

NOMINATED ARCHITECT: TONYLEUNG NSW 7133

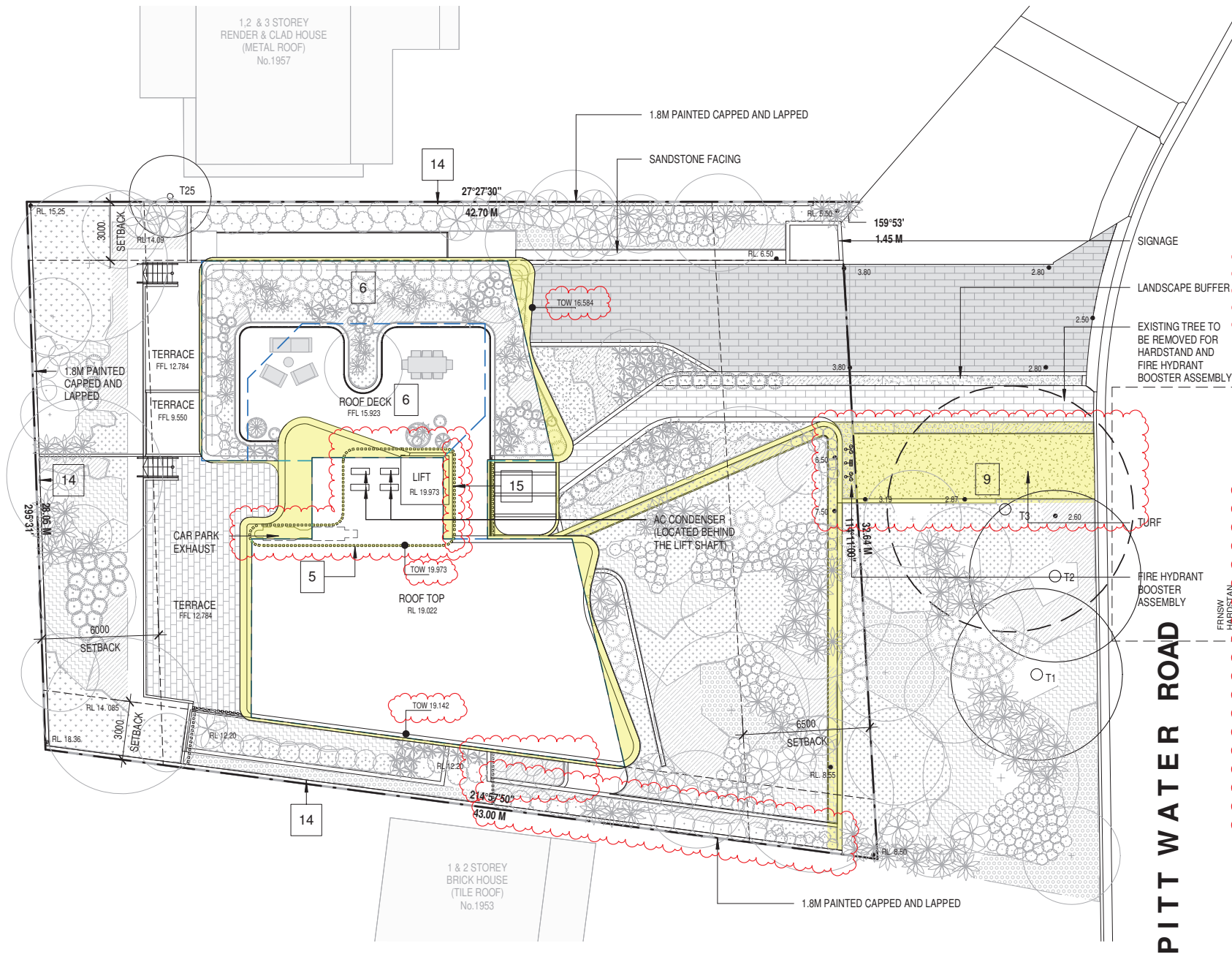
1955 PITTWATER ROAD, BAYVIEW

S4.55 AMENDED PLANS

DRAWING LIST

Sheet No.	Revision	Sheet Name
DA.000		Cover Page
DA.100	F	Drawing List
DA.101	F	Site Plan
DA.201	E	Entry Floor Plan
DA.202	E	Carpark Floor Plan
DA.203	E	Lower Ground Floor Plan
DA.204	C	Ground Floor Plan
DA.205	C	First Floor Plan
DA.301	E	Section AA
DA.302	E	Section BB
DA.401	D	North Elevation
DA.402	D	West Elevation
DA.403	C	South Elevation
DA.404	C	East Elevation
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DA.502	C	Shadow Diagram 2
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DA.901	B	Site Development Comparison Plan
DA.902	A	Carpark Floor Comparison Plan
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DA.908	B	Tree Retention Plan
DA.909	A	New/ Replacement Tree Plan
DA.1001	A	Carpark Floor Plan with As-built Overlay
DA.1002	A	Lower Ground Floor Plan with As-built Overlay
DA.1003	A	Ground Floor with As-built Overlay

Rev	Description	Date
A	S4.55 Submission	8/8/22
B	S4.55 Response	20/10/22
C	S4.55 Amended Plans	28/01/23
D	S4.55 Amended Plans	28/02/23
E	S4.55 Amended Plans	08/03/23
F	S4.55 Amended Plans	29/03/23



SUMMARY OF CHANGES:

- Entry Pedestrian Ramp** - Increased pedestrian ramp width to 1600mm for accessibility
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- Proposed Terrace Extension**

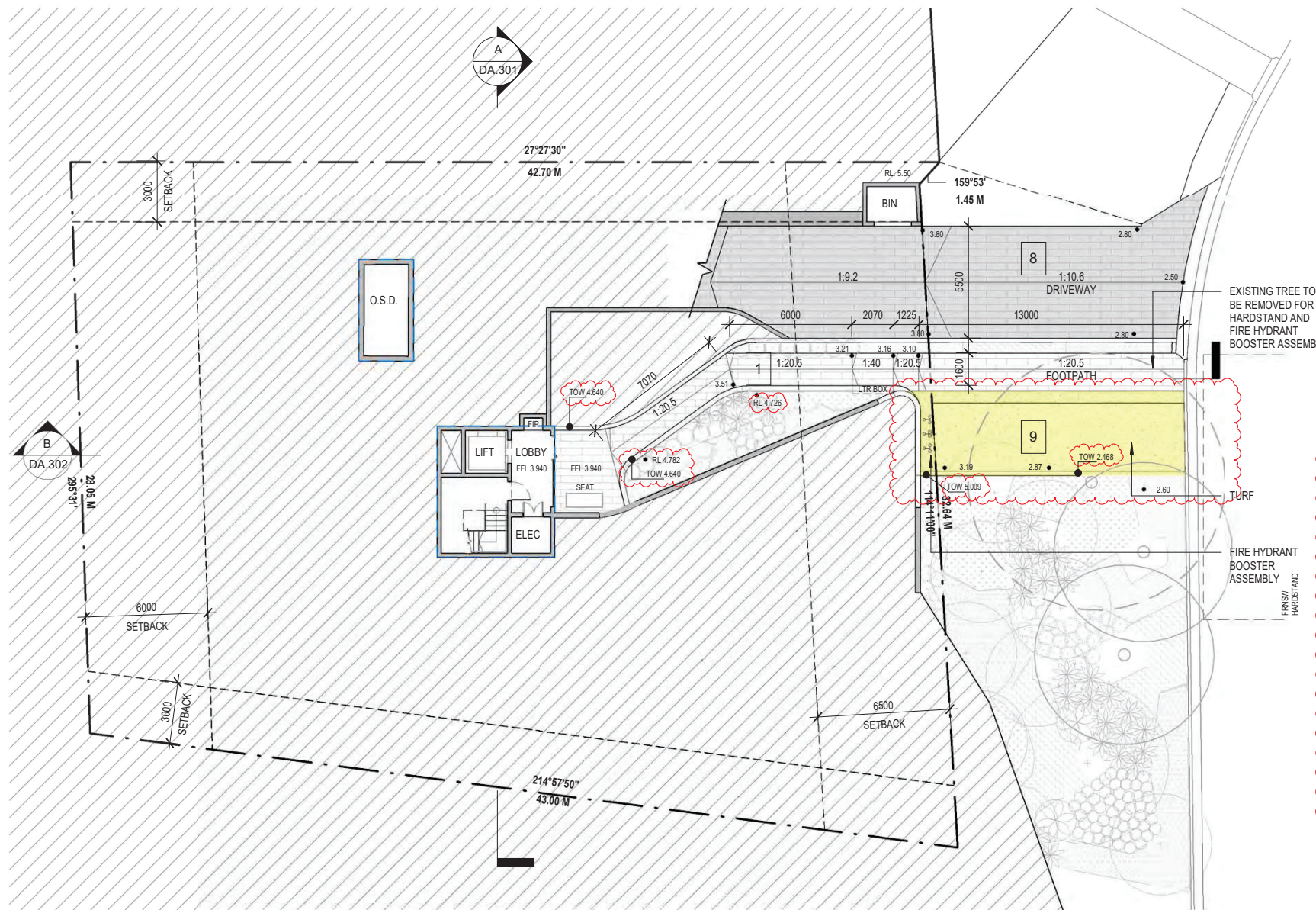
LEGEND

- S4.55 MODIFICATIONS
 - APPROVED MOD 2021/0343
- 0 2m 4m 10m



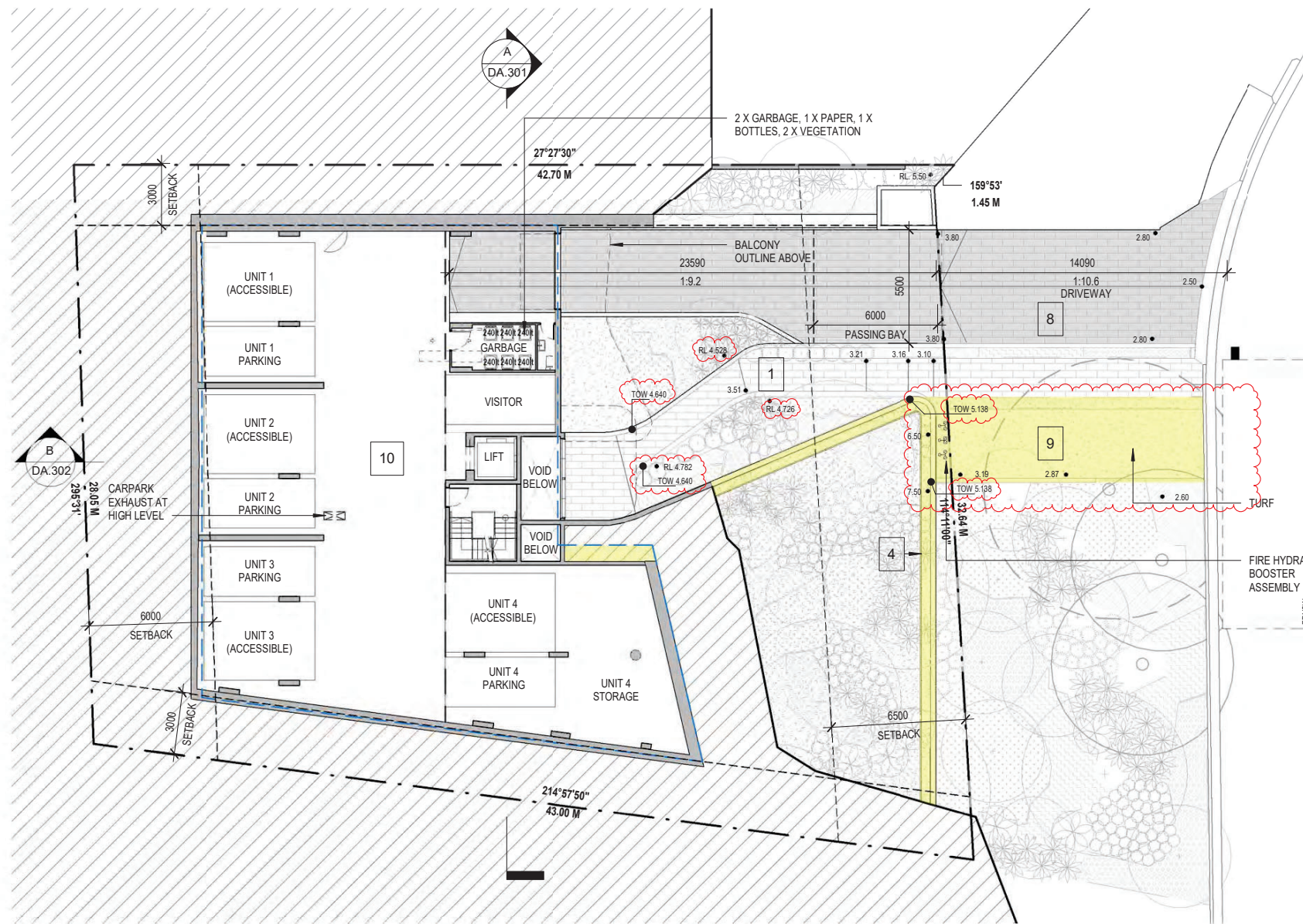
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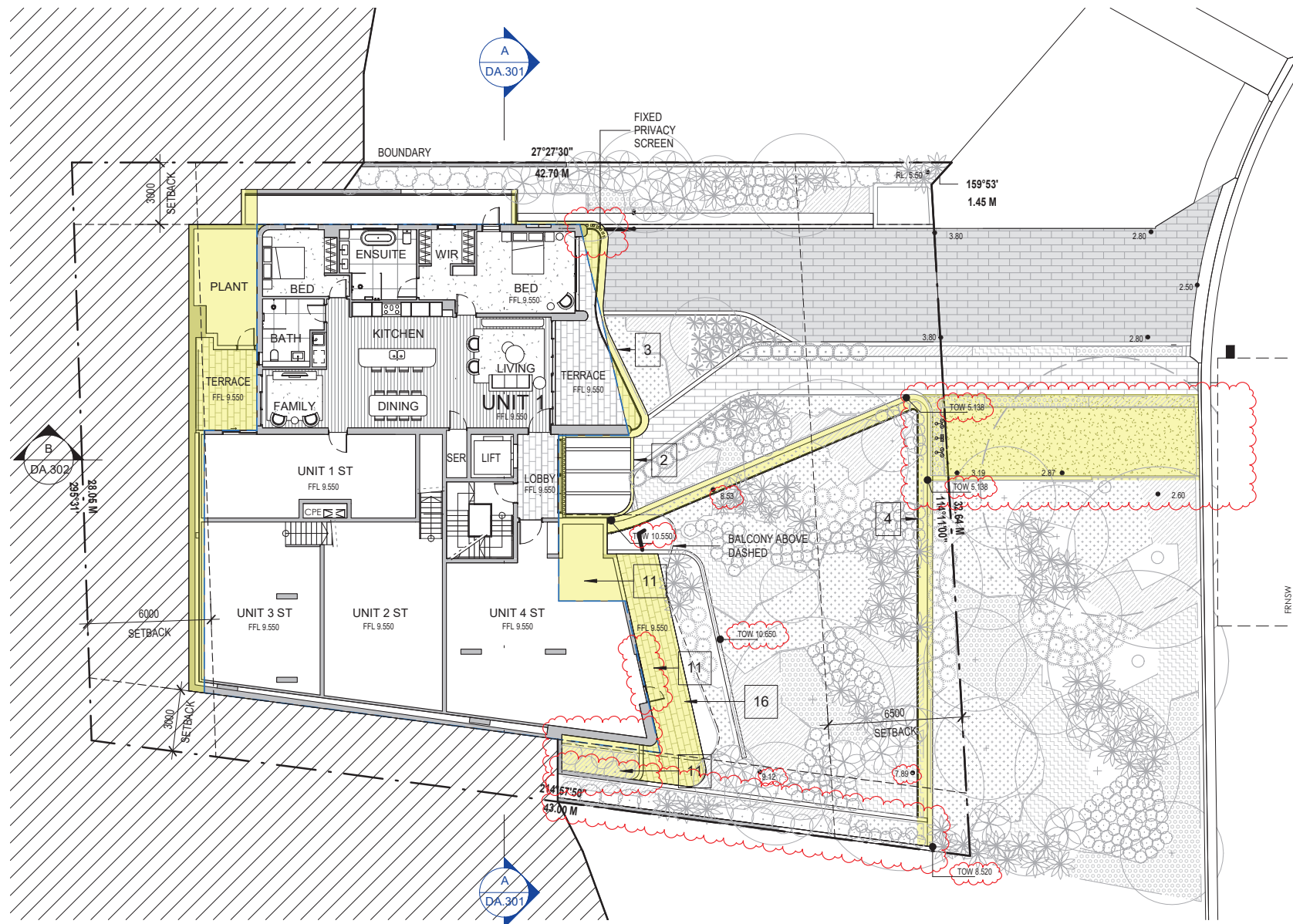


