

# DA Submission Drawings

PROPOSED ALTERATIONS & ADDITIONS TO A DWELLING

973 PITTWATER RD, COLLAROY, NSW

REF 4101

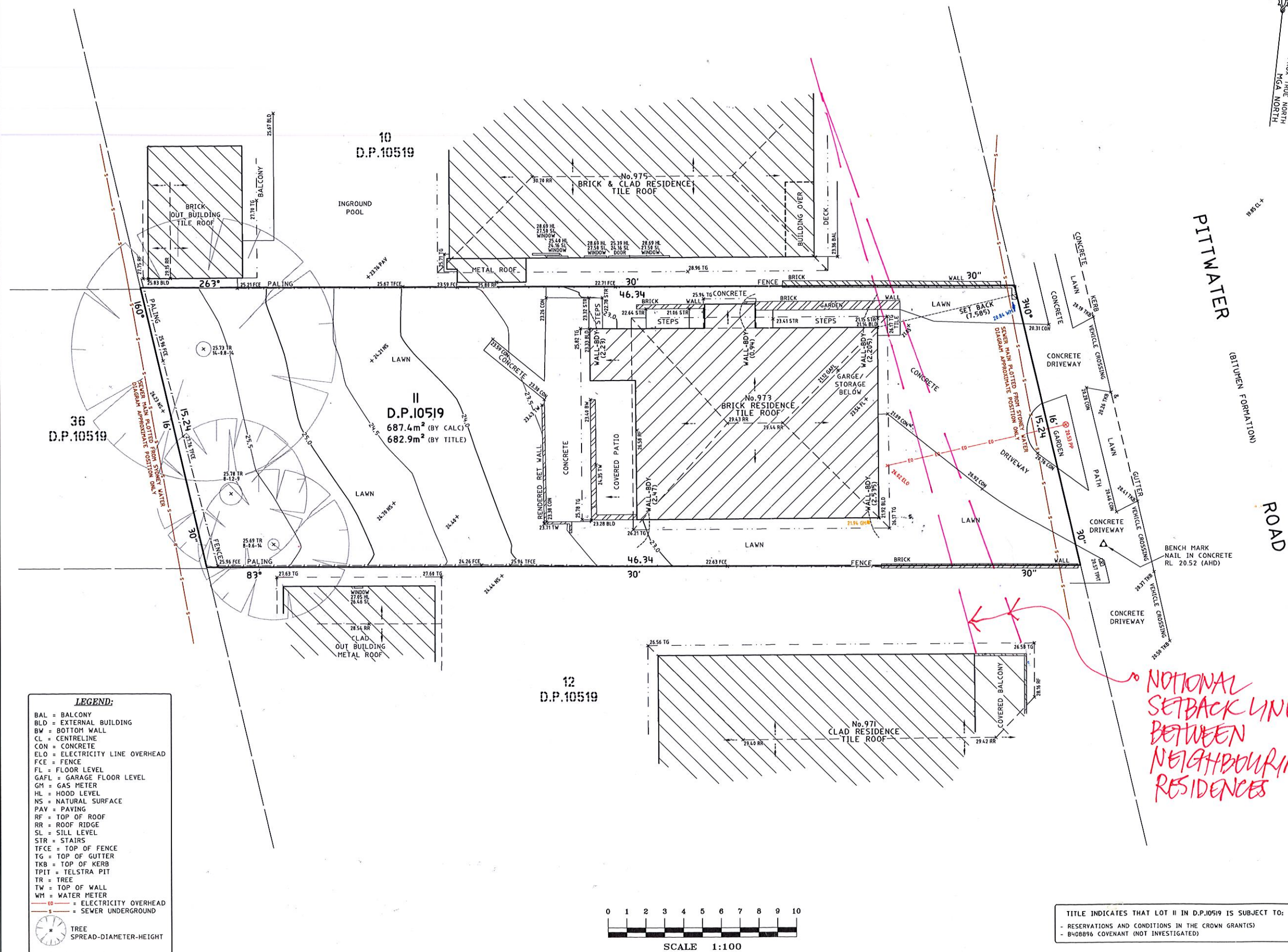


architecture  
modularisation  
project management  
interior design  
procurement

**1300 799 986**

335 MCNA VALE ROAD  
TERREY HILLS NSW  
AUSTRALIA 2084

[www.georgegroup.com.au](http://www.georgegroup.com.au)



## NOTES

- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION. IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED.
- THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.
- AREA IS APPROXIMATE ONLY AND HAS BEEN CALCULATED BY TITLE DIMENSIONS. ALL TITLE DIMENSIONS OF THE LAND HAVE NOT BEEN CONFIRMED BY SURVEY. IF AREAS ARE CRITICAL WE RECOMMEND A BOUNDARY SURVEY FOR PUBLIC RECORD.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE GEORGE GROUP.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (db 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © C.M.S. SURVEYORS 2018.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

HORIZONTAL DATUM:  
 CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: PM 101H  
 R.L. 11.422 (ORDER L9)  
 SOURCE: S.C.I.M.S. (24/04/18)

FIRST ISSUE 15/05/18

## CLIENT:

THE GEORGE GROUP  
 LEVEL 1, 335 MONA VALE ROAD  
 TERRY HILLS NSW 2084

**SURVEY PLAN**  
 SHOWING DETAIL & LEVELS  
 OVER LOT 11 IN D.P.10519  
 973 PITWATER ROAD  
 COLLAROY NSW 2097

**C.M.S. Surveyors**  
 Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why  
 NSW 2099  
 2/99A South Creek Road,  
 Dee Why NSW 2099  
 Telephone: (02) 9971 4802  
 Facsimile: (02) 9971 4822  
 E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED T.C.	DRAWN R.N.	CHECKED T.C.	APPROVED MDL
SURVEY INSTRUCTION 17732		SCALE 1:100 @ A1	DATE OF SURVEY 27/04/18
DRAWING NAME 17732detail		ISSUE 1	
CAD FILE 17732detail 1.dwg			

