

14099 - Pure Apartments 23-29 Pacific Parade, Dee Why NSW

ROOF TOP AC PLANT SCREEN

20 October 2017



1.0 AS-BUILT CONDITIONS

This application relates to AC plant location on the roof top during the construction phase of works.

The advice from mechanical contractor and site limitations prevented the installation of all of the AC condensing equipment in the previously allocated zones in the basement.

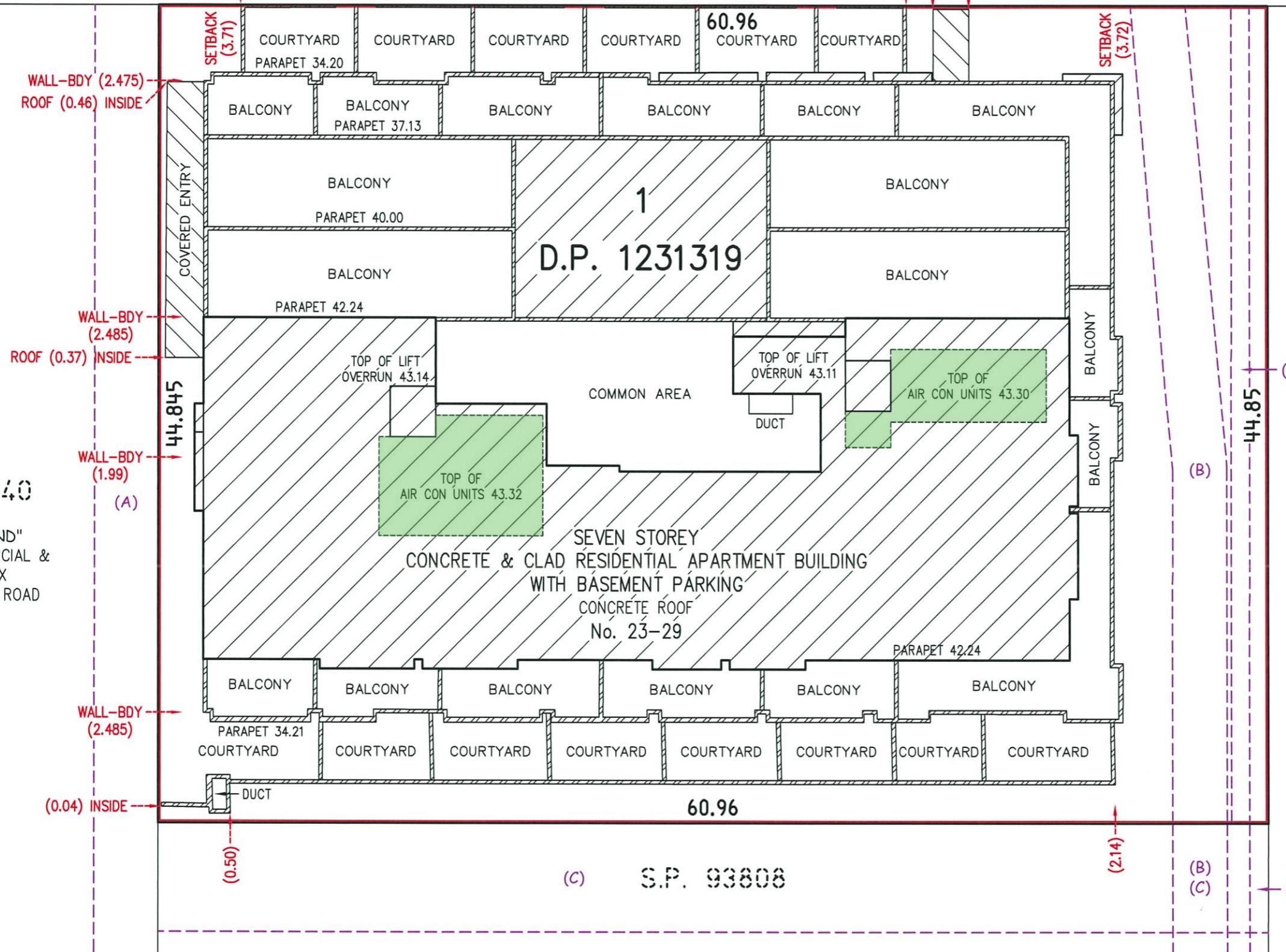
Where, possible the AC units have been accommodated in courtyards and balconies. However a large amount of dwellings have enclosed winter-gardens which can not accommodate the AC plant.

As a result a number of AC condenser unit have been located on the roof-top adjacent to the lift-over-run locations and hence not visible from the street.

PACIFIC

- (A) EASEMENT TO DRAIN WATER 2.4 & 3.5 WIDE (D.P. 1146740)
- (B) RIGHT OF CARRIAGEWAY 3 WIDE & VARIABLE WIDTH (D.P. 1201083)
- (C) RIGHT OF ACCESS 6 WIDE (D.P. 1201083)
- (D) EASEMENT TO DRAIN WATER 1 WIDE (D.P. 1207001)
- (E) EASEMENT FOR SERVICES 1 & 3.7 WIDE (AK630238)

PARADE



OBSERVED LEVELS ON A.H.D		
FEATURE	DESIGN RL.	AS BUILT RL.
BASEMENT 2	15.35	15.30
BASEMENT 1	18.10	18.08
GROUND FLOOR	21.25	21.25
LEVEL 1	24.20	24.21
LEVEL 2	27.15	27.15
LEVEL 3	30.10	30.11
LEVEL 4	33.05	33.06
LEVEL 5	36.00	36.00
LEVEL 6	38.95	38.97
CONCRETE ROOF	41.90	41.94

