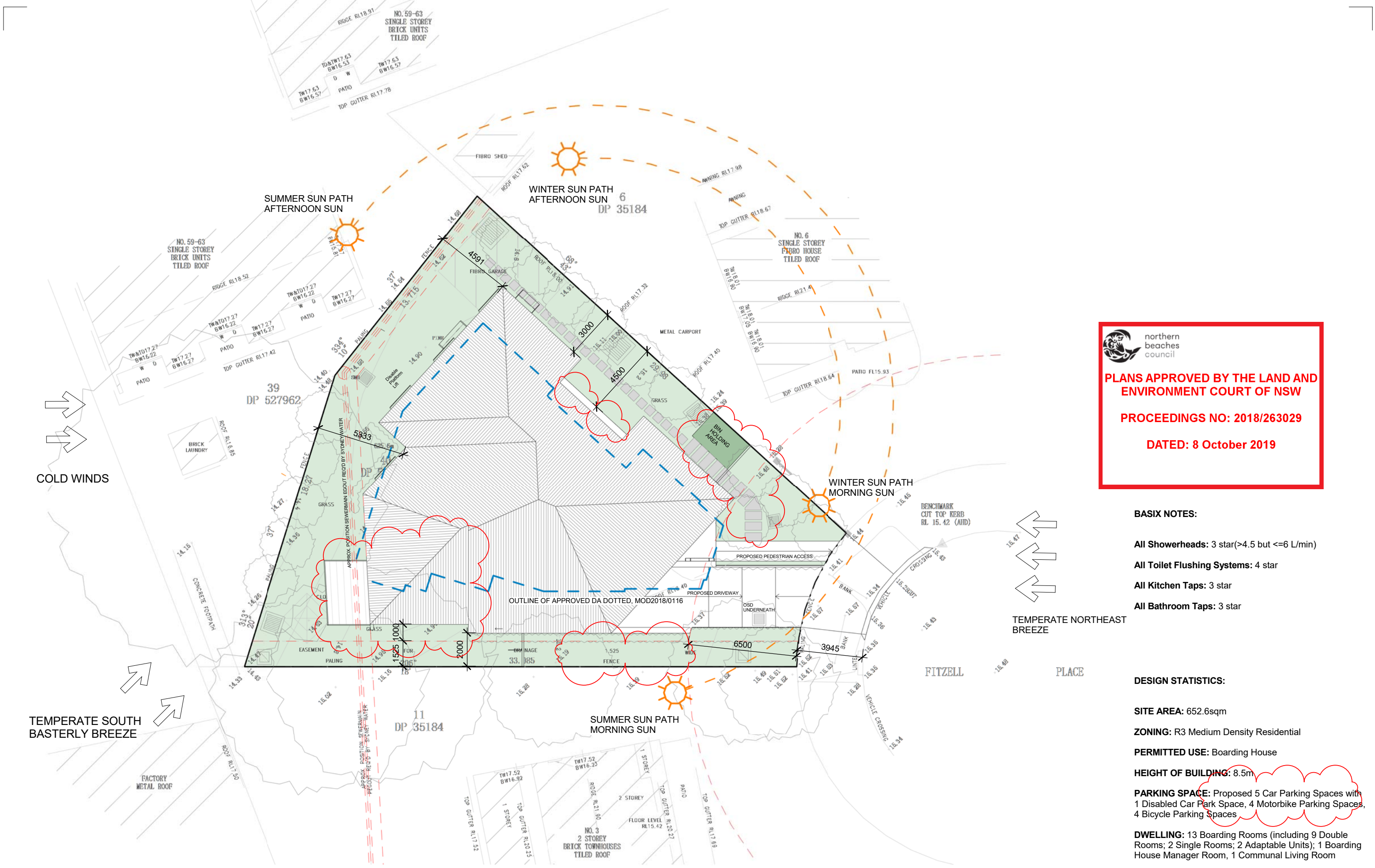


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BASIX NOTES:

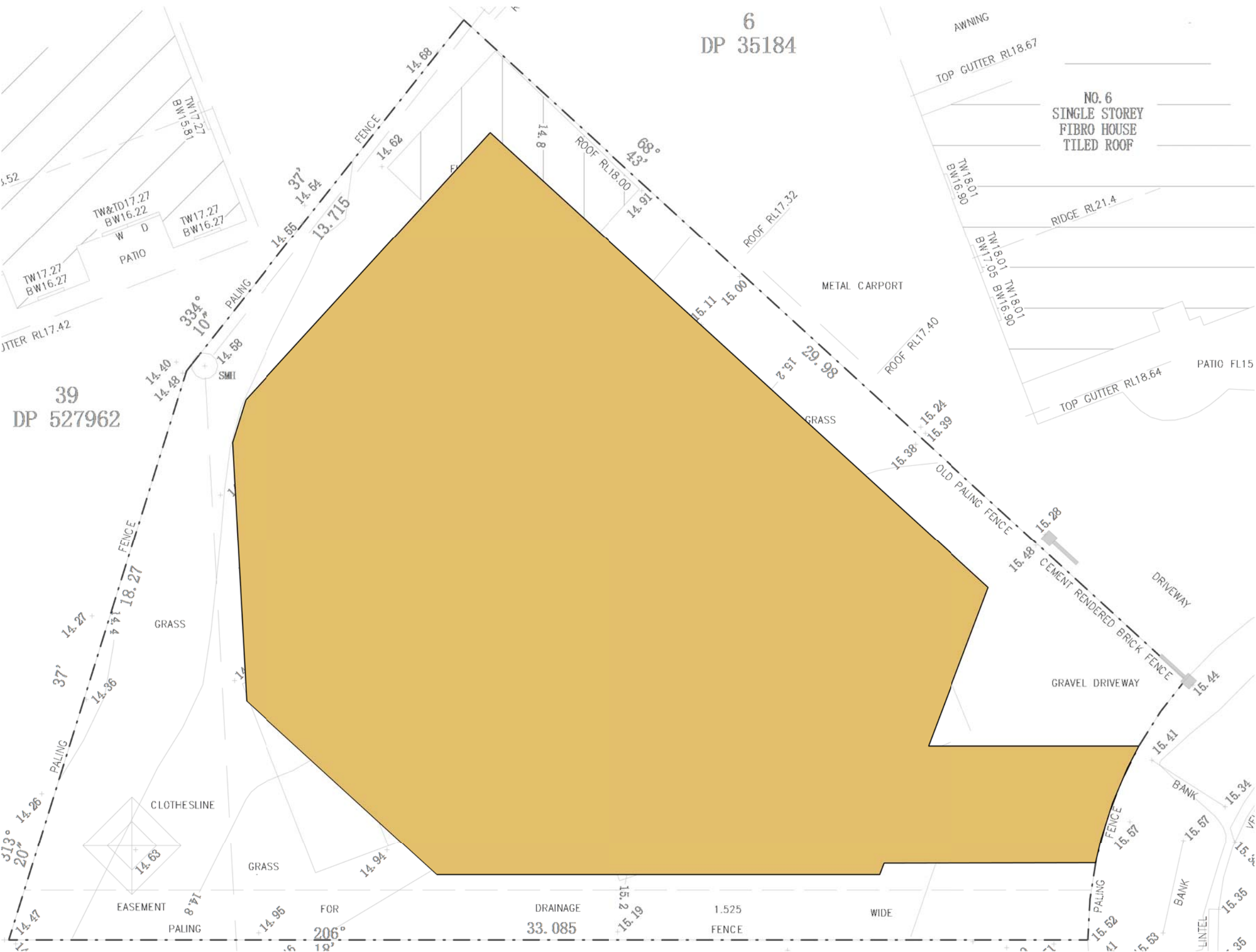
- All Showerheads:** 3 star(>4.5 but <=6 L/min)
- All Toilet Flushing Systems:** 4 star
- All Kitchen Taps:** 3 star
- All Bathroom Taps:** 3 star