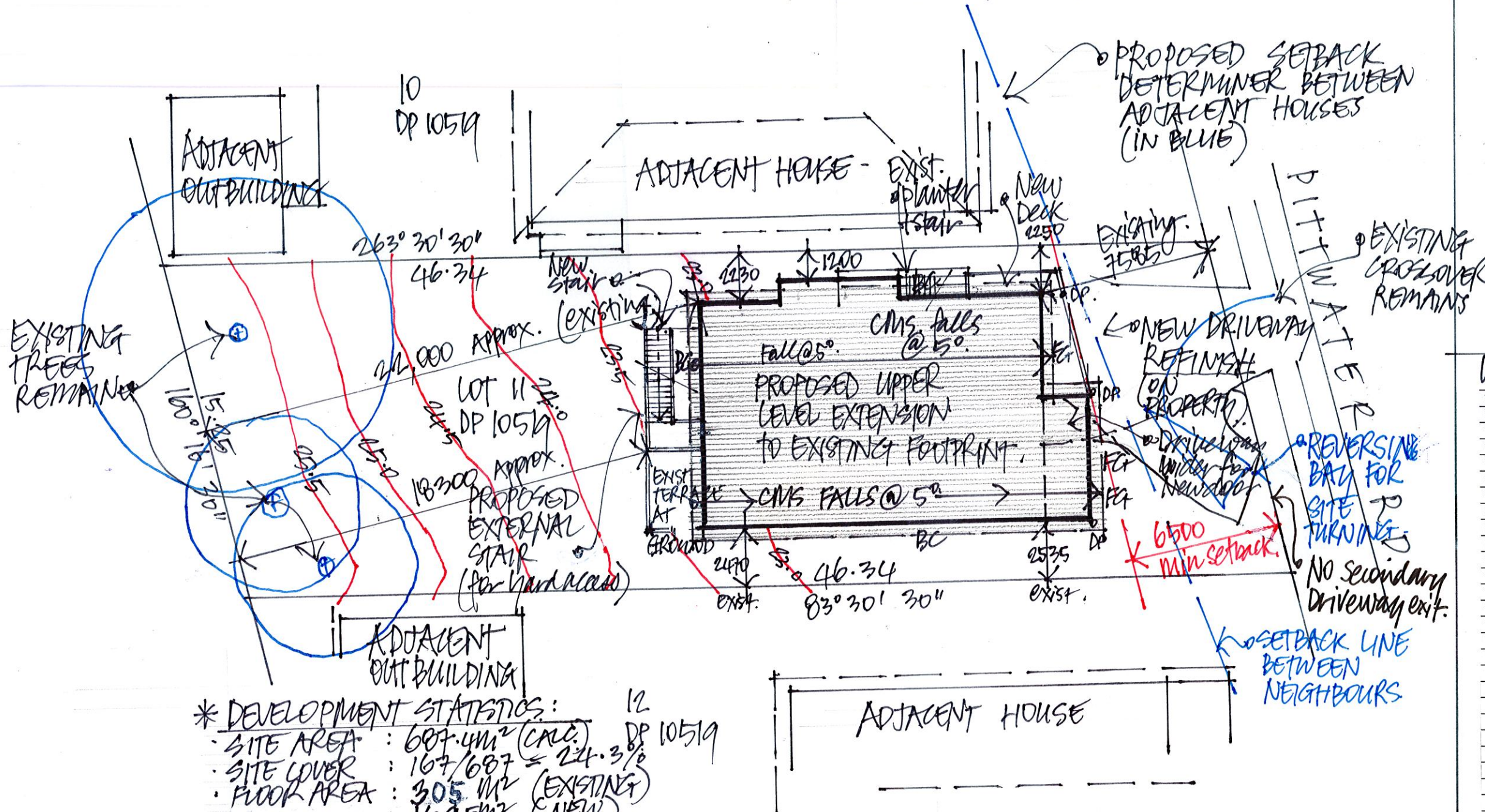
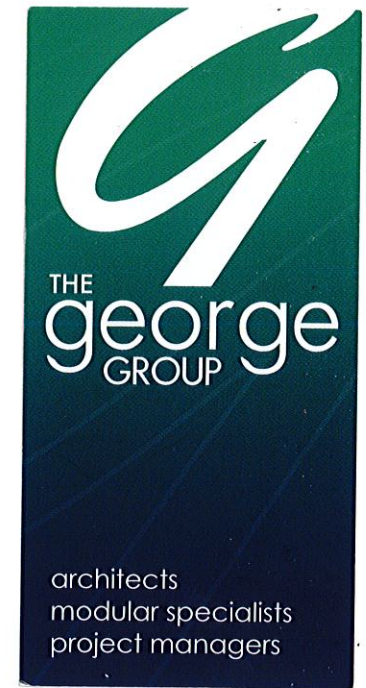
TITLE INDICATES THAT LOT 11 IN D.P.10519 IS SUBJECT TO:  
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS(S)  
 - B408896 COVENANT (NOT INVESTIGATED)



# 973 PITWATER RD., COLLAROY

## RESIDENTIAL ALTERATIONS + ADDITIONS

NOTES:  
ALL WORK TO CONFORM WITH BCA/NCC REQUIREMENTS + RELEVANT AUS. STANDARDS.  
ALL BASIX CERTIFICATE REQUIREMENTS ARE TO BE INCORPORATED INTO THESE DOCUMENTS.



\* DEVELOPMENT STATISTICS:

12 DP 10519

SITE AREA: 687.4m<sup>2</sup> (CALC.)

SITE COVER: 167/687 = 24.3%

FLOOR AREA: 305 m<sup>2</sup> (EXISTING)

169.5m<sup>2</sup> (NEW)

474.5m<sup>2</sup> (TOTAL)

DECKS/STAIR: 31 m<sup>2</sup>

LANDSCAPE = 518m<sup>2</sup> ±

= 75%

LOT 11, DP 10519.

### PROPOSED SITE PLAN

SCALE 1:200 (A3) (+ ROOF PLAN)

#### LEGEND.

CMS COLORBOND METAL SHEETING.

BC BARGE CAPPING.

FG FASCIA GUTTER

DP DOWN PIPE.

WI WINDOW 1 - REFER SCHEDULE + NUMBERING ON PLANS/ELEVATIONS

#### WINDOW SCHEDULE.

WINDOW NO.	WINDOW SIZE
W1	4500L X 1200H SLW
W2	1800L X 900H SLW
W3	1800L X 1200H SLW
W4	1800L X 1200H SLW
W5	1500L X 600H SLW
W6	600L X 1800H SLW
D7	1800L X 2100H SLW
D8	4500L X 2100H SLW
D9	2400L X 2100H SLW
W10	4500L X 1200H SLW
W11	1800L X 900H SLW
W12	1800L X 1200H SLW
W13	1500L X 600H SLW
W14	1800L X 1200H SLW
W15	1800L X 1200H SLW
W16	1800L X 1200H SLW
W17	1200L X 600H SLW
W18	600L X 1800H SLW
W19	3600L X 900H SLW
D20	1800L X 2100H SLW
D21	4500L X 2100H SLW
D22	2400L X 2100H SLW
EW1	1800L X 1500H SLW
EW2	900L X 900H SLW
EW3	900L X 1200H SLW

ALTERATIONS + ADDITIONS TO: 973 PITWATER RD COLLAROY.

