

DRAWING REGISTER		
Drwg No	Drwg Name	Drwg Scale
DA 000	Cover Page	
DA 001	Design Intent	1:50
DA 002	Calculations	1:250
DA 005	Site Plan	1:100
DA 099	Basement Plan	1:100
DA 100	Ground Floor & L1 Plan	1:100
DA 101	L2 & L3 Floor Plan	1:100
DA 102	L4 & L5 Floor Plan	1:100
DA 103	L6 & L7 Floor Plan	1:100
DA 104	Rooftop Floor Plan	1:100
DA 105	Ground Floor Plan - Pre Laneway Activation	1:100
DA 200	Elevations	1:100
DA 201	Elevations	1:100
DA 202	Elevations	1:100
DA 300	Sections 01	1:100
DA 301	Sections 02	1:100
DA 302	Sections 03	1:100
DA 303	Detailed Section - Future Development	1:100

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MIXED USE BOARDING HOUSE DEVELOPMENT

691 Pittwater Rd, Dee Why NSW

Schedule of Amendments:

1 – Pre-laneway activation Ground Floor Plan:
A Ground Floor plan demonstrating how the rear of the site is to be utilised prior to activation of the laneway is included. Until the laneway is activated, lodgers will be able to utilise the motorcycle parking space for additional bicycle parking, as well as the rear of the site for additional communal open space.

2 – Site Manager’s Office:
The Ground Floor Plan has been reconfigured to include a Site Manager’s Office. The office is located adjacent to the entrance to the building, with glazing through to the entrance ramp and courtyard areas allowing for passive surveillance by the Manager. Concerns from lodgers and/or the public may also be more easily addressed through creation of a dedicated office space. The Accessible WC has been relocated, refer to point 4 below.

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 the 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.

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 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.

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.

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 a balustrade, providing safe access for maintenance.



3D PERSPECTIVE BY BKA ARCHITECTURE



EXISTING SITE PANORAMIC PHOTO

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1 View From Corner of Pittwater Rd & Fisher Rd



2 Bird's Eye View

LOCATION & CONTEXT

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

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

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

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

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

HERITAGE & ARCHITECTURE

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

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

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

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

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

FSR & USES

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

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

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

The proposed development achieves an FSR lower than the maximum allowed. The site has an allowable FSR of 4:1 and the proposal for the boarding house achieves and FSR of 3.62:1.

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

The site currently provides zero landscaped or deep soils areas. The proposed development greatly improves the status quo by providing 141.61m² of **deep soil planting** (>21.7% of the site) and rooftop urban farm. The ground floor street frontage is traditionally used as retail and is being retained. An accessible entry to the rest of the development is provided through the western thoroughfare via a ramp. This leads up to a communal courtyard area which includes **127 bicycle spaces** (in lieu of zero carparking), retail facilities, and communal waste rooms. In addition, three levels of podium towards Pittwater Road retains as commercial; consistent with the existing and future character of the area.

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

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

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

QUALITY OF MATERIALS

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

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

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

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



3 View From Corner of Pittwater Rd & St David Ave

4 Typical Room Sectional Study
1:50

General Notes

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Denwol

Rev D Date 12/4/22 Issue For S455 Application

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Scale at A1 1:50

Date 12/4/22

North



Drawn KS, JG, AL

Project Address 691 Pittwater Road

Checked JG Status Not for Construction

Drawing Design Intent

Project No. 21055 Revision D Drawing No. DA 001

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

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

- (i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or
- (ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.

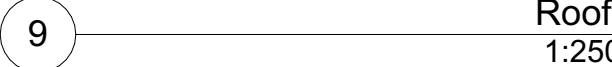
Parking Controls		Required DCP/SEPP	Proposed	Compliance
Control				
Car Parking Boarding House	Average 33% ** per unit = 22 spaces	2 x Car Share + 9 Standard + 1 Manager's = 12 Automatic		✖
Car Parking Retail	1 / 16.4 sqm = 3.8 spaces		0	✖
Car Parking Offices	1 / 40sqm = 4.7 spaces		0	✖
TOTAL Car Parking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

NOTE: Proposed development reduces current deficit of capital

NOTE: Heritage item setback prevails

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

Roof	47.58 + 34.55 = 82.13 ✓
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SUBJECT TO SECTION 4.55 CHANGE

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



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Date
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Drawn
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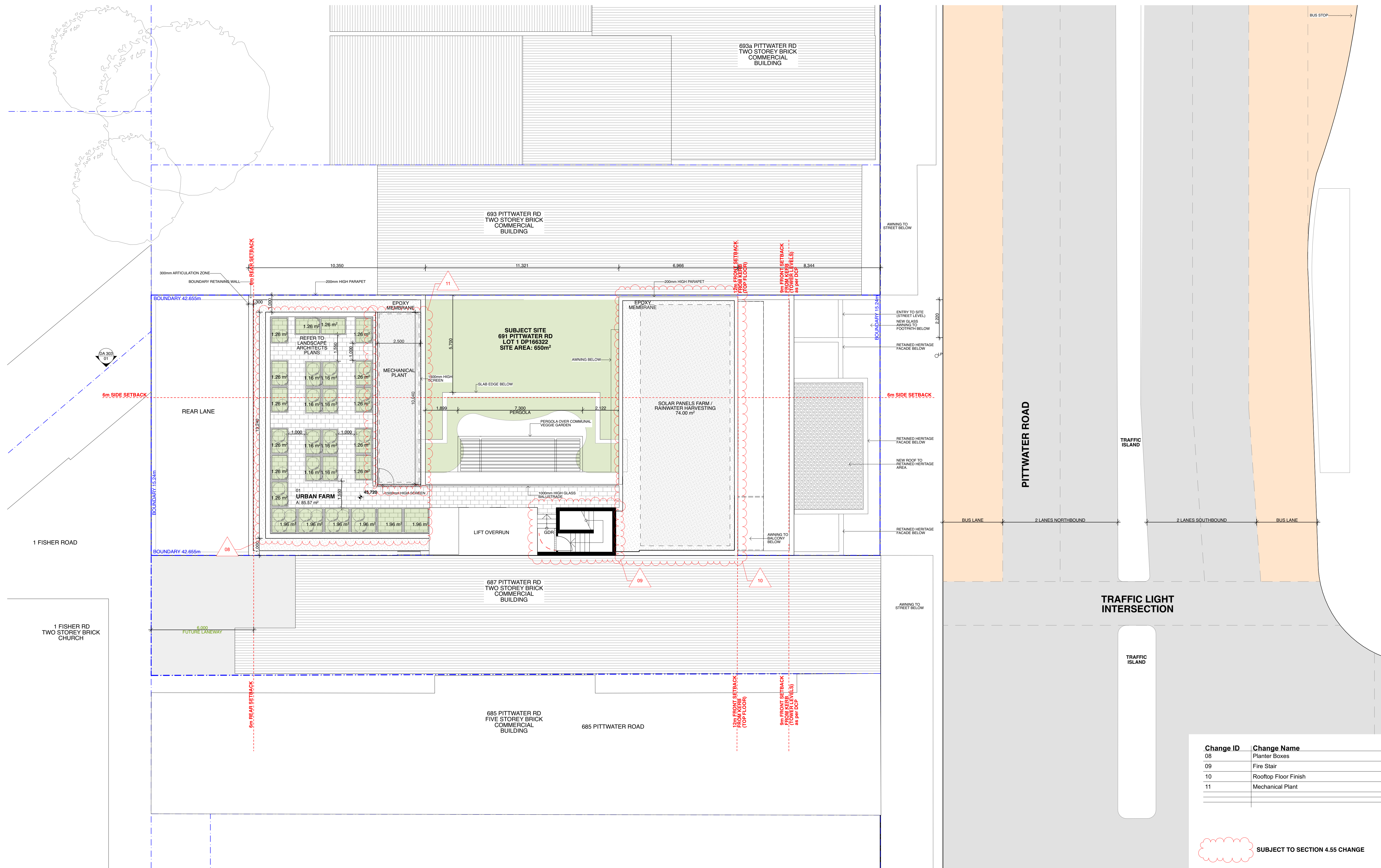
Status
Not for Construction

