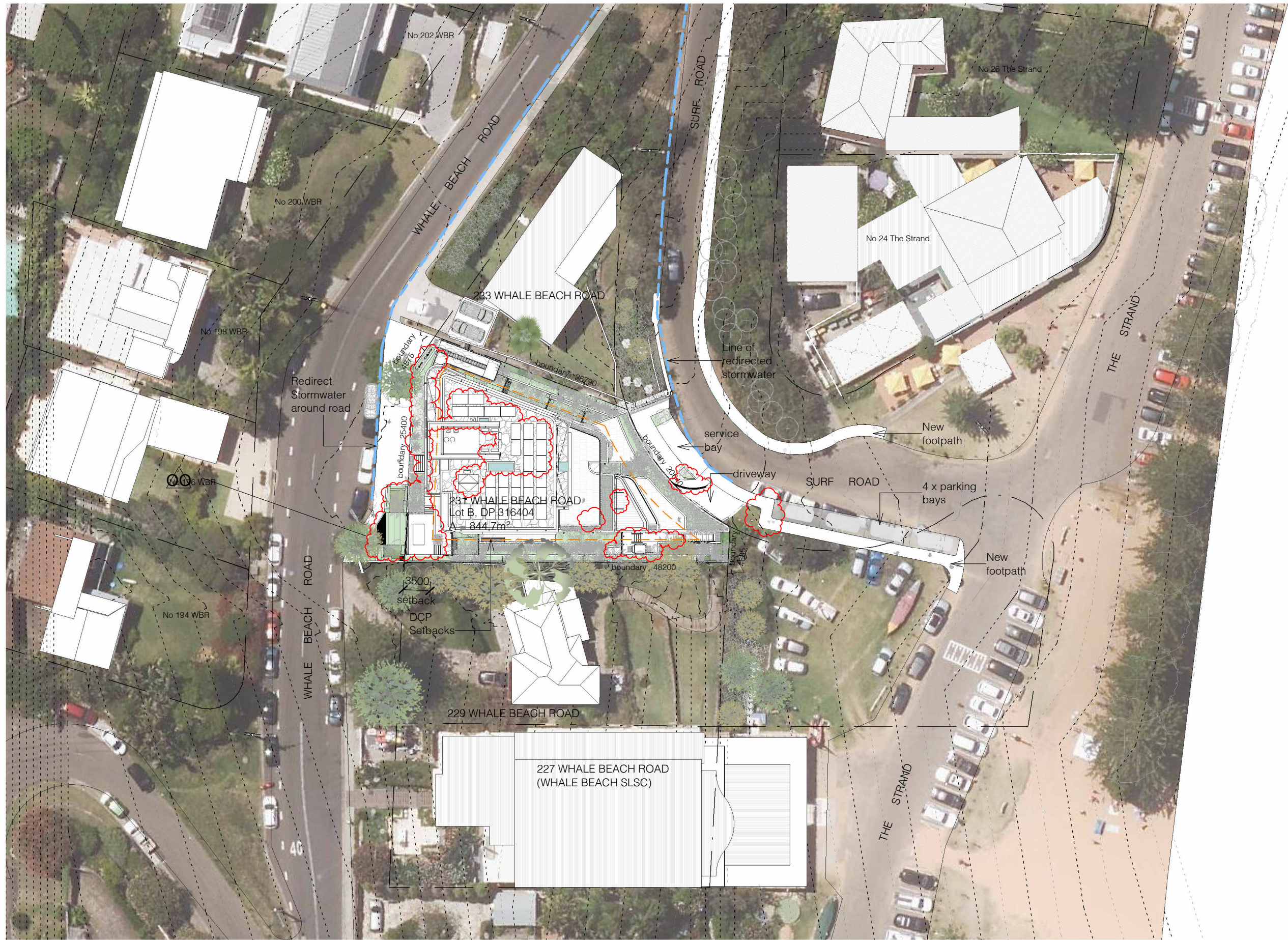


1

DA Site Plan
1 : 500

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



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

No.	Revision Description	Date
T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/11/2021
W	Amended Awning	8/11/2021
OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Site Plan

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 500
Drawn by	KW		DA01

-
- This architectural site plan illustrates the layout of a basement carpark, including various rooms, parking spaces, and structural elements. The plan is bounded by dimensions of 17200 on the left and 30940 on the bottom, with an additional 5510 unit extension on the right. Key features include:
- Rooms and Areas:**
 - Store CS:** Located at the top left.
 - Hydraulic:** A green-shaded area below the Store CS.
 - LT (Lifts):** Two lift shafts within the Hydraulic area.
 - RL 6.530 m:** A level marker near the lifts.
 - Store:** A green-shaded area at the bottom left, subdivided into R1, R2, R3, R4, and R5.
 - CW (Closets/Wardrobes):** Several closets are distributed throughout the plan, including one near the top center and another near the bottom center.
 - AFS (Air Handling Unit):** Located near the bottom right.
 - AC (Air Conditioning):** Two units are shown, one near the top center and another near the bottom center.
 - ST (Stairs):** Two stairwells are indicated, one near the lifts and another near the bottom right.
 - Parking Spaces:**
 - Motorcycle parking:** Located near the top right.
 - Bicycle parking (2 x horizontal & 1 x vertical):** Located near the bottom right.
 - Car Parking:** Multiple car parking spaces are shown, including a row of six near the top center and a row of six near the bottom center.
 - Usage Summary:**
 - Residential:** 6 units near the top center and 4 units near the bottom center.
 - Retail:** 1 unit near the top center and 2 units near the bottom center.
 - Disabled / Visitor:** 1 space near the bottom center.
 - Structural Elements:**
 - CS (Column Spacing):** Indicated in the central area.
 - Basement Carpark:** The overall area designated for parking.
 - Total Parking spaces:** 14 spaces are noted.
- The plan also shows surrounding context, including a road with a dashed line, trees, and a building footprint in the top right corner.

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

- AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CC Concrete Column
CW Concrete Wall
DR Driveway
FE Paling Fence
FH Fire Hose Reel
FY Fire Hydrant
HW Hot Water System
LT Lift
MW Masonry Wall
ST Stair
STF Stone Tile Flooring
SW Stone Wall
WT Watertank



1 DA Ground Floor Plan
1 : 200

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

No.	Revision Description	Date
T	Revised DA for Review	27/07/2021
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V	Section 8.2 Review with modified driveway	29/10/2021
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OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Ground Floor Plan

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA04

- AFW Aluminium Framed Window
CL Clothesline
CW Concrete Wall
FE Paling Fence
LT Lift
MW Masonry Wall
PB Planter Bed
SP Stone Paving
ST Stair
SW Stone Wall
TF Timber Floor
VE Exhaust Void for AC