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1300 799986.

4101/01 A.

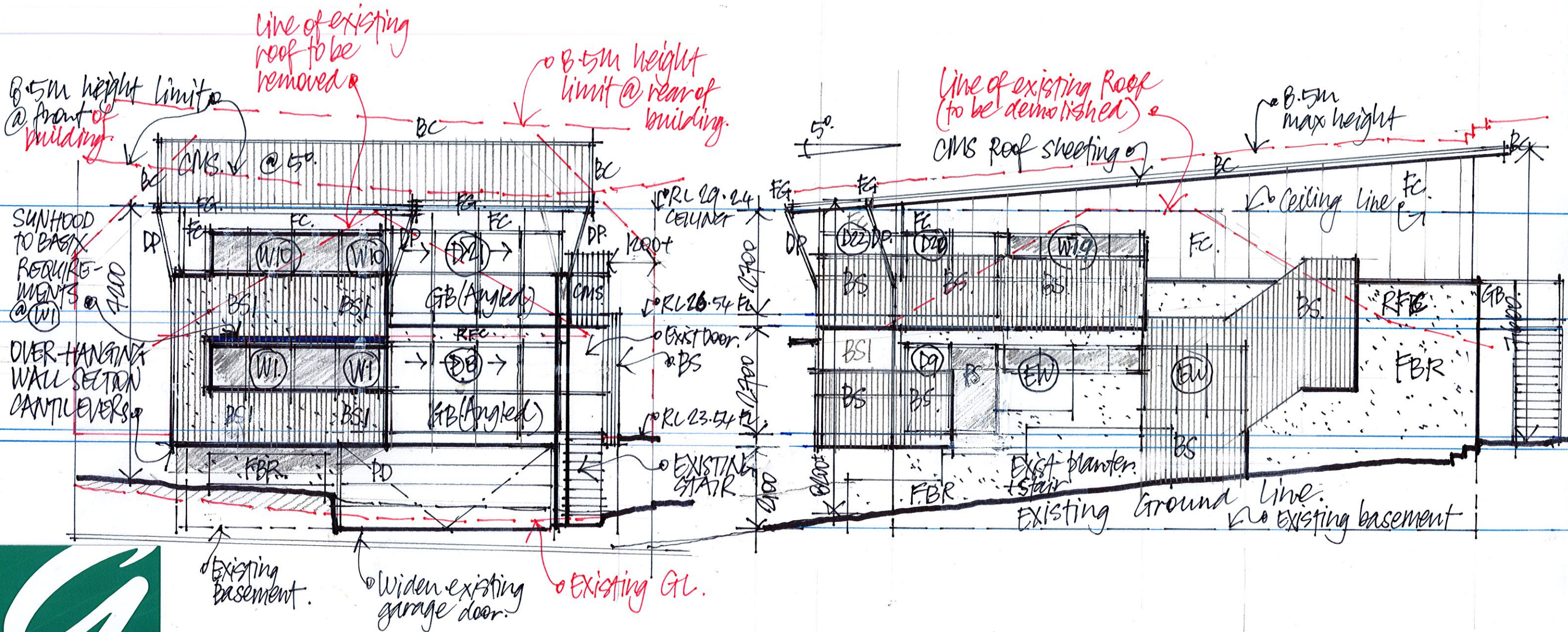


# 973 PITTWATER RD, COLLARON.

RESIDENTIAL ALTERATIONS + ADDITIONS.

## NOTES:

- ALL WORK TO CONFORM WITH BCC/NCC REQUIREMENTS + RELEVANT AUS. STANDARDS
- REFER TO THE SITE PLAN FOR WINDOW SCHEDULE.
- ALL BASIX CERTIFICATE REQUIREMENTS ARE TO BE INCORPORATED INTO THESE DOCUMENTS



## PROPOSED EAST ELEVATION

SCALE 1:100 (A3)

### LEGEND:

- FC FIBRE CEMENT SHEETING (PAINTED)
- RFC RENDERED LOOK FC SHEET.
- FBR EXISTING FACE BRICKWORK - RENDER + PAINT
- BS BATTENED SCREEN
- BS.1 SELECT BOARDING TO MATCH BS.

## PROPOSED NORTH ELEVATION.

SCALE 1:100 (A3)

### LEGEND:

- CMS COLORBOND METAL SHEETING
- BC COLORBOND BARGE CAPPING
- FGT COLORBOND FASCIA GUTTER (LARGE)
- DP 100 MM Ø DOWNPIPE (PAINTED)
- PD SELECT PANEL DOOR.

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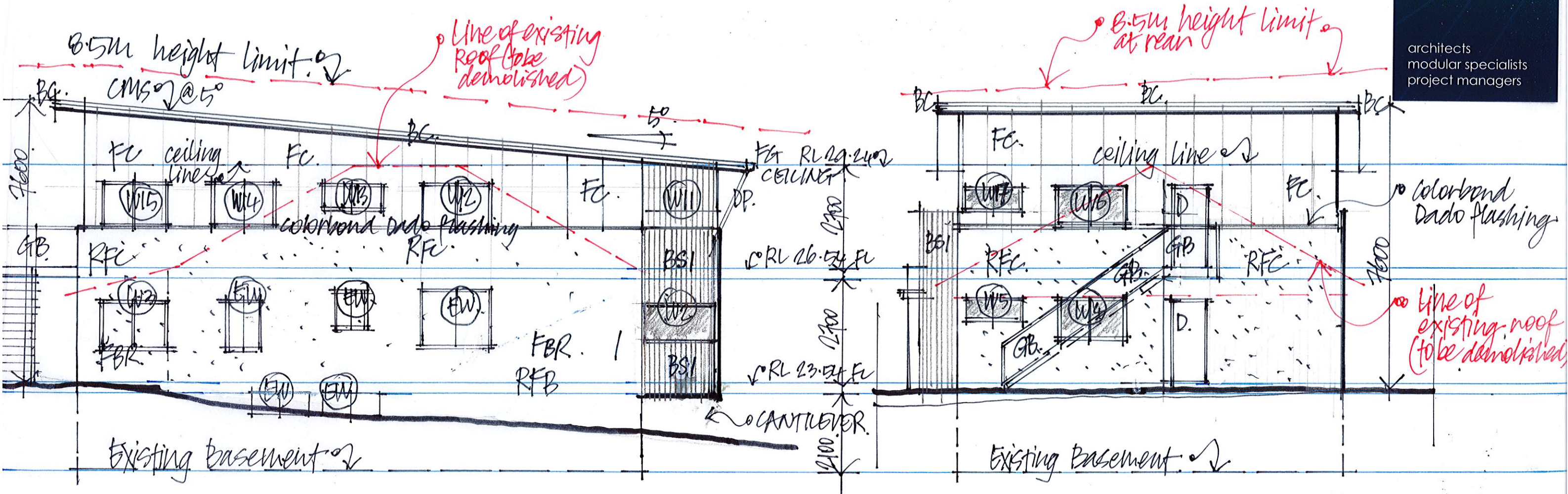
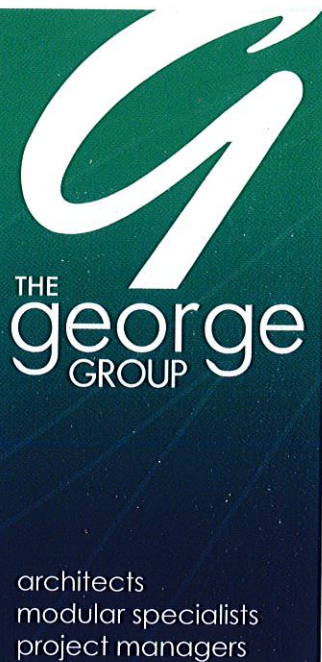
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# 973 PITTWATER RD COLLAROY.

