Our Ref: NW30231/L001:PDT
Contact: Doug Treloar

7 October 2021

Leslie Cassar,
231 Whale Beach Road,
Whale Beach, NSW, 2107

Attention: Richard Cole – Richard Cole Architecture

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Dear Madam/Sir,

COASTAL PLANNING LEVEL – 231 WHALE BEACH ROAD

Introduction

Cardno have been engaged by Leslie Cassar, through Richard Cole Architecture, to address the Coastal Planning Level (CPL) for the planned re-development of this site. Richard Cole Architecture have been advised by Northern Beaches Council (NBC), that NBC's:

… main concern is the coastal inundation hazard during extreme storm events. The likelihood of wave run-up overtopping the access driveway crest and inundating the basement parking area (during the design life of the proposed development) and the associated risk must be properly assessed. In this regard, a design life of 100 years will be assumed for the proposed development unless otherwise justified and accepted by Council. This may require calculation and inclusion of an appropriate allowance for sea level rise up to 2121.

Specifically, NBC is concerned about potential inundation causing flooding of the underground parking area, which has an entry in Surf Road.

Generally, to 2100 a sea level rise (SLR) of 0.9m has been adopted. For 2121 Cardno have adopted a SLR of 1.1m.

This report has been commissioned in accordance with Northern Beaches Council's Coastline Risk Management Policy for Development in the Northern Beaches LGA (NBC, 2017), which establishes the risk management approach for development on land affected by coastal processes within the Northern Beaches LGA. Section 3 of the Policy requires that coastal processes (affecting development, or likely to be affected by development) are adequately investigated, addressed in design and documented by applicants or proponents of activities prior to the lodgement of any development application.

However, NBC's Coastal Risk Planning Map, see **Annexure A**, does not show this site to be at risk. Hence only the CPL has been addressed herein.

Pittwater Local Environment Plan 2014

Clause 7.5 of the Pittwater Local Environmental Plan (LEP) 2014 sets out the Coastal Risk Planning objectives for the formerly Pittwater LGA (now Northern Beaches LGA). Those objectives are:

(a) to avoid significant adverse impacts from coastal hazards,

(b) to ensure uses of land identified as coastal risk are compatible with the risks presented by coastal hazards,

(c) to enable the evacuation of land identified as coastal risk in an emergency,

(d) to avoid development that increases the severity of coastal hazards

The clause applies to land identified on the relevant Coastal Risk Planning Map (reproduced in **Annexure A**) as being affected by:

Certified System Quality ISO 9001 SAI GLOBAL

(a) Wave Inundation, or

(b) Coastal Erosion/Wave Inundation, or

(c) Bluff/Cliff Instability.

The clause states that development consent must not be granted to development on land to which that clause applies - unless the consent authority is satisfied that the development:

(a) is not likely to cause detrimental increases in coastal risks to other development or properties, and

(b) is not likely to alter coastal processes and the impacts of coastal hazards to the detriment of the environment, and

(c) incorporates appropriate measures to manage risk to life from coastal risks, and

(d) is likely to avoid or minimise adverse effects from the impact of coastal processes and the exposure to coastal hazards, particularly if the development is located seaward of the immediate hazard line, and

(e) provides for the relocation, modification or removal of the development to adapt to the impact of coastal processes and coastal hazards, and

(f) has regard to the impacts of sea level rise, and

(g) will have an acceptable level of risk to both property and life, in relation to all identifiable coastline hazards.

Annexure A presents the Coastal Risk Planning Map for the Whale Beach area. This map shows that 231 Whale Beach Road has not been identified as being exposed to Coastal Erosion or Wave Inundation.

The Coastline Risk Management Policy

Objectives

The Coastline Risk Management Policy for Development in Pittwater (the Policy) establishes the risk management approach for development or activities on land affected by coastal processes within the Pittwater Local Government Area (LGA) – now NBC LGA. As discussed above, it applies to land identified in the LEP as being exposed to wave inundation, coastal erosion, or bluff/cliff instability.

The objectives of the Policy are to ensure that:

(a) coastal processes (affecting coastline development, or likely to be affected by coastline development) are adequately investigated and documented by applicants or proponents of activities prior to the lodgement of any development application;

(b) to establish whether or not the proposed development or activity is appropriate to be carried out, and the conditions of development consent that should be applied if it is to be carried out, having regard to the results of coastal, geotechnical and structural investigations;

(c) In the event that a proposed development activity is only appropriate if carried out subject to coastal engineering and related structural engineering conditions, those conditions are able to be met and are identified by applicants prior to lodgement of the development application including all appropriate constraints and remedial maintenance actions required prior to, during and after the carrying out of the development;

(d) to ensure effective controls exist to guarantee that a development is carried out in accordance with the requirements of the Policy;

(e) to ensure that the preparation of coastal related information and certificates required to be lodged by the Policy are carried out by suitably qualified professionals with appropriate expertise in the applicable areas of engineering; and

(f) that developments are only carried out if coastal hazards and related structural engineering risks are identified and can be effectively addressed and managed for the life of the development at an acceptable level of risk.

Controls

The Policy enacts a number of development controls, which are set out in Chapter 8 of that document. The proposed development at 231 Whale Beach is a re-development consisting of a new shop top housing

development with basement carpark, and consequently the following general controls apply, as per Chapter 8.1:

(a) All structures below the Coastline Planning Level shall be constructed from flood compatible materials.

(b) All development must be designed and constructed so that it will have a low risk of damage and instability due to wave action and/or oceanic inundation hazards.

(c) All development and/or activities must be designed and constructed so that they will not adversely impact on surrounding properties, coastal processes or the amenity of public foreshore lands.

(d) All uncontaminated dune sand excavated during construction operations shall be returned to the active beach zone as approved and as directed by Council.

(e) Wherever present, remnant foredune systems shall be appropriately rehabilitated and maintained for the life of the development to stabilise an adequate supply of sand (as determined by a coastal engineer) that is available to buffer erosion processes and/or minimise the likelihood of oceanic inundation.

(f) All vegetated dunes, whether existing or created as part of coastal protection measures shall be managed and maintained so as to protect the dune system from damage both during construction of the development and as a result of subsequent use during the life of the development.

(g) All electrical equipment, wiring, fuel lines or any other service pipes and connections must be waterproofed to the Coastline Planning Level.

(h) The storage of toxic or potentially polluting goods, materials or other products, which may be hazardous or pollute waters during property inundation, will not be permitted below the Coastline Planning Level.

(i) For existing structures, a tolerance of up to minus 100mm may be applied to the Coastline Planning Level in respect of compliance with these controls.

(j) Building heights must not exceed 8.0 metres above the Coastline Planning Level or 8.5 metres above existing ground level, whichever is higher.

(k) Where land is also subject to the provisions of the Flood Risk Management Policy for Development around Pittwater, the higher of the Coastline Planning Level and Flood Planning Level shall apply.

Additionally, new developments and major additions to existing development must be situated *landwards* of the Coastal Management Line (otherwise known as the Foreshore Building Line). All floor levels are required to be at or above the Coastline Planning Level.

Development Parameters

Development controls outlined in **Section 2.2.2** largely relate to the two main development parameters:-

- *Coastline Management Line, also known as the Foreshore (Established) Building Line*: This control is not relevant in this case.
- *Coastline Planning Level*: Council has advised Cardno that they do not specify Coastal Planning Levels for potentially affected beachfront properties in the former Pittwater LGA. Oceanic inundation levels and extents for individual properties need to be derived and justified as a part of preparing the coastal risk management report required in support of the subject DA. As part of this report, Cardno has calculated the Coastal Planning Level at this property, based on the 100-years ARI wave run-up level, a sea level rise projection to the year 2121 and a nominal freeboard allowance. Cardno has calculated this level to be **7.7 m AHD**. The derivation of this level and its justification are provided below.

1 The Property & Proposed Re-Development

1.1 The Site

The property is situated behind the beachfront near the centre of Whale Beach in Dolphin Bay and across The Strand from the beach (see **0**). Whale Beach is about 750 m long, and is bounded by Little Head to the north and the rocks around Whale Beach rockpool in the south. The beach faces east and is moderately protected from waves coming from the southerly directions by the southern headland.

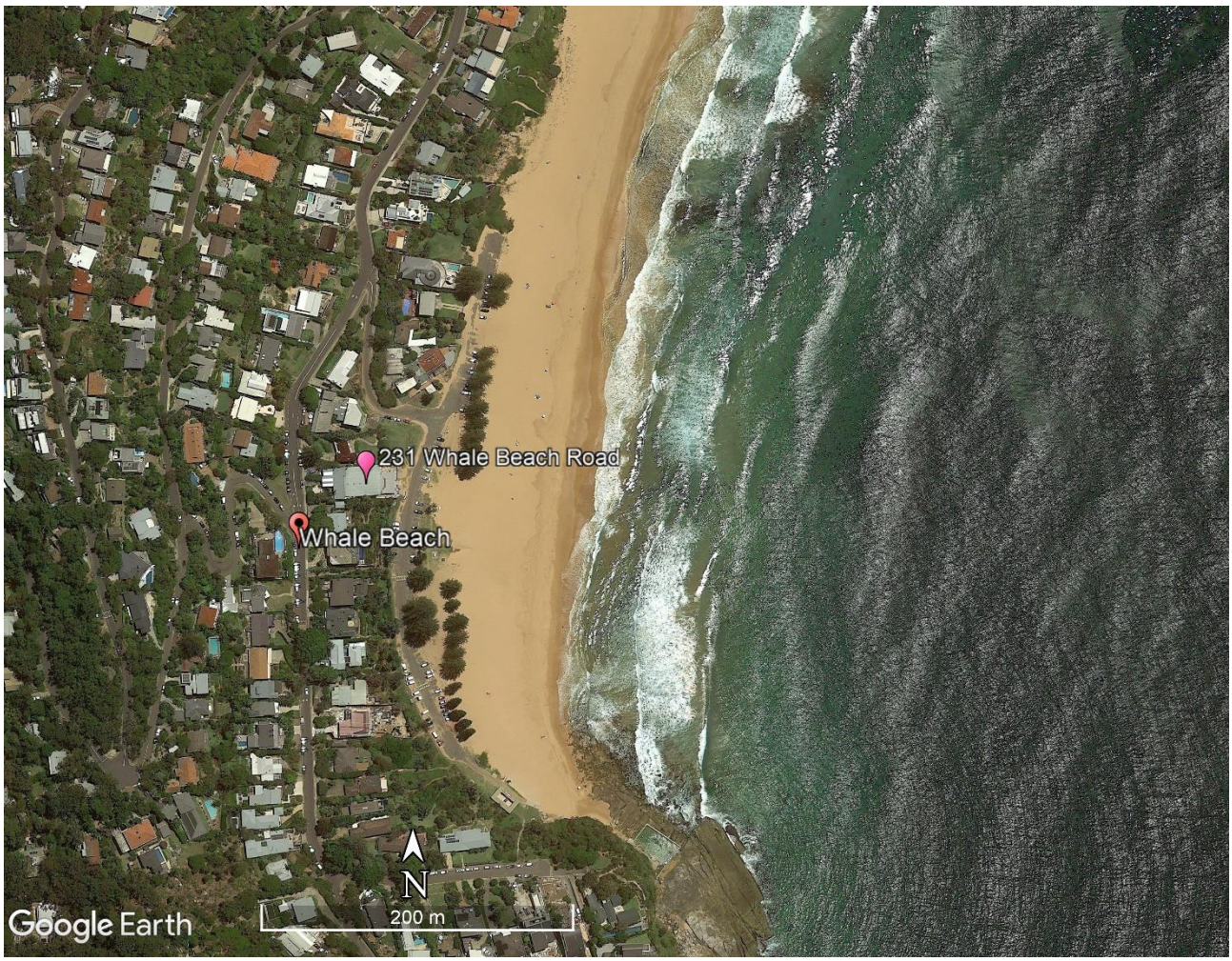

Figure 1 Whale Beach and the Location of the Property

Figure 1-1 Close-up View of 231 Whale Beach Road

Detailed re-development plans are presented in **Annexure B**. Land levels at the entrance to the underground car park are shown on the driveway details in **Annexure C** to be 8.15m AHD. Note that this not a habitable area.

Sea Level Rise

According to the IPCC (2014) report, there is strong evidence that global sea levels gradually rose in the 20th century and are currently rising at an increased rate. The two major causes of global sea level rise are thermal expansion of the oceans (water expands as it warms) and the loss of land-based ice due to increased melting. The Office of Environment and Heritage (OEH) advise that all coastal developments must be undertaken in the knowledge that a potential rise may occur. That is, such developments should provide scope for protective measures should such a rise in MSL occur.

In 2009, the NSW Government released the NSW Sea Level Rise Policy Statement, which stipulated sea level rise planning benchmarks of 0.4 m by 2050 and 0.9 m by 2100, respectively (relative to 1990 mean sea levels). NSW Government policy no longer recommends the state-wide sea level rise benchmarks, but provides Council with the flexibility to consider local conditions when determining future hazards within the local government area.

WorleyParsons (2015) considers sea level rise scenarios of 0.3m by 2050 and 0.8m by 2100 - relative to 2015 mean sea level.

Cardno have adopted a SLR to 2121 of 1.2m for the purposes of this assessment.

Wave Run Up and Ocean Inundation

A potential source of damage is through wave run-up and overtopping of the back-beach area at The Strand. As part of this assessment, the 100-years ARI design wave run-up level has been estimated using the method of Holman (1986), given by the equation below:

$R_{2\%} = (0.52\varepsilon_o + 0.2)H_o + DSWL$, where:

- DSWL = 2.6 m AHD – based on the nearshore design water level of 1.5m AHD and 1.1m SLR;
- H_o = 9.4 m – Offshore 100-years ARI Significant Wave Height for Sydney, adopted from Cardno (2011),
- Reduced to an equivalent (refracted) Hs = 6.6m at Whale Beach

- The surf similarity parameter $\varepsilon_o = \frac{\tan\beta}{(H_o/L_o)^{1/2}}$; where:
- L_o = The deep water wave length, determined using T_p = 15 s – The associated Peak Wave Period, adopted from Cardno (2011); and
- Seabed Slope - β = 1/10 – conservative, because the nearshore slope at Whale Beach is more like 1:30, but noting that there is a vertical wall at The Strand;

Based on these parameters the 100-years ARI $R_{2\%}$ wave run-up level is 7.4 m AHD at 2121. This run-up level would be reduced by friction, but indicates that such a severe storm occurring at 2121 would overtop the land level of about 6.5m AHD at the bottom of Surf Road. There is no direct line-of-sight between where wave overtopping would occur at The Strand and cause run-up towards the car-park entrance – see **Figure 1**. Moreover, this entry is more than 50m landward of the back-beach at The Strand and significant friction and turbulence losses would occur between the ocean and the car-park entrance.

Hence, there is virtually no likelihood of wave caused inundation affecting this re-development before 2121.

Coastal Planning Level

As discussed above, Council has advised Cardno that they do not specify Coastal Planning Level (CPL) for affected beachfront properties in the former Pittwater LGA, and that this level needs to be derived and justified as a part of preparing the coastal risk management report. Consequently, Cardno has calculated the coastal planning level for this property, based on the following Components:

Coastal Planning Level = Design Wave Run-up Level + Sea Level Rise Allowance + Freeboard

The 100-years ARI design wave run-up level has been calculated above to be 7.4 m AHD, including SLR to 2121 of 1.1m (above 2015 levels).

The estimation of all of the components that make up the CPL at each selected location includes some uncertainty, and the degree of uncertainty varies with each water level component. It is greatest for wave run-up; and wave run-up is normally the largest water level component, other than astronomical tide. Consequently, it is common practice to take some precaution over this uncertainty by adopting a specific freeboard value. Cardno advises that an appropriate freeboard allowance is 0.3 m, because there are no habitable areas in the car-park area of the re-developed building.

Therefore the Coastal Planning Level for the property is: 7.4 m AHD + 0.3 m = **7.7 m AHD**.

Conclusion

Cardno advises that,

Based on the analyses undertaken for this proposed re-development, there will be no likelihood of wave run-up entering the car-park area at 2121.

Yours faithfully,

Doug Treloar
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for Cardno
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References

Cardno (2011) NSW Coastal Waves: Numerical Modelling. LJ2949/R2745. Prepared for the NSW Office Of Environment and Heritage. September 2011.

Holman (1986) Extreme value statistics for wave run-up on a natural beach. Coastal Eng., 9, 527-544.

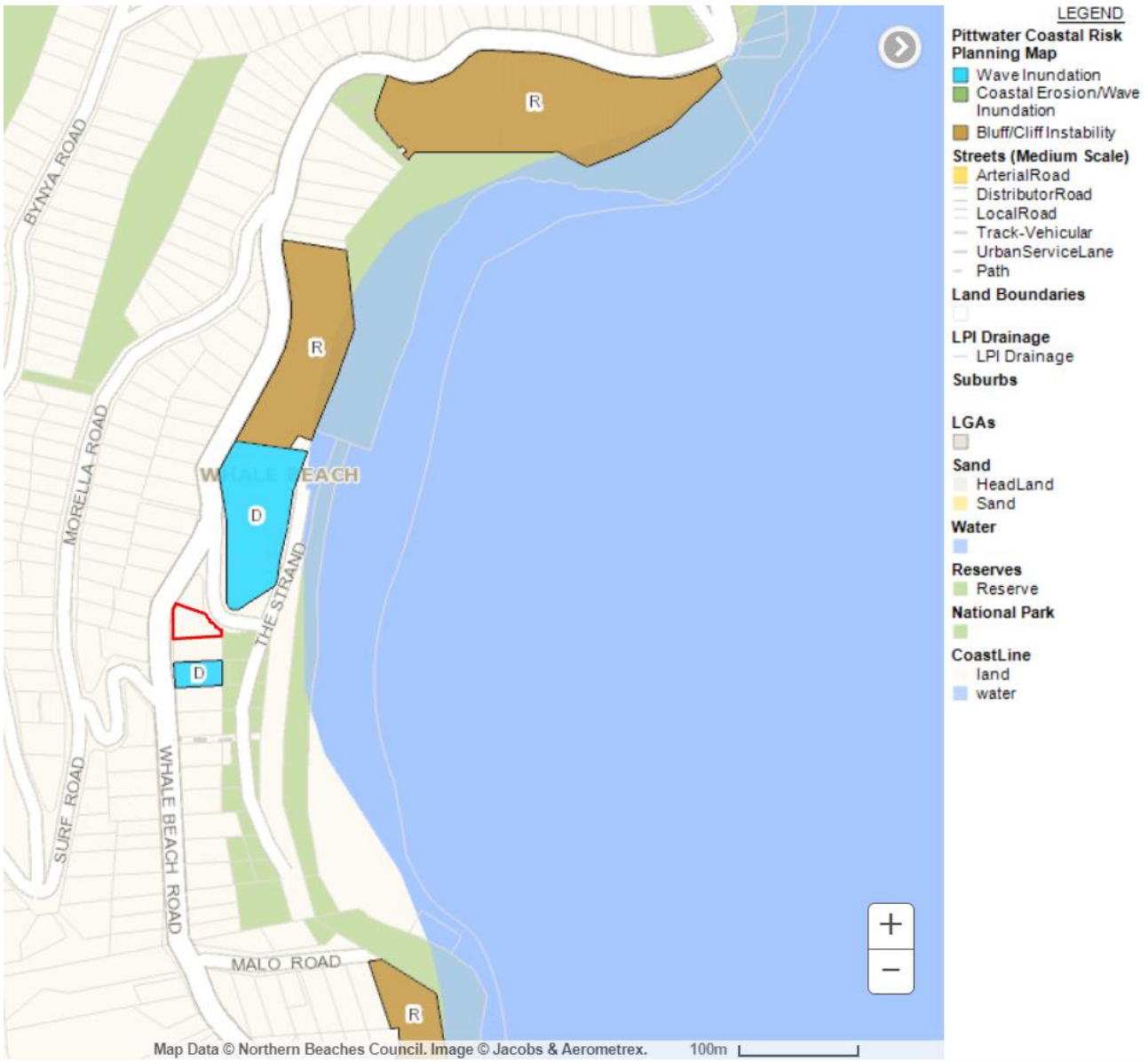
IPCC (2014) Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II and III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change [Core Writing Team, R.K. Pachauri and L.A. Meyer (eds.)]. IPCC, Geneva, Switzerland, 151 pp.

Northern Beaches Council (2017) Coastline Risk Management Policy for Development in Pittwater

Worley Parsons (2015) Coastline Hazard Definition and Climate Change Vulnerability Study. Prepared for Pittwater Council, May 2015.

Annexure A

Coastal Risk Planning Map


LEGEND
Pittwater Coastal Risk Planning Map
Wave Inundation
Coastal Erosion/Wave Inundation
Bluff/Cliff Instability
Streets (Medium Scale)
ArterialRoad
DistributorRoad
LocalRoad
Track-Vehicular
UrbanServiceLane
Path
Land Boundaries
LPI Drainage
LPI Drainage
Suburbs
LGAs
Sand
HeadLand
Sand
Water
Reserves
Reserve
National Park
CoastLine
land
water
BYNYA ROAD
MORELLA ROAD
THE STRAND
SURF ROAD
WHALE BEACH ROAD
MALO ROAD
R
D
Map Data © Northern Beaches Council. Image © Jacobs & Aerometrex.
100m

Annexure B

Re-Development Plans

Sheet Number	Issue	Sheet Name
DA01	U	Site Plan
DA02	U	Locality Plan
DA03	U	Basement Plan
DA04	U	Ground Floor Plan
DA05	U	Level 1 Plan
DA06	U	Level 2 Plan
DA07	U	Level 3 Plan
DA08	U	Level 4 Plan
DA09	U	Roof Plan
DA10	U	Elevations
DA11	U	Elevations
DA12	U	Boundary Elevations
DA13	U	Section
DA14	U	Section
DA15	U	Shadow Diagram - 900am June 21
DA16	U	Shadow Diagram - 1200noon June 21
DA17	U	Shadow Diagram - 300pm June 21
DA18	U	Neighbouring Shadow Studies
DA19	U	Solar Access Study
DA20	U	Driveway Profile
DA21	U	Photomontage - Whale Beach Road
DA22	U	Photomontage - Surf Road
DA23	U	Site Analysis - Existing
DA24	U	Site Analysis - Proposed
DA30	U	Sectional Perspective (Site)
DA31	U	Compliance Check
DA32	U	Gross Floor Area Calculations
DA33	U	Area Calculations
DA34	U	Landscaped Areas
DA35	U	Finishes Board - Surf Road
DA36	U	Finishes Board - Whale Beach Road
DA37	U	Building Height Plane
DA39	U	BASIX Requirements
DA40	U	Retail 1 Plan
DA41	U	Apartment 1 Plan
DA42	U	Apartment 2 Plan (lower)
DA43	U	Apartment 2 Plan (upper)
DA44	U	Apartment 3 Plan
DA45	U	Retail 2 & 3 Plan
DA46	U	Apartment 4 Plan
DA47	U	Apartment 5 Plan
DA50	U	196 WBR View Impact Study
DA51	U	196 WBR View Impact Study
DA52	U	194 WBR View Impact Study
DA53	U	194 WBR View Impact Study
DA54	U	198 WBR View Impact Study
DA55	U	200 WBR View Impact Study
DA56	U	229 WBR View Impact Study
DA57	U	229 WBR View Impact Study
DA58	U	229 WBR View Impact Study
DA59	U	229 WBR View Impact Study
DA60	U	229 WBR View Impact Study
DA61	U	233 WBR View Impact Study
DA62	U	233 WBR View Impact Study
DA63	U	No.229 View Study - Plan
DA64	U	No 202 View Impact Study

Keynote Legend

AC	AC Condenser
AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CL	Clothesline
CPR	Copper Roofing
CS	Concrete Slab
CW	Concrete Wall
DR	Driveway
FE	Paling Fence
FT	Footpath
FY	Fire Hydrant
GA	Garbage Storage Area
GR	Glazed Roofing
LB	Letterbox
LT	Lift
MR	Membrane Roof
MW	Masonry Wall
PB	Planter Bed
PV	Photovoltaic Panels
RP	Ramp
SP	Stone Paving
SPA	Spa
ST	Stair
SW	Stone Wall
TS	Timber Screen
TZ	Terrazzo Screen
WB	Window Box

WHALE BEACH NEIGHBOURHOOD CENTRE

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

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

AUGUST 2021

N

1 DA Site Plan
1 : 500

0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500

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O	Preliminary Revised DA	06/10/2020
P	Revised Development Application	09/10/2020
Q	Revised Development Application	22/04/2021
R	Revised Development Application	27/05/2021
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

WHALE BEACH NEIGHBOURHOOD CENTRE

DEVELOPMENT APPLICATION

231 Whale Beach Road, Whale Beach

for

Leslie Cassar

Site Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 500
Drawn by	KW		DA01

1 DA Locality Plan
1 : 5000

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Locality Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 5000
Drawn by	RC		DA02

1 DA Basement Plan
1 : 200

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

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DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
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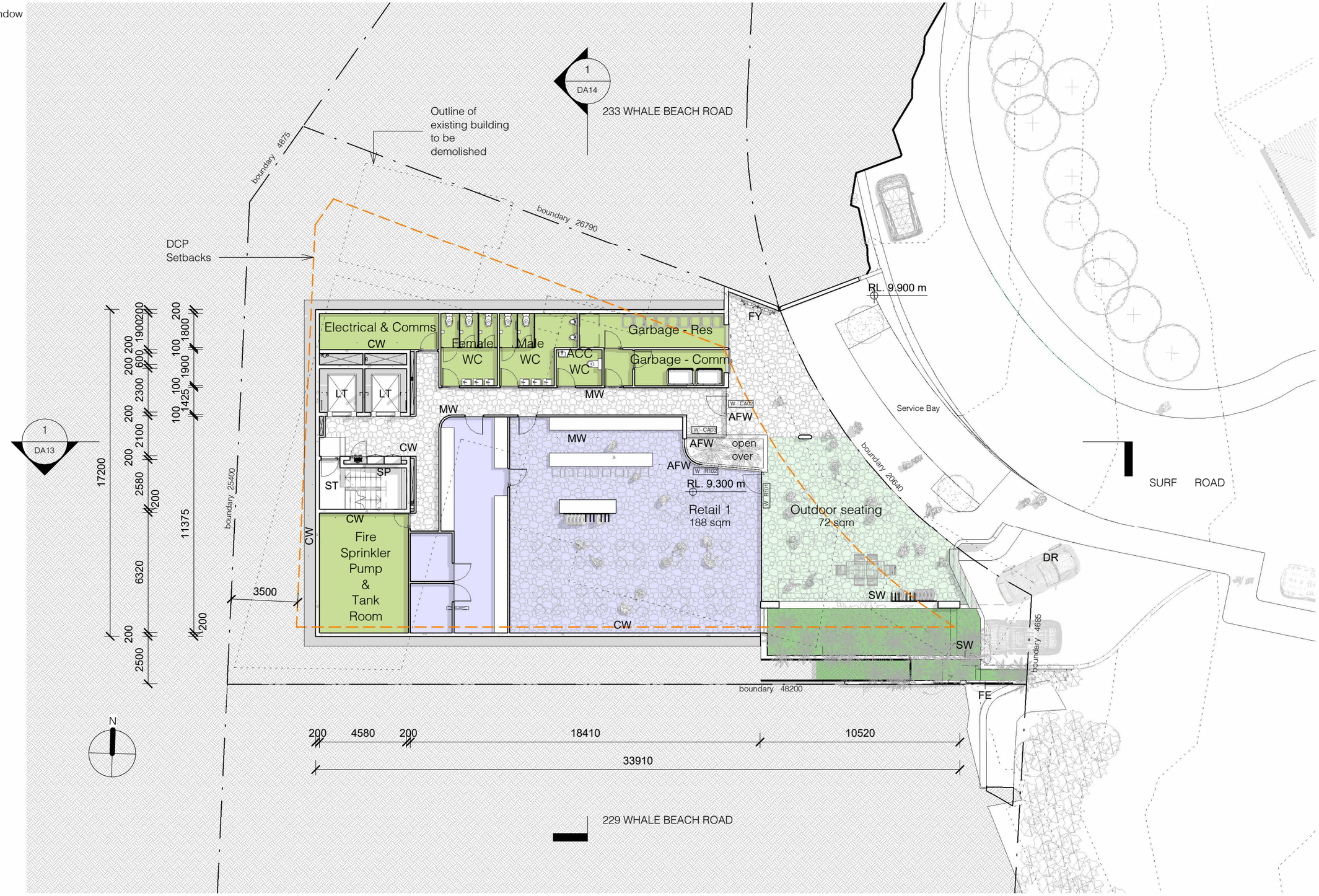
Leslie Cassar

Basement Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA03

AFW	Aluminium Framed Window
CW	Concrete Wall
DR	Driveway
FE	Paling Fence
FY	Fire Hydrant
LT	Lift
MW	Masonry Wall
SP	Stone Paving
ST	Stair
SW	Stone Wall



1 DA Ground Floor Plan
1 : 200

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

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Ground Floor Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA04

AFW	Aluminium Framed Window
CW	Concrete Wall
FE	Paling Fence
LT	Lift
MW	Masonry Wall
PB	Planter Bed
ST	Stair
SW	Stone Wall

1 DA Level 1 Plan
1 : 200

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

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Level 1 Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA05

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CL	Clothesline
CW	Concrete Wall
LT	Lift
MW	Masonry Wall
ST	Stair
SW	Stone Wall
WB	Window Box

1 DA Level 2 Plan
1 : 200

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

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WHALE BEACH NEIGHBOURHOOD CENTRE

DEVELOPMENT APPLICATION

231 Whale Beach Road, Whale Beach

for

Leslie Cassar

Level 2 Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA06

AFW	Aluminium Framed Window
CW	Concrete Wall
LB	Letterbox
LT	Lift
MW	Masonry Wall
RP	Ramp
SP	Stone Paving
ST	Stair
TS	Timber Screen
TZ	Terrazzo Screen

0 2.0m 4.0m 6.0m 8.0m 10.0m

1:200

1 DA Level 3 Plan

1 : 200

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WHALE BEACH NEIGHBOURHOOD CENTRE

DEVELOPMENT APPLICATION

231 Whale Beach Road, Whale Beach

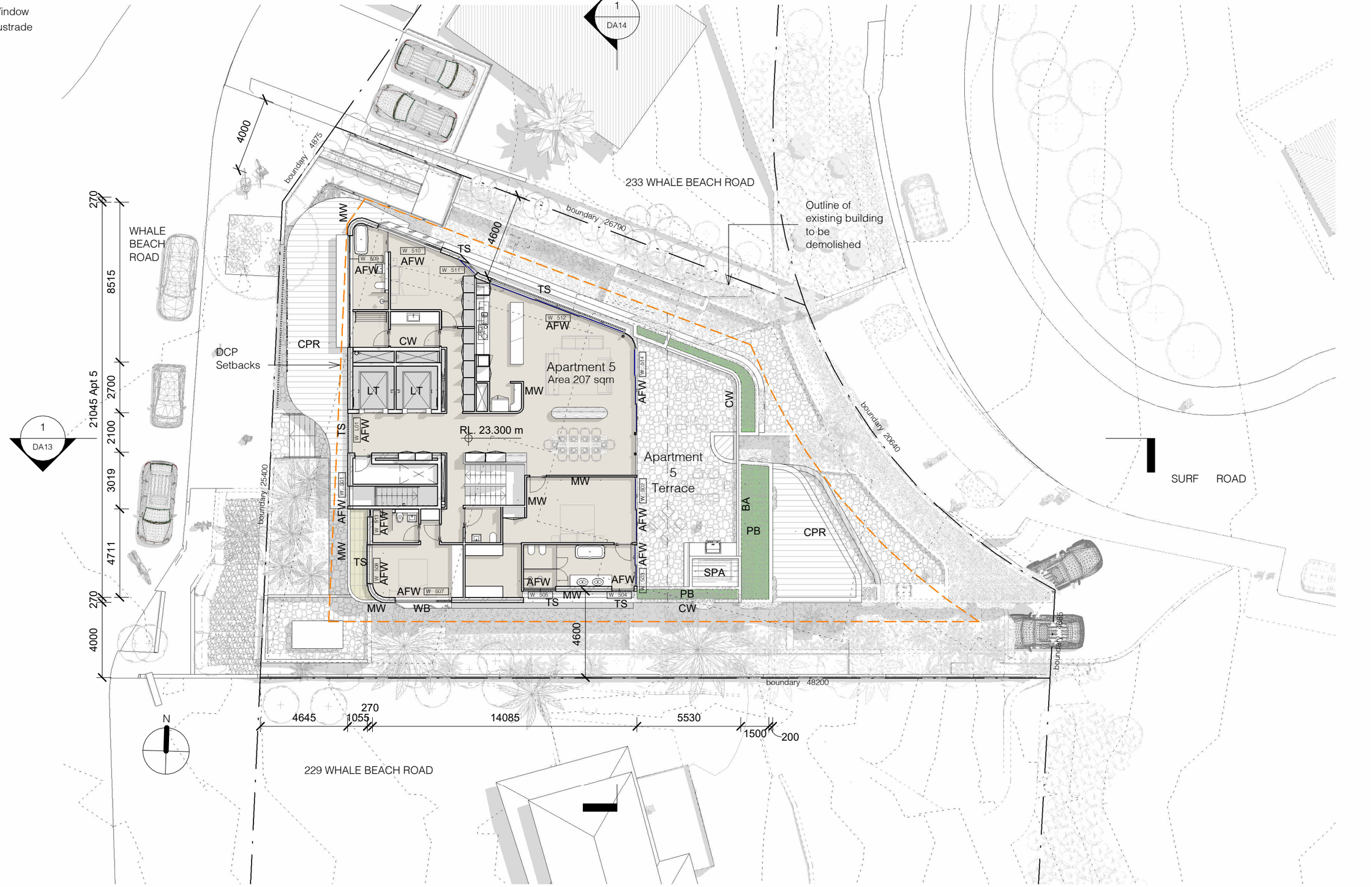
for

Leslie Cassar

Level 3 Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA07

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CW	Concrete Wall
LT	Lift
MW	Masonry Wall
PB	Planter Bed
SPA	Spa
TS	Timber Screen
WB	Window Box



1 DA Level 4 Plan
1 : 200

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

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
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e mailto:richard@richardcolearchitecture.com.au
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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

