



LONG REEF GOLF CLUB - COLLAROY

DA PACKAGE

ANZAC AVENUE, COLLAROY, NSW, 2097



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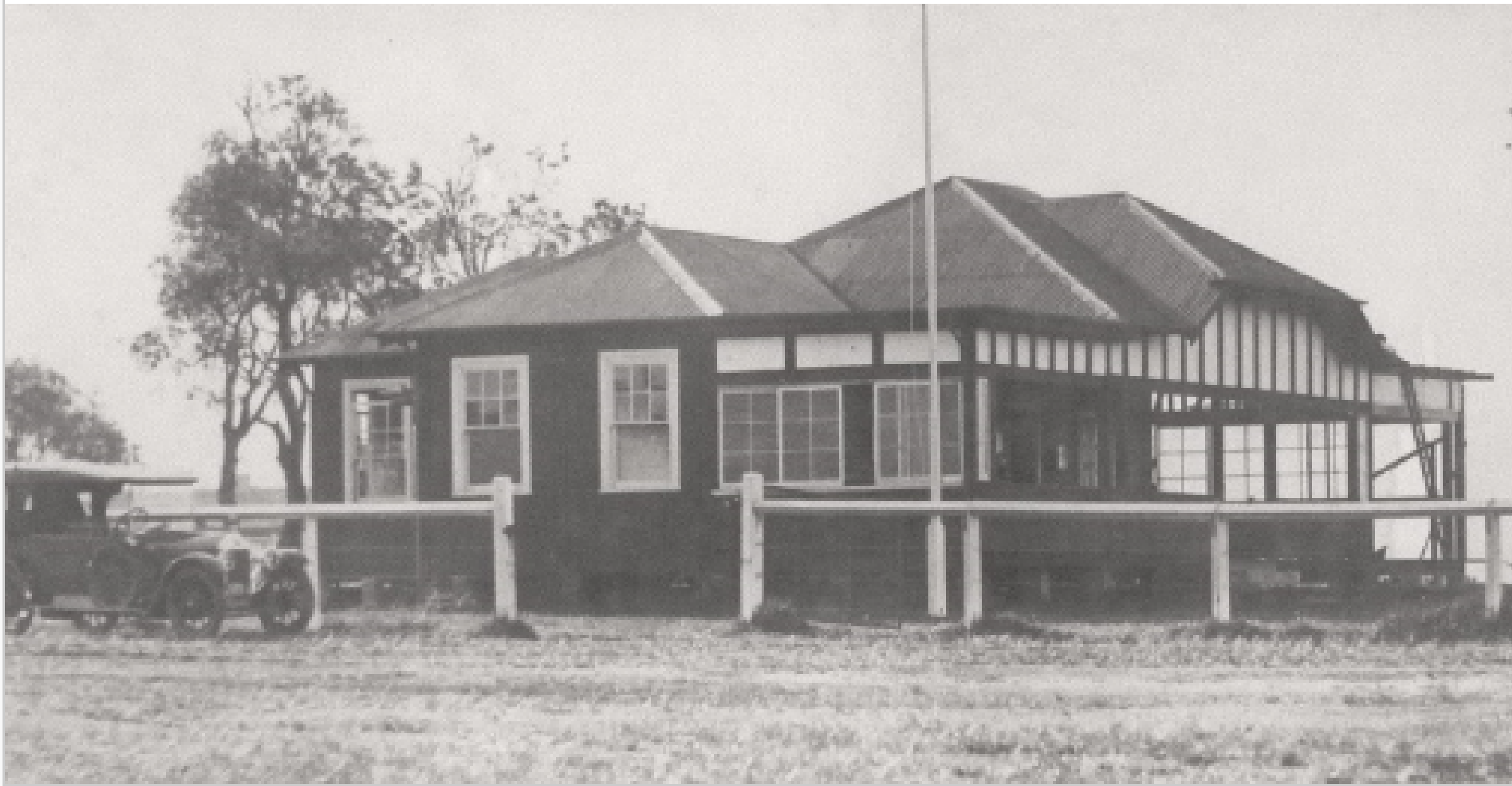
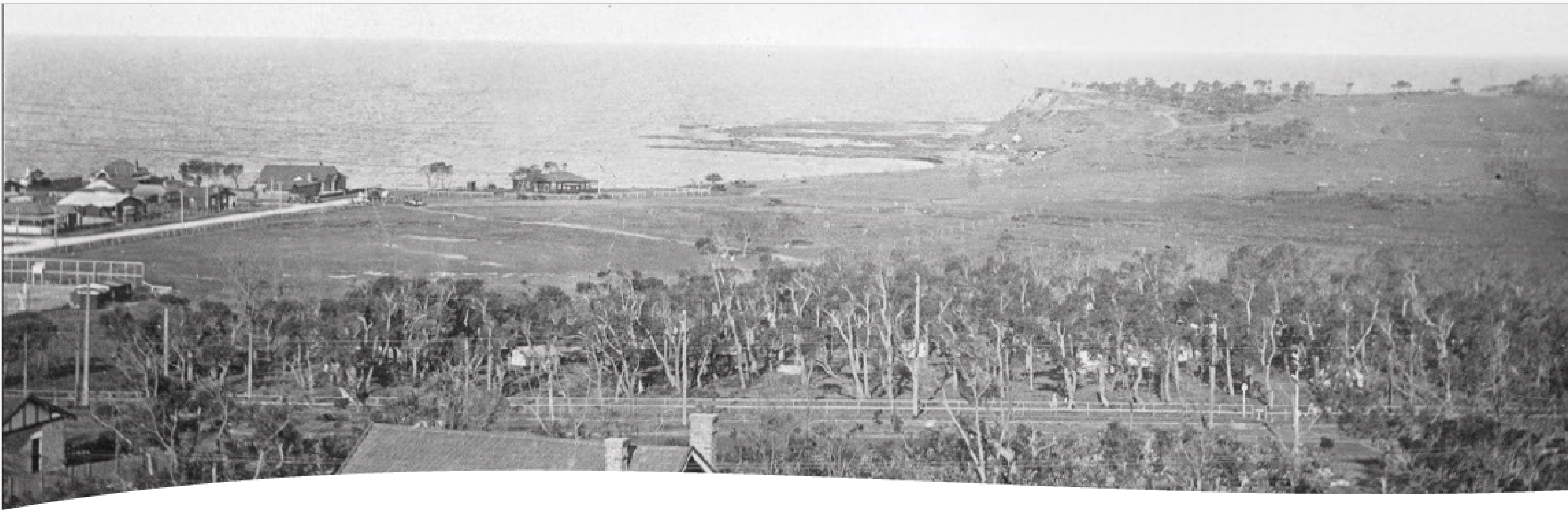
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HISTORIC CONTEXT



Long Reef Golf Club

- Established in 1921
- Major lessee within Griffith Park
- For Members and the Community
- Northern Beaches landmark
- Over 125,000 visitors annually
- Continued investment back into the facilities and Griffith Park

no.	date	issue / revision	by
PS	25.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	13.02.2025	PROGRESS FOR REVIEW	

project	drawing no.	issue
2023-305	DA02	P3
scale 0 A1	designed	checked
1 : 1	MD	BVI

SITE ANALYSIS

01

SITE LOCALITY PLAN



SURROUNDING CONTEXT

- 1 Long Reef Golf Course
- 2 Griffith Dog Park
- 3 Griffith Park Playground
- 4 Pro Shop
- 5 General Shops and retail
- 6 Warringah Retirement village
- 7 Elizabeth Jenkins Age Care
- 8 The Collaroy Centre
- 9 The Collaroy
- 10 Collaroy Surf Club
- 11 Collaroy Beach Playground
- 12 Sargood on Collaroy
- 13 Long Reef Surf Club
- 14 Dee Why Lagoon
- 15 Residential Zone
- 16 Bicentennial Coastal Walk
- 17 Collaroy Basin
- 18 Fishermans Beach
- 19 Long Reef Beach

★ Site



PS	23.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	15.01.2025	PROGRESS FOR REVIEW	MD
PS	05.11.2024	PRELIMINARY ISSUE	BBR
PS	04.11.2024	PRELIMINARY ISSUE	MD
MD	DATE	ISSUE / revision	BY

project	2023-305	drawing no.	DA04	issue	P5
scale @ A1	1 : 2	designed	BBR	checked	BVI

AERIAL PHOTOGRAPH



LONG REEF:

Long Reef is a perfect stretch of white sand located on the Northern Beaches, approximately 21 kilometres from Sydney's CBD. There are many submerged shipwrecks off Long Reef Aquatic Reserve. In the 1970s and 80s, many vessels were purposely sunk off Long Reef Aquatic Reserve to create artificial reefs, including the Manly ferries Dee Why and Bellubera.

The offshore reef in the north (the Long Reef Bombora) starts to break at one metre or so and in a big south swell can produce a beautiful wave up to five metres. Reliable sandbanks shape beach breaks that are great for beginners and intermediate surfers. On weekdays there's every chance of getting a quality wave to yourself. At the north end there is Long Reef Headland, a protected aquatic reserve, and a golf course.

A walk to the top of the headland can often be rewarded by views of migrating whales. North Long Reef is also a favourite for windsurfing and kite surfing or hang gliding.



- - PEDESTRIAN PATH
- - BIKE PATH
- - VEHICLE PATH
- - SUN PATH

PS	23.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	15.01.2025	PROGRESS FOR REVIEW	
PS	05.11.2024	PRELIMINARY ISSUE	BBR
PS	04.11.2024	PRELIMINARY ISSUE	MD
MD	DATE	ISSUE / revision	BY

project	drawing no.	issue
2023-305	DA05	P5
scale @ A1	designed	checked
	BBR	Checker

CONTEXT PLAN AND SURVEY



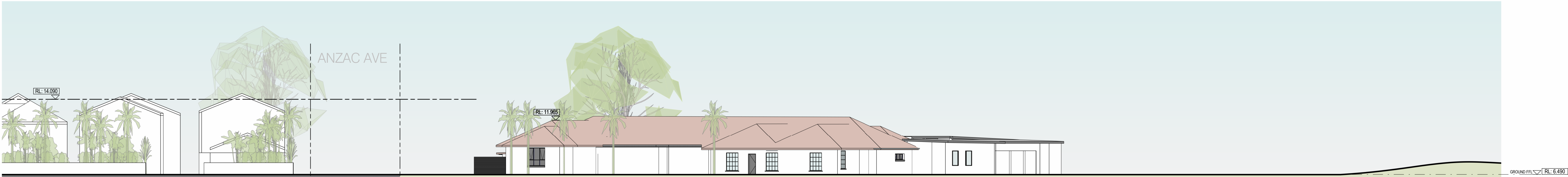
- ● ● ● ● - PEDESTRIAN PATH
- ● ● ● ● - BIKE PATH
- ◁ - SITE VIEW



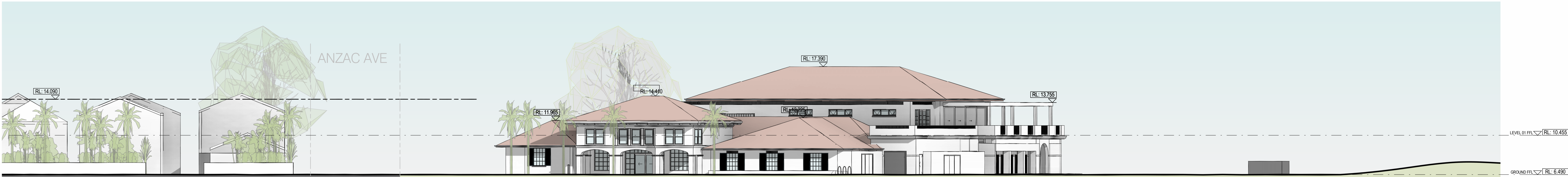
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PS	05.11.2025	PRELIMINARY ISSUE	BBR
MD	date	ISSUE / revision	by

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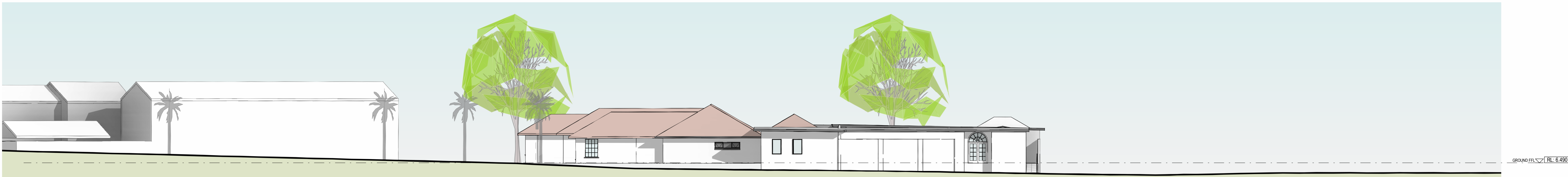
STREETSCAPE ELEVATIONS