RESIDENTIAL ALTERATIONS + ADDITIONS.

NOTES:  
 • ALL WORK TO CONFORM WITH BCA/NCC REQUIREMENTS + RELEVANT A.S. STANDARDS.  
 • REFER TO SITE PLAN FOR WINDOW SCHEDULE.  
 • ALL BASIX CERTIFICATE REQUIREMENTS ARE TO BE INCORPORATED INTO THESE DOCUMENTS.



## PROPOSED SOUTH ELEVATION

SCALE 1:100 (A3)

LEGEND:

FC FIBRE CEMENT SHEETING (PAINTED)  
 RFC RENDERED LOOK F.C. SHEET.  
 FBR EXISTING FACE BRICK RENDERED + PAINT  
 BS BATTENED SCREEN TO 1700 ABOVE FFL.  
 BSI SELECT BOARDING TO MATCH BS.

EW EXISTING WINDOW.  
 CMS COLORBOND METAL SHEETING  
 BC COLORBOND BARGE CAPPING  
 FG COLORBOND FASCIA GUTTER (LARGE)  
 DP 100MM Ø DOWNPIPE (PAINTED)  
 GB GLASS BALUSTRADE.

## PROPOSED WEST ELEVATION.

SCALE 1:100 (A3)

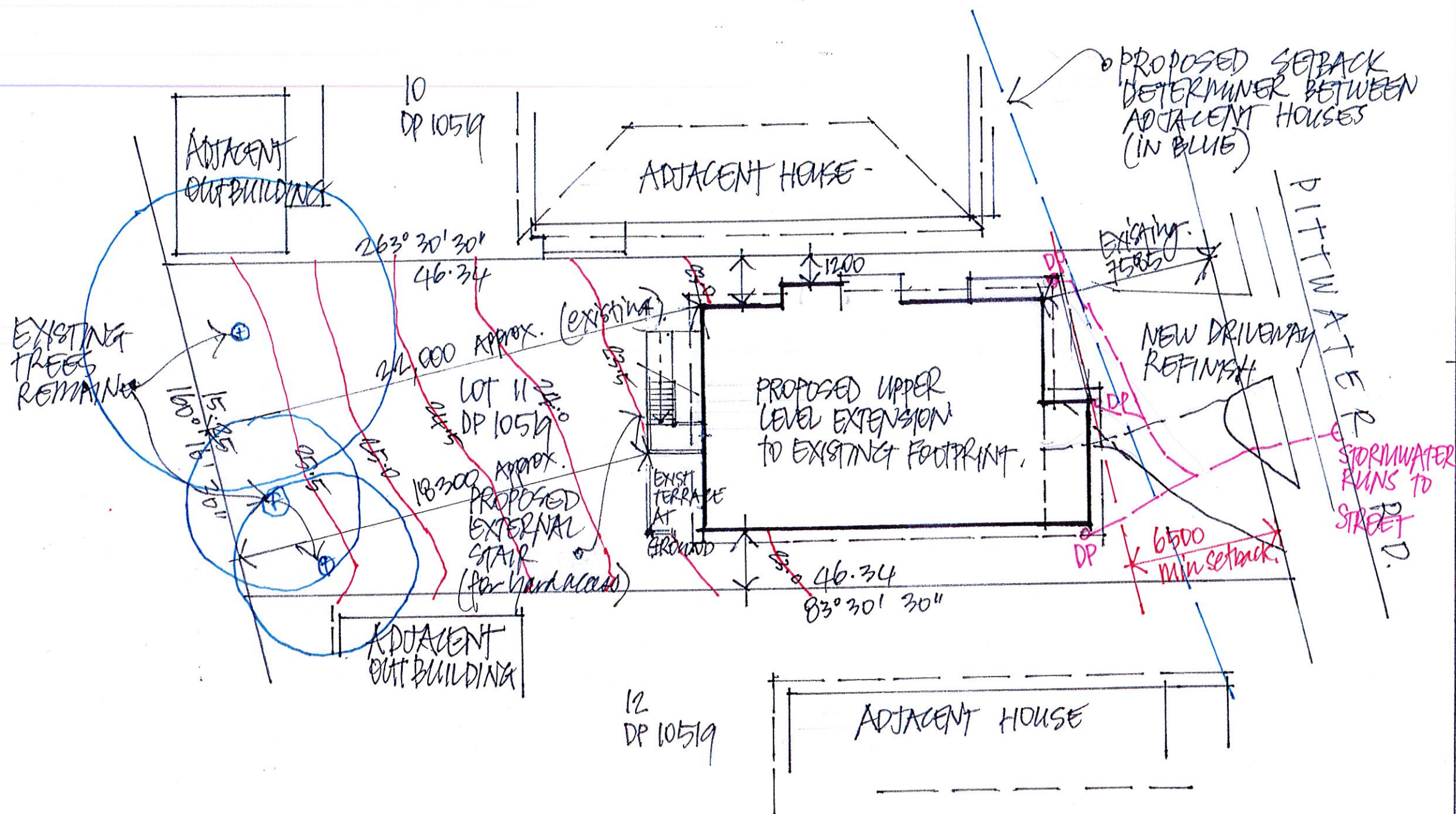
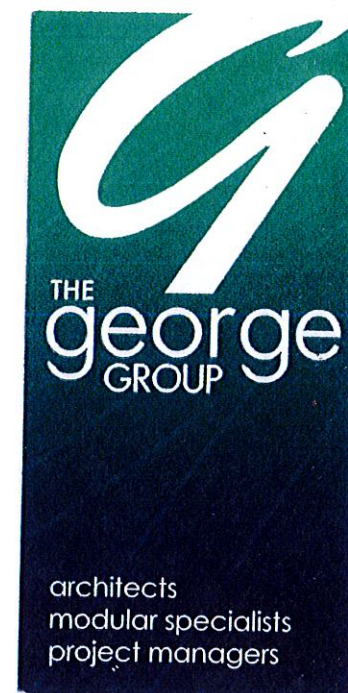
EW EXISTING WINDOW.  
 CMS COLORBOND METAL SHEETING  
 BC COLORBOND BARGE CAPPING  
 FG COLORBOND FASCIA GUTTER (LARGE)  
 DP 100MM Ø DOWNPIPE (PAINTED)  
 GB GLASS BALUSTRADE.

