECT
PPD

154-158 Pacific Pde
Dee Why NSW 2099

CLIENT
HARRINGTON PROPERTY

DRAWING TITLE
WINDOW SCHEDULE - SHEET 1

PPD

SCALE
1 : 50@A1

STATUS
DA

NUMBER
DA4000

REVISION
DA1

GENERAL NOTES

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WINDOW NOTES:

ALL WINDOWS ARE DEPICTED FROM THE OUTSIDE
 CHECK ALL OPENING DIMENSIONS ON SITE PRIOR TO ORDERING WINDOWS
 ENSURE NO TWO APARTMENTS HAVE THE SAME KEY SET
 WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH FRL PLANS TO INDICATE WINDOWS TO BE SPRINKLERED
 WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

LEGEND:

AF	AWNING WINDOW
BW	BIFOLDS
CS	CASEMENT
CW	CURVED WINDOW
DH	DOULBE HUNG
FW	FIXED WINDOW
GD	GLAZED DOOR
LV	LOUVRES
PC	METAL PANEL
SD	SLIDING DOOR
SH	SINGLE HUNG
SK	SKYLIGHT
SW	SLIDING WINDOW

GLAZING SPECS:

TO COMPLY WITH REQUIREMENTS OF THE BASIX AND MATHERS REPORTS.
 ALL WINDOWS TO BE DOUBLE GLAZED AND FRONT FACED.
 GLAZING THICKNESS AND LAMINATED SPECS TO FACADE ENG'S DETAILS.
 PROVIDE OBSCURE GLASS TO ALL BATHROOMS (UNO)

GENERAL NOTE:

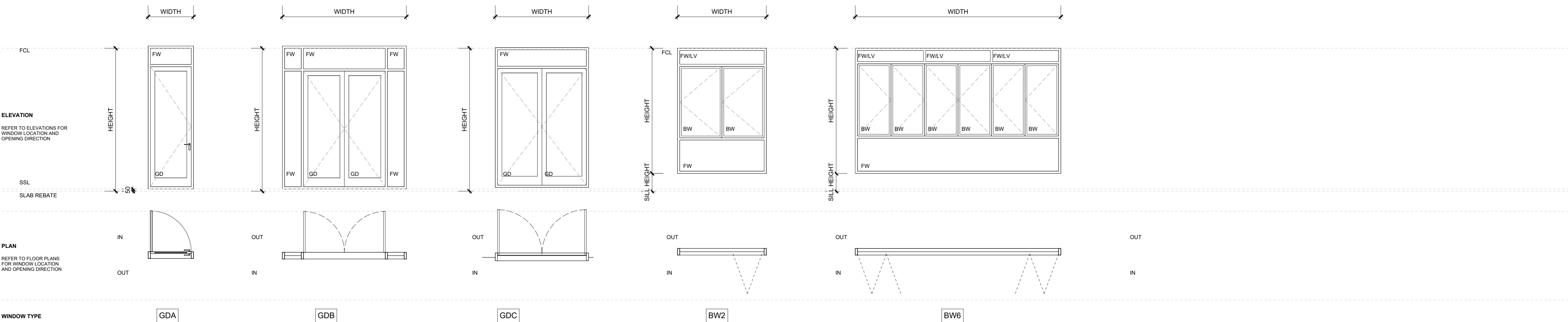
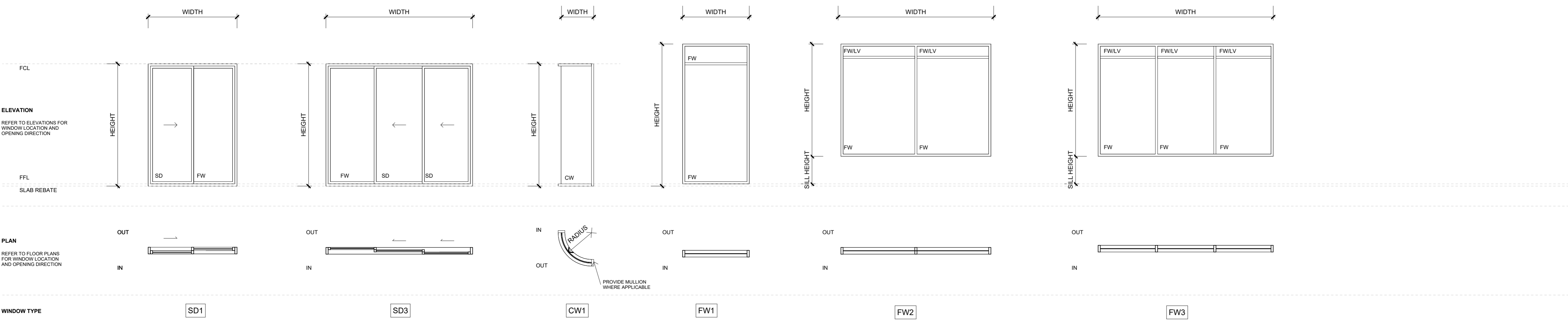
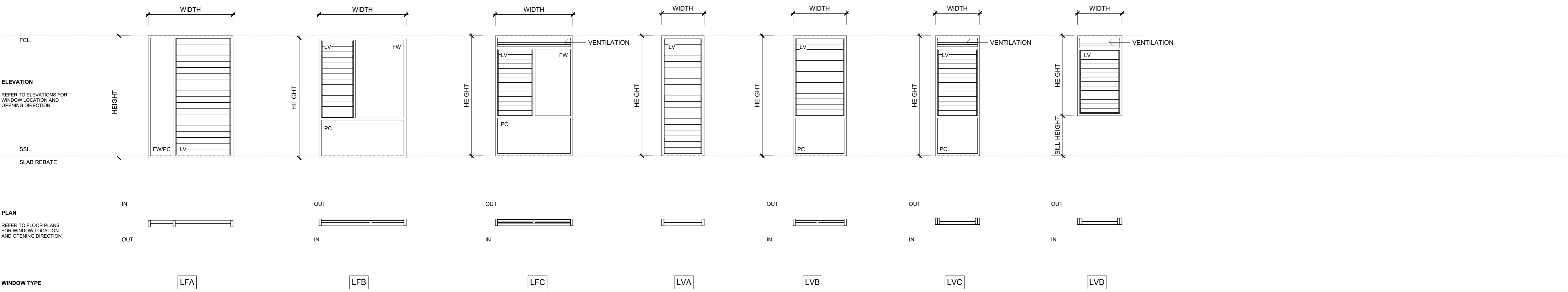
READ ALL WINDOW TYPES IN CONJUNCTION WITH WINDOW SCHEDULE FOR SPECIFIC SIZES (WIDTH, HEIGHT, ETC), FLOOR PLANS AND ELEVATIONS.
 ALL WINDOWS TO BE CHECKED ON SITE FOR SIZING OR PRIOR TO INSTALL.
 ANY SERVICE ABOVE OR NEAR WINDOW WILL BE REFERRED TO SERVICE ENG'S DETAILS.

VISUAL INDICATORS:

TO BE A SOLID, CONTINUOUS, NONTRANSPARENT CONTRASTING LINE FIXED TO THE GLASS, TOP OF LINE TO BE 1000mm AFFL, LINE TO BE 75mm THICK, LINE IS TO HAVE A MINIMUM 30% LUMINANCE CONTRAST WHEN VIEWED AGAINST THE FLOOR SURFACE OR SURFACES WITHIN 2m OF THE GLAZING ON THE OPPOSITE SIDE. REFER TO AS1428.1(C13.6).

PROTECTION OF OPENABLE WINDOWS:

ALL OPENABLE AWNING OR SLIDING WINDOWS IN BEDROOMS, STUDIES OR MEDIA ROOMS THROUGHOUT THE PROJECT MUST COMPLY WITH THE FOLLOWING: THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING. THE DEVICE MUST NOT PERMIT A 120mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN. RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N, AND HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE DEVICE IS ABLE TO BE REMOVED, UNLOCKED AND OVERRIDDEN.



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P2	17/10/24	FOR CO-ORDINATION	
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

PROJECT
PPD
 154-158 Pacific Pde
 Dee Why NSW 2099
 CLIENT
 HARRINGTON PROPERTY
 DRAWING TITLE
 WINDOW SCHEDULE - SHEET 2
 PPD
 SCALE
 1 : 50@A1
 STATUS
 DA
 NUMBER
 DA4001
 REVISION
 DA1

FOR DA

GENERAL NOTES

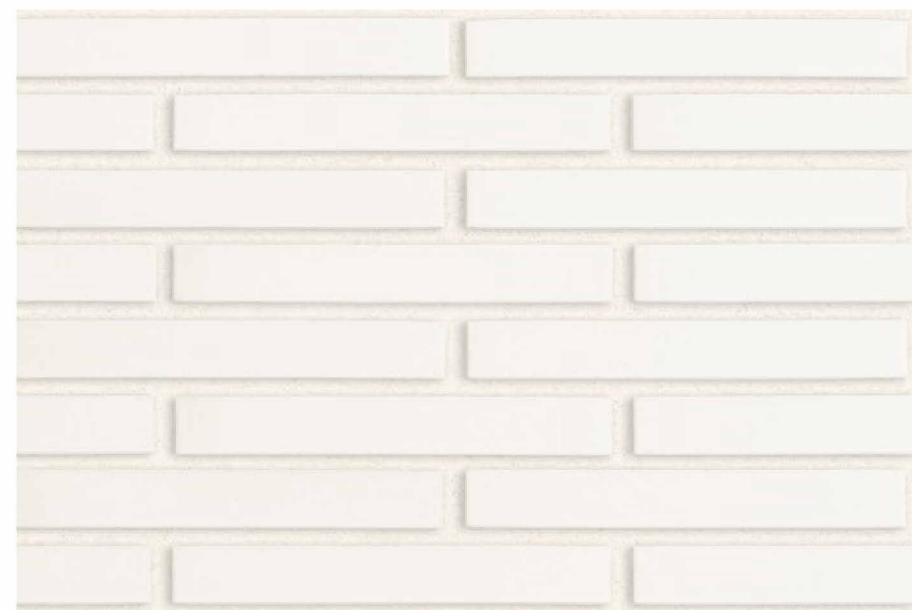
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1 Eastern Elevation - Typical Finishes
1:100



BR1

LIGHT BRICKS
SLIMLINE MASONRY FINISH TO FUTURE SPECS IE CLAY BRICKWORK, LIMESTONE TILE CLADDING OR SIMILAR.
OFF WHITE COLOUR



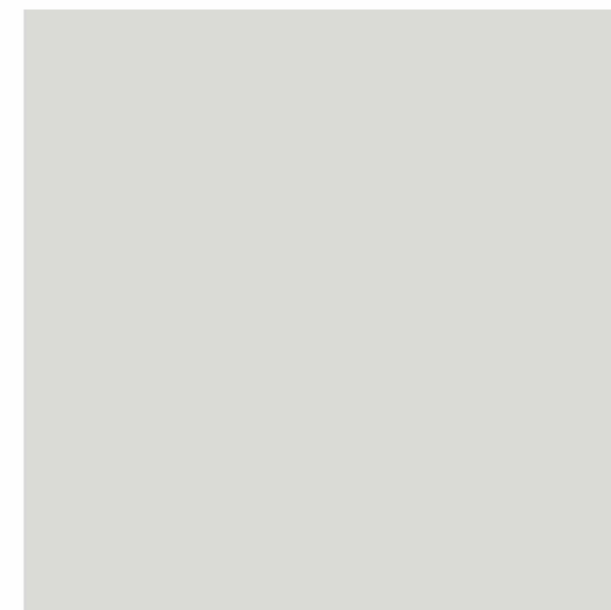
BR2

MID TONE BRICK
SLIMLINE MASONRY FINISH TO FUTURE SPECS IE CLAY BRICKWORK, LIMESTONE TILE CLADDING OR SIMILAR.
SAND TONE COLOUR WITH SLIGHT VARIATION