STREETSCAPE-EXISTING SEAVIEW PARADE 1 : 200



STREETSCAPE-PROPOSED SEAVIEW PARADE 1 : 200



STREETSCAPE-EXISTING GOLF COURSE 1 : 200

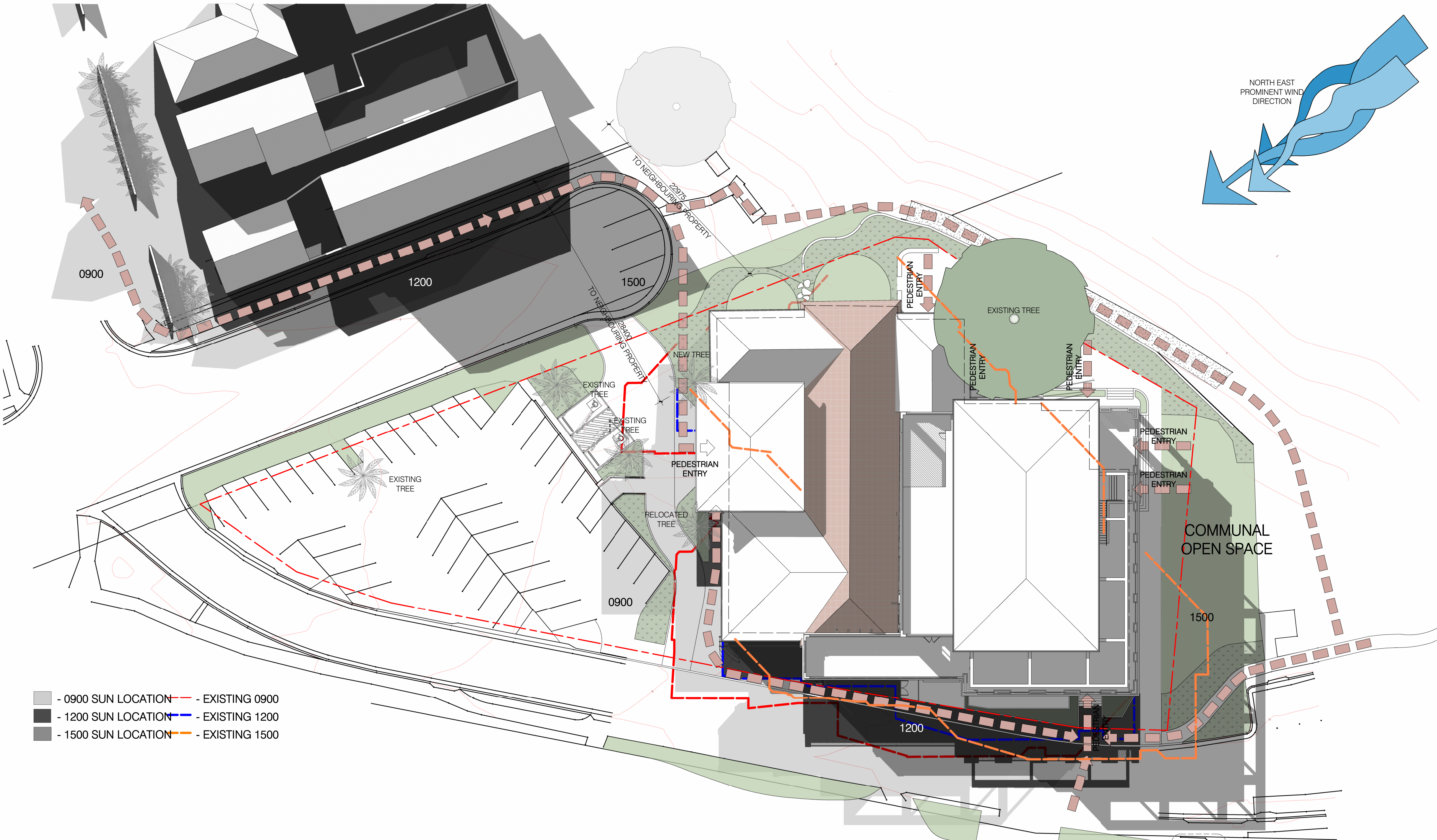


STREETSCAPE-PROPOSED GOLF COURSE 1 : 200

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PS	19.02.2025	PRELIMINARY ISSUE	BBR
PS	13.02.2025	PROGRESSIVE FOR REVIEW	
no.	date	ISSUE / revision	by

project	drawing no.	issue
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1 : 200	BBR	BVI

ANALYSIS

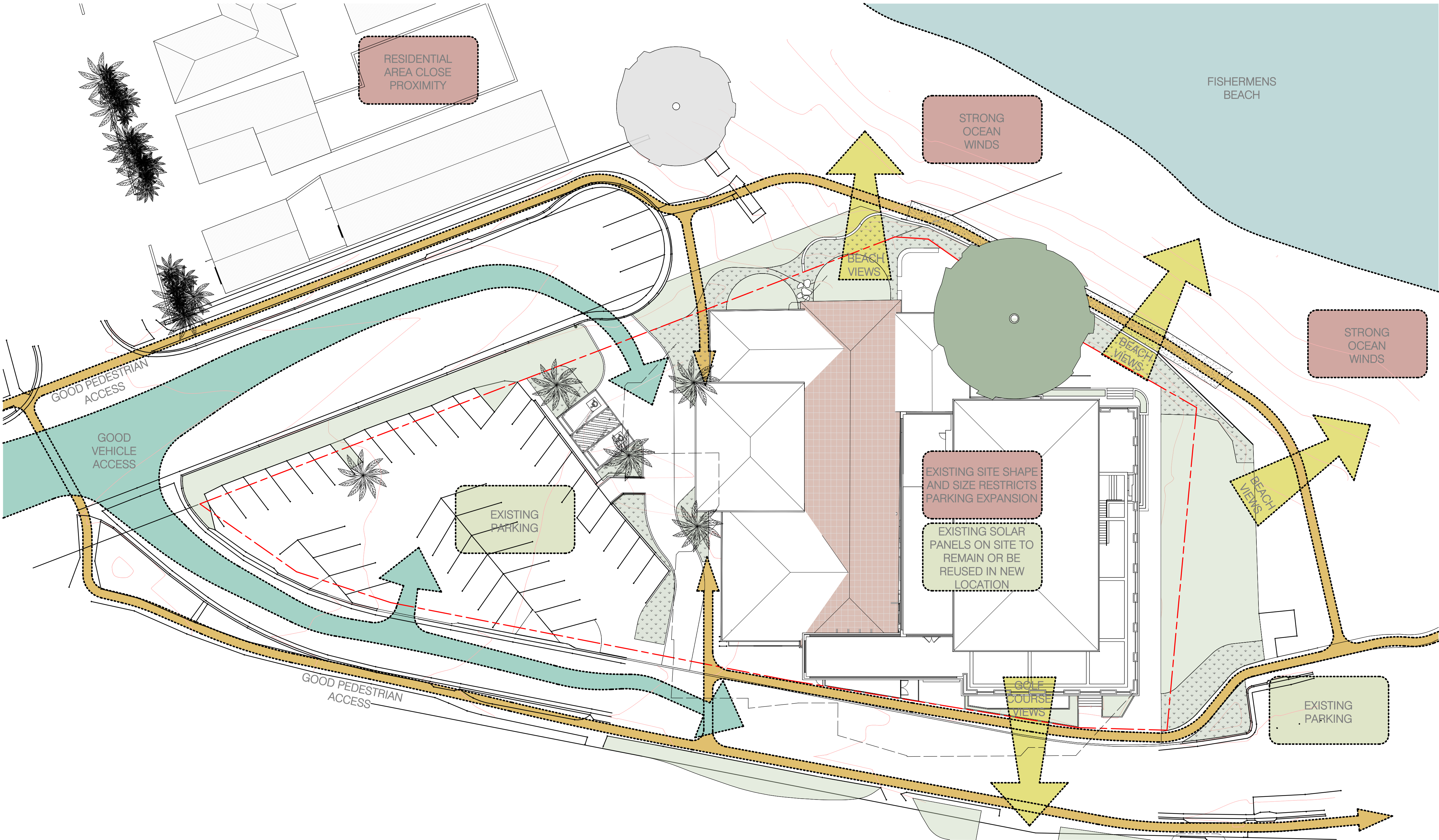


- 0900 SUN LOCATION - EXISTING 0900
- 1200 SUN LOCATION - EXISTING 1200
- 1500 SUN LOCATION - EXISTING 1500

no.	date	issue / revision	by
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PS	20.02.2025	DA ISSUE	MD
PS	13.02.2025	PROGRESS FOR REVIEW	MD

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OPPORTUNITIES AND CONSTRAINTS

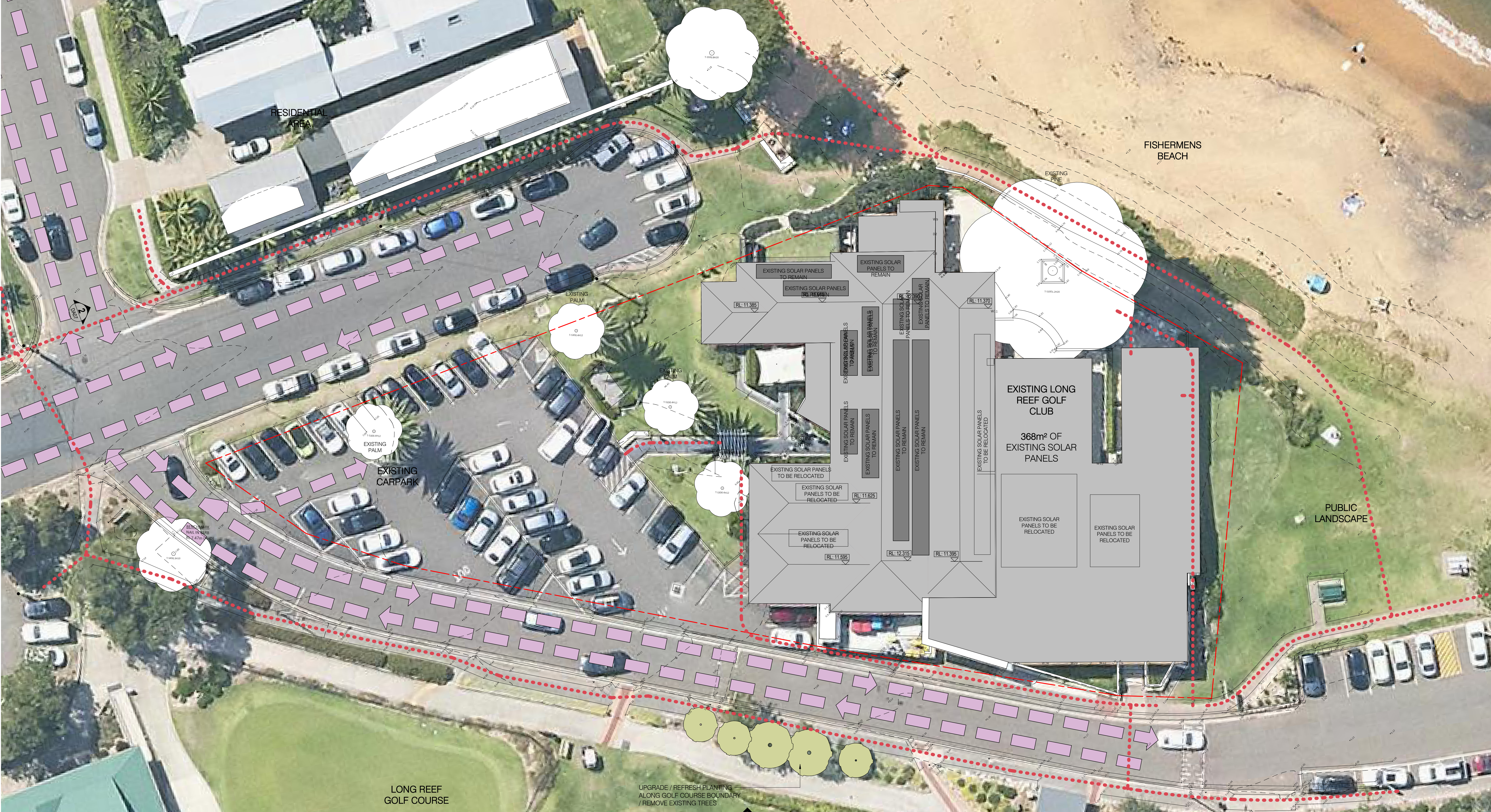


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PS	28.02.2025	DA ISSUE	MD
PS	17.02.2025	PRELIMINARY ISSUE	BBR

