

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

Keynote Legend

AC	AC Condenser
AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
BS	Steel Balustrade
CL	Clothesline
CPR	Copper Roofing
CS	Concrete Slab
CW	Concrete Wall
DR	Driveway
FE	Paling Fence
FY	Fire Hydrant
GA	Garbage Storage Area
GD	Garage Door
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



1 DA Site Plan
1 : 500

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

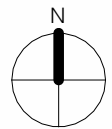
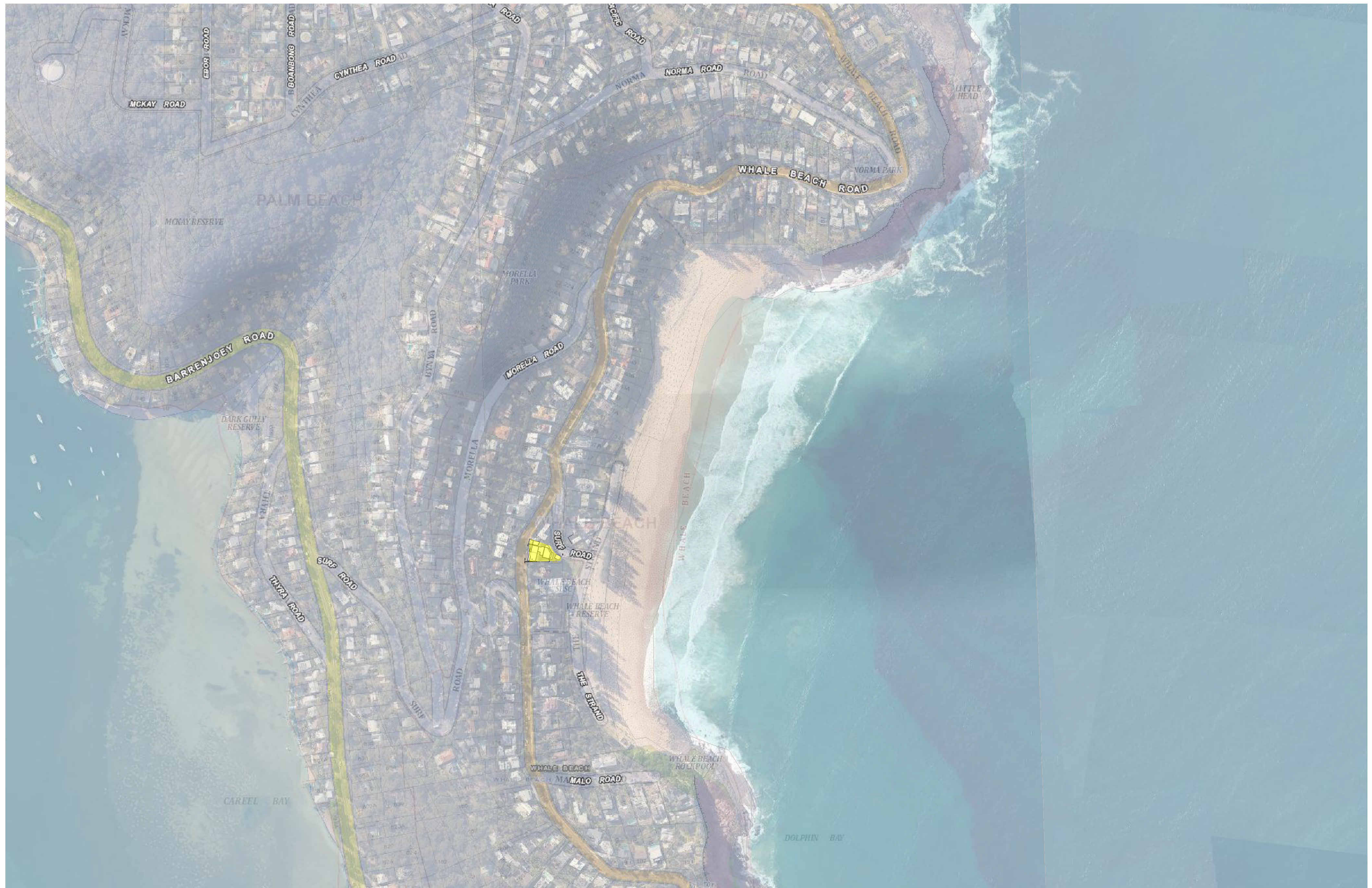
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Site Plan			
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 500
Drawn by	KW		DA01



1 DA Locality Plan
1 : 5000

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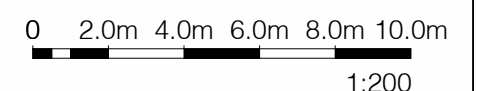
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 Leslie Cassar

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

- CW Concrete Wall
- GD Garage Door
- LT Lift
- ST Stair



1 DA Basement Plan
1 : 200



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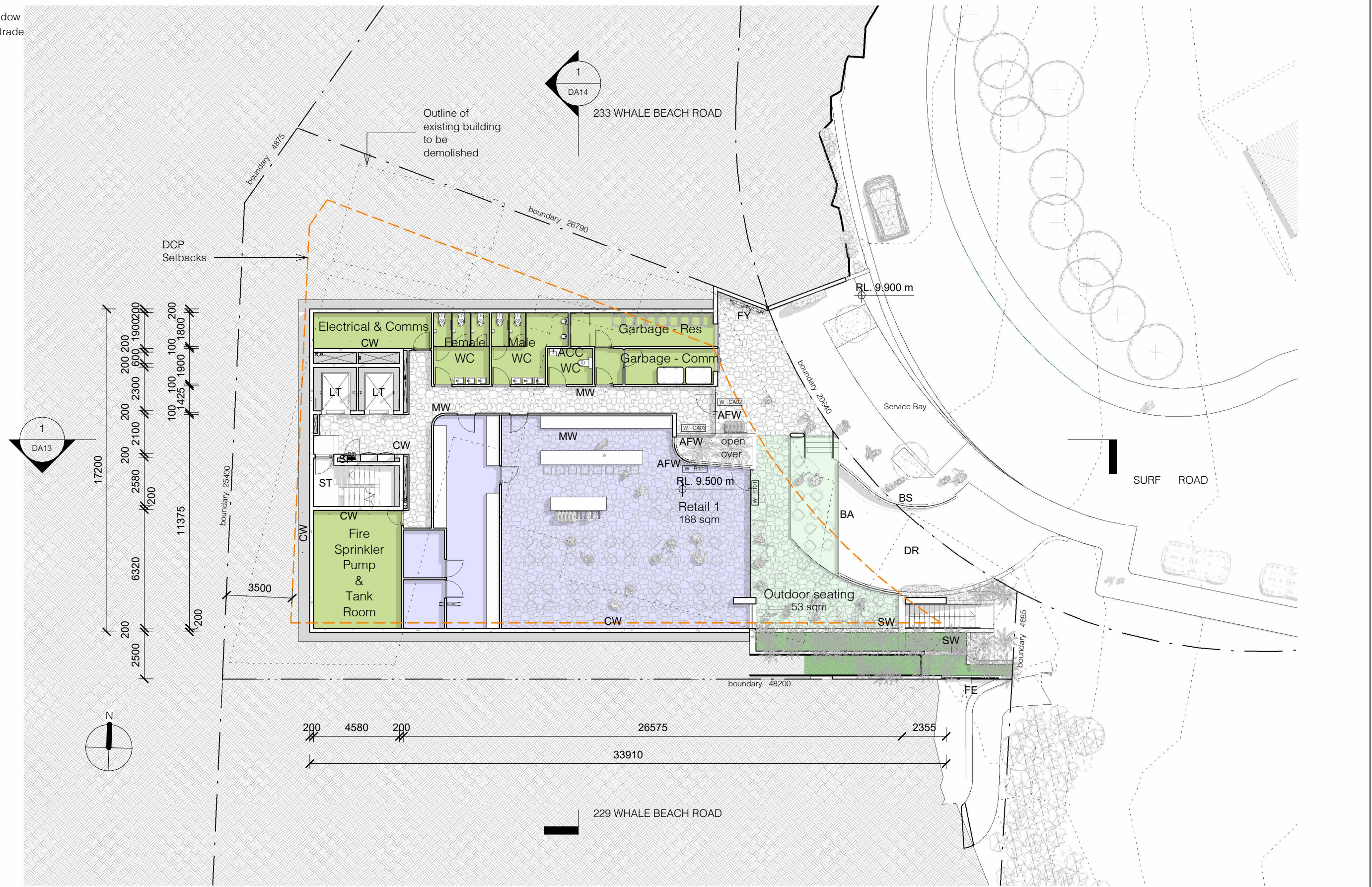
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 for
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Basement Plan

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

- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- BS Steel Balustrade
- 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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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

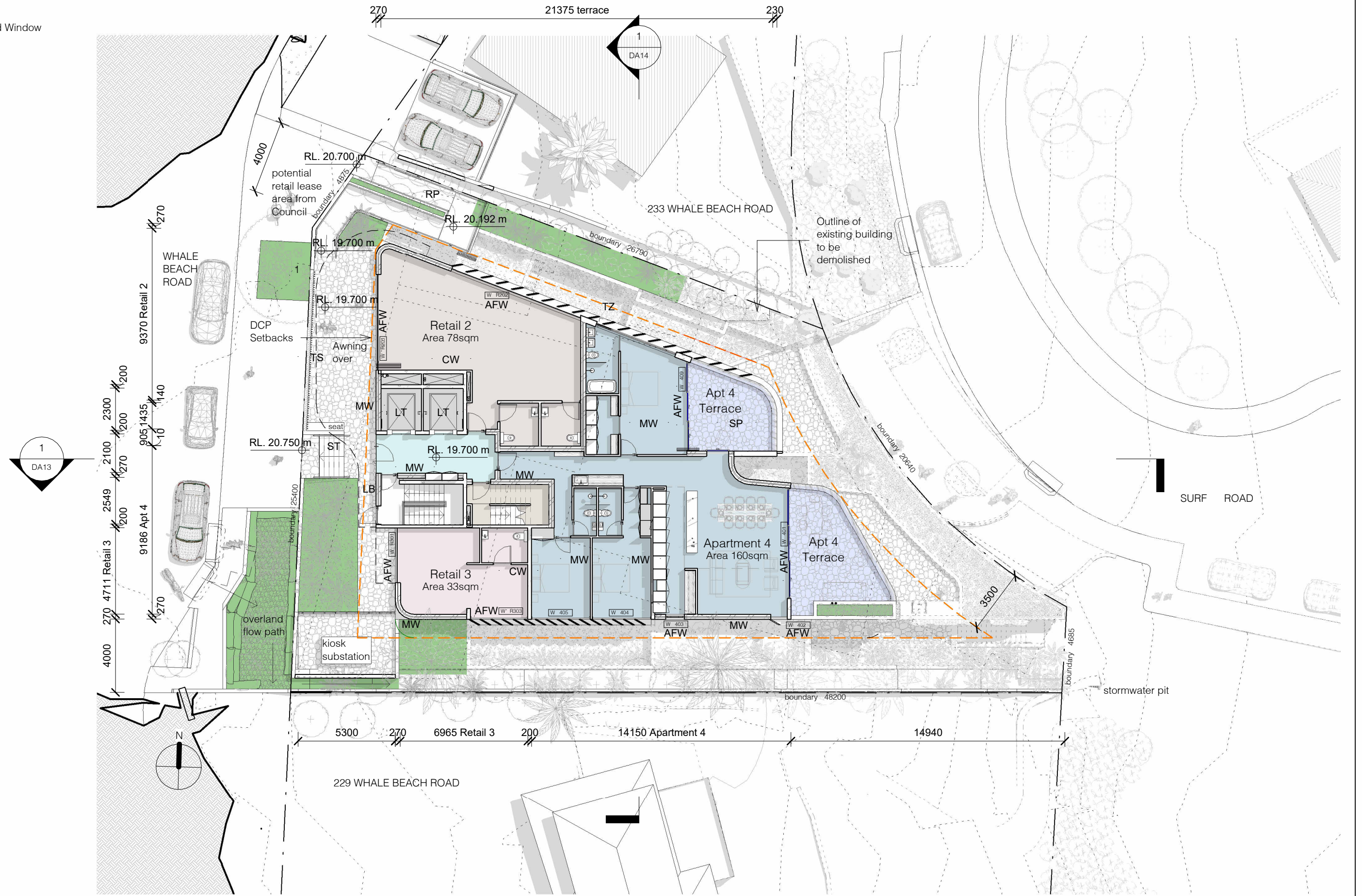
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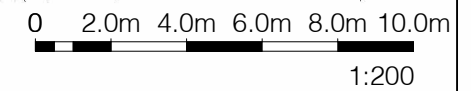
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 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

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



1 DA Level 3 Plan
1 : 200



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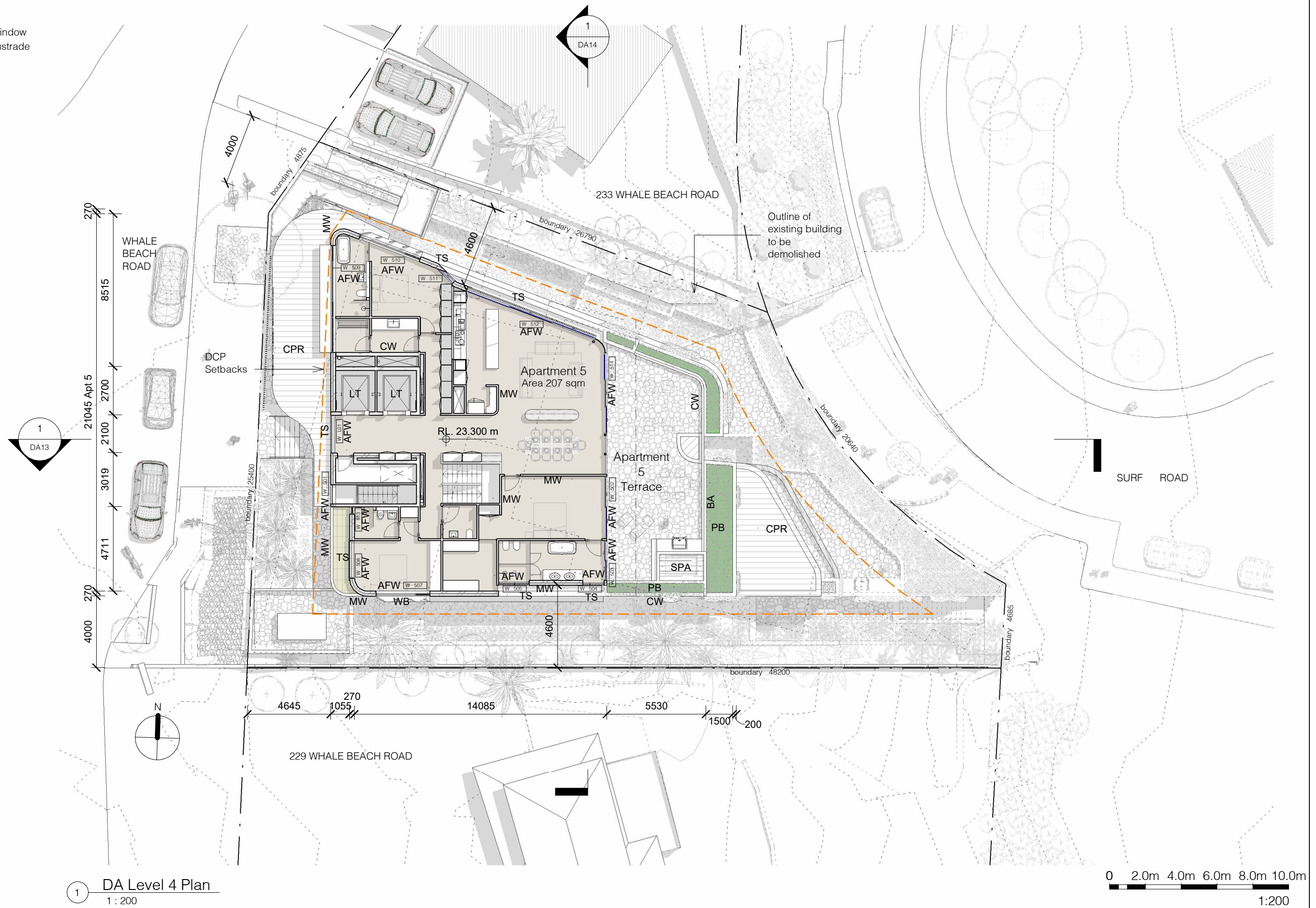
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 for
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Level 3 Plan			
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 200
Drawn by	KW		DA07

- 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

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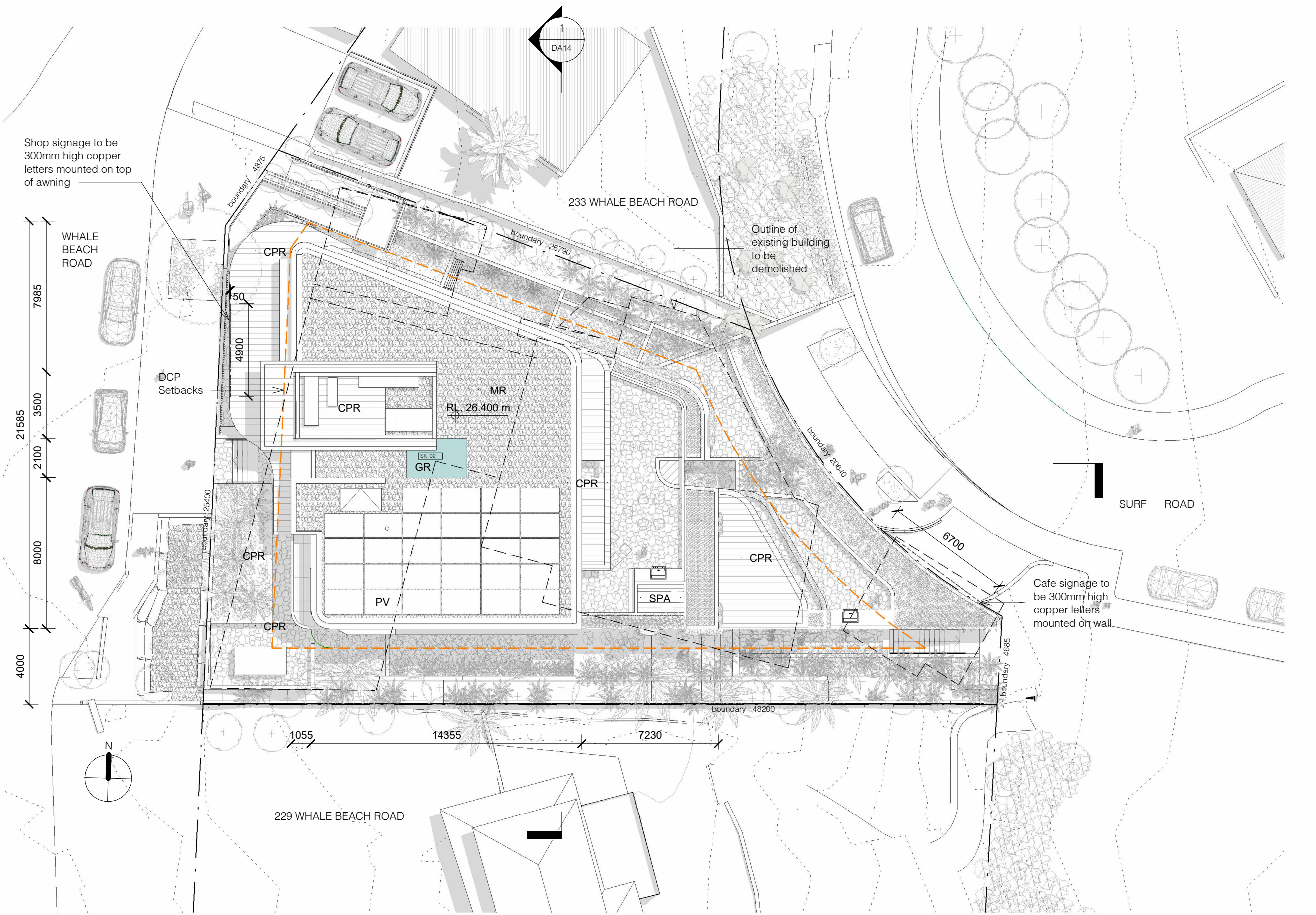
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WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

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

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

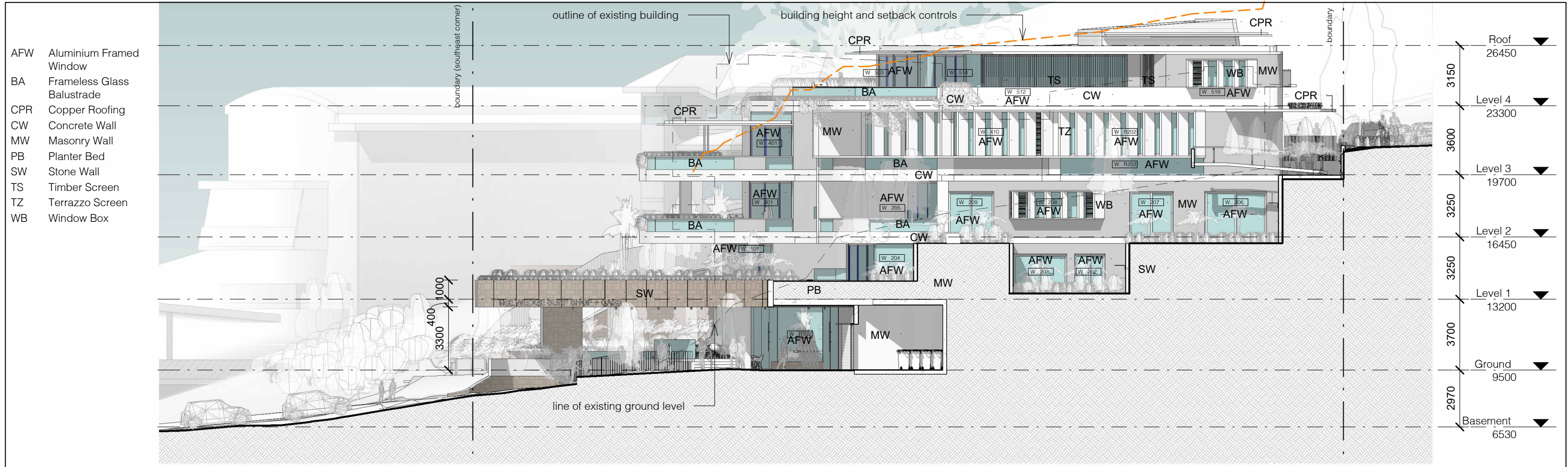
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W	Amended Awning	8/11/2021

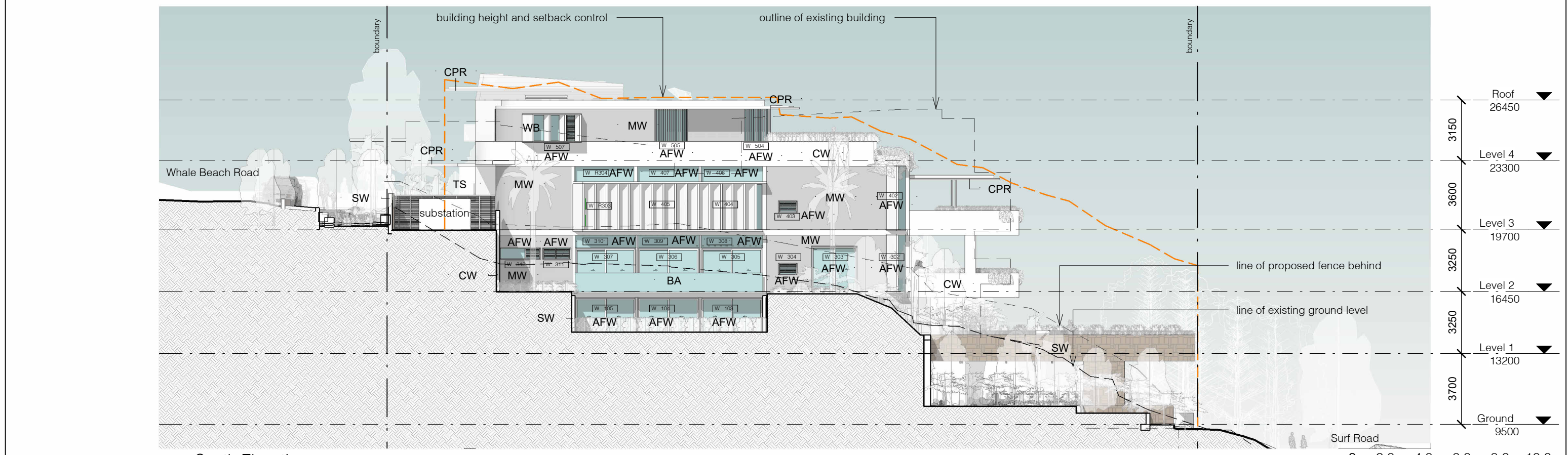
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 231 Whale Beach Road, Whale Beach
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Roof Plan			
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Drawn by	KW		DA09

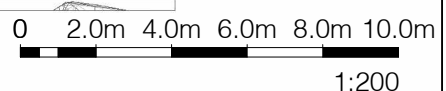


- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CPR Copper Roofing
- CW Concrete Wall
- MW Masonry Wall
- PB Planter Bed
- SW Stone Wall
- TS Timber Screen
- TZ Terrazzo Screen
- WB Window Box

1 North Elevation
1 : 200



2 South Elevation
1 : 200



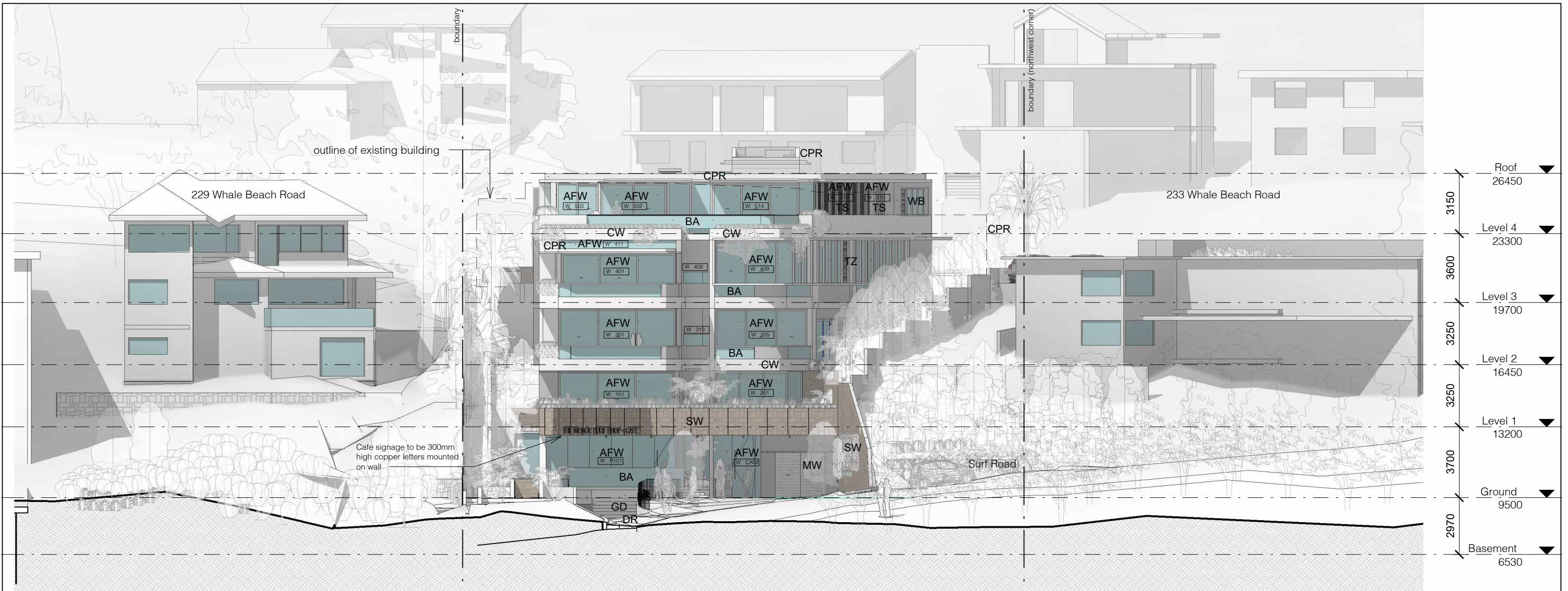
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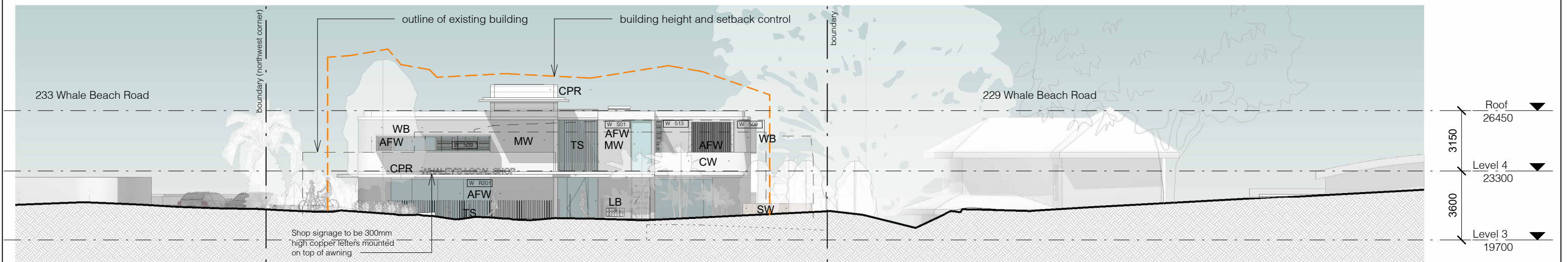
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WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
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 for
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Elevations			
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Drawn by	KW		DA10

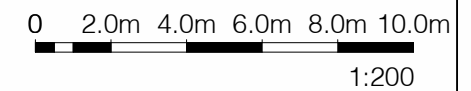



1 East Elevation
1 : 200



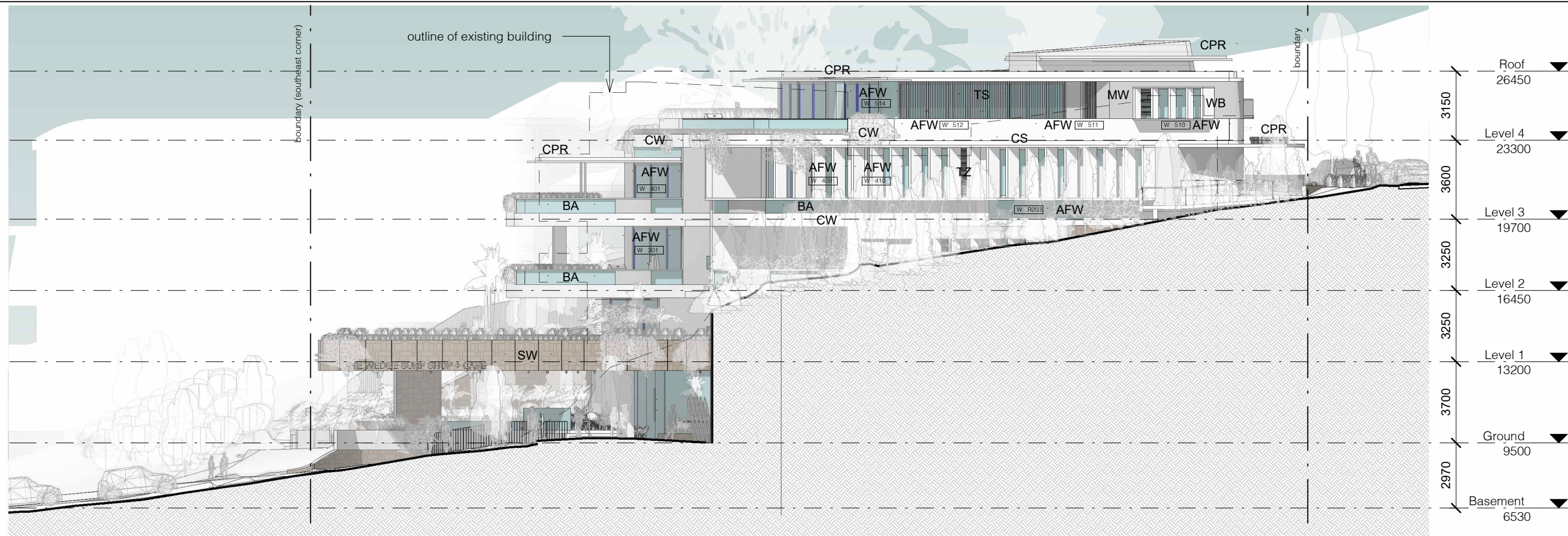
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AFW	Aluminium Framed Window	CW	Concrete Wall	MW	Masonry Wall
BA	Frameless Glass Balustrade	DR	Driveway	SW	Stone Wall
BS	Steel Balustrade	GD	Garage Door	TS	Timber Screen
CPR	Copper Roofing	LB	Letterbox	TZ	Terrazzo Screen
				WB	Window Box

