

Memo

Development Assessment

To: Northern Beaches Local Planning Panel - Chairperson

Cc: Northern Beaches Local Planning Panel – Expert and Community Members

From: Steve Findlay, Manager - Development Assessment

Date: 30 November 2020

Subject: Item 3.2 for Meeting of 2 December 2020 - DA2020/0442 for a Mixed Development (Shop-top Housing) at 231 Whale Beach Road, Whale Beach

Record Number: 2020/748500

Dear Panel,

One of the items scheduled for the NBLPP Meeting on Wednesday 2 December 2020 is Item 3.2 which relates to a Development Application (DA2020/0442) for demolition works and construction of a Mixed Use Development comprising Shop-top Housing and retail premises, with associated car parking, landscaping and strata subdivision.

The purpose of this memo is to advise the panel that the applicant has submitted amended plans and additional information in an attempt to address the concerns raised by Council and the community. The amended plans are attached to this memo and are submitted to the panel for its consideration of the matter.

In summary, the amended plans include the following changes:

- *The extent of the eastern projection of the balconies to Levels 2 and 3 has been reduced by 3.0 metres*
- *The balconies to Levels 2 and 3 have been redesigned to project less to the east and have a softer, more rounded and consistent character incorporating brickwork.*
- *Timber soffits to balconies and awning roofs has been provided. As the primary views from Surf Road are from below, this has a significant impact on the materiality of the building from this aspect.*
- *The first floor podium base has been clad in sandstone rather than off-form concrete. Sandstone has also been provided to visible ground floor walls adjacent to the street frontage.*
- *The depth of the first floor podium has been reduced from 1.9 metres to 1.4 metres. This will reduce the bulk at the base of the building.*
- *The garden area to the pedestal base (first floor) has been increased and hard landscaped area reduced.*
- *The central void has been opened up by deleting projecting bays and angling the south eastern wall.*

- *The width of the sunshade bays has been reduced to northern elevation on all levels.*
- *Steel or aluminium gates and screens have been replaced with timber.*
- *The upper level perforated brickwork and associated rooftop plant has been deleted and accommodated within a single rooftop element combining the lift overrun and plant. These changes reduce the total width of rooftop elements when viewed from Whale Beach Road from 14.325 metres to 4.700 metres.*
- *The flyover copper roof over the fire stair has been deleted.*
- *The hard surface area to south of bedrooms of Apartment 1 has been replaced with garden bed.*
- *The hard surface area to the north of Level 1 Apartment 2 has been replaced with garden bed.*
- *The extent of the awning to Whale Beach Road has been reduced and softened with a curve in plan.*
- *Two street trees have been provided to the Surf Road frontage.*
- *The side setbacks to the majority of the northern and southern walls of Apartment 5 have been increased to 4.2m from the boundary and a fixed timber sunshade and privacy screen provided adjacent to the windows. This will decrease the bulk and scale of the building, provide greater privacy to neighbouring buildings and give a lighter appearance to the upper floor.*
- *The selection of face brickwork has been amended to a softer, more natural appearance brick that is more distinguishable from the off form concrete finish. This will soften the appearance of the building and help to break down the bulk and scale.*
- *Reducing bulk and side setbacks further will result in deletion of the central breezeway, which not only reduces amenity for the building, but for the residents and beachgoers, who will be able to utilise the breezeway.*

Proposed amendments to reduce impact on views include the following:

- *The upper level perforated brickwork and associated rooftop plant has been deleted and accommodated within a single rooftop element combining the lift overrun and plant. These changes reduce the total width of rooftop elements when viewed from Whale Beach Road from 14.325 metres to 4.700 metres.*
- *The flyover copper roof over the fire stair has been deleted.*
- *The extent of the eastern projection of the balconies to Levels 2 and 3 has been reduced by 3.0 metres*
- *Existing street trees have been retained including the Fig Tree (T1) on Whale Beach Road.*
- *The width of the sunshade bays has been reduced to northern elevation on all levels.*
- *The side setbacks to the majority of the northern and southern walls of Apartment 5 have been increased to 4.2m from the boundary and a fixed timber sunshade and privacy screen provided adjacent to the windows. This will decrease the bulk and scale of the building, provide greater privacy to neighbouring buildings and give a lighter appearance to the upper floor.*

Proposed amendments to increase privacy include the following:

- *The garden area to the pedestal base (first floor) has been increased and hard landscaped area reduced.*
- *A garden bed and privacy screen has been provided to the southern edge of Apartment 3 terrace. This will provide greater privacy to 229 Whale Beach Road.*

- *A garden bed has been provided to the southern edge of Apartment 4 terrace. This will provide greater privacy to 229 Whale Beach Road.*
- *An angled louvre privacy screen has been provided to the northern edge of Retail 2 terrace. This will provide greater privacy to 233 Whale Beach Road.*
- *A garden bed has been provided to the northern edge of Apartment 5 terrace. This will provide greater privacy to 233 Whale Beach Road. Note that 1m high garden beds prevent occupants of elevated terraces from standing at the edge and looking down into neighbouring dwellings. As long as level differences are sufficient, occupants are restricted to looking out over the adjacent building.*
- *The side setbacks to the majority of the northern and southern walls of Apartment 5 have been increased to 4.2m from the boundary and a fixed timber sunshade and privacy screen provided adjacent to the windows. This will decrease the bulk and scale of the building, provide greater privacy to neighbouring buildings and give a lighter appearance to the upper floor.*

To support the amended plans, the applicant also provided updated experts reports, including:

- Updated Traffic Report
- Updated Landscape Drawings and Report Updated BASIX Certificate
- BCA Compliance Report

A review of the amended plans indicates that whilst the amendments represent significant improvements to the design of the proposed and ameliorate many of the adverse impacts, the extent of the amendments does not fully address Council's concerns to warrant a favourable recommendation, particularly in relation to the issue of bulk and scale and how the development responds to the topography of the land and immediately adjoining properties.

Furthermore, the amended plans have not been publicly exhibited or fully reviewed by the relevant referral sections of Council.

As detailed in the assessment report, the development needs to be broken down to a greater extent to better relate to the site, by stepping down the site to a greater degree on its upper levels, in a manner which is consistent with the prevailing topography of the land. Such an outcome would produce a form of development on the site which contextually fits within the established and unique character of site and the locality.

Should the Panel accept the amended plans, they will need to be renotified and referred to the various experts within Council.



Steve Findlay
Manager, Development Assessment

Sheet Number	Issue	Sheet Name
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DA01	P	Site Plan
DA02	P	Locality Plan
DA03	P	Basement Plan
DA04	P	Ground Floor Plan
DA05	P	Level 1 Plan
DA06	P	Level 2 Plan
DA07	P	Level 3 Plan
DA08	P	Level 4 Plan
DA09	P	Roof Plan
DA10	P	Elevations
DA11	P	Elevations
DA12	P	Boundary Elevations
DA13	P	Section
DA14	P	Section
DA15	P	Shadow Diagram - 900am June 21
DA16	P	Shadow Diagram - 1200noon June 21
DA17	P	Shadow Diagram - 300pm June 21
DA18	P	Neighbouring Shadow Studies
DA19	P	Solar Access Study
DA20	P	Driveway Profile
DA21	P	Photomontage - Whale Beach Road
DA22	P	Photomontage - Surf Road
DA23	P	Site Analysis - Existing
DA24	P	Site Analysis - Proposed
DA30	P	Sectional Perspective (Site)
DA31	P	Compliance Check
DA32	P	Gross Floor Area Calculations
DA33	P	Area Calculations
DA34	P	Landscaped Areas
DA35	P	Finishes Board - Surf Road
DA36	P	Finishes Board - Whale Beach Road
DA37	P	Building Height Plane
DA39	P	BASIX Requirements
DA40	P	Retail 1 Plan
DA41	P	Apartment 1 Plan
DA42	P	Apartment 2 Plan (lower)
DA43	P	Apartment 2 Plan (upper)
DA44	P	Apartment 3 Plan
DA45	P	Retail 2 Plan
DA46	P	Apartment 4 & Retail 3 Plan
DA47	P	Apartment 5 Plan
DA50	P	196 WBR View Impact Study
DA51	P	196 WBR View Impact Study
DA52	P	194 WBR View Impact Study
DA53	P	194 WBR View Impact Study
DA54	P	198 WBR View Impact Study
DA55	P	200 WBR View Impact Study
DA56	P	229 WBR View Impact Study
DA57	P	229 WBR View Impact Study
DA58	P	229 WBR View Impact Study
DA59	P	229 WBR View Impact Study
DA60	P	229 WBR View Impact Study
DA61	P	233 WBR View Impact Study
DA62	P	233 WBR View Impact Study
DA100	P	Notification Site Plan
DA101	P	Notification Elevations
DA102	P	Notification Elevations

Keynote Legend

AC	AC Condenser
AFW	Aluminium Framed Window
BA	Frameless Glass Balustrade
CL	Clothesline
CPR	Copper Roofing
CS	Concrete Slab
CW	Concrete Wall
DR	Driveway
FE	Paling Fence
FT	Footpath
FY	Fire Hydrant
GA	Garbage Storage Area
GR	Glazed Roofing
LB	Letterbox
LT	Lift
MR	Membrane Roof
MW	Masonry Wall
PB	Planter Bed
PV	Photovoltaic Panels
RP	Ramp
SG	Steel framed Gate
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

OCTOBER 2020



1 DA Site Plan
1 : 500

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

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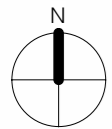
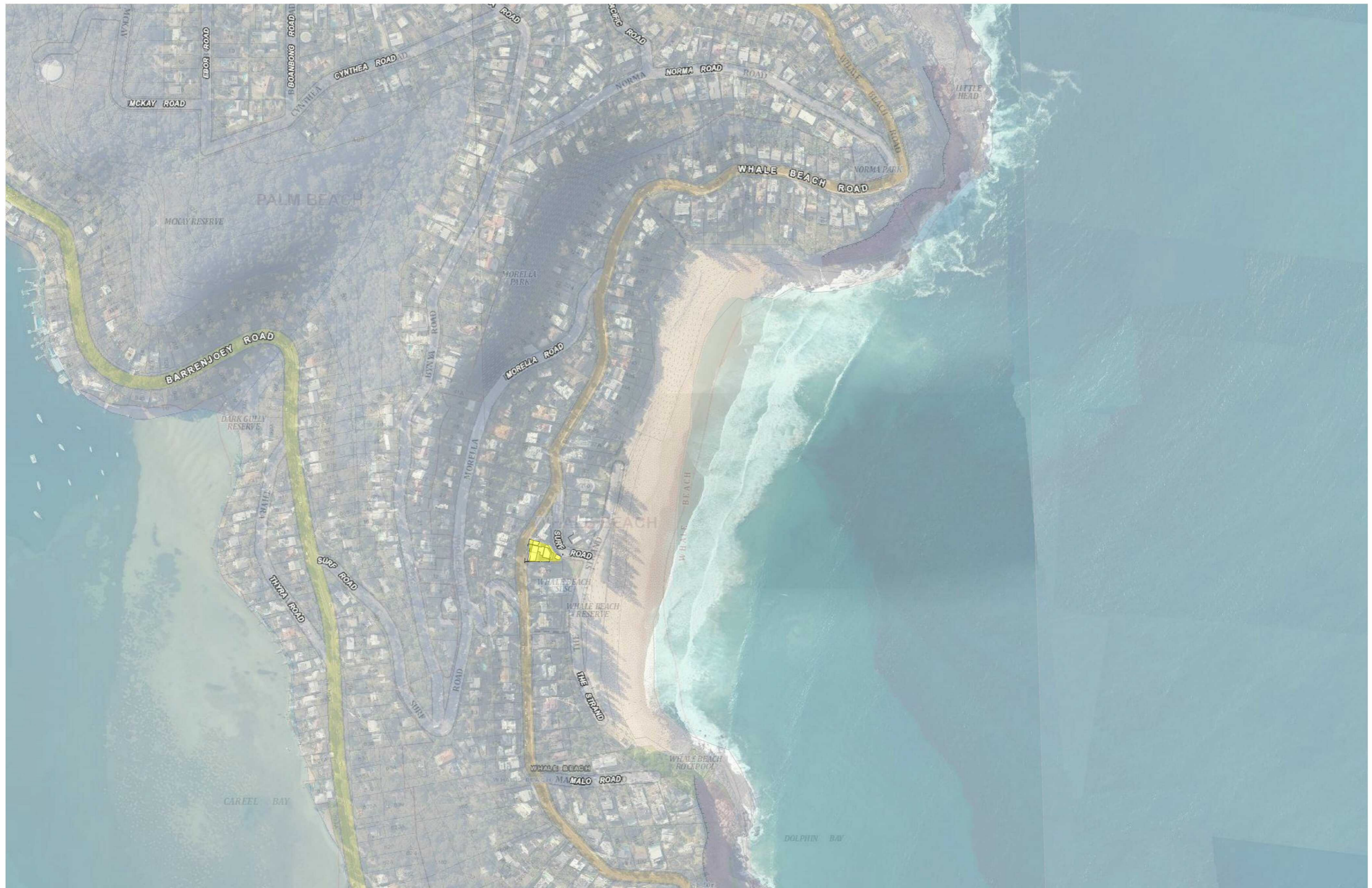
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I	Addition of Substation	24/10/19
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L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
O	Preliminary Revised DA	06/10/2020
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
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Site Plan

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	1 : 500
Drawn by	KW		DA01



1 DA Locality Plan
1 : 5000

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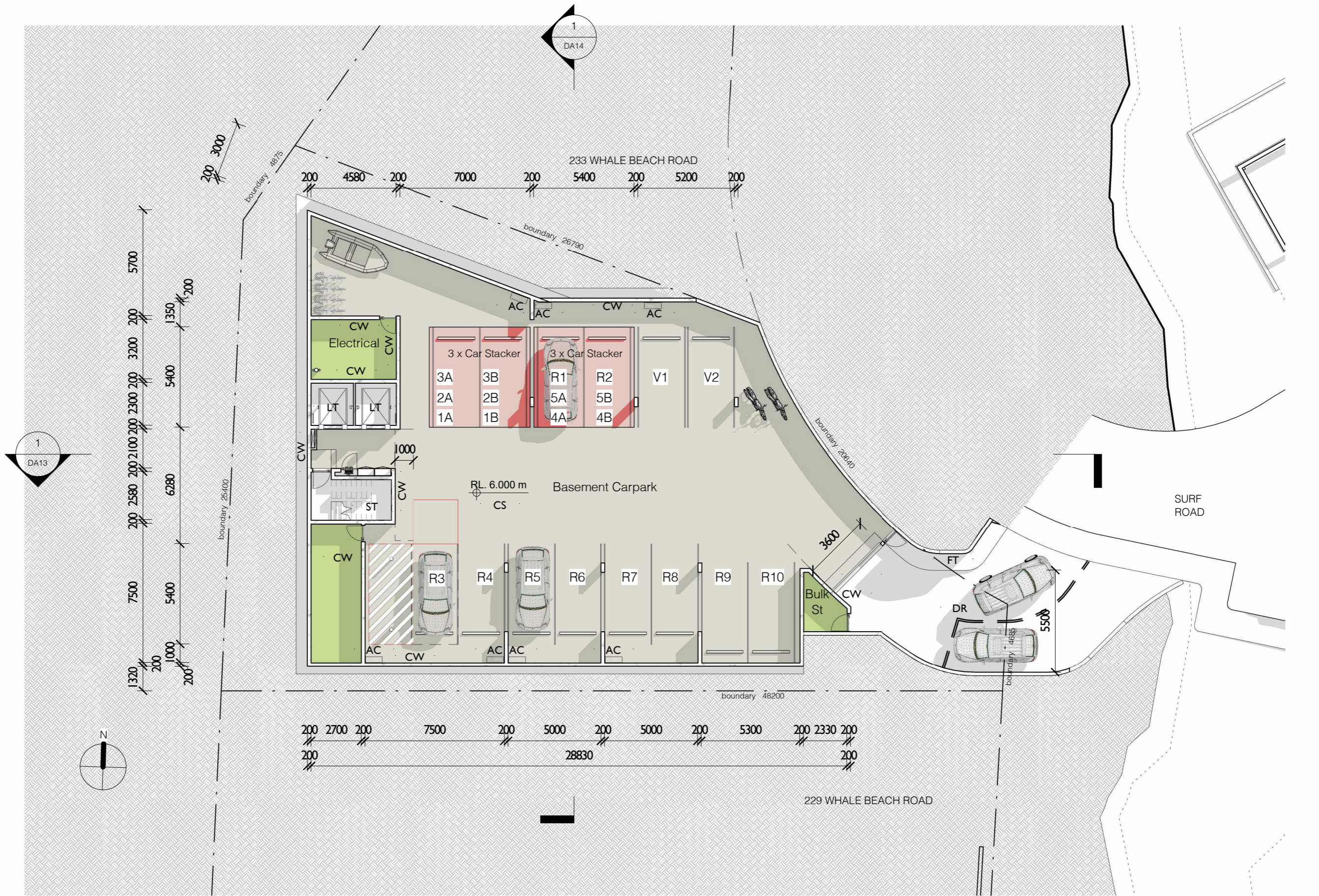
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 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
O	Preliminary Revised DA	06/10/2020
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

Locality Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 5000
Drawn by	RC	DA02

- AC AC Condenser
- CS Concrete Slab
- CW Concrete Wall
- DR Driveway
- FT Footpath
- LT Lift
- ST Stair



2 DA Basement Plan
1 : 200

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

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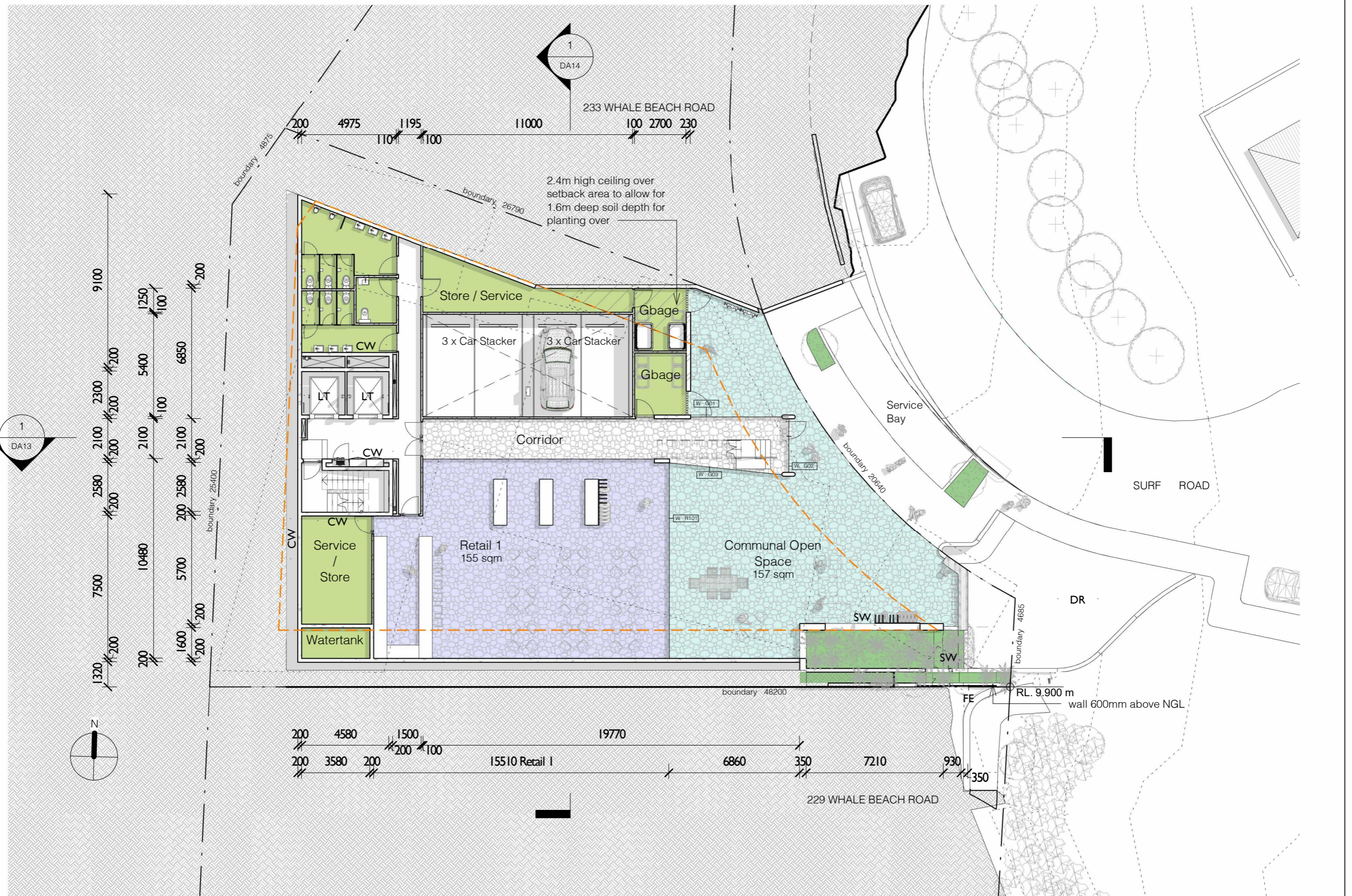
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for
 Leslie Cassar

Basement Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 200
Drawn by	KW	DA03

CW Concrete Wall
 DR Driveway
 FE Paling Fence
 LT Lift
 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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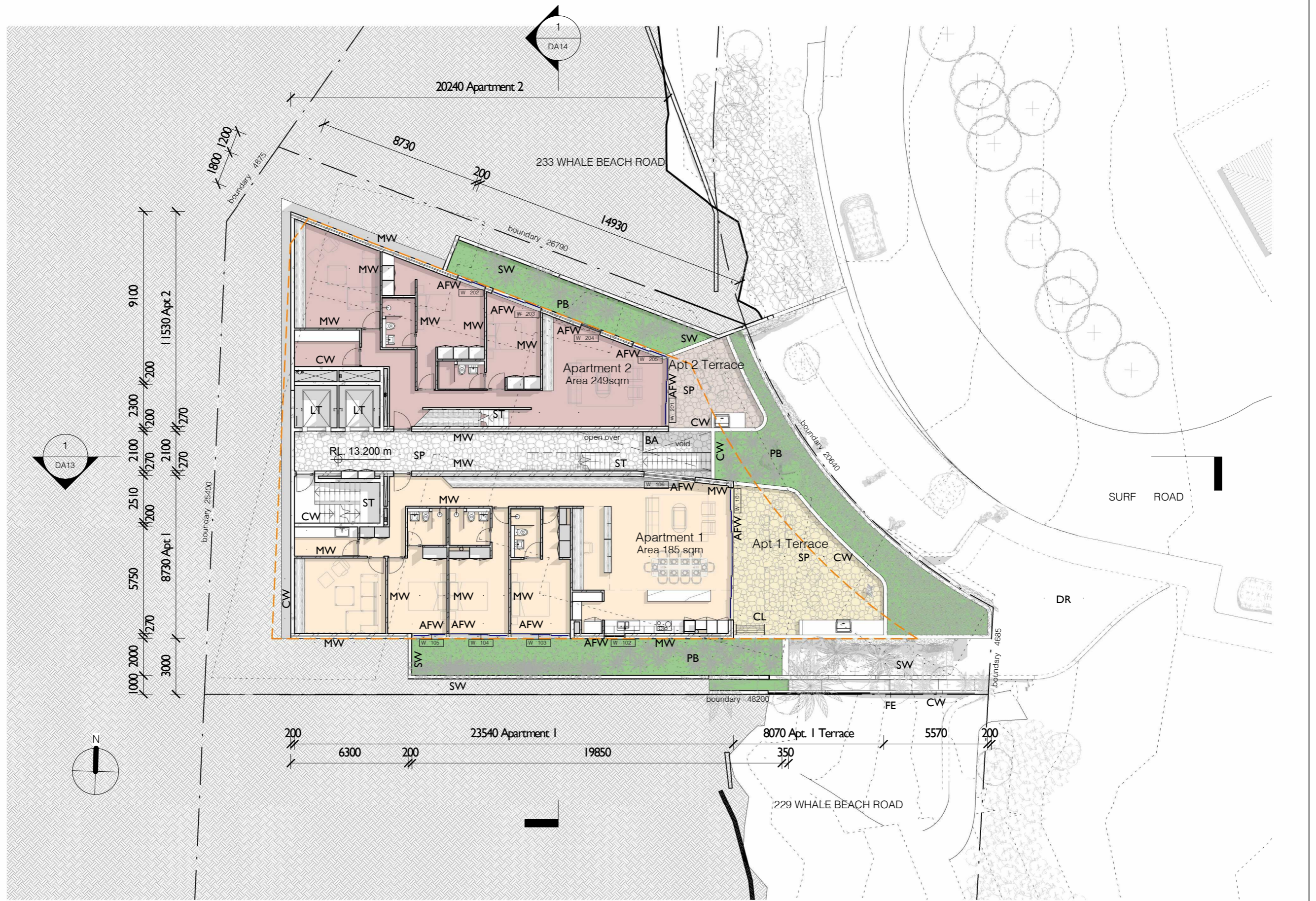
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for
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Ground Floor Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 200
Drawn by	KW	DA04

- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CL Clothesline
- CW Concrete Wall
- FE Paling Fence
- LT Lift
- MW Masonry Wall
- PB Planter Bed
- SP Stone Paving
- ST Stair
- SW Stone Wall



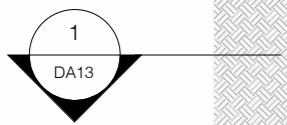
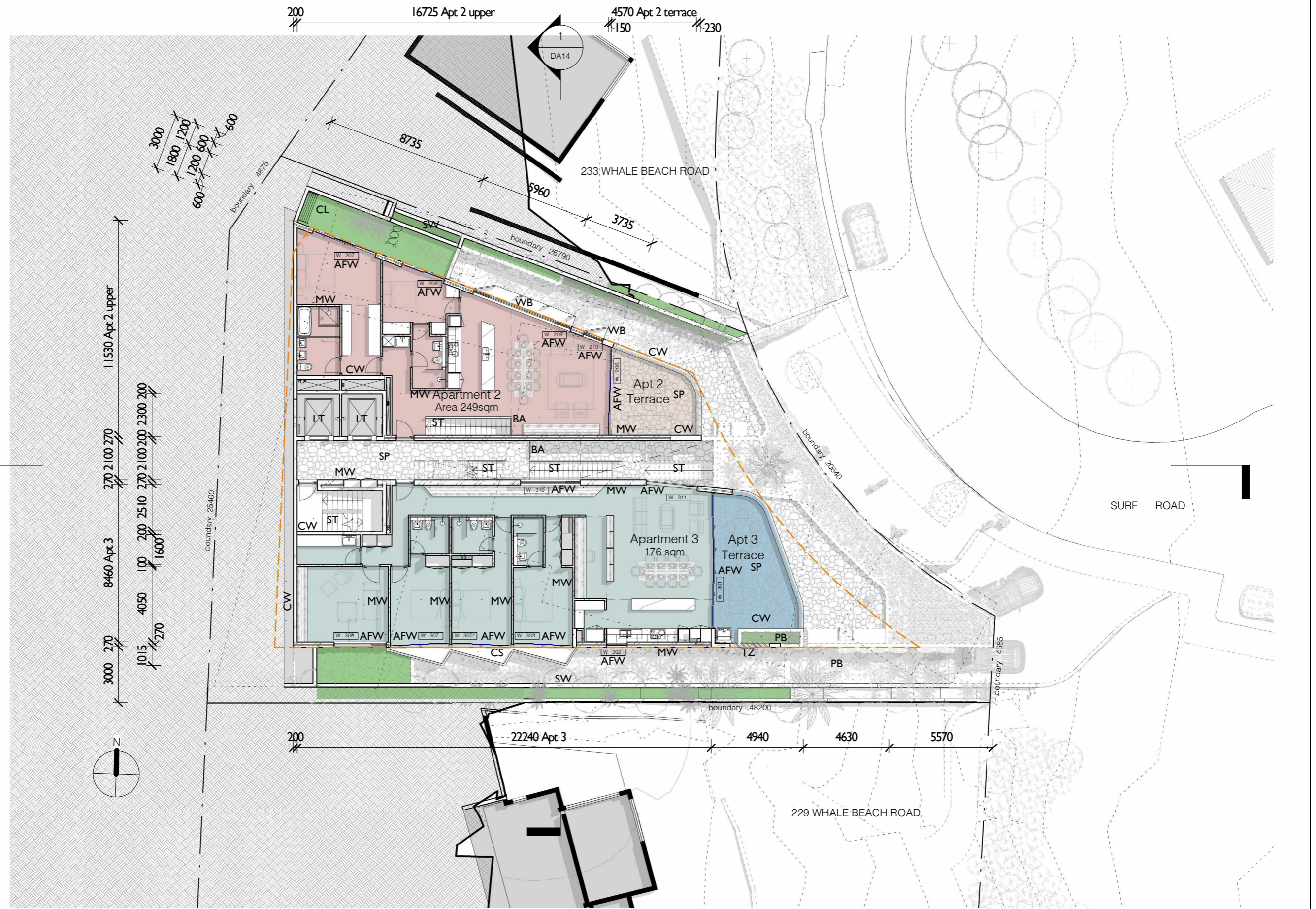
1 DA Level 1 Plan
1 : 200

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

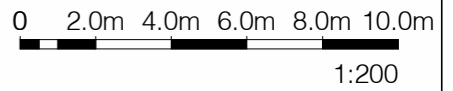
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P	Revised Development Application	09/10/2020

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	1 : 200
Drawn by	KW		DA05

- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CL Clothesline
- CS Concrete Slab
- CW Concrete Wall
- LT Lift
- MW Masonry Wall
- PB Planter Bed
- SP Stone Paving
- ST Stair
- SW Stone Wall
- TZ Terrazzo Screen
- WB Window Box



1 DA Level 2 Plan
1 : 200



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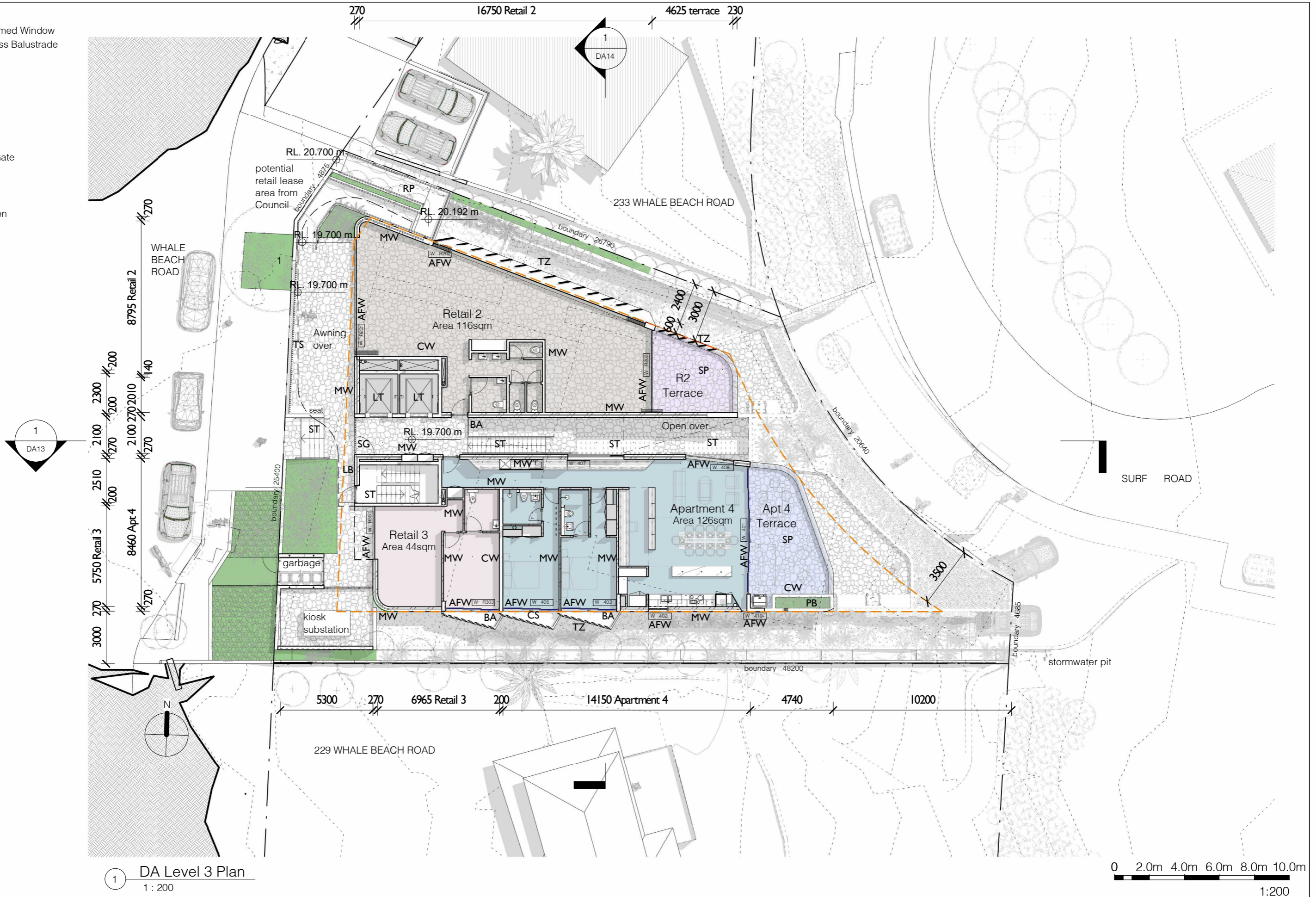
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

Level 2 Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 200
Drawn by	KW	DA06

- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CS Concrete Slab
- CW Concrete Wall
- LB Letterbox
- LT Lift
- MW Masonry Wall
- PB Planter Bed
- RP Ramp
- SG Steel framed Gate
- SP Stone Paving
- ST Stair
- TS Timber Screen
- TZ Terrazzo Screen



1 DA Level 3 Plan
1 : 200

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

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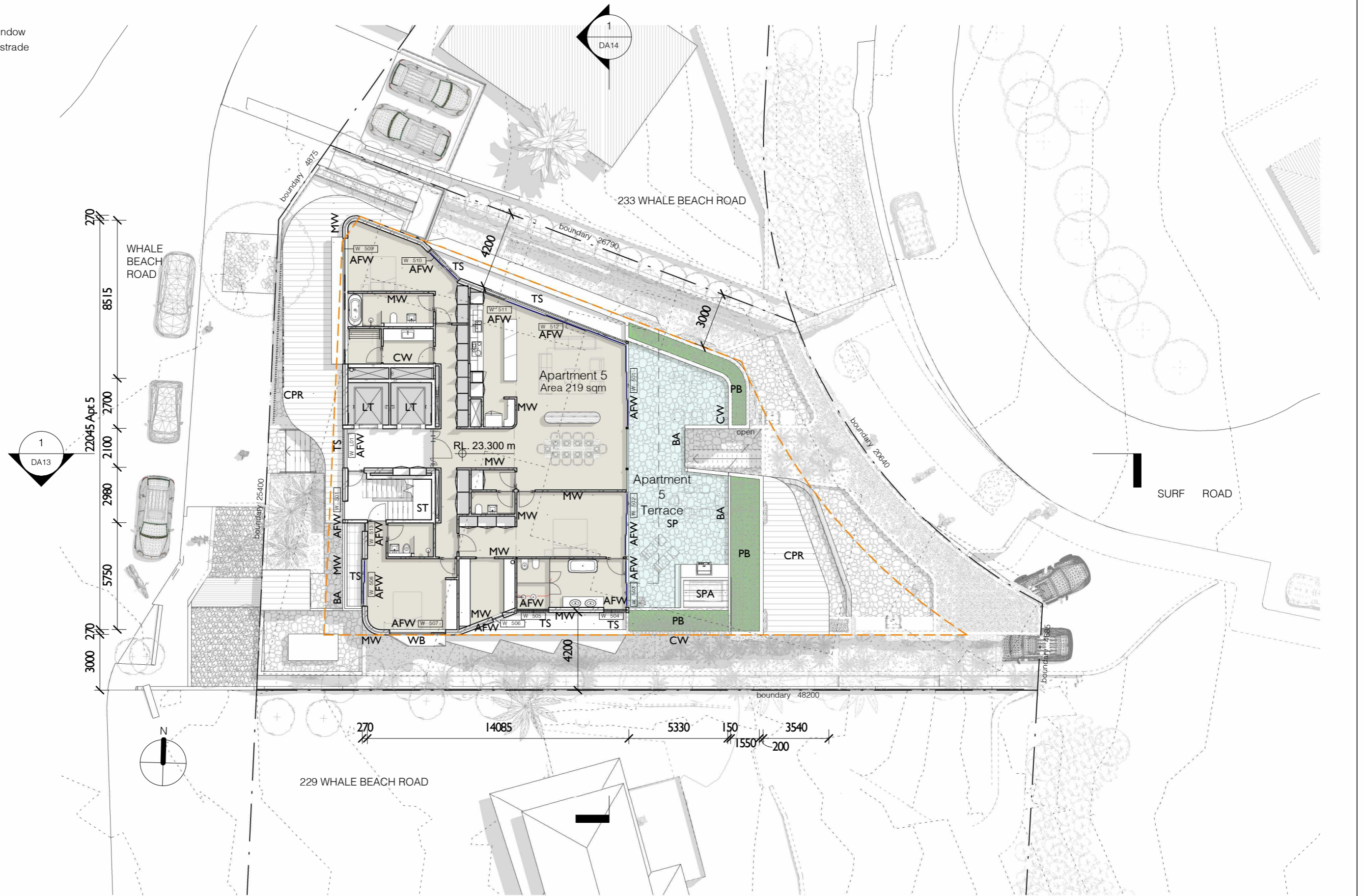
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

