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CONSULTANT LIST

1. Planner

Michael Haynes
BFF Town Planners
Ph: 02 9986 2535
E: michael@bffplanners.com.au

2. Surveyor

-
Bee & Lethbridge
Ph: 9451 6757
E: survey@beelth.com.au

3. Stormwater/Hydraulic

Damien Schaefer
Taylor Consulting
Ph: 02 9982 7092
E: damien@taylorconsulting.net.au

4. BCA/Access

Aleks Stojcevic
Design Right Consulting
Ph: 0405 295 978
E: aleks@designrc.com.au

5. Traffic and Parking

Oleg Sannikov
TEF Consulting
Ph: 02 9332 2024
E: o.s@telconsulting.com.au

6. Geotechnical

Ben Morgan
Ascent Geo
Ph: 0448 255 537
E: ben@ascentgeo.com.au

7. Landscape

Robert Frew
Conzept
Ph: 02 9922 5312
E: rob@conzept.net.au

8. BASIX / Section J

Ved Baheti
Outsource Ideas
Ph: 02 9597 9909
E: ved@outsourceideas.com.au

9. Acoustic

Kathrine Beeston
Acoustic Logic
Ph: 02 8339 8000
E: kbeeston@acousticlogic.com.au

10. Waste Management

Harry Grewal
Waste Audit
Ph: 02 9199 4521
E: harry@wasteaudit.com.au

11. Heritage

Paul Rappoport
Heritage 21
Ph: 02 9519 2521
E: Paul@heritage21.com.au

12. Photomontage

Mehrad Nasr
Hamec Design Studio
Ph: 02 9829 9807
E: m.nasr@hamec.com.au

MIXED USE BOARDING HOUSE DEVELOPMENT

691 Pittwater Rd, Dee Why NSW

3D PERSPECTIVE BY BKA ARCHITECTURE

EXISTING SITE PANORAMIC PHOTO

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REVISION DATE ISSUE
D 26/11/20 ISSUE TO COUNCIL

GANNET DEVELOPMENTS

BKA architecture
SYDNEY Suite 1.04, 77 Dunning Ave, Rosebery NSW 2018
NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: bka@bka.com.au
W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING Cover Page

PROJECT # 19049
DRAWN ATUG
DATE 27/11/20
NORTH

SCALE @ A1
CHECKED JK
DRAWING No. DA 000
REV D



1 View From Corner of Pittwater Rd & Fisher Rd



2 Bird's Eye View

LOCATION & CONTEXT

This proposal is for a mixed use, 64 room boarding house development located in the heart of Dee Why's Town Centre at 691 Pittwater Road, Dee Why. Dee Why Town Centre and Pittwater Road is characterised by a mix of commercial buildings 2-3 storeys high and newer mixed use multi-residential buildings with retail at Ground level up to 15 stories in scale. Pittwater Road is a major public transport route and has a high volume thoroughfare of cars, buses and pedestrian activity.

The site enjoys excellent access to **public transport services** including 11 bus stops within 400m walking distance. These bus stops offer a variety of routes including the express **B-Line** bus to the City/Wynyard as well as services to Manly, Palm Beach, Elanora Heights, North Sydney and Mosman. This site is within **walking distance** to the Town Centre's central amenities including Northern Beaches Council, Dee Why Library, and the Village Plaza, as well as the wider town centre and Dee Why Beach. This lends the site as appropriate for convenient affordable residential accommodation for key members of the public who value ease of location and access to amenities and the beach.

The site forms part of a triangular block bound by Pittwater Road to the South-East, Fisher Road to the West, and St David Avenue to the North. Situated beside retail businesses at 693a Pittwater Road and 689 Pittwater Rd, the subject site is located in a **B4 Mixed Use Zone**. Partially adjoining the rear of the site on Fisher Road is the Salvation Army which consist of 4 buildings including a church.

The immediate context of 691 Pittwater Road looks towards higher density, a diversifying population and supports affordability. Located nearby at 701 Pittwater Road is a newly developed apartment block and highlights the current progression and transformation of the Town Centre.

The site is approximately 650m² in area and is legally known as Lot 1 in DP166322.

HERITAGE & ARCHITECTURE

The facade of the existing building at 691 Pittwater Road is listed as an item of environmental heritage in the WLEP 2011, identified as 148 on the LEP maps. The two storey **Art Deco** style building was built in 1941 and operated as a Commonwealth Bank Branch up until 2018. Whilst extensive alterations have occurred on the interior, only minor modifications have been made to the front facade. These include an additional room on the right hand side of the facade to allow for AMT facilities, a large awning to cover the footpath, and black paint to the original red granite. The awning is a continual theme along the street frontage, however, detracts the original essence of the historical facade.

The proposal seeks to restore the front facade to its original intent via removing the ATM partition walls to reveal the symmetrical nature of the Art Deco style. The awning is also proposed to be removed and replaced with a small glass awning limited to above the new proposed accessible entryway.

The addition of the boarding house development not only respects the historical significance of the building, but further adds to the gentrifying streetscape. Typical of **Art Deco characteristics**, and similar to the retained heritage facade, the proposal offers an overall composition inclusive of a strong vertical emphasis, geometric forms, smooth wall surfaces and a stepped outline.

The plan consists of an 'E' built form with a front, middle and rear block with an internal courtyard. Both front and rear facades portray the same characteristics of the typical Art Deco style. The rear block includes a rooftop urban farm whilst the top storey of the front facade is further recessed from the street and changes materiality.

The middle block is situated within the internal courtyard void and is separated from its neighbouring boundary by 6m. This assists on a range of essential factors including additional **solar access** and **natural ventilation**, increased visual dynamics and **increased privacy** throughout each level. Similarly to the front and rear facade, the middle block continues the motifs of floor to ceiling windows, angular walls and geometric forms.

FSR & USES

The development consists of retail and office spaces as well as 63 boarding rooms over 7 storeys plus a manager's room. Due to the site being in an Accessible Area (land within 400m walking distance of a bus stop used by a regular bus service), the affordable housing component is suitable and encouraged.

"Boarding houses serve an important role in providing low cost accommodation for people who value affordability and location over space, and who prefer simple, flexible and tenure arrangements."
- NSW Government planning - AHSEPP Review 2010

Not only do these arrangements provide housing opportunities for low and moderate income earners, it also encourages cultural and economic diversity, assists local businesses to attract and retain employees, and promotes "live near work" housing which helps **alleviate traffic congestion** and the environmental impacts associated with long commutes.

The proposed development achieves an FSR lower than the maximum allowed. The site has an allowable FSR of 4:1 and the proposal for the boarding house achieves and FSR of 3.64:1.

It comprises a New Generation Boarding House where each room consists of a private bathroom, kitchenette and a combination washer dryer to allow for independence and flexibility. The proposal includes four accessible rooms as required by the BCA.

The site currently provides zero landscaped or deep soils areas. The proposed development greatly improves the status quo by providing 147m² of **deep soil planting** (>22% of the site) and rooftop urban farm. The ground floor street frontage is traditionally used as retail and is being retained. An accessible entry to the rest of the development is provided through the western thoroughfare via a ramp. This leads up to a communal courtyard area which includes **127 bicycle spaces** (in lieu of zero carparking), retail facilities, and communal waste rooms. In addition, three levels of podium towards Pittwater Road retains as commercial; consistent with the existing and future character of the area.

A communal living, kitchen and dining are located on the top floor of the front block and benefits from the northern orientation as well as ocean views of Dee Why Beach to the South-East. It also directly connects to oversized communal outdoor areas. The communal area to the North takes advantage of passive solar design as they receive a minimum of 3 hours of sunlight between 9am and 3pm in mid winter. The proposed urban farm also promotes communal activity and socialisation. It encourages a healthy lifestyle and living opportunities within the Boarding House.

The proposal looks towards the near future and **advocates for sustainability** and carbon neutrality. The following sustainable strategies have been implemented:
- A large solar power arrangement efficiently orientated on the rooftop, plus rainwater catchment system to further boost the project's green credentials.
- The 'E' shaped formation makes the best use of solar access, views and protection from strong and gusty winds.
- Solar access and cross ventilation achievements including ceiling fans and no air conditioning.
- The innovation of bicycle parking as a substitute for car parking not only promotes healthy lifestyles, but further reduces the environmental impact of traffic congestion and pollution.

The proposal also caters for the **future laneway** envisioned by Council, running through the rear 6m setback provided within the site. Waste collection, services and the possibility of up to three car parking spaces were strategically located towards this area for this purpose.

QUALITY OF MATERIALS

Due to the importance to retain the original heritage facade; a mix of materials consisting of precast concrete and lightweight metal cladding, provide a sense of tradition and durability. Reflective of the **Art Deco style** of smooth facades and vertical compositions, the precast concrete respects the traditional material of its surroundings.

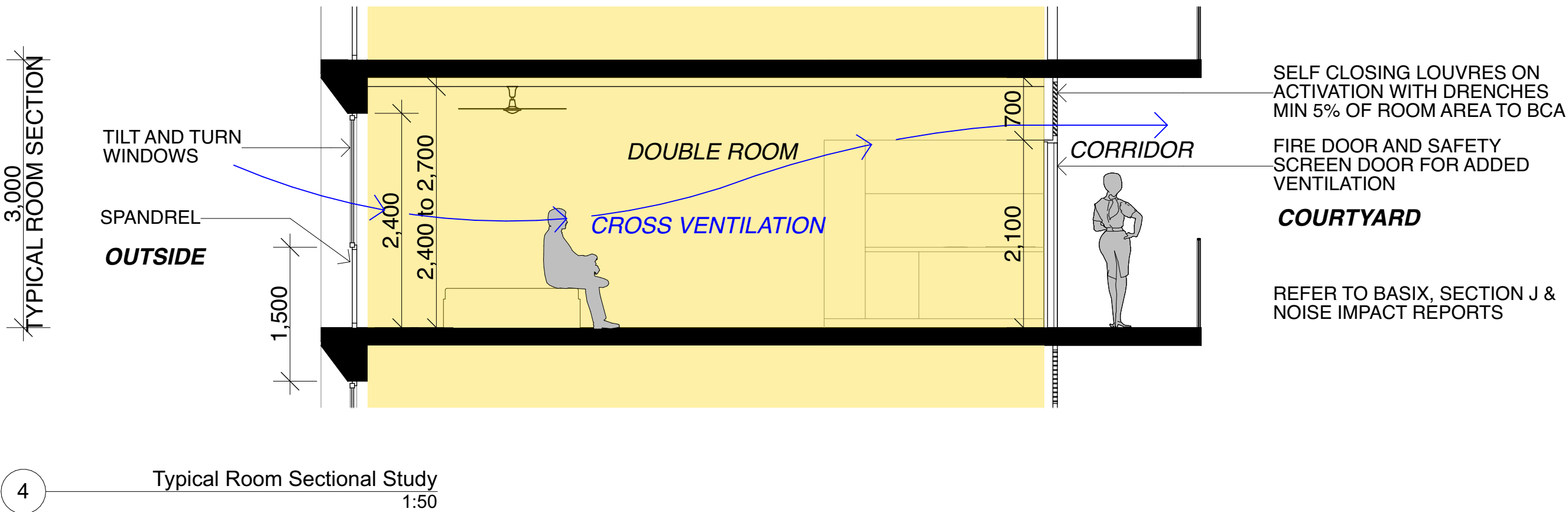
The **natural palette** has been accentuated by earthy paint tones which highlights a different shade on each floor level. As well as this, a sense of delicacy and refinement is portrayed via black metal balustrades, awnings and window accents.

There is also an opportunity for an extensive artwork/mural to be provided along the courtyard wall which will further enhance the communal ground floor areas.

The architectural style and quality of materials proposed for 691 Pittwater Road embraces a **contemporary addition** to the fast changing and growing neighbourhood. It is because of this that the proposal is an opportunity for creative endeavour, which results in a unique design with ties that link the past to the present.



3 View From Corner of Pittwater Rd & St David Ave



4 Typical Room Sectional Study
1:50

| | | | | | | | | | | | | | | | | | | | | |
|-----------------|--|--|---|--|--|---|--|--|---------------------|--|--|--|--|--|---|--|--|--|--|--|
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|-----------------|--|--|---|--|--|---|--|--|---------------------|--|--|--|--|--|---|--|--|--|--|--|

DA Calculations

Project Number: 19049
Project Address: 691 Pittwater Rd, Dee Why
Date: November 2020

| GFA and FSR Controls | Control LEP | Proposed | Compliance |
|----------------------|-------------|----------|------------|
| Site Area (sqm): | 650 | | |
| FSR: | 4:1 | 3.64:1 | ✓ |
| Max GFA (sqm): | 2600 | 2418.4 | ✓ |
| ARH SEPP Bonus *: | N/A | | |

*26 (1) (c) if the development is on land within a zone in which residential flat buildings are permitted and the land **does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register** —the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:
(i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or
(ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.

| Net GFA (sqm) | | | | |
|---------------|---------------------|--------|-------------|--------------------|
| Level | Commercial / Retail | Office | Residential | Communal / Service |
| Ground Floor | 63.90 | | | 175.55 |
| Level 1 | | 130.71 | 150.25 | 58.02 |
| Level 2 | | 56.07 | 150.25 | 58.02 |
| Level 3 | | | 268.38 | 60.81 |
| Level 4 | | | 268.38 | 60.81 |
| Level 5 | | | 272.71 | 60.81 |
| Level 6 | | | 272.71 | 60.81 |
| Level 7 | | | 139.53 | 110.68 |
| Total: | 63.9 | 186.78 | 1522.21 | 645.51 |
| TOTAL GFA | 2418.4 | | | |

| Parking Controls | Control | Required DCP/SEPP | Proposed | Compliance |
|------------------------------|---------|---|--|------------|
| Car Parking Boarding House | | Average 33% ** per unit = 22 spaces | 2 x Car Share + 9 Standard + 1 Manager's = 12 Automatic | ✗ |
| Car Parking Retail | | 1 / 16.4 sqm = 3.8 spaces | 0 | ✗ |
| Car Parking Offices | | 1 / 40sqm = 4.7 spaces | 0 | ✗ |
| TOTAL Car Parking Required | | 31 | 12 (post-laneway) | ✗ |
| Motorcycle Parking Provided: | | 13 | 13 (post-laneway) | ✓ |
| Bicycle Parking Provided: | | Units 1x5 = 12.8 Office Employees 1/200m2 + Visitors 1/750 m2 = 1 Retail 1/200m2 + Visitors 1/600m2=1 | 45 (first stage) - 15 (post laneway construction) | ✓ |

**Average by UNSW Research Paper

| Existing Car Parking Requirements. Bank Branch | Required DCP | Current | Compliance |
|--|-------------------------|---------|------------|
| Customer Service = 587.63 sqm. (Ground Floor) | 1 / 16.4sqm = 36 spaces | 0 | ✗ |
| Office = 368.82 sqm (Level 1) | 1 / 40sqm = 9 spaces | 0 | ✗ |
| TOTAL Existing Car Parking required: | 45 | 0 | ✗(-45) |

NOTE: Proposed development reduces current deficit of car

| Setback Controls DCP | Compliance |
|---|------------|
| Front Setback 5m from kerb first 4th Levels | ✓ |
| Front Setback 9m from kerb above 4th Level | ✓ |
| Height Controls LEP | |
| Current LEP Height Limit 27m | ✓ |

NOTE: Heritage item setback prevails

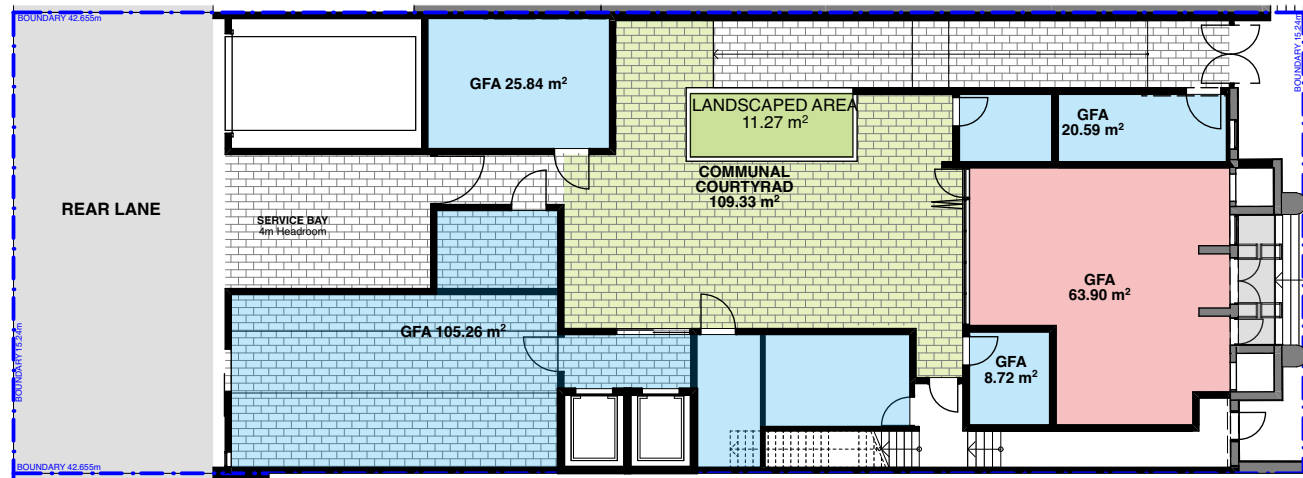
| Proposed Rooms | | | | |
|-----------------------------|--------------|--------------|----------------|---------|
| Level | Single Rooms | Double Rooms | Accessible *** | Manager |
| Ground Floor | | | | |
| Level 1 | | 5 | 1 | |
| Level 2 | | 5 | 1 | |
| Level 3 | | 10 | 1 | |
| Level 4 | | 10 | 1 | |
| Level 5 | 2 | 10 | | |
| Level 6 | 2 | 10 | | |
| Level 7 | | 5 | | 1 |
| Total Per Type: | 4 | 55 | 4 | 1 |
| TOTAL Overall Room Numbers: | | 64 | | |

*** Min Req BCA: 61 to 80 Units = 4 Accessible ✓

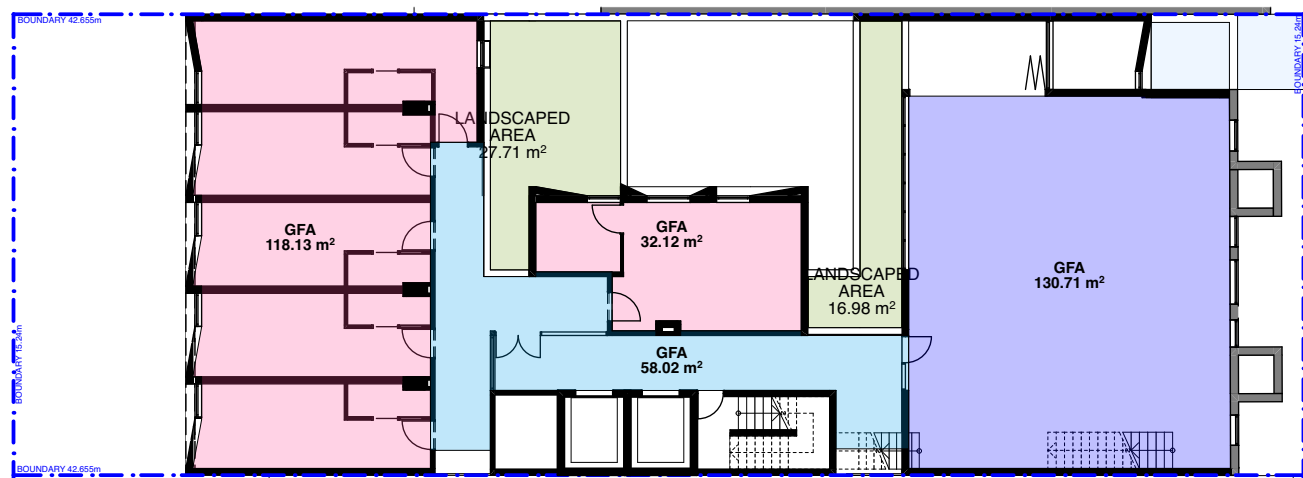
| Communal Living and Open Space | Level | Required | Room | Proposed Area (sqm) |
|--------------------------------|-------|---|--------------------|---|
| Communal Living Space (sqm) | | size not specified | Communal Lounge | 52.60 |
| Communal Open Space (sqm) | | 20 (ARH SEPP) | Roof Terraces | 40.35 + 34.55 = 74.9 ✓ (+54.9 sqm) |
| Boarding House | | Landscaped Area (sqm) DCP means a part of a site used for growing plants, grasses and trees, but does not include any hard paved area | Groud Floor | 11.27= 11.27sqm |
| | | 20% of Site Area DCP = 130sqm | Level 1 | 27.71+16.92= 44.63 sqm |
| | | | Level 2 | 5.25 sqm |
| | | | Level 3 & 4 | 2 x (6.68 + 2.21)= 17.78sqm |
| | | | Level 5 & 6 | 2 x (2.21 + 2.21)= 8.84sqm |
| | | | Level 7 & Roof Top | 20.74 + 25.06 + 1.34 + 1.34 + 2.24 = 50.72sqm |
| | | | TOTAL | 138.49 sqm ✓ |



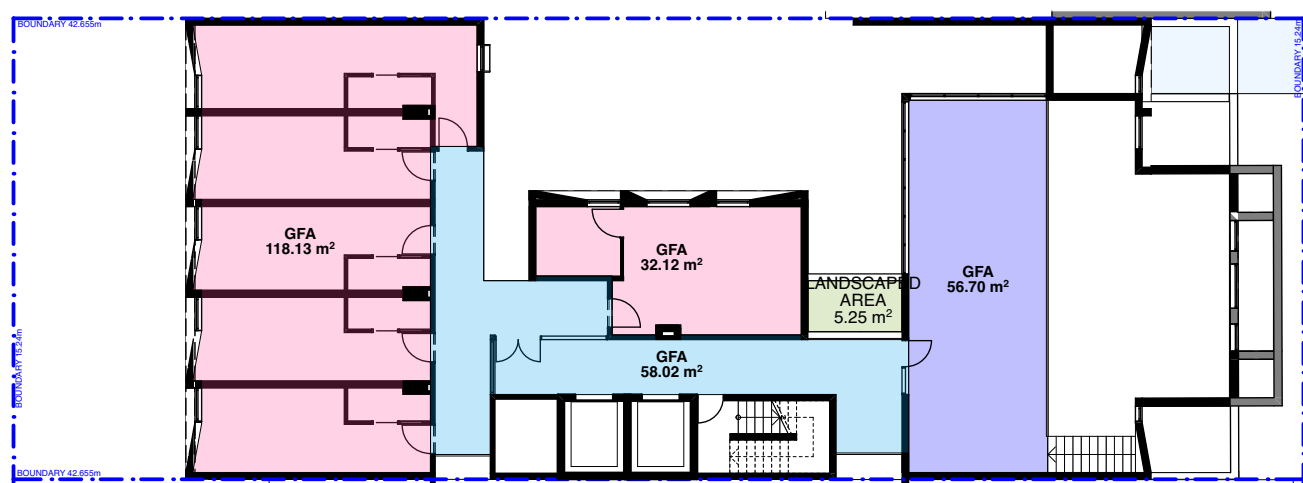
10 Height Plane



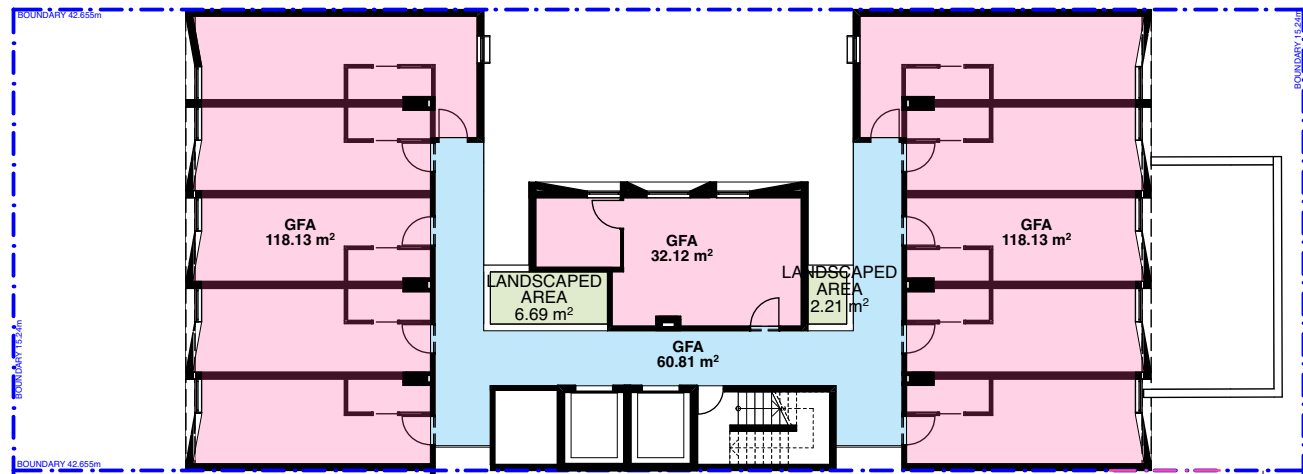
1 Ground Floor GFA 1:250



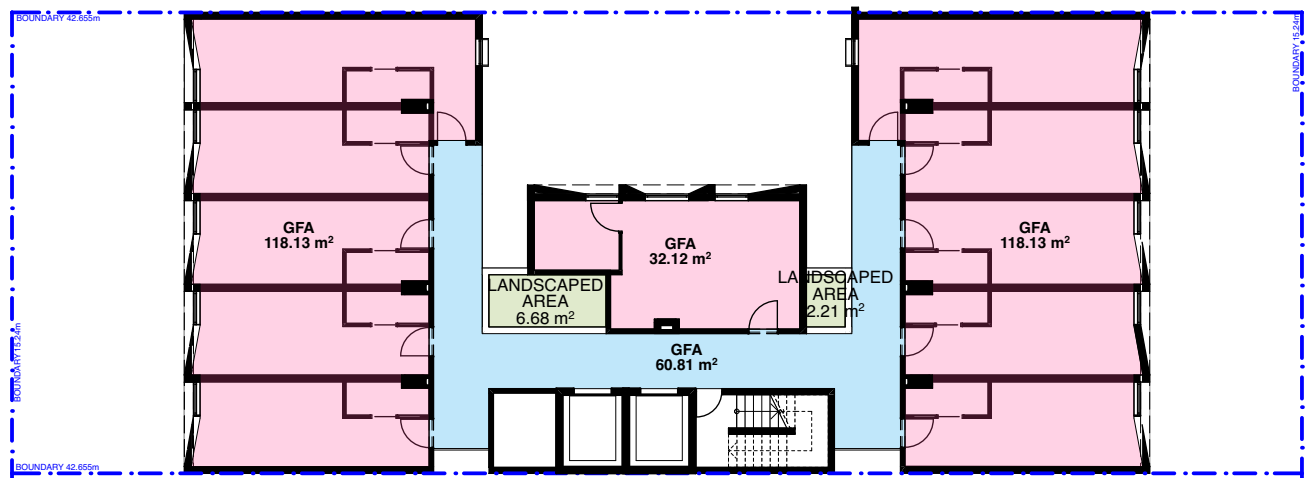
2 Level 1 GFA 1:250



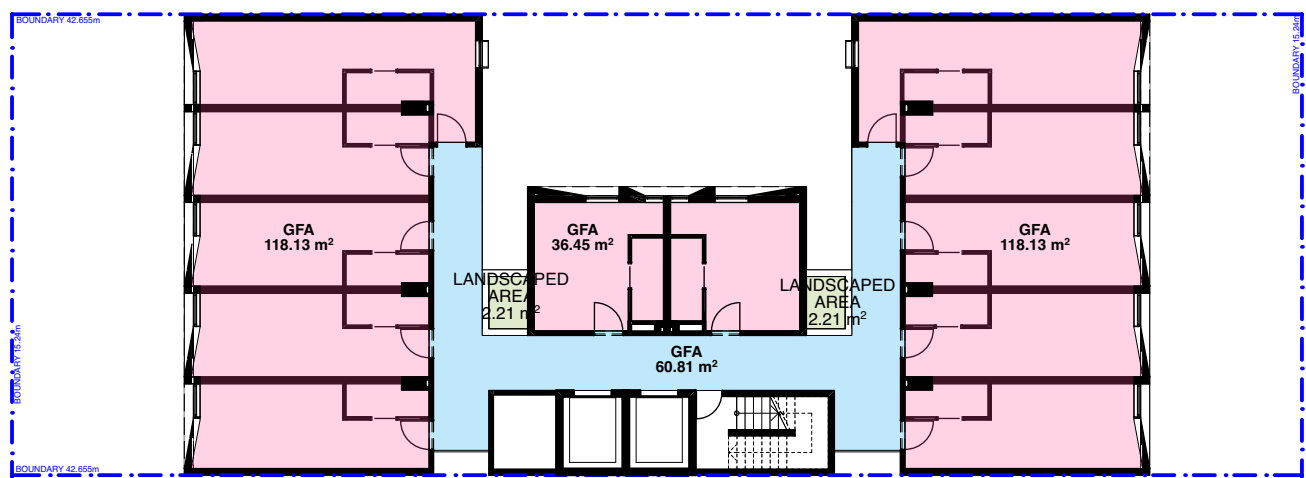
3 Level 2 GFA 1:250



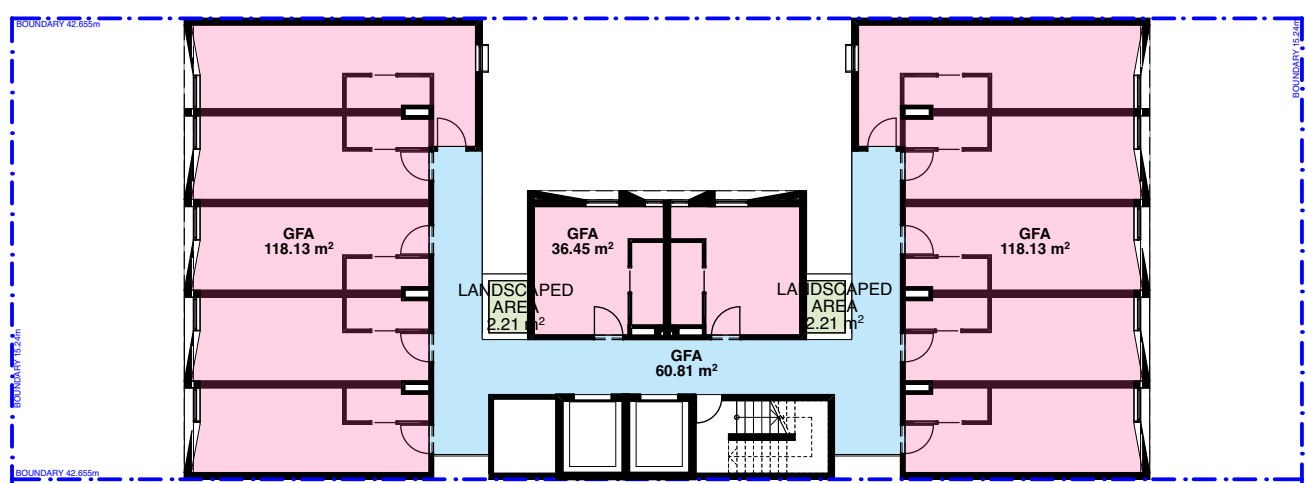
4 Level 3 GFA 1:250



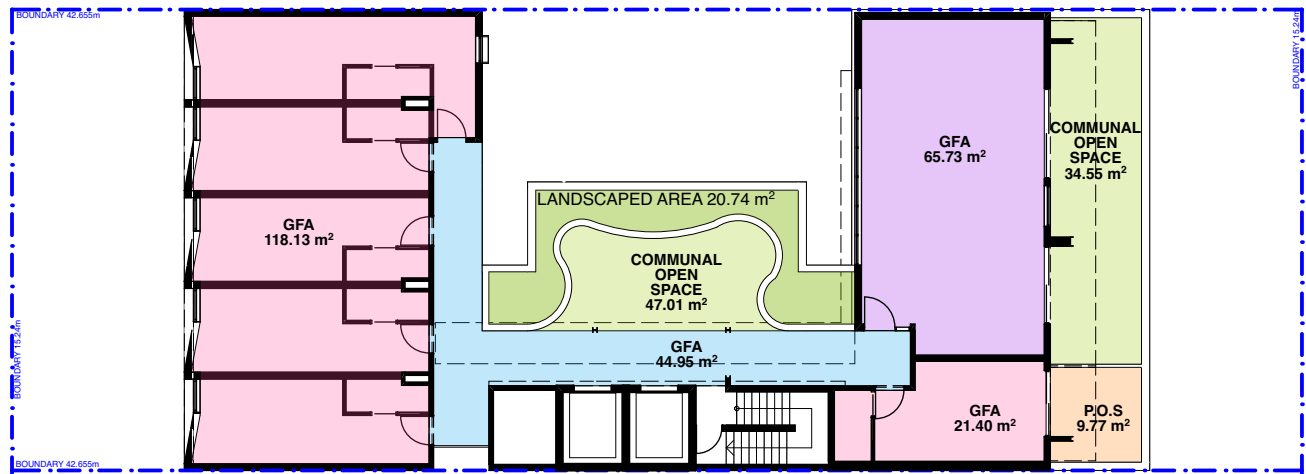
5 Level 4 GFA 1:250



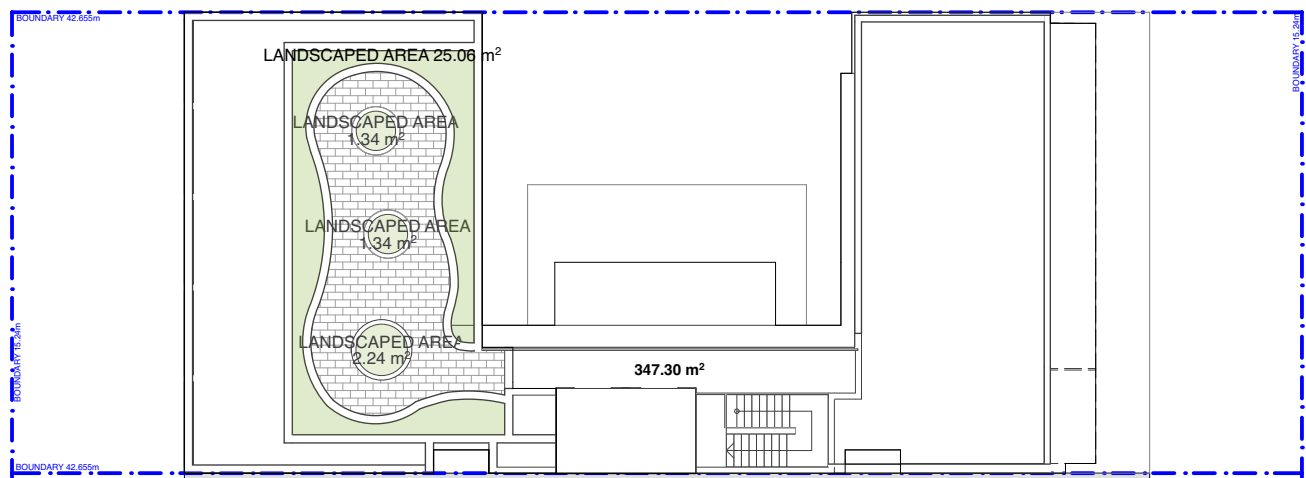
6 Level 5 GFA 1:250



7 Level 6 GFA 1:250



8 Level 7 GFA 1:250



9 Roof 1:250

LEGEND

| | |
|------------------------|-----------------------|
| COMMUNAL AREA | COMMERCIAL/OFFICE GFA |
| DEEP SOIL | COMMUNAL ROOM GFA |
| SERVICES/CORRIDORS GFA | MANAGER'S P.O.S |
| RETAIL GFA | |
| RESIDENTIAL GFA | |

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| D | 02/11/20 | AMENDED ISSUE FOR DRP |
| E | 03/11/20 | AMENDED ISSUE FOR DRP |
| F | 18/11/20 | AMENDED ISSUE FOR DRP |
| G | 24/11/20 | AMENDED ISSUE FOR DRP |



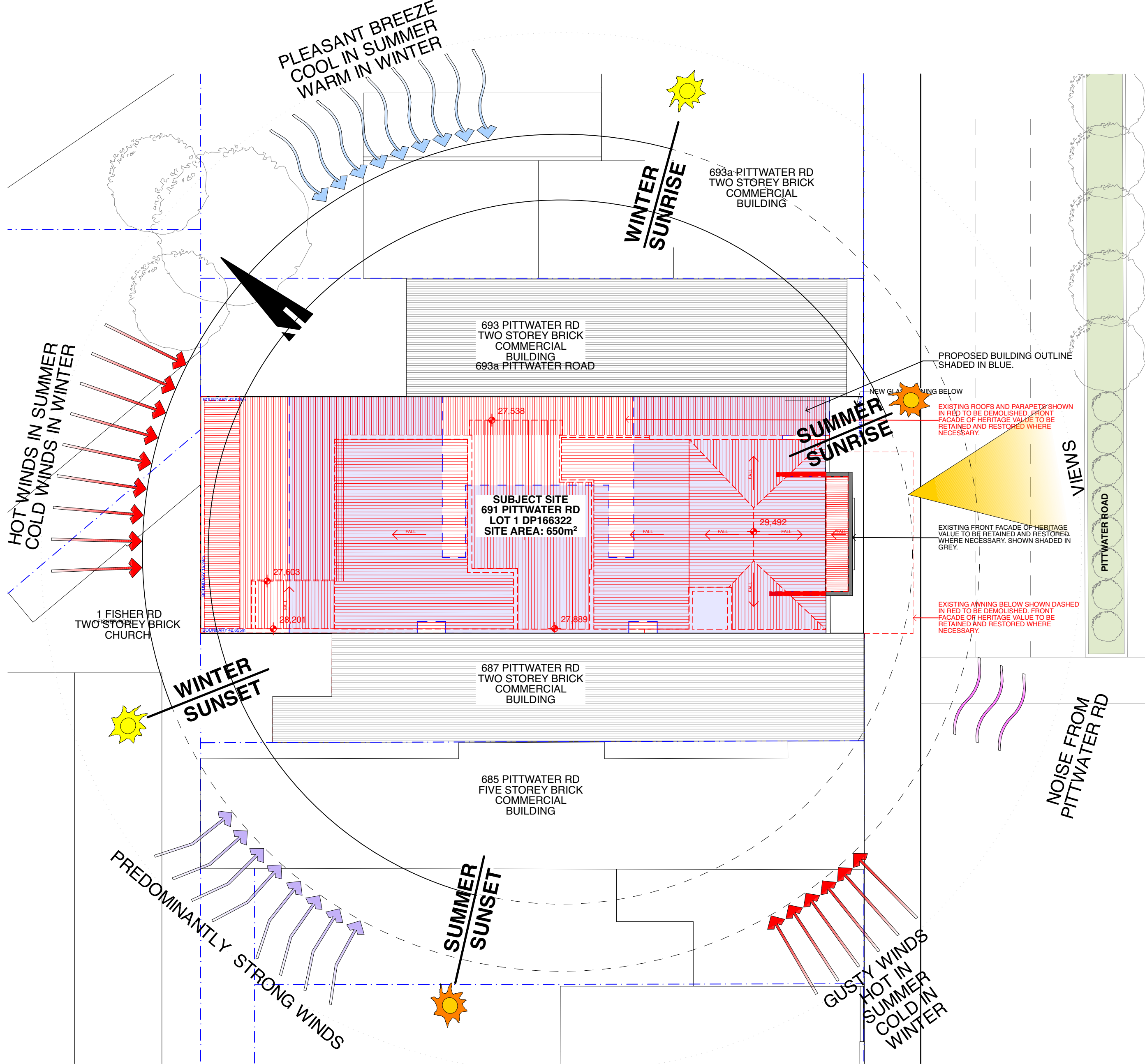
BKA architecture
SYDNEY Suite 1.04, 77 Dunning Ave, Roseberry NSW 2018
NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
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PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING Calculations

| | |
|-----------------|--------------------|
| PROJECT # 19049 | SCALE @ A1 1:250 |
| DRAWN ATJUG | CHECKED JK |
| DATE 27/11/20 | DRAWING No. DA 002 |
| NORTH | REV |



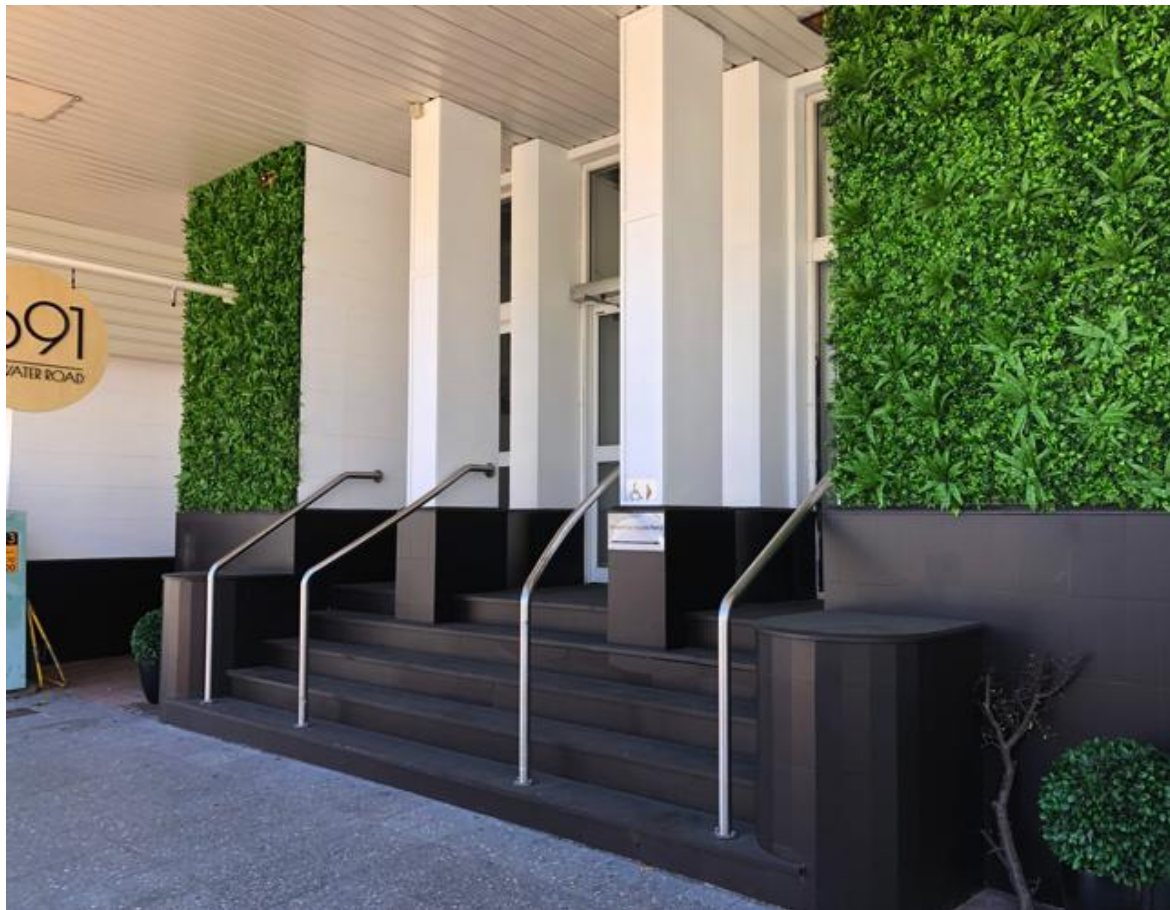
1 Location Plan
1:750



2 Site Analysis
1:200



View of 691 Pittwater Rd from opposite side of street. Art Deco style building built in 1941 with front facade of heritage value.



