AMENDMENT E CHANGES. SHOWN CLOUDED.

VIEWS FROM FISHERMANS BEACH AND THE RESERVED HAVE BEEN UPDATED WITH NEW PROPOSAL.
DRAWING REGISTER UPDATED.



PHOTOMONTAGE - PROPOSED FRONT ELEVATION / STREETSCAPE

DEVELOPMENT APPLICATION SUBMISSION FOR:

41 & 43 BEACH ROAD,COLLAROY, 2097
LOT 1 DP300846 & LOT 2 SEC 7 DP7391

DRAWING REGISTER

DWG NO.	DRAWING	SCALE	REVISION
DA 000	COVER + PHOTOMONTAGES	N/A	E
DA E 100	EXISTING SITE & ROOF PLAN	1:100	A
DA E 110	SITE ANALYSIS PLAN	1:100	A
DA E 120	LOT AMALGAMATION PLAN	1:250	A
DA E 130	DEMOLITION AND WASTE MANAGEMENT PLAN	1:100	A
DA E 140	EXCAVATION & FILL PLAN	1:100	C
DA E 200	EXISTING ELEVATIONS	1:200	A
DA 100	PROPOSED SITE & ROOF PLAN	1:100	E
DA 105	ANALYSIS WALL HEIGHT AND MAX. BUILDING HEIGHT.	1:100	E
DA 106	ANALYSIS WALL HEIGHT AND MAX. BUILDING HEIGHT.	1:100	E
DA 106B	ANALYSIS ROOF POINTS OVER SURVEY	1:50	E
DA 106C	ANALYSIS DCP-B3 ENVELOPE - 3D IMAGES	N/A	E
DA 107	ANALYSIS - DETAIL SECTIONS F-F' AND H-H'	1:50	E
DA 108	ANALYSIS - DETAIL SECTIONS B-B' , W-W' & Z-Z'	1:50	E
DA 109	ANALYSIS - DETAIL SECTIONS I-I' & J-J'	1:50	E
DA 110	PROPOSED BASEMENT PLAN	1:100	E
DA 120	PROPOSED GROUND FLOOR PLAN	1:100	E
DA 130	PROPOSED FIRST FLOOR PLAN	1:100	E
DA 150	PROPOSED GFA & FSR CALCULATIONS	1:200	E
DA 160	DESIGN AMENDMENTS - FIRST FLOOR PLAN (REMOVED)	1:100	
DA 200	PROPOSED NORTH & EAST ELEVATIONS	1:100	E
DA 210	PROPOSED SOUTH & WEST ELEVATIONS	1:100	E
DA 300	PROPOSED SECTIONS A-A' & B-B'	1:100	E
DA 310	PROPOSED SECTIONS C-C' & D-D'	1:100	E
DA 320	PROPOSED SECTION E-E' & F-F'	1:100	E
DA 330	PROPOSED SECTION H-H'	1:100	E
DA 400	PROPOSED MATERIALS & FINISHES SCHEDULE	N/A	E
DA 500	SHADOWS 9AM 21ST JUNE	1:200	E
DA 501	SHADOWS 12PM 21ST JUNE	1:200	E
DA 502	SHADOWS 3PM 21ST JUNE	1:200	E
DA 520	EX.ELEVATION SHADOWS 29 BEACH RD. NORTH FACADE	1:50	E
DA 521	PR.ELEVATION SHADOWS 29 BEACH RD. NORTH FACADE	1:50	E
DA 522	PROPOSED SHADOWS 35 BEACH RD.	1:50	E
DA 523	PRIVATE OPEN SPACE: 29 BEACH ROAD 01/02	1:200	E
DA 524	PRIVATE OPEN SPACE: 29 BEACH ROAD 02/02	1/200	E
DA 600	DETAIL: SWIMMING POOL PLANS	1/20	E
DA 610	DETAIL: SOUTHERN FENCE (ADDED)	1/5	E
DA 800	EXISTING VIEW LOSS ANALYSIS	1/200	E
DA 810	PROPOSED VIEW LOSS ANALYSIS	1/200	E
DA 820	EX. & PR. VIEW LOSS ANALYSIS: 35 BEACH ROAD	1/500	E
DA 825	PR. VIEW LOSS ANALYSIS: 29 BEACH ROAD	N/A	E
DA 840	PHOTOMONTAGE: VIEW FROM RESERVE	N/A	E
DA 850	PHOTOMONTAGE: VIEW FROM FOX PARK	N/A	E



PHOTOMONTAGE - PROPOSED VIEW FROM STANLEY AND FLORENCE TWIGHT RESERVE



PHOTOMONTAGE - PROPOSED VIEW FROM FISHERMANS BEACH

VIRGINIA KERRIDGE ARCHITECT

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NOTES:

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REFER TO ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL SPECIALIST INFORMATION AND DETAILS.
REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.

amendments:

DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE
03/07/2020	C	DA ISSUE - AMENDMENT C
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT	DATE	REVISION NUMBER
41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	20/08/2020	**E**
DRAWING TITLE	**SCALE:**	**DRAWING NO.**
COVER + PHOTOMONTAGES	N/A	**DA 000**

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

GENERAL NOTE:
COMPLIANCE
NCC: ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

REFERRALS
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.
HYDRAULIC: REFER TO THE HYDRAULIC ENGINEER'S DRAWINGS FOR ALL HYDRAULICS WORK.
LANDSCAPE: REFER TO THE LANDSCAPE DRAWINGS FOR ALL PROPOSED LANDSCAPING DETAILS.
DO NOT SCALE FROM THESE DRAWINGS, WORK TO WRITTEN DIMENSIONS ONLY.

SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS	
DB.#	DOOR AT BASEMENT LEVEL
WB.#	WINDOW AT BASEMENT LEVEL
SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
DG.#	DOOR AT GF LEVEL
SKDG.#	SKYLIGHT ABOVE DOORS AT GF LEVEL
WG.#	WINDOW AT GF LEVEL
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SKG.#	SKYLIGHT ABOVE GF LEVEL
D1.#	DOOR AT FF LEVEL
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SKF.#	SKYLIGHT ABOVE FF LEVEL
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FCL	FINISHED CEILING LEVEL
FW.	FIXED WINDOW
HD	HINGED DOOR
PD	PIVOT DOOR
PW.	PIVOT WINDOW
SD.	SLIDING DOOR
SW	SLIDING WINDOW
GL	EX. GROUND LEVEL

SYMBOLS KEY	
	EXISTING WALLS
	CAVITY BRICK WALLS
	TIMBER STUD WALLS
	OFF-FORM CONCRETE WALLS
	JOINERY
	TIMBER FLOORBOARDS
	TIMBER DECK
	TILED FLOORS
	GLAZING
	METAL ROOF
	TIMBER FACADE
	STEEL IN PLAN & ELEVATION
	STEEL IN SECTION
	CONCRETE IN PLAN & ELEVATION
	BRICK FACADE
	OUTDOOR PAVERS
	GREEN ROOF
	CONCRETE ROOF
	DEMOLITION
	DEMOLITION IN SECTION
	PRE-DA MEETING BUILDING LINE
	FIRST DA BUILDING LINE

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REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.

amendments:

DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE

PROJECT	DATE	REVISION NUMBER
41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	12/12/2019	A
DRAWING TITLE	SCALE:	DRAWING NO.
EXISTING SITE PLAN	1:100 at A1 & 1:200 at A3	DA 100

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
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	EXISTING SHADOWS
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amendments:

DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE

PROJECT: 41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	DATE: 12/12/2019	REVISION NUMBER: A
DRAWING TITLE: SITE ANALYSIS PLAN	SCALE: 1:100 at A1 & 1:200 at A3	DRAWING NO.: DAE 110

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
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LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES



01 EXISTING LOT CONFIGURATION



02 PROPOSED LOT AMALGAMATION

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STEEL IN SECTION
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TRUE NORTH

amendments:

DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
12/12/2019

REVISION NUMBER
A

DRAWING TITLE
PROPOSED LOT AMALGAMATION PLAN

SCALE:
1:250 at A1 &
1:500 at A3

DRAWING NO.
DAE 120

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
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SD.	SLIDING DOOR
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	BRICK FACADE
	OUTDOOR PAVERS
	GREEN ROOF
	CONCRETE ROOF
	DEMOLITION
	DEMOLITION IN SECTION
	PRE-DA MEETING BUILDING LINE
	FIRST DA BUILDING LINE

45 BEACH RD
3 SEC 7 DP 6777
2 STOREY
RENDERED AND CLAD RESIDENCE

RENDERED BUILDING

WASTE AND RECYCLING AREA

MATERIALS STORAGE AREA

FINAL LOCATION TO BE CONFIRMED BY BUILDER DURING CONSTRUCTION STAGE

43 BEACH RD
2 SEC 7 DP 7391
TO BE DEMOLISHED

43 BEACH RD
2 SEC 7 DP 7391

41 BEACH RD
1 SEC DP 300846
TO BE DEMOLISHED

39 BEACH RD
71 DP 791319
2 STOREY
RENDERED RESIDENCE METAL ROOF

SINGLE STOREY RENDERED BUILDING

OUTBUILDING
TO BE DEMOLISHED

SWIMMING POOL
TO BE DEMOLISHED

29 BEACH RD
1 DP 1179313
2 STOREY
W.B. & CLAD RESIDENCE METAL ROOF

35 BEACH RD
72 DP 791319
1 STOREY
METAL ROOF

VIRGINIA KERRIDGE ARCHITECT

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TRUE NORTH

amendments:

DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
12/12/2019

REVISION NUMBER
A

DRAWING TITLE
DEMOLITION
AND
WASTE MANAGEMENT PLAN

SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
DAE 130

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

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SYMBOLS KEY

- DEEP EXCAVATION
- MILD EXCAVATION FOR GRADING
- LAND FILLING FOR GRADING

ABBREVIATIONS

DB.#	DOOR AT BASEMENT LEVEL
WB.#	WINDOW AT BASEMENT LEVEL
SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
DG.#	DOOR AT GF LEVEL
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SYMBOLS KEY

- EXISTING WALLS
- CAVITY BRICK WALLS
- TIMBER STUD WALLS
- OFF-FORM CONCRETE WALLS
- JOINERY
- TIMBER FLOORBOARDS
- TIMBER DECK
- TILED FLOORS
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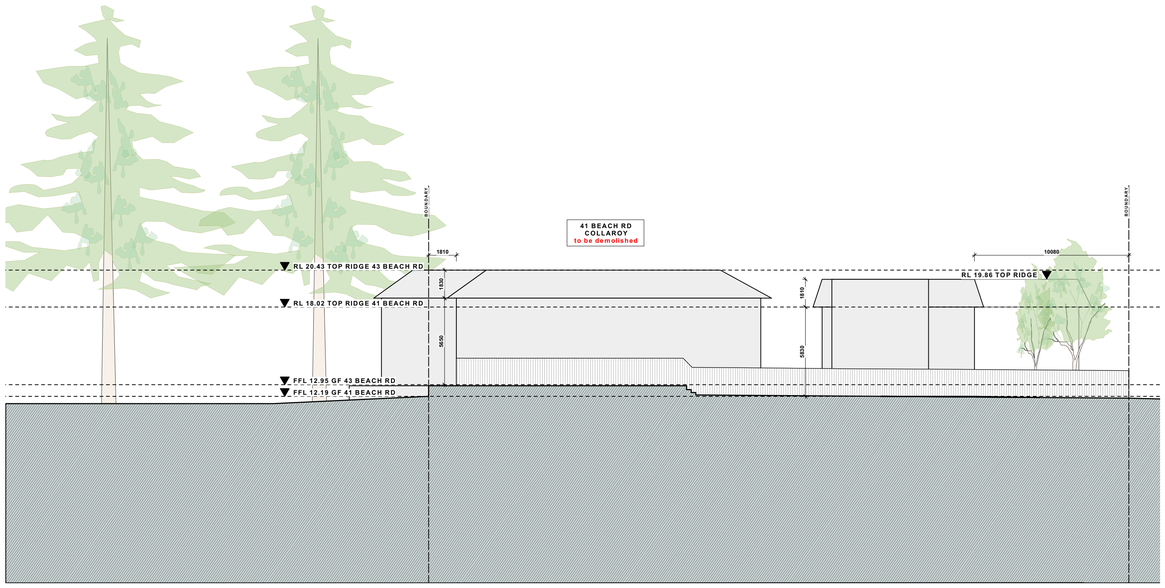
TRUE NORTH

amendments:

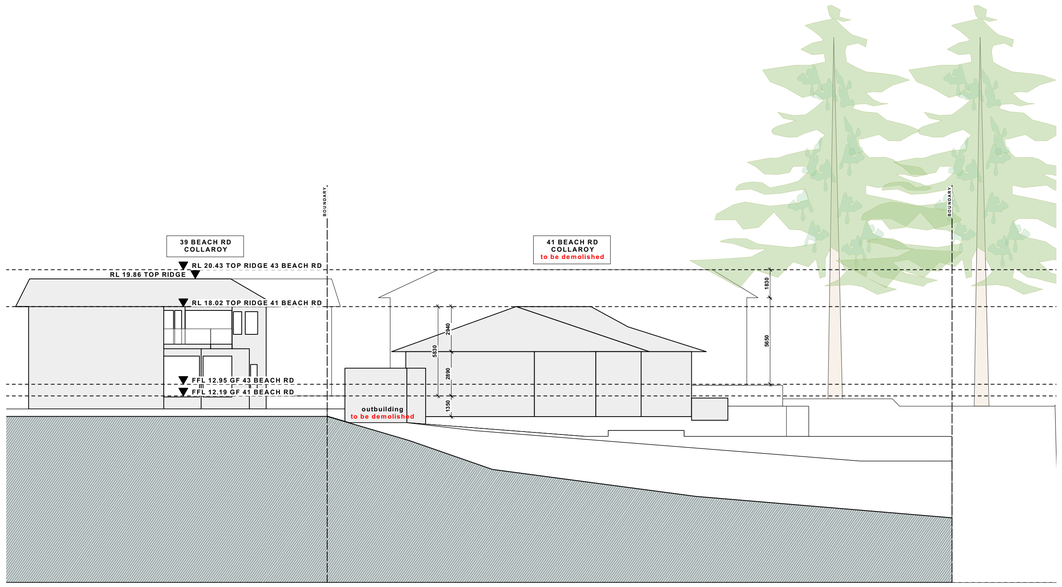
DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE
03/07/2020	C	DA ISSUE - AMENDMENT C

PROJECT	DATE	REVISION NUMBER
41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	03/07/2020 03/07/2020	C
DRAWING TITLE	**SCALE:**	**DRAWING NO.**
EXCAVATION & FILL PLAN	1:100 at A1 & 1:200 at A3	DAE 140

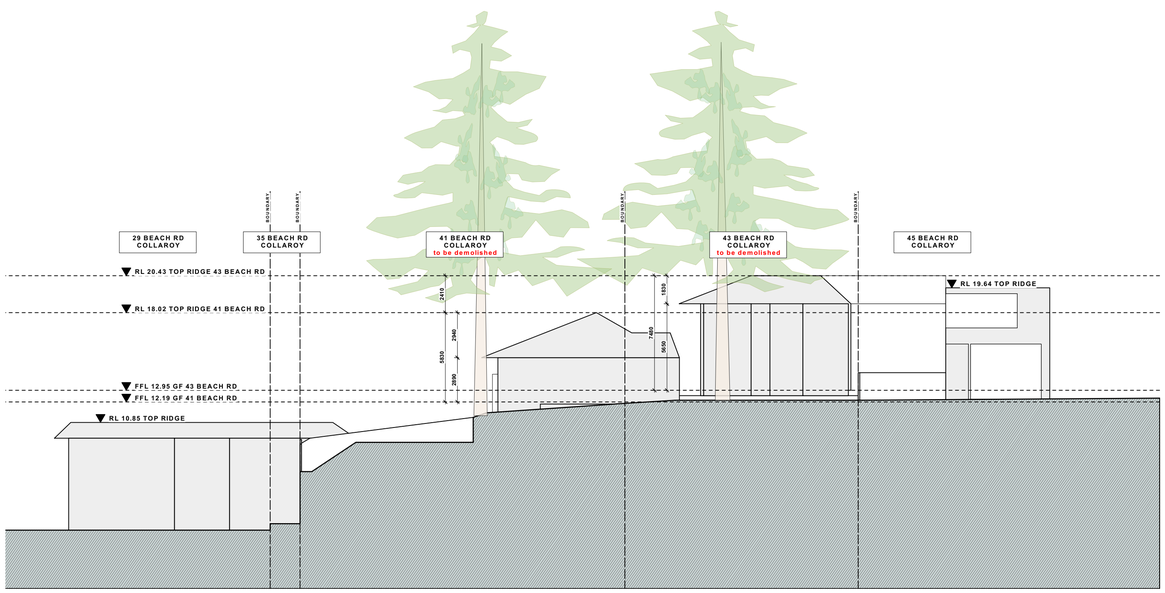
AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES



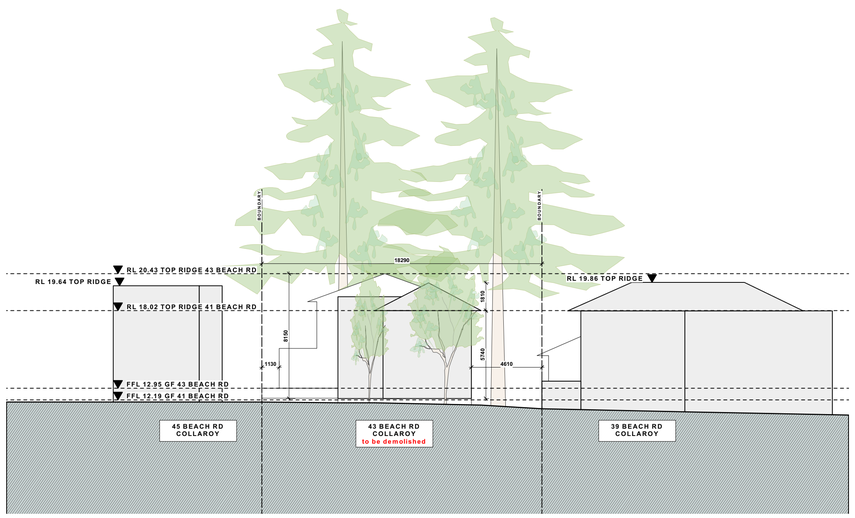
01 NORTH ELEVATION EXISTING



03 SOUTH ELEVATION EXISTING



02 EAST ELEVATION EXISTING



04 WEST- FRONT ELEVATION EXISTING

GENERAL NOTE:
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REFERRALS
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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS	
DB.#	DOOR AT BASEMENT LEVEL
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SKG.#	SKYLIGHT ABOVE GF LEVEL
D1.#	DOOR AT FF LEVEL
W1.#	WINDOW AT FF LEVEL
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FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FW.	FIXED WINDOW
HD	HINGED DOOR
PD	PIVOT DOOR
PW.	PIVOT WINDOW
SD.	SLIDING DOOR
SW	SLIDING WINDOW
GL	EX. GROUND LEVEL

SYMBOLS KEY
EXISTING WALLS
CAVITY BRICK WALLS
TIMBER STUD WALLS
OFF-FORM CONCRETE WALLS
JOINERY
TIMBER FLOORBOARDS
TIMBER DECK
TILED FLOORS
GLAZING
METAL ROOF
TIMBER FACADE
STEEL IN PLAN & ELEVATION
STEEL IN SECTION
CONCRETE IN PLAN & ELEVATION
BRICK FACADE
OUTDOOR PAVERS
GREEN ROOF
CONCRETE ROOF
DEMOLITION
DEMOLITION IN SECTION
PRE-DA MEETING BUILDING LINE
FIRST DA BUILDING LINE

VIRGINIA KERRIDGE ARCHITECT
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DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE

41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

12/12/2019

A

DRAWING TITLE
EXISTING ELEVATIONS

SCALE:
1:200 at A1 &
1:400 at A3

DRAWING NO.
DAE 200

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

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	BRICK FACADE
	OUTDOOR PAVERS
	GREEN ROOF
	CONCRETE ROOF
	DEMOLITION
	DEMOLITION IN SECTION
	PRE-DA MEETING BUILDING LINE
	FIRST DA BUILDING LINE

AMENDMENT E. shown clouded in red.

- Southern fence on top of stone retaining wall has been reduced in height from 1.8 m to 1.2 m. To be see-through. Refer to DA 610.
- No changes are proposed to the building. Proposal to remain as per Amendment D previously lodged.

Line of previous Proposal - Amendment C shown dashed in red

VIRGINIA KERRIDGE ARCHITECT

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TRUE NORTH

amendments:

DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE
28/05/2020	B	DA ISSUE - AMENDMENT B
22/07/2020	D	DA ISSUE - AMENDMENT D
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DRAWING TITLE
SITE & ROOF PLAN

DATE
20/08/2020

REVISION NUMBER
E

SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
DA 100

45 BEACH RD
3 SEC 7 DP 6777
2 STOREY
RENDERED AND CLAD RESIDENCE

RENDERED BUILDING

39 BEACH RD
71 DP 791319
2 STOREY
RENDERED RESIDENCE METAL ROOF

29 BEACH RD
1 DP 1179313
2 STOREY
W.B. & CLAD RESIDENCE METAL ROOF

BOUNDARY 83°29'05" (45.72)
BOUNDARY 353°29'05" (41.29)
BOUNDARY 79°53'05" (30.48)
BOUNDARY 172°29'05" (25.29)
BOUNDARY 84°49'05" (40.84)
BOUNDARY 79°53'05" (24.38)
83°29'05"
79°53'05"

POINT "G"
Proposed RL 18.52
Ex. ground RL 12.07
Compliant with maximum height by 2050 mm

POINT "Q"
Proposed RL 19.70
Proposed underside of ceiling FCL 18.10
Ex. ground RL 12.23
Compliant with maximum height by 1030 mm
Compliant with maximum wall height by 1330 mm

POINT "P"
Proposed RL 19.70
Proposed underside of ceiling FCL 18.10
Ex. ground RL 12.90
Compliant with maximum height by 1700 mm
Compliant with maximum wall height by 2000 mm

POINT "H"
Proposed RL 18.52
Proposed top of wall RL 15.52
Ex. ground RL 12.90
Compliant with maximum height by 2880 mm
Compliant with maximum wall height by 4580 mm

POINT "F"
Proposed RL 18.52
Ex. ground RL 12.24
Compliant with maximum height by 2220 mm

POINT "E"
Proposed RL 18.52
Proposed top of wall RL 15.52
Ex. ground RL 12.90
Compliant with maximum height by 2880 mm
Compliant with maximum wall height by 4580 mm

POINT "I"
Proposed RL 17.97
Proposed top of wall RL 15.23
Ex. ground RL 11.83
Compliant with maximum height by 1810 mm
Compliant with maximum wall height by 3800 mm

POINT "I2"
Proposed RL 18.17
Proposed underside of ceiling FCL 17.53
Ex. ground RL 11.83
Compliant with maximum height by 2160 mm
Compliant with maximum wall height by 1500 mm

POINT "D"
Proposed RL 17.97
Proposed top of wall N/A
Ex. ground RL 11.60
Compliant with maximum height by 2130 mm

POINT "O"
Proposed RL 19.13
Proposed underside of ceiling FCL 17.53
Ex. ground RL 11.43
Compliant with maximum height by 800 mm
Compliant with maximum wall height by 1100 mm

POINT "N"
Proposed RL 19.13
Proposed underside of ceiling FCL 17.53
Ex. ground RL 11.43
Compliant with maximum height by 800 mm
Compliant with maximum wall height by 1100 mm

POINT "J2"
Proposed RL 18.17
Proposed underside of ceiling FCL 17.53
Ex. ground RL 10.6 (Stamford, extrapolated between RL 9.56 and RL 11.49).
Compliant with maximum height by 930 mm
Compliant with maximum wall height by 270 mm

POINT "R"
Proposed RL 14.85
Proposed underside of ceiling N/A eave.
Ex. ground RL 9.82 (Stamford, extrapolated between RL 9.54 and RL 11.50).
Compliant with maximum height by 5030 mm

POINT "D2"
Proposed RL 18.17
Proposed underside of ceiling FCL 17.53
Ex. ground RL 11.60
Compliant with maximum height by 1930 mm
Compliant with maximum wall height by 1270 mm

POINT "J"
Proposed RL 17.97
Proposed top of wall RL 14.85
Ex. ground RL 9.95 (Stamford, extrapolated between RL 9.56 and RL 11.59).
Compliant with maximum height by 480 mm
Compliant with maximum wall height by 2300 mm

POINT "A"
Proposed RL 18.17
Proposed underside of ceiling FCL 17.53
Ex. ground RL 11.12
Compliant with maximum height by 1450 mm
Compliant with maximum wall height by 790 mm

POINT "B"
Proposed RL 18.17
Proposed underside of ceiling FCL 17.53
Ex. ground RL 11.24
Compliant with maximum height by 1570 mm
Compliant with maximum wall height by 910 mm

POINT "N"
Proposed RL 17.19
Proposed underside of ceiling FCL 16.95
Ex. ground RL 9.85 (Stamford, extrapolated between RL 9.56 and RL 11.31).
Compliant with maximum height by 1160 mm
Compliant with maximum wall height by 100 mm

POINT "O"
Proposed RL 17.80
Proposed underside of ceiling FCL 17.53
Ex. ground RL 11.09
Compliant with maximum height by 1790 mm
Compliant with maximum wall height by 760 mm

POINT "M"
Proposed RL 14.19
Proposed underside of ceiling FCL 13.94
Ex. ground RL 9.3 (Pool base).
Compliant with maximum height by 2610 mm
Compliant with maximum wall height by 1560 mm

POINT "K"
Proposed RL 17.97
Proposed top of wall RL 14.55
Ex. ground RL 11.16
Compliant with maximum height by 1690 mm
Compliant with maximum wall height by 3810 mm

POINT "C"
Proposed RL 14.85
Proposed underside of ceiling FCL 14.55
Ex. ground RL 11.06
Compliant with maximum height by 4710 mm
Compliant with maximum wall height by 3710 mm

POINT "L"
Proposed RL 14.85
Proposed underside of ceiling FCL 14.55
Ex. ground RL 10.35
Compliant with maximum height by 4000 mm
Compliant with maximum wall height by 3000 mm

AMENDMENT E. shown clouded in red.
Height analysis updated with
Amendment D & E proposal.

Points A, B, C, D, D2, I, J, J2, K, L, M, N, O, R have been updated.

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

LANDSCAPE REFERRAL RESPONSE

GROUND LEVELS BENEATH THE EXISTING STRUCTURES ON SITE THAT OCCUR WITHIN THE TREE PROTECTION ZONE OF TREE 13 ARE TO BE UNALTERED DURING DEMOLITION AND CONSTRUCTION

ALTERATIONS OF GROUND LEVELS TO ACCOMMODATE STORMWATER FLOWS AND TO MARRY-IN TO NEW BUILDING LEVELS ARE TO OCCUR OUTSIDE OF THE TREE PROTECTION ZONE OF TREE 13

TREE 7 IS NOT TO BE REMOVED WITHOUT THE OWNER'S CONSENT

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	ADDITIONAL SHADOWS

ABBREVIATIONS

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SYMBOLS KEY

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BRICK FACADE
OUTDOOR PAVERS
GREEN ROOF
CONCRETE ROOF
DEMOLITION
DEMOLITION IN SECTION
PRE-DA MEETING BUILDING LINE
FIRST DA BUILDING LINE

Notes:
- Warringah LEP 2011 allows a Maximum Building Height of 8.5 m above existing ground level.
- Clause B1 "Wall Heights" of Warringah DCP 2011 states:
"Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space)."

The proposal has been assessed against the regulations above.

The proposal is compliant with both controls.

VIRGINIA KERRIDGE ARCHITECT

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TRUE NORTH

amendments:

DATE	REV	DESCRIPTION
30/07/2020	C	DA - AMENDMENT C
20/08/2020	E	DA - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

REVISION NUMBER
E

DRAWING TITLE
ANALYSIS OF PROPOSAL
AGAINST DCP B1 "WALL HEIGHT" CONTROL
AND LEP 8.5 M MAXIMUM BUILDING HEIGHT CONTROL

SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
DA 105



Photo of existing pool, stone retaining walls and garden terraces

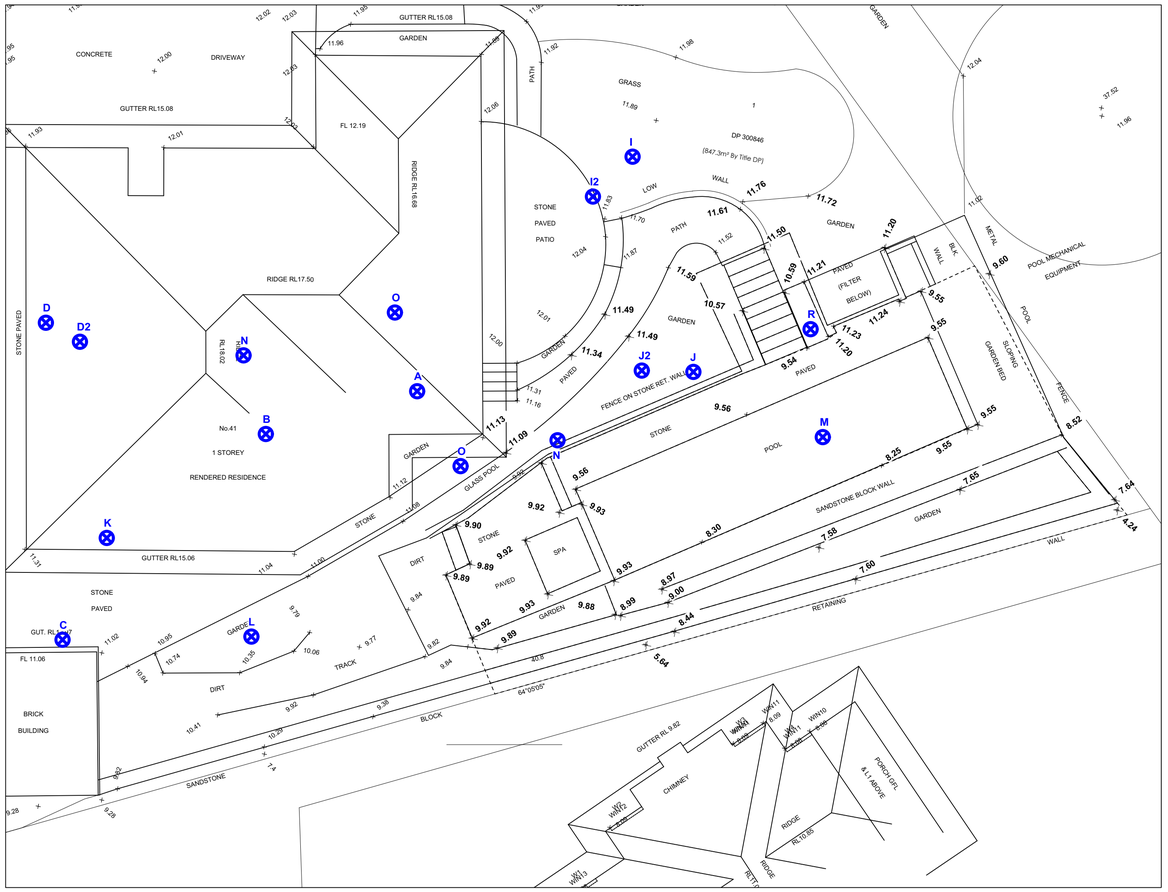


Photo of existing pool and stone retaining wall.

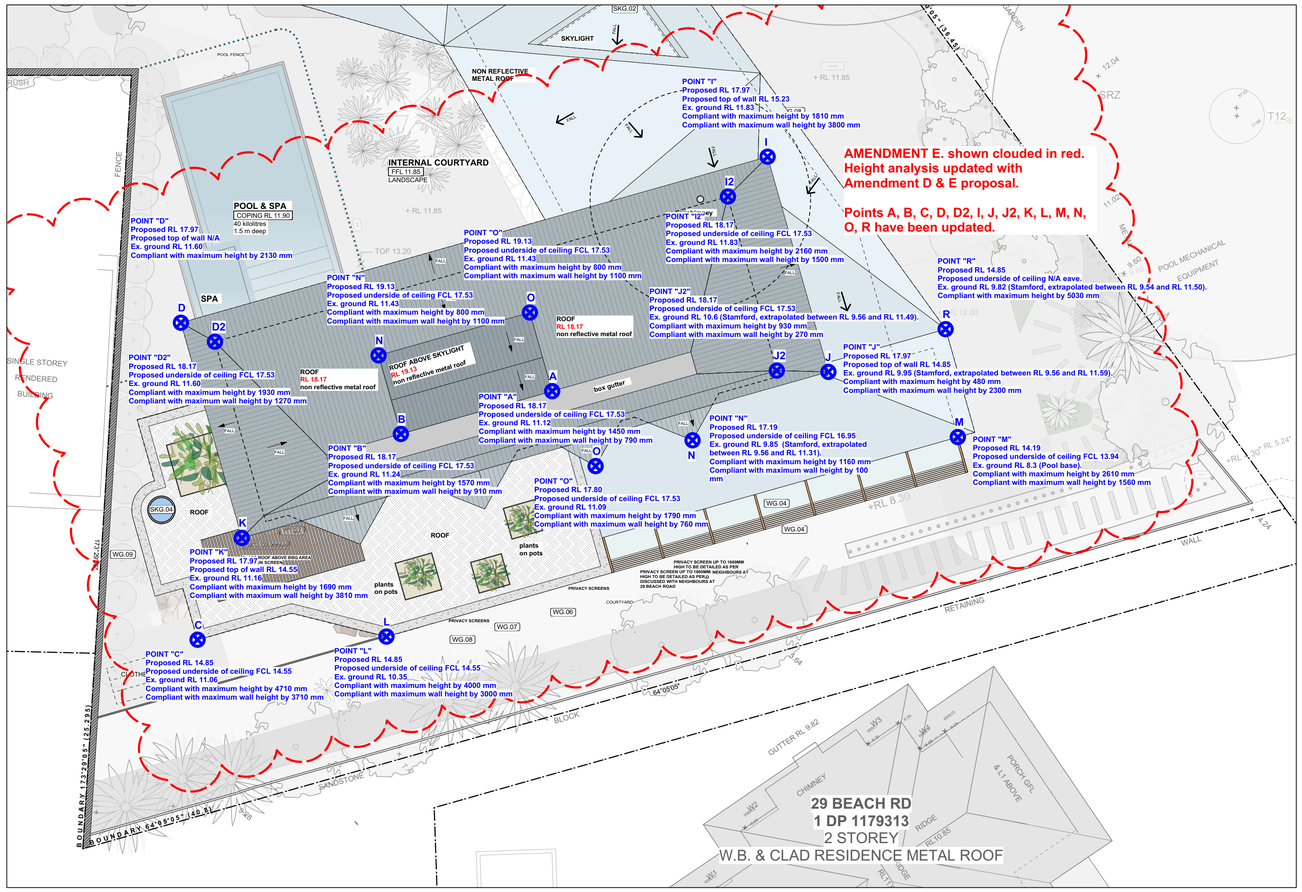
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The proposal has been assessed against the regulations above.

