

NOMINATED ARCHITECT: TONYLEUNG NSW 7133

# 1955 PITTWATER ROAD, BAYVIEW

S4.55 AMENDED PLANS

DRAWING LIST

Sheet No.	Revision	Sheet Name
DA.000		Cover Page
DA.100	F	Drawing List
DA.101	F	Site Plan
DA.201	E	Entry Floor Plan
DA.202	E	Carpark Floor Plan
DA.203	E	Lower Ground Floor Plan
DA.204	C	Ground Floor Plan
DA.205	C	First Floor Plan
DA.301	E	Section AA
DA.302	E	Section BB
DA.401	D	North Elevation
DA.402	D	West Elevation
DA.403	C	South Elevation
DA.404	C	East Elevation
DA.501	C	Shadow Diagram 1
DA.502	C	Shadow Diagram 2
DA.701	C	GFA Diagram
DA.801	B	Schedule of Materials & Finishes
DA.802	A	Schedule of Materials & Finishes
DA.803	C	Schedule of Materials & Finishes
DA.901	B	Site Development Comparison Plan
DA.902	A	Carpark Floor Comparison Plan
DA.903	A	Lower Ground Comparison Plan
DA.904	A	Ground Floor Comparison Plan
DA.905	A	First Floor Comparison Plan
DA.906	B	Comparison Elevation
DA.907	A	Comparison Elevation
DA.908	B	Tree Retention Plan
DA.909	A	New/ Replacement Tree Plan
DA.1001	A	Carpark Floor Plan with As-built Overlay
DA.1002	A	Lower Ground Floor Plan with As-built Overlay
DA.1003	A	Ground Floor with As-built Overlay

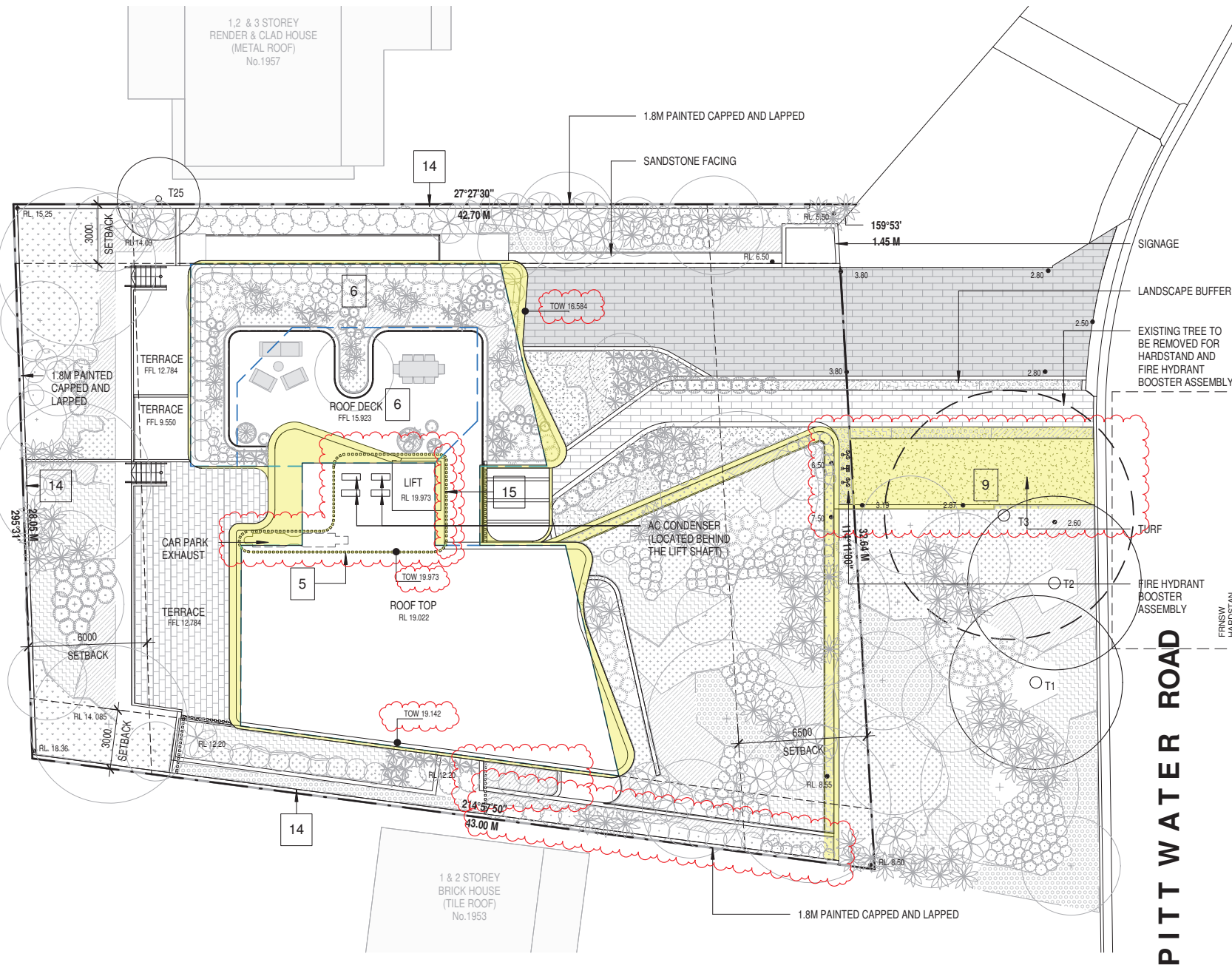
Rev	Description	Date
A	S4.55 Submission	8/8/22
B	S4.55 Response	20/10/22
C	S4.55 Amended Plans	28/01/23
D	S4.55 Amended Plans	28/02/23
E	S4.55 Amended Plans	08/03/23
F	S4.55 Amended Plans	29/03/23

Project Name

1955 Pittwater Rd., Bayview

Drawing Title	Project No.
Drawing List	A22039
Drawing no: DA.100	ISSUE F





## SUMMARY OF CHANGES:

- Entry Pedestrian Ramp** - Increased pedestrian ramp width to 1600mm for accessibility
- Building Entry** - New awning and vertical louvre screen to increase sense of entry.
- Balcony Articulation** - New curved balconies for improved aesthetics. Increase in outdoor private open space area and solar access for improved amenity
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- Vertical Screening** - Continuation of vertical screening over lift shaft to accentuate recess between the two modulated built forms
- Proposed Terrace Extension**