Calculations

Project No.
21055

Revision

Drawing No.
DA 002



Change ID	Change Name
08	Planter Boxes
09	Fire Stair
10	Rooftop Floor Finish
11	Mechanical Plant

SUBJECT TO SECTION 4.55 CHANGE

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Rev	Date	Issue
D	12/4/22	For S455 Application

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Scale at A1
1:100

Date
12/4/22

North



Drawn
KS, JG, AL

Project Address
691 Pittwater Road

Checked
JG

Status

Not for Construction

Drawing

Site Plan

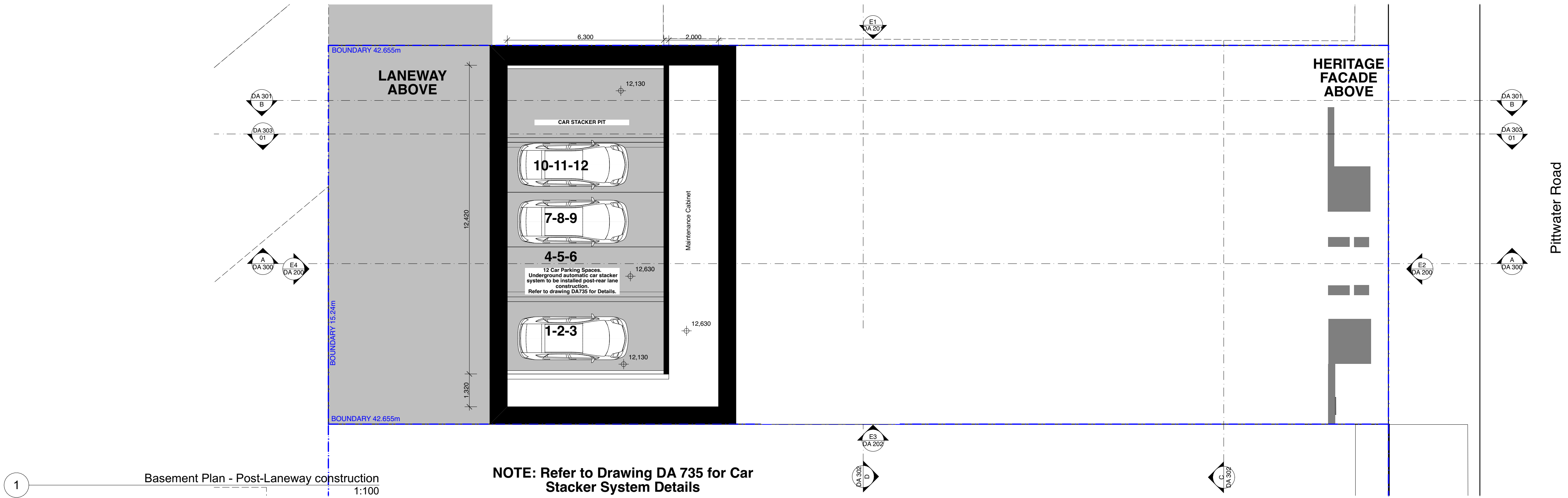
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Revision

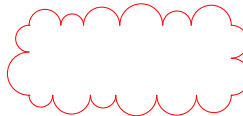
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D DA 005

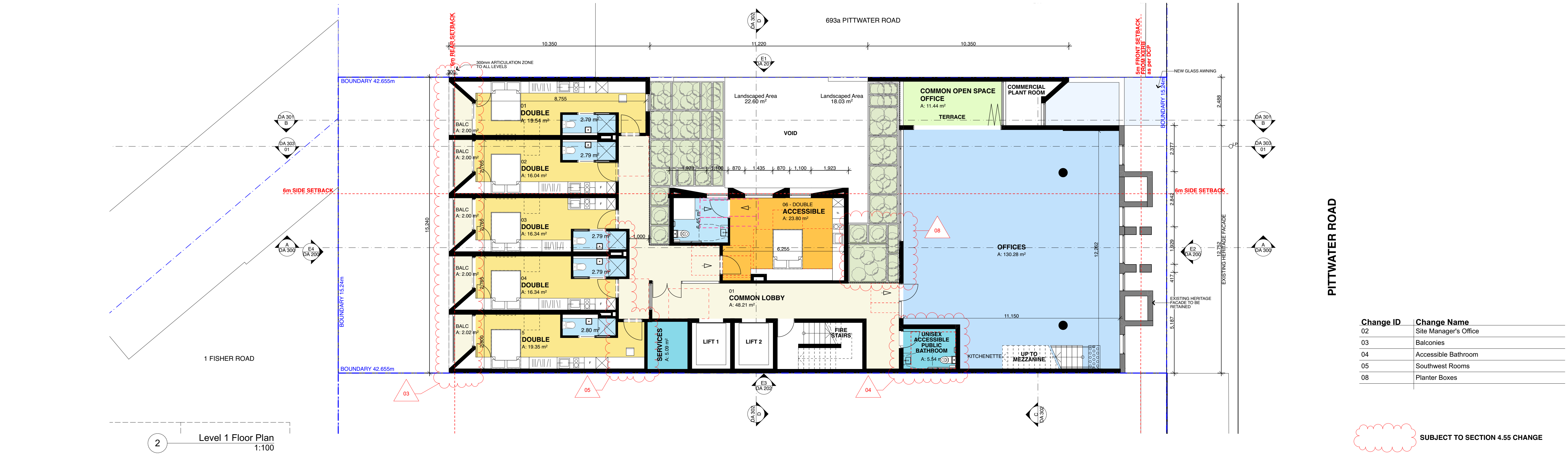
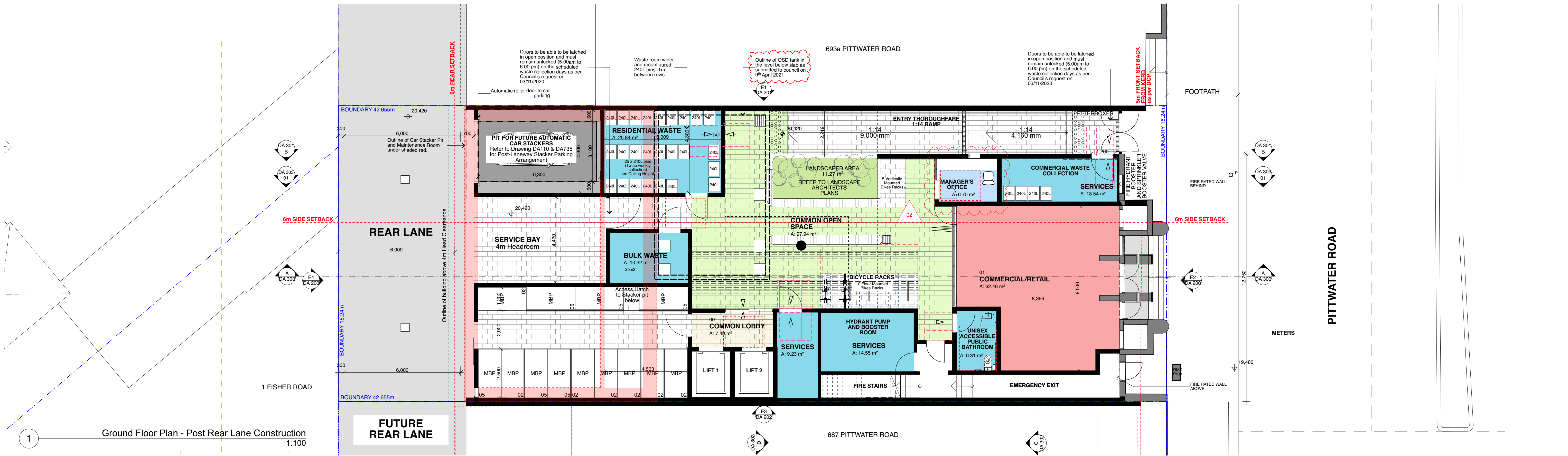
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Change ID	Change Name
08	Planter Boxes