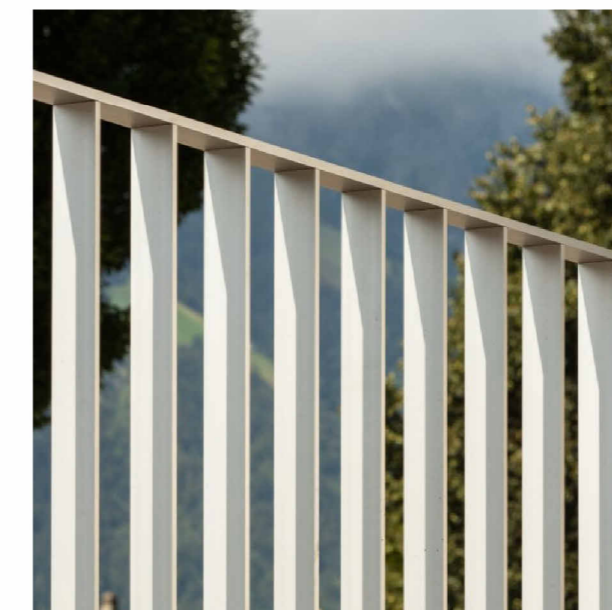
RE1

WHITE RENDER



CL1

VERTICAL GAP CLADDING
IE PREFINISHED COMPRESSED FIBRE CEMENT SHEETS OR SIMILAR TO FUTURE SPECS



MB

VERTICAL BATTEN METAL BALUSTRADE
POWDERCOAT FINISH TO MATCH WINDOWS



PC

POWDERCOAT TO WINDOW FRAMES AND OTHER METAL ELEMENTS IE BALUSTRADES ETC
LIGHT GREY SATIN COLOUR IE DULUX SILVER KINETIC PEARL SATIN OR SIMILAR

p
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FOR DA

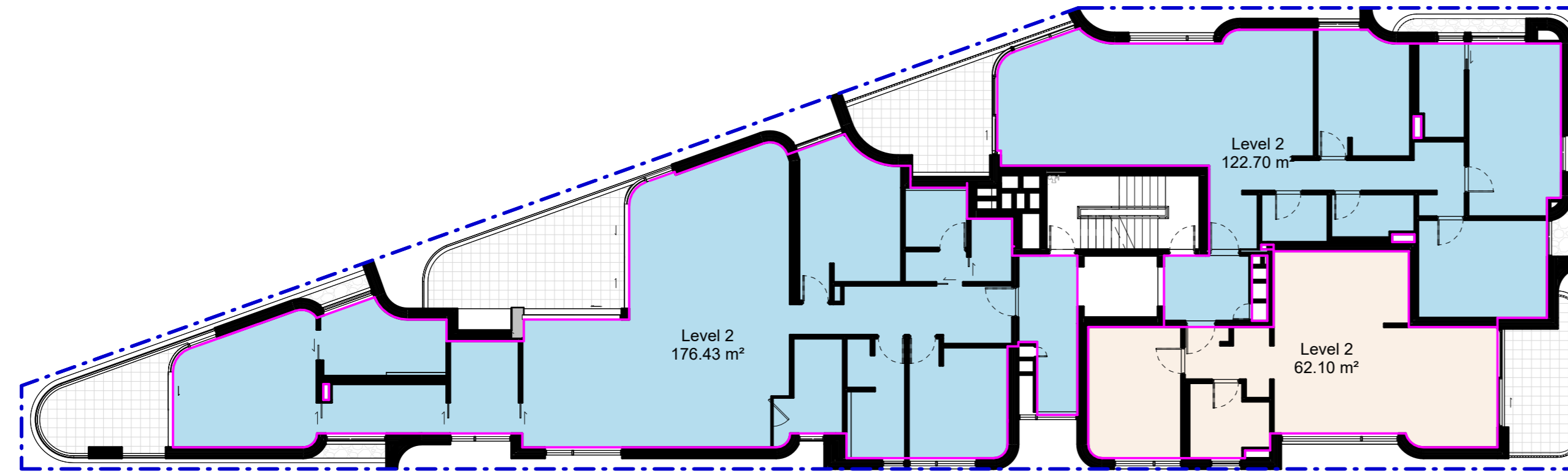
PROJECT
PPD
154-158 Pacific Pde
Dee Why NSW 2099
CLIENT
HARRINGTON PROPERTY
DRAWING TITLE
EXTERNAL FINISHES SCHEDULE
PPD
SCALE
1:100@A1 DA
NUMBER
DA5000
REVISION
DA1

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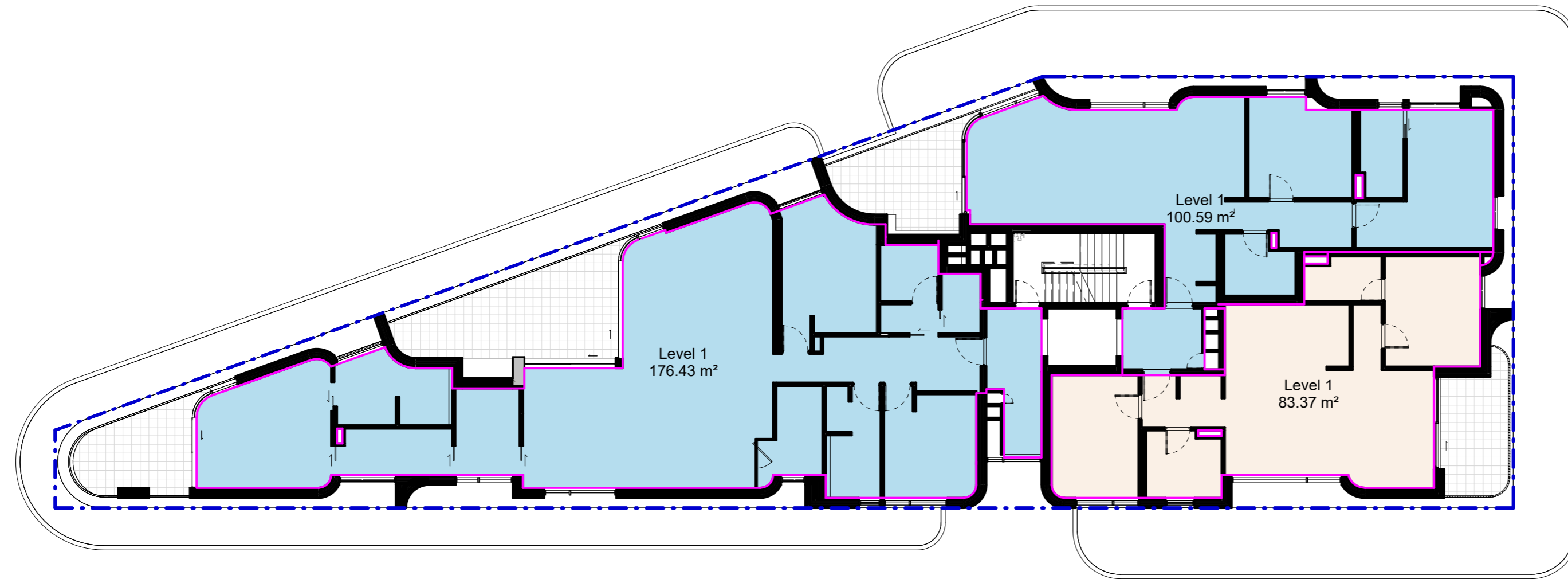
3 GFA - Levels 2-3
1:150

DA5100 - Total GFA Summary	
Name	Area
Ground	290.02 m²
Level 1	360.39 m²
Level 2	361.23 m²
Level 3	361.23 m²
Grand total	1372.87 m²

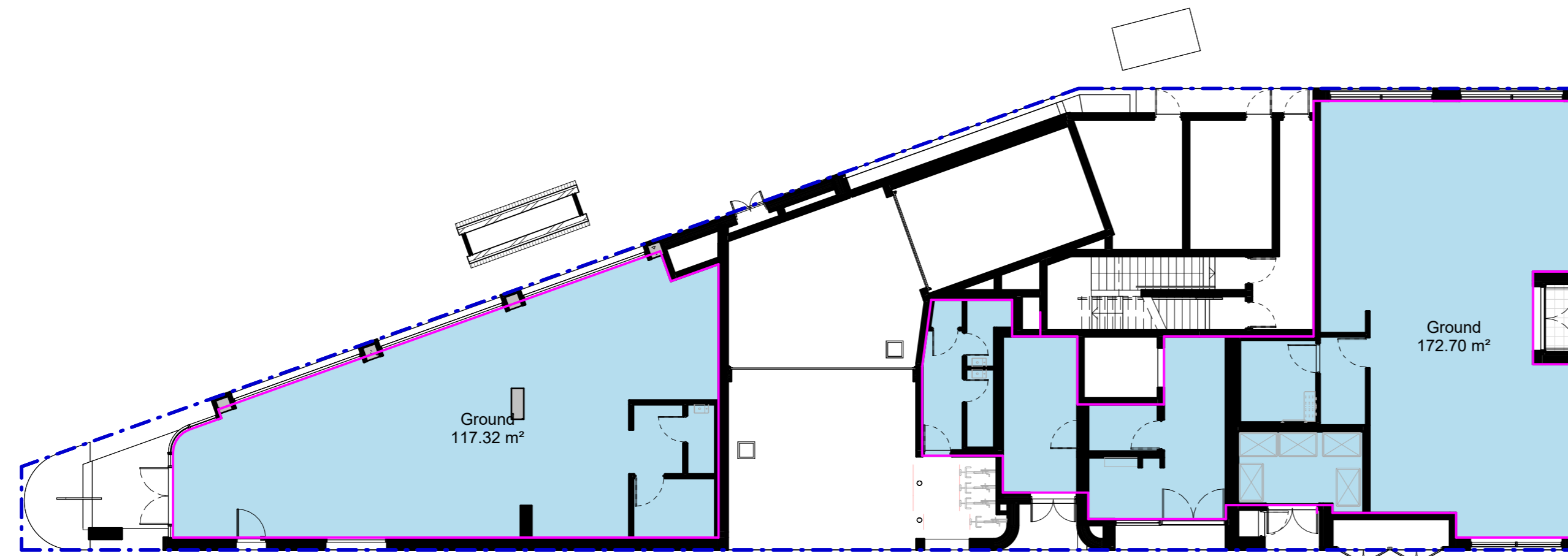
DA5100 - Affordable Housing GFA Summary	
Name	Area
Level 1	83.37 m²
Level 2	62.10 m²
Level 3	62.10 m²
Grand total	207.56 m²

GFA LEGEND
■ GFA
■ GFA - AFFORDABLE HOUSING

Affordable Housing offering = 15.12% of Total GFA



2 GFA - L1
1:150



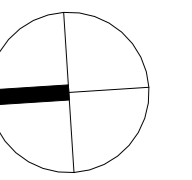
1 GFA - Ground Floor
1:150

p
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REV	DATE	DESCRIPTION	BY
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