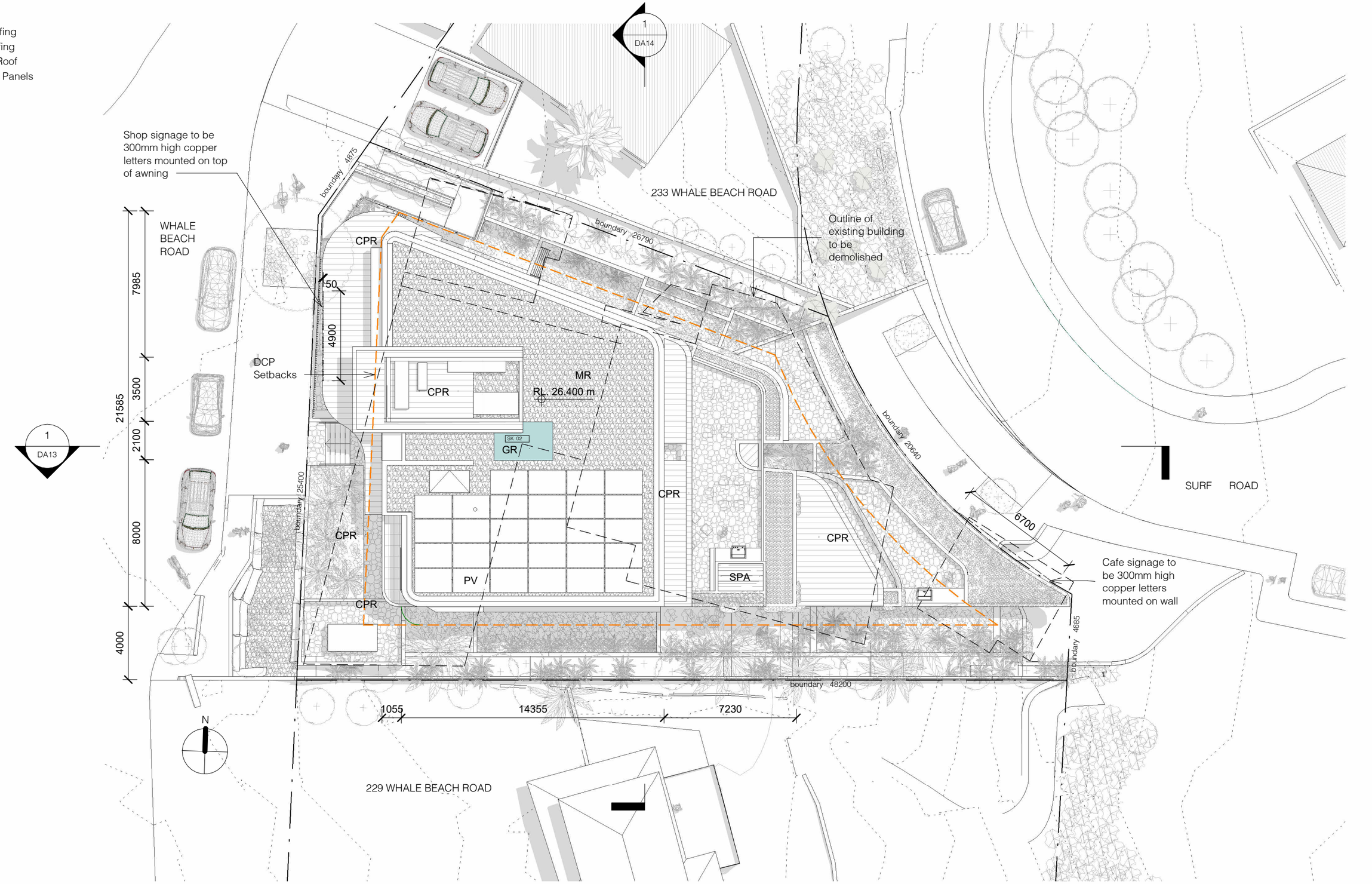
No.	Revision Description	Date
O	Preliminary Revised DA	06/10/2020
P	Revised Development Application	09/10/2020
Q	Revised Development Application	22/04/2021
R	Revised Development Application	27/05/2021
S	Revised Development Application for Review	7/06/20201
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021

WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Level 4 Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA08

CPR Copper Roofing
GR Glazed Roofing
MR Membrane Roof
PV Photovoltaic Panels
SPA Spa



1 DA Roof Plan
1 : 200

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1:200

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No.	Revision Description	Date
N	Proposed Revised DA	15/07/2020
O	Preliminary Revised DA	06/10/2020
P	Revised Development Application	09/10/2020
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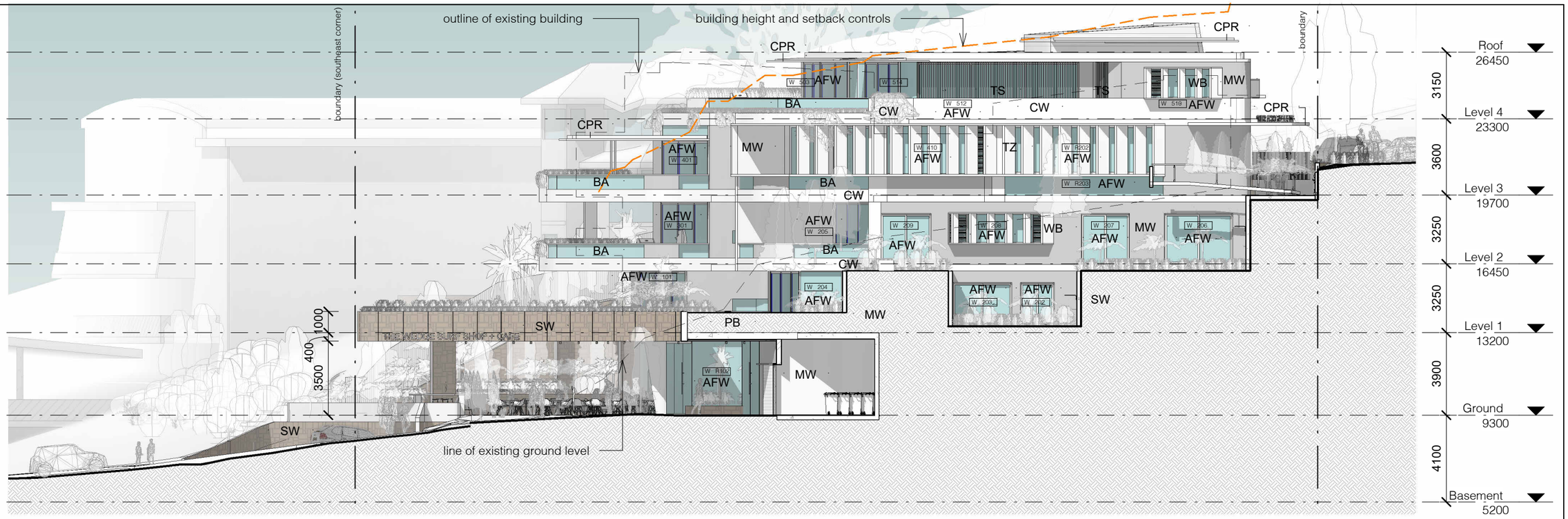
U	Section 8.2 Review	06/08/2021

WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

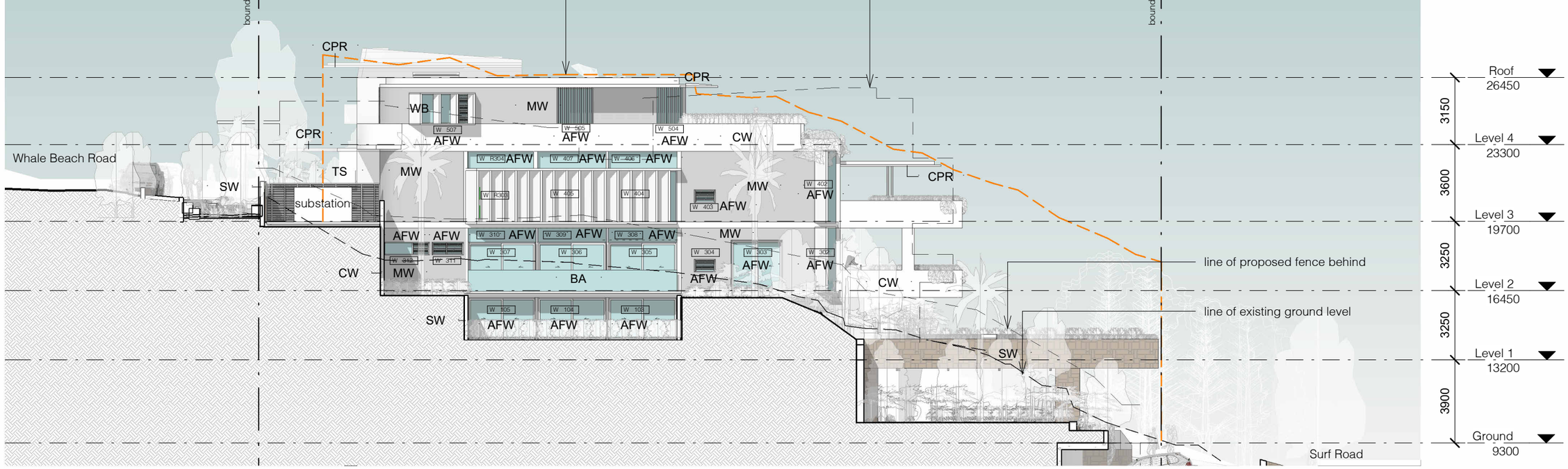
Roof Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA09

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CW	Concrete Wall
MW	Masonry Wall
PB	Planter Bed
SW	Stone Wall
TS	Timber Screen
TZ	Terrazzo Screen
WB	Window Box



1 North Elevation
1 : 200



2 South Elevation
1 : 200

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

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U	Section 8.2 Review	06/08/2021

WHALE BEACH NEIGHBOURHOOD CENTRE

DEVELOPMENT APPLICATION

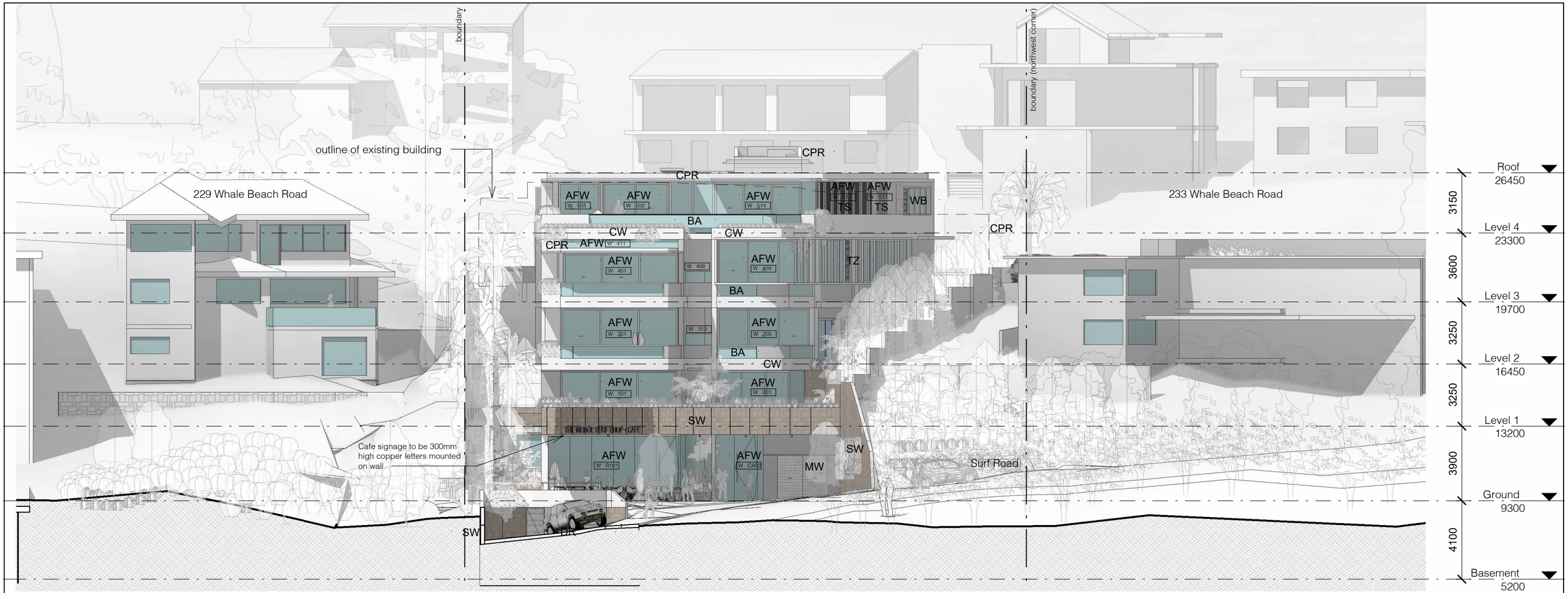
231 Whale Beach Road, Whale Beach

for

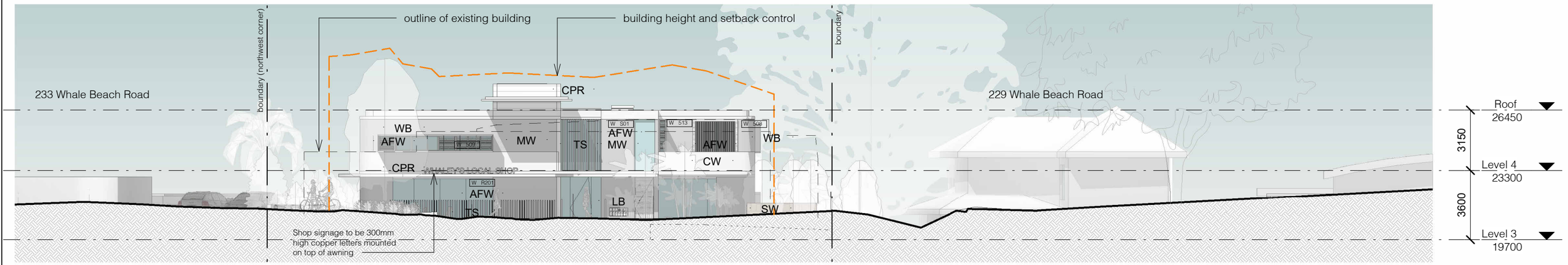
Leslie Cassar

Elevations

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA10



1 East Elevation
1 : 200



2 West Elevation
1 : 200

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CW	Concrete Wall
DR	Driveway
LB	Letterbox
MW	Masonry Wall
SW	Stone Wall
TS	Timber Screen
TZ	Terrazzo Screen
WB	Window Box

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

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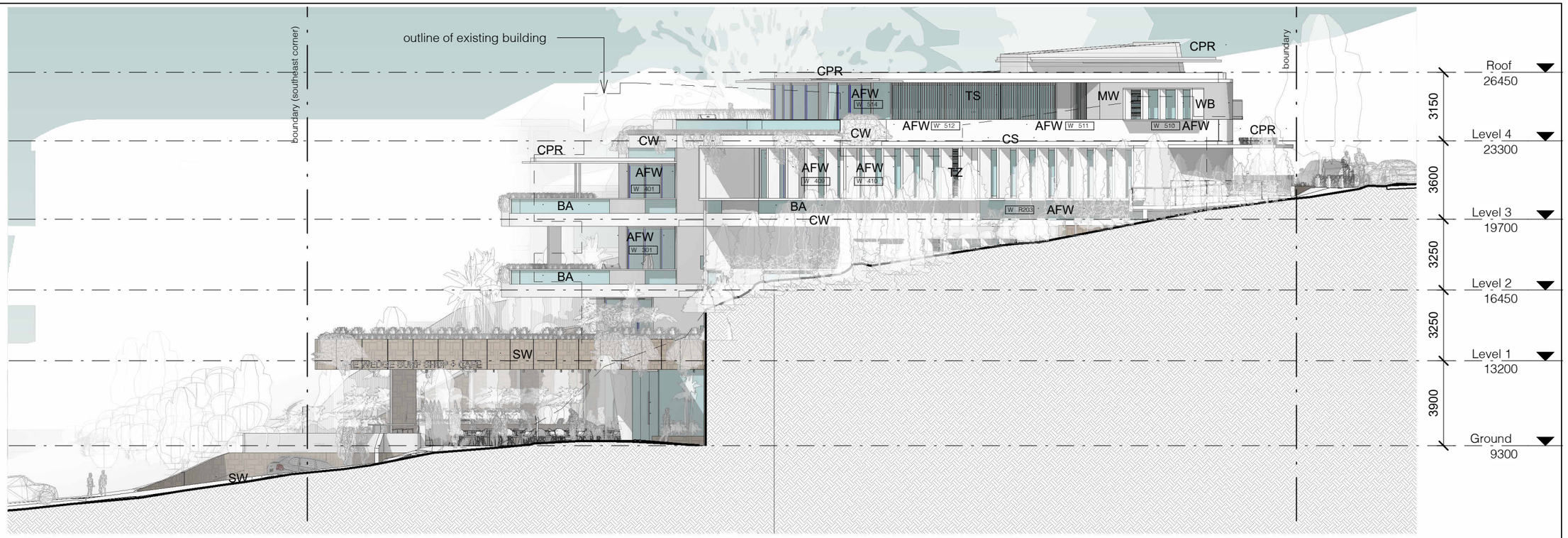
U	Section 8.2 Review	06/08/2021

WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

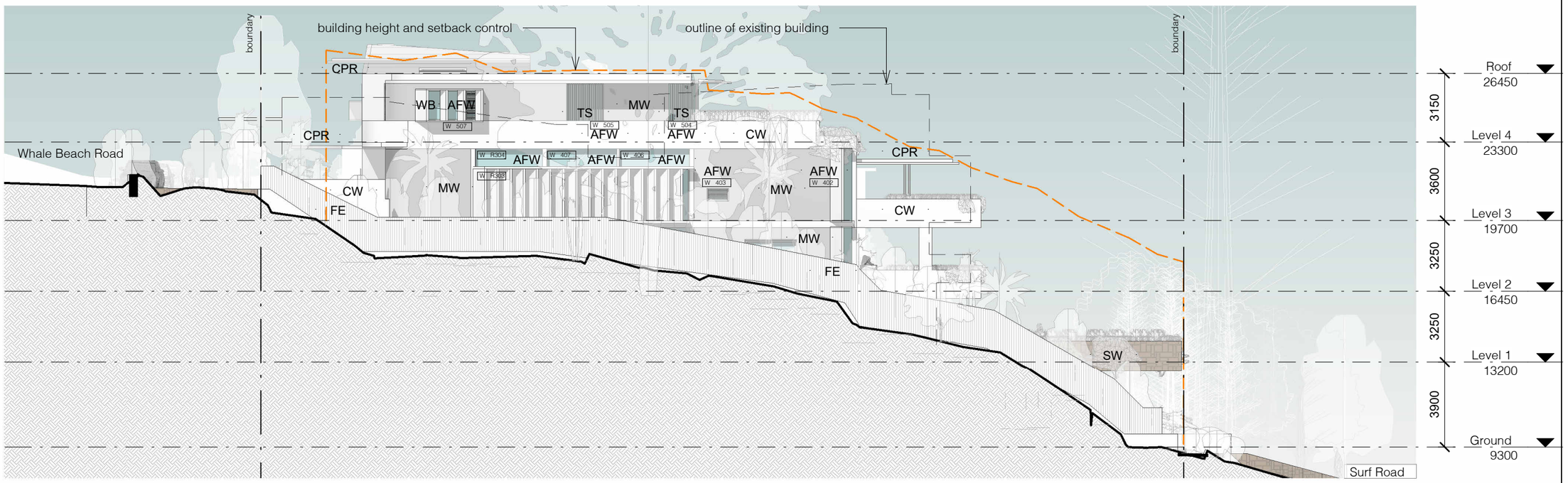
Elevations

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA11

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CS	Concrete Slab
CW	Concrete Wall
FE	Paling Fence
MW	Masonry Wall
SW	Stone Wall
TS	Timber Screen
TZ	Terrazzo Screen
WB	Window Box



1 North Elevation - on boundary
1 : 200



2 South Elevation - on boundary
1 : 200

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

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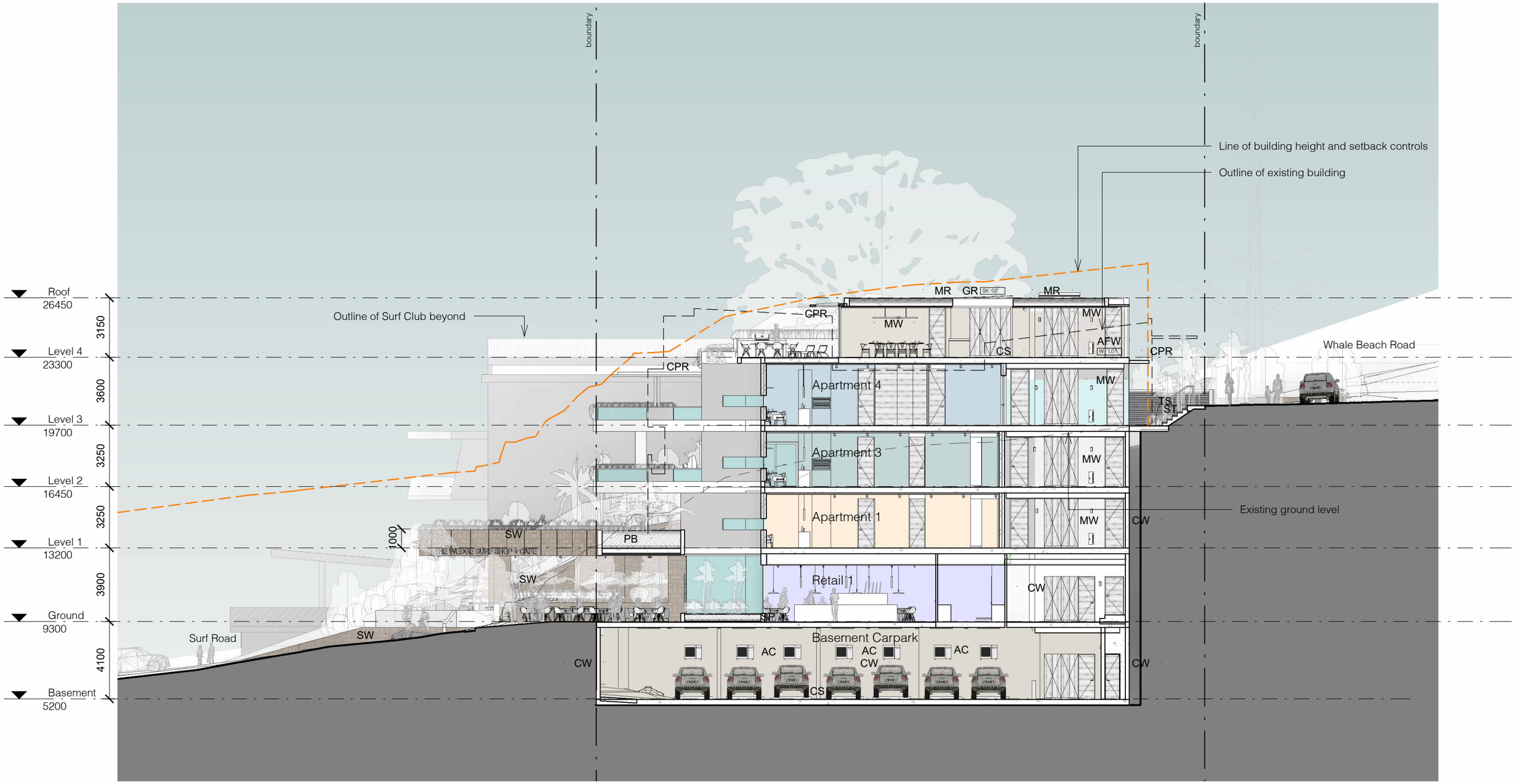
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Boundary Elevations

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA12



1 Long Section
1 : 200

AC	AC Condenser
AFW	Aluminium Framed Window
CPR	Copper Roofing
CS	Concrete Slab
CW	Concrete Wall
GR	Glazed Roofing
MR	Membrane Roof
MW	Masonry Wall
PB	Planter Bed
SP	Stone Paving
ST	Stair
SW	Stone Wall
TS	Timber Screen

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

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U	Section 8.2 Review	06/08/2021

WHALE BEACH NEIGHBOURHOOD CENTRE

DEVELOPMENT APPLICATION

231 Whale Beach Road, Whale Beach

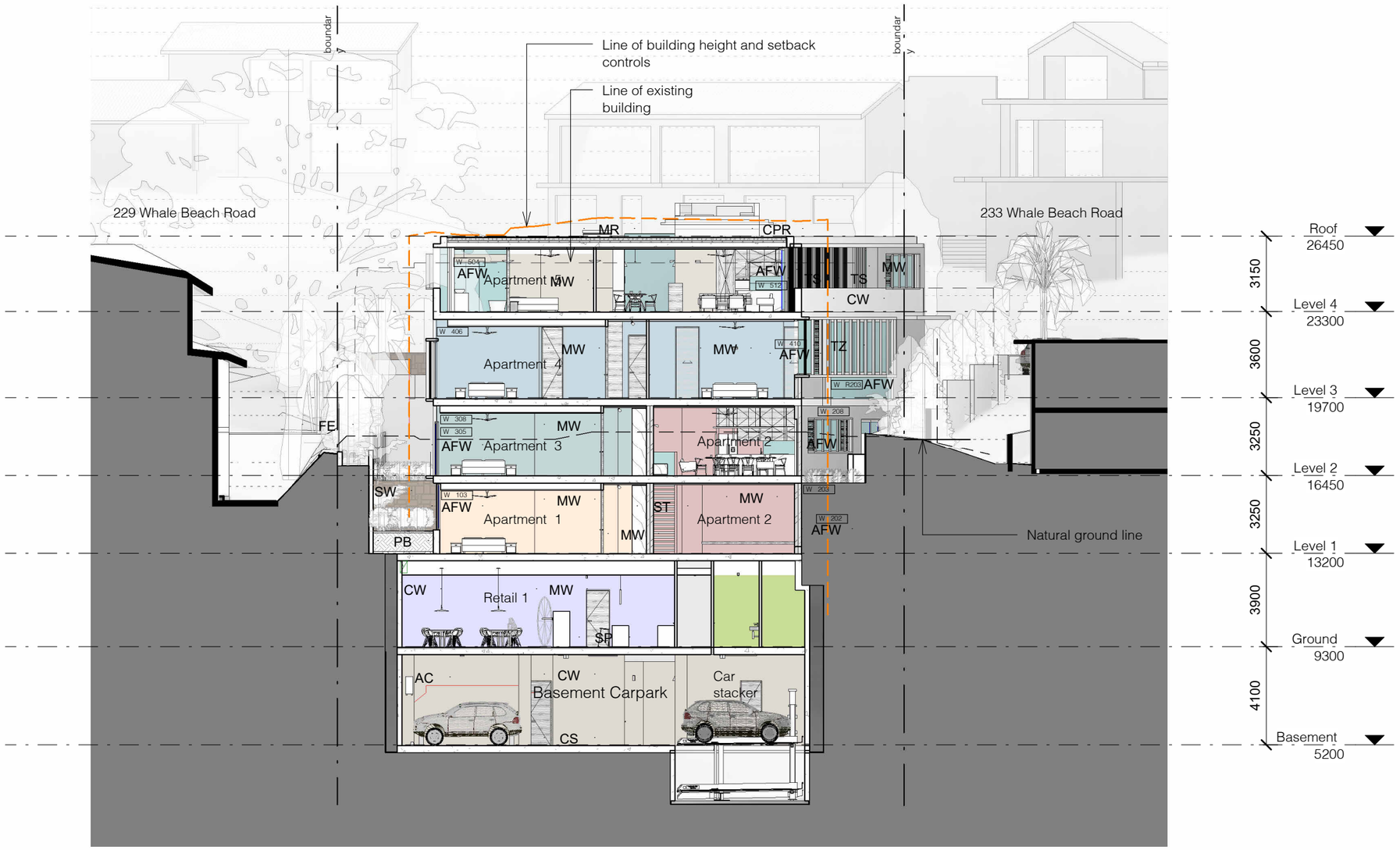
for

Leslie Cassar

Section

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA13

AC	AC Condenser
AFW	Aluminium Framed Window
CPR	Copper Roofing
CS	Concrete Slab
CW	Concrete Wall
FE	Paling Fence
MR	Membrane Roof
MW	Masonry Wall
PB	Planter Bed
SP	Stone Paving
ST	Stair
SW	Stone Wall
TS	Timber Screen
TZ	Terrazzo Screen



1 Cross Section 1
1 : 200

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

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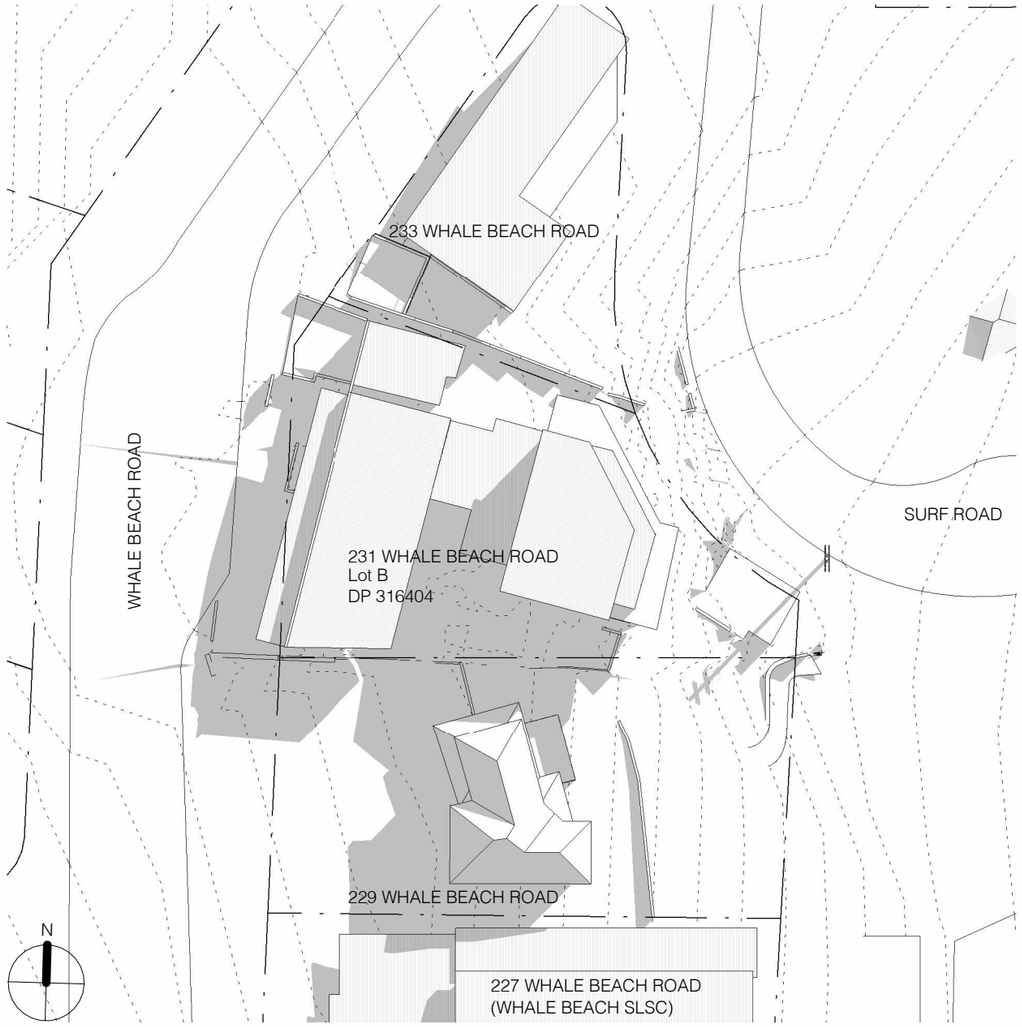
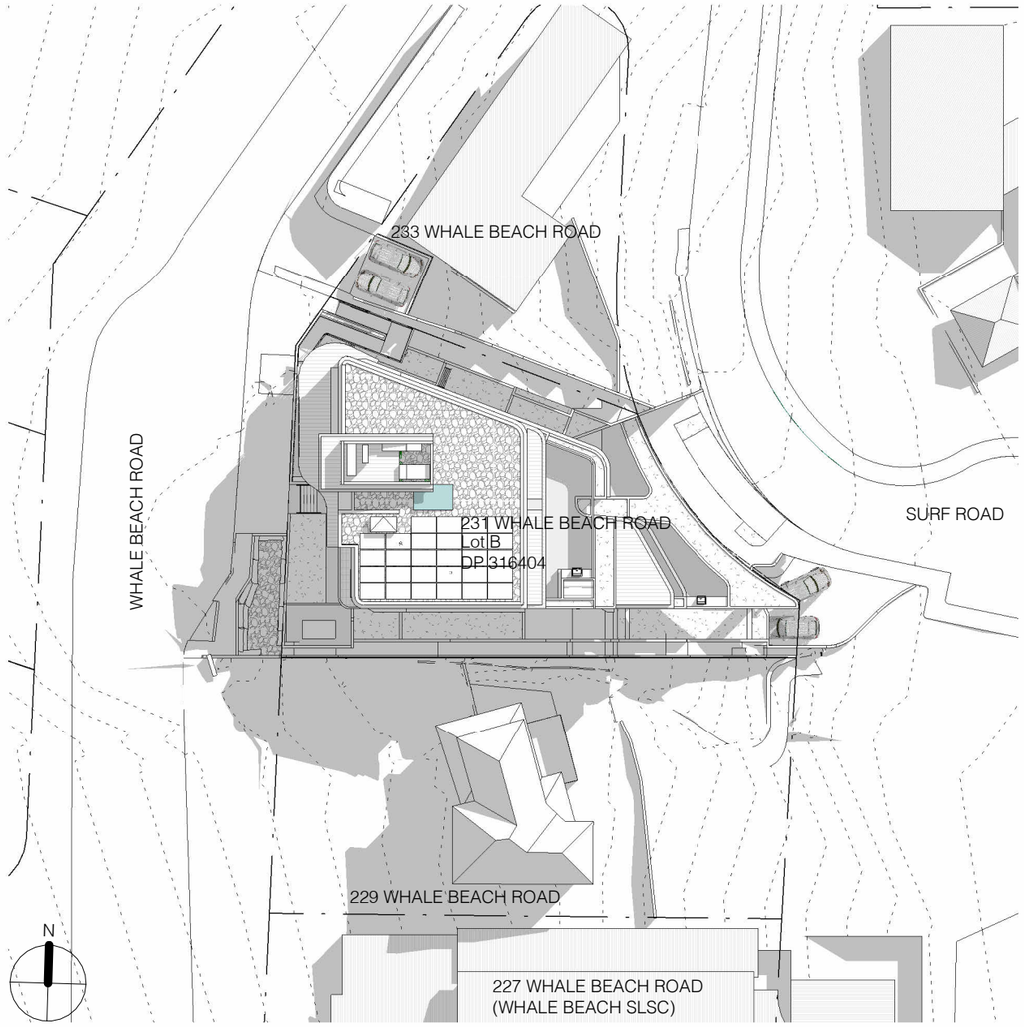
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Section

