

- DENOTES EXISTING STRUCTURES TO BE REMOVED
- - - DENOTES EXISTING BUILDING FOOTPRINT
- - - DENOTES APPROVED BUILDING FOOTPRINT
- DENOTES NATURALLY LANDSCAPED AREAS
- DENOTES LANDSCAPING IN PLANTERS OR ON SLAB (EXCLUDED FROM LANDSCAPE RATIO)

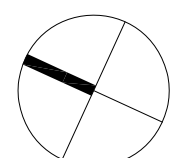
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 • Larger scale drawings and written dimensions take precedence.
 • The Site and Planning Levels are 3.1m AHD. All levels to AHD.
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REVISION	DATE	DESCRIPTION	BY
0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

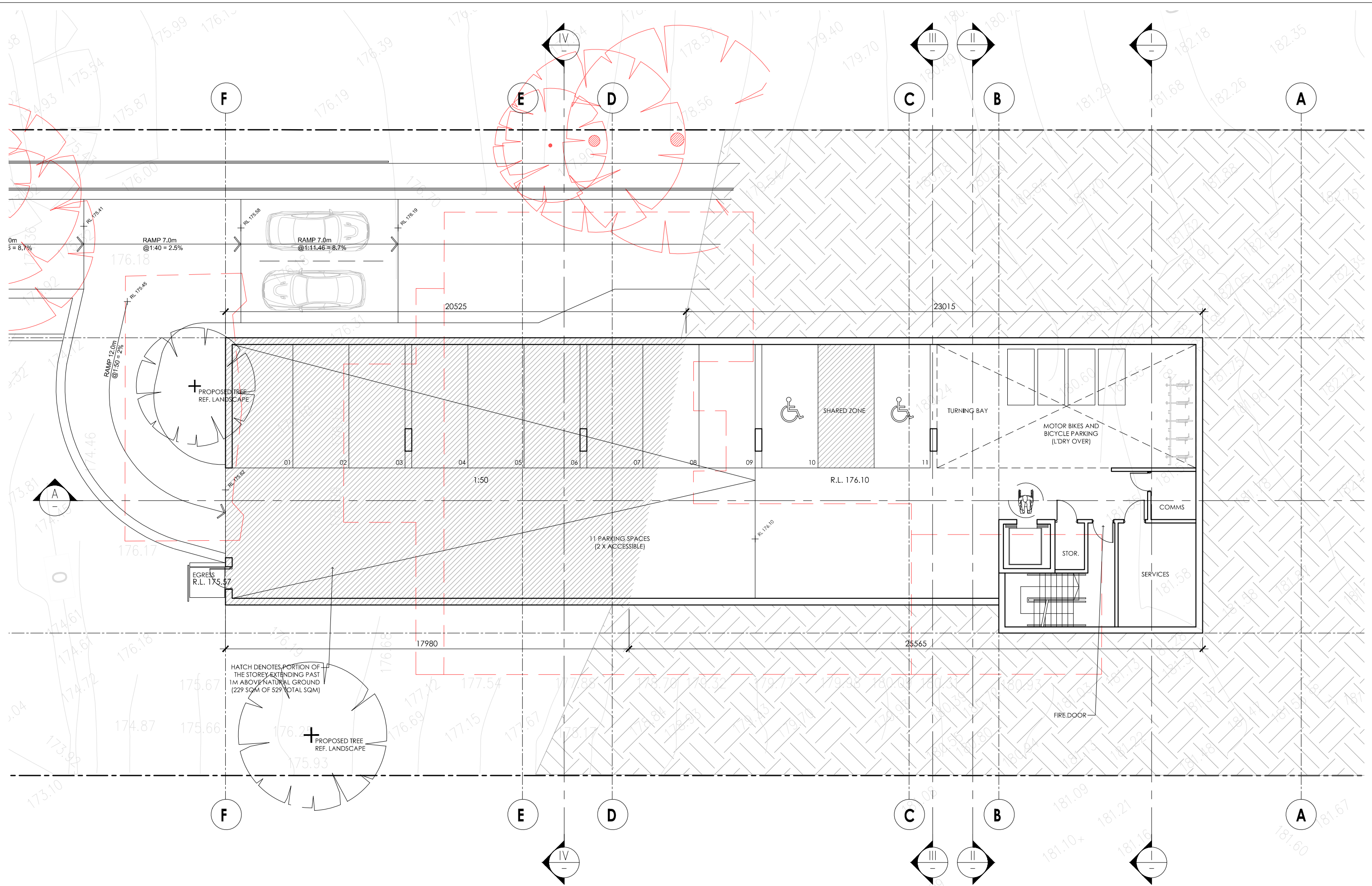
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DRAWING TITLE		REVISION		PROJECT
SITE ANALYSIS		DA03		WAB2
STATUS	NUMBER	SCALE	REVISION	PROJECT
DA	A0.01	1:600 @A3	DA03	WAB2



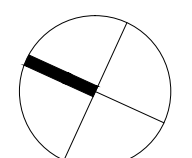
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DA03	09/06/21	DA ISSUE	BG/OH

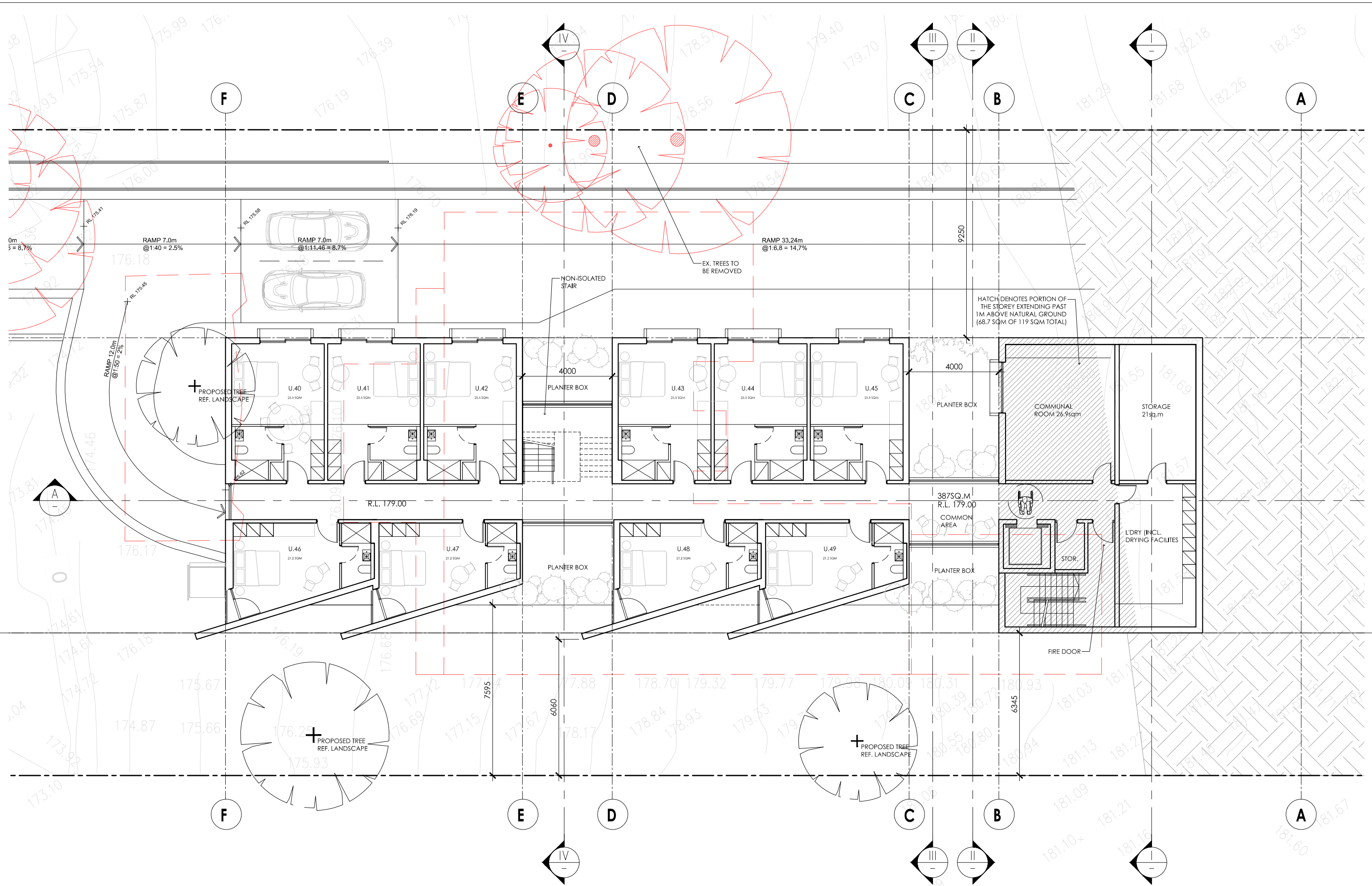
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DRAWING TITLE		STATUS		SCALE		REVISION		PROJECT	
UPPER BUILDING		DA		1:150 @A3		DA03		WAB2	
BASEMENT PLAN		NUMBER		SCALE		REVISION		PROJECT	
A1.01		1:150 @A3		DA03		WAB2			



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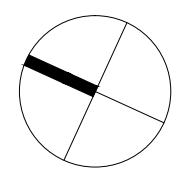
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0	Jan '21	CONCEPT DRAWINGS	OH
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DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

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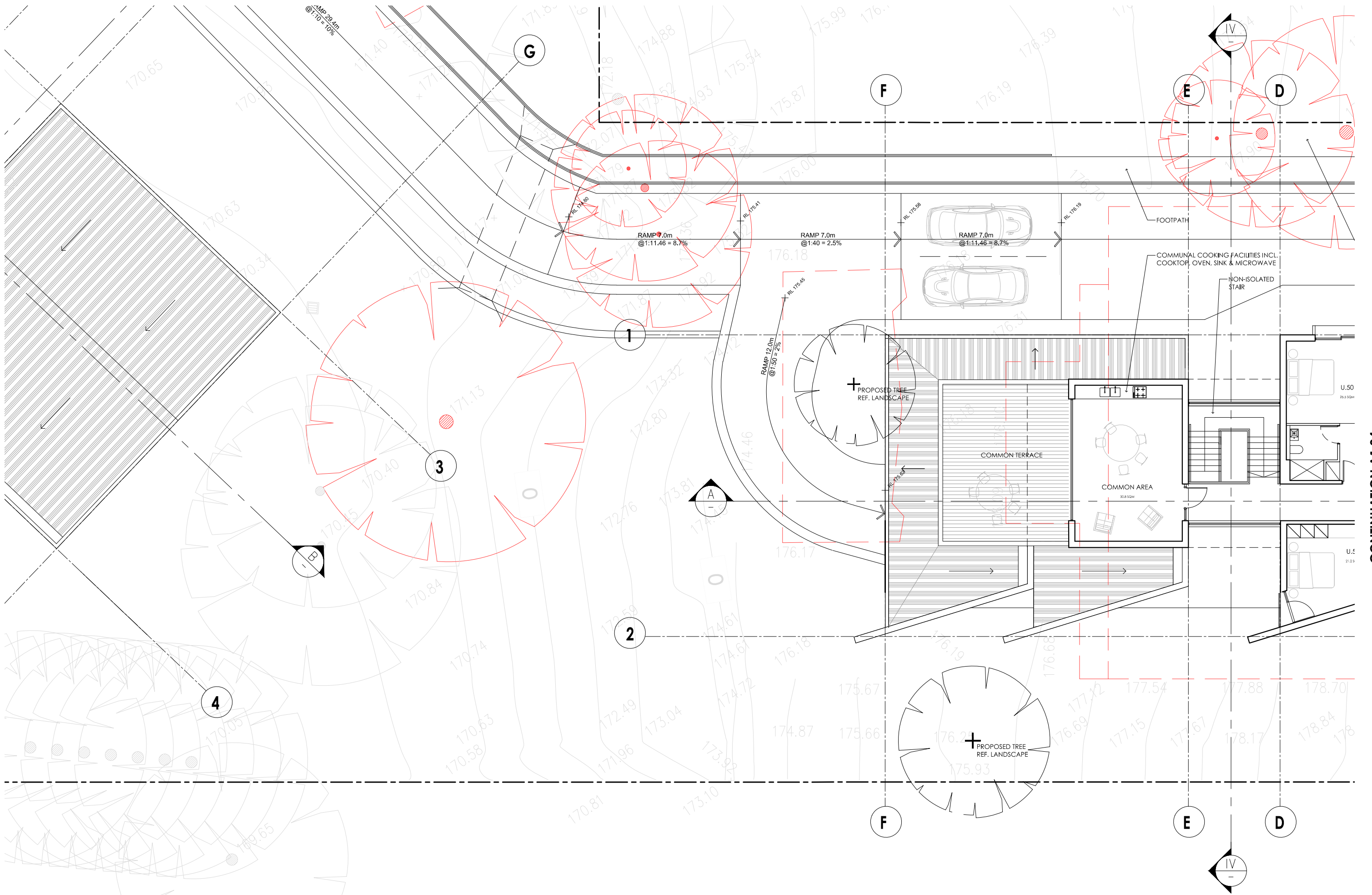


2/40 East Esplanade Manly 2095
 p. 02 8385 9759 abn. 74602856157
 nominated architect Bldg Gough Reg No. 8280

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DRAWING TITLE				
UPPER BUILDING				
LOWER GROUND FLOOR PLAN				
STATUS	NUMBER	SCALE	REVISION	PROJECT
DA	A1.02	1:150 @A3	DA03	WAB2



CONTINUATION A1.04

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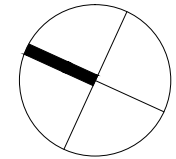
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0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
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DA03	09/06/21	DA ISSUE	BG/OH

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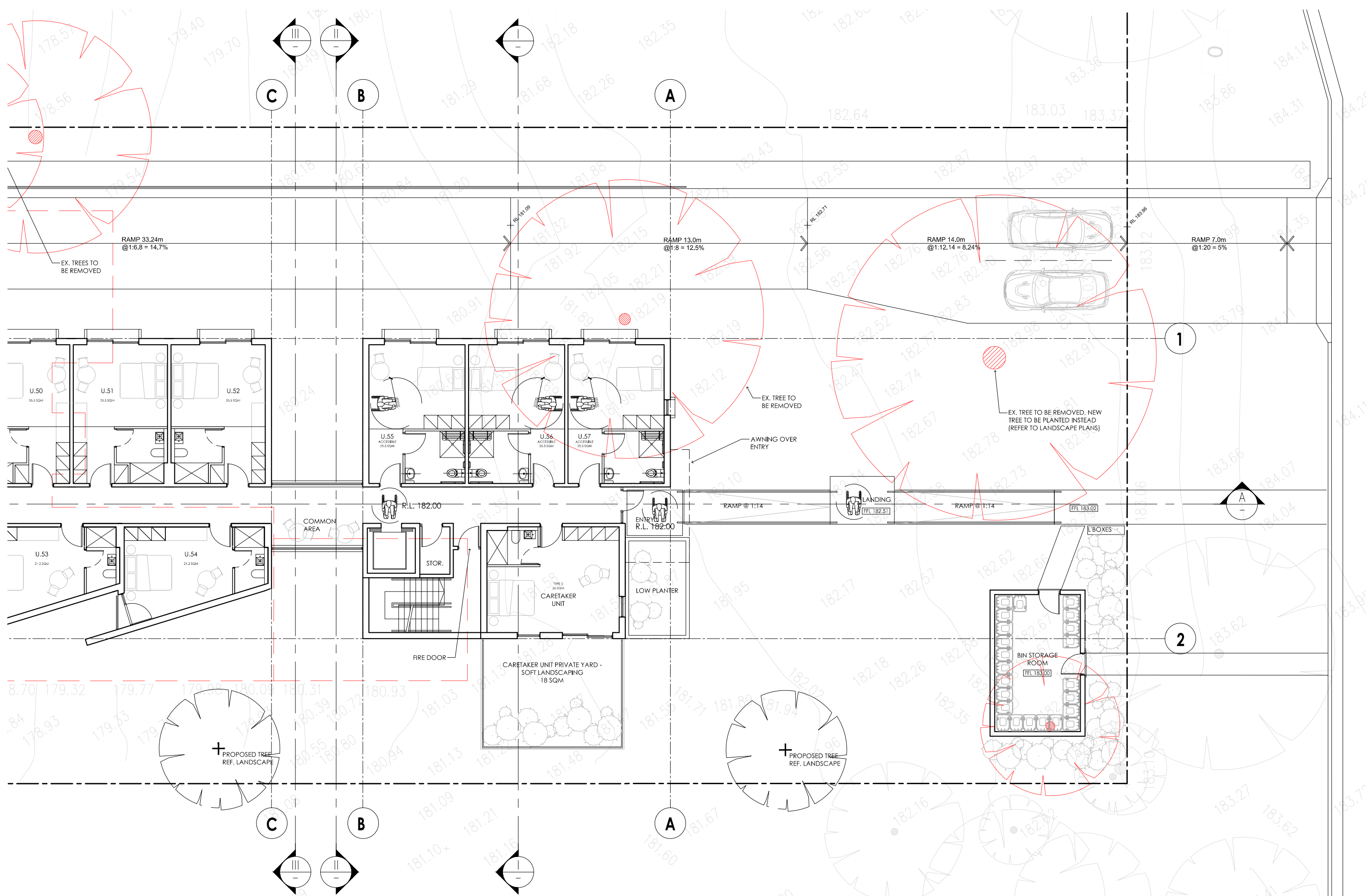
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 nominated architect Bide Gough Reg No. 8280

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DRAWING TITLE				
UPPER BUILDING				
GROUND FLOOR PLAN - SHEET 1				
STATUS	NUMBER	SCALE	REVISION	PROJECT
DA	A1.03	1:150 @A3	DA03	WAB2

CONTINUATION A1.03



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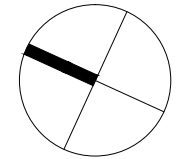
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P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