1 DA Level 1 Plan
1 : 200

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



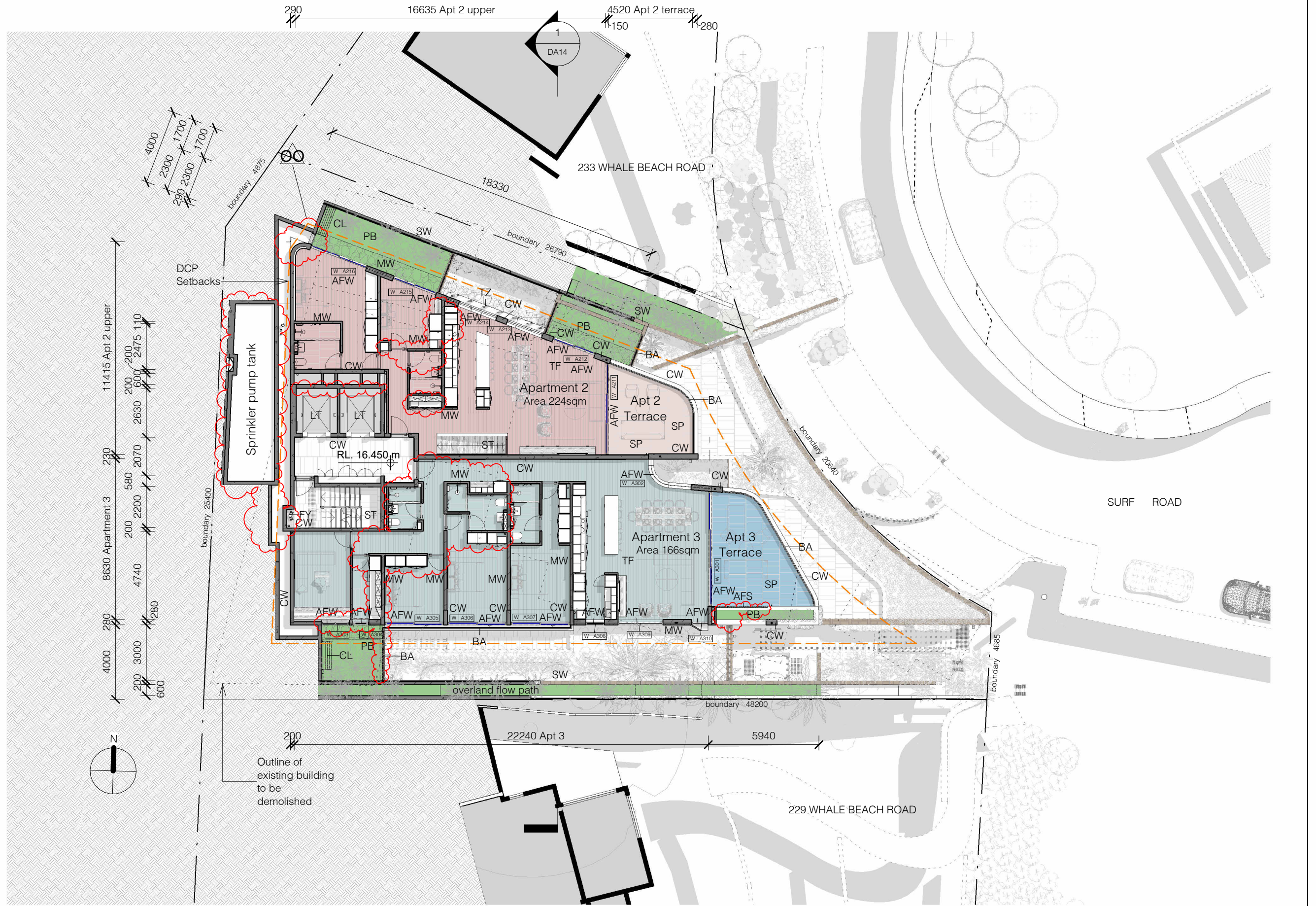
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WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Level 1 Plan	
Project number	1609
Checked by	RC
Date	MAY 2024
Scale	1 : 200
Drawn by	KW
DA05	

- AFS Aluminium Framed Screen
AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CL Clothesline
CW Concrete Wall
FY Fire Hydrant
LT Lift
MW Masonry Wall
PB Planter Bed
SP Stone Paving
ST Stair
SW Stone Wall
TF Timber Floor
TZ Terrazzo Screen



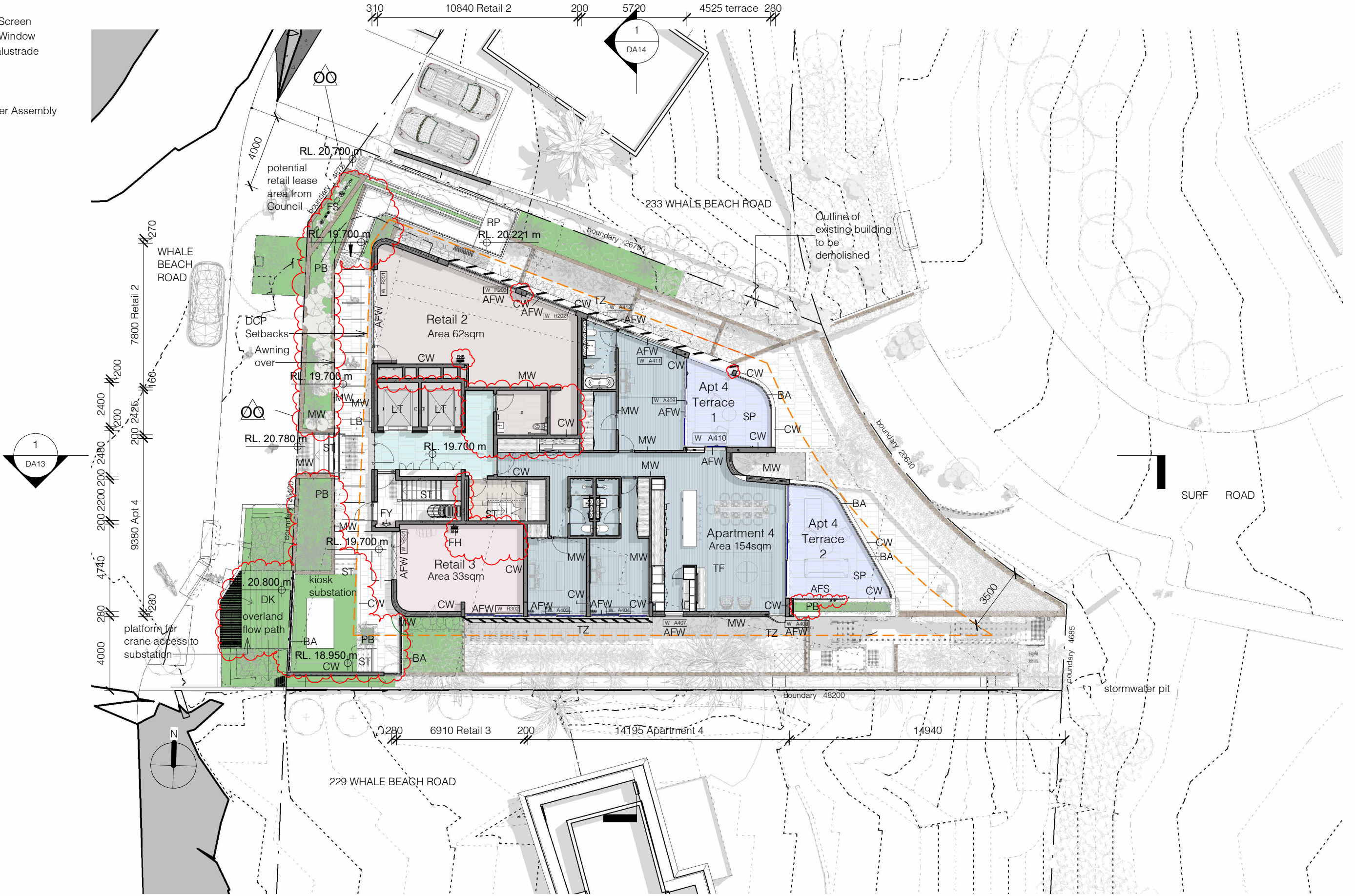
1 DA Level 2 Plan
1 : 200

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

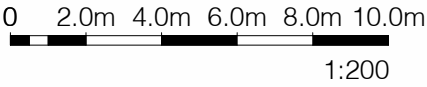
No.	Revision Description	Date
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Level 2 Plan			
Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA06

- AFS Aluminium Framed Screen
AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CW Concrete Wall
DK Timber Deck
FH Fire Hose Reel
FS Fire Sprinkler Booster Assembly
FY Fire Hydrant
LB Letterbox
LT Lift
MW Masonry Wall
PB Planter Bed
RP Ramp
SP Stone Paving
ST Stair
TF Timber Floor
TZ Terrazzo Screen



