Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

Drawing List

DA000	Cover Page	DA108	Roof Plan	DA530	Cross Ventilation Diagram	DA700	Adaptable Units UG.08-1.08-2.08
DA001	Project Information 1	DA200	North South Elevation	DA540	Private Open Spaces	DA701	Adaptable Units G.02-UG.05-1.05
DA002	Project Information 2	DA201	East & West Elevation	DA541	Communal Open Space	DA702	Adaptable Units UG.02-1.02-2.02
DA003	Demolition Plan	DA300	Sections 1	DA550	Unit Mix Diagram	DA800	On-site solar - Top Roofs
DA004	Site Analysis 1	DA301	Sections 2	DA560	Solar Access Diagram	DA801	On-site solar - Total Roofs
DA005	Site Analysis 2	DA302	Section 3	DA570	Storage Calculation Diagram	DA802	Shade and Urban Heat island
DA006	Site Analysis 3	DA303	Section 4	DA600	Shadow Diagram - 22 June 9am-11am	DA803	Window to wall ratio - North-South
DA007	Site Analysis 4	DA304	Section 5	DA601	Shadow Diagram - 22 June 12pm-2pm	DA804	Window to wall ratio - East-West
DA008	Site Plan	DA400	Finishes Schedule	DA602	Shadow Diagram - 22 June 3pm	DA805	Sun-Eye Diagram - 21st December
DA100	Basement 2 Floor Plan	DA410	Photomontage - Allison Avenue	DA603	Shadow Diagram - 22 Sept 9am-11am	DA806	Sun-Eye Diagram - 21st June
DA101	Basement 1 Floor Plan	DA411	Photomontage - Gatacre Avenue	DA604	Shadow Diagram - 22 Sept 12pm-2pm	DA807	Window Schedule
DA102	Ground Floor Plan	DA500	GFA Diagram	DA605	Shadow Diagram - 22 Sept 3pm	DA808	Units Offering City Views
DA103	Upper Ground Floor Plan	DA510	Landscape Area Diagram	DA606	Shadow Impact Study - No. 7 Allison Avenue - 22nd June		
DA104	Level 1 Floor Plan	DA511	Landscaped Roof Area Diagram	DA607	Shadow Impact Study - No. 7 Allison Avenue - 22nd June		
DA105	Level 2 Floor Plan	DA520	Height Limit Diagram-Gatacre Avenue	DA608	Shadow Impact Study - No. 2A Gatacre Avenue- 22nd June		
DA106	Level 3 Floor Plan	DA521	Height Limit Diagram-Allison Avenue	DA609	Shadow Impact Study - No. 2A Gatacre Avenue- 22nd June		
DA107	Level 4 Floor Plan	DA522	Height Limit Diagram-Building A - Height plane overlap	DA610	Shadow Diagram - Communal Open Space		

GENERAL NOTES:

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LEGEND:

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AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
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Issue	Date	Description
P7A	12/04/2024	Issue For Development Application
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
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CLIENT:
WINIM Developments Pty Ltd

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Cover Page

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: NTS	DRAWING NO: DA000	ISSUE: E
PROJECT NO: 2318		

PROJECT INFORMATION

Gatacre Avenue- Lane Cove		DA 35/2024	Proposed
Site Area m²	2965.8		
Height Control	15m	14.990m	14.990m
Allowable FSR	2.4:1 = 7117.92 sqm	1.67 = 4954 sqm	1.69=5020 sqm
Zoning	R4 - High Density Residential Flat Building		
Setbacks	Front Setback 7.5m, R4 to R2 Side Setback 6m(non habitable interface)-9m(habitable interface), R4 to R4Side Setback 3m(non habitable interface)-6m(habitable interface)		

UNIT MIX

Level	1 Bed	2 Bed	3 Bed	TH	Total
LOWER GROUND	0	0	5	1	6
GROUND	1	5	3	0	9
LEVEL1	2	5	3	0	10
LEVEL2	2	5	2	1	10
LEVEL3	0	3	3	0	6
LEVEL 4	0	0	2	0	2
TOTAL	5	18	18	2	43
	12%	42%	42%	5%	100%

CAR PARKING REQUIREMENTS

	Rate (per unit)	No. of Units / Area	Min.Required	Proposed
Residential				
1 Bed	1	5	5	
2 Bed	1.5	18	27	
3 Bed	2	18	36	
TH	2	2	4	
		Total residential	72	73
Visitor	1 / 4 dwellings	43	*11*	11
Car wash bay			1	1
		TOTAL	84	**85**
Accessible Parking				
Residential Accessible	20% dwellings	43	9	9
Visitor Accessible	Min. 1		*1*	1

OTHER PARKING REQUIREMENTS				
Bicycle	(Residential) 1 / 4 dwellings		10.75	**11**
	(Visitor) 1 + 1/10 dwellings		6	**6**
Motorcycle	1 / 15 carbays		6	**6**

OTHER REQUIREMENTS

	DCP Req	Required	DA 35/2024	Proposed
Landscape	DCP 40% of Site area	1186.3	1256	1249
			42.34%	42.23%
Deep soil	DCP Req. 25% of site area	741.5	806	817
			27.17%	27.5%
Communal Open Space	Min. 25% of site area	741.5	767	756
			25.86%	25%
Visitable	DCP Req. Min. 80% of all dwellings in residential flat buildings	35	36	35
			81.82%	81%
Livable	ADG Req. Min. 20% of all dwellings in residential flat buildings	9	9	9
			20.45%	21%
Adaptable	DCP Req. Min. 20% of all dwellings in residential flat buildings	9	9	9
			20.45%	21%
Solar Access	70% of total number of apartments	30	31	30
			70.45%	70%
Cross Ventilation	60% of total number of apartments	26	31	29
			70.45%	67%

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DRAWING TITLE:
Project Information 1

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: NTS	DRAWING NO: **DA001**	ISSUE: **E**
PROJECT NO: 2318		

Area Schedule

Level	Unit.No	No. Bedrooms	No. Bathrooms	Internal Area (m2)	Terrace/ Balcony (m2)	Solar Access LIVING	Solar Access POS	Adaptable 20%	Visitable 80%	Cross Vent	Storage (m3)	Basement Storage (m3)	Total Storage Provided (m3)	ROBE 1 (WxD)mm	ROBE 2 (WxD)mm	ROBE 3 (WxD)mm	Height
GF	G.01	3	2	151	63.0	✓	✓		✓	✓	20.1	6.6	26.7	2000x650	2700x650	3300x650	Min.2.1
	G.02	3	2	114	38.0	X	X	✓	✓	✓	3.9	6.6	10.5	4300x650	2500x650	2100x650	Min.2.1
	G.03	3	3	153	32.0	X	X		✓	X	21.7	6.6	28.3	3800x650	2700x650	1900x650	Min.2.1
	G.04	3	2	132	34.0	X	X		✓	✓	16.3	6.6	22.9	3800x650	2000x650	2000x650	Min.2.1
	G.05	3	2	105	59.0	✓	✓		✓	✓	6.3	6.6	12.9	2200x650	1900x650	1900x650	Min.2.1
	G.06	3	4	171	70.0	X	X		✓	✓	28.1	6.6	34.7	4600x650	3800x650	1800x650	Min.2.1
																	Min.2.1
UG	UG.01	2	2	81	24.0	✓	✓		✓	X	6.6	4.4	11.0	1900x650	2000x650		Min.2.1
	UG.02	1	1	62	28.0	✓	✓	✓	✓	X	4.9	6.6	11.5	1900x650			Min.2.1
	UG.03	3	2	116	12.0	✓	✓		✓	✓	7.8	6.6	14.4	5000x650	1900x650	1900x650	Min.2.1
	UG.04	2	2	77	44.0	X	X		X	X	4.0	4.4	8.4	2900x600	1900x600		Min.2.1
	UG.05	3	2	114	12.0	X	X	✓	✓	✓	5.3	6.6	11.9	4300x650	2500x650	2100x650	Min.2.1
	UG.06	2	2	93	44.0	X	X		X	✓	5.6	4.4	10.0	2900x600	1900x600		Min.2.1
	UG.07	2	2	104	48.0	X	X		✓	✓	5.5	4.4	9.9	1900x650	1900x650		Min.2.1
	UG.08	2	2	77	42.0	X	✓	✓	✓	X	6.7	6.6	13.3	1900x650	1900x650		Min.2.1
	UG.09	3	2	108	12.0	✓	✓		✓	✓	5.4	6.6	12.0	1900x650	1900x650	1900x650	Min.2.1
																	Min.2.1
L1	1.01	2	2	81	12.0	✓	✓		✓	X	6.6	4.4	11.0	1900x650	2000x650		Min.2.1
	1.02	1	1	62	12.0	✓	✓	✓	✓	X	4.9	4.4	9.3	1900x650			Min.2.1
	1.03	3	2	116	12.0	✓	✓		✓	✓	6.5	6.6	13.1	5000x650	1900x650	1900x650	Min.2.1
	1.04	2	2	77	10.0	X	X		X	X	4.0	4.4	8.4	2900x600	1900x600		Min.2.1
	1.05	3	2	114	12.0	X	X	✓	✓	✓	4.2	6.6	10.8	4300x650	2500x650	2100x650	Min.2.1
	1.06	2	2	93	10.0	✓	X		X	✓	4.2	4.4	8.6	2900x600	1900x600		Min.2.1
	1.07	2	2	104	10.0	✓	✓		✓	✓	5.5	4.4	9.9	1900x650	1900x650		Min.2.1
	1.08	2	2	77	12.0	X	✓	✓	✓	X	6.7	6.6	13.3	1900x650	1900x650		Min.2.1
	1.09	3	2	108	12.0	✓	✓		✓	✓	5.4	6.6	12.0	1900x650	1900x650	1900x650	Min.2.1
	1.10	1	2	84	13.0	✓	X		✓	✓	6.3	4.4	10.7	3700x650			Min.2.1
																	Min.2.1
L2	2.01	2	2	81	12.0	✓	✓		✓	X	6.6	6.6	13.2	1900x650	2000x650		Min.2.1
	2.02	1	1	62	12.0	✓	✓	✓	✓	X	4.9	4.4	9.3	1900x650			Min.2.1
	2.03	3	2	116	12.0	✓	✓		✓	✓	6.5	6.6	13.1	5000x650	1900x650	1900x650	Min.2.1
	2.04	2	2	77	10.0	✓	✓		X	X	4.0	6.6	10.6	2900x600	1900x600		Min.2.1
	2.05	3	3	165	12.0	X	X		✓	✓	7.7	6.6	14.3	6500x650	2400x650	2100x650	Min.2.1
	2.06	2	2	93	10.0	✓	✓		X	✓	4.2	6.6	10.8	2900x600	1900x600		Min.2.1
	2.07	2	2	104	10.0	✓	✓		✓	✓	5.5	4.4	9.9	1900x650	1900x650		Min.2.1
	2.08	2	2	77	12.0	✓	✓	✓	✓	X	6.7	6.6	13.3	1900x650	1900x650		Min.2.1
	2.09	3	2	108	12.0	✓	✓		✓	✓	5.4	6.6	12.0	1900x650	1900x650	1900x650	Min.2.1
	2.10	1	2	84	13.0	✓	✓		✓	✓	6.3	4.4	10.7	3700x650			Min.2.1
																	Min.2.1
L3	3.01	2	2	81	14.0	✓	✓		✓	✓	7.1	6.6	13.7	1900x650	2000x650		Min.2.1
	3.02	3	3	126	17.0	✓	✓		✓	✓	9.6	6.6	16.2	3000x650	2000x650	2200x650	Min.2.1
	3.03	2	2	77	10.0	✓	✓		X	X	4.0	6.6	10.6	2900x600	1900x600		Min.2.1
	3.04	2	2	87	10.0	✓	✓		X	✓	6.7	15.2	21.9	2900x600	1900x600		Min.2.1
	3.05	3	2	100	12.0	✓	✓		✓	✓	8.8	15.2	24.0	3800x650	2200x650	1900x650	Min.2.1
	3.06	3	2	121	25.0	✓	✓		✓	✓	5.2	15.2	20.4	6200x650	1900x600	1900x600	Min.2.1
																	Min.2.1
L4	4.01	3	3	145	43.0	✓	✓		✓	✓	7.5	15.2	22.7	6900x650	3400x650	2900x600	Min.2.1
	4.02	3	3	128	14.0	✓	✓		✓	✓	6.8	15.2	22.0	3700x650	2300x650	2900x650	Min.2.1
TOTAL				**4406.0**		**30**	**30**	**9**	**35**	**29**							

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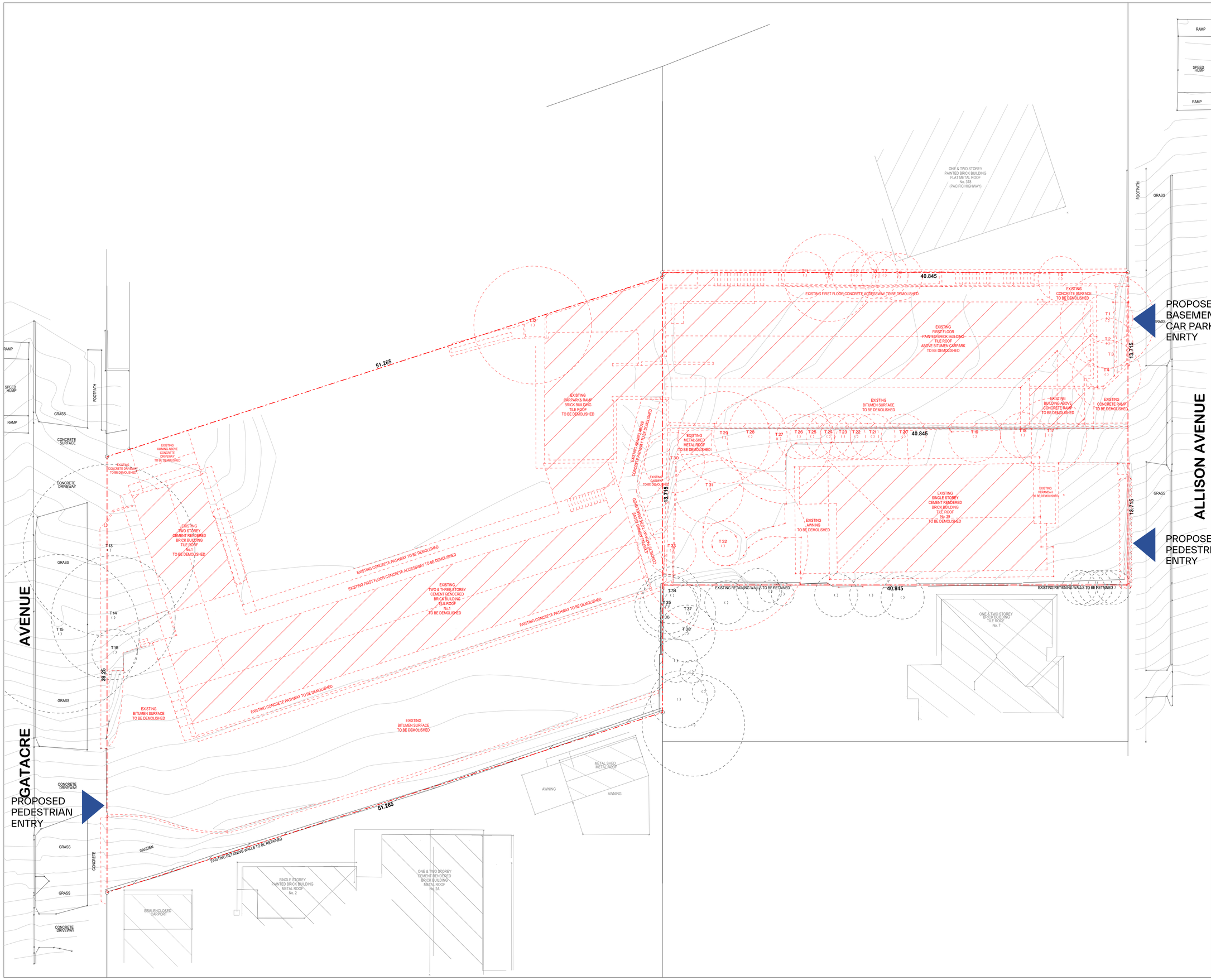
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DRAWING TITLE:
Project Information 2

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: NTS	DRAWING NO: **DA002**	ISSUE: **E**
PROJECT NO: 2318		



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FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

TO BE DEMOLISHED

TREES TO BE RETAINED
(REFER TO ARBORIST'S REPORT)

TREES TO BE REMOVED
(REFER TO ARBORIST'S REPORT)

Issue	Date	Description
P/A	12/04/2024	Issue For Development Application
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:
WINIM Developments Pty Ltd

pbd architects

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E - info@pbdarchitects.com.au
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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7758

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Demolition Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:150@A1	DRAWING NO: **DA003**	ISSUE: **E**
PROJECT NO: 2318		





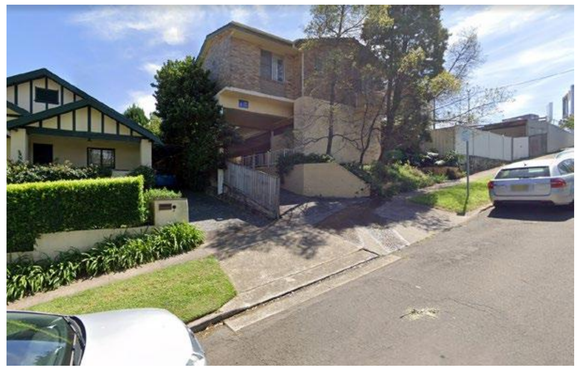
View 1



View 2



View 3



View 4

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
P7A	12/04/2024	Issue For Development Application
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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

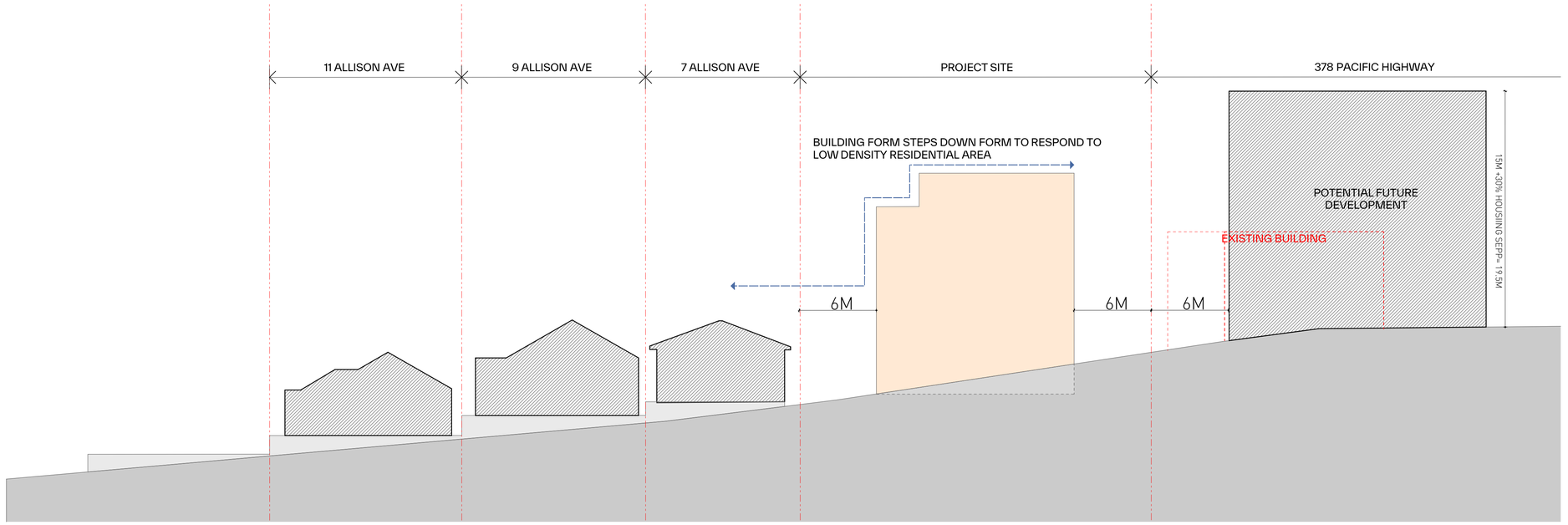
Residential Flat Building

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

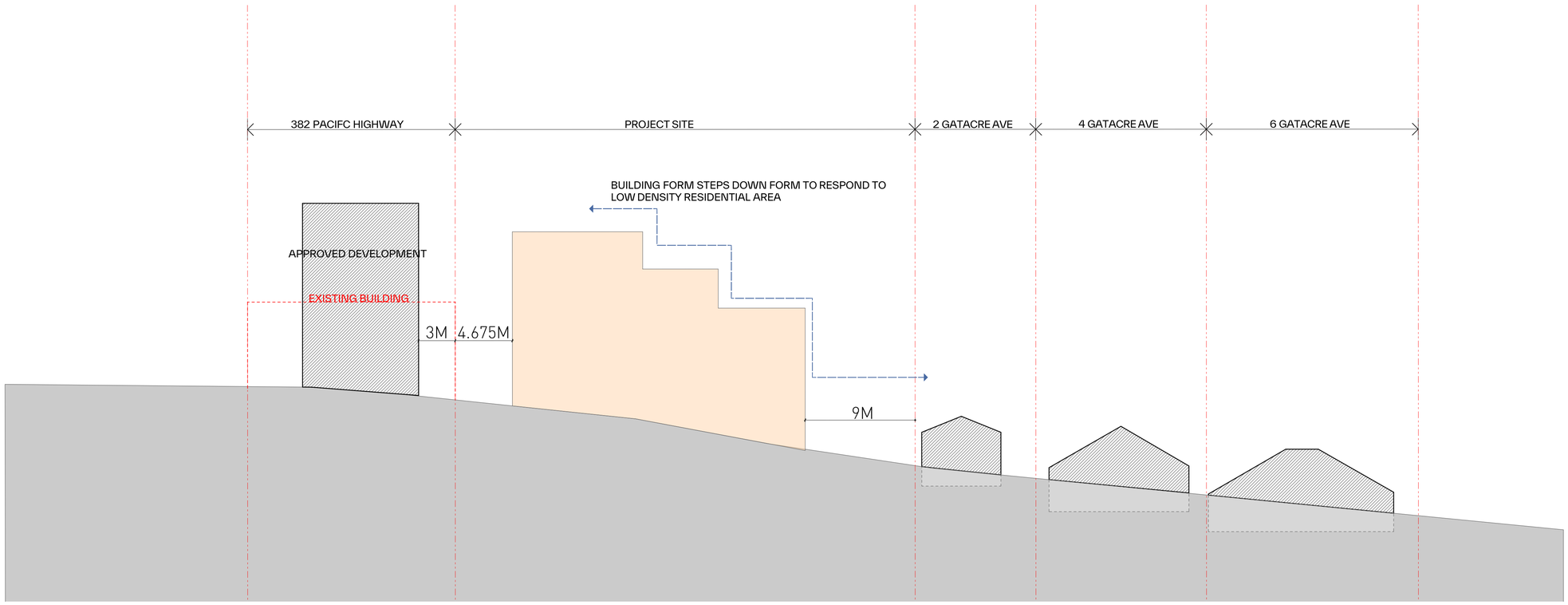
DRAWING TITLE:

Site Analysis 1

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:300@A1	DRAWING NO: DA004	ISSUE: E
PROJECT NO: 2318		



STREETSCAPE ALONG ALLISON AVENUE



STREETSCAPE ALONG GATACRE AVENUE

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
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Paul Buljevic NSW 7768

PROJECT:
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1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

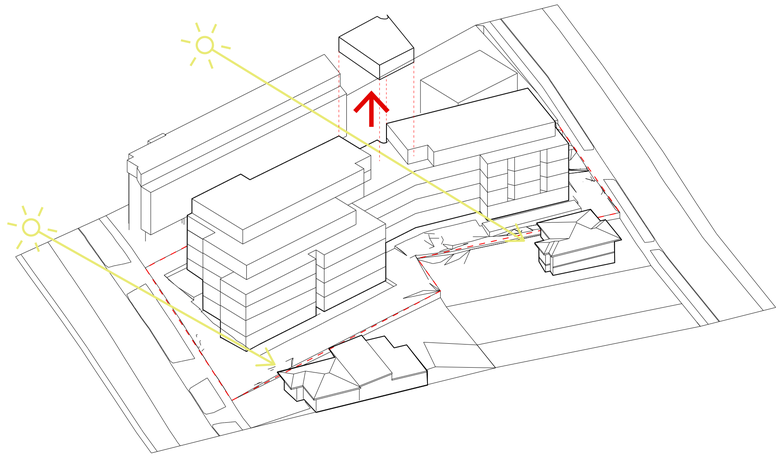
DRAWING TITLE:
Site Analysis 2

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:200@A1	DRAWING NO: DA005	ISSUE: E
PROJECT NO: 2318		



MINIMIZING IMPACT TO ADJACENT RESIDENTIAL FABRIC THROUGH OPTIMAL VEHICULAR ENTRY POSITION

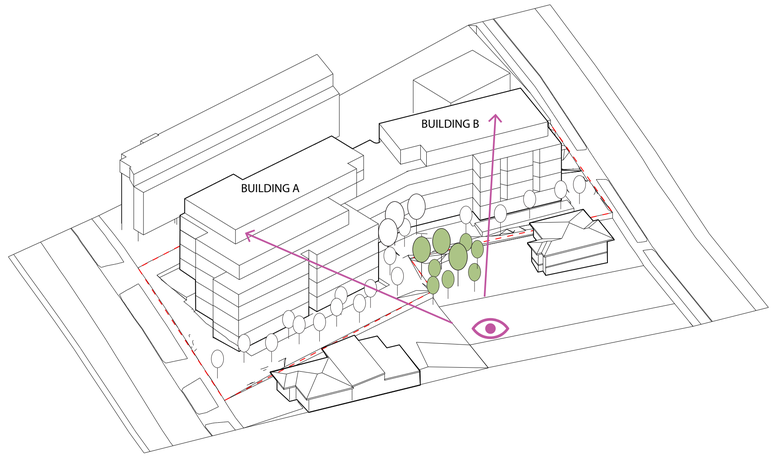
VEHICULAR ENTRANCE STRATEGY



OVERSHADOWING REDUCTION AND SOLAR STUDY



INTERPRETING THE EXISTING RESIDENTIAL URBAN FABRIC THROUGH BUILDING BREAK



BUILDING VISUAL PERCEPTION

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
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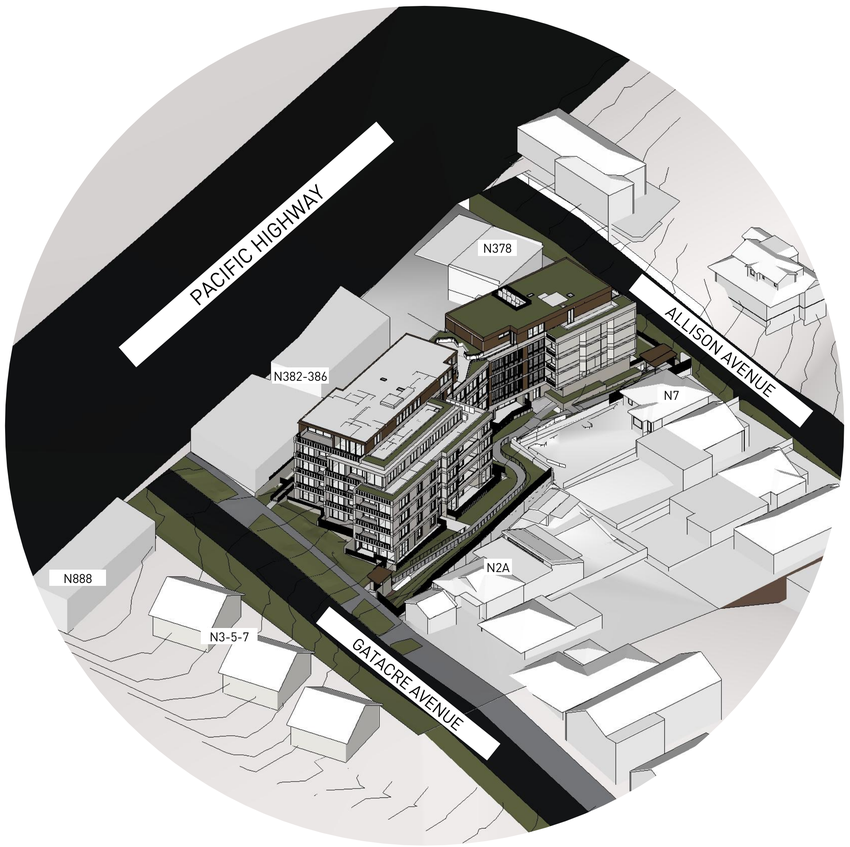
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

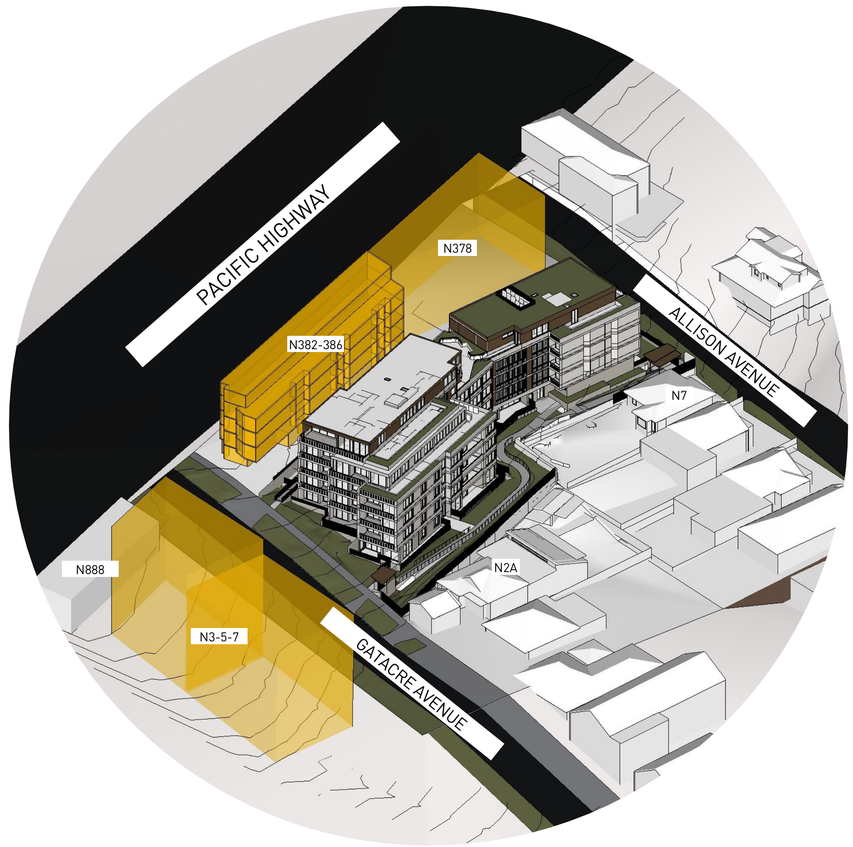
DRAWING TITLE:
Site Analysis 3

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:500, 1:1.54@A1	DRAWING NO: **DA006**	ISSUE: **E**
PROJECT NO: 2318		

EXISTING SURROUNDING CONTEXT



FUTURE SURROUNDING CONTEXT



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
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ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

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AW	AWNINGS (TO FUTURE DETAIL)
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PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