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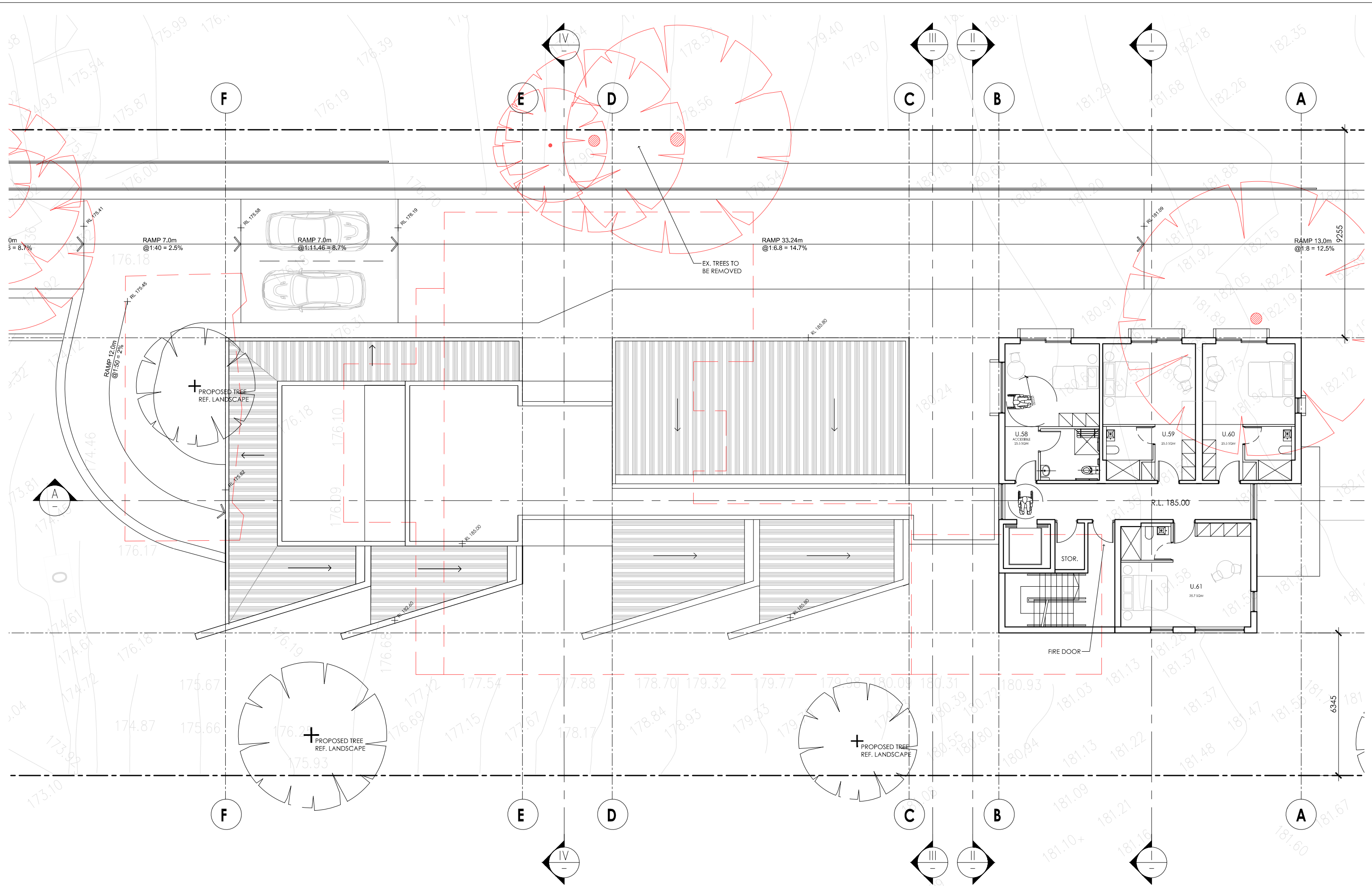


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DRAWING TITLE		STATUS		PROJECT	
UPPER BUILDING		DA		WAB2	
GROUND FLOOR PLAN - SHEET 2		A1.04		DA03	
NUMBER	SCALE	REVISION			
A1.04	1:150 @A3	DA03			



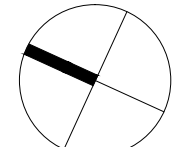
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DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

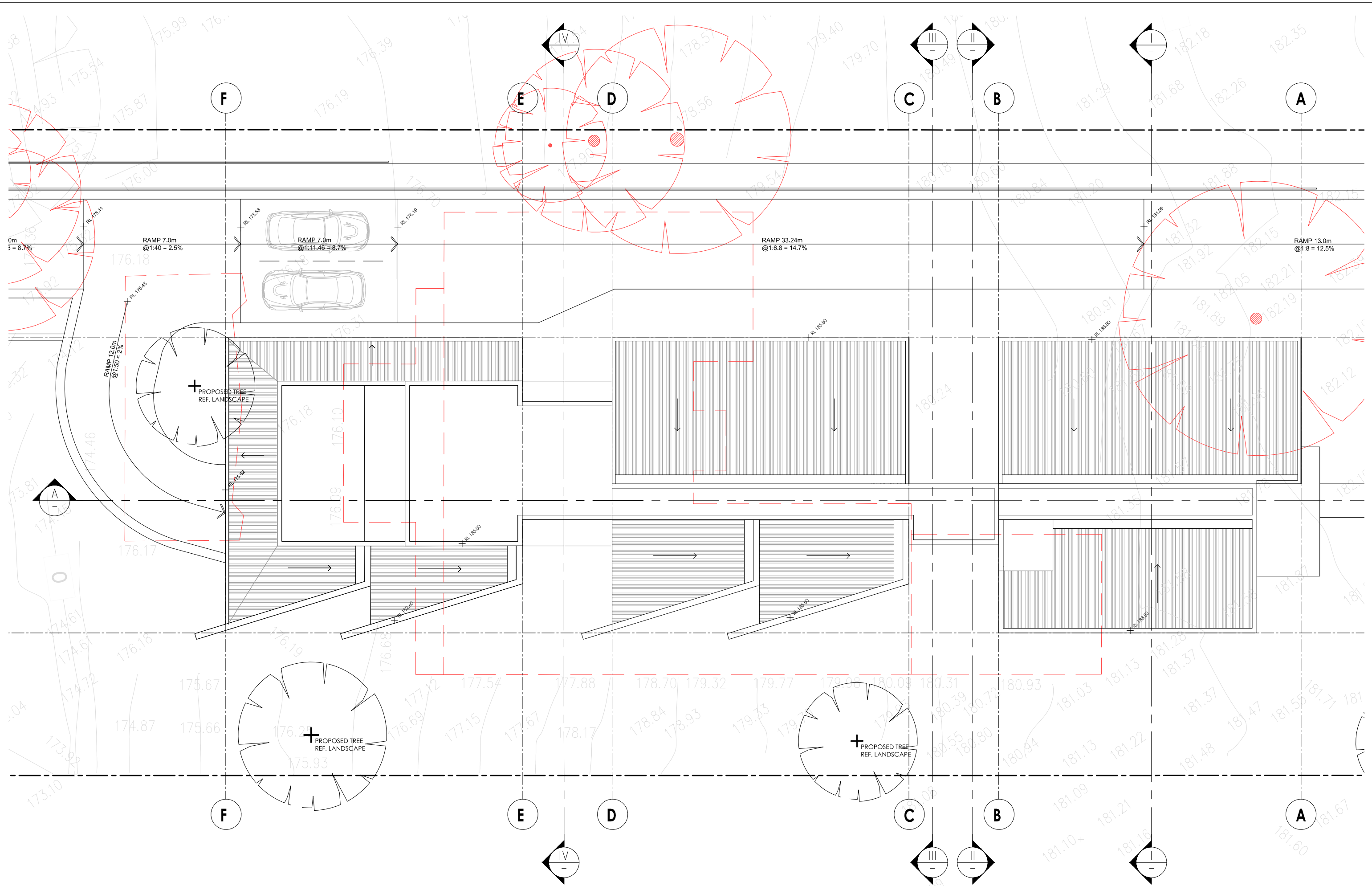
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DRAWING TITLE		STATUS		REVISION	PROJECT
UPPER BUILDING		DA		DA03	WAB2
GROUND FLOOR PLAN		NUMBER	SCALE		
		A1.05	1:150 @A3		



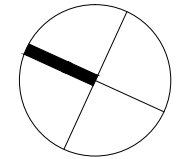
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DA03	09/06/21	DA ISSUE	BG/OH

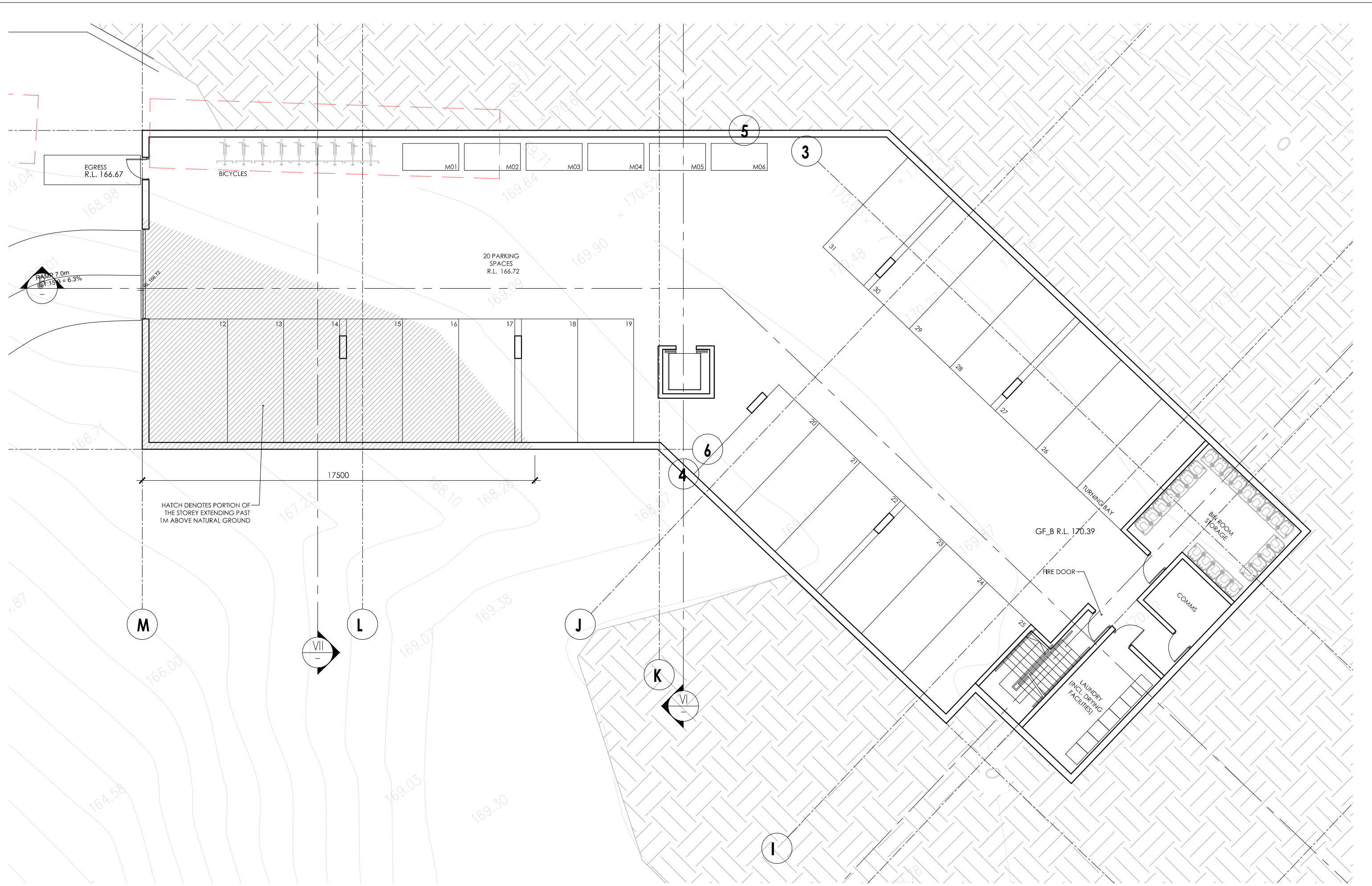
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DRAWING TITLE		STATUS		NUMBER	SCALE	REVISION	PROJECT
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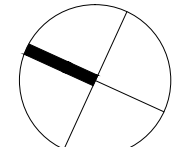
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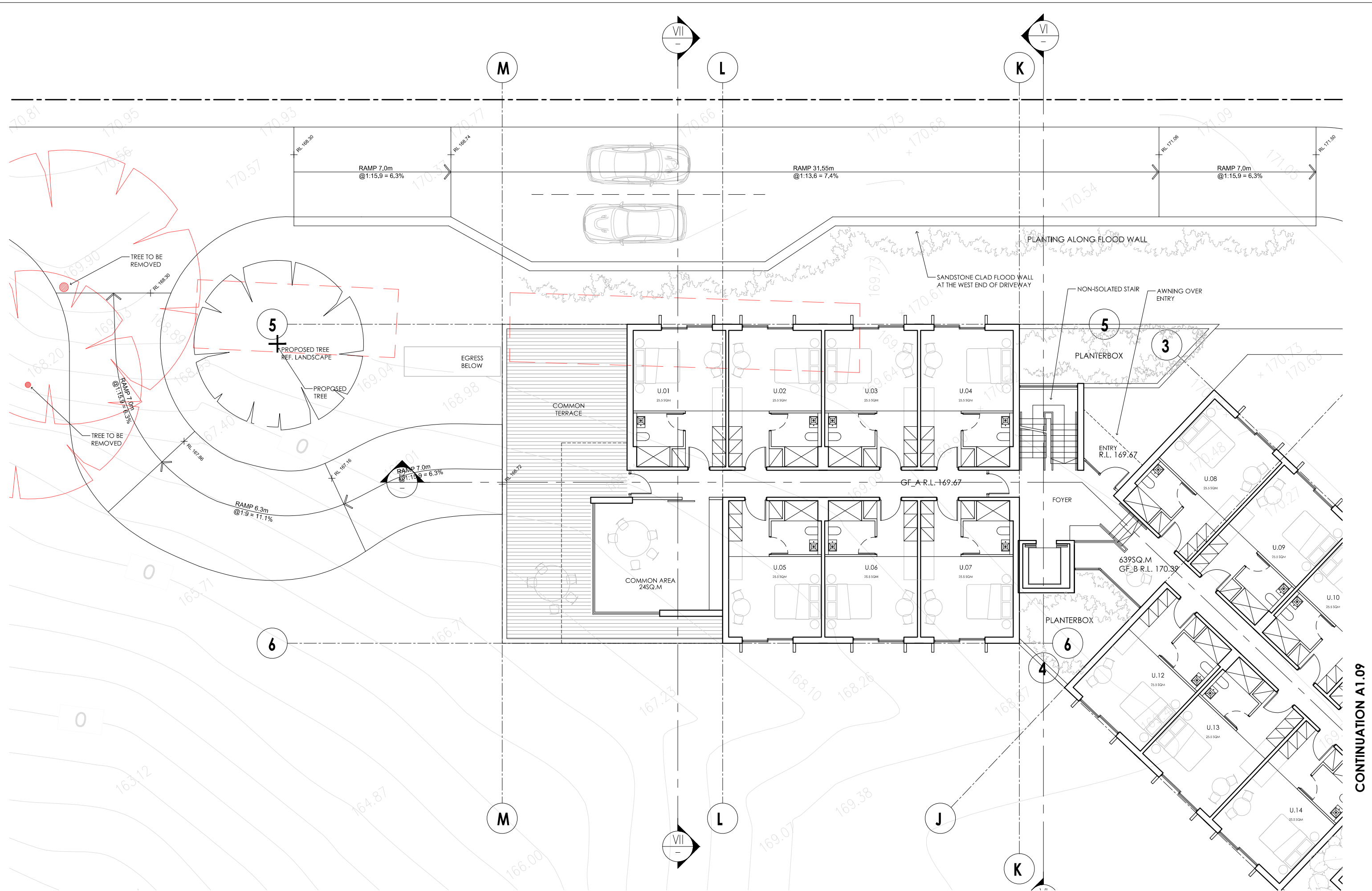
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DRAWING TITLE		STATUS	NUMBER	SCALE	REVISION	PROJECT
LOWER BUILDING		DA	A1.07	1:150 @A3	DA03	WAB2
BASEMENT PLAN						



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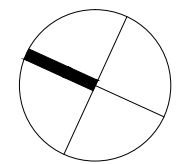
REVISION	DATE	DESCRIPTION	BY
0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

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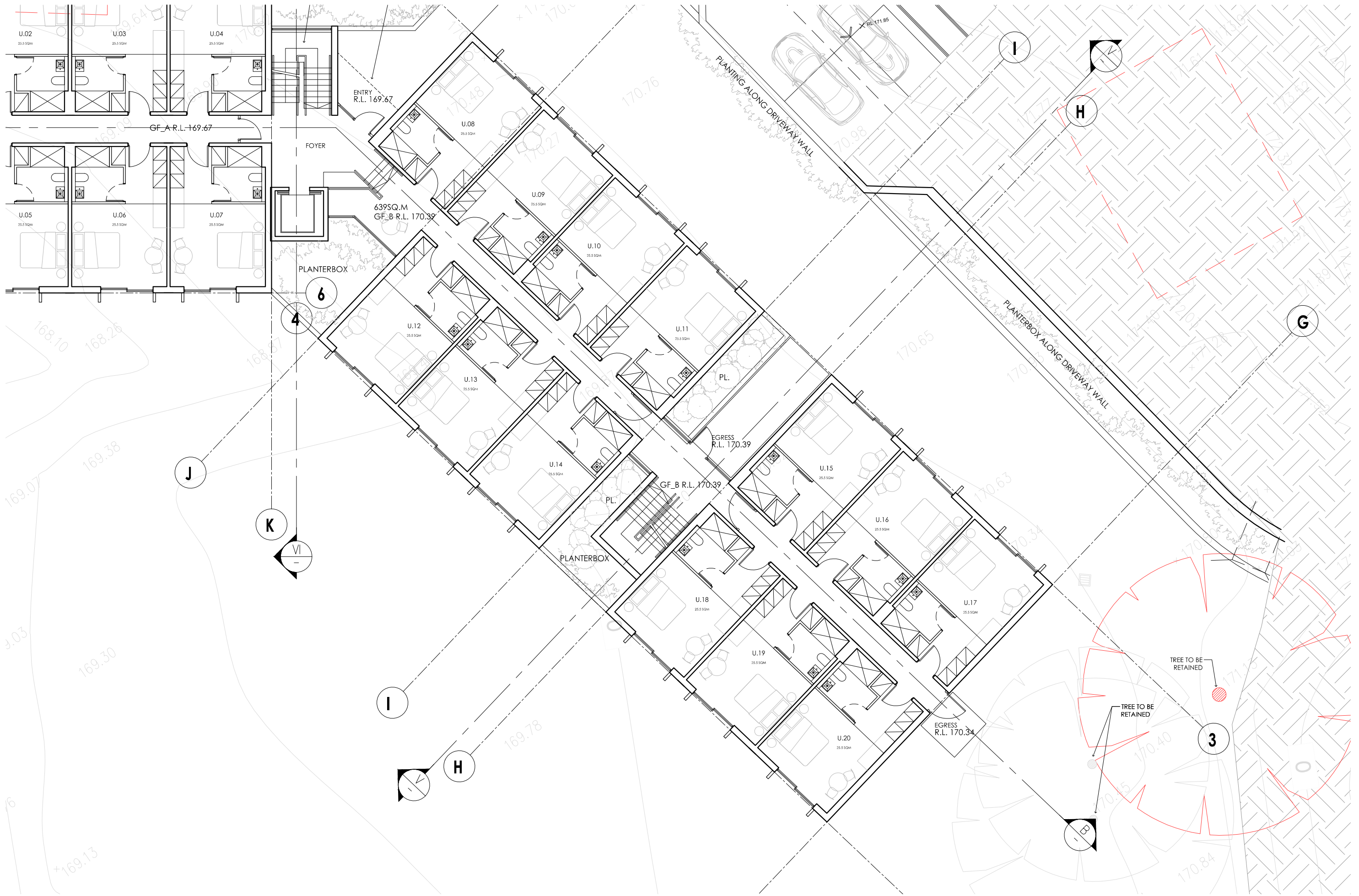
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 nominated architect Bide Gough Reg No. 8280