FOR DA

PROJECT
PPD
 154-158 Pacific Pde
 Dee Why NSW 2099
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 HARRINGTON PROPERTY
 DRAWING TITLE
 GFA SUMMARY
 PPD
 SCALE
 As indicated@A1
 STATUS
 DA
 NUMBER
 DA5100
 REVISION
 DA1



GENERAL NOTES

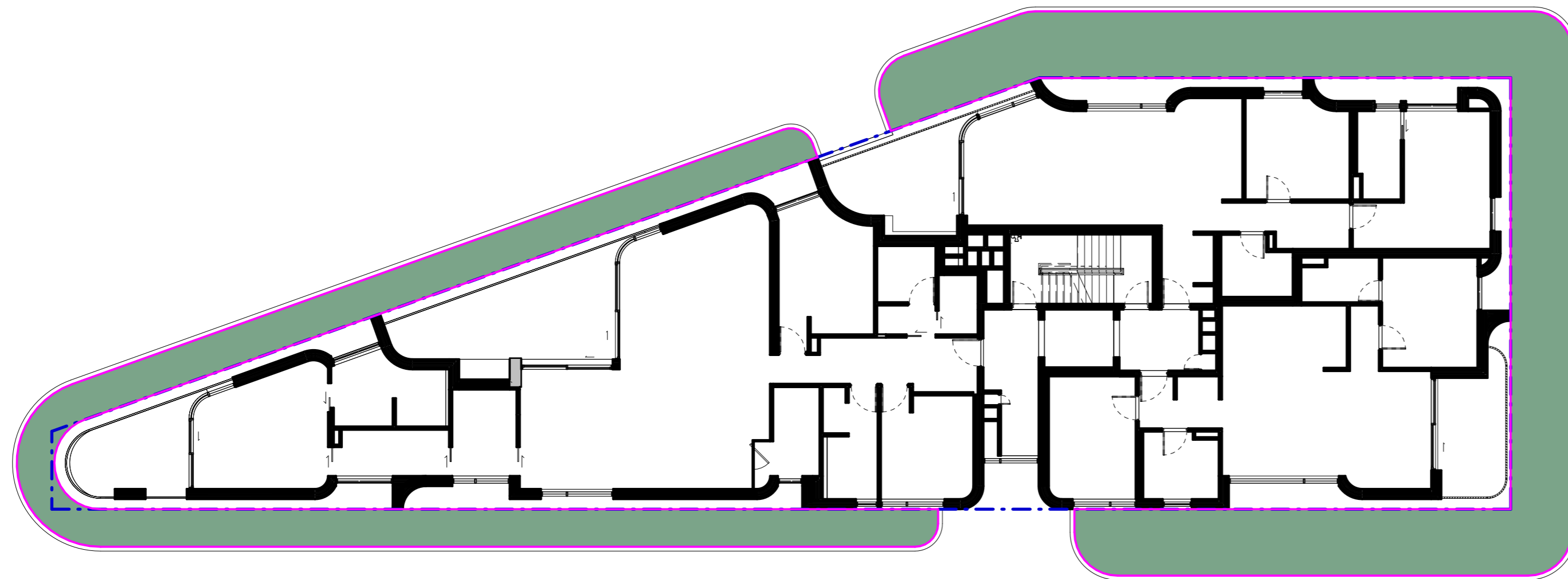
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LANDSCAPE LEGEND

- LANDSCAPE IN PLANTERS
- LANDSCAPE TO UPGRADED PUBLIC DOMAIN



DA5200 - Landscape Summary	
Name	Area

Not Placed	
Landscape - Planters	0.00 m ²

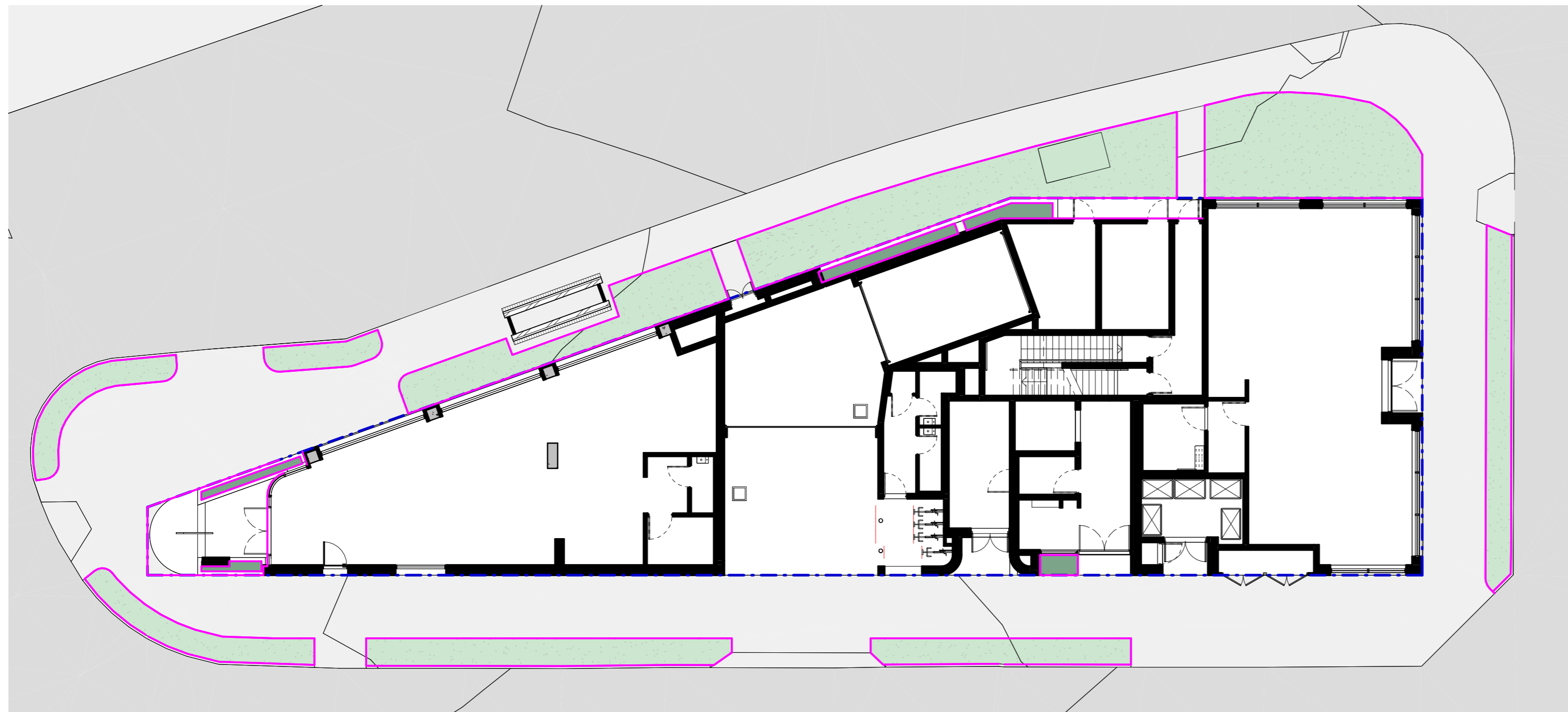
Ground Floor North	
Landscape - Planters	7.52 m ²
Landscape - Upgraded Public Domain	153.96 m ²

Level 1 North	
Landscape - Planters	205.84 m ²
Grand total	367.32 m ²

DA5200 - Landscape Requirements		
Site Area	Landscaped Area Required (50% of the Site)	Landscape Area Provided (inc. Public Domain Upgrade)

545 m ²	273 m ²	367 m ²
--------------------	--------------------	--------------------

2 Level 1 - Landscaping
1:150



1 Ground Floor - Landscaping
1:150

p
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HARRINGTON PROPERTY

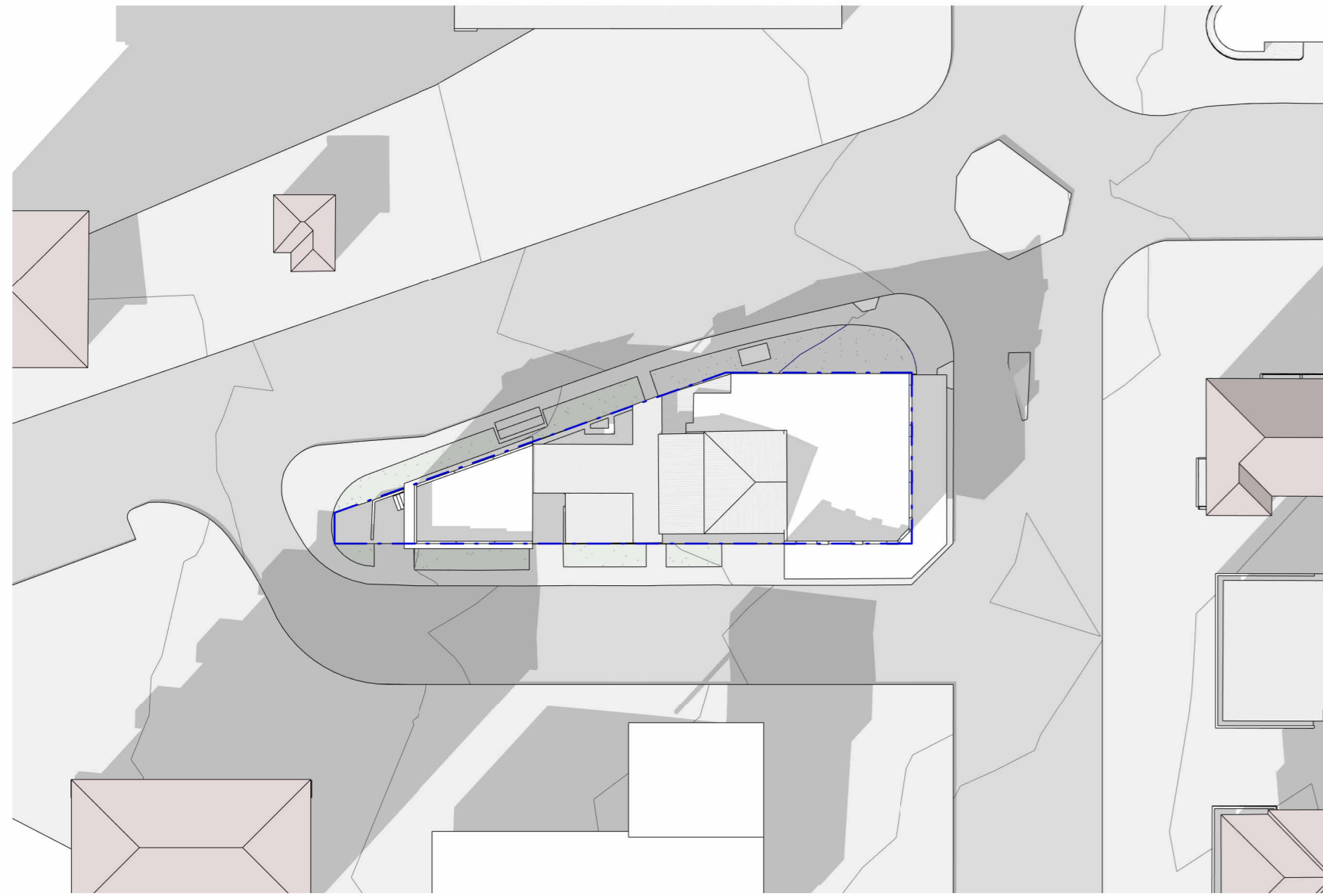
SCALE	STATUS	NUMBER	REVISION
As indicated@A1	DA	DA5200	DA1