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01 **SURVEY. PARTIAL PLAN OF SOUTH EAST SECTION OF THE LOT. LOCATION OF SOUTH EAST ROOF POINTS OVER SURVEY SHOWN.**



02 **ROOF PLAN / RL ANALYSIS. PARTIAL PLAN OF SOUTH EAST SECTION OF THE LOT.**

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TRUE NORTH

amendments:

DATE	REV	DESCRIPTION
30/07/2020	C	DA - AMENDMENT C
20/08/2020	E	DA - AMENDMENT E

PROJECT: 41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	DATE: 20/08/2020	REVISION NUMBER: **E**
DRAWING TITLE: ANALYSIS OF PROPOSAL SE CORNER - AGAINST DCP B1 "WALL HEIGHT" CONTROL AND LEP 8.5 M MAXIMUM BUILDING HEIGHT CONTROL	SCALE: 1:100 at A1 & 1:200 at A3	DRAWING NO.: **DA 106**

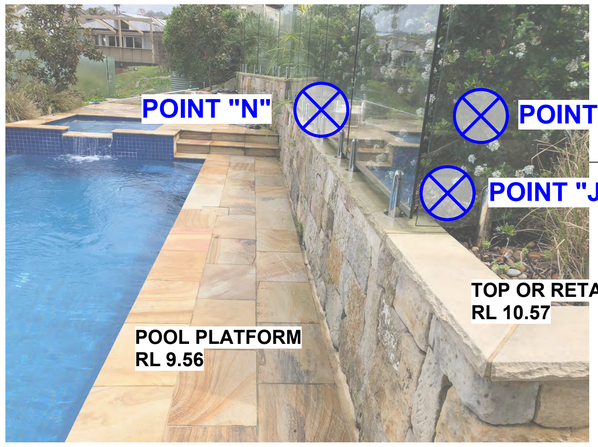


Photo of existing pool, stone retaining walls and garden terraces.
Edited by VK showing points's location and relative levels.

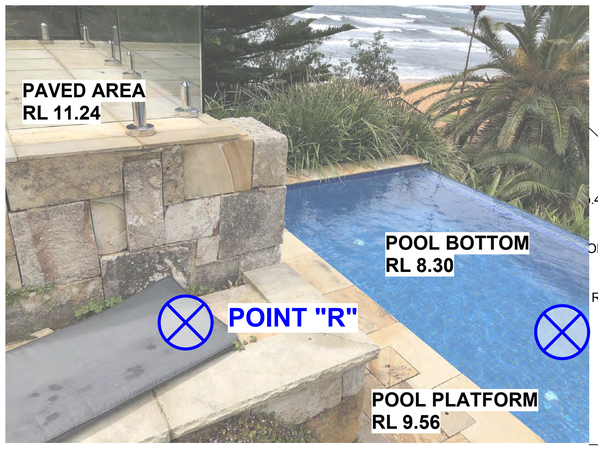


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Edited by VK showing points's location and relative levels.

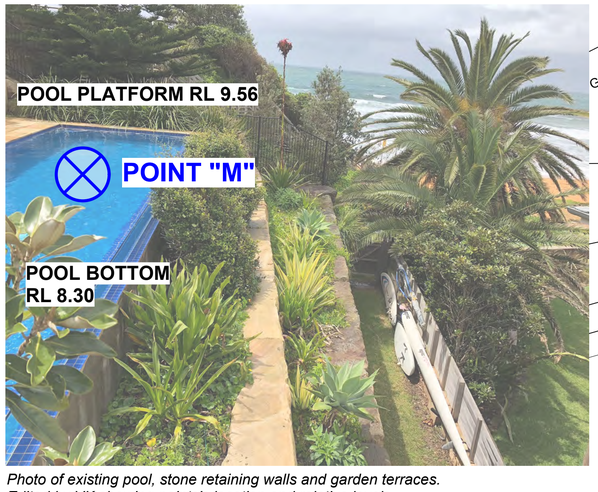
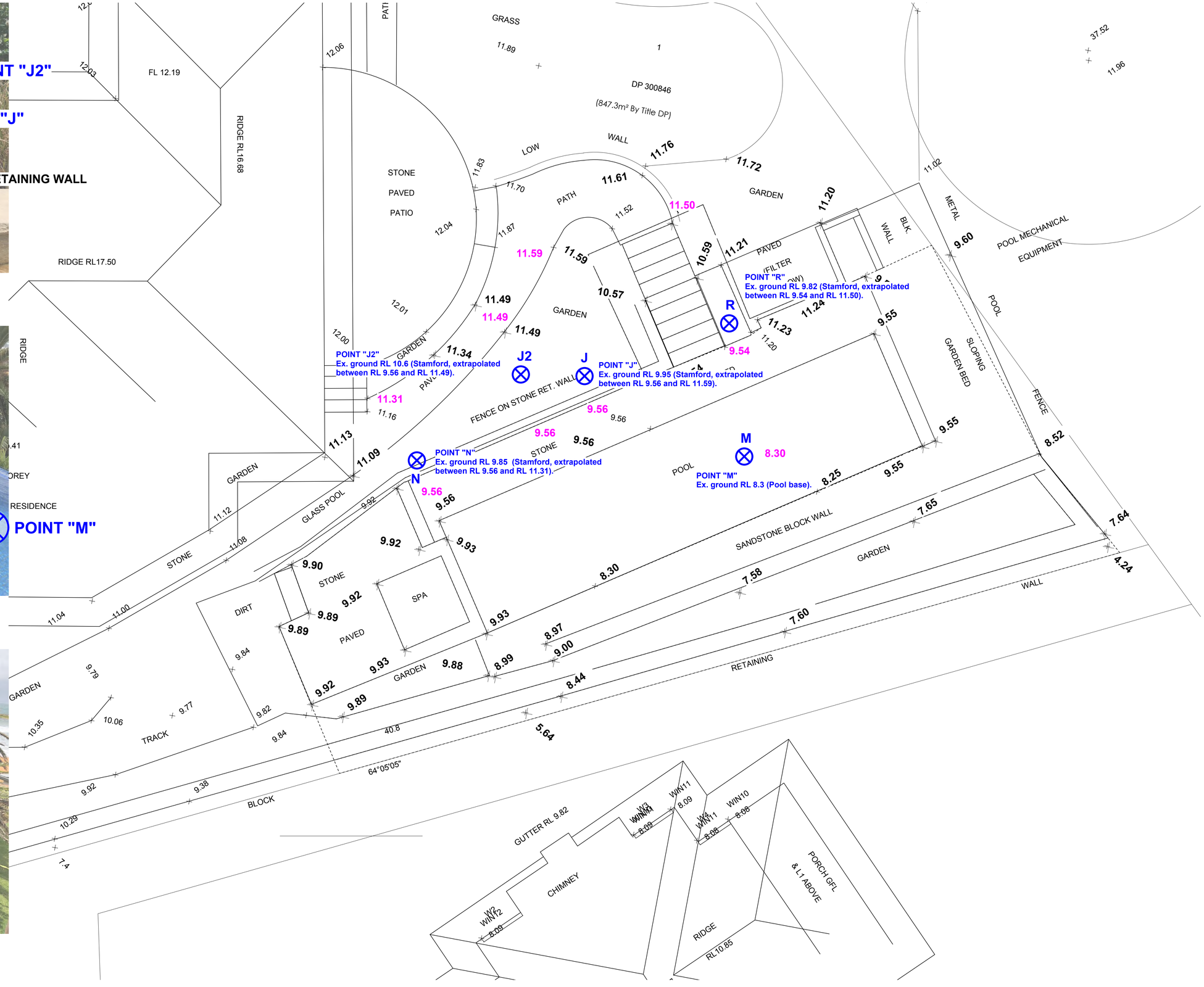


Photo of existing pool, stone retaining walls and garden terraces.
Edited by VK showing points's location and relative levels.



01 **SURVEY SHOWING PROPOSED POINTS "J", "J2", "M", "N" & "R".**

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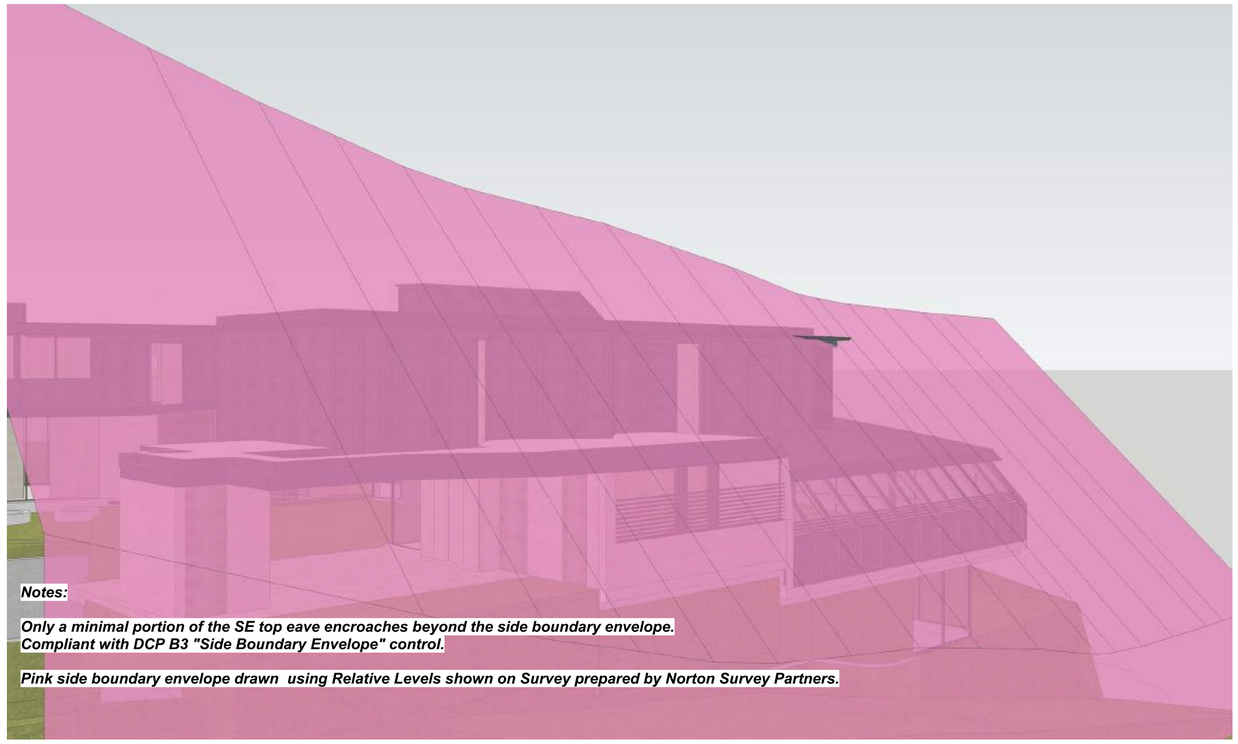
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REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.

TRUE NORTH

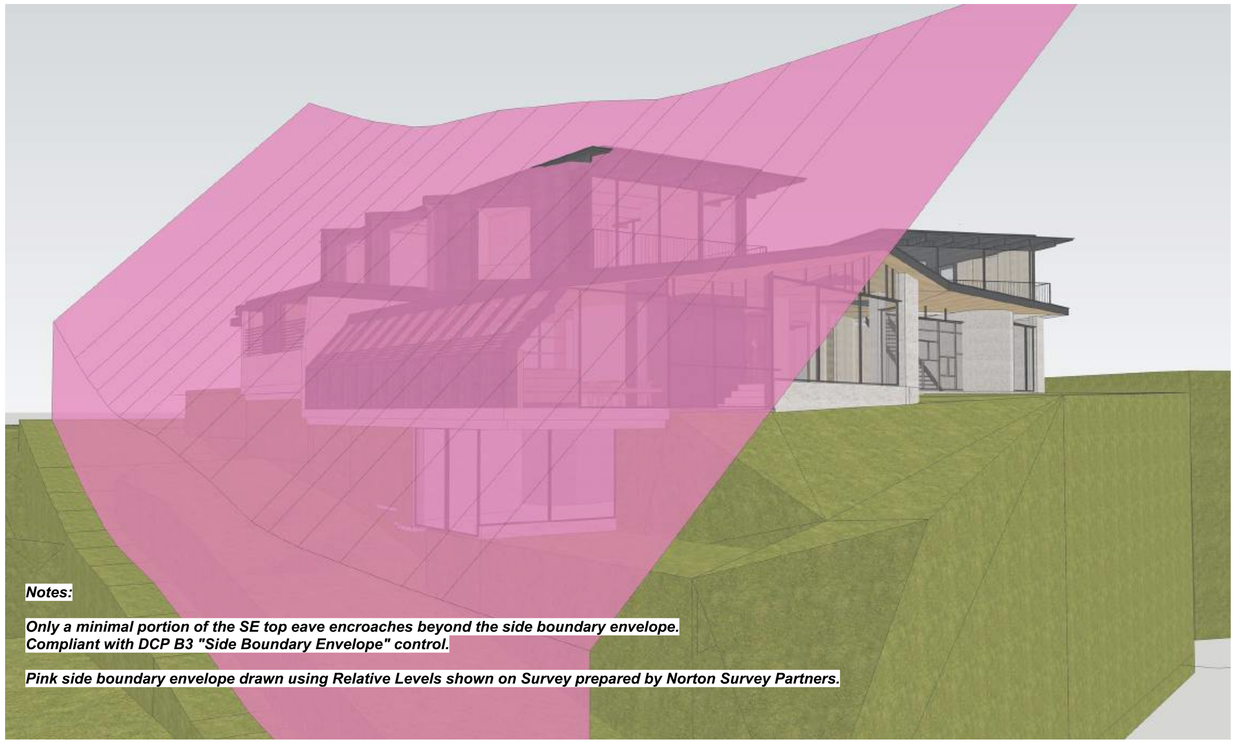
amendments:

DATE	REV	DESCRIPTION
22/07/2020	D	DA - AMENDMENT D
20/08/2020	E	DA - AMENDMENT E

PROJECT: 41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	DATE: 20/08/2020	REVISION NUMBER: **E**
DRAWING TITLE: ANALYSIS OF PROPOSAL LOCATION OF PROPOSED POINTS J, J2, M, N & R OVER EXISTING SURVEY	SCALE: 1:50 at A1 & 1:100 at A3	DRAWING NO.: **DA 106-B**



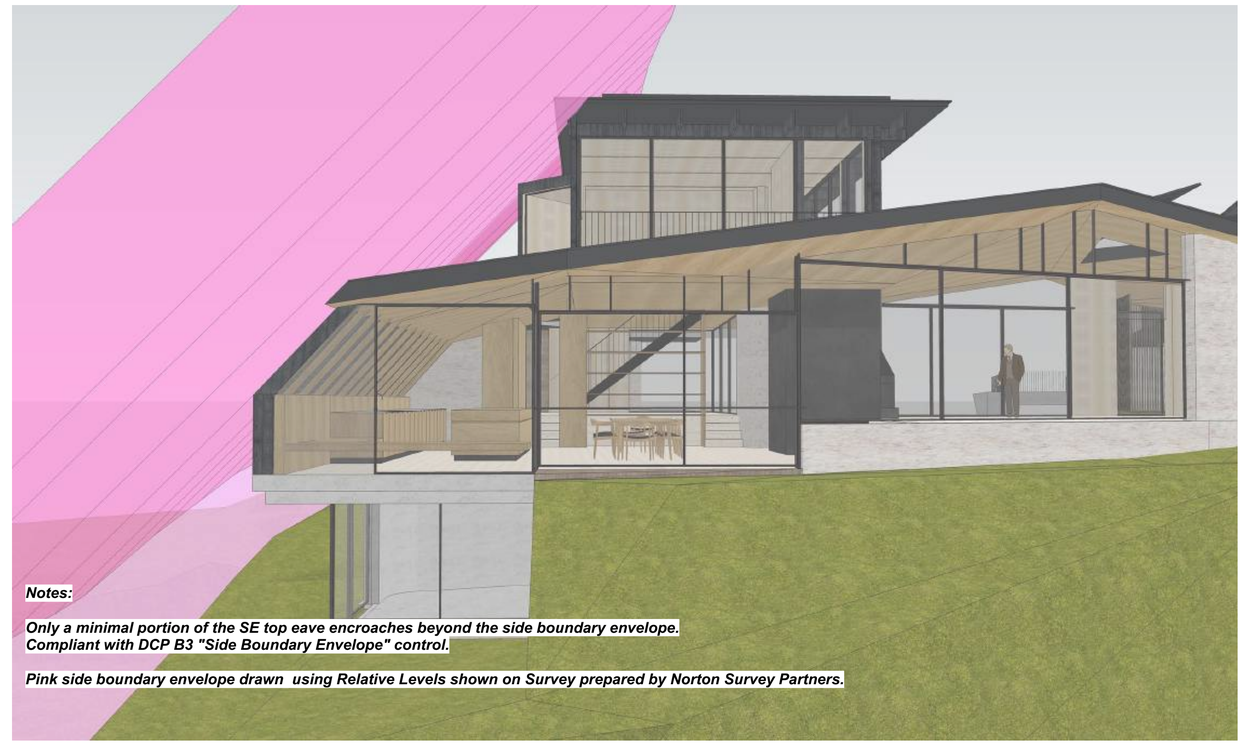
3D image of Amendment "D" proposal. Prepared by VK.
Assessed against DCP B3 "Side Boundary Envelope" control.



3D image of Amendment "D" proposal. Prepared by VK.
Assessed against DCP B3 "Side Boundary Envelope" control.



3D image of Amendment "D" proposal. Prepared by VK.
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amendments:

DATE	REV	DESCRIPTION
22/07/2020	D	DA - AMENDMENT D
20/08/2020	E	DA - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

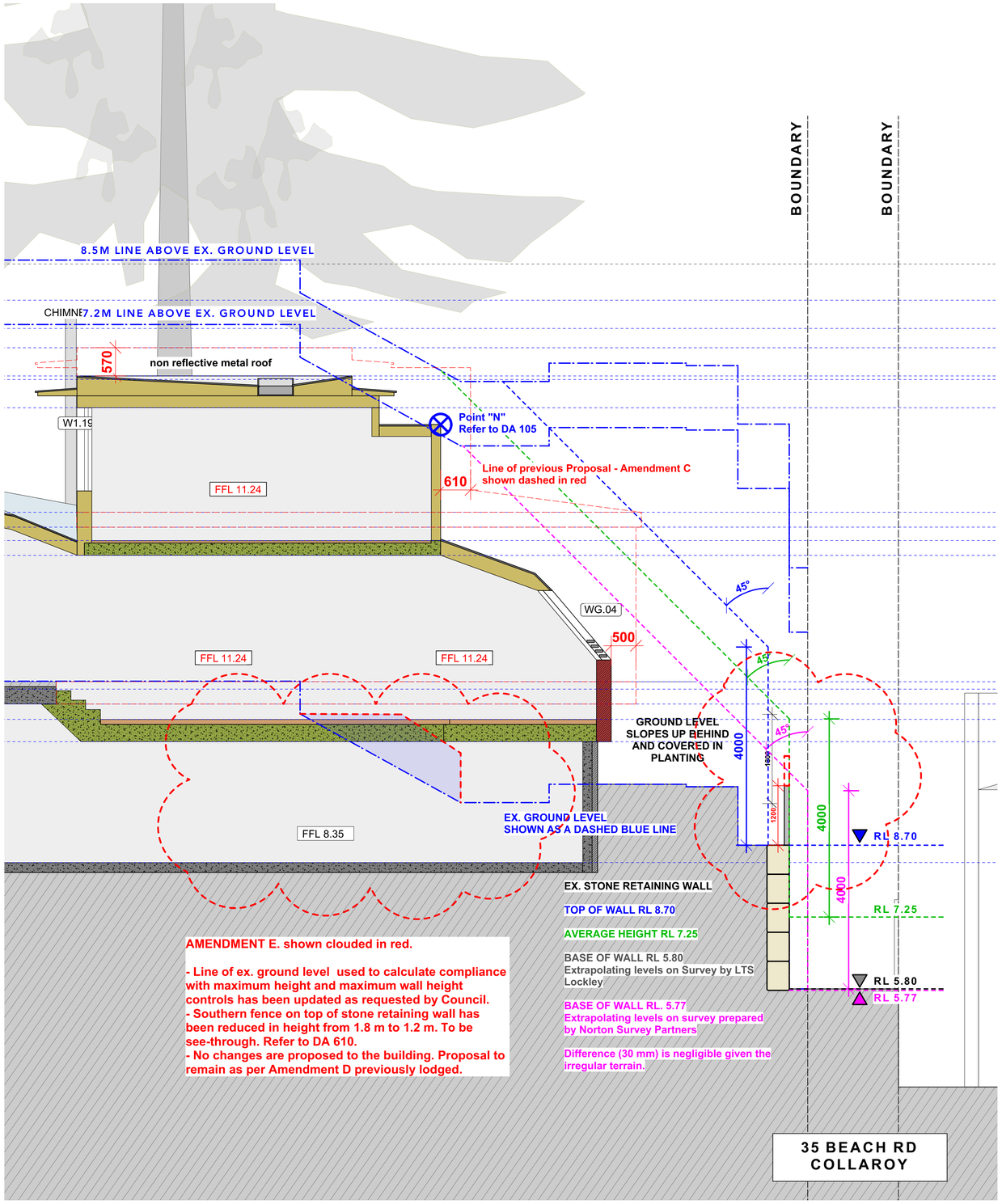
DATE
20/08/2020

REVISION NUMBER
E

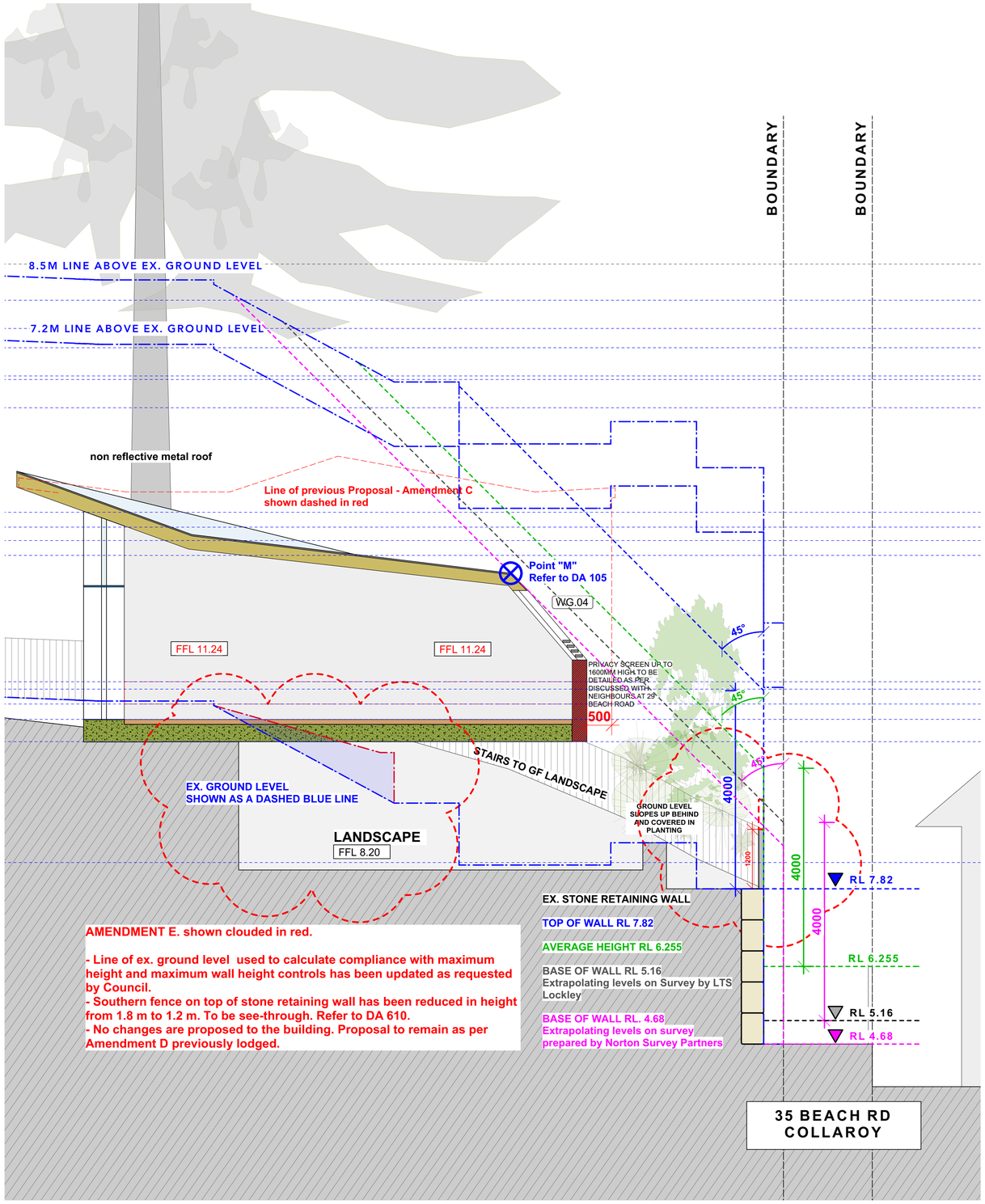
DRAWING TITLE
ANALYSIS OF PROPOSAL - 3D IMAGES AGAINST DCP B3 "SIDE BOUNDARY ENVELOPE" CONTROL

SCALE:
N/A

DRAWING NO.
DA 106-C



01 PARTIAL SECTION F-F'



01 PARTIAL SECTION H-H'

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amendments:

DATE	REV	DESCRIPTION
30/06/2020	C	DA ISSUE C - ADDITIONAL INFORMATION
22/07/2020	D	DA ISSUE - AMENDMENT D
30/07/2020	D	DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED
20/08/2020	E	DA ISSUE - AMENDMENT E - NATURAL GROUND LEVEL UPDATED AS REQUESTED BY COUNCIL - INTERNAL AREAS SHADED

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

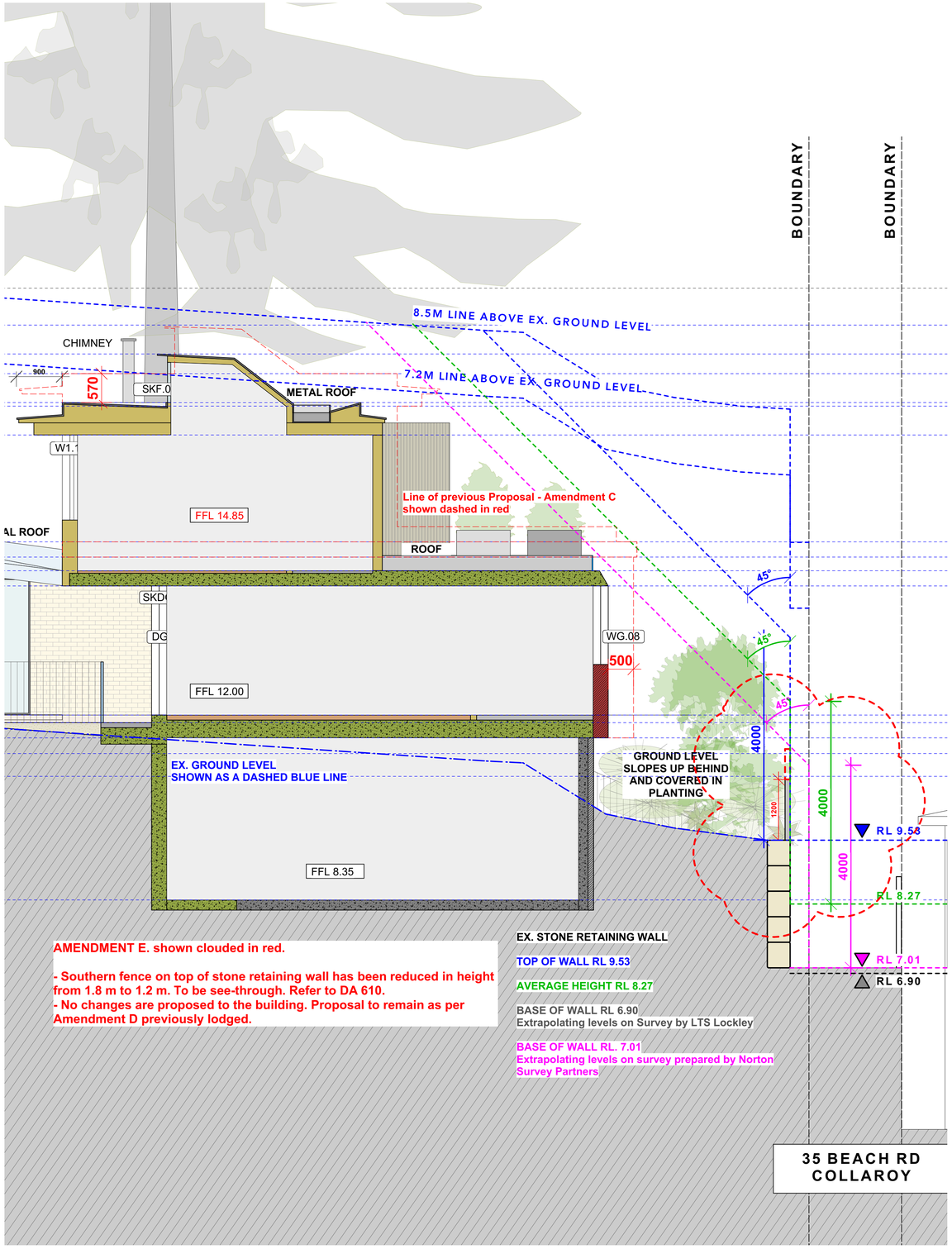
REVISION NUMBER
E

DRAWING TITLE
ANALYSIS OF PROPOSAL
AGAINST DCP B1 "WALL HEIGHT" & B3 "SIDE ENVELOPE" CONTROLS
PARTIAL SECTIONS F-F' & H-H'

INTERNAL AREAS SHADED

SCALE:
1:50 at A1 &
1:100 at A3

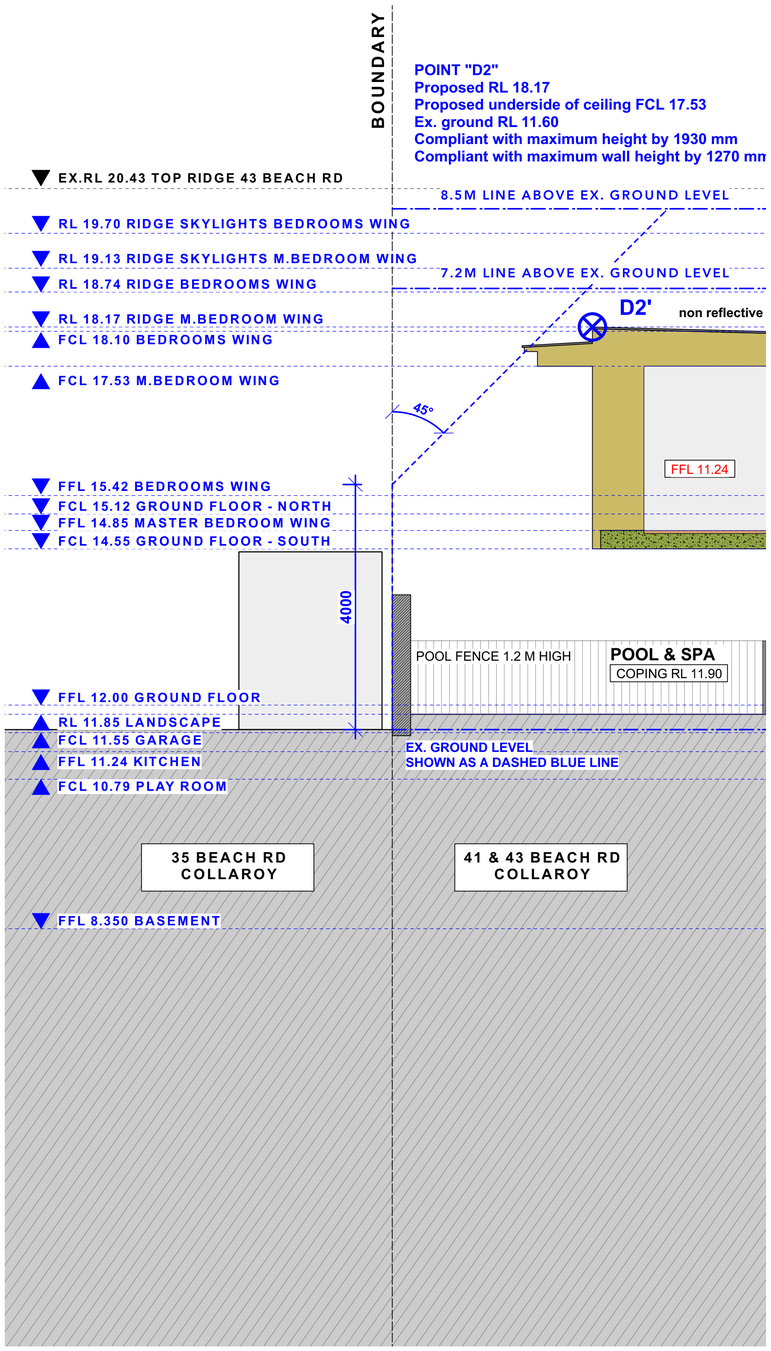
DRAWING NO.
DA 107



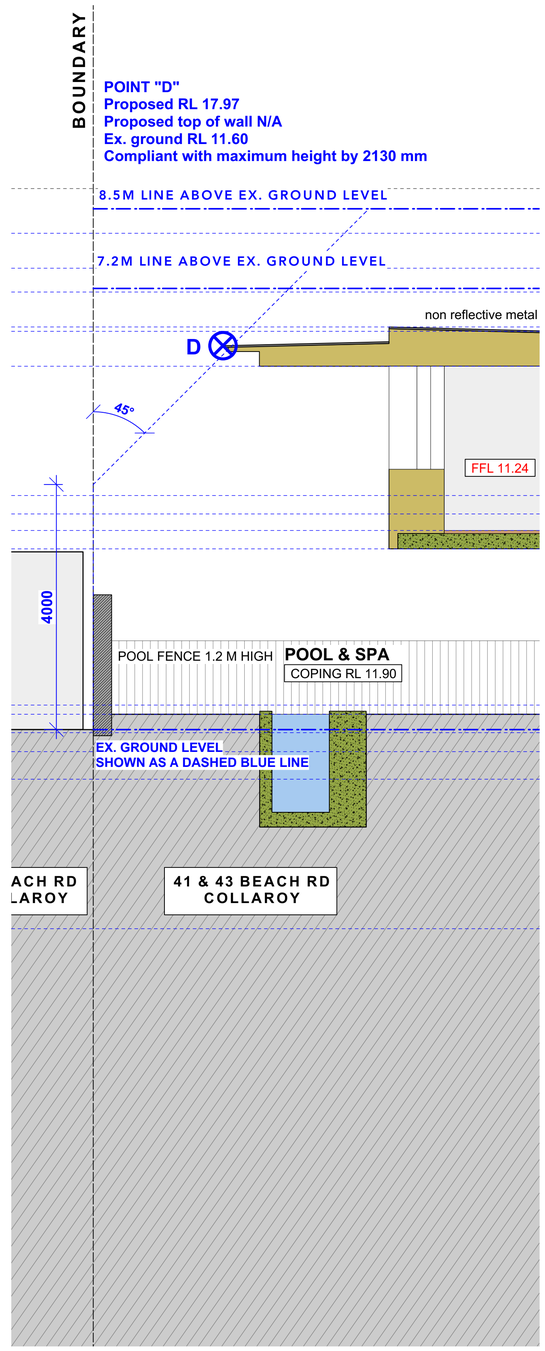
AMENDMENT E. shown clouded in red.

