

PROJECT INFORMATION

Gatacre Avenue- Lane Cove		Approved DA 35/2024	Proposed S4.55
Site Area m²	2965.8		
Height Control	15m	14.990m	16.290m*
Allowable FSR	2.4:1 = 7117.92 sqm	1.69=5020 sqm	1.69=5025 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)		

*Measured at top of service plant fence.

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	Proposed S4.55
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	73
Visitor	1 / 4 dwellings	43	11	11	11
Car wash bay			1	1	1
		TOTAL	84	85	85
Accessible Parking					
Residential Accessible	20% dwellings	43	9	9	9
Visitor Accessible	Min. 1		1	1	1

OTHER PARKING REQUIREMENTS

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

OTHER REQUIREMENTS

	DCP Req	Required	Approved DA 35/2024	Proposed S4.55
Landscape	DCP 40% of Site area	1186.3	1249	1230
Deep soil		741.5	817	816
	DCP Req. 25% of site area		27.5%	27.5%
Communal Open Space	Min. 25% of site area	741.5	756	756
			25%	25%
Visitable	DCP Req. Min. 80% of all dwellings in residential flat buildings	35	35	35
			81%	81%
Livable	ADG Req. Min. 20% of all dwellings in residential flat buildings	9	9	9
			21%	21%
Adaptable	DCP Req. Min. 20% of all dwellings in residential flat buildings	9	9	9
			21%	21%
Solar Access	70% of total number of apartments	30	30	30
			70%	70%
Cross Ventilation	60% of total number of apartments	26	29	28
			67%	65%

GENERAL NOTES:

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LEGEND:

AW	AWNING	TOP	TOP OF PARAPET
AH	ACCESS HATCH	TOB	TOP OF BALUSTRADE
AC	A/C CONDENSER UNITS	TOF	TOP OF FENCE
AS	SUPPLY AIR DUCT	TOW	TOP OF WALL
CR	COMMON 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		
PK	PUMP ROOM EXHAUST		
R	240L RECYCLING BIN		
RP	REFRIGERANT PIPE RISER		
SK	SKYLIGHT		
ST	STORAGE		
WM	WATER METER		
WX	GARBAGE ROOM EXHAUST		

MATERIALS LEGEND:

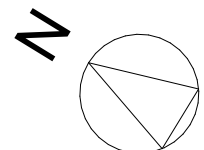
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSX	PRIVACY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

AMENDMENTS LIST

- 1 - RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2.
- 2 - SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE.
- 3 - RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT.
- 4 - SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA.
- 5 - ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR.
- 6 - RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY.
- 7 - RELOCATED MECHANICAL FAN EXHAUST - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOFTOP.
- 8 - APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR.
- 9 - STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS.
- 10 - TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 205, 302, 401 AND 402.
- 11 - AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SINK AND RUBBISH BIN ADDED TO COS.
- 12 - INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED.
- 13 - ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY.
- 14 - AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL.
- 15 - REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 175 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW.
- 16 - IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE. BOARDWALK HAS BEEN REALIGNED AND TIMBER FENCE TO INCORPORATE ACOUSTICALLY TREATED MATERIALS AND METAL POSTS.

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P/A	12/04/2024	Issue For Development Application
B	8/05/2024	Issue For RFI
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D	15/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI
F	10/04/2025	Issue for S4.55

Scale Bar 1 : 150 @ A1



CLIENT:

WINIM Developments Pty Ltd



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Level 2, 52 Alison 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:

Project Information 1

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: NTS	DRAWING NO: DA001	ISSUE: F
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	146	58	✓	✓		✓	✓	18.3	8.8	27.1	2070x650	2700x650	4970x650	Min.2.1	
	G.02	3	2	113	37	✗	✗	✓	✓	✓	5.0	8.8	13.8	4700x650	2500x650	2300x650	Min.2.1	
	G.03	3	3	166	32	✗	✗		✓	✗	10.7	8.8	19.5	3600x650	2900x650	1910x650	Min.2.1	
	G.04	3	2	153	33	✗	✗		✓	✓	12.5	6.6	19.1	3760x650	1910x650	1930x650	Min.2.1	
	G.05	3	2	103	59	✓	✓		✓	✓	6.5	24.2	30.7	2150x650	1910x650	1950x650	Min.2.1	
	G.06	3	4	174	73	✗	✗		✓	✓	25.6	24.2	49.8	4310x650	2470x650	1750x650	Min.2.1	
																	Min.2.1	
UG	UG.01	2	2	82	24	✓	✓		✓	✗	4.4	6.6	11.0	1900x650	1560x650		Min.2.1	
	UG.02	1	1	59	28	✓	✓	✓	✓	✗	4.2	4.4	8.6	1900x650			Min.2.1	
	UG.03	3	2	115	12	✓	✓		✓	✓	9.5	6.6	16.1	3400x650	1750x650	1900x650	Min.2.1	
	UG.04	2	2	79	32	✗	✗		✗	✗	4.4	4.4	8.8	1980x600	1910x600		Min.2.1	
	UG.05	3	2	113	13	✗	✗	✓	✓	✓	5.0	6.6	11.6	4700x650	2500x650	2300x650	Min.2.1	
	UG.06	2	2	94	32	✗	✗		✗	✓	4.3	4.4	8.7	1900x600	1900x600		Min.2.1	
	UG.07	2	2	103	33	✗	✗		✓	✓	6.4	4.4	10.8	2500x650	1740x650		Min.2.1	
	UG.08	2	2	76	22	✗	✓	✓	✓	✗	4.0	4.4	8.4	1900x650	1900x650		Min.2.1	
	UG.09	3	2	107	12	✓	✓		✓	✓	6.6	6.6	13.2	1920x650	2000x650	1900x650	Min.2.1	
																	Min.2.1	
L1	1.01	2	2	82	11	✓	✓		✓	✗	4.4	6.6	11.0	1900x650	2000x650		Min.2.1	
	1.02	1	1	59	11	✓	✓	✓	✓	✗	4.2	4.4	8.6	1900x650			Min.2.1	
	1.03	3	2	115	12	✓	✓		✓	✓	9.5	6.6	16.1	3400x650	1750x650	1900x650	Min.2.1	
	1.04	2	2	79	10	✗	✗		✗	✗	4.4	6.6	11.0	1980x600	1910x600		Min.2.1	
	1.05	3	2	113	13	✗	✗	✓	✓	✓	5.1	6.6	11.7	4700x650	2500x650	1850x650	Min.2.1	
	1.06	2	2	94	10	✓	✗		✗	✓	4.3	4.4	8.7	1900x600	1900x600		Min.2.1	
	1.07	2	2	103	10	✓	✓		✓	✓	6.4	4.4	10.8	2500x650	1740x650		Min.2.1	
	1.08	2	2	76	11	✗	✓	✓	✓	✗	4.0	6.6	10.6	1900x650	1900x650		Min.2.1	
	1.09	3	2	107	12	✓	✓		✓	✓	6.6	8.8	15.4	1920x650	2000x650	1900x650	Min.2.1	
	1.10	1	2	84	17	✓	✗		✓	✓	6.5	4.4	10.9	2870x650			Min.2.1	
																	Min.2.1	
L2	2.01	2	2	82	11	✓	✓		✓	✗	4.4	6.6	11.0	1900x650	2000x650		Min.2.1	
	2.02	1	1	59	11	✓	✓	✓	✓	✗	4.2	4.4	8.6	1900x650			Min.2.1	
	2.03	3	2	115	12	✓	✓		✓	✓	9.5	8.8	18.3	3400x650	1750x650	1900x650	Min.2.1	
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	2.05	3	3	178	41	✗	✗		✓	✓	14.0	24.2	38.2	8810x650	3160x650	2100x650	Min.2.1	
	2.06	2	2	94	10	✓	✓		✗	✓	4.3	6.6	10.9	1900x600	1900x600		Min.2.1	
	2.07	2	2	103	10	✓	✓		✓	✓	6.4	6.6	13.0	2500x650	1740x650		Min.2.1	
	2.08	2	2	76	11	✓	✓	✓	✓	✗	4.0	6.6	10.6	1900x650	1900x650		Min.2.1	
	2.09	3	2	107	12	✓	✓		✓	✓	6.6	8.8	15.4	1920x650	2000x650	1900x650	Min.2.1	
	2.10	1	2	84	17	✓	✓		✓	✓	6.5	4.4	10.9	2870x650			Min.2.1	
																	Min.2.1	
L3	3.01	2	2	82	12	✓	✓		✓	✓	4.4	8.8	13.2	1900x650	2000x650		Min.2.1	
	3.02	3	3	121	38	✓	✓		✓	✓	8.9	8.8	17.7	5230x650	2030x650	2270x650	Min.2.1	
	3.03	2	2	79	10	✓	✓		✗	✗	4.4	8.8	13.2	1980x600	1910x600		Min.2.1	
	3.04	2	2	87	10	✓	✓		✗	✓	4.5	8.8	13.3	1900x600	1900x600		Min.2.1	
	3.05	3	2	96	11	✓	✓		✓	✗	6.5	11.0	17.5	2900x650	2100x650	1560x650	Min.2.1	
	3.06	3	2	129	22	✓	✓		✓	✓	5.8	13.2	19.0	8200x650	1900x600	1900x600	Min.2.1	
																	Min.2.1	
L4	4.01	3	3	148	69	✓	✓		✓	✓	15.6	24.2	39.8	7970x650	3720x650	1890x600	Min.2.1	
	4.02	3	3	131	45	✓	✓		✓	✓	6.5	24.2	30.7	3670x650	2390x650	2920x650	Min.2.1	
TOTAL				4445.0		30	30	9	35	28								

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LEGEND:

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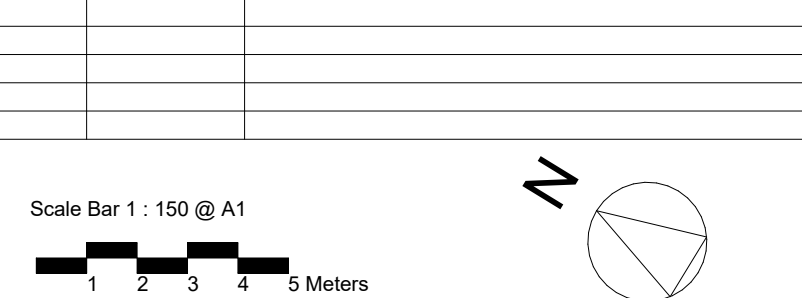
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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
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GB	FACE BRICK
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WB	EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