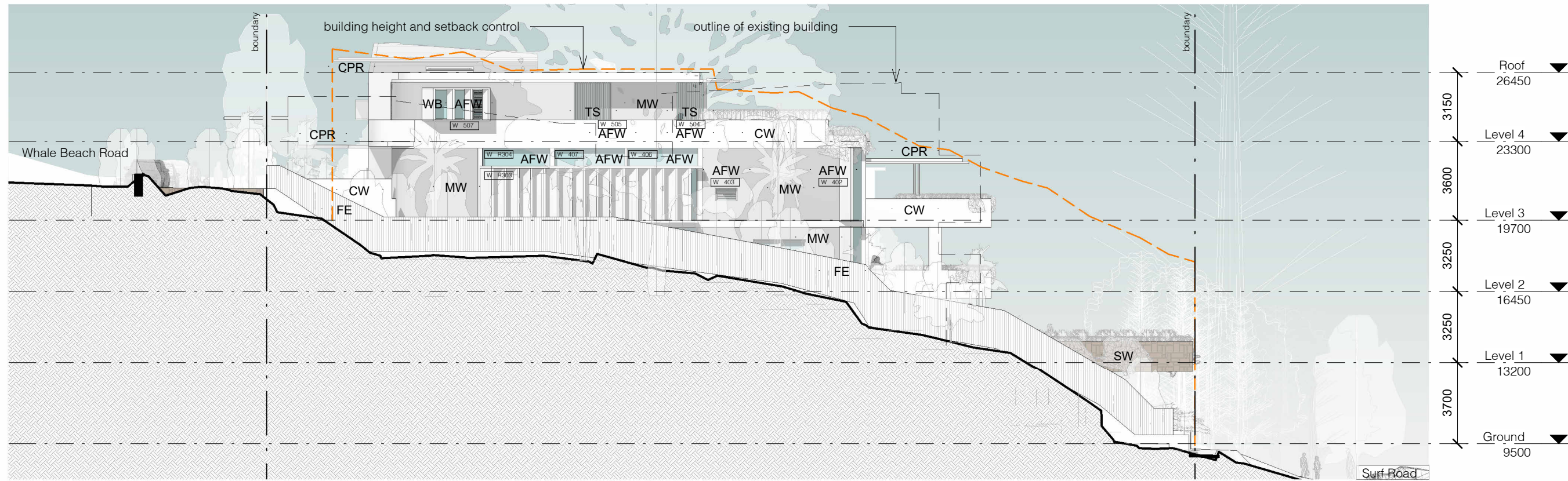


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- WB Window Box



1 North Elevation - on boundary
1 : 200



2 South Elevation - on boundary
1 : 200

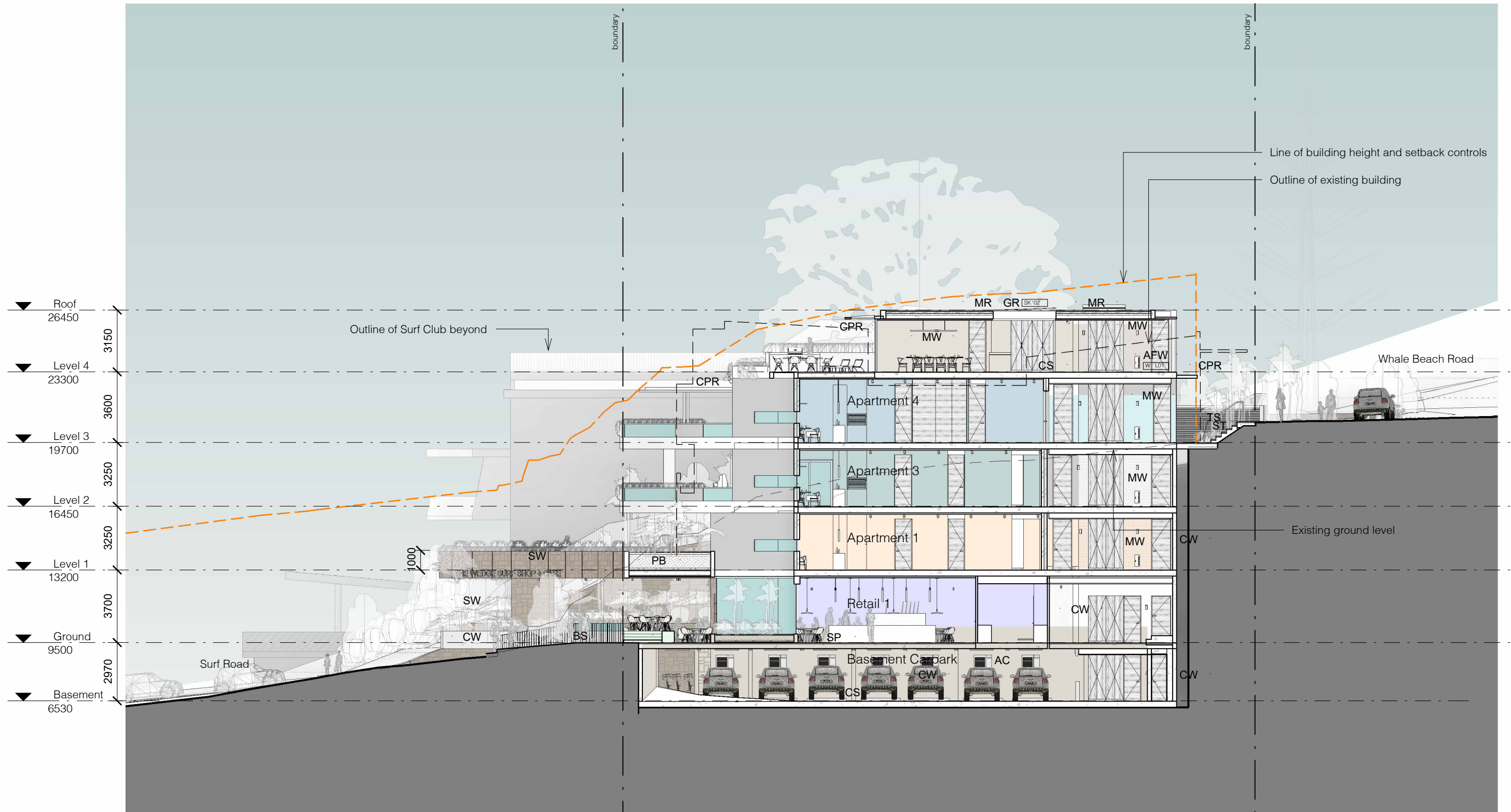
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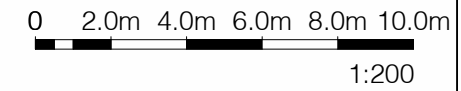
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1 Long Section
1 : 200

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



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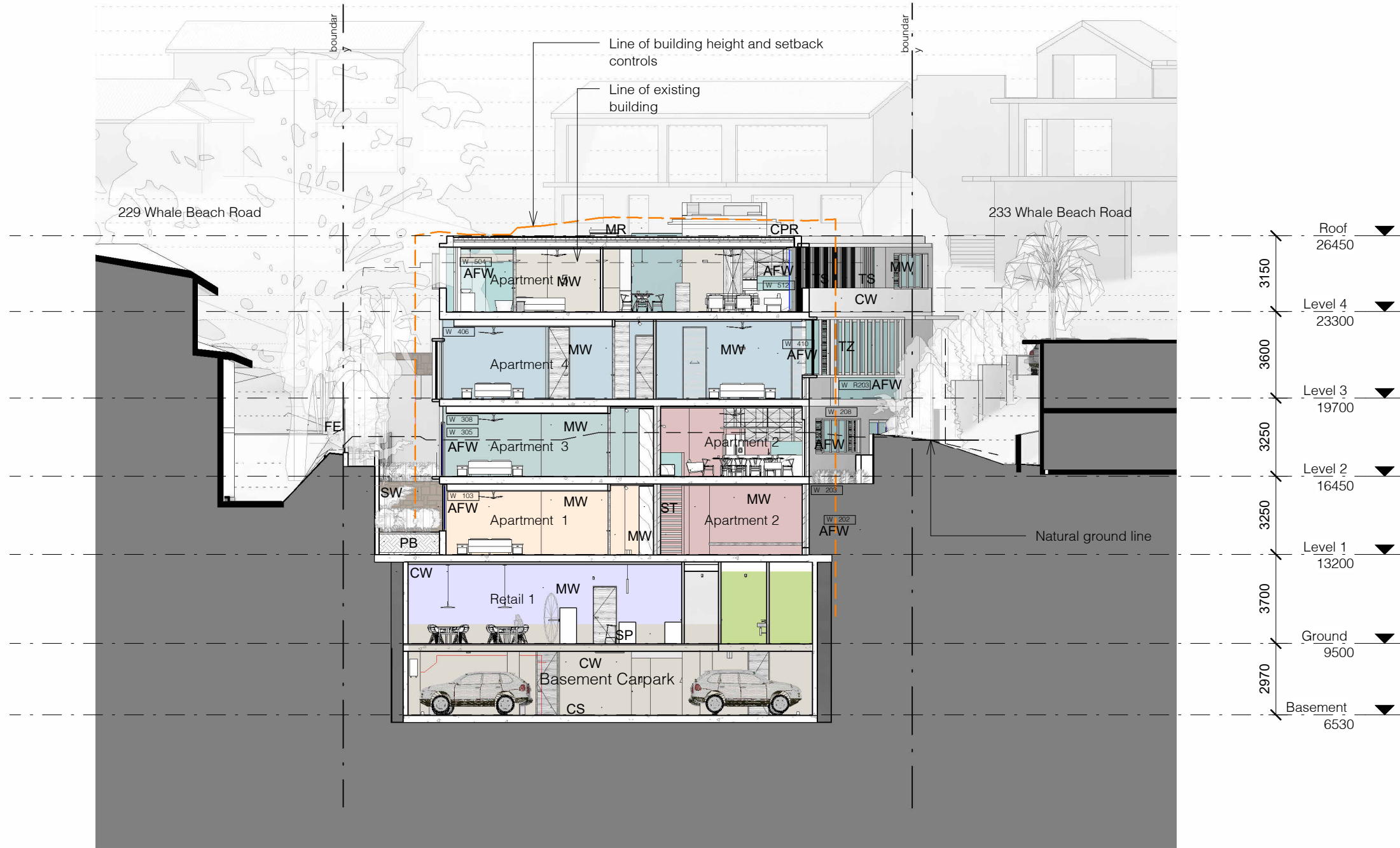
acn:093 598 415 abn:58 093 598 415
 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

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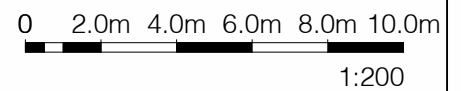
WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

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

- 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

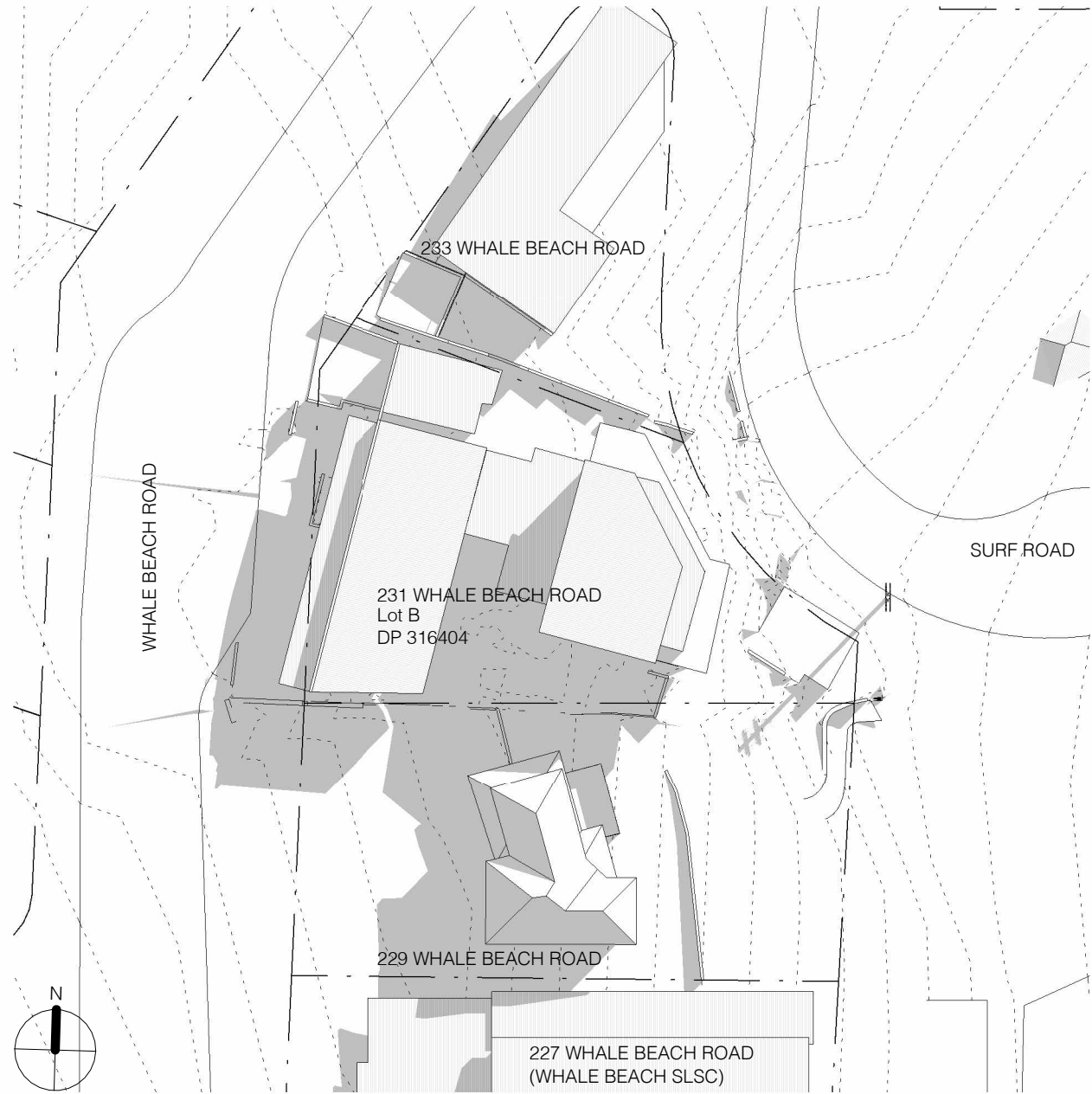


1 Cross Section 1
1:200

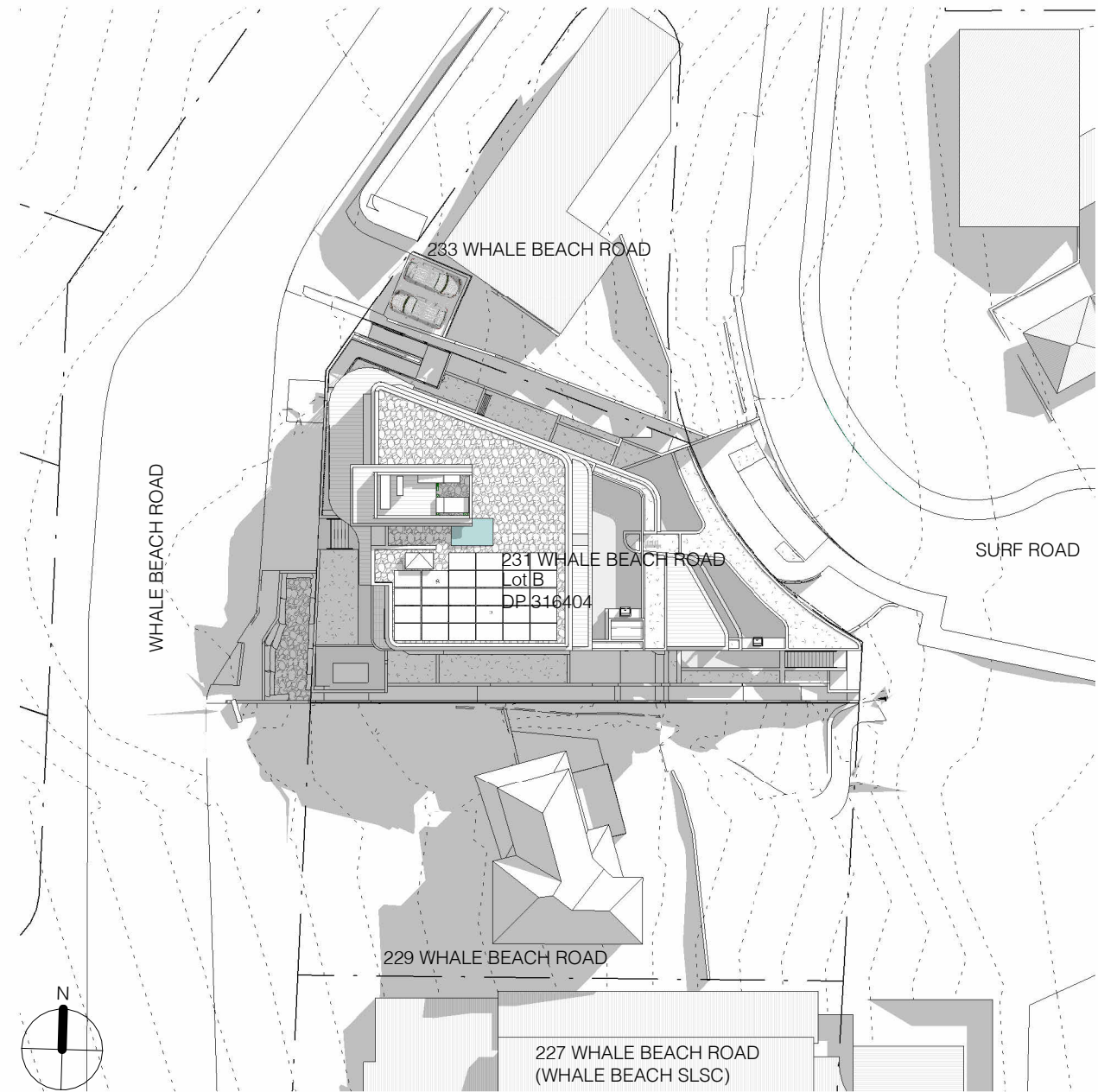


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Section		
Project number	1609	Checked by RC
Date	AUGUST 2021	Scale 1:200
Drawn by	KW	DA14

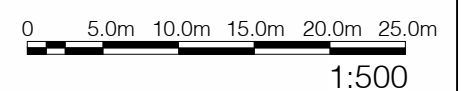


1 June 9am Existing
1 : 500



2 June 9am Proposed
1 : 500

2.8 CERTIFICATION OF SHADOW DIAGRAMS	
<input checked="" type="checkbox"/>	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	
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Given Names	Karla Family Name Wilford
Company	Richard Cole Architecture
Qualification (i.e. Architect, Planner, Consultant, Surveyor)	Architect



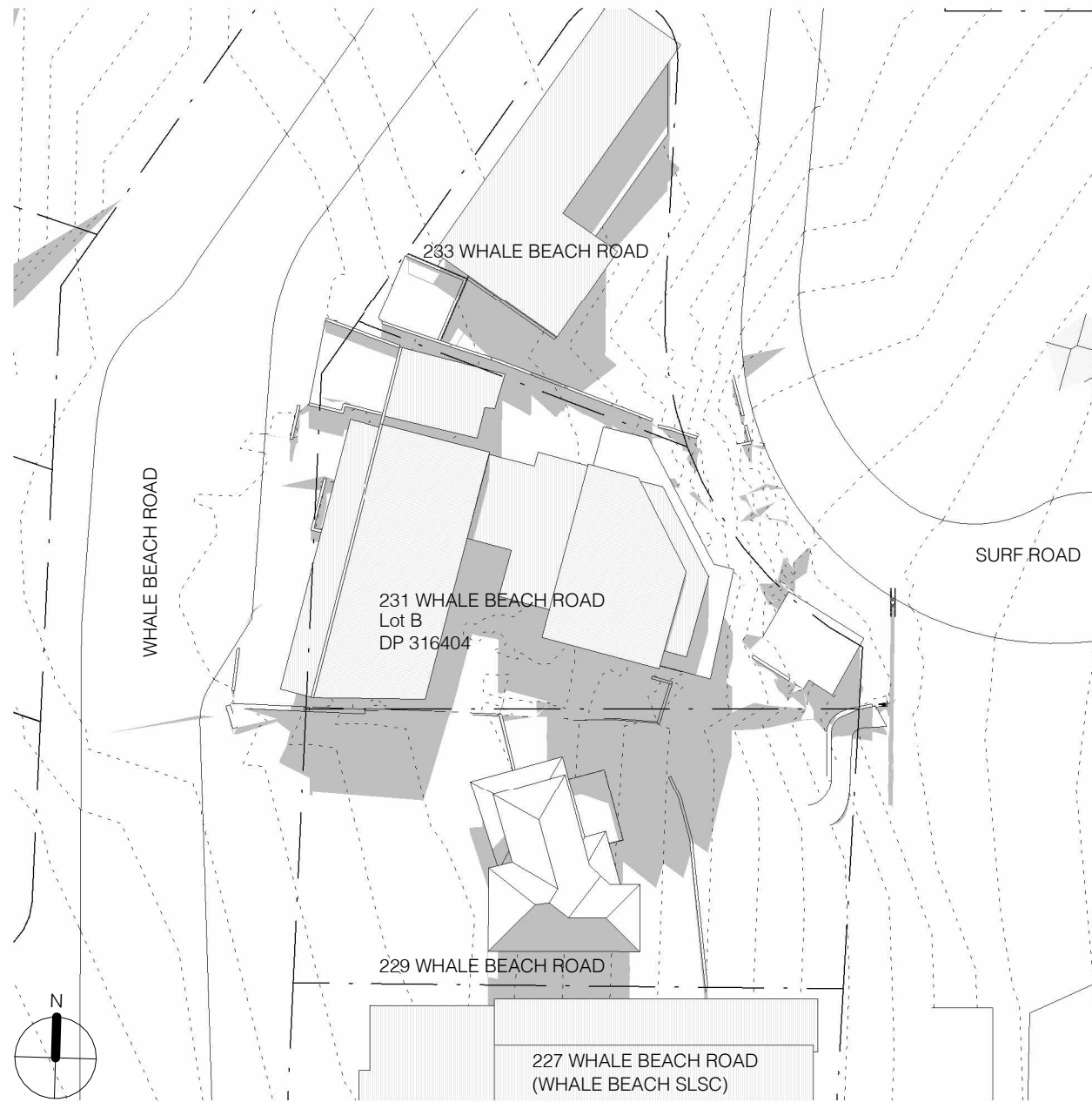
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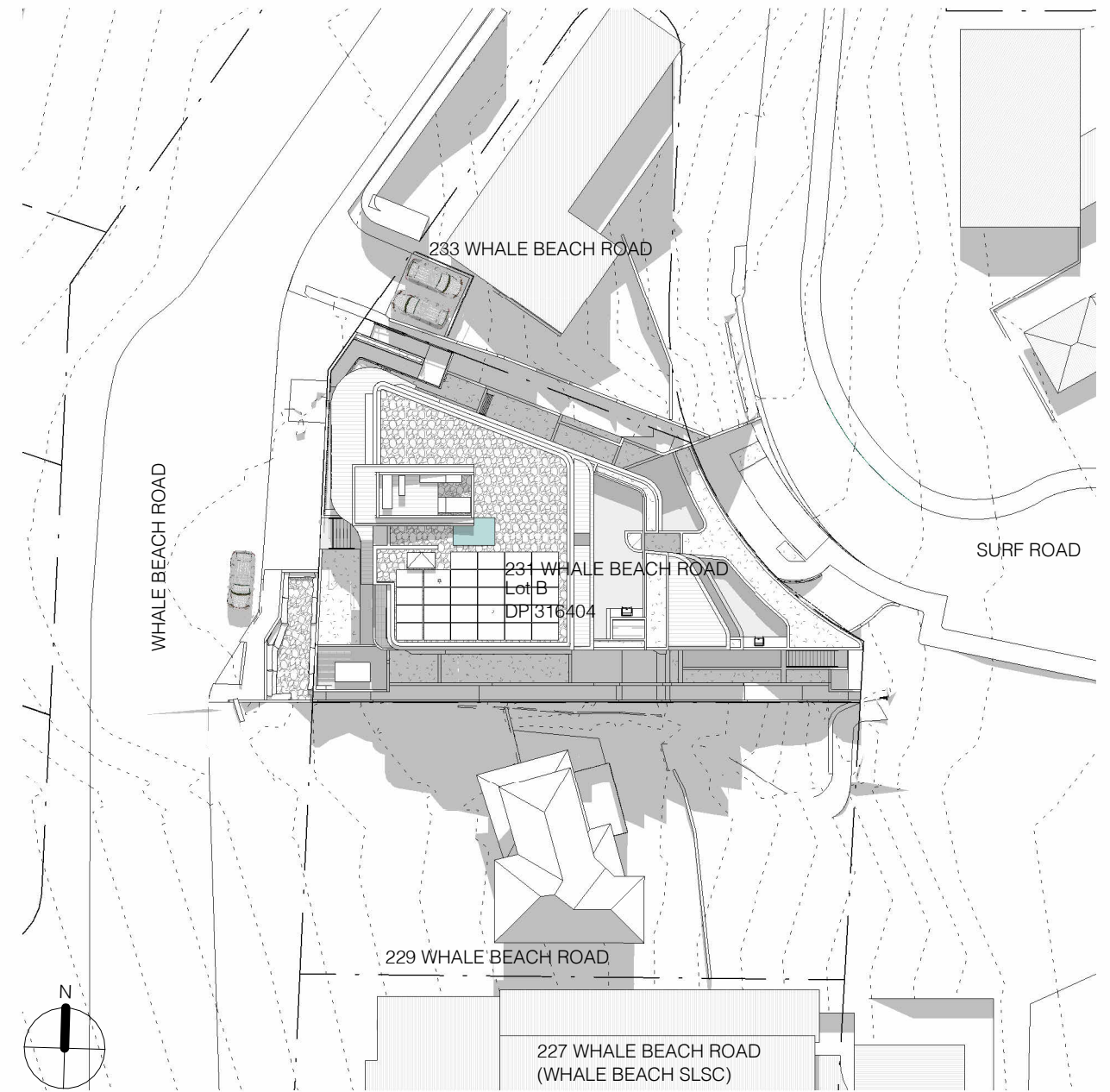
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WHALE BEACH NEIGHBOURHOOD CENTRE DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for Leslie Cassar

Shadow Diagram - 900am June 21			
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 500
Drawn by	KW		DA15

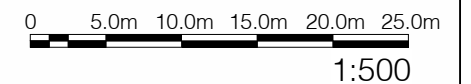


1 June 12noon Existing
1 : 500

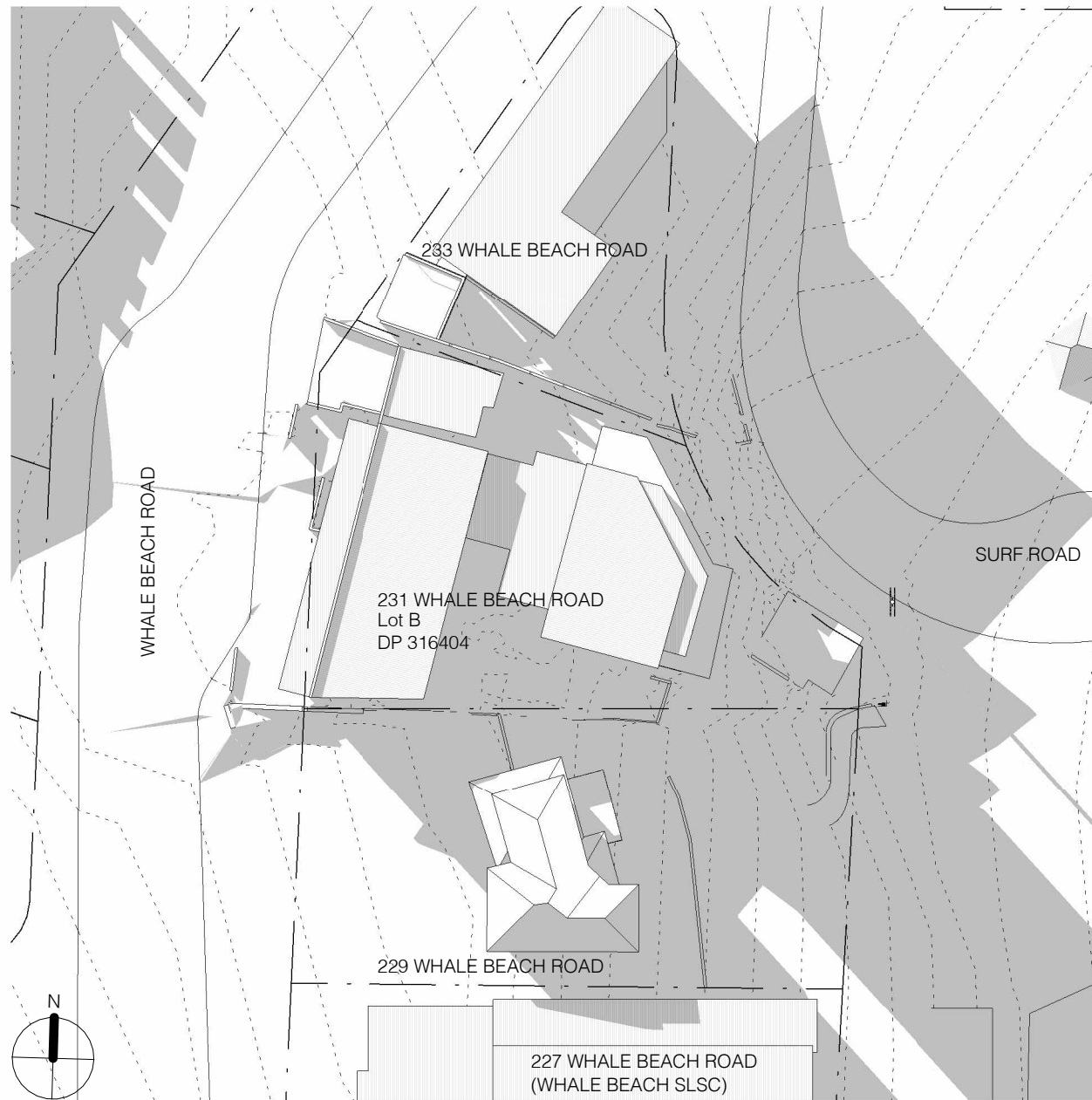


2 June 12noon Proposed
1 : 500

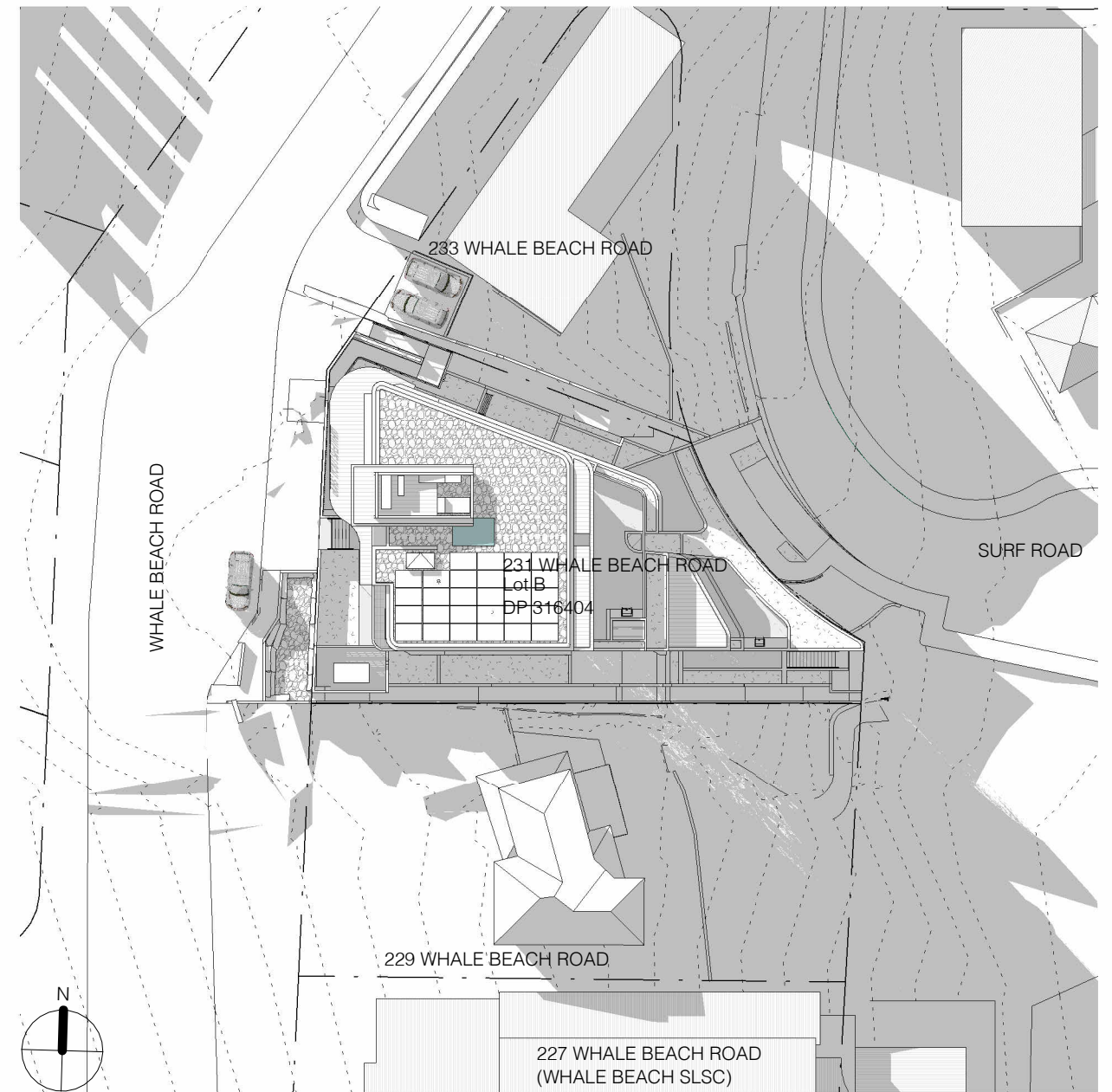
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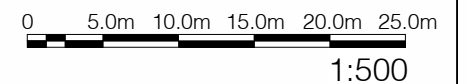