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DRAWING TITLE				
LOWER BUILDING				
GROUND FLOOR PLAN - SHEET 1				
STATUS	NUMBER	SCALE	REVISION	PROJECT
DA	A1.08	1:150 @A3	DA03	WAB2

CONTINUATION A1.09



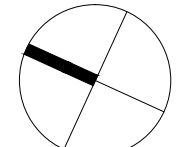
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DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

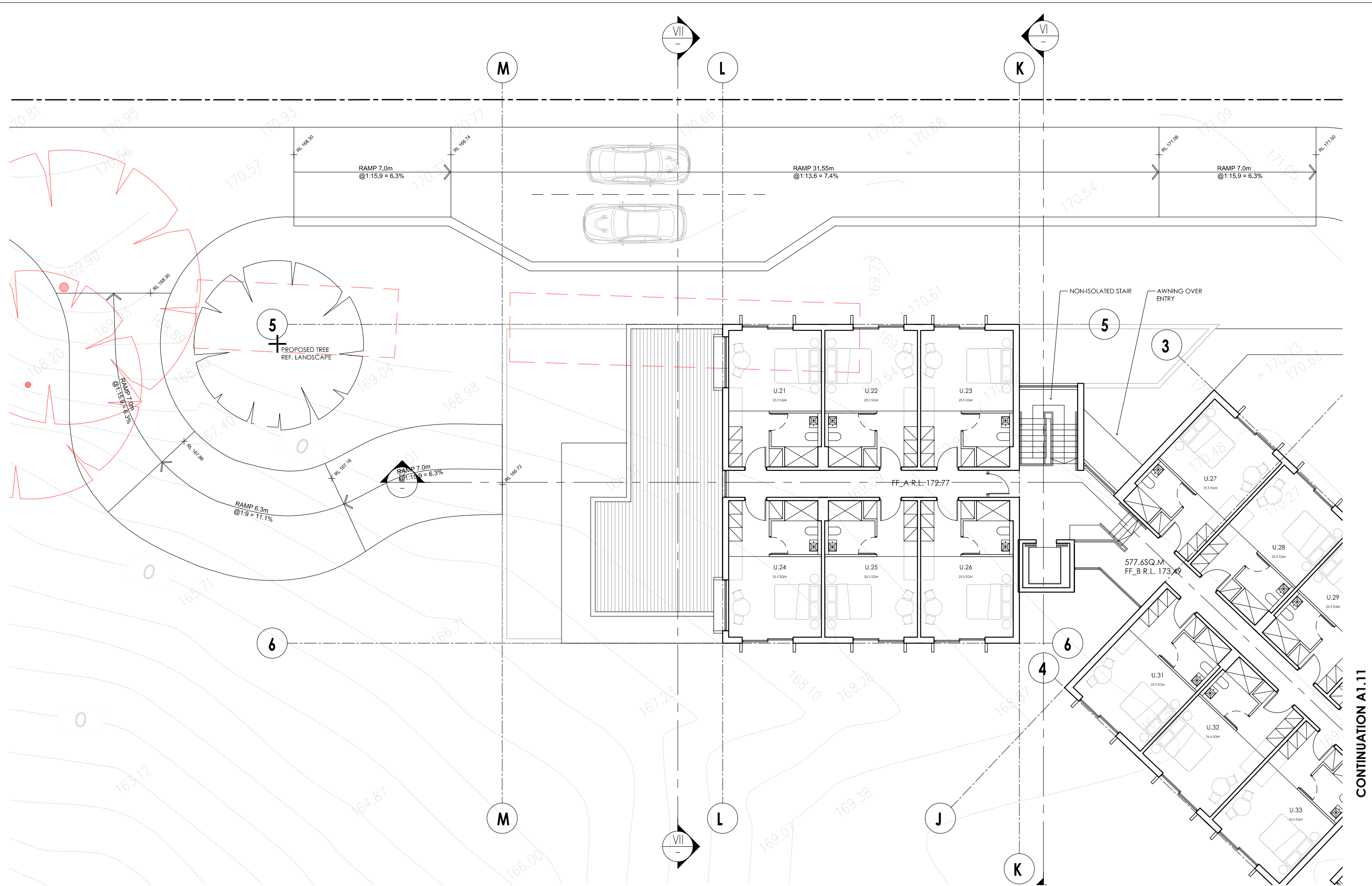
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DRAWING TITLE		STATUS		PROJECT	
LOWER BUILDING		DA		WAB2	
GROUND FLOOR PLAN - SHEET 2		NUMBER	SCALE	REVISION	
		A1.09	1:150 @A3	DA03	



CONTINUATION A1.11

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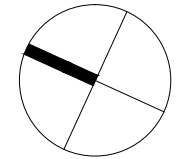
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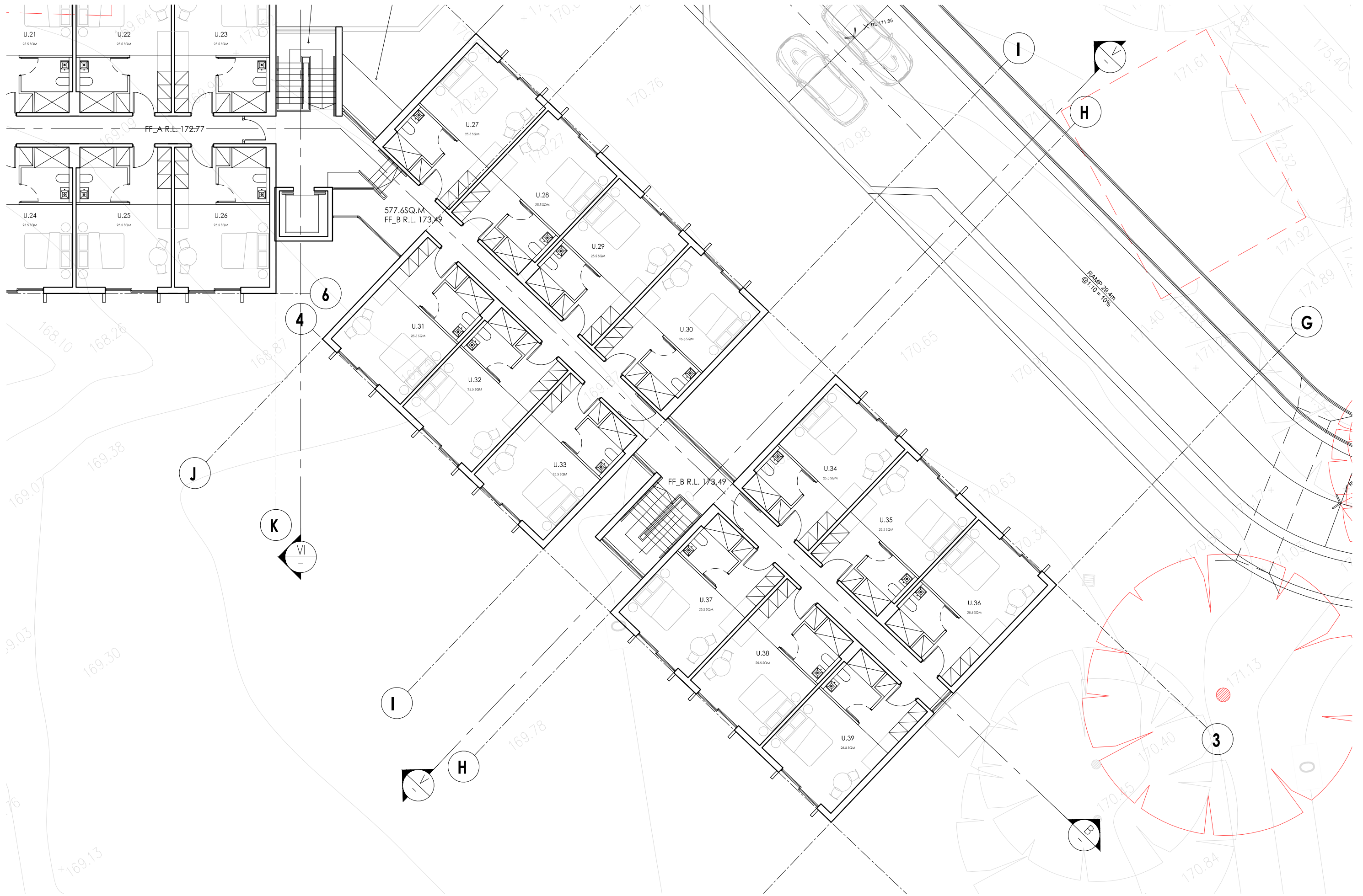
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DRAWING TITLE		SCALE		REVISION		PROJECT	
LOWER BUILDING		1:150		DA03		WAB2	
FIRST FLOOR PLAN - SHEET 1		@A3					
STATUS	NUMBER	SCALE	REVISION	PROJECT			
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CONTINUATION A1.10



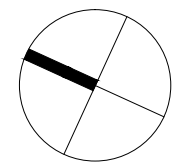
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DA03	09/06/21	DA ISSUE	BG/OH

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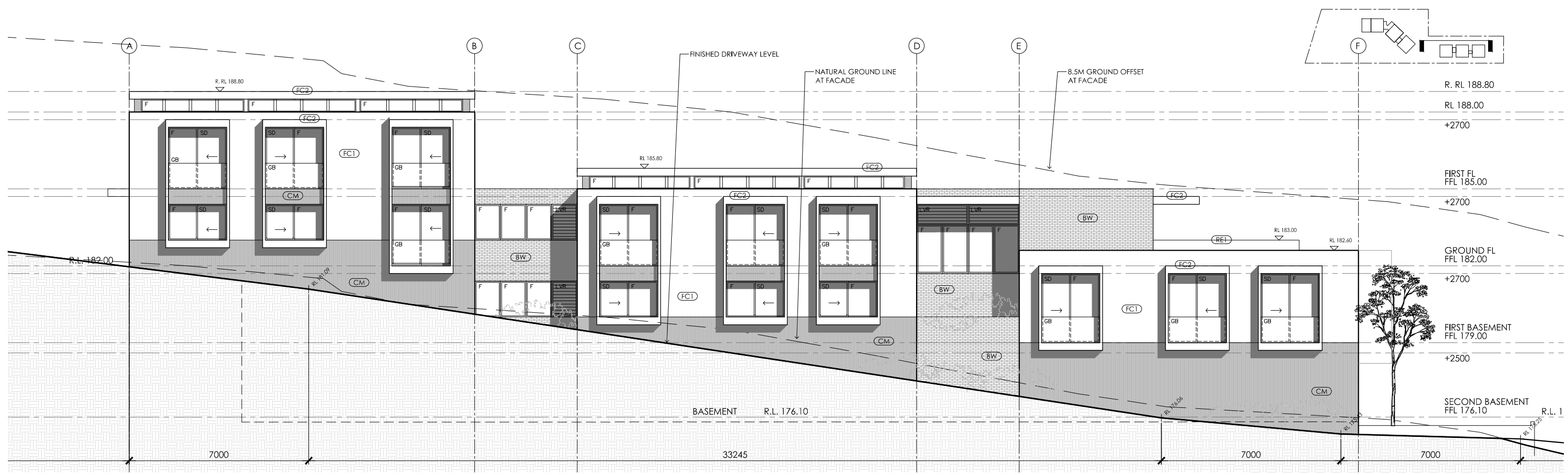


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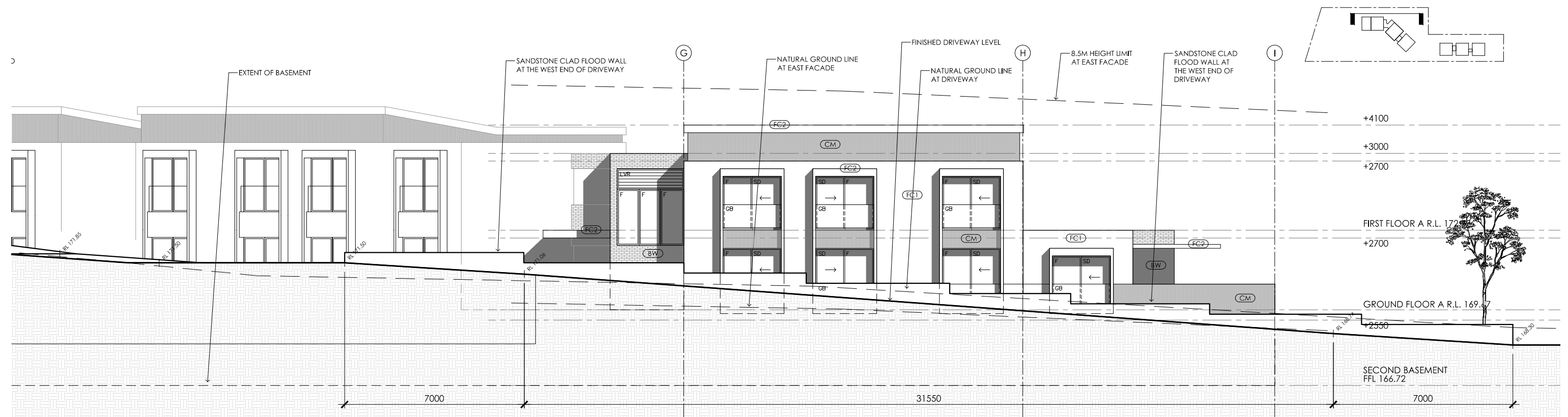


DRAWING TITLE		STATUS		NUMBER	SCALE	REVISION	PROJECT
LOWER BUILDING		DA		A1.11	1:150 @A3	DA03	WAB2
FIRST FLOOR PLAN - SHEET 2							

NORTH EAST ELEVATION UPPER BUILDING



NORTH EAST ELEVATION LOWER BUILDING



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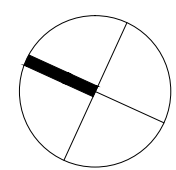
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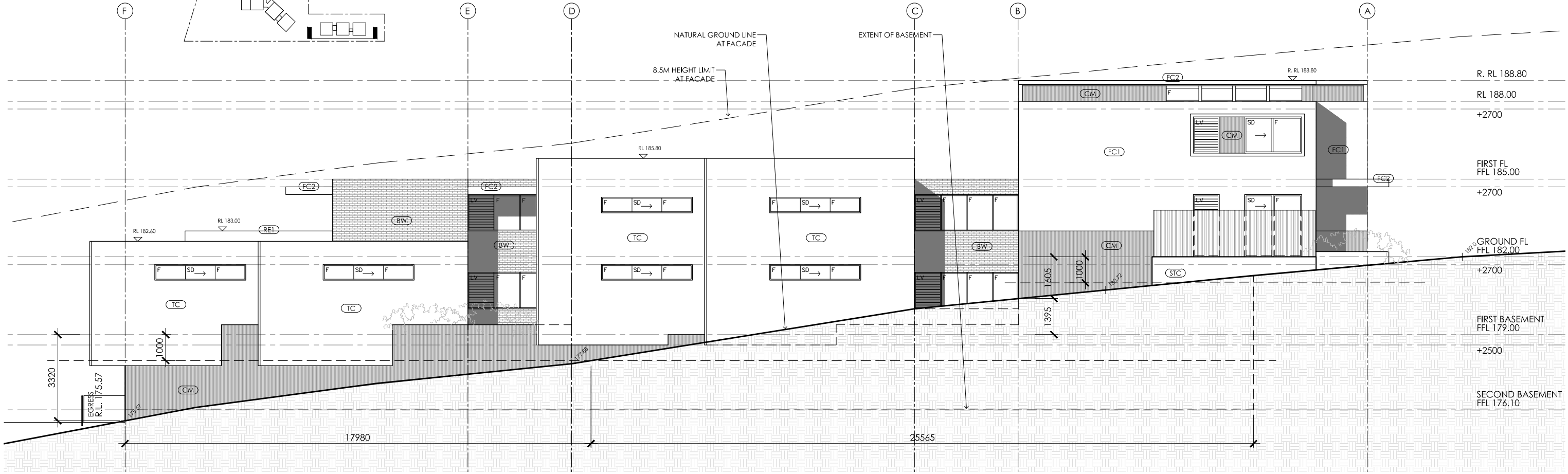
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nominated architect Bide Gough Reg No. 8280

