



1:100

ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AGENCIES AND ADOPTED 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

POST CONSTRUCTION PLANNING AND COORDINATION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS

COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION

POST CONSTRUCTION SUPPORT AND MAINTENANCE ONLY - FUTURE ALLOWANCES FOR VERTICAL SERVICE DUCTS, SUBSTRAVATE WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

AW	AWNING	TOP	TOP OF PARAPET
AW	ACCESS HATCH	TOB	TOP OF BALUSTRADE
AC	A/C	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		
HMU	HOT WATER UNITS		
LX	LOADING BAY/EXHAUST		
LS	LIGHT OUTSIDE AIR SUPPLY		
HW	HIGHLIGHT WINDOW		
MM	MECHANICAL RISER TO FUTURE DETAIL		
MB	MAILBOX TO FUTURE DETAIL		
PX	PUMP ROOM EXHAUST		
R	RIO/RECYCLING BIN		
RP	REFRIGERANT PIPE RISER		
SK	SKYLIGHT		
ST	STORAGE		
WM	WATER METER		
WX	GARBAGE ROOM EXHAUST		

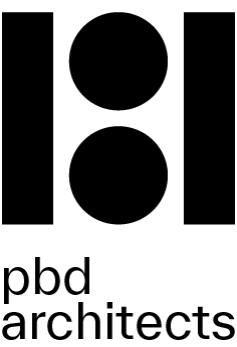
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MC	METAL BALUSTRADE
MC	METAL CLADDING
FE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY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

- 12. RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM THE EAST SIDE OF THE BUILDING TO THE WEST SIDE.
- 13. SLAB R/L CHANGED - SLAB R/L LOWERED BY 50MM TO DECREASE CEILING CLEARANCE.
- 14. RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT.
- 15. A - SHOWING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM EXISTING TO NEW FOUNDATION.
- 16. ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR.
- 17. RECONFIGURED COMMUNAL AREA - THE ENTERTAINMENT AREA - THE ENTERTAINMENT SPACED INTO AN ENTERTAINMENT SPACE AND A FITNESS SPACE HAS BEEN ADDED, AND THE CELLAR AREA HAS BEEN RECONFIGURED FOR IMPROVED FUNCTIONALITY.
- 18. RELOCATED MECHANICAL FAN EXHAUST - THE MECH FAN EXHAUST HAS BEEN MOVED TO THE EXISTING EXHAUST LOCATION.
- 19. APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROVED TERRACES ON THE UPPER GROUND FLOOR.
- 20. STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED FOR UNIFORMITY ACROSS ALL APARTMENTS.
- 21. TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE GARDEN SPACE FOR UNITS 302, 401 AND 402.
- 22. AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SKIN AND RUBBISH BIN ADDED TO COSY.
- 23. INCREASED APARTMENT SIZE - UNIT 205 HAS BEEN EXPANDED.
- 24. ADDED HEIGHTLIGHT WINDOWS - A HEIGHTLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL OFFICE AND THE COMMUNAL OFFICE TO IMPROVE SOLAR AMENITY.
- 25. AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL.
- 26. REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 175 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 87KW TO 55KW.
- 27. IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 17 ALLISON AVENUE. BORDERSHAW HAS BEEN REALIGNED AND TIMBER FENCE TO INCORPORATE.

Scale Bar 1 : 150 @ A1



A horizontal scale bar divided into five equal segments, each labeled with a number from 1 to 5. The text "5 Meters" is positioned at the right end of the bar.



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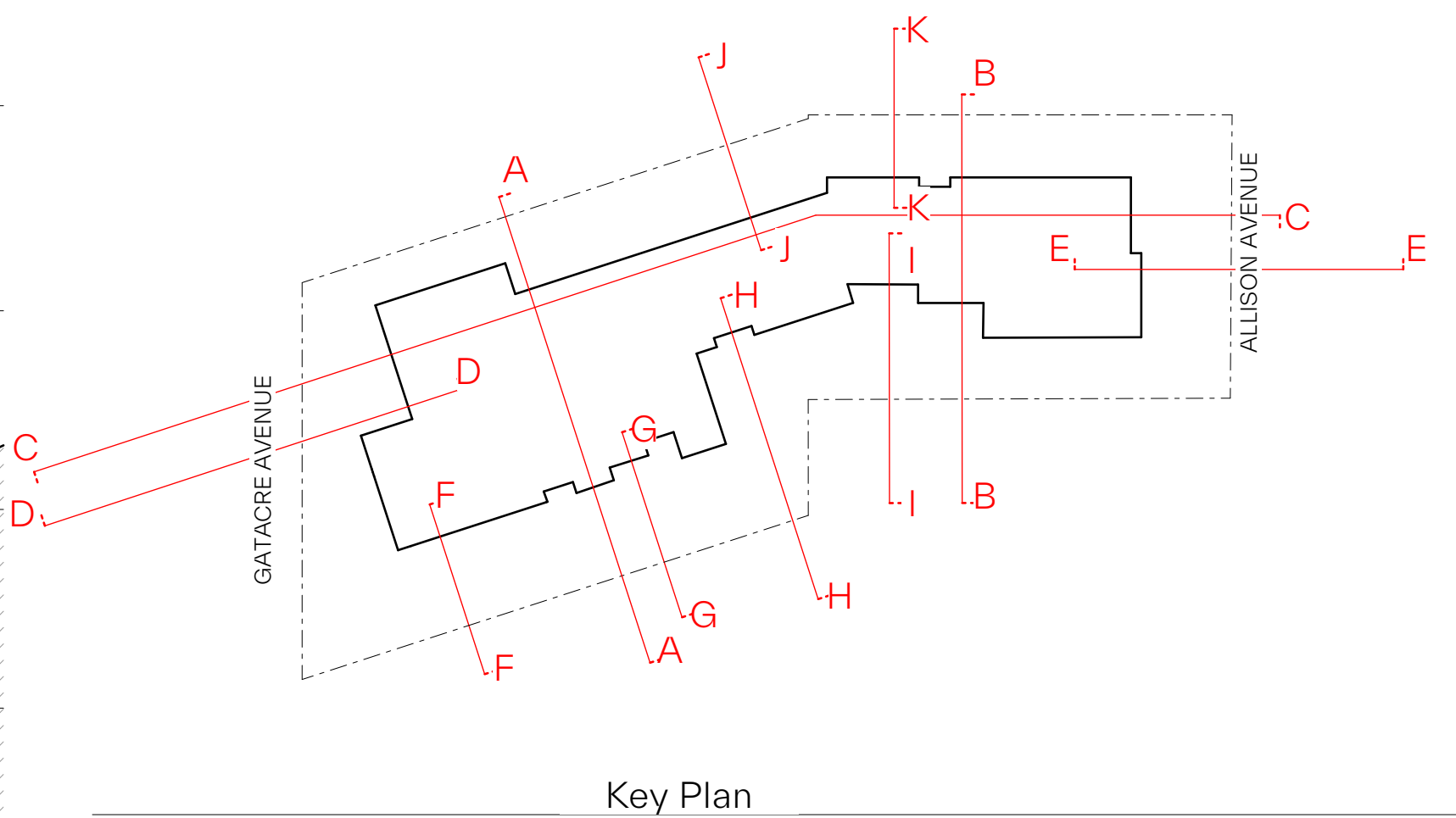
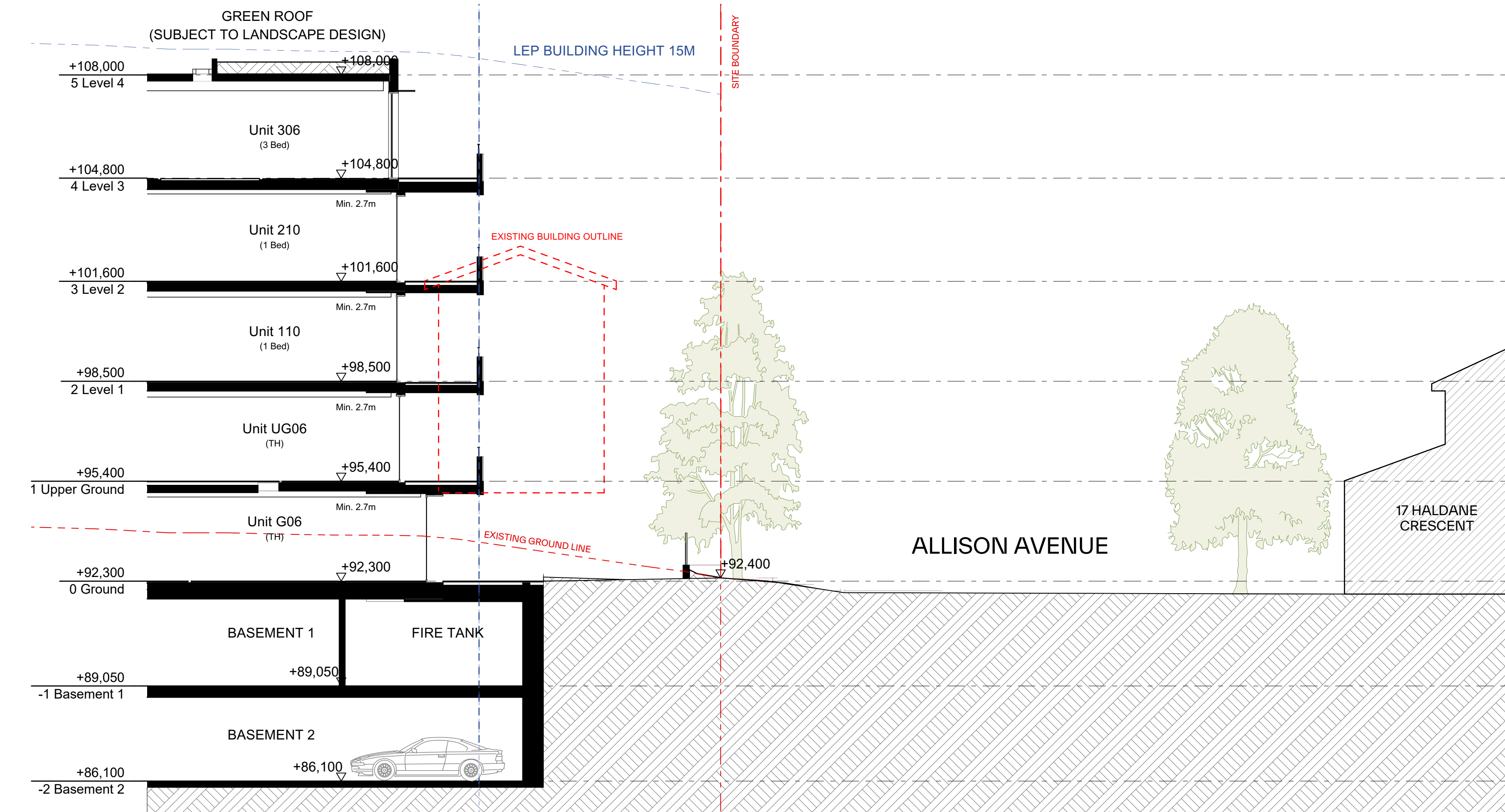
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

DRAWING TITLE:

Sections 2

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:100, 1:200@A1	DRAWING NO:	ISSUE:
PROJECT NO: 2318	DA301	F



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

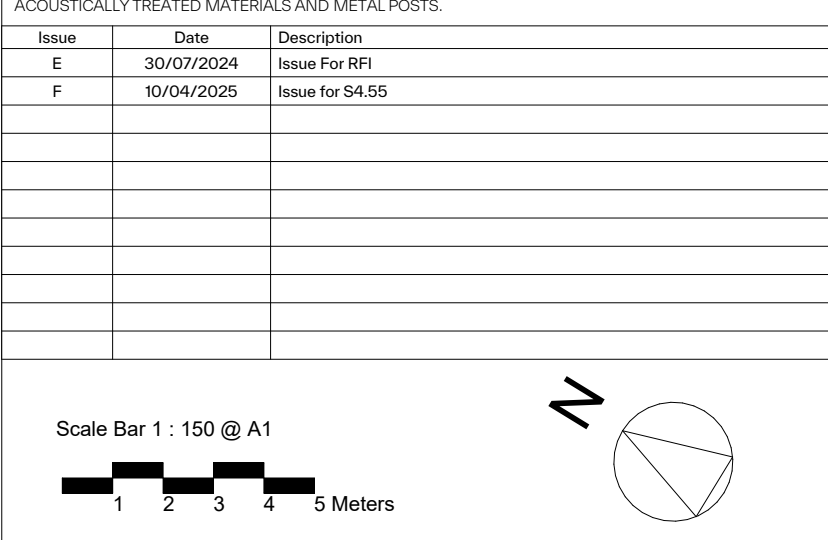
LEGEND:

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
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 B102.
 - 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 MATERIALS AND METAL POSTS.