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**4101/04.**



# 973 PITTWATER RD, COLLAROY - STORMWATER.

RESIDENTIAL ALTERATIONS + ADDITIONS



PROPOSED SITE PLAN + STORMWATER PLAN.

SCALE 1:200 (A3)

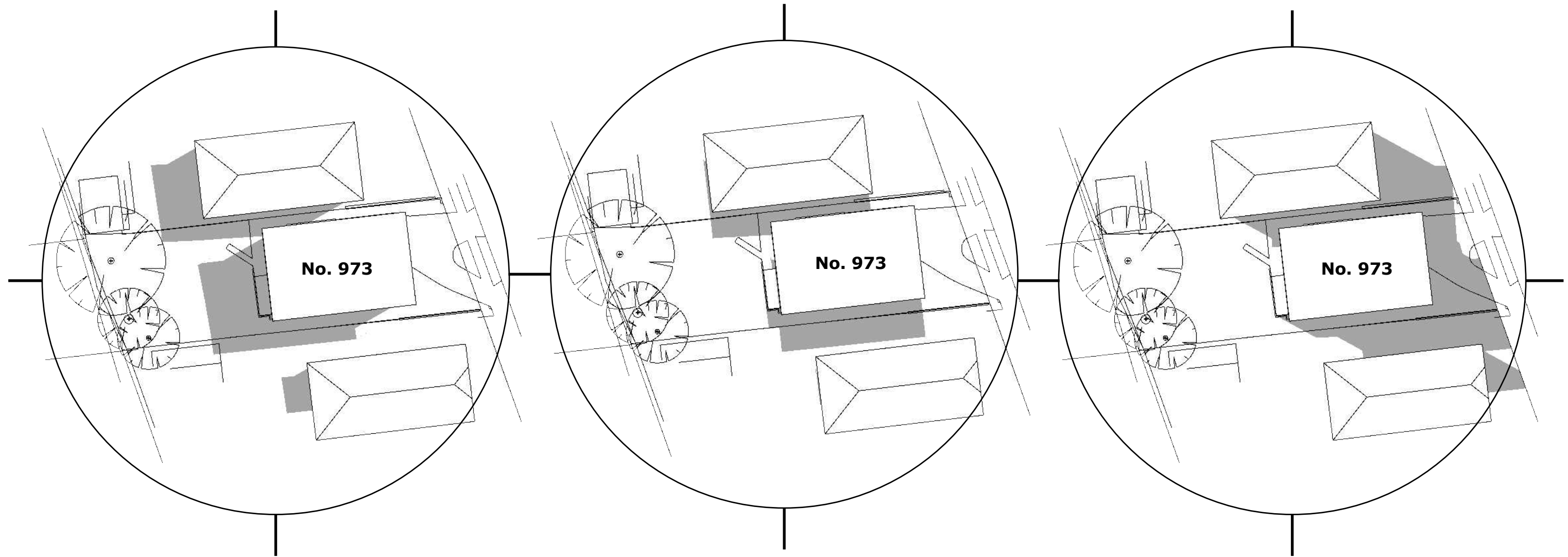
DP ○ DOWNPIPE  
--- 100MM PVC  
STORMWATER LINE RUNS TO  
EXISTING STORMWATER STREET OUTLET.

ALTERATIONS + ADDITIONS  
TO: 973 PITTWATER RD COLLAROY.

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9am

12pm

3pm

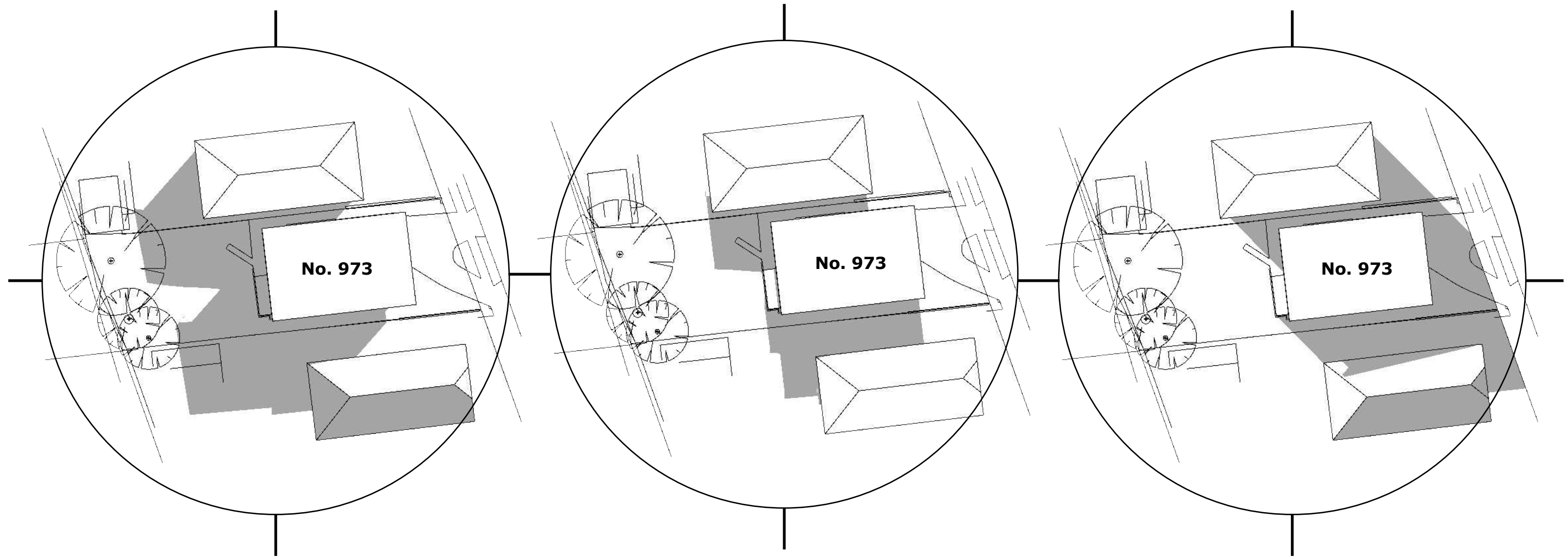
## Shadow Study Diagrams - March Equinox