## LEGEND

- S4.55 MODIFICATIONS
  - APPROVED MOD 2021/0343
- 0 2m 4m 10m



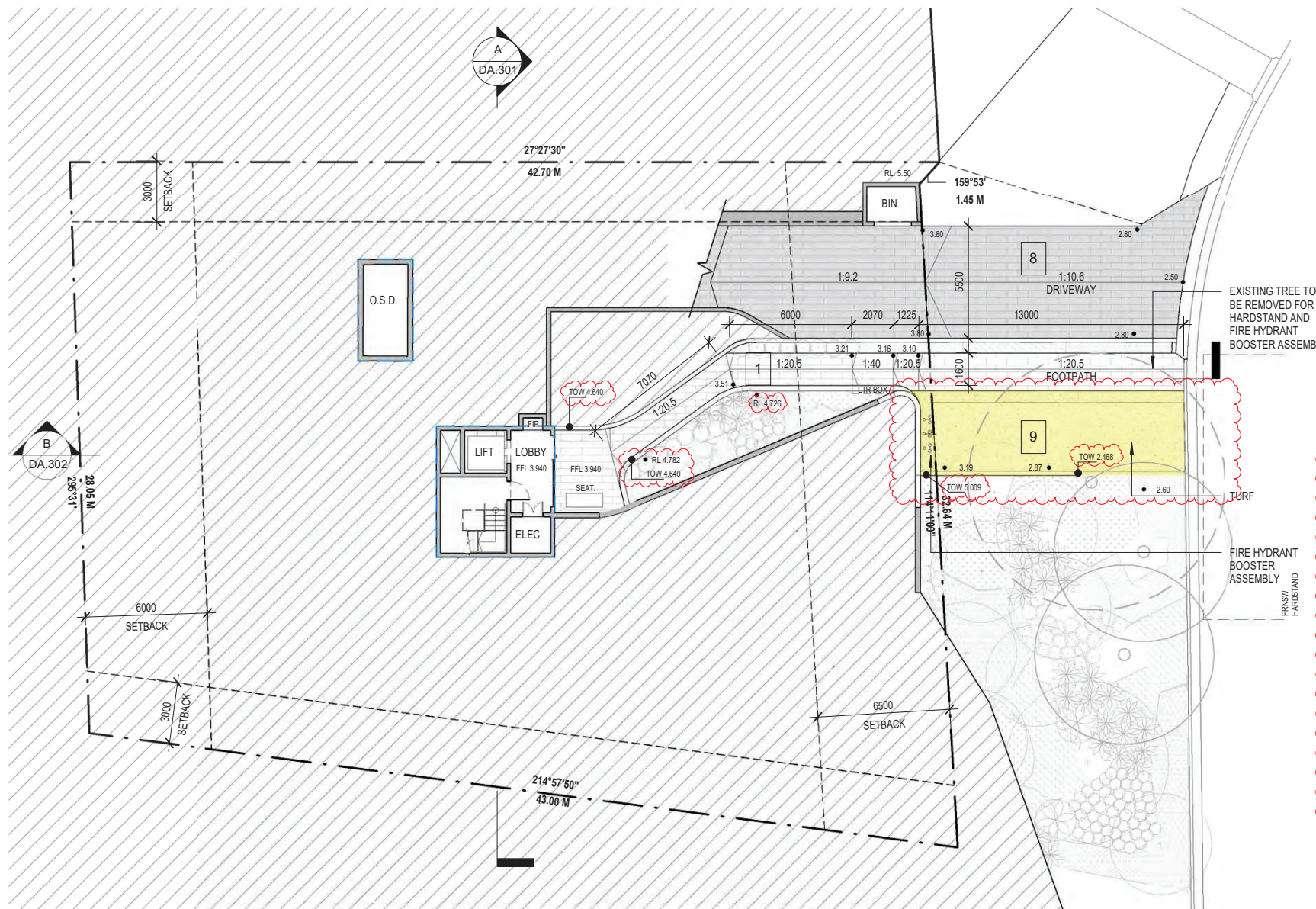


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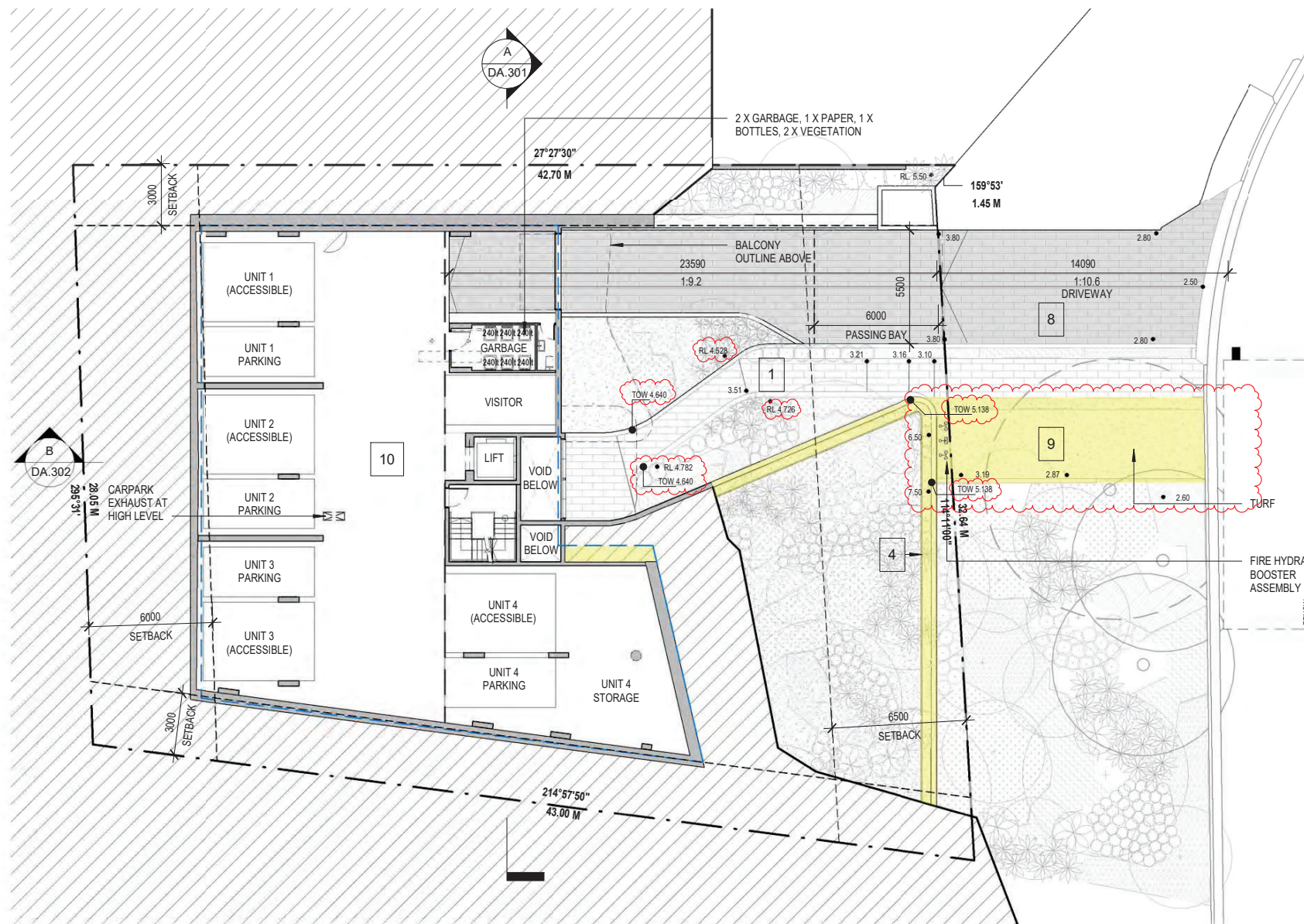
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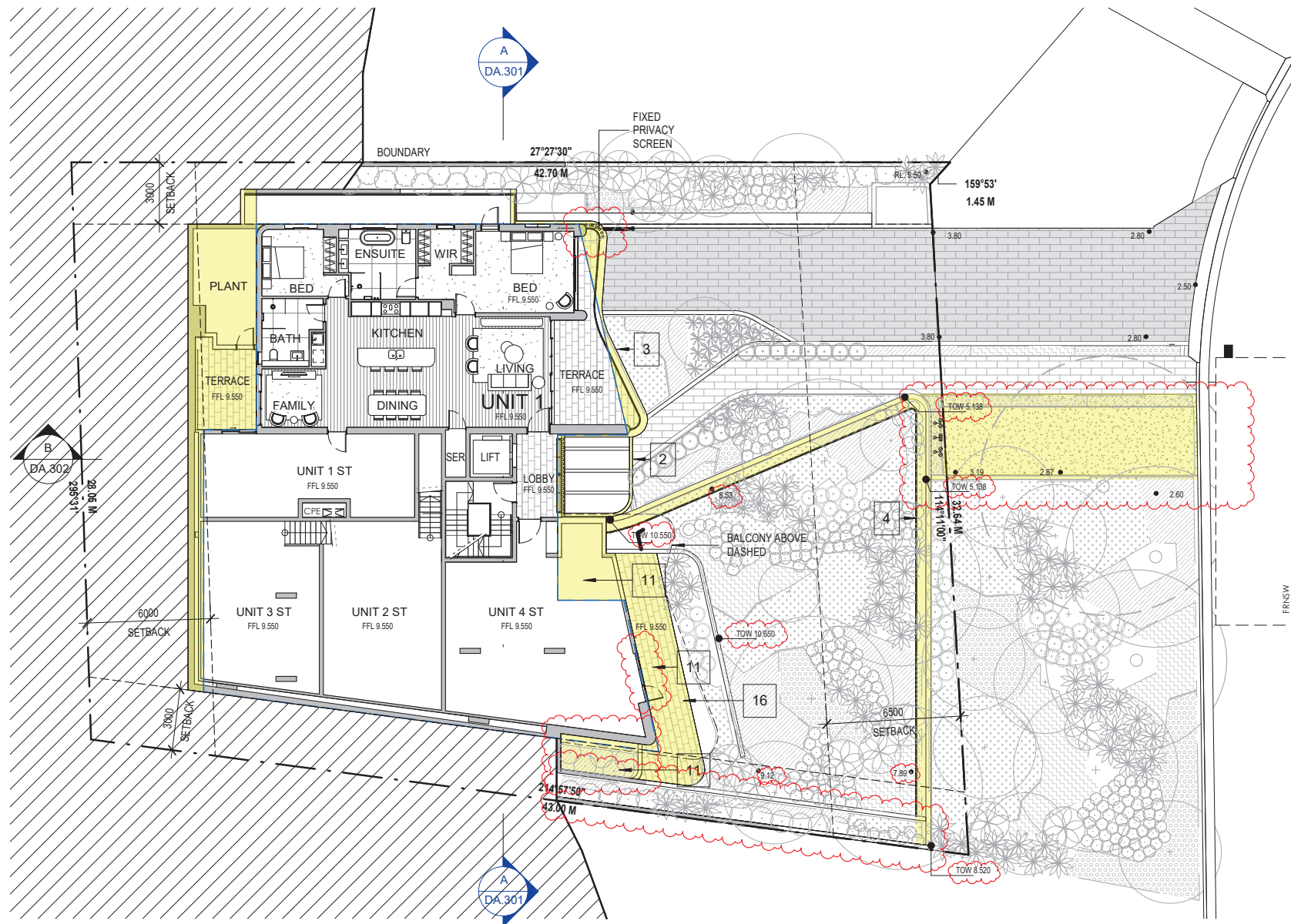


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F	S4.55 Amended Plans	04/05/23



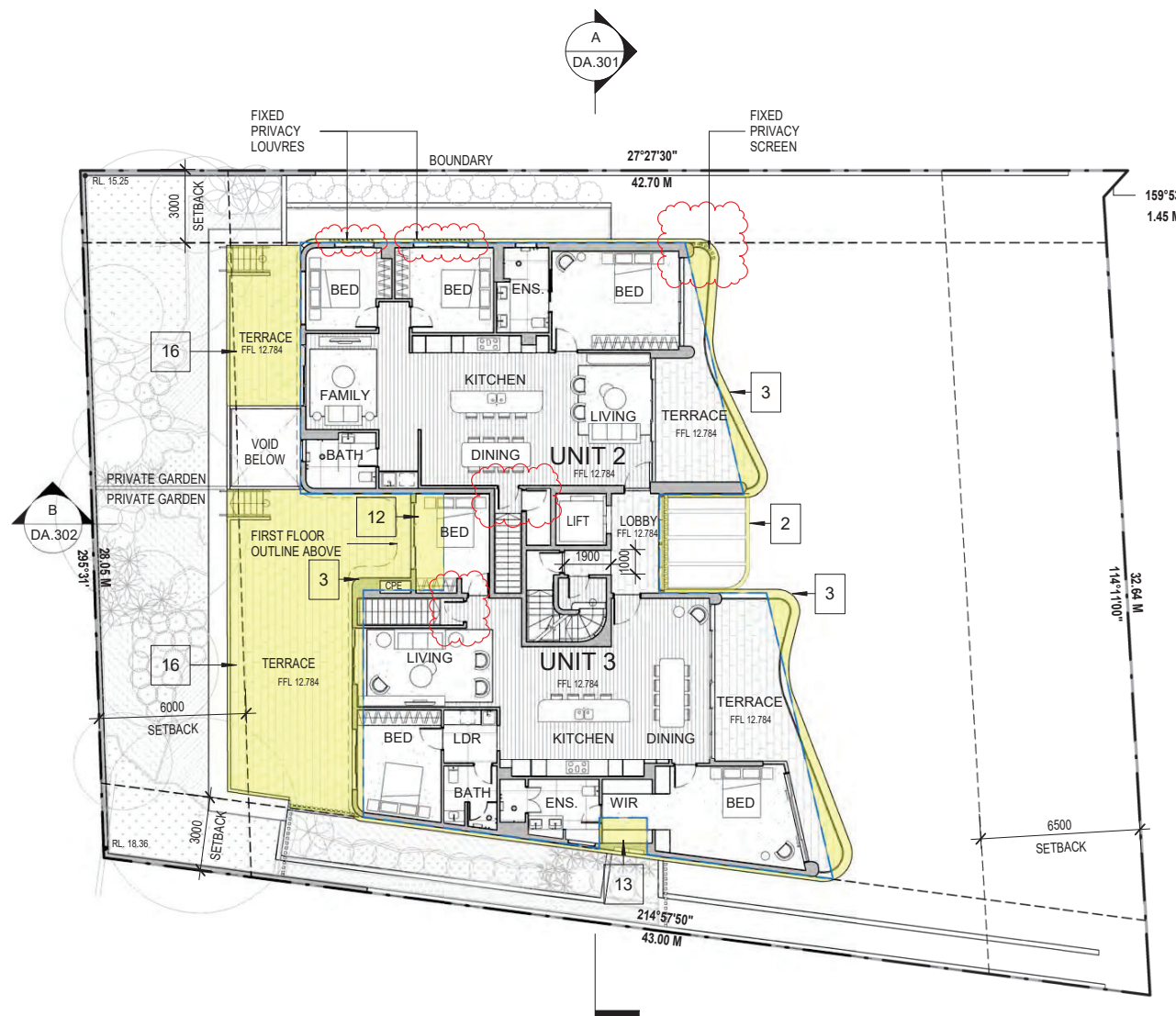


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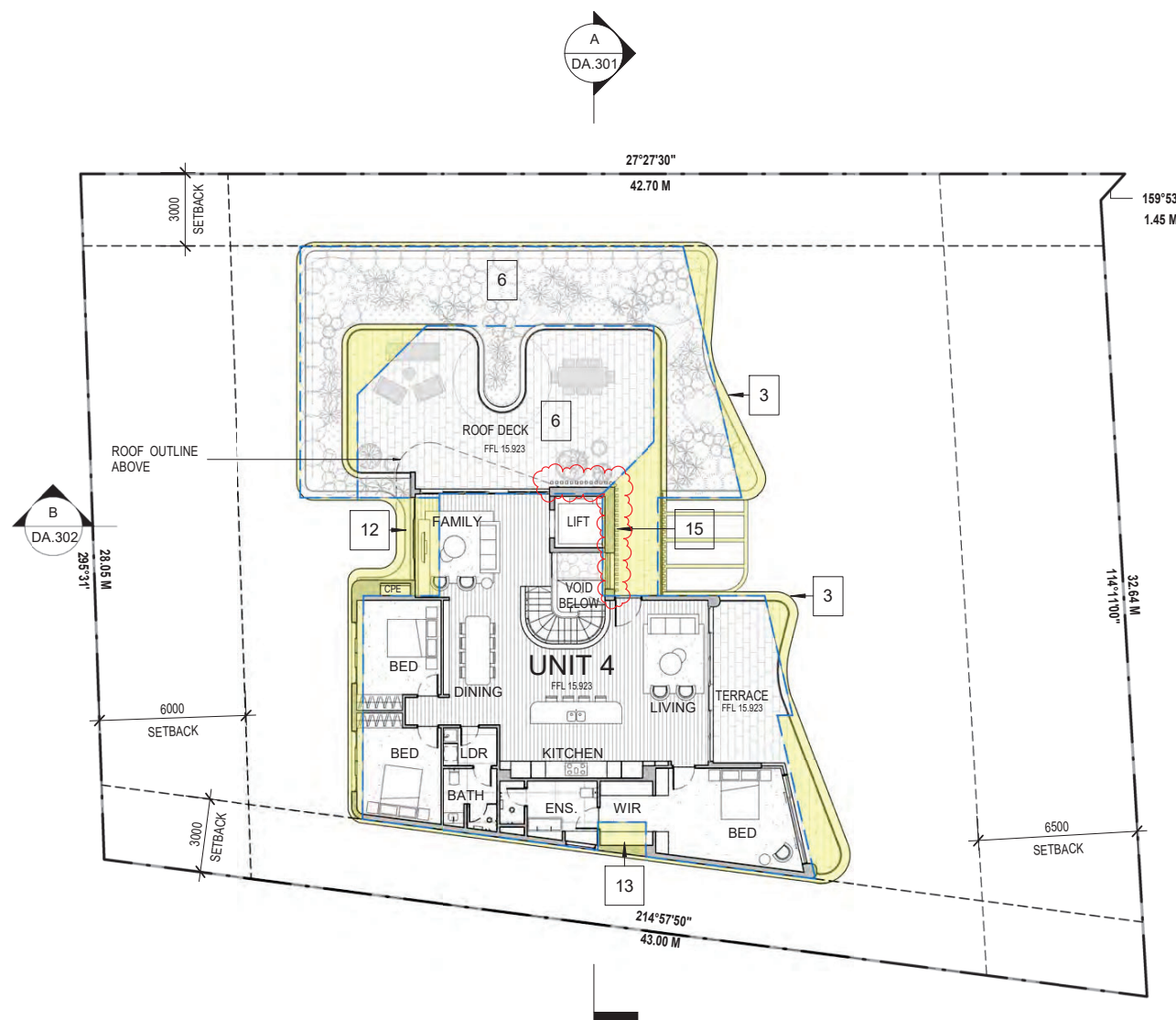


