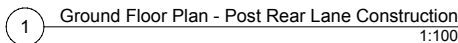




MOD2022/0204

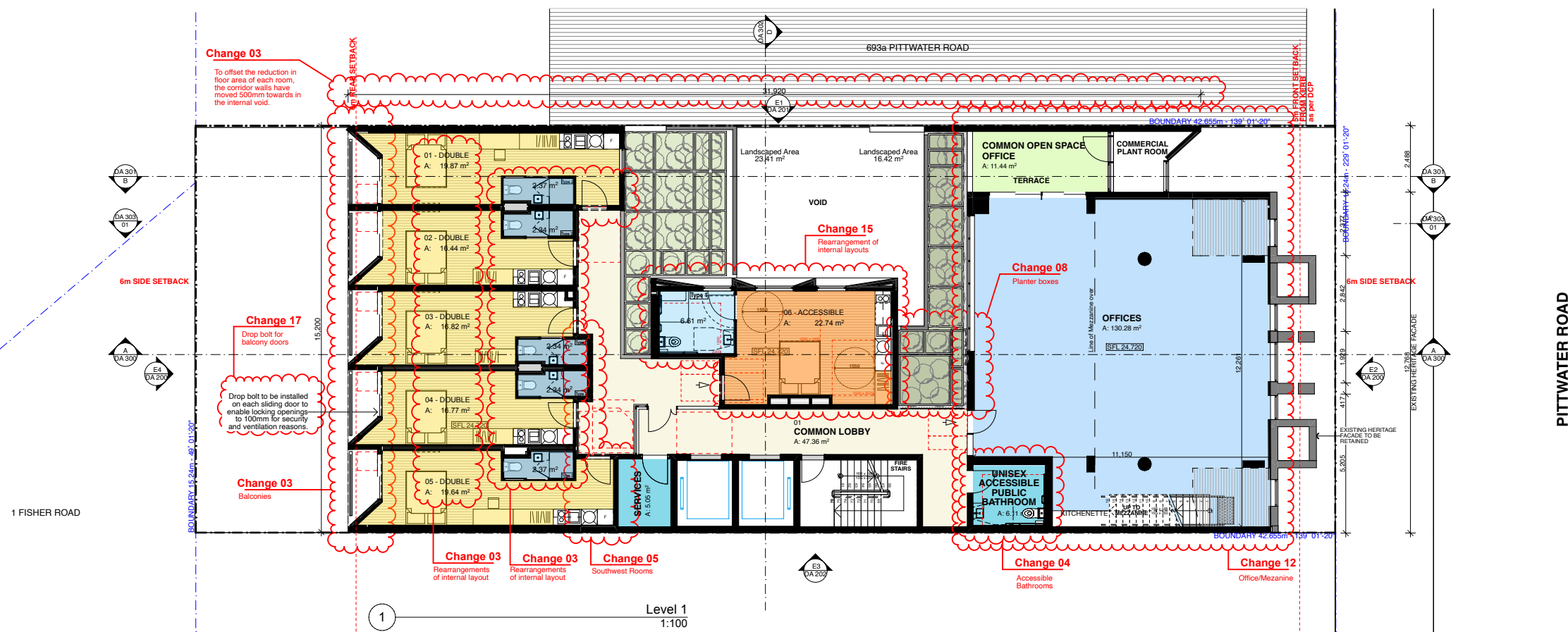


19 – Service Risers:
Service risers added.

Project No.	Revision	Drawing No.
21055	C	DA 800



MOD2022/0204



3 – Balconies: Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into required setbacks, and only the balcony railing is within the articulation zone. Access to the balconies is proposed via a glazed sliding door, which also provides improved access to daylight and natural ventilation for the rooms. Frameless vertical balustrades are proposed to allow the strong vertical proportions of the façade to be maintained. To offset the reduction in floor area of the rooms, the corridor width is increased 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered a 'clearway'. This arrangement does not affect compliance with FSR controls.

4 – Accessible Bathrooms:
One accessible WC from the Ground Floor has been relocated to Level 1, adjacent to the proposed office space. This provides easier access to the amenities for future workers.

5 – Southwest Rooms:
To increase long-term amenity for the Rooms adjacent the side boundary to the south-west, these Rooms have been reconfigured to utilise the void space that existed between the Rooms and the core. Pre-cast concrete panels are proposed to what was previously an opening, as the only way they may extend into the neighbouring site at 687 Pittwater Road is deleted. To maintain the readability of 3 distinct forms on this facade until the neighbouring site is developed, the additional pre-cast concrete is proposed to be a darker colour with textured relief to contrast and distinguish the rooms from the facade. This reconfiguration does not affect compliance with FSR controls.

8 – Planter boxes:
To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.

12 – Office/Mezzanine:
The width of the office space and mezzanine increased, Services room to corridor adjacent to office space

15 – Rearrangement of Internal Layouts:
The internal layout has been rearranged to simplify and improve the amenity.

17 – Drop bolt:
Drop bolt to all balcony doors for security/ventilation.
Typical

SUBJECT TO SECTION 4.55 CHANGE

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Nominated Architects (NSW) - John Barker 3552, John Kavanagh 5999



Rev	Date	Issue
A	2/9/2022	Additional Information for Council
B	2/9/2022	Additional Information for Council

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Scale at A1
1:100, 1:1

Date
5/9/2022

Drawn
RS, AK

Project Address
691 Pittwater Road

Checked	Status
MK	Not for Construction

Drawing

Level 1 Floor Plan

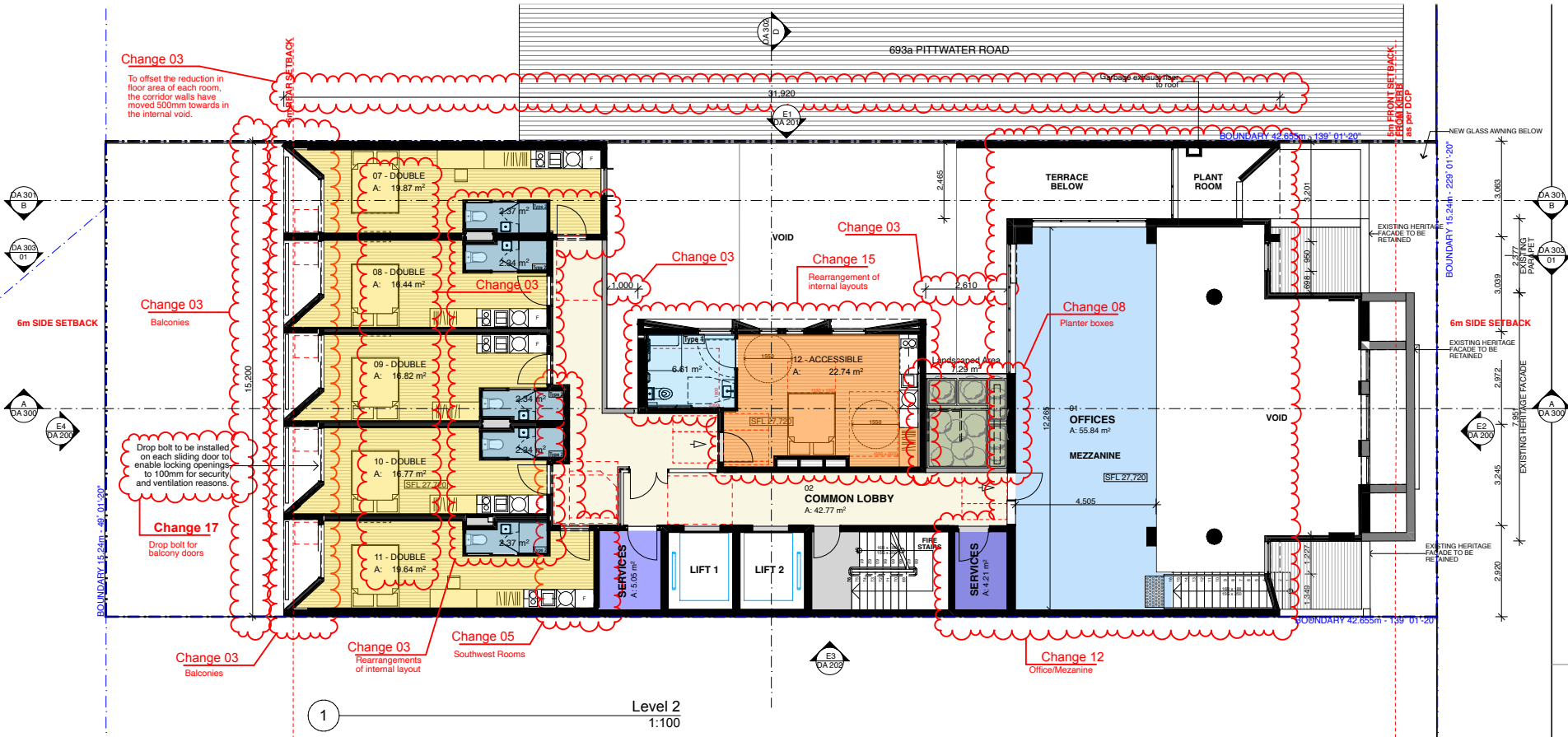
Project No.	Revision	Drawing No.
21055	B	DA 801



northern
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THIS PLAN IS TO BE READ IN
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THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2022/0204



Schedule of Amendments:

3 – Balconies:

Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into required setbacks, with only the balustrade within the 300mm articulation zone. Access to the balconies is proposed via a glazed sliding door, which also provides improved access to daylight and natural ventilation for these rooms. Frameless glass balustrades are proposed to allow the strong vertical proportions of the façade to be maintained. To offset the reduction in floor area of each room, the corridor walls have moved 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered unenclosed. This reconfiguration does not affect compliance with FSR controls.

