



142 - 146 / PITT ROAD

142 - 146 Pitt Road,
North Curl Curl, NSW, 2099

DEVELOPMENT APPLICATION
April 2024

Acknowledgment of Country

In the spirit of reconciliation, we acknowledge the Guringai Peoples as the Traditional Custodians of the land on which this project is situated in North Curl Curl.

We acknowledge their connection to land, sea and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.

Team



CLIENT

Balito 1 Pty Ltd.

CONSULTANT TEAM

Architecture: Warren and Mahoney

Town Planner: Minto Planning

Landscape: Scrivener Design

Arborist: Martin Peacock Tree Care

Building Services: IGS

Cost Manager: Construction Consultants

BCA and Accessibility: Nest

Traffic: TTPA

Geotech: Morrow

Site Contamination: Waratah

Surveyor: Peak Surveying

Waste: Dickens Solutions

Executive Summary

This Architectural Design report has been prepared by Warren and Mahoney to accompany a Detailed Development Application for the proposed residential development at 142-146 Pitt Road, North Curl Curl, NSW 2099 in the Northern Beaches Council Local Government Area (LGA). The site is legally described as Lot 29/394337.

This report concludes that the proposed residential development is suitable subject to the development and refinement of the design in line with the principles outlined in this report .



1.0

Balito 1 Pty Ltd. is seeking development consent for 142-146 Pitt Road, North Curl Curl which will comprise a three-storey building up to a maximum of 11.3 metres in height.

Specifically, the application seeks approval for:

- Excavation to accommodate a single level of basement car parking (below ground level).
- A building envelope to a maximum height of 11.3 m (including architectural roof features and building plant, measured from ground level).
- A maximum gross floor area of 2,052m²
- Vehicular access from Playfair Road through the current easement along the site's western frontage.

1.1

In March 2023, Warren and Mahoney did an initial feasibility on the site, which was then purchased by Balito 1 Pty Ltd. 1 Pty Ltd in April 2023. Since April 2023, extensive work has been undertaken, with particular emphasis on overland flow and stormwater on the site, as well as due consideration for the existing high value Cook pine on site.

On September 07th the project team met with council in a Pre-DA meeting. Talking points during the Pre-DA meeting were:

- Flooding and the flood modeling
- Stormwater easement and maintenance requirements
- The Cook Pine being a significant tree.
- ADG requirements for deep soil along the northern boundary.
- Traffic and access.
- Water management.
- Built form, in particular in relation to the 3 storeys as proposed. The key being lessen visual impact from street level.
- Public domain footpath widening to the south

Following the Pre-DA meeting, the project team have further developed the proposal to include:

- 3m easement to the eastern boundary for stromwater pipe and maintenance.
- Retention of the Cook Pine along eastern boundary with suspended slabs to allow for overland flow path.
- Additional setback of upper level floorplate, with reduced visual impact from street
- Incorporation of footpath widening and street trees in public domain to the south.
- Additional visitor car parking space in the basement.

1.2

Overview
Site Area: 1,299m²
Total GFA: 2052m²

Number of Apartments (11 Total):

- 2 x 2 Bedroom Apartments
- 8 x 3 Bedroom Apartments
- 1 x 4 Bedroom Apartment

Number of Floors (4 Total)

- 1 x Basement
- 1 x Retail / Residential
- 2 x Residential

Parking

- 16 Bike Spaces - Basement (Secure Parking)
- 10 Visitor Bike spaces - Ground floor Level
- 20 Vehicle Parking Spaces
- 2 Visitor Parking Spaces

Vision

The renewed local centre at 142-146 Pitt Road is a reflection of the place on and surrounding area on which the development sits, Pitt Road in North Curl Curl.

Sited in walking distance from Curl Curl Beach, one of Sydney's best surfing beaches, it draws on the beach's cliff faces and sandy tones, providing a soft and enduring architecture that contributes positively to the local area.



1.4 Summary

The development is a elegant coming together of retail and commercial uses and high quality residential units that provide a harmonious relationship between built form and landscape.

The shops on ground level facing Pitt Road are organised in a way that not only provides quality and the opportunity for high quality retail, but also allows for future flexibility in sizing and organisation of the tenancies.

Above the shops and to the north are 11 units that sit over 3 floors. These units are a mix of “townhouse” units over two floors, two bed apartments, 3 bed apartments and a 4 bedroom apartment. All units are provided with great amenity, be it through views, garden spaces, internal courtyards of outlook towards the northern beaches.

The development also incorporates a basement which is accessed off Playfair Road, minimising disruption to a thriving local center.

1.5 Sustainability

The building is designed to “tread lightly” with passive measures that reduce the operational energy requirements and active measures through solar panels on the roof that reduces grid reliance.

Materials that have a low embodied carbon impact, such as brick, timber as well as “green” concrete contribute to the overall reduction of the upfront carbon of the buildings, whilst the use of aluminum and metals are reduced.

Operational energy is further reduced through the number of units being cross ventilated, meaning less reliance on active cooling, and a high performance envelope with good air tightness and insulation.

Green roofs and vegetation on site leave room for flora an fauna to grow and make use of the site, adding biodiversity and reducing the urban heat island effect.

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Document Revision Status

Revision: A - Development Application

Contact

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The Rocks, Sydney 2000
Australia

SEPP65 Verification Statement

We confirm that Sven Ollmann of Warren and Mahoney Architects Australia Pty Ltd directed the design of the Development Application and that Mr. Ollman is registered as an architect in accordance with the Architects Act 2003.

We confirm that in our professional opinion the proposed design is consistent with the design principles set out in State Environmental Planning Policy 65 – Design Quality of Residential Flat Development and has been designed with regard to the Apartment Design Guide (ADG).

1.0

Site Context & Analysis



1.1 Site Location

The site is located approximately 1.3km west from North Curl Curl Beach with its 1.2km of pristine coastline, known to be the best surf break along the coast and also the most family-friendly. In close proximity is both Curl Curl Public School and high quality retail located on site. Public transport is located 120m west of the site, and is serviced by 176X, Dee-Why to City Wynyrd.

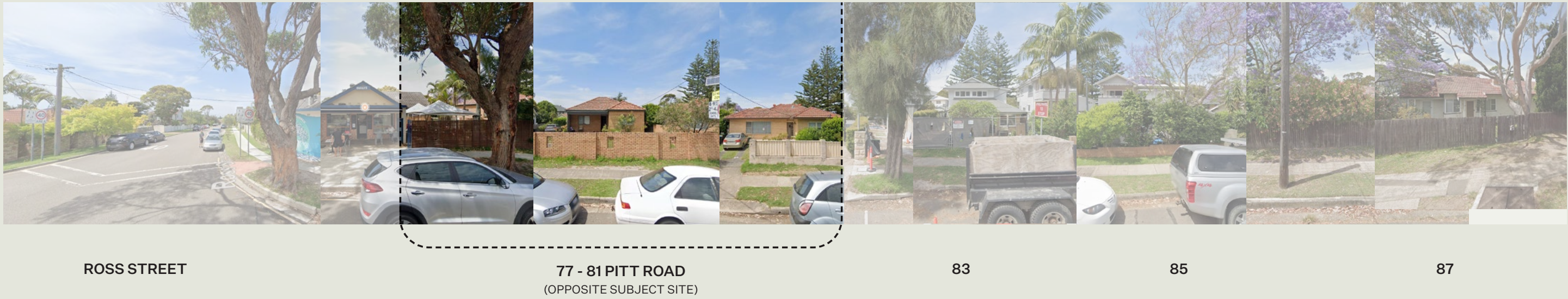


1.2 Streetscape

PITT ROAD ELEVATION (NORTH FACE)



PITT ROAD ELEVATION (SOUTH FACE)



1.3 Site

Street view From Pitt Road	1
Street view From Pitt Road West	2
Street view From Pitt Road East	3
Street view Looking onto site from Playfair Street	4
Backyard High Value Tree on neighboring property to the west	5
Backyard From backyard access from Playfair Street	6
Drone Photo Looking south-west (height 8.9m)	7



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1.4 Planning Controls

The site is located at 142-146 Pitt Road which is zoned E1:Local centre. The total lot size is 1,299m² with a street frontage of 40.8m along Pitt Road to the south.

Surrounding the site are residential developments to the east, south and north, with a access road easement from Playfair Street that enters the site on the north west.

The key controls applicable to the site and the proposal are:

- LGA – Northern Beaches Council
 - LEP – Warringah LEP 2011
 - Zone – E1: Local Centre
 - Permissibility – includes shops and shop top housing
 - Height – 8.5m
- FSR is not applicable in the site zoning.



The following sections of Warringah’s DCP are considered to be specifically relevant to the proposal:

Part B – Built Form Controls

- Maximum Wall Height – N/A
- Front setback – Nil
- Side and Rear setback – N/A - merit assessment
- Side Boundary Envelopes – N/A
- Number of Storeys – N/A
- Site Coverage – N/A
- Traffic, Access and Safety

2.Vehicle access is to be obtained from minor streets and lanes where available and practical.

- Parking Facilities
- 1.The following design principles shall be met:
- Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.;
 - Car parking is to be provided partly or fully underground for apartment buildings and other large scale developments;

2.Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:

- the land use;
- the hours of operation;
- the availability of public transport;
- the availability of alternative car parking; and
- the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.

- 3.Car parking, other than for individual dwellings, shall :
- Avoid the use of mechanical car stacking spaces;
 - Not be readily apparent from public spaces;
 - Provide safe and convenient pedestrian and traffic movement;
 - Include adequate provision for maneuvering and convenient access to individual spaces;
 - Enable vehicles to enter and leave the site in a forward direction;
 - Incorporate unobstructed access to visitor parking spaces;
 - Provide on site detention of stormwater, where appropriate;

4.Car parking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses. Where the car parking rate is not specified in Appendix 1 or the WLEP, car parking must be adequate for the development having regard to the objectives and requirements of this clause. The rates specified in the Roads and Traffic Authority’s Guide to Traffic Generating Development should be used as a guide where relevant.

5.Adequate provision for staff, customer and courier parking, and parking and turning of vehicles with trailers must be provided if appropriate to the land use.

6.For bulky goods premises adequate on-site parking spaces for service/delivery vehicles at a convenient location, separated from customer parking must be provided.

7.Where appropriate, car parking which meets the needs of people with physical disabilities must be provided in accordance with the relevant Australian Standard.

- Bicycle Parking
- 1 Per dwelling and 1 visitor per 12 dwellings.
1 per 200m² GFA for retail and 1 per 600m² GFA for retail visitors

Part D – Design

•Private Open Space – for shop top housing: a total of 10sqm with a min dimension of 2.5m per dwelling

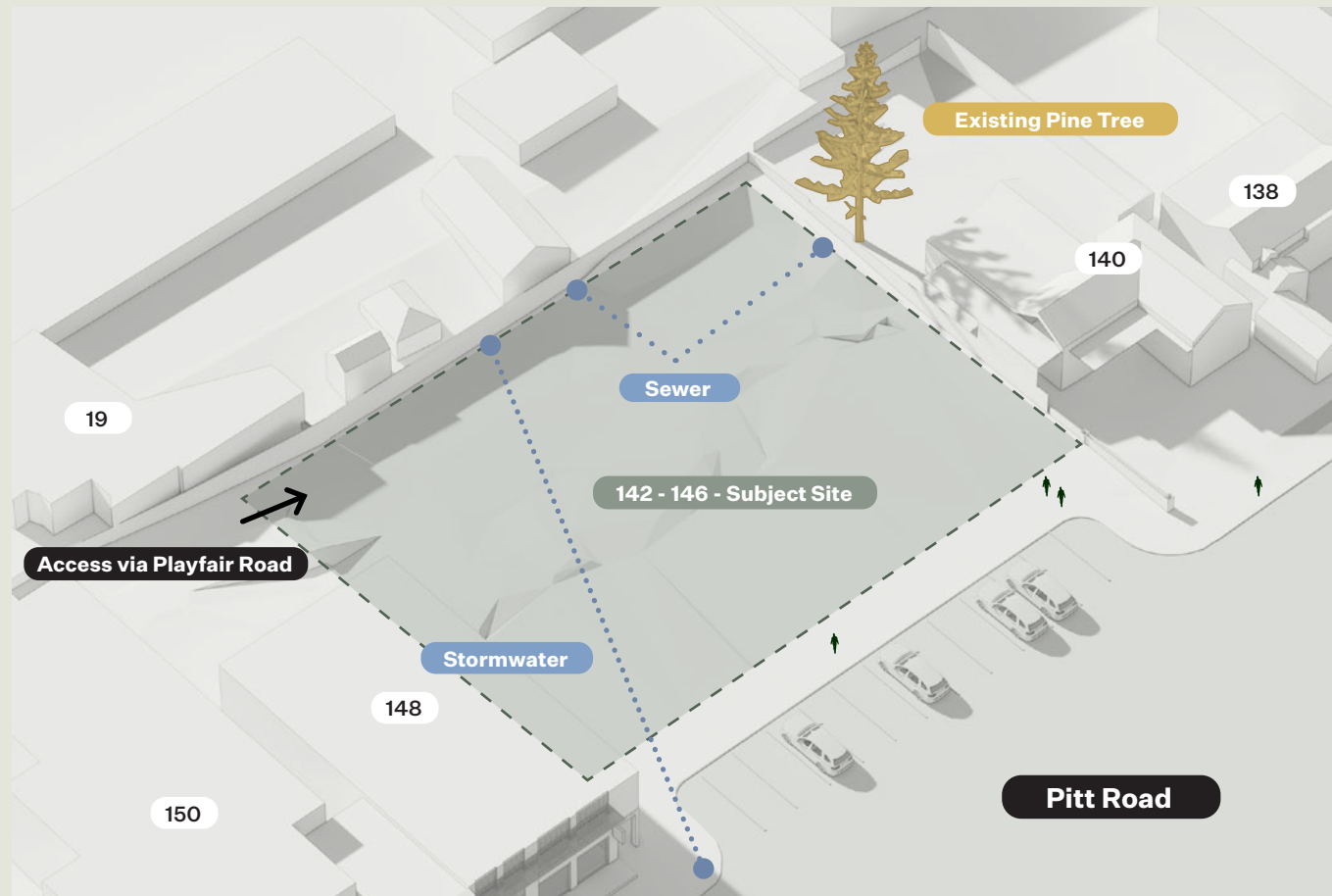
•Noise - Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.

•Access to sunlight – avoid unreasonable overshadowing of public open space and ensure maximum solar access to property and adjoining properties

•Views – provide for reasonable sharing of views

•Privacy – ensure maximum privacy to property and adjoining properties

1.5 Planning Principles



SITE CONSTRAINTS

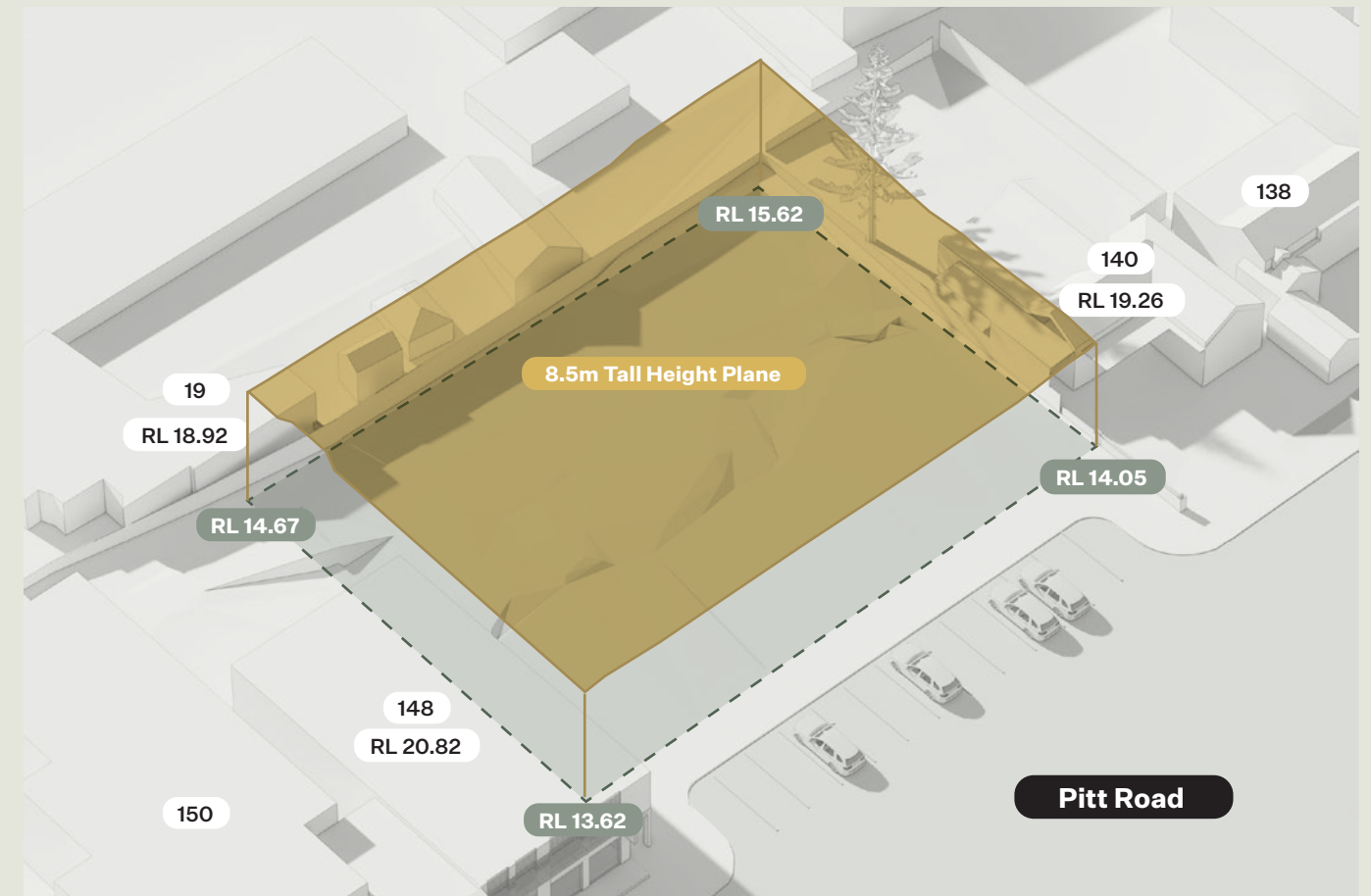
The site is constrained by both existing trees and stormwater, that make development of the site more challenging, and amendments and setbacks to the existing built form, built to the eastern and western boundaries will need to be amended.

There is an existing stormwater pipe intersecting from N through SW of site and an existing sewer pipe intersecting through NW of site. Re-alignment of both required to allow for a 3m setback and access to stormwater for proposed scheme.

There is an existing Cook Pine Tree on the neighboring property of 140 Pitt Road. The 5.1m TPZ which extends into the subject site, and provides a challenge in the overland flow path. The overland flowpath is redirected to allow for the tree's retention.

Access via Playfair Road provides primary resident vehicular access to site. This is a single lane entry with traffic control at the entry point.

Pitt Road provides primary resident pedestrian access and the "Front Door" to site. Pitt Road provides primary public interface and the pedestrian residents access to the building.



RL's of Neighboring Building taken as the parapet or ridge of roofs as marked on survey.

ENVELOPE CONTROLS

The site is located with a zoning of E1 Local Centre, which has a permissibility for shops on shop-top housing. The LEP Height Control on the site is 8.5m

There are no Setback controls on site, although there are considerations for overlooking, with particular emphasis on the neighbor along the eastern boundary.

There are no FSR controls on the site.

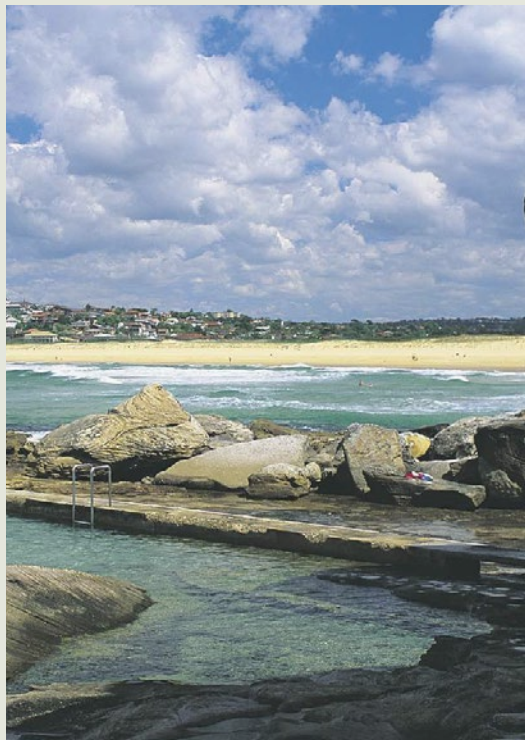
2.0

Design Concept



2.1 Design Drivers

Curl Curl Beach	1
Berkshire house, Gregory Phillips Architects	2
Millar Place, WMK Architects	3
Fitzroy North House , Therefore Architecture and Interior Design	4
Zion, Caulfield South	5



1

A Building of It’s Place

Creating a building that is a reflection of the place on which it stands, drawing on the materials and tones that are prevalent in Curl Curl, as well as adding to the abundant greenery in the area.



2

Craftsmanship

A building that is layered, with detailing and moments that speak of a consideration in both design and execution. Blending of timber, concrete, sandy brick and warm metal finishes.