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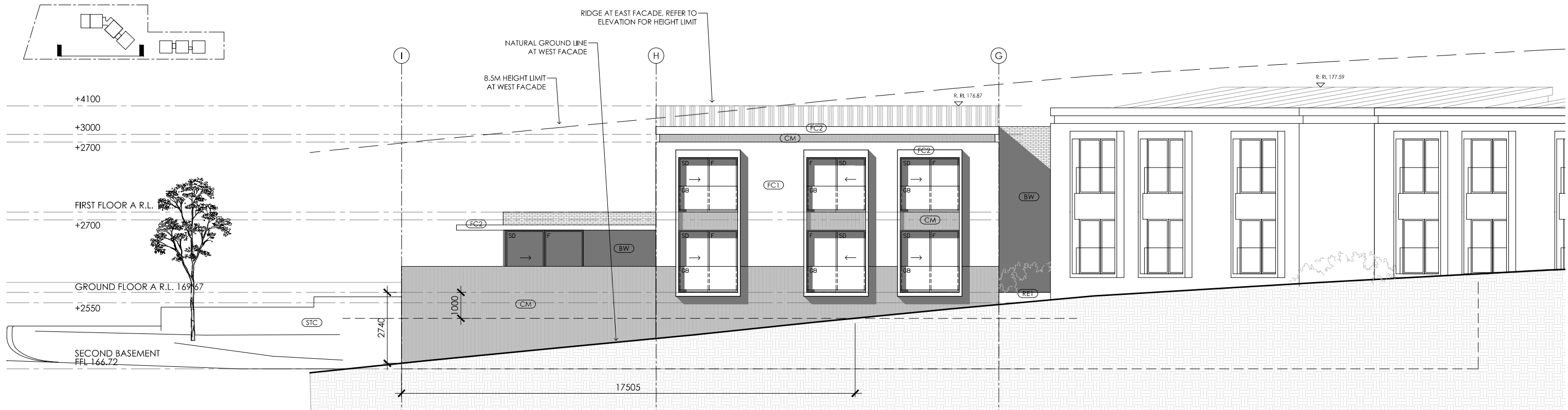


DRAWING TITLE				
NORTH EAST ELEVATIONS UPPER AND LOWER BUILDING				
STATUS	NUMBER	SCALE	REVISION	PROJECT
DA	A2.01	1:150@A3	DA03	WAB2

**SOUTH WEST ELEVATION
UPPER BUILDING**



**SOUTH WEST ELEVATION
LOWER BUILDING**



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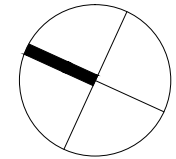
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DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

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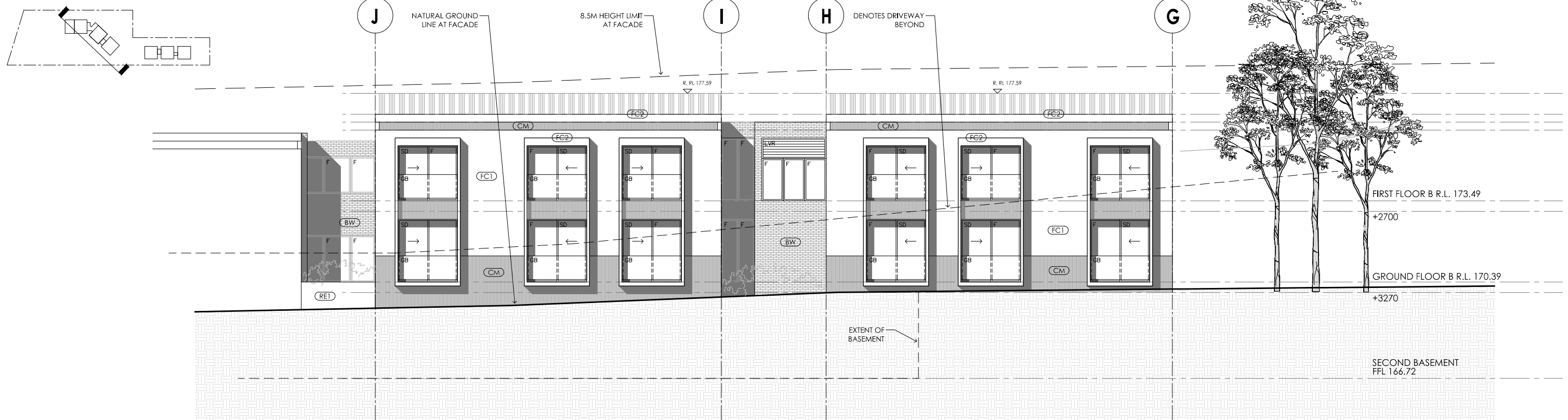


DRAWING TITLE				
SOUTH WEST ELEVATIONS UPPER AND LOWER BUILDING				
STATUS	NUMBER	SCALE	REVISION	PROJECT
DA	A2.02	1:150@A3	DA03	WAB2

**EAST ELEVATION
LOWER BUILDING**



**WEST ELEVATION
LOWER BUILDING**



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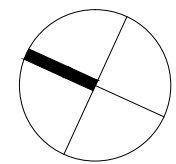
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DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

REVISION NOTES
**ISSUED FOR DA LODGMENT
NOT FOR CONSTRUCTION**



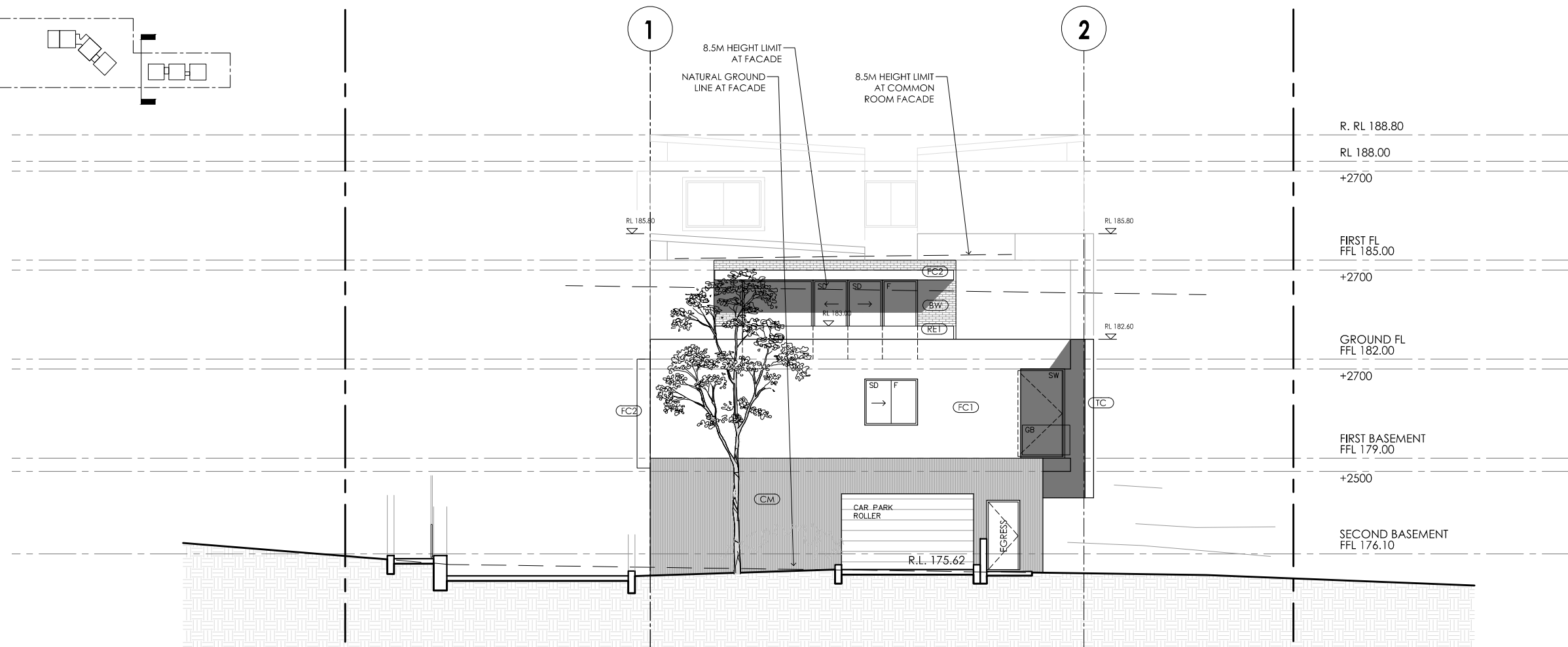
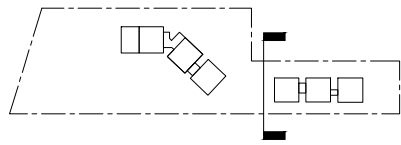
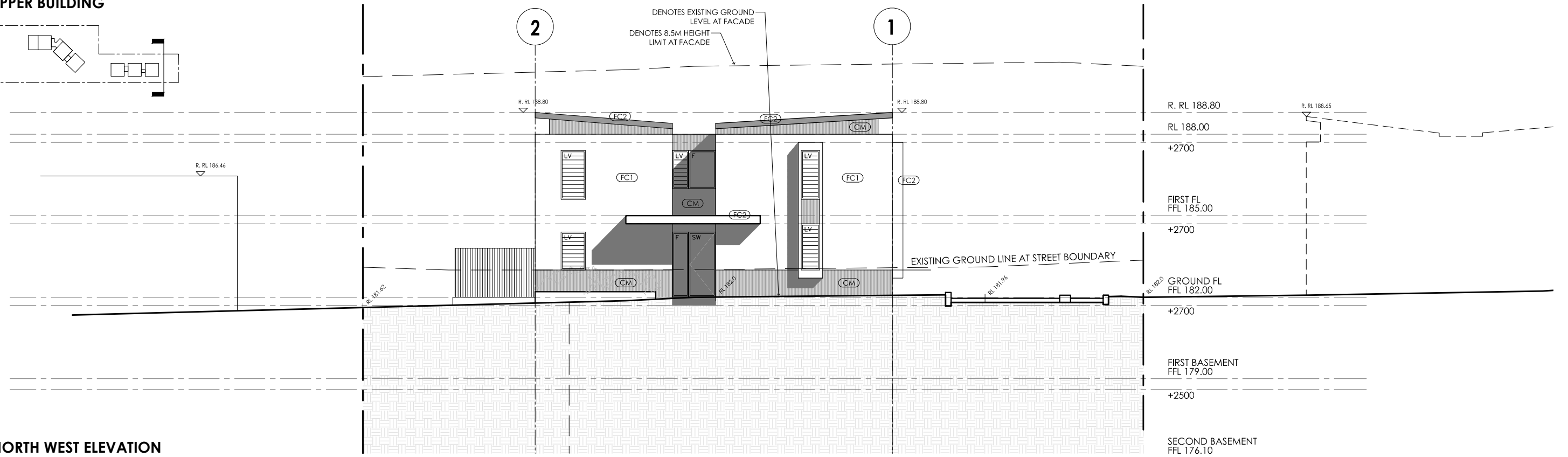
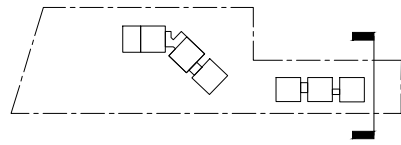
2/40 East Esplanade Manly 2095
p. 02 8385 9759 abn. 74602856157
nominated architect Bide Gough Reg No. 8280

CLIENT
**NORTHERN BEACHES
ESSENTIAL SERVICES
ACCOMMODATION**



DRAWING TITLE				
SOUTH WEST ELEVATIONS UPPER AND LOWER BUILDING				
STATUS	NUMBER	SCALE	REVISION	PROJECT
DA	A2.03	1:150@A3	DA03	WAB2

**SOUTH EAST ELEVATION
UPPER BUILDING**

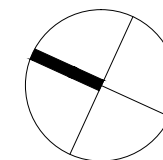


REVISION	DATE	DESCRIPTION	BY
0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

REVISION NOTES
ISSUED FOR DA LODGMENT
NOT FOR CONSTRUCTION



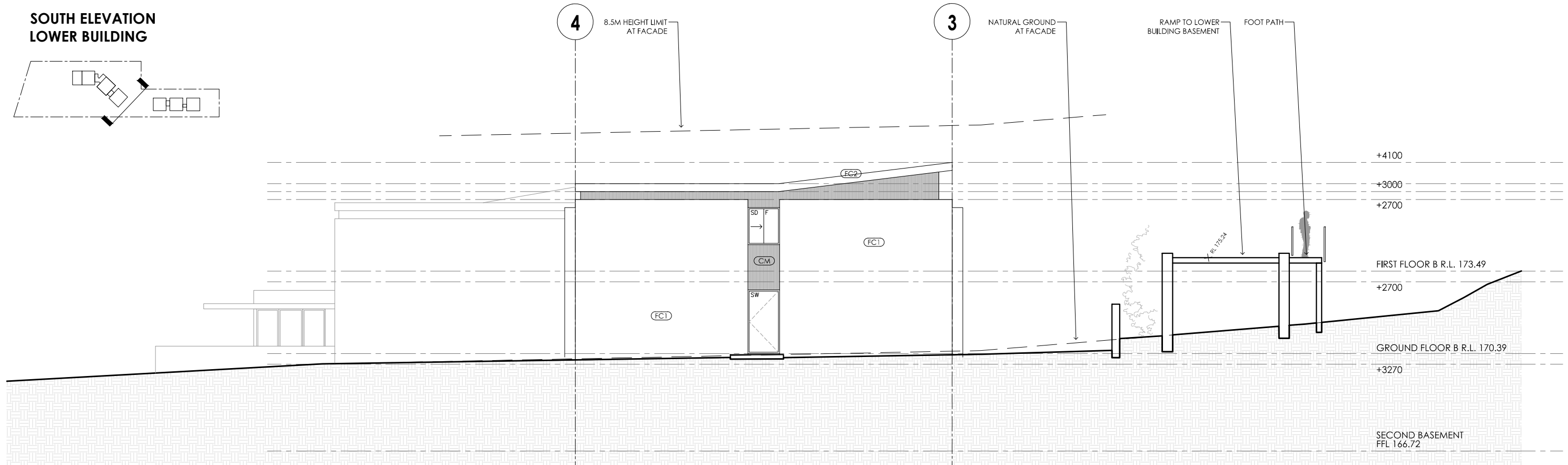
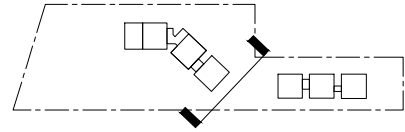
CLIENT
NORTHERN BEACHES
ESSENTIAL SERVICES
ACCOMMODATION



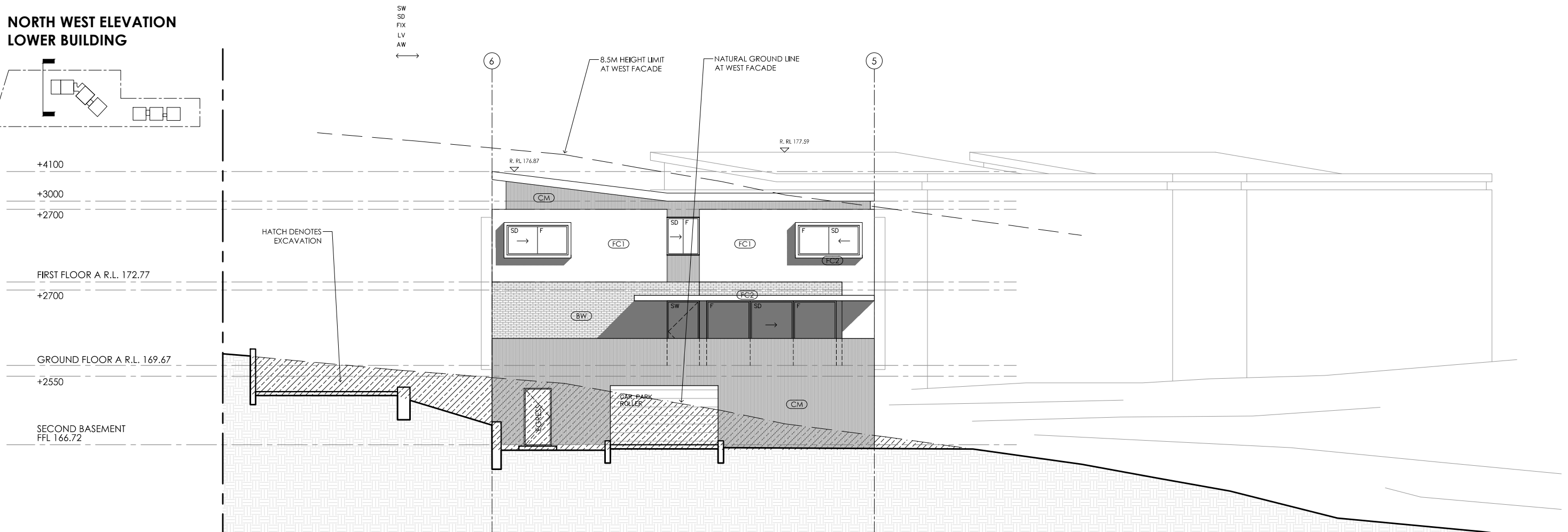
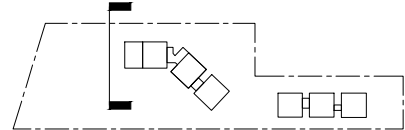
DRAWING TITLE
**SOUTH EAST ELEVATION
NORTH WEST ELEVATION**

STATUS	NUMBER	SCALE	REVISION	PROJECT
DA	A2.04	1:150@A3	DA03	WAB2

**SOUTH ELEVATION
LOWER BUILDING**



**NORTH WEST ELEVATION
LOWER BUILDING**



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Esplanade Planning Level is min 3.1m AHD. All levels to AHD.