1 June 3pm Existing
1 : 500

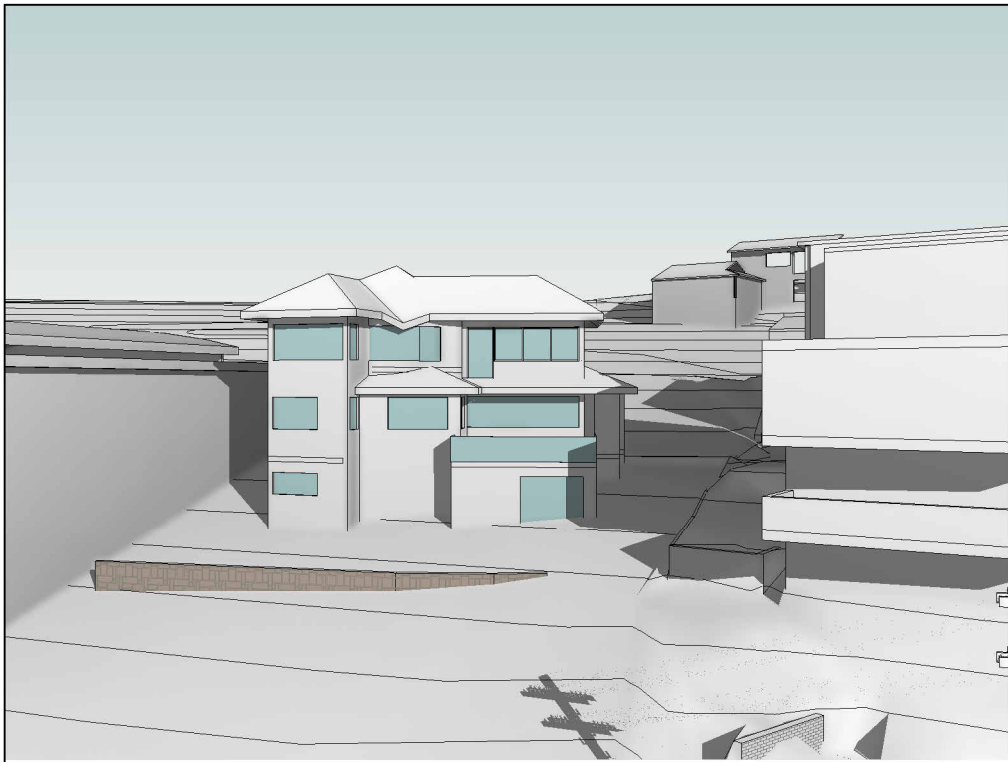


2 June 3pm Proposed
1 : 500

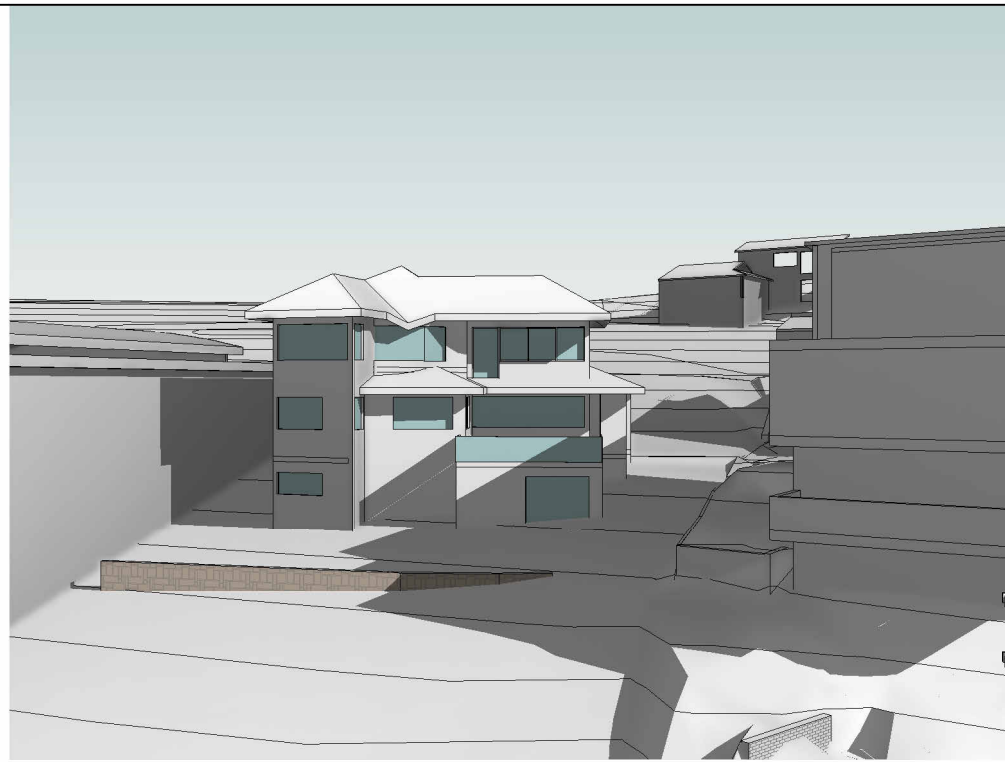
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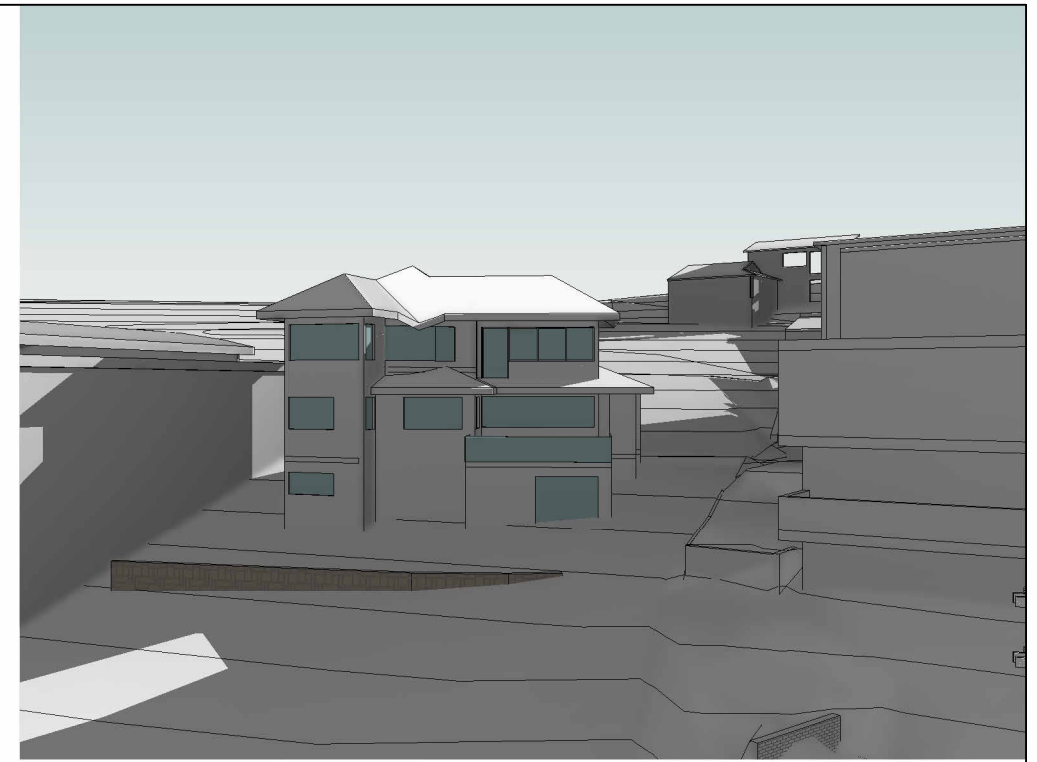
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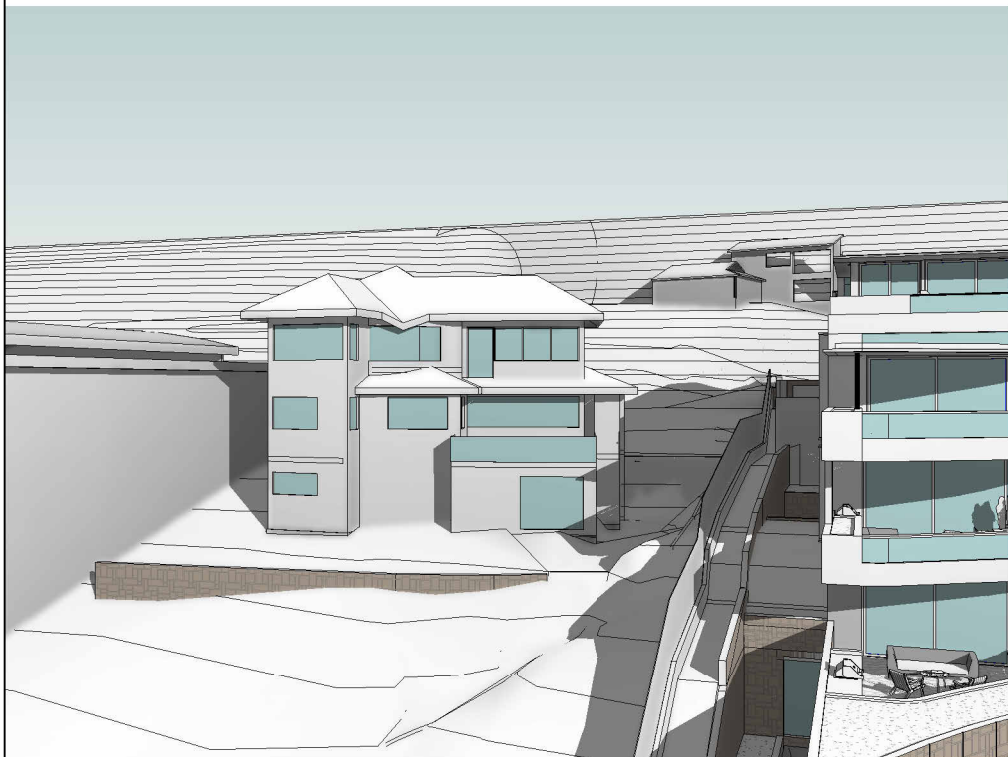
1 Neighbour - Shadow study 900am - Existing



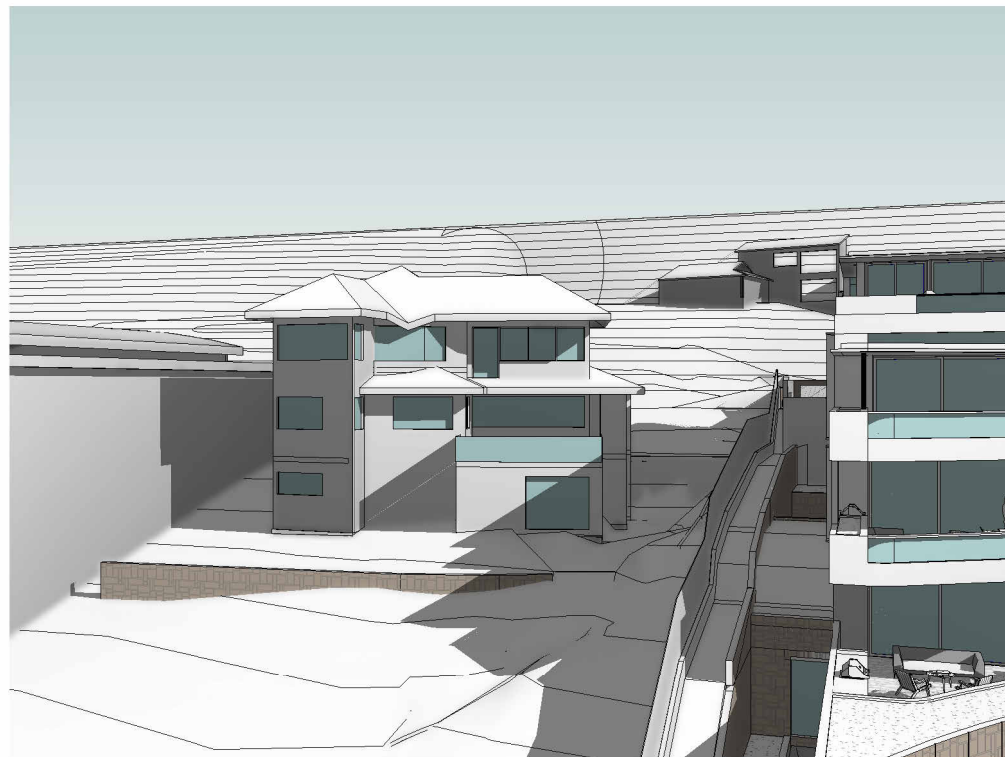
3 Neighbour - Shadow study 1200noon - Existing



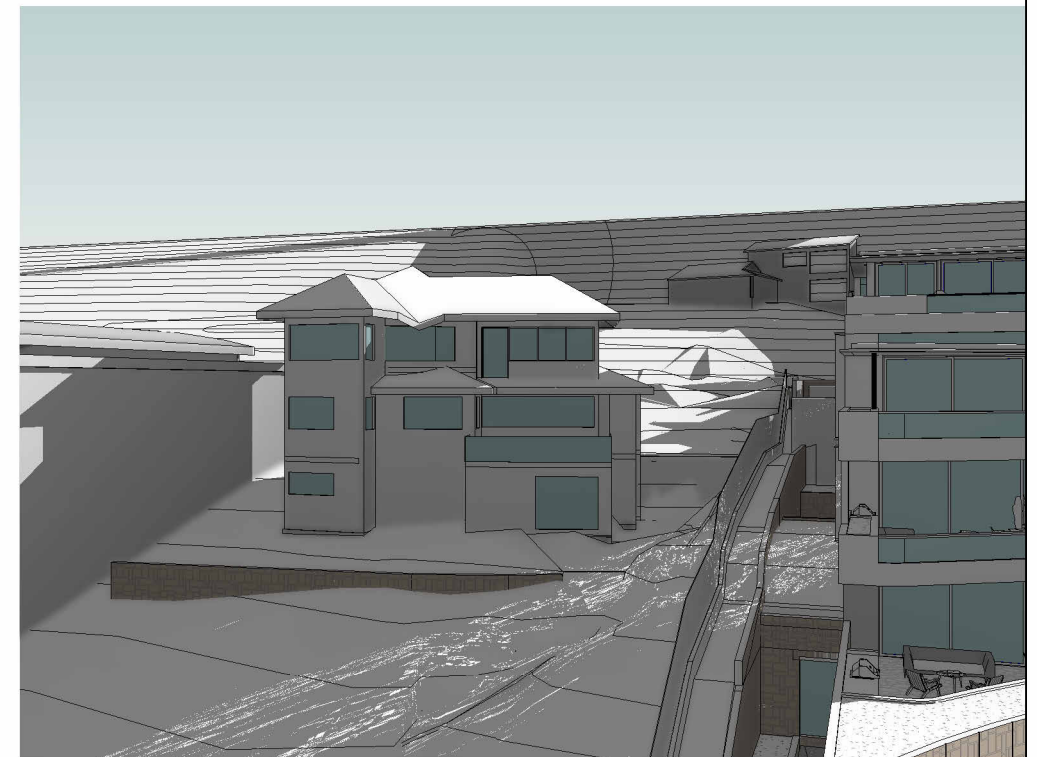
5 Neighbour - Shadow study 300pm - Existing



2 Neighbour - Shadow study 900am



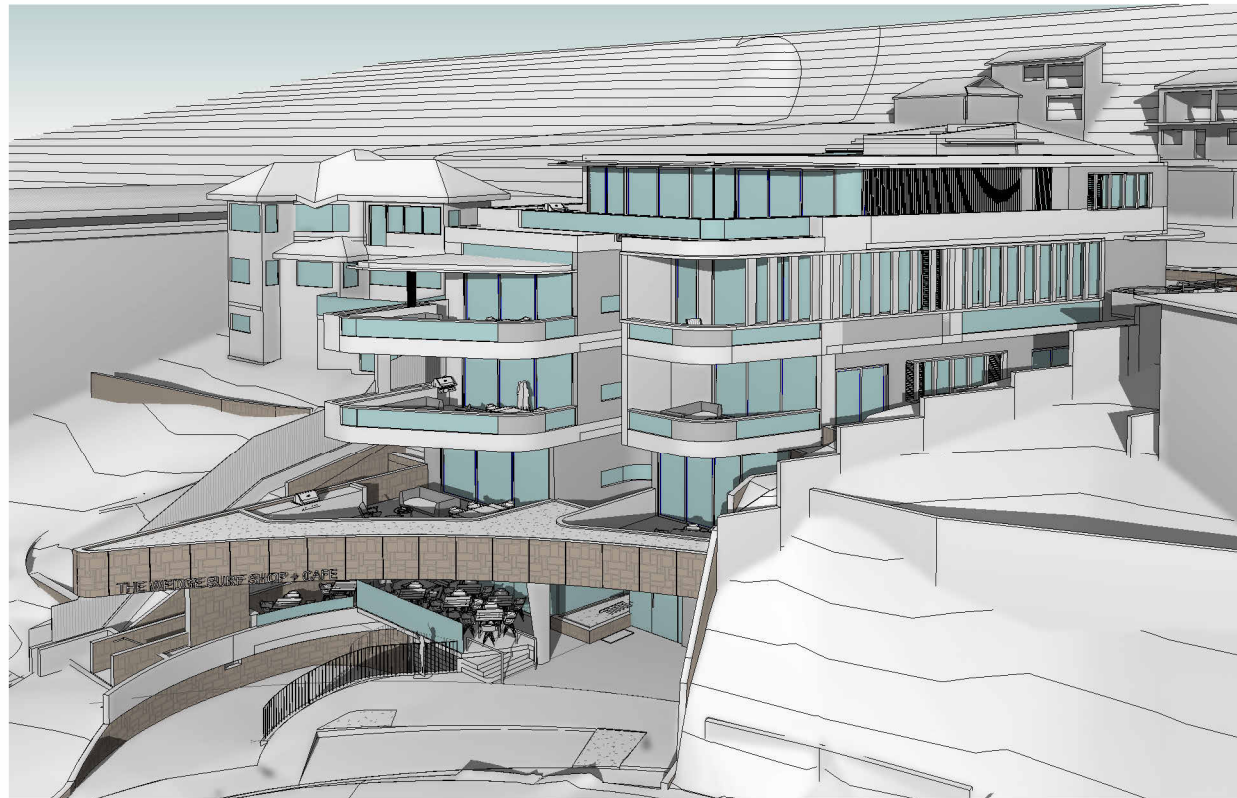
4 Neighbour - Shadow study 1200noon



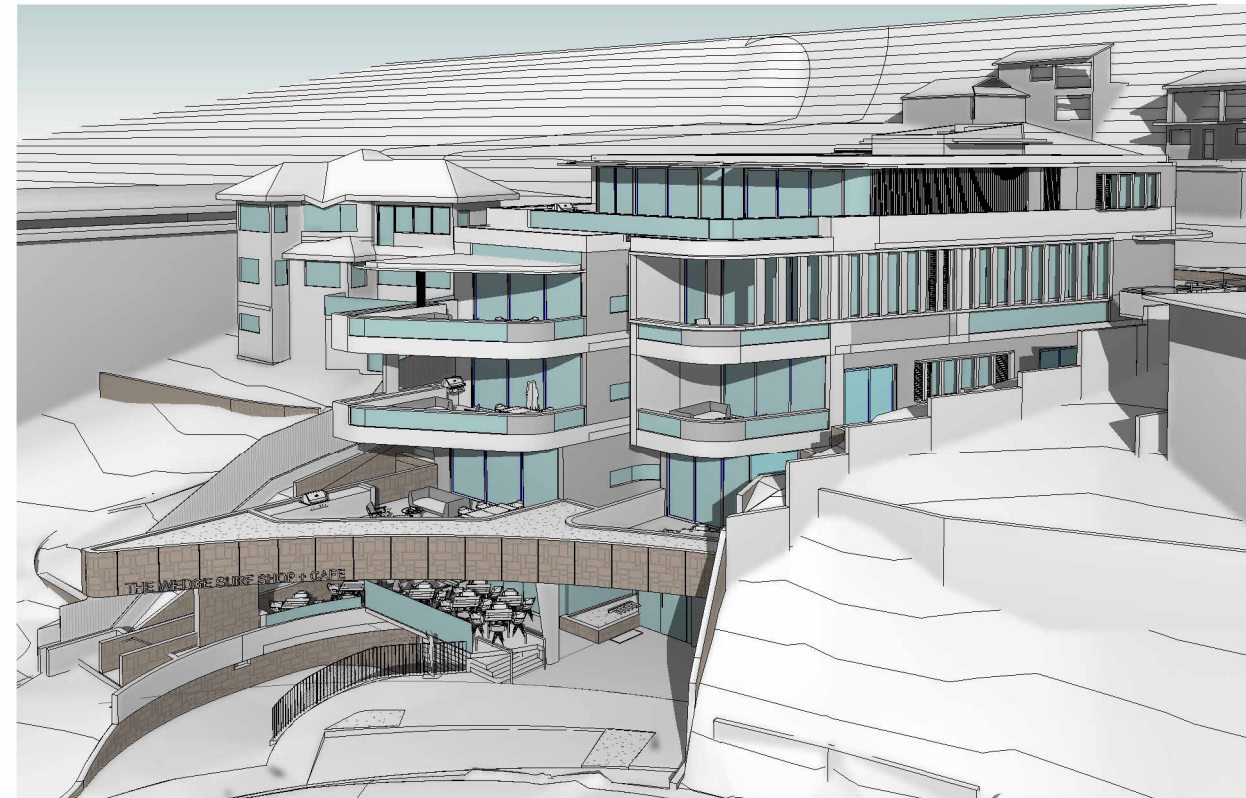
6 Neighbour - Shadow study 300pm

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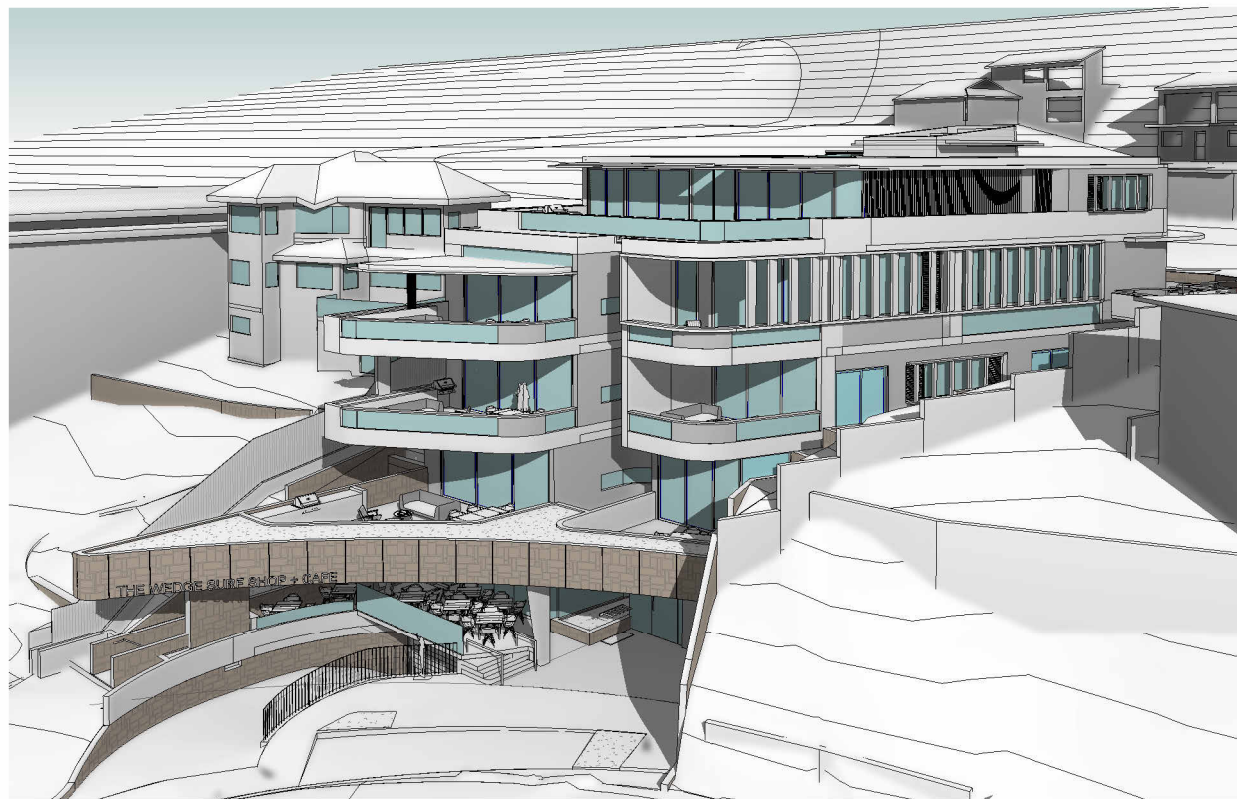
Neighbouring Shadow Studies		
Project number	1609	Checked by RC
Date	AUGUST 2021	Scale
Drawn by	KW	DA18



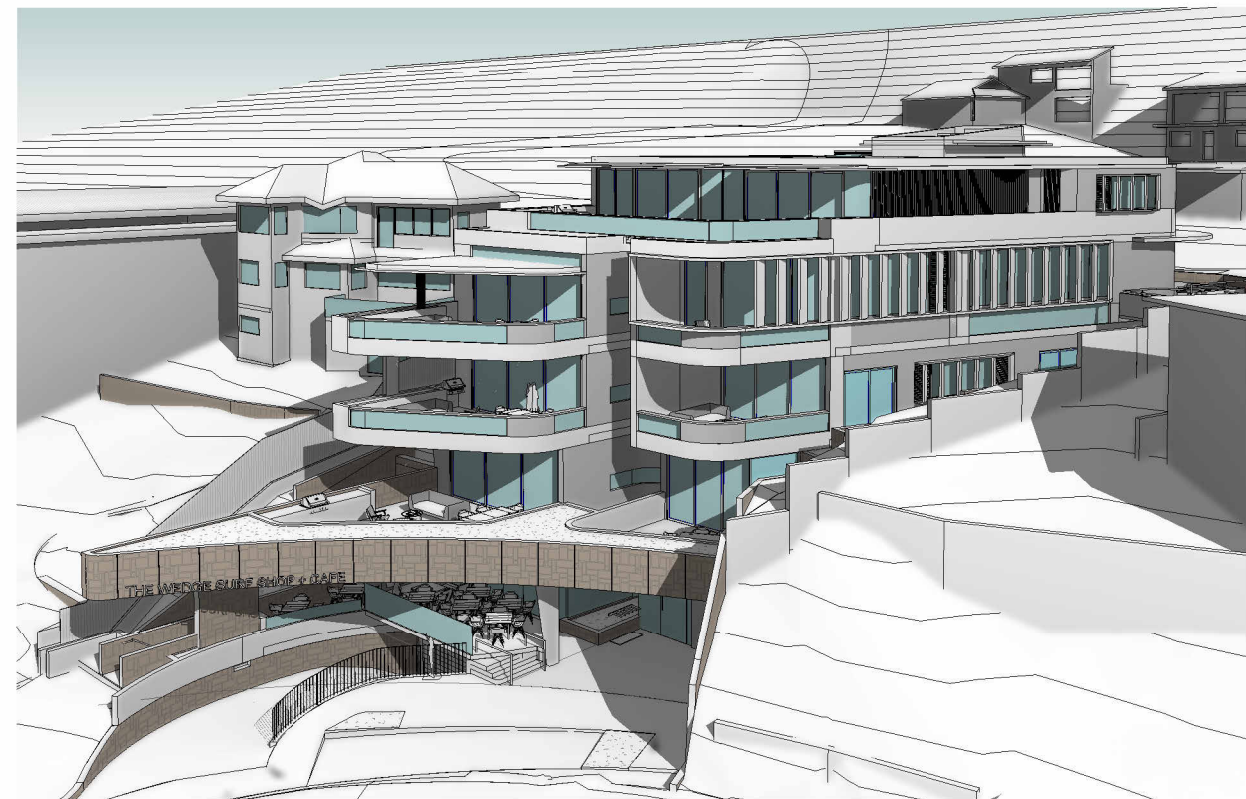
① Solar Access Northern View - June 22 800am



② Solar Access Northern View - June 22 900am



③ Solar Access Northern View - June 22 1000am



④ Solar Access Northern View - June 22 1100am

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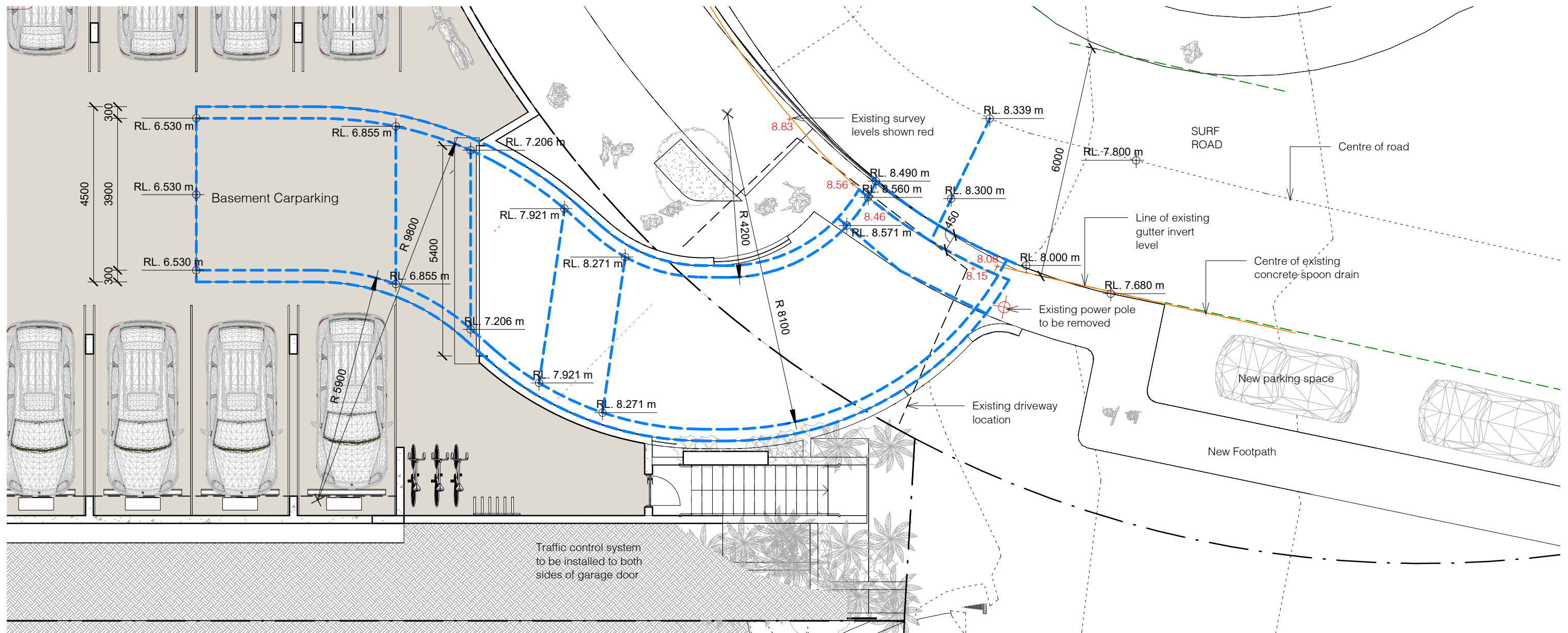
acn:093 598 415 abn:58 093 598 415
 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

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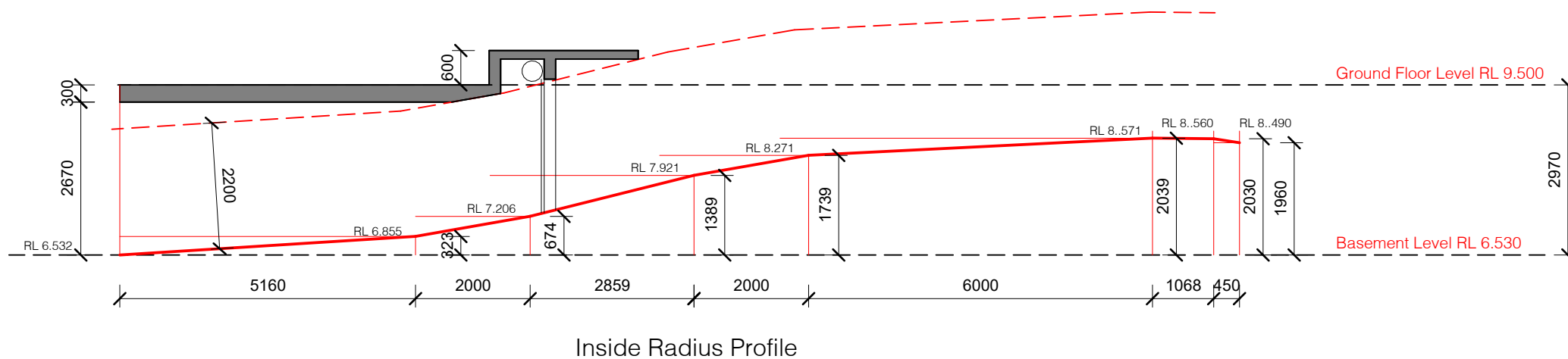
WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

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 Profile
1 : 100

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

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




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

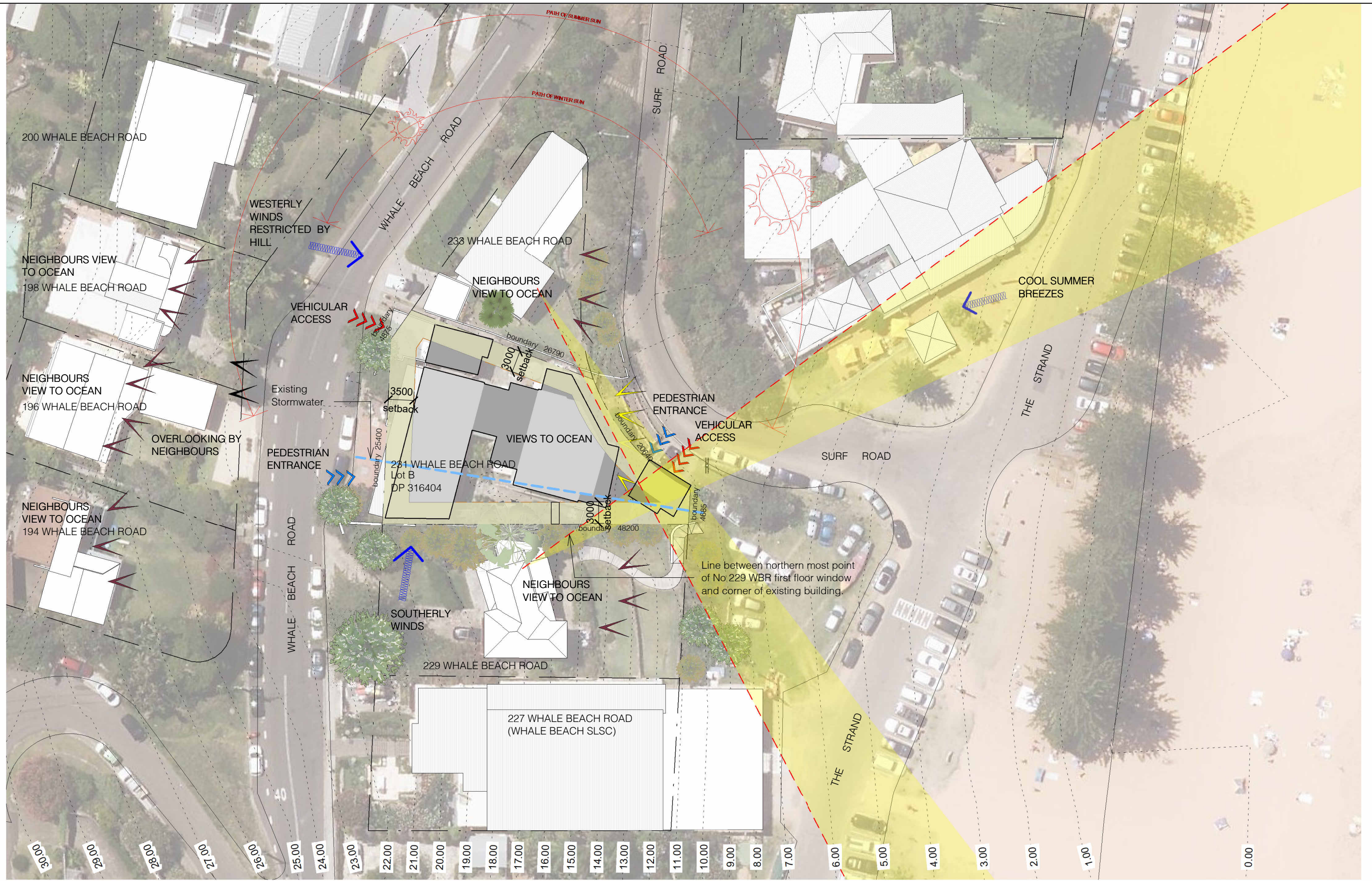
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WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

