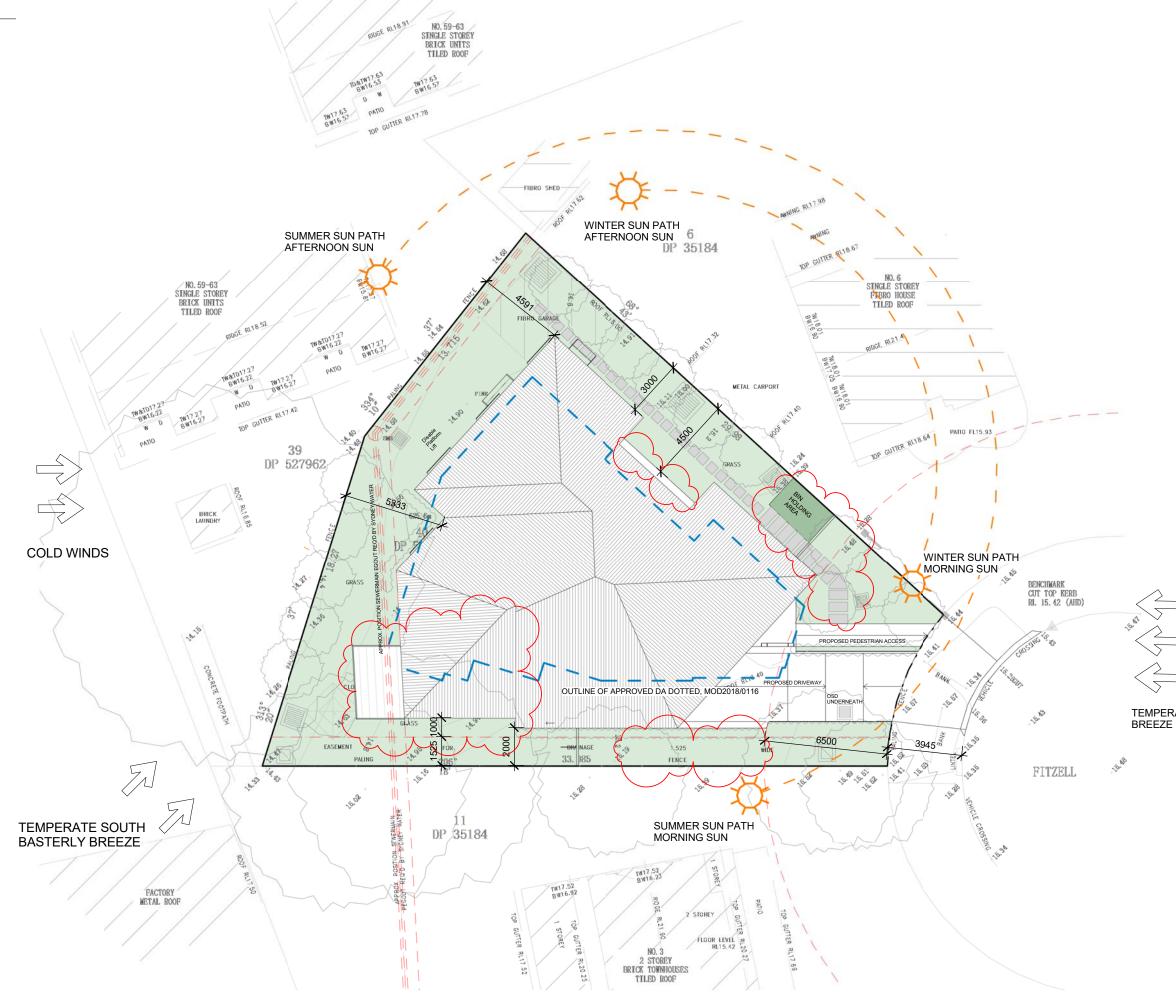


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Δ			Rev	Description	Date	TITLE		JOB No.	CP01
		ENHANCE GROUP PROJECT PTY LTD	B	Issue for DA Submission Contention - Carstacker	26/06/2018 13/11/2018			DATE	SEP 2019
	予え 人 一一	LEO WANG E leo.w@enhanceproject.com.au NSW Nominated Architect: P +61 2 8004 3281						SCALE	A3 @ As indicated
, v	Member Australian	No. 9898 A Suite 79 Level 4 89-97 Jones St				0m 2m 4m 6m	Demolition Plan	DWG No.	
AIPM	Australian Institute of Architects	NSW Registered Project Ultimo NSW 2007 Manager: MAIPM, CPPM				Scale Bar 1:125			DA012 B
7									



							DA SUBMISSION
				Rev	Description	Date	TITLE
		ENHANCE GROUP P	ROJECT PTY LTD	Α	Issue for DA Submission	26/06/2018	
				В	Contention - Carstacker	13/11/2018	
	牙 ₹ ▲	LEO WANG NSW Nominated Architect:	E leo.w@enhanceproject.com.au	С	Issue for Contention	11/02/2019	
v	Member	No. 9898	 P +61 2 8004 3281 A Suite 79 Level 4 89-97 Jones St 	D	Issue for Hearing	09/08/2019	
	Member Australian	NSW Registered Project	Ultimo NSW 2007	E	Issue for Hearing	18/09/2019	1 0m 2m 4m 6m 8m 10m 🗸 🔪 Sile Flair
AIPM	Institute of	Manager: MAIPM, CPPM		F	Issue for Hearing	23/09/2019	Scale Bar 1:200
/	Architects			G	Issue for Hearing	24/09/2019	



northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2018/263029

DATED: 8 October 2019

	BASIX NOTES:
	All Showerheads: 3 star(>4.5 but <=6 L/min)
	All Toilet Flushing Systems: 4 star
	All Kitchen Taps: 3 star
	All Bathroom Taps: 3 star
RATE NORTHEAST	

PLACE

DESIGN STATISTICS:

SITE AREA: 652.6sqm

ZONING: R3 Medium Density Residential

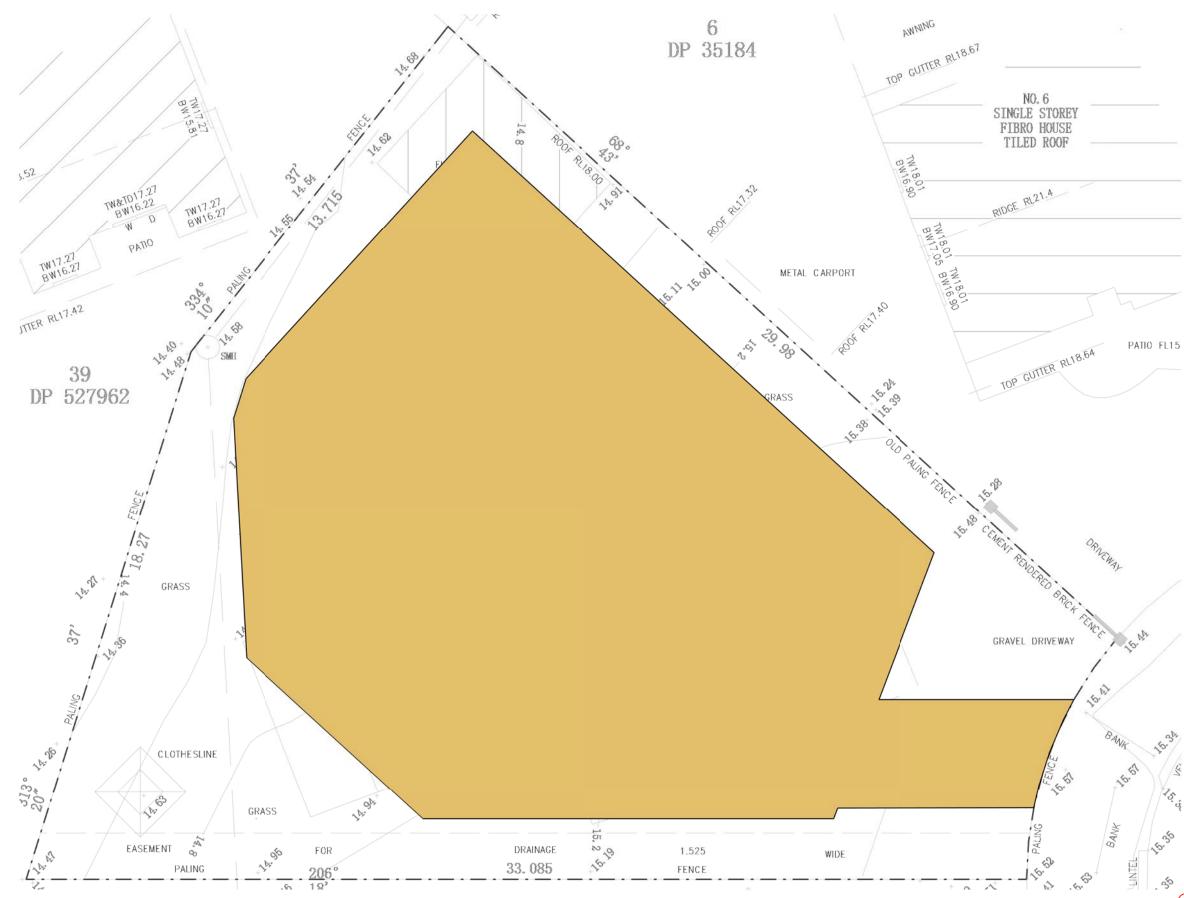
PERMITTED USE: Boarding House

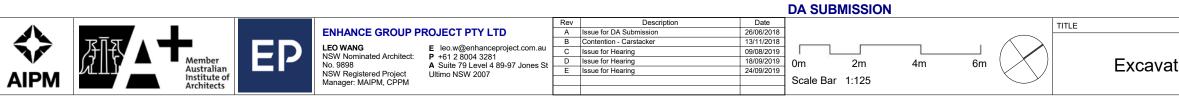
HEIGHT OF BUILDING: 8.5m

PARKING SPACE: Proposed 5 Car Parking Spaces with 1 Disabled Car Park Space, 4 Motorbike Parking Spaces, 4 Bicycle Parking Spaces

DWELLING: 13 Boarding Rooms (including 9 Double Rooms; 2 Single Rooms; 2 Adaptable Units); 1 Boarding House Manager Room, 1 Communal Living Room

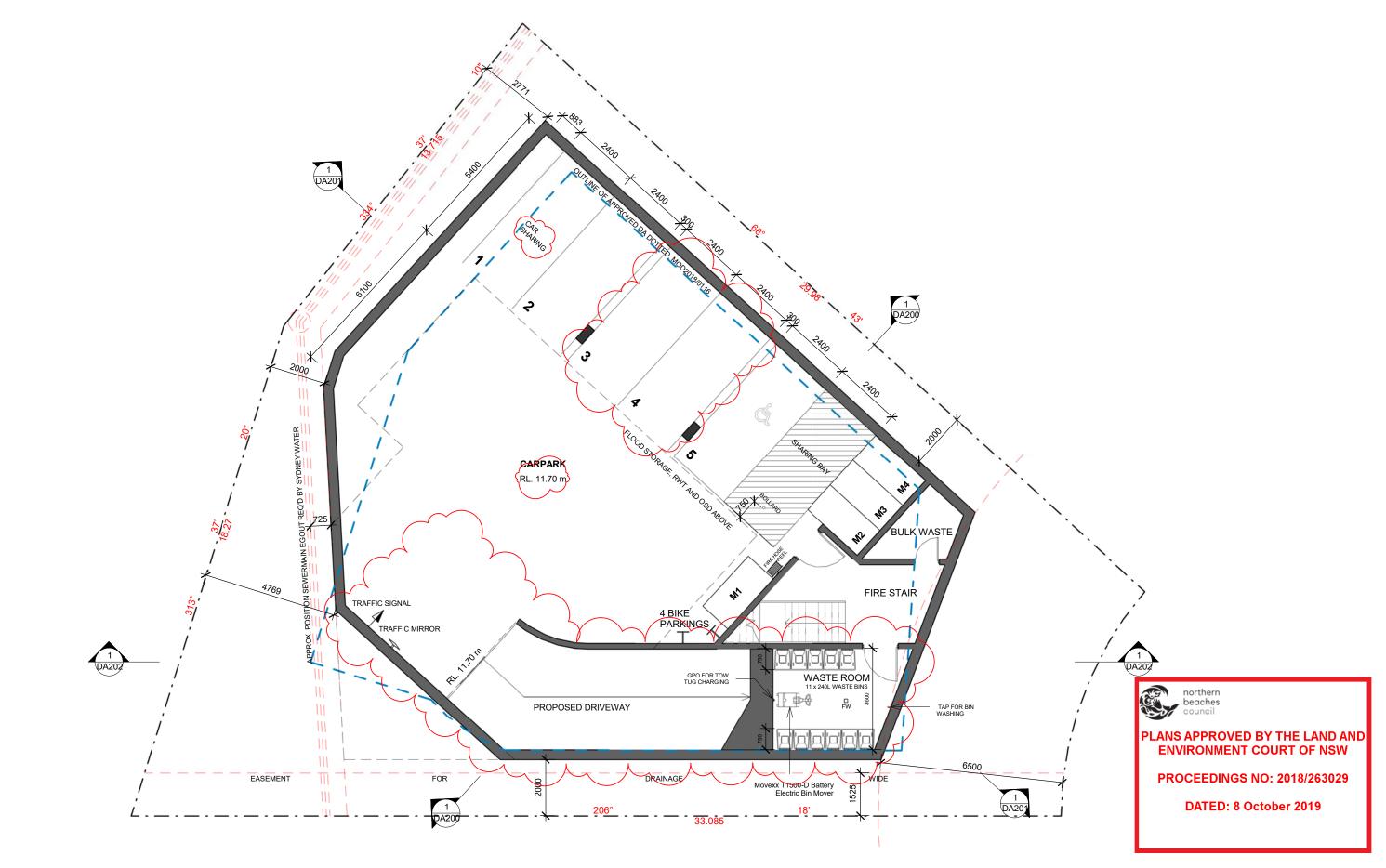
	JOB No.		CP01
	DATE	SE	EP 2019
	SCALE	A3 @	1 : 200
& Site Analysis Plan	DWG No.		
,		DA014	G





	northern beaches council		
150 14	PLANS APPROVED ENVIRONMENT PROCEEDINGS	COURT	OF NSW
No. w	DATED: 8 C)ctober 2(019
Average Approx. I	Approx. Excavation I Excavation Volume:	Depth:	3.5m 1313m ³
LOT 40,	DP 527962, 5 Fitzell F	1	1
tion and / or	Fill Plan	JOB No. DATE SCALE DWG No.	CP01 SEP 2019 A3 @ As indicated