1 DA Level 3 Plan
1 : 200



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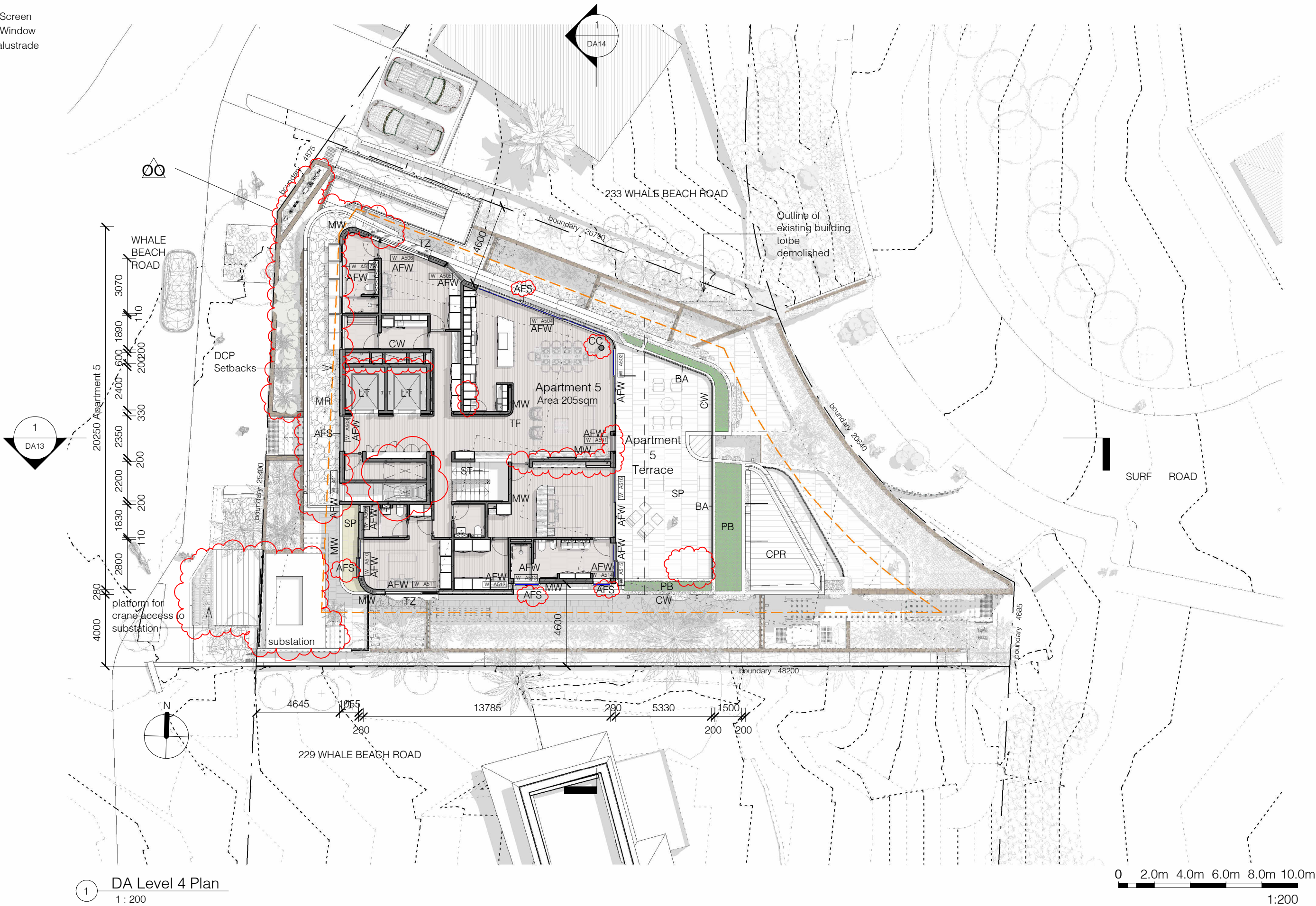
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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

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U	Section 8.2 Review	06/08/2021
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WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Level 3 Plan			
Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA07

- AFS Aluminium Framed Screen
AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CC Concrete Column
CPR Copper Roofing
CW Concrete Wall
LT Lift
MR Membrane Roof
MW Masonry Wall
PB Planter Bed
SP Stone Paving
ST Stair
TF Timber Floor
TZ Terrazzo Screen



1 DA Level 4 Plan
1:200

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



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

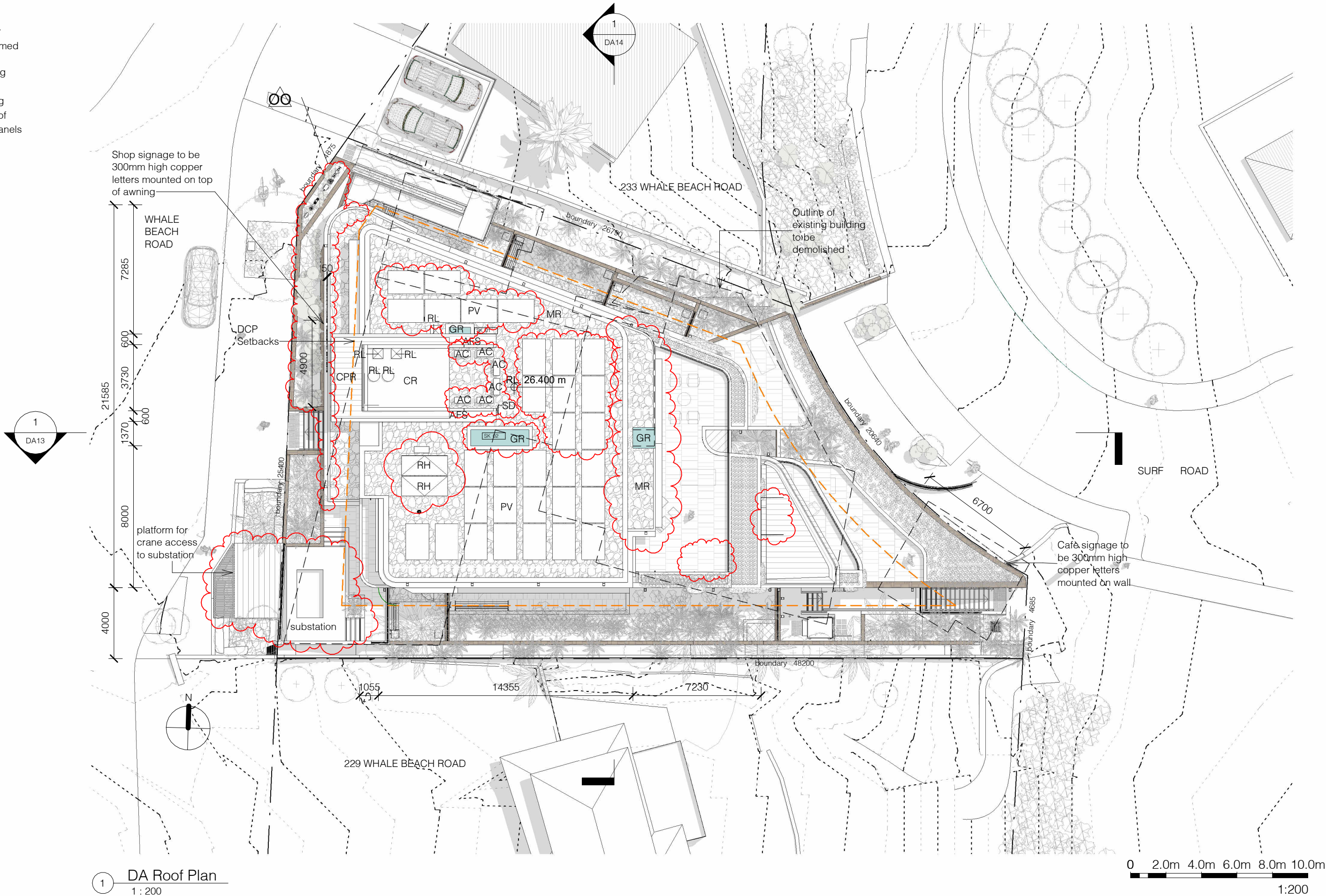
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V	Section 8.2 Review with modified driveway	29/10/2021
OO	4.55 Application - Modification to DA REV2021/0034	6/12/2024

WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Level 4 Plan

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1:200
Drawn by	KW		DA08

- AC AC Condenser
AFS Aluminium Framed Screen
CPR Copper Roofing
CR Concrete Roof
GR Glazed Roofing
MR Membrane Roof
PV Photovoltaic Panels
RH Roof Hatch
RL Roof Cowl
SD Satellite Dish