- RELOCATION OF ACCESSIBLE BAYS / STORM - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED TO THE EAST SIDE OF THE BUILDING
- SLOAR CHANGED - SLOAR LOWERED BY 10' TO INCREASE CEILING CLEARANCE
- RELOCATION OF BICYCLE RACKS - BICYCLE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
- ADDING WALKWAY ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM EXISTING
- ADDITION OF STAIR STORAGE AREA - A NEWEST SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE AND THE FITNESS SPACE HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY.
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- ADDED HIGHLY WINDOWS - A HIGHPOINT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL AND PRIVATE SPACE TO IMPROVE SOLAR GAIN
- AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL
- REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 10 TO 9, DECREASING ROOFTOP AREA FROM 87KW TO 57KW.
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CLIENT:

WINIM Developments Pty Ltd

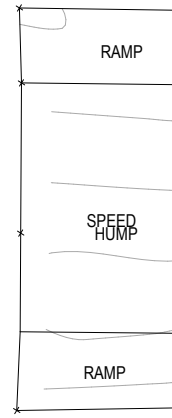
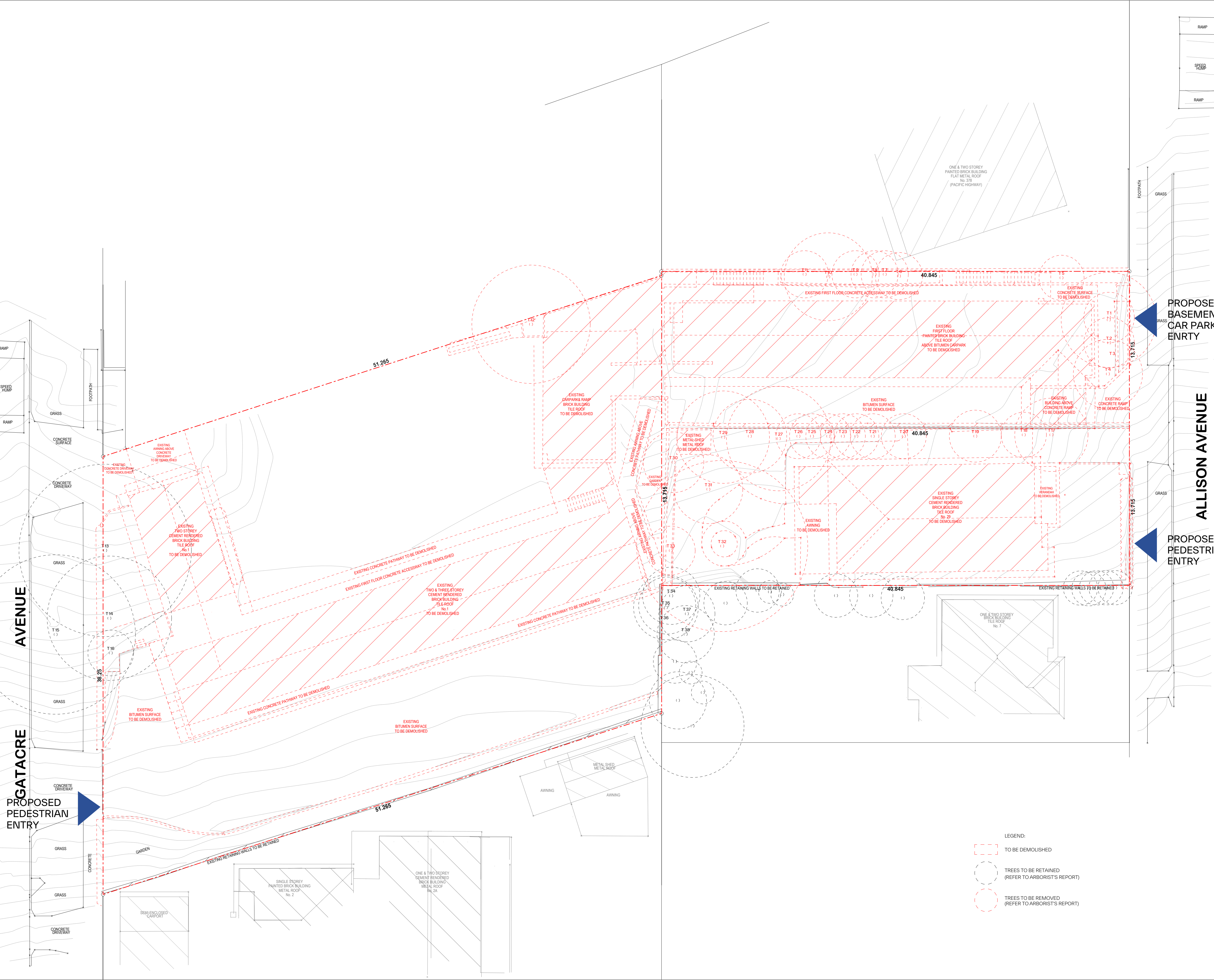
PROJECT:

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

RAWING TITLE:

Project Information 2

DRAWING BY: R	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: TS	DRAWING NO:	ISSUE:
PROJECT NO: B18	DA002	F



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AH	ACCESS HATCH	TOB	TOP OF BALUSTRADE
AC	A/C CONDENSER UNITS	TOF	TOP OF FENCE
AS	SUPPLY AIR DUCT	TOW	TOP OF WALL
CR	COMMON RISER		
ER	ELECTRICAL RISER		
EX	EXHAUST AIR DUCT		
FH	FIRE HYDRANT		
FHR	FIRE HOSE REEL		
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GC	GARBAGE CHUTE		
GM	GAS METER		
HWU	HOT WATER UNITS		
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RP	REFRIGERANT PIPE RISER		
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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 TOUCHED 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
RAW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2
- SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE
- RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
- SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA
- ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY
- RELOCATED MECHANICAL FAN EXHAUST - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOFTOP
- APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS
- TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 205, 302, 401 AND 402
- AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY, GENERAL UTILITY SINK AND RUBBISH BIN ADDED TO COS
- INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED
- ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY
- AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL
- REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 175 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW
- IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE. BOARDWALK HAS BEEN REALIGNED AND TIMBER FENCE TO INCORPORATE ACOUSTICALLY TREATED WATERING AND METAL POSTS

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:

WINIM Developments Pty Ltd

101

pbd architects

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Level 2, 52 Alison 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:

Demolition Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:150@A1	DRAWING NO: DA003	ISSUE: F
PROJECT NO: 2318		

- LEGEND:
- TO BE DEMOLISHED
 - TREES TO BE RETAINED (REFER TO ARBORIST'S REPORT)
 - TREES TO BE REMOVED (REFER TO ARBORIST'S REPORT)



View 1



View 2



View 3



View 4

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING	TOP	TOP OF PARAPET
AH	ACCESS HATCH	TOB	TOP OF BALUSTRADE
AC	A/C CONDENSER UNITS	TOF	TOP OF FENCE
AS	SUPPLY AIR DUCT	TOW	TOP OF WALL
CR	COMMON 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		
PK	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 TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSK	PRIVACY SCREEN (TO FUTURE SELECTION)
PTX	PAINT FINISH TYPE X
RD	ROLLER DOOR
RP	RIVER PEBBLES
RV	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM S1 TO B2
- SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE
- RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
- SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA
- ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY
- RELOCATED MECHANICAL FAN EXHAUST - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOFTOP
- APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS
- TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 205, 302, 401 AND 402
- AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY, GENERAL UTILITY SINK AND RUBBISH BIN ADDED TO COS
- INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED
- ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY
- AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL
- REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 175 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW
- IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE, BOARDWALK HAS BEEN REALIGNED AND TIMBER OPENCE TO INCORPORATE ACOUSTICALLY TREATED MATERIALS AND METAL POSTS

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	15/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI
F	10/04/2025	Issue For S4.55

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:
Site Analysis 1

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:300@A1	DRAWING NO: DA004	ISSUE: F
PROJECT NO: 2318		



DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:200@A1	DRAWING NO:	ISSUE:
PROJECT NO: 2318	DA005	F

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS SPECIFICALLY FOR THE PURPOSES OF DA
- COPYRIGHT OF DESIGN DRAWINGS SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCES FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

AH	AWNING	TOP	TOP OF PARAPET
AW	ACCESS HATCH	TOP	TOP OF BALUSTRADE
AC	AIRC-VENTILATION UNITS	TOP	TOP OF FENCE
AS	SUPPLY AIR DUCT	TOW	TOP OF WALL
CR	COMMIS 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		
LV	LOADING BAY EXHAUST		
LS	LOBBY OUTSIDE AIR SUPPLY		
HL	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		
MB	MAILBOX TO FUTURE DETAIL		
PM	PUMP ROOM EXHAUST		
R	240L RECYCLING BIN		
RP	REFRIGERANT PIPE RISER		
SK	SKYLIGHT		
ST	STORAGE		
WM	WATER METER		
WX	GARBAGE ROOM EXHAUST		

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACING BRICK
GB	FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FINISHING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
Psx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PIPES
RV	RENDERED FINISH/SELECTED PAINT FINISH
WB	EXTERNAL VENETIAN BLINDS

- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2.
- SLAB R1 CHANGED - SLAB R1 LOWERED BY 150MM TO INCREASE CEILING CLEARANCE.
- RELOCATION OF BRICK RACKS - BRICK RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT.
- APPROVED
- SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM FOUNDATION TO BASEMENT.
- ADDITION OF STORAGE SPACE - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED EXISTING SPACE ON THE UPPER GROUND FLOOR.
- RE-CONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE AND AN OPEN SPACE FOR BIKES, BARS, 302, 400 AND 402.
- RE-CONFIGURED MECHANICAL PLANT ROOM - THE MECHANICAL PLANT ROOM HAS BEEN RE-CONFIGURED FOR IMPROVED FUNCTIONALITY.
- RELOCATED MECHANICAL PLANT EXHAUST - THE MECH. PLANT EXHAUST HAS BEEN MOVED TO THE ROOFTOP.
- APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BEHIND THE APPROVED EXISTING SPACE ON THE UPPER GROUND FLOOR.
- STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS.
- TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR BIKES, 302, 400 AND 402.
- INCREASED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SKIN AND RUBBER BARS ADDED TO COIS.
- INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED.
- ADDITION OF HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL AREA AND THE APARTMENT 205 TO INCREASE NATURAL LIGHT AVAILABILITY.
- AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL.
- REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 150 TO 135, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 59KW.
- IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 LUSH LANDSCAPED BOUNDARY HAS BEEN REIMAGINED AND TIMBER DECK TO INCORPORATE