- Southern fence on top of stone retaining wall has been reduced in height from 1.8 m to 1.2 m. To be see-through. Refer to DA 610.
- No changes are proposed to the building. Proposal to remain as per Amendment D previously lodged.

01 PARTIAL SECTION B-B'



02 PARTIAL SECTION W-W' - POINT "D-2"



03 PARTIAL SECTION Z-Z' - POINT "D"

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22/07/2020	D	DA ISSUE - AMENDMENT D
30/07/2020	D	DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED
20/08/2020	E	DA ISSUE - AMENDMENT E - NATURAL GROUND LEVEL UPDATED AS REQUESTED BY COUNCIL - INTERNAL AREAS SHADED

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

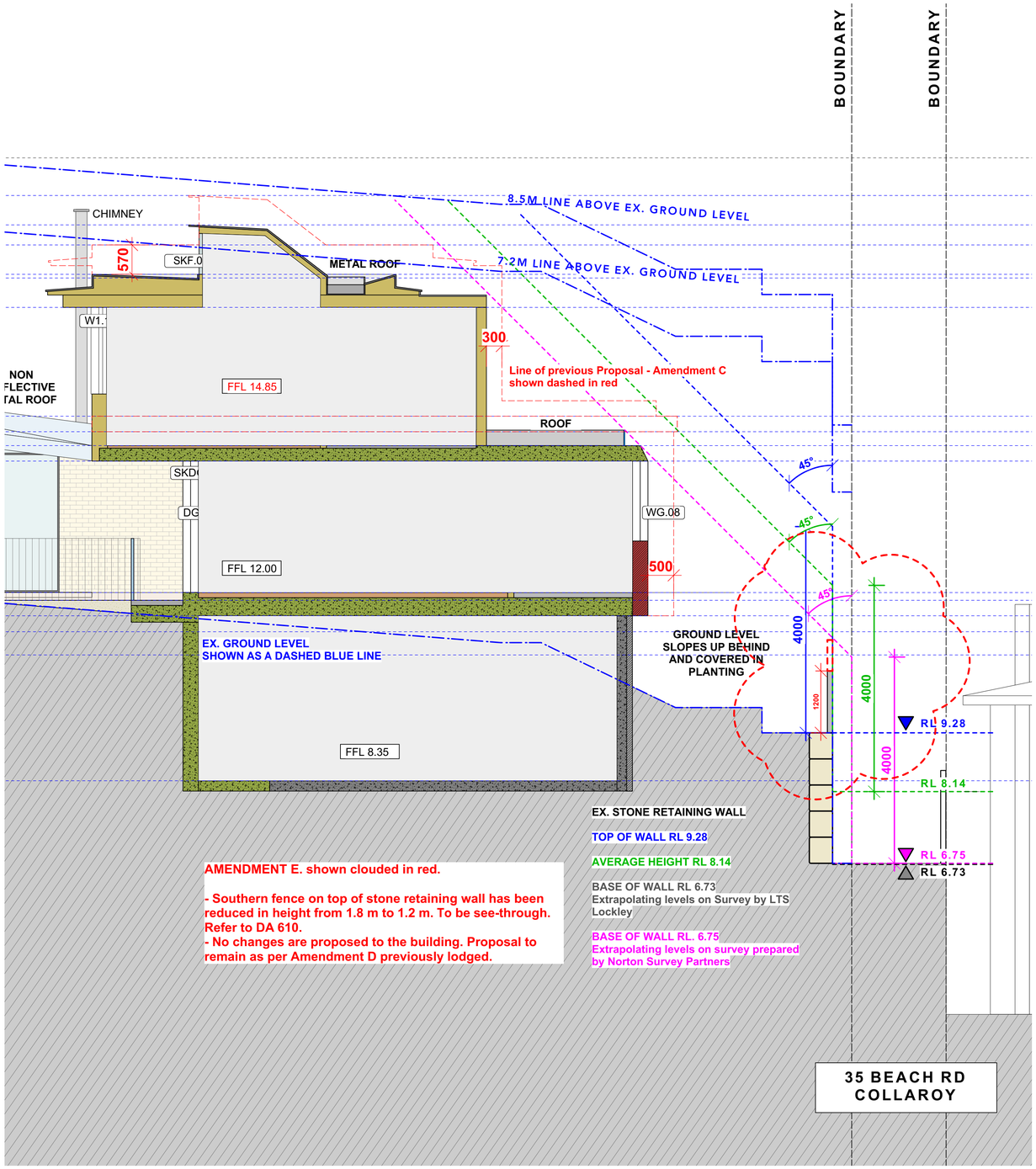
DATE
20/08/2020

REVISION NUMBER
E

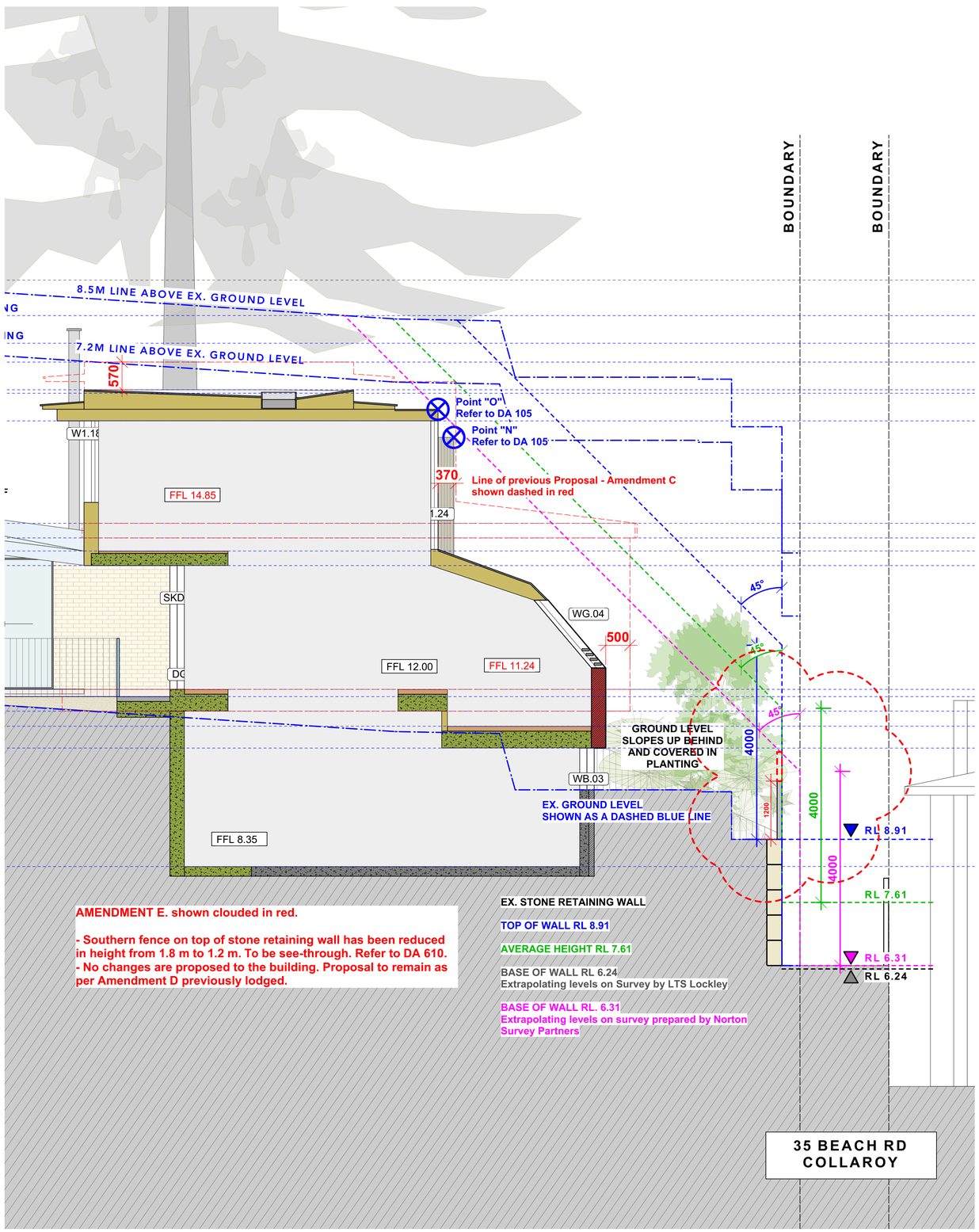
DRAWING TITLE
ANALYSIS OF PROPOSAL
AGAINST DCP B1 "WALL HEIGHT" & B3 "SIDE ENVELOPE" CONTROLS
PARTIAL SECTIONS B-B', W-W' (POINT "D-2") & Z-Z' (POINT "D")
INTERNAL AREAS SHADED

SCALE:
1:50 at A1 &
1:100 at A3

DRAWING NO.
DA 108



01 PARTIAL SECTION I-I'



02 PARTIAL SECTION J-J'

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amendments:

DATE	REV	DESCRIPTION
30/07/2020	C	DA - AMENDMENT C
22/07/2020	D	DA ISSUE - AMENDMENT D
30/07/2020	D	DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED
20/08/2020	E	DA ISSUE - AMENDMENT E - NATURAL GROUND LEVEL UPDATED AS REQUESTED BY COUNCIL

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

REVISION NUMBER
E

DRAWING TITLE
ANALYSIS OF PROPOSAL
AGAINST DCP B1 "WALL HEIGHT" & B3 "SIDE ENVELOPE" CONTROLS
PARTIAL SECTIONS I-I' & J-J'
INTERNAL AREAS SHADED

SCALE:
1:50 at A1 &
1:100 at A3

DRAWING NO.
DA 109

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

LANDSCAPE REFERRAL RESPONSE

GROUND LEVELS BENEATH THE EXISTING STRUCTURES ON SITE THAT OCCUR WITHIN THE TREE PROTECTION ZONE OF TREE 13 ARE TO BE UNALTERED DURING DEMOLITION AND CONSTRUCTION

ALTERATIONS OF GROUND LEVELS TO ACCOMMODATE STORMWATER FLOWS AND TO MARRY-IN TO NEW BUILDING LEVELS ARE TO OCCUR OUTSIDE OF THE TREE PROTECTION ZONE OF TREE 13

TREE 7 IS NOT TO BE REMOVED WITHOUT THE OWNER'S CONSENT

GENERAL NOTE:
COMPLIANCE
NCC: ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

REFERRALS
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.
HYDRAULIC: REFER TO THE HYDRAULIC ENGINEER'S DRAWINGS FOR ALL HYDRAULICS WORK.
LANDSCAPE: REFER TO THE LANDSCAPE DRAWINGS FOR ALL PROPOSED LANDSCAPING DETAILS.
DO NOT SCALE FROM THESE DRAWINGS, WORK TO WRITTEN DIMENSIONS ONLY.

SHADOW KEY

	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS

DB.#	DOOR AT BASEMENT LEVEL
WB.#	WINDOW AT BASEMENT LEVEL
SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
DG.#	DOOR AT GF LEVEL
SKDG.#	SKYLIGHT ABOVE DOORS AT GF LEVEL
WG.#	WINDOW AT GF LEVEL
SKWG.#	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
SKG.#	SKYLIGHT ABOVE GF LEVEL
D1.#	DOOR AT FF LEVEL
W1.#	WINDOW AT FF LEVEL
SKF.#	SKYLIGHT ABOVE FF LEVEL
RL	RELATIVE LEVEL
FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FW.	FIXED WINDOW
HD	HINGED DOOR
PD	PIVOT DOOR
PW.	PIVOT WINDOW
SD.	SLIDING DOOR
SW	SLIDING WINDOW
GL	EX. GROUND LEVEL

SYMBOLS KEY

EXISTING WALLS
CAVITY BRICK WALLS
TIMBER STUD WALLS
OFF-FORM CONCRETE WALLS
JOINERY
TIMBER FLOORBOARDS
TIMBER DECK
TILED FLOORS
GLAZING
METAL ROOF
TIMBER FACADE
STEEL IN PLAN & ELEVATION
STEEL IN SECTION
CONCRETE IN PLAN & ELEVATION
BRICK FACADE
OUTDOOR PAVERS
GREEN ROOF
CONCRETE ROOF
DEMOLITION
DEMOLITION IN SECTION
PRE-DA MEETING BUILDING LINE
FIRST DA BUILDING LINE

NEW DRIVEWAY/RAMP TO UNDERGROUND BASEMENT

Designed In Accordance With AS/NZS 2980.1 for B85 vehicle

20.47 m long x 3m wide ramp grade 1:5 with:
- 3 m long grade transition area at the top
- 4.060 m long grade transition at the bottom

AS2890.1 FOR B85 VEHICLE	PROPOSED	REQUIRED	COMPLIES
DRIVEWAY WIDTH	3 metres	3 metres	YES
DRIVEWAY GRADIENT	20 %	max 1:4 =25 %	YES
PARKING SPACES	5.4 X 2.4	5.4 X 2.4	YES
TURNING RADIUS FOR B85	5.8 m RADIUS	5.8 m RADIUS	YES

3 M LONG GRADE TRANSITION AREA
13.5 M RAMP GRADE 1:5 SLOPE
4.060 M LONG GRADE TRANSITION AREA

3 SEC 7 DP 6777
2 STOREY
RENDERED AND CLAD RESIDENCE

39 BEACH RD
71 DP 791319
2 STOREY
RENDERED RESIDENCE METAL ROOF

35 BEACH RD
72 DP 791319
1 STOREY
METAL ROOF

29 BEACH RD
1 DP 1179313
2 STOREY
W.B. & CLAD RESIDENCE METAL ROOF

SINGLE STOREY RENDERED BUILDING

RENDERED BUILDING

AMENDMENT E. shown clouded in red.

- Southern fence on top of stone retaining wall has been reduced in height from 1.8 m to 1.2 m. To be see-through. Refer to DA 610.
- No changes are proposed to the building. Proposal to remain as per Amendment D previously lodged.

Line of previous Proposal - Amendment C shown dashed in red

POOL ABOVE
DEEP PLANTING ZONE
LANDSCAPE
STAIRS TO GF BEACH
POOL MECHANICAL EQUIPMENT
SETBACK AS PER DCP
line of building above

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TRUE NORTH

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DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE
28/05/2020	B	DA ISSUE - AMENDMENT B
22/07/2020	D	DA ISSUE - AMENDMENT D
30/07/2020	D	DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED
20/08/2020	E	DA ISSUE - AMENDMENT E - INTERNAL AREAS SHADED

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

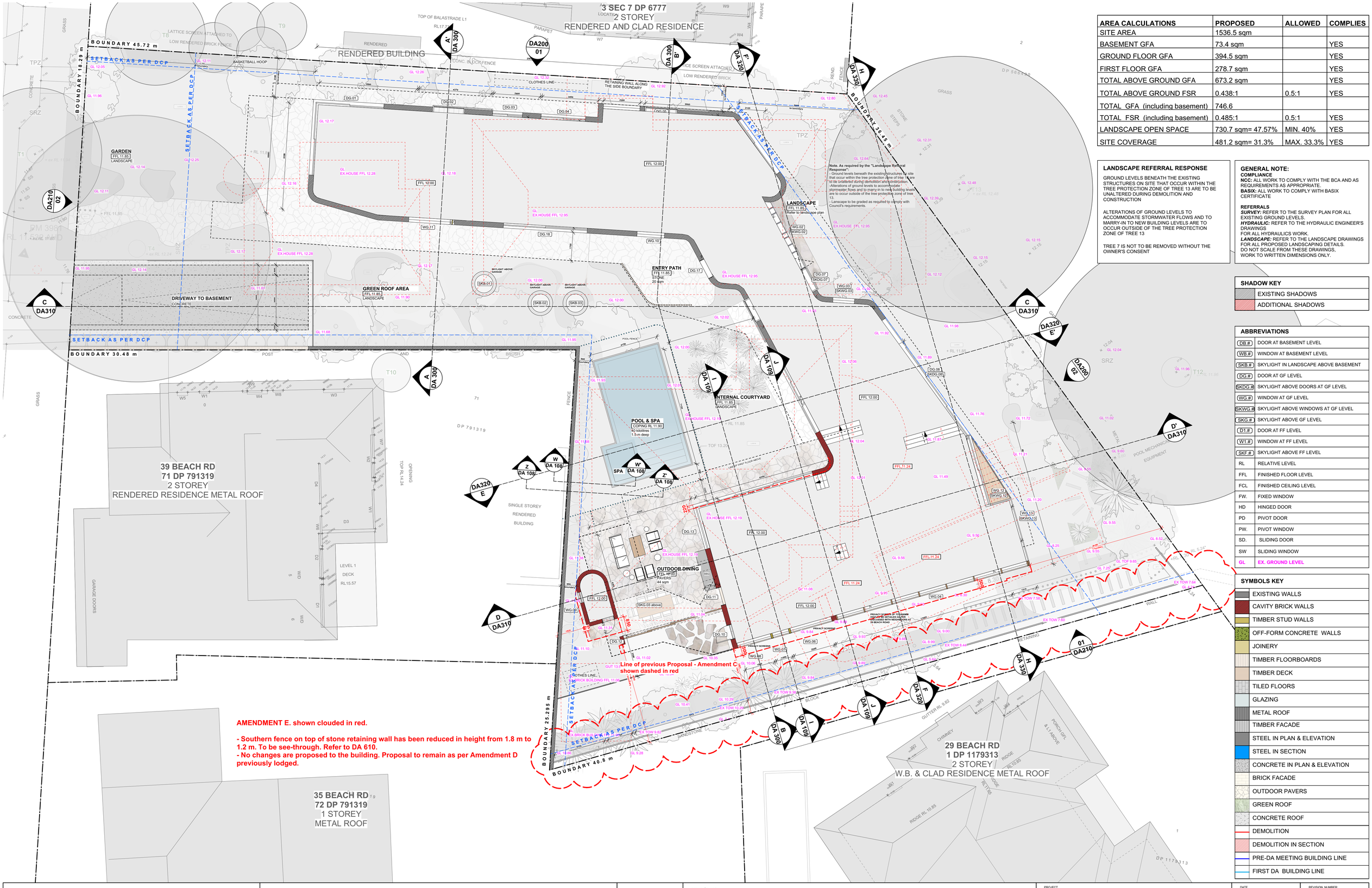
DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
BASEMENT PLAN PROPOSED
INTERNAL AREAS SHADED

SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
DA 110



AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
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SHADOW KEY

	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS

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WB.#	WINDOW AT BASEMENT LEVEL
SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
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SKG.#	SKYLIGHT ABOVE GF LEVEL
D1.#	DOOR AT FF LEVEL
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FFL	FINISHED FLOOR LEVEL
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HD	HINGED DOOR
PD	PIVOT DOOR
PW.	PIVOT WINDOW
SD.	SLIDING DOOR
SW	SLIDING WINDOW
GL	EX. GROUND LEVEL

SYMBOLS KEY

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OFF-FORM CONCRETE WALLS
JOINERY
TIMBER FLOORBOARDS
TIMBER DECK
TILED FLOORS
GLAZING
METAL ROOF
TIMBER FACADE
STEEL IN PLAN & ELEVATION
STEEL IN SECTION
CONCRETE IN PLAN & ELEVATION
BRICK FACADE
OUTDOOR PAVERS
GREEN ROOF
CONCRETE ROOF
DEMOLITION
DEMOLITION IN SECTION
PRE-DA MEETING BUILDING LINE
FIRST DA BUILDING LINE

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PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

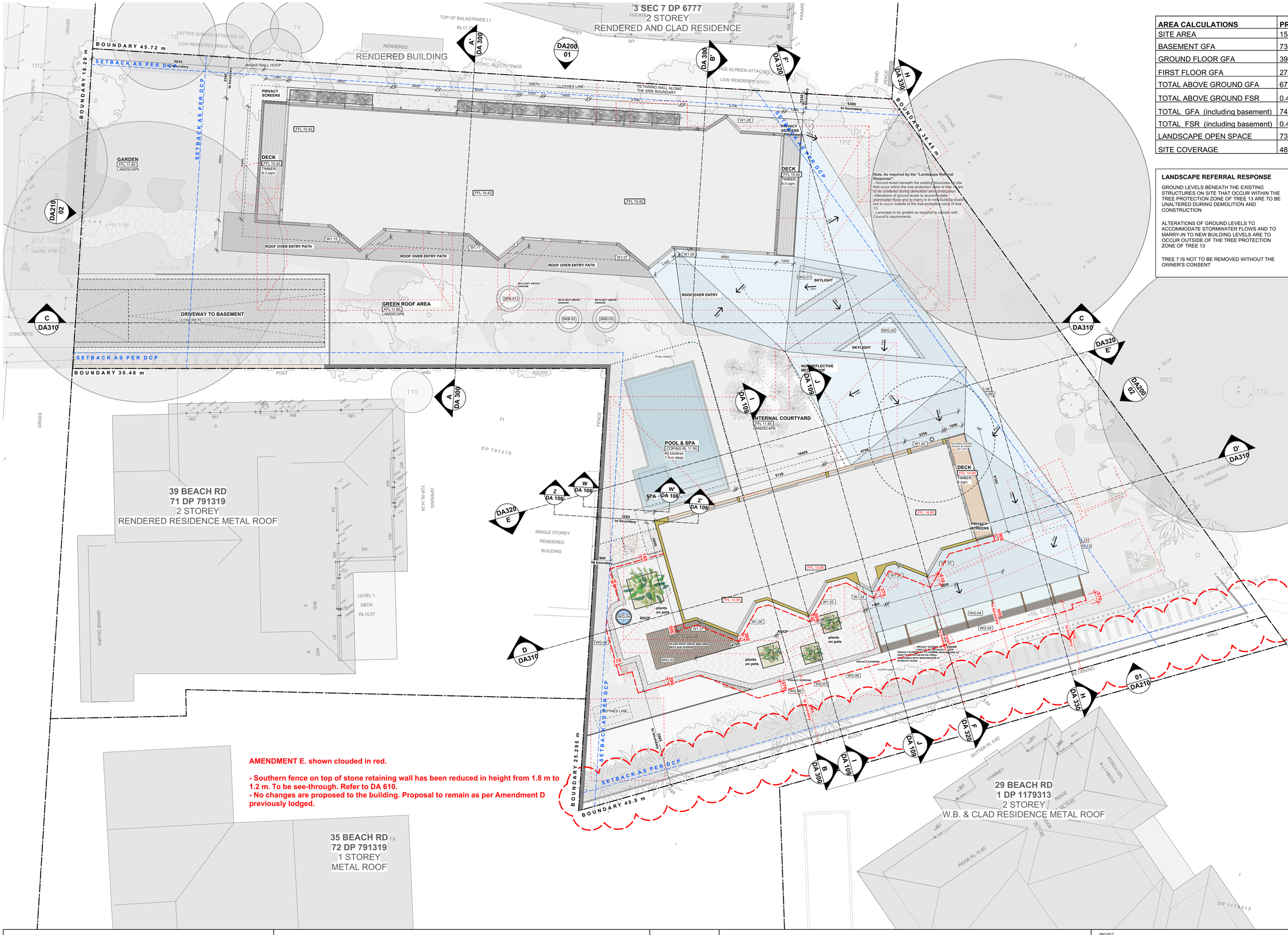
DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
GROUND FLOOR PLAN
INTERNAL AREAS SHADED

SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
DA 120



AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

Note. As required by the "Landscape Referral Response":
- Ground levels beneath the existing structures on site that occur within the tree protection zone of tree 13 are not to be altered or disturbed during construction.
- Alterations of ground levels to accommodate stormwater flows and to marry-in to new building levels are to occur outside of the tree protection zone of tree 13.
- Lanscape to be graded as required to comply with Council's requirements.

LANDSCAPE REFERRAL RESPONSE

GROUND LEVELS BENEATH THE EXISTING STRUCTURES ON SITE THAT OCCUR WITHIN THE TREE PROTECTION ZONE OF TREE 13 ARE TO BE UNALTERED DURING DEMOLITION AND CONSTRUCTION

ALTERATIONS OF GROUND LEVELS TO ACCOMMODATE STORMWATER FLOWS AND TO MARRY-IN TO NEW BUILDING LEVELS ARE TO OCCUR OUTSIDE OF THE TREE PROTECTION ZONE OF TREE 13

TREE 7 IS NOT TO BE REMOVED WITHOUT THE OWNER'S CONSENT

GENERAL NOTE:
COMPLIANCE
NCC: ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

REFERRALS
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.
HYDRAULIC: REFER TO THE HYDRAULIC ENGINEER'S DRAWINGS FOR ALL HYDRAULICS WORK.
LANDSCAPE: REFER TO THE LANDSCAPE DRAWINGS FOR ALL PROPOSED LANDSCAPING DETAILS.
DO NOT SCALE FROM THESE DRAWINGS, WORK TO WRITTEN DIMENSIONS ONLY.

SHADOW KEY

	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS

DB.#	DOOR AT BASEMENT LEVEL
WB.#	WINDOW AT BASEMENT LEVEL
SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
DG.#	DOOR AT GF LEVEL
SKDG.#	SKYLIGHT ABOVE DOORS AT GF LEVEL
WG.#	WINDOW AT GF LEVEL
SKWG.#	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
SKG.#	SKYLIGHT ABOVE GF LEVEL
D1.#	DOOR AT FF LEVEL
W1.#	WINDOW AT FF LEVEL
SKF.#	SKYLIGHT ABOVE FF LEVEL
RL	RELATIVE LEVEL
FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FW.	FIXED WINDOW
HD	HINGED DOOR
PD	PIVOT DOOR
PW.	PIVOT WINDOW
SD.	SLIDING DOOR
SW	SLIDING WINDOW
GL	EX. GROUND LEVEL

SYMBOLS KEY

EXISTING WALLS
CAVITY BRICK WALLS
TIMBER STUD WALLS
OFF-FORM CONCRETE WALLS
JOINERY
TIMBER FLOORBOARDS
TIMBER DECK
TILED FLOORS
GLAZING
METAL ROOF
TIMBER FACADE
STEEL IN PLAN & ELEVATION
STEEL IN SECTION
CONCRETE IN PLAN & ELEVATION
BRICK FACADE
OUTDOOR PAVERS
GREEN ROOF
CONCRETE ROOF
DEMOLITION
DEMOLITION IN SECTION
PRE-DA MEETING BUILDING LINE
FIRST DA BUILDING LINE

AMENDMENT E. shown clouded in red.

- Southern fence on top of stone retaining wall has been reduced in height from 1.8 m to 1.2 m. To be see-through. Refer to DA 610.
- No changes are proposed to the building. Proposal to remain as per Amendment D previously lodged.

VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

NOTES:

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TRUE NORTH

amendments:

DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE
28/05/2020	B	DA ISSUE - AMENDMENT B
03/07/2020	C	DA ISSUE - AMENDMENT C
22/07/2020	D	DA ISSUE - AMENDMENT D
30/07/2020	D	DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED
20/08/2020	E	DA ISSUE - AMENDMENT E - INTERNAL AREAS SHADED

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

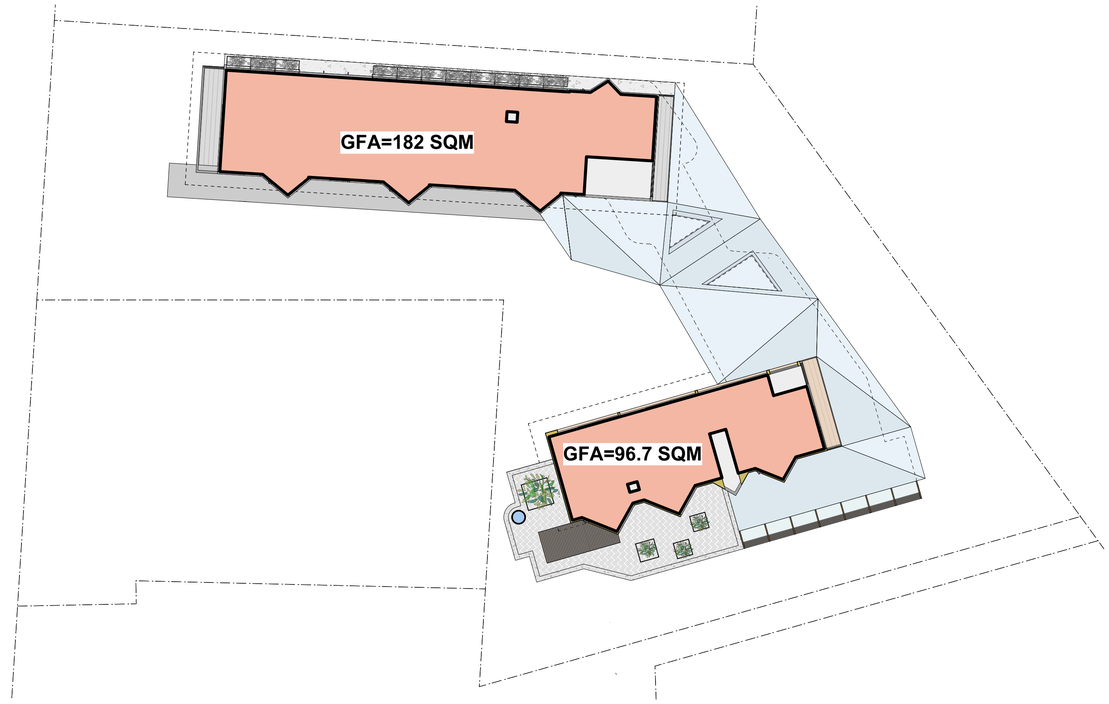
REVISION NUMBER:
E

DRAWING TITLE
FIRST FLOOR PLAN PROPOSED
INTERNAL AREAS SHADED

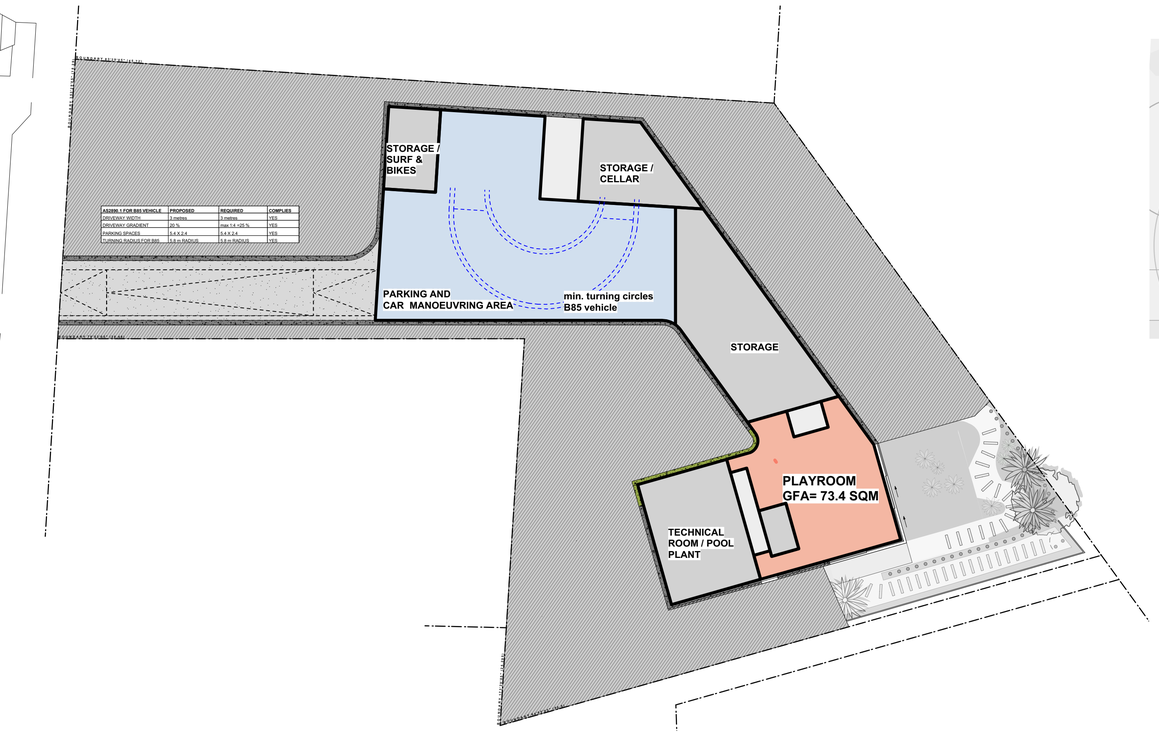
SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
DA 130

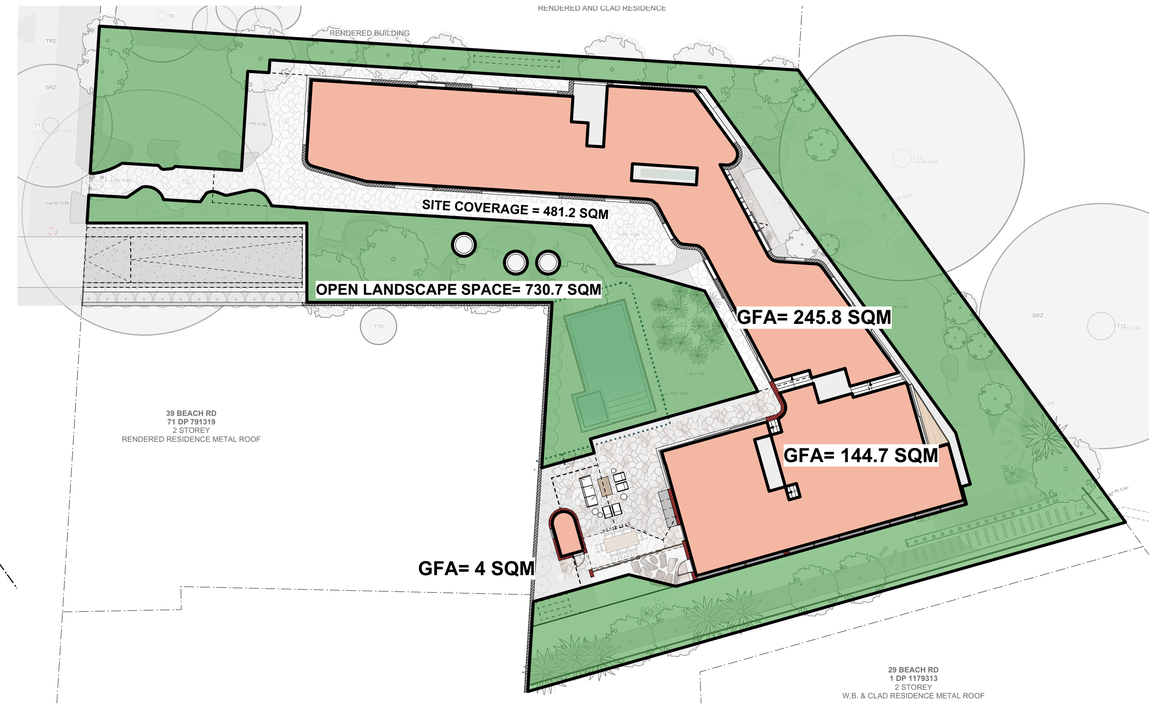
AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES



FLOOR-SPACE RATIO CALCULATIONS - FIRST FLOOR LEVEL



FLOOR-SPACE RATIO CALCULATIONS - BASEMENT LEVEL



FLOOR-SPACE RATIO CALCULATIONS - GROUND FLOOR LEVEL

GENERAL NOTE:
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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

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SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
DG.#	DOOR AT GF LEVEL
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WG.#	WINDOW AT GF LEVEL
SKWG.#	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
SKG.#	SKYLIGHT ABOVE GF LEVEL
D1.#	DOOR AT FF LEVEL
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PW.	PIVOT WINDOW
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SYMBOLS KEY	
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	CAVITY BRICK WALLS
	TIMBER STUD WALLS
	OFF-FORM CONCRETE WALLS
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	TIMBER FLOORBOARDS
	TIMBER DECK
	TILED FLOORS
	GLAZING
	METAL ROOF
	TIMBER FACADE
	STEEL IN PLAN & ELEVATION
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	BRICK FACADE
	OUTDOOR PAVERS
	GREEN ROOF
	CONCRETE ROOF
	DEMOLITION
	DEMOLITION IN SECTION
	PRE-DA MEETING BUILDING LINE
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TRUE NORTH

amendments:

DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE
30/06/2020	C	DA ISSUE C
22/07/2020	D	DA ISSUE - AMENDMENT D
30/07/2020	D	DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED
20/08/2020	E	DA ISSUE - AMENDMENT E - INTERNAL AREAS SHADED

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

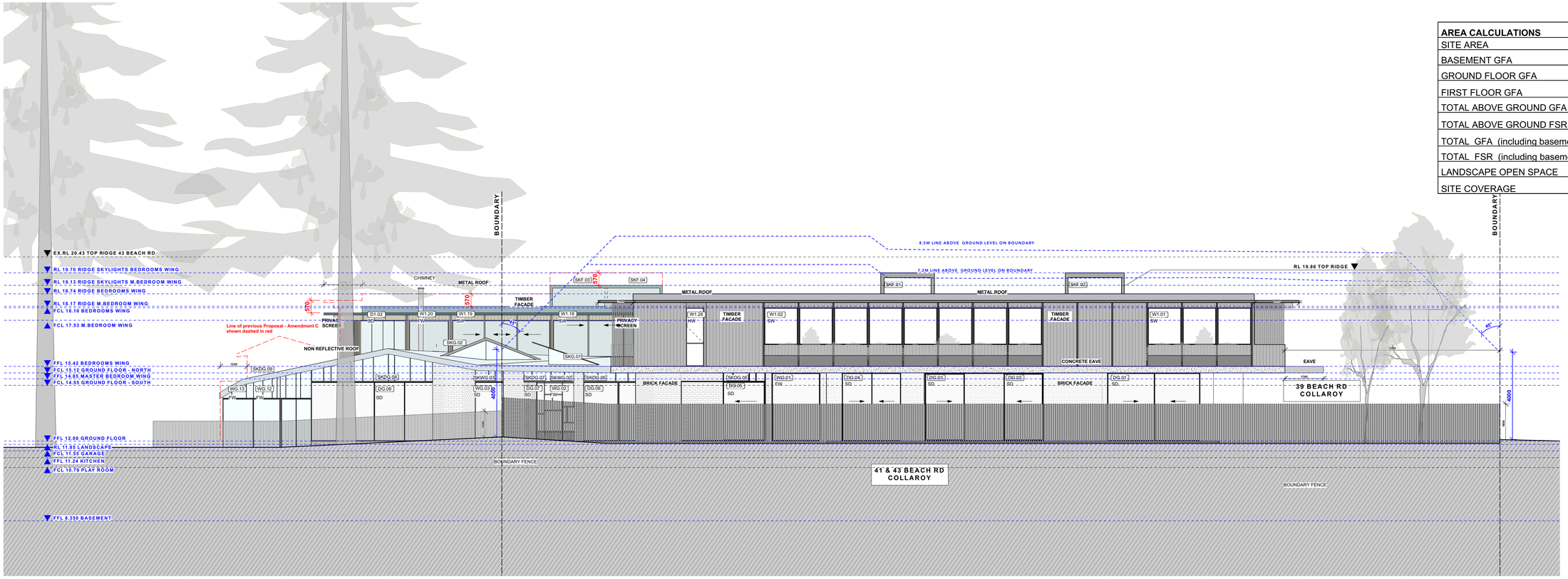
REVISION NUMBER:
E

DRAWING TITLE
FLOOR SPACE RATIO CALCULATIONS PROPOSED INTERNAL AREAS SHADED

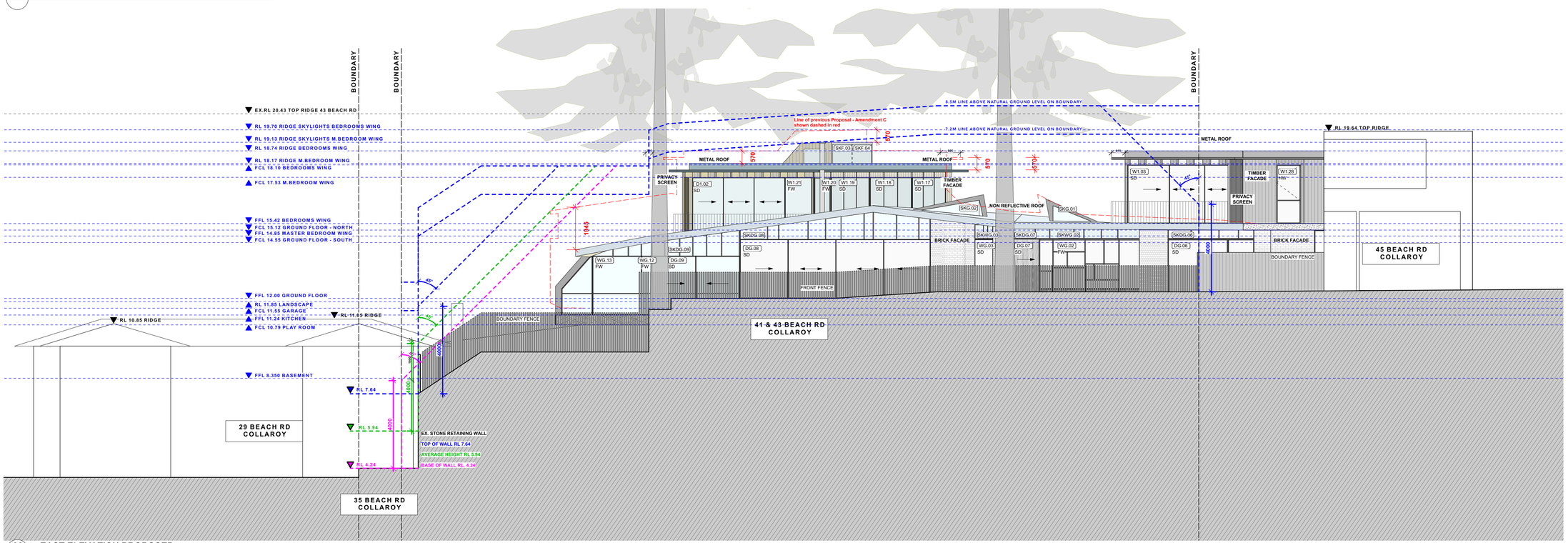
SCALE:
1:200 at A1 & 1:400 at A3

DRAWING NO.
DA 150

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES



01 NORTH ELEVATION PROPOSED



02 EAST ELEVATION PROPOSED

GENERAL NOTE:
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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS	
DB.#	DOOR AT BASEMENT LEVEL
WB.#	WINDOW AT BASEMENT LEVEL
SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
DG.#	DOOR AT GF LEVEL
SKDG.#	SKYLIGHT ABOVE DOORS AT GF LEVEL
WG.#	WINDOW AT GF LEVEL
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SKG.#	SKYLIGHT ABOVE GF LEVEL
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PD	PIVOT DOOR
PW.	PIVOT WINDOW
SD.	SLIDING DOOR
SW	SLIDING WINDOW
GL	EX. GROUND LEVEL

SYMBOLS KEY
EXISTING WALLS
CAVITY BRICK WALLS
TIMBER STUD WALLS
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DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL
03/07/2020	C	DA AMENDMENT C - STONE RETAINING WALL UPDATED. SIDE ENVELOPES UPDATED.
22/07/2020	D	DA ISSUE - AMENDMENT D
20/08/2020	E	DA ISSUE - AMENDMENT E

41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

20/08/2020

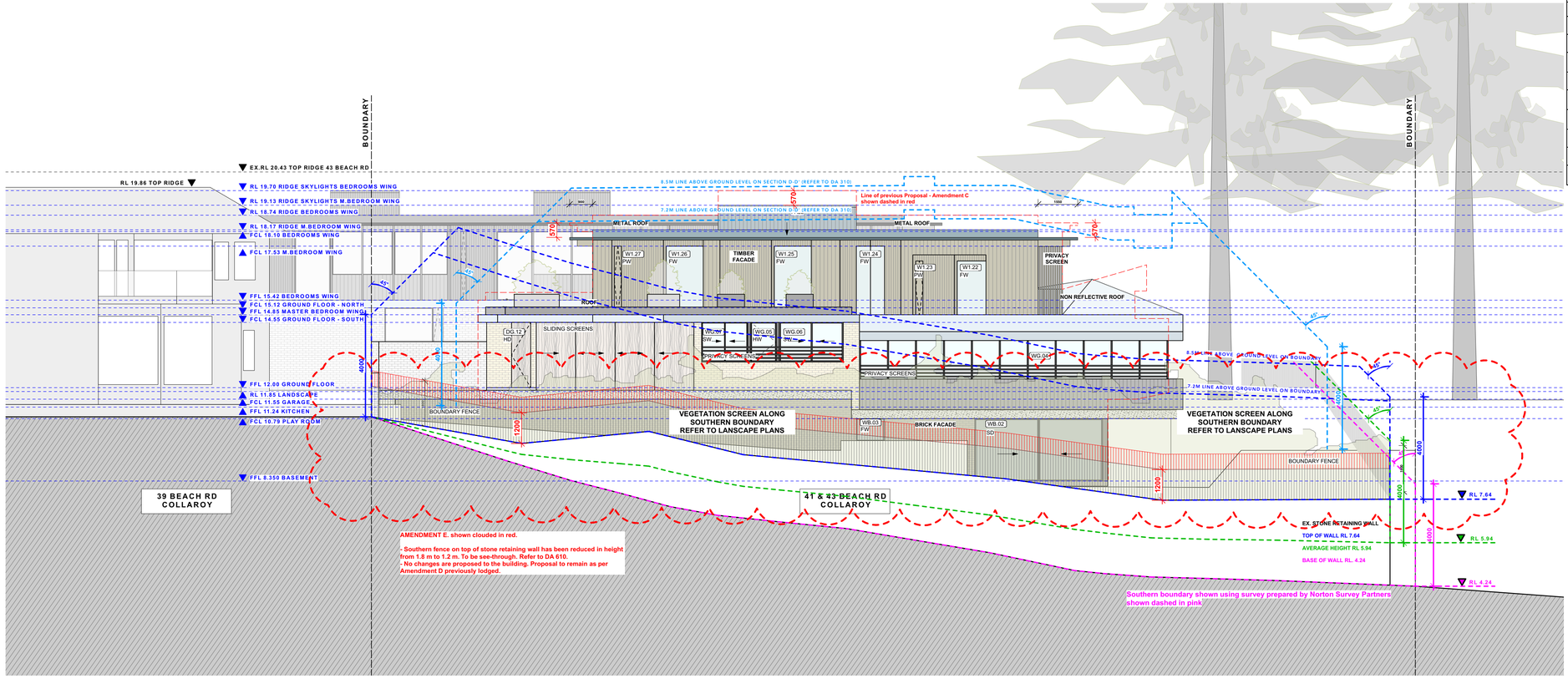
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DRAWING TITLE
NORTH & EAST ELEVATIONS PROPOSED

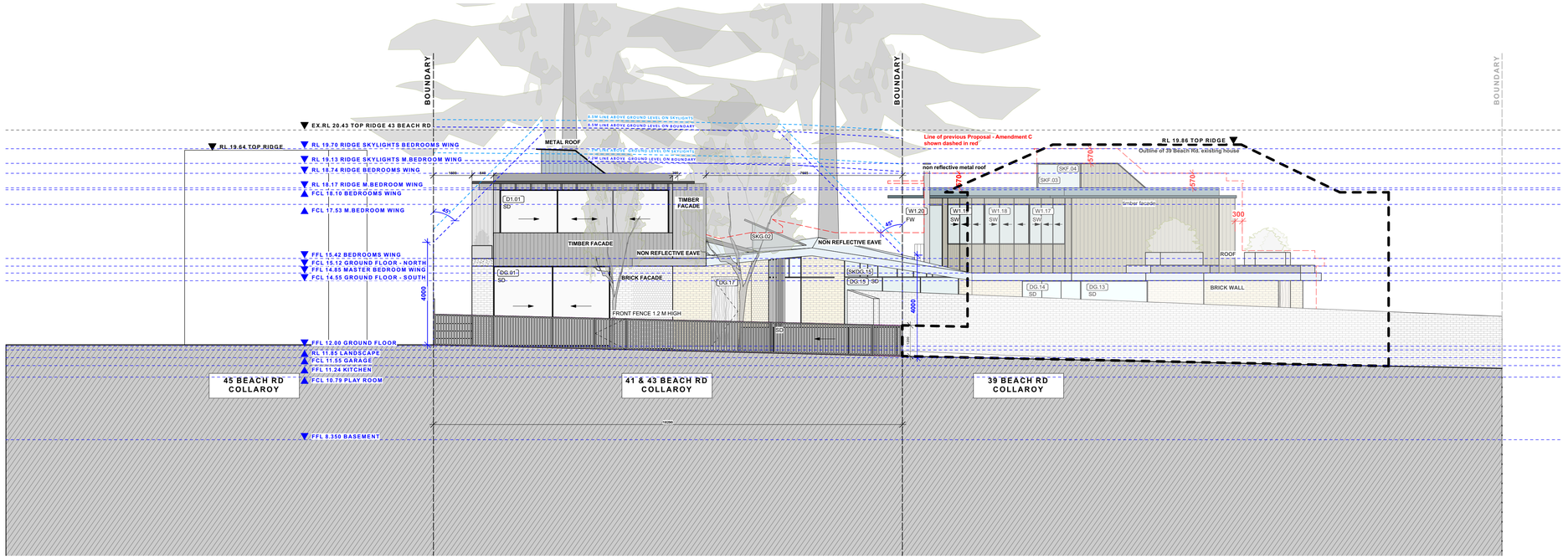
SCALE:
1:100 at A1 & 1:200 at A3

DRAWING NO.
DA 200

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES



01 SOUTH ELEVATION PROPOSED



02 WEST ELEVATION PROPOSED (FRONT ELEVATION)

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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS	
DB.#	DOOR AT BASEMENT LEVEL
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SKDG.#	SKYLIGHT ABOVE DOORS AT GF LEVEL
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SKG.#	SKYLIGHT ABOVE GF LEVEL
D1.#	DOOR AT FF LEVEL
W1.#	WINDOW AT FF LEVEL
SKF.#	SKYLIGHT ABOVE FF LEVEL
RL	RELATIVE LEVEL
FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FW.	FIXED WINDOW
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PW.	PIVOT WINDOW
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SYMBOLS KEY	
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	STEEL IN SECTION
	CONCRETE IN PLAN & ELEVATION
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	OUTDOOR PAVERS
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41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

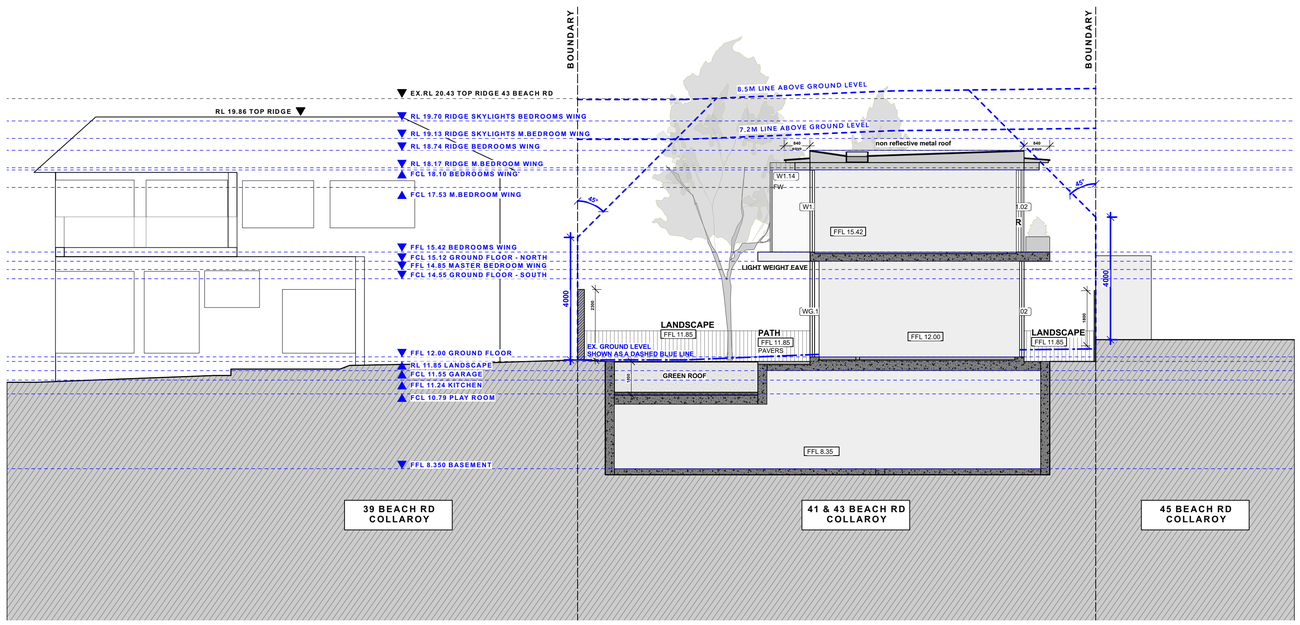
20/08/2020

E

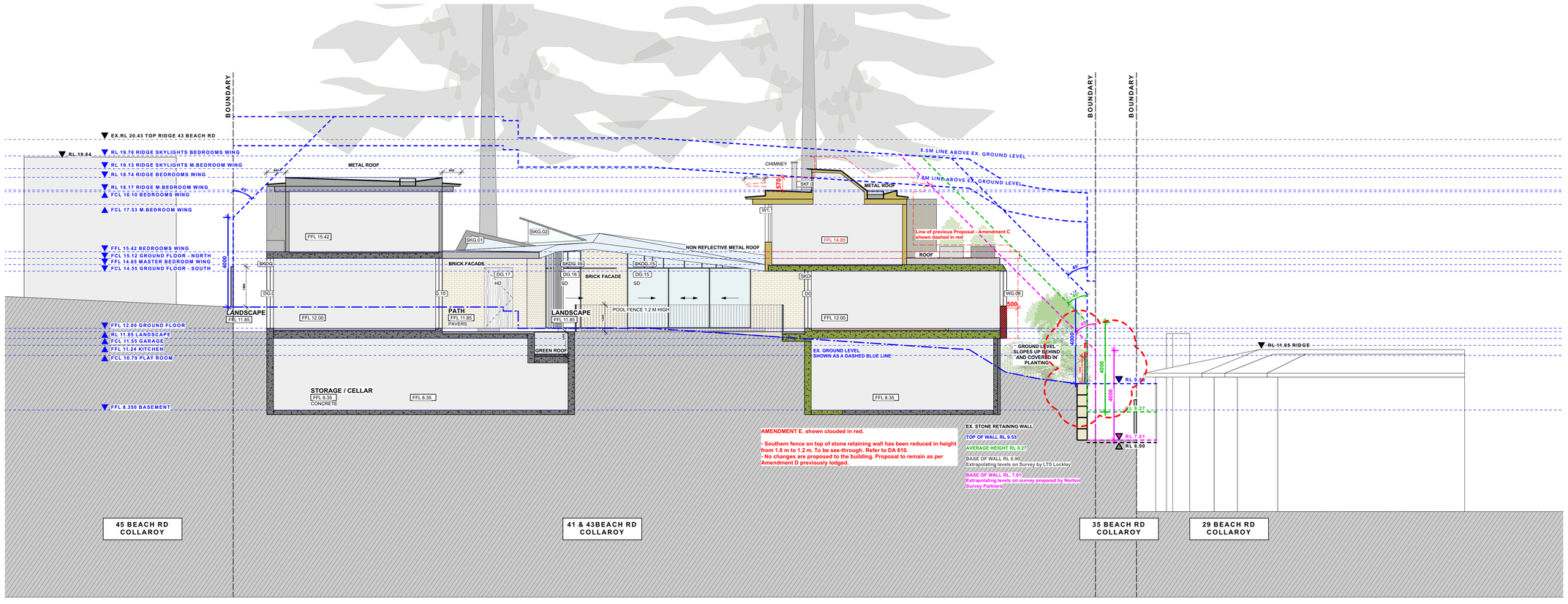
DRAWING TITLE
SOUTH & WEST ELEVATIONS PROPOSED

SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
DA 210



01 **SECTION A-A'**



02 **SECTION B-B'**

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
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TOTAL ABOVE GROUND GFA	673.2 sqm		YES
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	STEEL IN SECTION
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	OUTDOOR PAVERS
	GREEN ROOF
	CONCRETE ROOF
	DEMOLITION
	DEMOLITION IN SECTION
	PRE-DA MEETING BUILDING LINE
	FIRST DA BUILDING LINE

VIRGINIA KERRIDGE ARCHITECT
g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

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REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.

amendments:

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12/12/2019	A	DA ISSUE
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL
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22/07/2020	D	DA ISSUE - AMENDMENT D
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20/08/2020	E	DA ISSUE - AMENDMENT E - INTERNAL AREAS SHADED

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

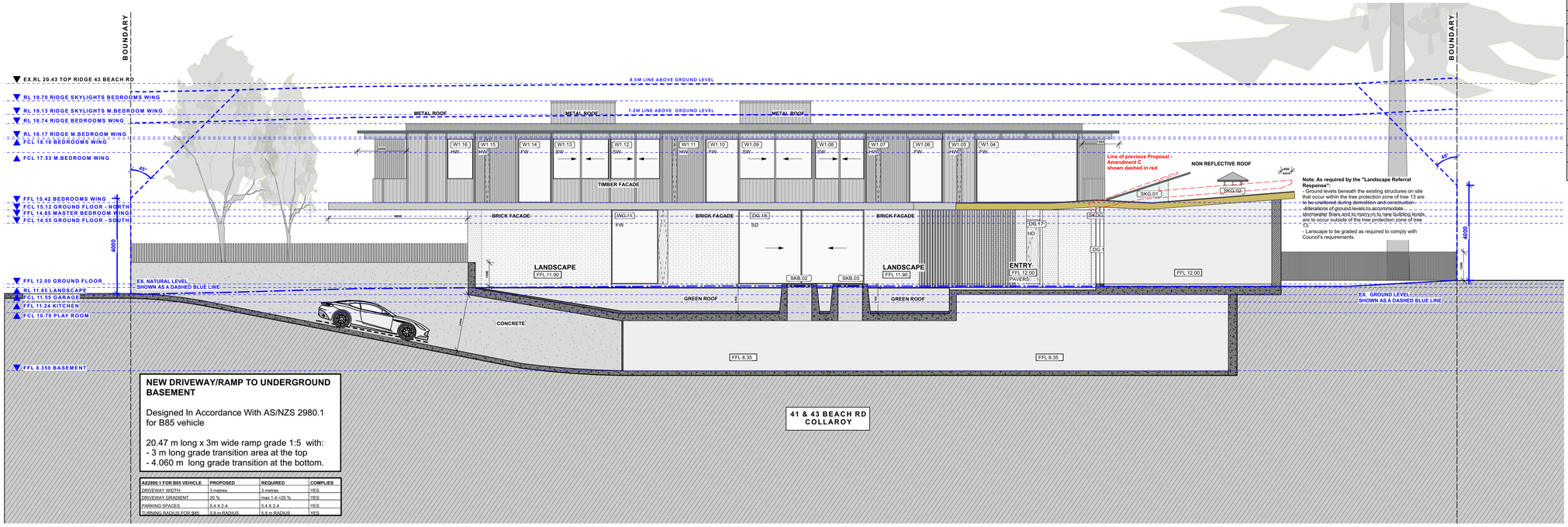
DRAWING TITLE
PROPOSED SECTIONS A-A' & B-B'
INTERNAL AREAS SHADED

DATE
20/08/2020

REVISION NUMBER:
E

SCALE:
1:200 at A3 &
1:100 at A1

DRAWING NO.
DA 300



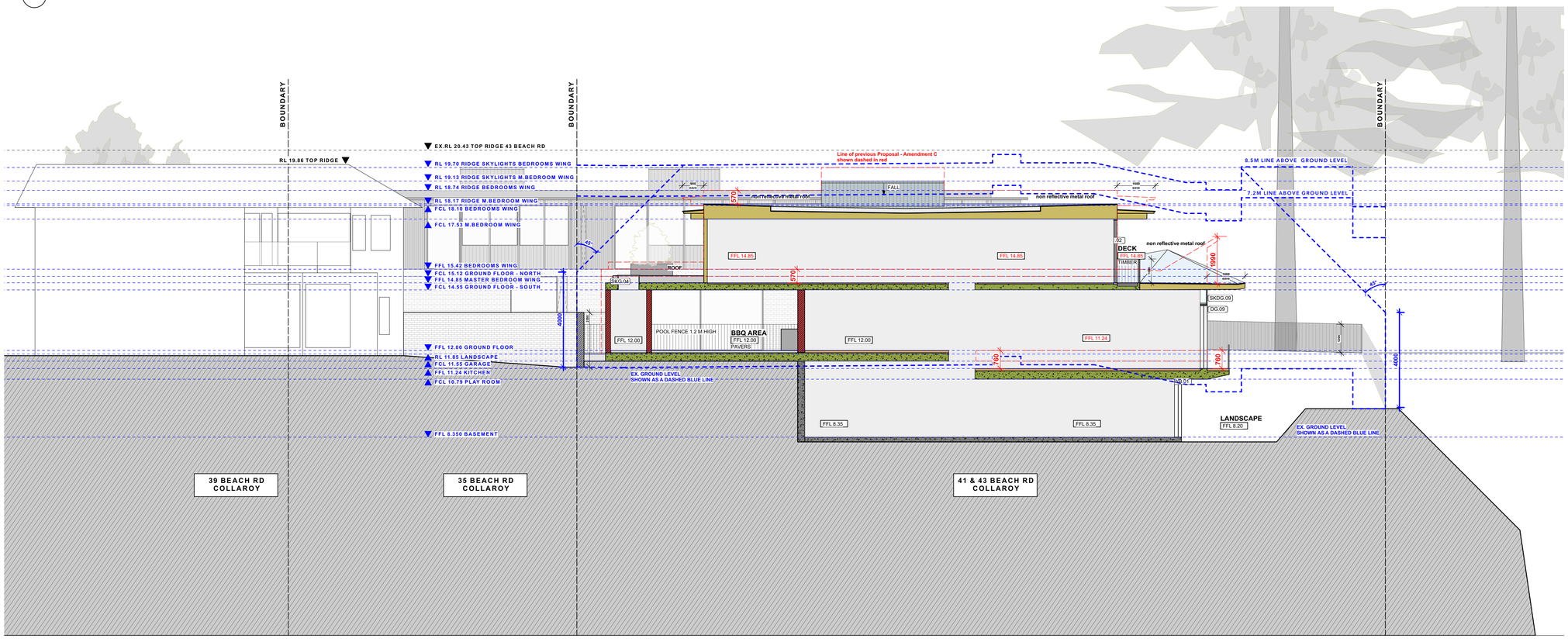
NEW DRIVEWAY/RAMP TO UNDERGROUND BASEMENT

Designed In Accordance With AS/NZS 2980.1 for B85 vehicle

20.47 m long x 3m wide ramp grade 1:5 with:
- 3 m long grade transition area at the top
- 4.060 m long grade transition at the bottom.