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ARCHITECTURAL DRAWINGS

03



EXISTING SITE PLAN 1 : 200



EXISTING PHOTOS

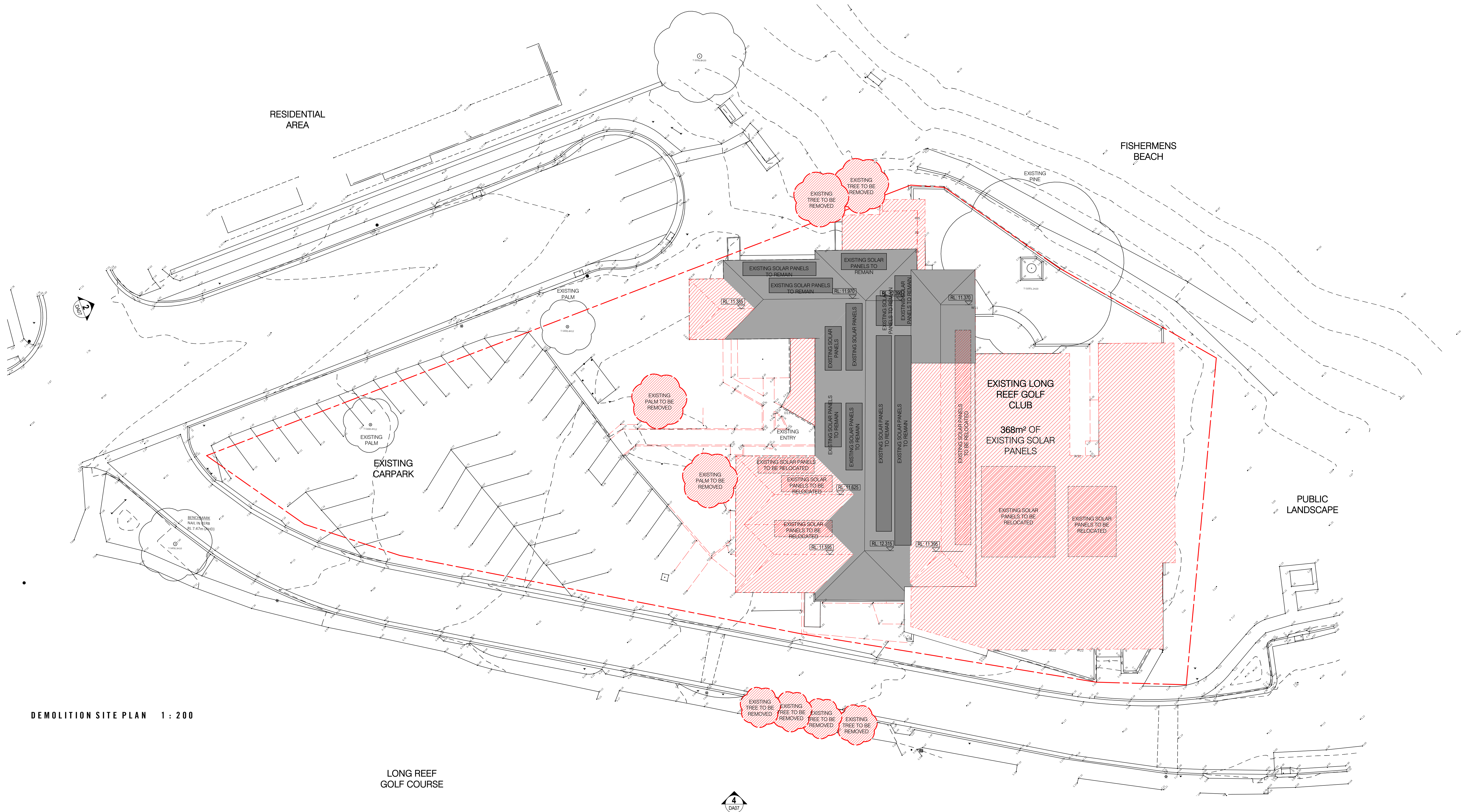
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PS	05.11.2024	PRELIMINARY ISSUE	MD
PS	03.12.2024	PRELIMINARY ISSUE	MD

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SITE PLAN - EXISTING
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project	2023-305	drawing no.	DA09	issue	P5
scale	0 A1	designed	MD	checked	BVI
As indicated					



DEMOLITION SITE PLAN 1 : 200



EXISTING PHOTOS

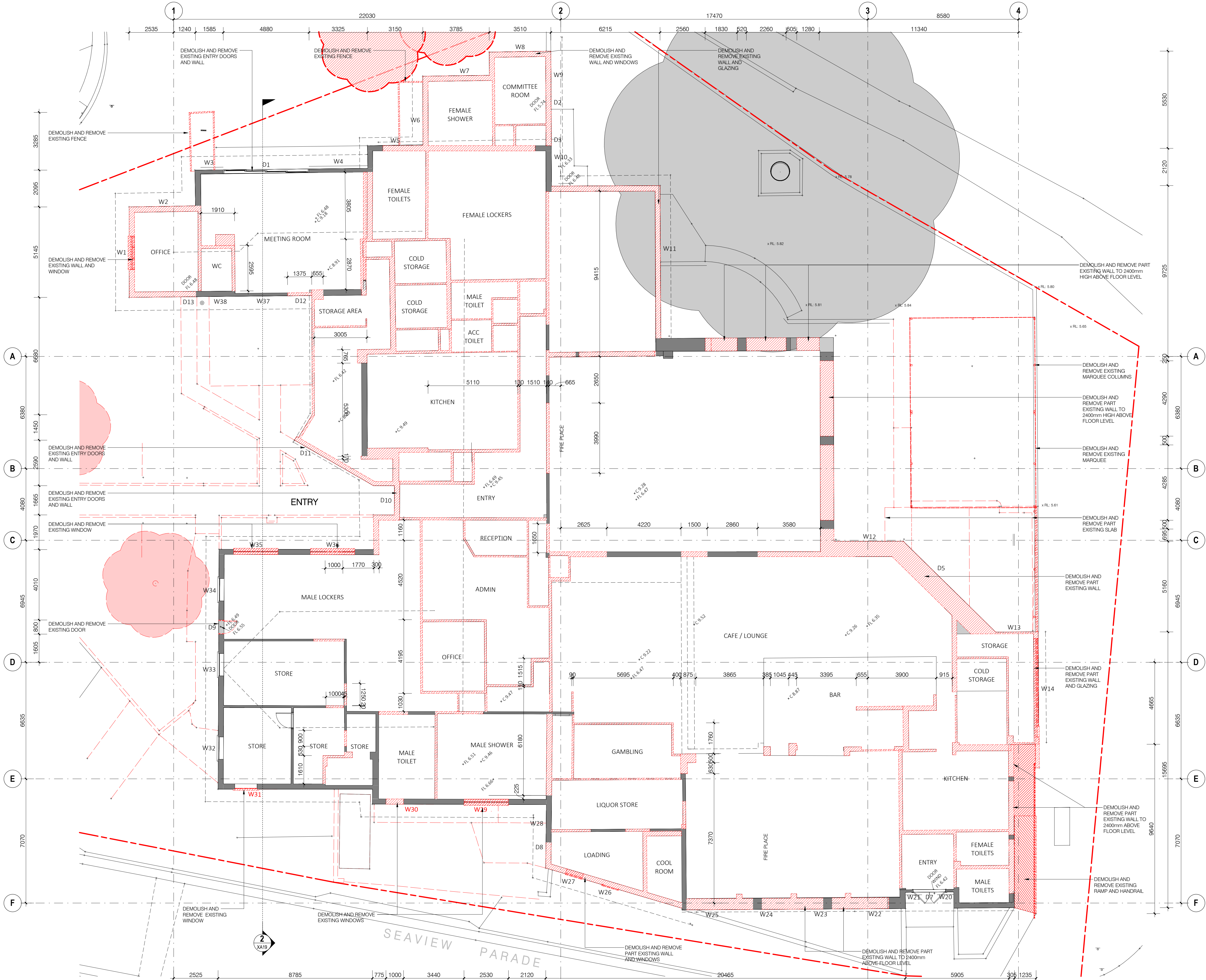
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PS	21.02.2025	PRELIMINARY ISSUE	BBR

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SITE PLAN - DEMOLITION
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As indicated					



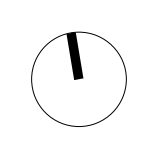
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P11	20.02.25	DA ISSUE	MD
P10	20.02.2020	DA ISSUE	MD
P9	31.01.2020	PRELIMINARY ISSUE	BBR
P8	05.11.2024	PRELIMINARY ISSUE	BBR
P7	04.12.2024	PRELIMINARY ISSUE	MD
no.	date	ISSUE / revision	by

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GROUND FLOOR - DEMOLITION PLAN
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project
2023-305

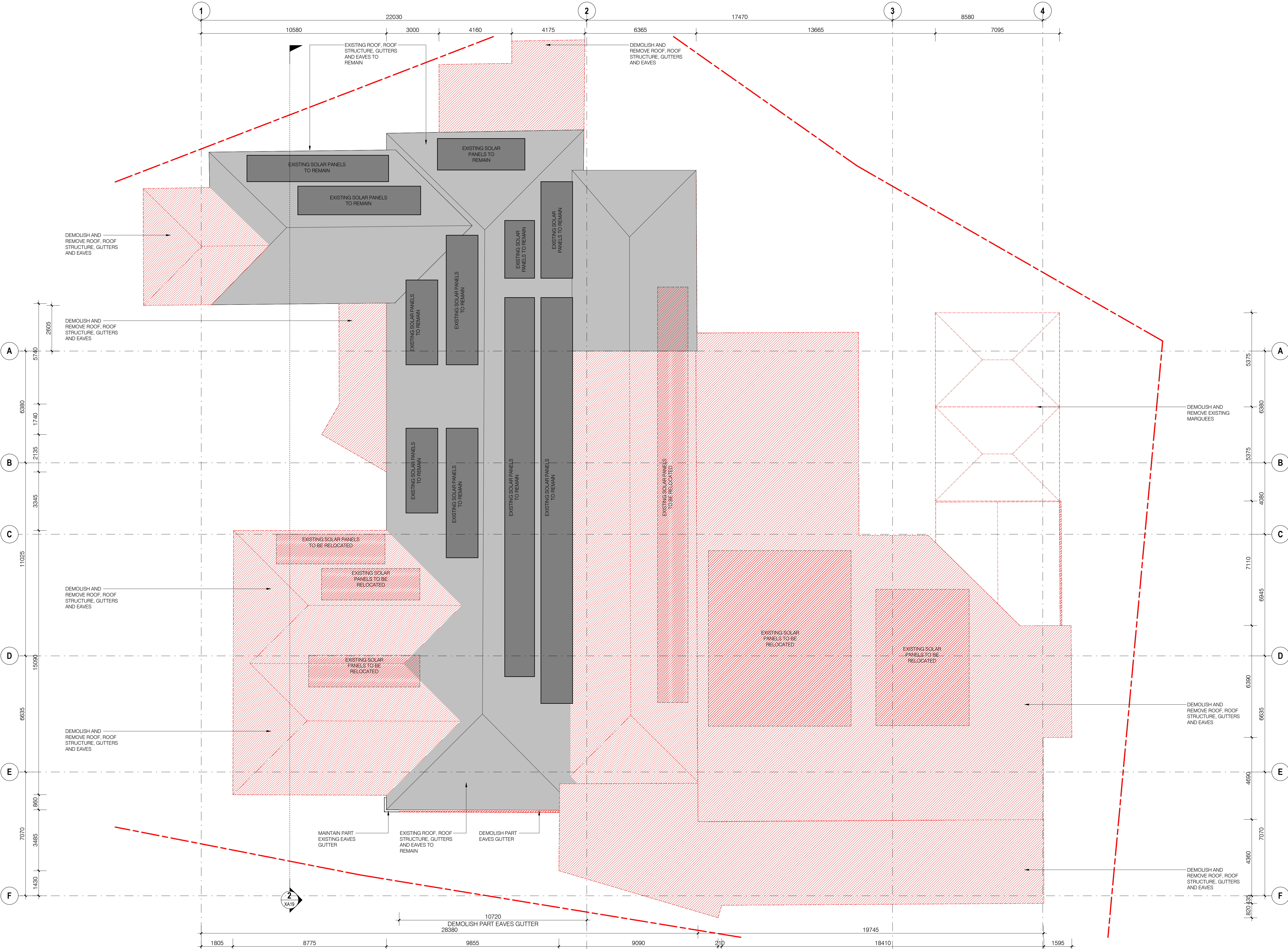
scale @ A1
1 : 100

drawing no.
DA10

designed
BBR

issue
P12

checked
BVI



ROOF PLAN - EXISTING 1 : 100

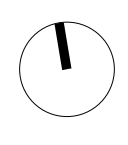
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PS	18.01.2025	PROPOSED FOR REVIEW	BBR
PS	03.12.2024	PRELIMINARY ISSUE	BBR
MD	DATE	ISSUE / revision	BY

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ROOF - DEMOLITION PLAN
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project
2023-305