Photomontage - Surf Road			
Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	1 : 1
Drawn by	Author		DA22



1 DA Site Analysis - Existing
1 : 500

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

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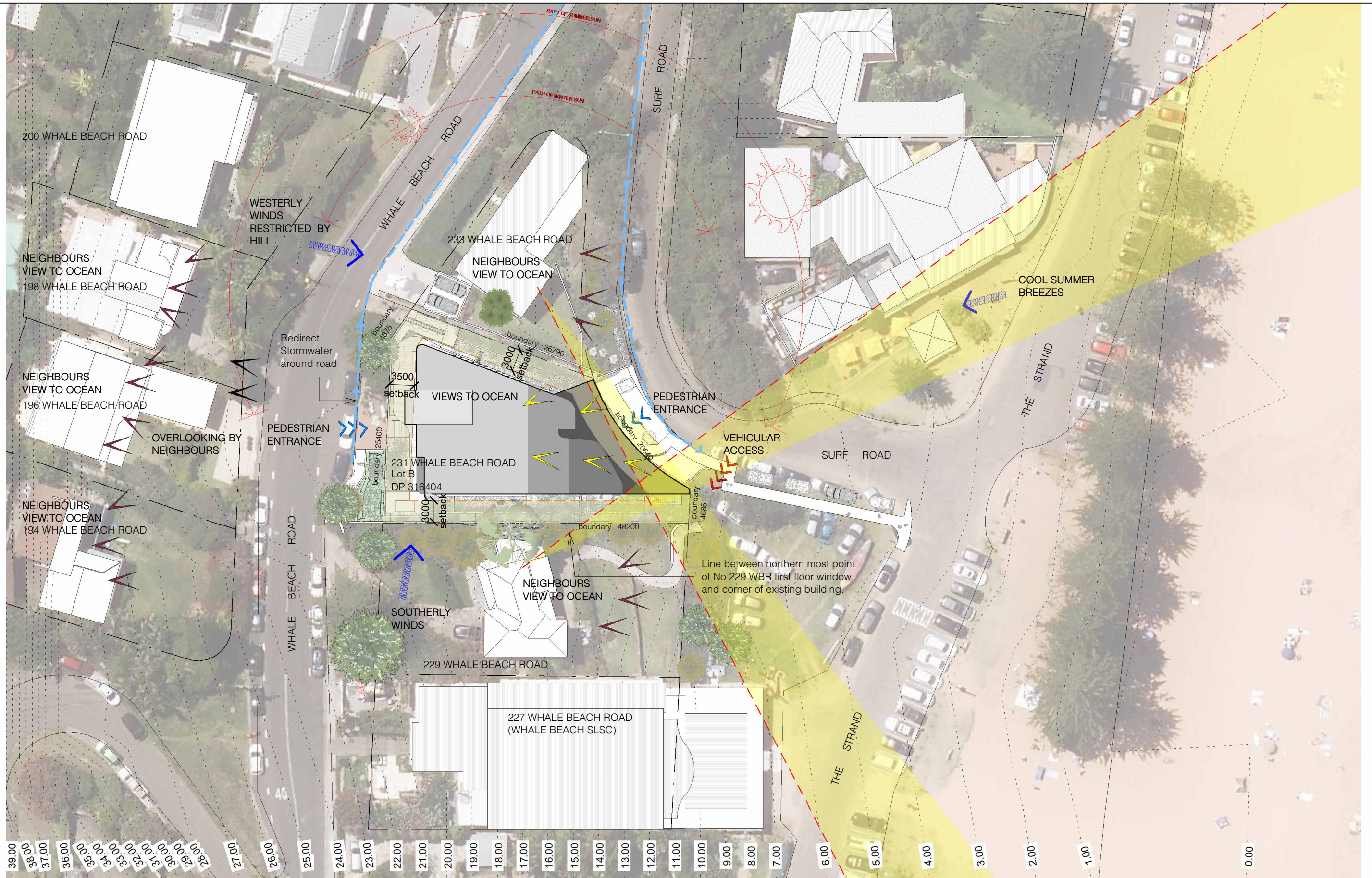
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WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
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 Leslie Cassar

Site Analysis - Existing

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



1 DA Site Analysis - Proposed
1 : 500

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

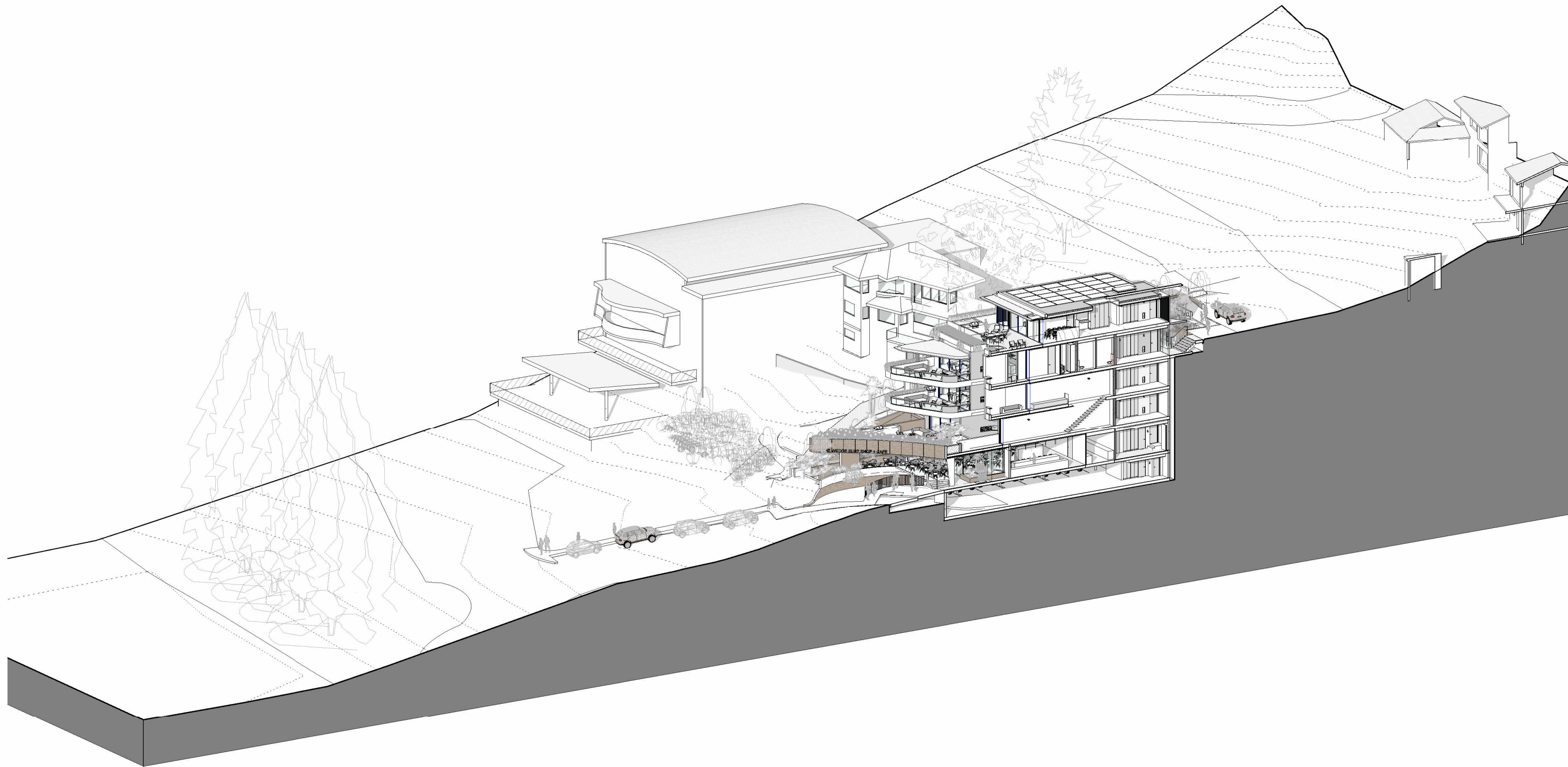
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WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
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Site Analysis - Proposed			
Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	1 : 500
Drawn by	Author		DA24



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**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 be designed 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**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 (including 1 disabled space)	1 car spaces
RETAIL	3 car spaces

TOTAL CAR SPACES PROVIDED: 14

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**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**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).

TOTAL SITE AREA		844 sqm
REQUIRED LANDSCAPED AREA	20% 5 X 35 sqm	168.8 sqm 175 sqm
LANDSCAPED AREAS		238.00 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		281.69 sqm = 33.3%

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**FRONT SETBACKS**

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

AWNINGS

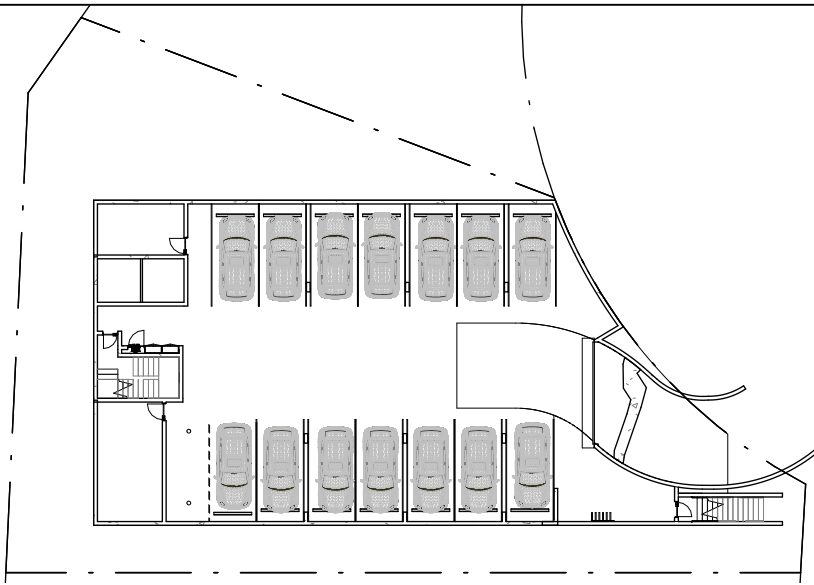
PITTWATER DCP:
Continuous footpath awnings should be provided to the street adjoining business development for weather protection for pedestrians. Awnings are to comply with the relevant adopted Masterplan for the area. Where there is no Masterplan, new buildings shall provide awnings setback 3.5m from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

COMPLIES WITH OBJECTIVES

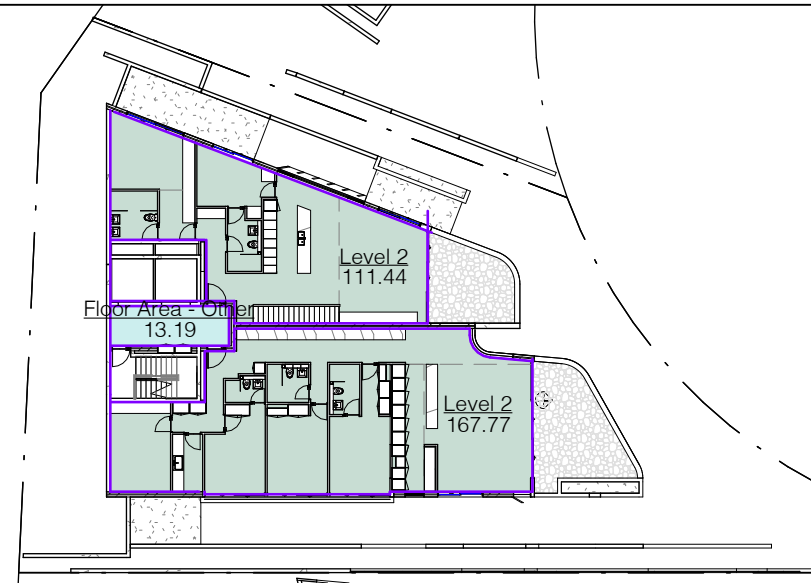
No.	Revision Description	Date
P	Revised Development Application	09/10/2020
Q	Revised Development Application	22/04/2021
R	Revised Development Application	27/05/2021
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T	Revised DA for Review	27/07/2021
U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	07/10/2021

Compliance Check

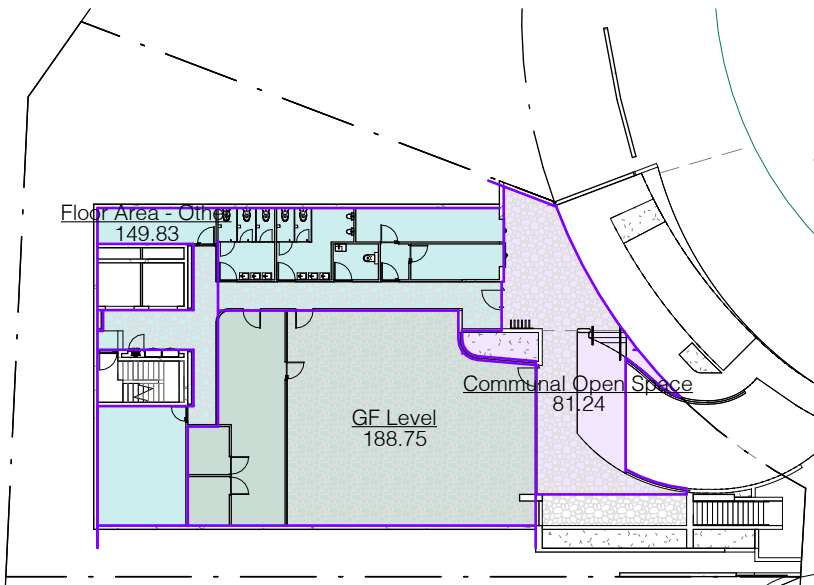
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA31



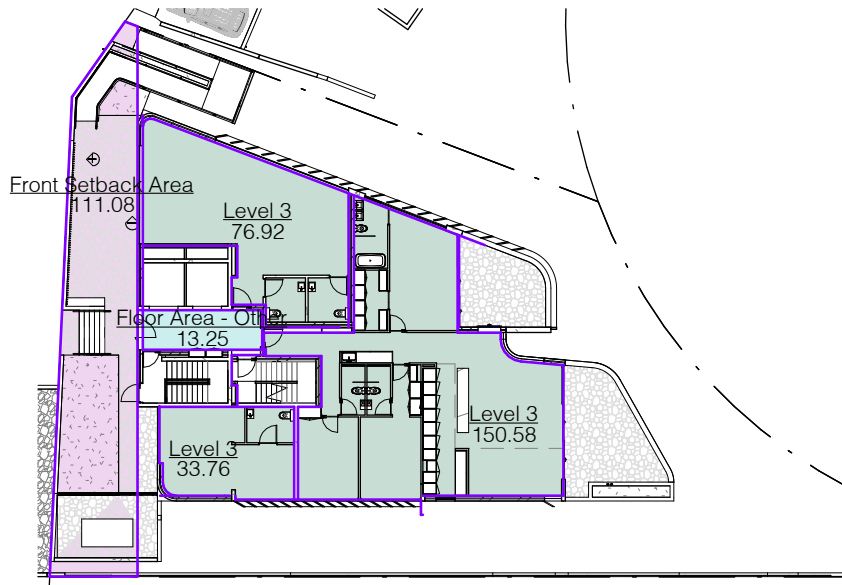
1 Basement GFA
1 : 400



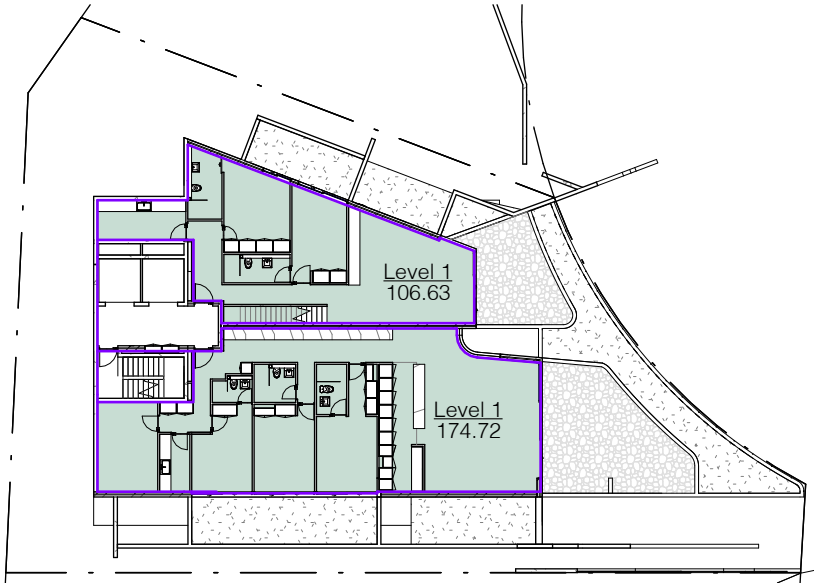
4 Level 2 GFA
1 : 400



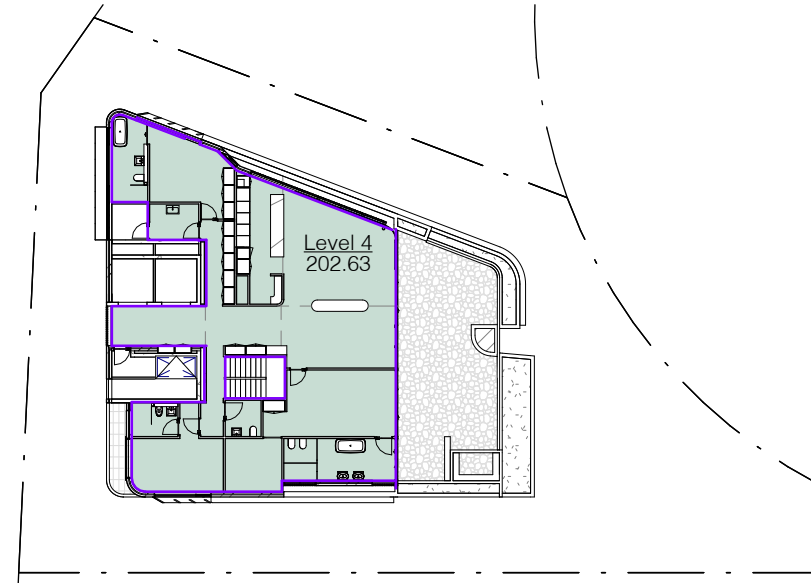
2 Ground GFA
1 : 400



5 Level 3 GFA
1 : 400



3 Level 1 GFA
1 : 400



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:

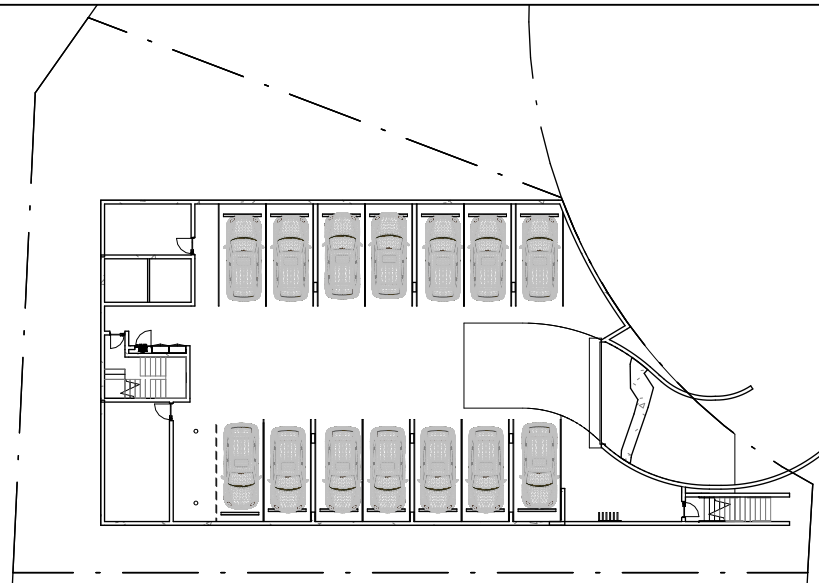
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

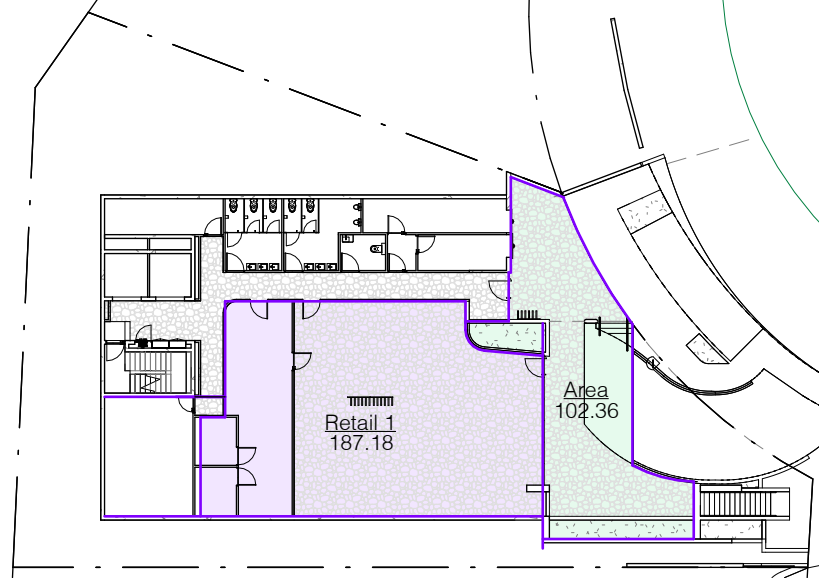
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking 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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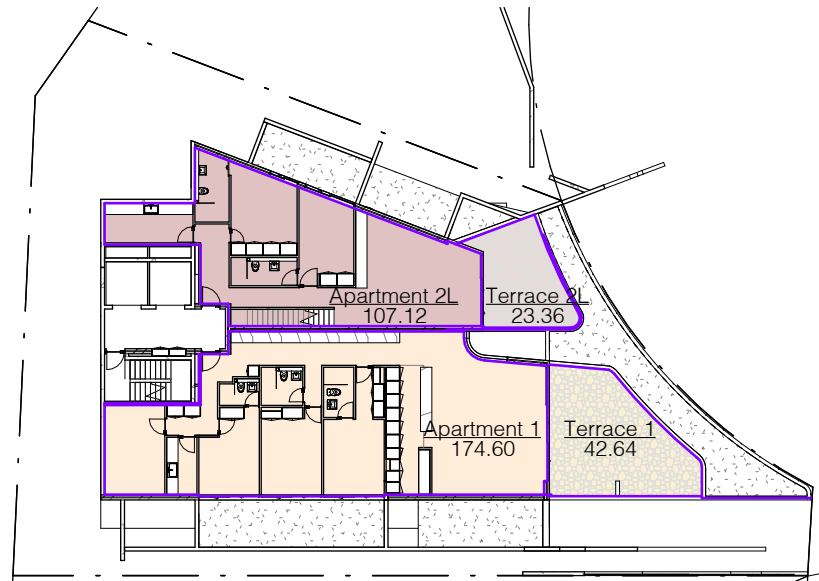
Gross Floor Area Calculations			
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 400
Drawn by	KW		DA32



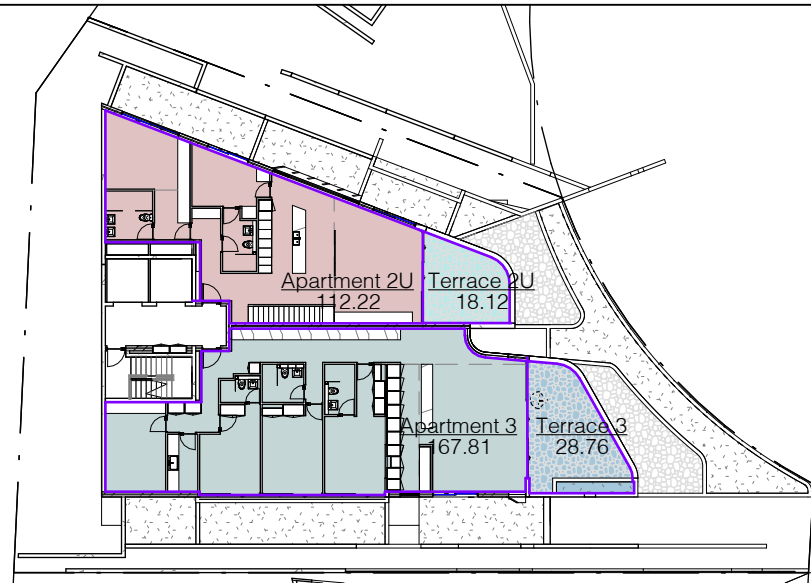
1 Basement - Area Plan
1 : 400



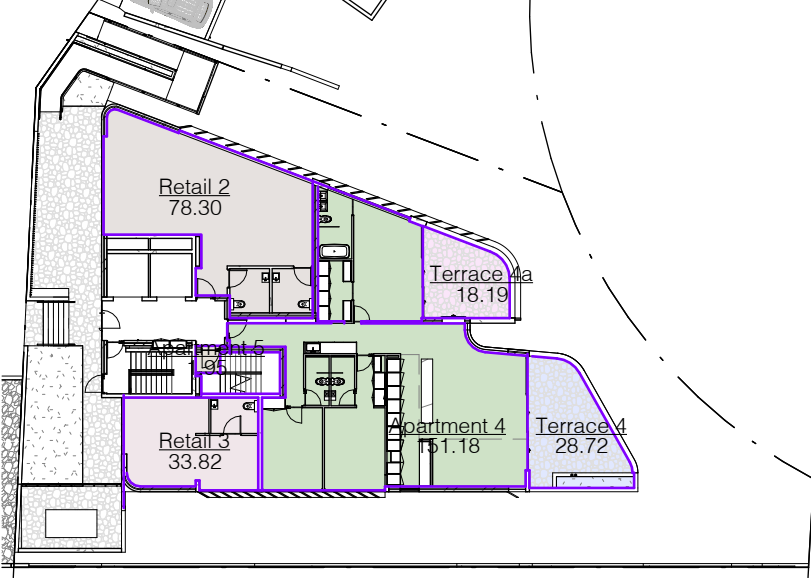
2 Ground - Retail Area Plan
1 : 400



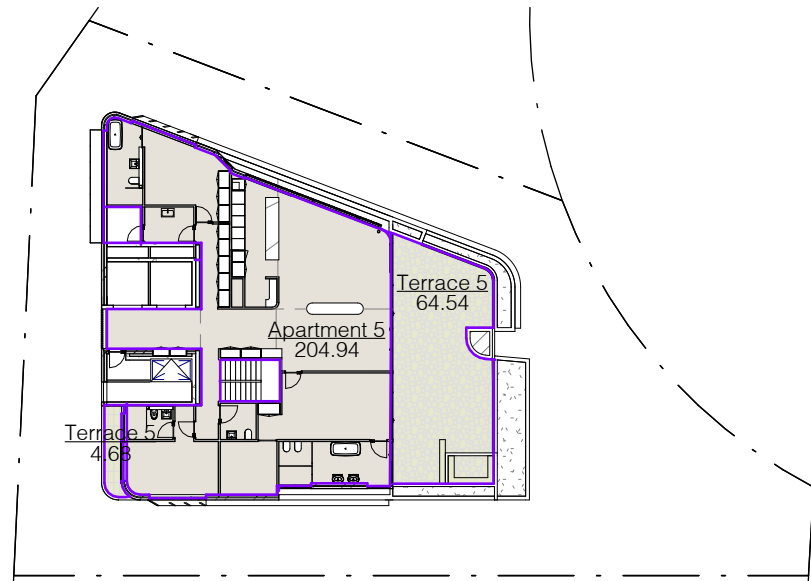
3 Level 1 - Apartment Area Plan
1 : 400



4 Level 2 - Apartment Area Plan
1 : 400



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

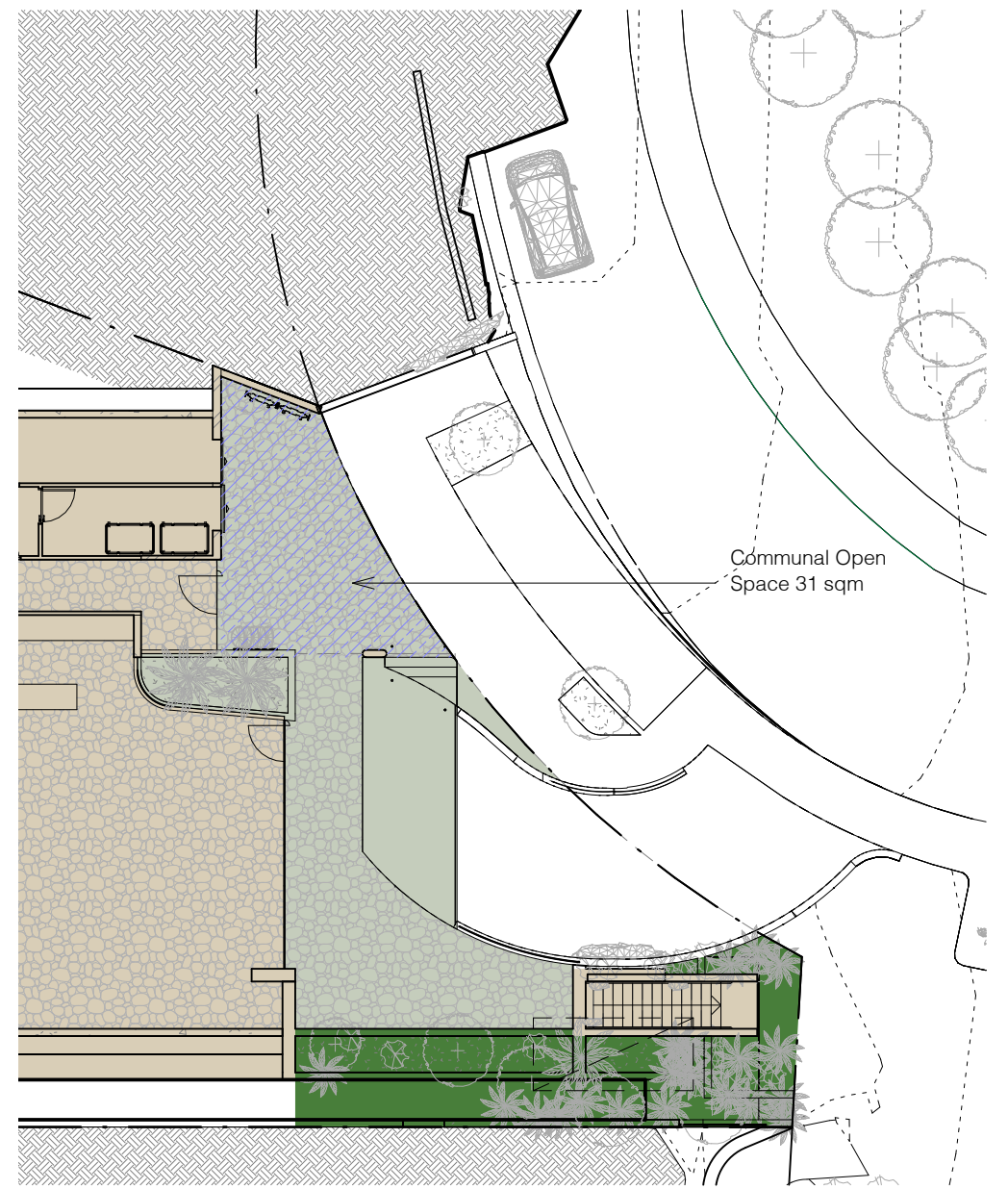
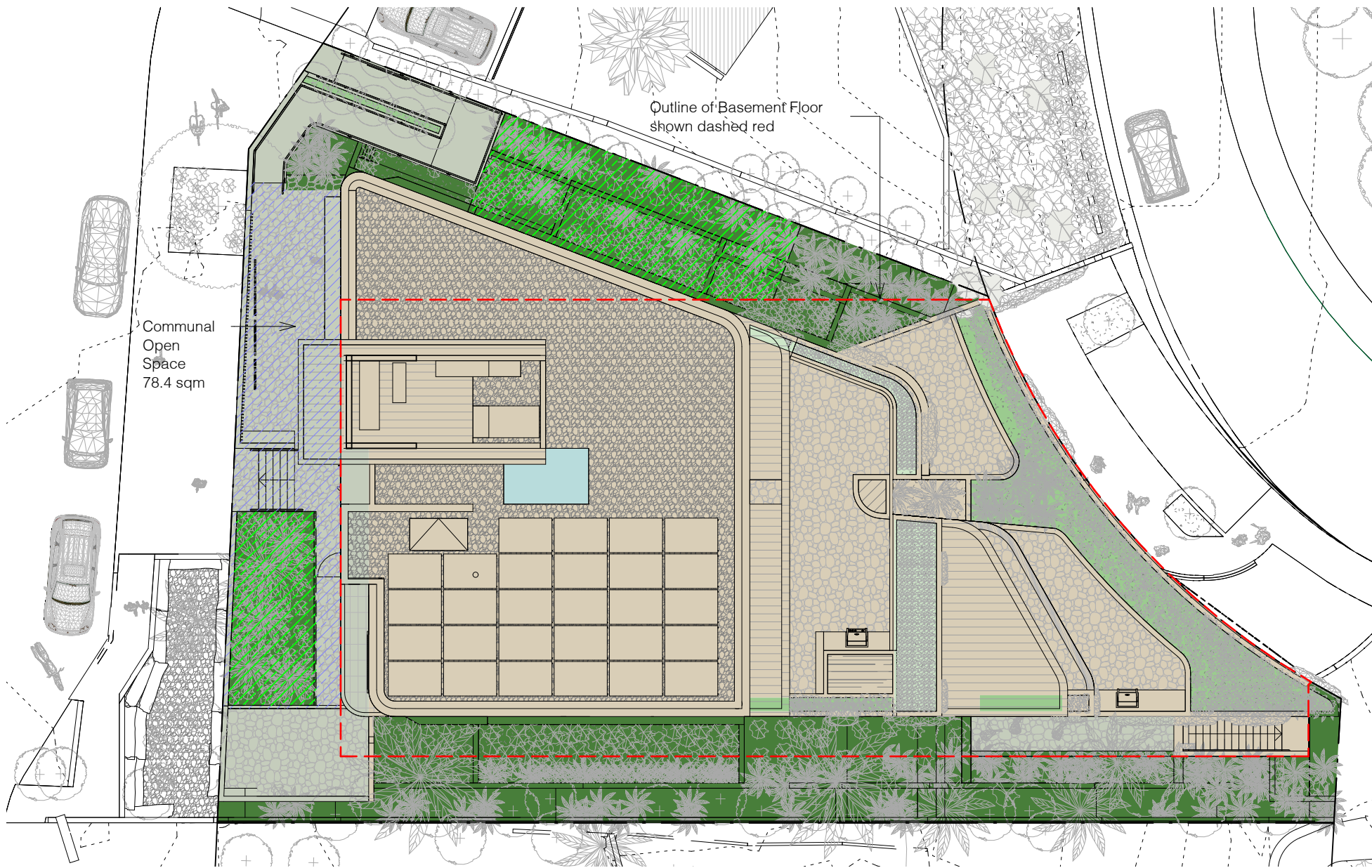
Area Schedule - Apartments & Tenancies Exterior		
Level	Name	Area
Level 1	Terrace 2L	23.36
Level 1	Terrace 1	42.64
Level 2	Terrace 3	28.76
Level 2	Terrace 2U	18.12
Level 3	Terrace 4a	18.19
Level 3	Terrace 4	28.72
Level 4	Terrace 5	69.22
Grand total		229.00