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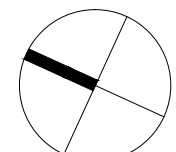
REVISION	DATE	DESCRIPTION	BY
0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

REVISION NOTES
**ISSUED FOR DA LODGMENT
NOT FOR CONSTRUCTION**



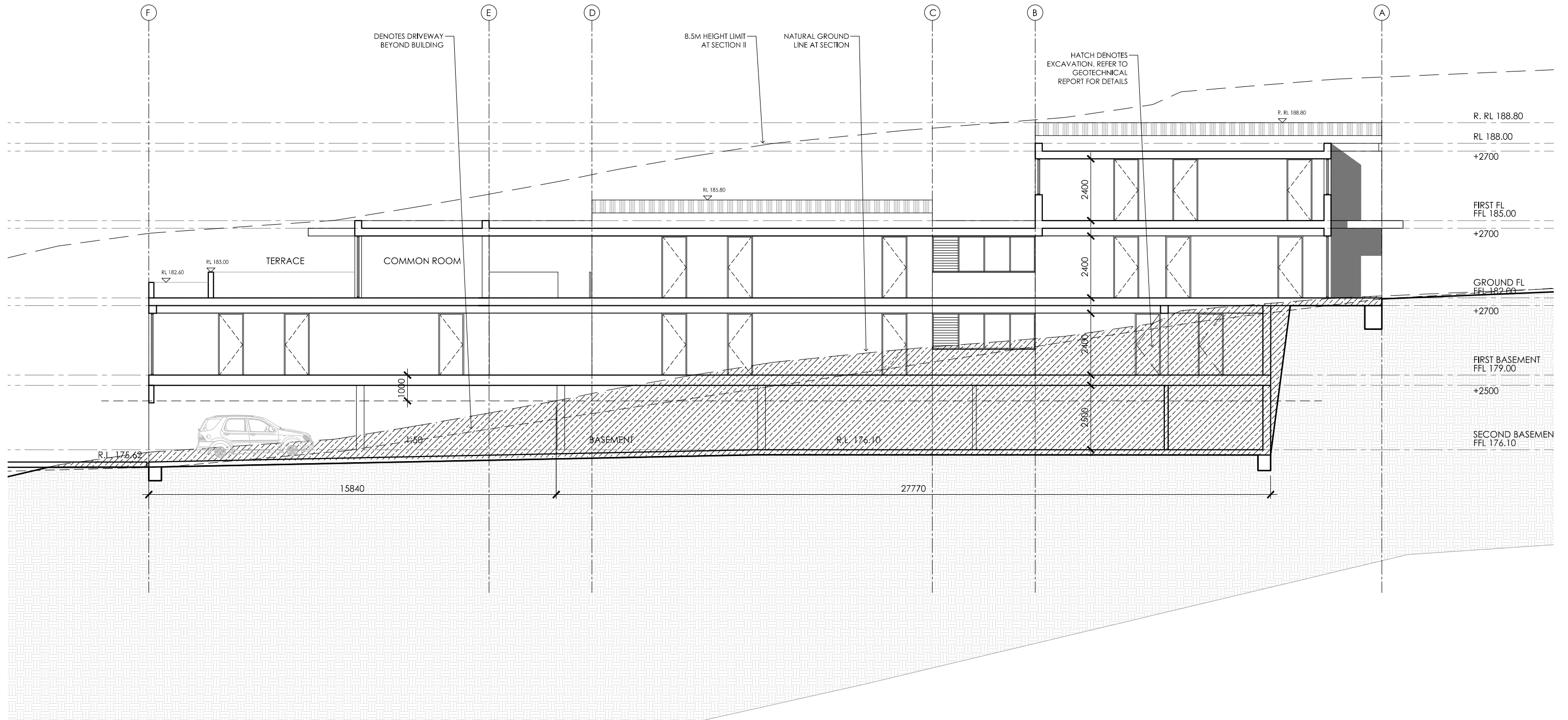
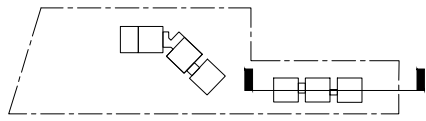
2/40 East Esplanade Manly 2095
p. 02 8385 9759 abn. 74602856157
nominated architect Bide Gough Reg No. 8280

CLIENT
**NORTHERN BEACHES
ESSENTIAL SERVICES
ACCOMMODATION**



DRAWING TITLE		STATUS	NUMBER	SCALE	REVISION	PROJECT
SOUTH EAST ELEVATION NORTH WEST ELEVATION		DA	A2.05	1:150@A3	DA03	WAB2

**SECTION A
UPPER BUILDING**



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min. 3.1m AHD. All levels to AHD.

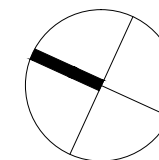
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REVISION	DATE	DESCRIPTION	BY
0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

REVISION NOTES
ISSUED FOR DA LODGMENT
NOT FOR CONSTRUCTION

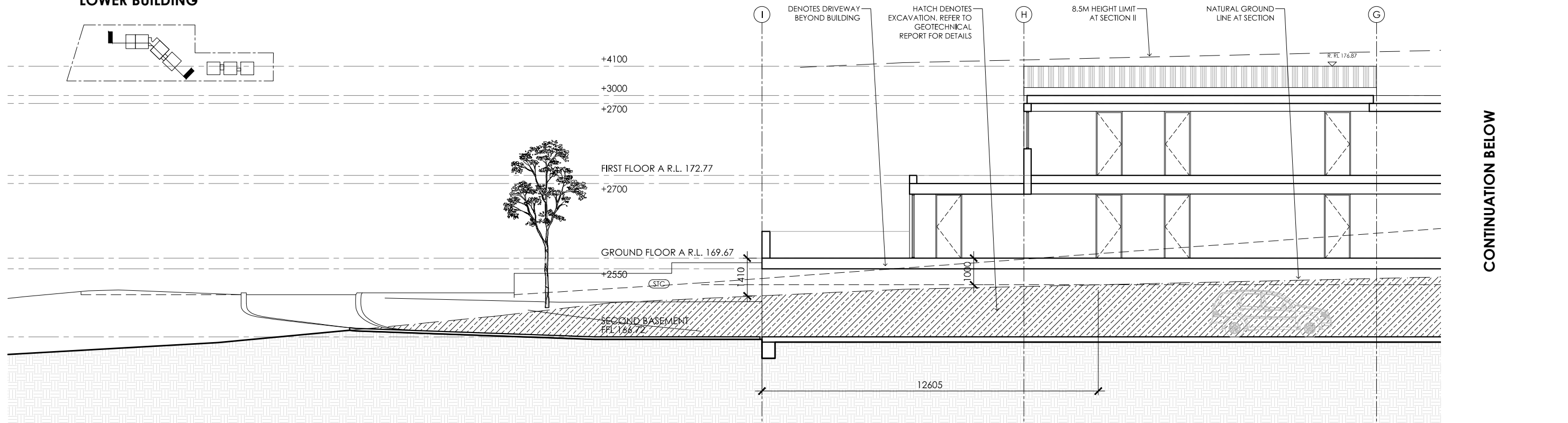


CLIENT
NORTHERN BEACHES
ESSENTIAL SERVICES
ACCOMMODATION

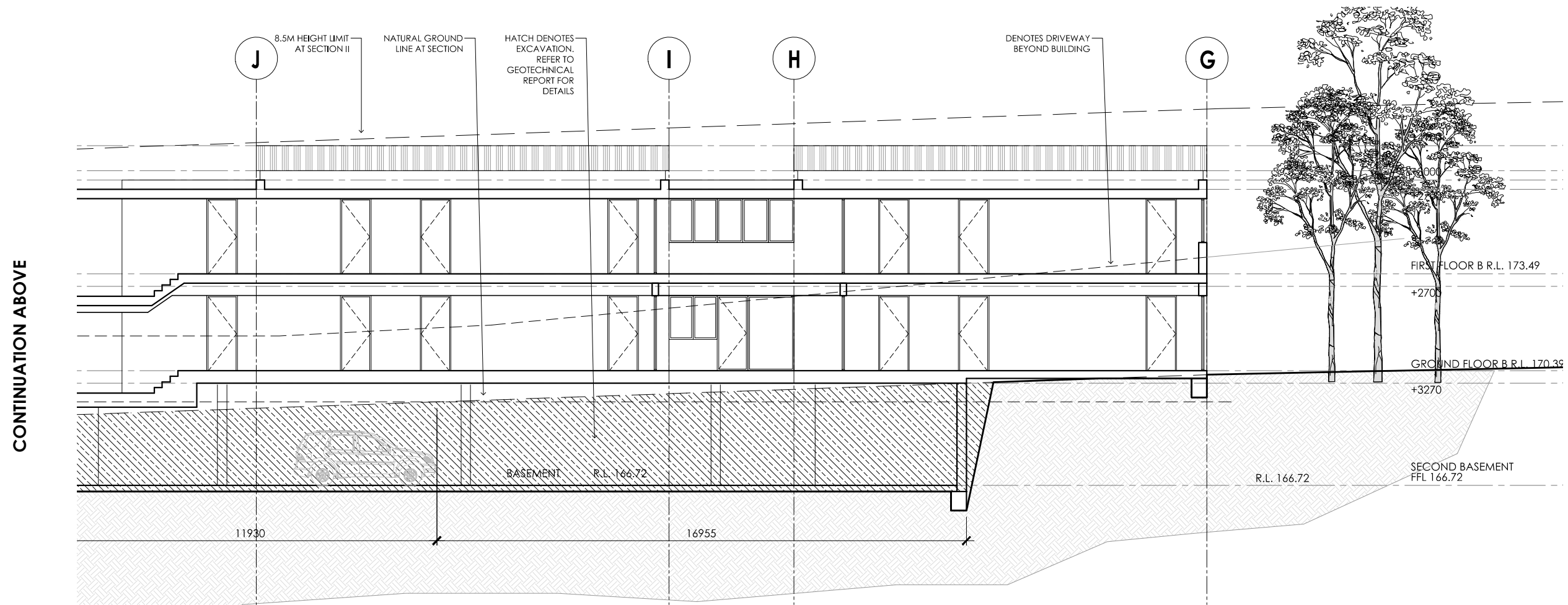


DRAWING TITLE	STATUS	NUMBER	SCALE	REVISION	PROJECT
SECTION A UPPER BUILDING	DA	A3.01	1:150@A3	DA03	WAB2

**SECTION B
LOWER BUILDING**



CONTINUATION BELOW



CONTINUATION ABOVE

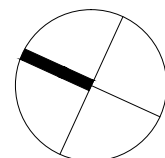
IMPORTANT NOTES:
Do not scale from drawings. Use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.
• All dimensions to be checked on site before commencement of work.
• All discrepancies to be brought to the attention of the Architect.
• Larger scale drawings and written dimensions take precedence.
• The Statutory Planning level is min. 3.1m AHD. All levels to AHD.
This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

REVISION NOTES
ISSUED FOR DA LODGMENT
NOT FOR CONSTRUCTION

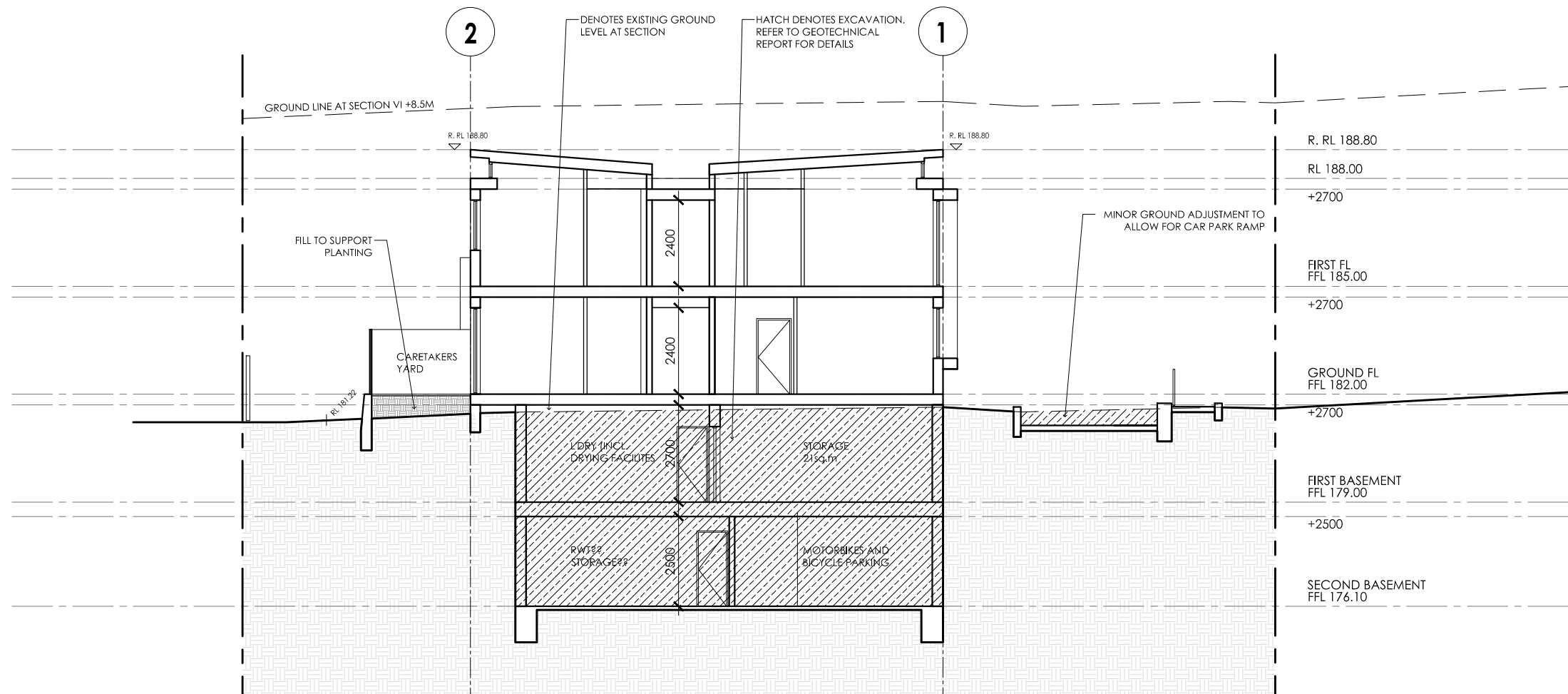
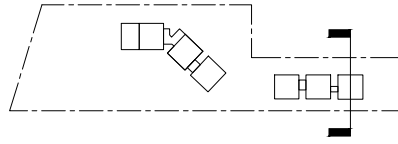


CLIENT
NORTHERN BEACHES
ESSENTIAL SERVICES
ACCOMMODATION

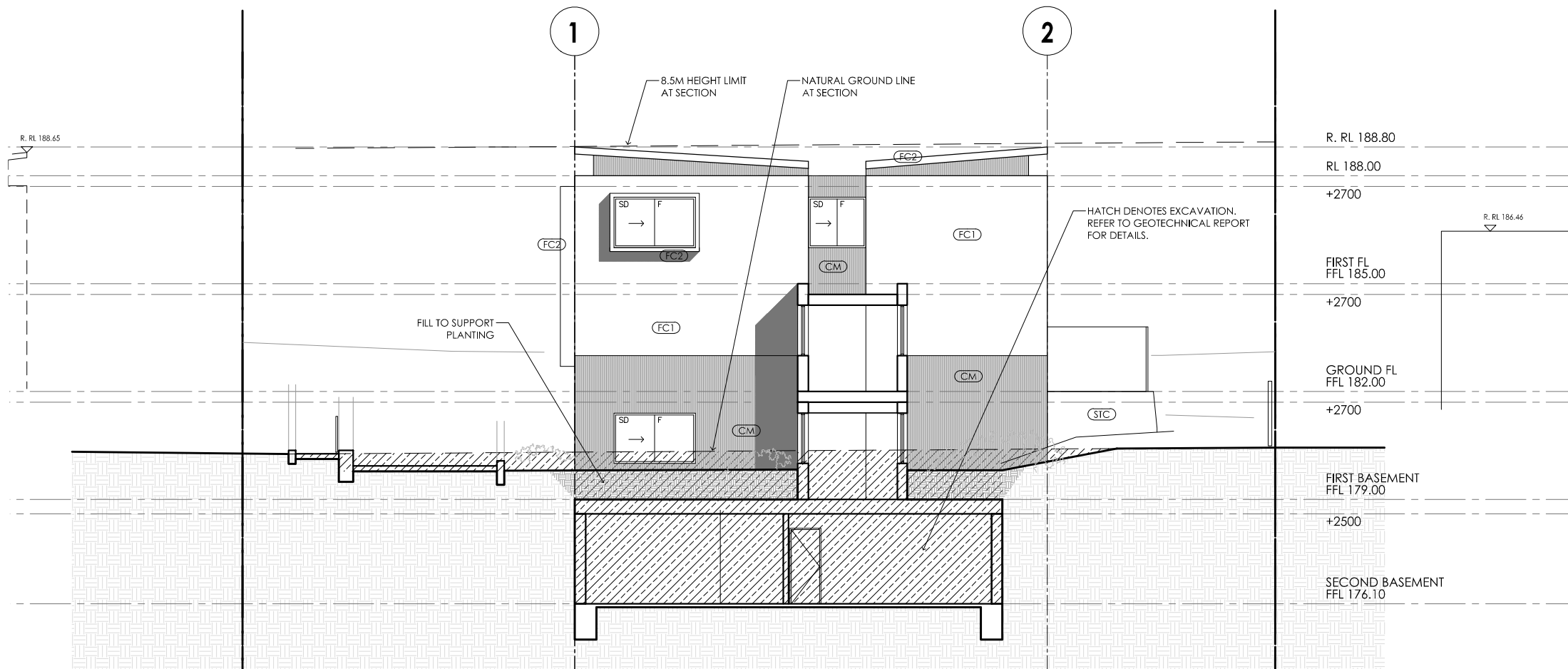
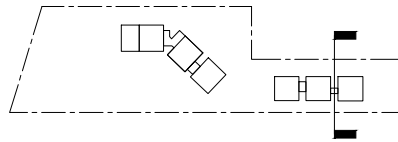


DRAWING TITLE		REVISION		PROJECT	
SECTION B LOWER BUILDING		DA03		WAB2	
STATUS	NUMBER	SCALE	REVISION	PROJECT	
DA	A3.02	1:150@A3	DA03	WAB2	

**SECTION I
UPPER BUILDING**



**SECTION II
UPPER BUILDING**



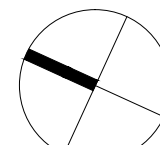
IMPORTANT NOTES:
Do not scale from drawings. Use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.
• All dimensions to be checked on site before commencement of work.
• All discrepancies to be brought to the attention of the Architect.
• Larger scale drawings and written dimensions take precedence.
• The Existing Floor Level is min 3.1m AHD. All levels to AHD.
This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