Scale Bar 1 : 150 @ A1

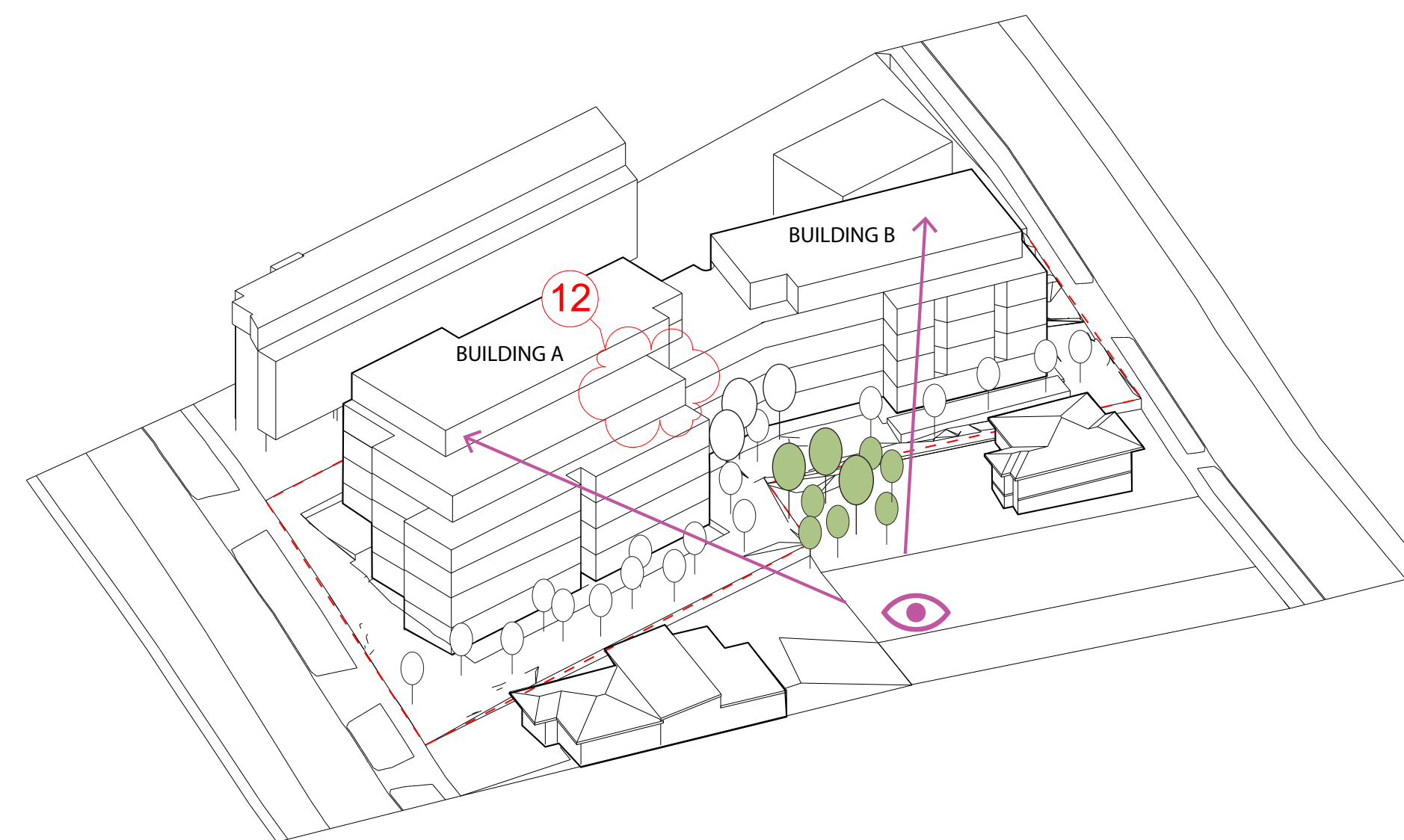
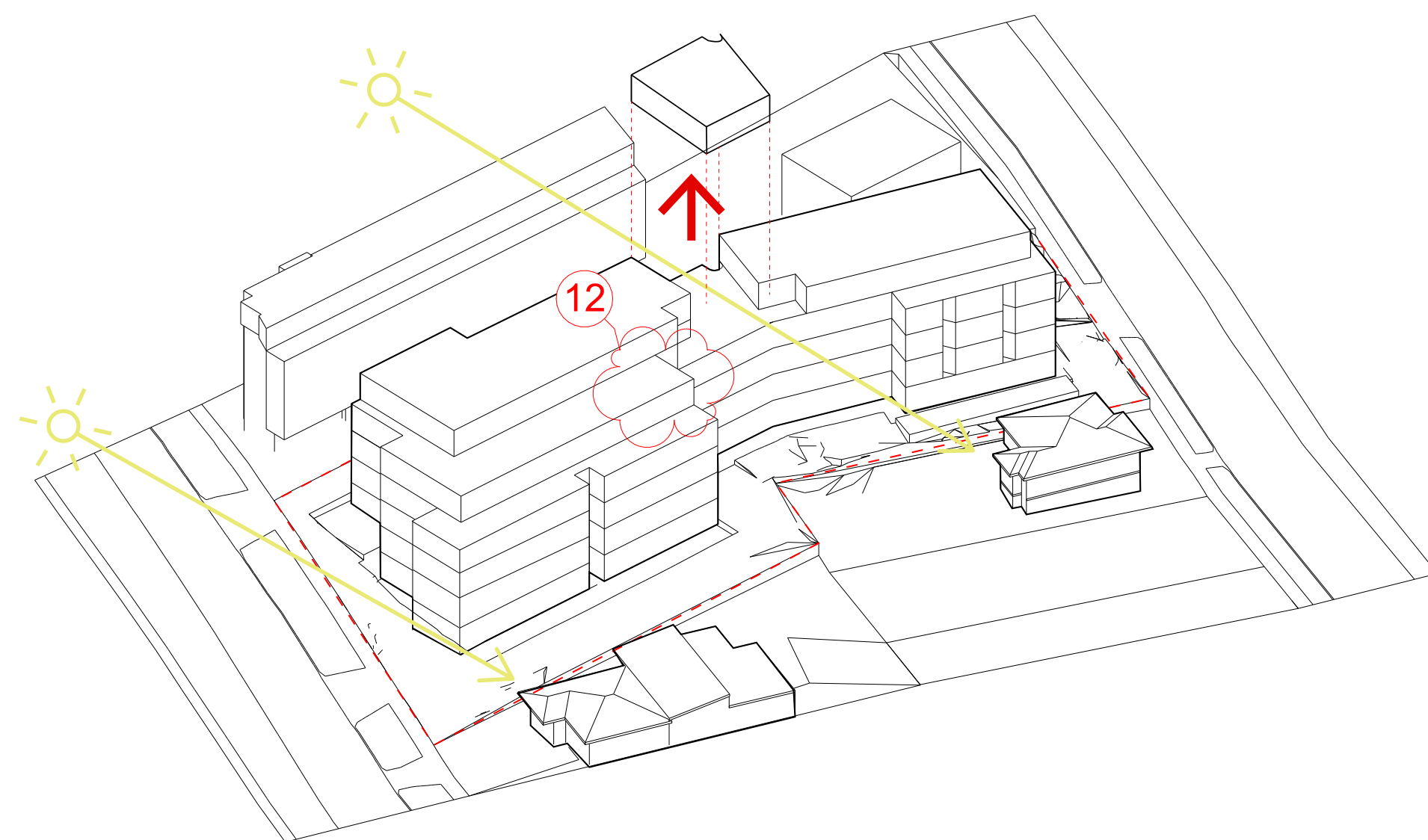
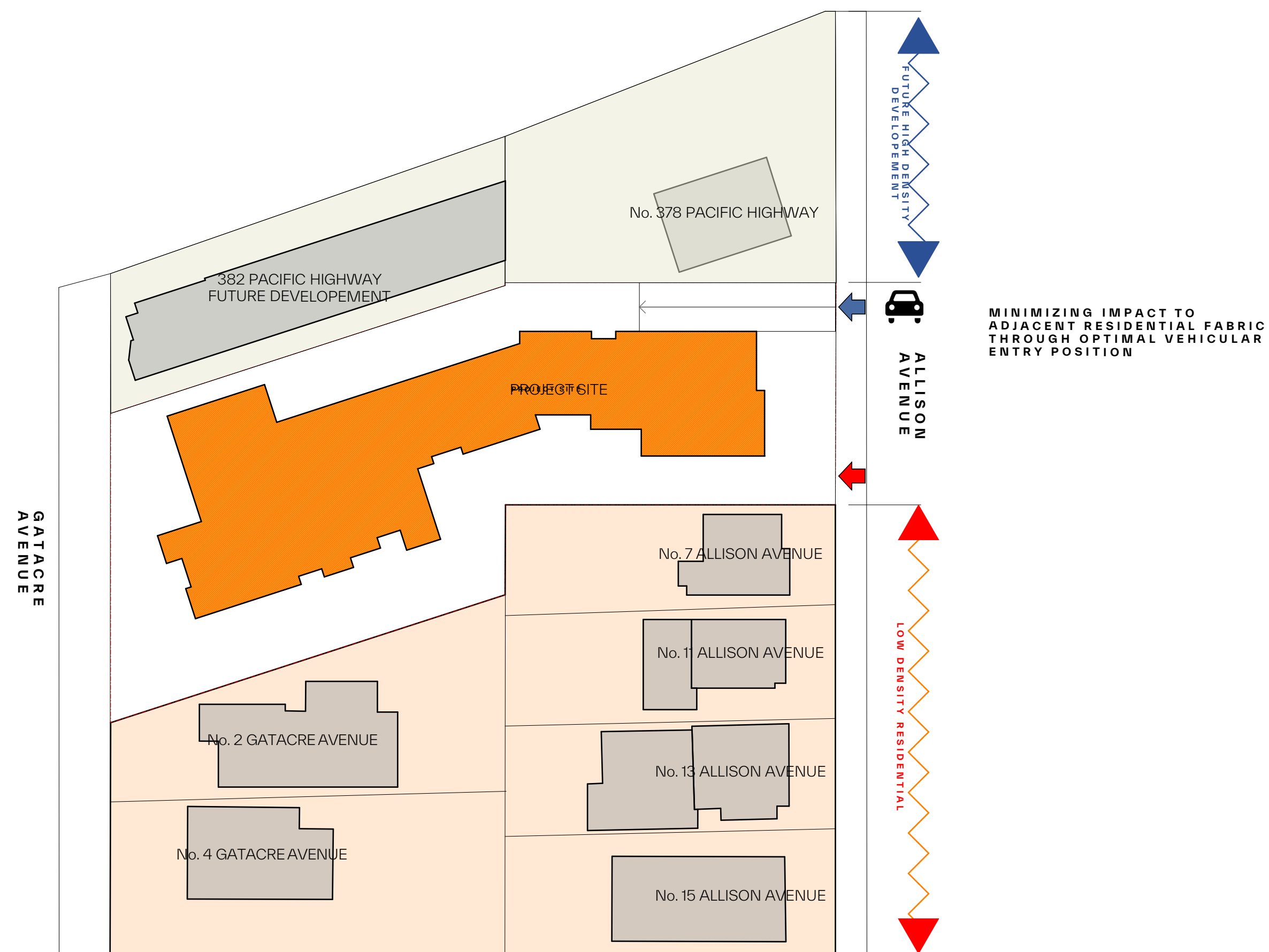
1 2 3 4 5 Meters