AS2890.1 FOR B85 VEHICLE	PROPOSED	REQUIRED	COMPLIES
DRIVEWAY WIDTH	3 metres	3 metres	YES
DRIVEWAY GRADIENT	20 %	max 1:4 =25 %	YES
PARKING SPACES	5.4 X 2.4	5.4 X 2.4	YES
TURNING RADIUS FOR B85	6.8 m RADIUS	6.8 m RADIUS	YES

01 SECTION C-C'



02 SECTION D-D'

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

GENERAL NOTE:
COMPLIANCE
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BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

REFERRALS
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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS	
DB.#	DOOR AT BASEMENT LEVEL
WB.#	WINDOW AT BASEMENT LEVEL
SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
DG.#	DOOR AT GF LEVEL
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SD.	SLIDING DOOR
SW	SLIDING WINDOW
GL	EX. GROUND LEVEL

SYMBOLS KEY	
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	CAVITY BRICK WALLS
	TIMBER STUD WALLS
	OFF-FORM CONCRETE WALLS
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	TIMBER FLOORBOARDS
	TIMBER DECK
	TILED FLOORS
	GLAZING
	METAL ROOF
	TIMBER FACADE
	STEEL IN PLAN & ELEVATION
	STEEL IN SECTION
	CONCRETE IN PLAN & ELEVATION
	BRICK FACADE
	OUTDOOR PAVERS
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PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DRAWING TITLE
PROPOSED SECTIONS C-C' & D-D'
INTERNAL AREAS SHADED

DATE
20/08/2020

REVISION NUMBER:
E

SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
DA 310

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

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SHADOW KEY

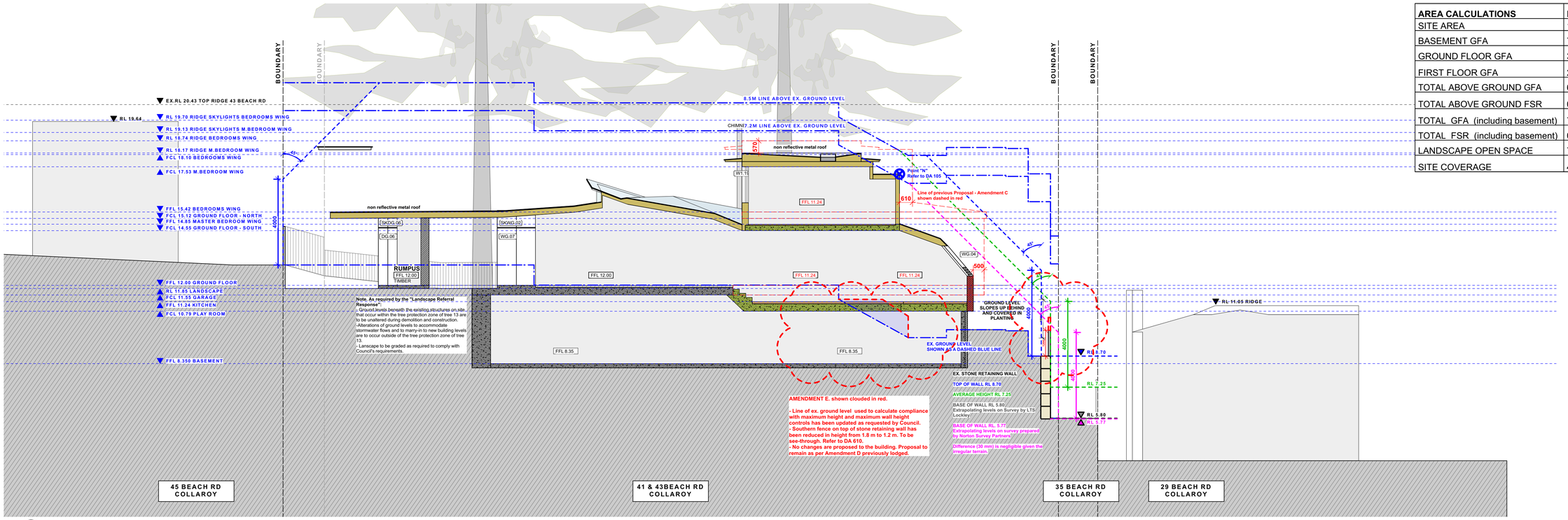
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS

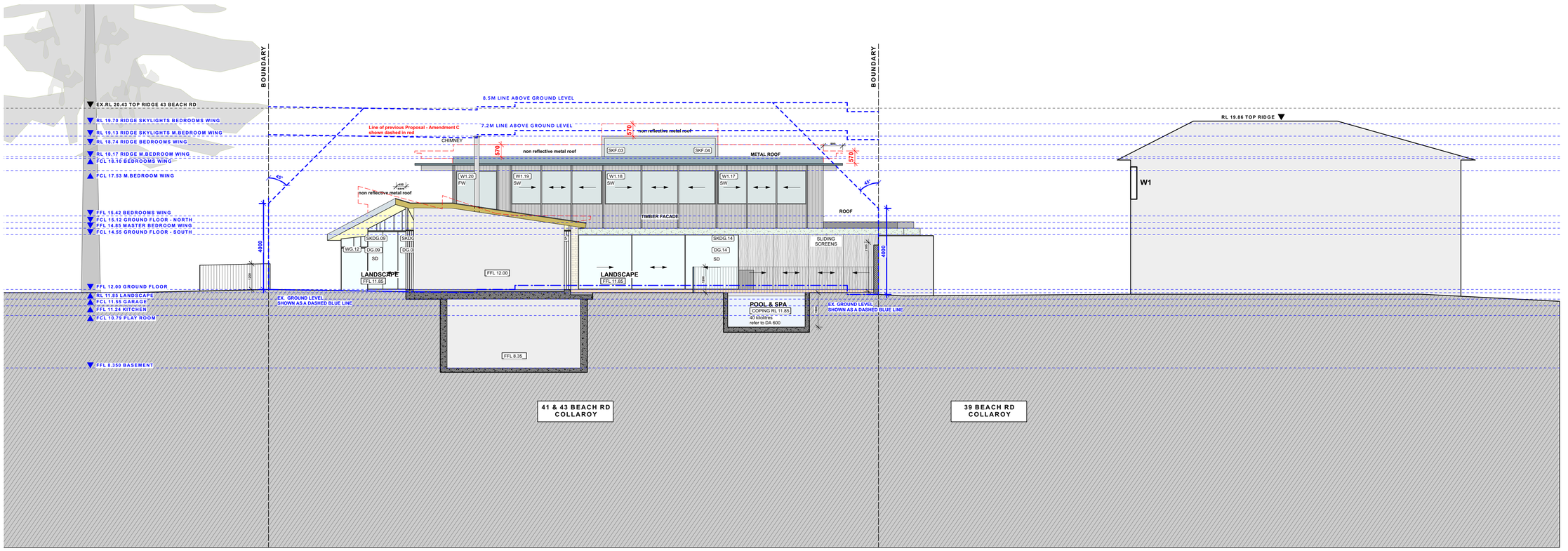
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PD	PIVOT DOOR
PW.	PIVOT WINDOW
SD.	SLIDING DOOR
SW	SLIDING WINDOW
GL	EX. GROUND LEVEL

SYMBOLS KEY

- EXISTING WALLS
- CAVITY BRICK WALLS
- TIMBER STUD WALLS
- OFF-FORM CONCRETE WALLS
- JOINERY
- TIMBER FLOORBOARDS
- TIMBER DECK
- TILED FLOORS
- GLAZING
- METAL ROOF
- TIMBER FACADE
- STEEL IN PLAN & ELEVATION
- STEEL IN SECTION
- CONCRETE IN PLAN & ELEVATION
- BRICK FACADE
- OUTDOOR PAVERS
- GREEN ROOF
- CONCRETE ROOF
- DEMOLITION
- DEMOLITION IN SECTION
- PRE-DA MEETING BUILDING LINE
- FIRST DA BUILDING LINE



02 **SECTION F-F'**



01 **SECTION E-E'**

VIRGINIA KERRIDGE ARCHITECT

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19/08/2020	E	DA ISSUE - AMENDMENT E - NATURAL GROUND LEVEL UPDATED AS REQUESTED BY COUNCIL - INTERNAL AREAS SHADED

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
PROPOSED SECTIONS E-E' & FF'
INTERNAL AREAS SHADED

SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
DA 320

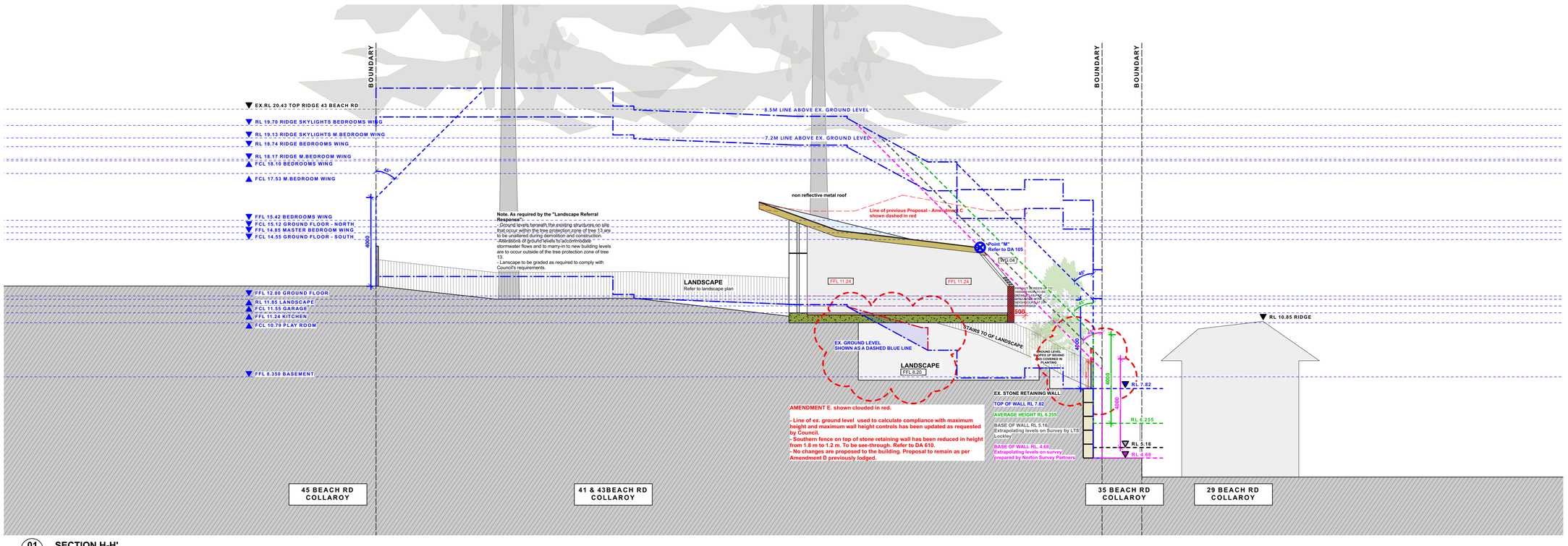
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TOTAL FSR (including basement)	0.485:1	0.5:1	YES
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01 **SECTION H-H'**

SYMBOLS KEY	
	EXISTING WALLS
	CAVITY BRICK WALLS
	TIMBER STUD WALLS
	OFF-FORM CONCRETE WALLS
	JOINERY
	TIMBER FLOORBOARDS
	TIMBER DECK
	TILED FLOORS
	GLAZING
	METAL ROOF
	TIMBER FACADE
	STEEL IN PLAN & ELEVATION
	STEEL IN SECTION
	CONCRETE IN PLAN & ELEVATION
	BRICK FACADE
	OUTDOOR PAVERS
	GREEN ROOF
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PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
PROPOSED SECTION H-H'
INTERNAL AREAS SHADED

SCALE:
1:200 at A3 &
1:100 at A1

DRAWING NO.
DA 330

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
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SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES



TIMBER PRIVACY SCREENS



NON-REFLECTIVE METAL ROOF



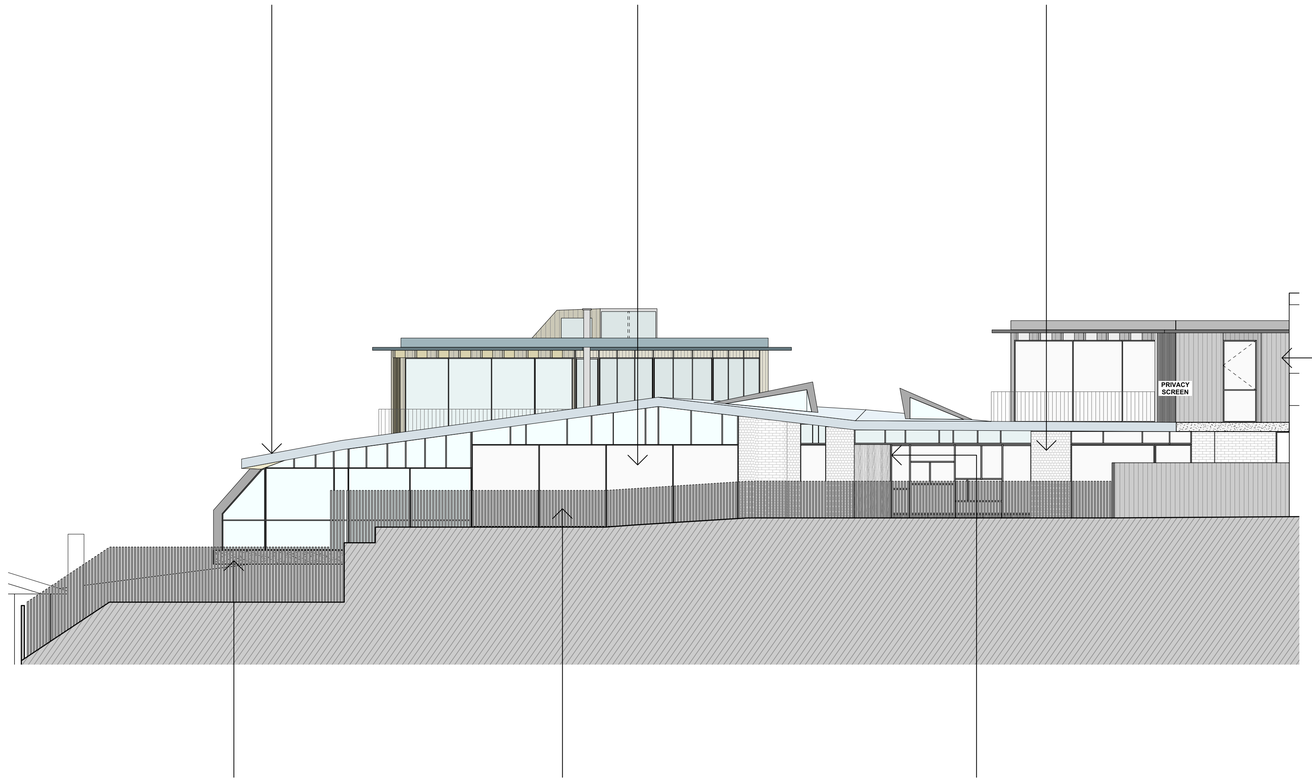
WINDOWS / DOORS - ALUMINIUM FRAME



BRICK WALLS / STRUCTURE



TIMBER CLADDING



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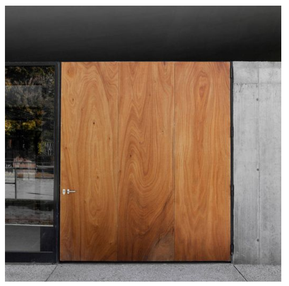
TIMBER DECK



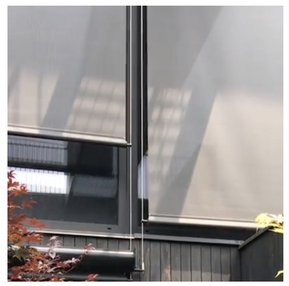
CONCRETE



STEEL / TIMBER BALUSTRADE



TIMBER DOOR



WINDOWS - EXTERNAL BLINDS

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PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
MATERIALS AND FINISHES SCHEDULE

SCALE:
N/A

DRAWING NO.
DA 400

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
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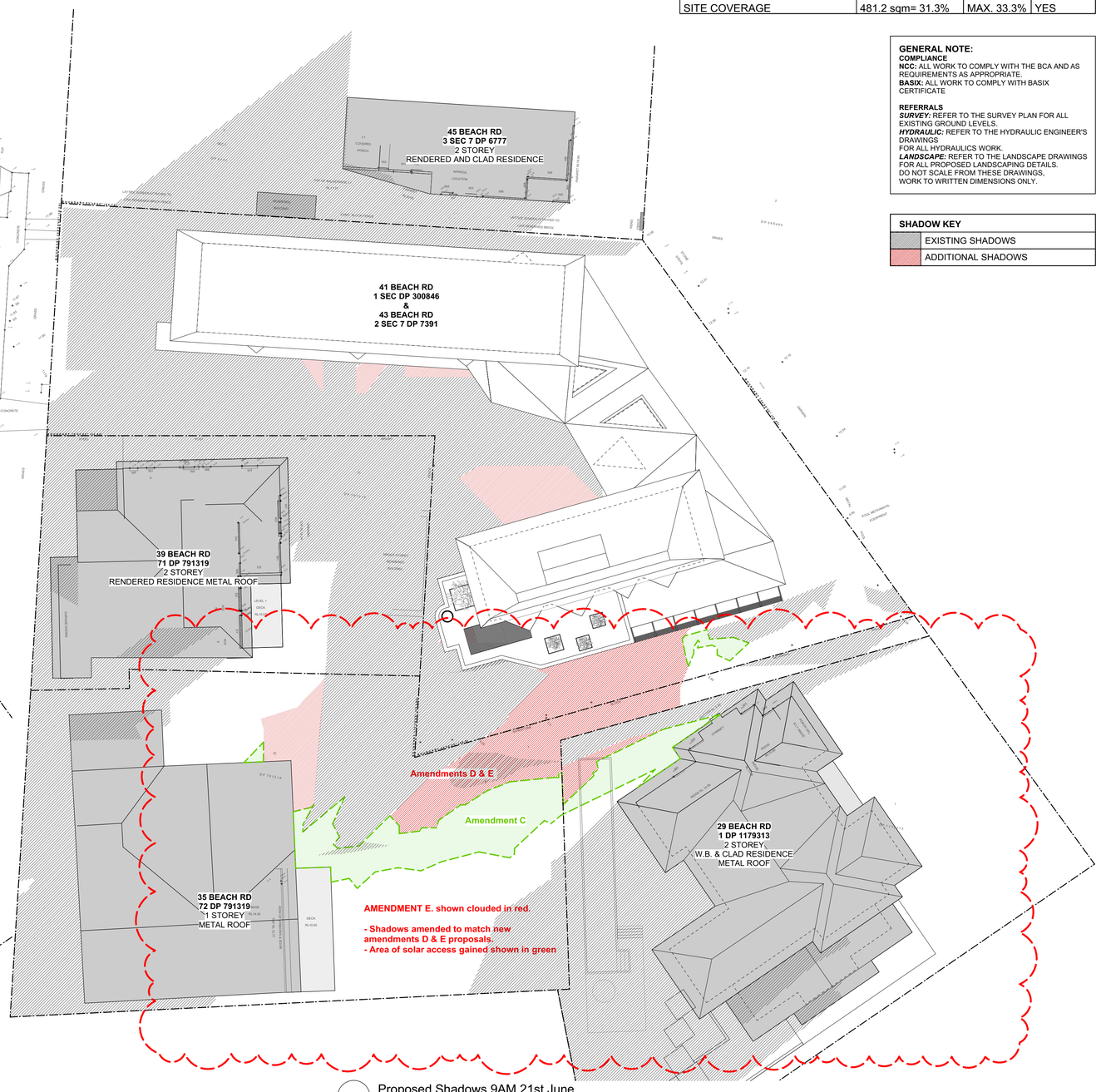
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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS



1 Existing Shadows 9AM 21st June
Scale: 1:200



2 Proposed Shadows 9AM 21st June
Scale: 1:200

VIRGINIA KERRIDGE ARCHITECT
g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

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TRUE NORTH

amendments:

DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE
28/05/2020	B	DA ISSUE - AMENDMENT B
30/07/2020	D	DA ISSUE - AMENDMENT D
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
EXISTING AND PROPOSED
SHADOW DIAGRAMS AT 9AM-21ST JUNE

SCALE:
1:200 at A1 &
1:400 at A3

DRAWING NO.
DA 500

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

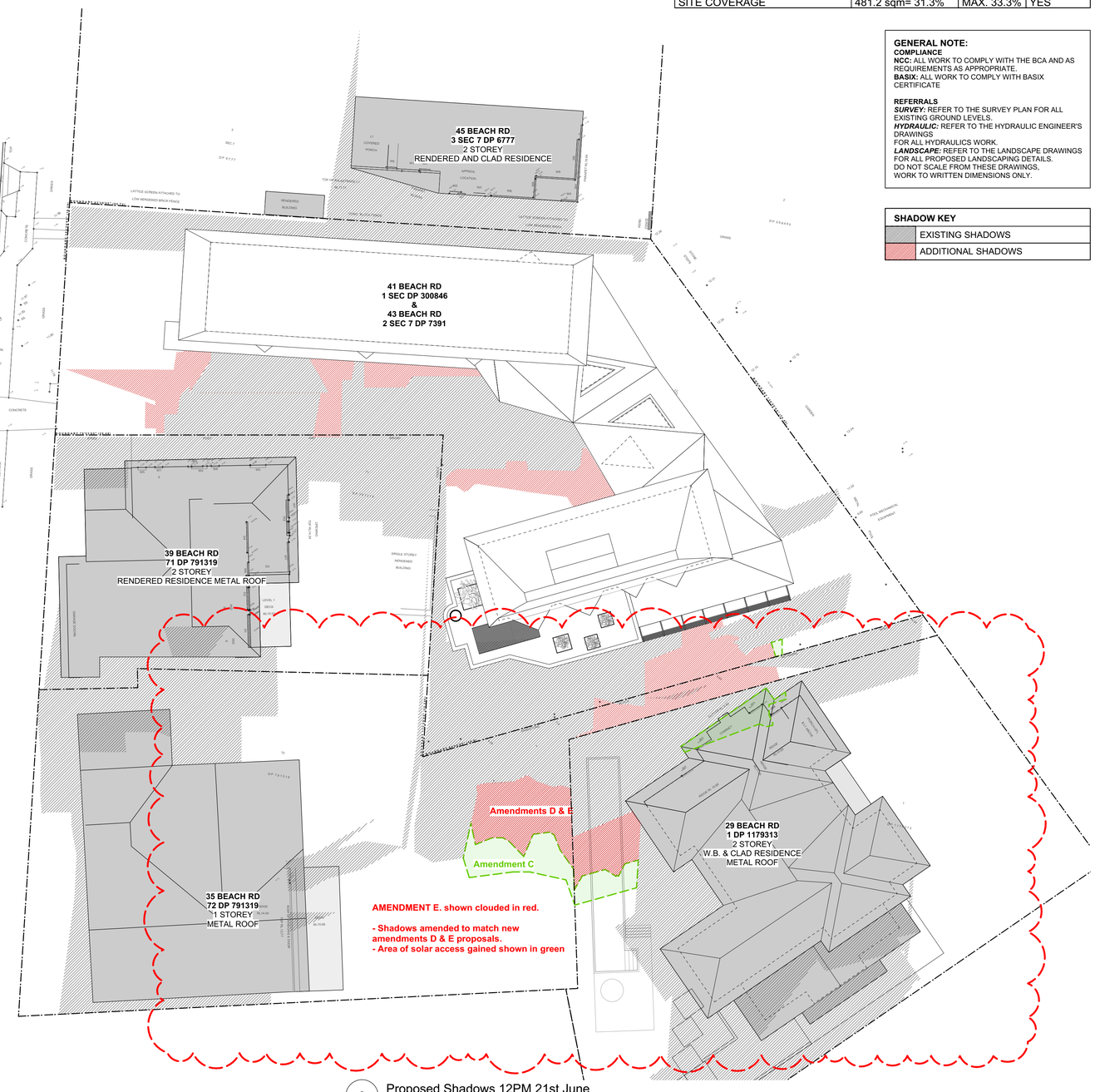
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BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS



1 Existing Shadows 12PM 21st June
Scale: 1:200



2 Proposed Shadows 12PM 21st June
Scale: 1:200

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PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
EXISTING AND PROPOSED
SHADOW DIAGRAMS 12PM-21ST JUNE

SCALE:
1:200 at A1 &
1:400 at A3

DRAWING NO.
DA 501

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

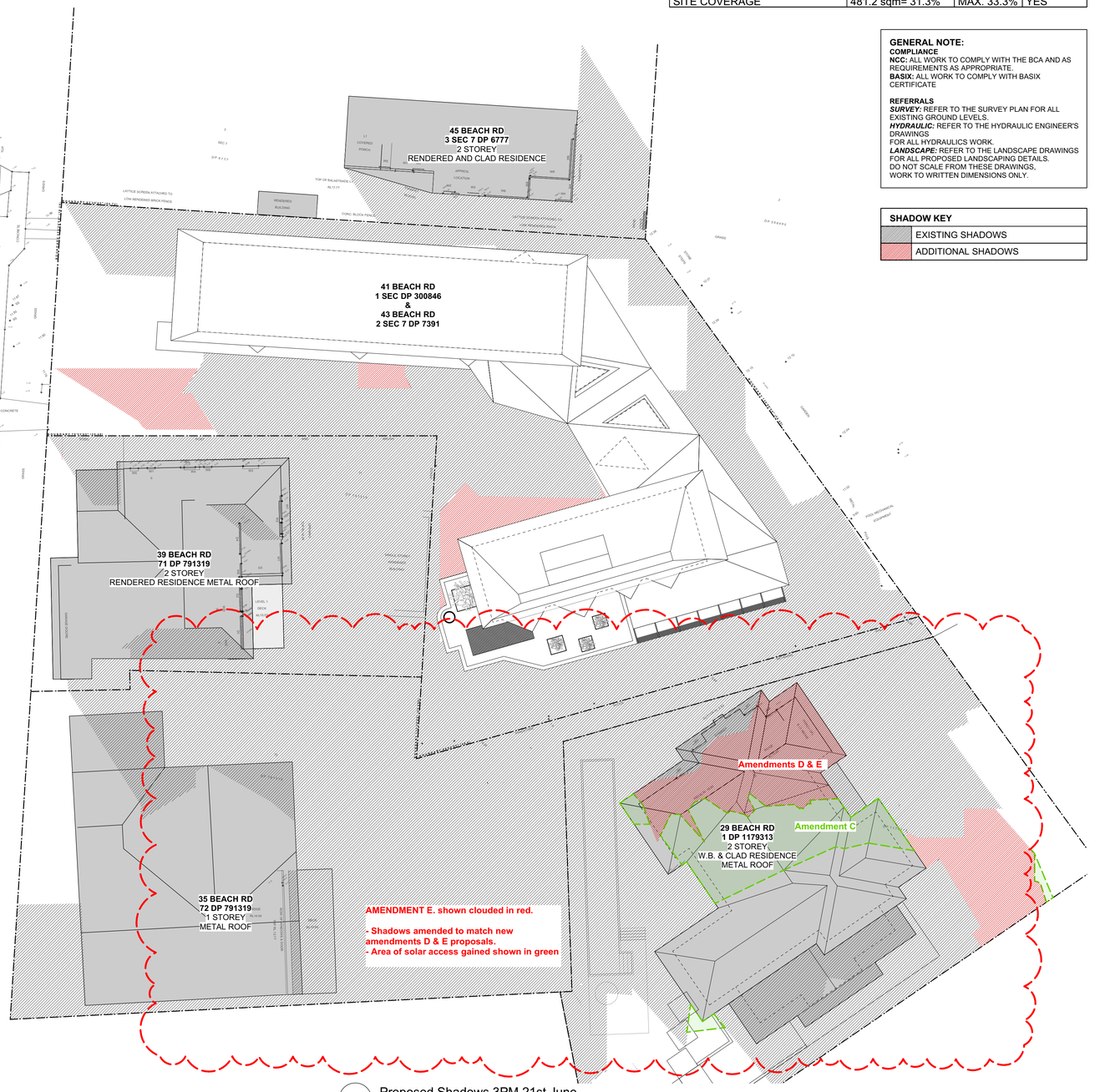
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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS



1 Existing Shadows 3PM 21st June
Scale: 1:200



2 Proposed Shadows 3PM 21st June
Scale: 1:200

VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
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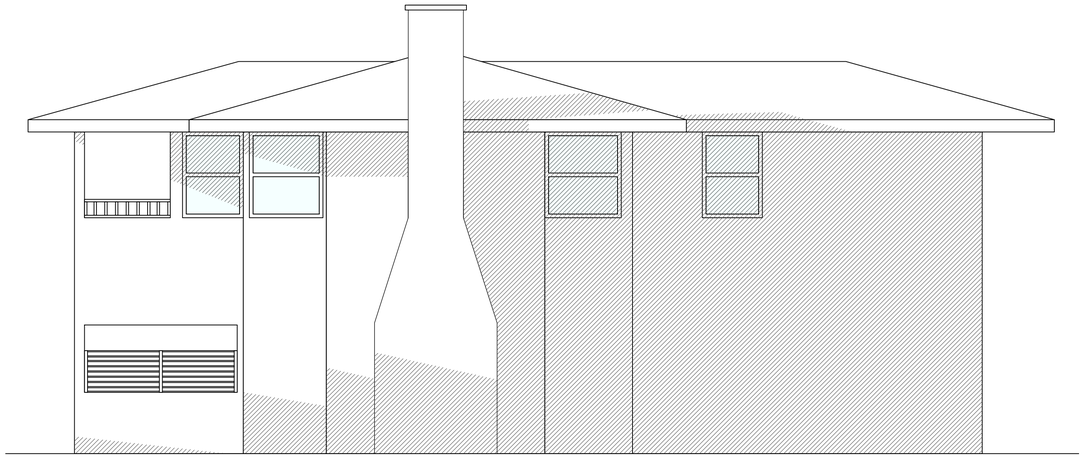
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TRUE NORTH

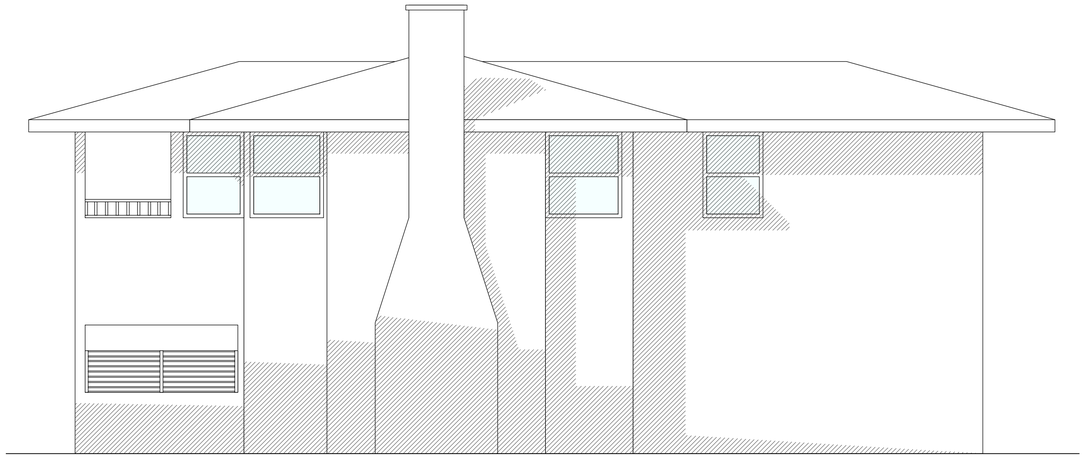
amendments:

DATE	REV	DESCRIPTION
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30/07/2020	D	DA ISSUE - AMENDMENT D
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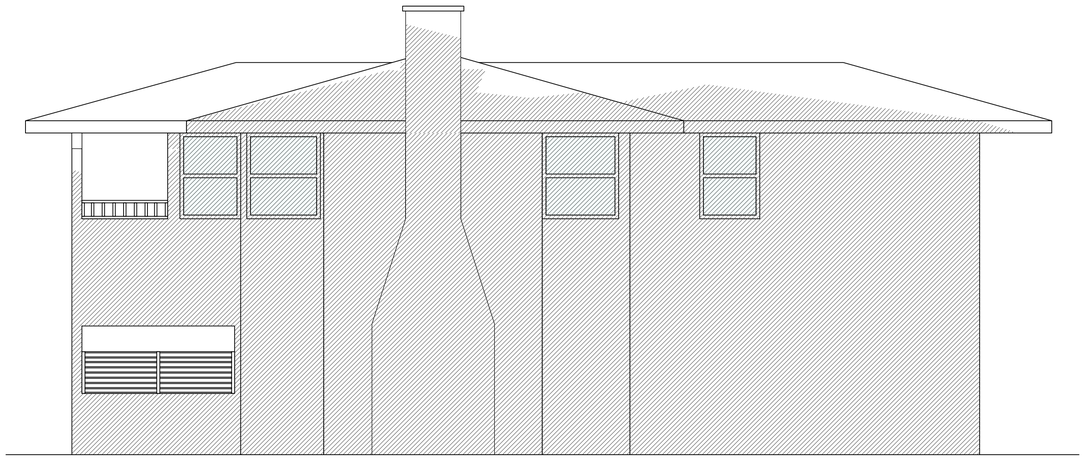
PROJECT	DATE	REVISION NUMBER:
41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	20/08/2020	**E**
DRAWING TITLE	**SCALE:**	**DRAWING NO.**
EXISTING AND PROPOSED SHADOW DIAGRAMS AT 3PM -21ST JUNE	1:200 at A1 & 1:400 at A3	**DA 502**