3

A Sense of Individuality

Creating units that aren’t just another one on the block, but has units where owners and residents can point to each unit and say: “that’s where I live”.



4

Going Beyond the Minimum

Pushing quality of space and of amenity in the units up, through spacious units, private light well gardens. Creating additional ceiling heights where possible and floor plans that are livable well into the future.

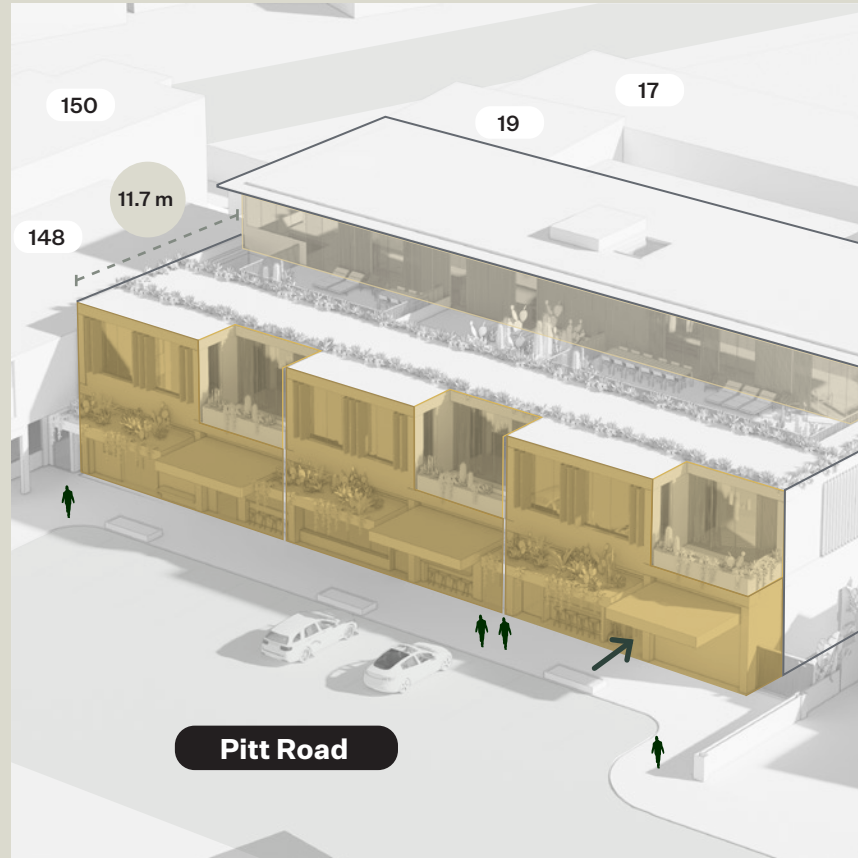


5

Low Embodied Carbon

Making sure that the building we build steps lightly, through the choice of low embodied carbon materials such as timber, brick and low embodied carbon concrete.

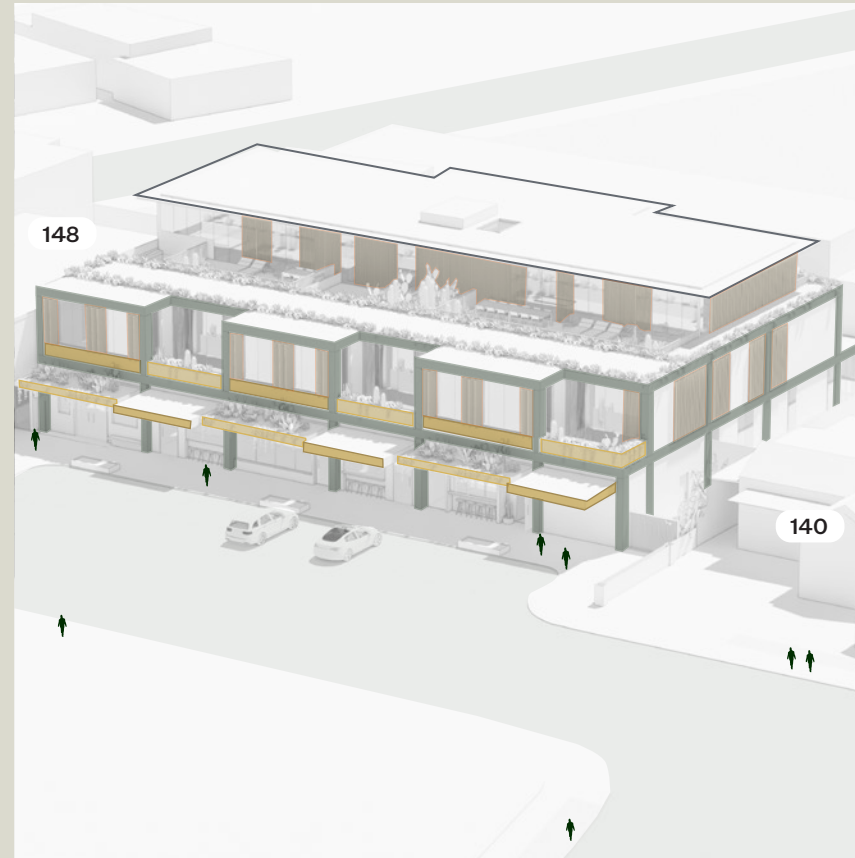
2.2 Design Principles



Individual Legibility of Masses

The Building is split into three segments with three equal parts along Pitt Road, providing a distinct legibility of each unit, and a sense of individuality. This rhythm is prominently featured along the facade, contributing to a more articulated street presence.

The clear distinction of each apartment provides a coherent architectural reading to each unit as an individual offer. By recessing the upper level units from the street, the prominence of the lower apartment and retail facade are made more prominent. Additionally, the recessed positioning of the balconies provides a softening to the building's outline, separating the rhythm of mass at ground level and above.

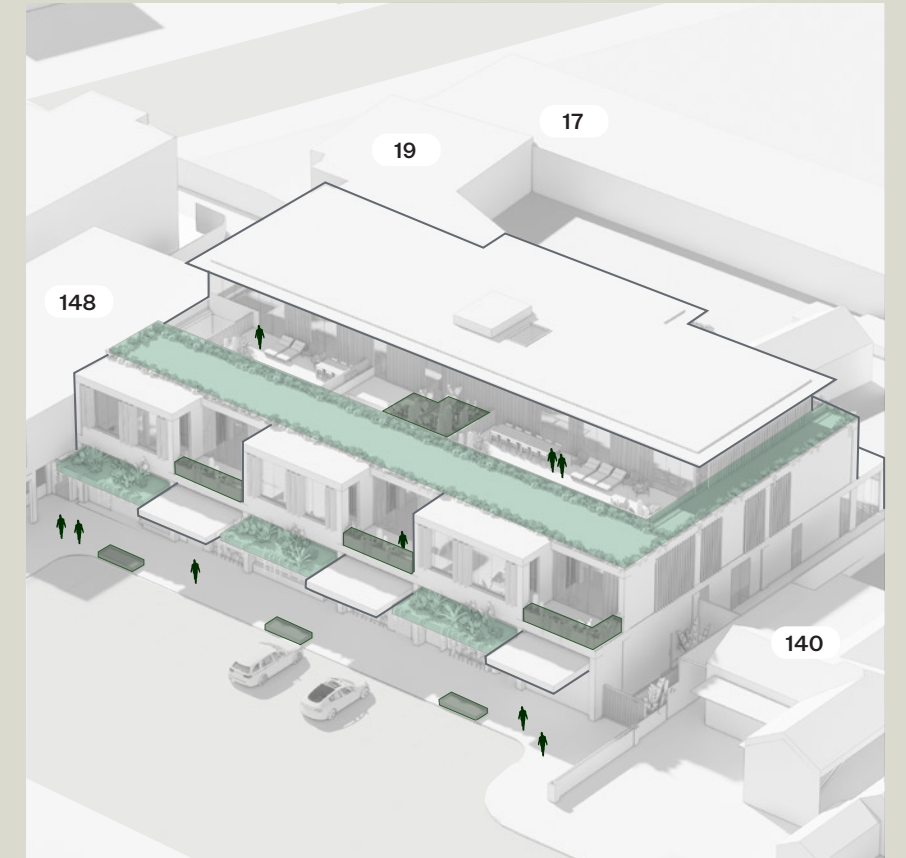


Streetscape Texture & Rigor

Establishing a cohesive connection between the retail and residential levels, a grid of concrete bands and columns is employed. This architectural feature defines individual retail units along Pitt Road while emphasizing the upper apartment edge.

Complementing this approach, smaller elements like balustrades, planter boxes, and canopies establish a horizontal datum along the street. Timber louver screens and bi-folds add layering and texture to the facade.

Additionally, the alternating canopy recessions support the balcony setbacks above, contributing to a softer overall appearance and improving streetscape readability.



Terraced Landscape Living

Biophilia is closely tied to our wellbeing as well as the wellbeing of our planet, and the proposal seeks to maximise the amount of green roof and landscaping provided. This is proposed through additional deep soil, planing on terraces and awnings and through extensive green roofs on level 02.

The planing and green roof add depth to the building's facade and softens the street-facing elevation, creating a more welcoming and permeable frontage.

2.3 AGD - SEPP 65



Principle 1: Context and neighborhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the Desirable elements of an area’s existing or future Character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighborhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Sited in walking distance from Curl Curl Beach, one of Sydney’s best surfing beaches, it draws on the beach’s cliff faces and sandy tones, providing a soft and enduring architecture that contributes positively to the local area.

The building is a reflection of the place on which it stands, drawing on the materials and tones that are prevalent in Curl Curl, as well as adding to the abundant greenery in the area.

Principle 2 - Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The Building is split into three segments with three equal parts along Pitt Road, providing a distinct legibility. This rhythm is prominently featured along the facade, contributing to a more articulated street presence, both in the upper level units, and on the retail on ground level.

By recessing the upper level units from the street, the prominence of the lower apartment and retail facade are made more prominent. Additionally, the recessed positioning of the balconies provides a softening to the building’s outline, separating the rhythm of mass at ground level and above.

Refer section 2.2 - Design Principles

Principle 3 - Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The overall density of the proposal is consistent with the Zoning in the Area, providing 11 units over a site area of 1,299m². Each unit has a high level of both individuality, quality and amenity appropriate to its site and context.

In addition, the site sits in close proximity to local bus routes.

Principle 4 - Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

The building is designed to “tread lightly” with passive measures, such as extensive shading that reduce the operational energy requirements and energy production through solar panels on the roof that reduces grid reliance.

Materials that have a low embodied carbon impact, such as brick, timber as well as “green” concrete contribute to the overall reduction of the upfront carbon of the buildings, whilst the use of aluminum and metals are reduced.

Operational energy is further reduced through the number of units being cross ventilated, meaning less reliance on active cooling, and a high performance envelope with good air tightness and insulation.

Principle 5 - Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighborhood.

Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management.

Green roofs and vegetation on site leave room for flora an fauna to grow and make use of the site, adding biodiversity and reducing the urban heat island effect. The landscape design incorporates locally appropriate, drought resistant species, that are underplanted, and will enhance the sites green links.

2.3 AGD - SEPP 65



Principle 6 - Amenity

Good design positively influences internal and external amenity for residents and neighbors. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

The building is laid out in a way that minimises units per level, and the number of units access per core on the level.

Each unit is sized to exceed ADG minimum areas, both in terms of storage and room sizes. In addition the diversity in unit design provides a product for a wide range of users. The development exceeds ADG requirements for both solar access and cross ventilation. For the units that do not meet solar access, these will still have access to daylight the rest on the summer half of the year, and will have views towards Curl Curl Beach.

Principle 7 - Safety

Good design optimises safety and security, within the development and the public domain. It Provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The development has a clear delineation between private and public, which is further enhanced through its typolgy being Shop top housing. A dedicated residential entry along towards the east of the site allow residents a secure entry from the public domain. The organisation of the units provide passive overlooking of the street, adding to the security.

All gardens are shielded from public access and access is only provided from each individual unit.

Principle 8 - Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

The unit mix provides a range of sizes and unit types to meet the needs of the local demographic and a diverse range of future residents.

Principle 9 - Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Establishing a cohesive connection between the retail and residential levels, a grid of concrete bands and columns is employed. This architectural feature defines individual retail units along Pitt Road while emphasizing the upper apartment edge.

Complementing this approach, smaller elements like balustrades, planter boxes, and canopies establish a horizontal datum along the street. Timber louver screens and bi-folds add layering and texture to the facade.

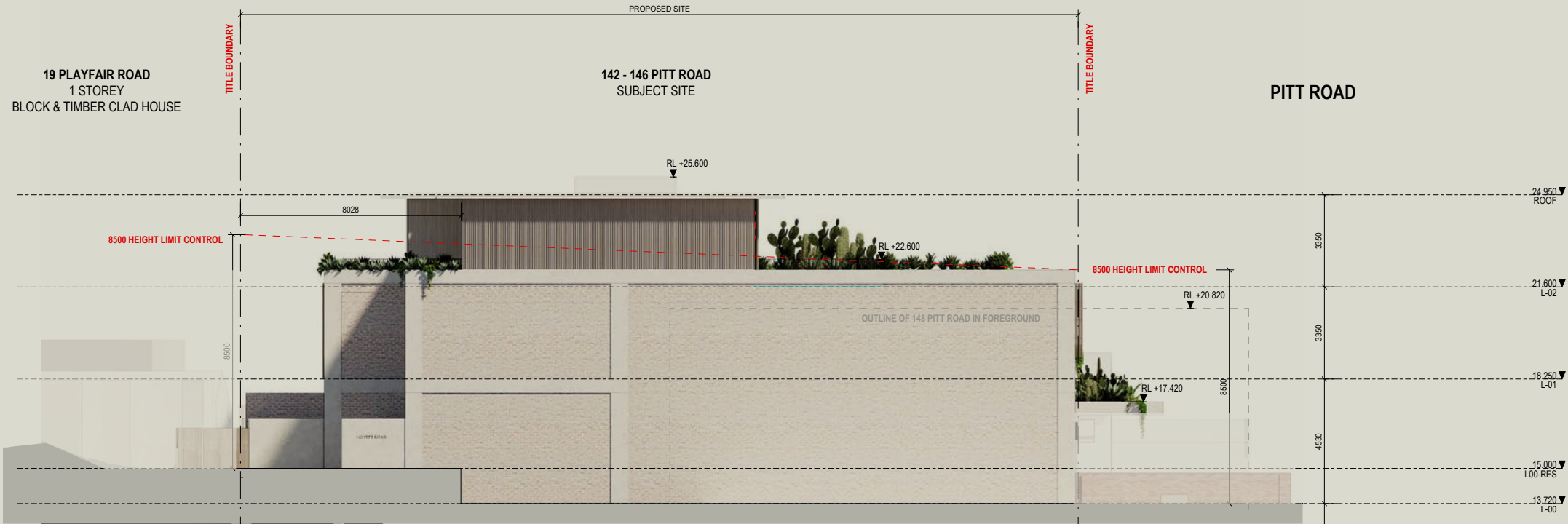
Additionally, the alternating canopy recessions support the balcony setbacks above, contributing to a softer overall appearance and improving streetscape readability.



2.4 Facades - Elevations



Elevation - South



Elevation - West

2.4 Facades - Elevations



Elevation - North



Elevation - East

2.5 Facades - Perspectives



Perspective - Pitt Road West



Perspective - Pitt Road East

2.6 Materiality - Palette

Concrete	High Fly ash content	1
Timber louvers	Timber cladding and screens	2
Planter boxes	Concrete edge planter boxes	3
Windows and Framing	Warm Bronze colored window frame and high performance DGU	4
Curl Curl	The material palette draws on the warm colors of the beach	5
Bricks	Sand colored, textured bricks	6
Bricks	Sand colored, textured bricks	7
Green Roofs	Extensive green roof with drought resistant planting	8



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2.6 Materiality - Interiors

Fitzroy North House Therefore Studio C	1
West Flanders House Govaert & Vanhoutte	2
Casa Fly Beef Architecti	3
Bricks Soft gray / sand, textured bricks	4
Curl Curl Trias and Folk Studio	5
Casa Fly Beef Architecti	6
Fitzroy North House Therefore Studio C	7



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3.0

Floorplate & Units



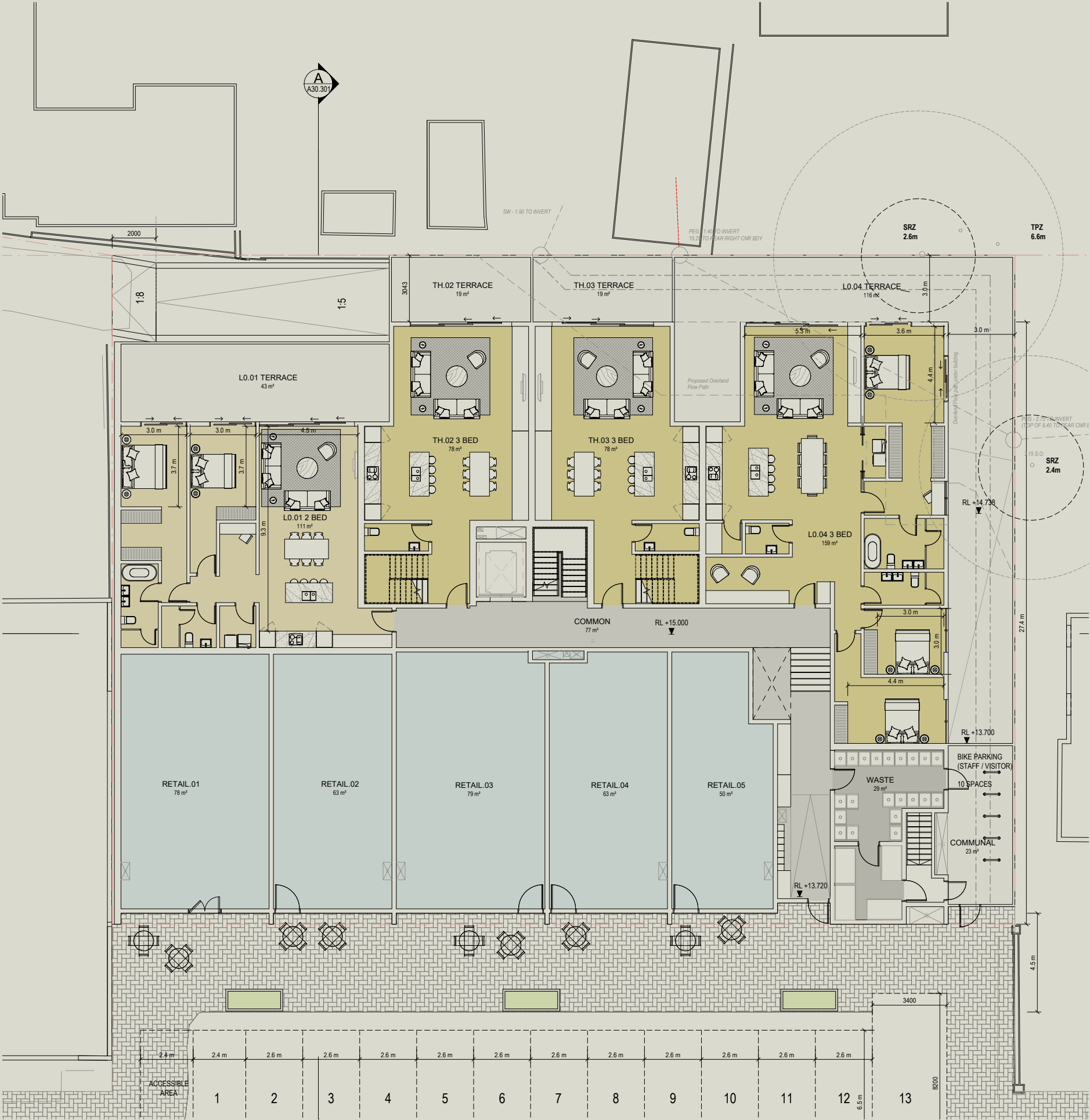
Level 00

Retail / Residential

The ground floor of the development has 5 retail units fronting Pitt Road, ranging from 50m²-79m². In front of the retail units, the footpath has been expanded to 4m, with the introduction of 3 street trees, significantly improving the public domain.

The site is accessed alongside the eastern boundary which hosts residential programs such as a ground level lobby and services, as well as waste rooms. This means minimal impact on the retail and shops and uninterrupted retail frontage.

The site access to the basement parking is off Playfair Road to the west, with access from the north west. To the north of the site is are also 4 residential units on ground, with a two-bed unit, two three-bed “townhouses” and a three-bed unit with a wrap around garden.