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

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LOT 40, DP 527962, 5 Fitzell Pl, Brookvale, NSW 2100



Legend

Site Excavation Area

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Average Approx. Excavation Depth:
Approx. Excavation Volume:

3.5m
1313m³

AIPM

Member
Australian
Institute of
Architects

ENHANCE GROUP PROJECT PTY LTD

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Rev	Description	Date
A	Issue for DA Submission	26/06/2018
B	Contention - Carstacker	13/11/2018
C	Issue for Hearing	09/08/2019
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E	Issue for Hearing	24/09/2019

0m2m4m6m

Scale Bar 1:125

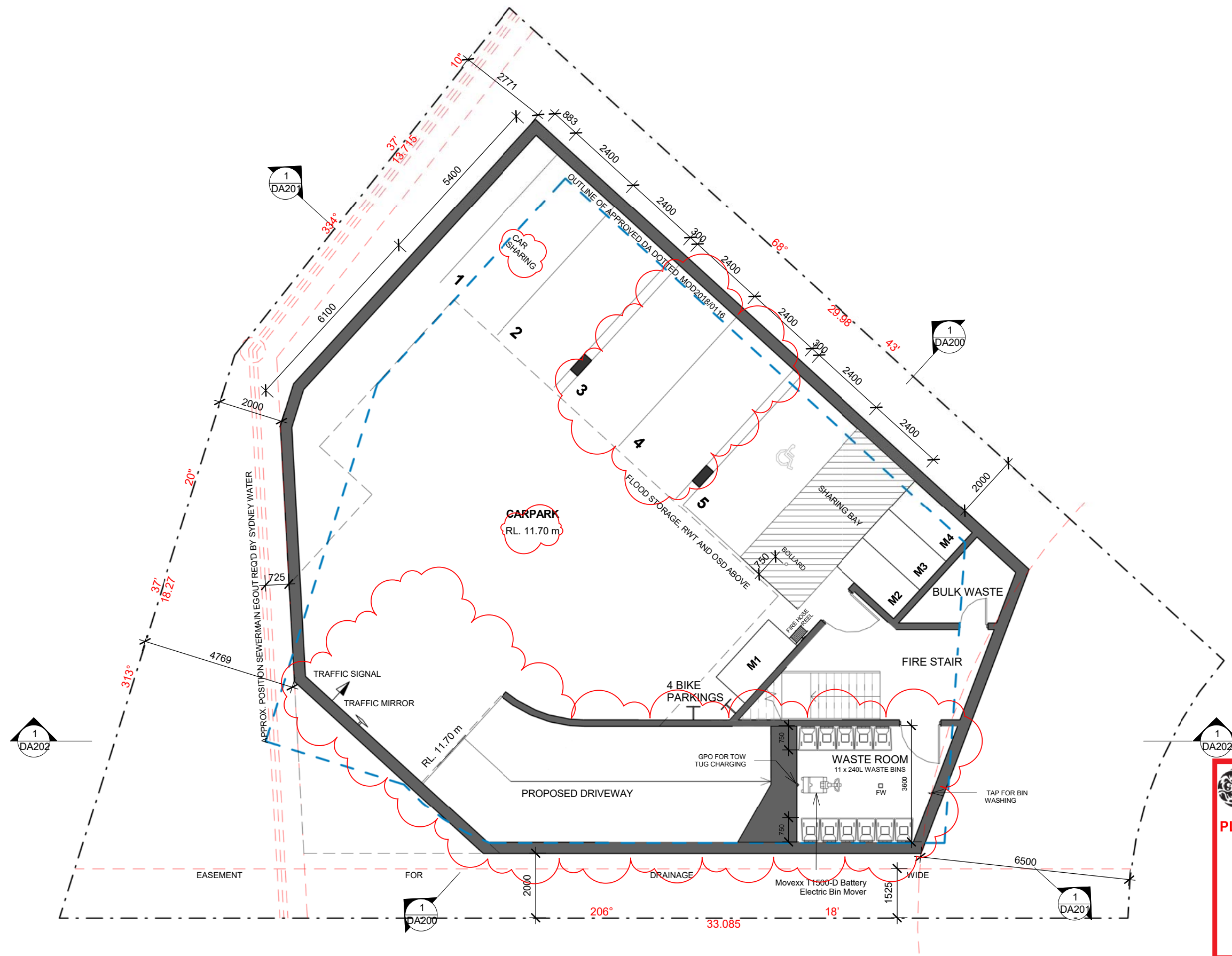
TITLE

Excavation and / or Fill Plan

JOB No.	CP01
DATE	SEP 2019
SCALE	A3 @ As indicated
DWG No.	DA050 E

LOT 40, DP 527962, 5 Fitzell Pl, Brookvale, NSW 2100

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
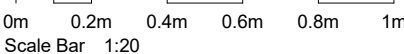


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G	Issue for Hearing	24/09/2019