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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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 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

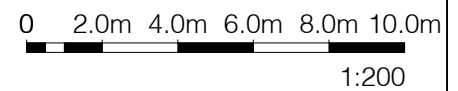
Provided the outcomes of this control are achieved, and the bulk and scale of the development is not increased, the following may be permitted:

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
Communal Open Space	= 109.4 sqm = 13%
Landscaped Area	= 238.00 sqm = 28.1%
Deep Soil Planting > 3m wide as required by Apartment Design Guide	= 69 sqm = 8%
Additional Landscaped Area (planter beds greater than 800mm deep)	= 43.59 sqm = 5.16%
Total Proposed Landscaped Area	= 281.59 sqm = 33.3%
Additional Planter Beds (planter beds less than 800mm deep)	= 16 sqm
Built Upon Area	



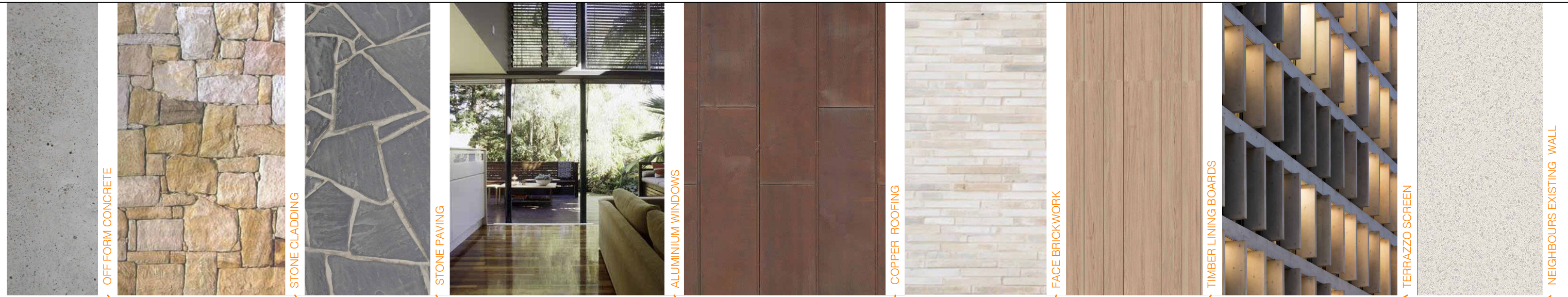
139 PALMGROVE ROAD, AVALON BEACH NSW 2107
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 m 0418 627 024
 e mailto:richard@richardcolearchitecture.com.au
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acn:093 598 415 abn:58 093 598 415
 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

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

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



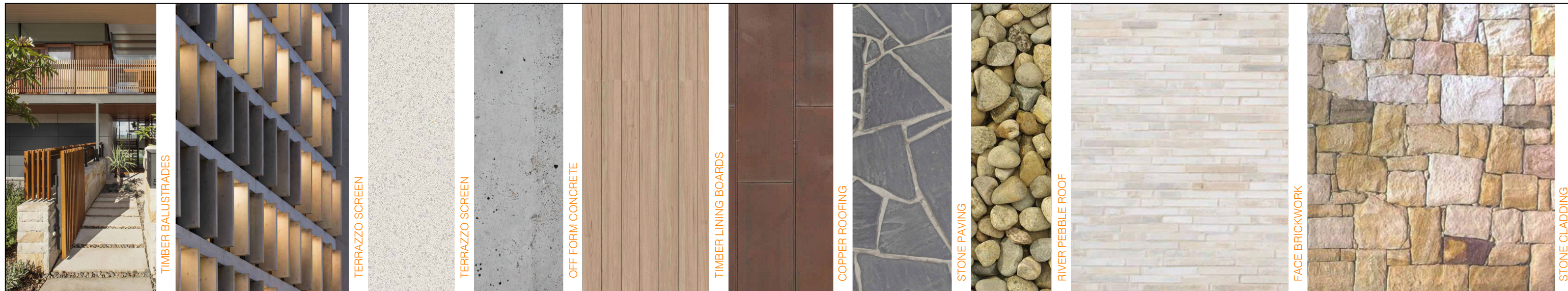
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V	Section 8.2 Review with modified driveway	07/10/2021

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



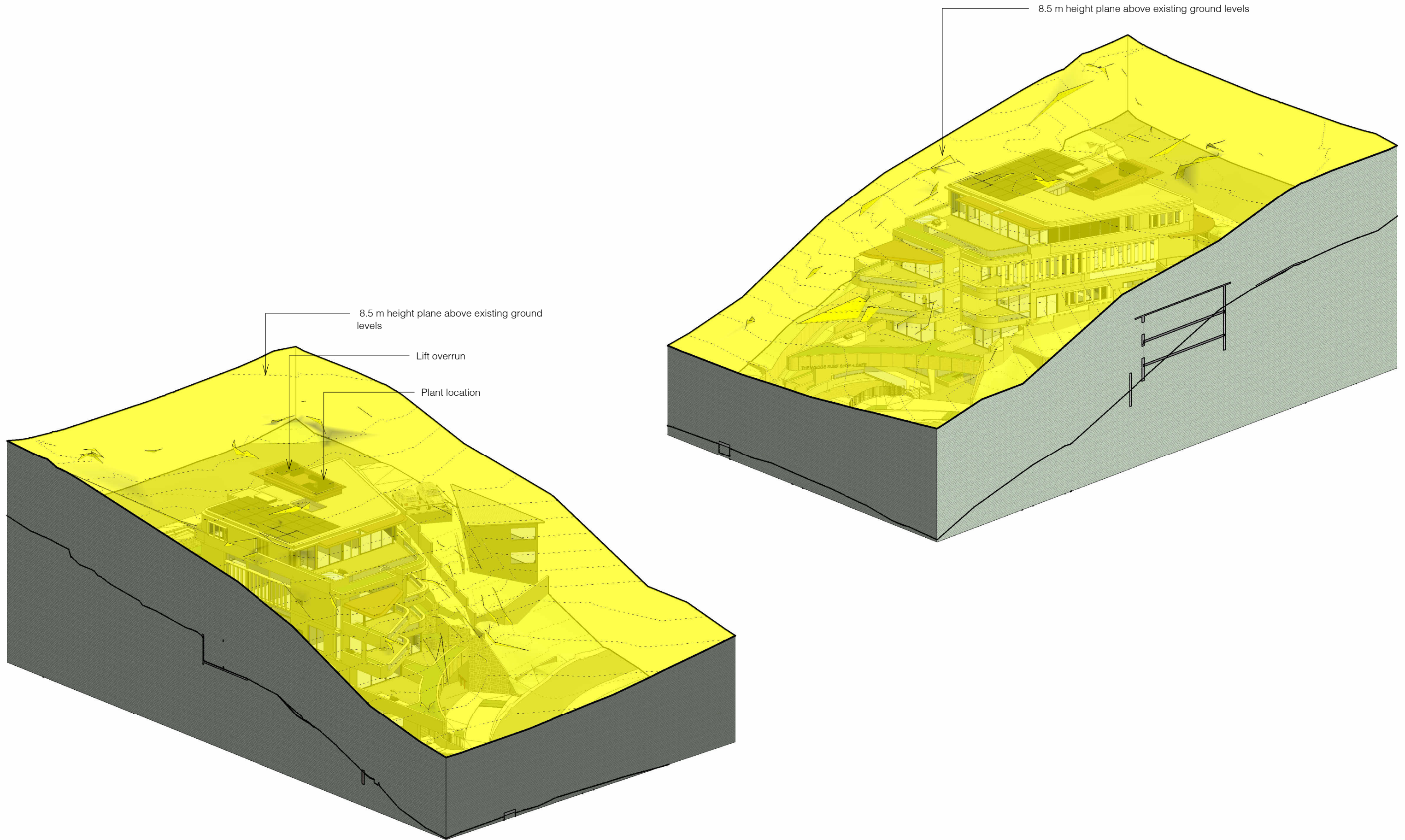
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WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

Finishes Board - Whale Beach Road			
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 1
Drawn by	KW		DA36



No.	Revision Description	Date
P	Revised Development Application	09/10/2020
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S	Revised Development Application for Review	7/06/2021
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U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	29/10/2021

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	6939	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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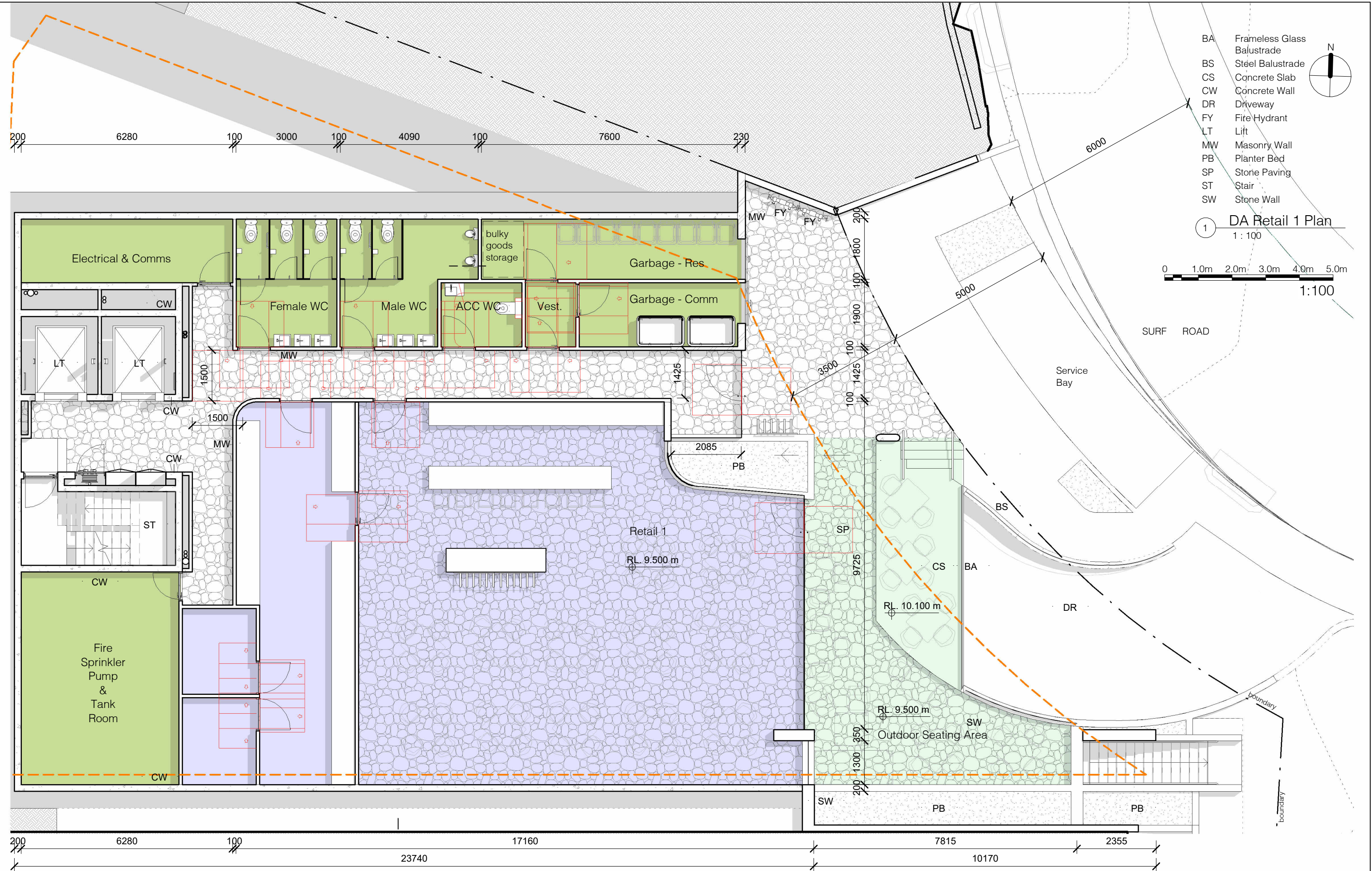
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

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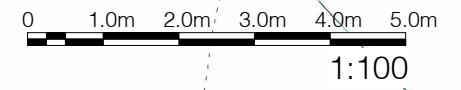
BASIX Requirements

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



- BA Frameless Glass Balustrade
- BS Steel Balustrade
- CS Concrete Slab
- CW Concrete Wall
- DR Driveway
- FY Fire Hydrant
- LT Lift
- MW Masonry Wall
- PB Planter Bed
- SP Stone Paving
- ST Stair
- SW Stone Wall

1 DA Retail 1 Plan
1 : 100



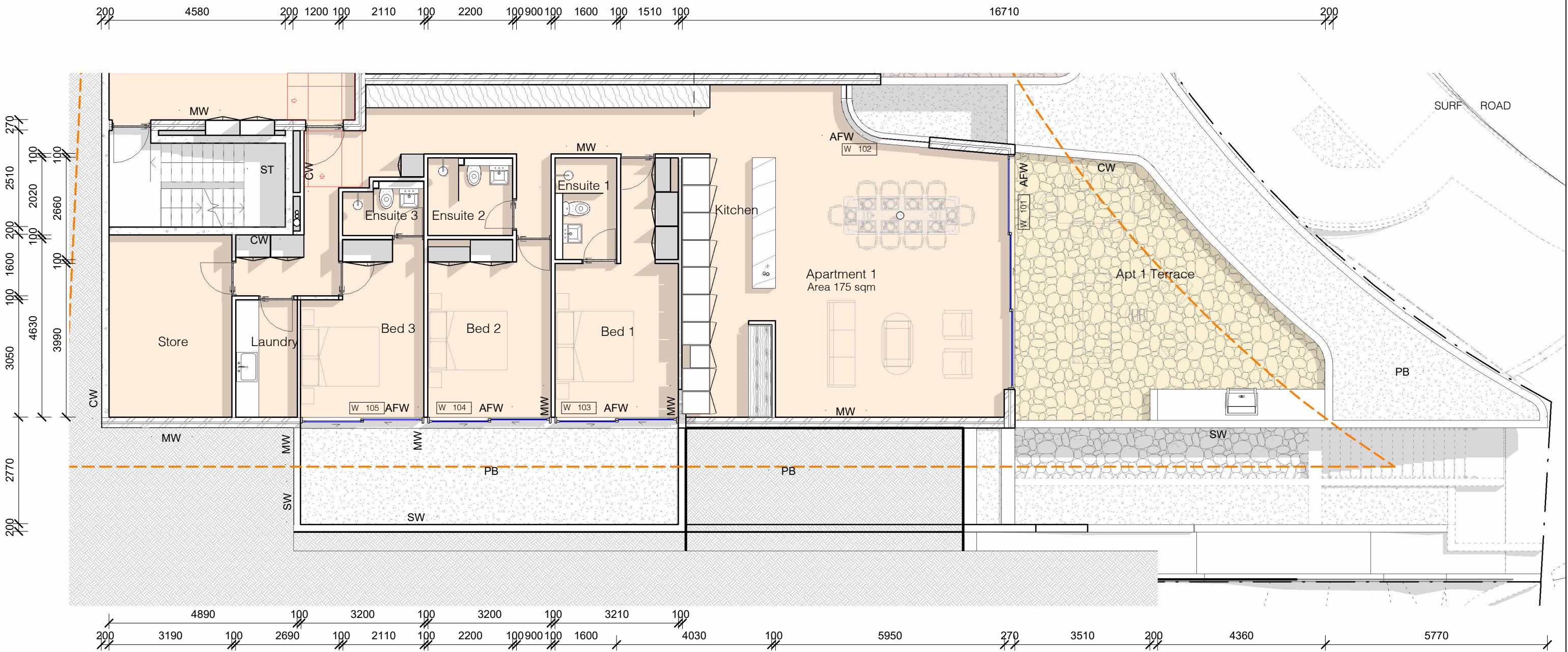
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V	Section 8.2 Review with modified driveway	07/10/2021

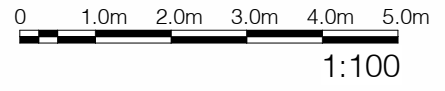
WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar


Retail 1 Plan			
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 100
Drawn by	KW		DA40

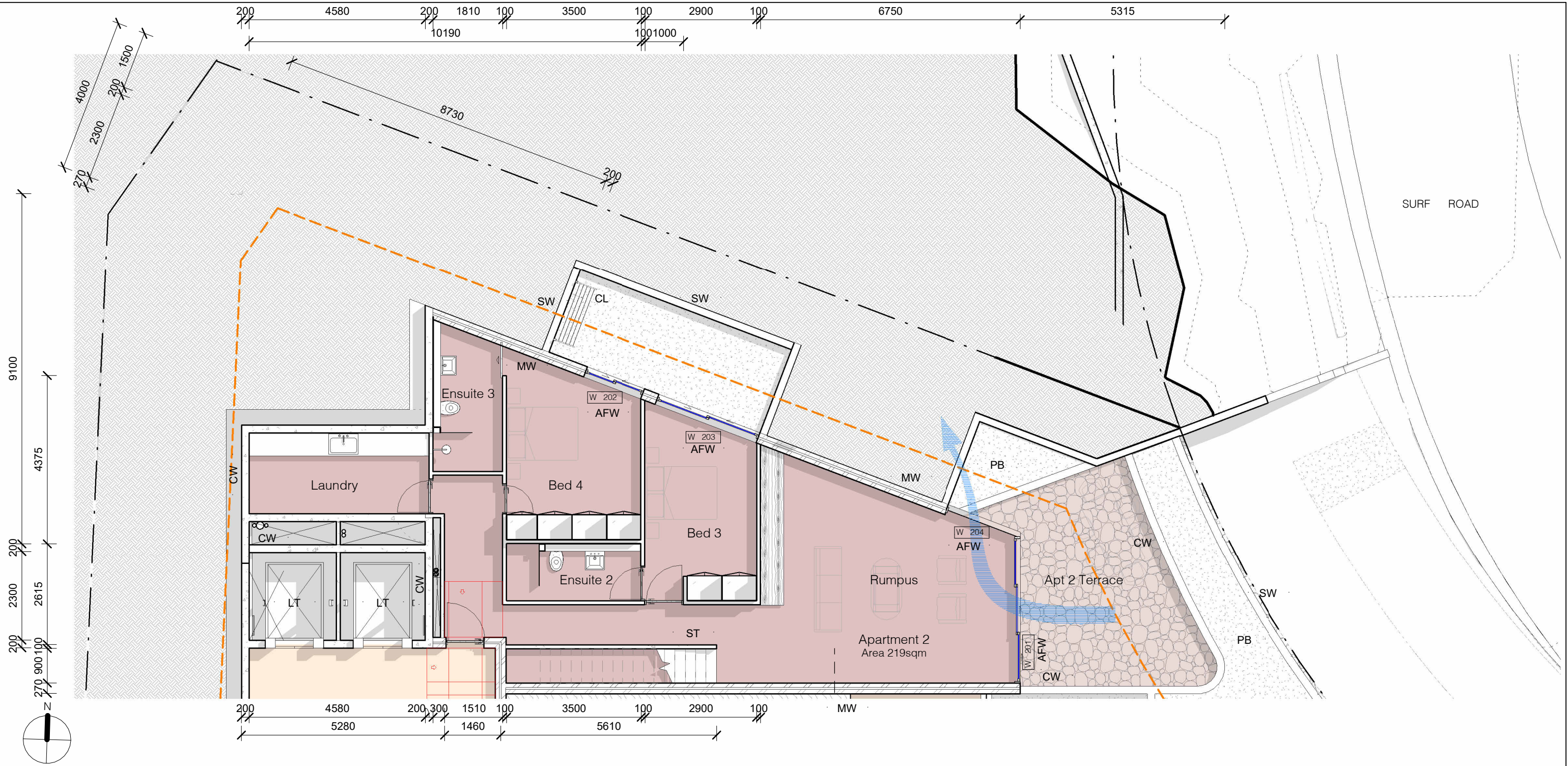


- AFW Aluminium Framed Window
- CW Concrete Wall
- MW Masonry Wall
- PB Planter Bed
- ST Stair
- SW Stone Wall

1 DA Apartment 1 Plan
1:100

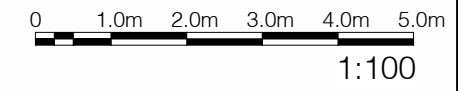


 139 PALMGROVE ROAD, AVALON BEACH NSW 2107 t 02 9918 3843 m 0418 627 024 e mailto:richard@richardcolearchitecture.com.au w www.richardcolearchitecture.com.au acn:093 598 415 abn:58 093 598 415 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538	<table border="1"> <thead> <tr> <th>No.</th> <th>Revision Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>P</td> <td>Revised Development Application</td> <td>09/10/2020</td> </tr> <tr> <td>Q</td> <td>Revised Development Application</td> <td>22/04/2021</td> </tr> <tr> <td>R</td> <td>Revised Development Application</td> <td>27/05/2021</td> </tr> <tr> <td>S</td> <td>Revised Development Application for Review</td> <td>7/06/20201</td> </tr> <tr> <td>T</td> <td>Revised DA for Review</td> <td>27/07/2021</td> </tr> <tr> <td>U</td> <td>Section 8.2 Review</td> <td>06/08/2021</td> </tr> <tr> <td>V</td> <td>Section 8.2 Review with modified driveway</td> <td>07/10/2021</td> </tr> </tbody> </table>	No.	Revision Description	Date	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	V	Section 8.2 Review with modified driveway	07/10/2021	WHALE BEACH NEIGHBOURHOOD CENTRE DEVELOPMENT APPLICATION 231 Whale Beach Road, Whale Beach for Leslie Cassar	Apartment 1 Plan <table border="1"> <tr> <td>Project number</td> <td>1609</td> <td>Checked by</td> <td>RC</td> </tr> <tr> <td>Date</td> <td>AUGUST 2021</td> <td>Scale</td> <td>1:100</td> </tr> <tr> <td>Drawn by</td> <td>KW</td> <td></td> <td>DA41</td> </tr> </table>	Project number	1609	Checked by	RC	Date	AUGUST 2021	Scale	1:100	Drawn by	KW		DA41
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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



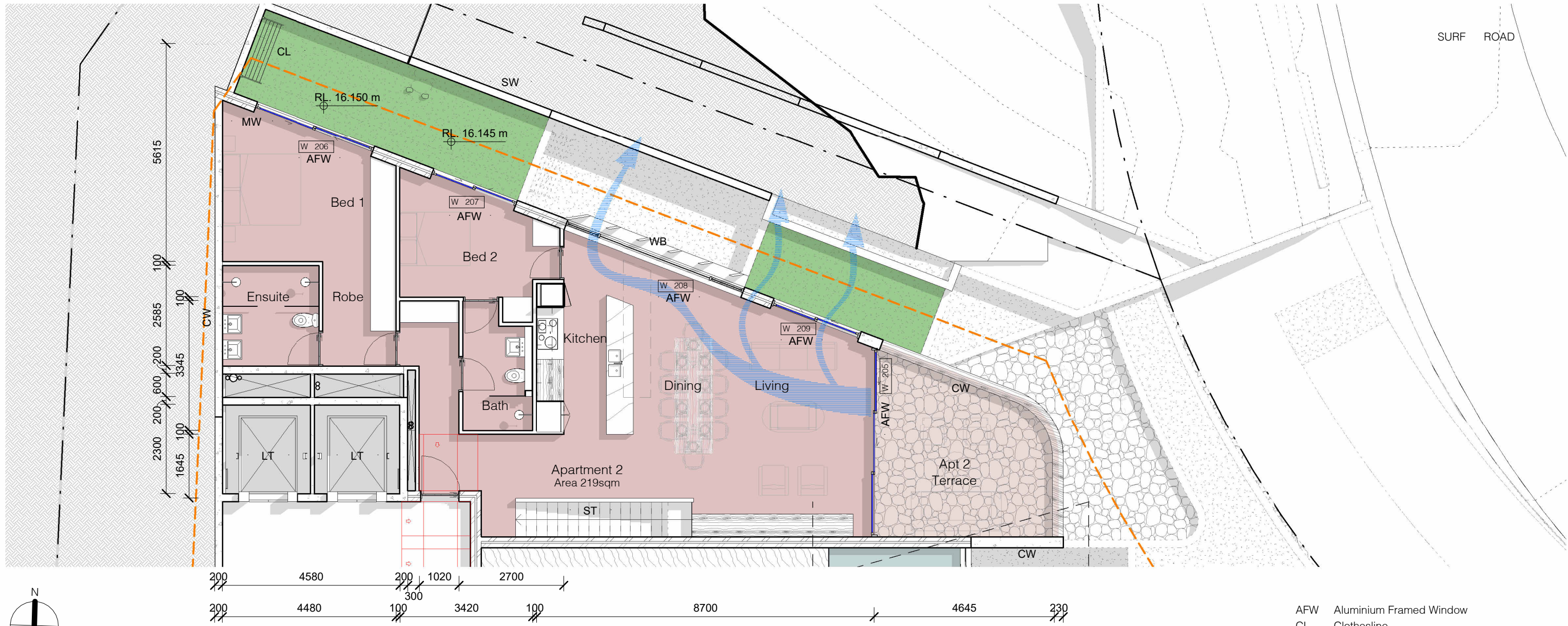
139 PALMGROVE ROAD, AVALON BEACH NSW 2107
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 w www.richardcolearchitecture.com.au

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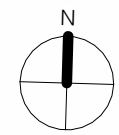
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WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

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

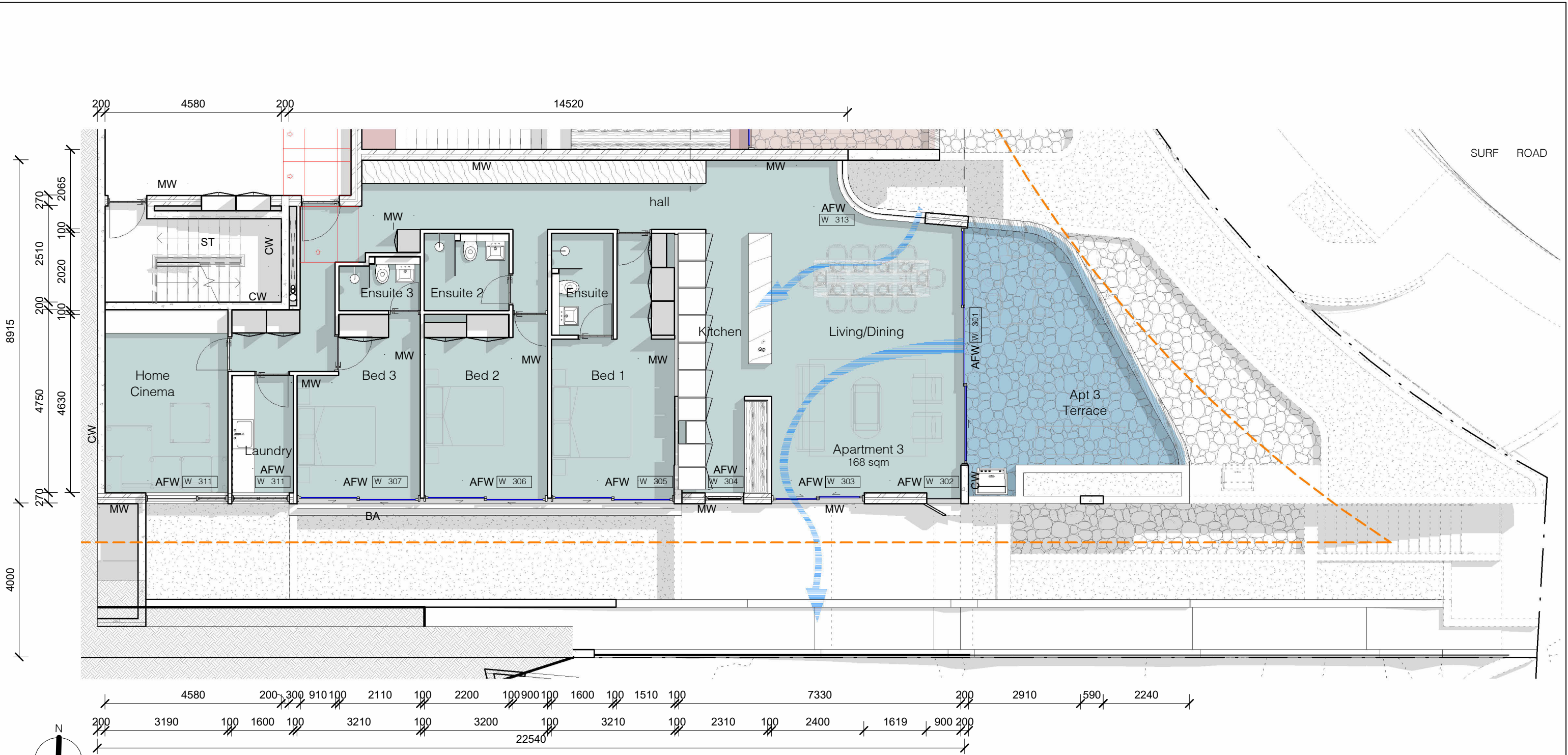
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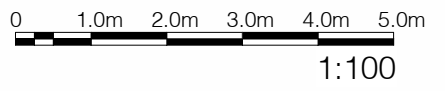
WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

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



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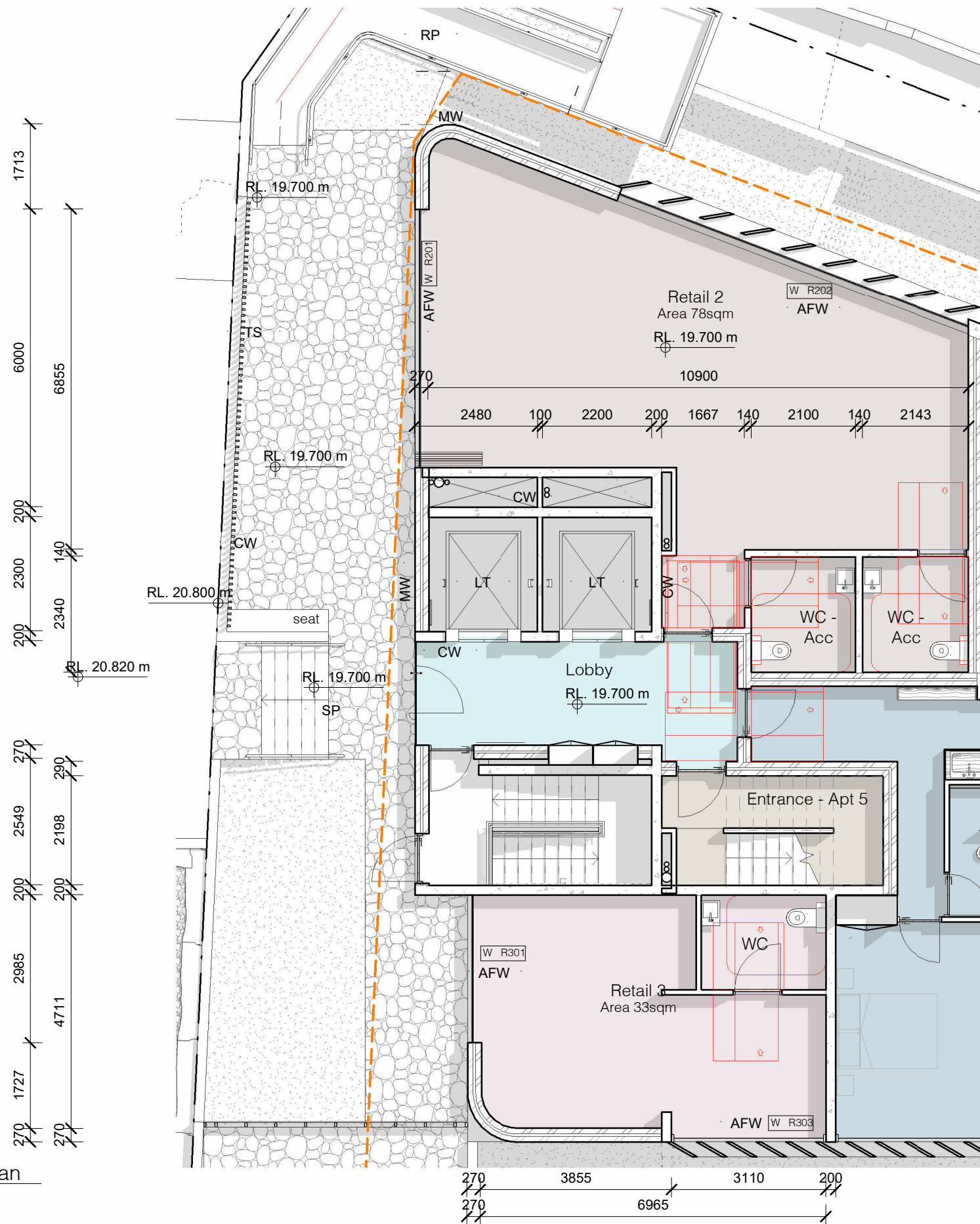
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WHALE BEACH NEIGHBOURHOOD
 CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