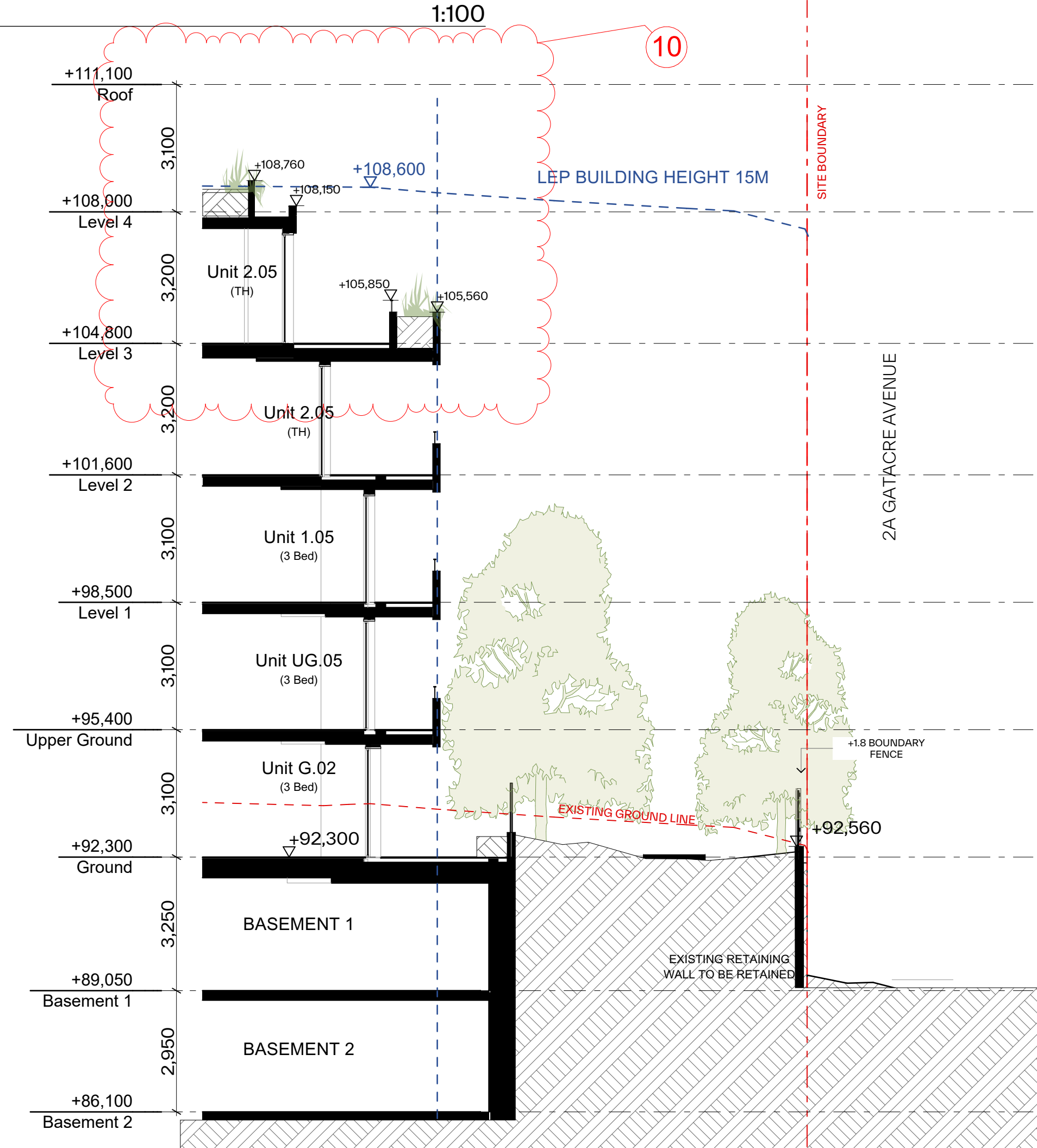
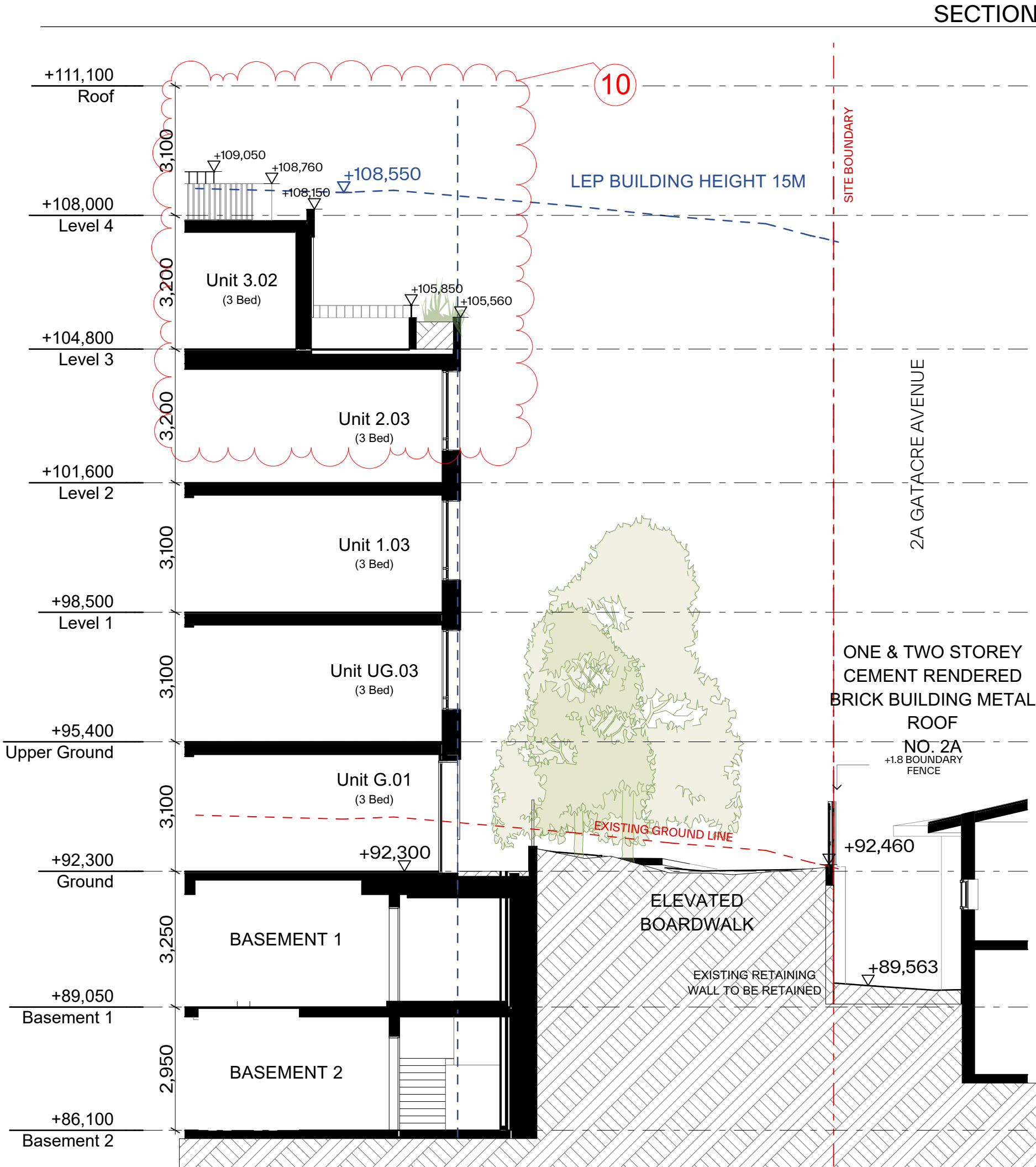
CLIENT:
WINIM Developments Pty Ltd



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

DRAWING TITLE:
Section 3

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:100, 1:200 @ A1	DRAWING NO: DA302	ISSUE: F
PROJECT NO: 2318		





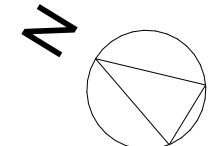
DRAWING BY: R	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:100, 1:200@A1	DRAWING NO: DA303	ISSUE: F
PROJECT NO: 318		

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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AH	AWNING	TOP	TOP OF PARAPET
AW	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		
FI	FIRE HYDRANT		
FHR	FIRE HOSE REEL		
FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
GM	GAS METER		
HWU	HOT WATER UNITS		
LI	LOADING BAY/EXHAUST		
LS	LOBBY/OUTSIDE AIR SUPPLY		
LV	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		
MB	MAILBOX TO FUTURE DETAIL		
PK	PUMP ROOM EXHAUST		
R	RAIL/RECYCLING BIN		
RP	REFRIGERANT PIPE RISER		
SK	SKYLIGHT		
ST	STORAGE		
WT	WATER METER		
WX	GARBAGE ROOM EXHAUST		

LF	ALUMINIUM FRAMED GLAZING
AV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	ALUMINUM (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FE	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
RV	RENDERED FINISH/SELECTED PAINT FINISH
WB	EXTERNAL VENETIAN BLINDS

- RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN REMOVED FROM THE UPPER GROUND FLOOR
- SLUR RACIAL CHANGED - SLUR RACIAL LOWERED BY 50MM TO INCREASE CLEERANCE
- RELOCATION OF BIKE RACKS - BIKE RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT
- SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEPTH SOIL FROM THE PROVIDED DATA
- APPROX 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 RECREATION SPACE WITH AN ACCESSIBLE SPACE 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 UPPER GROUND FLOOR
- 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 CONSISTENCY ACROSS ALL APARTMENTS
- TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR THE 300, 400 AND 500 SQ. M APARTMENTS
- INCREASED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BETTER ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SKID AND RUBBER BIN ARE ADDED TO COCS.
- INCREASED APARTMENT SIZE - UNIT 202 HAS BEEN EXPANDED
- ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN MOVED TO THE WALL BETWEEN THE COMMUNAL SPACE AND THE MECHANICAL SPACE TO IMPROVE SOLAR AVAILY
- 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 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 59KW
- IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 LUSH LANDSCAPE BOUNDARY HAS BEEN REDESIGNED AND TREES DESIGNED TO INCORPORATE



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Level 2, 52 Albion Street,
 Surry Hills NSW 2010

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

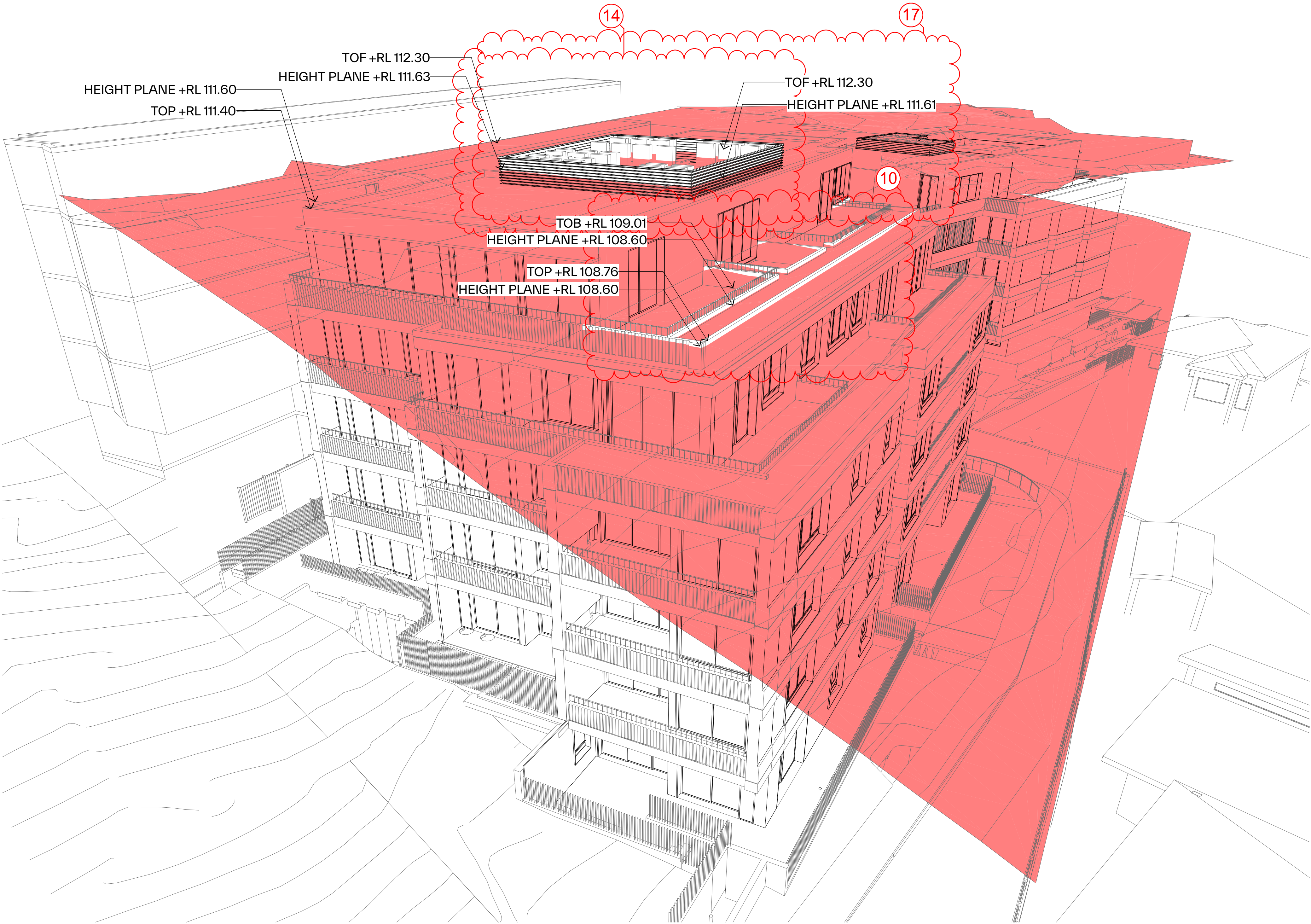
DRAWING BY: R	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 100, 1:200@A1	DRAWING NO: DA304	ISSUE: F
PROJECT NO: 318		



1:100



1:100



Height Limit Diagram-Gatacre Avenue

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	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:

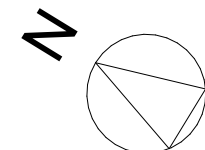
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNINGS (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/ AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCINGS (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSK	PRIVACY 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.
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- 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 BIN 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. BOWERWALK HAS BEEN REALIGNED 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 900MM 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



CLIENT:

WINIM Developments Pty Ltd



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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:

Height Limit Diagram-Gatacre Avenue

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 14/07/2025
SCALE: NTS @A1	DRAWING NO: DA520	ISSUE: H
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



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

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	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		
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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
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MB	METAL BALUSTRADE
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PC	COMPOSITE PANEL CLADDING
PSK	PRIVACY SCREEN (TO FUTURE SELECTION)
PTX	PAINT FINISH TYPEX
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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.
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F	10/04/2025	Issue for S4.55

Scale Bar 1 : 150 @ A1

CLIENT:
WINIM Developments Pty Ltd

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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:
Finishes Schedule

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: NTS	DRAWING NO: DA400	ISSUE: F
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																																			
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101 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 Buljevic NSW 7768																																			
PROJECT: Residential Flat Building 1 Gatacre Ave & 1-5 Allison Ave, Lane Cove																																			
DRAWING TITLE: Photomontage - Allison Avenue																																			
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LEGEND:

AW	AWNING	TOP	TOP OF PARAPET
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AC	A/C CONDENSERS/UNITS	TOF	TOP OF FENCE
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MATERIALS LEGEND

AFG	ALUMINIUM FLAMED GLAZING
LV	ALUMINIUM EXTERNAL FIXED LOUVERS
AW	AWNINGS (TO FUTURE DETAIL)
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ME	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSfx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTX	PAINT FINISH PTX
RD	ROLLER DOOR
RP	RIVER PEBBLES
RFRW	RENDERED RFRW (UNSELECTED PAINT FINISH)
VB	VENEER (VENETIAN SLABS)