TITLE	
Basement 1 Plan	

JOB No.	CP01
DATE	SEP 2019
SCALE	A3 @ 1 : 125
DWG No.	DA090 G



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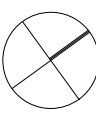
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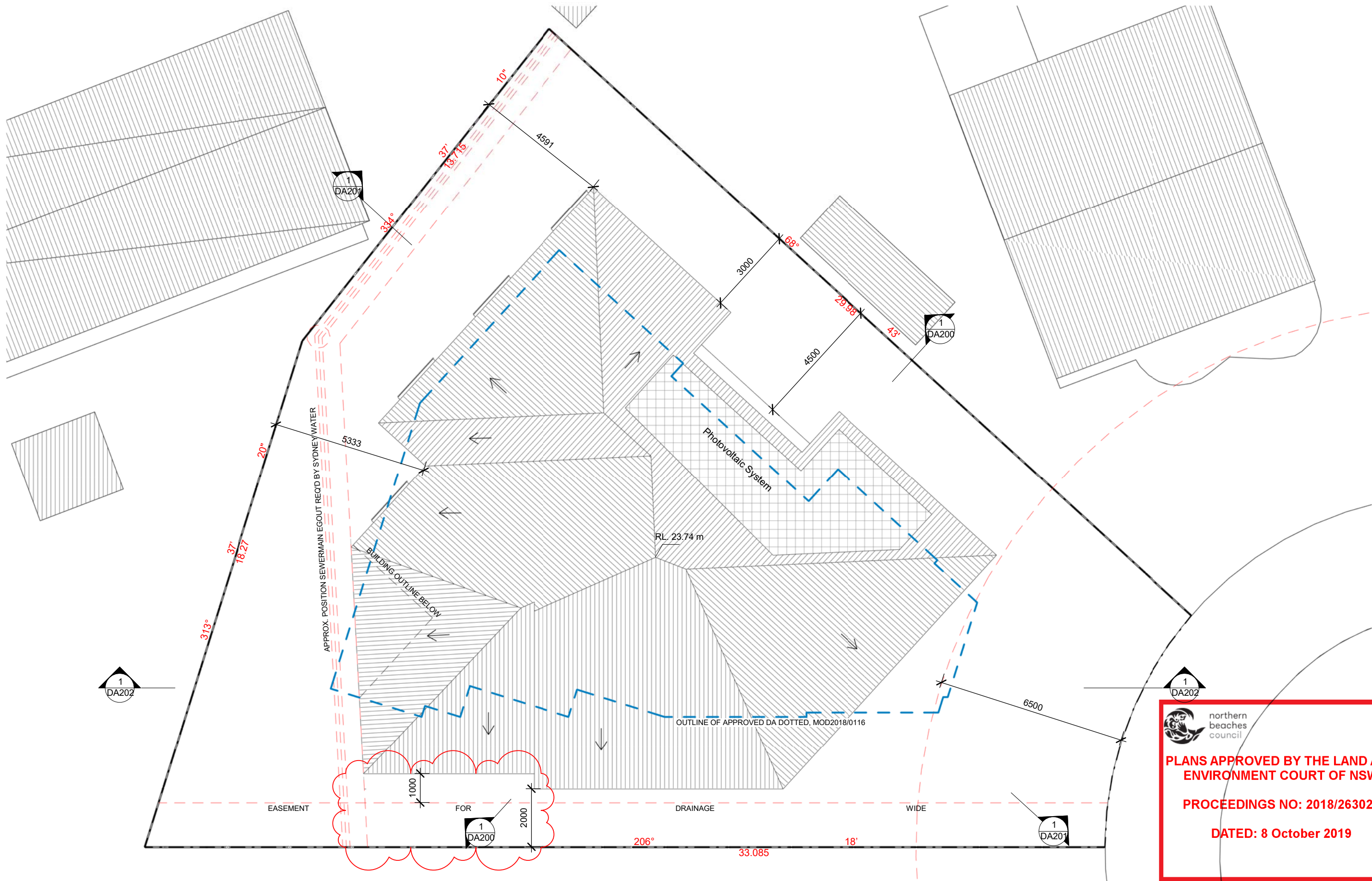
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Scale Bar 1:125






TITLE	
Ground Floor Plan	

JOB No.	CP01
DATE	SEP 2019
SCALE	A3 @ 1:125
DWG No.	DA100 F



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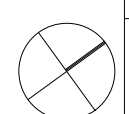
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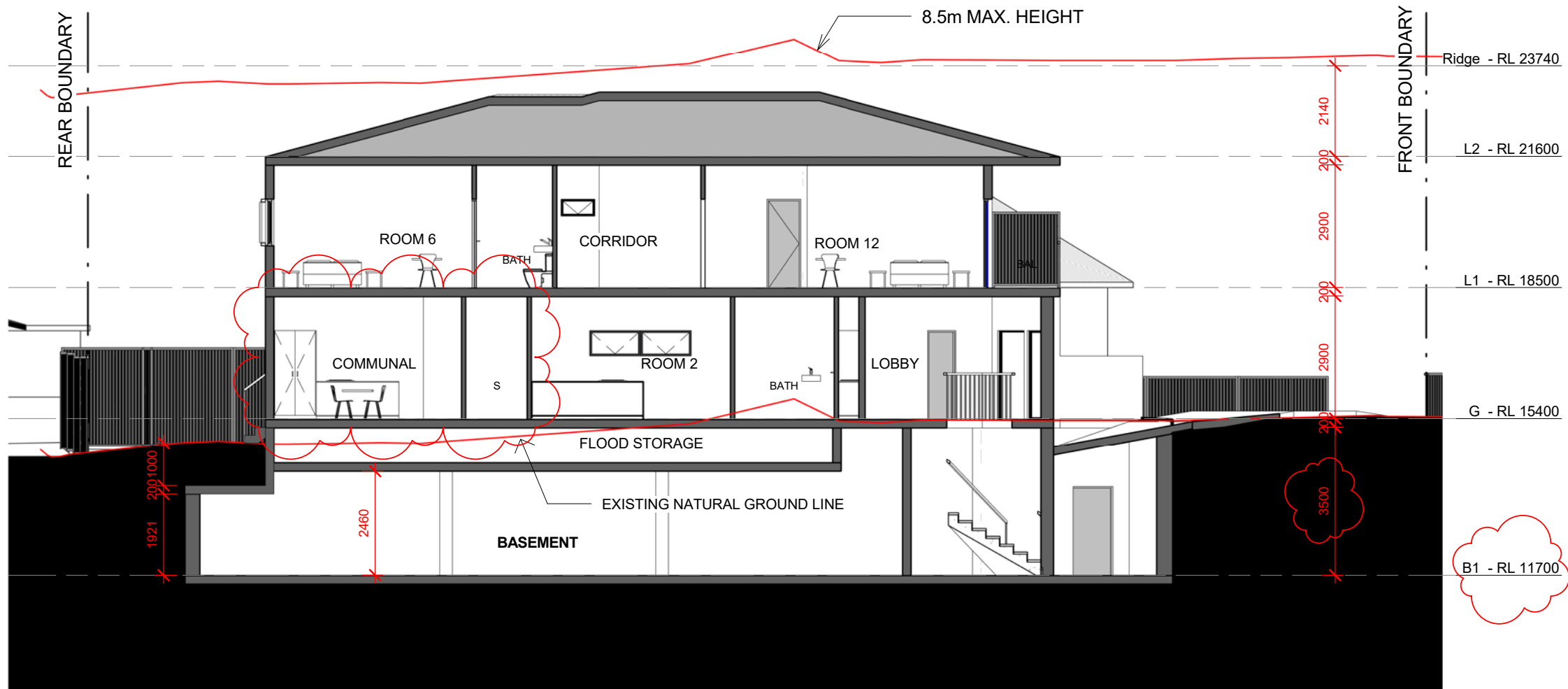
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Scale Bar 1:125