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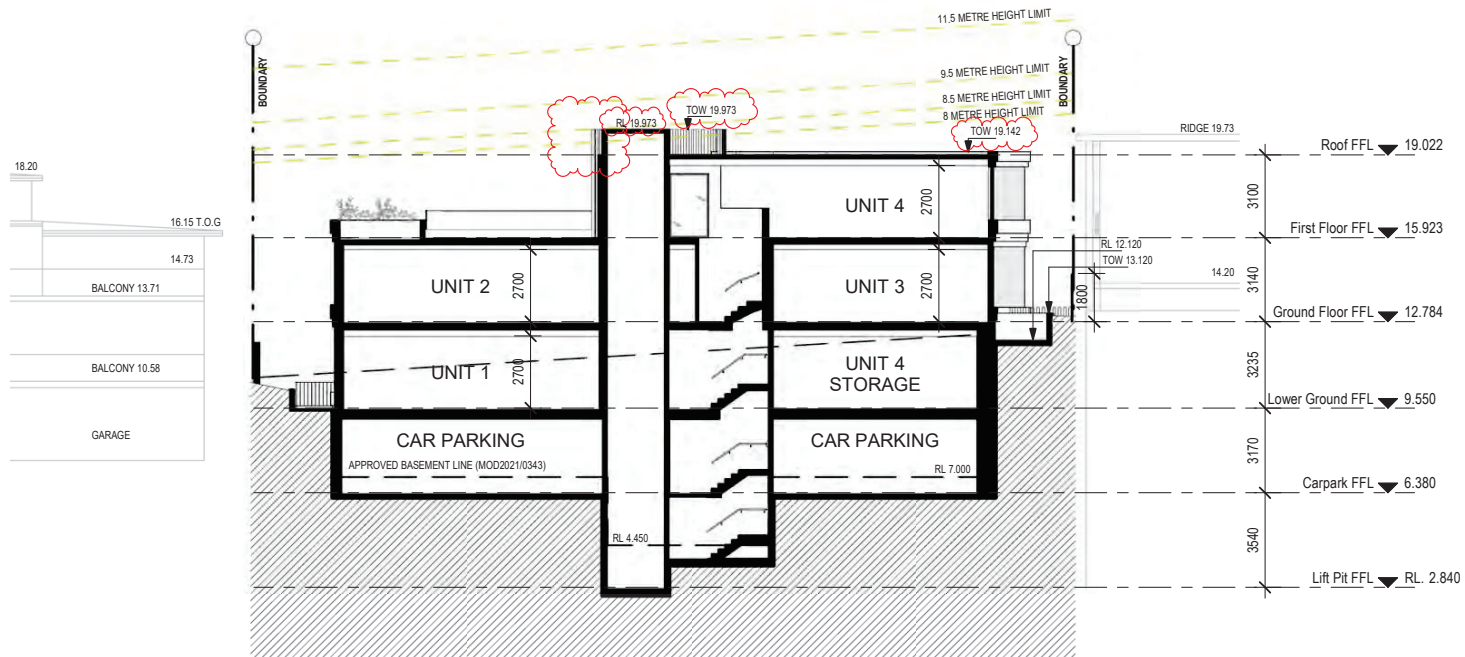
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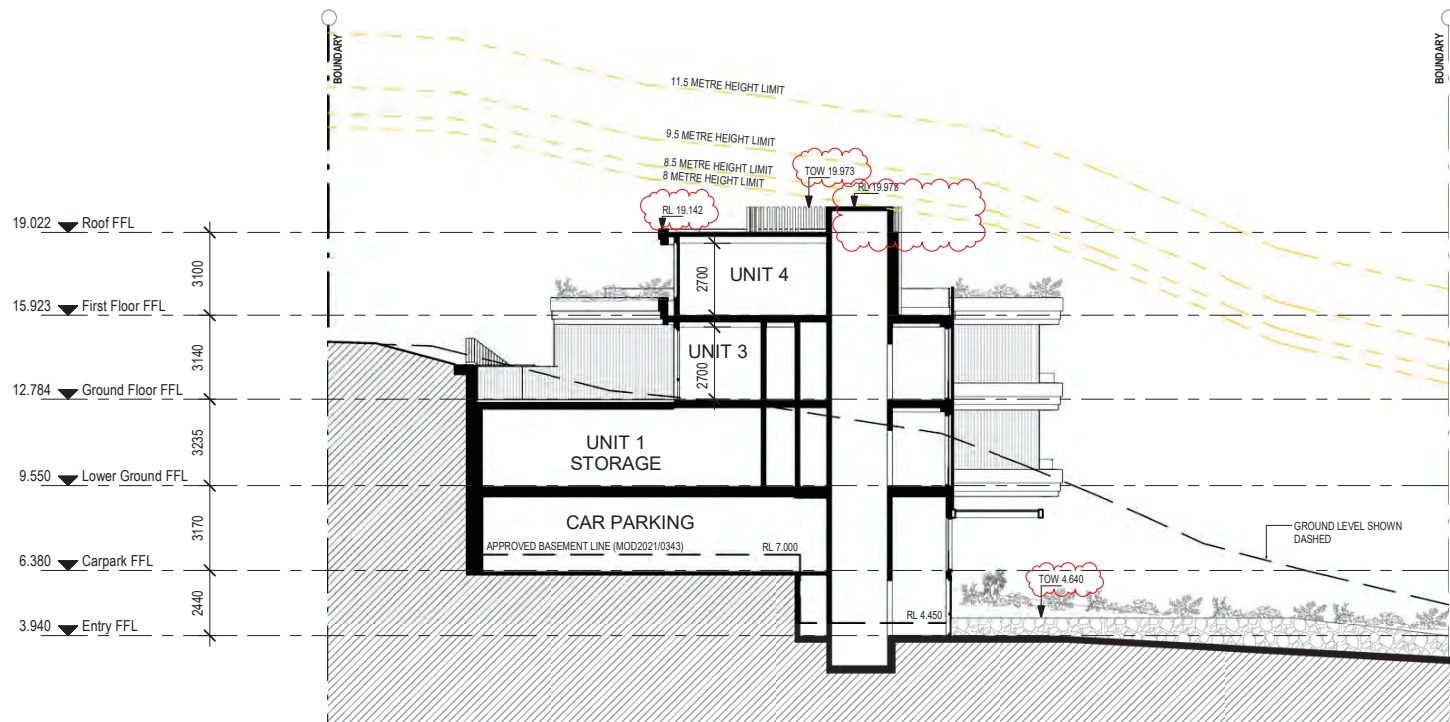
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Fire Hydrant Booster Assembly  
(to future supplier details)

Booster assemblies are manufactured to conform to the requirement of AS2419 & to relevant local authorities. All components comply to the requirements of AS2419. Any fabricated components are Hot Dipped Galvanised as required in AS2419. Backflow prevention devices can be supplied and designed into assemblies. Backflow devices comply to AS2845.1. All components will withstand pressure testing up to 2100kpa. (Note: Fire Brigade test pressure is 1700kpa.) All booster units can be supplied as individual components or fully part assembled.

APPROVED BUILDING  
OUTLINE MOD  
2021/0101

0 2m 4m 10m

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2021/0101

0 2m 4m 10m

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Project Name  
1955 Pittwater Rd., Bayview

Drawing Title  
South Elevation

SCALE 1 : 200 @ A3 Drawing no: DA.403

Project No.  
A22039

ISSUE  
C

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Project Name  
1955 Pittwater Rd., Bayview

Drawing Title  
East Elevation

SCALE

1 : 200

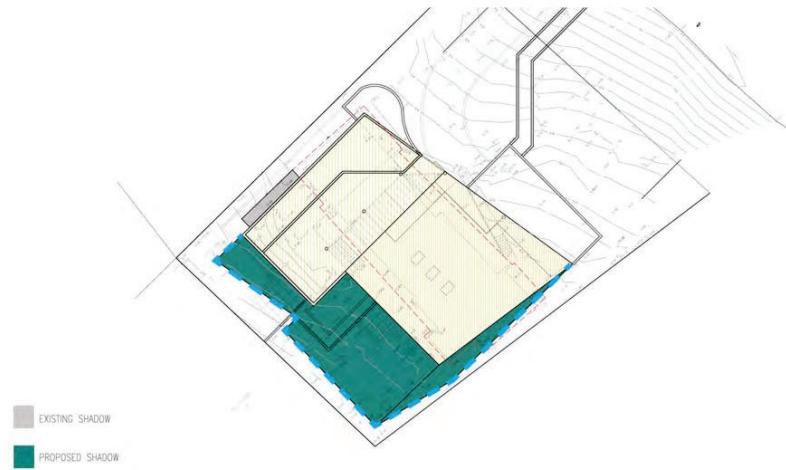
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Drawing no:  
DA.404

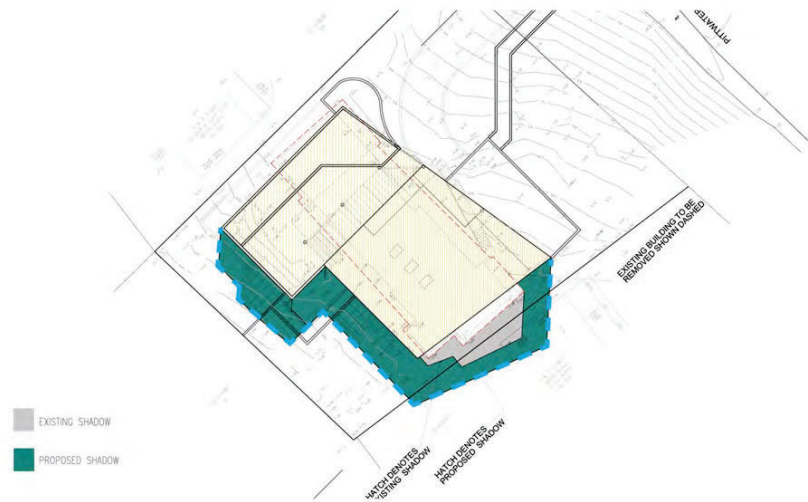
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ISSUE  
C