Legend	
	Oite Europetice Area
	Site Excavation Area



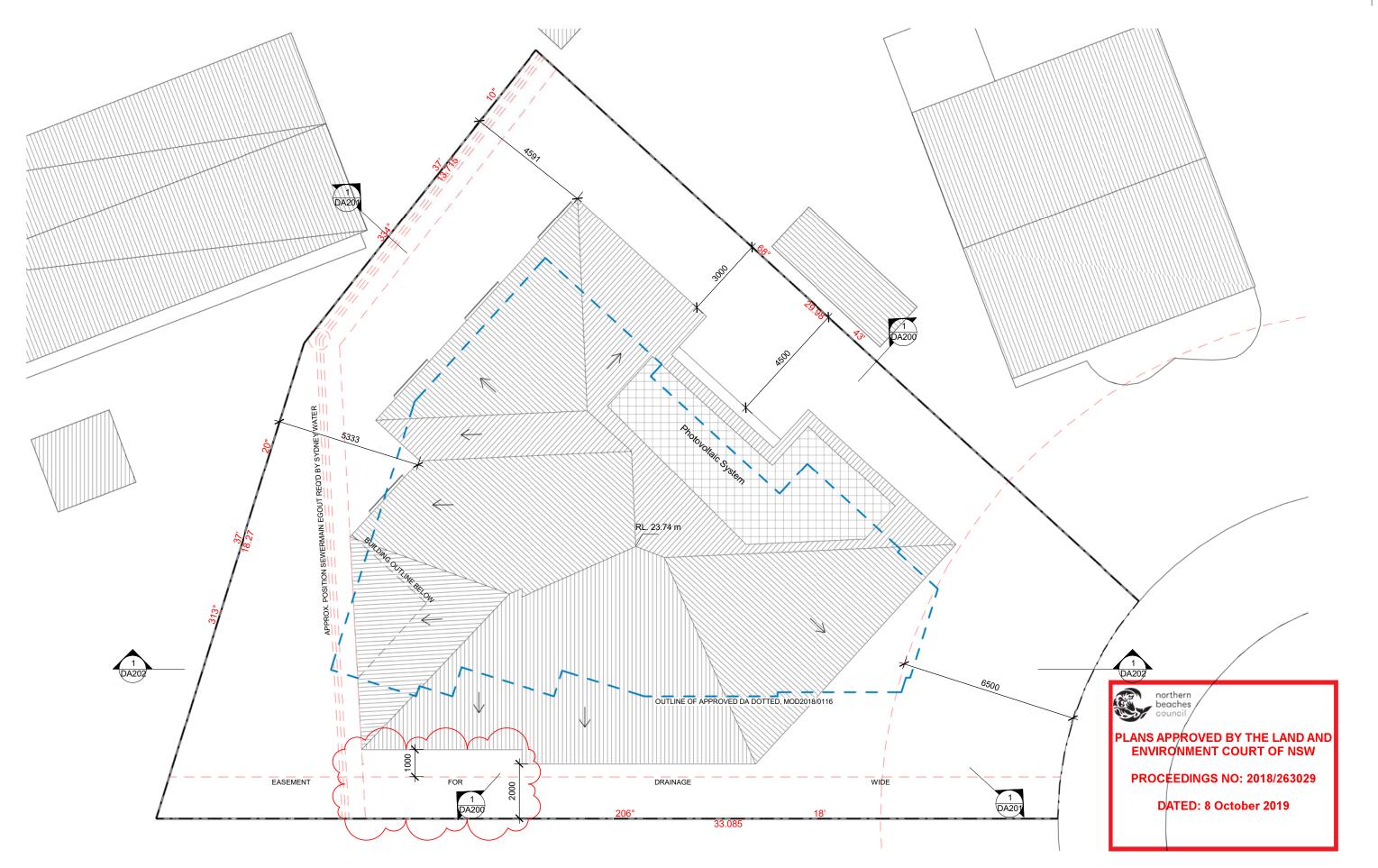
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		ENHANCE GROUP F		Rev	Description sue for DA Submission	Date 26/06/2018		TITLE		JOB No.		CP01
	राजि 🔺				Contention - Carstacker	13/11/2018				DATE		SEP 2019
	A Mamber	LEO WANG NSW Nominated Architect:	 E leo.w@enhanceproject.com.au P +61 2 8004 3281 	D	sue for Contention	11/02/2019 09/08/2019				SCALE	A3 @	1 : 125
	Member Australian	No. 9898 NSW Registered Project	A Suite 79 Level 4 89-97 Jones St Ultimo NSW 2007		sue for Hearing sue for Hearing	18/09/2019	0m 0.2m 0.4m 0.6m 0.8m 1m		Basement 1 Plan	DWG No.	-	
AIPM	Institute of Architects	Manager: MAIPM, CPPM			ssue for Hearing	23/03/2013	Scale Bar 1:20				DA09	10 G
				G Is	sue for Hearing	24/09/2019						



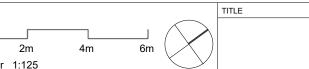
						DA SUBMISSION		.,	,	
Δ			Rev	Description	Date	TITLE		JOB No.		CP01
		ENHANCE GROUP PROJECT PTY LTD	A	Issue for DA Submission	26/06/2018			DATE		SEP 2019
		LEO WANG E leo.w@enhanceproject.com.au	В	Contention - Carstacker	13/11/2018					SEF 2019
		NSW Nominated Architect: P +61.2 8004 3281	С	Issue for Hearing	09/08/2019			SCALE	A3 @	1:125
	Member	No. 9898 A Suite 79 Level 4 89-97 Jones St	D	Issue for Hearing	18/09/2019	0m $2m$ $4m$ $6m$	Ground Floor Plan	DWG No.	I	
	Australian	NSW Registered Project Ultimo NSW 2007	E	Issue for Hearing	23/09/2019		Ground Floor Flan	Divigino.		~ -
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/	Architects								=	- .



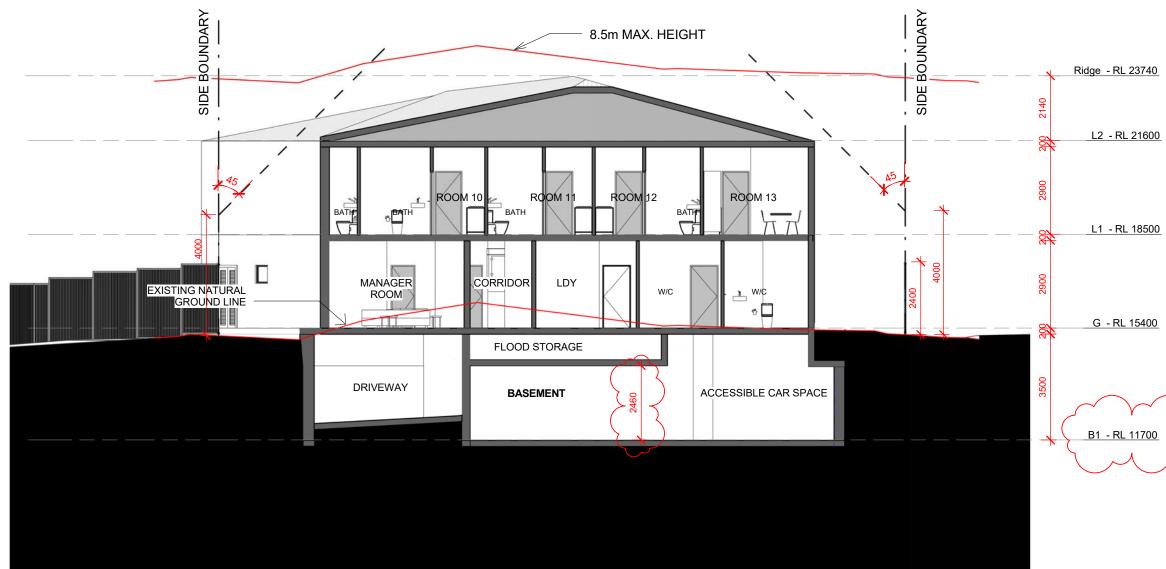
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Δ			Rev Description	Date	TITLE JOB No.
	ENHANCE GROUP PROJECT PTY LTD	A Issue for DA Submission B Contention - Carstacker	26/06/2018	DATE SEF	
		LEO WANG E leo.w@enhanceproject.com.au		09/08/2019	SCALE A3 @ 1
	Member Australian	NSW Nominated Architect: P +61 2 8004 3281 No. 9898 A Suite 79 Level 4 89-97 Jones S	D Issue for Hearing	18/09/2019 Om 2m 4m 6m	First Floor Plan
AIPM	Australian Institute of	NSW Registered Project Ultimo NSW 2007	E Issue for Hearing	23/09/2019 24/09/2019 Scale Bar 1:125	DA101
	Institute of Architects	Manager: MAIPM, CPPM	F Issue for Hearing	Scale Bar 1.125	DATOT







