



LONG REEF GOLF CLUB - COLLAROY

DA PACKAGE

ANZAC AVENUE, COLLAROY, NSW, 2097



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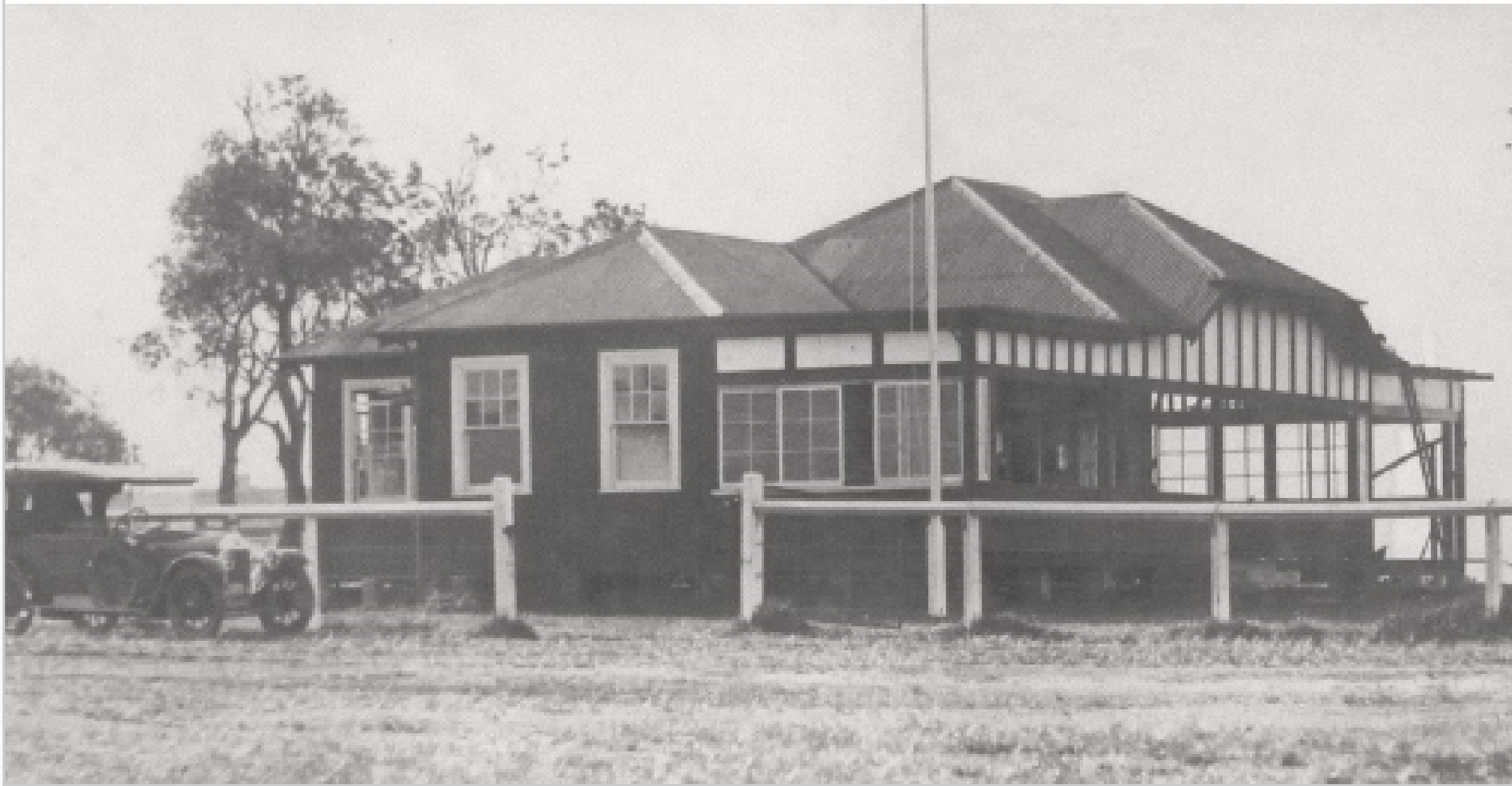
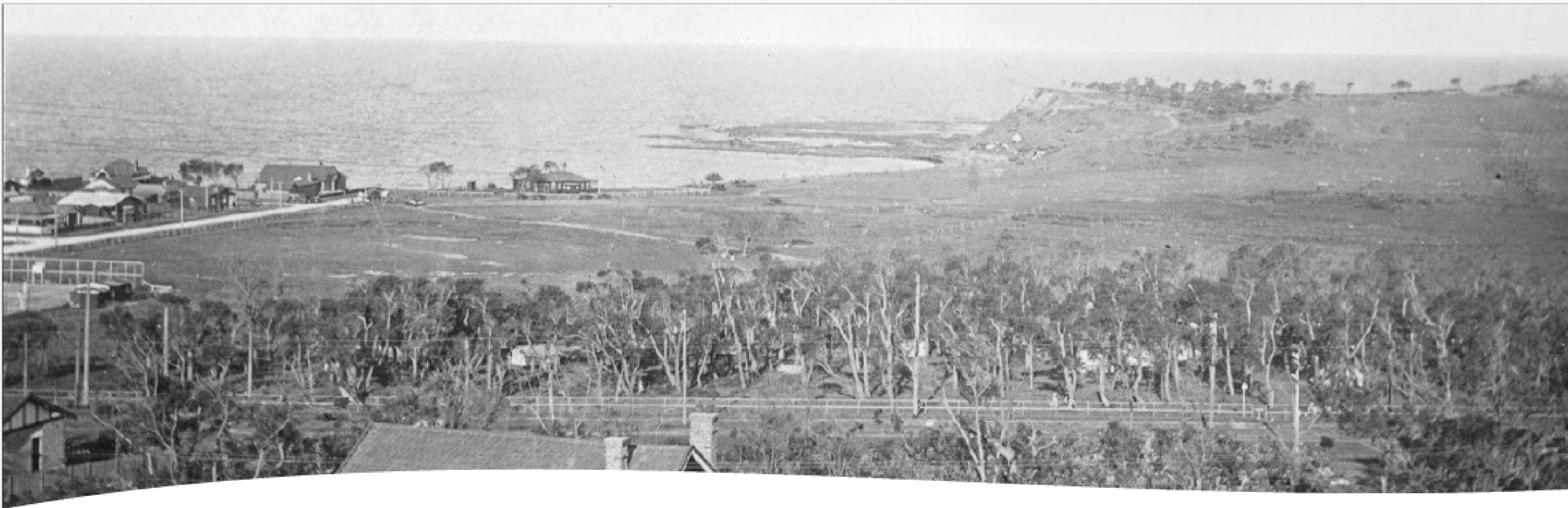
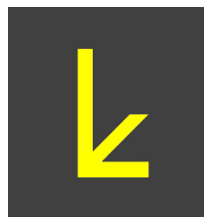
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HISTORIC CONTEXT



Long Reef Golf Club

- Established in 1921
- Major lessee within Griffith Park
- For Members and the Community
- Northern Beaches landmark
- Over 125,000 visitors annually
- Continued investment back into the facilities and Griffith Park

no.	date	issue / revision	by
PS	25.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
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project	drawing no.	issue
2023-305	DA02	P3
scale 01 A1	designed	checked
1 : 1	MD	BVI

SITE ANALYSIS

01

SITE LOCALITY PLAN



SURROUNDING CONTEXT

- 1 Long Reef Golf Course
- 2 Griffith Dog Park
- 3 Griffith Park Playground
- 4 Pro Shop
- 5 General Shops and retail
- 6 Warringah Retirement village
- 7 Elizabeth Jenkins Age Care
- 8 The Collaroy Centre
- 9 The Collaroy
- 10 Collaroy Surf Club
- 11 Collaroy Beach Playground
- 12 Sargood on Collaroy
- 13 Long Reef Surf Club
- 14 Dee Why Lagoon
- 15 Residential Zone
- 16 Bicentennial Coastal Walk
- 17 Collaroy Basin
- 18 Fishermans Beach
- 19 Long Reef Beach

★ Site



PS	23.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	15.01.2025	PROGRESS FOR REVIEW	
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MD	DATE	ISSUE / revision	BY

project	2023-305	drawing no.	DA04	issue	P5
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	1 : 2				

AERIAL PHOTOGRAPH



LONG REEF:

Long Reef is a perfect stretch of white sand located on the Northern Beaches, approximately 21 kilometres from Sydney's CBD. There are many submerged shipwrecks off Long Reef Aquatic Reserve. In the 1970s and 80s, many vessels were purposely sunk off Long Reef Aquatic Reserve to create artificial reefs, including the Manly ferries Dee Why and Bellubera.

The offshore reef in the north (the Long Reef Bombora) starts to break at one metre or so and in a big south swell can produce a beautiful wave up to five metres. Reliable sandbanks shape beach breaks that are great for beginners and intermediate surfers. On weekdays there's every chance of getting a quality wave to yourself. At the north end there is Long Reef Headland, a protected aquatic reserve, and a golf course.

A walk to the top of the headland can often be rewarded by views of migrating whales. North Long Reef is also a favourite for windsurfing and kite surfing or hang gliding.



- - PEDESTRIAN PATH
- - BIKE PATH
- - VEHICLE PATH
- - SUN PATH

PS	23.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	15.01.2025	PROGRESS FOR REVIEW	MD
PS	05.11.2024	PRELIMINARY ISSUE	BBR
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MD	DATE	ISSUE / revision	BY

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CONTEXT PLAN AND SURVEY



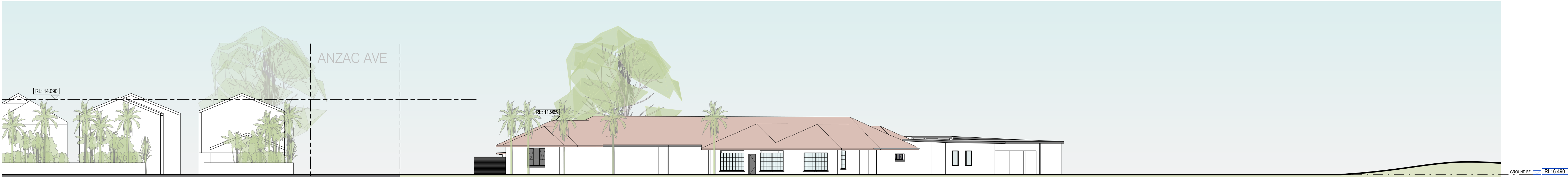
- ● ● ● ● - PEDESTRIAN PATH
- ● ● ● ● - BIKE PATH
- ◁ - SITE VIEW



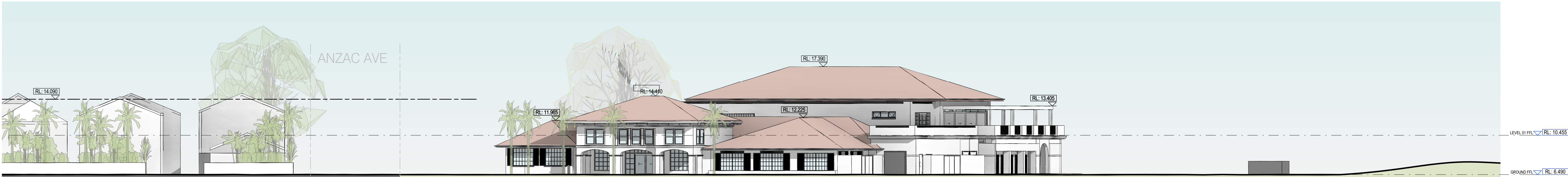
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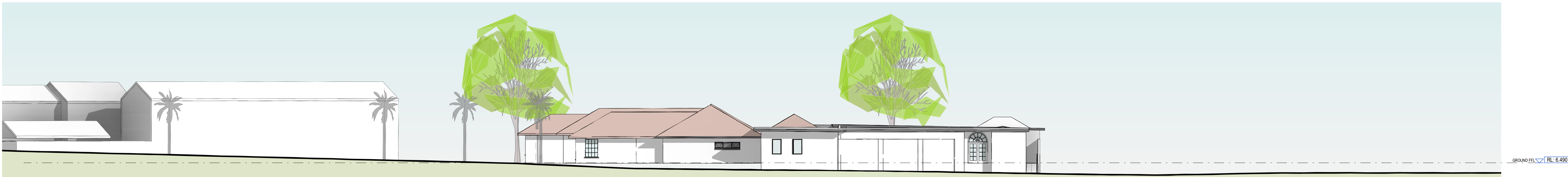
STREETSCAPE ELEVATIONS



