



GENERAL NOTES:

- | | |
|--|---|
| <ul style="list-style-type: none"> • SITE AREA - 680.00m2 [SURVEY]. • REFER TO DETAILED SURVEY DIAGRAM PREPARED BY SYDNEY SURVEYORS PTY LTD. • REFER TO STATEMENT OF ENVIRONMENTAL EFFECTS PREPARED BY VAUGHAN MILLIGAN DEVELOPMENT CONSULTING PTY LTD. • REFER TO STORMWATER DRAINAGE DIAGRAMS & DRIVEWAY CROSSOVER PLAN & SECTIONS PREPARED BY LAW & DAWSON CONSULTING ENGINEER'S PTY LTD. • REFER TO LANDSCAPE CONCEPT PLANS AND POOL SECTIONS PREPARED BY OUTSIDE LIVING PTY LTD. • REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY ASSETGEOENVIRO GEOTECHNICAL ENGINEERS. | <ul style="list-style-type: none"> • REFER TO BASIX CERTIFICATE No. 1 179373S_02 & NATHERS REPORT FOR INFORMATION ON WATER, THERMAL AND ENERGY COMMITMENTS PREPARED BY EFFICIENT LIVING PTY LTD. • REFER TO OTHER SUPPORTING DOCUMENTATION ATTACHED TO THIS DEVELOPMENT APPLICATION. • BASEMENT FLOOR - 2,500mm HIGH PAINTED SOLID TIMBER INTERNAL DOORS. • GROUND & FIRST FLOOR - 2,600mm HIGH PAINTED SOLID TIMBER INTERNAL DOORS. • NEW WATER & GAS METERS TO BE PROVIDED, INSTALL IN ACCORDANCE WITH RELEVANT AUTHORITY SPECIFICATION. |
|--|---|

LEGEND:

- DP - DOWNPIPE.
- DPS - DOWNPIPE WITH SPREADER TO DISCHARGE BELOW.
- RWH - RAINWATER HEAD.
- RWO - RAINWATER OUTLET.
- SWP - STORMWATER PIT TO ENGINEER'S DETAIL.
- SP - STACK PIPE.
- F - FIXED GLAZING.
- PV - PHOTOVOLTAIC SOLAR PANELS.
- EMB - ELECTRICAL METER BOARD.
- G - GARDEN TAP CONNECTED TO RAINWATER TANK.
- RL - ROOFLIGHT WITH APPROVED FLASHING.
- SD - SMOKE DETECTOR TO BCA REQUIREMENTS.
- 00.00 - EXISTING SPOT LEVELS.
- VOS - VERIFY ON SITE.

- | | |
|---|--|
|  | 150mm OFF-FORM CONCRETE WALL CONSTRUCTION WITH 60mm KOOLTHERM K17 INSULATED PLASTERBOARD FIXED TO CONCRETE WALLS INTERNALLY. |
|  | 190mm CONCRETE BLOCK WALL CONSTRUCTION WITH 60mm KOOLTHERM K17 INSULATED PLASTERBOARD FIXED TO WALLS INTERNALLY. |
|  | 150mm - 400mm (VARIES) CONCRETE WALL CONSTRUCTION. |
|  | 90mm CONCRETE BLADE WALL CONSTRUCTION. |
|  | 190mm CONCRETE BLOCK WALL CONSTRUCTION. |
|  | 90mm - 200mm (VARIES) TIMBER STUD WALL CONSTRUCTION. |

SITE & ROOF PLAN

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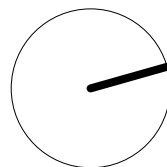
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D	23 MAR 21	DA ISSUE
C	5 FEB 21	PRELIMINARY DA DRAWINGS
B	2 DEC 20	AMENDED DRAWINGS AS PER COUNCIL MEETING
A	3 NOV 20	PRE-DA DRAWINGS

issue	date	reason for issue
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client KARLIE BOMBARDIER

project PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT
6 LINCOLN AVENUE, COLLAROY

drawing SITE & ROOF PLAN

project no.	20.04
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drawn	AP
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design AP

date	15/03/21
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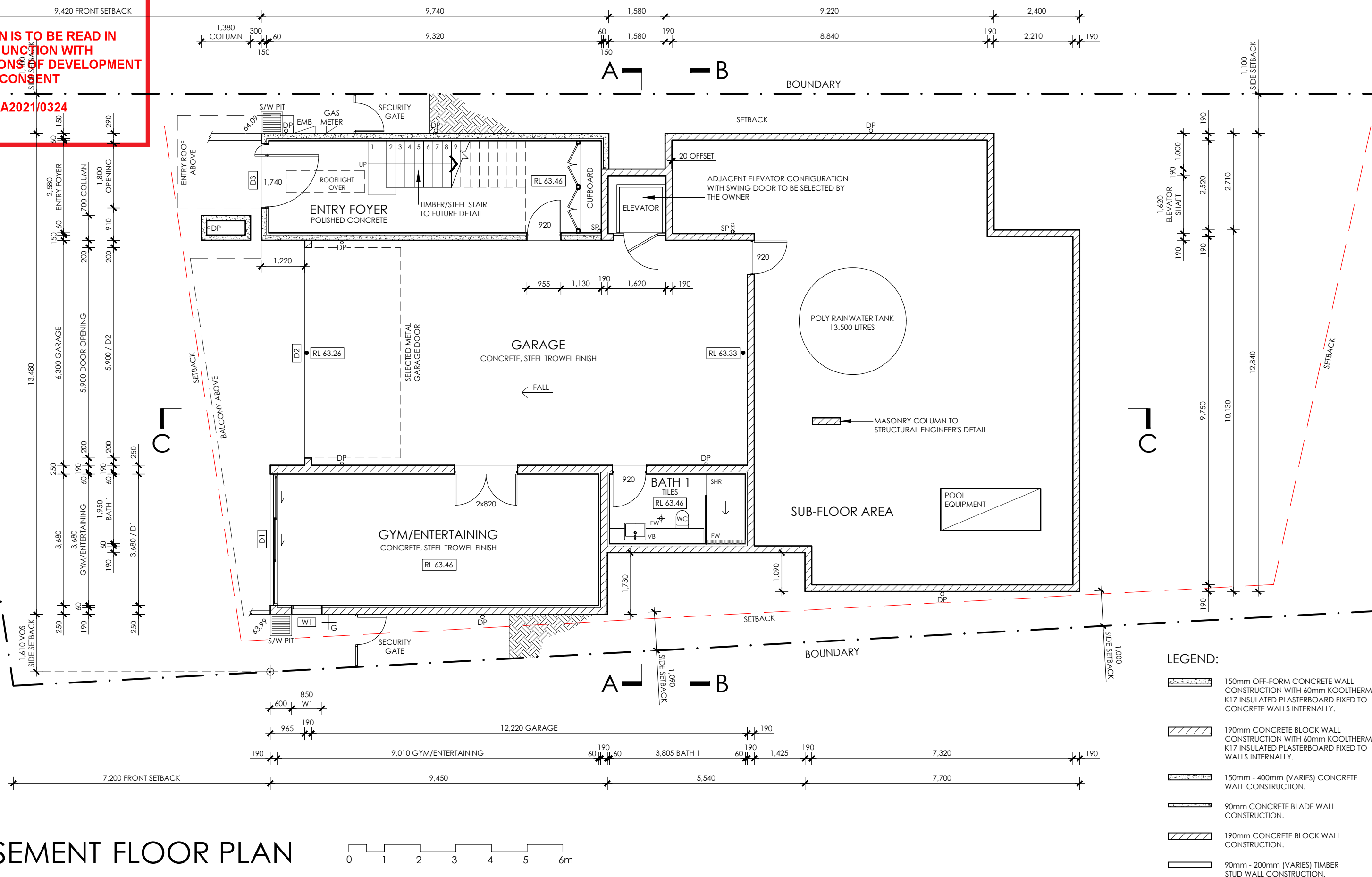
drawing no.