TITLE	
Roof Plan	

JOB No.	CP01
DATE	SEP 2019
SCALE	A3 @ 1 : 125
DWG No.	DA103 G






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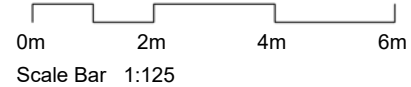
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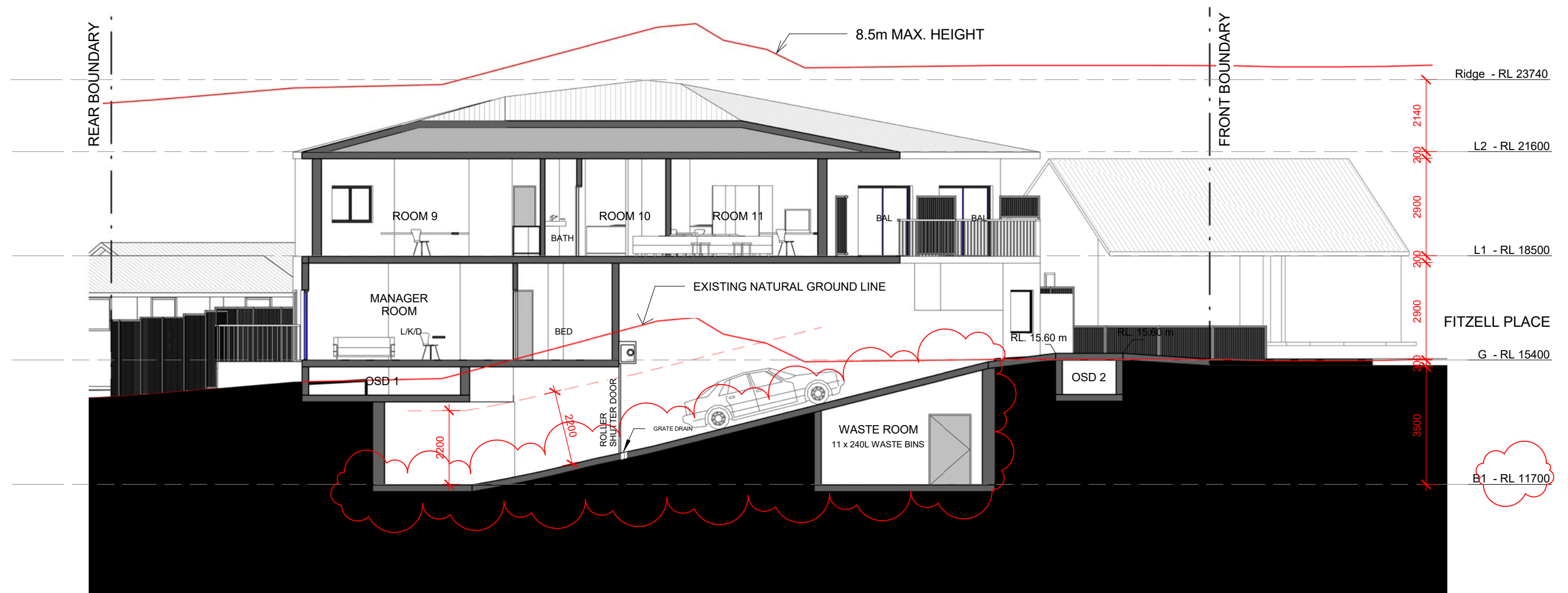
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G	Issue for Hearing	24/09/2019

DA SUBMISSION



TITLE		JOB No.	CP01
Section 2		DATE	SEP 2019
		SCALE	A3 @ 1 : 125
		DWG No.	DA201 G

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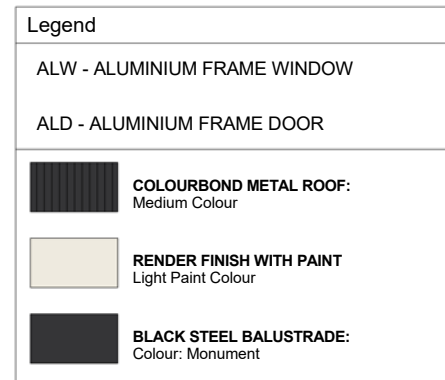
Rev	Description	Date
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0m2m4m6m

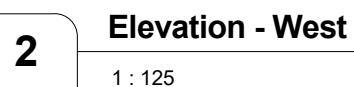
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TITLE	
Section 3	

JOB No.	CP01
DATE	SEP 2019
SCALE	A3 @ 1 : 125
DWG No.	DA202 G



1 : 125



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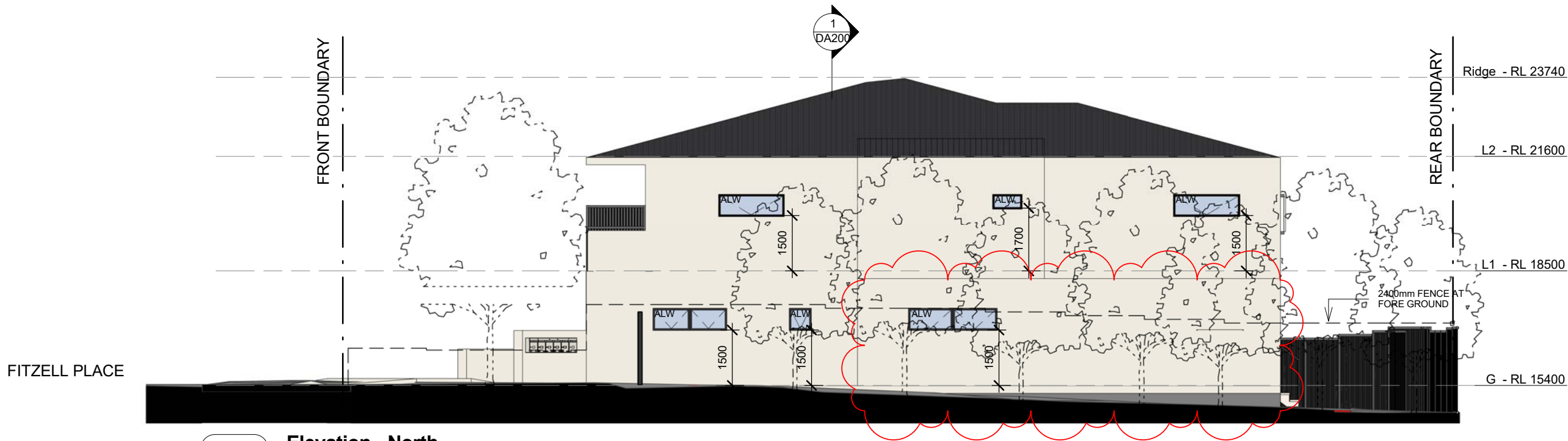
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2018/263029