STREETSCAPE-EXISTING SEAVIEW PARADE 1 : 200



STREETSCAPE-PROPOSED SEAVIEW PARADE 1 : 200



STREETSCAPE-EXISTING GOLF COURSE 1 : 200

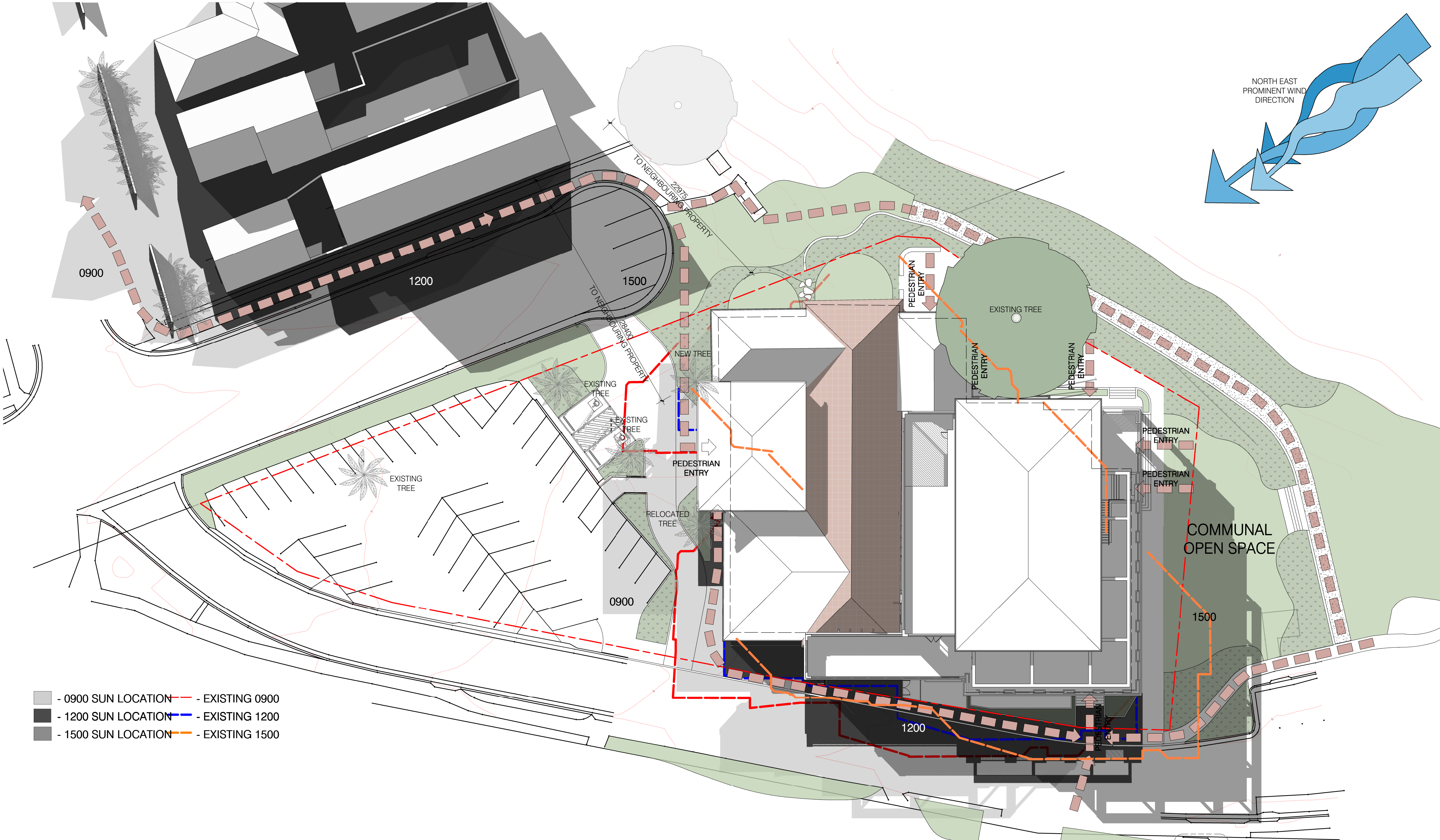
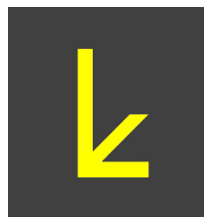


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no.	date	issue / revision	by
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PS	20.02.2020	DA ISSUE	MD
PS	19.02.2020	PRELIMINARY ISSUE	BBR
PS	19.02.2020	PROGRESS FOR REVIEW	BBR

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1 : 200	BBR	BVI

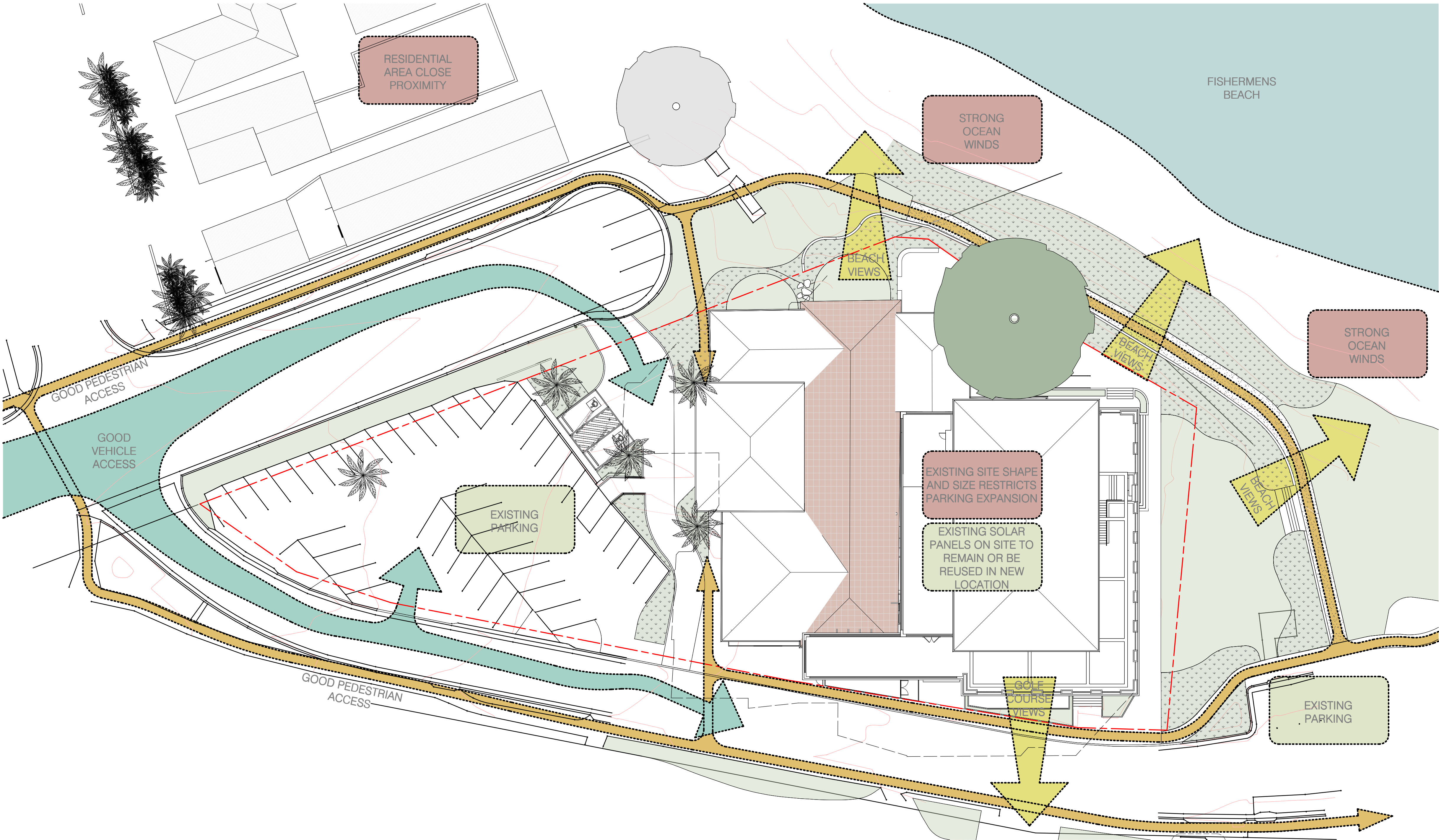
ANALYSIS



PS	25.02.25	DA ISSUE	MD
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PS	13.02.2025	PROGRESS FOR REVIEW	MD
MD	date	ISSUE / revision	by

project	2023-305	drawing no.	DA07A	issue	P3
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OPPORTUNITIES AND CONSTRAINTS



no.	date	issue / revision	by
PS	25.02.25	DA ISSUE	MD
PS	28.02.2025	DA ISSUE	MD
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ARCHITECTURAL DRAWINGS

03



EXISTING SITE PLAN 1 : 200



EXISTING PHOTOS

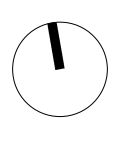
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PS	03.10.2024	PRELIMINARY ISSUE	MD
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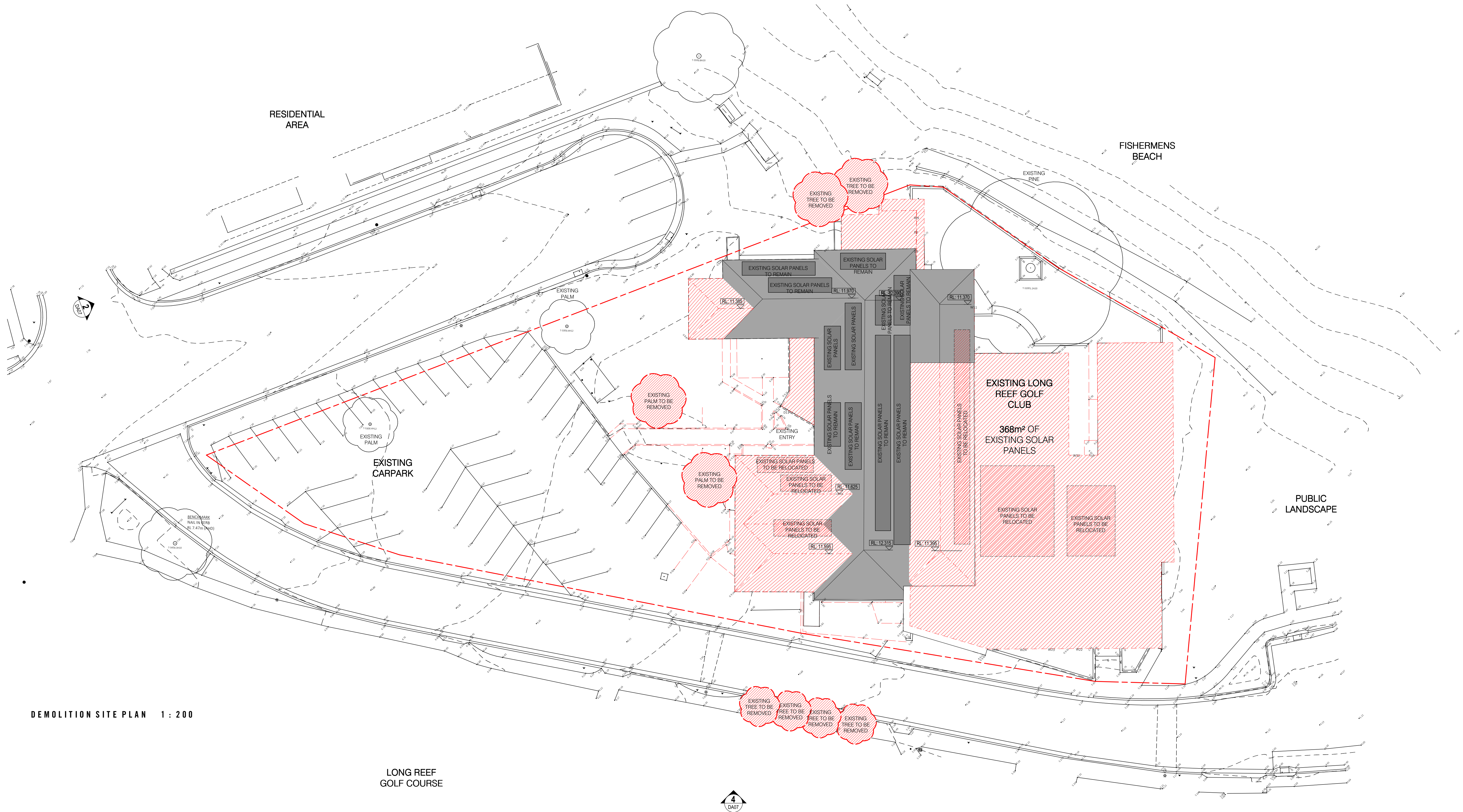
SITE PLAN - EXISTING
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drawing no.
DA09