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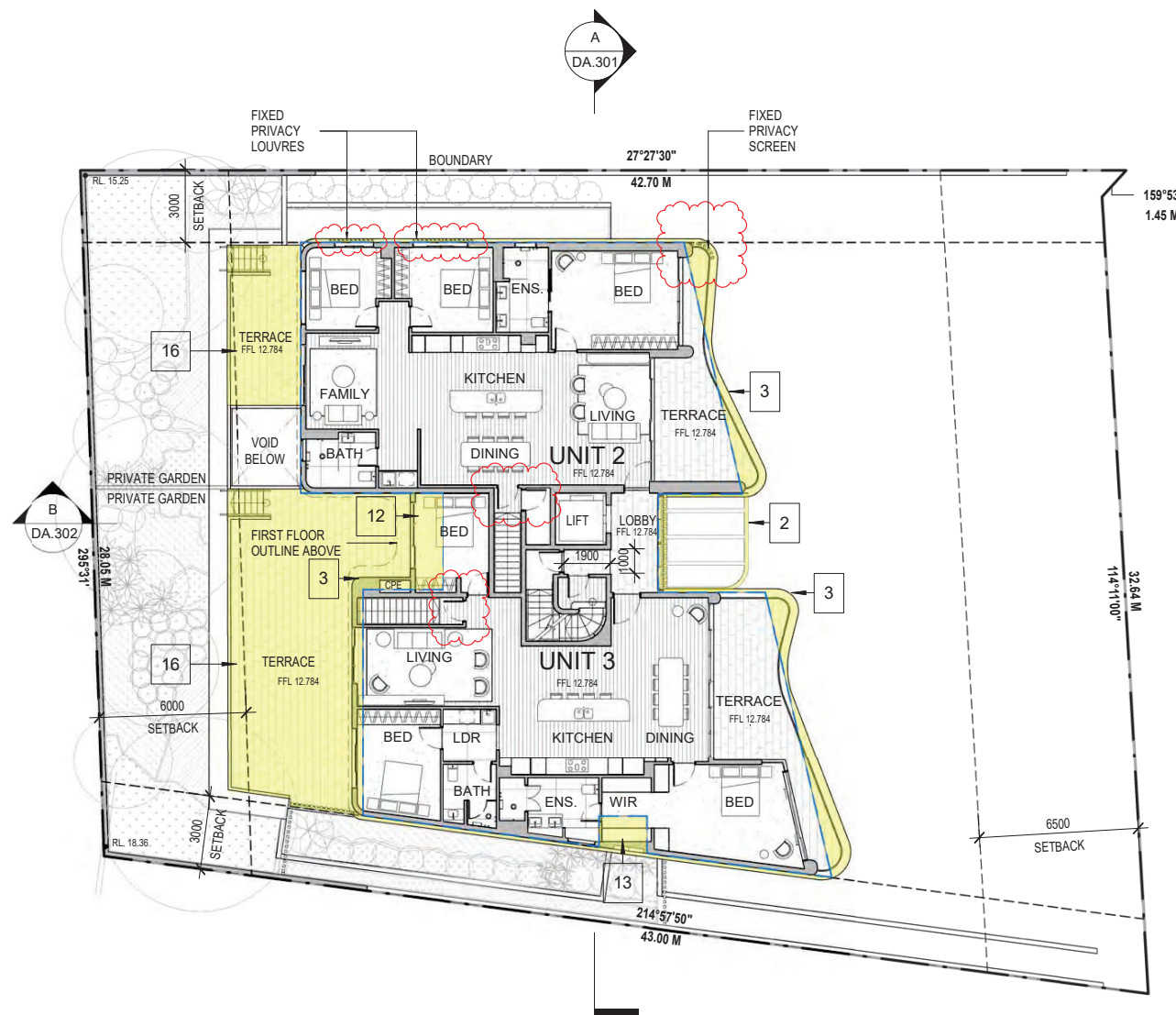


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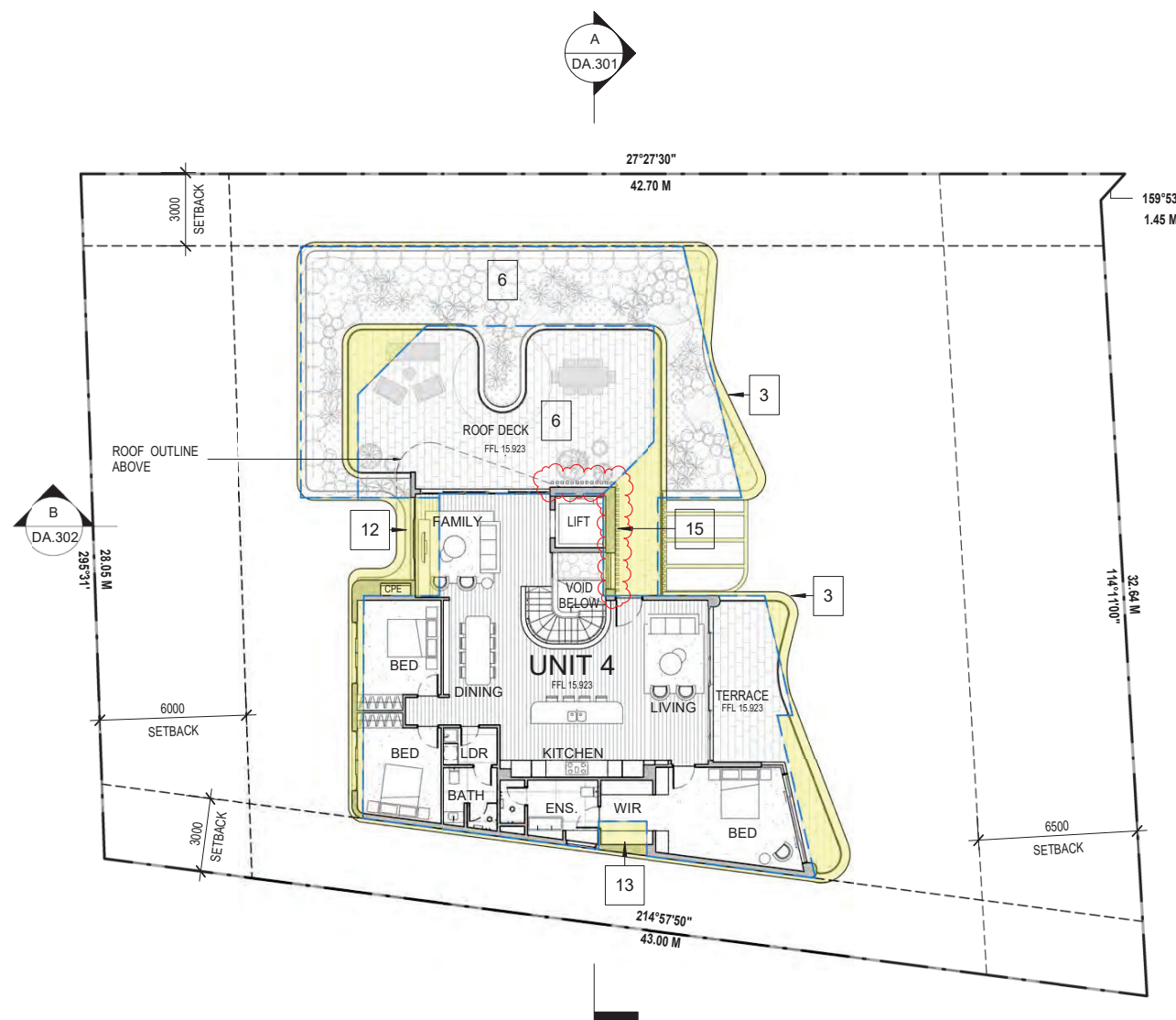


