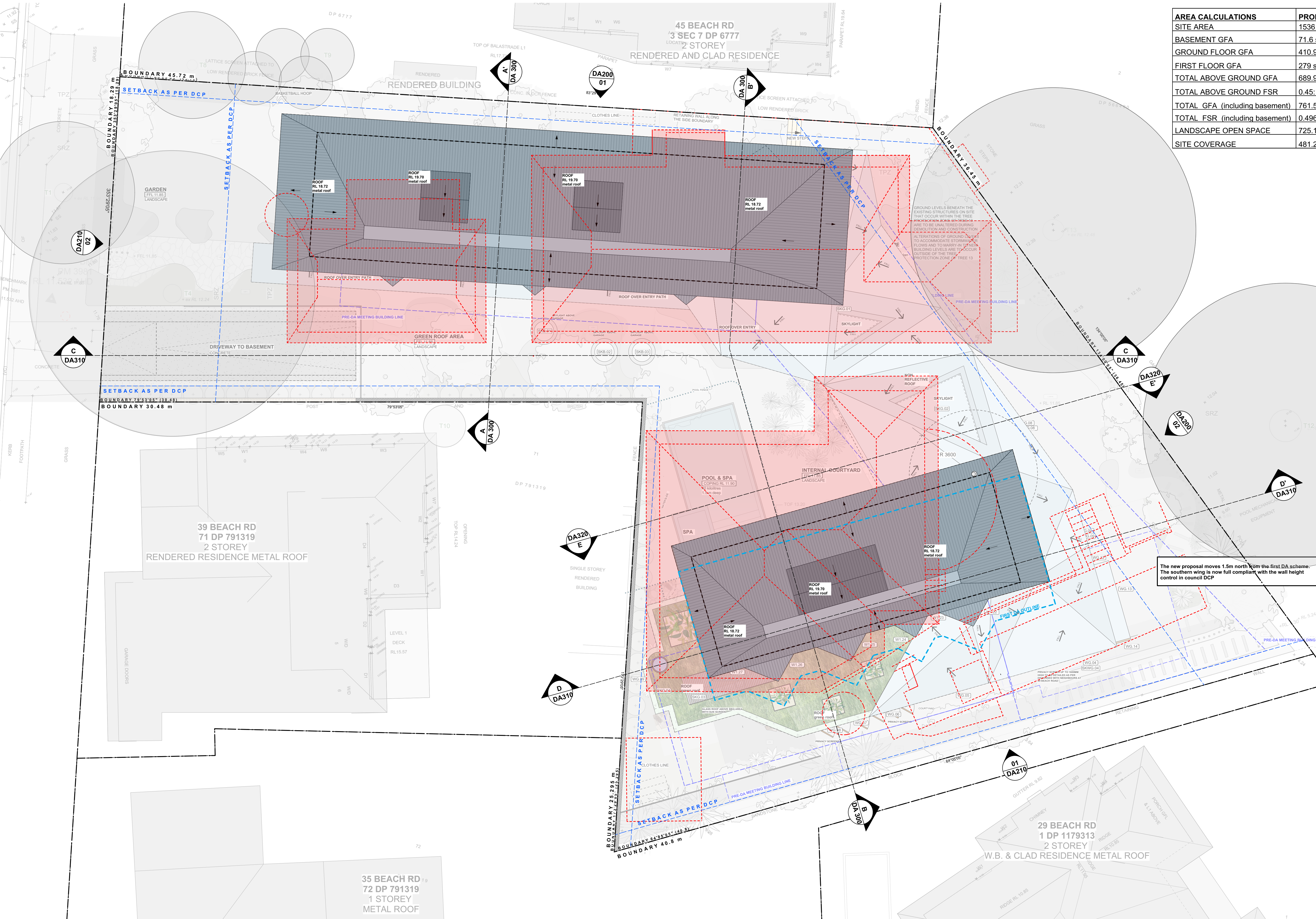




AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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	
	DOOR AT BASEMENT LEVEL
	WINDOW AT BASEMENT LEVEL
	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
	DOOR AT GF LEVEL
	SKYLIGHT ABOVE DOORS AT GF LEVEL
	WINDOW AT GF LEVEL
	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
	SKYLIGHT ABOVE GF LEVEL
	DOOR AT FF LEVEL
	WINDOW AT FF LEVEL
	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
NGL	EX. NATURAL 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

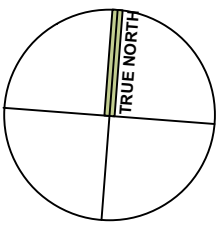
VIRGINIA KERRIDGE ARCHITECT

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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

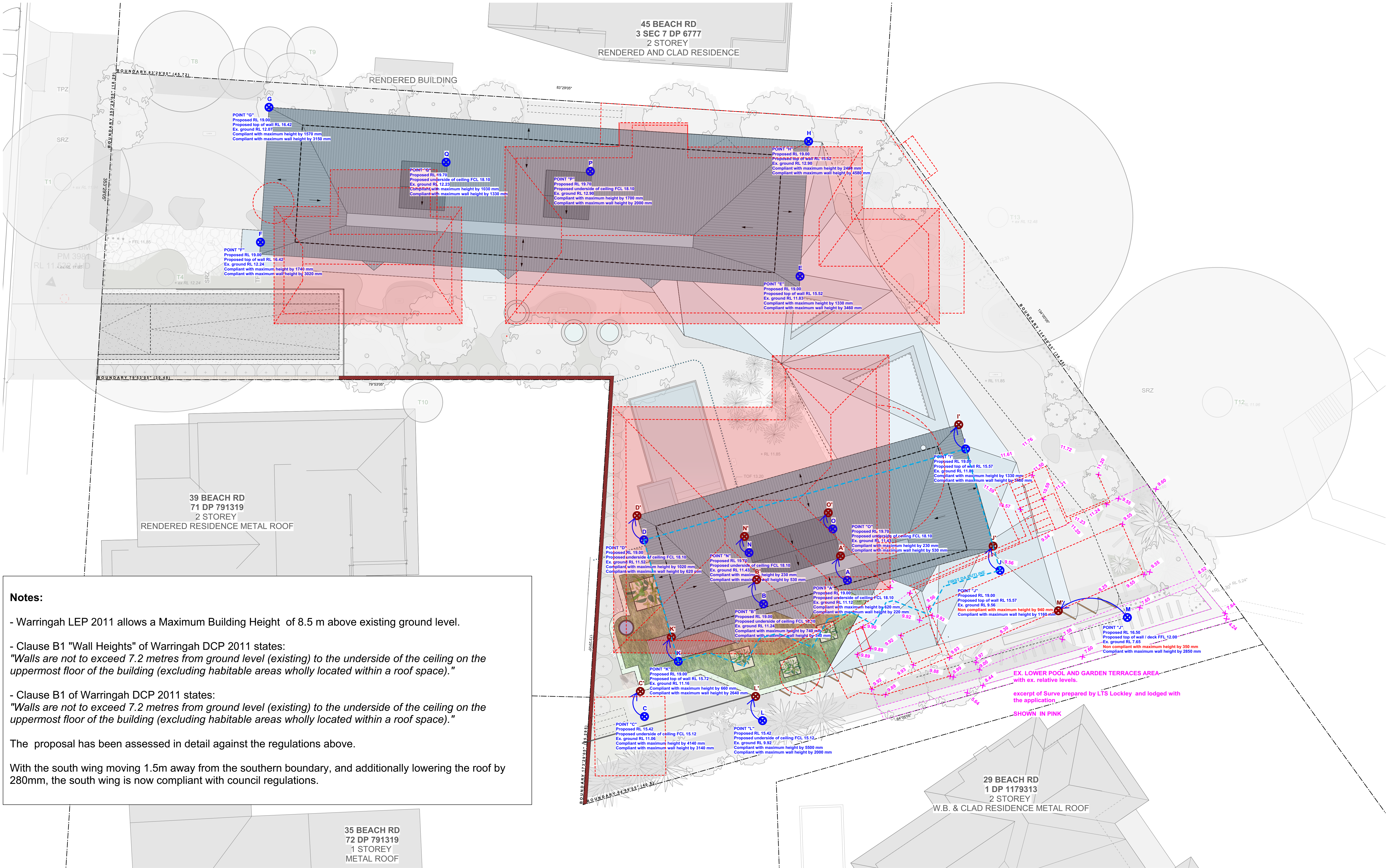
DRAWING TITLE
SITE & ROOF PLAN

DATE
28 May 2020

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

REVISION NUMBER
B

DRAWING NO.
DA 100



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)."
- Clause B1 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 in detail against the regulations above.

With the south wing moving 1.5m away from the southern boundary, and additionally lowering the roof by 280mm, the south wing is now compliant with council regulations.

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 IMMEDIATELY BEFORE PROCEEDING. REFER TO ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL SPECIALIST INFORMATION AND DETAILS. REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.	TRUE NORTH	amendments:			PROJECT	DATE	REVISION NUMBER
			DATE	REV	DESCRIPTION	41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	28 May 2020	B
			21/04/2020	B	DA ISSUE - EX. GROUND LEVELS INFORMATION ENHANCED, AS REQUIRED BY COUNCIL.			
			DRAWING TITLE					
			EX. AND PROPOSED RL ANALYSIS AGAINST DCP AND LEP REGULATIONS			1:100 at A1 & 1:200 at A3	DA 105	



Photo of existing pool, stone retaining walls and garden terraces



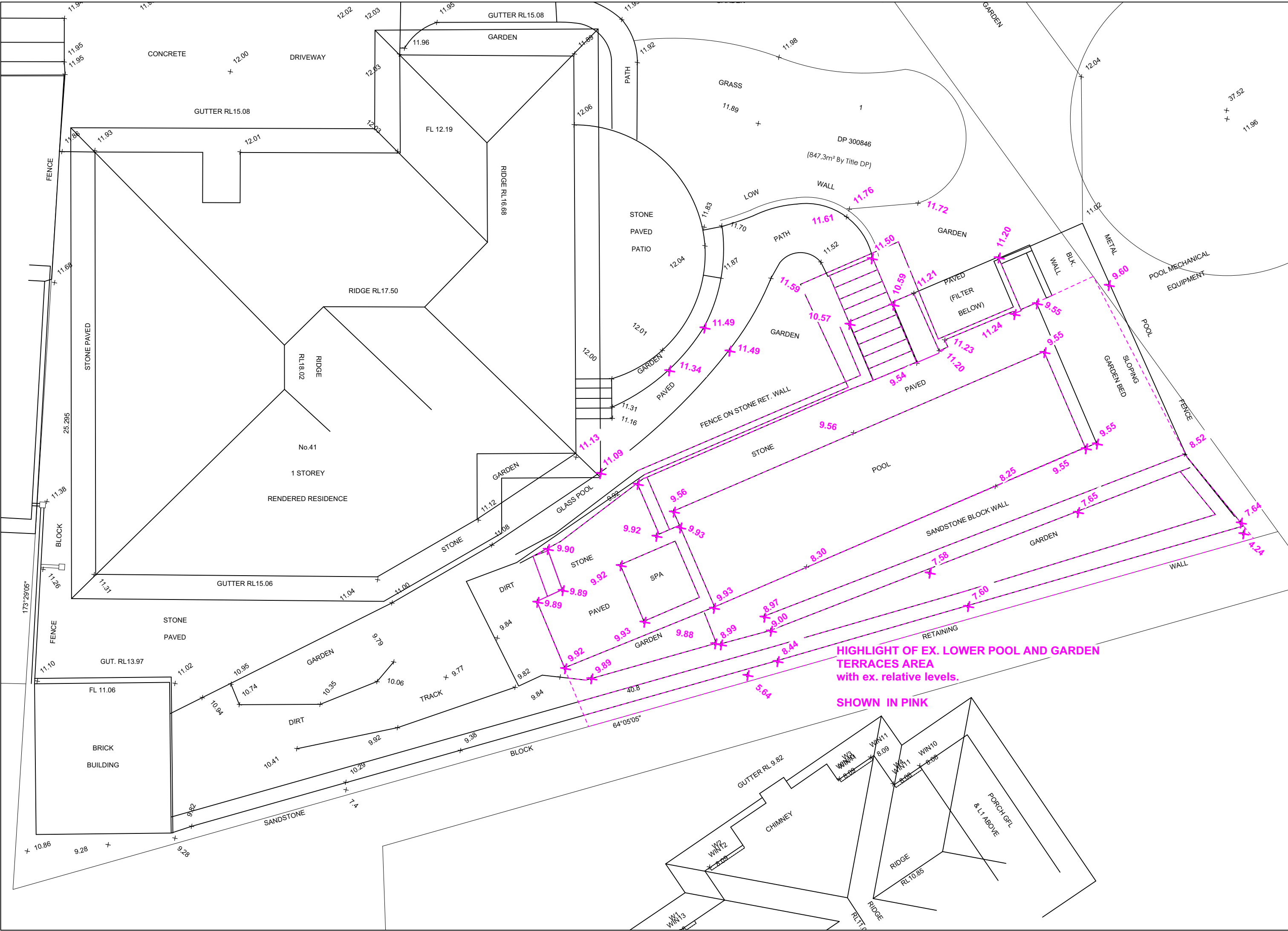
Photo of existing pool and stone retaining wall.

Notes:

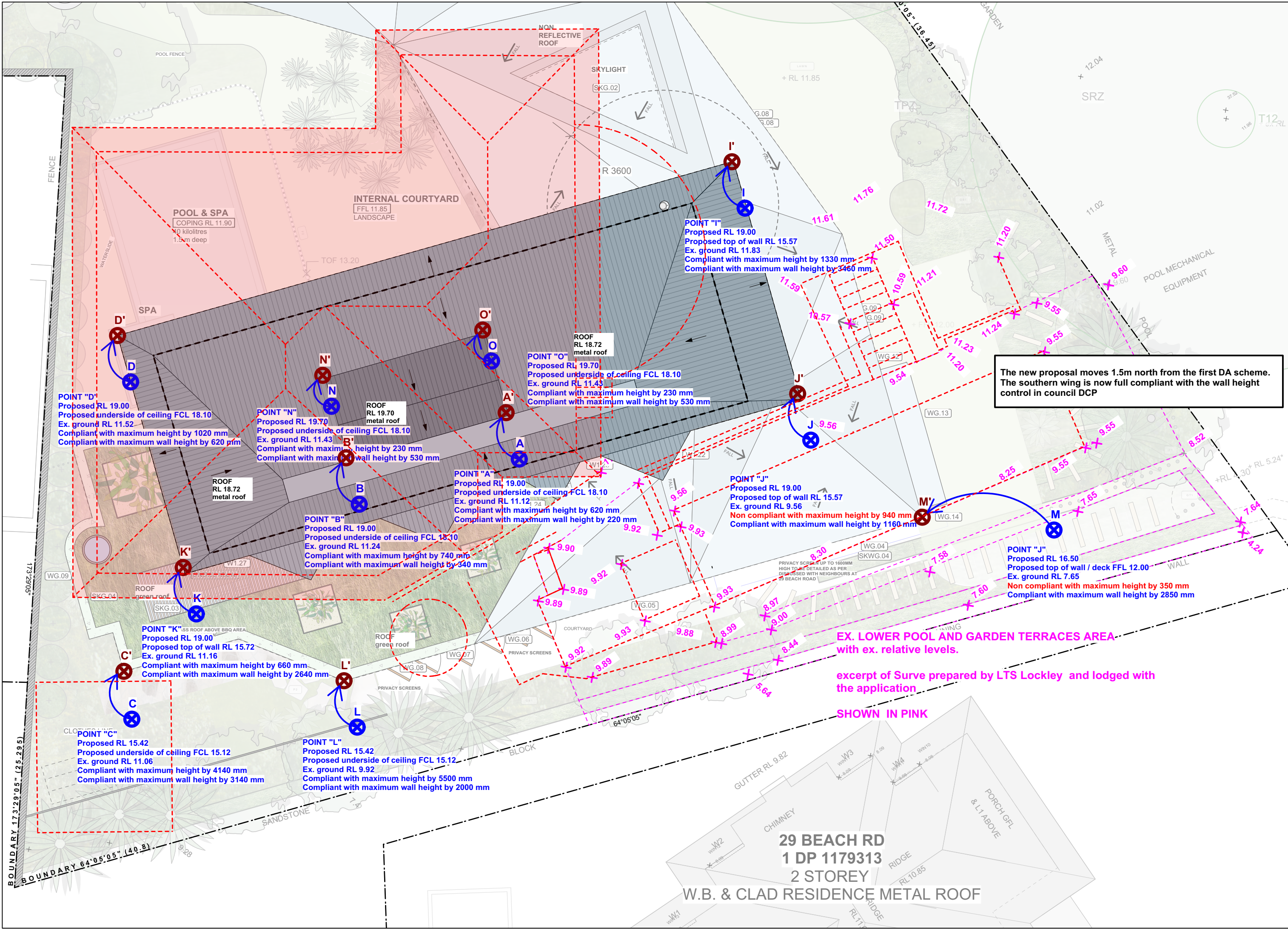
- Warringah LEP 2011 allows a Maximum Building Height of 8.5 m above existing ground level.
- Clause B1 "Wall Heights" of Warringah DCP 2011 states:
"Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable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

With the south wing moving 1.5m away from the southern boundary, and additionally lowering the roof by 280mm, the south wing is now compliant with council regulations.