issue
P5
checked
BVI



DEMOLITION SITE PLAN 1 : 200

LONG REEF
GOLF COURSE



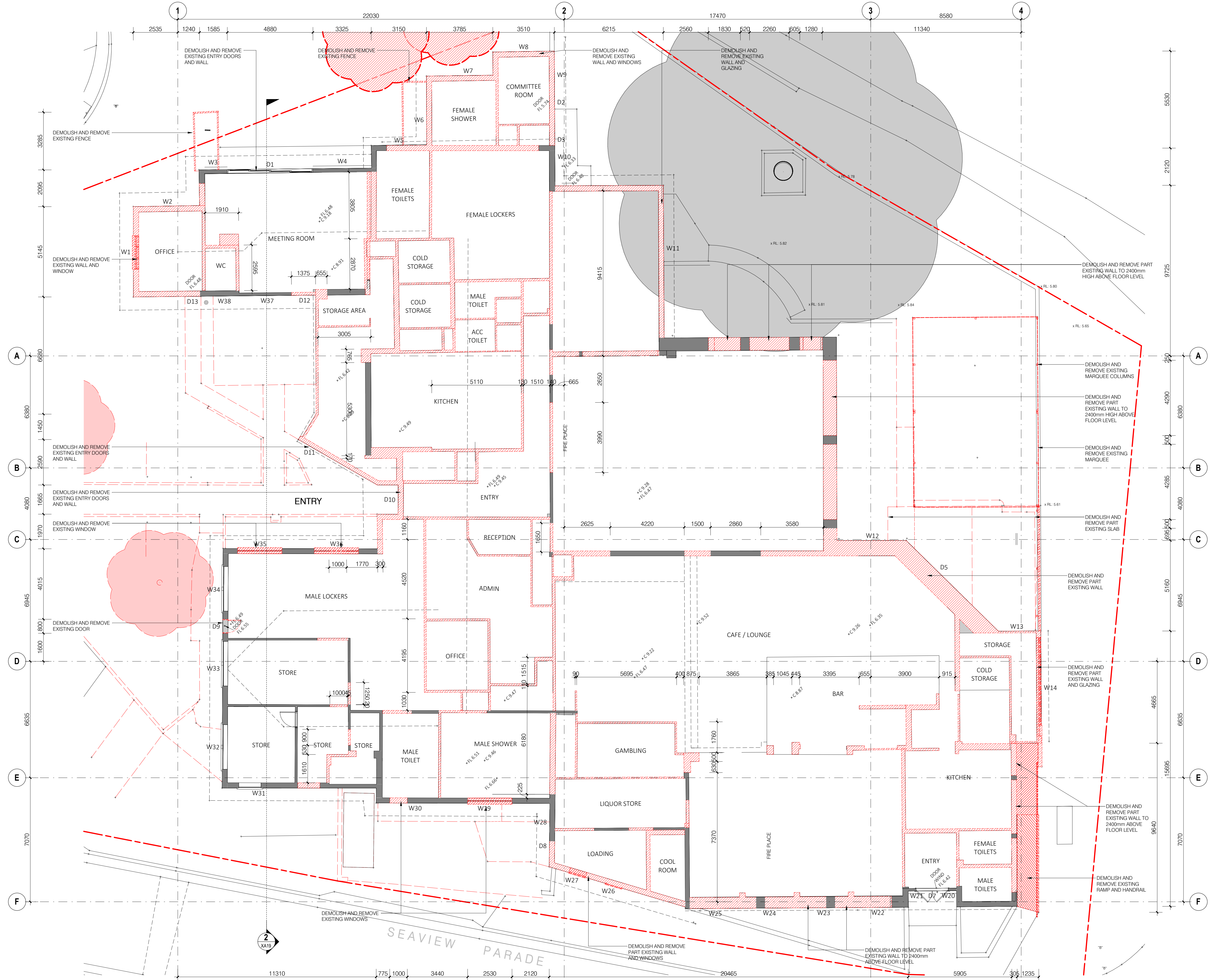
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PS	21.02.2025	PRELIMINARY ISSUE	BBR

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As indicated					

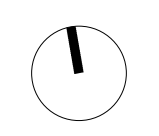


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GROUND FLOOR - DEMOLITION PLAN
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project
2023-305

drawing no.
DA10

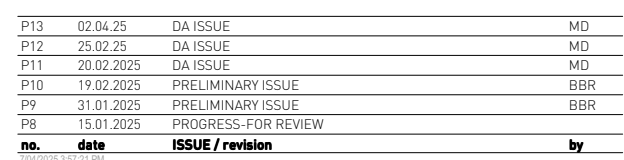
issue
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1 : 100

designed
BBR

checked
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PT11	21.02.2020	PRELIMINARY ISSUE	BBR
PT12	05.11.2024	PRELIMINARY ISSUE	BBR
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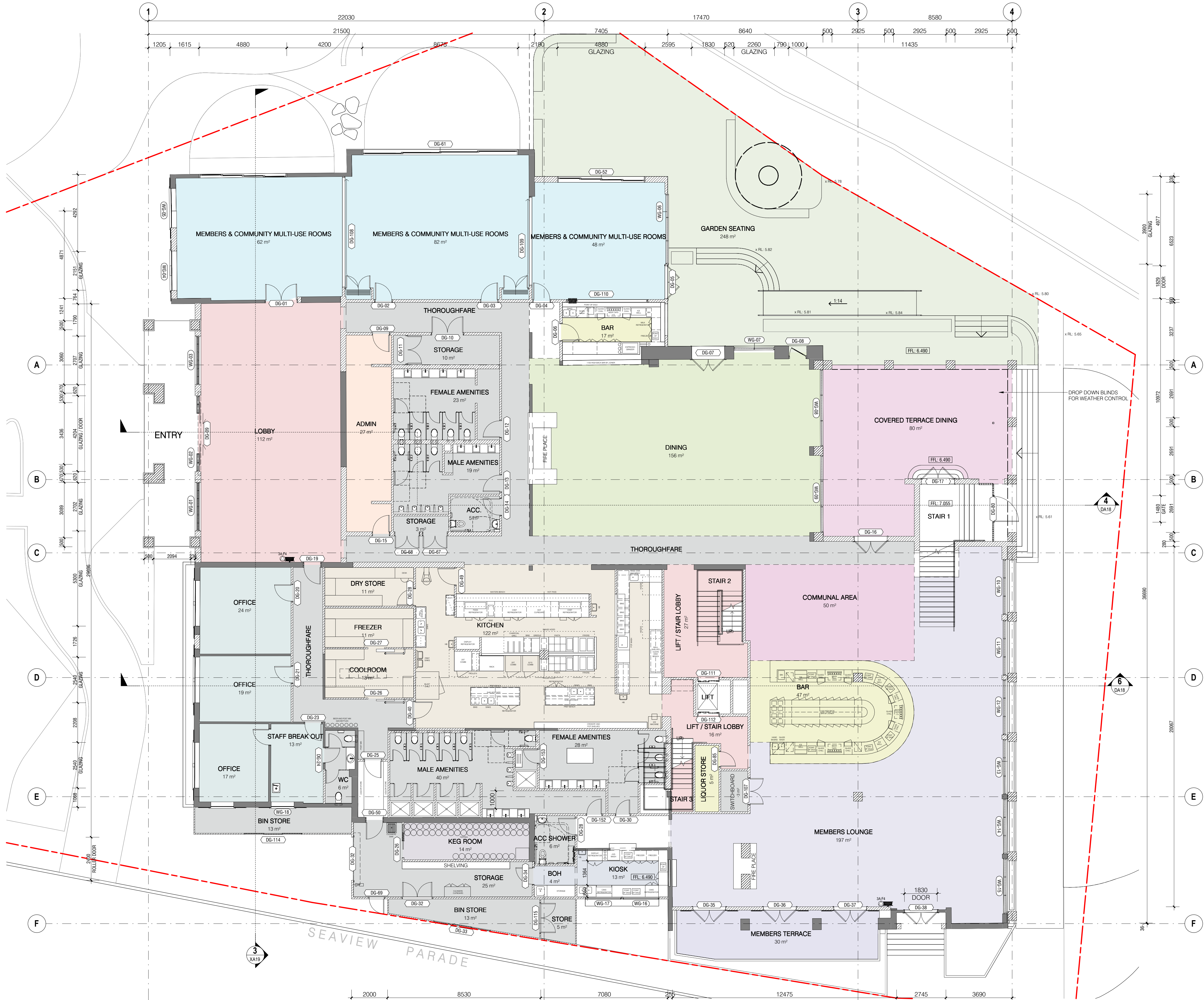
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FLOOR AREA CALCULATIONS

EXISTING FLOOR AREA = 1350 m ²
PROPOSED GROUND FLOOR AREA = 1471 m ²
PROPOSED FIRST FLOOR AREA = 485 m ²

EXISTING SITE AREA = 3692 m ²
EXISTING FSR = 0.36 : 1
PROPOSED FSR = 0.53 : 1

WALL LEGEND
- EXISTING WALLS
- NEW WALLS



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GROUND FLOOR PLAN - PROPOSED
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project 2023-305	drawing no. DA13	issue P13
scale @ A1	designed BBR	checked BVI
As indicated		