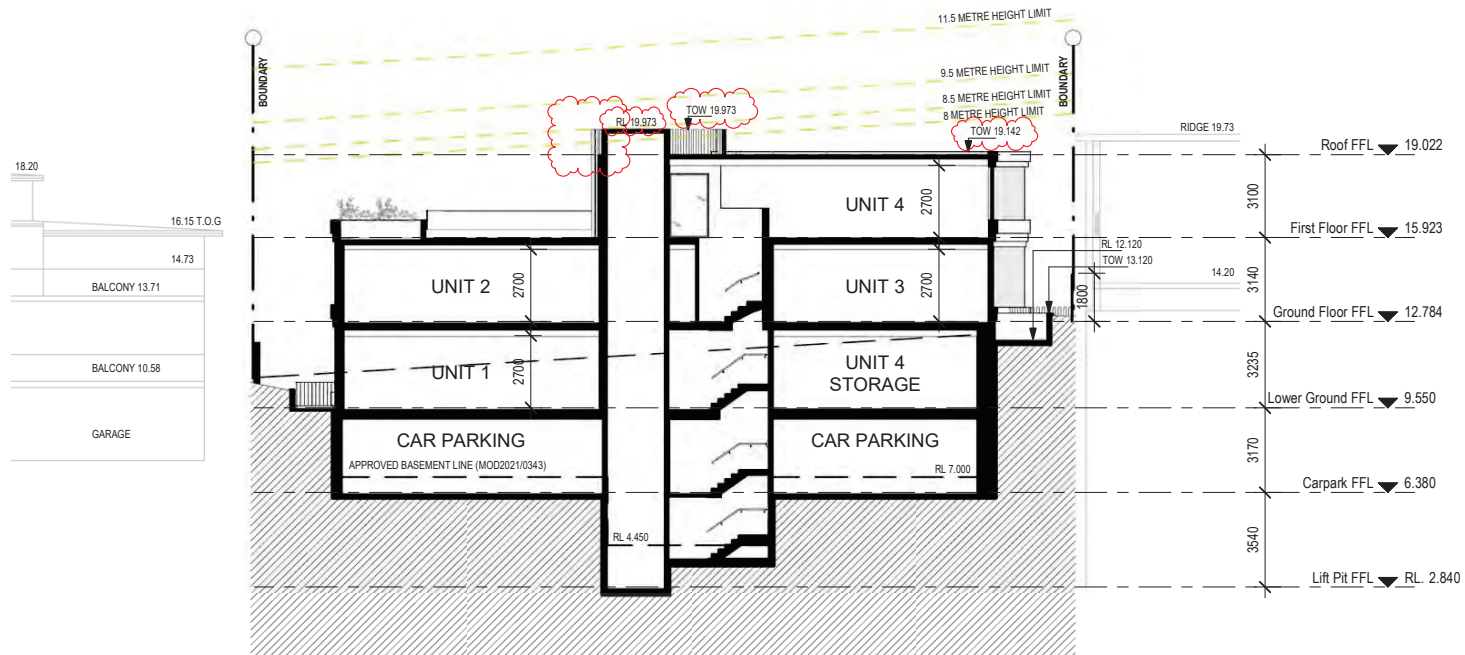
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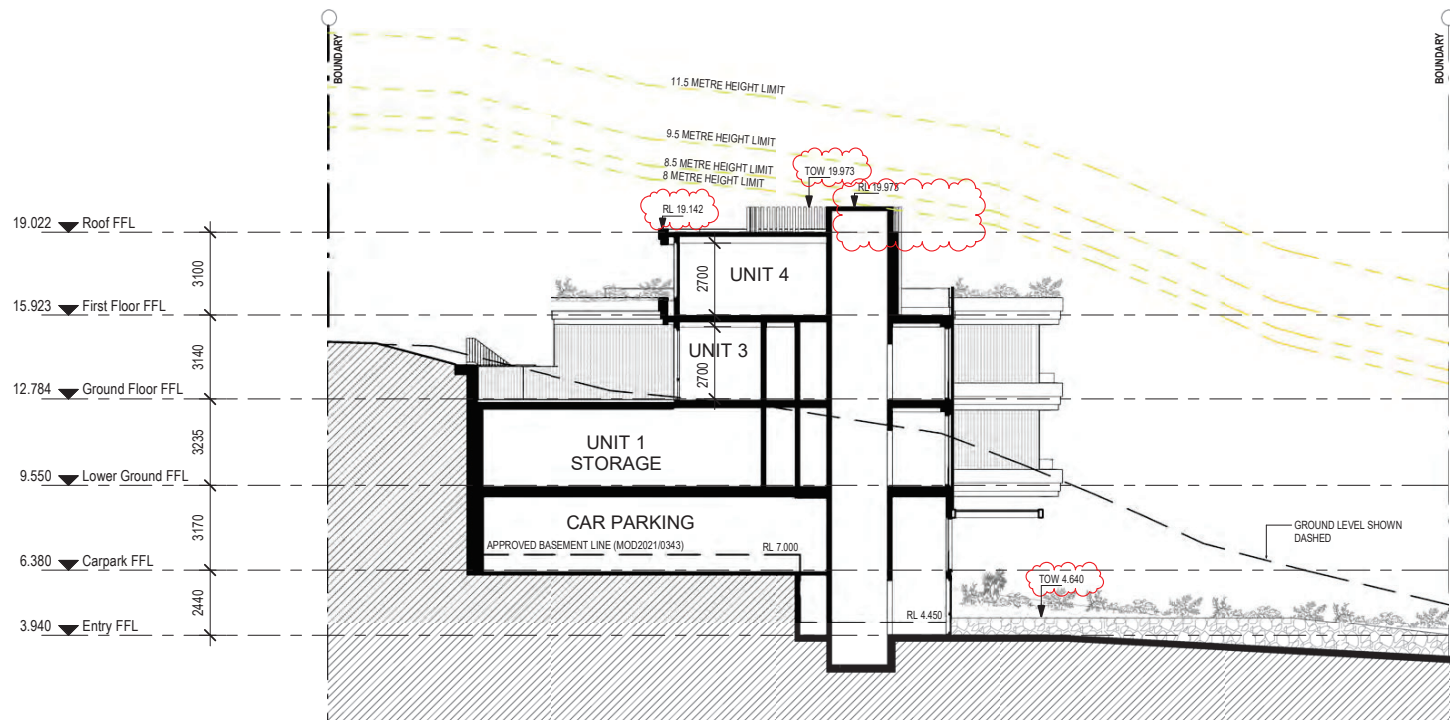
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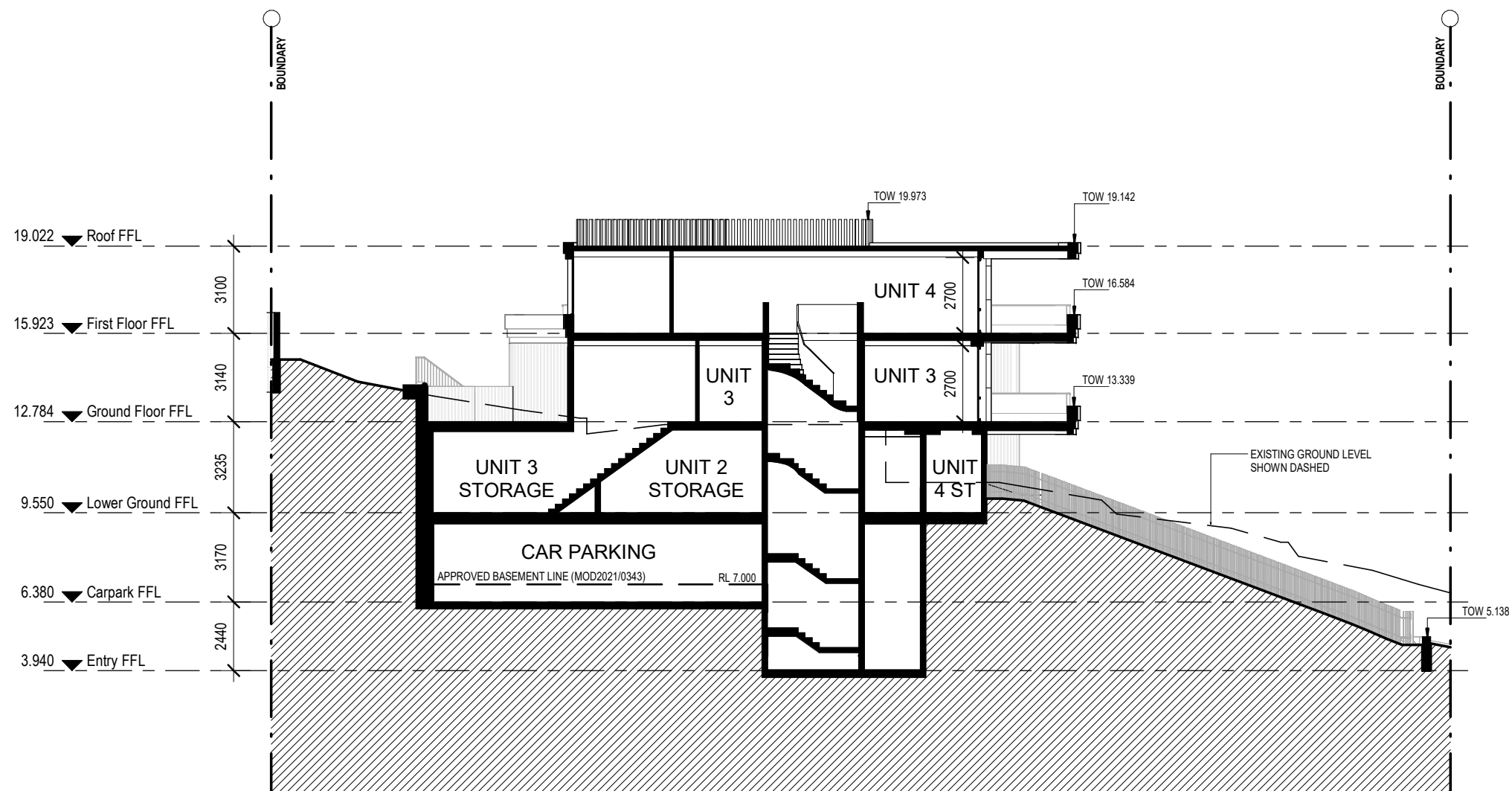
Project Name
 1955 Pittwater Rd., Bayview

Drawing Title
 Section AA

SCALE 1 : 200 @ A3 Drawing no: DA.301

Project No.
 A22039
 ISSUE
 E





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Fire Hydrant Booster Assembly
(to future supplier details)

Booster assemblies are manufactured to conform to the requirement of AS2419 & to relevant local authorities. All components comply to the requirements of AS2419. Any fabricated components are Hot Dipped Galvanised as required in AS2419. Backflow prevention devices can be supplied and designed into assemblies. Backflow devices comply to AS2845.1. All components will withstand pressure testing up to 2100kpa. (Note: Fire Brigade test pressure is 1700kpa.) All booster units can be supplied as individual components or fully part assembled.

APPROVED BUILDING
OUTLINE MOD
2021/0101

0 2m 4m 10m

Rev	Description	Date
A	S4.55 Submission	8/8/22
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Project Name
1955 Pittwater Rd., Bayview

Drawing Title
North Elevation

SCALE 1 : 200 @ A3 Drawing no: DA.401

Project No.
A22039

ISSUE
D

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APPROVED BUILDING
OUTLINE MOD
2021/0101



www.aplusedg.com.au
PH: 1300 388 789
LEVEL 3, 9 BARRACK STREET
SYDNEY, NSW 2000
NOMINATED ARCHITECT-TONY LEUNG NSW 7133

Rev	Description	Date
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D	S4.55 Amended Plans	29/03/23
E	Additional Information	21/04/23
F	S4.55 Amended Plans	14/07/23

Project Name
1955 Pittwater Rd., Bayview

Drawing Title
West Elevation

SCALE

1 : 200

@ A3

Drawing no:
DA 402

Project No.
A22039

ISSUE
F

SUMMARY OF CHANGES:

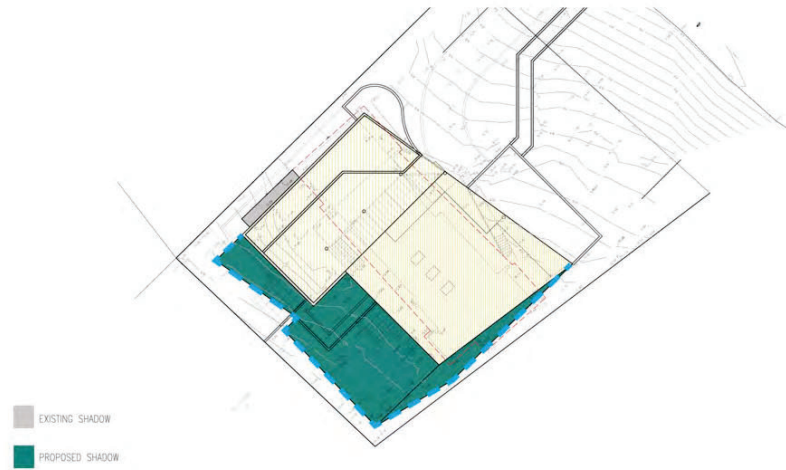
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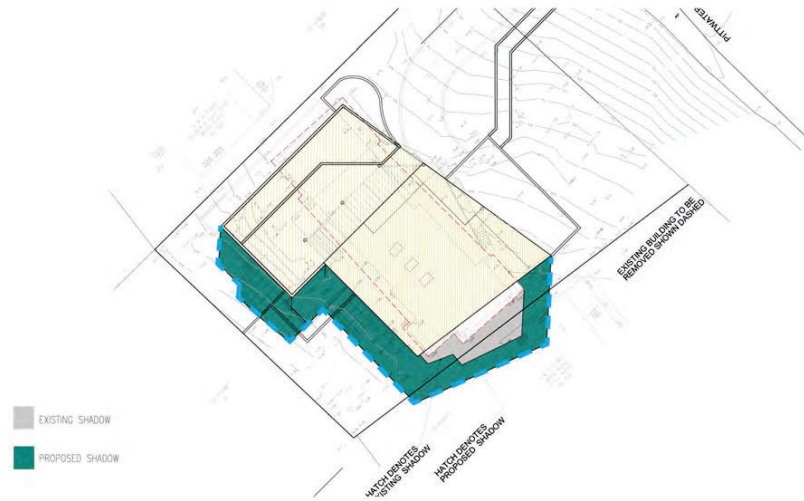
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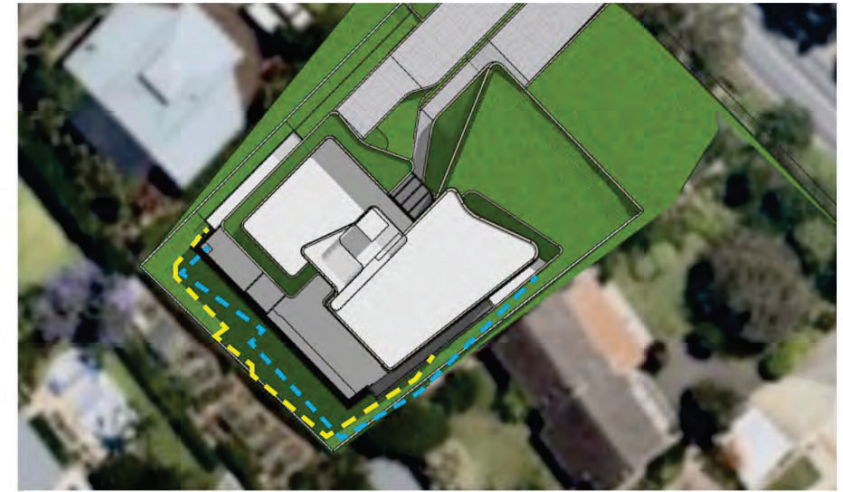