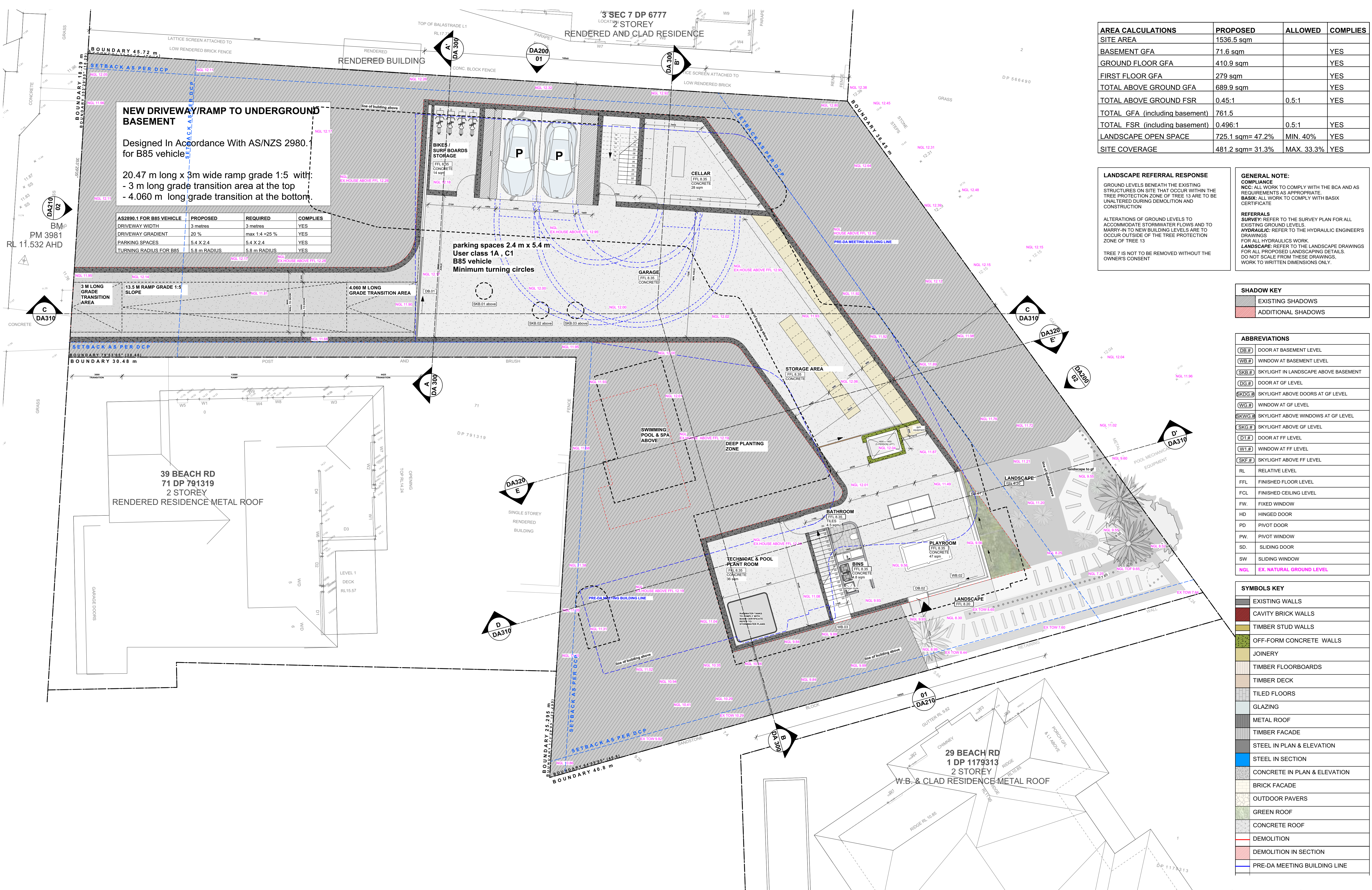


01 SURVEY. PARTIAL PLAN OF SOUTH EAST SECTION OF THE LOT.



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

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 IMMEDIATELY BEFORE PROCEEDING. REFER TO ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL SPECIALIST INFORMATION AND DETAILS. REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.	TRUE NORTH	amendments:			PROJECT	DATE	REVISION NUMBER
			DATE	REV	DESCRIPTION	41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	28 May 2020	B
			21/04/2020	B	DA ISSUE - EX. GROUND LEVELS INFORMATION ENHANCED, AS REQUIRED BY COUNCIL.			
						DRAWING TITLE	SCALE:	DRAWING NO.
			EX. AND PROPOSED RL ANALYSIS AGAINST DCP AND LEP REGULATIONS SOUTH EAST AREA DETAIL			1:100 at A1 & 1:200 at A3	DA 106	



AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

LANDSCAPE REFERRAL RESPONSE	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
(DT.#) DOOR AT FF LEVEL
(WT.#) 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
NGL EX. NATURAL 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

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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
21/04/2020	B	DA ISSUE - EX. GROUND LEVELS INFORMATION ENHANCED, AS REQUIRED BY COUNCIL.

PROJECT

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

DRAWING TITLE

BASEMENT PLAN PROPOSED

DATE

28 May 2020

SCALE

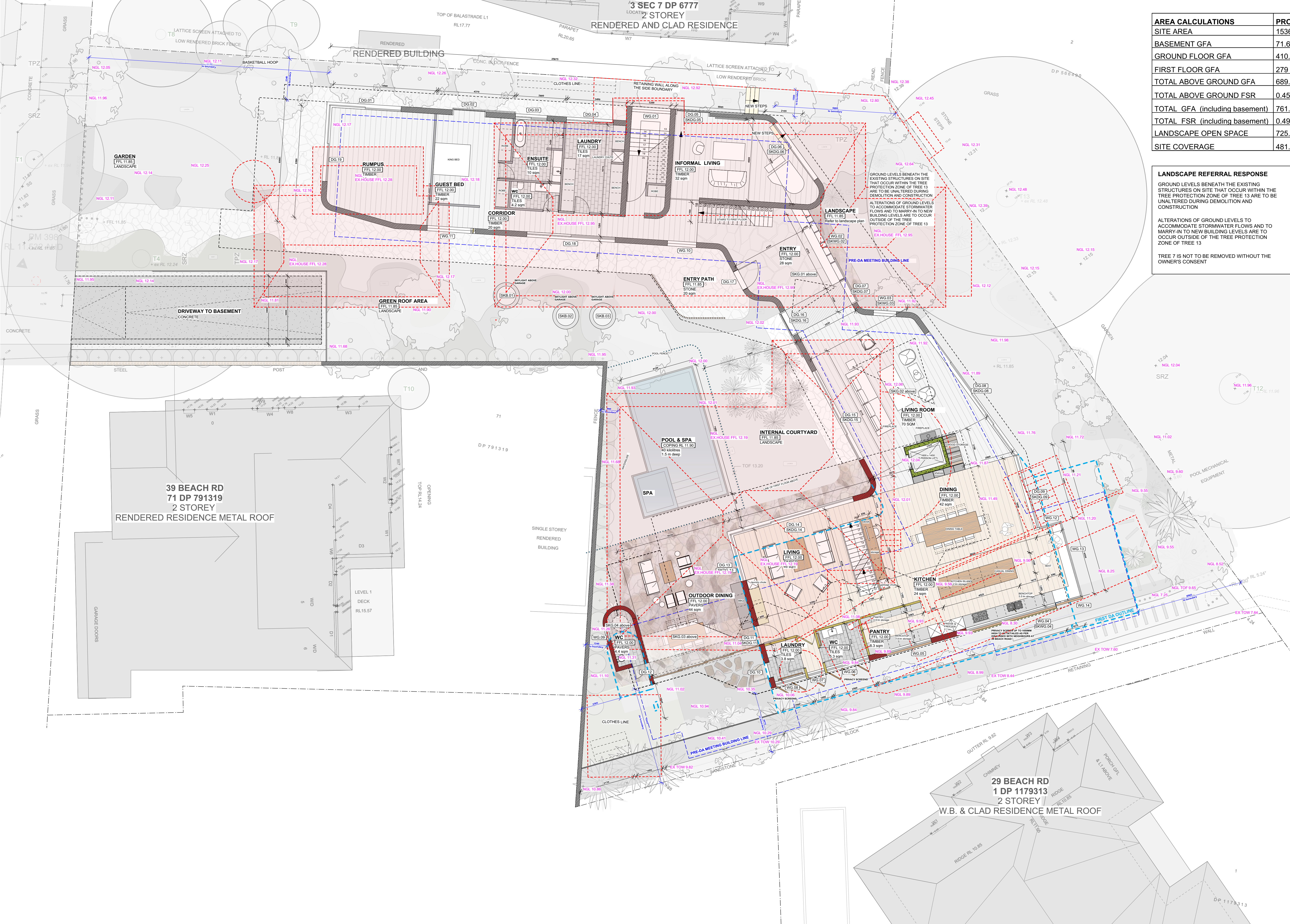
1:100 at A1 &
1:200 at A3

REVISION NUMBER:

B

DRAWING NO.

DA 110



AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

LANDSCAPE REFERRAL RESPONSE	GENERAL NOTE:
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	COMPLIANCE NCC: ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE. BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE
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	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.
TREE 7 IS NOT TO BE REMOVED WITHOUT THE OWNER'S CONSENT	

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
(DT.#) DOOR AT FF LEVEL
(WT.#) 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
NGL EX. NATURAL 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

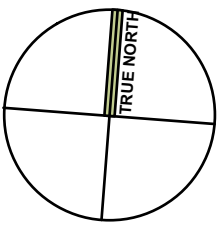
VIRGINIA KERRIDGE ARCHITECT

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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
21/04/2020	B	DA ISSUE - EX. GROUND LEVELS INFORMATION ENHANCED. AS REQUIRED BY COUNCIL.

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

DRAWING TITLE
GROUND FLOOR PLAN

DATE
28 May 2020

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

REVISION NUMBER
B

DRAWING NO.
DA 120



AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	MIN. 40%	YES
SITE COVERAGE	481.2 sqm= 31.3%	MAX. 33.3%	YES

LANDSCAPE REFERRAL RESPONSE	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.	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

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
(SG.#) SKYLIGHT ABOVE GF LEVEL
(DT.#) DOOR AT FF LEVEL
(WT.#) 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
NGL EX. NATURAL 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

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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
21/04/2020	B	DA ISSUE - EX. GROUND LEVELS INFORMATION ENHANCED. AS REQUIRED BY COUNCIL.

TRUE NORTH

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

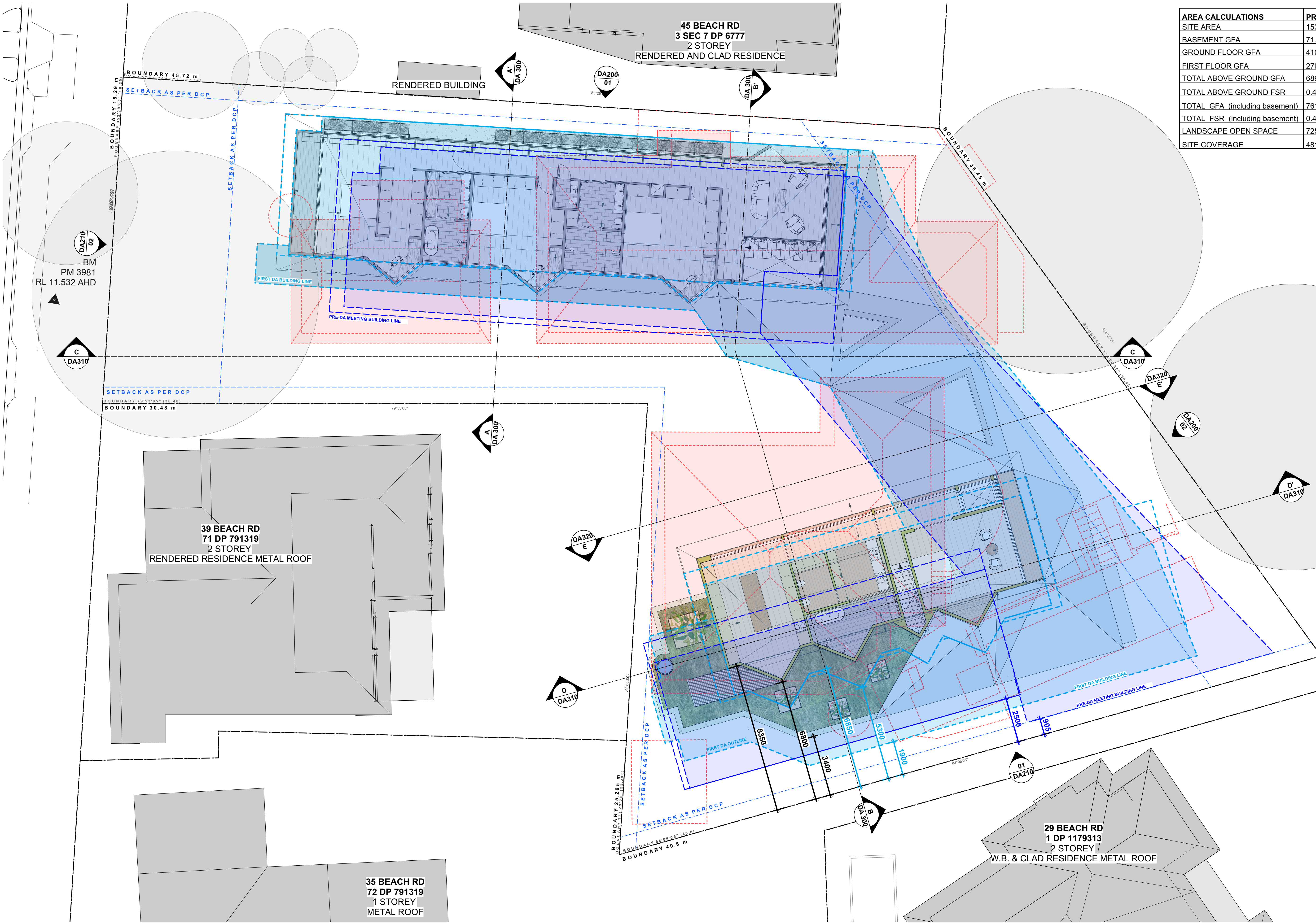
DRAWING TITLE
FIRST FLOOR PLAN PROPOSED

DATE
28 May 2020

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

REVISION NUMBER:
B

DRAWING NO.
DA 130



AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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	
	DOOR AT BASEMENT LEVEL
	WINDOW AT BASEMENT LEVEL
	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
	DOOR AT GF LEVEL
	SKYLIGHT ABOVE DOORS AT GF LEVEL
	WINDOW AT GF LEVEL
	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
	SKYLIGHT ABOVE GF LEVEL
	DOOR AT FF LEVEL
	WINDOW AT FF LEVEL
	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
NGL	EX. NATURAL 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