01 EXISTING ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
9 AM - 21st June



02 EXISTING ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
12 PM - 21st June



03 EXISTING ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
3 PM - 21st June

GENERAL NOTE:
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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS	
DB.#	DOOR AT BASEMENT LEVEL
WB.#	WINDOW AT BASEMENT LEVEL
SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
DG.#	DOOR AT GF LEVEL
SKDG.#	SKYLIGHT ABOVE DOORS AT GF LEVEL
WG.#	WINDOW AT GF LEVEL
SKWG.#	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
SKG.#	SKYLIGHT ABOVE GF LEVEL
D1.#	DOOR AT FF LEVEL
W1.#	WINDOW AT FF LEVEL
SKF.#	SKYLIGHT ABOVE FF LEVEL
RL	RELATIVE LEVEL
FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FW.	FIXED WINDOW
HD	HINGED DOOR
PD	PIVOT DOOR
PW.	PIVOT WINDOW
SD.	SLIDING DOOR
SW	SLIDING WINDOW
GL	EX. GROUND LEVEL

SYMBOLS KEY
EXISTING WALLS
CAVITY BRICK WALLS
TIMBER STUD WALLS
OFF-FORM CONCRETE WALLS
JOINERY
TIMBER FLOORBOARDS
TIMBER DECK
TILED FLOORS
GLAZING
METAL ROOF
TIMBER FACADE
STEEL IN PLAN & ELEVATION
STEEL IN SECTION
CONCRETE IN PLAN & ELEVATION
BRICK FACADE
OUTDOOR PAVERS
GREEN ROOF
CONCRETE ROOF
DEMOLITION
DEMOLITION IN SECTION
PRE-DA MEETING BUILDING LINE
FIRST DA BUILDING LINE

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amendments:

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20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

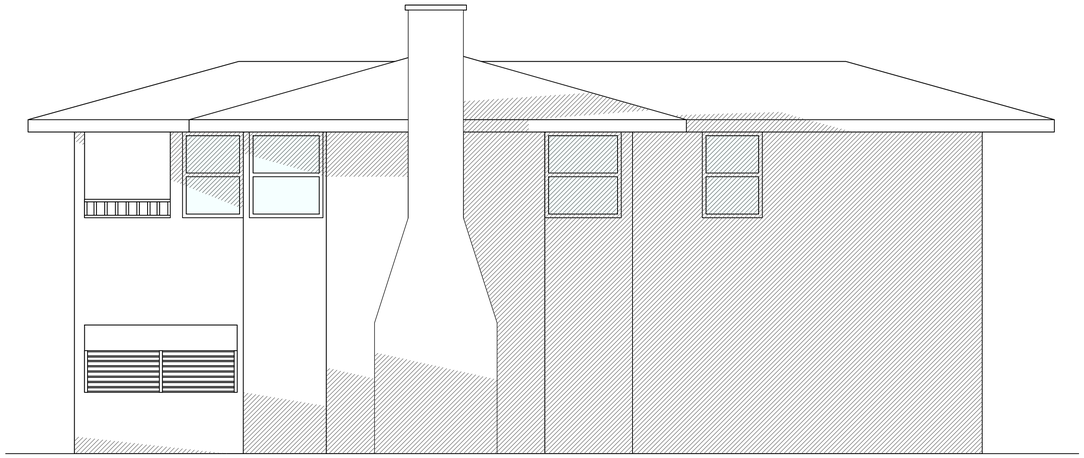
DRAWING TITLE
EXISTING ELEVATION SHADOWS OVER 29 BEACH RD. NORTHERN FACADE
SHADOW DIAGRAMS AT 9AM, 12PM & 3PM-21ST JUNE

DATE
20/08/2020

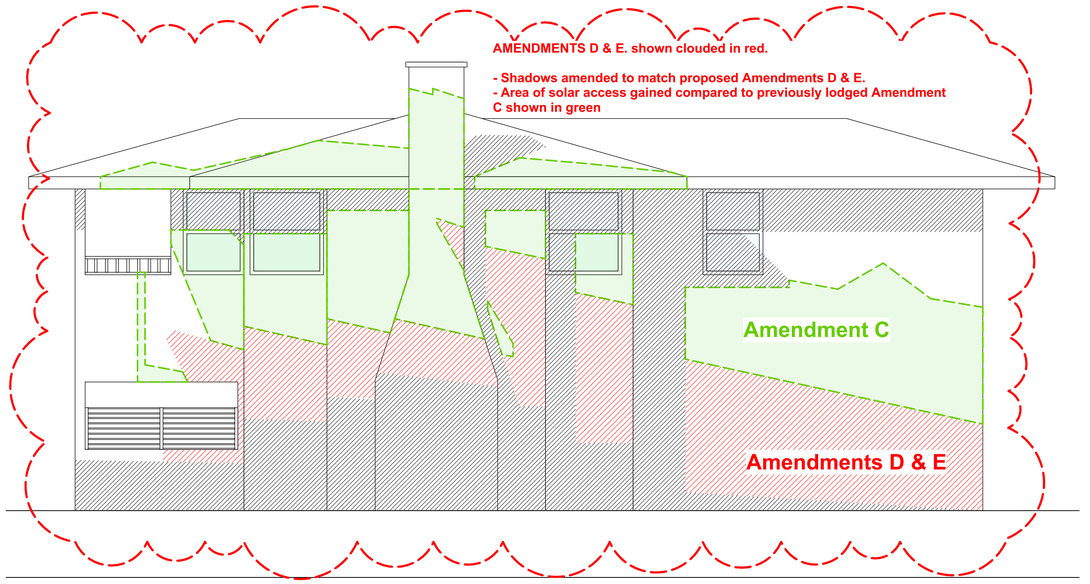
REVISION NUMBER:
E

SCALE:
1:50 at A1 &
1:100 at A3

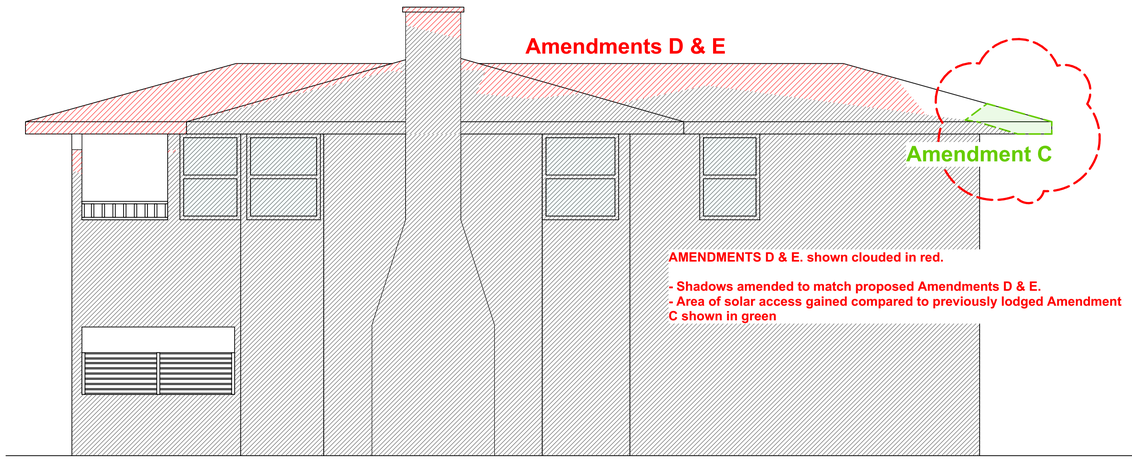
DRAWING NO.
DA 520



01 PROPOSED ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
9 AM - 21st June



02 PROPOSED ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
12 PM - 21st June



03 PROPOSED ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
3 PM - 21st June

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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS	
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WB.#	WINDOW AT BASEMENT LEVEL
SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
DG.#	DOOR AT GF LEVEL
SKDG.#	SKYLIGHT ABOVE DOORS AT GF LEVEL
WG.#	WINDOW AT GF LEVEL
SKWG.#	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
SKG.#	SKYLIGHT ABOVE GF LEVEL
D1.#	DOOR AT FF LEVEL
W1.#	WINDOW AT FF LEVEL
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OFF-FORM CONCRETE WALLS
JOINERY
TIMBER FLOORBOARDS
TIMBER DECK
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PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DRAWING TITLE
PROPOSED ELEVATION SHADOWS OVER 29 BEACH RD. NORTHERN FACADE
SHADOW DIAGRAMS AT 9AM, 12PM & 3PM-21ST JUNE

DATE
20/08/2020

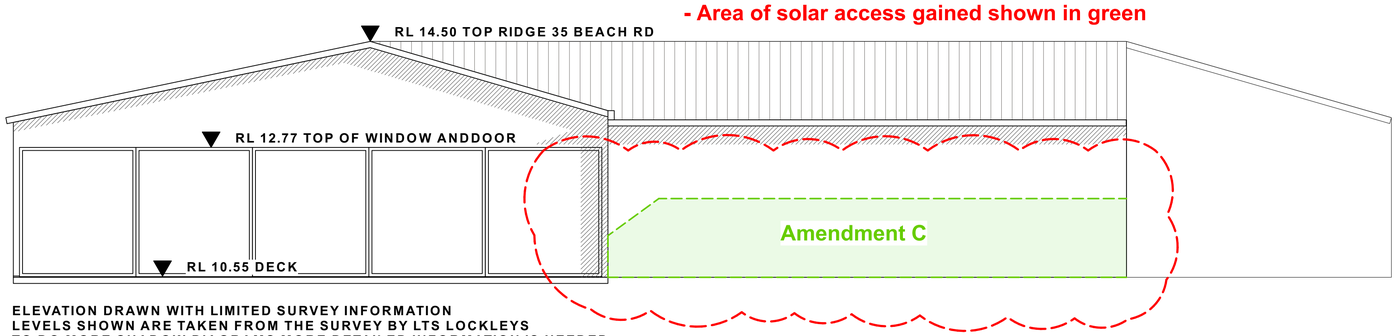
SCALE:
1:50 at A1 &
1:100 at A3

REVISION NUMBER:
E

DRAWING NO.
DA 521

AMENDMENT E. shown clouded in red.

- Shadows amended to match new amendment E proposal
- Area of solar access gained shown in green



ELEVATION DRAWN WITH LIMITED SURVEY INFORMATION
LEVELS SHOWN ARE TAKEN FROM THE SURVEY BY LTS LOCKLEYS
TO DO MORE SHADOW DIAGRAMS MORE DETAILED INFORMATION IS NEEDED

01 PROPOSED ELEVATION SHADOWS - 35 BEACH RD. EASTERN FACADE
9 AM - 21st June

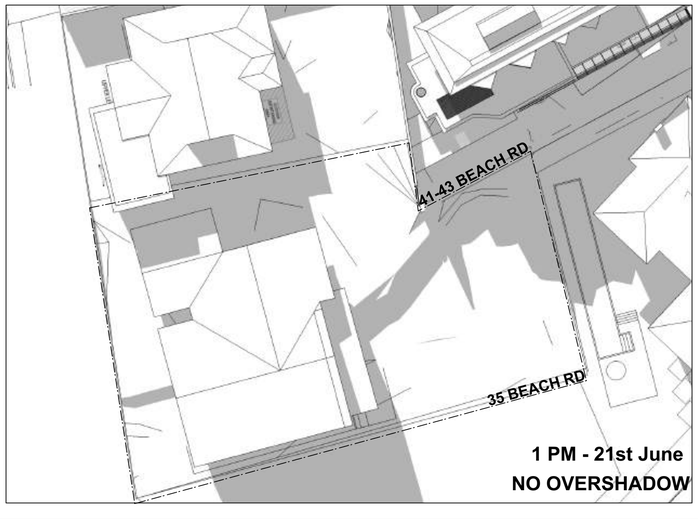
SHADOW DIAGRAMS SHOW THAT THERE IS NO OVERSHADOWING ON 35 BEACH ROAD'S EAST ELEVATIONS FROM THE PROPOSED DEVELOPMENT















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PRE-DA MEETING BUILDING LINE
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PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

REVISION NUMBER:
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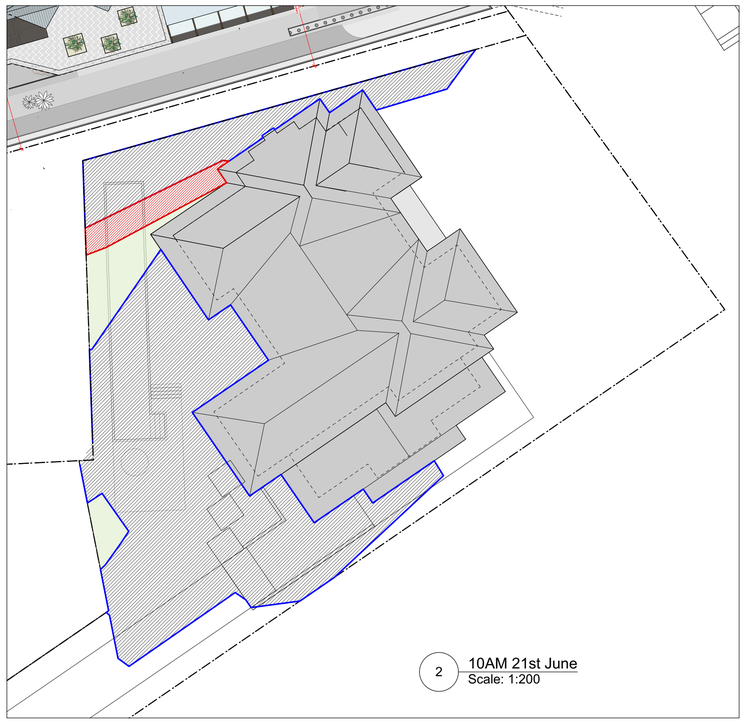
DRAWING TITLE
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SCALE:
1:50 at A1 &
1:100 at A3

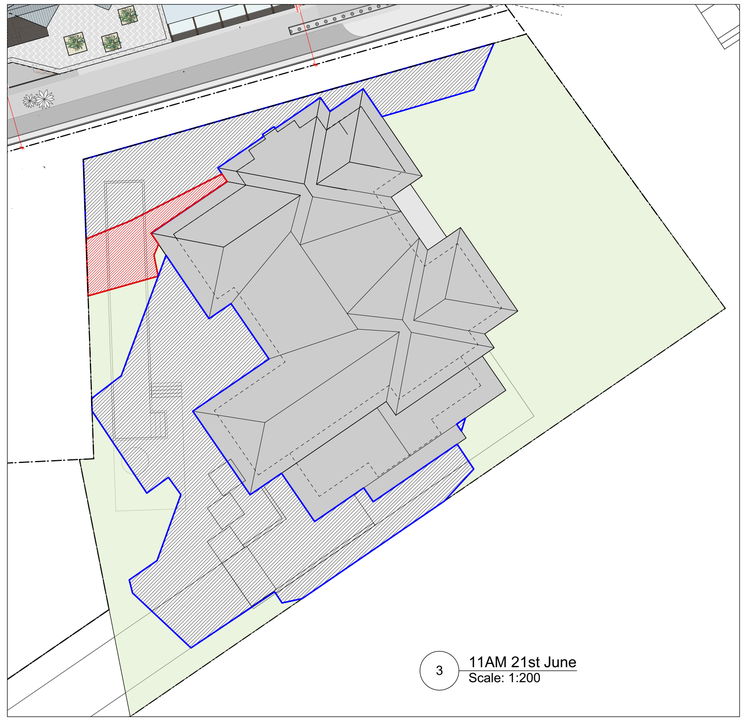
DRAWING NO.
DA 522



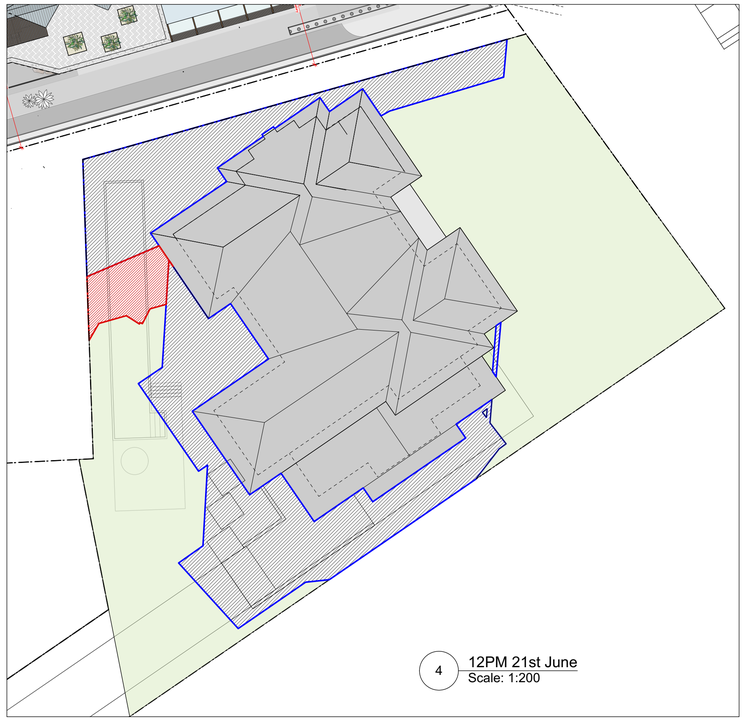
1 9AM 21st June
Scale: 1:200



2 10AM 21st June
Scale: 1:200



3 11AM 21st June
Scale: 1:200



4 12PM 21st June
Scale: 1:200

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
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SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

GENERAL NOTE:
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BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

REFERRALS
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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

AMENDMENT E.

- Private Open Space Calculations updated with Amendment E proposal and new site information provided by 'Norton Survey Partners' Survey.

CALCULATIONS SHOW THAT AT LEAST 50% OF PRIVATE OPEN SPACE RECEIVE A MINIMUM OF 3 HOURS SUNLIGHT BETWEEN 9AM AND 3PM ON JUNE 21.

29 BEACH ROAD	
PRIVATE OPEN SPACE WITH SOLAR ACCESS (21 JUNE)	% OF TOTAL PRIVATE OPEN SPACE
9:00 am	59.5
10:00 am	52.8
11:00 am	55.7
12:00 pm	62.2
1:00 pm	62.4
2:00 pm	53.9
3:00 pm	23.8

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TRUE NORTH

amendments:

DATE	REV	DESCRIPTION
28/05/2020	A	DA ISSUE - AMENDMENT B
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 DP7391

DATE
20/08/2020

REVISION NUMBER:
E

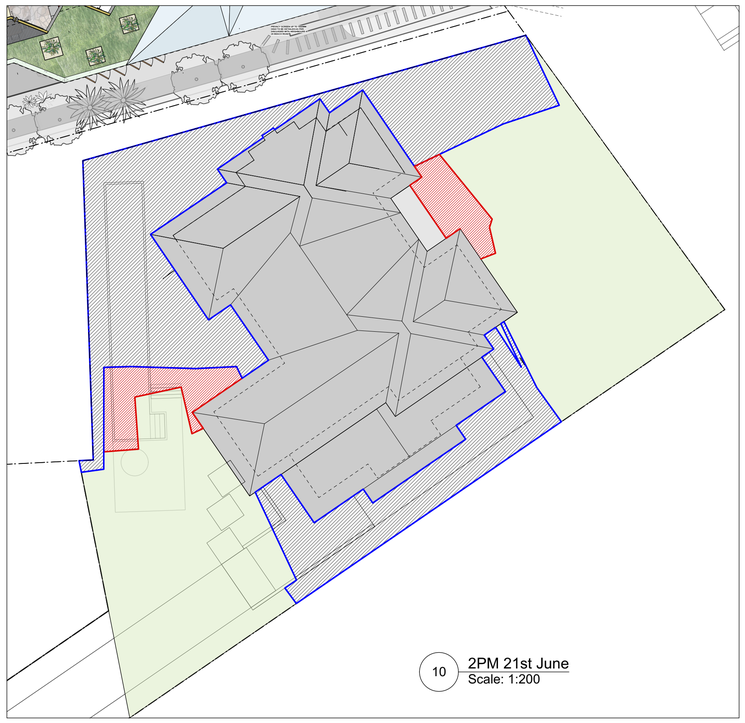
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29 BEACH ROAD
PRIVATE OPEN SPACE SOLAR ACCESS
SHADOW DIAGRAMS 01/02

SCALE:
1:200 at A1 &
1:400 at A3

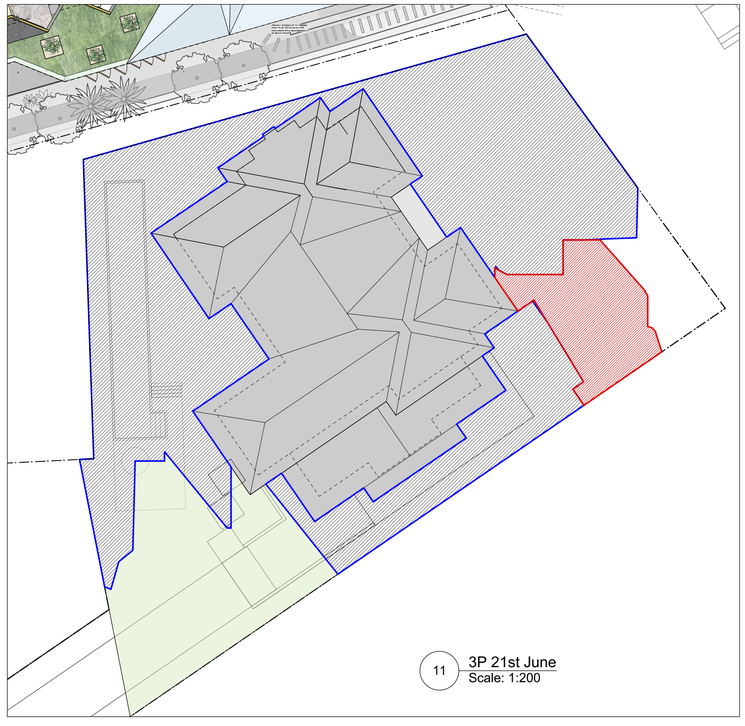
DRAWING NO.
DA 523



9 1PM 21st June
Scale: 1:200



10 2PM 21st June
Scale: 1:200



11 3P 21st June
Scale: 1:200

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	73.4 sqm		YES
GROUND FLOOR GFA	394.5 sqm		YES
FIRST FLOOR GFA	278.7 sqm		YES
TOTAL ABOVE GROUND GFA	673.2 sqm		YES
TOTAL ABOVE GROUND FSR	0.438:1	0.5:1	YES
TOTAL GFA (including basement)	746.6		
TOTAL FSR (including basement)	0.485:1	0.5:1	YES
LANDSCAPE OPEN SPACE	730.7 sqm= 47.57%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

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TRUE NORTH

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28/05/2020	A	DA ISSUE - AMENDMENT B
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 DP7391

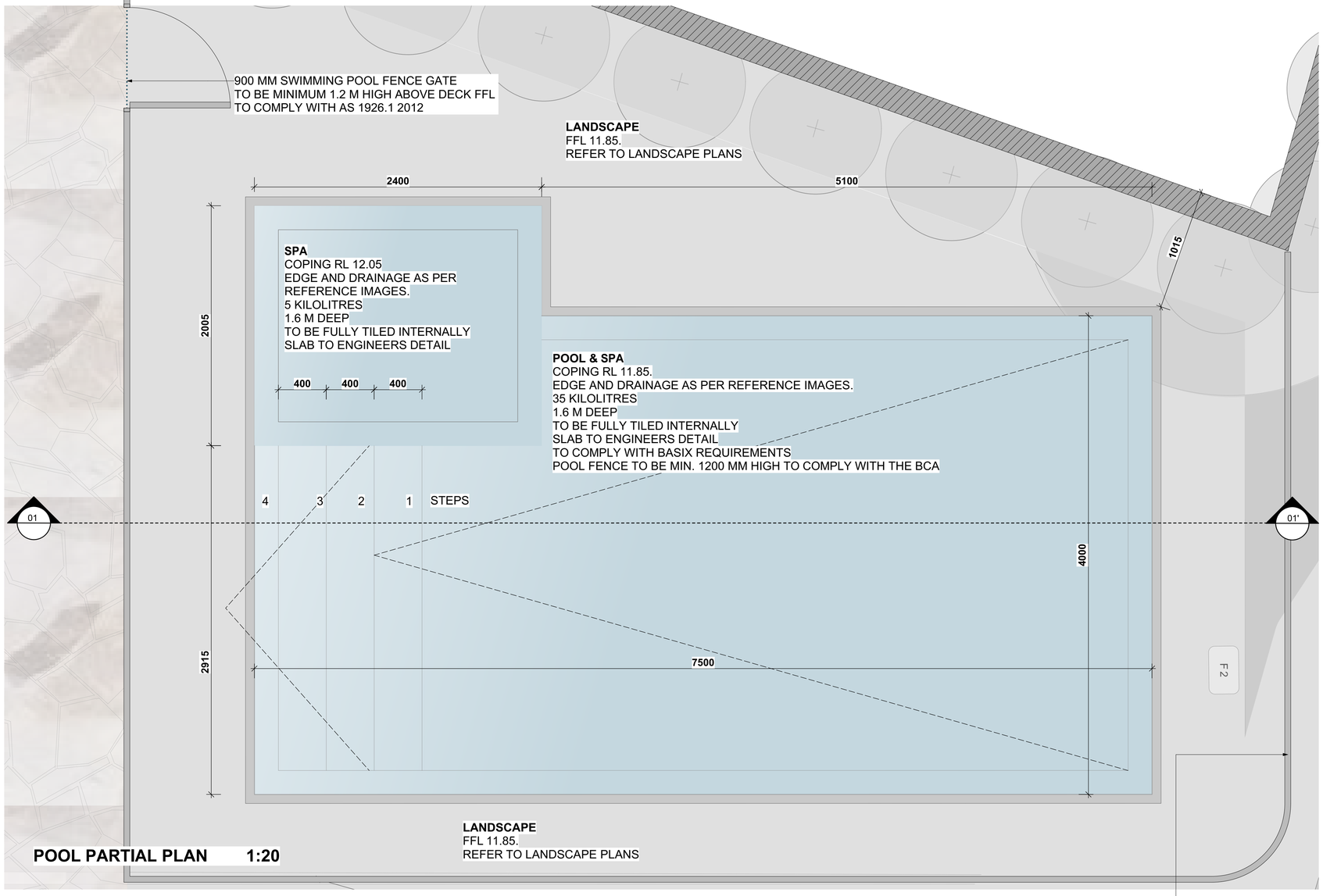
DATE
20/08/2020

REVISION NUMBER:
E

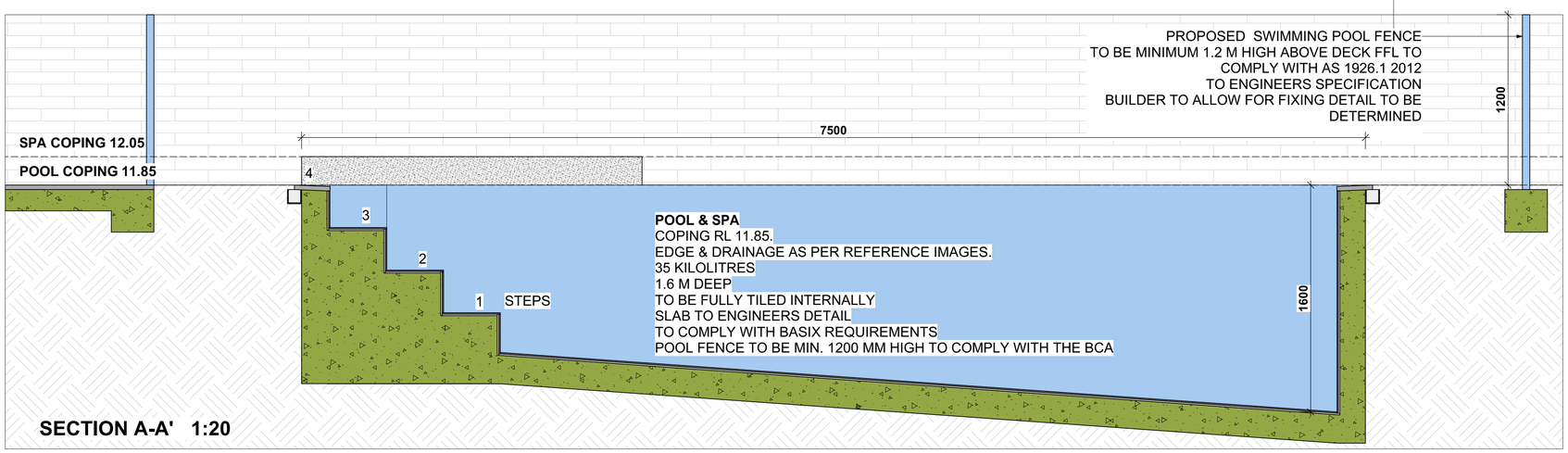
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29 BEACH ROAD
PRIVATE OPEN SPACE SOLAR ACCESS
SHADOW DIAGRAMS 02/02

SCALE:
1:200 at A1 &
1:400 at A3

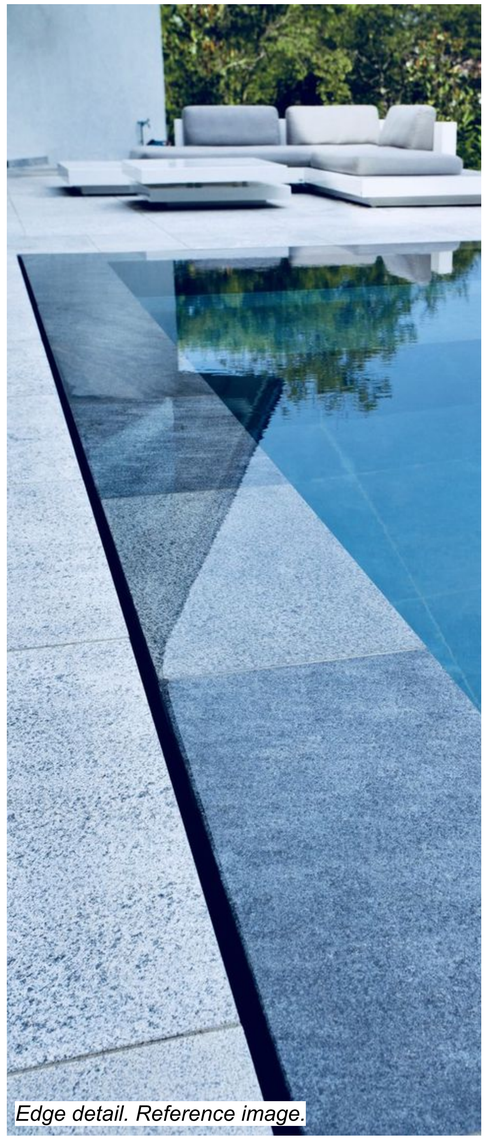
DRAWING NO.
DA 524



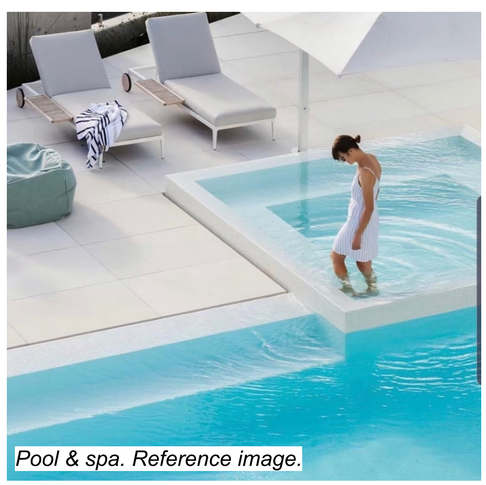
POOL PARTIAL PLAN 1:20



SECTION A-A' 1:20



Edge detail. Reference image.



Pool & spa. Reference image.