PT3	02.04.25	DA ISSUE	MD
PT2	25.02.25	DA ISSUE	MD
PT1	20.02.2020	DA ISSUE	MD
PT0	31.01.2020	PRELIMINARY ISSUE	BBR
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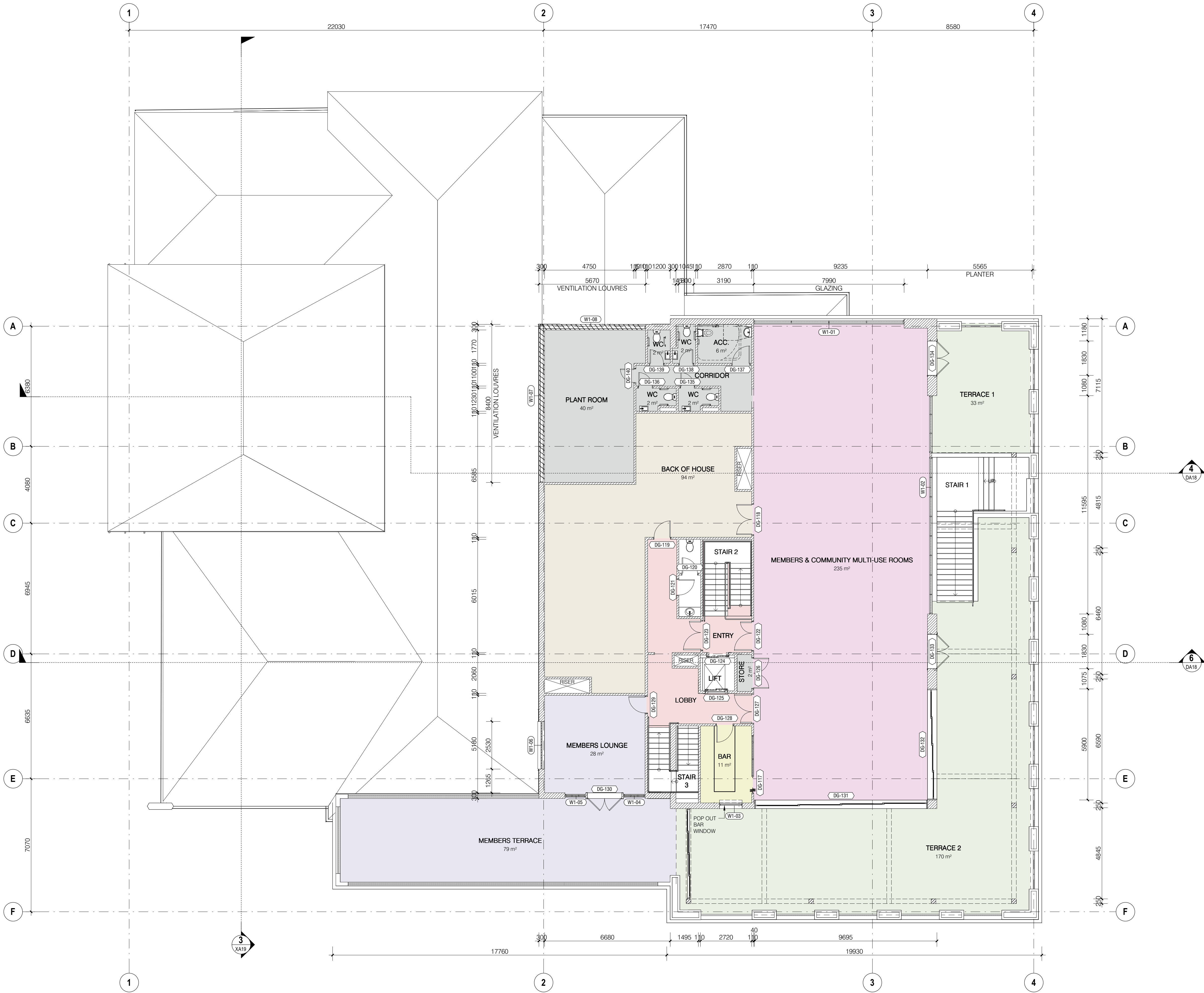
FLOOR AREA CALCULATIONS

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PROPOSED GROUND FLOOR AREA = 1471 m ²
PROPOSED FIRST FLOOR AREA = 485 m ²

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EXISTING FSR = 0.36 : 1
PROPOSED FSR = 0.53 : 1

WALL LEGEND

- EXISTING WALLS
- NEW WALLS



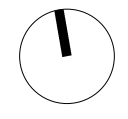
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PT	31.01.2025	PRELIMINARY ISSUE	BBR
PT	18.01.2025	PROGRESS FOR REVIEW	BBR
PT	03.12.2024	PRELIMINARY ISSUE	BBR
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LEVEL 1 FLOOR PLAN - PROPOSED
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2023-305

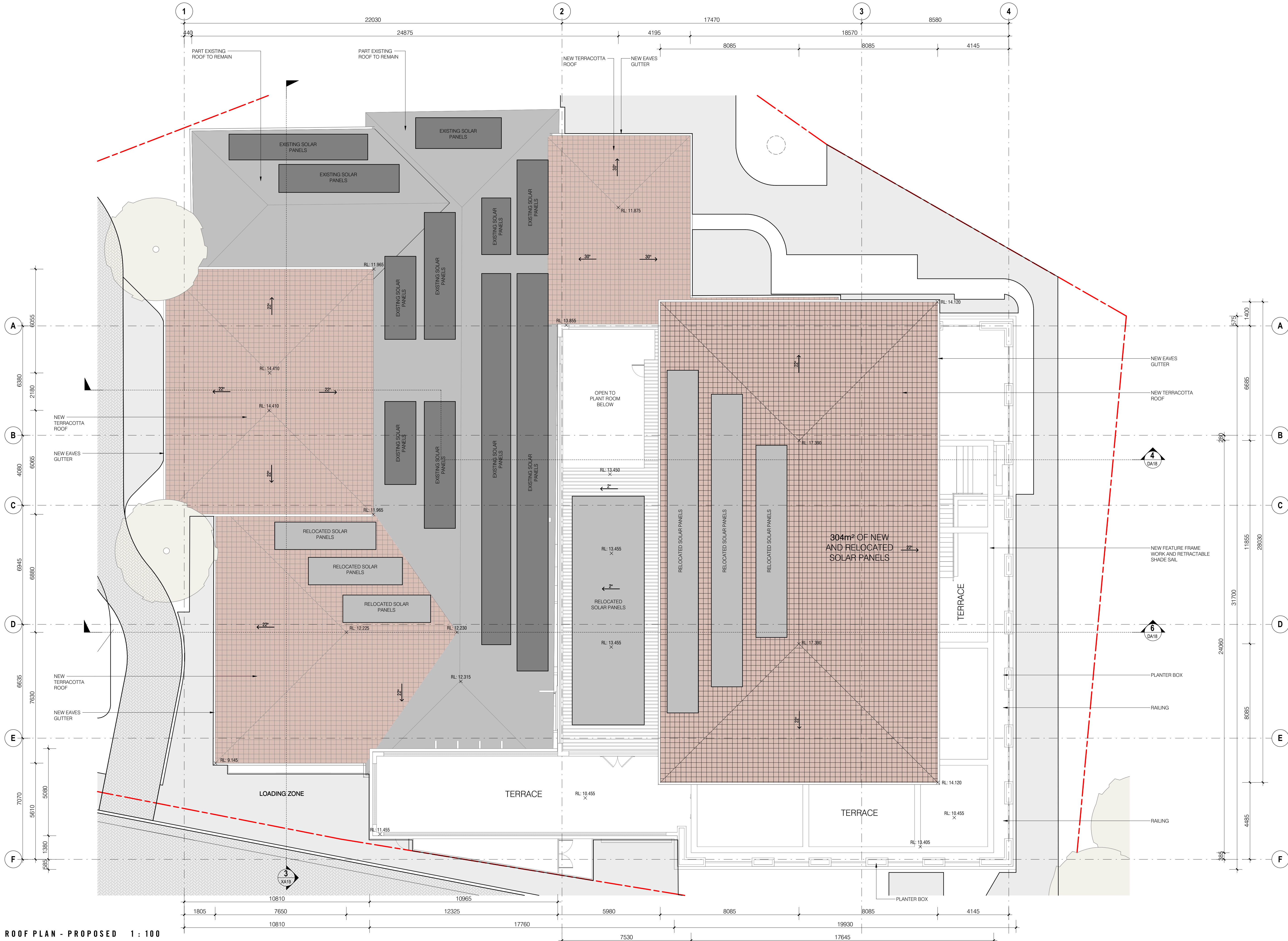
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As indicated

drawing no.
DA14

designed
BBR

issue
P11

checked
BVI



ROOF PLAN - PROPOSED 1 : 100

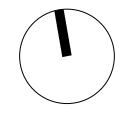
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PS	18.01.2025	PROGRESS FOR REVIEW	BBR
PS	05.11.2024	PRELIMINARY ISSUE	BBR
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ROOF PLAN - PROPOSED
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project
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scale @ A1
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drawing no.
DA15

designed
BBR

issue
P6

checked
BVI

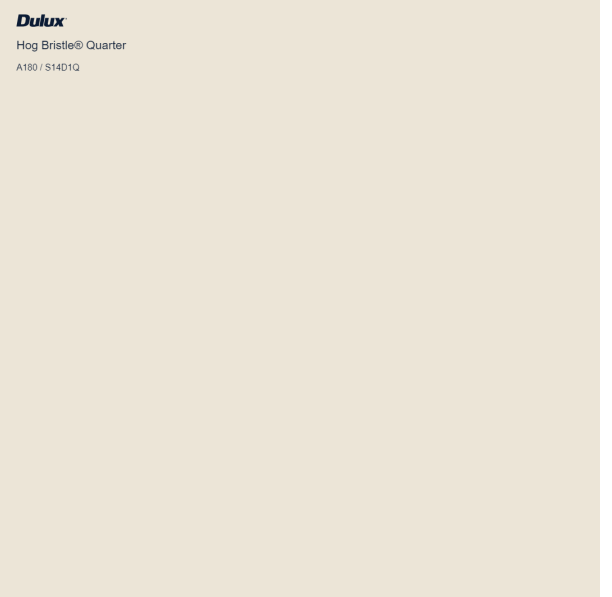
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ROOF TILE



PC01
TO MATCH PAINT FINISH



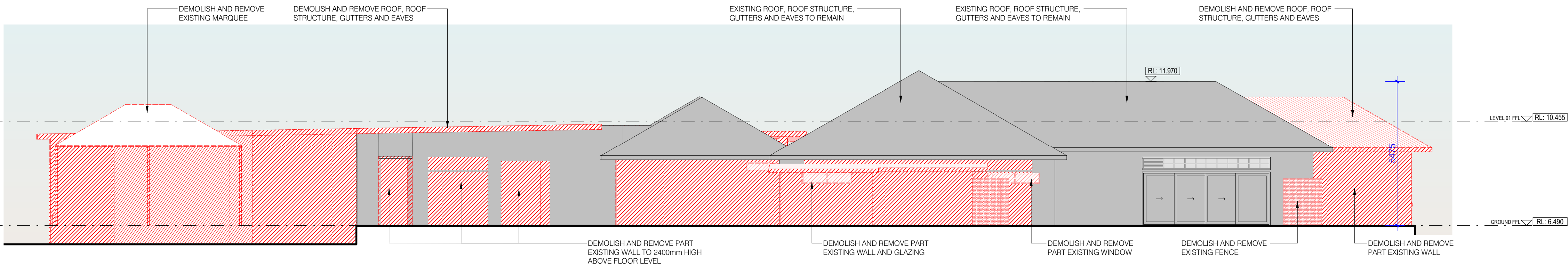
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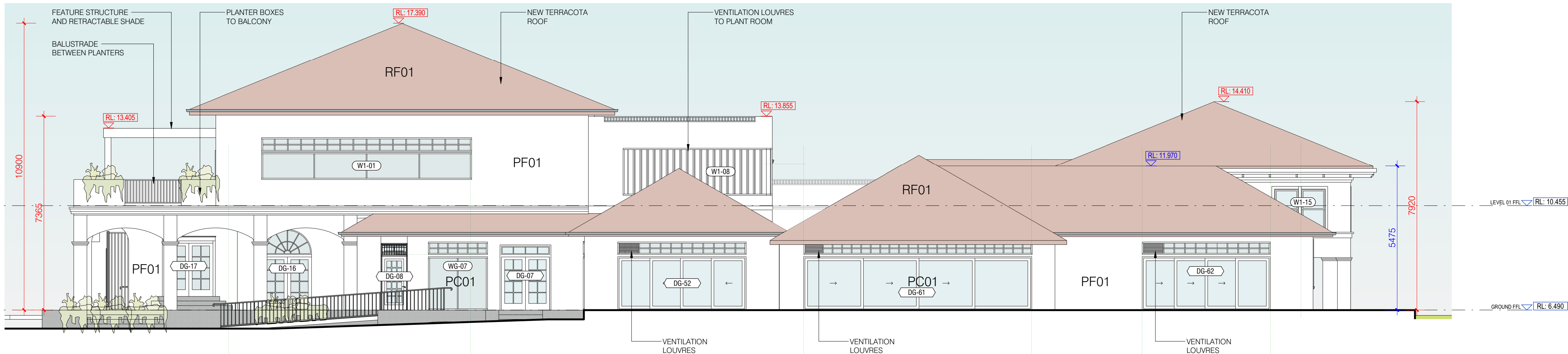
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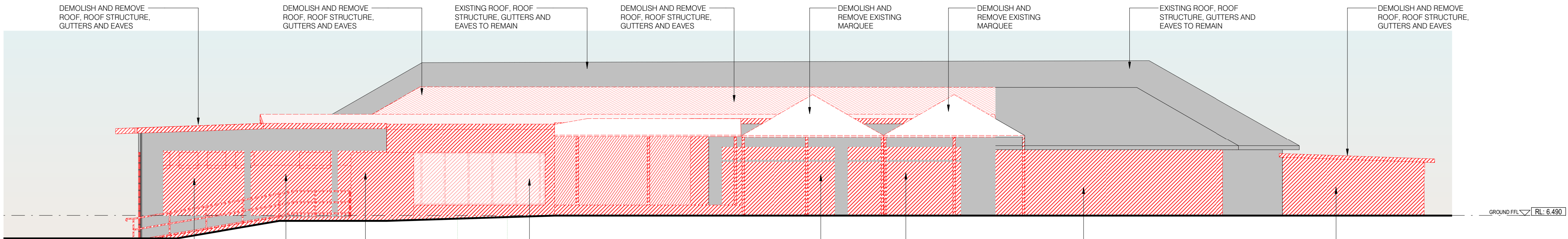
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AVAILABILITY AT TIME OF CONSTRUCTION.