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 Leslie Cassar

Level 3 Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	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
- SP Stone Paving
- SPA Spa
- ST Stair
- 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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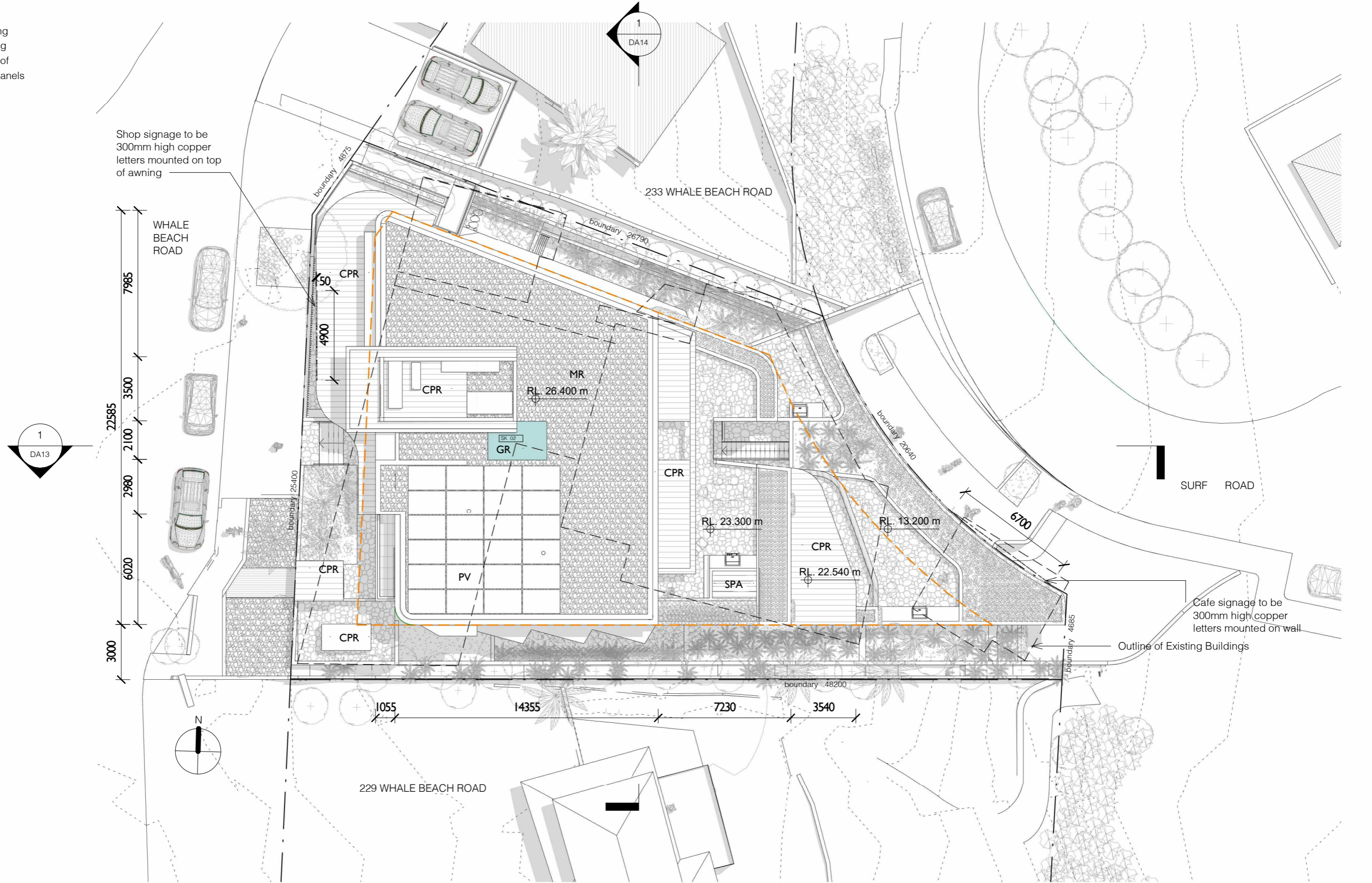
WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

Level 4 Plan

Project number	1609	Checked by	RC
Date	OCTOBER 2020	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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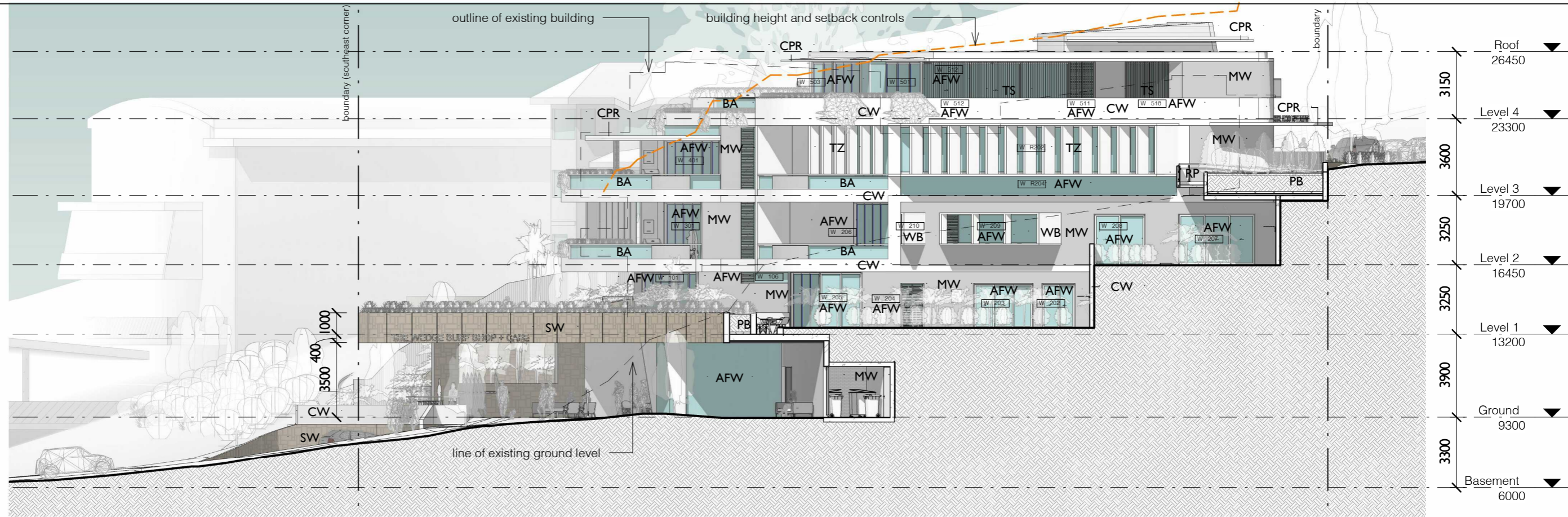
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

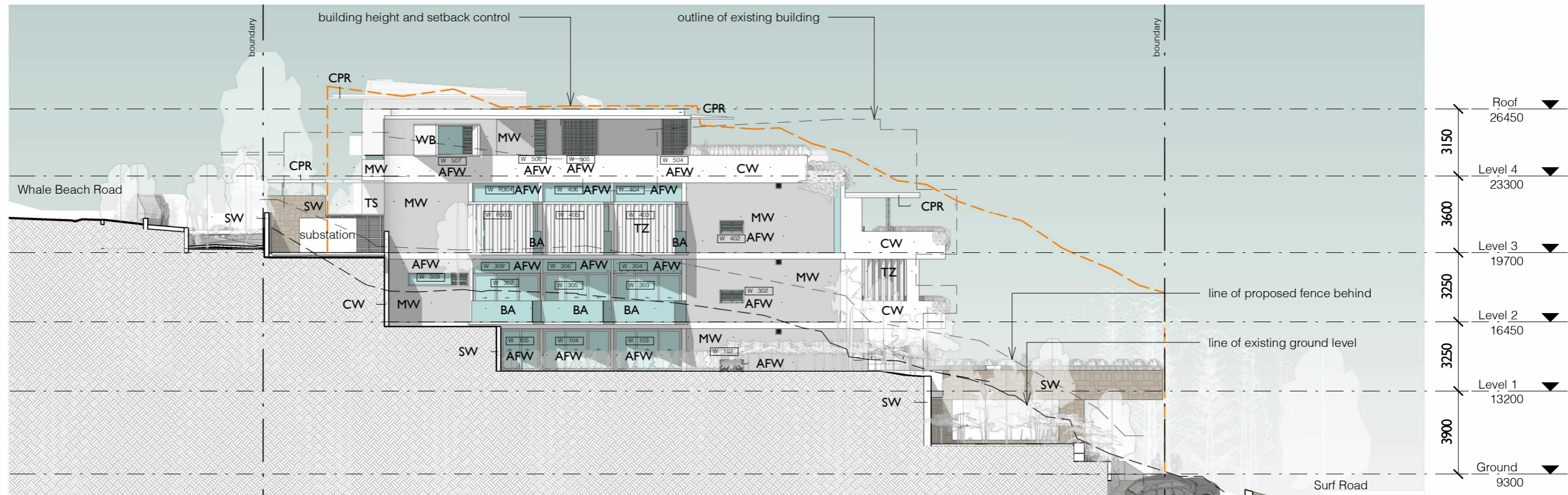
for
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Roof Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 200
Drawn by	KW	DA09

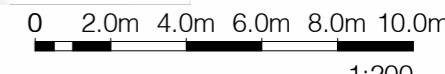
- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CPR Copper Roofing
- CW Concrete Wall
- MW Masonry Wall
- PB Planter Bed
- RP Ramp
- SW Stone Wall
- TS Timber Screen
- TZ Terrazzo Screen
- WB Window Box



1 North Elevation
1 : 200



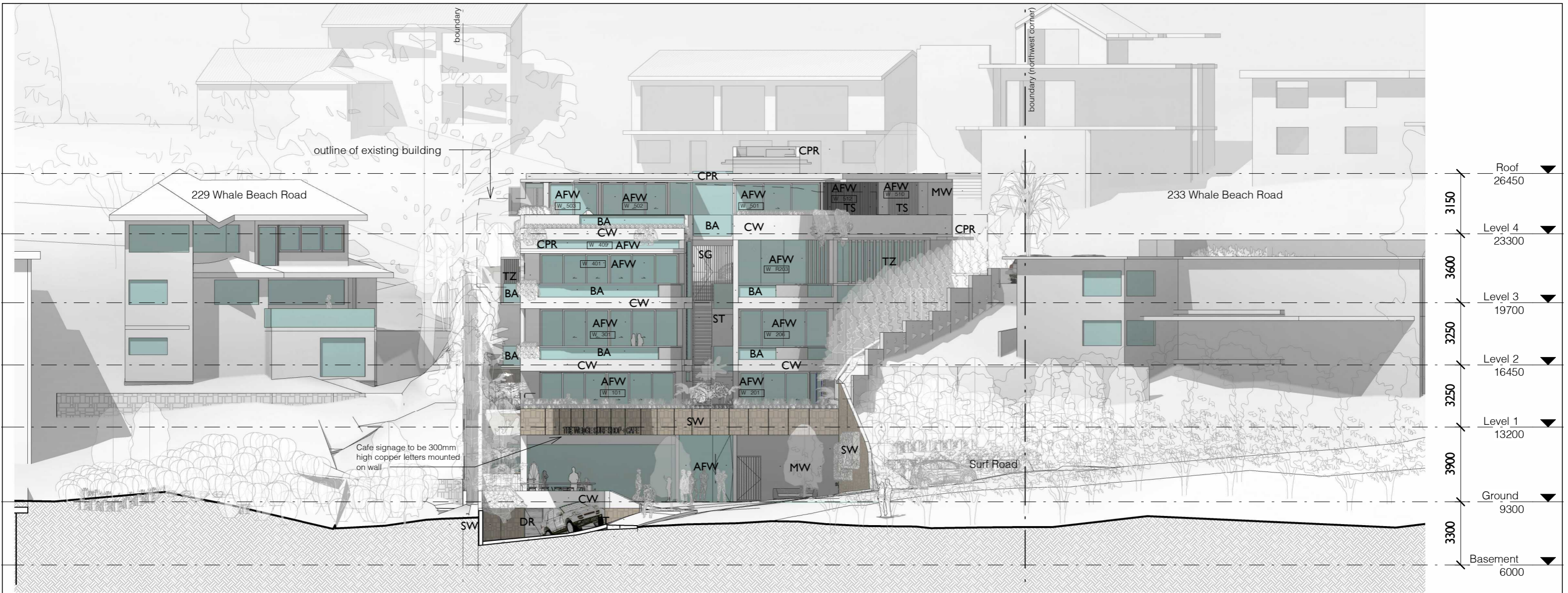
2 South Elevation
1 : 200



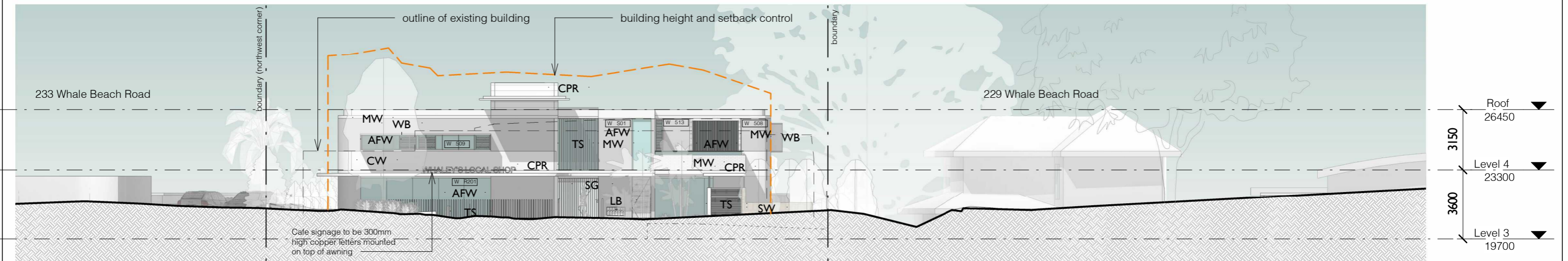
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Elevations

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	1 : 200
Drawn by	KW		DA10

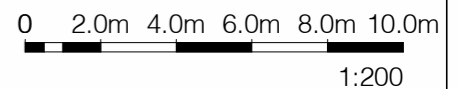


1 East Elevation
1 : 200



2 West Elevation
1 : 200

- | | | | | | | | |
|-----|----------------------------|----|--------------|----|-------------------|----|-----------------|
| AFW | Aluminium Framed Window | DR | Driveway | SG | Steel framed Gate | TZ | Terrazzo Screen |
| BA | Frameless Glass Balustrade | FT | Footpath | ST | Stair | WB | Window Box |
| CPR | Copper Roofing | LB | Letterbox | SW | Stone Wall | | |
| CW | Concrete Wall | MW | Masonry Wall | TS | Timber Screen | | |



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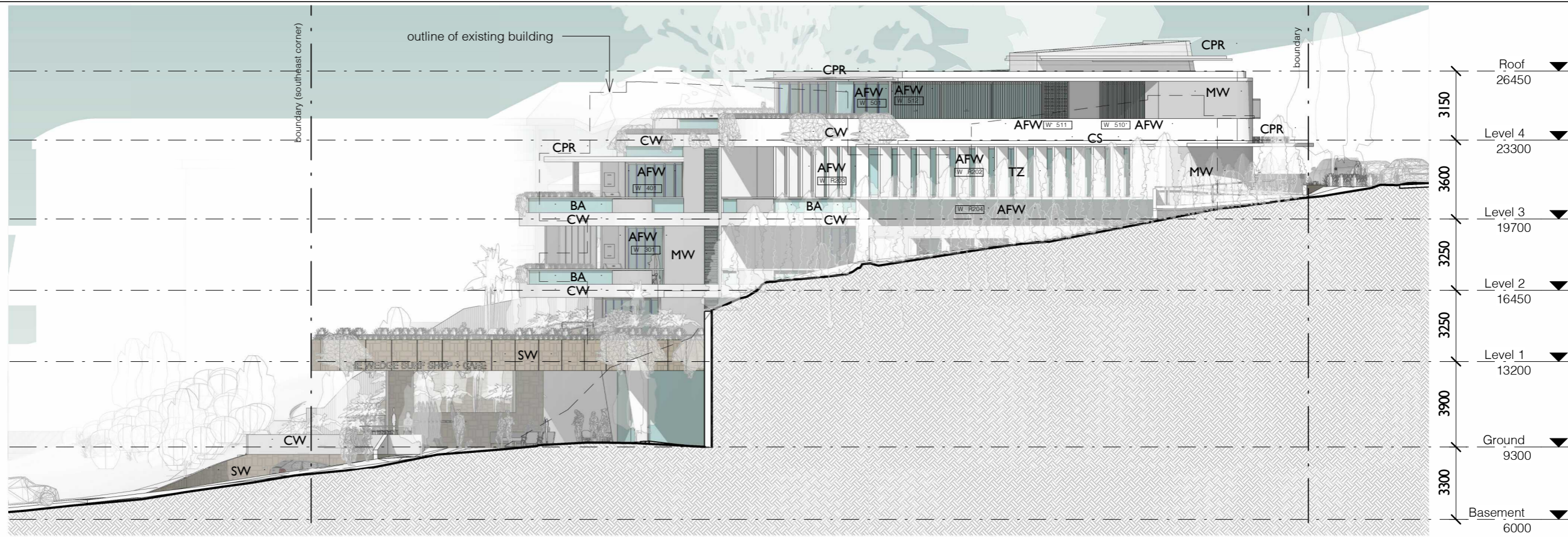
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for
 Leslie Cassar

Elevations

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	1 : 200
Drawn by	KW		DA11

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



1 North Elevation - on boundary
1 : 200



2 South Elevation - on boundary
1 : 200

0 2.0m 4.0m 6.0m 8.0m 10.0m

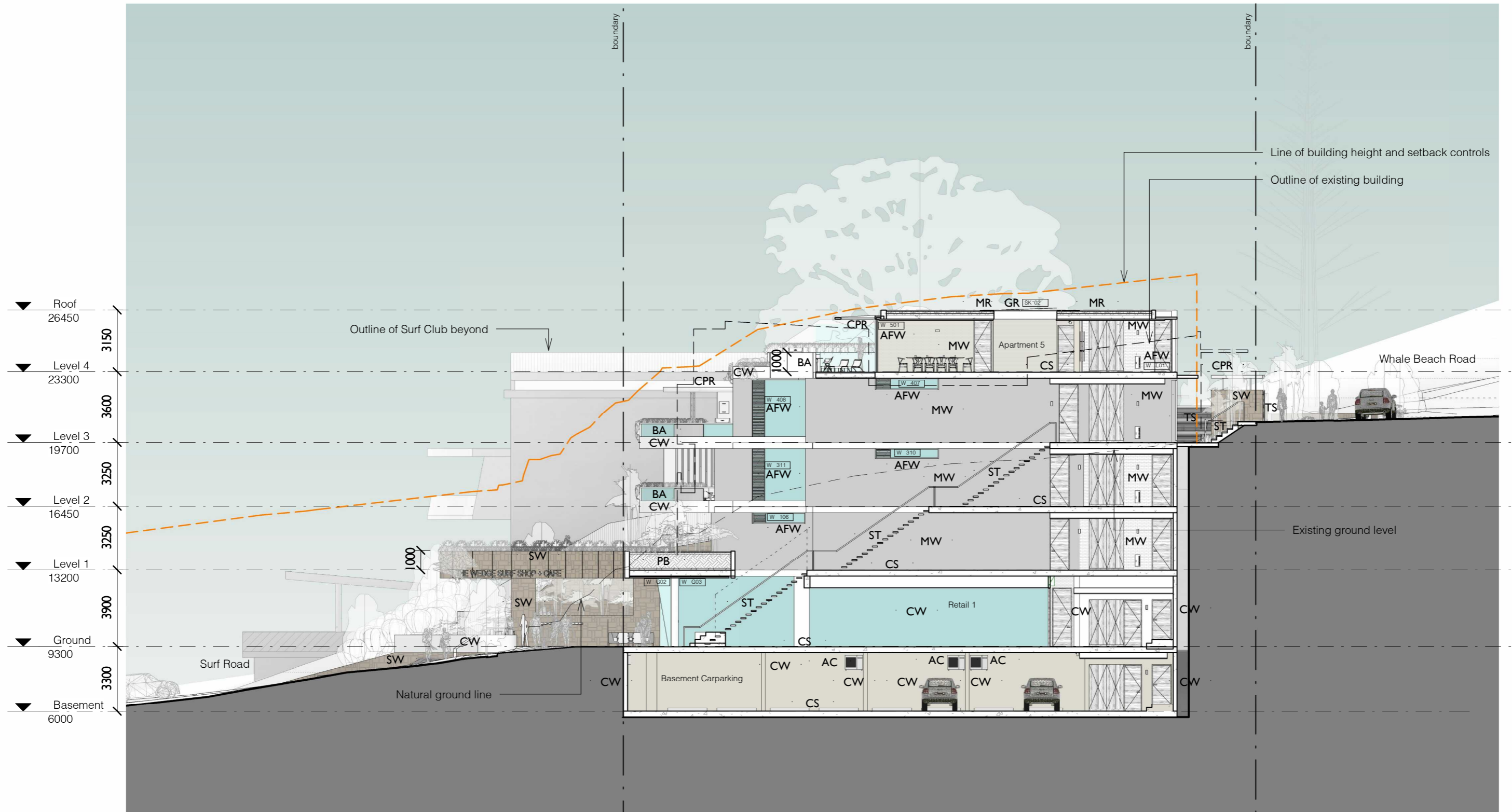
1:200

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 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
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
O	Preliminary Revised DA	06/10/2020
P	Revised Development Application	09/10/2020

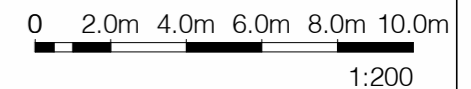
WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for Leslie Cassar

Boundary Elevations		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 200
Drawn by	KW	DA12



1 Long Section
1 : 200

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



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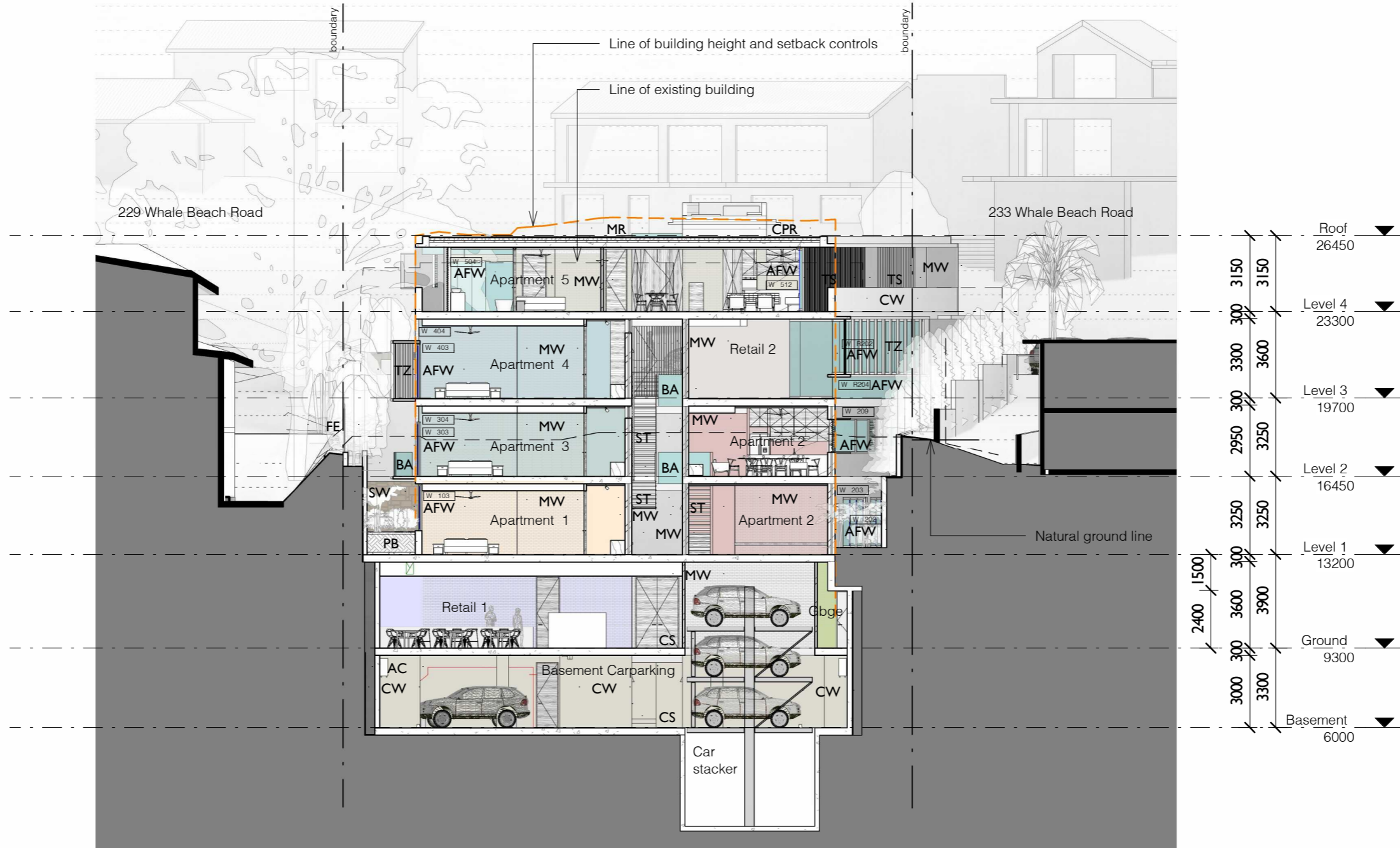
No.	Revision Description	Date
I	Addition of Substation	24/10/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
O	Preliminary Revised DA	06/10/2020
P	Revised Development Application	09/10/2020

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

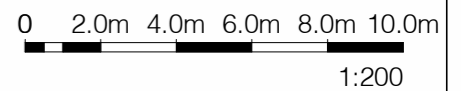
for
 Leslie Cassar

Section		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 200
Drawn by	KW	DA13

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

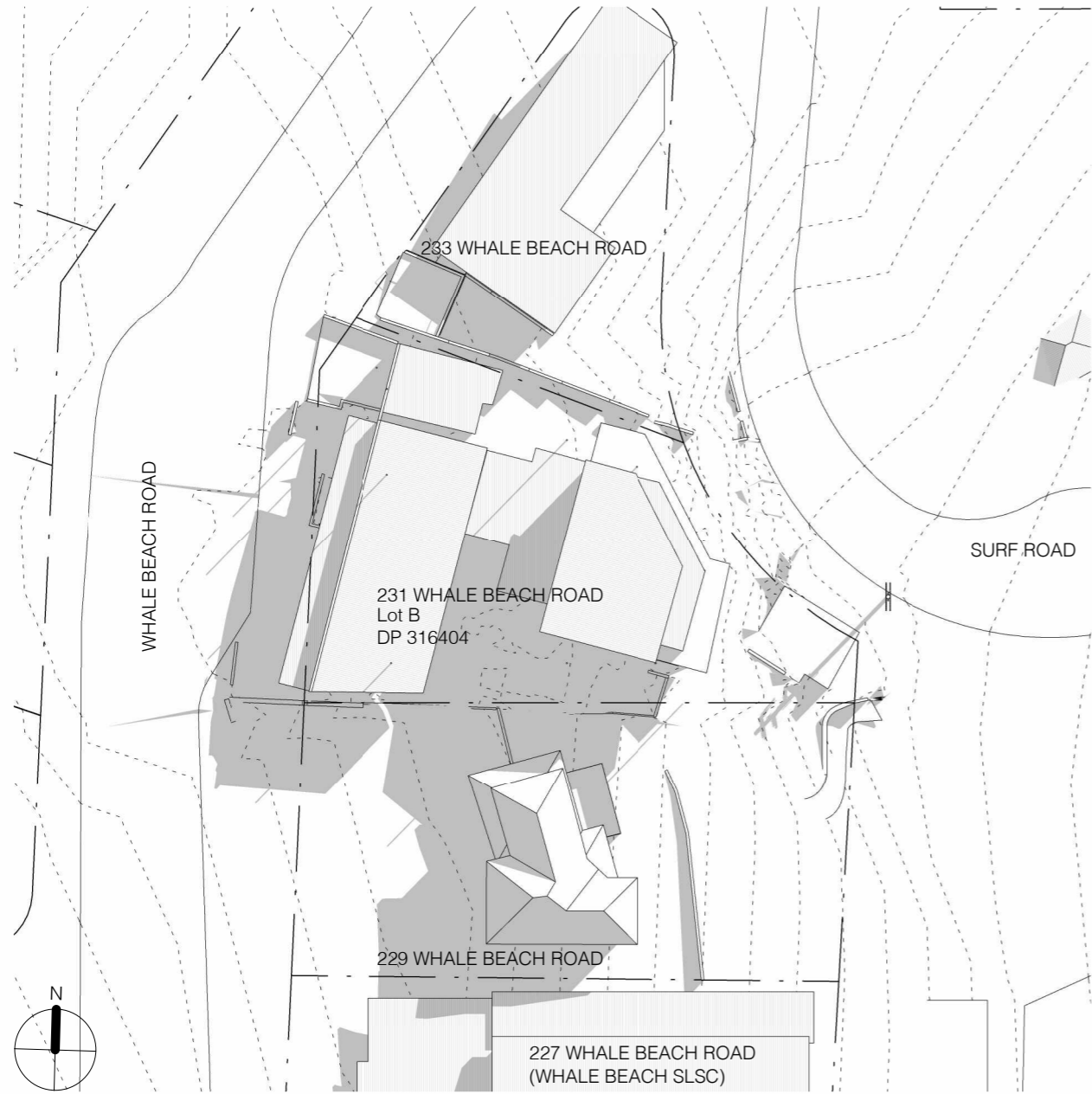


1 Cross Section 1
1 : 200

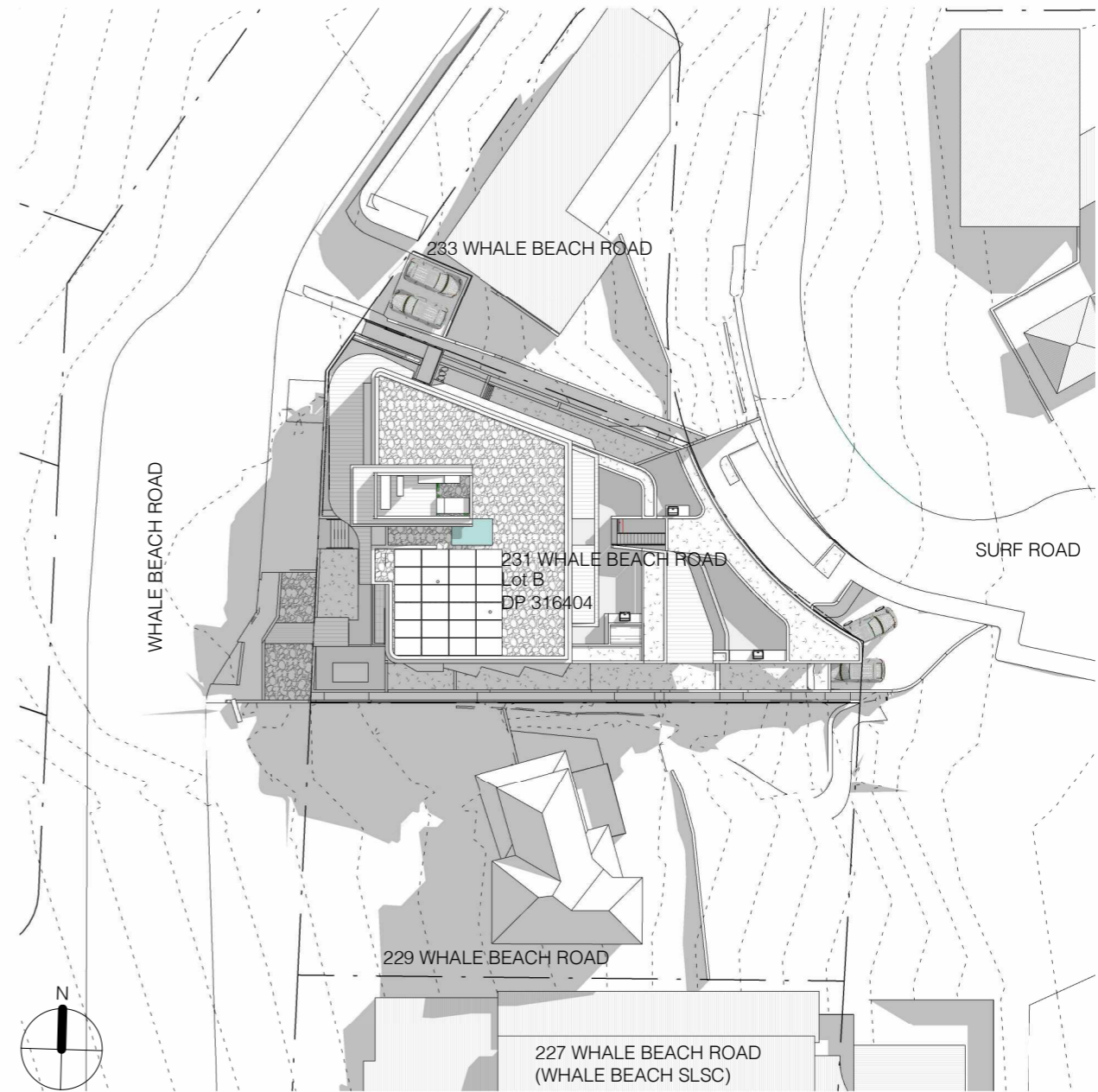


No.	Revision Description	Date
I	Addition of Substation	24/10/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
O	Preliminary Revised DA	06/10/2020
P	Revised Development Application	09/10/2020

Section		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 200
Drawn by	KW	DA14

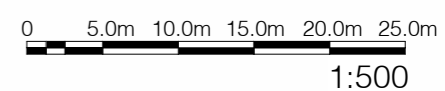


1 June 9am Existing
1 : 500



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	
Title	<input type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input checked="" type="radio"/> Ms Other:
Given Names	Karla Family Name Wilford
Company	Richard Cole Architecture
Qualification (i.e. Architect, Planner, Consultant, Surveyor)	Architect



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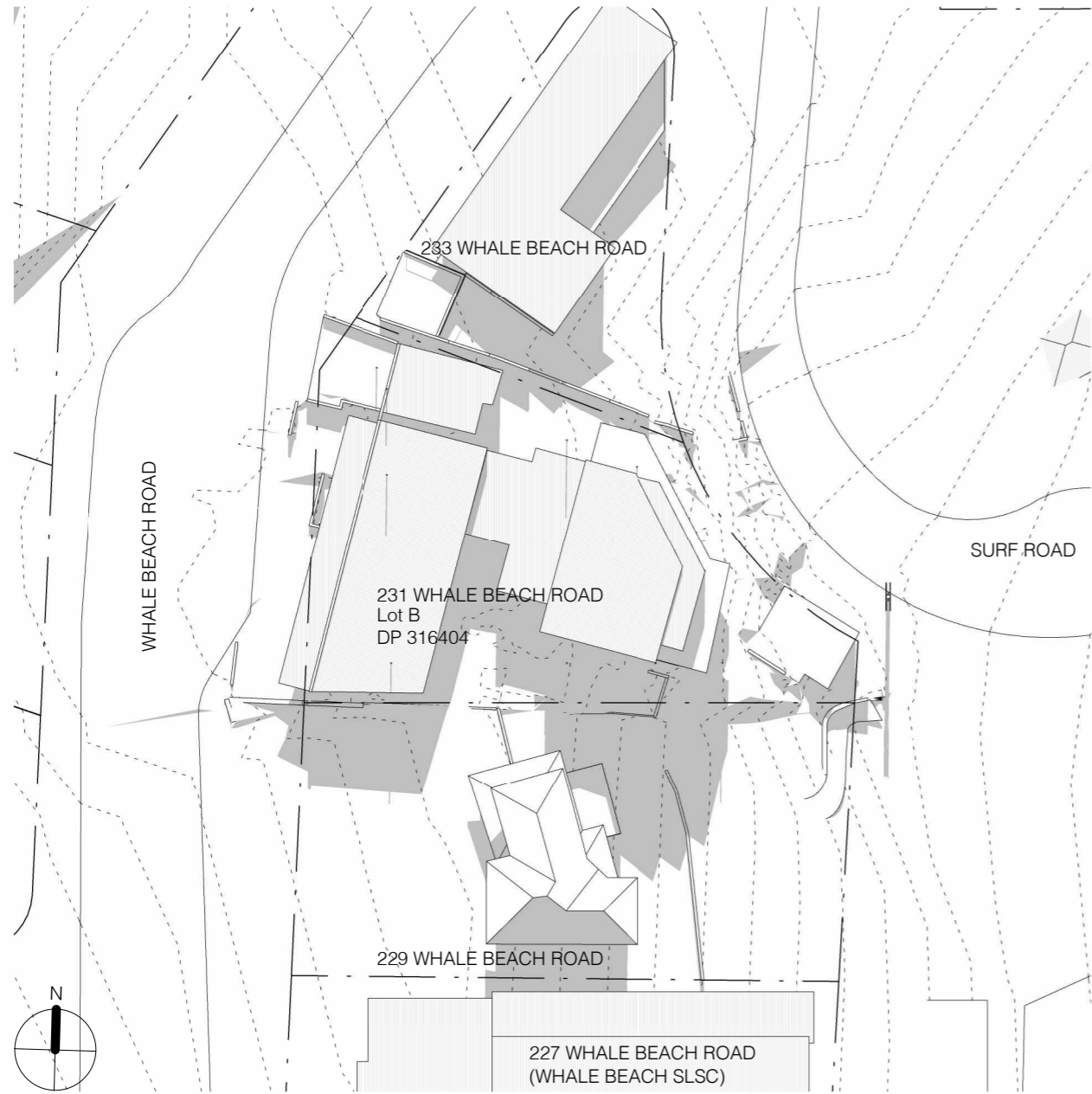
acn:093 598 415 abn:58 093 598 415
 nominated architect - Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