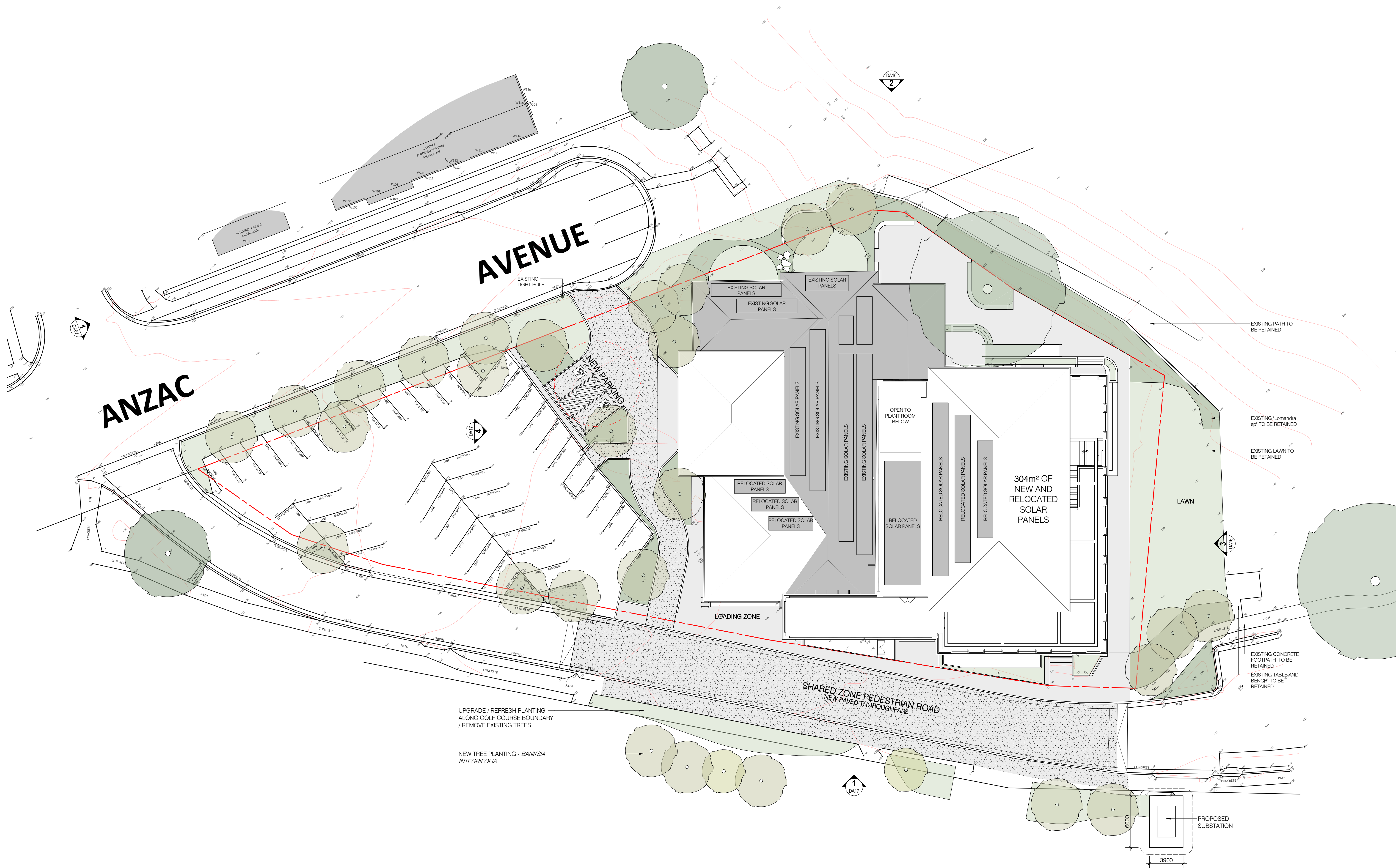
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drawing no.
DA11

designed
BBR

issue
P5

checked
BVI



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PT2	23.02.25	DA ISSUE	MD
PT1	20.02.2025	DA ISSUE	MD
PT0	19.02.2025	PRELIMINARY ISSUE	BBR
PA	01.02.2025	PRELIMINARY ISSUE	BBR
no.	date	issue / revision	by

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SITE PLAN - PROPOSED
DA PACKAGE

project
2023-305
scale B A1
1: 200

drawing no.
DA12
designed
MD

issue
P14
checked
BVI

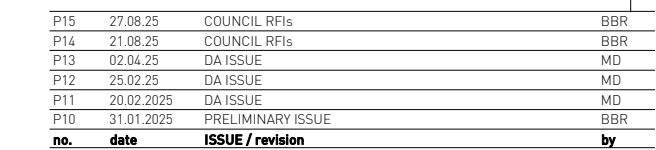
EXISTING FLOOR AREA = 1350 m²

PROPOSED GROUND FLOOR AREA = 1471 m²

PROPOSED FIRST FLOOR AREA = 485 m²

PROPOSED FSR = 0.53 : 1

 - EXISTING WALLS
 - NEW WALLS



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GROUND FLOOR PLAN - PROPOSED

project 2023-305	drawing no. DA13	issue P15
scale @ A1 As indicated	designed BBR	checked BVI

FLOOR AREA CALCULATIONS

EXISTING FLOOR AREA = 1350 m²

PROPOSED GROUND FLOOR AREA = 1471 m²

PROPOSED FIRST FLOOR AREA = 485 m²

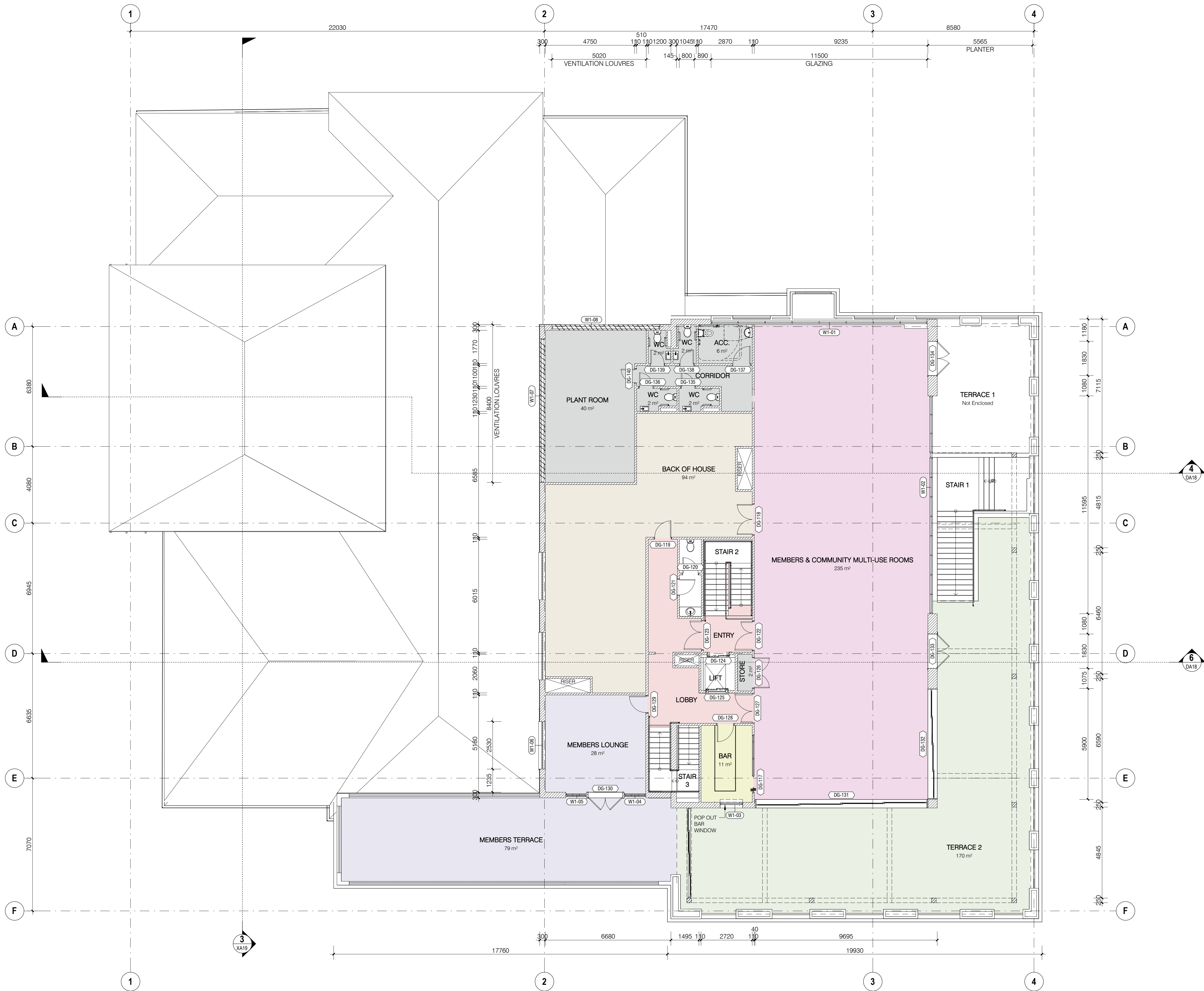
EXISTING SITE AREA = 3692 m²

EXISTING FSR = 0.36 : 1

PROPOSED FSR = 0.53 : 1

WALL LEGEND

- EXISTING WALLS
- NEW WALLS

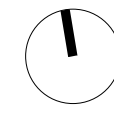


PT2	27.08.25	COUNCIL RPN	BBR
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PS	20.02.2025	DA ISSUE	MD
PS	31.01.2025	PRELIMINARY ISSUE	BBR
PT	13.01.2025	PROGRESS FOR REVIEW	
MD	DATE	ISSUE / revision	BY

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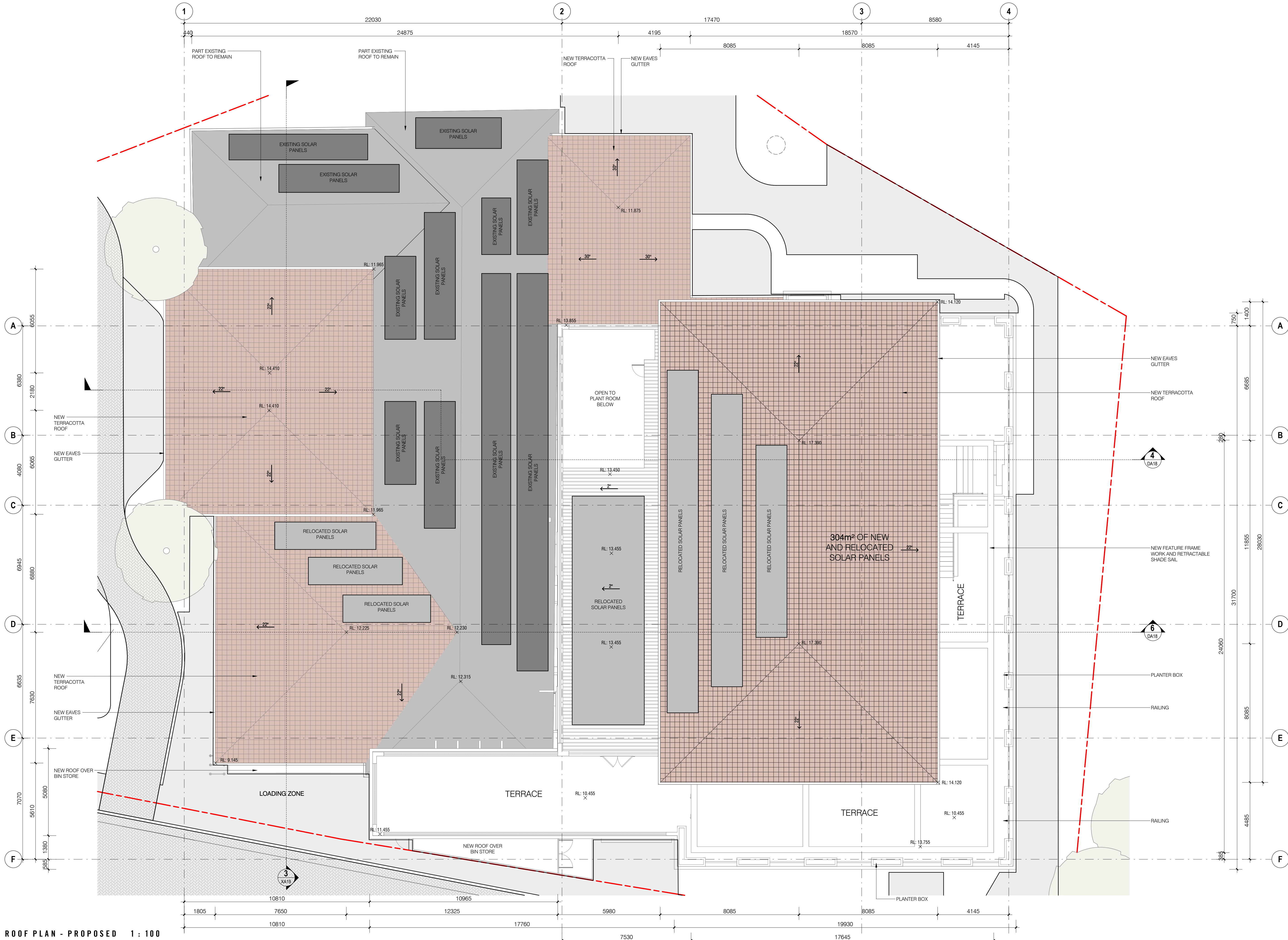
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LEVEL 1 FLOOR PLAN - PROPOSED
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project 2023-305	drawing no. DA14	issue P12
scale: B1	designed BBR	checked BVI
As indicated		