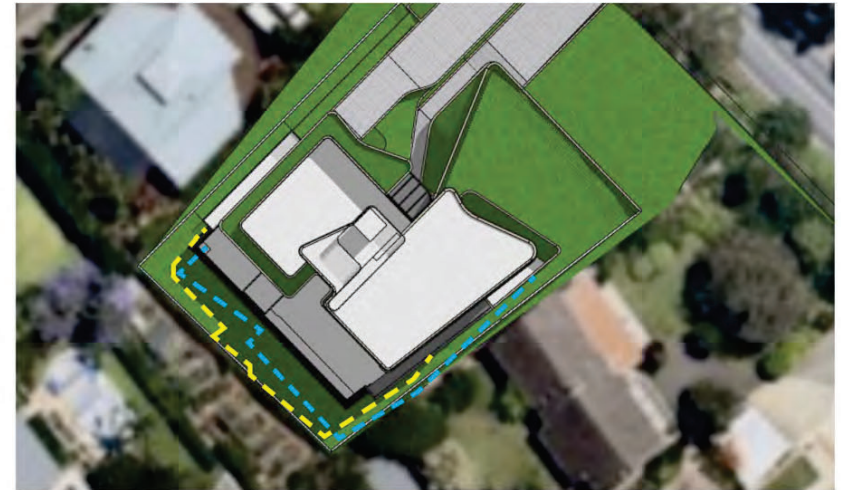




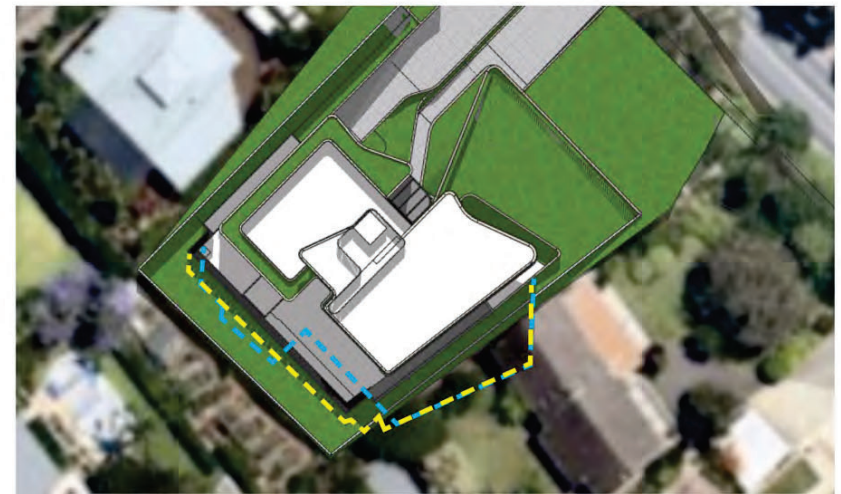
JUNE 21 ST - LEC APPROVED - 9 AM



JUNE 21 ST - LEC APPROVED - 12 PM



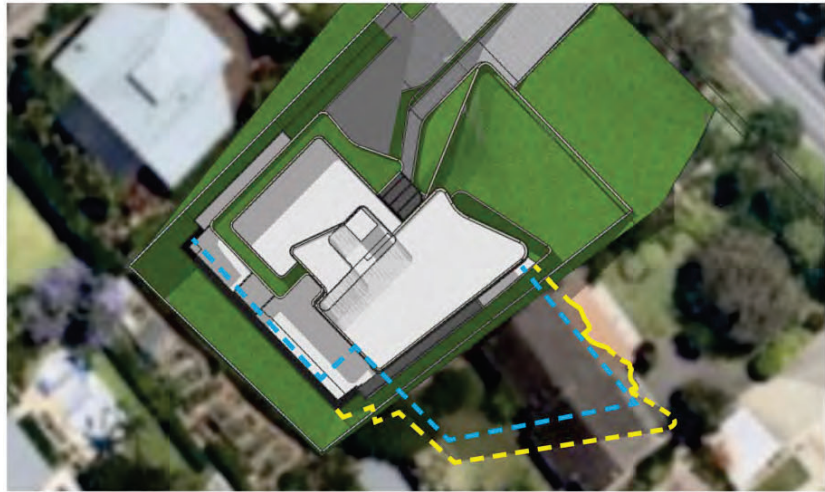
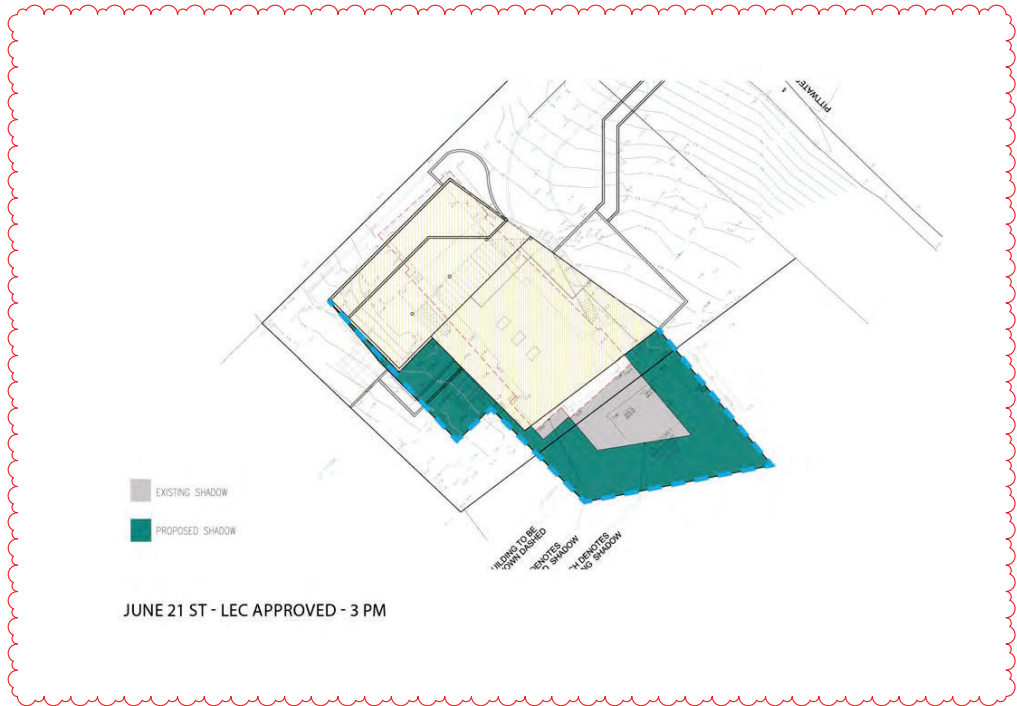
JUNE 21 ST - PROPOSED BUILDING - 9 AM



JUNE 21 ST - PROPOSED BUILDING - 12 PM

**LEGEND:**  
SHADOW CAST BY LEC APPROVAL  
DA2019/0154  
SHADOW CAST BY PROPOSAL





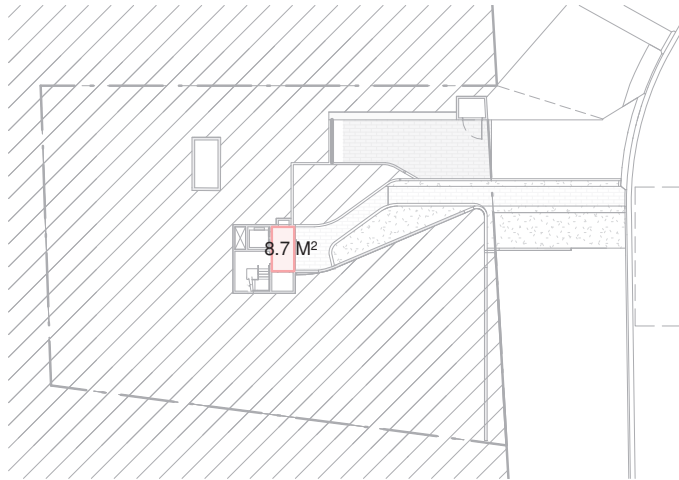
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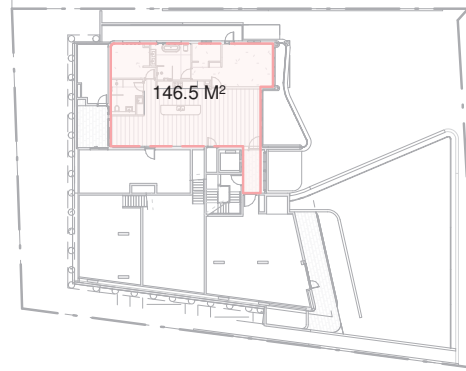
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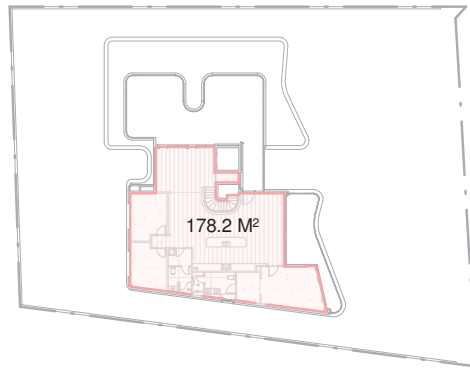
**Entry Floor Plan**



**Lower Ground Plan**



**Ground Floor Plan**

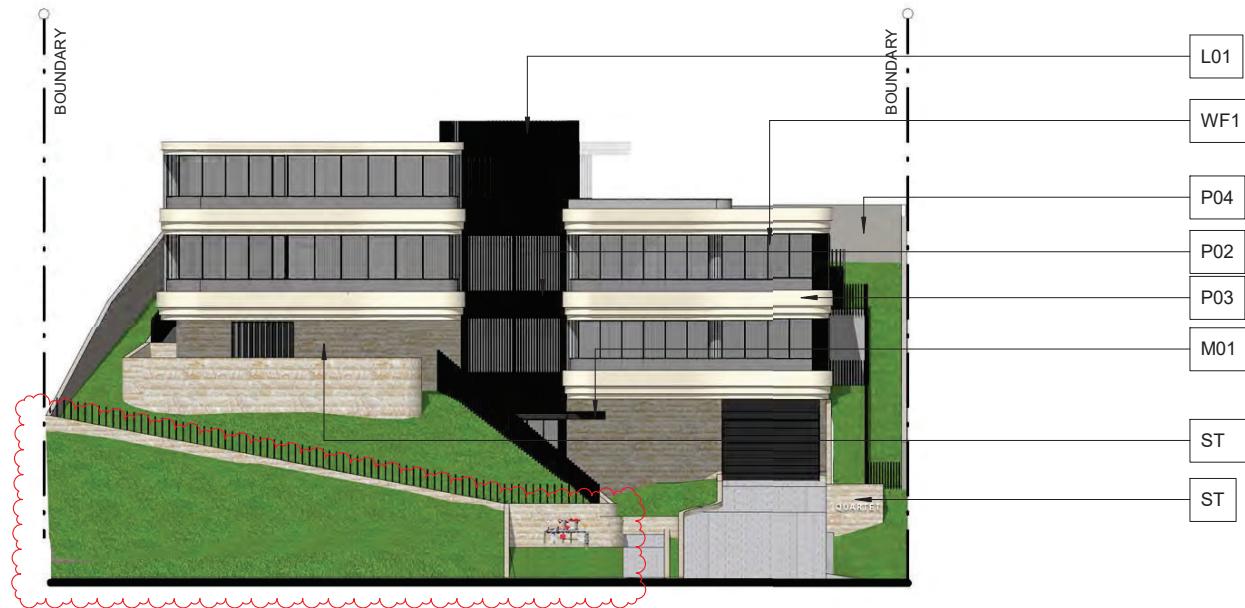


**First Floor Plan**

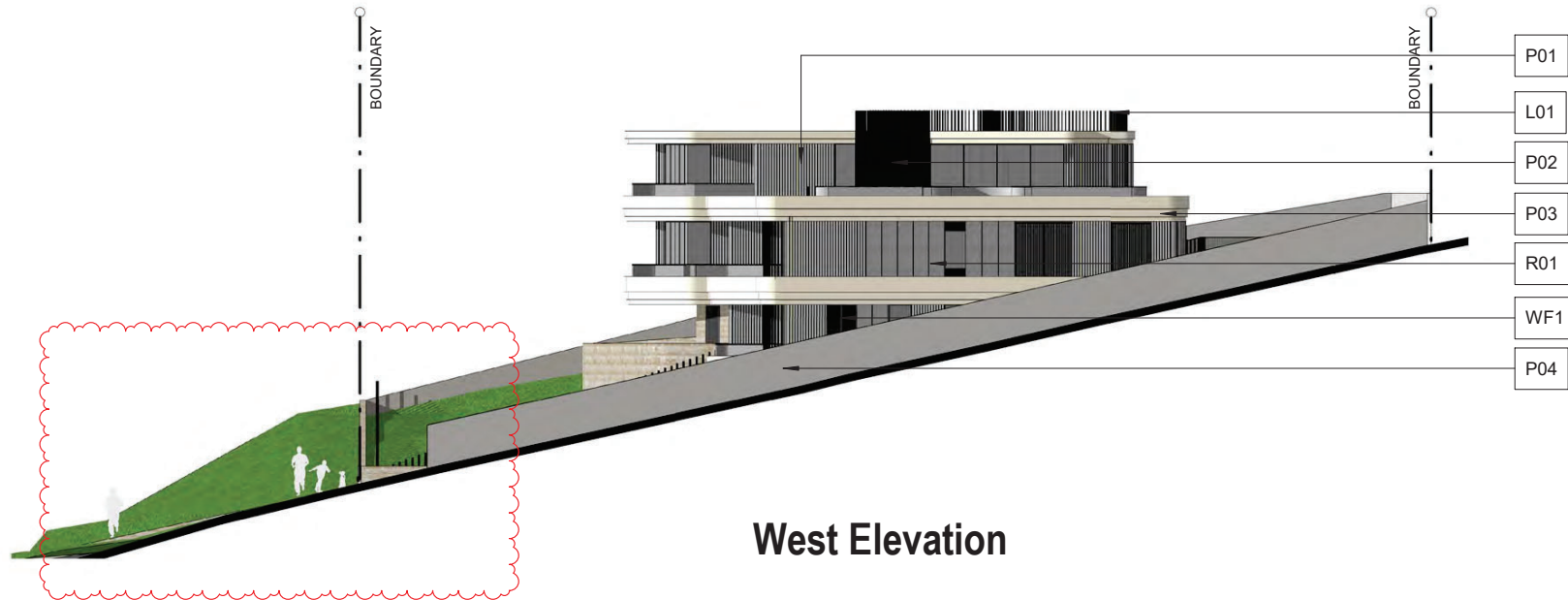
### SCHEDULE OF GFA

SITE AREA	1,296.50 M <sup>2</sup>		
PROPOSED GFA (M <sup>2</sup> )	AREA (M <sup>2</sup> )		
ENTRY FLOOR LEVEL	8.7 M <sup>2</sup>		
LOWER GROUND LEVEL	146.5 M <sup>2</sup>		
STORAGE NOT INCLUDED IN GROSS FLOOR AREA CALCULATION AS PER APPROVED MOD2021/0343			
GROUND LEVEL	308.4 M <sup>2</sup>		
FIRST FLOOR	178.2 M <sup>2</sup>	APPROVED DA	
PROPOSED GFA	641.8 M <sup>2</sup>	APPROVED GFA	608.4 M <sup>2</sup>
PROPOSED FSR	0.495:1	APPROVED FSR	0.469:1