DA.06

issue	D
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CONTENT**

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BASEMENT FLOOR PLAN

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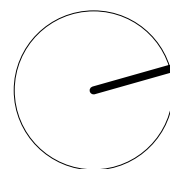
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client KARLIE BOMBARDIER

project PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT
6 LINCOLN AVENUE, COLLAROY

drawing BASEMENT FLOOR PLAN

project no.	20.04
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drawn	AP
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design AP

date	15/03/21
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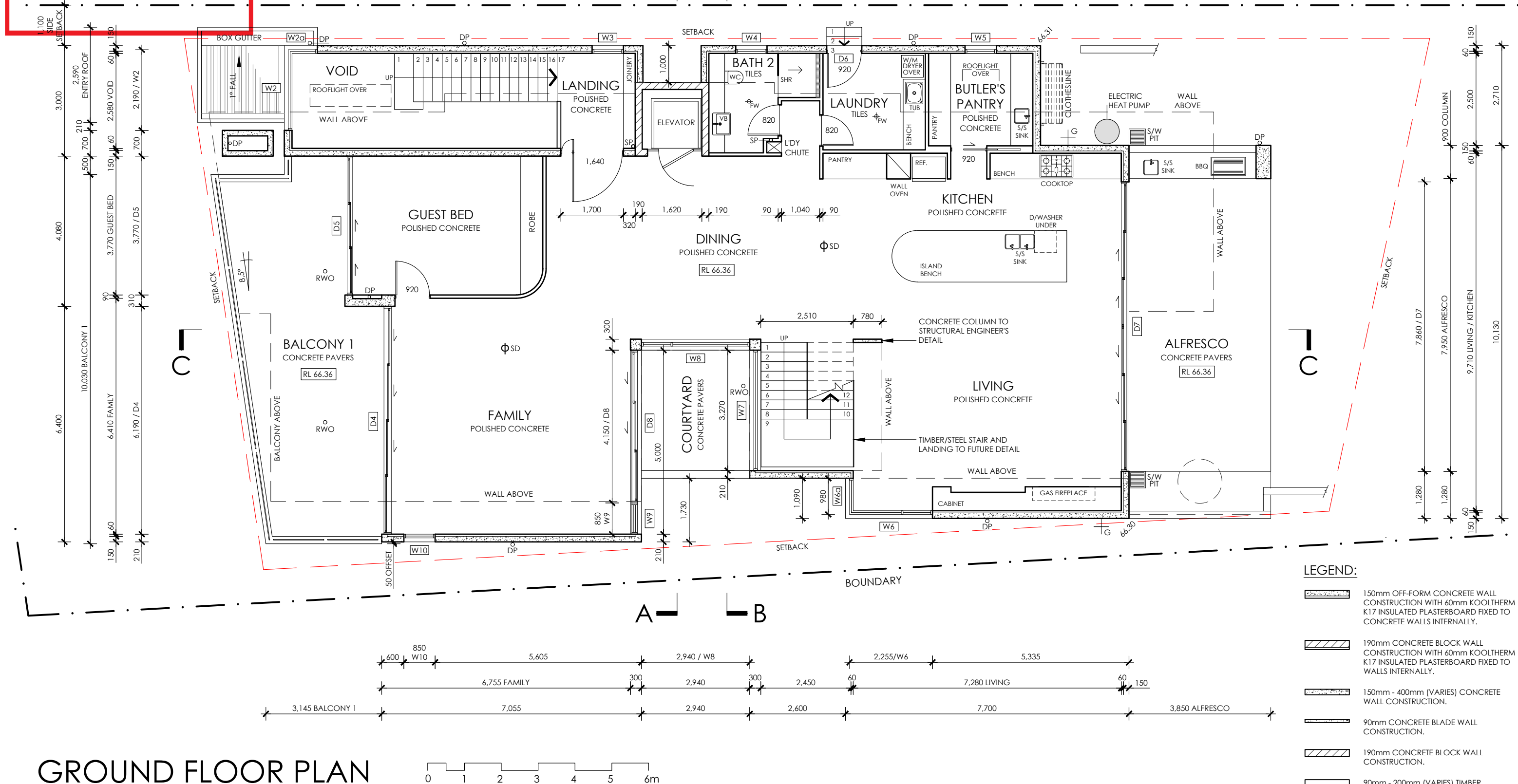
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DA.07

issue	D
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GROUND FLOOR PLAN

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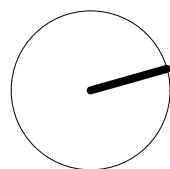
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project PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT
6 LINCOLN AVENUE, COLLAROY

drawing GROUND FLOOR PLAN

project no. 20.04

scale 1:100(A3)

drawn AP

design AP

date 15/03/21

drawing no.

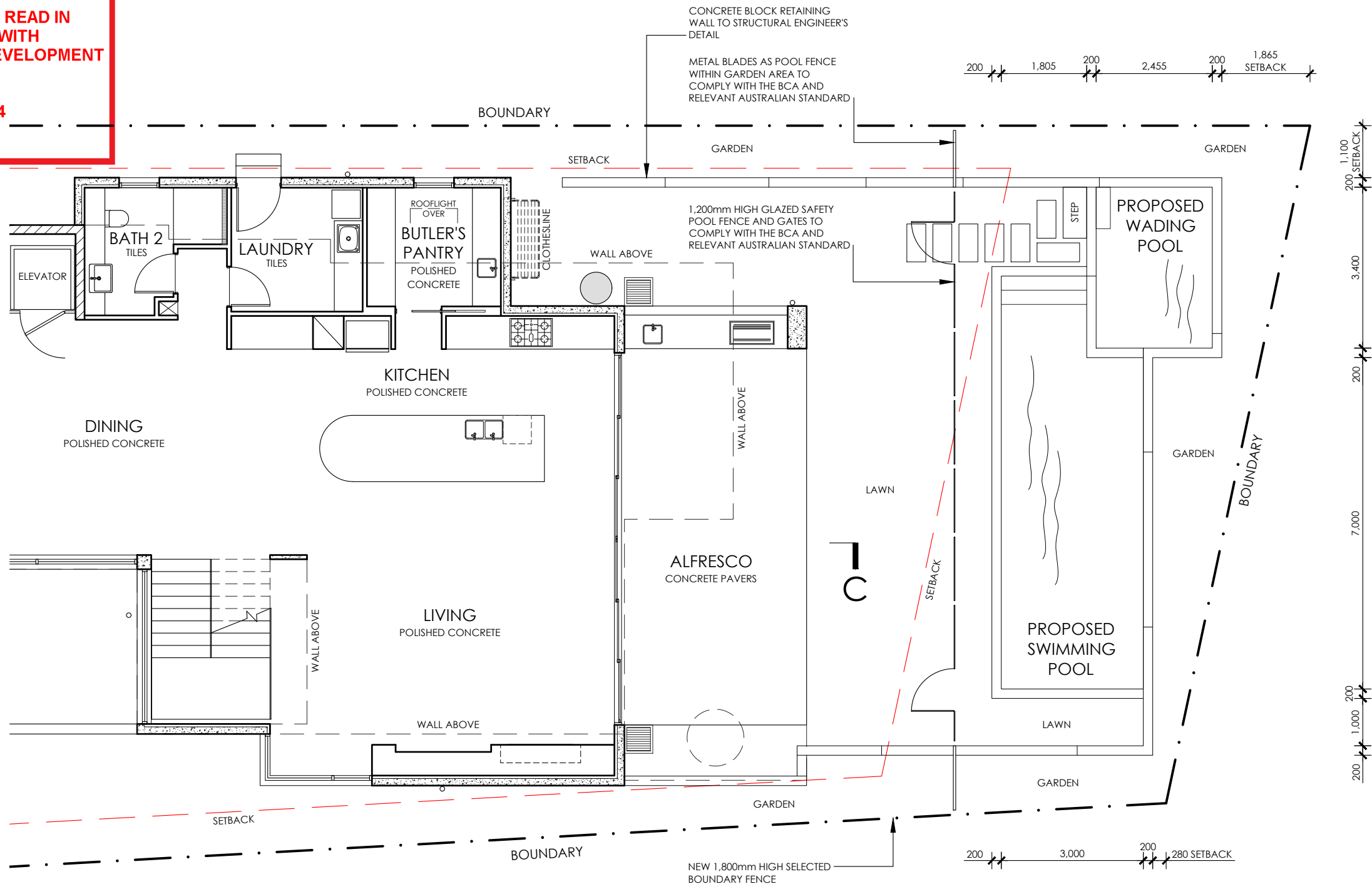
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issue D