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SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS	
DB.#	DOOR AT BASEMENT LEVEL
WB.#	WINDOW AT BASEMENT LEVEL
SKB.#	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
DG.#	DOOR AT GF LEVEL
SKDG.#	SKYLIGHT ABOVE DOORS AT GF LEVEL
WG.#	WINDOW AT GF LEVEL
SKWG.#	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
SKG.#	SKYLIGHT ABOVE GF LEVEL
D1.#	DOOR AT FF LEVEL
W1.#	WINDOW AT FF LEVEL
SKF.#	SKYLIGHT ABOVE FF LEVEL
RL	RELATIVE LEVEL
FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FW.	FIXED WINDOW
HD	HINGED DOOR
PD	PIVOT DOOR
PW.	PIVOT WINDOW
SD.	SLIDING DOOR
SW	SLIDING WINDOW
GL	EX. GROUND LEVEL

SYMBOLS KEY	
	EXISTING WALLS
	CAVITY BRICK WALLS
	TIMBER STUD WALLS
	OFF-FORM CONCRETE WALLS
	JOINERY
	TIMBER FLOORBOARDS
	TIMBER DECK
	TILED FLOORS
	GLAZING
	METAL ROOF
	TIMBER FACADE
	STEEL IN PLAN & ELEVATION
	STEEL IN SECTION
	CONCRETE IN PLAN & ELEVATION
	BRICK FACADE
	OUTDOOR PAVERS
	GREEN ROOF
	CONCRETE ROOF
	DEMOLITION
	DEMOLITION IN SECTION
	PRE-DA MEETING BUILDING LINE

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NOTES:

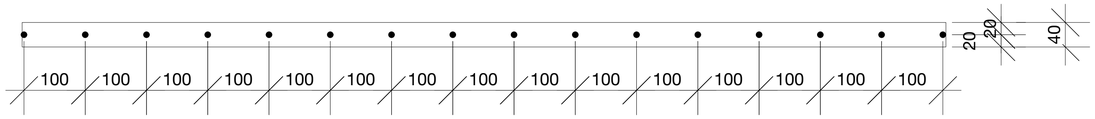
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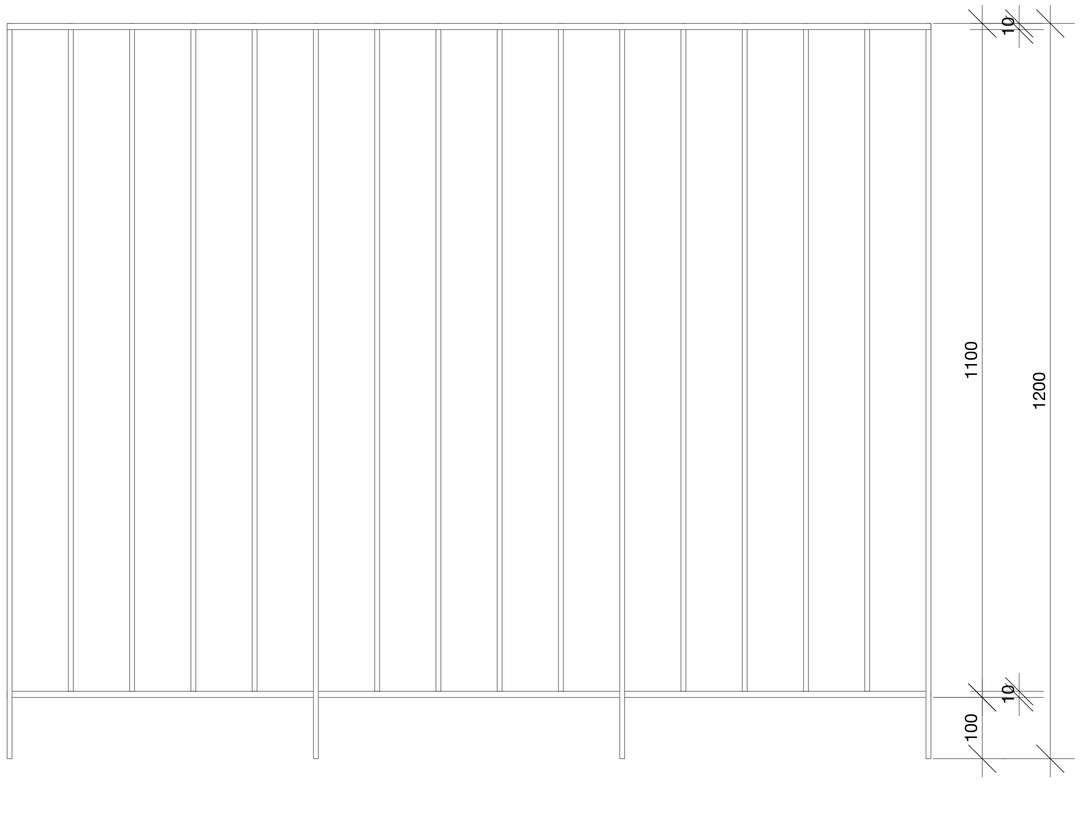
amendments:

DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE
20/08/2020	E	DA ISSUE - AMENDMENT E

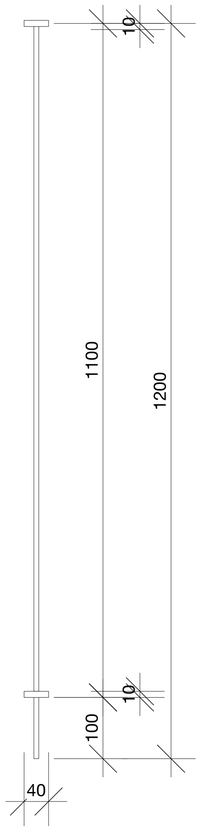
PROJECT	41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391
DRAWING TITLE	SWIMMING POOL PLANS
DATE	20/08/2020
REVISION NUMBER:	**E**
SCALE:	1:20 at A1 & 1:40 at A3
DRAWING NO.	**DA 600**



PLAN - FENCE



ELEVATION



SECTION



Reference image.
Southern fence on top of ex.stone retaining wall to be see-through.

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TIMBER DECK
TILED FLOORS
GLAZING
METAL ROOF
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STEEL IN SECTION
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OUTDOOR PAVERS
GREEN ROOF
CONCRETE ROOF
DEMOLITION
DEMOLITION IN SECTION
PRE-DA MEETING BUILDING LINE

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amendments:

DATE	REV	DESCRIPTION
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

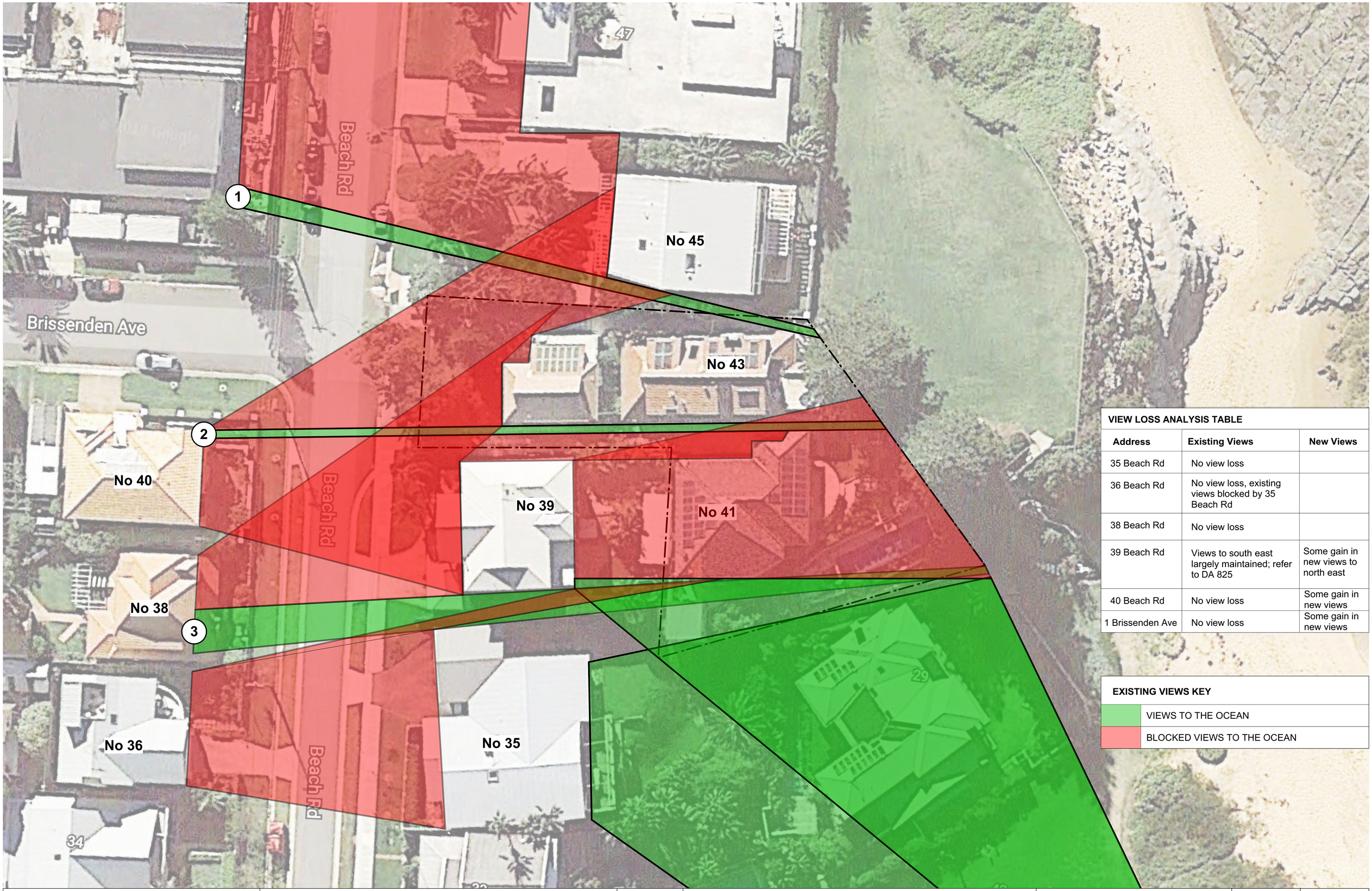
DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
DETAIL:
SOUTHERN FENCE ON TOP OF EX. STONE RETAINING WALLS

SCALE:
1:5 at A1 &
1:10 at A3

DRAWING NO.
DA 610



VIEW LOSS ANALYSIS TABLE

Address	Existing Views	New Views
35 Beach Rd	No view loss	
36 Beach Rd	No view loss, existing views blocked by 35 Beach Rd	
38 Beach Rd	No view loss	
39 Beach Rd	Views to south east largely maintained; refer to DA 825	Some gain in new views to north east
40 Beach Rd	No view loss	Some gain in new views
1 Brissenden Ave	No view loss	Some gain in new views

EXISTING VIEWS KEY

	VIEWS TO THE OCEAN
	BLOCKED VIEWS TO THE OCEAN

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TRUE NORTH

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DATE	REV	DESCRIPTION
12/12/2019	A	DA ISSUE
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

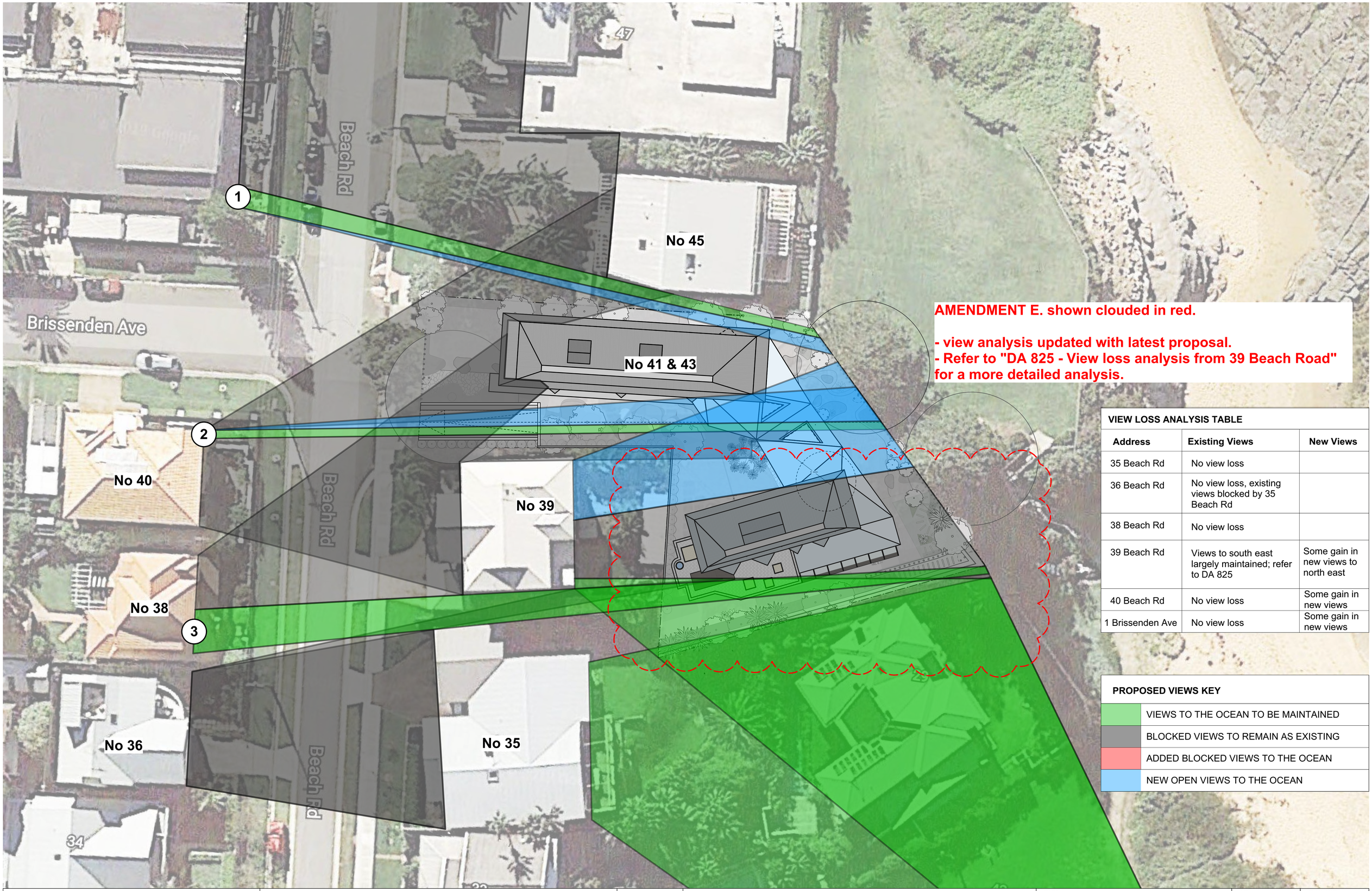
DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
EXISTING VIEWS TO THE OCEAN FROM SURROUNDING PROPERTIES

SCALE:
1:200 at A1 & 1:400 at A3

DRAWING NO.
DA 800



AMENDMENT E. shown clouded in red.

- view analysis updated with latest proposal.
- Refer to "DA 825 - View loss analysis from 39 Beach Road" for a more detailed analysis.

VIEW LOSS ANALYSIS TABLE

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PROPOSED VIEWS KEY

	VIEWS TO THE OCEAN TO BE MAINTAINED
	BLOCKED VIEWS TO REMAIN AS EXISTING
	ADDED BLOCKED VIEWS TO THE OCEAN
	NEW OPEN VIEWS TO THE OCEAN

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TRUE NORTH

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DATE	REV	DESCRIPTION
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PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

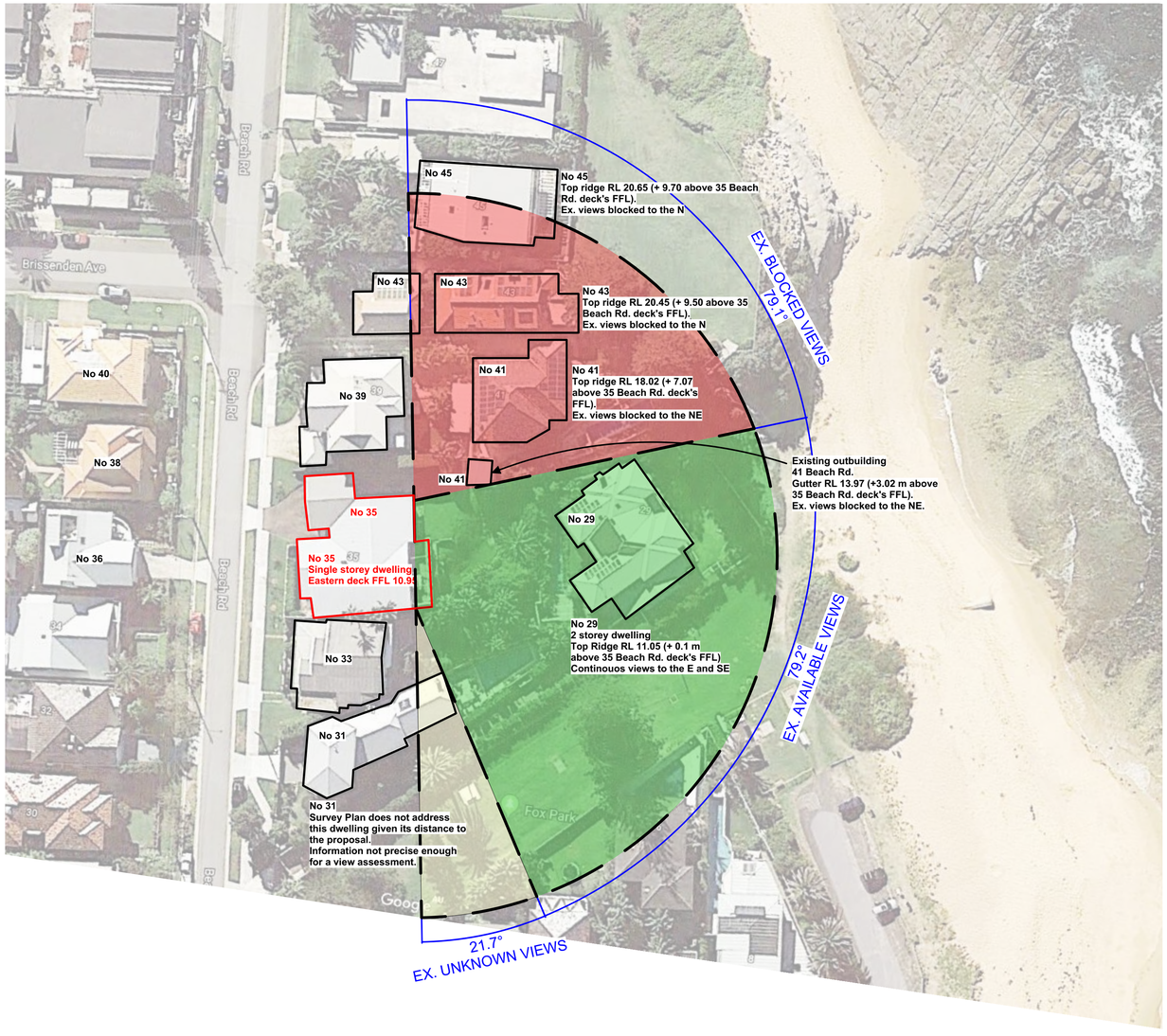
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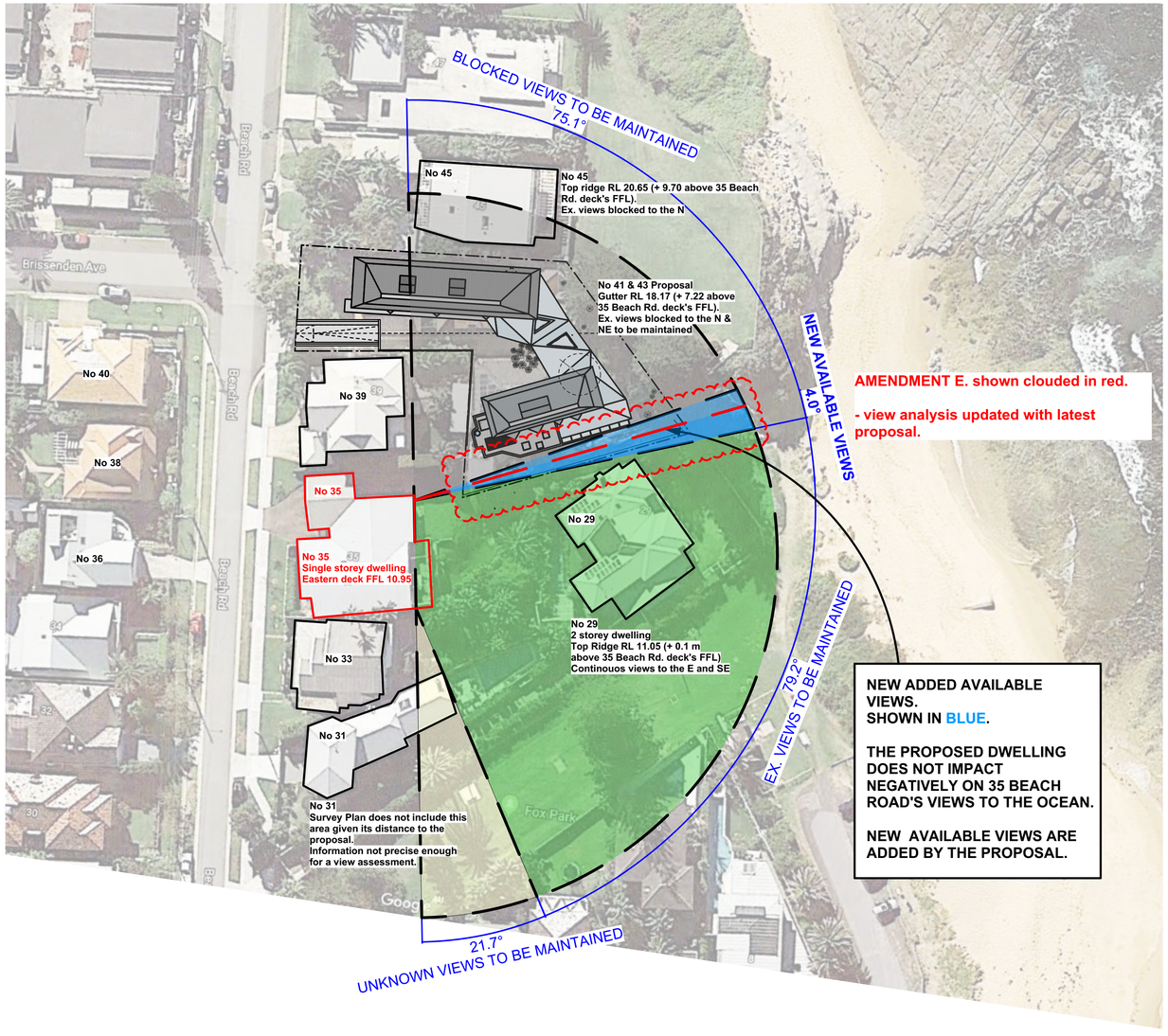
DRAWING TITLE
PROPOSED VIEWS TO THE OCEAN FROM SURROUNDING PROPERTIES
OPTION 2 - HOUSE CLOSER TO THE NORTHERN BOUNDARY

SCALE:
1:200 at A1 &
1:400 at A3

DRAWING NO.
DA 810

NOTE: ALL USED RELATIVE LEVELS HAVE BEEN TAKEN FROM THE SURVEY PLAN PREPARED BY "LOCKLEY REGISTERED SURVEYORS" AND LODGED WITH THE ORIGINAL DEVELOPMENT APPLICATION. REFER TO SURVEY PLAN.





AMENDMENT E. shown clouded in red.

- view analysis updated with latest proposal.

NEW ADDED AVAILABLE VIEWS.
SHOWN IN BLUE.

THE PROPOSED DWELLING DOES NOT IMPACT NEGATIVELY ON 35 BEACH ROAD'S VIEWS TO THE OCEAN.

NEW AVAILABLE VIEWS ARE ADDED BY THE PROPOSAL.

01 EX. VIEWS TO THE OCEAN ANALYSIS. 35 BEACH ROAD
1/500 AT A1

EXISTING VIEWS KEY	
	EX. VIEWS TO THE OCEAN
	UNKNOWN VIEWS. LACK OF PRECISE INFORMATION.
	EX. BLOCKED VIEWS TO THE OCEAN

02 PROPOSED VIEWS TO THE OCEAN ANALYSIS. 35 BEACH ROAD
1/500 AT A1

PROPOSED VIEWS KEY	
	EX. VIEWS TO THE OCEAN TO BE MAINTAINED
	UNKNOWN VIEWS TO BE MAINTAINED. LACK OF PRECISE INFORMATION.
	EX. BLOCKED VIEWS TO THE OCEAN TO BE MAINTAINED
	NEW ADDED OPEN VIEWS TO THE OCEAN

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amendments:

DATE	REV	DESCRIPTION
30/03/2020	A	DA ISSUE: EXTRA INFORMATION REQUIRED BY COUNCIL
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT: 41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE: 20/08/2020

REVISION NUMBER: **E**

DRAWING TITLE: EXISTING & PROPOSED VIEWS TO THE OCEAN ANALYSIS
35 BEACH ROAD, COLLAROY

SCALE: 1:500 at A1

DRAWING NO. **DA 820**



ORIGINAL PHOTO TAKEN BY NICK JURADOWITCH, TOWNPLANNER, DIRECTOR OF INGHAM PLANNING
PHOTO TAKEN ON 25 JUNE 2020

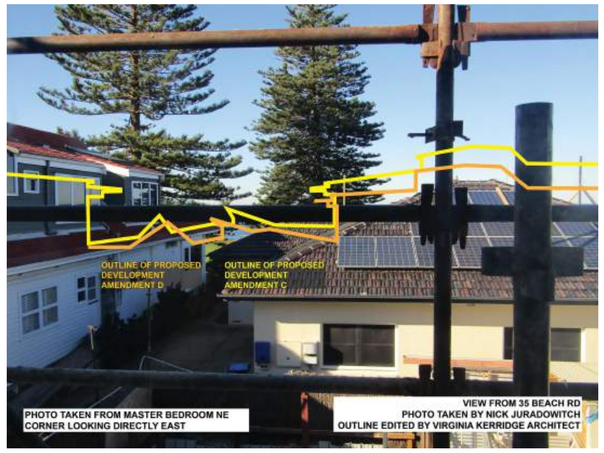


PHOTO EDITED BY VIRGINIA KERRIDGE ARCHITECT.
OUTLINE OF PREVIOUS PROPOSED DEVELOPMENT SHOWN AS A YELLOW LINE - AMENDMENT C
OUTLINE OF CURRENT PROPOSED DEVELOPMENT SHOWN AS AN ORANGE LINE - AMENDMENTS D & E



ORIGINAL PHOTO TAKEN BY NICK JURADOWITCH, TOWNPLANNER, DIRECTOR OF INGHAM PLANNING
PHOTO TAKEN ON 25 JUNE 2020

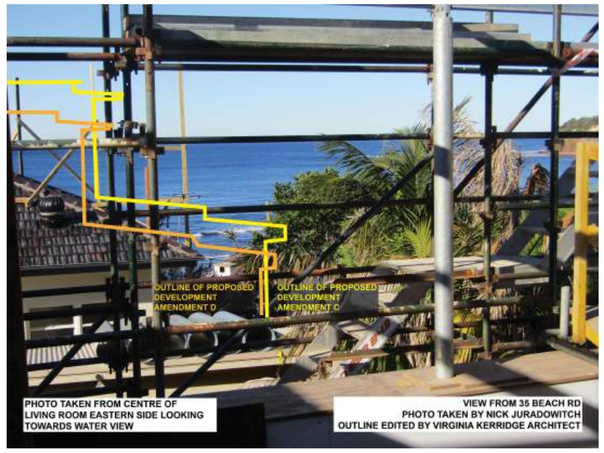


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OUTLINE OF PREVIOUS PROPOSED DEVELOPMENT SHOWN AS A YELLOW LINE - AMENDMENT C
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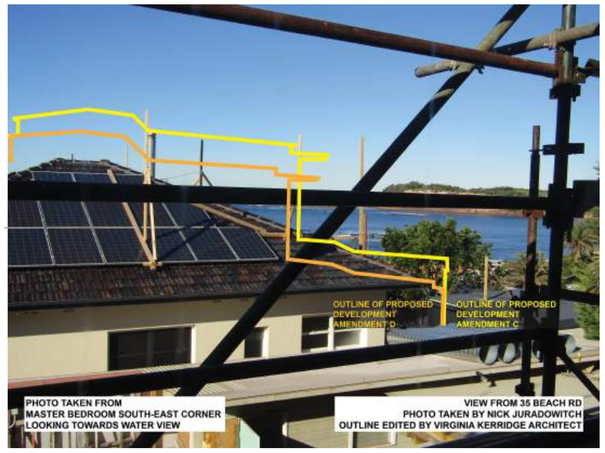


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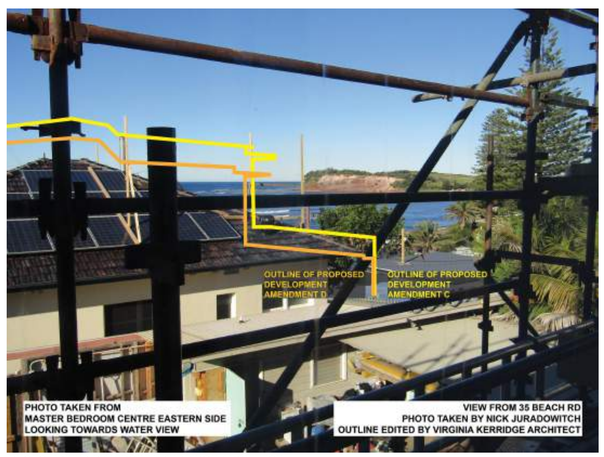


PHOTO EDITED BY VIRGINIA KERRIDGE ARCHITECT.
OUTLINE OF PREVIOUS PROPOSED DEVELOPMENT SHOWN AS A YELLOW LINE - AMENDMENT C
OUTLINE OF CURRENT PROPOSED DEVELOPMENT SHOWN AS AN ORANGE LINE - AMENDMENTS D & E

VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

NOTES:

THIS IS FOR THE PURPOSE OF DEVELOPMENT APPLICATION TO COUNCIL ONLY

REFER TO WRITTEN DIMENSIONS ONLY, DO NOT SCALE FROM DRAWINGS.
REFER TO ARCHITECTS SPECIFICATION AND SCHEDULES IN RELATION TO THESE DRAWINGS.
REFER ALL DISCREPANCIES TO THE ARCHITECT IMEDIATELY BEFORE PROCEEDING.
REFER TO ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL SPECIALIST INFORMATION AND DETAILS.
REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.

amendments:

DATE	REV	DESCRIPTION
30/07/2020	C	DA ISSUE C - ADDITIONAL INFORMATION
22/07/2020	D	DA ISSUE - AMENDMENT D
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT: 41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE: 20/08/2020

REVISION NUMBER: **E**

DRAWING TITLE: VIEW LOSS ANALYSIS FROM 39 BEACH ROAD, COLLAROY

SCALE: N/A

DRAWING NO.: **DA 825**



01 **VIEW FROM RESERVE - EXISTING**



02 **VIEW FROM RESERVE - PROPOSED**

VIRGINIA KERRIDGE ARCHITECT

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info@vk.com.au www.vk.com.au abn 12 083 17 159

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REFER TO ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL SPECIALIST INFORMATION AND DETAILS.
REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.

amendments:

DATE	REV	DESCRIPTION
21/04/2020	B	DA ISSUE - EX. GROUND LEVELS INFORMATION ENHANCED. AS REQUIRED BY COUNCIL.
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
VIEW FROM RESERVE

SCALE:
NTS

DRAWING NO.
DA 840



01 **VIEW FROM FOX PARK - EXISTING**



02 **VIEW FROM FOX PARK - PROPOSED**

VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

NOTES:

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REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.

amendments:

DATE	REV	DESCRIPTION
21/04/2020	B	DA ISSUE - EX. GROUND LEVELS INFORMATION ENHANCED. AS REQUIRED BY COUNCIL.
20/08/2020	E	DA ISSUE - AMENDMENT E

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
20/08/2020

REVISION NUMBER:
E

DRAWING TITLE
VIEW FROM FOX PARK

SCALE:
NTS

DRAWING NO.
DA 850

41 & 43 BEACH ROAD
COLLAROY

LANDSCAPE DOCUMENTATION

DEVELOPMENT APPLICATION

DRAWING REGISTER

Dwg No.	Drawing Title	Scale	Size
General			
LA-DA-00	Cover Page & Drawing Schedule	N/A	A1
LA-DA-01	Landscape Schedules & Notes	N/A	A1
LA-DA-02	Landscape Statement & Precedents	N/A	A1
Plans			
LA-DA-03	Tree Removal Plan	1:100	A1
LA-DA-04	Landscape Plan - Ground Floor	1:100	A1
LA-DA-05	Landscape Plan - Basement	1:100	A1
LA-DA-06	Landscape Plan - Roof	1:100	A1
Sections			
LA-DA-07	Landscape Sections 1	1:50	A1
LA-DA-08	Landscape Sections 2	1:50	A1
Palettes			
LA-DA-09	Planting Palette	N/A	A1

SITE RENDER



LOCATION PLAN



Rev	Amendment	Date	By
A	Draft DA for Co-ordination	12.12.19	KR
B	DA	18.12.19	KR

IMPORTANT NOTES:
Do not scale from drawings
All discrepancies to be brought to the attention of the Project Landscape Architect
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All levels and contours in metres.
Use figured dimensions only.
Verify all dimensions on site before the commencement of any works.
All works shall be carried out in accordance with relevant Australian Standards.
All work shall be carried out in accordance with BCA, BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Project Specifications.
Non-responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd.