"DEE WHY GRAND"
RESIDENTIAL, COMMERCIAL &
RETAIL COMPLEX
No. 834 PITTWATER ROAD

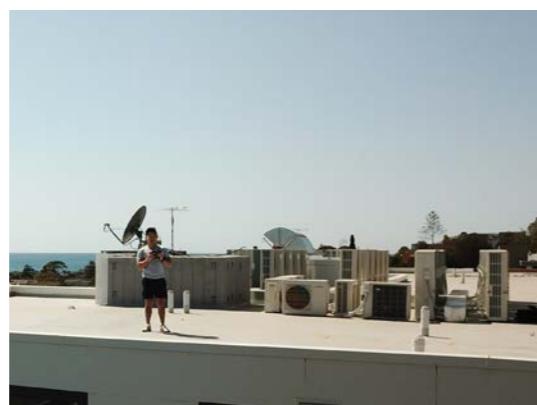
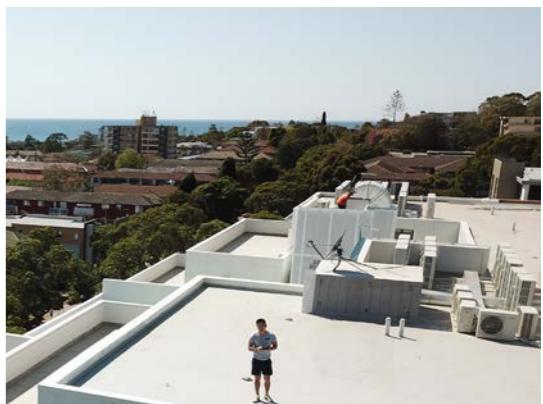
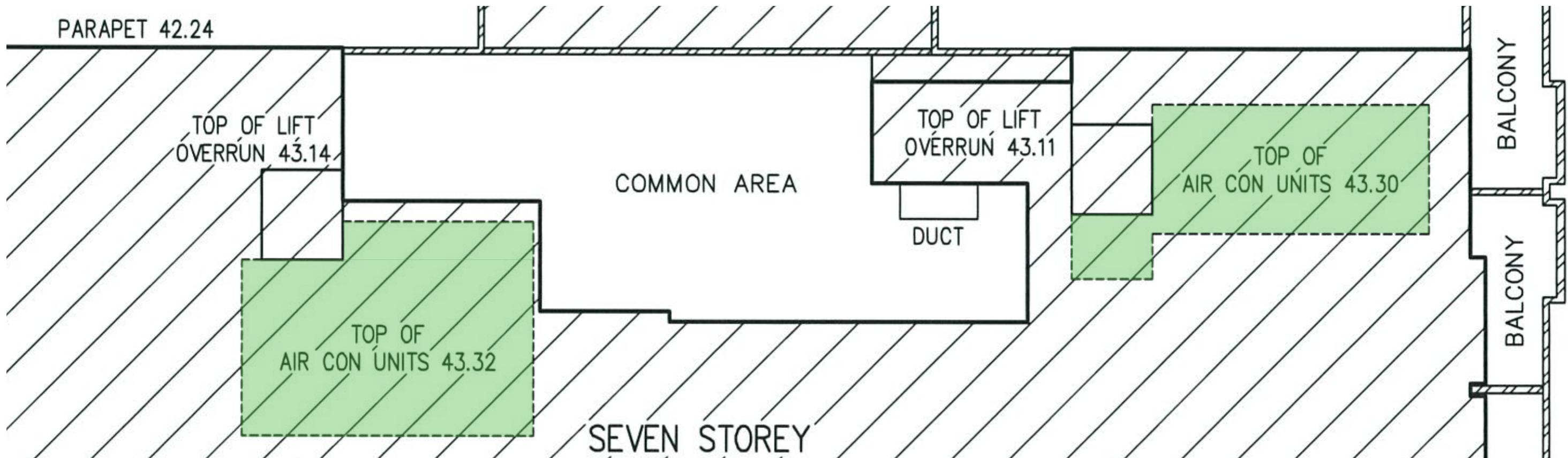
"DEE WHY GRAND"
RESIDENTIAL, COMMERCIAL &
RETAIL COMPLEX
No. 834 PITTWATER ROAD

S.P. 69847

THREE STOREY
RENDERED RESIDENTIAL APARTMENTS
No. 24-26

THIS IS THE SKETCH REFERRED TO IN &
TO ACCOMPANY MY REPORT TO
PINNACLE CONSTRUCTION GROUP
DATED 22/06/2017

WARREN L. BEE
REGISTERED SURVEYOR



NOTE:

- AC units not visible from street level along Pacific Parade

Views from Pacific Parade
(Pedestrian entry)



Views from Pacific Parade



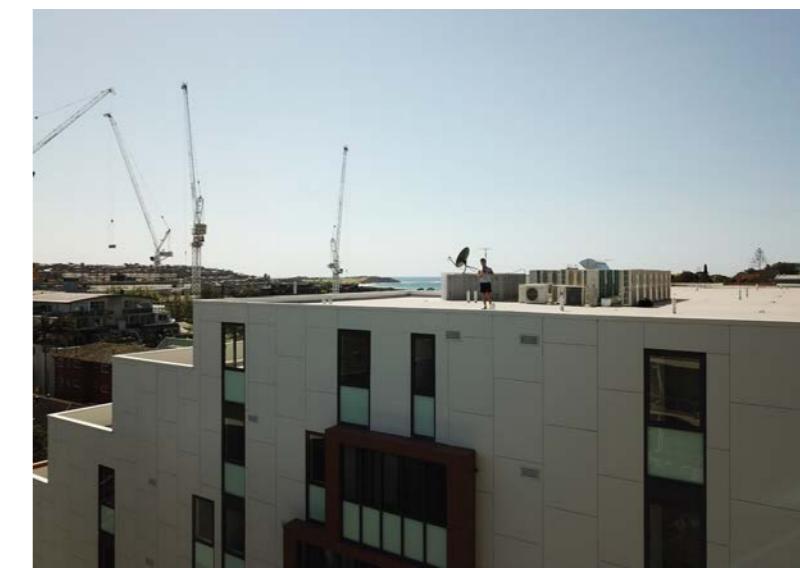
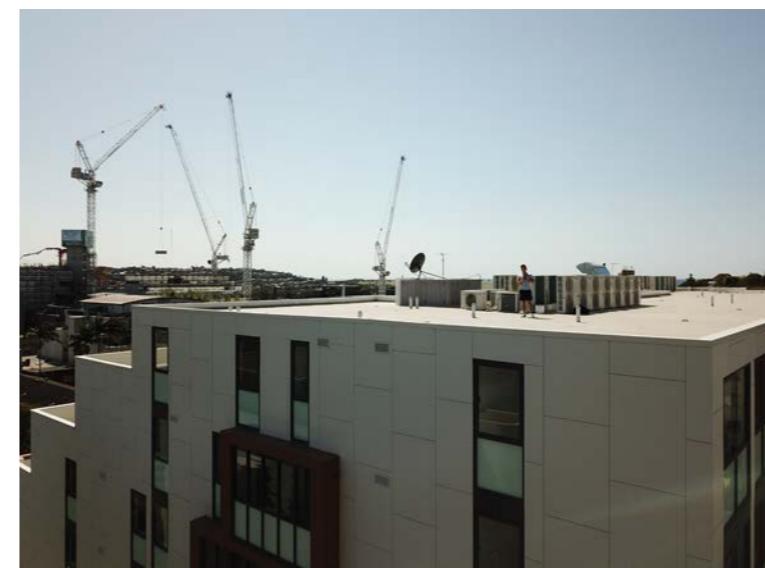
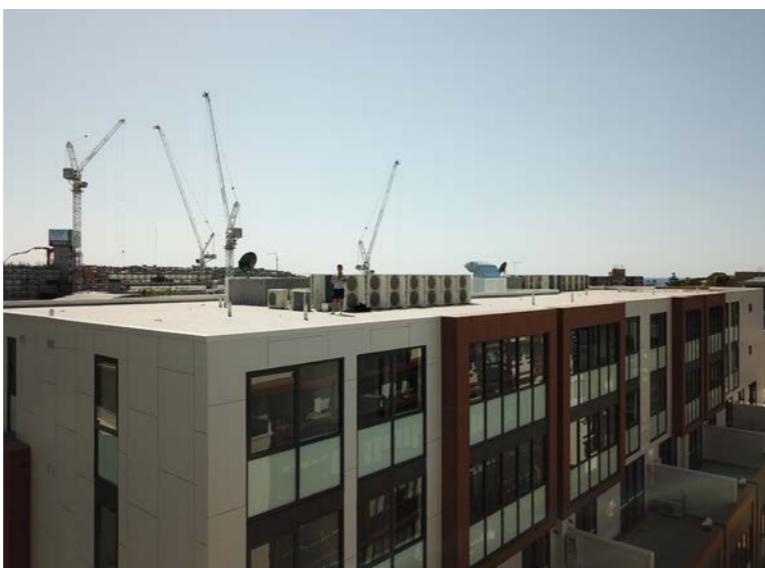
Views from Pacific Parade
(Car-Park entry)