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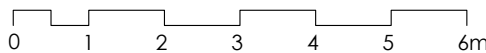
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REAR GARDEN & POOL PLAN



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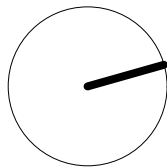
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client KARLIE BOMBARDIER

project PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT 6 LINCOLN AVENUE, COLLAROY

drawing REAR GARDEN & POOL PLAN

project no. 20.04

scale 1:100(A3)

drawn AP

design AP

date 15/03/21

drawing no.

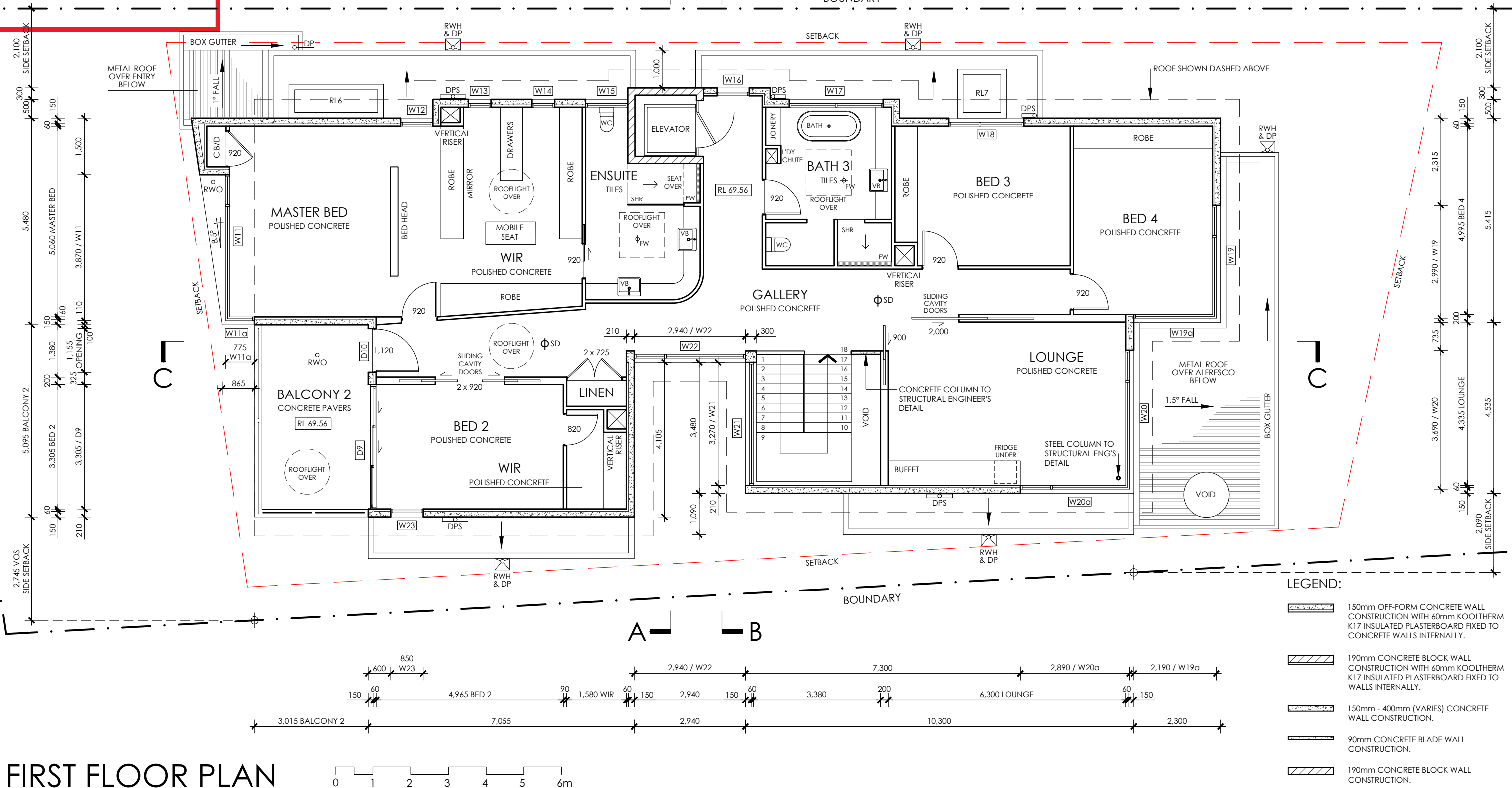
DA.09

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FIRST FLOOR PLAN

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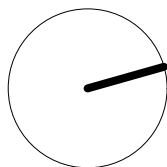
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issue date reason for issue

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client KARLIE BOMBARDIER

project PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT
6 LINCOLN AVENUE, COLLAROY

drawing FIRST FLOOR PLAN

project no. 20.04

scale 1:100(A3)