DATED: 8 October 2019

DA SUBMISSION

LOT 40, DP 527962, 5 Fitzell Pl, Brookvale, NSW 2100



1

Elevation - North

1 : 125

Legend

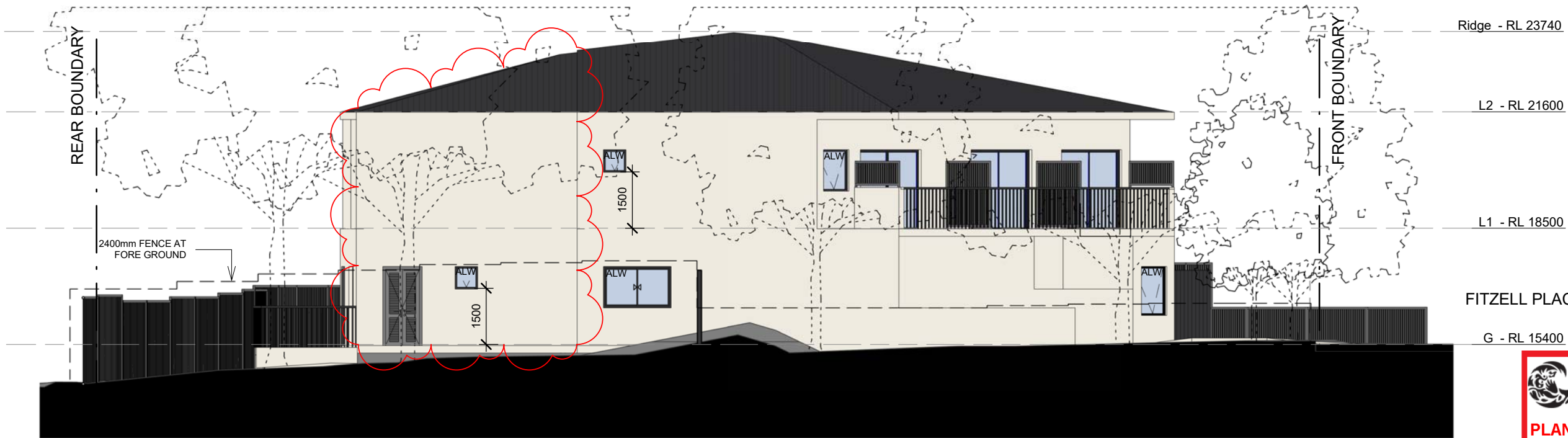
ALW - ALUMINIUM FRAME WINDOW

ALD - ALUMINIUM FRAME DOOR

COLOURBOND METAL ROOF:
Medium Colour

RENDER FINISH WITH PAINT
Light Paint Colour

BLACK STEEL BALUSTRADE:
Colour: Monument



2

Elevation - South

1 : 125



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PROCEEDINGS NO: 2018/263029

DATED: 8 October 2019

DA SUBMISSION

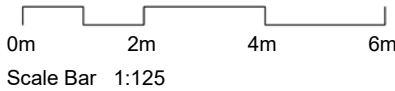
LOT 40, DP 527962, 5 Fitzell PI, Brookvale, NSW 2100



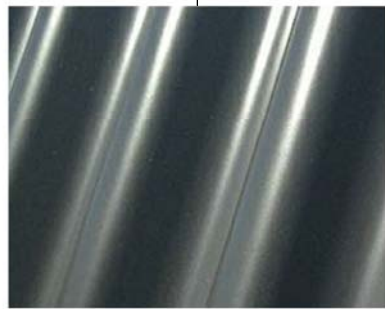
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F	Issue for Hearing	23/09/2019
G	Issue for Hearing	24/09/2019



TITLE	JOB No.	CP01
Elevations - North and South	DATE	SEP 2019
	SCALE	A3 @ As indicated
	DWG No.	DA301 G



COLOURBOND METAL ROOF:
Medium Colour



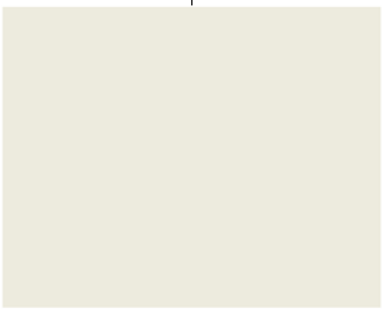
STEEL BALUSTRADE:
Dark Colour



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PROCEEDINGS NO: 2018/263029

DATED: 8 October 2019



RENDER FINISH WITH PAINT:
Light Paint Colour

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LOT 40, DP 527962, 5 Fitzell Pl, Brookvale, NSW 2100



LEGEND

- FFL

Finished floor level
- EX

Existing spot level
- RL

Proposed spot level
- Existing underground sewer line
- 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
- 3

Proposed tree planting to communal open space area (refer to drawing LDA-03 for details). Stepping stones access pathway with interspersed spreading groundcover planting
- 4

Secure entry to communal open space
- 5

Proposed communal open space with turf allowing for informal activities. Screen planting has been incorporated into the scheme, where possible. The existing stormwater line inhibits the planting of taller screening shrubs and trees.
- 6