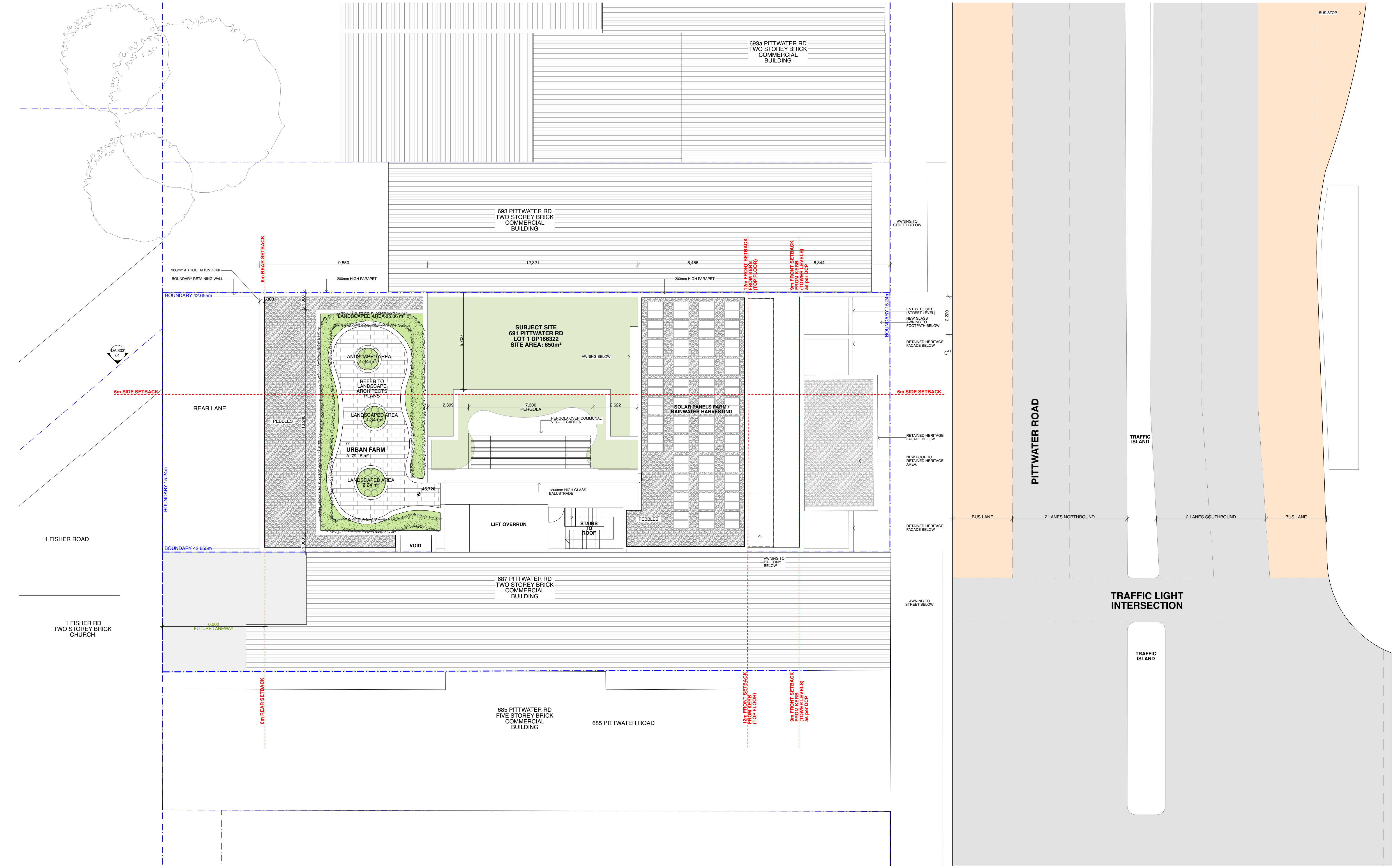
Entrance to site. Original red granite plinth painted in black to be restored.

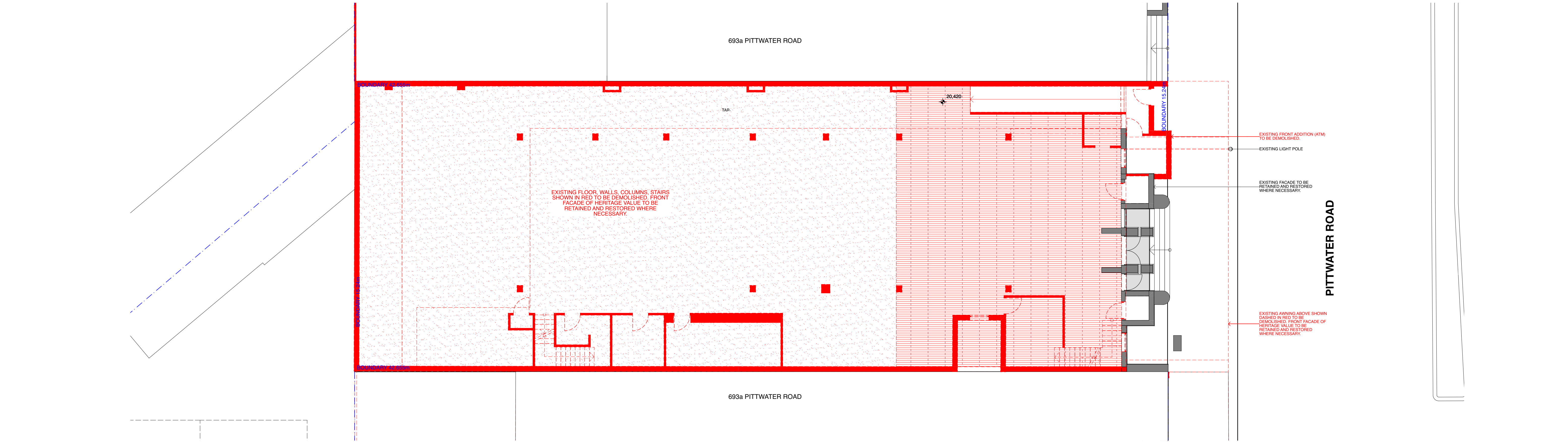


View of subject site and neighbouring properties from Pittwater Rd intersection at Howard Avenue. Newly constructed apartment building at 701 Pittwater Road.

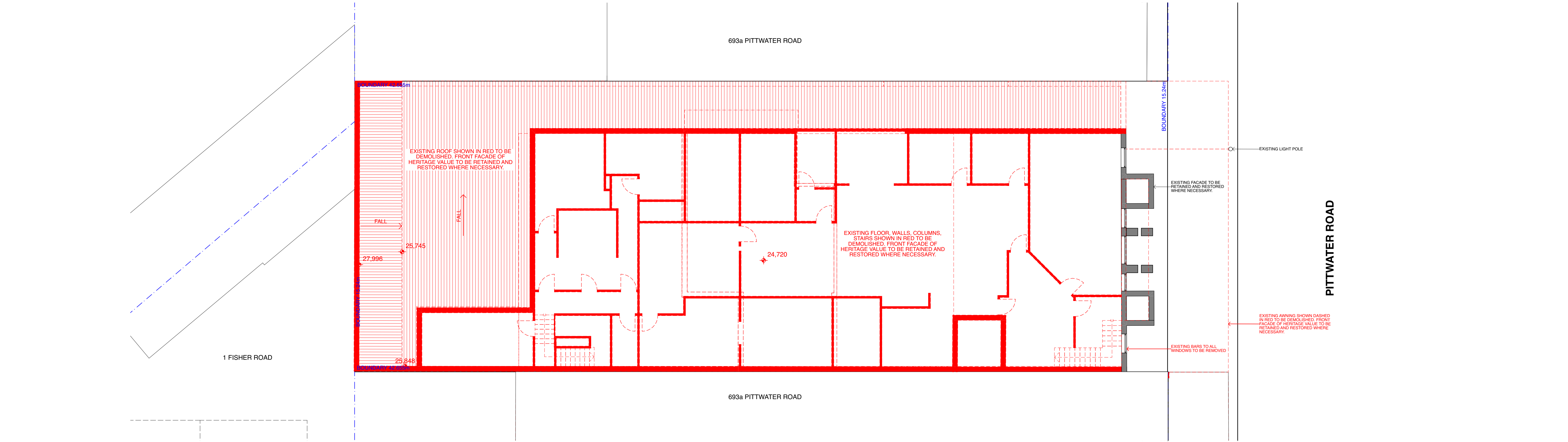


View from subject site to other side of Pittwater Rd. Nearby traffic lights and intersection as well as a 7 storey apartment block and commercial buildings.





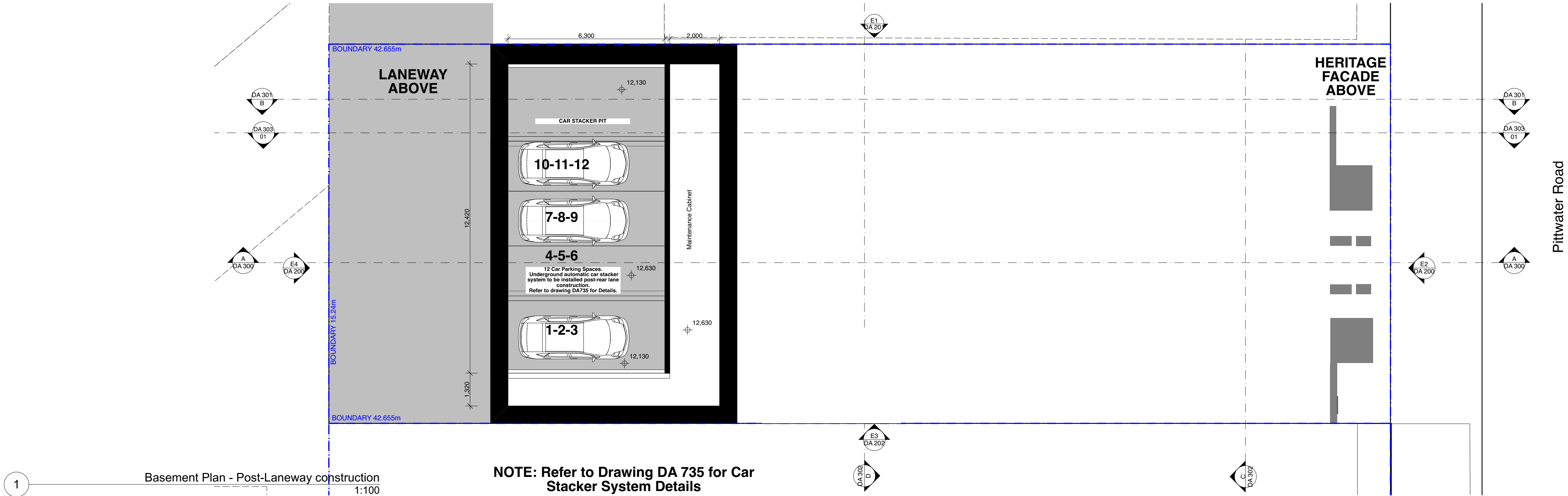
1 Ground Floor Demolition Plan
1:100

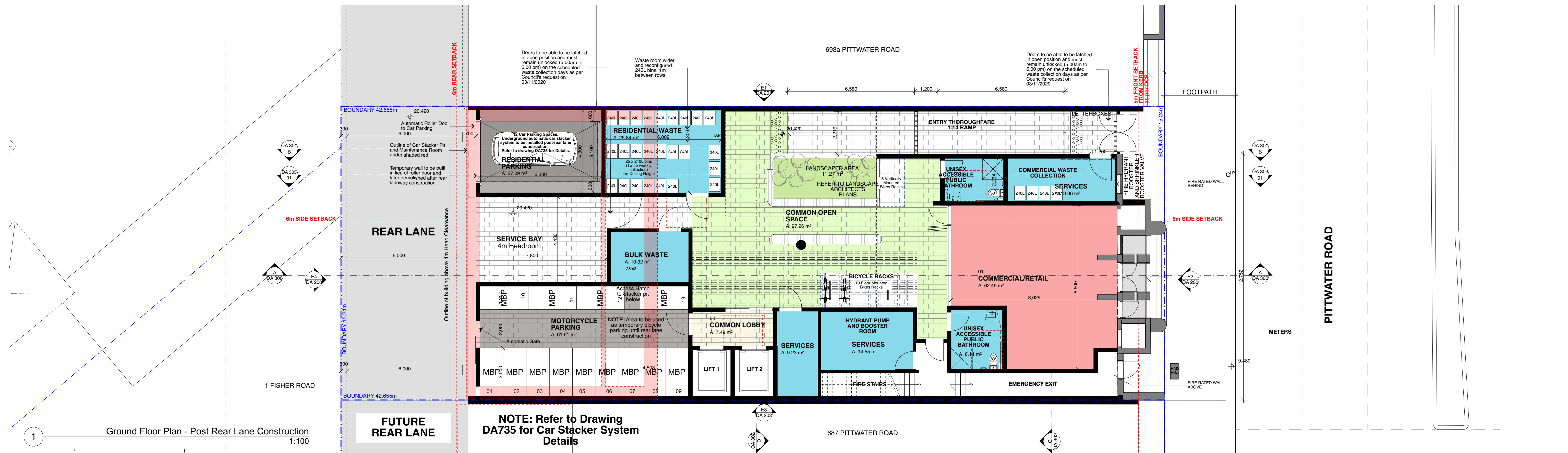


2 Level 1 Demolition Plan
1:100

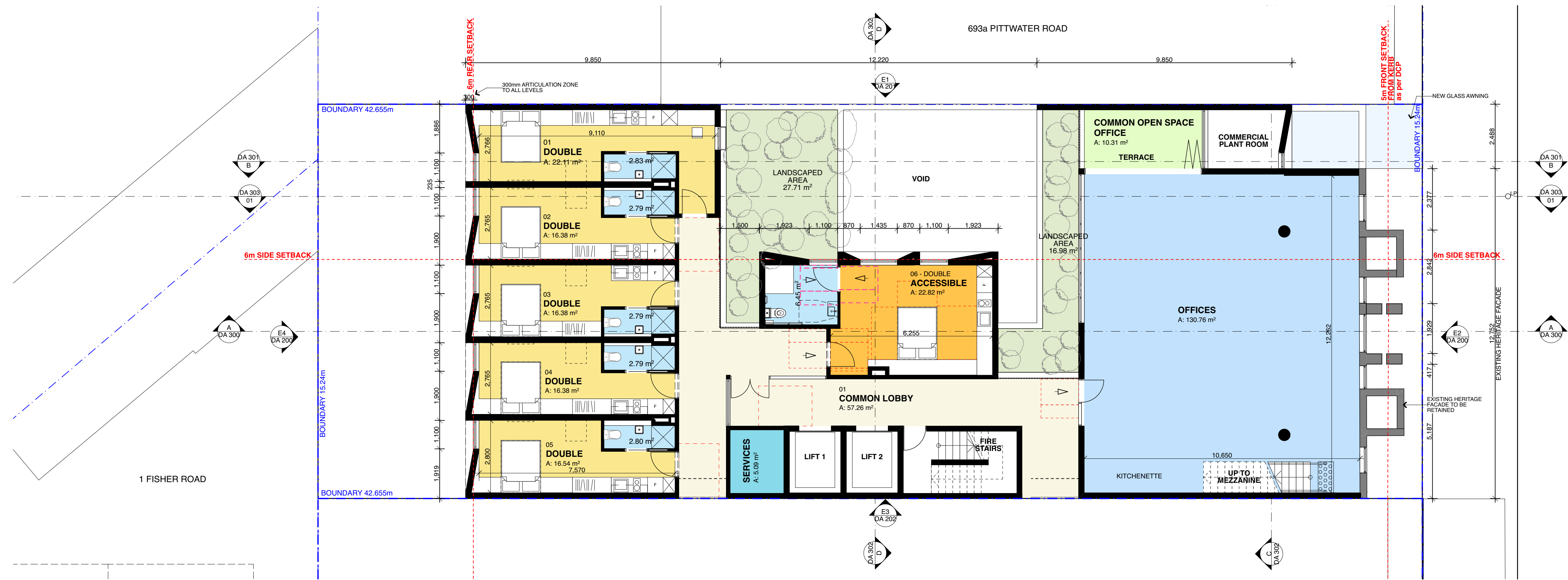


1 Roof Demolition Plan
1:100





Ground Floor Plan - Post Rear Lane Construction
1:100



Level 1 Floor Plan
1:100

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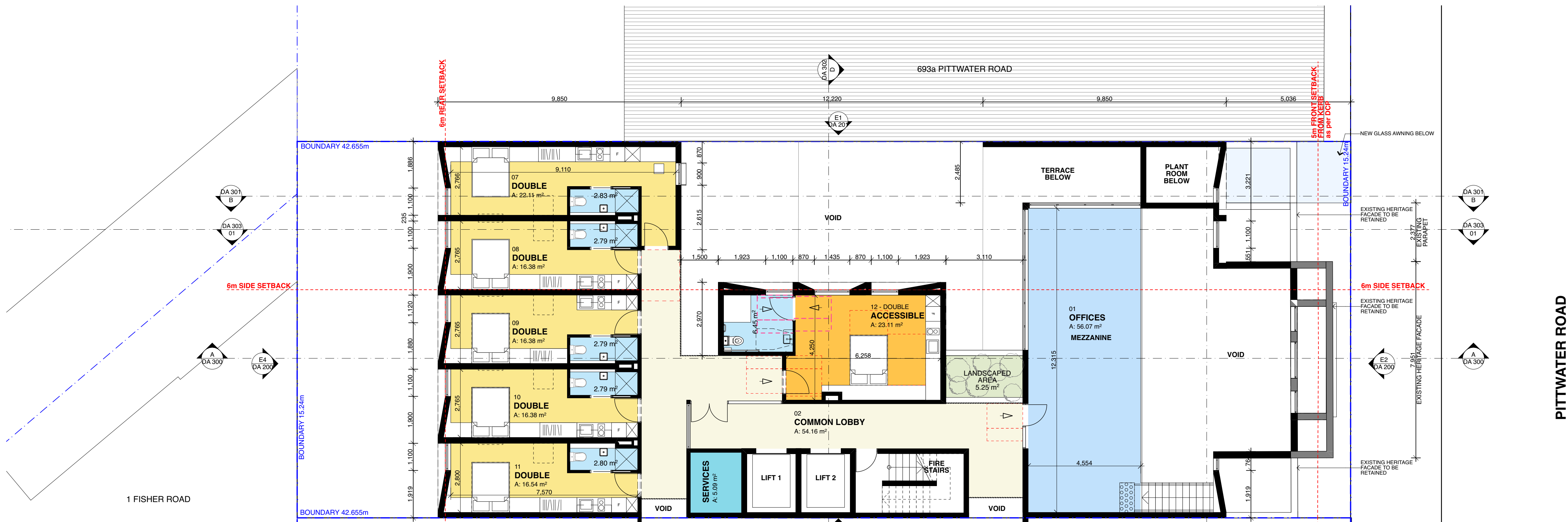
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| F | 18/11/20 | AMENDED ISSUE FOR DRP |
| G | 24/11/20 | AMENDED ISSUE FOR DRP |
| H | 26/11/20 | AMENDED ISSUE TO COUNCIL |



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SYDNEY NEWCASTLE BYRON BAY
Suite 1.04, Suite 4, Unit 1
77 Dunning Ave, 19 Bolton St, 10 Station St,
Prestonville, Newcastle, Bangalow
NSW 2018 NSW 2300 NSW 2479
T: +61 2 9318 9500 T: +61 2 4926 5563 T: +61 2 4926 5563
E: bka@bka.com.au
W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING Ground Floor & L1 Plan

| | | | |
|-----------|----------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJUG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 100 |
| NORTH | | REV | H |



1 Level 2 Floor Plan
1:100



2 Level 3 Floor Plan
1:100

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Suite 1.04, Suite 4, Unit 1
77 Dunning Ave, 10 Bolton St, 10 Station St,
Prospect NSW 2018, Newcastle NSW 2300, Bangalow NSW 2479
T: +61 2 9318 9500 E: bka@bka.com.au W: www.bka.com.au
T: +61 2 4926 5563 T: +61 2 4926 5563

PROJECT # 19049 SCALE @ A1 1:100
Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING L2 & L3 Floor Plan

| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
|-----------|----------|-------------|--------|
| DRAWN | ATJUG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 101 |
| NORTH | | REV | C |



1 Level 4 Floor Plan
1:100



2 Level 5 Floor Plan
1:100

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E: bka@bka.com.au
W: www.bka.com.au

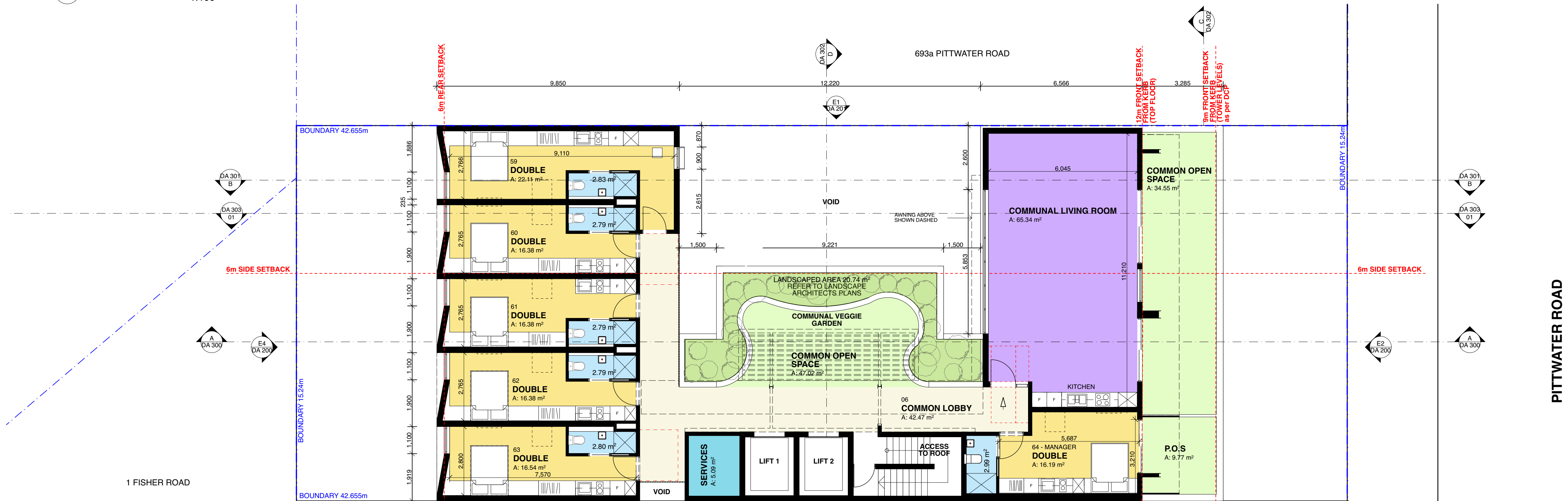
PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING L4 & L5 Floor Plan

| | | | |
|-----------|----------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJUG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 102 |
| NORTH | | REV | C |

1 Level 6 Floor Plan
1:100



2 Level 7 Floor Plan
1:100



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NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: bka@bka.com.au
W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING L6 & L7 Floor Plan

| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
|-----------|----------|-------------|--------|
| DRAWN | ATJUG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 103 |
| NORTH | | REV | C |



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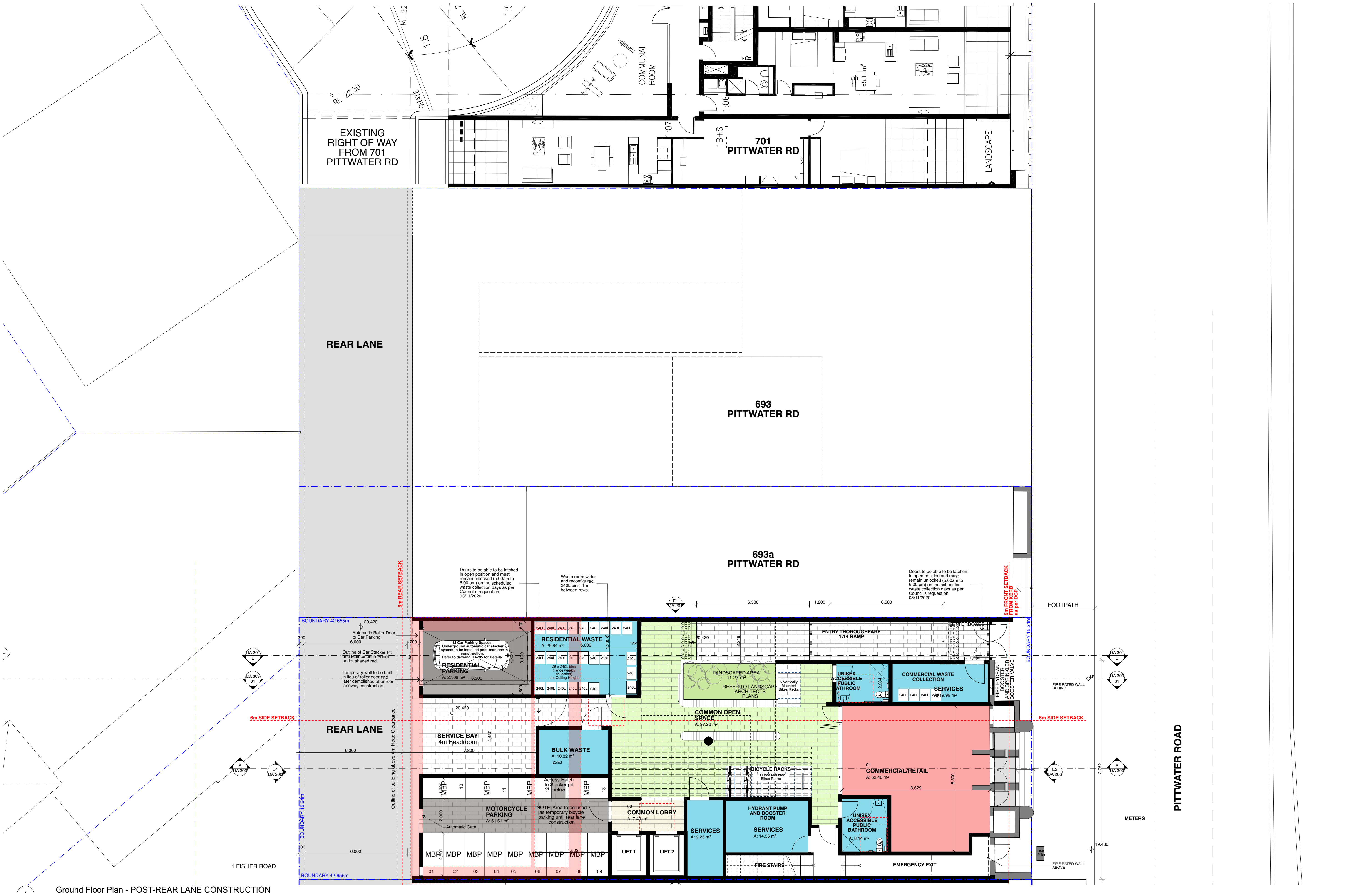


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| | | |
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| | |
|---------|--------------------------------------|
| PROJECT | Mixed Use Boarding House Development |
| ADDRESS | 691 Pittwater Road Dee Why NSW |
| CLIENT | Gannet Developments |
| DRAWING | Rooftop Floor Plan |

| | | | |
|-----------|---|---------------|-------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | AT/JG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | |
| NORTH |  | DA 104 | |
| | | REV | C |



1 Ground Floor Plan - POST-REAR LANE CONSTRUCTION
1:100

685 PITTWATER RD

687 PITTWATER RD

691 PITTWATER RD

693a PITTWATER RD

693a PITTWATER RD

691 PITTWATER RD

687 PITTWATER RD

685 PITTWATER RD



1 Southeast Elevation - Pittwater Rd Street Frontage
1:100

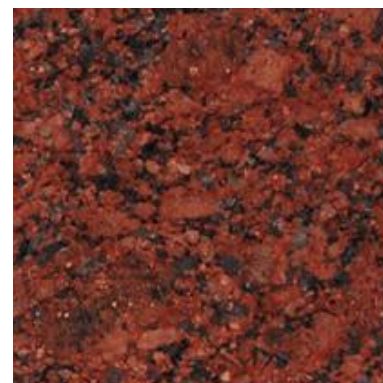


2 Northwest Elevation
1:100

Schedule of External Finishes



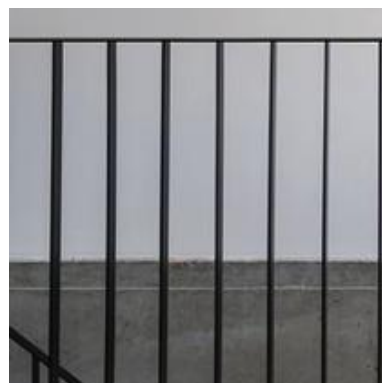
1. Existing Concrete Block Wall
Colour: White



2. Existing Granite Cladding
Colour: Red Granite



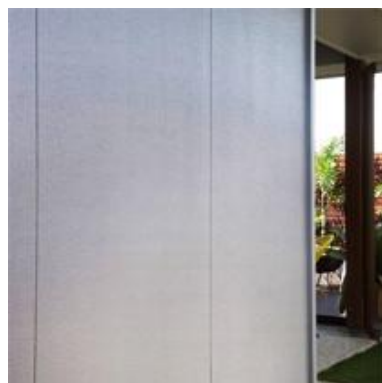
3. Glass Canopy Awning
Colour: Clear



4. Metal Balustrade
Colour: Black



5. Precast Concrete Panels



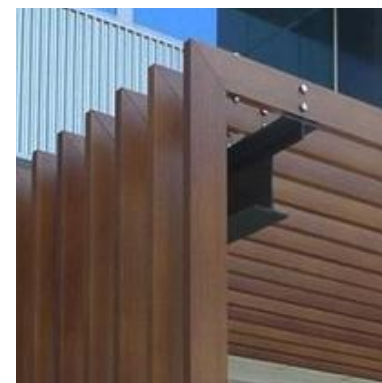
6. EasyLap Panel Cladding
Colour: Dark grey



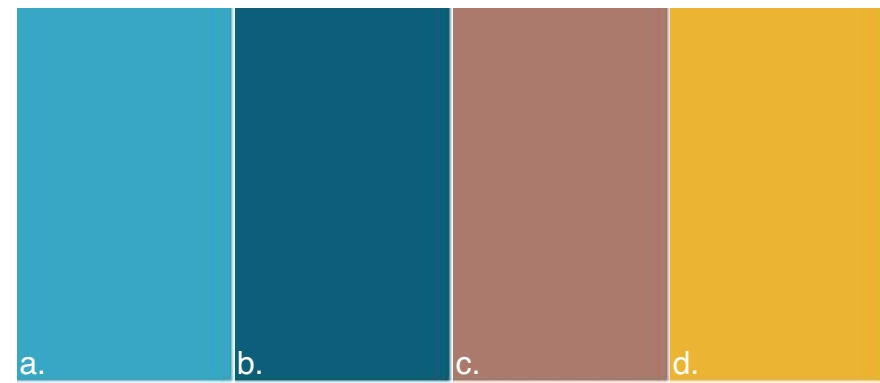
7. Steel Window Shades
Colour: Monument or similar



8. Aluminium Window and Door Frames
Colour: Black



9. Timber Looking Lift Lobby Screening



10. Accent Paint Colours
a. Dulux Satorini (S33H3)
b. Dulux Copacabana (S33H7)
c. Dulux Rosetta (S07D5)
d. Dulux Buzz (S15H7)



11. FC Cladding
Colour: Mid grey

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| D | 02/11/20 | AMENDED ISSUE FOR DRP |
| E | 03/11/20 | AMENDED ISSUE FOR DRP |
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| G | 24/11/20 | AMENDED ISSUE FOR DRP |



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NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
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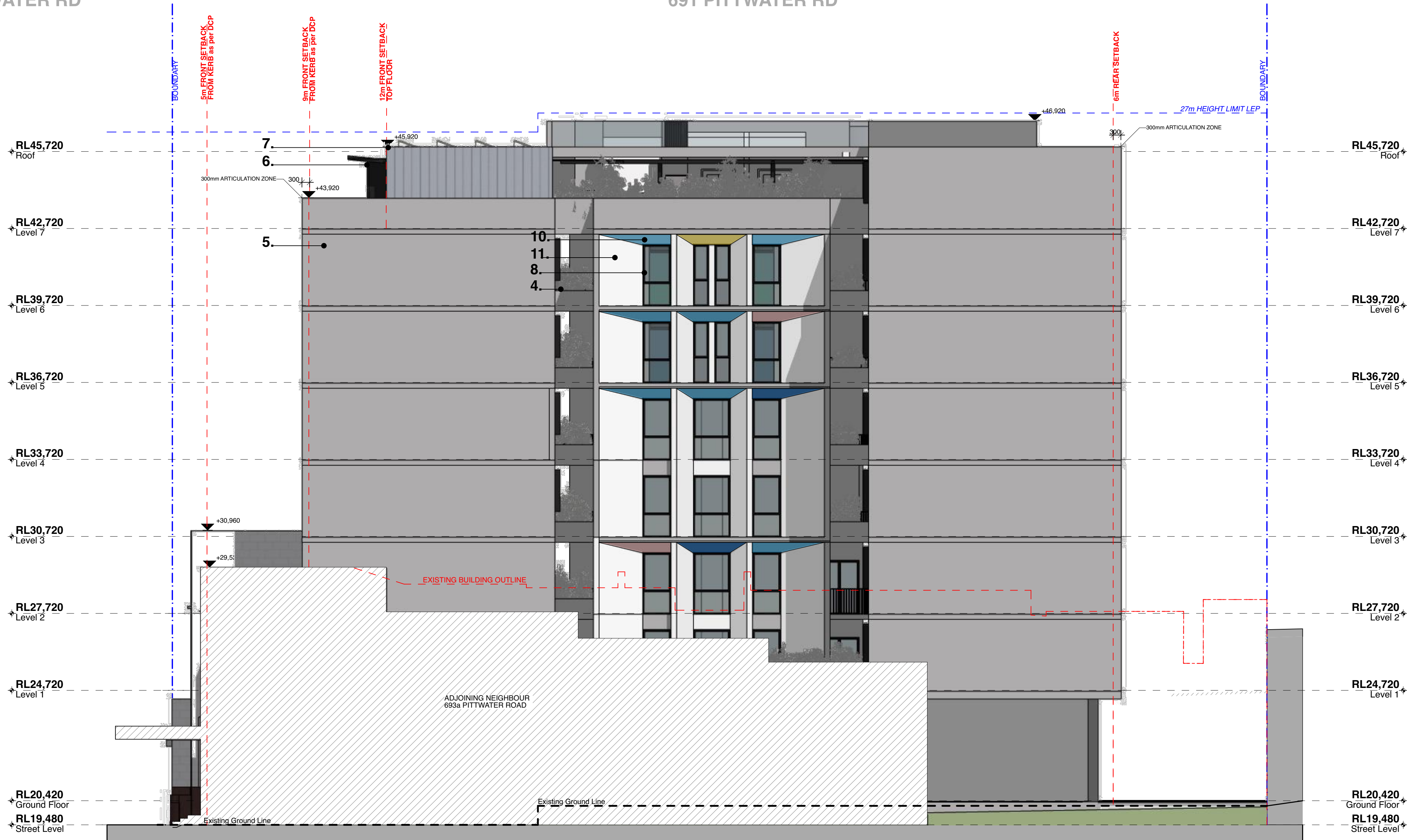
PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING Elevations

| | | | |
|-----------|----------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATUG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 200 |
| NORTH | | REV | G |

PITTWATER RD

691 PITTWATER RD

1 FISHER RD

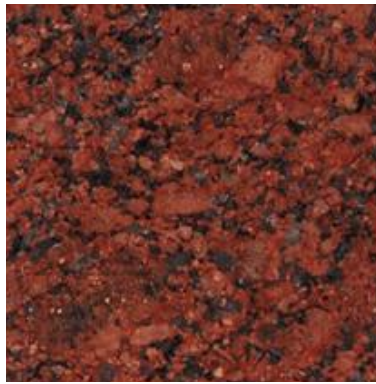


1 Northeast Elevation
1:100

Schedule of External Finishes



1. Existing Concrete Block Wall
Colour: White



2. Existing Granite Cladding
Colour: Red Granite



3. Glass Canopy Awning
Colour: Clear



4. Metal Balustrade
Colour: Black



5. Precast Concrete Panels



6. EasyLap Panel Cladding
Colour: Dark grey



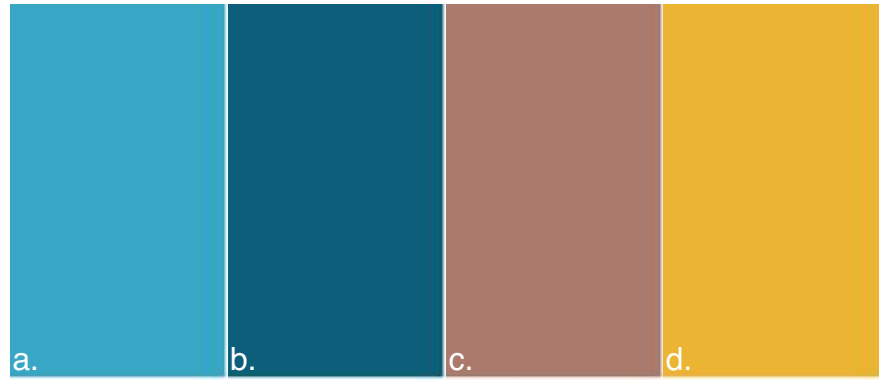
7. Steel Window Shades
Colour: Monument or similar



8. Aluminium Window and Door Frames
Colour: Black



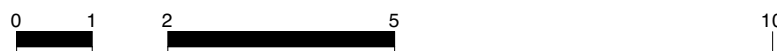
9. Timber Looking Lift Lobby Screening



10. Accent Paint Colours
a. Dulux Satorini (S33H3)
b. Dulux Copacabana (S33H7)
c. Dulux Rosetta (S07D5)
d. Dulux Buzz (S15H7)



11. FC Cladding
Colour: Mid grey



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NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: bka@bka.com.au
W: www.bka.com.au

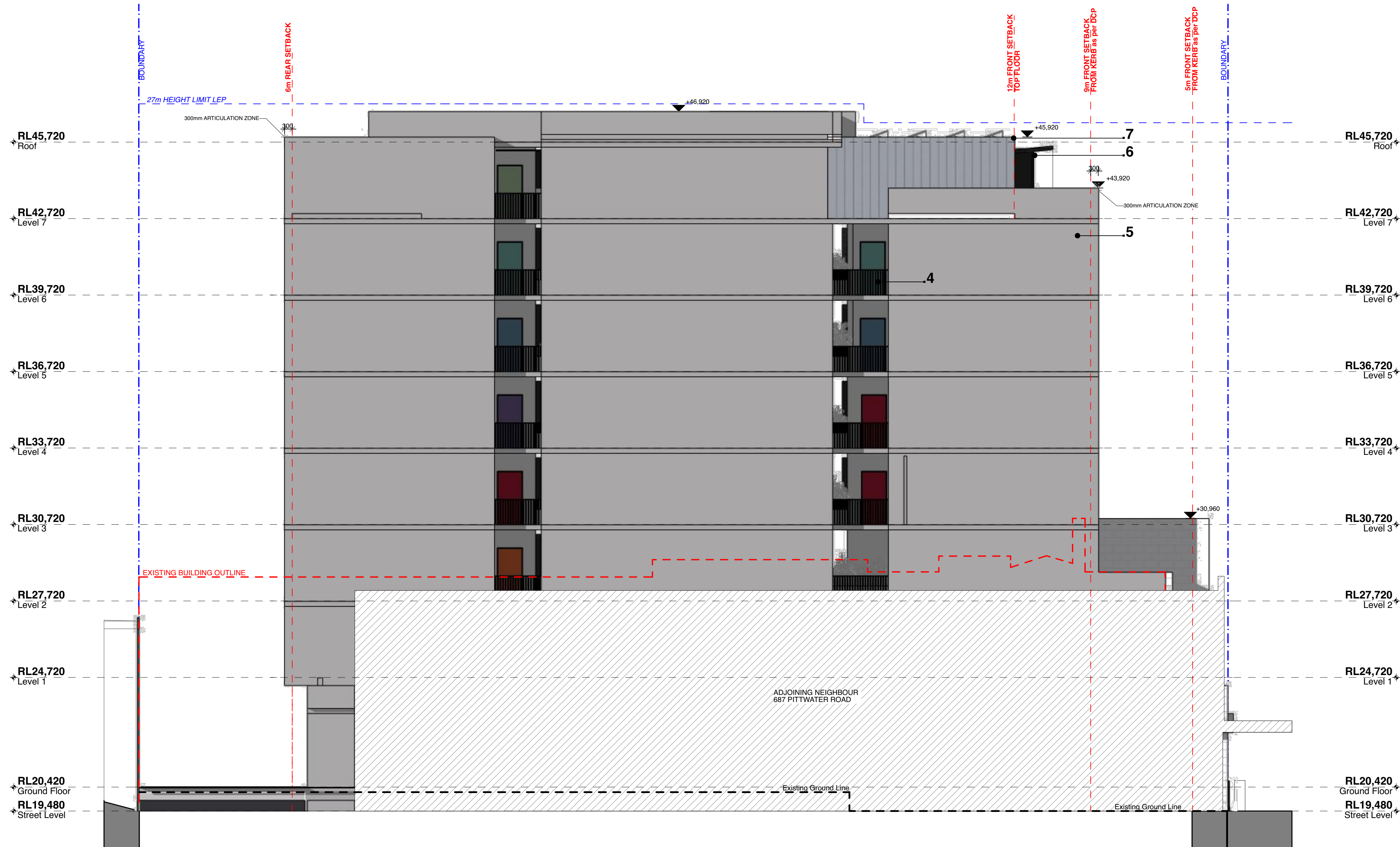
PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING Elevations

| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
|-----------|----------|-------------|--------|
| DRAWN | ATJ/G | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 201 |
| NORTH | | REV | C |