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



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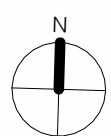
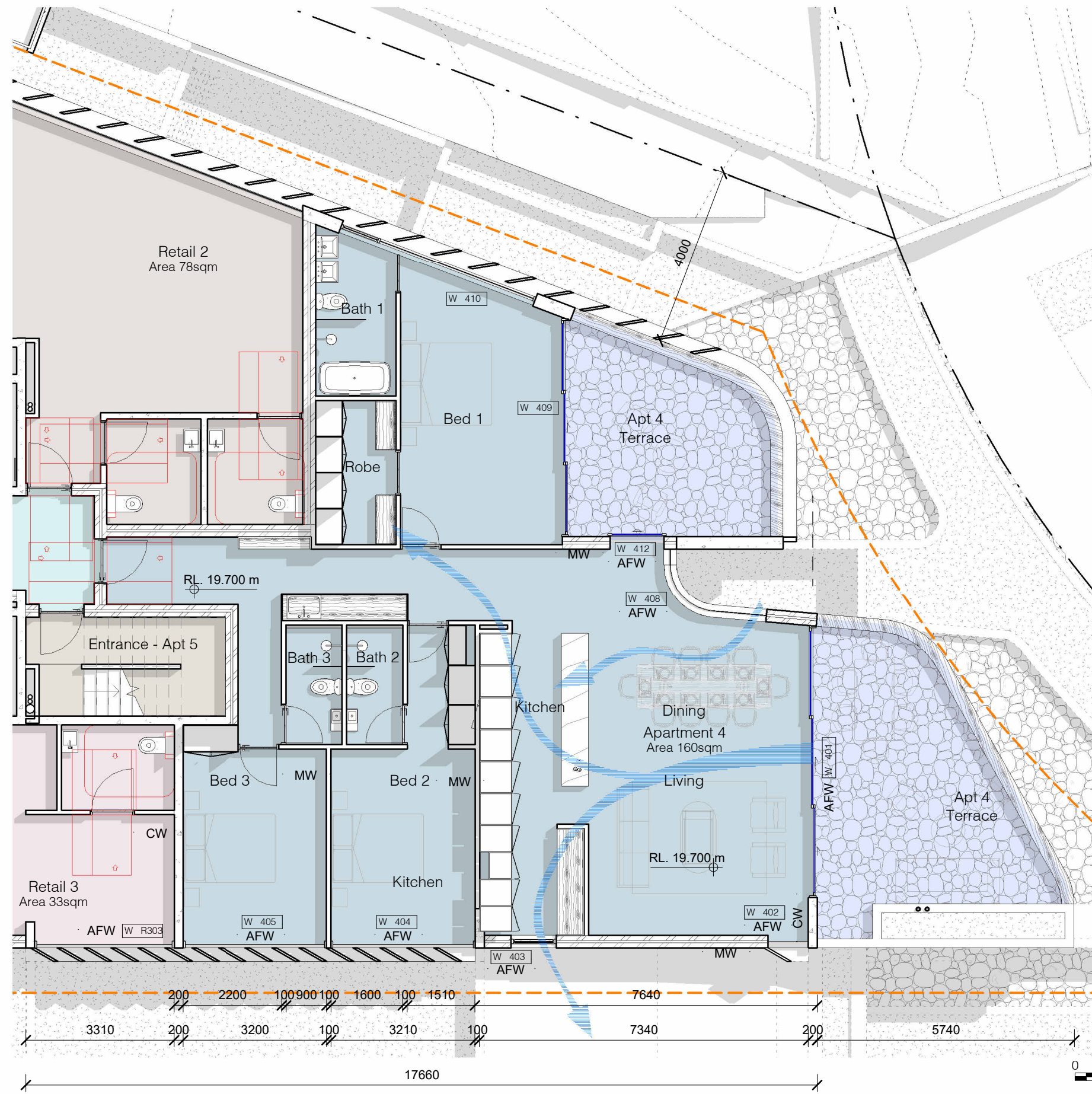
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WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

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

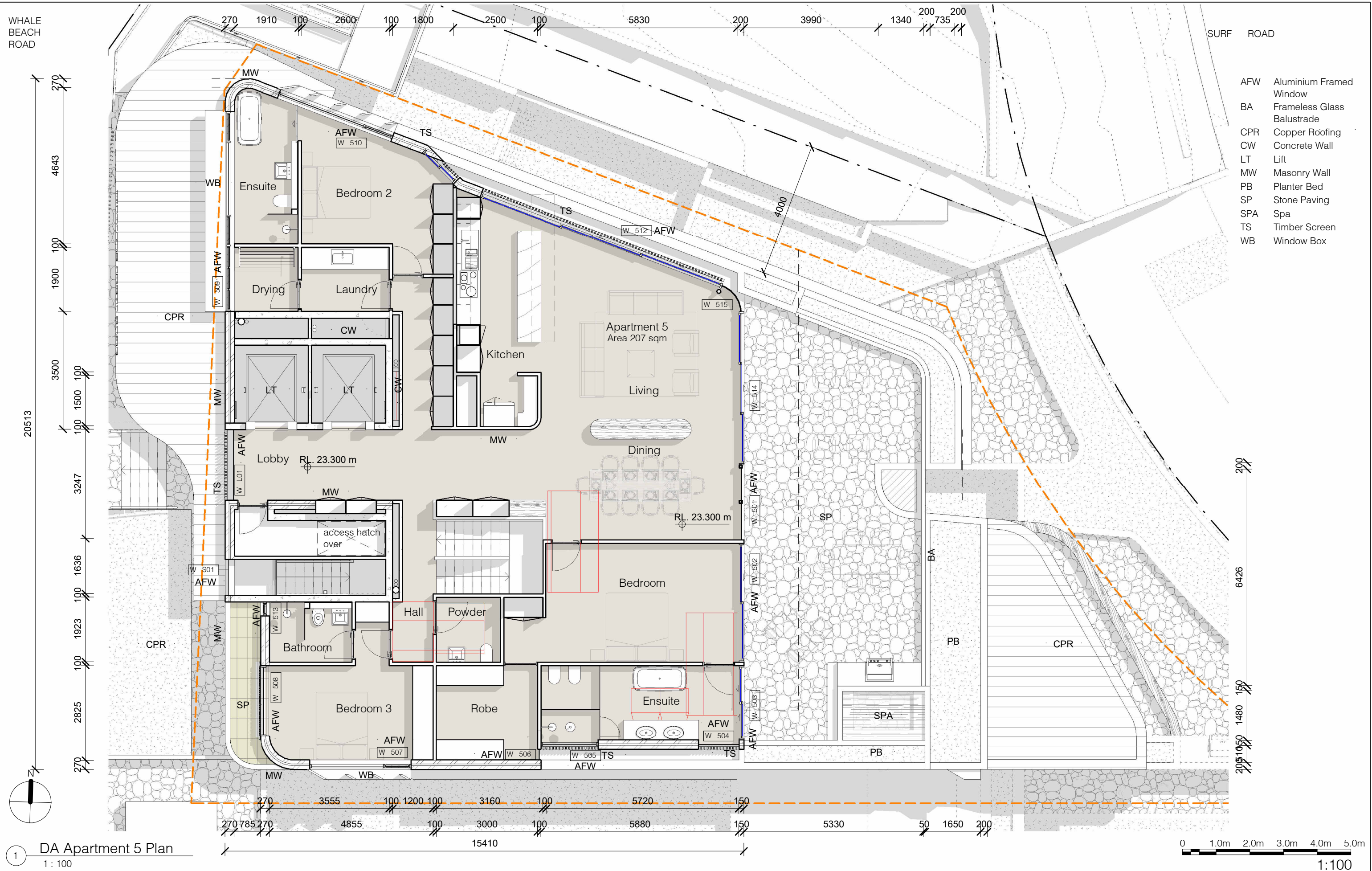
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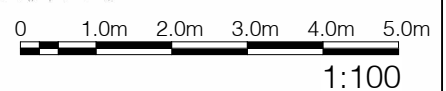
WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
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 Leslie Cassar

Apartment 4 Plan			
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	1 : 100
Drawn by	KW		DA46



- 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

1 DA Apartment 5 Plan
1:100



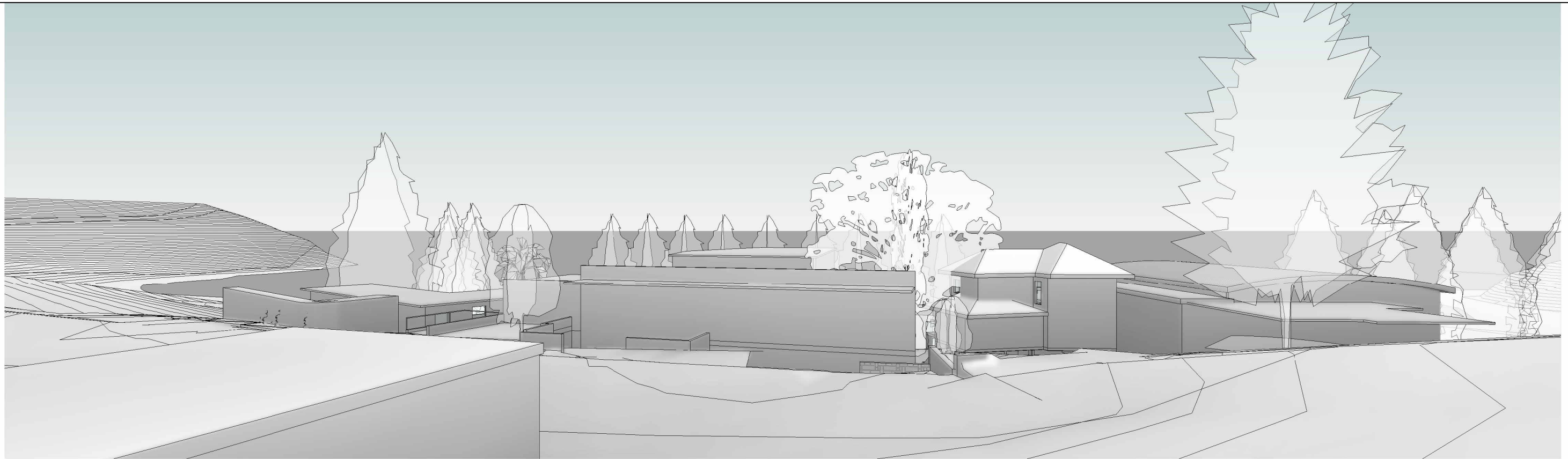
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WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

Apartment 5 Plan			
Project number	1609	Checked by	RC
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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

No.	Revision Description	Date
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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
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Drawn by	KW		DA52

1 View from 194 upper balcony - existing



2 View from 194 upper balcony - proposed



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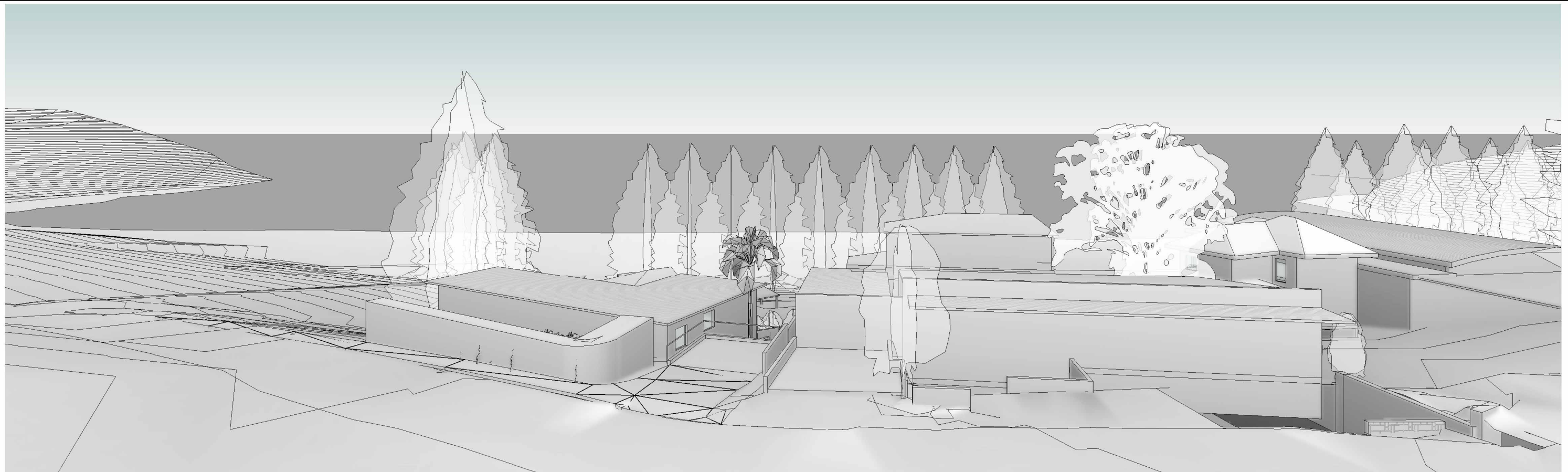
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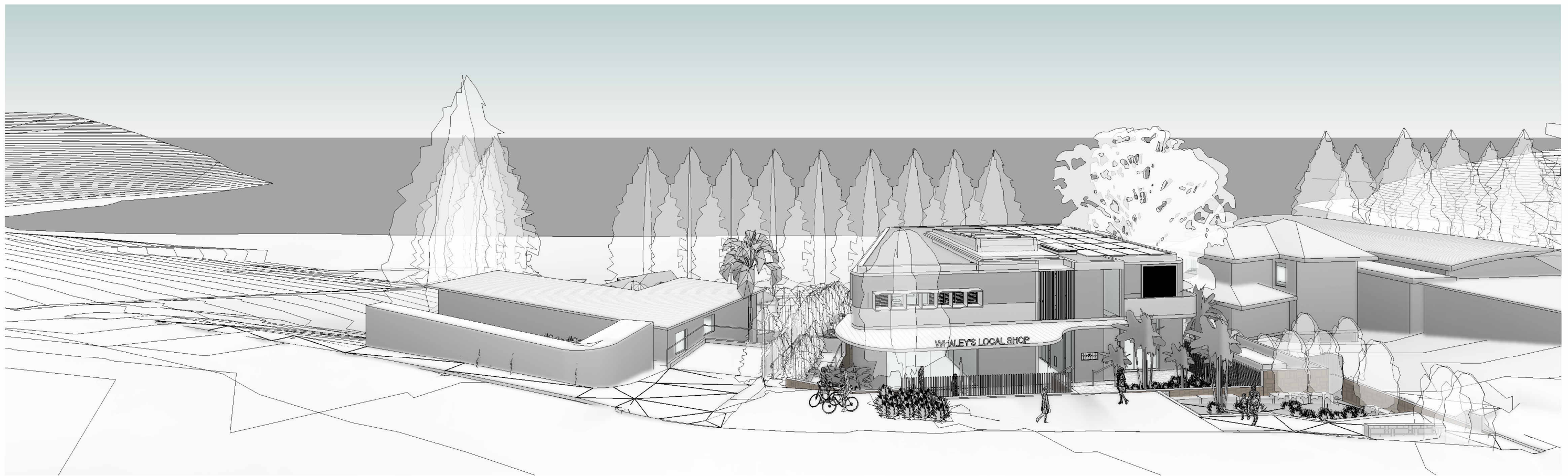
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 CENTRE**
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 Leslie Cassar

194 WBR View Impact Study

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Date	AUGUST 2021	Scale	
Drawn by	KW		DA53



① View from 198 Balcony - Existing



② View from 198 Balcony - Proposed

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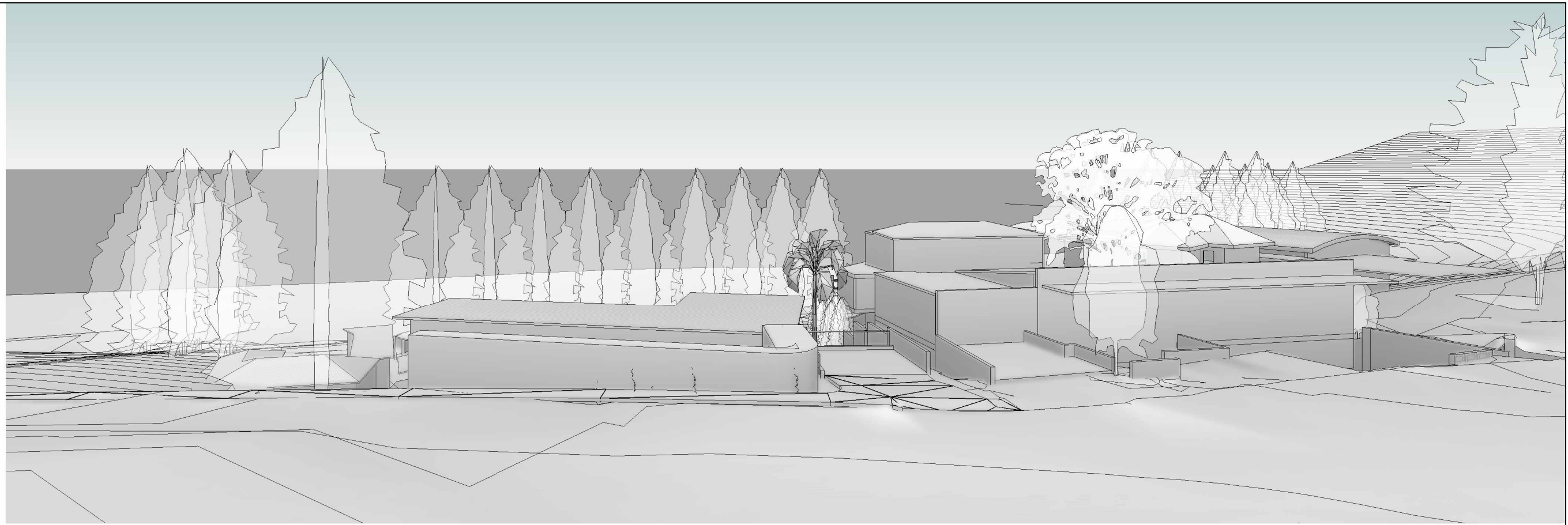
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**WHALE BEACH NEIGHBOURHOOD
 CENTRE**
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

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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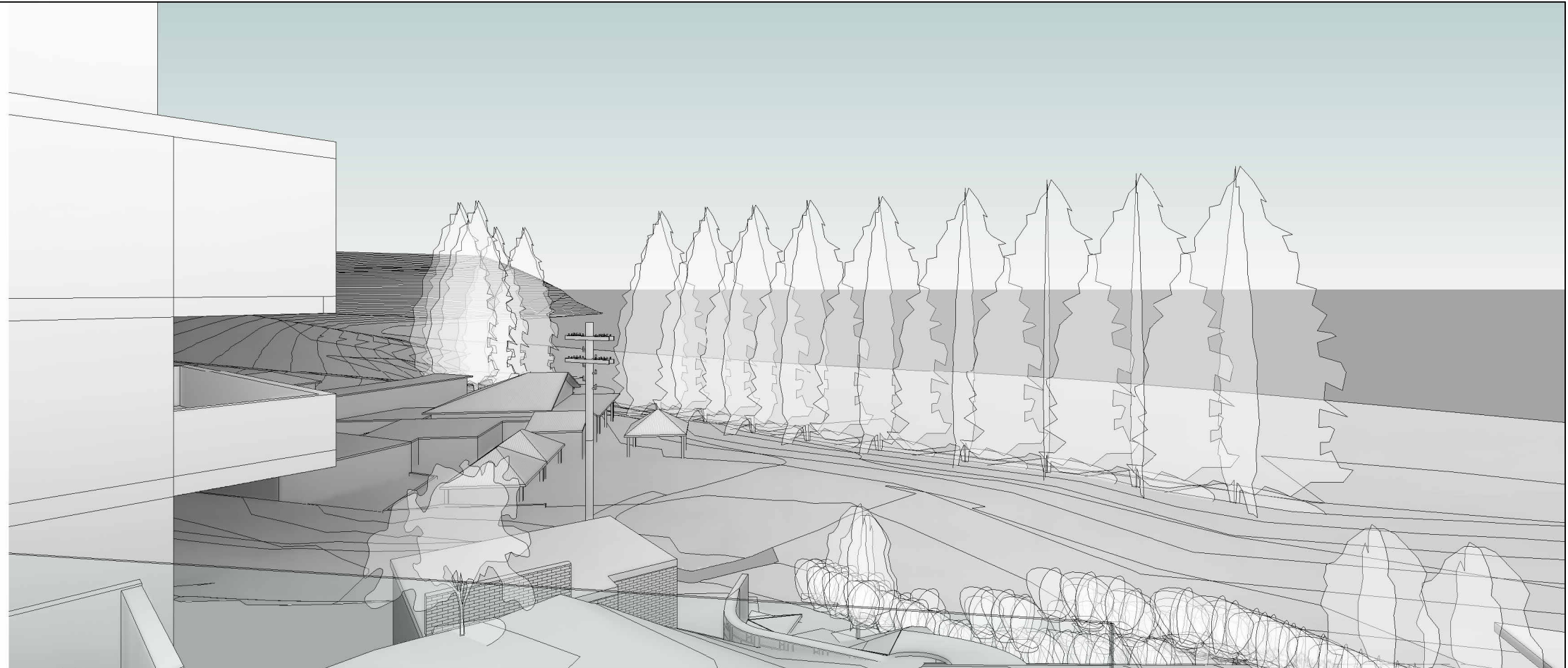
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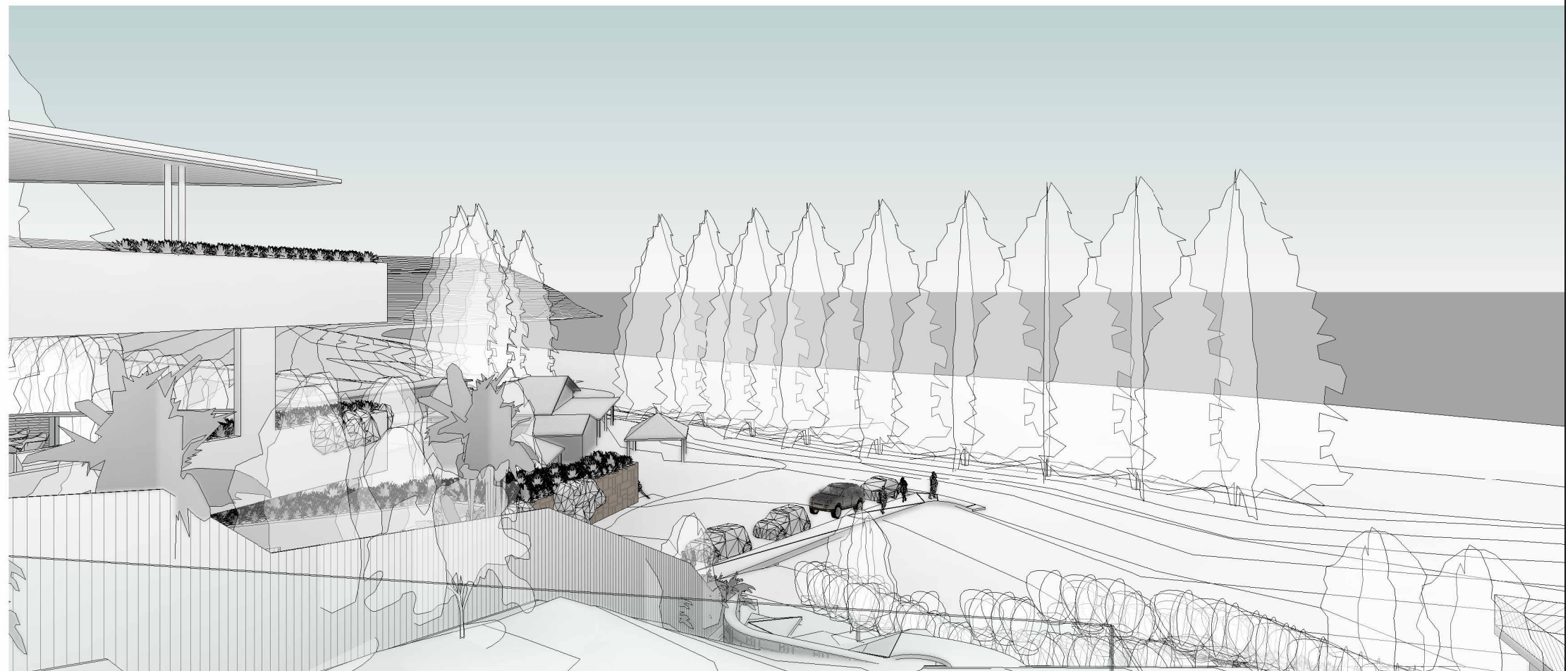
WHALE BEACH NEIGHBOURHOOD CENTRE
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 231 Whale Beach Road, Whale Beach
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200 WBR View Impact Study			
Project number	1609	Checked by	RC
Date	AUGUST 2021	Scale	
Drawn by	KW		DA55

1 View from 229 verandah - existing 2

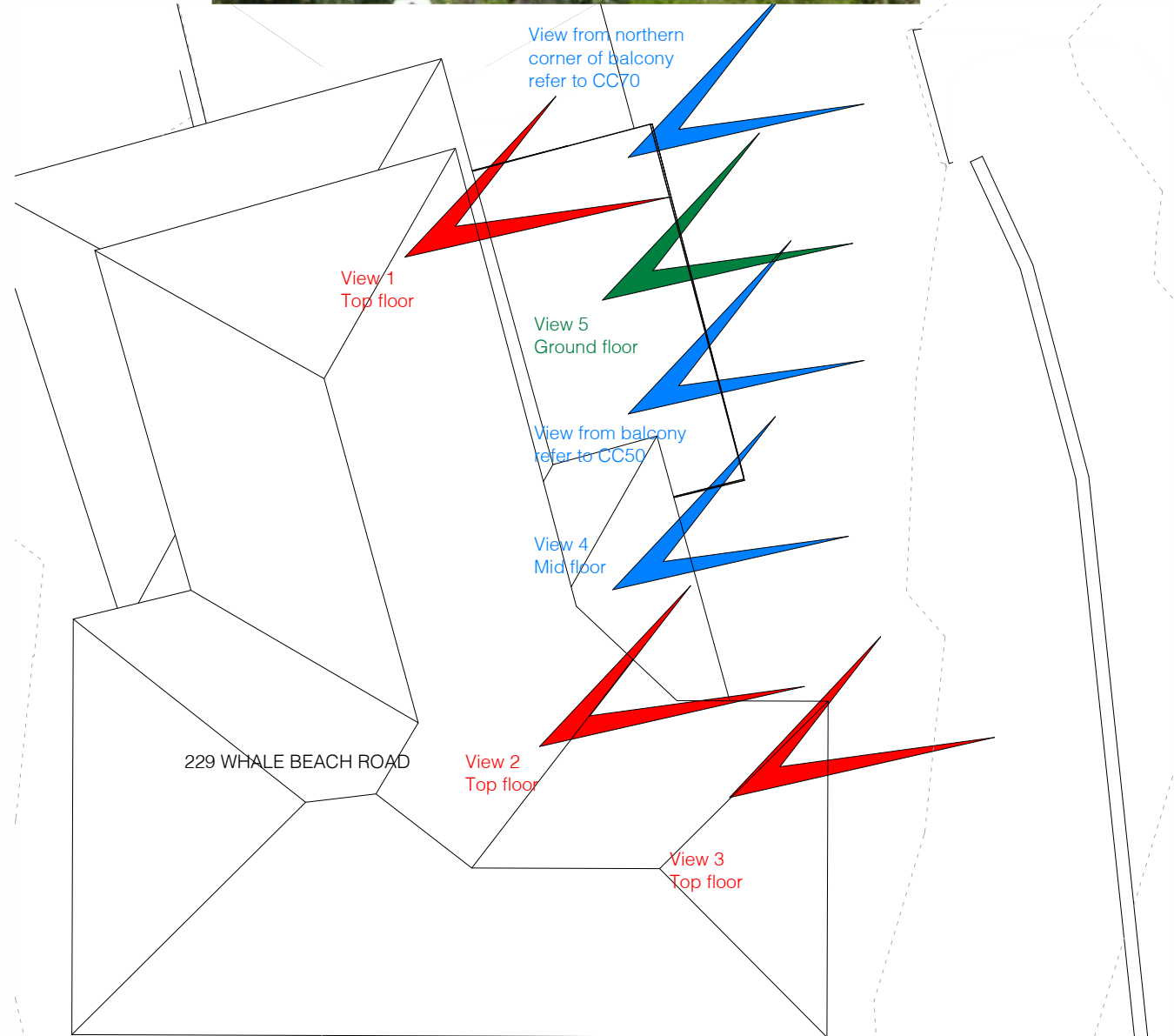


2 View from 229 verandah - proposed 2

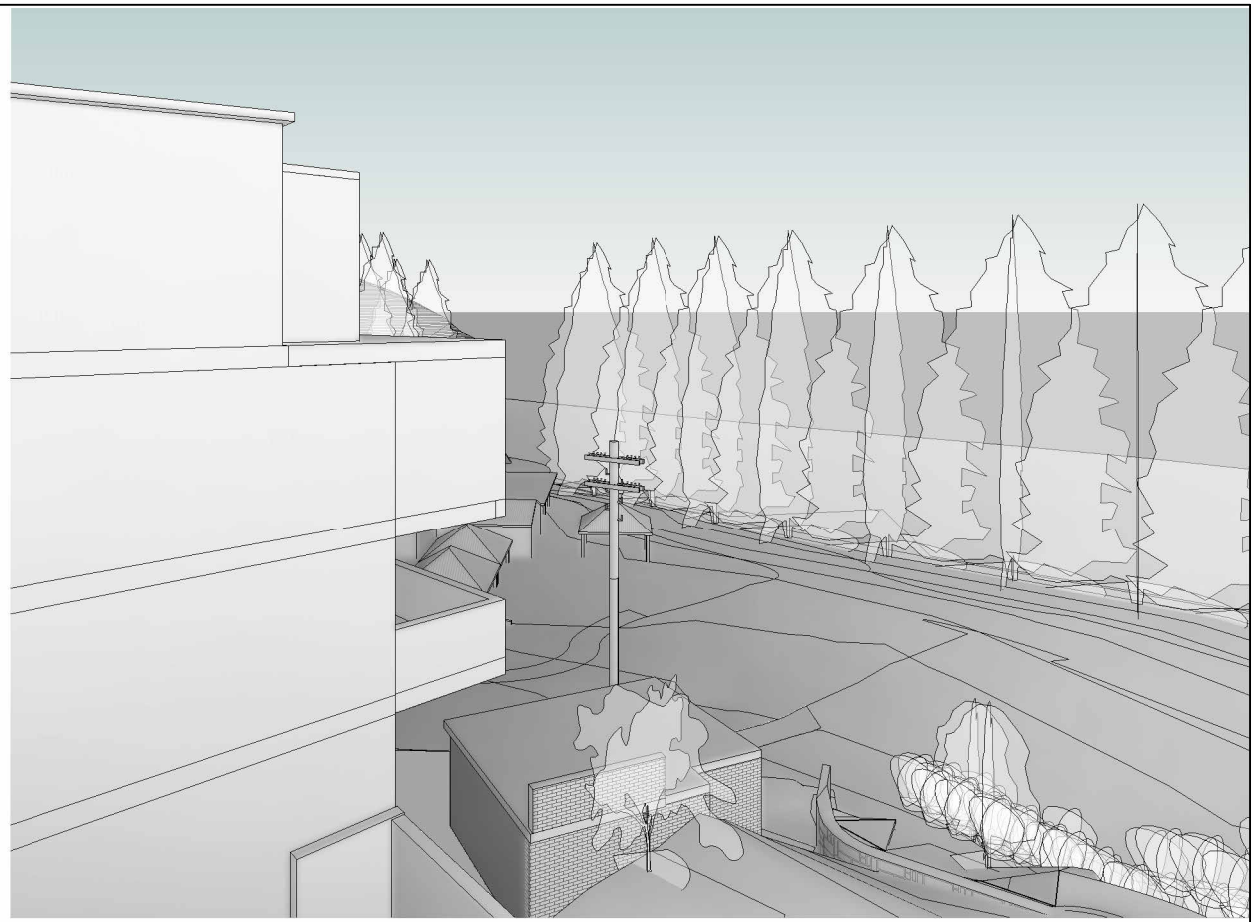


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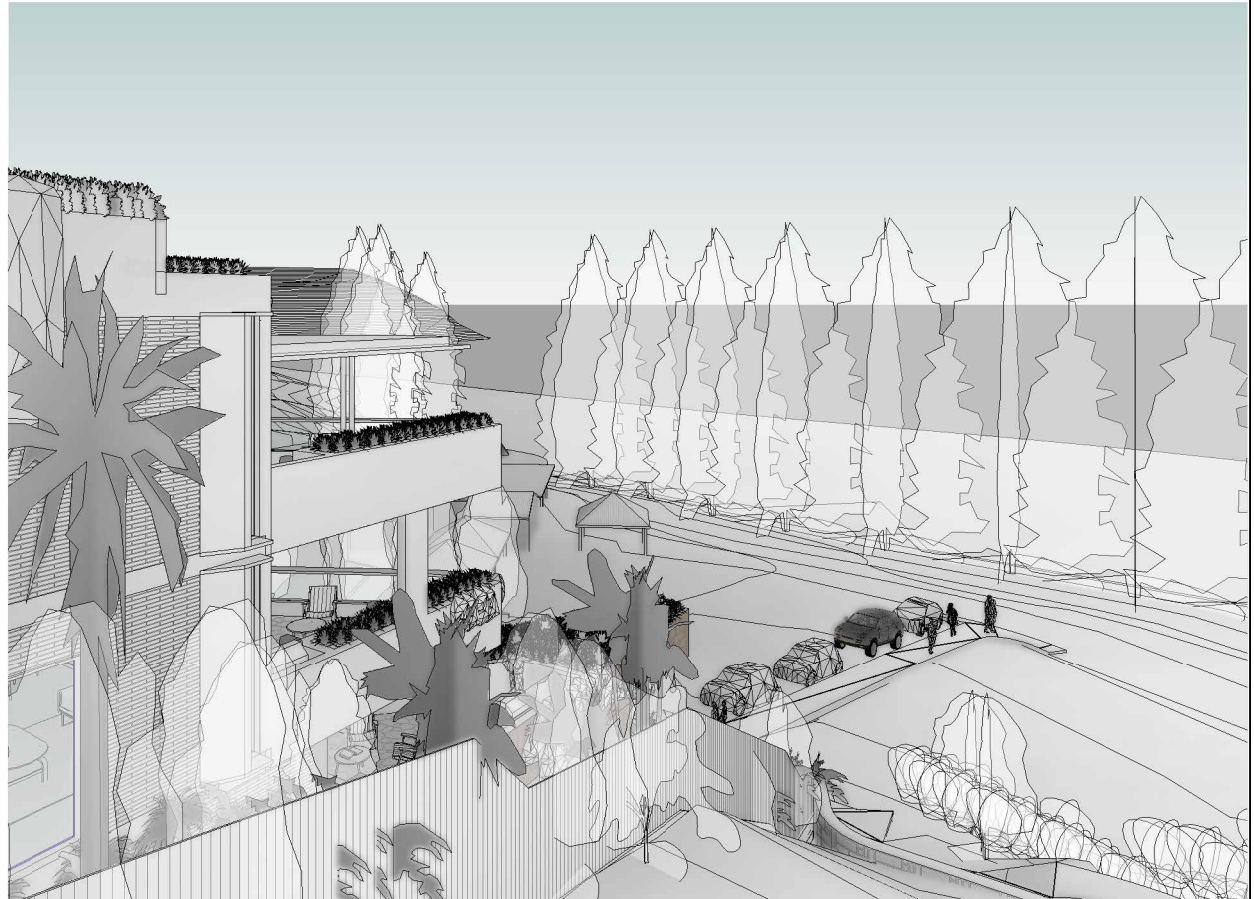
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Date	AUGUST 2021	Scale	
Drawn by	KW		DA56



