

SHEET LIST - S4.55			
DWG NO.	DWG NAME	REV	DATE
DA-0101	BASEMENT 1 PLAN	E	06.03.24
DA-0102	GROUND FLOOR PLAN	E	06.03.24
DA-0103	LEVEL 1 PLAN	B	04.10.23
DA-0104	LEVEL 2 PLAN	B	04.10.23
DA-0106	ROOF PLAN	B	04.10.23
DA-0200	NORTH ELEVATION	B	04.10.23
DA-0201	SOUTH ELEVATION	D	06.03.24
DA-0202	EAST ELEVATION	D	06.03.24
DA-0203	WEST ELEVATION	B	04.10.23
DA-0300	SECTION AA	E	06.03.24
DA-0301	SECTION BB	C	12.12.23

SCHEDULE OF CHANGES

1. REMOVAL OF BASEMENT 2 LEVEL. BASEMENT 1 IS NOW THE ONLY BASEMENT PARKING LEVEL ON SITE
2. RESIDENTIAL STORAGE RELOCATED TO BASEMENT 1
3. ADDITION OF CARETAKER STORE ROOM & WC
4. ADDITIONAL PARKING ADDED TO BASEMENT 1 (SIMILAR LAYOUT TO THE PREVIOUS BASEMENT 2 LAYOUT) INCLUDING STACKERS TO INCREASE SPACES
5. FIRESTAIRS (FS2) RECONFIGURED
6. RETAIL ACCESSIBLE SPACE AS PER TRAFFIC ENGINEER REQ
7. RELOCATE BIKE RACKS



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PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW


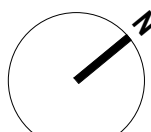

PROCEEDINGS NO: 2023/268177

DATED: 18 April 2024

LEGEND

- AREAS OF CHANGE FOR S4.55
- S4.55 CHANGES
- DA APPROVED DESIGN TO BE LEFT AS IS
(SHOWN AS BLACK AND WHITE)

SECTION 4.55 MODIFICATION

Original Design & DA prepared by: <div> BENSON McCORMACK ARCHITECTURE</div> <div>DA number: DA2020/1351 Date of Determination: 10.11.2021</div> <div>This drawing is copyright of ARTIVA ARCHITECTS</div> <div>All work is to be in accordance with the NCC, relevant SAA Codes, Conditions of Council and other relevant Authorities requirements. DO NOT scale drawings and always refer to dimensions. Check all dimensions on site before commencing work. Always refer all discrepancies and enquiries to the Architect.</div>			Issue	Description	By	Date	 <div>PO Box 750, Wahroonga NSW 2076</div> <div>t: (02) 9460 0782 f: (02) 9460 1106</div> <div>architecture interiors urban design project management</div> <div>info@artiva.com.au abn 27 092 187 687</div>	Project SHOPTOP HOUSING 1 BILAMBEE AVE, BILGOLA PLATEAU Client DREAM BUILD	Drawing Title BASEMENT 1 PLAN Drawn by: NW/RK Check by: WC Scale 1 : 200@A3 Drawing No DA-0101 Issue E
			B C D E	FOR SECTION 4.55 REVISED PLANS FOR COMMENT REVISED PLANS FOR COMMENT REVISED PLANS FOR SECTION 4.55	NW NW NW NW	04.10.23 12.12.23 21.02.24 06.03.24			

SHEET LIST - S4.55			
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DA-0101	BASEMENT 1 PLAN	E	06.03.24
DA-0102	GROUND FLOOR PLAN	E	06.03.24
DA-0103	LEVEL 1 PLAN	B	04.10.23
DA-0104	LEVEL 2 PLAN	B	04.10.23
DA-0106	ROOF PLAN	B	04.10.23
DA-0200	NORTH ELEVATION	B	04.10.23
DA-0201	SOUTH ELEVATION	D	06.03.24
DA-0202	EAST ELEVATION	D	06.03.24
DA-0203	WEST ELEVATION	B	04.10.23
DA-0300	SECTION AA	E	06.03.24
DA-0301	SECTION BB	C	12.12.23

SCHEDULE OF CHANGES

- RETAIL AREA REDUCED
- 1 RETAIL AND 3 VISITOR ON STREET PARKING SPACES
- MECHANICAL AND ELECTRICAL SERVICE ROOMS RELOCATED TO THE GROUND FLOOR. DIESEL PUMP ROOM, SWITCH ROOM, PLANT ROOM.
- SUBSTATION AND WASTE ROOMS RECONFIGURED TO ALLOW FOR FIRE STAIR LAYOUT CHANGE (FS2)
- COMMON AREAS EXTENDED TO REDUCE RETAIL AREA
- COVERED COLONNADE TO REDUCE INTERNAL RETAIL AREA