1 FISHER RD

691 PITTWATER RD

PITTWATER RD

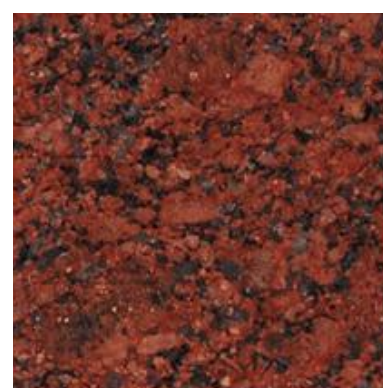


1 Southwest Elevation
1:100

Schedule of External Finishes



1. Existing Concrete Block Wall
Colour: White



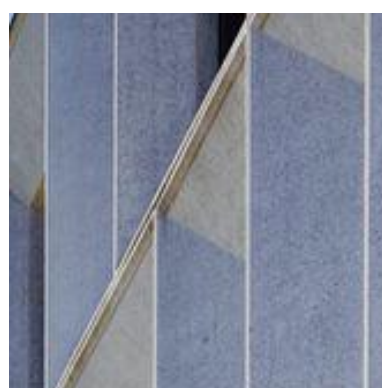
2. Existing Granite Cladding
Colour: Red Granite



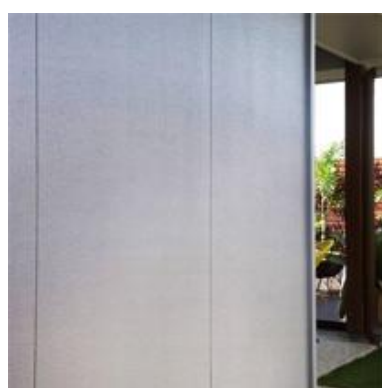
3. Glass Canopy Awning
Colour: Clear



4. Metal Balustrade
Colour: Black



5. Precast Concrete Panels



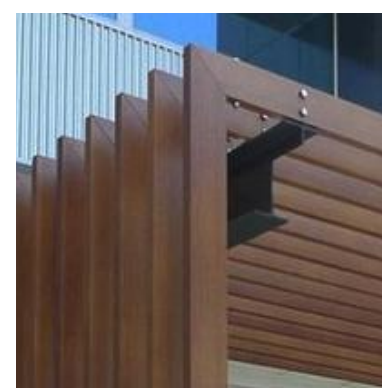
6. EasyLap Panel Cladding
Colour: Dark grey



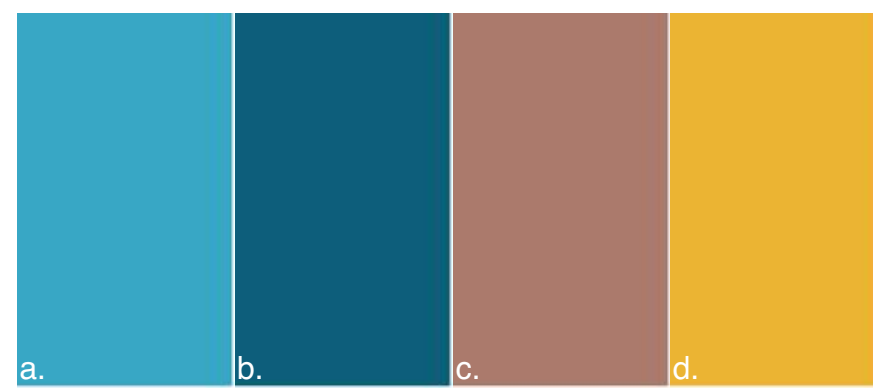
7. Steel Window Shades
Colour: Monument or similar



8. Aluminium Window and Door Frames
Colour: Black



9. Timber Looking Lift Lobby Screening



10. Accent Paint Colours
a. Dulux Satorini (S33H3)
b. Dulux Copacabana (S33H7)
c. Dulux Rosetta (S07D5)
d. Dulux Buzz (S15H7)



11. FC Cladding
Colour: Mid grey

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BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: bka@bka.com.au
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PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING Elevations

| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
|-----------|----------|-------------|--------|
| DRAWN | ATJ/G | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 202 |
| NORTH | | REV | C |

1 FISHER RD

691 PITTWATER RD

PITTWATER RD



1 Section A
1:100

NOTE: POST-REAR LANE CONSTRUCTION ARRANGEMENT SHOWN



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NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
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T: +61 2 9318 9500
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PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING Sections 01

| | | | |
|-----------|----------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 300 |
| NORTH | | REV | G |

687 PITTWATER RD

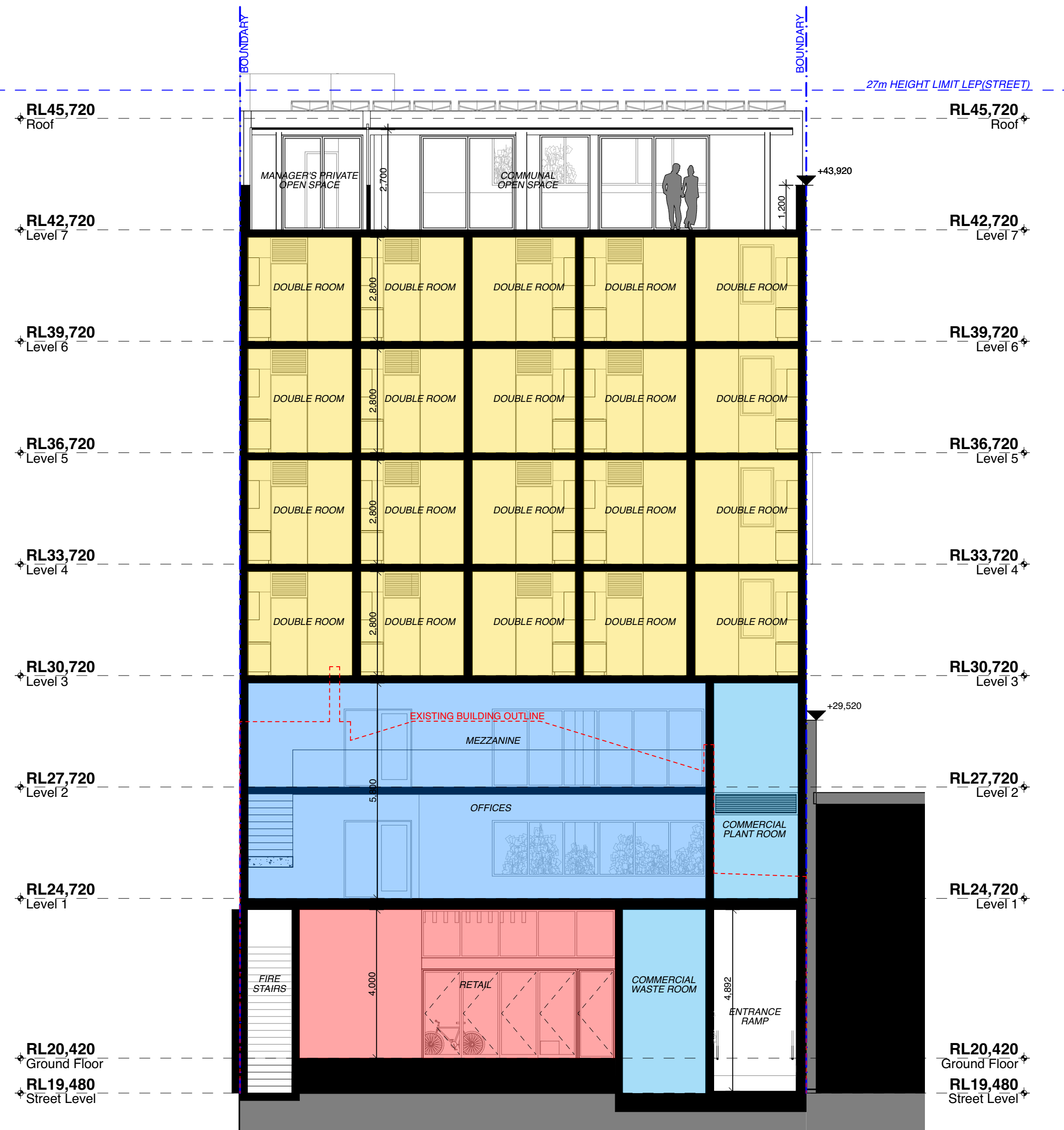
691 PITTWATER RD

693a PITTWATER RD

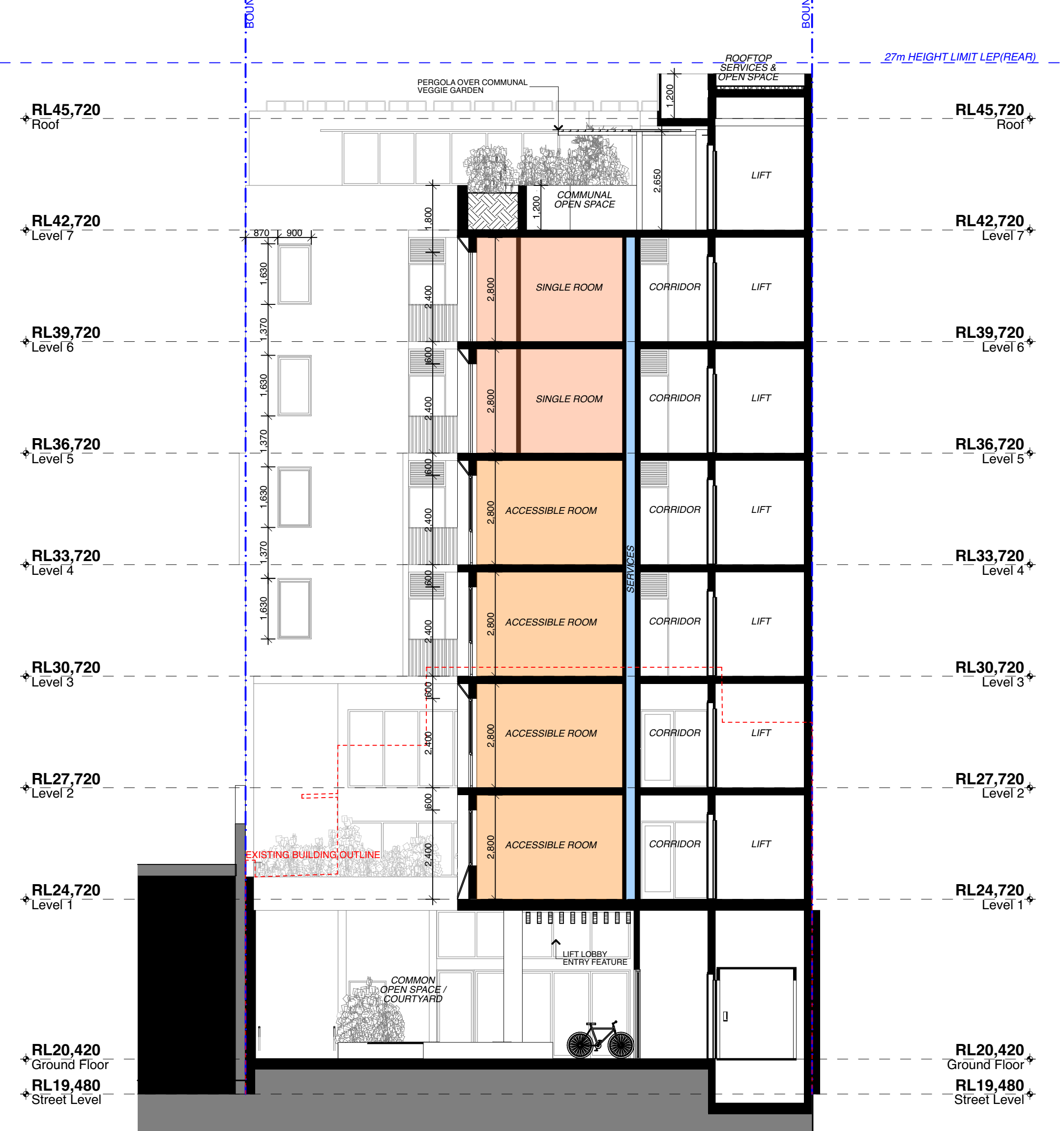
693a PITTWATER RD

691 PITTWATER RD

687 PITTWATER RD



1 Section C
1:100



2 Section D
1:100



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NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: bka@bka.com.au
W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING Sections 03

| | | | |
|-----------|----------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJUG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 302 |
| NORTH | | REV | C |

PITTWATER RD

691 PITTWATER RD

1 FISHER RD



1 Future Laneway Sectional Detail
1:100

HERITAGE COMPONENT



Window 1: Existing heritage window viewed from street, with staircase behind. Head detail to be matched in other restored window.

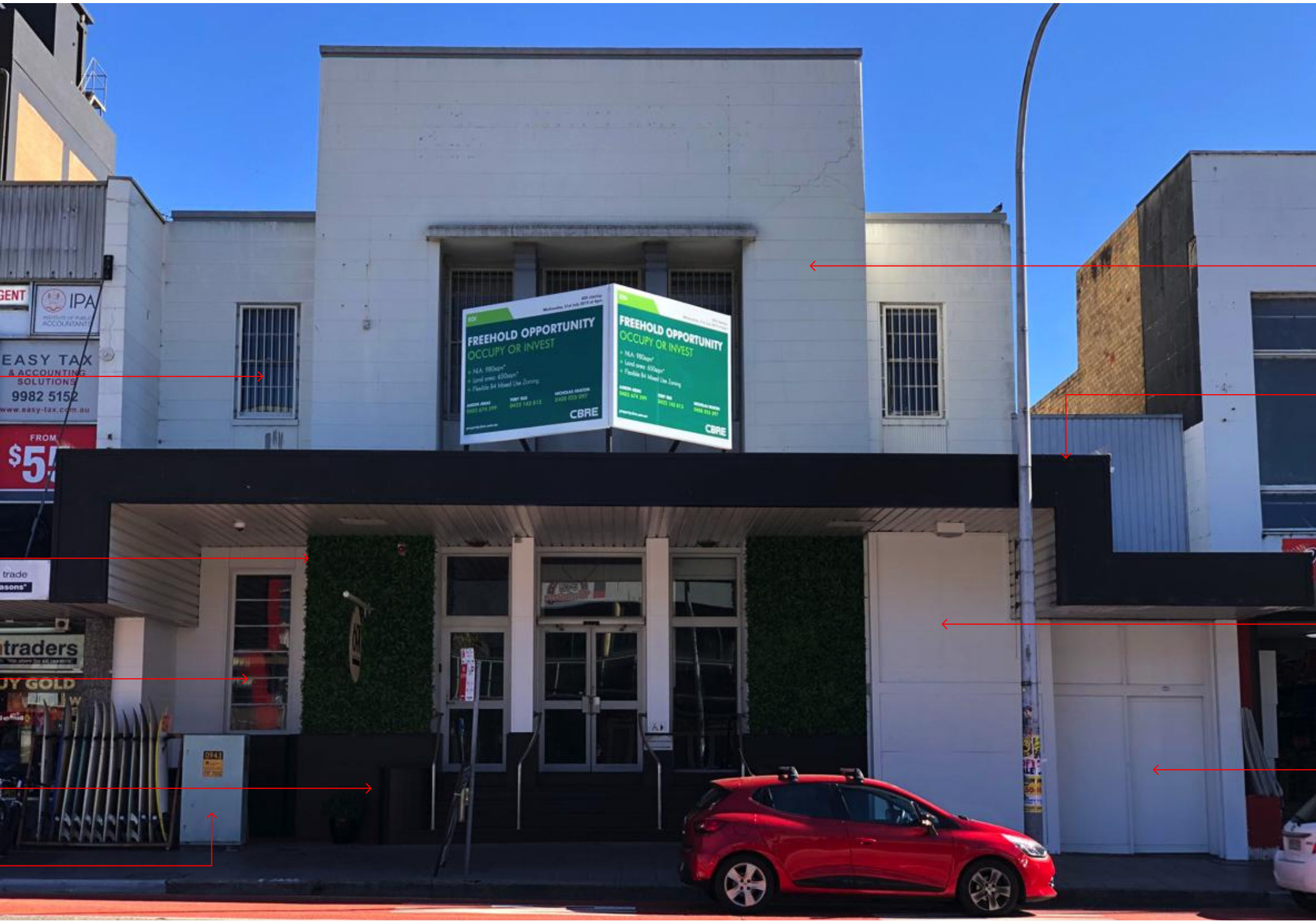
EXISTING SECURITY BARS TO BE REMOVED AND SECURITY LOCK INSTALLED.

EXISTING IMITATION GREEN WALLS TO BE REMOVED AND MADE GOOD WHERE NECESSARY.

PROPOSED EMERGENCY EXIT DOOR. HERITAGE WINDOW TO BE RESTORED TO DETAIL. (WINDOW 1)

EXISTING GRANITE PLINTH. BLACK PAINT TO BE STRIPPED TO SHOW ORIGINAL RED STONE.

RMS PILLAR



HERITAGE FACADE TO BE RETAINED AND RESTORED WHERE NECESSARY.

EXISTING AWNING TO BE REPLACED WITH LIGHTWEIGHT GLASS AWNING OVER ACCESSIBLE ENTRY ONLY.

EXISTING ATM FACILITIES TO BE REMOVED FOR HERITAGE WINDOW BEHIND TO BE SHOWN. (WINDOW 2)

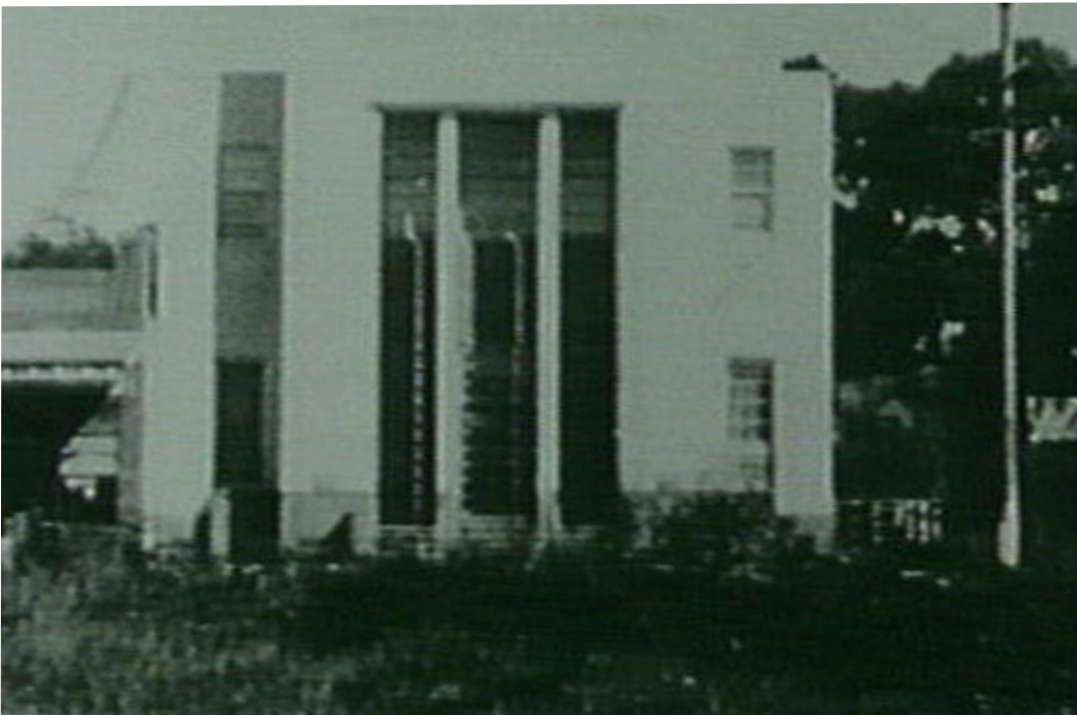
EXISTING ACCESSIBLE ENTRY TO BE REMOVED AND REPLACED WITH GLASS DOORS AND A COMPLIANT, ACCESSIBLE ENTRY RAMP. GLAZED ENTRY TO BE RECESSED FROM BOUNDARY, FLUSH WITH HERITAGE FACADE.



Window 2: Existing heritage window in poor condition. Currently covered by ATM services on the outside. View shown from inside existing building.

GENERAL

Proposal for the heritage facade of 691 Pittwater Rd, Dee Why, to be retained and restored.

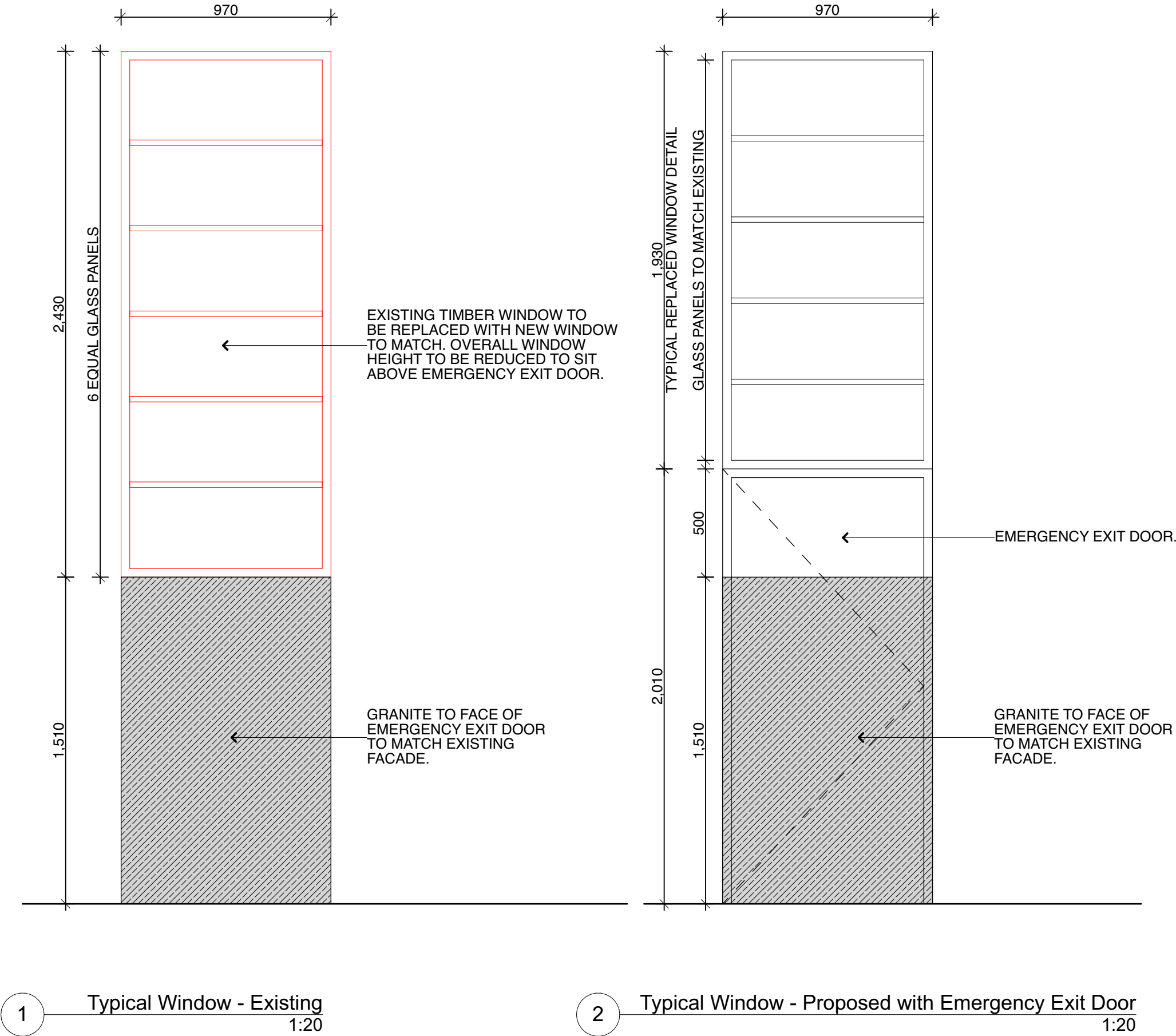


691 Pittwater Road as the Commonwealth Bank in the 1940's. (Source: Warringah Image Library; <http://www.photosau.com.au/warringah/scripts/home.asp>).

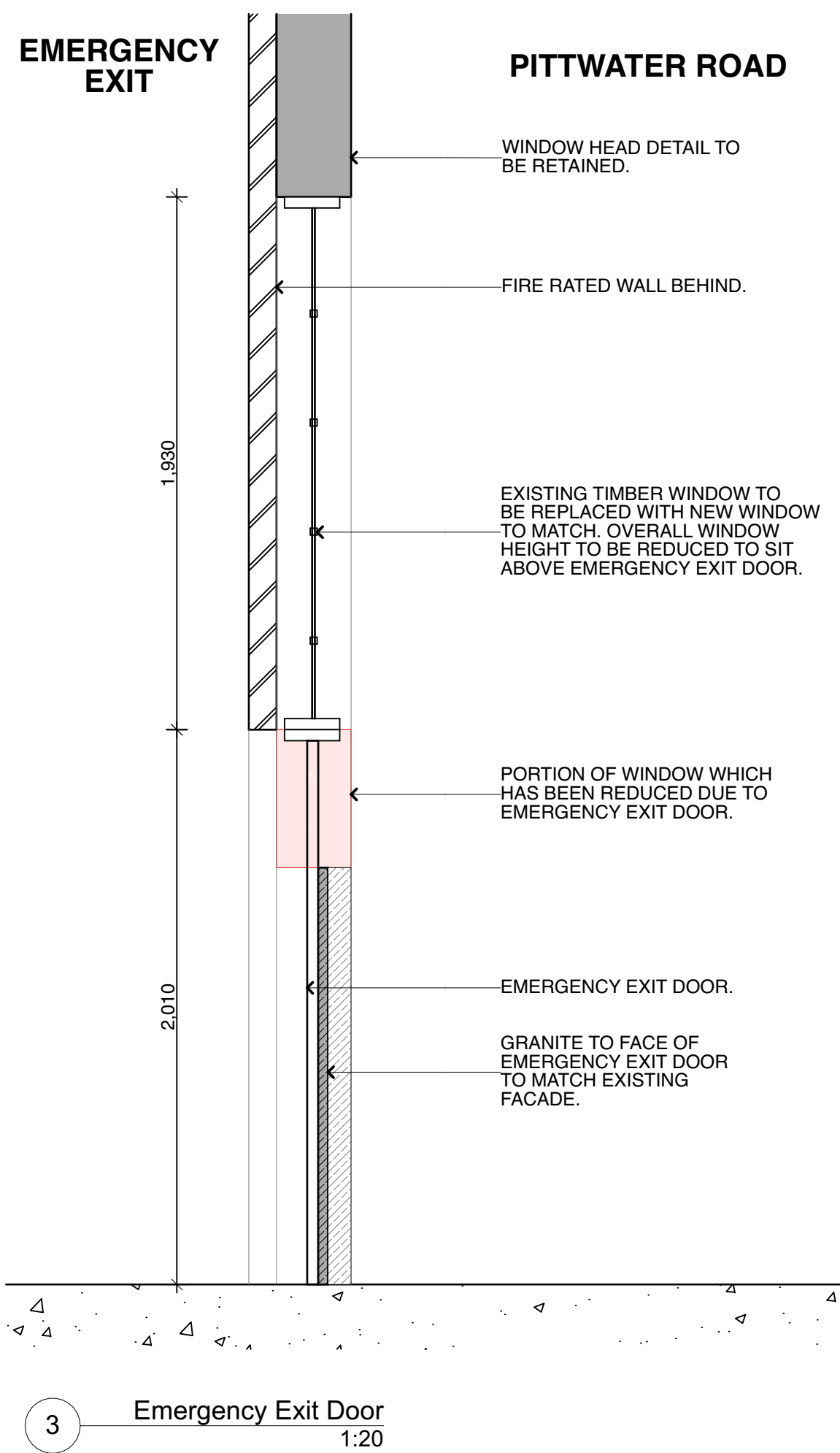
- The proposal includes the following items:
- ATM service walls and partitions to be removed
 - Black paint to be stripped from granite plinth
 - Granite plinth to be restored to its original intent
 - Remove existing metal street awning
 - Existing bars off upper level windows to be removed

As recommended by Council's Heritage Consultant in the Prelodgement Advice Document, it is preferred "that there be no awning placed on the building due to it interrupting the strong vertical lines as indicated through the aligned columns and windows". Also, "Heritage could consider a small awning above the pedestrian entryway on the northern side". As a result, a glass awning has been proposed to cover the accessible entry to the building on the northern side with minimal impact on the existing heritage facade.

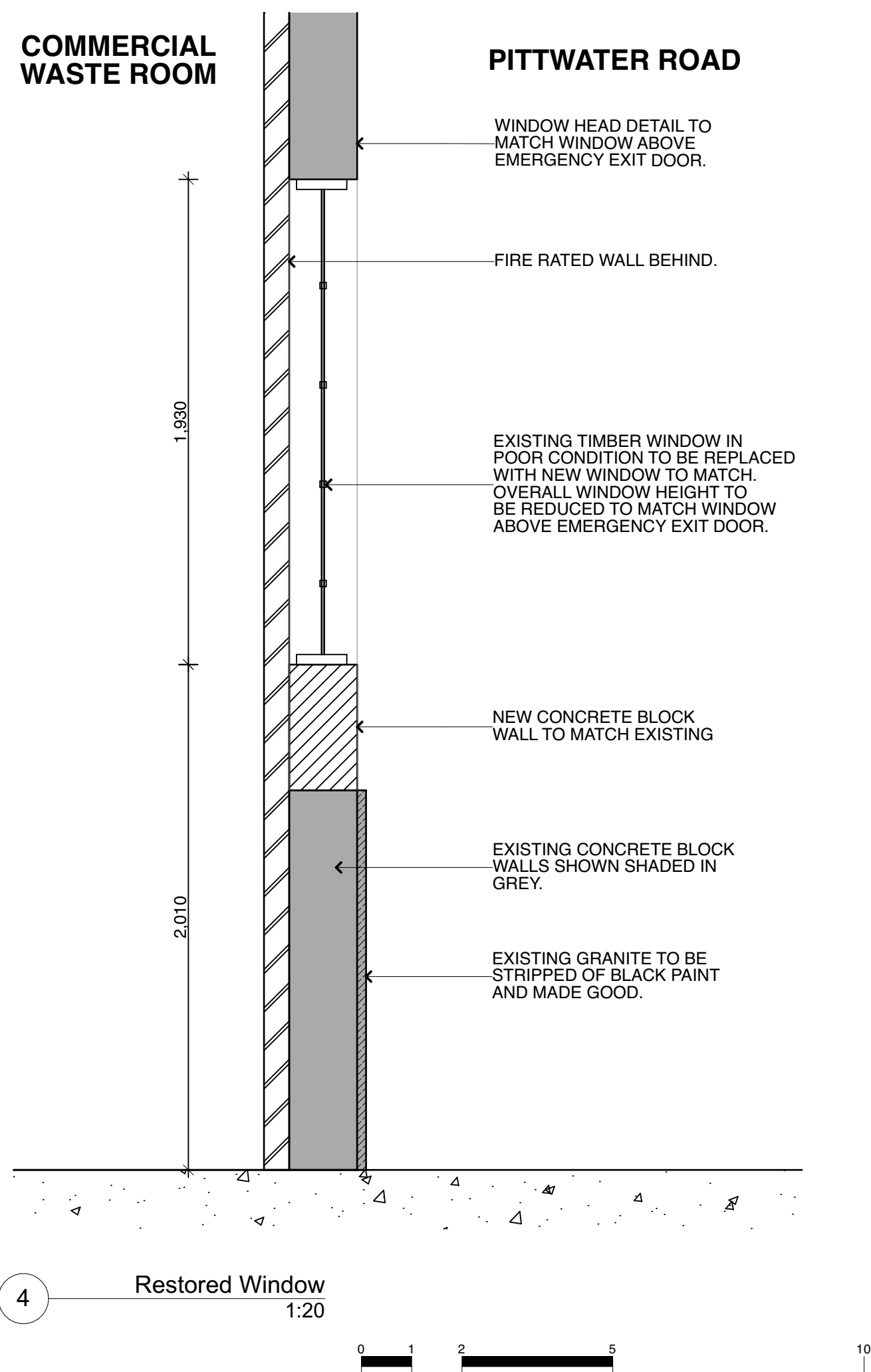
TYPICAL WINDOW DETAIL & EMERGENCY EXIT DOOR ELEVATION



EMERGENCY EXIT DOOR & WINDOW 1



WINDOW 2 DETAIL



FOR DA PURPOSES

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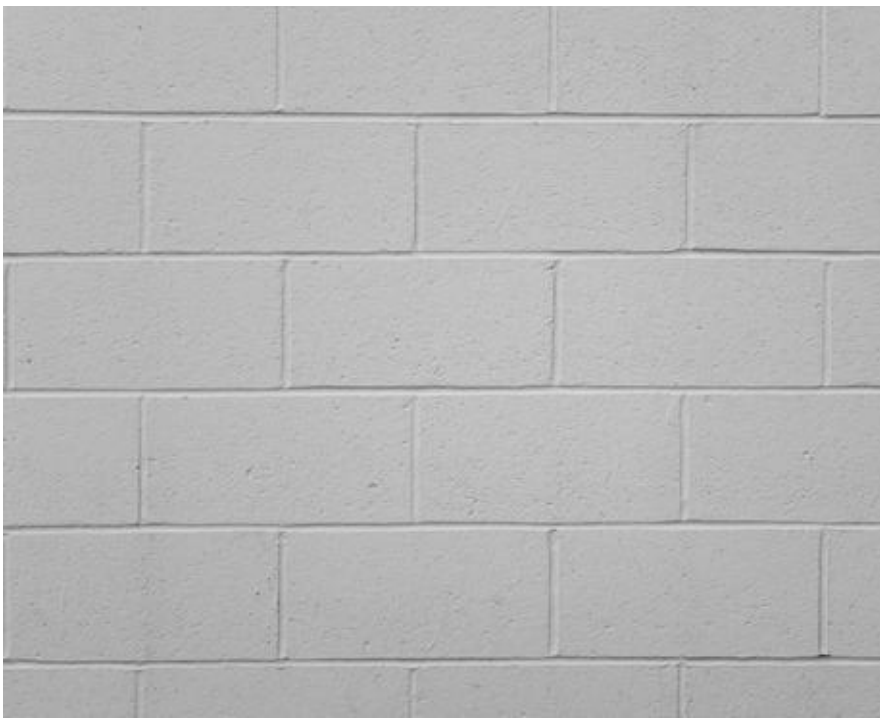
| REVISION | DATE | ISSUE |
|----------|----------|---------------|
| A | 6/3/20 | ISSUED FOR DA |
| C | 21/09/20 | ISSUED FOR DA |



BKA architecture
SYDNEY Suite 1.04, 77 Dunning Ave, Roseberry NSW 2018
NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: info@bka.com.au
W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING Heritage Component

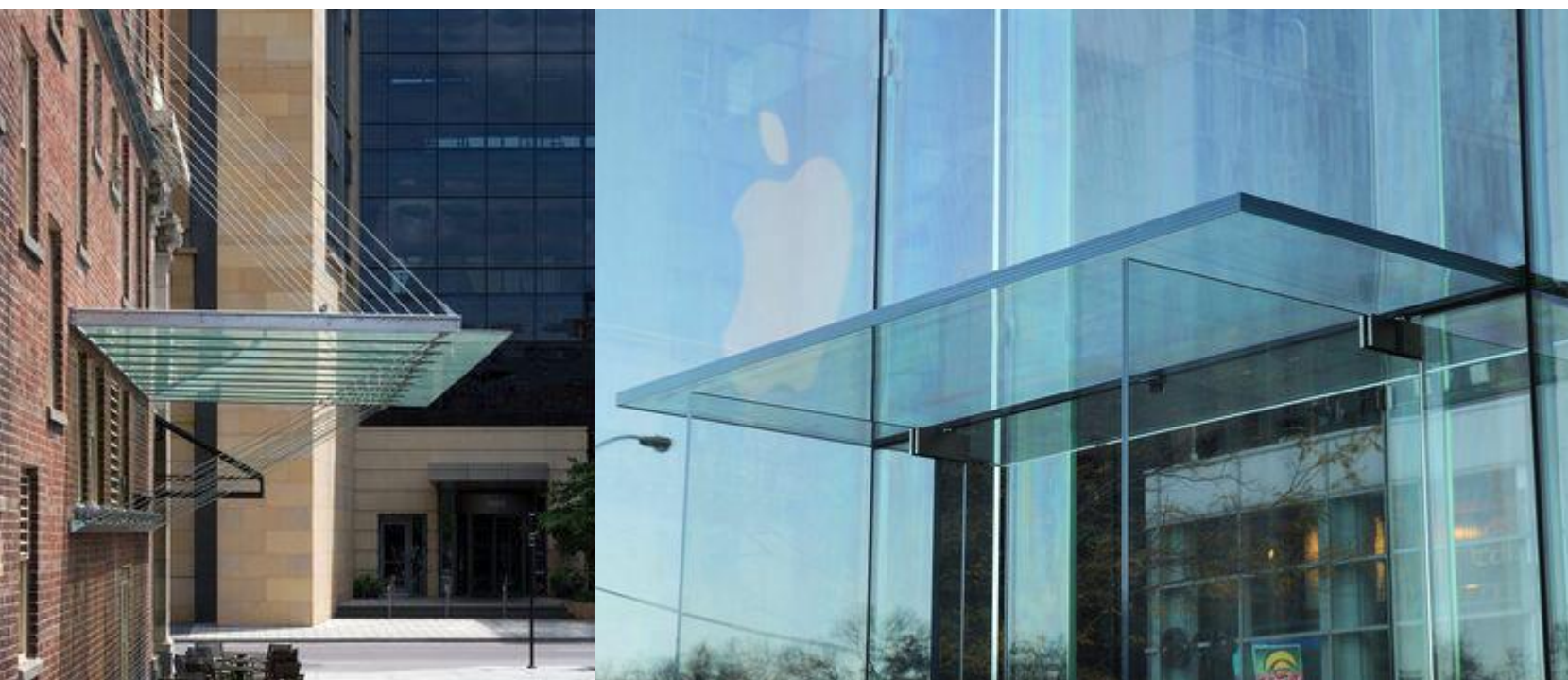
| | | | |
|-----------|----------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:20 |
| DRAWN | ATJUG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 400 |
| NORTH | | REV | C |



1. Existing Concrete Block Wall
Colour: White



2. Existing Granite Cladding
Colour: Red Granite



3. Glass Canopy Awning
Colour: Clear



4. Metal Balustrade
Colour: Black



5. Precast Concrete Panels



6. EasyLap Panel Cladding
Colour: Dark grey



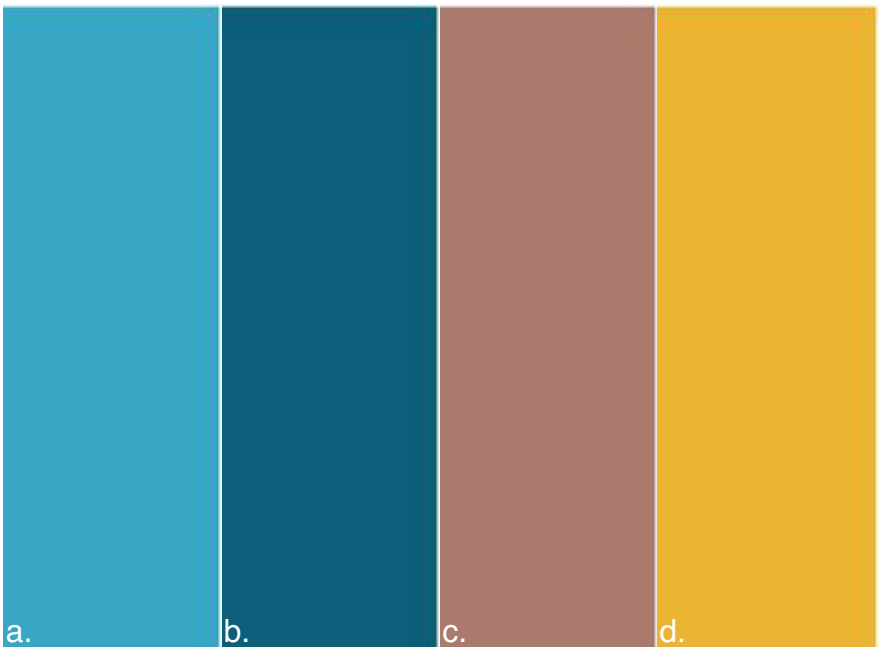
7. Steel Window Shades
Colour: Monument or similar