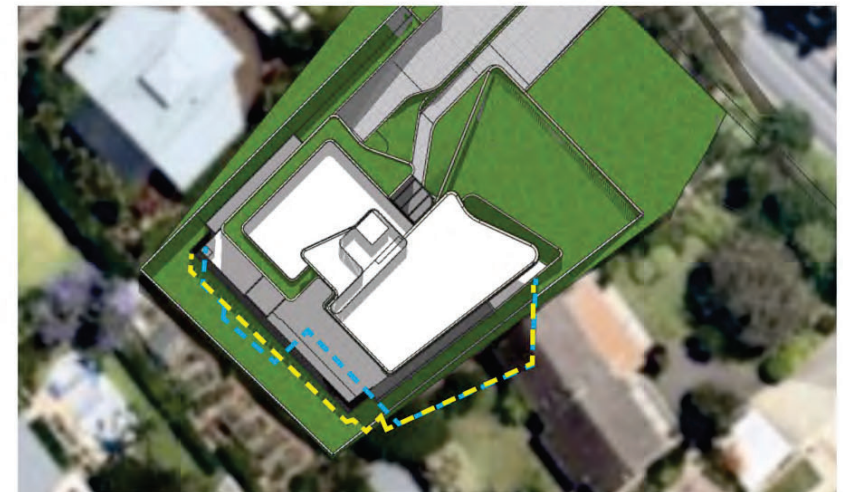
JUNE 21 ST - LEC APPROVED - 9 AM



JUNE 21 ST - LEC APPROVED - 12 PM



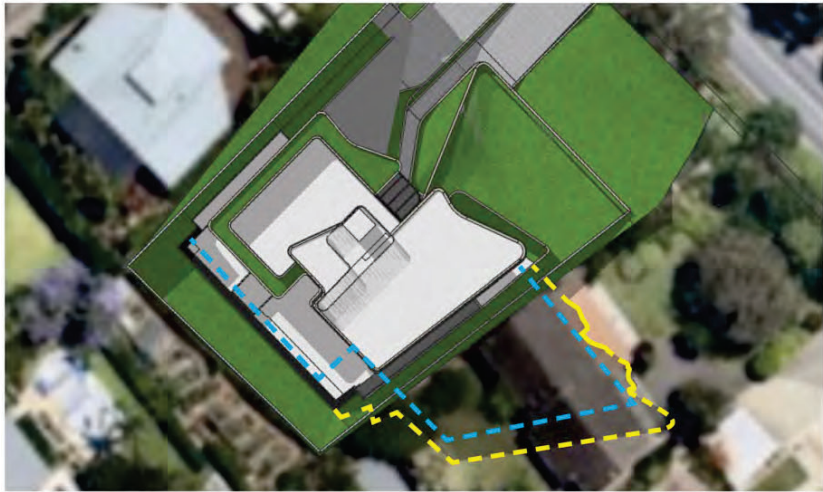
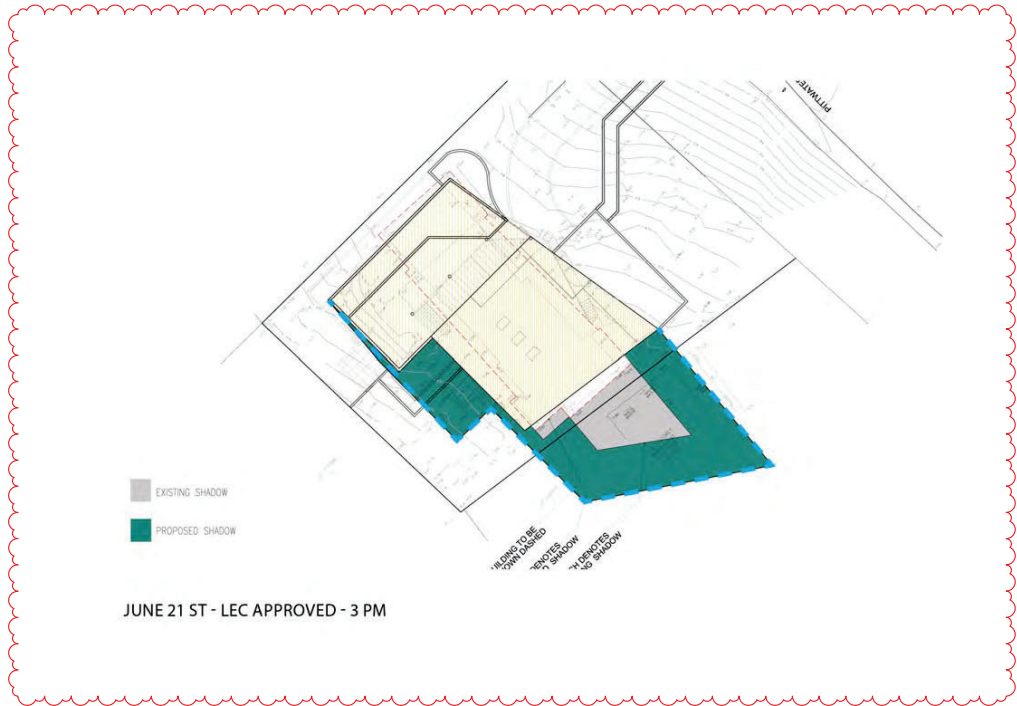
JUNE 21 ST - PROPOSED BUILDING - 9 AM



JUNE 21 ST - PROPOSED BUILDING - 12 PM

LEGEND:
SHADOW CAST BY LEC APPROVAL
DA2019/0154
SHADOW CAST BY PROPOSAL





JUNE 21 ST - PROPOSED BUILDING - 3 PM

LEGEND:
 SHADOW CAST BY LEC APPROVAL
 DA2019/0154
 SHADOW CAST BY PROPOSAL

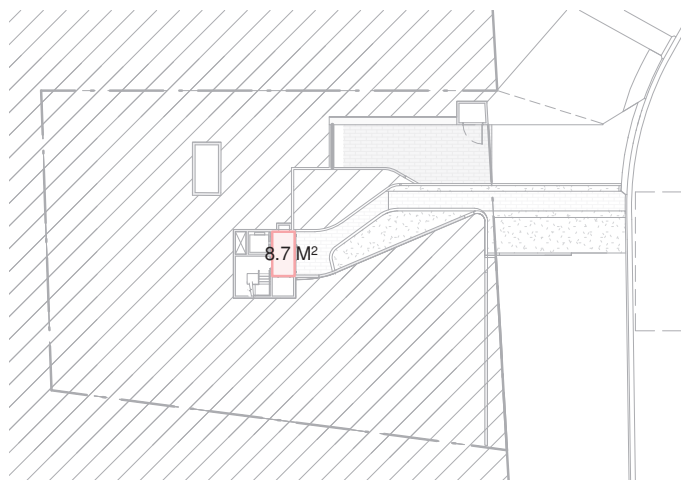


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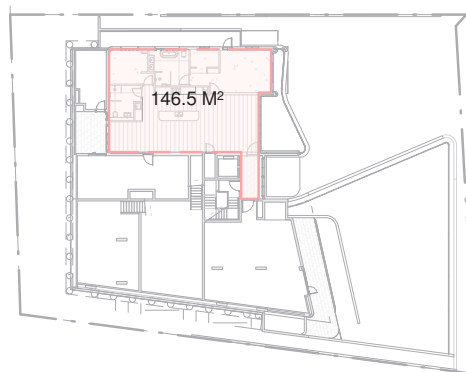
Project Name
 1955 Pittwater Rd., Bayview



Drawing Title Shadow Diagram 2	Project No. A22039
SCALE 1 : 200 @ A3	ISSUE C
Drawing no: DA.502	



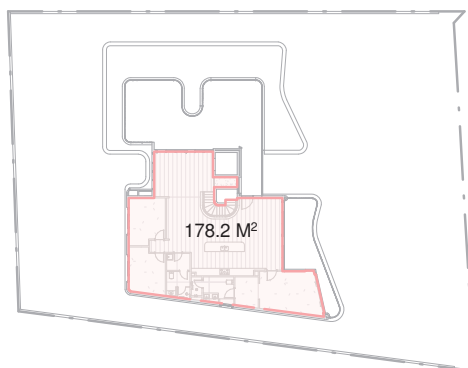
Entry Floor Plan



Lower Ground Plan



Ground Floor Plan

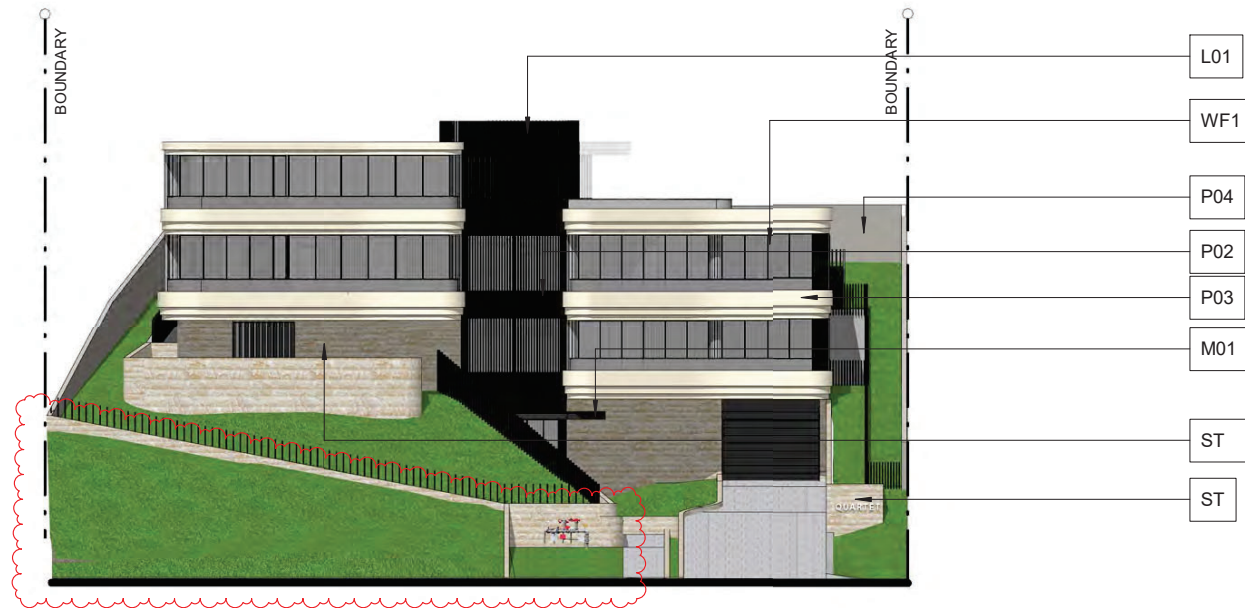


First Floor Plan

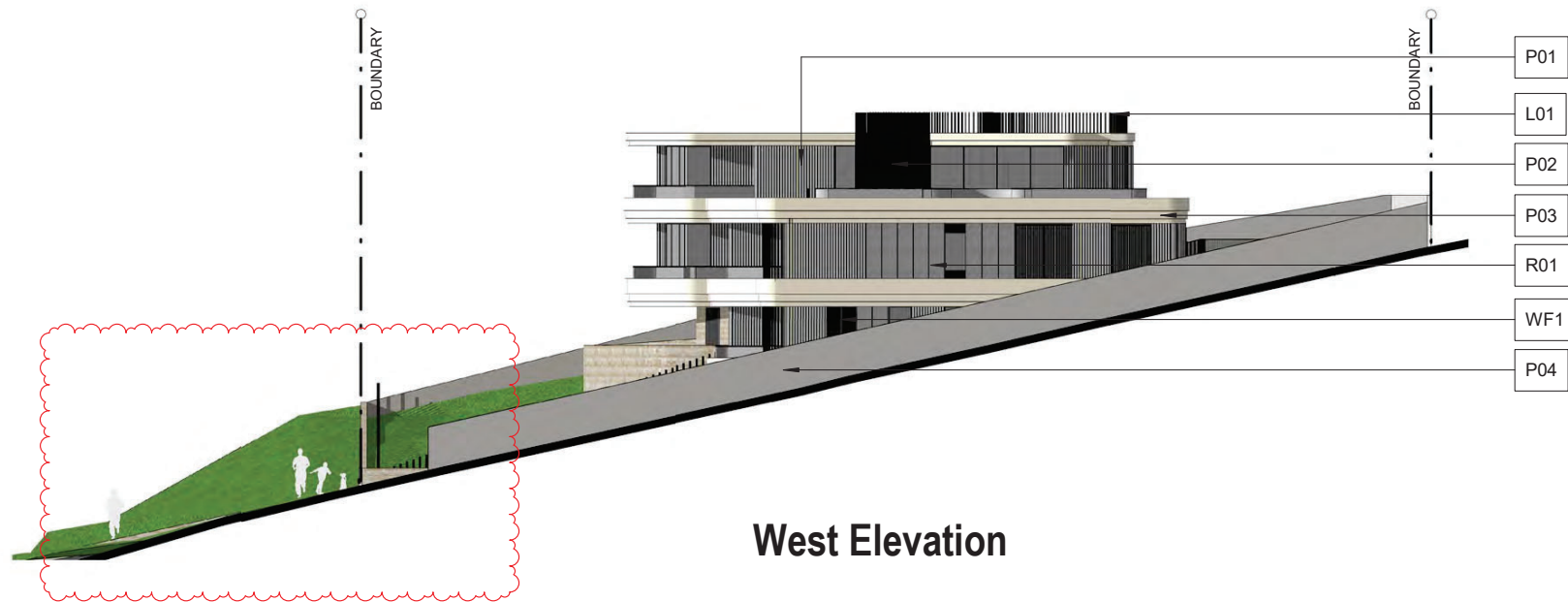
SCHEDULE OF GFA

SITE AREA	1,296.50 M²		
PROPOSED GFA (M²)	AREA (M²)		
ENTRY FLOOR LEVEL	8.7 M²		
LOWER GROUND LEVEL	146.5 M²		
STORAGE NOT INCLUDED IN GROSS FLOOR AREA CALCULATION AS PER APPROVED MOD2021/0343			
GROUND LEVEL	308.4 M²		
FIRST FLOOR	178.2 M²	APPROVED DA	
PROPOSED GFA	641.8 M²	APPROVED GFA	608.4 M²
PROPOSED FSR	0.495:1	APPROVED FSR	0.469:1

