

This architectural rendering shows a long, modern residential building with a complex facade. The building features a mix of light blue horizontal siding, white panels, and grey sections. Large, dark-framed windows are interspersed throughout the design. The roofline is varied, with some sections being flat and others having a slight pitch. Green trees and shrubs are planted in front of the building, adding a natural element to the urban design. The sky is a clear, light blue, and the foreground consists of a dark grey road and a light grey sidewalk.

- METAL ROOF (MEDIUM COLOUR) WITH 70MM FOL LINED BLANKET.
- R3.0 INSULATION TO ALL CEILINGS ADJACENT TO METAL ROOF.
- REFLECTIVE SARKING + 50MM EXTRUDED POLYSTYRENE INSULATION TO CEILINGS ADJACENT TO CONCRETE ROOF.
- ALL EXTERNAL WALLS TO INCLUDE R2.5 INSULATION.
- 200MM CONCRETE SLAB FLOORS ALL LEVELS.
- FLOORS ADJACENT TO CARPARK AND OUTDOOR AIR TO INCLUDE R1.5 UNDERFLOOR INSULATION.
- W2-02, W9-03, W11-01, W13-01, W14-01, W14-03, W16-01, W21-01, W21-02, W21-03, W22-01, W22-02, W29-09 AND ALL GLASS BLOCKS ALUMINIUM FRAMES/DG U=4 & SHGC=0.57 (+/-10%).
- ALL OTHER WINDOWS/GLASS DOORS ALUMINIUM FRAMES/SG U=6.7 SHGC=0.57 +/-10% (WINDING, HINGED) SHGC=0.7 +/-10% (ALL OTHERS).
- ALL EXHAUST FANS SEALED.
- ALL RECESSED DOWNLIGHTS SEALED AND TO ALLOW FOR UNINTERRUPTED CEILING INSULATION.
- CEILING FANS TO LIVING & BEDROOMS FOR ALL LEVEL 2 & 3 UNITS (MINIMUM 1200MM DIAMETER).

- FIBRE CEMENT WEATHERBOARD CLADDING
- 50 MM BATTEN
- VAPOUR PERMEABLE SARKING
- 16 MM THICK FIRE AND WATER-RESISTANT PLASTERBOARD
- 92 MM STEEL STUD
- GLASS WOOL INSULATION $R = 2.5$
- 16 MM THICK FIRE-RESISTANT PLASTERBOARD

- FIBRE CEMENT CLADDING
- 50 MM BATTEN
- VAPOUR PERMEABLE SARKING
- 150 MM THICK AFS CONCRETE W.
- 20 MM AIR GAP
- 64 MM STEEL STUD
- GLASS WOOL INSULATION $R = 2.5$
- 13 MM THICK PLASTERBOARD

- FIBRE CEMENT CLADDING
- 50 MM BATTEN
- VAPOUR PERMEABLE SARKING
- 150 MM THICK AFS CONCRETE WALL
- VAPOUR PERMEABLE SARKING
- 50 MM BATTEN
- FIBRE CEMENT CLADDING

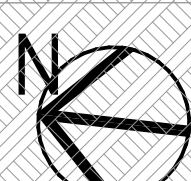
- 13 MM PLASTERBOARD
- 35 MM CHANNEL
- 50 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
- 75 MM HEBEL POWER PANEL
- 20 MM MINIMUM AIR GAP
- 64 MM STEEL STUD
- 75 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
- 13 MM PLASTERBOARD

- 13 MM PLASTERBOARD
- 35 MM CHANNEL
- 50 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
- 150 MM MINIMUM AFS CONCRETE WALL
- 20 MM MINIMUM AIR GAP
- 64 MM STEEL STUD
- 75 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
- 13 MM PLASTERBOARD