Views from Dee Why Grand
(Level 5) North



Views from Dee Why Grand
(Level 5) South



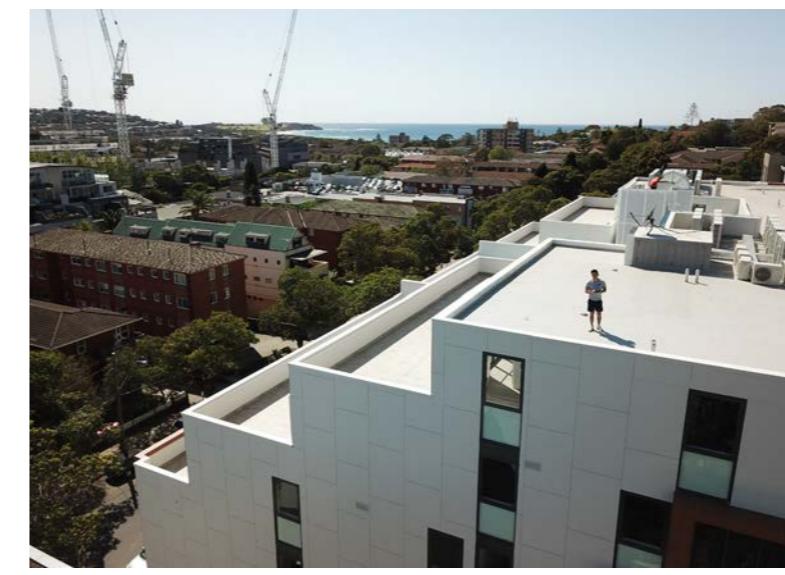
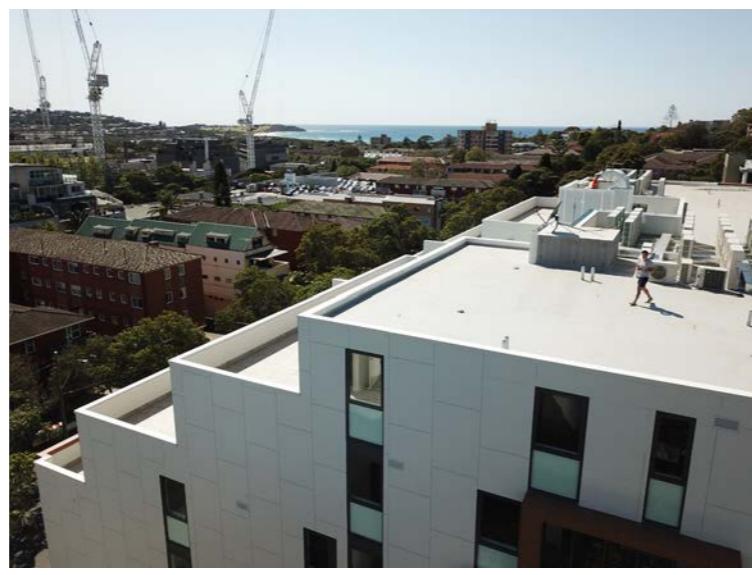
Views from Dee Why Grand
(Level 6) North



Views from Dee Why Grand
(Level 6) South



Views from Dee Why Grand
(Level 7) North



Views from Dee Why Grand
(Level 7) South



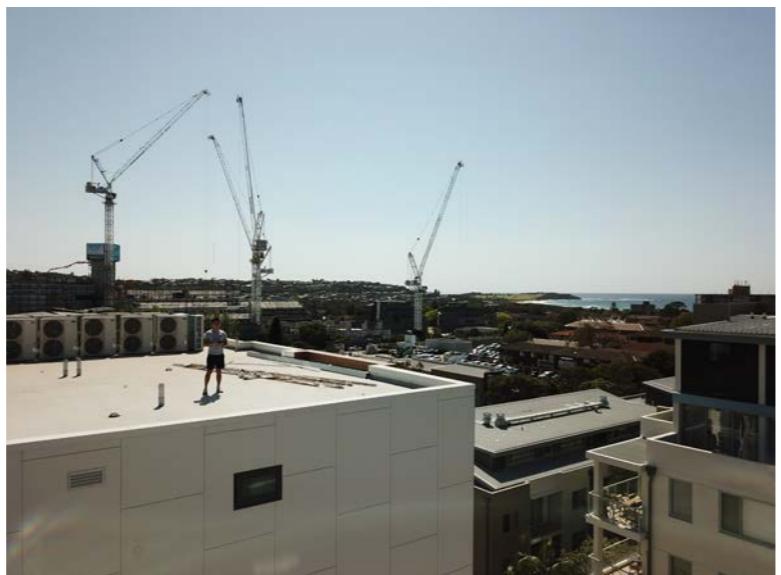
Views from 16 Sturdee Parade (Level 5) East



Views from 16 Sturdee Parade (Level 5) West



Views from 16 Sturdee Parade (Level 6) East



Views from 16 Sturdee Parade (Level 6) West



NOTE:

- AC units not visible from street level along Pacific Parade



Indicative view from Pacific Parade (Pedestrian entry)



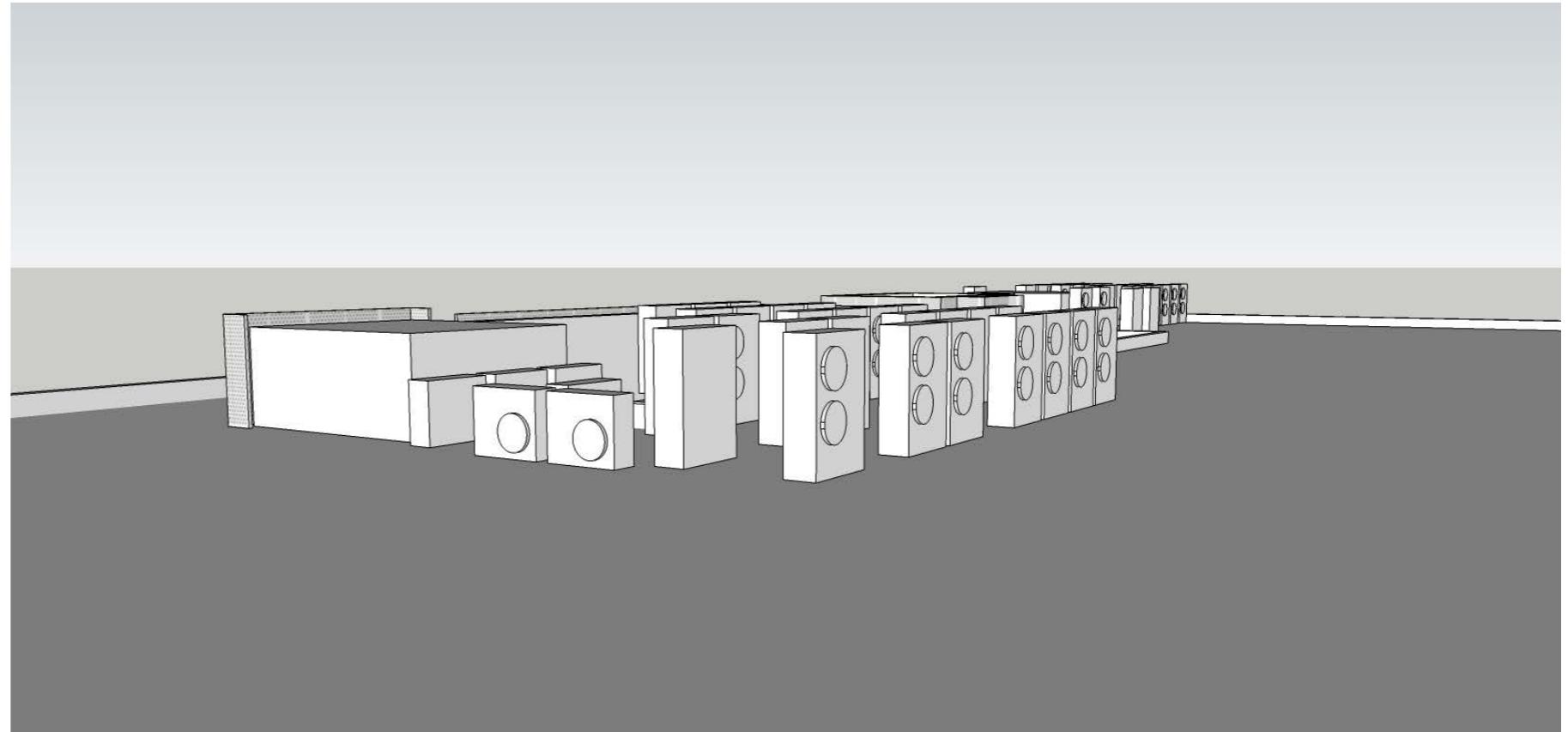
Indicative view from Pacific Parade (Car-Park entry)