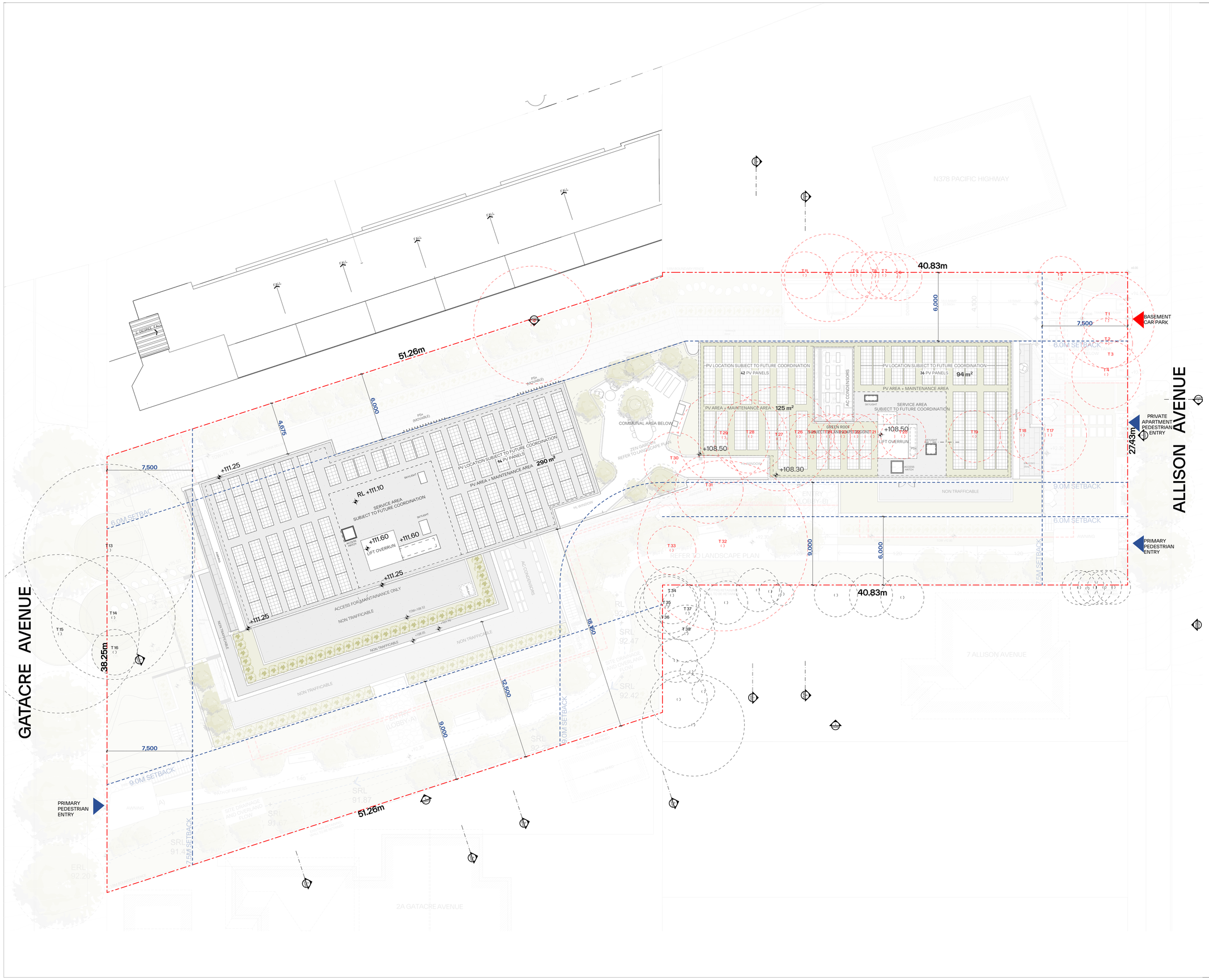
Residential Flat Building

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:

Site Analysis 4

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:1.61@A1	DRAWING NO: DA007	ISSUE: E
PROJECT NO: 2318		



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LEGEND:

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TREES TO BE REMOVED
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Issue	Date	Description
P/A	12/04/2024	Issue For Development Application
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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

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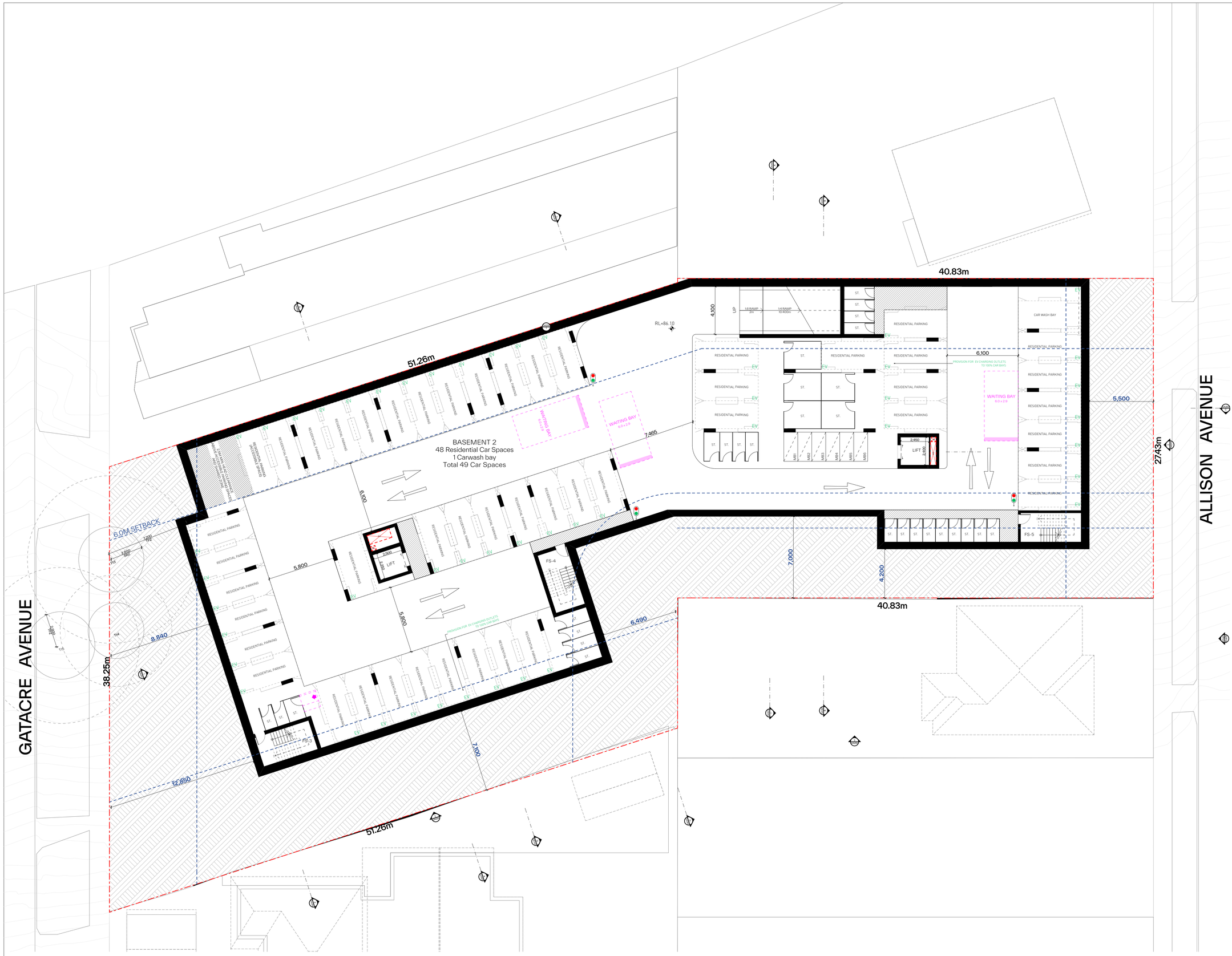
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Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Site Plan

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:150@A1	DRAWING NO: DA008	ISSUE: E
PROJECT NO: 2318		



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1 2 3 4 5 Meters

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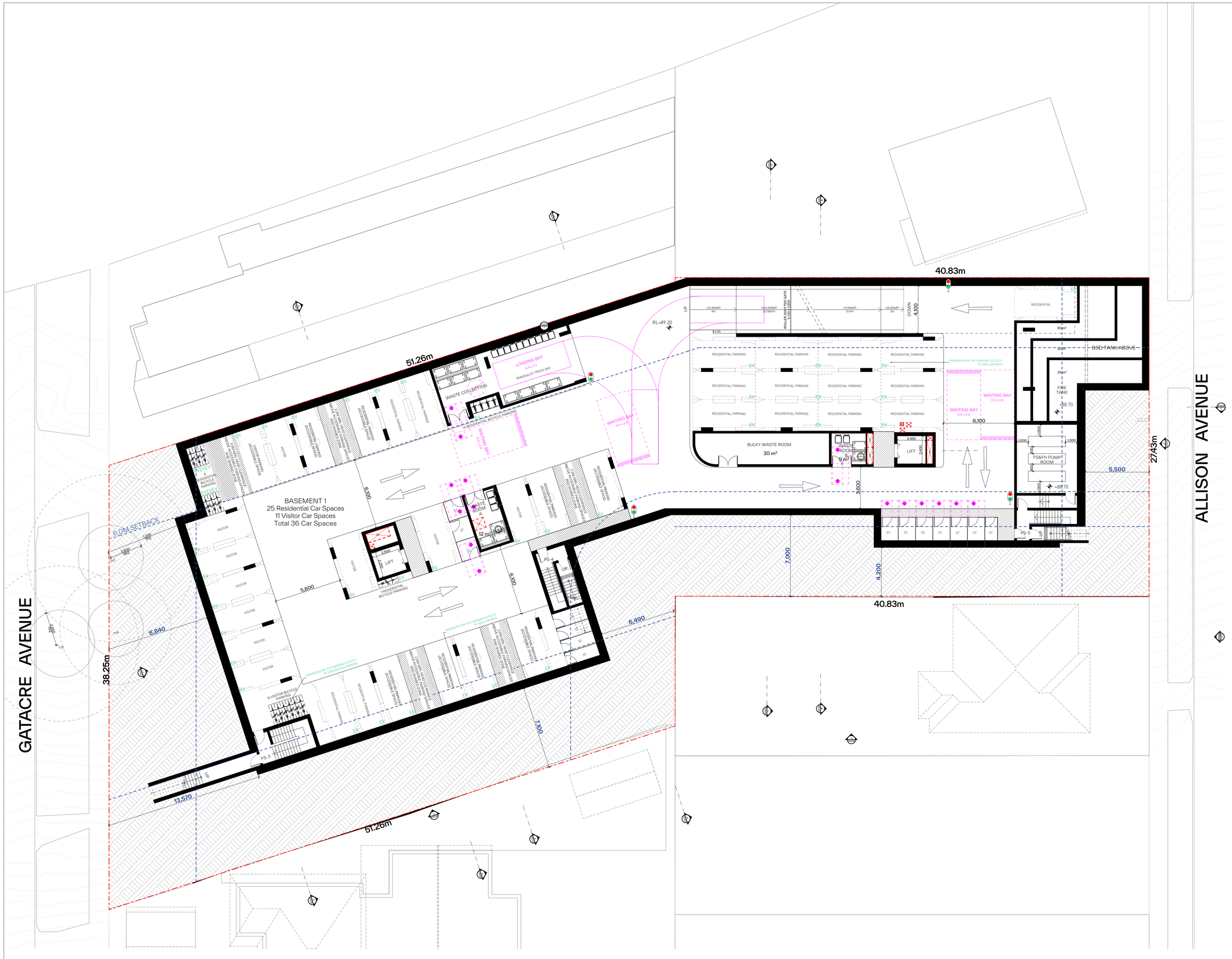
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Basement 2 Floor Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:150@A1	DRAWING NO: DA100	ISSUE: E
PROJECT NO: 2318		


GATACRE AVENUE
ALLISON AVENUE
40.83m
51.26m
38.25m
27.43m
RL+89.20
BASEMENT 1
25 Residential Car Spaces
11 Visitor Car Spaces
Total 36 Car Spaces
WASTE COLLECTION
LOADING BAY
6.4 x 2.3
REMOVALIST TRUCK BAY
WAITING BAY
6.0 x 2.9
1 RESIDENTIAL BICYCLE PARKING
6 VISITOR BICYCLE PARKING
1 RESIDENTIAL BICYCLE PARKING
6.0M SETBACK
RESIDENTIAL PARKING
ACCESSIBLE SPACE
VISITOR PARKING
ACCESSIBLE SPACE
RESIDENTIAL PARKING
ACCESSIBLE SPACE (SHARED)
RESIDENTIAL PARKING
ACCESSIBLE SPACE (SHARED)
VISITOR
RESIDENTIAL PARKING
RESIDENTIAL PARKING
PROVISION FOR EV CHARGING OUTLETS TO 100% CAR BAYS
RESIDENTIAL
RESIDENTIAL PARKING
BULKY WASTE ROOM
30 m²
WASTE ROOM B
9 m²
WASTE ROOM A
12 m²
LIFT
FS/FH PUMP ROOM
FIRE TANK
30m²
24m²
OSD TANK ABOVE
+88.70
1:12 RAMP
4m
1:6.5 RAMP
23.560m
ROLLER SHUTTER GATE
4.000 x 2.200
1:4 RAMP
10.4m
1:8 RAMP
2m
DOWN
4,100
UP
FS-1
FS-2
FS-3
FS-4
FS-5
ST.
6,100
5,800
6,000
7,000
4,200
6,490
7,910
13,570
8,840
3,600
5,500
2,450
2,350
1,000
1,200
1,400
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9,600
9,800
10,000
10,200
10,400
10,600
10,800
11,000
11,200
11,400
11,600



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
P7A	12/04/2024	Issue For Development Application
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:

WINIM Developments Pty Ltd

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

Residential Flat Building

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:

Ground Floor Plan

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:150@A1	DRAWING NO: DA102	ISSUE: E
PROJECT NO: 2318		



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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CONC	CONCRETE
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GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
P7A	12/04/2024	Issue For Development Application
B	8/05/2024	Issue For RFI
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E	30/07/2024	Issue For RFI

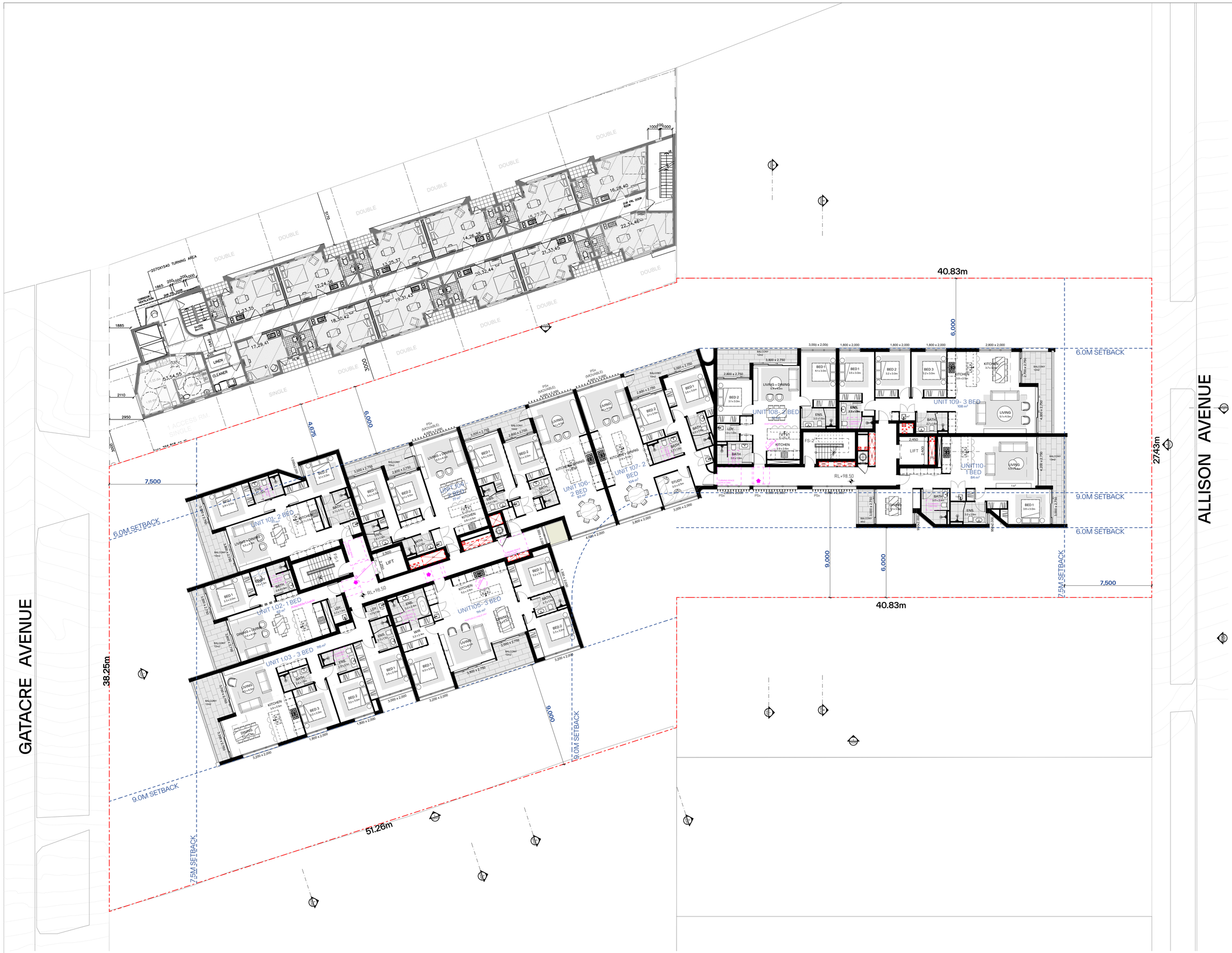
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Upper Ground Floor Plan

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:150@ A1	DRAWING NO: DA103	ISSUE: E
PROJECT NO: 2318		



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNINGS (TO FUTURE DETAIL)
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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

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E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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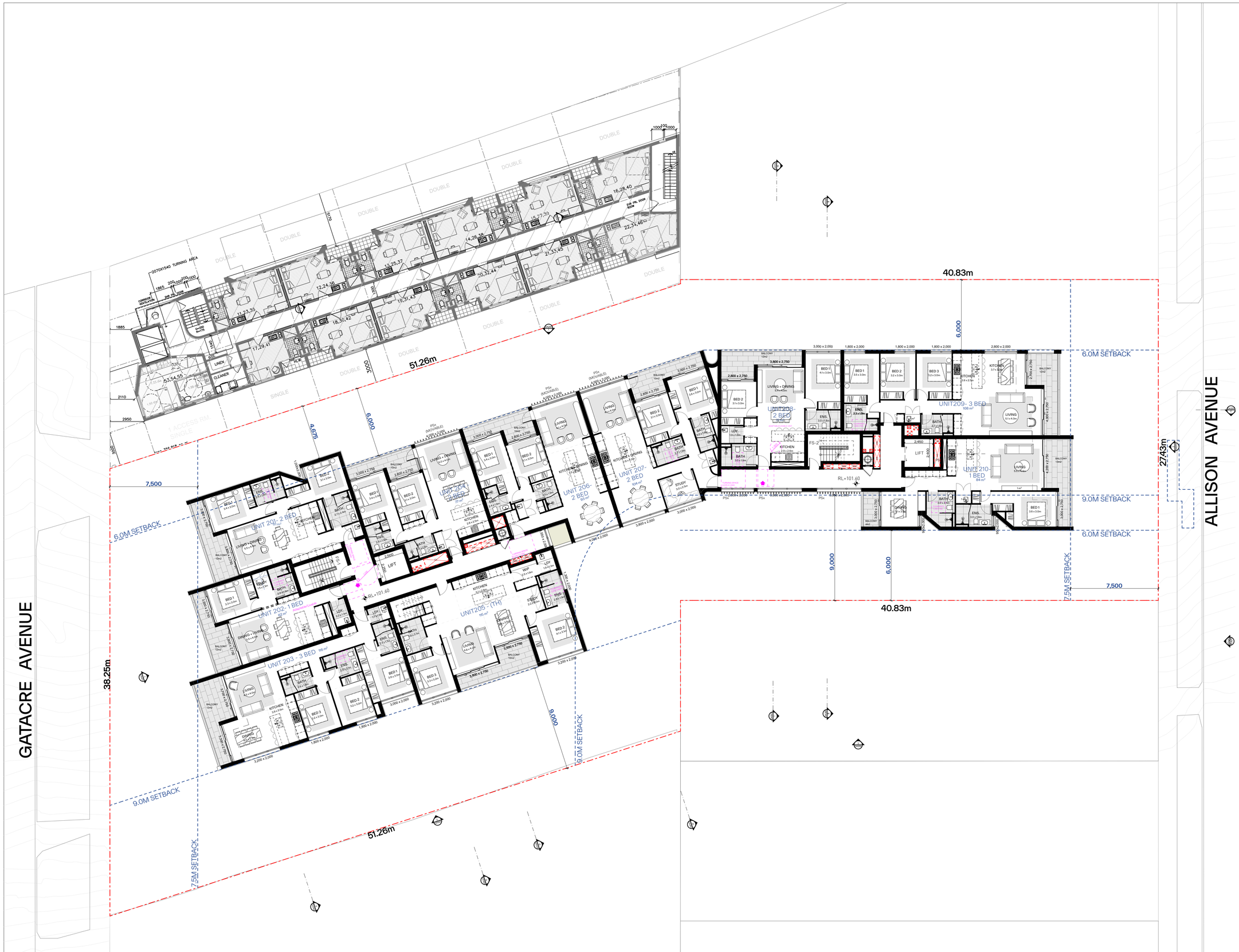
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Level 1 Floor Plan

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:150@ A1	DRAWING NO: DA104	ISSUE: E
PROJECT NO: 2318		



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GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
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HW	HIGHLIGHT WINDOW
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MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
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WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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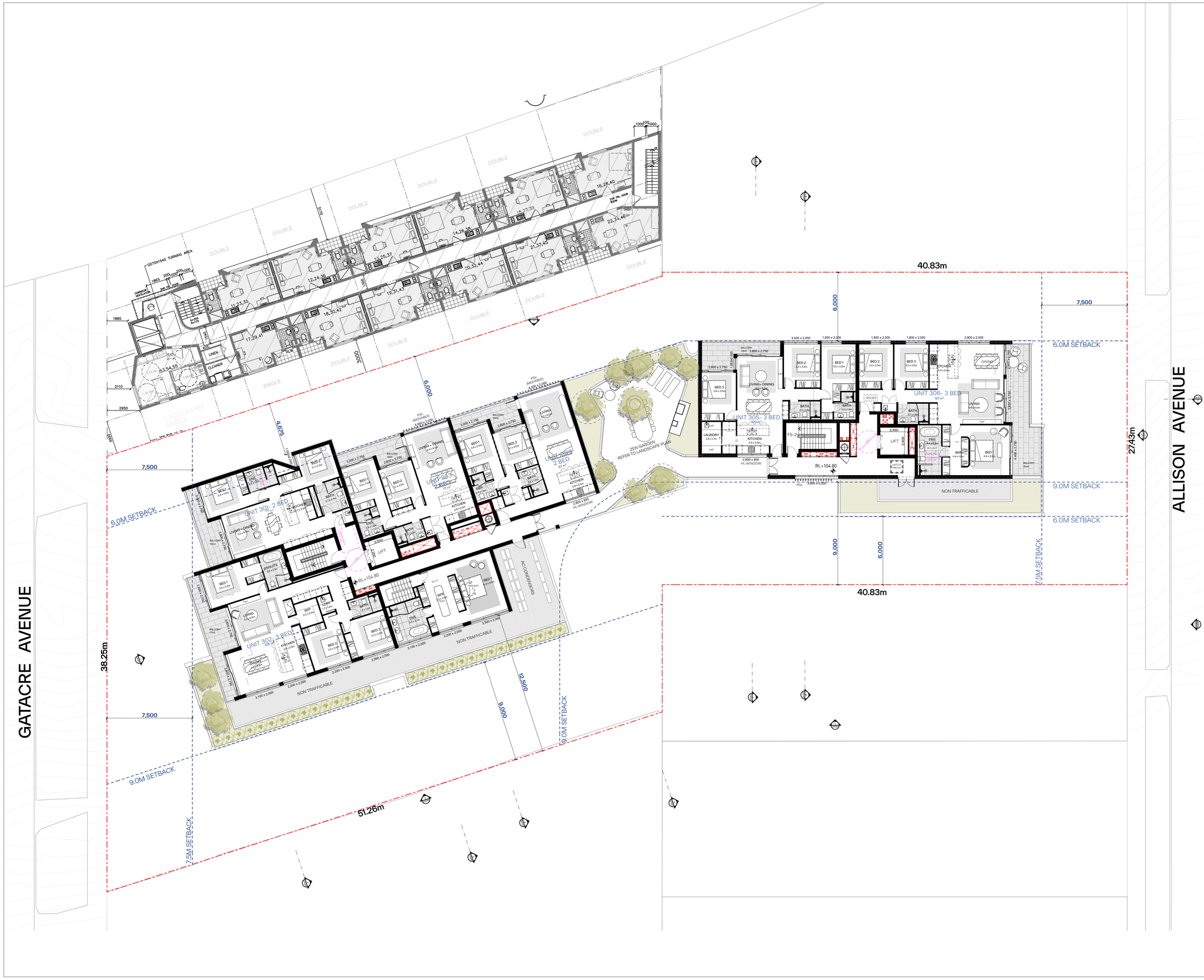
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Level 2 Floor Plan

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:150@ A1	DRAWING NO: DA105	ISSUE: E
PROJECT NO: 2318		



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R	240L RECYCLING BIN
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MATERIALS LEGEND:

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Issue	Date	Description
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Scale Bar 1 : 150 @ A1

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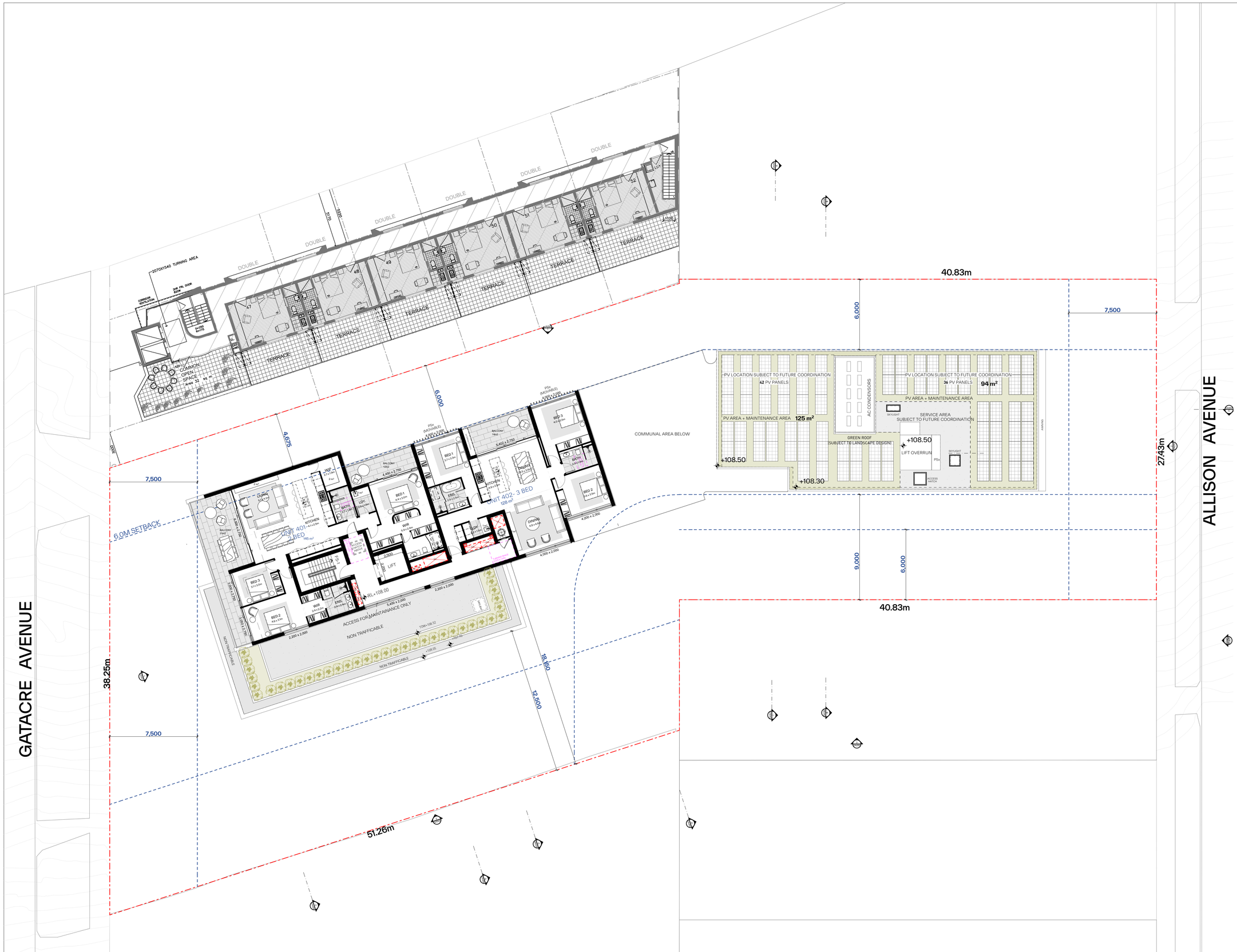
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Level 3 Floor Plan

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:150@ A1	DRAWING NO: DA106	ISSUE: E
PROJECT NO: 2318		



GENERAL NOTES:

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WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:
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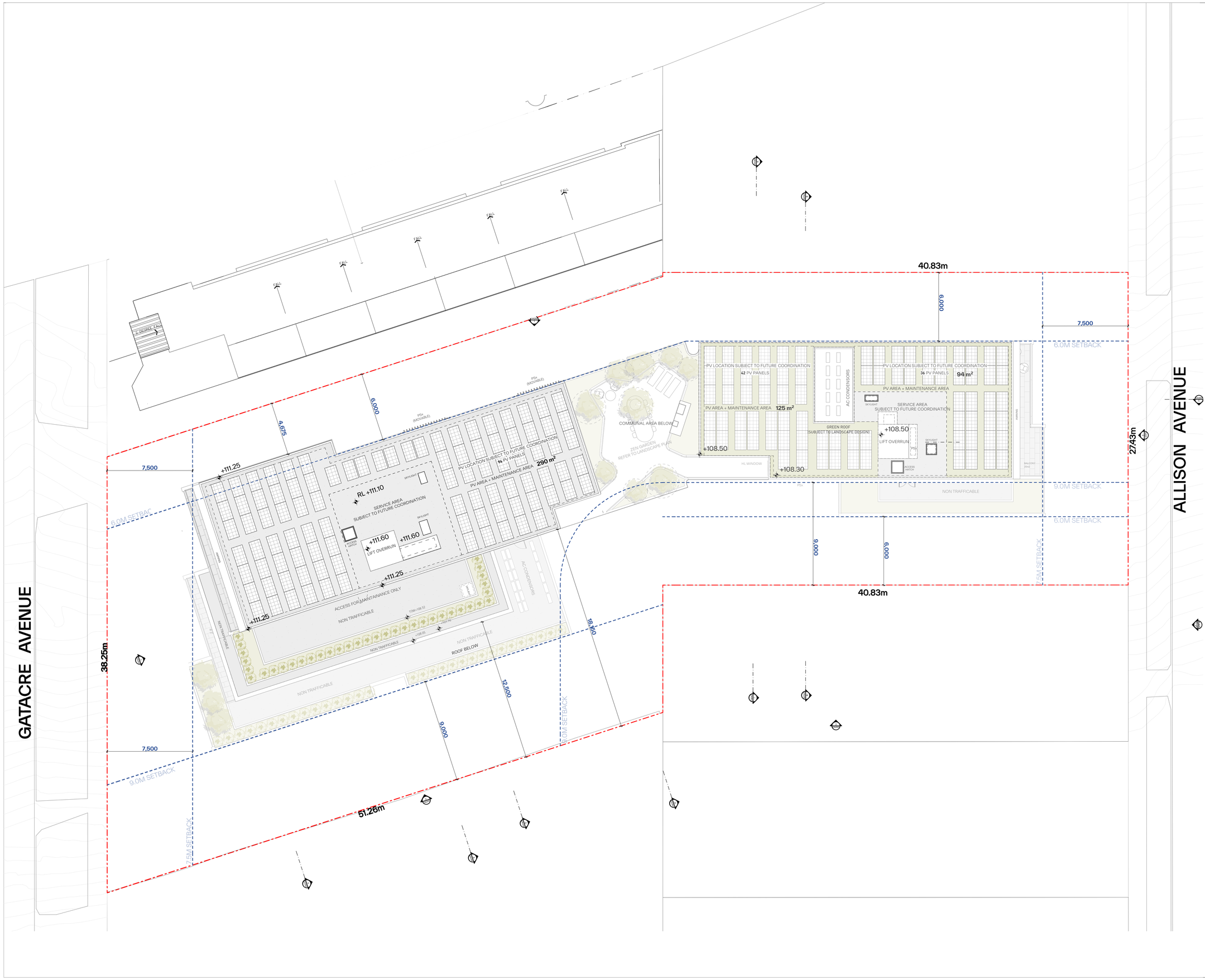
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Level 4 Floor Plan

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:150@ A1	DRAWING NO: DA107	ISSUE: E
PROJECT NO: 2318		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNINGS (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
P7A	12/04/2024	Issue For Development Application
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:
WINIM Developments Pty Ltd

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Roof Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:150@ A1	DRAWING NO: DA108	ISSUE: E
PROJECT NO: 2318		



1 North Elevation 1:150



2 South Elevation 1:150

GENERAL NOTES:

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EX	EXHAUST AIR DUCT
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GM	GAS METER
HWU	HOT WATER UNITS
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LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
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SK	SKYLIGHT
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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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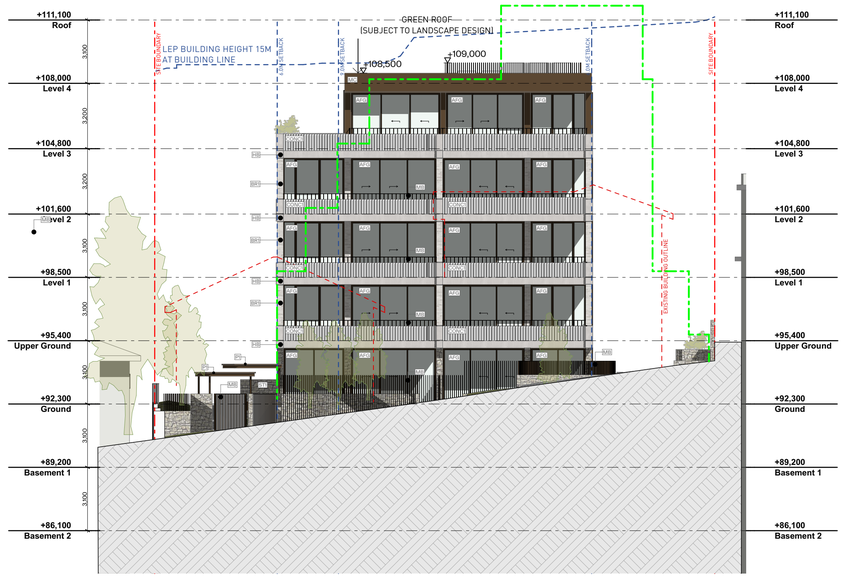
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
North South Elevation