 SUBJECT TO SECTION 4.55 CHANGE

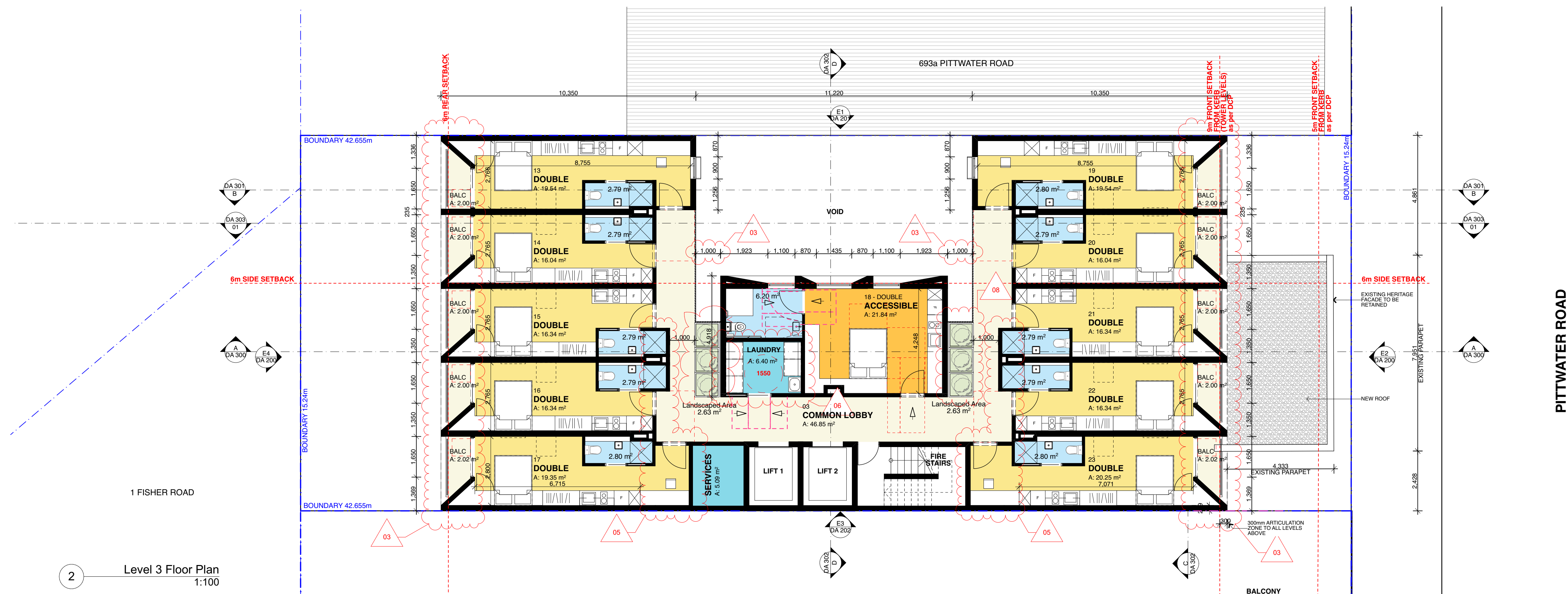
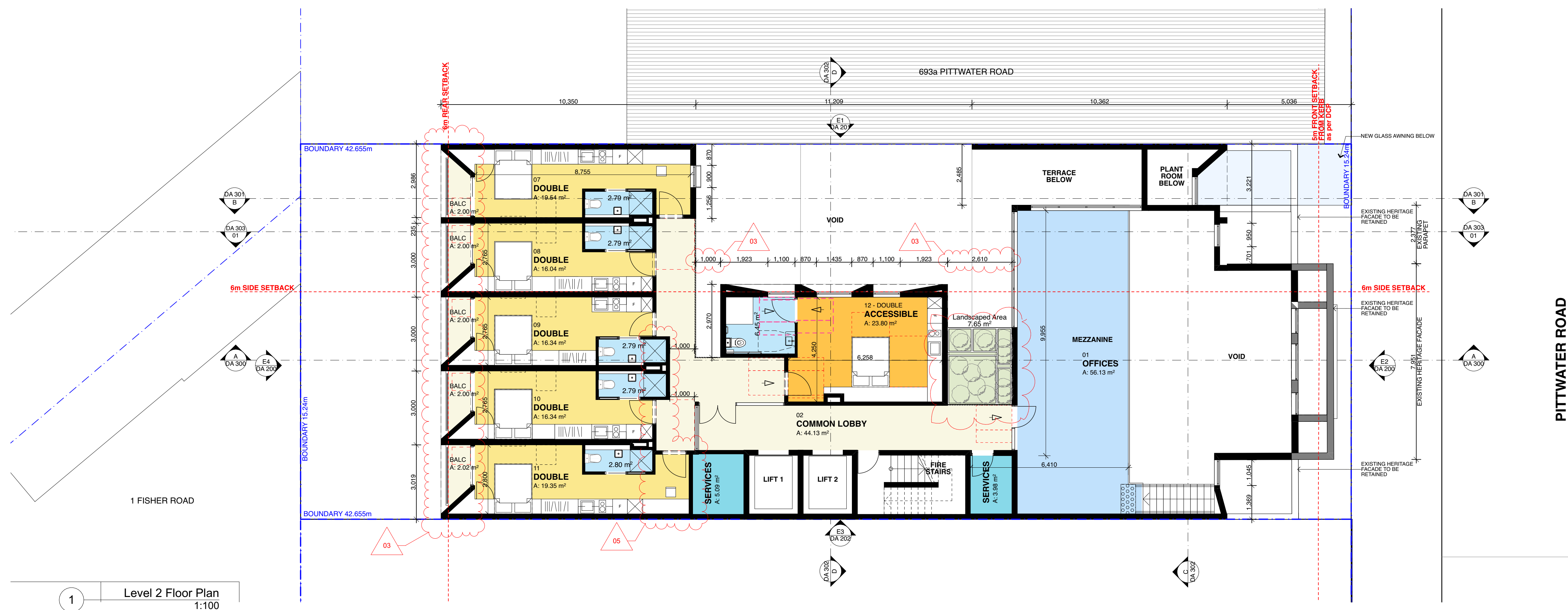
General Notes DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION All dimensions are in millimetres unless stated otherwise. All architectural drawings are to be read in conjunction with the relevant consultant documents. All dimensions 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		<table><tr><th>Rev</th><th>Date</th><th>Issue</th></tr><tr><td>B</td><td>12/4/22</td><td>For S455 Application</td></tr></table>	Rev	Date	Issue	B	12/4/22	For S455 Application	Client Denwol Group SYDNEY 49-51 Greek Street Glebe, NSW 2037 Australia T: +61 2 9211 0688 E: info@denwol.com.au W: www.denwol.com.au	Architect BKA Architecture <table><tr><td>SYDNEY Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018</td><td>NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300</td><td>NORTH COAST Unit 1, 10 Station St, Bangalow, NSW 2479</td></tr></table> T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au T: +61 2 4926 5563 T: +61 2 6687 2712	SYDNEY Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018	NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300	NORTH COAST Unit 1, 10 Station St, Bangalow, NSW 2479	Scale at A1 1:100 Date 12/4/22 North  Drawn KS, JG, AL Project Address 691 Pittwater Road Checked JG Status Not for Construction	Drawing Basement Plan <table><tr><th>Project No.</th><th>Revision</th><th>Drawing No.</th></tr><tr><td>21055</td><td>B</td><td>DA 099</td></tr></table>	Project No.	Revision	Drawing No.	21055	B	DA 099
Rev	Date	Issue																			
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SYDNEY Suite 1.04, 77 Dunning Ave, Rosebery, NSW 2018	NEWCASTLE Suite 4, 19 Bolton St, Newcastle NSW 2300	NORTH COAST Unit 1, 10 Station St, Bangalow, NSW 2479																			
Project No.	Revision	Drawing No.																			
21055	B	DA 099																			



Change ID	Change Name
02	Site Manager's Office
03	Balconies
04	Accessible Bathroom
05	Southwest Rooms
08	Planter Boxes

SUBJECT TO SECTION 4.55 CHANGE

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						Date 12/4/22	Drawn KS, JG, AL	Checked JG	Status Not for Construction	Project No. 21055	Revision I	Drawing No. DA 100	



Change ID	Change Name
03	Balconies
05	Southwest Rooms
06	Laundries
08	Planter Boxes

SUBJECT TO SECTION 4.55 CHANGE

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Rev	Date	Issue
D	10/11/21	For Client Review
E	12/4/22	For S455 Application