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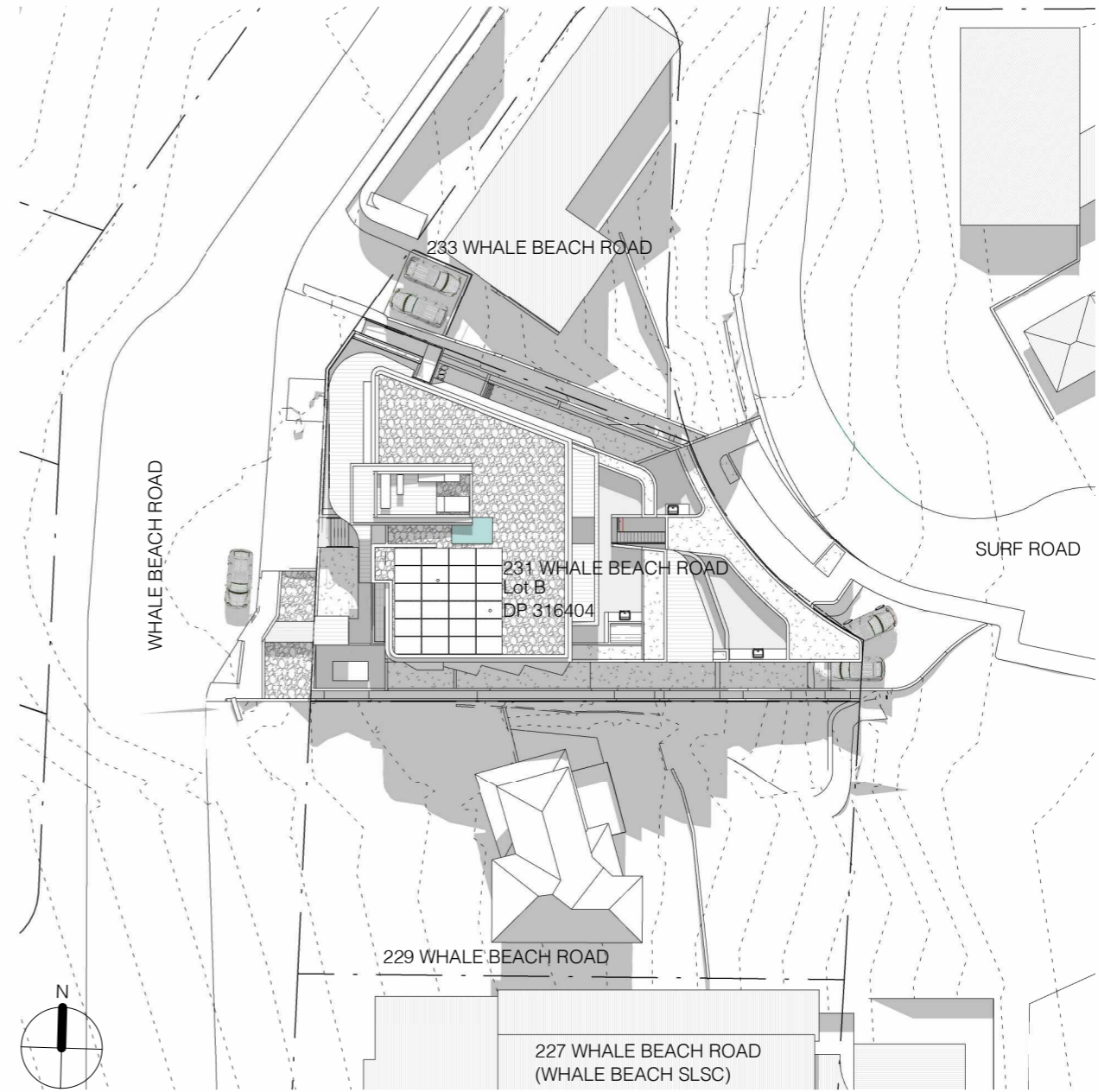
WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

Shadow Diagram - 900am June 21	
Project number	1609
Checked by	RC
Date	OCTOBER 2020
Scale	1 : 500
Drawn by	KW
	DA15

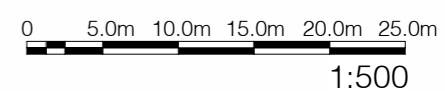


1 June 12noon Existing
1 : 500



2 June 12noon Proposed
1 : 500

2.8 CERTIFICATION OF SHADOW DIAGRAMS	
<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
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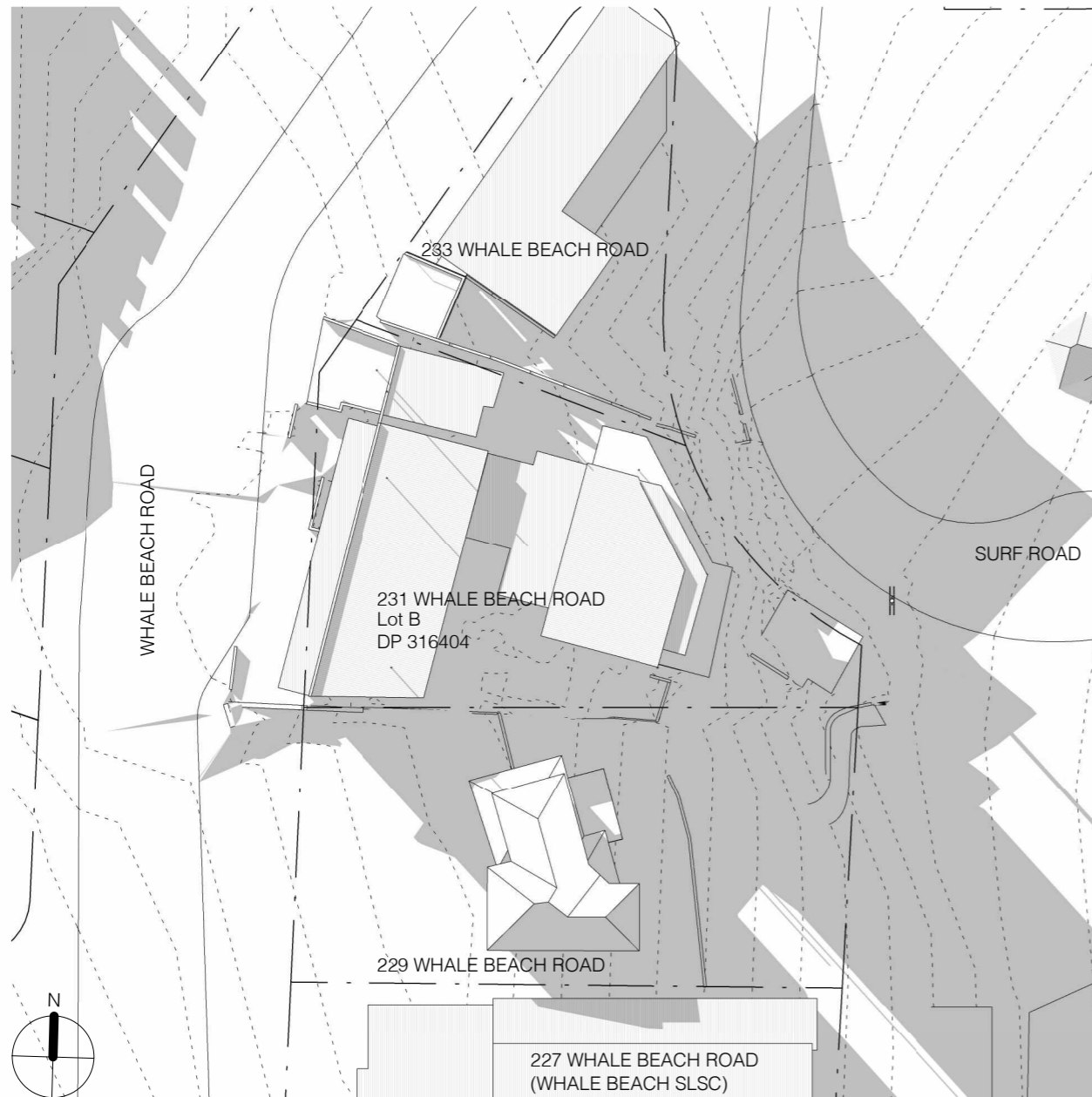
acn:093 598 415 abn:58 093 598 415
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No.	Revision Description	Date
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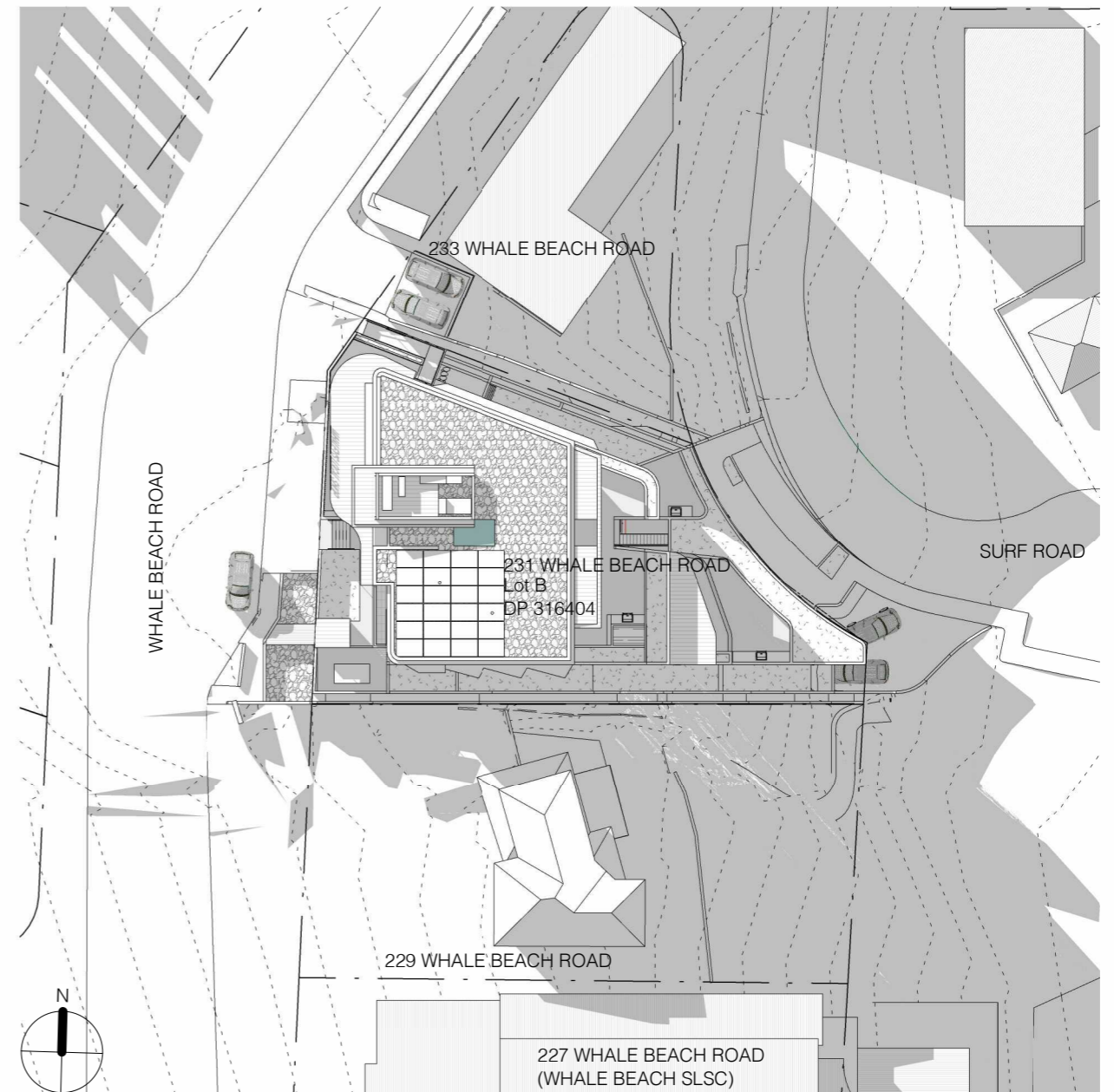
WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

Shadow Diagram - 1200noon June 21			
Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	1 : 500
Drawn by	KW		DA16

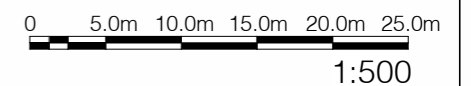


1 June 3pm Existing
1 : 500



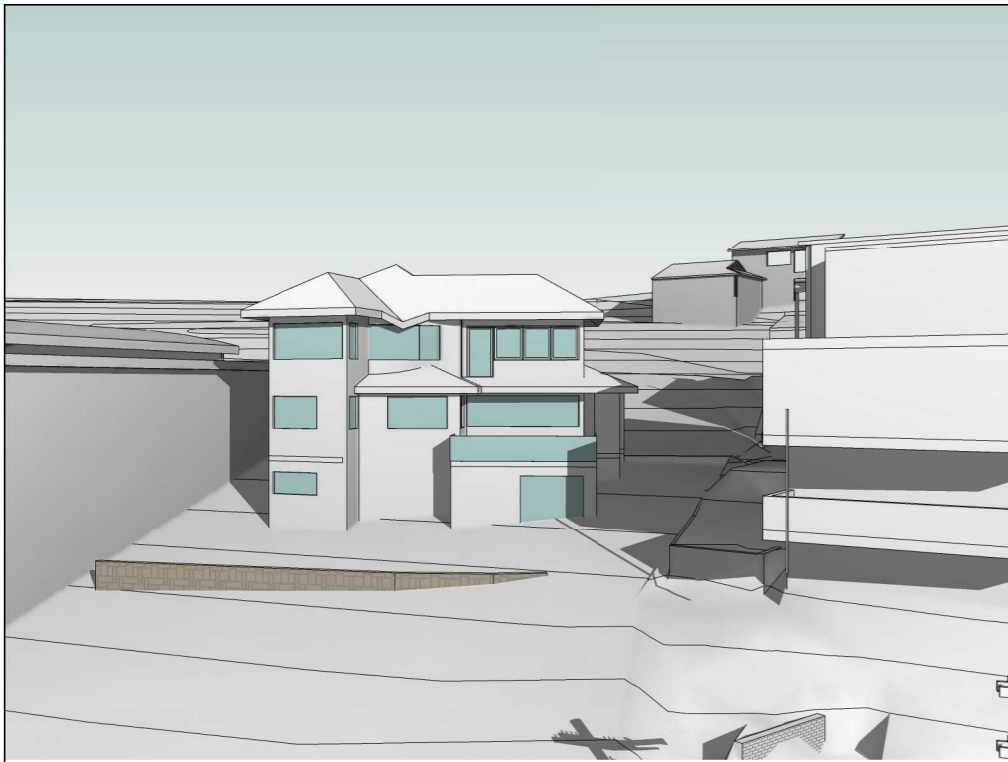
2 June 3pm Proposed
1 : 500

2.8 CERTIFICATION OF SHADOW DIAGRAMS	
<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
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Given Names	Karla Family Name Wilford
Company	Richard Cole Architecture
Qualification (i.e. Architect, Planner, Consultant, Surveyor)	Architect

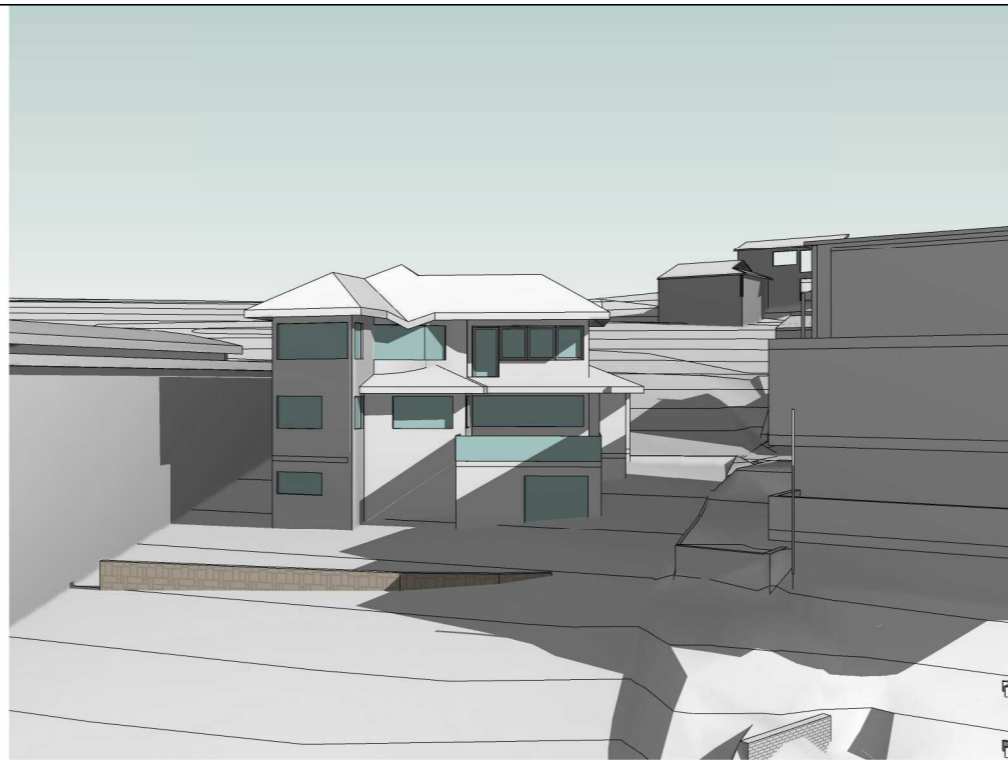


No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

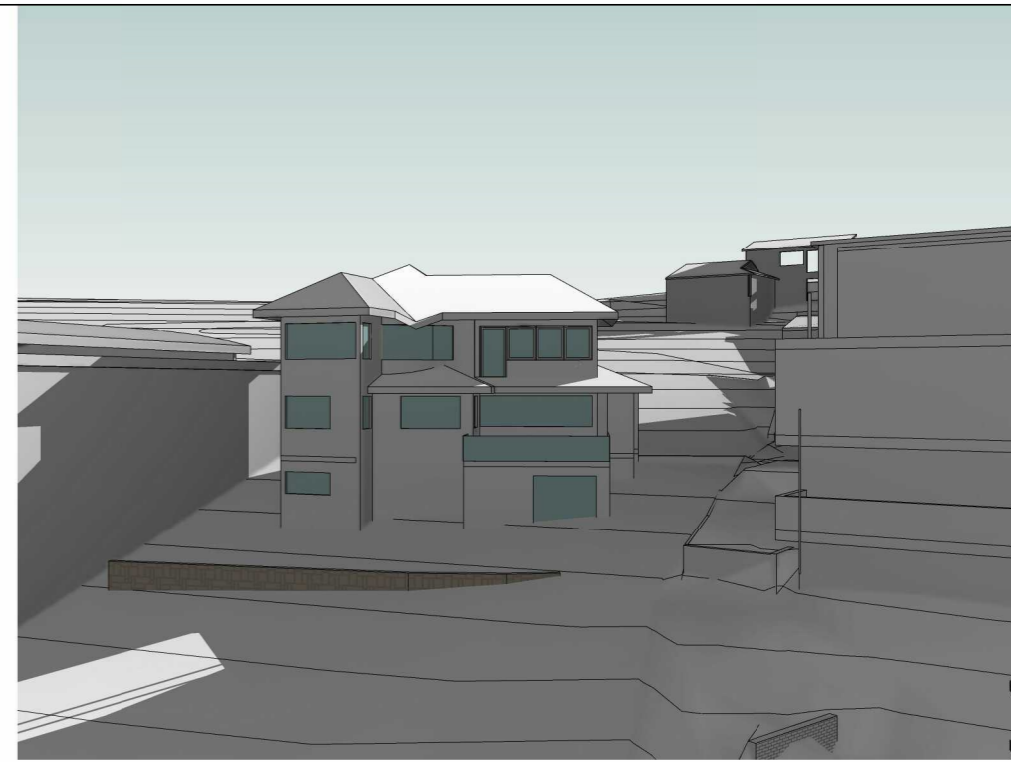
Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	1 : 500
Drawn by	KW		DA17



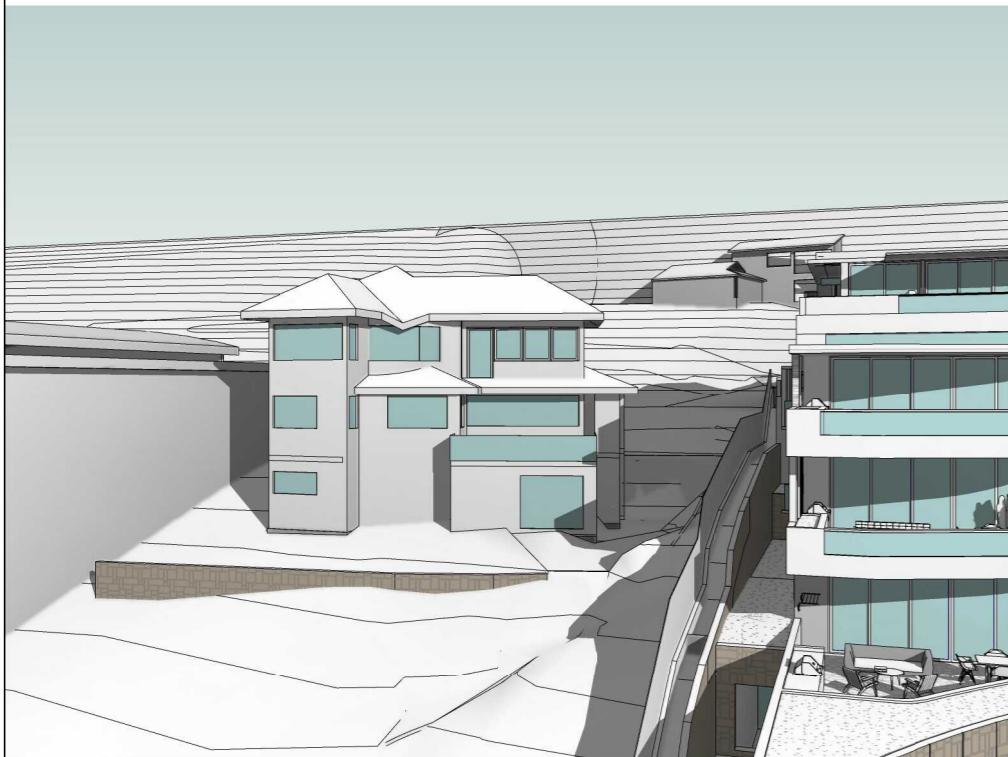
1 Neighbour - Shadow study 900am - Existing



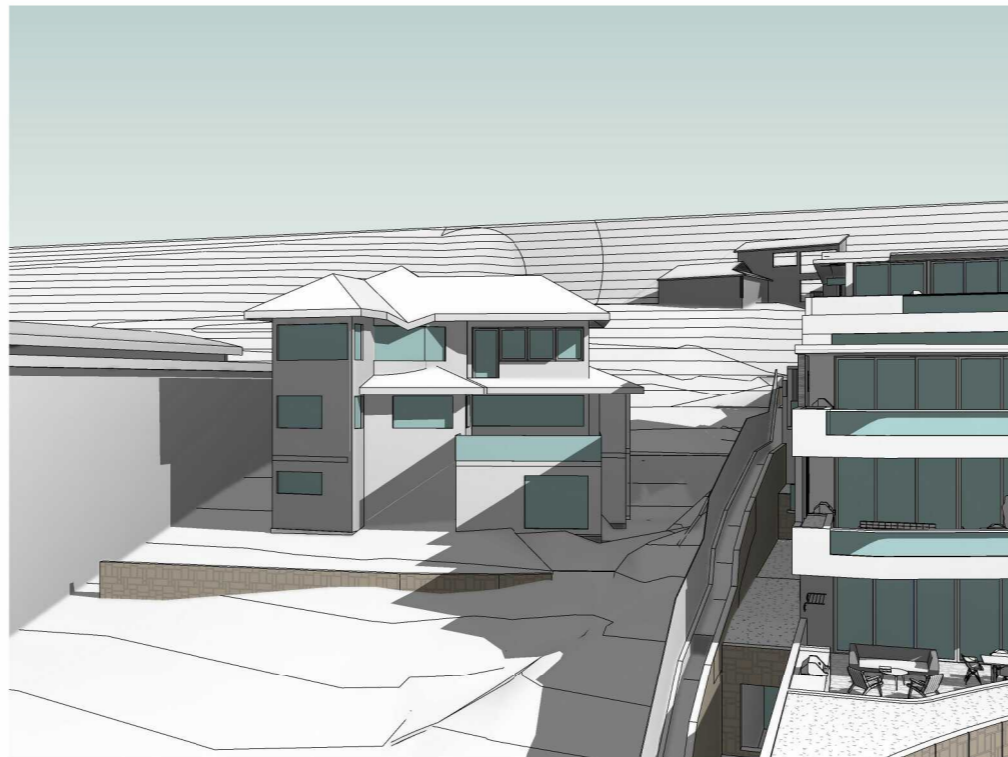
3 Neighbour - Shadow study 1200noon - Existing



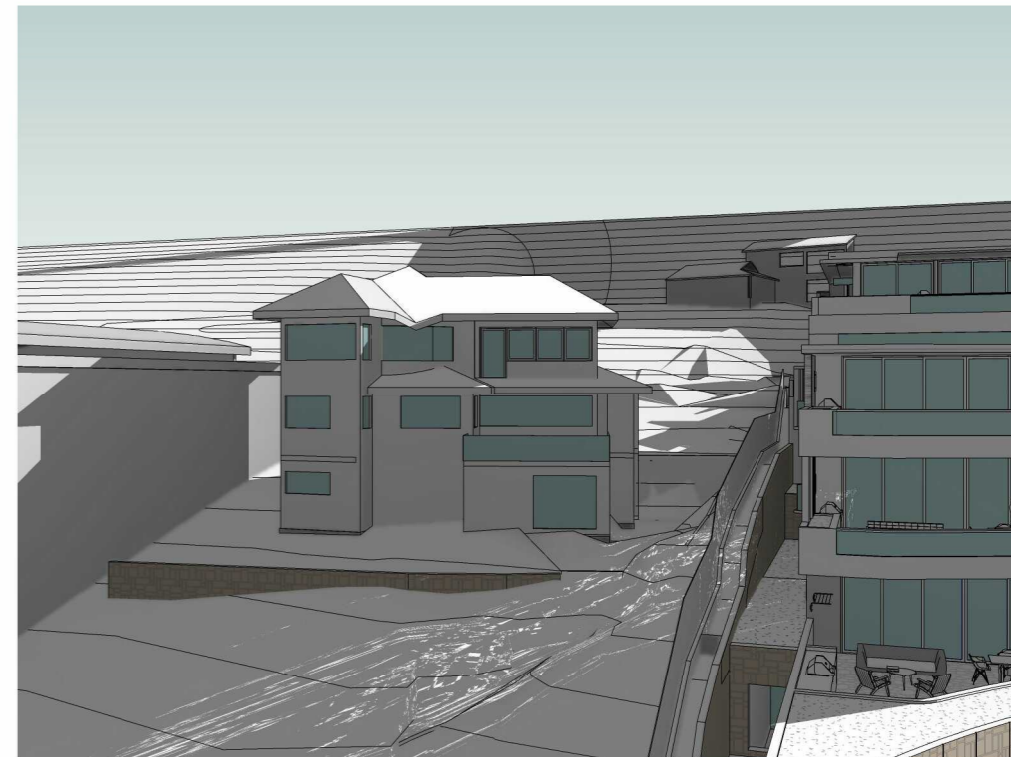
5 Neighbour - Shadow study 300pm - Existing



2 Neighbour - Shadow study 900am



4 Neighbour - Shadow study 1200noon

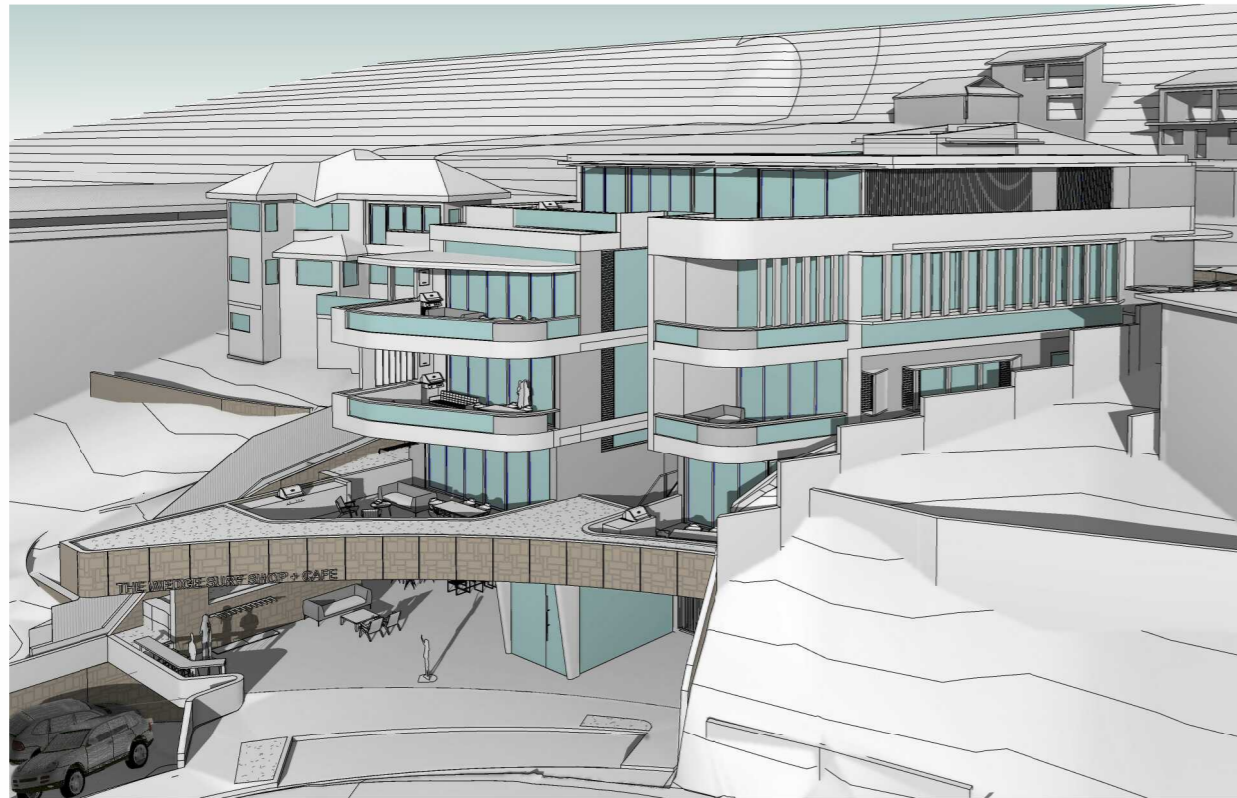


6 Neighbour - Shadow study 300pm

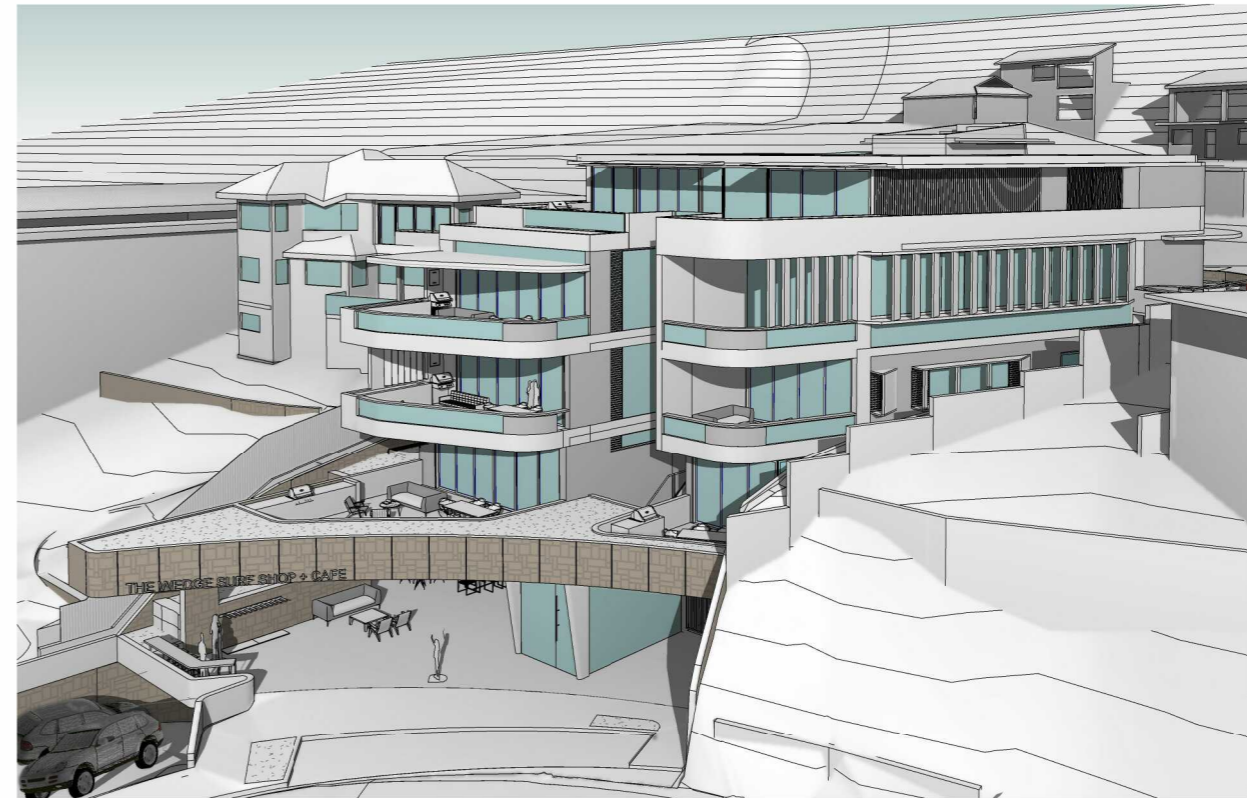
No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

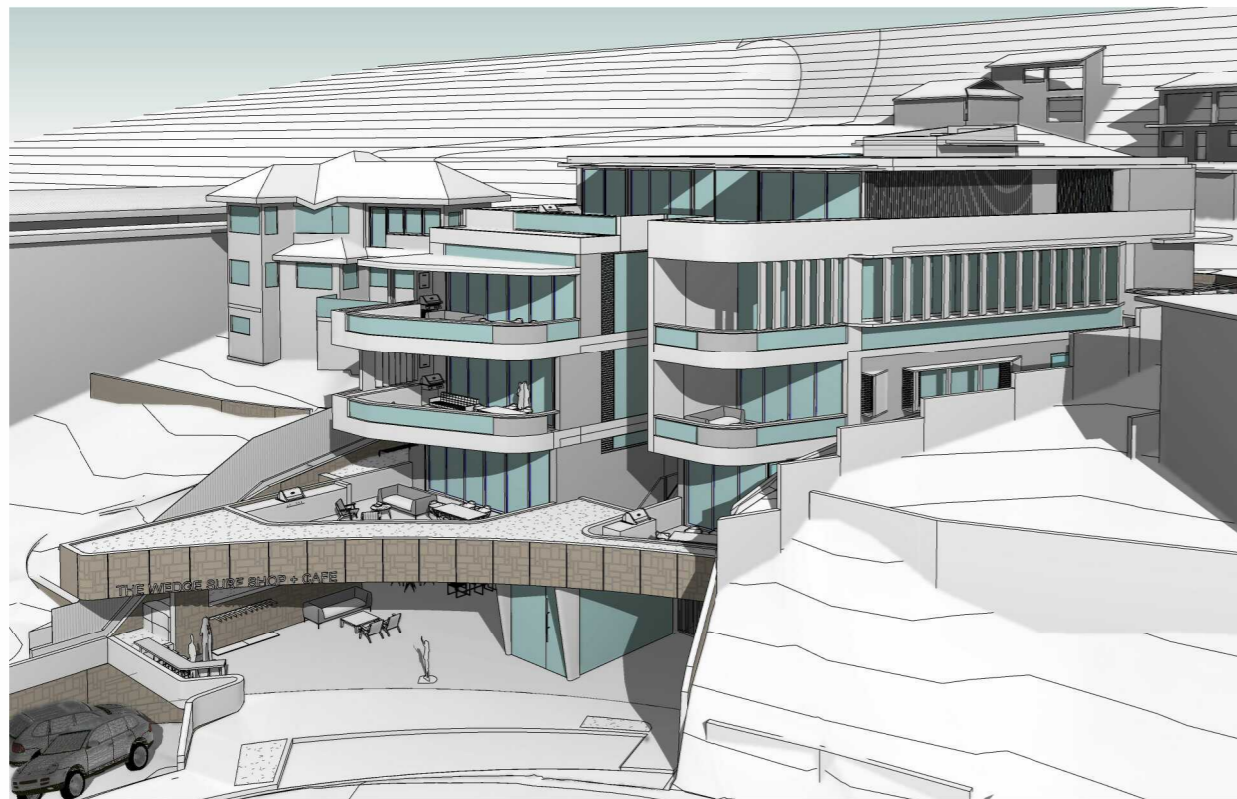
Neighbouring Shadow Studies		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale
Drawn by	KW	DA18