Scale 1:500 @ A3

CERTIFIED

REG ARCHITECT 7378





9am

12pm

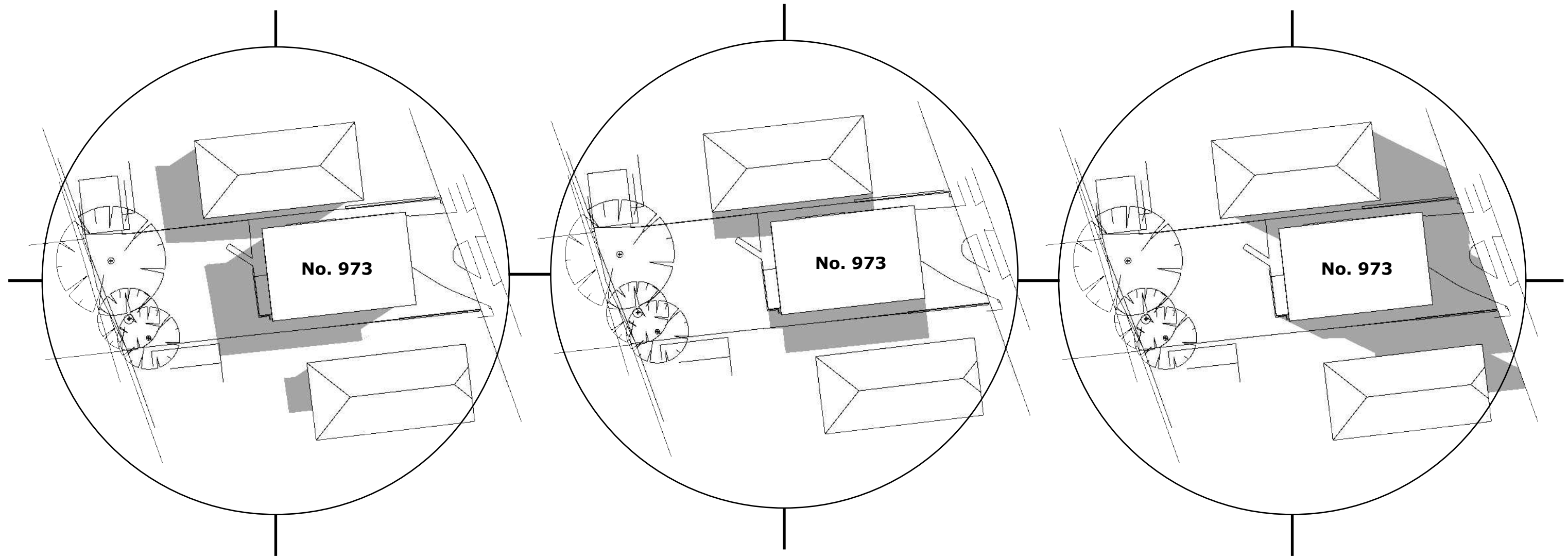
3pm

## Shadow Study Diagrams - June Solstice

Scale 1:500 @ A3

CERTIFIED  
 PB.  
 REG. ARCHITECT 7318





9am

12pm

3pm

## Shadow Study Diagrams - September Equinox

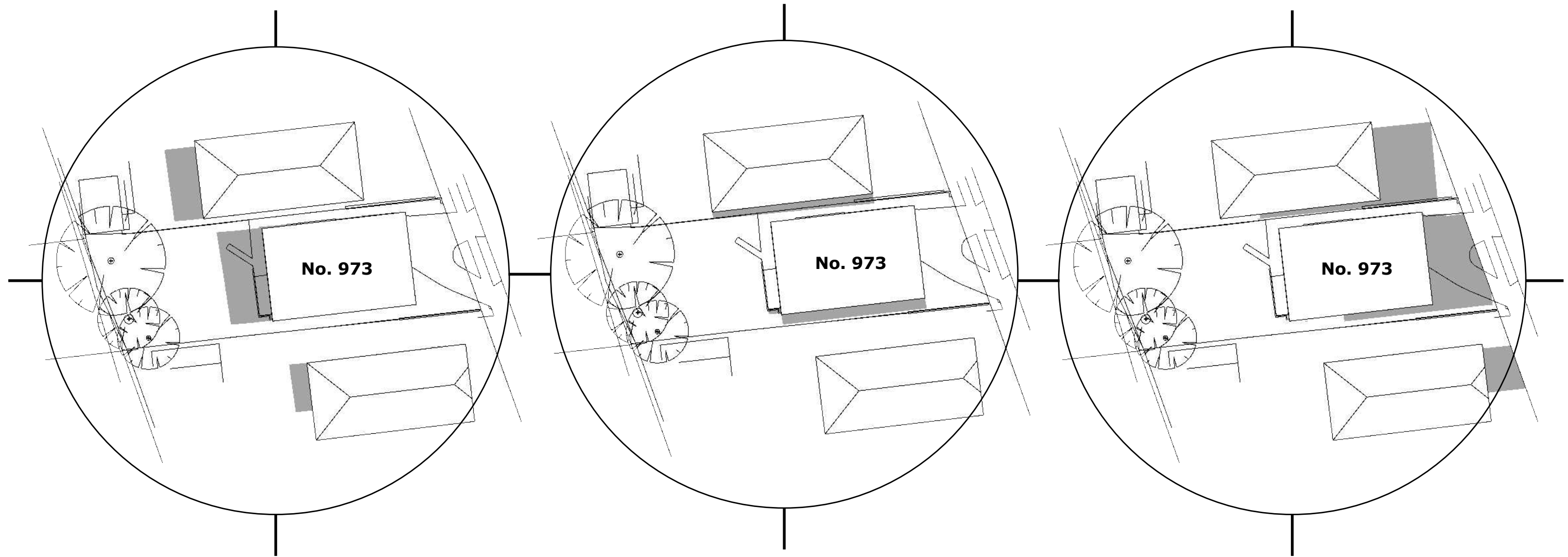
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CERTIFIED

*[Handwritten signature]*

REG. ARCHITECT 7318





9am

12pm

3pm

## Shadow Study Diagrams - December Solstice

Scale 1:500 @ A3

CERTIFIED

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REG. ARCHITECT 7318.