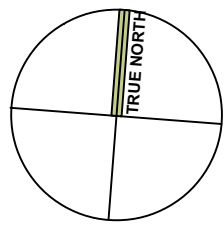
VIRGINIA KERRIDGE ARCHITECT

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 IMMEDIATELY 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
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

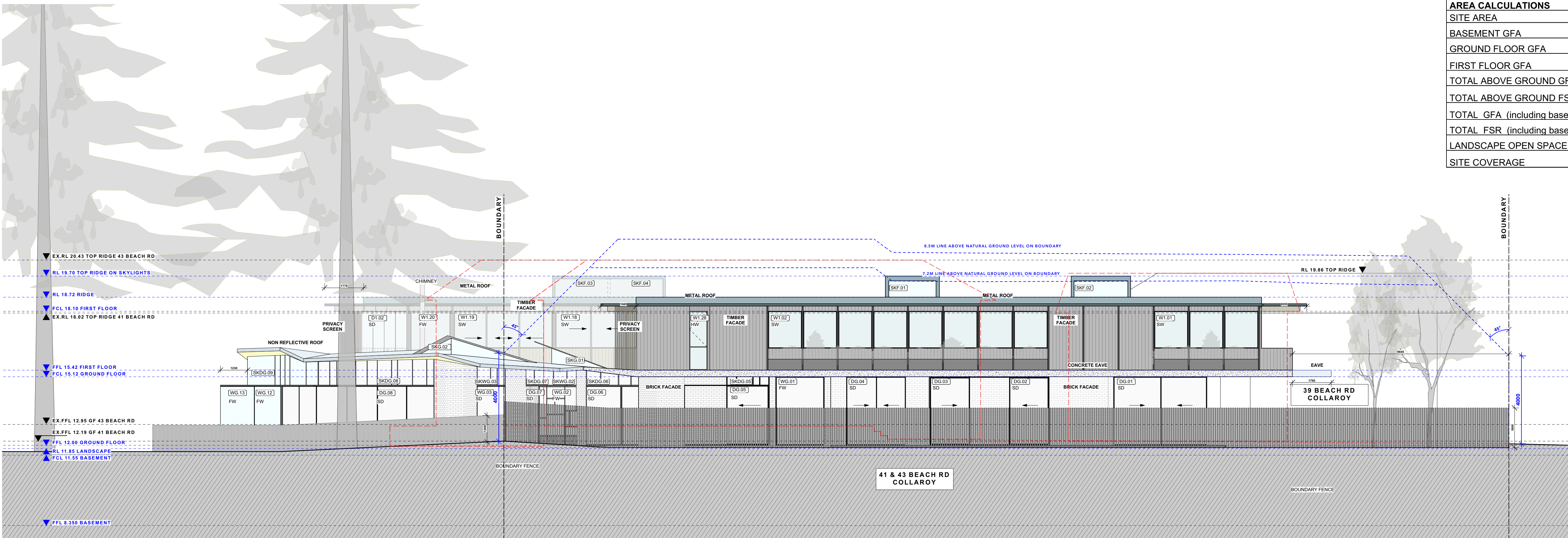
DRAWING TITLE
DESIGN AMENDMENTS - PLAN

DATE
28 May 2020

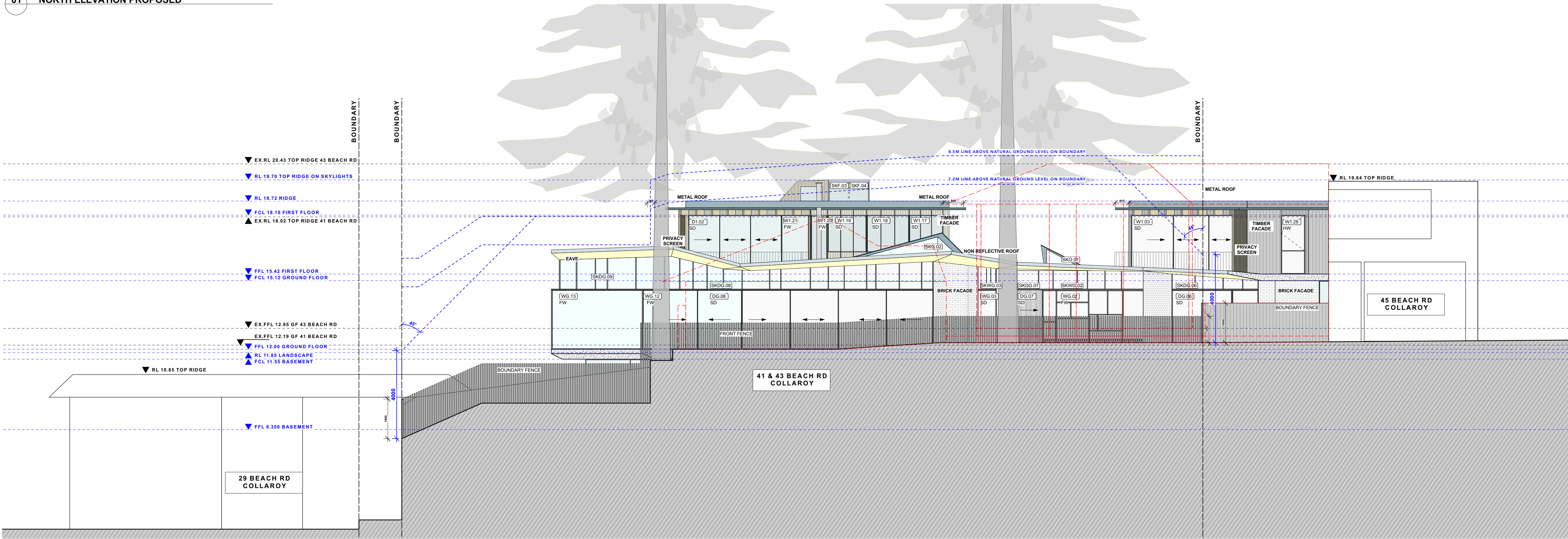
SCALE:
1:100 at A1 &
1:200 at A3

REVISION NUMBER
B

DRAWING NO.
DA 160



01 NORTH ELEVATION PROPOSED



02 EAST ELEVATION PROPOSED

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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
(SKWG.#)	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
(SKG.#)	SKYLIGHT ABOVE GF LEVEL
(DT.#)	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
NGL	EX. NATURAL 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

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

DATE

12/12/2019

25/05/2020

REV

A

B

DESCRIPTION

DA ISSUE

DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

DRAWING TITLE

NORTH & EAST ELEVATIONS
PROPOSED

28 May 2020

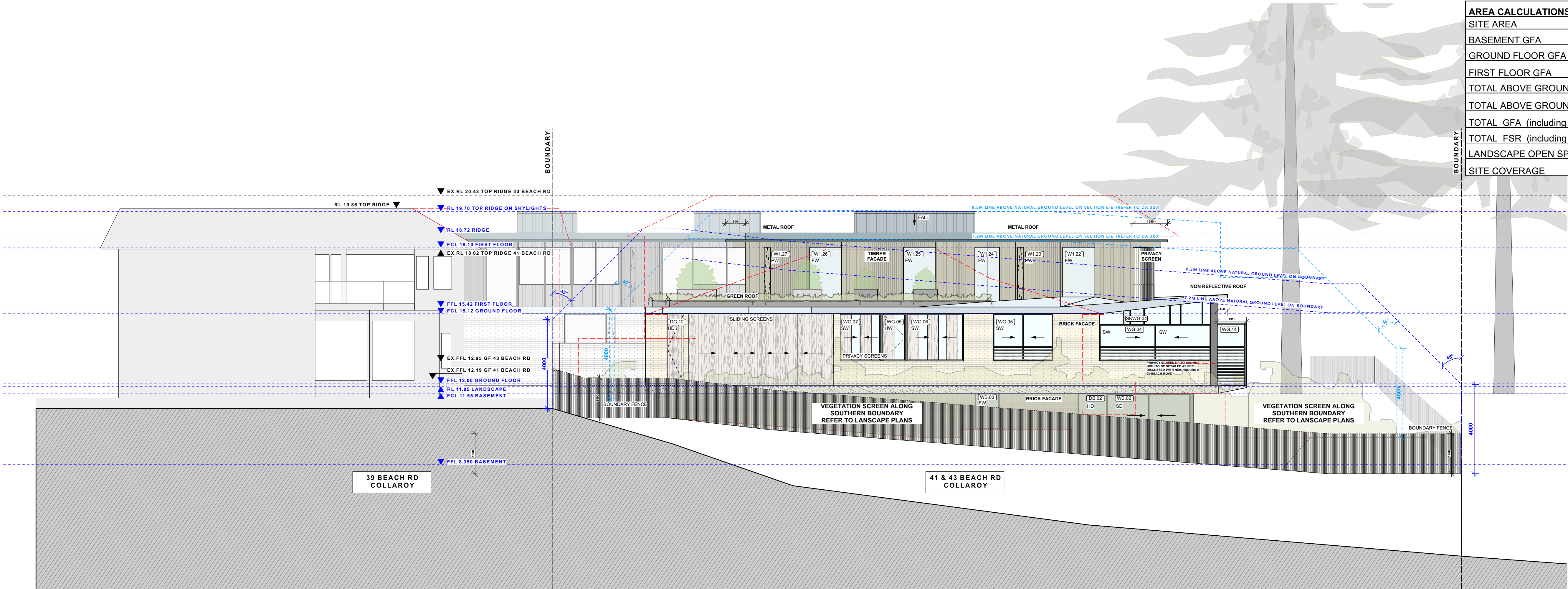
SCALE

1:100 at A1 &
1:200 at A3

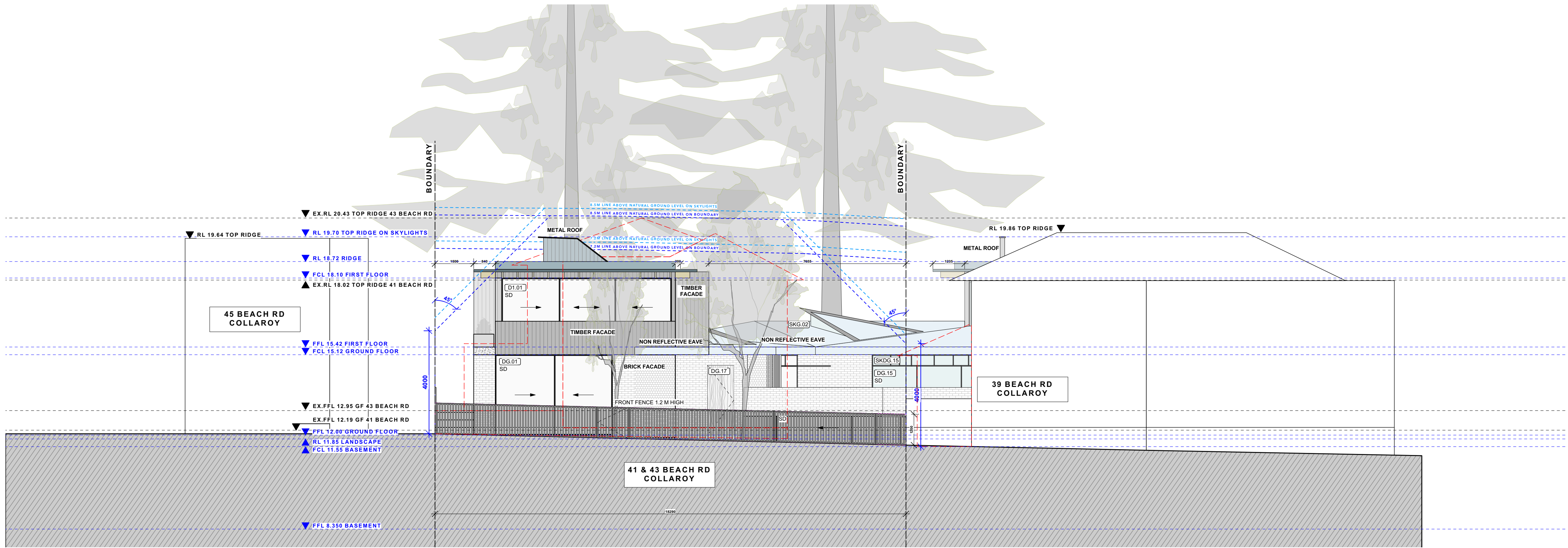
A

DRAWING NO.