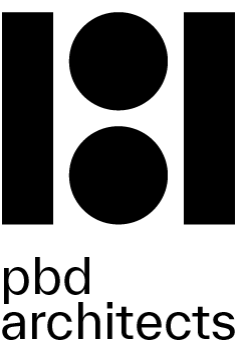
AMENDMENTS LIST

- 10. RELOCATION OF ACCESSIBLE BAYS AT "G" STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2.
- 11. SLAB R/L CHANGED - SLAB R/L LOWERED BY 80MM TO INCREASE CEILING CLEARANCE.
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- 23. AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL.
- 24. REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 175 TO 130, DECREASING ROOFTOP SOLAR CAPACITY FROM 38KW TO 26KW.
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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

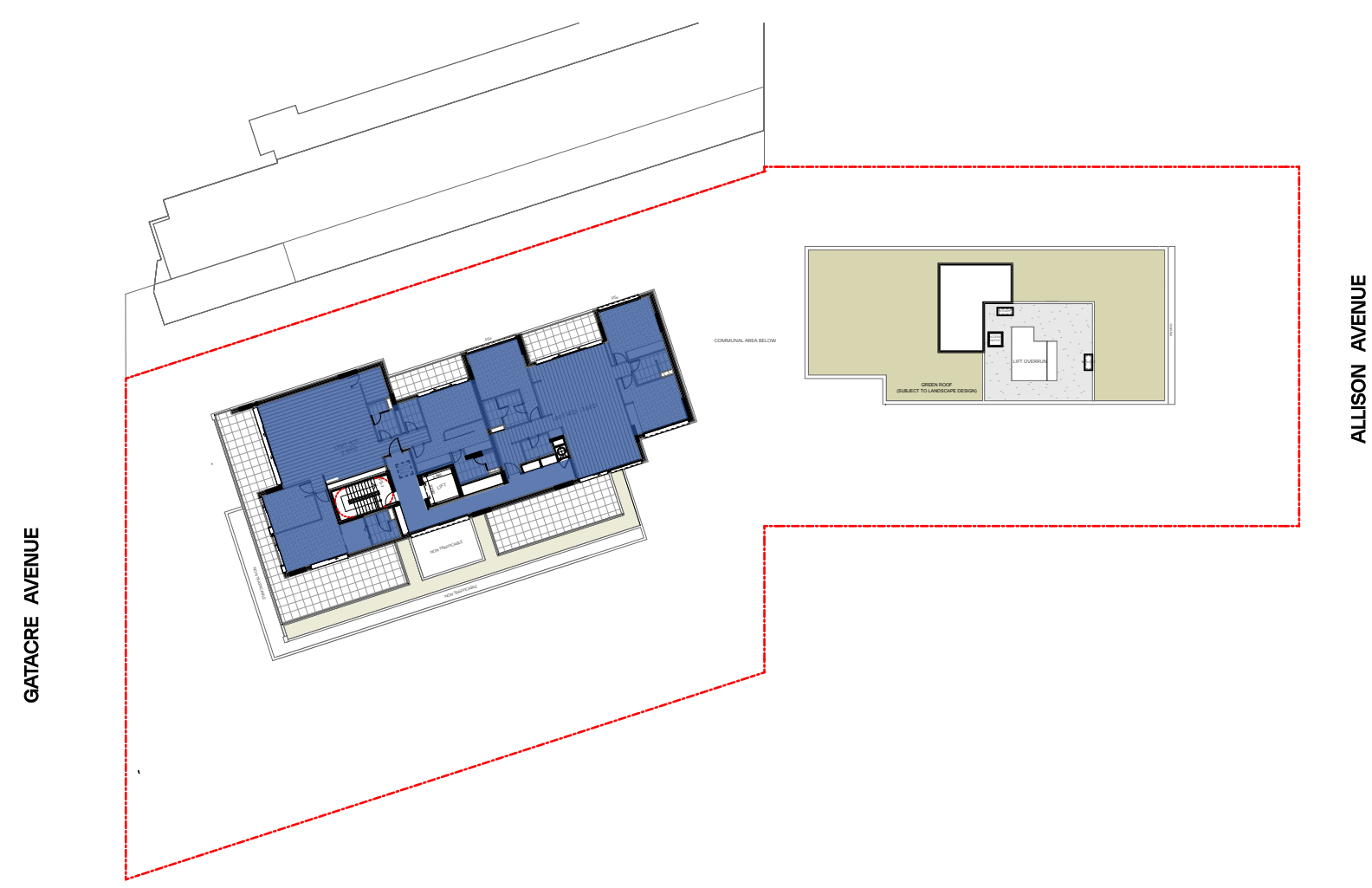
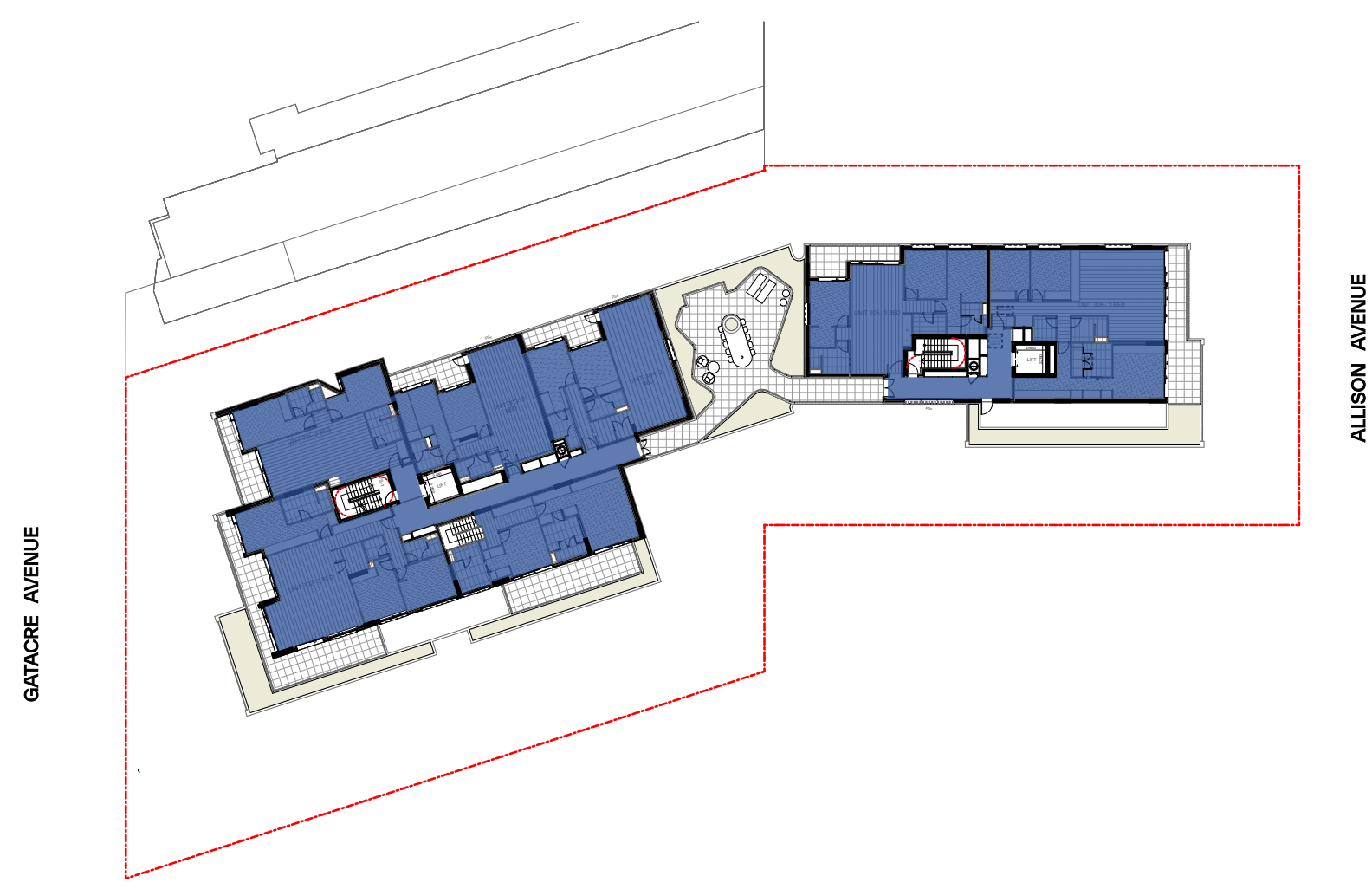
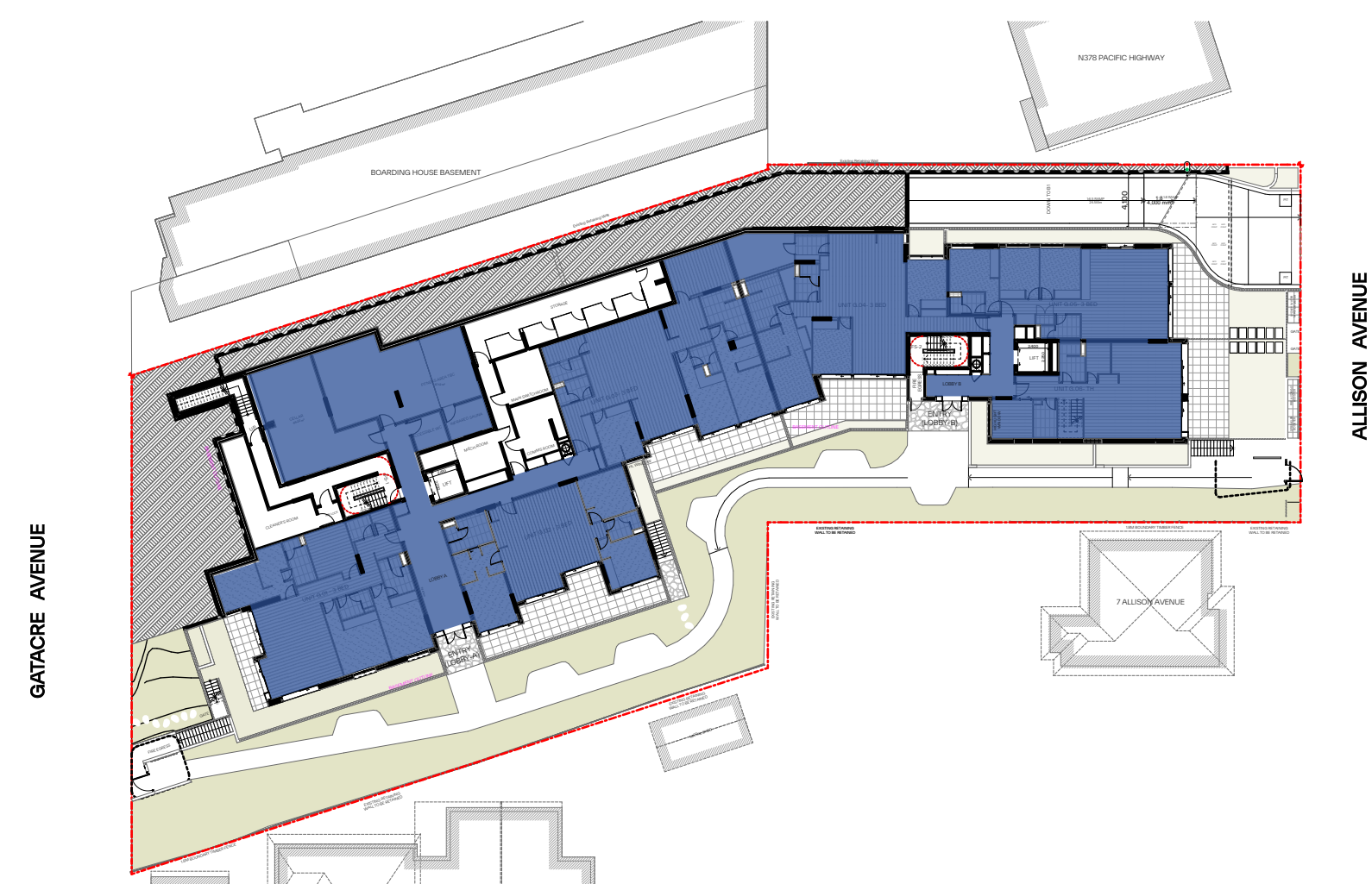
PROJECT:

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

DRAWING TITLE:

Photomontage - Gatacre Avenue

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: NTS	DRAWING NO:	ISSUE:
PROJECT NO: 2318	DA411	G



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	1,009.48
Upper Ground	989.93
Level 1	996.45
Level 2	992.24
Level 3	730.30
Level 4	307.52
	5,025.92 m²

GENERAL NOTES:

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LEGEND:			
AW	AWNING	TOP	TOP OF PARAPET
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AC	A/C CONDENSER UNITS	TOP	TOP OF FENCE
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MATERIALS LEGEND:

AFG	ALUMINUM FRAMED GLAZING
LV	ALUMINUM FLUTTERPANEL L louvers
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CONC	CONCRETE
FB	FACE BRICK
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PTX	PANEL FINISH TYPES
RD	ROLLER DOOR
RP	RIVER PEBBLES
REN	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

- 3 - RELOCATION OF ACCESSIBLE BAYS AND STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE BEEN MOVED FROM B1 TO B2.
- 2 - SLAB R1 CHANGED - SLAB R1 LOWERED BY 150MM TO INCREASE CEILING CLEARANCE.
- 3 - RELOCATION OF BAY TRACKS - BAY TRACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT.
- 4 - SHORING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FROM APPROVED.
- 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.
- 15 - REDUCTION IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 101 TO 93, DECREASING TOTAL SOLAR CAPACITY FROM 22 KW TO 20 KW.
- 16 - IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 17 ALISON ADELAIDE BORDWALL HAS BEEN REALIGNED AND TIMBER DECKING TO INCORPORATE PERVIOUSLY TERRACED AREAS.