5 – Southwest Rooms:

To increase long-term amenity for the Rooms adjacent the side boundary to the south-west, these Rooms have been reconfigured to utilise the void space that existed between the Rooms and the core. Pre-cast concrete panels are proposed to what was previously an opening, as the openings may only exist until the neighbouring site at 687 Pittwater Road is developed. To maintain the readability of 3 distinct forms on this façade until the neighbouring site is developed, the additional pre-cast concrete is proposed to be a darker colour with textured relief to contrast and recede from the main pre-cast façade. This reconfiguration does not affect compliance with FSR controls.

8 – Planter boxes:

To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.

12 – Office/Mezzanine:

The width of the office space and mezzanine increased, Services room to corridor adjacent to office space

15 – Rearrangement of Internal Layouts:
The internal layout has been rearranged to simplify and improve the amenity.

17 – Drop bolt:

Drop bolt to all balcony doors for security/ventilation. Typical

SUBJECT TO SECTION 4.55 CHANGE

General Notes

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Nominated Architects (NSW) - John Baker 3552, John Kavenagh 5999

Denwol

Rev

Date

Issue

Additional Information for Council
Additional Information for Council

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Scale at A1

1:100, 1:1

Date

5/9/2022

North



Drawn

RS, AK

Project Address

691 Pittwater Road

Checked

MK

Status

Not for Construction

Drawing

Level 2 Floor Plan

Project No.

21055

Revision

B

Drawing No.

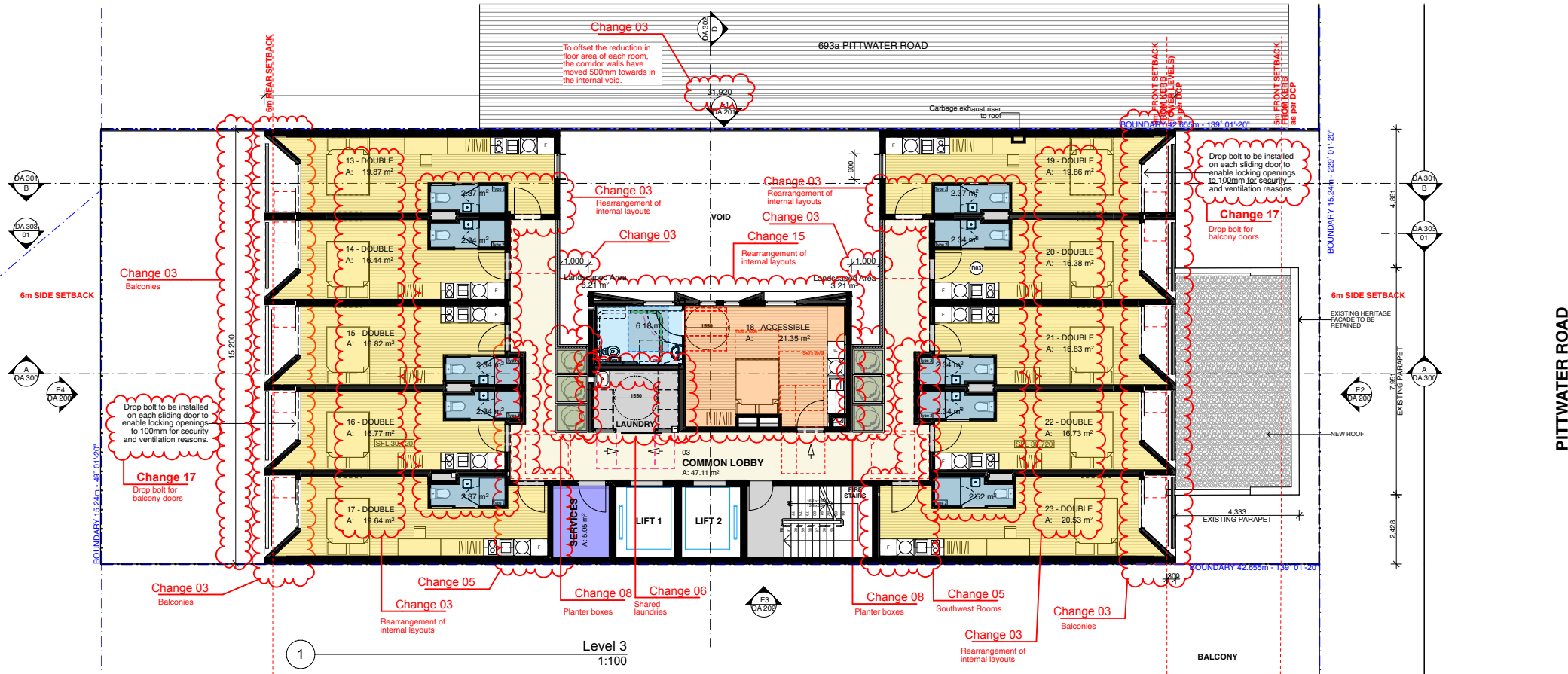
DA 802



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MOD2022/0204



Schedule of Amendments:

3 – Balconies:

Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into required setbacks, with only the balustrade within the 300mm articulation zone. Access to the balconies is proposed via a glazed sliding door, which also provides improved access to daylight and natural ventilation for these rooms. Frameless glass balustrades are proposed to allow the strong vertical proportions of the façade to be maintained. To offset the reduction in floor area of each room, the corridor walls have moved 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered unenclosed. This reconfiguration does not affect compliance with FSR controls.

5 – Southwest Rooms:

To increase long-term amenity for the Rooms adjacent the side boundary to the south-west, these Rooms have been reconfigured to utilise the void space that existed between the Rooms and the core. Pre-cast concrete panels are proposed to what was previously an opening, as the openings may only exist until the neighbouring site at 687 Pittwater Road is developed. To maintain the readability of 3 distinct forms on this façade until the neighbouring site is developed, the additional pre-cast concrete is proposed to be a darker colour with textured relief to contrast and recede from the main pre-cast façade. This reconfiguration does not affect compliance with FSR controls.

6 – Shared Laundries:

New shared laundries are proposed on Levels 3 & 4. Level 3 laundry will provide 5 washing machines and 5 clothes dryers in a stacked arrangement as well as a tub, whereas Level 4 laundry will provide 4 washing machines, 6 clothes dryers and a tub. One clothes dryer will be located at low level for accessibility.

8 – Planter boxes:

To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.

15 – Rearrangement of Internal Layouts:

The internal layout has been rearranged to simplify and improve the amenity.

17 – Drop bolt:

Drop bolt to all balcony doors for security/ventilation. Typical

SUBJECT TO SECTION 4.55 CHANGE

General Notes

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Denwol

Rev

Date

Issue

Additional Information for Council

A

2/9/2022

B

2/9/2022

Additional Information for Council

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Scale at A1

1:100, 1:1

Date

5/9/2022

North



Drawn

RS, AK

Project Address

691 Pittwater Road

Checked

MK

Status

Not for Construction

Drawing

Level 3 Floor Plan

Project No.

21055

Revision

B

Drawing No.

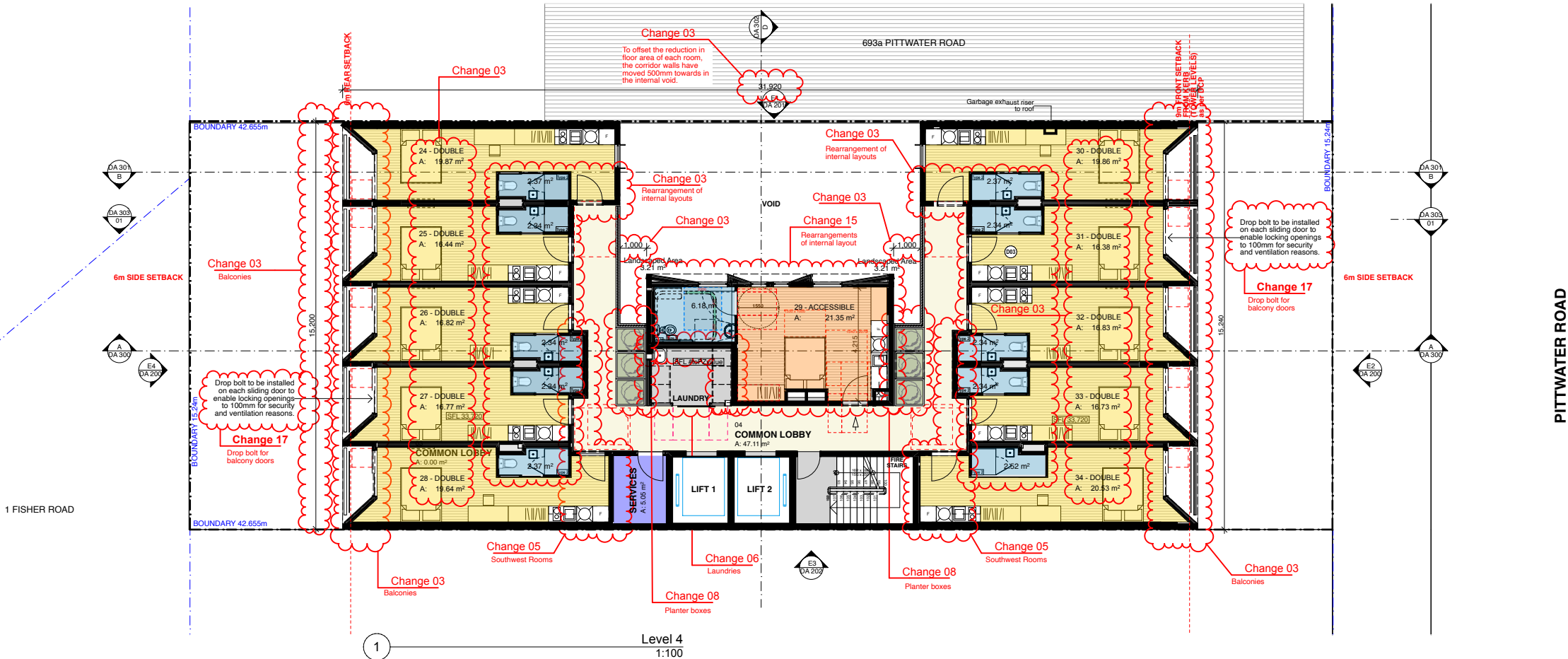
DA 803



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MOD2022/0204



Schedule of Amendments:

3 – Balconies:

Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into required setbacks, with only the balustrade within the 300mm articulation zone. Access to the balconies is proposed via a glazed sliding door, which also provides improved access to daylight and natural ventilation for these rooms. Frameless glass balustrades are proposed to allow the strong vertical proportions of the façade to be maintained. To offset the reduction in floor area of each room, the corridor walls have moved 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered unenclosed. This reconfiguration does not affect compliance with FSR controls.