DA 200



01 SOUTH ELEVATION PROPOSED



02 WEST ELEVATION PROPOSED (FRONT ELEVATION)

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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	
	DOOR AT BASEMENT LEVEL
	WINDOW AT BASEMENT LEVEL
	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
	DOOR AT GF LEVEL
	SKYLIGHT ABOVE DOORS AT GF LEVEL
	WINDOW AT GF LEVEL
	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
	SKYLIGHT ABOVE GF LEVEL
	DOOR AT FF LEVEL
	WINDOW AT FF LEVEL
	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
NGL	EX. NATURAL 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

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

DATE
12/12/2019
25/05/2020

REV
A
B

DESCRIPTION
DA ISSUE
DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

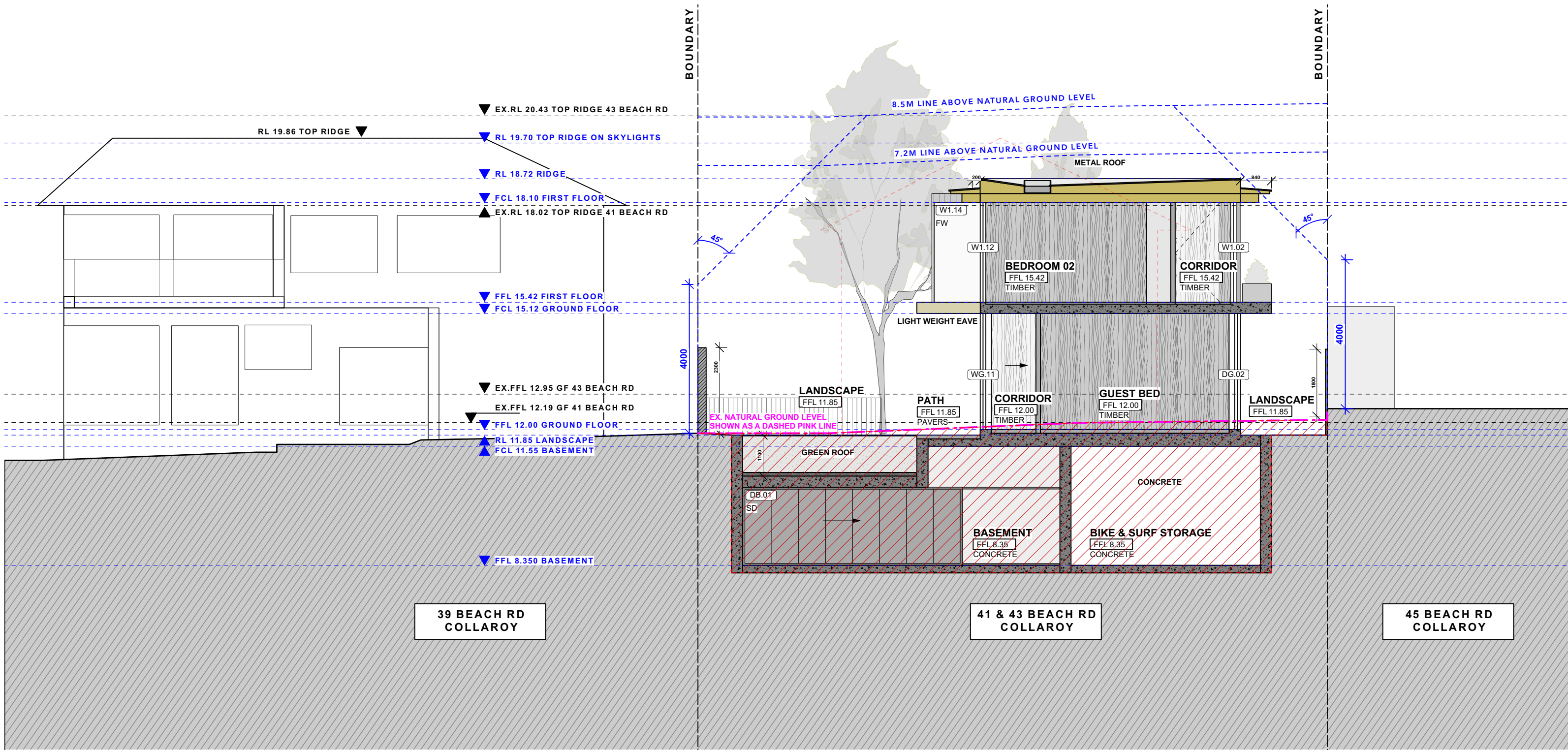
DRAWING TITLE
SOUTH & WEST ELEVATIONS
PROPOSED

28 May 2020

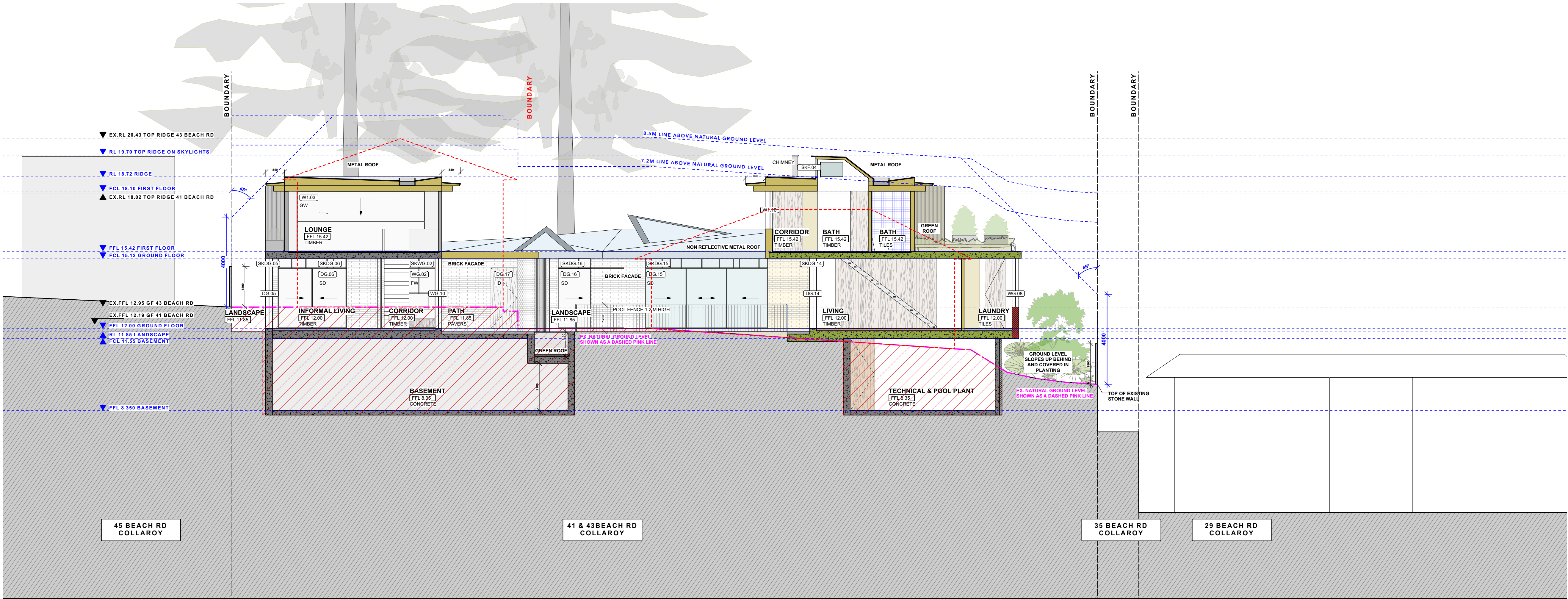
SCALE
1:100 at A1 &
1:200 at A3

A

DRAWING NO.
DA 210



01 SECTION A-A'



02 SECTION B-B'

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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
(SKWG.#)	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
(SG.#)	SKYLIGHT ABOVE GF LEVEL
(BT.#)	DOOR AT FF LEVEL
(WT.#)	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
NGL	EX. NATURAL 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

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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

PROJECT

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

DRAWING TITLE

PROPOSED SECTIONS A-A' & B-B'

DATE

28 May 2020

SCALE

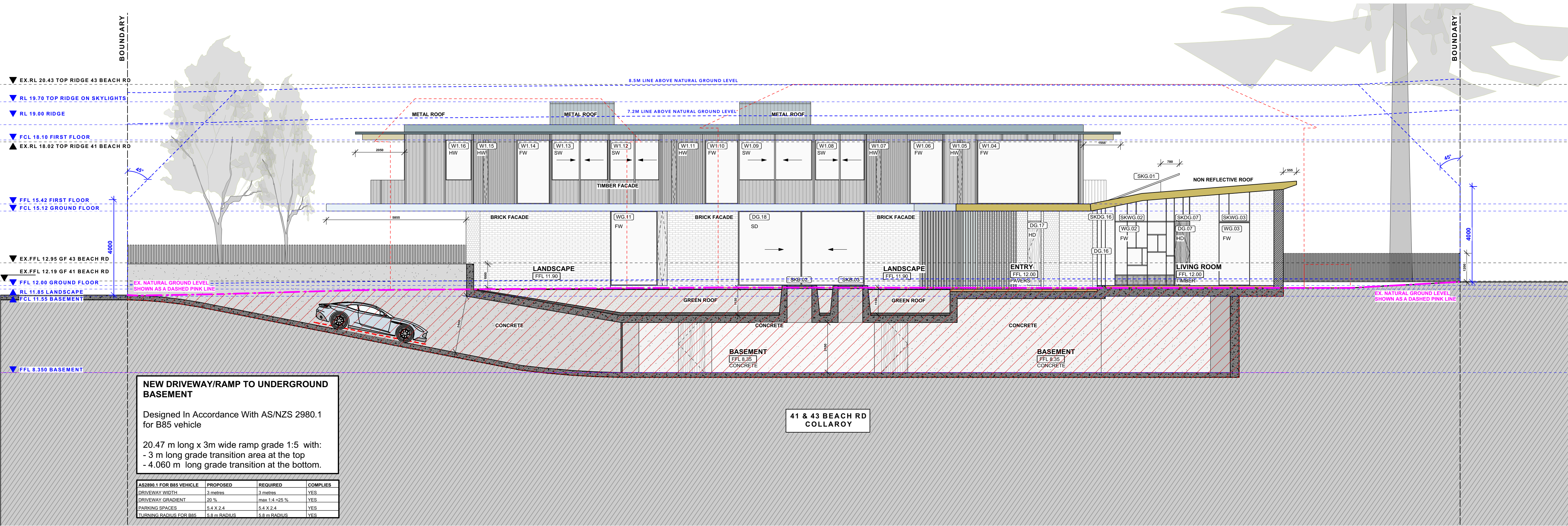
1:200 at A3 &
1:100 at A1

REVISION NUMBER:

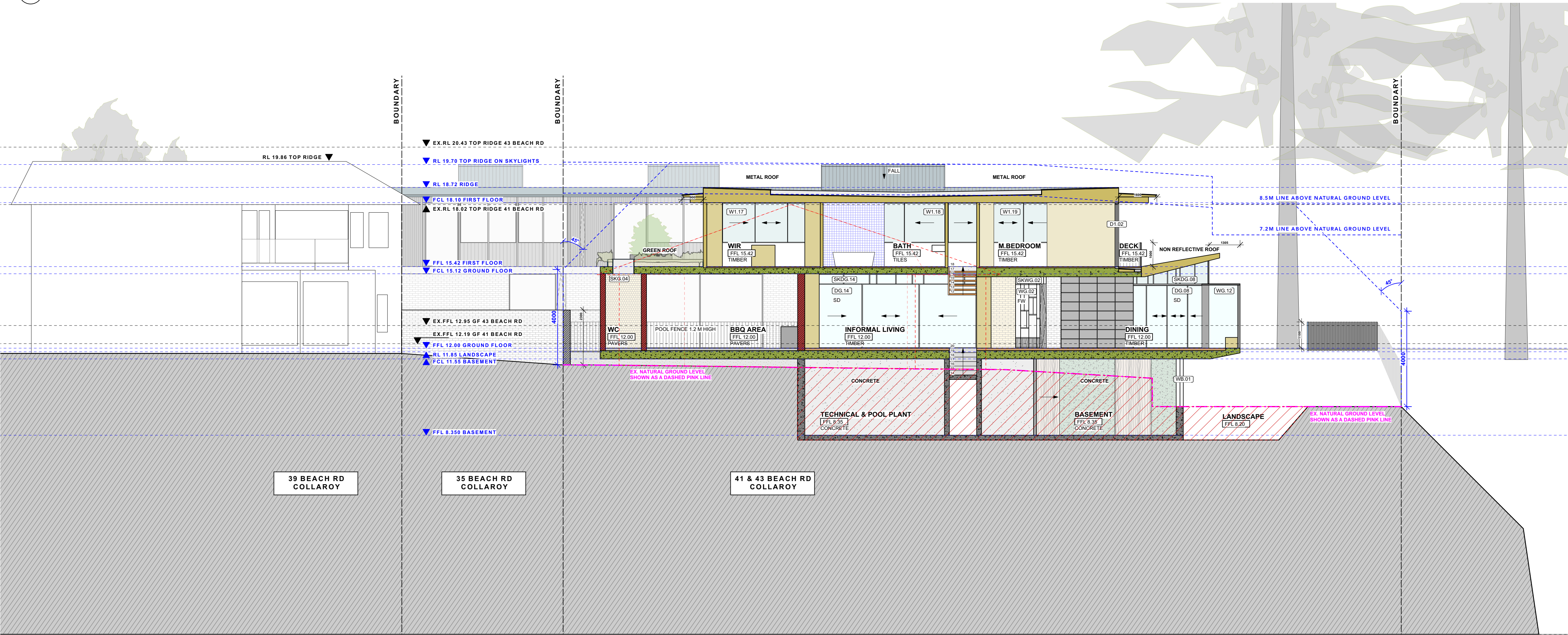
B

DRAWING NO.

DA 300



01 SECTION C-C'



02 SECTION D-D'

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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
(SKWG.#)	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
(SG.#)	SKYLIGHT ABOVE GF LEVEL
(DT.#)	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
NGL	EX. NATURAL 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

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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

DRAWING TITLE
SECTIONS C-C' & D-D'

DATE	REVISION NUMBER:
28 May 2020	B
SCALE:	DRAWING NO.
1:100 at A1 & 1:200 at A3	DA 310

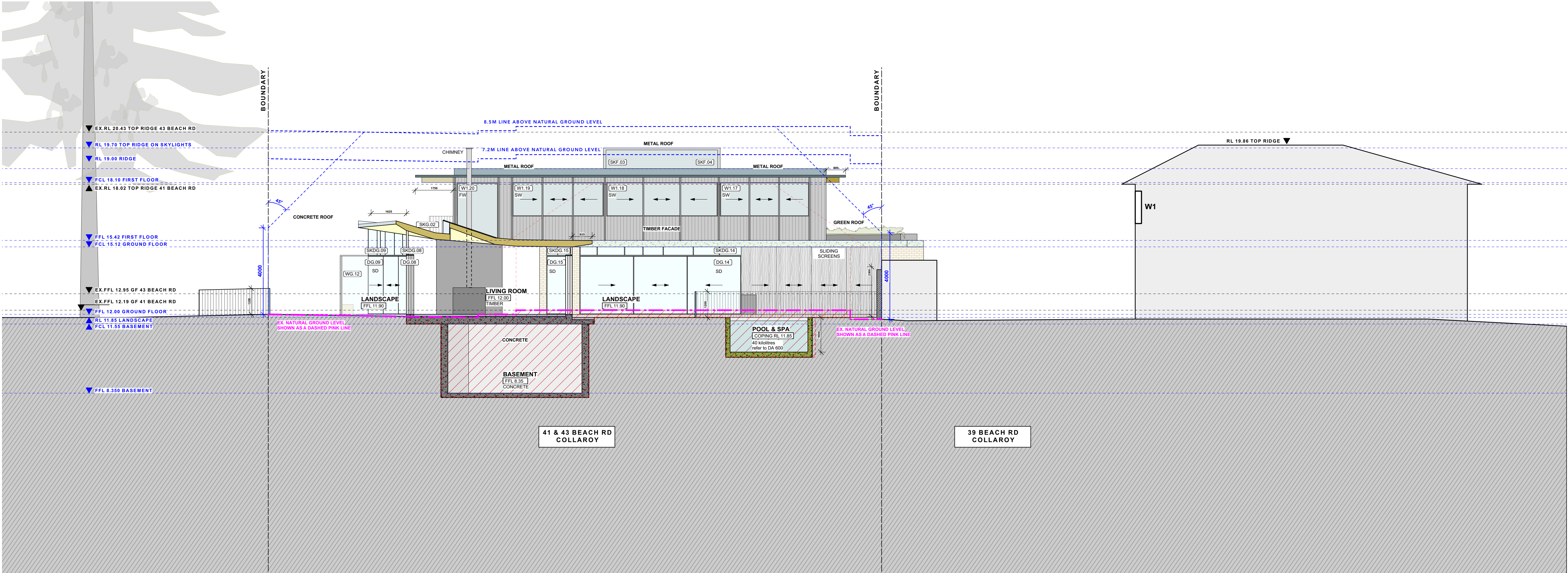
AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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
(SKWG.#)	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
(SKG.#)	SKYLIGHT ABOVE GF LEVEL
(DT.#)	DOOR AT FF LEVEL
(WT.#)	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
NGL	EX. NATURAL 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



01 SECTION E-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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

DRAWING TITLE
SECTIONS E-E'