1 DA Roof Plan
1 : 200

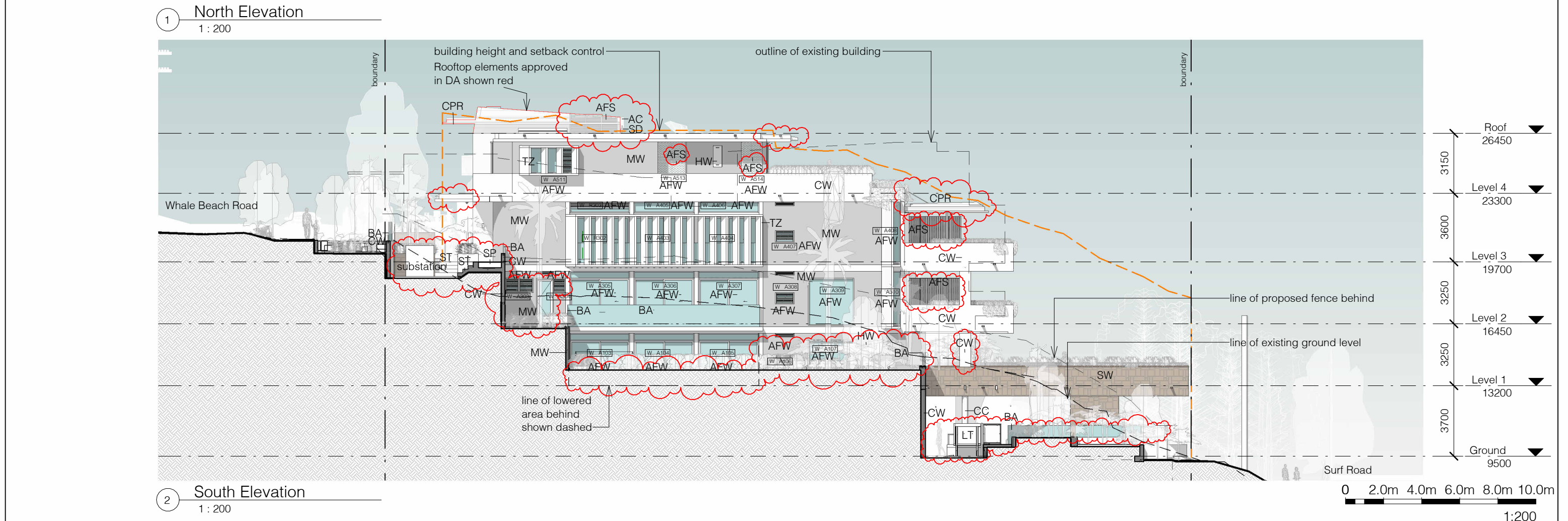
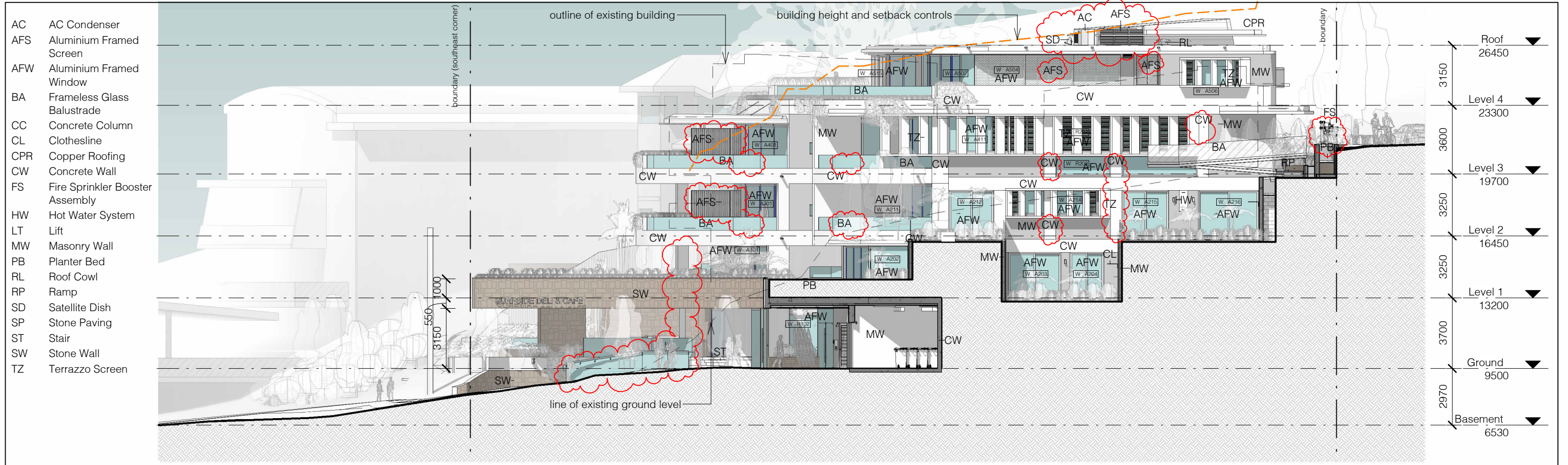
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1:200

No.	Revision Description	Date
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V	Section 8.2 Review with modified driveway	29/10/2021
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WHALE BEACH NEIGHBOURHOOD
CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

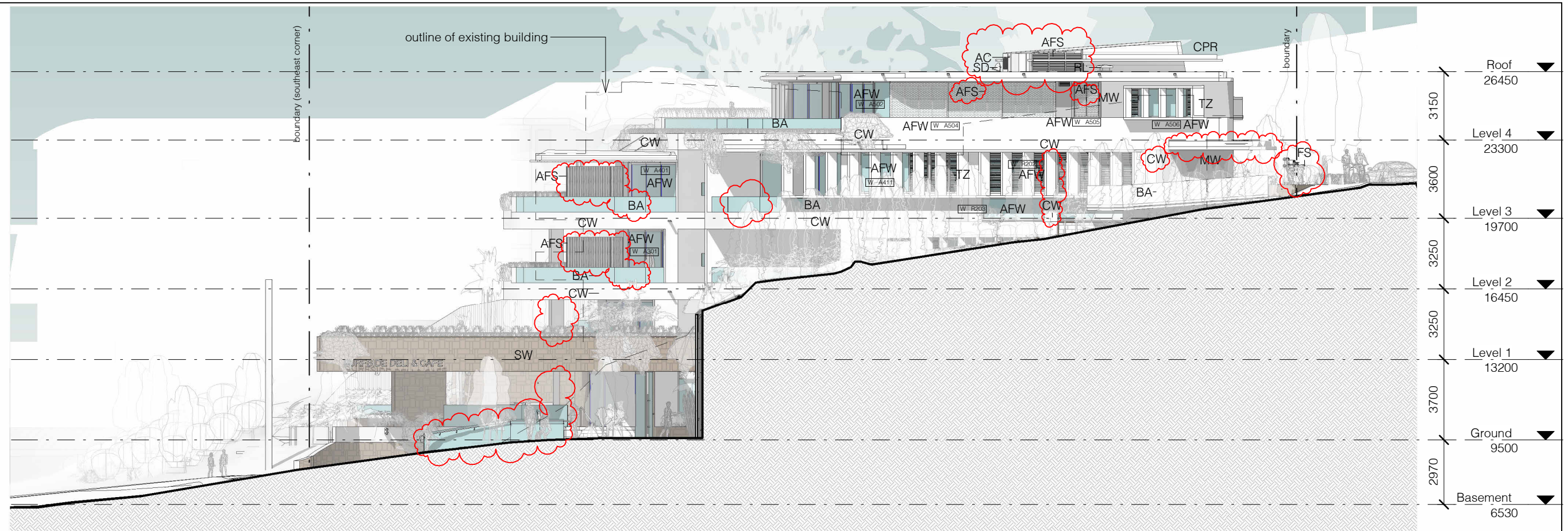
Roof Plan

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA09

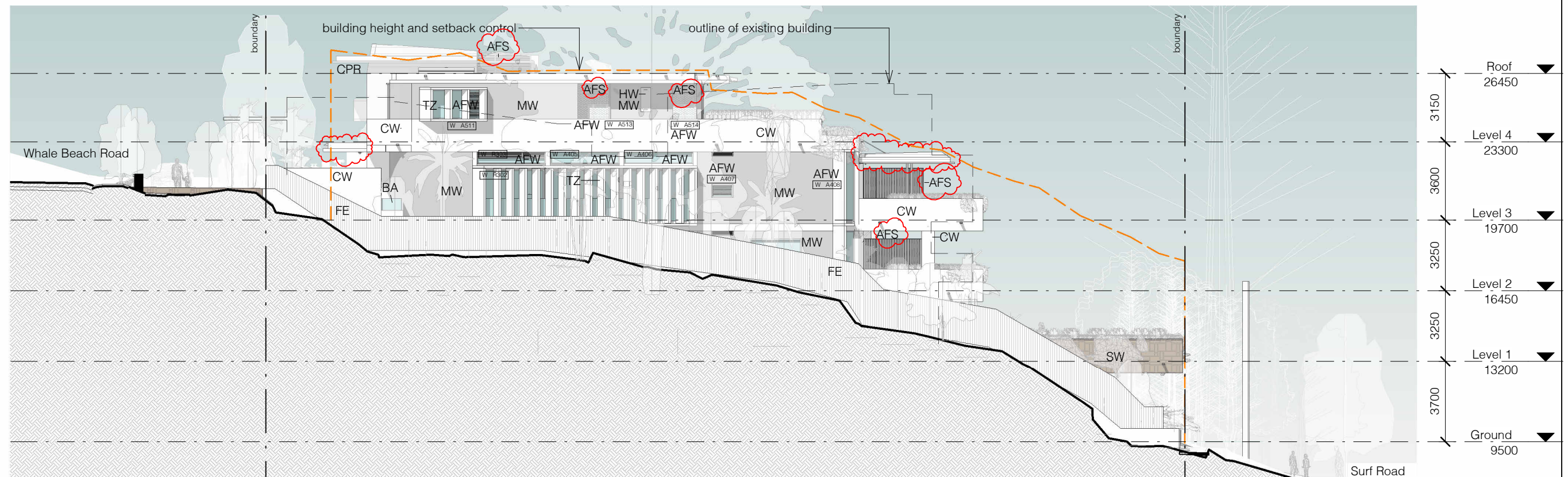


	139 PALMGROVE ROAD, AVALON BEACH NSW 2107			WHALE BEACH NEIGHBOURHOOD CENTRE Section 4.55 Modification 231 Whale Beach Road, Whale Beach for Leslie Cassar		Elevations	
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	acn:093 598 415 abn:58 093 598 415						
	nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538						