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:150@A1	DRAWING NO: DA200	ISSUE: E
PROJECT NO: 2318		



1 West Elevation 1:150



2 East Elevation 1:150

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1 2 3 4 5 Meters

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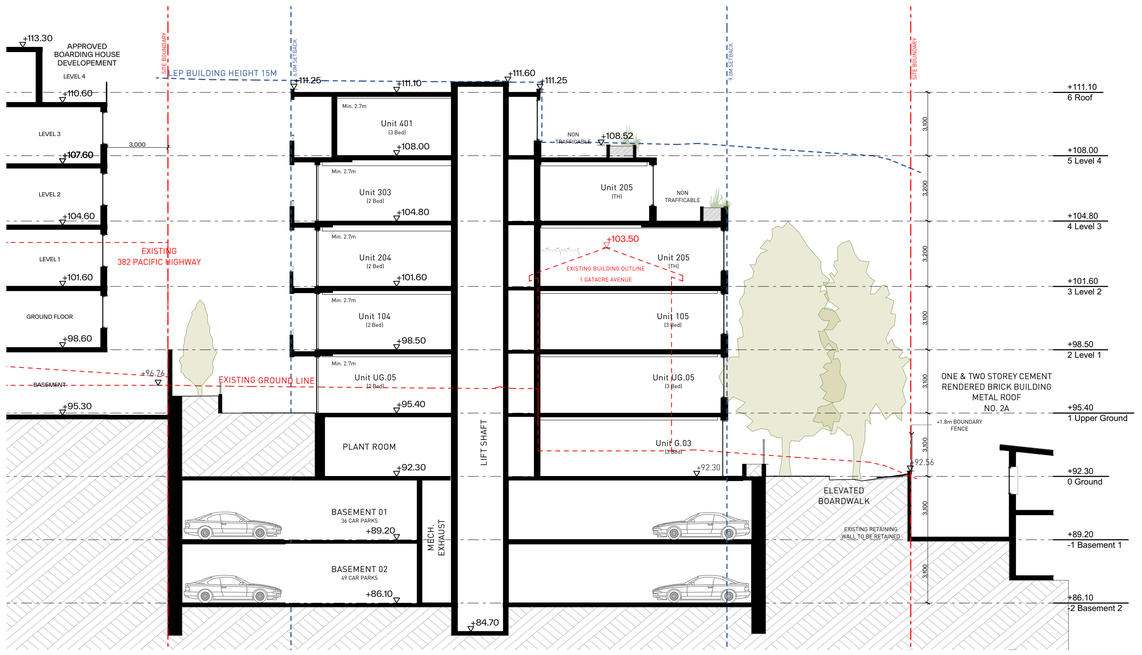
Level 2, 52 Albion Street,
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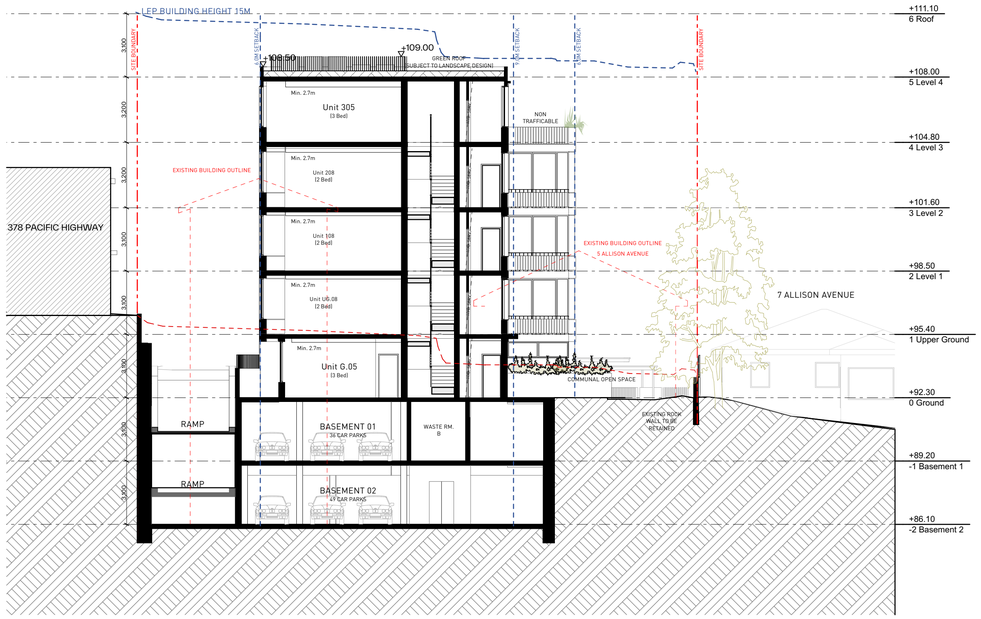
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
East & West Elevation

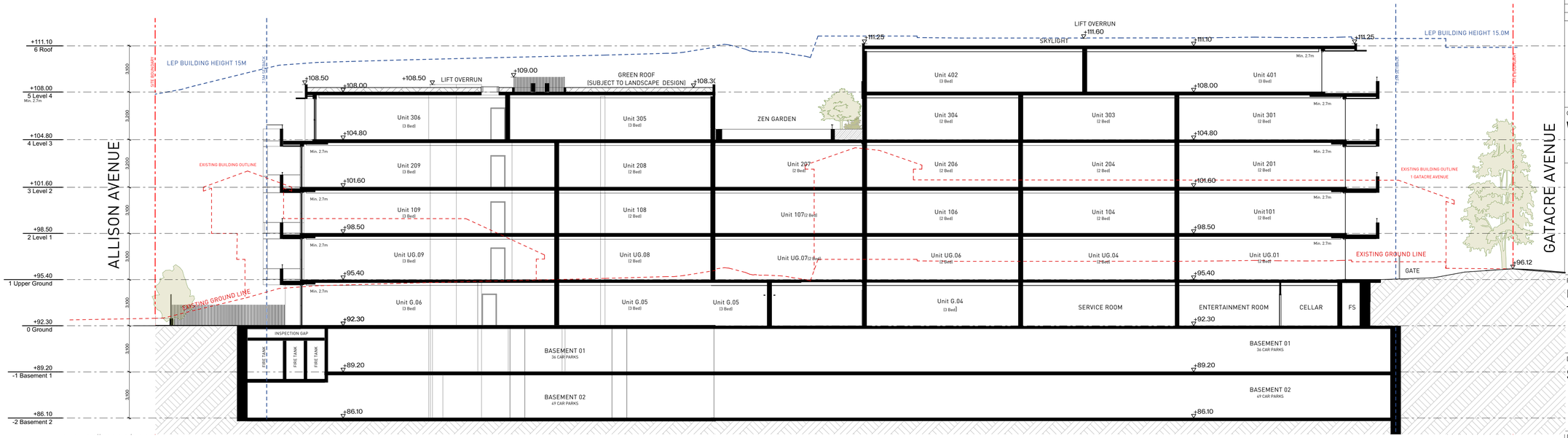
DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:150@A1	DRAWING NO: **DA201**	ISSUE: **E**
PROJECT NO: 2318		



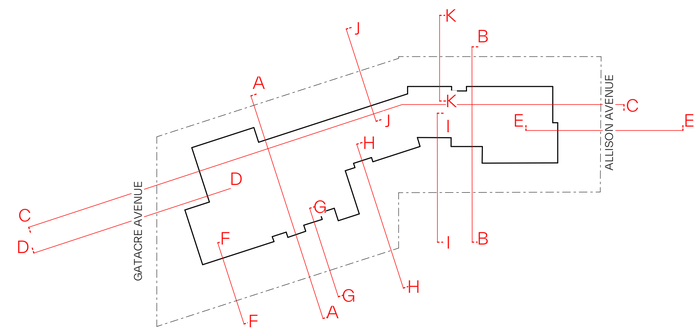
1 SECTION A 1:150



2 SECTION B 1:150



3 SECTION C 1:150



Key Plan

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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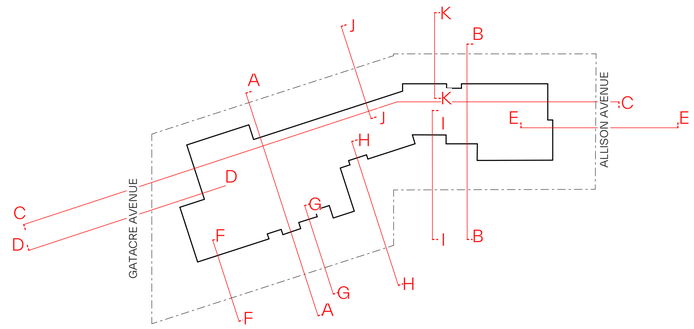
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ABN 36 147 035 550
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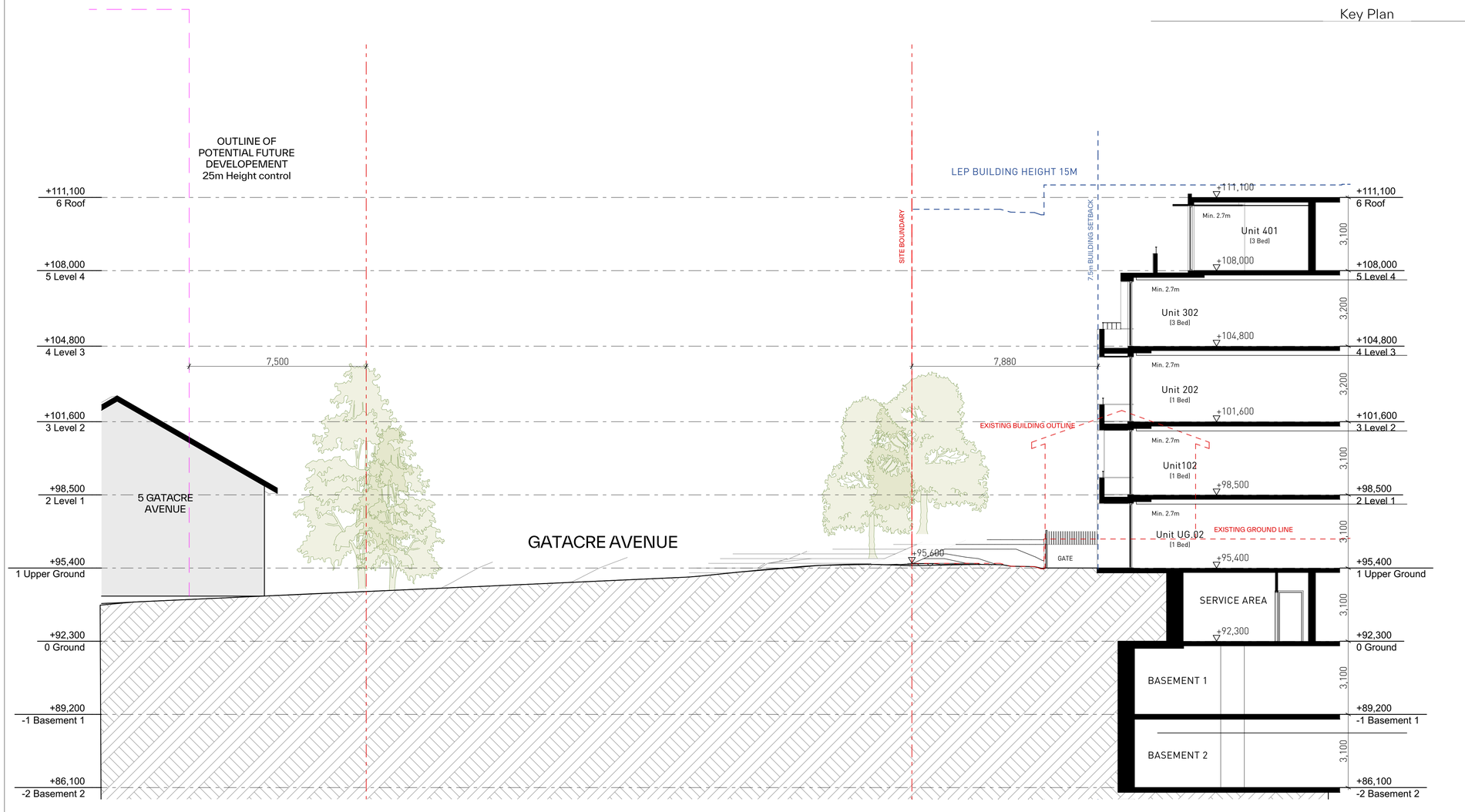
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Sections 1

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:150, 1:200@A1	DRAWING NO: **DA300**	ISSUE: **E**
PROJECT NO: 2318		



Key Plan



SECTION D 1:100

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Issue	Date	Description
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
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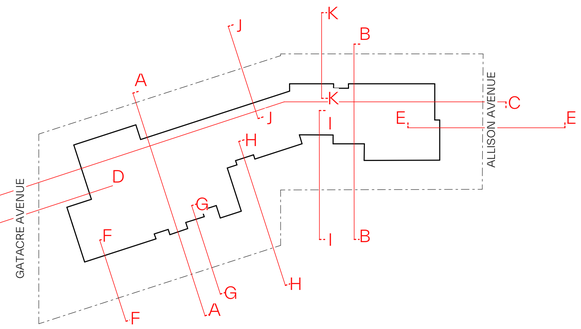
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Sections 2

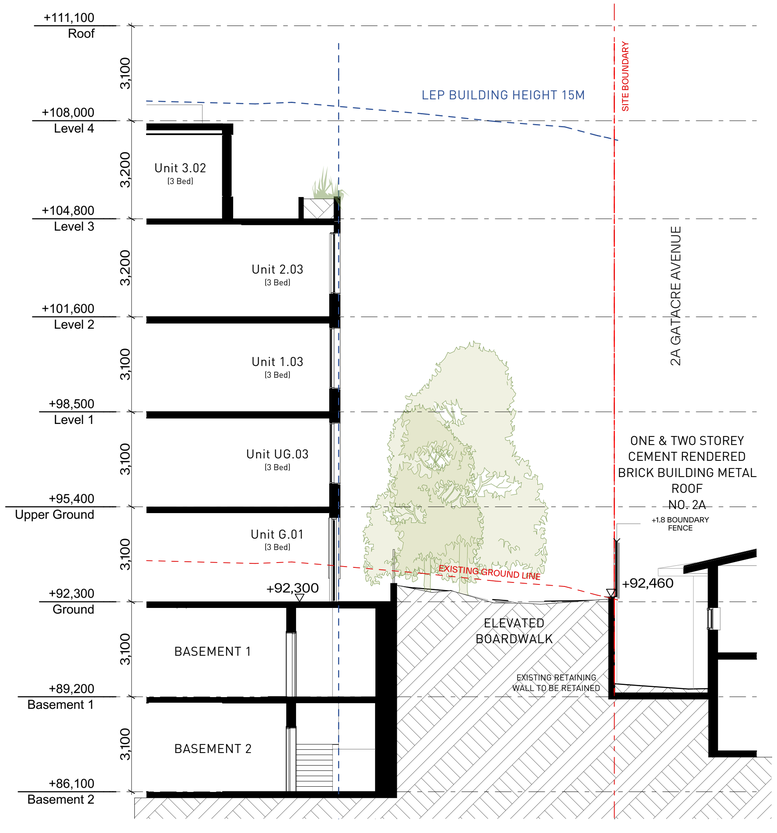
DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:100, 1:200@A1	DRAWING NO: **DA301**	ISSUE: **E**
PROJECT NO: 2318		



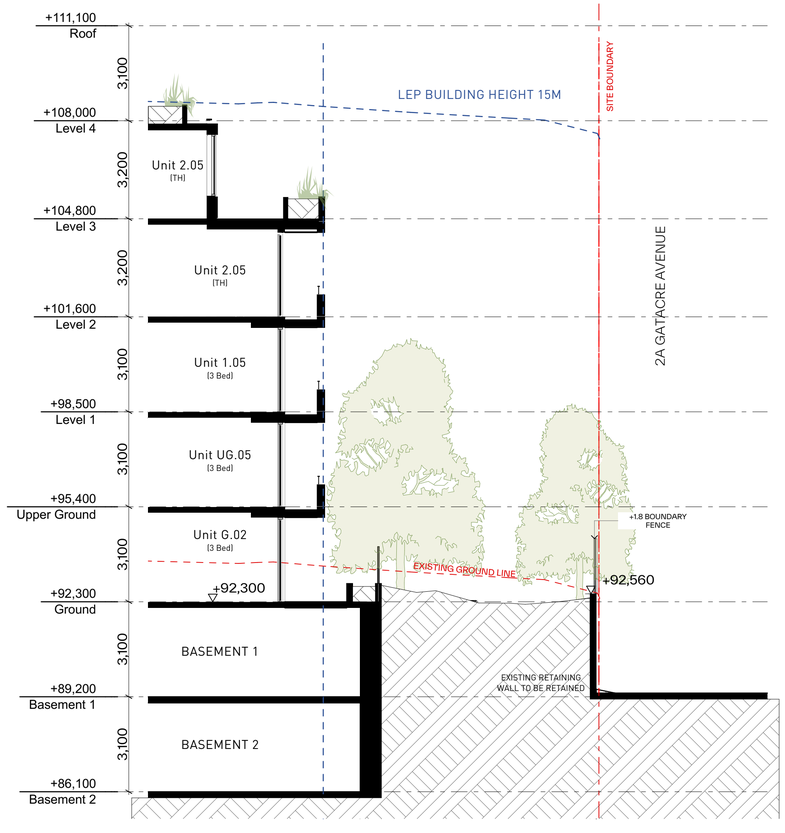
SECTION E 1:100



Key Plan



1 Section F 1:100



2 Section G 1:100

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Issue	Date	Description
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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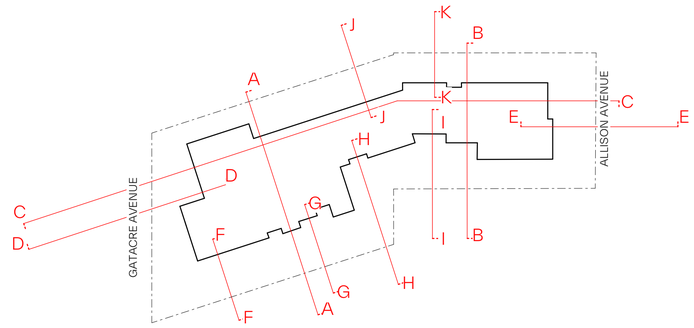
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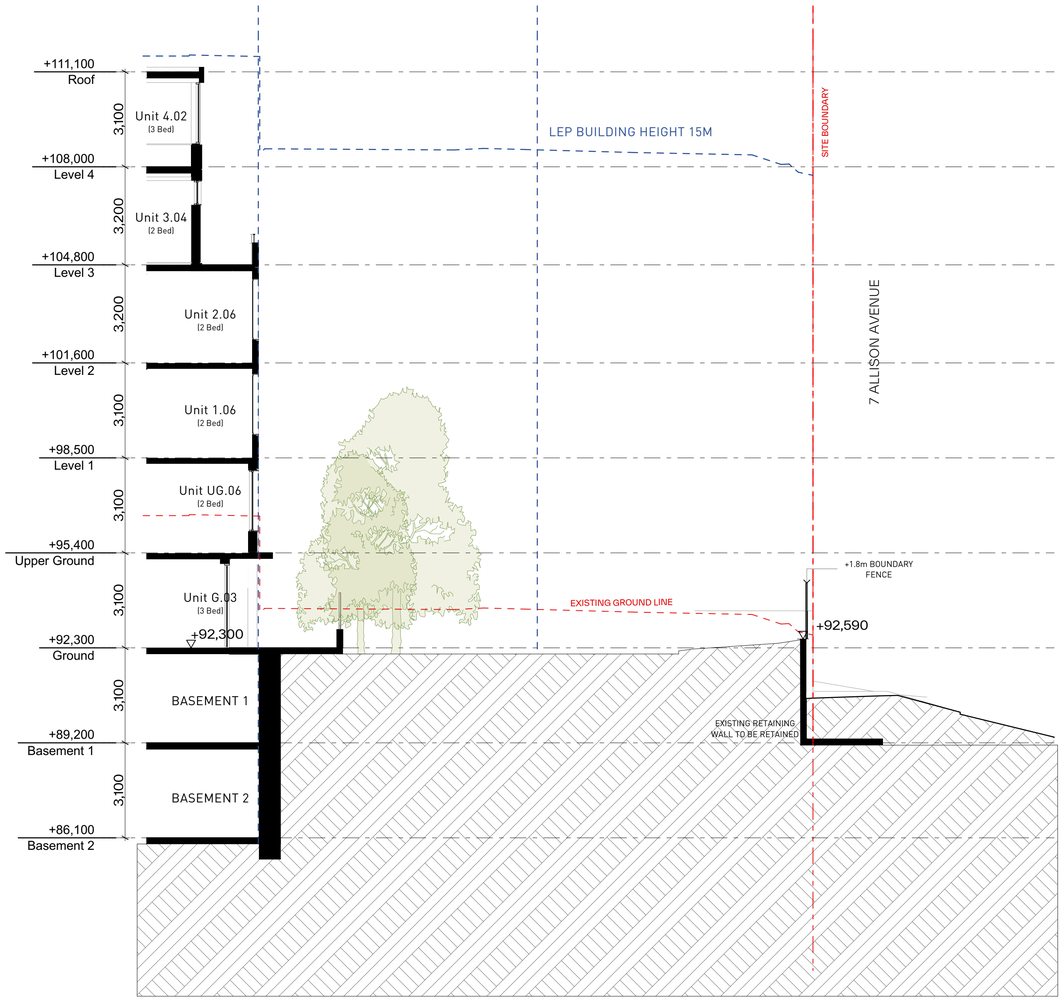
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Section 3

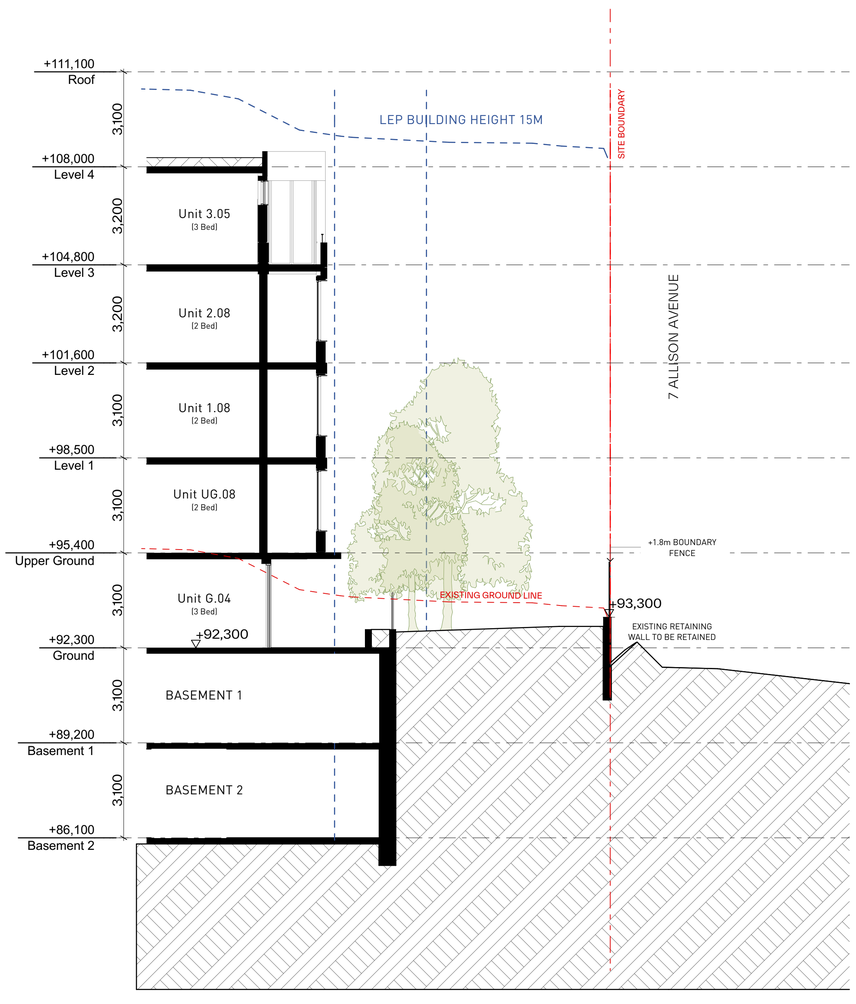
DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:100, 1:200@A1	DRAWING NO: DA302	ISSUE: E
PROJECT NO: 2318		



Key Plan



1 Section H 1:100



2 Section I 1:100

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:

WINIM Developments Pty Ltd

pbd architects

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W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

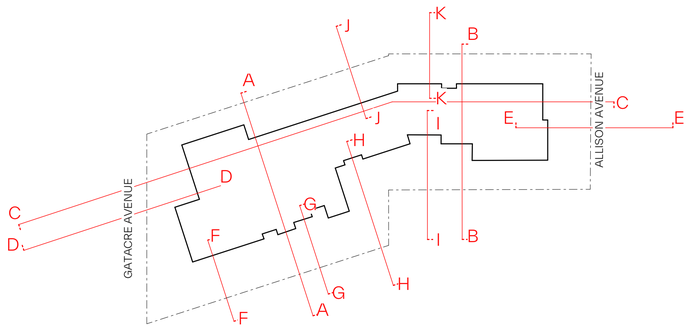
Residential Flat Building

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

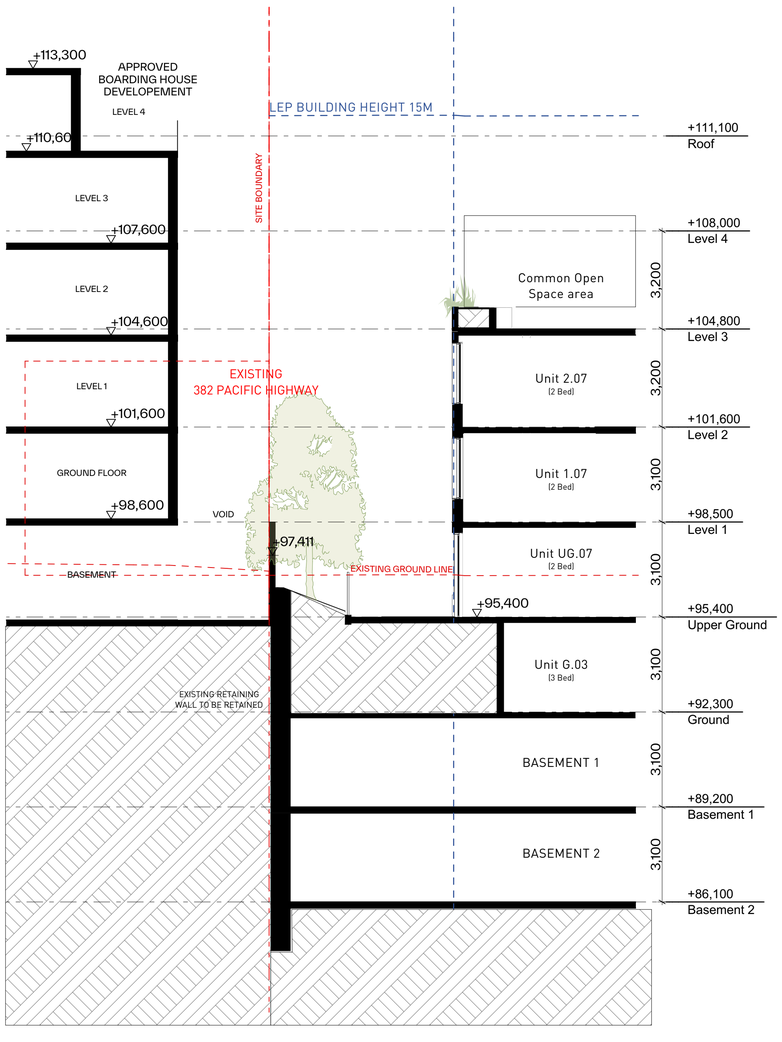
DRAWING TITLE:

Section 4

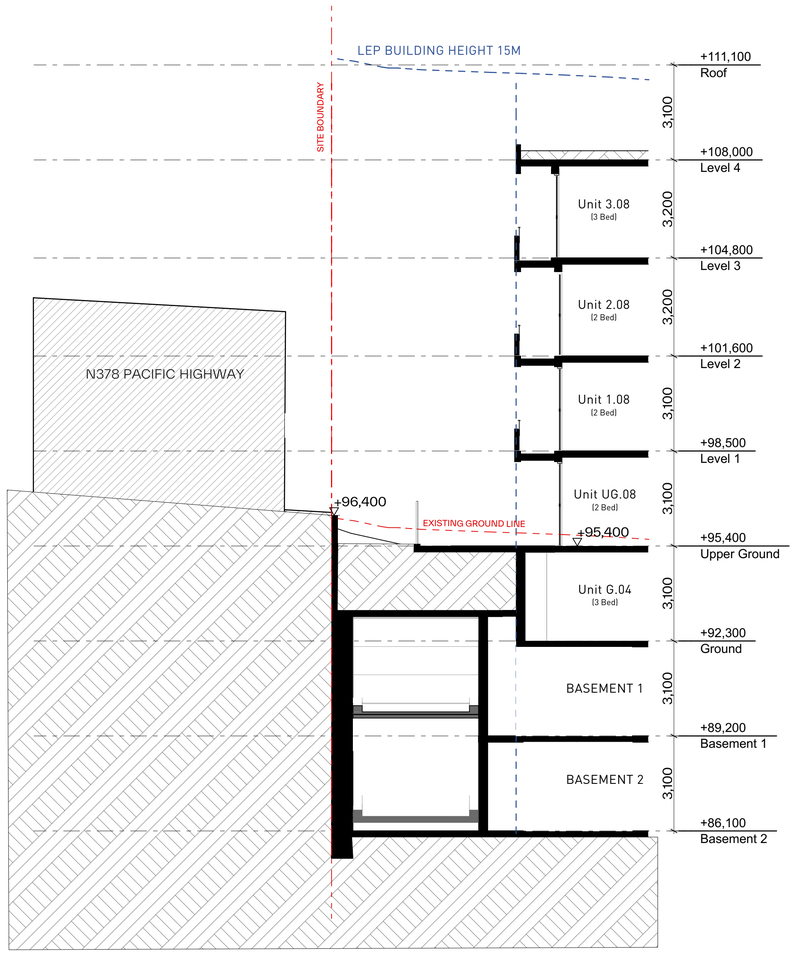
DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 2/08/2024
SCALE: 1:100, 1:500, 1:200@A1	DRAWING NO: **DA303**	ISSUE: **E**
PROJECT NO: 2318		



Key Plan



1 Section J 1:100



2 Section K 1:100

GENERAL NOTES:

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LEGEND:

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AS	SUPPLY AIR DUCT
CR	COMMS RISER
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MATERIALS LEGEND:

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RD	ROLLER DOOR
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RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:
WINIM Developments Pty Ltd

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7758

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Section 5

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:100, 1:200@A1	DRAWING NO: DA304	ISSUE: E
PROJECT NO: 2318		