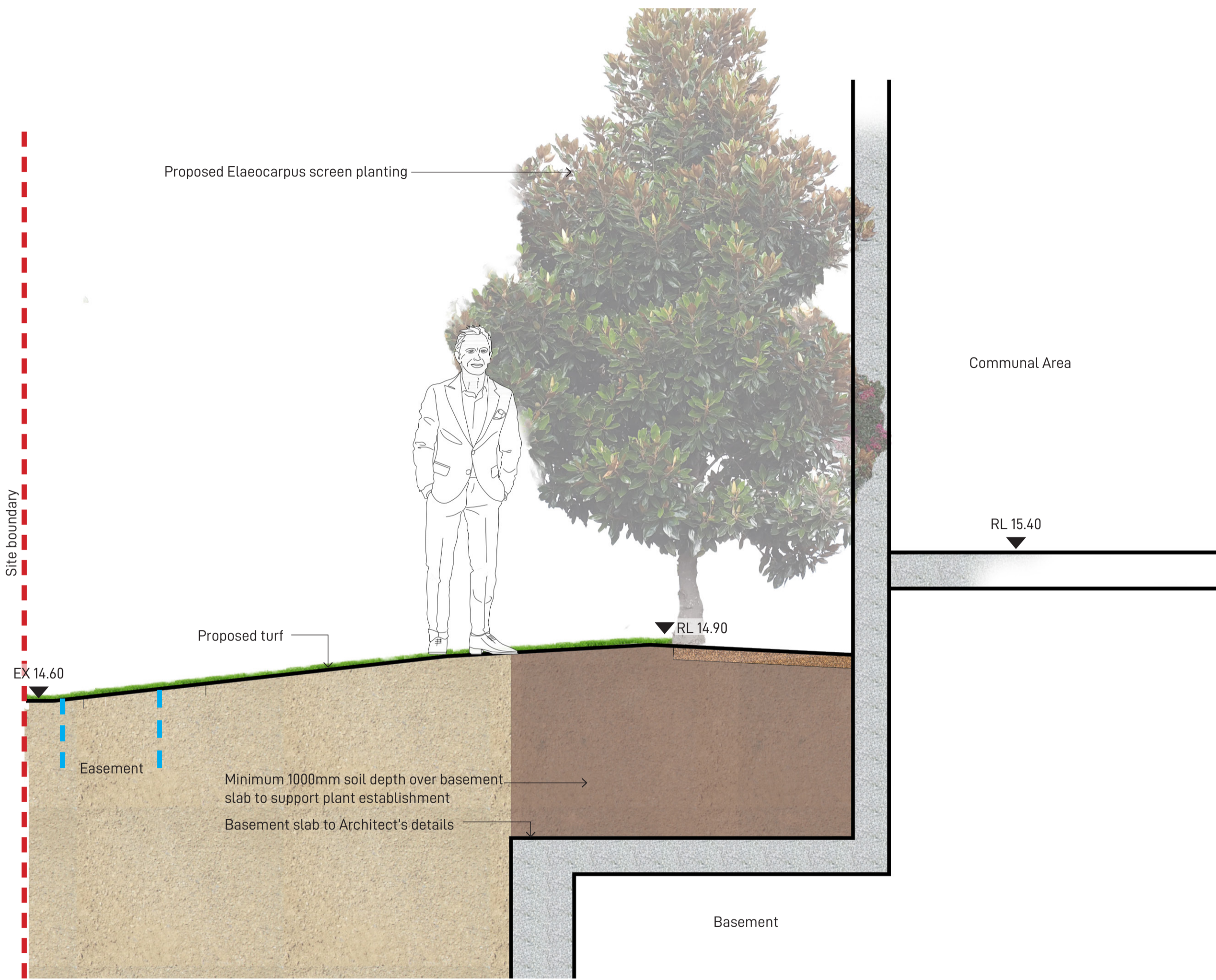
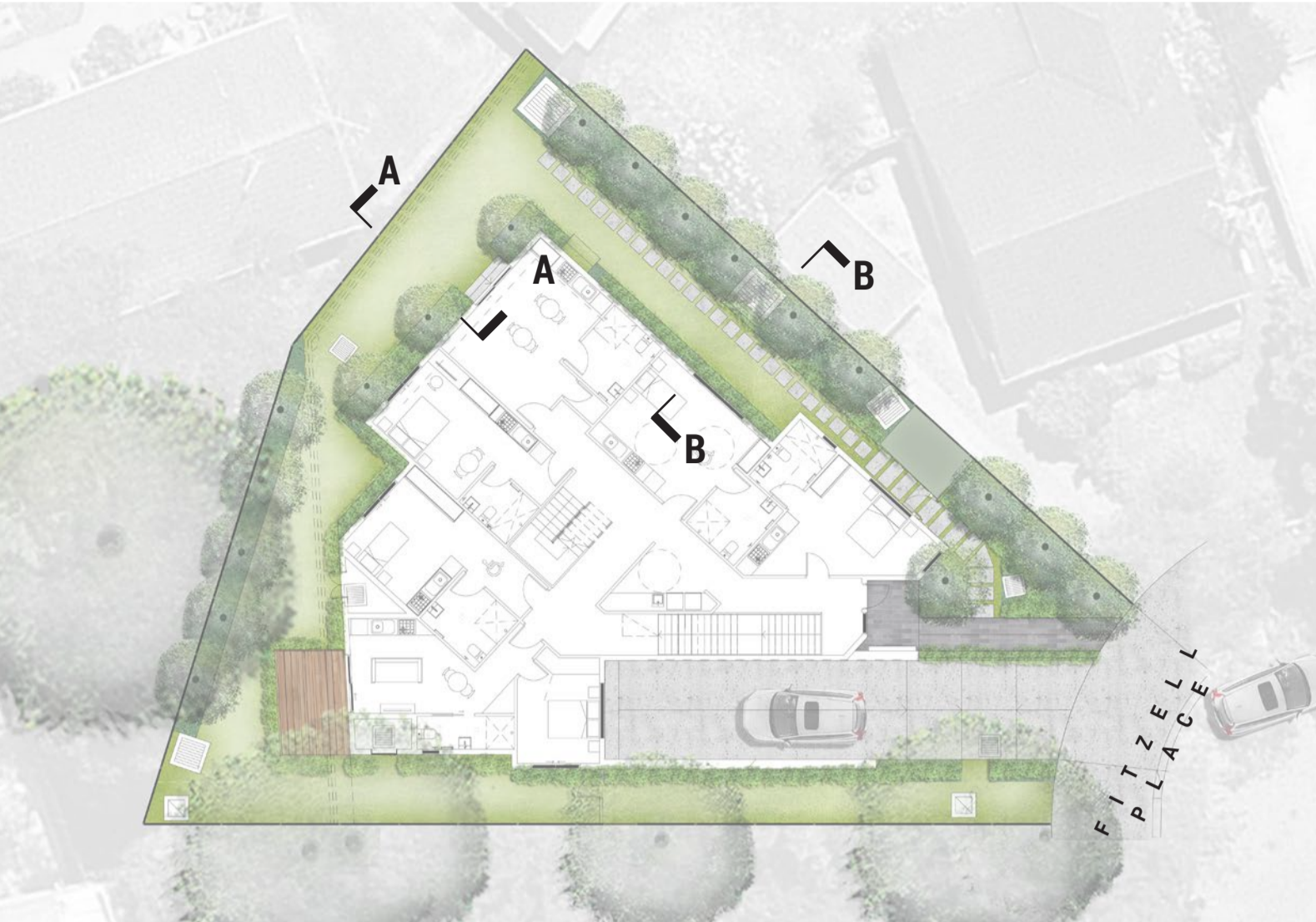
Proposed clothesline
- 7