drawn AP

design AP

date 15/03/21

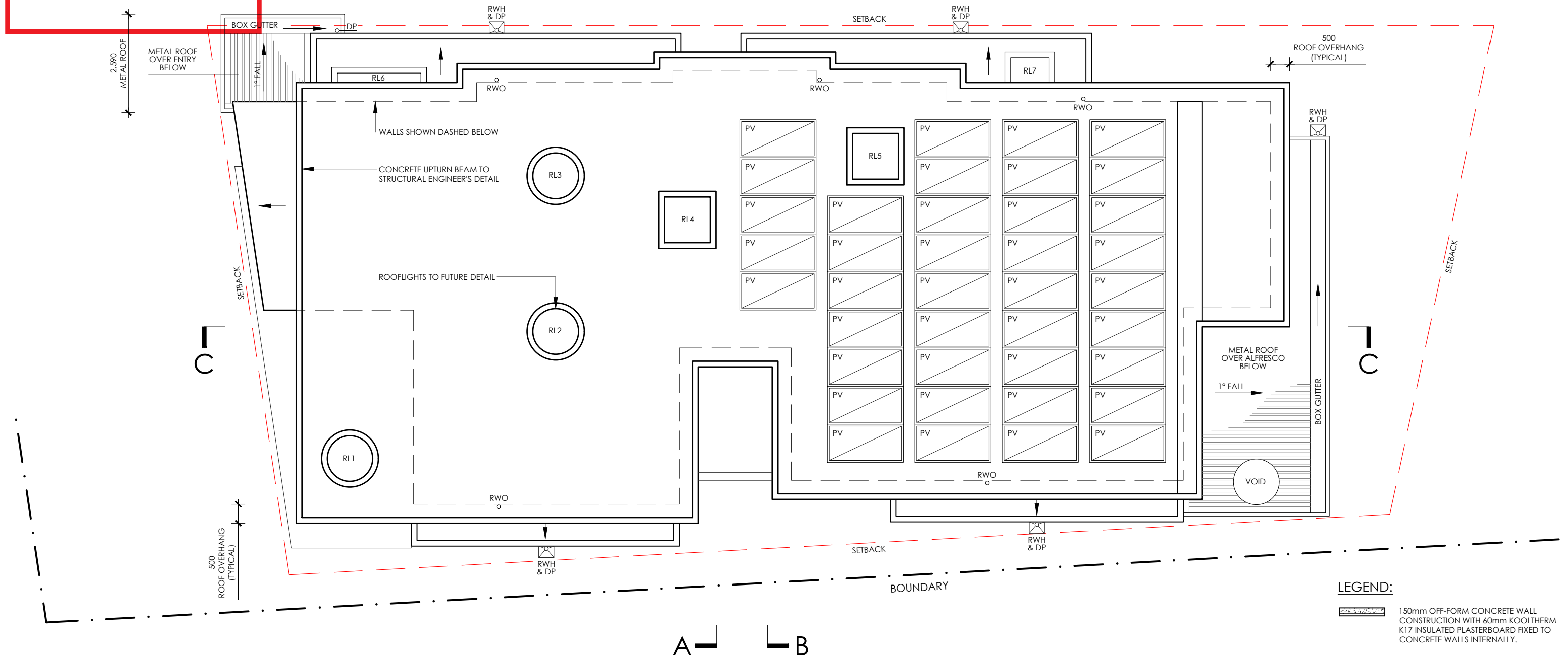
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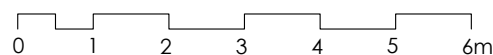
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LEGEND:

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ROOF PLAN



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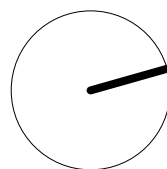
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issue	date	reason for issue
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client **KARLIE BOMBARDIER**

project **PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT 6 LINCOLN AVENUE, COLLAROY**

drawing **ROOF PLAN**

project no. **20.04**

scale **1:100(A3)**

drawn **AP**

design **AP**

date **15/03/21**

drawing no.

DA.11

issue **D**

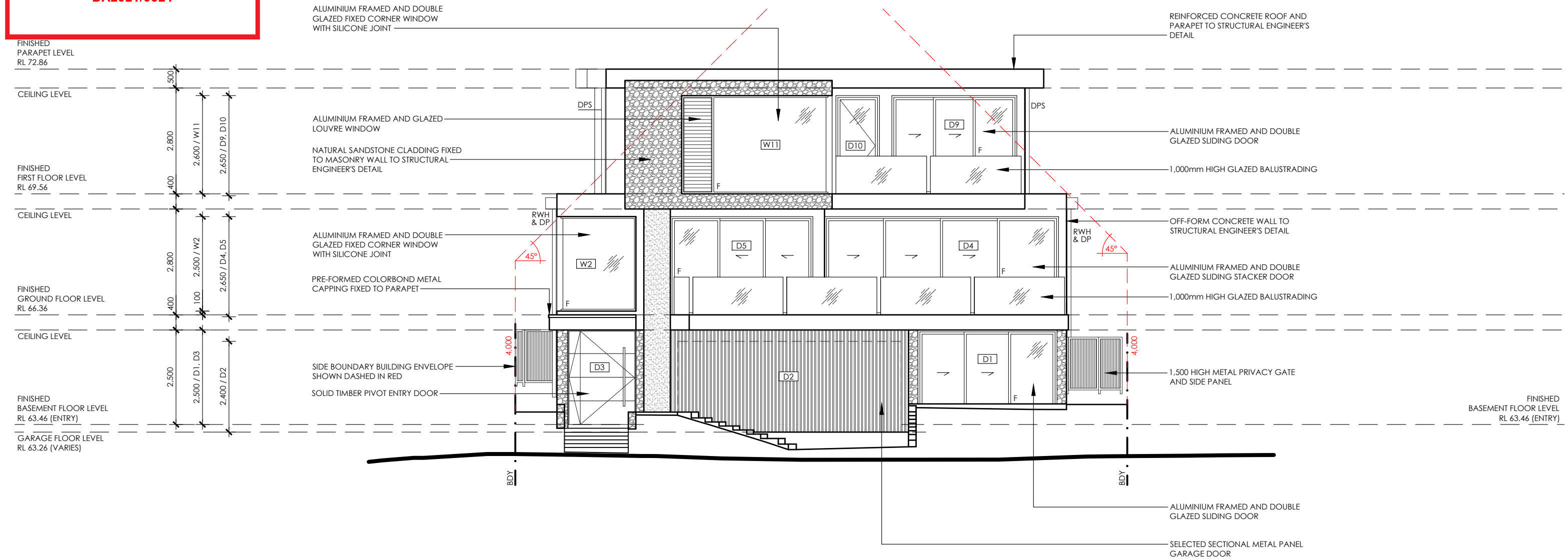


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SOUTH ELEVATION

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client

KARLIE BOMBARDIER

project

PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT 6 LINCOLN AVENUE, COLLAROY

drawing

ELEVATION

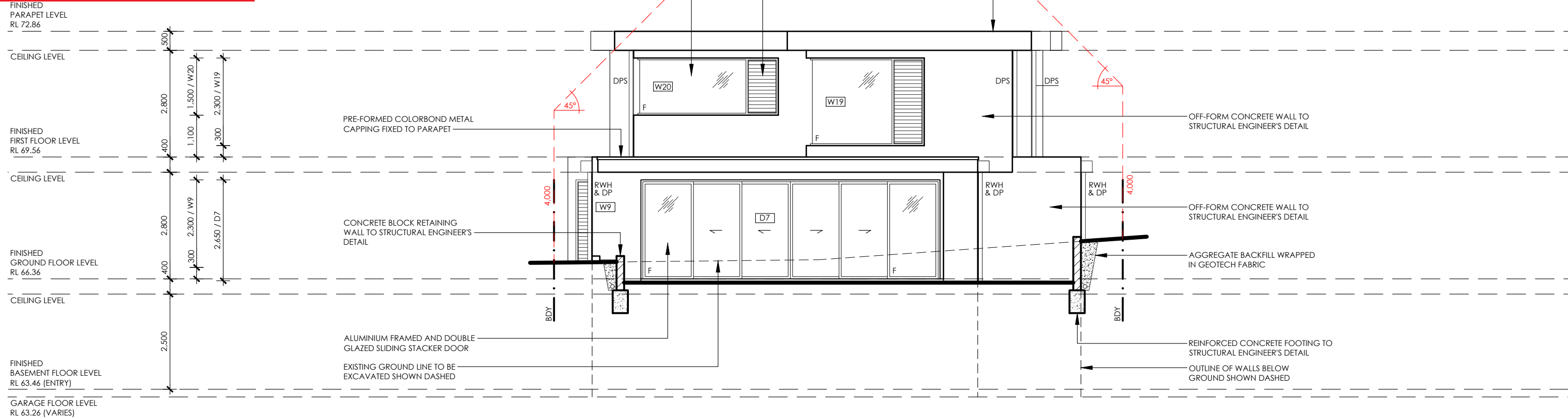
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scale	1:100(A3)		
drawn	AP		
design	AP		
date	15/03/21	issue	D



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client	KARLIE BOMBARDIER
project	PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT 6 LINCOLN AVENUE, COLLAROY
drawing	ELEVATION