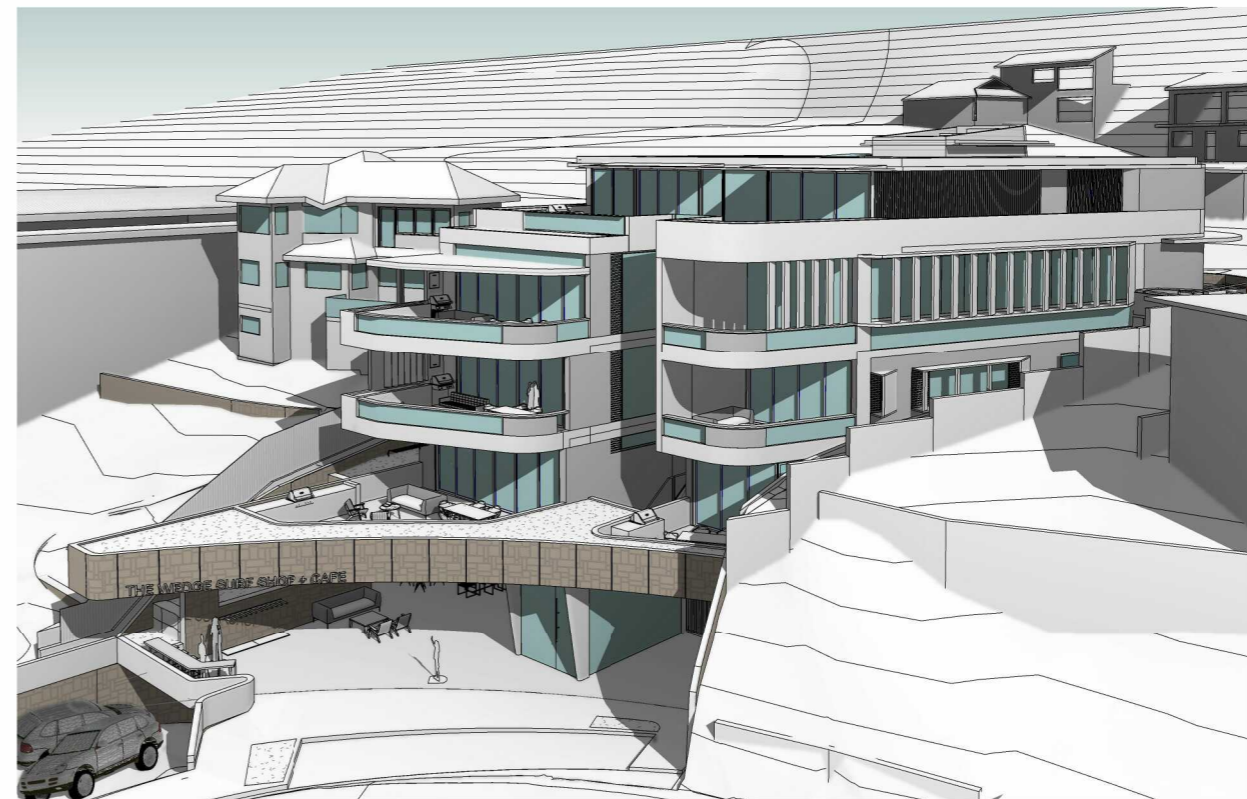
1 Solar Access Northern View - June 22 800am



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

No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

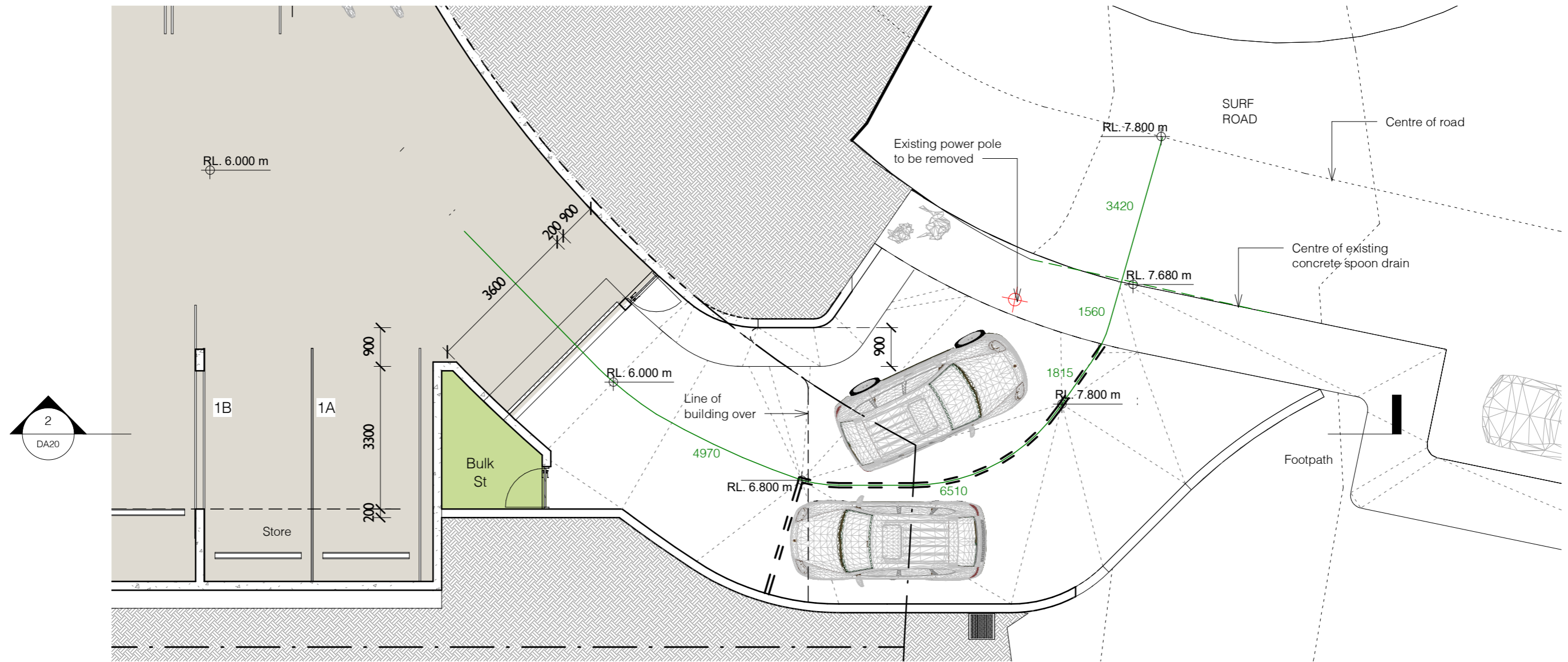
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

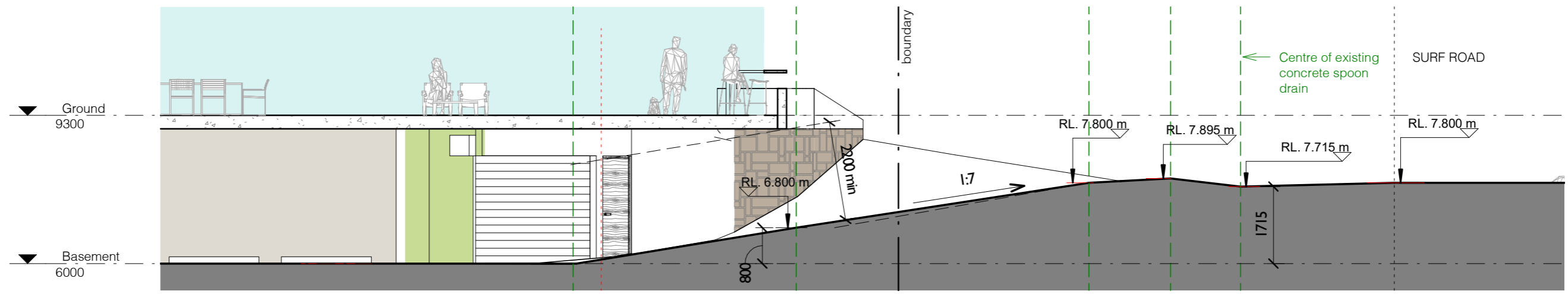
for Leslie Cassar

Solar Access Study

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	
Drawn by	KW		DA19



1 DA Driveway Plan
1 : 100



2 Driveway Section
1 : 100

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No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

Driveway Profile		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 100
Drawn by	KW	DA20



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No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

for
 Leslie Cassar

Photomontage - Whale Beach Road		
Project number	1609	Checked by RC
Date	OCTOBER 2020	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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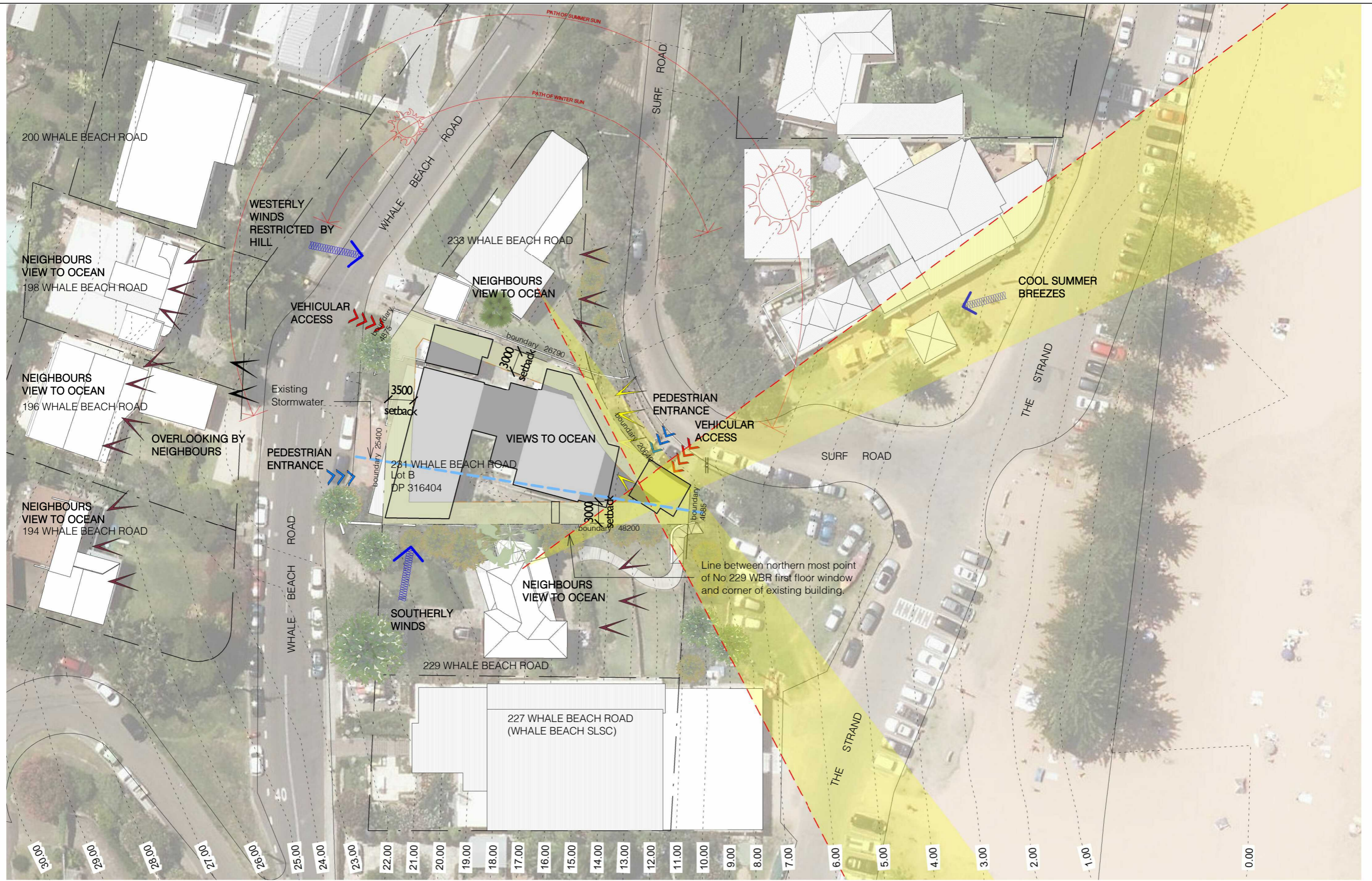
No.	Revision Description	Date
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

for
 Leslie Cassar

Photomontage - Surf Road

Project number	1609	Checked by	Checker
Date	OCTOBER 2020	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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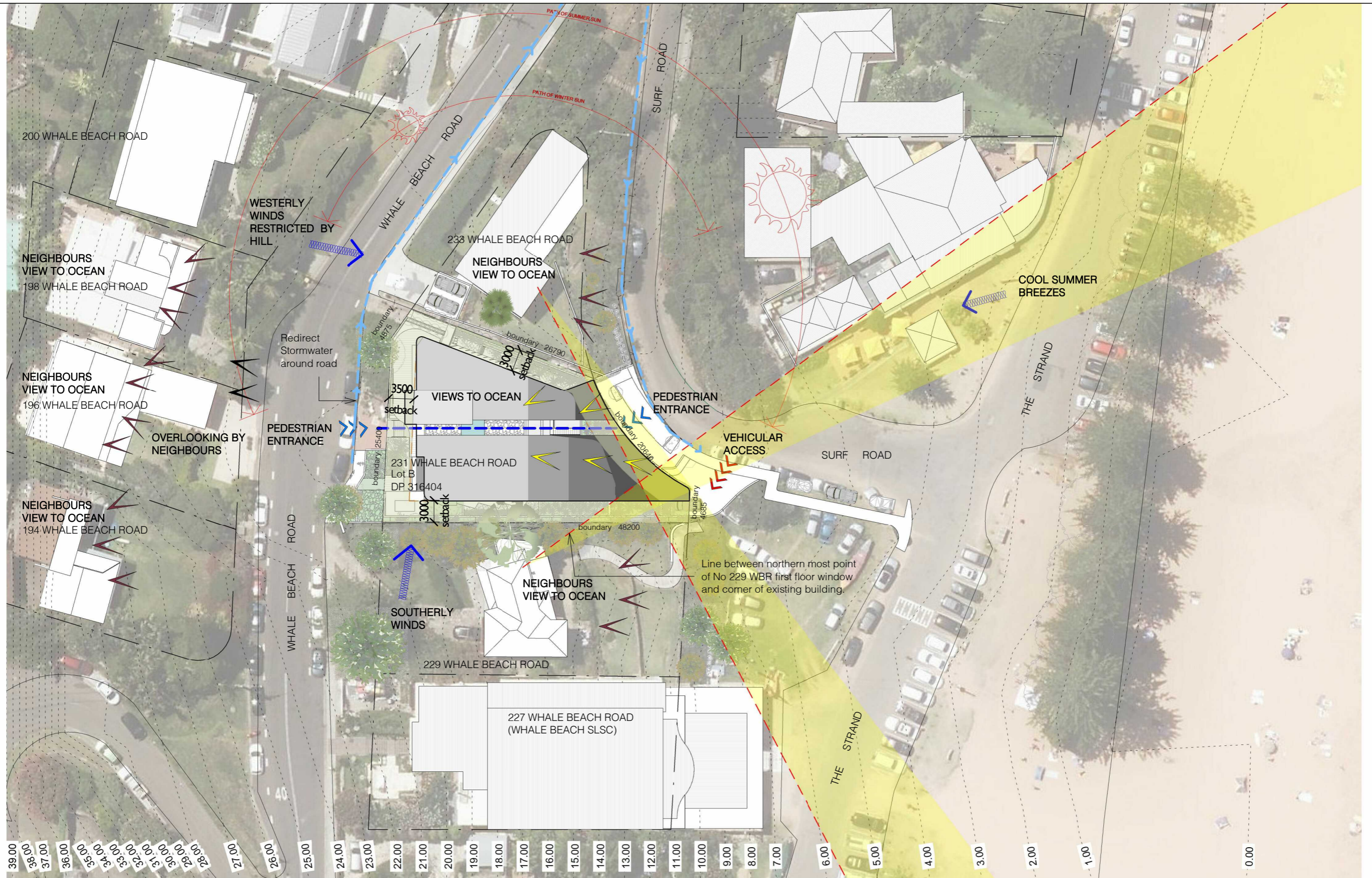
acn:093 598 415 abn:58 093 598 415
 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
H	Issued for Services Consultants	27/09/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

for
 Leslie Cassar

Site Analysis - Existing		
Project number	1609	Checked by RC
Date	OCTOBER 2020	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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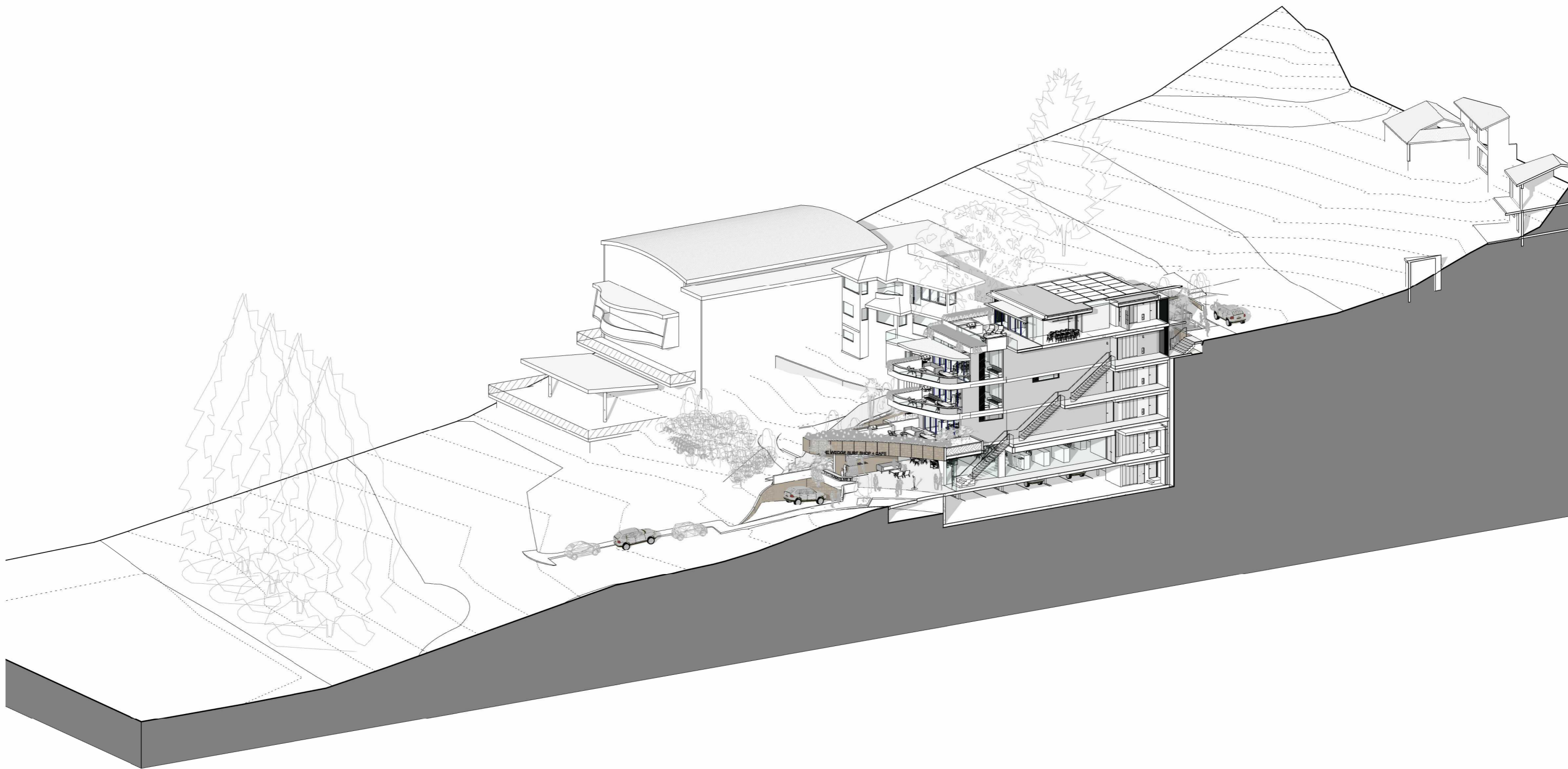
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No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

for
 Leslie Cassar

Site Analysis - Proposed			
Project number	1609	Checked by	Checker
Date	OCTOBER 2020	Scale	1 : 500
Drawn by	Author		DA24



1 DA Sectional Perspective



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

No.	Revision Description	Date
G	Issued for discussion with Palm and Whale Beach Association	05/09/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

Sectional Perspective (Site)

Project number	1609	Checked by	RC
Date	OCTOBER 2020	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	50 sqm
APARTMENT 2	36 sqm
APARTMENT 3	27 sqm
APARTMENT 4	27 sqm
APARTMENT 5	72 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 (315 sqm)	10 car spaces

TOTAL REQUIRED CAR SPACES: 22

APARTMENTS 1 - 5 (2 bedrooms each)	10 car spaces
VISITORS	2 car spaces
RETAIL (315 sqm including 1 disabled space)	10 car spaces

TOTAL CAR SPACES PROVIDED: 22**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 = 1275.77sqm
Proposed Retail GLA = 315.12 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 Level 3
Level 3 Terrace R2 = 18.4 sqm

A landscaped area in the front setback on Whale Beach Road will also be available for the use of the retail tenant.

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%	168.8 sqm
	5 X 35 sqm	175 sqm
LANDSCAPED AREAS		183.7 sqm
Includes 59.5sqm (7%) of deep soil >3m wide		
ADDITIONAL LANDSCAPED AREA		60.3 sqm
Planter Beds greater than 800mm deep		
TOTAL PROPOSED LANDSCAPE AREA		244.4 sqm = 28.9%

COMPLIES**SIDE & REAR SETBACKS**

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

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

No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
P	Revised Development Application	09/10/2020

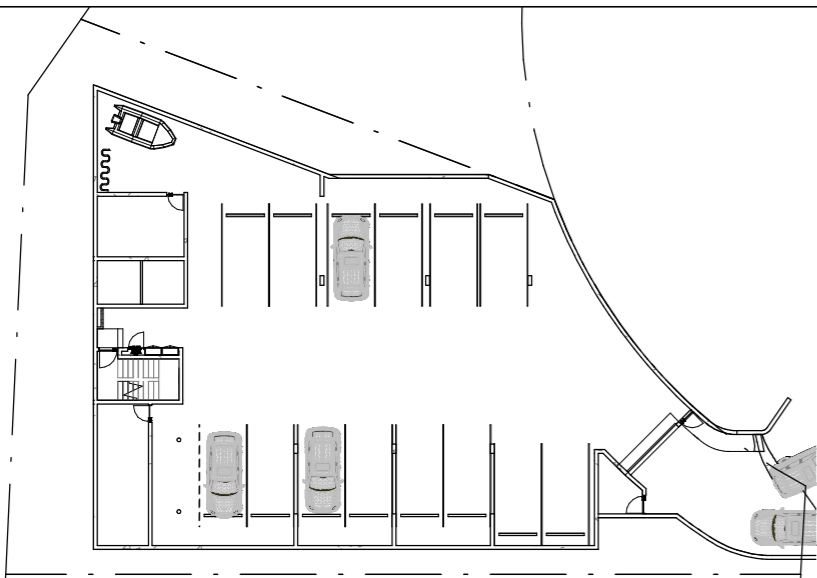
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

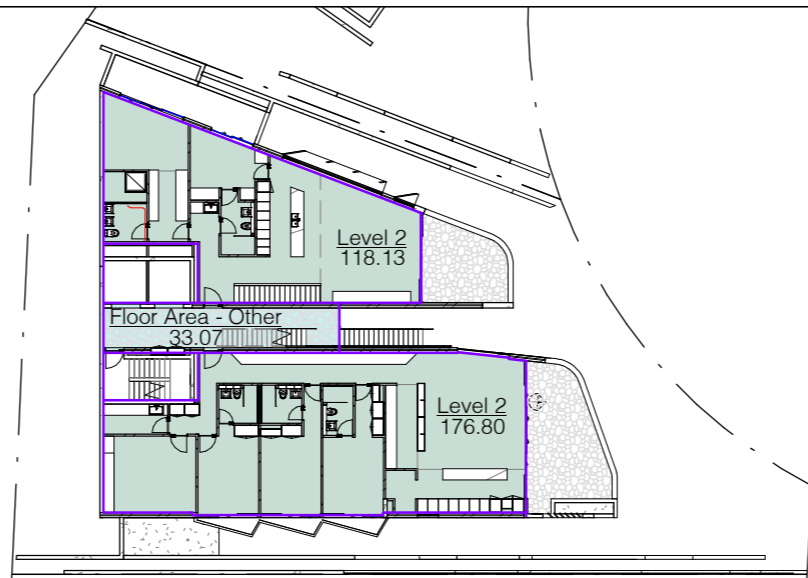
for
Leslie Cassar

Compliance Check

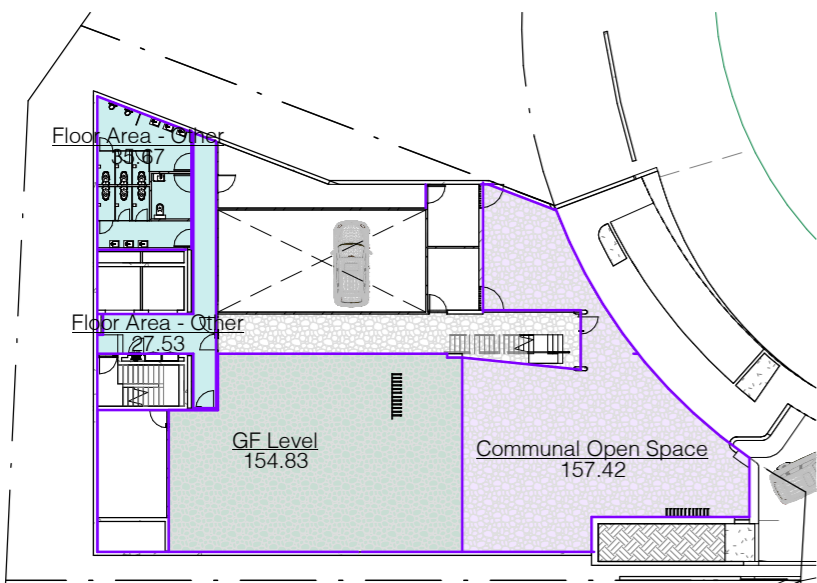
Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	
Drawn by	KW		DA31



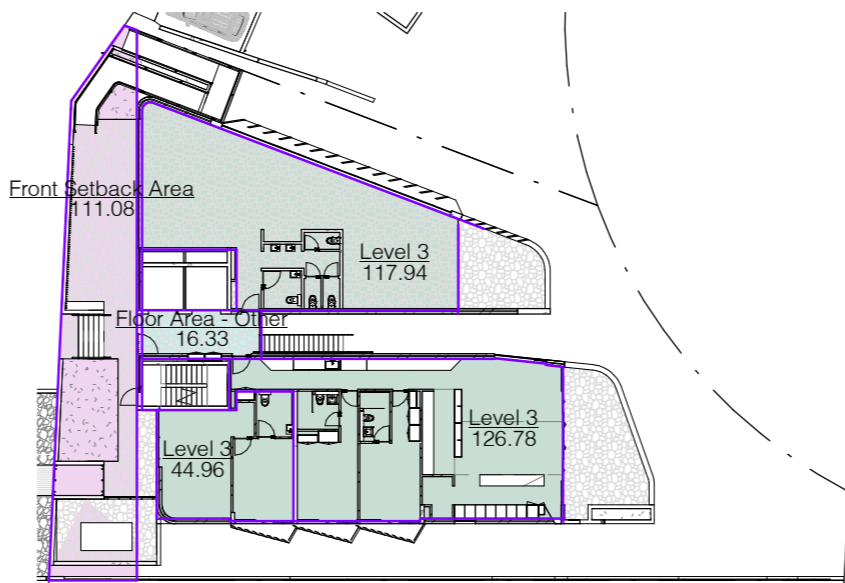
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1 : 400



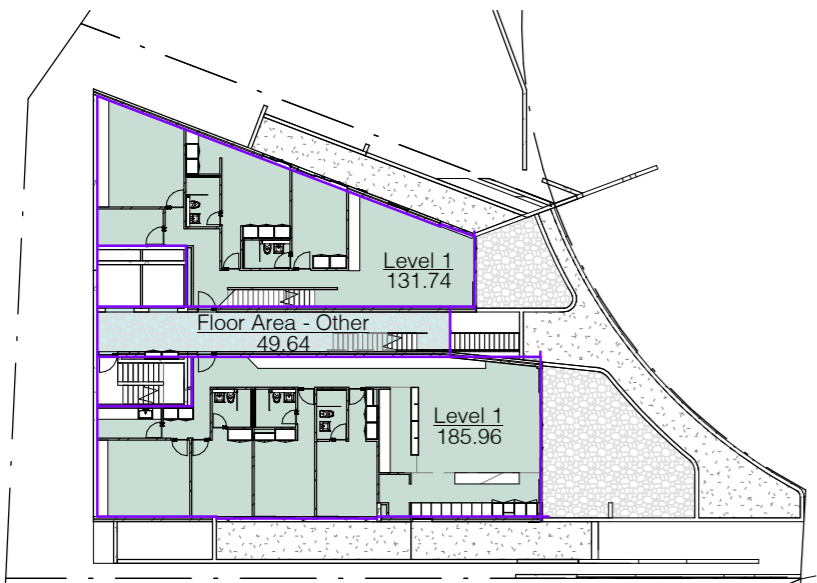
4 Level 2 GFA
1 : 400



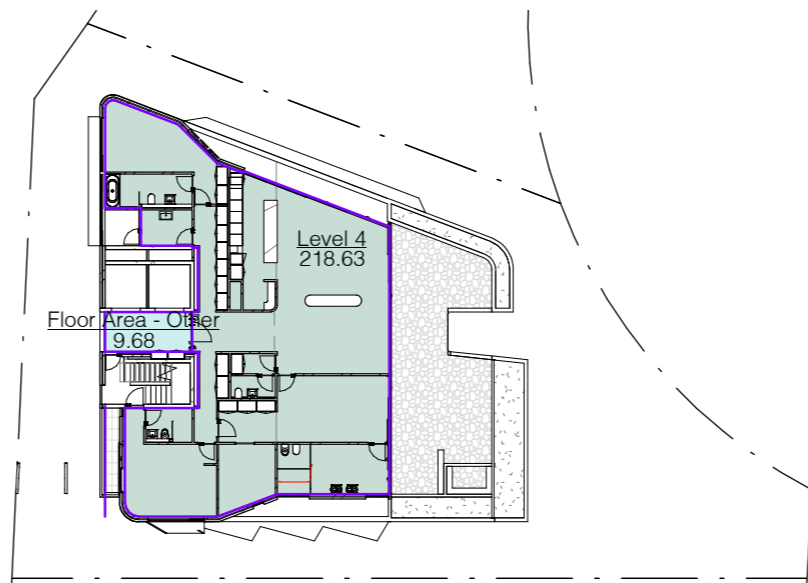
2 Ground GFA
1 : 400



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	154.83
Level 1	317.70
Level 2	294.93
Level 3	289.67
Level 4	218.63
Grand total	1275.77

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,

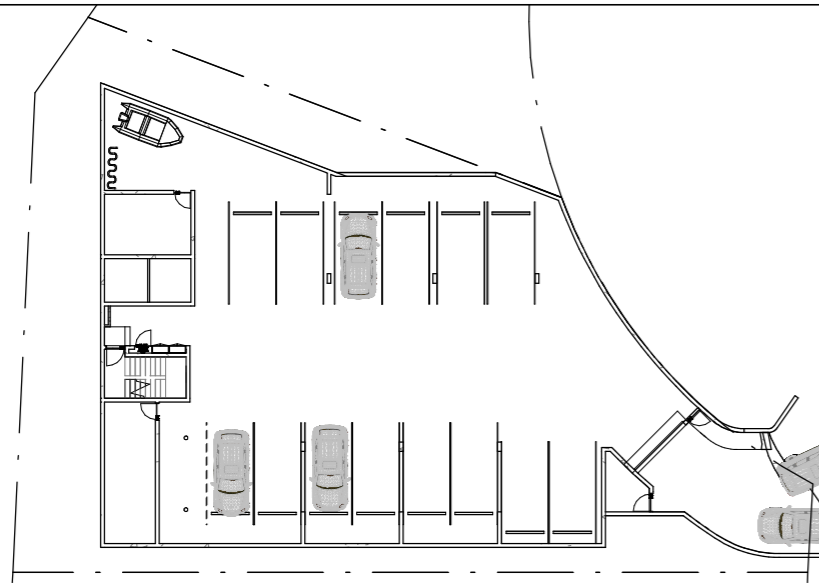
but excludes:

- (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.

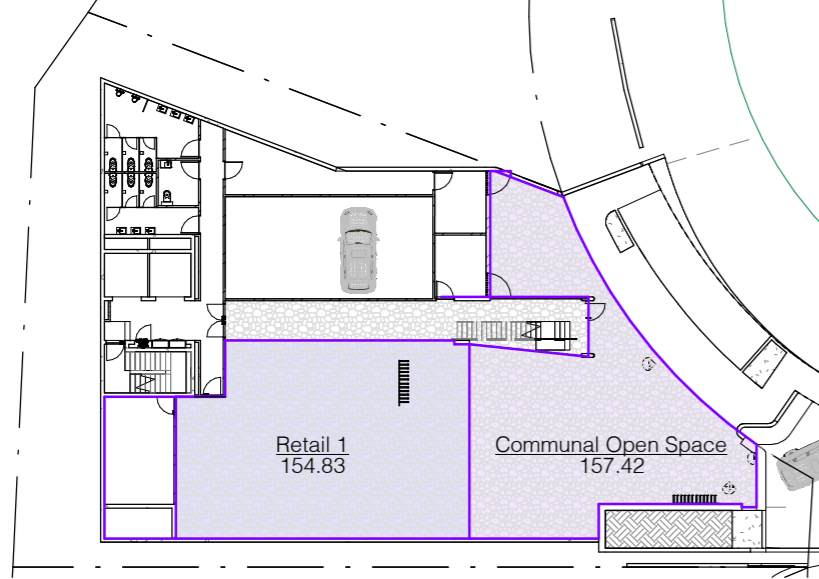
No.	Revision Description	Date
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M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

Gross Floor Area Calculations

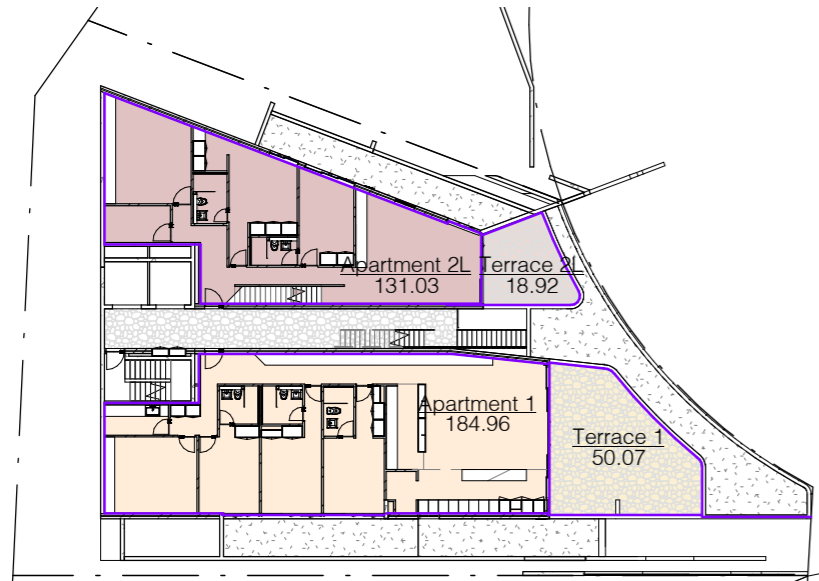
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Date	OCTOBER 2020	Scale	1 : 400
Drawn by	KW		DA32