WINIM Developments Pty Ltd

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

Site Analysis 4

DRAWING BY: R	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1.61@A1	DRAWING NO: DA007	ISSUE: F
PROJECT NO: 318		



- ## GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - REVISIONS TO BE MADE TO BE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- | LEGEND: | | | |
|---------|-----------------------------------|-----|-------------------|
| AH | AWING | TOP | TOP OF PARAPET |
| AS | ACCESS HATCH | TOB | TOP OF BALUSTRADE |
| AC | A/C CONDENSER UNITS | TOP | TOP OF FENCE |
| AS | SUPPLY AIR DUCT | TOW | TOP OF WALL |
| CR | COMMS RISER | | |
| ER | ELECTRICAL RISER | | |
| EX | EXHAUST AIR DUCT | | |
| FH | FIRE HYDRANT | | |
| FHR | FIRE HOSE REEL | | |
| FS | FIRE STAIRS | | |
| GC | GARAGE 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 | | |
| PK | PUMP ROOM EXHAUST | | |
| R | 240L RECYCLING BIN | | |
| RP | REFRIGERANT PIPE RISER | | |
| SK | SKYLIGHT | | |
| ST | STORAGE | | |
| WM | WATER METER | | |
| WX | GARAGE ROOM EXHAUST | | |

- ## MATERIALS LEGEND:
- | | |
|------|---|
| AFG | ALUMINUM FRAMED GLAZING |
| LV | ALUMINUM ELLIPTICAL FIXED LOUVERS |
| AW | AWNING (TO FUTURE DETAIL) |
| CONC | CONCRETE |
| FB | FACE BRICK |
| FG | FRAMELESS TOUCHED GLASS BALUSTRADE (TO BOCA/US STANDARDS) |
| MB | METAL BALUSTRADE |
| MC | METAL GLAZING |
| FCE | METAL FENCINGS (TO FUTURE SELECTION) |
| PC | COMPOSITE PANEL CLADDING |
| PSK | PRIVATE SCREENS (TO FUTURE SELECTION) |
| PTX | PAINT FINISH TYPEX |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RW | RENDERED FINISH/SELECTED PAINT FINISH |
| VB | EXTERNAL VENETIAN BLINDS |

AMENDMENTS LIST

- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2.
- SLAB R1 CHANGED - SLAB R1 LOWERED BY 150MM TO INCREASE CEILING CLEARANCE.
- RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT.
- SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM FLOOR TO FLOOR.
- ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR.
- RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE AND A NEW COMMUNAL AREA HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY.
- RELOCATED MECHANICAL FAN EXHAUST - THE MECH FAN EXHAUST HAS BEEN MOVED TO THE ROOFTOP.
- APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR.
- STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS.
- TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO PRIVATE OPEN SPACE FOR B105, B205, B302, 401 AND 402.
- AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SINK AND RUBBISH BIN ADDED TO COM2.
- INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED.
- ADDED HEIGHT LIGHT WINDOWS - A HEIGHTLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL CLOSET AND THE BATHROOM IN UNIT 205 TO IMPROVE SOLAR-ENTRY.
- AC UNIT REPLACEMENT - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL.
- REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 175 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW.
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[illegible]

Scale Bar 1 : 150 @ A1



CLIENT:
WINIM Developments Pty Ltd

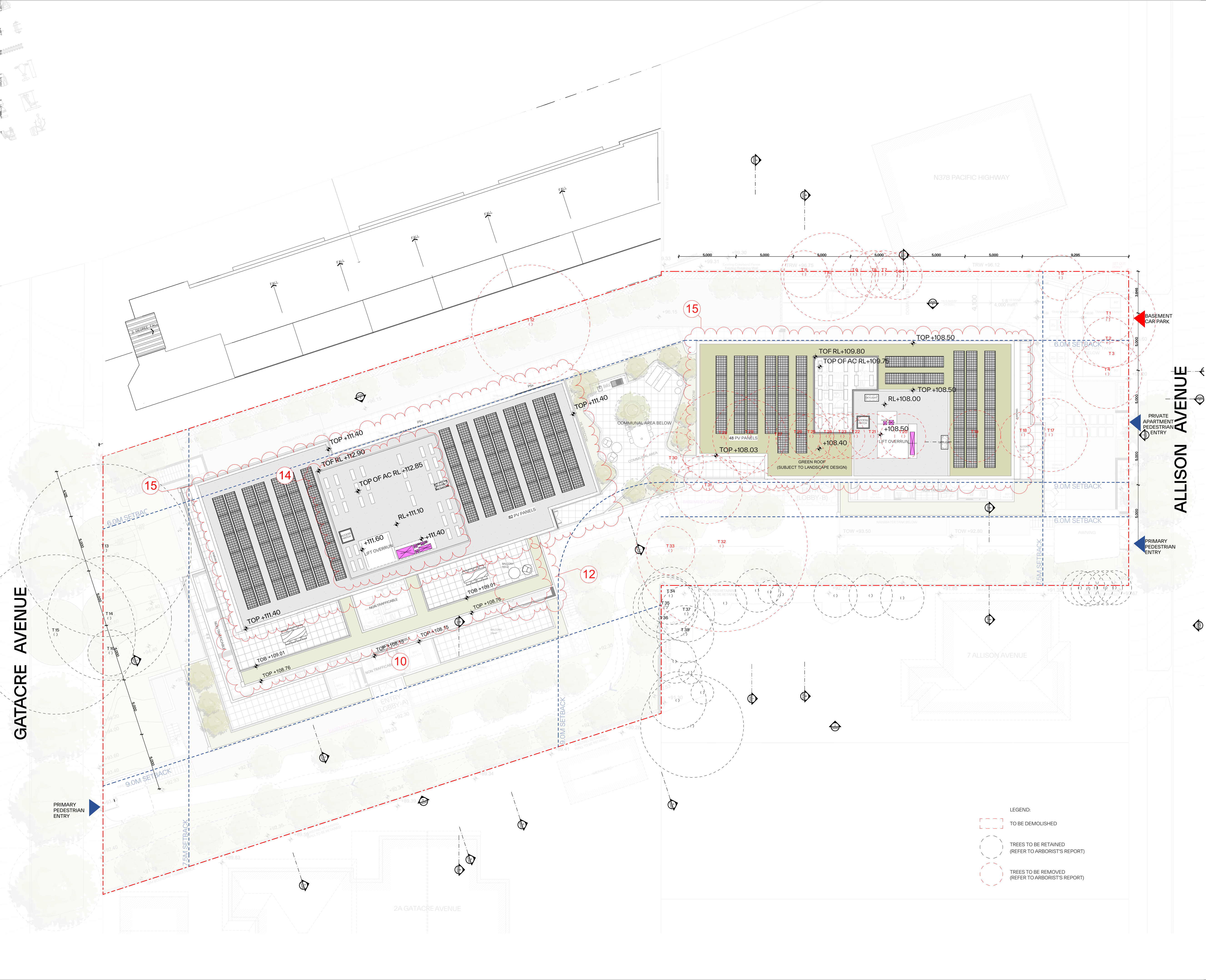


PROJECT:
Residential Flat Building
1 Gatacre Ave & 1-5 Allison Ave, Lane Cove

DRAWING TITLE:

Site Analysis 3

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:500, 1:1.54@A1	DRAWING NO:	ISSUE:
PROJECT NO: 2318	DA006	F



GENERAL NOTES:

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LEGEND:

AW	AWNING	TOP	TOP OF PARAPET
AH	ACCESS HATCH	TOB	TOP OF BALUSTRADE
AC	A/C CONDENSER UNITS	TOF	TOP OF FENCE
AS	SUPPLY AIR DUCT	TOW	TOP OF WALL
CR	COMMON 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		
PK	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 LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHED 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
RAW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

1. RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2.
- 2 - SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE.
- 3 - RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT.
- 4 - SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA.
- 5 - ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR.
- 6 - RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY.
- 7 - RELOCATED MECHANICAL FAN EXHAUST - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOF.
- 8 - APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR.
- 9 - STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS.
- 10 - TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 205, 302, 401 AND 402.
- 11 - AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SINK AND RUBBISH BIN ADDED TO COS.
- 12 - INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED.
- 13 - ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY.
- 14 - AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL.
- 15 - REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 175 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW.
- 16 - IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE. BOARDWALK HAS BEEN REALIGNED AND TIMBER FENCE TO INCORPORATE ACOUSTICALLY TREATED MATERIALS AND METAL POSTS.