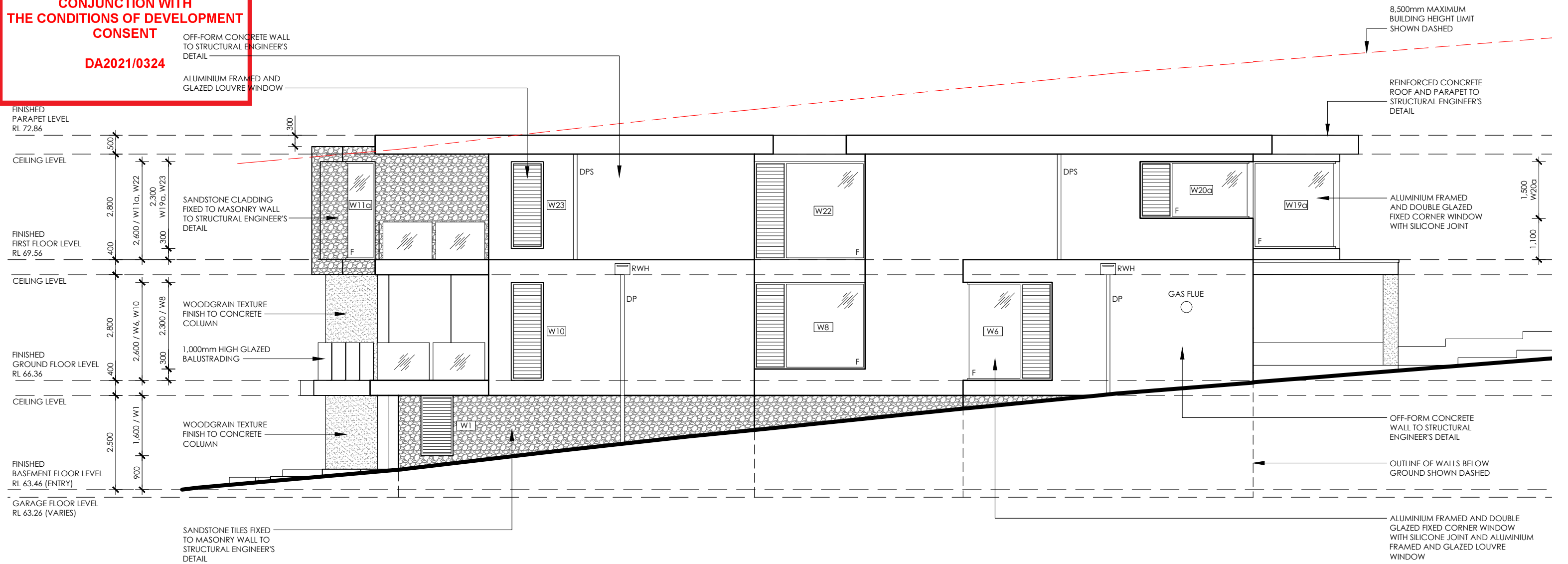
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scale	1:100(A3)	DA.13	D
drawn	AP		
design	AP		
date	15/03/21	issue	



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EAST ELEVATION

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client	KARLIE BOMBARDIER
project	PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT 6 LINCOLN AVENUE, COLLAROY
drawing	ELEVATION

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design	AP	
date	15/03/21	
issue	D	

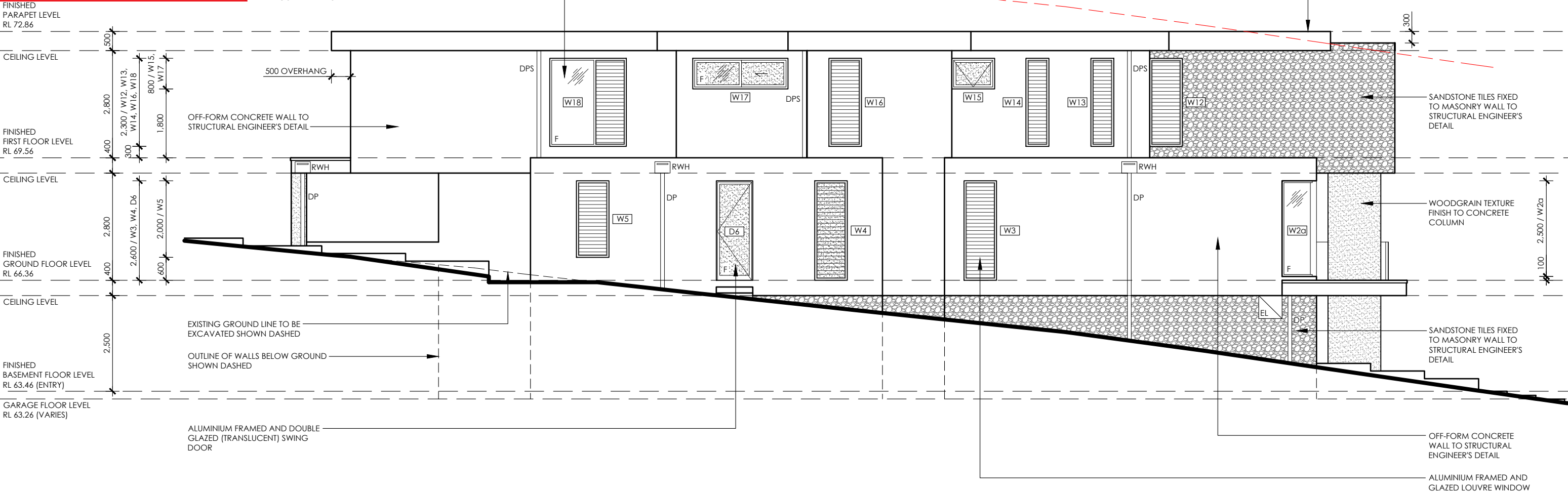


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8,500mm MAXIMUM BUILDING
HEIGHT LIMIT SHOWN DASHED

ALUMINIUM FRAMED AND DOUBLE
GLAZED FIXED WINDOW AND ALUMINIUM
FRAMED AND GLAZED LOUVRE WINDOW



WEST ELEVATION

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project	PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT 6 LINCOLN AVENUE, COLLAROY
drawing	ELEVATION