GENERAL NOTES

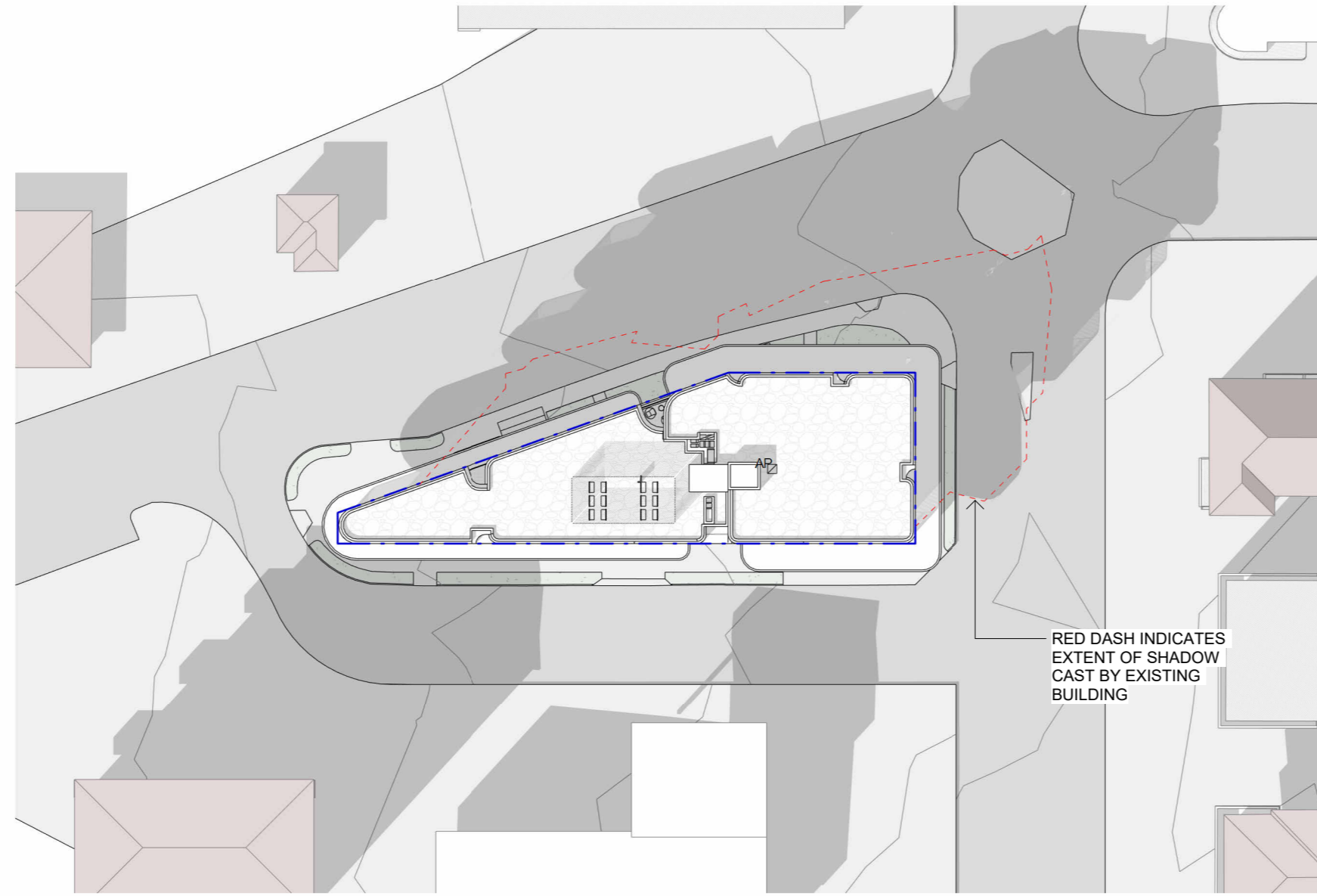
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3 21 June (3pm) - Existing Building
N.T.S.



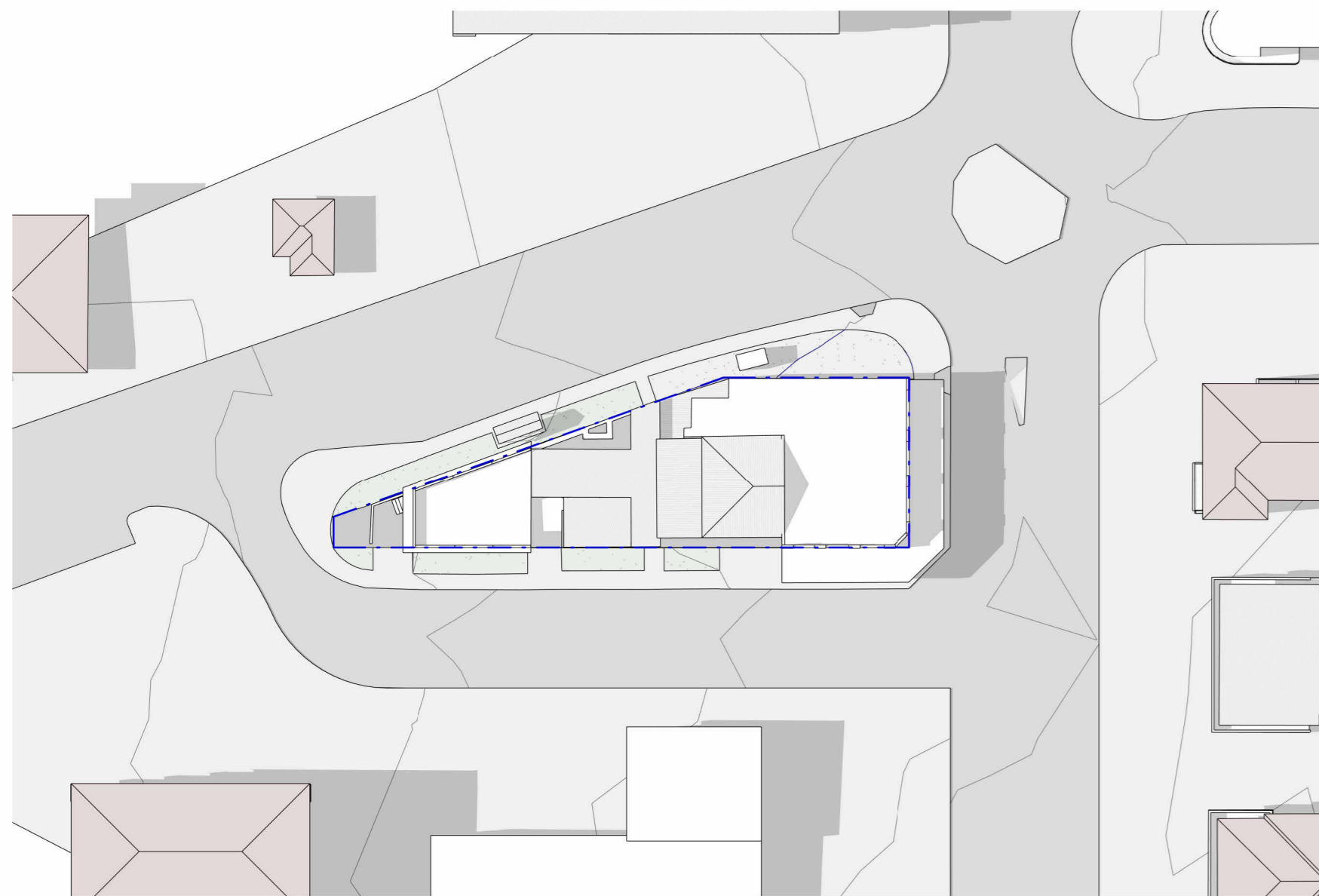
6 21 June (3pm) - Proposed Building
N.T.S.



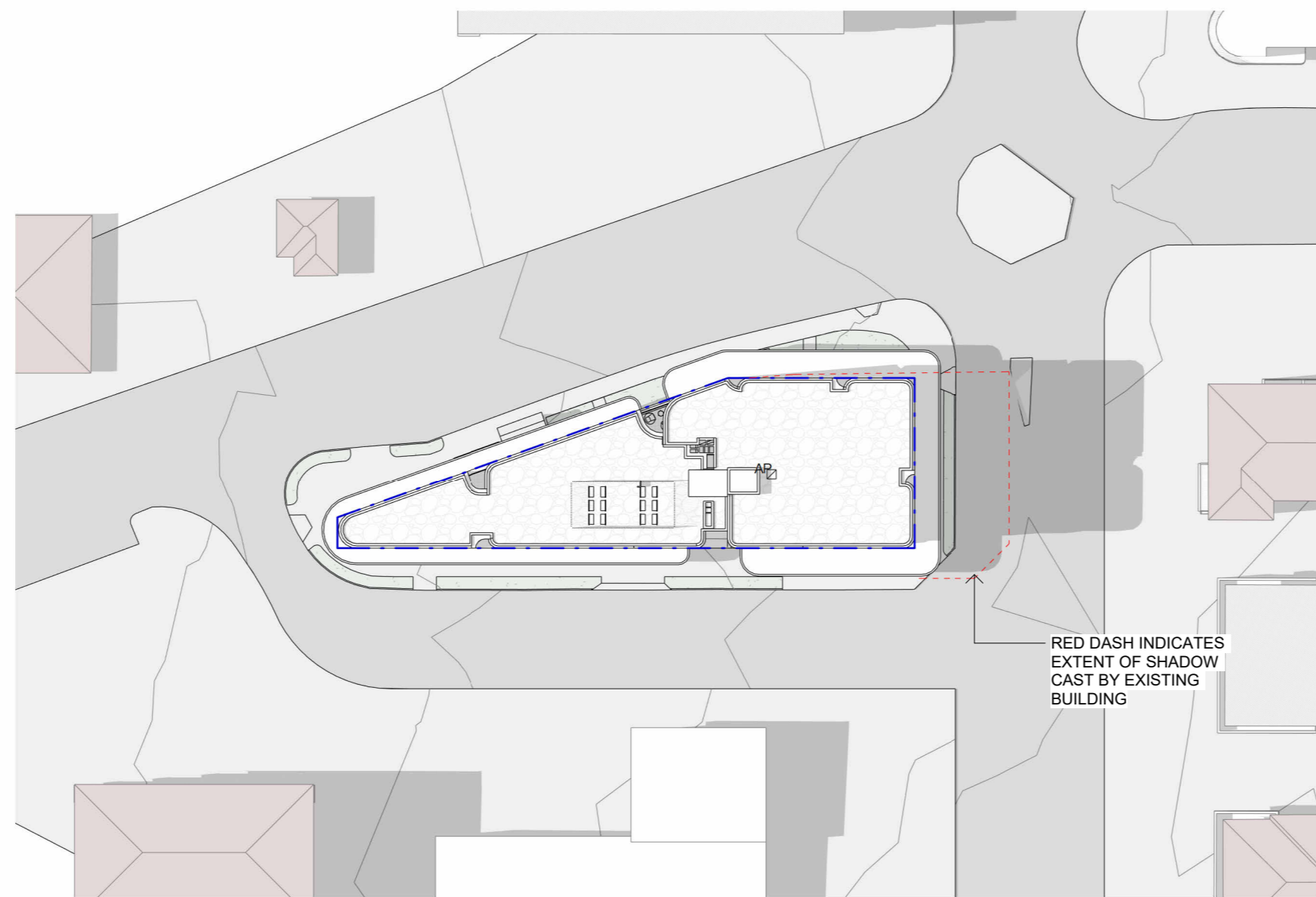
9 21 June (3pm) - Compliant Height Blanket
N.T.S.