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA14



1 June 9am Existing
1 : 500



2 June 9am Proposed
1 : 500

2.8 CERTIFICATION OF SHADOW DIAGRAMS

☑ I/We hereby certify that the shadow diagrams submitted with this proposal are:
- in accordance with the Survey (prepared by a registered Surveyor) which is required to be submitted with the proposal;
- drawn to true – north
- to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June
- to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area

CERTIFIER'S DETAILS

Title	○ Mr	○ Mrs	○ Miss	☑ Ms	Other:
Given Names	Karla	Family Name	Wilford		
Company	Richard Cole Architecture				
Qualification (i.e Architect, Planner, Consultant, Surveyor)	Architect				

0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
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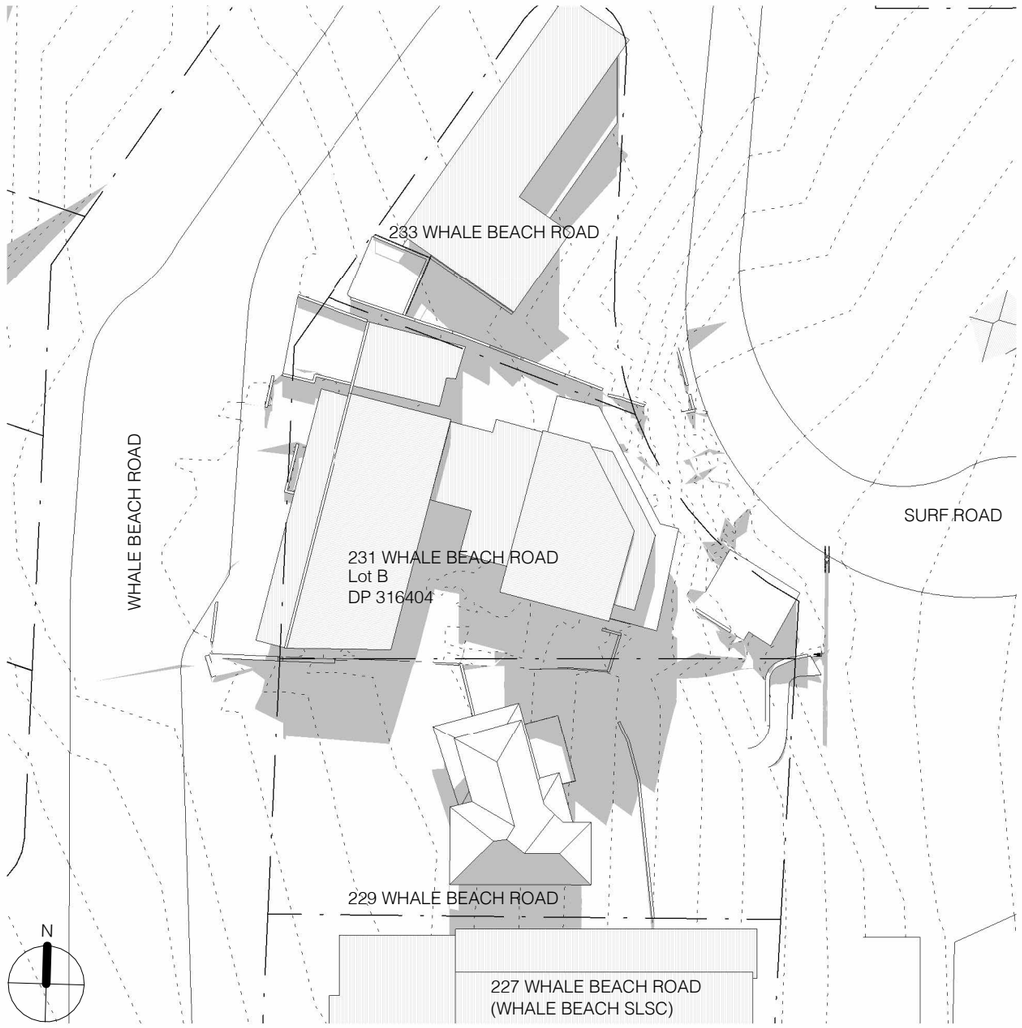
S	Revised Development Application for Review	7/06/20201
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021

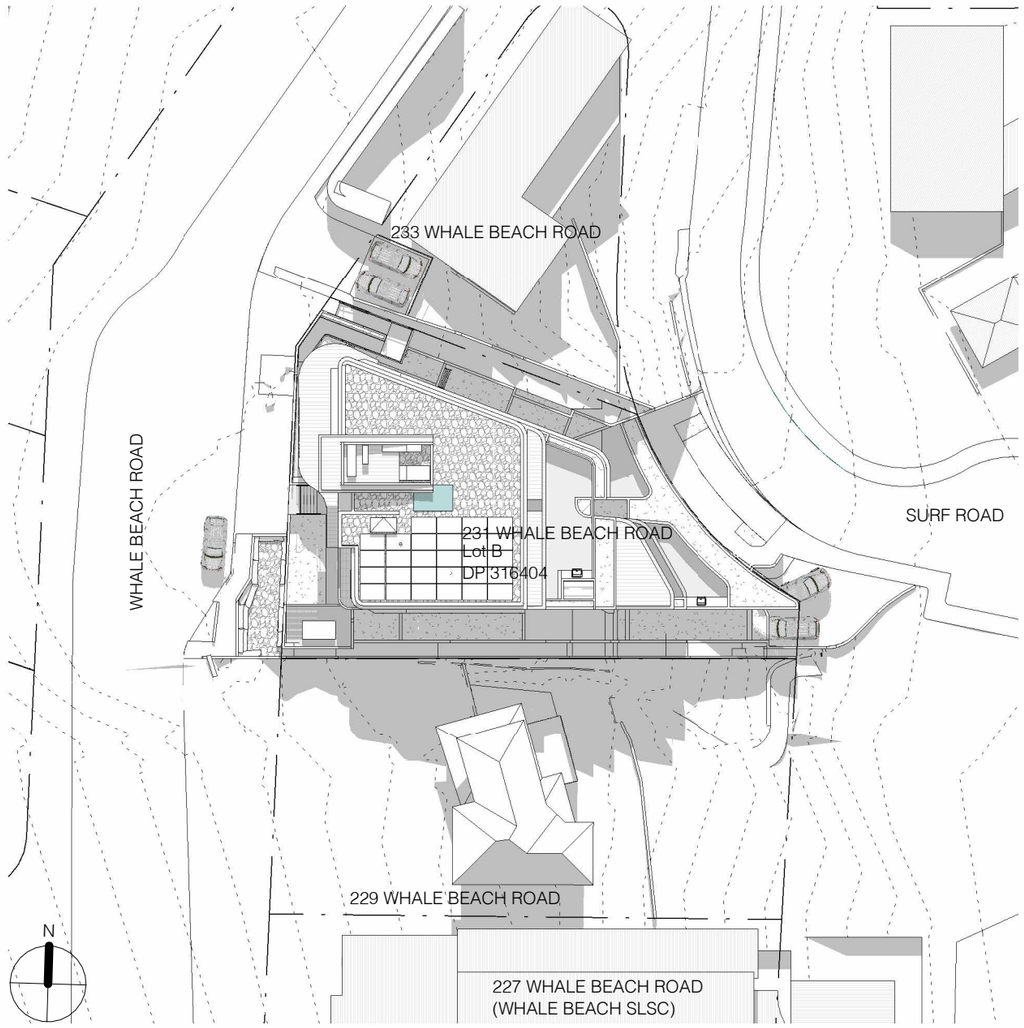
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Shadow Diagram - 900am June 21

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 500
Drawn by	KW		DA15



1 June 12noon Existing
1 : 500



2 June 12noon Proposed
1 : 500

2.8 CERTIFICATION OF SHADOW DIAGRAMS

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0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500

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WHALE BEACH NEIGHBOURHOOD CENTRE

DEVELOPMENT APPLICATION

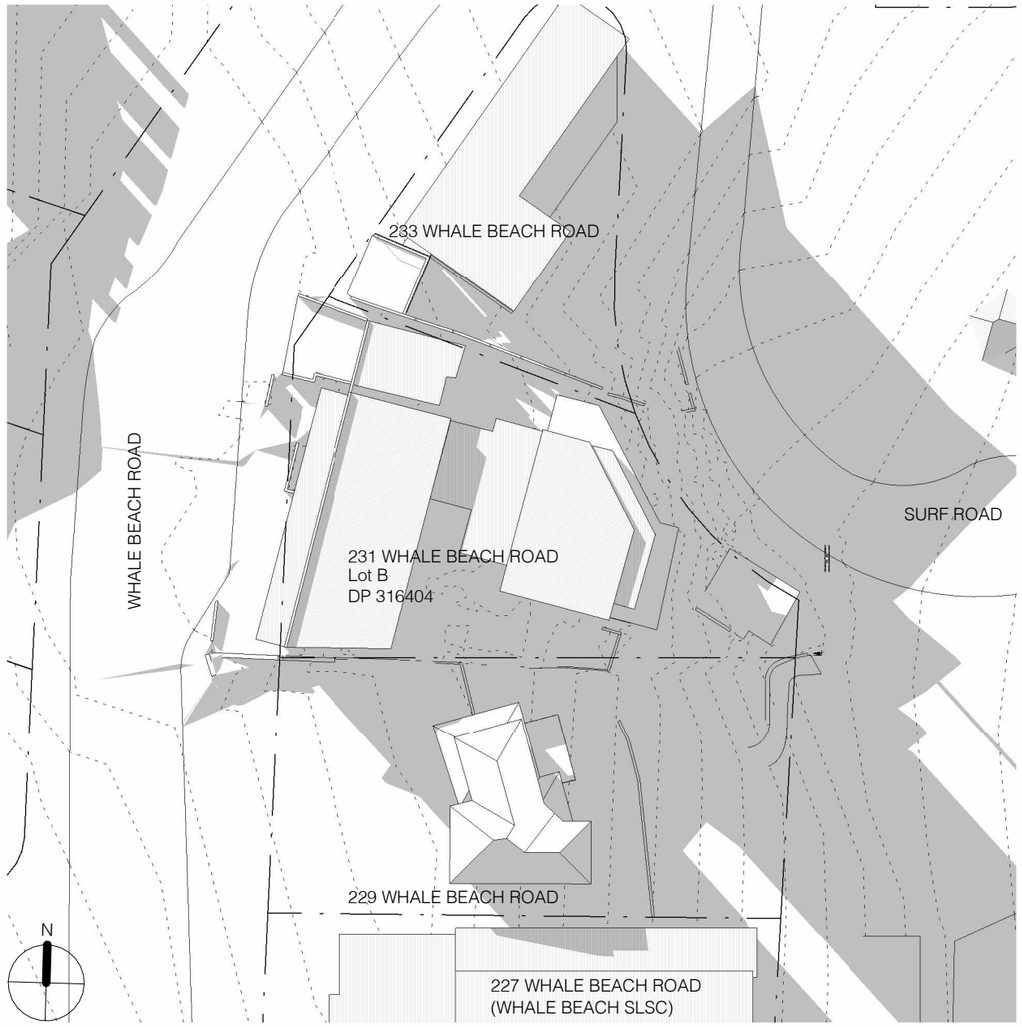
231 Whale Beach Road, Whale Beach

for

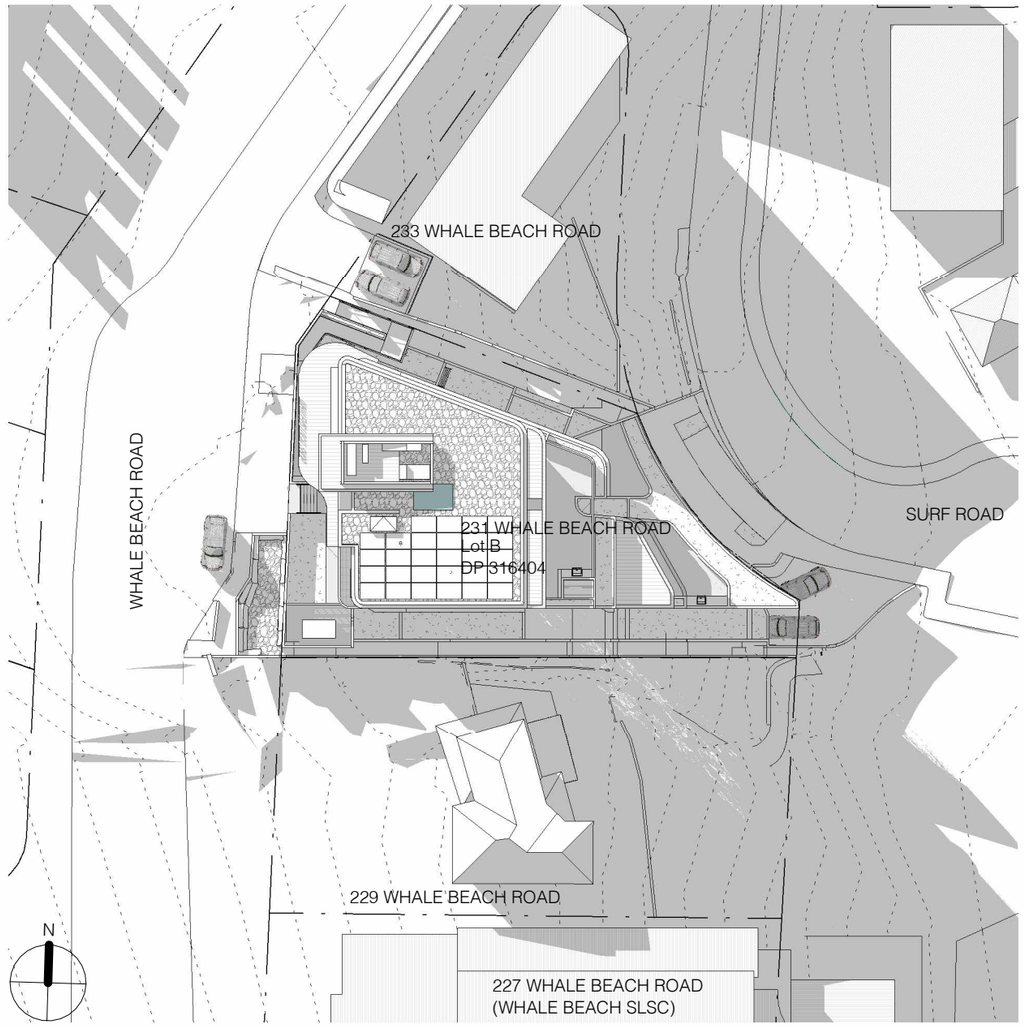
Leslie Cassar

Shadow Diagram - 1200noon June 21

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 500
Drawn by	KW		DA16



1 June 3pm Existing
1 : 500



2 June 3pm Proposed
1 : 500

2.8 CERTIFICATION OF SHADOW DIAGRAMS

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- in accordance with the Survey (prepared by a registered Surveyor) which is required to be submitted with the proposal;
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Qualification (i.e Architect, Planner, Consultant, Surveyor)	Architect				

0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500

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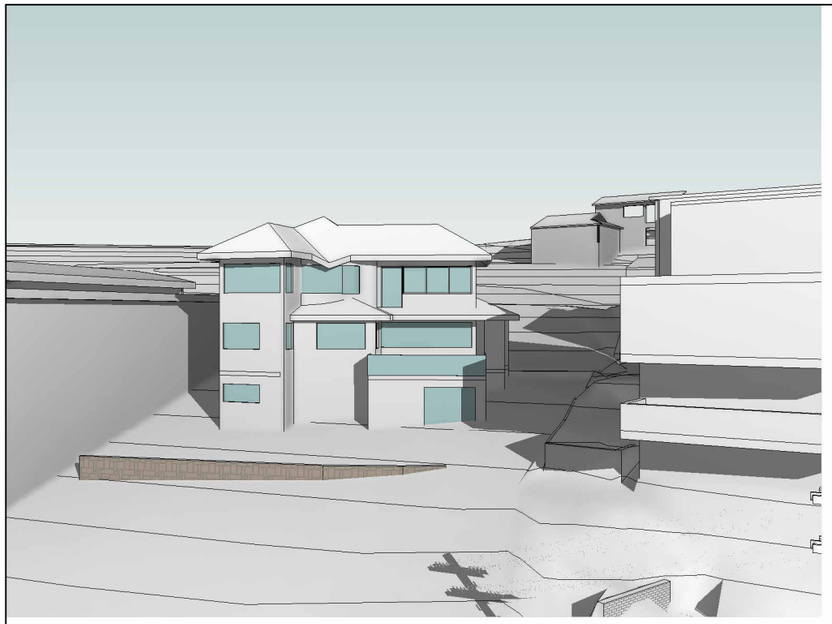
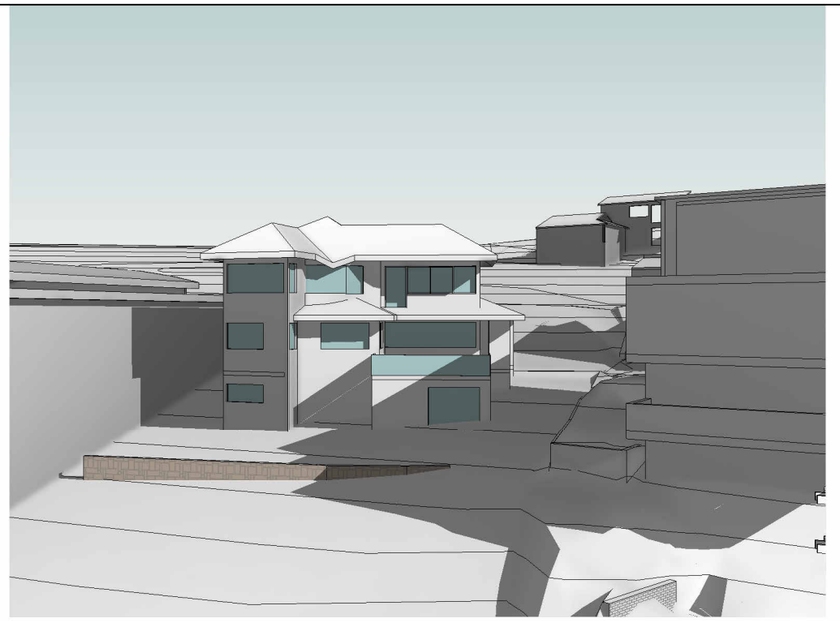
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Shadow Diagram - 300pm June 21

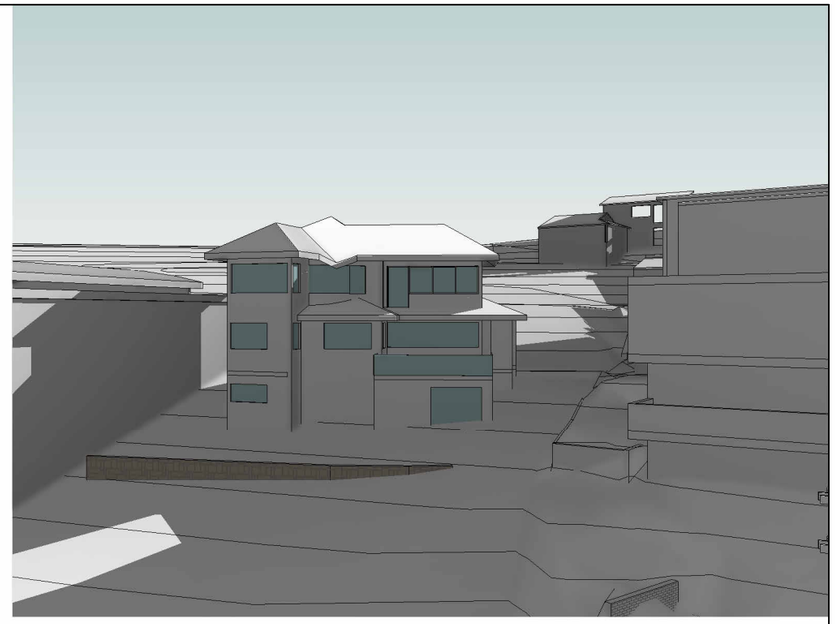
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 500
Drawn by	KW		DA17



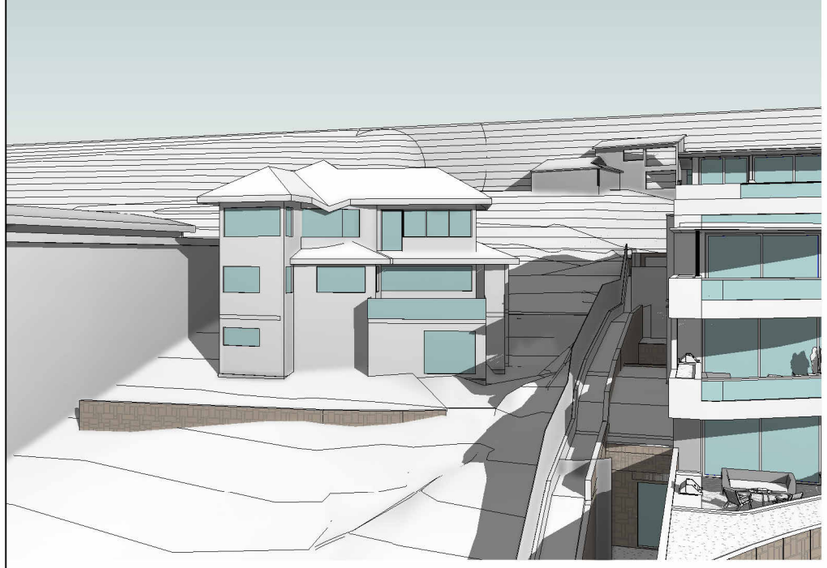
1 Neighbour - Shadow study 900am - Existing



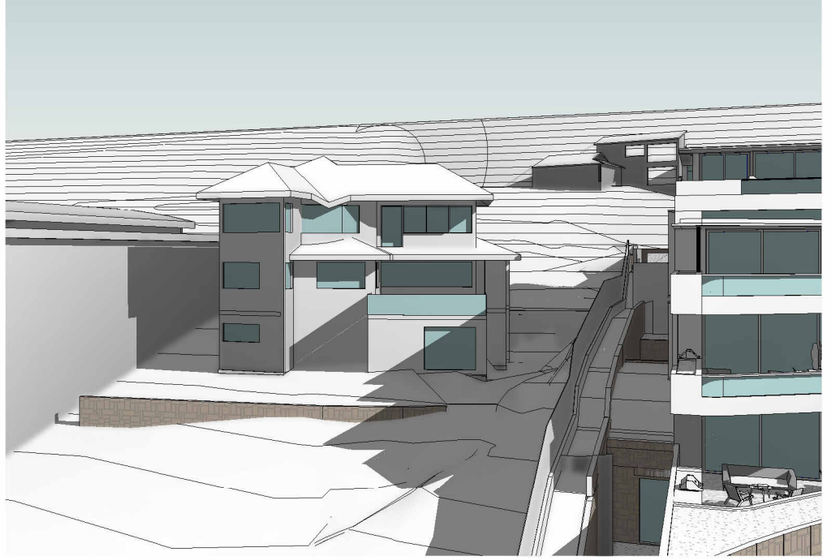
3 Neighbour - Shadow study 1200noon - Existing



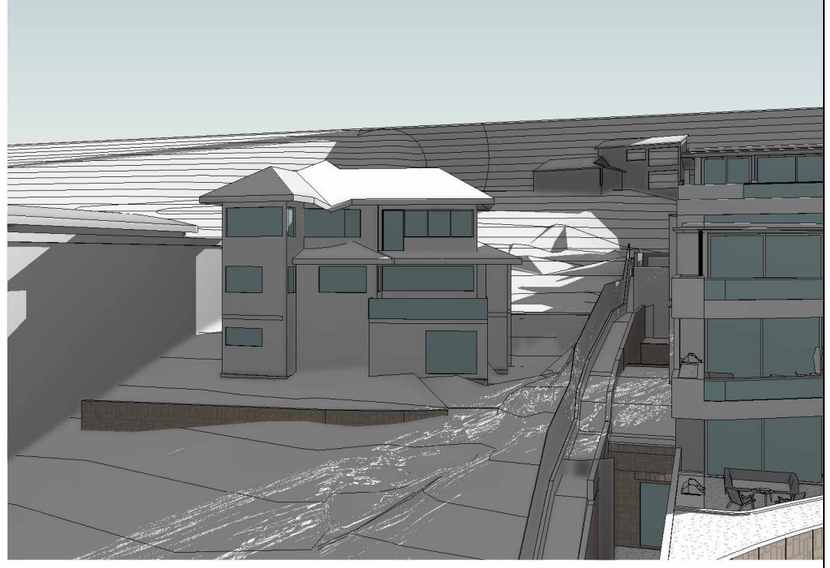
5 Neighbour - Shadow study 300pm - Existing



2 Neighbour - Shadow study 900am



4 Neighbour - Shadow study 1200noon



6 Neighbour - Shadow study 300pm

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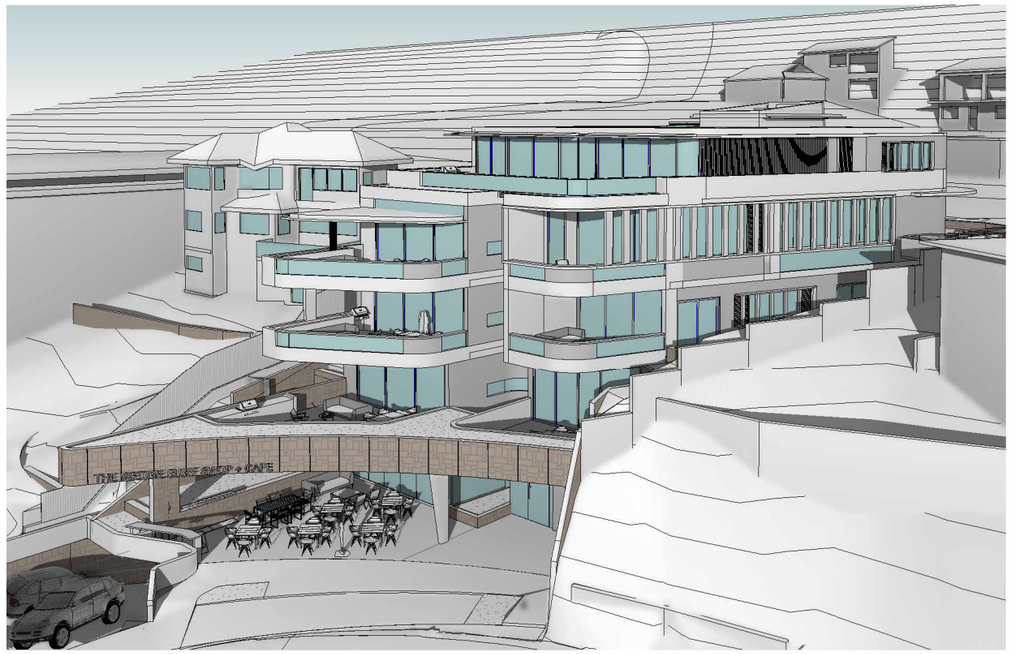
U	Section 8.2 Review	06/08/2021

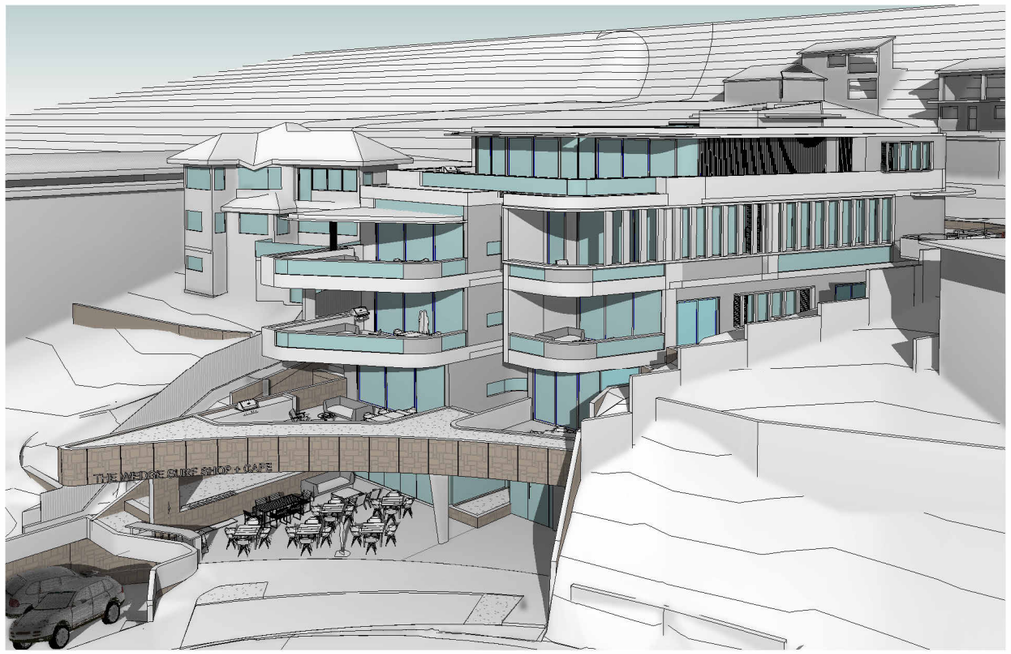
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Neighbouring Shadow Studies

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA18



1 Solar Access Northern View - June 22 800am



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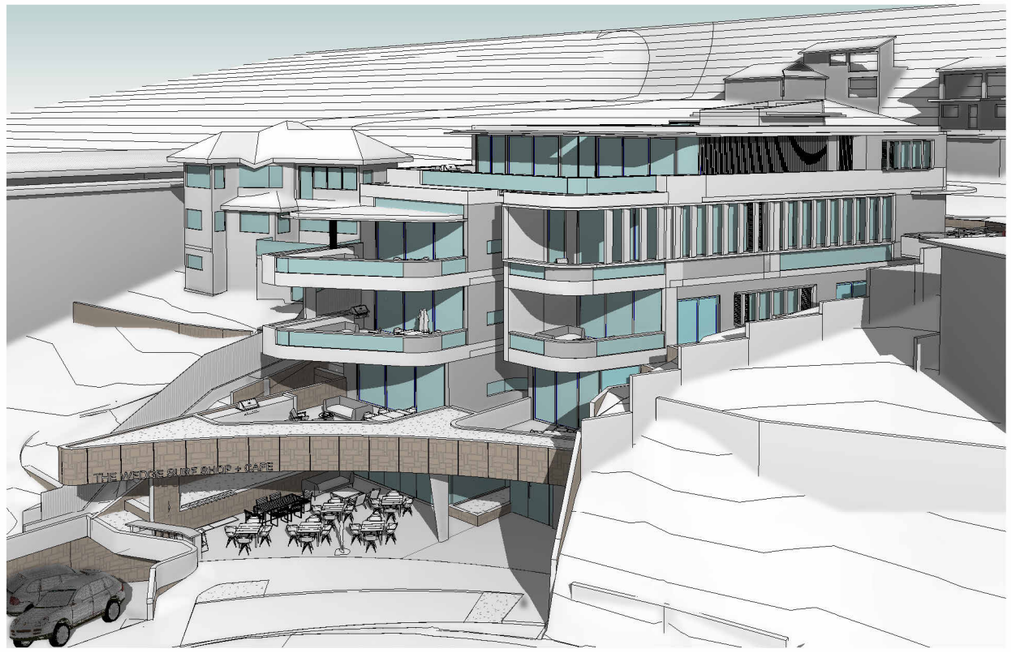

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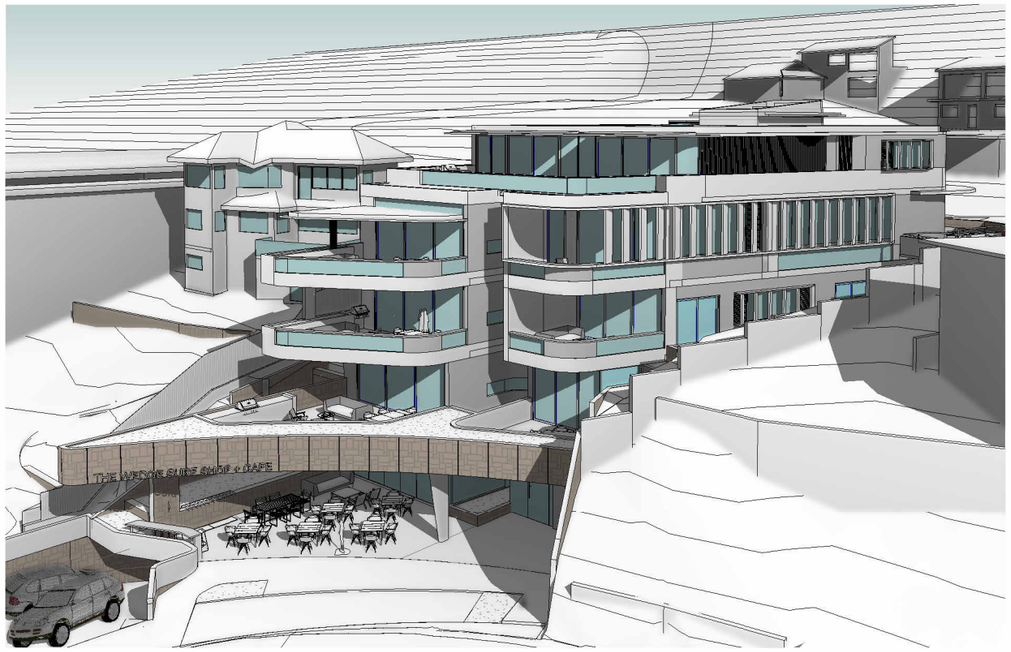