Level 01

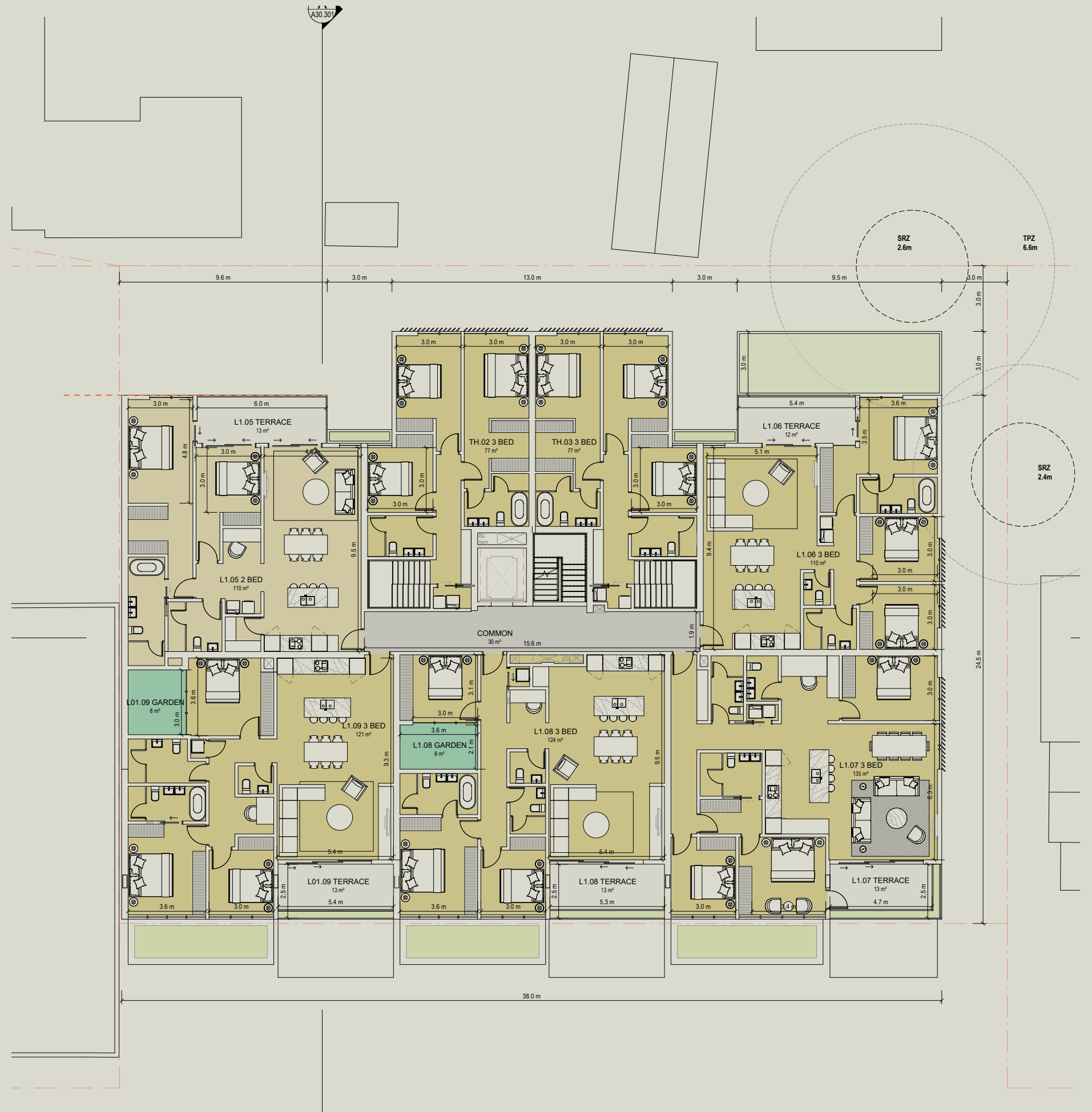
Residential

L01 of the unit has access to 5 units, through an intimate corridor that has light through the open stair to L02.

The south facing units have courtyards that allow light into the units, including in mid winter, whilst terraces are open to the sky allowing for light into the units. The south facing units benefit from views towards Curl Curl Beach.

All units have a focus on quality of space and light, and generous amenity.

L01 is separated from the retail on ground level through an awning that follows the rhythm of the units and the facade articulation.



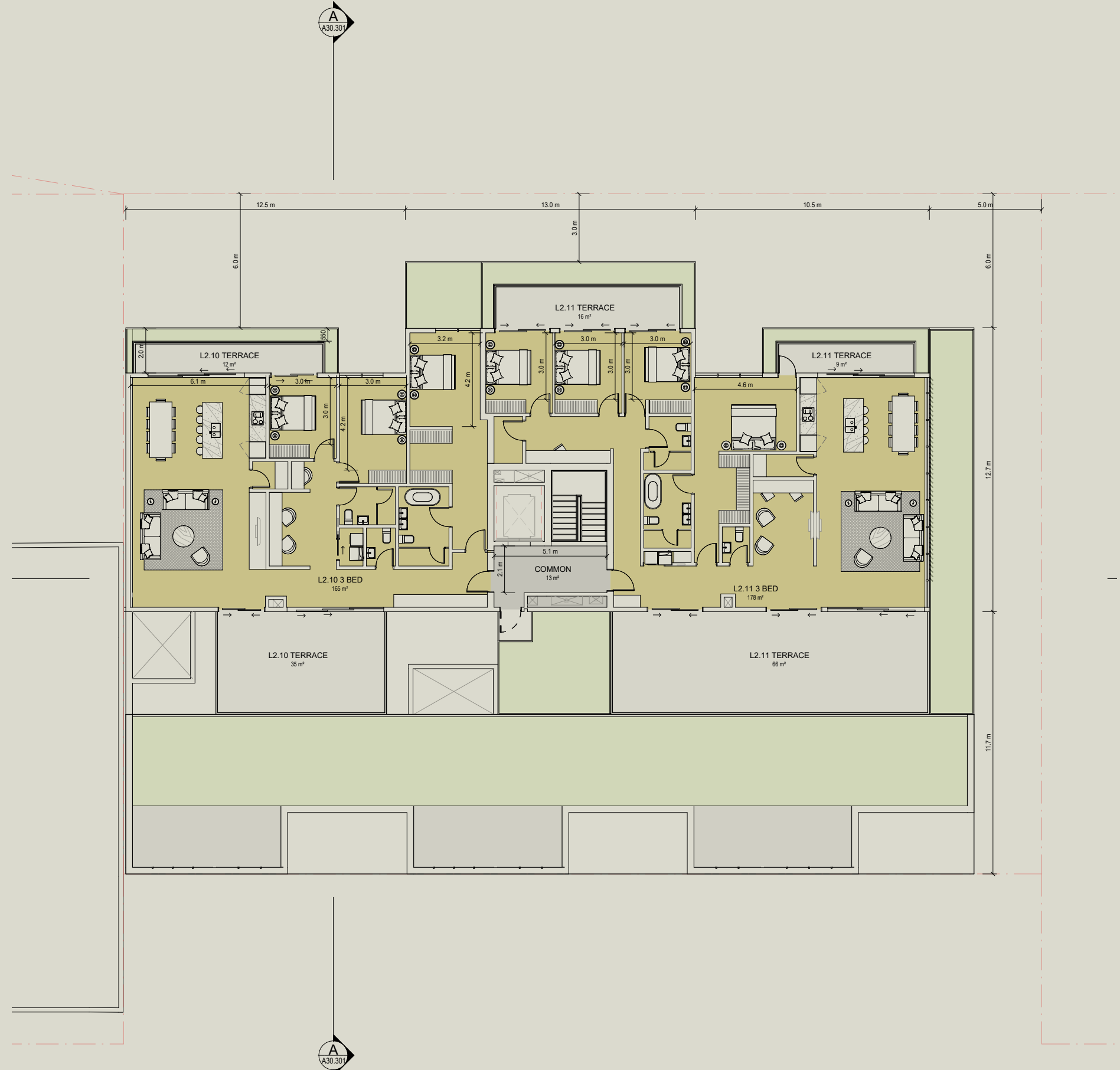
Level 02

Residential

Level 02 houses two large and generous units that have views to the north, and towards Curl Curl beach to the south.

The volume on L02 has been set back from the southern boundary by 11.7m and from the eastern boundary by 5m.

It is set back from the northern elevation by 6m and has an extensive green roof cover to the south and east, screening the terraces of both units.



Basement - Parking & Storage

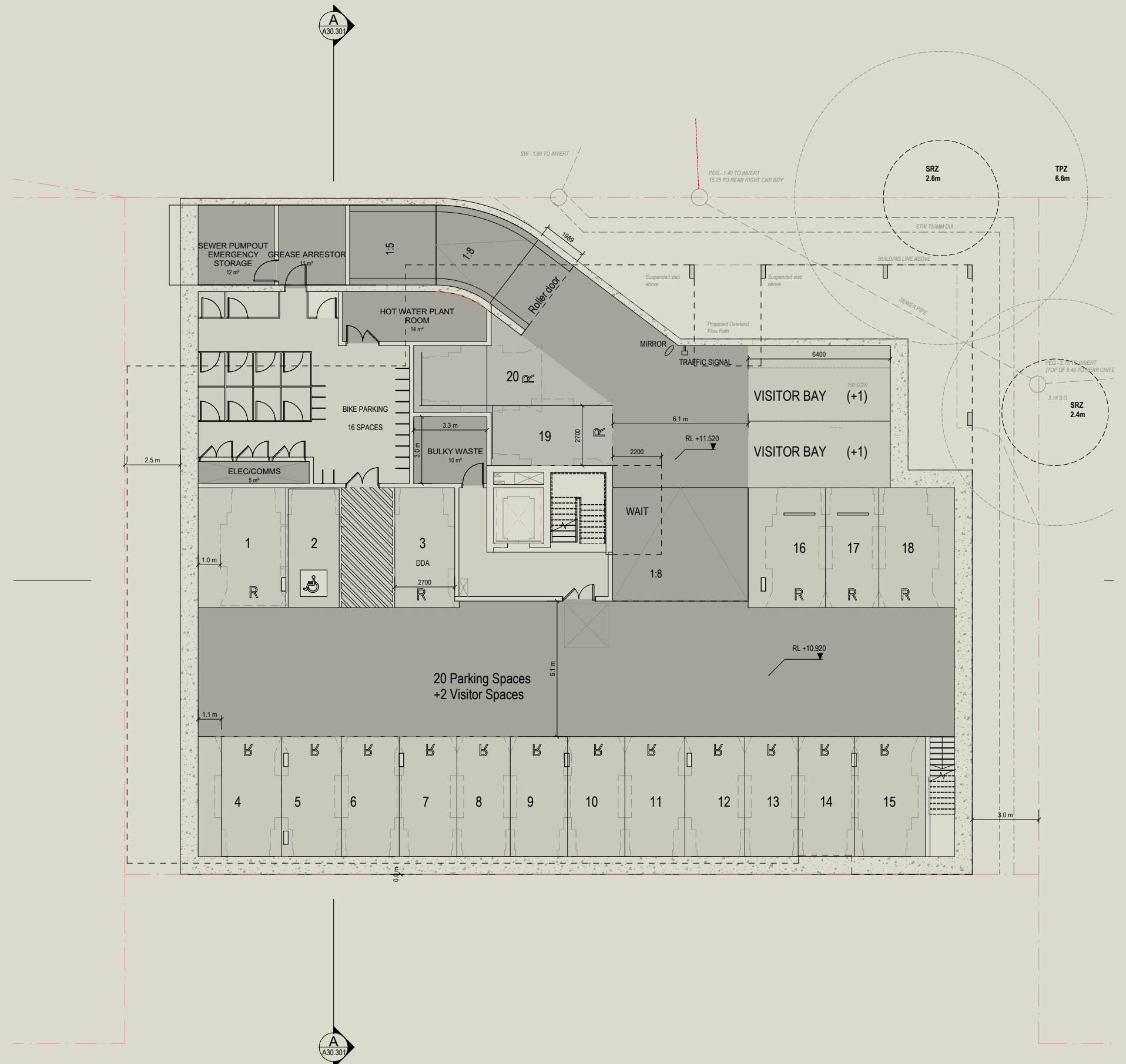
The basement is accessed from the north east of the site and houses:

- 11 storage cages, with a dedicated storage cage for each unit.
- Services areas, with a maximum amount of plant areas located in the basement to reduce impact on above ground levels.
- 20 Bicycle parking space, with a mix of horizontal and vertical parking
- 20 Vehicle Parking Spaces, with an additional waiting bay/visitor parking space.
- 2 Accessible car parking spaces

Given the contamination of the site, the basement extent is reduced as much as possible to reduce excavation. The basement parking accessed from Playfair is not proposed as retail parking but will be for residents and resident visitors.

Retail parking is proposed to continue to operate as it currently operates, with the parking spaces on Pitt Road servicing these tenancies.

The basement extent is pulled back from the east to allow the overland flow path, stormwater pipe, and sewer diversion to pass through the site unhindered with adequate access.



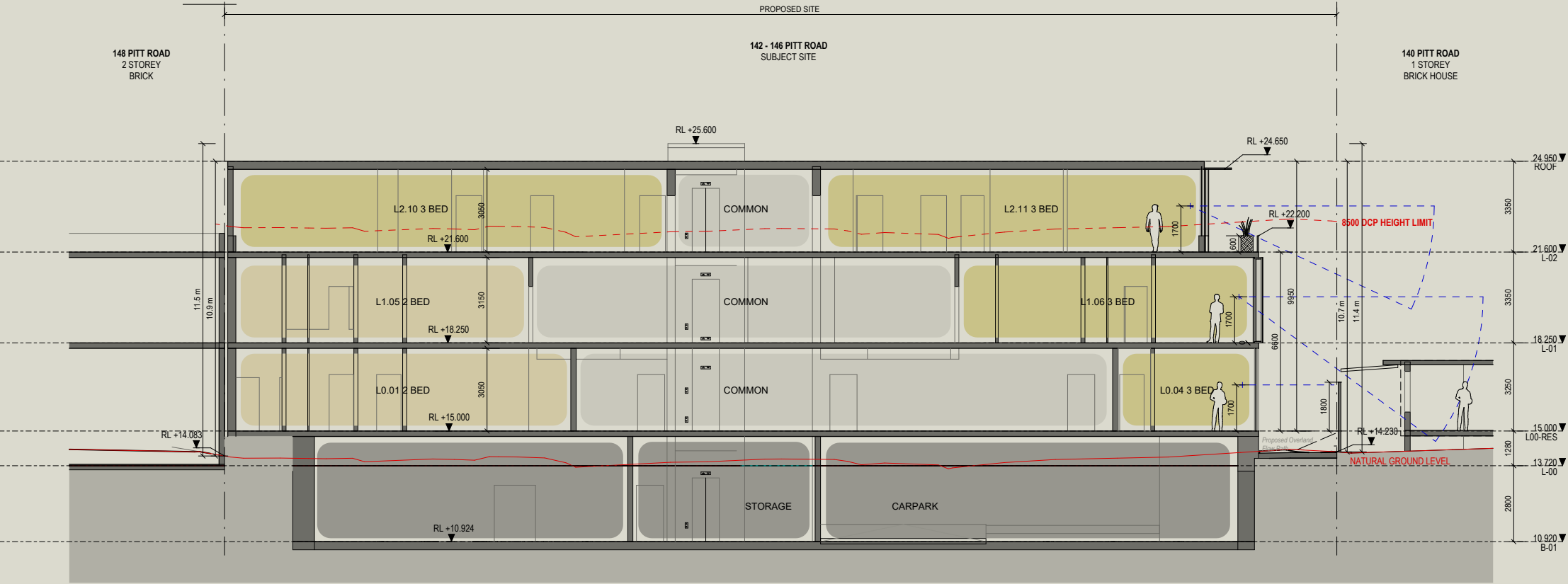
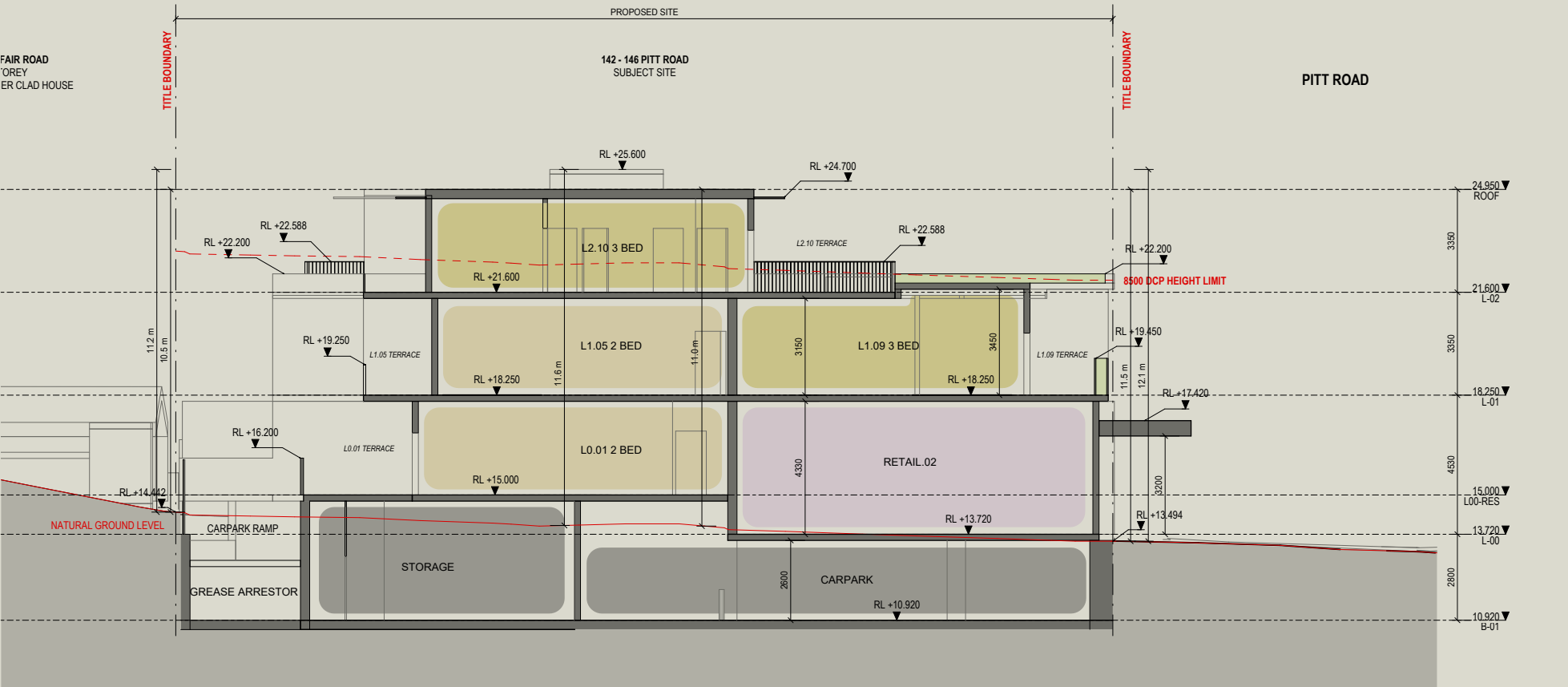
Section - Through Site

The building has significant sloping and flood levels that it is required to address. The retail has a FTF of 4.5m, with a generous retail floor-to-ceiling height. The retail is placed at RL 13.7 which is aligned with its current height.

The north facing units on L01 have a FTF of 3.2m, resulting in a ceiling height of 2.7m. L01 has a FTF of 3.35m, which also increases further to the south for increased amenity and ceiling height to the south facing units, as well as allowing for drainage and a green roof.

The L02 units have a FTF of 3.35m allowing for drainage of the roof and insulation.

The roof form and setbacks of L02 are designed to reduce the visual impact of this level from the street, whilst maintaining generous unit sizing.