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DA.15

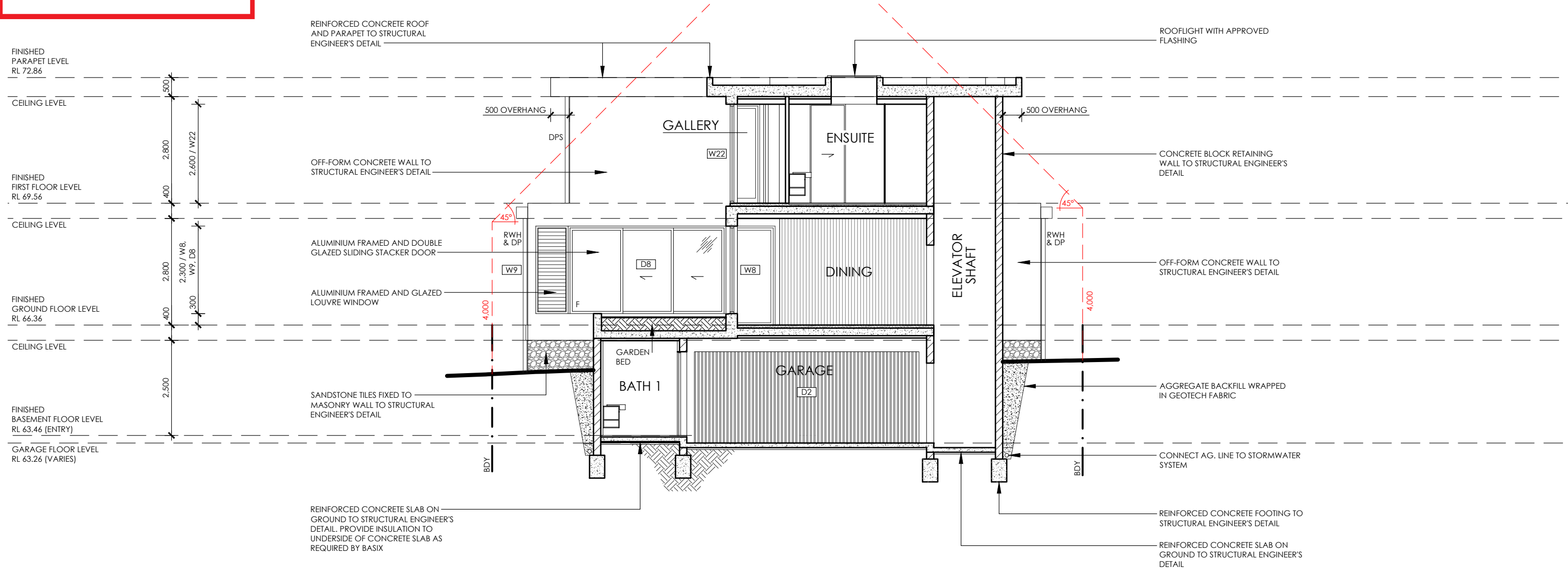


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SECTION A:A

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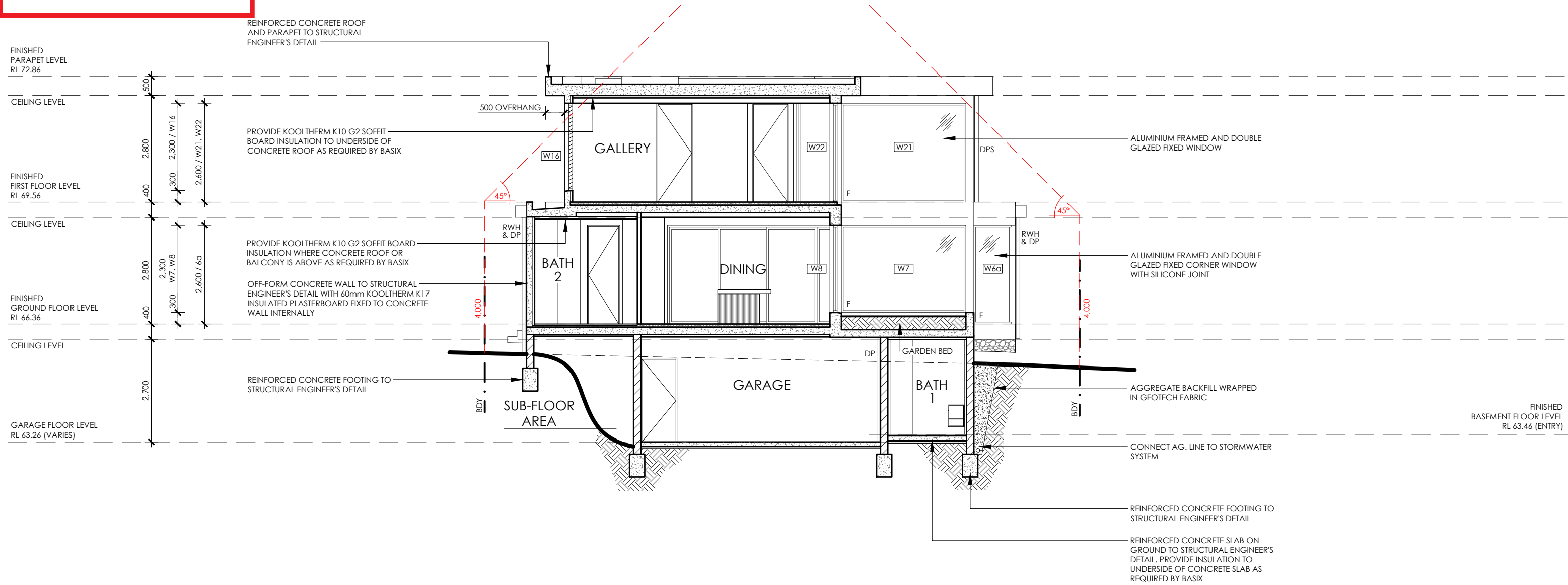
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issue date reason for issue			projectPROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT 6 LINCOLN AVENUE, COLLAROY		scale1:100(A3)	DA.16
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					designAP	
					date15/03/21	
					issue	D



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SECTION B:B

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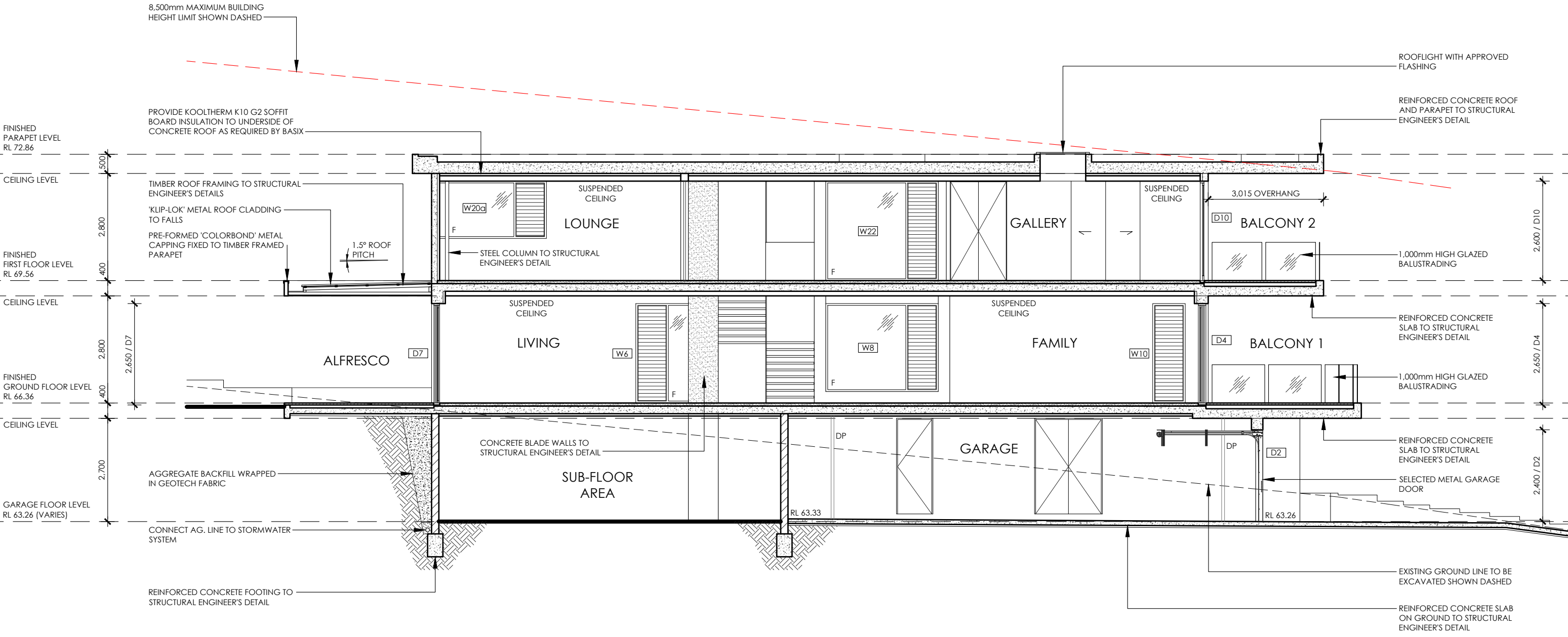
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<div>issue date reason for issue</div>					
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project	PROPOSED TWO/THREE STOREY DWELLING, POOL & SITE WORKS AT 6 LINCOLN AVENUE, COLLAROY	scale	1:100(A3)	DA.18	
drawing	SECTION	drawn	AP		
		design	AP		
		date	15/03/21	issue	D