5 – Southwest Rooms:

To increase long-term amenity for the Rooms adjacent the side boundary to the south-west, these Rooms have been reconfigured to utilise the void space that existed between the Rooms and the core. Pre-cast concrete panels are proposed to what was previously an opening, as the openings may only exist until the neighbouring site at 687 Pittwater Road is developed. To maintain the readability of 3 distinct forms on this façade until the neighbouring site is developed, the additional pre-cast concrete is proposed to be a darker colour with textured relief to contrast and recede from the main pre-cast façade. This reconfiguration does not affect compliance with FSR controls.

6 – Shared Laundries:

New shared laundries are proposed on Levels 3 & 4. Level 3 laundry will provide 5 washing machines and 5 clothes dryers in a stacked arrangement as well as a tub, whereas Level 4 laundry will provide 4 washing machines, 6 clothes dryers and a tub. One clothes dryer will be located at low level for accessibility.

8 – Planter boxes:

To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.

15 – Rearrangement of Internal Layouts:

The internal layout has been rearranged to simplify and improve the amenity.

17 – Drop bolt:

Drop bolt to all balcony doors for security/ventilation. Typical

SUBJECT TO SECTION 4.55 CHANGE

General Notes

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Denwol

Rev

Date

Issue

Additional Information for Council

Additional Information for Council

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Scale at A1

1:100, 1:1

Date

5/9/2022

North



Drawn

RS, AK

Project Address

691 Pittwater Road

Checked

MK

Status

Not for Construction

Drawing

Level 4 Floor Plan

Project No.

21055

Revision

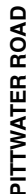
B

Drawing No.

DA 804



MOD2022/0204



3 – Balconies:

Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into internal setbacks, with only the balustrade within the 200mm articulation zone. A sliding door to the balconies is proposed via a glazed sliding door, which also provides improved access to daylight and natural ventilation for these rooms. Framing glass balustrades are proposed to allow the same vertical proportions of the façade to be maintained. The balconies in floor area of each room, the corridor walls have moved 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered as an unenclosed. This reconfiguration does not affect compliance with FSR controls.

8 – Planter boxes:
To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.

SUBJECT TO SECTION 4.55 CHANGE

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Nominated Architects (NSW) - John Baker 3552. John Kavanagh 5999

Denwo

Rev	Date	Issue
A	2/9/2022	Additional Information for Council
B	2/9/2022	Additional Information for Council

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Scale at A1
1:100, 1:1

Date
5/9/2022

Drawn
RS, AK

Project Address
691 Pittwater Road

Checked	Status
MK	Not for Construction

Drawing

Level 5 Floor Plan

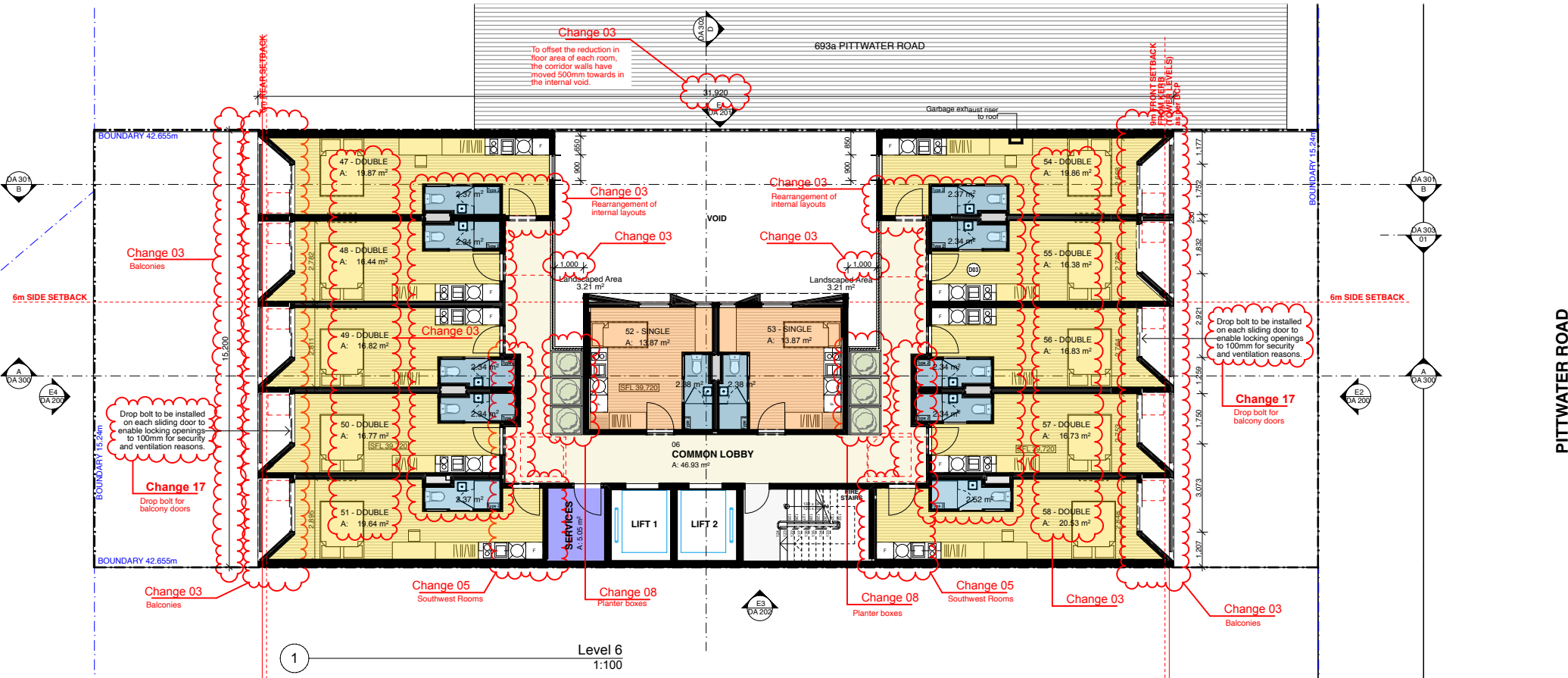
Project No.	Revision	Drawing No.
21055	B	DA 805



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beaches
council

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THE CONDITIONS OF DEVELOPMENT
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MOD2022/0204



Schedule of Amendments:

3 – Balconies:
Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into required setbacks, with only the balustrade within the 300mm articulation zone. Access to the balconies is proposed via a glazed sliding door, which also provides improved access to daylight and natural ventilation for these rooms. Frameless glass balustrades are proposed to allow the strong vertical proportions of the façade to be maintained. To offset the reduction in floor area of each room, the corridor walls have moved 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered unenclosed. This reconfiguration does not affect compliance with FSR controls.

5 – Southwest Rooms:
To increase long-term amenity for the Rooms adjacent the side boundary to the south-west, these Rooms have been reconfigured to utilise the void space that existed between the Rooms and the core. Pre-cast concrete panels are proposed to what was previously an opening, as the openings may only exist until the neighbouring site at 687 Pittwater Road is developed. To maintain the readability of 3 distinct forms on this façade until the neighbouring site is developed, the additional pre-cast concrete is proposed to be a darker colour with textured relief to contrast and recede from the main pre-cast façade. This reconfiguration does not affect compliance with FSR controls.

8 – Planter boxes:
To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.

17 – Drop bolt:
Drop bolt to all balcony doors for security/ventilation. Typical

SUBJECT TO SECTION 4.55 CHANGE

General Notes

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Nominated Architects (NSW) - John Baker 3552, John Kavenagh 5999

Denwol

Rev

Date

Issue

Additional Information for Council
Additional Information for Council

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Scale at A1

1:100, 1:1

Date

5/9/2022

North



Drawn

RS, AK

Project Address

691 Pittwater Road

Checked

MK

Status

Not for Construction

Drawing

Level 6 Floor Plan

Project No.

21055

Revision

B

Drawing No.