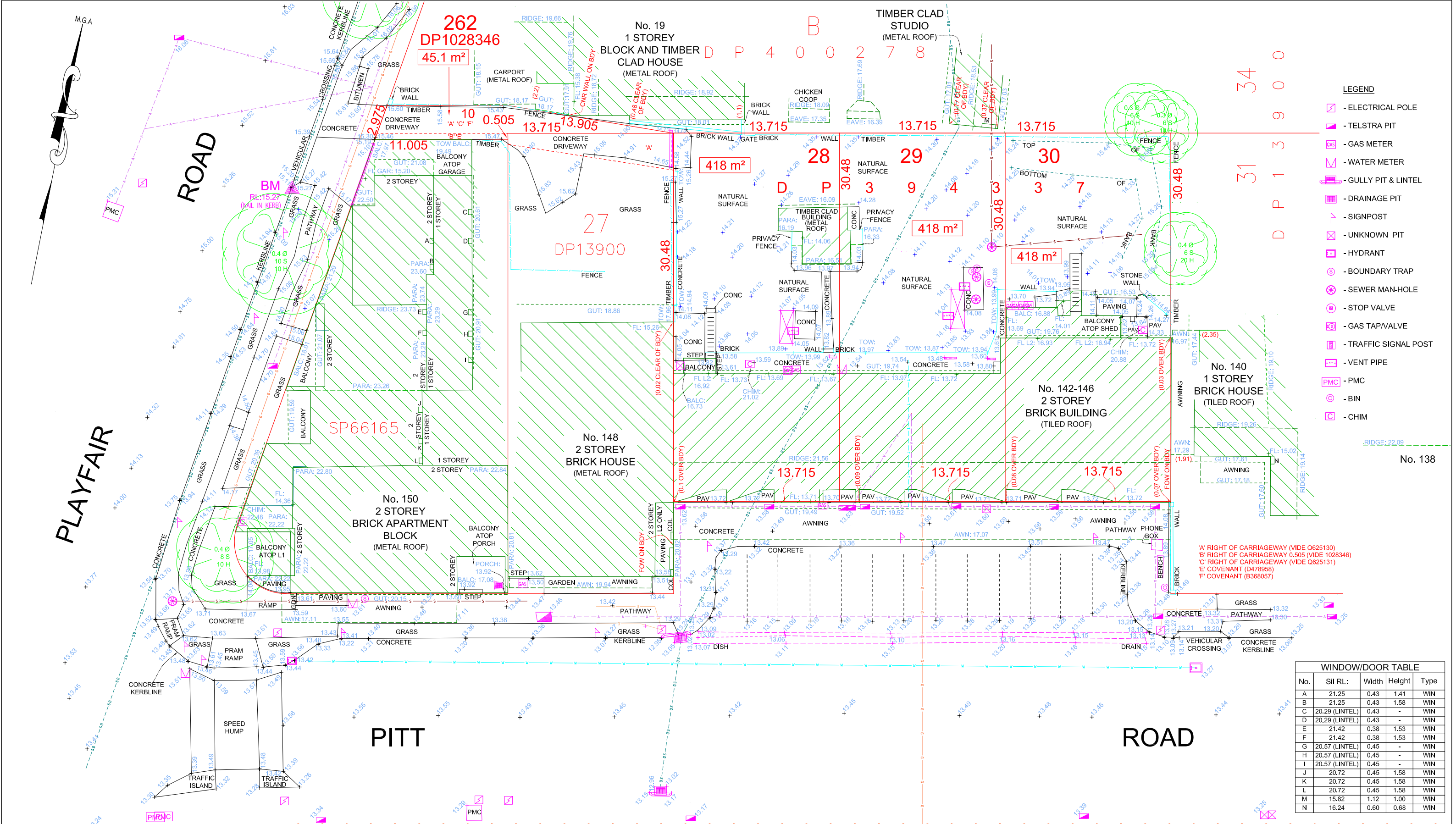
SECTION B
1:100

4.0

Appendices



Appendix 1 - Site Survey



- LEGEND
- ELECTRICAL POLE
 - TELSTRA PIT
 - GAS METER
 - WATER METER
 - GULLY PIT & LINTEL
 - DRAINAGE PIT
 - SIGNPOST
 - UNKNOWN PIT
 - HYDRANT
 - BOUNDARY TRAP
 - SEWER MAN-HOLE
 - STOP VALVE
 - GAS TAP/VALVE
 - TRAFFIC SIGNAL POST
 - VENT PIPE
 - PMC
 - BIN
 - CHIM

WINDOW/DOOR TABLE				
No.	Sil RL:	Width	Height	Type
A	21.25	0.43	1.41	WIN
B	21.25	0.43	1.58	WIN
C	20.29 (LINTEL)	0.43	-	WIN
D	20.29 (LINTEL)	0.43	-	WIN
E	21.42	0.38	1.53	WIN
F	21.42	0.38	1.53	WIN
G	20.57 (LINTEL)	0.45	-	WIN
H	20.57 (LINTEL)	0.45	-	WIN
I	20.57 (LINTEL)	0.45	-	WIN
J	20.72	0.45	1.58	WIN
K	20.72	0.45	1.58	WIN
L	20.72	0.45	1.58	WIN
M	15.82	1.12	1.00	WIN
N	16.24	0.60	0.68	WIN

NOTES

- TREE DIMENSIONS SHOWN APPROXIMATELY ONLY
- ONLY SERVICES AND WINDOWS VISIBLE FROM WITHIN THE SUBJECT PROPERTY AT THE TIME OF SURVEY SHOWN. BYDA UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND ANY CRITICAL LOCATIONS/DEPTHS MUST BE CONFIRMED BY A QUALIFIED UNDERGROUND SERVICE LOCATING PROFESSIONAL.
- NO SERVICE PITS ACCESSED/OPENED SHOWN AS LABELLED
- BOUNDARIES BY SURVEY. IDENTIFICATION SURVEY STANDARD
- ALL PITS SHOULD BE ACCESSED, CONFIRMED AND HAVE SUBSURFACE EXTENTS MEASURED BY THE RELEVANT AUTHORITIES, PRIOR TO ADOPTION. ALL PIPES, CABLES & DUCTS IN THE EXCAVATION AREA SHOULD BE ACCURATELY LOCATED BY A "PIPE LOCATOR" OR BY THE RELEVANT AUTHORITY, PRIOR TO ANY EXCAVATION IS UNDERTAKEN.
- THE SUBJECT TITLE'S ARE AFFECTED BY A COVENANT AFFECTING LOT 28 ONLY (VIDE C225341), A RIGHT OF CARRIAGEWAY (VIDE Q625130, Q625131 & DP1028346) & COVENANT'S (VIDE D478958 & B368057)

SERVICES (vide BYDA Only – Not Surveyed)

- AUSGRID
- JEMENA GAS
- STORMWATER (NBC)
- NBN & TELSTRA
- SEWER
- TELSTRA
- SYDNEY WATER

PEAK
SURVEYING SERVICES

PO BOX 23 CAMMERAY, NSW 2062
PO BOX 1 WENTWORTH FALLS, NSW 2782
Ph: (02) 9882 6769
Web: peaksurveying.com.au
Email: admin@peaksurveying.com.au

NOTES

- TOW DENOTES TOP OF WALL
- LINTEL HEIGHTS SHOWN WHERE SIL INACCESSIBLE FOR MEASUREMENT
- CONC DENOTES CONCRETE
- COL DENOTES COLUMN
- NBC DENOTES NORTHERN BEACHES COUNCIL

DETAIL SURVEY @
No. 142-146 PITT ROAD
NORTH CURL CURL, NSW, 2099
CLIENT: GRANT PRICE

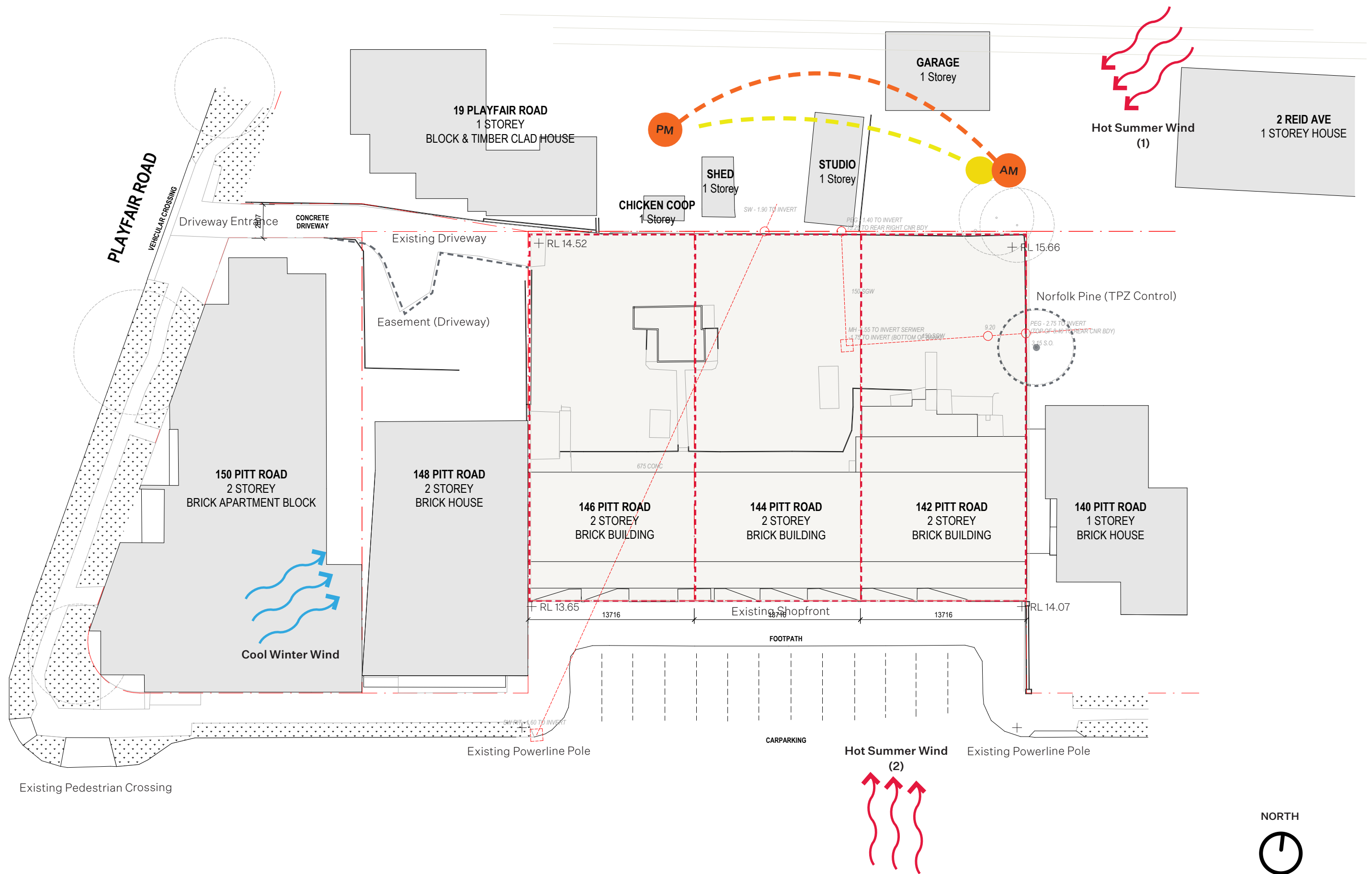
JOB No: 23-2072
SURVEYED ON: 24/05/23 & 25/05/23
BY: J PIERCE & M GONZALEZ
DRAWN ON: 31/05/2023
BY: J PIERCE & M GONZALEZ

SCALE: 1:150 (@A1)/ 1:300 (@A3)
NORTH: MGA (by DP1028346)
DATUM: PM2211 RL: 29.046 (AHD)
CONTOUR INT: N/A

SHEET 1/1

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Appendix 2 - Site Analysis

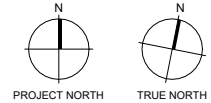
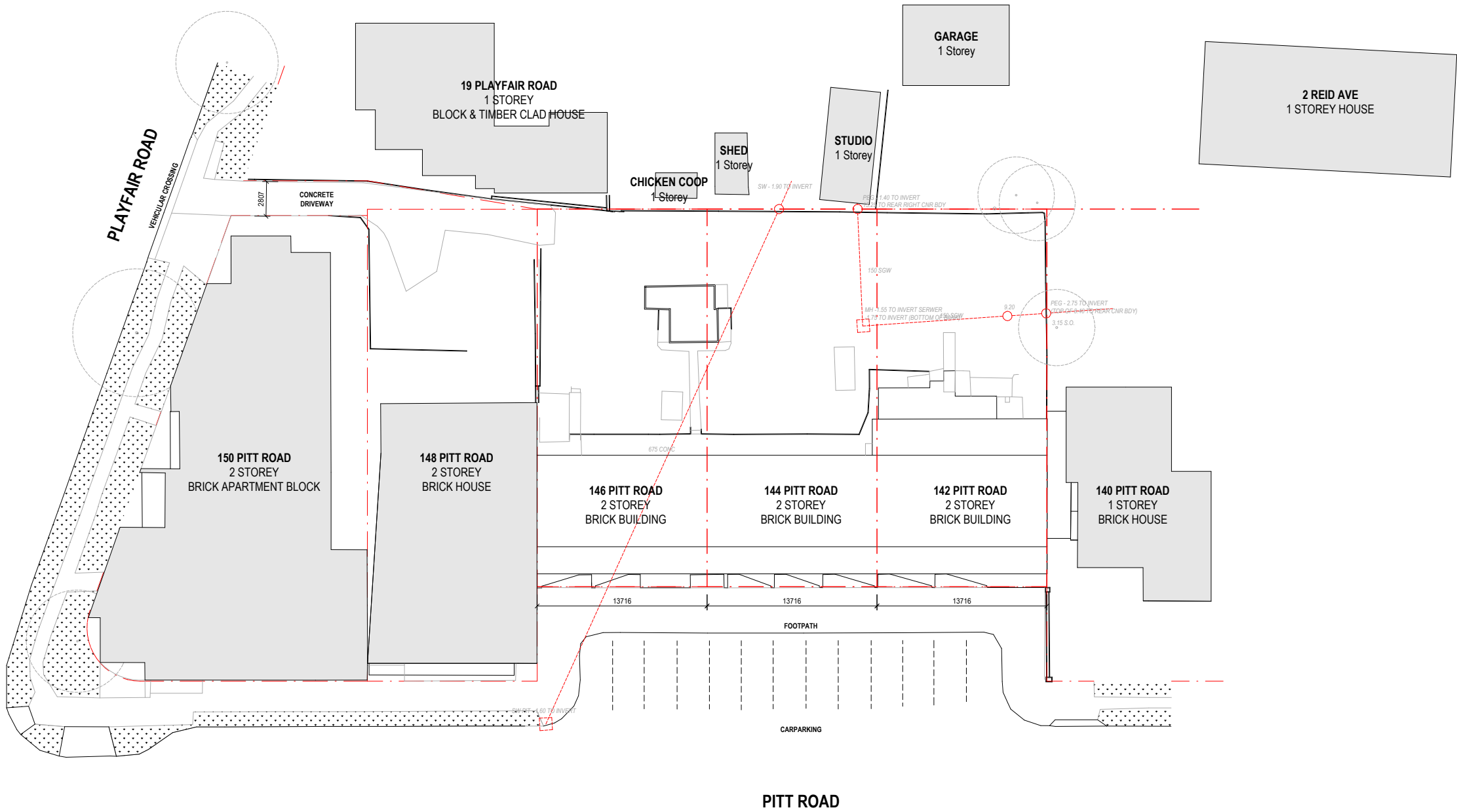


Appendix 3 - Architectural Drawings

Revisions

A 06/12/2023 DA Submission

Notes



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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

SITE
PLAN_EXISTING

Drawing Status

Development Application

Drawing Details

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Job No	10146
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Checked	MM

Drawing No

A00.004

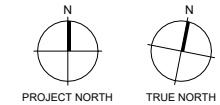
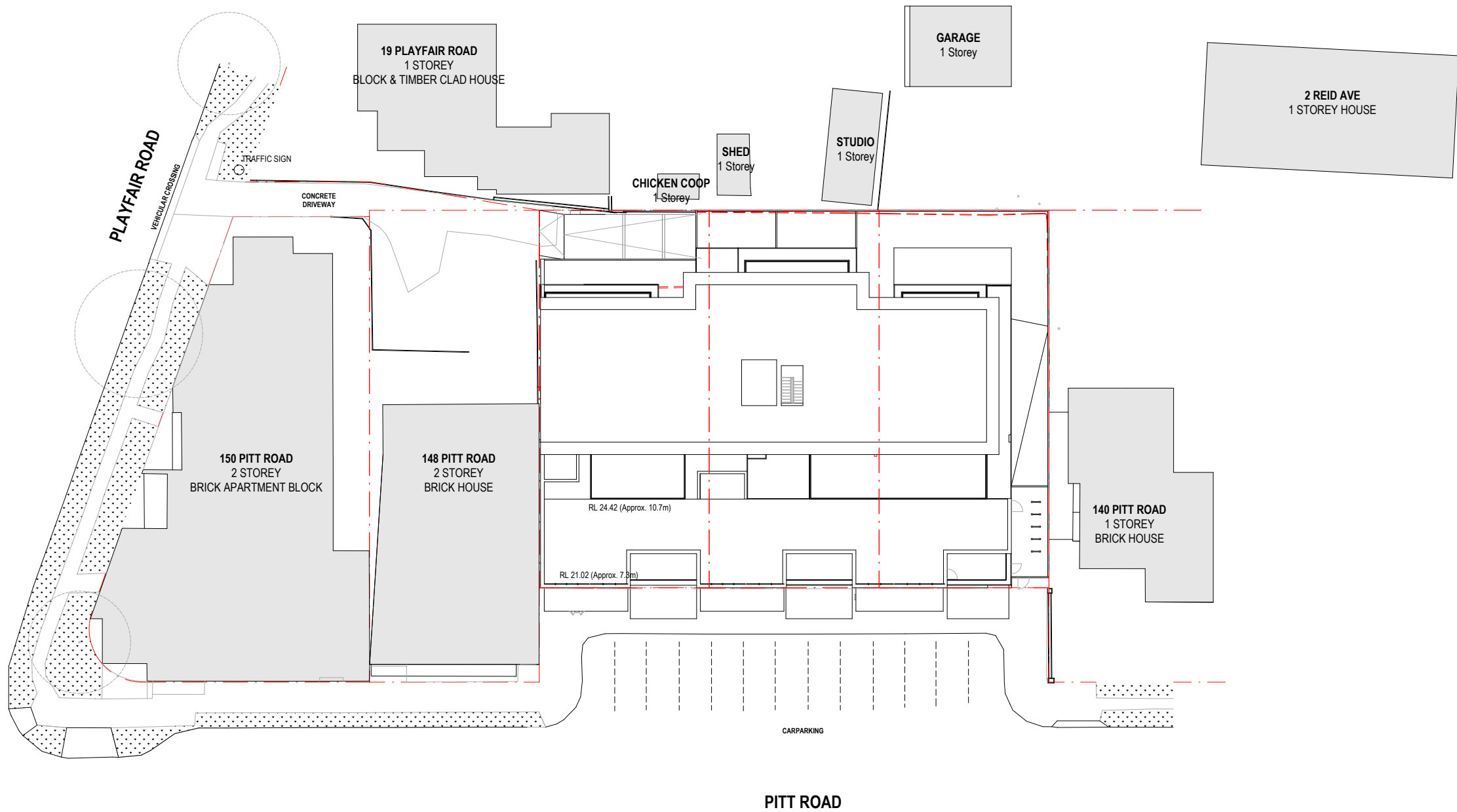
Revision

A

Revisions

A 06/12/2023 DA Submission

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

SITE
PLAN_PROPOSED

Drawing Status

Development Application

Drawing Details

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Checked	MM

Drawing No

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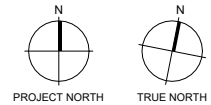
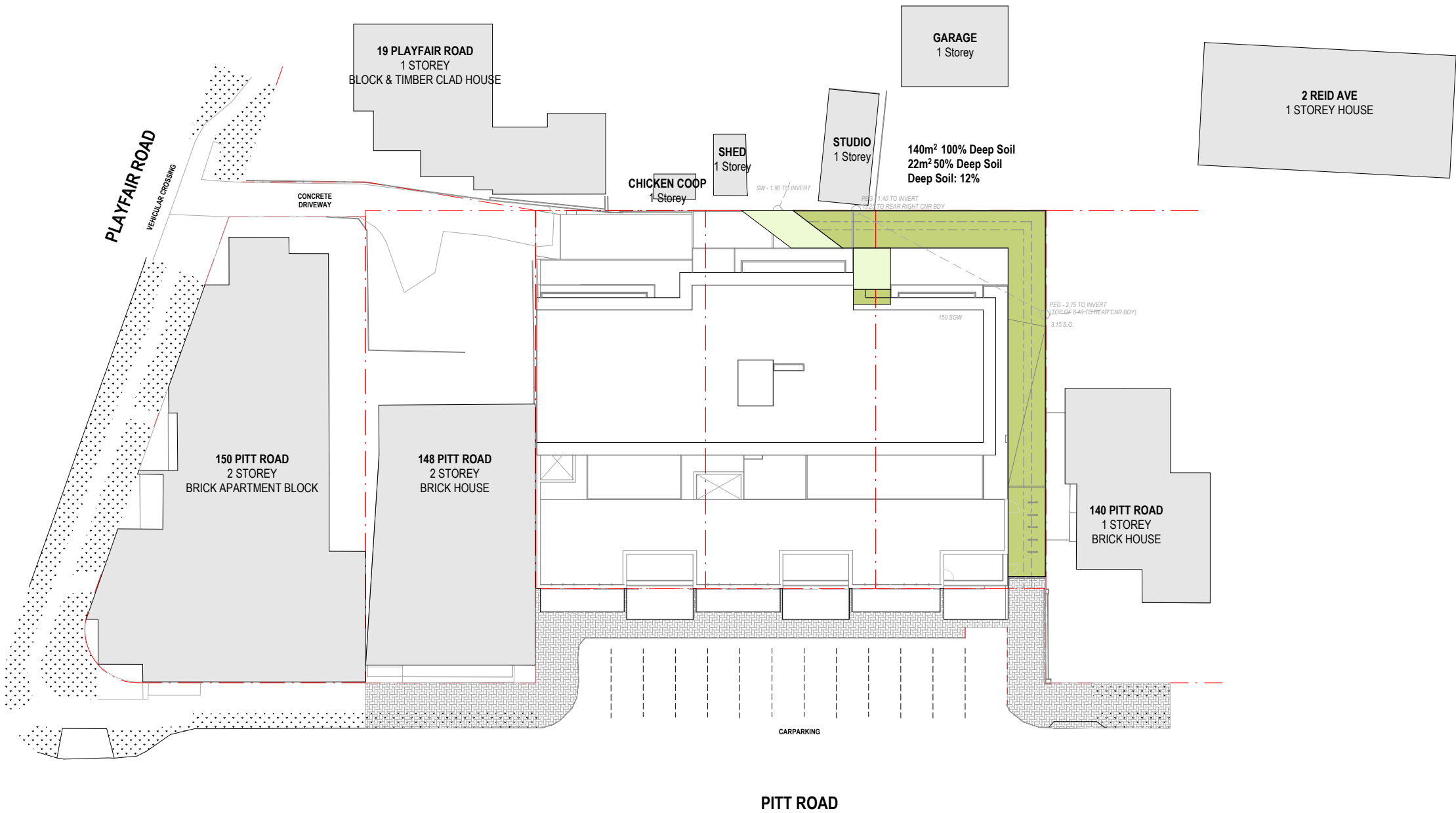
Revision