BLUE DASH INDICATES EXTENT OF SHADOW CAST BY PROPOSED BUILDING

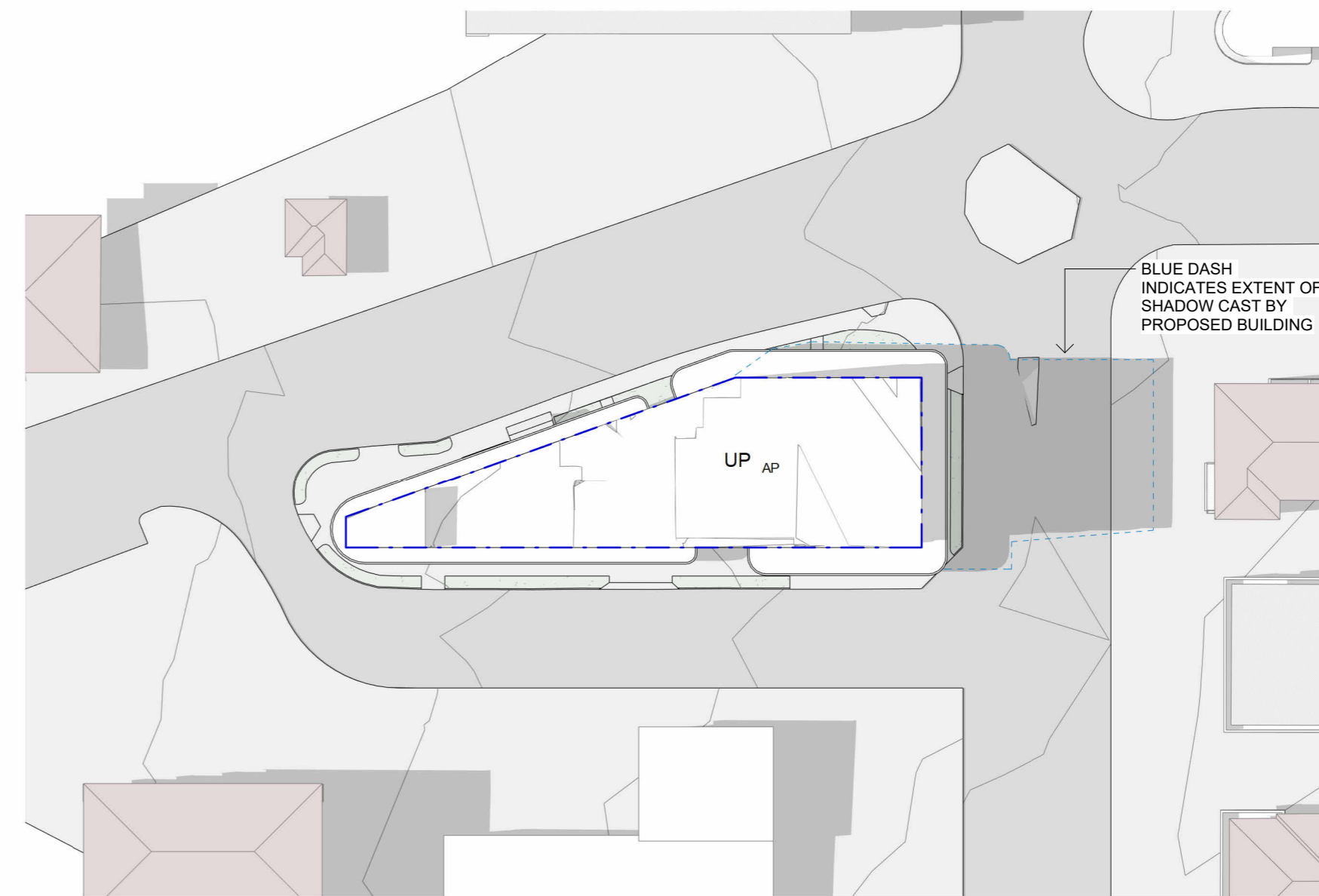
RED DASH INDICATES EXTENT OF SHADOW CAST BY EXISTING BUILDING



2 21 June (12pm) - Existing Building
N.T.S.



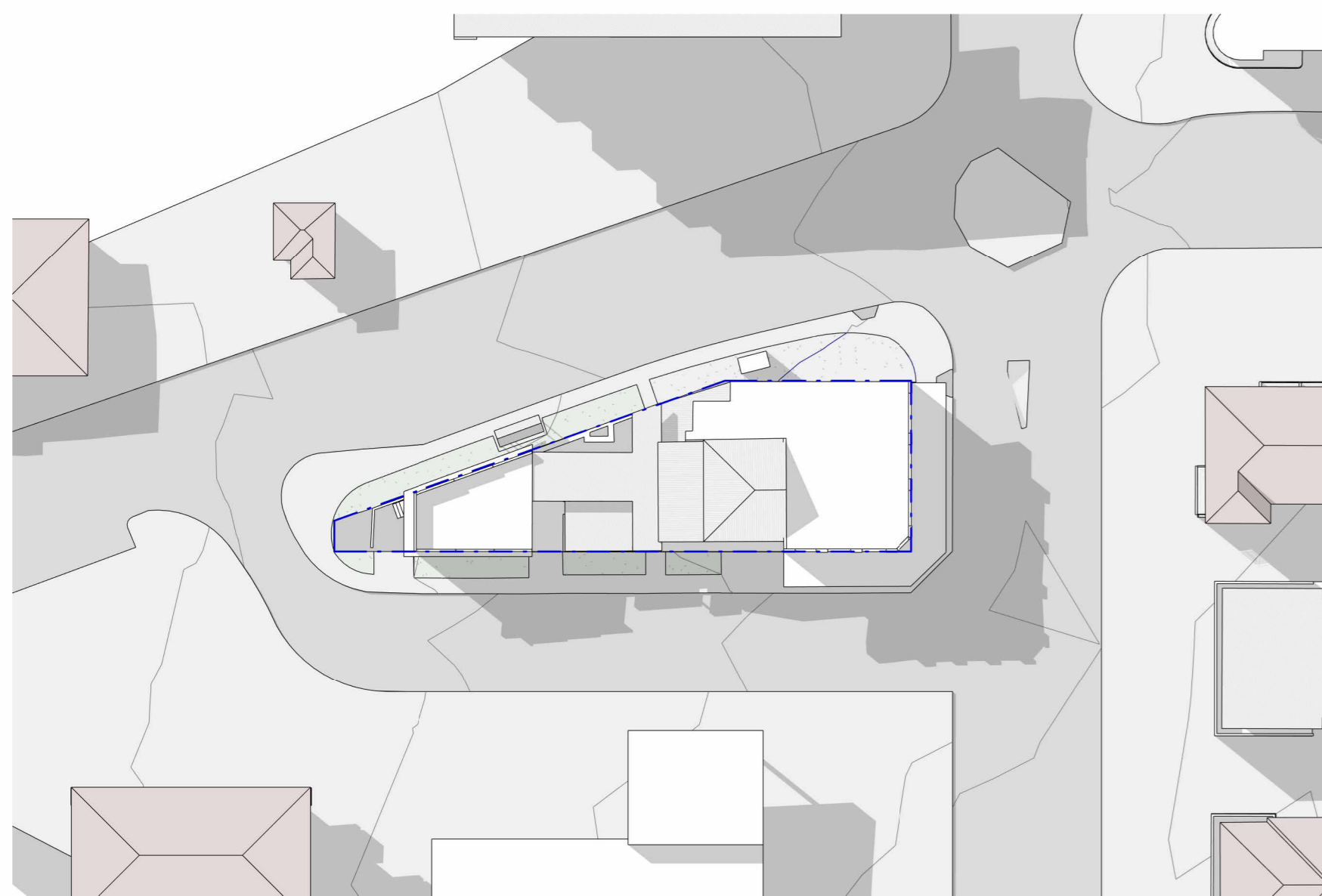
5 21 June (12pm) - Proposed Building
N.T.S.



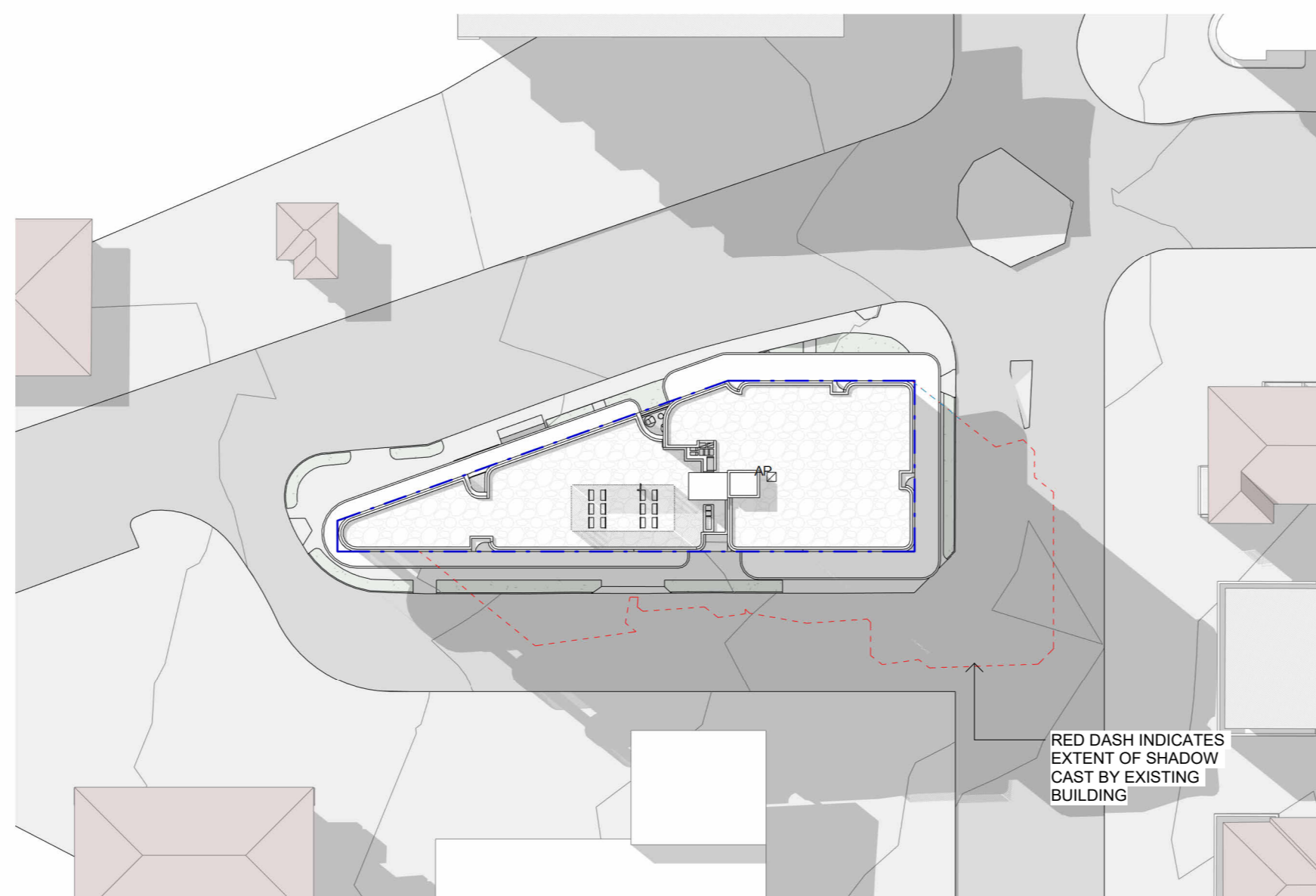
8 21 June (12pm) - Compliant Height Blanket
N.T.S.