8. Aluminium Window and Door Frames
Colour: Black



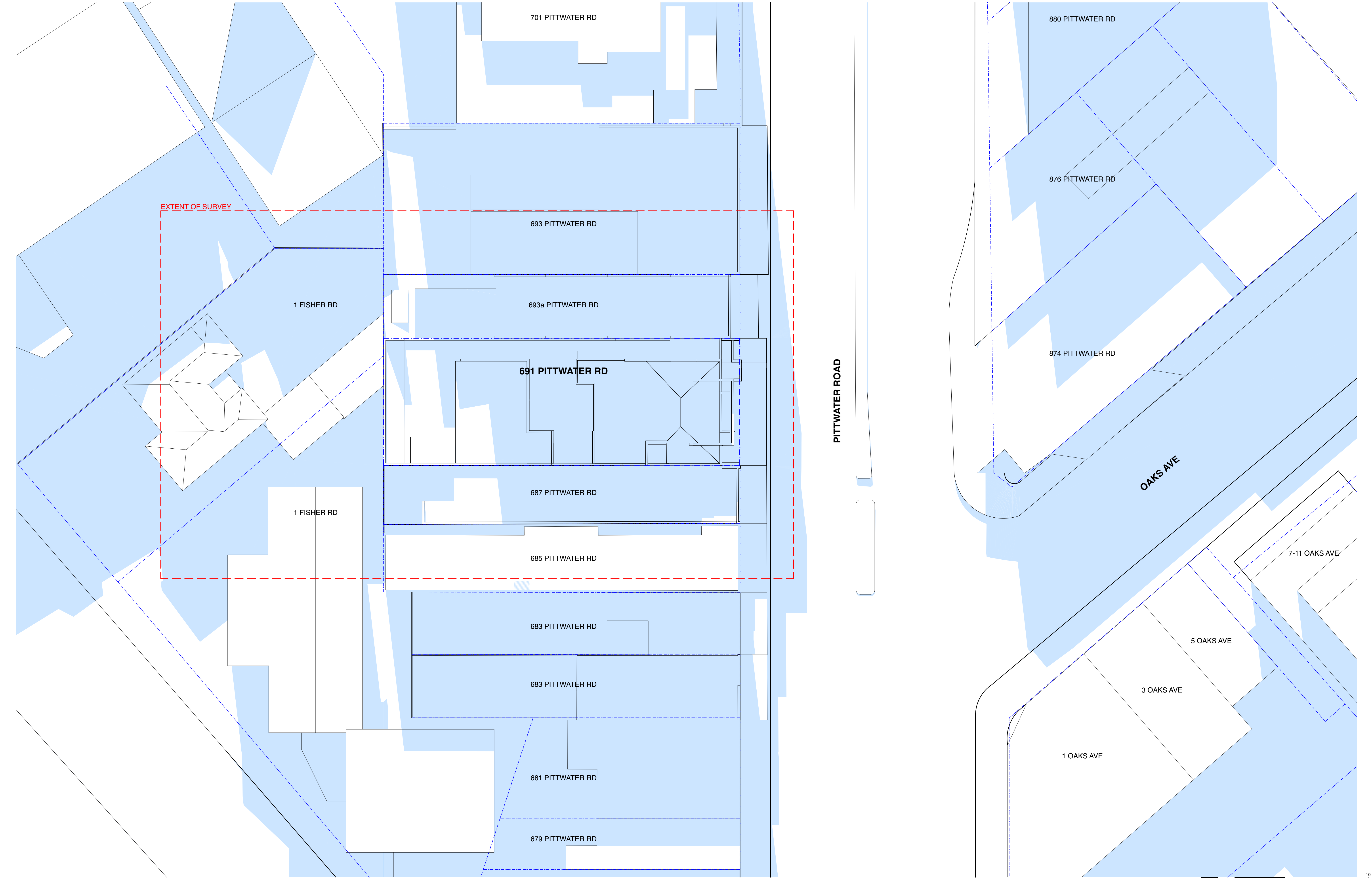
9. Innowood Timber Looking Lift Lobby
Screening

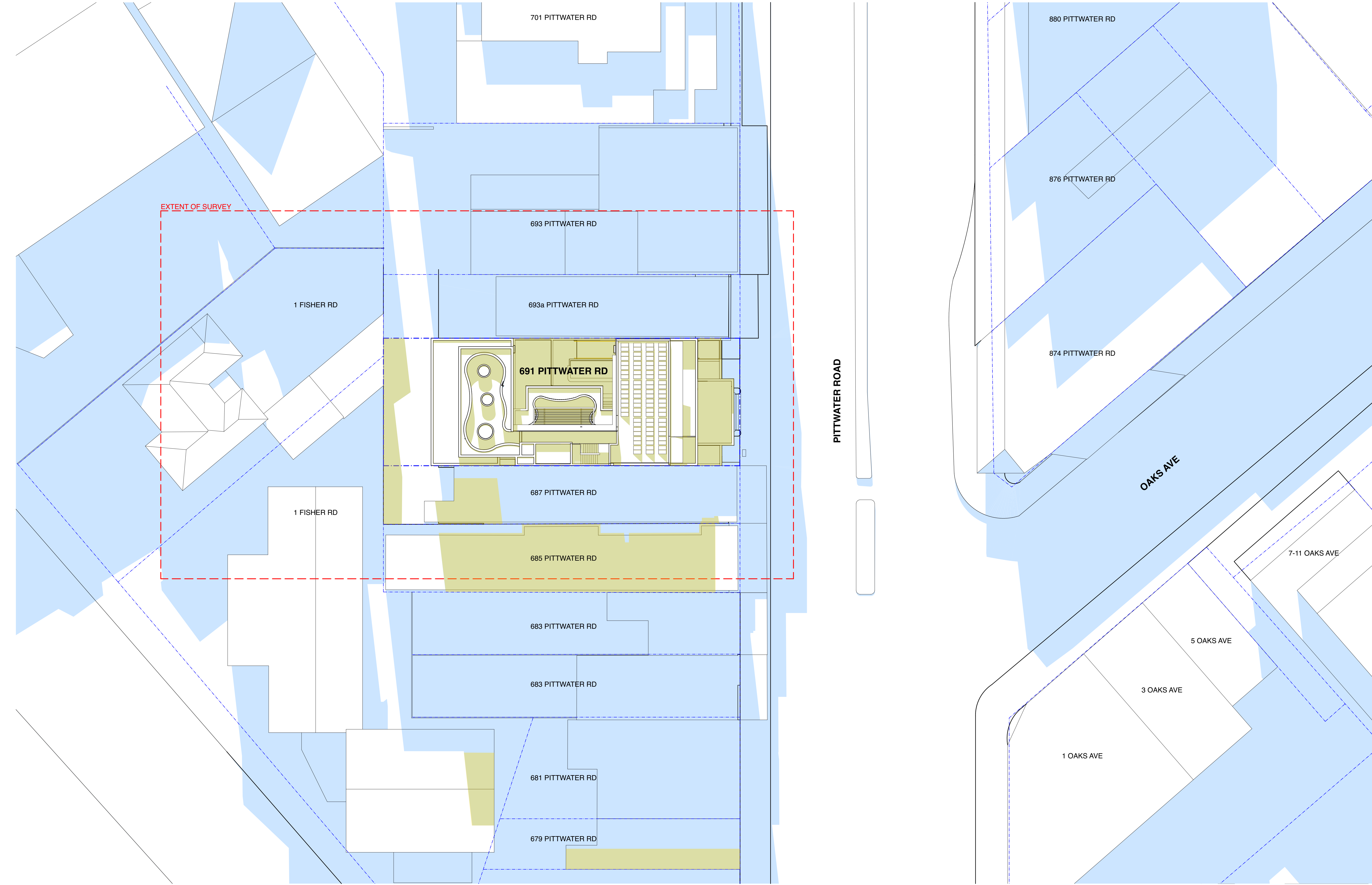


10. Accent Paint Colours
a. Dulux Satorini (S33H3)
b. Dulux Copacabana (S33H7)
c. Dulux Rosetta (S07D5)
d. Dulux Buzz (S15H7)



11. FC Cladding
Colour: Mid grey





FOR DA PURPOSES

EXISTING SHADOWS

PROPOSED SHADOWS

IMPROVED SHADOWS

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GANNET

DEVELOPMENTS

SYDNEY

Suite 1.04,
77 Dunning Ave,
Rosebery
NSW 2018

T: +61 2 9318 9500
E: info@gannet.com.au
W: www.gannet.com.au

NEWCASTLE

Suite 4,
19 Bolton St,
Newcastle
NSW 2300

T: +61 2 4926 5563

BYRON BAY

Unit 1,
10 Station St,
Bangalow
NSW 2479

T: +61 2 4926 5563

PROJECT

Mixed Use Boarding House Development

ADDRESS

691 Pittwater Road Dee Why NSW

CLIENT

Gannet Developments

DRAWING

June 21 9am Proposed Shadow Diagram

PROJECT #

19049

SCALE @ A1

1:200

DRAWN

ATJ/G

DATE

27/11/20

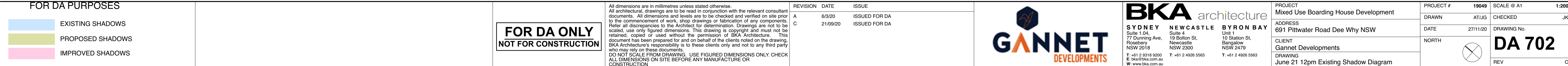
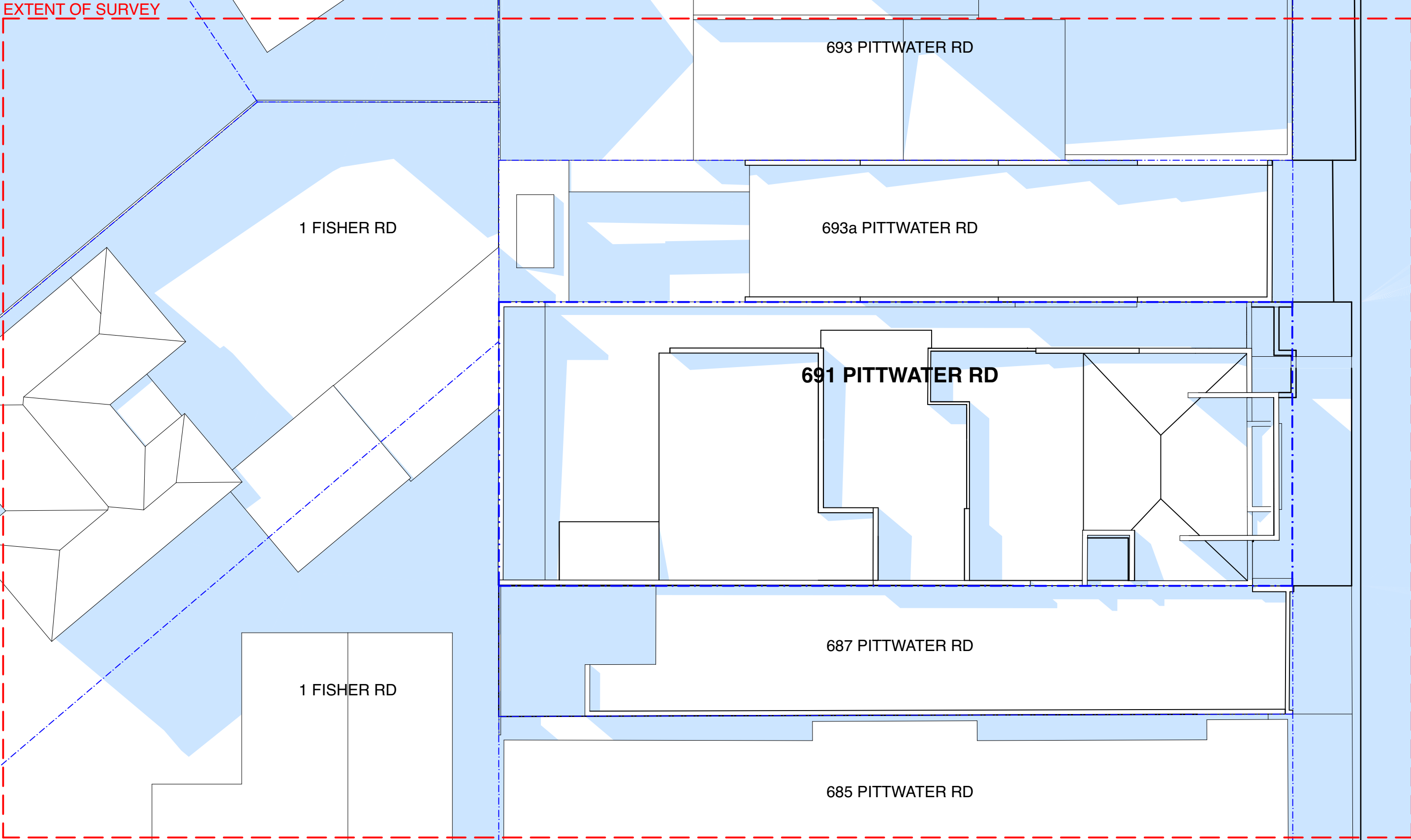
NORTH

DRAWING No.


DA 701

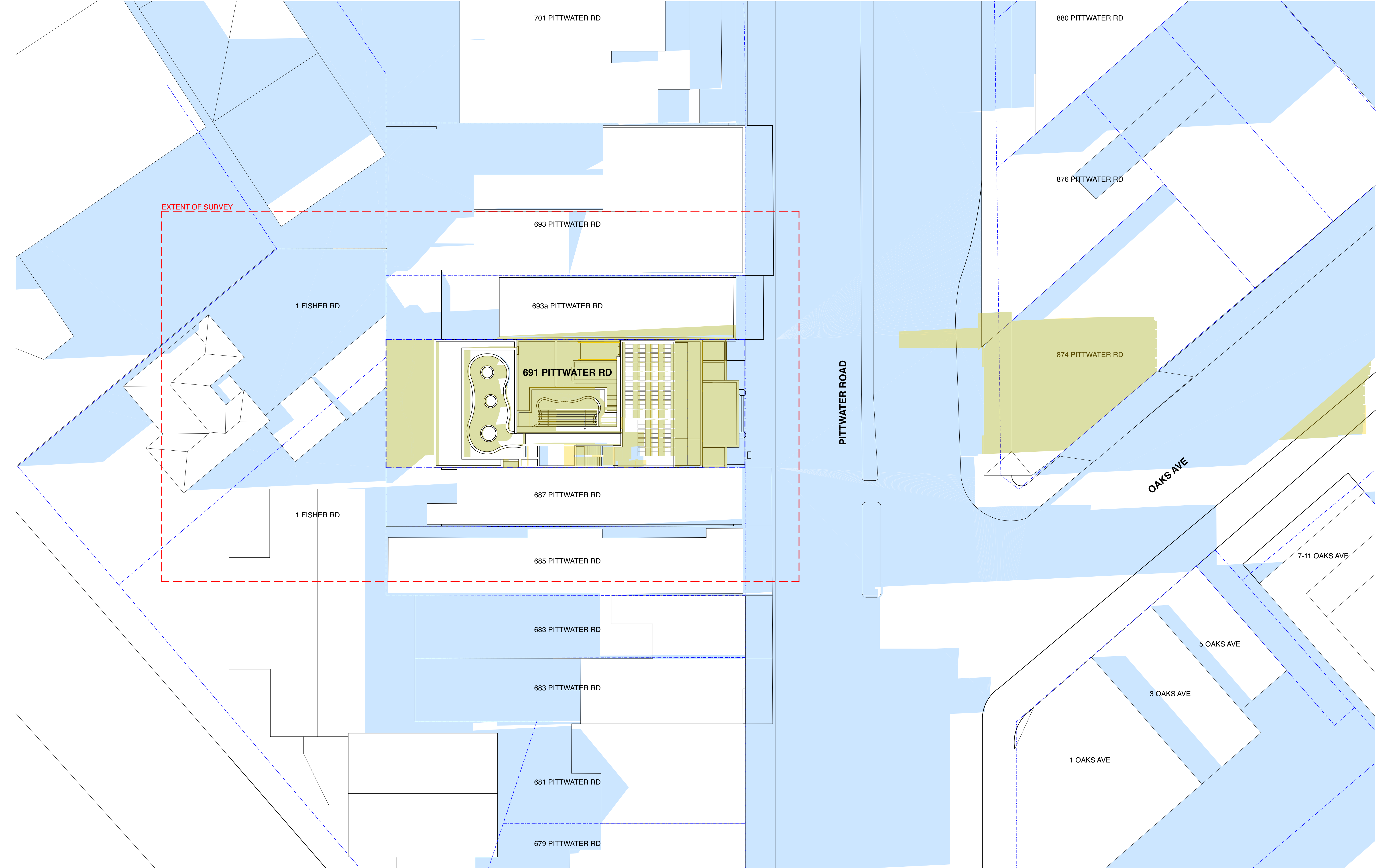
REV

C



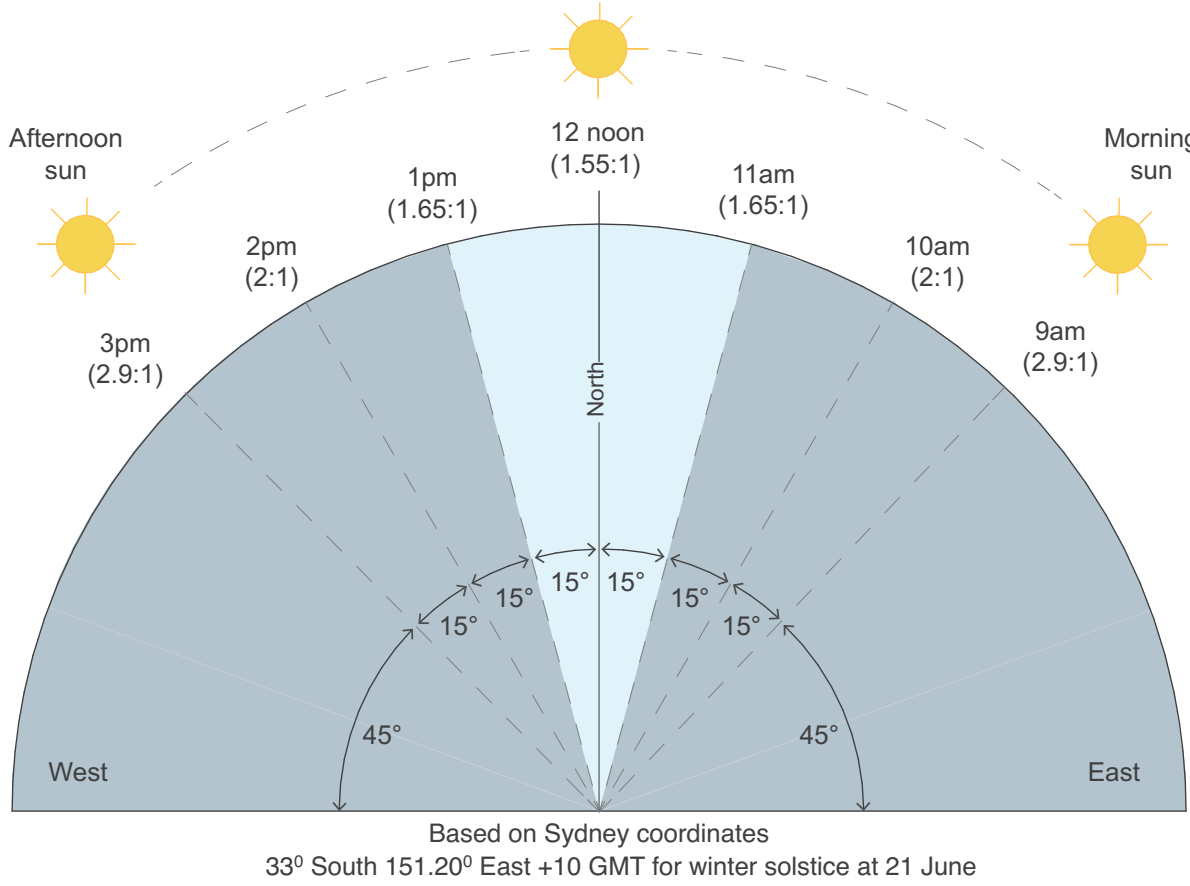


| | | | |
|-----------|---|---------------|-------|
| PROJECT # | 19049 | SCALE @ A1 | 1:200 |
| DRAWN | AT/JG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | |
| NORTH |  | DA 703 | |
| | | REV | C |

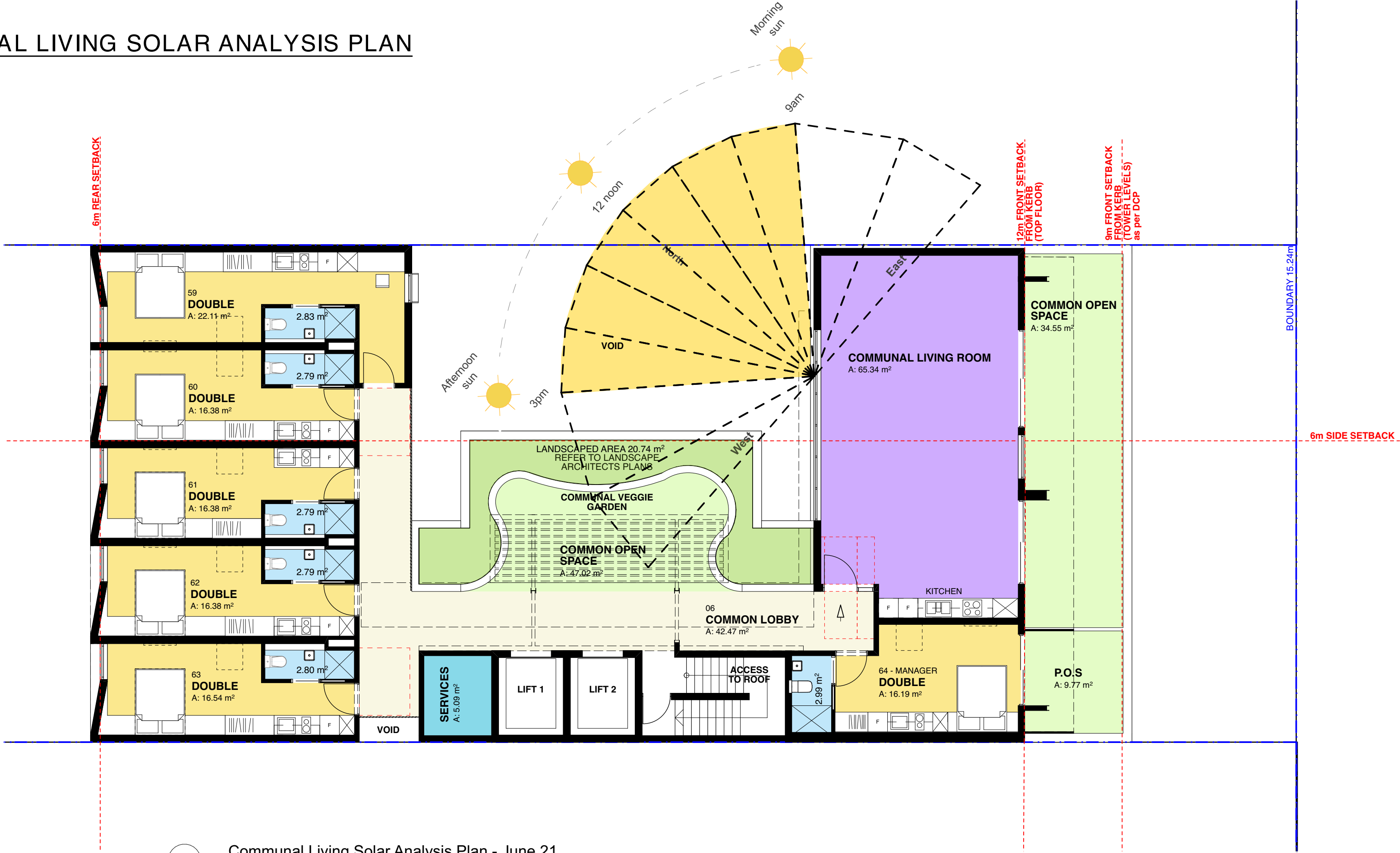


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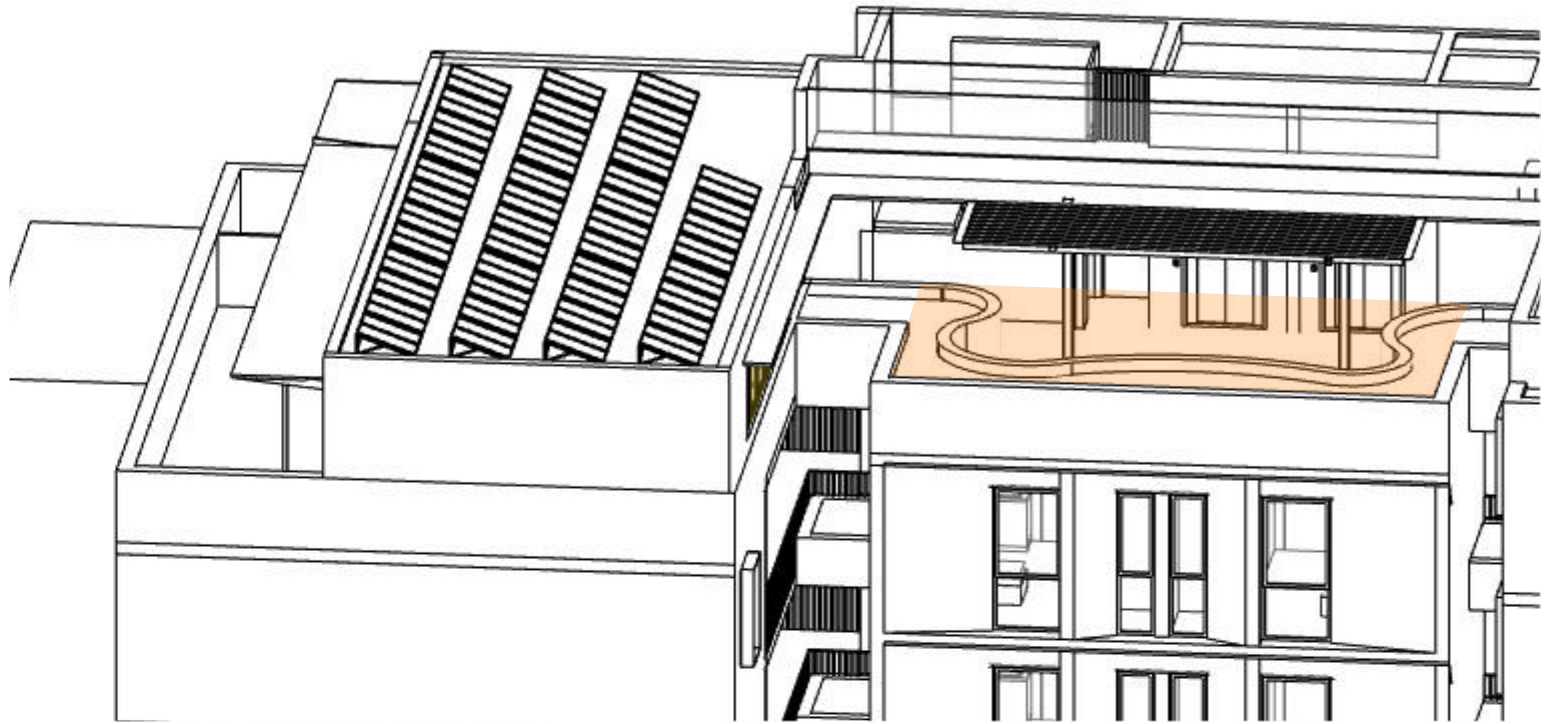
SUNLIGHT ACCESS ANALYSIS