4 Solar Access Northern View - June 22 1100am

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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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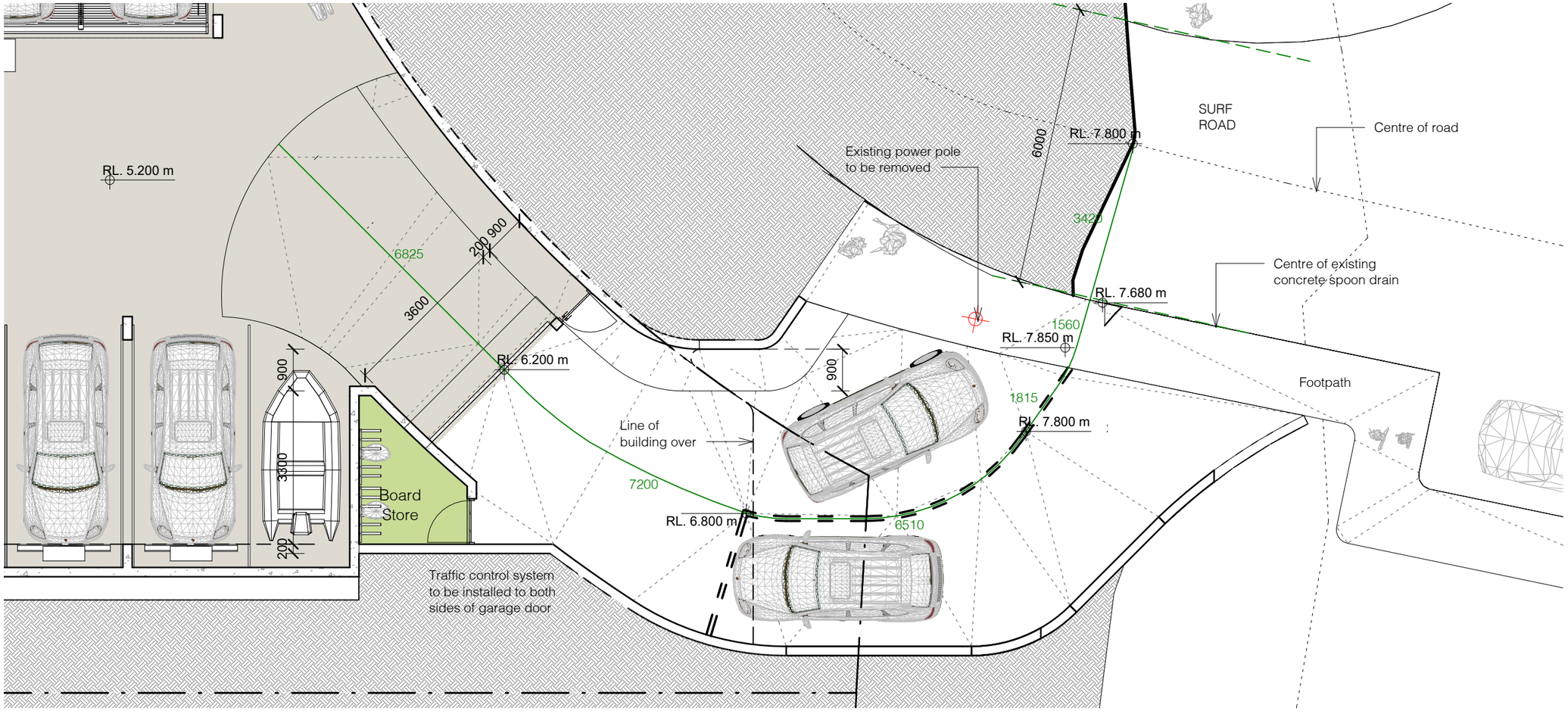
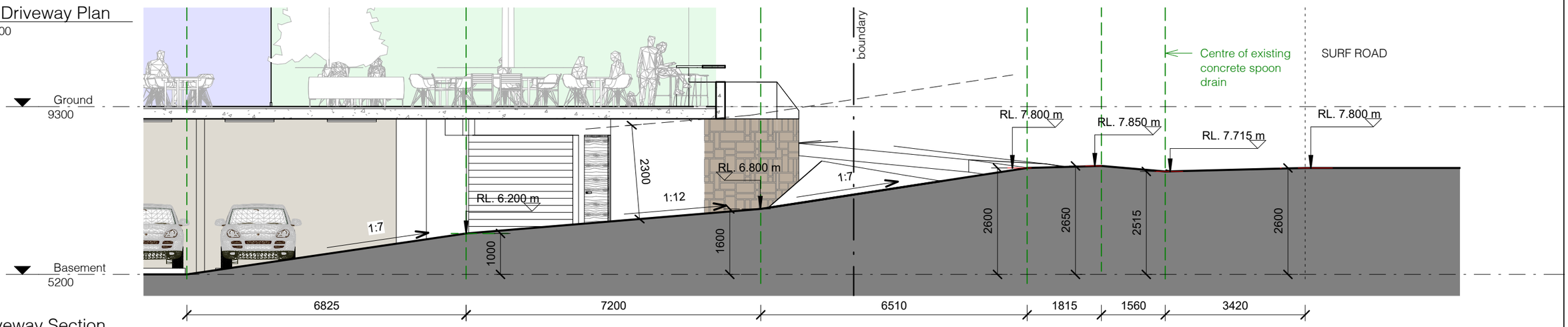
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Solar Access Study

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA19



1 DA Driveway Plan
1 : 100



2 Driveway Section
1 : 100

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
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Driveway Profile

Project number	1609	Checked by	RC
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Drawn by	KW		DA20

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
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Leslie Cassar

Photomontage - Whale Beach Road

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 1
Drawn by	KW		DA21

VIEW OF EXISTING BUILDING FROM SURF ROAD

VIEW OF PROPOSED BUILDING FROM SURF ROAD

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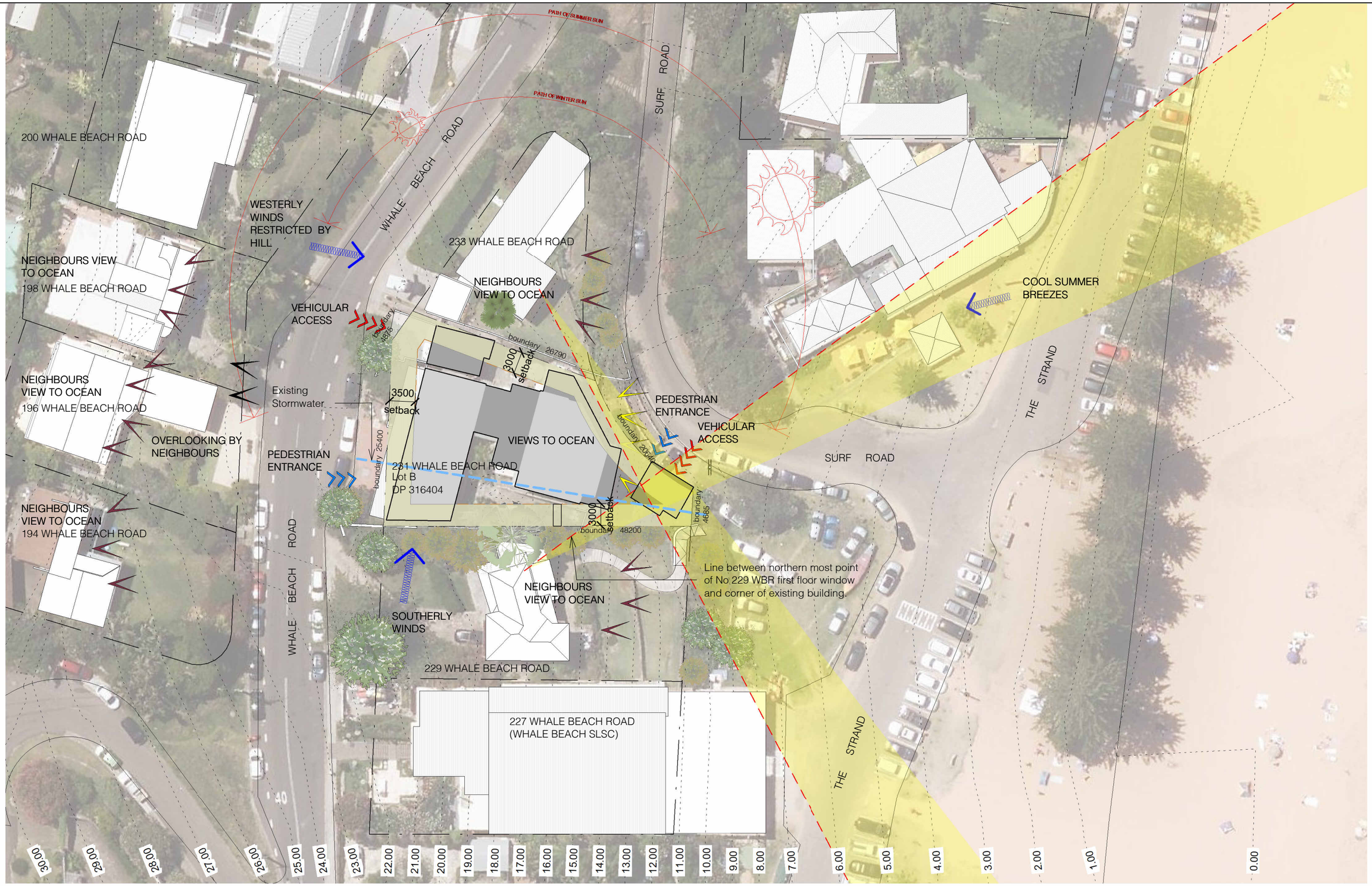
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Photomontage - Surf Road

Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	1 : 1
Drawn by	Author		DA22



N

1 DA Site Analysis - Existing
1 : 500

0 5.0m 10.0m 15.0m 20.0m 25.0m
1:500

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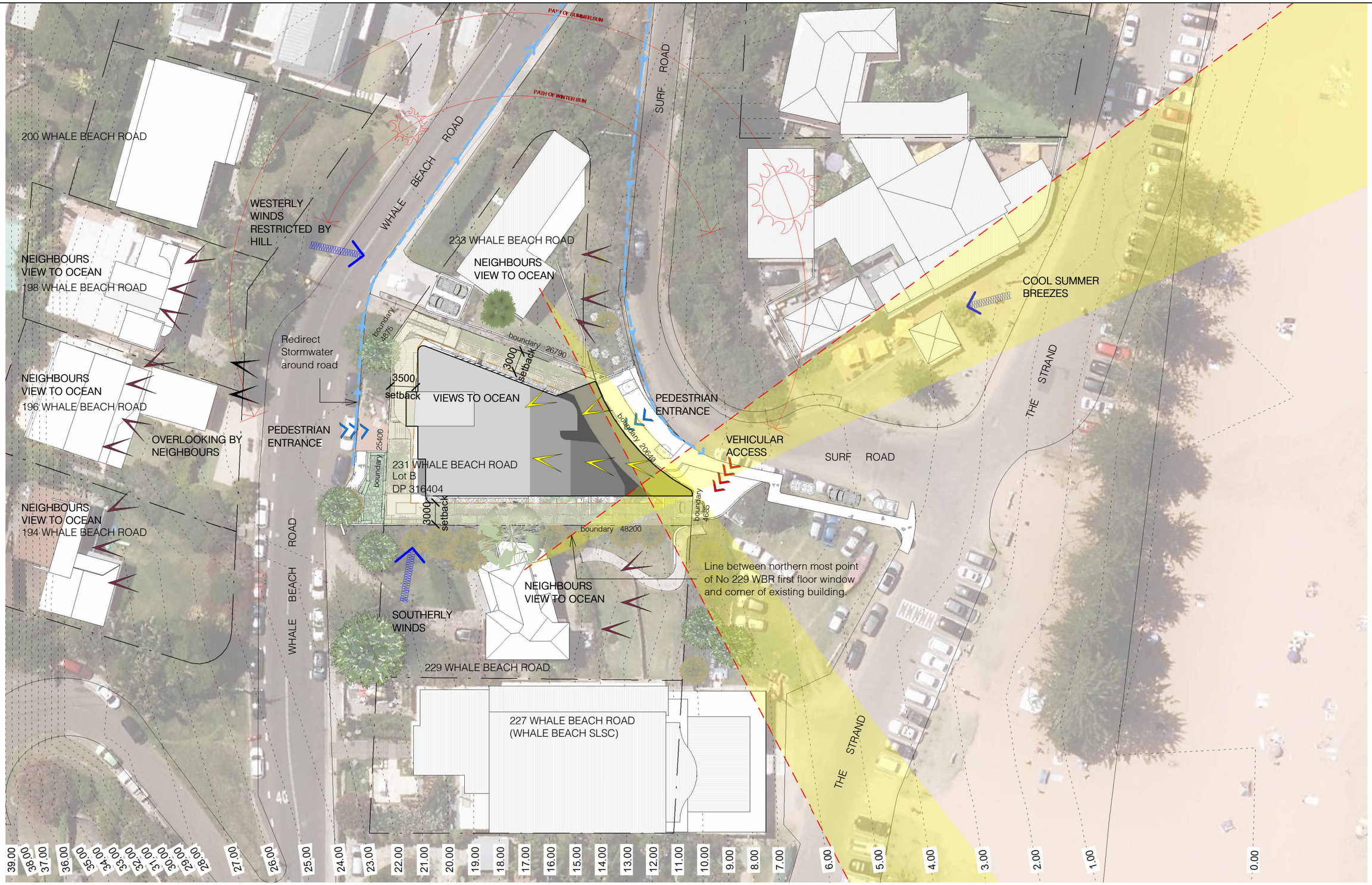
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Site Analysis - Existing

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 500
Drawn by	KW		DA23



N

1 DA Site Analysis - Proposed
1 : 500

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1:500

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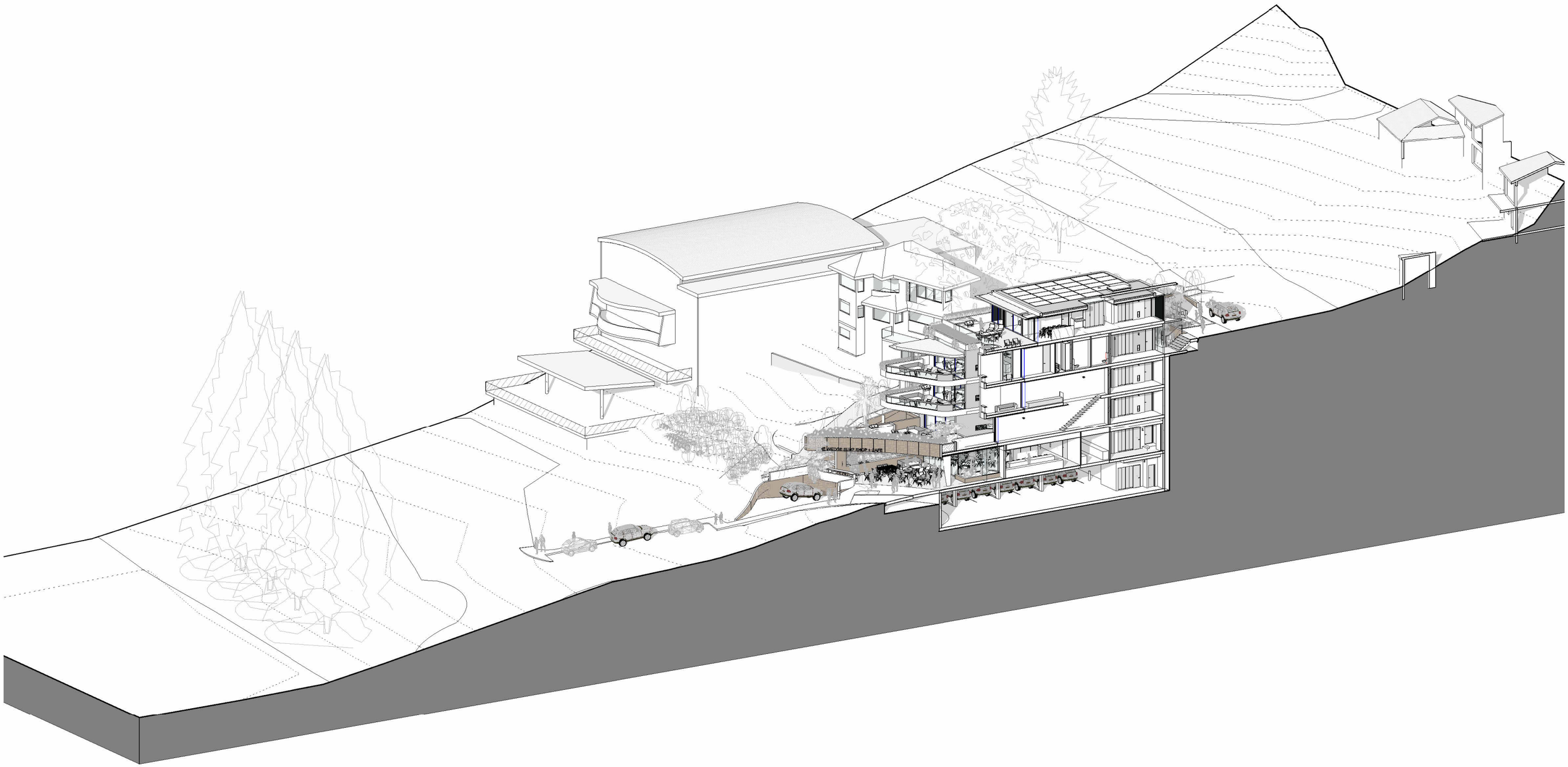
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Site Analysis - Proposed

Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	1 : 500
Drawn by	Author		DA24



1 DA Sectional Perspective

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Sectional Perspective (Site)

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA30

BUILDING HEIGHT

PITTWATER LEP:
8.5 metres or less in height

UNIT 1	COMPLIES
UNIT 2	COMPLIES
UNIT 3	COMPLIES
RETAIL 1	COMPLIES
RETAIL 2	COMPLIES
RETAIL 3	COMPLIES
UNIT 4	COMPLIES
UNIT 5	COMPLIES

COMPLIES

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

COMPLIES

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 = 1213sqm
Proposed Retail GLA = 299 sqm = 25%

Where variation is sought to the minimum requirement for commercial floor space, the applicant is required to justify that the commercial viability of the centre will not be affected in the short or long term and that residents can continue to be provided with a full range of services and facilities.

Note that an external terrace has also been provided for the retail space on the Ground floor level = 72 sqm

COMPLIES

PRIVATE OPEN SPACE

PITTWATER DCP:
For Shop Top Housing, residential flat buildings and multi dwelling housing, private open space at upper levels in the form of front/rear or internal courtyard balconies and terraces are required. The dimension of the balcony should be sufficient so that the area can be usable for recreational purposes (ie a minimum area of 10m2 and a minimum width of 2.4 metres). First floor balconies along the side boundary must bedesigned to limit overlooking and maintain privacy of adjoining residences.
Balconies are prohibited from overhanging public property.

PRIVATE OPEN SPACE

APARTMENT 1	43 sqm
APARTMENT 2	41 sqm
APARTMENT 3	29 sqm
APARTMENT 4	47 sqm
APARTMENT 5	69 sqm

COMPLIES

LANDSCAPE

PITTWATER DCP:
For shop top housing, a planter or landscaped area with minimum area of 4m ^{2} 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).

TOTAL SITE AREA		844 sqm
REQUIRED LANDSCAPED AREA	20%	168.8 sqm
	5 X 35 sqm	175 sqm
LANDSCAPED AREAS		245.70 sqm
Includes 84.3 sqm (10%) of deep soil >3m wide		
ADDITIONAL LANDSCAPED AREA		43.59 sqm
Planter Beds greater than 800mm deep		
TOTAL PROPOSED LANDSCAPE AREA		289.29 sqm = 34.3%

COMPLIES

SOLAR ACCESS

PITTWATER DCP:
The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.
Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).
Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.
Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.

APARTMENT 1	COMPLIES WITH 8:00am to 11:00am
APARTMENT 2	COMPLIES WITH 8:00am to 11:00am
APARTMENT 3	COMPLIES WITH 8:00am to 11:00am
APARTMENT 4	COMPLIES WITH 8:00am to 11:00am
APARTMENT 5	COMPLIES WITH 8:00am to 11:00am

COMPLIES WITH OBJECTIVES

OFFSTREET CARPARKING

PITTWATER DCP:
Apartments of 2 or more bedrooms require 2 parking spaces per dwelling. Separate visitor parking is to be provided at a rate of 1 space per 3 dwellings rounded up. Secure bicycle storage facilities must be provided within the building at the rate of 1 bicycle rack per 3 dwellings.

Retail/commercial premises require 1 carparking space per 30sqm GLA, plus the number of on street carparking spaces lost by the development. Retail/commercial carparking spaces should not be restricted or obstructed (eg behind roller doors)

Disabled parking is to be provided at the rate of 3% of the required carparking spaces or 1 car space, whichever is the greater.

APARTMENTS 1 - 5 (2 or more bedrooms each)	10 car spaces
VISITORS	2 car spaces
RETAIL (299 sqm)	10 car spaces
TOTAL REQUIRED CAR SPACES:	22
APARTMENTS 1 - 5 (2 bedrooms each)	10 car spaces
VISITORS (includig 1 disabled space)	2 car spaces
RETAIL	6 car spaces
TOTAL CAR SPACES PROVIDED:	18

COMPLIES WITH OBJECTIVES

SIDE & REAR SETBACKS

PITTWATER DCP:
3.0m along the adjoining side or rear boundary

4.0m setback provided along side boundaries

COMPLIES

FRONT SETBACKS

PITTWATER DCP:
3.5m or established building line, whichever is the greater

AWNINGS

PITTWATER DCP:
Continuous footpath awnings should be provided to the street adjoining business development for weather protection for pedestrians.
Awnings are to comply with the relevant adopted Masterplan for the area. Where there is no Masterplan, new buildings shall provide awnings setback 3.5m from the face of the street kerb.

COMPLIES WITH OBJECTIVES

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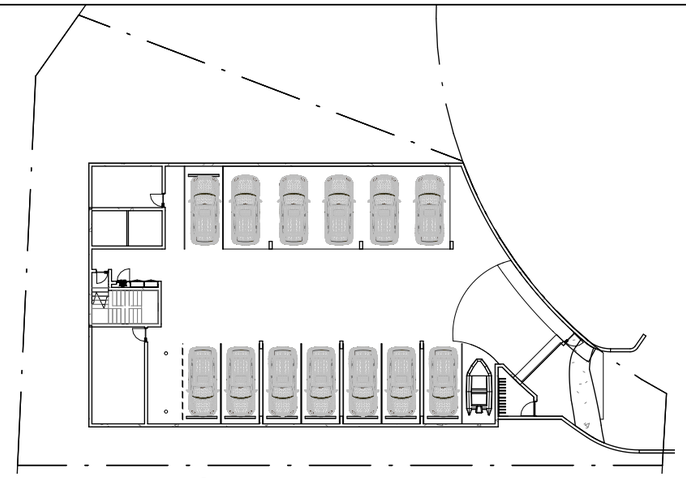
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Compliance Check

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA31



1 Basement GFA
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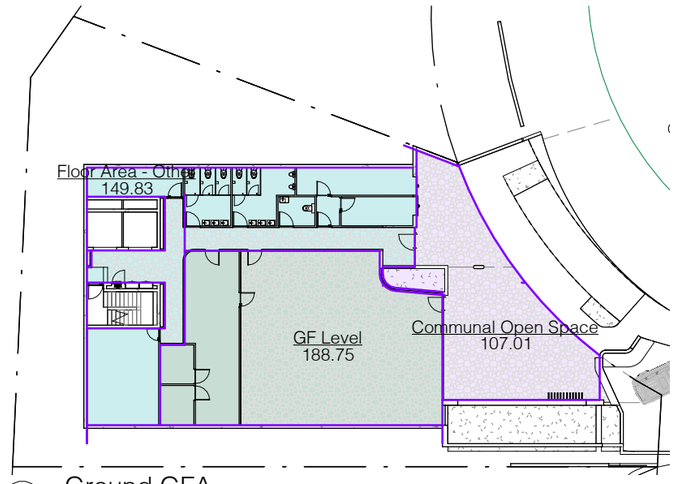

2 Ground GFA
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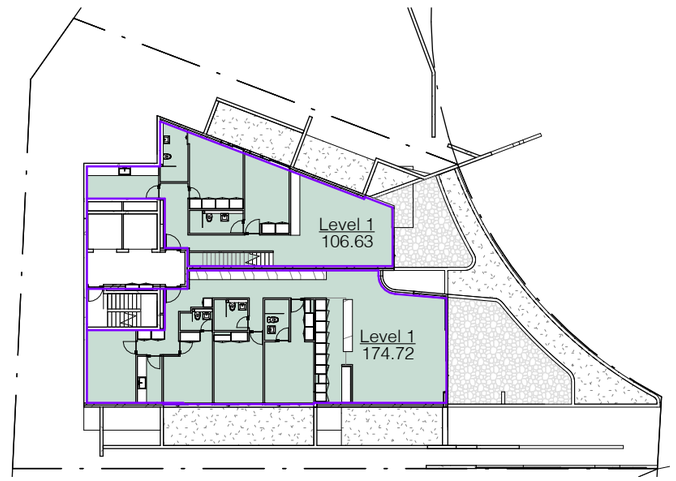

3 Level 1 GFA
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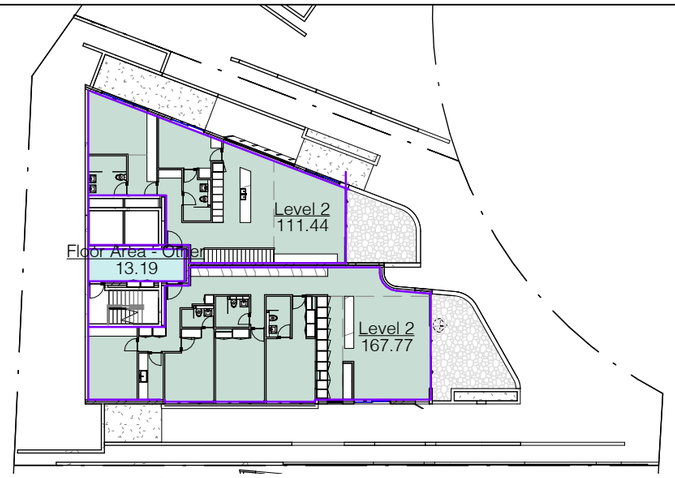

4 Level 2 GFA
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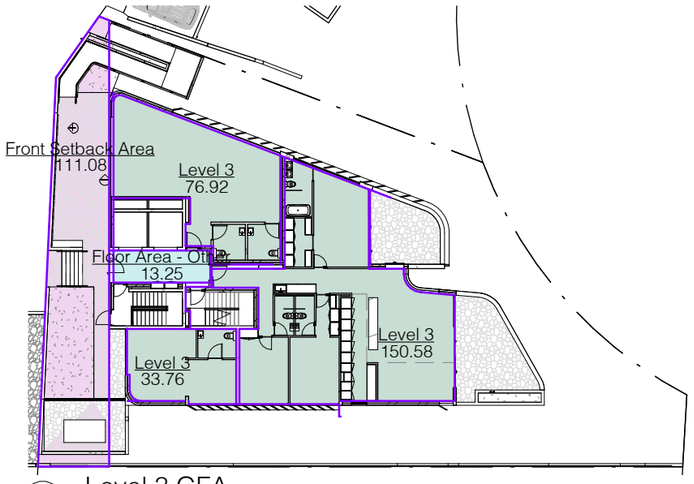

5 Level 3 GFA
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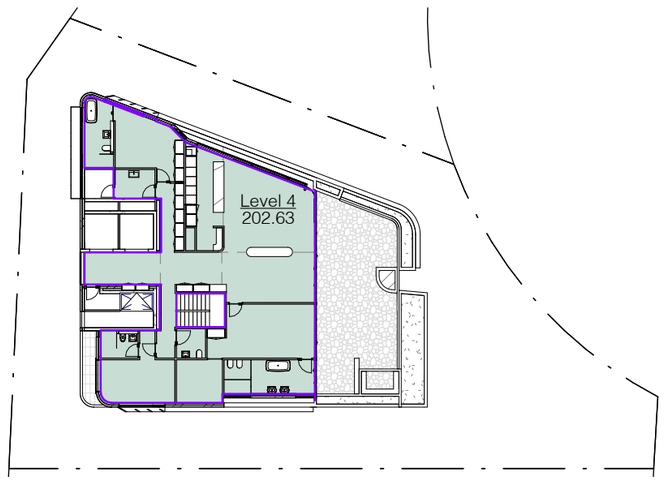

6 Level 4 GFA
1 : 400

Gross Floor Area Schedule	
Level	Area
Ground	188.75
Level 1	281.35
Level 2	279.21
Level 3	261.26
Level 4	202.63
Grand total	1213.19

SITE AREA 844.7 sqm

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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WHALE BEACH NEIGHBOURHOOD CENTRE

DEVELOPMENT APPLICATION

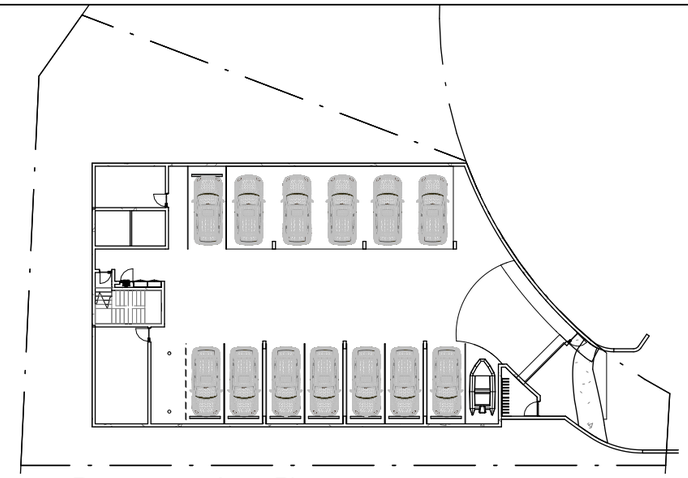
231 Whale Beach Road, Whale Beach

for

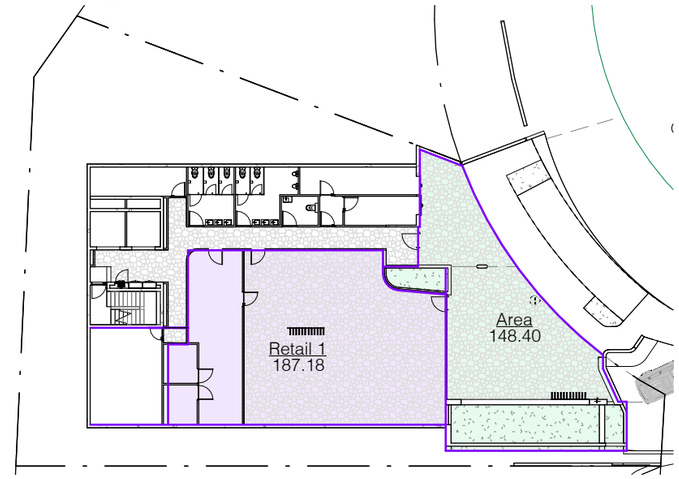
Leslie Cassar

Gross Floor Area Calculations

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 400
Drawn by	KW		DA32



1 Basement - Area Plan
1 : 400



2 Ground - Retail Area Plan
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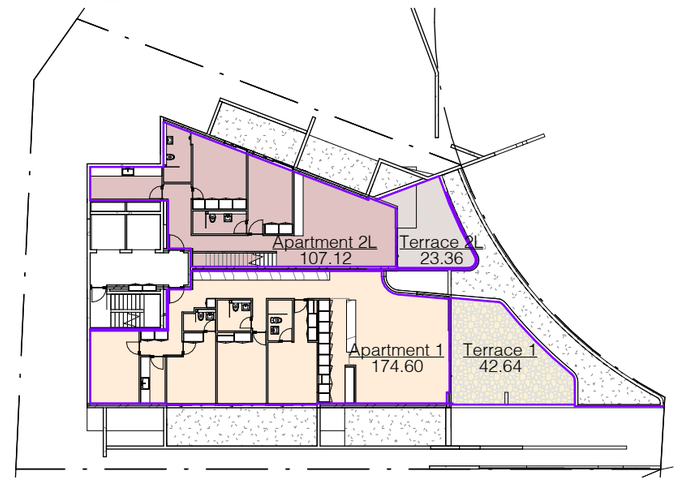
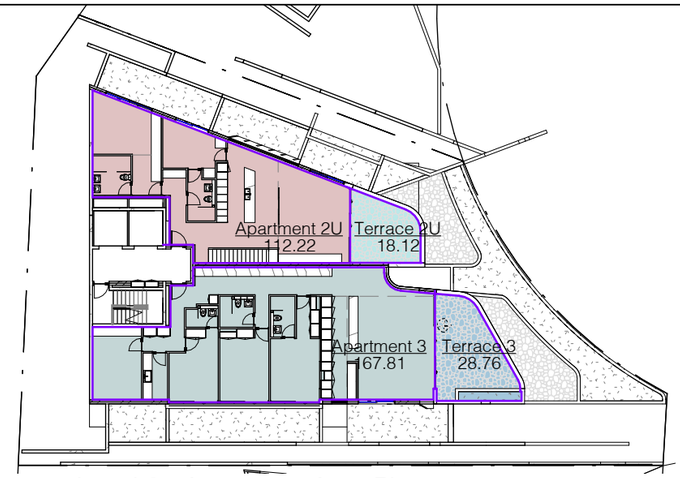