A

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

DEEP SOIL PLAN

Drawing Status

Development Application

Drawing Details

Scale As indicated@ A1
Date 2/04/2024 3:41:24 pm
Job No 10146
Drawn PM
Checked MM

Drawing No

A00.006

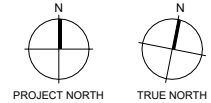
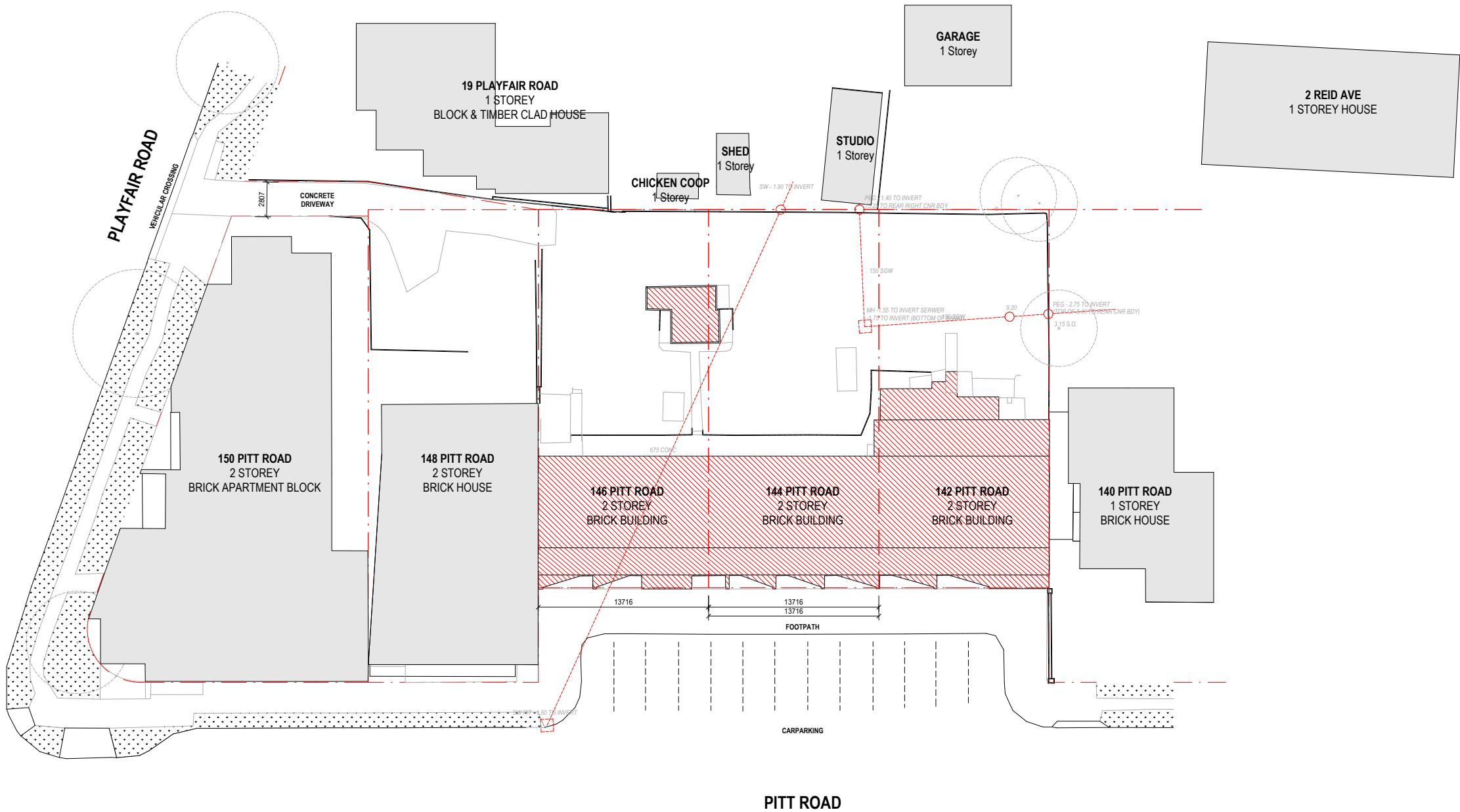
Revision

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

SITE
PLAN_DEMOLITION

Drawing Status

Development Application

Drawing Details

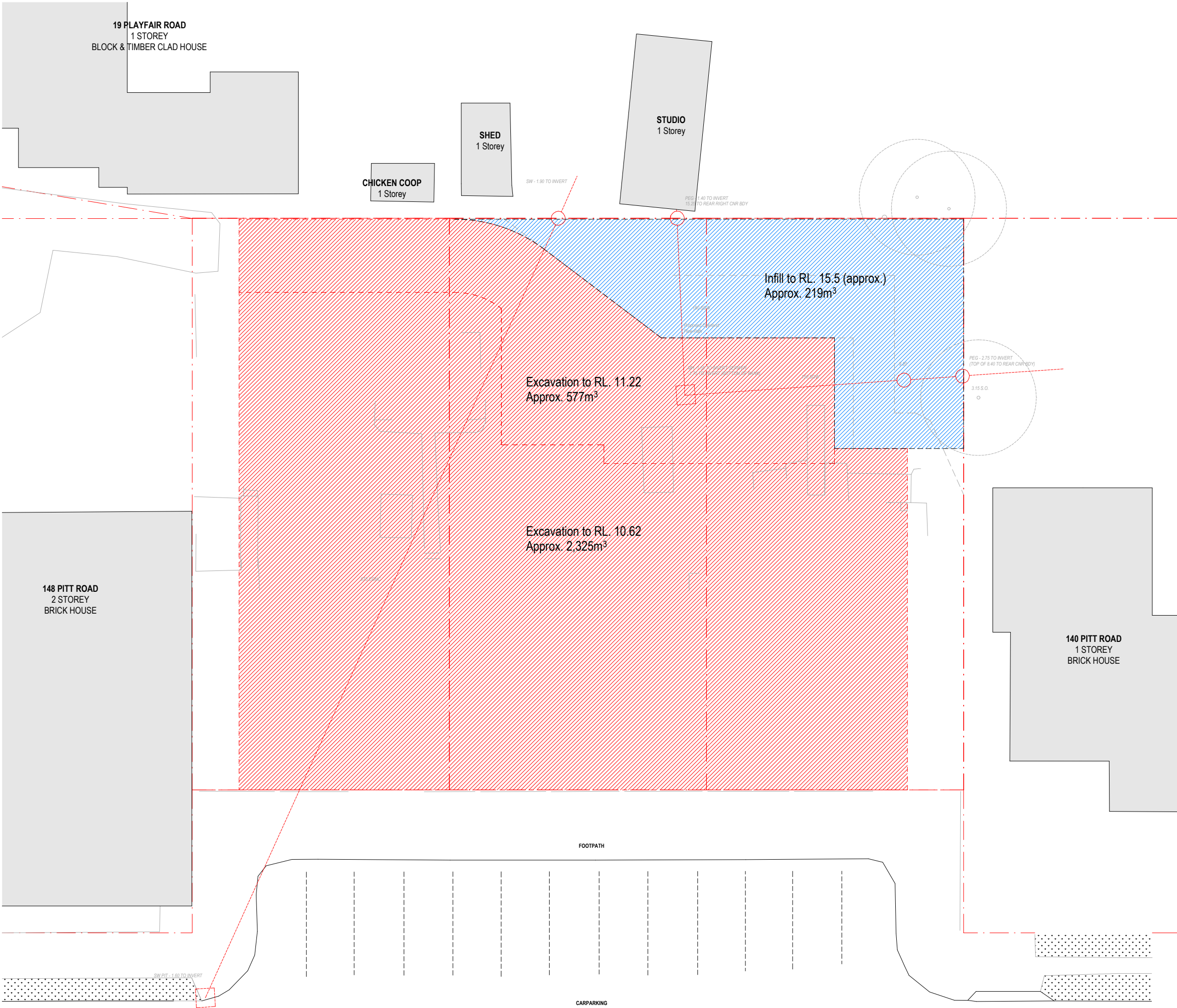
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Drawing No

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Revision

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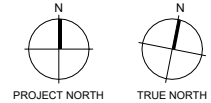


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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

CUT AND FILL PLAN

Drawing Status

Development Application

Drawing Details

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Job No	10146
Drawn	PM
Checked	MM

Drawing No

A00.008

Revision

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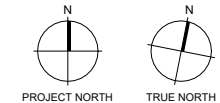


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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

Ground Level

Drawing Status

Development Application

Drawing Details

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Job No 10146
Drawn PM
Checked MM

Drawing No

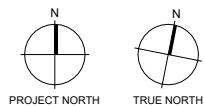
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Revision

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142-146 PITT ROAD

North Curl Curl, NSW, 2099

Level 01

Development Application

Scale	1 : 100@ A
Date	2/04/2024 3:39:29 pm
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Drawn	PM
Checked	MM

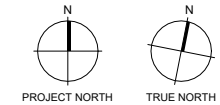
A10.101

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Revisions

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

Level 02

Drawing Status

Development Application

Drawing Details

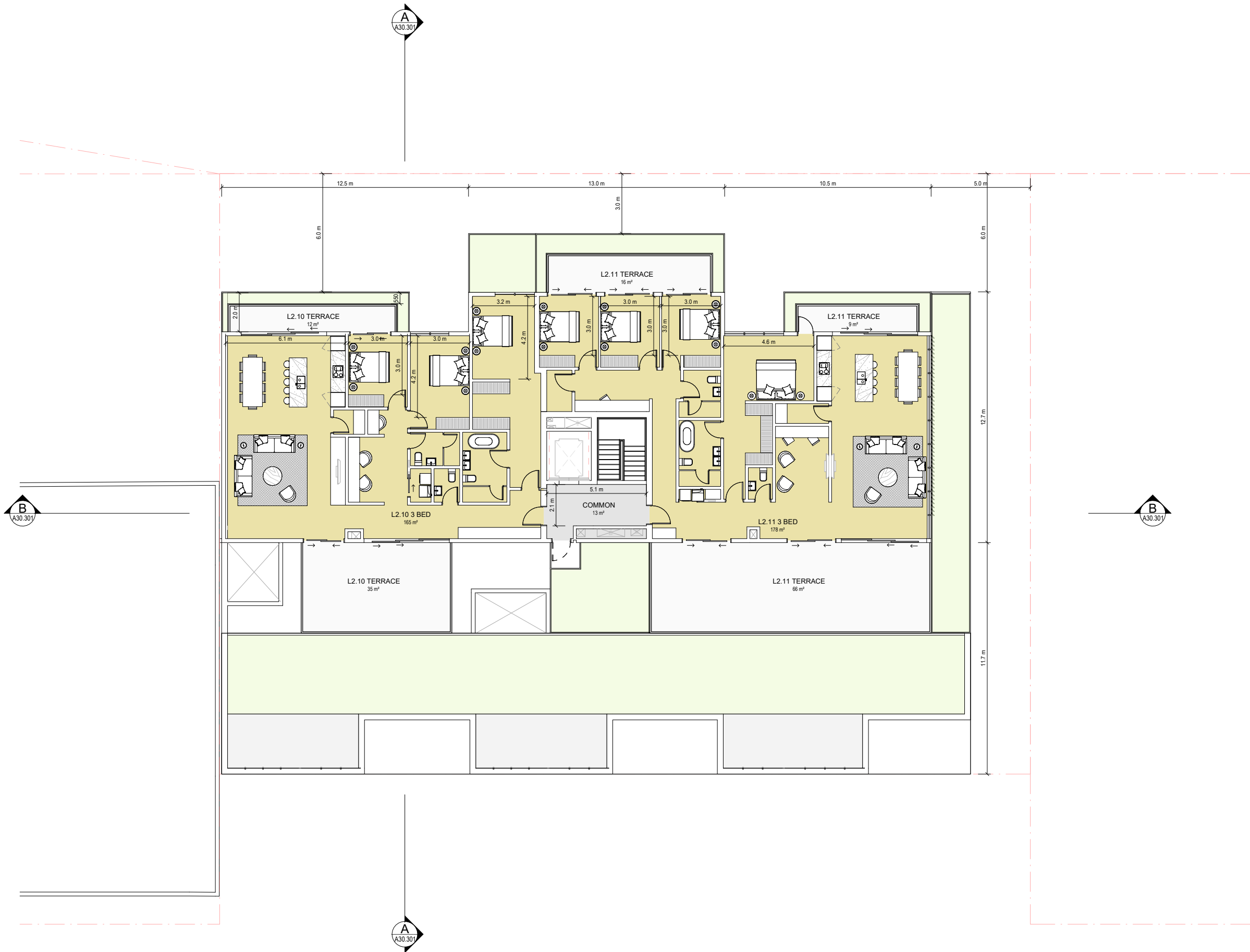
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Drawing No

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Revision

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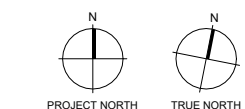


7 All dimension to be verified on site before producing shop drawings or commencing any work.
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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

Roof Level

Drawing Status

Development Application

Drawing Details

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Date	2/04/2024 3:41:32 pm
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Drawn	PM
Checked	MM

Drawing No

A10.103

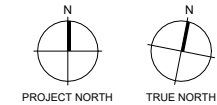
Revision

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

B01

Drawing Status

Development Application

Drawing Details

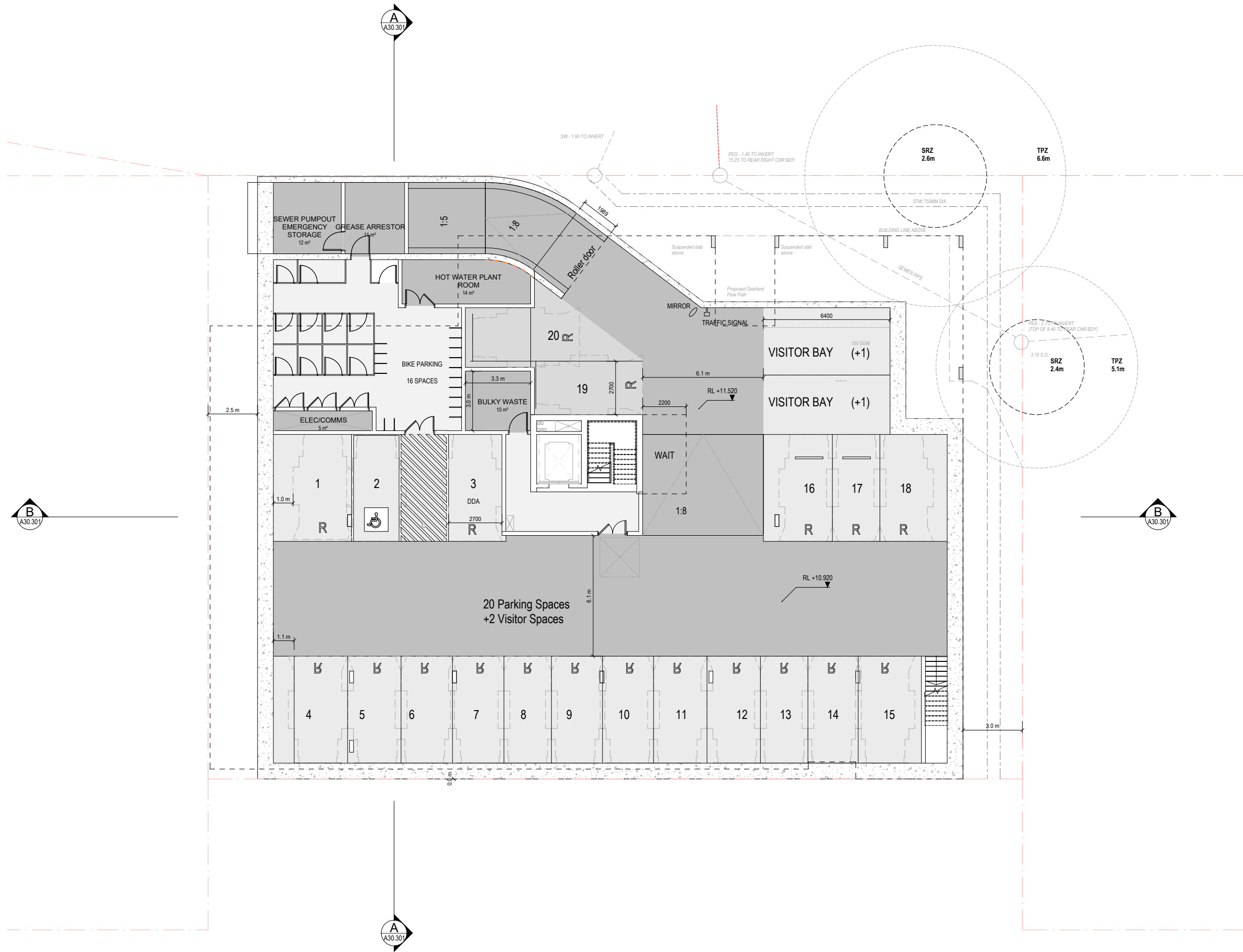
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Checked MM

Drawing No

A10.B01

Revision

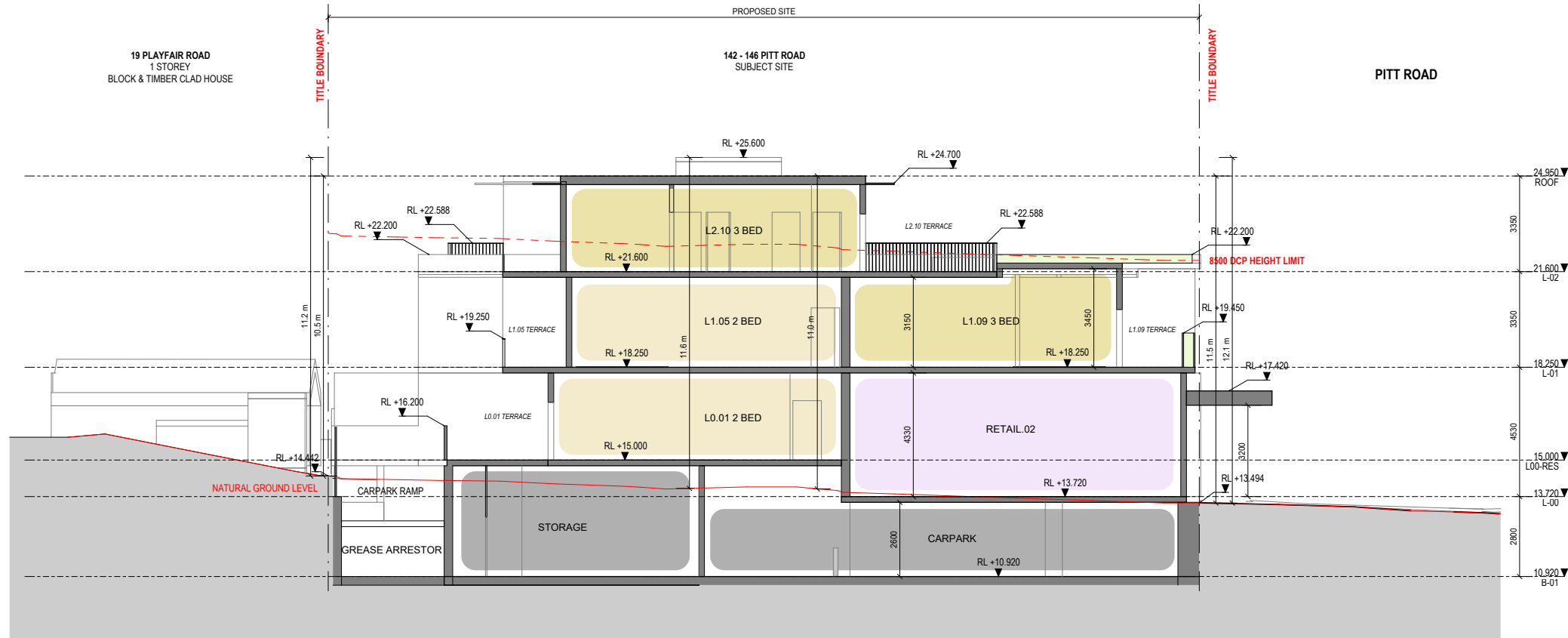
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Revisions