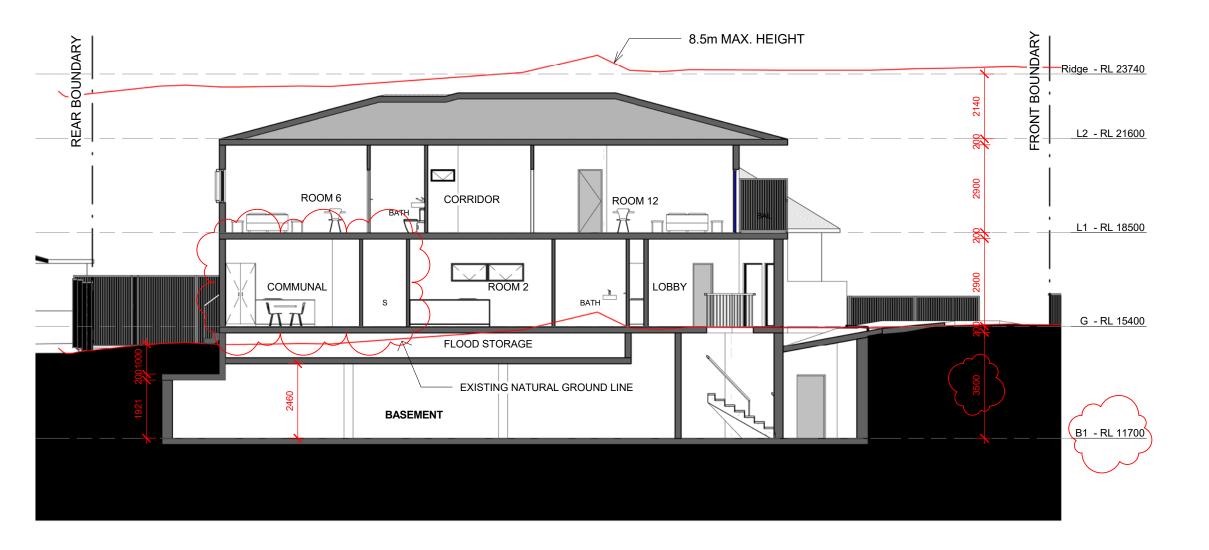
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DWG No.		
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DATE	SE	P 2019
JOB No.		CP01
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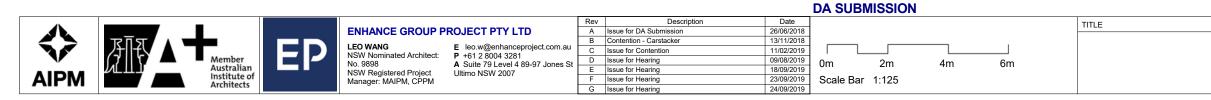


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Δ				Rev	Description	Date		TITLE
		ENHANCE GROUP P	ROJECT PTY LTD	A	Issue for DA Submission	26/06/2018		
				В	Contention - Carstacker	13/11/2018		
		LEO WANG NSW Nominated Architect:	E leo.w@enhanceproject.com.au	С	Issue for Contention	11/02/2019		
V	Member	No. 9898	 P +61 2 8004 3281 A Suite 79 Level 4 89-97 Jones St 	D	Issue for Hearing	09/08/2019	0m 2m 4m 6m	
	Australian	NSW Registered Project	Ultimo NSW 2007	E	Issue for Hearing	23/09/2019		
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/	Architects							



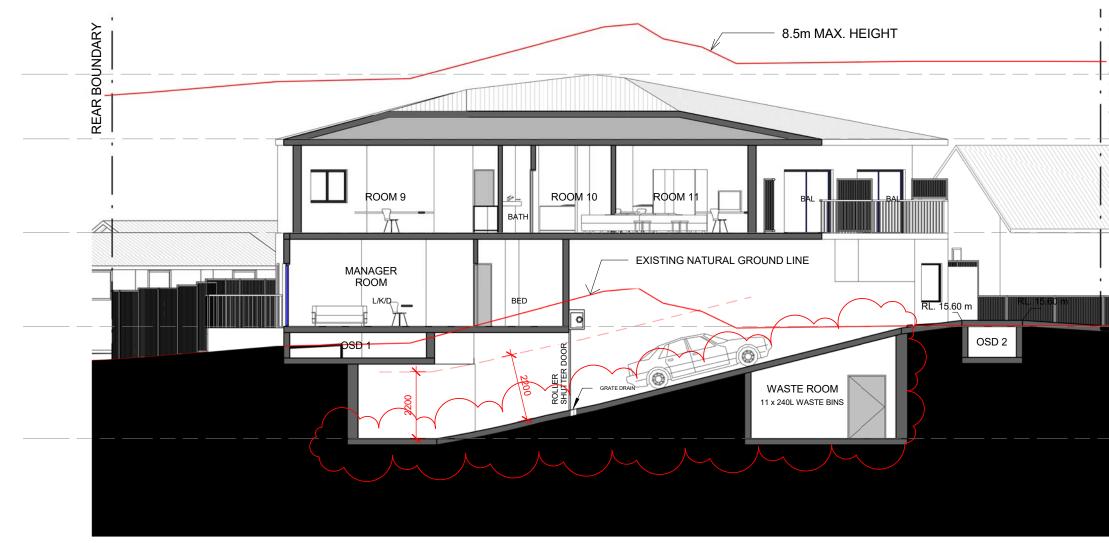
	JOB No.		CP01
	DATE		SEP 2019
	SCALE	A3 @	1 : 125
Section 1	DWG No.		
		DA20)0 F



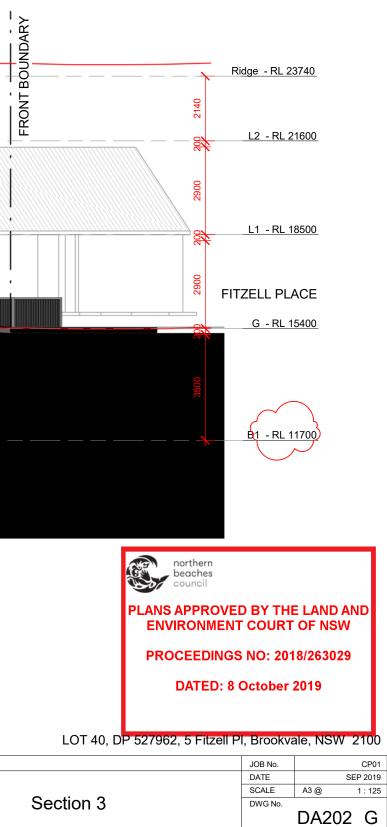




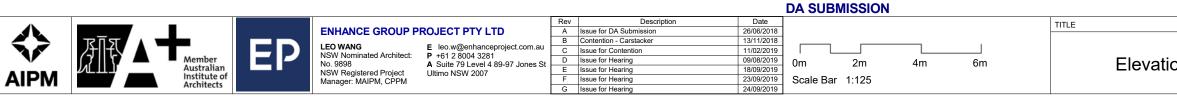
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Section 2	DWG No.	DA201	G

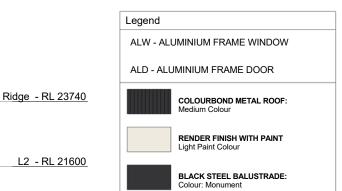


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			ENHANCE GROUP P	ROJECT PTY LTD	Α	Issue for DA Submission	26/06/2018		
				-	В	Contention - Carstacker	13/11/2018		
			LEO WANG NSW Nominated Architect:	E leo.w@enhanceproject.com.au P +61 2 8004 3281	С	Issue for Contention	11/02/2019		
v	Mer	mber 🗾 🗖	No. 9898	A Suite 79 Level 4 89-97 Jones St	D	Issue for Hearing	09/08/2019	0m 2m 4m 6m	
		tralian	NSW Registered Project	Ultimo NSW 2007	E	Issue for Hearing	18/09/2019		
AIPM	Inst	itute of	Manager: MAIPM, CPPM		F	Issue for Hearing	23/09/2019	Scale Bar 1:125	
/	Afc.	hitects			G	Issue for Hearing	24/09/2019		