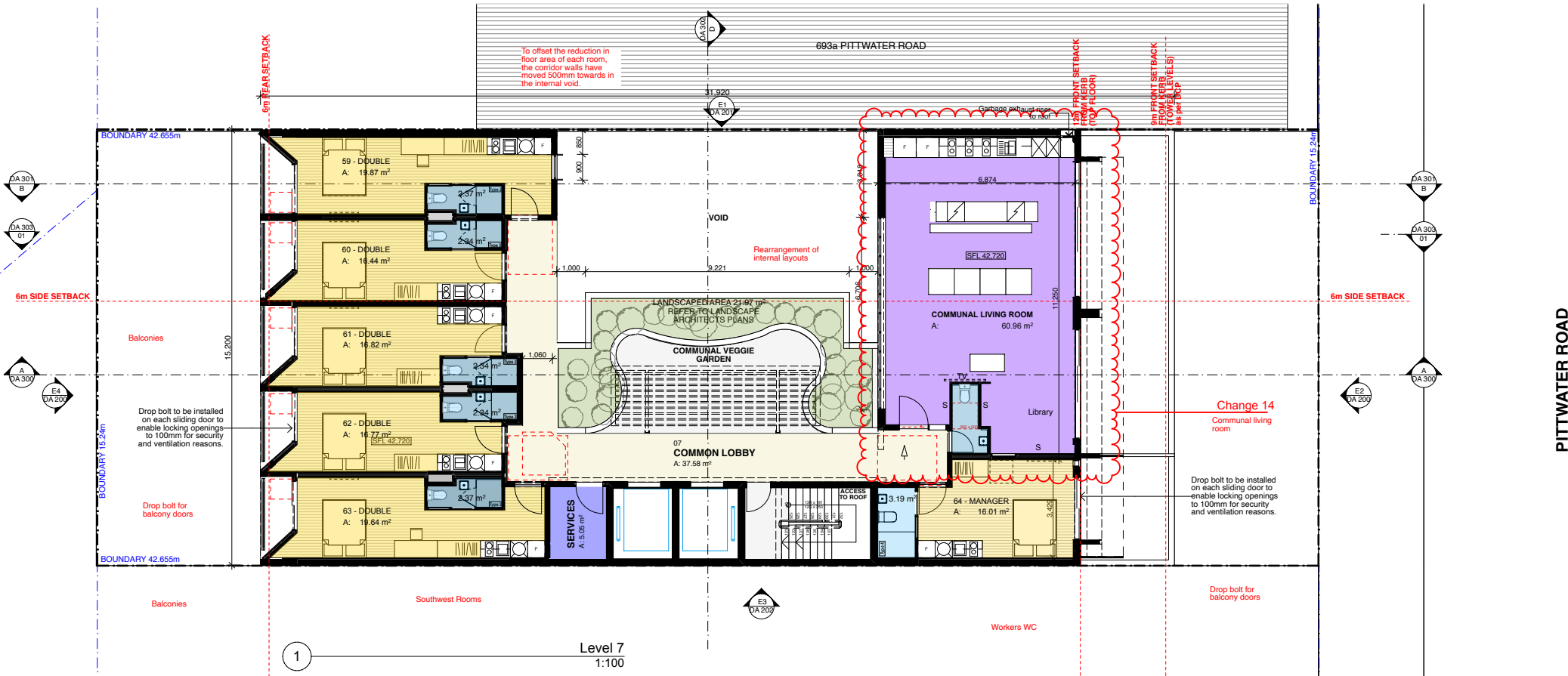
DA 806



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CONSENT

MOD2022/0204



Schedule of Amendments:

3 – Balconies:
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To increase long-term amenity for the Rooms adjacent the side boundary to the south-west, these Rooms have been reconfigured to utilise the void space that existed between the Rooms and the core. Pre-cast concrete panels are proposed to what was previously an opening, as the openings may only exist until the neighbouring site at 687 Pittwater Road is developed. To maintain the readability of 3 distinct forms on this façade until the neighbouring site is developed, the additional pre-cast concrete is proposed to be a darker colour with textured relief to contrast and recede from the main pre-cast façade. This reconfiguration does not affect compliance with FSR controls.

7 – Workers WC:
Level 7 Floor Plan has been reconfigured to include a worker's WC in proximity to the plant areas. This eliminates the need for workers to descend to Ground Floor or Level 1 to use the facilities. The kitchen within the communal room has been relocated to the North-eastern end to accommodate this change.

17 – Drop bolt:
Drop bolt to all balcony doors for security/ventilation. Typical

SUBJECT TO SECTION 4.55 CHANGE

General Notes

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Nominated Architects (NSW) - John Baker 3552, John Kavenagh 5999

Denwol

Rev

Date

Issue

Additional Information for Council

Additional Information for Council

Additional Information for Council

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Scale at A1

1:100, 1:1

Date

5/9/2022

North



Drawn

RS, AK

Project Address

691 Pittwater Road

Checked

MK

Status

Not for Construction

Drawing

Level 7 Floor Plan

Project No.

21055

Revision

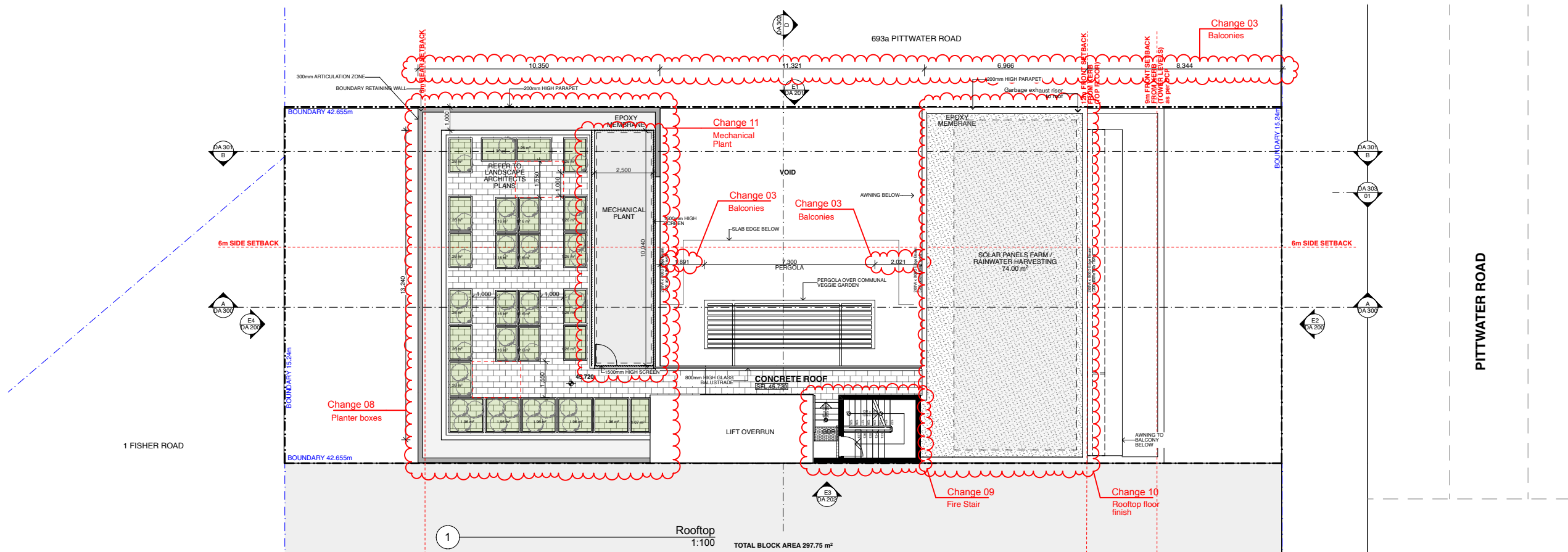
C

Drawing No.

DA 807



MOD2022/0204



3 – Balconies:

Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into internal setbacks, with only the balustrade within the 1000mm articulation zone. A sliding door to the balconies is proposed via a glazed sliding door, which also provides improved access to daylight and natural ventilation for these rooms. Framing glass balustrades are proposed to allow the same vertical proportions of the façade to be maintained. The balconies in floor area of each room, the corridor walls have moved 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered as an unenclosed. This reconfiguration does not affect compliance with FSR controls.

8 – Planter boxes:
To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.

9 – Fire Stair:
To address NCC non-compliances with the Fire Stair being unenclosed at the Roof Level, the Fire Stair has been reconfigured at Roof level only to allow a concrete lid to be constructed to enclose the stair. The lid does not encroach the allowable height limit. No other changes are proposed to the Fire Stair.

10 – Rooftop floor finish:
The pebble finish on the Roof level service areas is to be replaced with a trafficable epoxy membrane to allow a more durable and serviceable finish.

11 – Mechanical Plant:
The Urban Farm on Roof level has been shifted towards the rear of the building to create a dedicated area for locating mechanical plant. To ensure acoustic and visual amenity for residents, the mechanical plant area is proposed to be surrounded by an acoustic barrier in a powdercoat finish. The barrier is proposed to be 1500mm high, which does not encroach the allowable height limit. The barrier will also act as a balustrade, providing safe access for maintenance.