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

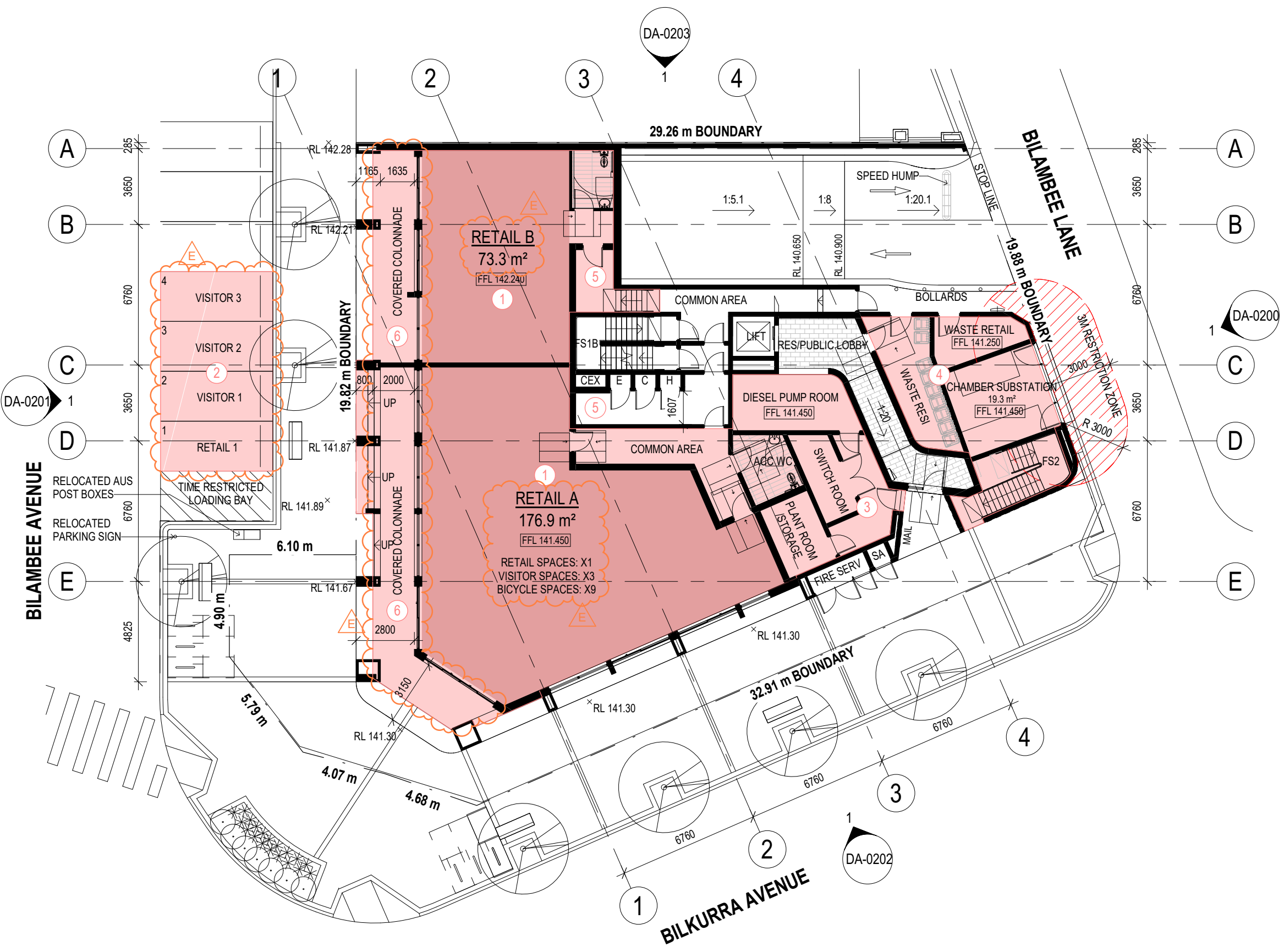
PROCEEDINGS NO: 2023/268177

DATED: 18 April 2024

LEGEND

- AREAS OF CHANGE FOR S4.55
- S4.55 CHANGES
- DA APPROVED DESIGN TO BE LEFT AS IS (SHOWN AS BLACK AND WHITE)

SECTION 4.55 MODIFICATION



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SHEET LIST - S4.55			
DWG NO.	DWG NAME	REV	DATE
DA-0101	BASEMENT 1 PLAN	E	06.03.24
DA-0102	GROUND FLOOR PLAN	E	06.03.24
DA-0103	LEVEL 1 PLAN	B	04.10.23
DA-0104	LEVEL 2 PLAN	B	04.10.23
DA-0106	ROOF PLAN	B	04.10.23
DA-0200	NORTH ELEVATION	B	04.10.23
DA-0201	SOUTH ELEVATION	D	06.03.24
DA-0202	EAST ELEVATION	D	06.03.24
DA-0203	WEST ELEVATION	B	04.10.23
DA-0300	SECTION AA	E	06.03.24
DA-0301	SECTION BB	C	12.12.23