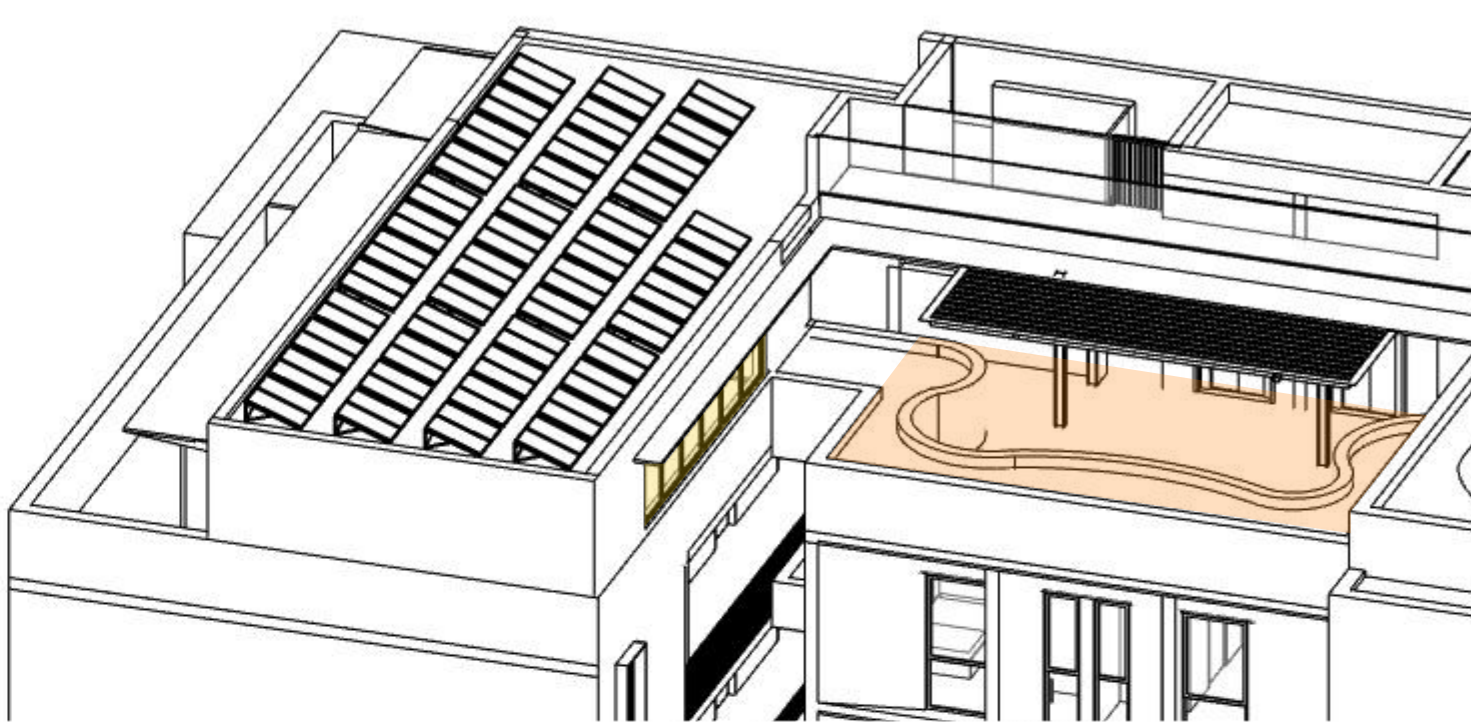
COMMUNAL LIVING SOLAR ANALYSIS PLAN



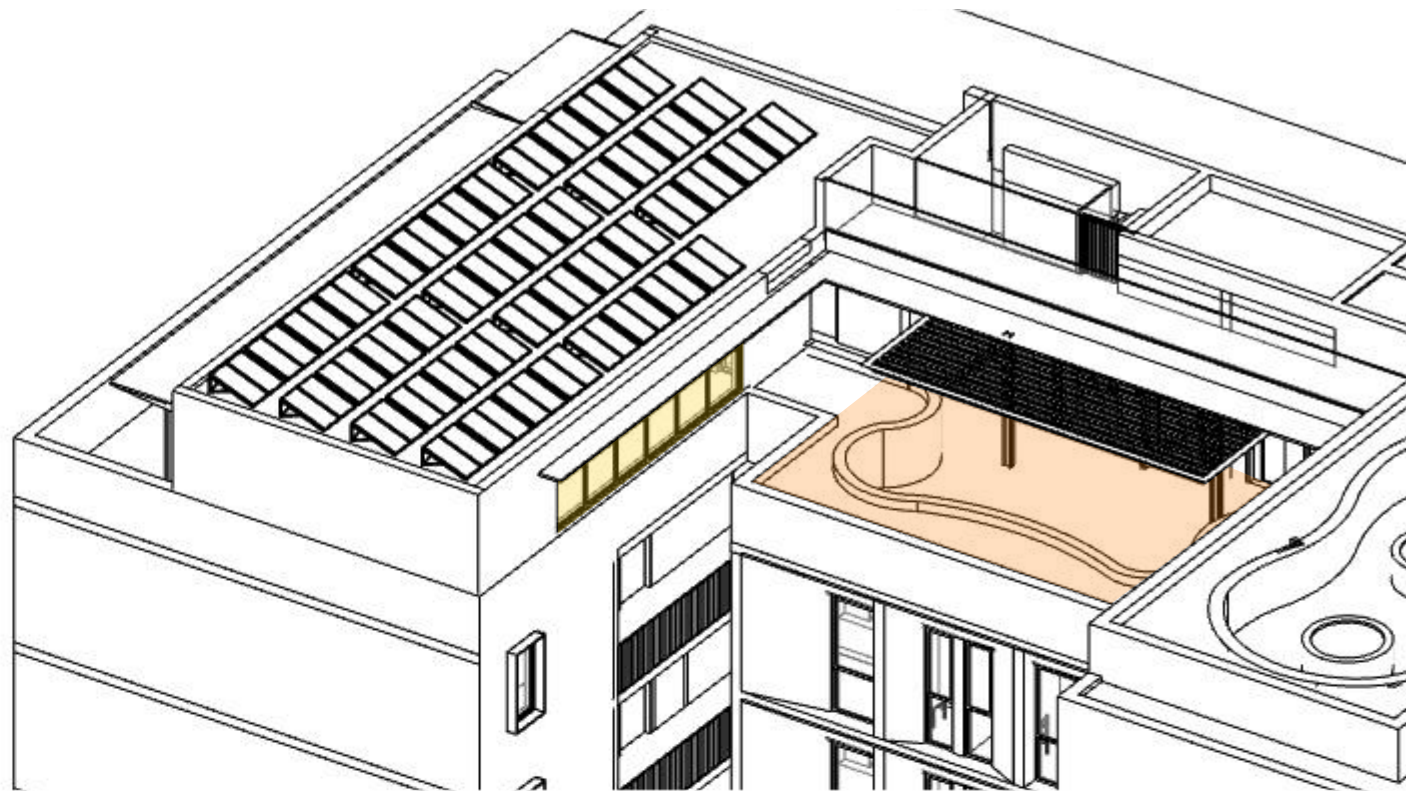
COMMUNAL LIVING ROOM AND
COMMUNAL OPEN SPACE
EYE OF THE SUN - SOLAR ANALYSIS



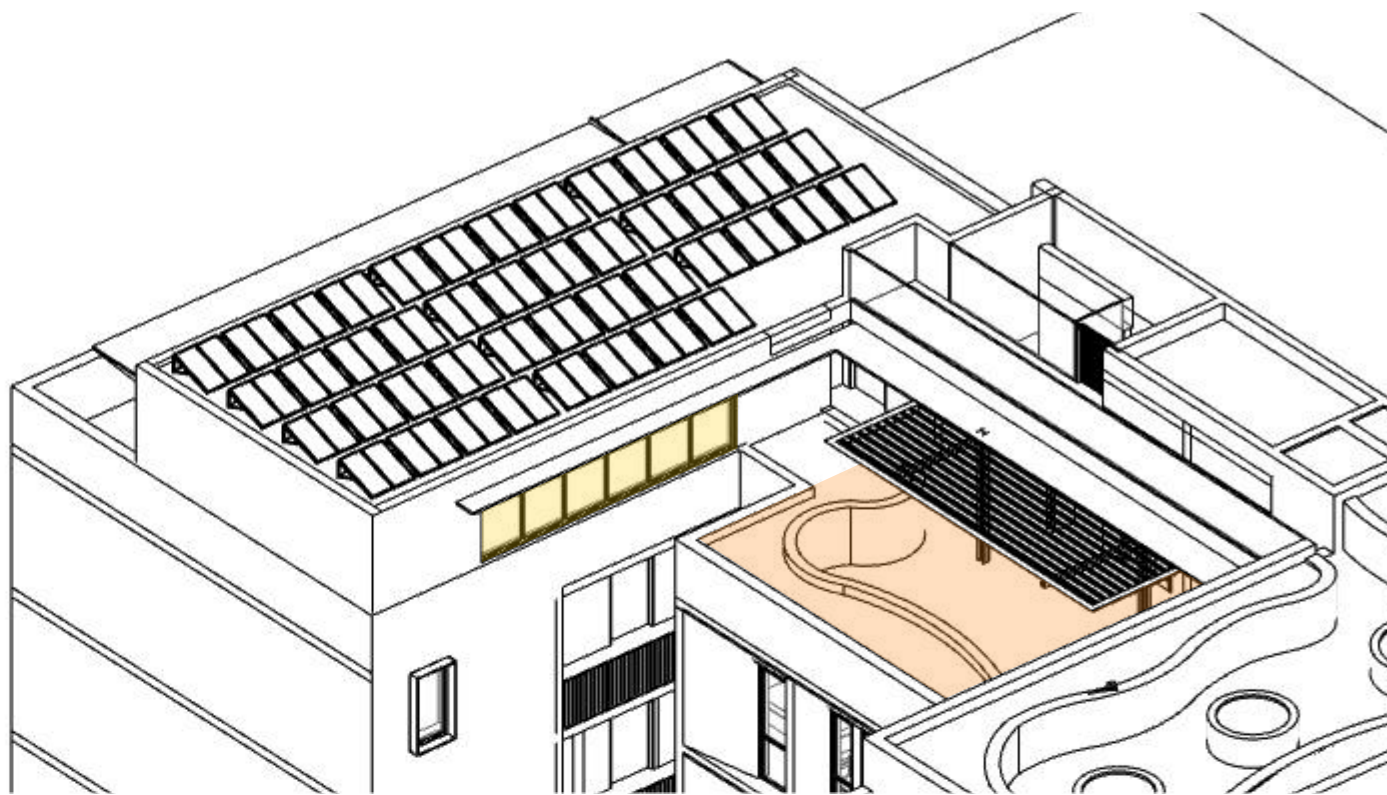
2 Axonometric - 9am June 21



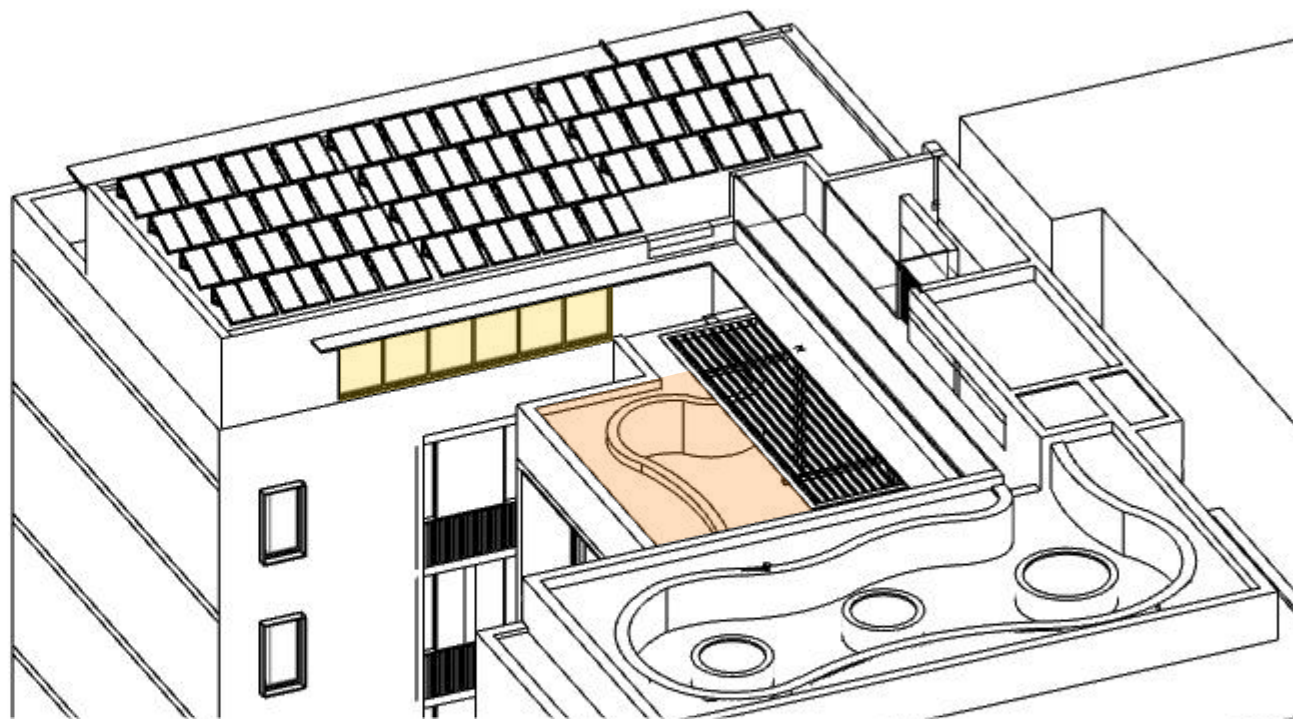
3 Axonometric - 10am June 21



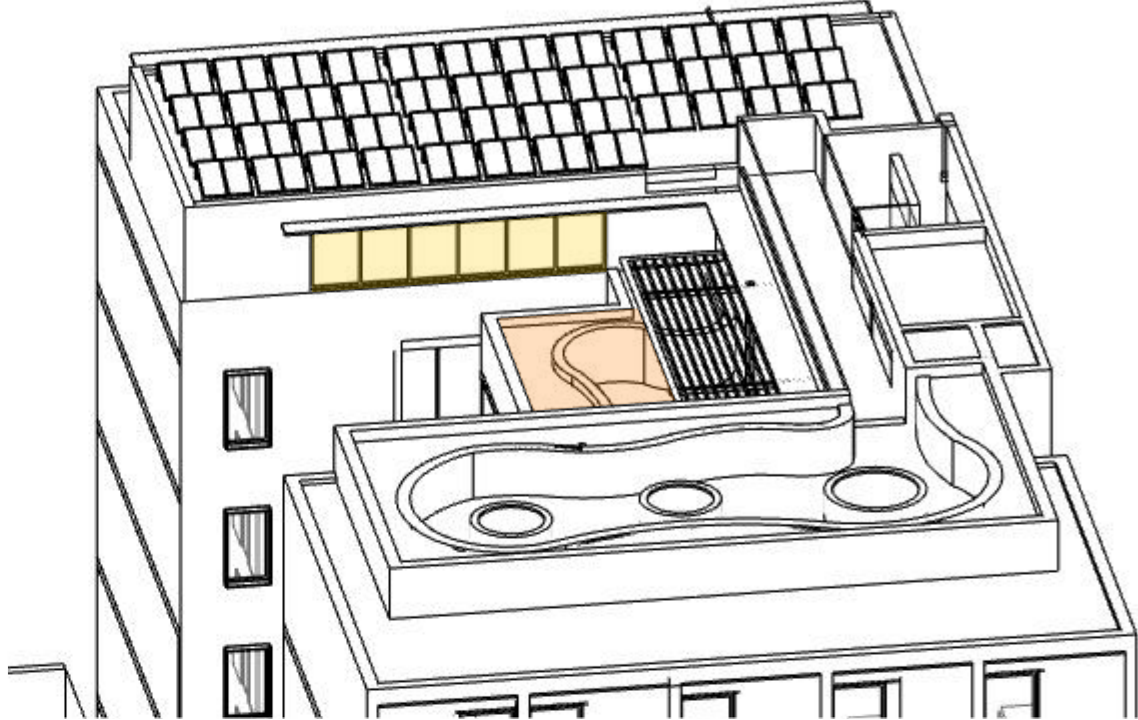
4 Axonometric - 11am June 21



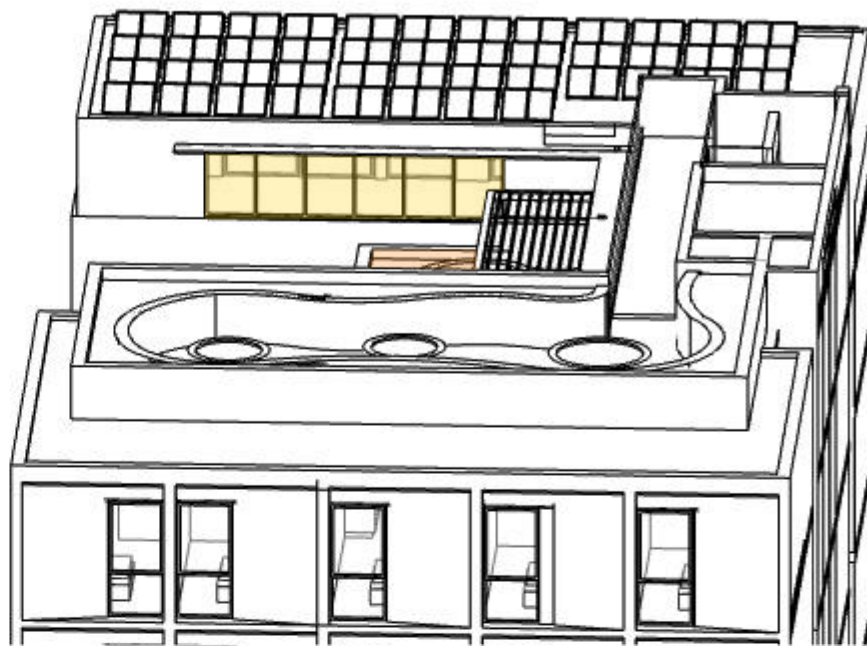
5 Axonometric - 12pm June 21



6 Axonometric - 1pm June 21



7 Axonometric - 2pm June 21



8 Axonometric - 3pm June 21

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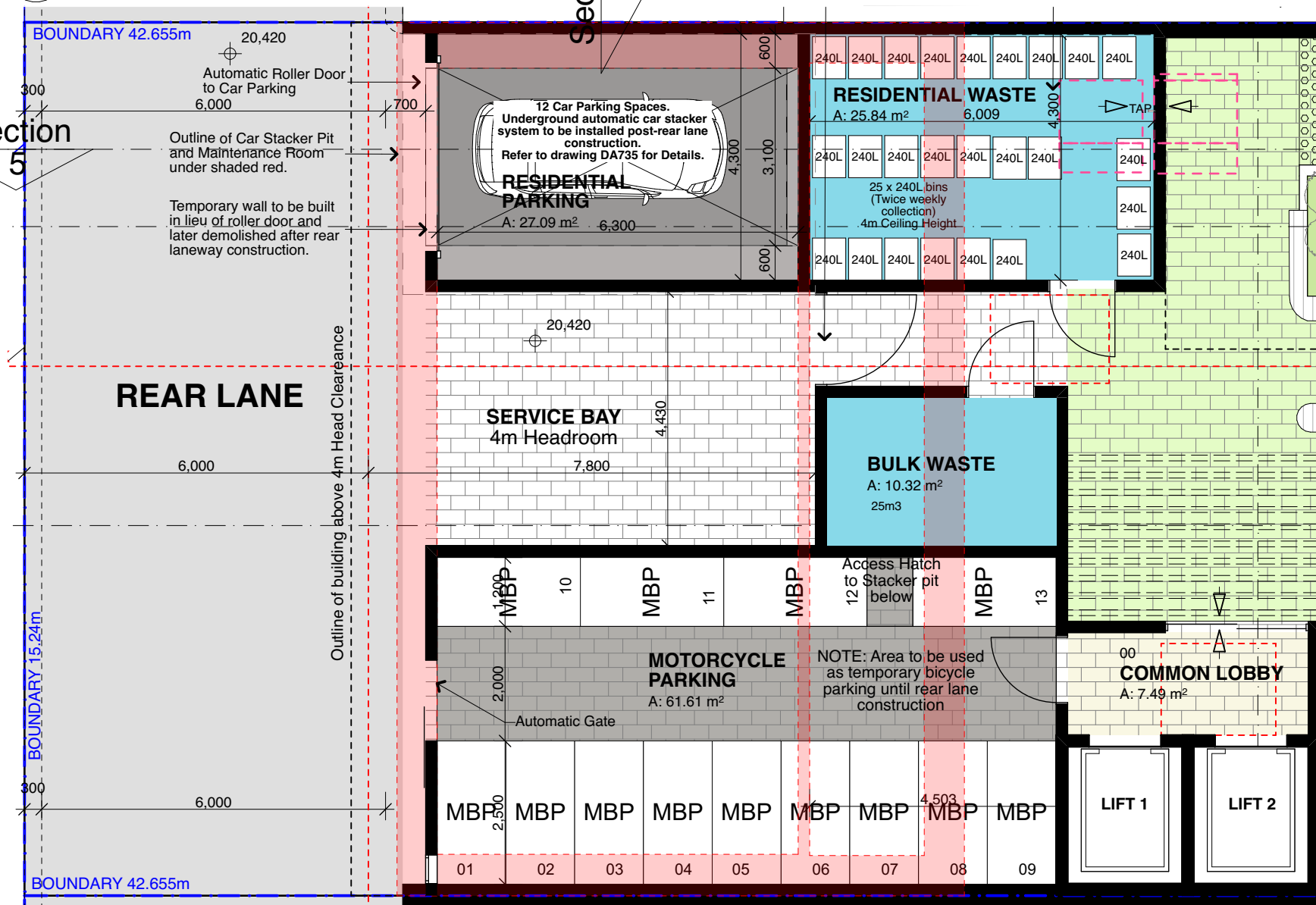
PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING Solar Analysis

| | | | |
|-----------|----------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | AT/UG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 720 |
| NORTH | | REV | C |

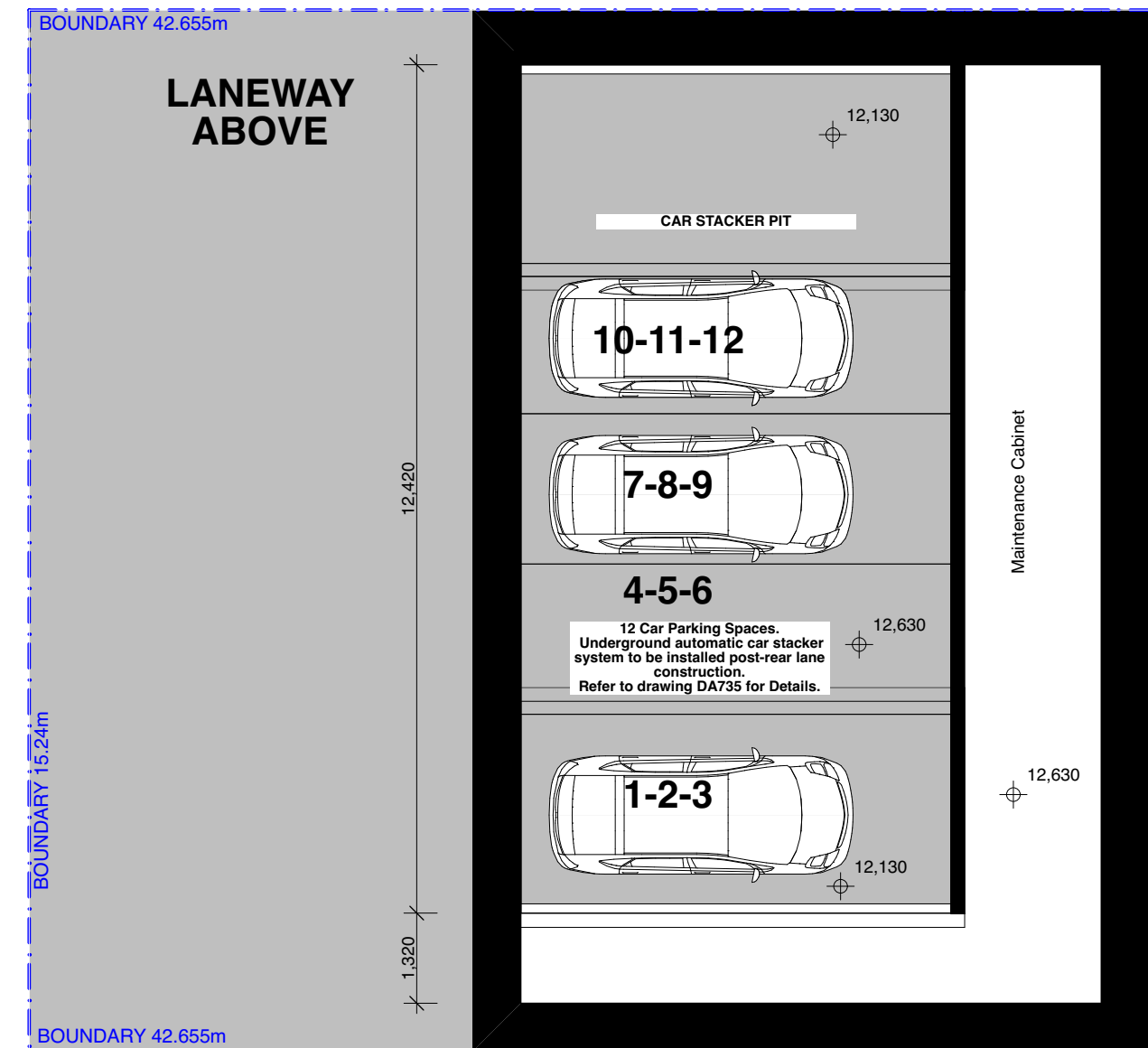


1 3D View from Internal Courtyard

2 3D View from Rear Laneway



Car Stacker Arrangement Ground Floor Plan
1:100



Car Stacker Arrangement - Pit Plan
1:100



5 3D View of Internal Courtyard and thoroughfare to laneway

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| REVISION | DATE | ISSUE |
|----------|-----------|--------------------------|
| C | 21/9/2020 | AMENDED ISSUE FOR DRP |
| C | 21/09/20 | ISSUED FOR DA |
| D | 02/11/20 | AMENDED ISSUE FOR DRP |
| E | 03/11/20 | AMENDED ISSUE FOR DRP |
| F | 18/11/20 | AMENDED ISSUE FOR DRP |
| G | 24/11/20 | AMENDED ISSUE FOR DRP |
| H | 26/11/20 | AMENDED ISSUE TO COUNCIL |



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SYDNEY Suite 1.04, 77 Dunnington Ave, Rosebery NSW 2018
NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: bka@bka.com.au
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PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 691 Pittwater Rd Car Stacker Detail

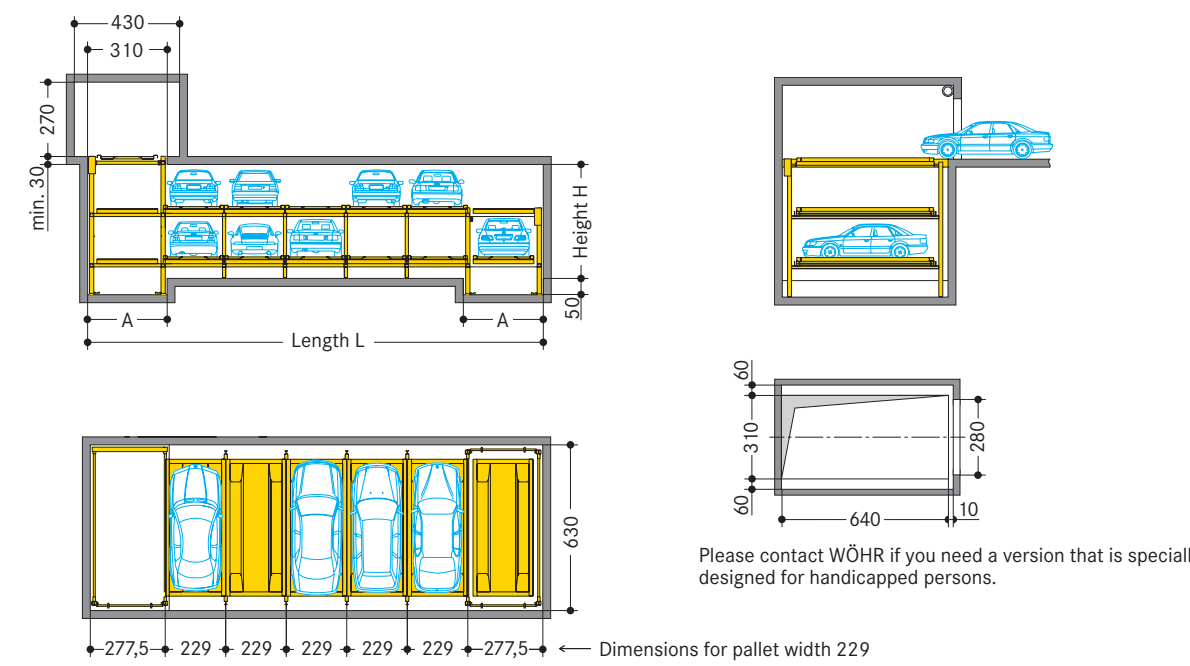
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|-----------|----------|-------------|---------------------|
| PROJECT # | 19049 | SCALE @ A1 | 1:200, 1:250, 1:100 |
| DRAWN | ATJUG | CHECKED | JK |
| DATE | 27/11/20 | DRAWING No. | DA 735 |
| NORTH | | REV | H |

Level Parker 590

Arrangement on two or more parking levels

The example below shows a Level Parker 590 with two parking levels and 12 parking spaces. The parking system must have at least two parking levels, but it may be built also with more than two levels.

The table below on the left specifies the minimum dimensions. The switch cabinet can be arranged flexibly, it may also be placed somewhere else.



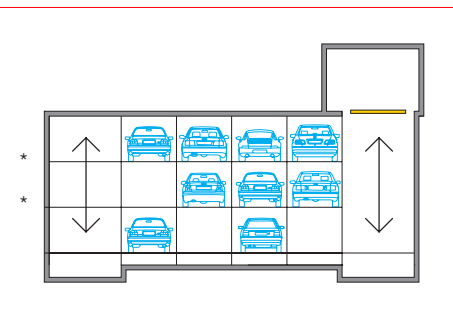
| Parking levels | Car height | Height H* | Car height |
|----------------|------------|-----------|------------|
| 2 | 414 | 160 | 185 |
| 3 | 609 | 185 | 200 |
| 4 | 804 | 200 | 215 |
| 5 | 999 | 215 | 230 |

* With a turning device on the lower level the dimension has to be increased by 8 cm

| Parking places per level | Parking places per system (with 2 levels) | Length L | Pallet width |
|--------------------------|---|----------|--------------|
| 4 | 8 | 1242 | 229 |

Position of the transfer area

The transfer area must always be above the parking area, however, it can be arranged flexibly. It is recommended to arrange the transfer area at the ends of the parking rows, either on the right or on the left, where the vertical lifts are located. But it is also possible to position the transfer area above any parking space by adding an additional vertical lift.



| Pallet width | Dimension A |
|--------------|-------------|
| 229 | 220 |

Car weight max. 2500 kg, wheel load max. 625 kg.
These car dimensions are valid for the building dimensions as mentioned. If building dimensions are adjusted, other car dimensions are possible.

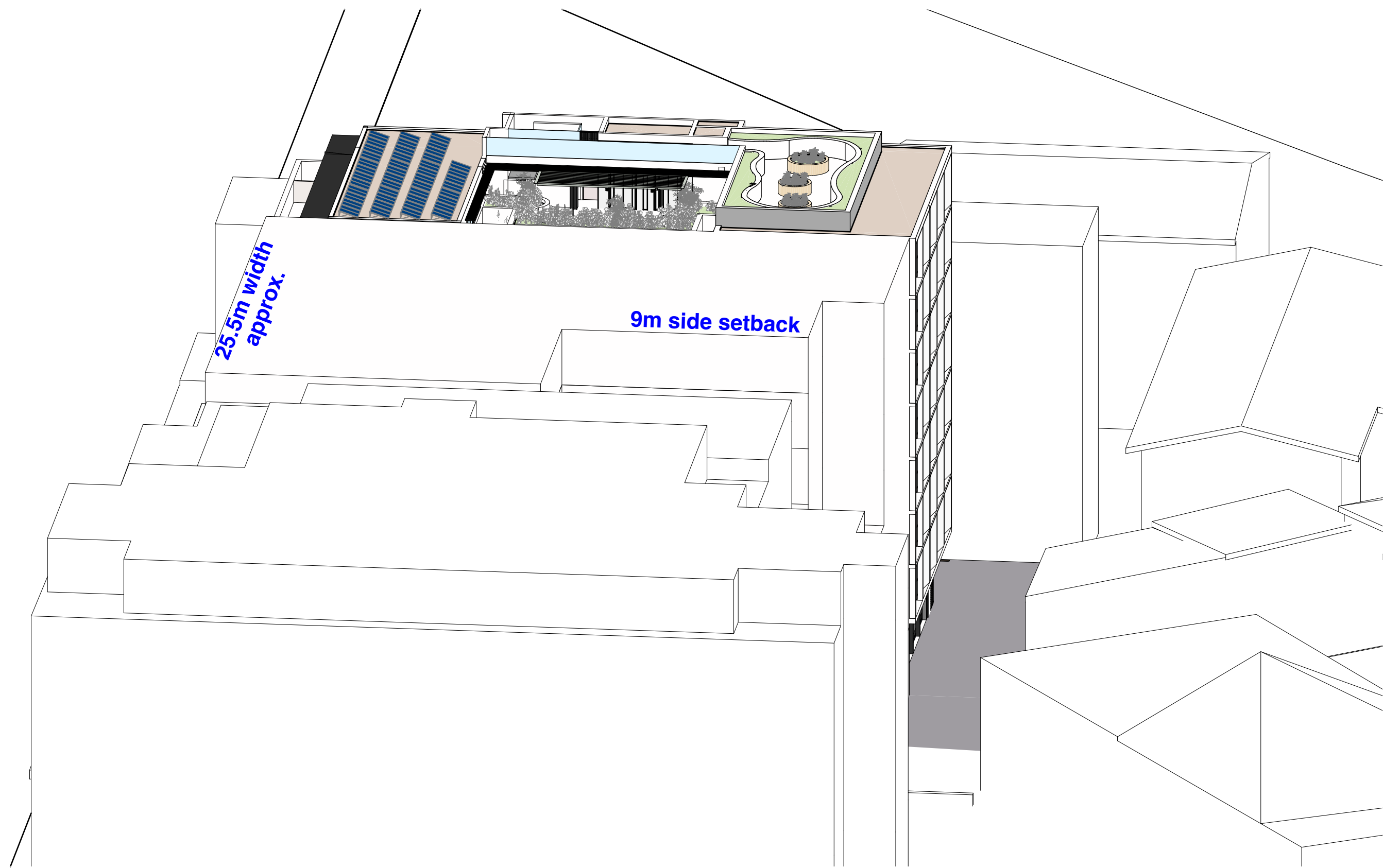
WÖHR LEVEL PARKER 590

Please observe the separate Technical Notes!

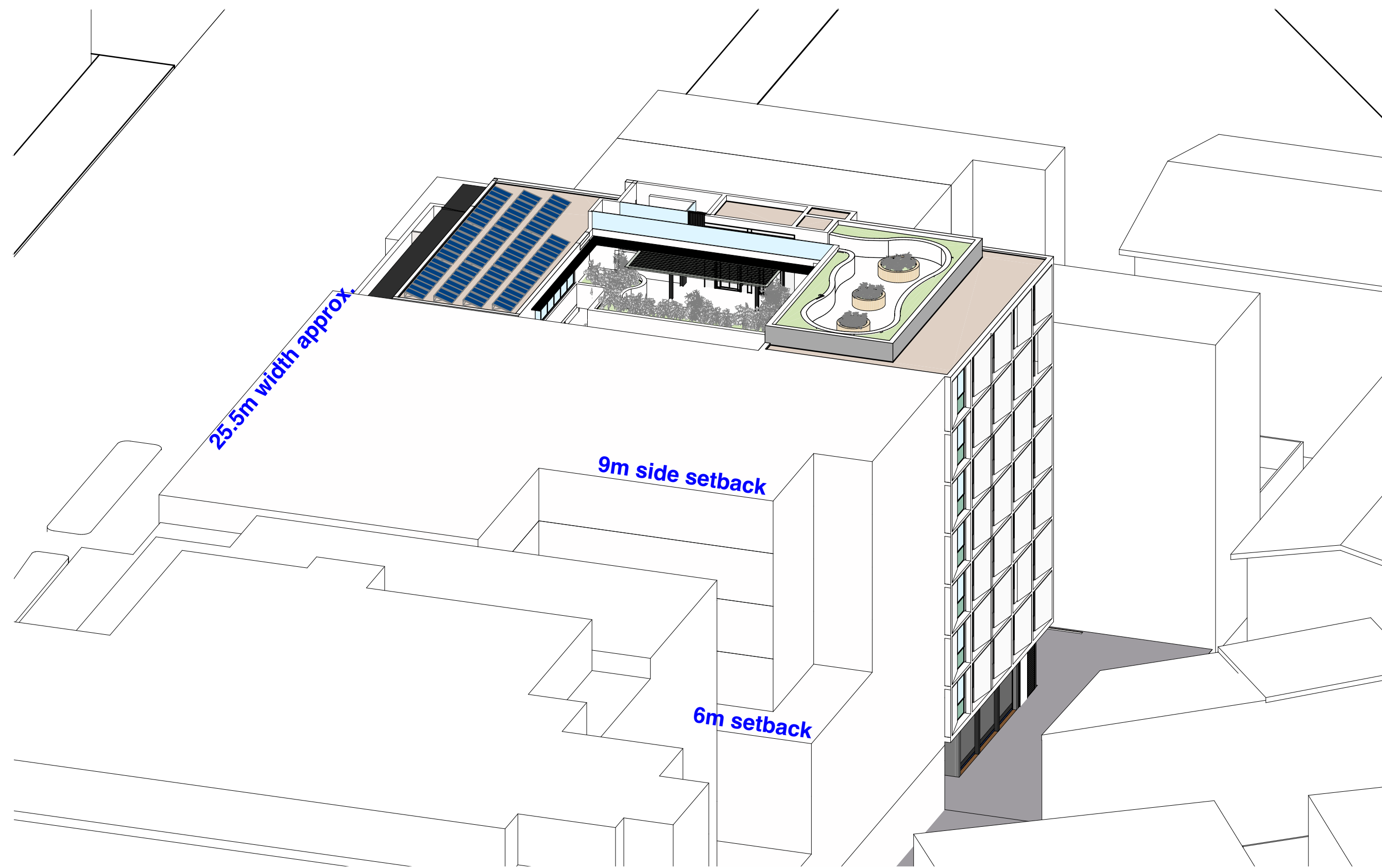


8

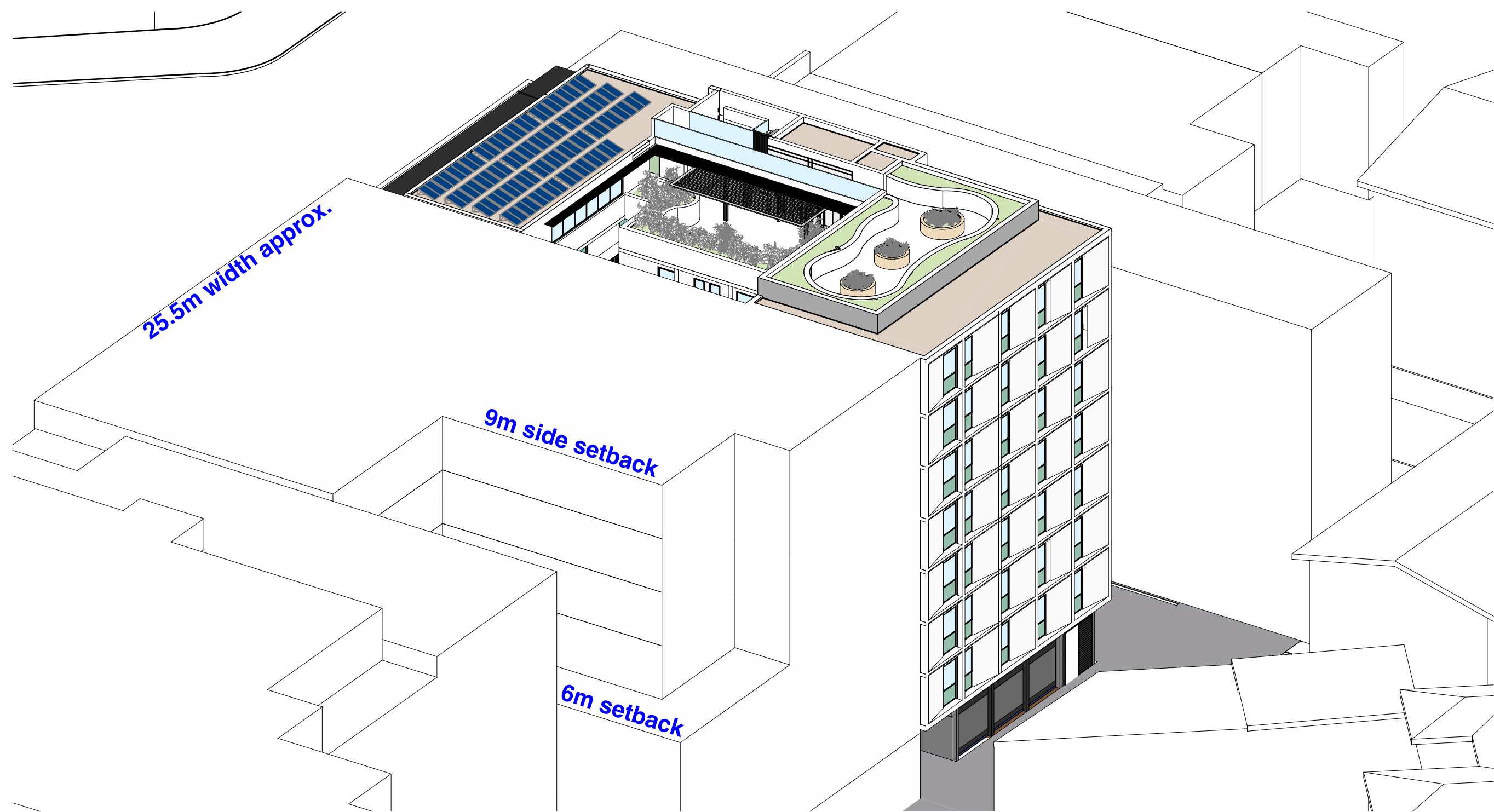
Automatic Car Lift & Stacker System Brochure Extract from WÖHR Level Parker 590



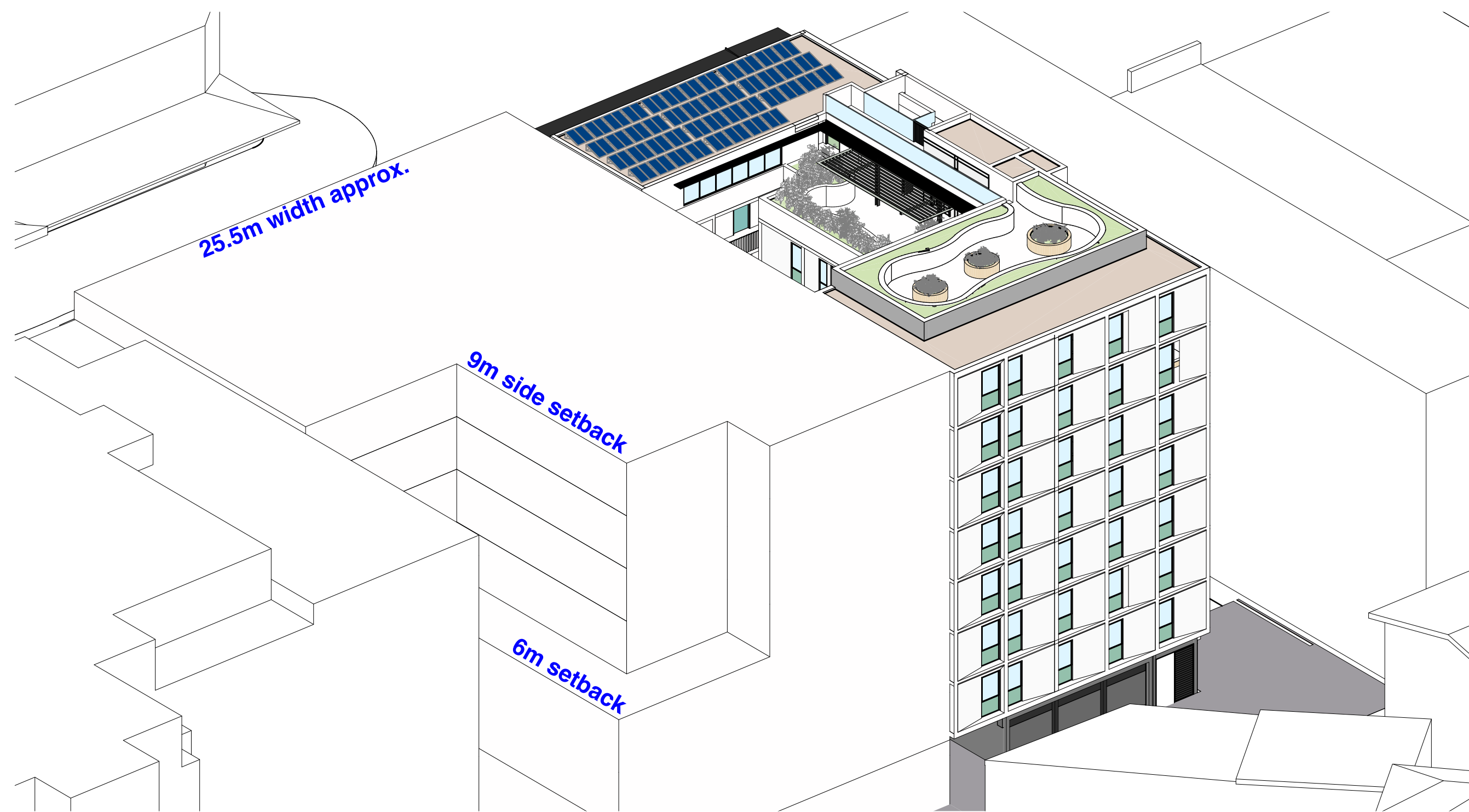
1 June 21 9am Eye Of the Sun - Future
1:200



2 June 21 10am Eye of the Sun - Future
1:200



3 June 21 11am Eye of the Sun - Future
1:200



4 June 21 12pm Eye of the Sun - Future
1:200

NOTE Proposed development shown for 693-695 Pittwater Rd are indicative ONLY to:

- Demonstrate that even if future development for 693-695 Pittwater Rd constructs a blind wall towards the southern boundary, Solar Access to Communal Open Space and Communal Room is ensured for at least 3 hours between 9am and 3pm on Winter Solstice complying with AHSEPP Requirements;
- If to be applied, Apartment Design Guidelines Figures 3F.2 and 3F.6 consider appropriate a 6m separation between a habitable room and a blank wall;
- If to be applied, Apartment Design Guidelines Figures 3F.2 and 3F.6 consider appropriate a 6m separation between a habitable room and a blank wall;
- Eye of the Sun Diagrams show it is unlikely that future development at 693-695 Pittwater Rd will have habitable rooms towards the southern boundary due to site width (25.5m approx.), min. side setbacks and solar access requirements. Non-habitable rooms, if oriented towards southern boundary, will require between 3m and 4.5m side setbacks which would in any case improve amenity to 691 Pittwater Rd courtyard. Good design for 693-695 Pittwater Rd would take advantage of this courtyard for better amenity and cross ventilation.

NOTE development shown for 693-695 & 687 Pittwater Rd are not part of this DA

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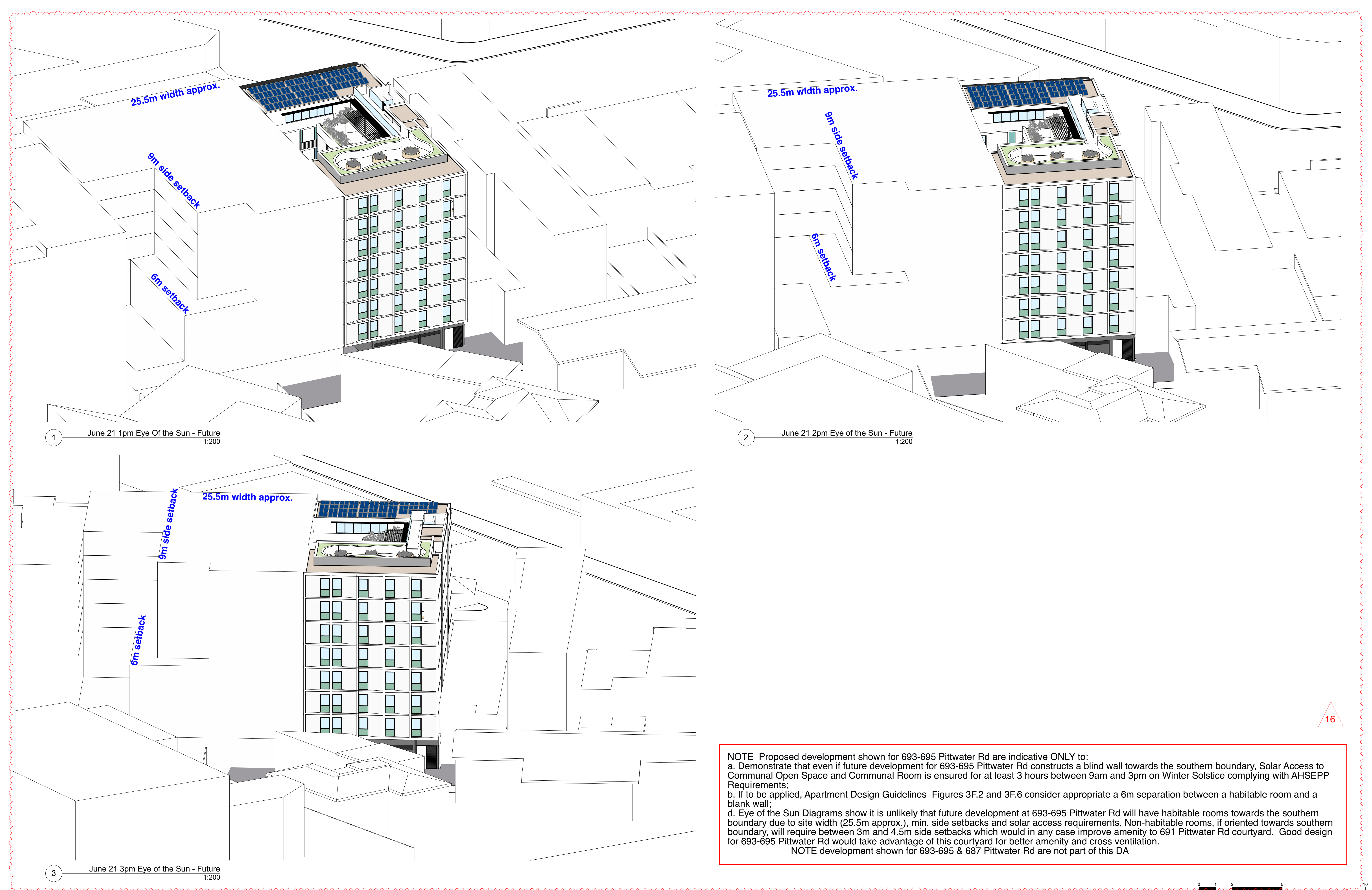
| REVISION | DATE | ISSUE |
|----------|-----------|--------------------------------|
| A | 11/8/2020 | ADDITIONAL INFORMATION FOR LEC |
| C | 21/9/20 | ISSUED FOR DA |



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SYDNEY Suite 1.04, 77 Dunning Ave, Roseberry NSW 2018
NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: bka@bka.com.au
W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING June 21 - Eye of the Sun 01 693-695 Pittwater Rd

| | | | |
|-----------|---------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:200 |
| DRAWN | ATJG | CHECKED | JK |
| DATE | 21/9/20 | DRAWING No. | DA 740 |
| NORTH | | REV | AC |



NOTE Proposed development shown for 693-695 Pittwater Rd are indicative ONLY to:

- a. Demonstrate that even if future development for 693-695 Pittwater Rd constructs a blind wall towards the southern boundary, Solar Access to Communal Open Space and Communal Room is ensured for at least 3 hours between 9am and 3pm on Winter Solstice complying with AHSEPP Requirements;
- b. If to be applied, Apartment Design Guidelines Figures 3F.2 and 3F.6 consider appropriate a 6m separation between a habitable room and a blank wall;
- d. Eye of the Sun Diagrams show it is unlikely that future development at 693-695 Pittwater Rd will have habitable rooms towards the southern boundary due to site width (25.5m approx.), min. side setbacks and solar access requirements. Non-habitable rooms, if oriented towards southern boundary, will require between 3m and 4.5m side setbacks which would in any case improve amenity to 691 Pittwater Rd courtyard. Good design for 693-695 Pittwater Rd would take advantage of this courtyard for better amenity and cross ventilation.