# FINISHES & COLOURS SCHEDULE

PROPOSED ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING

973 PITTWATER RD, COLLAROY, NSW

SEPTEMBER 2018 – REF 4101



architecture

modularisation

project management

interior design

procurement

**1300 799 986**

335 MONA VALE ROAD

TERREY HILLS NSW

AUSTRALIA 2084

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# FINISHES & COLOURS

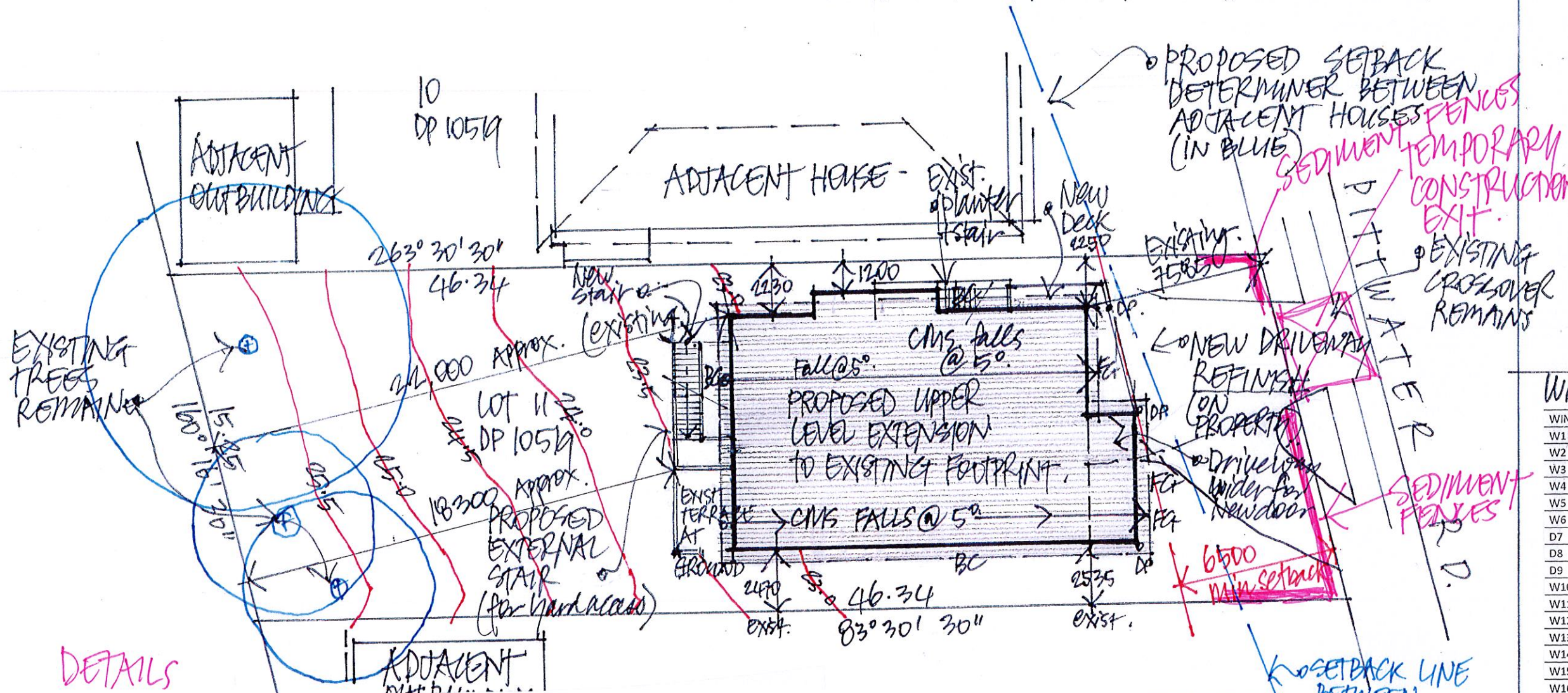
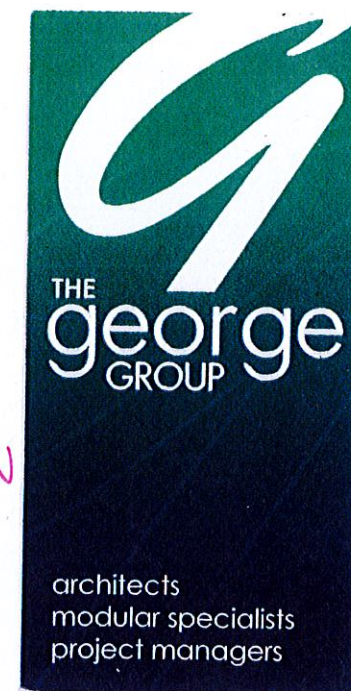
ITEM	COLOUR	SAMPLE
Main Roof, cappings/flashings, gutters	Colorbond "Shale Grey"	
gutters	Colorbond "Basalt"	
Fascias	Painted Gloss white	
Wall – general (select boarding)	Painted to match Colorbond "Surfmist" Semi-gloss  Paint downpipes to match wall adjacent	
External Doors	Painted to match Colorbond "Cove" Semi-gloss	
Eaves	Painted Flat White	
Posts and exposed metalwork Door Frames Window Frames	Painted to match Colorbond "Ironstone"	
Existing Brick walls	Existing Blond Face Brickwork to remain	
Battened Screen	Timber Stained battens spaced	