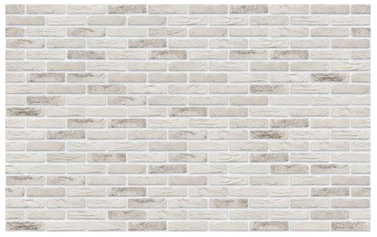
MC
METAL CLADDING - ELZINC RAINBOW MARRON BROWN OR SIMILAR



TC
TIMBER CLADDING
NON COMBUSTIBLE MATERIAL



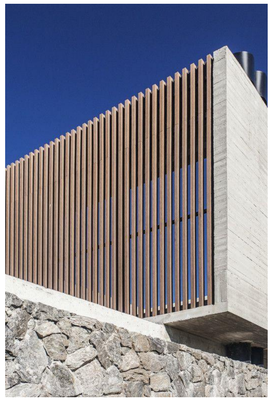
CONC1
FLUTED PRECAST CONCRETE



BR1
LIGHT GREY BRICK - SIMMENTAL SILVER OR EQUIVALENT



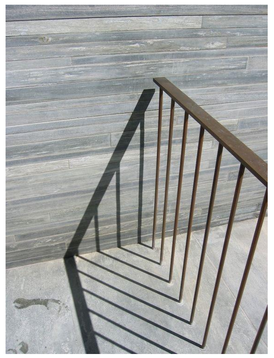
HB
HORIZONTAL CONCRETE BANDS



VB
METAL VERTICAL BATTENS
COLOR DETAIL : BROWN



AFG
ALUMINUM FRAME GLAZING - DARK BROWN FINISH



MB
METAL BALUSTRADE - DARK BROWN ALUMINIUM OR STEEL RODS WITH FLAT BAR HANDLE



ST1
SANDSTONE CLADDING - WAMBERAL FREEFORM OR EQUIVALENT

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Issue	Date	Description
P7A	12/04/2024	Issue For Development Application
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
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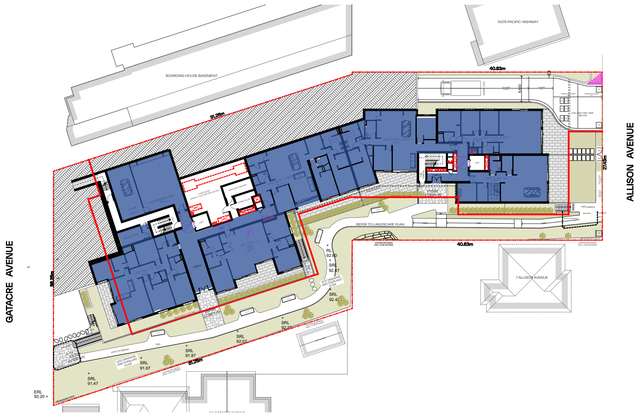
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Finishes Schedule

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: NTS	DRAWING NO: DA400	ISSUE: E
PROJECT NO: 2318		



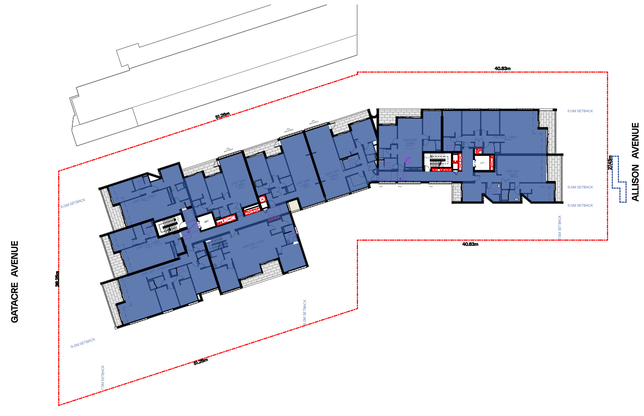
1 Ground 1:500



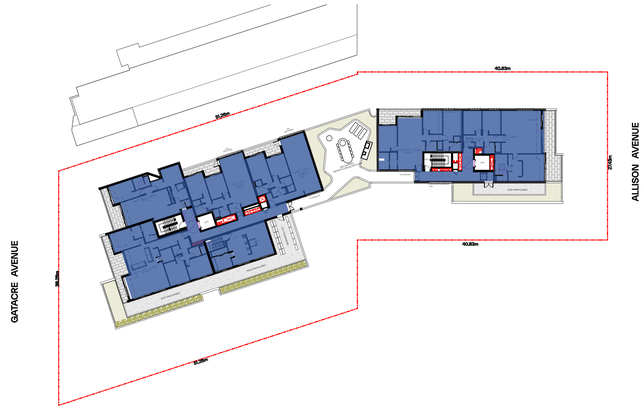
2 Upper Ground 1:500



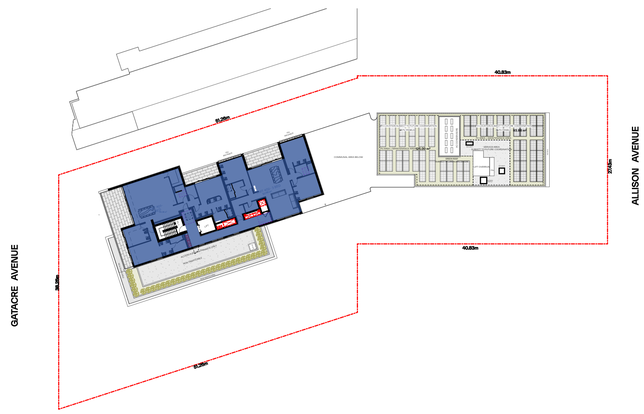
3 Level 1 1:500



4 Level 2 1:500



5 Level 3 1:500



6 Level 4 1:500

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
AREA: 2965.8
ZONE: R4

PERMISSIBLE GFA: 2.4:1
PROPOSED GFA: 1.69:1

AREA SCHEDULE SUMMARY

Ground	955
Upper Ground	1,007
Level 1	1,013
Level 2	1,013
Level 3	723
Level 4	309
	5,020 m²

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Scale Bar 1 : 150 @ A1
1 2 3 4 5 Meters

CLIENT:
WINIM Developments Pty Ltd

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
GFA Diagram

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:500@A1	DRAWING NO: DA500	ISSUE: E
PROJECT NO: 2318		



LEGEND:

- DEEP SOIL AREA (ADG)
- LANDSCAPED AREA
- LANDSCAPE ON PODIUM

PROPERTY DETAILS:

PROPERTY DETAILS:
AREA: 2965.8
ZONE: R4
Minimum Required : 40 % of the Site Area

LANDSCAPE AREA				
	DEEP SOIL ZONE	LANDSCAPED AREA	LANDSCAPE ON PODIUM	**TOTAL LANDSCAPED AREA**
AREA	817	73	359	1249
PERCENTAGE	27.50%	2.46%	12.27%	42.23%

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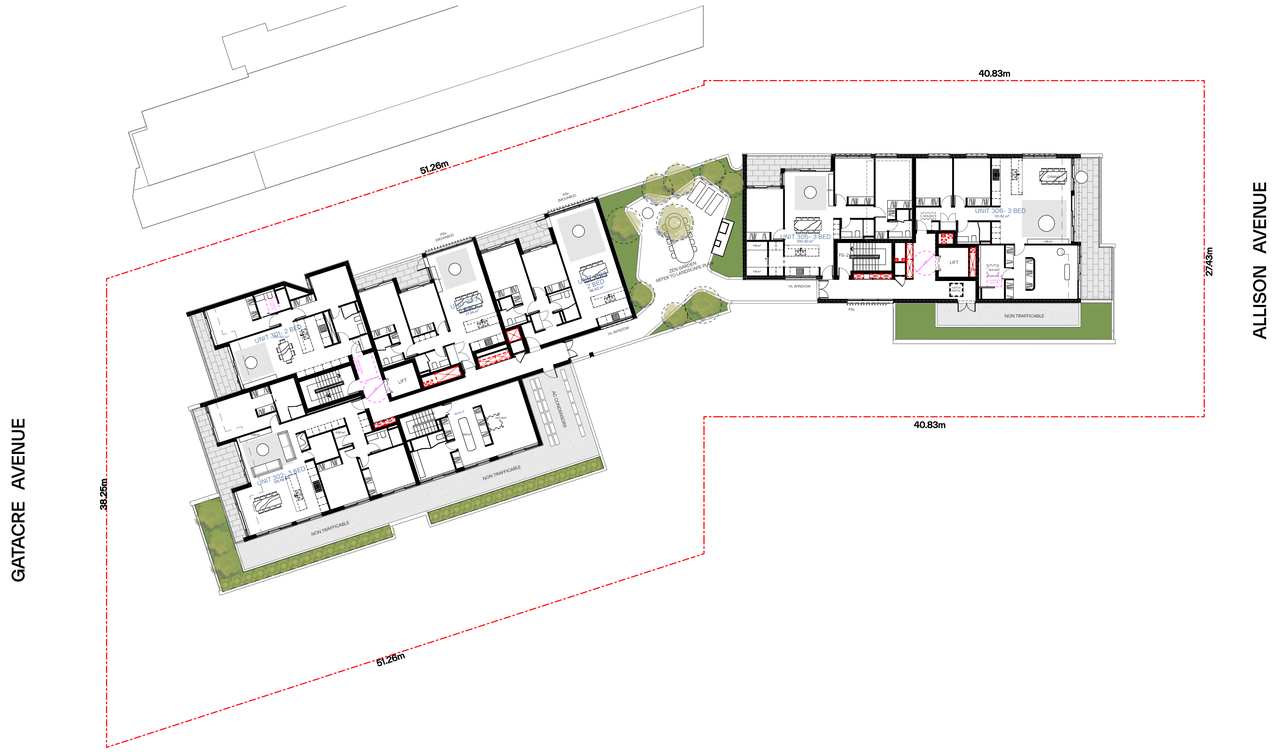
Level 2, 52 Albion Street,
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ABN 36 147 035 550
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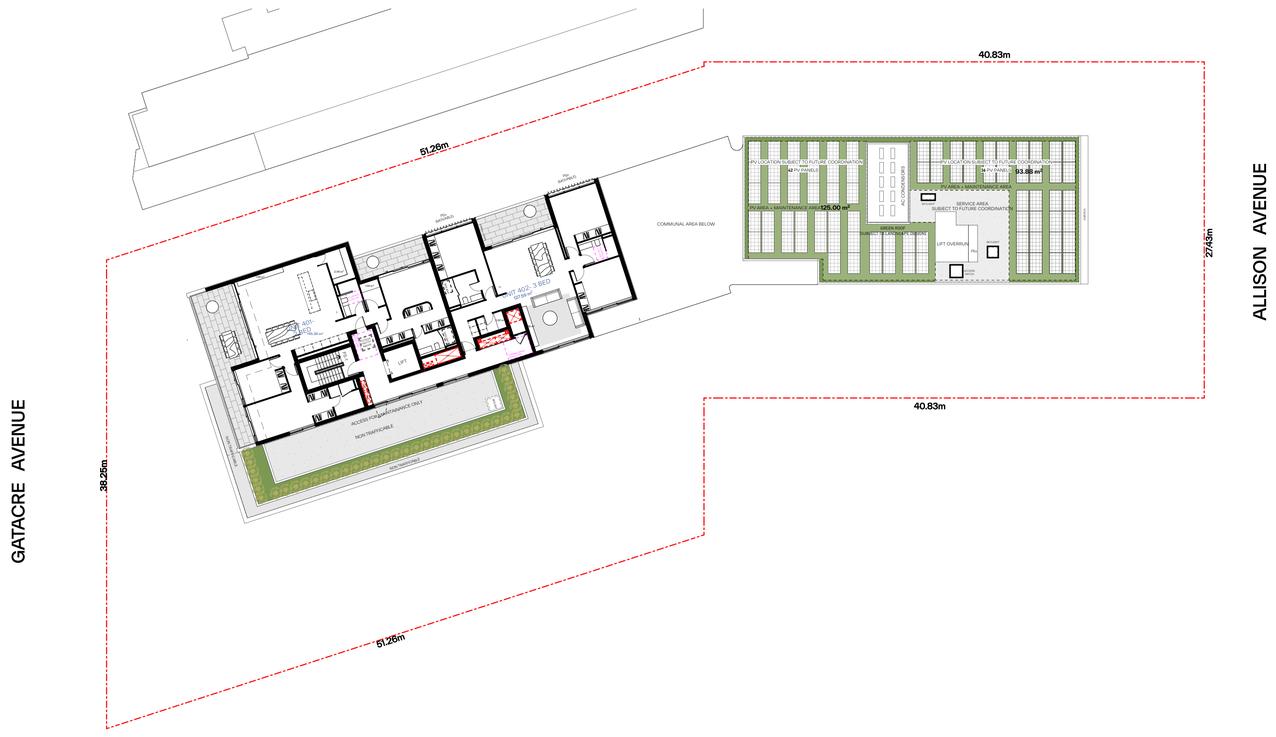
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Landscape Area Diagram

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:150, 1:1@A1	DRAWING NO: **DA510**	ISSUE: **E**
PROJECT NO: 2318		



1 Level 3 1:250



2 Level 4 1:250

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MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

LANDSCAPE AREA

PROPERTY DETAILS:
AREA: 2965.8
ZONE: R4

LANDSCAPED ROOF AREA

Landscape Area on Level 3	120
Landscape Area on Level 4	309
	429 m²

Issue	Date	Description
P7A	12/04/2024	Issue For Development Application
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

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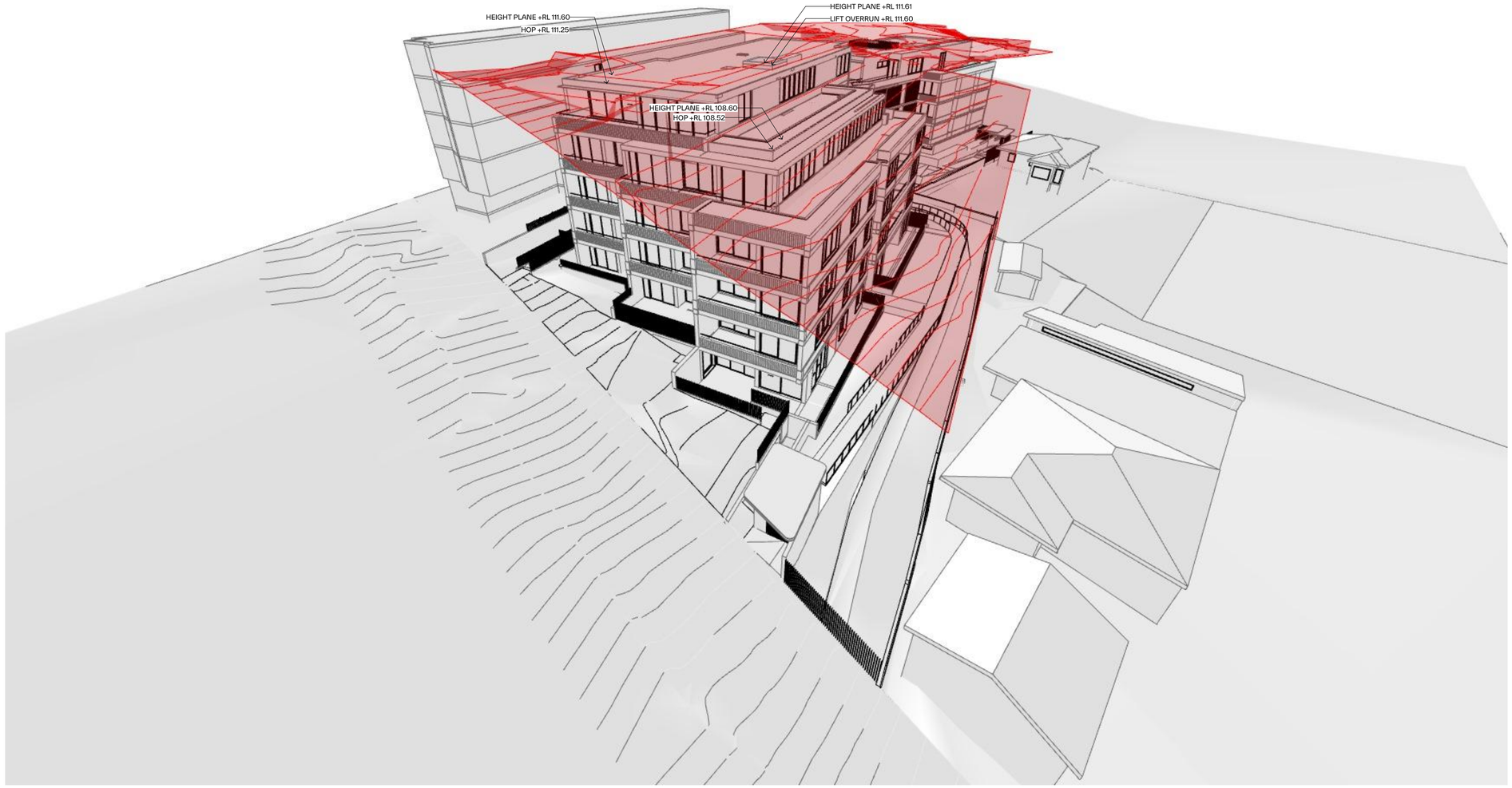
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Landscaped Roof Area Diagram

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:250@A1	DRAWING NO: DA511	ISSUE: E
PROJECT NO: 2318		



2 Height Limit Diagram-Gatacre Avenue 1:1

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

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MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	CONCRETE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

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E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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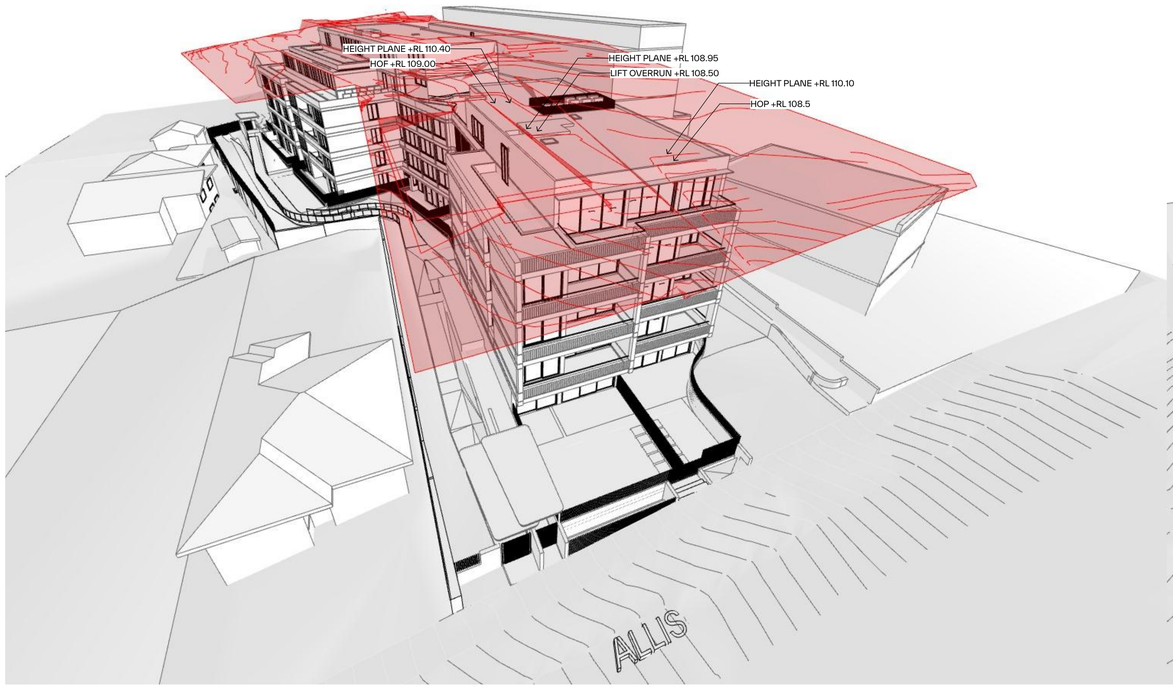
Level 2, 52 Allison Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

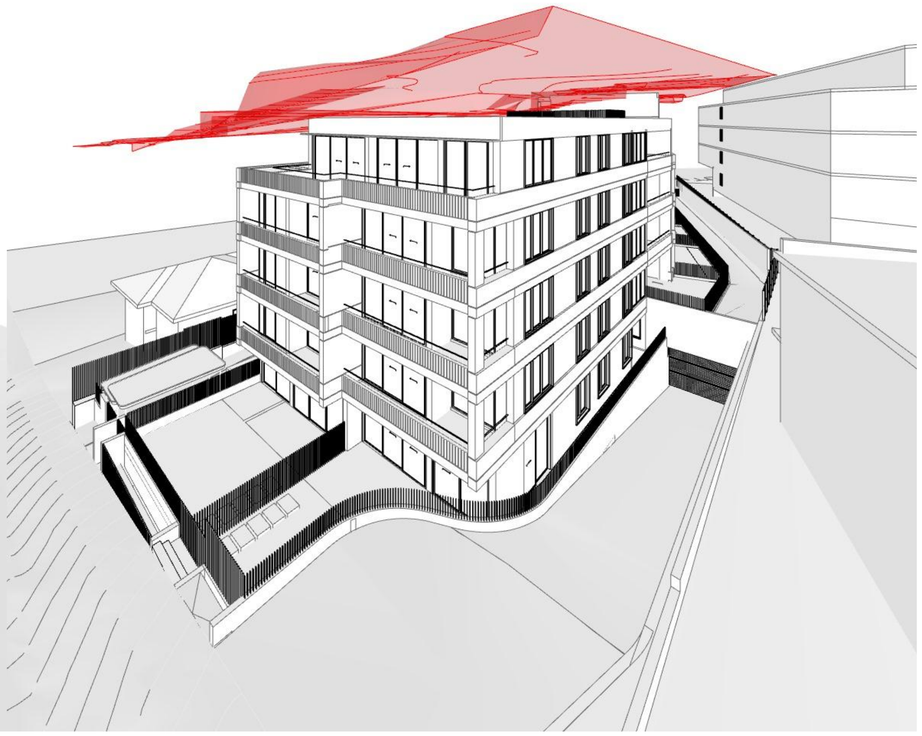
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Height Limit Diagram-Gatacre Avenue

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: NTS	DRAWING NO: DA520	ISSUE: E
PROJECT NO: 2318		



1 Height Limit Diagram-Allsion Avenue 1



2 Height Limit Diagram-Allsion Avenue 2

LEGEND:

HEIGHT PLANE +15m

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
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PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
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B	8/05/2024	Issue For RFI
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D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

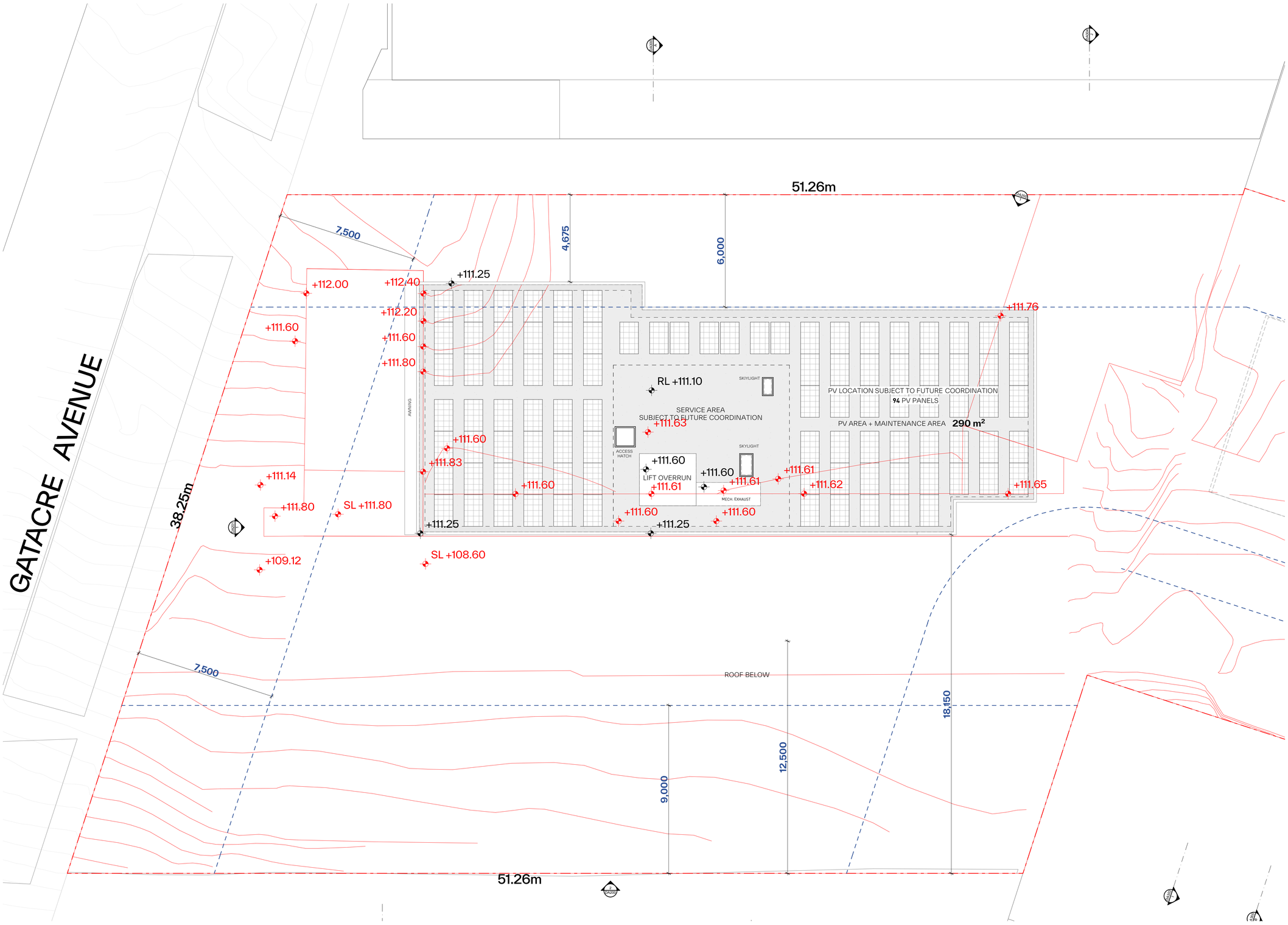
Residential Flat Building

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:

Height Limit Diagram-Allison Avenue

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: NTS	DRAWING NO: DA521	ISSUE: E
PROJECT NO: 2318		



1 Roof plan Building A _ Height plane overlap 1:100

GENERAL NOTES:

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LEGEND:

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AH	ACCESS HATCH
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AS	SUPPLY AIR DUCT
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GM	GAS METER
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MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
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MATERIALS LEGEND:

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RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

+15m HEIGHT PLANE

Issue	Date	Description
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

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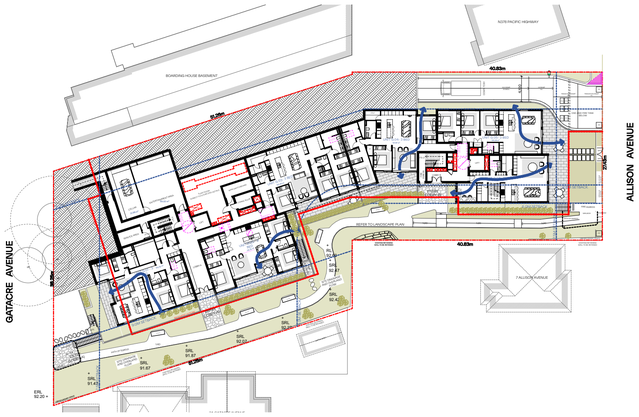
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

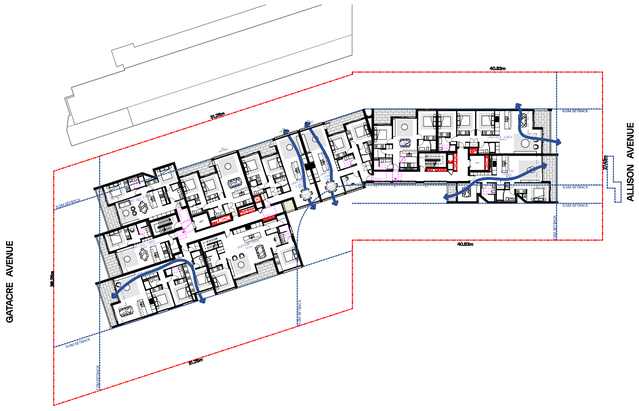
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Height Limit Diagram-Building A - Height plane overlap

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:100@A1	DRAWING NO: DA522	ISSUE: EP7A
PROJECT NO: 2318		



1 Ground 1:500



4 Level 2 1:500

2 Upper Ground 1:500

5 Level 3 1:500

3 Level 1 1:500

6 Level 4 1:500

LEGEND:

NATURALLY CROSS VENTILATED APARTMENTS

TARGET CROSS VENTILATION:
MIN 60%- 26Units

PROPOSED CROSS VENTILATION:
29Units (67%)

GENERAL NOTES:

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Issue	Date	Description
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Scale Bar 1 : 150 @ A1
1 2 3 4 5 Meters

N

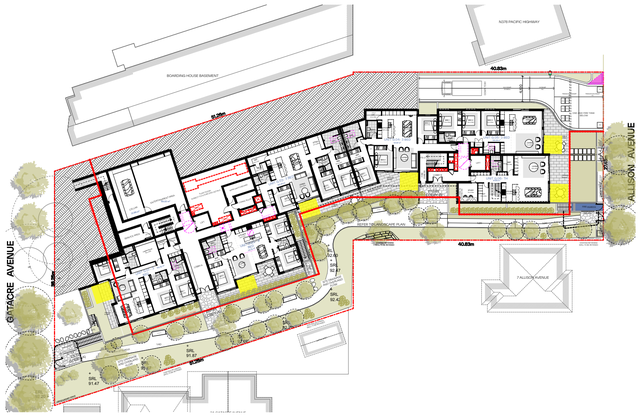
CLIENT:
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W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Cross Ventilation Diagram

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 2/08/2024
SCALE: 1:500@A1	DRAWING NO: DA530	ISSUE: E
PROJECT NO: 2318		



1 Ground 1:500



4 Level 2 1:500



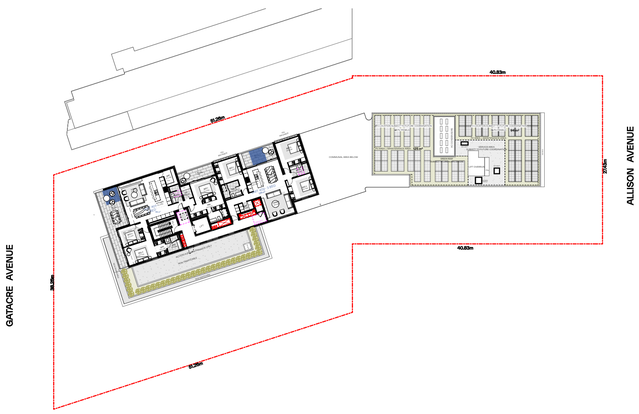
2 Upper Ground 1:500



5 Level 3 1:500



3 Level 1 1:500



6 Level 4 1:500

LEGEND:

- PRIVATE OPEN SPACE min. 2.0mx2m
- PRIVATE OPEN SPACE min. 2.4mx4m
- PRIVATE OPEN SPACE min. 3mx3m

PRIVATE OPEN SPACE (ADG REQUIREMENTS)