SCHEDULE OF CHANGES

- UNIT 2 BALCONY EXTERNAL WALL FOR SETBACK TO ALLOW FOR PROTECTION FROM SUBSTATION. EXTERNAL WALL WITHIN SUBSTATION 3M RESTRICTION ZONE TO BE SOLID (NO GAPS) AND FRL 180/180/180 TO SCREEN D108
- UNIT 2 BALCONY BALUSTRADE WITHIN SUBSTATION 3M RESTRICTION ZONE CHANGED TO BE SOLID AND FRL 180/180/180
- UNIT 105 LAUNDRY MADE LARGER AS A REQUEST FROM JOINER. MASTER ENSUITE & WIR REWORKED TO ALLOW FOR THE CHANGE.
- MINOR KITCHEN JOINERY CHANGES AS A REQUEST FROM JOINER. ISLAND BENCH SHAPE CHANGED.



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PLANS APPROVED BY THE LAND AND
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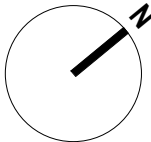

PROCEEDINGS NO: 2023/268177

DATED: 18 April 2024

LEGEND

- AREAS OF CHANGE FOR S4.55
- S4.55 CHANGES
- DA APPROVED DESIGN TO BE LEFT AS IS
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SECTION 4.55 MODIFICATION

Original Design & DA prepared by:  BENSON McCORMACK ARCHITECTURE DA number: DA2020/1351 Date of Determination: 10.11.2021 This drawing is copyright of ARTIVA ARCHITECTS All work is to be in accordance with the NCC, relevant SAA Codes, Conditions of Council and other relevant Authorities requirements. DO NOT scale drawings and always refer to demensions. Check all dimensions on site before commencing work. Always refer all discrepancies and enquiries to the Architect.		Issue	Description	By	Date	 PO Box 750, Wahroonga NSW 2076 t: (02) 9460 0782 f: (02) 9460 1106	Project SHOPTOP HOUSING 1 BILAMBEE AVE, BILGOLA PLATEAU Proj No. 2146	Client DREAM BUILD	Drawing Title LEVEL 1 PLAN	
		A B	FOR SECTION 4.55 FOR SECTION 4.55	NW NW	18.07.23 04.10.23				Drawn by: NW Check by: WC Drawing No DA-0103	Scale 1 : 200@A3 Issue B

SHEET LIST - S4.55			
DWG NO.	DWG NAME	REV	DATE
DA-0101	BASEMENT 1 PLAN	E	06.03.24
DA-0102	GROUND FLOOR PLAN	E	06.03.24
DA-0103	LEVEL 1 PLAN	B	04.10.23
DA-0104	LEVEL 2 PLAN	B	04.10.23
DA-0106	ROOF PLAN	B	04.10.23
DA-0200	NORTH ELEVATION	B	04.10.23
DA-0201	SOUTH ELEVATION	D	06.03.24
DA-0202	EAST ELEVATION	D	06.03.24
DA-0203	WEST ELEVATION	B	04.10.23
DA-0300	SECTION AA	E	06.03.24
DA-0301	SECTION BB	C	12.12.23

SCHEDULE OF CHANGES

1. CHANGES MADE TO LOBBY AREA TO ALLOW FOR ACCESS TO THE SERVICE RISERS AS REQUEST BY THE MECHANICAL ENGINEER. UNIT 202 ENTRY, LAUNDRY AND BEDROOM REWORKED TO ALLOW FOR THE CHANGE.
2. MINOR KITCHEN JOINERY CHANGES AS A REQUEST FROM JOINER. ISLAND BENCH SHAPE CHANGED.
3. UNIT 201 MAIN BATHROOM MADE LARGER TO ACCOMMODATE A BATHTUB. BEDROOM DOOR RELOCATED TO ALLOW FOR CHANGE.



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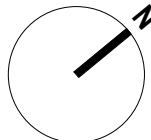