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 Allison Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevac NSW 7768

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

DRAWING TITLE:
Site Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 16/04/2025
SCALE: 1:150@A1	DRAWING NO: DA008	ISSUE: F
PROJECT NO: 2318		

GATACRE AVENUE

ALLISON AVENUE

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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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	TOP	TOP OF PARAPET
AH	ACCESS HATCH	TOB	TOP OF BALUSTRADE
AC	A/C CONDENSER UNITS	TOF	TOP OF FENCE
AS	SUPPLY AIR DUCT	TOW	TOP OF WALL
CR	COMMON 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		
PK	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 TOUCHED 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 TYPE X
RD	ROLLER DOOR
RP	RIVER PEBBLES
RAW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM ST1 TO B2
- SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE
- RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
- SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA
- ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY
- RELOCATED MECHANICAL FAN EXHAUST - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOF
- APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS
- TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 205, 302, 401 AND 402
- AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY, GENERAL UTILITY SINK AND RUBBISH BIN ADDED TO COS
- INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED
- ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY
- AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL
- REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 175 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW
- IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE. BOARDWALK HAS BEEN REALIGNED AND TIMBER OPENCE TO INCORPORATE ACoustically TREATED MATERIALS AND METAL POSTS

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

CLIENT:

WINIM Developments Pty Ltd

101

pbd architects

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

Basement 2 Floor Plan

DRAWING BY:
GR

CHECKED BY:
Checked by KA

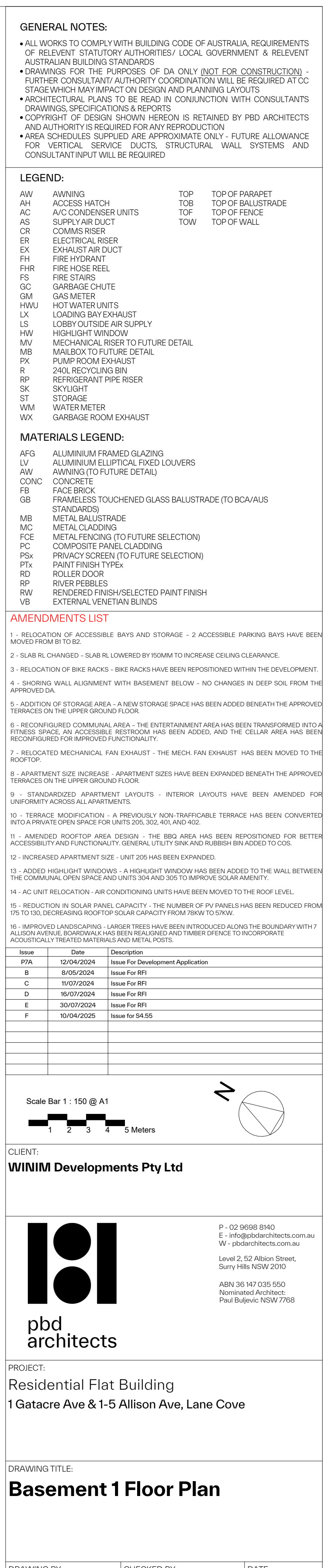
DATE:
10/04/2025

SCALE:
1:150@A1

DRAWING NO:
DA100

ISSUE:
F

PROJECT NO:
2318



ADDITIONALMENTS LIST

1. - RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2.
2. - SLAB IS CHANGED - SLAB IS LOWERED BY 150MM TO INCREASE CEILING CLEARANCE
3. - REDUCTION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
4. - SHOWING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA.
5. - ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
6. - RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE AND A COMMUNITY GYMSTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY.
7. - RELOCATED MECHANICAL FAN EXHAUST - THE MECH FAN EXHAUST HAS BEEN MOVED TO THE REAR OF THE BUILDING
8. - APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
9. - STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR CONSISTENCY ACROSS ALL APARTMENTS
10. - TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 203, 302, 401, AND 402.
11. - AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY, AND THE RUBBER BIN AREA HAS BEEN MOVED FROM 300M TO 500M
12. - INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED.
13. - ADDS HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY.
14. - AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL.
15. - REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 300 TO 250 TO DECREASE THE RISK OF SHADING
16. - IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 17 ALISON AVENUE. BORDAROWS HAVE BEEN REJAUNDED AND TIMBER DECOR TO INCORPORATE

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters



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

DRAWING TITLE:

Basement 1 Floor Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:150@A1	DRAWING NO: DA101	ISSUE: F
PROJECT NO: 2318		



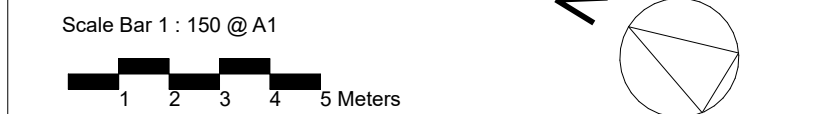
- GENERAL NOTES:**
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- LEGEND:**
- | | | | |
|-----|--------------------------|-----|-----------------------------------|
| AW | AWNING | MV | MECHANICAL RISER TO FUTURE DETAIL |
| AH | ACCESS HATCH | MB | MAILBOX TO FUTURE DETAIL |
| AC | A/C CONDENSER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

- MATERIALS LEGEND:**
- | | |
|------|--|
| AFG | ALUMINIUM FRAMED GLAZING |
| LV | ALUMINIUM ELLIPTICAL FIXED LOUVERS |
| AW | AWNINGS (TO FUTURE DETAIL) |
| CONC | CONCRETE |
| FB | FACE BRICK |
| GB | FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/ AUS STANDARDS) |
| MB | METAL BALUSTRADE |
| MC | METAL CLADDING |
| FCE | METAL FENCINGS (TO FUTURE SELECTION) |
| PC | COMPOSITE PANEL CLADDING |
| PSK | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTX | PAINT FINISH TYPE X |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RVW | RENDERED FINISH/SELECTED PAINT FINISH |
| VB | EXTERNAL VENETIAN BLINDS |

- AMENDMENTS LIST**
- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2
 - SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE
 - RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
 - SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA
 - ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
 - RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY
 - RELOCATED MECHANICAL FAN EXHAUST - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOFTOP
 - APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
 - STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS
 - TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 205, 302, 401, AND 402
 - AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SINK AND RUBBER BIN ADDED TO 205
 - INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED
 - ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY
 - AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL
 - REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 175 TO 150, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW
 - IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE. BOWERWAL HAS BEEN REORGANIZED AND TIMBER DRISKS TO INCORPORATE ACoustically TREATED MATERIALS AND METAL POSTS
 - PLANT AREA HEIGHT REDUCTION - THE HEIGHT OF THE ROOFTOP PLANT AREA HAS BEEN REDUCED FROM 18M TO 12M
 - EXTENDED PLANTER BOX - THE PLANTER BOX HAS BEEN EXTENDED BY 500MM TO FURTHER ENHANCE PRIVACY TO 2A GATACRE AVENUE
 - ADDITIONAL WATER FILTER AND STORAGE TANK - A NEW WATER FILTER AND STORAGE TANK HAVE BEEN ADDED TO 2ND FLOOR
 - COMMON AREA AND SERVICE AREA LAYOUT AMENDMENT - THE LAYOUT OF COMMON AND SERVICE AREAS HAS BEEN REVISED FOR BETTER FUNCTIONALITY AND CIRCULATION

Issue	Date	Description
P/A	12/04/2024	Issue For Development Application
B	08/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	15/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI
F	10/04/2025	Issue For S4.55
H	14/07/2025	Issue For RFI



CLIENT:
WINIM Developments Pty Ltd



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

DRAWING TITLE:
Ground Floor Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 14/07/2025
SCALE: 1:150@A1	DRAWING NO: DA102	ISSUE: H
PROJECT NO: 2318		



GENERAL NOTES:

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LEGEND:

AW	AWNING	TOB	TOP OF PARAPET
AH	ACCESS HATCH	TOB	TOP OF BALUSTRADE
AC	A/C CONDENSER UNITS	TOF	TOP OF FENCE
AS	SUPPLY AIR DUCT	TOW	TOP OF WALL
CR	COMMON 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		
PK	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 TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSK	PRIVACY SCREEN (TO FUTURE SELECTION)
PTX	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RAW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B2 TO B2
- SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE
- RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
- SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA
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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:
WINIM Developments Pty Ltd

101
pbd
architects

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

DRAWING TITLE:
Upper Ground Floor Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 16/04/2025
SCALE: 1:150 @ A1	DRAWING NO: DA103	ISSUE: F
PROJECT NO: 2318		

GATACRE AVENUE

ALLISON AVENUE

GENERAL NOTES:

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

AW

AWNING

TOP

TOP OF PARAPET

AH

ACCESS HATCH

TOB

TOP OF BALUSTRADE

AC

A/C CONDENSER UNITS

TOF

TOP OF FENCE

AS

SUPPLY AIR DUCT

TOW

TOP OF WALL

CR

COMMON 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

PK

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 TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)

MB

METAL BALUSTRADE

MC

METAL CLADDING

FCE

METAL FENCING (TO FUTURE SELECTION)

PC

COMPOSITE PANEL CLADDING

PSK

PRIVACY SCREEN (TO FUTURE SELECTION)

PTX

PAINT FINISH TYPEX

RD

ROLLER DOOR

RP

RIVER PEBBLES

RAW

RENDERED FINISH/SELECTED PAINT FINISH

VB

EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

1 -

RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2

2 -

SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE

3 -

RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT

4 -

SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA

5 -

ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR

6 -

RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY

7 -

RELOCATED MECHANICAL FAN EXHAUST - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOFTOP

8 -

APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR

9 -

STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS

10 -

TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 205, 302, 401 AND 402

11 -

AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY, GENERAL UTILITY SINK AND RUBBISH BIN ADDED TO COS

12 -

INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED

13 -

ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMON OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY

14 -

AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL

15 -

REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 175 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW

16 -

IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE, BOARDWALK HAS BEEN REALIGNED AND TIMBER OPENCE TO INCORPORATE ACoustically TREATED MATERIALS AND METAL POSTS

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

15/07/2024

Issue For RFI

E

30/07/2024

Issue For RFI

F

10/04/2025

Issue for \$4.55

Scale Bar 1 : 150 @ A1

1

2

3

4

5

Meters

CLIENT:

WINIM Developments Pty Ltd

101

pbd architects

P - 02 9698 8140

E - info@pbdarchitects.com.au

W - pbdarchitects.com.au

Level 2, 52 Alison 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:

GR

CHECKED BY:

Checked by KA

DATE:

16/04/2025

SCALE:

1:150 @ A1

DRAWING NO:

DA104

ISSUE:

F

PROJECT NO:

2318

GATACRE AVENUE

ALLISON AVENUE

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING	TOP	TOP OF PARAPET
AH	ACCESS HATCH	TOB	TOP OF BALUSTRADE
AC	A/C CONDENSER UNITS	TOF	TOP OF FENCE
AS	SUPPLY AIR DUCT	TOW	TOP OF WALL
CR	COMMONS 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		
PK	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 TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH TYPEX
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RAW RENDERED FINISH/SELECTED PAINT FINISH
- VB EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