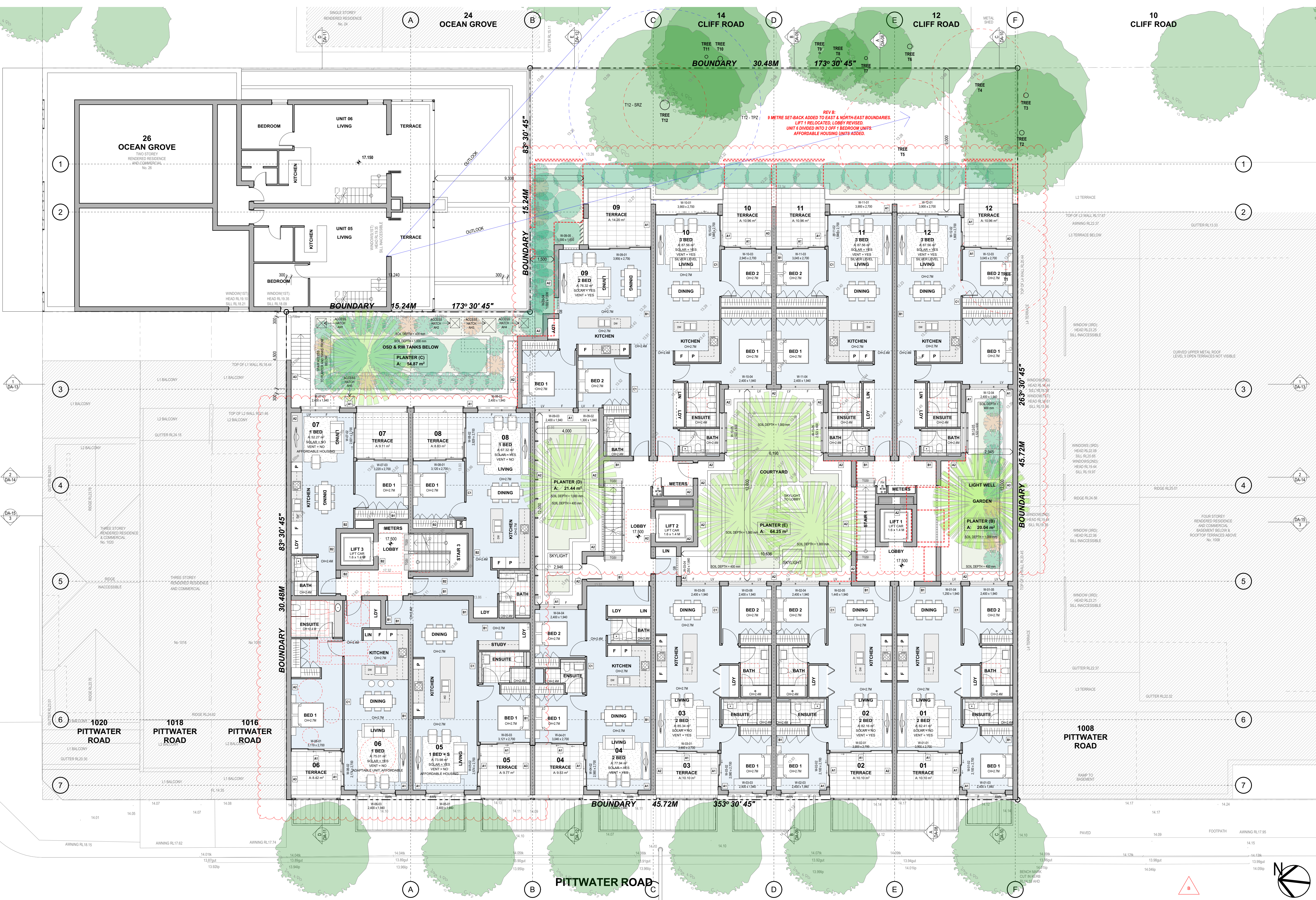
- 13 MM PLASTERBOARD
- 64 MM STEEL STUD
- 75 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
- 13 MM PLASTERBOARD