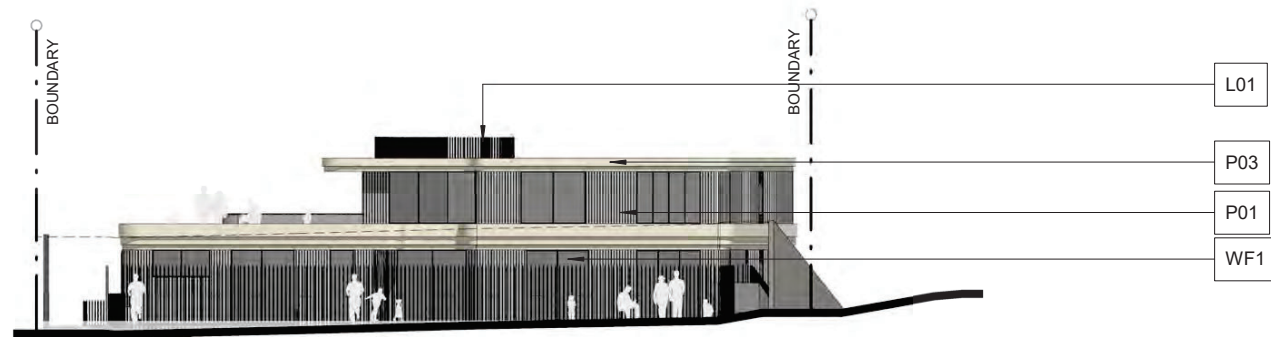




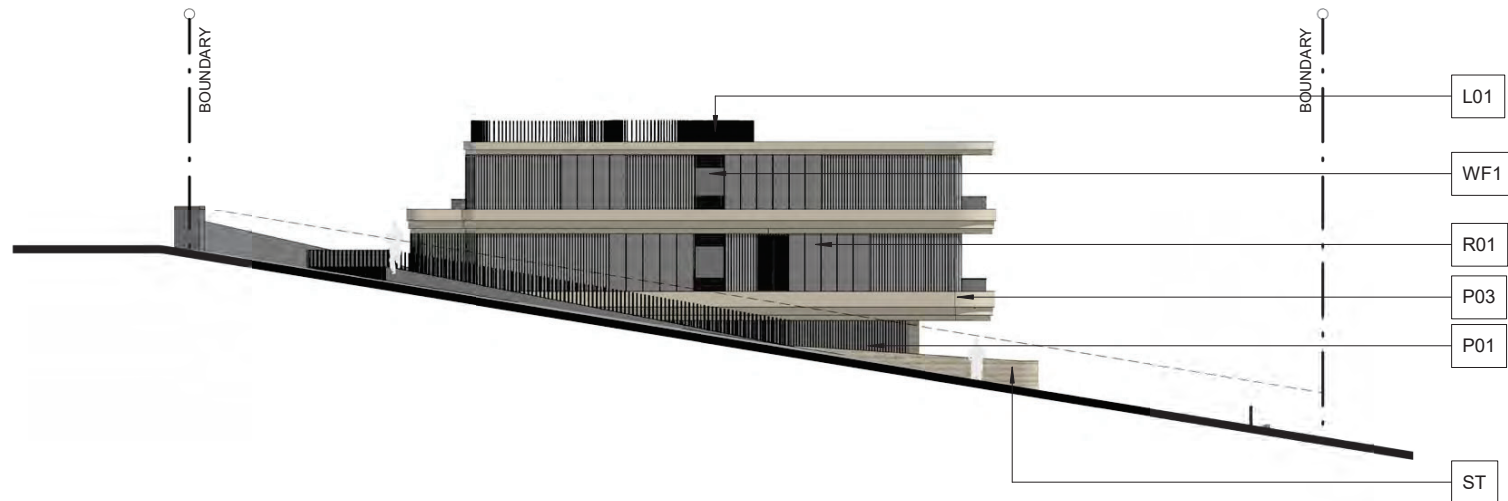
North Elevation



West Elevation



South Elevation



East Elevation

S01



SOFFIT

FINISH:
DULUX WHISPER WHITE

MO1



ENTRY CANOPY

METALWORK FINISH

FINISH:
DULUX MONUMENT
POWDERCOAT FINISH

WF1



WINDOW FRAME

ALUMINIUM WINDOW FRAMING

FINISH:
DULUX MONUMENT
POWDERCOAT FINISH

ESD:
Material and finish aims to address:
- Reduction of thermal transmission to
outside.

L01



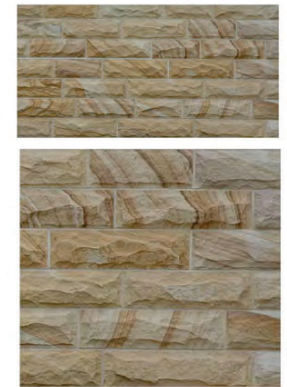
VERTICAL LOUVRES

PREFABRICATED ALUMINIUM
ELEMENTS

FINISH:
DULUX MONUMENT
POWDERCOAT FINISH

ESD:
Material and finish aims to address:
- Reduction of glare, solar heat gain.

ST



SANDSTONE CLADDING

FINISH:
BROWN SANDSTONE, ROCKFACED

R01



ROUGHCAST RENDER

FINISH: GENERAL WALL
DULUX TIMELESS GREY

P01



RENDERED & PAINTED

FINISH: GENERAL WALL
DULUX TIMELESS GREY

P02

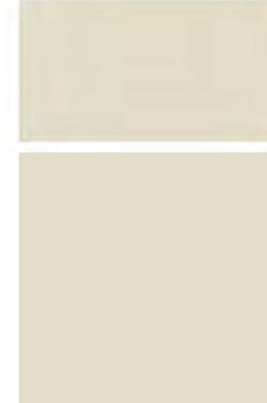


RENDERED & PAINTED

MASONRY WALL BEHIND L01

FINISH:
DULUX RAKU

P03



RENDERED & PAINTED

FINISH: SPANDREL WALL
DULUX ECRU HALF

P04



RENDERED & PAINTED

FINISH: BOUNDARY WALL
DULUX WINTER FOG



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SYDNEY, NSW 2000
NOMINATED ARCHITECT-TONY LEUNG NSW 7133

Rev	Description	Date
A	S4.55 Submission	8/8/22
B	S4.55 Response	20/10/22
C	S4.55 Amended Plans	28/01/23

Project Name

1955 Pittwater Rd., Bayview

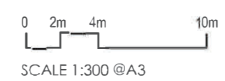
Drawing Title
Schedule of Materials & Finishes

Drawing no:
DA.803

Project No.
A22039

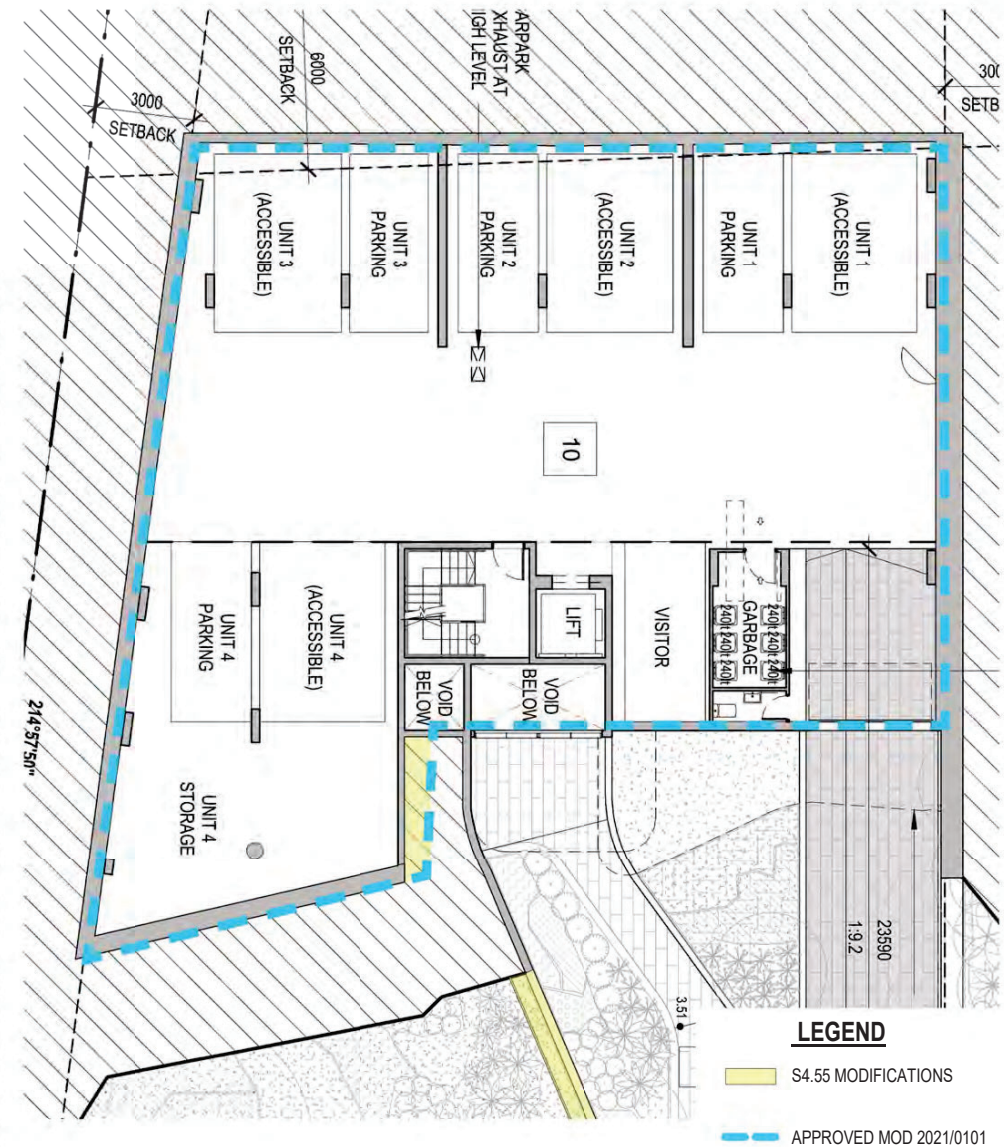
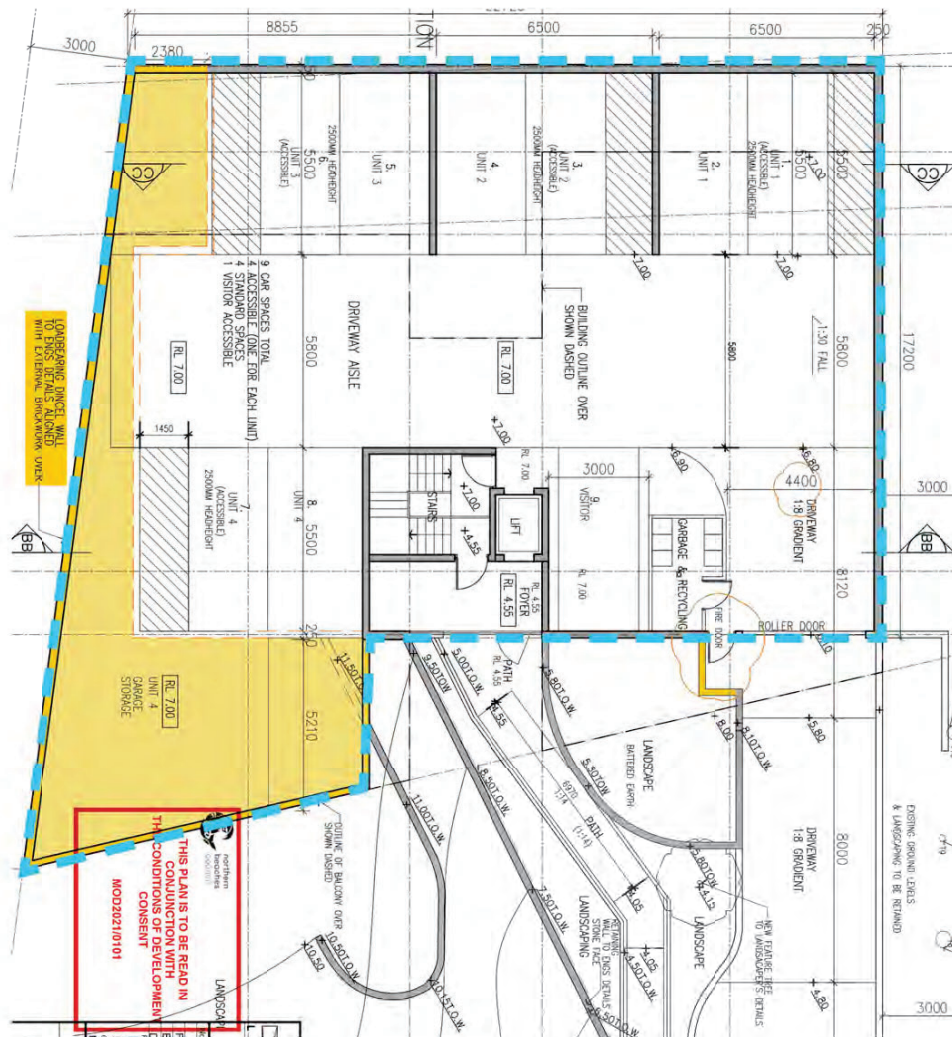
ISSUE
C