L1 - RL 18500

G - RL 15400

Ridge - RL 23740

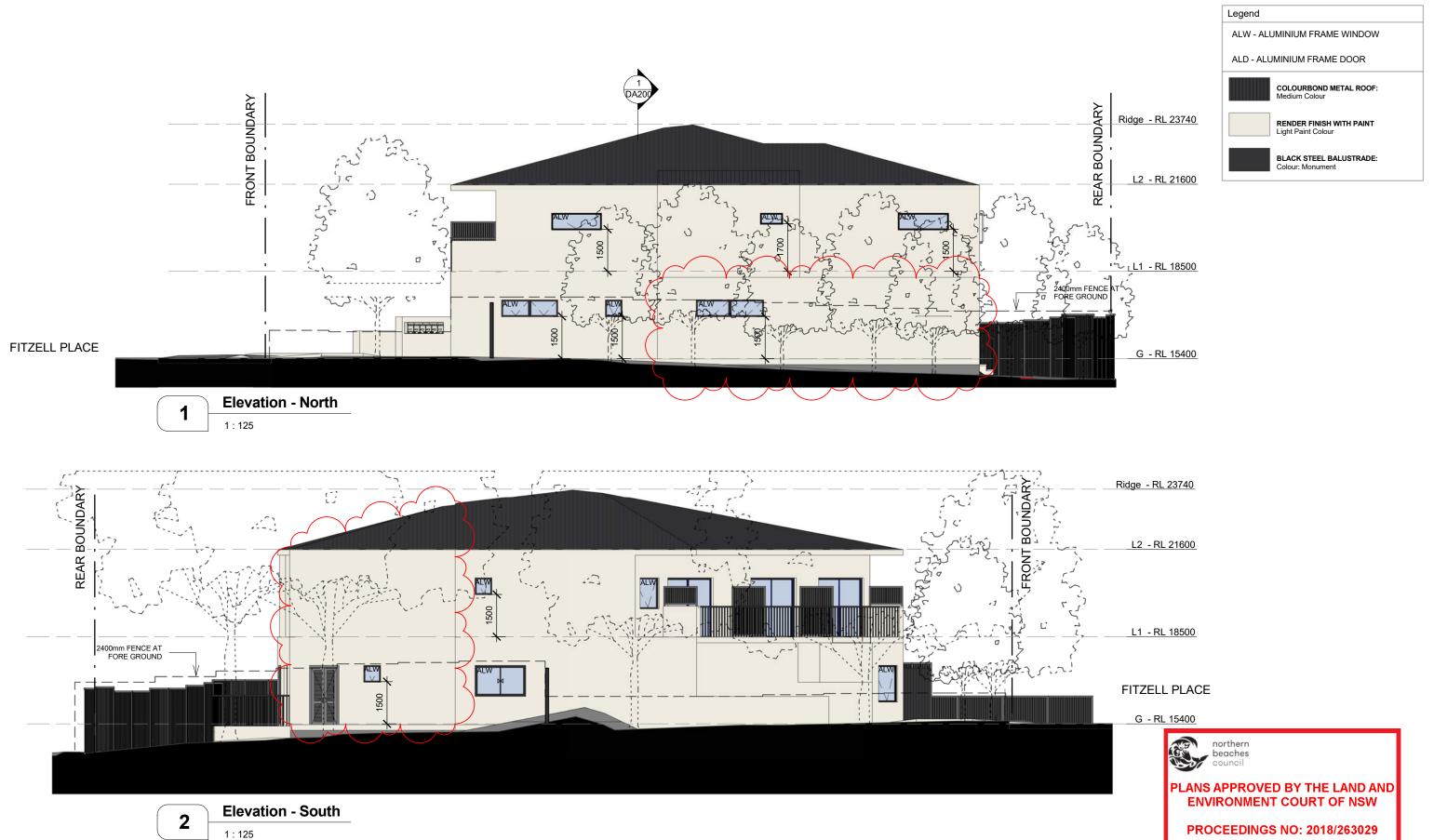
L2 - RL 21600

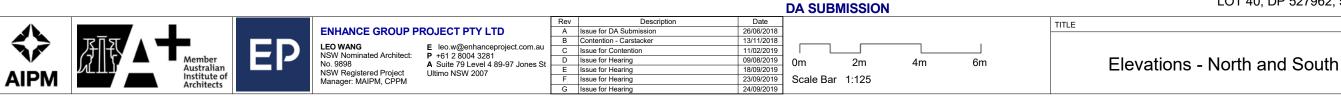
L1 - RL 18500





ons - East and West	DWG No.	DA3	00 G
	SCALE	A3 @	As indicated
	DATE		SEP 2019
	JOB No.		CP01





PROCEEDINGS NO: 2018/263029 DATED: 8 October 2019 LOT 40, DP 527962, 5 Fitzell PI, Brookvale, NSW 2100 CP01 JOB No. DATE SEP 2019 SCALE A3 @ As indicated DWG No.

DA301 G



COLOURBOND METAL ROOF: Medium Colour



 Rev
 Descr

 A
 Issue for DA Submission

 B
 Contention - Carstacker

C Issue for Contention

D Issue for Hearing

E Issue for Hearing

Description



ENHANCE GROUP PROJECT PTY LTD

LEO WANG NSW Nominated Architect: No. 9898 NSW Registered Project Manager: MAIPM, CPPM E leo.w@enhanceproject.com.au
 P +61 2 8004 3281
 A Suite 79 Level 4 89-97 Jones St Ultimo NSW 2007

DA SUBMISSION
 Date

 26/06/2018

 13/11/2018

 11/02/2019

 09/08/2019

 23/09/2019

TITLE E

	DATE SCALE	A3 @	SEP 2019 As indicated
External Finish	DWG No.	DA4	00 E



LEGEND

FFL	Finished floor level	5	Proposed communal open s scheme, where possible. The
EX	Existing spot level	6	Proposed clothesline
RL	Proposed spot level	7	Proposed planting of Elaeoc
	Existing underground sewer line	8	Proposed temporary bin loca
1	Existing 1.525m wide drainage easement in accordance with Council's requirements.		

2 Existing trees on adjoining property to be retained refer to drawing LDA-02

Proposed tree planting to communal open space area (refer to drawing LDA-03 for details). Stepping stones access pathway with interspersed spreading groundcover planting 3

4 Secure entry to communal open space

GROUND ÍNK LANDSCAPE ARCHITECTS

Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279 ABN 55 163 025 456 www.groundink.com.au Registered Landscape Architect: Rob Loughman # 7813

Drawing not intended for tender or construction. Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect prior to construction. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian standards and other codes as applicable. Dial before you dig. Location of underground services to be proven on site and protected if necessary prior to construction. Plant species and quantities shown are indicative only and are subject to change based on future project requirements. © Ground Ink Pty Ltd

n space with turf allowing for informal activities. Screen planting has been incorporated into the The existing stormwater line inhibits the planting of taller screening shrubs and trees.

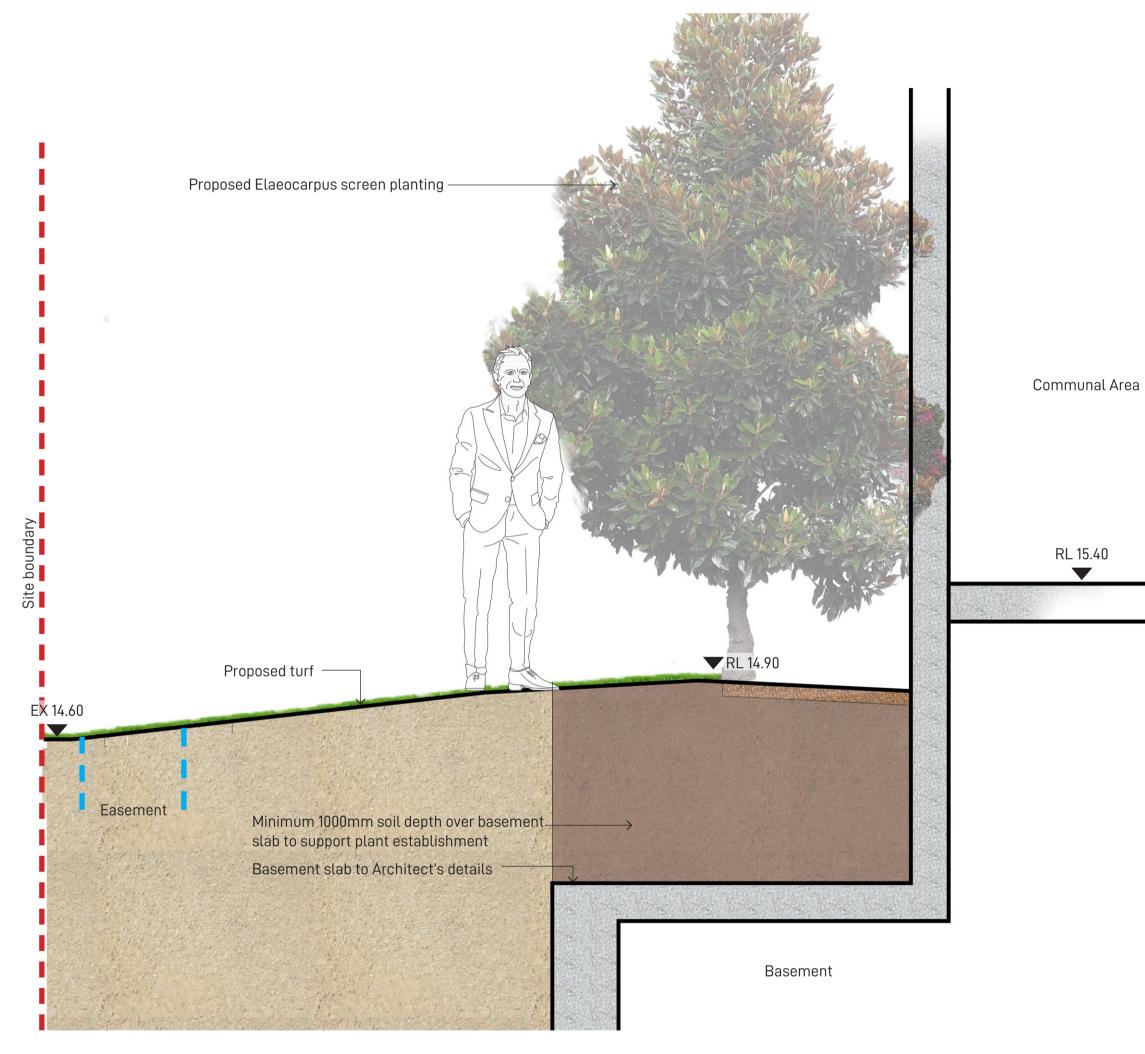
eocarpus providing visual screening of proposed development from adjacent dwelling 59-63