- AC AC Condenser
AFS Aluminium Framed Screen
AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CPR Copper Roofing
CW Concrete Wall
FE Paling Fence
FS Fire Sprinkler Booster Assembly
HW Hot Water System
MW Masonry Wall
RL Roof Cowl
SD Satellite Dish
SW Stone Wall
TZ Terrazzo Screen



1 North Elevation - on boundary
1 : 200

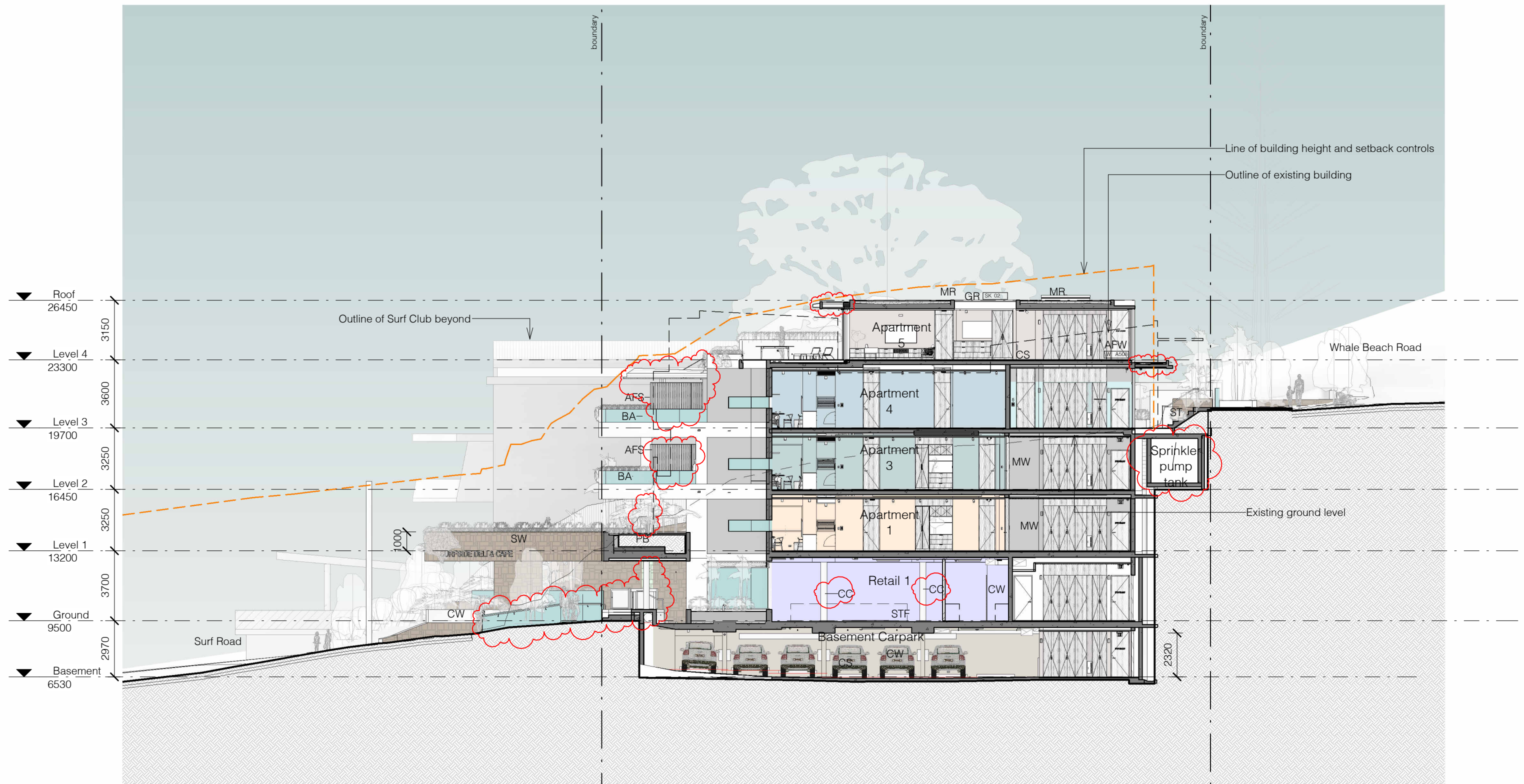


2 South Elevation - on boundary
1 : 200

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1:200

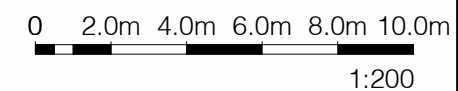
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Boundary Elevations			
Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA12

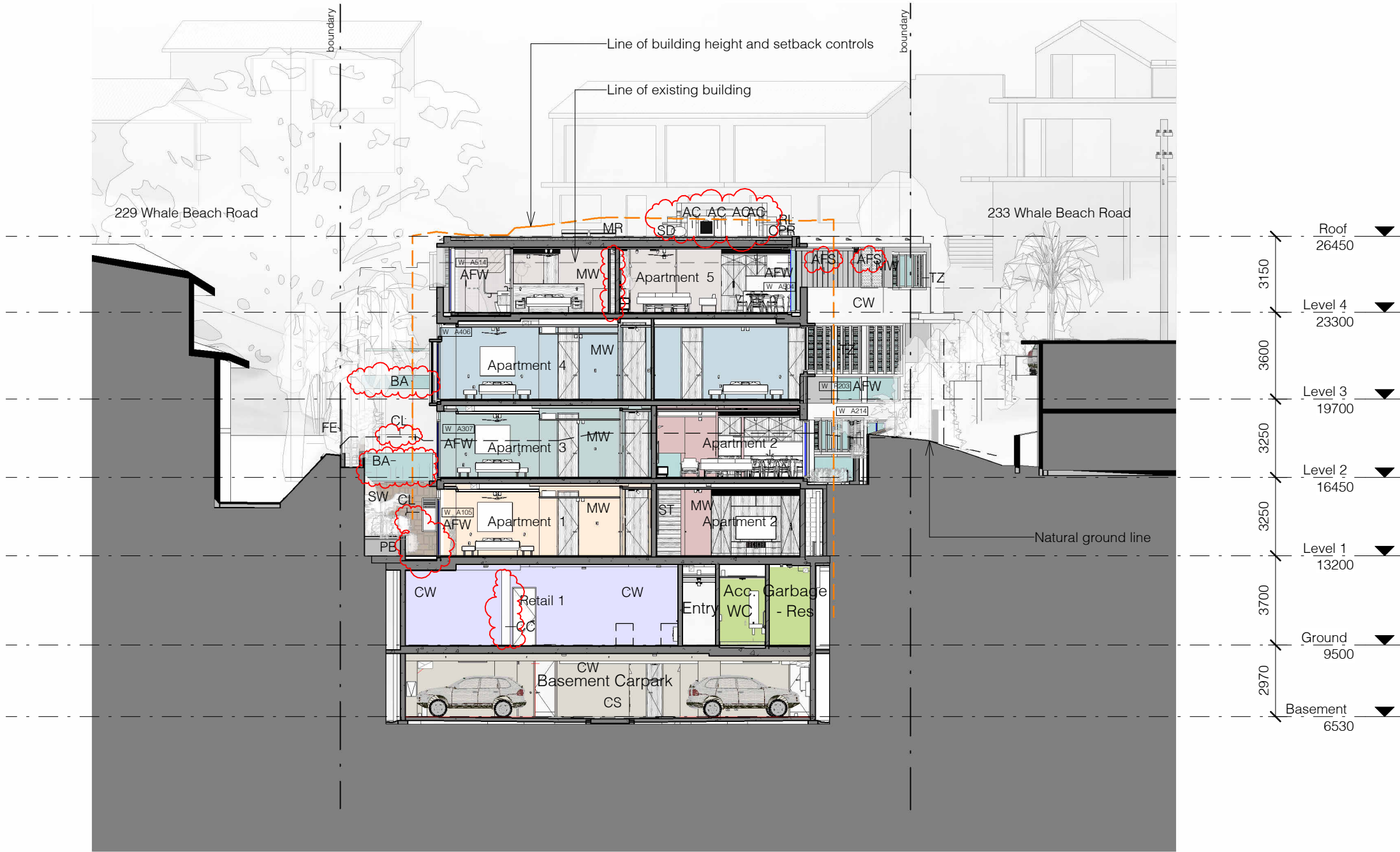


1 Long Section
1 : 200

AFS	Aluminium Framed Screen	MR	Membrane Roof
AFW	Aluminium Framed Window	MW	Masonry Wall
BA	Frameless Glass Balustrade	PB	Planter Bed
CC	Concrete Column	ST	Stair
CS	Concrete Slab	STF	Stone Tile Flooring
CW	Concrete Wall	SW	Stone Wall
GR	Glazed Roofing		