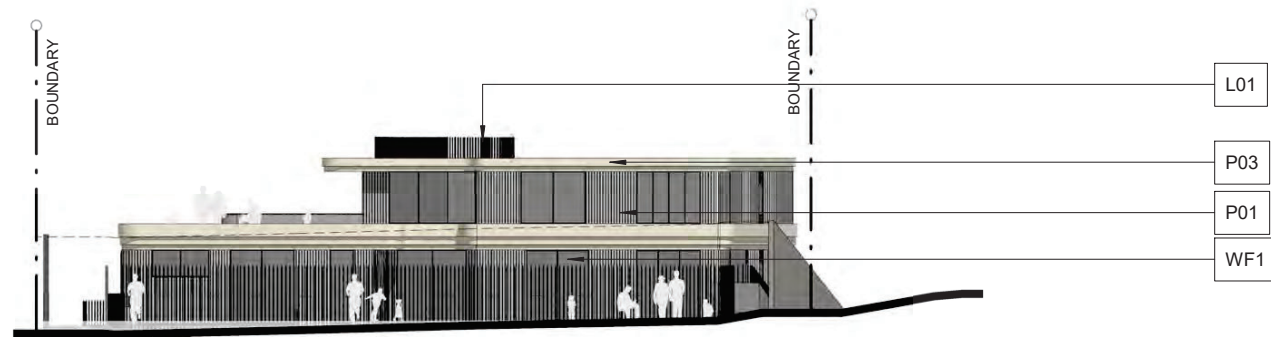


North Elevation

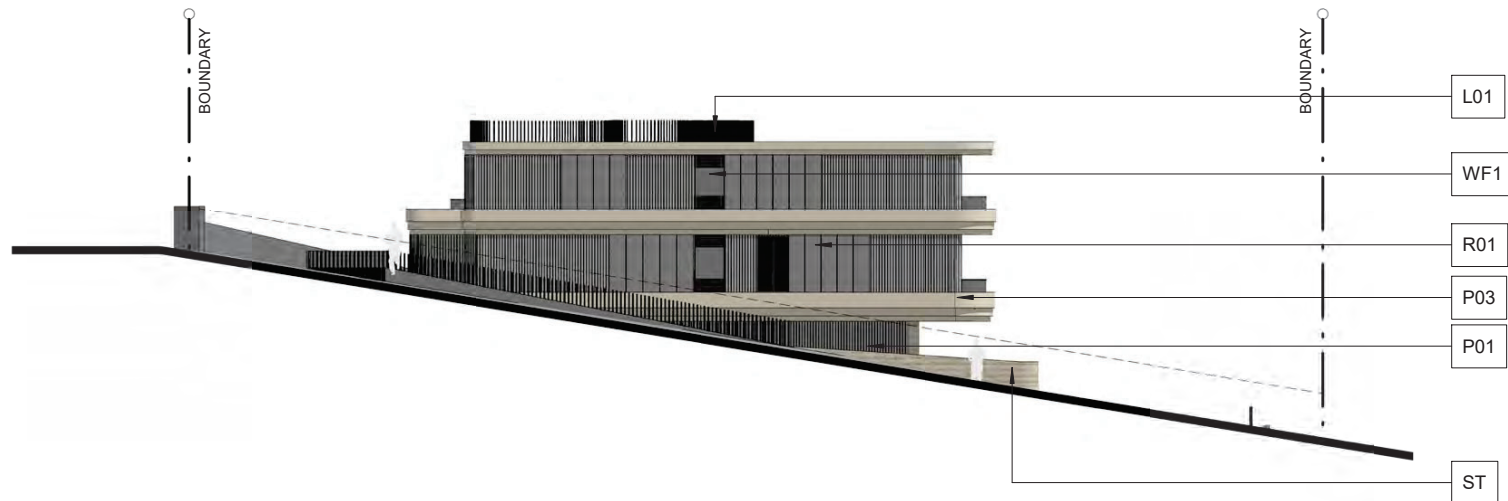


West Elevation



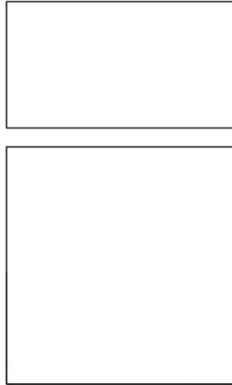


South Elevation



East Elevation

**S01**



**SOFFIT**

FINISH:  
DULUX WHISPER WHITE

**MO1**



**ENTRY CANOPY**

METALWORK FINISH  
  
FINISH:  
DULUX MONUMENT  
POWDERCOAT FINISH

**WF1**



**WINDOW FRAME**

ALUMINIUM WINDOW FRAMING

FINISH:  
DULUX MONUMENT  
POWDERCOAT FINISH

ESD:  
Material and finish aims to address:  
- Reduction of thermal transmission to outside.

**L01**



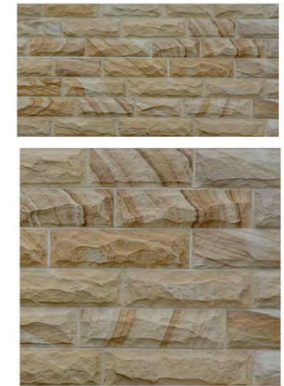
**VERTICAL LOUVRES**

PREFABRICATED ALUMINIUM  
ELEMENTS

FINISH:  
DULUX MONUMENT  
POWDERCOAT FINISH

ESD:  
Material and finish aims to address:  
- Reduction of glare, solar heat gain.

**ST**



**SANDSTONE CLADDING**

FINISH:  
BROWN SANDSTONE, ROCKFACED

**R01**



**ROUGHCAST RENDER**

FINISH: GENERAL WALL  
DULUX TIMELESS GREY

**P01**



**RENDERED & PAINTED**

FINISH: GENERAL WALL  
DULUX TIMELESS GREY

**P02**

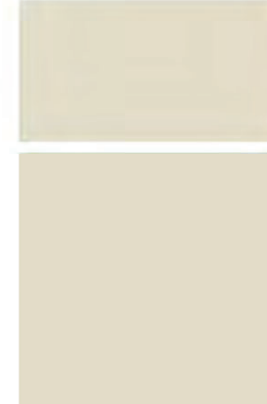


**RENDERED & PAINTED**

MASONRY WALL BEHIND L01

FINISH:  
DULUX RAKU

**P03**



**RENDERED & PAINTED**

FINISH: SPANDREL WALL  
DULUX ECRU HALF

**P04**



**RENDERED & PAINTED**

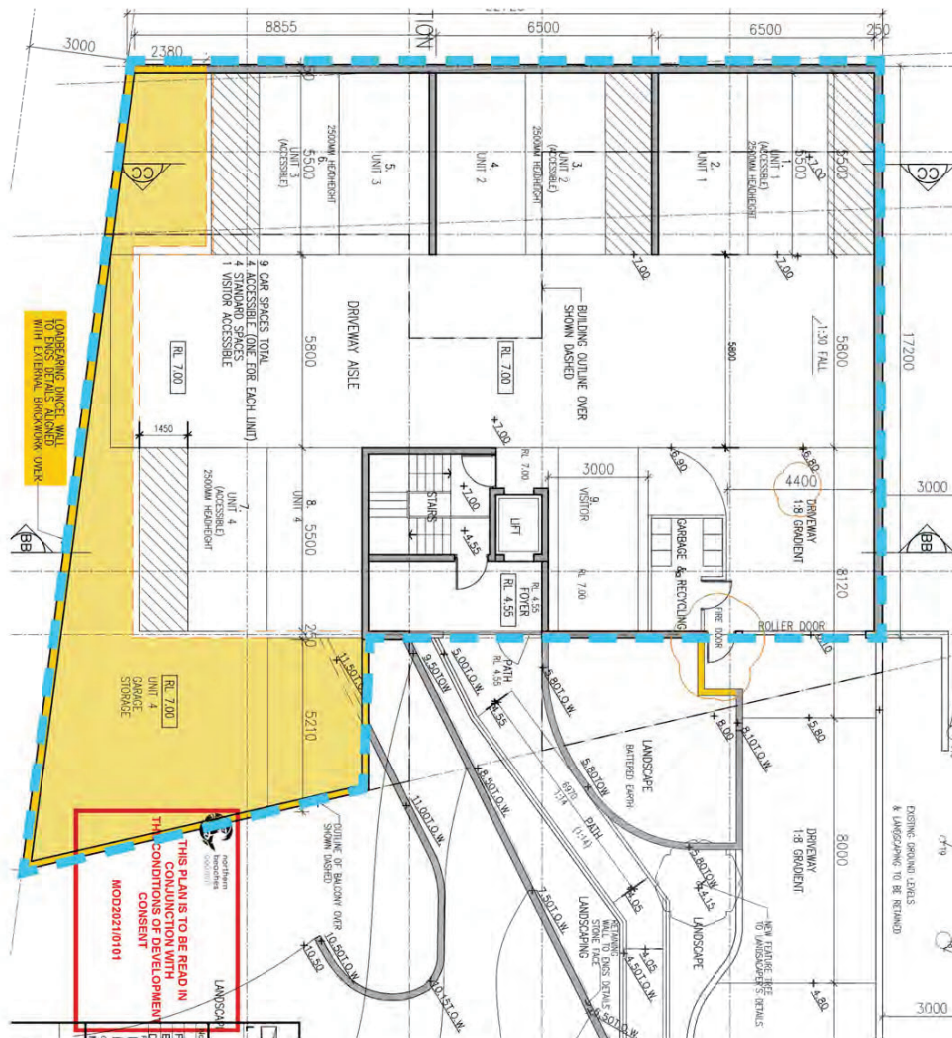
FINISH: BOUNDARY WALL  
DULUX WINTER FOG