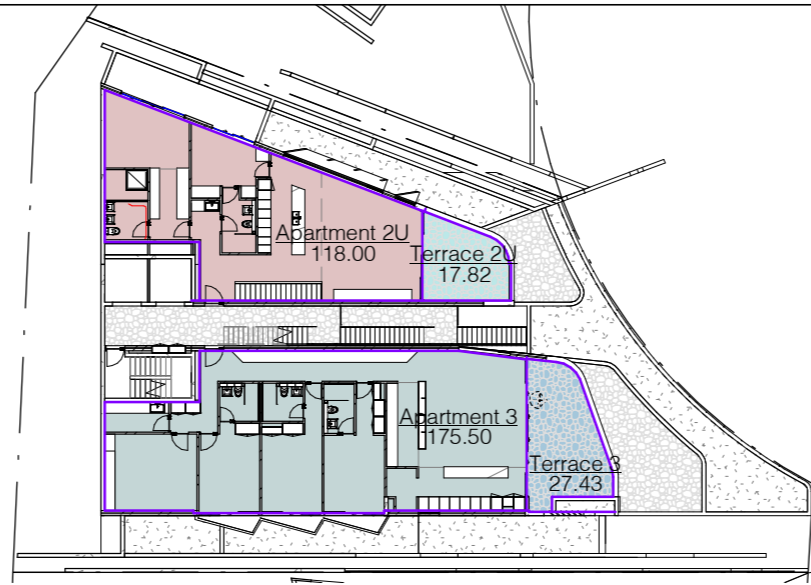
1 Basement - Area Plan
1 : 400



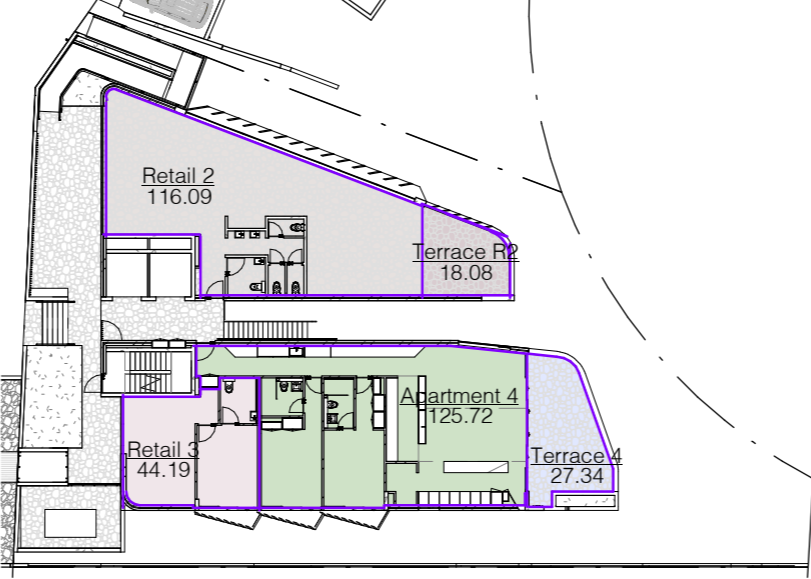
2 Ground - Retail Area Plan
1 : 400



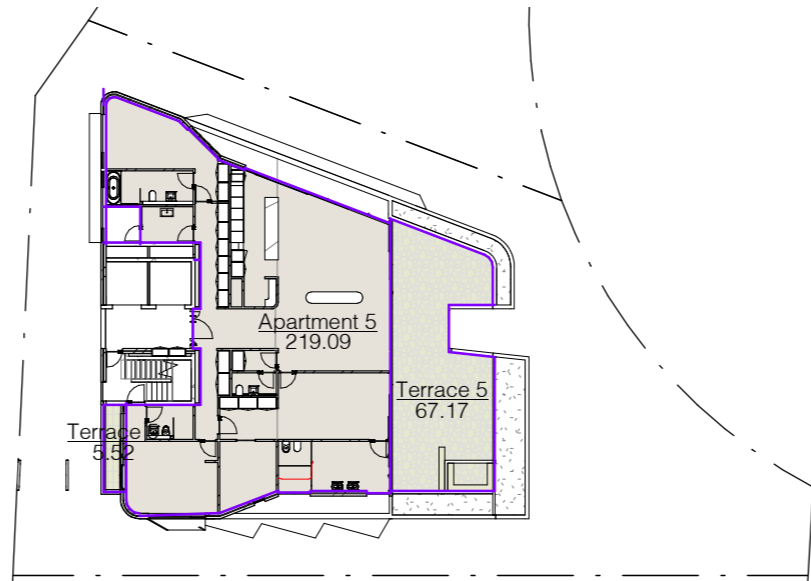
3 Level 1 - Apartment Area Plan
1 : 400



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

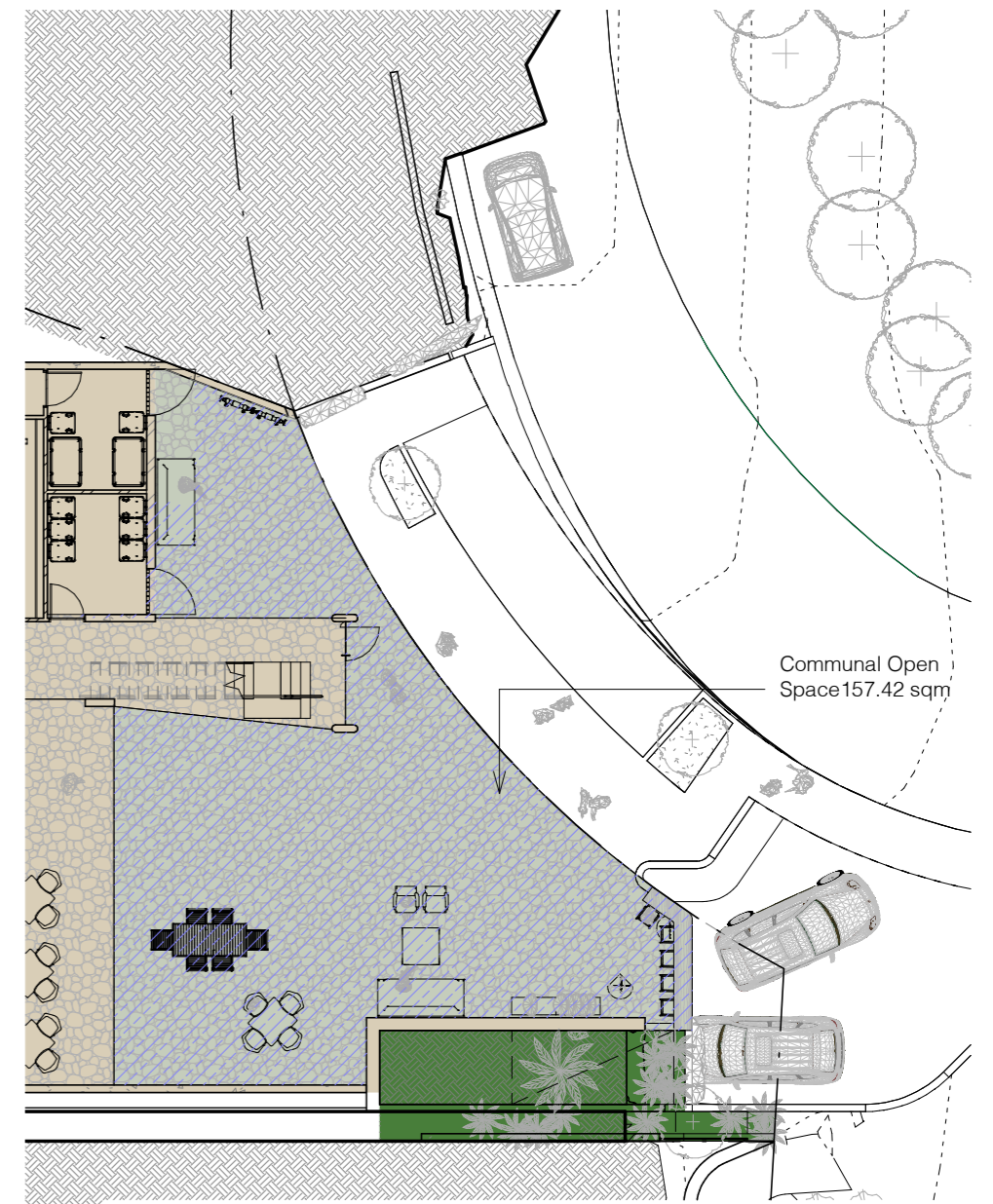
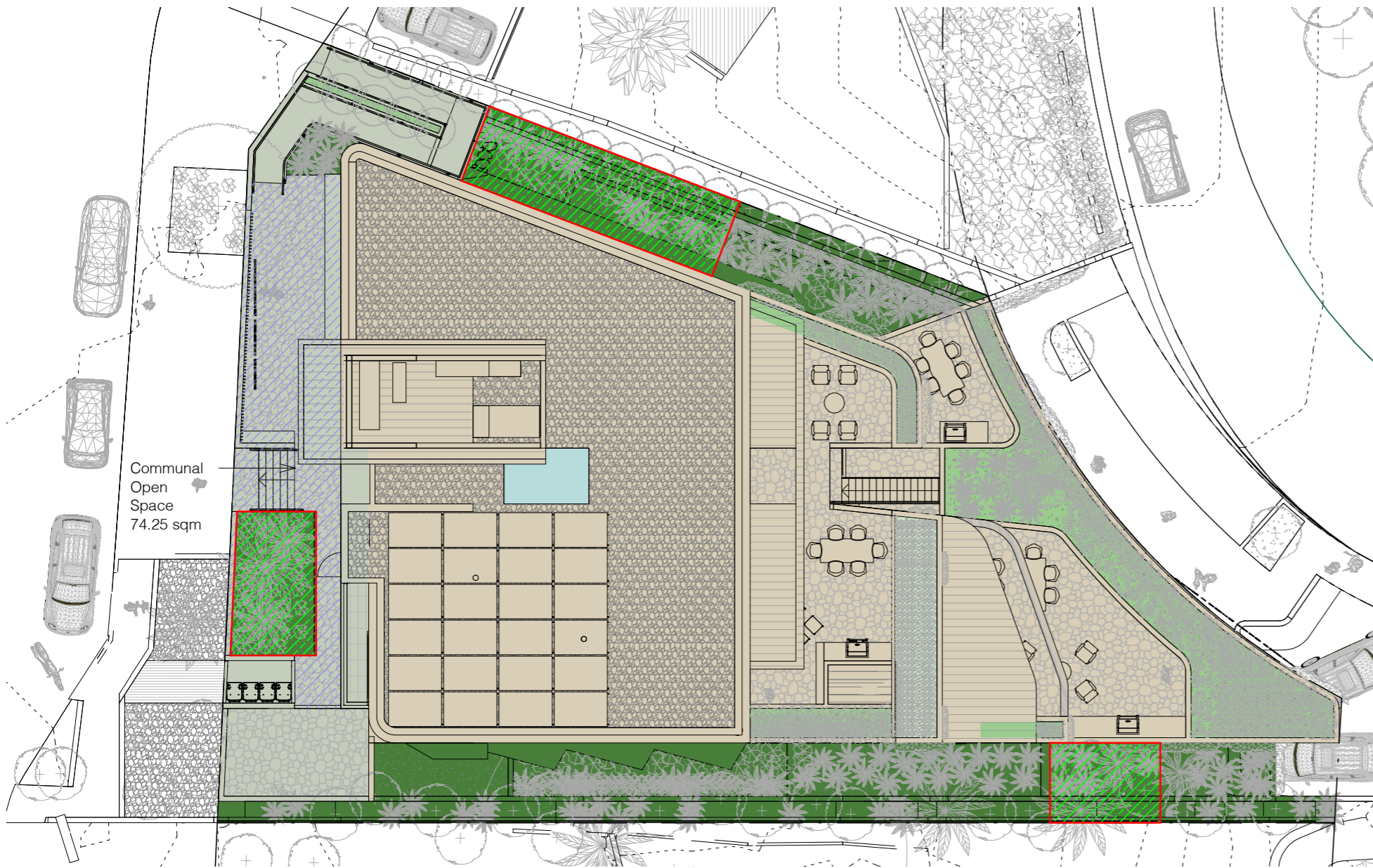
Area Schedule - Apartments & Tenancies Exterior		
Level	Name	Area
Level 1	Terrace 2L	18.92
Level 1	Terrace 1	50.07
Level 2	Terrace 3	27.43
Level 2	Terrace 2U	17.82
Level 3	Terrace R2	18.08
Level 3	Terrace 4	27.34
Level 4	Terrace 5	72.69
Grand total		232.36

Area Schedule - Apartments Interior		
Level	Name	Area
Level 1	Apartment 1	184.96
Level 1	Apartment 2L	131.03
Level 2	Apartment 2U	118.00
Level 2	Apartment 3	175.50
Level 3	Apartment 4	125.72
Level 4	Apartment 5	219.09
Grand total		954.31

Area Schedule - Retail Interior		
Level	Name	Area
Ground	Retail 1	154.83
Level 3	Retail 2	116.09
Level 3	Retail 3	44.19
Grand total		315.12

No.	Revision Description	Date
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Area Calculations			
Project number	1609	Checked by	RC
Date	OCTOBER 2020	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

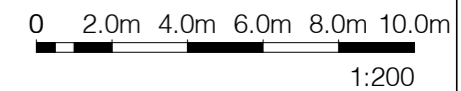
Provided the outcomes of this control are achieved, and the bulk and scale of the development is not increased, the following may be permitted:

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	= 232 sqm = 27.5%
Landscaped Area	= 183.7 sqm = 21.7%
Deep Soil Planting > 3m wide as required by Apartment Design Guide	= 59.5 sqm = 7.0%
Additional Landscaped Area (planter beds greater than 800mm deep)	= 60.3 sqm = 7.0%
Total Proposed Landscaped Area	=244 sqm = 28.9%
Additional Planter Beds (planter beds less than 800mm deep)	= 13 sqm
Paths and recreation areas within landscaped area	= 276.4 sqm
Built Upon Area	



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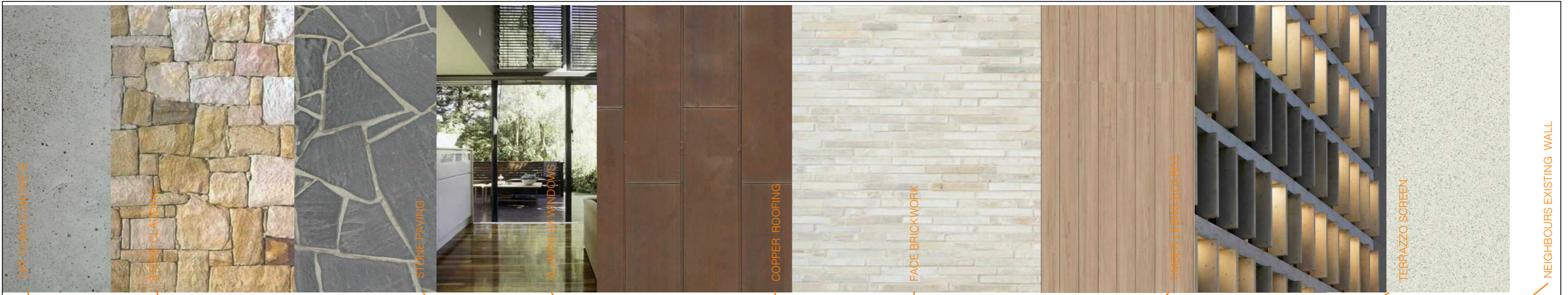
acn:093 598 415 abn:58 093 598 415
 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
F	Issued for Consultants	23/08/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

for Leslie Cassar

Landscaped Areas			
Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	1 : 200
Drawn by	KW		DA34



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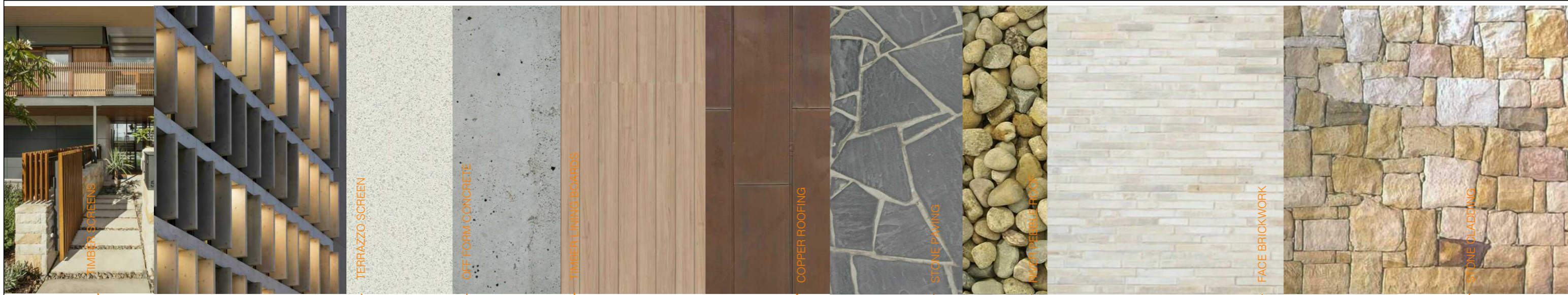
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 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

Finishes Board - Surf Road		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 1
Drawn by	KW	DA35



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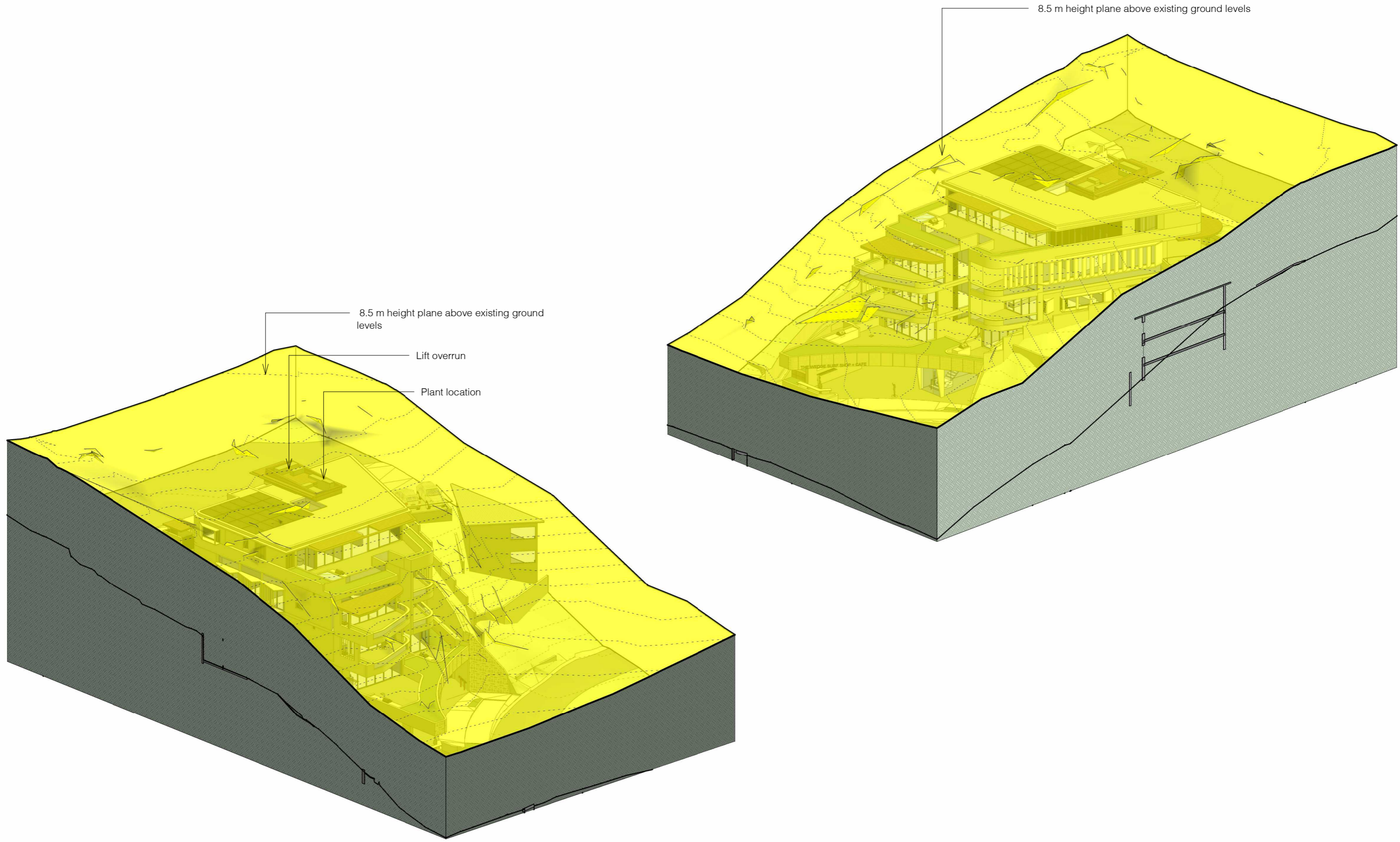
acn:093 598 415 abn:58 093 598 415
 nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

for
 Leslie Cassar

Finishes Board - Whale Beach Road			
Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	1 : 1
Drawn by	KW		DA36



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

No.	Revision Description	Date
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P	Revised Development Application	09/10/2020

WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

Building Height Plane

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	
Drawn by	KW		DA37

Window Schedule for BASIX							
Type Mark	Mark	Keynote	Orientation	Area	Length	Unconnected Height	Comments

W	101	AFW	E	21.00	7120	2950	awning
W	102	AFW	S	0.67	1110	600	
W	103	AFW	S	6.26	3260	1950	
W	104	AFW	S	6.24	3300	1950	
W	105	AFW	S	3.69	2040	1950	
W	106	AFW	N	1.51	2743	550	
W	201	AFW	E	10.93	3846	2950	awning
W	202	AFW	NE	3.36	1600	2100	
W	203	AFW	NE	5.88	2800	2100	
W	204	AFW	NE	2.64	1100	2400	
W	205	AFW	NE	5.17	1950	2650	
W	206	AFW	E	14.02	5041	2950	awning
W	207	AFW	NE	8.64	3600	2400	awning
W	208	AFW	NE	5.76	2500	2400	awning
W	209	AFW	NE	7.84	5600	1400	external screen
W	210	AFW	NE	1.54	1100	1400	external screen
W	301	AFW	E	21.55	7304	2950	awning
W	302	AFW	S	0.67	1110	600	
W	303	AFW	S	7.38	3210	2300	
W	304	AFW	S	2.08	3200	651	
W	305	AFW	S	7.36	3200	2300	
W	306	AFW	S	2.08	3200	650	
W	307	AFW	S	7.36	3199	2300	
W	308	AFW	S	2.09	3260	650	
W	309	AFW	S	1.68	2800	600	
W	310	AFW	N	1.62	3230	500	
W	311	AFW	N	7.29	2751	2650	
W	401	AFW	E	18.98	7299	2600	awning
W	402	AFW	S	0.67	1110	600	
W	403	AFW	S	7.38	3360	2300	external screen
W	404	AFW	S	2.89	3260	900	
W	405	AFW	S	7.36	3250	2300	external screen
W	406	AFW	S	2.88	3300	900	
W	407	AFW	N	1.86	3230	575	
W	408	AFW	N	8.05	2753	2925	
W	409	AFW	E	4.30	7477	575	
W	410	AFW	S	1.00	302	3300	
W	501	AFW	E	21.13	7825	2700	awning
W	502	AFW	E	9.52	3527	2700	awning
W	503	AFW	E	7.11	2635	2700	
W	504	AFW	S	3.24	1200	2700	external screen
W	505	AFW	S	4.60	1755	2700	external screen
W	506	AFW	SE	1.02	600	1700	external screen
W	507	AFW	S	4.20	3000	1400	awning
W	508	AFW	W	6.89	2550	2700	external screen
W	509	AFW	W	5.42	6780	800	awning
W	510	AFW	NE	6.09	2257	2700	external screen
W	511	AFW	W	3.24	1200	2700	
W	512	AFW	N	18.81	6965	2700	external screen
W	513	AFW	W	0.77	550	1700	
W	G01	AFW		19.12	5168	3700	
W	G02	AFW		10.36	2800	3700	

Window Schedule for BASIX							
Type Mark	Mark	Keynote	Orientation	Area	Length	Unconnected Height	Comments

W	G03	AFW		22.01	5948	3700	
W	L01	AFW	W	5.66	2335	2700	external screen
W	R101	AFW		30.84	10480	3000	
W	R201	AFW	W	22.44	6800	3300	awning
W	R202	AFW	NE	29.83	12971	2300	external screen
W	R203	AFW	E	15.62	4734	3300	awning
W	R204	AFW	NE	11.74	13046	900	
W	R301	AFW	W	9.98	3124	3300	
W	R303	AFW	S	7.13	3100	2300	external screen
W	R304	AFW	S	2.79	3100	900	
W	S01	AFW	W	2.70	1100	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
All dwellings must have 4 star rated taps and toilets, and 3 star rated shower heads, dishwashers and clothes washers

ii. Energy

All dwellings to have gas instantaneous hot water
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

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

Mechanical ventilation is proposed to the carparking area
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 Apartments 1, 2 Apartments 3, 4	- Apartments 1 & 2 - No insulation added to external walls - Apartments 3 & 4 - Foil sided bubble wrap added to northern external cavity brick wall facing to common hallway. No insulation required in other 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 5 – Suspended concrete slab 300mm thick with plasterboard lining beneath	Apartment 5 – R1.5 bulk insulation between suspended concrete and plasterboard.
Roof	Concrete roof above Apartment 5	Waterproofing membrane
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)	W101; W401 - Double glazed, clear/airgap/clear – U-value All remaining 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

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

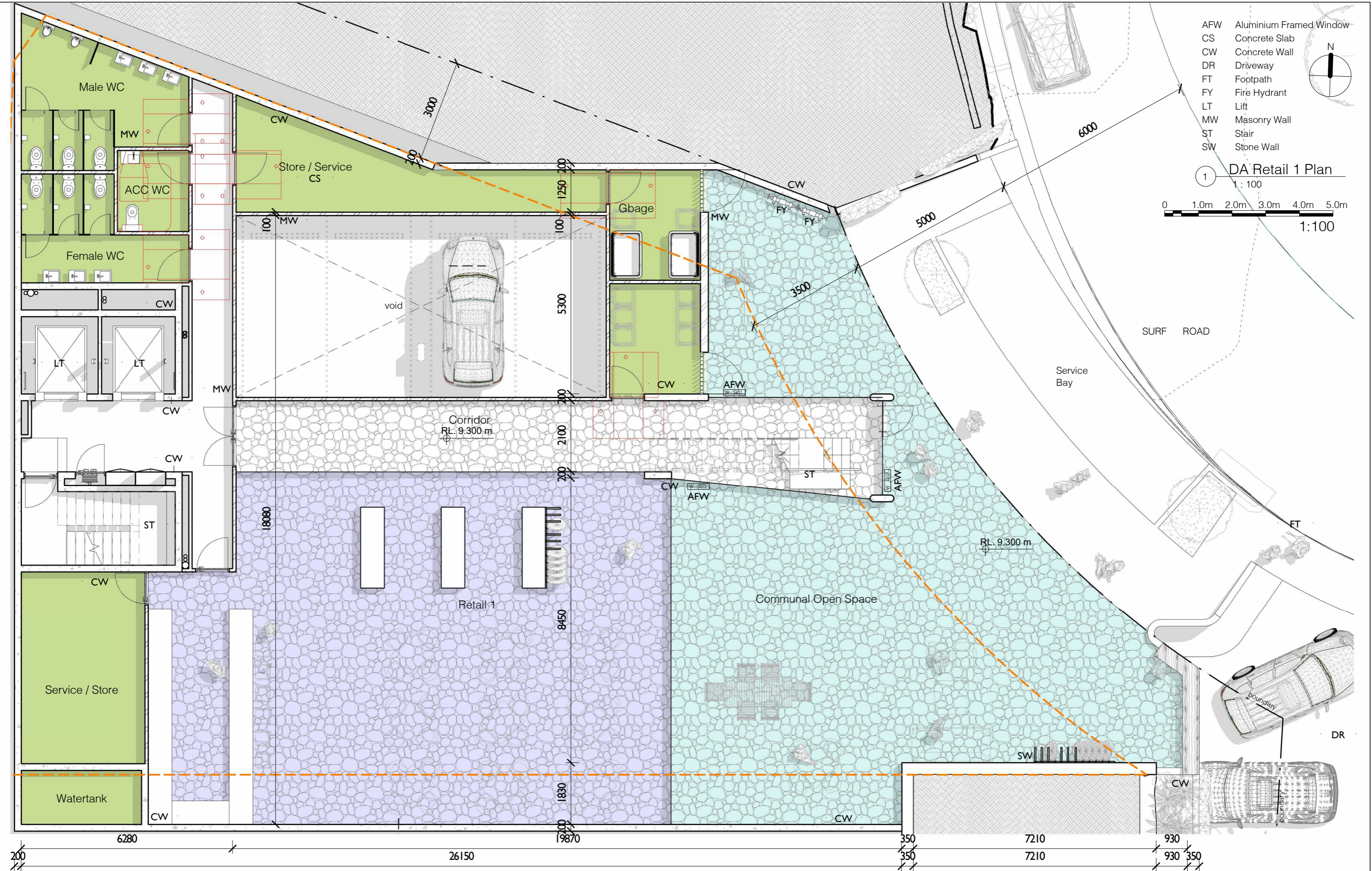
WHALE BEACH NEIGHBOURHOOD

DEVELOPMENT APPLICATION
231 Whale Beach Road, Whale Beach

for
Leslie Cassar

BASIX Requirements

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	
Drawn by	KW		DA39



- AFW Aluminium Framed Window
- CS Concrete Slab
- CW Concrete Wall
- DR Driveway
- FT Footpath
- FY Fire Hydrant
- LT Lift
- MW Masonry Wall
- ST Stair
- SW Stone Wall

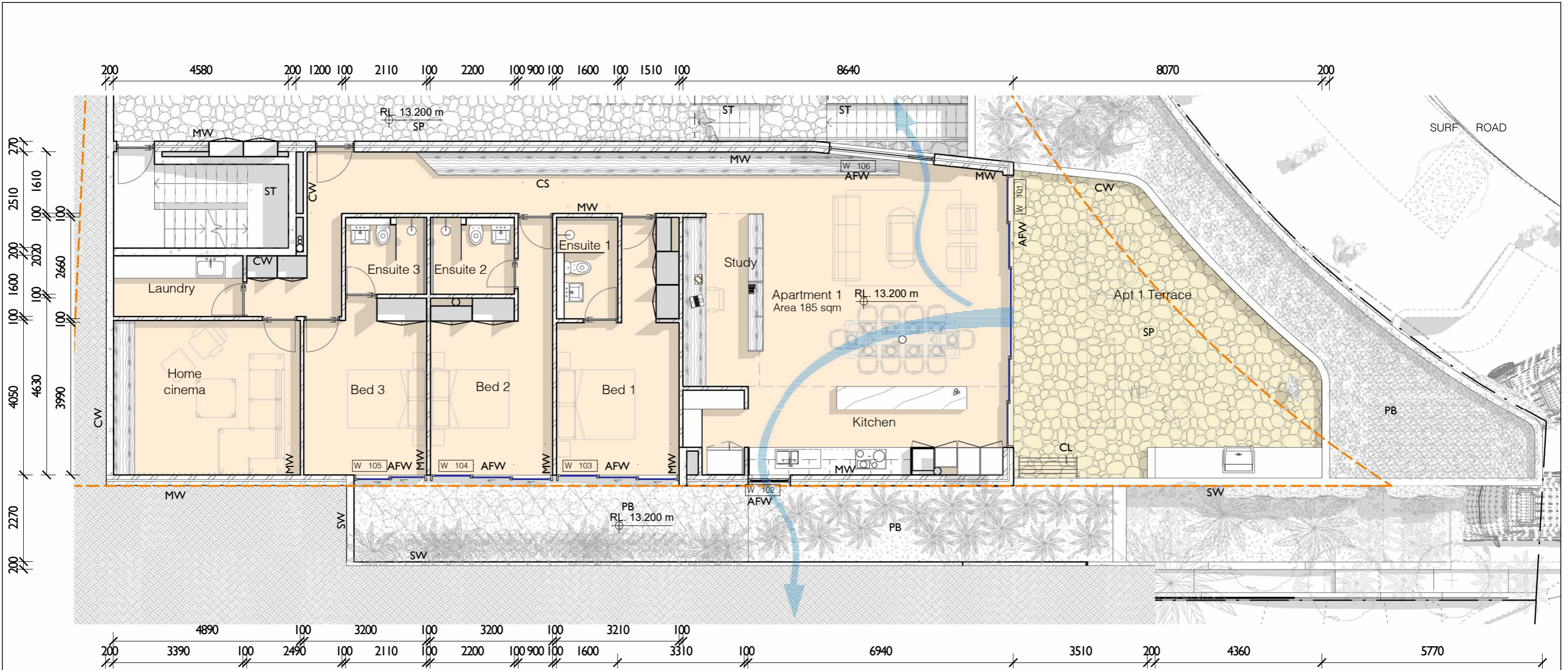
1 DA Retail 1 Plan
 1 : 100
 0 1.0m 2.0m 3.0m 4.0m 5.0m
 1:100

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

No.	Revision Description	Date
F	Issued for Consultants	23/08/19
I	Addition of Substation	24/10/19
K	Issued for Review	12/12/2019
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

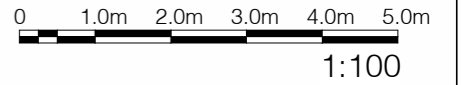
WHALE BEACH NEIGHBOURHOOD
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 231 Whale Beach Road, Whale Beach
 for Leslie Cassar

Retail 1 Plan		boundary	
Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	1 : 100
Drawn by	KW		DA40



- AFW Aluminium Framed Window
- CL Clothesline
- CS Concrete Slab
- CW Concrete Wall
- MW Masonry Wall
- PB Planter Bed
- SP Stone Paving
- ST Stair
- SW Stone Wall

1 DA Apartment 1 Plan
1:100



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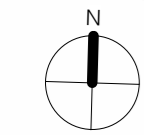
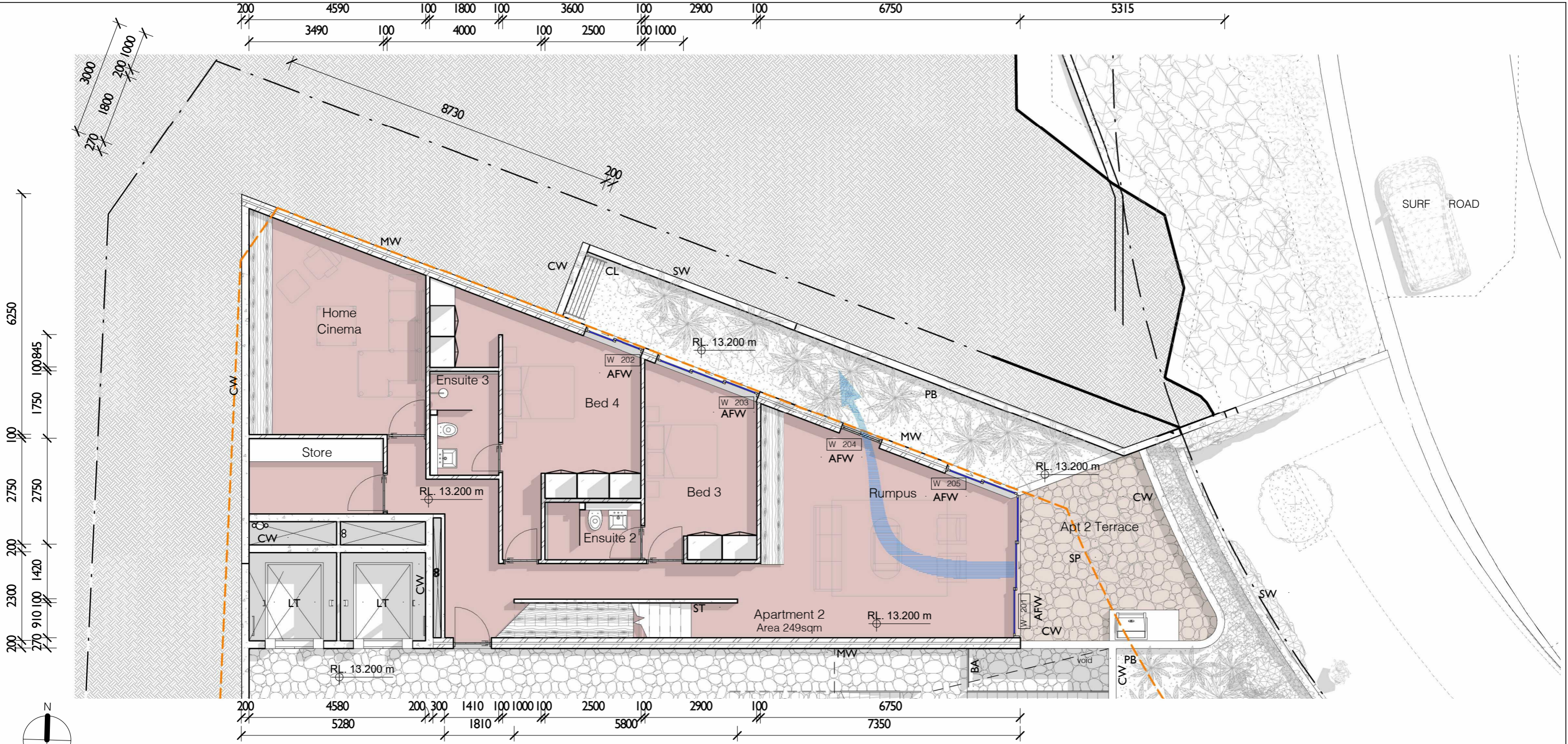
acn:093 598 415 abn:58 093 598 415
 nominated architect - Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

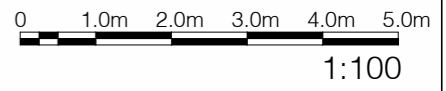
for
 Leslie Cassar

Apartment 1 Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1:100
Drawn by	KW	DA41

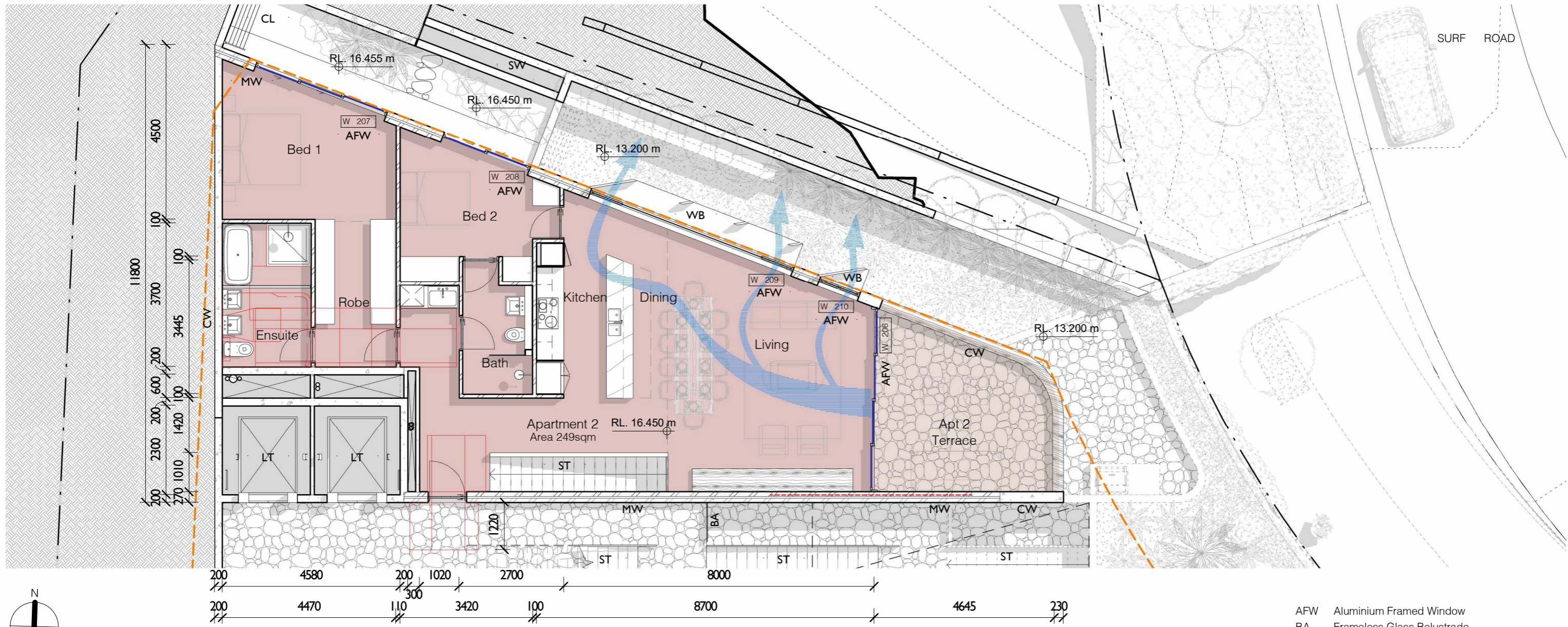


- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CL Clothesline
- CW Concrete Wall
- LT Lift
- MW Masonry Wall
- PB Planter Bed
- SP Stone Paving
- ST Stair
- SW Stone Wall