BLUE DASH INDICATES EXTENT OF SHADOW CAST BY PROPOSED BUILDING

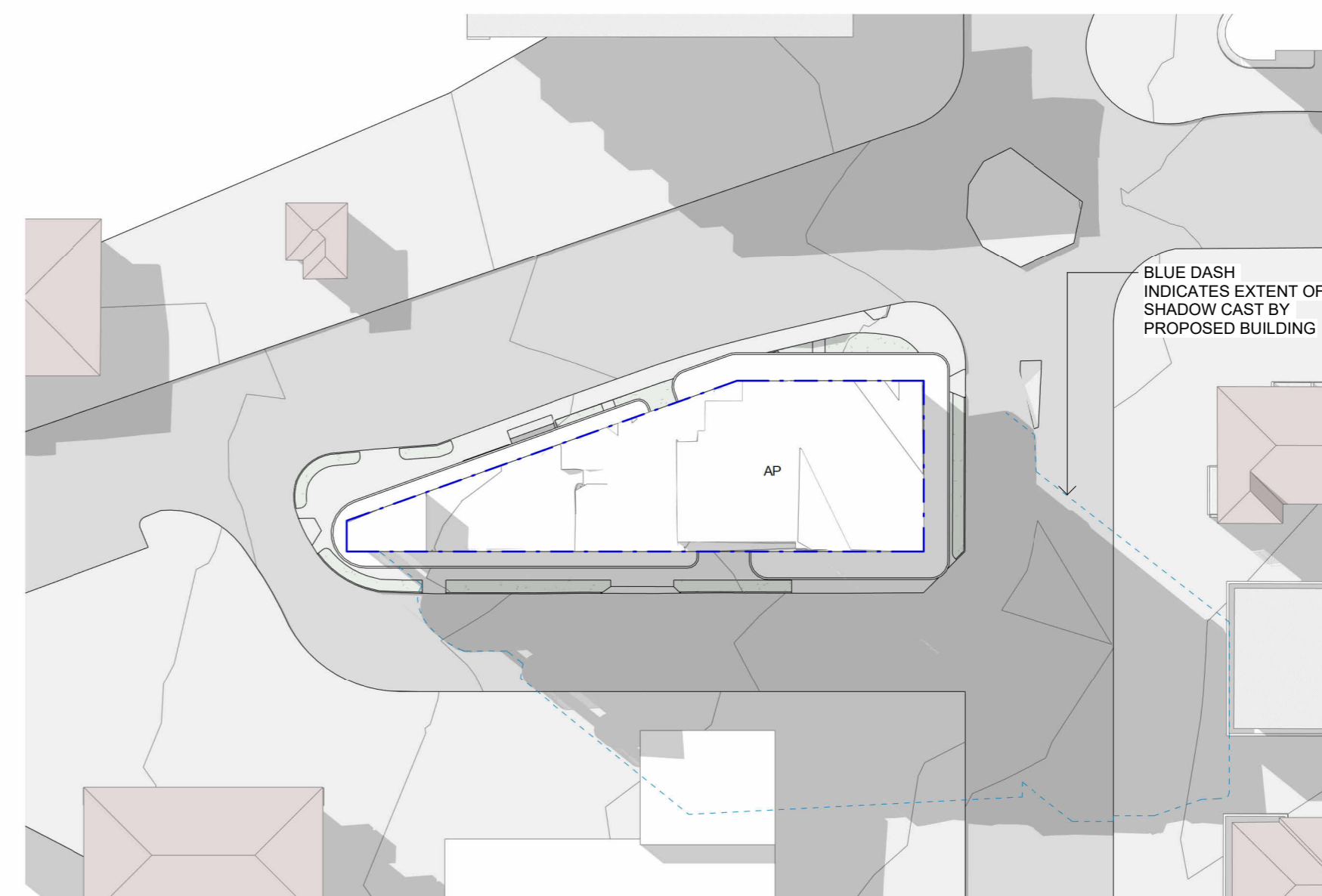
RED DASH INDICATES EXTENT OF SHADOW CAST BY EXISTING BUILDING



1 21 June - (9am) - Existing Building
N.T.S.



4 21 June - (9am) - Proposed Building
N.T.S.



7 21 June - (9am) - Compliant Height Blanket
N.T.S.

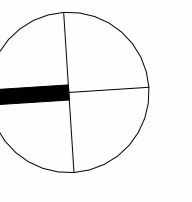
BLUE DASH INDICATES EXTENT OF SHADOW CAST BY PROPOSED BUILDING

RED DASH INDICATES EXTENT OF SHADOW CAST BY EXISTING BUILDING

p
2/40 East Esplanade
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REV	DATE	DESCRIPTION	BY
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

PROJECT
PPD
154-158 Pacific Pde
Dee Why NSW 2099
CLIENT
HARRINGTON PROPERTY



FOR DA

DRAWING TITLE
SHADOW DIAGRAMS
PPD
SCALE
1 : 500@A1
STATUS
DA
NUMBER
DA5300
REVISION
DA1

GENERAL NOTES

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2 Compliance - Height Blanket East West
N.T.S.



1 Compliance - Height Blanket East
N.T.S.

BUILT FORM, INCLUDING ROOF TOP SERVICES AND SCREENING, ARE CONTAINED UNDER THE COMPLIANT HEIGHT BLANKET, SHOW IN BLUE



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PROJECT
PPD
154-158 Pacific Pde
Dee Why NSW 2099
CLIENT
HARRINGTON PROPERTY

FOR DA

DRAWING TITLE
BUILDING HEIGHT ANALYSIS 16.9 / 14.3m HEIGHT
PPD
SCALE
@A1 DA DA5400 DA1

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VIEW 01 FROM 139 PACIFIC PARADE * - COMPLIANT ENVELOPE WITH 30% UPLIFT FOR AFFORDABLE HOUSING CONTRIBUTION



VIEW 02 FROM 139 PACIFIC PARADE * - COMPLIANT ENVELOPE WITH 30% UPLIFT FOR AFFORDABLE HOUSING CONTRIBUTION



VIEW 03 FROM 146 PACIFIC PARADE - COMPLIANT ENVELOPE WITH 30% UPLIFT FOR AFFORDABLE HOUSING CONTRIBUTION



VIEW 01 FROM 139 PACIFIC PARADE * - PROPOSED ENVELOPE



VIEW 02 FROM 139 PACIFIC PARADE * - PROPOSED ENVELOPE



VIEW 03 FROM 146 PACIFIC PARADE - PROPOSED ENVELOPE

* 139 PACIFIC PARADE HAS SINCE UNDERGONE REMEDIAL WORKS INCLUDING NEW GLASS BALUSTRADES

p
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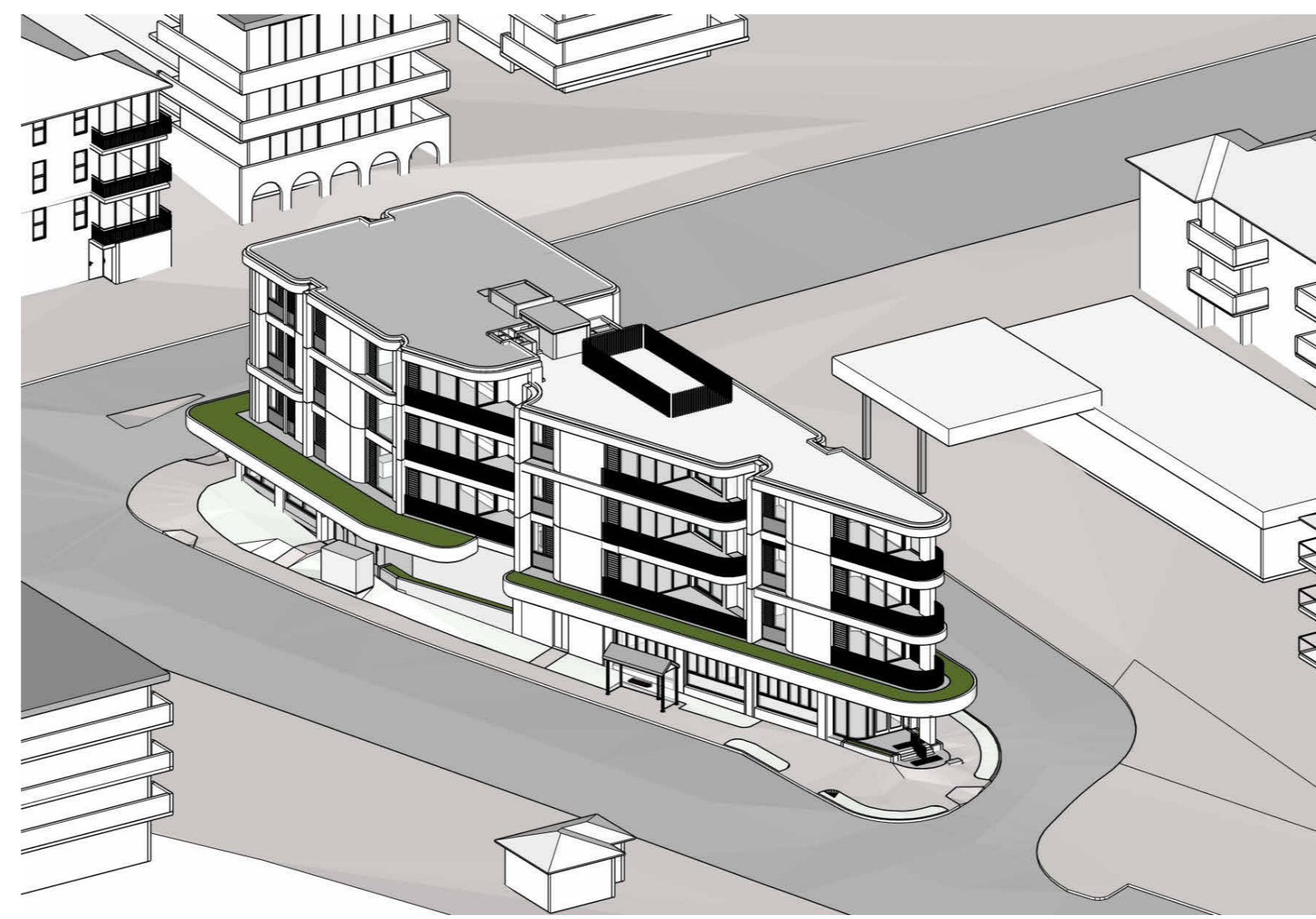
REV	DATE	DESCRIPTION	BY
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