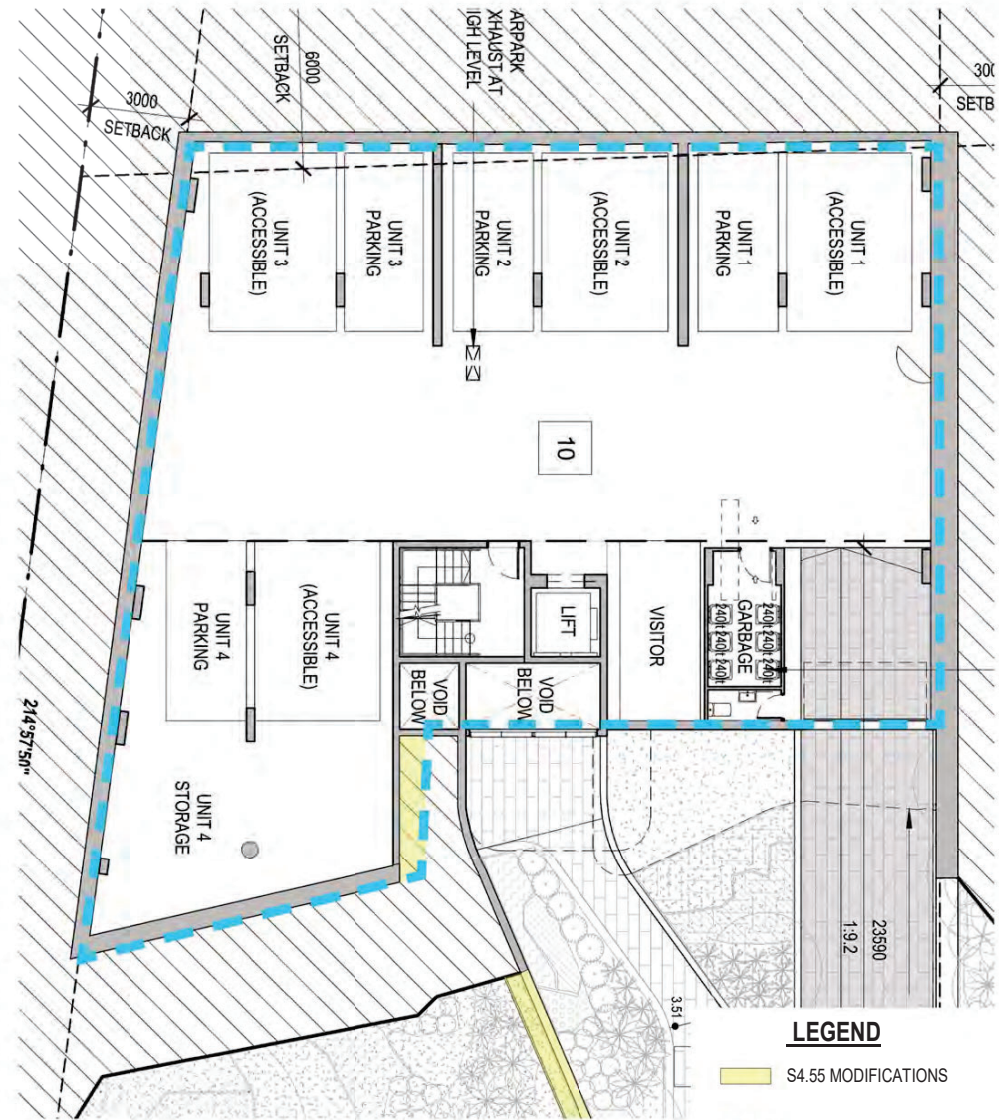
# COMPARISON PLANS







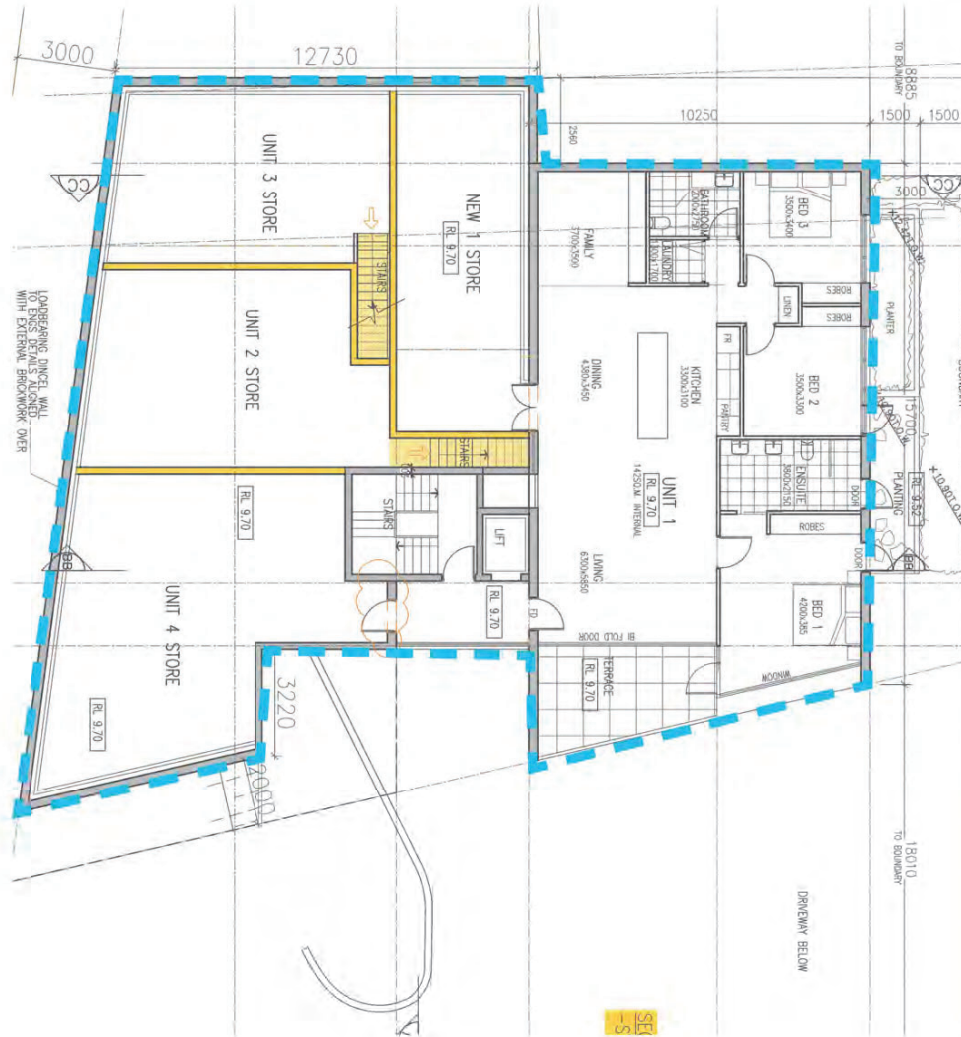
APPROVED



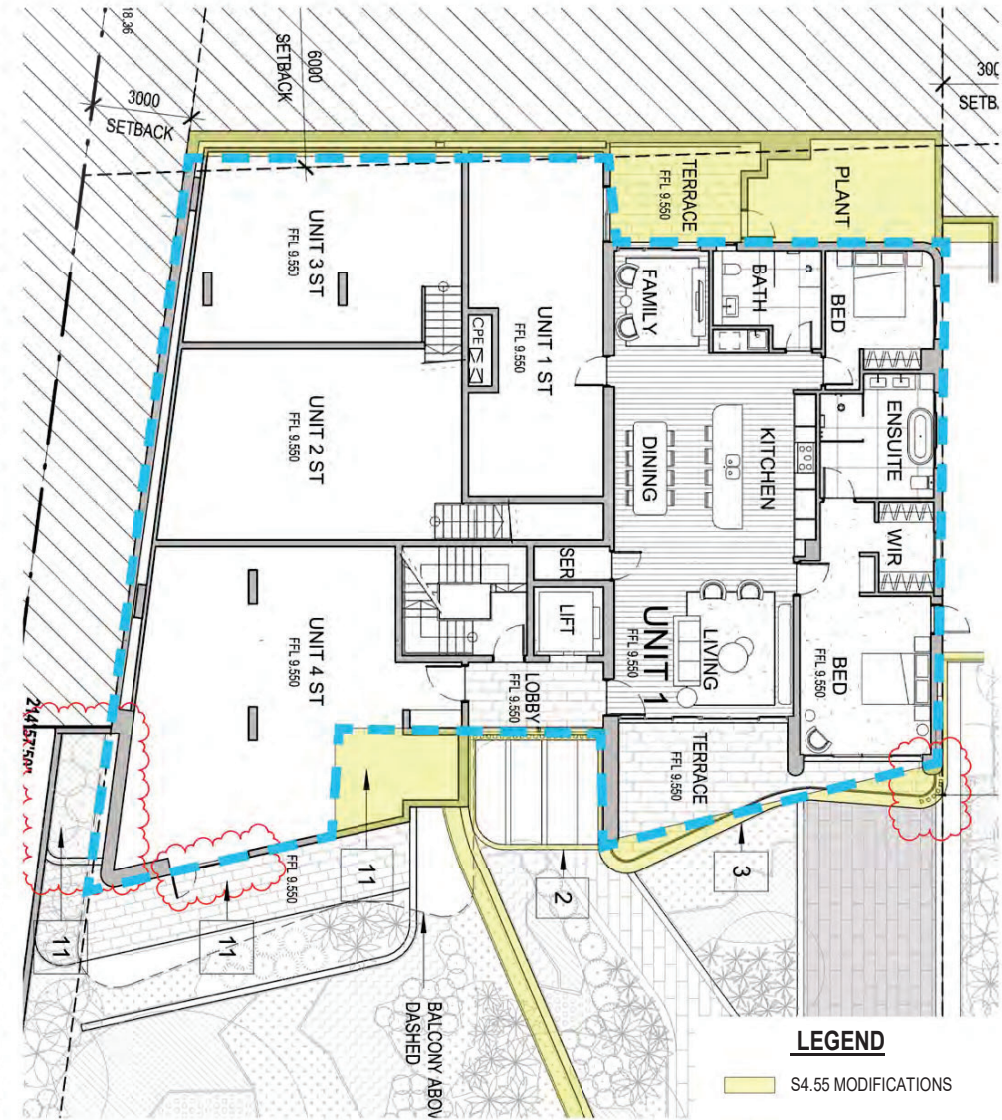
CURRENT PROPOSAL







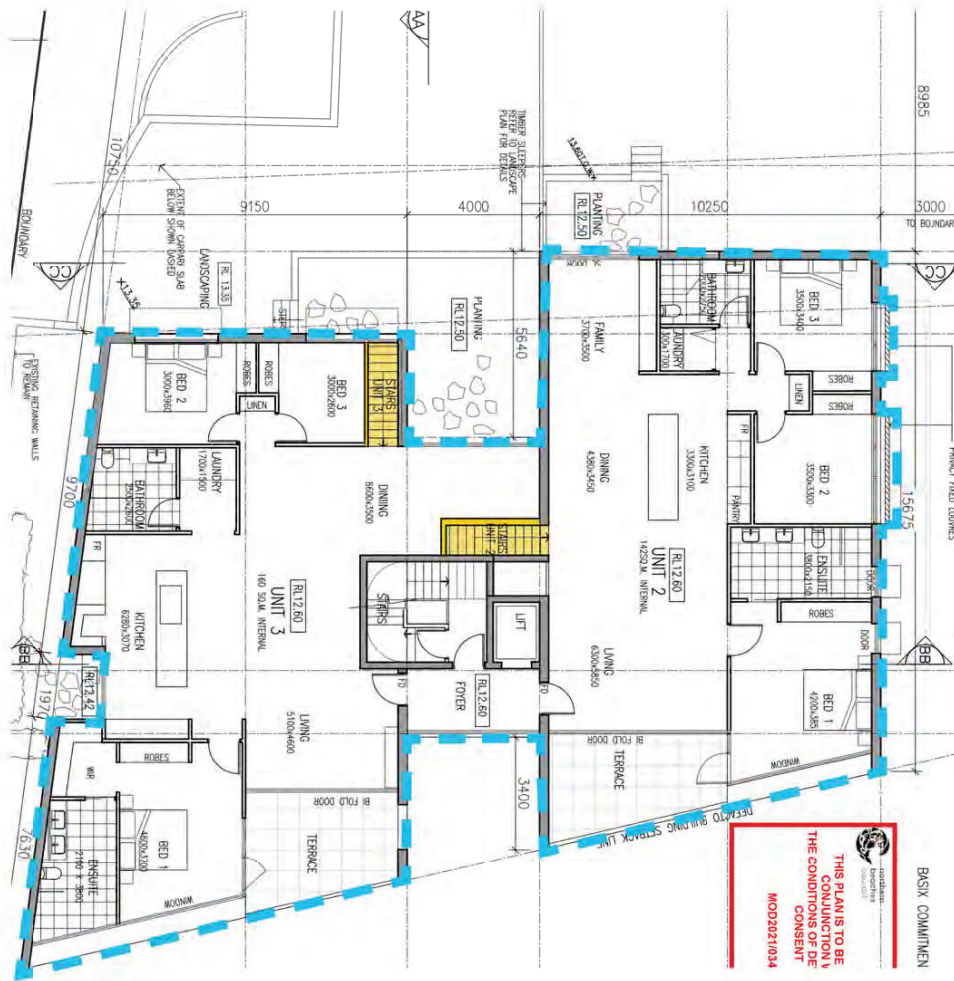
APPROVED



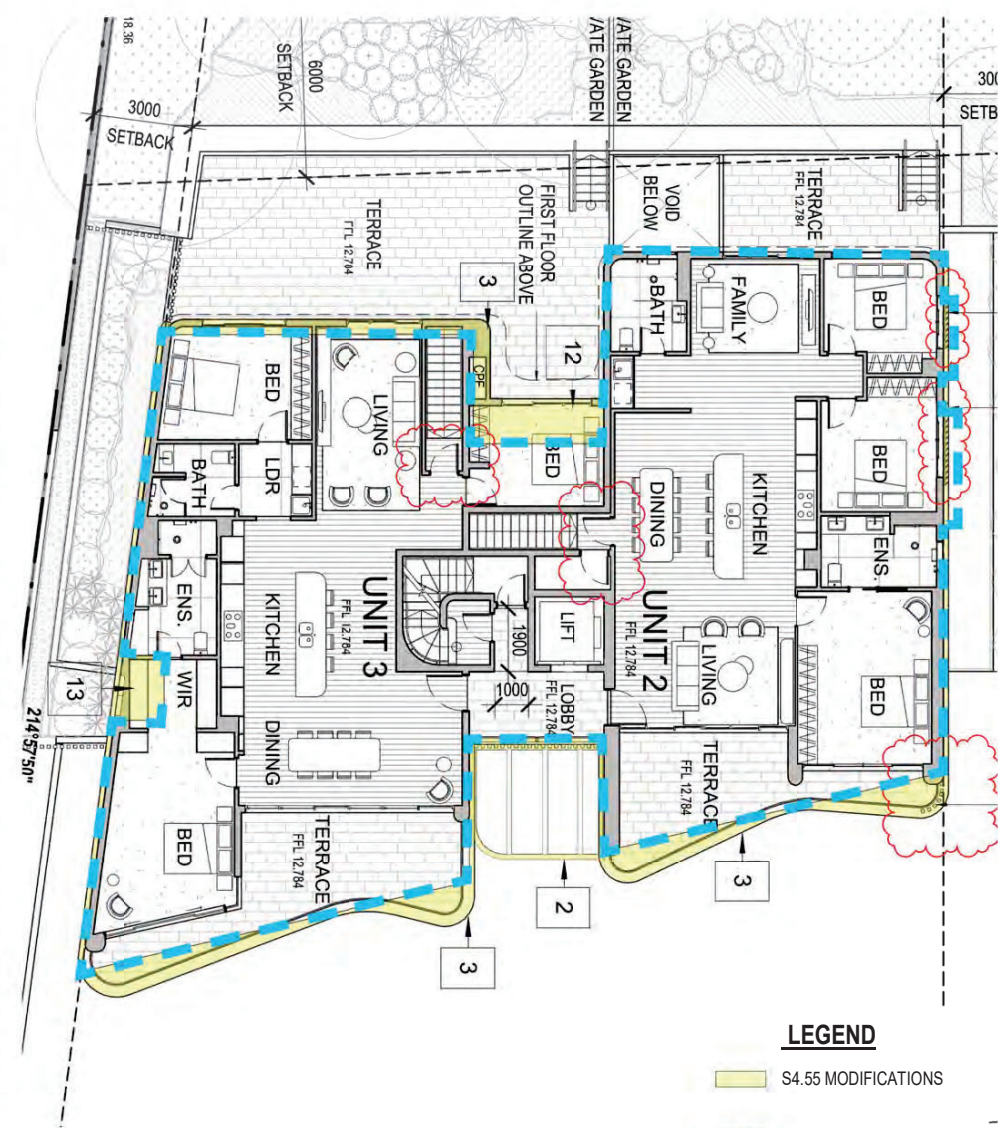
CURRENT PROPOSAL







APPROVED



CURRENT PROPOSAL

LEGEND

S4.55 MODIFICATIONS