REVISION NOTES
ISSUED FOR DA LODGMENT
NOT FOR CONSTRUCTION

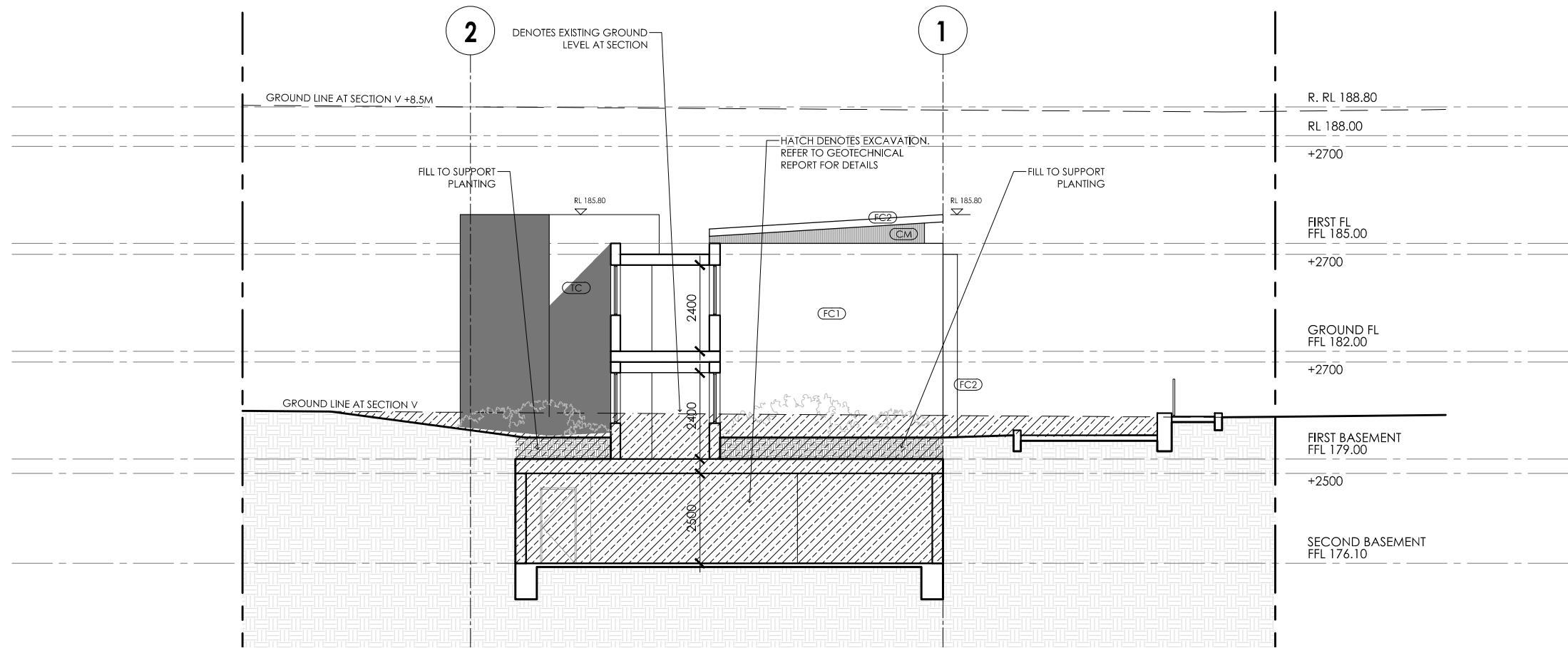
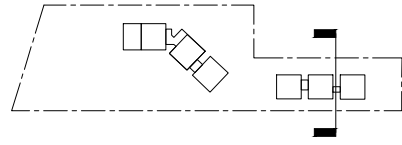


CLIENT
NORTHERN BEACHES
ESSENTIAL SERVICES
ACCOMMODATION

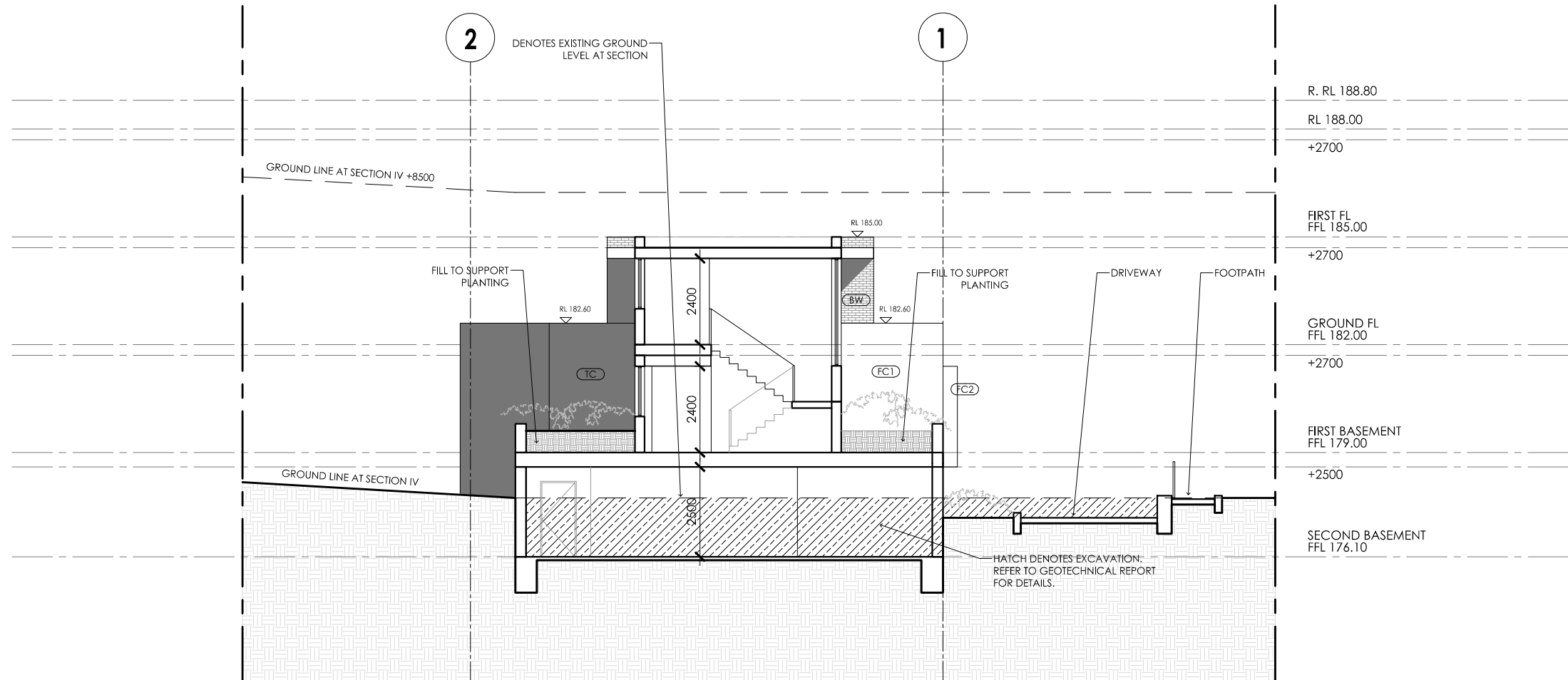
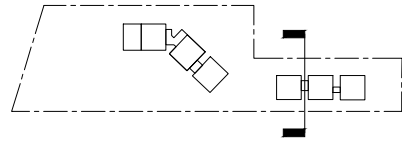


DRAWING TITLE		SCALE		REVISION		PROJECT	
SECTIONS I & II UPPER BUILDING		1:150@A3		DA03		WAB2	
STATUS	NUMBER	SCALE	REVISION	PROJECT			
DA	A3.03	1:150@A3	DA03	WAB2			

**SECTION III
UPPER BUILDING**



**SECTION IV
UPPER BUILDING**



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.

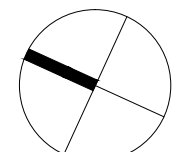
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REVISION	DATE	DESCRIPTION	BY
0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

REVISION NOTES
ISSUED FOR DA LODGMENT
NOT FOR CONSTRUCTION

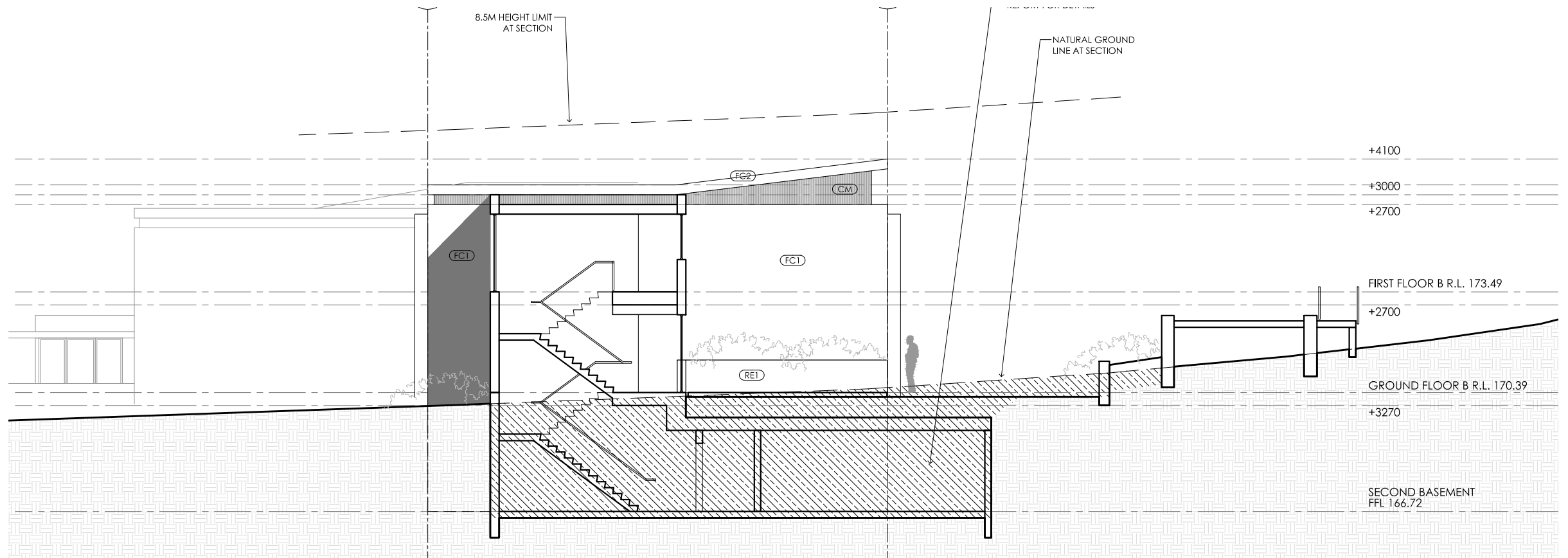
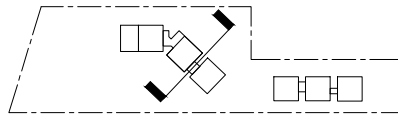


CLIENT
NORTHERN BEACHES
ESSENTIAL SERVICES
ACCOMMODATION

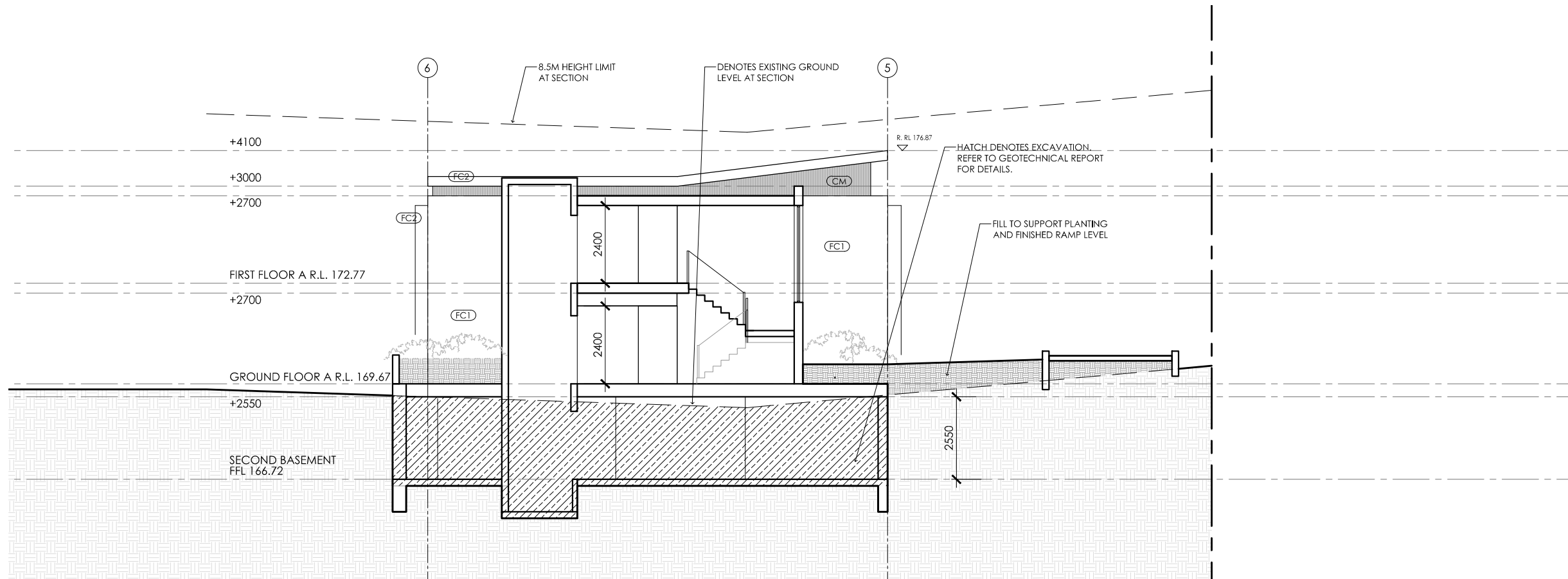
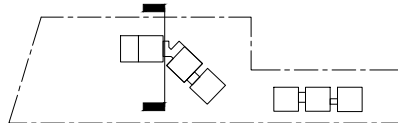


DRAWING TITLE				
SECTIONS III & IV UPPER BUILDING				
STATUS	NUMBER	SCALE	REVISION	PROJECT
DA	A3.04	1:150@A3	DA03	WAB2

**SECTION V
LOWER BUILDING**



**SECTION VI
LOWER BUILDING**



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

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- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.

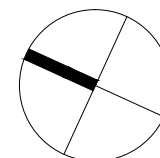
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REVISION	DATE	DESCRIPTION	BY
0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

REVISION NOTES
**ISSUED FOR DA LODGMENT
NOT FOR CONSTRUCTION**

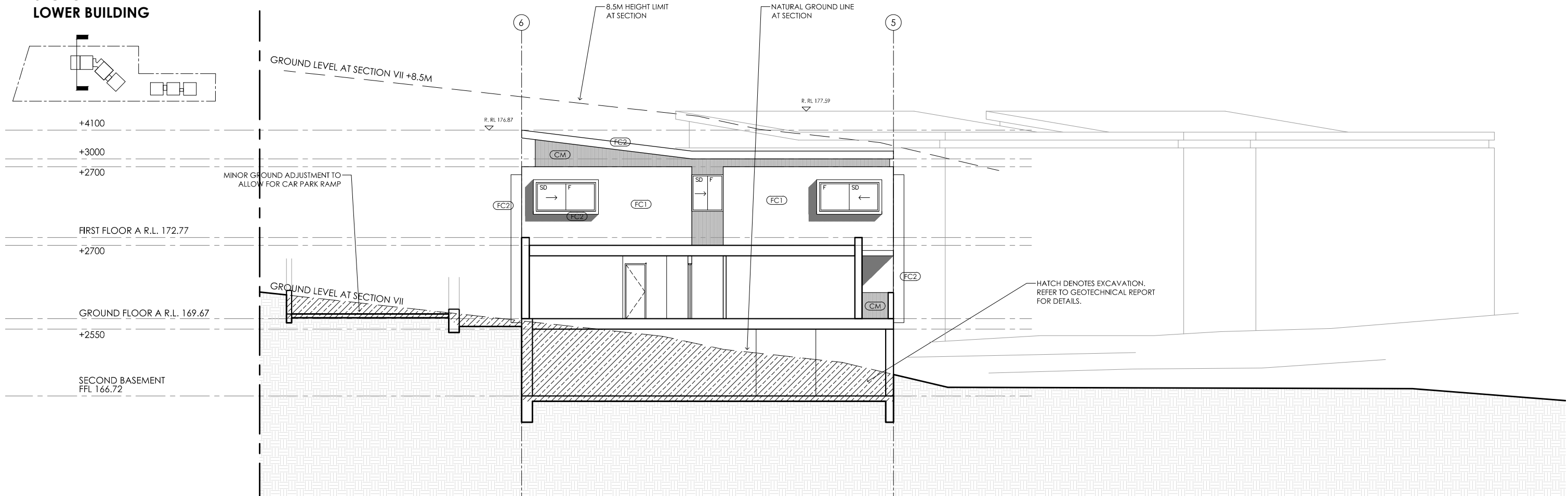
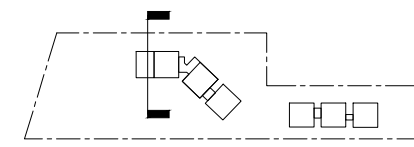


CLIENT
**NORTHERN BEACHES
ESSENTIAL SERVICES
ACCOMMODATION**



DRAWING TITLE				
SECTIONS V & VI LOWER BUILDING				
STATUS	NUMBER	SCALE	REVISION	PROJECT
DA	A3.05	1:150@A3	DA03	WAB2

**SECTION VII
LOWER BUILDING**



IMPORTANT NOTES:
Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

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- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estates Planning level is min 3.1m AHD. All levels to AHD.

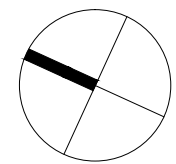
This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.

REVISION	DATE	DESCRIPTION	BY
0	Jan '21	CONCEPT DRAWINGS	OH
P1	Apr '21	PRELIMINARY ISSUE	OH
DA02	Apr '21	DA ISSUE	BG
DA03	09/06/21	DA ISSUE	BG/OH

REVISION NOTES
ISSUED FOR DA LODGMENT
NOT FOR CONSTRUCTION



CLIENT
NORTHERN BEACHES
ESSENTIAL SERVICES
ACCOMMODATION



DRAWING TITLE		STATUS		SCALE		REVISION		PROJECT	
SECTION VII LOWER BUILDING		DA	A3.06	1:150@A3	DA03	WAB2			

platform

ARCHITECTS

SCHEDULE OF EXTERNAL FINISHES
REVISION A - MAY 2021

NORTHERN BEACHES ESSENTIAL
SERVICES ACCOMMODATION
16 WYATT AVENUE
BELROSE, NSW

OVERALL COLOUR ARTICULATION

THE PALETTE OF THE DEVELOPMENT IS BASED ON COLOURS OF THE NEIGHBOURHOOD - MOSTLY HOUSES WITH NEUTRAL OCHRE TO BROWN TONES. THIS IS COMPLEMENTED WITH NEUTRAL COLOURS OF THE SURROUNDING NATURAL BUSHLAND.