Indicative View from Dee Why Grand



Indicative View from 16-22 Sturdee Parade





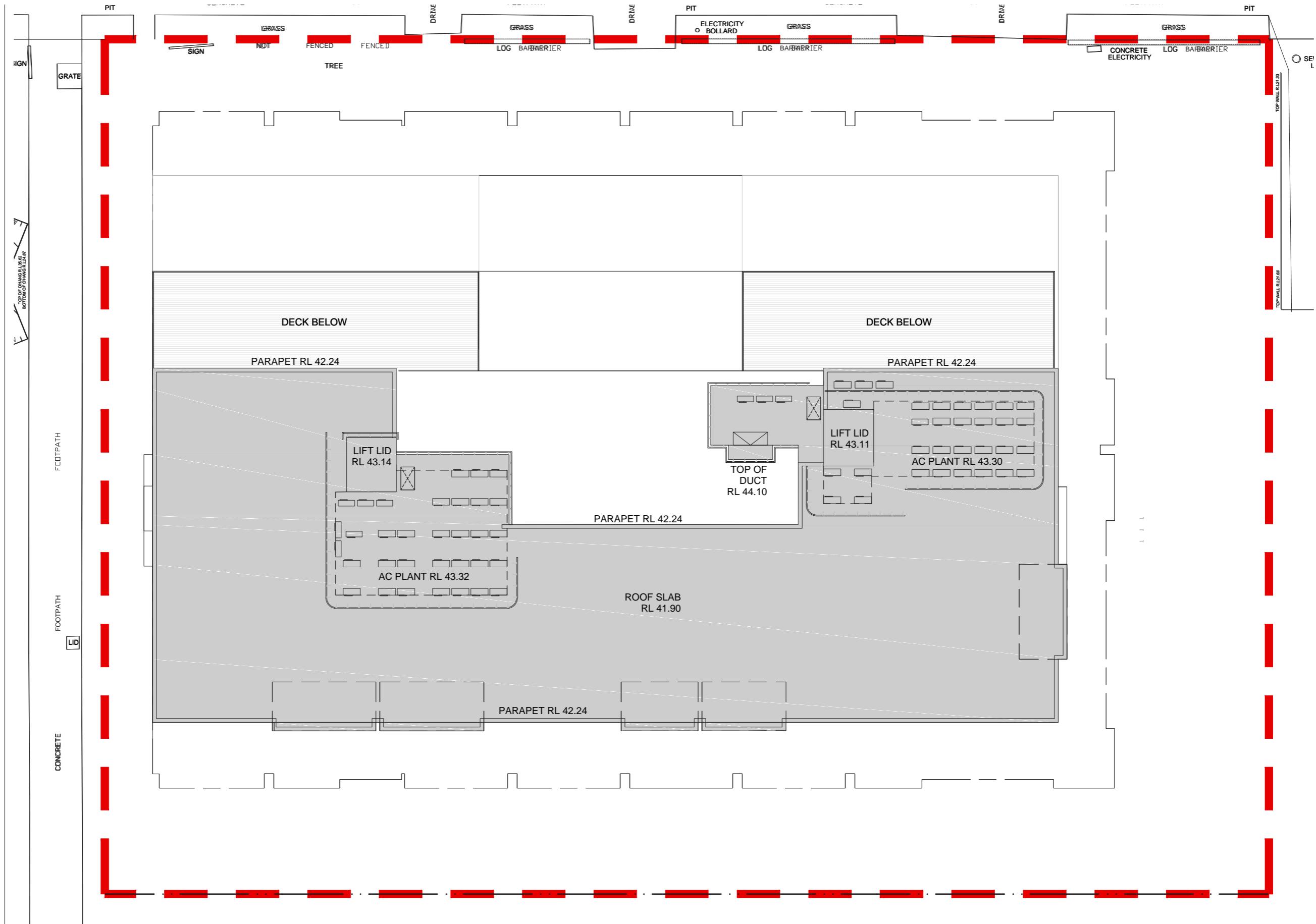
Roof top View

2.0 PROPOSED SCREENING

The proposed screen is to be made from perforated metal to match the one already provided around the stair cores in the central building courtyard and lift over-run on the roof.

Adequate height and clearance is to be provided to allow adequate operational and maintenance clearance as well as screening the condensers to the surrounding buildings.







Indicative view from Pacific Parade (Pedestrian entry)