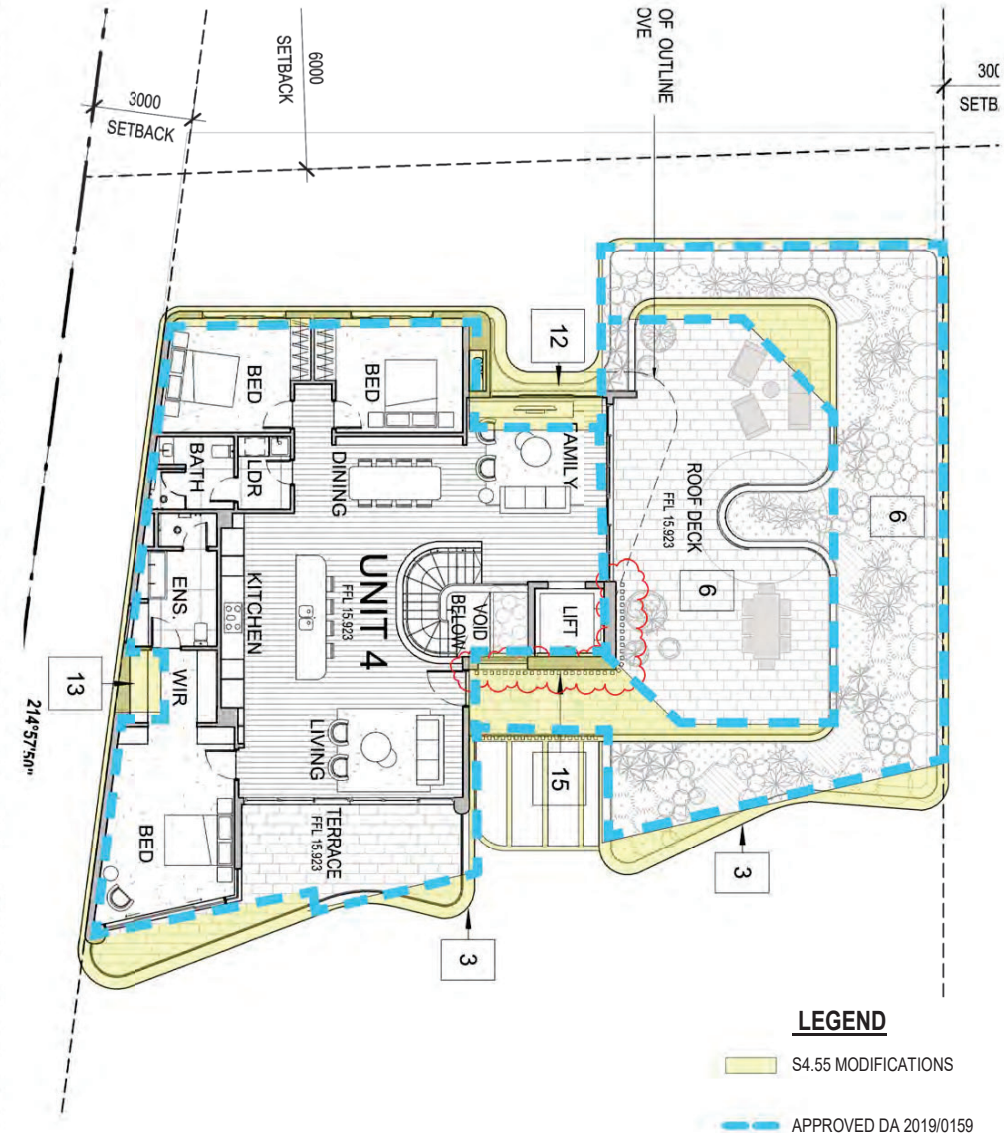
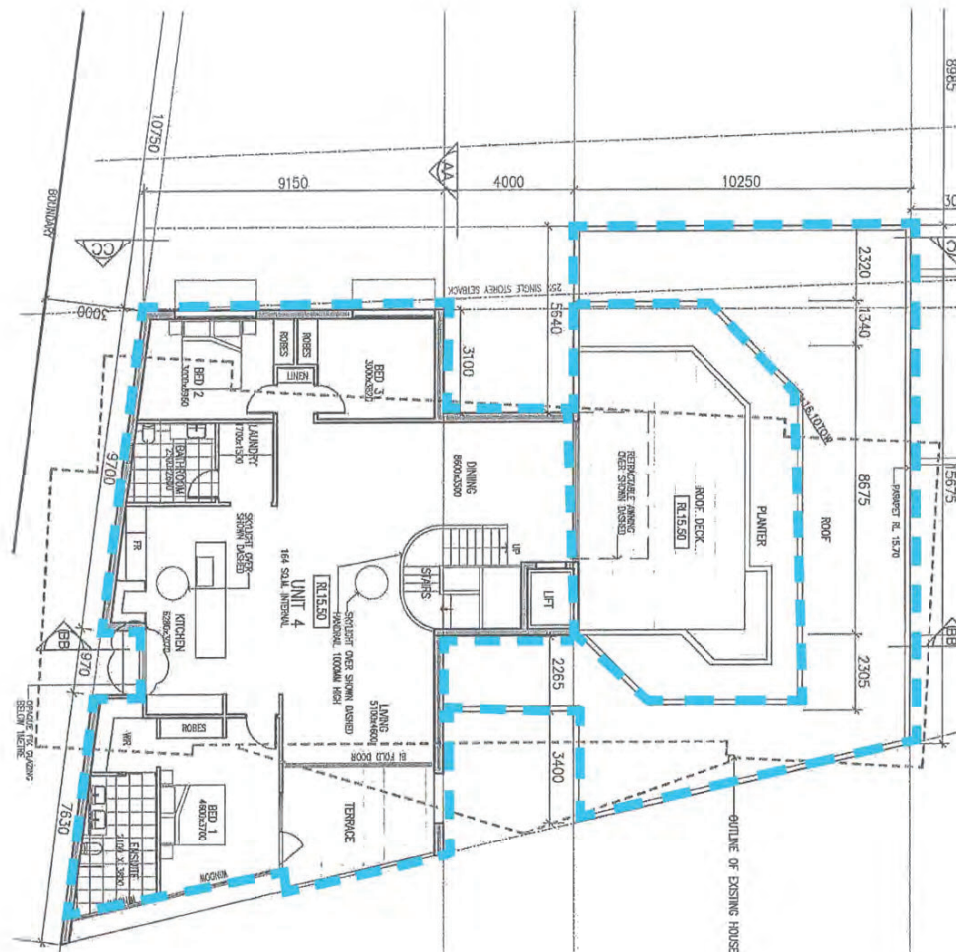
APPROVED MOD 2021/0343

0 2m 4m 10m

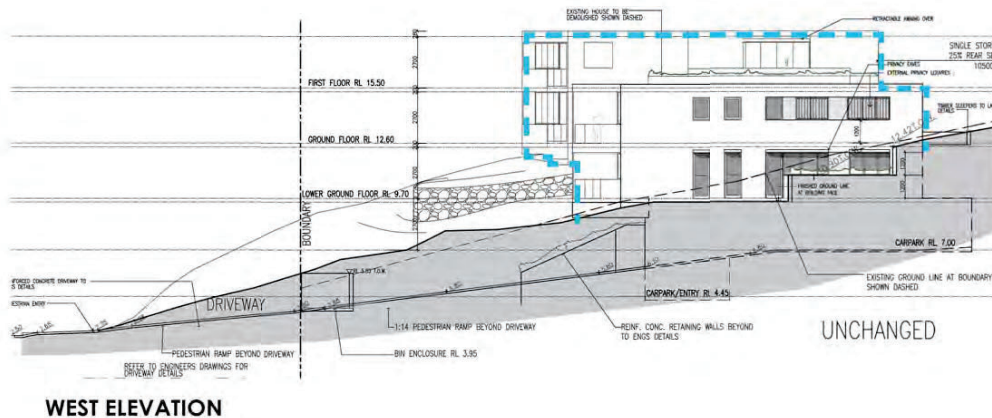
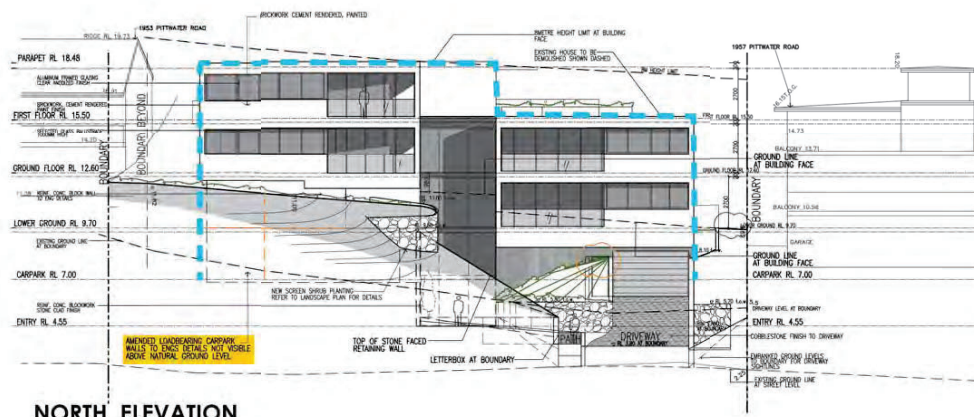
SCALE 1:300 @A3











**APPROVED**

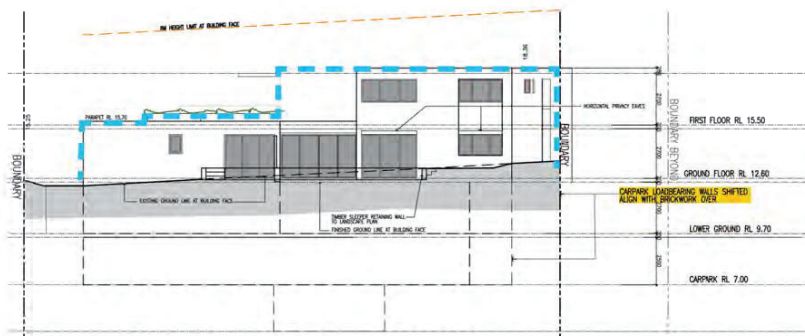


## CURRENT PROPOSAL

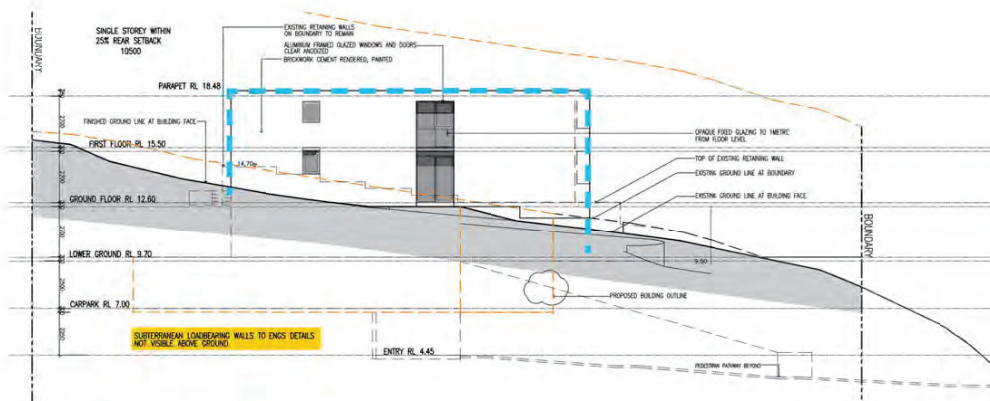
APPROVED BUILDING  
OUTLINE MOD  
2021/0101