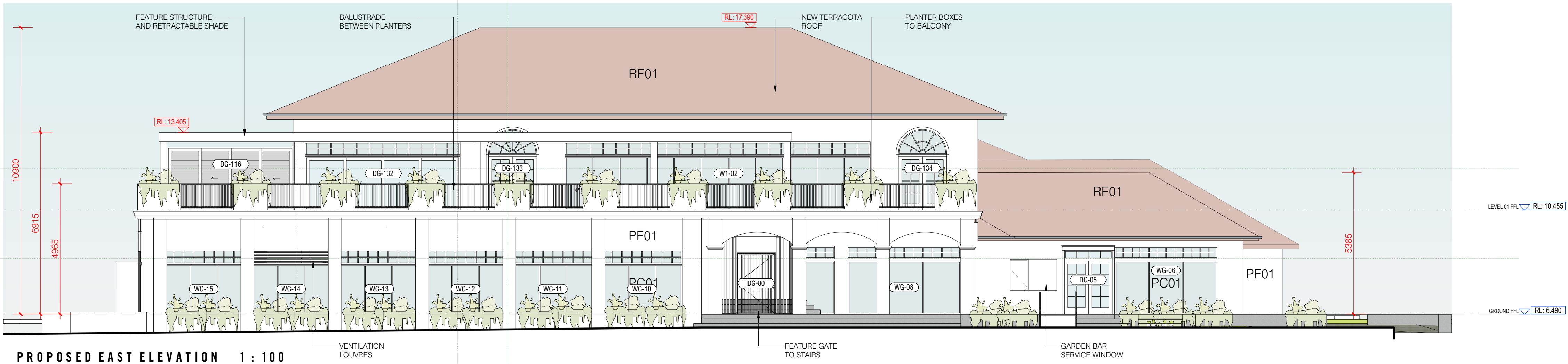
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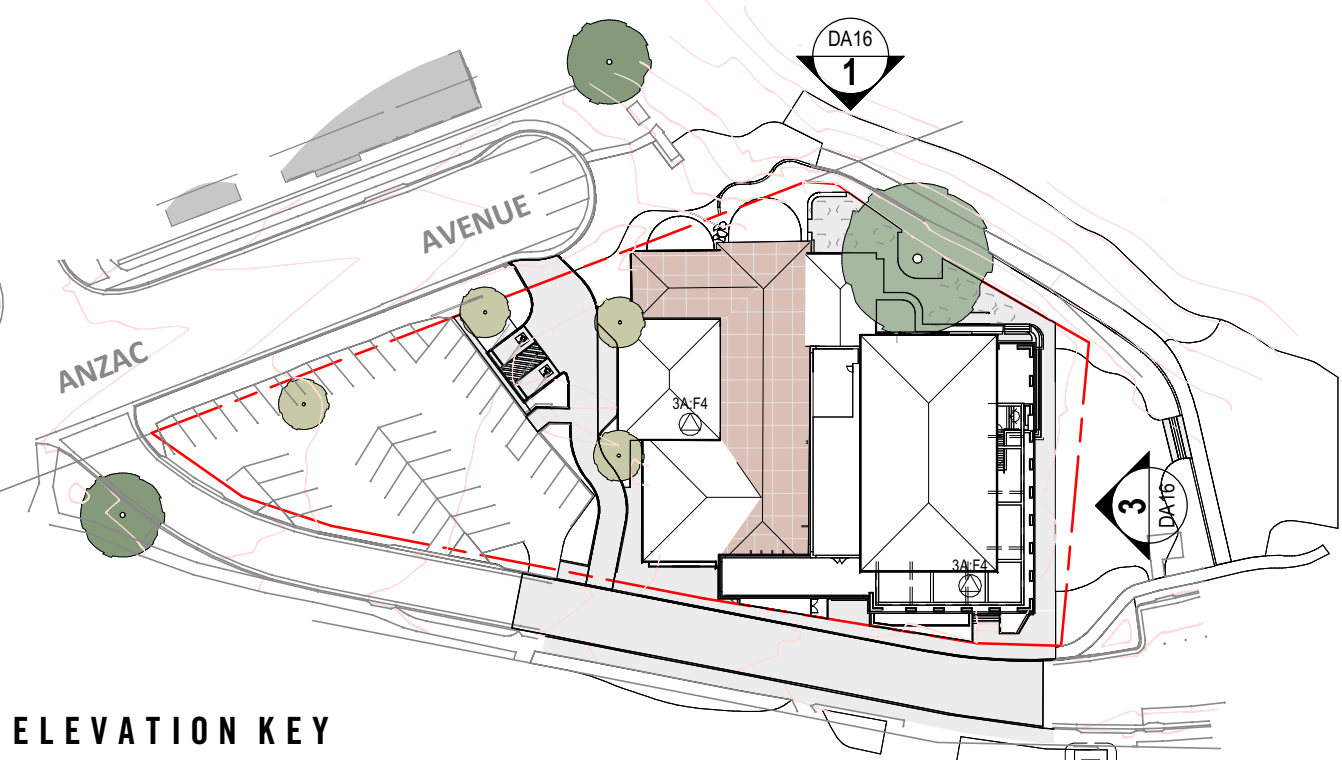
PROPOSED NORTH ELEVATION 1 : 100



EXISTING EAST ELEVATION 1 : 100



PROPOSED EAST ELEVATION 1 : 100



ELEVATION KEY

PI	02.04.25	DAY ISSUE	MD
PI	25.02.25	DAY ISSUE	MD
PI	20.02.2020	DAY ISSUE	MD
PI	31.01.2020	PRELIMINARY ISSUE	BBR
PI	15.01.2020	PROPOSED FOR REVIEW	BBR
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ELEVATIONS 01
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project
2023-305

drawing no.
DA16

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As indicated

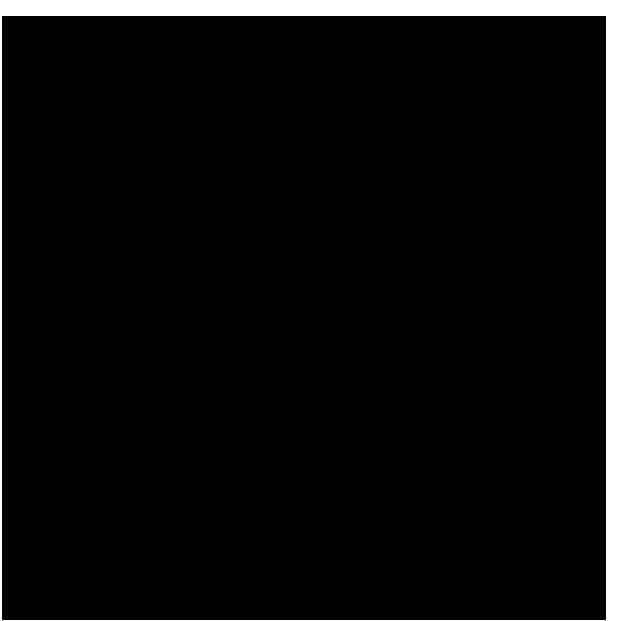
issue
P7

checked
BVI

RF01
ROOF TILE



PC01
TO MATCH PAINT FINISH



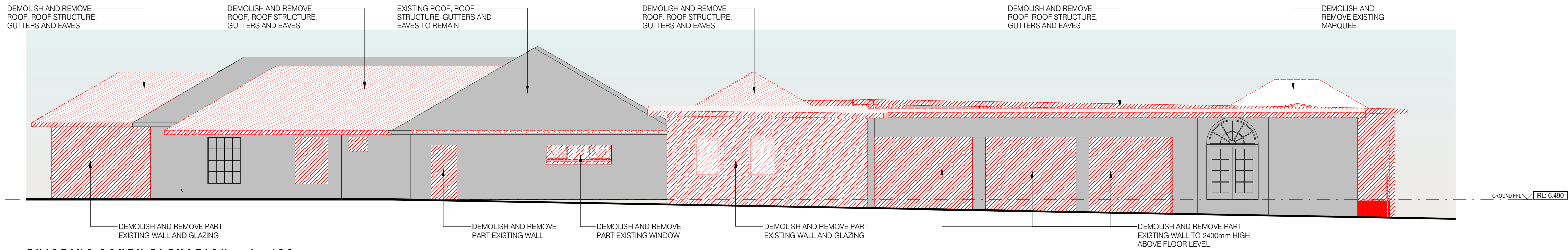
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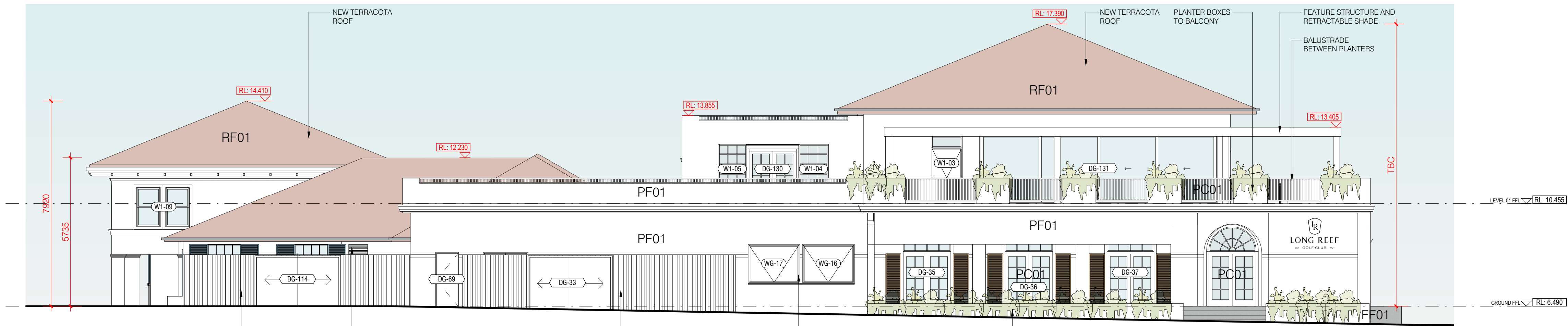
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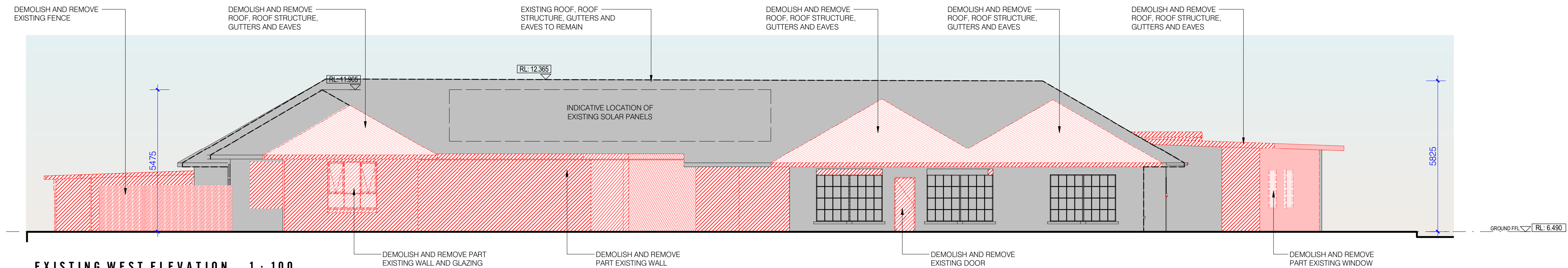
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AVAILABILITY AT TIME OF CONSTRUCTION.