1 Bedroom	$8m^2$	2.0m
2 Bedroom	$10m^2$	2.0m
3+ Bedroom	$12m^2$	2.4m

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
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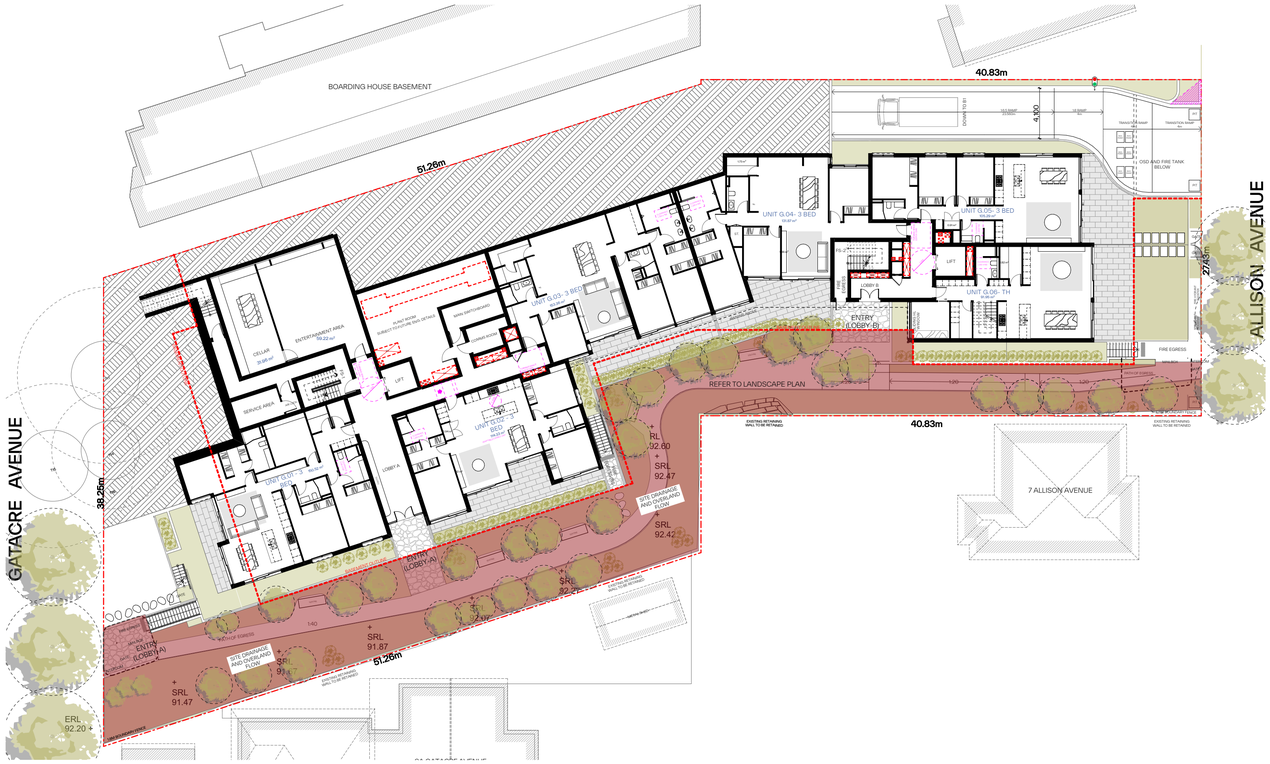
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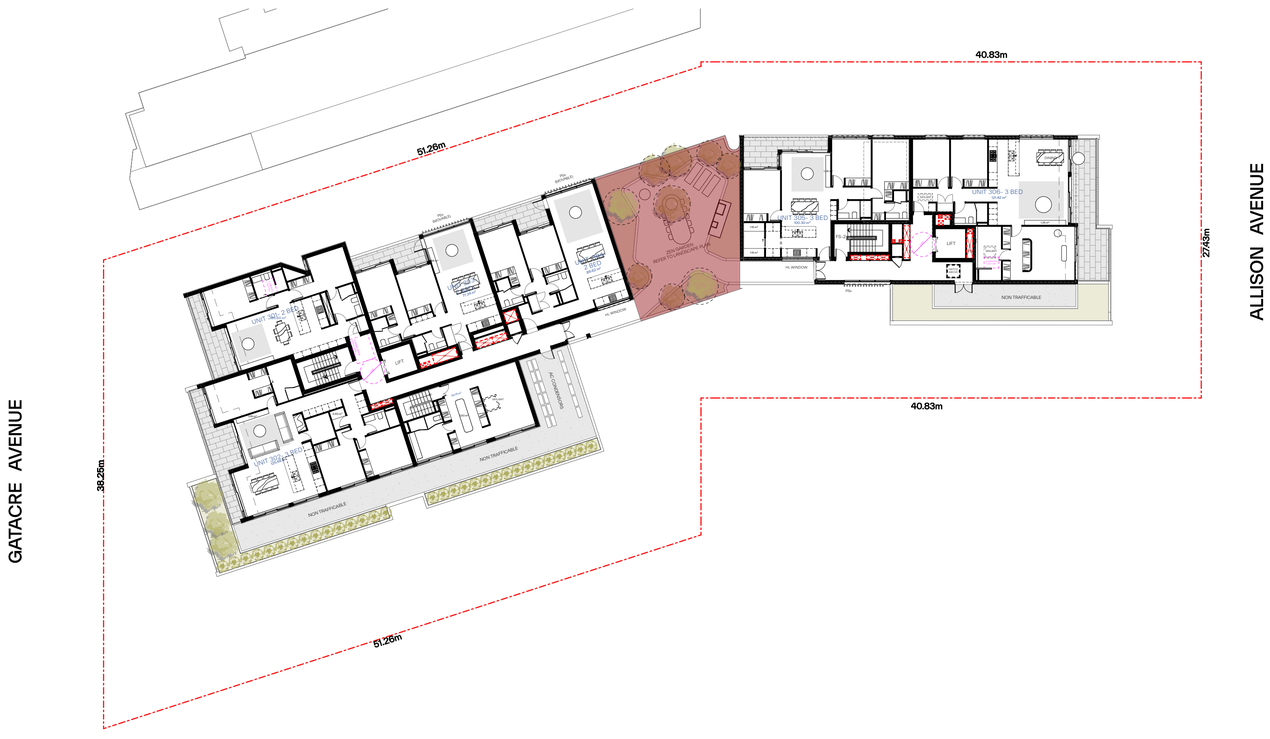
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Private Open Spaces

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:500@A1	DRAWING NO: DA540	ISSUE: E
PROJECT NO: 2318		





GENERAL NOTES:

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GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNINGS (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

COMMUNAL OPEN SPACE

PROPERTY DETAILS:
AREA: 2965.8
ZONE: R4

Minimum Required : 25% of the Site Area

COMMUNAL OPEN SPACE

	AREA	PERCENTAGE
Communal Open Space on Ground Floor	629	21
Communal Open Space on Level 3	127	4
	756 m²	25%

Issue	Date	Description
P7A	12/04/2024	Issue For Development Application
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1
1 2 3 4 5 Meters

N

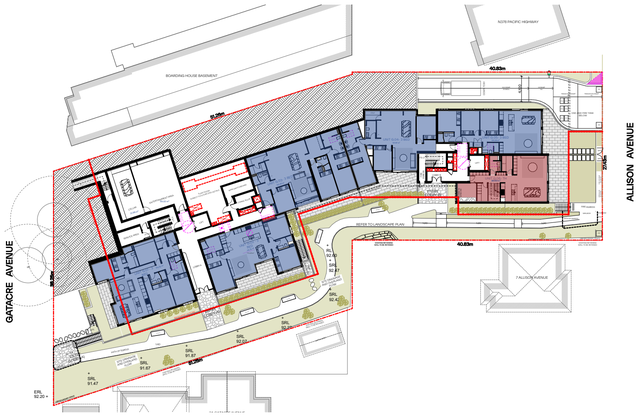
CLIENT:
WINIM Developments Pty Ltd

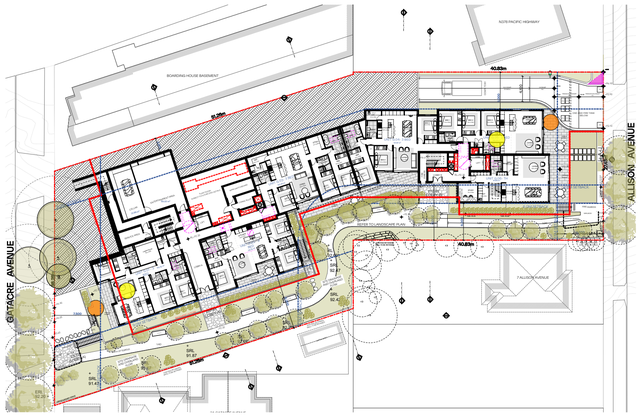
pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Communal Open Space

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	2/08/2024
SCALE: 1:250@A1	DRAWING NO: DA541	ISSUE: E
PROJECT NO: 2318		

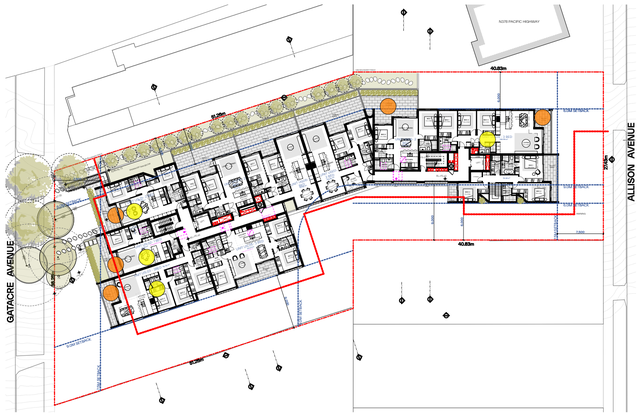

NOTE:PACIFIC HIGHWAY
BOARDING HOUSE BASEMENT
40.83m
31.26m
GATACRE AVENUE
ALLISON AVENUE
29.65m
40.83m
7 ALLISON AVENUE
RETAIL
RETAIL
RETAIL



1 Ground 1:500



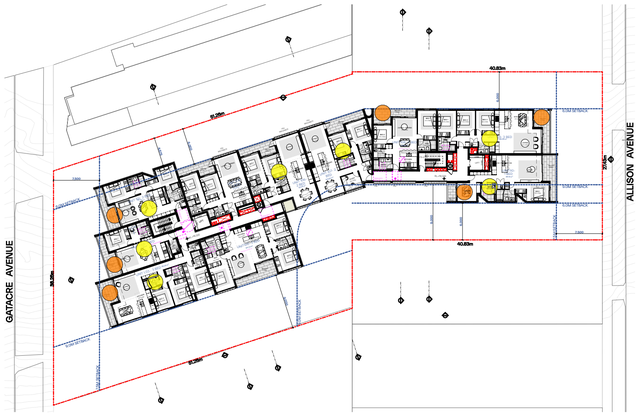
4 Level 2 1:500



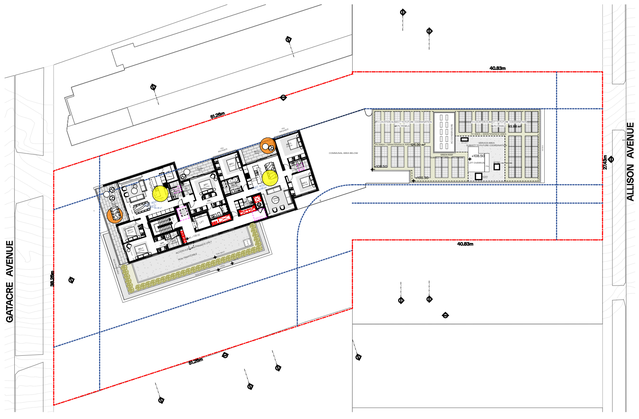
2 Upper Ground 1:500



5 Level 3 1:500



3 Level 1 1:500



6 Level 4 1:500

LEGEND:

>2h Solar LIVING

>2h Solar POS

Units with 2 hours or more sunlight to LIVING and POS
9AM-3PM June 21 = 30/43 70%

Units with no sun between 9AM-3PM June 21= 6/43 14%

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:
WINIM Developments Pty Ltd

pbd architects

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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

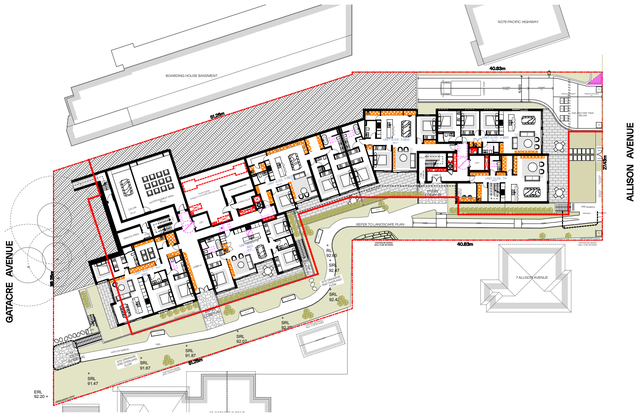
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Solar Access Diagram

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 2/08/2024
SCALE: 1:500@A1	DRAWING NO: **DA560**	ISSUE: **E**
PROJECT NO: 2318		



1 Ground 1:500



4 Level 2 1:500



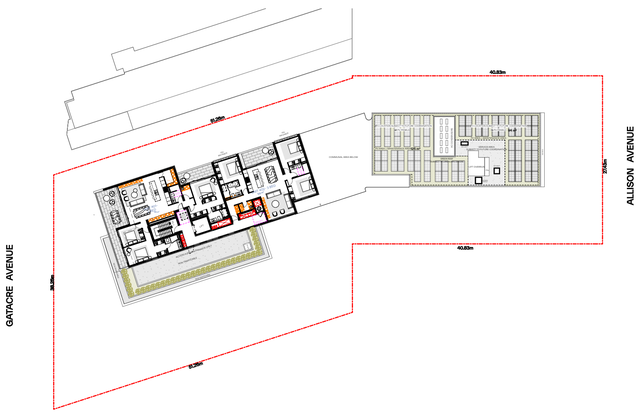
2 Upper Ground 1:500



5 Level 3 1:500



3 Level 1 1:500



6 Level 4 1:500

LEGEND:

STORAGE AREA
(REFER TO DA001 FOR CALCULATIONS)

GENERAL NOTES:

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
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pbd architects

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W - pbdarchitects.com.au

Level 2, 52 Albion Street,
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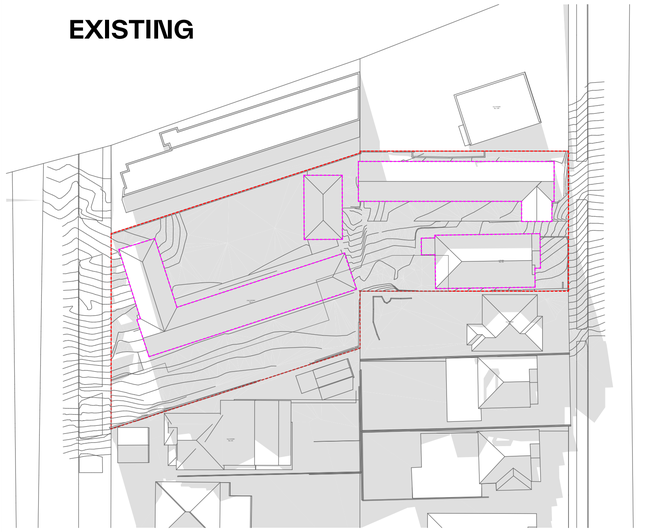
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

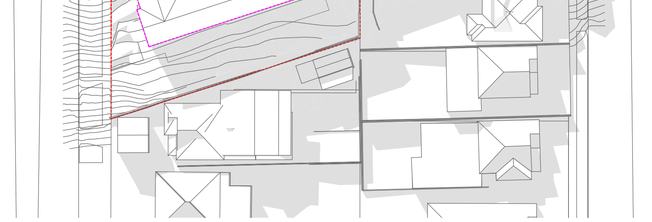
DRAWING TITLE:
Storage Calculation Diagram

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 2/08/2024
SCALE: 1:500@A1	DRAWING NO: **DA570**	ISSUE: **E**
PROJECT NO: 2318		

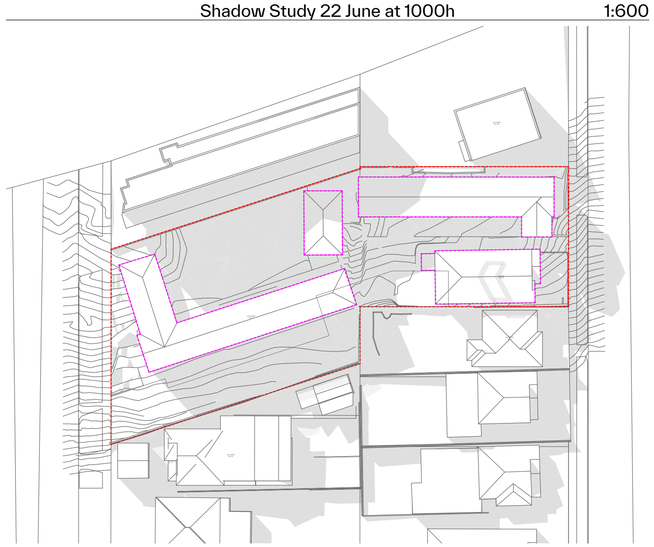
EXISTING



Shadow Study 22 June at 0900h 1:600

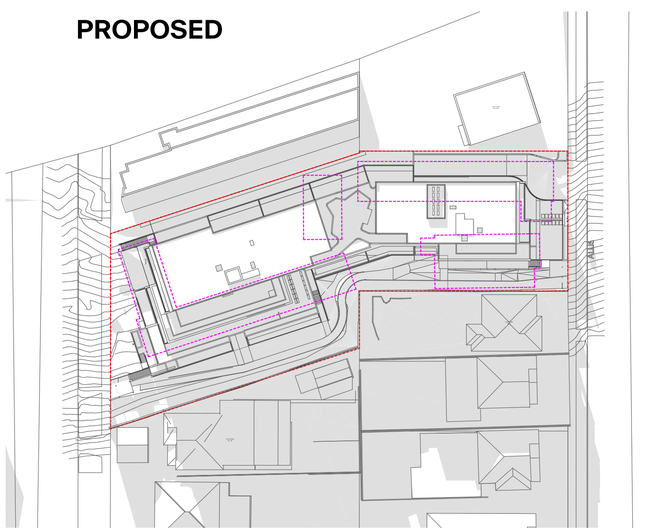


Shadow Study 22 June at 1000h 1:600

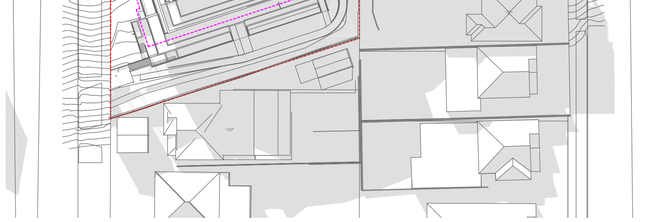


Shadow Study 22 June at 1100h 1:600

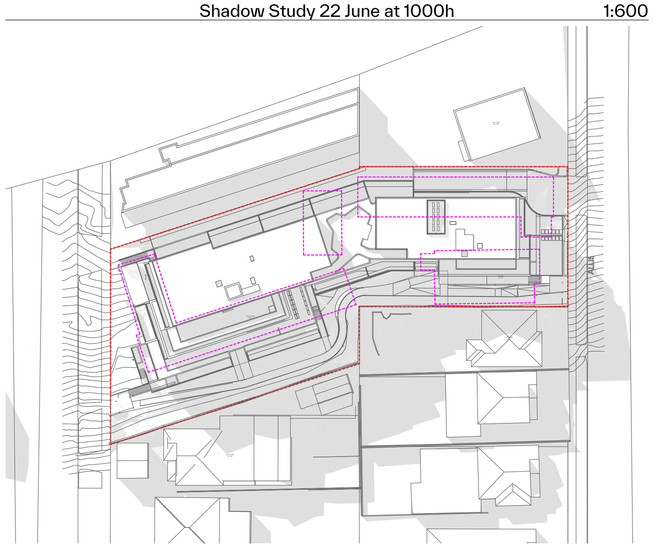
PROPOSED



Shadow Study 22 June at 0900h 1:600

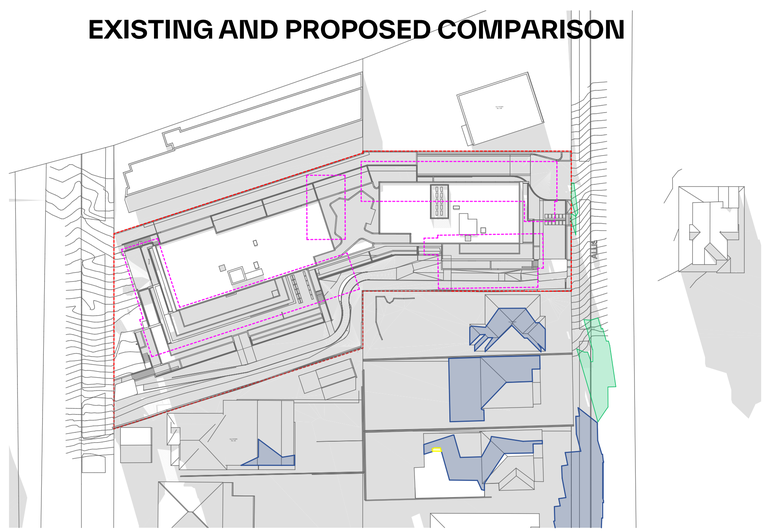


Shadow Study 22 June at 1000h 1:600

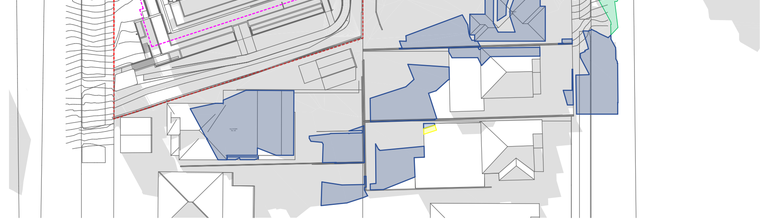


Shadow Study 22 June at 1100h 1:600

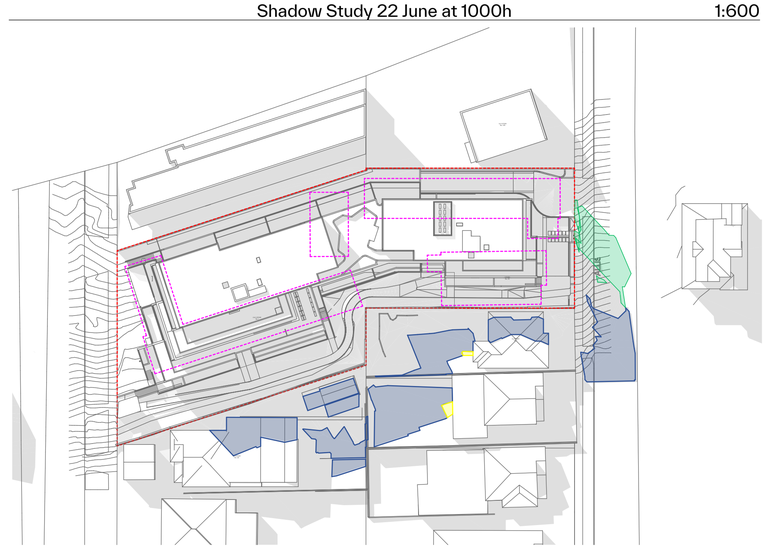
EXISTING AND PROPOSED COMPARISON



Shadow Study 22June at 0900h 1:600



Shadow Study 22 June at 1000h 1:600



Shadow Study 22 June at 1100h 1:600

GENERAL NOTES:

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VB	EXTERNAL VENETIAN BLINDS

LEGEND:

- EXISTING SHADOW
- REDUCTION OF EXISTING OVERSHADOWING
- REDUCTION FROM PREVIOUS DA35/2024
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPEMENT
- EXISTING BUILDING LINE
- SITE BOUNDARY

Issue	Date	Description
P7A	12/04/2024	Issue For Development Application
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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
WINIM Developments Pty Ltd

pbd architects

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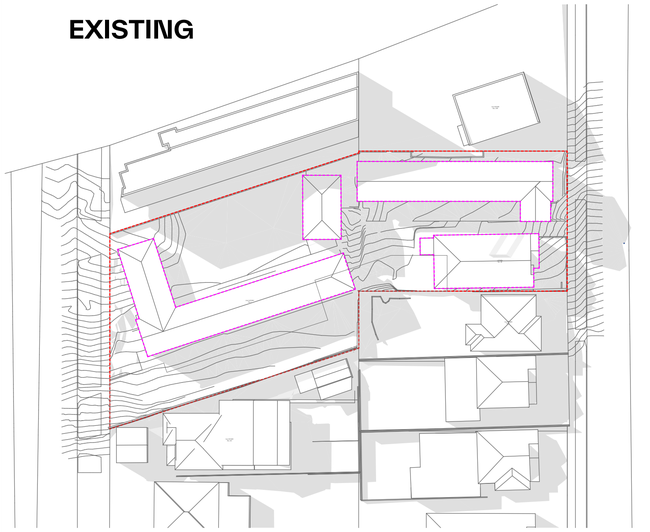
ABN 36 147 035 550
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PROJECT:
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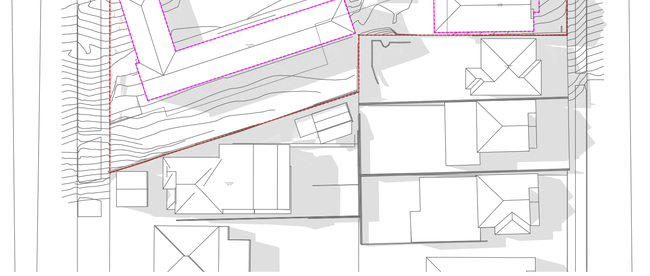
DRAWING TITLE:
Shadow Diagram - 22 June 9am-11am

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:600@A1	DRAWING NO: **DA600**	ISSUE: **E**
PROJECT NO: 2318		

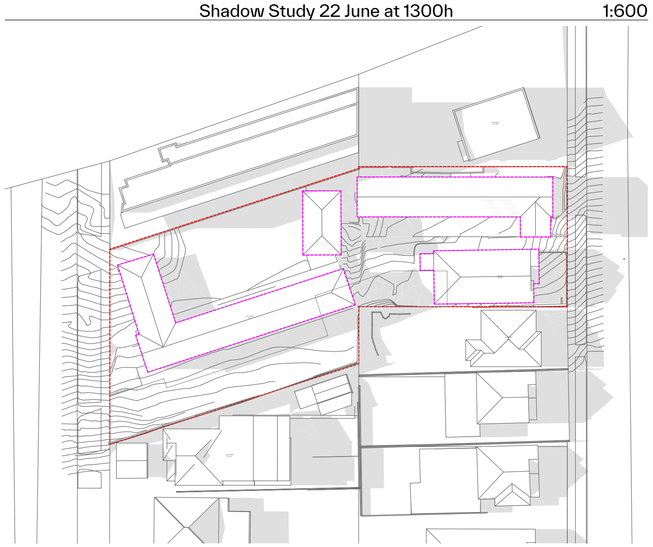
EXISTING



Shadow Study 22 June at 1200h 1:600

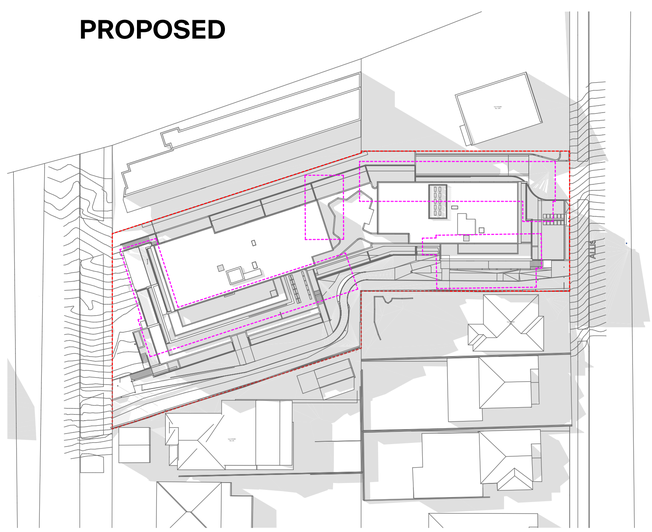


Shadow Study 22 June at 1300h 1:600

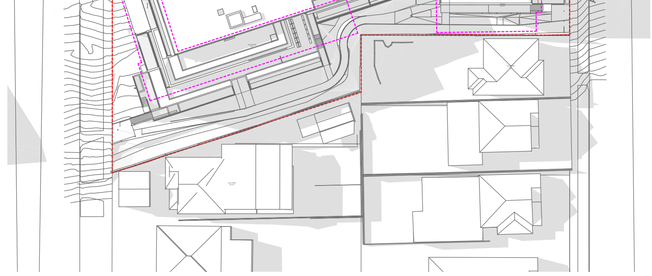


Shadow Study 22 June at 1400h 1:600

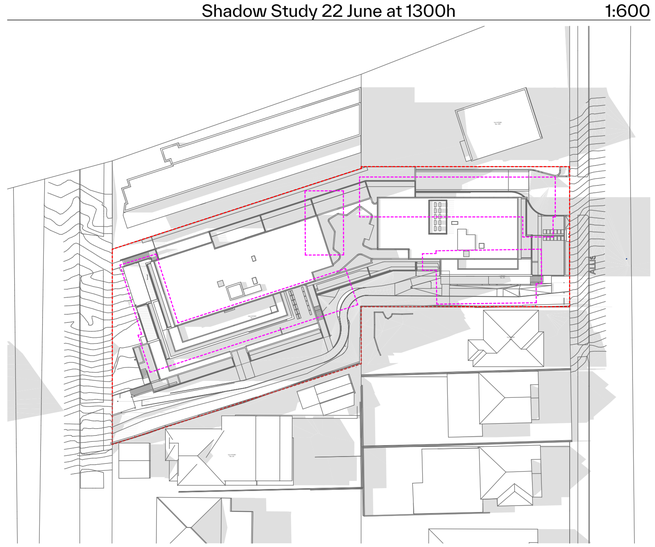
PROPOSED



Shadow Study 22 June at 1200h 1:600

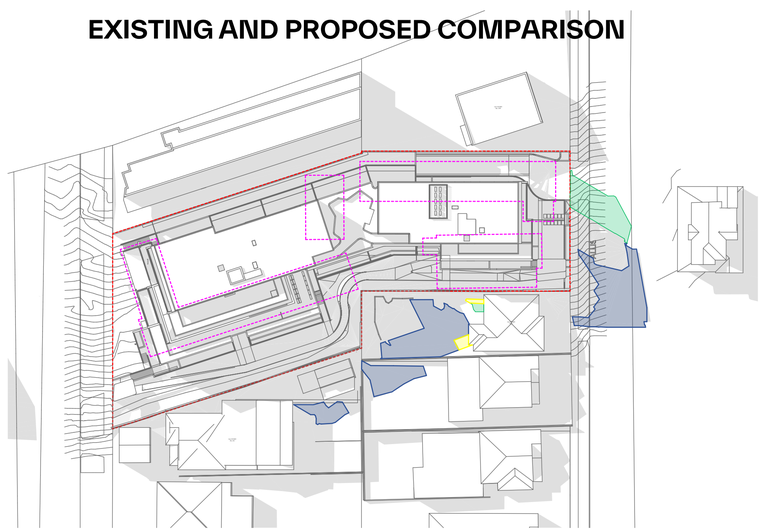


Shadow Study 22 June at 1300h 1:600

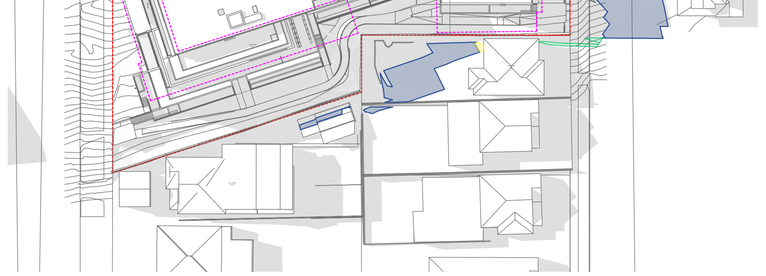


Shadow Study 22 June at 1400h 1:600

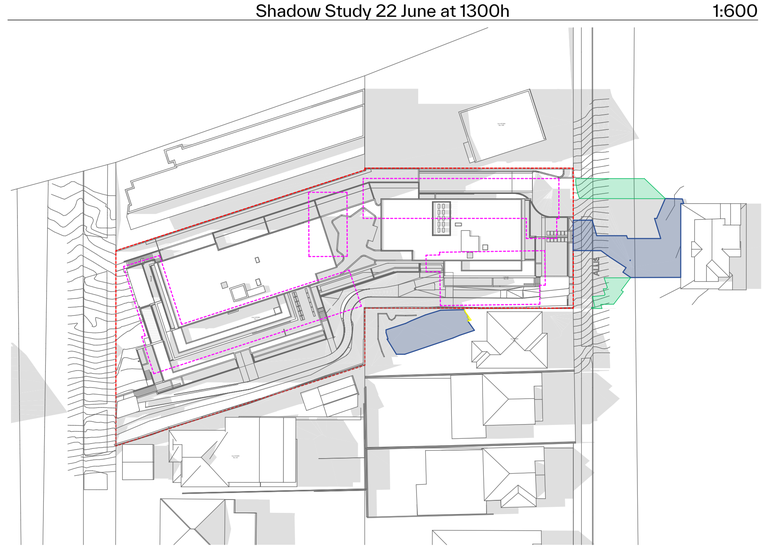
EXISTING AND PROPOSED COMPARISON



Shadow Study 22 June at 1200h 1:600



Shadow Study 22 June at 1300h 1:600



Shadow Study 22 June at 1400h 1:600

GENERAL NOTES:

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LEGEND:

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AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
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EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
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GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
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MV	MECHANICAL RISER TO FUTURE DETAIL
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Issue	Date	Description
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E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:
WINIM Developments Pty Ltd

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

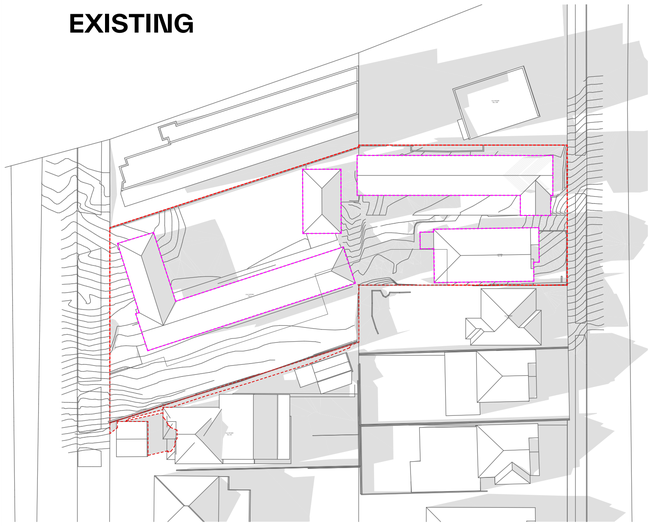
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Shadow Diagram - 22 June 12pm-2pm

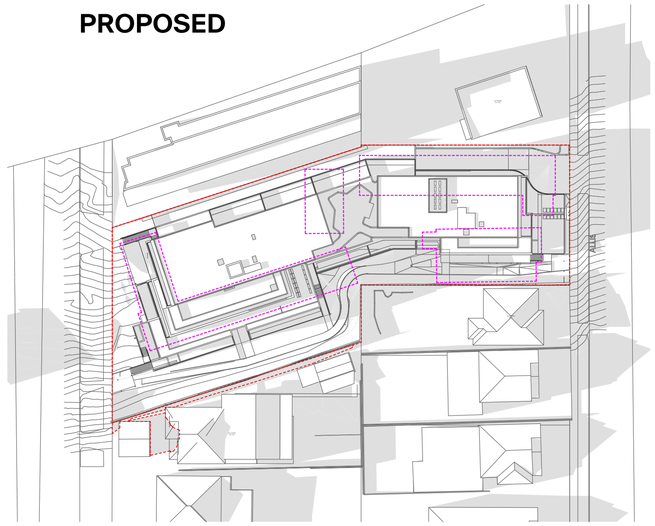
DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:600@A1	DRAWING NO: **DA601**	ISSUE: **E**
PROJECT NO: 2318		