DATE
28 May 2020

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

REVISION NUMBER:
B

DRAWING NO.
DA 320

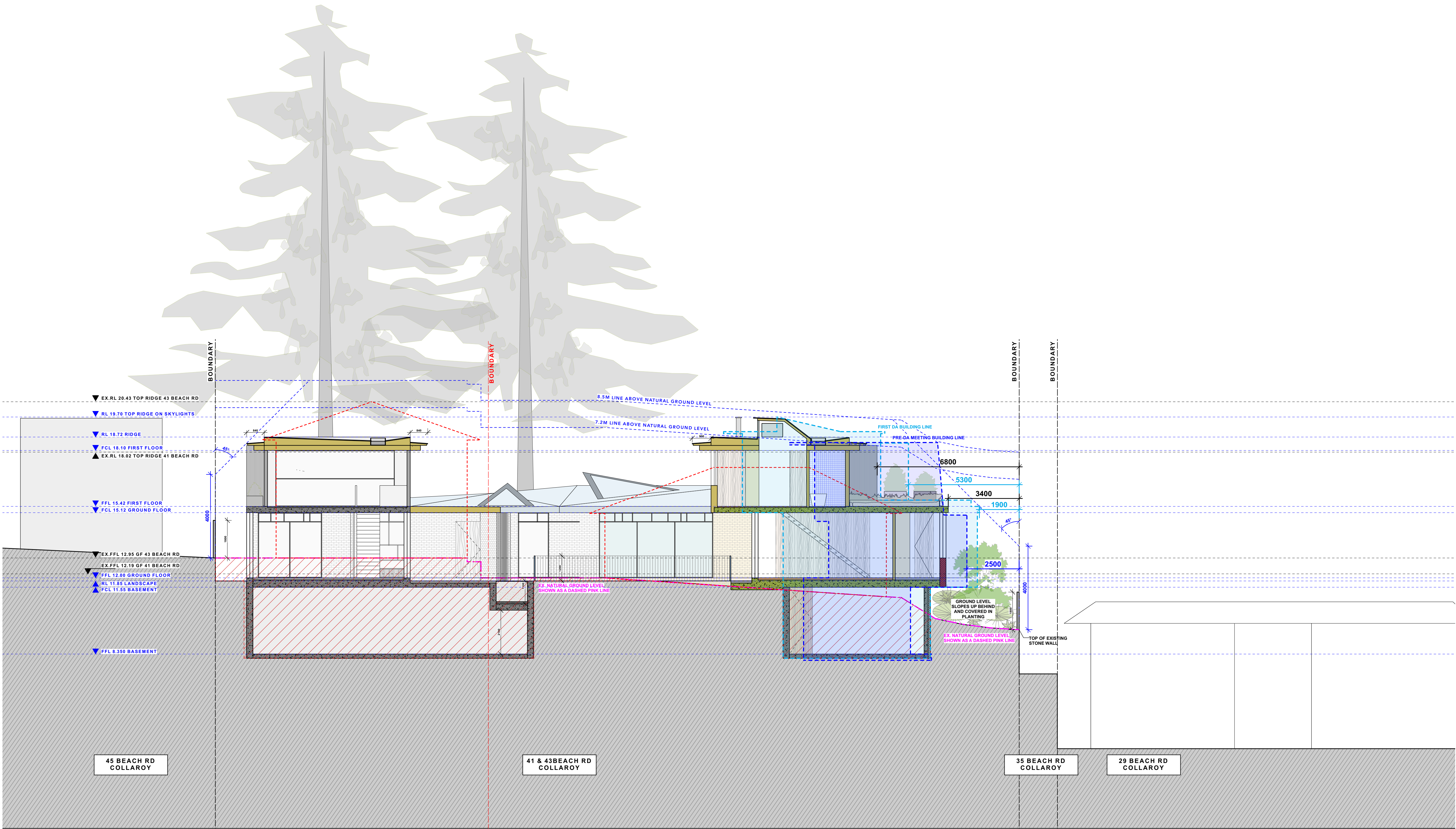
AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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
(SKWG.#)	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
(SKG.#)	SKYLIGHT ABOVE GF LEVEL
(DT.#)	DOOR AT FF LEVEL
(WT.#)	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
NGL	EX. NATURAL 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 B-B'

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 IMMEDIATELY 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
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

DRAWING TITLE
DESIGN AMENDMENTS - SECTION B-B'

DATE
28 May 2020

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

REVISION NUMBER:
B

DRAWING NO.
DA 330

AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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



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



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

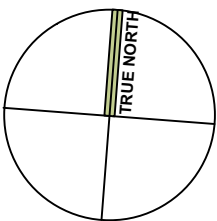
VIRGINIA KERRIDGE ARCHITECT

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

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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

DATE
28 May 2020

REVISION NUMBER:
A

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	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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



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



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

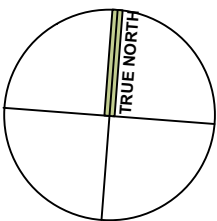
VIRGINIA KERRIDGE ARCHITECT

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

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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

DATE
28 May 2020

REVISION NUMBER:
A

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

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

DRAWING NO.
DA 501

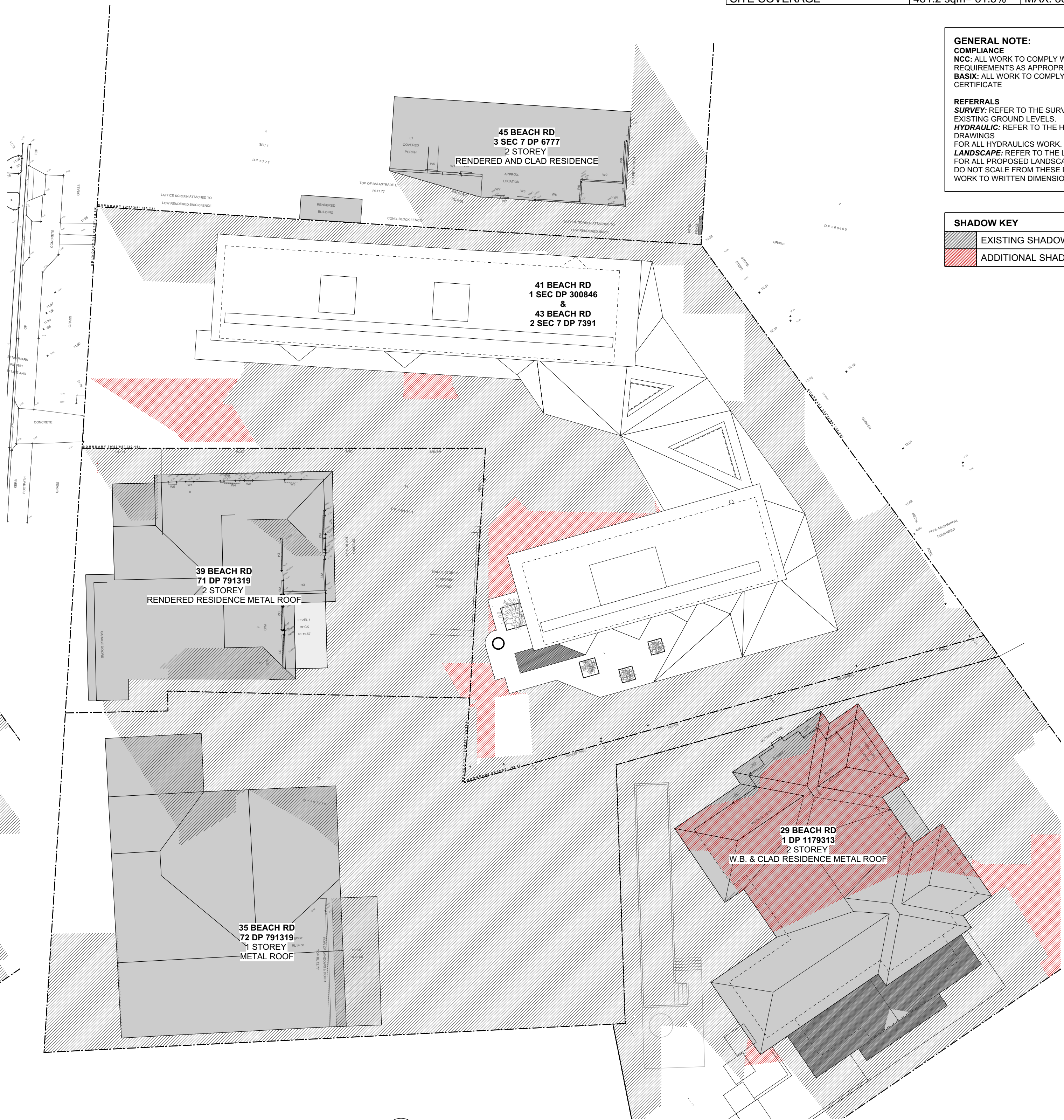
AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	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



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



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

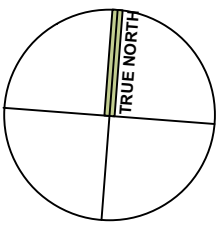
VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