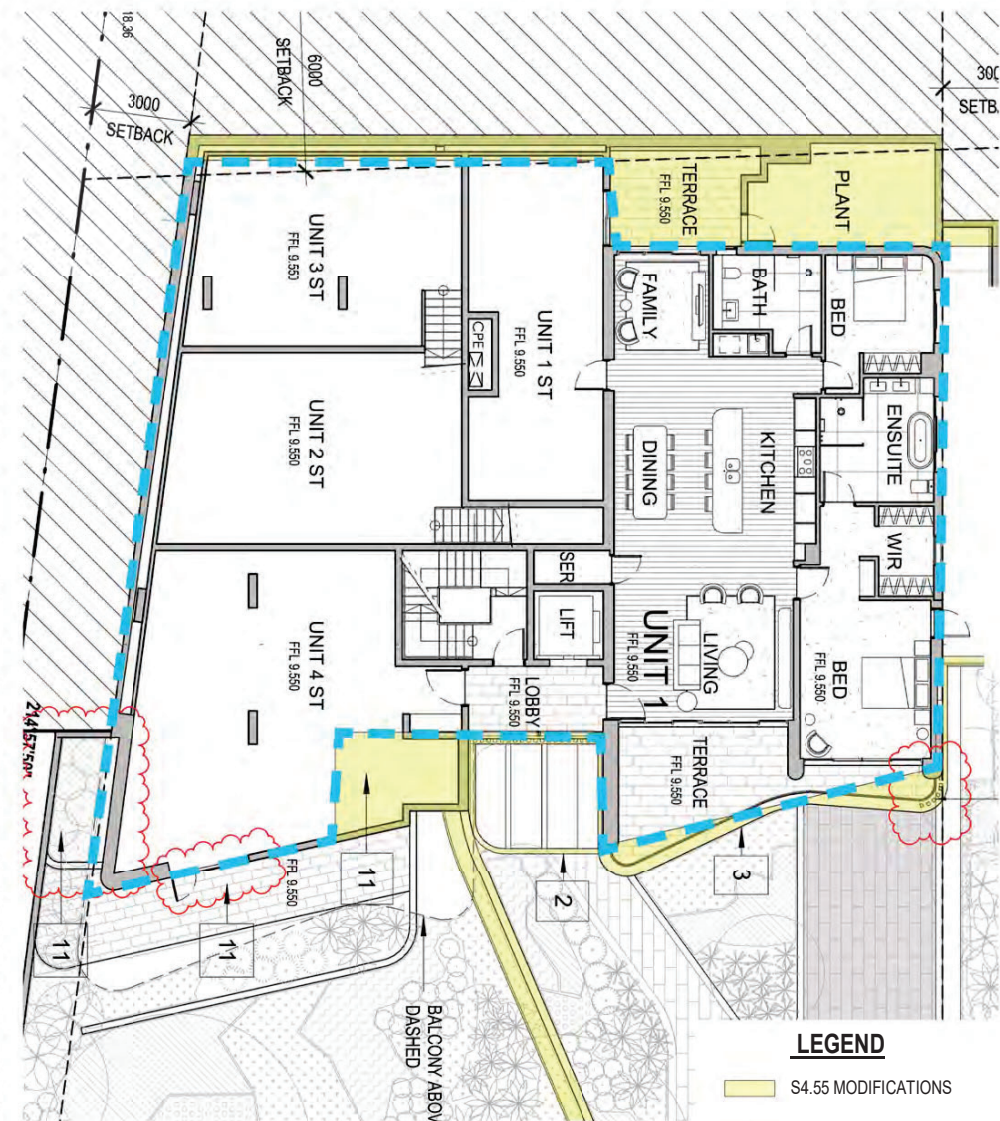
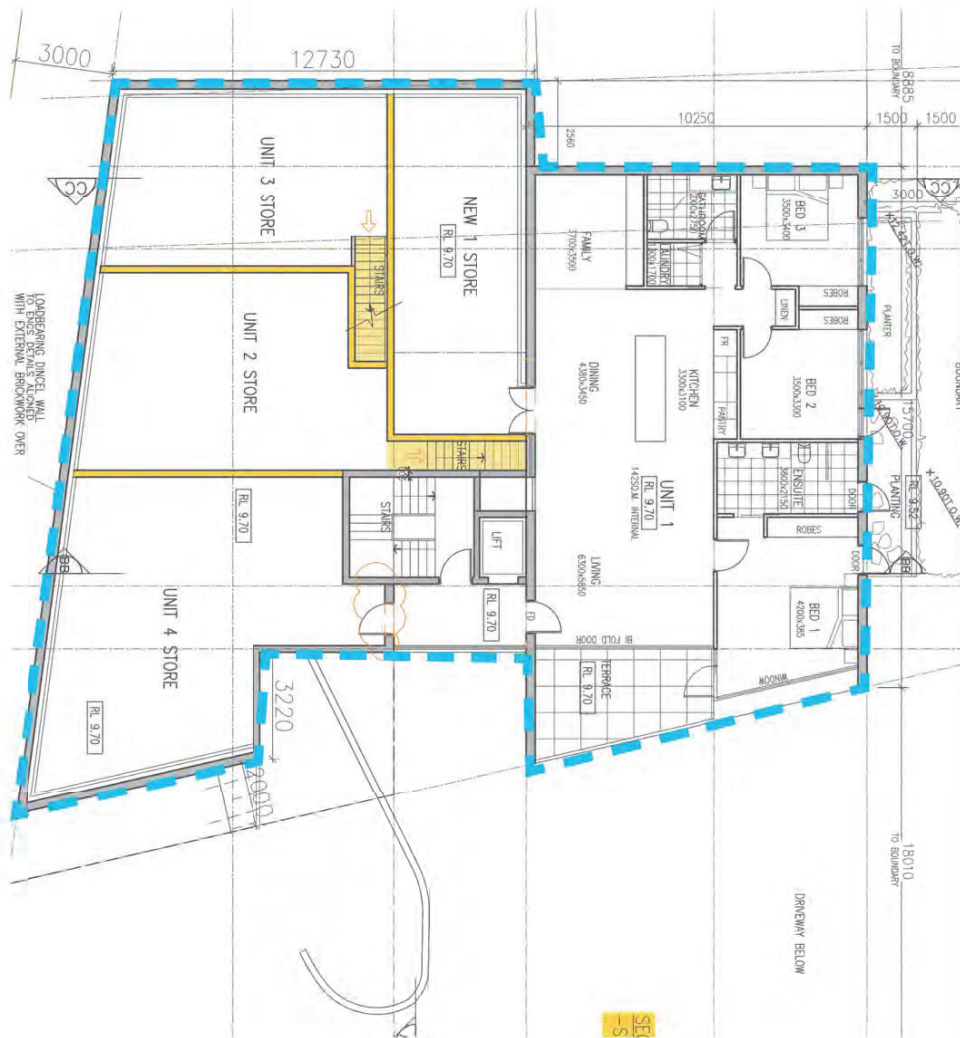
COMPARISON PLANS