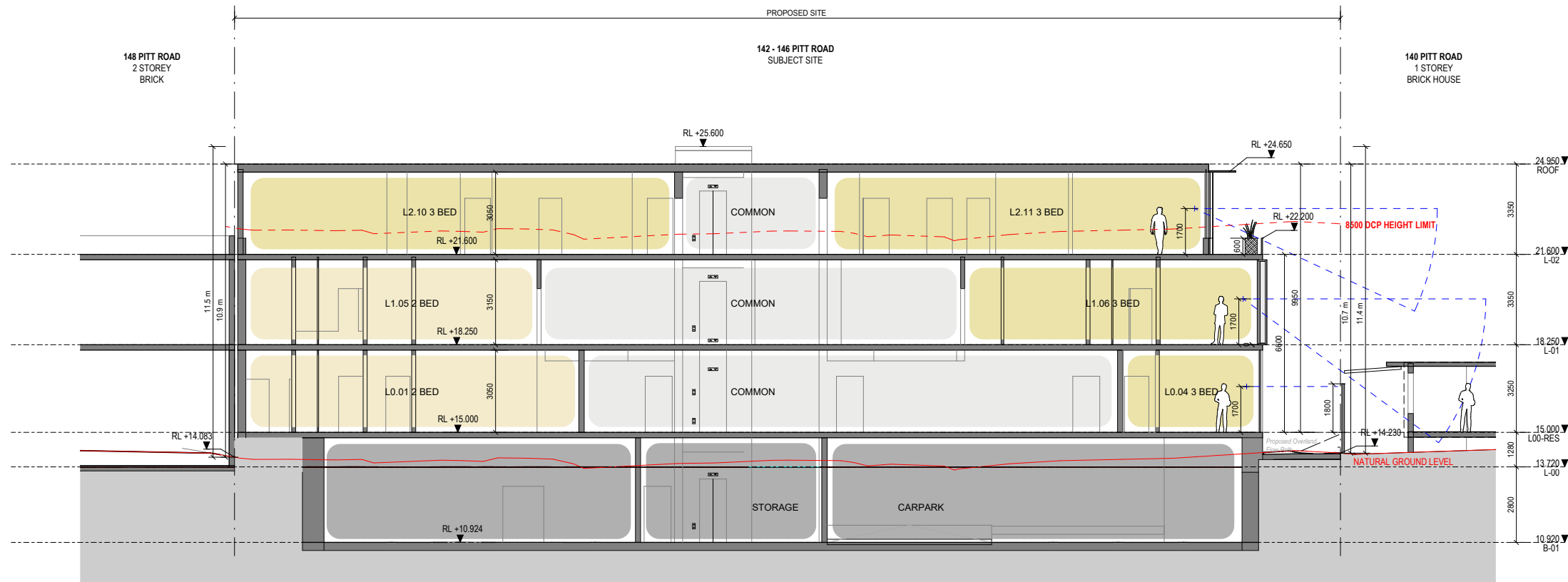
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Notes



SECTION A

1 : 100



SECTION B

1 : 100

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Project Title

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North Curl Curl, NSW, 2099

Drawing Title

SECTION - AA BB

Drawing Status

Development Application

Drawing Details

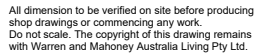
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Checked MM

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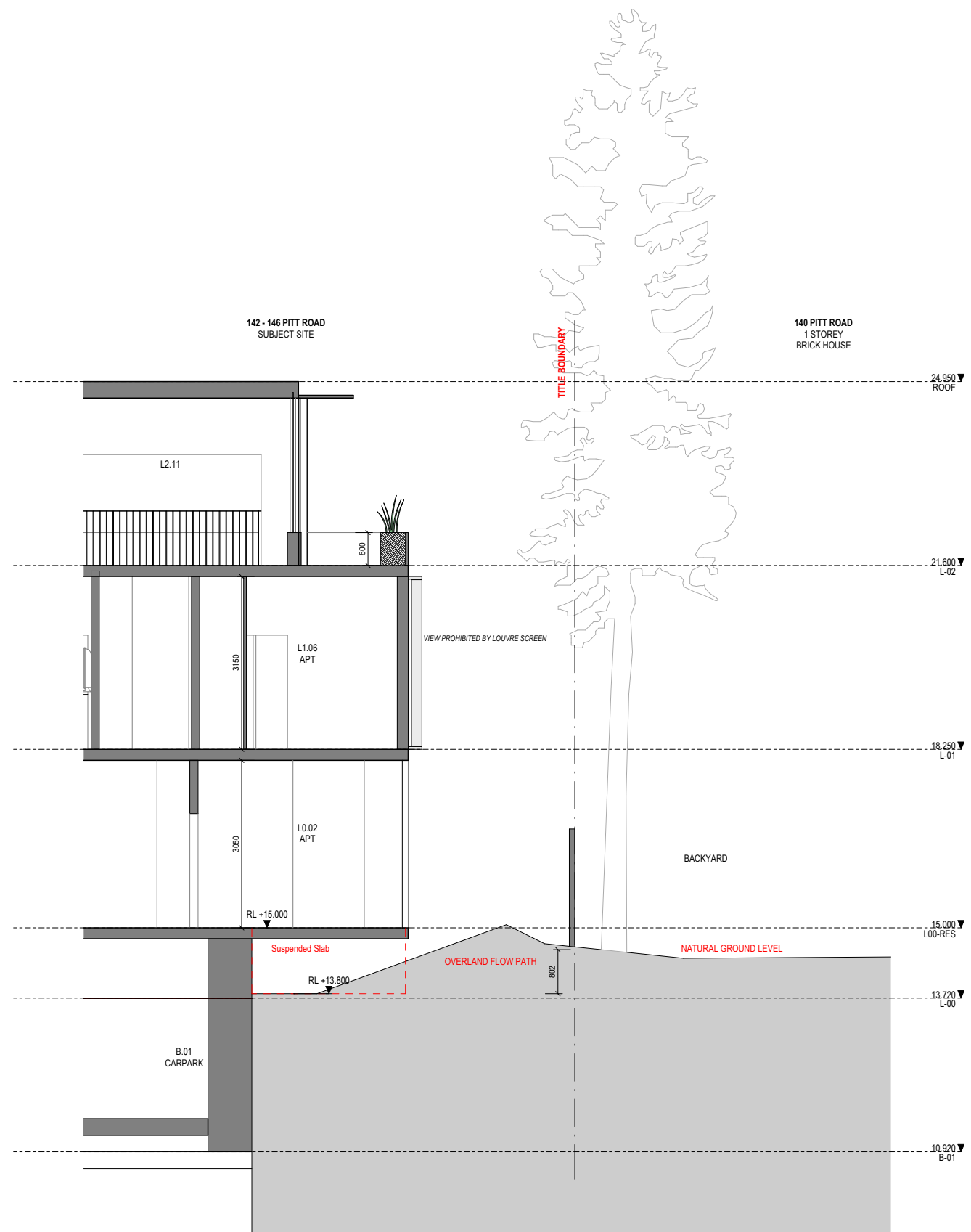
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Revision

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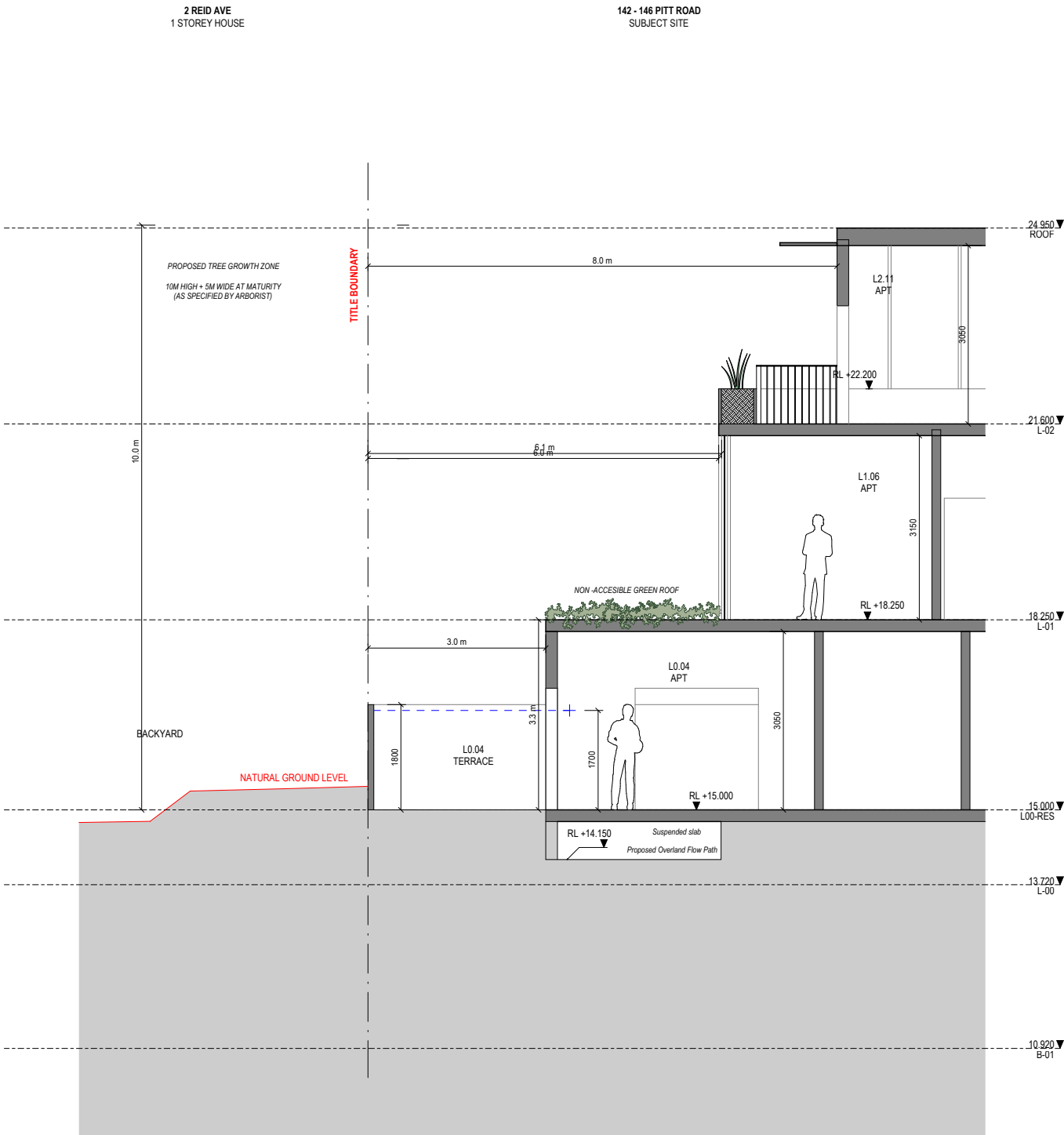
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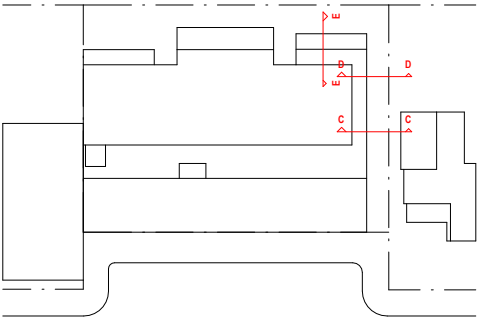
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┌



SECTION H - OVERLAND FLOW

1 : 50



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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

SECTION -
OVERLAND FLOW 3

Drawing Status

Development Application

Drawing Details

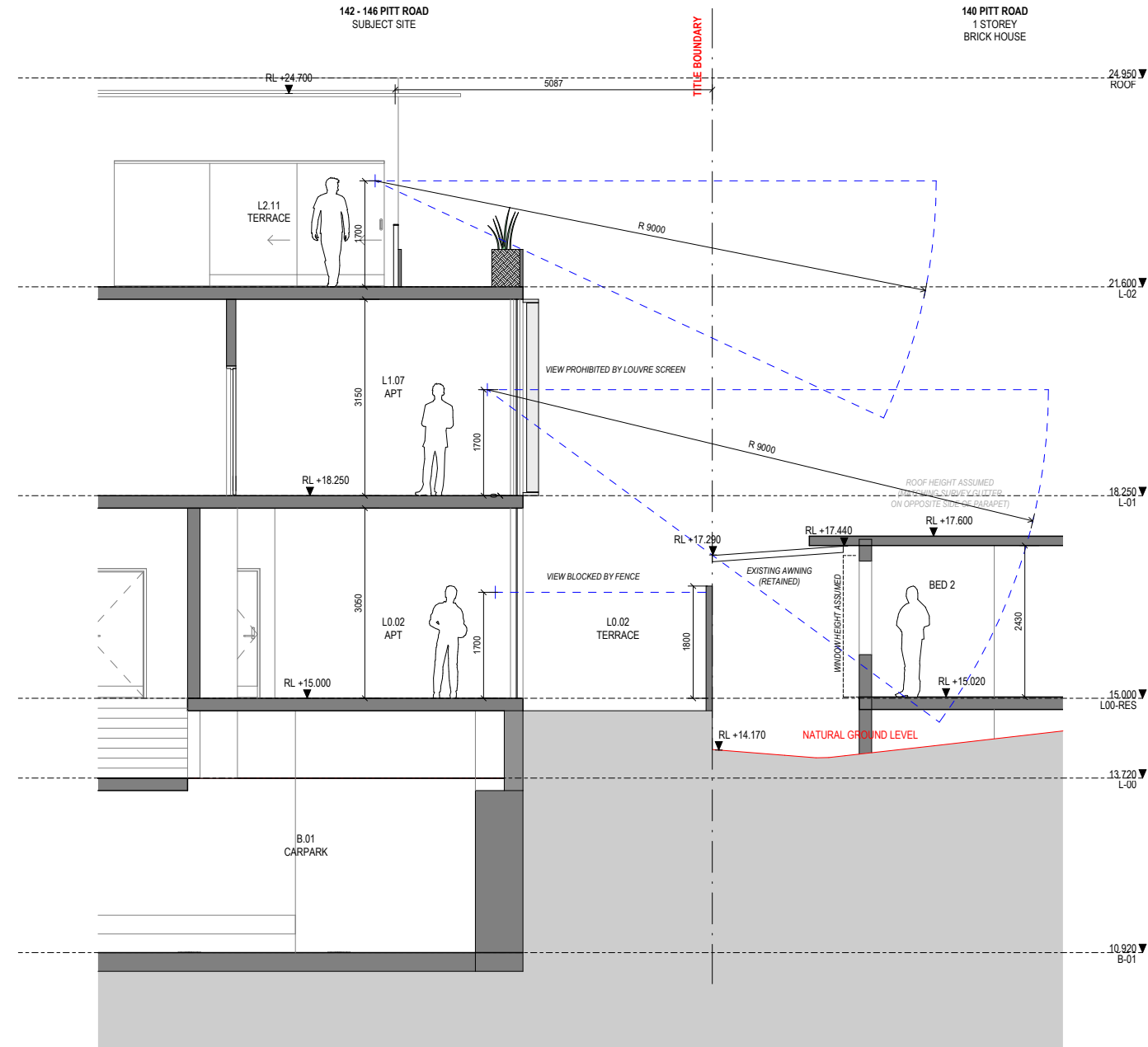
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Date 2/04/2024 3:19:53 pm
Job No 10146
Drawn PM
Checked MM

Drawing No

SK.303

Revision

A



SECTION E - OVERLOOKING 1



SECTION F - OVERLOOKING 2

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

SECTION -
OVERLOOKING 1 + 2

Drawing Status

Development Application

Drawing Details

Scale 1:50@ A1
Date 2/04/2024 3:19:59 pm
Job No 10146
Drawn PM
Checked MM

Drawing No

SK.304

Revision

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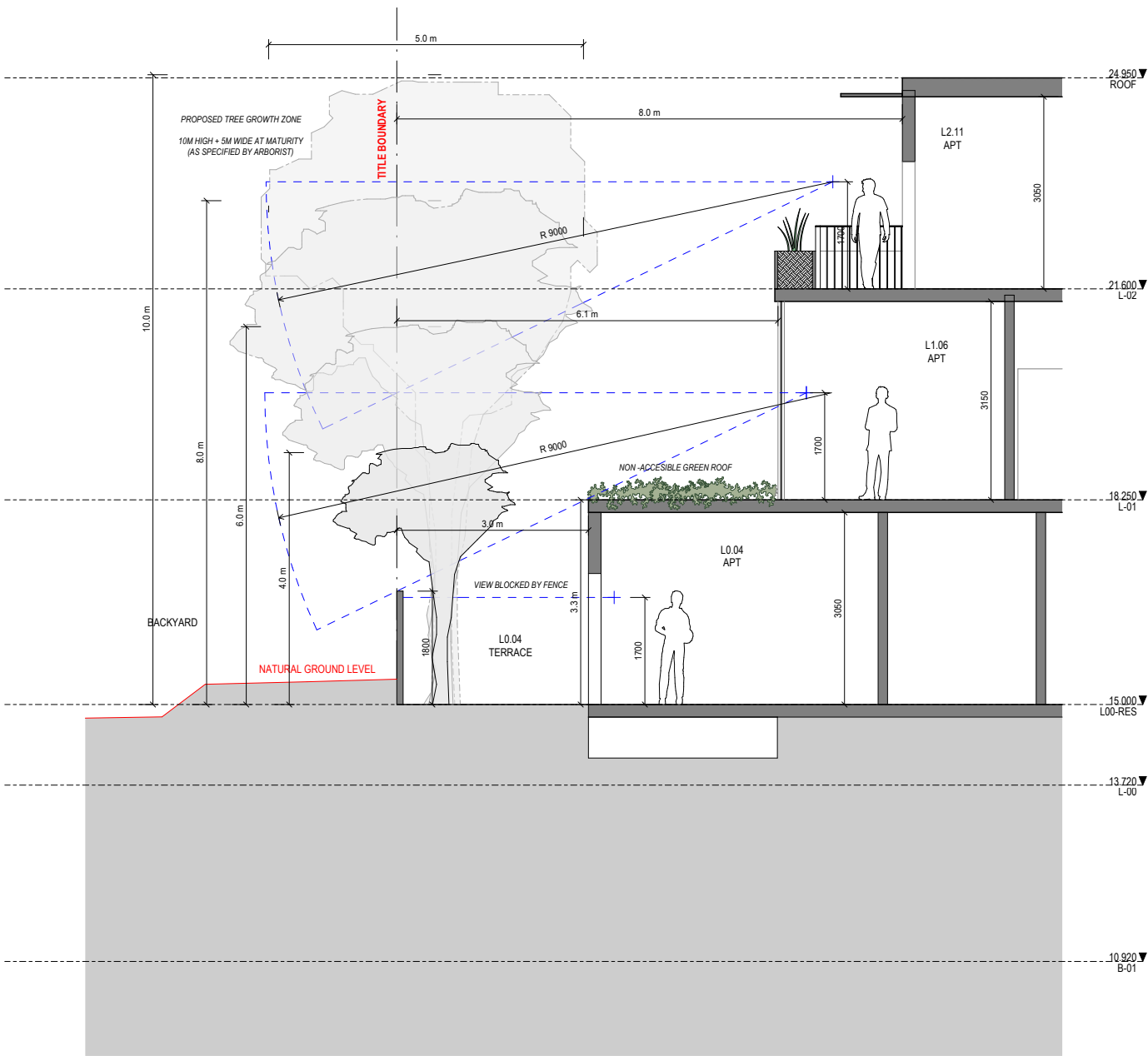
Revisions

A 06/12/2023 DA Submission

Notes

2 REID AVE
1 STOREY HOUSE

142 - 146 PITT ROAD
SUBJECT SITE



SECTION H - OVERLOOKING 4

1:50

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

SECTION -
OVERLOOKING 4

Drawing Status

Development Application

Drawing Details

Scale 1:50@ A1
Date 2/04/2024 3:20:03 pm
Job No 10146
Drawn PM
Checked MM

Drawing No

SK.305

Revision

A

Revisions

A 06/12/2023 DA Submission

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

ELEVATION 1 - SOUTH

Drawing Status

Development Application

Drawing Details

Scale	1 : 100@ A1
Date	2/04/2024 3:18:20 pm
Job No	10146
Drawn	PM
Checked	MM

Drawing No

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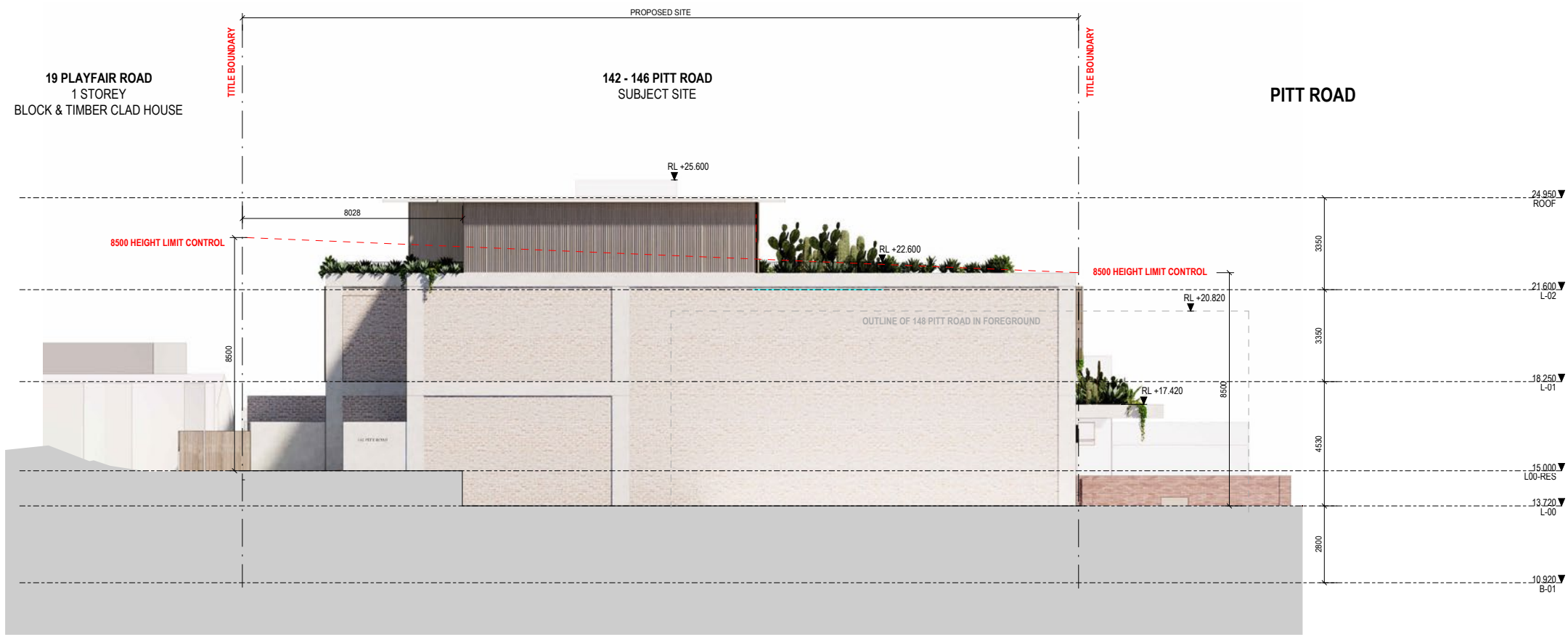
Revision