1 - RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2

2 - SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE

3 - RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT

4 - SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA

5 - ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR

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14 - AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL

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Scale Bar 1 : 150 @ A1

1

2

3

4

5

Meters

N

CLIENT:

WINIMM Developments Pty Ltd

101

pbd architects

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E - info@pbdarchitects.com.au

W - pbdarchitects.com.au

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:

Level 2 Floor Plan

DRAWING BY:

GR

SCALE:

1:150@ A1

PROJECT NO:

2318

CHECKED BY:

Checked by KA

DRAWING NO:

DA105

DATE:

16/04/2025

ISSUE:

F

GATACRE AVENUE

ALLISON AVENUE

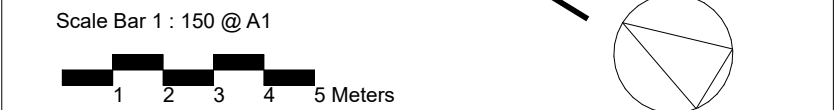
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- LEGEND:
- | | | | |
|-----|--------------------------|-----|-----------------------------------|
| AW | AWNING | MV | MECHANICAL RISER TO FUTURE DETAIL |
| AH | ACCESS HATCH | MB | MAILBOX TO FUTURE DETAIL |
| AC | A/C CONDENSER UNITS | PK | PUMP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

- MATERIALS LEGEND:
- | | |
|------|---|
| AFG | ALUMINIUM FRAMED GLAZING |
| LV | ALUMINIUM ELLIPTICAL FIXED LOUVERS |
| AW | AWNINGS (TO FUTURE DETAIL) |
| CONC | CONCRETE |
| FB | FACE BRICK |
| GB | FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS) |
| MB | METAL BALUSTRADE |
| MC | METAL CLADDING |
| FCF | METAL FENCINGS (TO FUTURE SELECTION) |
| PC | COMPOSITE PANEL CLADDING |
| PSK | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTX | PAINT FINISH TYPE X |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RAW | RENDERED FINISH/SELECTED PAINT FINISH |
| VB | EXTERNAL VENETIAN BLINDS |

- AMENDMENTS LIST
- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2
 - SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE
 - RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
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 - ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
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 - AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SINK AND RUBBER BIN ADDED TO 205
 - INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED
 - ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY
 - AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL
 - REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 125 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW
 - IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE. BONEWALK HAS BEEN REDESIGNED AND TIMBER DRINKS TO INCORPORATE ACOUSTICALLY TREATED MATERIALS AND METAL POSTS
 - PLANT AREA HEIGHT REDUCTION - THE HEIGHT OF THE ROOFTOP PLANT AREA HAS BEEN REDUCED FROM 18M TO 12M
 - EXTENDED PLANTER BOX - THE PLANTER BOX HAS BEEN EXTENDED BY 500MM TO FURTHER ENHANCE PRIVACY TO 2A GATACRE AVENUE
 - ADDITIONAL WATER FILTER AND STORAGE TANK - A NEW WATER FILTER AND STORAGE TANK HAVE BEEN ADDED TO GROUND FLOOR
 - COMMON AREA AND SERVICE AREA LAYOUT AMENDMENT - THE LAYOUT OF COMMON AND SERVICE AREAS HAS BEEN REVISED FOR BETTER FUNCTIONALITY AND CIRCULATION

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	15/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI
F	10/04/2025	Issue for S4.55
H	14/07/2025	Issue for RFI



CLIENT:
WINIM Developments Pty Ltd



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

DRAWING TITLE:
Level 3 Floor Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 14/07/2025
SCALE: 1:150@ A1	DRAWING NO: DA106	ISSUE: H
PROJECT NO: 2318		

GATACRE AVENUE

ALLISON AVENUE

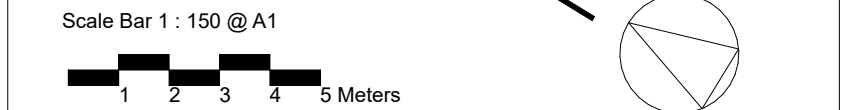
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- | | | | |
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| LS | LOBBY OUTSIDE AIR SUPPLY | | |
| HW | HIGHLIGHT WINDOW | | |

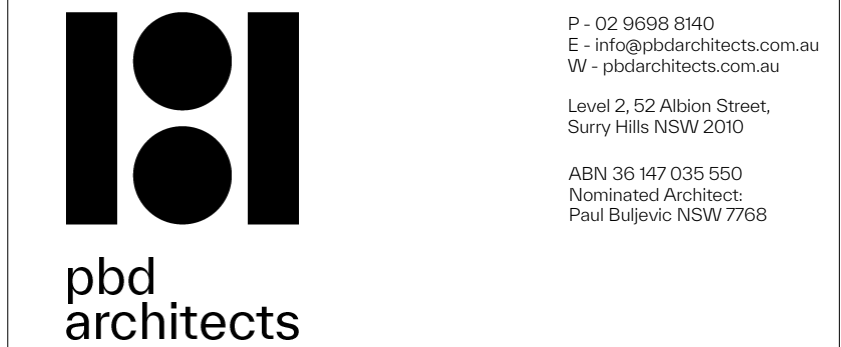
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- | | |
|------|---|
| AFG | ALUMINIUM FRAMED GLAZING |
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- AMENDMENTS LIST
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C	11/07/2024	Issue For RFI
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E	30/07/2024	Issue For RFI
F	10/04/2025	Issue For S4.55
H	14/07/2025	Issue for RFI



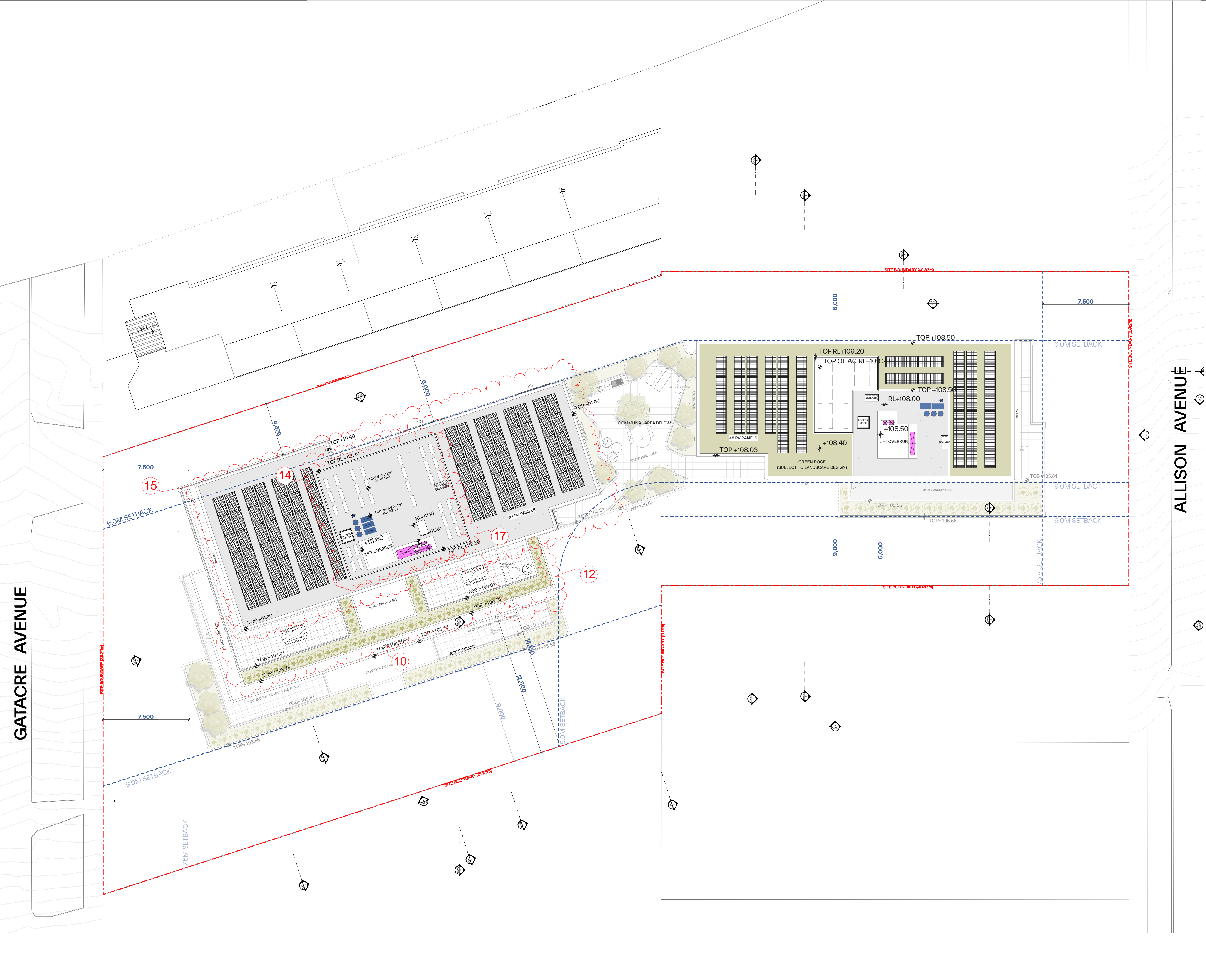
CLIENT:
WINIM Developments Pty Ltd



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

DRAWING TITLE:
Level 4 Floor Plan

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 14/07/2025
SCALE: 1:150 @ A1	DRAWING NO: DA107	ISSUE: H
PROJECT NO: 2318		



GENERAL NOTES:

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- SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE
- RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
- SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA
- ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY
- RELOCATED MECHANICAL FAN EXHAUST - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOFTOP
- APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS
- TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 205, 302, 401 AND 402
- AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY, GENERAL UTILITY SINK AND RUBBER BIN ADDED TO Z05
- INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED
- ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY
- AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL
- REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 125 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW
- IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE, BOWSWALK HAS BEEN REDESIGNED AND TIMBER DRINKS TO INCORPORATE ACOUSTICALLY TREATED MATERIALS AND METAL POSTS
- PLANT AREA HEIGHT REDUCTION - THE HEIGHT OF THE ROOFTOP PLANT AREA HAS BEEN REDUCED FROM 1.8M TO 1.2M
- EXTENDED PLANTER BOX - THE PLANTER BOX HAS BEEN EXTENDED BY 50MM TO FURTHER ENHANCE PRIVACY TO 2A GATACRE AVENUE
- ADDITIONAL WATER FILTER AND STORAGE TANK - A NEW WATER FILTER AND STORAGE TANK HAVE BEEN ADDED TO GROUND FLOOR
- COMMON AREA AND SERVICE AREA LAYOUT AMENDMENT - THE LAYOUT OF COMMON AND SERVICE AREAS HAS BEEN REVISED FOR BETTER FUNCTIONALITY AND CIRCULATION