PROCEEDINGS NO: 2023/268177

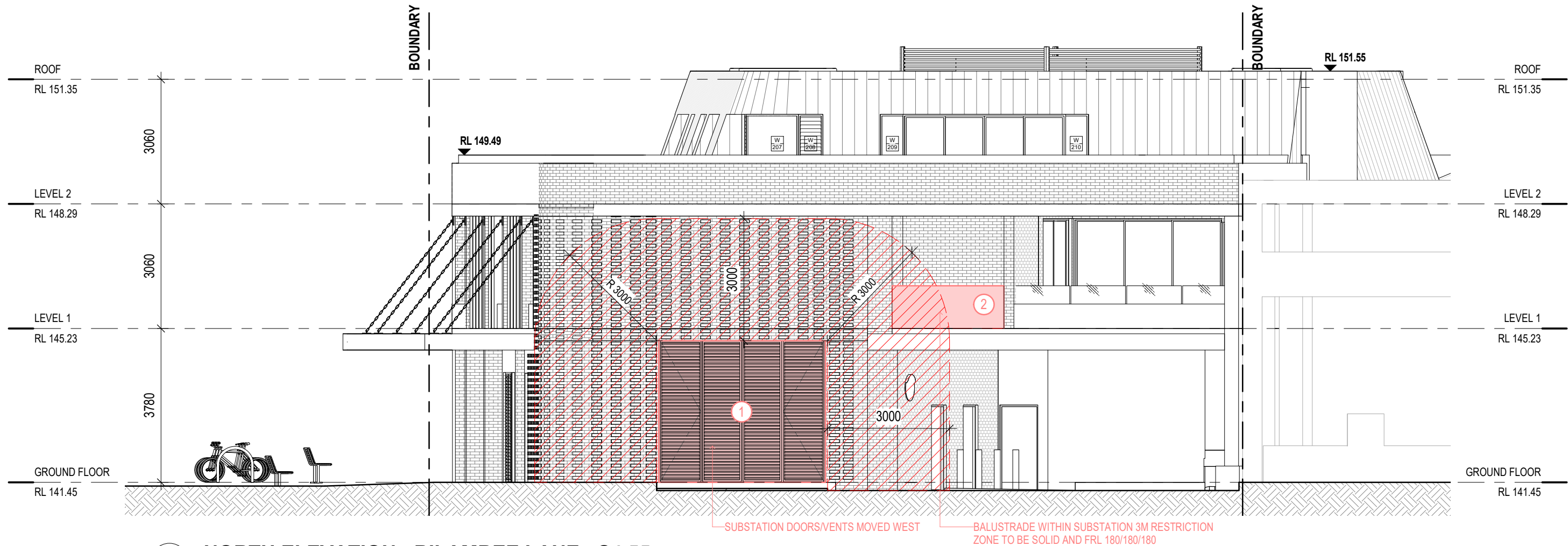
DATED: 18 April 2024

LEGEND

- AREAS OF CHANGE FOR S4.55
- S4.55 CHANGES
- DA APPROVED DESIGN TO BE LEFT AS IS (SHOWN AS BLACK AND WHITE)

SECTION 4.55 MODIFICATION

<div>Original Design & DA prepared by:</div> <div> BENSON McCORMACK ARCHITECTURE</div> <div>DA number: DA2020/1351 Date of Determination: 10.11.2021</div> <div>This drawing is copyright of ARTIVA ARCHITECTS</div> <div>All work is to be in accordance with the NCC, relevant SAA Codes, Conditions of Council and other relevant Authorities requirements. DO NOT scale drawings and always refer to demensions. Check all dimensions on site before commencing work. Always refer all discrepancies and enquiries to the Architect.</div>		<div>Issue</div> <div>A B</div>	<div>Description</div> <div>FOR SECTION 4.55 FOR SECTION 4.55</div>	<div>By</div> <div>NW NW</div>	<div>Date</div> <div>18.07.23 04.10.23</div>	<div></div> <div>PO Box 750, Wahroonga NSW 2076</div> <div>t: (02) 9460 0782 f: (02) 9460 1106</div> <div>architecture interiors urban design project management</div> <div>info@artiva.com.au abn 27 092 187 687</div>	<div>Project</div> <div>SHOPTOP HOUSING</div> <div>1 BILAMBEE AVE, BILGOLA PLATEAU</div> <div>Client DREAM BUILD</div>	<div>Drawing Title</div> <div>LEVEL 2 PLAN</div> <div>Drawn by: NW Check by: WC</div> <div>Scale 1 : 200@A3</div>
				<div>Proj No.</div> <div>2146</div>	<div>Drawing No</div> <div>DA-0104</div>	<div>Issue</div> <div>B</div>		



1 NORTH ELEVATION - BILAMBREE LANE - S4.55
1 : 100

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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/268177




DATED: 18 April 2024

SHEET LIST - S4.55			
DWG NO.	DWG NAME	REV	DATE
DA-0101	BASEMENT 1 PLAN	E	06.03.24
DA-0102	GROUND FLOOR PLAN	E	06.03.24
DA-0103	LEVEL 1 PLAN	B	04.10.23
DA-0104	LEVEL 2 PLAN	B	04.10.23
DA-0106	ROOF PLAN	B	04.10.23
DA-0200	NORTH ELEVATION	B	04.10.23
DA-0201	SOUTH ELEVATION	D	06.03.24
DA-0202	EAST ELEVATION	D	06.03.24
DA-0203	WEST ELEVATION	B	04.10.23
DA-0300	SECTION AA	E	06.03.24
DA-0301	SECTION BB	C	12.12.23