ROOF PLAN - PROPOSED 1 : 100

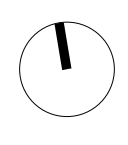
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PA	31.01.2025	PRELIMINARY ISSUE	BBR
PA	13.01.2025	PROGRESS FOR REVIEW	BBR
MD	DATE	ISSUE / revision	BY

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ROOF PLAN - PROPOSED
DA PACKAGE
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project
2023-305
scale @ A1
1 : 100

drawing no.
DA15
designed
BBR

issue
P7
checked
BVI

SCHEDULE - FINISHES

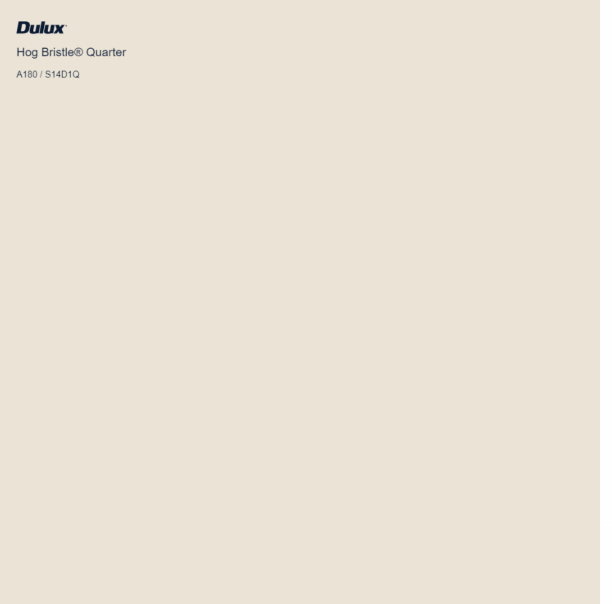
RF01
ROOF TILE



PC01
TO MATCH PAINT FINISH



PF01
PAINT/RENDER FINISH



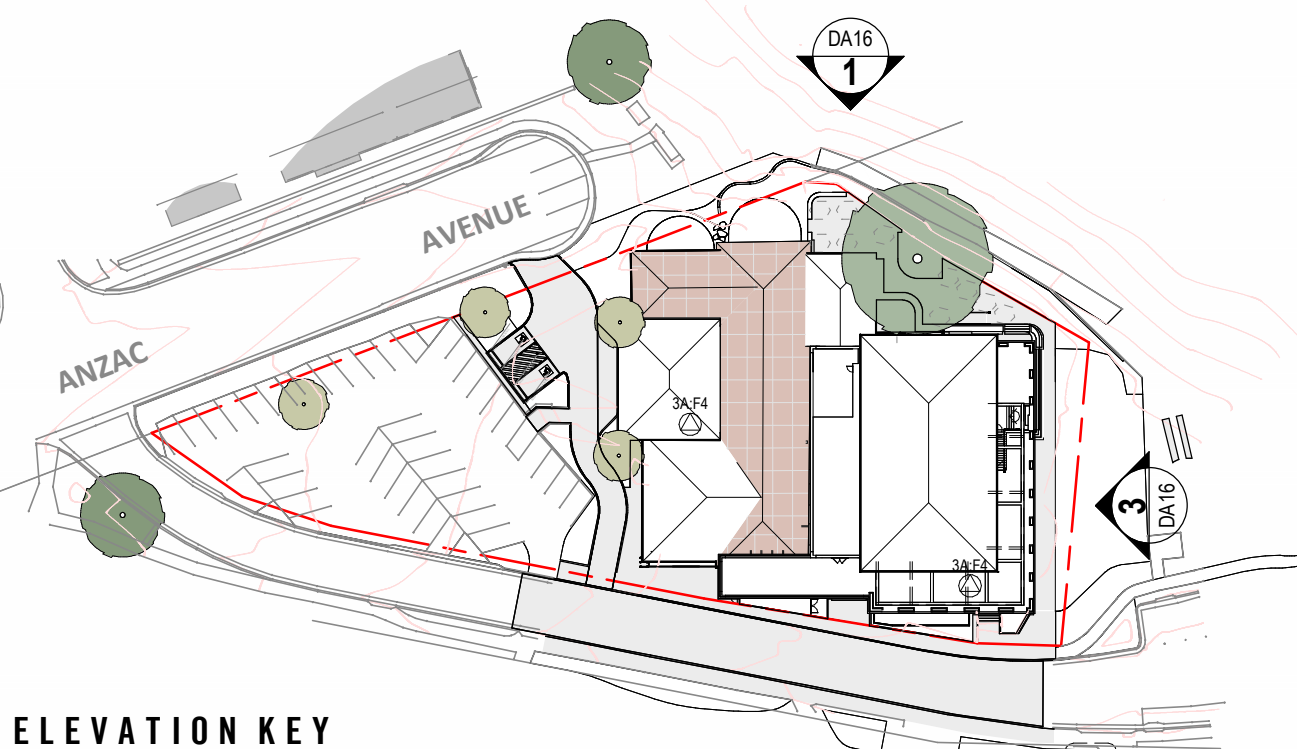
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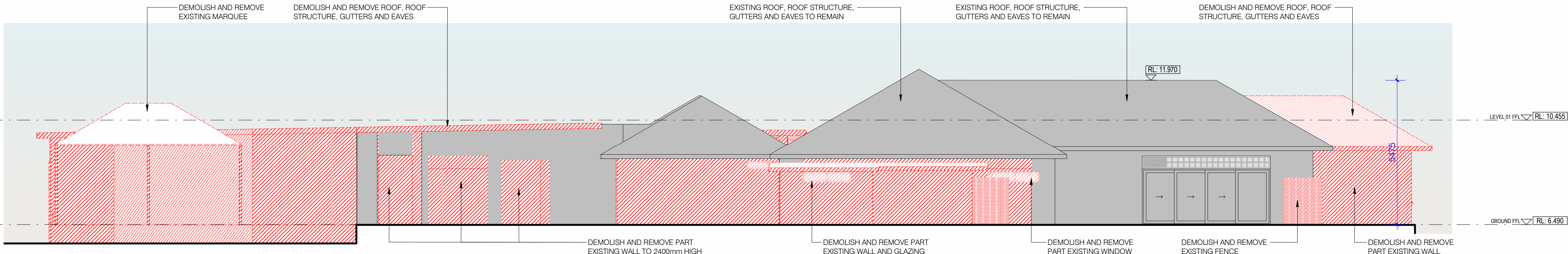
FF01



FINAL FINISHES TO BE CONFIRMED WITH PRODUCTS
AVAILABILITY AT TIME OF CONSTRUCTION.



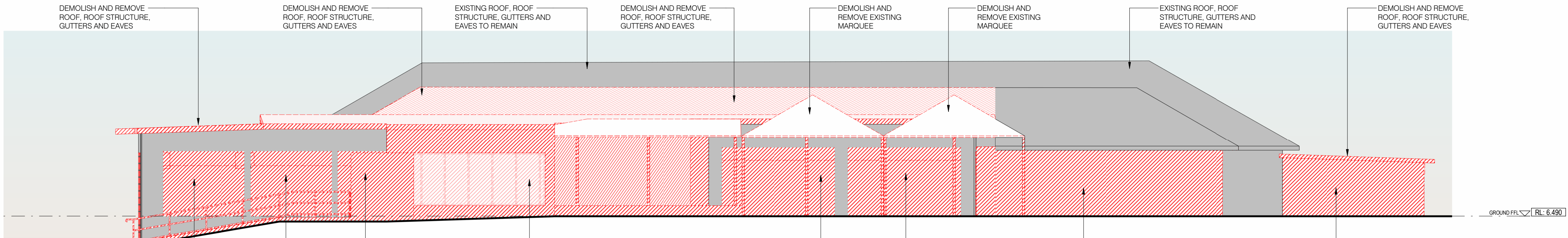
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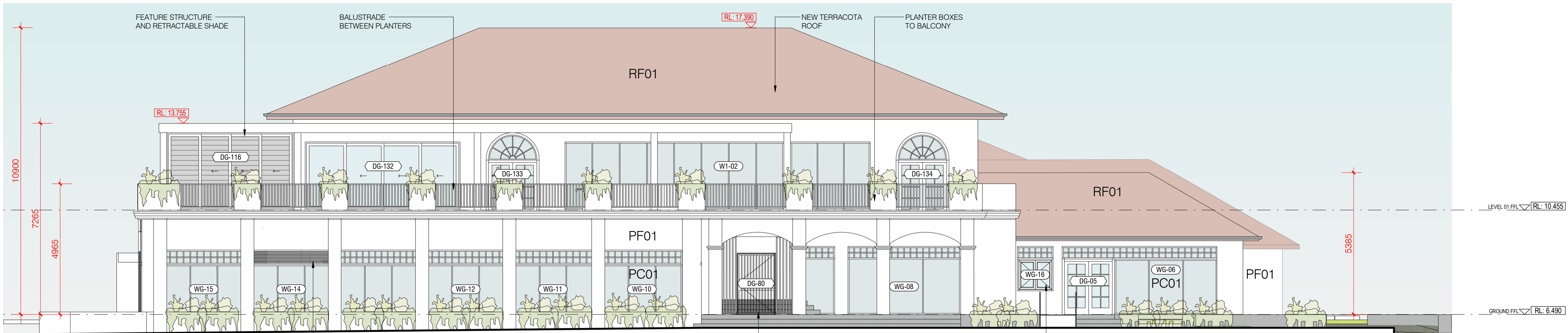
EXISTING NORTH ELEVATION 1 : 100



PROPOSED NORTH ELEVATION 1 : 100



EXISTING EAST ELEVATION 1 : 100



PROPOSED EAST ELEVATION 1 : 100

PS	27.08.25	COUNCIL RPN	BBR
PR	21.08.25	COUNCIL RPN	BBR
PT	02.04.25	GA ISSUE	MD
PS	25.02.25	GA ISSUE	MD
PS	20.02.25	GA ISSUE	MD
PS	31.02.25	FINAL MINORITY ISSUE	BBR
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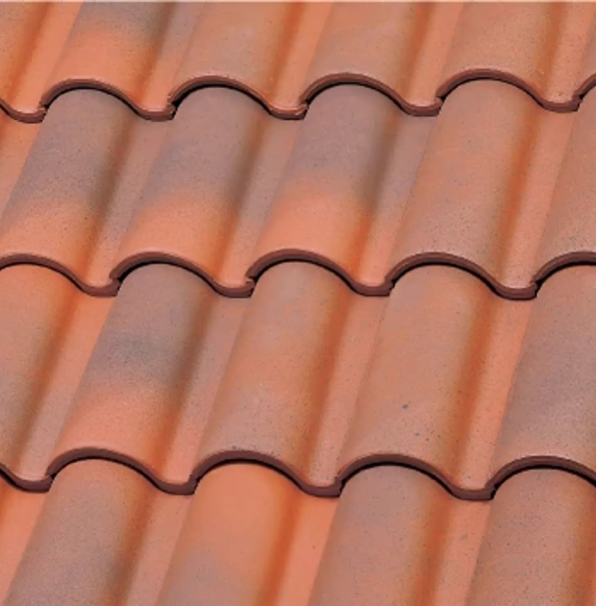
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ELEVATIONS 01
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project	2023-305	drawing no.	DA16	issue	P9
scale	0.1	designed	BBR	checked	BVI
As indicated					