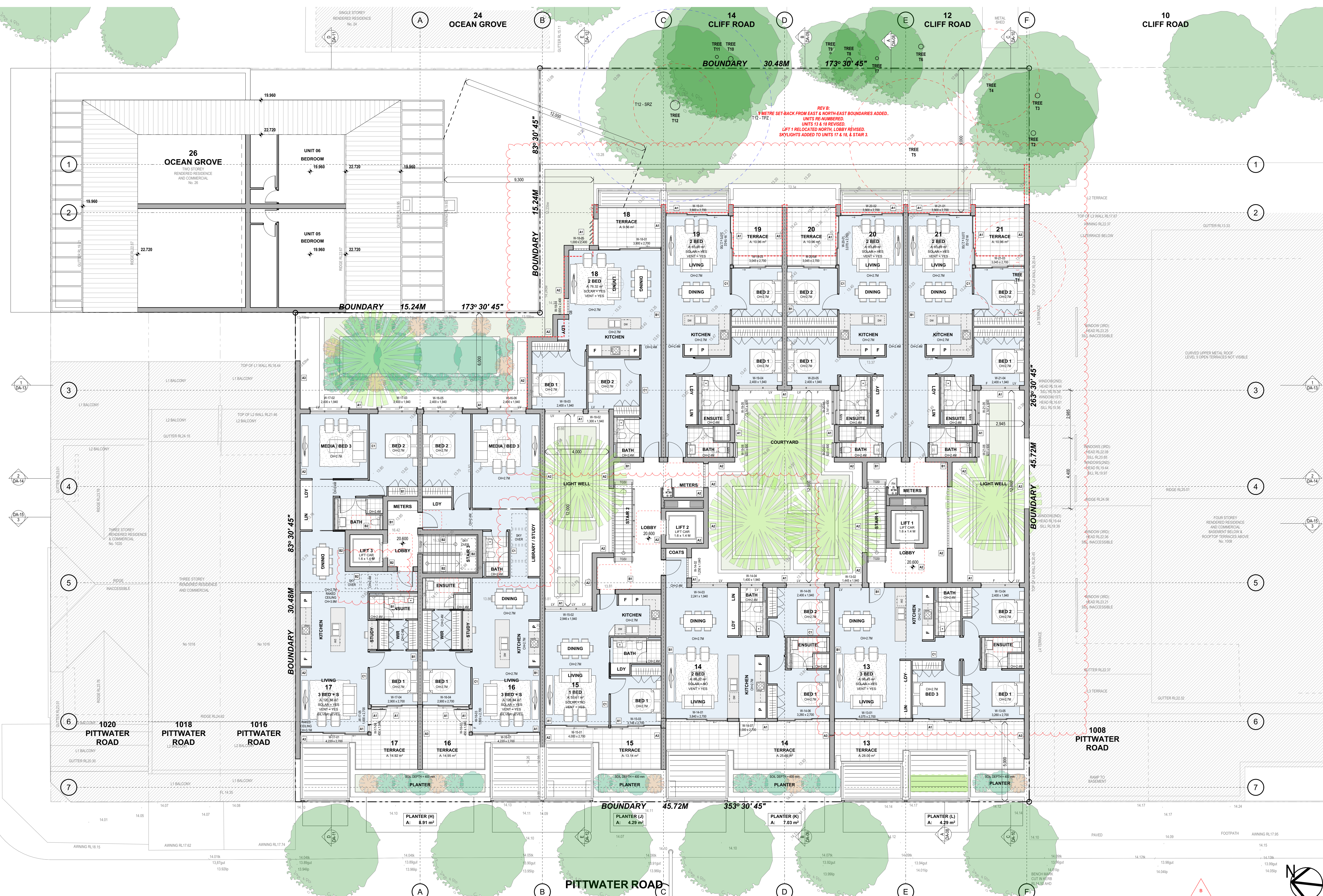
RETAIL AREA	
RETAIL TENANCY	AREA
RETAIL 01	87.47
RETAIL 02	101.65
RETAIL 03	81.04
	270.16 m²