3 Level 1 - Apartment Area Plan
1 : 400



4 Level 2 - Apartment Area Plan
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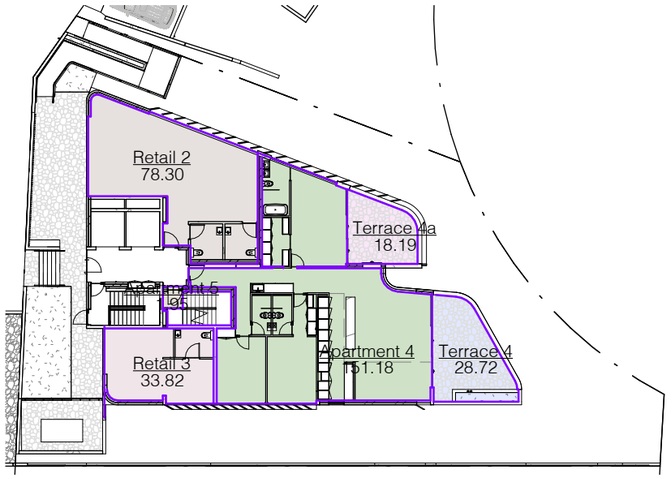
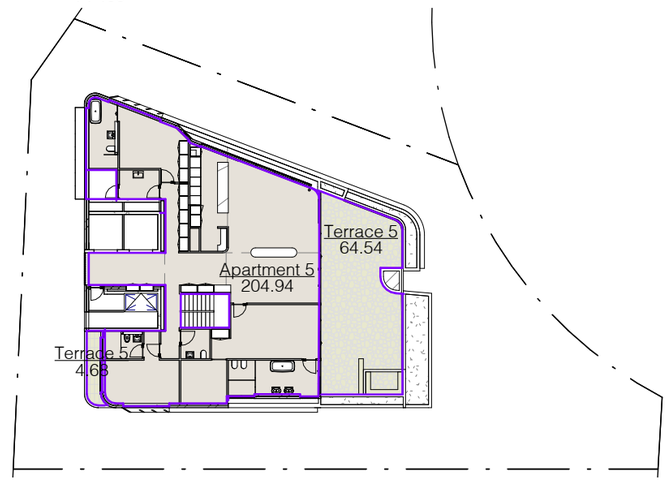


5 Level 3 - Apartment/Retail Area Plan
1 : 400



6 Level 4 - Apartment Area Plan
1 : 400

- Apartment 1
- Apartment 2L
- Apartment 2U
- Apartment 3
- Apartment 4
- Apartment 5
- Area
- Communal Open Space
- Retail 1
- Retail 2
- Retail 3
- Terrace 1
- Terrace 2L
- Terrace 2U
- Terrace 3
- Terrace 4
- Terrace 4a
- Terrace 5
- Terrace R1
- Terrace R2

Area Schedule - Apartments & Tenancies Exterior

Level	Name	Area
Level 1	Terrace 2L	23.36
Level 1	Terrace 1	42.64
Level 2	Terrace 3	28.76
Level 2	Terrace 2U	18.12
Level 3	Terrace 4a	18.19
Level 3	Terrace 4	28.72
Level 4	Terrace 5	69.22
Grand total		229.00

Area Schedule - Apartments Interior

Level	Name	Area
Level 1	Apartment 1	174.60
Level 1	Apartment 2L	107.12
Level 2	Apartment 2U	112.22
Level 2	Apartment 3	167.81
Level 3	Apartment 4	151.18
Level 3	Apartment 5	1.95
Level 4	Apartment 5	204.94
Grand total		919.83

Area Schedule - Retail Interior

Level	Name	Area
Ground	Retail 1	187.18
Level 3	Retail 2	78.30
Level 3	Retail 3	33.82
Grand total		299.30

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No.	Revision Description	Date
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020
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T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021

WHALE BEACH NEIGHBOURHOOD CENTRE

DEVELOPMENT APPLICATION

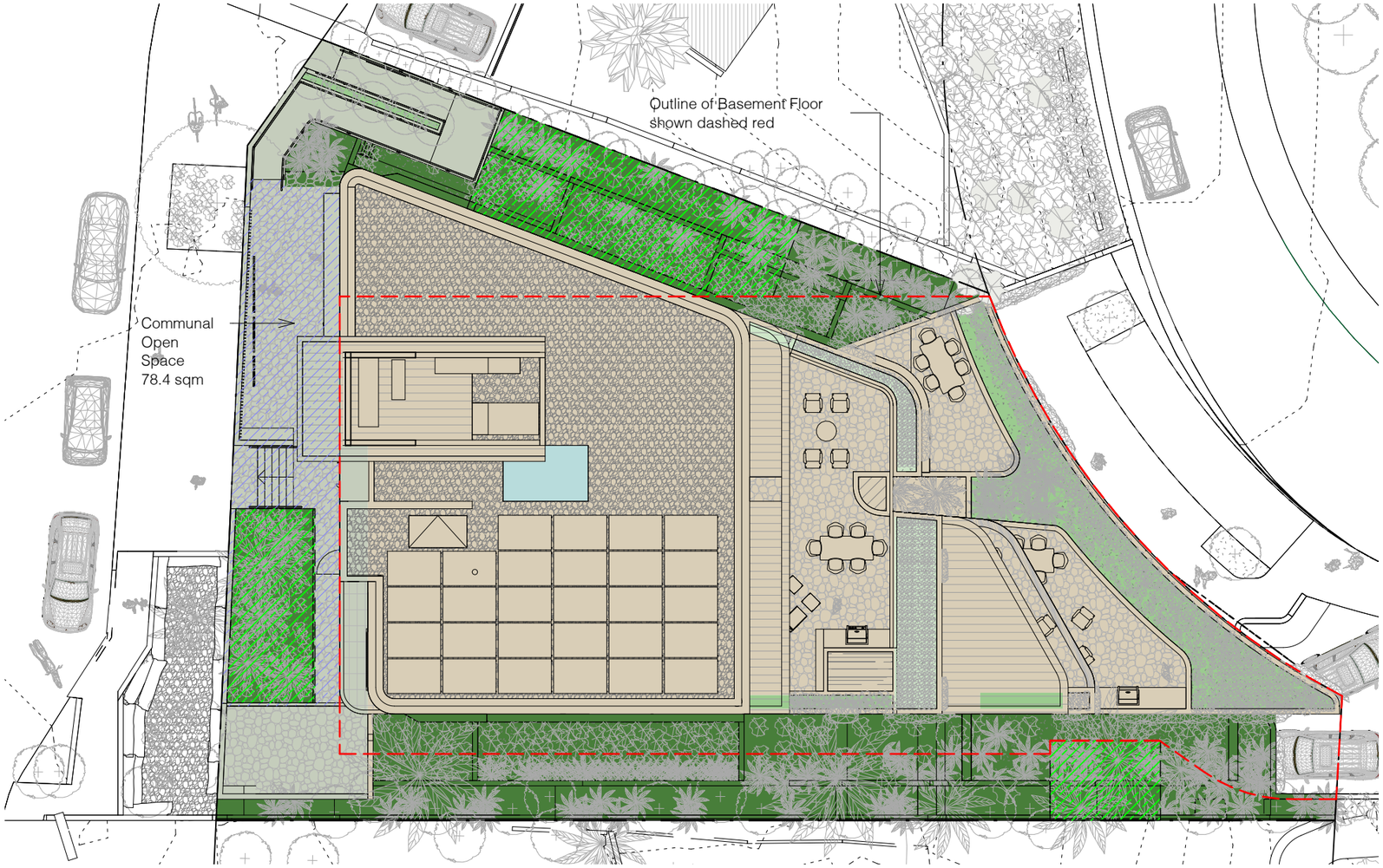
231 Whale Beach Road, Whale Beach

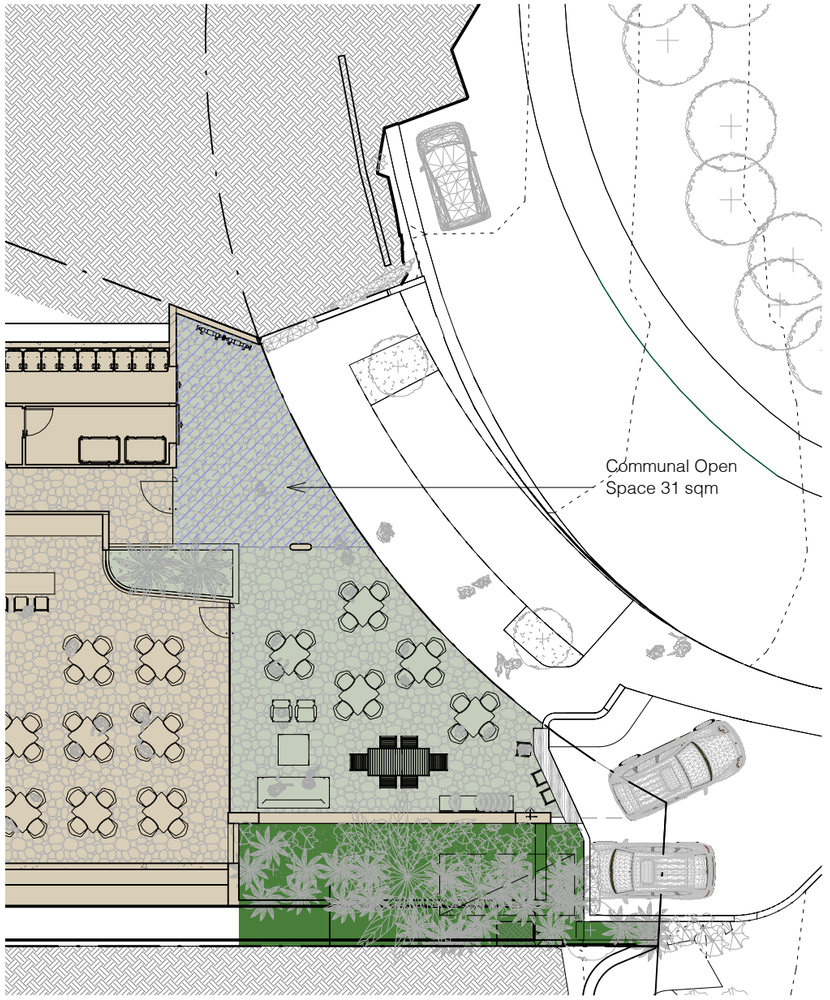
for

Leslie Cassar

Area Calculations

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 400
Drawn by	KW		DA33





LANDSCAPE

PITTWATER DCP:

For shop top housing, a planter or landscaped area with minimum area of 4m ^{2} 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.

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.

Site Area = 844.7sqm

Communal Open Space	= 109.4 sqm = 13%
Landscaped Area	= 245.70 sqm = 29.1%
Deep Soil Planting > 3m wide as required by Apartment Design Guide	= 84.3 sqm = 10%
Additional Landscaped Area (planter beds greater than 800mm deep)	= 43.59 sqm = 5.16%
Total Proposed Landscaped Area	= 289.29 sqm = 34.3%
Additional Planter Beds sqm (planter beds less than 800mm deep)	= 16
Built Upon Area	

0 2.0m 4.0m 6.0m 8.0m 10.0m

1:200

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WHALE BEACH NEIGHBOURHOOD CENTRE
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231 Whale Beach Road, Whale Beach
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Leslie Cassar

Landscaped Areas

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA34

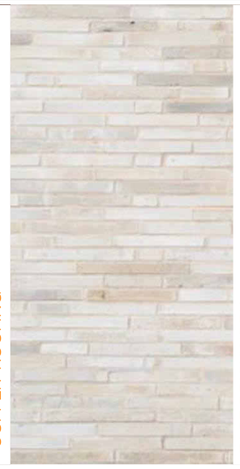
OFF FORM CONCRETE

STONE CLADDING

STONE PAVING

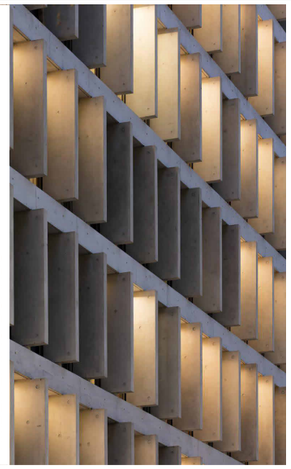
ALUMINIUM WINDOWS

COPPER ROOFING



FACE BRICKWORK

TIMBER LINING BOARDS



TERRAZZO SCREEN

NEIGHBOURS EXISTING WALL

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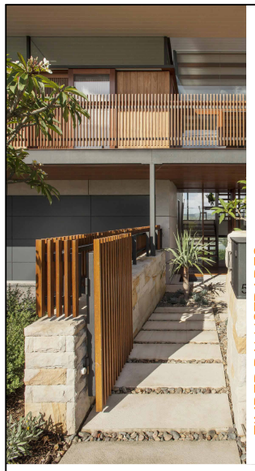
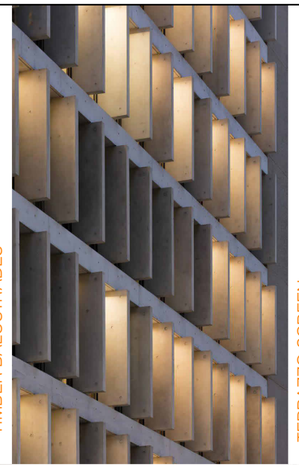
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Finishes Board - Surf Road

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 1
Drawn by	KW		DA35





TIMBER BALUSTRADES

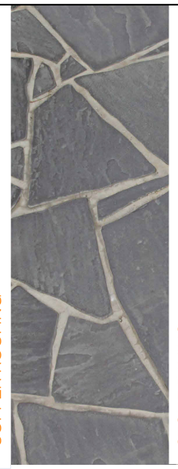
TERRAZZO SCREEN

TERRAZZO SCREEN

OFF FORM CONCRETE

TIMBER LINING BOARDS

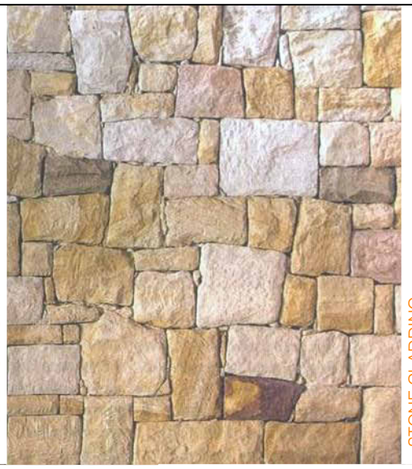
COPPER ROOFING



STONE PAVING

RIVER PEBBLE ROOF

FACE BRICKWORK



STONE CLADDING

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Finishes Board - Whale Beach Road

Project number	1609	Checked by	RC
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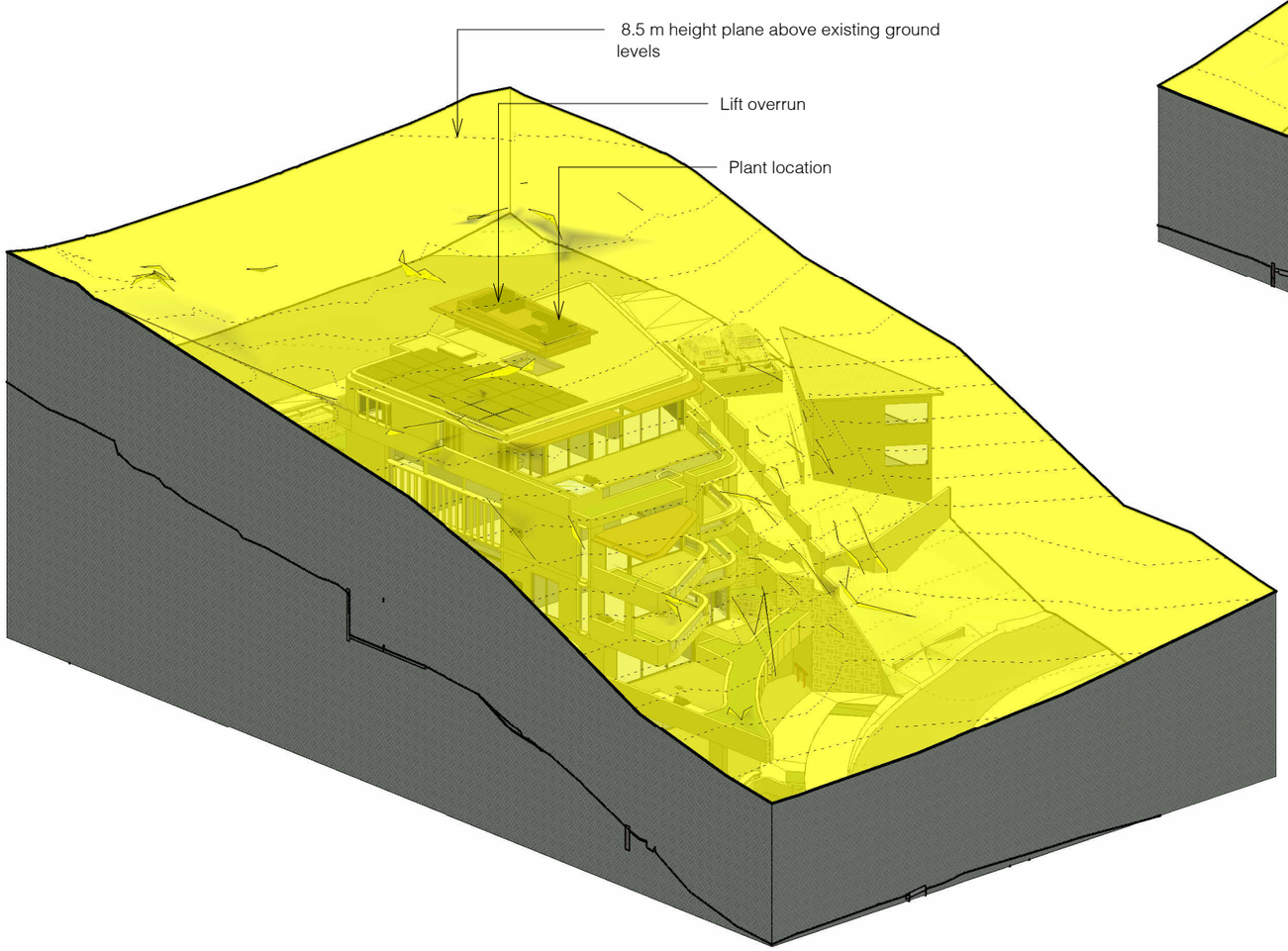
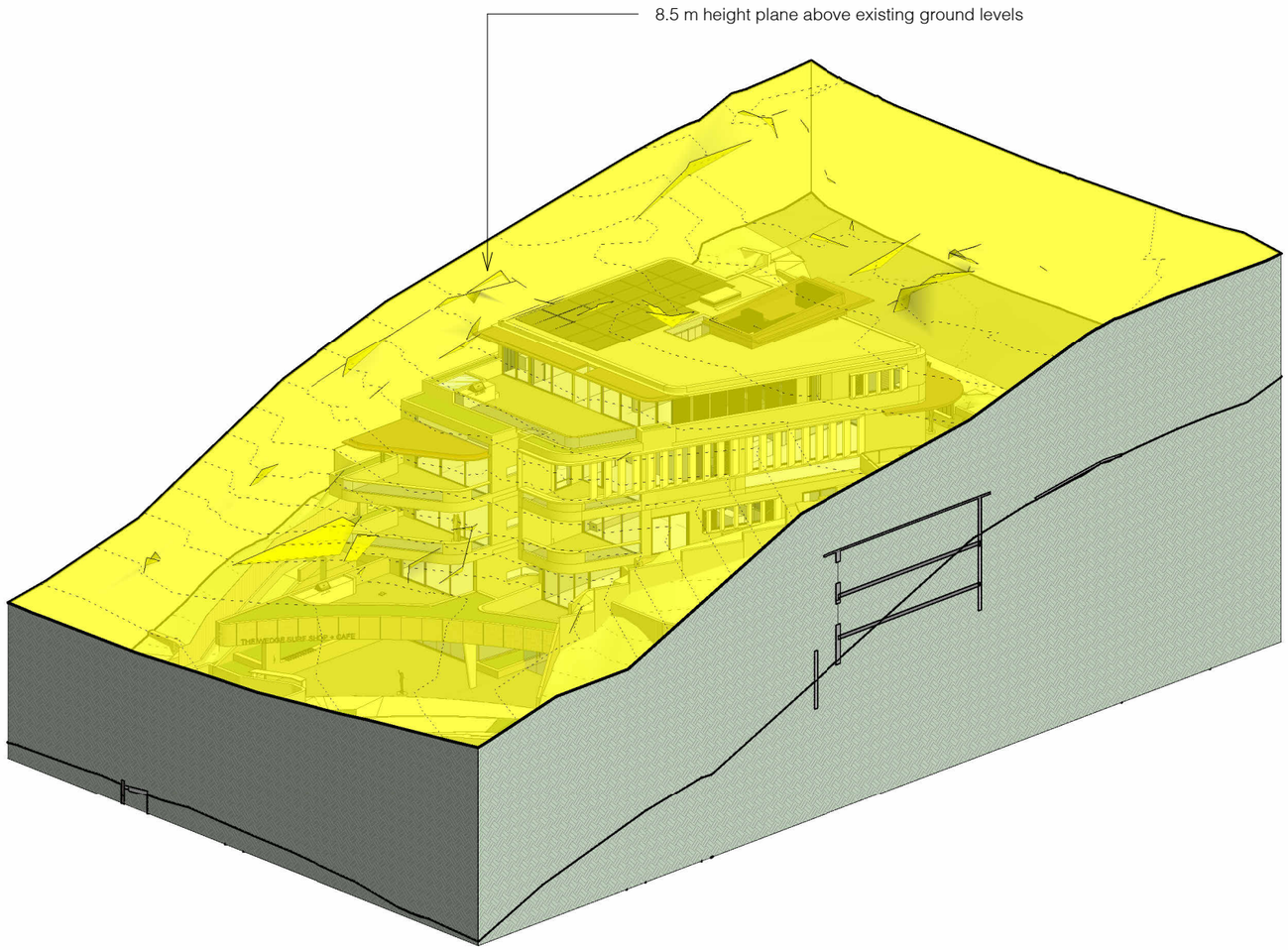
Drawn by	KW		DA36





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WHALE BEACH NEIGHBOURHOOD CENTRE

DEVELOPMENT APPLICATION

231 Whale Beach Road, Whale Beach

for

Leslie Cassar

Building Height Plane

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA37

Window Schedule for BASIX

Type Mark	Mark	Keynote	Orientation	Area	Length	Unconnected Height	Comments
W	101	AFW	E	18.02	6107	2950	awning
W	102	AFW		0.72	1200	600	
W	103	AFW	S	6.26	3260	1950	
W	104	AFW	S	6.24	3300	1950	
W	105	AFW	S	6.24	3350	1950	
W	201	AFW	E	11.24	3952	2950	awning
W	202	AFW	NE	3.36	1600	2100	
W	203	AFW	NE	5.88	2900	2100	
W	204	AFW	NE	5.83	1977	2950	
W	205	AFW	E	14.36	5156	2950	awning
W	206	AFW	NE	7.78	3240	2400	awning
W	207	AFW	NE	5.52	2300	2400	awning
W	208	AFW	NE	6.83	4880	1400	external screen
W	209	AFW	NE	5.76	2400	2400	external screen
W	301	AFW	E	18.25	6187	2950	awning
W	302	AFW	S	2.66	900	2950	
W	303	AFW		5.76	2400	2400	
W	304	AFW	S	0.60	1000	600	
W	305	AFW	S	7.38	3210	2300	
W	306	AFW	S	7.36	3200	2300	
W	307	AFW	S	7.36	3199	2300	
W	308	AFW	S	2.08	3200	651	
W	309	AFW	S	2.08	3200	650	
W	310	AFW	S	2.09	3260	650	
W	311	AFW	S	0.89	1490	600	
W	312	AFW	S	1.28	2235	600	
W	313	AFW		0.93	1543	600	
W	401	AFW	E	15.73	6051	2600	awning
W	402	AFW	S	2.97	900	3300	
W	403	AFW	S	0.60	1000	600	
W	404	AFW	S	7.70	3210	2400	external screen
W	405	AFW	S	7.68	3200	2400	external screen
W	406	AFW	S	2.89	3260	900	
W	407	AFW	S	2.88	3300	900	
W	408	AFW		0.93	1543	600	
W	409	AFW	E	16.02	4855	3300	awning
W	410	AFW	NE	10.63	4620	2300	external screen
W	411	AFW	E	3.56	6186	575	
W	412	AFW		3.96	1200	3300	
W	501	AFW	E	5.81	2152	2700	awning
W	502	AFW	E	9.52	3625	2700	awning
W	503	AFW	E	5.98	2215	2700	
W	504	AFW	S	3.24	1200	2700	external screen
W	505	AFW	S	4.60	1755	2700	external screen
W	506	AFW		0.86	460	2700	
W	507	AFW	S	4.20	3000	1400	awning
W	508	AFW	W	5.65	2092	2700	external screen
W	509	AFW	W	4.75	5940	800	awning
W	510	AFW		5.04	3600	1400	
W	511	AFW	NE	3.51	1300	2700	external screen
W	512	AFW	N	20.65	7648	2700	external screen
W	513	AFW	W	0.70	511	1700	

Window Schedule for BASIX

Type Mark	Mark	Keynote	Orientation	Area	Length	Unconnected Height	Comments
W	514	AFW	E	12.26	4540	2700	awning
W	515	AFW	NE	2.72	1002	2700	
W	CA01	AFW		6.93	2340	3300	
W	CA02	AFW		9.07	2640	3500	
W	CA03	AFW		6.36	2185	3050	
W	L01	AFW	W	5.66	2335	2700	external screen
W	R101	AFW	E	23.94	7114	3500	awning
W	R102	AFW		9.57	3139	3050	
W	R201	AFW	W	17.16	5200	3300	awning
W	R202	AFW		17.32	7680	2300	external screen
W	R203	AFW	NE	6.77	7672	900	
W	R301	AFW	W	9.85	3085	3300	
W	R303	AFW	S	7.15	3110	2300	external screen
W	R304	AFW	S	2.79	3100	900	
W	S01	AFW	W	2.86	1160	2700	

Schedule of BASIX Commitments - Refer to BASIX Certificate prepared by Insight Energy

1. Commitments for Residential Flat Buildings

a. Dwellings

i. Water

The applicant must plant indigenous or low water species of vegetation as specified in the certificate

The project includes a spa with volume of 3 kilolitres and a cover

All dwellings must have 4 star rated taps and toilets, and 3 star rated shower heads, dishwashers and clothes washers

ii. Energy

All dwellings are to be connected to a 4 star gas instantaneous hot water system

All bathrooms and laundries are to have ducted exhausts manually operated

All kitchens to have manually operated exhaust fans, gas cooktop and electric oven

All dwellings to have 1 phase airconditioning,

Natural lighting is to be provided as shown in the certificate, all other lighting is to be LED.

The spa to apartment 5 is to have a gas boosted solar water heater.

iii. Thermal Comfort

There is no inslab heating proposed

Construction of floor and walls is to be in accordance with the NatHERS Certificate

b. Common areas and Central Systems/facilities

i.Water

A water tank of at least 5000l is to be installed to collect roof water, and to be connected to common garden areas

ii. Energy

The basement carpark is to have mechanical ventilation

Lighting to the basement is to be fluorescent or LED, connected to sensors or manually operated

THERMAL PERFORMANCE REQUIREMENTS

Mixed Use Development - Thermal Assessment for Residential Apartments 1-5
231 Whale Beach Road, Whale Beach NSW 2107

See NatHERs Certificate for full information
Builder to confirm insulation and glazing requirements in NatHERs Certificate prior to construction

All insulation and glazing must meet BCA and Australian Standard requirements

	Construction	Added Insulation
External walls	270mm Double brick with cavity 200mm Concrete walls	**All Apartments** - No insulation added to external walls
Internal walls	100mm single skin brick	No insulation added
Common Walls	200mm concrete walls separating apartments from stairwell, lift or retail	No insulation added
External Flooring under Apartments	Suspended concrete slab 300mm thickness	No insulation added
Ceilings between Floors	Suspended concrete slab 300mm thick with plasterboard lining beneath	**Apartments 1-4** – No insulation required
Ceiling to roof cavity	**Apartment 4 –** Suspended concrete slab with plasterboard lining beneath (terrace of Apartment 5 above). **Apartment 5** – Suspended concrete slab 300mm thick with plasterboard lining beneath	**Apartment 4 –** R2.0 bulk insulation between suspended concrete and plasterboard ceiling to kitchen/living/dining and pantry zones only. Remainder of ceiling, no insulation required. **Apartment 5** – R2.0 bulk insulation between suspended concrete and plasterboard all ceiling
Roof	Concrete roof above **Apartment 5**	Waterproofing membrane
Ceiling fans	All apartments	Ceiling fans (1200 diameter) one each to living/dining zones, media room and bedrooms.
Fixed floor coverings	Tiles to wet areas Carpet to bedrooms Timber flooring to living, dining, kitchen, pantry, hallways, media and other living zones.	
Glazing - All glazing to be in accordance with BCA standards.	Aluminum frames (draft sealed)	Glazed doors and windows - Single glazed clear – U-value 6.70 SHGC 0.70
Ceiling Penetration		This assessment has been rated with LED downlights and exhaust fans Apartment 1 - Run 8; Apartment 2 – Run 4; Apartment 3 – Run 8; Apartment 4 – Run 6; Apartment 5- Run 5 Dated 21/07/2021

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
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BASIX Requirements

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA39

CW Concrete Wall
DR Driveway
FY Fire Hydrant
LT Lift
MW Masonry Wall
PB Planter Bed
SP Stone Paving
ST Stair
SW Stone Wall

N

1 DA Retail 1 Plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

200 6280 100 3000 100 4090 100 7600 230

Electrical & Comms
CW
LT
LT
CW
ST
CW
Fire Sprinkler Pump & Tank Room
CW
Female WC
Male WC
ACC WC
Vest.
bulky goods storage
Garbage - Res
Garbage - Comm
MW
1500
1500
MW
CW
Retail 1
RL. 9.300 m
1425
2085
MW
FY
FY
200
1800
100
1900
100
1425
100
6000
5000
3500
SURF ROAD
Service Bay
9725
Outdoor Seating Area
SP
RL. 9.300 m
SW
1650
200
SW
PB
SW
PB
DR
boundary
boundary

200 6280 100 16810 350 10170
23740 10170

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
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boundary

Retail 1 Plan

Project number	1609	Checked by	RC
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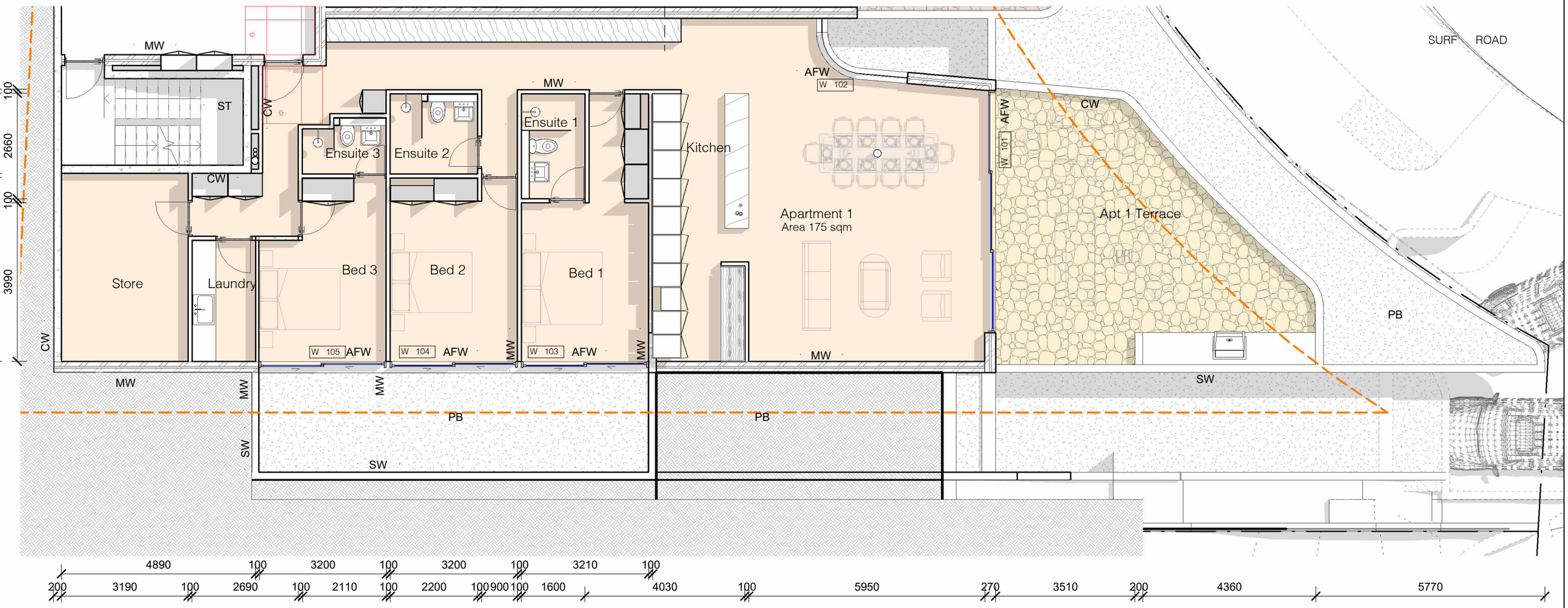
Drawn by	KW		DA40



AFW Aluminium Framed Window
CW Concrete Wall
MW Masonry Wall
PB Planter Bed
ST Stair
SW Stone Wall

1 DA Apartment 1 Plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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Apartment 1 Plan