SCHEDULE OF CHANGES

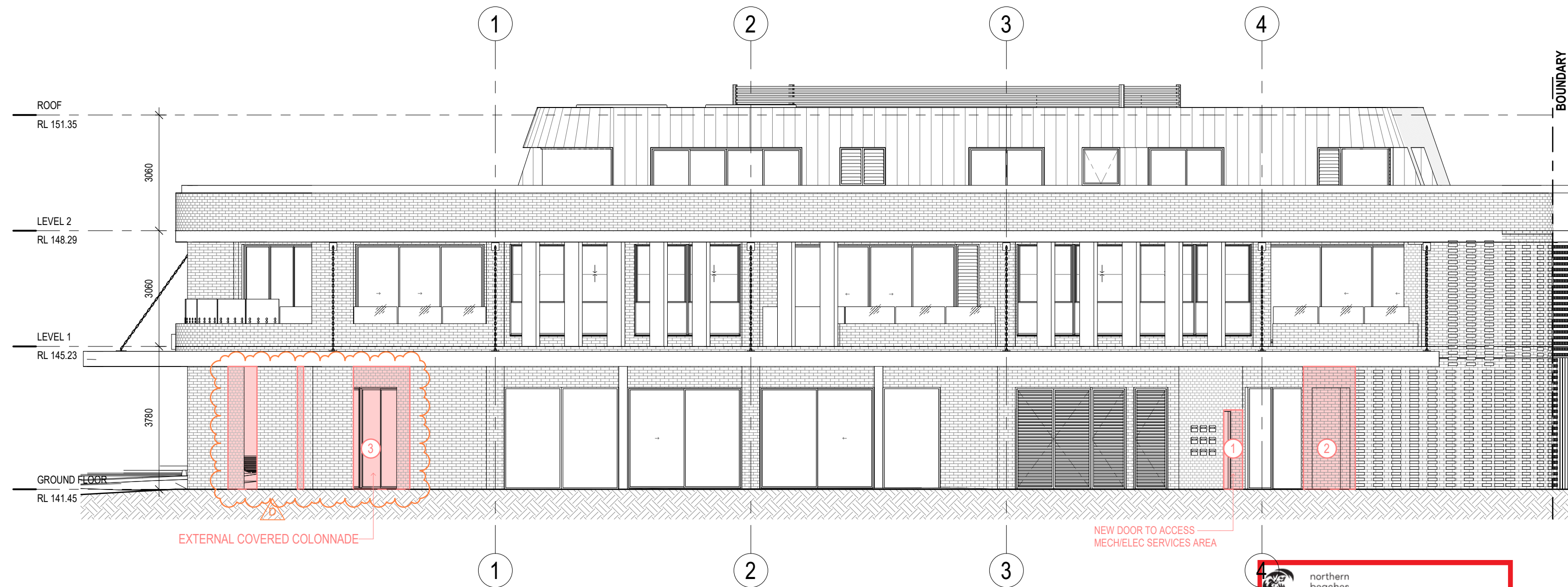
1. SUBSTATION MOVED WEST TO ALLOW FOR FIRE STAIR CHANGES
2. UNIT 2 BALCONY BALUSTRADE WITHIN SUBSTATION 3M RESTRICTION ZONE CHANGED TO BE SOLID AND FRL 180/180/180

LEGEND

-  AREAS OF CHANGE FOR S4.55
-  S4.55 CHANGES
-  DA APPROVED DESIGN TO BE LEFT AS IS (SHOWN AS BLACK AND WHITE)

SECTION 4.55 MODIFICATION

Original Design & DA prepared by:  BENSON McCORMACK ARCHITECTURE DA number: DA2020/1351 Date of Determination: 10.11.2021 This drawing is copyright of ARTIVA ARCHITECTS All work is to be in accordance with the NCC, relevant SAA Codes, Conditions of Council and other relevant Authorities requirements. DO NOT scale drawings and always refer to dimensions. Check all dimensions on site before commencing work. Always refer all discrepancies and enquiries to the Architect.		Issue A FOR SECTION 4.55 B FOR SECTION 4.55	Description	By NW NW	Date 18.07.23 04.10.23	 ARTIVA architects PO Box 750, Wahroonga NSW 2076 t: (02) 9460 0782 f: (02) 9460 1106 architecture interiors urban design project management info@artiva.com.au abn 27 092 187 687	Project SHOPTOP HOUSING 1 BILAMBREE AVE, BILGOLA PLATEAU Proj No. 2146 Client DREAM BUILD	Drawing Title NORTH ELEVATION Drawn by: NW Check by: WC Scale 1 : 100@A3 Drawing No DA-0200 Issue B
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1 **EAST ELEVATION - BILKURRA AVE - S4.55**
1 : 100