- AC AC Condenser
AFS Aluminium Framed Screen
AFW Aluminium Framed Window
BA Frameless Glass Balustrade
CC Concrete Column
CL Clothesline
CPR Copper Roofing
CS Concrete Slab
CW Concrete Wall
FE Paling Fence
MR Membrane Roof
MW Masonry Wall
PB Planter Bed
RL Roof Cowl
SD Satellite Dish
ST Stair
SW Stone Wall
TZ Terrazzo Screen

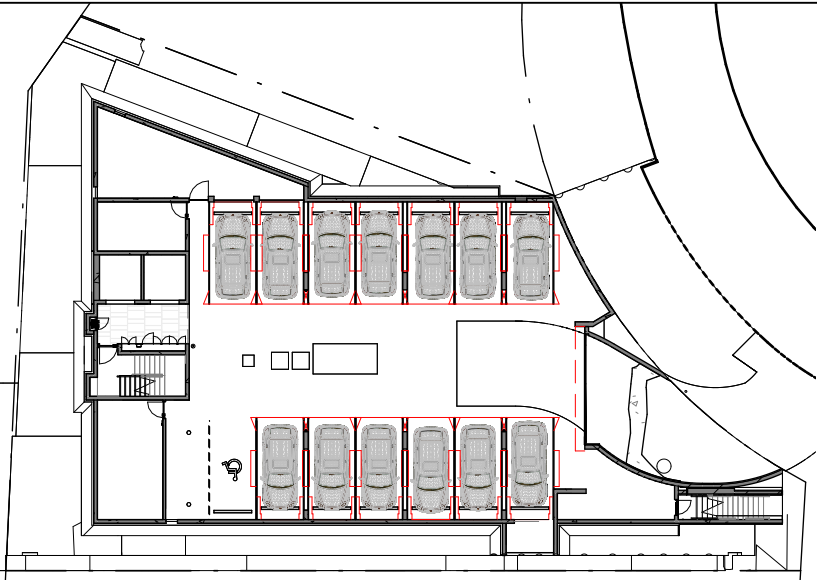


1 Cross Section 1
1 : 200

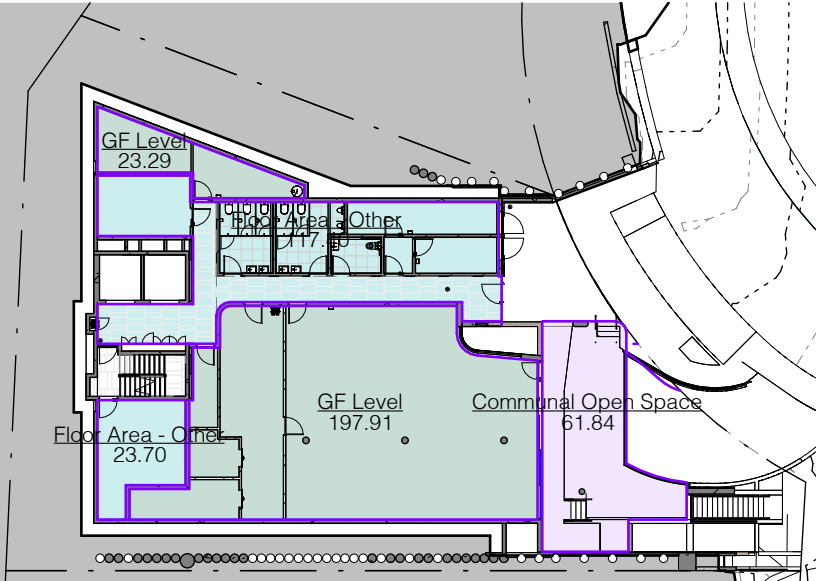
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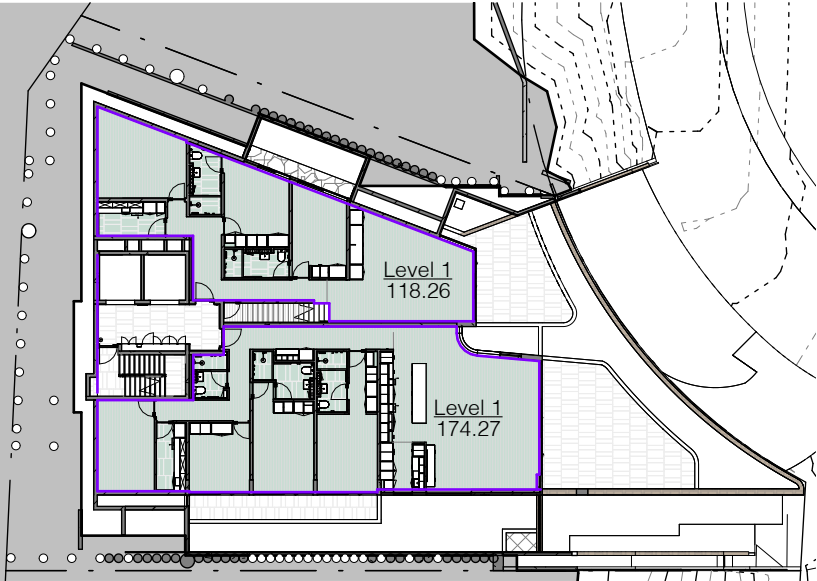
Section			
Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 200
Drawn by	KW		DA14