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563 T: +61 2 6687 27

Scale at A1
1:100

Date
12/4/22

North



Drawn
KS, JG, AL

Project Address
691 Pittwater Road

Checked
JG

Status
Not f

Not for Construction

Drawing

L2 & L3 Floor Plan

Project No.
21055

Revision
F

Drawing No.
DA 101

1 Level 4 Floor Plan
1:100

2 Level 5 Floor Plan
1:100

Change ID	Change Name
03	Balconies
05	Southwest Rooms
06	Laundries
08	Planter Boxes

SUBJECT TO SECTION 4.55 CHANGE

General Notes

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

Denwol

Rev	Date	Issue
D	12/4/22	For S455 Application

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Scale at A1
1:100

Date
12/4/22

North



Drawn
KS, JG, AL

Project Address
691 Pittwater Road

Checked
JG

Status
Not for Construction

Drawing
L4 & L5 Floor Plan

Project No.	Revision	Drawing No.
21055	D	DA 102

1 Level 6 Floor Plan
1:100

2 Level 7 Floor Plan
1:100

Change ID	Change Name
03	Balconies
05	Southwest Rooms
07	Workers WC
08	Planter Boxes

SUBJECT TO SECTION 4.55 CHANGE

General Notes

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Denwol

Rev	Date	Issue
D	10/11/21	For Client Review
E	12/4/22	For S455 Application

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Scale at A1
1:100

Date
12/4/22

North



Drawn
KS, JG, AL

Project Address
691 Pittwater Road

Checked
JG

Status
Not for Construction

Drawing
L6 & L7 Floor Plan

Project No.
21055

Revision
E

Drawing No.
DA 103

1 Rooftop Floor Plan
1:100

2 Lift Overrun Plan
1:100

Change ID	Change Name
08	Planter Boxes
09	Fire Stair
10	Rooftop Floor Finish
11	Mechanical Plant

SUBJECT TO SECTION 4.55 CHANGE

General Notes

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Denwol

Rev	Date	Issue
D	10/11/21	For Client Review
E	12/4/22	For S455 Application

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Scale at A1
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Date
12/4/22

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Drawn
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Project Address
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Checked
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Status
Not for Construction

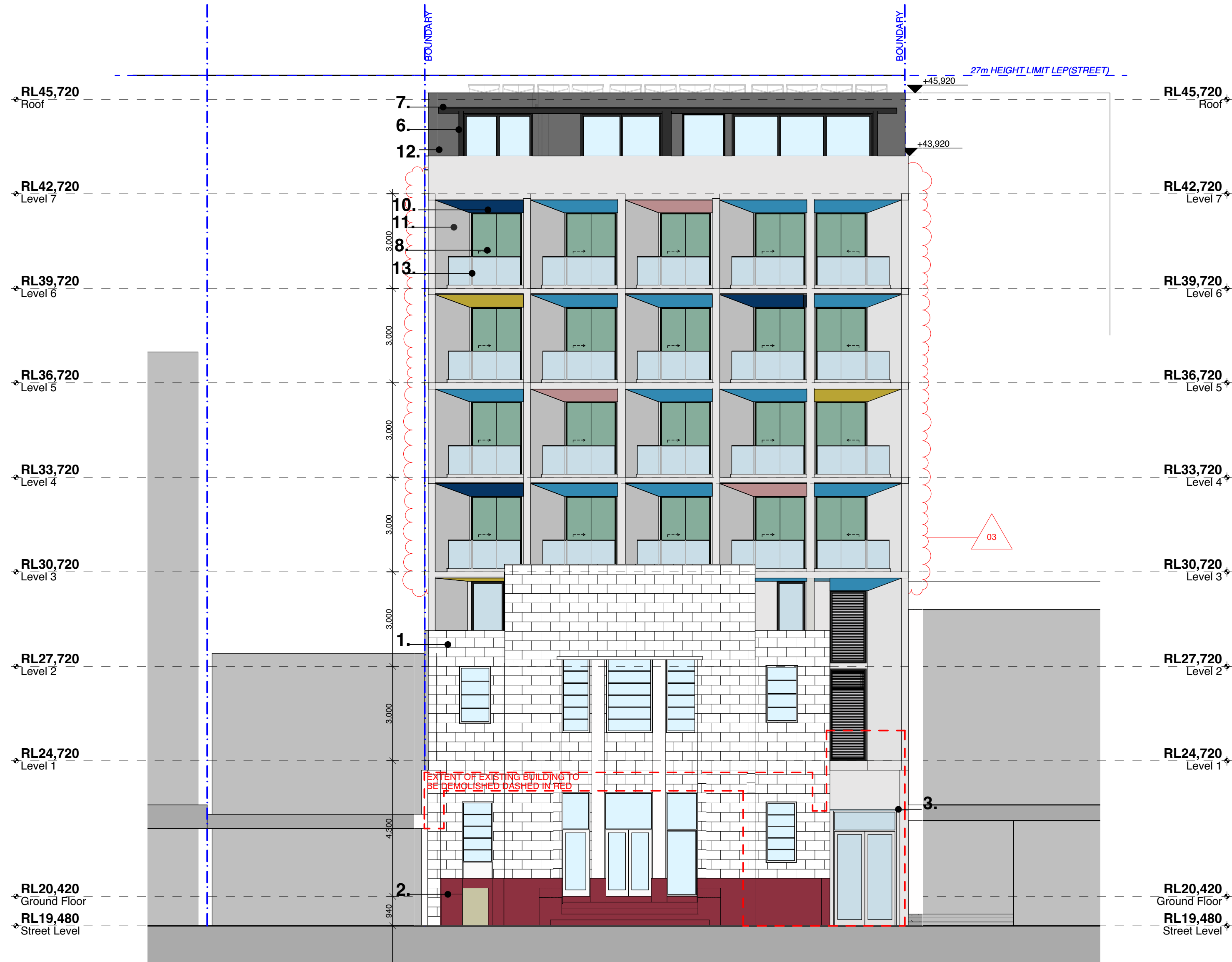
Drawing
Rooftop Floor Plan

Project No.
21055

Revision
E

Drawing No.
DA 104

685 PITTWATER RD 687 PITTWATER RD 691 PITTWATER RD 693a PITTWATER RD 693a PITTWATER RD 691 PITTWATER RD 687 PITTWATER RD 685 PITTWATER RD