ocation on decomposed granite

DA LANDSCAPE PLAN

northern beaches council





SECTION A-A

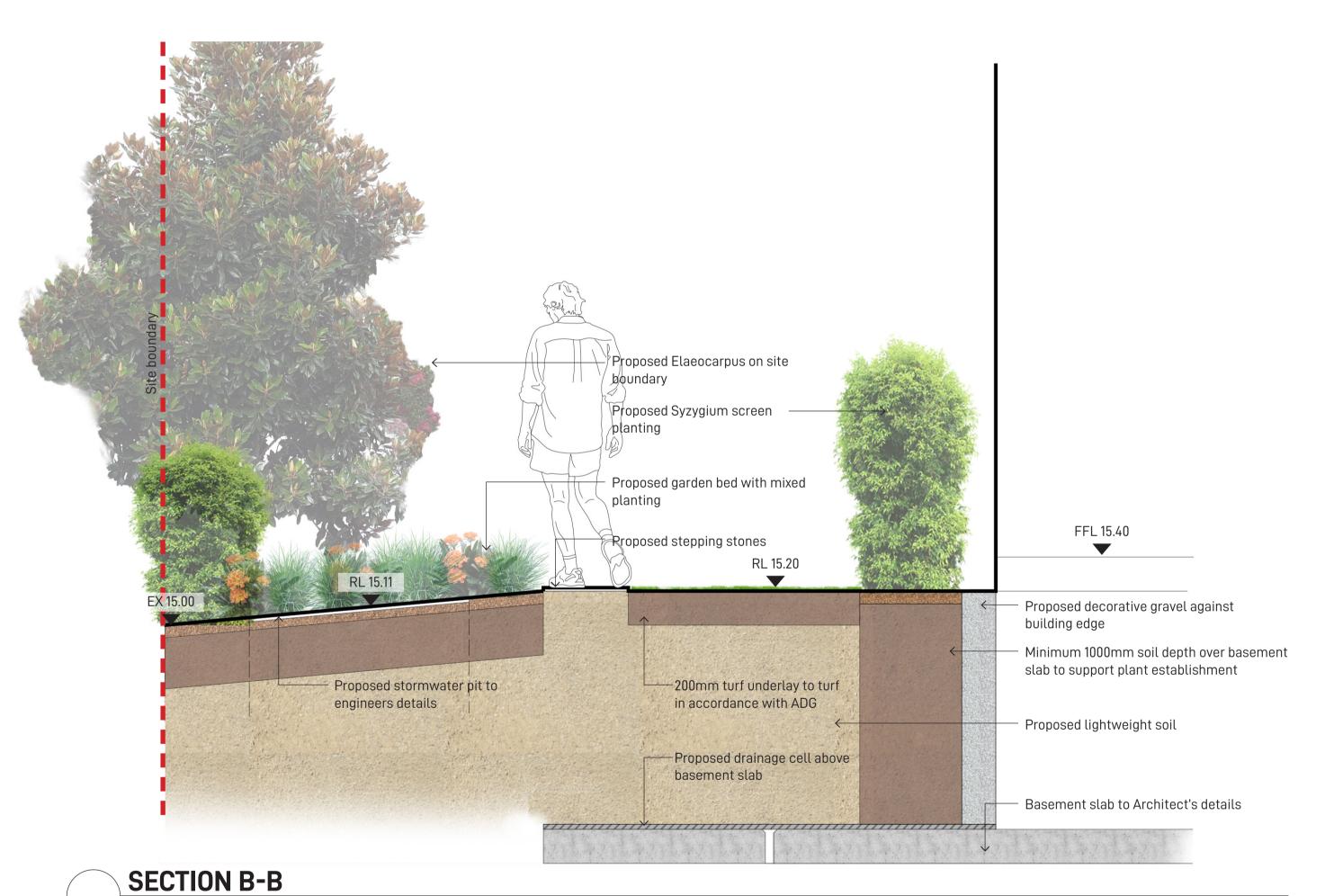
GROUND INK LANDSCAPE ARCHITECTS

Suite 201, 75 Archer St, Chatswood NSW 2067Ph. (02) 9411 3279ABN 55 163 025 456www.groundink.com.auRegistered Landscape Architect: Rob Loughman # 7813

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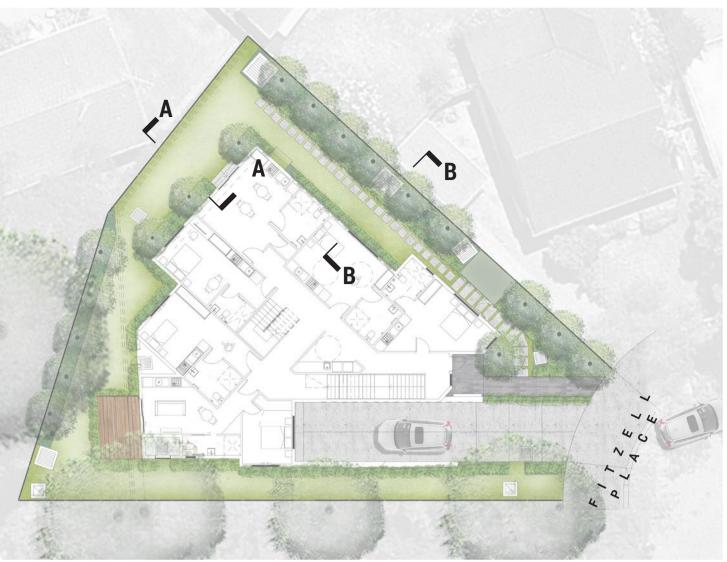
KEY PLAN