RF01
ROOF TILE



PC01
TO MATCH PAINT FINISH



PF01
PAINT/RENDER FINISH



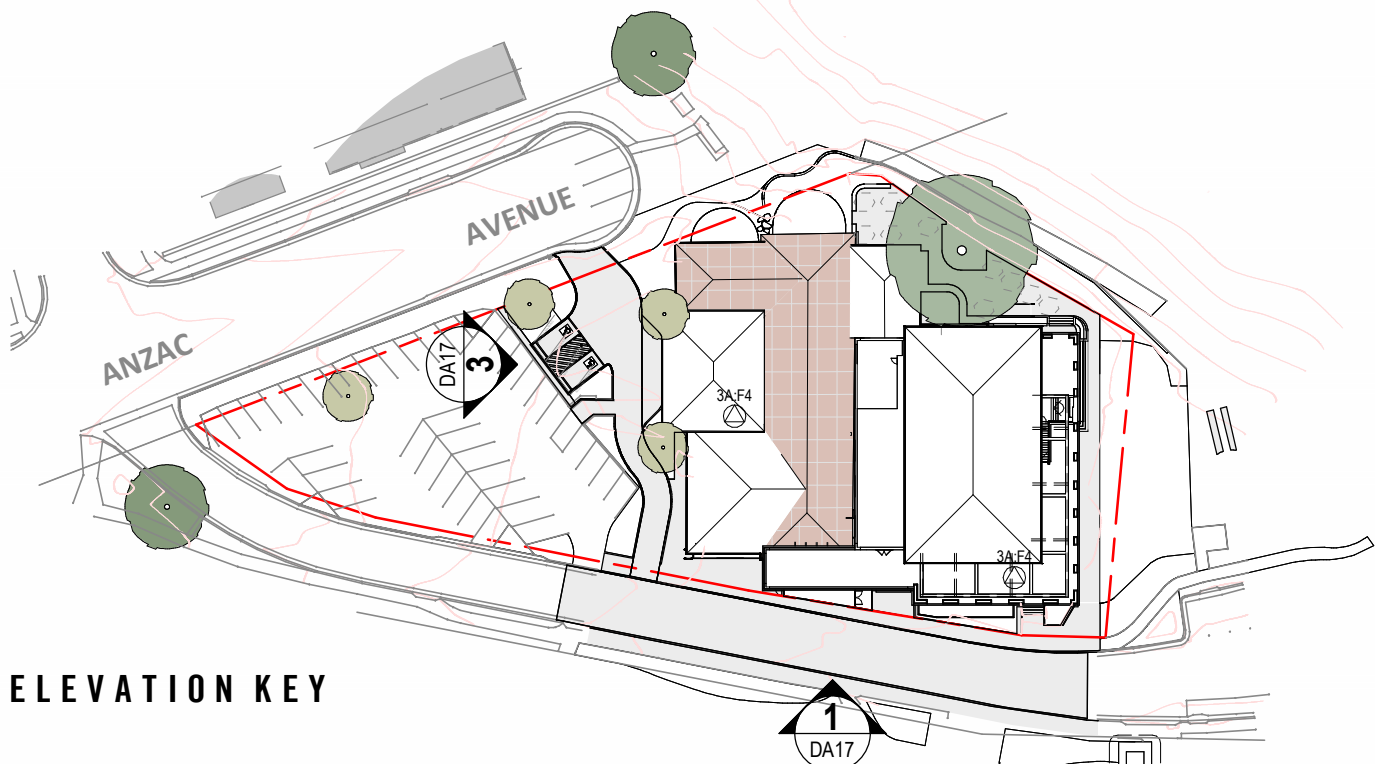
FCE01



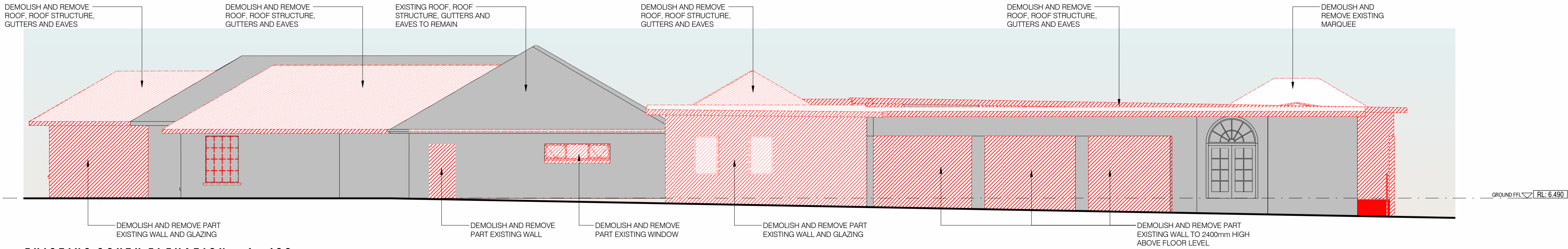
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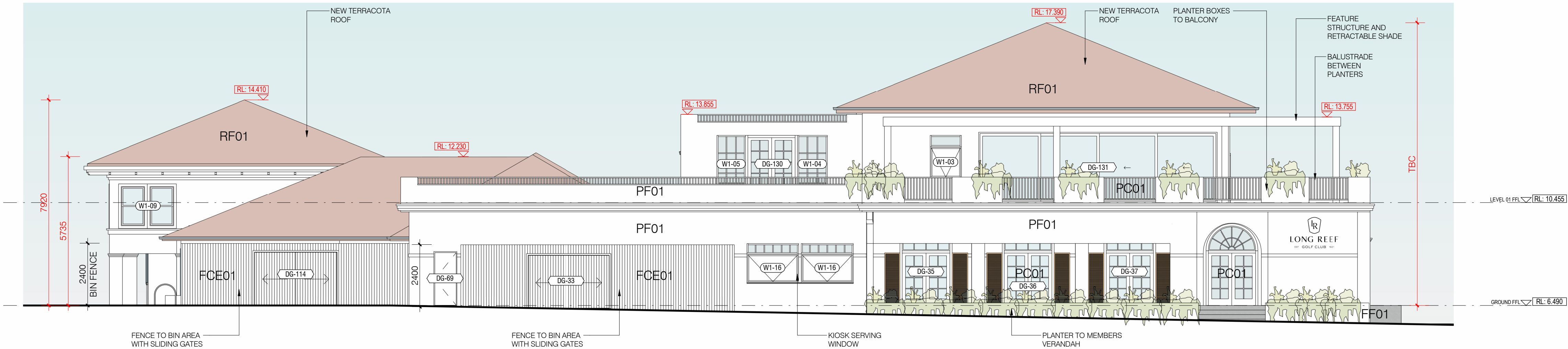
FINAL FINISHES TO BE CONFIRMED WITH PRODUCTS
AVAILABILITY AT TIME OF CONSTRUCTION.



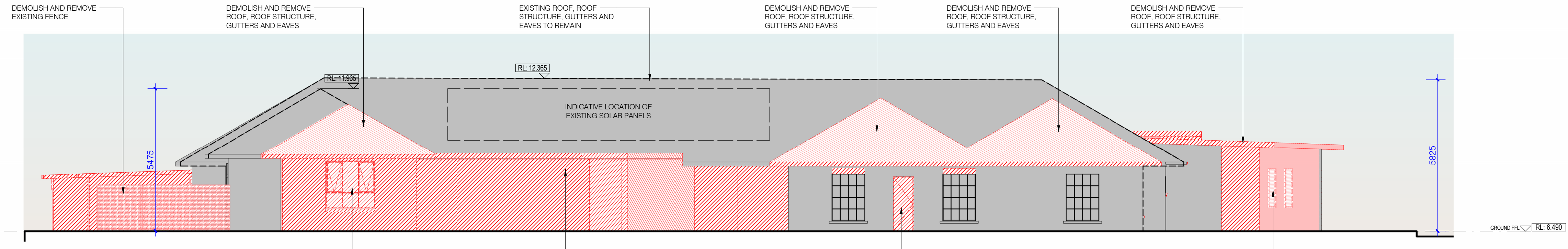
ELEVATION KEY



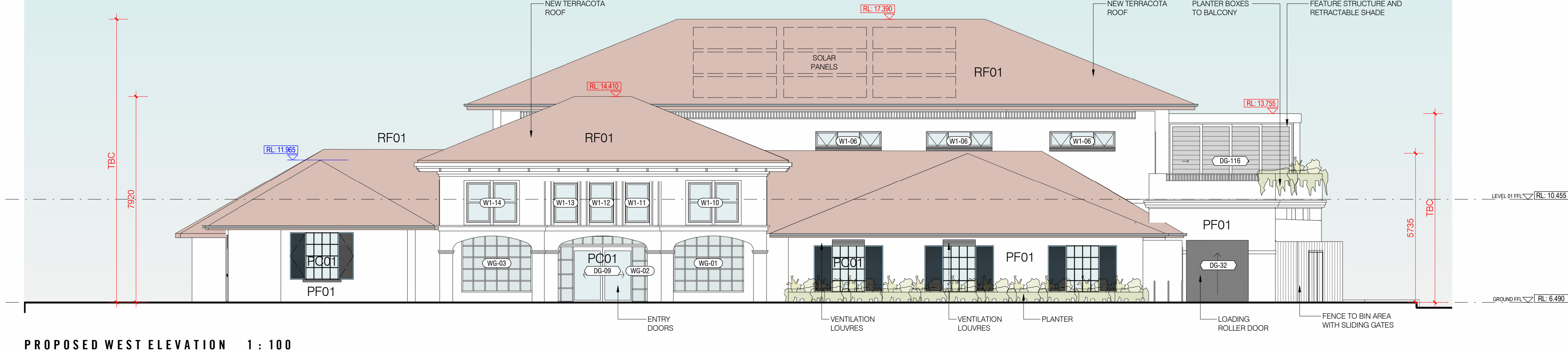
EXISTING SOUTH ELEVATION 1 : 100



PROPOSED SOUTH ELEVATION 1 : 100



EXISTING WEST ELEVATION 1 : 100



PROPOSED WEST ELEVATION 1 : 100

TS	27.08.25	COUNCIL 89th	BBR
PS	21.08.25	COUNCIL 89th	BBR
PS	20.02.25	DA ISSUE	MD
PS	20.02.2020	DA ISSUE	MD
PS	31.01.2025	PRELIMINARY ISSUE	BBR
PS	18.02.2025	PROCESSED FOR REVIEW	BBR
MD	DATE	ISSUE / revision	BY

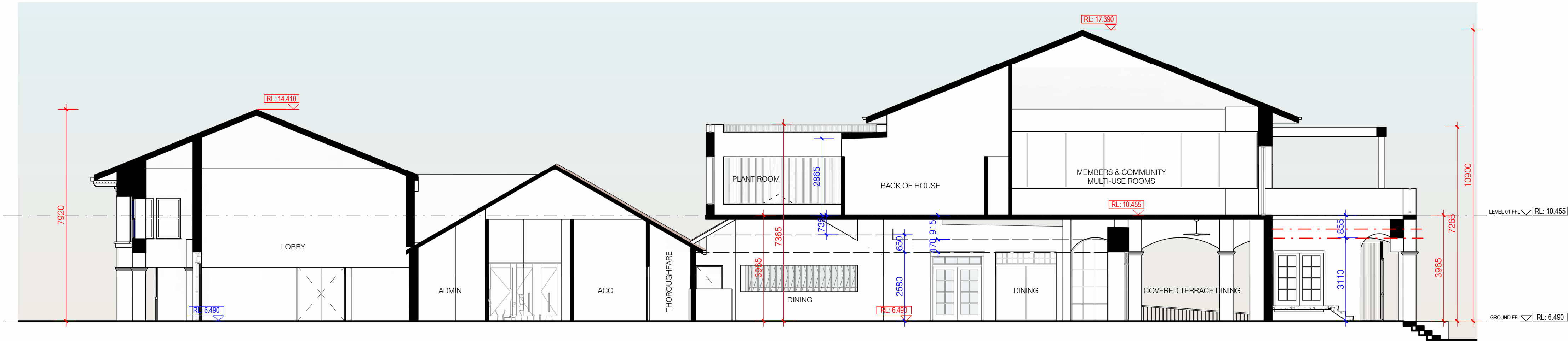
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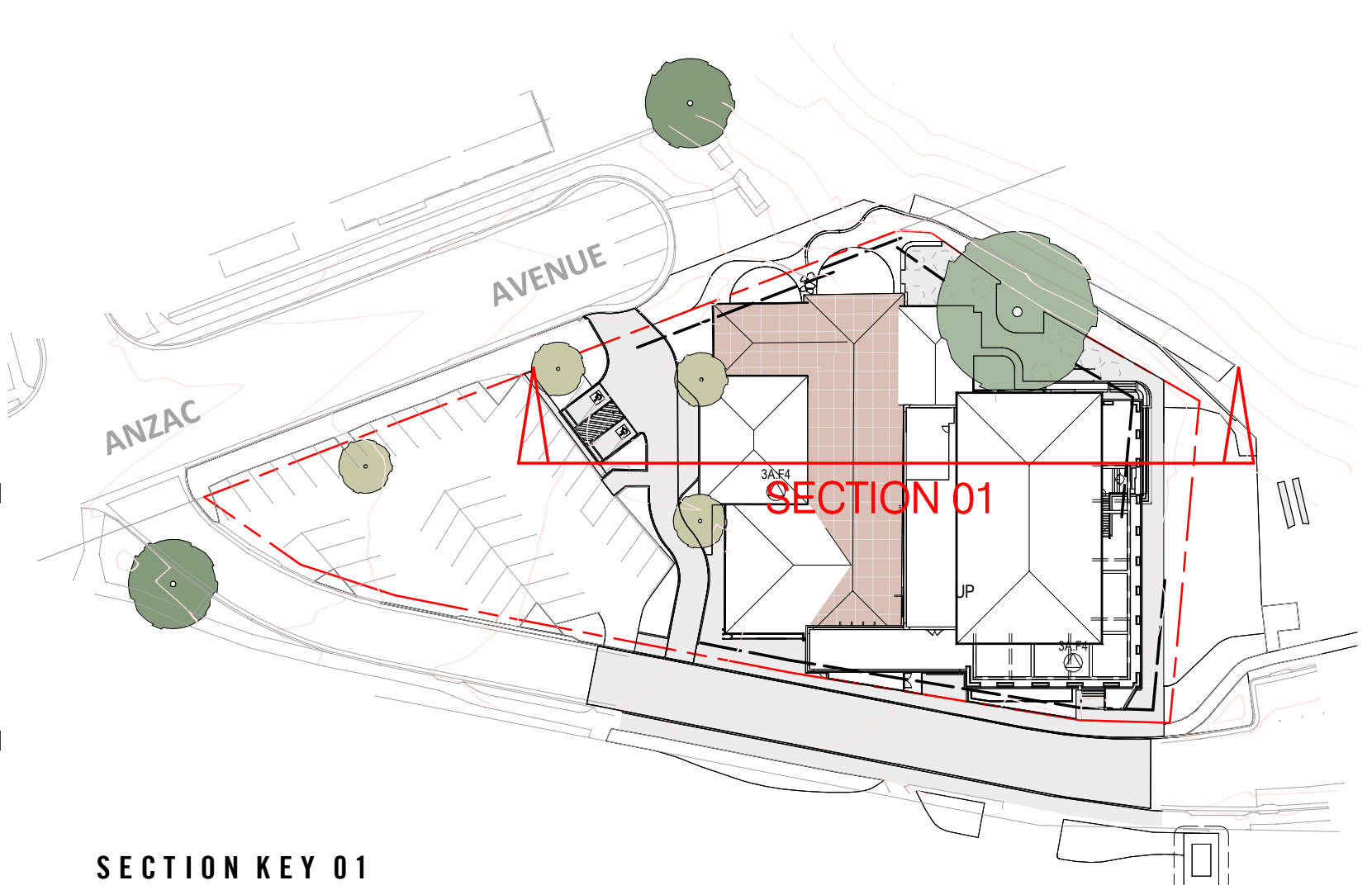
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ELEVATIONS 02
DA PACKAGE