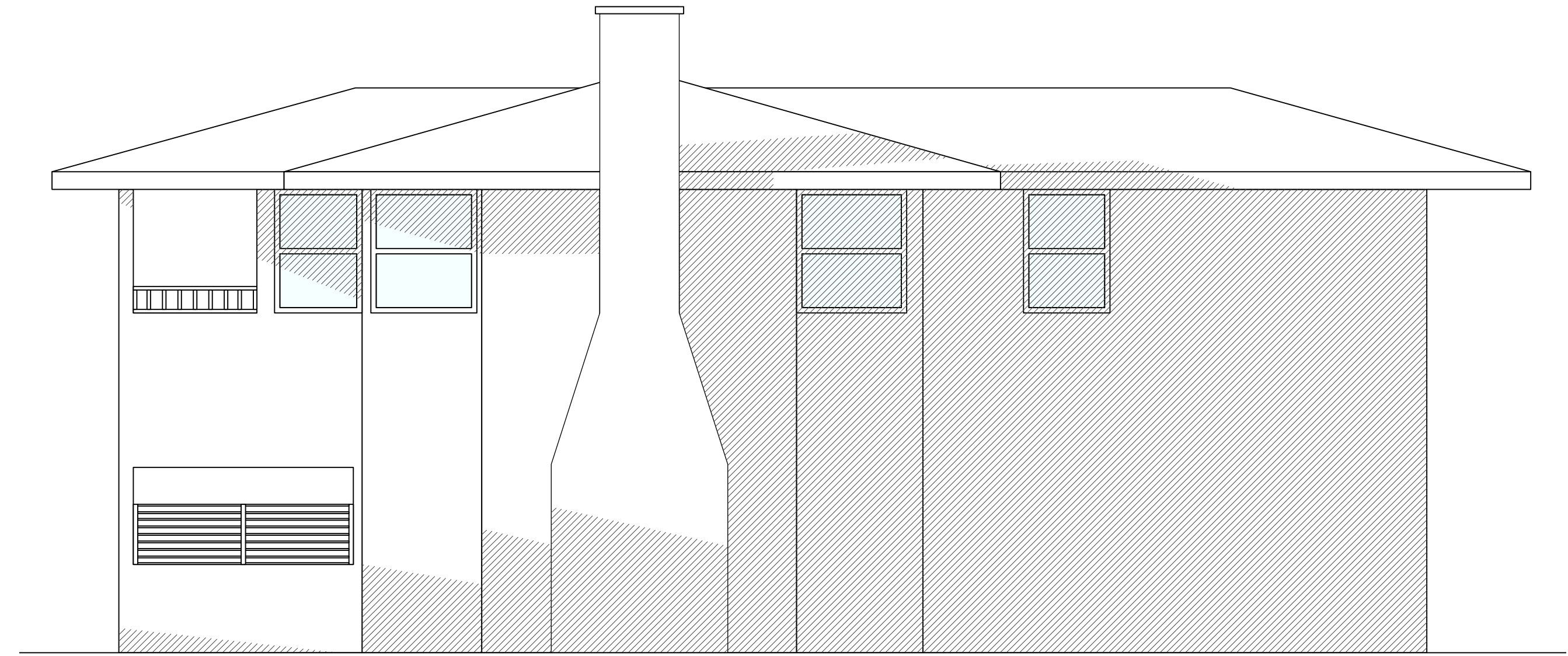
DATE
28 May 2020

REVISION NUMBER:
A

DRAWING TITLE
EXISTING AND PROPOSED
SHADOW DIAGRAMS AT 3PM -21ST JUNE

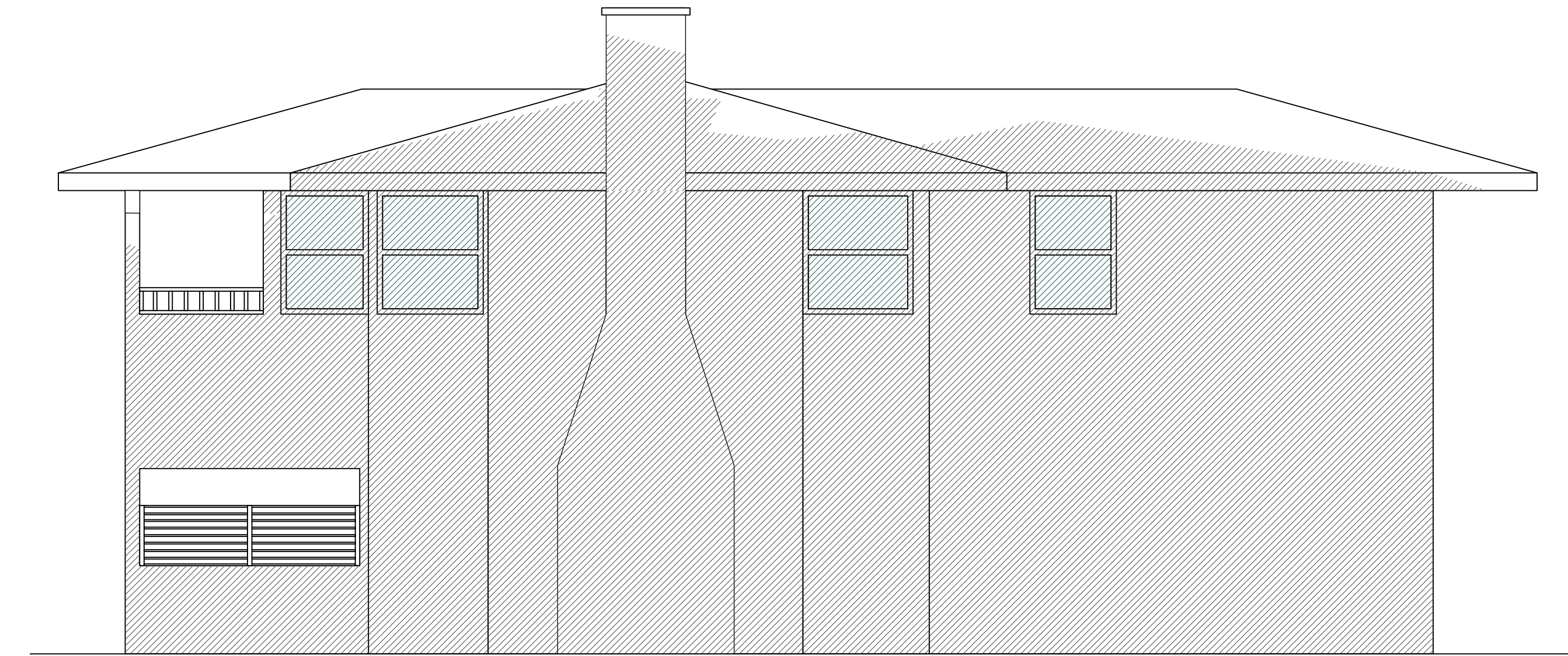
SCALE:
1:200 at A1 &
1:400 at A3

DRAWING NO.
DA 502



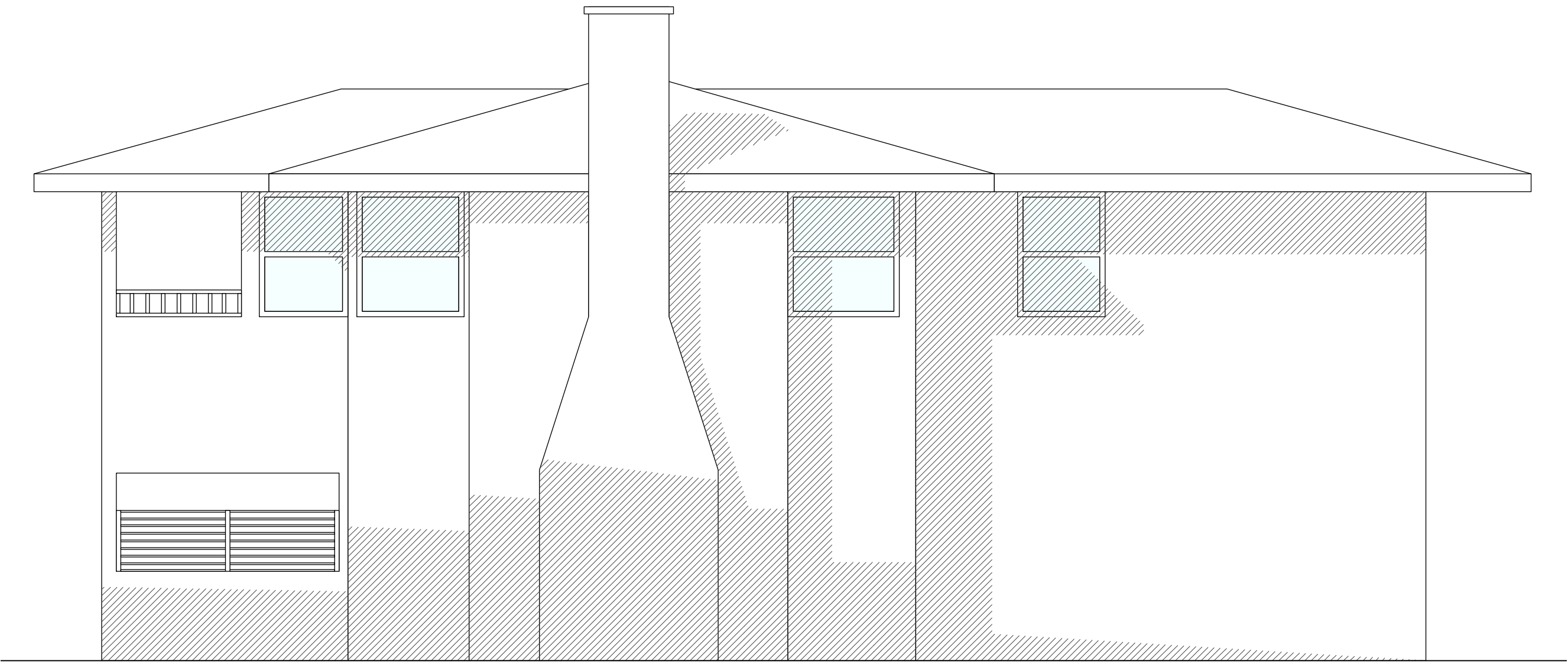
01

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



03

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



02

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

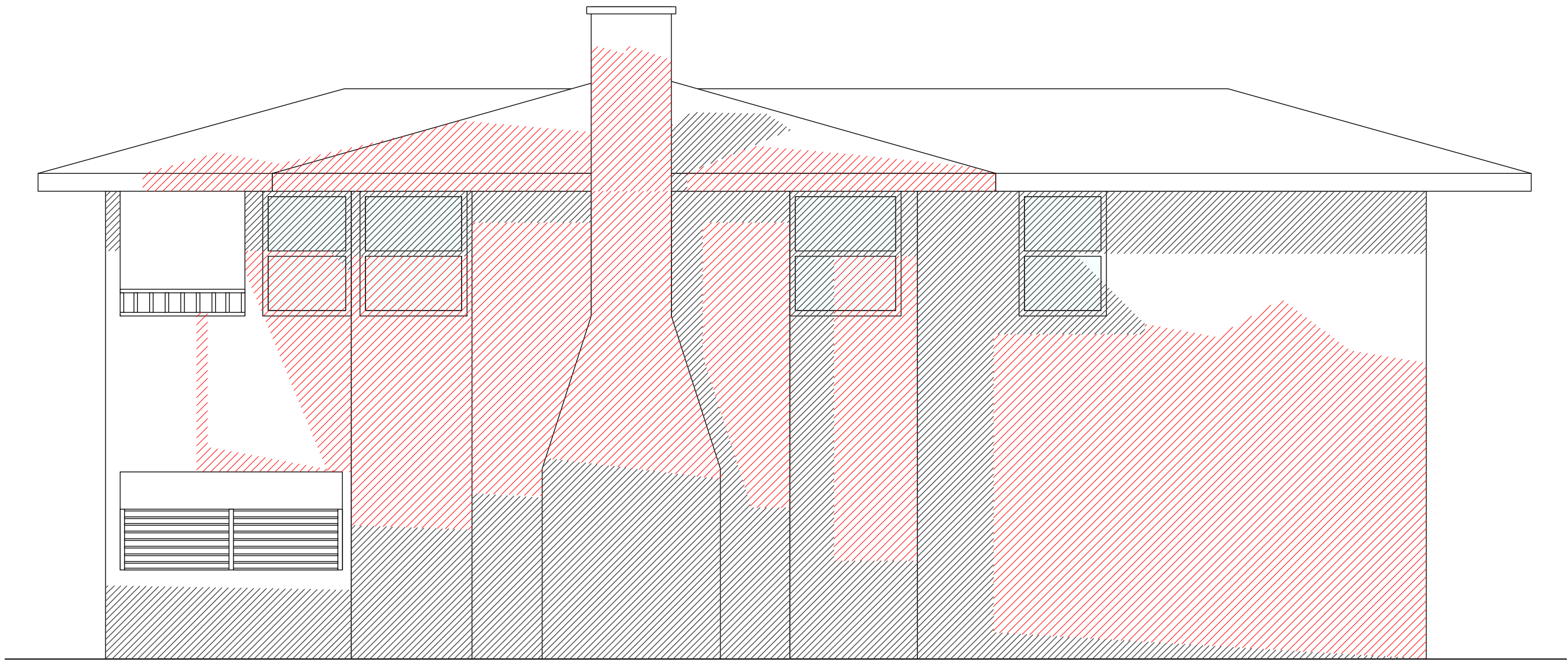
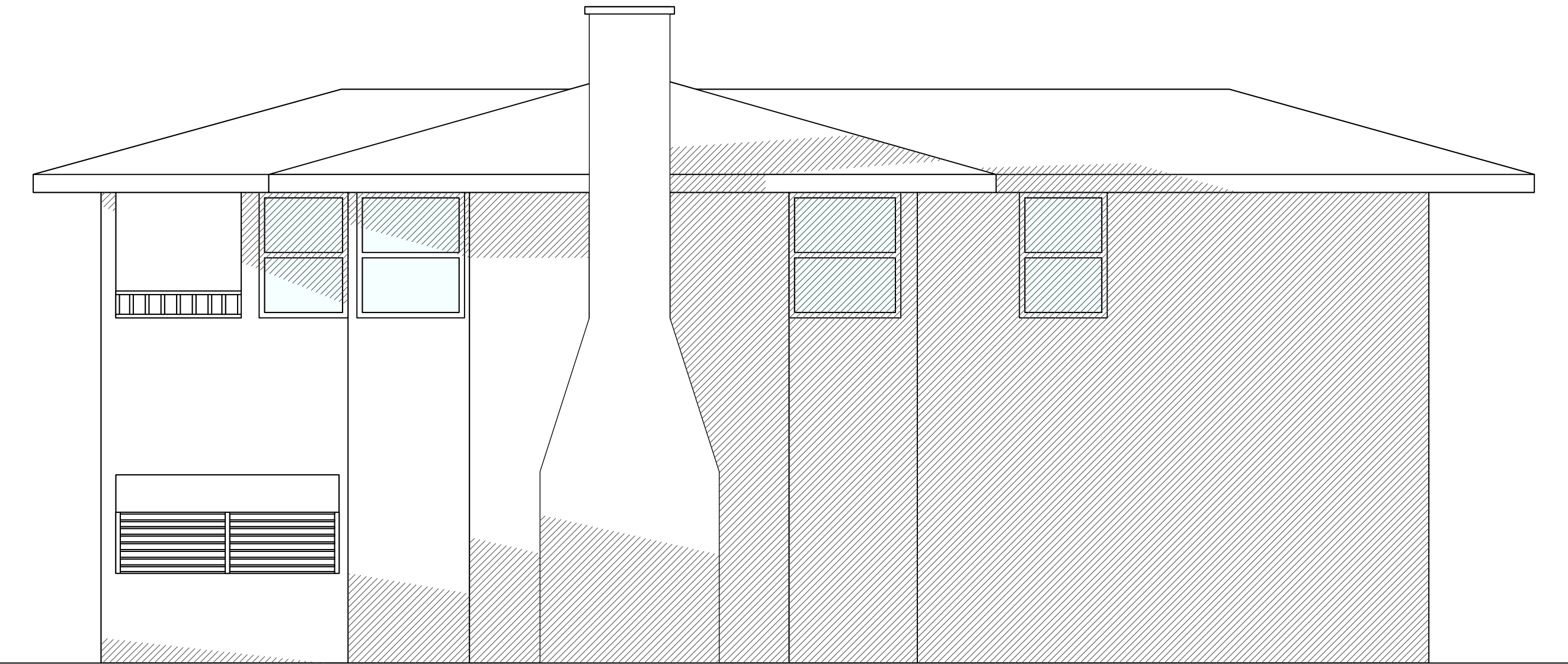
GENERAL NOTE:
COMPLIANCE
NCC: ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE
REFERRALS
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.
HYDRAULIC: REFER TO THE HYDRAULIC ENGINEER'S DRAWINGS FOR ALL HYDRAULICS WORK.
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
(DT.#)	DOOR AT FF LEVEL
(WT.#)	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
NGL	EX. NATURAL 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

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 IMMEDIATELY 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:			PROJECT	DATE	REVISION NUMBER
			DATE	REV	DESCRIPTION	41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	28 May 2020	A
			12/12/2019 25/05/2020	A B	DA ISSUE DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL	DRAWING TITLE	SCALE:	DRAWING NO.
						EXISTING ELEVATION SHADOWS OVER 29 BEACH RD. NORTHERN FACADE SHADOW DIAGRAMS AT 9AM, 12PM & 3PM-21ST JUNE	1:50 at A1 & 1:100 at A3	DA 520



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.

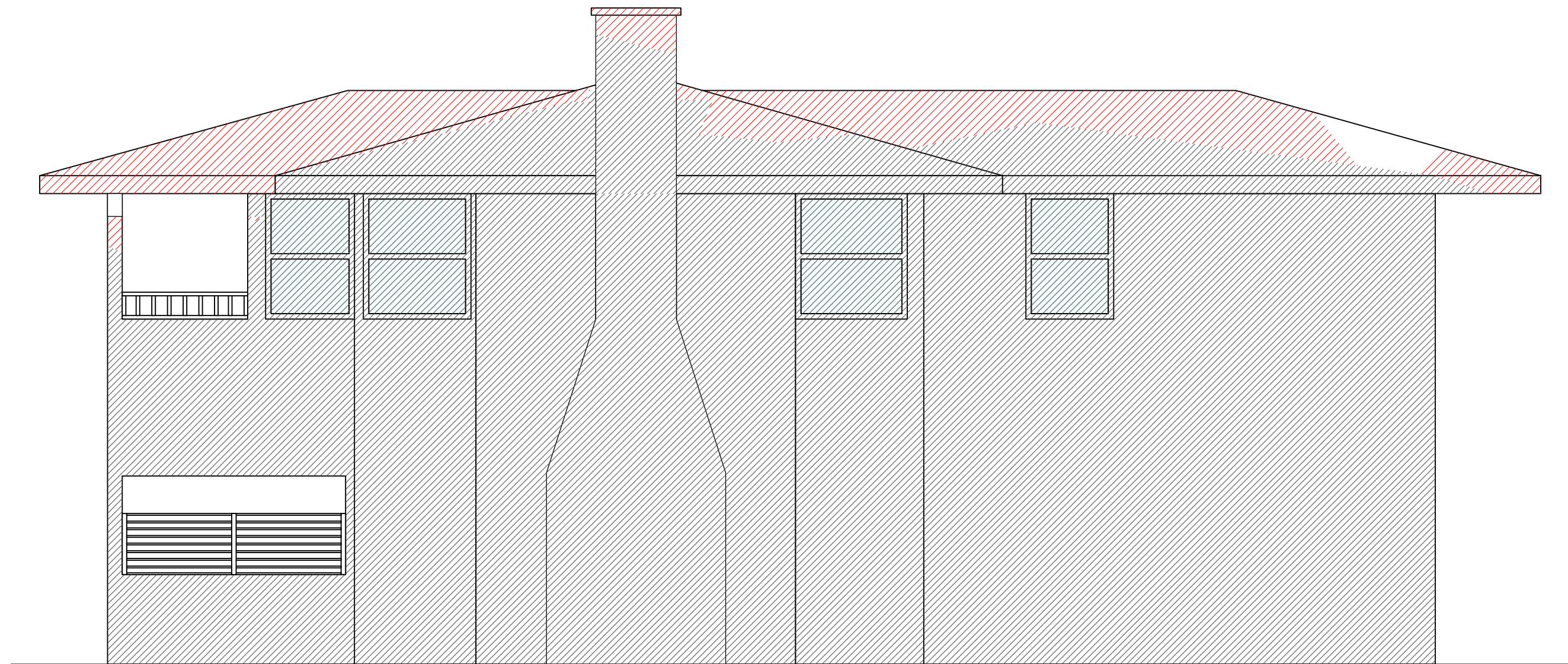
SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

ABBREVIATIONS	
	DOOR AT BASEMENT LEVEL
	WINDOW AT BASEMENT LEVEL
	SKYLIGHT IN LANDSCAPE ABOVE BASEMENT
	DOOR AT GF LEVEL
	SKYLIGHT ABOVE DOORS AT GF LEVEL
	WINDOW AT GF LEVEL
	SKYLIGHT ABOVE WINDOWS AT GF LEVEL
	SKYLIGHT ABOVE GF LEVEL
	DOOR AT FF LEVEL
	WINDOW AT FF LEVEL
	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
NGL	EX. NATURAL GROUND LEVEL