THESE COLOURS ARE USED IN A WAY TO OPTICALLY REDUCE THE BULK OF THE BUILDING AND TO UNDERLINE THE SEPARATION INTO MODULES

(FC1)

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

(BW)

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

(CM)

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

(TC)

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

(FC2)

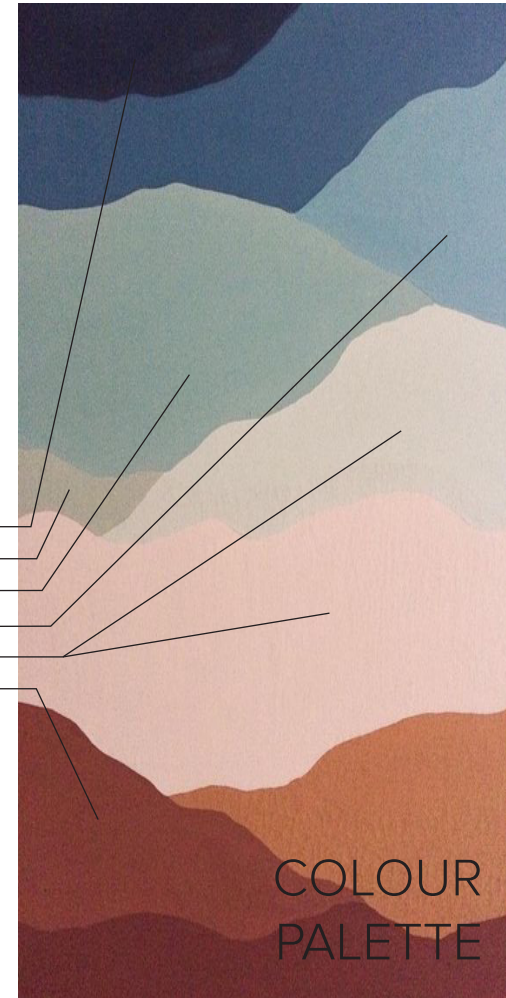
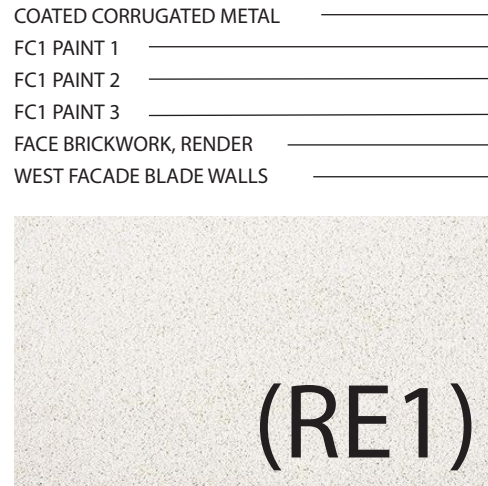
PAINTED FIBRE CEMENT FASCIA, MEDIUM TO DARK GREY COLUR. WINDOW FRAMES AND OTHER METAL ELEMENTS TO BE SAME COLOUR

(RE1)

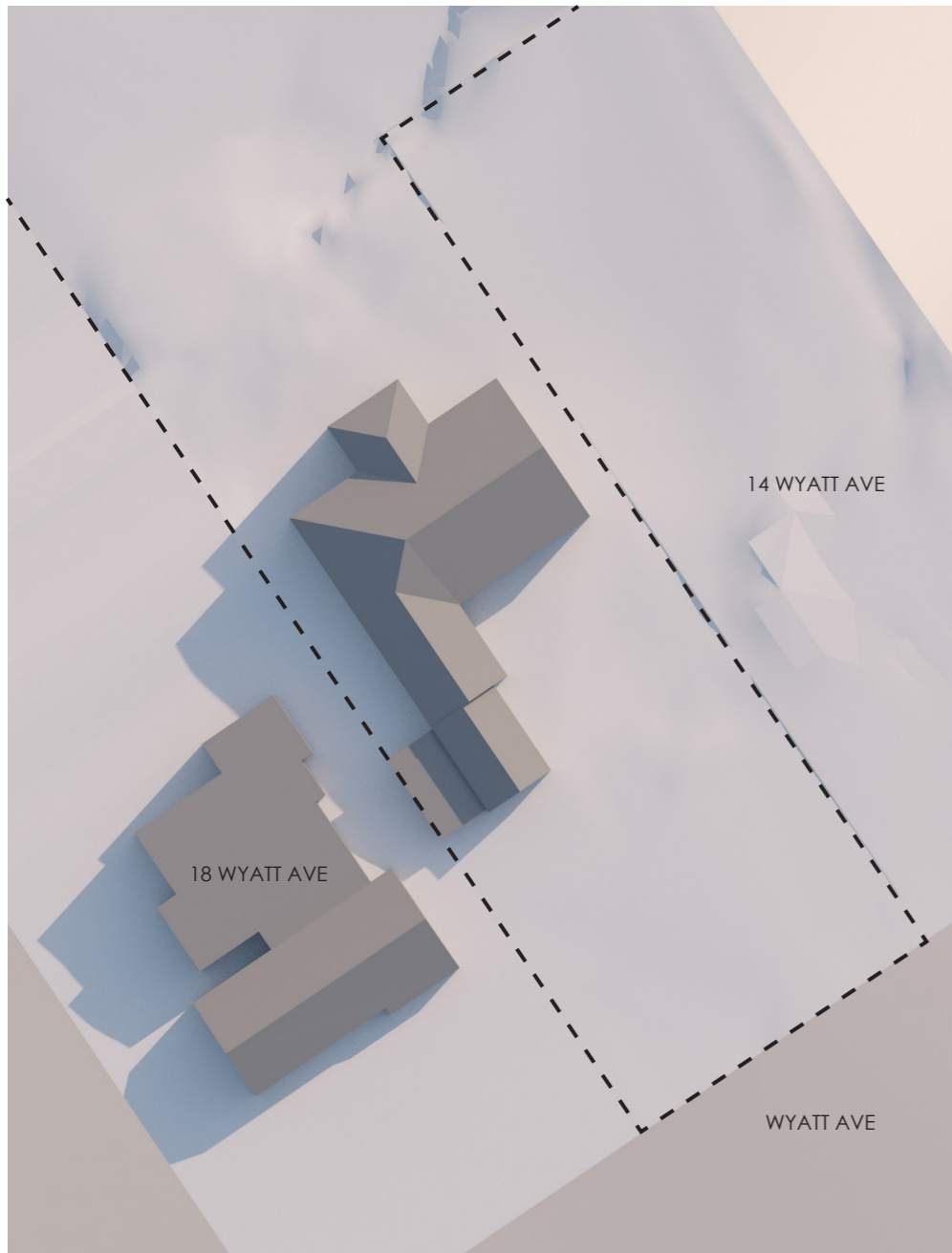
ACRYLICA RENDER APPLIED TO BRICK OR BLOCKWORK, COLOUR AS PER PALETTE

(STC)

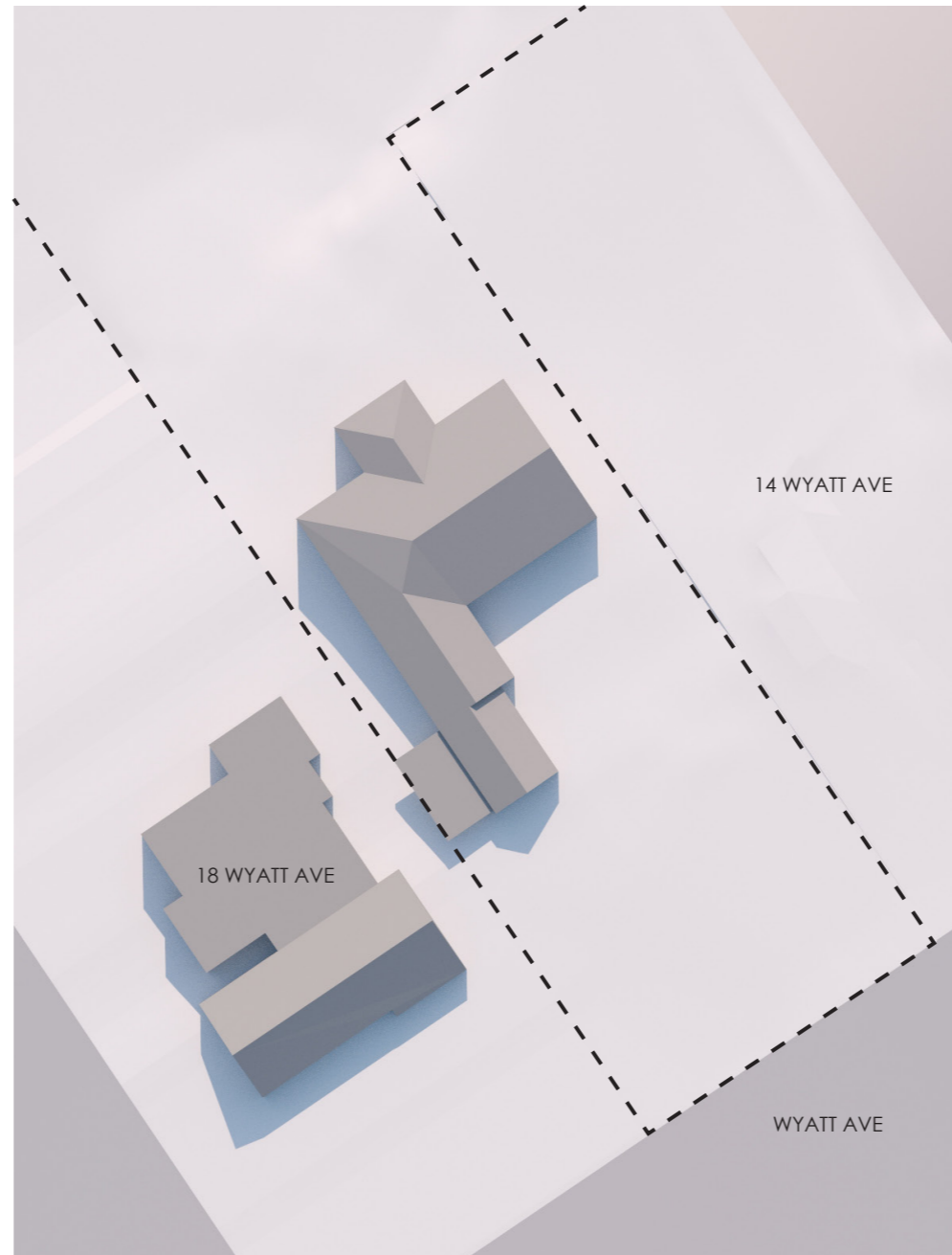
NATURAL STONE CLADDING TO RETAINING WALLS AND LANDSCAPING, SANDSTONE OR SIMILAR



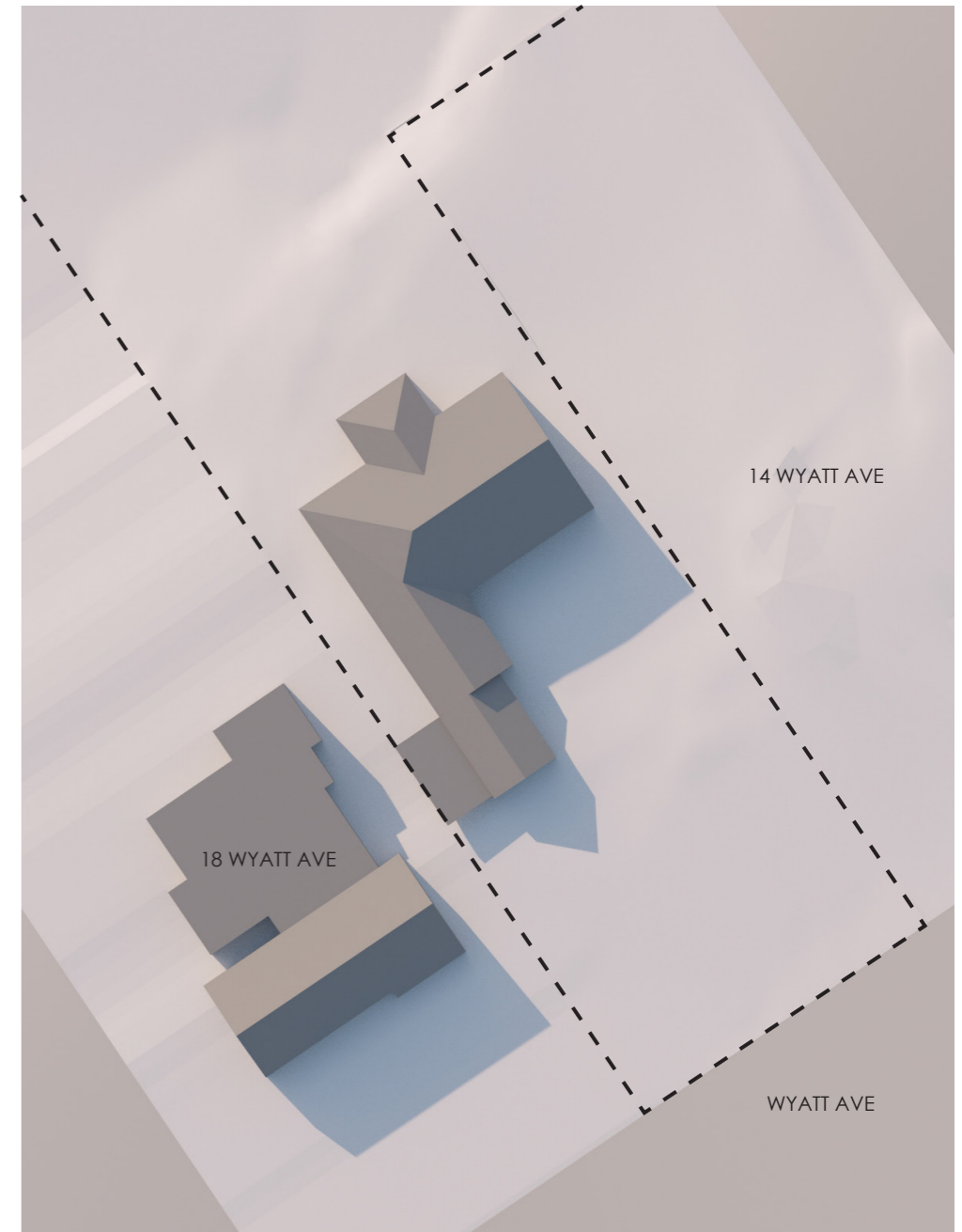
- COATED CORRUGATED METAL
- FC1 PAINT 1
- FC1 PAINT 2
- FC1 PAINT 3
- FACE BRICKWORK, RENDER
- WEST FACADE BLADE WALLS



9am - existing building



12pm - existing building



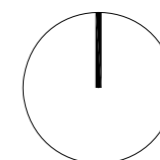
3pm - existing building

EXISTING DWELLING AT THE UPPER SIDE OF 16 WYATT AVE

SHADOWS SHOWN AS CAST ON THE 21st JUNE 2021. EXISTING HOUSE MODELED AS PER AVAILABLE SURVEY DATA AND THE PROPOSED BUILDING ACCURATELY REFLECTS ARCHITECTURAL PLANS ISSUE DA03 AS LODGED FOR DEVELOPMENT APPLICATION



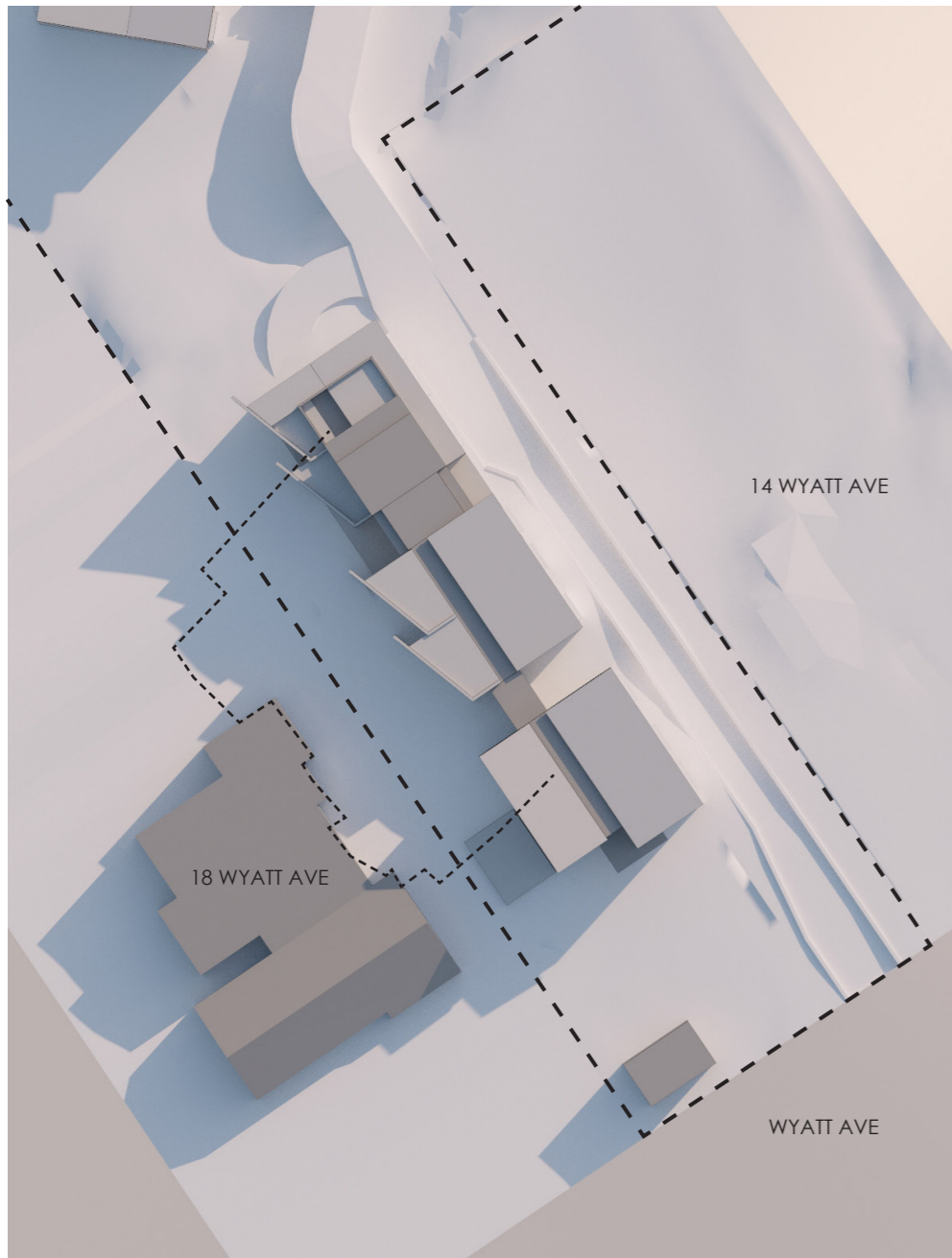
PROJECT DETAILS
 BOARDING HOUSE AT
 16 WYATT AVE, BELROSE
 CLIENT
 NORTHERN BEACHES ESSENTIAL
 SERVICES ACCOMMODATION