SUBJECT TO SECTION 4.55 CHANGE

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Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999

Denwol

Rev	Date	Issue
A	2/9/2022	Additional Information for Council
B	2/9/2022	Additional Information for Council

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Scale at A1
1:100, 1:1

Date
5/9/2022



Drawn
RS, AK

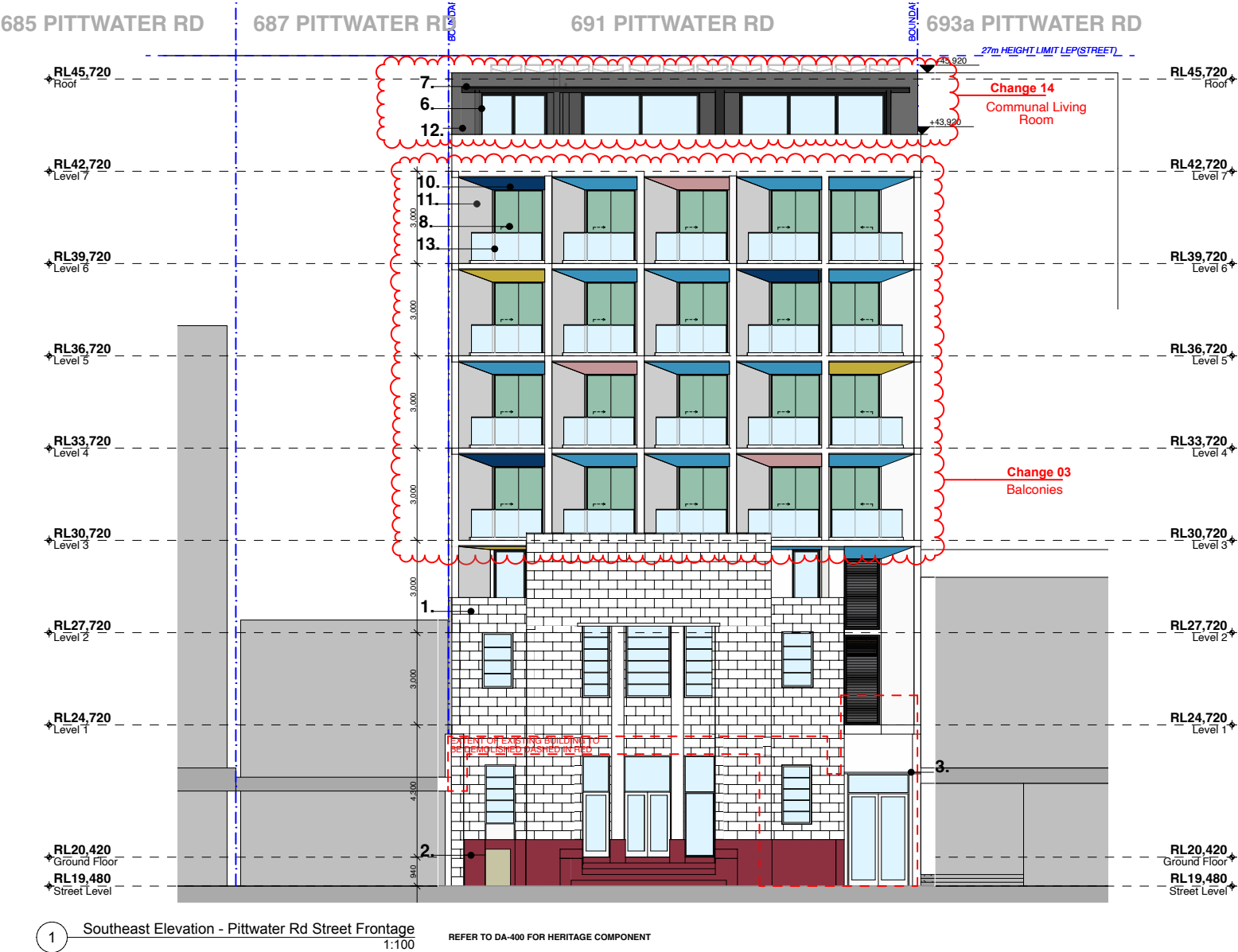
Project Address
691 Pittwater Road

Checked	Status
MK	Not for Construction

Drawing

Rooftop Floor Plan

Project No.	Revision	Drawing No.
21055	B	DA 808



 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2022/0204

Schedule of External Finishes



1. Existing Concrete Block Wall
Colour: White



2. Existing Granite Cladding
Colour: Red Granite



3. Glass Canopy Awning
Colour: Clear



4. Metal Balustrade
Colour: Black



5. Precast Concrete Panels



6. EasyLap Panel Cladding
Colour: Dark grey



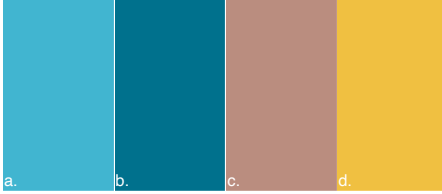
7. Steel Window Shades
Colour: Monument or similar



8. Aluminium Window and Door Frames
Colour: Black



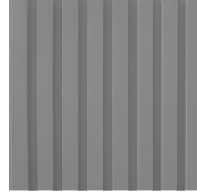
9. Timber Looking Lift Lobby Screening



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



11. FC Cladding
Colour: Mid grey



12. Precast Concrete Panels
Vertical Groove



13. Frameless Glass Balustrade

Schedule of Amendments:

3 – Balconies:
Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into required setbacks, with only the balustrade within the 300mm articulation zone. Access to the balconies is proposed via a glazed sliding door, which also provides improved access to daylight and natural ventilation for these rooms. Frameless glass balustrades are proposed to allow the strong vertical proportions of the façade to be maintained. To offset the reduction in floor area of each room, the corridor walls have moved 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered unenclosed. This reconfiguration does not affect compliance with FSR controls.

14 – Communal Living Room:
Kitchen relocated to the north-eastern wall, Increased glazing to the communal living room. Width and area of the communal living room has increased

General Notes DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION All dimensions are in millimetres unless stated otherwise. All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999		Rev Date Issue A 31/8/2022 Additional Information for Council		Client Denwol Group	Architect BKA Architecture SYDNEY Suite 104, 77 Dunning Ave, Glebe, NSW 2037 Australia T: +61 2 9211 0688 E: info@denwol.com.au W: www.denwol.com.au NEWCASTLE Suite 4 19 Bolton St, Newcastle NSW 2300 T: +61 2 4926 5563 NORTH COAST Unit 1 10 Station St, Bangalow NSW 2479 T: +61 2 6687 2712	Scale at A1 1:100, 1:1 North  Drawn RS, AK	Project Address 691 Pittwater Road Checked MK Status Not for Construction	Drawing Elevations 1 Project No. 21055 Revision A Drawing No. DA 809
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council**

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2022/0204



Schedule of External Finishes



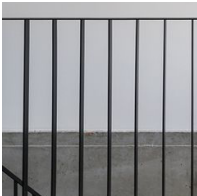
1. Existing Concrete Block Wall
Colour: White



2. Existing Granite Cladding
Colour: Red Granite



3. Glass Canopy Awning
Colour: Clear



4. Metal Balustrade
Colour: Black



5. Precast Concrete Panels



6. EasyLap Panel Cladding
Colour: Dark grey



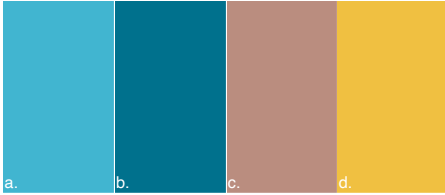
7. Steel Window Shades
Colour: Monument or similar



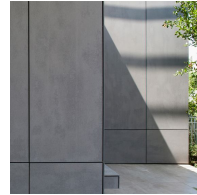
8. Aluminium Window and Door Frames
Colour: Black



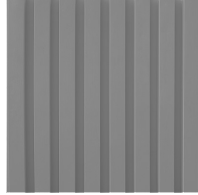
9. Timber Looking Lift Lobby Screening



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



11. FC Cladding
Colour: Mid grey



12. Precast Concrete Panels
Vertical Groove



13. Frameless Glass Balustrade

Schedule of Amendments:

3 – Balconies:
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8 – Planter boxes:
To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.

General Notes

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Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999

Denwol

Rev A Date 31/8/2022 Issue Additional Information for Council

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Scale at A1
1:100, 1:1

Date
5/9/2022

North



Drawn
RS, AK

Project Address
691 Pittwater Road

Checked MK **Status** Not for Construction

Drawing Elevations 2

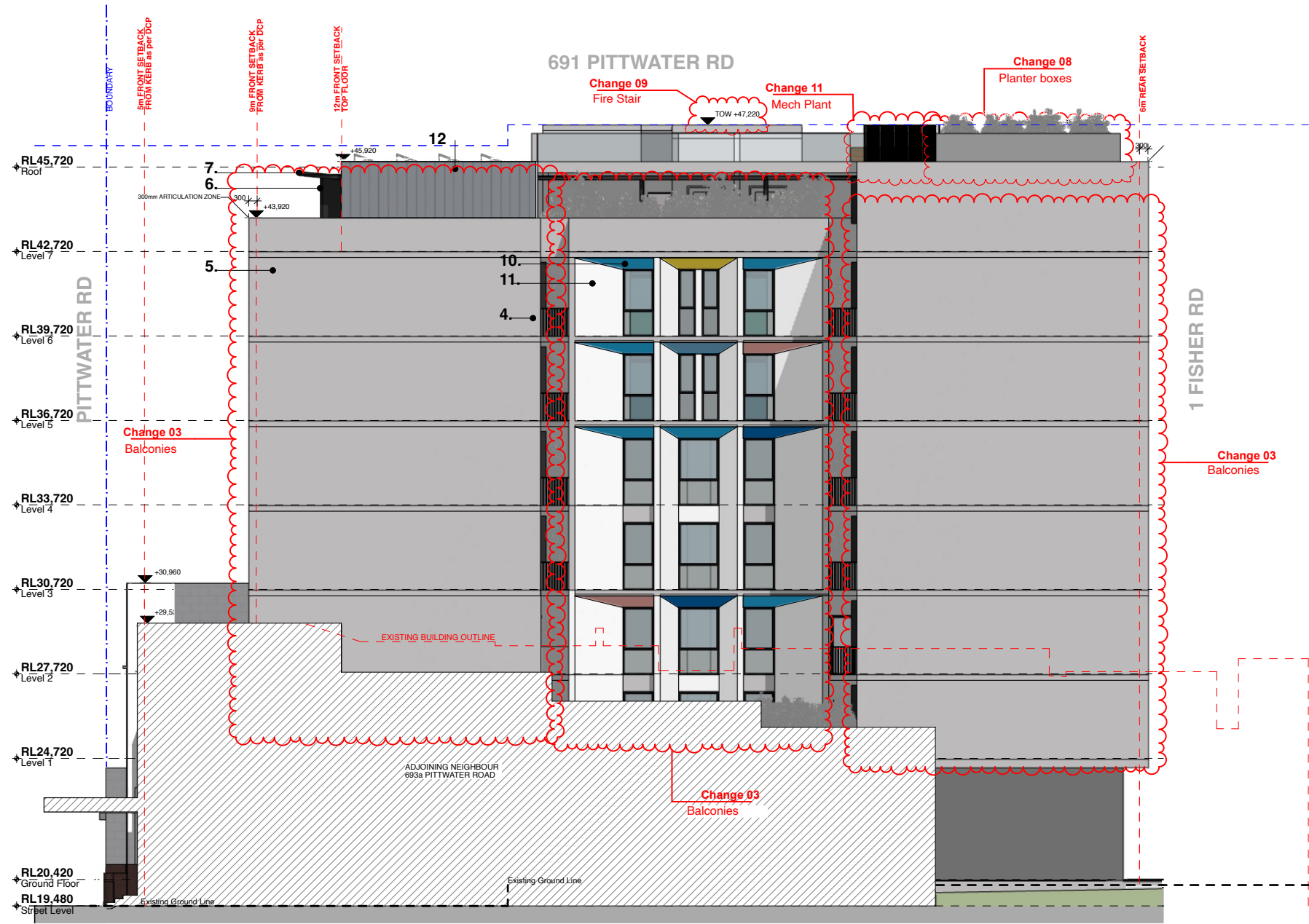
Project No. 21055 **Revision** A **Drawing No.** DA 810