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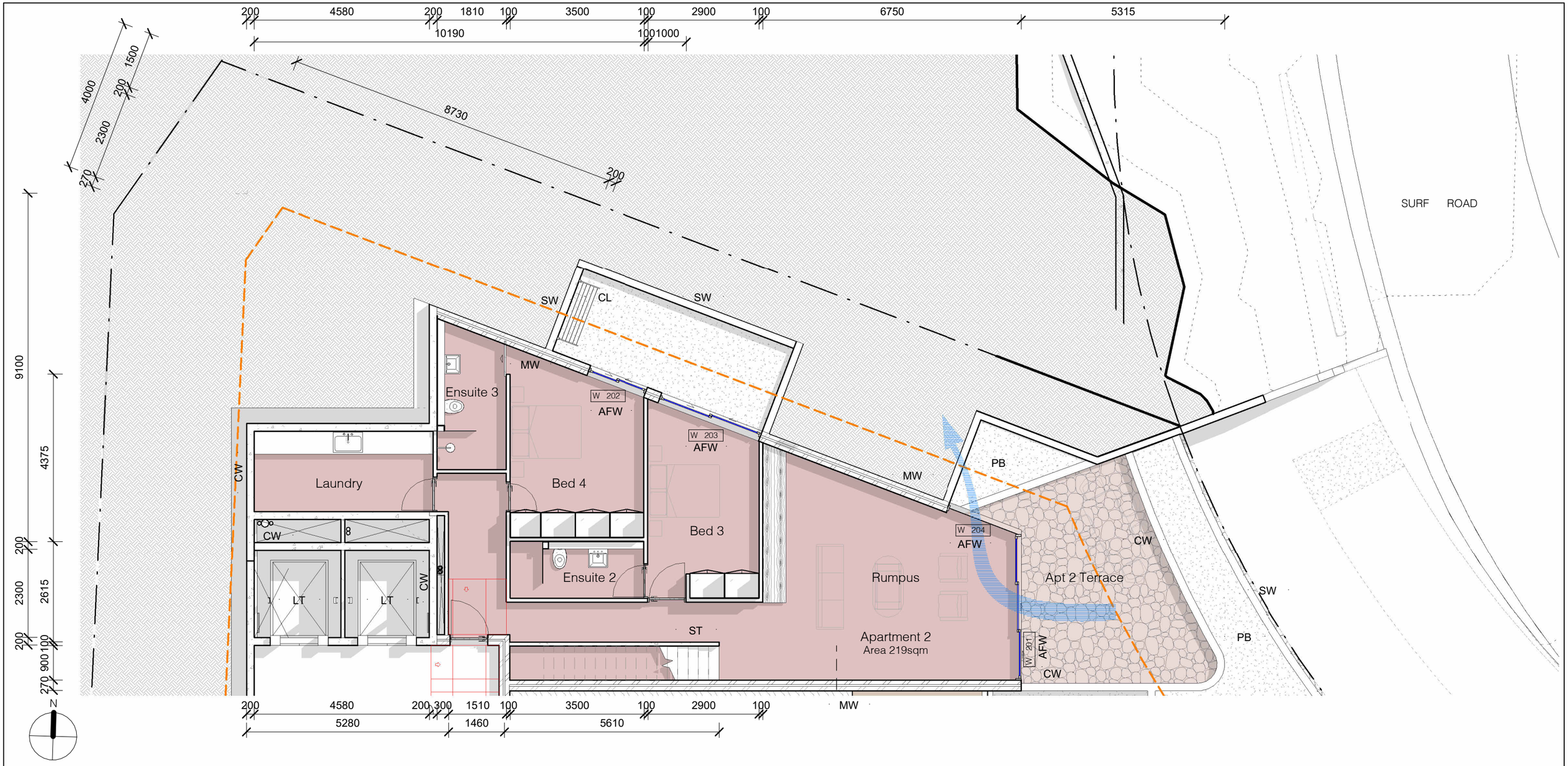
Date	AUGUST 2021	Scale	1 : 100
Drawn by	KW		DA41



AFW	Aluminium Framed Window
CL	Clothesline
CW	Concrete Wall
LT	Lift
MW	Masonry Wall
PB	Planter Bed
ST	Stair
SW	Stone Wall

1 DA Apartment 2 plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
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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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M	Development Application	17/04/2020
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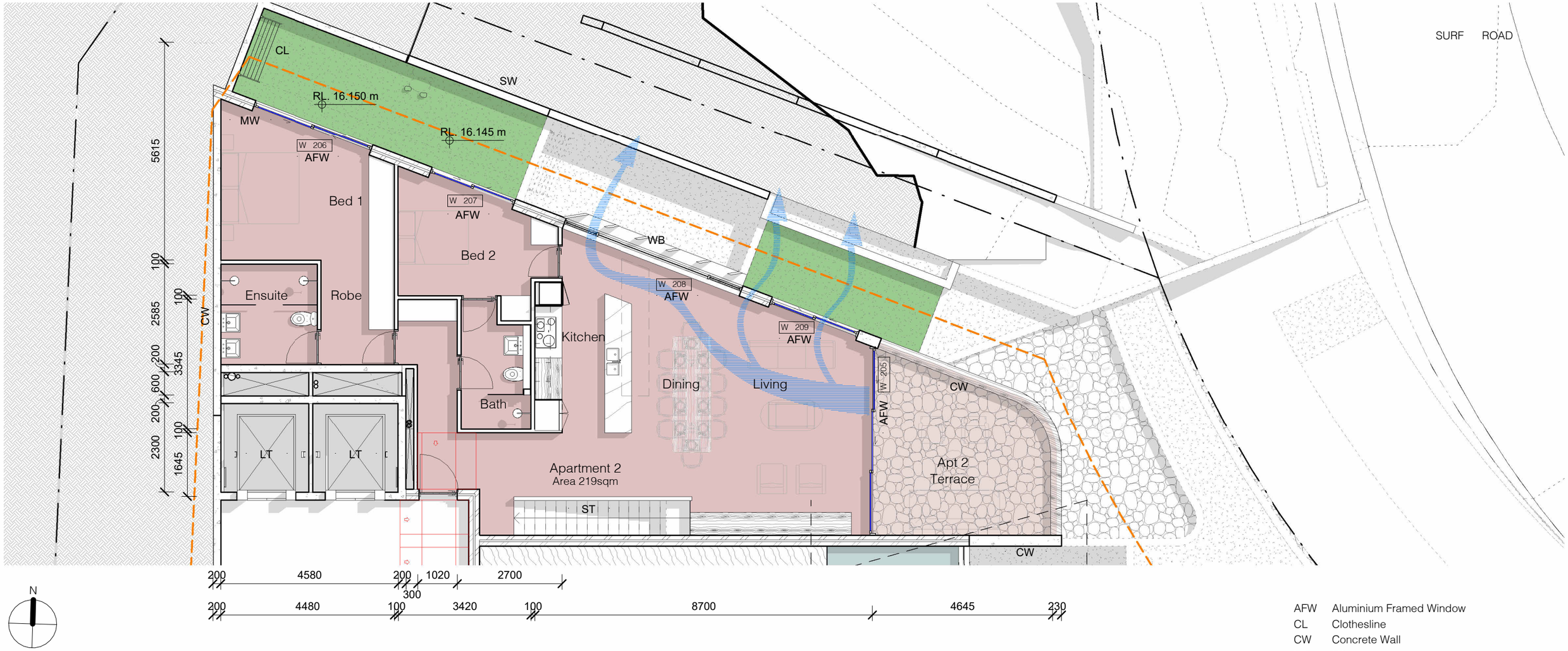
U	Section 8.2 Review	06/08/2021

WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Apartment 2 Plan (lower)

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 100
Drawn by	KW		DA42



AFW	Aluminium Framed Window
CL	Clothesline
CW	Concrete Wall
LT	Lift
MW	Masonry Wall
ST	Stair
SW	Stone Wall
WB	Window Box

1 DA Apartment 2 Plan (upper)
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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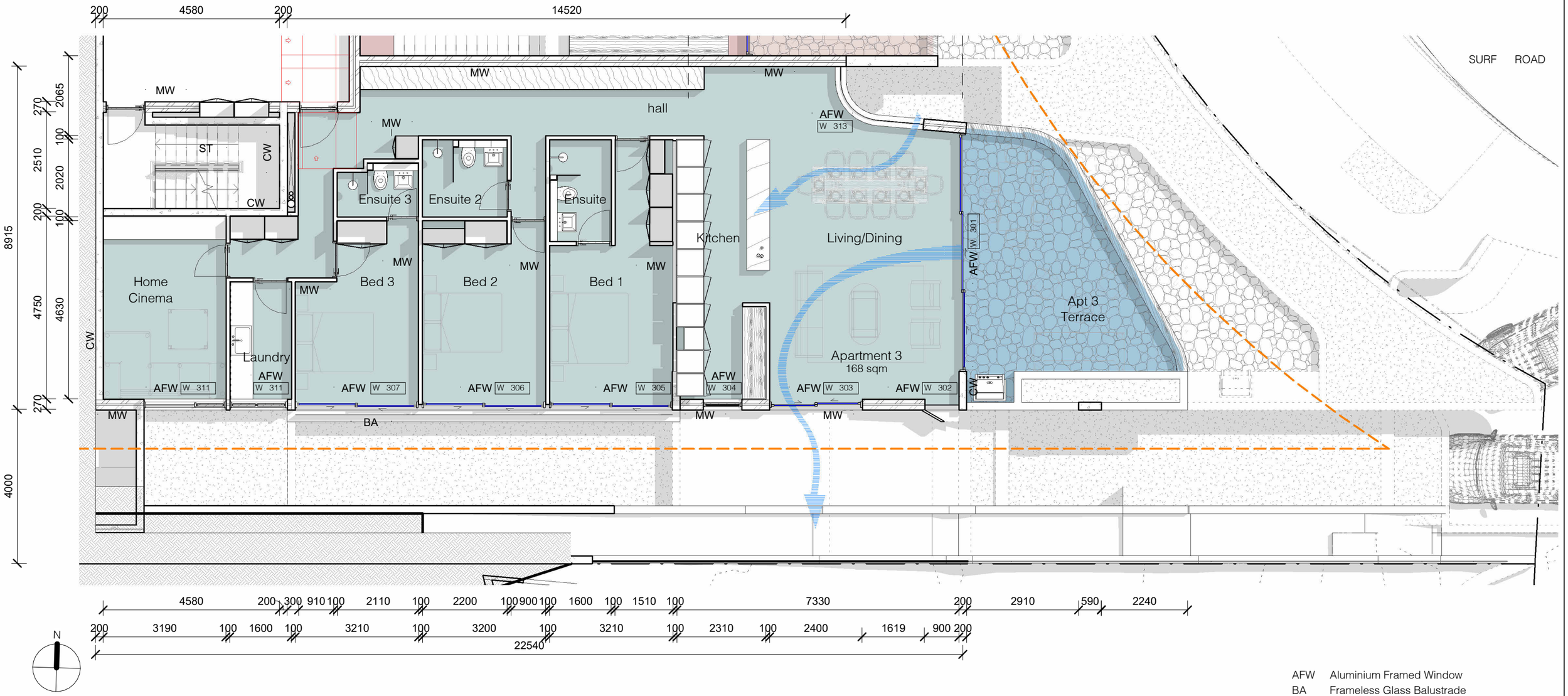
U	Section 8.2 Review	06/08/2021

WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Apartment 2 Plan (upper)

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 100
Drawn by	KW		DA43



AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CW	Concrete Wall
MW	Masonry Wall
ST	Stair

1 DA Apartment 3 Plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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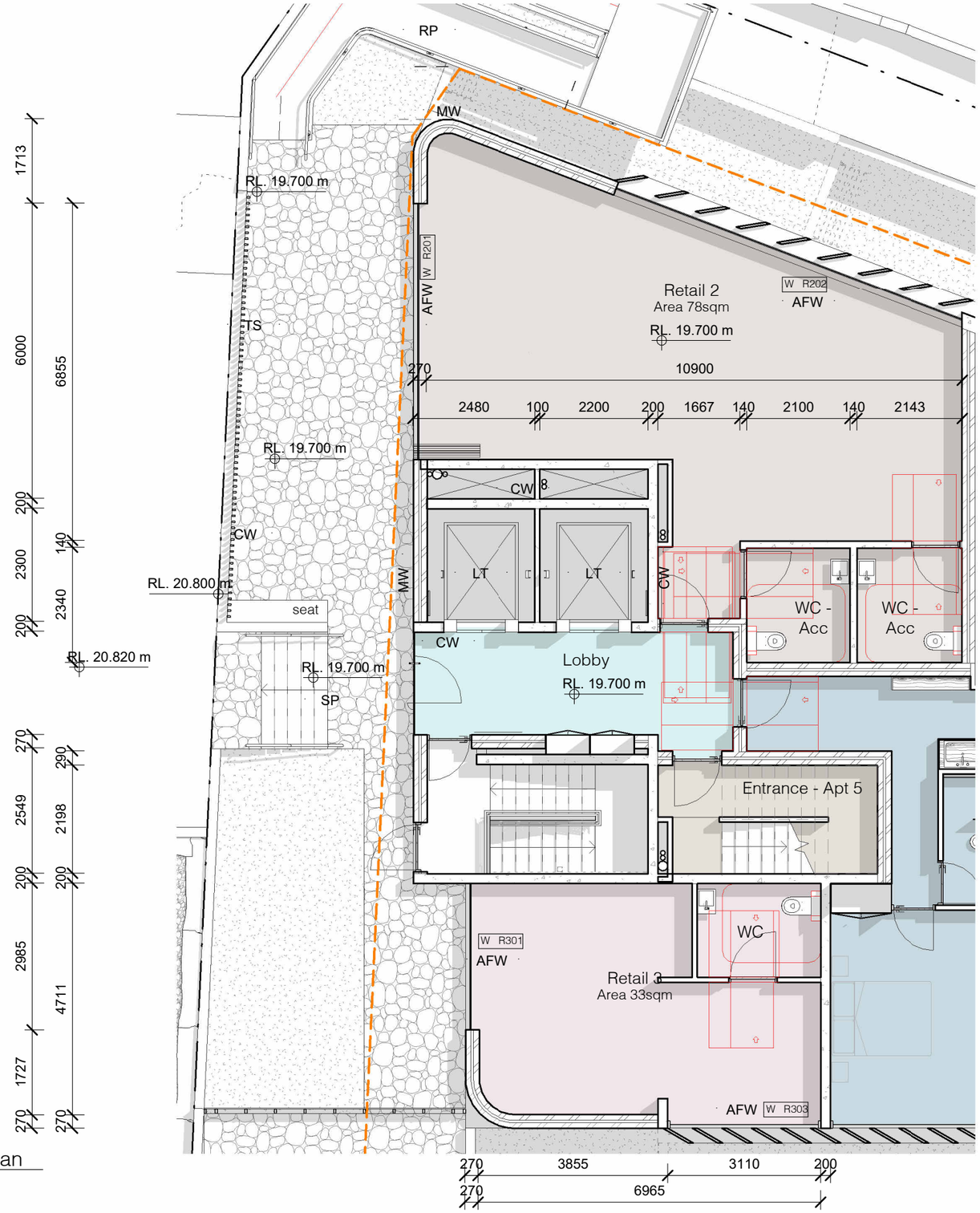
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Apartment 3 Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 100
Drawn by	KW		DA44



AFW Aluminium Framed Window
CW Concrete Wall
LT Lift
MW Masonry Wall
RP Ramp
SP Stone Paving
TS Timber Screen

N

1 DA Retail 2 & 3 Plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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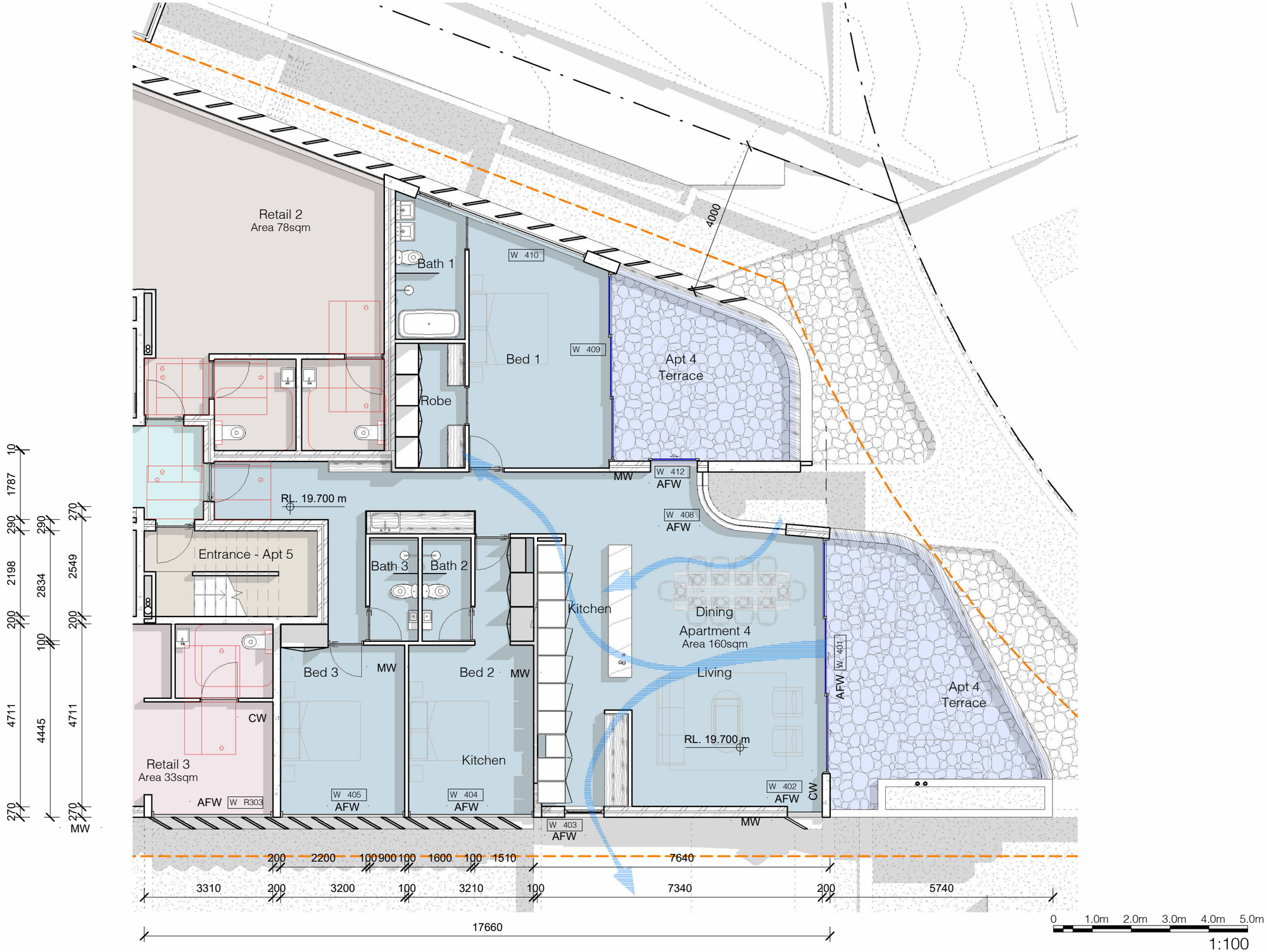
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Retail 2 & 3 Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 100
Drawn by	KW		DA45

AFW Aluminium Framed Window
CW Concrete Wall
MW Masonry Wall



1 DA Apartment 4 Plan
1 : 100

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Apartment 4 Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 100
Drawn by	KW		DA46

WHALE BEACH ROAD

SURF ROAD

AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CPR	Copper Roofing
CW	Concrete Wall
LT	Lift
MW	Masonry Wall
PB	Planter Bed
SP	Stone Paving
SPA	Spa
TS	Timber Screen
WB	Window Box

Apartment 5
Area 207 sqm

Ensuite
Bedroom 2
Drying
Laundry
Kitchen
Living
Dining
Lobby
RL. 23.300 m
access hatch over
Bedroom
Hall
Powder
Bathroom
Bedroom 3
Robe
Ensuite
SP
SPA
PB
CPR

4000

1 DA Apartment 5 Plan
1 : 100

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100

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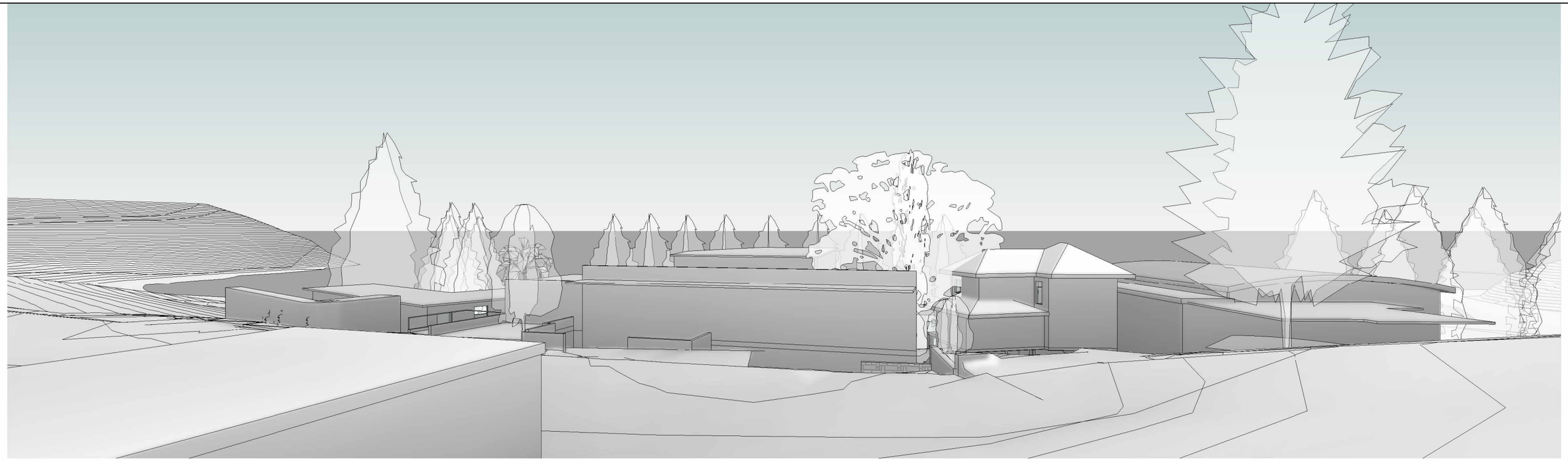
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Apartment 5 Plan

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 100
Drawn by	KW		DA47



1 View from 196 Tiled verandah - existing

2 View from 196 Tiled verandah - proposed

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

196 WBR View Impact Study

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA50

1 View from 196 upper balcony - existing

2 View from 196 upper balcony - proposed

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

196 WBR View Impact Study

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA51

1 View from 194 lower balcony - existing

2 View from 194 lower balcony - proposed

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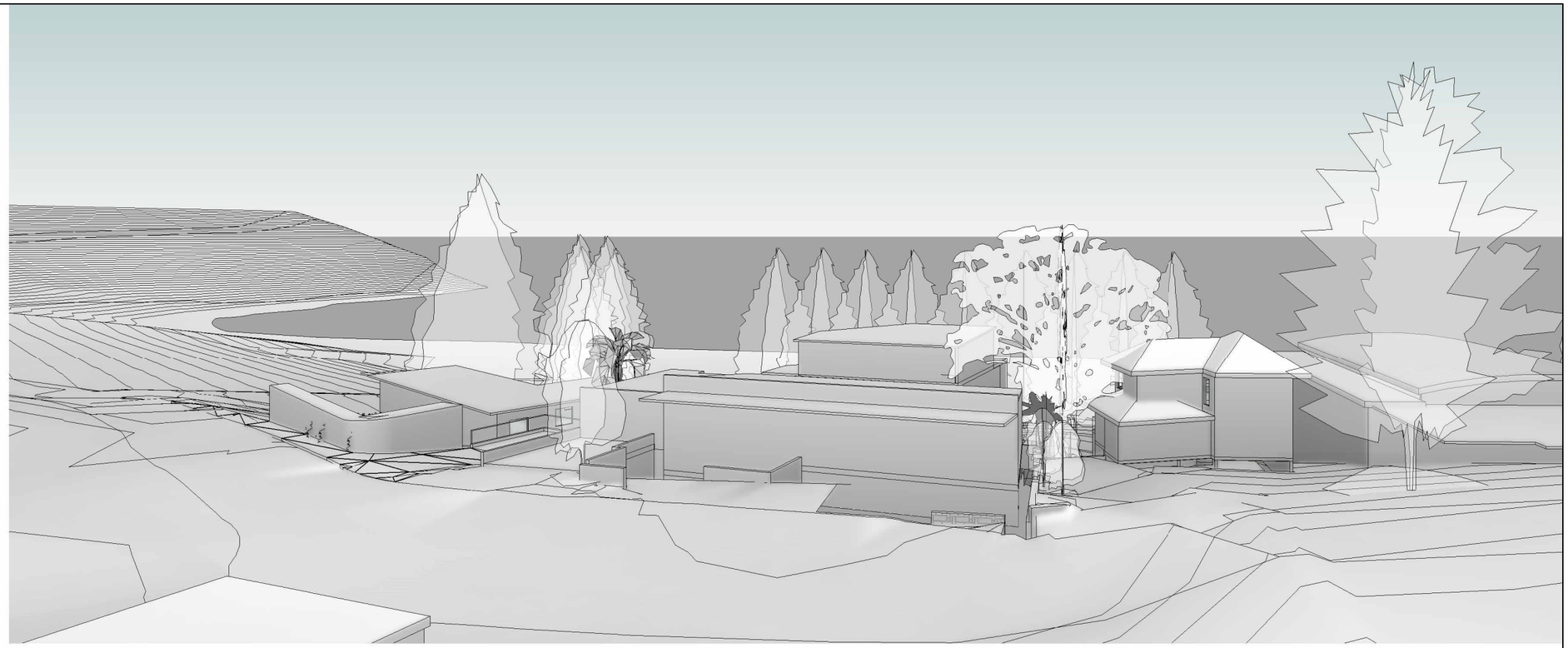
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

194 WBR View Impact Study

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA52



1 View from 194 upper balcony - existing

2 View from 194 upper balcony - proposed

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
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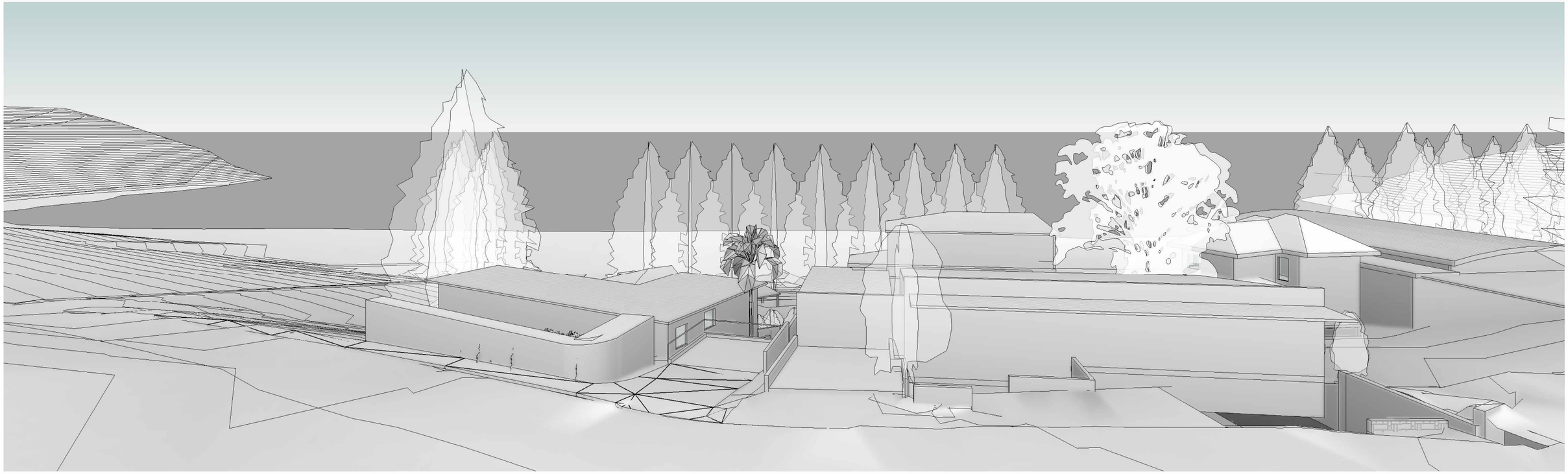
U	Section 8.2 Review	06/08/2021

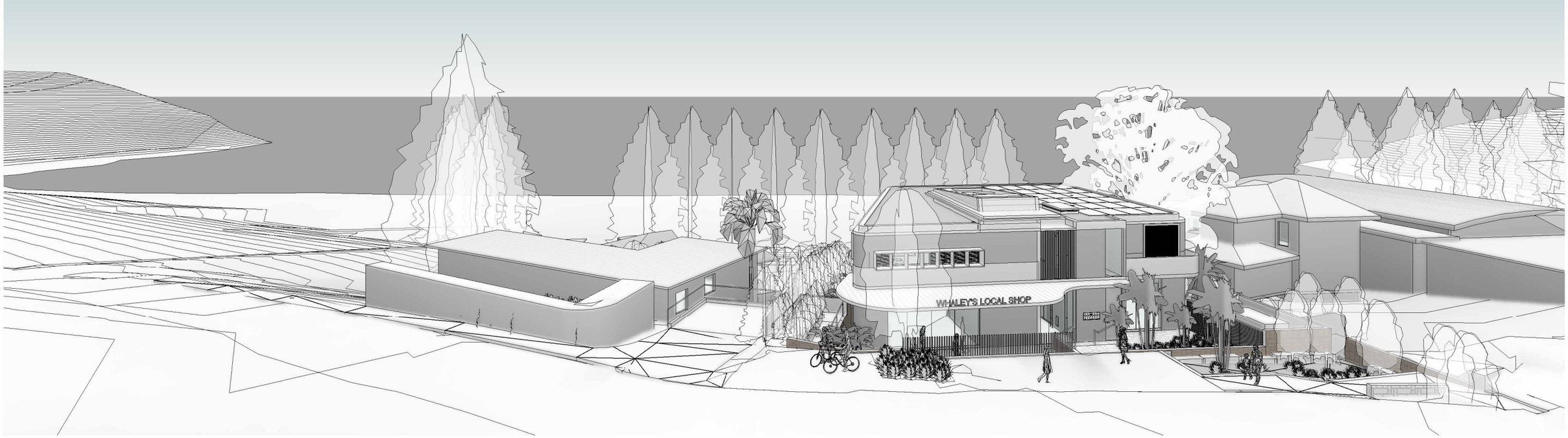
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

194 WBR View Impact Study

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA53



1 View from 198 Balcony - Existing



2 View from 198 Balcony - Proposed

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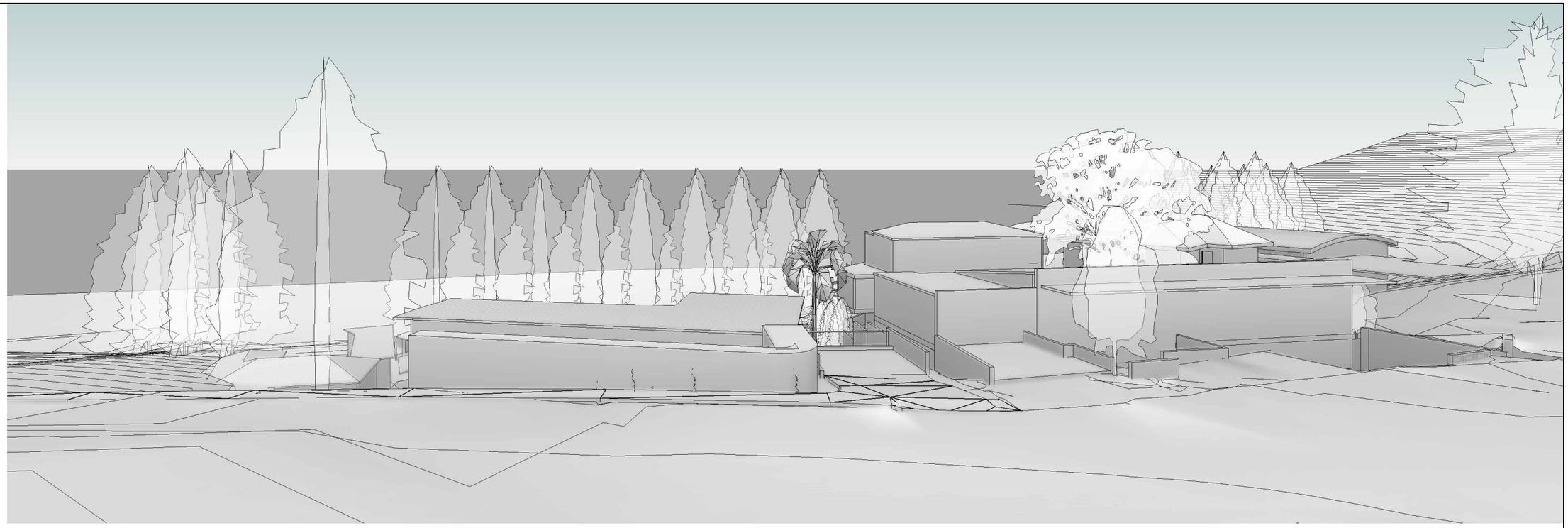
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