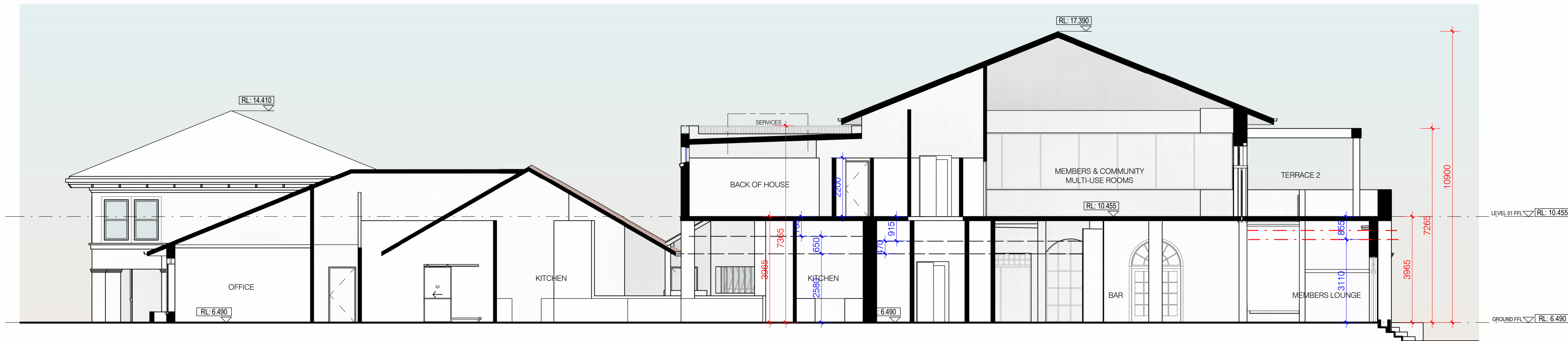
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As indicated					



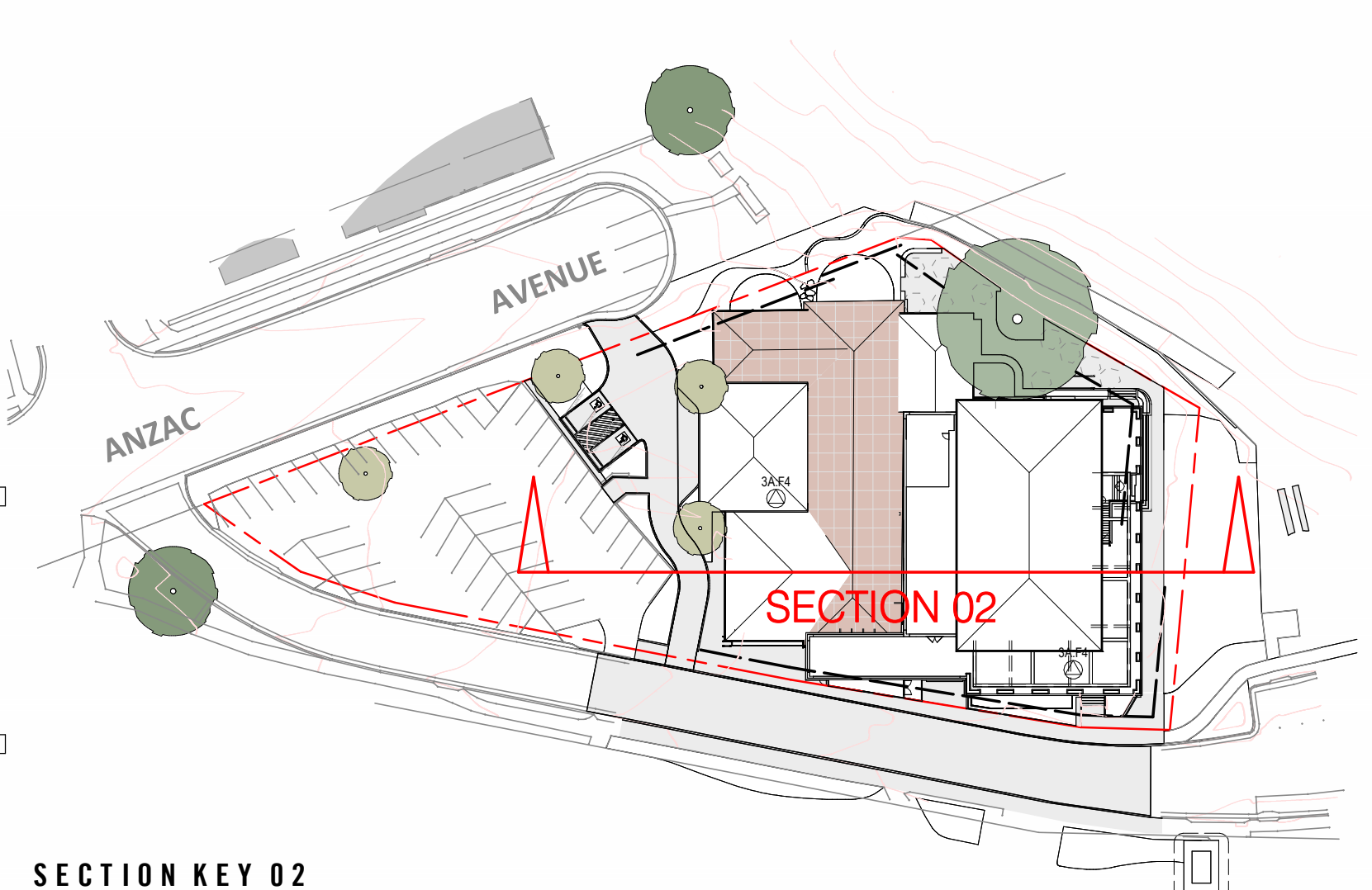
DA SECTION 01-PROPOSED 1 : 100



SECTION KEY 01



DA SECTION 02-PROPOSED 1 : 100



SECTION KEY 02

PS	25.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	31.03.2025	PRELIMINARY ISSUE	BBR
PS	15.01.2025	PROGRESS FOR REVIEW	MD
PS	18.11.2024	PRELIMINARY ISSUE	MD
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MD	DATE	ISSUE / revision	BY

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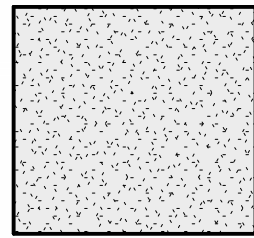
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SECTIONS 01 & 02
DA PACKAGE

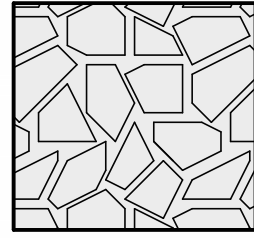
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As indicated					