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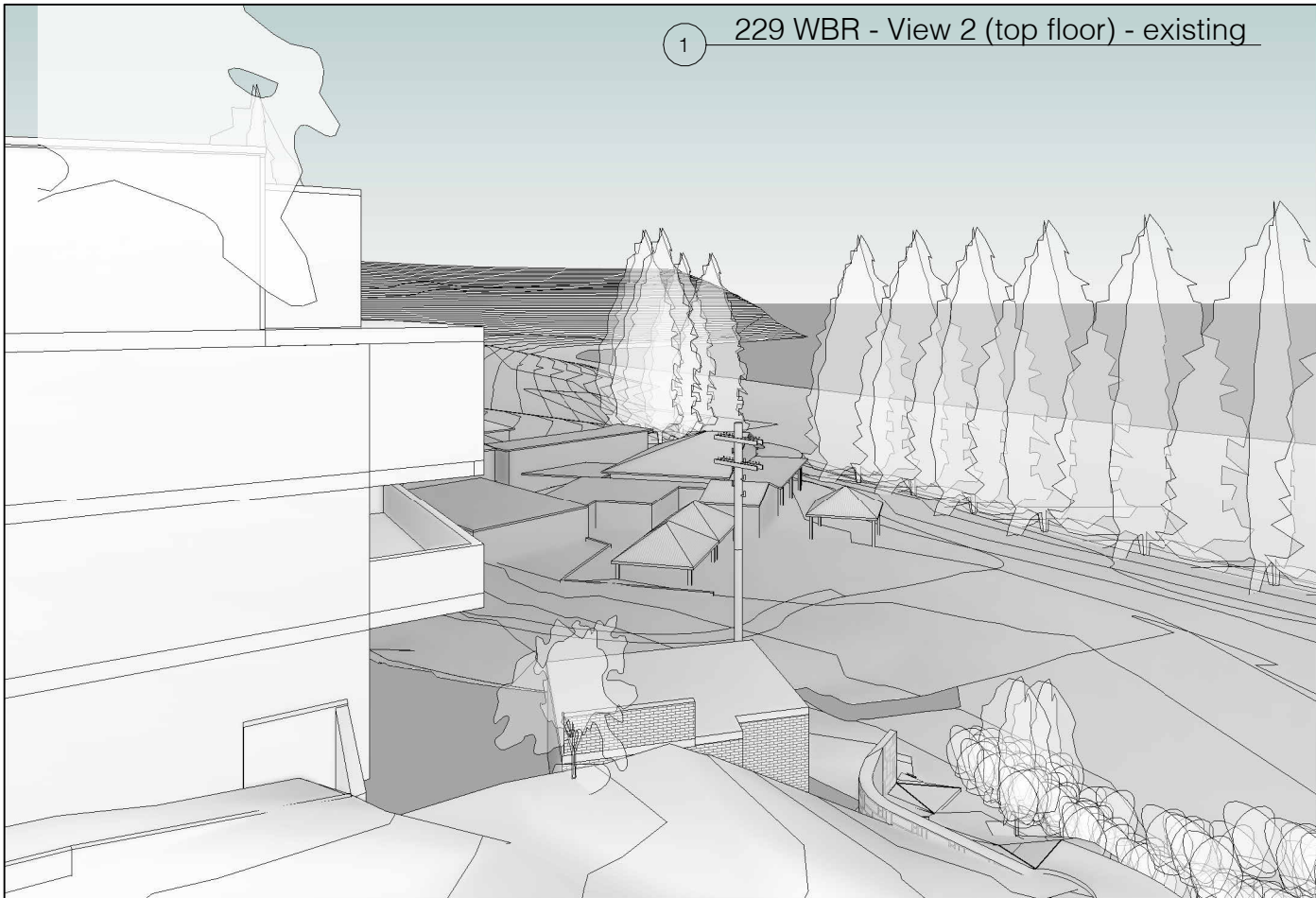
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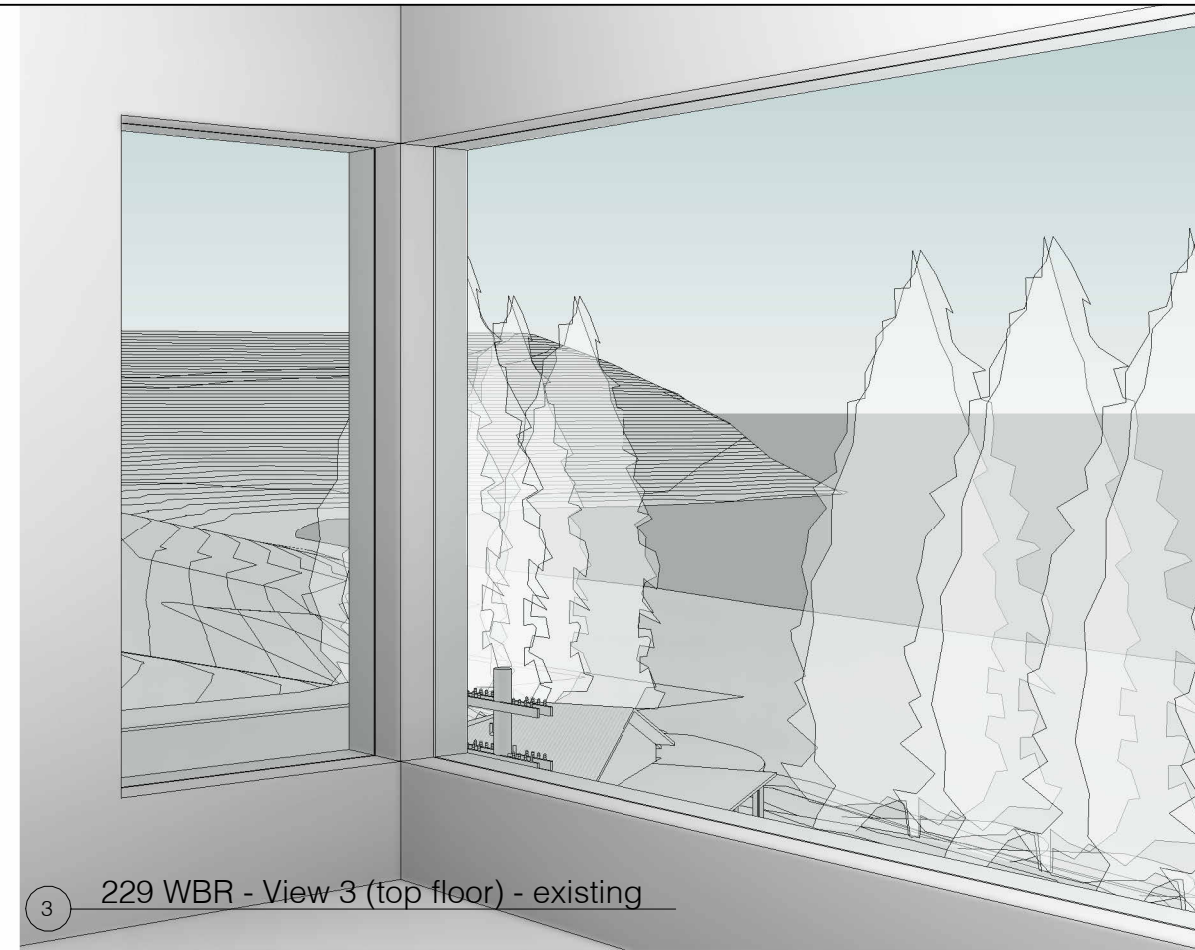
WHALE BEACH NEIGHBOURHOOD
 CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

229 WBR View Impact Study

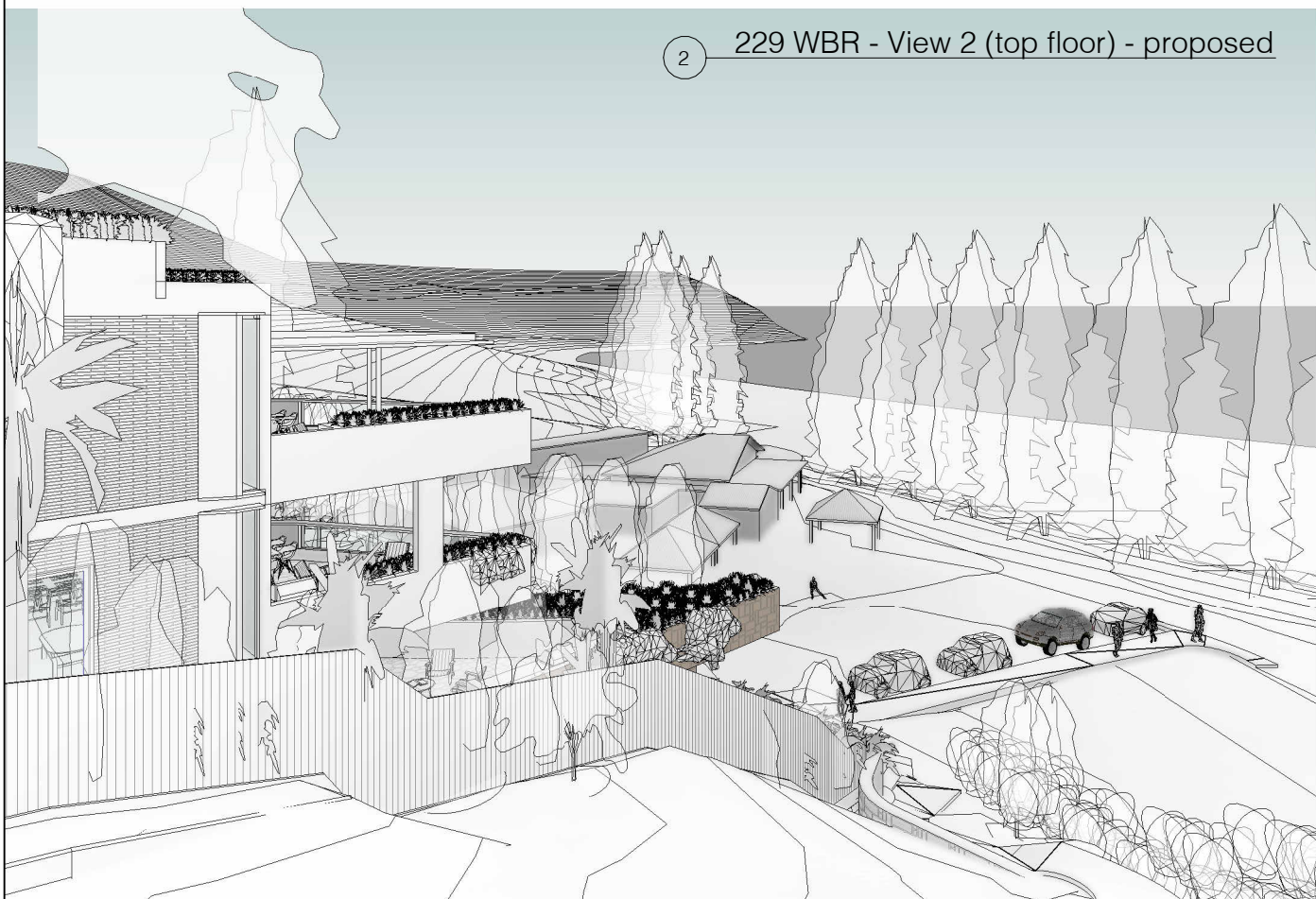
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Drawn by	Author		DA57



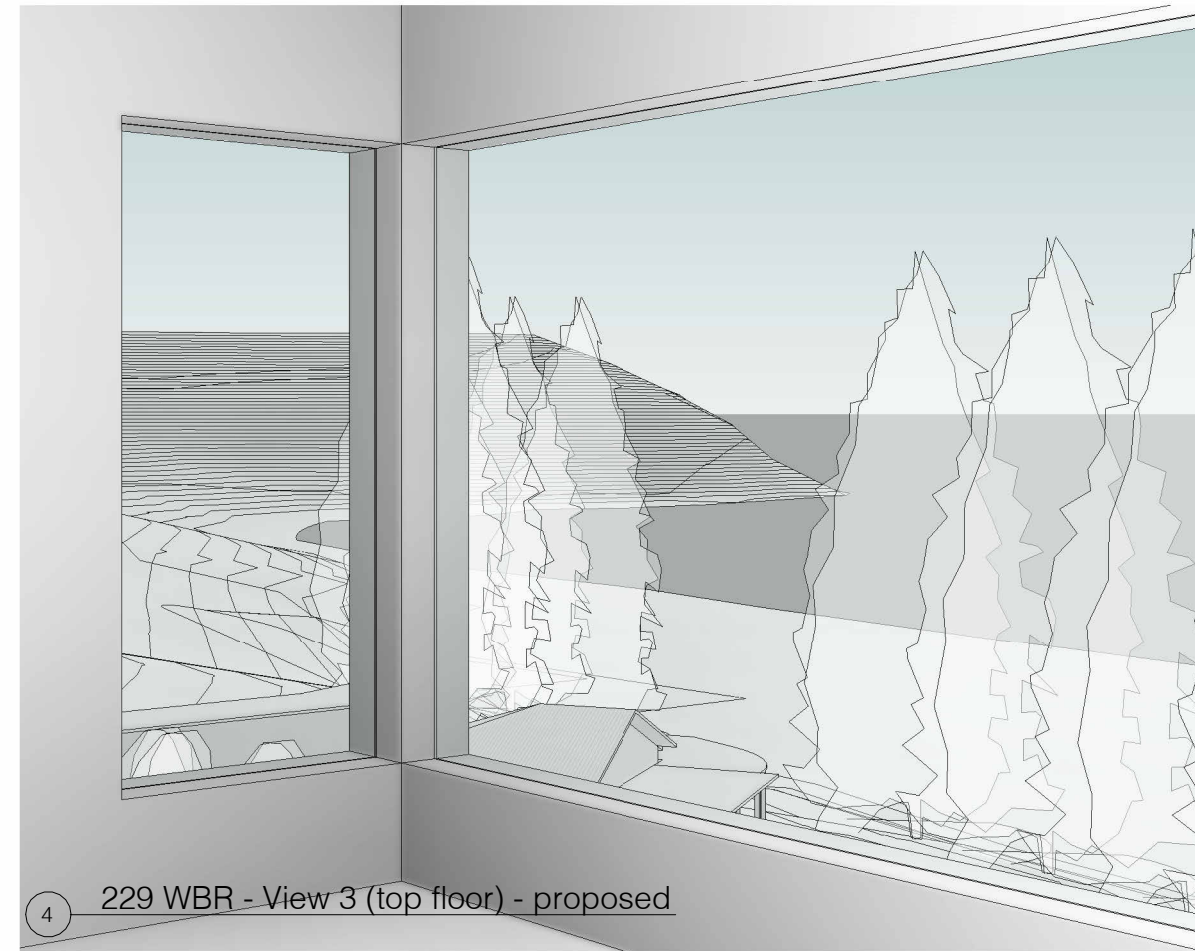
1 229 WBR - View 2 (top floor) - existing



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



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



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

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
 t 02 9918 3843
 m 0418 627 024
 e mailto:richard@richardcolearchitecture.com.au
 w www.richardcolearchitecture.com.au

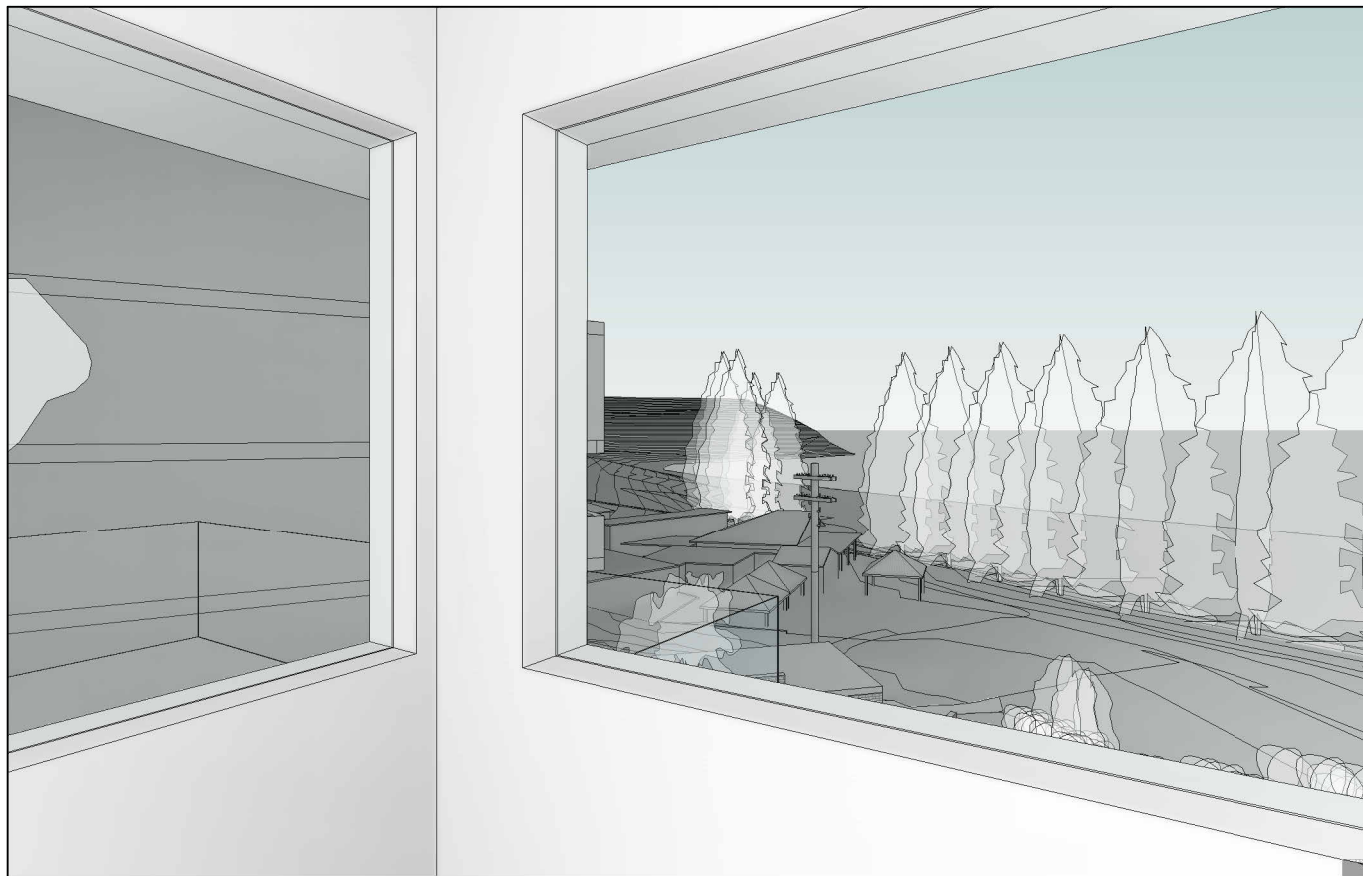
acn:093 598 415 abn:58 093 598 415
 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
M	Development Application	17/04/2020
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U	Section 8.2 Review	06/08/2021
V	Section 8.2 Review with modified driveway	07/10/2021

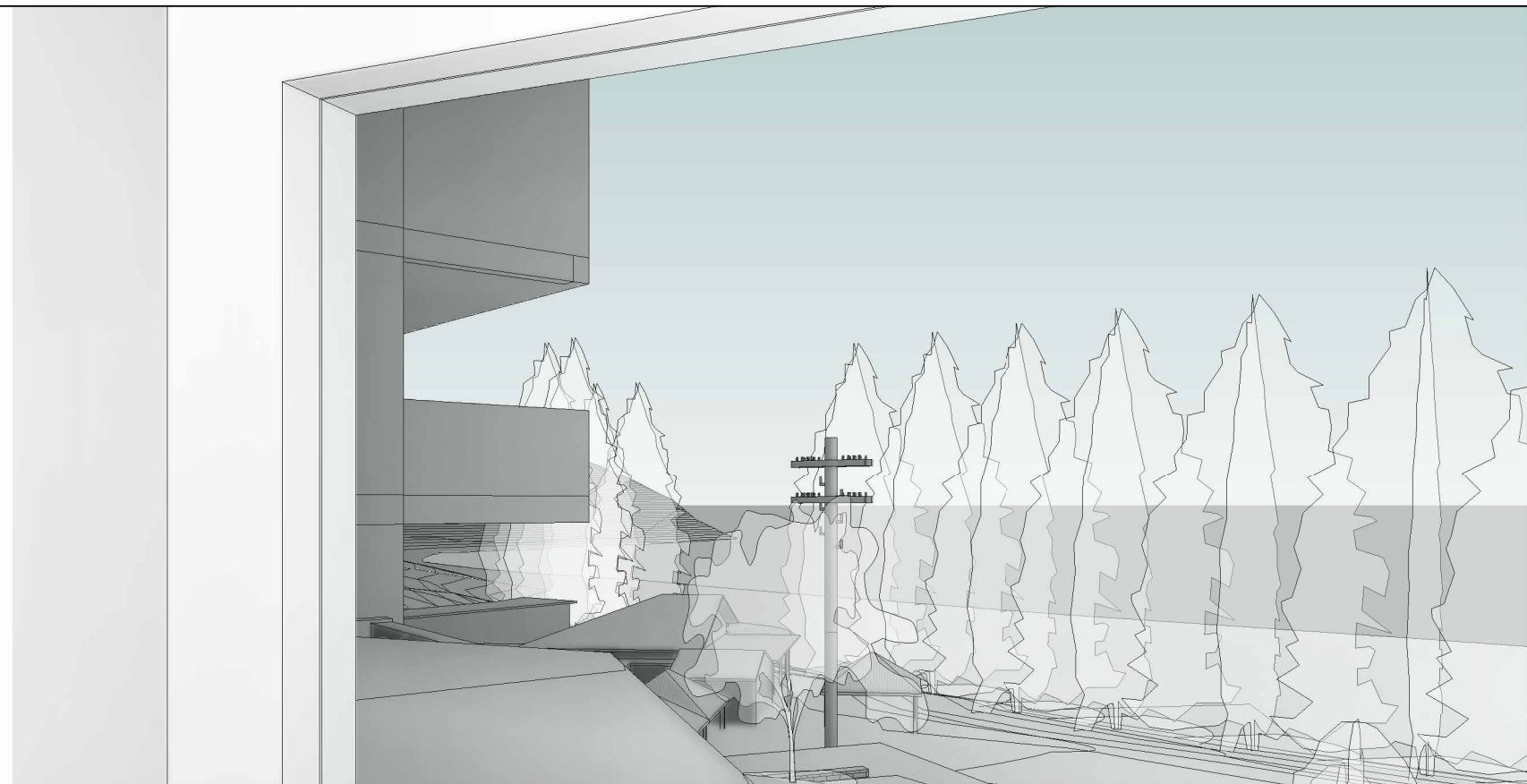
WHALE BEACH NEIGHBOURHOOD
 CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

229 WBR View Impact Study

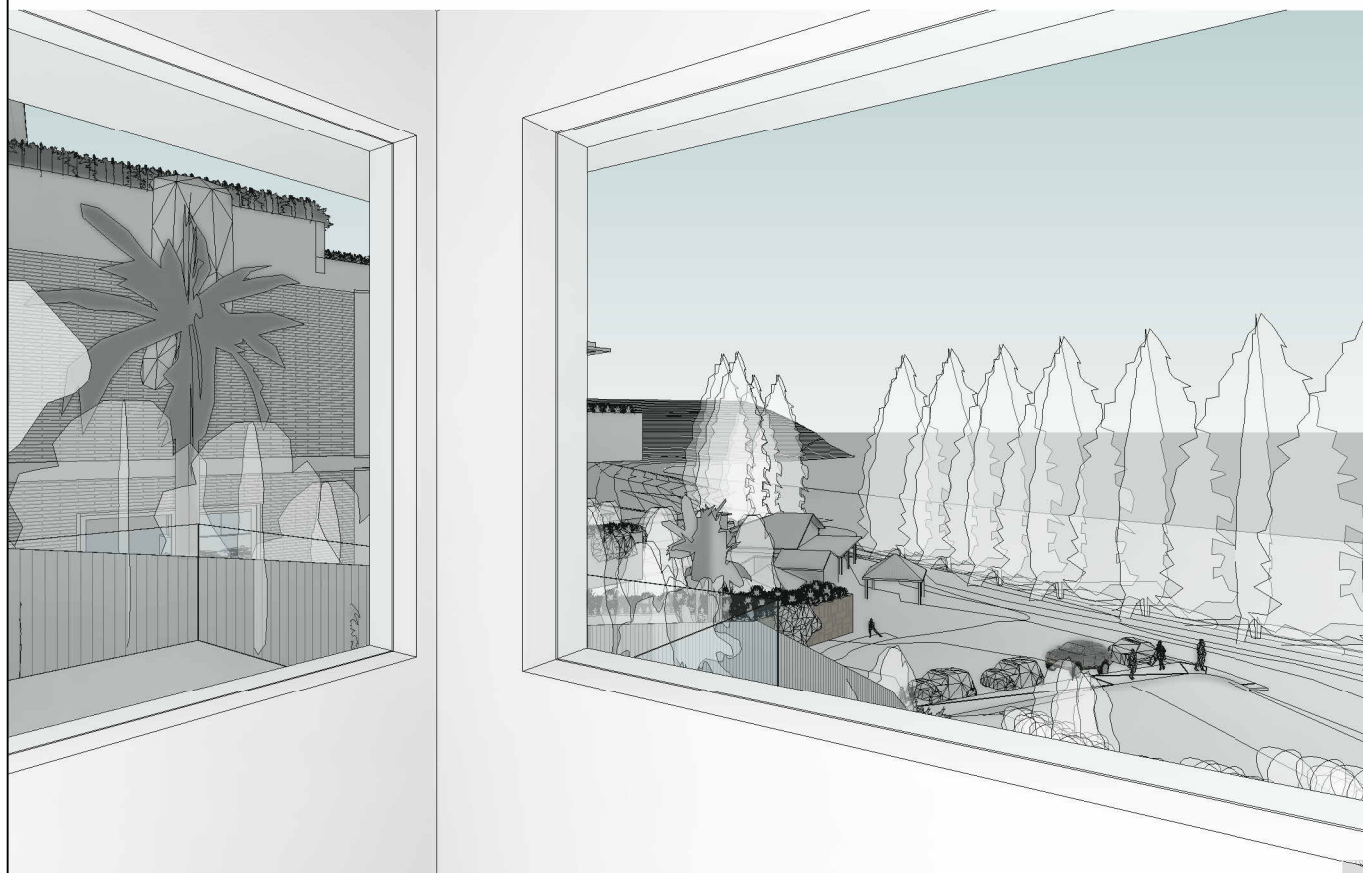
Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	
Drawn by	Author		DA58



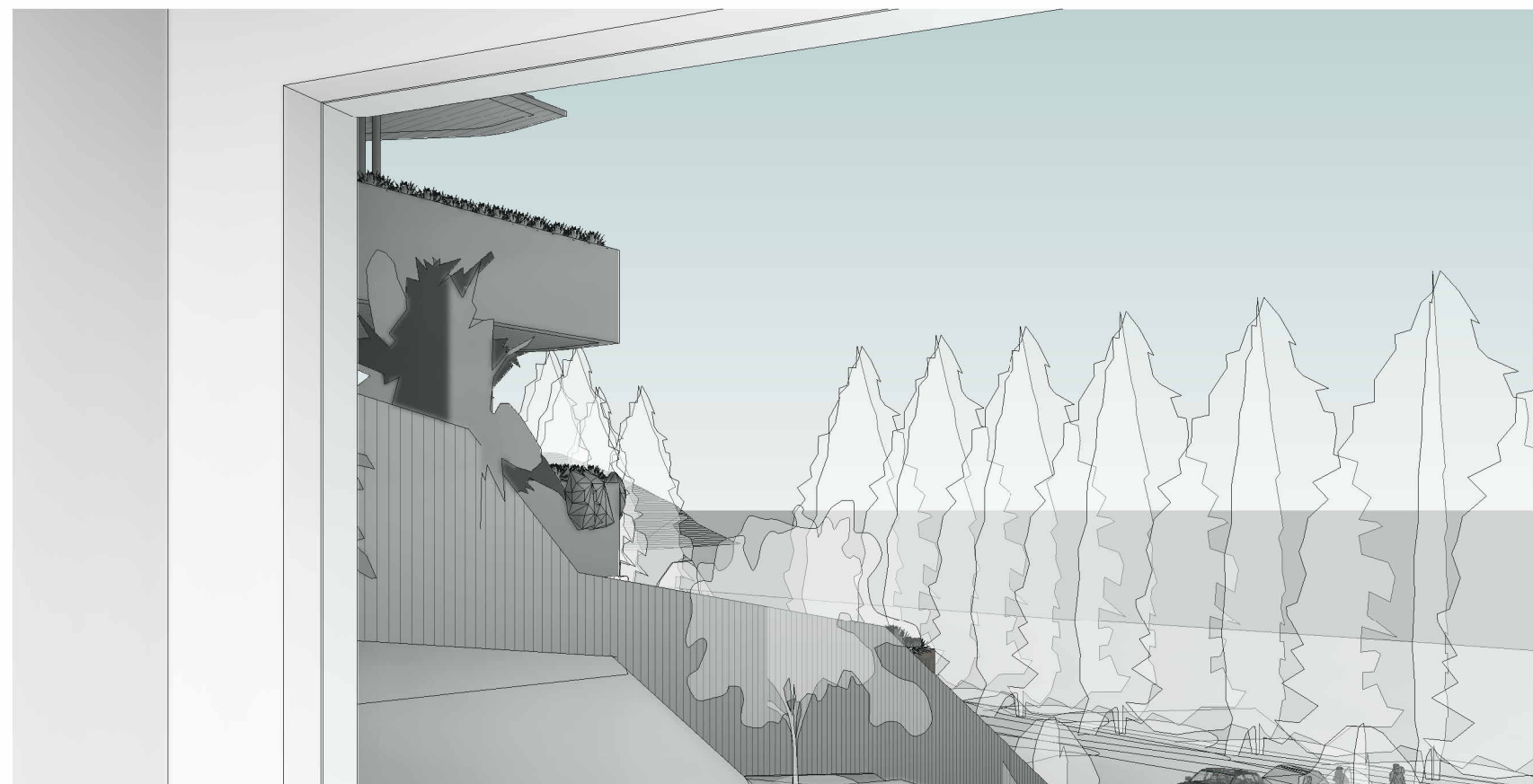
3 229 WBR - View 4 (mid floor) - Existing