(A)

Revisions

A 06/12/2023 DA Submission

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Sydney, NSW 2000
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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

ELEVATION 2 - WEST

Drawing Status

Development Application

Drawing Details

Scale	1 : 100@ A1
Date	2/04/2024 3:18:31 pm
Job No	10146
Drawn	PM
Checked	MM

Drawing No

A20.206

Revision

A

Revisions

A 06/12/2023 DA Submission

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

ELEVATION 3 - NORTH

Drawing Status

Development Application

Drawing Details

Scale	1 : 100@ A1
Date	2/04/2024 3:18:42 pm
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Checked	MM

Drawing No

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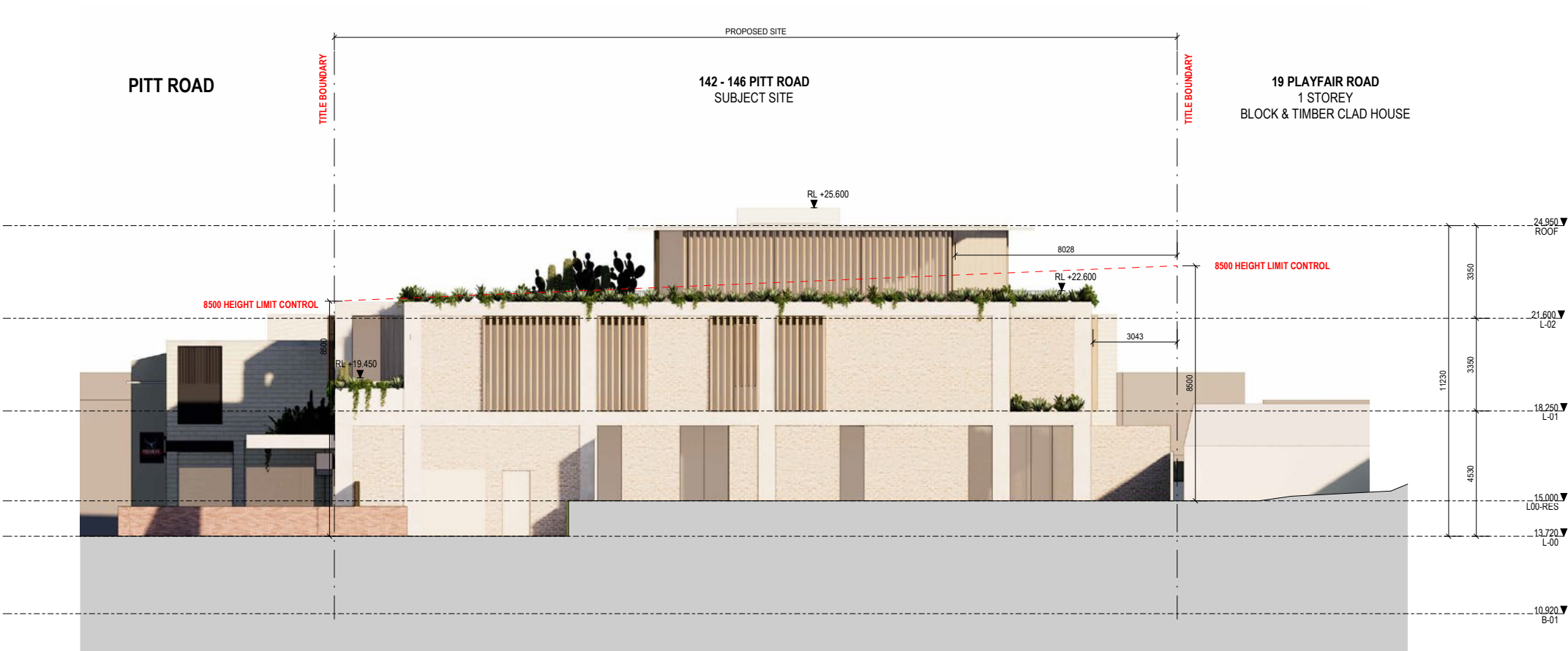
Revision

A

Revisions

A 06/12/2023 DA Submission

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

ELEVATION 4 - EAST

Drawing Status

Development Application

Drawing Details

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Date 2/04/2024 3:18:52 pm
Job No 10146
Drawn PM
Checked MM

Drawing No

A20.208

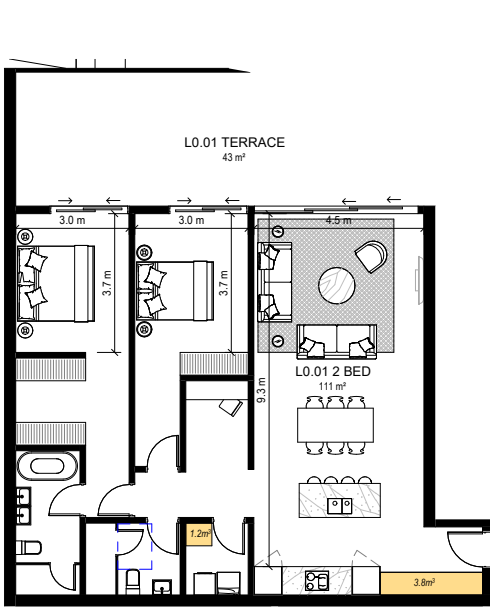
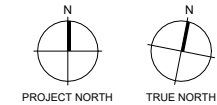
Revision

A

Revisions

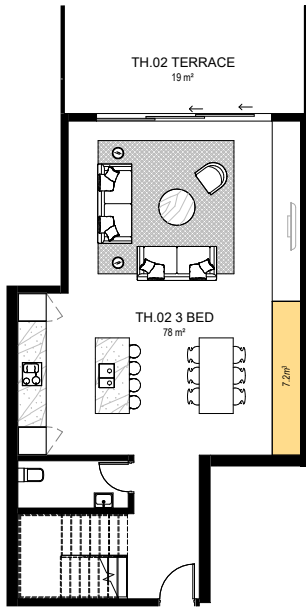
A 06/12/2023 DA Submission

Notes



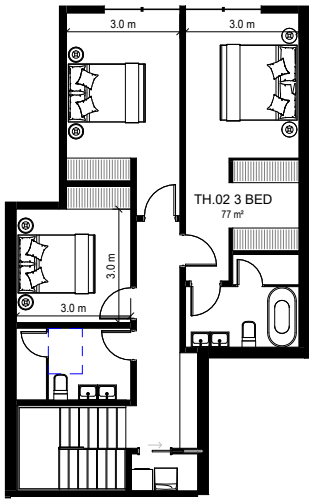
L0.01

1 : 100



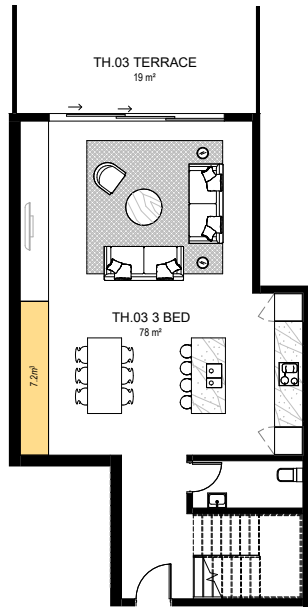
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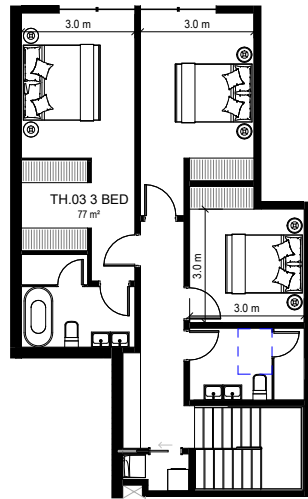
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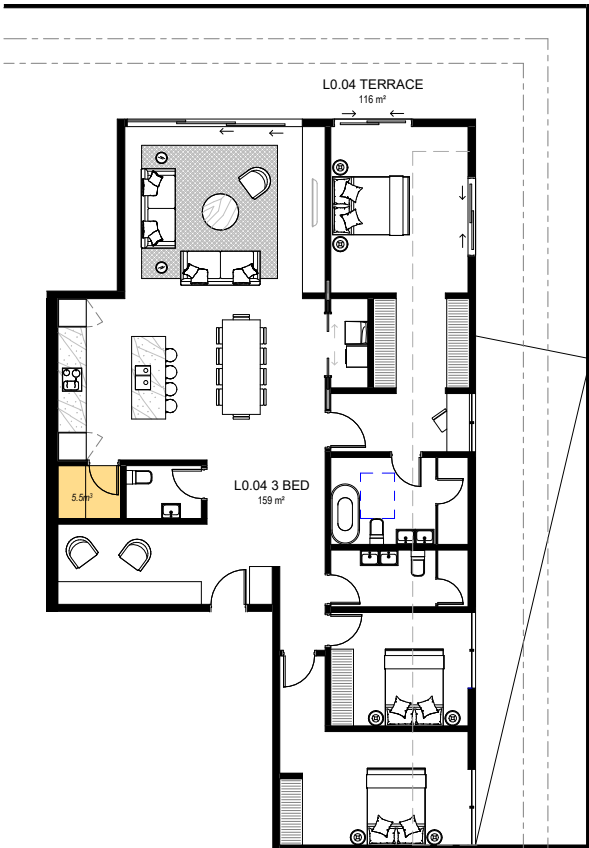
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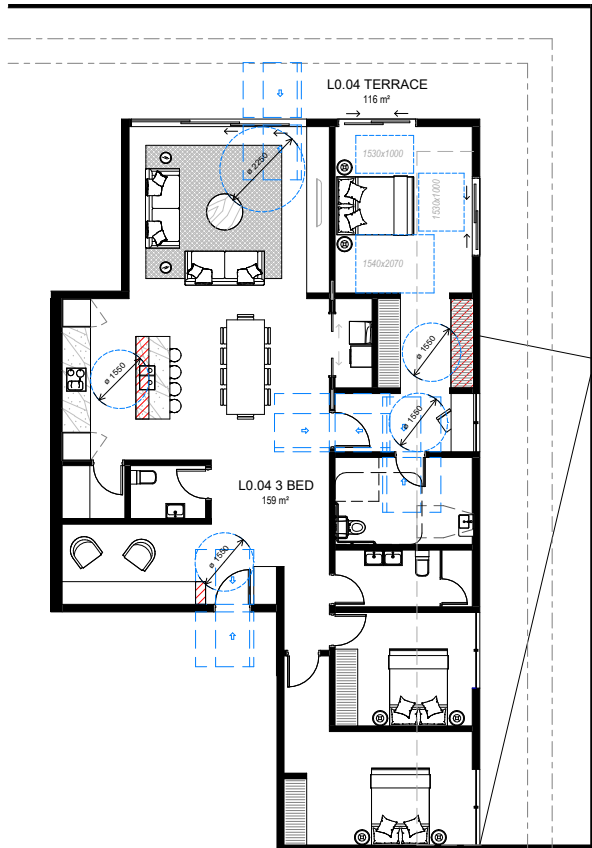
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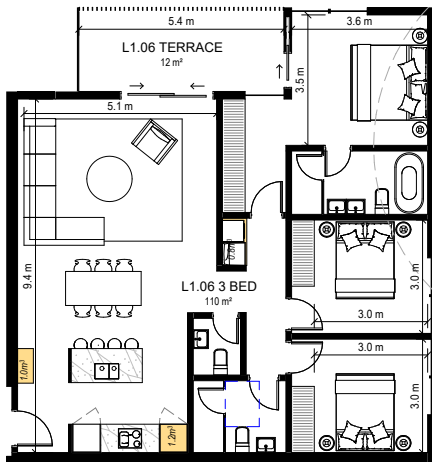
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1 : 100



L0.02 Adaptable Post adaptation

1 : 100



L1.06

1 : 100

Warren and Mahoney Living
Australia Pty Ltd

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

Unit Plans 1

Drawing Status

Development Application

Drawing Details

Scale 1 : 100@ A1
Date 2/04/2024 3:17:58 pm
Job No 10146
Drawn PM
Checked MM

Drawing No

A18.100

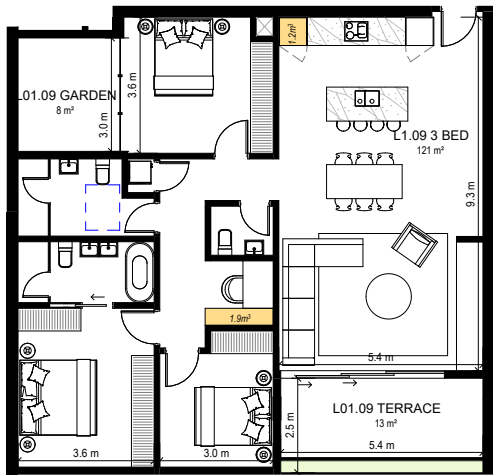
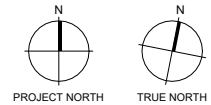
Revision

A

Revisions

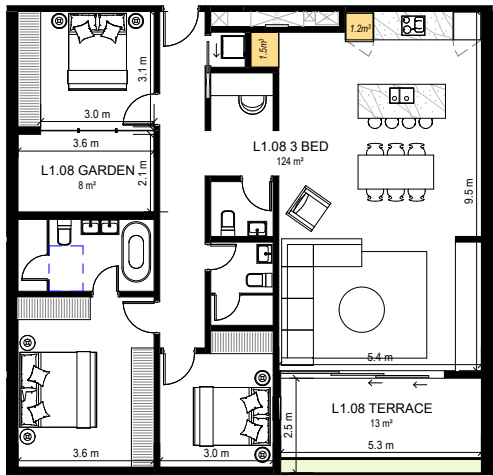
A 06/12/2023 DA Submission

Notes



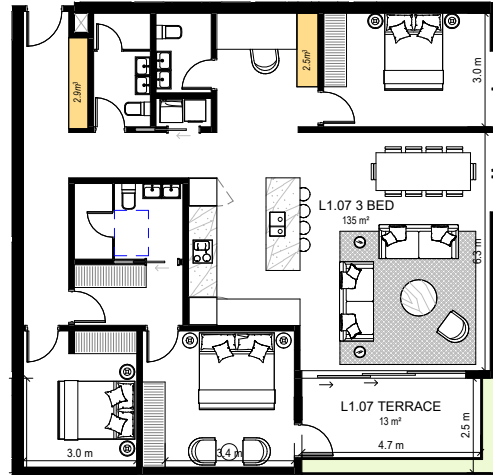
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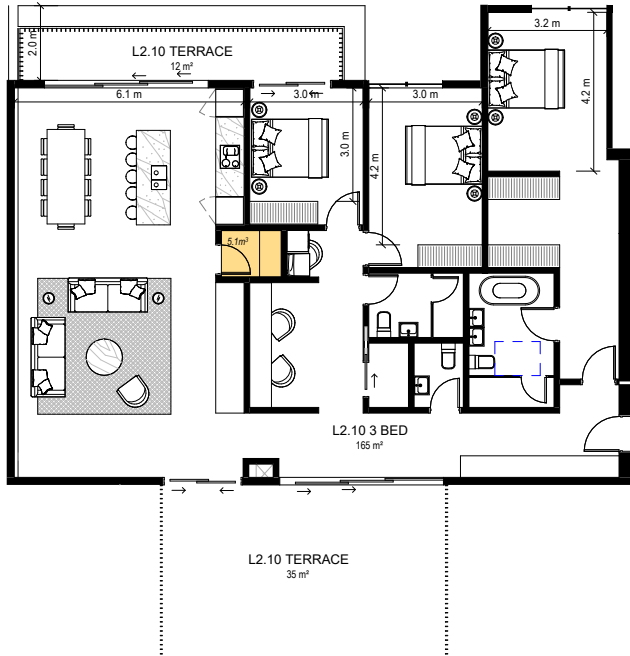
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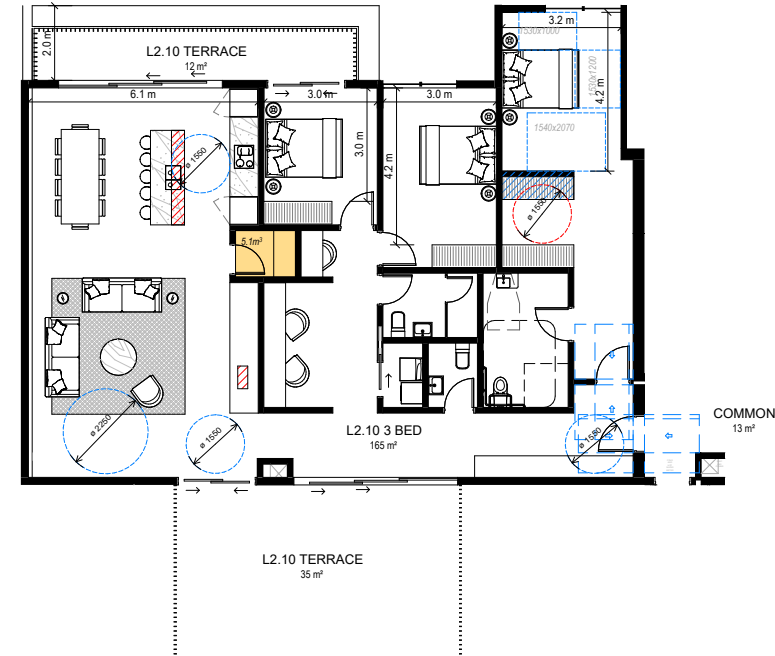
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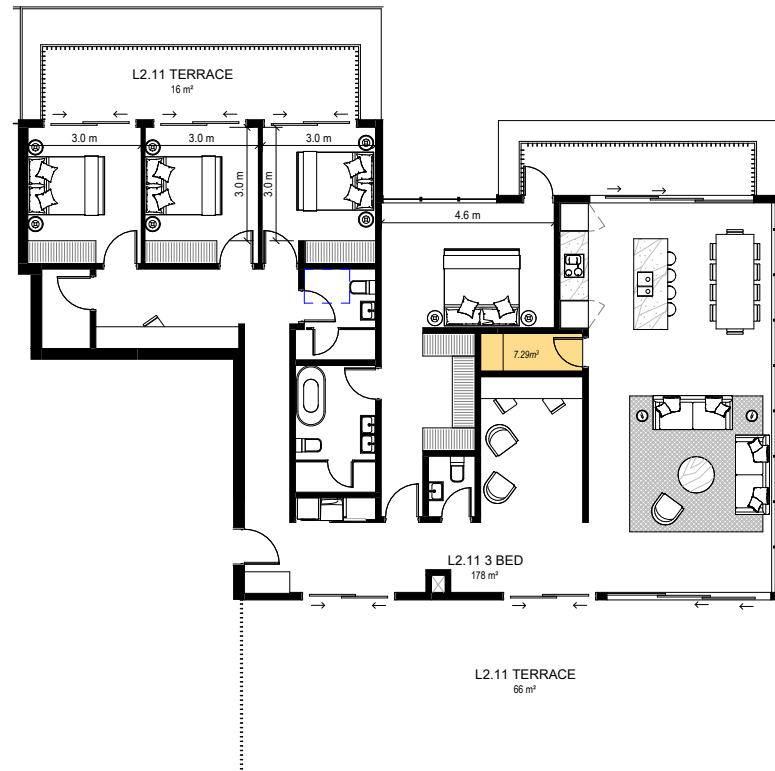
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1:100



L2.10 Post Adaptation

1:100



L2.11

1:100

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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

Unit Plans 2

Drawing Status

Development Application

Drawing Details

Scale 1:100@ A1
Date 2/04/2024 3:18:09 pm
Job No 10146
Drawn PM
Checked MM

Drawing No

A18.101

Revision

A

Revisions

A 06/12/2023 DA Submission

Notes



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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

PERSPECTIVE - PITT
ROAD WEST

Drawing Status

Development Application

Drawing Details

Scale	@ A1
Date	2/04/2024 3:19:28 pm
Job No	10146
Drawn	PM
Checked	MM

Drawing No

A60.600

Revision

A

Revisions

A 06/12/2023 DA Submission

Notes



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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

PERSPECTIVE - PITT
ROAD EAST

Drawing Status

Development Application

Drawing Details

Scale	@ A1
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Job No	10146
Drawn	PM
Checked	MM