0 2m 4m 10m

SCALE 1:300 @A3



SOUTH ELEVATION



EAST ELEVATION

APPROVED



SOUTH ELEVATION

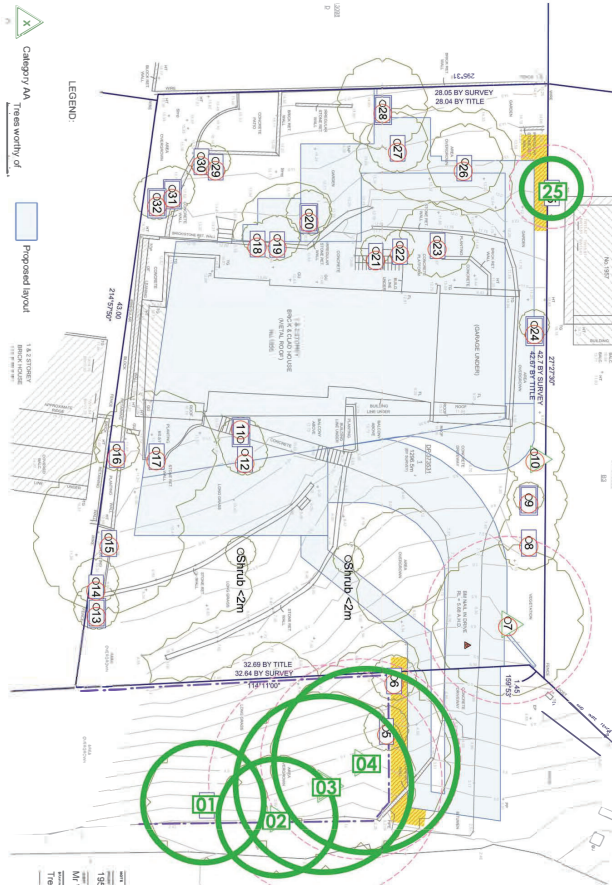


EAST ELEVATION

CURRENT PROPOSAL

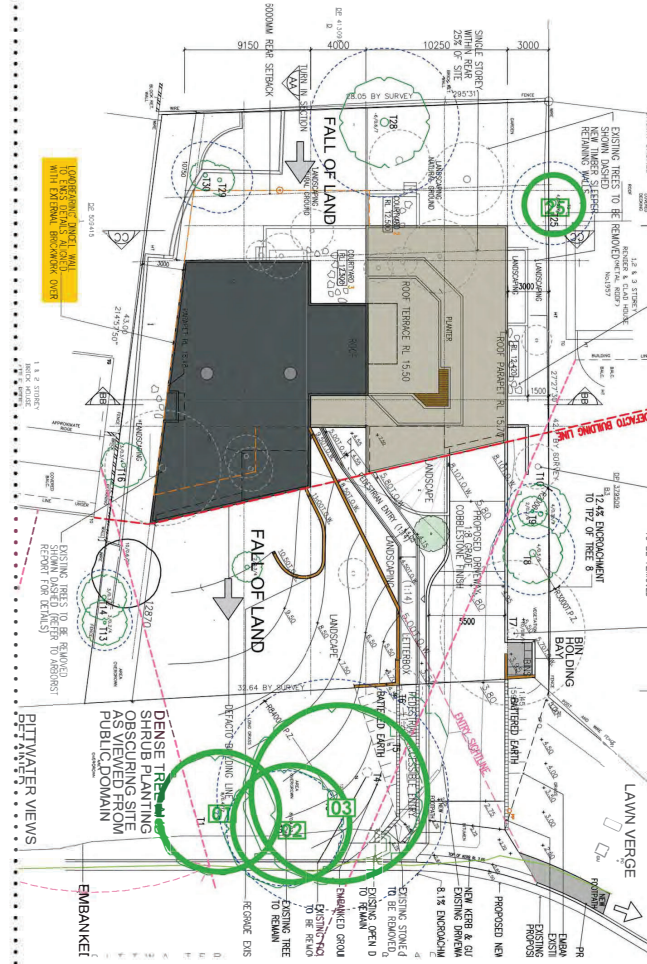
--- APPROVED BUILDING OUTLINE MOD 2021/0101  
0 2m 4m 10m  
SCALE 1:300 @A3



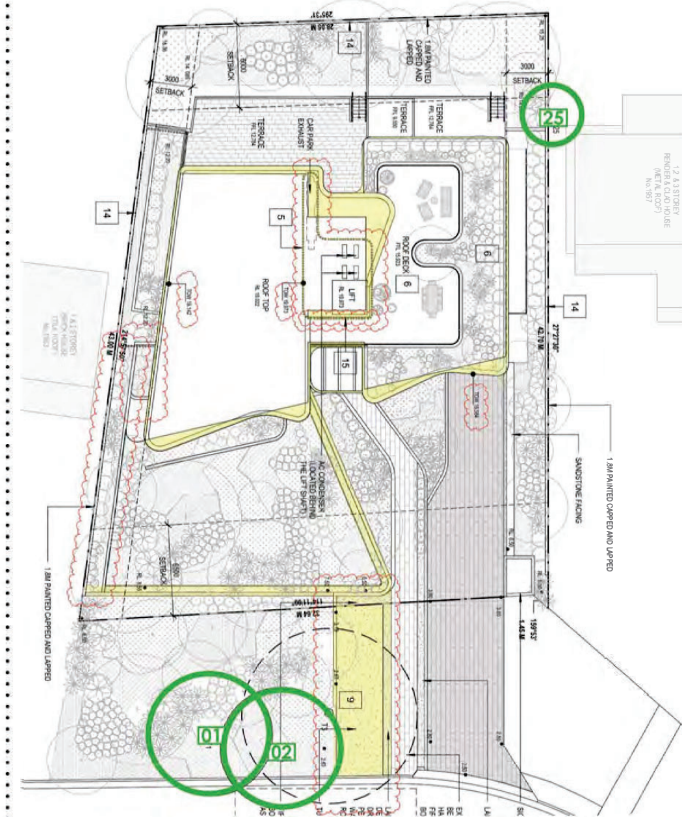


DA2019/0154

Tree Management Plan  
TMP01 prepared by Naturally Trees  
dated 7 February 2018



DA2021/0343



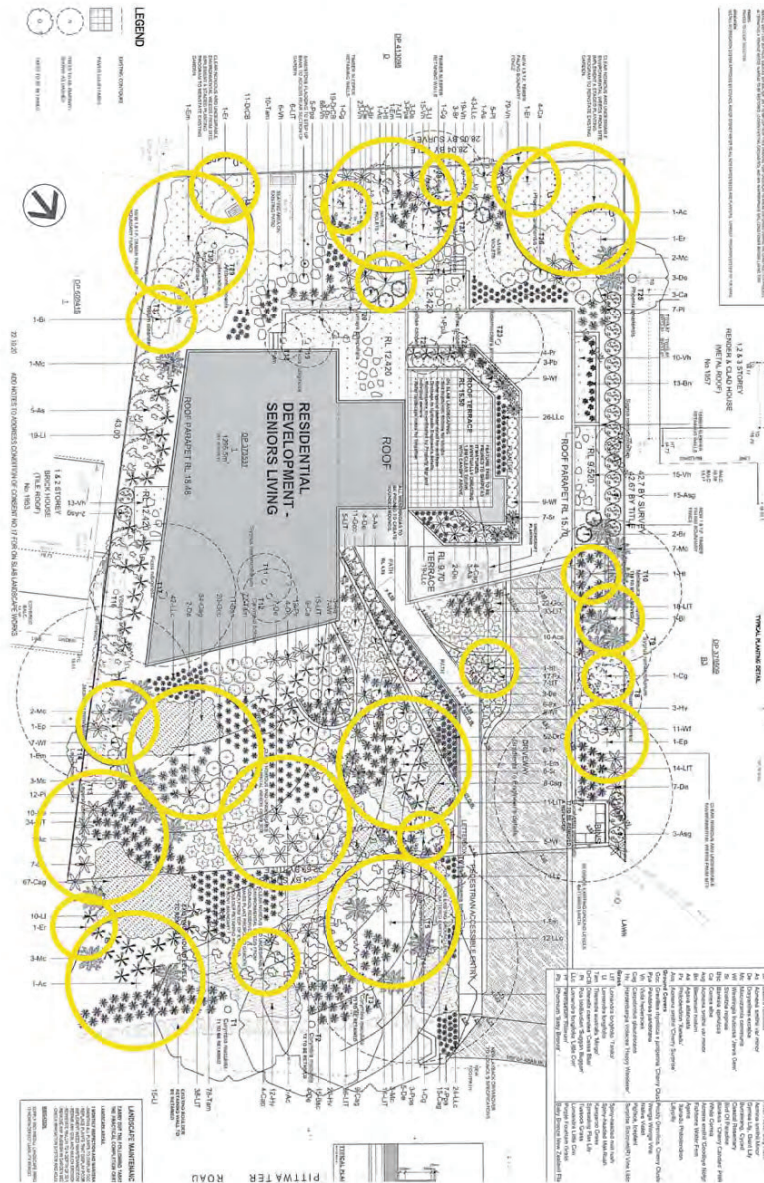
CURRENT PROPOSAL

LEGEND:

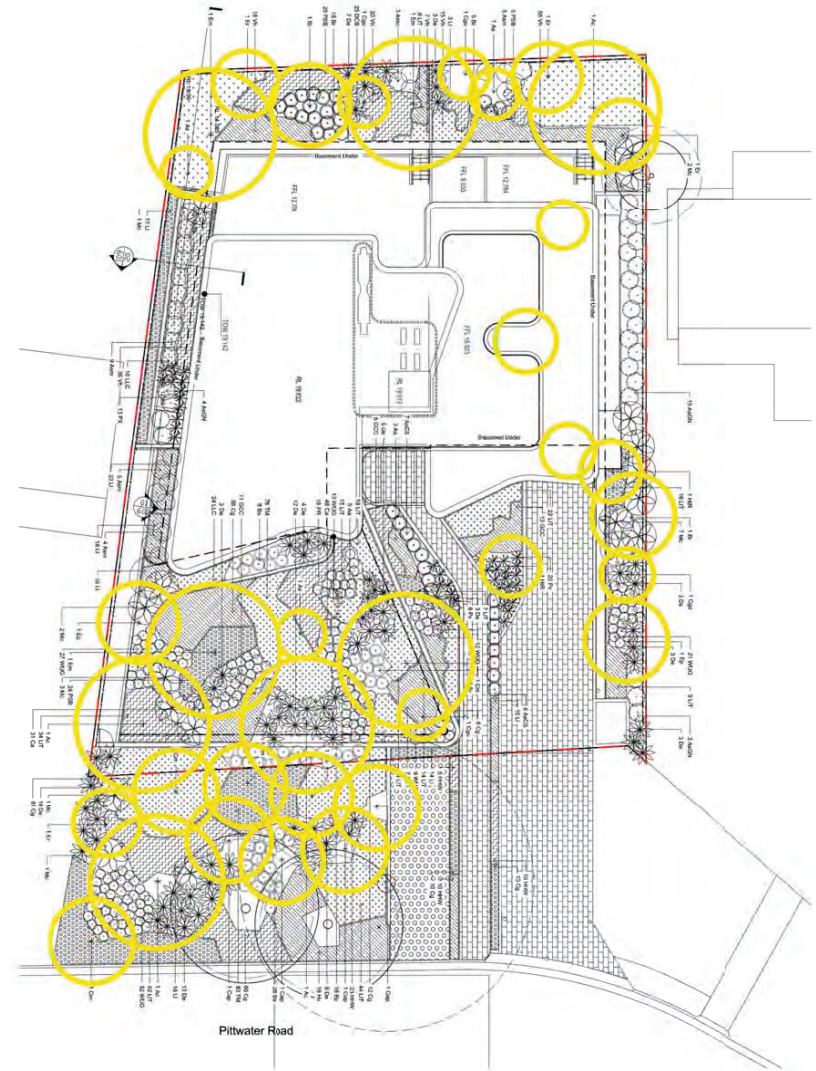
TREES RETAINED







**DA2021/0343 APPROVED  
(28 TREES)**



**CURRENT PROPOSAL  
(35 TREES)**

**LEGEND:**  
REPLACEMENT TREES