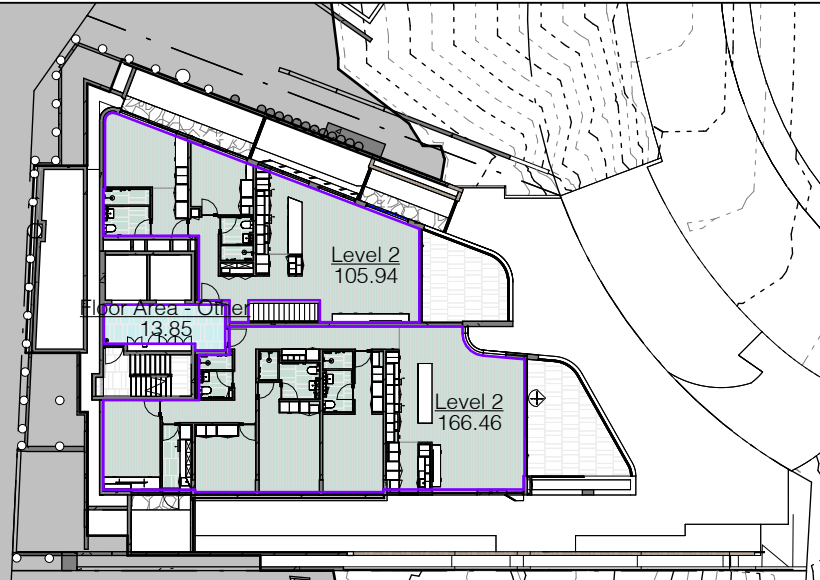
1 Basement GFA
1 : 400



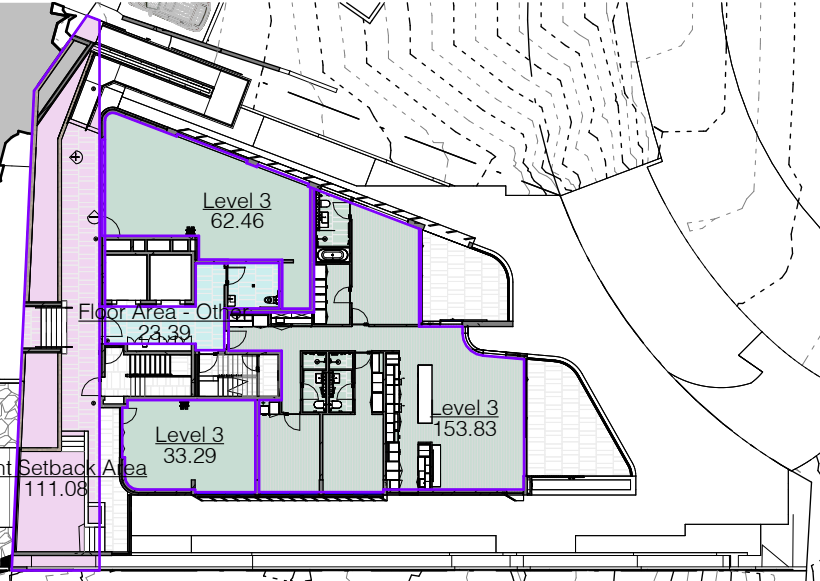
2 Ground GFA
1 : 400



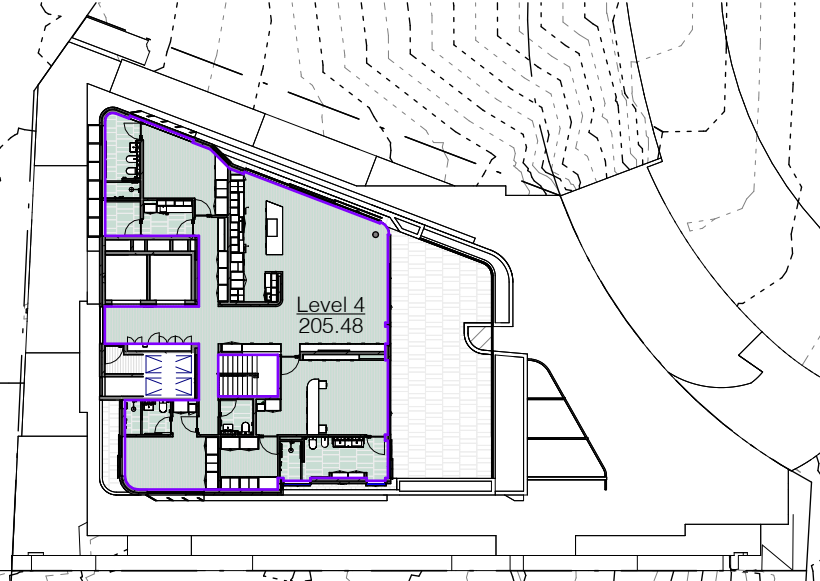
3 Level 1 GFA
1 : 400



4 Level 2 GFA
1 : 400



5 Level 3 GFA
1 : 400



6 Level 4 GFA
1 : 400

Gross Floor Area Schedule	
Level	Area
Ground	221.21
Level 1	292.53
Level 2	272.41
Level 3	249.59
Level 4	205.48
Grand total	1241.21

SITE AREA 844.7 sqm

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

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 = 1241.92sqm
Proposed Retail GLA = 316.96 sqm = 25.5%

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,

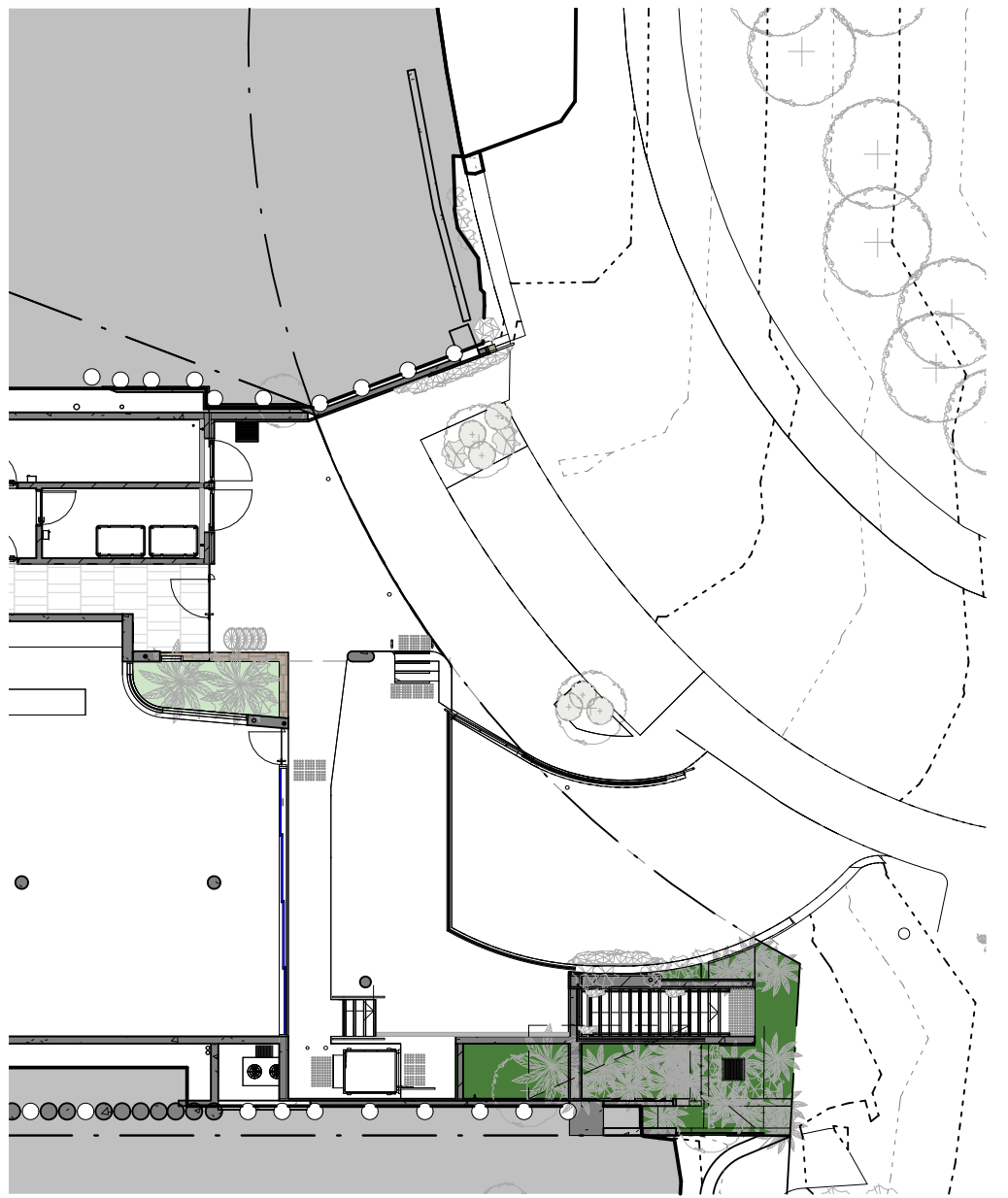
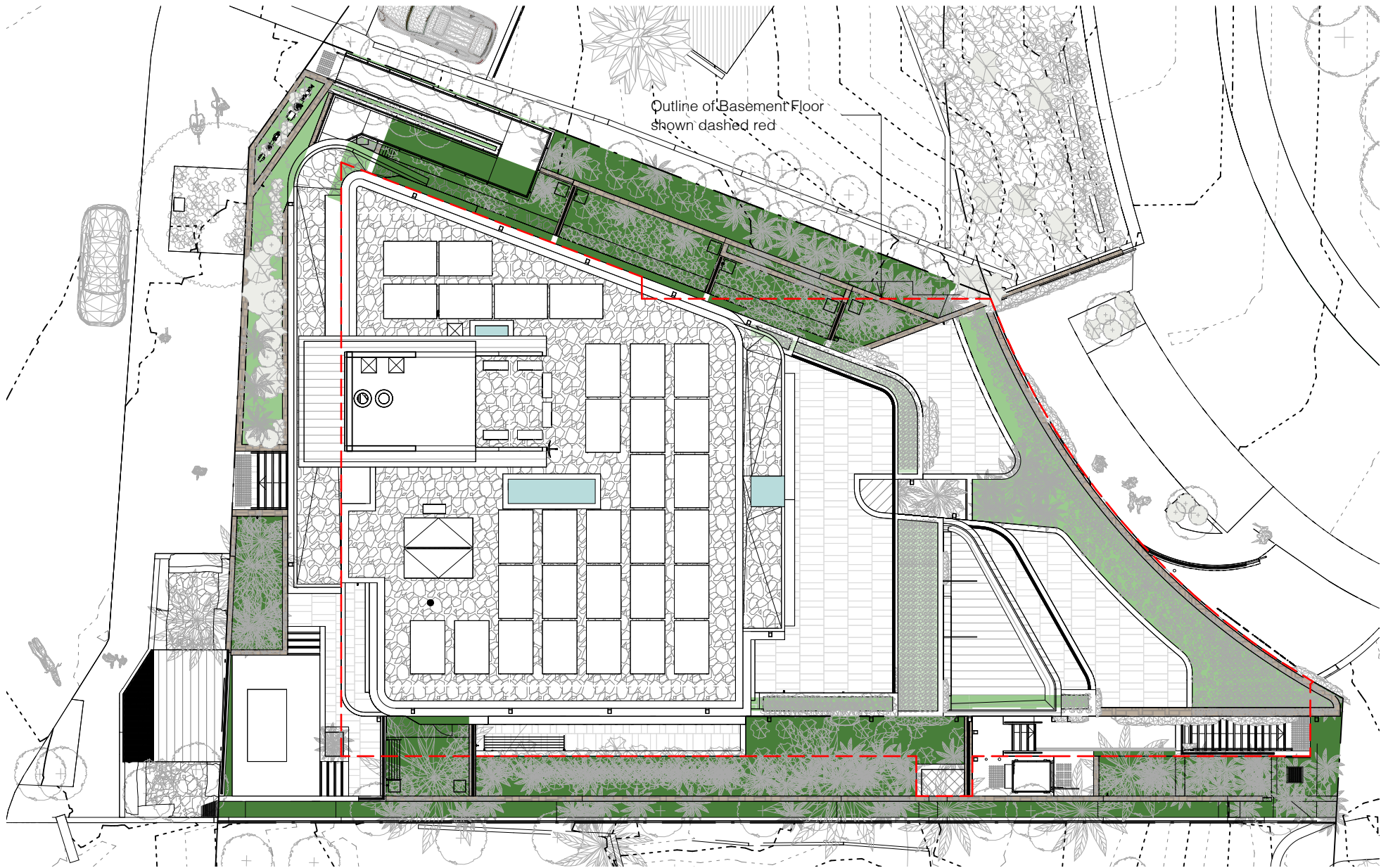
but excludes:

- (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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Gross Floor Area Calculations

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	1 : 400
Drawn by	KW		DA32



LANDSCAPE
PITTWATER DCP:
For shop top housing, a planter or landscaped area with minimum area of 4m² 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.