Drawing No

A60.601

Revision

A

Appendix 4 - Shadow Analysis



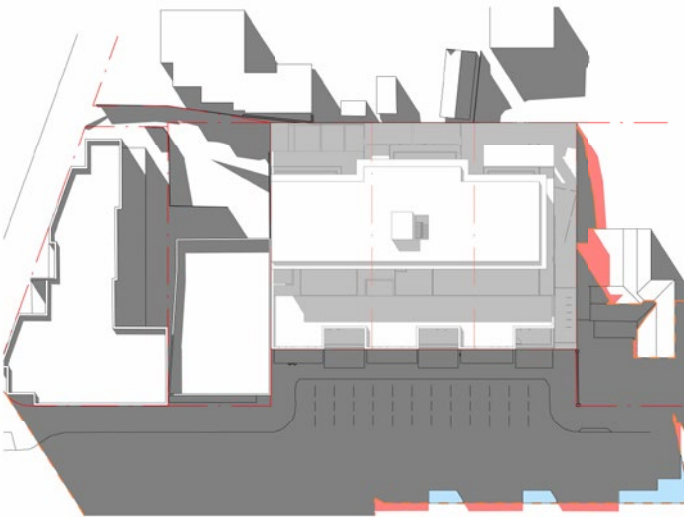
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1 : 500



SHADOW ANALYSIS - 21 JUNE - 1200H - PROPOSED

1 : 500



SHADOW ANALYSIS - 21 JUNE - 1500H - PROPOSED

1 : 500



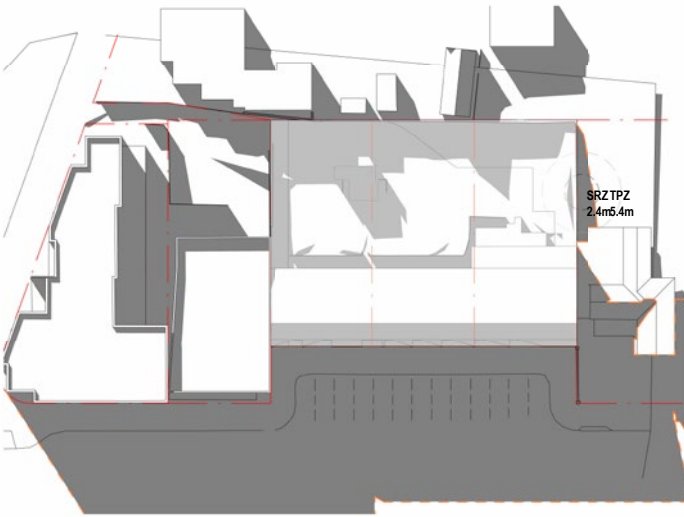
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1 : 500



SHADOW ANALYSIS - 21 JUNE - 1200H - EXISTING

1 : 500



SHADOW ANALYSIS - 21 JUNE - 1500H - EXISTING

1 : 500

DATE

21 06 2023

PROPOSED ADDITIONAL SHADOWS

OUTSIDE TITLE

PROPOSED REDUCED SHADOWS

OUTSIDE TITLE

EXISTING SHADOWS EXTENT

OUTSIDE TITLE

NOTE: EXISTING BOUNDARY FENCE ASSUMED AT 1.8M HEIGHT BASED ON SATELLITE IMAGERY (NO HEIGHT PROVIDED IN SURVEY)

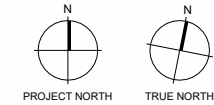
PROPOSED BOUNDARY FENCE SET AT 1.8M HEIGHT BASED FROM L.00 RES

All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Australia Living Pty Ltd.

Revisions

A 06/12/2023 DA Submission

Notes



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Project Title

142-146 PITT ROAD

North Curl Curl, NSW, 2099

Drawing Title

SHADOW DIAGRAMS
- 21 JUNE

Drawing Status

Development Application

Drawing Details

Scale	As indicated@ A1
Date	2/04/2024 3:19:19 pm
Job No	10146
Drawn	PM
Checked	MM

Drawing No

A50.501

Revision

A

Contact Us		Office Use Only											
The General Manager, 725 Pittwater Road, Dee Why NSW 2099 or Customer Service Centre, Northern Beaches Council DX9118 Dee Why													
Email	council@warringah.nsw.gov.au												
Fax	9942 2606												
If you need help lodging your application call Customer Service on (02) 9942 2111 or come in and talk to us at the Civic Centre, Dee Why.													

Part 1: Declaration

1. DECLARATION	
I hereby certify that the shadow diagrams submitted with the proposal at	
Address	142-146 Pitt Road
	North Curl Curl, NSW 2099
For the erection of <i>Description of development</i>	Balito 1 Pty ltd. is seeking development consent for 142-146 Pitt Road, North Curl Curl which will
	comprise a three-storey building up to a maximum of 11.3 metres in height.
	The building proposed 11 units with retail on ground level
	and parking spaces in the basement level.
• In accordance with the survey (prepared by a registered surveyor) which is required to be submitted with the application • Drawn to true north • Indicate shadow cast by the proposal at 9am, noon, 3pm, 21 June • To indicate the shadow cast by existing buildings and structures on the site and in the surrounding area	

Part 2: Certification

2. CERTIFIER			
Title	☒ Mr ☐ Mrs ☐ Ms ☐ Other		
Full family name <i>(no initials) (or Company)</i>	Ollmann		
Full given names <i>(no initials) (or A.C.N)</i>	Sven		
Phone	0408001236	Alternate	
Mobile	0408001236	Fax	
Qualification <i>(i.e. Architect, Planner, Computer Technician, Surveyor)</i>	Architect		

Part 3: Signature

3. APPLICANT(S) SIGNATURE	
Signature	 Digitally signed by Sven Ollmann Date: 2023.12.05 17:44:43 +11'00'
Date	05/12/2023

Appendix 5 - Material Sample Board

Material Sample Board

Concrete	High Fly ash content	1
Timber louvers	Timber cladding and screens	2
Planter boxes	Concrete edge planter boxes	3
Windows and Framing	Warm Bronze colored window frame and high performance DGU	4
Curl Curl	The material palette draws on the warm colors of the beach	5
Bricks	Sand colored, textured bricks	6
Bricks	Sand colored, textured bricks	7
Green Roofs	Extensive green roof with drought resistant planting	8



1



2



3



4



5



6



7



8

Appendix 6 - ADG Compliance Checklist

SEPP 65 - APARTMENT DESIGN GUIDE	PROVISION	Design Criteria	COMPLIANCE	COMMENTS
PART 3 - SITING THE DEVELOPMENT				
3A Site Analysis				
Objective 3A-1: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.			Complies	Site analysis included in Design Report
3B Orientation				
Objective 3B-1: Building types & layouts respond to the streetscape & site while optimising solar access within the development			Complies	The building layouts for has been arranged in a way that optimising north facing units and provides solar access on the site in excess of the ADG. Noting that the site is an east-west facing site, two of the units that face towards the south have courtyards that provide light deeper into the units.
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid winter.			Complies	The development minimises overshadowing of neighbouring properties through setbacks of the upper levels and a eastern setback from the boundary.
3C Public Domain Interface				
Objective 3C-1: Transition between private & public domain is achieved without compromising safety & security.			Complies	The transition between public and private domain is improved through footpath widening and planting of trees.
Objective 3C-2: Amenity of the public domain is retained & enhanced.			Complies	The Public Domain is improved through footpath widening and planting of trees.
3D Communal and Open Space				
Objective 3D-1: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.	Communal open space has a minimum area equal to 25% of the site Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)		Non-Compliant	The residential part of the site, excluding the easement, is 1,254sqm. 228m of green roof is provided on L02, and a further 22sqm on ground level. This provides 20% Communal open space. There are 11 units provided, which all have access to generous open space, and close proximity to both public amenity and retail as part of the E1 local centre. The rooftop space on the top level is proposed to be inaccessible roof whilst the communal open space on ground will be open to residents for bike parking and amenity.
Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting			Non-Compliant	Extensive communal spaces are not proposed for the development.
Objective 3D-3: Communal open space is designed to maximise safety.			Complies	Refer above
Objective 3D-4: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.			Complies	Refer Above
3E Deep Soil Zones				
Objective 3E-1 : Deep soil zones are suitable for healthy plant & tree growth, improve residential amenity and promote management of			Complies	The perimeter of the site to the east and north is designed as a 3m wide deep soil and stormwater zone. The overall deep soil area is 151sqm (140sqm 100% and 22sqm 50%) or 12% of the site area.

SEPP 65 - APARTMENT DESIGN GUIDE	PROVISION	Design Criteria	COMPLIANCE	COMMENTS												
3F Visual Privacy																
Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual		Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows: <table><tr><th>Building Height (m)</th><th>Habitable Rooms and Balconies. (m)</th><th>Non-Habitable Rooms (m)</th></tr><tr><td>Up to 12 (4 storeys)</td><td>6</td><td>3</td></tr><tr><td>Up to 25 (5-8 storeys)</td><td>9</td><td>4.5</td></tr><tr><td>Over 25 (9+ storeys)</td><td>12</td><td>6</td></tr></table> Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	Building Height (m)	Habitable Rooms and Balconies. (m)	Non-Habitable Rooms (m)	Up to 12 (4 storeys)	6	3	Up to 25 (5-8 storeys)	9	4.5	Over 25 (9+ storeys)	12	6	Generally Complies	Building separation is generally compliant for all units, with some performance solution on ground, where the building fronts a fence and has reduced setback, or for the upper levels of town house units or east facing units, where bedrooms and living rooms are set back 3m from the boundary. In the instances where there is a reduced setback on Ground Level and Level 01, privacy for both the units themselves and the neighboring property has been carefully considered, and these units are screened where there are any privacy concerns.
Building Height (m)	Habitable Rooms and Balconies. (m)	Non-Habitable Rooms (m)														
Up to 12 (4 storeys)	6	3														
Up to 25 (5-8 storeys)	9	4.5														
Over 25 (9+ storeys)	12	6														
Objective 3F-2: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.		Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include:	Complies	Privacy has been carefully considered alongside access to views, light and air.												
3G Pedestrian Access and Entries																
Objective 3G-1: Building entries & pedestrian access connects to and addresses the public domain.			Complies	The building entry sits at the eastern section of the building with access to the main road, Pitt Street.												
Objective 3G-2: Access, entries & pathways are accessible & easy to identify.			Complies													
Objective 3G-3: Large sites provide pedestrian links for access to streets & connection to destinations.			Complies													
3H Vehicle Access																
Objective 3H-1: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.			Complies	Vehicle access is provided from Playfair Rd, in line with existing conditions.												
3J Bicycle and Car Parking		For development in the following locations: — on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or — on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	Complies	20 Car parking spaces and one visitor parking space have been provided as well as 20 Residents bicycle parking spaces.												
Objective 3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.			Complies													
Objective 3J-2: Parking & facilities are provided for other modes of transport.			Complies	Bicycle Parking is provided within the building as well as a motorbike parking space.												
Objective 3J-3: Car park design & access is safe and secure.			Complies													
Objective 3J-4: Visual & environmental impacts of underground car parking are minimised.			Complies													
Objective 3J-5: Visual & environmental impacts of on-grade car parking are minimised.			Complies	No above ground parking is proposed.												
Objective 3J-6: Visual & environmental impacts of above ground enclosed car parking are minimised.			Complies	No above ground car parking is proposed												

SEPP 65 - APARTMENT DESIGN GUIDE	PROVISION	Design Criteria	COMPLIANCE	COMMENTS
PART 4 - DESIGNING THE BUILDING				
4A Solar and Daylight Access				
Objective 4A-1: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	Complies	The Development exceeds 70% solar access with 81% of units receiving more than 2 hours of direct sunlight on June 21st. One unit does not receive more than 0.5 sqm of direct sunlight during mid winter. (9%) Though this unit does not receive the sunlight mid winter, it has access to views towards the beach, increased ceiling height, and a courtyard providing light when the azimuth of the sun is higher.	
Objective 4A-2: Daylight access is maximised where sunlight is limited.		Complies	Refer above.	
Objective 4A-3: Design incorporates shading & glare control, particularly for warmer months.		Complies	Additional shading and considered window placement and WWR provides additional shading to the northern, eastern and western frontages. On L02, a large 1m roof overhang provides shade from the northern sun.	
4B Natural Ventilation				
Objective 4B-1: All habitable rooms are naturally ventilated.		Complies	All habitable rooms have a window or is open plan	
Objective 4B-2: The layout & design of single aspect apartments maximises natural ventilation.		Complies	Ventilation in single sided units is maximised by allowing window placement at the extremes of the layout	
Objective 4B-3: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies	81% of the units are cross ventilated (9/11)	
4C Ceiling Heights				
Objective 4C-1: Ceiling height achieves sufficient natural ventilation & daylight access.	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum Ceiling Height for apt and mixed-used buildings (m) Habitable rooms 2.7 Non-habitable rooms 2.4 Non-habitable rooms For 2 storey apts 2.7 for main living area floor; 2.4 for second floor, where its area does not exceed 50% of the apt area Attic spaces 1.8 at edge of room with 30deg minimum ceiling slope Mixed-used areas 3.3 for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired	Complies	The proposed Floor-to-floor heights will deliver compliant or exceeding compliant ceiling heights.	
Objective 4C-2: Ceiling height increases the sense of space in apartments & provides for well proportioned rooms.		Complies		
Objective 4C-3: Ceiling heights contribute to the flexibility of building		Complies		
4D Apartment Size and Layout				
Objective 4D-2: Environmental performance of the apartment is maximised.	Habitable room depths are limited to a maximum of 2.5 x ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Generally Complies	In unit 5 and 6 the kitchen back counter sits 8.7m away from a window. This solution is provided due to the oversized units, and to allow for a generous layout that includes a kitchen island. In no layouts does the kitchen island sit further than 8m away from a window.	
Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities & needs.	Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space) Living rooms or combined living/dining rooms have a minimum width of: — 3.6m for studio & 1 bedroom apartments — 4m for 2 & 3 bedroom apartments The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies		

SEPP 65 - APARTMENT DESIGN GUIDE	PROVISION	Design Criteria	COMPLIANCE	COMMENTS														
4E Private Open Space and Balconies																		
Objective 4E-1: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.	All apartments are required to have primary balconies as follows: <table><tr><th>Apartment Type</th><th>Minimum Area (sqm)</th><th>Minimum Depth (sqm)</th></tr><tr><td>Studio</td><td>4</td><td>-</td></tr><tr><td>1 Bedroom</td><td>8</td><td>2</td></tr><tr><td>2 Bedroom</td><td>10</td><td>2</td></tr><tr><td>3 Bedroom +</td><td>12</td><td>2.4</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m	Apartment Type	Minimum Area (sqm)	Minimum Depth (sqm)	Studio	4	-	1 Bedroom	8	2	2 Bedroom	10	2	3 Bedroom +	12	2.4	Generally Complies	In units 5 and 6, the balcony depth is 2.2m. Unit 5, which is a 2B unit has a 12sqm balcony and unit 6, which is a 3b corner unit has a 13sqm balcony. The balconies in unit 7.8 and 9 include the planter box as part of the 2.5m balcony depth. Excluding the planter box, these units have a balcony depth of 2m and a total area of 13sqm/unit.
Apartment Type	Minimum Area (sqm)	Minimum Depth (sqm)																
Studio	4	-																
1 Bedroom	8	2																
2 Bedroom	10	2																
3 Bedroom +	12	2.4																
Objective 4E-2: Primary private open space & balconies are appropriately located to enhance liveability for residents			Complies															
Objective 4E-3: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building			Complies															
Objective 4E-4: Private open space & balcony design maximises safety			Complies															
4F Common Circulation and Spaces																		
Objective 4F-1: Common circulation spaces achieve good amenity & properly service the number of apartments	The maximum number of apartments off a circulation core on a single level is eight For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40 Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level		Complies	There is a maximum of 5 units serviced from a single core on one level														
Objective 4F-2: Common circulation spaces promote safety & provide for social interaction between residents			Complies															
4G Storage																		
Objective 4G-1: Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Apartment Type</th><th>Starge Size Volume (m3)</th></tr><tr><td>Studio</td><td>4</td></tr><tr><td>1 Bedroom</td><td>6</td></tr><tr><td>2 Bedroom</td><td>8</td></tr><tr><td>3 Bedroom +</td><td>10</td></tr></table>	Apartment Type	Starge Size Volume (m3)	Studio	4	1 Bedroom	6	2 Bedroom	8	3 Bedroom +	10		Complies	All units have access to the minimum storage within the units, with additional storage for each unit located in the basement.				
Apartment Type	Starge Size Volume (m3)																	
Studio	4																	
1 Bedroom	6																	
2 Bedroom	8																	
3 Bedroom +	10																	
Objective 4G-2: Additional storage is conveniently located, accessible & nominated for individual apartments			Complies	Accessed via lift or stairs.														
4H Acoustic Privacy																		
Objective 4H-1: Noise transfer is minimised through the siting of buildings & building layout			Complies															
Objective 4H-2: Noise impacts are mitigated within apartments through layout & acoustic treatments			Complies															

SEPP 65 - APARTMENT DESIGN GUIDE	PROVISION	Design Criteria	COMPLIANCE	COMMENTS
4J Noise and Pollution				
Objective 4J-1: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout			Complies	
Objective 4J-2: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission			Complies	
4K Apartment Mix				
Objective 4K-1: A range of apartment types & sizes is provided to cater for different household types now & into the future			Complies	A mix of 2, 3 and 4 bed room units with a range of layouts and qualities are provided.
Objective 4K-2: The apartment mix is distributed to suitable locations within the building			Complies	
4L Ground Floor Apartments				
Objective 4L-1: Street frontage activity is maximised where ground floor apartments are located			Complies	The ground floor is activated through retail as per the E1 Zoning of the development.
Objective 4L-2: Design of ground floor apartments delivers amenity & safety for residents			Complies	
4M Facades				
Objective 4M-1: Building facades provide visual interest along the street while respecting the character of the local area			Complies	Refer to Architectural Design Report
Objective 4M-2: Building functions are expressed by the façade			Complies	Refer to Architectural Design Report
4N Roof Design				
Objective 4N-1: Roof treatments are integrated into the building design & positively respond to the street			Complies	The roof design includes green roof and roof terraces and contributes positively
Objective 4N-2: Opportunities to use roof space for residential accommodation & open space are maximised			Complies	Roof space is used for residential amenity for the L02 units and green roof. Communal space on L02 is minimised to maintain privacy for L02 units.
Objective 4N-3: Roof design incorporates sustainability features			Complies	The roof design includes PV arrays
4O Landscape Design				
Objective 4O-1: Landscape design is viable & sustainable			Complies	Refer to landscape report
Objective: 4O-2 Landscape design contributes to streetscape & amenity			Complies	Landscaping is increased on the site with the planting of additional street trees and the inclusion of a 3m setback to the east as well as green roofs and planters. Refer to landscape report
4P Planting on Structures				
Objective 4P-1: Appropriate soil profiles are provided			Complies	
Objective 4P-2: Plant growth is optimised with appropriate selection & maintenance			Complies	Refer to landscape report
Objective 4P-3: Planting on structures contributes to the quality & amenity of communal & public open spaces			Complies	Refer to landscape report

SEPP 65 - APARTMENT DESIGN GUIDE	PROVISION	Design Criteria	COMPLIANCE	COMMENTS
4Q Universal Design				
Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members			Complies	
Objective 4Q-2: A variety of apartments with adaptable designs are provided			Complies	Two of the units (2/11) are demonstrated to be adaptable units.
Objective 4Q-3: Apartment layouts are flexible & accommodate a range of lifestyle needs			Complies	A large variety of building and unit types provide a range of flexible solutions
4R Adaptive Reuse				
Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place			N/A	
Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse			N/A	
4S Mixed Use				
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement			Complies	Retail and commercial uses are provided in line with the E:1 Zoning
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			Complies	
4T Awnings and Signage				
Objective 4T-1: Awnings are well located and complement & integrate with the building design.			Complies	An awning at 3.2m clear is provided that follows the rhythm of the building, and provides shelter for the retail units.
Objective 4T-2: Signage responds to context & desired streetscape character.			Complies	
4U Energy Efficiency				
Objective 4U-1: Development incorporates passive environmental design.			Complies	Shading and low embodied materials are incorporated into the development, as well as maximising the cross ventilation within the development.
Objective 4U-2: Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer.			Complies	
Objective 4U-3: Adequate natural ventilation to minimise the need for mechanical ventilation.			Complies	Cross ventilation is provided in 81% of the units.
4V Water Management and Conservation				
Objective 4V-1: Potable water use is minimised.			Complies	
Objective 4V-2: Urban stormwater is treated on site before being discharged to receiving waters.			Complies	
Objective 4V-3: Flood management systems are integrated into site.			Complies	

SEPP 65 - APARTMENT DESIGN GUIDE	PROVISION	Design Criteria	COMPLIANCE	COMMENTS
4W Waste Management				
Objective 4W-1: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.			Complies	Waste storage is located within the south eastern part of the building in line with the council waste guide. Waste pickup is proposed from the street.
Objective 4W-2: Domestic waste is minimised by providing safe & convenient source separation & recycling.			Complies	Kitchens will be design to accommodate storage for separation of waste.
4X Building Maintenance				
Objective 4X-1: Building design detail provides protection from weathering.			Complies	
Objective 4X-2: Systems & access enable ease of maintenance.			Complies	
Objective 4X-3: Material selection reduces ongoing maintenance costs.			Complies	The façade proposed self finishing materials that require little ongoing maintenance.

SYDNEY

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