EXISTING



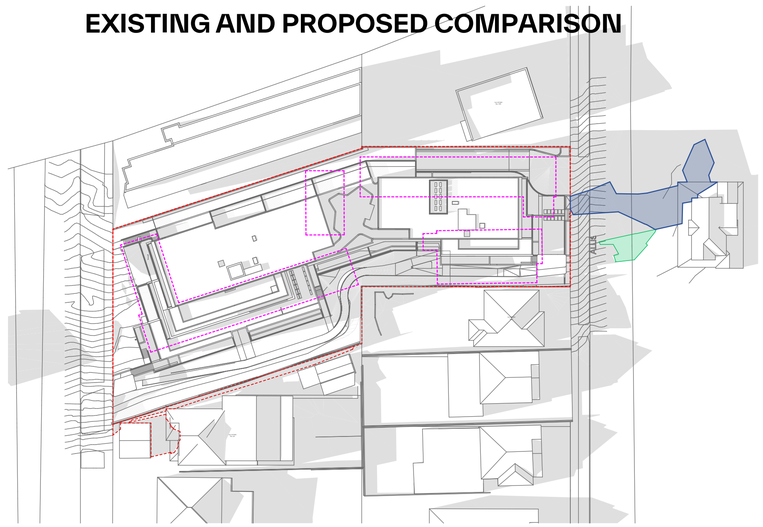
Shadow Study 22 June at 1500h 1:600

PROPOSED



Shadow Study 22June at 1500h 1:600

EXISTING AND PROPOSED COMPARISON



Shadow Study 22 June at 1500h 1:600

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Scale Bar 1 : 150 @ A1

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Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

Residential Flat Building

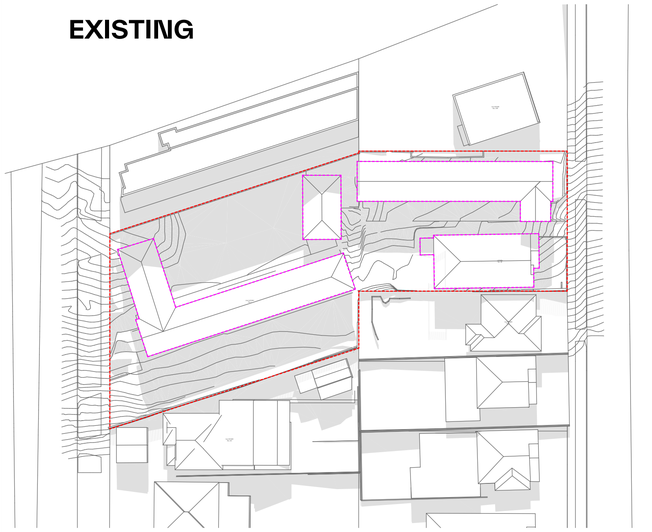
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:

Shadow Diagram - 22 June 3pm

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:600@A1	DRAWING NO: DA602	ISSUE: E
PROJECT NO: 2318		

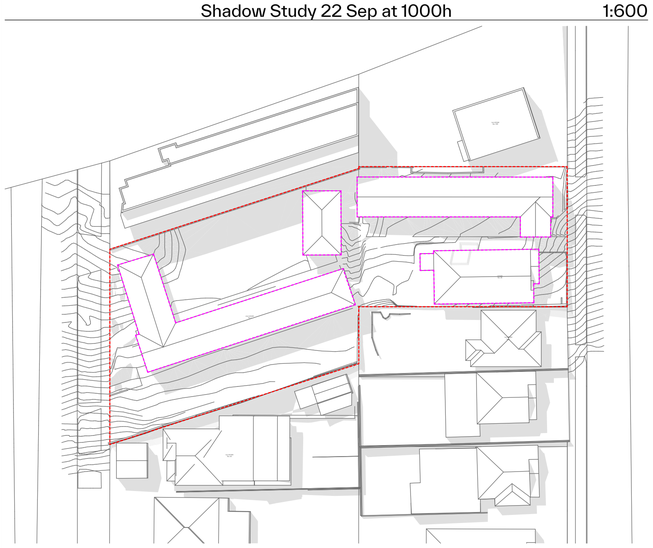
EXISTING



Shadow Study 22 Sep at 0900h 1:600

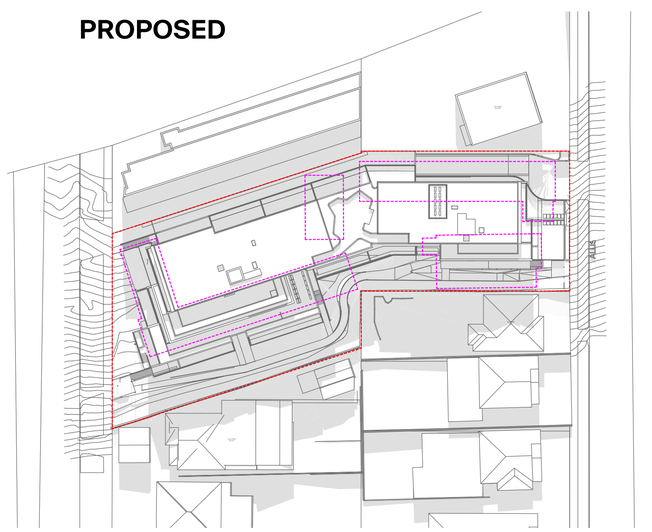


Shadow Study 22 Sep at 1000h 1:600

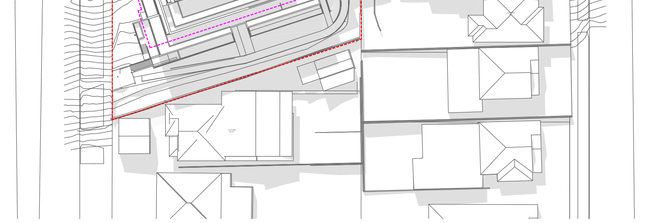


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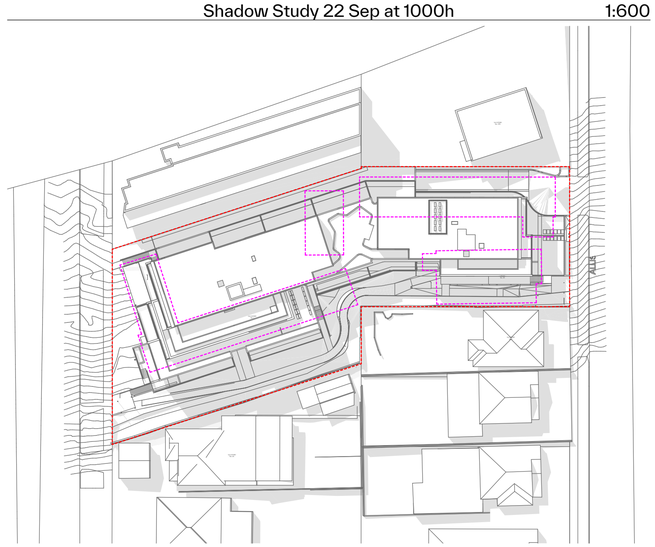
PROPOSED



Shadow Study 22 Sep at 0900h 1:600

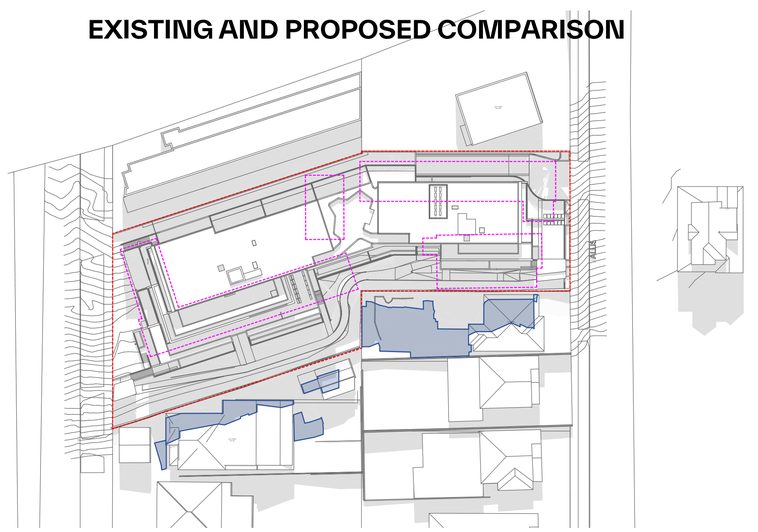


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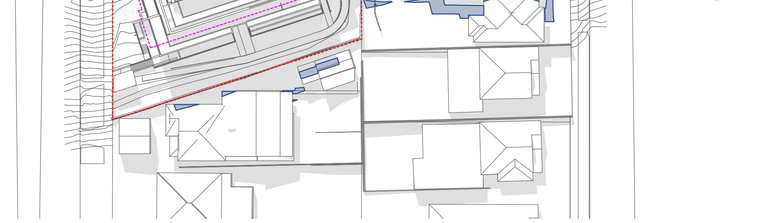


Shadow Study 22 Sep at 1100h 1:600

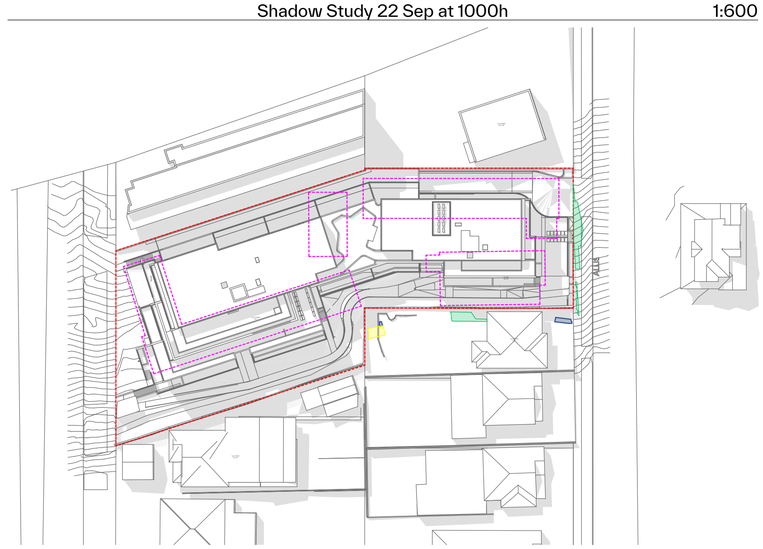
EXISTING AND PROPOSED COMPARISON



Shadow Study 22 Sep at 0900h 1:600



Shadow Study 22 Sep at 1000h 1:600



Shadow Study 22 Sep at 1100h 1:600

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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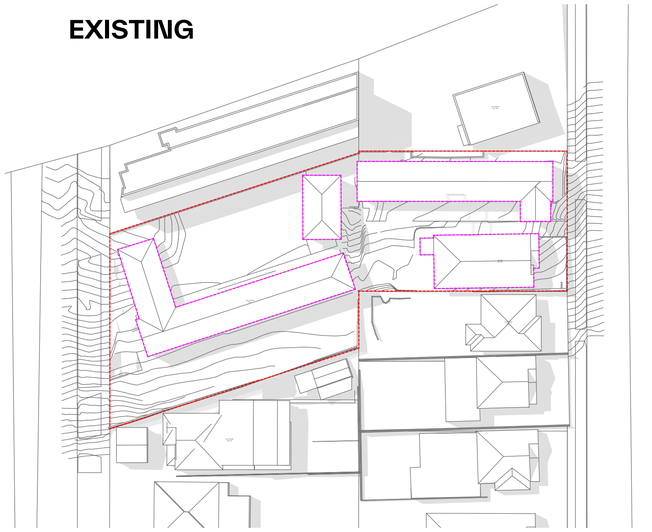
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Shadow Diagram - 22 Sept 9am-11am

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:600@A1	DRAWING NO: **DA603**	ISSUE: **E**
PROJECT NO: 2318		

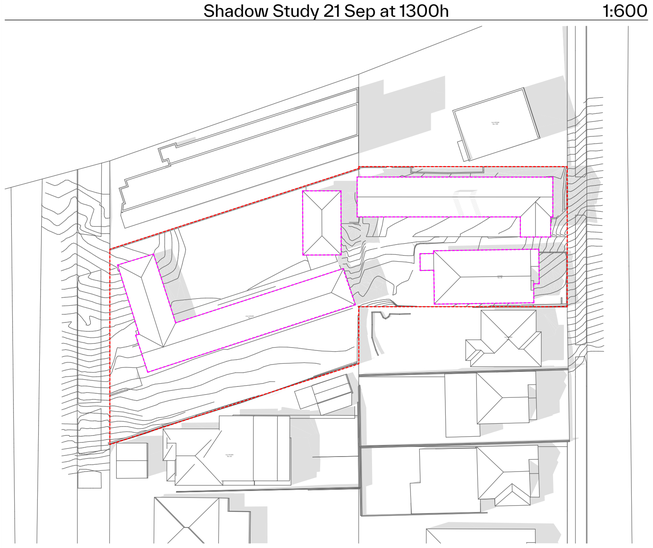
EXISTING



Shadow Study 22 Sep at 1200h 1:600

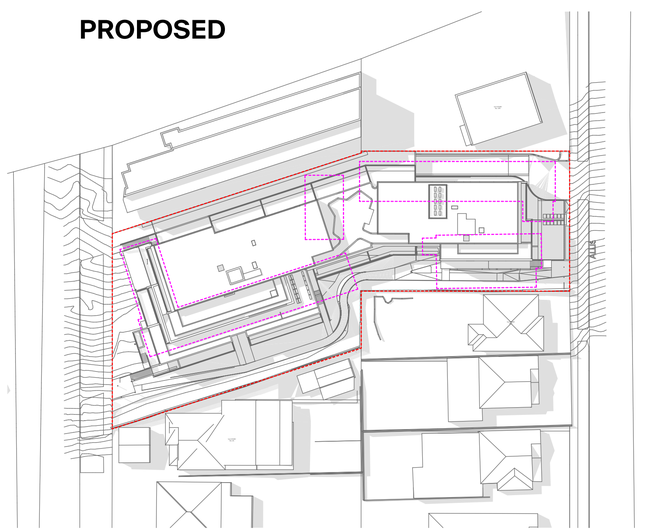


Shadow Study 21 Sep at 1300h 1:600



Shadow Study 21 Sep at 1400h 1:600

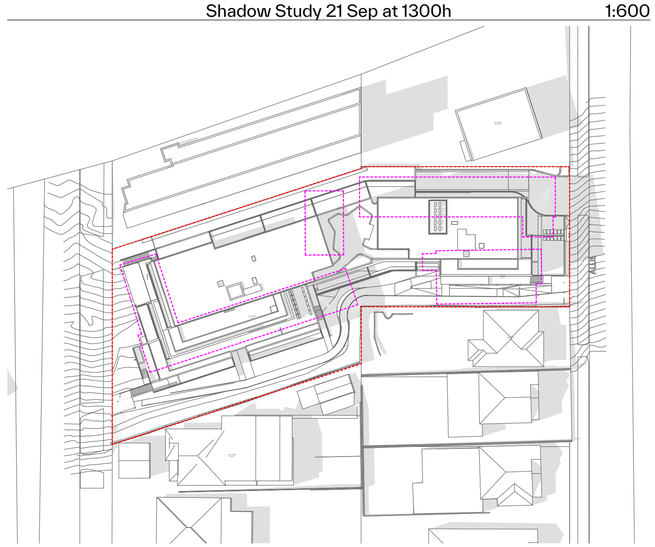
PROPOSED



Shadow Study 22 Sep at 1200h 1:600

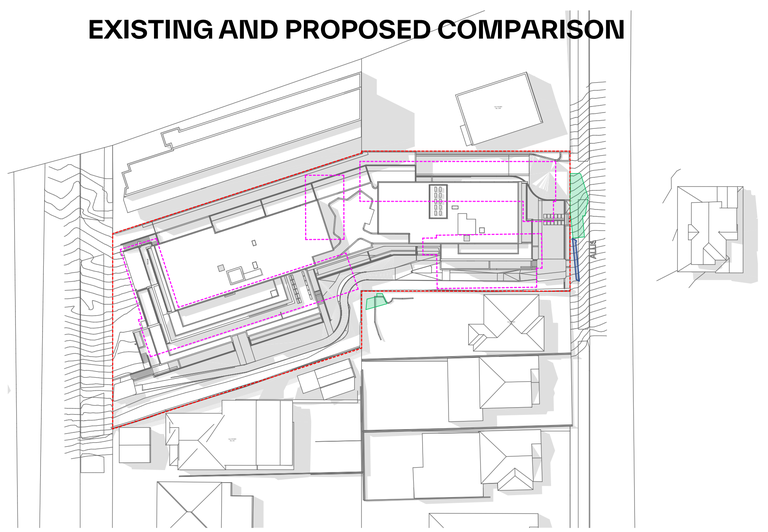


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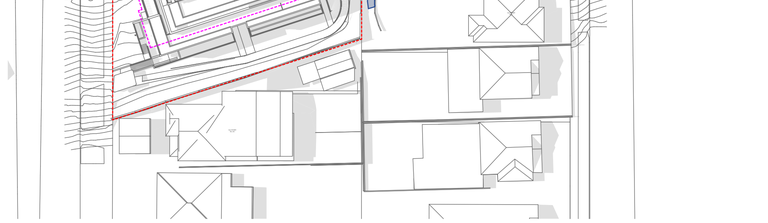


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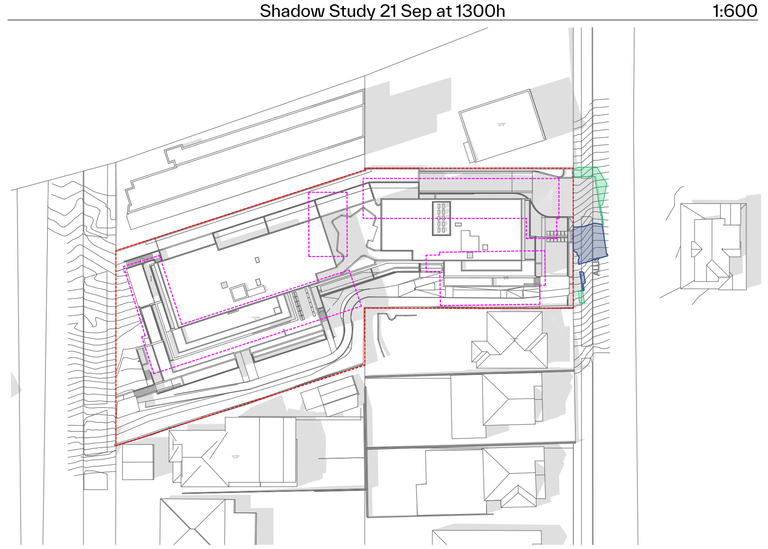
EXISTING AND PROPOSED COMPARISON



Shadow Study 22 Sep at 1200h 1:600



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Shadow Study 21 Sep at 1400h 1:600

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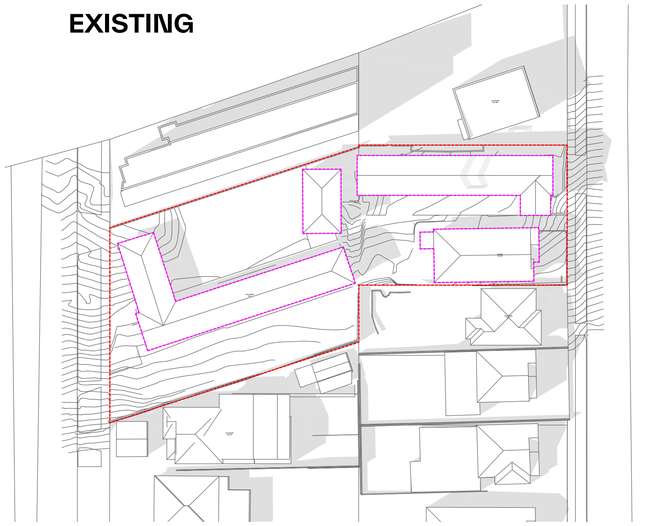
ABN 36 147 035 550
Nominated Architect:
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DRAWING TITLE:
Shadow Diagram - 22 Sept 12pm-2pm

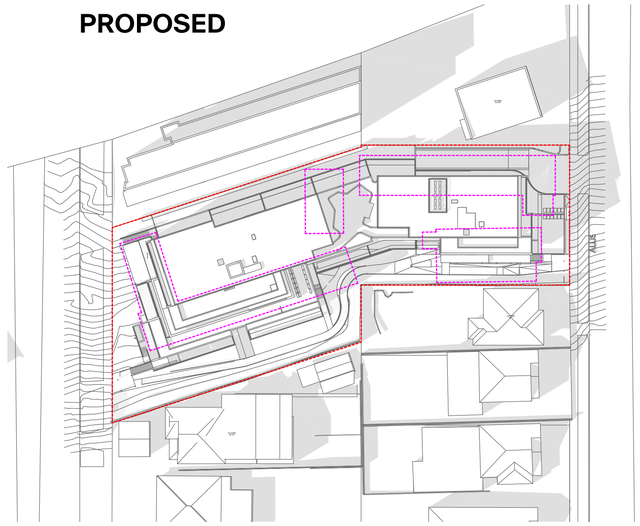
DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:600@A1	DRAWING NO: **DA604**	ISSUE: **E**
PROJECT NO: 2318		

EXISTING



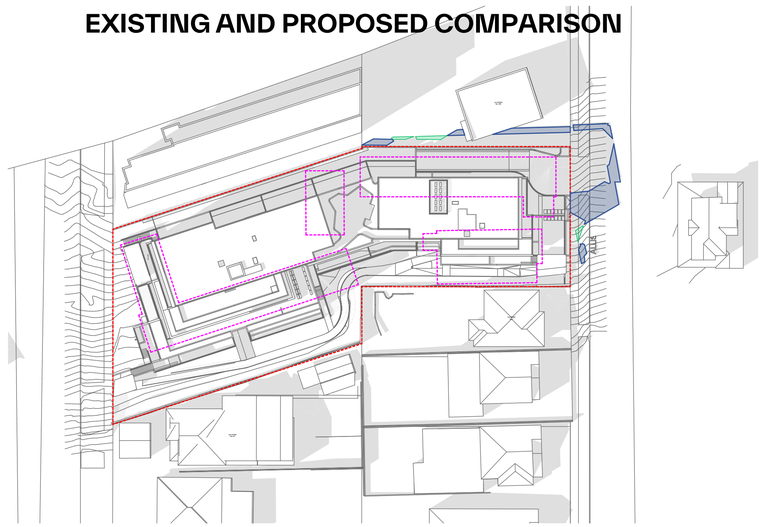
Shadow Study 22 Sep at 1500h 1:600

PROPOSED



Shadow Study 22 Sep at 1500h 1:600

EXISTING AND PROPOSED COMPARISON



Shadow Study 22 Sep at 1500h 1:600

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FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
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MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

- EXISTING SHADOW
- REDUCTION OF EXISTING OVERSHADOWING
- REDUCTION FROM PREVIOUS DA35/2024
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPEMENT
- EXISTING BUILDING LINE
- SITE BOUNDARY

Issue	Date	Description
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
WINIM Developments Pty Ltd

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

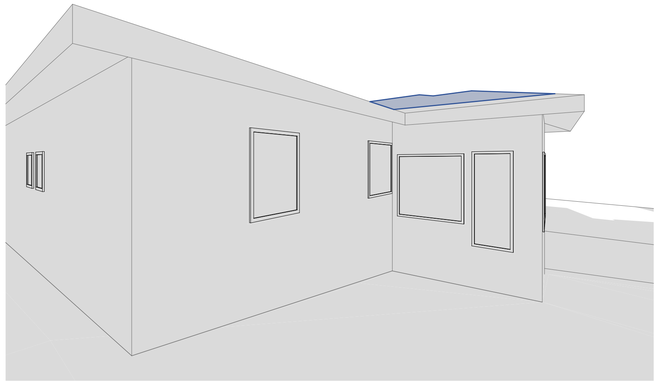
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

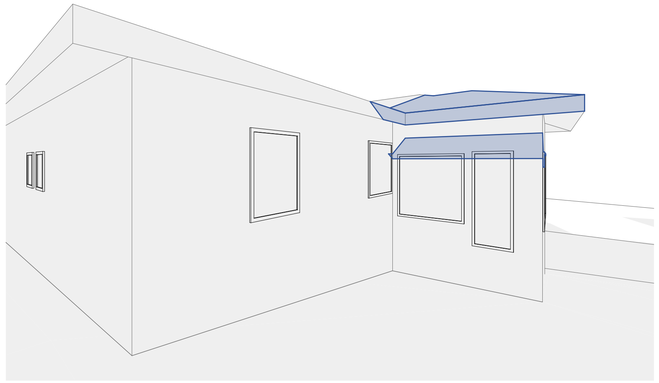
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Shadow Diagram - 22 Sept 3pm

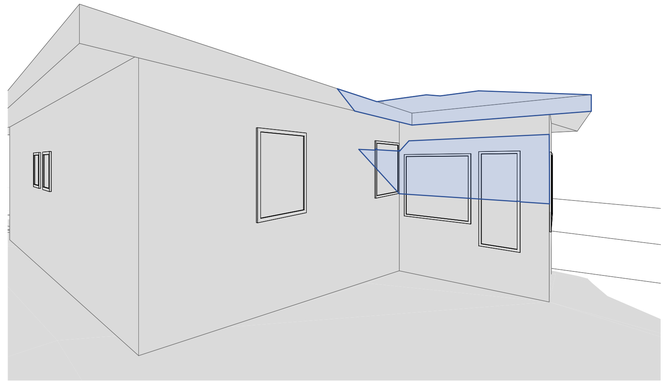
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SCALE: 1:600@A1	DRAWING NO: DA605	ISSUE: E
PROJECT NO: 2318		



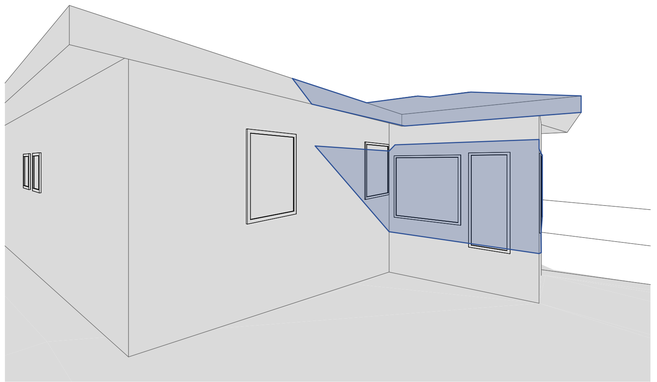
22nd June - 9.00 AM



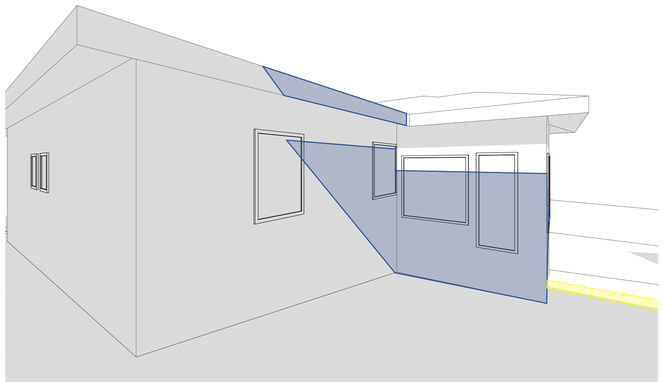
22nd June - 9.30 AM



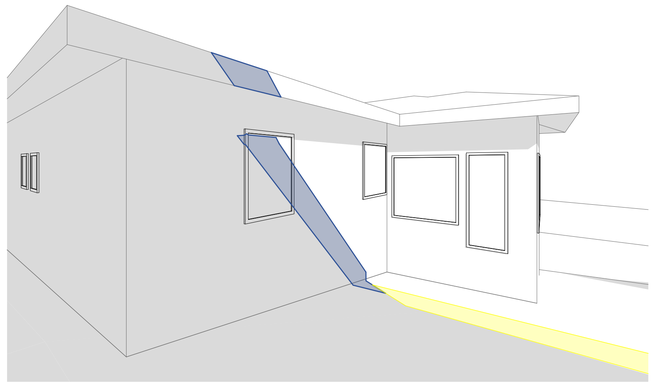
22nd June - 10.00 AM



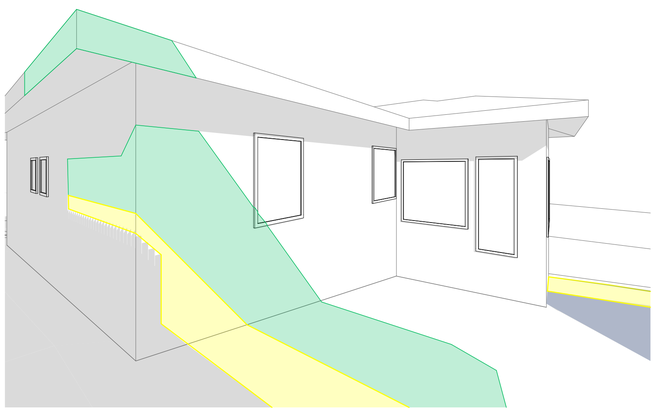
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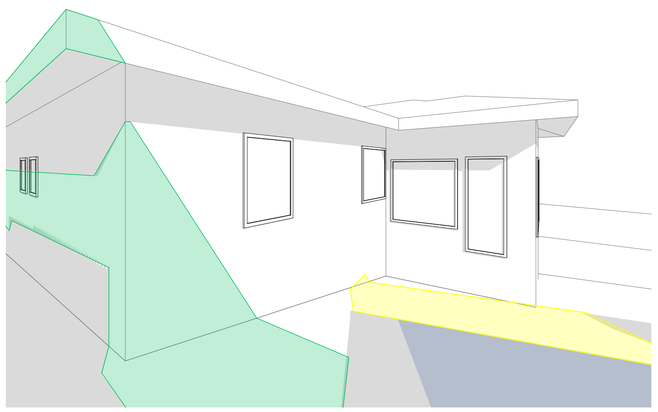
22nd June - 11.00 AM



22nd June - 11.30 AM



22nd June - 12.00 PM



22nd June - 12.30 PM

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
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MATERIALS LEGEND:

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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
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RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

- EXISTING SHADOW
- REDUCTION OF EXISTING OVERSHADOWING
- REDUCTION FROM PREVIOUS DA35/2024
- ADDITIONAL OVERSHADOWING CAST

Issue	Date	Description
P7A	12/04/2024	Issue For Development Application
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:

WINIM Developments Pty Ltd

pbd architects

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

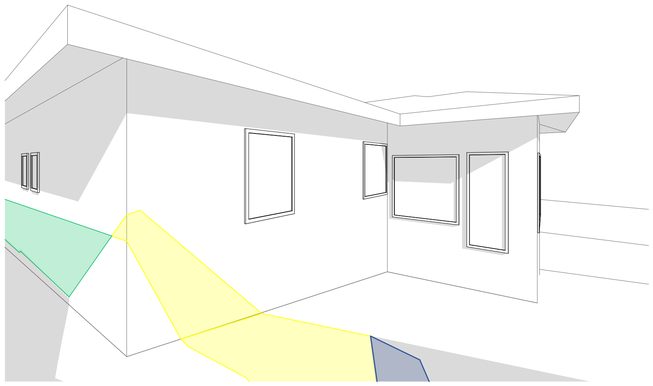
Residential Flat Building

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

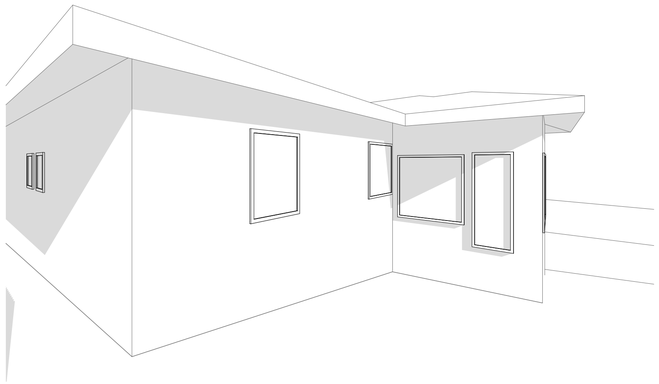
DRAWING TITLE:

Shadow Impact Study - No. 7 Allison Avenue - 22nd June

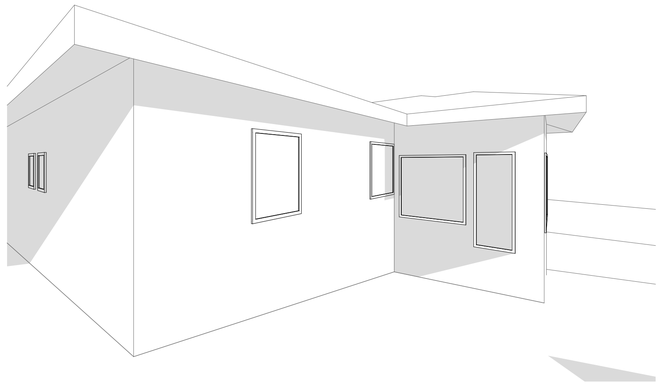
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SCALE: 1:208.33@A1	DRAWING NO: DA606	ISSUE: E
PROJECT NO: 2318		



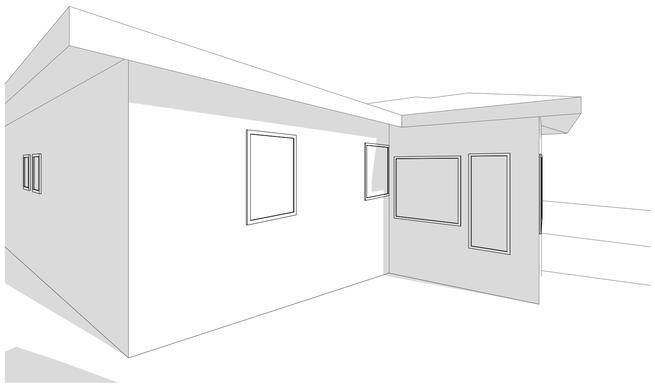
June 22nd - 1.00 PM



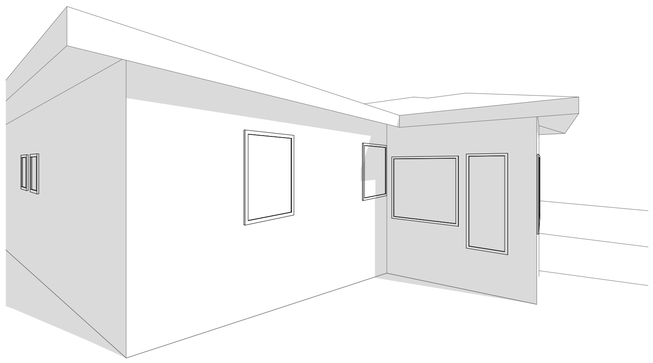
June 22nd - 1.30 PM



22nd June - 2.00 PM



22nd June - 2.30 PM



22nd June - 3.00 PM

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
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MATERIALS LEGEND:

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LEGEND:

- EXISTING SHADOW
- REDUCTION OF EXISTING OVERSHADOWING
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- ADDITIONAL OVERSHADOWING CAST

Issue	Date	Description
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:

WINIM Developments Pty Ltd

pbd architects

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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

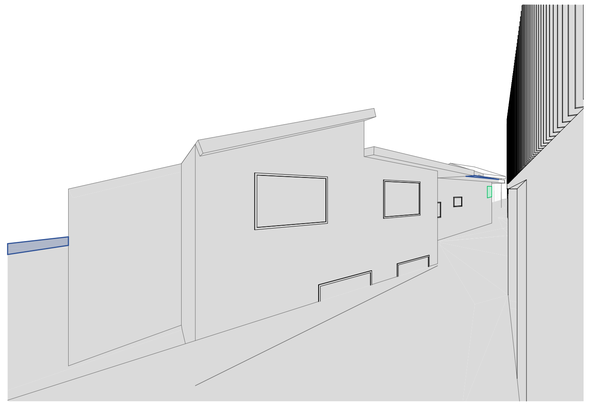
Residential Flat Building

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

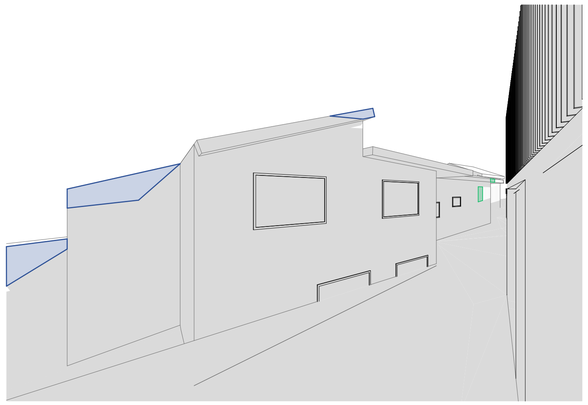
DRAWING TITLE:

Shadow Impact Study - No. 7 Allison Avenue - 22nd June

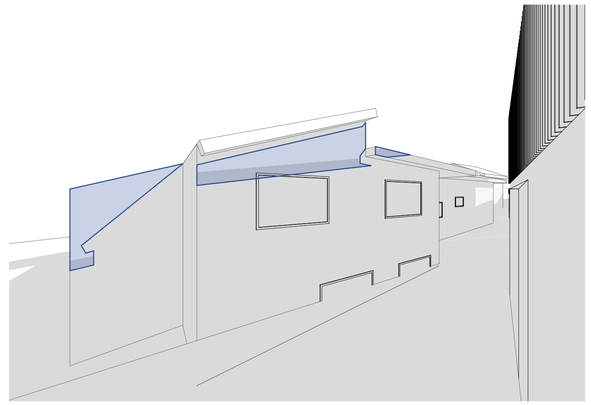
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PROJECT NO: 2318		



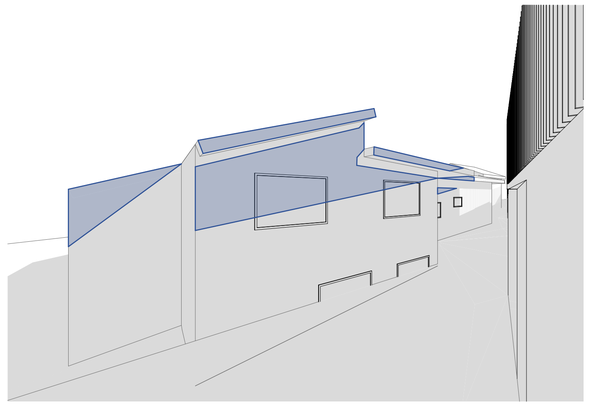
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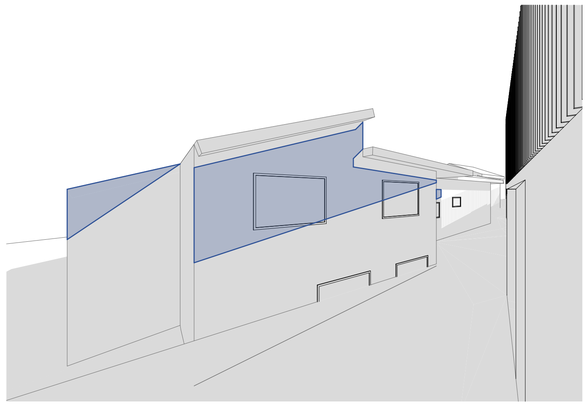
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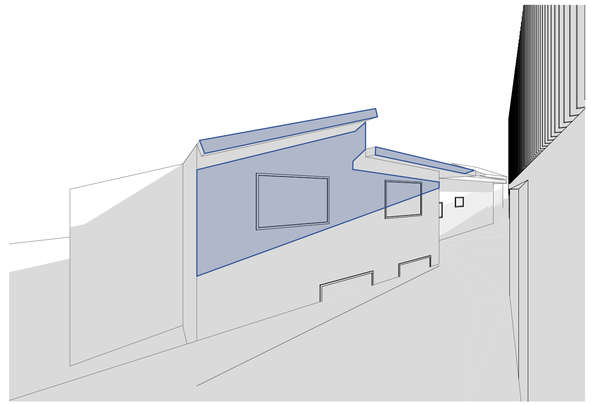
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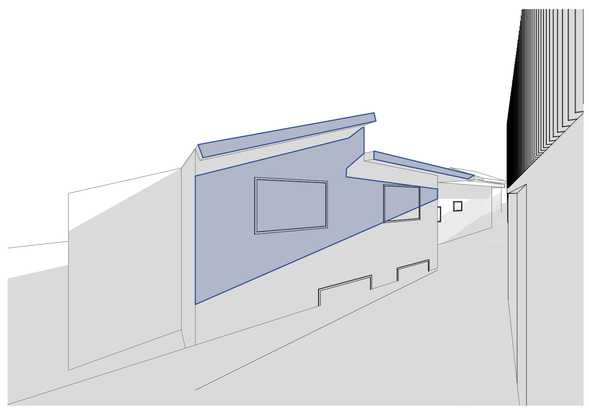
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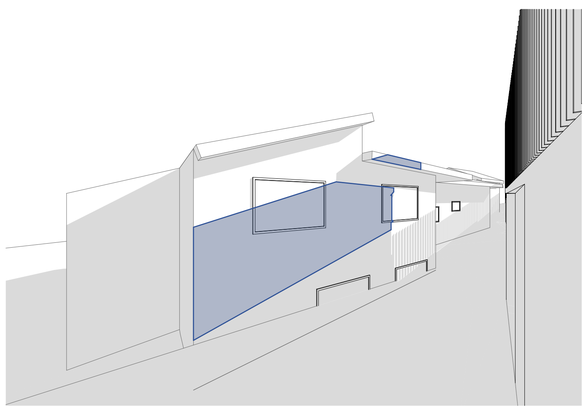
22nd June - 11.00 AM



22nd June - 11.30 AM



22nd June - 12.00 PM



22nd June - 12.30 PM

GENERAL NOTES:

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Issue	Date	Description
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C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:

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Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

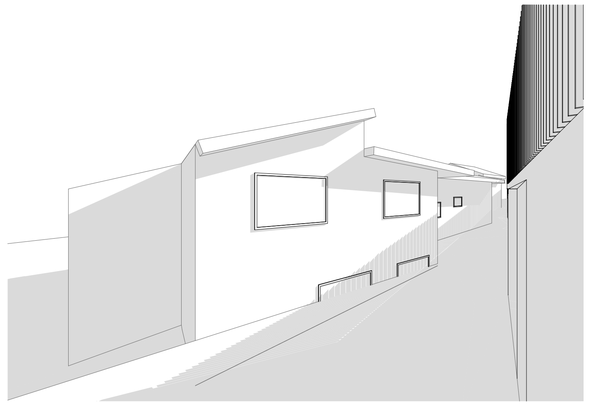
Residential Flat Building

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

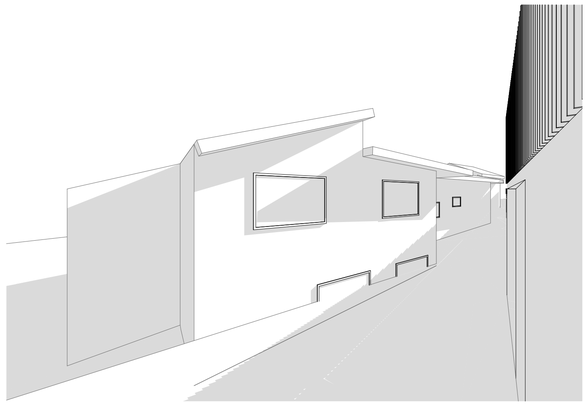
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Shadow Impact Study - No. 2A Gatacre Avenue- 22nd June

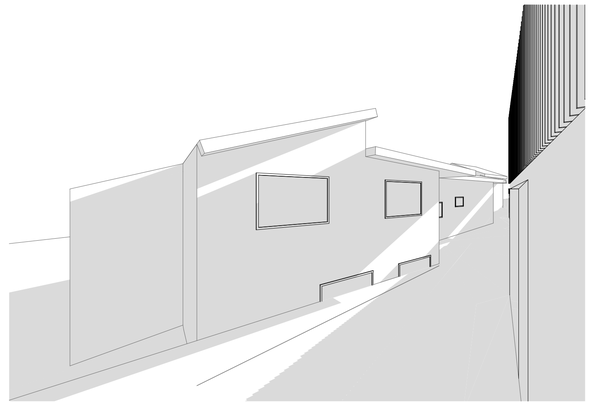
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PROJECT NO: 2318		



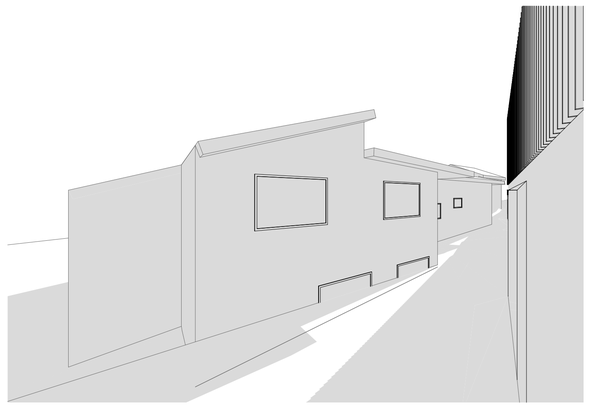
June 22nd - 1.00 PM



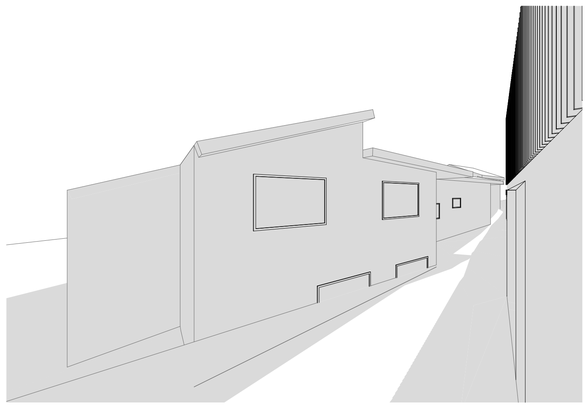
June 22nd - 1.30 PM



22nd June - 2.00 PM



22nd June - 2.30 PM



22nd June - 3.00 PM

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
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FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

- EXISTING SHADOW
- REDUCTION OF EXISTING OVERSHADOWING
- REDUCTION FROM PREVIOUS DA35/2024
- ADDITIONAL OVERSHADOWING CAST

Issue	Date	Description
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
WINIM Developments Pty Ltd

pbd architects

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E - info@pbdarchitects.com.au
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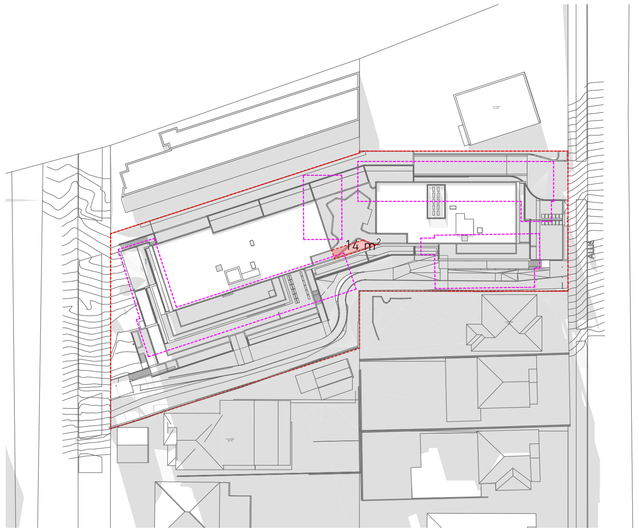
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

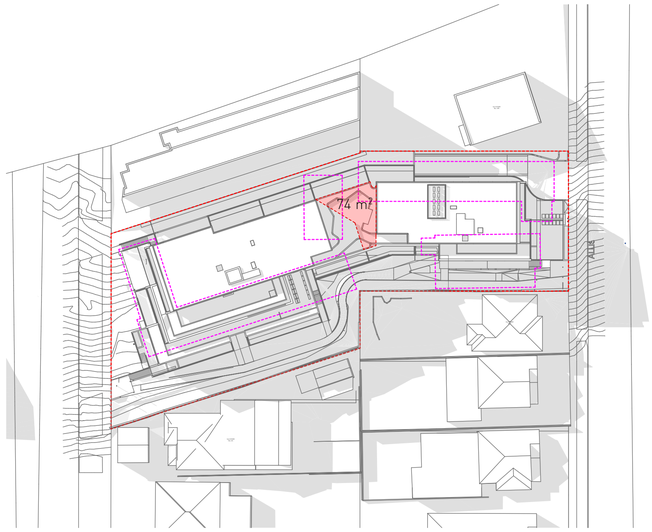
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Shadow Impact Study - No. 2A Gatacre Avenue- 22nd June

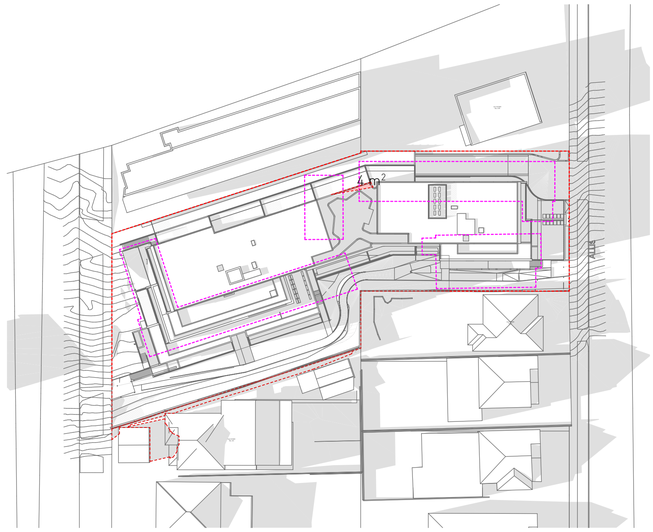
DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:250@A1	DRAWING NO: DA609	ISSUE: E
PROJECT NO: 2318		



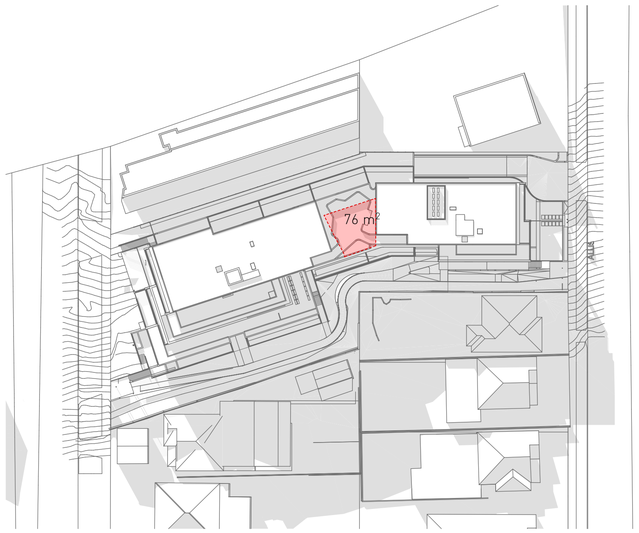
7 Shadow Study 21 June at 0900h 1:600



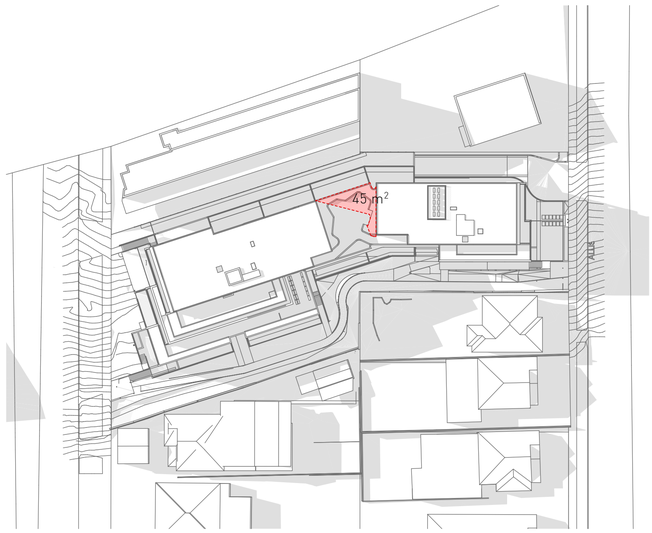
3 Shadow Study 21 June at 1200h 1:600



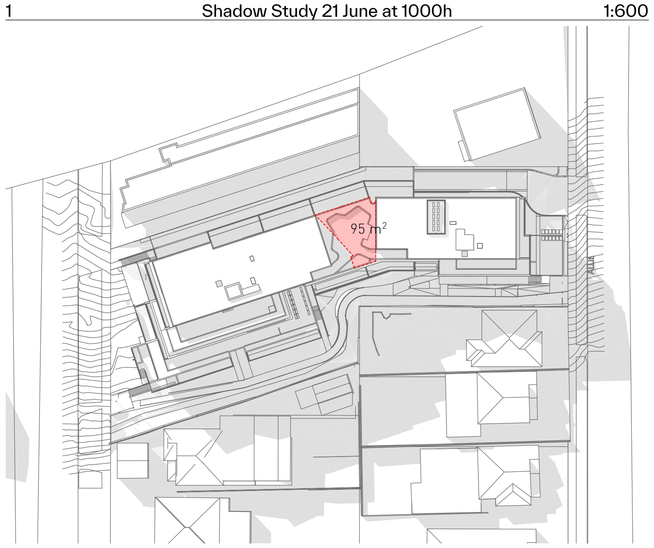
6 Shadow Study 21 June at 1500h 1:600



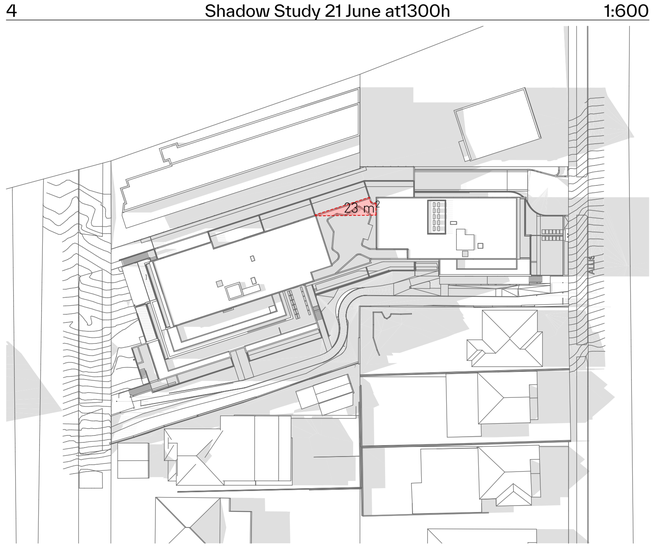
1 Shadow Study 21 June at 1000h 1:600



4 Shadow Study 21 June at1300h 1:600



2 Shadow Study 21 June at 1100h 1:600



5 Shadow Study 22 June at1400h 1:600

LEGEND:

SOLAR-COMMUNAL OPEN SPACE

Developments to 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).

Principal usable common open space Area: 127m²

Required Area for 2h solar compliance - 63.5 m²

Proposed Area for 2h solar compliance - 74 m²
21 June 10am-12pm

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

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Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Shadow Diagram - Communal Open Space

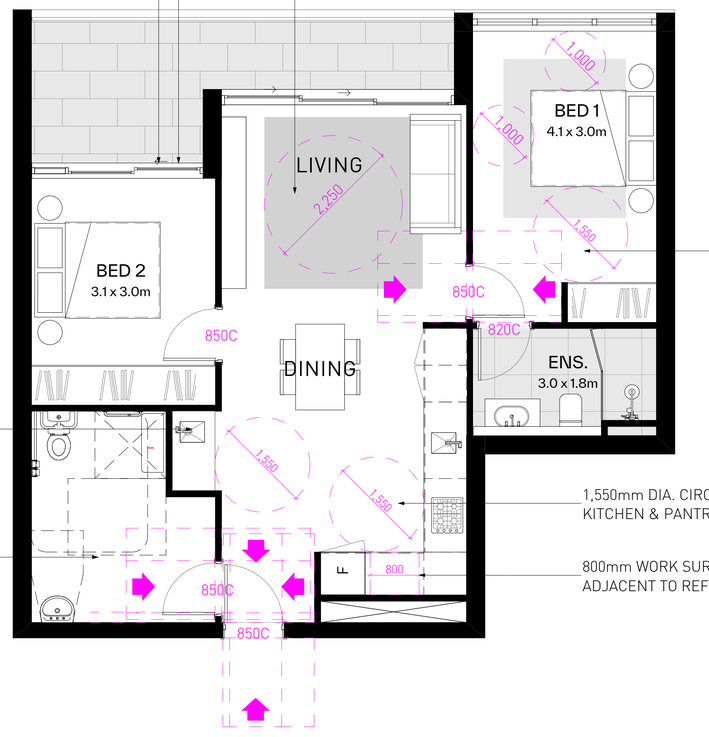
DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:600@A1	DRAWING NO: DA610	ISSUE: E
PROJECT NO: 2318		



PROVISION IN SLAB RELATING TO WC FIXTURES FOR POST ADAPTATION STAGE

1,200 X 900 CLEARANCE AS PER LIVABLE HOUSE SILVER LEVEL COMPLIANCE

1 PRE ADAPTATION & LIVABLE - UNIT UG.08-1.08-2.08 1:50



MIN. 850mm CLEAR OPENING ENTRY DOOR WITH DOOR LEVER HANDLE AND HARDWARE TO AS1428.1

SAME LEVEL (OR MAX. 35MM) NO HOB

MIN. 2,250mm DIA CIRCULATION SPACE IN LIVING SPACE

BEDROOM CAPABLE OF ACCOMODATING A QUEEN SIZED BED, WARDROBE AND CIRCULATION SPACE IN ACCORDANCE WITH AS1428.2

LAUNDRY FACILITIES DESIGNED IN ACCORDANCE WITH AS1428.1 (PROVIDE PLUMBING PROVISION CAPPED OFF FOR POST ADAPTATION ARRANGEMENT)

BATHROOM SANITARY FACILITIES DESIGNED IN ACCORDANCE WITH AS1428.1 (PROVIDE PLUMBING PROVISION CAPPED OFF FOR POST ADAPTATION ARRANGEMENT)

1,550mm DIA. CIRCULATION AREA IN KITCHEN & PANTRY

800mm WORK SURFACE ADJACENT TO REFRIGERATOR

2 POST ADAPTATION & LIVABLE - UNIT UG.08-1.08-2.08 1:50

GENERAL NOTES:

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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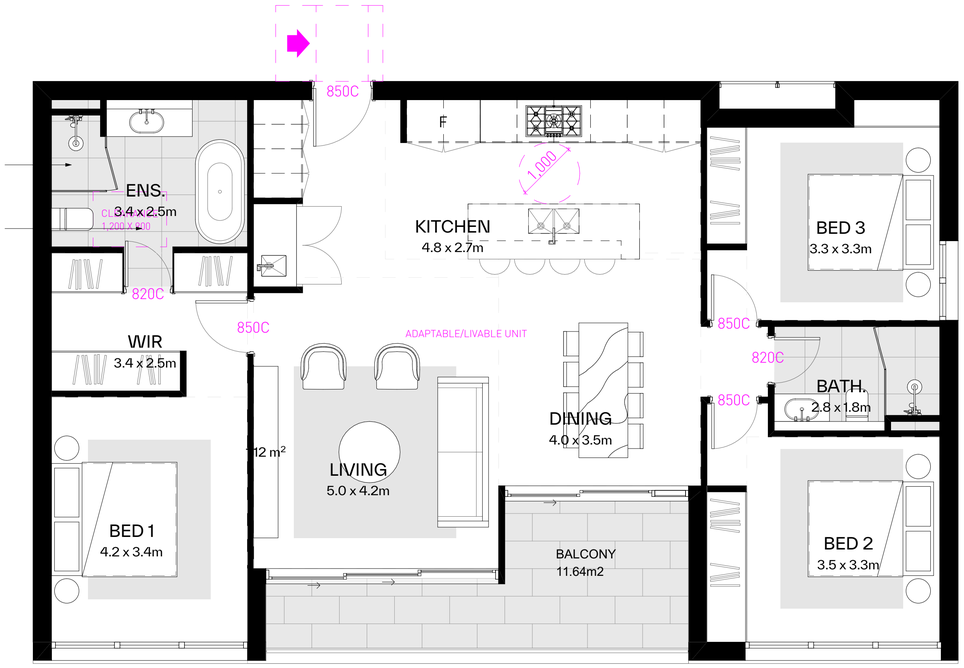
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Adaptable Units UG.08-1.08-2.08

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:50@A1	DRAWING NO: DA700	ISSUE: E
PROJECT NO: 2318		

PROVISION IN SLAB RELATING TO WC FIXTURES FOR POST ADAPTATION STAGE

1,200 X 900 CLEARANCE AS PER LIVABLE HOUSE SILVER LEVEL COMPLIANCE



1 PRE ADAPTATION & LIVABLE - UNIT G.02-UG.05-1.05 1:50

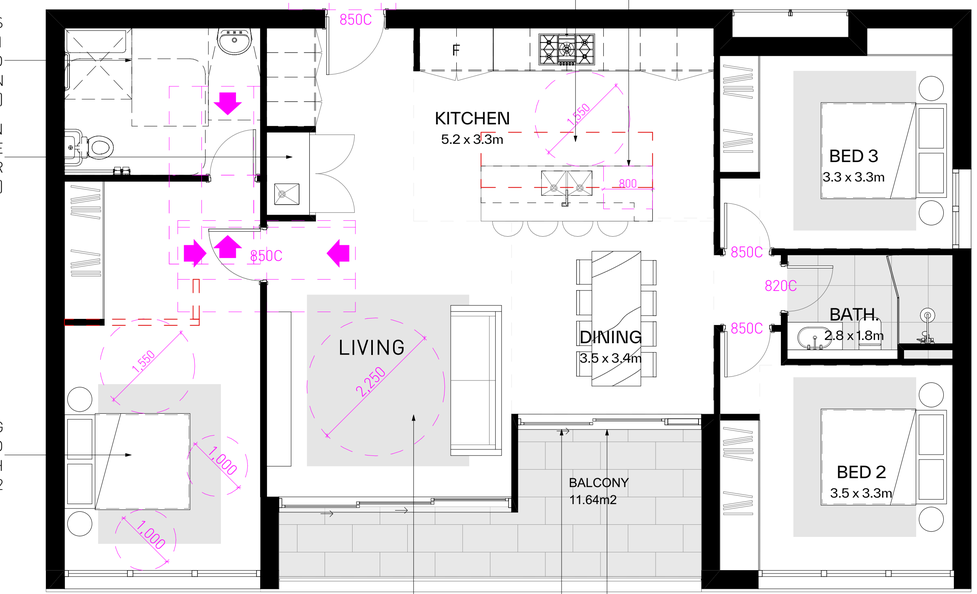
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MIN. 850mm CLEAR OPENING ENTRY DOOR WITH DOOR LEVER HANDLE AND HARDWARE TO AS1428.1

SAME LEVEL (OR MAX. 35MM) NO HOB

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

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DRAWING TITLE:
Adaptable Units G.02-UG.05-1.05

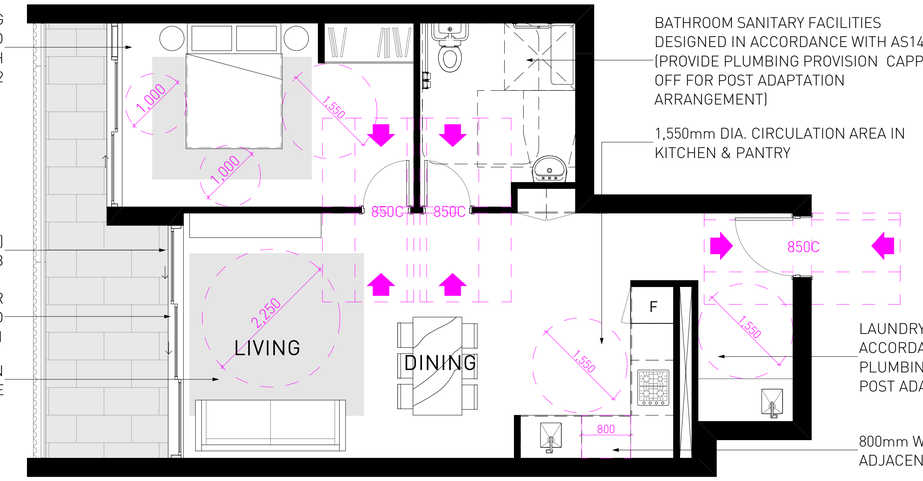
DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:50@A1	DRAWING NO: **DA701**	ISSUE: **E**
PROJECT NO: 2318		