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
F	10/04/2025	Issue for S4.55



CLIENT:
WINIM Developments Pty Ltd



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

DRAWING TITLE:

GFA Diagram

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:500@A1	DRAWING NO: DA500	ISSUE: F
PROJECT NO: 2318		



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	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	LOADING 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
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 COG
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- 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

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Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters

CLIENT:

WINIM Developments Pty Ltd

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:

Landscape Area Diagram

DRAWING BY:	CHECKED BY:	DATE:
GR	Checked by KA	10/04/2025
SCALE:	DRAWING NO:	ISSUE:
1:150, 1:10, 1:10 @ A1	DA510	F
PROJECT NO:		
2318		

APPROVED

LANDSCAPE AREA		
ELEMENT ID	AREA	Percentage
Landscape on Podium	359	12.27
Landscape Area	73	2.46
Deep Soil Zone	817	27.50
	1,249 m²	42.23%

PROPOSED S4.55

LANDSCAPE AREA		
ELEMENT ID	AREA	Percentage
Landscape on Podium	338	11.42
Landscape Area	75	2.55
Deep Soil Zone	816	27.52
	1,230 m²	41.49%

LEGEND:

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

PROPERTY DETAILS:

AREA: 2965.8

ZONE: R4

Minimum Required : 40 % of the Site Area

GATACRE AVENUE

LEGEND:

- RL ABOVE +15m HEIGHT PLANE
- RL +15m HEIGHT PLANE

- 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 | 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 | | |

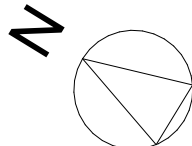
- MATERIALS LEGEND:
- | | |
|------|---|
| AFG | ALUMINIUM FRAMED GLAZING |
| LV | ALUMINIUM ELLIPTICAL FIXED LOUVERS |
| AW | AWNINGS (TO FUTURE DETAIL) |
| CONC | CONCRETE |
| FB | FACE BRICK |
| GB | FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS) |
| MB | METAL BALUSTRADE |
| MC | METAL CLADDING |
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| 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.
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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.
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 - 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 100, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW.
 - IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AVENUE. BOWERWALK 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
B	8/05/2024	Issue For RFI
C	11/07/2024	Issue For RFI
D	10/07/2024	Issue For RFI
E	30/07/2024	Issue For RFI
F	10/04/2025	Issue for \$4.55
H	14/07/2025	Issue for RFI
I - WIP	Work in Progress	Not in Transmittal Set

Scale Bar 1 : 150 @ A1

1 2 3 4 5 Meters



CLIENT:
WINIMM Developments Pty Ltd

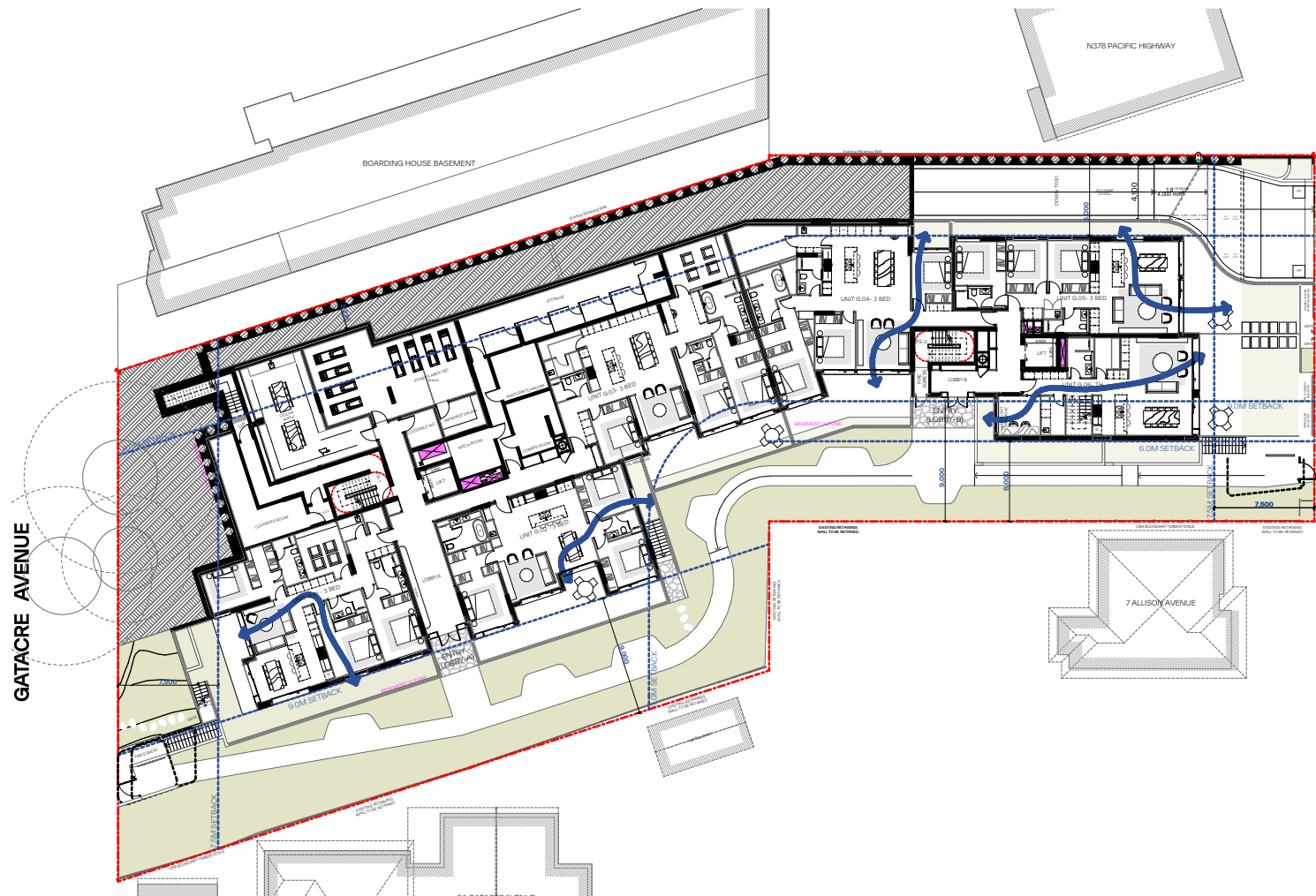


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W - pbdarchitects.com.au
Level 2, 52 Allison Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Height plane overlap-Building A
- Roof

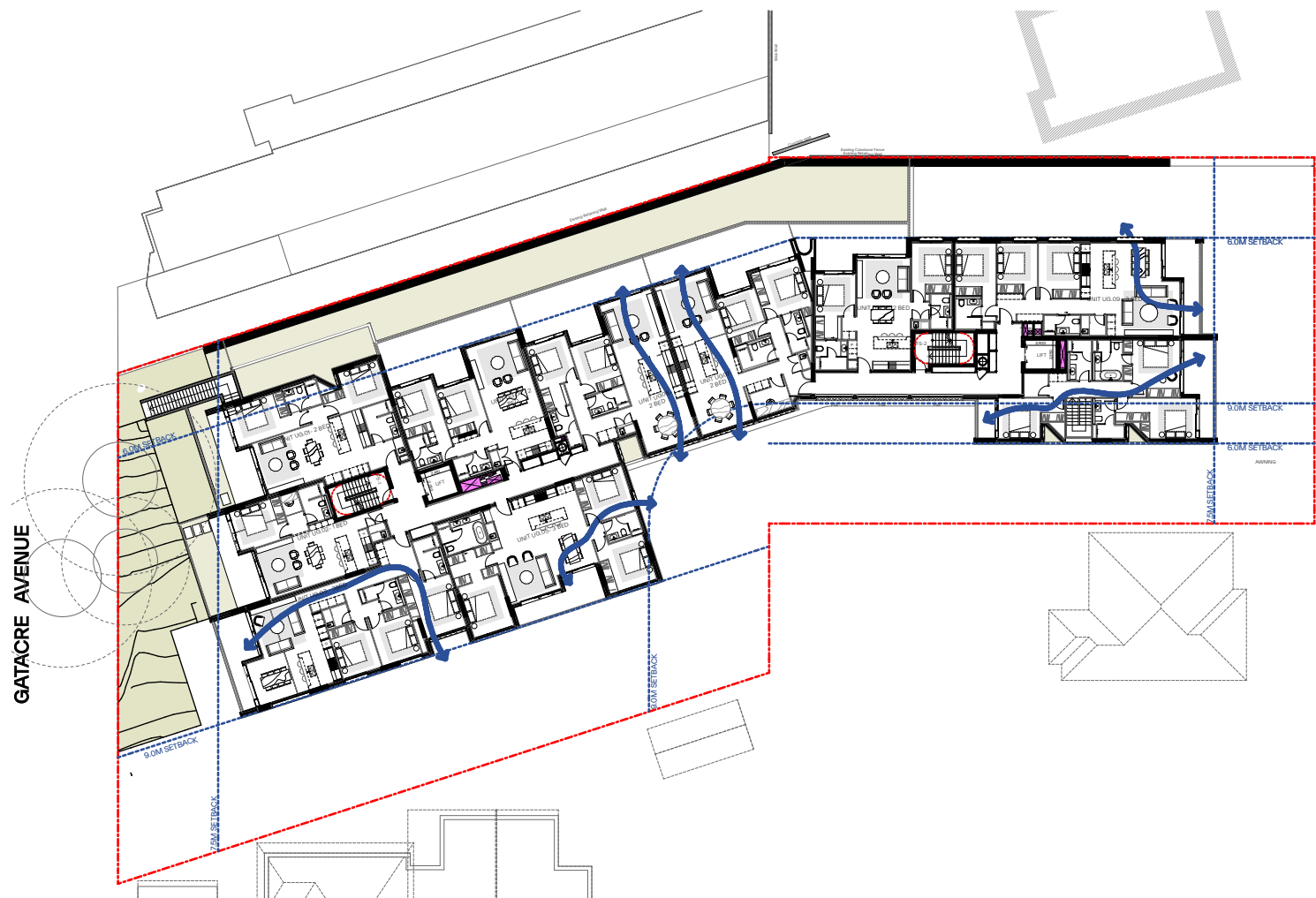
DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 14/07/2025
SCALE: 1:100@A1	DRAWING NO: DA522	ISSUE: I PWP
PROJECT NO: 2318		