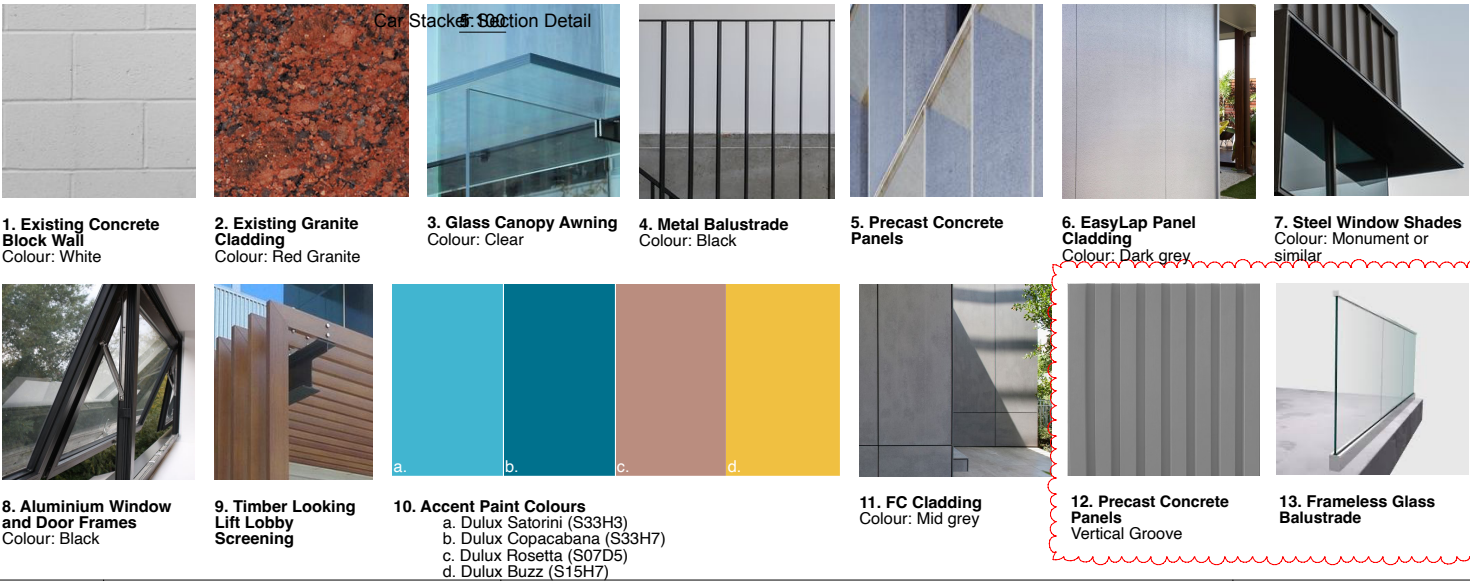
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beaches
council

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2022/0204



Schedule of External Finishes



Schedule of Amendments:

- 3 – Balconies:**
Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into required setbacks, with only the balustrade within the 300mm articulation zone. Access to the balconies is proposed via a glazed sliding door, which also provides improved access to daylight and natural ventilation for these rooms. Frameless glass balustrades are proposed to allow the strong vertical proportions of the façade to be maintained. To offset the reduction in floor area of each room, the corridor walls have moved 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered unenclosed. This reconfiguration does not affect compliance with FSR controls.
- 8 – Planter boxes:**
To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.
- 9 – Fire Stair:**
To address NCC non-compliances with the Fire Stair being unenclosed at the Roof Level, the Fire Stair has been reconfigured at Roof level only to allow a concrete lid to be constructed to enclose the stair. The lid does not encroach the allowable height limit. No other changes are proposed to the Fire Stair.
- 11 – Mechanical Plant:**
The Urban Farm on Roof level has been shifted towards the rear of the building to create a dedicated area for locating mechanical plant. To ensure acoustic and visual amenity for residents, the mechanical plant area is proposed to be surrounded by an acoustic barrier in a powdercoat finish. The barrier is proposed to be 1500mm high, which does not encroach the allowable height limit. The barrier will also act a balustrade, providing safe access for maintenance.

General Notes

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Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999

Denwol

Rev
A

Date
31/8/2022

Issue
Additional Information for Council

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Scale at A1
1:100, 1:1

Date
5/9/2022

North



Drawn
RS, AK

Project Address
691 Pittwater Road

Checked
MK

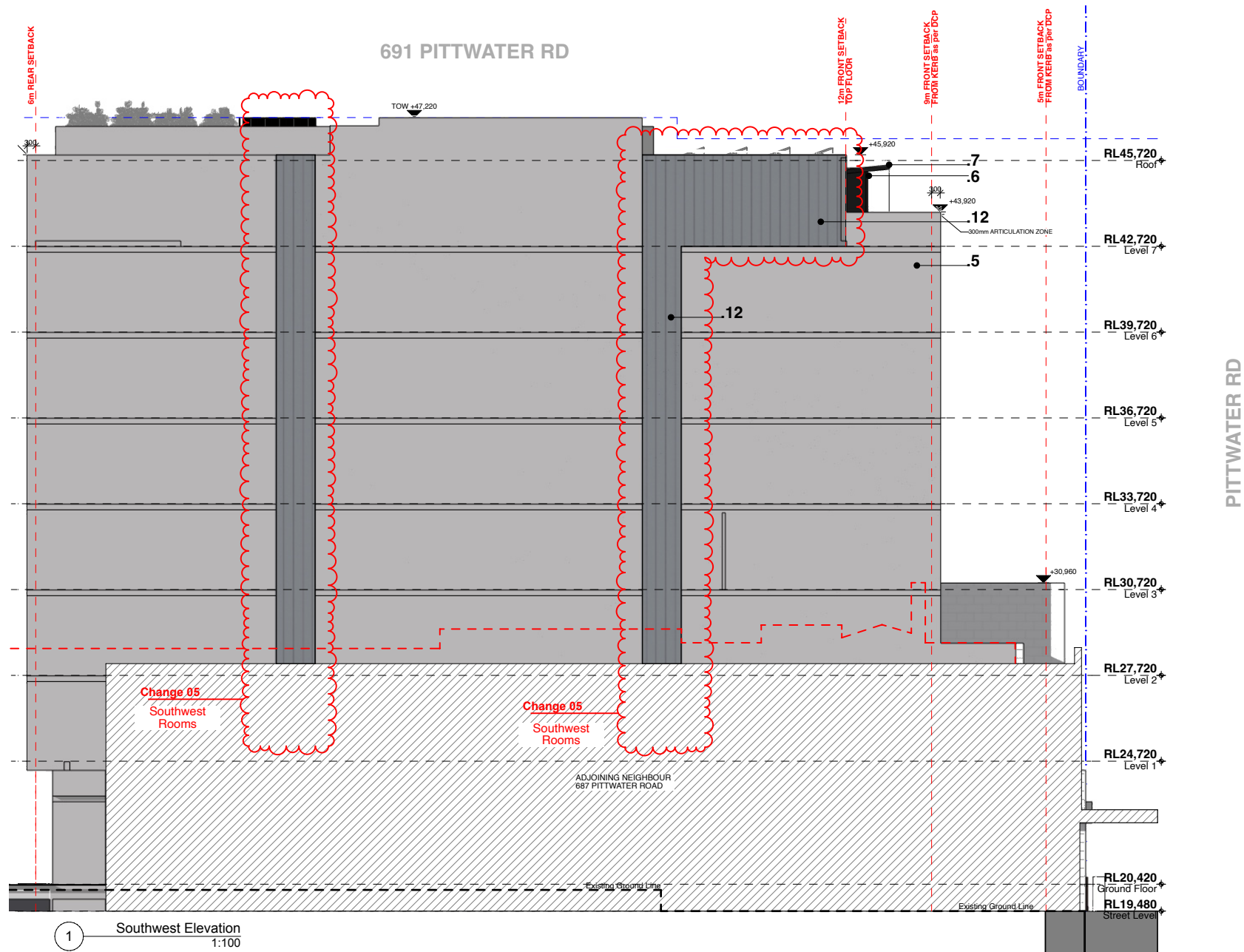
Status
Not for Construction

Drawing
Elevations 3

Project No.
21055

Revision
A

Drawing No.
DA 811

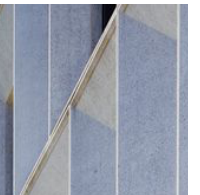
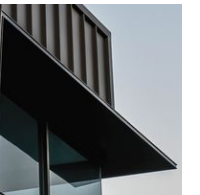
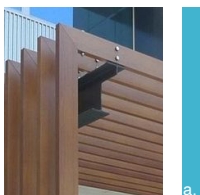
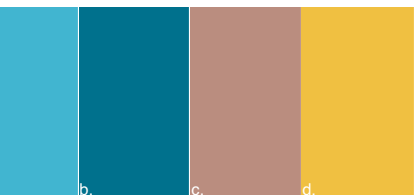
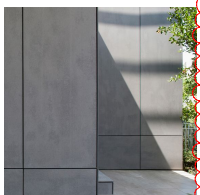
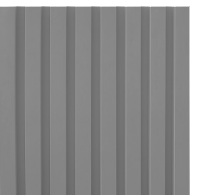
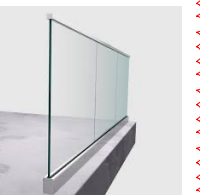