FOR DA

PROJECT
PPD
 154-158 Pacific Pde
 Dee Why NSW 2099
 CLIENT
 HARRINGTON PROPERTY
 DRAWING TITLE
 VIEWS ANALYSIS
 SCALE
 @A1
 STATUS
 DA
 NUMBER
 DA5500
 REVISION
 PPD
 DA1



SUN VIEW 09:00



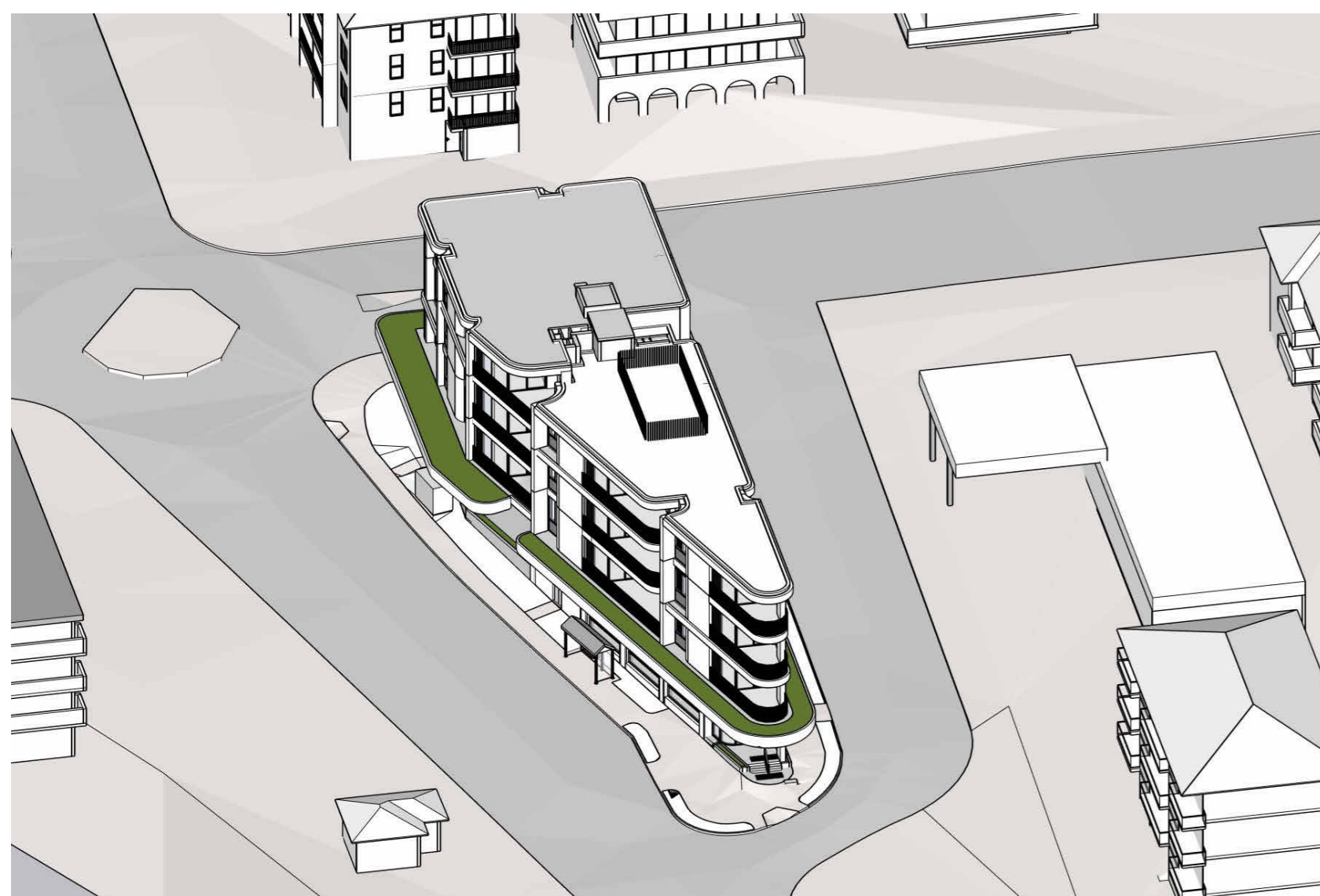
SUN VIEW 09:30



SUN VIEW 10:00



SUN VIEW 10:30



SUN VIEW 11:00



SUN VIEW 11:30

UNIT	STARTS	ENDS	STARTS	ENDS	TOTAL	COMPLIES (LIVING)	COMPLIES (POS)
1	09:00	11:30	13:30	15:00	4	YES	YES
2	09:00	11:30			2.5	YES	YES
3	13:30	15:30			2.0	YES*	NO
4	09:00	11:30	13:30	15:00	4.0	YES	YES
5	09:00	11:30			2.5	YES	YES
6	14:00	15:00			1.0	NO	NO
7	09:00	11:00	13:30	15:00	3.5	YES	YES
8	09:00	11:00			2.5	YES	YES
9	14:00	15:00			1.0	NO	NO

TOTAL UNITS = 9

6 UNITS ACHIEVE A MINIMUM OF 2HRS OF SUNLIGHT TO LIVING AREA BETWEEN 09:00 AND 15:00

* 1 UNIT ACHIEVES 2HRS OF SUNLIGHT BETWEEN 13:30 AND 15:30

VIEWS TAKEN ON THE 21ST OF JUNE. SURROUNDING BUILDINGS MODELLED AS PER AVAILABLE SURVEY DATA AND THE PROPOSED BUILDING ACCURATELY REFLECTS ARCHITECTURAL PLANS LODGED FOR DEVELOPMENT APPLICATION.

GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. ENSURE THAT THE DRAWINGS USED CARRY THE LATEST REVISION NO. READ IN CONJUNCTION WITH CONSULTANTS' DRAWINGS, SPECIFICATIONS AND REPORTS - REFER CONTRACT DRAWING LIST.

- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
- ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE.
- ENSURE ALL WORKS COMPLY WITH THE PROVISIONS OF THE CURRENT NCC.
- ALL LEVELS TO AHD.

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 Manly, NSW 2095 Australia
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 Nominated Architect:
 Bridie Gough 8280
 admin@platformarchitects.com.au