**HARPO STAND AND
FIRE HYDRANT
BOOSTER ASSEN**

**DENSE TREE AND
SHRUB PLANTING
OBSCURING SITE
AS VIEWED FROM
PUBLIC DOMAIN**
©2005/06/06





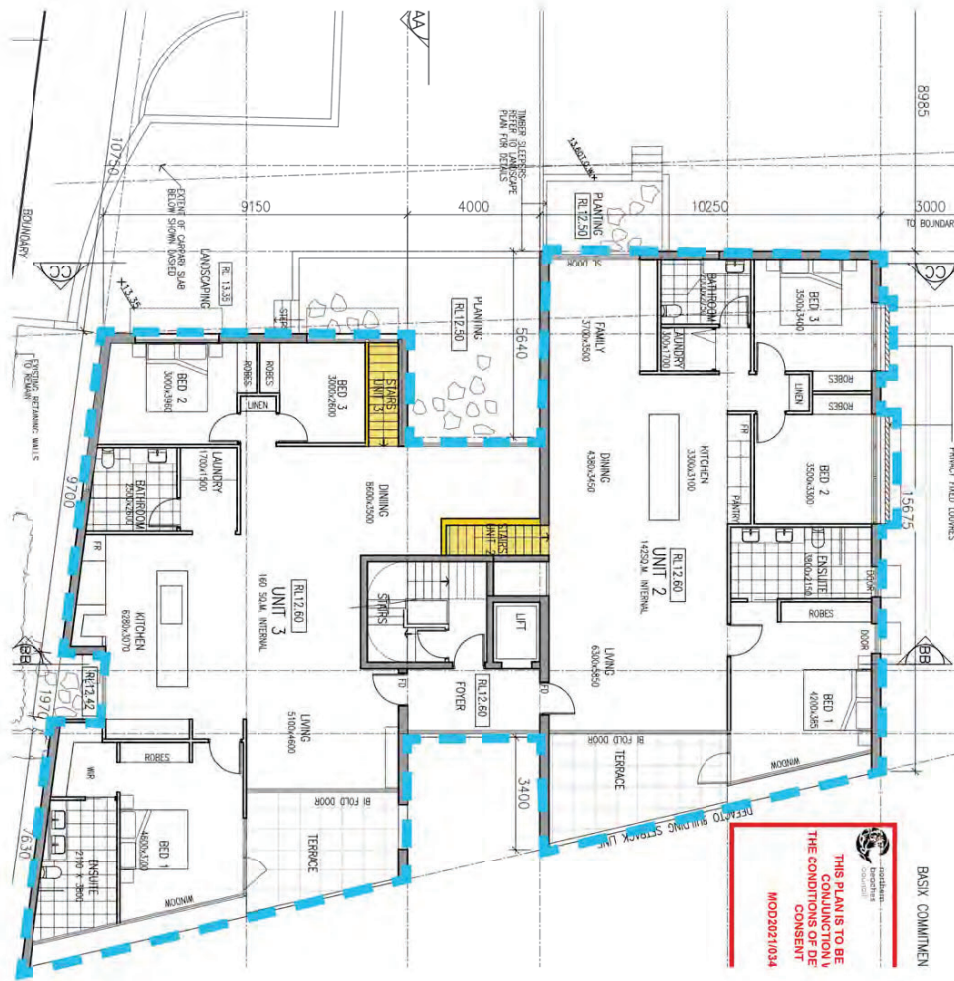
LEGEND

S4.55 MODIFICATIONS

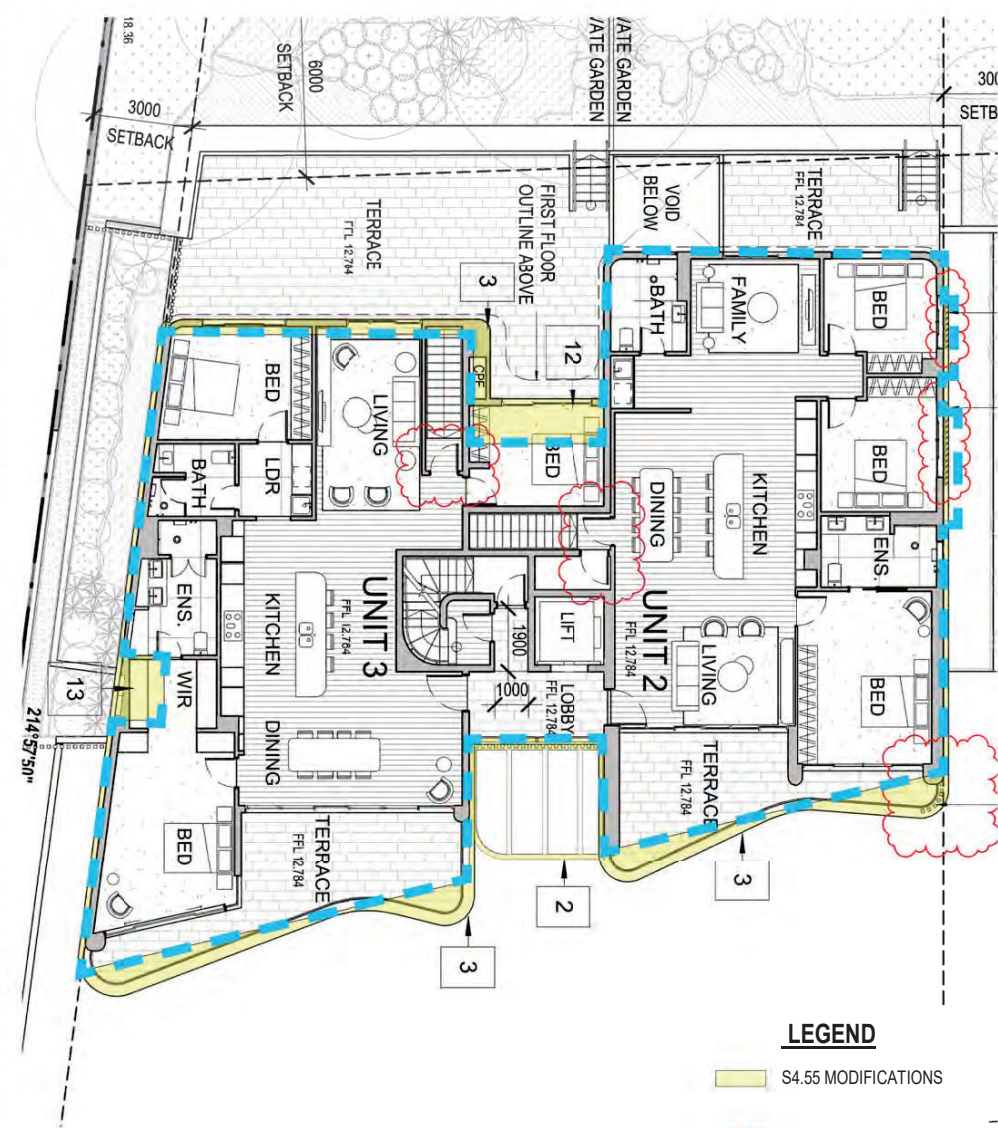
APPROVED MOD 2021/0343

(2m 4m 10m

SCALE 1:300 @A3



APPROVED



CURRENT PROPOSAL

LEGEND

S4.55 MODIFICATIONS

APPROVED MOD 2021/0343

0 2m 4m 10m

SCALE 1:300 @A3



Rev	Description	Date
A	S4.55 Amended Plans	28/01/23

Project Name
 1955 Pittwater Rd., Bayview



Drawing Title
 First Floor Comparison Plan

SCALE

As indicated

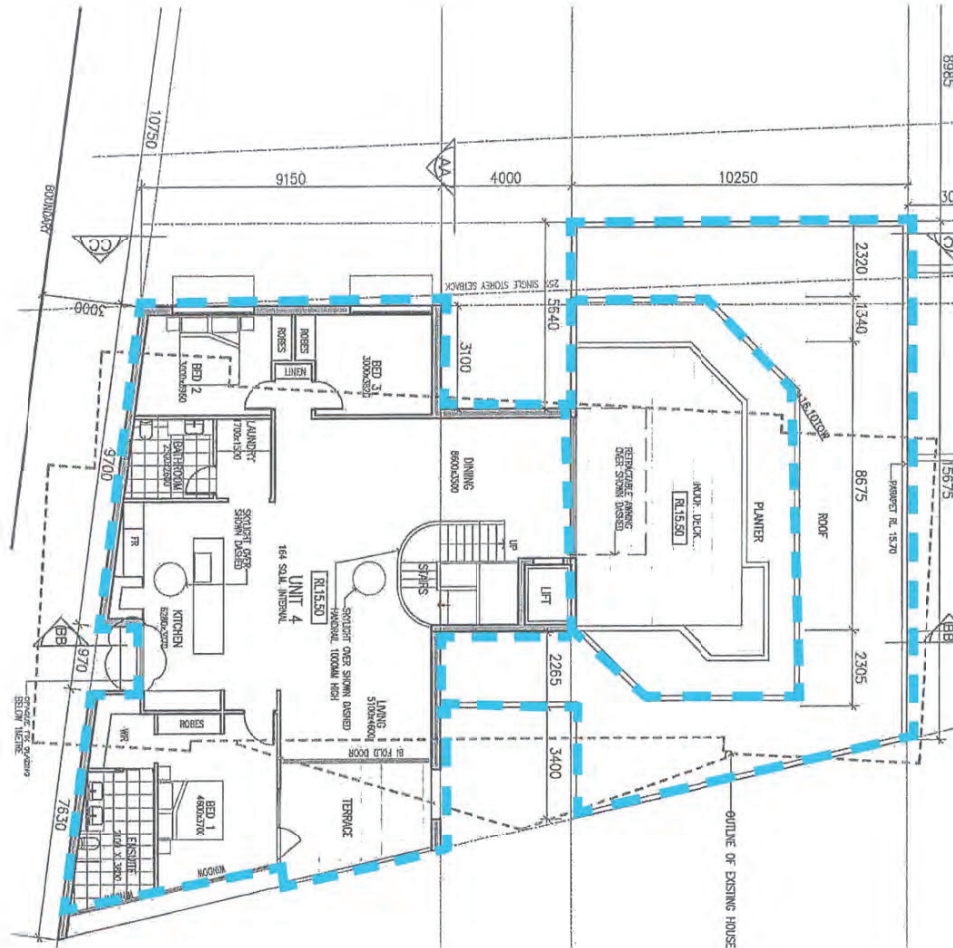
@ A3

Drawing no:
 DA.905

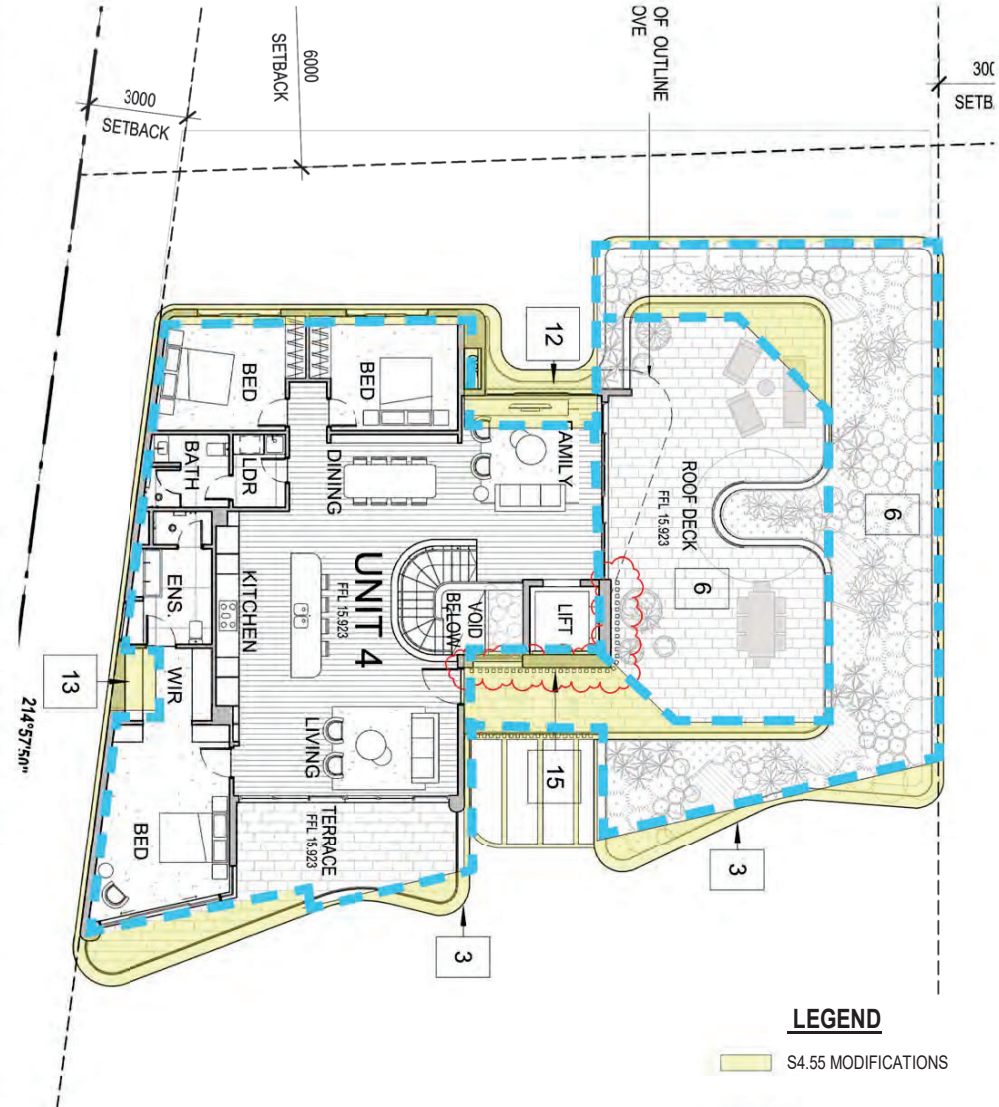
Project No.
 A22039

ISSUE
 A

APPROVED



CURRENT PROPOSAL



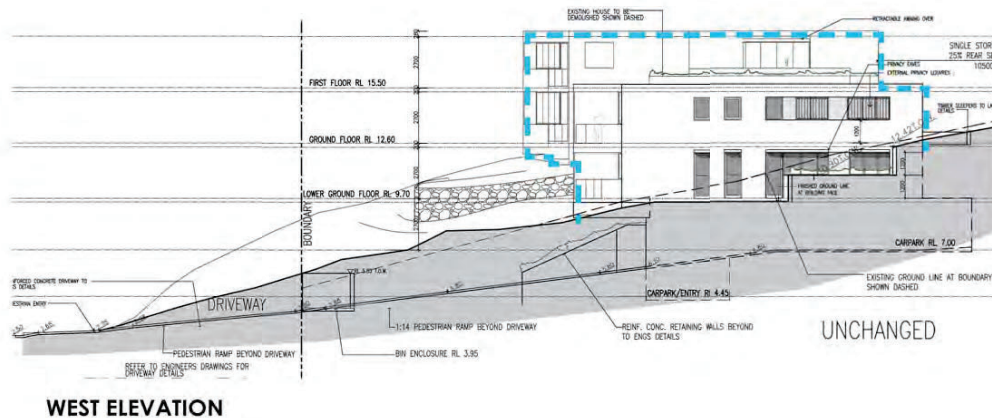
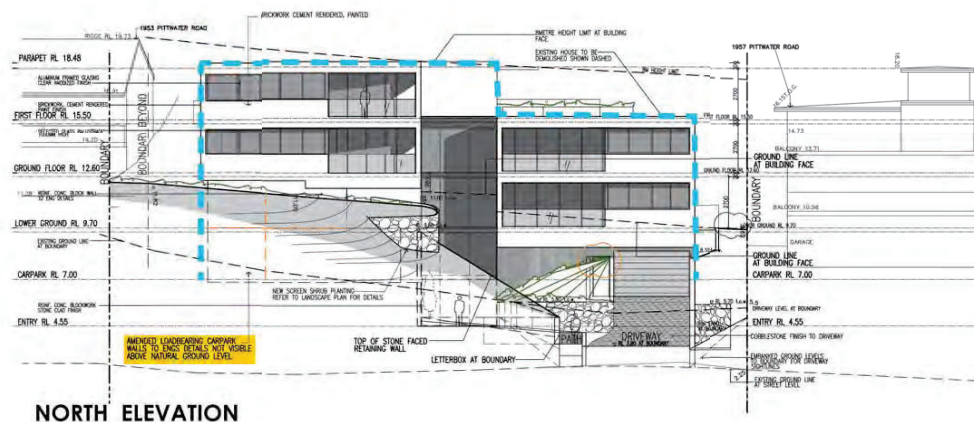
LEGEND

 S4.55 MODIFICATIONS

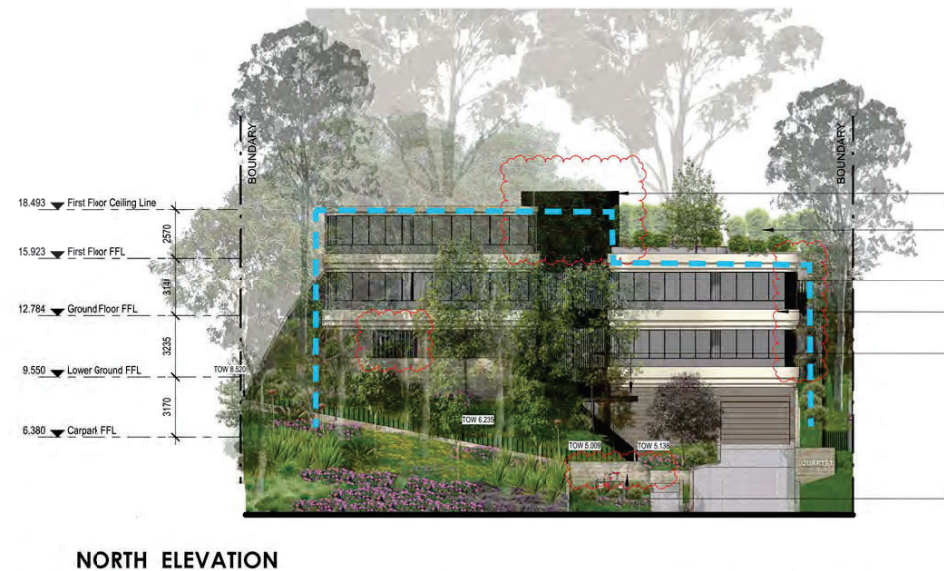
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SCALE 1:300 @A3