SHEET LIST - S4.55			
DWG NO.	DWG NAME	REV	DATE
DA-0101	BASEMENT 1 PLAN	E	06.03.24
DA-0102	GROUND FLOOR PLAN	E	06.03.24
DA-0103	LEVEL 1 PLAN	B	04.10.23
DA-0104	LEVEL 2 PLAN	B	04.10.23
DA-0106	ROOF PLAN	B	04.10.23
DA-0200	NORTH ELEVATION	B	04.10.23
DA-0201	SOUTH ELEVATION	D	06.03.24
DA-0202	EAST ELEVATION	D	06.03.24
DA-0203	WEST ELEVATION	B	04.10.23
DA-0300	SECTION AA	E	06.03.24
DA-0301	SECTION BB	C	12.12.23

SCHEDULE OF CHANGES

1. NEW DOOR TO MECHANICAL AND ELECTRICAL SERVICE ROOMS RELOCATED TO THE GROUND FLOOR.

2. AMENDED FIRE STAIR (FS2) LAYOUT AND NEW EXIT FROM FIRE EXIT

3. EXTERNAL WALLS PUSHED BACK TO CREATE A COVERED COLONNADE SPACE IN FRONT OF RETAIL AREAS



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**PLANS APPROVED BY THE LAND AND
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PROCEEDINGS NO: 2023/268177

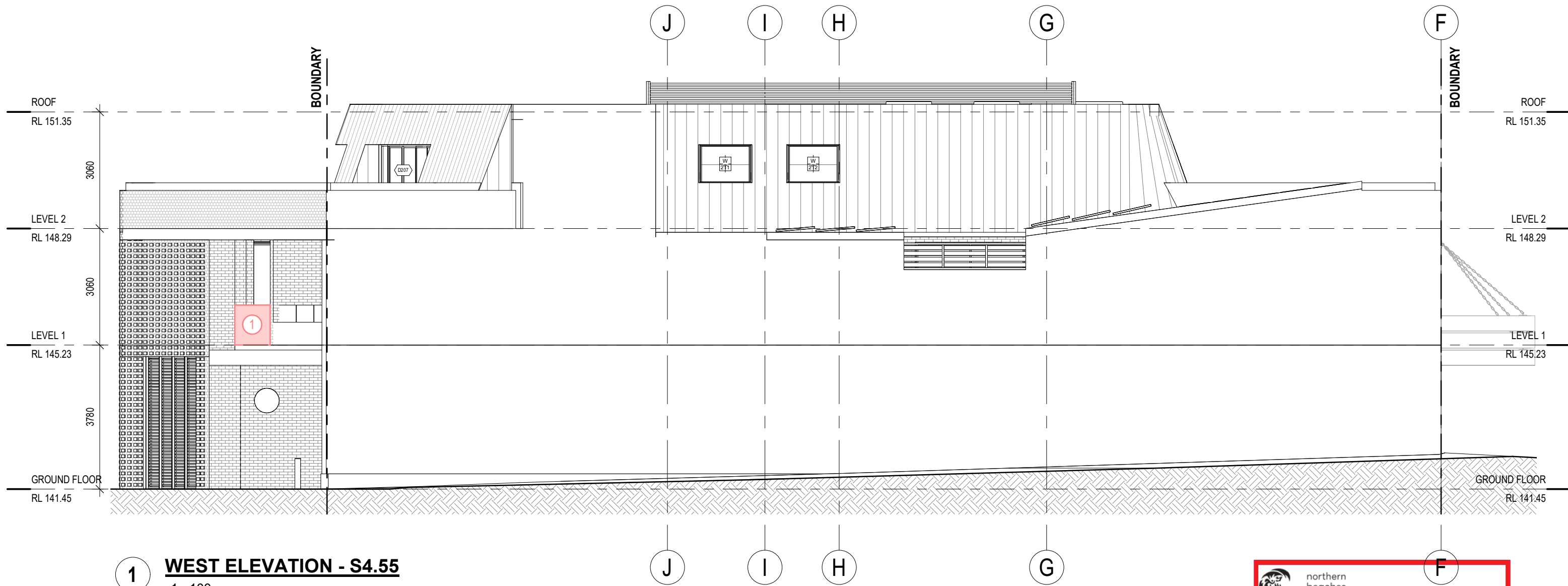
DATED: 18 April 2024

LEGEND

- AREAS OF CHANGE FOR S4.55
- S4.55 CHANGES
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SECTION 4.55 MODIFICATION

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DA-0103	LEVEL 1 PLAN	B	04.10.23
DA-0104	LEVEL 2 PLAN	B	04.10.23
DA-0106	ROOF PLAN	B	04.10.23
DA-0200	NORTH ELEVATION	B	04.10.23
DA-0201	SOUTH ELEVATION	D	06.03.24
DA-0202	EAST ELEVATION	D	06.03.24
DA-0203	WEST ELEVATION	B	04.10.23
DA-0300	SECTION AA	E	06.03.24
DA-0301	SECTION BB	C	12.12.23