PROVISION IN SLAB RELATING TO WC FIXTURES FOR POST ADAPTATION STAGE

1,200 X 900 CLEARANCE AS PER LIVABLE HOUSE SILVER LEVEL COMPLIANCE

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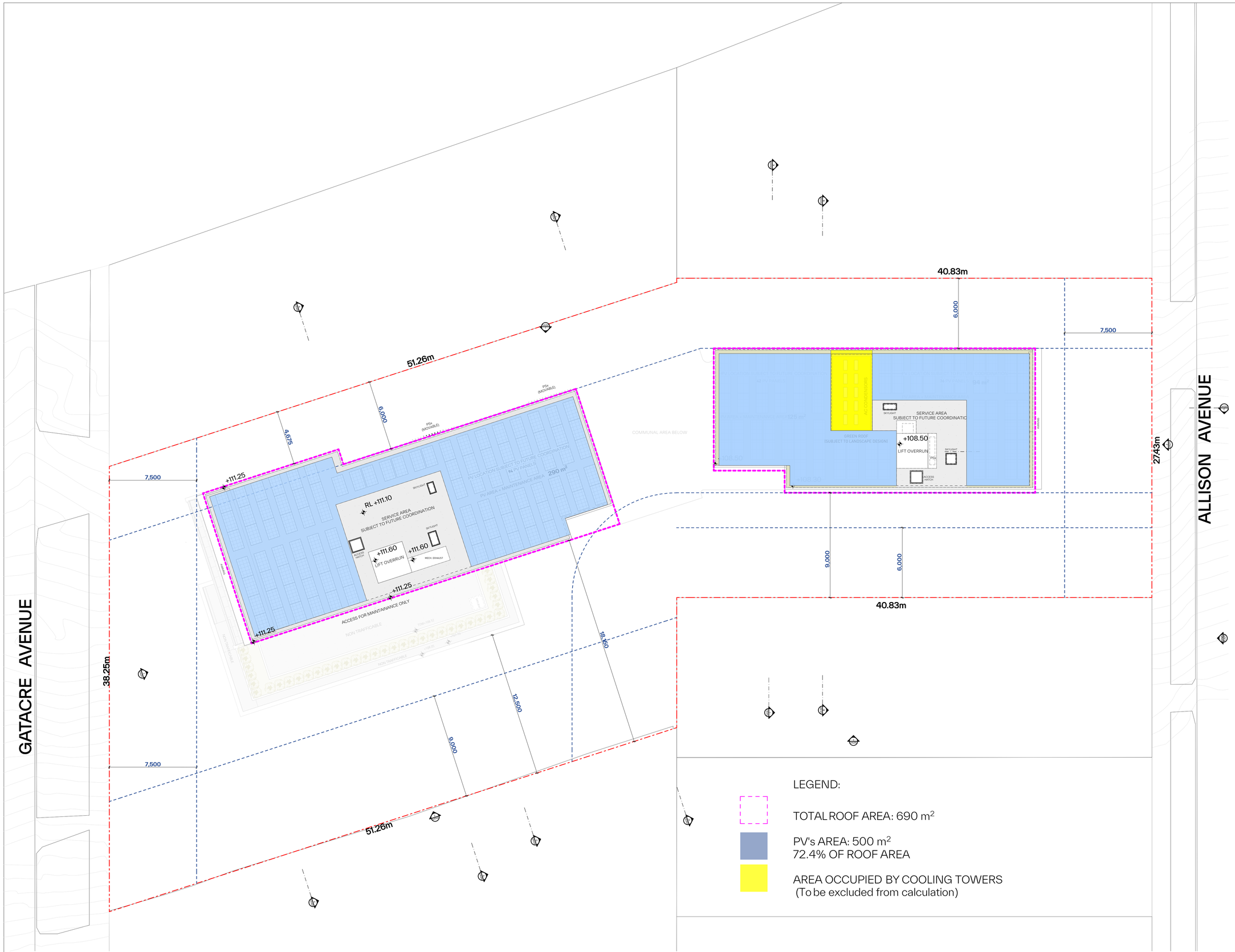
Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Adaptable Units UG.02-1.02-2.02

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:50@A1	DRAWING NO: DA702	ISSUE: E
PROJECT NO: 2318		



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1
1 2 3 4 5 Meters

N

CLIENT:
WINIM Developments Pty Ltd

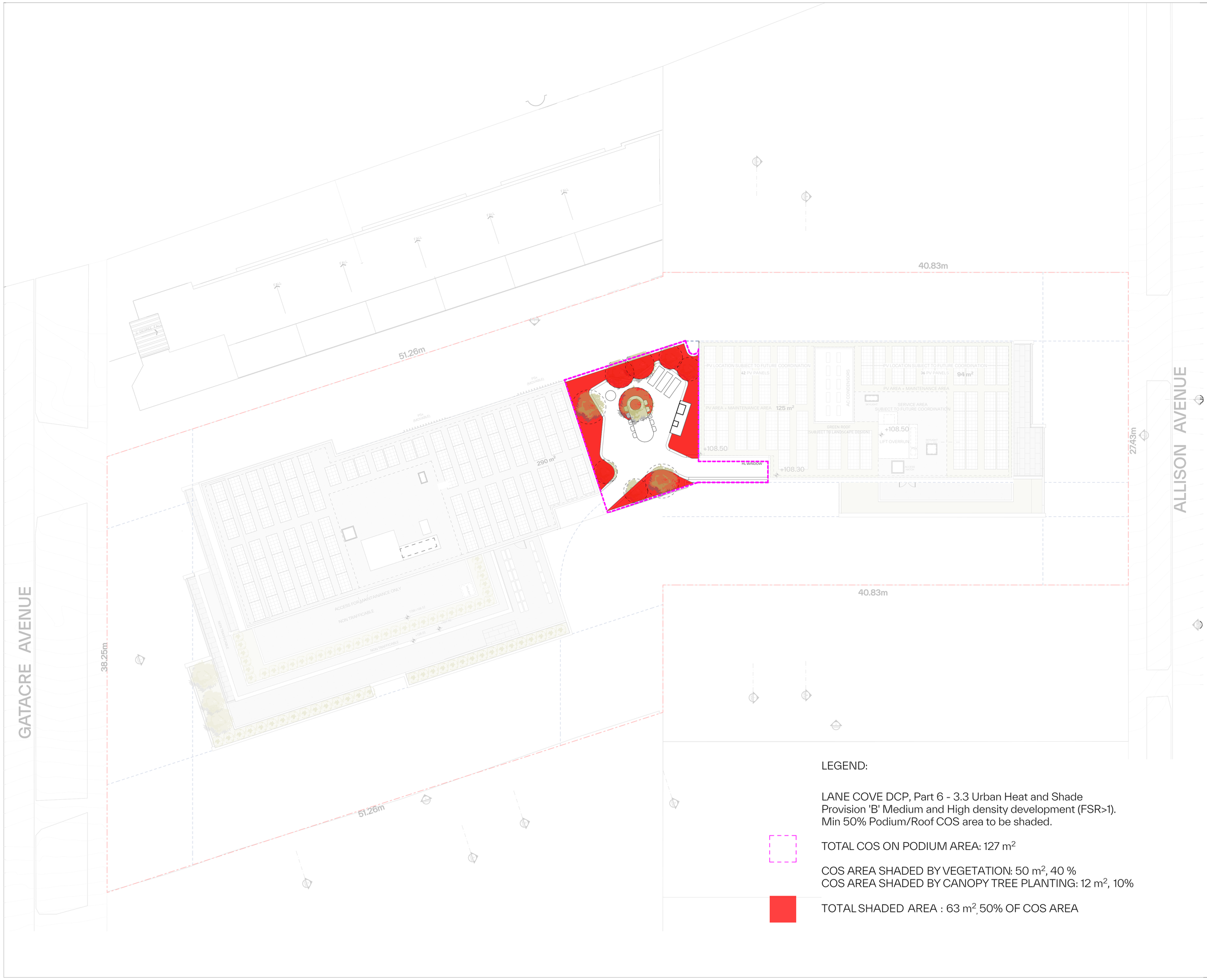
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
On-site solar - Top Roofs

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:150@ A1	DRAWING NO: **DA800**	ISSUE: **E**
PROJECT NO: 2318		


40.83m
51.26m
9.0M SETBACK
9.0M SETBACK
9.0M SETBACK
9.0M SETBACK
40.83m
51.26m
GATACRE AVENUE
ALLISON AVENUE
39.25m
27.45m
LIFT OVERRUN
LIFT OVERRUN
LIFT OVERRUN



GENERAL NOTES:

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LEGEND:

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AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
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HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

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VB	EXTERNAL VENETIAN BLINDS

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

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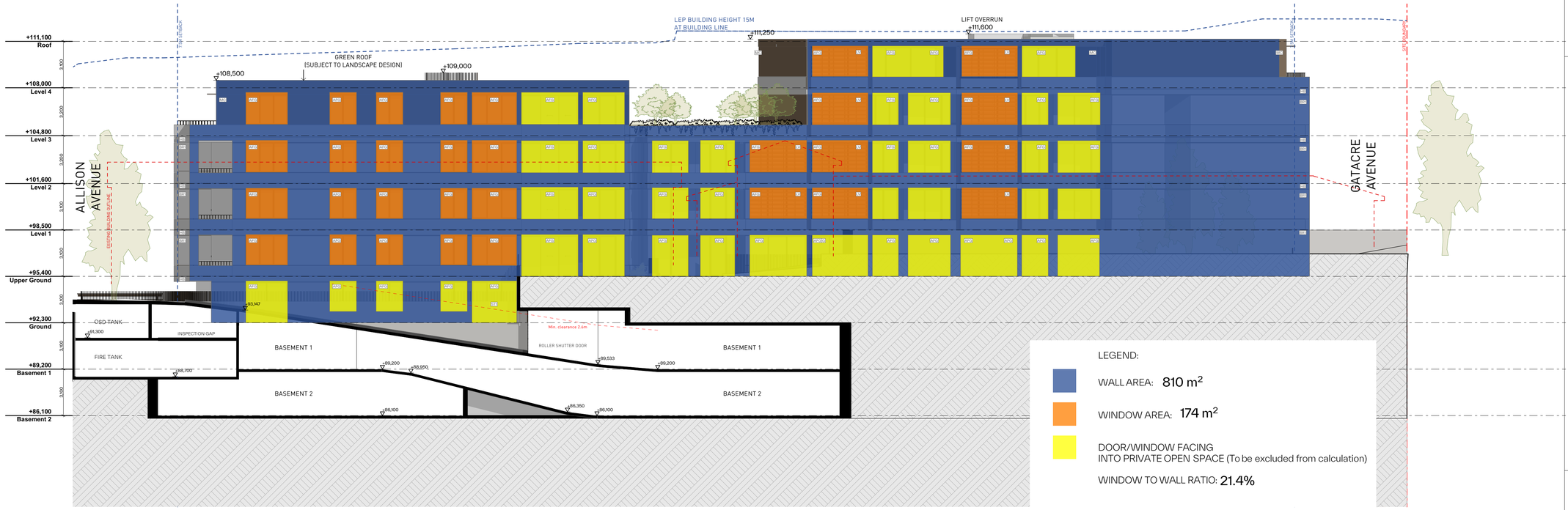
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

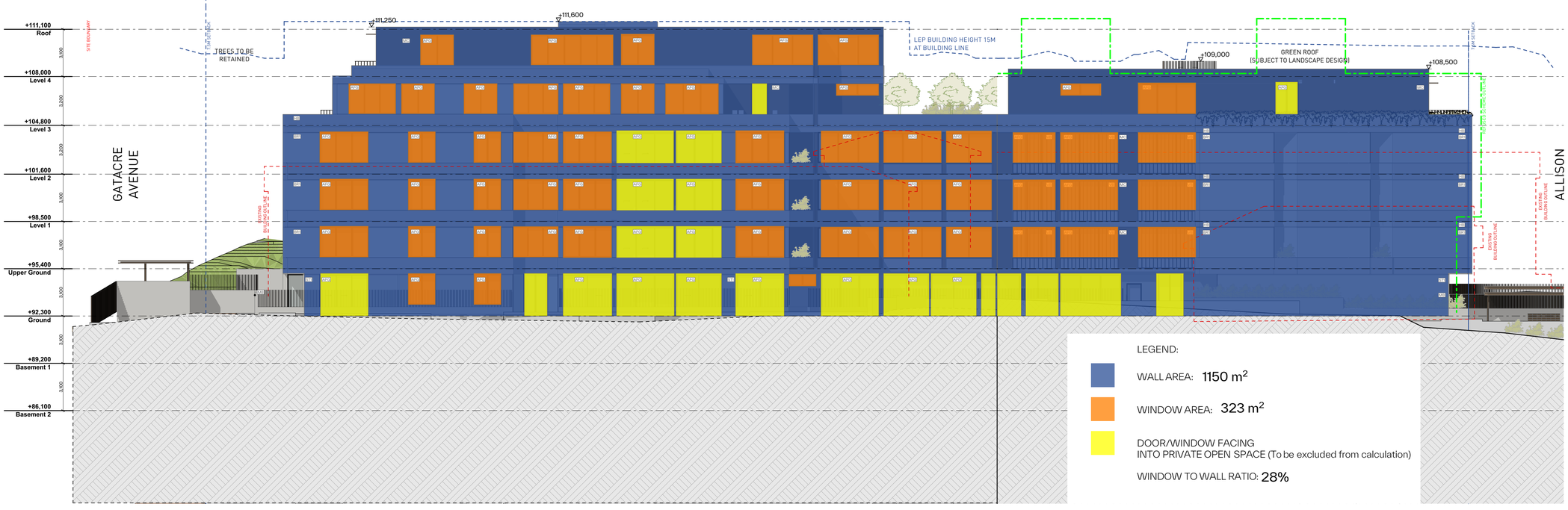
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Shade and Urban Heat island

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 1/08/2024
SCALE: 1:150@A1	DRAWING NO: **DA802**	ISSUE: **E**
PROJECT NO: 2318		



1 North Elevation 1:150



2 South Elevation 1:150

GENERAL NOTES:

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LEGEND:

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FS	FIRE STAIRS
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GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
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MATERIALS LEGEND:

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

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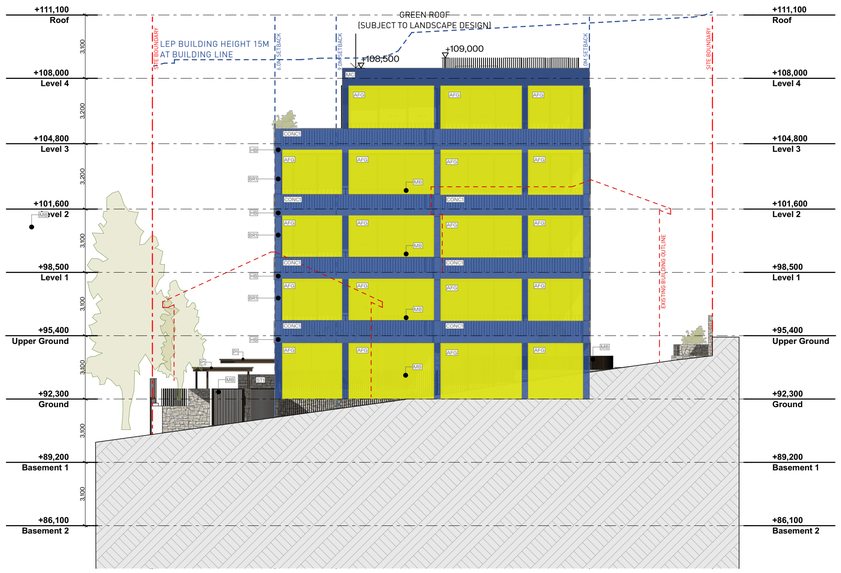
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Window to wall ratio - North-South

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:150@A1	DRAWING NO: DA803	ISSUE: E
PROJECT NO: 2318		



2 East Elevation 1:150



1 West Elevation 1:150

LEGEND:

WALL AREA: 141 m²

WINDOW AREA: 0 m²

DOOR/WINDOW FACING
INTO PRIVATE OPEN SPACE (To be excluded from calculation)

WINDOW TO WALL RATIO: 0%

LEGEND:

WALL AREA: 90 m²

WINDOW AREA: 0 m²

DOOR/WINDOW FACING
INTO PRIVATE OPEN SPACE (To be excluded from calculation)

WINDOW TO WALL RATIO: 0%

GENERAL NOTES:

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LEGEND:

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Issue	Date	Description
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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

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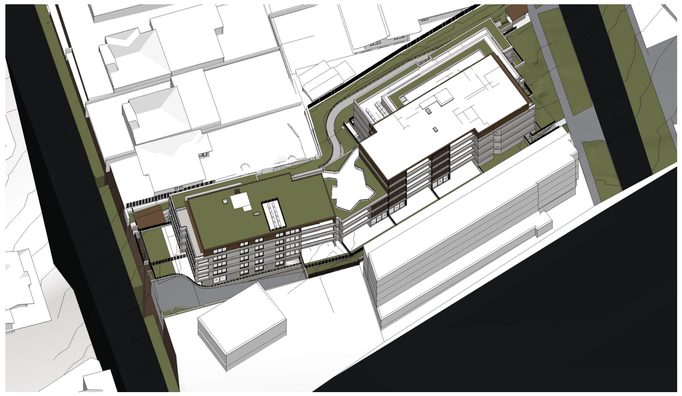
PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Window to wall ratio - East-West

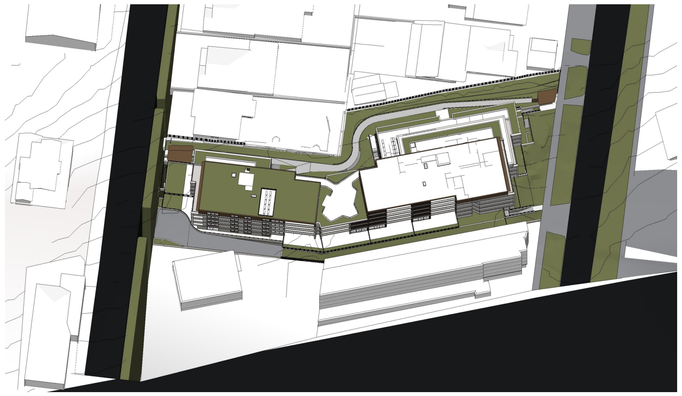
DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: 1:150@A1	DRAWING NO: DA804	ISSUE: E
PROJECT NO: 2318		



9AM 21st December



10AM 21st December



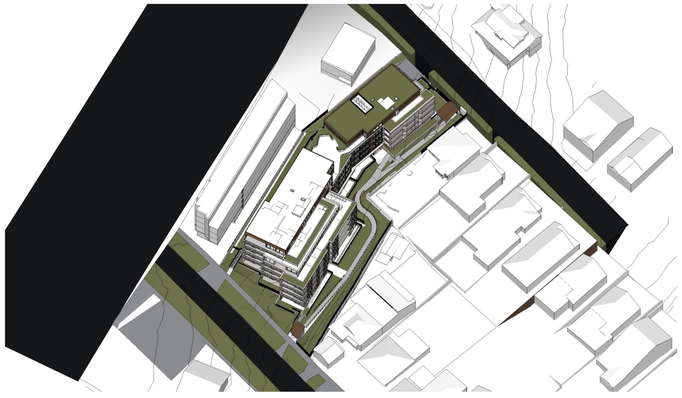
11AM 21st December



12PM 21st December



1PM 21st December



2PM 21st December



3PM 21st December

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

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PROJECT:

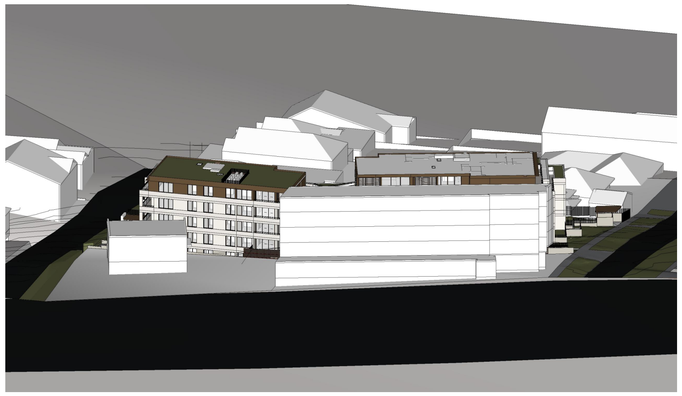
Residential Flat Building

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:

Sun-Eye Diagram - 21st December

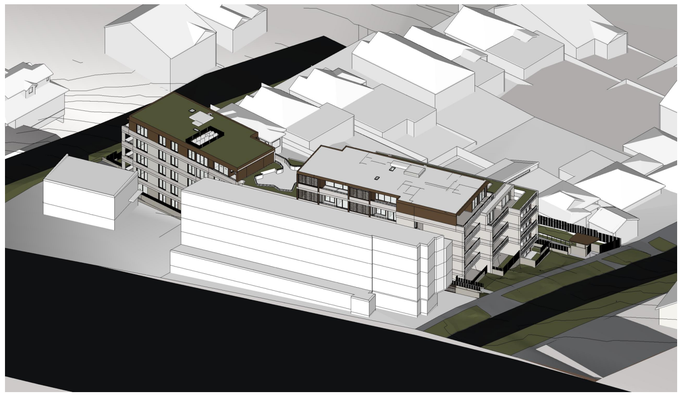
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GR	Checked by KA	1/08/2024
SCALE: NTS	DRAWING NO: DA805	ISSUE: E
PROJECT NO: 2318		



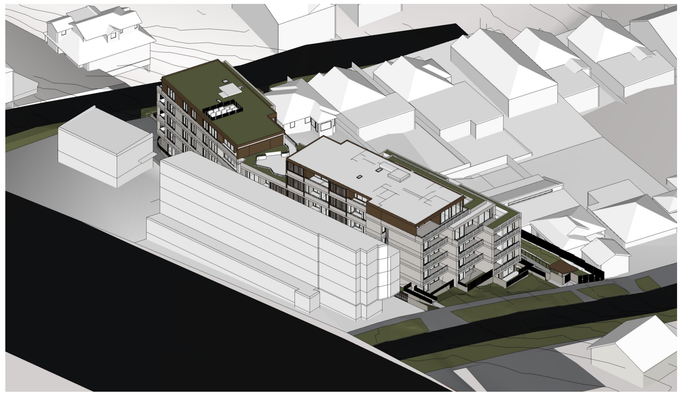
9AM 21st June



10AM 21st June



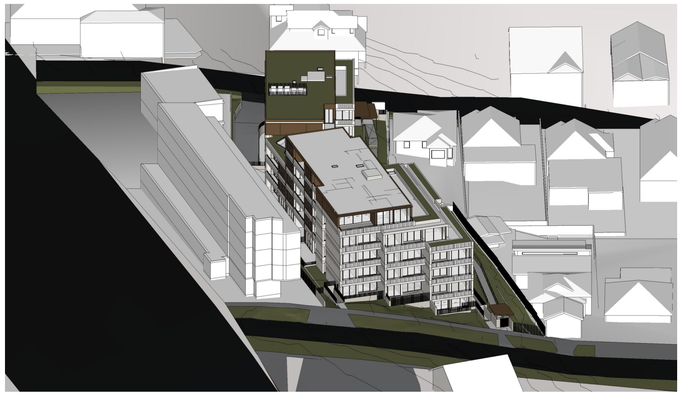
11AM 21st June



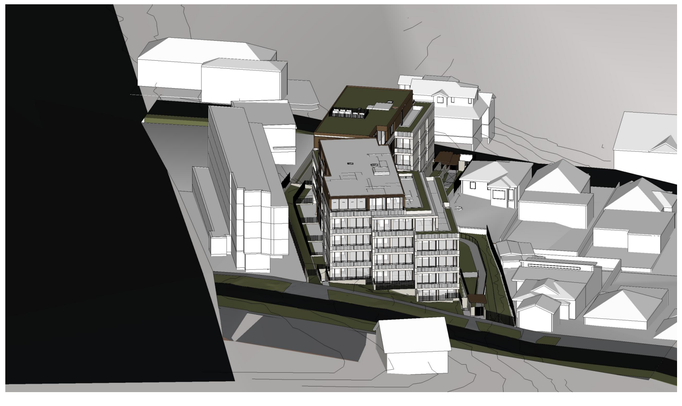
12PM 21st June



1PM 21st June



2PM 21st June



3PM 21st June

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WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

Residential Flat Building

1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:

Sun-Eye Diagram - 21st June

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: NTS	DRAWING NO: DA806	ISSUE: E
PROJECT NO: 2318		

Window Schedule

Level		UNIT	LIVING w x h				BED1 w x h			BED 2 w x h		BED3 w x h		STUDY w x h	
GF	3BED	G.01	3301 x 2750	3700 x 2750	3200 x 2750		1800 x 2000			1800 x 2000		1700 x 2000			
	3BED	G.02	3800 x 2750	3000 x 2750			2800 x 2750			2800 x 2750		1300 x 2000			
	3BED	G.03	3800 x 2750				3000 x 2750			3000 x 2750		1800 x 800	600 x 2000		
	3BED	G.04	4000 x 2750	600 x 2000			3000 x 2750			2700 x 2750		3000 x 2000			
	3BED	G.05	4000 x 2750	2700 x 2750	2800 x 2750		1800 x 2000			1800 x 2000		1800 x 2000			
	3 TH BED	G.06	4200 x 2750	3000 x 2750			4200 x 2750			3000 x 2750	950 x 2000	3000 x 2750	975 x 2000	3000 x 2000	
UG	2BED	UG.01	3800 x 2750				3000 x 2750			1013 x 2000					
	1BED	UG.02	3800 x 2750				3000 x 2750								
	3BED	UG.03	3700 x 2750	3300 x 2750	3200 x 2000		3000 x 2000			1800 x 2000		1800 x 2000			
	2BED	UG.04	3999 x 2750				3000 x 2750			2600 x 2750					
	3BED	UG.05	3800 x 2750	3000 x 2750			3200 x 2000			3200 x 2000		1300 x 2000			
	2BED	UG.06	4000 x 2750	4000 x 2000			3000 x 2750			2600 x 2750					
	2BED	UG.07	4000 x 2750	3800 x 2000			3000 x 2750			2800 x 2750				3000 x 2000	
	2BED	UG.08	3800 x 2750				3000 x 2000			2800 x 2750					
	3BED	UG.09	4000 x 2750	2700 x 2750	2800 x 2000		1800 x 2000			1800 x 2000		1800 x 2000			
L1	2BED	1.01	3800 x 2750				3000 x 2750			1013 x 2000					
	1BED	1.02	3800 x 2750				3000 x 2750								
	3BED	1.03	3700 x 2750	3300 x 2750	3200 x 2000		3000 x 2000			1800 x 2000		1800 x 2000			
	2BED	1.04	4000 x 2000				3000 x 2750			2600 x 2750					
	3BED	1.05	3800 x 2750	3000 x 2750			3200 x 2000			3200 x 2000		1300 x 2000			
	2BED	1.06	4000 x 2000	4000 X 2000			3000 x 2750			2600 x 2750					
	2BED	1.07	4000 x 2000	3800 x 2000			3000 x 2750			2800 x 2750				3000 x 2000	
	2BED	1.08	3800 x 2750				3000 x 2000			2800 x 2750					
	3BED	1.09	4000 x 2750	2700 x 2750	2800 x 2000		1800 x 2000			1800 x 2000		1800 x 2000			
	1BED	1.1O	4200 x 2750	3000 x 2750	975 X 2000		3000 x 2750	950 x 2000							
L2	2BED	2.01	3800 x 2750				3000 x 2750			1013 X 2000					
	1BED	2.02	3800 x 2750				3000 x 2750								
	3BED	2.03	3700 X 2750	3300 X 2750	3200 X 2000		3000 x 2000			1800 x 2000		1800 x 2000			
	2BED	2.04	4000 x 2000				3000 x 2750			2600 x 2750					
	3 TH BED	2.05	3800 x 2750	3000 x 2750			3500 x 2000	2200 x 2000	3100 x 2000	3200 x 2000	1300 x 2000	3200 x 2000			
	2BED	2.06	4000 x 2000	4000 x 2000			3000 x 2750			2600 x 2750					
	2BED	2.07	4000 x 2000	3800 x 2000			3000 x 2750			2800 x 2750				3000 x 2000	
	2BED	2.08	3800 x 2750				3000 x 2000			2800 x 2000					
	3BED	2.09	4000 x 2750	2700 x 2750	2800 x 2000		1800 x 2000			1800 x 2000		1800 x 2000			
	1BED	2.1O	4200 x 2750	3000 x 2750	975 x 2000		3000 x 2750	950 x 2000							
L3	2BED	3.01	3800 x 2750				3000 x 2750			1013 x 2000					
	3BED	3.02	3650 x 2750	3800 x 2750	3100 x 2000	2200 x 2000	3200 x 2750			2200 x 2000		2950 x 2000			
	2BED	3.03	4000 x 2000				3000 x 2750			2600 x 2750					
	2BED	3.04	4000 x 2000	2800 x 800			3000 x 2750			2600 x 2750					
	3BED	3.05	3800 x 2750	2600 x 800	1053 x 2000		1800 x 2000			2953 x 2000		2800 x 2750			
	3BED	3.06	3850 x 2750	2700 x 2750	2800 x 2000		4400 x 2750			1800 x 2000		1800 x 2000			
L4	3BED	4.01	6500 x 2750				4450 x 2750			3050 x 2750	2200 x 2000	3000 x 2750			
	3BED	4.02	5400 x 2750	4030 x 2000			4000 x 2000			4000 x 2000		4000 x 2000			

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
AS	SUPPLY AIR DUCT
CR	COMMS RISER
ER	ELECTRICAL RISER
EX	EXHAUST AIR DUCT
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GM	GAS METER
HWU	HOT WATER UNITS
LX	LOADING BAY EXHAUST
LS	LOBBY OUTSIDE AIR SUPPLY
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
PX	PUMP ROOM EXHAUST
R	240L RECYCLING BIN
RP	REFRIGERANT PIPE RISER
SK	SKYLIGHT
ST	STORAGE
WM	WATER METER
WX	GARBAGE ROOM EXHAUST

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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AW	AWNING (TO FUTURE DETAIL)
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VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:
WINIM Developments Pty Ltd

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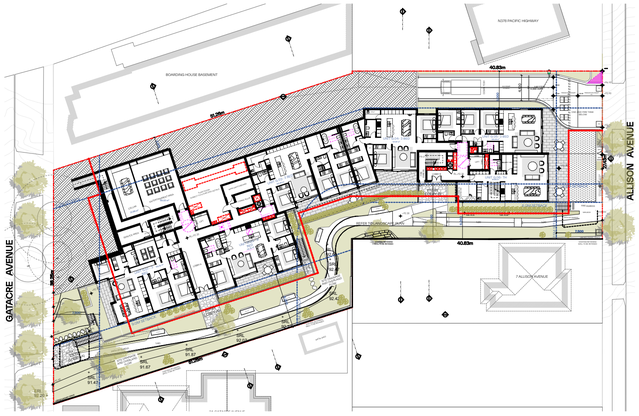
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Window Schedule

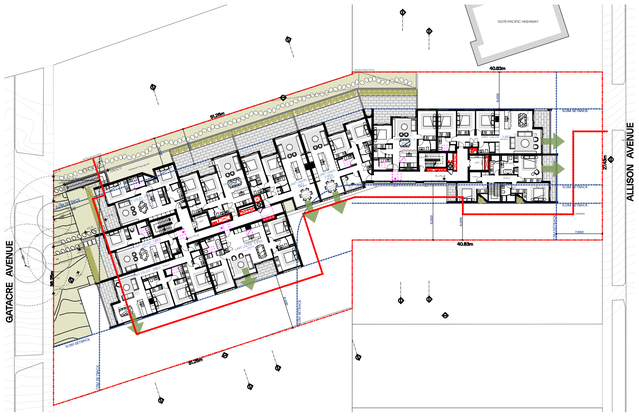
DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	1/08/2024
SCALE: NTS	DRAWING NO: DA807	ISSUE: E
PROJECT NO: 2318		



0 Ground 1:500



3 Level 2 1:500



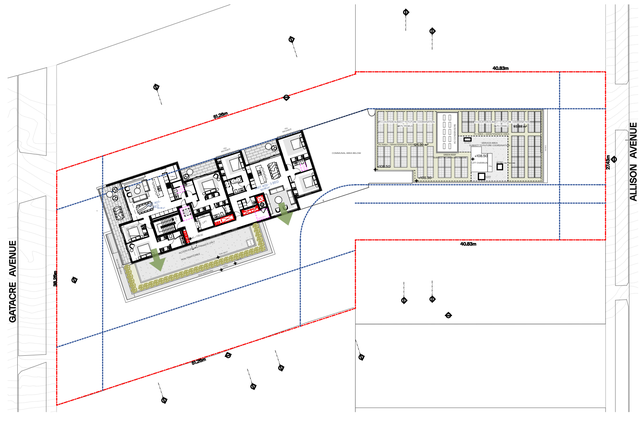
1 Upper Ground 1:500



4 Level 3 1:500



2 Level 1 1:500



5 Level 4 1:500

LEGEND:

TOTAL NUMBER OF UNITS: 43

UNITS WITH GOOD VIEWS TOWARD THE CITY: 22 (51.1%)

GENERAL NOTES:

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LEGEND:

AW	AWNING
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FHR	FIRE HOSE REEL
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GM	GAS METER
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MB	MAILBOX TO FUTURE DETAIL
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R	240L RECYCLING BIN
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Issue	Date	Description
C	11/07/2024	Issue For RFI
D	16/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:
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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7758

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
Units Offering City Views

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 2/08/2024
SCALE: NTS	DRAWING NO: DA808	ISSUE: E
PROJECT NO: 2318		



1 South Elevation 1:150

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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Issue	Date	Description
E	30/07/2024	Issue For RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:
South Elevation - Visual Perception of Separate Buildings

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	30/07/2024
SCALE: 1:150@A1	DRAWING NO: DA810	ISSUE: E
PROJECT NO: 2318		