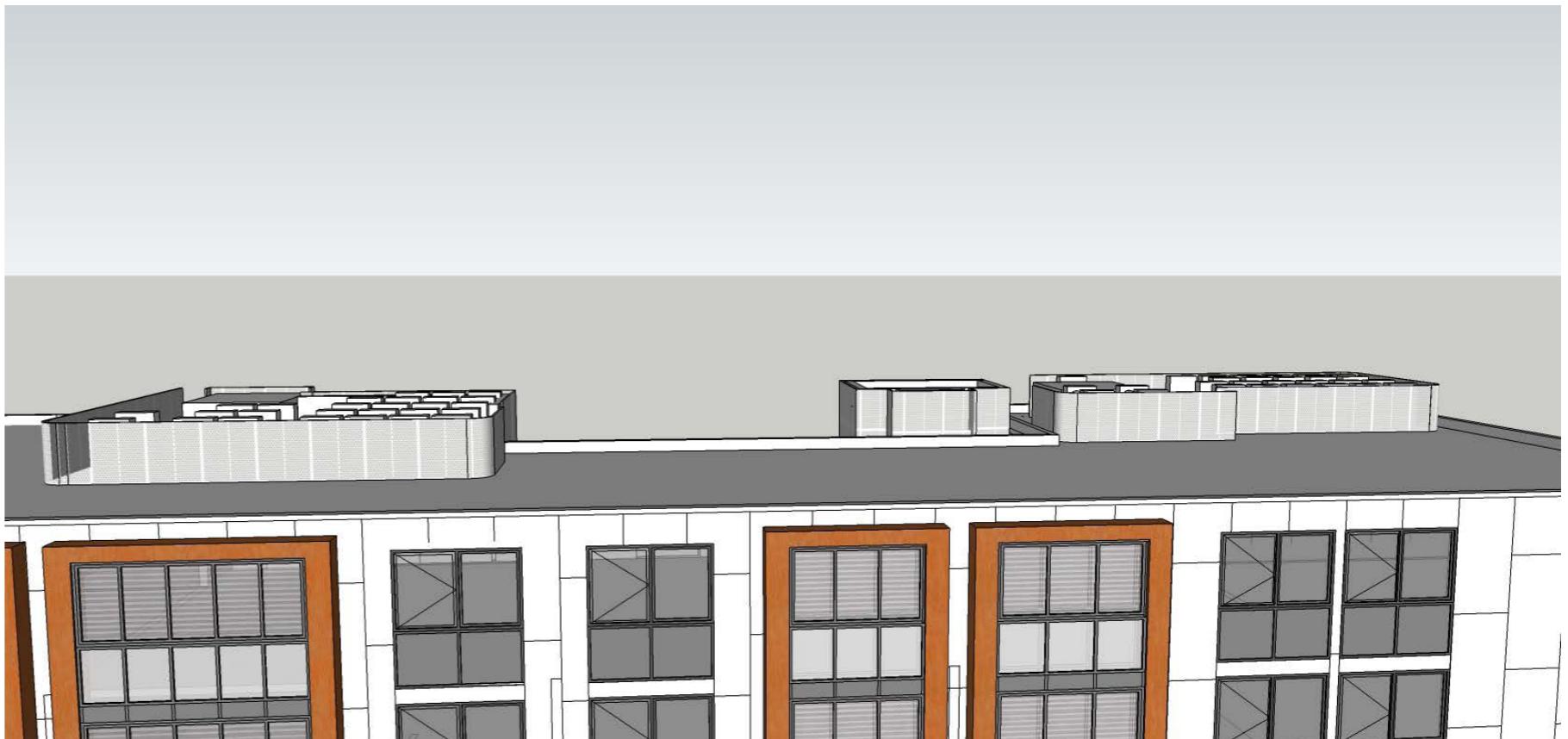


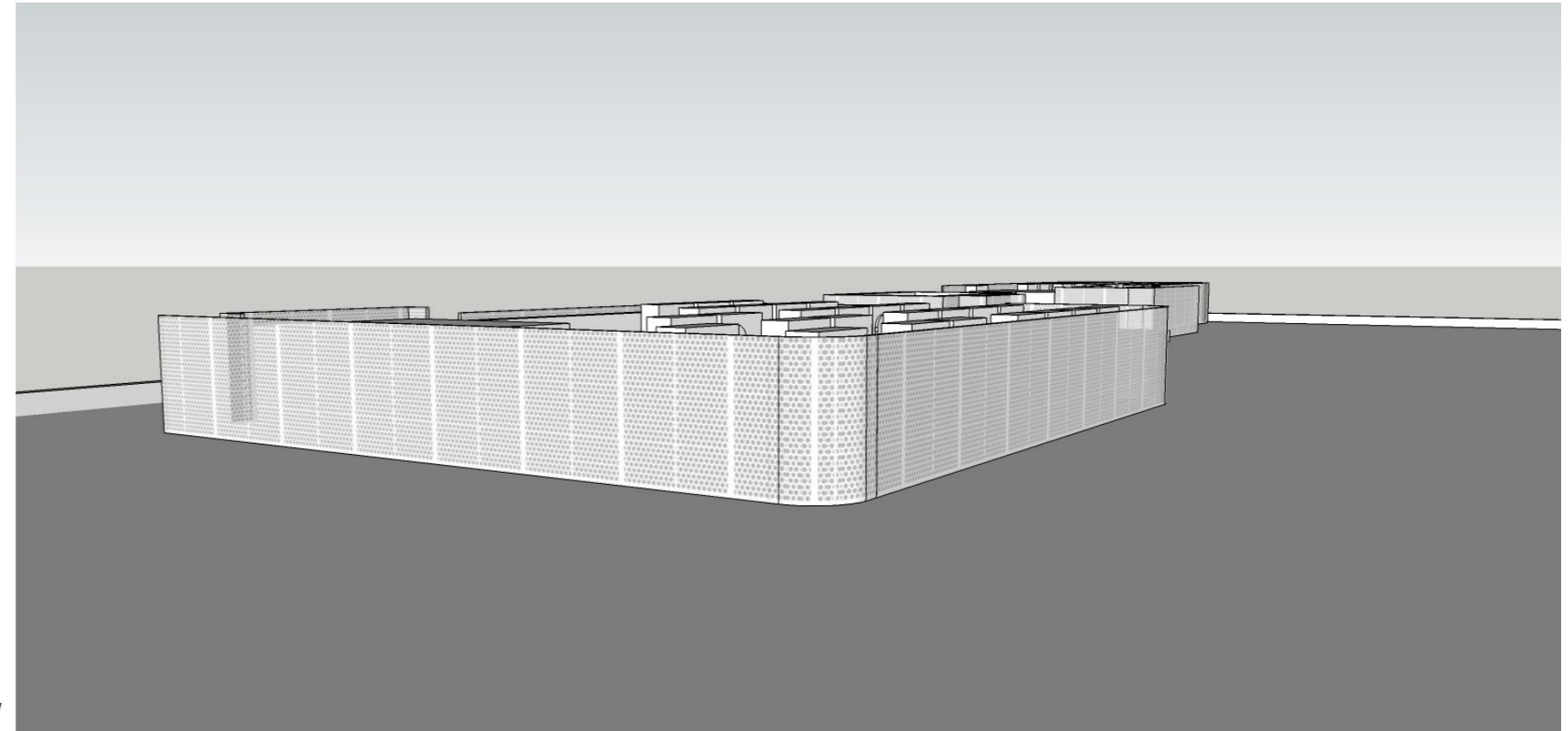
Indicative view from Pacific Parade (Car-Park entry)

Indicative View from Dee Why Grand



Indicative View from 16-22 Sturdee Parade



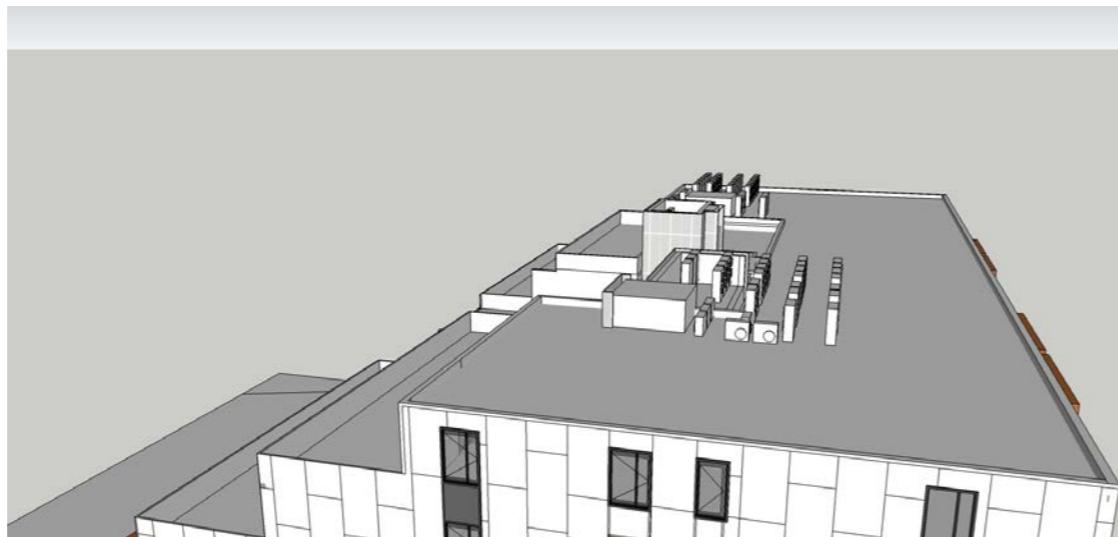


Roof top View

3.0 COMPARISON IMAGES

NOTE:

- PROPOSED SCREEN
GENERALLY A
CONTINUATION OF
APPROVED SCREEN AS
USED FOR STAIR CORES



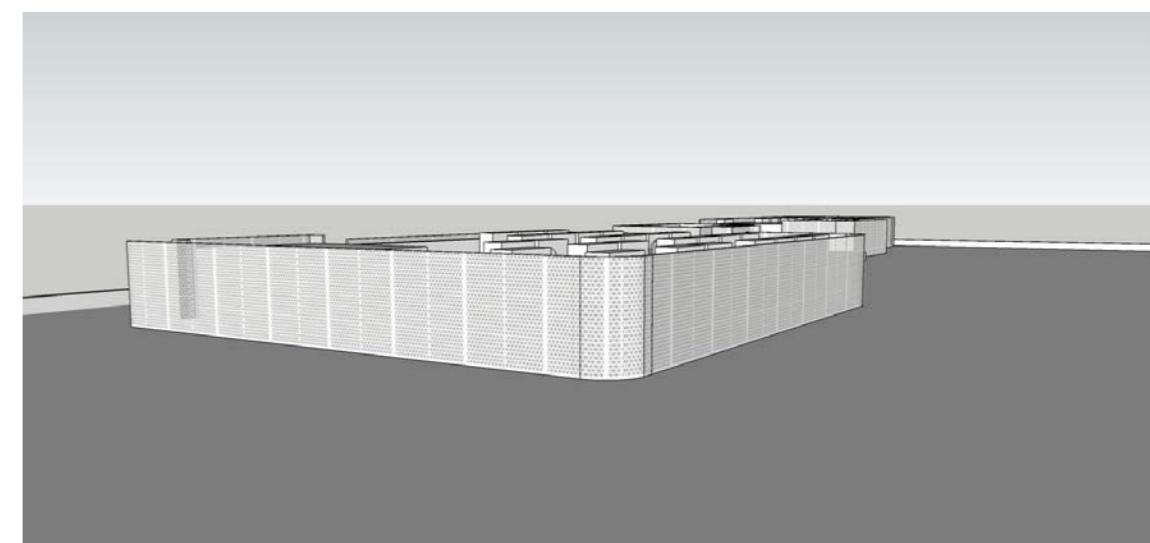
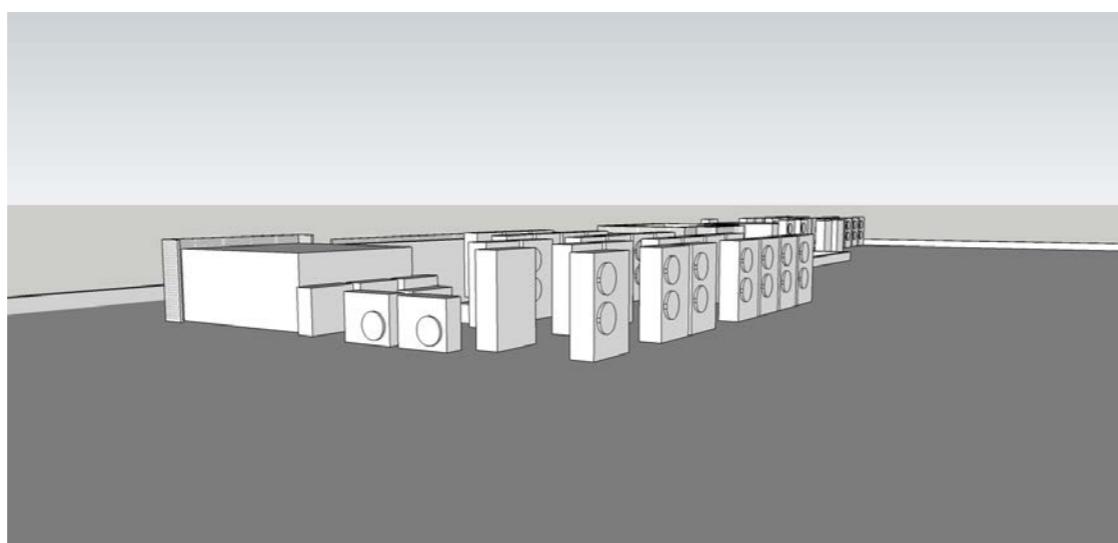
Indicative View from Dee Why Grand



Indicative View from 16-22 Sturdee Parade



Roof top View



NOTE:

- PROPOSED SCREEN
GENERALLY A
CONTINUATION OF
APPROVED SCREEN AS
USED FOR STAIR CORES

- AC UNITS NOT VISIBLE
FROM STREET LEVEL
ALONG PACIFIC PARADE



Indicative view from Pacific Parade (Pedestrian entry)



Indicative view from Pacific Parade (Car-Park entry)



4.0 COMPARISON - 21m HEIGHT PLANE

NOTE:

- GENERALLY ALL
WITHIN 21M HEIGHT
PLANE



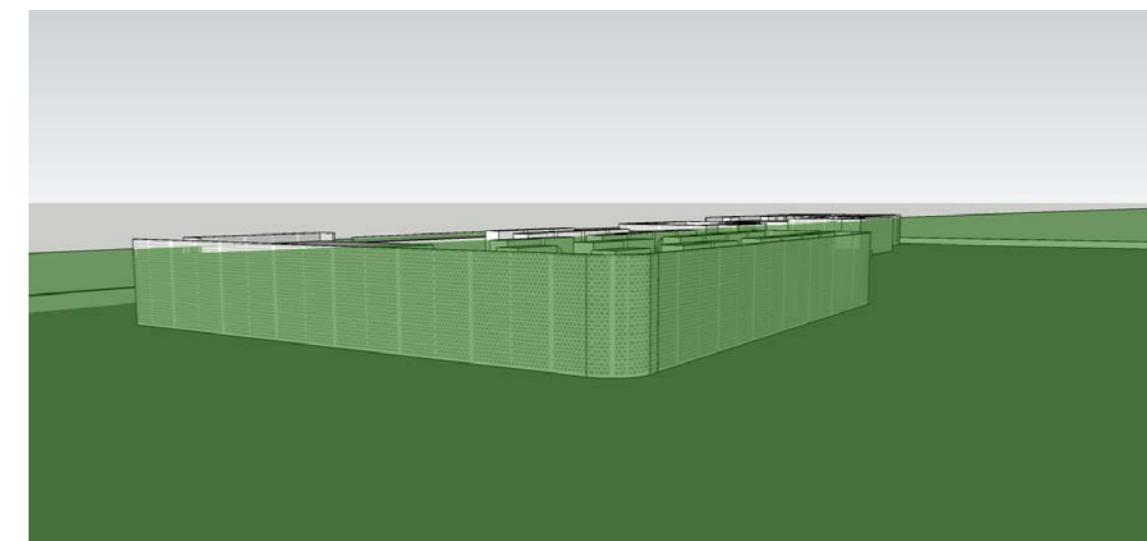
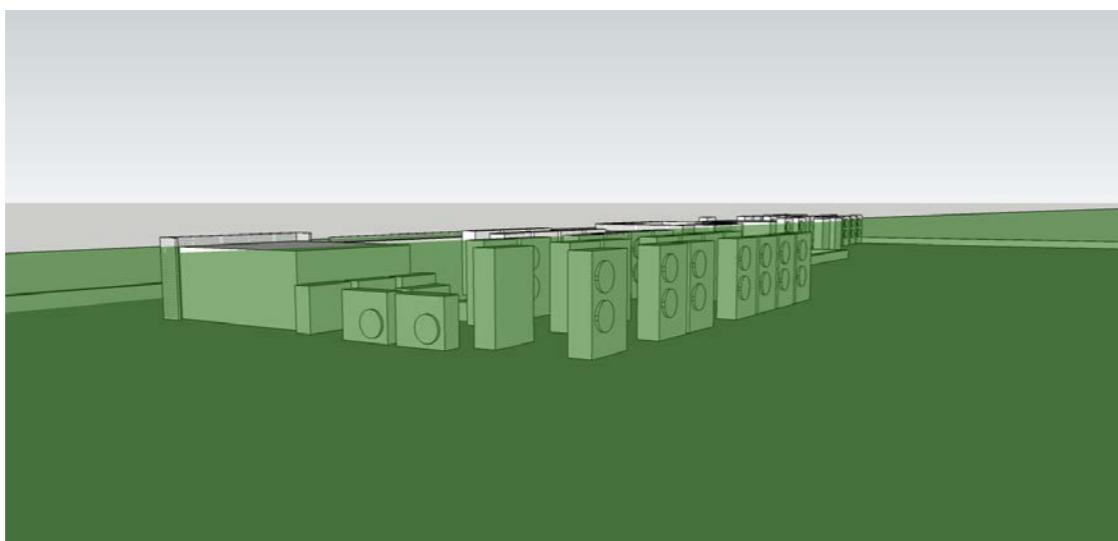
Indicative View from Dee Why Grand