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SCHEDULE OF EXTERNAL COLOURS AND MATERIALS

Client: Karlie Bombardier
Project: 6 Lincoln Avenue, Collaroy



Proposed Residence

Colour Scheme and Materials:

Basement Floor Walls - Selected random textured sandstone tiles fixed to masonry walls

Ground Floor & First Floor Walls - Natural off-form concrete

Aluminium Windows, Louvres, Swing Doors, Sliding Doors & Sliding Stacker Doors - 'Dulux' - Black

Front Entry Door - Natural solid timber pivot door

Balustrading - Cantilevered glass

Balconies & Alfresco Floor Finish - Ceramic non-slip pavers in 'Charcoal' colour

Driveway Floor Finish - Concrete slab with 'Cobblestone' finish

Entry Floor Finish - Decorative gravel with stepping stones



Natural Off-Form Concrete



Sandstone Tiles

WINDOW & ROOFLIGHT SCHEDULE			
WINDOW No.	WIDTH (mm)	HEIGHT (mm)	TYPE
W1	850	1,600	LOUVRE
W2	2,190	2,500	FIXED
W2a	790	2,500	FIXED
W3	850	2,600	LOUVRE
W4	850	2,600	LOUVRE (TRANSLUCENT)
W5	850	2,000	LOUVRE
W6	2,255 O/A (750 LOUVRE)	2,600	FIXED/LOUVRE
W6a	980	2,600	FIXED
W7	3,270	2,300	FIXED
W8	2,940 O/A (750 LOUVRE)	2,300	FIXED/LOUVRE
W9	850	2,300	LOUVRE
W10	850	2,600	LOUVRE
W11	3,870 O/A (750 LOUVRE)	2,600	FIXED/LOUVRE
W11a	775	2,600	FIXED
W12	850	2,300	LOUVRE
W13	600	2,300	LOUVRE
W14	600	2,300	LOUVRE
W15	1,120	800	AWNING (TRANSLUCENT)
W16	850	2,300	LOUVRE
W17	2,490	800	AWNING (TRANSLUCENT)
W18	2,000 O/A (750 LOUVRE)	2,300	FIXED/LOUVRE
W19	2,990 O/A (750 LOUVRE)	2,300	FIXED/LOUVRE
W19a	2,190	2,300	FIXED
W20	3,690 O/A (750 LOUVRE)	1,500	FIXED/LOUVRE
W20a	2,890 O/A (750 LOUVRE)	1,500	FIXED/LOUVRE
W21	3,270	2,600	FIXED
W22	2,940 O/A (750 LOUVRE)	2,600	FIXED/LOUVRE
W23	850	2,300	LOUVRE
RL1	1,200 DIA.	-	FIXED WITH TINTED GLASS
RL2	1,200 DIA.	-	FIXED WITH TINTED GLASS
RL3	1,200 DIA.	-	FIXED WITH TINTED GLASS
RL4	1,200	1,200	OPENABLE WITH TINTED GLASS
RL5	1,200	1,200	OPENABLE WITH TINTED GLASS
RL6	2,200	600	FIXED WITH TINTED GLASS
RL7	1,000	1,000	FIXED WITH TINTED GLASS

DOOR SCHEDULE			
DOOR No.	WIDTH (mm)	HEIGHT (mm)	TYPE
D1	3,680	2,500	SLIDING STACKER DOOR
D2	5,900	2,400	SECTIONAL METAL PANEL DOOR
D3	1,740	2,500	SOLID TIMBER (PIVOT)
D4	6,190	2,650	SLIDING STACKER DOOR
D5	3,770	2,650	SLIDING STACKER DOOR
D6	920	2,600	METAL SWING DOOR (TRANSLUCENT)
D7	7,860	2,650	SLIDING STACKER DOOR
D8	4,150	2,300	SLIDING STACKER DOOR
D9	3,305	2,650	SLIDING STACKER DOOR
D10	1,120	2,600	METAL SWING DOOR

NOTES:

- REFER TO THE BASIX REPORT AND NATHERS CERTIFICATE FOR TYPE OF GLAZING & PERFORMANCE VALUE.
- WINDOWS, ROOFLIGHTS AND DOORS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA VOLUME 2 OF THE NCC SERIES AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES.
- DIMENSIONS OF WINDOWS, ROOFLIGHTS AND DOORS ARE MEASURED FROM THE OUTSIDE.
- ALL WINDOW, ROOFLIGHT AND DOOR DIMENSIONS SPECIFIED TO BE VERIFIED ON SITE BY THE BUILDING CONTRACTOR PRIOR TO MANUFACTURING.
- WINDOW, ROOFLIGHT AND DOOR FRAMES TO BE IN SELECTED POWDERCOATED ALUMINIUM.
- PROVIDE DOUBLE GLAZING TO ALL WINDOWS AND DOORS EXCEPT FOR LOUVRES.
- PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS, ROOFLIGHTS AND DOORS.
- WINDOW, ROOFLIGHT AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURING.