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

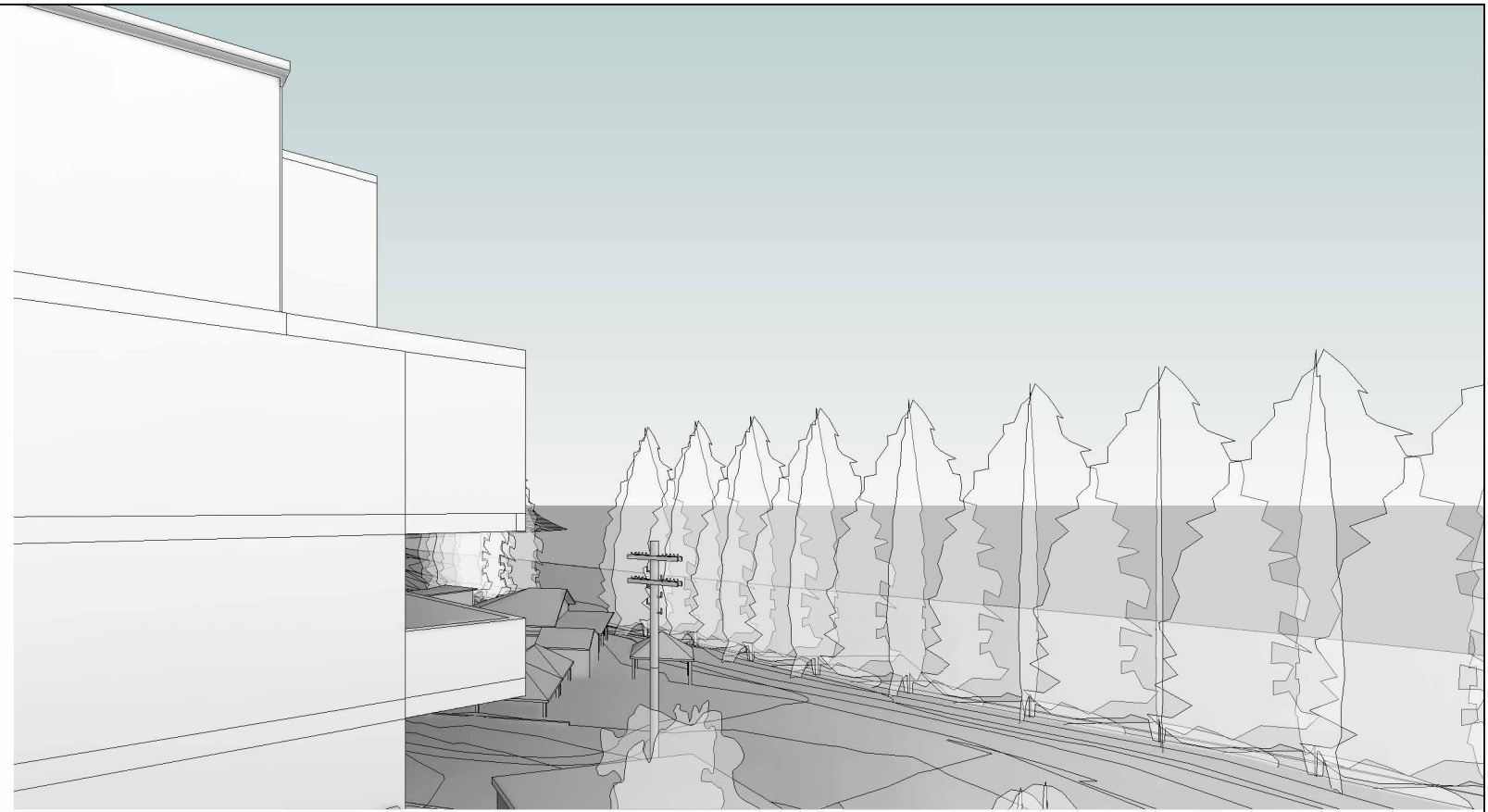


4 229 WBR - View 4 (mid floor) - Proposed

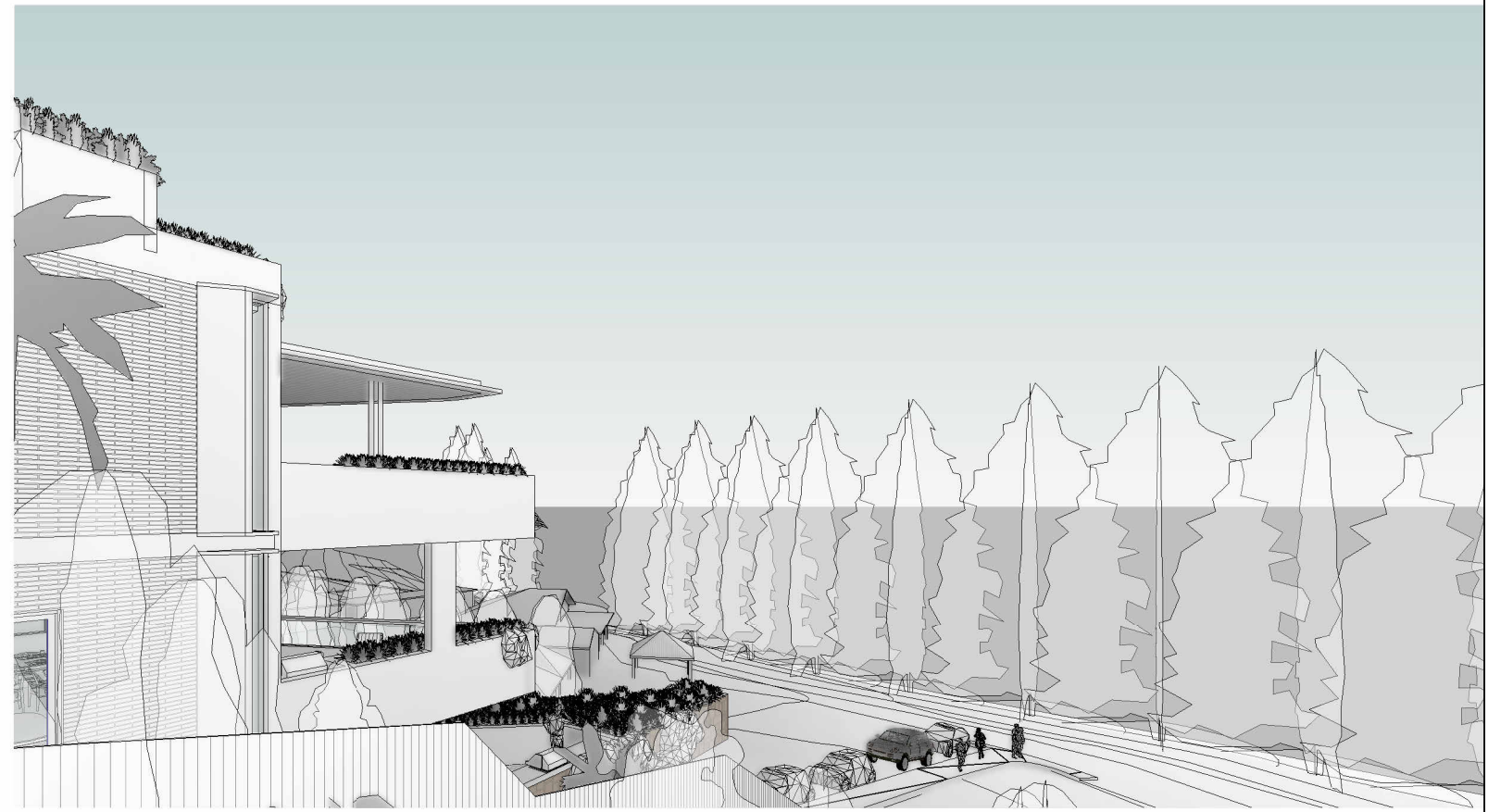


2 229 WBR - View 5 (ground floor)- proposed

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
V	Section 8.2 Review with modified driveway	07/10/2021



① 229 View from northern corner of balcony - existing



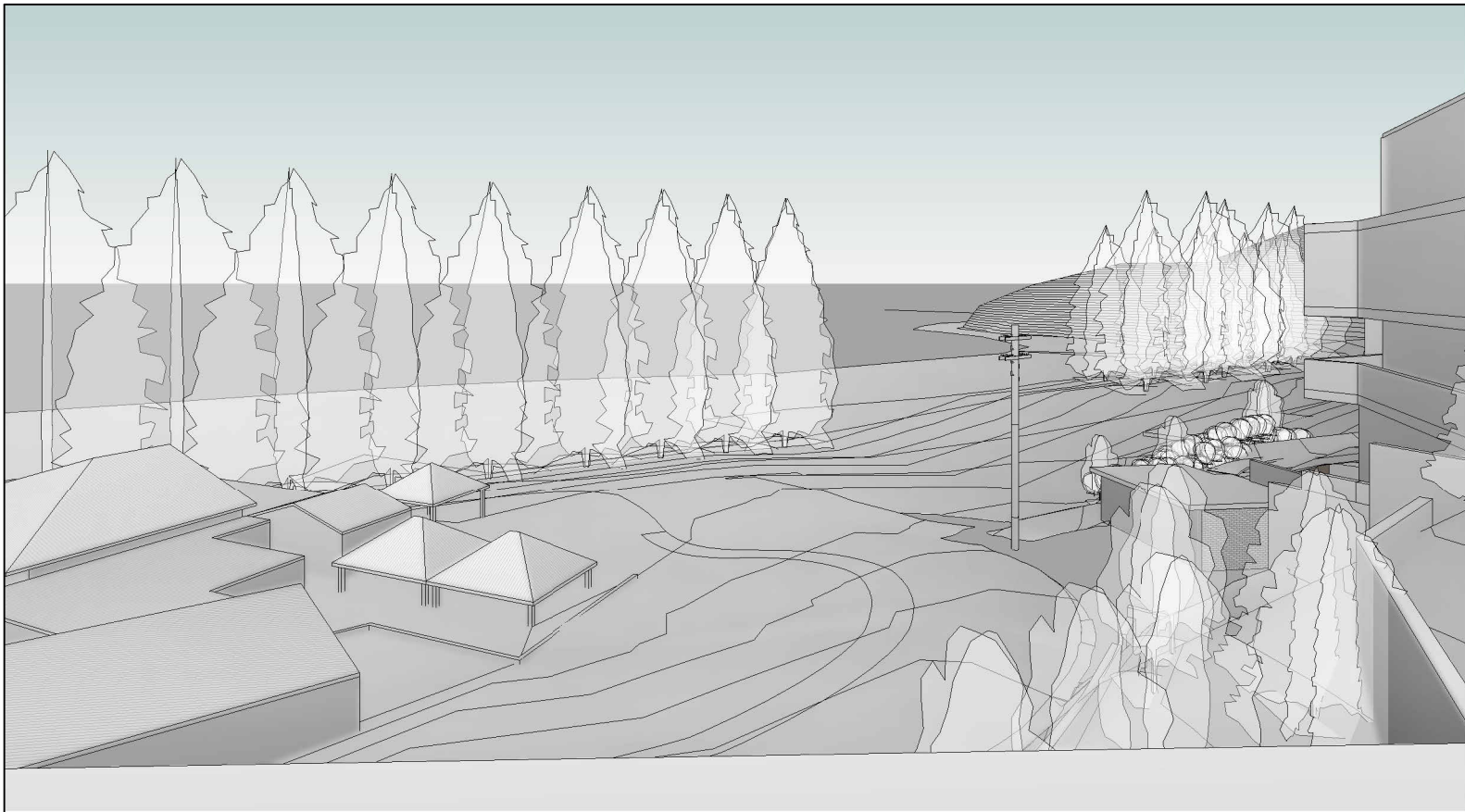
② 229 View from northern corner of balcony - proposed

No.	Revision Description	Date
M	Development Application	17/04/2020
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V	Section 8.2 Review with modified driveway	07/10/2021

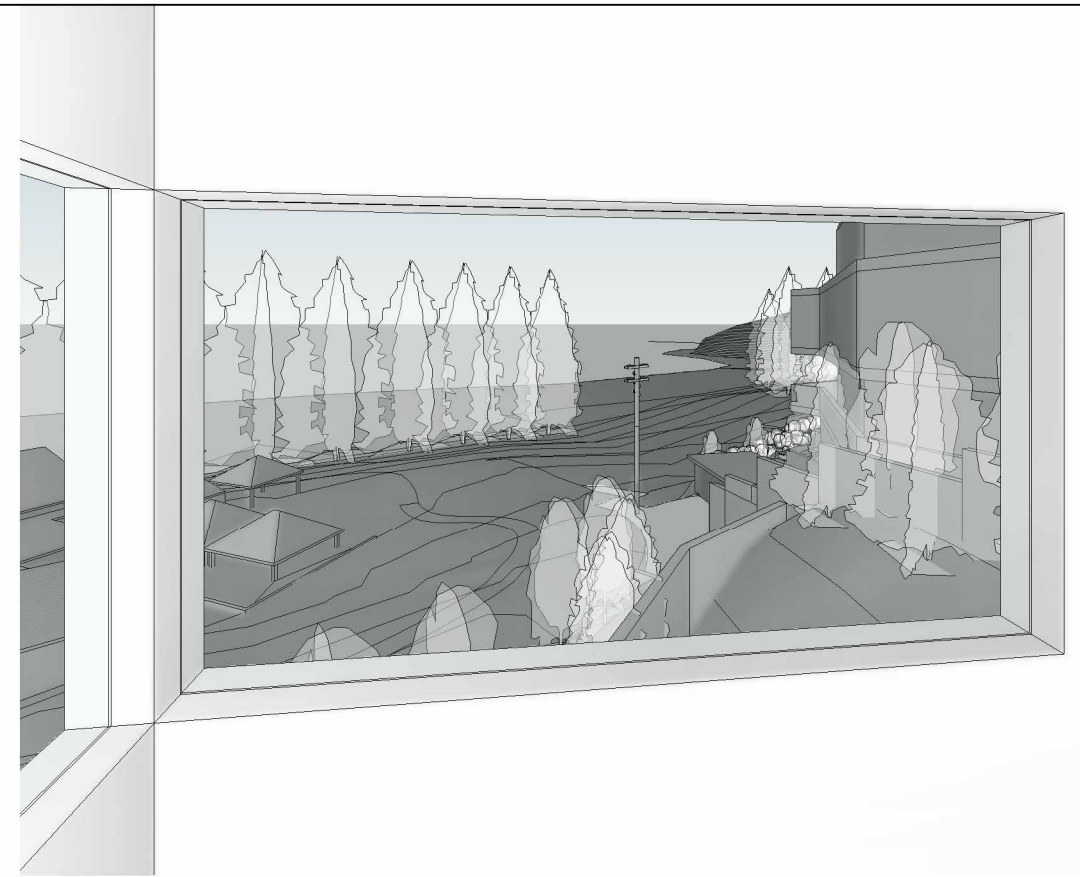
WHALE BEACH NEIGHBOURHOOD CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

229 WBR View Impact Study

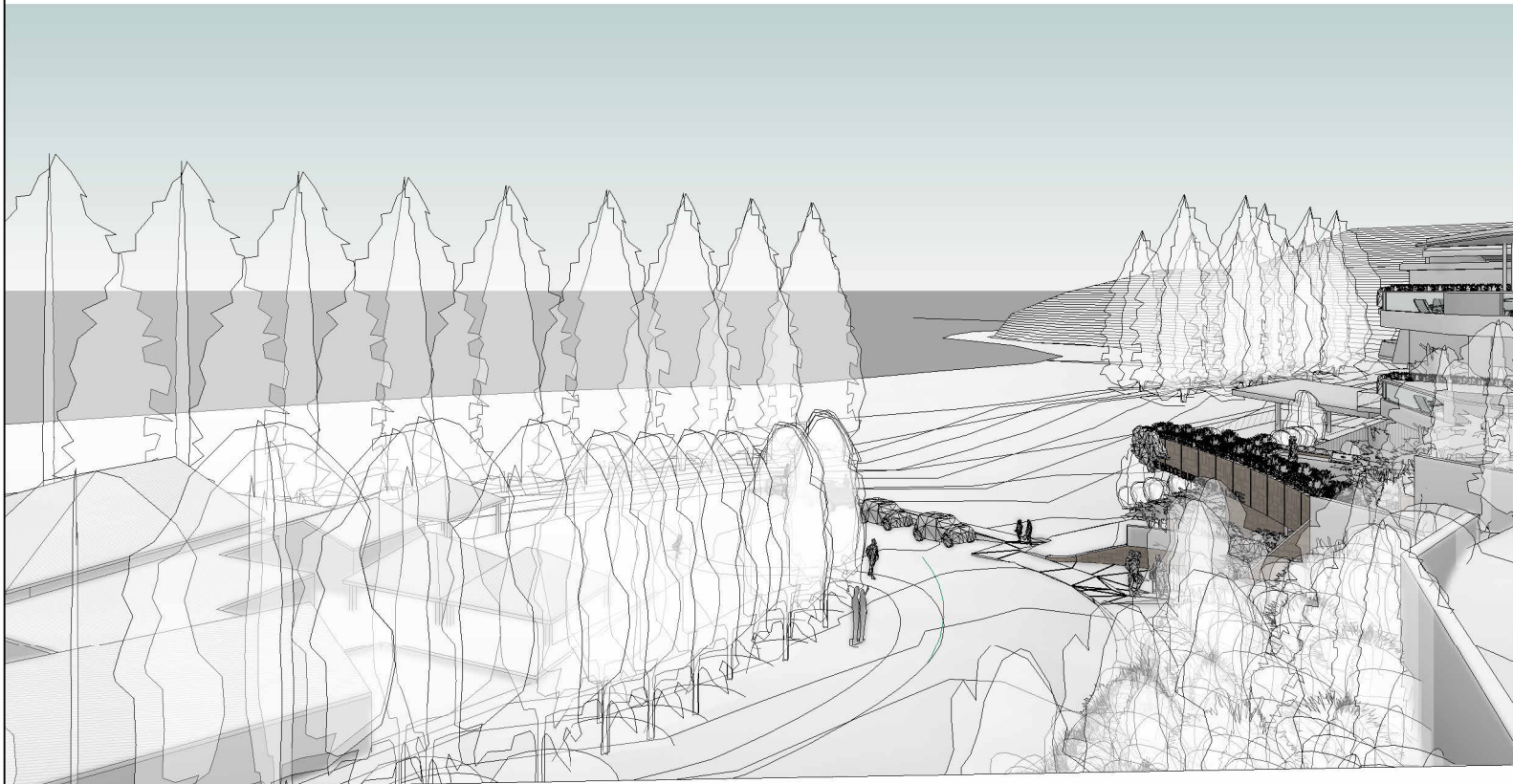
Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	
Drawn by	Author		DA60



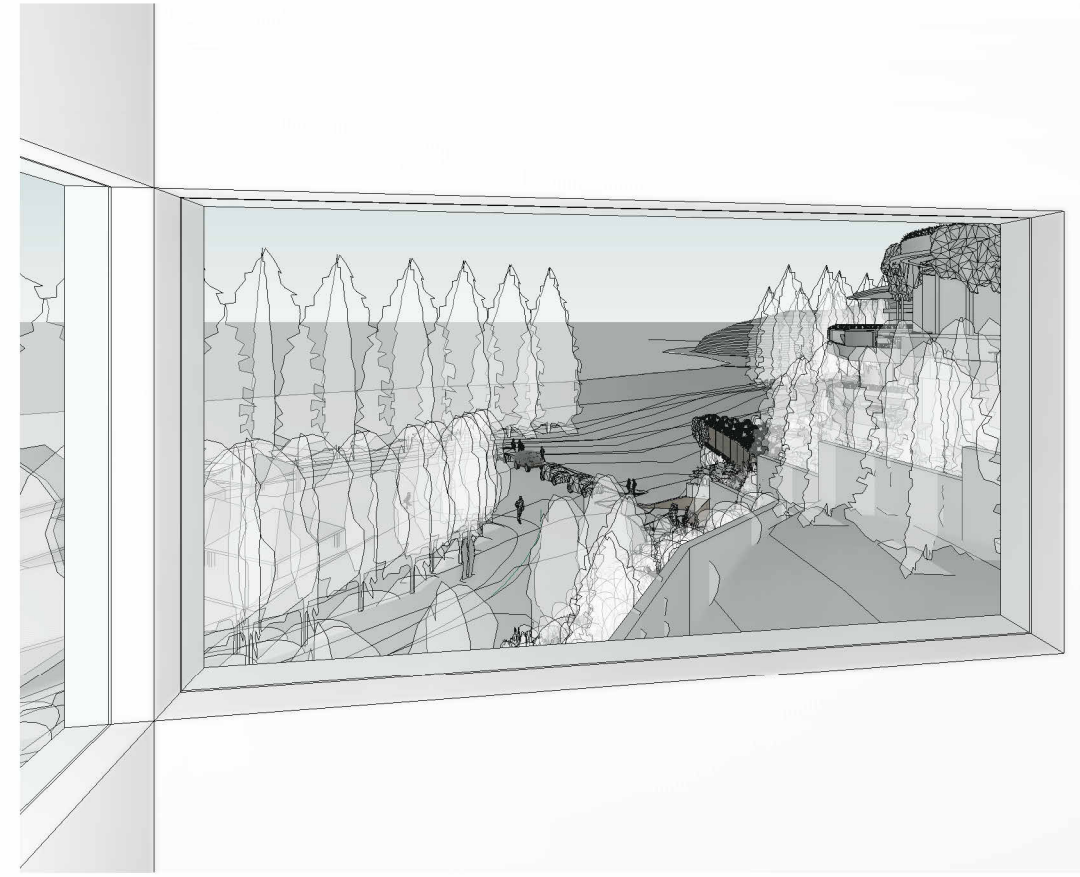
1 233 View from centre of balcony - existing




3 233 View from Bedroom - existing



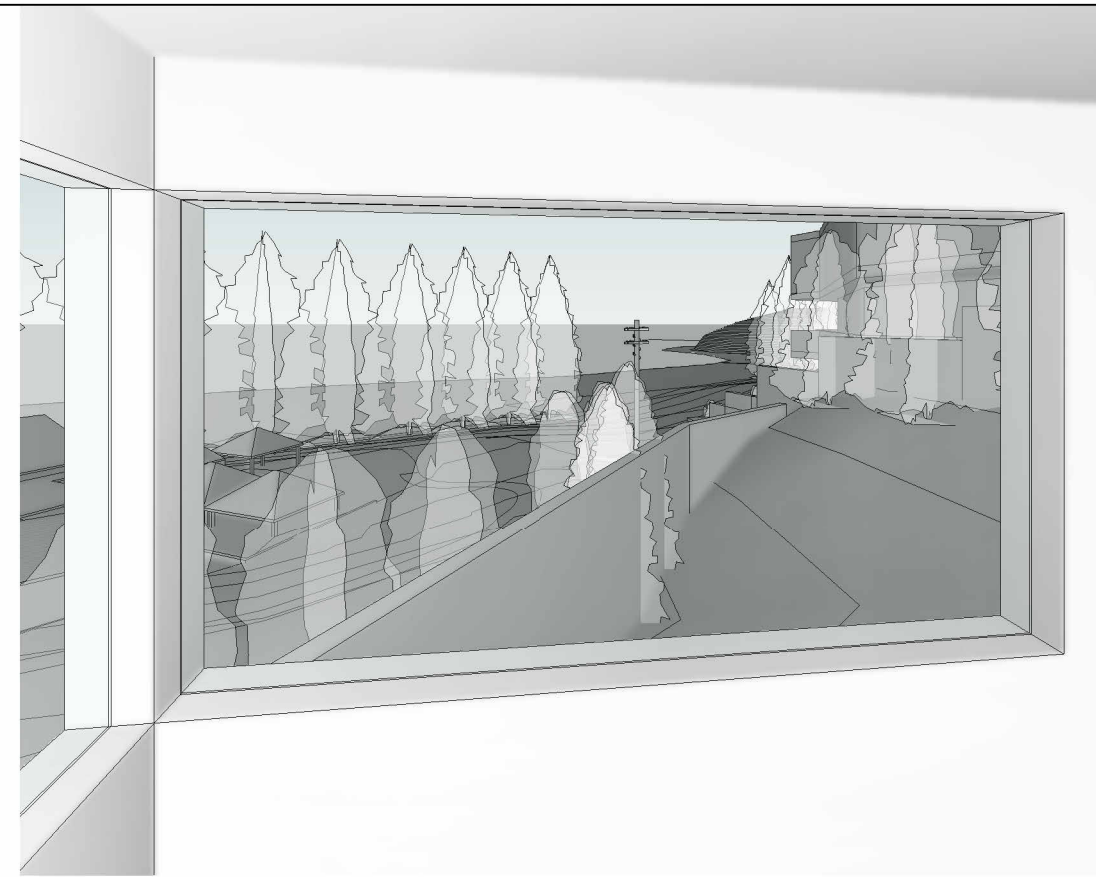
2 233 View from centre of balcony - proposed



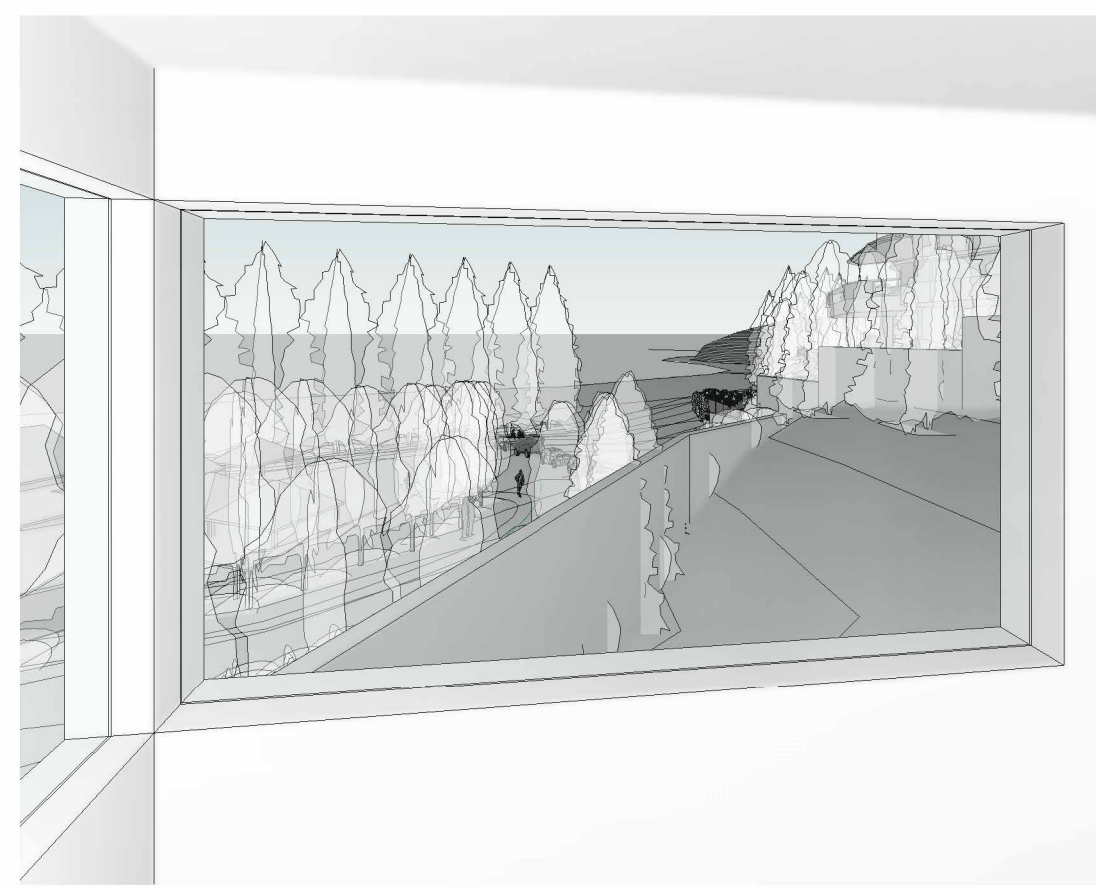
4 233 View from Bedroom - proposed

	139 PALMGROVE ROAD, AVALON BEACH NSW 2107																								
	t 02 9918 3843 m 0418 627 024 e mailto:richard@richardcolearchitecture.com.au w www.richardcolearchitecture.com.au																								
acn:093 598 415 abn:58 093 598 415 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538	<table border="1"> <thead> <tr> <th>No.</th> <th>Revision Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>M</td> <td>Development Application</td> <td>17/04/2020</td> </tr> <tr> <td>P</td> <td>Revised Development Application</td> <td>09/10/2020</td> </tr> <tr> <td>R</td> <td>Revised Development Application</td> <td>27/05/2021</td> </tr> <tr> <td>S</td> <td>Revised Development Application for Review</td> <td>7/06/2021</td> </tr> <tr> <td>T</td> <td>Revised DA for Review</td> <td>27/07/2021</td> </tr> <tr> <td>U</td> <td>Section 8.2 Review</td> <td>06/08/2021</td> </tr> <tr> <td>V</td> <td>Section 8.2 Review with modified driveway</td> <td>07/10/2021</td> </tr> </tbody> </table>	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	7/06/2021	T	Revised DA for Review	27/07/2021	U	Section 8.2 Review	06/08/2021	V	Section 8.2 Review with modified driveway	07/10/2021
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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

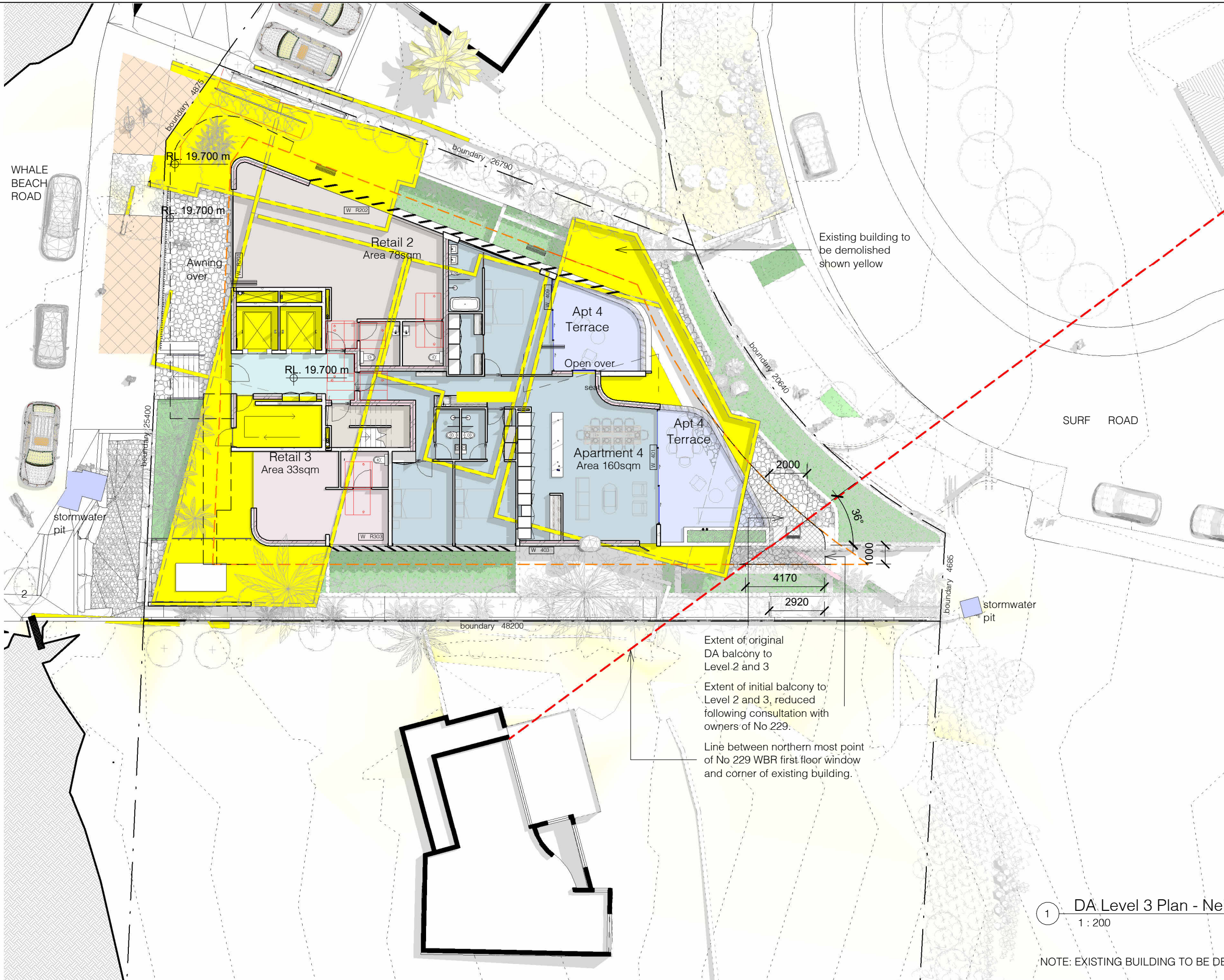


① 233 View from lower bedroom - existing



② 233 View from lower bedroom - proposed

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M	Development Application	17/04/2020
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Extent of original DA balcony to Level 2 and 3

Extent of initial balcony to Level 2 and 3, reduced following consultation with owners of No 229.

Line between northern most point of No 229 WBR first floor window and corner of existing building.

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

NOTE: EXISTING BUILDING TO BE DEMOLISHED SHOWN TRANSPARENT YELLOW

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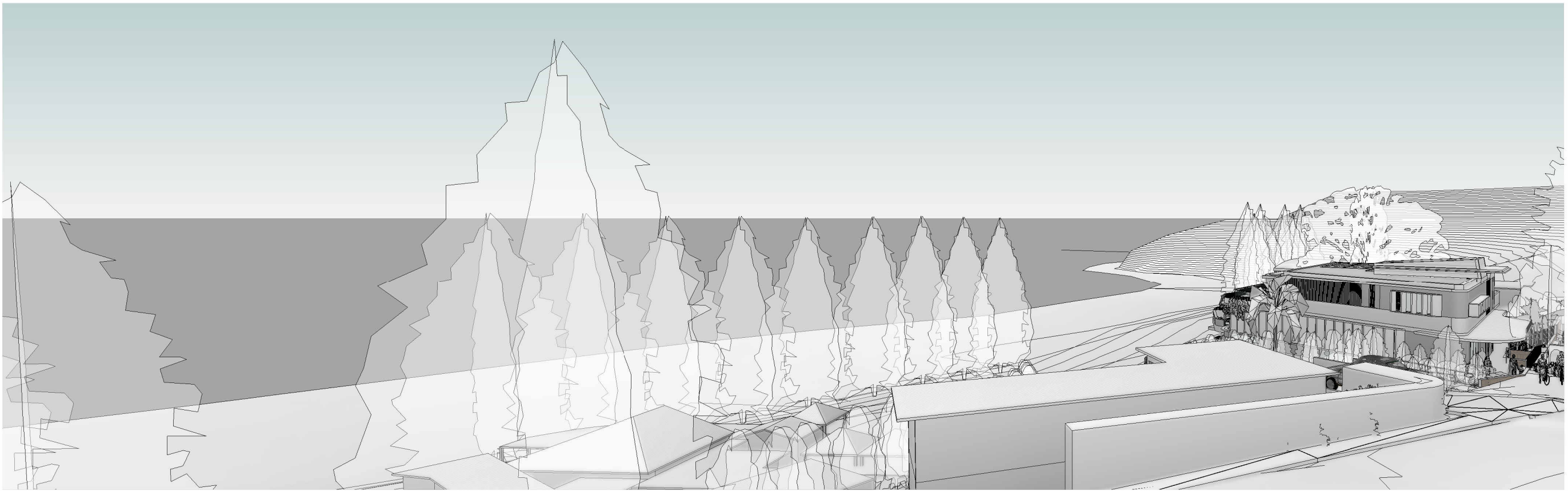
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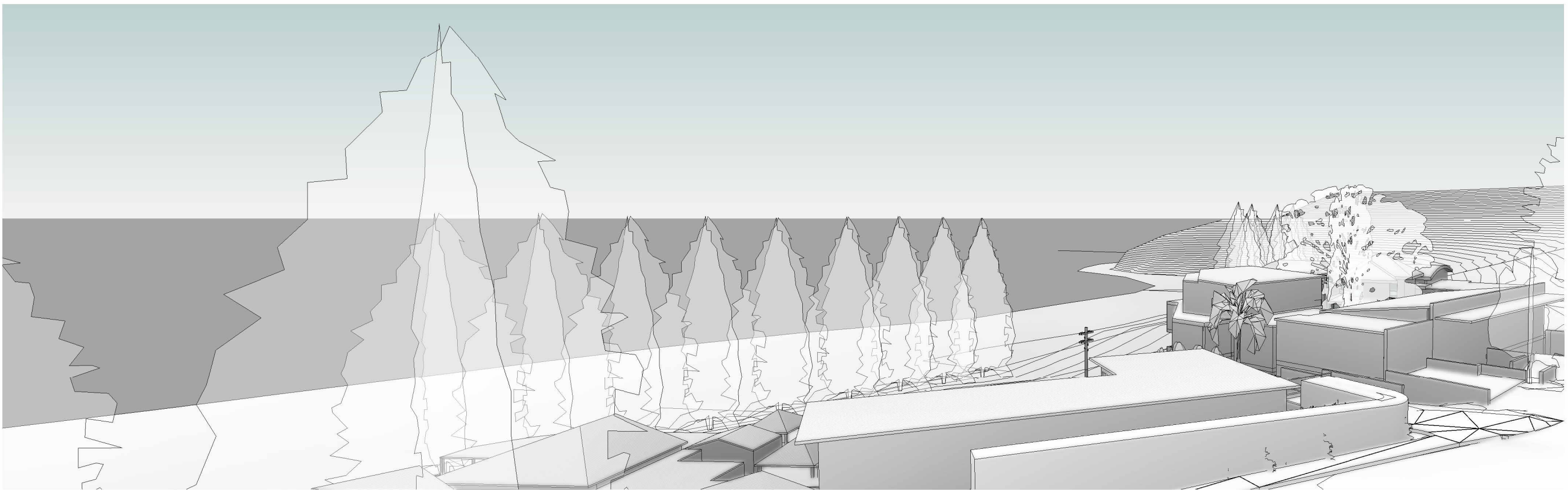
WHALE BEACH NEIGHBOURHOOD
 CENTRE
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

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

No.	Revision Description	Date
M	Development Application	17/04/2020
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Project number	1609	Checked by	Checker
Date	AUGUST 2021	Scale	
Drawn by	Author		DA64