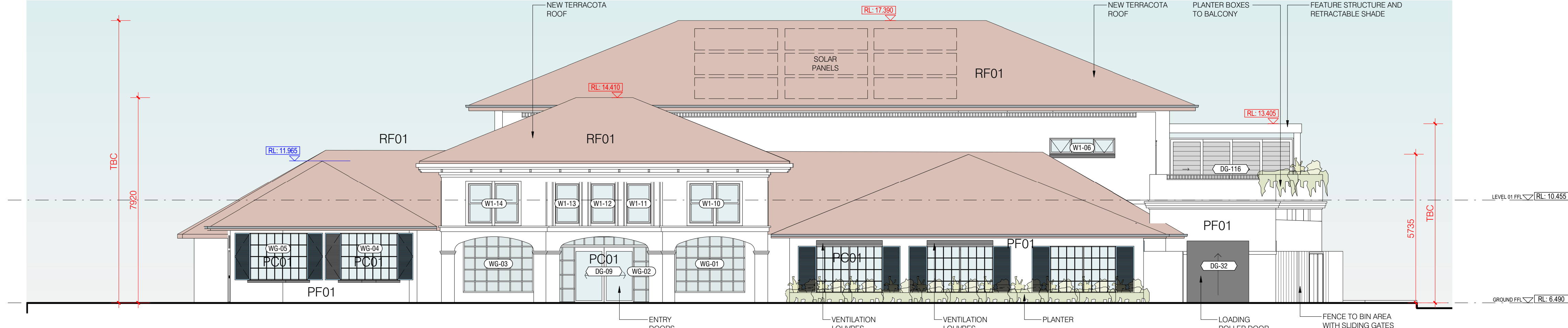
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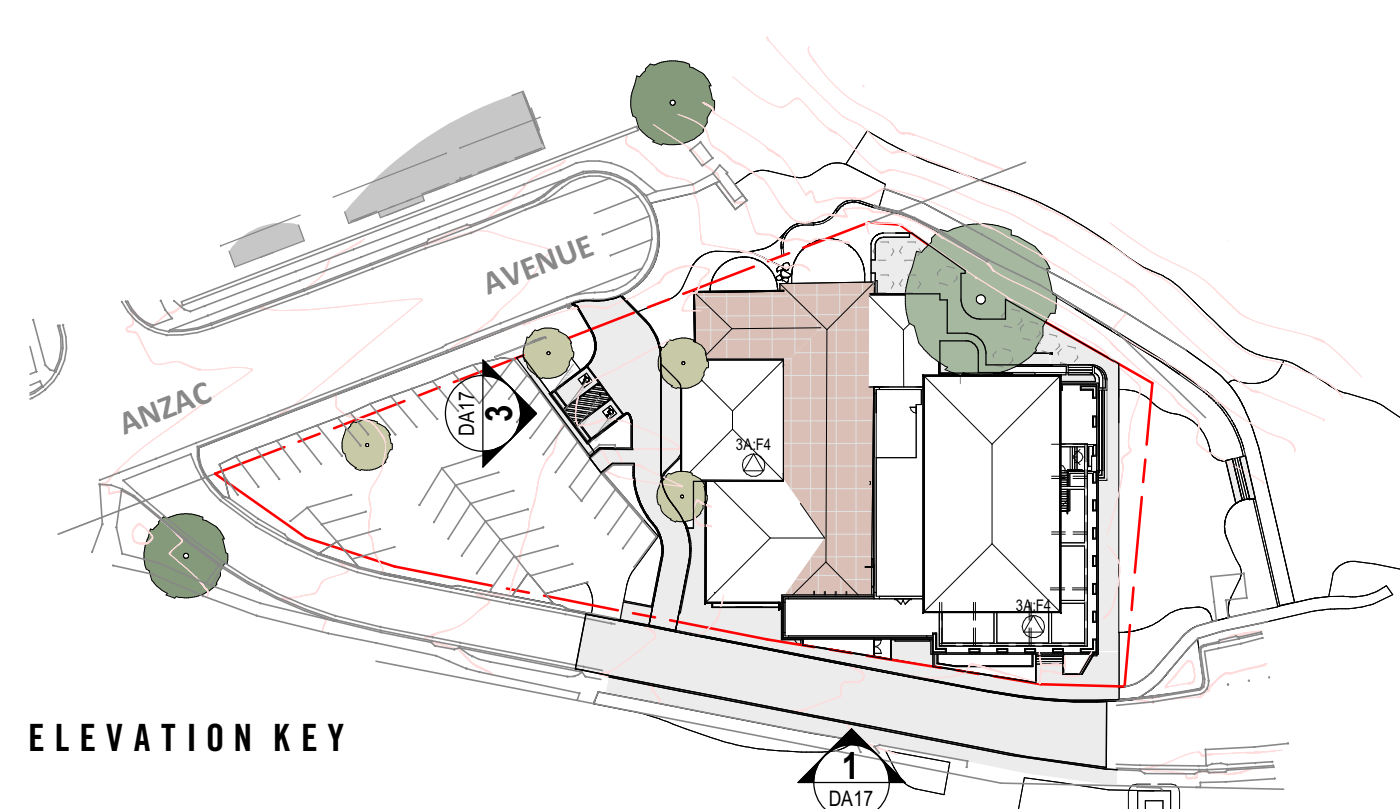
PROPOSED SOUTH ELEVATION 1 : 100



EXISTING WEST ELEVATION 1 : 100



PROPOSED WEST ELEVATION 1 : 100



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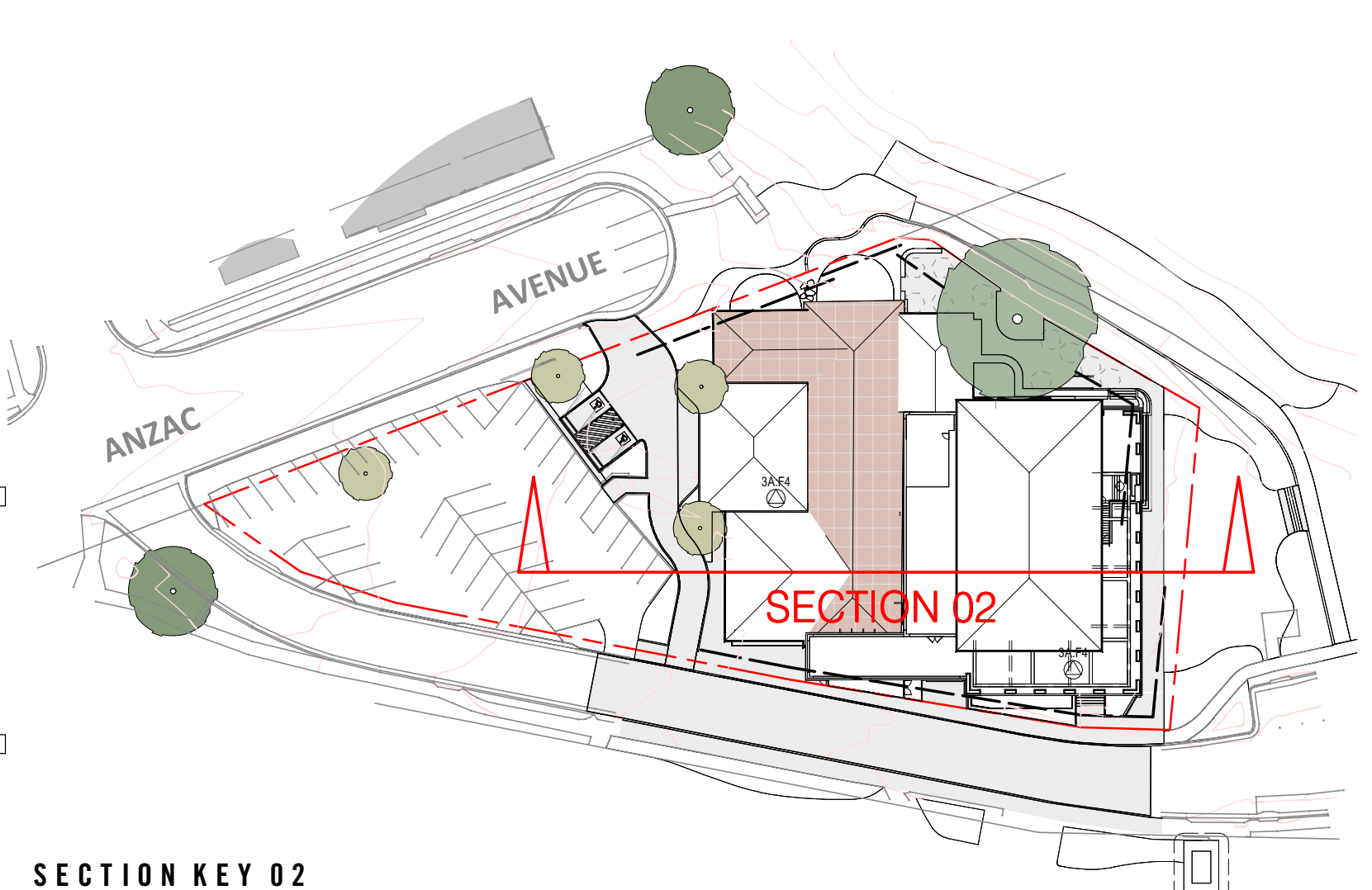
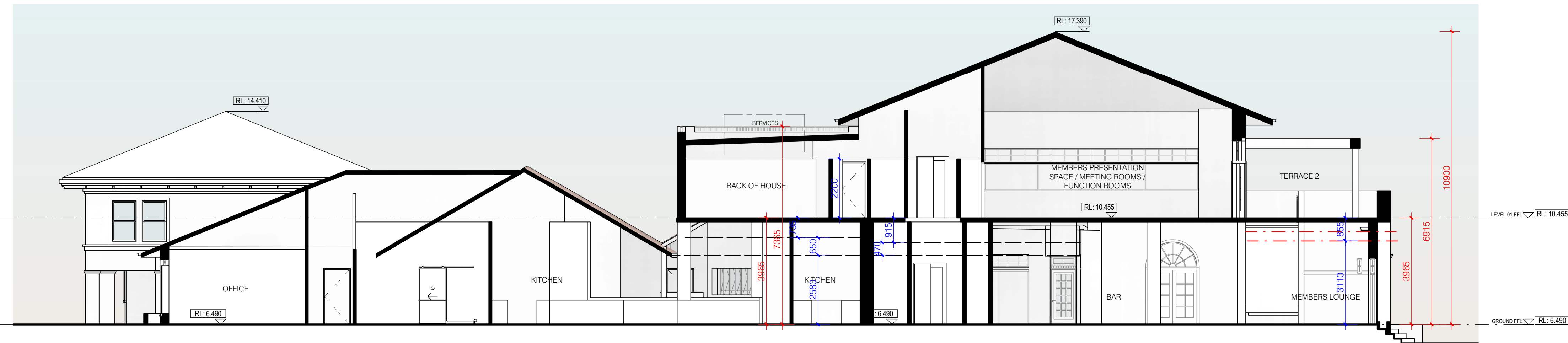
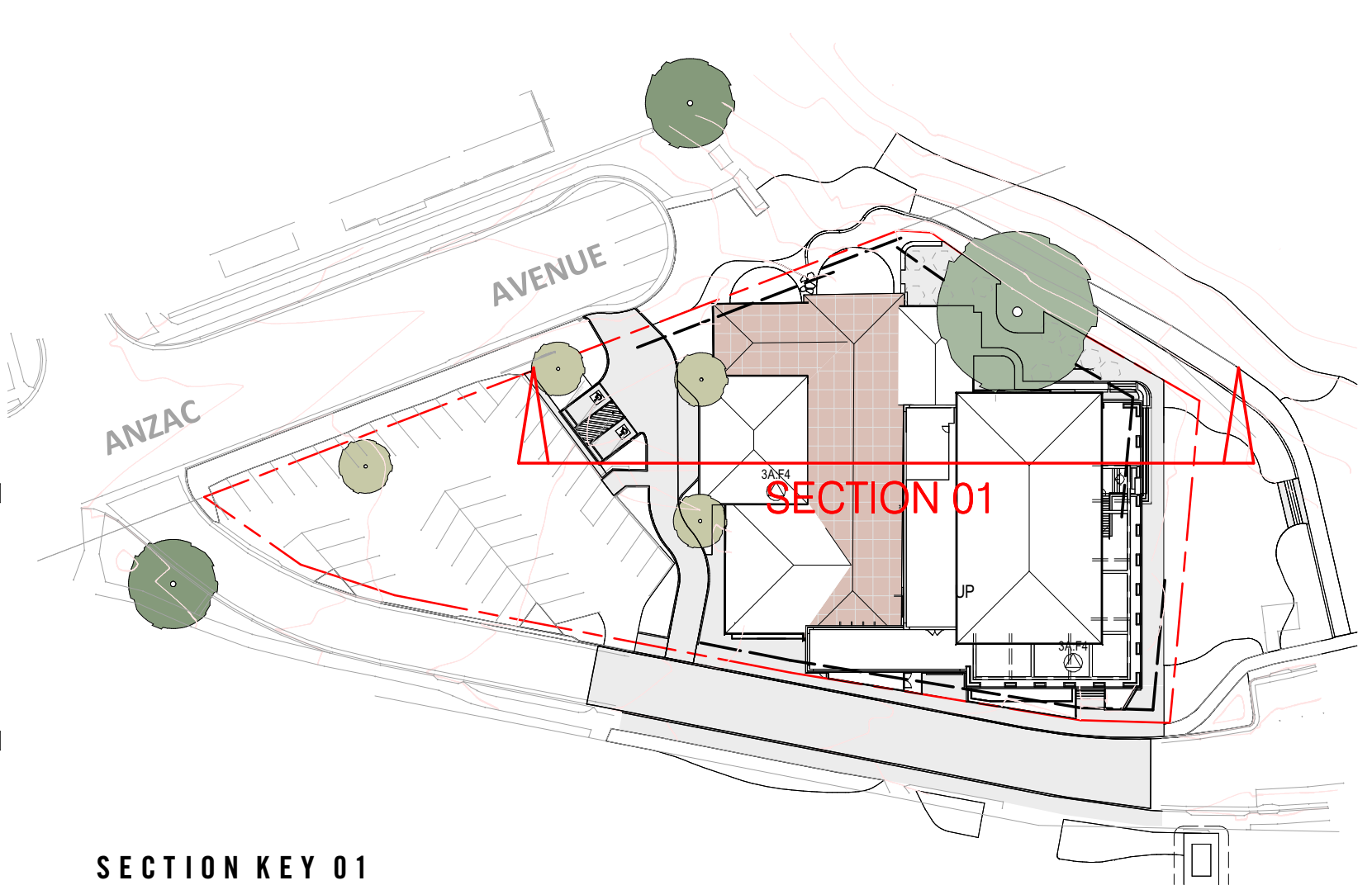
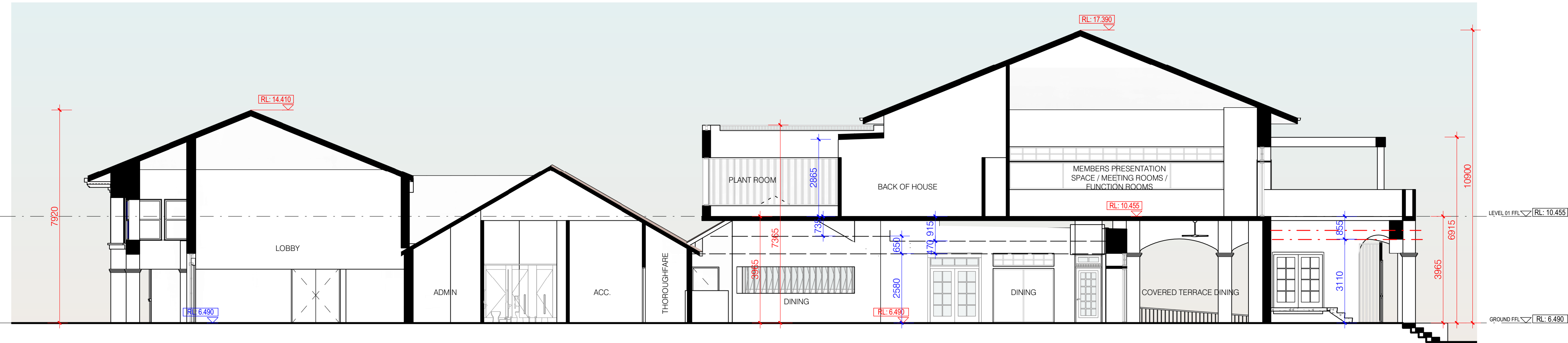