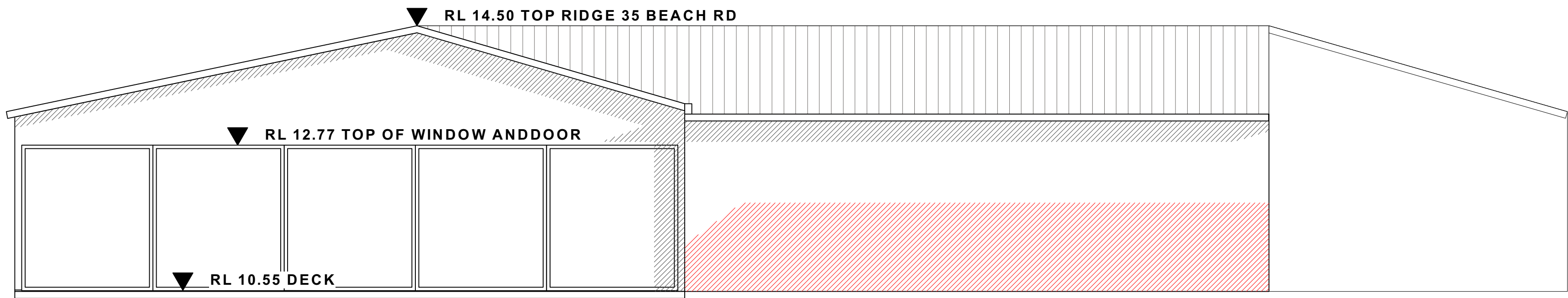
SYMBOLS KEY	
	EXISTING WALLS
	CAVITY BRICK WALLS
	TIMBER STUD WALLS
	OFF-FORM CONCRETE WALLS
	JOINERY
	TIMBER FLOORBOARDS
	TIMBER DECK
	TILED FLOORS
	GLAZING
	METAL ROOF
	TIMBER FACADE
	STEEL IN PLAN & ELEVATION
	STEEL IN SECTION
	CONCRETE IN PLAN & ELEVATION
	BRICK FACADE
	OUTDOOR PAVERS
	GREEN ROOF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

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



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
FROM THE PROPOSED DEVELOPMENT
EXCEPT FOR 9AM ON 21ST JUNE



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
(DT.#)	DOOR AT FF LEVEL
(WT.#)	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
NGL	EX. NATURAL 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



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:

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 IMMEDIATELY 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
12/12/2019	A	DA ISSUE
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

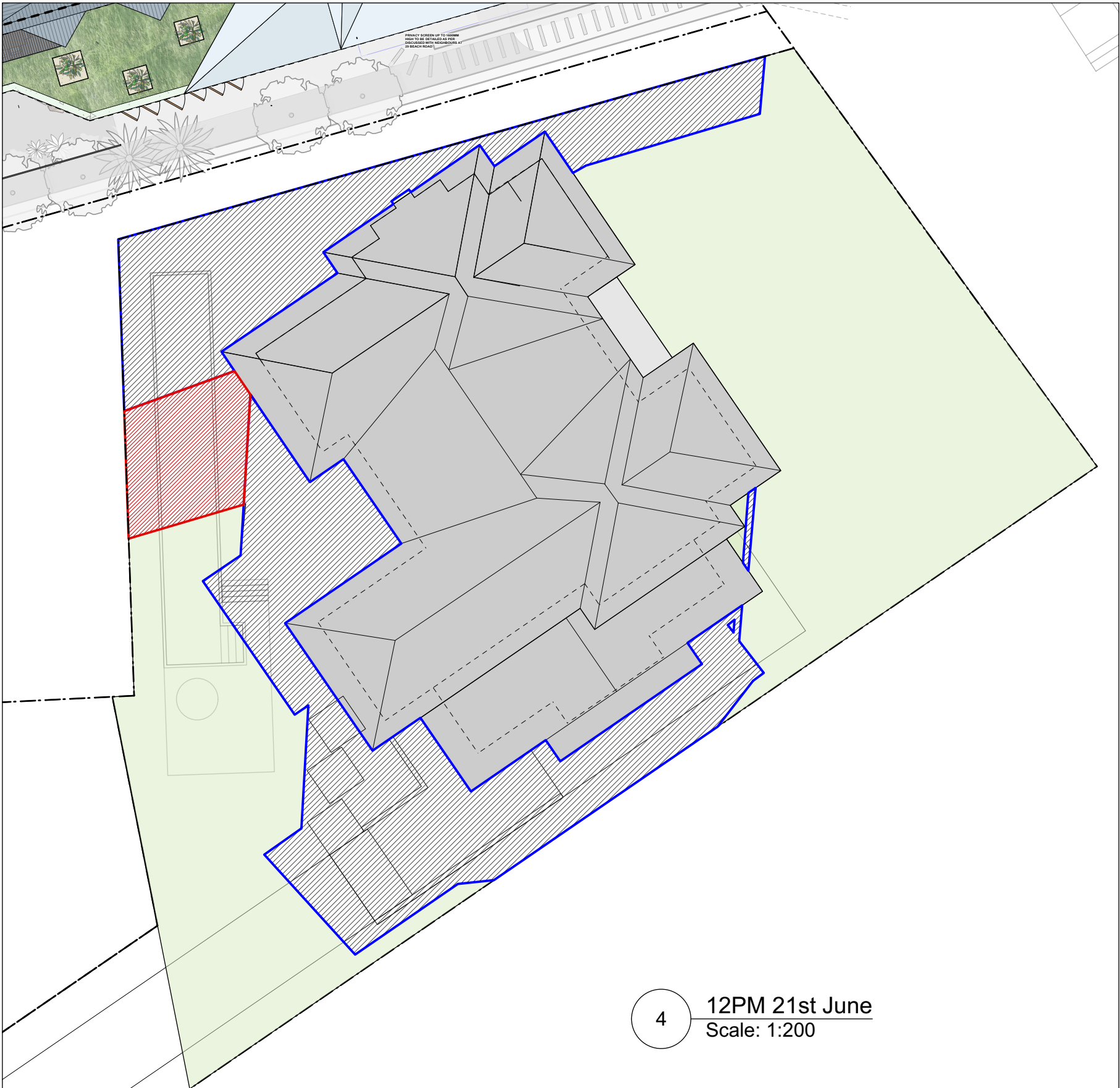
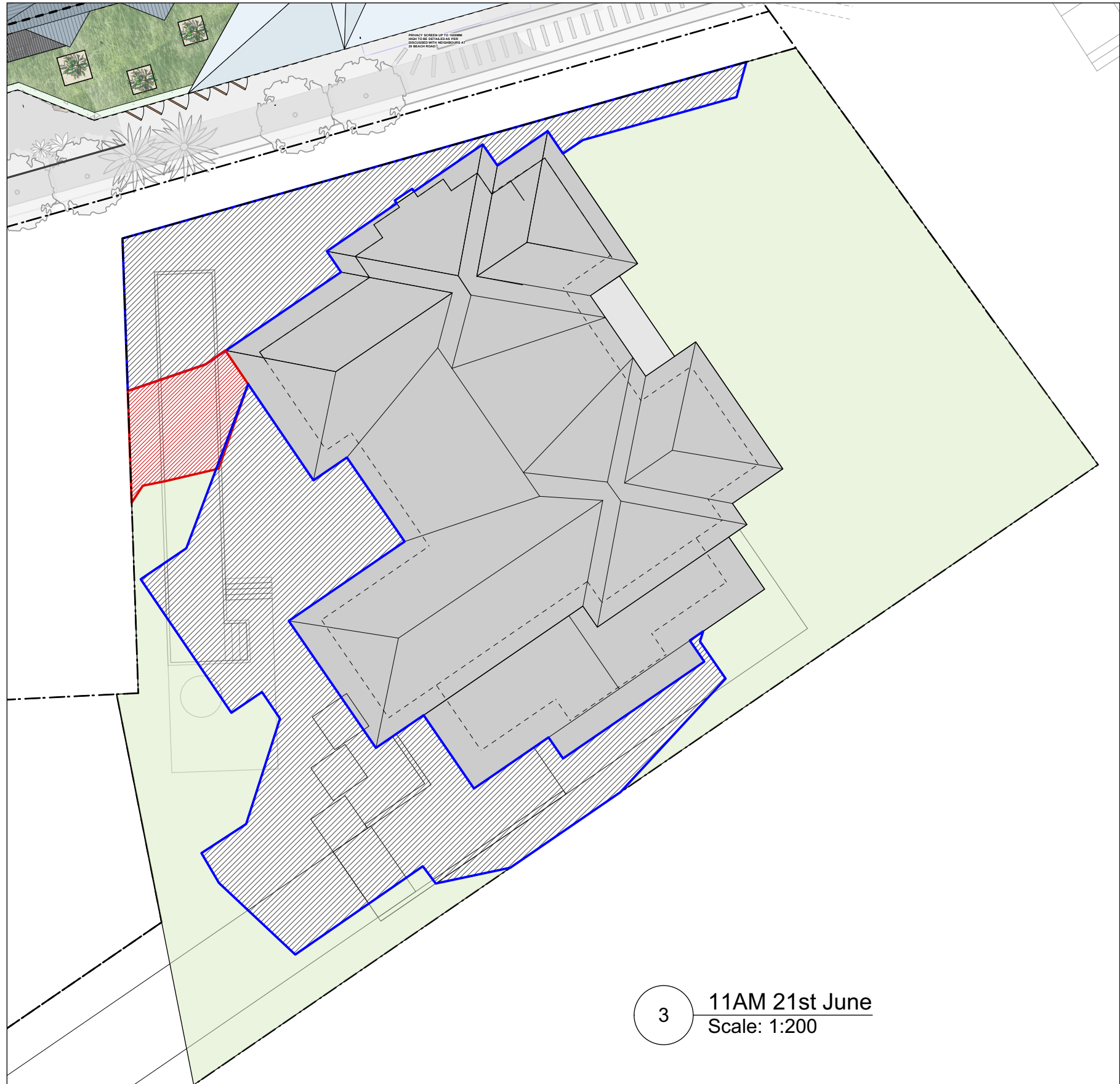
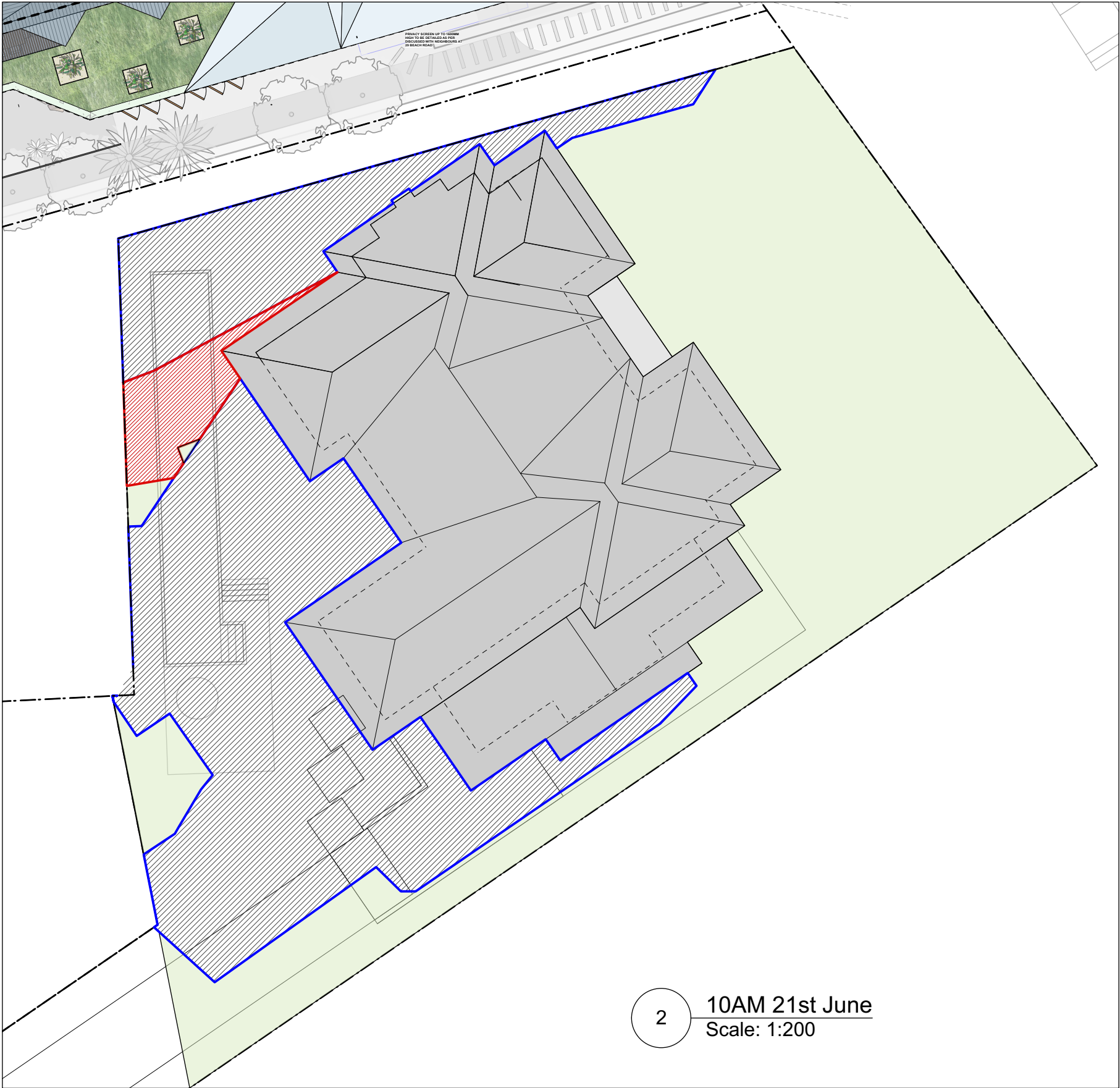
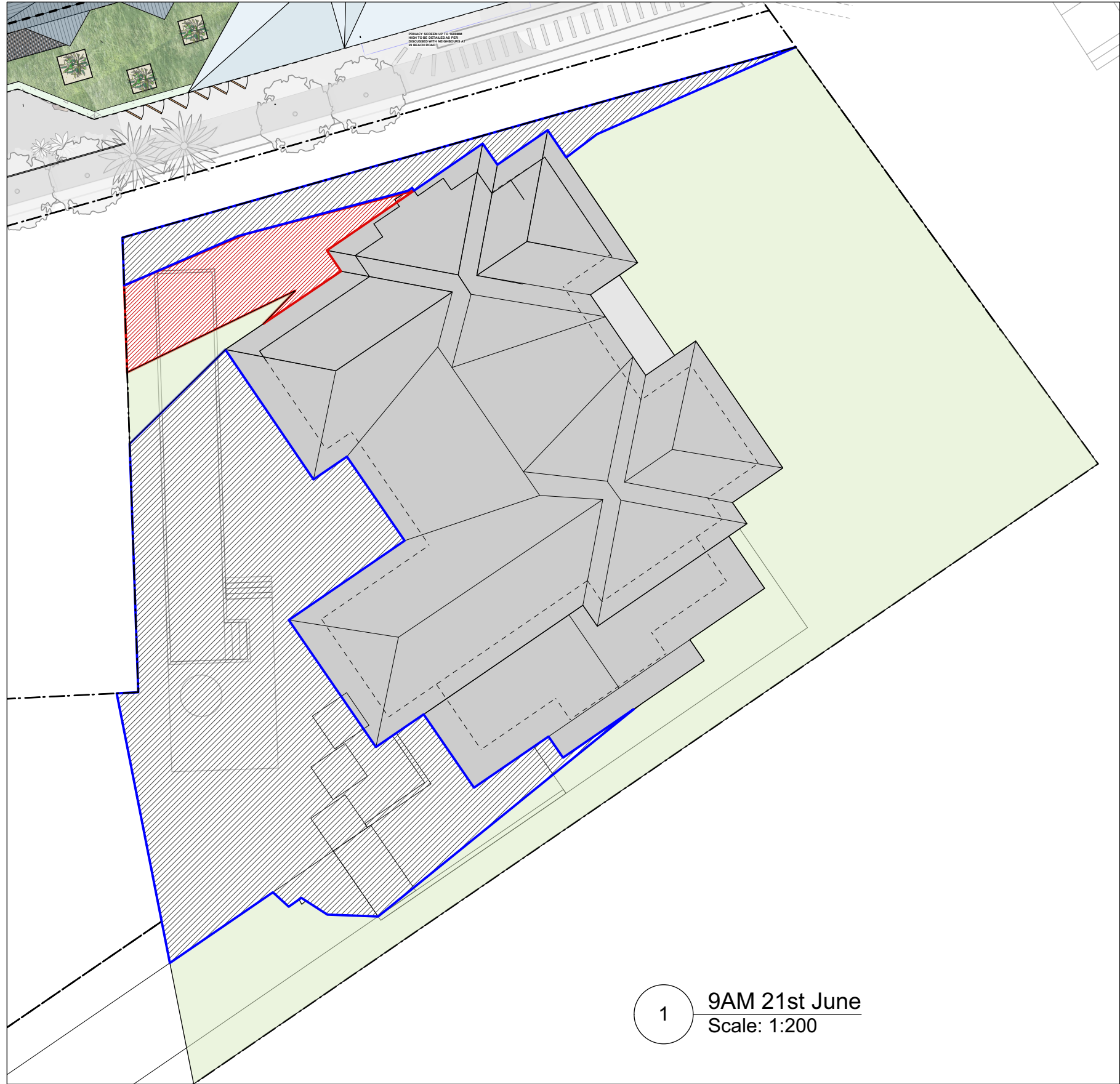
DRAWING TITLE
PROPOSED ELEVATION SHADOWS OVER 35 BEACH
RD. EASTERN FACADE
SHADOW DIAGRAM AT 9AM -21ST JUNE