1 DA Apartment 2 plan
1:100



<p>139 PALMGROVE ROAD, AVALON BEACH NSW 2107</p> <p>t 02 9918 3843</p> <p>m 0418 627 024</p> <p>e mailto:richard@richardcolearchitecture.com.au</p> <p>w www.richardcolearchitecture.com.au</p> <p>acn:093 598 415 abn:58 093 598 415 nominated architect - Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Revision Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>F</td> <td>Issued for Consultants</td> <td>23/08/19</td> </tr> <tr> <td>I</td> <td>Addition of Substation</td> <td>24/10/19</td> </tr> <tr> <td>K</td> <td>Issued for Review</td> <td>12/12/2019</td> </tr> <tr> <td>L</td> <td>Preliminary DA</td> <td>03/04/2020</td> </tr> <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> </tbody> </table>	No.	Revision Description	Date	F	Issued for Consultants	23/08/19	I	Addition of Substation	24/10/19	K	Issued for Review	12/12/2019	L	Preliminary DA	03/04/2020	M	Development Application	17/04/2020	P	Revised Development Application	09/10/2020	<p>WHALE BEACH NEIGHBOURHOOD</p> <p>DEVELOPMENT APPLICATION</p> <p>231 Whale Beach Road, Whale Beach</p> <p>for Leslie Cassar</p>	<p>Apartment 2 Plan (lower)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Project number</td> <td>1609</td> <td>Checked by</td> <td>RC</td> </tr> <tr> <td>Date</td> <td>OCTOBER 2020</td> <td>Scale</td> <td>1:100</td> </tr> <tr> <td>Drawn by</td> <td>KW</td> <td></td> <td>DA42</td> </tr> </table>	Project number	1609	Checked by	RC	Date	OCTOBER 2020	Scale	1:100	Drawn by	KW		DA42
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Drawn by	KW		DA42																																	

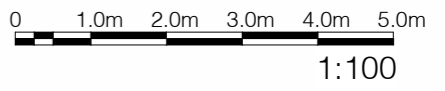
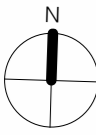
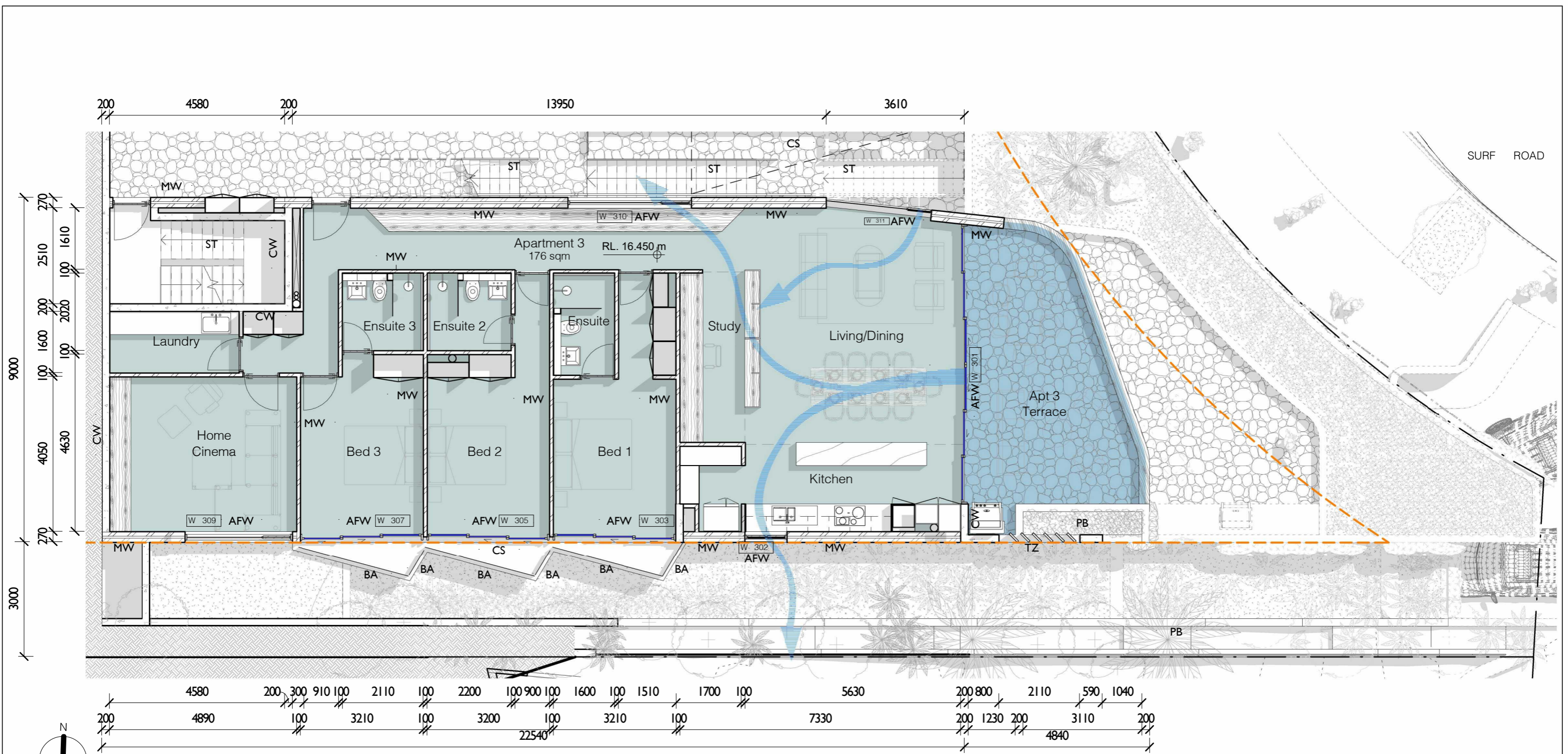


- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CL Clothesline
- CW Concrete Wall
- LT Lift
- MW Masonry Wall
- ST Stair
- SW Stone Wall
- WB Window Box

1 DA Apartment 2 Plan (upper)
1:100

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

<p>139 PALMGROVE ROAD, AVALON BEACH NSW 2107</p> <p>t 02 9918 3843</p> <p>m 0418 627 024</p> <p>e mailto:richard@richardcolearchitecture.com.au</p> <p>w www.richardcolearchitecture.com.au</p> <p>acn:093 598 415 abn:58 093 598 415 nominated architect - Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Revision Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>F</td> <td>Issued for Consultants</td> <td>23/08/19</td> </tr> <tr> <td>I</td> <td>Addition of Substation</td> <td>24/10/19</td> </tr> <tr> <td>K</td> <td>Issued for Review</td> <td>12/12/2019</td> </tr> <tr> <td>L</td> <td>Preliminary DA</td> <td>03/04/2020</td> </tr> <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> </tbody> </table>	No.	Revision Description	Date	F	Issued for Consultants	23/08/19	I	Addition of Substation	24/10/19	K	Issued for Review	12/12/2019	L	Preliminary DA	03/04/2020	M	Development Application	17/04/2020	P	Revised Development Application	09/10/2020	<p>WHALE BEACH NEIGHBOURHOOD</p> <p>DEVELOPMENT APPLICATION</p> <p>231 Whale Beach Road, Whale Beach</p> <p>for Leslie Cassar</p>	<p>Apartment 2 Plan (upper)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Project number</td> <td>1609</td> <td>Checked by</td> <td>RC</td> </tr> <tr> <td>Date</td> <td>OCTOBER 2020</td> <td>Scale</td> <td>1:100</td> </tr> <tr> <td>Drawn by</td> <td>KW</td> <td></td> <td>DA43</td> </tr> </table>	Project number	1609	Checked by	RC	Date	OCTOBER 2020	Scale	1:100	Drawn by	KW		DA43
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Drawn by	KW		DA43																																	



- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CS Concrete Slab
- CW Concrete Wall
- MW Masonry Wall
- PB Planter Bed
- ST Stair
- TZ Terrazzo Screen

1 DA Apartment 3 Plan
1:100

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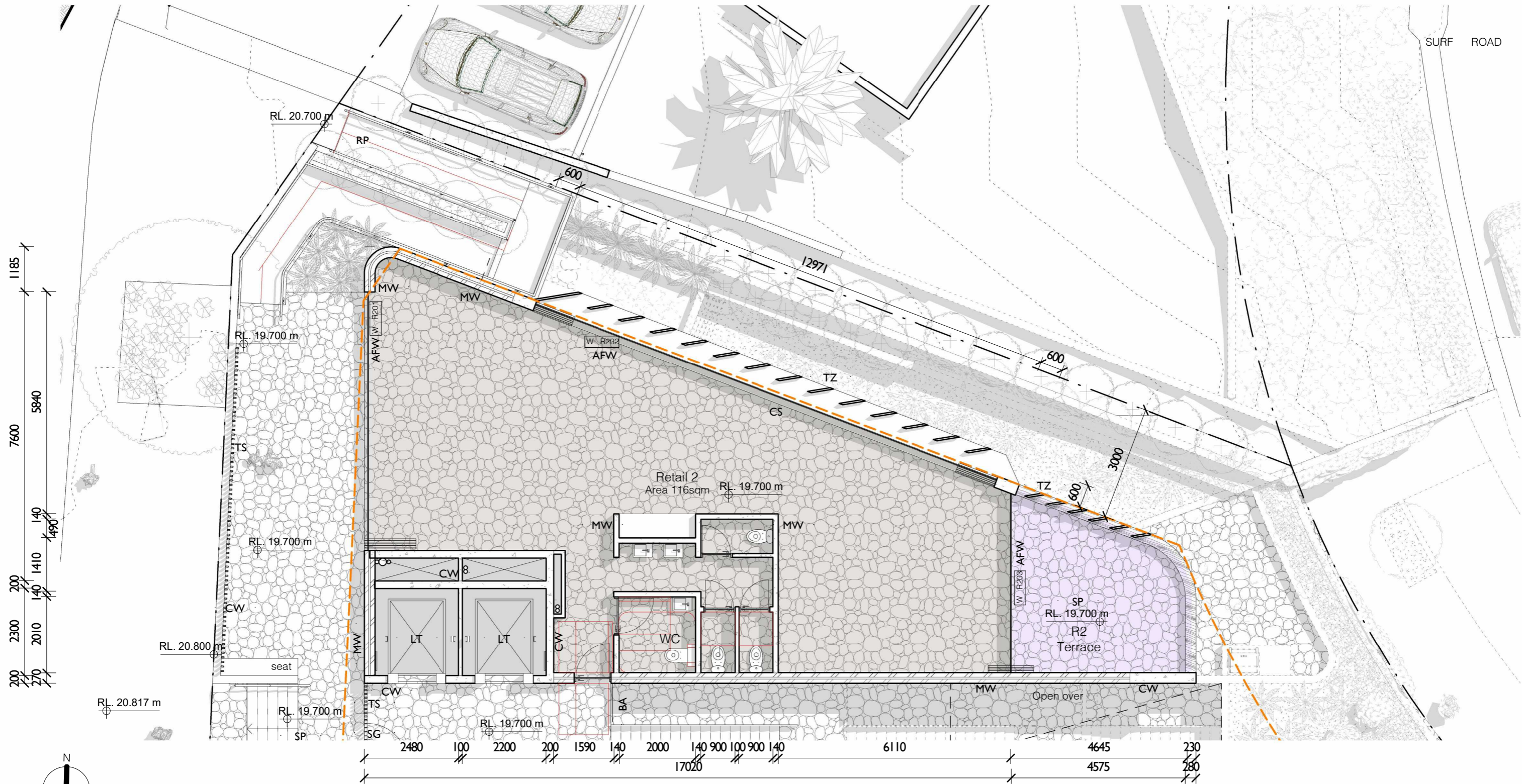
acn:093 598 415 abn:58 093 598 415
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

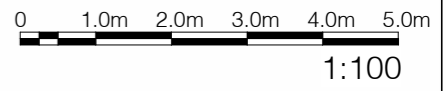
for Leslie Cassar

Apartment 3 Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1:100
Drawn by	KW	DA44



1 DA Retail 2 Plan
1 : 100

- | | | | |
|-----|----------------------------|----|-------------------|
| AFW | Aluminium Framed Window | RP | Ramp |
| BA | Frameless Glass Balustrade | SG | Steel framed Gate |
| CS | Concrete Slab | SP | Stone Paving |
| CW | Concrete Wall | TS | Timber Screen |
| LT | Lift | TZ | Terrazzo Screen |
| MW | Masonry Wall | | |



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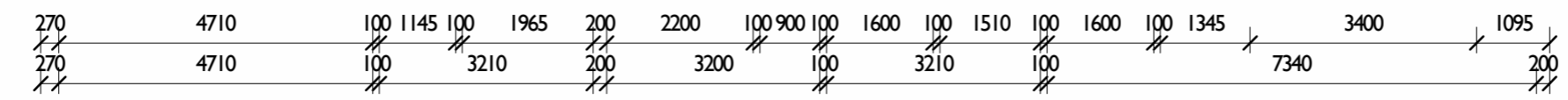
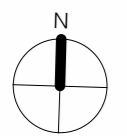
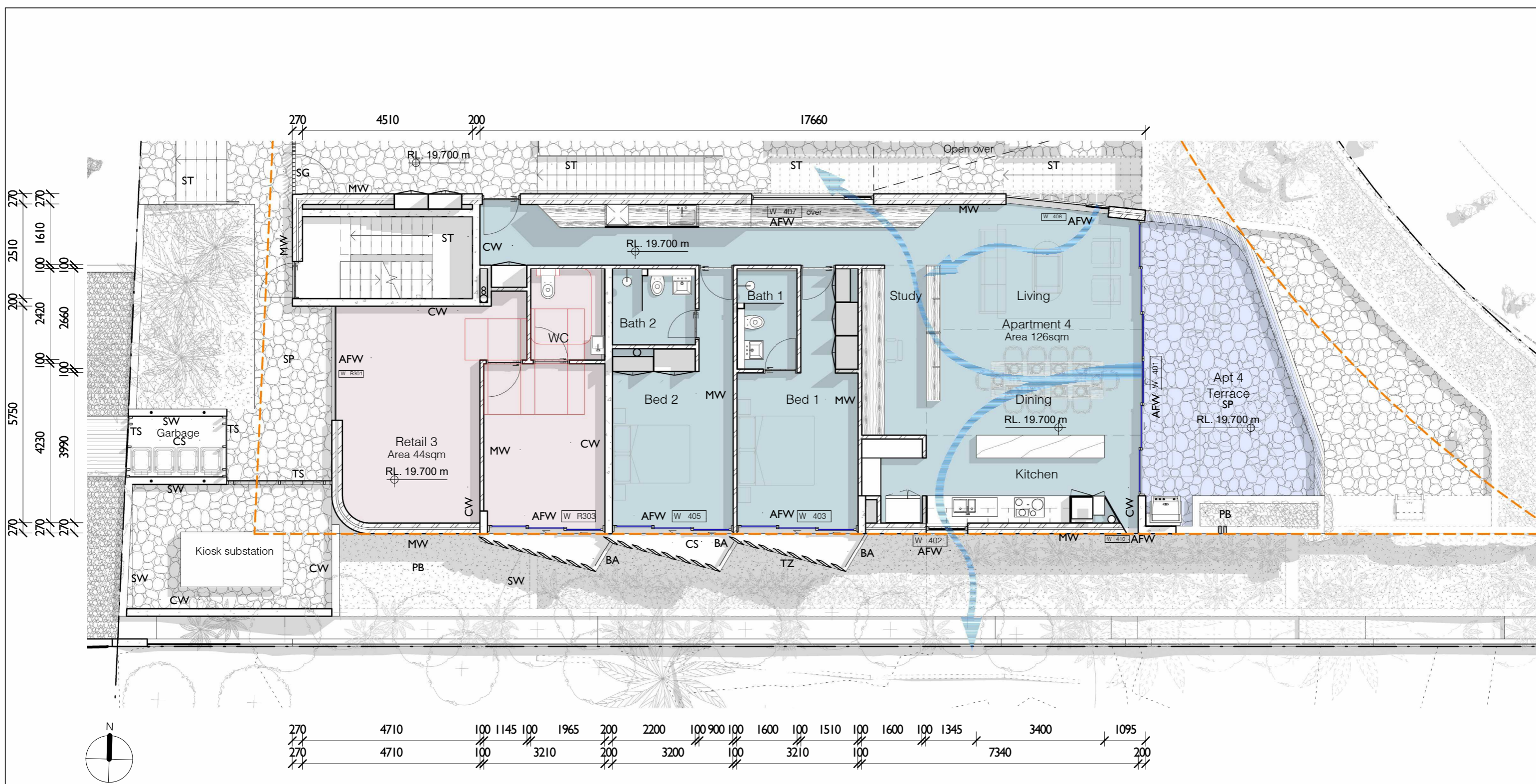
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

Retail 2 Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 100
Drawn by	KW	DA45



- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CS Concrete Slab
- CW Concrete Wall
- MW Masonry Wall
- PB Planter Bed
- SG Steel framed Gate
- SP Stone Paving
- ST Stair
- SW Stone Wall
- TS Timber Screen
- TZ Terrazzo Screen

1 DA Apartment 4 Plan
1 : 100

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

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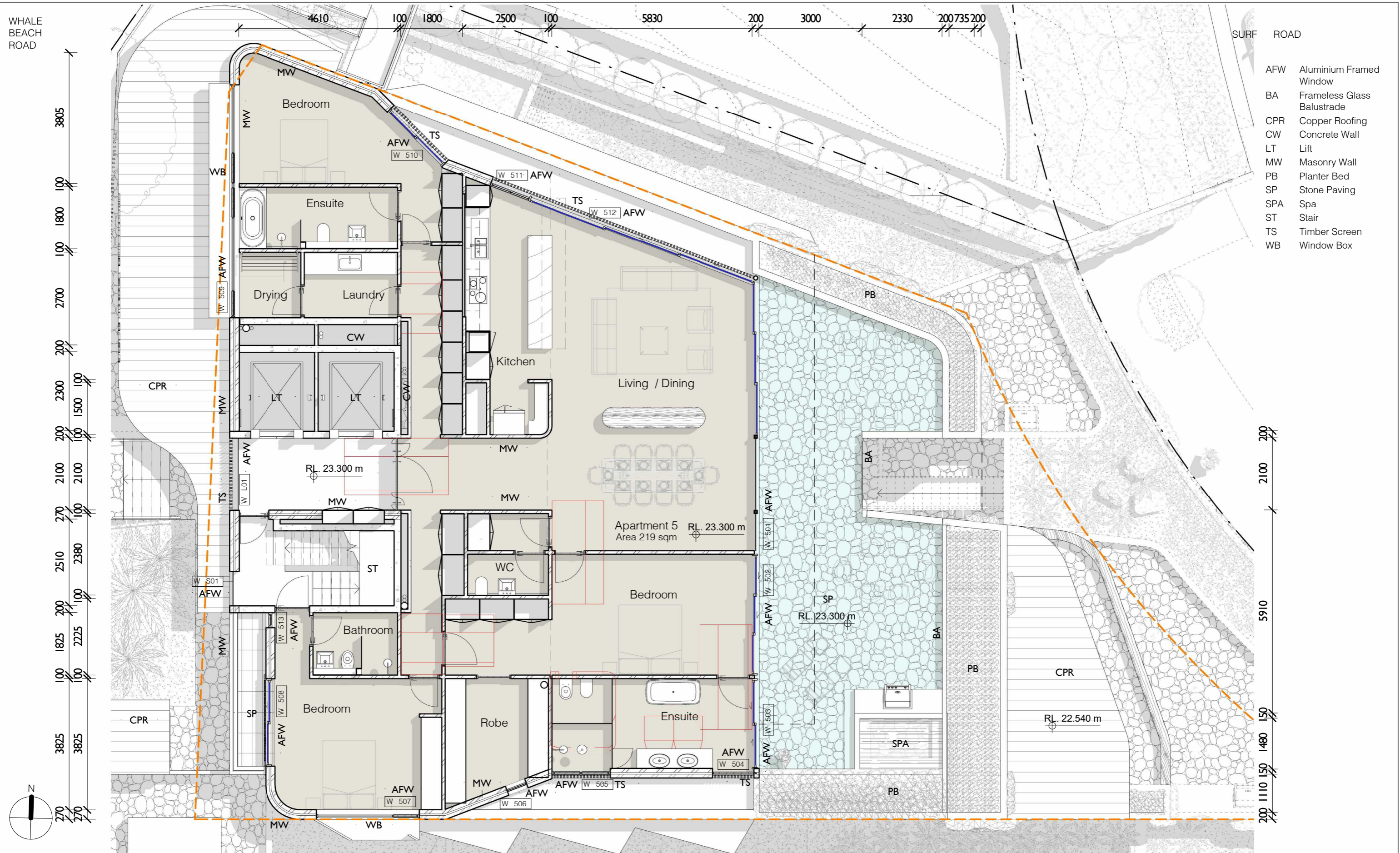
WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

Apartment 4 & Retail 3 Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 100
Drawn by	KW	DA46

WHALE BEACH ROAD

SURF ROAD



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

1 DA Apartment 5 Plan
1:100

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

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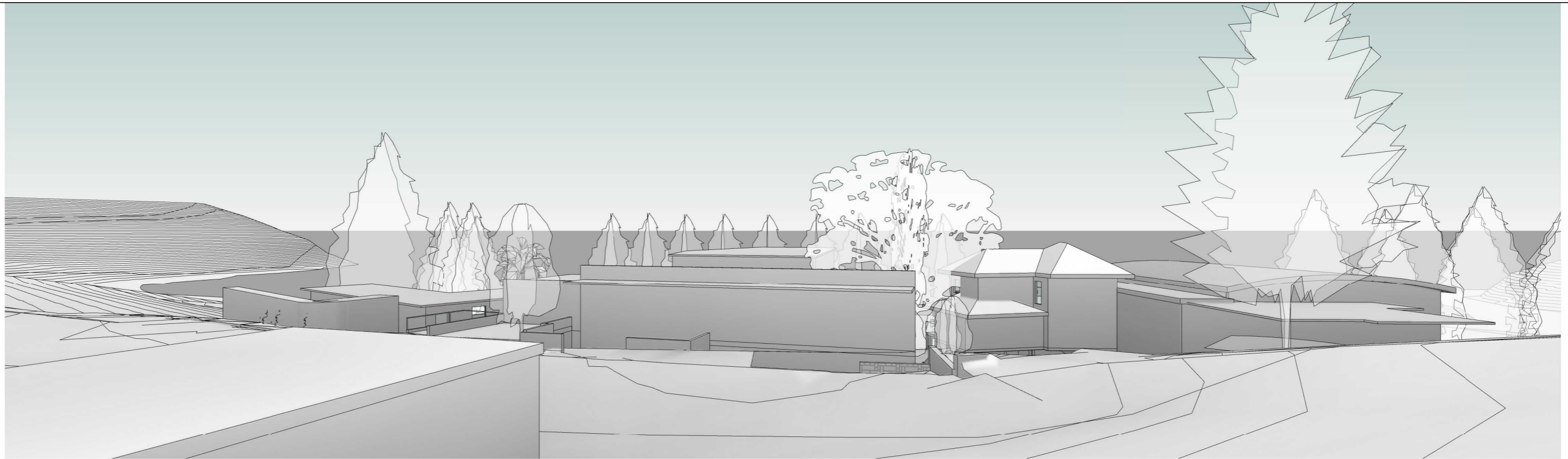
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for Leslie Cassar

Apartment 5 Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1:100
Drawn by	KW	DA47



① View from 196 Tiled verandah - existing



② View from 196 Tiled verandah - proposed

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

196 WBR View Impact Study

Project number	1609	Checked by	RC
Date	OCTOBER 2020	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
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

196 WBR View Impact Study		
Project number	1609	Checked by RC
Date	OCTOBER 2020	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
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

194 WBR View Impact Study

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	
Drawn by	KW		DA52



1 View from 194 upper balcony - existing



2 View from 194 upper balcony - proposed

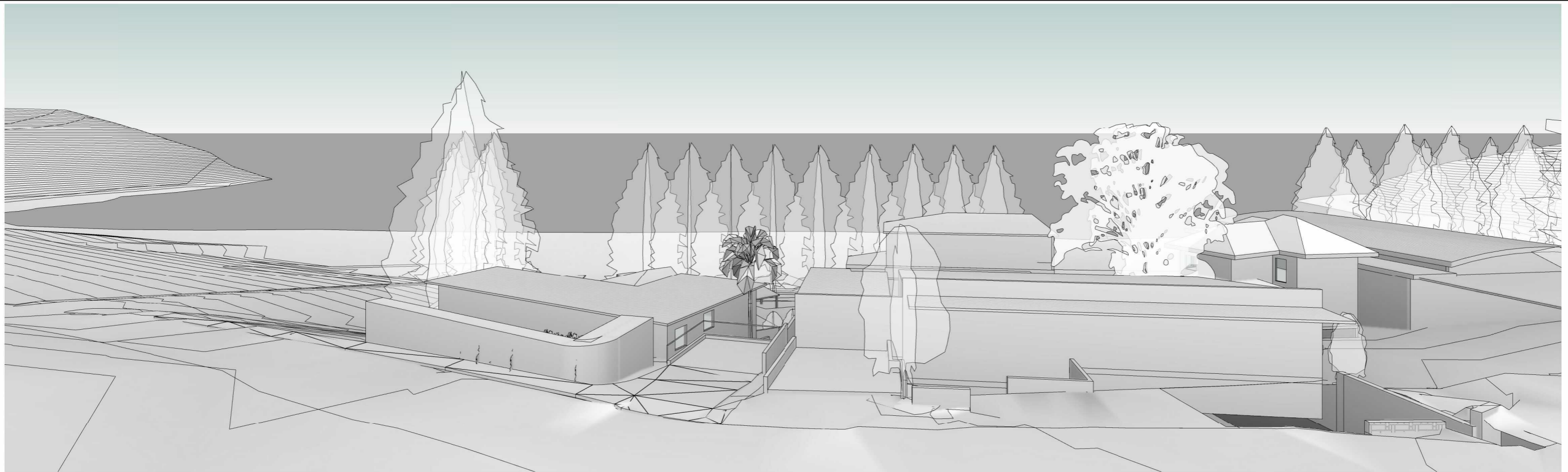
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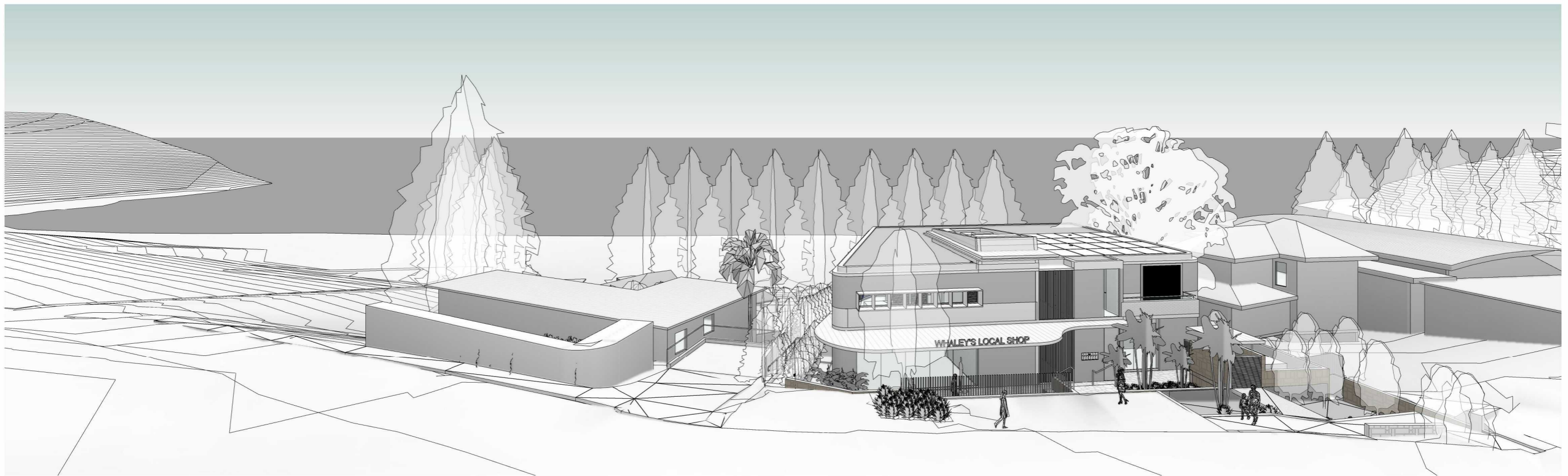
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

194 WBR View Impact Study		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale
Drawn by	KW	DA53



1 View from 198 Balcony - Existing



2 View from 198 Balcony - Proposed

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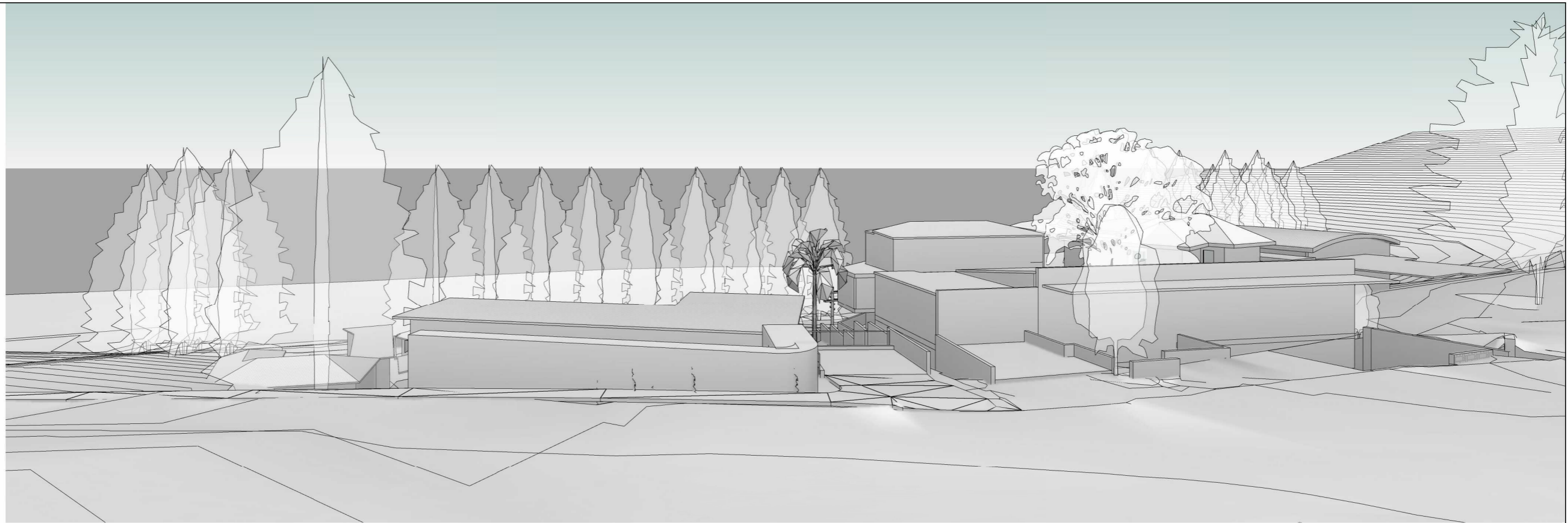
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

198 WBR View Impact Study

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	
Drawn by	KW		DA54



1 View from 200 balcony - existing



2 View from 200 balcony - proposed

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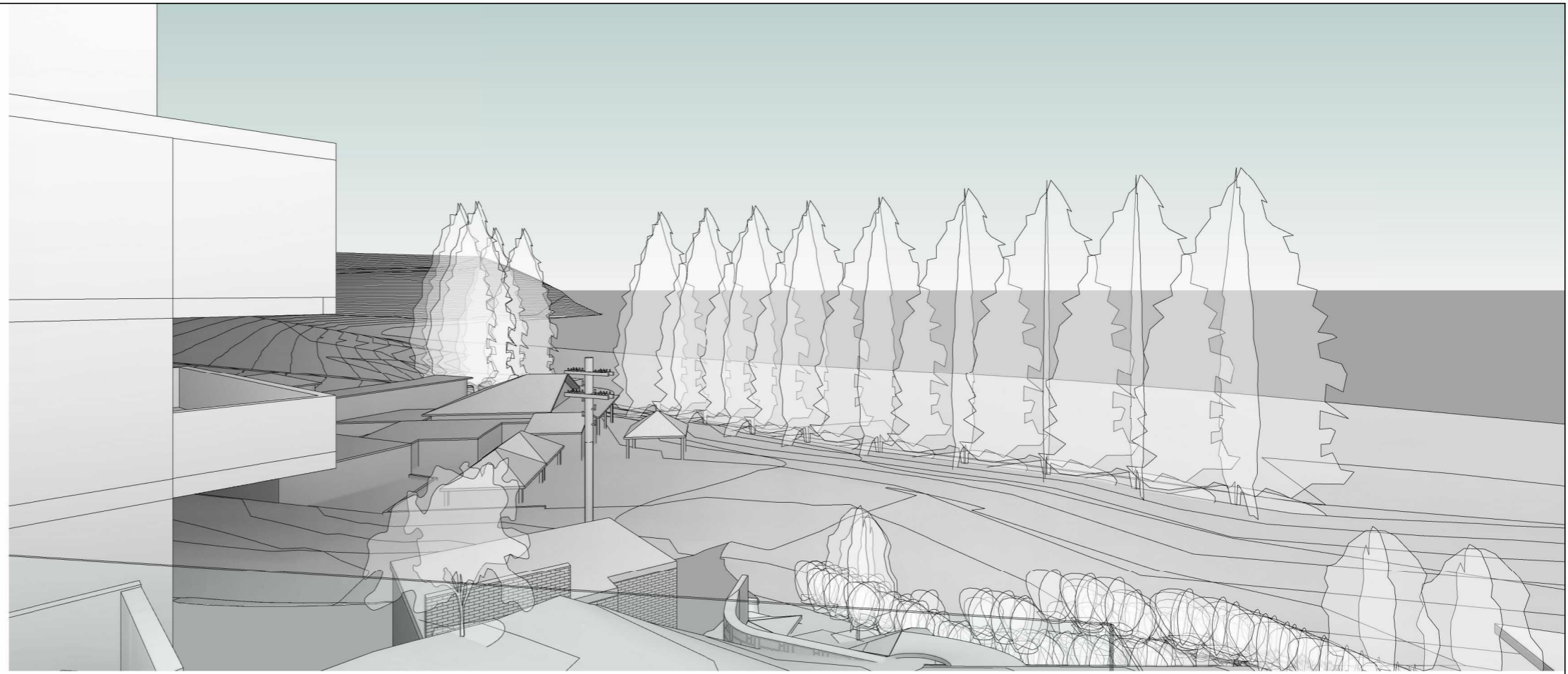
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