REV	DATE	DESCRIPTION	BY
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

PROJECT
PPD
 154-158 Pacific Pde
 Dee Why NSW 2099
 CLIENT
 HARRINGTON PROPERTY

FOR DA

DRAWING TITLE
 VIEWS FROM THE SUN - SHEET 1

SCALE
 1 : 10@A1

STATUS
 DA

NUMBER
 DA5550

REVISION
 DA1

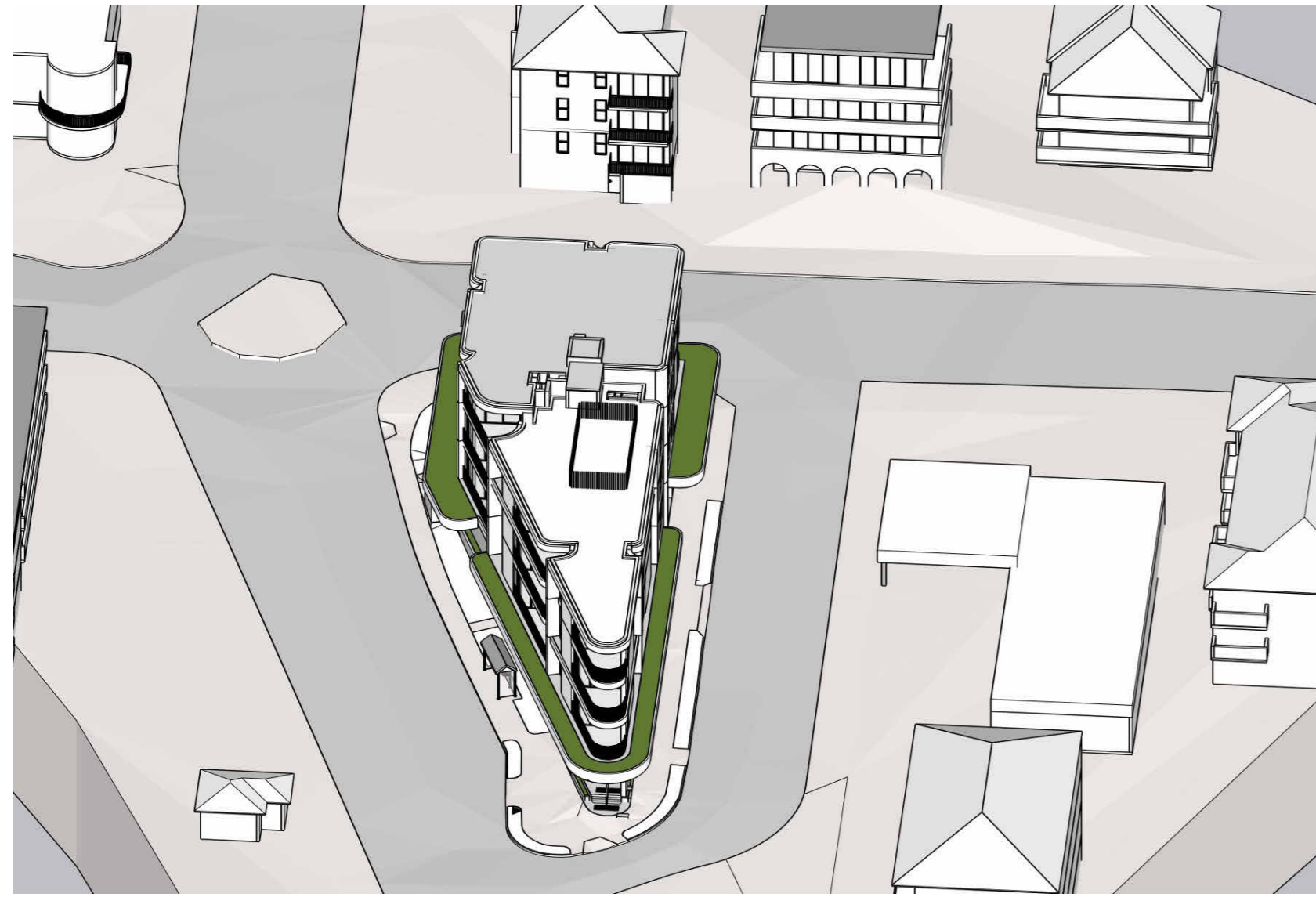
PPD

GENERAL NOTES

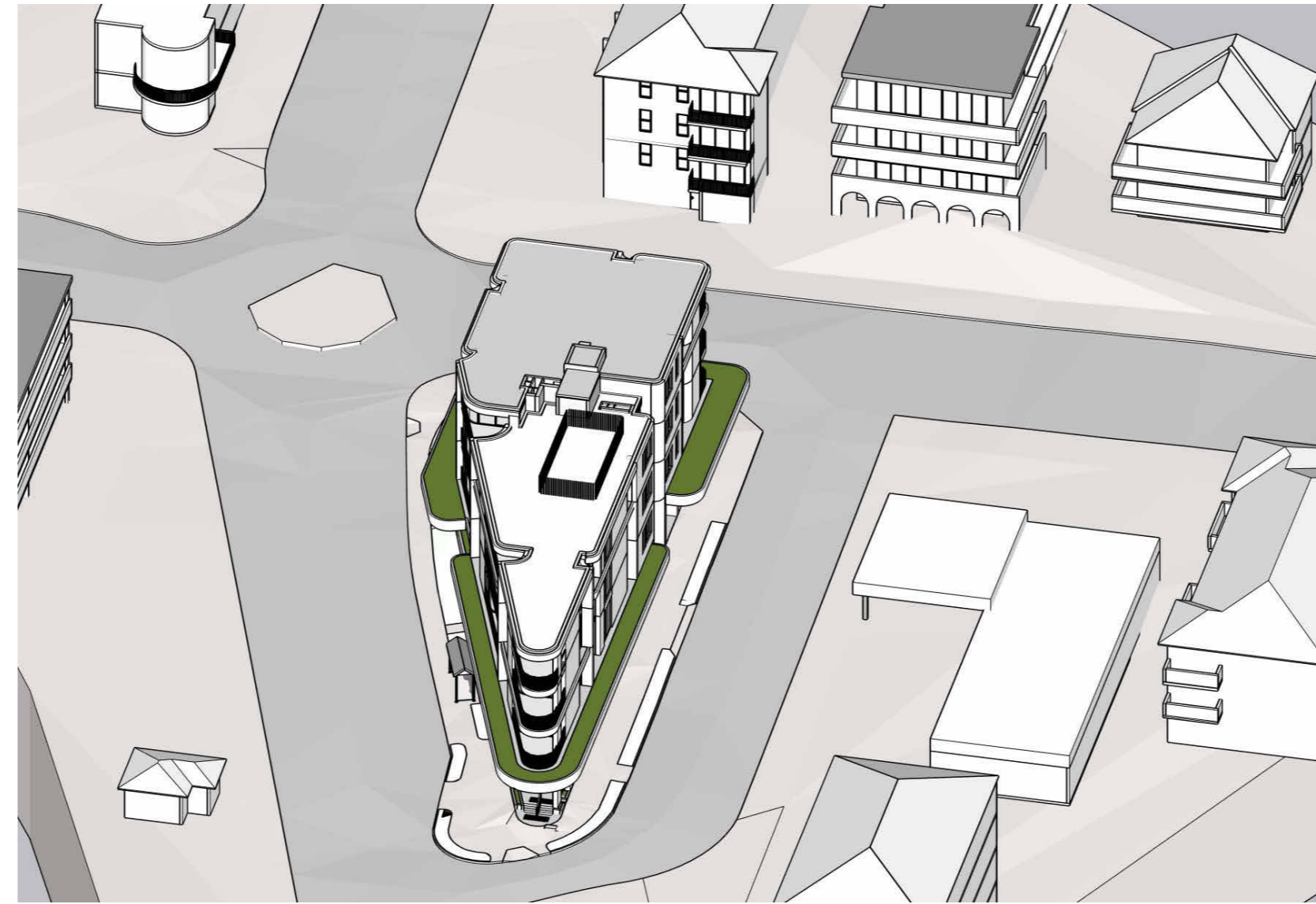
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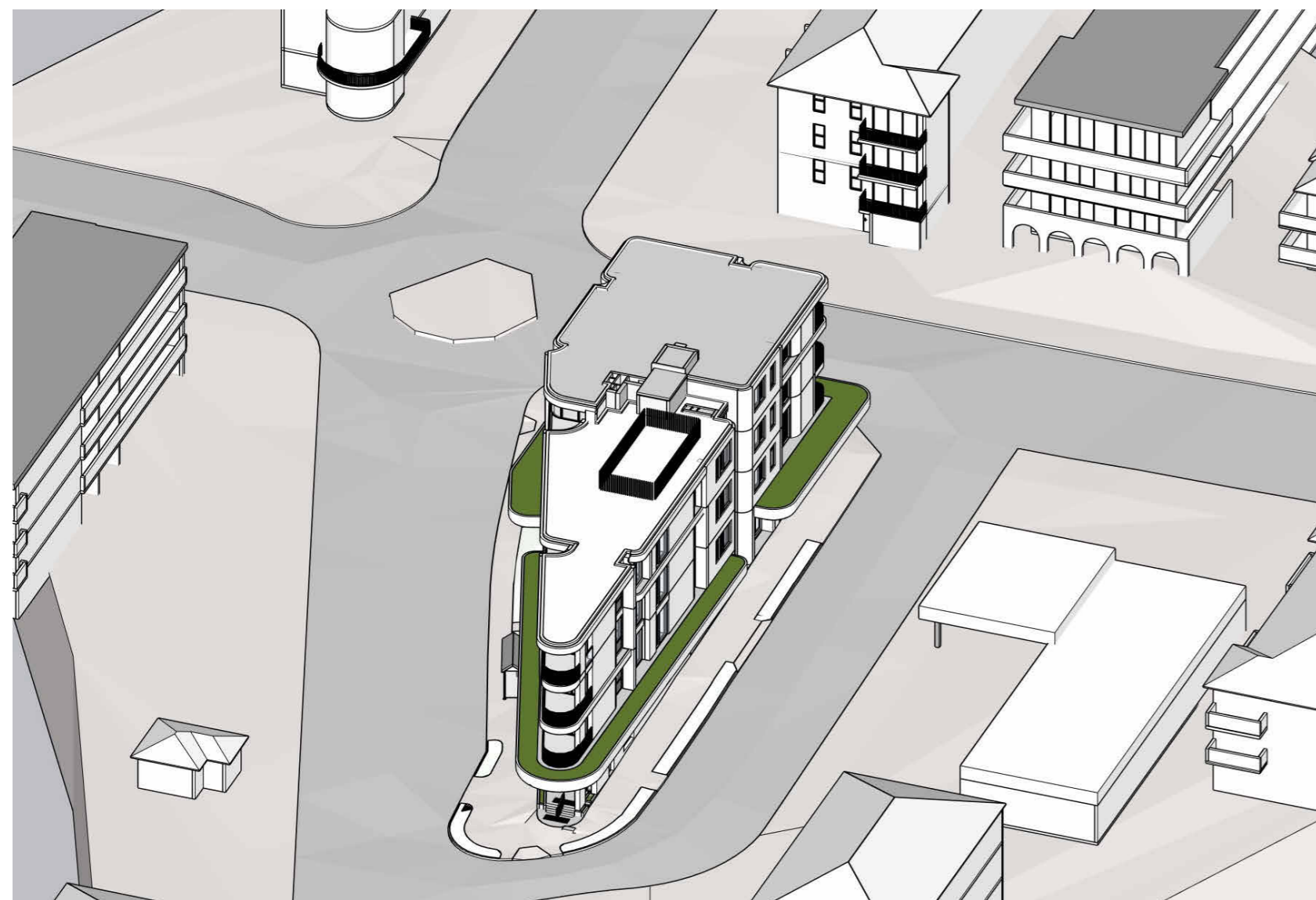
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SUN VIEW 12:00



SUN VIEW 12:30



SUN VIEW 13:00



SUN VIEW 13:30



SUN VIEW 14:00



SUN VIEW 14:30

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REV	DATE	DESCRIPTION	BY
DA1	20/11/24	FOR DEVELOPMENT APPLICATION	

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PROJECT
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 DRAWING TITLE
 VIEWS FROM THE SUN - SHEET 2
 SCALE
 @A1
 STATUS
 DA
 NUMBER
 DA5551
 REVISION
 DA1

GENERAL NOTES

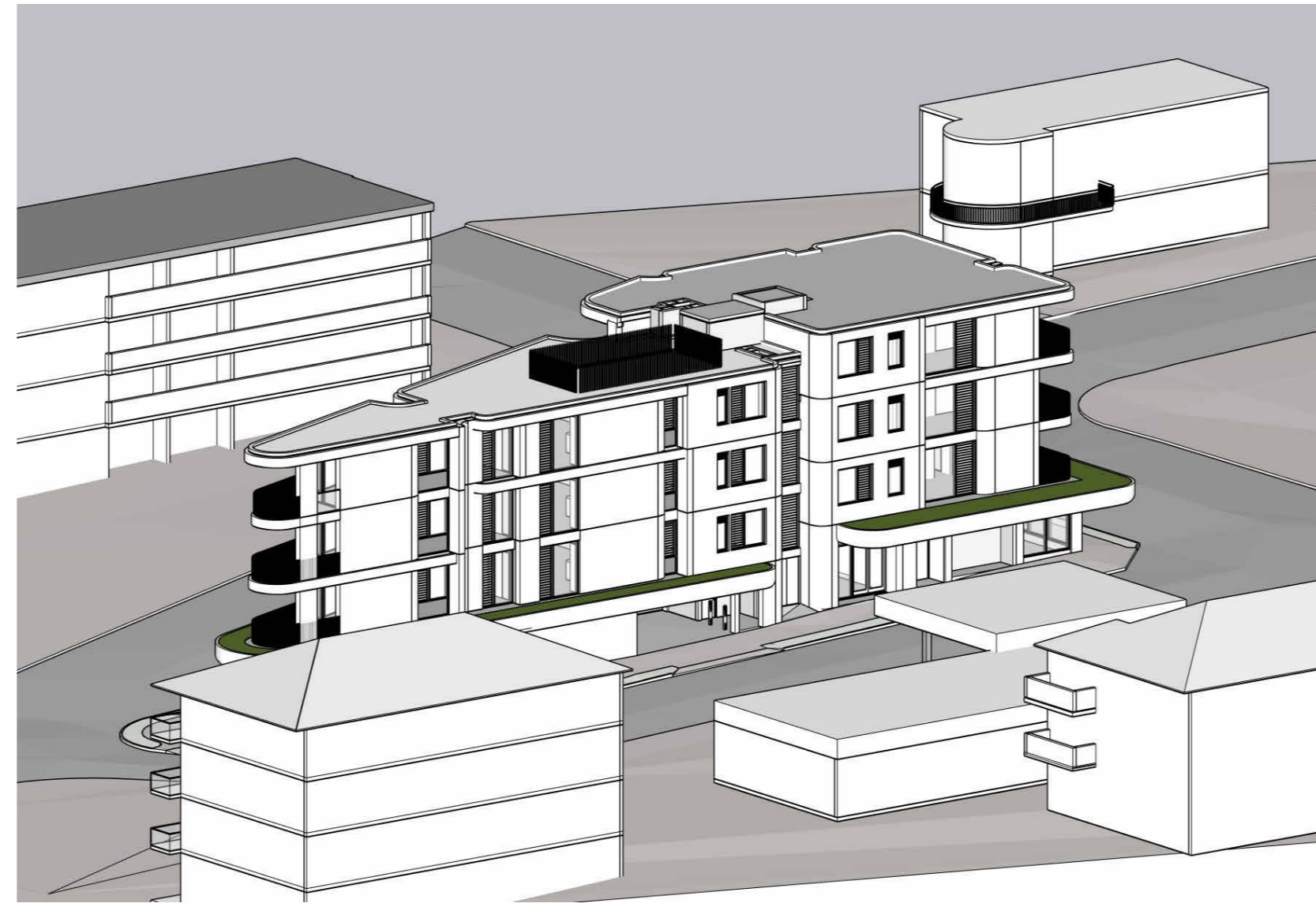
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SUN VIEW 15:00



SUN VIEW 15:30



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REV	DATE	DESCRIPTION	BY
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VIEWS FROM THE SUN - SHEET 3

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DA

NUMBER
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