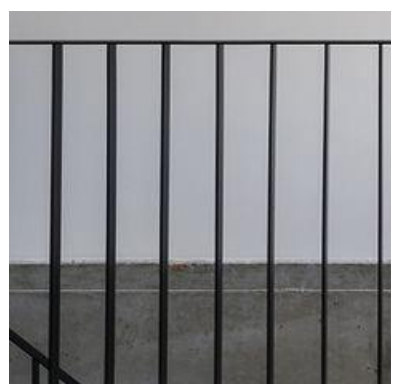
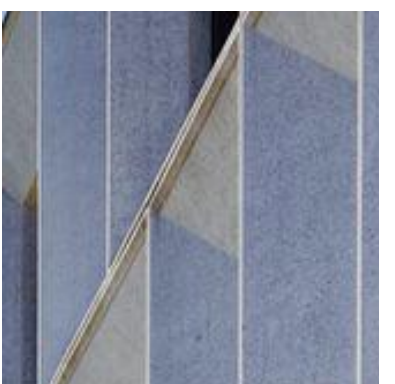
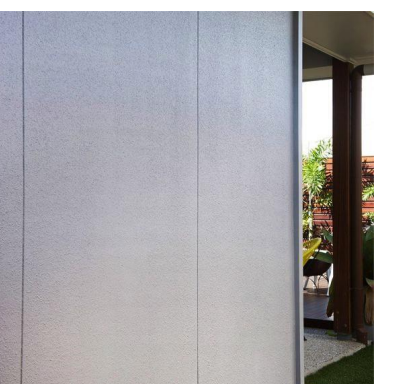
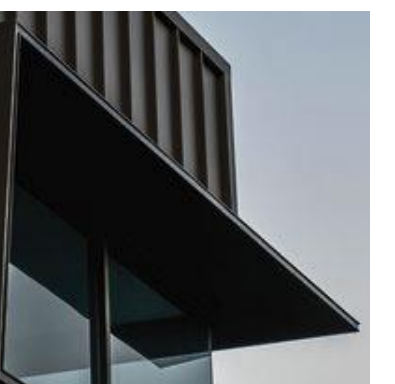
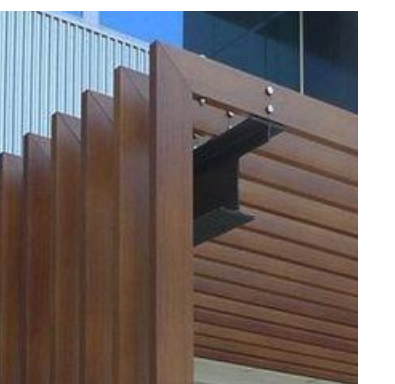
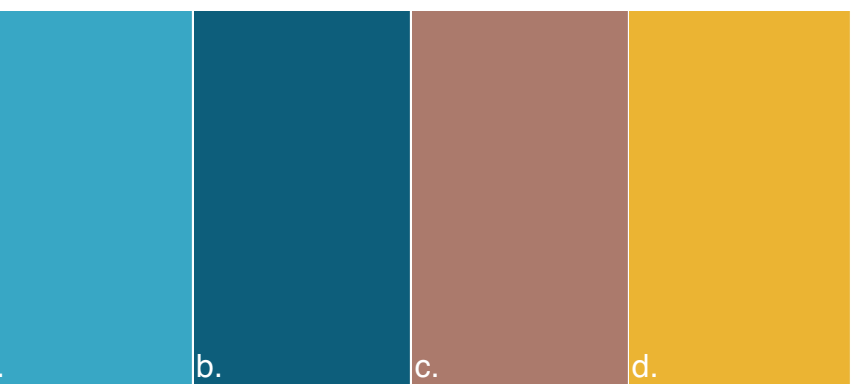
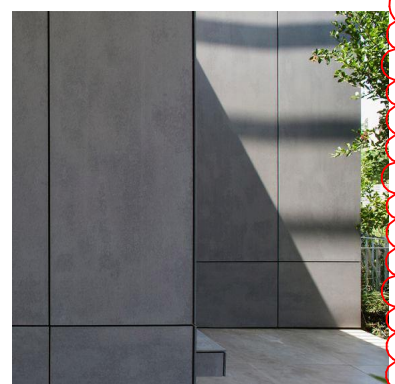
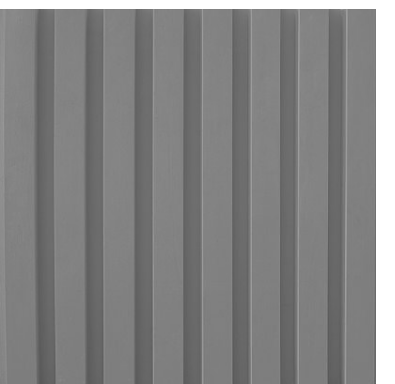