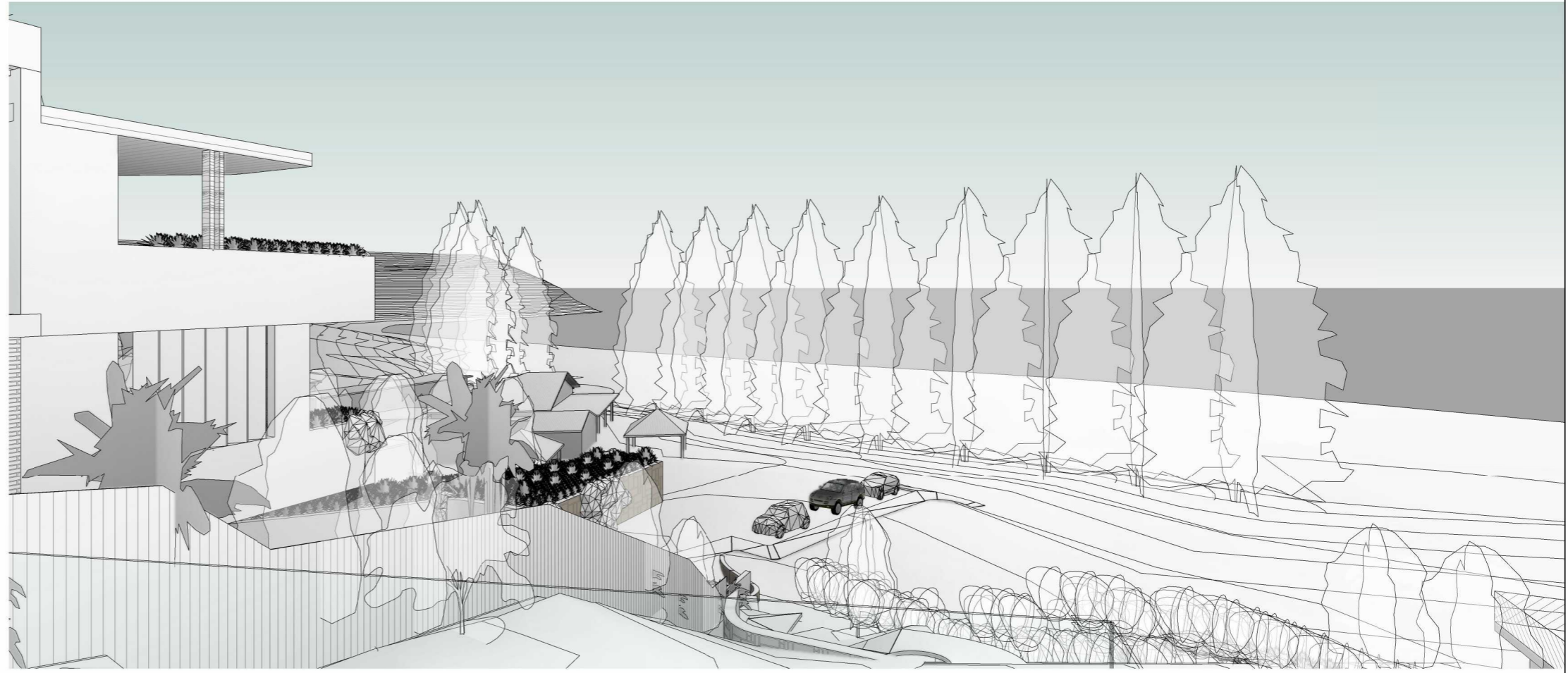
for
 Leslie Cassar

200 WBR View Impact Study

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	
Drawn by	KW		DA55



1 View from 229 verandah - existing 2



2 View from 229 verandah - proposed 2

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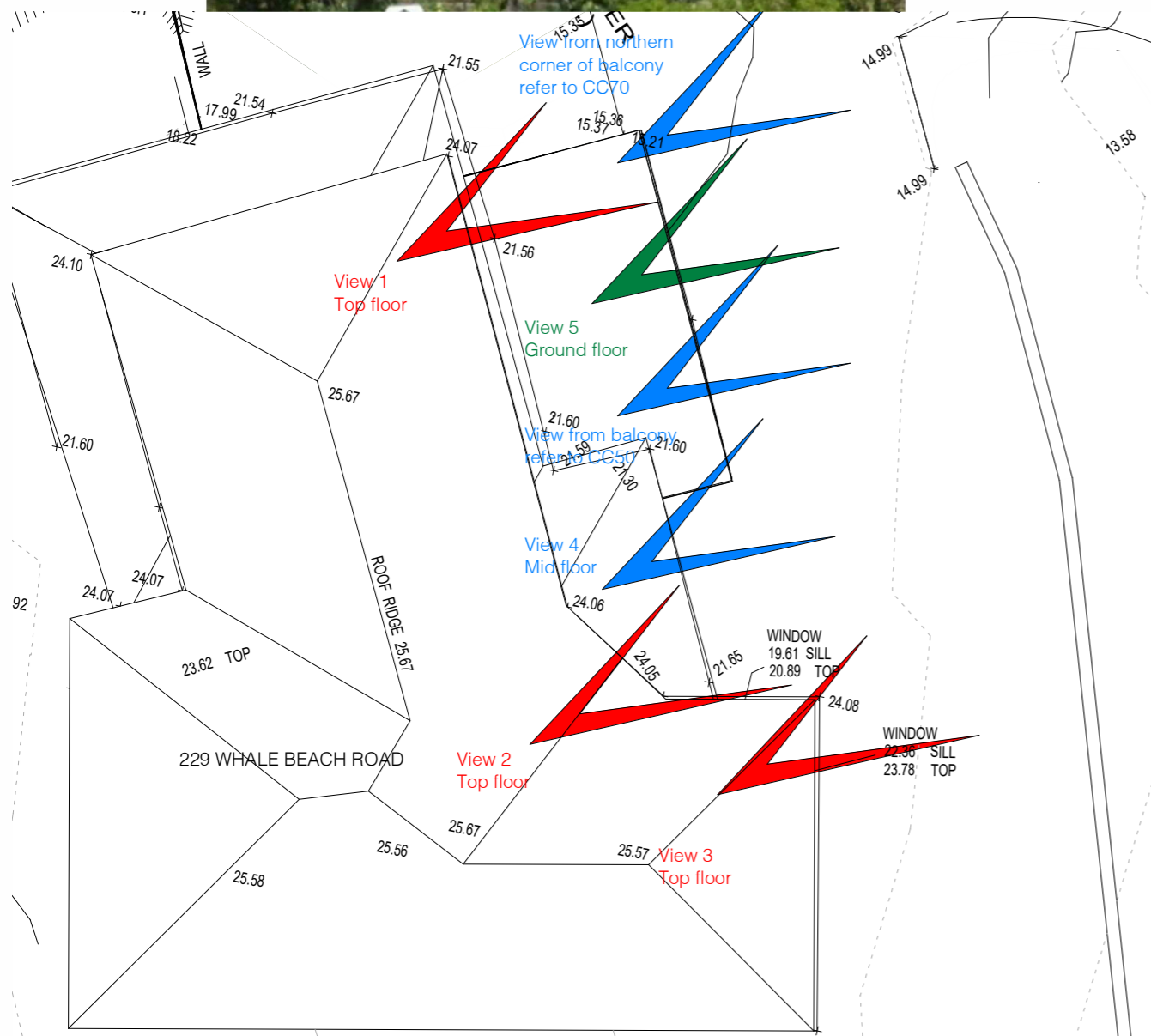
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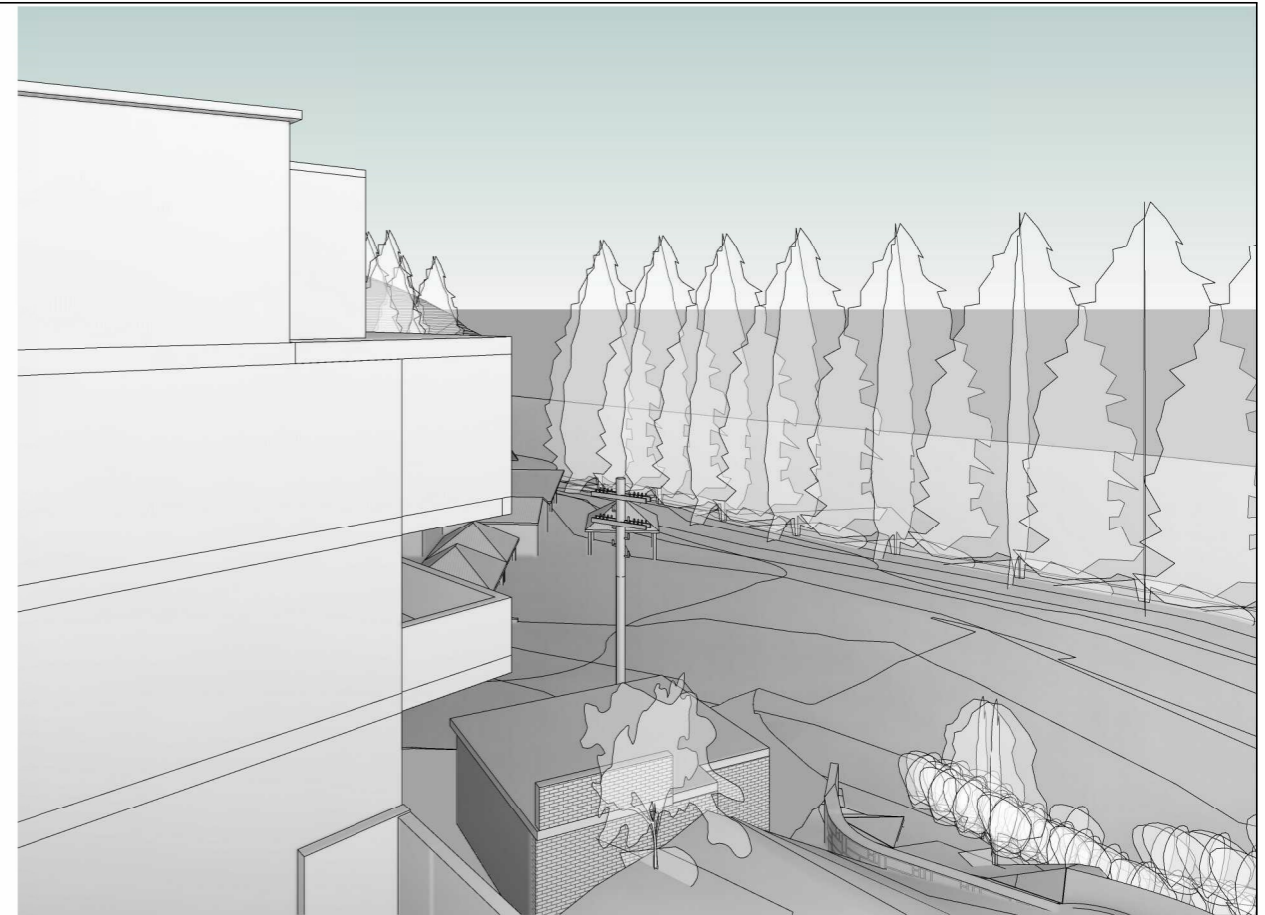
WHALE BEACH NEIGHBOURHOOD
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 231 Whale Beach Road, Whale Beach

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 Leslie Cassar

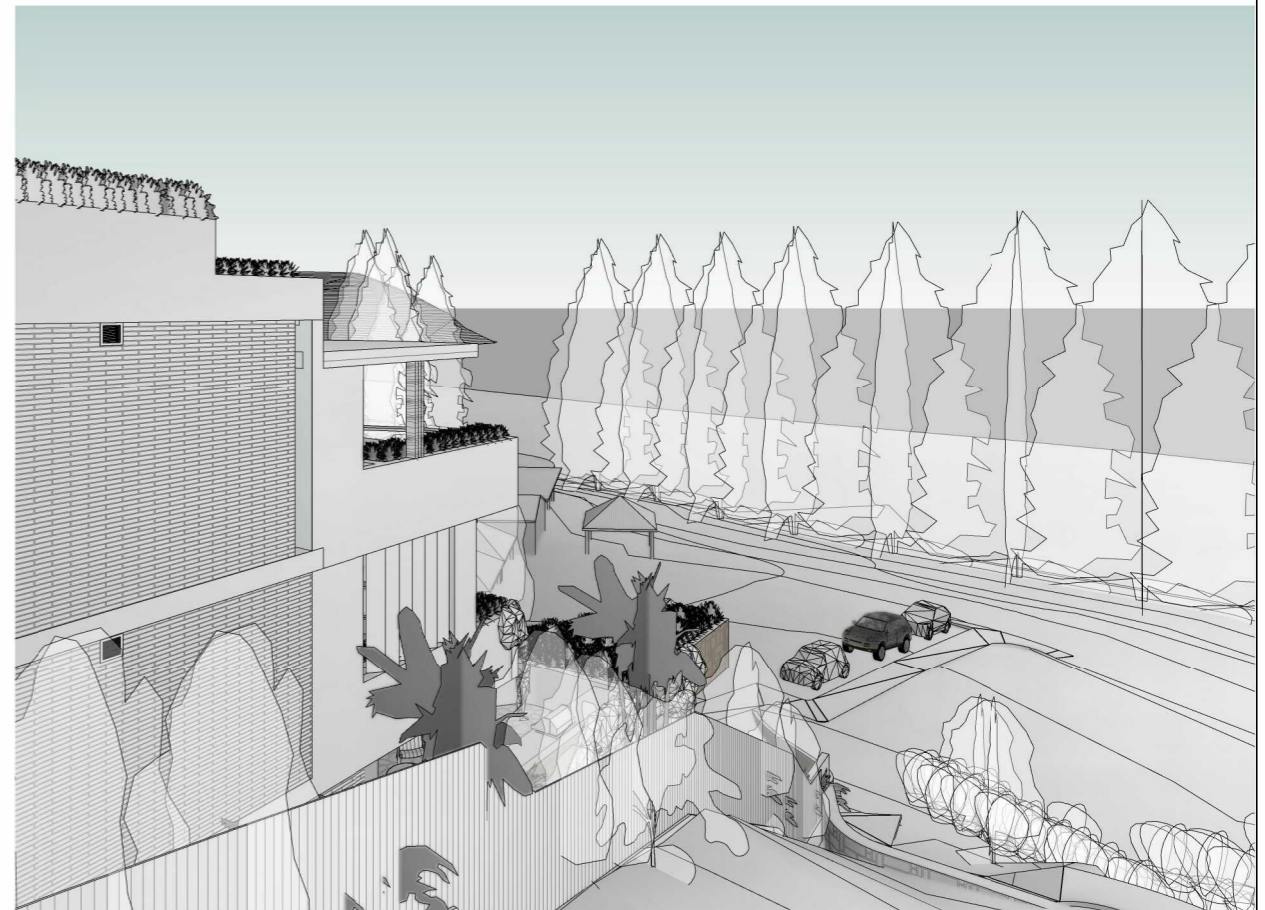
229 WBR View Impact Study		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale
Drawn by	KW	DA56



3 View Diagram
1 : 100



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



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

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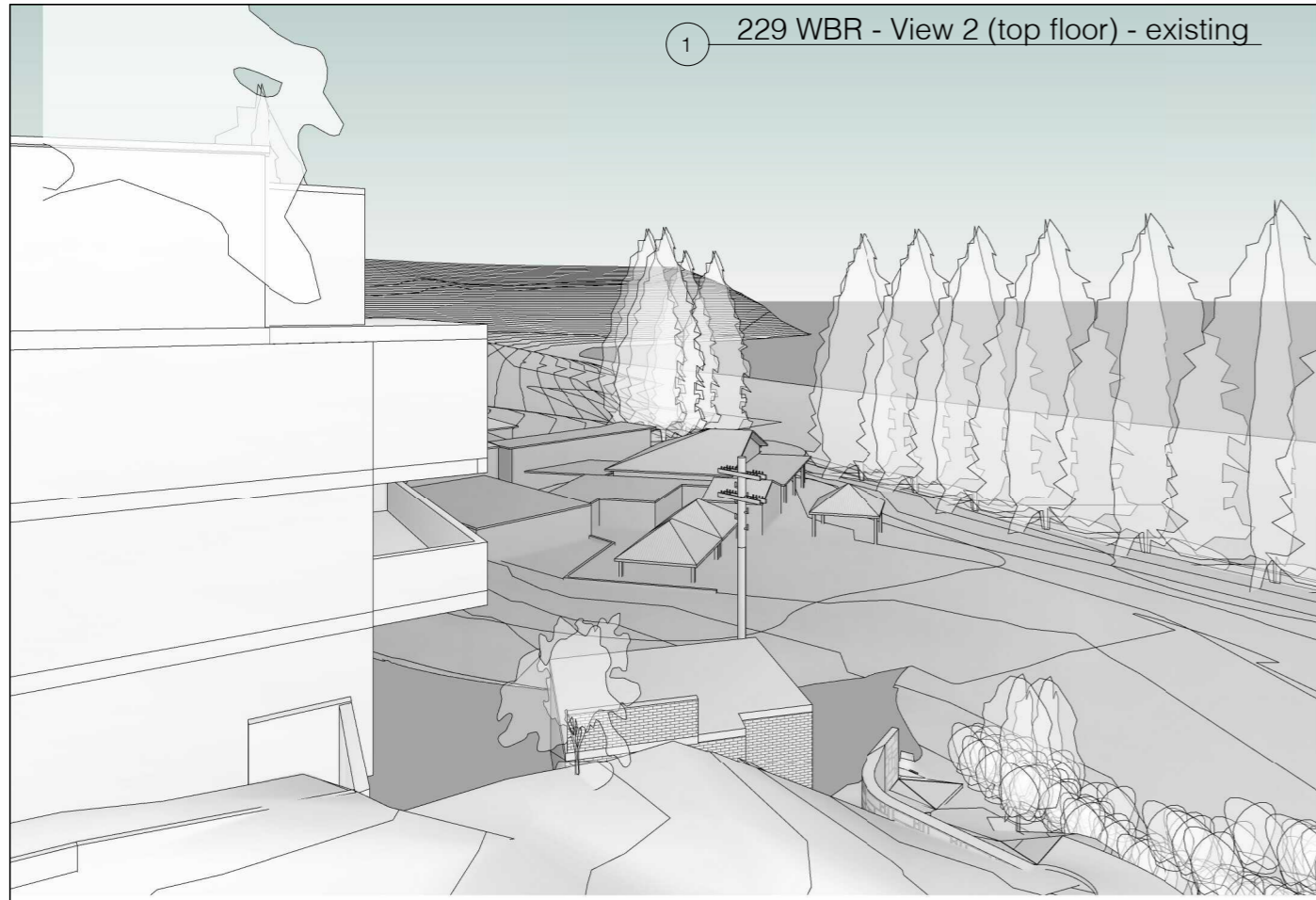
WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

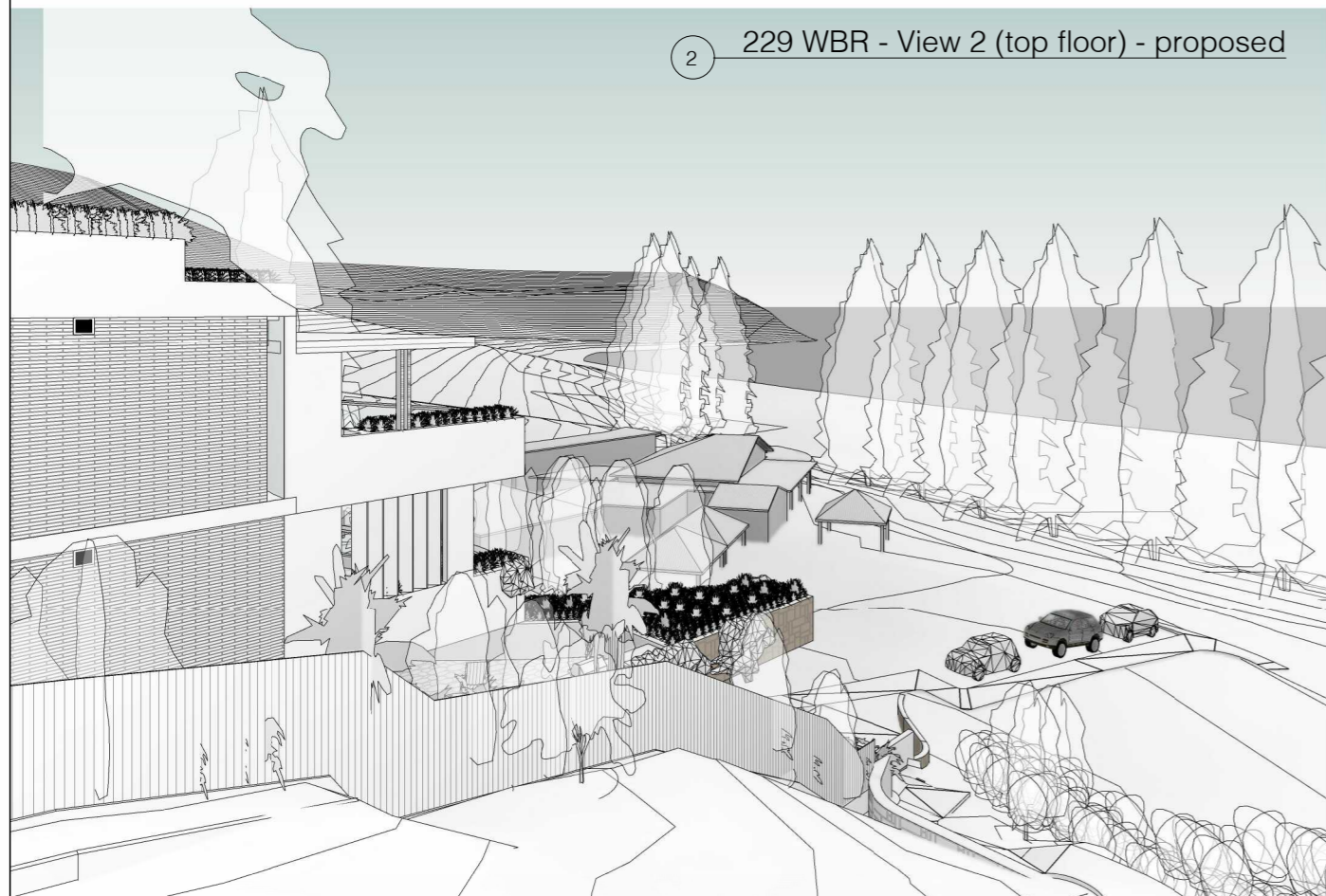
229 WBR View Impact Study

Project number	1609	Checked by	Checker
Date	OCTOBER 2020	Scale	1 : 100
Drawn by	Author		DA57

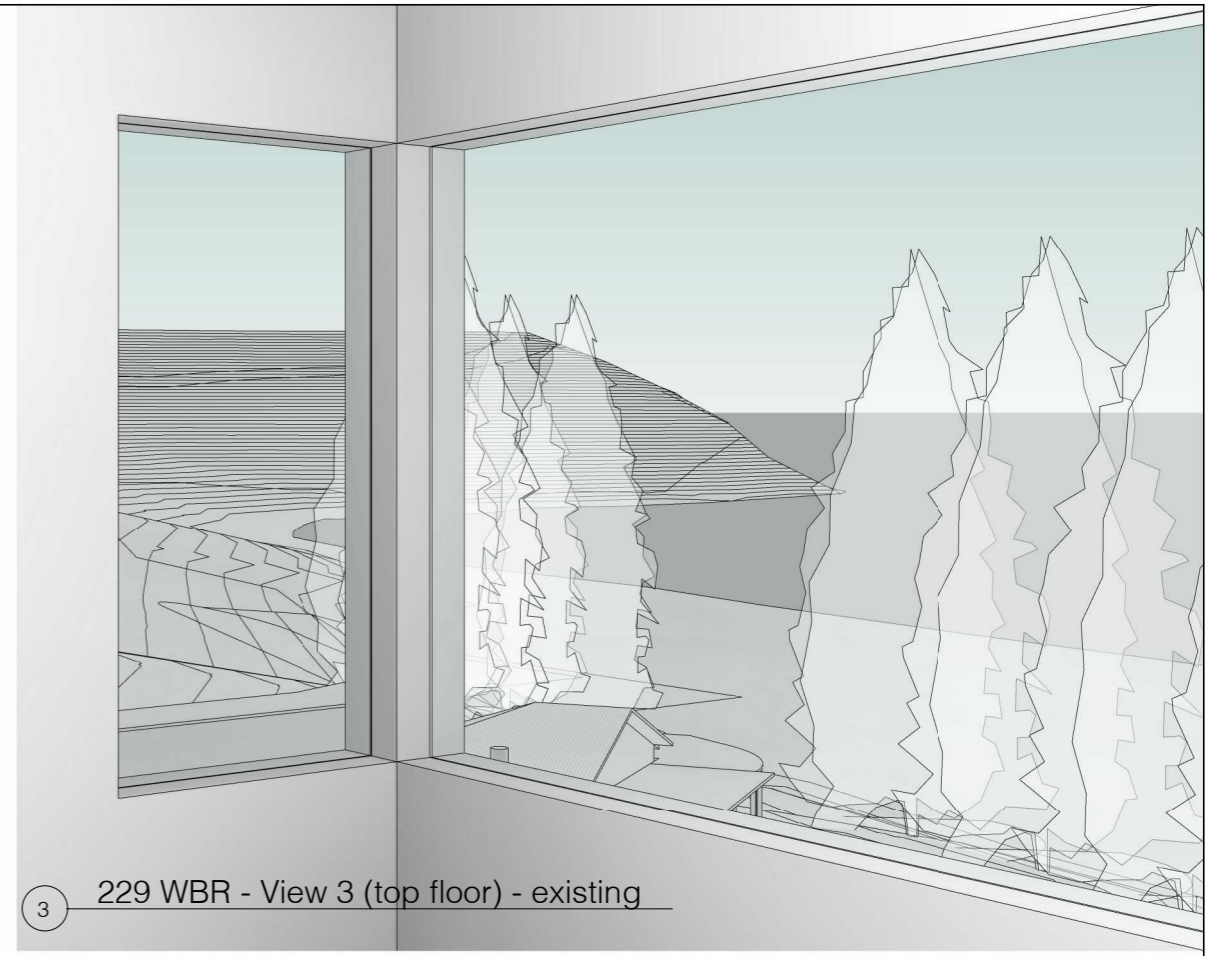
1 229 WBR - View 2 (top floor) - existing



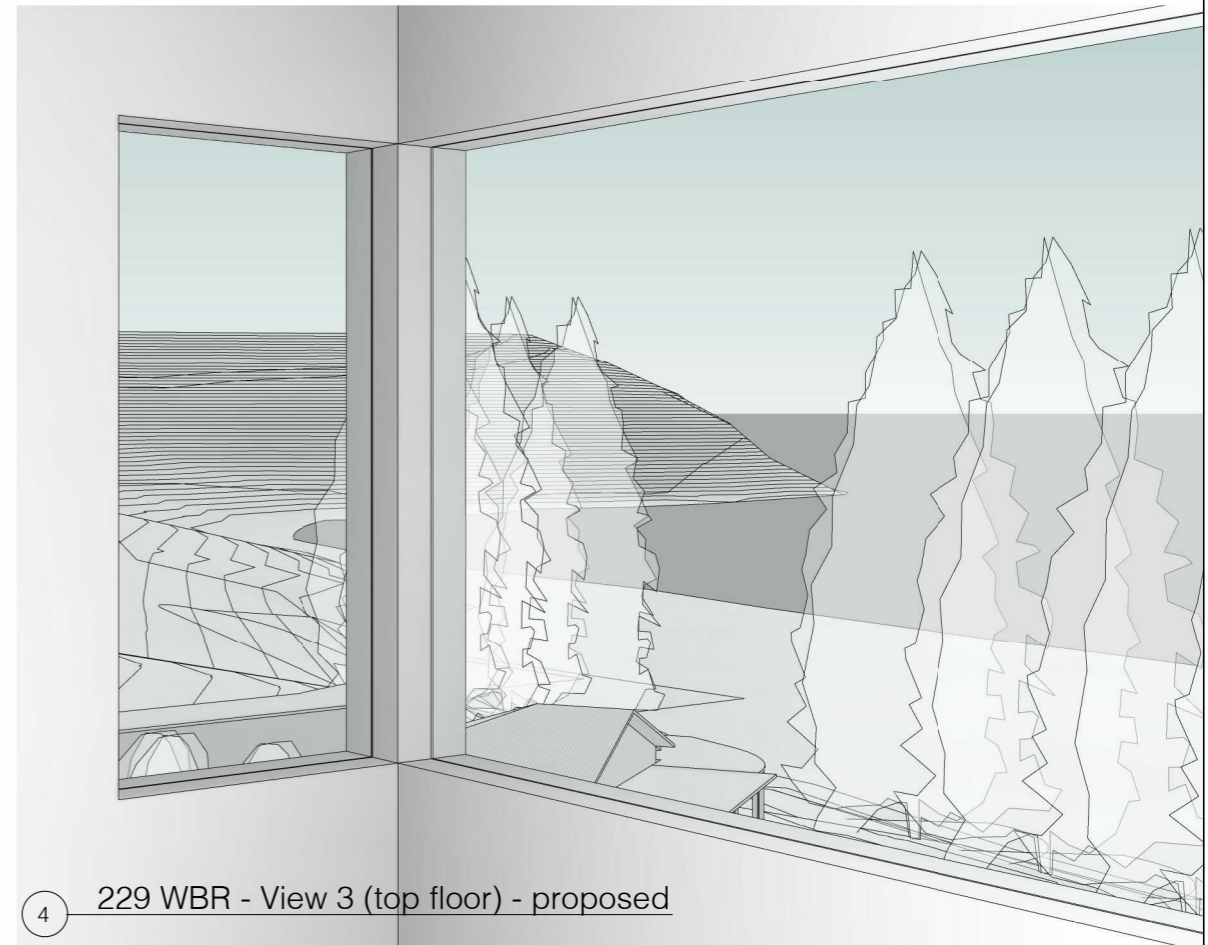
2 229 WBR - View 2 (top floor) - proposed



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



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



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

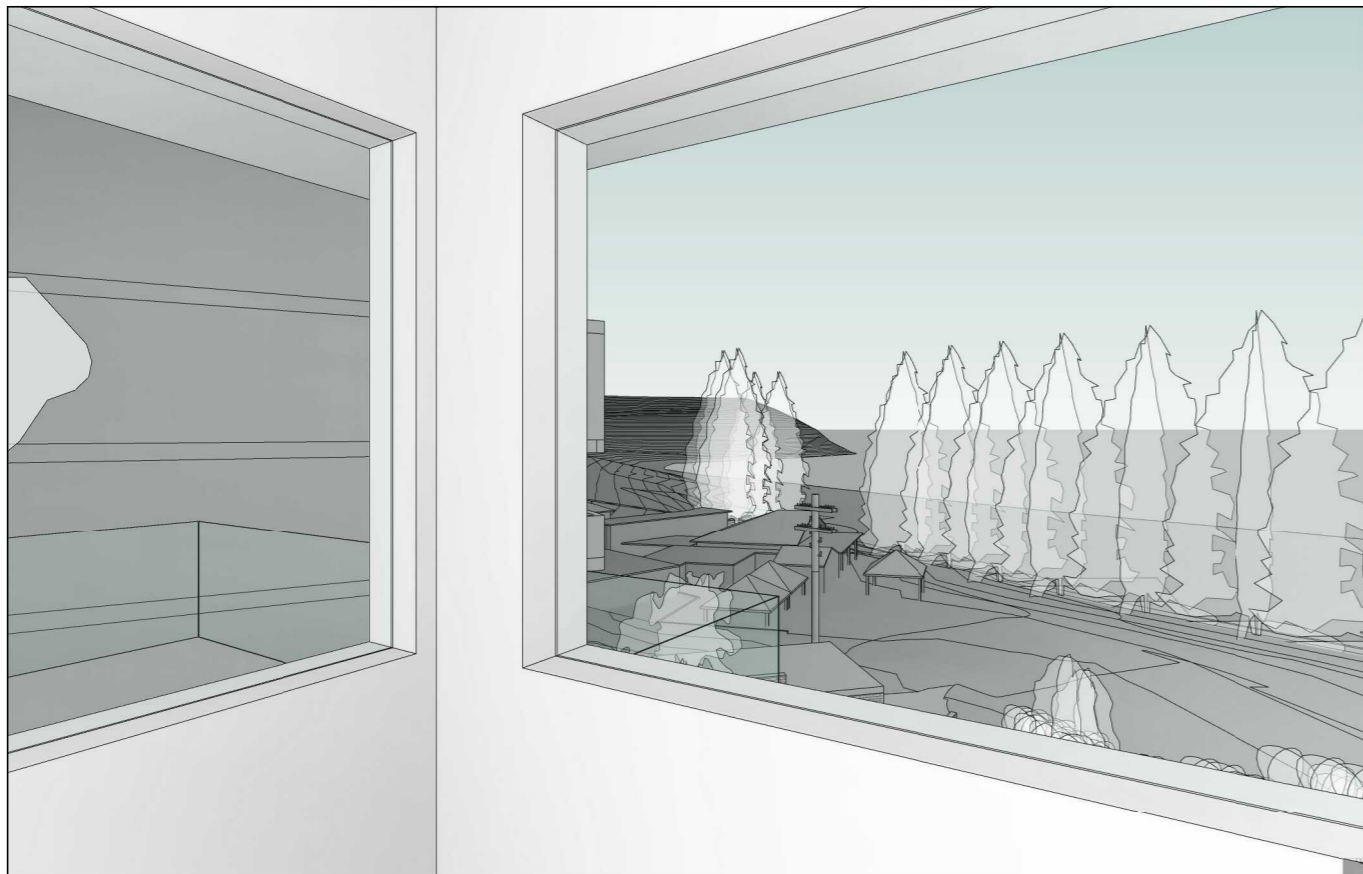
No.	Revision Description	Date
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

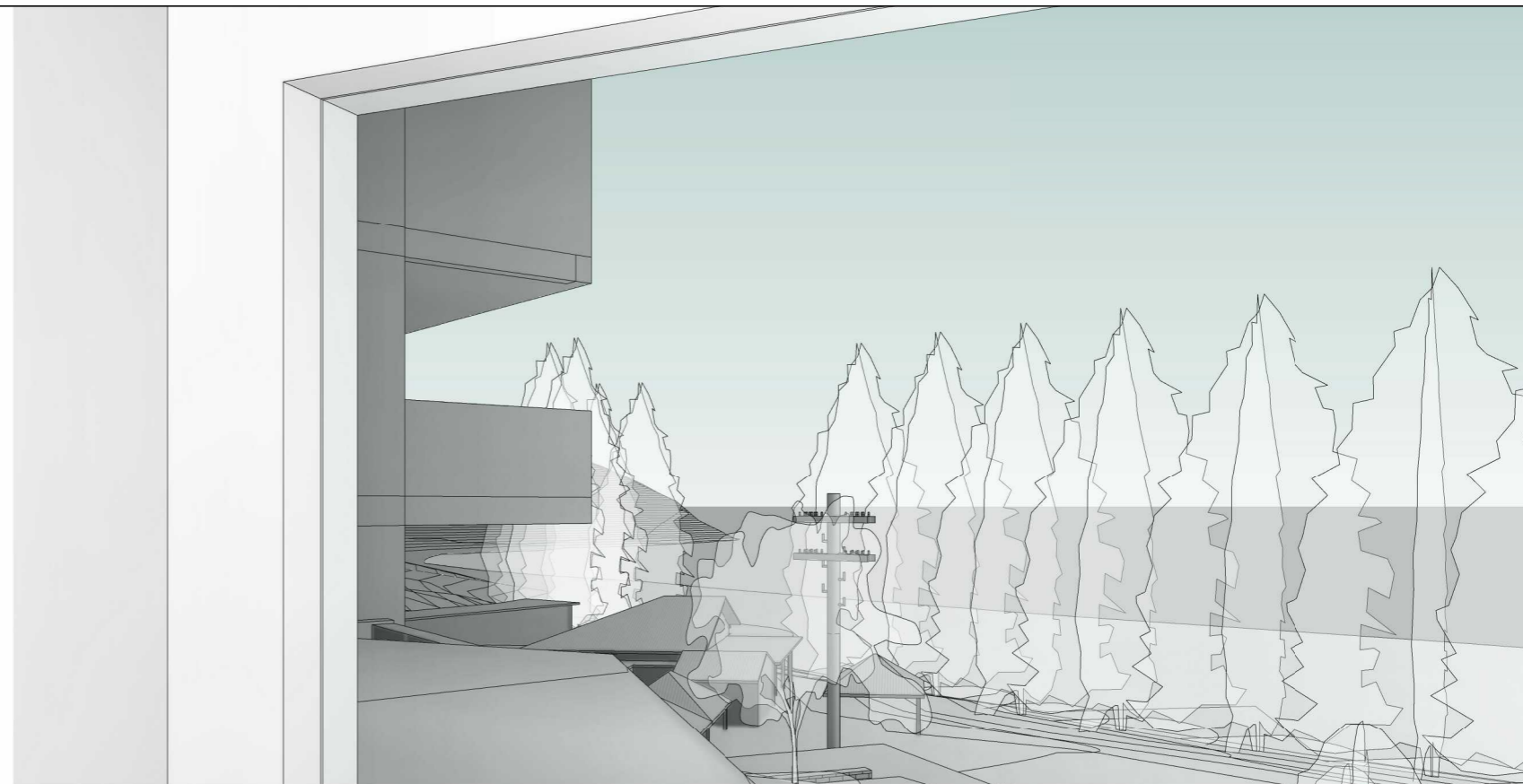
for
 Leslie Cassar

229 WBR View Impact Study

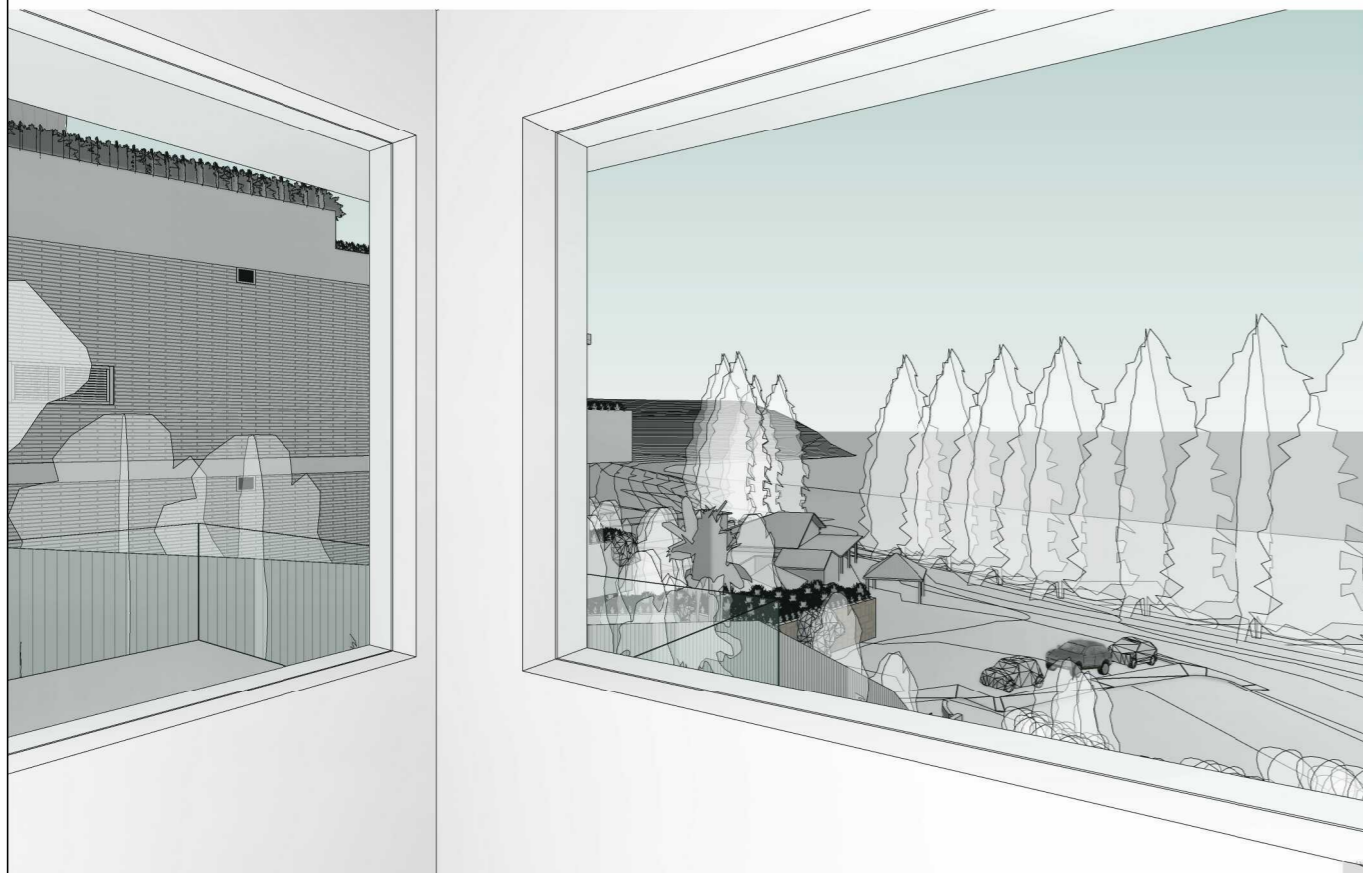
Project number	1609	Checked by	Checker
Date	OCTOBER 2020	Scale	
Drawn by	Author		DA58