NOTE development shown for 693-695 & 687 Pittwater Rd are not part of this DA

DA Calculations

Project Number: 19049
Project Address: 687 Pittwater Rd, Dee Why
Date: August 2020

| GFA and FSR Controls | Control LEP | Proposed | Compliance |
|----------------------|-------------|----------|------------|
| Site Area (sqm): | 297.75 | | |
| FSR: | 4:1 | 3.5 | ✓ |
| Max GFA (sqm): | 1191 | 1028.61 | ✓ |

| GFA (sqm) | |
|--------------|---------|
| Level | m2 |
| Ground Floor | 35.89 |
| Level 1 | 196.51 |
| Level 2 | 196.68 |
| Level 3 | 138.13 |
| Level 4 | 132.82 |
| Level 5 | 124.40 |
| Level 6 | 133.05 |
| Level 7 | 71.13 |
| Total GFA: | 1028.61 |

| Parking Controls | Control | Required DCP | Proposed | Compliance |
|------------------------------|---------|---|---------------------------------------|------------|
| Car Parking Apartments | | 0.6 x 1 bed x 5 = 3. 1.4 x 3bed x 2 = 2.8 = TOTAL 5.8 1 Visitor/5 = 2 Visit | 6 Automatic Stacker in basement | ✓ * |
| Car Parking Retail | | 1 / 16.4 sqm = 2.2 spaces | 0 | ✗ |
| Car Parking Offices | | 1 / 40sqm = 10 spaces | 0 | ✗ |
| TOTAL Car Parking Required | | | 6 | ✗ |
| Motorcycle Parking Provided: | | - | 0 | N/A |
| Bicycle Parking Provided: | | Apartments 1x8 = 8 Office Employees 1/200m2 + Visitors 1/750 m2 = 1 Retail 1/200m2 + Visitors 1/600m2 = 1 | 12 | ✓ |

| Existing Car Parking Requirements. | Required DCP | Current | Compliance |
|------------------------------------|--|---------|------------|
| Retail | | | |
| Existing car parking provided | 26 approx (297.75m2 Retail + 297.75 m2 Office) | 0 | ✗ |

| Setback Controls DCP | Compliance |
|--|------------|
| Front Setback 5m from kerb first 3 Levels | ✓ |
| Front Setback 9m from kerb above 4th Level | ✓ |
| Height Controls LEP | |
| Current LEP Height Limit 27m | ✓ |

| Proposed Dwelling Mix | | |
|-----------------------|------------------------|------------------------|
| Level | 1 Bedroom / Area m2 | 3 Bedroom / Area m2 |
| Ground Floor | | |
| Level 1 | | |
| Level 2 | | |
| Level 3 | 1 / 53m2 | 1 / 124m2 |
| Level 4 | 1 / 53m2 | |
| Level 5 | 1 / 53m2 | 1 / 111m2 |
| Level 6 | 1 / 53m2 | |
| Level 7 | 1 / 53m2 | |
| Total Per Type: | 5 | 2 |
| TOTAL APARTMENTS: | 7 | |

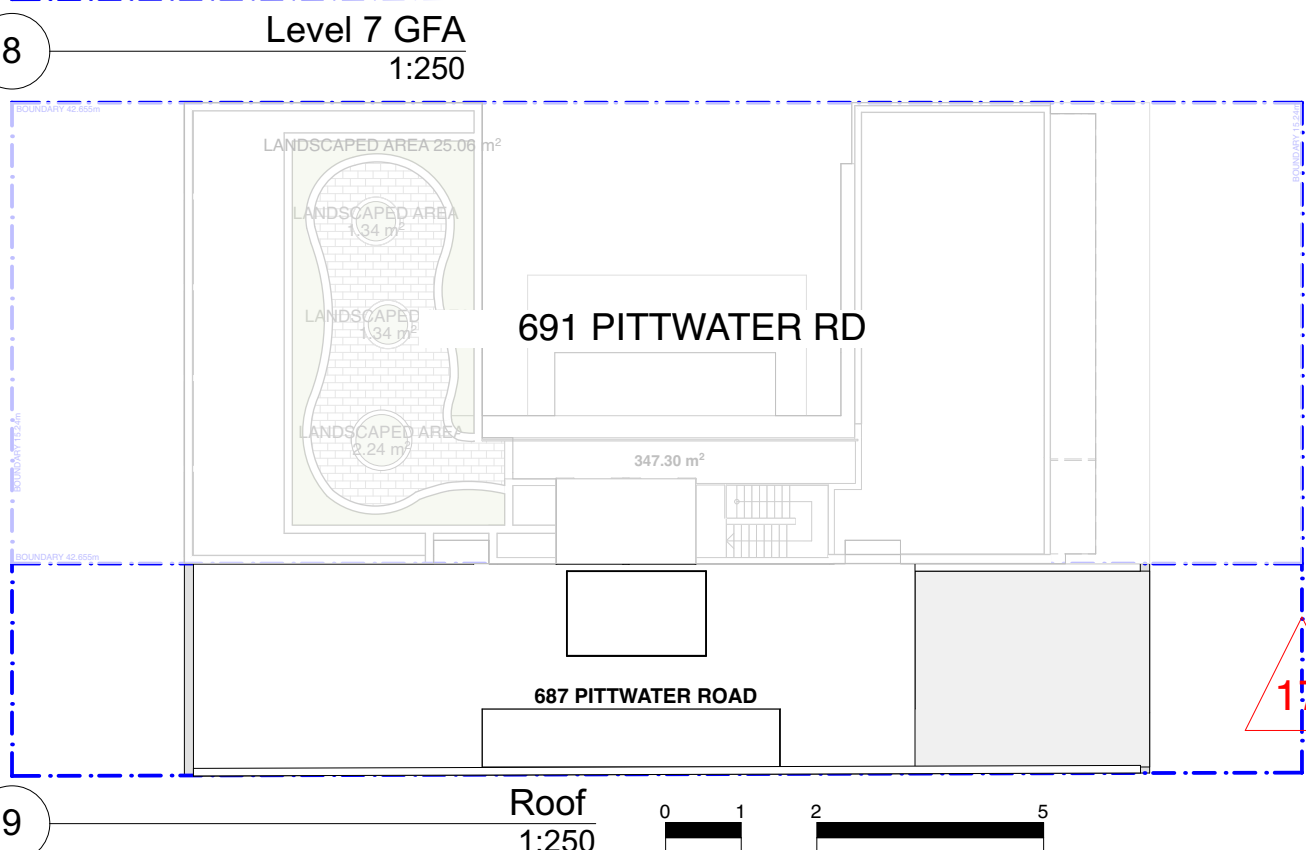
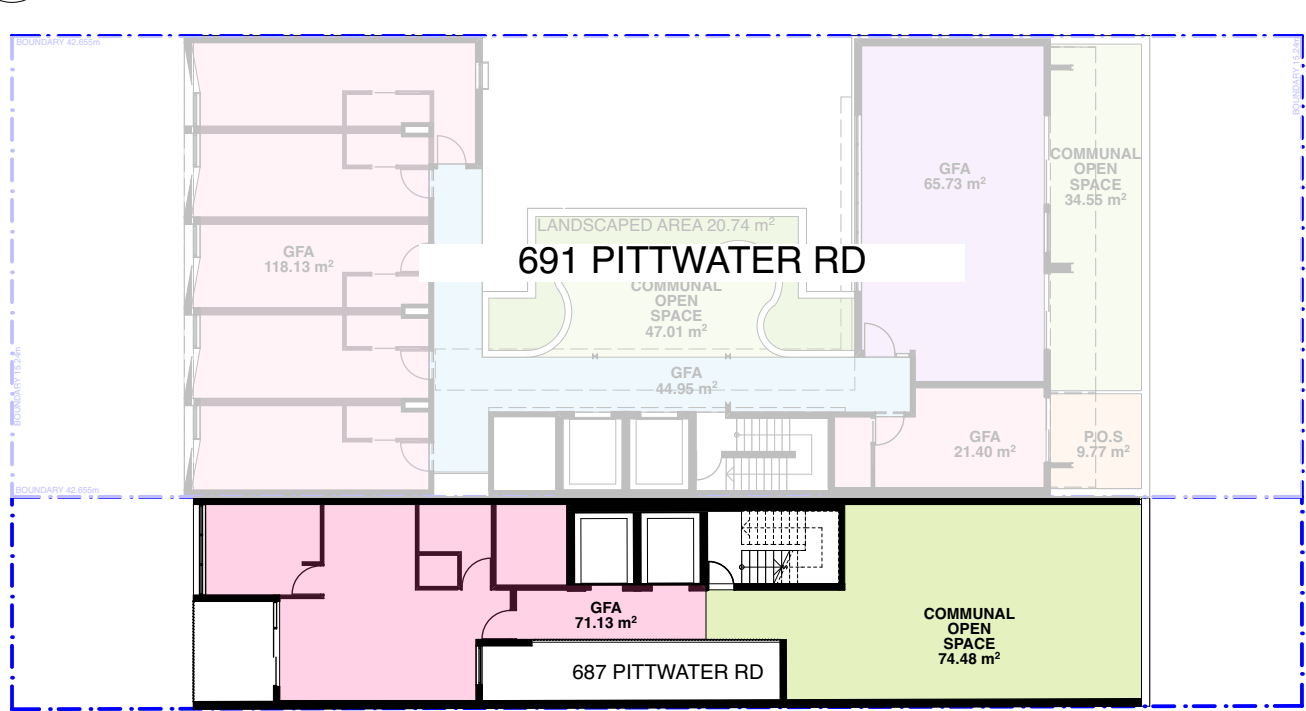
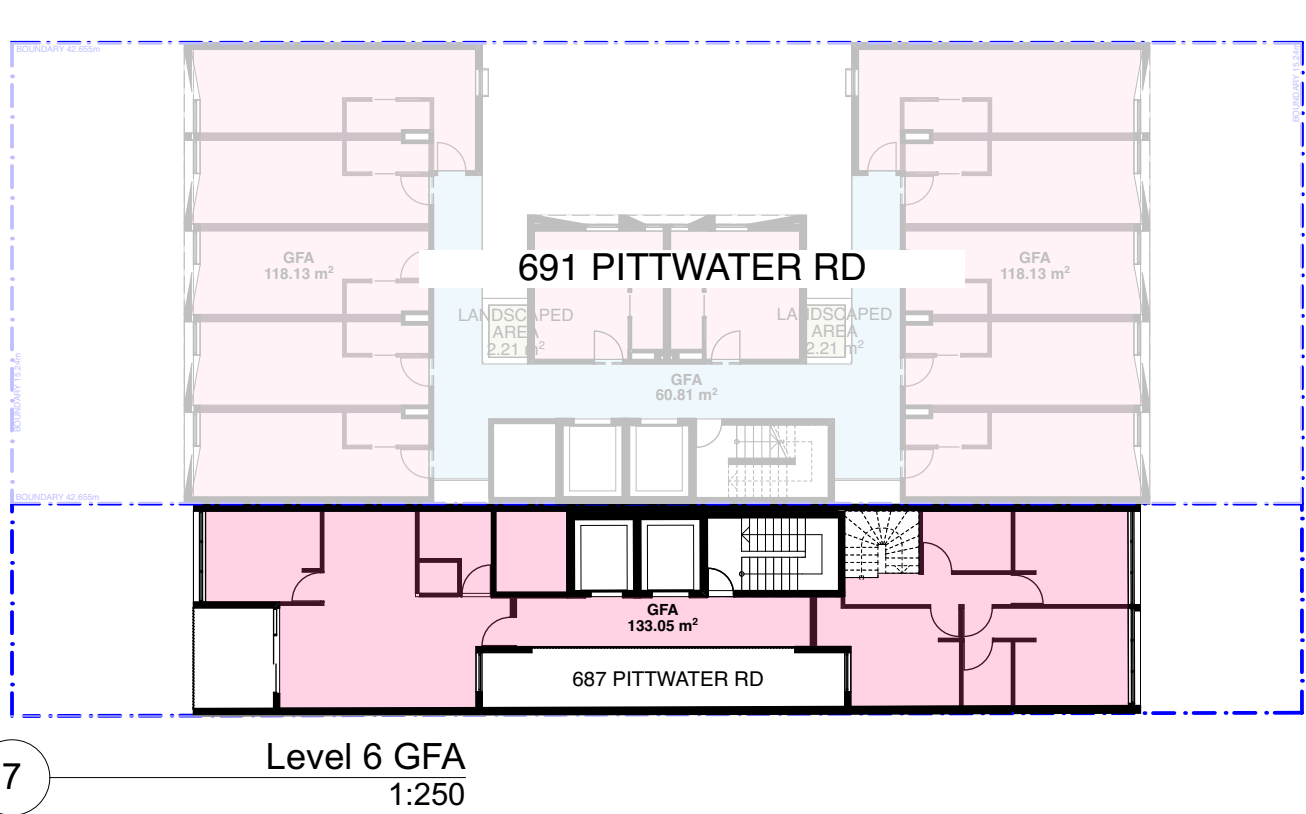
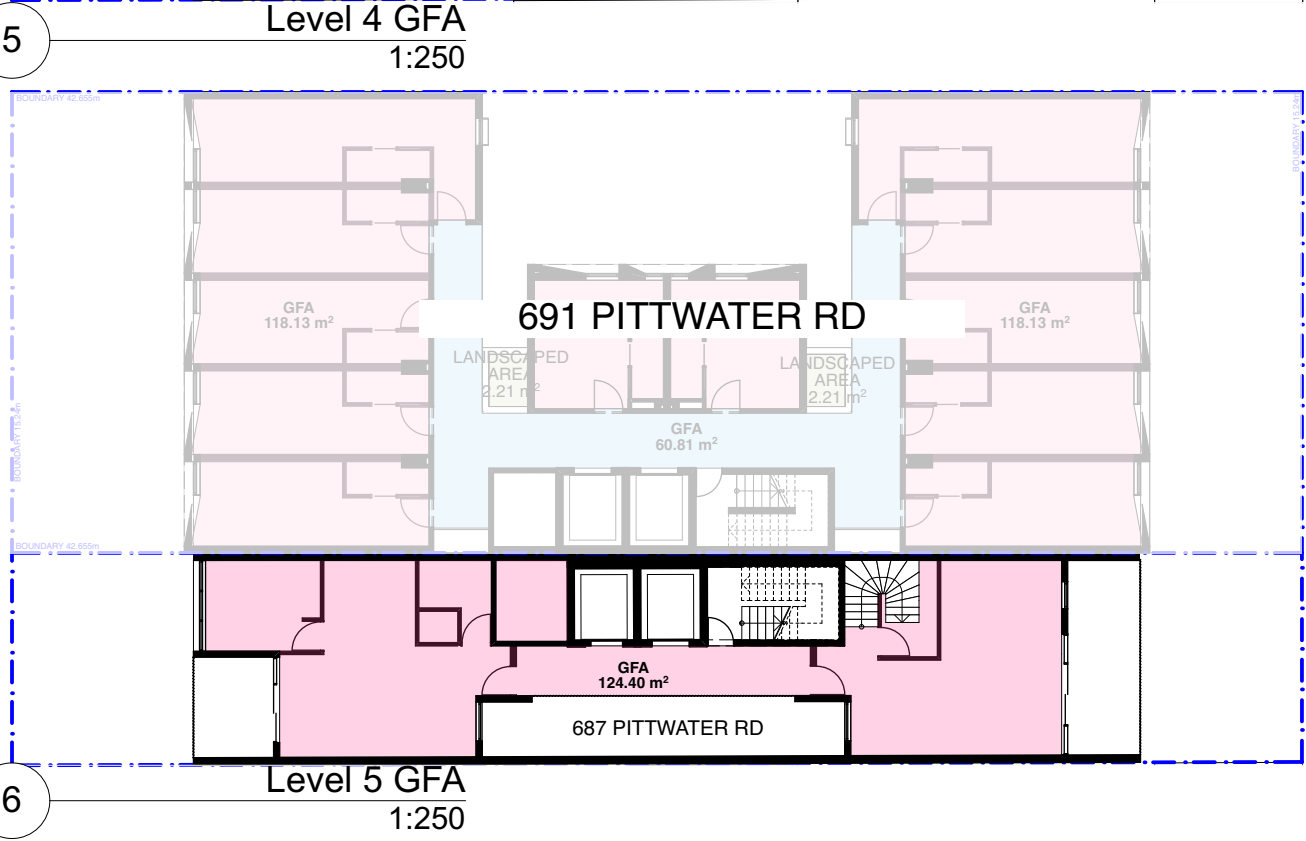
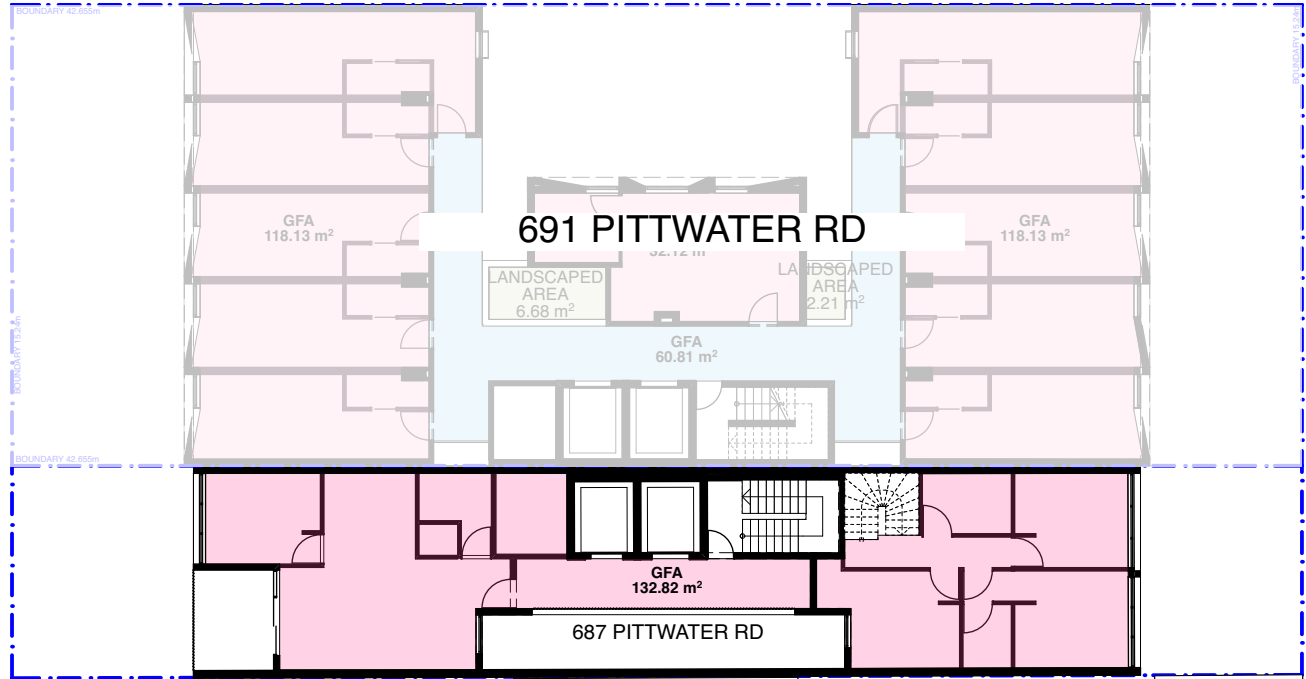
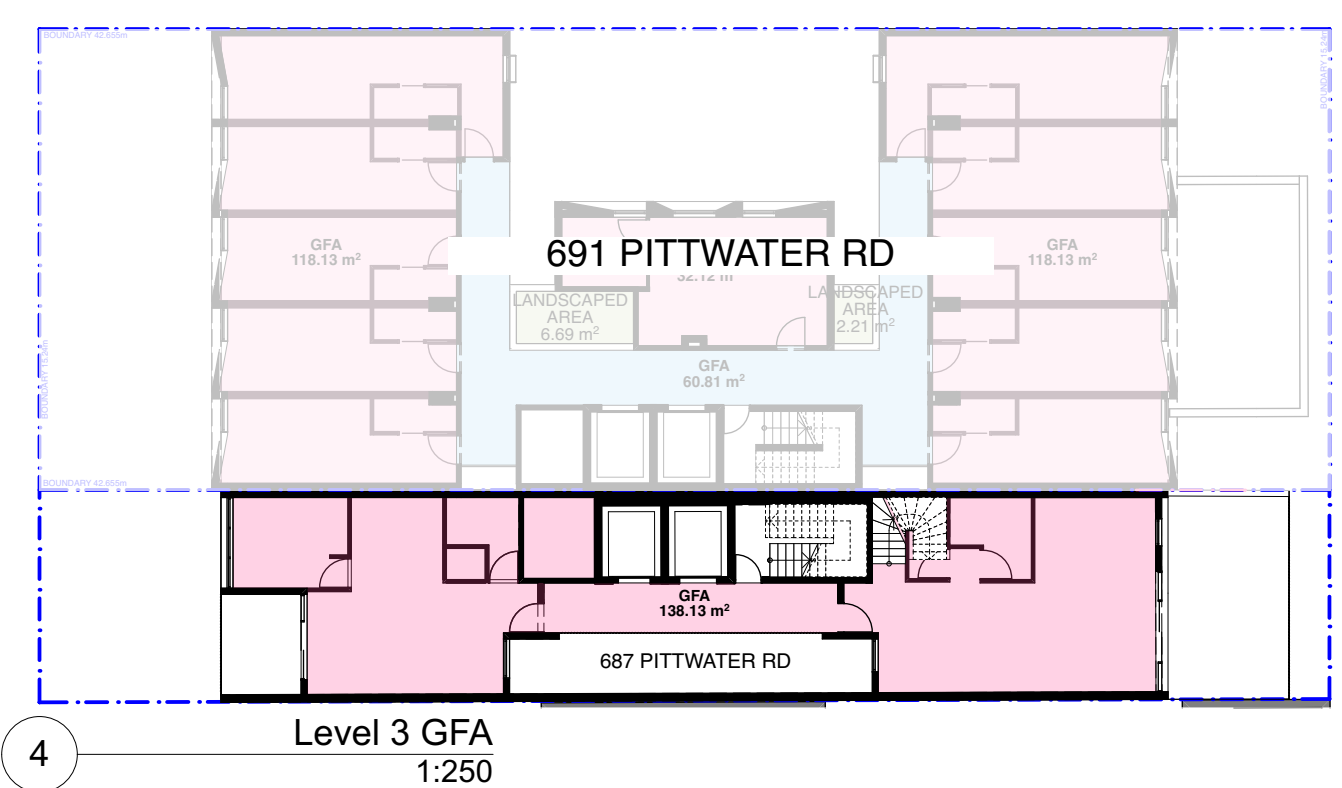
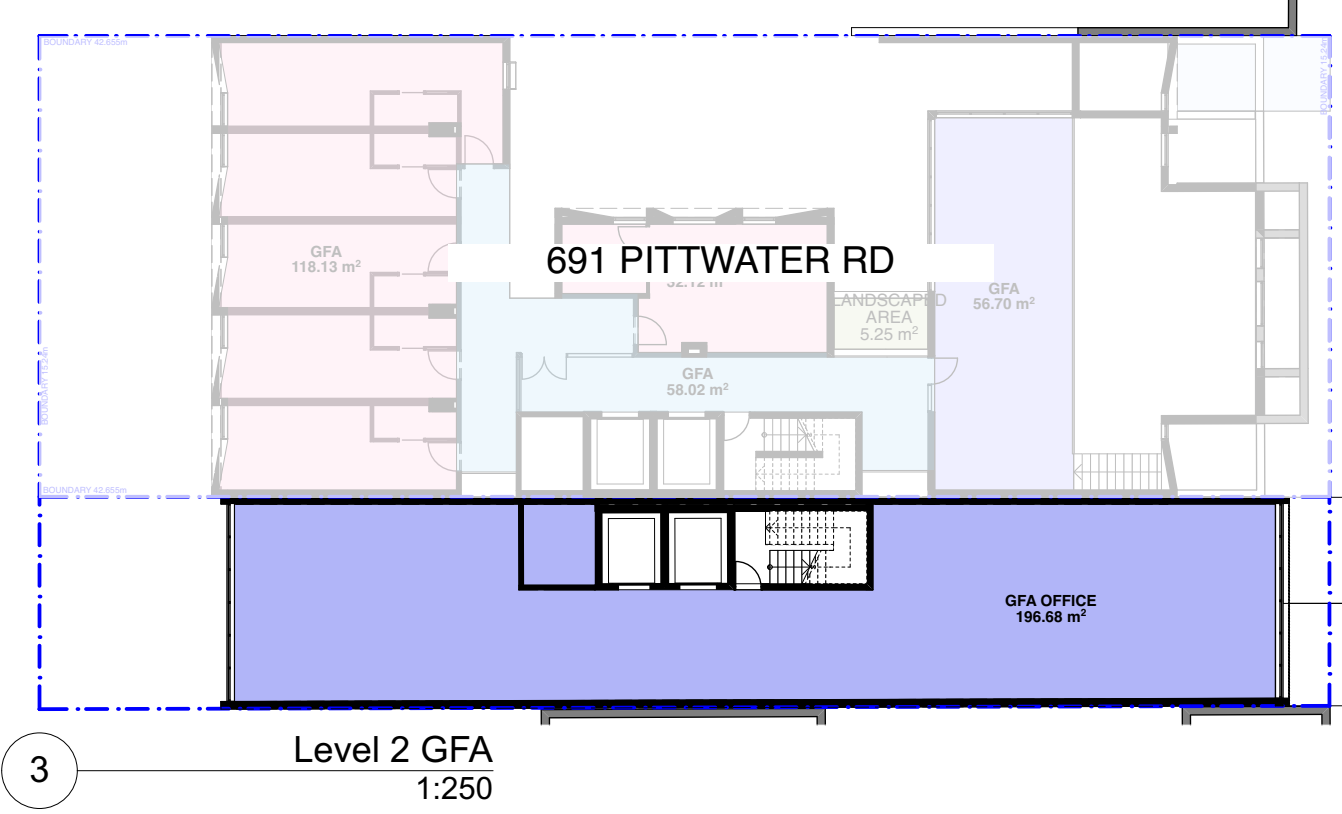
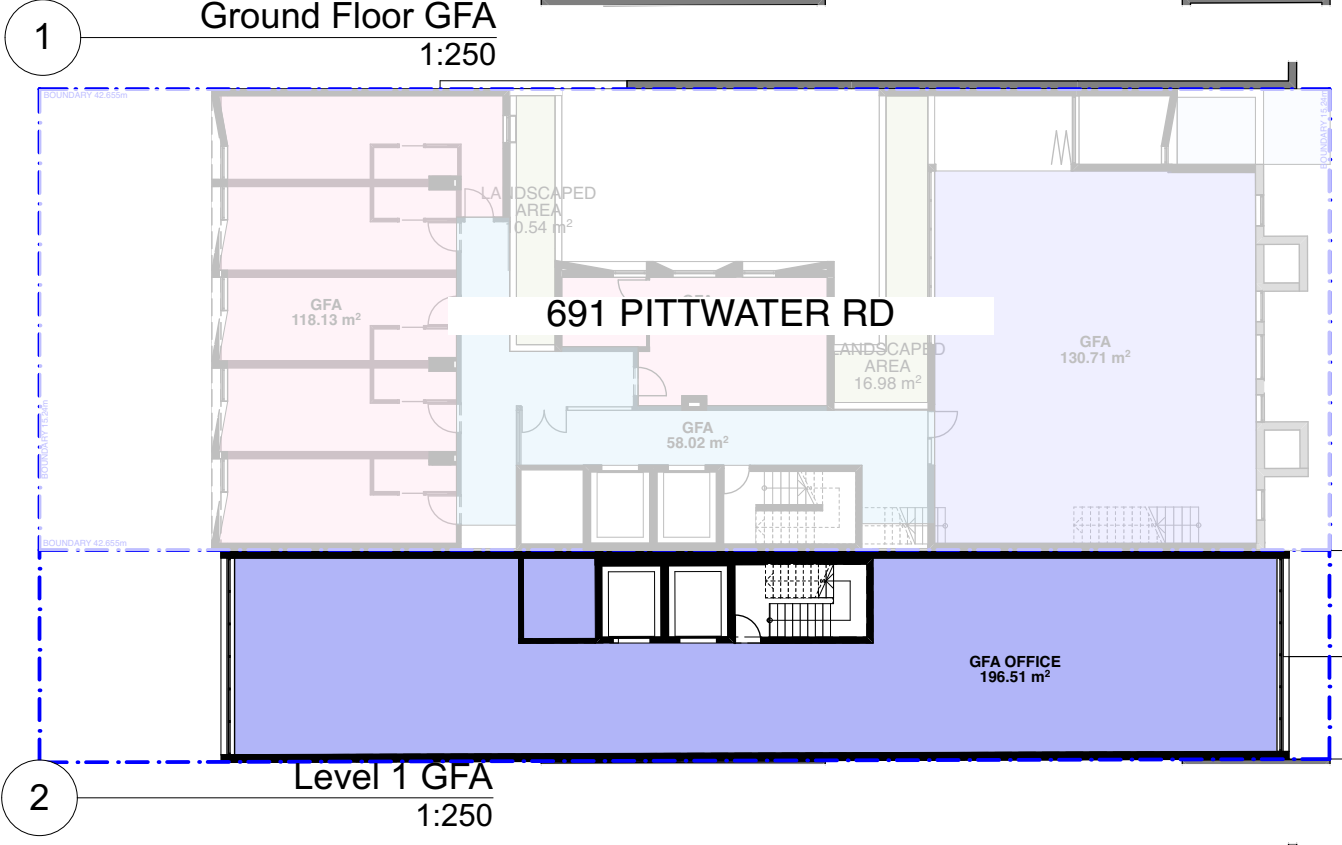
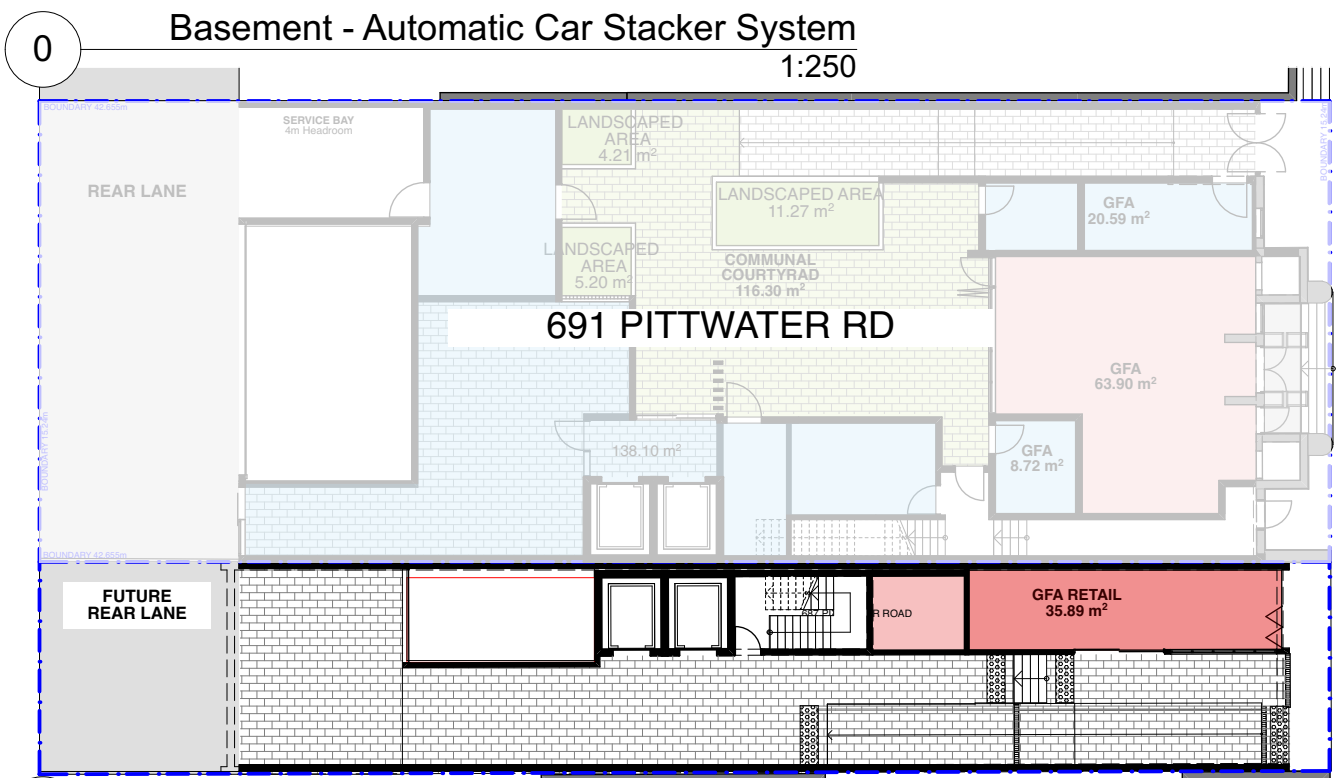
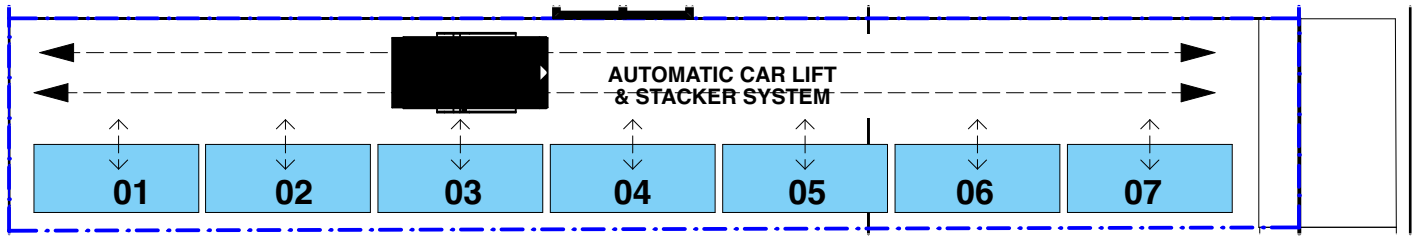
| Communal Open Space | Level | Required | Proposed | Compliance |
|---------------------|-------|--------------------------------|----------|------------|
| Communal Open Space | | 25% of Site ADG = 74.5m2 | 74.5m2 | ✓ |

| Proposed Solar Access & Cross Ventilation | Required ADG | Proposed | Compliance |
|--|--------------|----------|------------|
| Solar Access: Min 2Hrs from 9am to 3pm Winter Solstice (21st June) | 70% = 4.9 | 5 | ✓ |
| Cross Ventilation | 60% = 4.2 | 7 | ✓ |
| Solar Access: Min 2Hrs from 9am to 3pm Winter Solstice (21st June) POS | 70% = 4.9 | 5 | ✓ |

LEGEND

| | |
|---------------|-----------------------|
| COMMUNAL AREA | COMMERCIAL/OFFICE GFA |
| RETAIL GFA | |
| 1 BED | 3 BED RESIDENTIAL GFA |

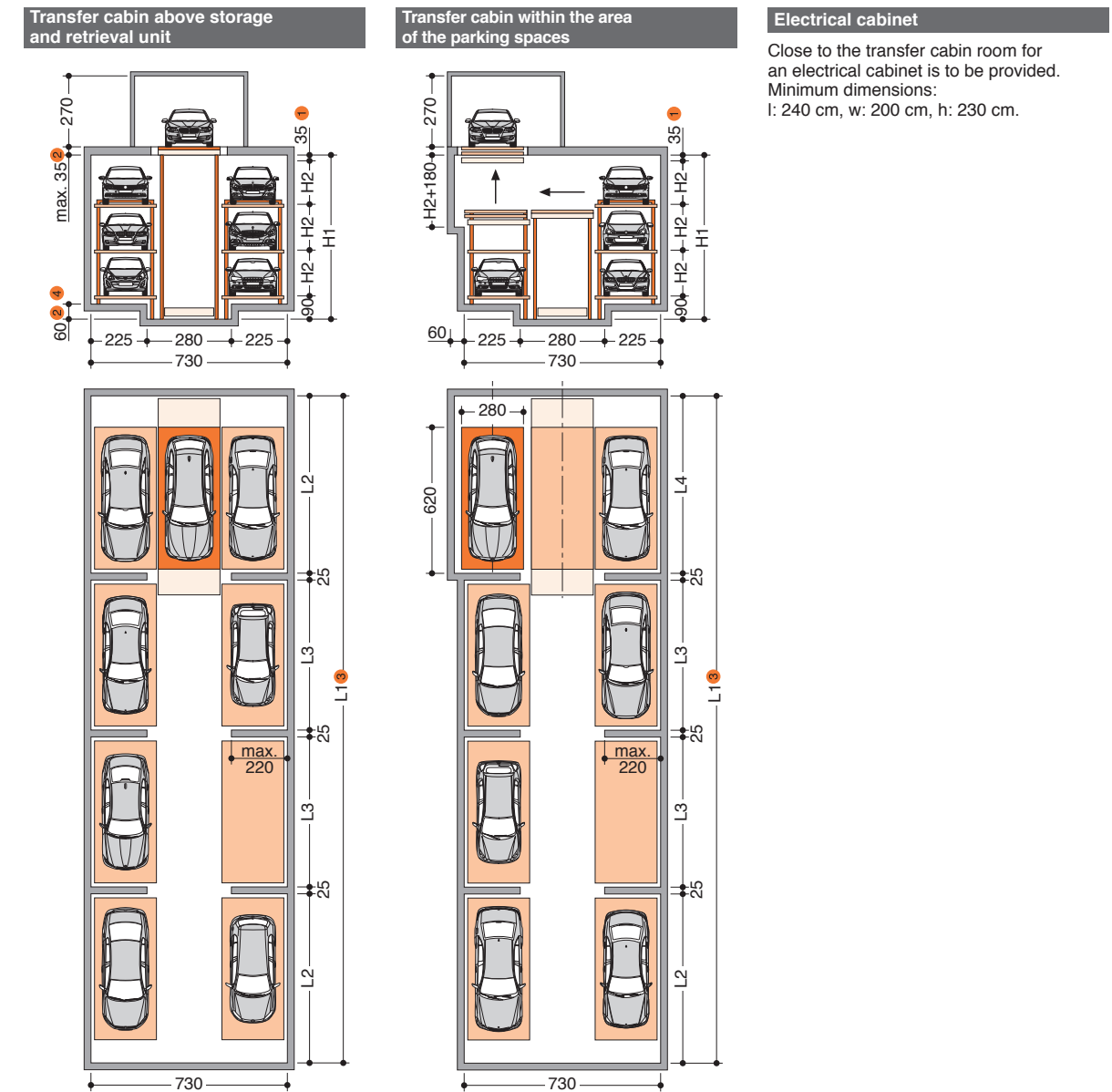
*Refer to Klaus Multiparking Brochure extract on this page



MasterVario R3 C | Code number 586.35.800 | Version 09.2012 Page 2 of 6

Shaft design. With walls or support between the parking spaces.