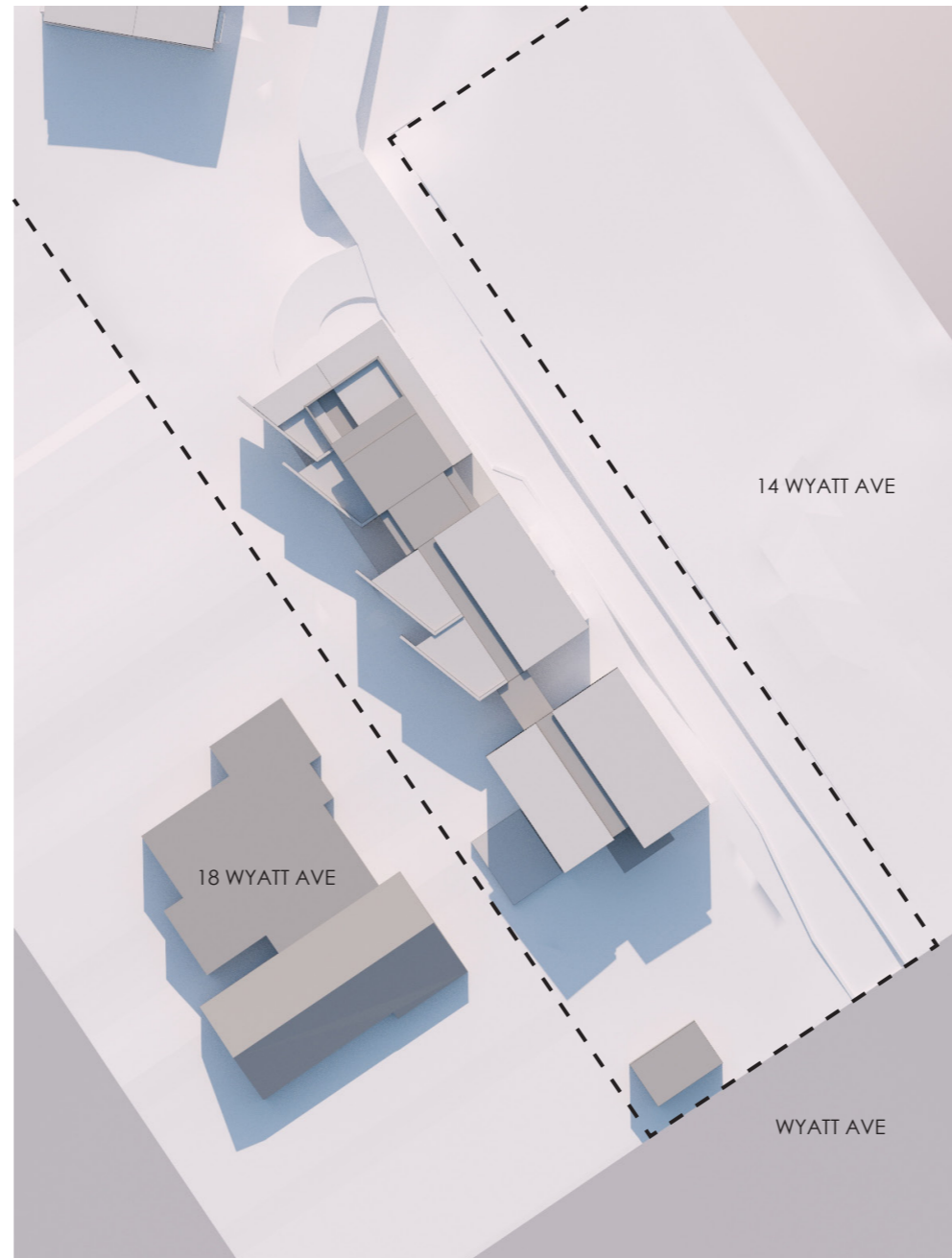
DRAWING TITLE
 SHADOW DIAGRAMS
 SHEET 1
 SCALE
 1:600
 @A3

STATUS
 DA

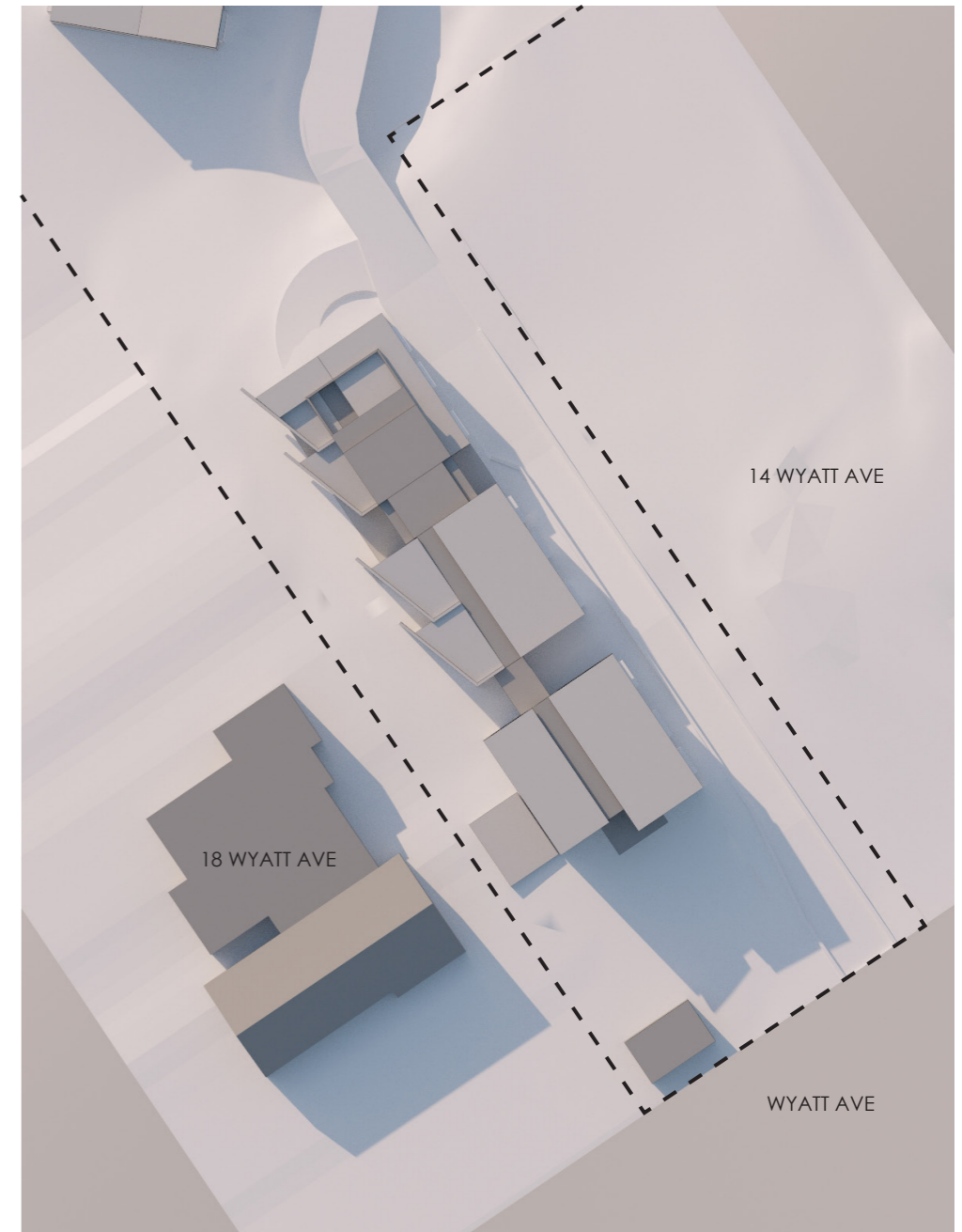
PROJECT
 WAB
 REVISION
 2



9am - proposed building (upper)
 (dashed line shows shadows cast by current dwelling)



12pm - proposed building (upper)



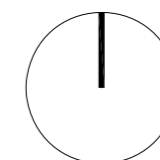
3pm - proposed building (upper)

EXISTING BOARDING HOUSE AT THE UPPER SIDE OF 16 WYATT AVE

SHADOWS SHOWN AS CAST ON THE 21st JUNE 2021. EXISTING HOUSE MODELED AS PER AVAILABLE SURVEY DATA AND THE PROPOSED BUILDING ACCURATELY REFLECTS ARCHITECTURAL PLANS ISSUE DA03 AS LODGED FOR DEVELOPMENT APPLICATION



PROJECT DETAILS
 BOARDING HOUSE AT
 16 WYATT AVE, BELROSE
 CLIENT
 NORTHERN BEACHES ESSENTIAL
 SERVICES ACCOMMODATION

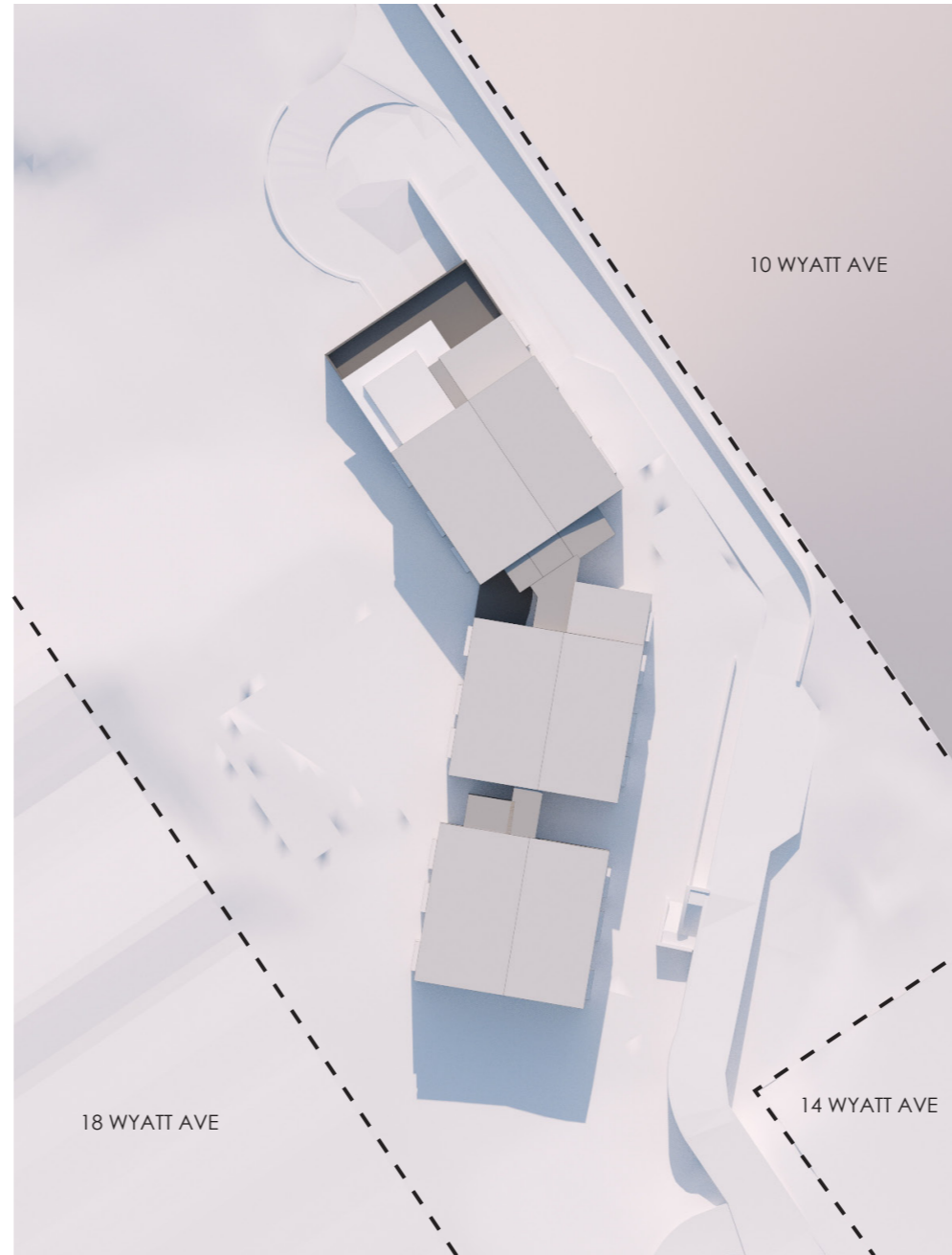


DRAWING TITLE
 SHADOW DIAGRAMS
 SHEET 2
 SCALE
 1:600
 @A3
 STATUS
 DA

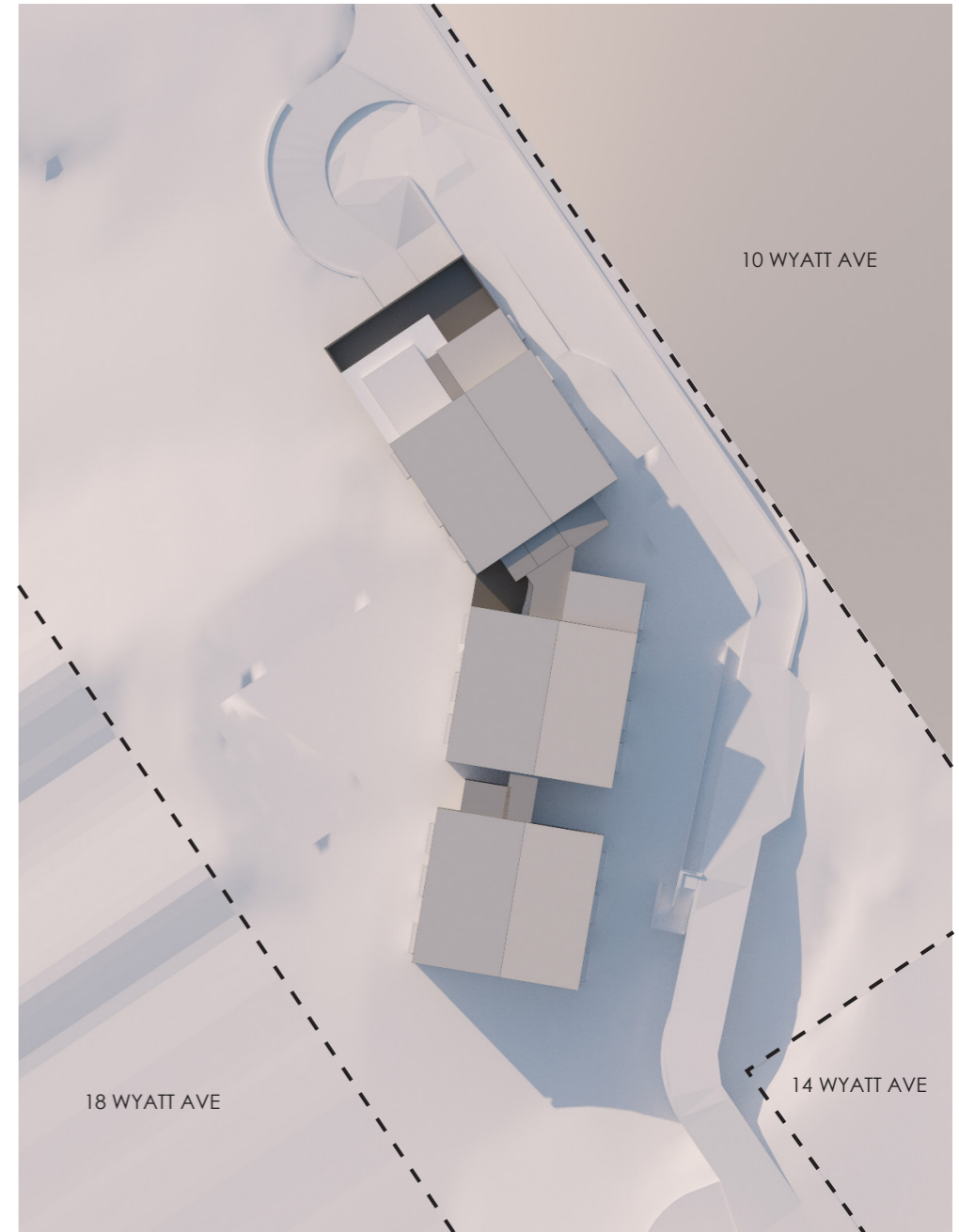
PROJECT
 WAB
 REVISION
 2



9am - proposed building (lower)



12pm - proposed building (lower)



3pm - proposed building (lower)

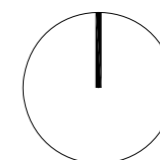
PROPOSED BOARDING HOUSE AT THE LOWER SIDE OF 16 WYATT AVE

NOTE: EXISTING OVERSHADOWING HAS NOT BEEN MODELED DUE TO UNDEVELOPED NATURE OF THE LOWER SIDE OF 16 WYATT AVE SITE AND NEGLIGIBLE IMPACT ON NEIGHBOURING PROPERTIES

SHADOWS SHOWN AS CAST ON THE 21st JUNE 2021. EXISTING HOUSE MODELED AS PER AVAILABLE SURVEY DATA AND THE PROPOSED BUILDING ACCURATELY REFLECTS ARCHITECTURAL PLANS ISSUE DA03 AS LODGED FOR DEVELOPMENT APPLICATION



PROJECT DETAILS
 BOARDING HOUSE AT
 16 WYATT AVE, BELROSE
 CLIENT
 NORTHERN BEACHES ESSENTIAL
 SERVICES ACCOMMODATION



DRAWING TITLE
 SHADOW DIAGRAMS
 SHEET 3
 SCALE
 1:600
 @A3

STATUS
 DA

PROJECT
 WAB
 REVISION
 2