CLIENT: Jennifer & Russell Staley
ARCHITECT: Virginia Kerridge Architect
SCALE: N/A @ A1
CHECKED: GD
DRAWN: KR
ISSUED FOR: DA

DWG. TITLE
Cover Page & Drawing Schedule

PROJECT
41 & 43 BEACH ROAD COLLAROY

Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-00

FINISHES SCHEDULE

HARDWORKS		
E1	Edge Type 1	Flush steel edge to all Garden beds
F1	Fence Type 1	Palisade Boundary Fence to Architects Detail
F2	Fence Type 2	1200mm High Palisade Pool Fence
GT1	Gate Type 1	Gate to match F1 to Architects Detail
GT2	Gate Type 2	1200mm High Pool Gate
P1	Paving Type 1	Mixed Stone Crazypaver
P2	Paving Type 2	Crazypave Steppers in Planting
SOFTWORKS		
+	Tree to be Retained and Protected	Refer to Arborist Report
+	Tree to be Removed	Refer to Arborist Report
	New Tree	Refer to Plant Schedule
GB1	Garden Bed Type 1	Garden Bed on Grade
GB2	Garden Bed Type 2	Garden Bed on Slab
LAWN	Turf	Buffalo 'Palmetto'. 300mm min Soil Underlay
GENERALS		
	Site Boundary	Refer to Survey's Drawings
	Awning Over	Refer to Architect's Drawigs
	Building Line	Refer to Architect's Drawings
LEVELS		
+ ex RL 88.00	Existing Level	To be Retained
+ RL 88.00	Reduced Level	Top of Finish Level
+ ToW 88.00	Top of Wall RL	Top of Finish Level
+ ToE 88.00	Top of Edge RL	Top of Finish Level
+ ToS 88.00	Top of Seat RL	Top of Finish Level
+ ToF 88.00	Top of Fence RL	Top of Finish Level

GENERAL NOTES

* FOR DEVELOPMENT APPLICATION ONLY

* All tree dimensions and RLs in metres. All other dimensions in mm unless stated otherwise.

* Do not scale from drawings. Use figured dimensions only. Larger scale drawings and written dimensions take preference.

* All work shall be carried out in accordance with current versions of Australian Standards, BCA and Local Government Regulations.

* Service location on plans are indicative only. *360 Degrees Landscape Architects Pty Ltd* accepts no responsibility for the accuracy of service locations shown or for services not shown. It is the responsibility of the contractor to determine service locations prior to the commencement of work, including contacting *Dial Before You Dig* and performing on site service locations. Locate and protect all services on site and in adjacent public domain. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client or any other party.

*All adjoining property elements including but not limited to buildings, walls, trees and paving to be protected. Damaged elements remain the responsibility of the contractor and shall be rectified at no cost to the client or any other party.

* Existing trees to be retained are to be protected to Council and Project Arborist's requirements. No vehicular traffic, stockpiling or storage of materials within Tree Protection Zones (TPZs).

* No responsibility will be taken by *360 Degrees Landscape Architects Pty Ltd* for any variations in design, construction method, materials specified and general specifications without permission from the Project Landscape Architect.

* This Drawing is copyright to *360 Degrees Landscape Architects Pty Ltd*.

IRRIGATION NOTES

* Irrigation by specialist D&C Irrigation Consultant in accordance with the Performance Specification in the Landscape Technical Specification. Refer to Irrigation Consultant documentation for details and requirements of landscape irrigation system.

* Irrigation is to comply with Council Conditions of Consent and Water Authorities.

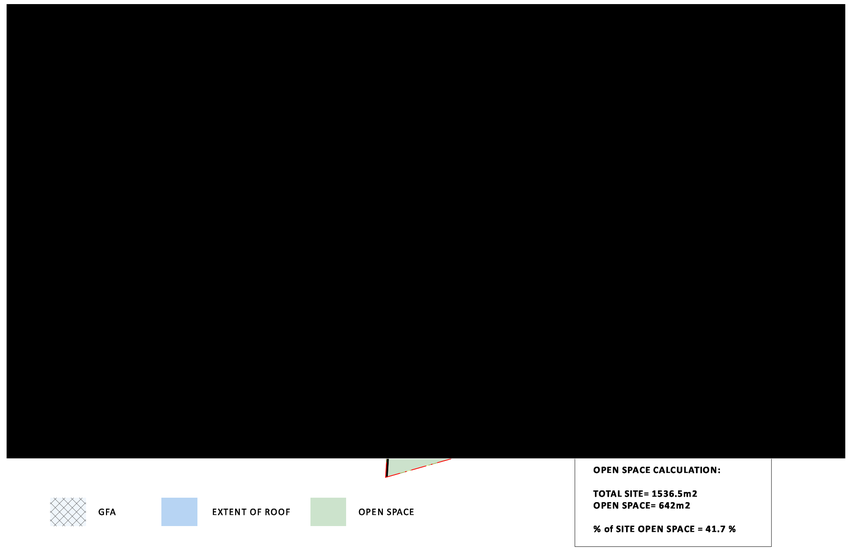
* All turf and garden beds within the site boundary are to be irrigated unless stated otherwise.

* Irrigation must be spaced at min. 200 centres and adjusted according to plant setout to provide adequate irrigation to all plants.

* Drip irrigation is to be fully concealed by 75mm minimum of mulch.

LANDSCAPE DIAGRAMS

LANDSCAPE OPEN SPACE



OPEN SPACE CALCULATION:

TOTAL SITE= 1536.5m2
OPEN SPACE= 642m2

% of SITE OPEN SPACE = 41.7 %

PLANT SCHEDULE

GROUND FLOOR - PLANTING SCHEDULE

Botanical Name	Common Name	Pot Size
TREES & PALMS		
Draceana draco	Dragon Tree	ex ground
*Elaeocarpus eumundii**	Quandong	300L
*Howea forsteiana**	Kentia Palm	ex ground
Robinia pseudoacacia 'Frisia'	Golden Robinia	300L
*Tristaniopsis laurina 'Luscious'**	Luscious Water Gum	300L
*Waterhousea floribunda 'Sweeper'**	Sweeper Weeping Lillypilly	300L
SHRUBS, GRASSES, FERNS & PERENNIALS		
*Acmena 'Sublime'**	Sublime Lillypilly	400mm
Aeonium arboreum	Tree houseleek	200mm
Alpinia nutans	Dwarf Cardamon Ginger	200mm
*Alyxia buxifolia**	Sea Box	200mm
*Banksia ericifolia**	Heathleafed Banksia	200mm
*Casuarina 'Green Wave'**	Green Wave Dwarf SheOak	200mm
*Correa alba**	White Correa	200mm
*Dianella caerulea 'Little Jess'**	Little Jess Flax Lily	200mm
*Dietes robinsoniana**	Lord Howe Wedding Lily	200mm
*Doodia aspera**	Rasp Fern	200mm
Fatsia japonica	Japanense Aralia	200mm
Gardenia ausgusta 'Florida'	Gardenia	300mm
*Leptospermum laevigatum 'Fore Shore'**	Fore Shore Dwarf Tea Tree	200mm
Ligularia tussilaginea	Leopard Plant	200mm
Liriope muscari 'Just Right'	Just Right LillyTurf	200mm
*Lomandra 'Verday'**	Verday Mat Rush	200mm
*Poa labillaradieri 'Eskdale'**	Eskdale Tussok Grass	200mm
Rhaphiolepis 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	300mm
*Telopea speciosissima 'Wirrimbia White'**	White Waratah	200mm
*Westringia fruticosa 'Blue Gem'**	Blue Gem Coastal Rosemary	200mm
*Westringia fruticosa 'Mundi'**	Mundi Coastal Rosemary	200mm
GROUNDCOVERS		
*Carpobrotus glaucescens**	Angular Pig Face	150mm
*Casuarina 'Cousin It'**	Trailing SheOak	150mm
Rosmarinus 'Irene'	Trailing Rosemary	150mm
*Viola hederacea**	Native Violet	150mm
Zoysia tenuifolia	Temple Grass	150mm

* Australian Native / Native cultivar

LEVEL 1 - PLANTING SCHEDULE

Botanical Name	Common Name	Pot Size
SHRUBS & PERENNIALS		
Fatsia japonica	Japanense Aralia	200mm
Rhaphiolepis 'Snow Maiden'	Snow Maiden Indian Hawthorn	300mm
GRASSES, SUCCULENTS & GROUDNCOVERS		
Crassula ovata	Jade	300mm
Crassula undulatum 'Max Cook'	Wavy Jade	300mm
Lampranthus 'Pink Explosion'	Pink Explosion Dewplant	150mm
*Lomandra 'Verday'**	Verday Mat Rush	150mm
Rosmarinus 'Irene'	Trailing Rosemary	150mm
Yucca filamentosa	Adam's Needle	300mm

* Australian Native / Native cultivar

Rev	Amendment	Date	By
A	Draft DA for Co-ordination	12.12.19	KR
B	DA	18.12.19	KR

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All work shall be carried out in accordance with BCA, BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications
All work shall be carried out in accordance with Council and Engineer's Specifications
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications
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CLIENT: Jennifer & Russell Staley
ARCHITECT: Virginia Kerridge Architect
SCALE: N/A @ A1
CHECKED: GD
DRAWN: KR
ISSUED FOR: DA

DWG. TITLE
Landscape Schedules & Notes

PROJECT
41 & 43 BEACH ROAD COLLAROY

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-01

LANDSCAPE STATEMENT

The proposed DA Landscape Drawings for 41 - 43 Beach Road Collaroy have been designed and set out in accordance with;

- The Client's Brief
- The Northern Beaches Council (Warringah DCP Documents)
- Architectural plans by Virginia Kerridge Architects

As part of a collaborative design team, 360 Degrees Landscape Architects propose to support clients requirements, architectural function and character through considered and refined landscape design, while also responding to the Northern Beaches Council (Warringah) Development Control Guidelines and the residences context within the coastal headland and beachfront Reserve of Stanley Florence Twight Reserve.

The proposed landscape increases the sites existing landscape offerings while maintaining deep soil zones for all proposed tree and palms to provide useable and attractive garden spaces for the residents.
The ground level landscape consists of three primary garden zones;
- Entry garden & Kids freeplay area
- Protected central pool garden and outdoor dining space
- Coastal bushland garden with pocketed lawn spaces to address Stanley & Florence Twight Reserve.
Level 1 Roof Gardens will provide screening and privacy planting along the sites Northern boundary, while the green roof to the Southern wing will provide a green outlook for the Western neighbours will maintaining view lines.

The gardens will consist of primarily native plantings complemented with hardy exotic species suitable to the sites frontline coastal position.
Native Tree and Palm plantings will frame views lines and settle the building within the natural bushland reserve landscape.

LANDSCAPE PRECEDENTS

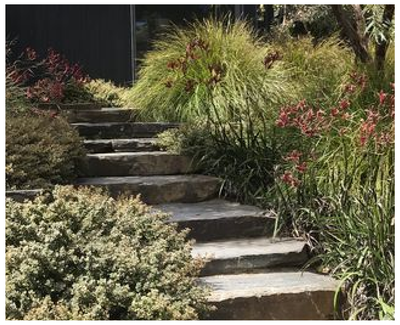
Landscape Character



Protected Central Garden with Pool, Spa & Entertaining Area



Pocketed Lawn spaces ensconced in garden



Connection to beach & surrounding coastal landscape character

Planting Character



Native Coastal planting palette which extends the surrounding reserve and coastal landscape



Intergration of hardy low water succulents suitable for coastal landscapes



Feature plants to compliment Architecture

Materiality



Granite pool tiling with flush wet edge coping



Entry pathway - Mixed stone crazy pave



Decking & Crushed granite informal pathways

Rev	Amendment	Date	By
A	Draft DA for Co-ordination	12.12.19	KR
B	DA	18.12.19	KR

IMPORTANT NOTES:
All dimensions to be verified on site before the commencement of any works.
All discrepancies to be brought to the attention of the Project Landscape Architect.
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All level dimensions and RLs in metres.
Do not scale drawings.
Verify all dimensions on site before the commencement of any works.
Contractors shall locate and protect all services prior to construction.
All work shall be carried out in accordance with SDA, BCA and Local Government Regulations.
All Soft Landscape Details shall be subject to Architects Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Specification Notes.
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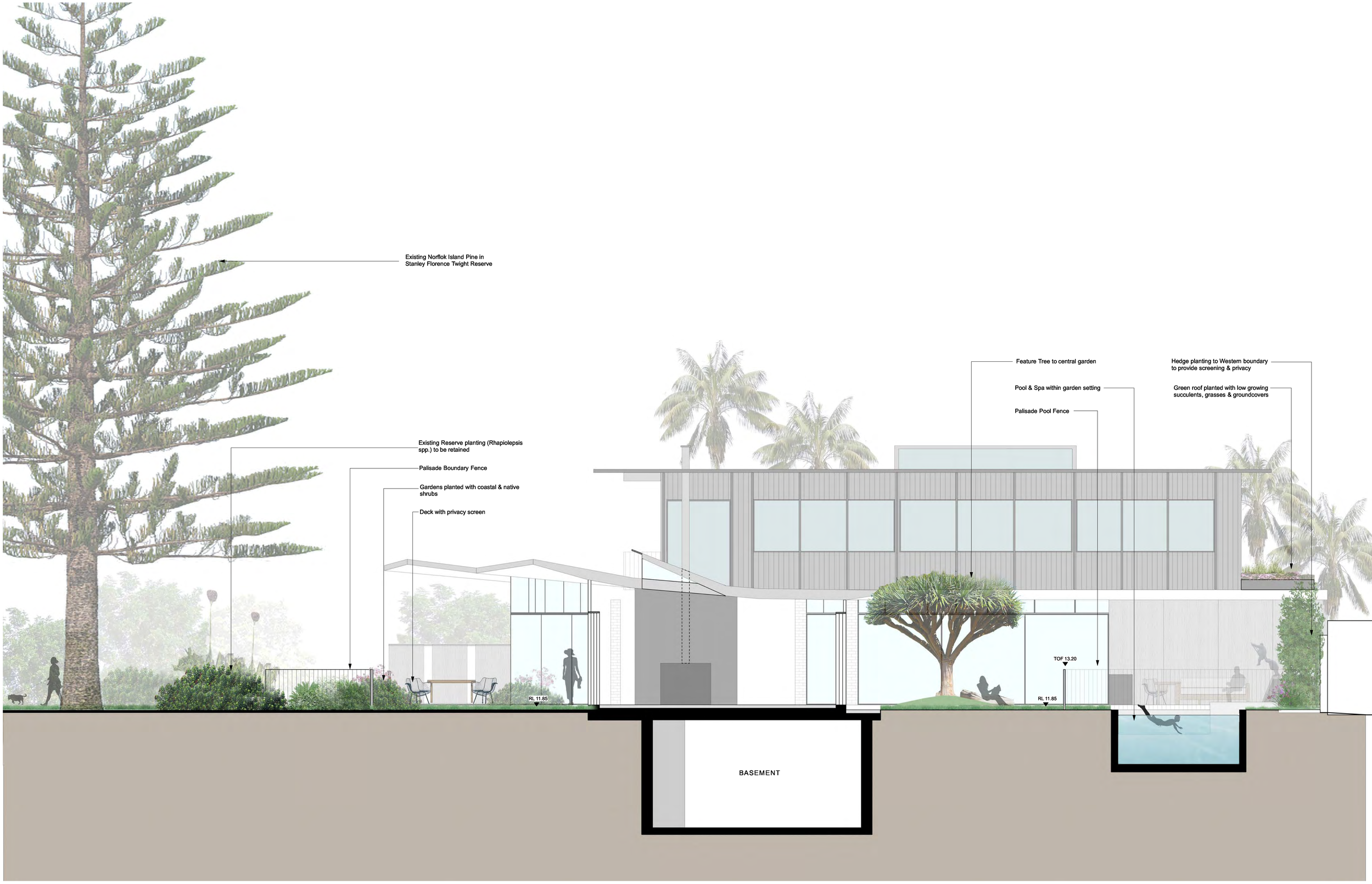
CLIENT: Jennifer & Russell Staley
CHECKED: GD
ARCHITECT: Virginia Kerridge Architect
DRAWN: KR
SCALE: N/A @ A1
ISSUED FOR: DA

DWG. TITLE
Landscape Statement & Precedent Images

PROJECT
41 & 43 BEACH ROAD COLLAROY

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-02



Rev	Amendment	Date	By
A	Draft DA for Co-ordination	12.12.19	KR
B	DA	18.12.19	KR

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The Landscape Architect is to be notified of any discrepancies.
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Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and the relevant Specifications.
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CLIENT
Jennifer & Russell Staley

ARCHITECT
Virginia Kerridge Architect

SCALE
1:50 @ A1

CHECKED
GD

DRAWN
KR

ISSUED FOR
DA

DWG. TITLE
Landscape Section 1

PROJECT
41 & 43 BEACH ROAD COLLAROY

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-07

GROUND FLOOR PLANTING PALETTE

TREES & PALMS



Draceana draco
Dragon Tree



Howea forsteriana
Kentia Palm



Robinia pseudoacacia 'Frisia'
Golden Robinia



Tristaniopsis laurina 'Luscious'
Luscious Water Gum



Waterhousea floribunda 'Sweeper'
Sweeper Waterhousea



Elaeocarpus eumundii
Quandong

GRASSES, SUCCLENTS, FERNS & GROUNDCOVERS



Carpobrotus glaucescens
Angular Pig Face



Casuarina 'Cousin It'
Trailing SheOak



Rosmarinus 'Irene'
Trailing Rosemary



Viola hederacea
Native Violet



Zoysia tenuifolia
Velvet Grass



Aeonium arboreum
Tree Houseleek



Liriope muscari 'Just Right'
Just Right Lily Turf



Poa labillardieri 'Eskdale'
Eskdale Tussock Grass



Dianella 'Little Jess'
Little Jess Flax Lily



Dietes robinsoniana
Lord Howe Wedding Lily



Doodia aspera
Rasp Fern



Lomandra 'Verday'
Verday Mat Rush

SHRUBS & PERENNIALS



Acmena smithii 'Sublime'
Sublime Lilly Pilly



Alyxia buxifolia
Sea Box



Alpinia nutans
Dwarf Cardamon Ginger



Banksia ericifolia
Heathleafed Banksia



Casuarina 'Green Wave'
Green Wave Dwarf SheOak



Correa alba
White Correa



Fatsia japonica
Aralia



Gardenia augusta 'Florida'
Fragrant Gardenia



Leptospermum laevigatum 'Foreshore'
Fore Shore Dwarf Coastal Tea Tree



Ligularia tussilaginea
Leopard Plant



Rhaphiolepis indica 'Oriental Pearl'
Oriental Pearl



Telopea 'Wirrimbia White'
White Waratah



Westringia fruticosa 'Blue Gem'
Coastal Rosemary Blue Gem



Westringia fruticosa 'Mundi'
Coastal Rosemary Mundi

LEVEL 1 PLANTING PALETTE

SCREENING SHRUBS



Rhapiolepsis 'Snow Maiden'
Snow Maiden Indian Hawthorn



Fatsia japonica
Aralia

GRASSES, SUCCULENTS & GROUNDCOVERS



Crassula ovata
Jade



Crassula undulatum ' Max Cook'
Wavy Jade



Lomandra 'Verday'
Verday Mat Rush



Lampranthus 'Pink Explosion'
Pink Explosion Dewplant



Rosmarinus 'Irene'
Trailing Rosemary



Yucca filamentosa
Adam's Needle

Rev	Amendment	Date	By
A	Draft DA for Co-ordination	12.12.19	KR
B	DA	18.12.19	KR

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Levels and contours are in metres.
Use figured dimensions only.
Verify all dimensions on site before the commencement of any works.
Contractor shall keep one set of approved drawings on site at all times.
All work shall be carried out in accordance with BCA and Australian Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
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CLIENT
Jennifer & Russell Staley

ARCHITECT
Virginia Kerridge Architect

SCALE
N/A @ A1

CHECKED
GD

DRAWN
KR

ISSUED FOR
DA

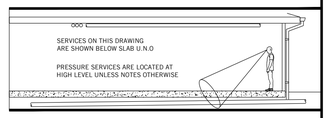
DWG. TITLE
Planting Palette

PROJECT
41 & 43 BEACH ROAD COLLAROY

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-09

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PARTRIDGE

NEW RESIDENCE
AT
41 & 43 BEACH ROAD
COLLAROY
FOR
RUSSELL STALEY
JENNIFER STALEY

LEGEND

PIPEWORK

RW	RAINWATER DRAINAGE
RW	RAINWATER CHARGED
STW	STORMWATER DRAINAGE
STWRM	STORMWATER RISING MAIN
SS	SUBSOIL DRAINAGE
B B	BARRIER FENCE
e e e	EXISTING PIPE
e x e x	EXISTING PIPE MADE REDUNDANT
	SEDIMENT FENCE LINE
	PROPERTY BOUNDARY
	SWALE
	DROPPER
	RISER
TB TB	TURBIDITY BARRIER
FALL	DIRECTION OF FALL OR FLOW
	DOWN PIPE
PBO	PLANTER BOX OUTLET
RWO/BO	RAIN WATER OUTLET / BALCONY OUTLET
SWP	STORMWATER PIT (GRATE)
SWP	STORMWATER PIT (RWO IN BASE)
	SEALED PIT COVER
	GULLY PIT
	REFLUX VALVE
	PIPE CONNECTION POINT
	PIPE PENETRATING
	PIPE NOT PENETRATING
	PUMP
	OVERLAND FLOW PATH
CO	CLEAR OUT
TD	TUNDISH
TG	TRENCH GRATE
	DOWNPIPE SPREADER

MISCELLANEOUS

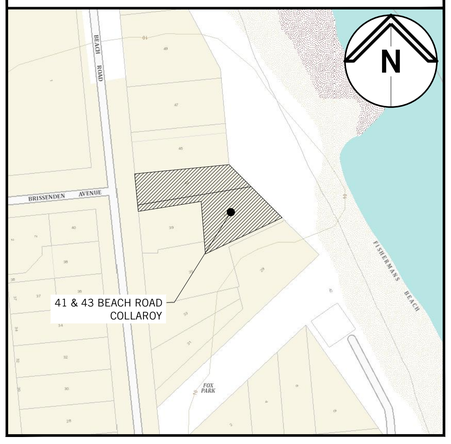
-- / --	SERVICE / SERVICE NUMBER PIPE SIZE
DWG	FOR CONTINUATION REFER DRG No
1 / DWG	FOR SECTION VIEW REFER TO DRAWING

AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
BG	BOX GUTTER
DP	DOWNPIPE
e	EXISTING
FFL	FINISHED FLOOR LEVEL
GIP	GRATED INLET PIT
HED	HIGH EARLY DISCHARGE
HFB	HIGH FLOW BYPASS
HL	HIGH LEVEL IN CEILING
HP	HIGH POINT
IL	INVERT LEVEL
INT	INTERNAL
KIP	KERB INLET PIT
O/F	OVERFLOW
OSD	ON SITE DETENTION
RHS	RECTANGULAR HOLLOW SECTION
RL	RELATIVE LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
SRL	SLAB RELATIVE LEVEL
SRZ	STRUCTURAL ROOT ZONE
TBA	TO BE ADVISED
TKL	TOP KERB LEVEL
TRZ	TREE ROOT ZONE
TWL	TOP WATER LEVEL
UNO	UNLESS NOTED OTHERWISE

DRAWING LIST

DRAWING No.	TITLE
SWDA 1.1	COVERSHEET AND DRAWING LEGEND
SWDA 1.2	GROUND FLOOR LAYOUT
SWDA 1.3	BASEMENT FLOOR LAYOUT
SWDA 1.4	DETAILS SHEET
SWDA 1.5	EROSION & SEDIMENT CONTROL PLAN AND DETAILS

LOCALITY PLAN



NOTES

1) ALL DRAINAGE WORKS ARE TO BE IN ACCORDANCE WITH AS/NZS 3500 - STORMWATER DRAINAGE, WARRINGAH COUNCIL DEVELOPMENT CONTROL PLAN FOR ON-SITE STORMWATER MANAGEMENT AND THE LATEST BASIX CERTIFICATE.

2) SITE AREA = 1536m²

3) DUE TO THE PRESENCE OF A SILTY CLAY LAYER INVESTIGATED BY TAYLOR GEOTECHNICAL ENGINEERING REPORT DATED ON 15/06/2019, IT IS CONCLUDED THAT A STORMWATER ABSORPTION TRENCH IS NOT SUITABLE FOR THE DEVELOPMENT. A STORMWATER DISPERSAL TRENCH AND LEVEL SPREADER IS PROPOSED DOWNSTREAM OF THE DEVELOPMENT IN LIEU OF A STORMWATER ABSORPTION TRENCH IN ACCORDANCE WITH COUNCIL PRE-DA MEETING MINUTES ADVICE NUMBER PLM2019/0024 - DATED ON 26/02/2019.

4) A SILT TRAP PIT IS TO BE INCORPORATED WITHIN THE DOWNSTREAM END OF THE EXISTING STORMWATER SYSTEM SERVING THE SITE IN ACCORDANCE WITH WARRINGAH COUNCIL REQUIREMENTS. THIS IS TO BE REGULARLY MAINTAINED AND CLEARED OF ALL DEBRIS.

5) IN ACCORDANCE WITH THE BASIX CERTIFICATE A RAINWATER TANK WITH A MIN CAPACITY OF 6000L IS PROPOSED. THIS IS TO COLLECT A MINIMUM ROOF AREA OF 370m².

Rev.	Issue / Amendment	By	App.	Date
P2	ISSUED FOR DA	DH	GB	17.12.19
P1	95% PRELIMINARY ISSUE	DH	GB	16.12.19

PARTRIDGE

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03/59 GREAT BUCKINGHAM STREET, REDFERN
TEL: 02 3699 8527 EMAIL: info@vk.com.au

Project
NEW RESIDENCE
41 & 43 BEACH ROAD
COLLAROY

Title
STORMWATER DRAINAGE SERVICES
COVERSHEET AND DRAWING LEGEND

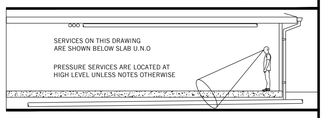
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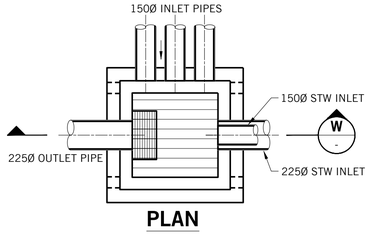
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Electronic Code	Signature Date	Designed
-		D.H
Scale at A1	Date	Drawn
N/A	DECEMBER 2019	S.P
Job No.	Drawing No.	Revision
2019H0087	SWDA 1.1	P2

PRELIMINARY - NOT FOR CONSTRUCTION

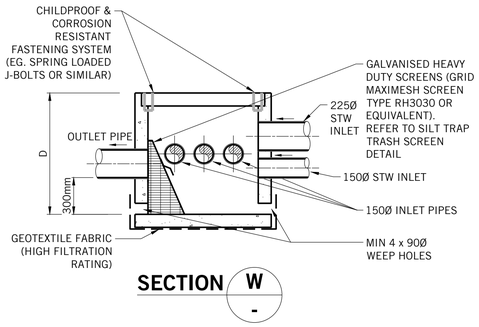
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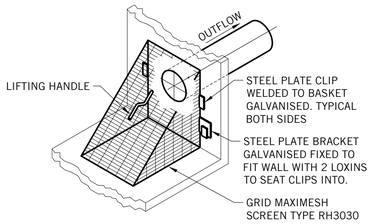


PLAN

MAINTENANCE ACTION	FREQUENCY	RESPONSIBILITY	PROCEDURE
SILT TRAP PIT	MONTHLY AND AFTER HEAVY RAINFALL EVENTS	PROPERTY OWNER	OPEN GRATE AND REMOVE TRASH OR LEAF LITTER THAT HAS BEEN CAPTURED BY THE TRASH SCREEN. REMOVE ALL SILT IN SUMP AND DISPOSE IN GARDEN WASTE BIN. REMOVE ANY BLOCKAGES OVER WEEP HOLES IN BASE. ENSURE TRASH SCREEN IS SECURELY FIXED AND REPLACE GRATE CORRECTLY.



SECTION W -



SILT TRAP TRASH SCREEN DETAIL

N.T.S.

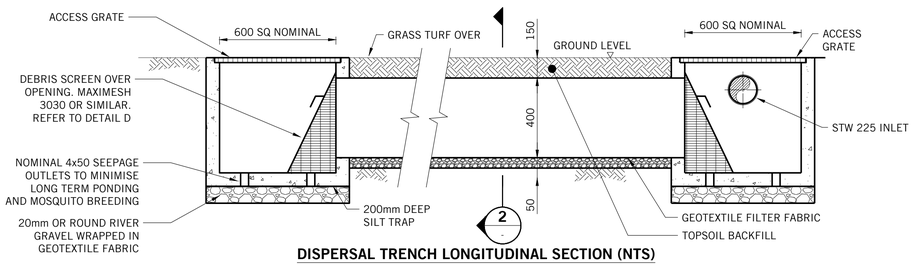
NOTES
1) PIT DIMENSIONS:
600 x 600 FOR < D ≤ 0.9
600 x 900 FOR 0.9 < D ≤ 1.2
900 x 900 FOR 1.2 < D (AS SHOWN ON PLAN)

2) PITS TO BE CONSTRUCTED FROM - CAST IN-SITU CONCRETE, PRECAST CONCRETE OF DOUBLE BRICK.

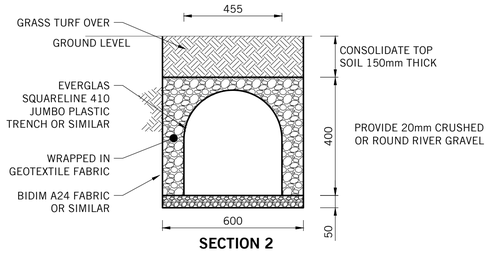
3) A SIGN SHALL BE CONSTRUCTED ADJACENT TO THE PIT STATING: "THIS SEDIMENT / SILT ARRESTOR PIT SHALL BE REGULARLY INSPECTED AND CLEANED".

SILT TRAP PIT

N.T.S



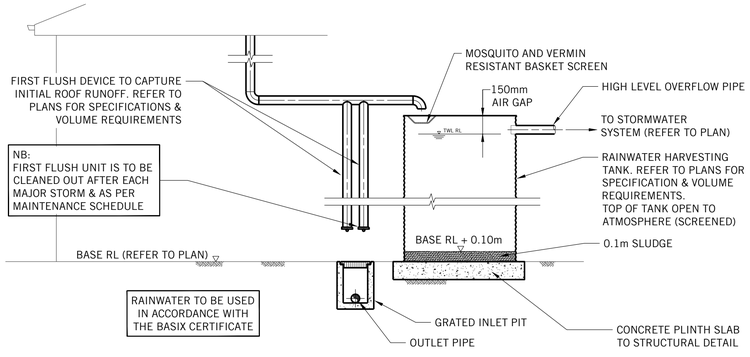
DISPERSAL TRENCH LONGITUDINAL SECTION (NTS)



SECTION 2

TYPICAL STORMWATER DISPERSAL TRENCH

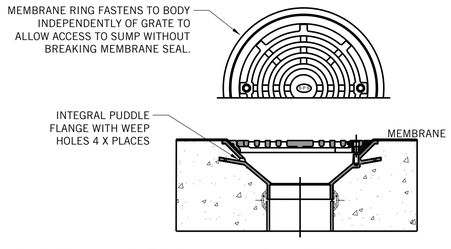
N.T.S



TYPICAL ABOVE GROUND RAINWATER STORAGE TANK

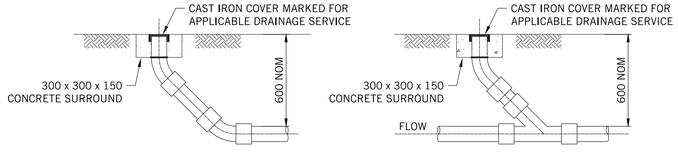
N.T.S

SPECIFICATION CODES:
TIA100F2 (CI BODY, ALUMINIUM FLAT GRATE & MEMBRANE RING)



SPS TRUFLO 100mm RWO WITH FLAT GRATE & MEMBRANE CLAMP

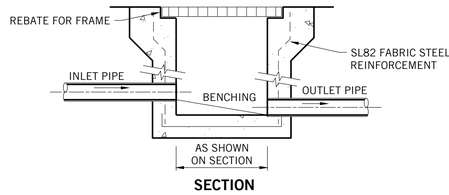
N.T.S
(SPS REF 1.03)



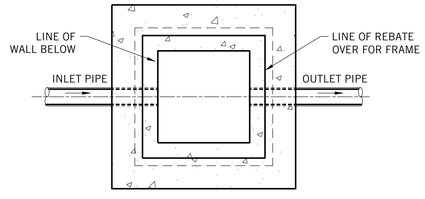
PROVIDE CLEAR OUTS INSTALLED IN ACCORDANCE WITH A.S. 3500 AT LOCATIONS WHERE NOTED C.O. ON PLAN

TYPICAL DRAINAGE CLEAR OUT (INSPECTION OPENING)

N.T.S



SECTION



PLAN WITHOUT GRATE

TYPICAL GRATED INLET PIT

N.T.S

Rev.	Issue / Amendment	By	App.	Date
P2	ISSUED FOR DA	DH	GB	17.12.19
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TEL: 02 3699 8527 EMAIL: info@vk.com.au

Project
NEW RESIDENCE
41 & 43 BEACH ROAD
COLLAROY

Title
STORMWATER DRAINAGE SERVICES DETAILS SHEET

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Electronic Code	Signature Date	Designed
-		D.H
Scale at A1	Date	Drawn
AS SHOWN	DECEMBER 2019	S.P
Job No.	Drawing No.	Revision
2019H0087	SWDA 1.4	P2

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