Indicative View from 16-22 Sturdee Parade



Roof top View



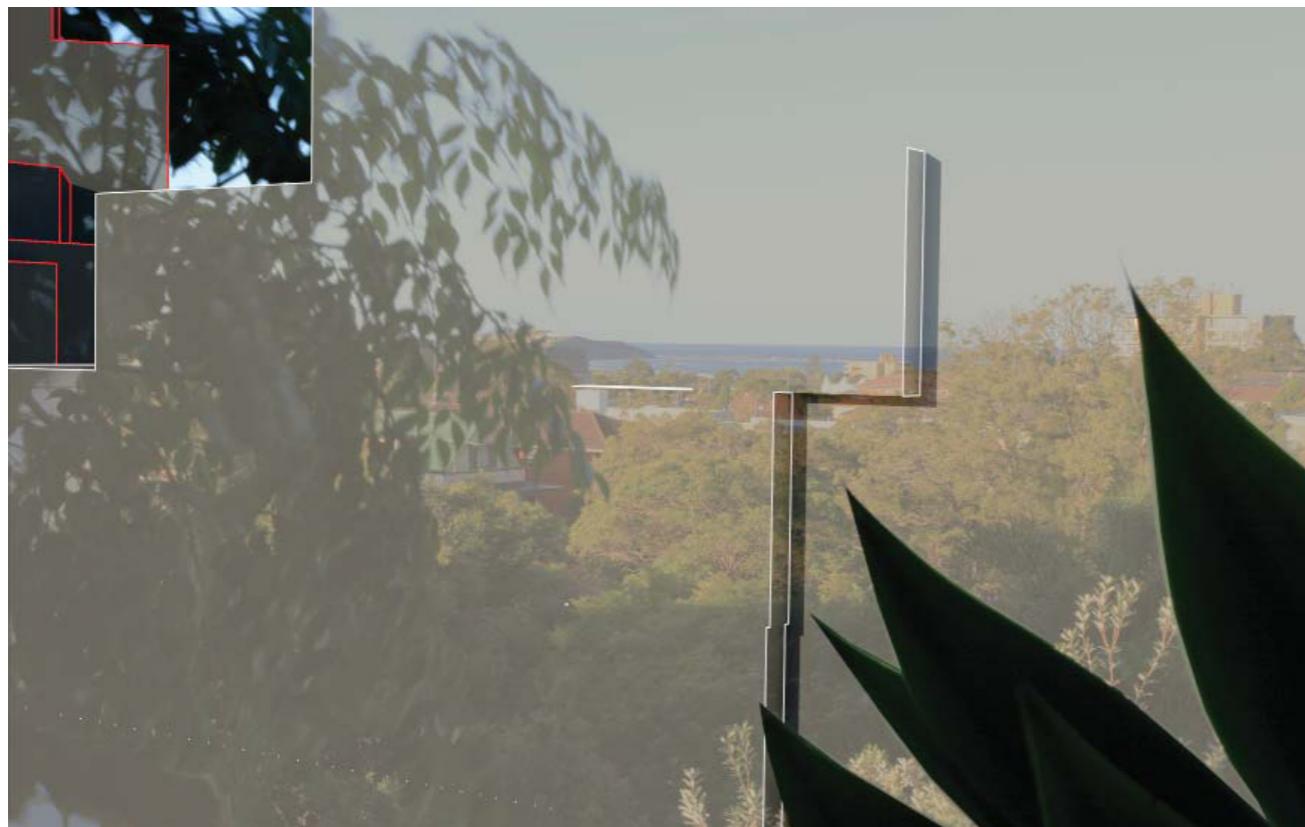
5.0 VIEW ANALYSIS



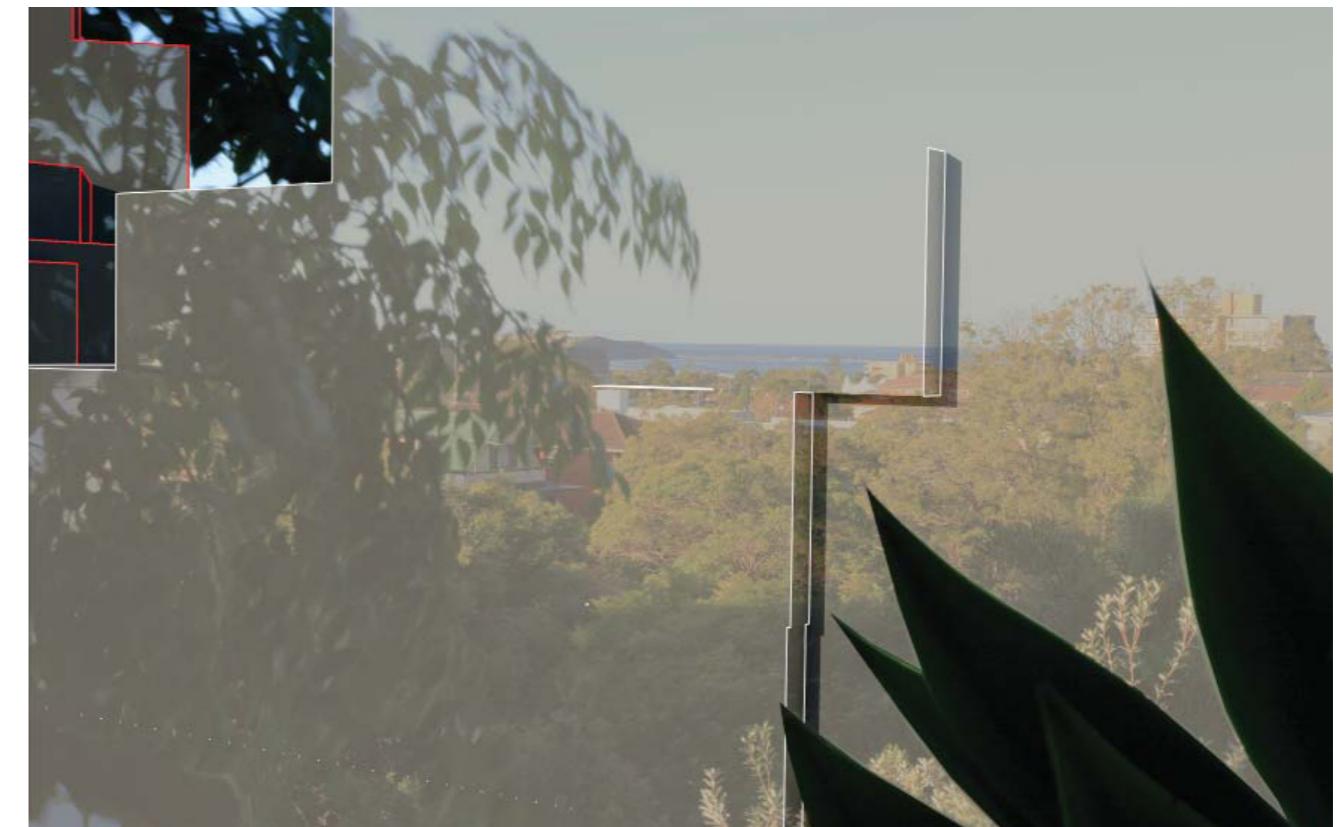
1. EXISTING VIEW (PRE-DEVELOPMENT)