DATE
28 May 2020

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

REVISION NUMBER:
A

DRAWING NO.
DA 522



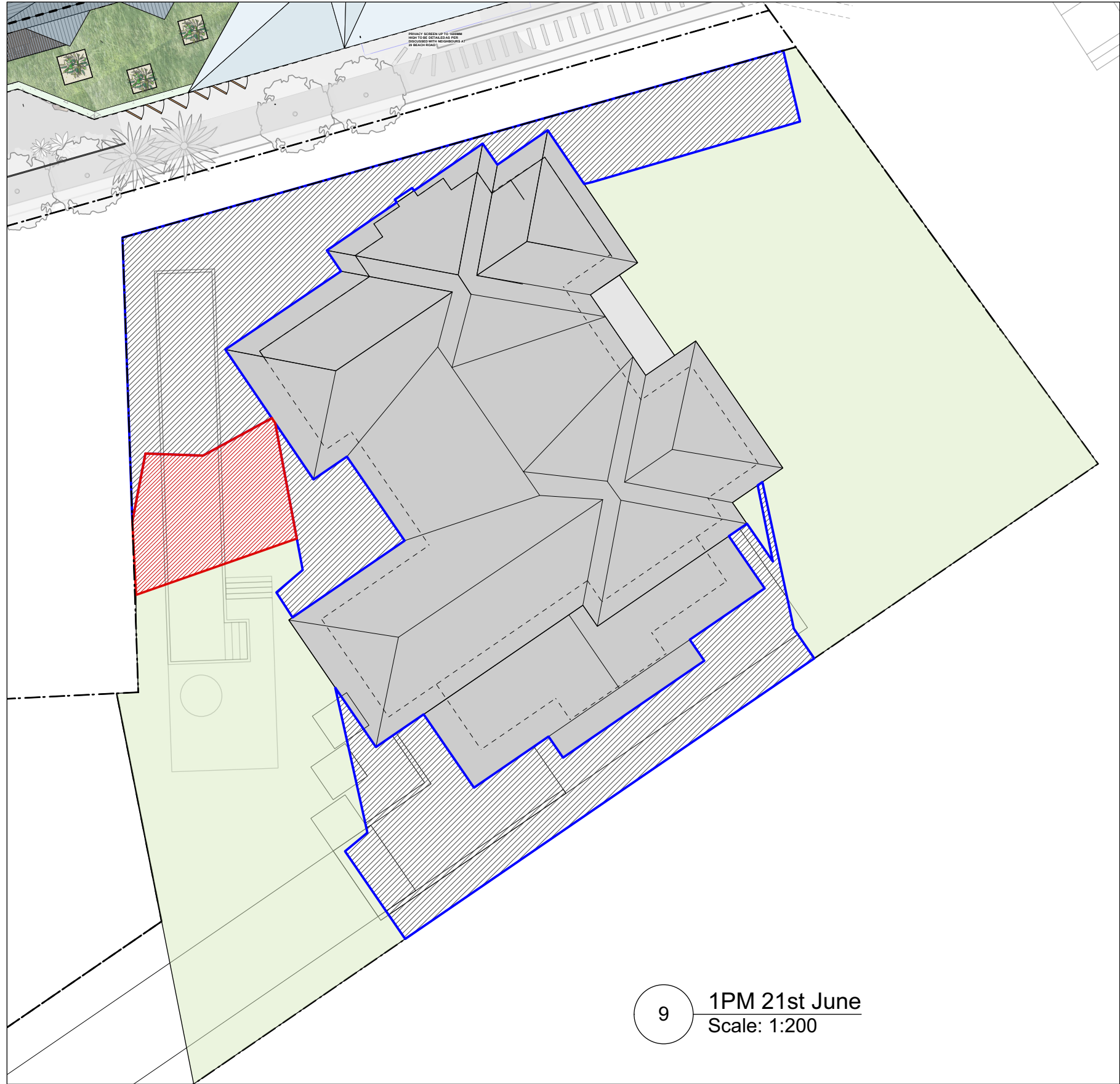
AREA CALCULATIONS	PROPOSED	ALLOWED	COMPLIES
SITE AREA	1536.5 sqm		
BASEMENT GFA	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	MIN. 40%	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.

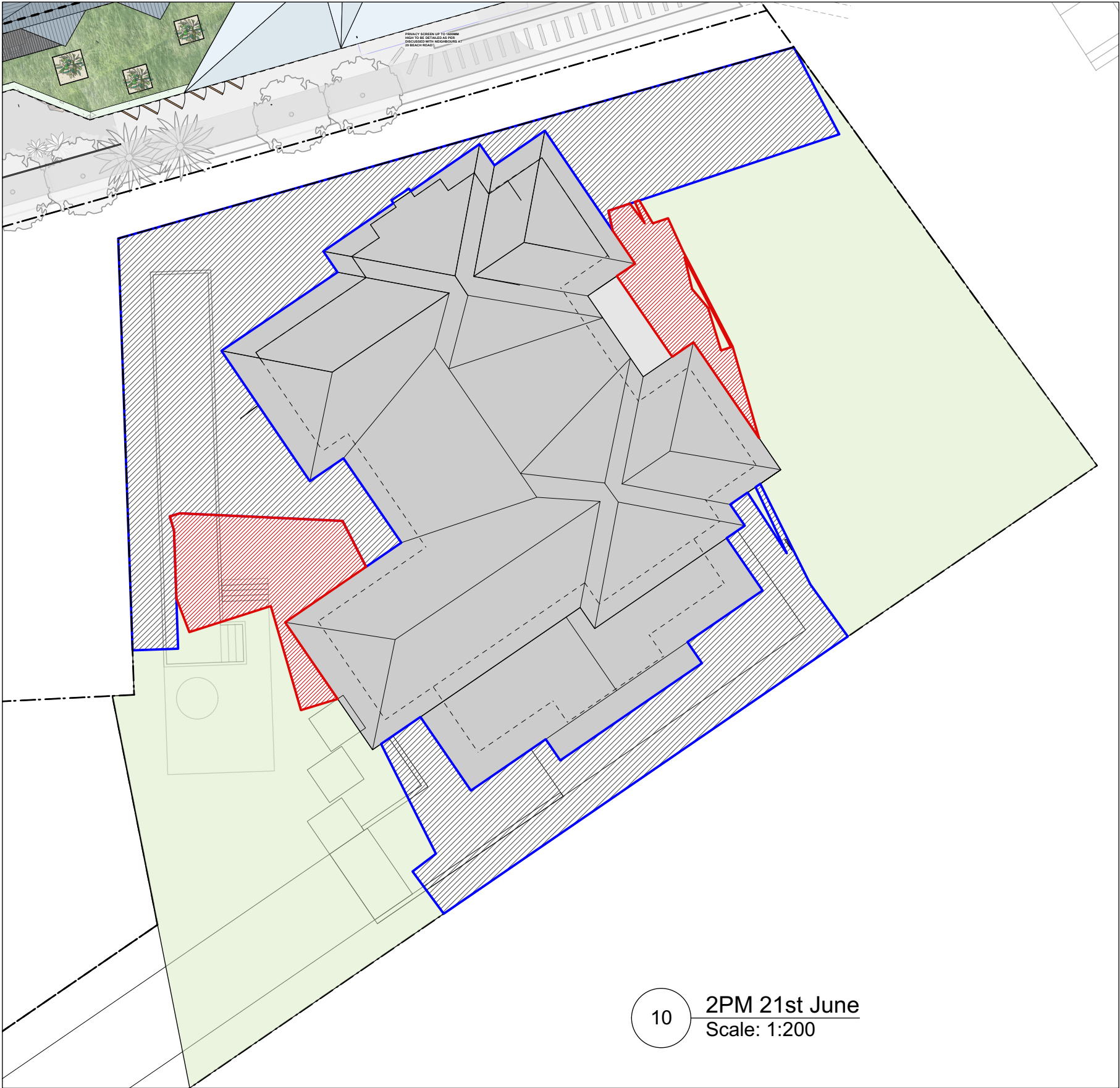
SHADOW KEY	
	EXISTING SHADOWS
	ADDITIONAL SHADOWS

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

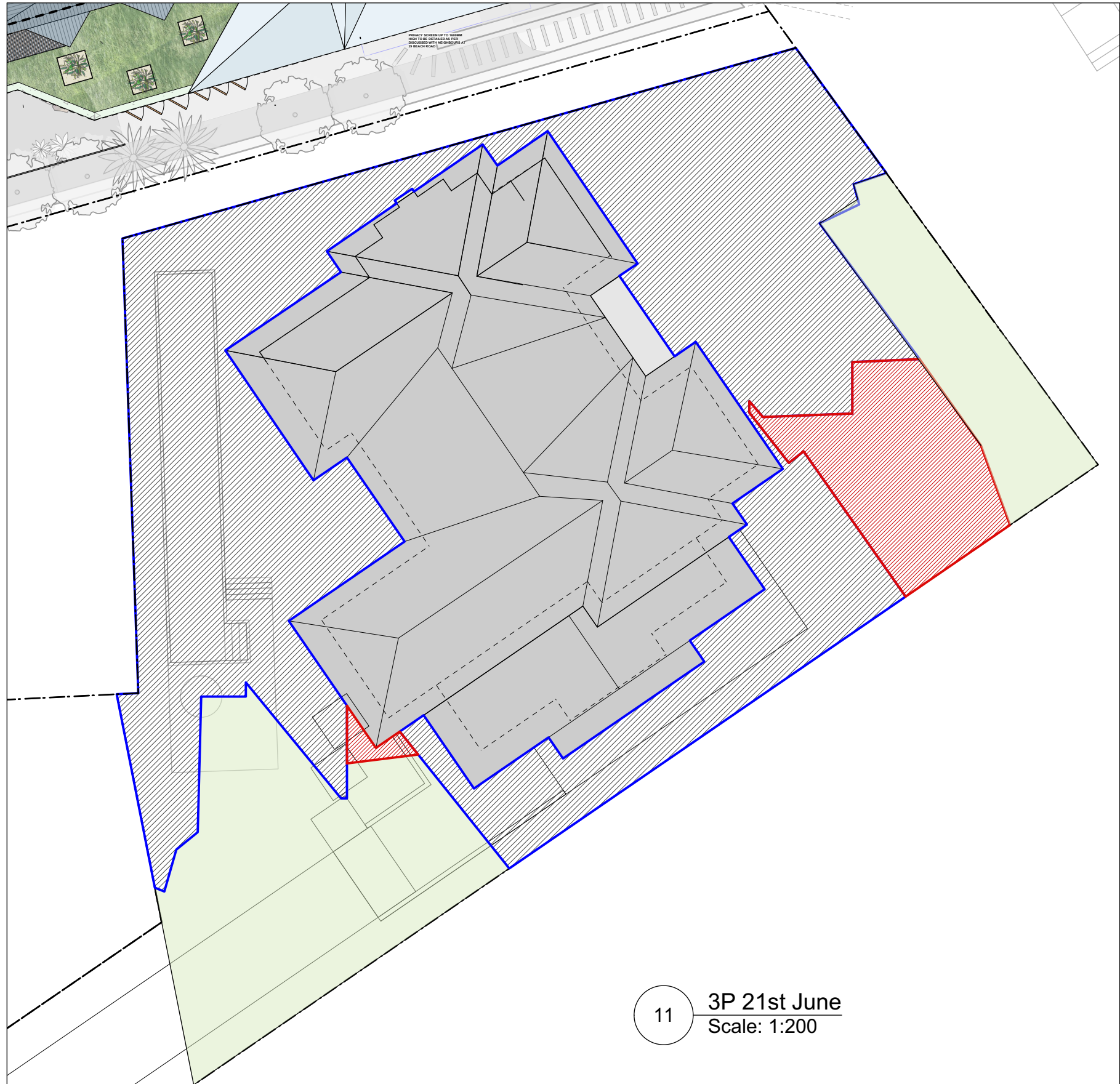
29 BEACH ROAD	
PRIVATE OPEN SPACE WITH SOLAR ACCESS (21 JUNE)	% OF TOTAL PRIVATE OPEN SPACE
9:00 am	55.9
10:00 am	54.9
11:00 am	54.8
12:00 pm	61.0
1:00 pm	61.6
2:00 pm	55.3
3:00 pm	28.0



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	71.6 sqm		YES
GROUND FLOOR GFA	410.9 sqm		YES
FIRST FLOOR GFA	279 sqm		YES
TOTAL ABOVE GROUND GFA	689.9 sqm		YES
TOTAL ABOVE GROUND FSR	0.45:1	0.5:1	YES
TOTAL GFA (including basement)	761.5		
TOTAL FSR (including basement)	0.496:1	0.5:1	YES
LANDSCAPE OPEN SPACE	725.1 sqm= 47.2%	MIN. 40%	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

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	55.9
10:00 am	54.9
11:00 am	54.8
12:00 pm	61.0
1:00 pm	61.6
2:00 pm	55.3
3:00 pm	28.0

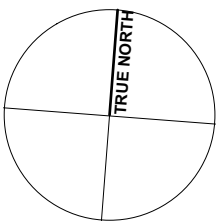
VIRGINIA KERRIDGE ARCHITECT

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 CONCEPT DESIGN 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 IMMEDIATELY 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
25/05/2020	B	DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL

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

DATE
28 May 2020

REVISION NUMBER:
A

DRAWING TITLE
29 BEACH ROAD
PRIVATE OPEN SPACE SOLAR ACCESS
SHADOW DIAGRAMS

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

DRAWING NO.
DA 524



01 VIEW FROM 35 BEACH ROAD DECK



02 VIEW FROM 39 BEACH ROAD WINDOW

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 IMMEDIATELY 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:			PROJECT	DATE	REVISION NUMBER			
			DATE	REV	DESCRIPTION	41 & 43 BEACH ROAD COLLAROY LO1 1 DP300846 AND LOT 2 SEC 7 DP7391	28 May 2020	B			
			21/04/2020	B	DA ISSUE - EX. GROUND LEVELS INFORMATION ENHANCED, AS REQUIRED BY COUNCIL.						
									DRAWING TITLE	SCALE:	DRAWING NO.
									3D VIEWS FROM NEIGHBOURS	NTS	DA 830