198 WBR View Impact Study

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA54



1 View from 200 balcony - existing

2 View from 200 balcony - proposed

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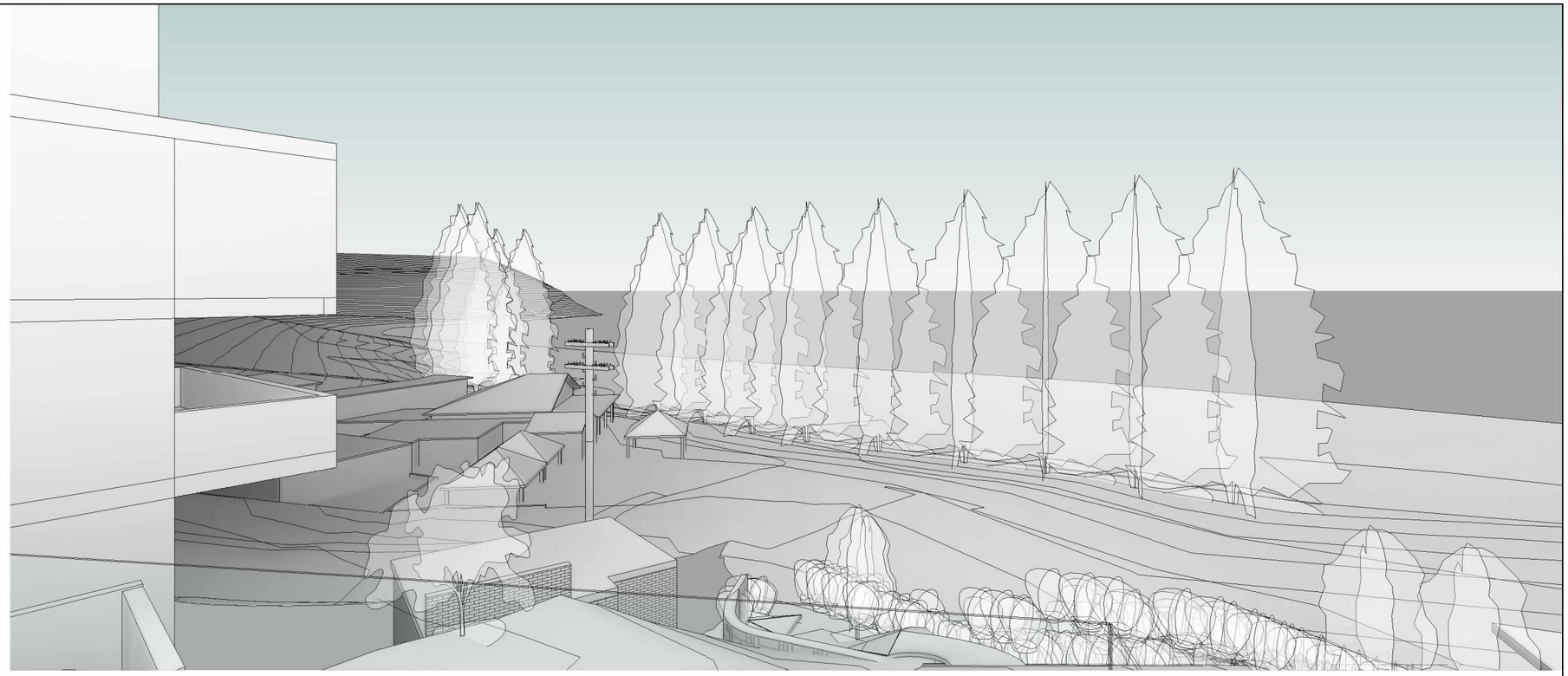
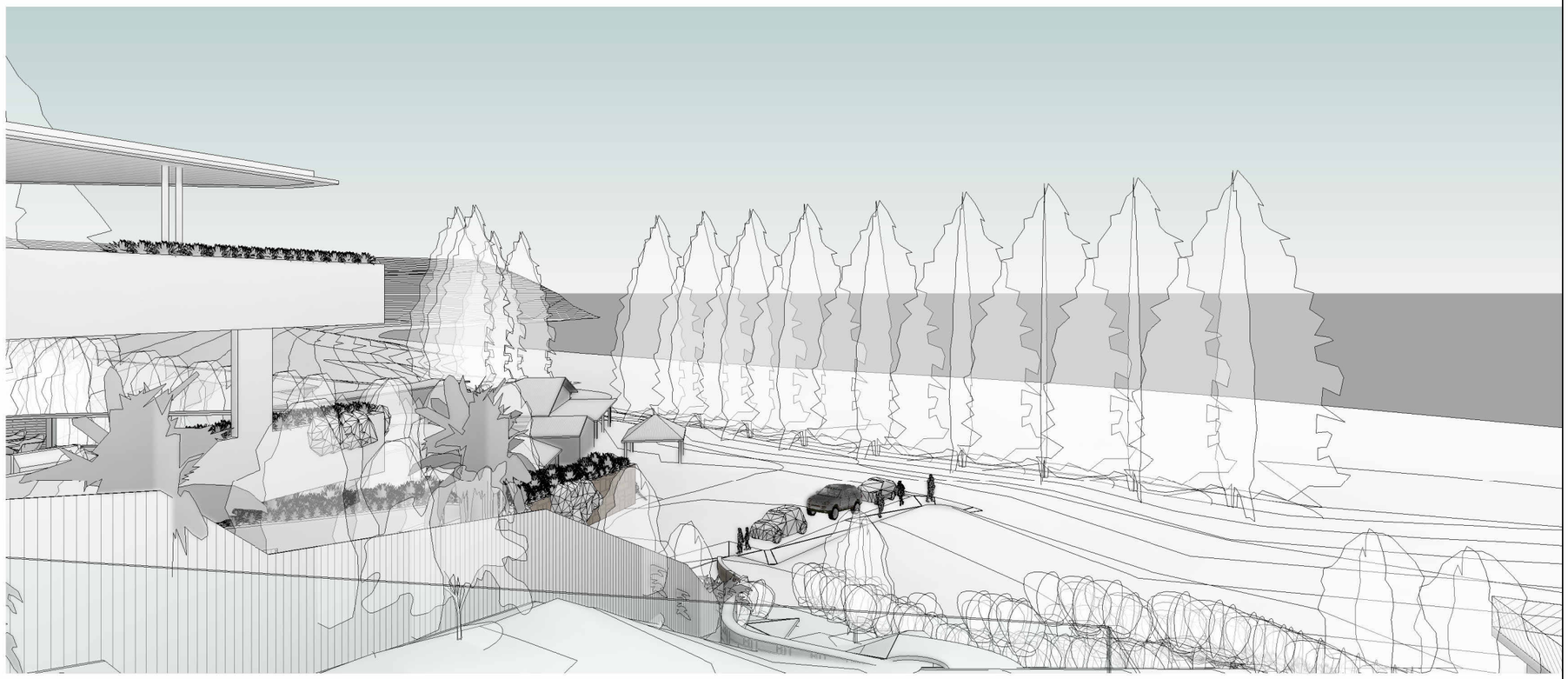
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

200 WBR View Impact Study

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA55



1 View from 229 verandah - existing 2



2 View from 229 verandah - proposed 2

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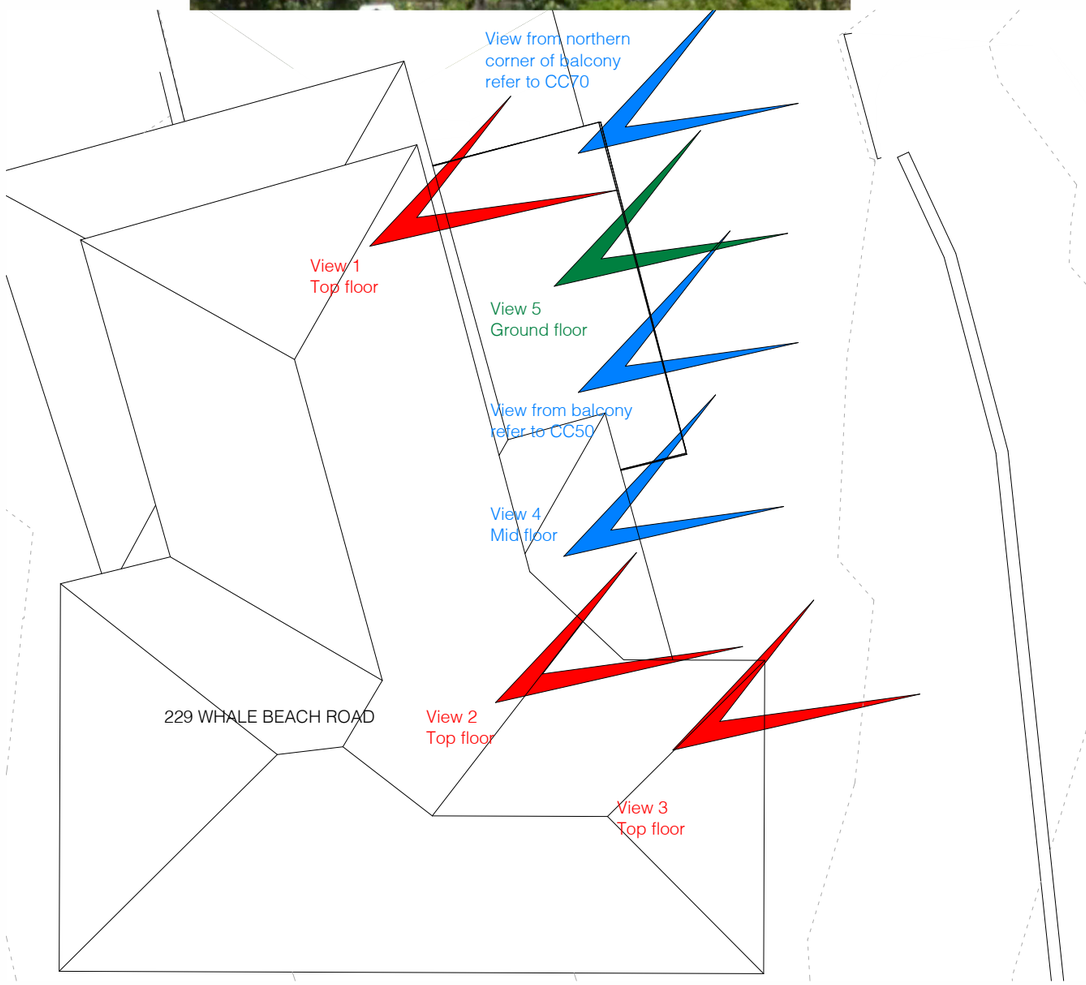
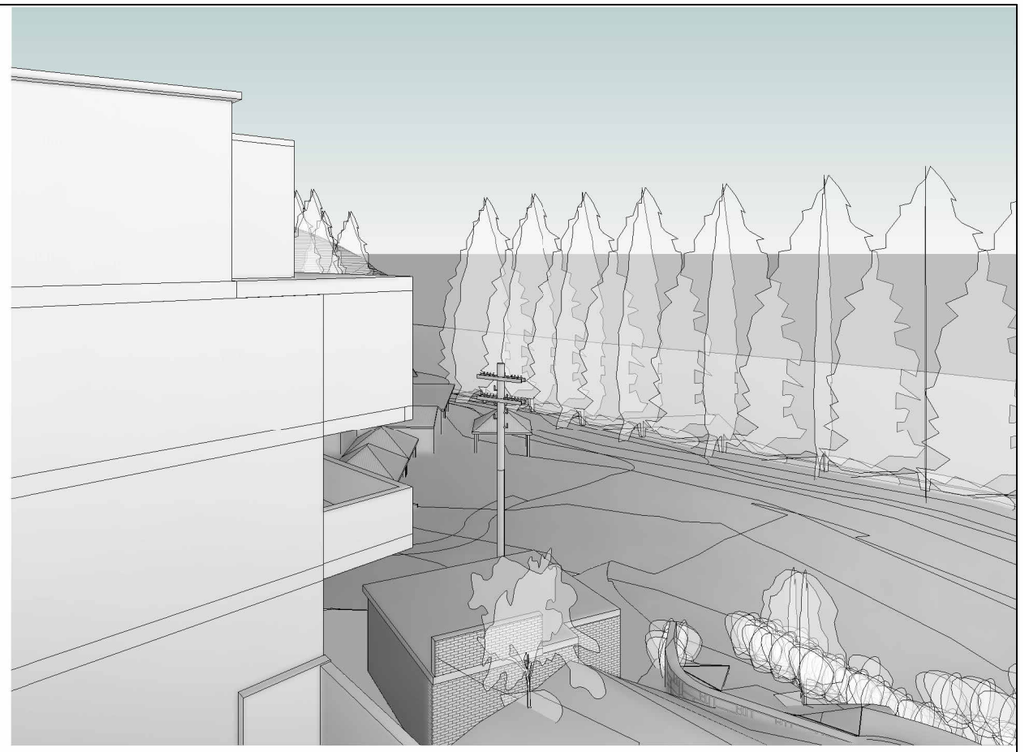
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

229 WBR View Impact Study

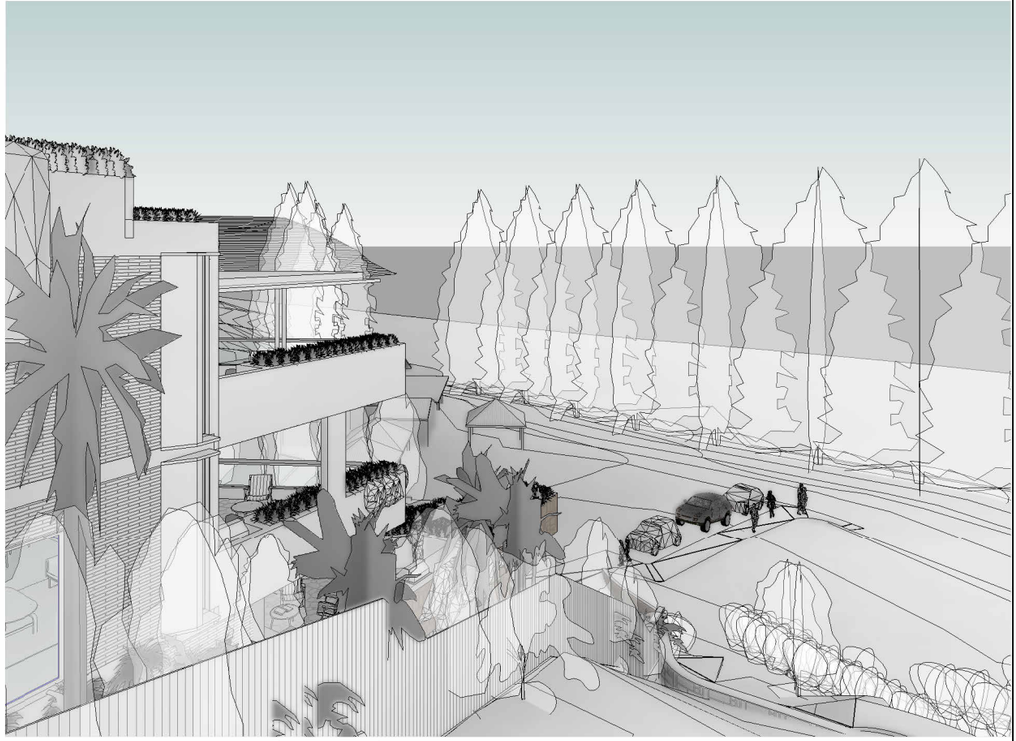
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA56



3 View Diagram
1 : 100



1 229 WBR - View 1 (top floor) - existing



2 229 WBR - View 1(top floor) - proposed

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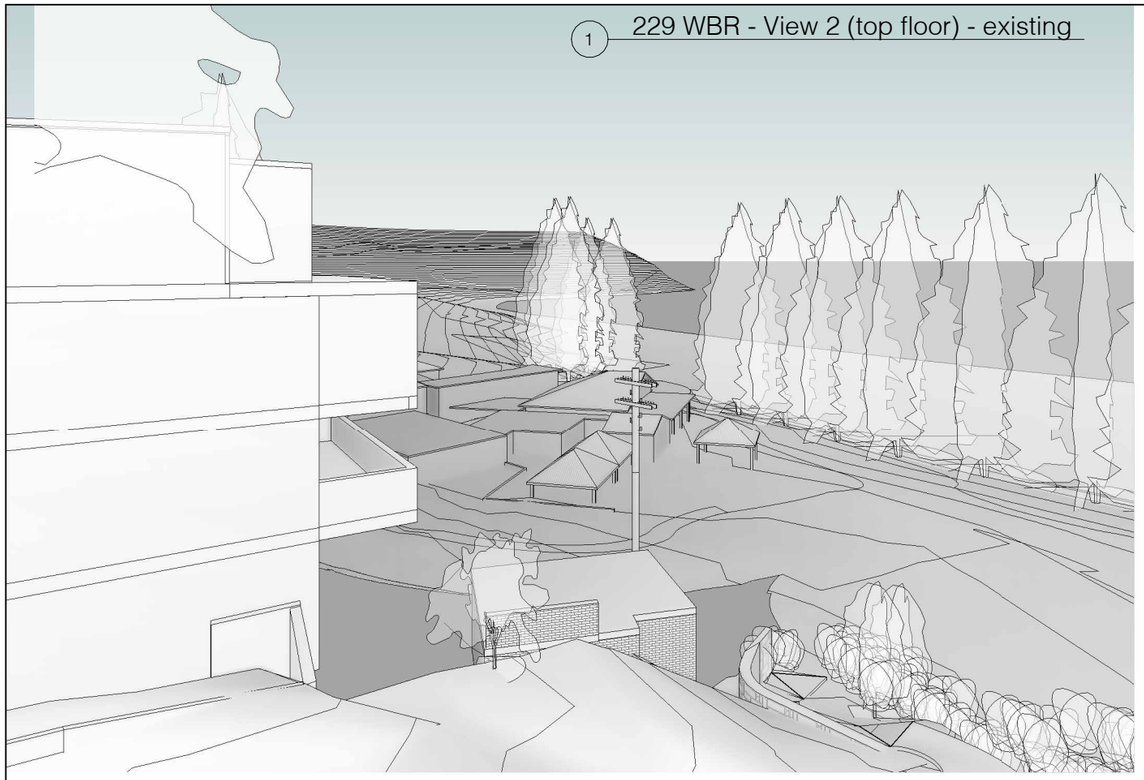
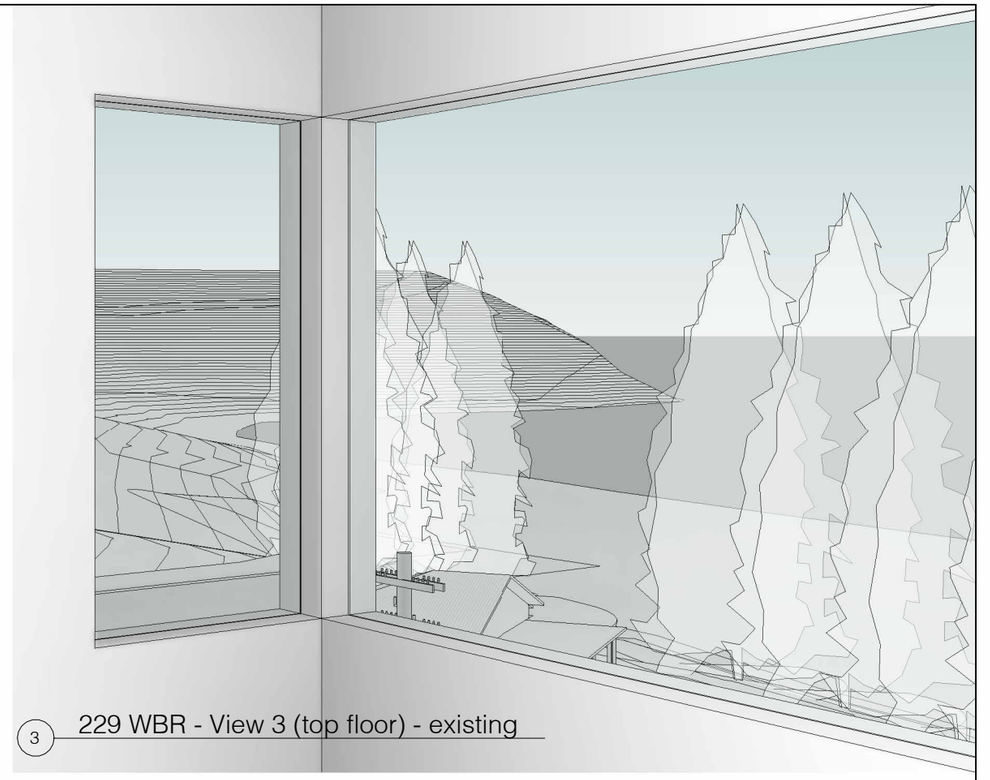
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

229 WBR View Impact Study

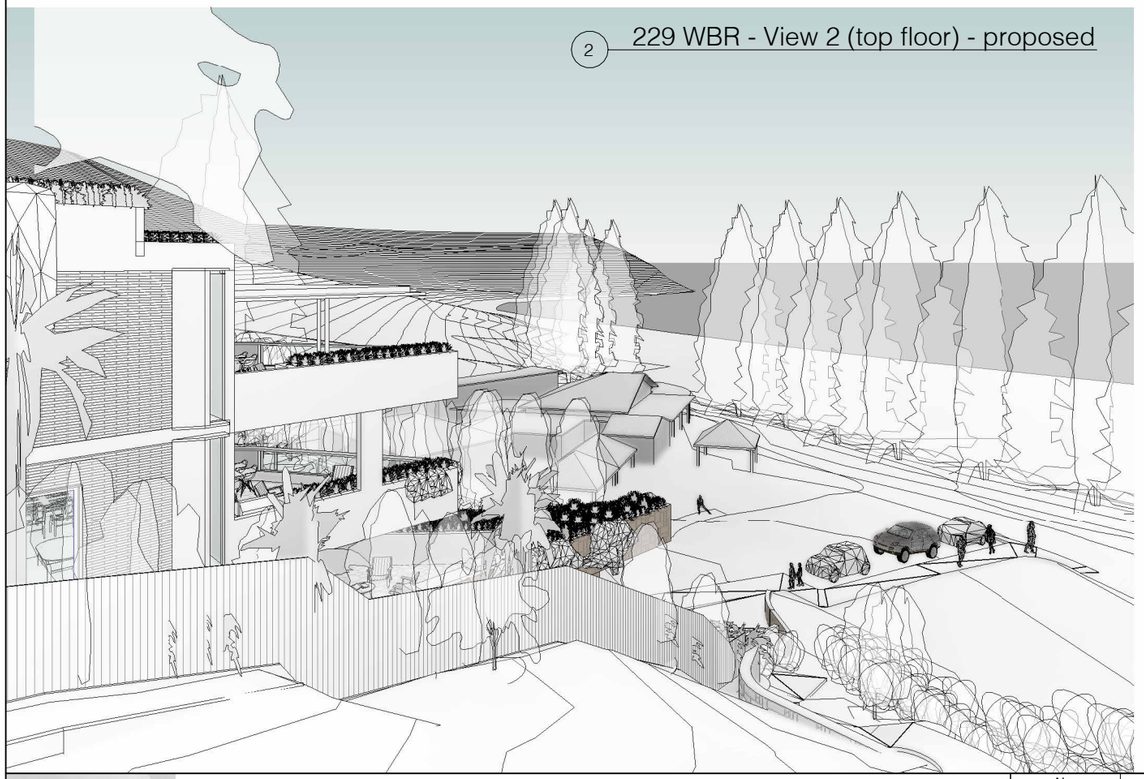
Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	1 : 100
Drawn by	Author		DA57



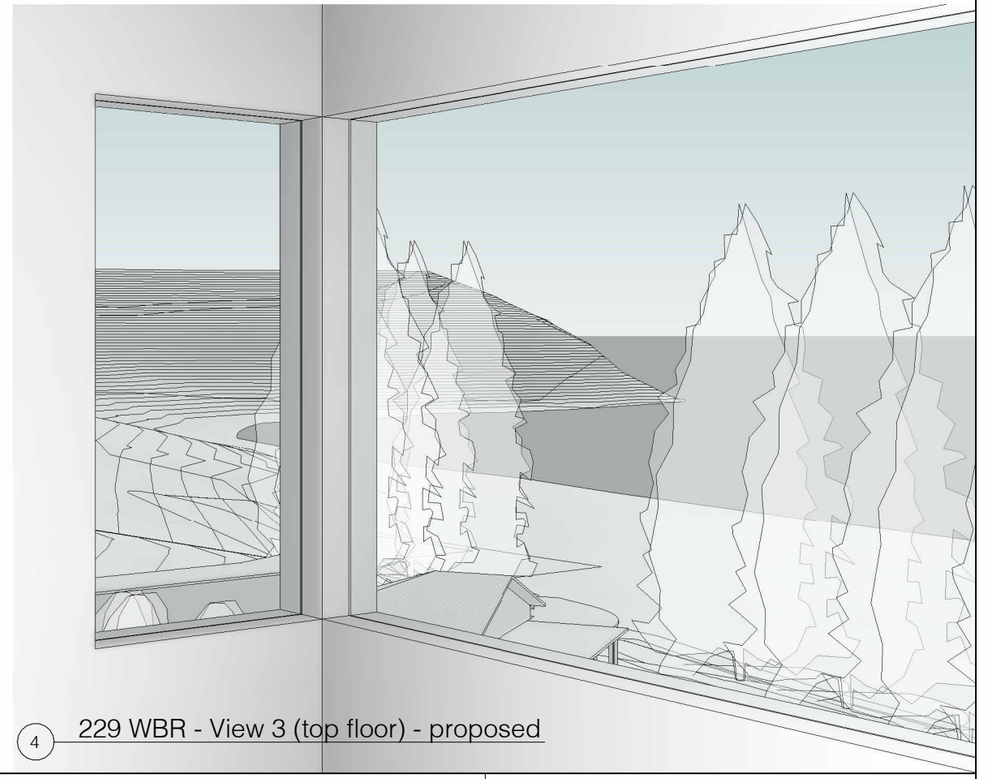
1 229 WBR - View 2 (top floor) - existing



3 229 WBR - View 3 (top floor) - existing



2 229 WBR - View 2 (top floor) - proposed



4 229 WBR - View 3 (top floor) - proposed

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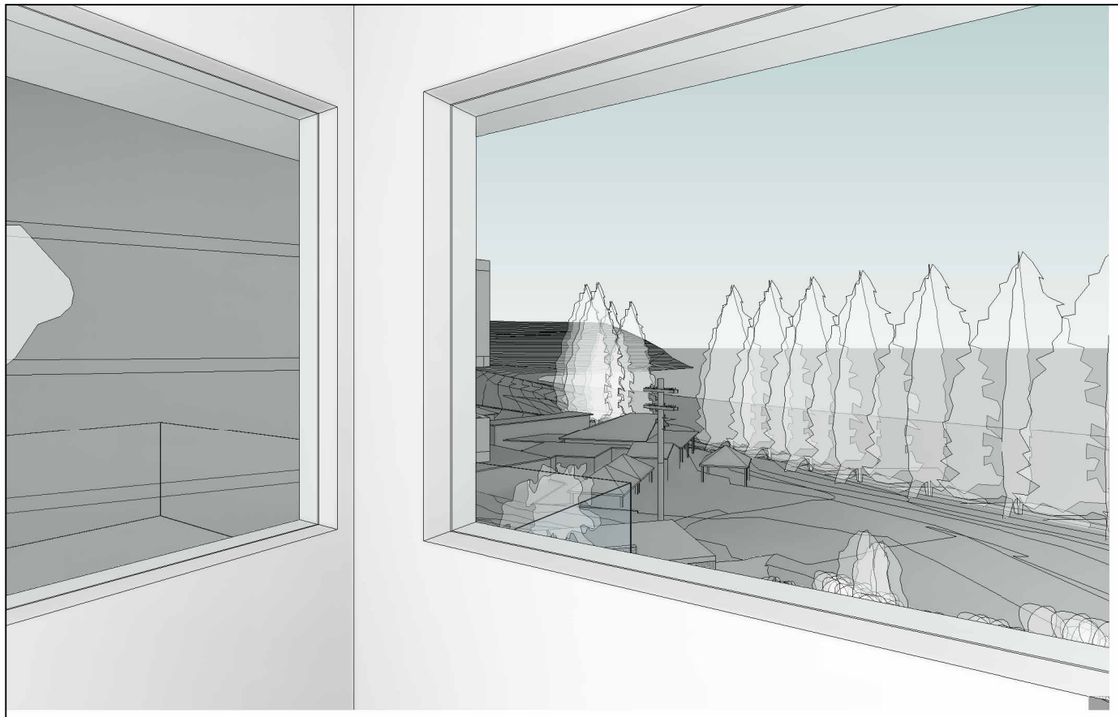
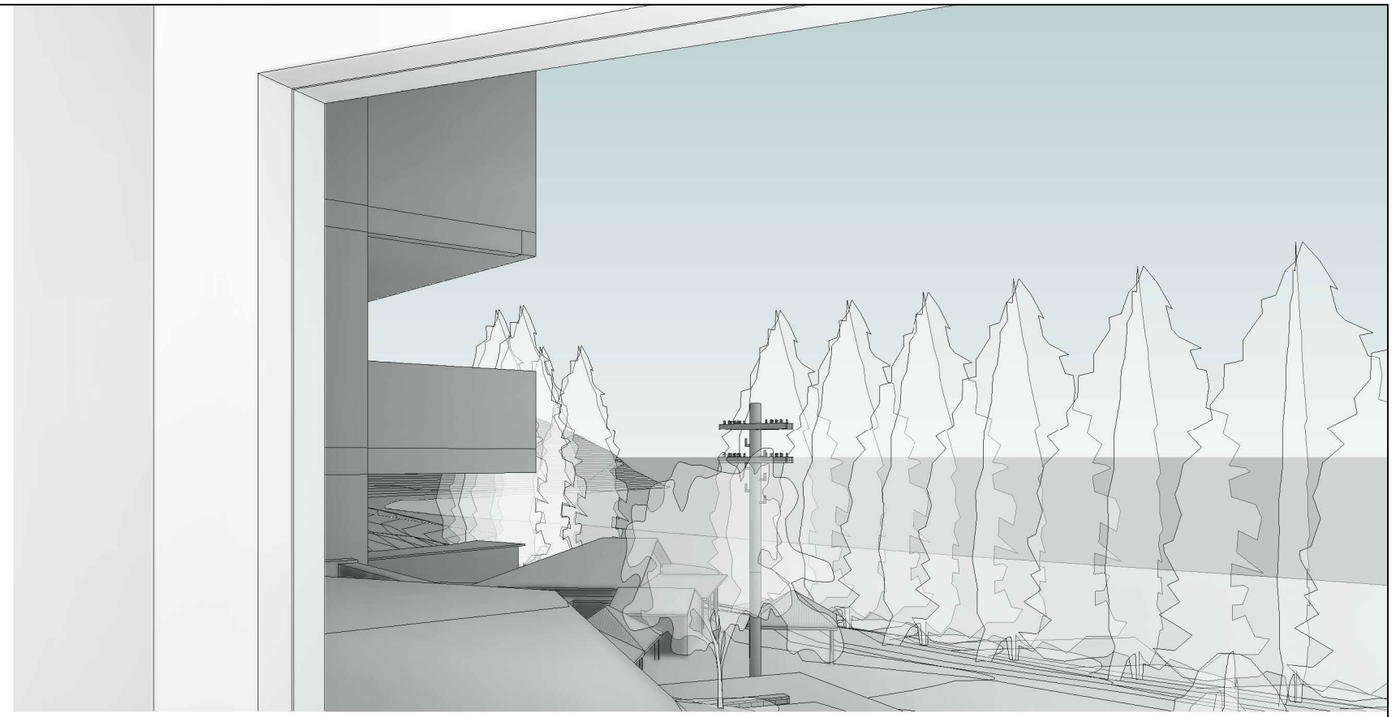
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

229 WBR View Impact Study

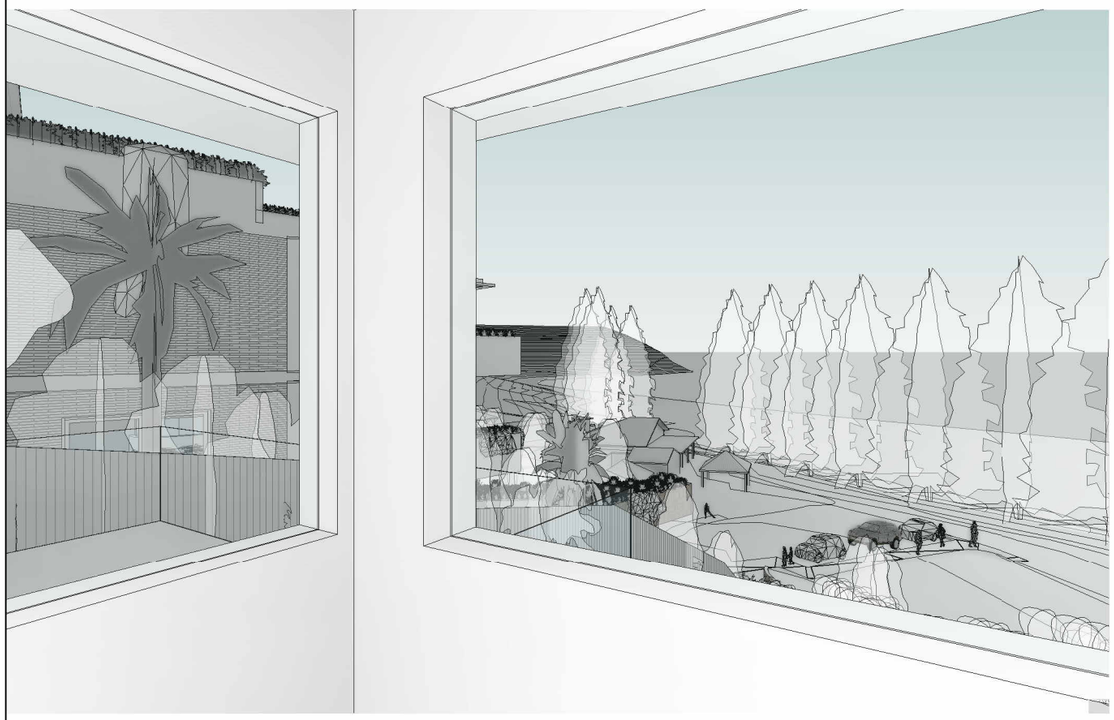
Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	
Drawn by	Author		DA58



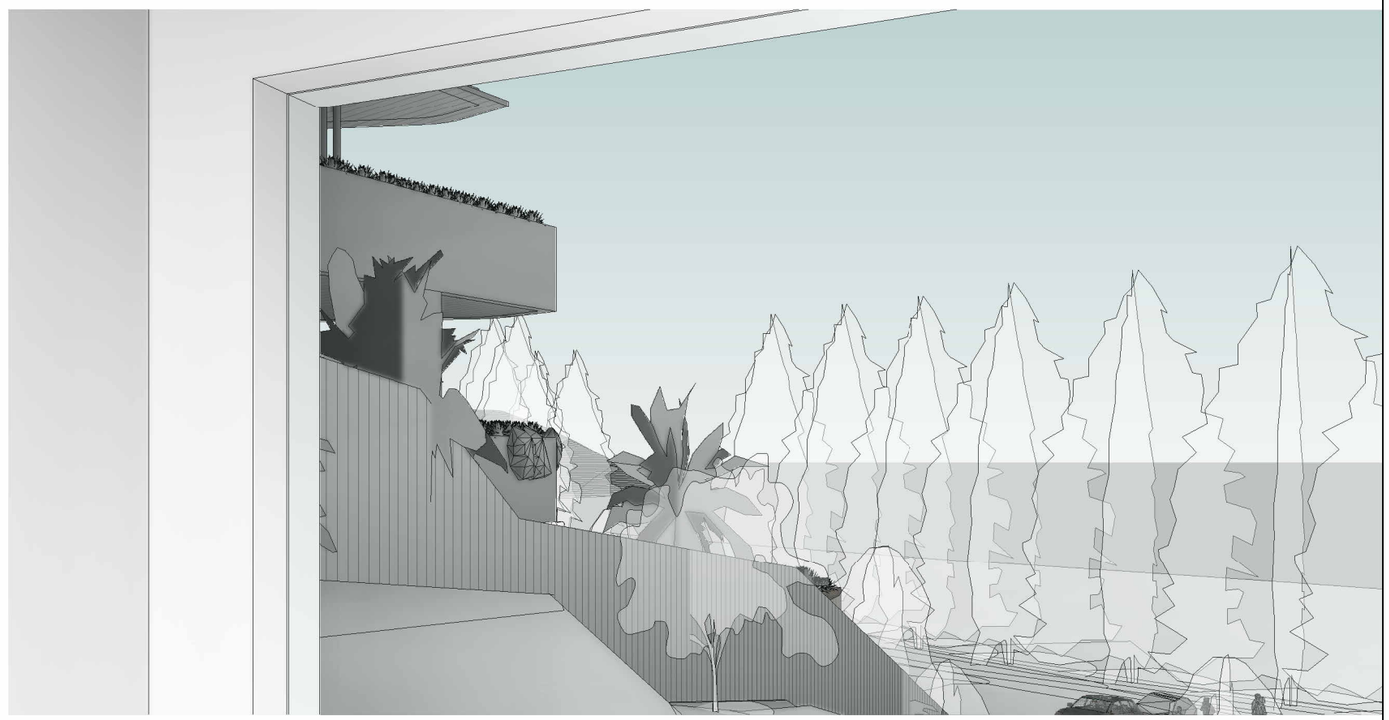
3 229 WBR - View 4 (mid floor) - Existing