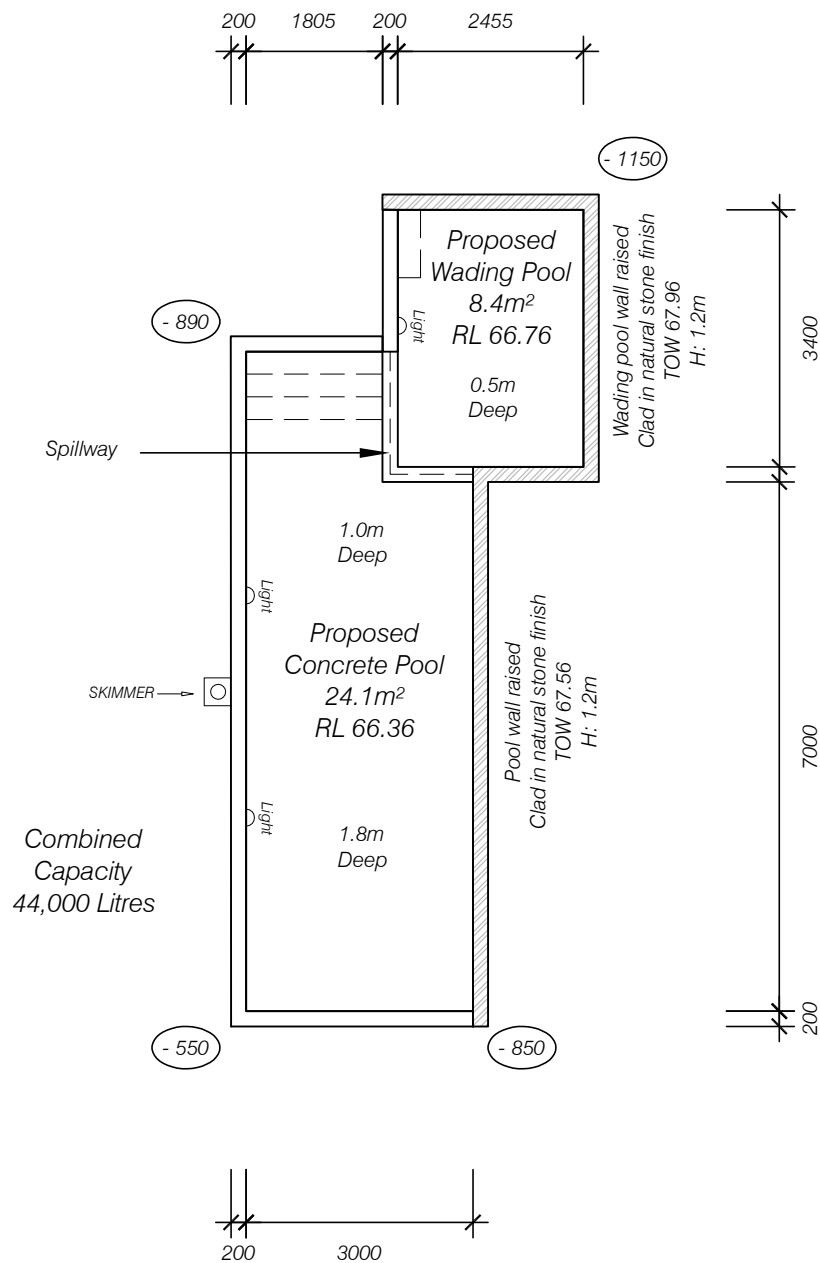


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0324

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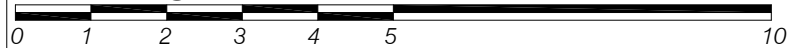


POOL DETAIL

LEVELS SHOWN INDICATE FINISHED LEVEL

(+) ABOVE (-) OR BELOW EXISTING GROUND LEVELS

SCALE 1:100 @A3



DRAWN BY
Unit 20
12 Phillip Mall
West Pymble 2073

Phone 9440 5451 Facsimile 9402 6499
ABN 97 077 163 663
Fellow of Australian Institute of Landscape Designers and Managers



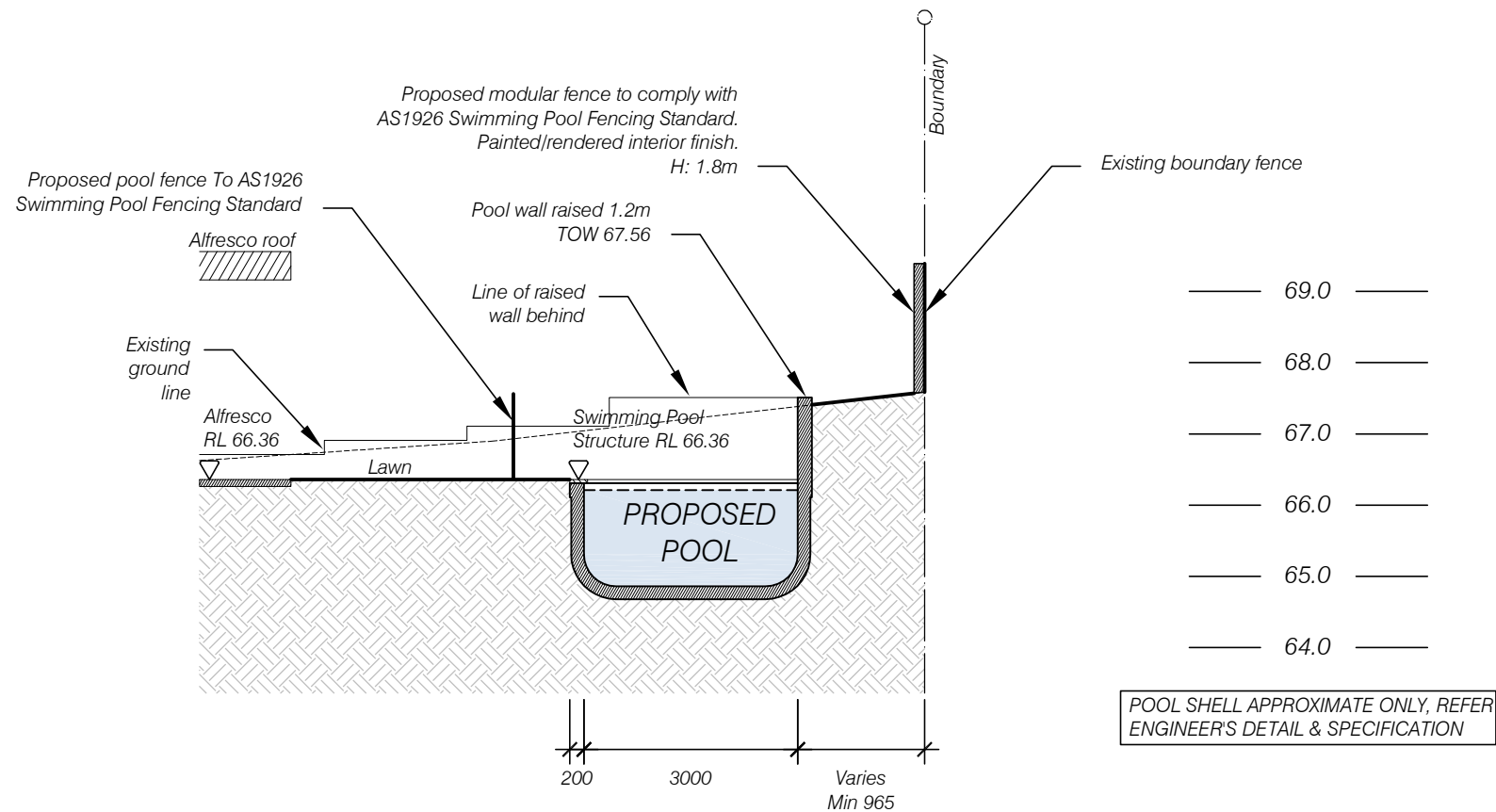
NOTES TO THE PLAN
THIS PLAN IS TO BE READ AS PART OF A COMPLETE SET OF
DRAWINGS RELATING TO THE PROPOSED DEVELOPMENT
THIS PLAN RELATES TO A SPECIFIC DEVELOPMENT
INFORMATION RELATING TO THE DEVELOPMENT NEEDS TO BE
CONFIRMED ON SITE PRIOR TO CONSTRUCTION
ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS
OTHERWISE INDICATED

CLIENT
K BOMBARDIER
SITE
6 LINCOLN AVE
COLLARROY

DRAWING
POOL PLAN
PROJECT
PROPOSED DWELLING, POOL AND
SITE WORKS

Date of Issue
A 08-03-21
B 16-03-21
C 22-03-21

JOB No
20-40
ISSUE
C
DWG No
2

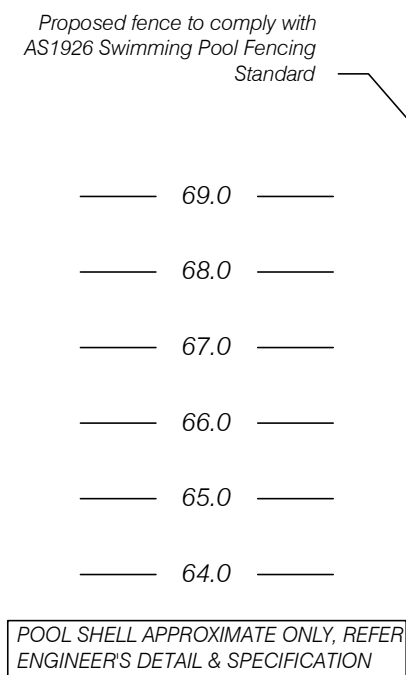


SECTION A-A

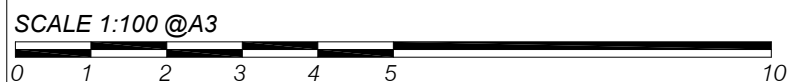
 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0324



SECTION B-B



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ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED

CLIENT
K BOMBARDIER
SITE
6 LINCOLN AVE
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DRAWING
POOL SECTIONS
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