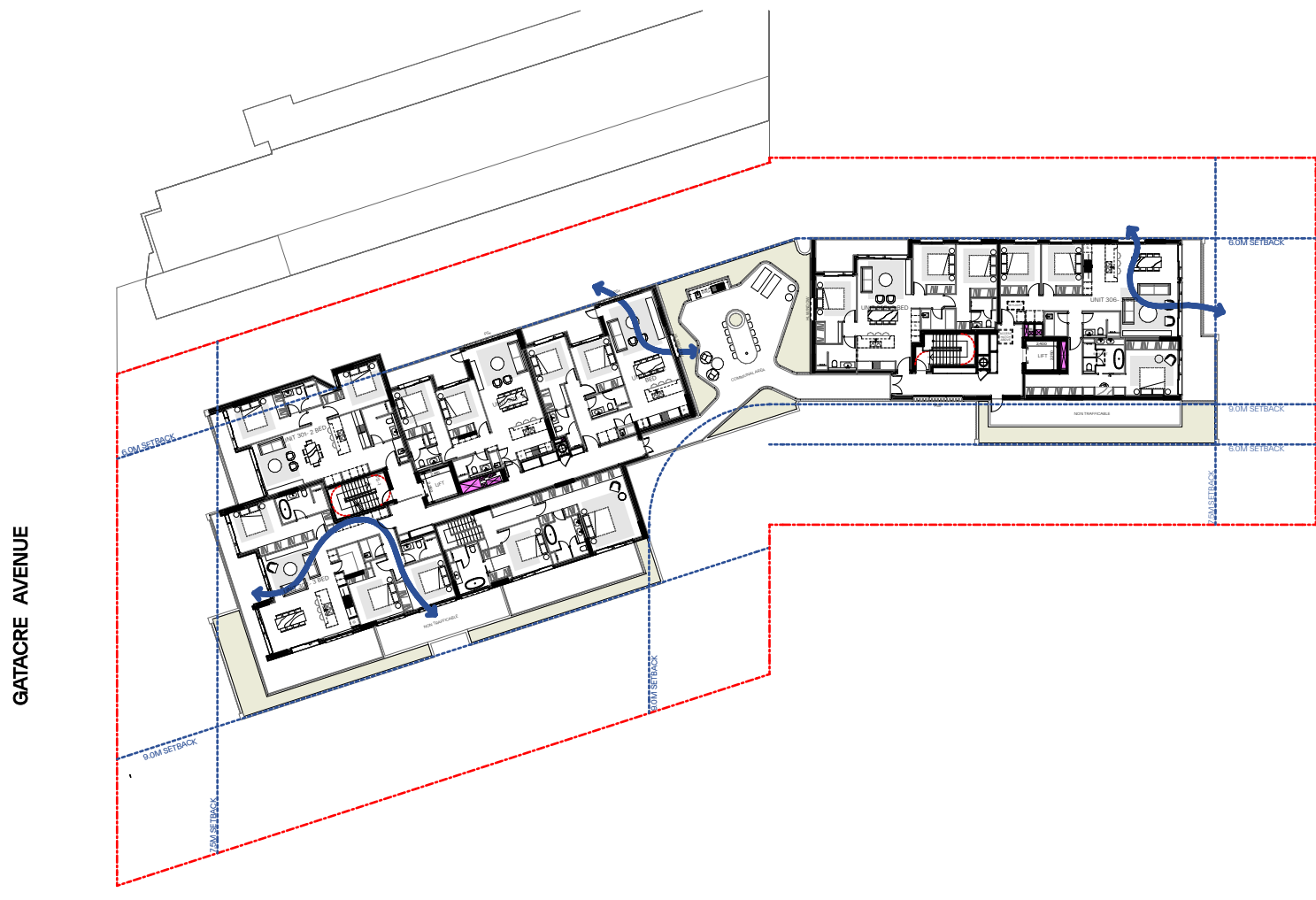
1 Ground 1:500



4 Level 2 1:500



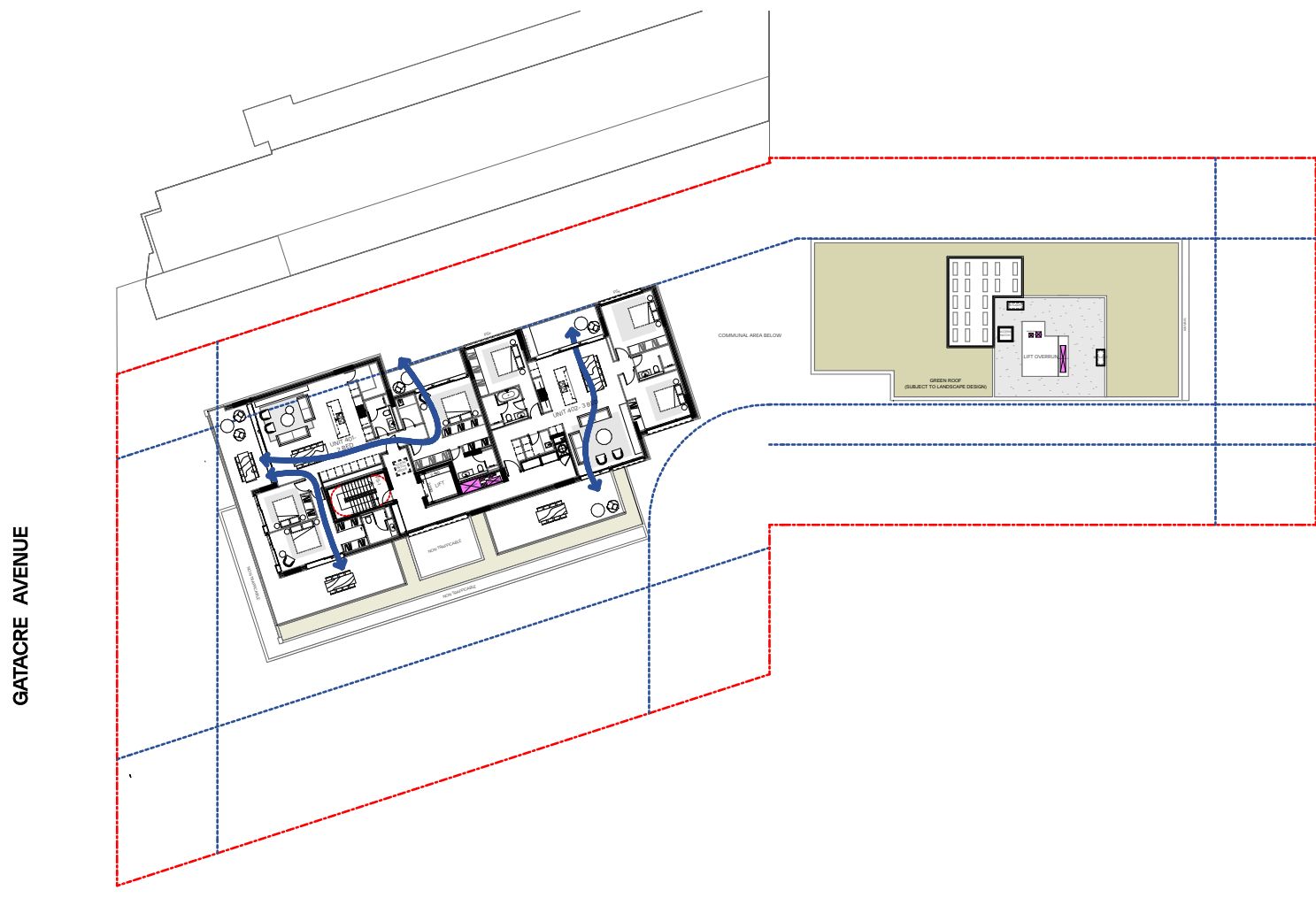
2 Upper Ground 1:500



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%)

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LEGEND:

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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
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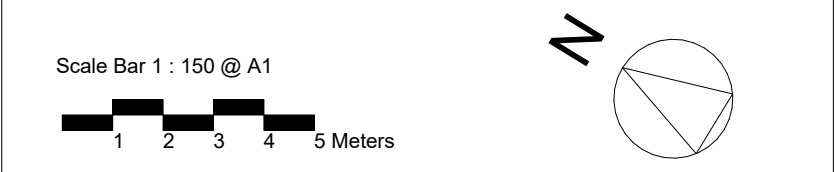
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CLIENT:
WINIM Developments Pty Ltd



pbd
architects

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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:
Cross Ventilation Diagram

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:500@A1	DRAWING NO: DA530	ISSUE: F
PROJECT NO: 2318		

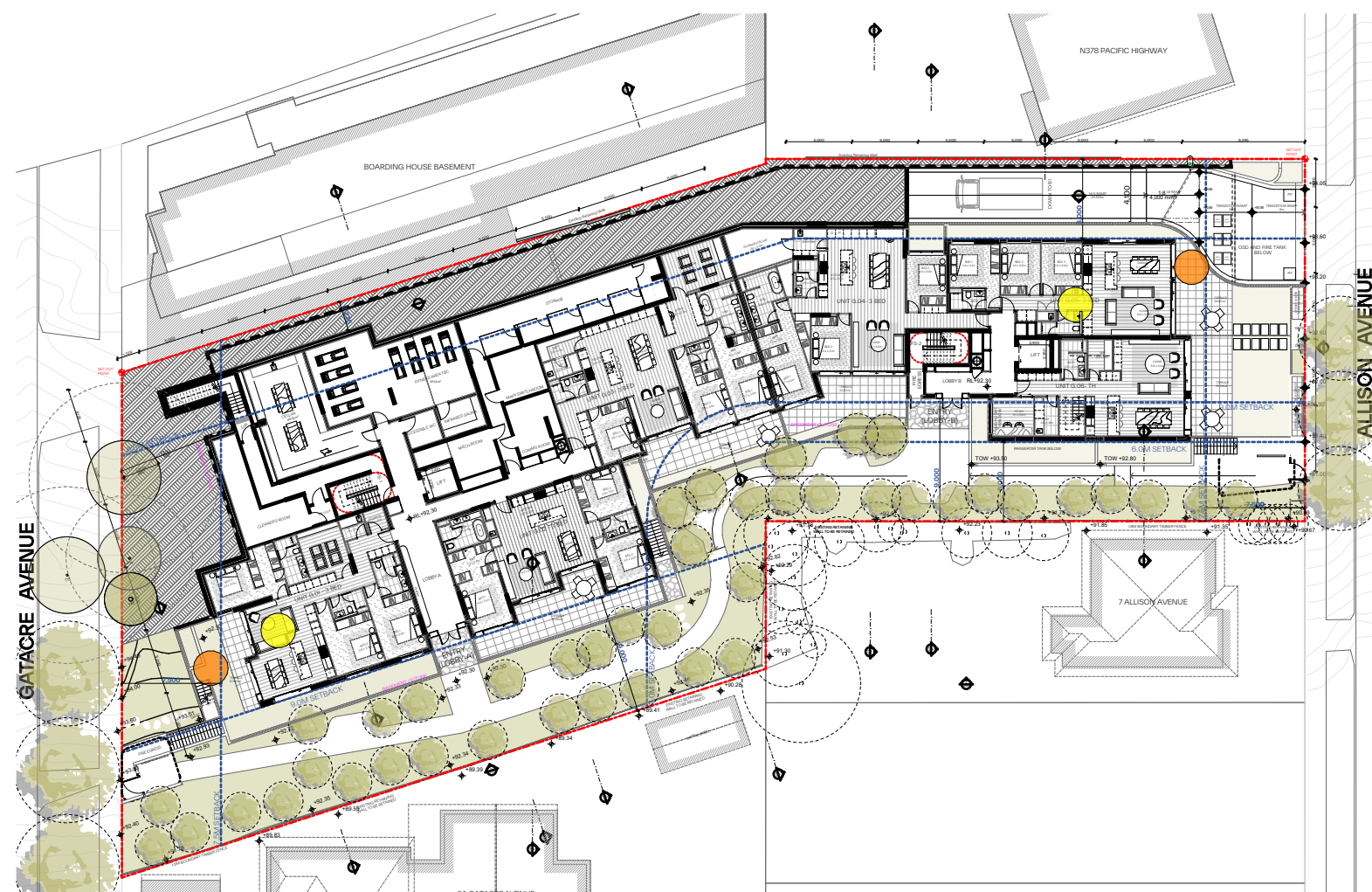


PRIVATE OPEN SPACE
min. 2.0mx2m

PRIVATE OPEN SPACE
min. 2.4mx4m

PRIVATE OPEN SPACE
min. 3mx3m

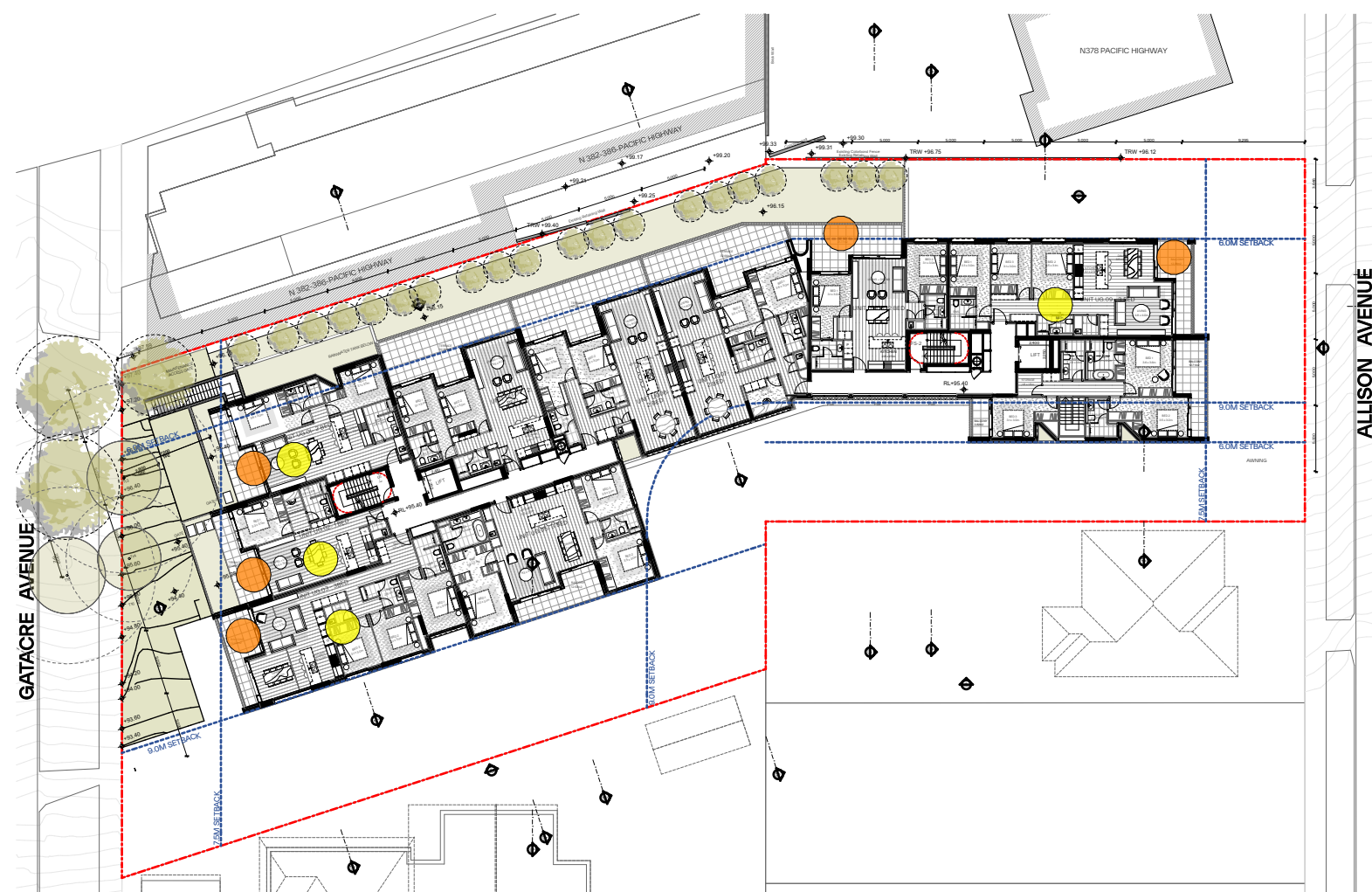
1 Bedroom	8m ²	2.0m
2 Bedroom	10m ²	2.0m
3+ Bedroom	12m ²	2.4m



1	Ground	1:500
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4	Level 2	1:500
---	---------	-------



2	Upper Ground	1:500
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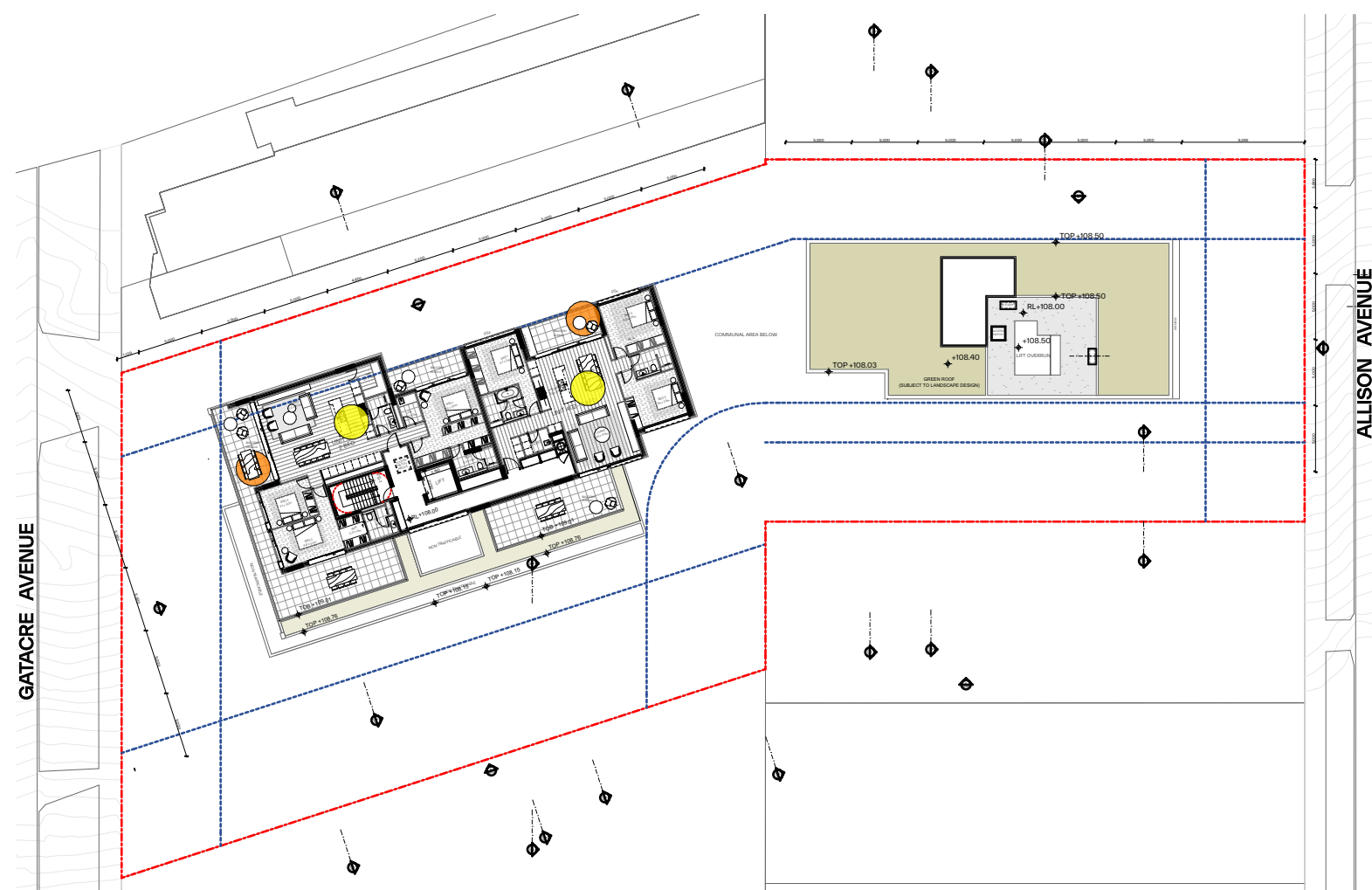
5

Level 3

1:500



3	Level 1	1:500
---	---------	-------



6	Level 4	1:500
---	---------	-------

LEGEND:

- >2h Solar LIVING
- >2h Solar POS

- >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%

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FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
GM	GAS METER		
HMU	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		
PM	PUMP ROOM EXHAUST		
R	24HR RECYCLING BIN		
RP	REFRIGERANT PIPE RISER		
SK	SKYLIGHT		
ST	STORAGE		
WM	WATER METER		
WGX	GARBAGE ROOM EXHAUST		

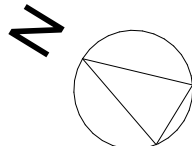
MATERIALS LEGEND:

AFG	ALUMINUM FRAMED GLAZING
LV	ALUMINUM EXTERNAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	GLASS-TO-GLOSS/TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
PCE	METAL/FINISH (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSK	PRIVACY SCREEN (TO FUTURE SELECTION)
PTF	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
VB	EXTERNAL VENETIAN BLINDS

AMENDMENTS LIST

- 1. RELOCATION OF ACCESSIBLE BAYS BY STORAGE - 2 ACCESSIBLE PARKING BAYS HAVE MOVED FROM THE EAST SIDE OF THE LOT TO THE WEST SIDE OF THE LOT.
- 2. SLURR CHANGED - SLURR IS LOWERED BY 50MM TO INCREASE CLEARING CEILING.
- 3. RELOCATION OF BAY RACKS - BAY RACKS HAVE BEEN REPOSITIONED WITHIN THE DEVELOPMENT TO ALLOW FOR A MORE EFFICIENT LAYOUT.
- 4. SHOWING WALL ALIGNMENT WITH BASEMENT BELOW - NO CHANGES IN DEEP SOIL FLOOR APPROVED FOR THIS PROJECT.
- 5. ADDITION OF STORAGE AREA - A NEW STORAGE SPACE HAS BEEN ADDED BETWEEN THE APPROX TERRACES ON THE UPPER GROUND FLOOR.
- 6. RECONFIGURED COMMUNAL JAMAICA - THE ENTERTAINMENT AREA HAS BEEN TRANSFORMED INTO A FITNESS SPAN AND A NEW JAMAICA 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 EAST SIDE OF THE LOT.
- 8. APARTMENT SIZE INCREASE - APARTMENT SIZES HAVE BEEN EXPANDED BENEATH THE APPROX TERRACES ON THE UPPER GROUND FLOOR.
- 9. STANDARDIZED APARTMENT LAYOUTS - INTERIOR LAYOUTS HAVE BEEN AMENDED TO PROVIDE A PRIVATE SPACE FOR EACH UNIT. 302, 402 AND 402.
- 10. TERRACE MODIFICATION - A PREVIOUSLY NON-TRAFFICABLE TERRACE HAS BEEN CONVERTED INTO A PRIVATE OPEN SPACE FOR EACH UNIT. 302, 402 AND 402.
- 11. AMENDED ROOFTOP AREA DESIGN - THE BBQ AREA HAS BEEN REPOSITIONED FOR BET ACCESSIBILITY AND FUNCTIONALITY. GENERAL UTILITY SINK AND RUBBER BIN ADDED TO COS. OF THE TERRACE.
- 12. INCREASED APARTMENT SIZE - UNIT 206 HAS BEEN EXPANDED.
- 13. ADDED HIGHLIGHT WINDOWS - A HIGHLIGHT WINDOW HAS BEEN ADDED TO THE WALL BETWEEN THE COMMUNAL JAMAICA AND THE JAMAICA TO INCREASE NATURAL LIGHT AVAILABILITY.
- 14. AC UNIT RELOCATION - AIR CONDITIONING UNITS HAVE BEEN MOVED TO THE ROOF LEVEL.
- 15. REDUCING IN SOLAR PANEL CAPACITY - THE NUMBER OF PV PANELS HAS BEEN REDUCED FROM 1795 TO 103. DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 57KW.
- 16. IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH ALLISON AVE. BOWDITCH HAS BEEN REDUCED AND TIMBER DECAY TO INCORPORATE A MORE EFFICIENT LAYOUT.

Issue	Date	Description
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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



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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

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

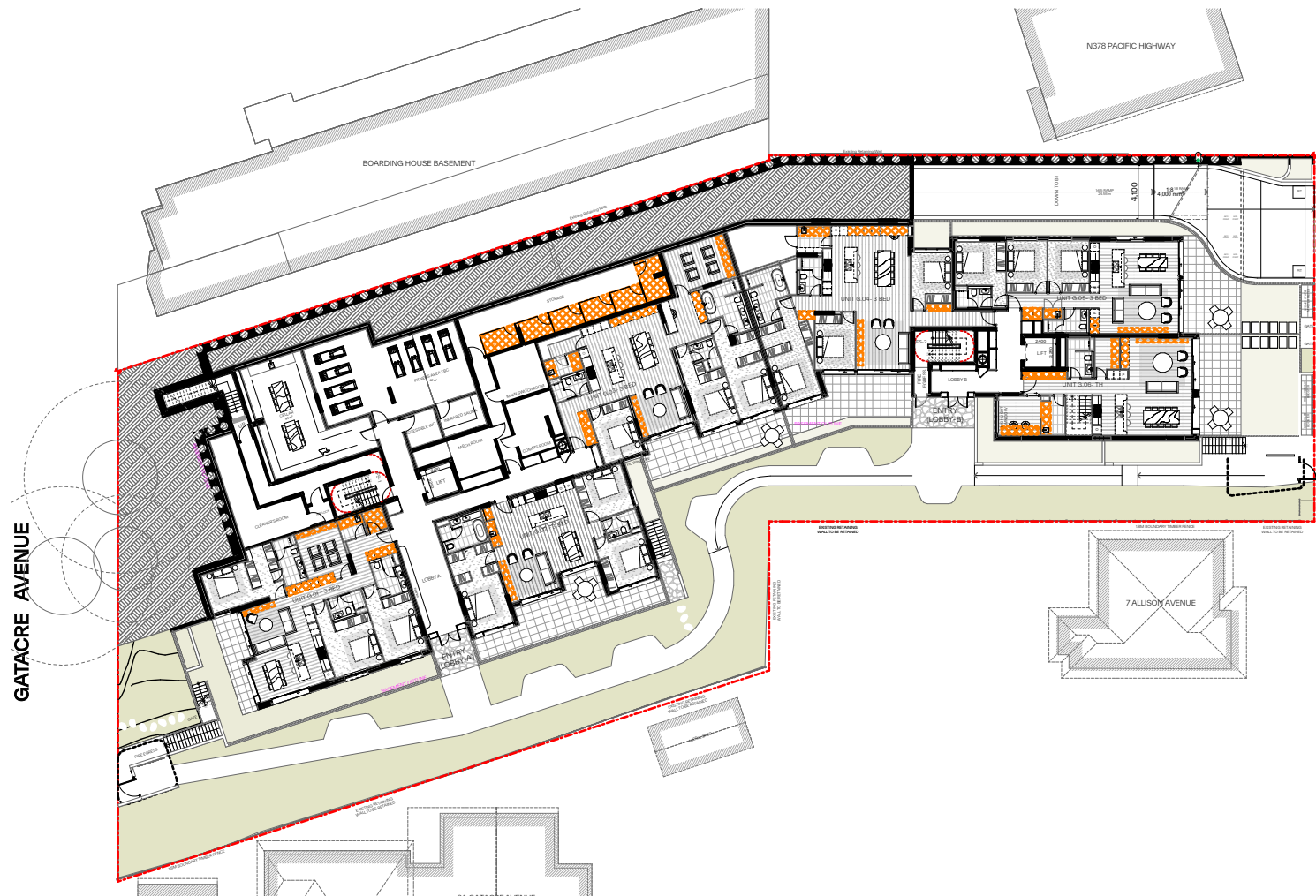
DRAWING TITLE:

Solar Access Diagram

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:500@A1	DRAWING NO:	ISSUE:
PROJECT NO: 2318	DA560	F

SCALE: 1:500@A1	DRAWING NO: DA560	ISSUE: F
PROJECT NO: 2318		

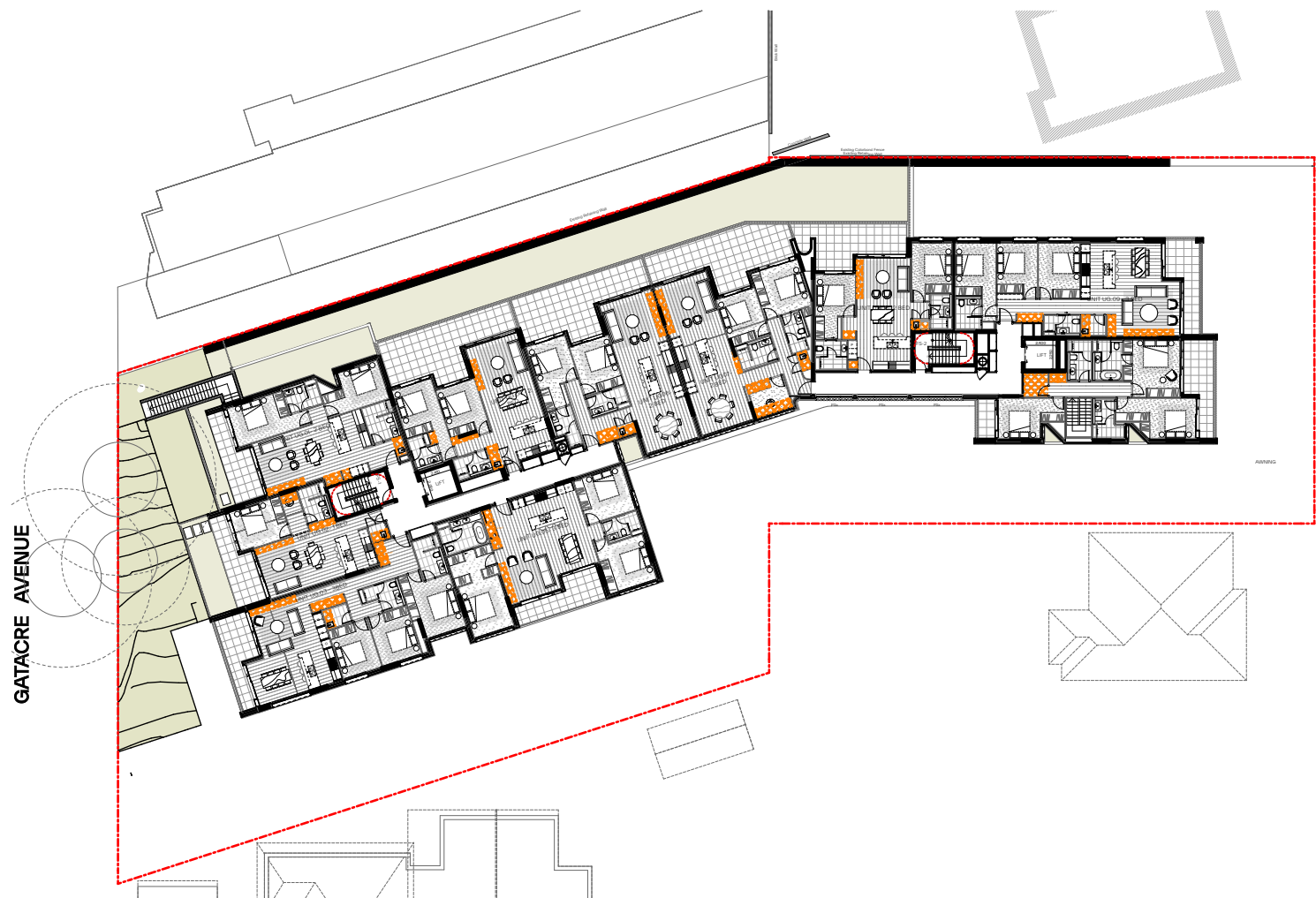
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2318		