1 Southeast Elevation - Pittwater Rd Street Frontage
1:100



2 Northwest Elevation
1:100

Schedule of External Finishes

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

SUBJECT TO SECTION 4.55 CHANGE

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Denwol

Rev	Date	Issue
H	10/11/21	For Client Review
I	12/4/22	For S455 Application

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Scale at A1
1:100

Date
12/4/22

North



Drawn
KS, JG, AL

Project Address
691 Pittwater Road

Checked
JG

Status
Not for Construction

Drawing Elevations

Project No.
21055

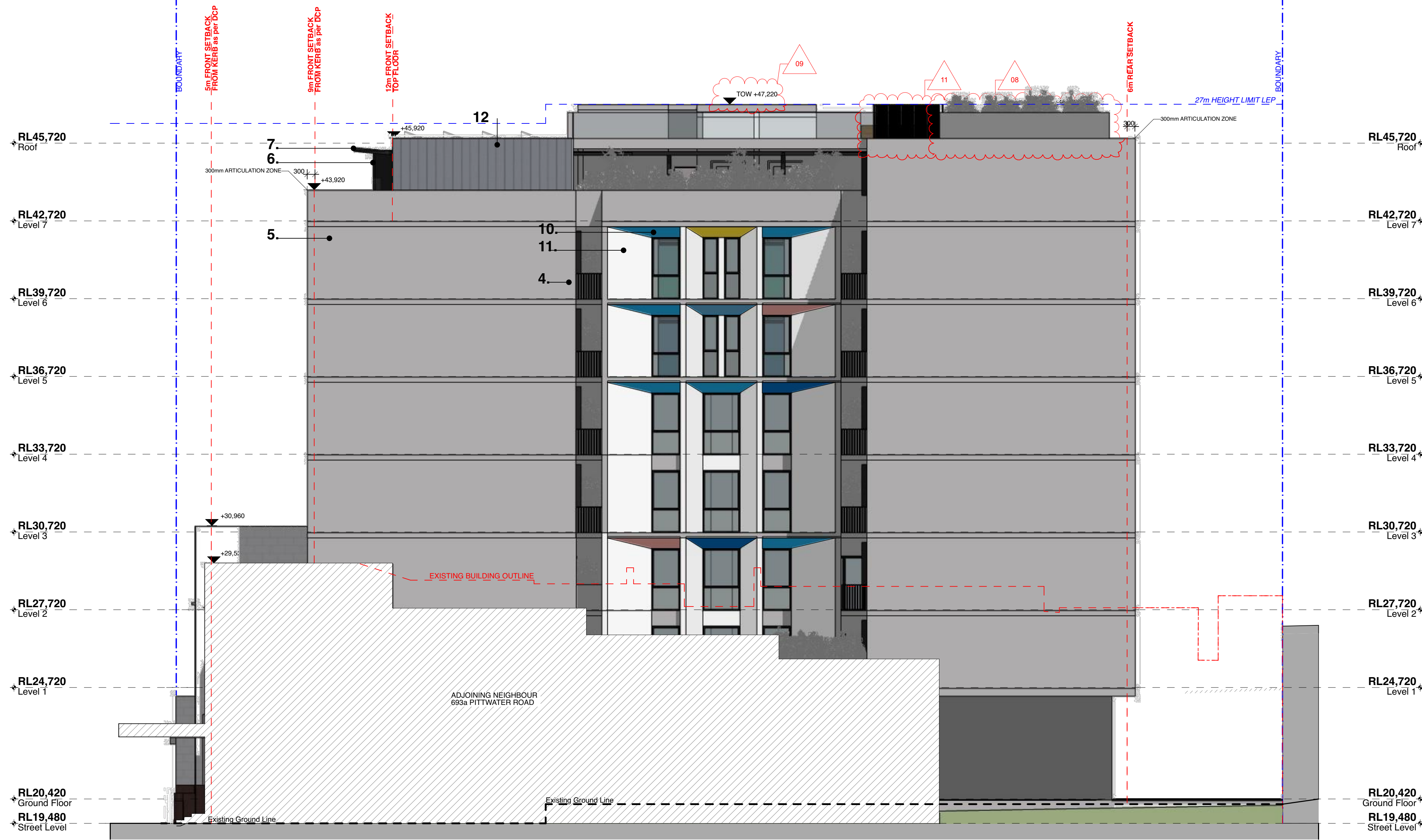
Revision
I

Drawing No.
DA 200

PITTWATER RD

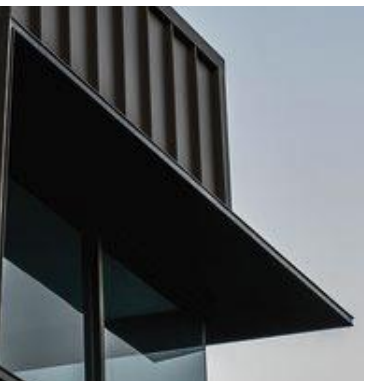
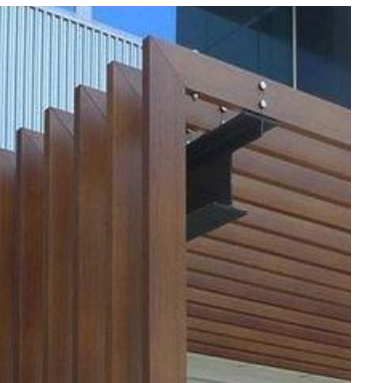
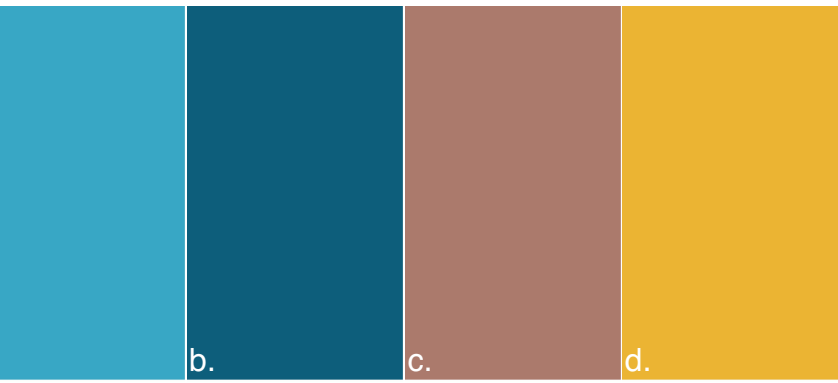
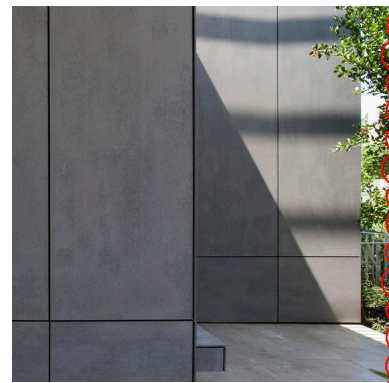
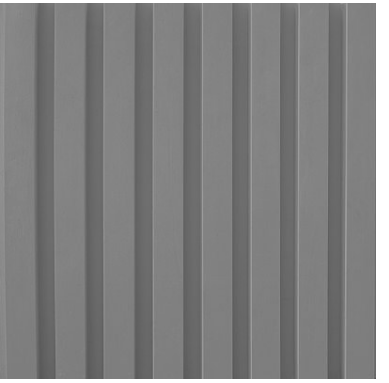
691 PITTWATER RD

1 FISHER RD



Schedule of External Finishes

1 Northeast Elevation
1:100

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

SUBJECT TO SECTION 4.55 CHANGE

General Notes

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

Denwol

Rev Date Issue
D 12/4/22 For S455 Application

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Scale at A1
1:100

Date
12/4/22

North



Drawn
KS, JG, AL

Project Address
691 Pittwater Road

Checked
JG

Status
Not for Construction

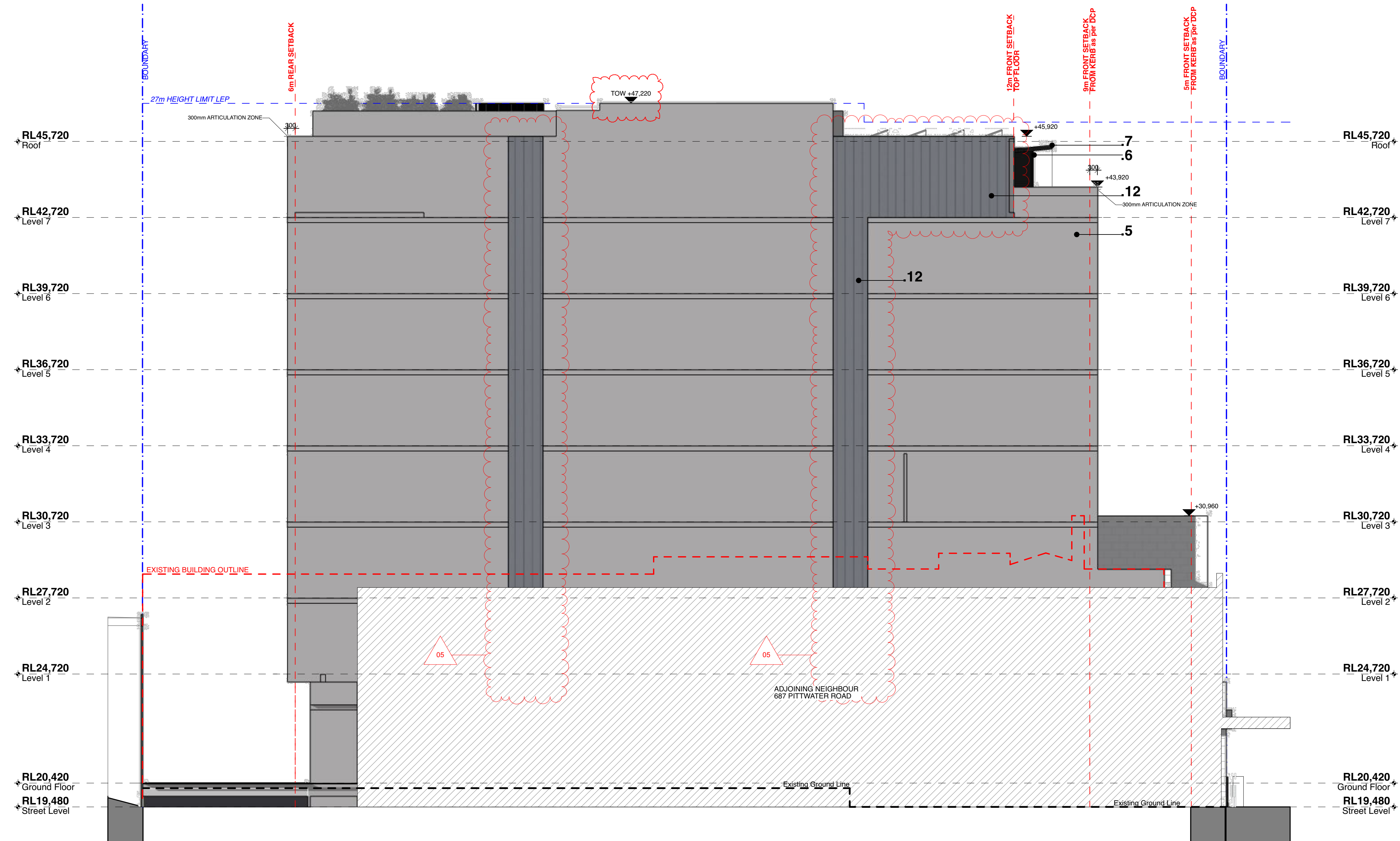
Drawing
Elevations

Project No.
21055
Revision
D
Drawing No.
DA 201



691 PITTWATER RD

PITTWATER RD



Schedule of External Finishes Southwest Elevation
1:100



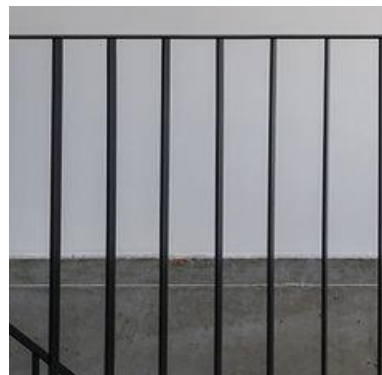
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Colour: White



2. Existing Granite Cladding
Colour: Red Granite



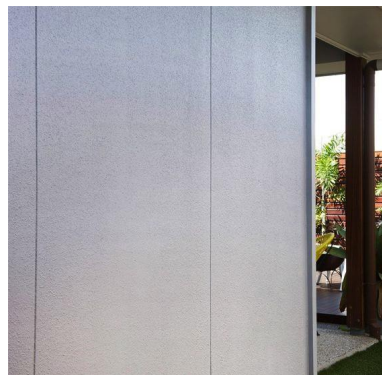
**3. Glass Canopy
Awning**
Colour: Clear