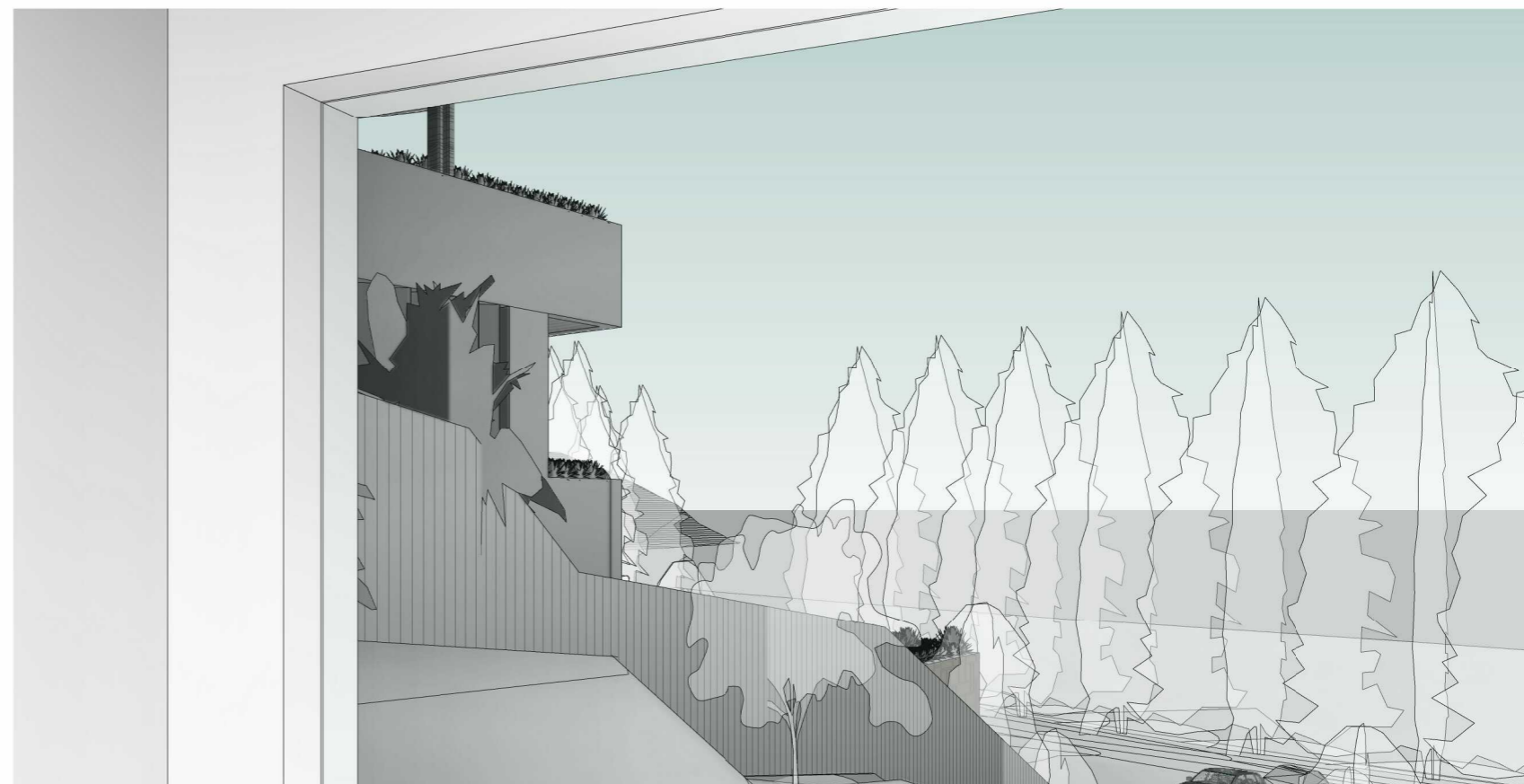
3 229 WBR - View 4 (mid floor) - Existing



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



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



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

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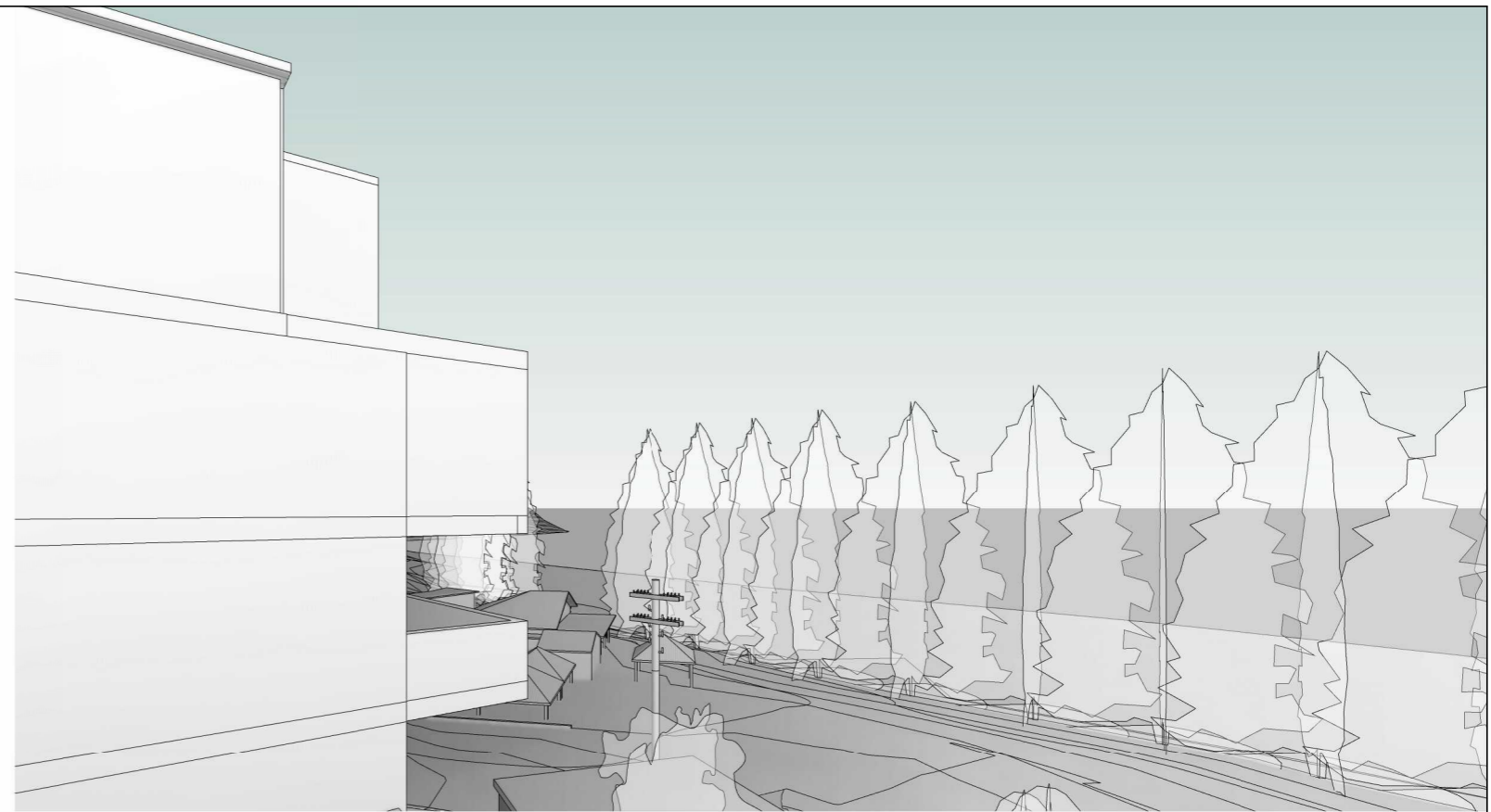
No.	Revision Description	Date
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

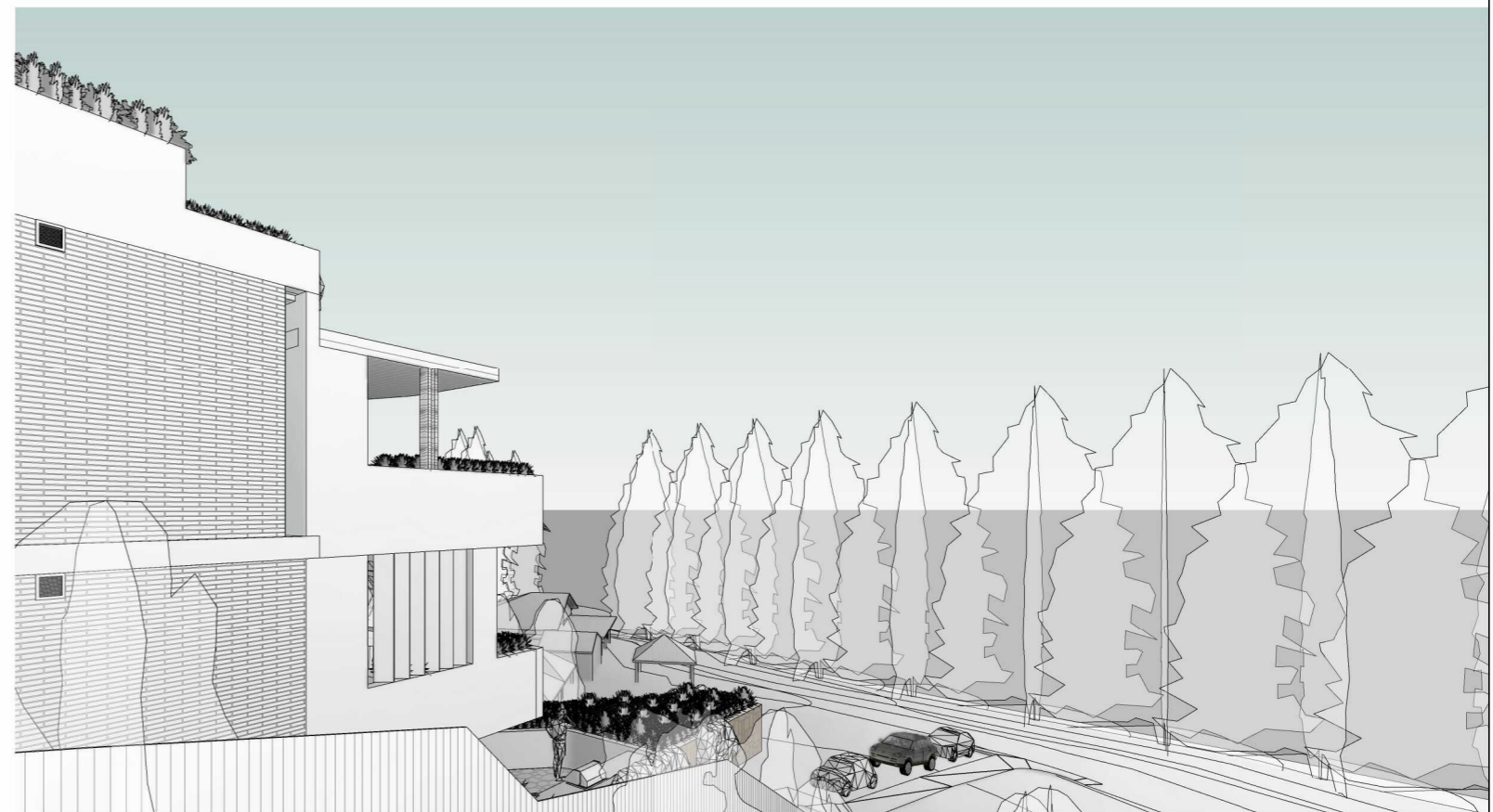
for
 Leslie Cassar

229 WBR View Impact Study

Project number	1609	Checked by	Checker
Date	OCTOBER 2020	Scale	
Drawn by	Author		DA59



① 229 View from northern corner of balcony - existing



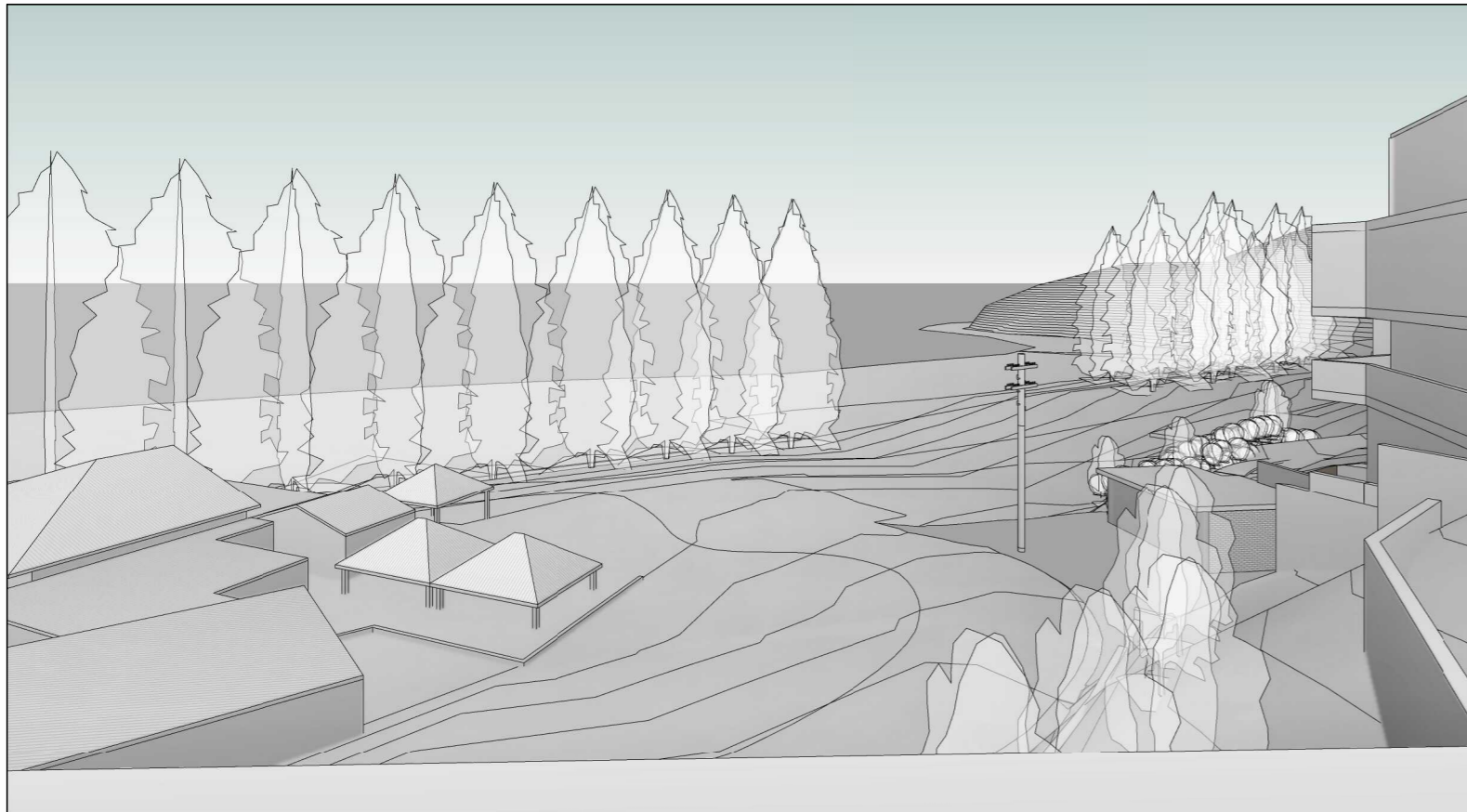
② 229 View from northern corner of balcony - proposed

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

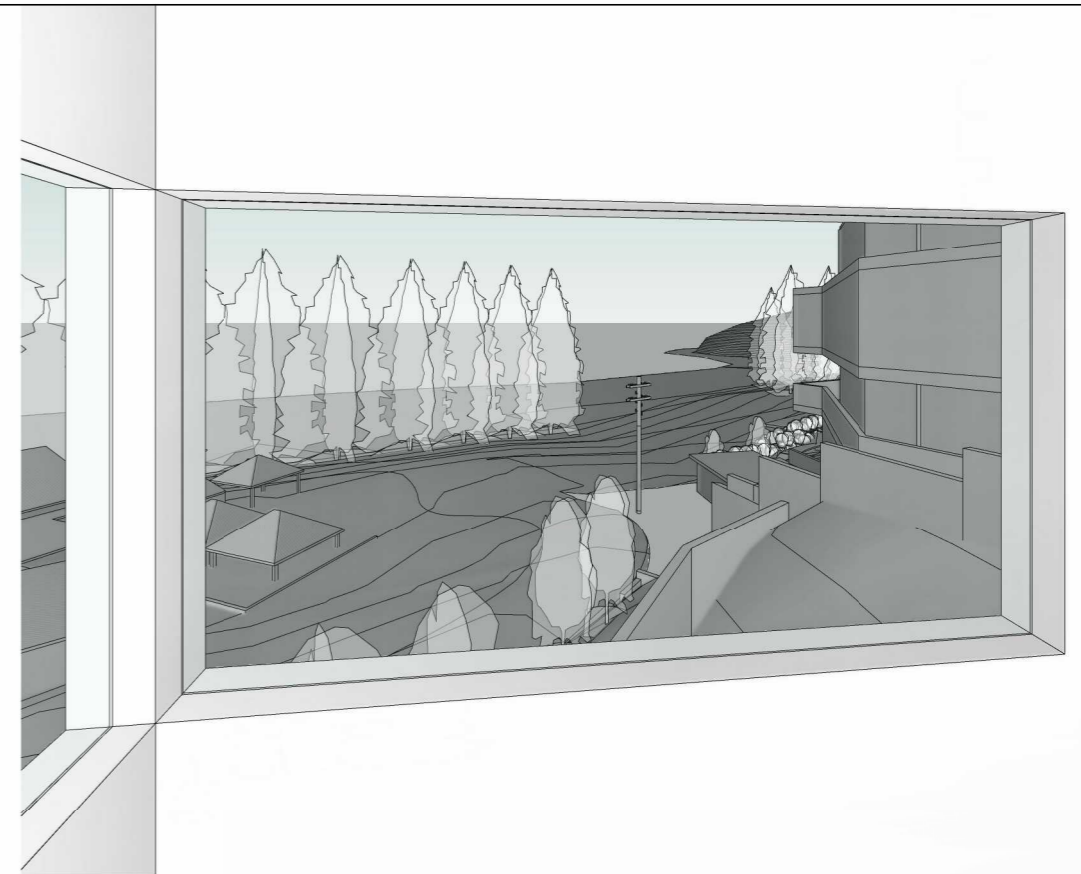
WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach
 for
 Leslie Cassar

229 WBR View Impact Study

Project number	1609	Checked by	Checker
Date	OCTOBER 2020	Scale	
Drawn by	Author		DA60



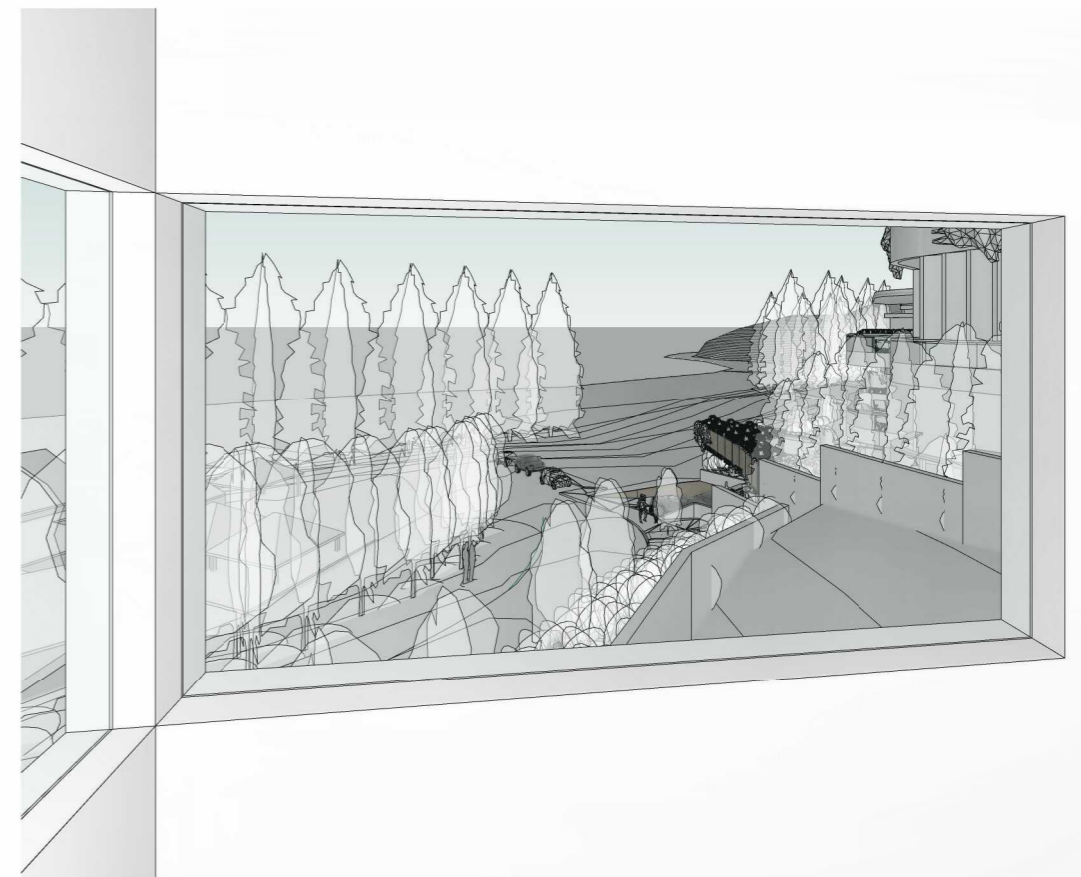
1 233 View from centre of balcony - existing



3 233 View from Bedroom - existing



2 233 View from centre of balcony - proposed



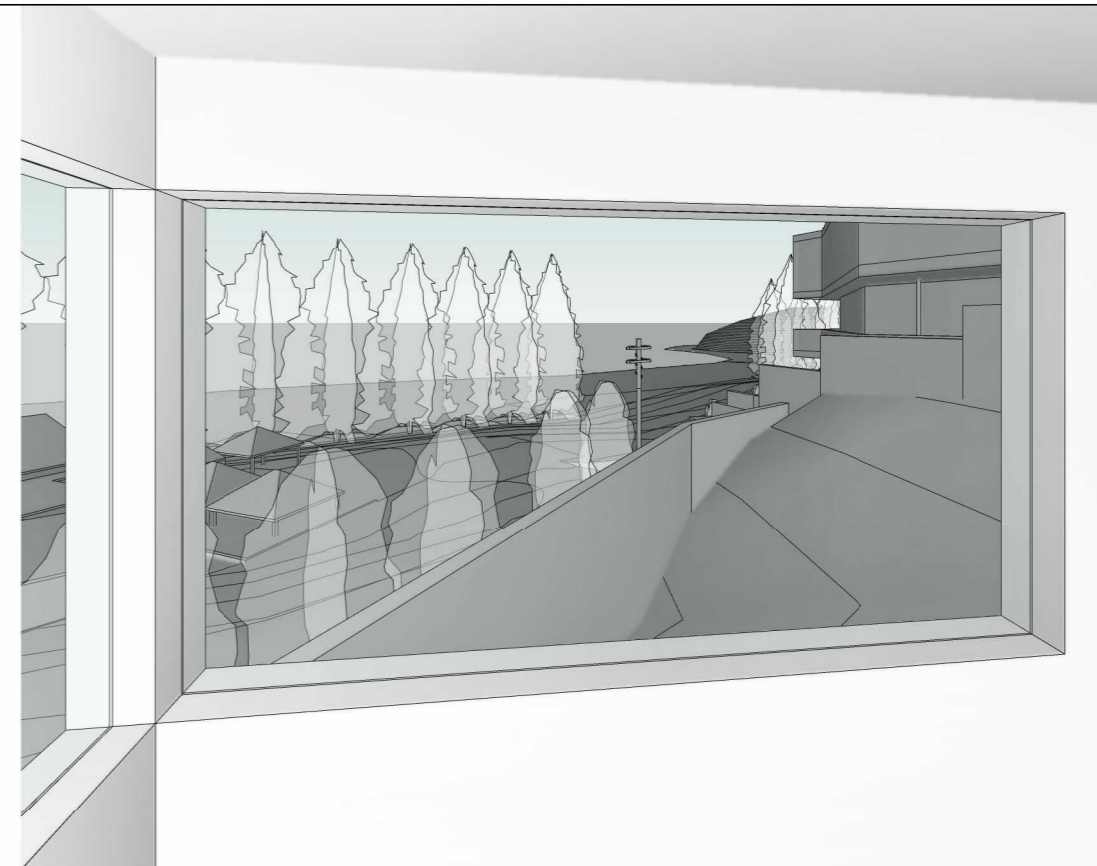
4 233 View from Bedroom - proposed

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

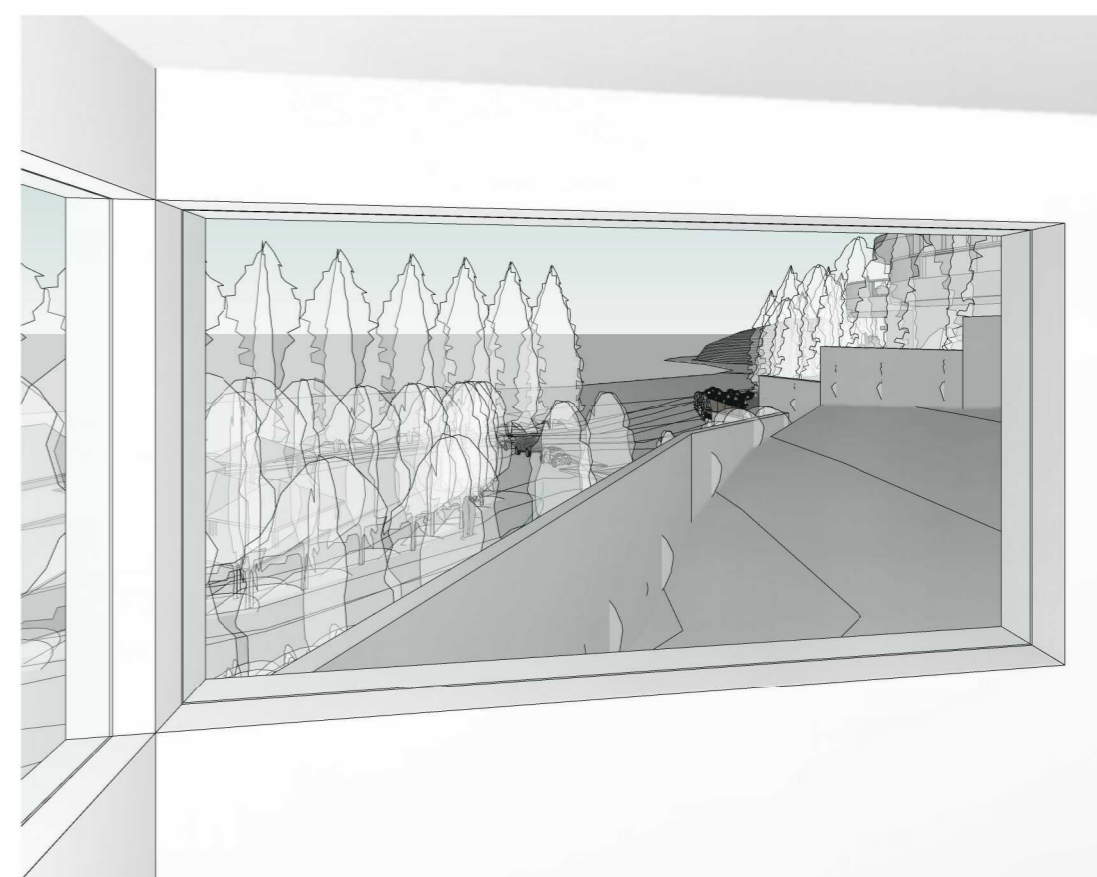
No.	Revision Description	Date
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

233 WBR View Impact Study			
Project number	1609	Checked by	Checker
Date	OCTOBER 2020	Scale	
Drawn by	Author		DA61



① 233 View from lower bedroom - existing



② 233 View from lower bedroom - proposed

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



1 Notification Site Plan
1:500

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

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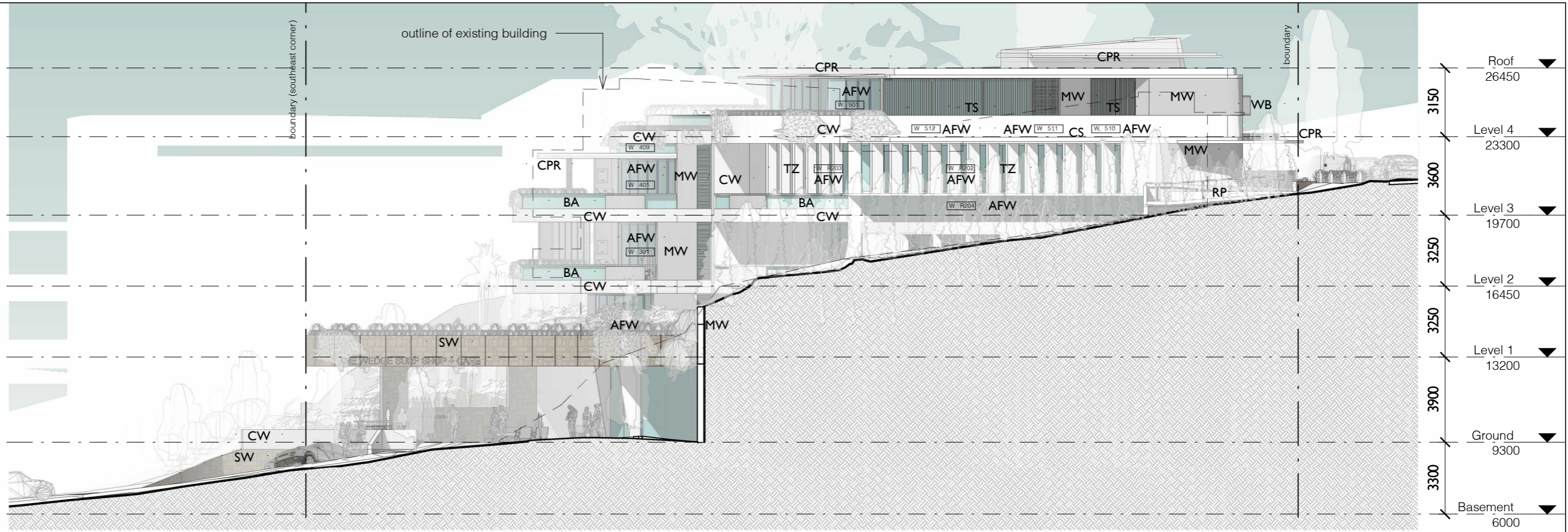
No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

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

for
 Leslie Cassar

Notification Site Plan		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1:500
Drawn by	KW	DA100

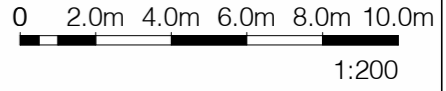
- AFW Aluminium Framed Window
- BA Frameless Glass Balustrade
- CPR Copper Roofing
- CS Concrete Slab
- CW Concrete Wall
- FE Paling Fence
- MW Masonry Wall
- RP Ramp
- SW Stone Wall
- TS Timber Screen
- TZ Terrazzo Screen
- WB Window Box



1 Notification - North Elevation
1 : 200



2 Notification - South Elevation
1 : 200



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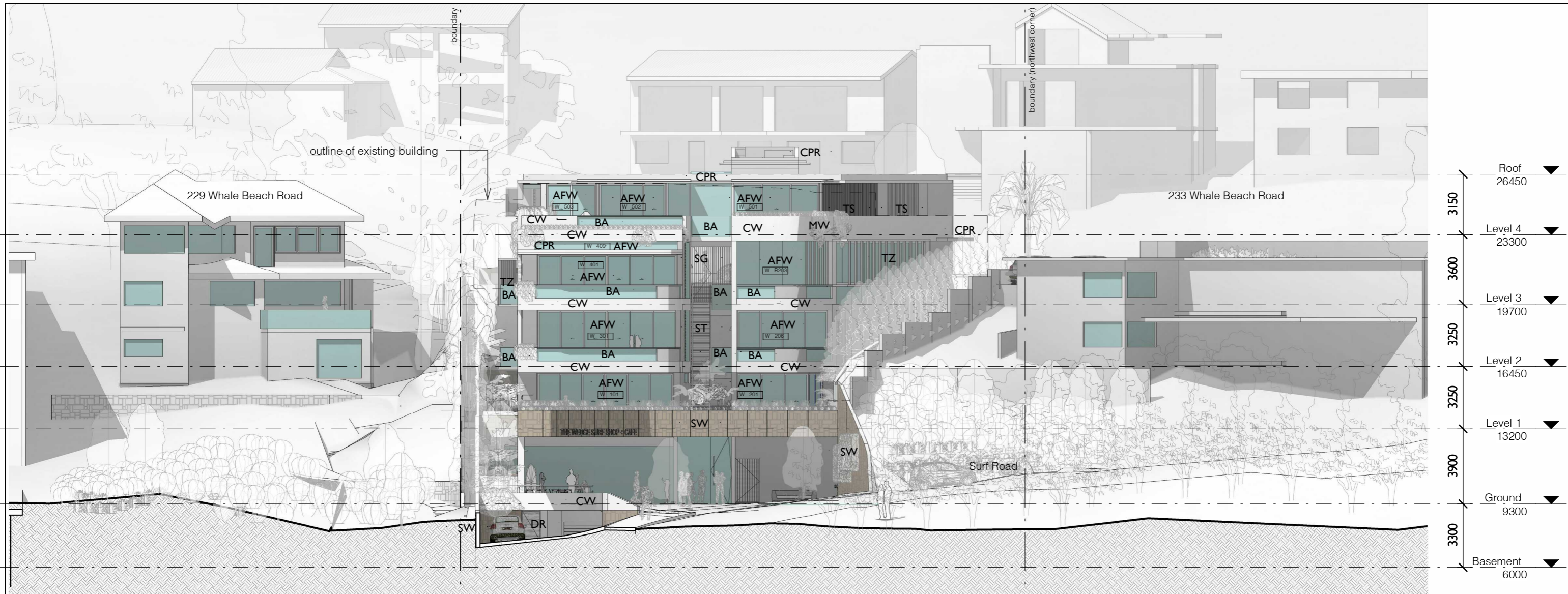
acn:093 598 415 abn:58 093 598 415
 nominated architect - Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
L	Preliminary DA	03/04/2020
M	Development Application	17/04/2020
P	Revised Development Application	09/10/2020

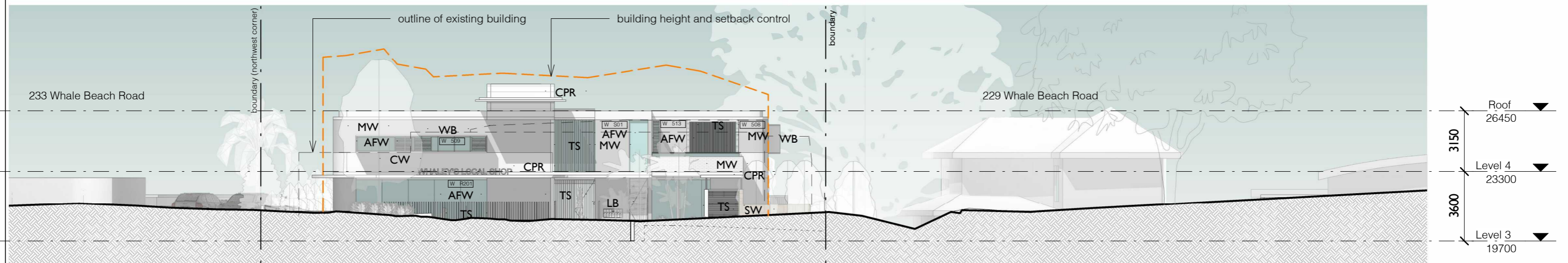
WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
 Leslie Cassar

Notification Elevations		
Project number	1609	Checked by RC
Date	OCTOBER 2020	Scale 1 : 200
Drawn by	KW	DA101



1 Notification - East Elevation
1:200



2 Notification - West Elevation
1:200

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

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No.	Revision Description	Date
M	Development Application	17/04/2020
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WHALE BEACH NEIGHBOURHOOD
 DEVELOPMENT APPLICATION
 231 Whale Beach Road, Whale Beach

for
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Notification Elevations

Project number	1609	Checked by	RC
Date	OCTOBER 2020	Scale	1:200
Drawn by	KW		DA102