1:20 @ A1

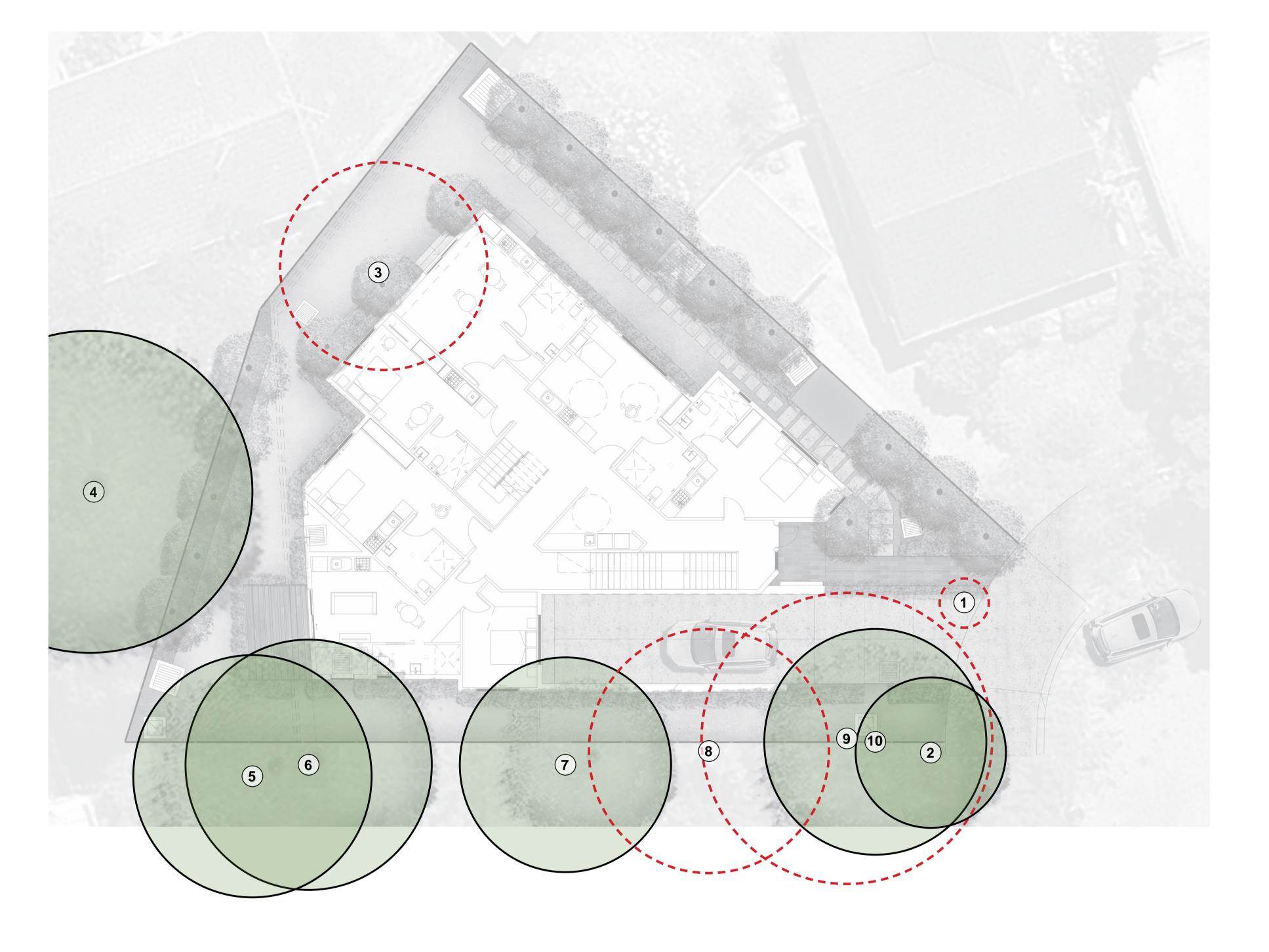
DA LANDSCAPE SECTIONS



1:20 @ A1

ROCEEDINGS NO: 2018/263029 DATED: 8 October 2019

> 5 Fitzell Place Brookvale NSW LDA-02 Revision F | 25-Sep-19





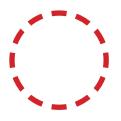
Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279 ABN 55 163 025 456 www.groundink.com.au Registered Landscape Architect: Rob Loughman # 7813 Drawing not intended for tender or construction. Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect prior to construction. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian standards and other codes as applicable. Dial before you dig. Location of underground services to be proven on site and protected if necessary prior to construction. Plant species and quantities shown are indicative only and are subject to change based on future project requirements. © Ground Ink Pty Ltd

EXISTING TREE SCHEDULE



EXISTING TREE PLAN

Existing tree to be retained

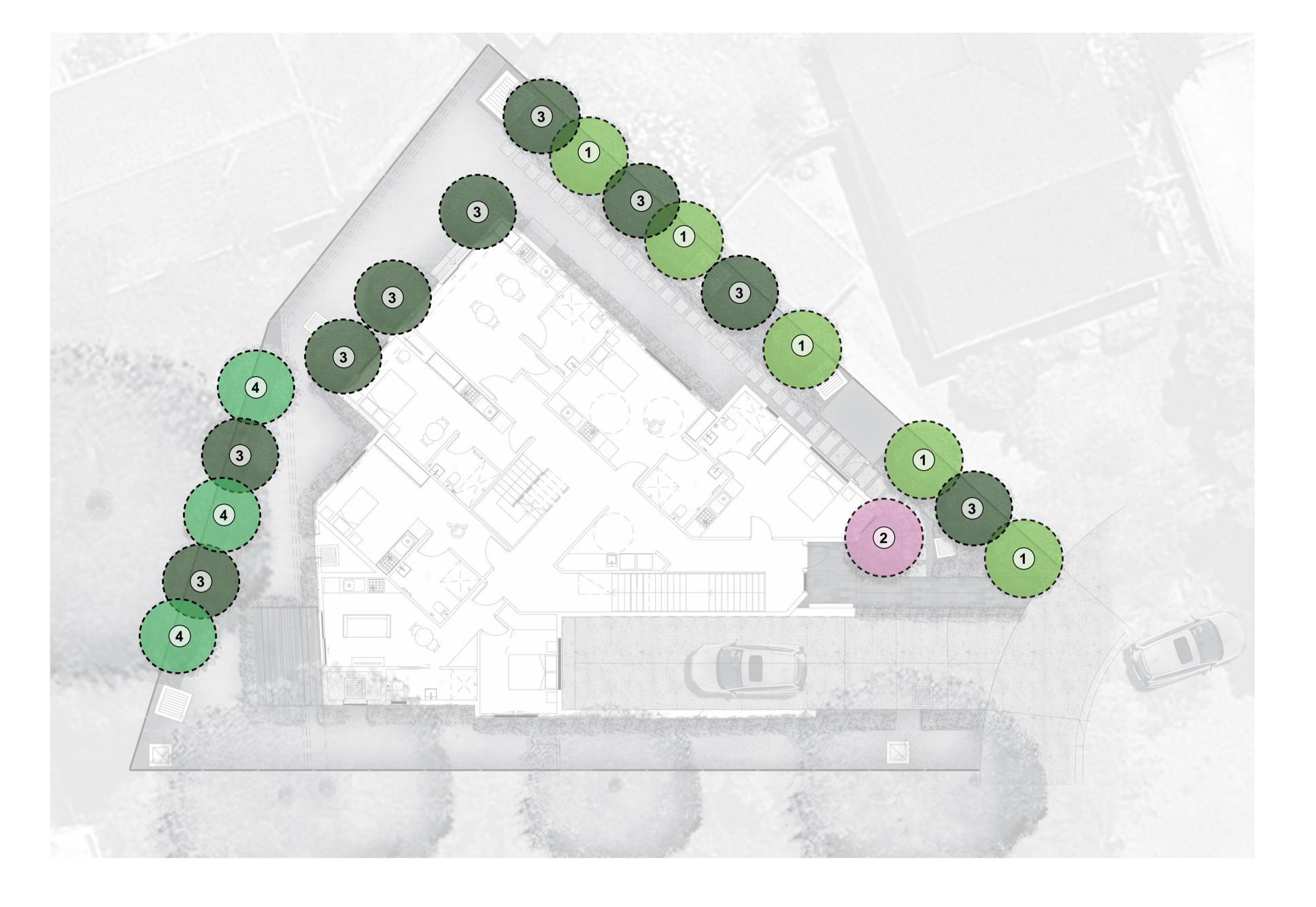


Existing tree to be removed

ΓΙΟΝ	EXISTING HEIGHT*	PROPOSED ACTION			
on sp.	5m	Removed			
cunninghamiana	10m	Retained			
heterophylla	12m	Removed			
s botryoides	20m	Retained			
citriodora	24m	Retained			
citriodora	24m	Retained			
tessellaris	16m	Retained			
cunninghamiana	na 16m Removed				
cunninghamiana	20m	Removed			
cunninghamiana	18m	Retained			
ormation sourced from Arborist Report prepared by Naturally Trees dated 19 JUN					

northern beaches council







Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279 ABN 55 163 025 456 www.groundink.com.au Registered Landscape Architect: Rob Loughman # 7813