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	15/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI
F	10/04/2025	Issue for S4.55
H	14/07/2025	Issue for RFI

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

N

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WINIM Developments Pty Ltd

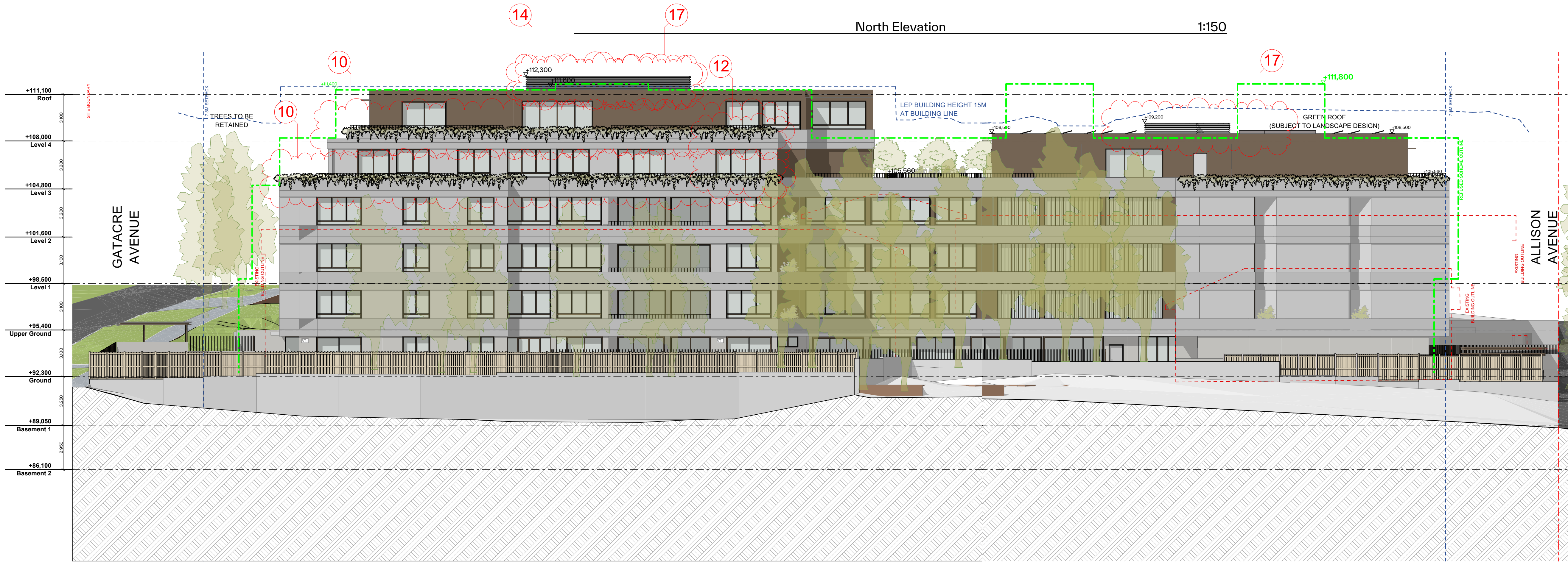
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Level 2, 52 Allison Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevac NSW 7768

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: 14/07/2025
SCALE: 1:150 @ A1	DRAWING NO: DA108	ISSUE: H
PROJECT NO: 2318		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNINGS (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCF	METAL FENCINGS (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSK	PRIVACY SCREEN (TO FUTURE SELECTION)
PTX	PAINT FINISH TYPEX
RD	ROLLER DOOR
RP	RIVER PEBBLES
RAW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2
- SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE
- RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
- SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA
- ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY
- RELOCATED MECHANICAL FAN EXHAUST - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOFTOP
- APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS
- TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 205, 302, 401, AND 402
- AMENDED ROOFTOP AREA DESIGN - THE 880 AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SINK AND RUBBER BIN ADDED TO 205
- INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED
- ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY
- AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL
- REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 125 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW
- IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE. BOUNDARY WALL HAS BEEN REDESIGNED AND TIMBER DRISKS TO INCORPORATE ACOUSTICALLY TREATED MATERIALS AND METAL POSTS
- PLANT AREA HEIGHT REDUCTION - THE HEIGHT OF THE ROOFTOP PLANT AREA HAS BEEN REDUCED FROM 18M TO 12M
- EXTENDED PLANTER BOX - THE PLANTER BOX HAS BEEN EXTENDED BY 500MM TO FURTHER ENHANCE PRIVACY TO 2A GATACRE AVENUE
- ADDITIONAL WATER FILTER AND STORAGE TANK - A NEW WATER FILTER AND STORAGE TANK HAVE BEEN ADDED TO 205
- COMMON AREA AND SERVICE AREA LAYOUT AMENDMENT - THE LAYOUT OF COMMON AND SERVICE AREAS HAS BEEN REVISED FOR BETTER FUNCTIONALITY AND CIRCULATION

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

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WINIM Developments Pty Ltd

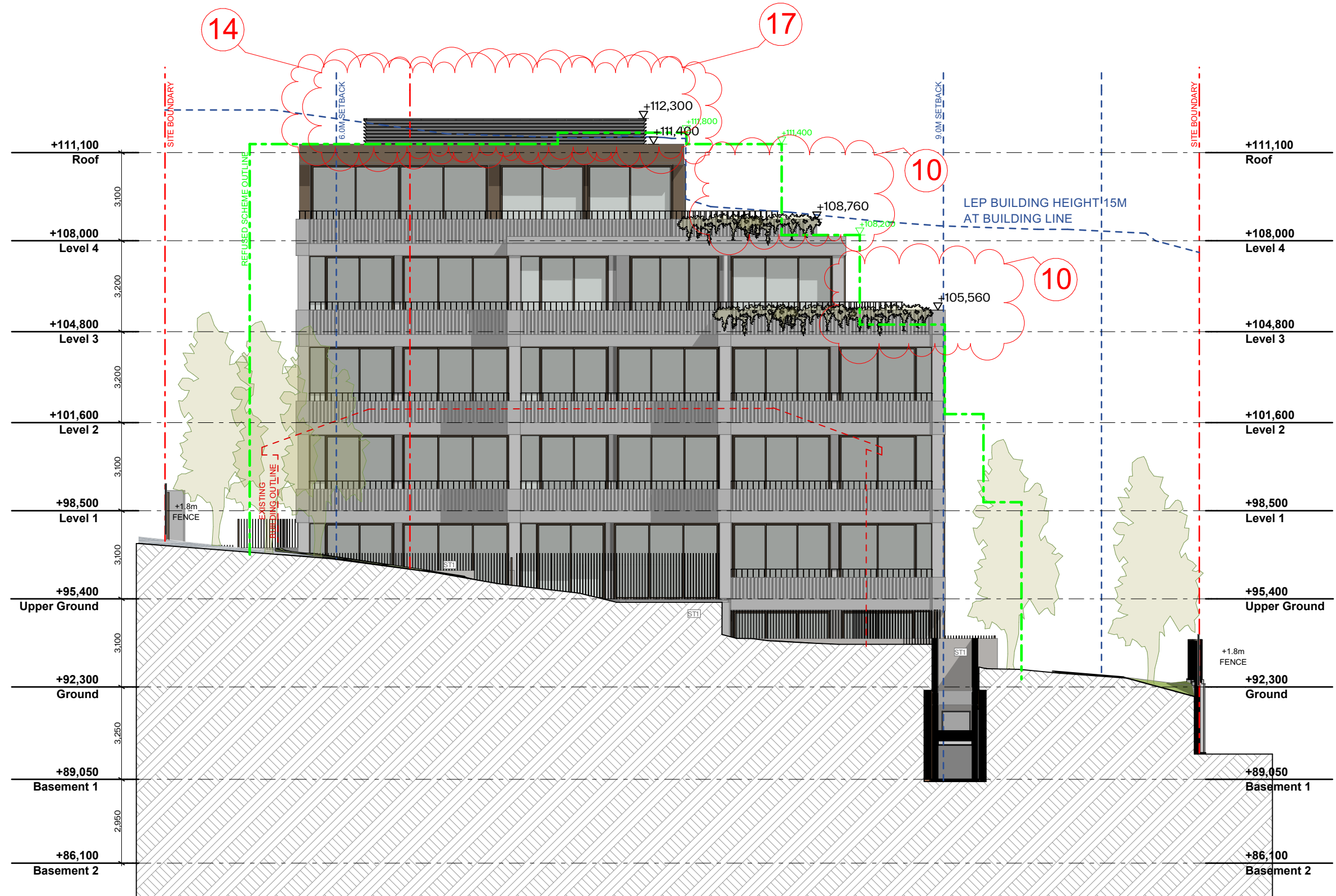
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Level 2, 52 Allison Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljovic NSW 7768

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

DRAWING TITLE:
North South Elevation

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 14/07/2025
SCALE: 1:150@A1	DRAWING NO: DA200	ISSUE: H
PROJECT NO: 2318		



1 West Elevation 1:150



2 East Elevation 1:150

GENERAL NOTES:

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

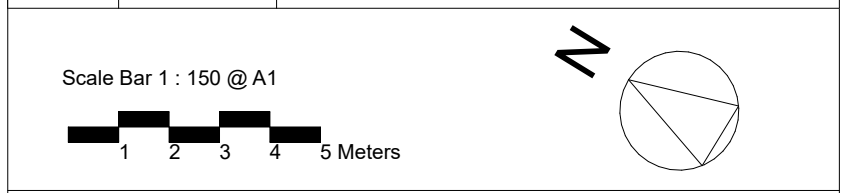
MATERIALS LEGEND:

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

AMENDMENTS LIST

- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2
- SLAB RL CHANGED - SLAB RL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE
- RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
- SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM THE APPROVED DA
- ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
- RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY
- RELOCATED MECHANICAL FAN EXHAUST - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOFTOP
- APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR
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- TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR UNITS 205, 302, 401 AND 402
- AMENDED ROOFTOP AREA DESIGN - THE B80 AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SINK AND RUBBER BIN ADDED TO 205
- INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED
- ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY
- AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL
- REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 125 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW
- IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE. BONEWALK HAS BEEN REDESIGNED AND TIMBER DRINKS TO INCORPORATE ACOUSTICALLY TREATED MATERIALS AND METAL POSTS
- PLANT AREA HEIGHT REDUCTION - THE HEIGHT OF THE ROOFTOP PLANT AREA HAS BEEN REDUCED FROM 18M TO 12M
- EXTENDED PLANTER BOX - THE PLANTER BOX HAS BEEN EXTENDED BY 950MM TO FURTHER ENHANCE PRIVACY TO 2A GATACRE AVENUE
- ADDITIONAL WATER FILTER AND STORAGE TANK - A NEW WATER FILTER AND STORAGE TANK HAVE BEEN ADDED TO GROUND FLOOR
- COMMON AREA AND SERVICE AREA LAYOUT AMENDMENT - THE LAYOUT OF COMMON AND SERVICE AREAS HAS BEEN REVISED FOR BETTER FUNCTIONALITY AND CIRCULATION

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	15/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI
F	10/04/2025	Issue for S4.55
H	14/07/2025	Issue for RFI



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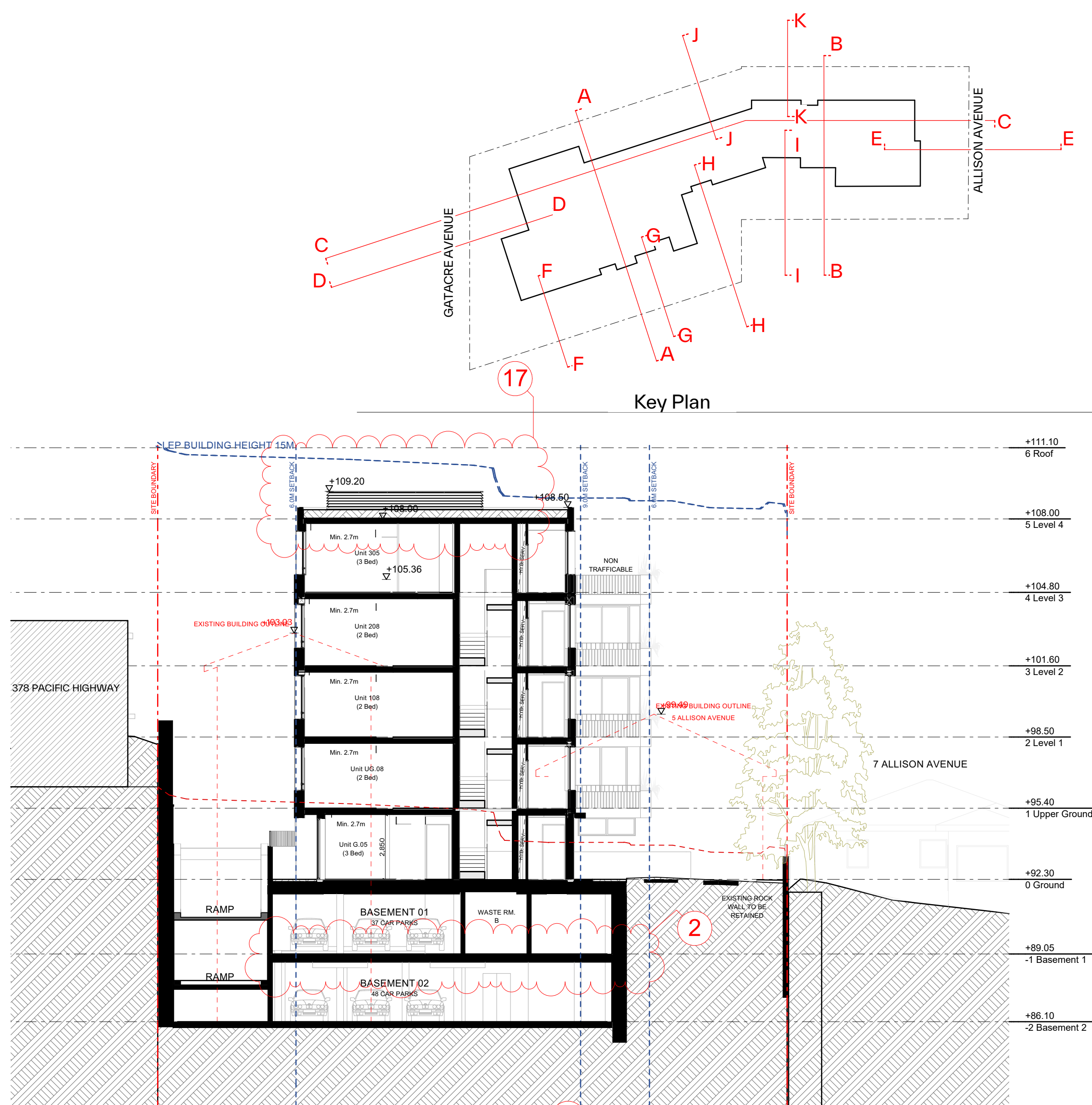
Level 2, 52 Allison Street,
Surry Hills NSW 2010

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:
East & West Elevation

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 14/07/2025
SCALE: 1:150@A1	DRAWING NO: DA201	ISSUE: H
PROJECT NO: 2318		



Key Plan

GENERAL NOTES:

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

AH	AWNING	MV	MECHANICAL RISER TO FUTURE DETAIL
AV	ACCESS HATCH	MB	MAILBOX TO FUTURE DETAIL
AC	A/C CONDENSER UNITS	PX	PUMP ROOM EXHAUST
CR	SURFACE CURB	R	240L RECYCLING BIN
EX	ELECTRICAL RISER	RP	REFRIGERANT PIPE RISER
ER	EXHAUST AIR DUCT	SK	SKYLIGHT
FI	FIRE HOSE	ST	STORAGE
FHR	FIRE HOSE REEL	WM	WATER METER
FS	FIRE STAIRS	WP	TOP OF PARAPET
GC	GAS METER CHUTE	TB	TOP OF BALUSTRADE
GM	GAS METER	TOF	TOP OF FENCE
HWU	HOT WATER UNITS	TOW	TOP OF WALL
LX	LOADING BAY WINDOW		
LS	LOSS OF PRESSURE SUPPLY		
HL	HIGHLIGHT WINDOW		

MATERIALS LEGEND

LFV	ALUMINUM FRAMED GLAZING
ALV	ALUMINUM ELIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MS	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSE	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

AMENDMENTS LIST

- **RELOCATION OF ACCESSIBLE BAYS AND STORAGE** - 2 ACCESSIBLE PARKING BAYS HAVE MOVED FROM B1 TO B2.
- **SLAB RIL CHANGE** - SLAB RIL LOWERED BY 150MM TO INCREASE CEILING CLEARANCE.
- **RECONFIGURATION OF BAY RACKS** - BAY RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT TO ACCOMMODATE THE UPPER GROUND FLOOR.
- **SHORING WALL ALIGNMENT WITH BASEMENT BELOW** - NO CHANGES IN DEEP SOIL FROM PROVIDED DATA.
- **ADDITION OF STORAGE AREA** - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROXIMATES ON THE UPPER GROUND FLOOR.
- **RECONFIGURED COMMUNAL AREA** - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO FITNESS SPACE, AN ACCESSIBLE RESTROOM HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY.
- **RELOCATED MECHANICAL FAN EXHAUST** - THE MECH. FAN EXHAUST HAS BEEN MOVED TO THE ROOFTOP.
- **APARTMENT SIZE ADJUSTMENT** - APARTMENT SIZES HAVE BEEN EXPANDED BEHIND THE APPROXIMATES ON THE UPPER GROUND FLOOR.
- **STANDARDIZED APARTMENT LAYOUTS** - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORM CROSS ALL FORMATIONS.
- **TERRACE MODIFICATION** - A PREVIOUSLY NON-PRIVATE TERRACE HAS BEEN CONVERTED INTO A PRIVATE ONE FOR UNITS 203, 302, 401 AND 402.
- **AMENDED ROOFTOP AREA DESIGN** - THE BBQ AREA HAS BEEN REPOSITIONED FOR ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SINK AND RUBBER BIN ADDED TO COS.
- **ADJUSTED APARTMENT SIZE** - UNITS 105 HAS BEEN EXPANDED.
- **ADDED HIGHLIGHT WINDOW** - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMON OPEN SPACE AND UNITS 304 AND 305 TO IMPROVE SOLAR AMENITY.
- **AC UNIT RELOCATION** - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL.
- **IMPROVED IN SOLAR PANEL CAPACITY** - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 100 TO 80 TO ACCOMMODATE THE NEW BREAK TO SINK.
- **REMOVED LANDSCAPING** - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH ADJACENT VILLAGE. BORDERS/WALKS HAVE BEEN AMENDED AND TIMBER FENCE TO INCORPORATE ECOLOGICALLY TREATED MATERIALS AND META POSTS.
- **PLANT AREA HEIGHT REDUCTION** - THE HEIGHT OF THE ROOFTOP PLANT AREA HAS BEEN REDUCED FROM 15M TO 12M.
- **EXTENDED PLANT BOX** - THE PLANTER BOX HAS BEEN EXTENDED 650MM TO FURTHER ENHANCE ACCESS TO 24 GATACE AREA.
- **ADDITIONAL WATER FILTER AND STORAGE TANK** - A NEW WATER FILTER AND STORAGE TANK HAVE BEEN ADDED TO THE ROOFTOP.
- **COMMON AREA AND SERVICE AREA LAYOUT/AMENDMENT** - THE LAYOUT OF COMMON AND SERVICE AREAS HAS BEEN REVISED FOR BETTER FUNCTIONALITY AND CIRCULATION.

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
F	10/04/2025	Issue for S4.55
H - WIP	Work in Progress	Issue for RFI

Scale Bar 1 : 150 @ A1



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

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

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

RAWING TITLE:

Sections 1

DRAWING BY: R	CHECKED BY: Checked by KA	DATE: 14/07/2025
SCALE: 1:50, 1:200@A1	DRAWING NO: DA300	ISSUE: H - WI
PROJECT NO: 318		