 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2022/0204

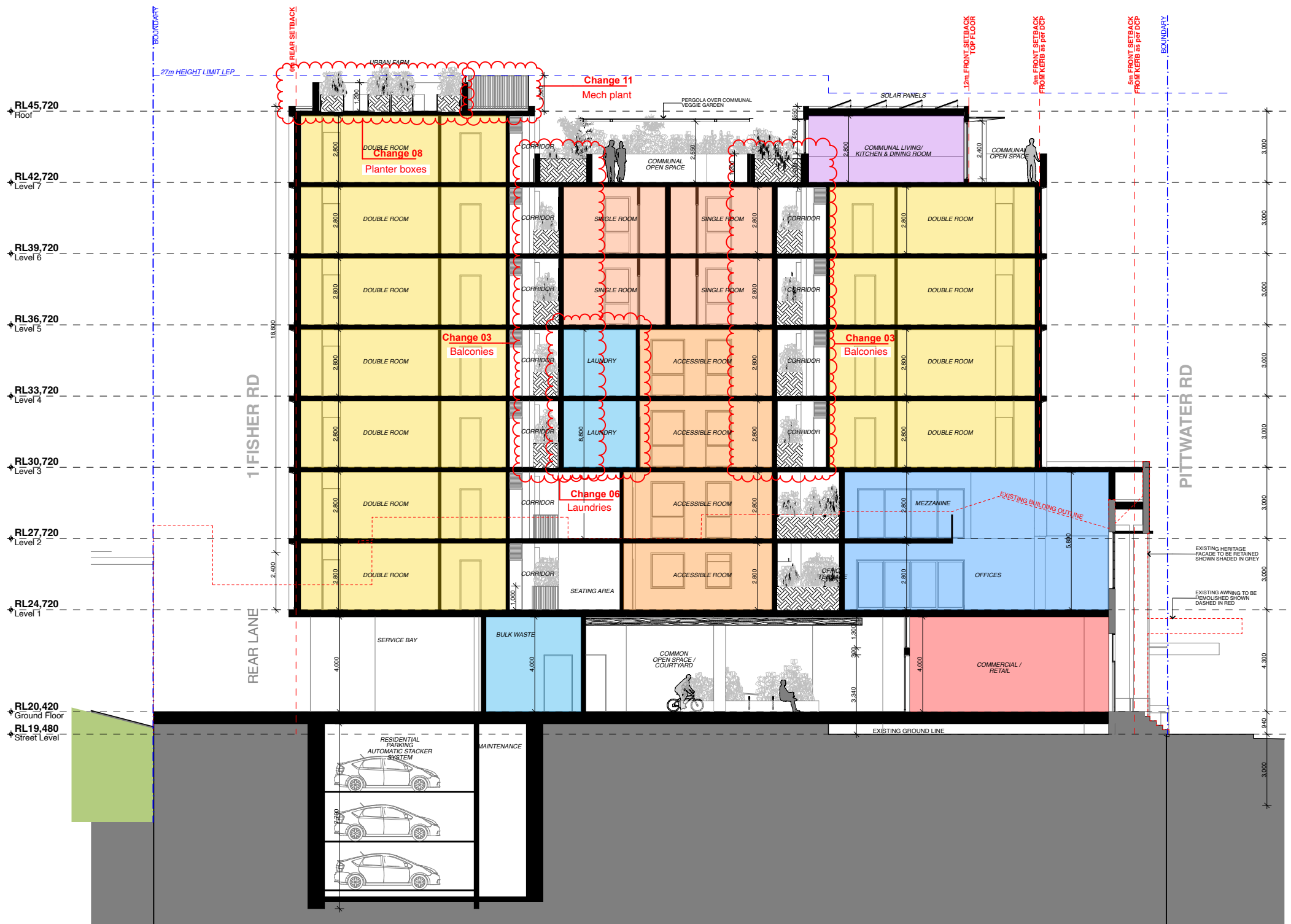
Schedule of External Finishes

						
1. Existing Concrete Block Wall Colour: White	2. Existing Granite Cladding Colour: Red Granite	3. Glass Canopy Awning Colour: Clear	4. Metal Balustrade Colour: Black	5. Precast Concrete Panels	6. EasyLap Panel Cladding Colour: Dark grey	7. Steel Window Shades Colour: Monument or similar
						
8. Aluminium Window and Door Frames Colour: Black	9. Timber Looking Lift Lobby Screening	10. Accent Paint Colours a. Dulux Satorini (S33H3) b. Dulux Copacabana (S33H7) c. Dulux Rosetta (S07D5) d. Dulux Buzz (S15H7)		11. FC Cladding Colour: Mid grey	12. Precast Concrete Panels Vertical Groove	
						
					13. Frameless Glass Balustrade	

Schedule of Amendments:

5 – Southwest Rooms:
To increase long-term amenity for the Rooms adjacent the side boundary to the south-west, these Rooms have been reconfigured to utilise the void space that existed between the Rooms and the core. Pre-cast concrete panels are proposed to what was previously an opening, as the openings may only exist until the neighbouring site at 687 Pittwater Road is developed. To maintain the readability of 3 distinct forms on this façade until the neighbouring site is developed, the additional pre-cast concrete is proposed to be a darker colour with textured relief to contrast and recede from the main pre-cast façade. This reconfiguration does not affect compliance with FSR controls.

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NOTE: POST-REAR LANE CONSTRUCTION ARRANGEMENT SHOWN

1 Section A
1:100

Schedule of Amendments:

3 – Balconies:

Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into required setbacks, with only the balustrade within the 300mm articulation zone. Access to the balconies is proposed via a glazed sliding door, which also provides improved access to daylight and natural ventilation for these rooms. Frameless glass balustrades are proposed to allow the strong vertical proportions of the facade to be maintained. To offset the reduction in floor area of each room, the corridor walls have moved 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered unenclosed. This reconfiguration does not affect compliance with FSR controls.

6 – Shared Laundries:

New shared laundries are proposed on Levels 3 & 4. Level 3 laundry will provide 5 washing machines and 5 clothes dryers in a stacked arrangement as well as a tub, whereas Level 4 laundry will provide 4 washing machines, 6 clothes dryers and a tub. One clothes dryer will be located at low level for accessibility.

8 – Planter boxes:

To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.

11 – Mechanical Plant:

The Urban Farm on Roof level has been shifted towards the rear of the building to create a dedicated area for locating mechanical plant. To ensure acoustic and visual amenity for residents, the mechanical plant area is proposed to be surrounded by an acoustic barrier in a powdercoat finish. The barrier is proposed to be 1500mm high, which does not encroach the allowable height limit. The barrier will also act a balustrade, providing safe access for maintenance.

General Notes

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Denwol

Rev A Date 31/8/2022 Issue Additional Information for Council

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Scale at A1
1:100, 1:1

Date
5/9/2022

North



Drawn
RS, AK

Project Address
691 Pittwater Road

Checked
MK

Status

Not for Construction

Drawing

Sections 01

Project No.
21055

Revision
A

Drawing No.
DA 813

[illegible]

3 – Balconies:

Rooms at the front and rear of the boarding house have been reconfigured to accommodate balconies, to increase amenity for lodgers. The balconies do not encroach into required setbacks, with only the balustrade within the 300mm articulation zone. Access to the balconies is provided by a glass balustrade. The glass balustrade provides improved access to daylight and natural ventilation for these rooms. Frameless glass balustrades are proposed to allow the same vertical proportions of the façade to be maintained. To offset the reduction in floor area of the rear room, the corridor walls have moved 500mm towards the internal void. Corridor widths for accessibility have been maintained, as has 1m between the corridor balustrades and central core required for the corridor to be considered unenclosed. The reconfiguration does not affect compliance with FSR controls.

To address concerns with waterproofing, the masonry planter boxes are proposed to be replaced with pots. The rearrangement of landscaped areas within the Urban Farm has allowed the loss of landscaping associated with inclusion of the shared laundries and reconfiguration of the Southwest Rooms to be offset, for no net loss of landscaping overall.

The Urban Farm on Roof level has been shifted towards the rear of the building to create a dedicated area for locating mechanical plant. To ensure acoustic and visual amenity for residents, the mechanical plant area is proposed to be surrounded by an acoustic barrier in a powdercoat finish. The barrier is proposed to be 1500mm high, which does not encroach the allowable height limit. The barrier will also act as balustrade, providing safe access for maintenance.