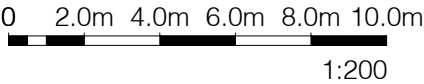
Above ground gardens are to be incorporated into each dwelling at all levels (other than ground floor).

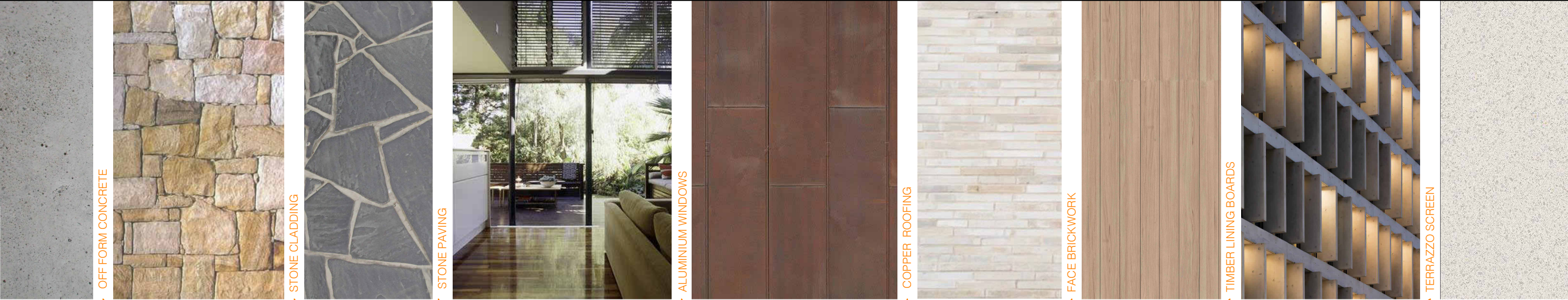
Residential Flat Buildings, Multi Dwelling Housing and Shop Top Housing
Provided the outcomes of this control are achieved, and the bulk and scale of the development is not increased, the following may be permitted:
Areas with soil depth greater than 800mm above built structures (excluding drainage and waterproof membranes) may be included as landscaped area. Soil depths above built structures less than this will not be included as landscaped area.

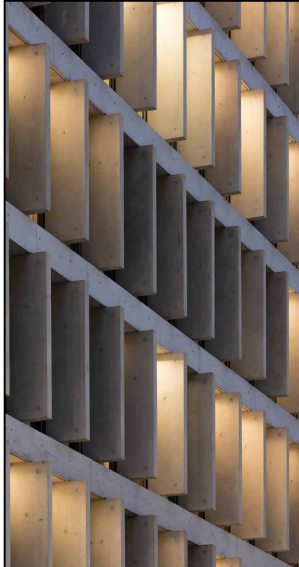
TOTAL SITE AREA	844 sqm	
REQUIRED LANDSCAPED AREA	20%	168.8 sqm
	5 X 35 sqm	175 sqm

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	
Landscaped Area	= 184.6 sqm = 21.9%
Additional Landscaped Area	= 64.0 sqm = 7.6% (planter beds greater than 800mm deep)
Total Proposed Landscaped Area	= 248.6 sqm = 29.4%
Additional Planter Beds	= 21 sqm (planter beds less than 800mm deep)







TERRAZZO SCREEN



TERRAZZO SCREEN



OFF FORM CONCRETE



TIMBER LINING BOARDS



COPPER ROOFING



STONE PAVING



RIVER PEBBLE ROOF

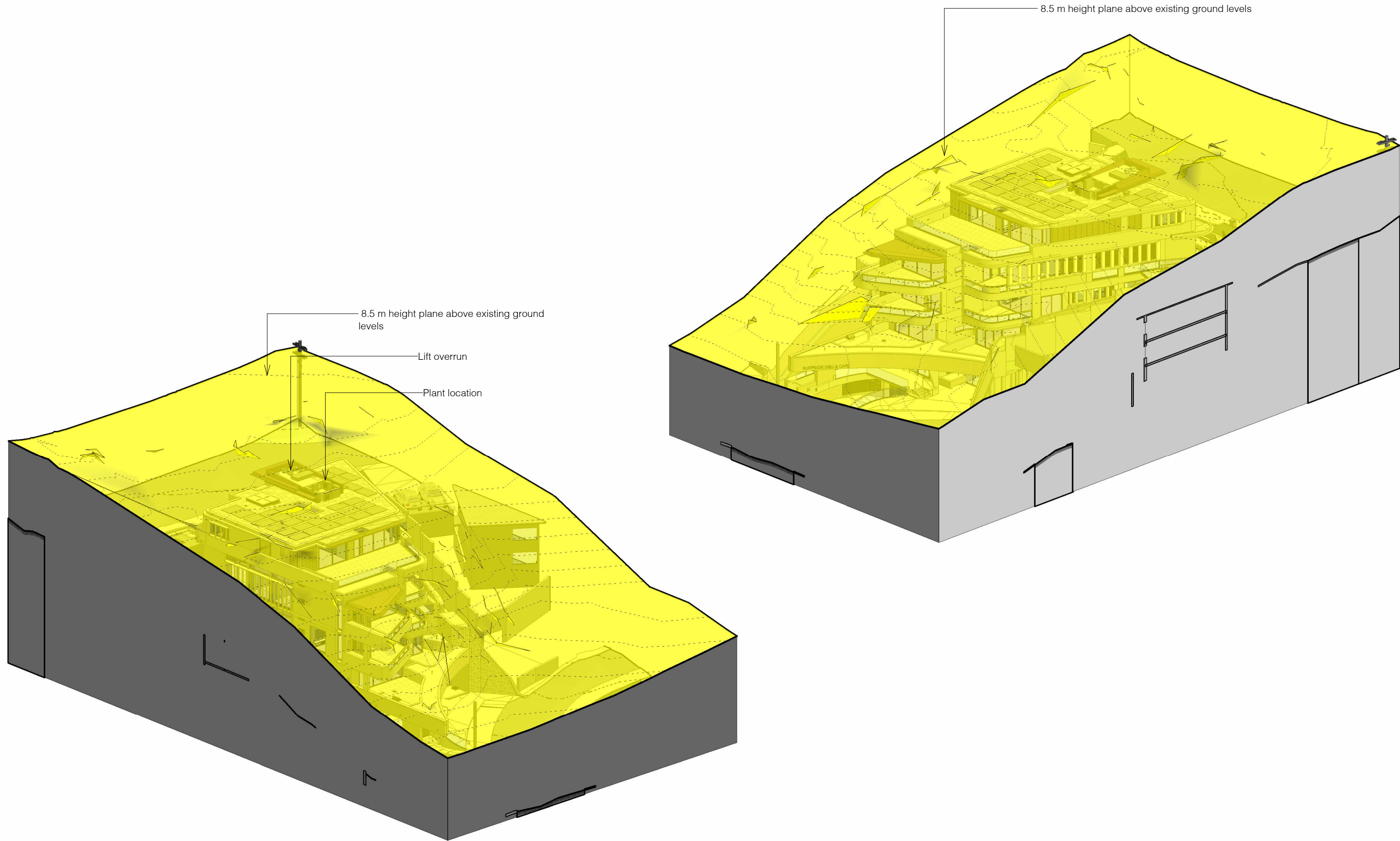


FACE BRICKWORK



STONE CLADDING





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WHALE BEACH NEIGHBOURHOOD CENTRE
Section 4.55 Modification
231 Whale Beach Road, Whale Beach
for
Leslie Cassar

Building Height Plane

Project number	1609	Checked by	RC
Date	MAY 2024	Scale	
Drawn by	KW		DA37