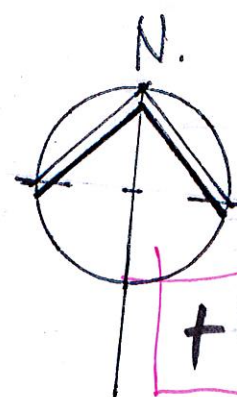
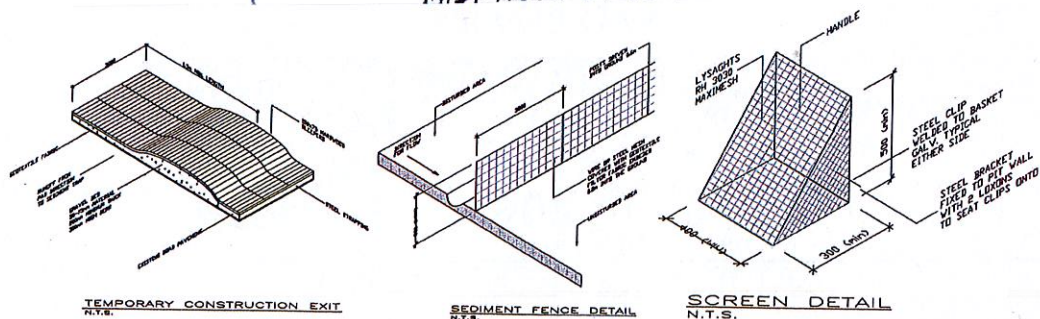
# 973 PITTWATER RD., COLLAROO

## RESIDENTIAL ALTERATIONS + ADDITIONS

NOTES:  
ALL WORK TO CONFORM WITH BCA/NCC REQUIREMENTS + RELEVANT AUS. STANDARDS.  
ALL BASIX CERTIFICATE REQUIREMENTS ARE TO BE INCORPORATED INTO THESE DOCUMENTS.



DETAILS



LOT 11, DP 10519. - LANDSCAPE = 518M<sup>2</sup> ± = 75%

## PROPOSED SITE PLAN

SCALE 1:200 (A3) (+ ROOF PLAN)

## + EROSION + SEDIMENT CONTROL PLAN.

### LEGEND.

CMS COLORBOND METAL SHEETING.  
BC BARGE CAPPING.  
FG FASCIA GUTTER  
DP DOWN PINE.  
WI WINDOW 1 - REFER SCHEDULE + NUMBERING ON PLANS/ELEVATIONS

### WINDOW SCHEDULE.

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EW3	900L X 1200H SLW

ALTERATIONS + ADDITIONS TO: 973 PITTWATER RD COLLAROO.

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4101/01-3.



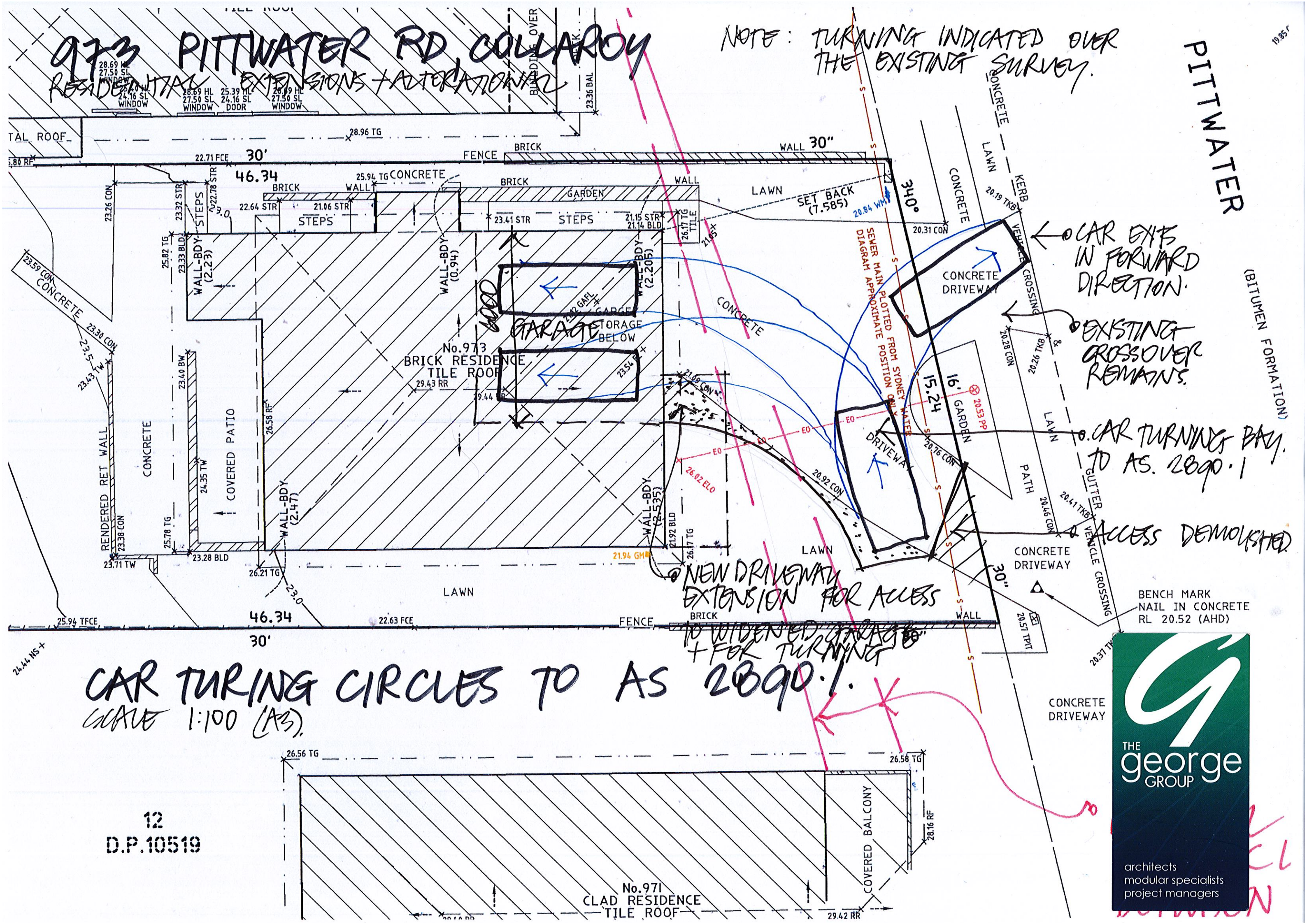
# 973 PITTWATER RD COLLARBY

## RESIDENTIAL EXTENSIONS + ALTERATIONS

NOTE: TURNING INDICATED OVER THE EXISTING SURVEY.

PITTWATER

(BITUMEN FORMATION)



CAR TURNING CIRCLES TO AS 2890.1.  
SCALE 1:100 (AS)

12  
D.P.10519