SCHEDULE OF CHANGES

1. UNIT 2 BALCONY BALUSTRADE WITHIN SUBSTATION
3M RESTRICTION ZONE CHANGED TO BE SOLID AND
FRL 180/180/180

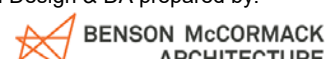

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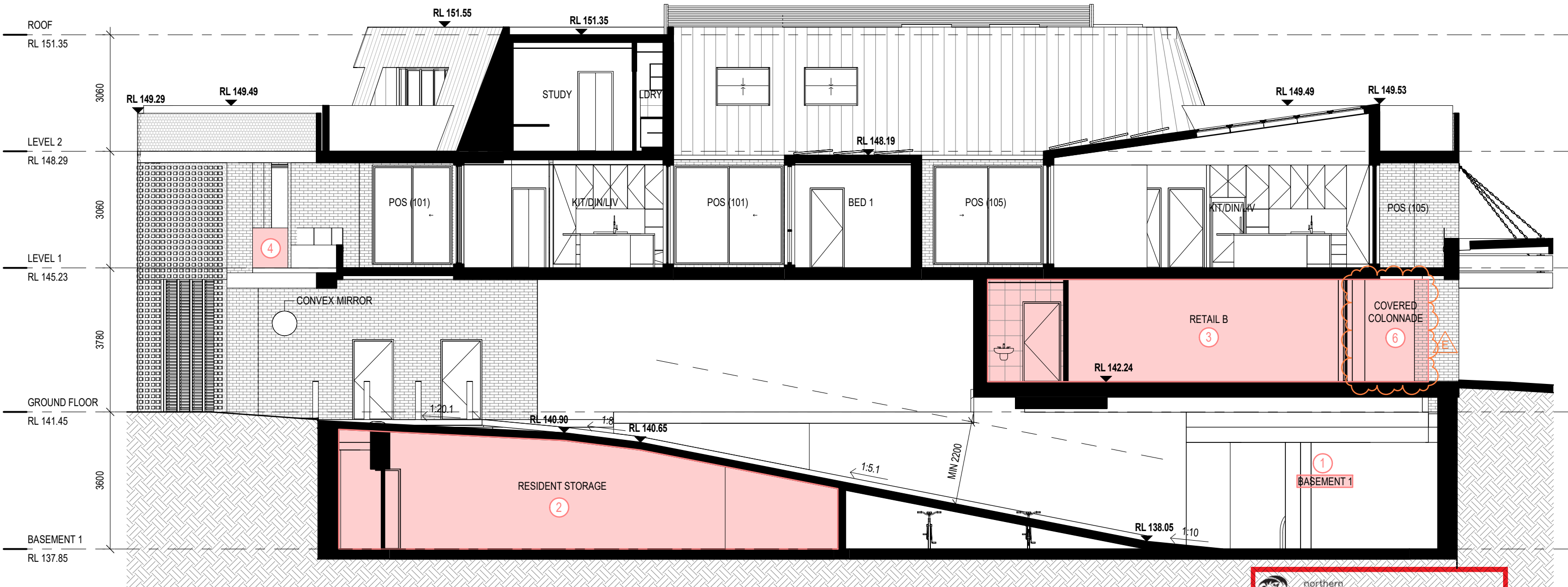
AREAS OF CHANGE FOR S4.55

S4.55 CHANGES

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SECTION 4.55 MODIFICATION

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						<div>1 BILAMBEE AVE, BILGOLA PLATEAU</div>	<div>Drawn by: NW Check by: WC</div> <div>Scale 1 : 100@A3</div>
						<div>Proj No. 2146</div> <div>Client DREAM BUILD</div>	<div>Drawing No</div> <div>DA-0203</div> <div>Issue</div> <div>B</div>