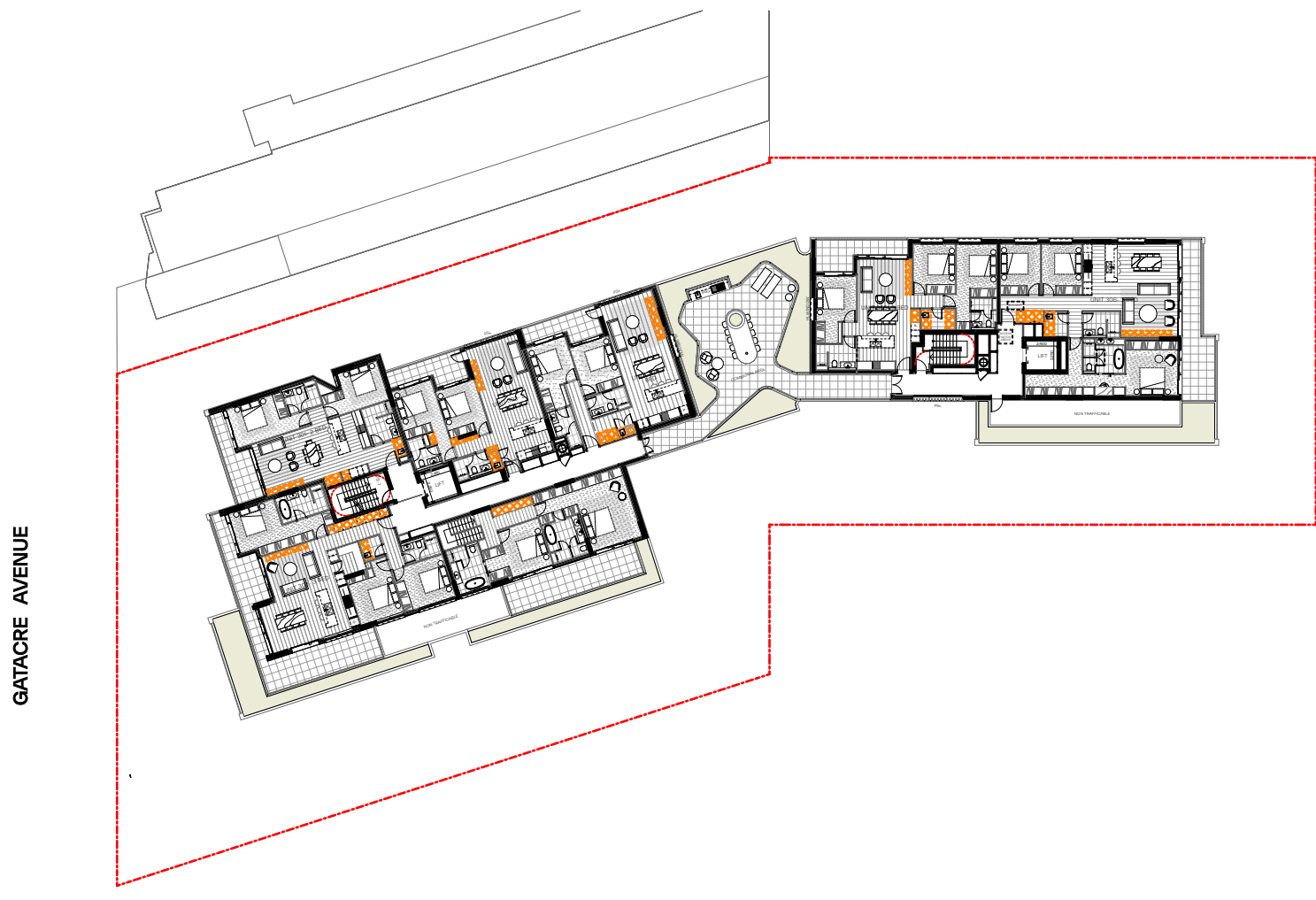
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4 Level 2 1:500



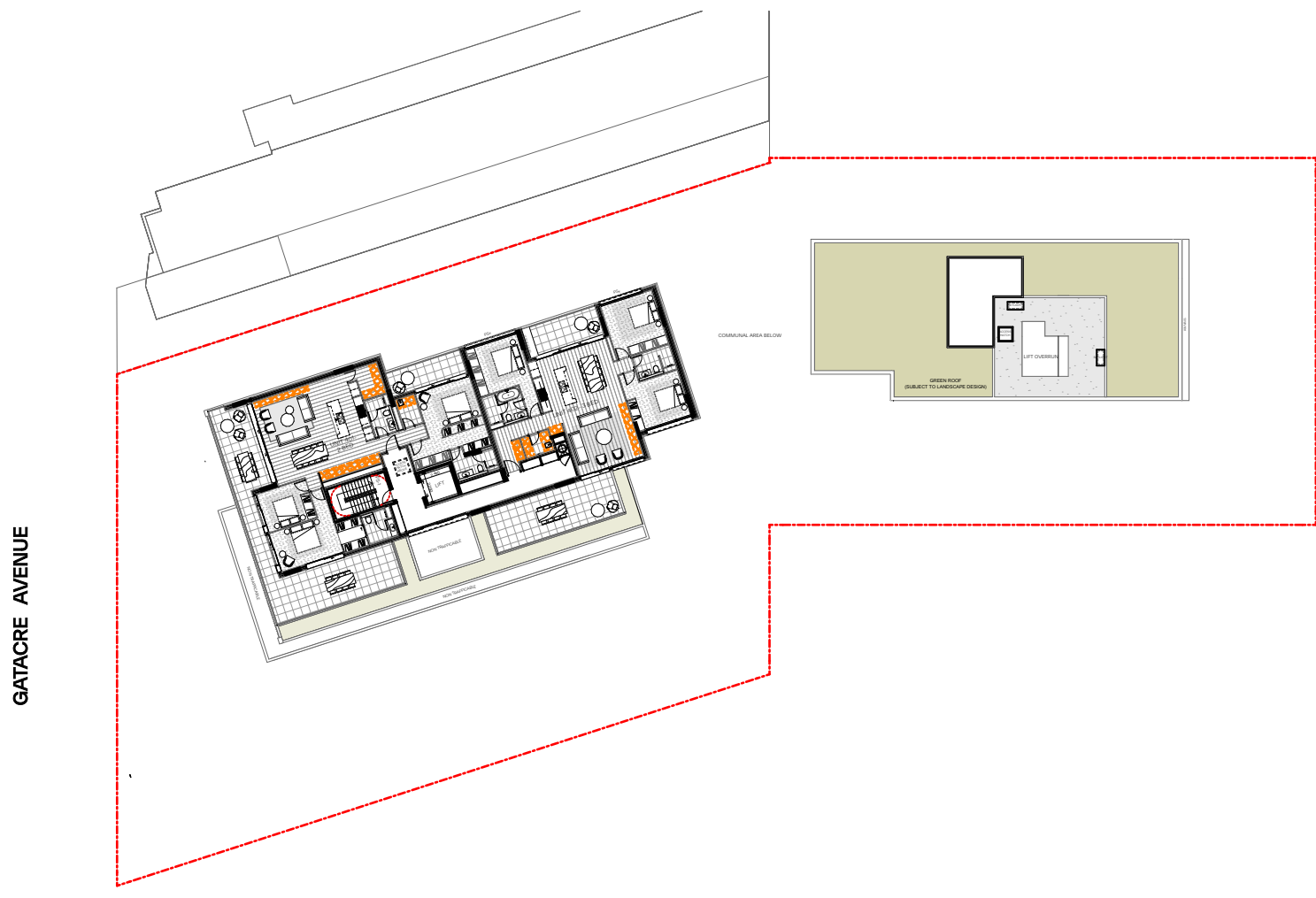
2 Upper Ground 1:500



5 Level 3 1:500



3 Level 1 1:500



6 Level 4 1:500



LEGEND:
STORAGE AREA
(REFER TO DA001 FOR CALCULATIONS)

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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	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:

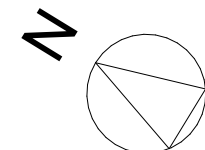
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSK	PRIVACY SCREEN (TO FUTURE SELECTION)
PTX	PAINT FINISH 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
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- 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 MATERIALS AND METAL POSTS

Issue	Date	Description
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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

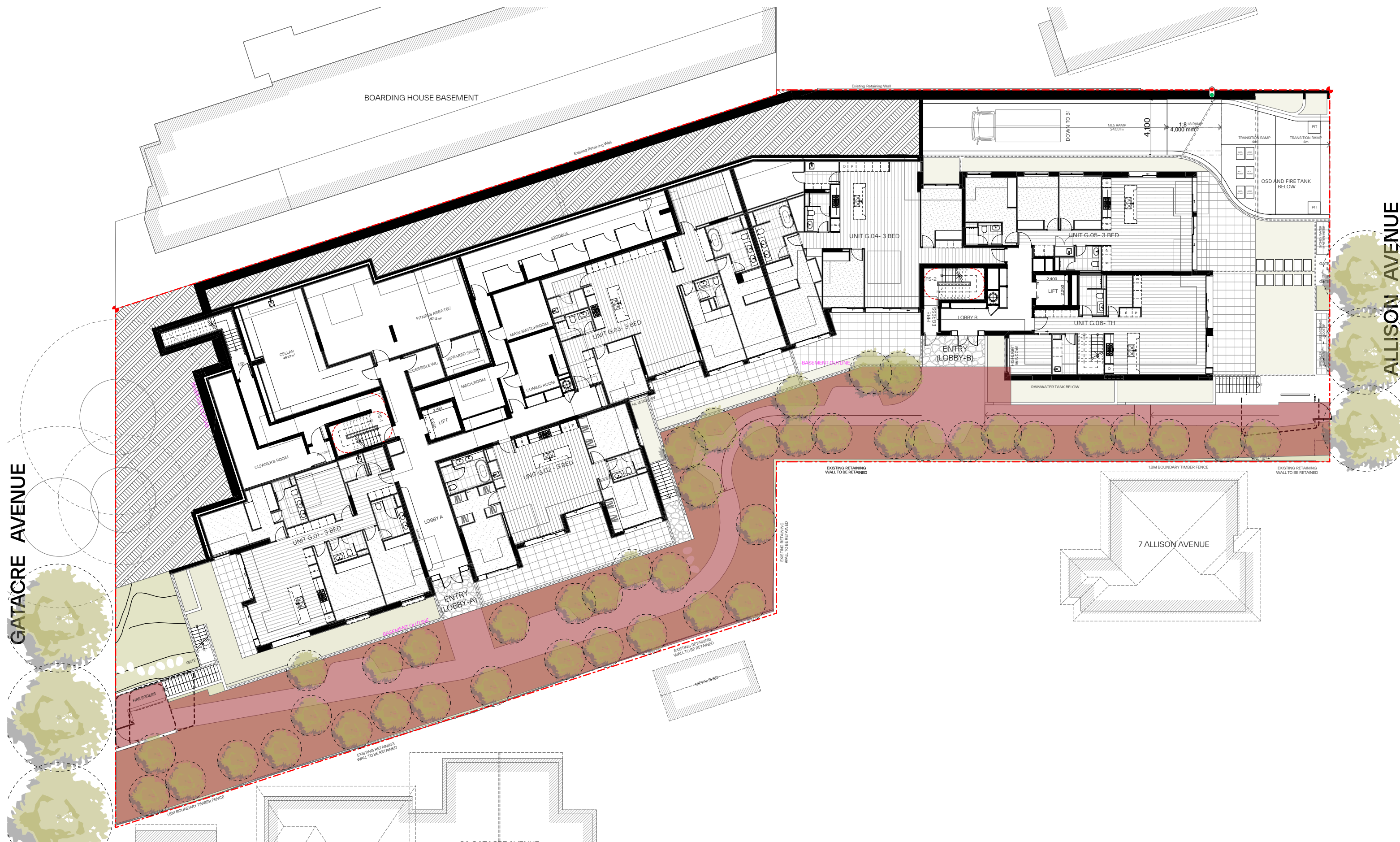
PROJECT:

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

DRAWING TITLE:

Storage Calculation Diagram

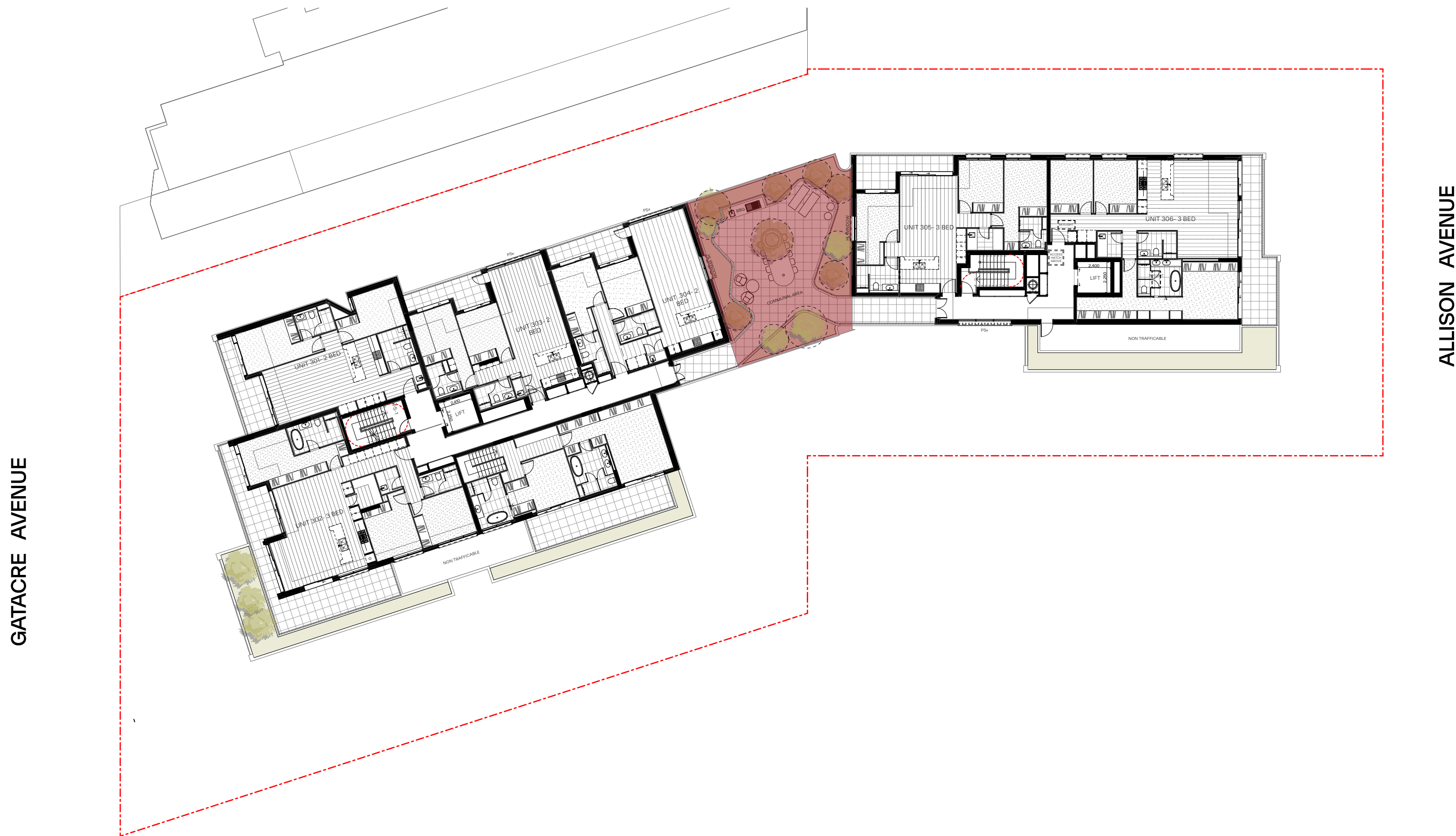
DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:500@A1	DRAWING NO: DA570	ISSUE: F
PROJECT NO: 2318		



1

Ground

1:250



2

Level 3

1:250

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:

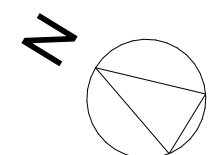
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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CONC	CONCRETE
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GB	FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING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