Proposed planting of Elaeocarpus providing visual screening of proposed development from adjacent dwelling 59-63
- 8

Proposed temporary bin location on decomposed granite

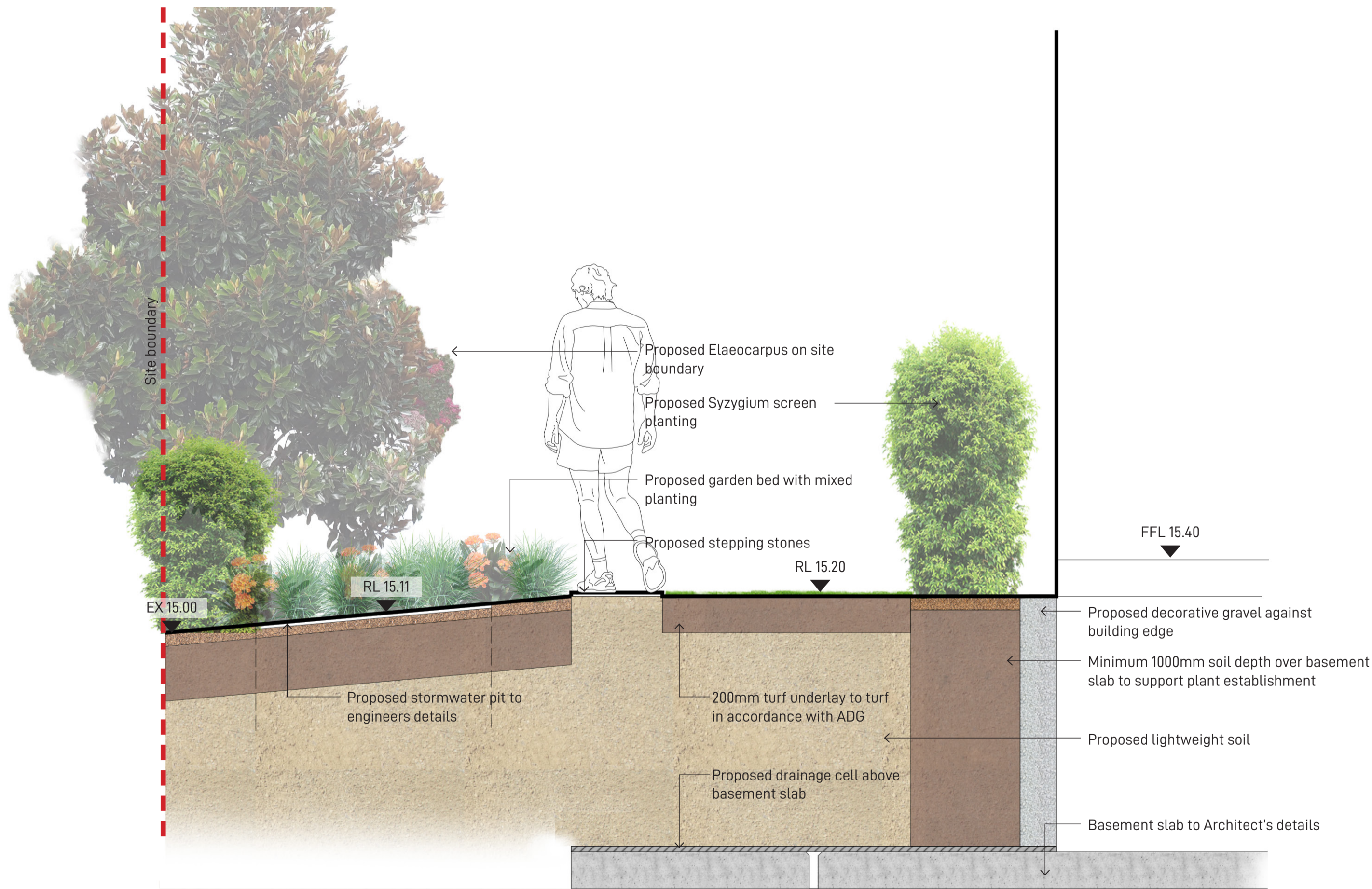
DA LANDSCAPE PLAN

KEY PLAN



SECTION A-A

1:20 @ A1



SECTION B-B

1:20 @ A1

GROUND INK

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

DA LANDSCAPE SECTIONS

 **northern beaches council**
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5 Fitzell Place
Brookvale NSW

LDA-02

Revision F | 25-Sep-19



EXISTING TREE SCHEDULE

Existing tree to be retained

Existing tree to be removed

ID	DESCRIPTION	EXISTING HEIGHT*	PROPOSED ACTION
1	<i>Callistemon sp.</i>	5m	Removed
2	<i>Casuarina cunninghamiana</i>	10m	Retained
3	<i>Araucaria heterophylla</i>	12m	Removed
4	<i>Eucalyptus botryoides</i>	20m	Retained
5	<i>Corymbia citriodora</i>	24m	Retained
6	<i>Corymbia citriodora</i>	24m	Retained
7	<i>Corymbia tessellaris</i>	16m	Retained
8	<i>Casuarina cunninghamiana</i>	16m	Removed
9	<i>Casuarina cunninghamiana</i>	20m	Removed
10	<i>Casuarina cunninghamiana</i>	18m	Retained

* Existing tree information sourced from Arborist Report prepared by Naturally Trees dated 19 JUN 2018

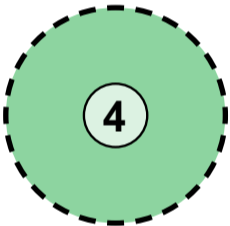
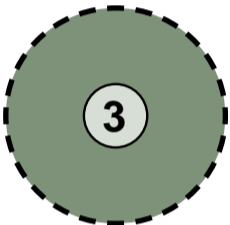
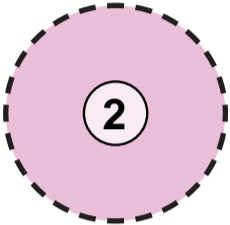
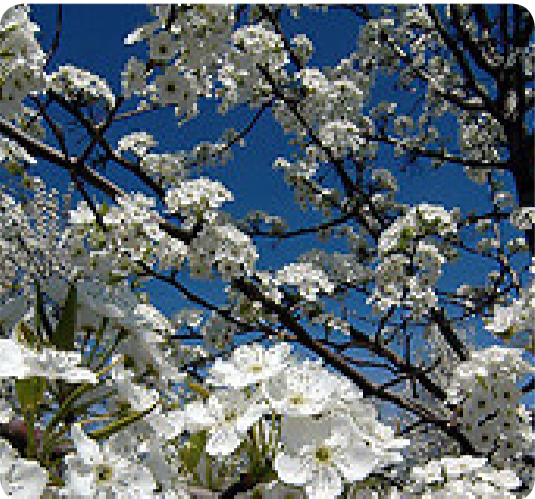
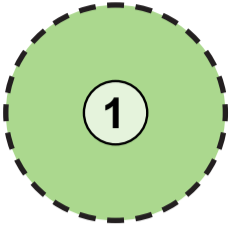
EXISTING TREE PLAN