Drop bolt to all balcony doors for security/ventilation. Typical

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council

MOD2022/0204

1 Section B
1:100

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Nominated Architects (NSW) - John Barker 3552, John Kavanagh 5999

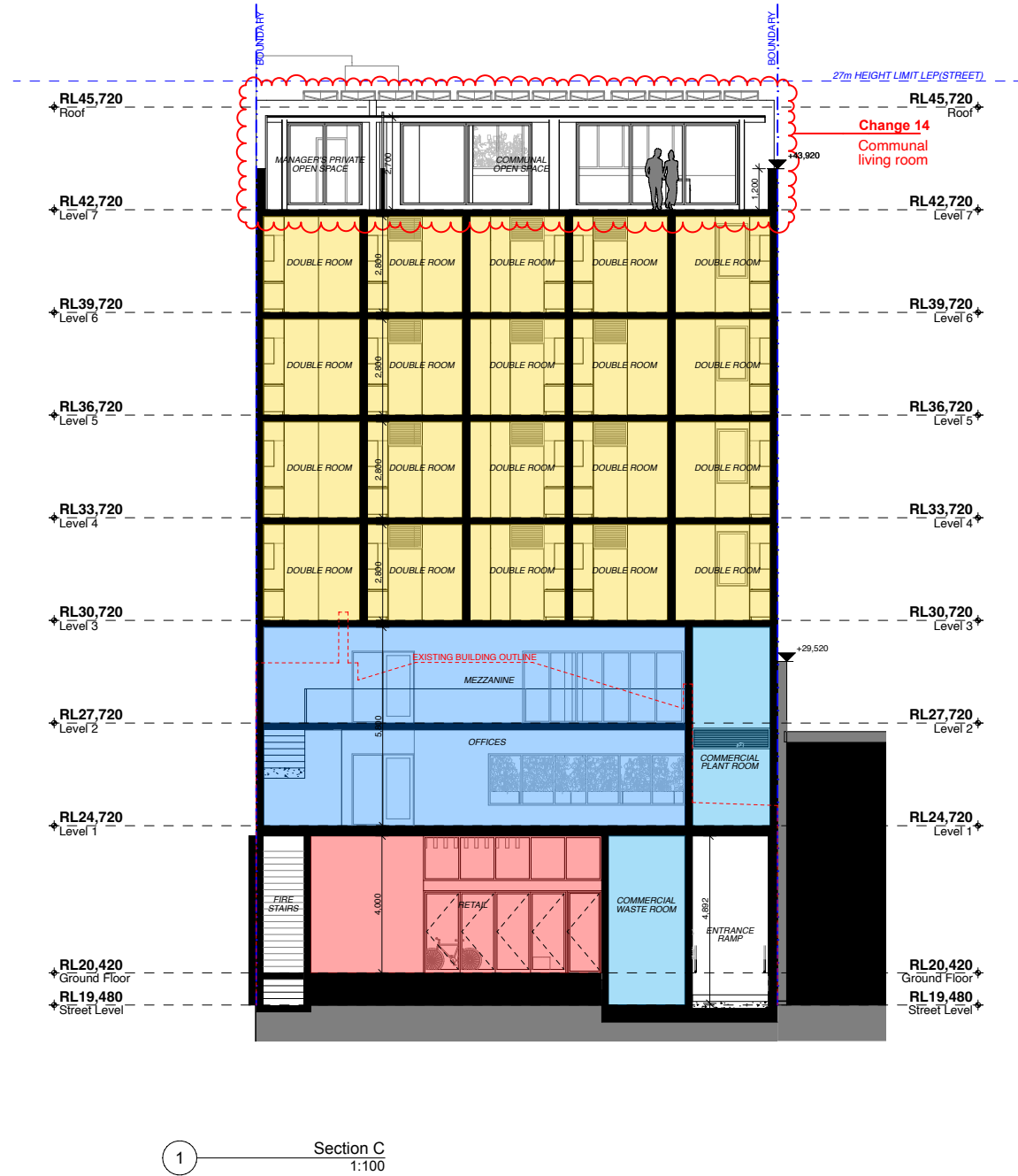
Drawing No.
DA 814

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2022/0204

687 PITTWATER RD 691 PITTWATER RD 693a PITTWATER RD



Schedule of Amendments:

14 – Communal Living Room:
Kitchen relocated to the north-eastern wall,
increased glazing to the communal living room.
Width and area of the communal living room has
increased

General Notes DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION All dimensions are in millimetres unless stated otherwise. All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing, BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999		Rev A Date 31/8/2022 Issue Additional Information for Council		Client Denwol Group	Architect BKA Architecture SYDNEY 49-51 Greek Street Glebe, NSW 2037 Australia T: +61 2 9211 0688 E: info@denwol.com.au W: www.denwol.com.au NEWCASTLE Suite 4 19 Bolton St, Newcastle NSW 2300 T: +61 2 4926 5563 NORTH COAST Unit 1 10 Station St, Bangalow NSW 2479 T: +61 2 6687 2712	Scale at A1 1:100, 1:1 Date 5/9/2022	North  Drawn RS, AK	Project Address 691 Pittwater Road Checked MK Status Not for Construction	Drawing Sections 03 Project No. 21055 Revision A Drawing No. DA 815
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 northern
beaches
council

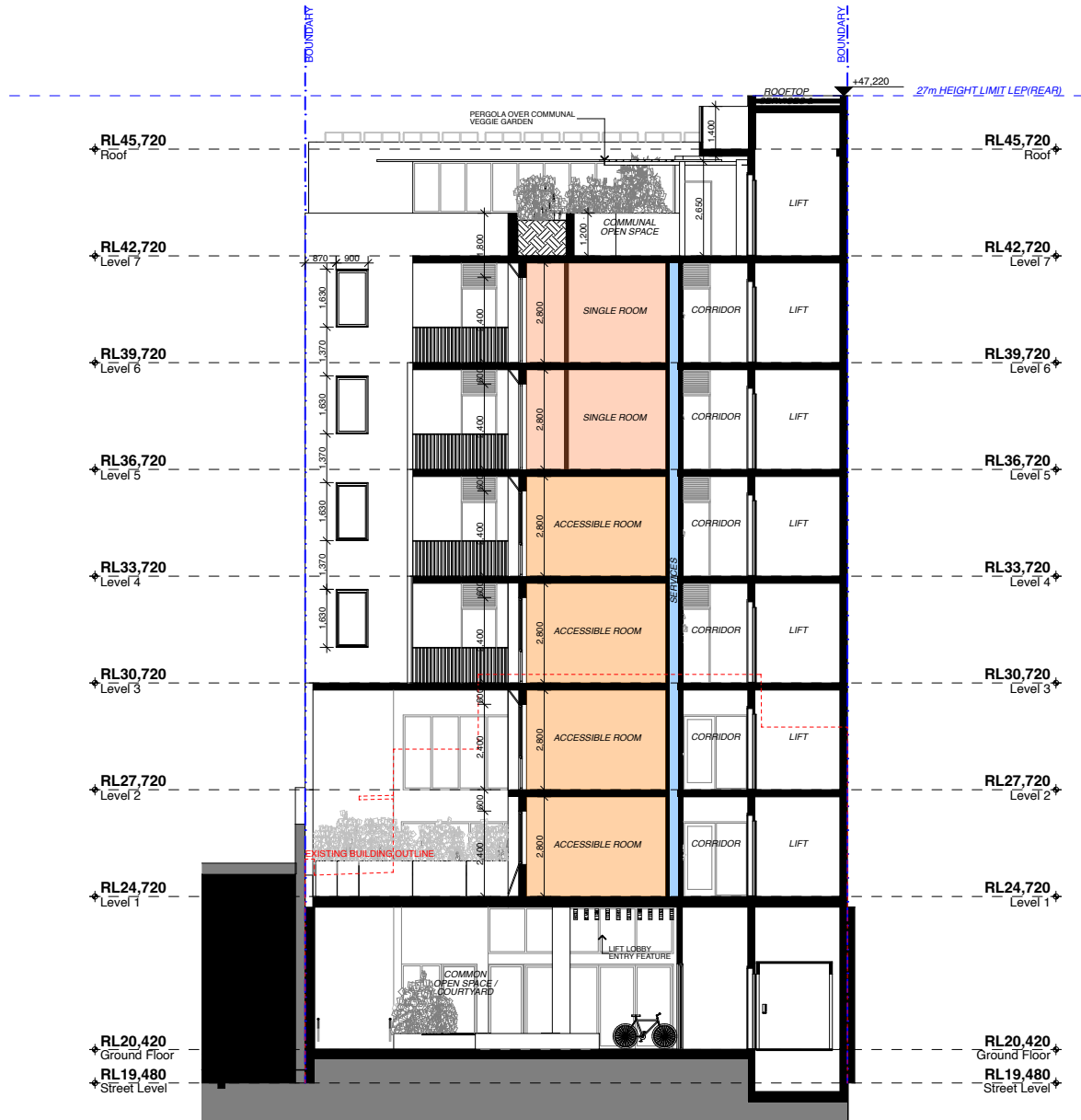
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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2022/0204

693a PITTWATER RD

691 PITTWATER RD

687 PITTWATER RD



2 Section D
1:100

General Notes

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All dimensions are in millimetres unless stated otherwise.

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Rev A Date 31/8/2022 Issue Additional Information for Council

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Scale at A1
1:100, 1:1

Date
5/9/2022

North



Drawn
RS, AK

Project Address
691 Pittwater Road

Checked MK Status Not for Construction

Drawing
Sections 04

Project No. **21055** Revision **A** Drawing No. **DA 816**