1 229 WBR - View 5 (ground floor) - existing



4 229 WBR - View 4 (mid floor) - Proposed



2 229 WBR - View 5 (ground floor)- proposed

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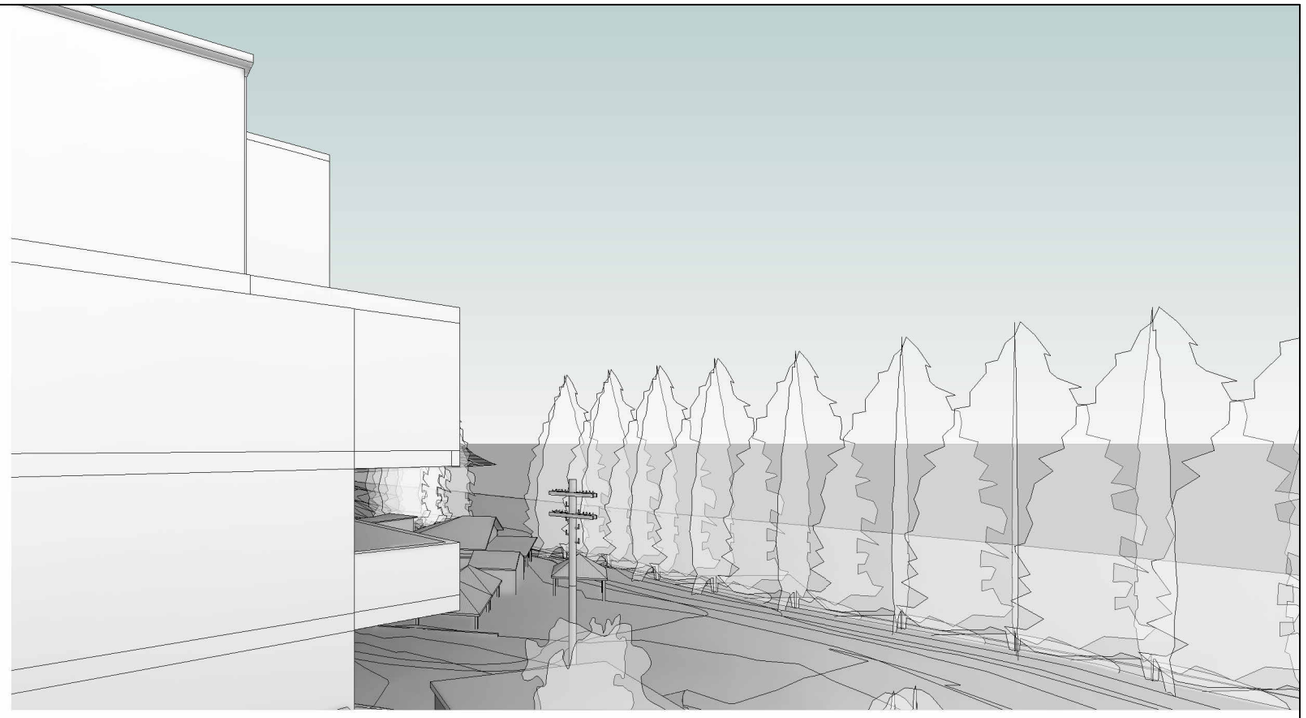
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020
R	Revised Development Application	27/05/2021
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

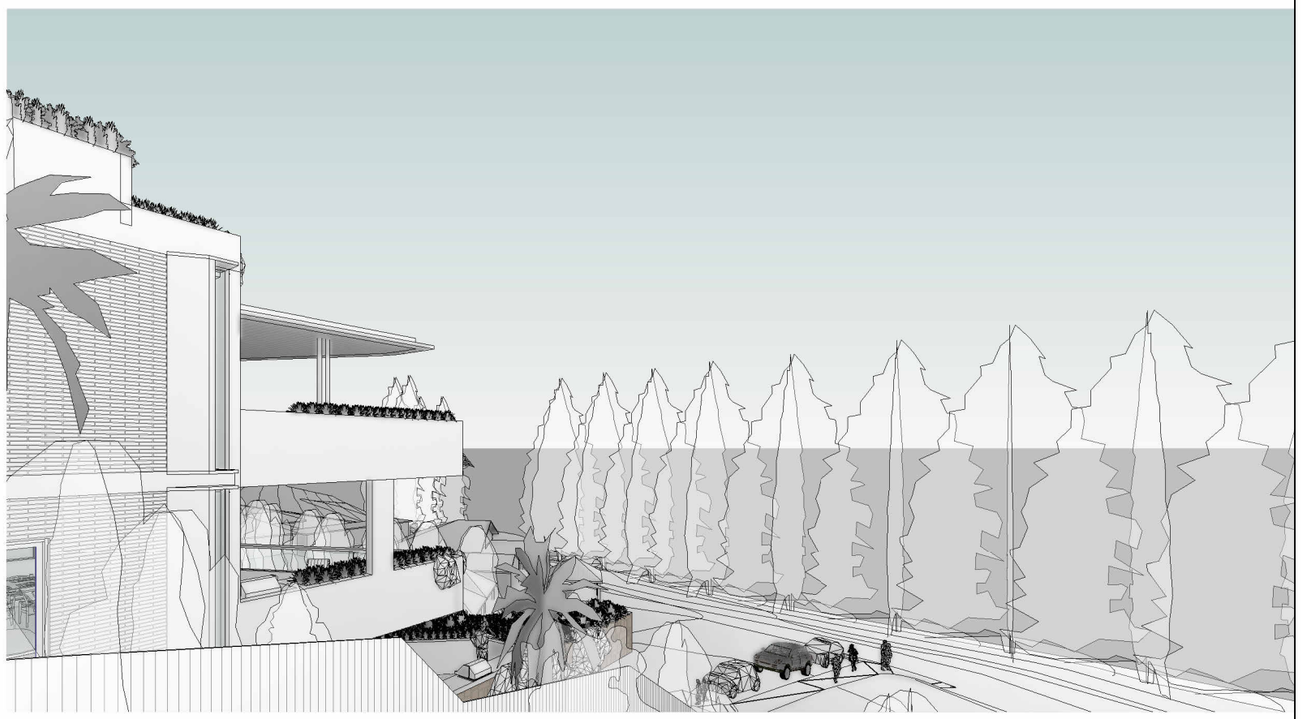
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

229 WBR View Impact Study

Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	
Drawn by	Author		DA59



1 229 View from northern corner of balcony - existing



2 229 View from northern corner of balcony - proposed

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
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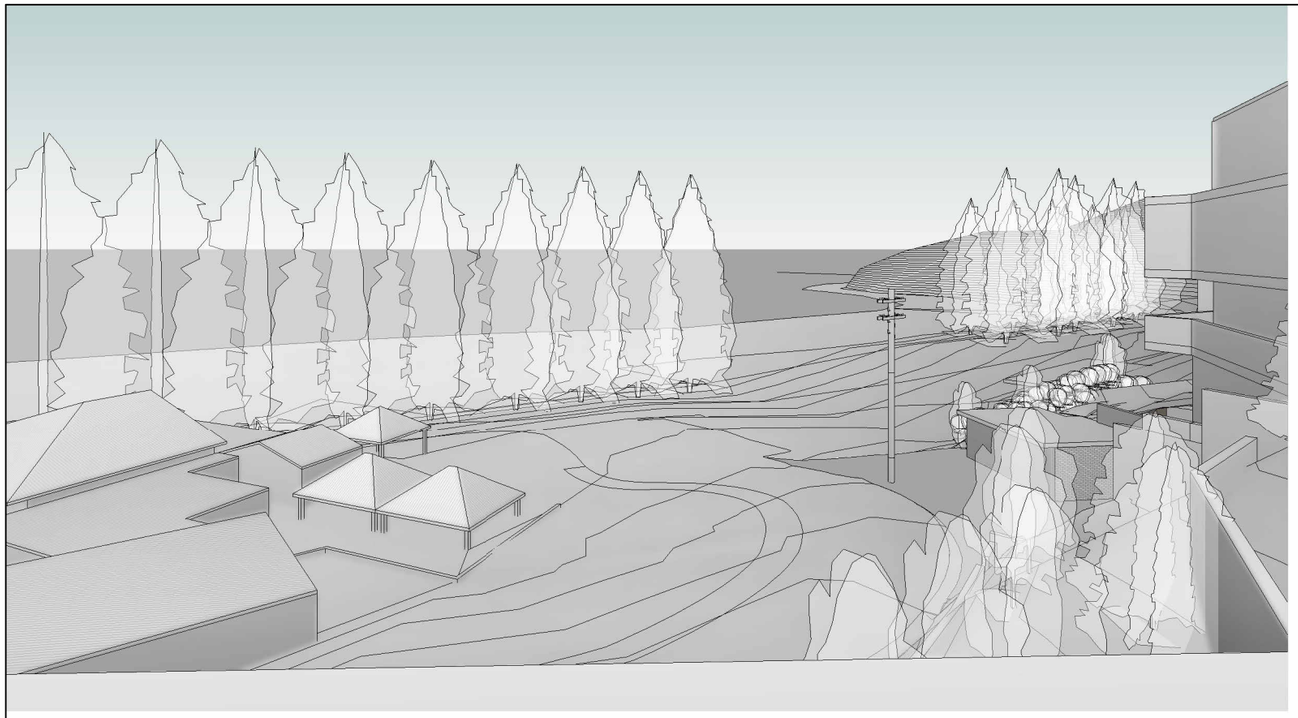
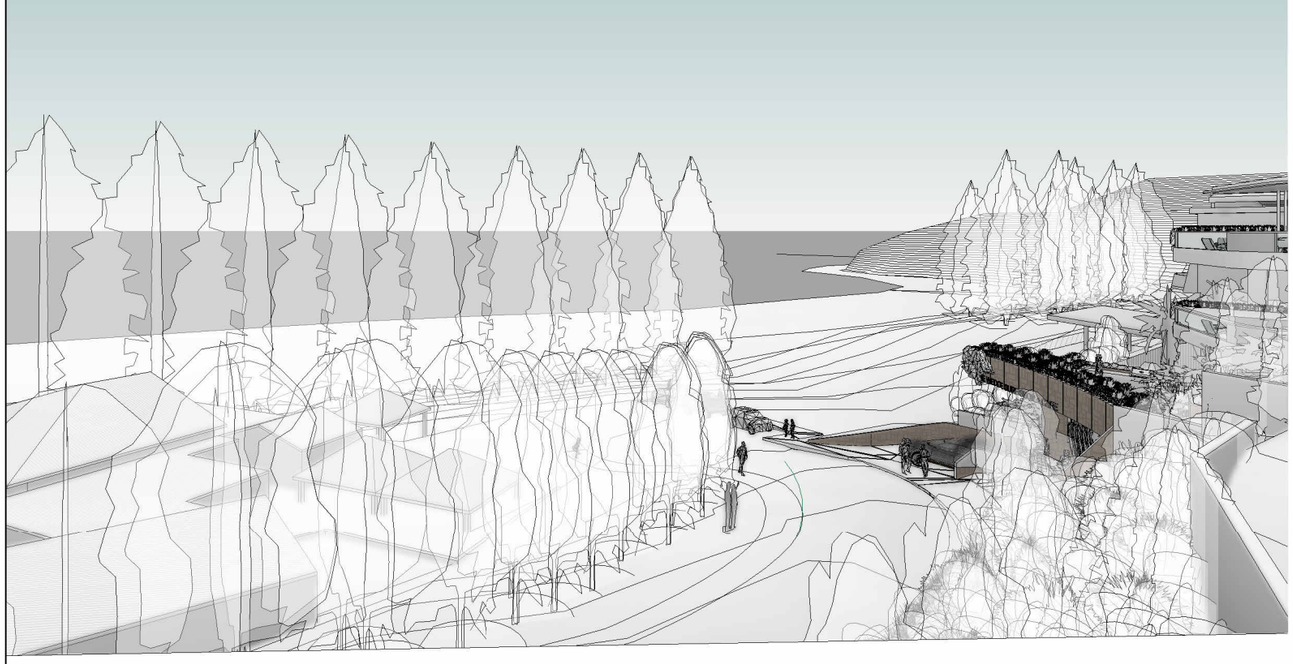
229 WBR View Impact Study

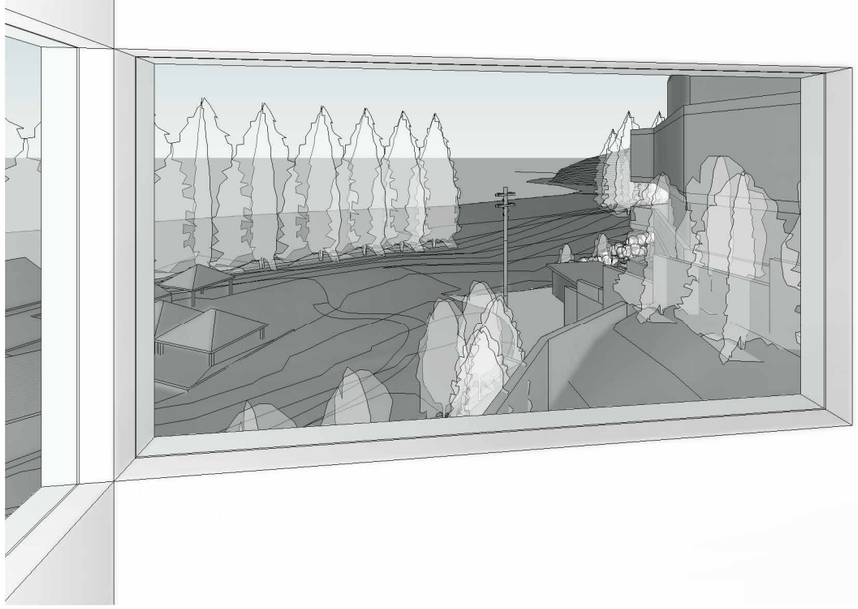
Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	
Drawn by	Author		DA60



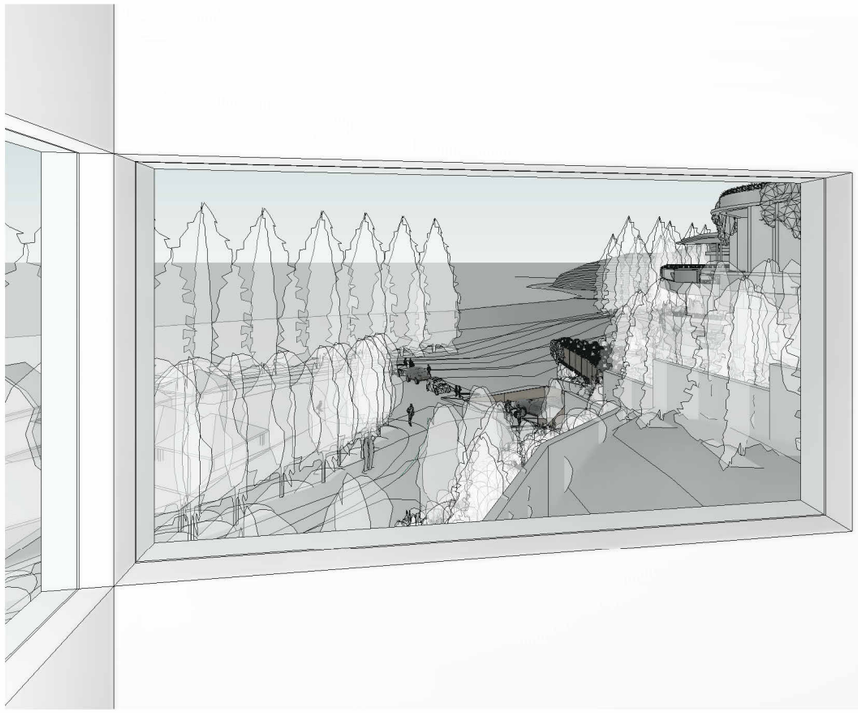
1 233 View from centre of balcony - existing



2 233 View from centre of balcony - proposed



3 233 View from Bedroom - existing



4 233 View from Bedroom - proposed

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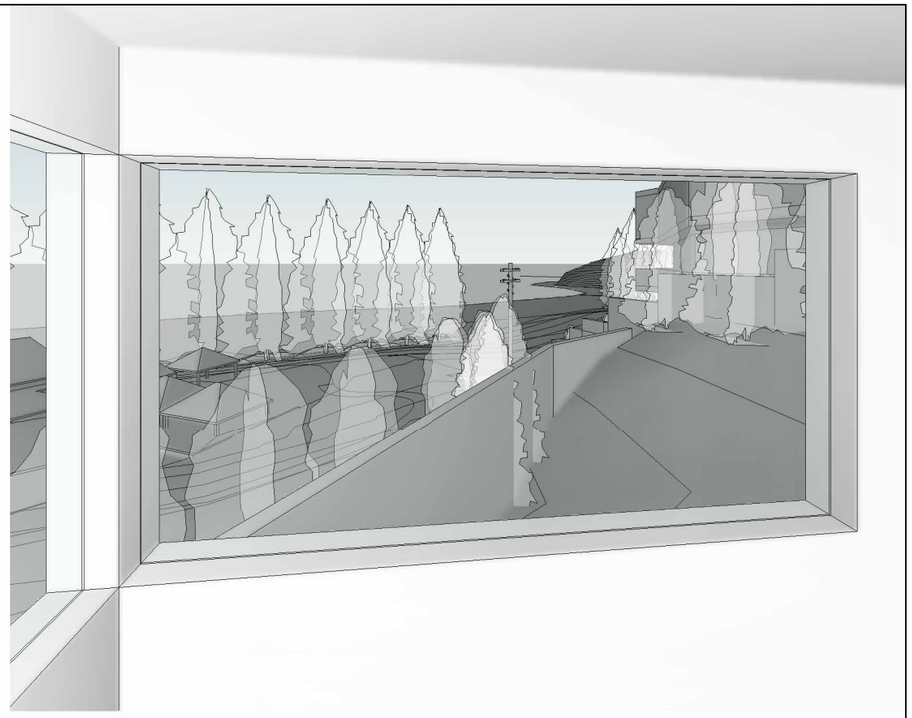
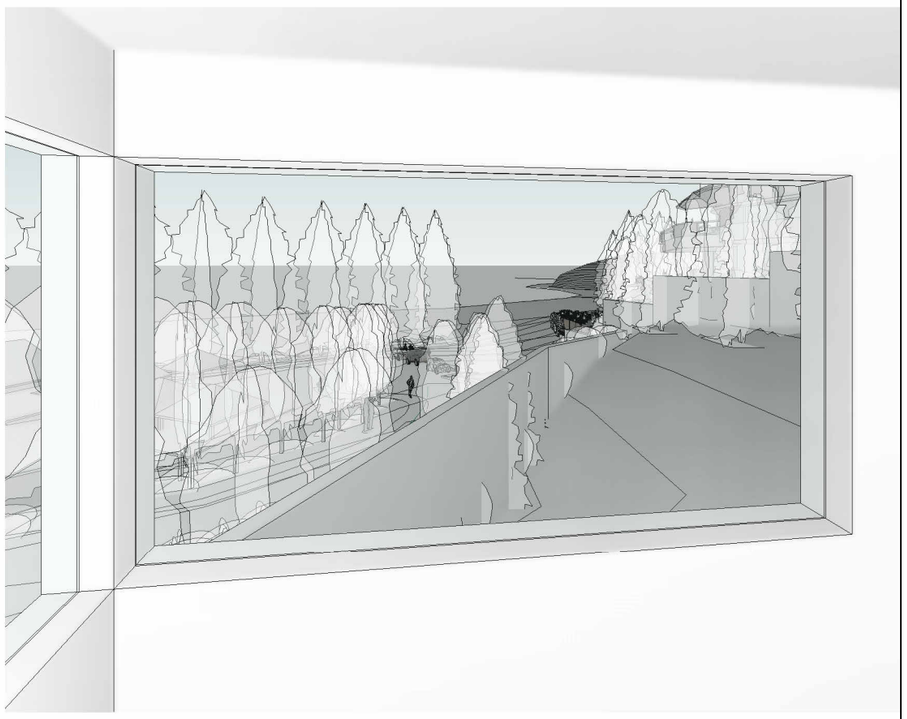
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

233 WBR View Impact Study

Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	
Drawn by	Author		DA61



1 233 View from lower bedroom - existing



2 233 View from lower bedroom - proposed

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DEVELOPMENT APPLICATION
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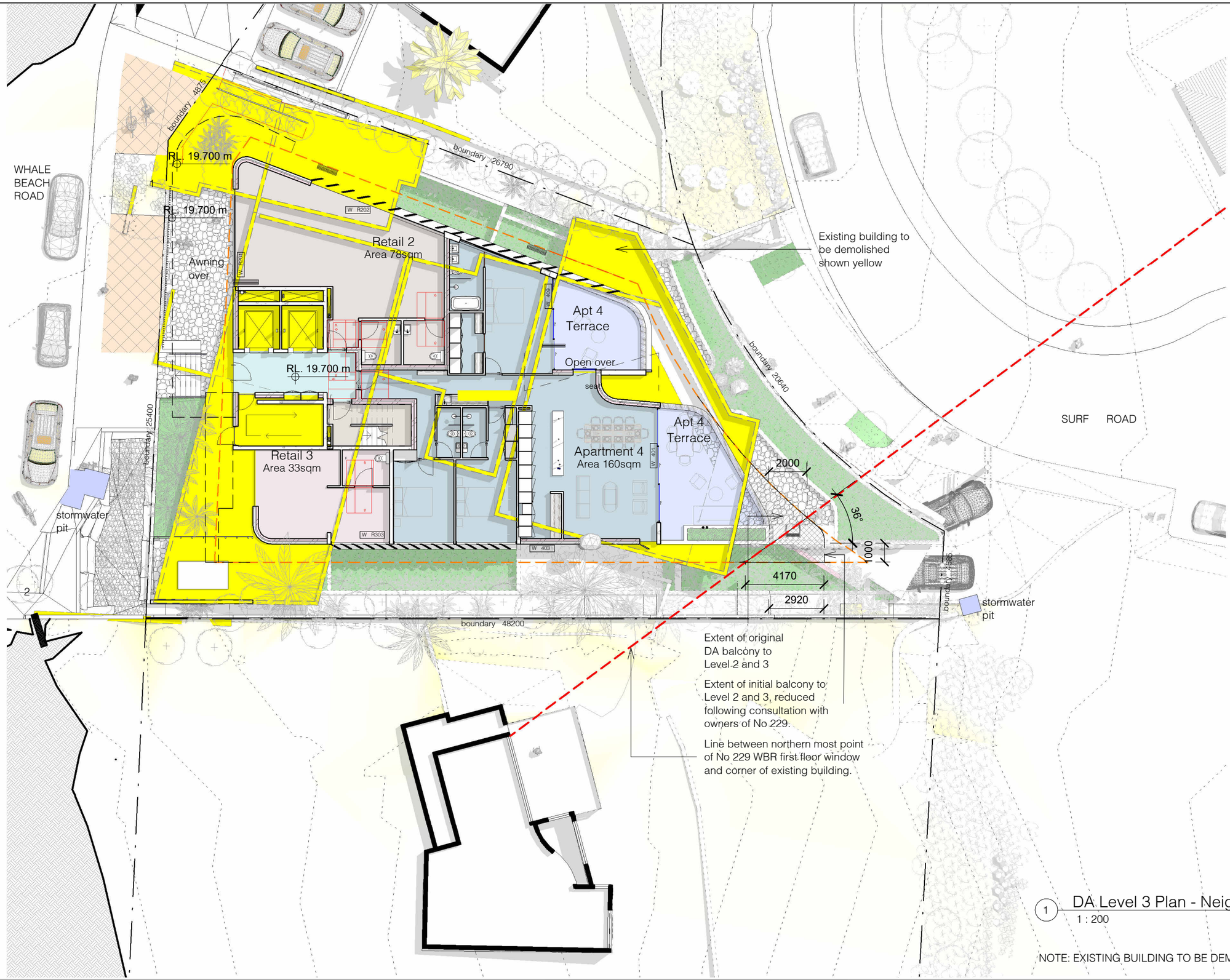
Leslie Cassar

233 WBR View Impact Study

Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	
Drawn by	Author		DA62



1 DA Level 3 Plan - Neighbour View Study
1 : 200

NOTE: EXISTING BUILDING TO BE DEMOLISHED SHOWN TRANSPARENT YELLOW

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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
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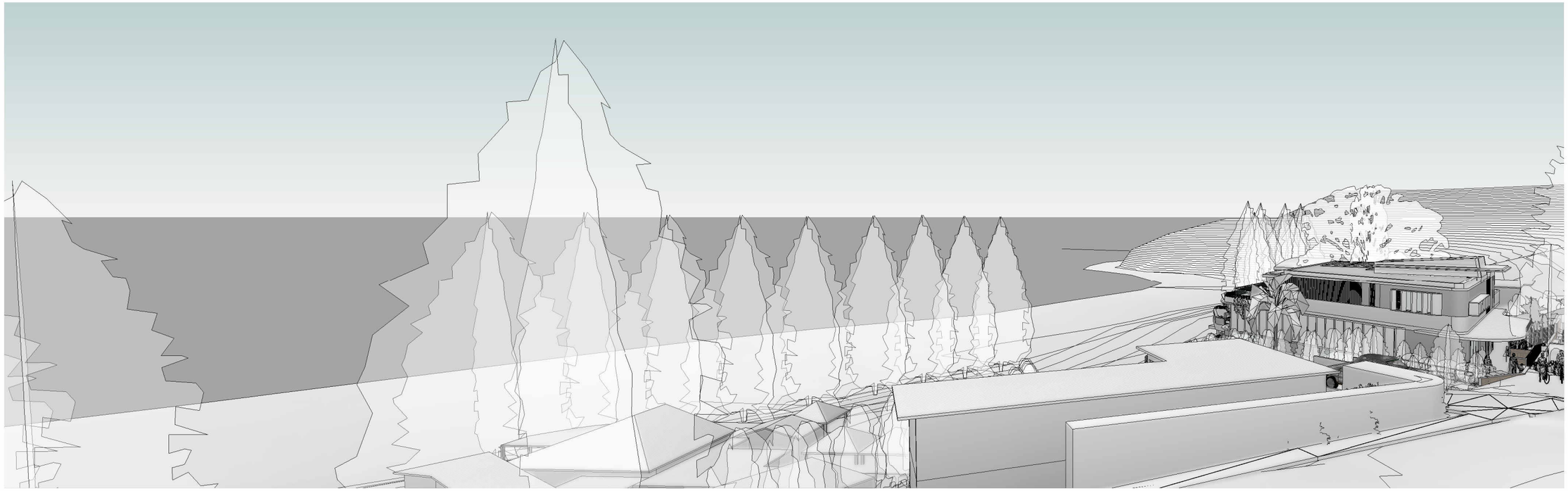
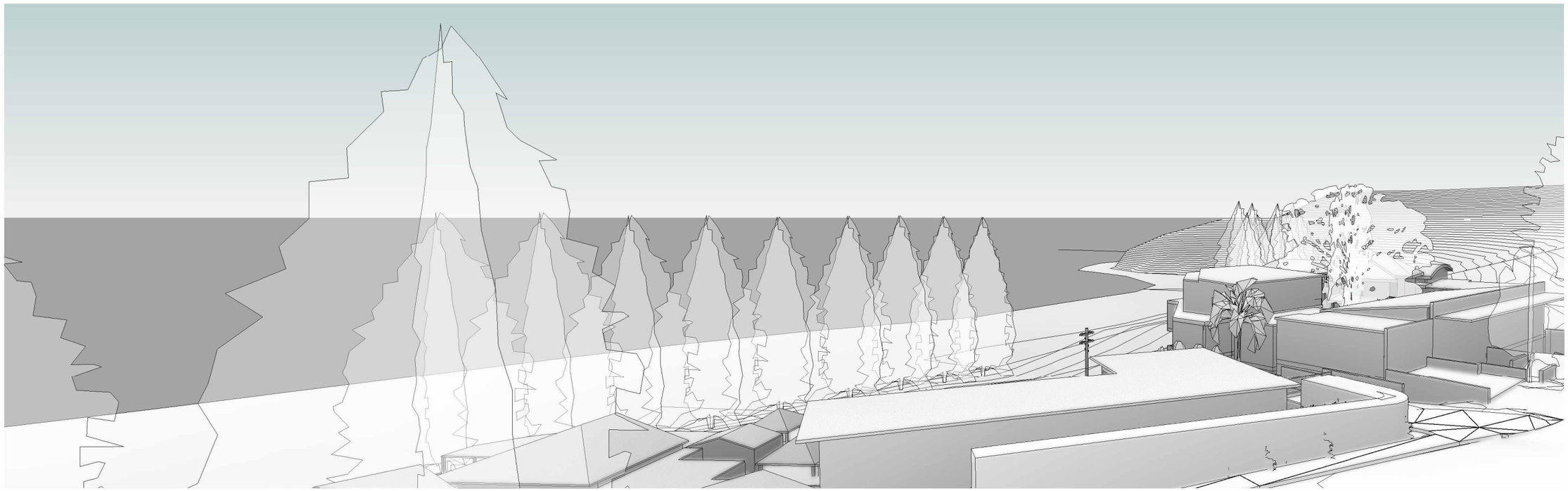
Leslie Cassar

No.229 View Study - Plan

Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	1 : 200
Drawn by	Author		DA63



1 View from 202 Balcony - proposed



2 View from 202 Balcony - existing

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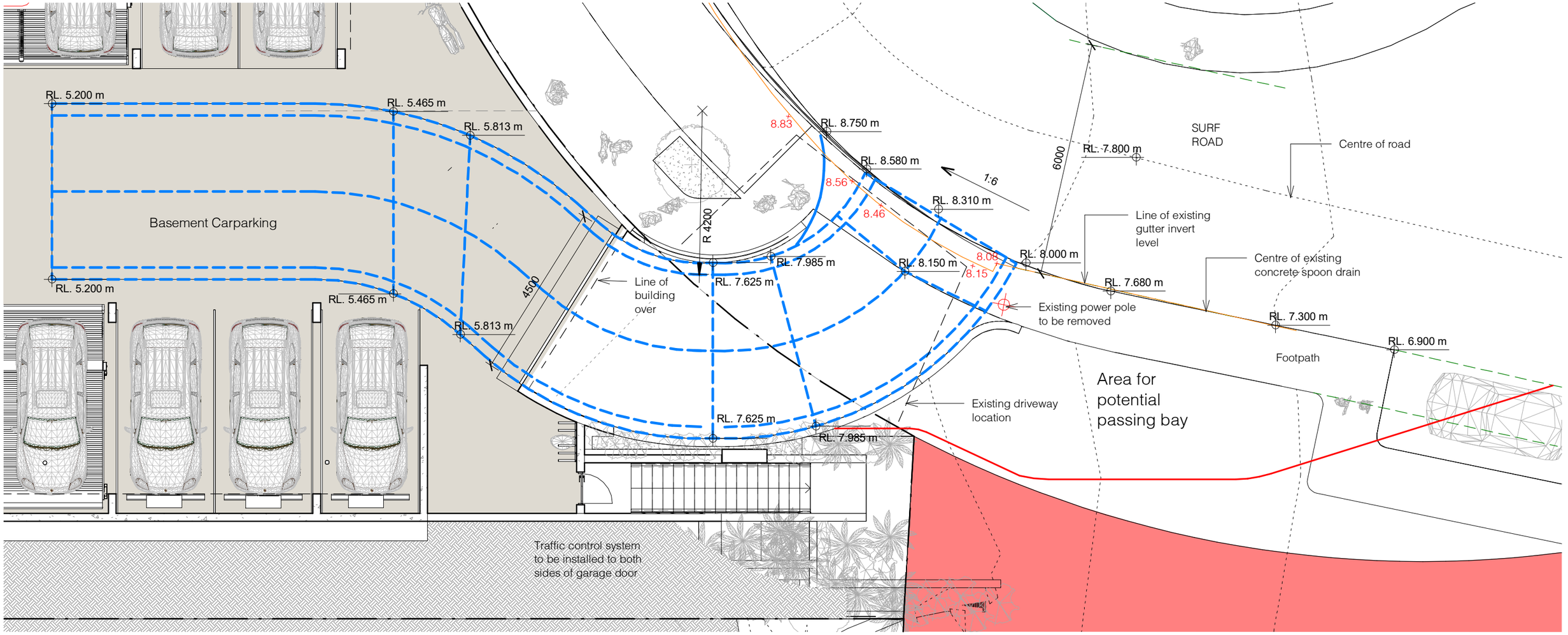
WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

No 202 View Impact Study

Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	
Drawn by	Author		DA64

Annexure C

Driveway Levels



1 DA Driveway Plan
1 : 100

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No.	Revision Description	Date
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WHALE BEACH NEIGHBOURHOOD CENTRE
DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Driveway Profile

Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 100
Drawn by	KW		DA20