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ELEVATIONS 02
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project	drawing no.	issue
2023-305	DA17	P4
scale @ A1	designed BVI	checked BVI
As indicated		



P6	25.02.25	QA ISSUE	MD
P5	20.02.2025	QA ISSUE	MD
P4	31.01.2025	PRELIMINARY ISSUE	BBR
P3	15.01.2025	PROGRESS-FOR REVIEW	
P2	19.11.2024	PRELIMINARY ISSUE	MD
P1	05.11.2024	PRELIMINARY ISSUE	BBR
no.	date	ISSUE / revision	by

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SECTIONS 01 & 02

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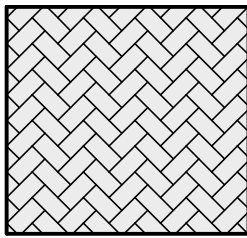
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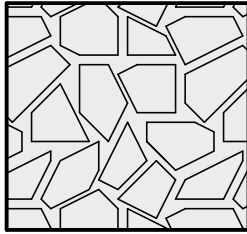
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project 2023-305	drawing no. DA18	issue P6
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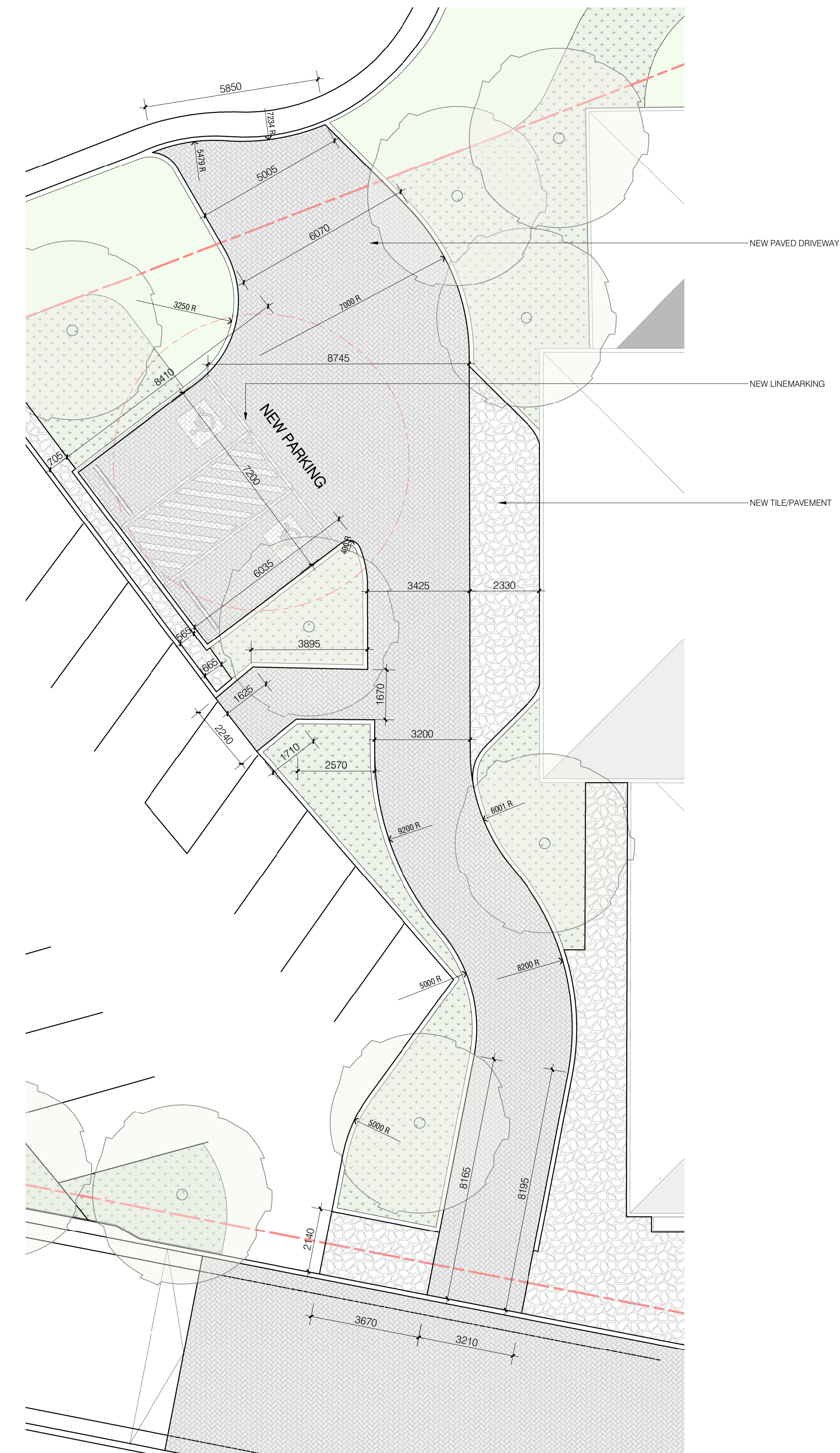
LEGEND



PAVEMENT TYPE 01
PAVERS LAID IN A HERRINGBONE PATTERN
COLOUR AND SIZE TBC



PAVEMENT TYPE 02
STONE-LOOK TILES LAID IN RANDOM PATTERN
COLOUR AND SIZE TBC



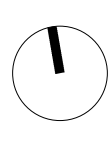
DRIVEWAY PLAN 1 : 100

no.	date	issue / revision	by
PS	25.02.25	DA ISSUE	MD
PT	25.02.25	DA ISSUE	MD

LONG REEF GOLF CLUB - COLLAROY
ANZAC AVENUE, COLLAROY, NSW, 2097



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DRIVEWAY DESIGN PLAN
DA PACKAGE