4. Metal Balustrade
Colour: Black



5. Precast Concrete Panels



6. EasyLap Panel Cladding

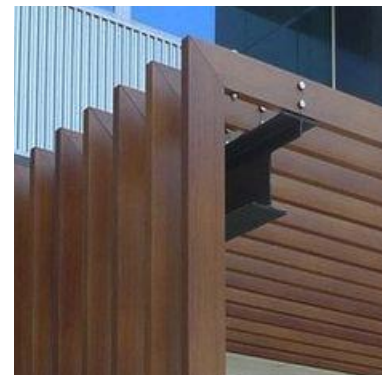
Colour: Dark grey



7. Steel Window Shades
Colour: Monument or similar



8. Aluminium Window and Door Frames
Colour: Black

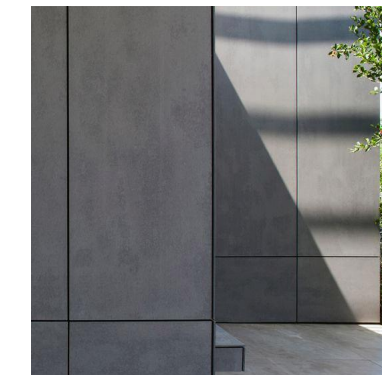


9. Timber Looking Lift Lobby Screening

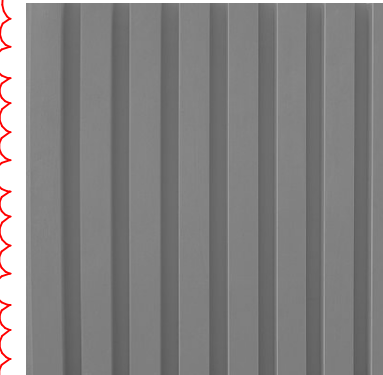


10. Accent Paint Colours

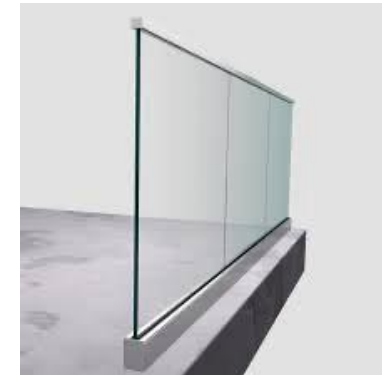
- a. Dulux Satorini (S33H3)
- b. Dulux Copacabana (S33H7)
- c. Dulux Rosetta (S07D5)
- d. Dulux Buzz (S15H7)



11. FC Cladding
Colour: Mid grey



12. Precast Concrete Panels Vertical Groove



13. Frameless

SUBJECT TO SECTION 4.55 CHANGE

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--	--	--	--	---	--	---	--	--	--	--	--	---	--	--	--	---	--	--	--	--	--

1 FISHER RD

691 PITTWATER RD

PITTWATER RD



1 Section A
1:100

NOTE: POST-REAR LANE CONSTRUCTION ARRANGEMENT SHOWN

Change ID	Change Name
06	Laundries
08	Planter Boxes
11	Mechanical Plant

SUBJECT TO SECTION 4.55 CHANGE

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Scale at A1
1:100

Date
12/4/22

North



Drawn
KS, JG, AL

Project Address
691 Pittwater Road

Checked Status
JG Not for Construction

Drawing
Sections 01

Project No. Revision Drawing No.
21055 H DA 300

PITTWATER RD

691 PITTWATER RD

1 FISHER RD



Change ID	Change Name
03	Balconies
08	Planter Boxes
11	Mechanical Plant

1

Section B
1:100

SUBJECT TO SECTION 4.55 CHANGE

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Denwol

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I	12/4/22	For S455 Application