AMENDMENTS LIST

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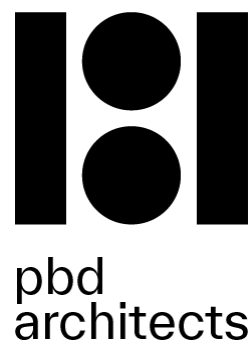
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Scale Bar 1 : 150 @ A1



CLIENT:

WINIM Developments Pty Ltd



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W - pbdarchitects.com.au
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:

Communal Open Space

DRAWING BY:

GR

SCALE:

1:250@A1

PROJECT NO:

2318

CHECKED BY:

Checked by KA

DRAWING NO:

DA541

DATE:

10/04/2025

ISSUE:

F

LEGEND:

COMMUNAL OPEN SPACE

PROPERTY DETAILS:

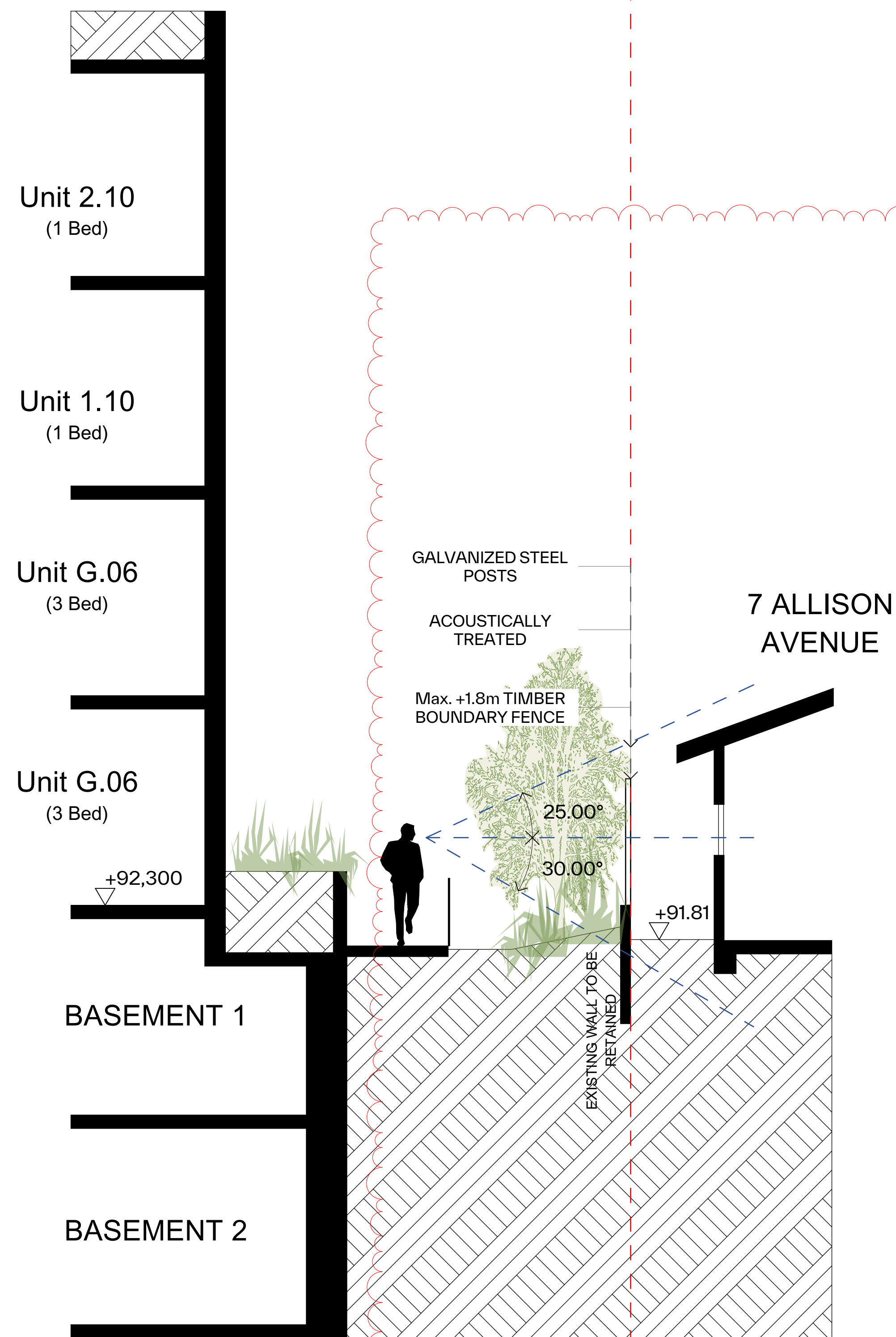
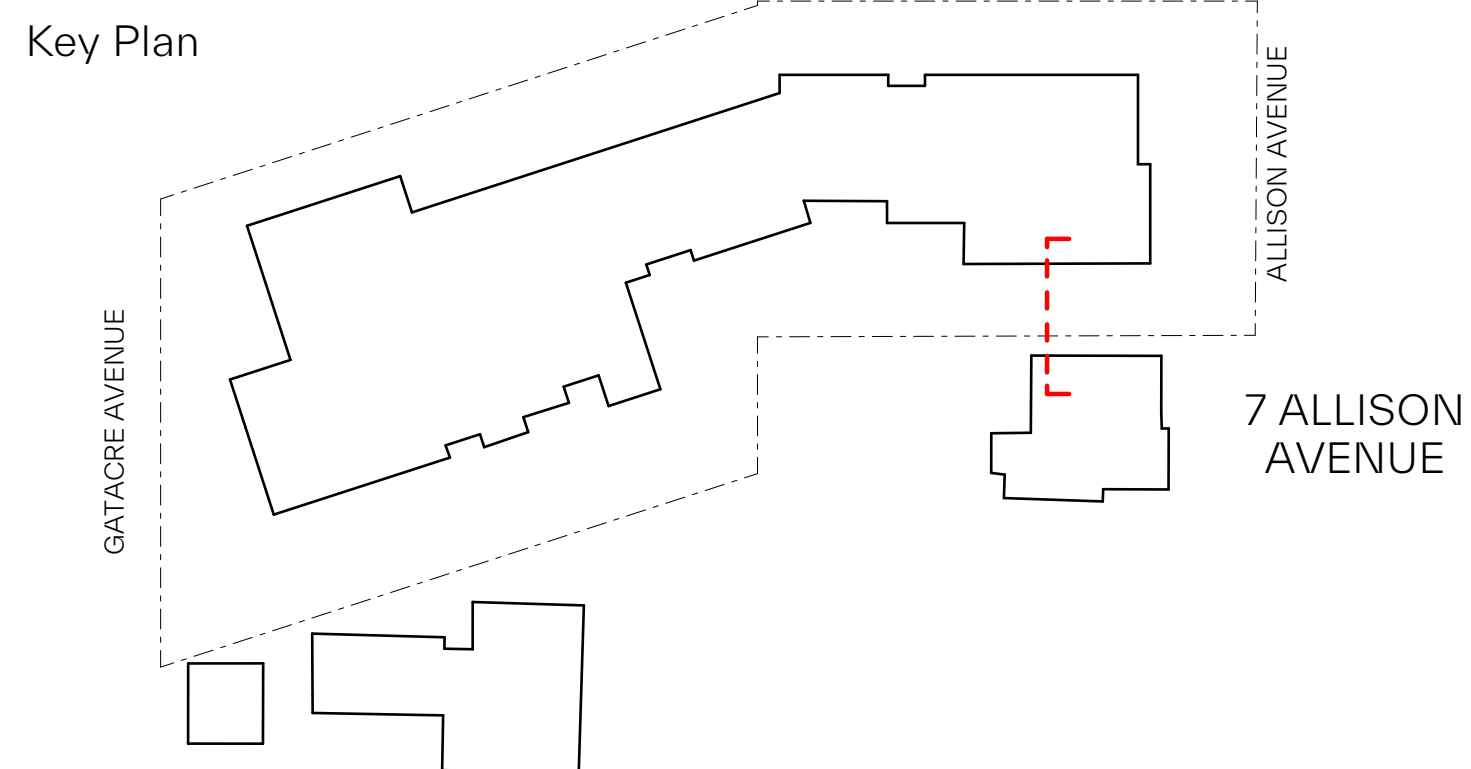
AREA: 2965.8

ZONE: R4

Minimum Required : 25% of the Site Area

COMMUNAL OPEN SPACE

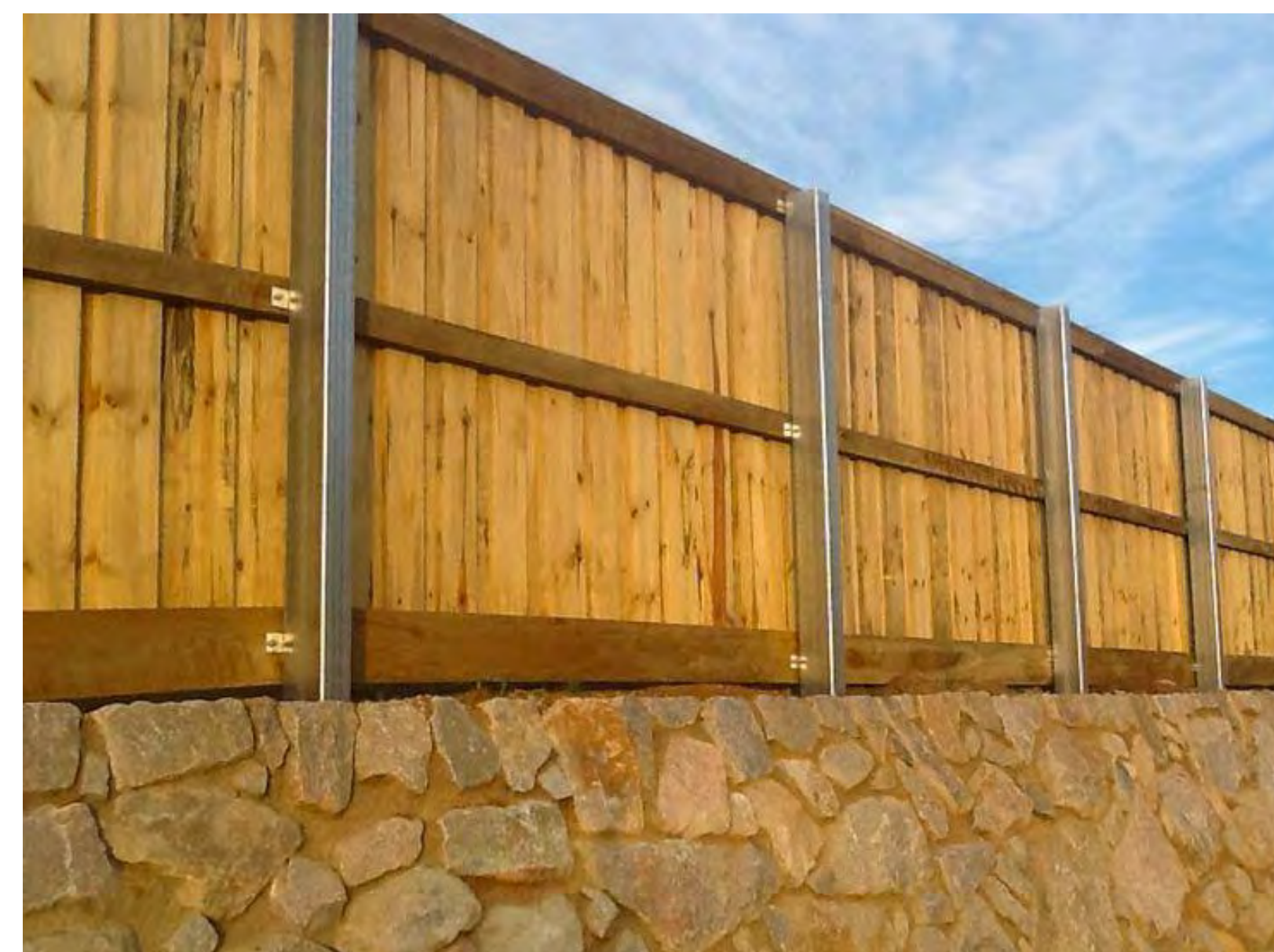
	AREA	PERCENTAGE
Communal Open Space on Ground Floor	629.13	21.21
Communal Open Space on Level 3	127.23	4.29
Total Area of Communal Open Space	756.36 m ²	25%



EXISTING BOUNDARY FENCE - 7 ALLISON AVENUE



3D VIEW FROM - 7 ALLISON AVENUE



TIMBER FENCE REFERENCE WITH GALVANIZED POSTS

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LEGEND:

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AV	ACCESS HATCH	TB	TOP OF BALUSTRADE
AC	A/C CONDENSING UNITS	FP	TOP OF FENCE
AS	AS SUPPLY DUCT	TOW	TOP OF WALL
CR	CUMMIS Riser		
ER	ELECTRICAL RISER		
EX	EXHAUST AIR DUCT		
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FHR	FIRE HOSE REEL		
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LS	LOBBY OUTSIDE AIR SUPPLY		
LOW	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		
MB	MAILBOX TO FUTURE DETAIL		
PX	PUMP ROOM EXHAUST		
BN	24"UL RECYCLING BIN		
RP	REFRIGERANT PIPE RISER		
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MC	METAL CLADDING
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PC	COMPOSITE PANEL, CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
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RP	RIVER PEBBLES
R/W	RENDERED FINISH/SELECTED PAINT FINISH
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- 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 150, DECREASING ROOFTOP SOLAR CAPACITY FROM 78KW TO 55KW.
- 16. - IMPROVED LANDSCAPING - LARGER TREES HAVE BEEN INTRODUCED ALONG THE BOUNDARY WITH 7 ALLISON AROUND BOUNDARY HAS BEEN REALIGNED AND TIMBER DECKING TO INCORPORATE FUNCTIONALITY.

[illegible]

Scale Bar 1 : 150 @ A1



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:

Boundary Fence Detail - 7 Allison Avenue

DRAWING BY: GR	CHECKED BY: Checked by KA	DATE: 10/04/2025
SCALE: 1:50, 1:122, 1:5.15, 1:3.71, 1:200 @ A1 PROJECT NO: 2318	DRAWING NO: DA811	ISSUE: B



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| DRAWING BY:
GR | CHECKED BY:
Checked by KA | DATE:
10/04/2025 |
| SCALE:
1:50, 1:1.05, 1:5.15, 1:1.91,
1:200 @ A1
PROJECT NO:
2318 | DRAWING NO:

DA812 | ISSUE:

B |