- For 1-8 levels
- Up to 80 metres length
- Transfer cabin located directly above storage and retrieval unit, or in the area of the parking spaces
- Parking levels with different heights for variable vehicle heights
- Multi-row arrangement possible
- Turning unit optional (in transfer cabin or in system)



LEP HEIGHT LIMIT 27M (NO ENCROACHMENT)



Automatic Car Lift & Stacker System Brochure Extract from Klaus Multiparking

Height Plane

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BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500 E: bka@bka.com.au W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 687 Pittwater Rd Feasibility Study

| | | | |
|-----------|---------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:250 |
| DRAWN | ATUG | CHECKED | JK |
| DATE | 21/9/20 | DRAWING No. | DA 750 |
| NORTH | | REV | |

2 Northwest Elevation
1:100

17



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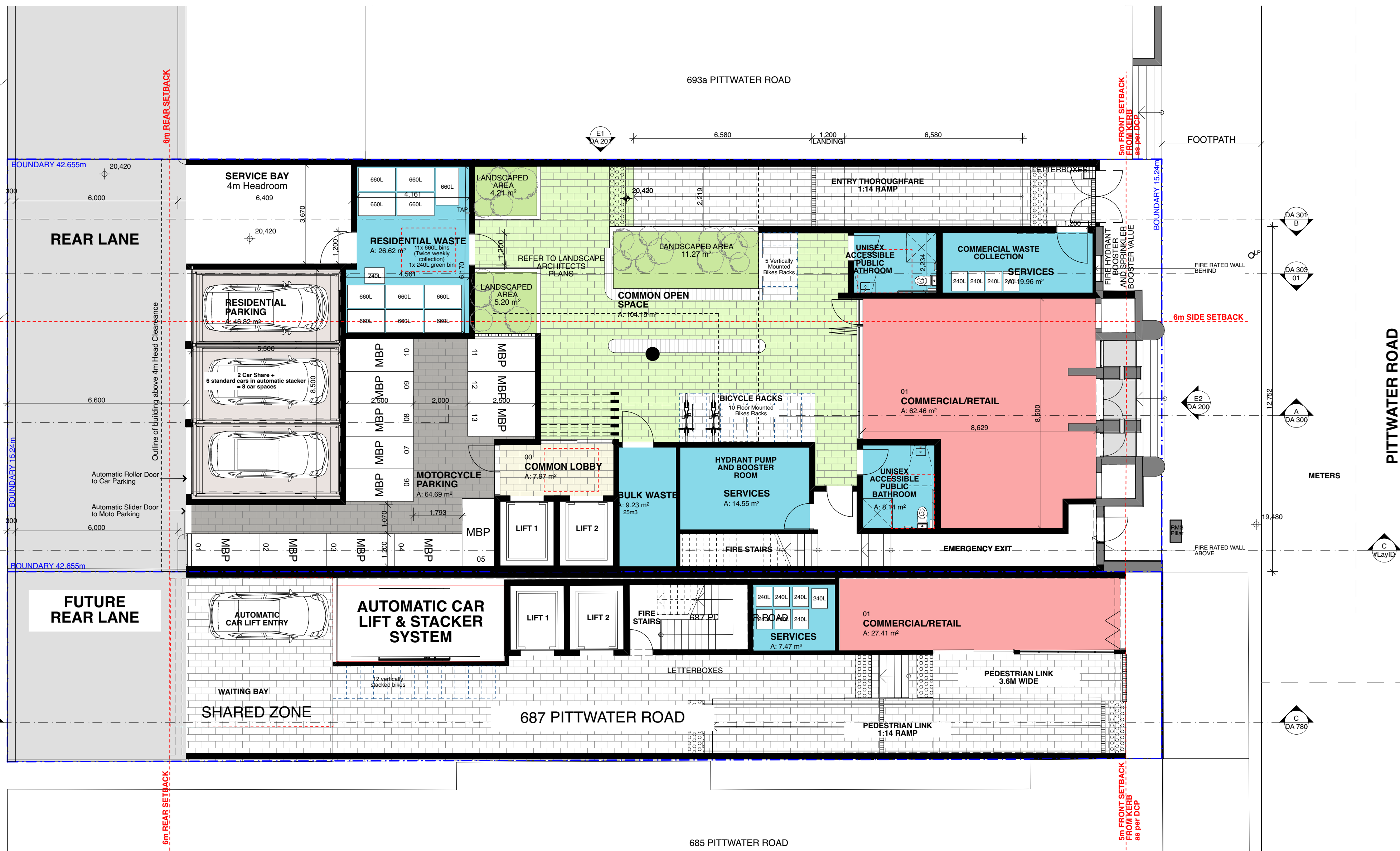


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BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: bka@bka.com.au
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PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - Basement Floor Plan

| | | | |
|-----------|---------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJG | CHECKED | JK |
| DATE | 21/9/20 | DRAWING No. | DA 751 |
| NORTH | | REV | C |

1 Ground Floor Plan
1:100



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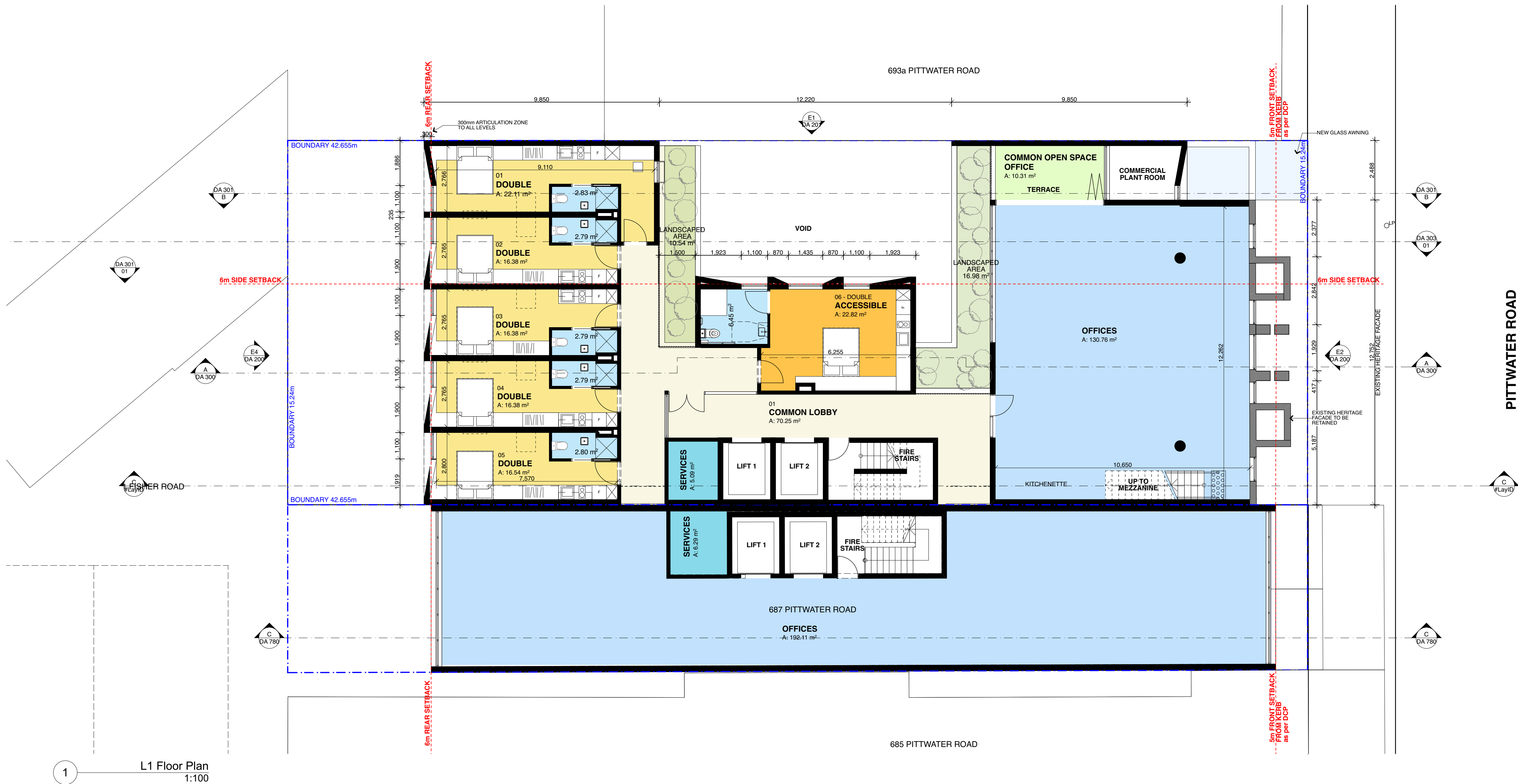
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T: +61 2 9318 9500
E: bka@bka.com.au
W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - Ground Floor Plan

| | | | |
|-----------|---------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJG | CHECKED | JK |
| DATE | 21/9/20 | DRAWING No. | DA 752 |
| NORTH | | REV | C |



1 L1 Floor Plan
1:100

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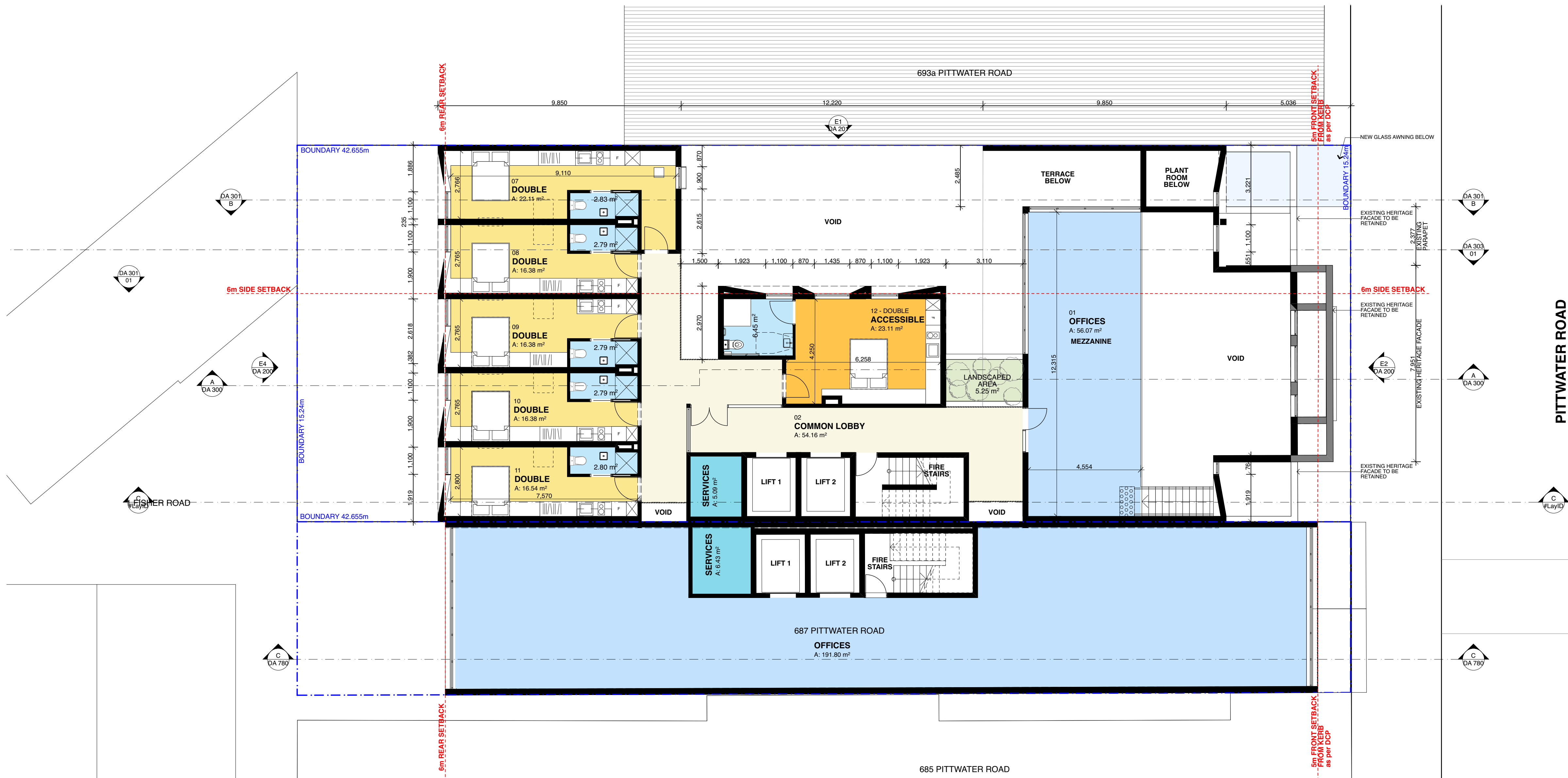
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T: +61 2 9318 9500
E: bka@bka.com.au
W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - L1 Floor Plan

| | | | |
|-----------|---------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJG | CHECKED | JK |
| DATE | 21/9/20 | DRAWING No. | DA 753 |
| NORTH | | REV | C |



1 L2 Floor Plan
1:100

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PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - L2 Floor Plan

| | | | |
|-----------|---------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJG | CHECKED | JK |
| DATE | 21/9/20 | DRAWING No. | DA 754 |
| NORTH | | REV | C |

1 L3 Floor Plan
1:100



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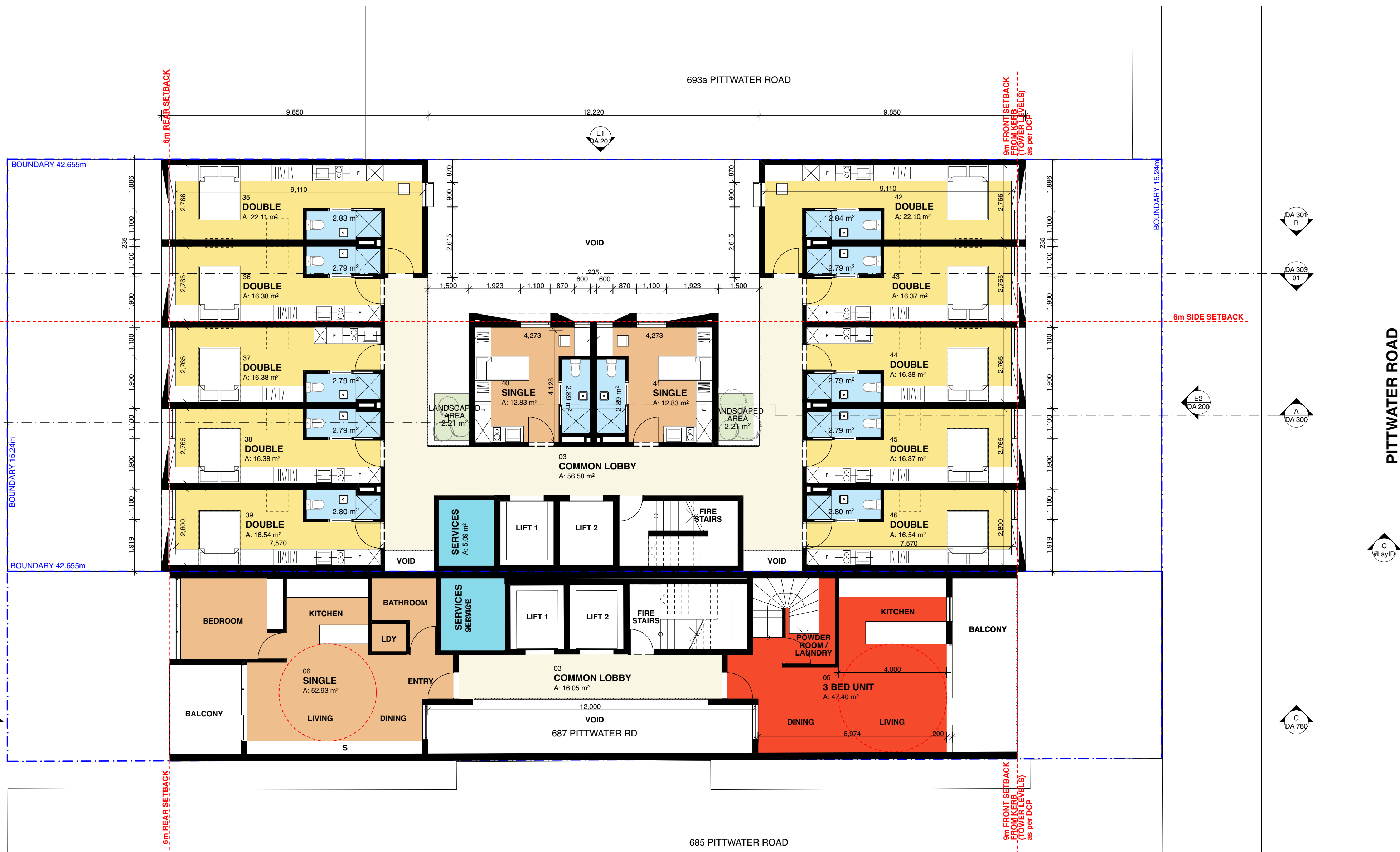
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E: bka@bka.com.au
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PROJECT Mixed Use Boarding House Development
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CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - L3 Floor Plan

| | | | |
|-----------|---------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJG | CHECKED | JK |
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1 L5 Floor Plan
1:100



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PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - L5 Floor Plan

| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
|-----------|---------|-------------|--------|
| DRAWN | ATJG | CHECKED | JK |
| DATE | 21/9/20 | DRAWING No. | DA 757 |
| NORTH | | REV | C |

1 L6 Floor Plan
1:100



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E: bka@bka.com.au
W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - L6 Floor Plan

| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
|-----------|---------|-------------|--------|
| DRAWN | ATJG | CHECKED | JK |
| DATE | 21/9/20 | DRAWING No. | DA 758 |
| NORTH | | REV | C |

1 L7 Floor Plan
1:100

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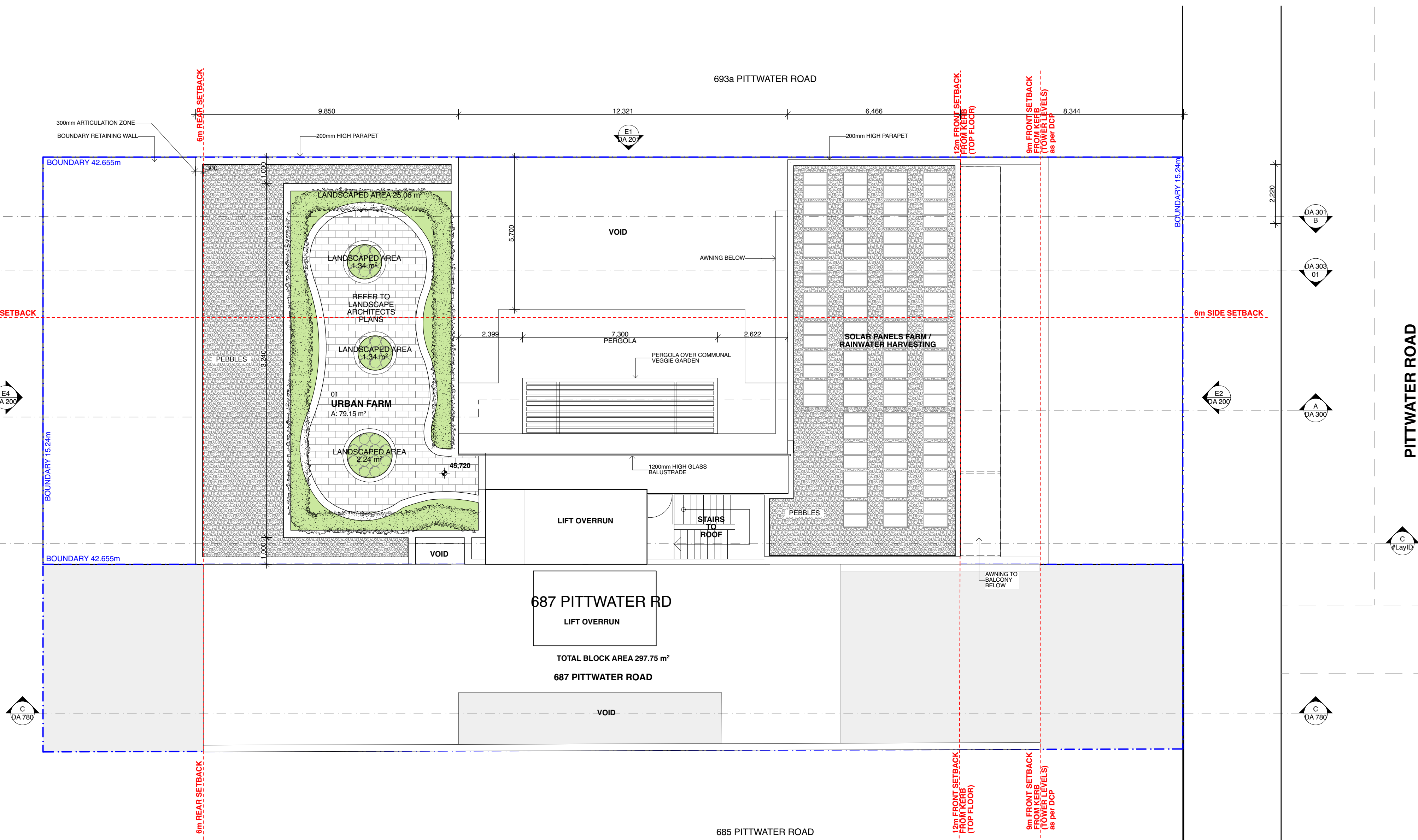


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PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - L7 Floor Plan

| | | | |
|-----------|---------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJG | CHECKED | JK |
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1 Roof Floor Plan
1:100



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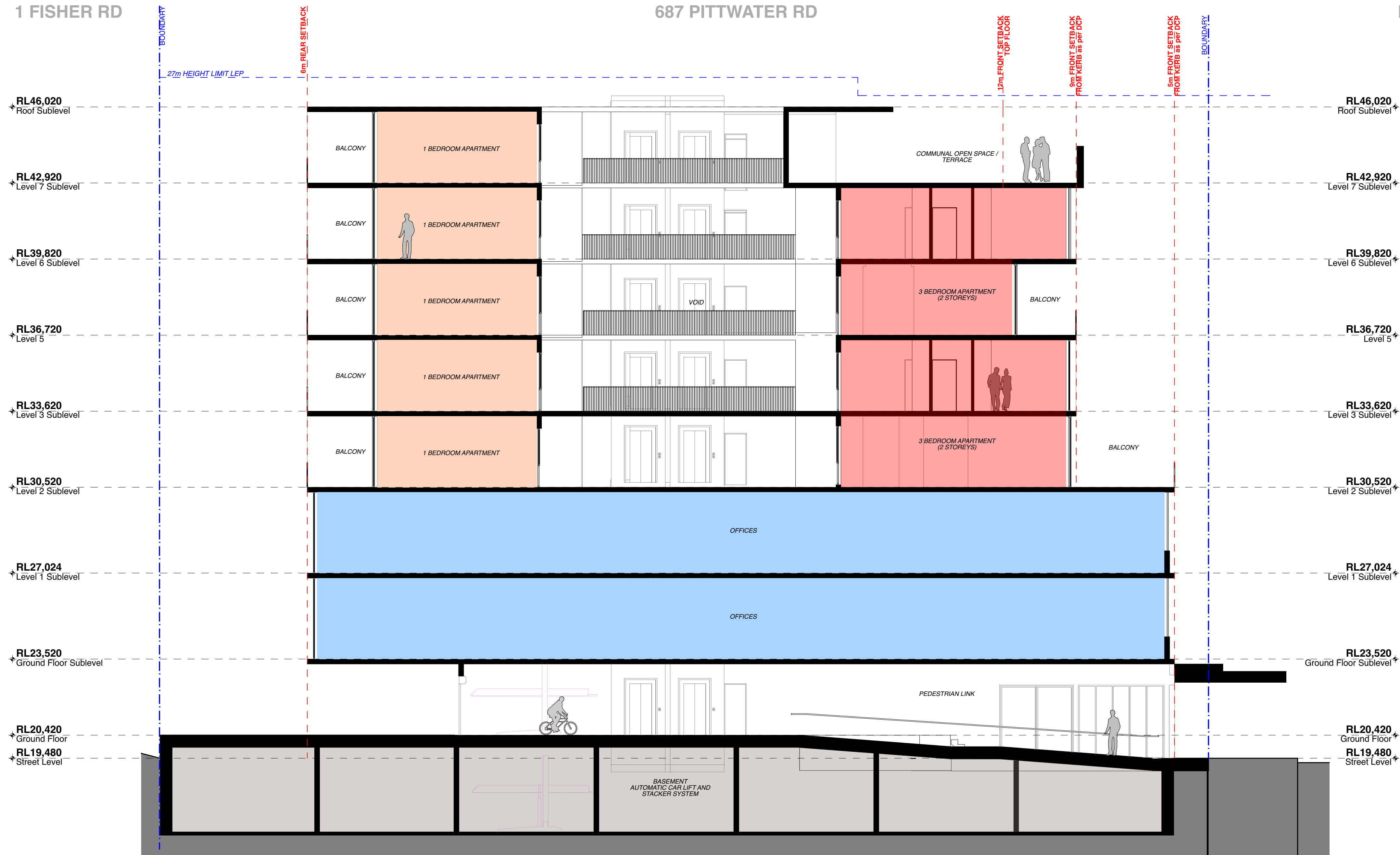
PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - Roof Plan

| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
|-----------|---------|-------------|--------|
| DRAWN | ATJG | CHECKED | JK |
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1 FISHER RD

687 PITTWATER RD

PITTWATER RD



1 Section
1:100

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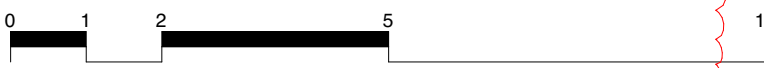
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T: +61 2 9318 9500
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CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - Section

| | | | |
|-----------|---------|-------------|--------|
| PROJECT # | 19049 | SCALE @ A1 | 1:100 |
| DRAWN | ATJG | CHECKED | JK |
| DATE | 21/9/20 | DRAWING No. | DA 780 |
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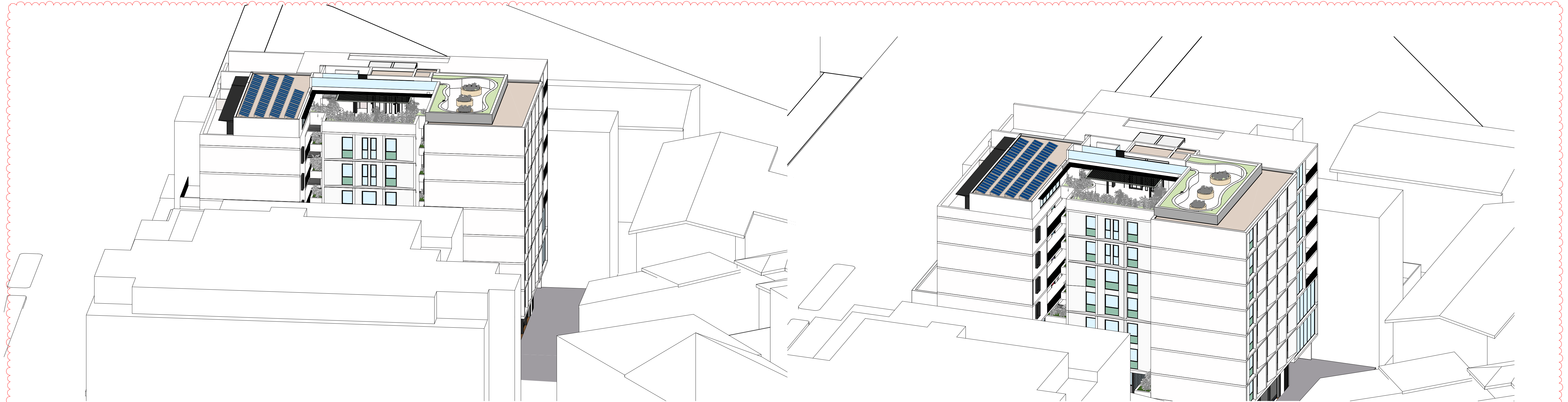
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T: +61 2 9318 9500 E: bka@bka.com.au
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PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING 687 Pittwater Rd - Perspectives

| | | |
|-----------|---------|--------------------|
| PROJECT # | 19049 | SCALE @ A1 |
| DRAWN | ATJG | CHECKED JK |
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| NORTH | | REV C |

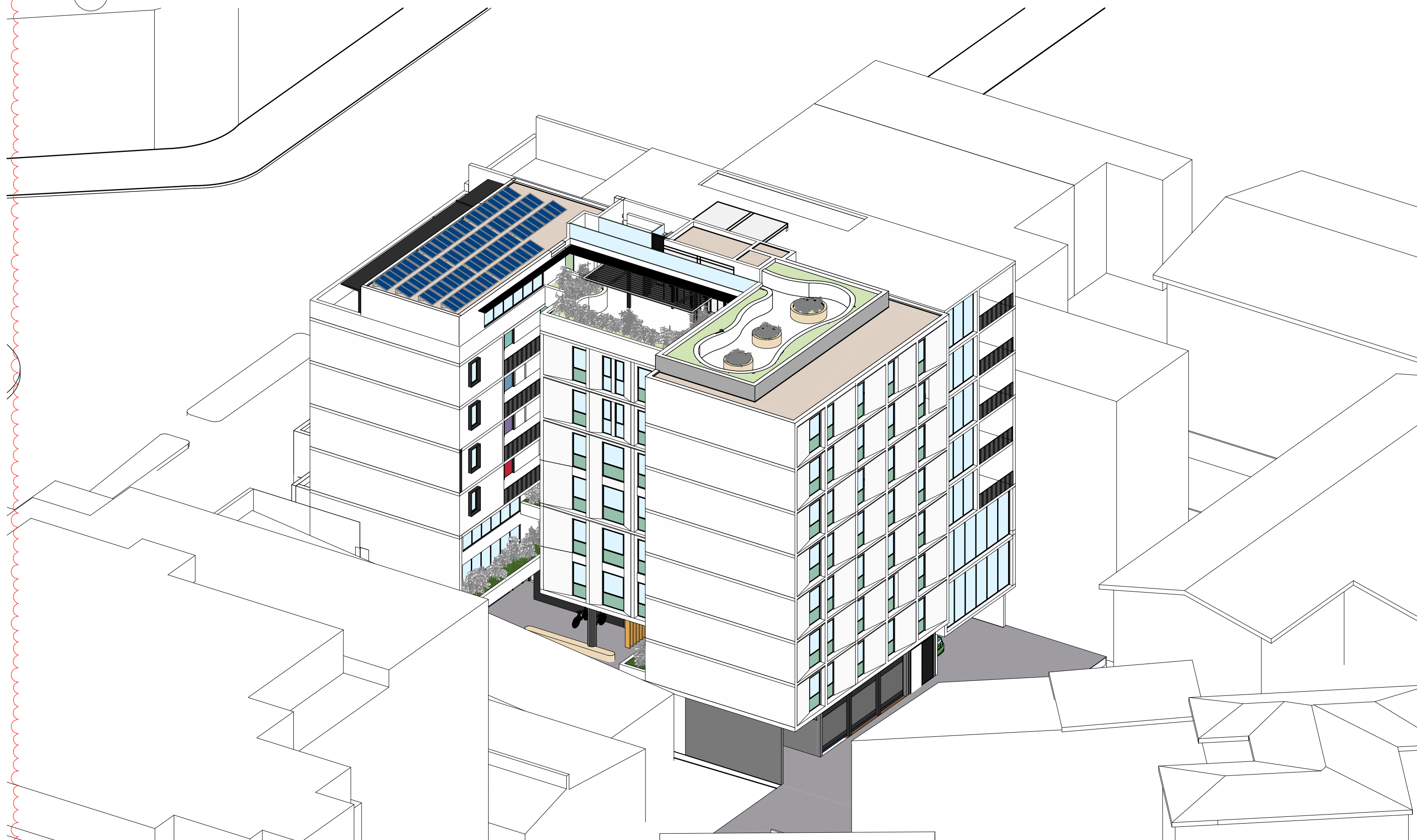


1

June 21 9am Eye Of the Sun

2

June 21 10am Eye of the Sun

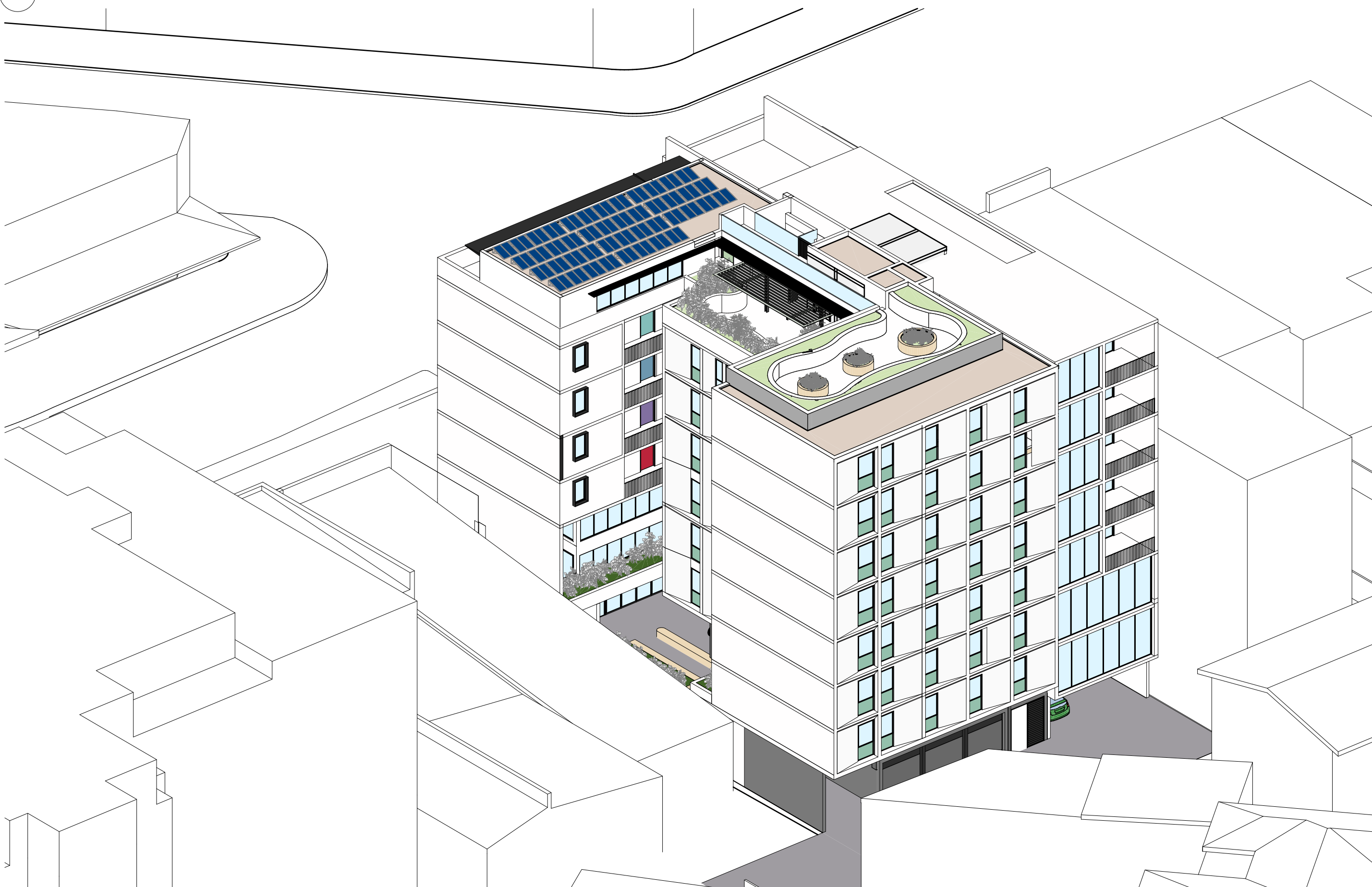


3

June 21 11am Eye of the Sun

4

June 21 12pm Eye of the Sun



NOTE Proposed development shown for 687 Pittwater Rd is indicative ONLY to:

- a. Demonstrate that an orderly and economic use and development of the separate sites can be achieved;
- b. Provide a building envelope for the adjacent isolated lot, indicating height, setbacks, resultant site coverage (building and basement), sufficient to understand the relationship between the application and the adjacent isolated lot;
- c. Detail the likely impacts of development on the adjacent isolated lot in terms of solar access, visual privacy, building separation, streetscape and vehicular access.

Not part of this DA

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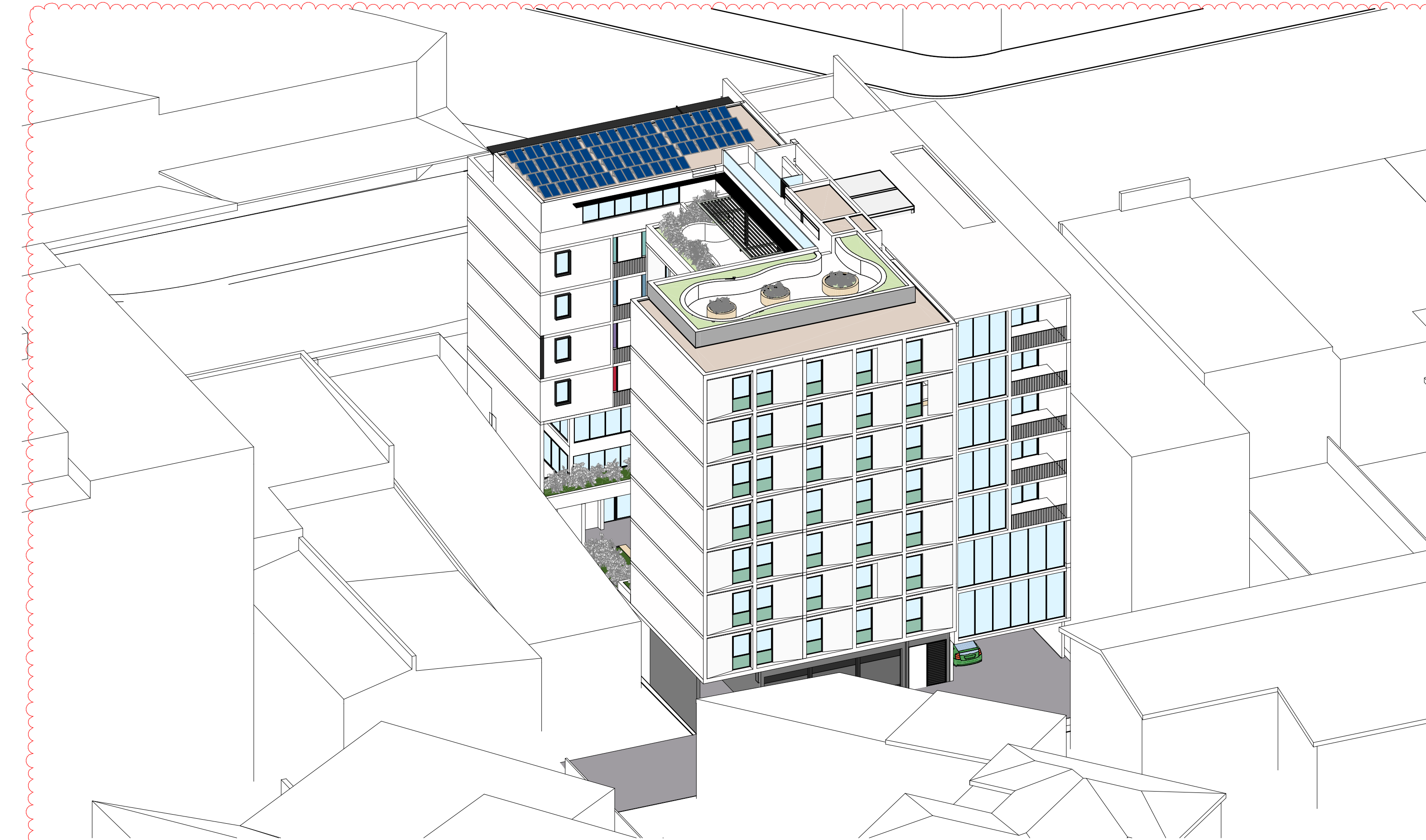
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|----------|---------|----------------------|
| B | 25/8/20 | ISSUE FOR LEC |
| C | 21/9/20 | AMENDED ISSUE TO DRP |



BKA architecture
SYDNEY Suite 1.04, 77 Dunning Ave, Roseberry NSW 2018
NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: bka@bka.com.au
W: www.bka.com.au

PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING June 21 - Eye of the Sun 01 - 687 Pittwater Rd

| | | |
|-----------|---------|-------------|
| PROJECT # | 19049 | SCALE @ A1 |
| DRAWN | ATJG | CHECKED JK |
| DATE | 21/9/20 | DRAWING No. |
| NORTH | | DA 782 |
| REV | | AC |



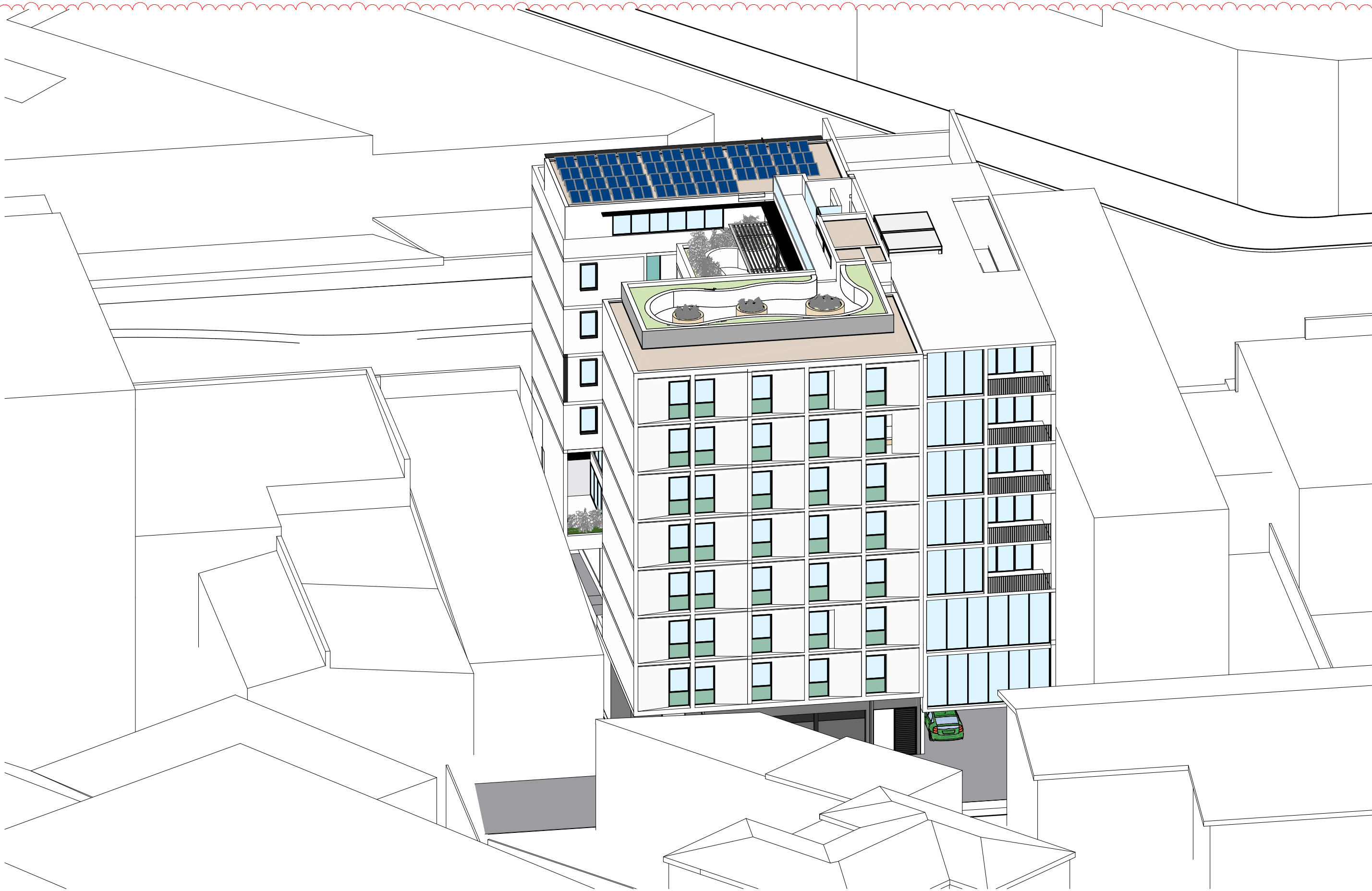
1

June 21 1pm Eye Of the Sun



3

June 21 3pm Eye of the Sun



2

June 21 2pm Eye of the Sun

| Proposed Solar Access & Cross Ventilation | Units | Compliance |
|--|-----------|------------|
| Solar Access: Min 2Hrs from 9am to 3pm Winter Solstice (21st June) | 46 = 72% | ✓ |
| Cross Ventilation | 64 = 100% | ✓ |
| Communal Room Min 3Hrs from 9am to 3pm Winter Solstice (21st June) | | ✓ |
| Communal Open Space Min 3Hrs from 9am to 3pm Winter Solstice (21st June) | | ✓ |

4

691 Pittwater Rd - Solar Access Calculations

| Proposed Solar Access & Cross Ventilation | Required ADG | Proposed | Compliance |
|--|--------------|----------|------------|
| Solar Access: Min 2Hrs from 9am to 3pm Winter Solstice (21st June) | 70% = 4.9 | 5 | ✓ |
| Cross Ventilation | 60% = 4.2 | 7 | ✓ |
| Solar Access: Min 2Hrs from 9am to 3pm Winter Solstice (21st June) POS | 70% = 4.9 | 5 | ✓ |

5

687 Pittwater Rd - Solar Access Calculations

NOTE Proposed development shown for 687 Pittwater Rd is indicative ONLY to:

- a. Demonstrate that an orderly and economic use and development of the separate sites can be achieved;
- b. Provide a building envelope for the adjacent isolated lot, indicating height, setbacks, resultant site coverage (building and basement), sufficient to understand the relationship between the application and the adjacent isolated lot;
- c. Detail the likely impacts of development on the adjacent isolated lot in terms of solar access, visual privacy, building separation, streetscape and vehicular access.