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project
2023-305

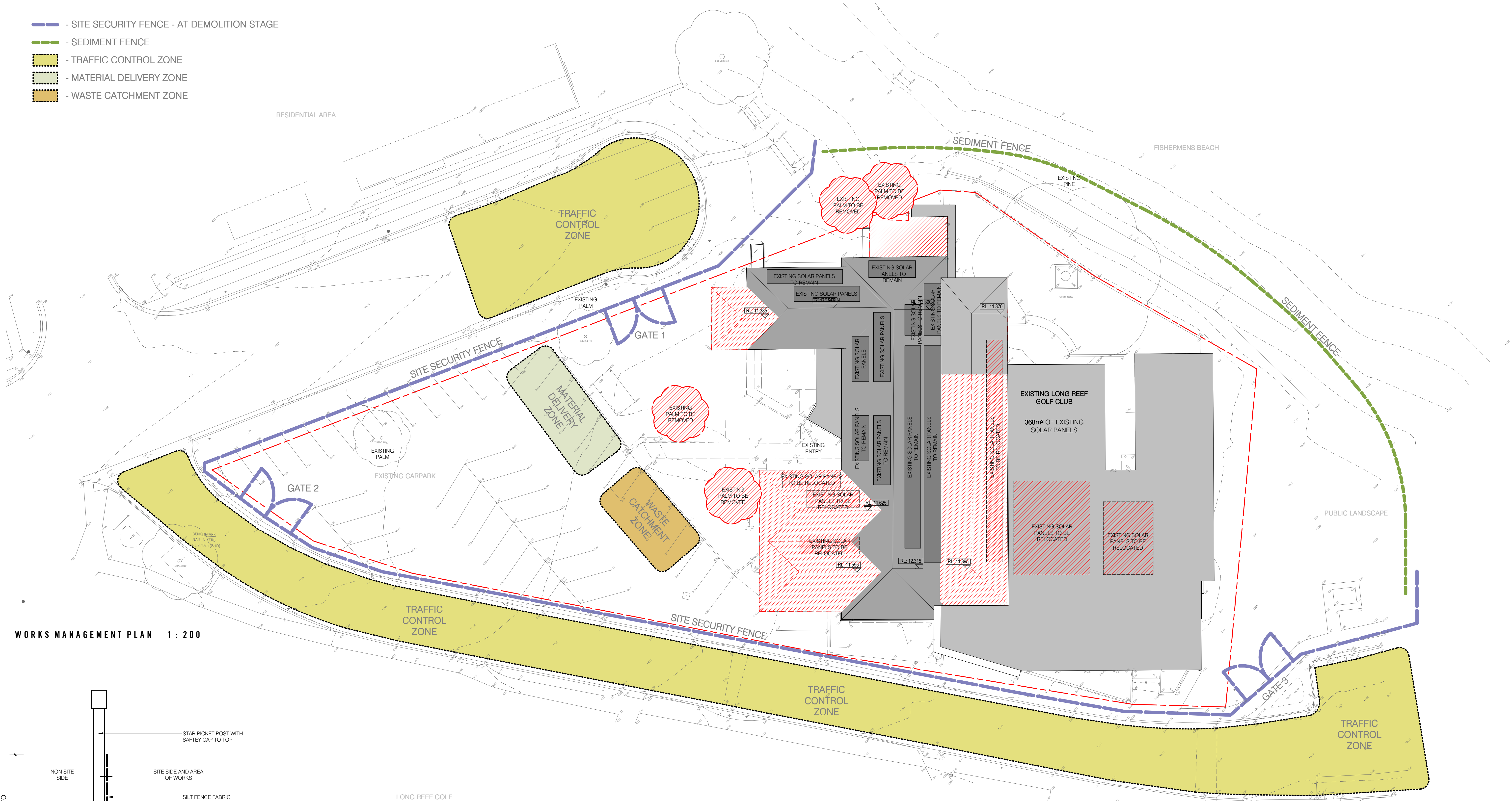
drawing no.
DA19

issue
P2

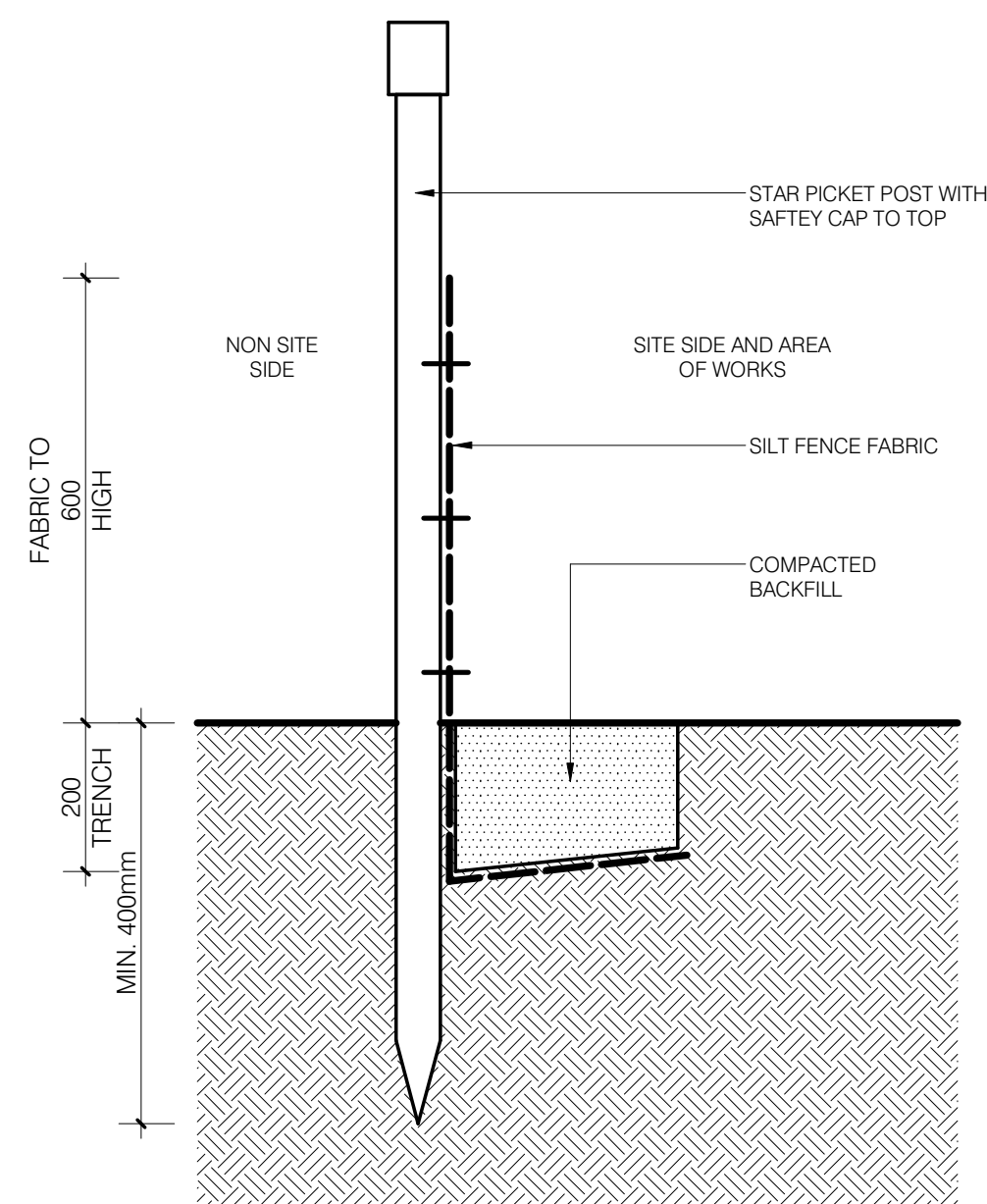
designed
MD

checked
BVI

- SITE SECURITY FENCE - AT DEMOLITION STAGE
- SEDIMENT FENCE
- TRAFFIC CONTROL ZONE
- MATERIAL DELIVERY ZONE
- WASTE CATCHMENT ZONE



WORKS MANAGEMENT PLAN 1:200



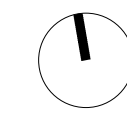
SEDIMENT FENCE DETAIL 1:10

no.	date	issue / revision	by
PS	25.02.25	DA ISSUE	MD
PT	25.02.25	DA ISSUE	MD

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WORKS MANAGEMENT PLAN
DA PACKAGE

project 2023-305	drawing no. DA19A	issue P2
scale @ A1	designed MD	checked BVI
As indicated		

DESIGN RESPONSE

02

INSPIRATION



PS	20.02.20	DA ISSUE	MD
PS	20.02.2020	DA ISSUE	MD
PS	18.01.2025	PROPOSED FOR REVIEW	
PS	03.11.2024	PRELIMINARY ISSUE	BBR
MD	DATE	ISSUE / revision	BY

project	drawing no.	issue
2023-305	DA22	P4
scale @ A1	designed	checked
1 : 1	BVI	Checker

MATERIALITY



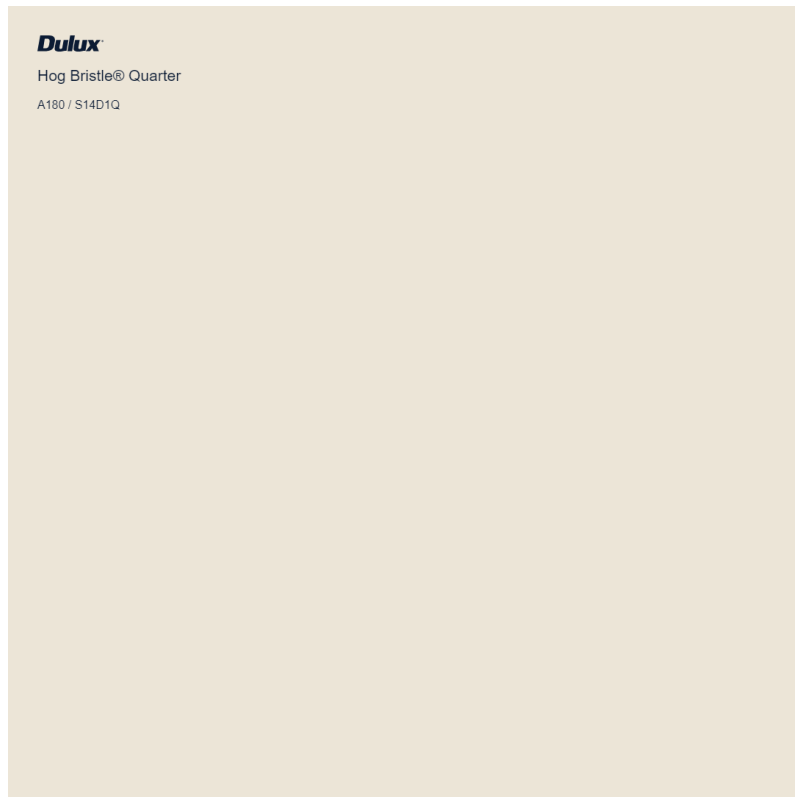
RF01



ROOF TILE TO MATCH EXISTING

PF01

PAINT/RENDER FINISH

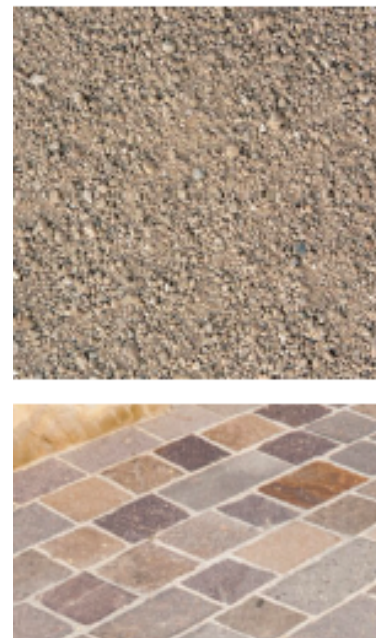


PC01

TO MATCH PAINT FINISH



FF01



FINAL FINISHES TO BE CONFIRMED WITH PRODUCTS AVAILABILITY AT TIME OF CONSTRUCTION.



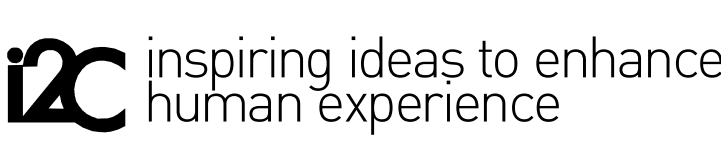
TS	25.02.25	ISA ISSUE	MD
PS	20.02.2025	ISA ISSUE	MD
PS	18.01.2025	PROGRESS FOR REVIEW	
PS	03.11.2024	PRELIMINARY ISSUE	BBR
MD	DATE	ISSUE / revision	BY

project	drawing no.	issue
2023-305	DA23	P4
scale 0/ A1	designed	checked
1 : 1	BVI	Checker



no.	date	issue / revision	by
PS	25.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	18.01.2025	PROPOSED FOR REVIEW	MD
PS	03.11.2024	PRELIMINARY ISSUE	BBR

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project
2023-305

drawing no.
DA25A

issue
P4

scale @ A1

designed
BBR

checked
BVI



no.	date	issue / revision	by
PS	25.02.25	DA ISSUE	MD
PS	20.02.2025	DA ISSUE	MD
PS	18.01.2025	PROPOSAL FOR REVIEW	MD
PS	03.11.2024	PRELIMINARY ISSUE	BBR

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DA PACKAGE

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project
2023-305

drawing no.
DA26B

issue
P4

scale @ A1

designed
BBR

checked
BVI



no.	date	issue / revision	by
PS	25.02.23	DA ISSUE	MD
PS	20.02.2020	DA ISSUE	MD
PS	18.01.2025	PROPOSAL FOR REVIEW	MD
PS	03.11.2025	PRELIMINARY ISSUE	BBR

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VISUALISATION
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project	2023-305	drawing no.	DA27C	issue	P4
scale	@ A1	designed	BBR	checked	BVI