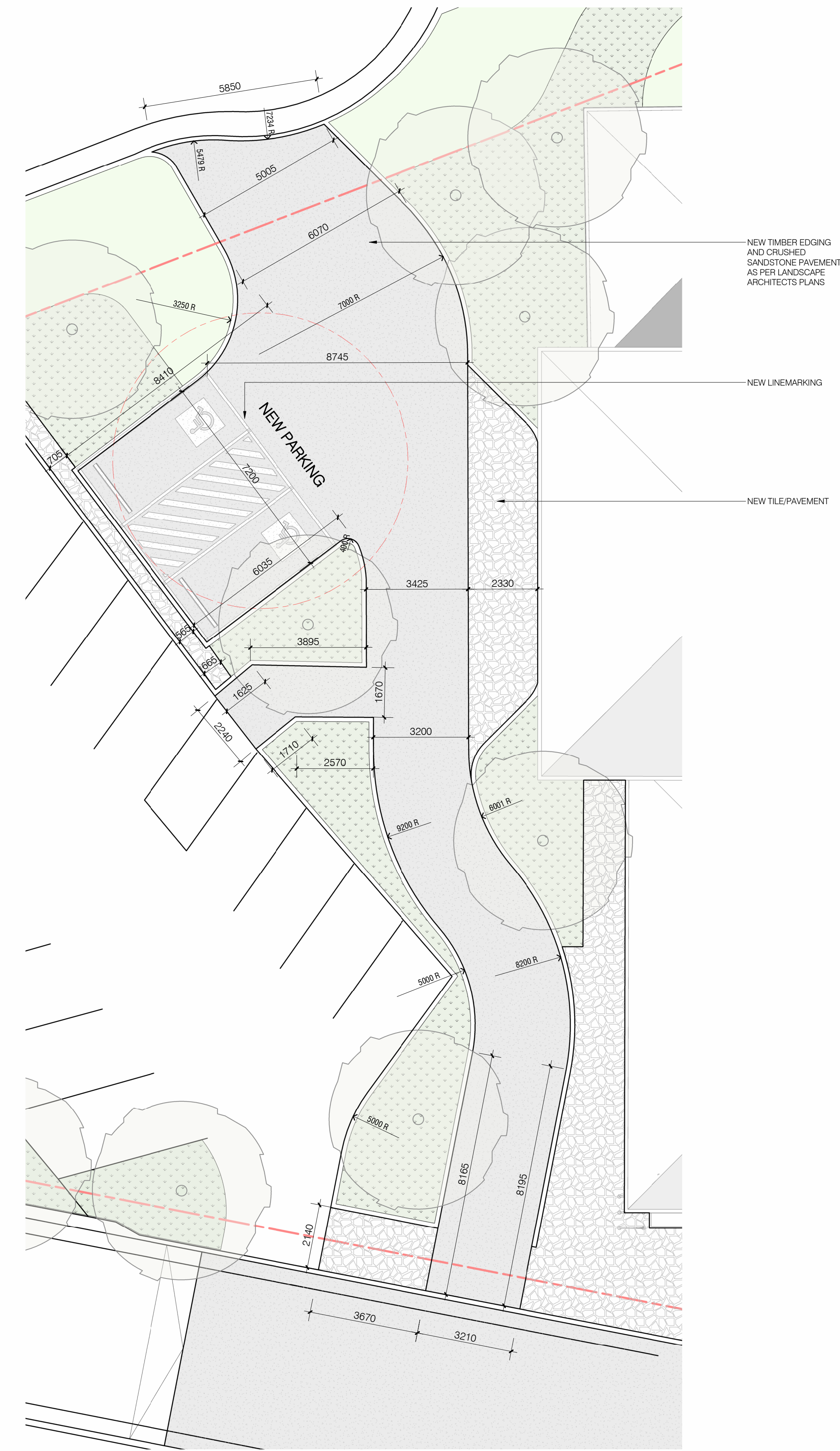
LEGEND



PAVEMENT TYPE 01
EXISTING PATHWAY
EXTENT TO BE RETAINED. NEW TIMBER EDGING
AND CRUSHED SANDSTONE PAVEMENT



PAVEMENT TYPE 02
STONE-LOOK TILES LAID IN RANDOM PATTERN
COLOUR AND SIZE TBC



DRIVEWAY PLAN 1 : 100

no.	date	issue / revision	by
PS	28.02.25	SA ISSUE	MD
PI	28.02.25	SA ISSUE	MD

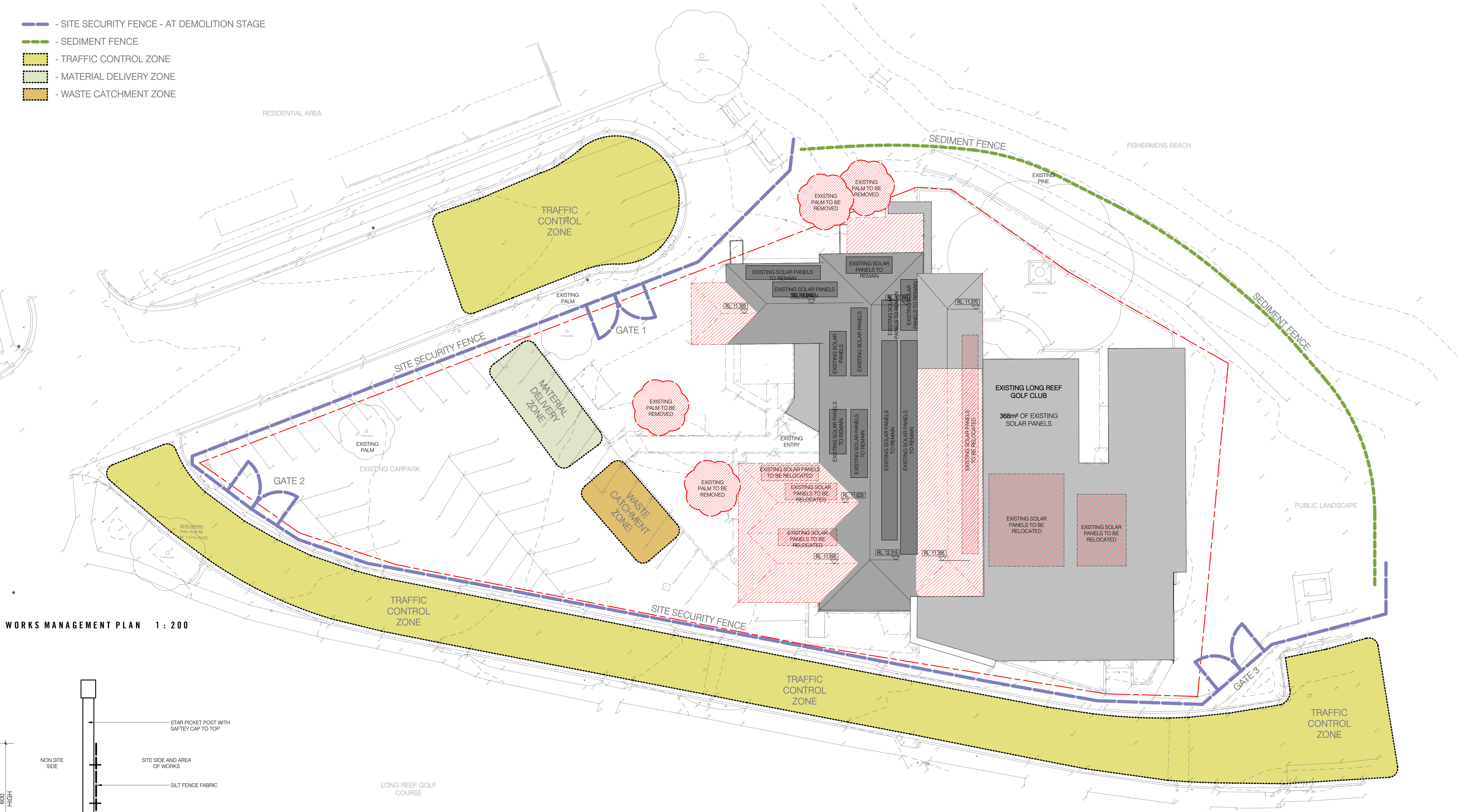
LONG REEF GOLF CLUB - COLLAROY
ANZAC AVENUE, COLLAROY, NSW, 2097



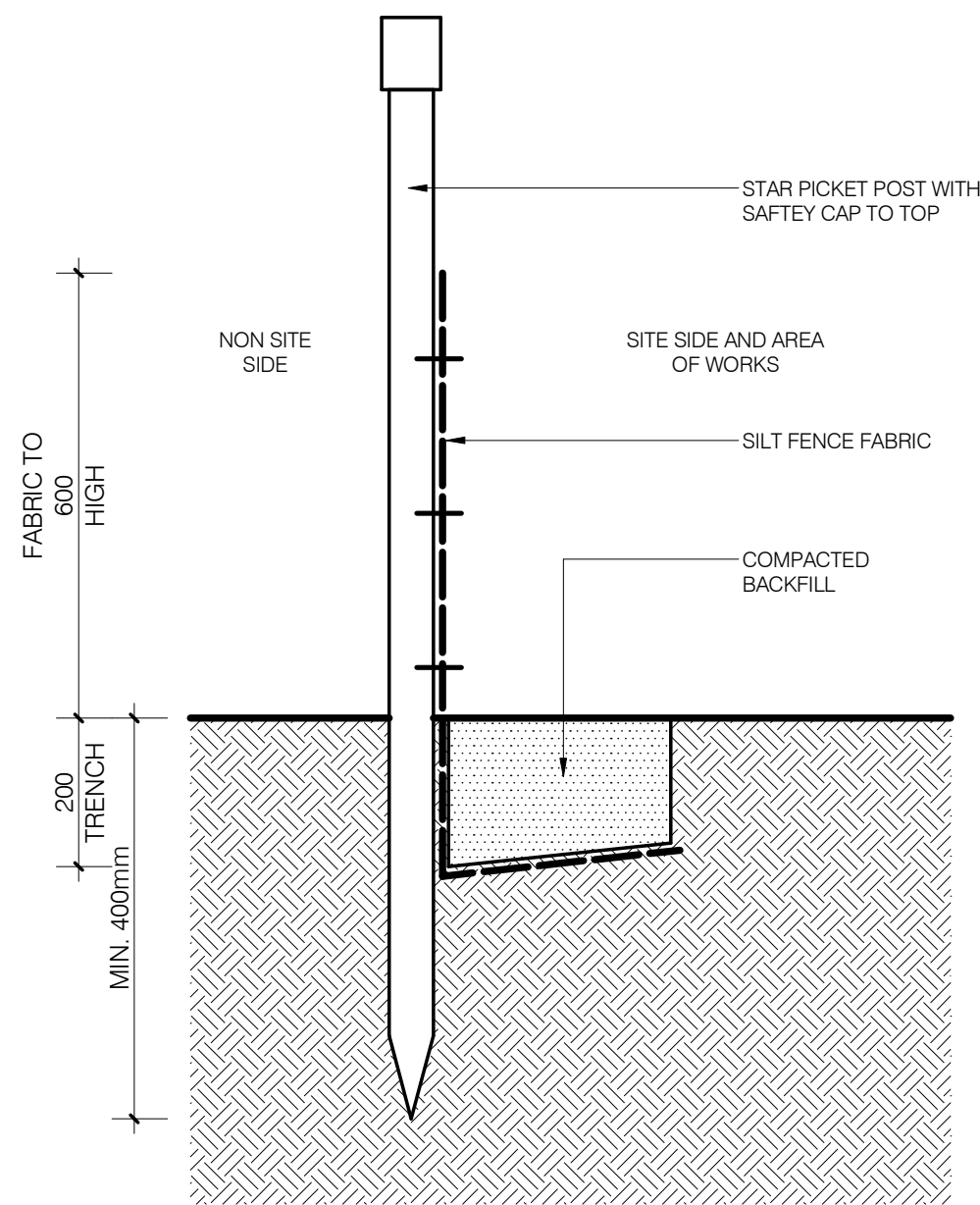
DRIVEWAY DESIGN PLAN
DA PACKAGE
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project	drawing no.	issue
2023-305	DA19	P2
scale: 10 A1	designed	checked
As indicated	MD	BVI

- SITE SECURITY FENCE - AT DEMOLITION STAGE
- SEDIMENT FENCE
- TRAFFIC CONTROL ZONE
- MATERIAL DELIVERY ZONE
- WASTE CATCHMENT ZONE



WORKS MANAGEMENT PLAN 1:200



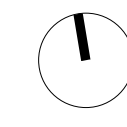
SEDIMENT FENCE DETAIL 1:10

no.	date	issue / revision	by
PS	28.02.25	DA ISSUE	MD
PT	28.02.25	DA ISSUE	MD

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WORKS MANAGEMENT PLAN
DA PACKAGE

project
2023-305
scale B1
As indicated

drawing no.
DA19A
designed
MD

issue
P2
checked
BVI

DESIGN RESPONSE

02

INSPIRATION



PS	25.02.23	DA ISSUE	MD
PS	25.02.2023	DA ISSUE	MD
PS	18.01.2023	PROPOSED SCHE FOR REVIEW	
PS	03.11.2023	PRELIMINARY ISSUE	BBR
MD	DATE	ISSUE / revision	BY

project	drawing no.	issue
2023-305	DA22	P4
scale @ A1	checked	Checker
1 : 1	BVI	

MATERIALITY



RF01



ROOF TILE TO MATCH EXISTING

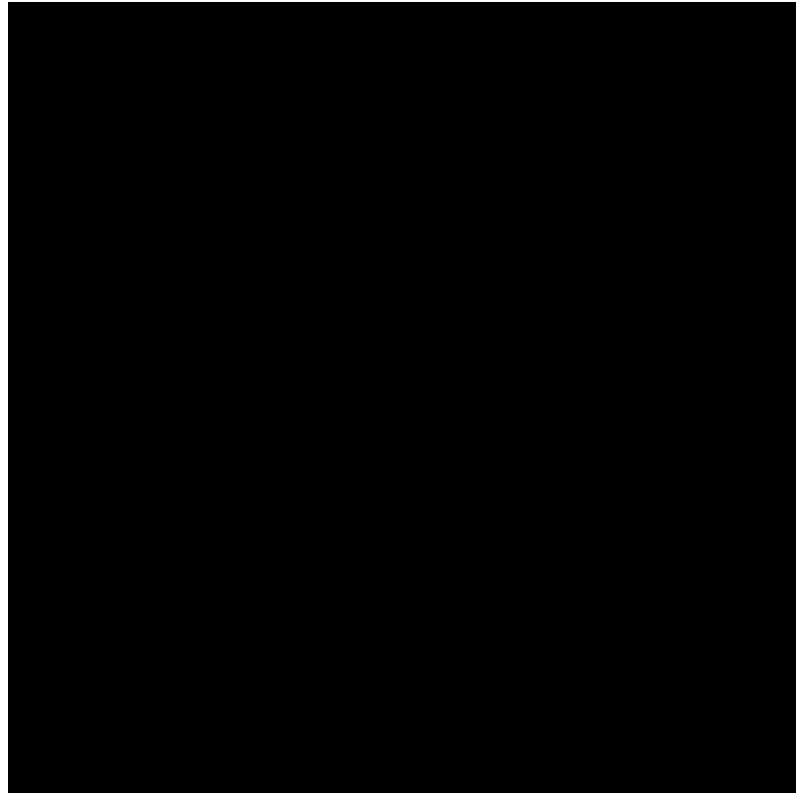
PF01

PAINT/RENDER FINISH

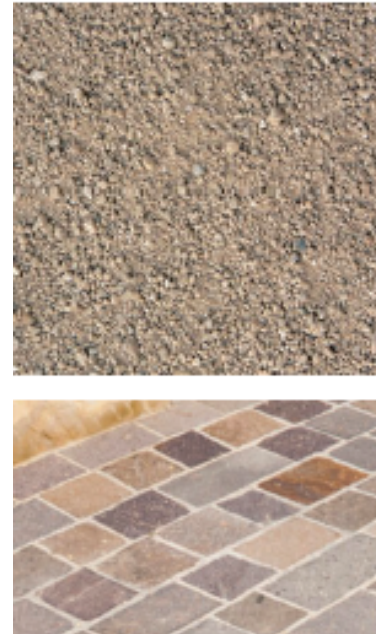


PC01

TO MATCH PAINT FINISH



FF01



FINAL FINISHES TO BE CONFIRMED WITH PRODUCTS AVAILABILITY AT TIME OF CONSTRUCTION.



TS	25.02.25	ISA ISSUE	MD
PS	20.02.2025	ISA ISSUE	MD
PS	18.01.2025	PROGRESS FOR REVIEW	
PS	03.11.2024	PRELIMINARY ISSUE	BBR
no.	date	ISSUE / revision	by

project	drawing no.	issue
2023-305	DA23	P4
scale @ A1	designed	checked
1 : 1	BVI	Checker



PS	25.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	18.01.2025	PROPOSAL FOR REVIEW	MD
PS	03.11.2024	PRELIMINARY ISSUE	BBR
MD	DATE	ISSUE / revision	BY

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project
2023-305

drawing no.
DA25A

issue
P4

scale @ A1

designed
BBR

checked
BVI



no.	date	issue / revision	by
PS	25.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	18.01.2025	PROPOSAL FOR REVIEW	MD
PS	03.11.2024	PRELIMINARY ISSUE	BBR

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project
2023-305

drawing no.
DA26B

scale @ A1

designed
BBR

checked
BVI

issue
P4



no.	date	issue / revision	by
PS	25.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	18.01.2025	PROPOSAL FOR REVIEW	
PS	03.11.2024	PRELIMINARY ISSUE	BBR

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project	2023-305	drawing no.	DA27C	issue	P4
scale	@ A1	designed	BBR	checked	BVI