Not part of this DA

18

FOR DA PURPOSES

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NOT FOR CONSTRUCTION

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| REVISION | DATE | ISSUE |
|----------|---------|----------------------|
| B | 25/8/20 | ISSUE FOR LEC |
| C | 21/9/20 | AMENDED ISSUE TO DRP |



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NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300
BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479
T: +61 2 9318 9500
E: bka@bka.com.au
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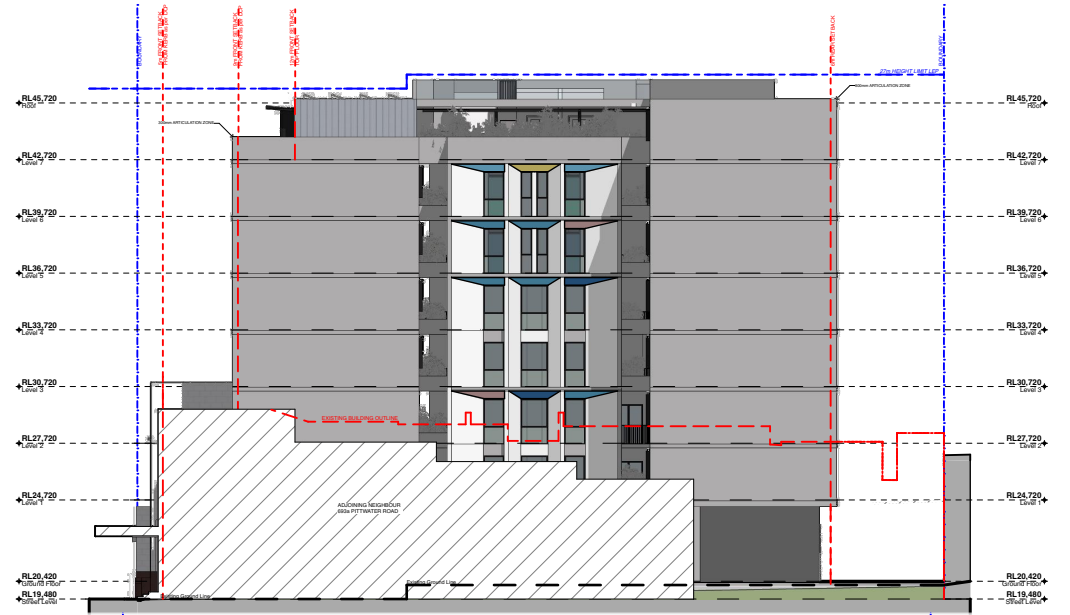
PROJECT Mixed Use Boarding House Development
ADDRESS 691 Pittwater Road Dee Why NSW
CLIENT Gannet Developments
DRAWING June 21 - Eye of the Sun 02 - 687 Pittwater Rd

| | |
|-----------------|--------------------|
| PROJECT # 19049 | SCALE @ A1 |
| DRAWN ATJUG | CHECKED JK |
| DATE 21/9/20 | DRAWING No. DA 783 |
| REV | AC |

[illegible]



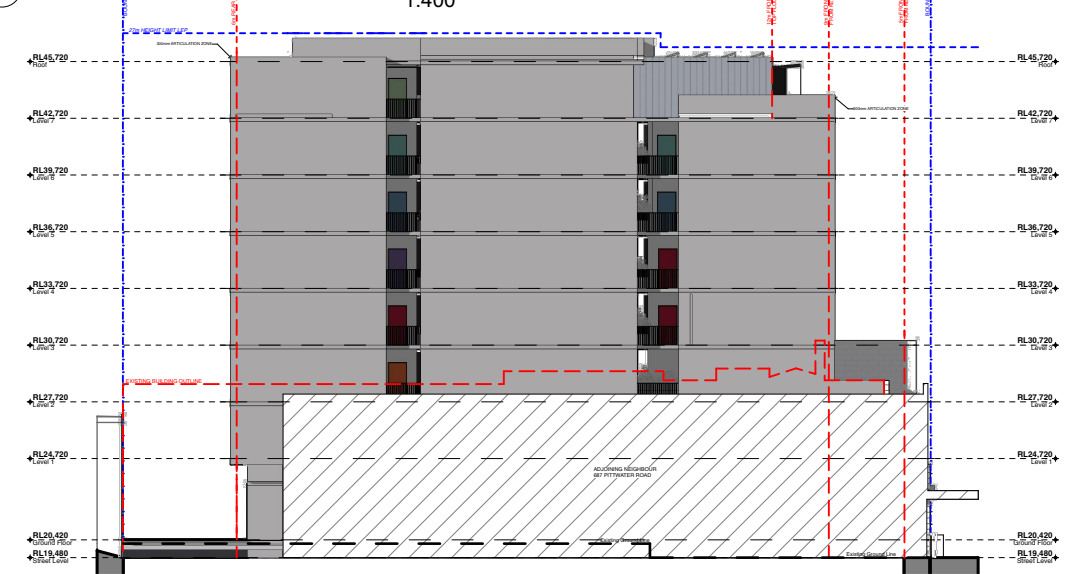
Notification_SE Elevation
1:400



Notification_E Elevation
1:400



Notification_SE Elevation
1:400



Notification_E Elevation
1:400

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| REVISION | DATE | ISSUE |
|----------|----------|---------------|
| A | 03/20 | ISSUED FOR DA |
| C | 21/02/20 | ISSUED FOR DA |



BAK architecture
SYDNEY NEWCASTLE BYRON BAY
7/7 Darling Ave. Suite 4
Newcastle NSW 2300
T +61 2 4908 5800 F +61 2 4908 5800
www.bak.com.au

PROJECT: Mixed Use Boarding House Development
ADDRESS: 691 Pittwater Road Dee Why NSW
CLIENT: Gannet Developments
DRAWING: Notification Plan 02

| | | | |
|-----------|----------|---------------|-------|
| PROJECT # | 19049 | SCALE @ A1 | 1:400 |
| DRAWN | ATJUS | CHECKED | JK |
| DATE | 21/02/20 | DRAWING No. | |
| NORTH | | | |
| | | DA 801 | |
| REV | | | C |

LEGEND & SCHEDULE

NOTES:
1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.
6. THE NATURE STRIP (STREET FRONTAGE) FOR THE SITE IS PUBLIC LAND, AND ONLY AUTHORIZED WORKS MAY OCCUR HERE. EXISTING CONDITIONS SUCH AS STREET TREES, COUNCIL PLANTING ETC SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS SPECIFIC APPROVAL HAS BEEN GRANTED FOR NEW WORK IN THIS AREA.

TREES

Botanical Name: *Acer palmatum 'Ariadne'*
Common Name: Japanese maple (Exotic)
Pot size: 75Lt
Mature H x S: 3m x 3m
Qty Required: 2

Botanical Name: *Cupaniopsis anacardioides*
Common Name: Tuckeroo (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 3-5m
Qty Required: 3

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 300mm
Mature H x S: 2.5m x 1.8m
Qty Required: 8

ACCENT PLANTS

Botanical Name: *Cordyline australis*
Common Name: Cabbage tree (Native)
Pot size: 45L
Mature H x S: 1.5-2.5m x 1-2.5m
Qty Required: 1

Botanical Name: *Strelitzia nicotai*
Common Name: Giant Bird of Paradise (Exotic)
Pot size: 300mm
Mature H x S: 6m x 4.5m
Qty Required: 2

Botanical Name: *Zamia furfuracea*
Common Name: Cardboard Palm (Exotic)
Pot size: 300mm
Mature H x S: 1m x 1.25m
Qty Required: 6

Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 4

GRASSES / GROUNDCOVERS

Botanical Name: *Trachelospermum Jasminoides*
Common Name: Star Jasmine (Exotic)
Pot size: 140mm
Mature H x S: 0.3m x 0.6m
Qty Required: 5m2 (4.7m2 total)

Native Grass Groundcover Mix:
Lomandra longifolia 'Tanika'
Themeda triandra
Dianella revoluta 'Revelation'
Poa labillardieri
Pot size: 140mm
Mature H x S: < .8m
Qty Required: 4m2 (22.9m2 total)

Low Groundcover Mix:
Hardenbergia 'Meema'
Hibertia scandens
Myoporum 'Yareena'
Pot size: 140mm
Mature H x S: < .8m
Qty Required: 4m2 (14.3m2 total)

OTHER LANDSCAPE ITEMS

- Turf - refer detail
- Timber seating fixed on retaining wall - refer detail
- Retaining / raised planter wall - refer detail
- 1.8m Gate and fence - colour and style to be nom. by client
- Safety balustrade
- Communal space feature paving- style & color to be nom. by client
- Proprietary item to be nom. by client



Acer palmatum 'Ariadne'



Cupaniopsis anacardioides



Alcantarea imperialis 'Rubra'



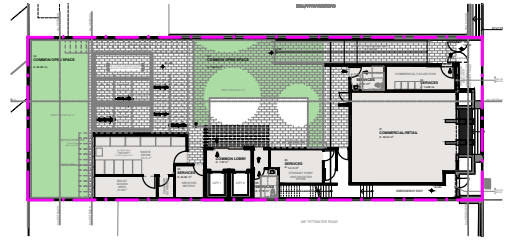
Zamia furfuracea

DEEP SOIL CALCULATIONS

SITE AREA: 650.0m²

PROPOSED DEEP SOIL AREA: 147.11m² (22.63%)

LANDSCAPE AREA INCLUDE IN CALCULATION:



LANDSCAPE PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction. Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

This plan has been prepared for Development Application approval only, not for construction.

This plan has been prepared with reference to **Northern Beaches Councils** Landscaping Guidelines & requirements. Planting proposed using mainly indigenous, commercially available plant species selected from local planting lists and the BASIX local plant list and from Sydney Waters "Plant Selector"web site one-drip rated native plants (**acceptable for Basix planting**).

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**

General Notes:

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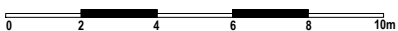


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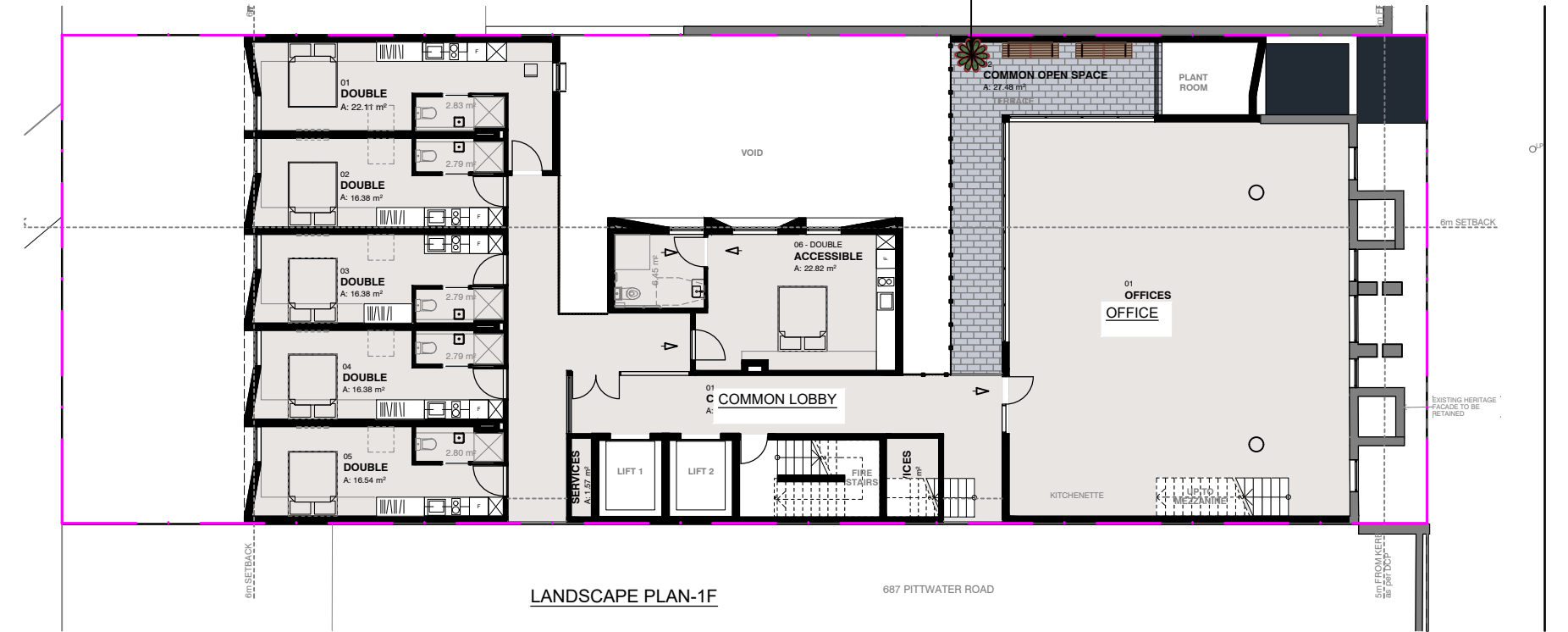
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Bar Scale



Stormwater detention tank & pits refer to engineer's detail



Planting in deep soil to include:
- 3 C. *anacardioides*
- 8 S. *'Cascade'*
- 2 S. *nicolai*
- 6 Z. *furfuracea*
- 14.3m2 Low Groundcover Mix

Planting in deep soil to include:
- 1 A. *'Ariadne'*
- 1 C. *australis*
- 3 A. *'Rubra'*
- 15.1m2 Native Grass Groundcover Mix
Wire mesh attached to wall with planting in the garden bed:
- 4.7m2 T. *Jasminoides*

Planting in deep soil to include:
- 1 A. *'Ariadne'*
- 1 A. *'Rubra'*
- 7.8m2 Native Grass Groundcover Mix

Feature plant in pot to include:
- 1 A. *'Rubra'*

LEGEND & SCHEDULE

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SHRUBS AND HEDGES

Botanical Name: *Metrosideros 'Fiji Fire'*
Common Name: NZ Christmas Bush (Exotic)
Pot size: 300mm
Mature H x S: 2m x 1.8m
Qty Required: 17

Botanical Name: *Banksia ericifolia 'Little Eric'*
Common Name: Heath Banksia (Native)
Pot size: 300mm
Mature H x S: 1.4m x 1.4m
Qty Required: 15

ACCENT PLANTS

Botanical Name: *Cordyline australis*
Common Name: Cabbage tree (Native)
Pot size: 35L
Mature H x S: 1.5-2.5m x 1-2.5m
Qty Required: 5

Botanical Name: *Strelitzia nicolai*
Common Name: Giant Bird of Paradise (Exotic)
Pot size: 300mm
Mature H x S: 6m x 4.5m
Qty Required: 4

Botanical Name: *Zamia furfuracea*
Common Name: Cardboard Palm (Exotic)
Pot size: 200mm
Mature H x S: 1m x 1.25m
Qty Required: 2

Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 5

Botanical Name: *Alpinia caerulea 'Red Back'*
Common Name: Red Back Native Ginger (Exotic)
Pot size: 300mm
Mature H x S: 1m x 0.8m
Qty Required: 4

Botanical Name: *Liriope muscari 'Evergreen Giant'*
Common Name: Giant Lily Turf (Exotic)
Pot size: 150mm
Mature H x S: 0.7m x 0.65m
Qty Required: 10

- OTHER LANDSCAPE ITEMS**
- Retaining / raised planter wall - refer detail
 - 1.8m Gate and fence - colour and style to be nom. by client
 - Communal space feature paving- style & color to be nom. by client

LANDSCAPE PLAN NOTES

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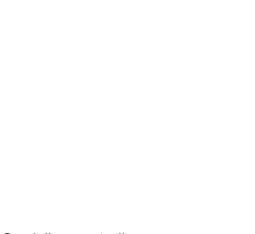
D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate. **Permeable areas may be indicated to achieve site coverage restrictions & should be constructed as drawn on this plan.**



Metrosideros 'Fiji Fire'



Banksia ericifolia 'Little Eric'



Cordyline australis



Strelitzia nicolai



Alcantarea imperialis 'Rubra'



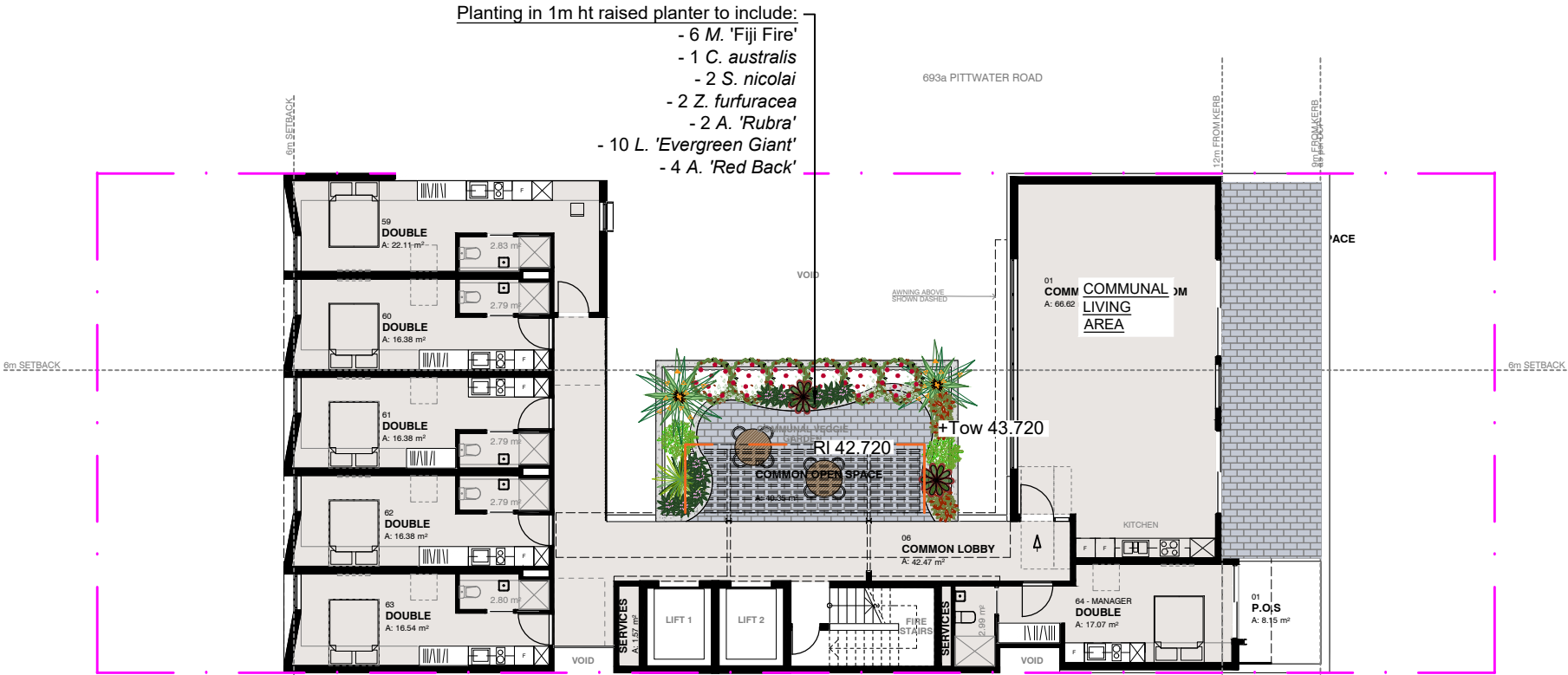
Zamia furfuracea



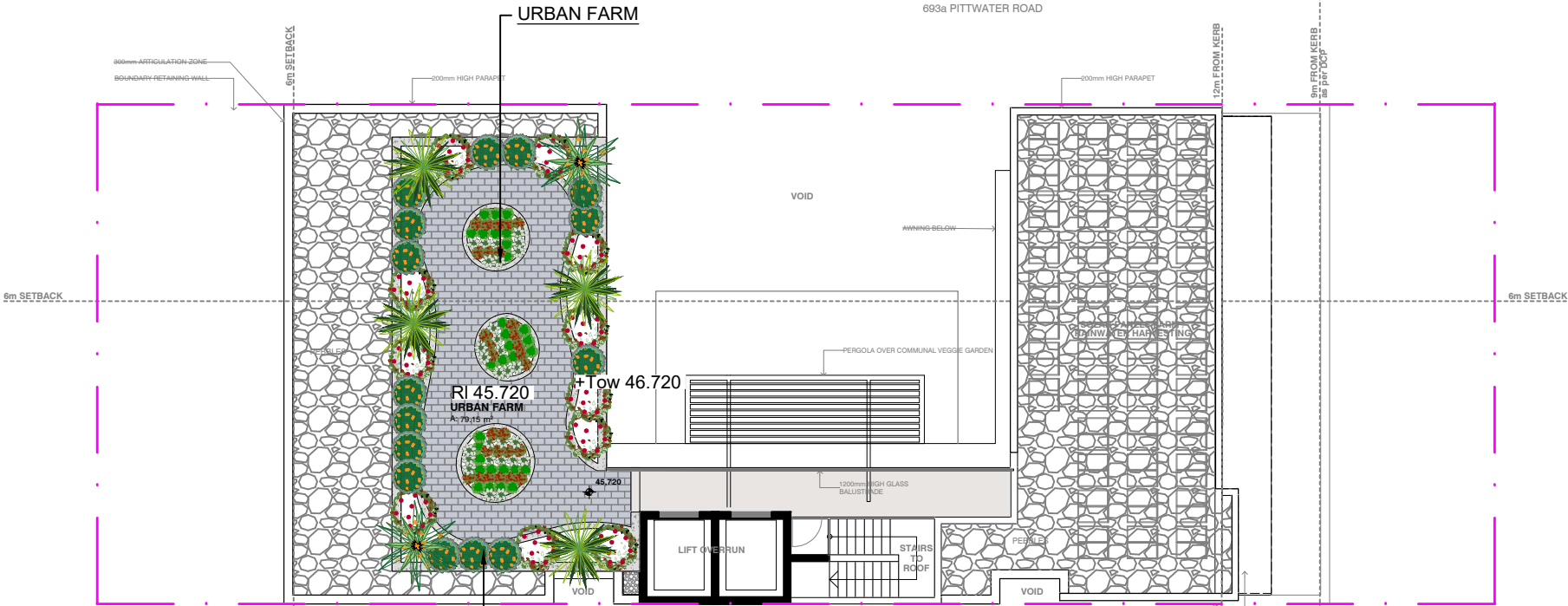
Alpinia caerulea 'Red Back'



Liriope muscari 'Evergreen Giant'



LANDSCAPE PLAN-7F



LANDSCAPE PLAN-ROOF

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Bar Scale



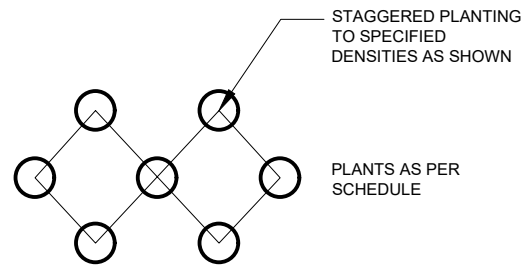
| REV | DATE | NOTATION/AMENDMENT |
|-----|----------|---------------------------------------|
| A | 06.02.20 | Preliminary plan prepared for review |
| B | 13.02.20 | Coordinate with architectural updates |
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|----------------|---------------------|
| COUNCIL | Northern Beaches |
| CLIENT | GANNET DEVELOPMENTS |
| ARCHITECT | BJA ARCHITECTURE |
| STATUS / ISSUE | DA - ISSUE B |

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Landscape Architects

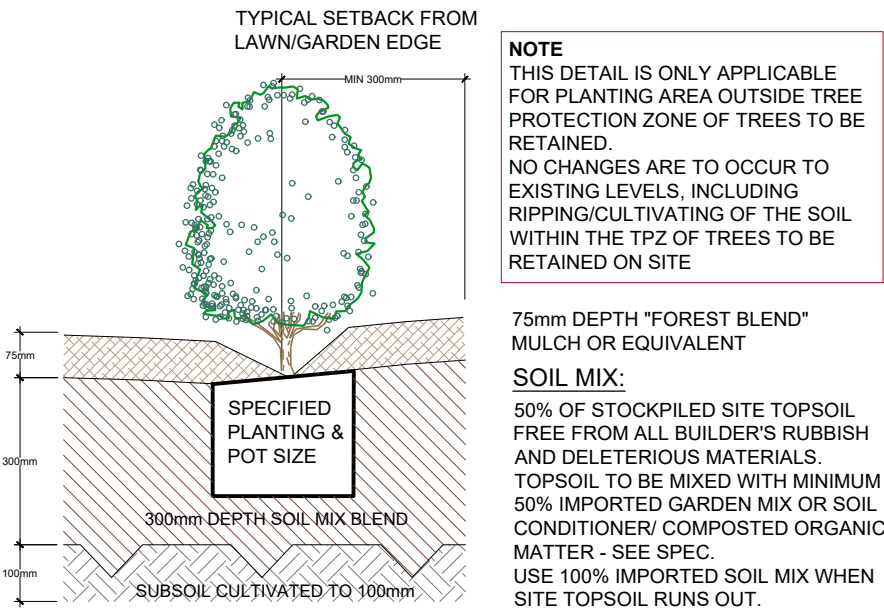
Conzept Landscape Architects Suite 101, 506 Miller St CAMMERAY NSW 2062
www.conzept.net.au Phone: 9922 5312 enquiries@conzept.net.au Fax: 8209 4982 Mob: 0413 861 351

| | | | |
|--------|----------------|----------|-------------------|
| TITLE: | LANDSCAPE PLAN | DWG.No: | LPDA 20 - 152 / 2 |
| SCALE: | 1:200 @ A3 | DATE: | FEB 2020 |
| DRAWN: | R.H/K.Z | CHECKED: | R.F |



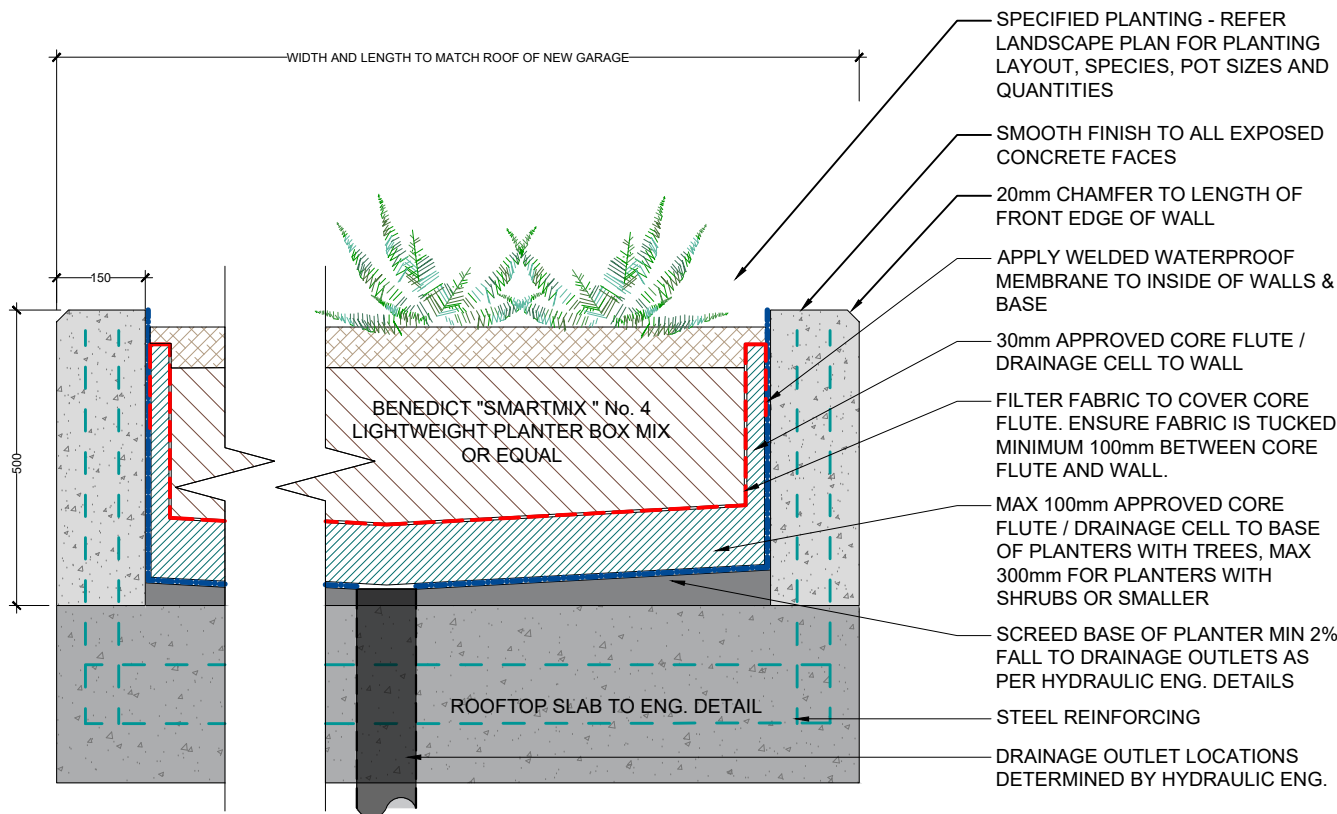
MASS PLANTING SETOUT

N.T.S



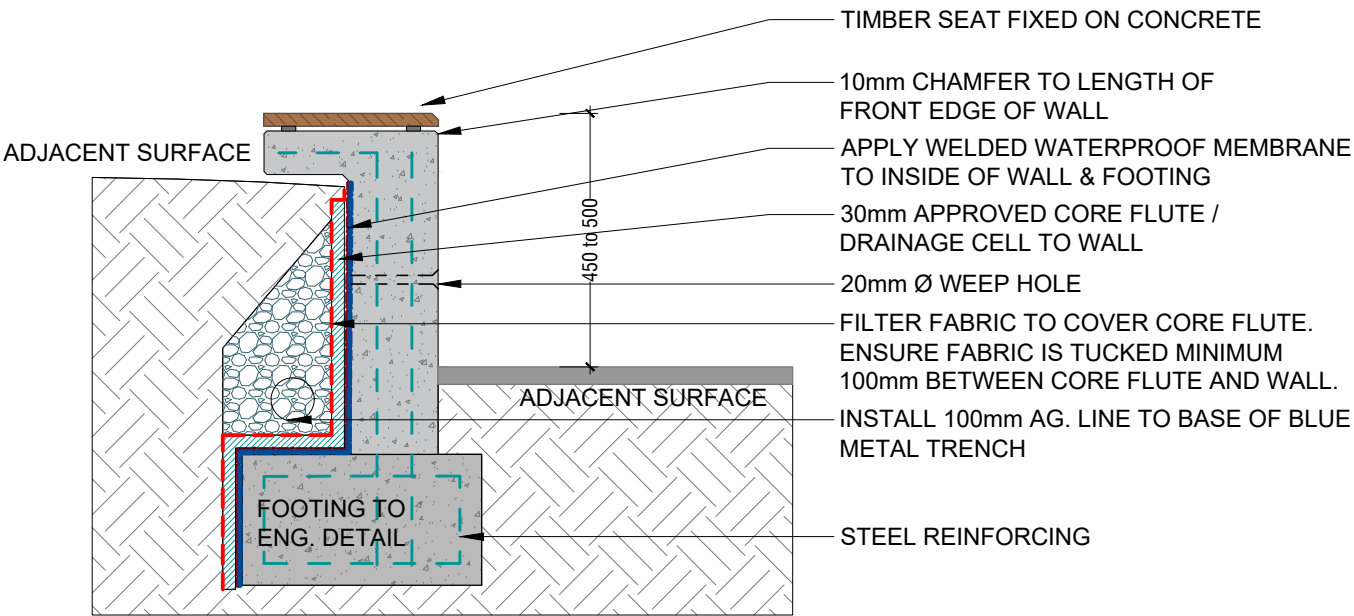
TYPICAL GARDEN PREPARATION DETAIL

SCALE 1:10



SECTION: VEGE GARDEN ON SLAB DETAIL

SCALE 1:10



TYPICAL IN SITU RETAINING WALL WITH SEAT

SCALE 1:20

General Notes:

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| REV | DATE | NOTATION/AMENDMENT |
|-----|----------|--------------------------------------|
| A | 06.02.20 | Preliminary plan prepared for review |
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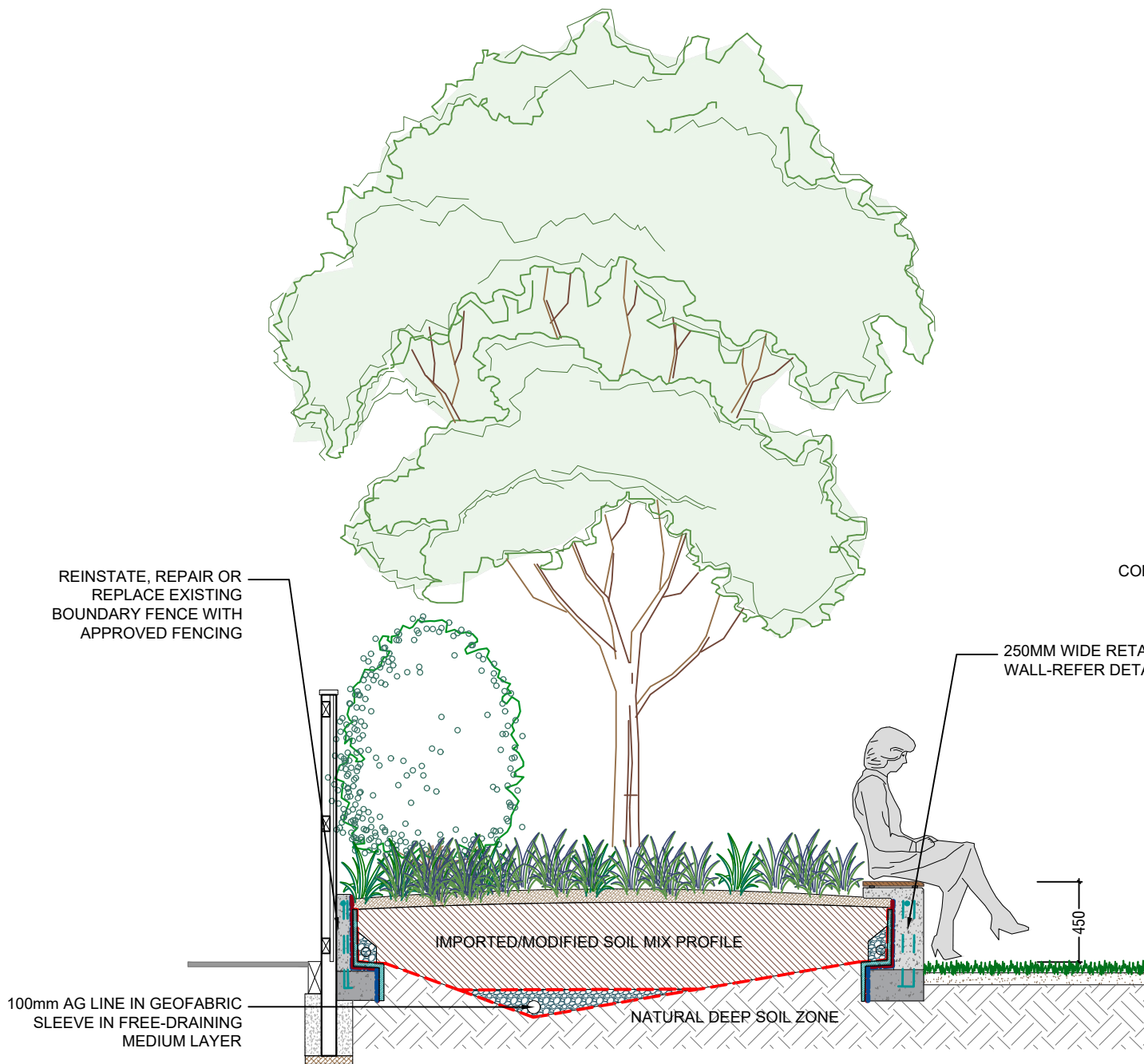
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|----------------|---------------------|
| COUNCIL | Northern Beaches |
| CLIENT | GANNET DEVELOPMENTS |
| ARCHITECT | BJA ARCHITECTURE |
| STATUS / ISSUE | DA - ISSUE A |

Conzept Landscape Architects

Suite 101, 506 Miller St
CAMMERAY NSW 2062

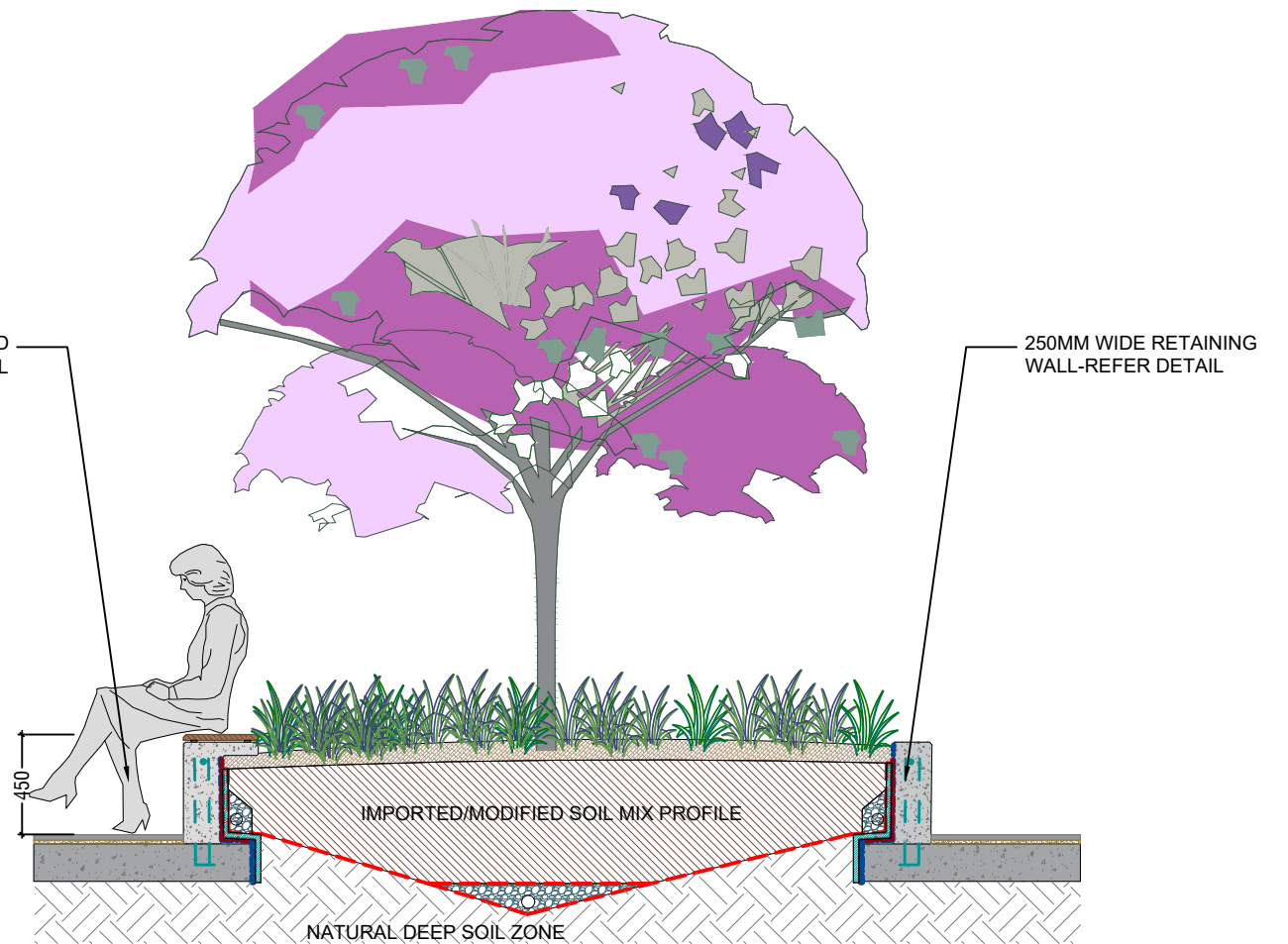
Phone: 9922 5312
Fax: 8209 4982
enquiries@concept.net.au Mob: 0413 861 351

| | | | |
|--------|--------------------------------|----------|-------------------|
| TITLE: | DETAILS | DWG No: | LPDA 20 - 152 / 3 |
| | PROPOSED APARTMENT DEVELOPMENT | SCALE: | AS SHOWN @ A3 |
| | 691 PITTWATER ROAD | DATE: | FEB 2020 |
| | DEE WHY | DRAWN: | R.H/K.Z |
| | | CHECKED: | R.F |



SECTION A-A

SCALE 1:20



SECTION B-B

SCALE 1:20

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| REV | DATE | NOTATION/AMENDMENT |
|-----|----------|---------------------------------------|
| A | 06.02.20 | Preliminary plan prepared for review |
| B | 13.02.20 | Coordinate with architectural updates |
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|----------------|---------------------|
| COUNCIL | Northern Beaches |
| CLIENT | GANNET DEVELOPMENTS |
| ARCHITECT | BKA ARCHITECTURE |
| STATUS / ISSUE | DA - ISSUE B |



Conzept
Landscape Architects

Conzept
Landscape Architects
www.conzept.net.au
enquiries@conzept.net.au

Suite 101, 506 Miller St
CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8209 4982
Mob: 0413 861 351

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| TITLE: | SECTIONS | DWG No: | LPDA 20 - 152 / 4 |
| | PROPOSED APARTMENT DEVELOPMENT | SCALE: | AS SHOWN @ A3 |
| | 691 PITTWATER ROAD DEE WHY | DATE: | FEB 2020 |
| DRAWN: | R.H/K.Z | CHECKED: | R.F |

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with AS 4970-2009 Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health. Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

- Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
 - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
 - Earth banks to prevent scour of stockpiles
 - Sandbag kerb sediment traps
 - Straw bale & geotextile sediment filter.
 - Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to 'Guidelines for Erosion and Sediment Control on Building Sites' by DLWC (2000) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix complies with **AS 4454-2012 Composts, soil conditioners and mulches**. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported soil. All mixes are to comply with **AS4419-2003 Soils for Landscaping and garden use**, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

a) Testing

All testing is to be conducted in accordance with AS4419-2003 Soils for Landscaping and garden use Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the Sydney Environmental & Soil Laboratory or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.

- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
 - Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm
 - Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
 - Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.
- Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with **AS 2303:2019 Tree stock for landscape use**. Certification that trees have been grown to AS2303:2018 guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure
Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to AS2303:2019.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be soft leaf Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Nature Strip and public domain works

The nature strip (street frontage) for the site is public land, and only authorized works may occur here. Existing Conditions such as street trees, council planting etc shall be retained and protected during construction, unless specific approval has been granted for new work in this area. Where council policy specifies a particular unit paver, material finish, pattern or treatment, it shall be the contractors responsibility to check and verify that this material & treatment is correct and current prior to undertaking construction works'

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers

specification.

- Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be brought to the attention of the Landscape Architect. Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands on 1300 886 235.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

This is a general Irrigation Performance Specification only, as a guide for projects requiring irrigation systems as part of consent requirements or building contractual arrangements. An automated irrigation system is recommended for the effective establishment of new gardens, and to assist with the success of planting areas on terraces, over slabs and in Communal Open Spaces. The inclusion of this general specification is no guarantee that an irrigation system forms part of the landscape scope of works, which will be determined by the building contract.

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Gas and Electricity (Consumer Safety) Act 2017, Workplace Health & Safety Act 2011, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water. The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Northern Beaches Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

- Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
 - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
 - All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

CONSOLIDATION AND MAINTENANCE




6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolon or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

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