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Date
12/4/22

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Drawn
KS, JG, AL

Project Address
691 Pittwater Road

Checked
JG

Status
Not for Construction

Drawing
Sections 02

Project No.
21055

Revision
I

Drawing No.
DA 301

687 PITTWATER RD

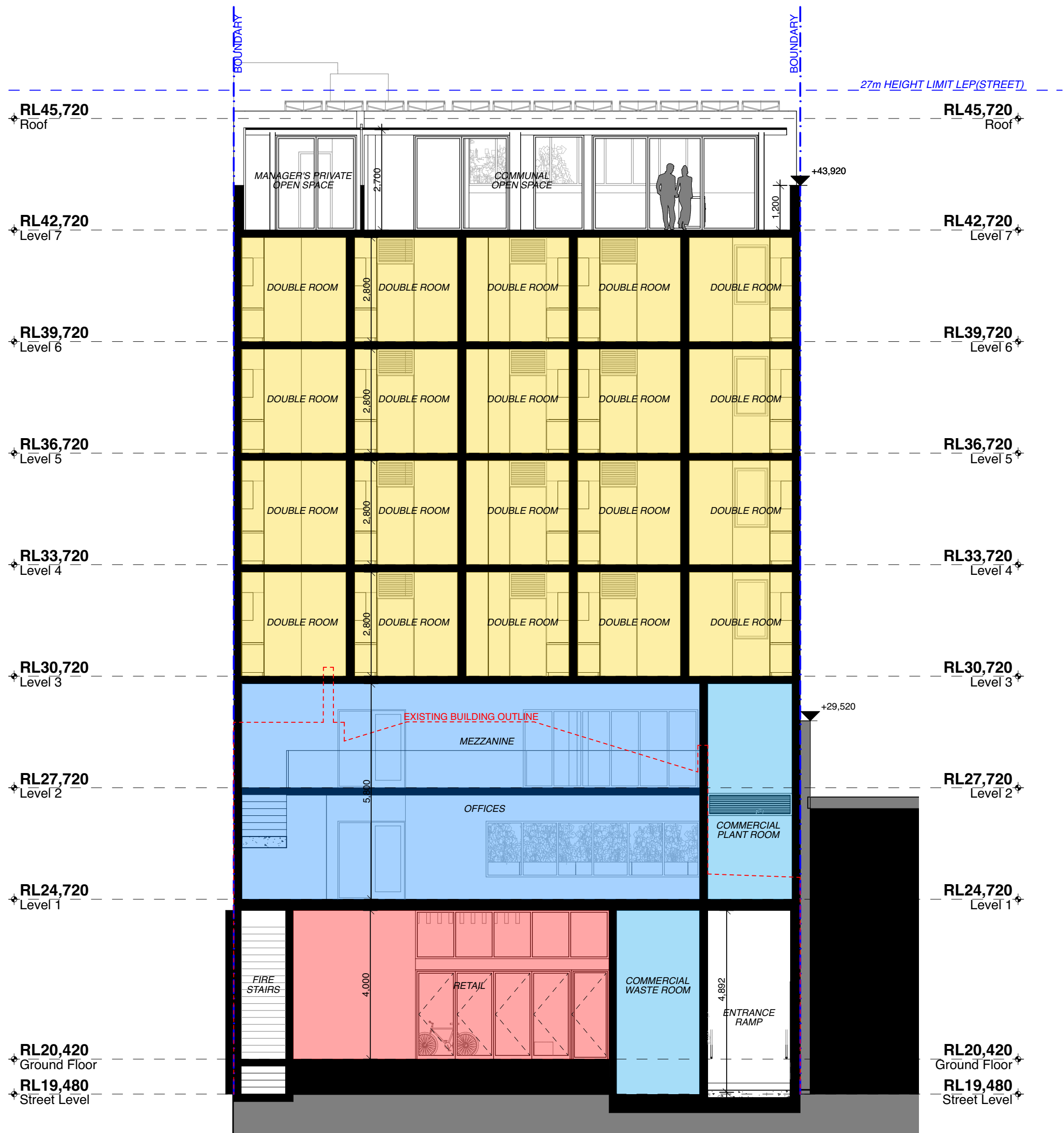
691 PITTWATER RD

693a PITTWATER RD

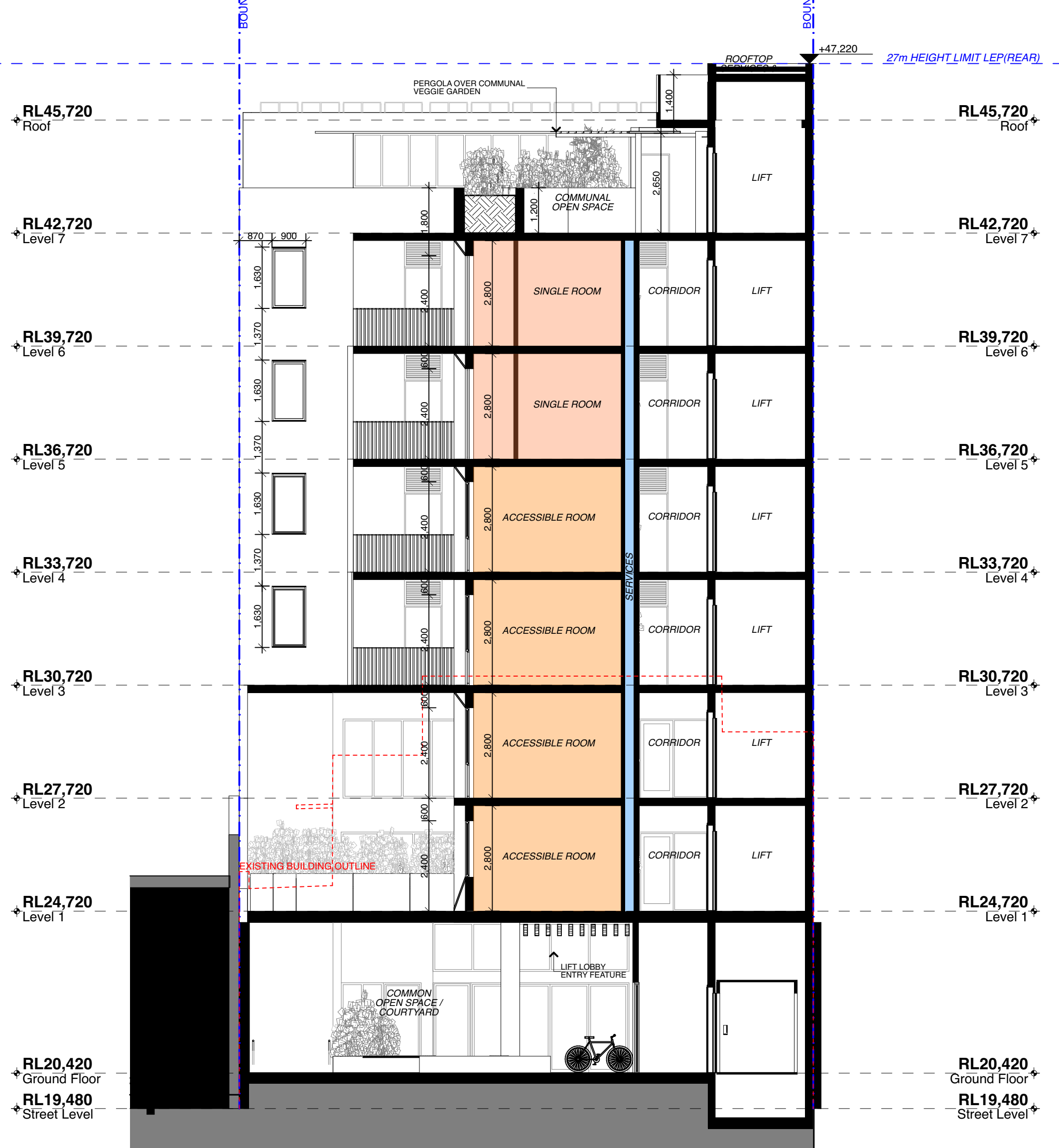
693a PITTWATER RD

691 PITTWATER RD

687 PITTWATER RD



1 Section C
1:100



2 Section D
1:100

Change ID	Change Name
03	Balconies
08	Planter Boxes

SUBJECT TO SECTION 4.55 CHANGE

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Rev D Date 12/4/22 Issue For S455 Application

Client Denwol Group

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Scale at A1
1:100

Date
12/4/22

North



Drawn
KS, JG, AL

Project Address
691 Pittwater Road

Checked JG Status Not for Construction

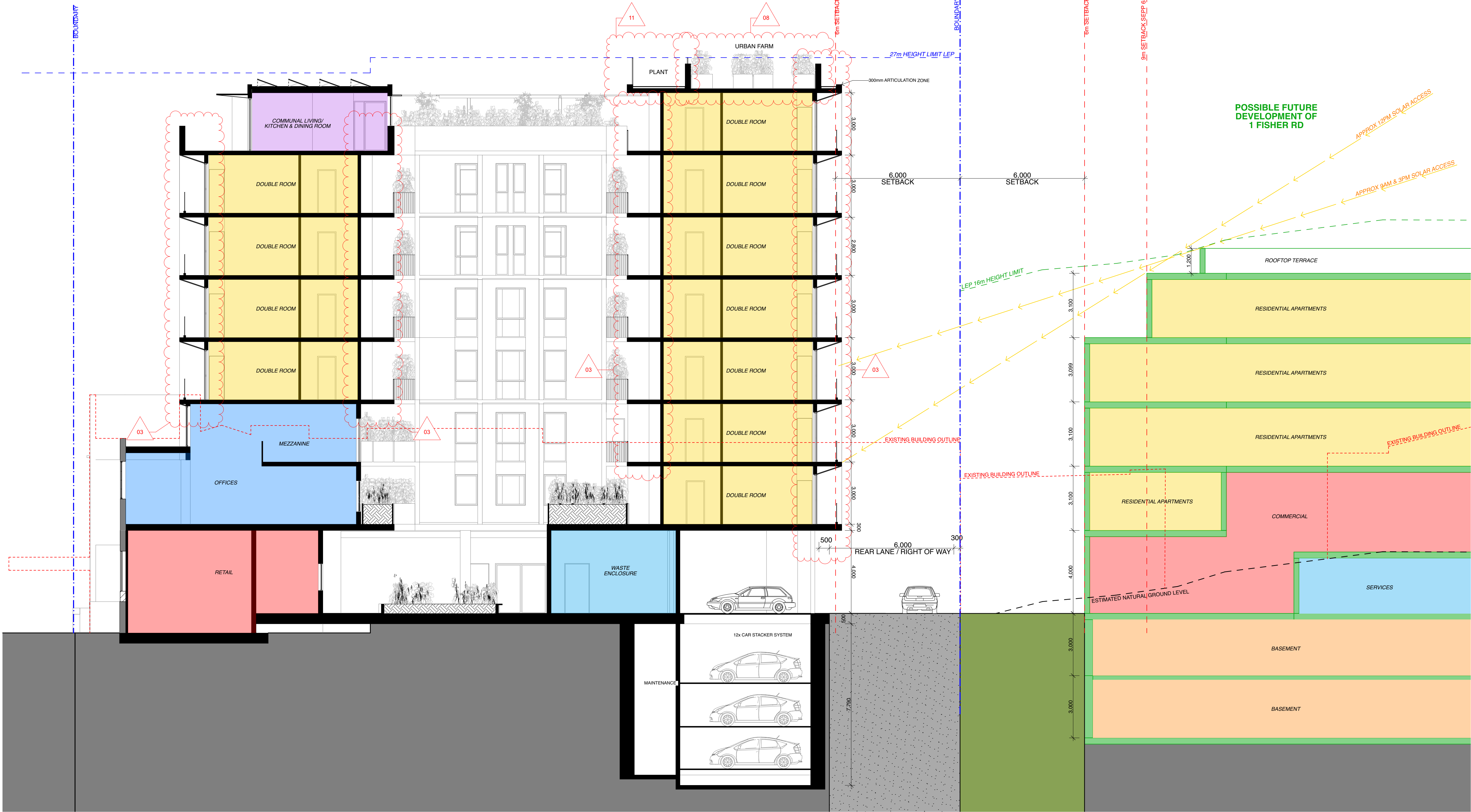
Drawing
Sections 03

Project No. 21055 Revision D Drawing No. DA 302

PITTWATER RD

691 PITTWATER RD

1 FISHER RD



1 Future Laneway Sectional Detail
1:100

Change ID	Change Name
03	Balconies
08	Planter Boxes
11	Mechanical Plant

- FUTURE WORKS
- PROPOSED DEVELOPMENT
- TO BE RETAINED

SUBJECT TO SECTION 4.55 CHANGE

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	Denwol	<table><tr><th>Rev</th><th>Date</th><th>Issue</th></tr><tr><td>H</td><td>12/4/22</td><td>For S455 Application</td></tr></table>	Rev	Date	Issue	H	12/4/22	For S455 Application	Client Denwol Group SYDNEY Suite 1.04, 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 Date 12/4/22 North Drawn KS, JG, AL Project Address 691 Pittwater Road Checked JG Status Not for Construction	Drawing Detailed Section - Future Development Project No. 21055 Revision H Drawing No. DA 303
Rev	Date	Issue									
H	12/4/22	For S455 Application									