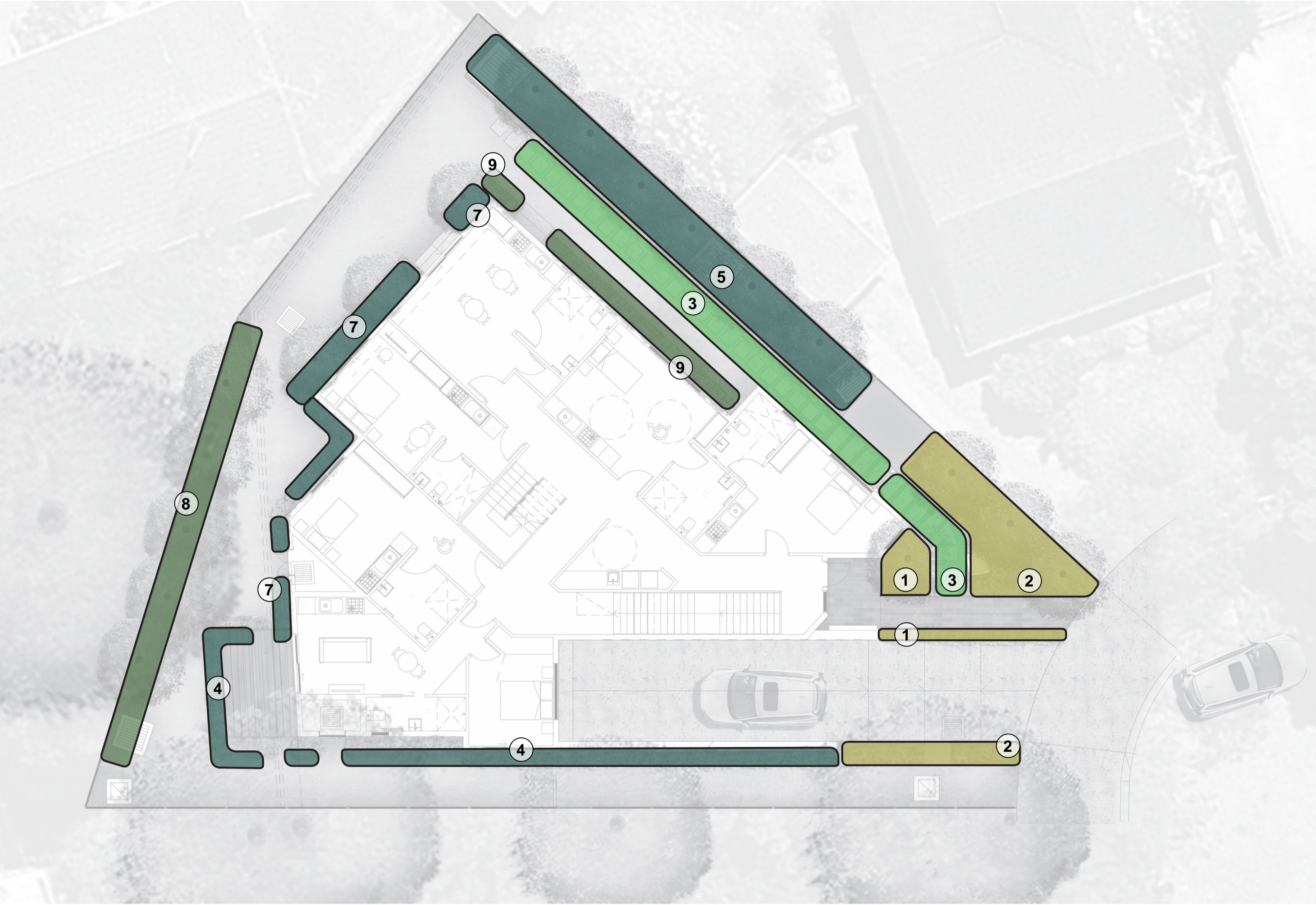
PROPOSED TREE PLANTING

 Australian native

TREES UP TO 5-8 METRES



PROPOSED TREE PLAN



LEGEND

- Entry planting area
- Low groundcovers with stepping stones
- Communal planting area
- Hedge planting area

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

PROPOSED PLANT PALETTE

N Australian native

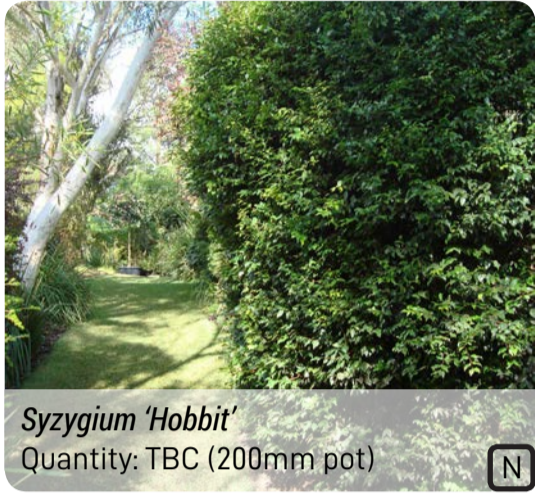
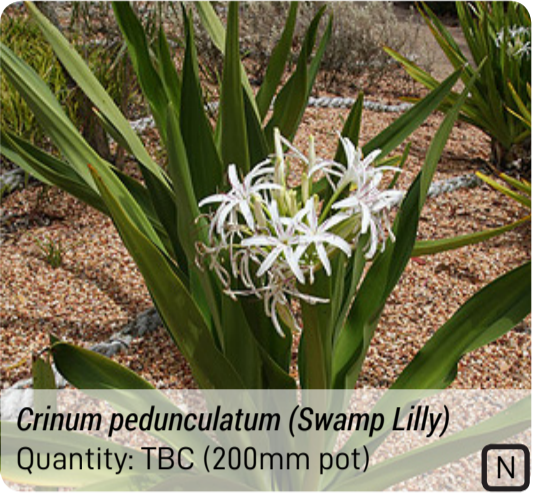
SHRUBS UP TO 5 METRES



SHRUBS UP TO 2 METRES



SHRUBS UP TO 1.5 METRES



GRASSES AND SMALL SHRUBS BELOW 1 METRE