3. VIEW OF APPROVED 6 STOREY BUILDING (NO CHANGE FROM IMAGE 3)



2. VIEW WITH LEP ENVELOPES (AS LODGED FOR DA, 7 STOREY SCHEME)



4. VIEW WITH AC SCREENS INSTALLED (NO CHANGE FROM IMAGE 2 & 3)



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2. VIEW WITH LEP ENVELOPES (AS LODGED FOR DA, 7 STOREY SCHEME)



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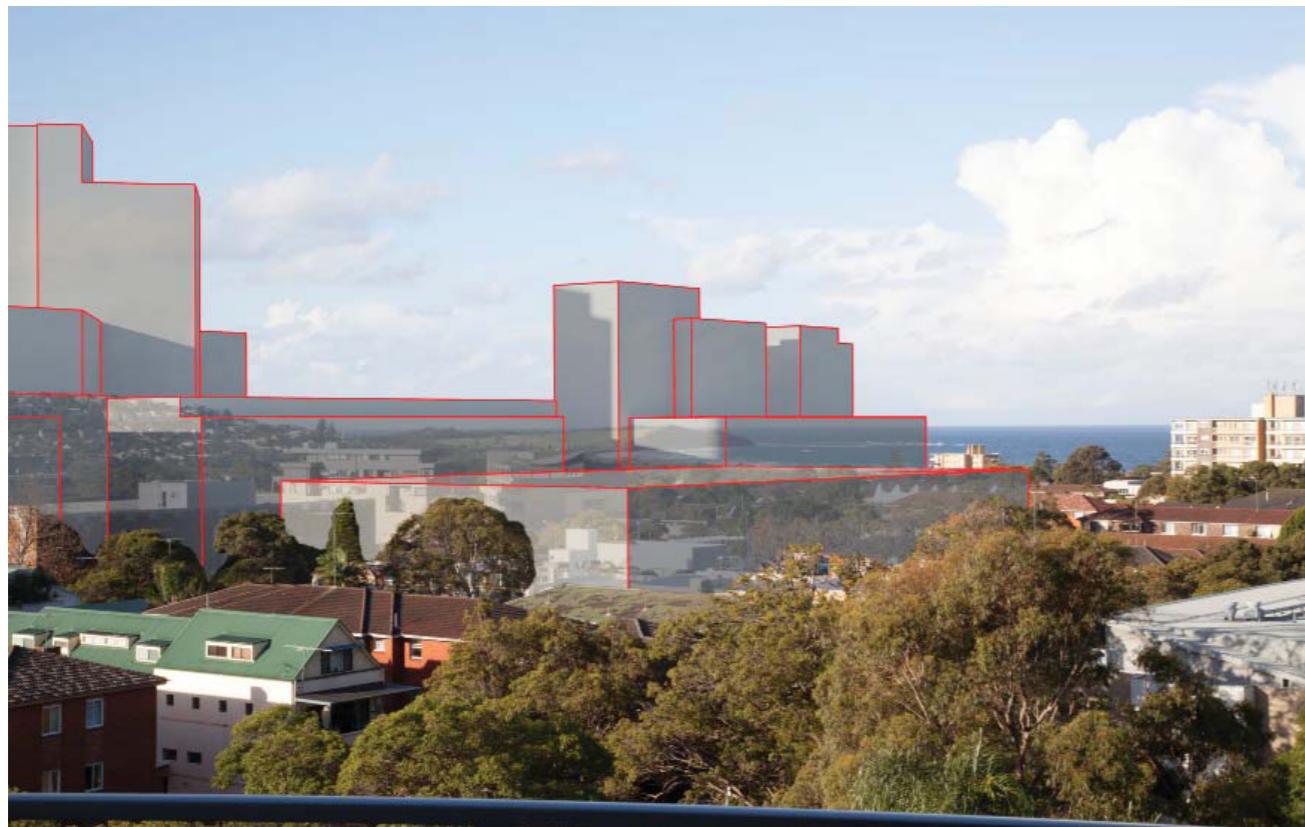
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4. VIEW WITH AC SCREENS INSTALLED



EXISTING VIEW



VIEW OF APPROVED BUILDING

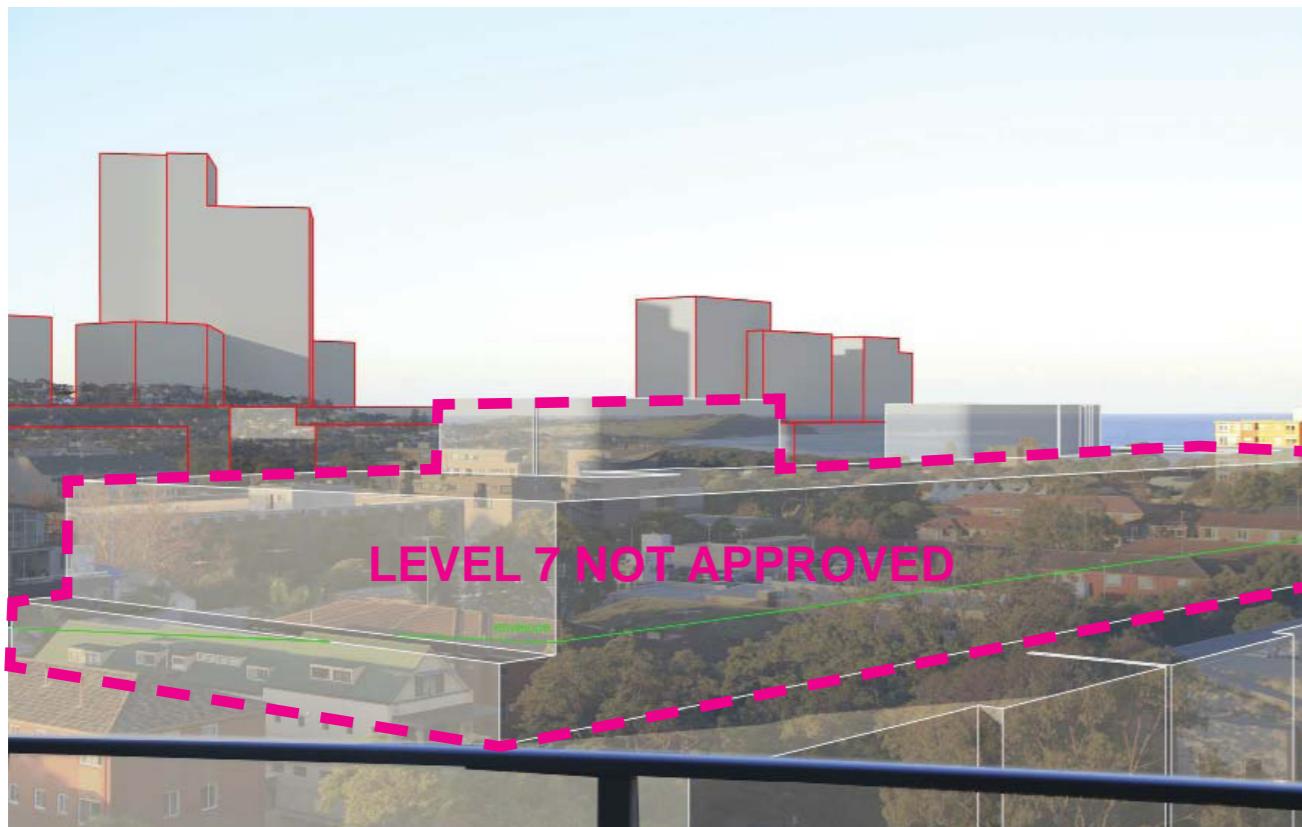


PHOTO MONTAGE WITH LEP ENVELOPES



VIEW WITH AC SCREENS INSTALLED



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