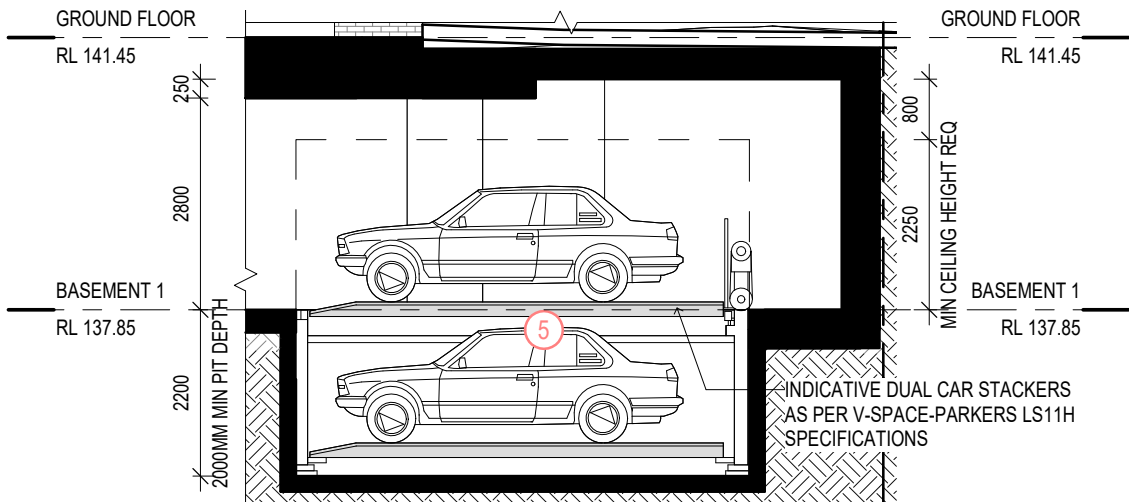


1 **SECTION AA - S4.55**
1 : 100

SCHEDULE OF CHANGES

1. REMOVAL OF BASEMENT 2 LEVEL. BASEMENT 1 IS NOW THE ONLY BASEMENT PARKING LEVEL ON SITE
2. RESIDENTIAL STORAGE RELOCATED TO BASEMENT 1
3. RETAIL AREA REDUCED
4. UNIT 2 BALCONY BALUSTRADE WITHIN SUBSTATION 3M RESTRICTION ZONE CHANGED TO BE SOLID AND FRL 180/180/180
5. ADDITIONAL PARKING ADDED TO BASEMENT 1 INCLUDING STACKERS TO INCREASE SPACES
6. EXTERNAL WALLS PUSHED BACK TO CREATE A COVERED COLONNADE SPACE IN FRONT OF RETAIL AREAS

SHEET LIST - S4.55			
DWG NO.	DWG NAME	REV	DATE
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DA-0106	ROOF PLAN	B	04.10.23
DA-0200	NORTH ELEVATION	B	04.10.23
DA-0201	SOUTH ELEVATION	D	06.03.24
DA-0202	EAST ELEVATION	D	06.03.24
DA-0203	WEST ELEVATION	B	04.10.23
DA-0300	SECTION AA	E	06.03.24
DA-0301	SECTION BB	C	12.12.23



2 **CAR STACKER SECTION**
1 : 100

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DATED: 18 April 2024

- LEGEND**
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SECTION 4.55 MODIFICATION

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1 **SECTION BB - S4.55**
1 : 100

SHEET LIST - S4.55			
DWG NO.	DWG NAME	REV	DATE
DA-0101	BASEMENT 1 PLAN	E	06.03.24
DA-0102	GROUND FLOOR PLAN	E	06.03.24
DA-0103	LEVEL 1 PLAN	B	04.10.23
DA-0104	LEVEL 2 PLAN	B	04.10.23
DA-0106	ROOF PLAN	B	04.10.23
DA-0200	NORTH ELEVATION	B	04.10.23
DA-0201	SOUTH ELEVATION	D	06.03.24
DA-0202	EAST ELEVATION	D	06.03.24
DA-0203	WEST ELEVATION	B	04.10.23
DA-0300	SECTION AA	E	06.03.24
DA-0301	SECTION BB	C	12.12.23

SCHEDULE OF CHANGES



1. REMOVAL OF BASEMENT 2 LEVEL. BASEMENT 1 IS NOW THE ONLY BASEMENT PARKING LEVEL ON SITE
2. RESIDENTIAL STORAGE RELOCATED TO BASEMENT 1
3. RETAIL AREA REDUCED



LEGEND

- AREAS OF CHANGE FOR S4.55
- S4.55 CHANGES
- DA APPROVED DESIGN TO BE LEFT AS IS (SHOWN AS BLACK AND WHITE)

SECTION 4.55 MODIFICATION

Original Design & DA prepared by:  DA number: DA2020/1351 Date of Determination: 10.11.2021 This drawing is copyright of ARTIVA ARCHITECTS All work is to be in accordance with the NCC, relevant SAA Codes, Conditions of Council and other relevant Authorities requirements. DO NOT scale drawings and always refer to dimensions. Check all dimensions on site before commencing work. Always refer all discrepancies and enquiries to the Architect.		Issue A FOR SECTION 4.55 B FOR SECTION 4.55 C REVISED PLANS FOR COMMENT	Description	By NW NW NW	Date 18.07.23 04.10.23 12.12.23	 PO Box 750, Wahroonga NSW 2076 t: (02) 9460 0782 f: (02) 9460 1106	Project SHOPTOP HOUSING 1 BILAMBEE AVE, BILGOLA PLATEAU	Drawing Title SECTION BB Drawn by: NW Check by: WC Drawing No DA-0301	Scale 1 : 100@A3 Issue C