APPROVED

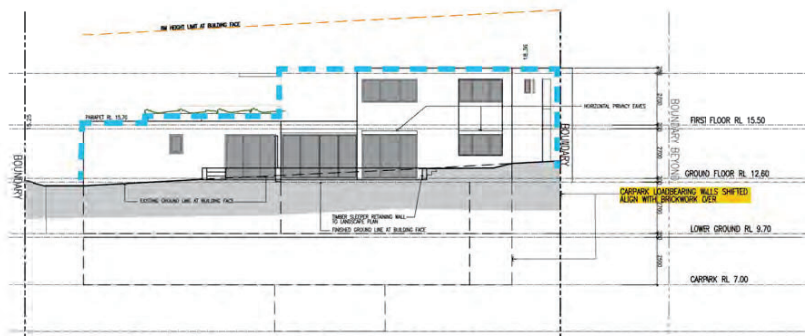


CURRENT PROPOSAL

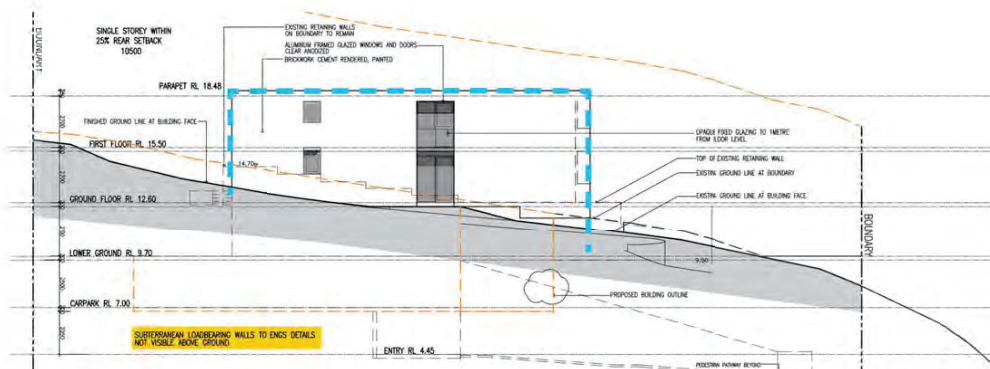
APPROVED BUILDING
OUTLINE MOD
2021/0101

0 2m 4m 10m

SCALE 1:300 @A3



SOUTH ELEVATION



EAST ELEVATION

APPROVED



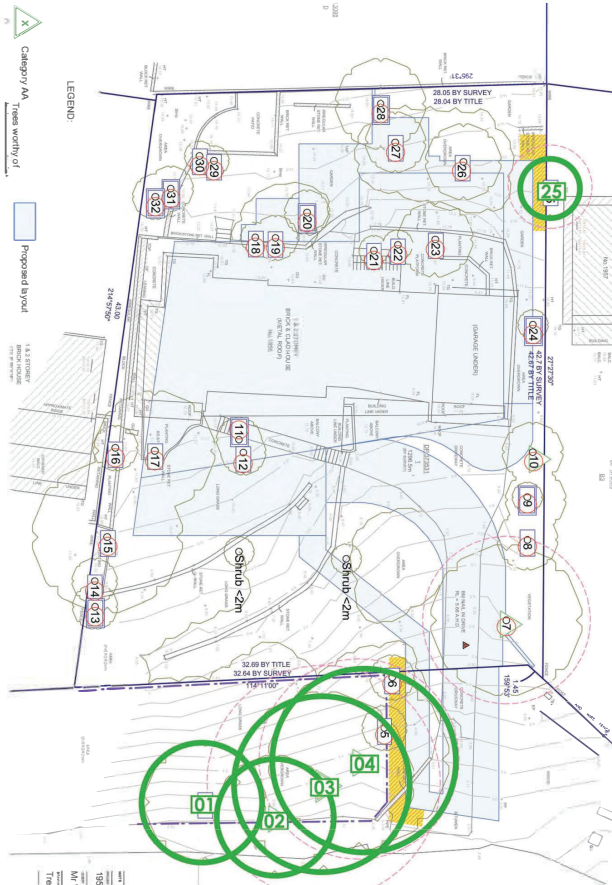
SOUTH ELEVATION



EAST ELEVATION

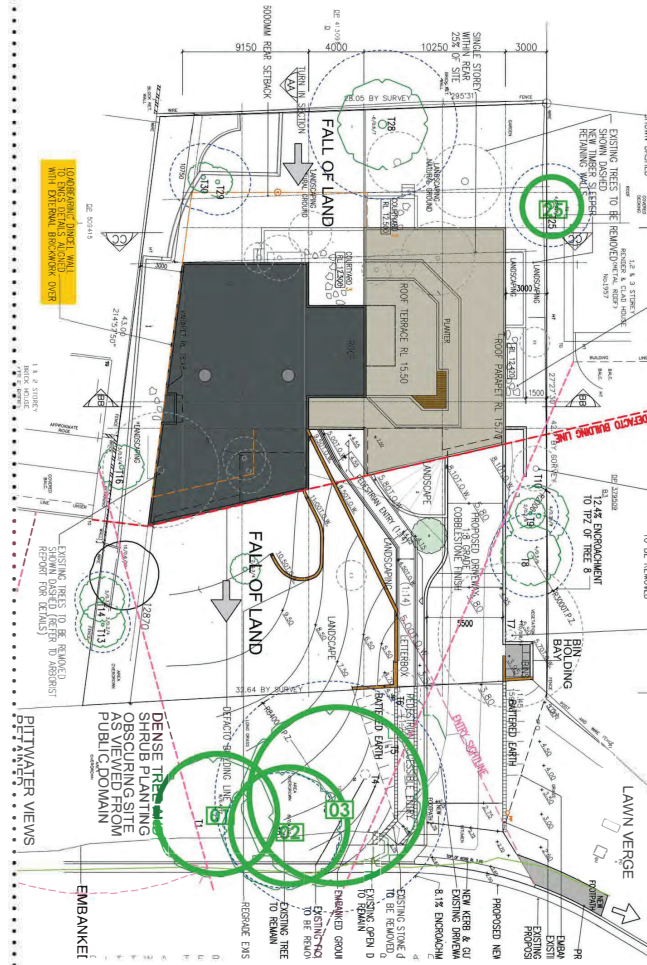
CURRENT PROPOSAL

--- APPROVED BUILDING OUTLINE MOD 2021/0101
0 2m 4m 10m
SCALE 1:300 @ A3

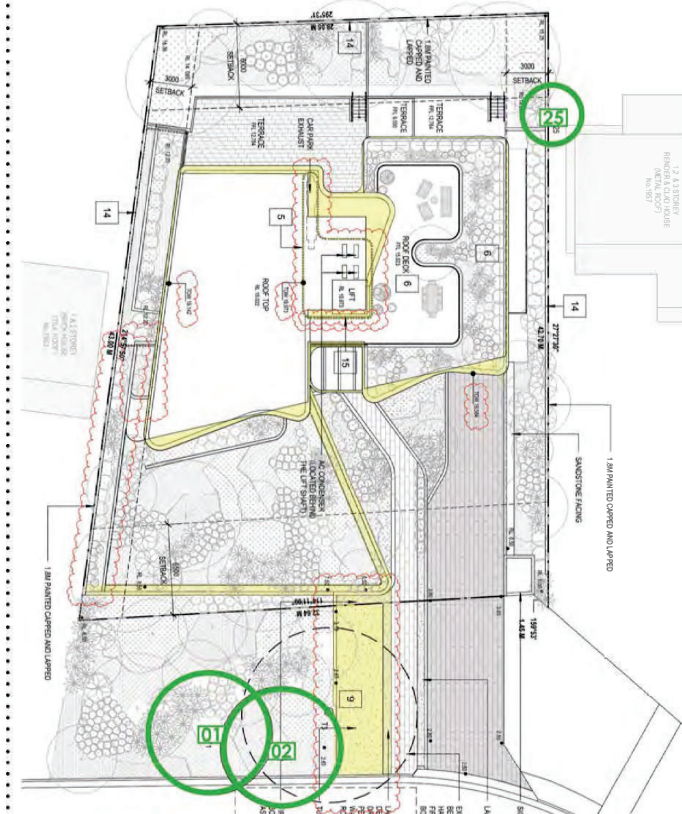


DA2019/0154

Tree Management Plan
TMP01 prepared by Naturally Trees
dated 7 February 2018



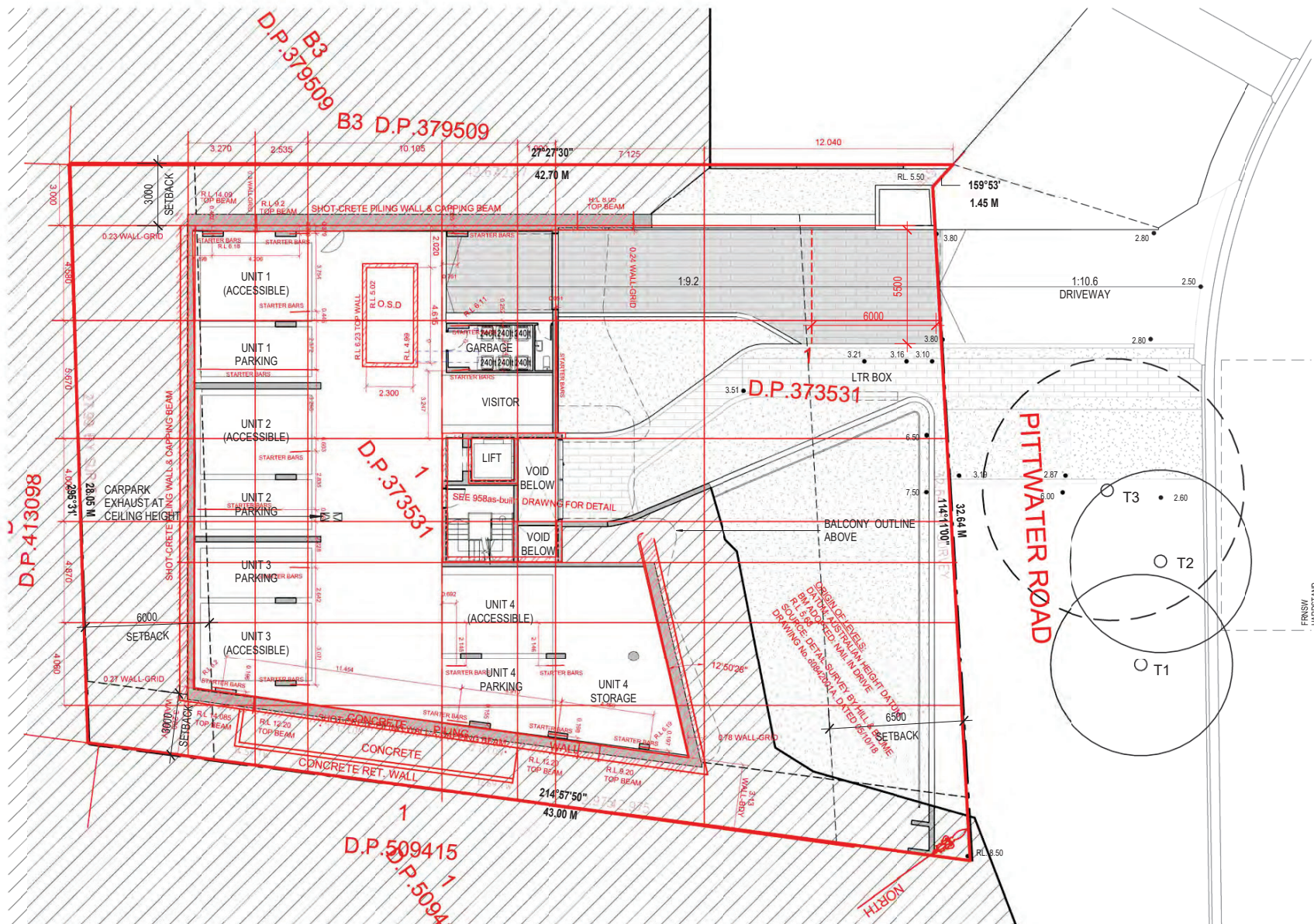
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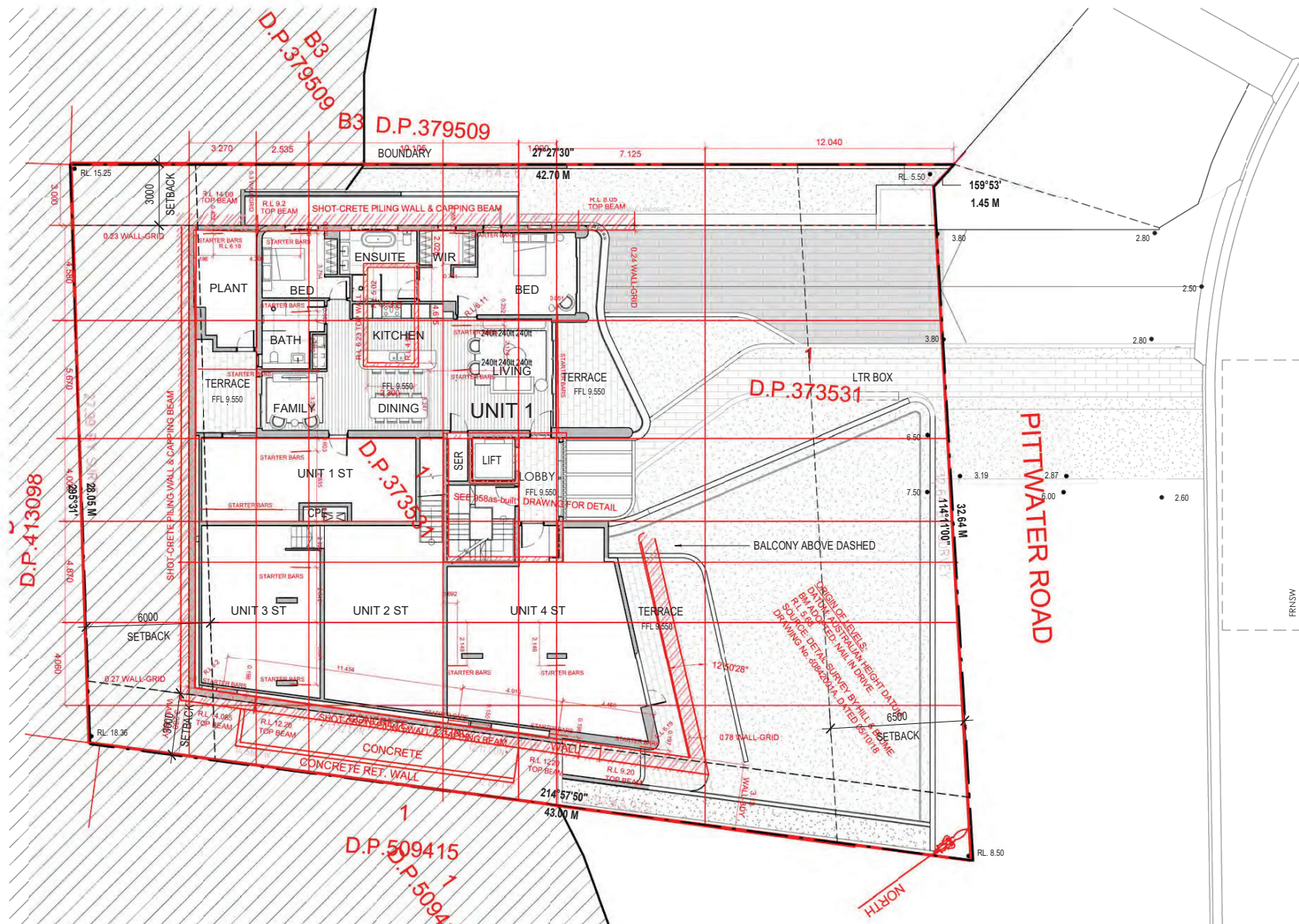


CURRENT PROPOSAL

LEGEND:
TREES RETAINED









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SYDNEY, NSW 2000
NOMINATED ARCHITECT-TONY LEUNG NSW 7133

Rev	Description	Date
A	S4.55 Amended Plans	28/01/23

Project Name
1955 Pittwater Rd., Bayview

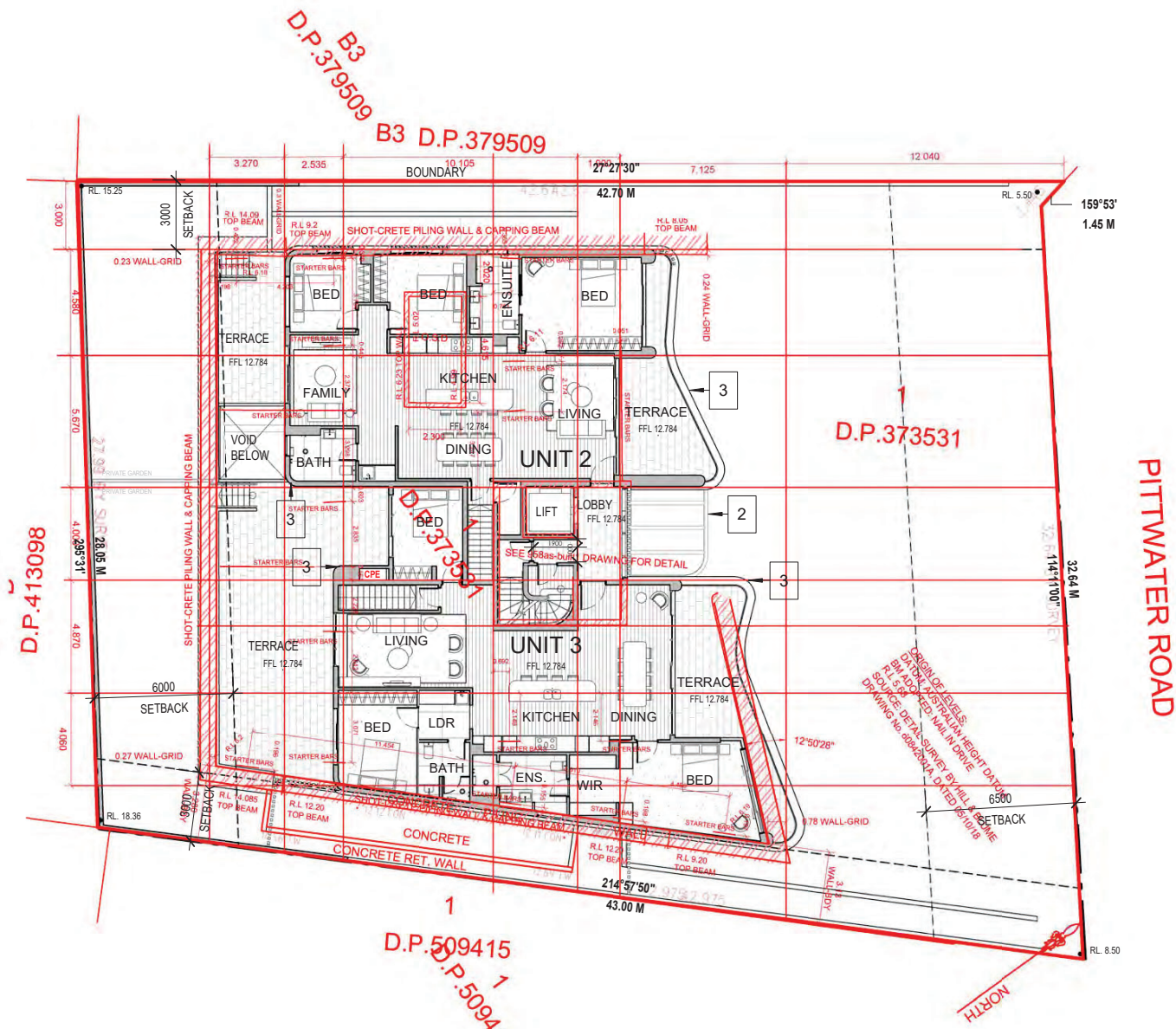


Drawing Title
Ground Floor with As-built Overlay

Drawing no:
DA.1003

Project No.
A22039

ISSUE
A



LEGEND

AS-BUILT SURVEY PLAN