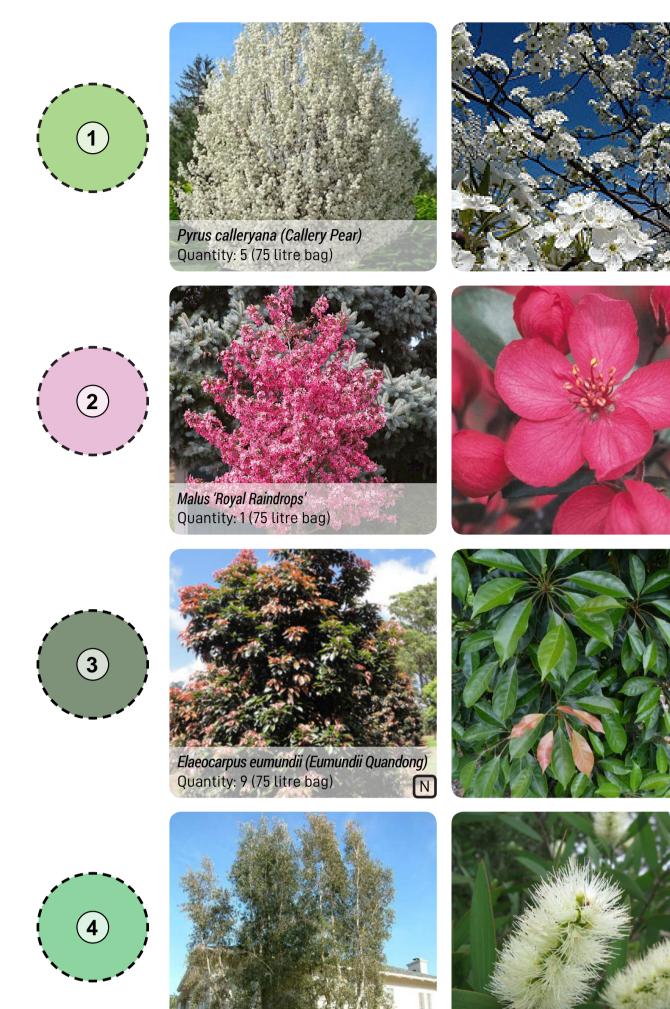
Drawing not intended for tender or construction. Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect prior to construction. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian standards and other codes as applicable. Dial before you dig. Location of underground services to be proven on site and protected if necessary prior to construction. Plant species and quantities shown are indicative only and are subject to change based on future project requirements. © Ground Ink Pty Ltd

PROPOSED TREE PLAN

PROPOSED TREE PLANTING

N Australian native

TREES UP TO 5-8 METRES

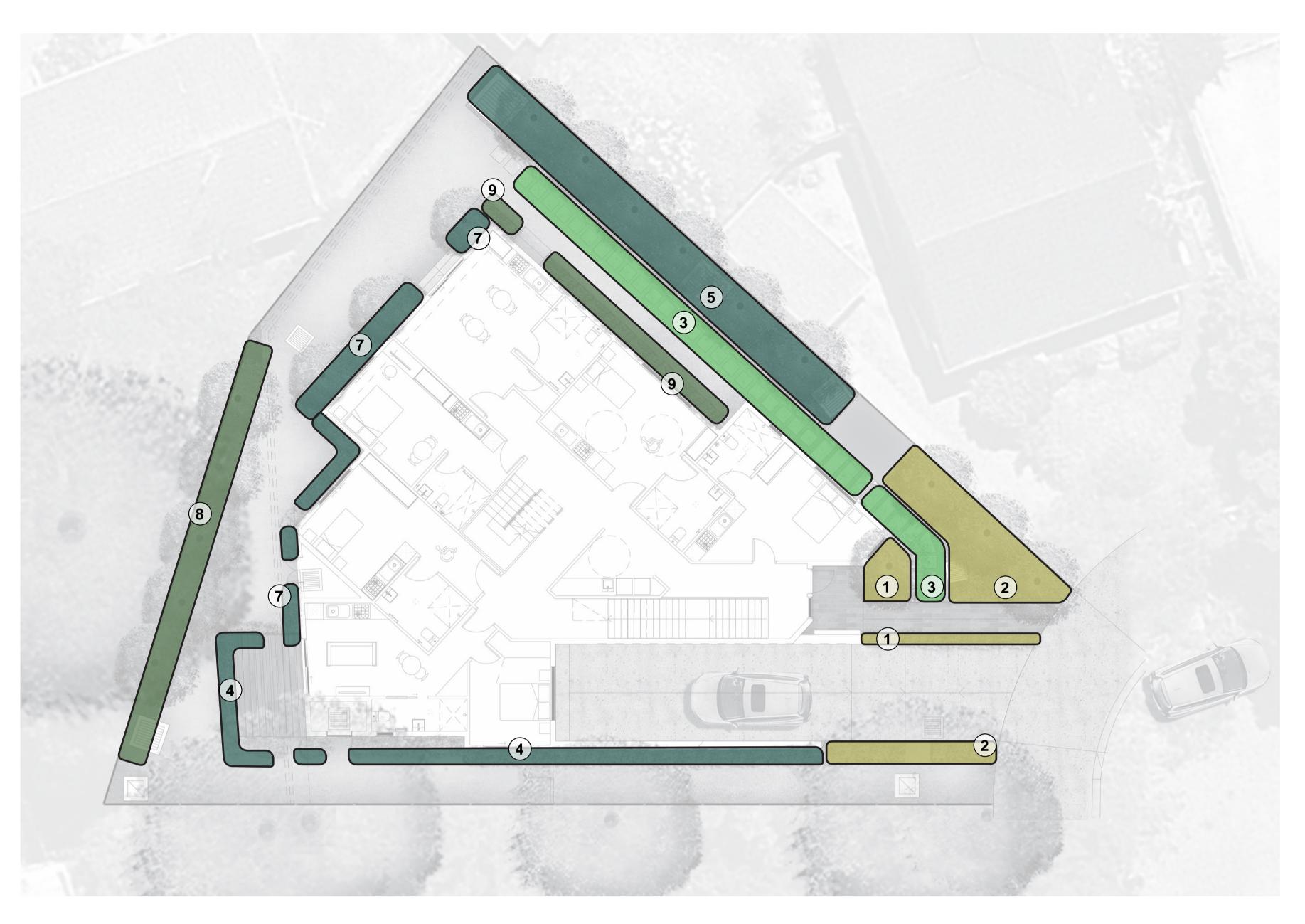


Melaleuca quinquenervia (Paperbark) Quantity: 3 (75 litre bag)

N

northern beaches council





LEGEND

Entry planting area



Low groundcovers with stepping stones

Communal planting area



Hedge planting area

Proposed planting of *Acmena, Aspidistra, Brachyscome* and *Clivia* to accentuate site entry with colour and amenity 1

- Proposed planting of *Acmena* and *Crinum* 2
- Proposed planting of *Viola* between stepping stones 3
- Proposed planting of *Doodia, Dichondra* and *Syzygium* 4
- Proposed planting of Acmena, Crinum, Dianella and Clivia 5
- Proposed planting of *Liriope* with proposed tree in pre-fabricated planter boxes over existing sewer line to provide amenity and screening of the development 6
- Proposed planting of *Lomandra* (existing sewer line under inhibiting the planting of larger species) 7
- Proposed planting of *Clivia, Crinum* and *Dianella* 8
- Proposed planting of *Syzygium 'Hobbit'* in pre-fabricated planter boxes 9
- 10 Proposed planting of *Syzygium 'Pinnacle'*

GROUND ÍNK LANDSCAPE ARCHITECTS

Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279 ABN 55 163 025 456 www.groundink.com.au Registered Landscape Architect: Rob Loughman # 7813

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N Australian native

SHRUBS UP TO 5 METRES



SHRUBS UP TO 1.5 METRES





GRASSES AND SMALL SHRUBS BELOW 1 METRE











Quantity: TBC (200mm pot)



Lomandra 'Tanika' Quantity: TBC (200mm pot) N



PROPOSED PLANT PALETTE

SHRUBS UP TO 2 METRES











Quantity: TBC (200mm pot) N





Liriope muscari (Lily Turf) Quantity: TBC (200mm pot)

northern beaches council