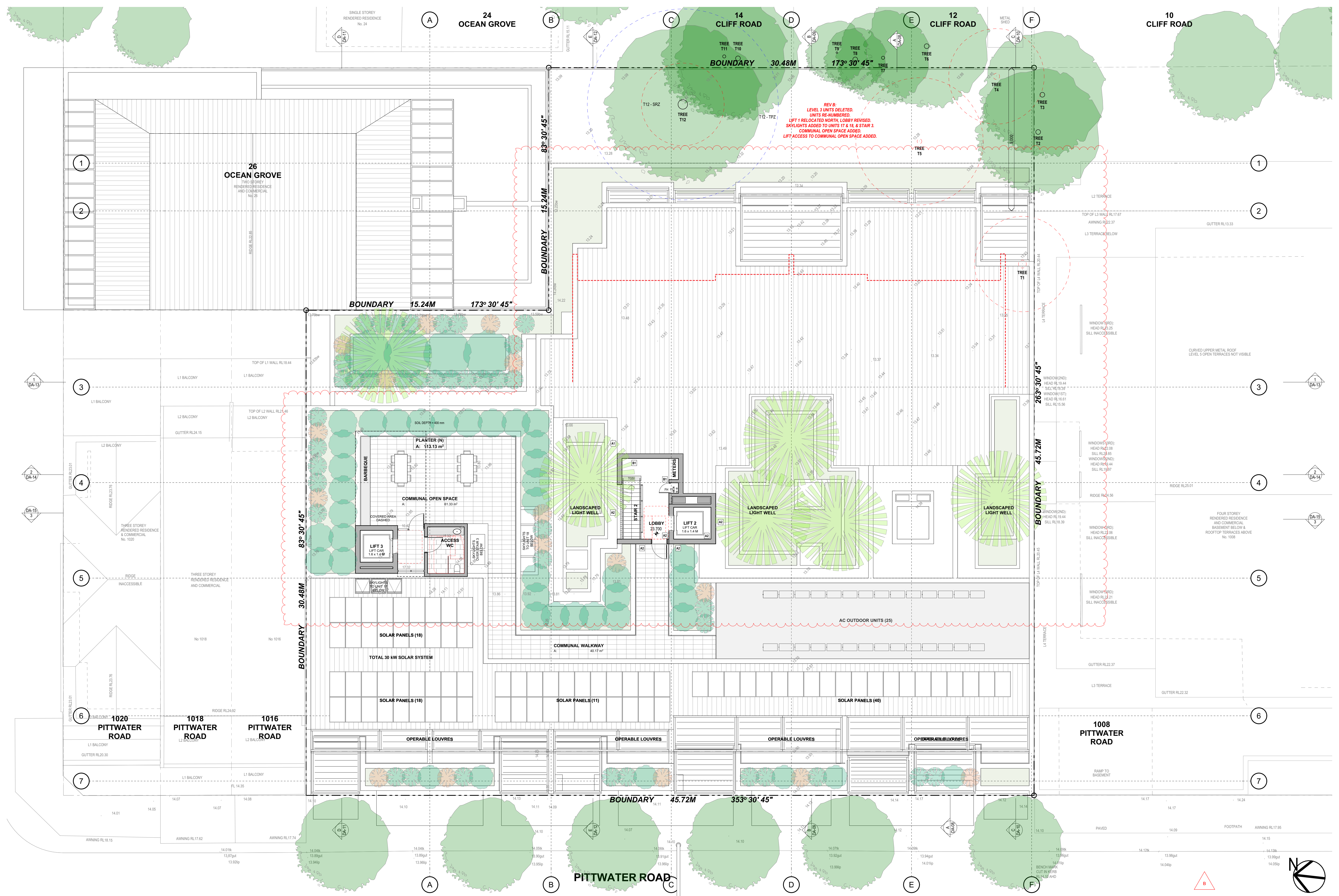
DEVELOPMENT SUMMARY									
UNIT MIX & TOTAL		CAR PARKING		BICYCLE PARKING		SOLAR ACCESS & NATURAL VENTILATION		ACCESSIBILITY	
1 BED =	5 (24%)	RESIDENTIAL =	29 SPACES	RESIDENTIAL =	21 SPACES	SOLAR ACCESS =	15 / 21 (71%)	"SILVER LEVEL" UNITS =	5 UNITS (23%)
2 BED =	10 (48%)	VISITORS =	5 SPACES	VISITORS =	2 SPACES	X-VENTILATION =	17 / 21 (81%)	ADAPTABLE UNITS =	3 UNITS (14%)
3 BED =	6 (28%)	RETAIL =	19 SPACES	RETAIL (STAFF) =	2 SPACES				
TOTAL =	22 (100%)			RETAIL (SHOPPERS) =	1 SPACE				
		TOTAL CAR SPACES =	53 SPACES	TOTAL BICYCLES =	26 SPACES				

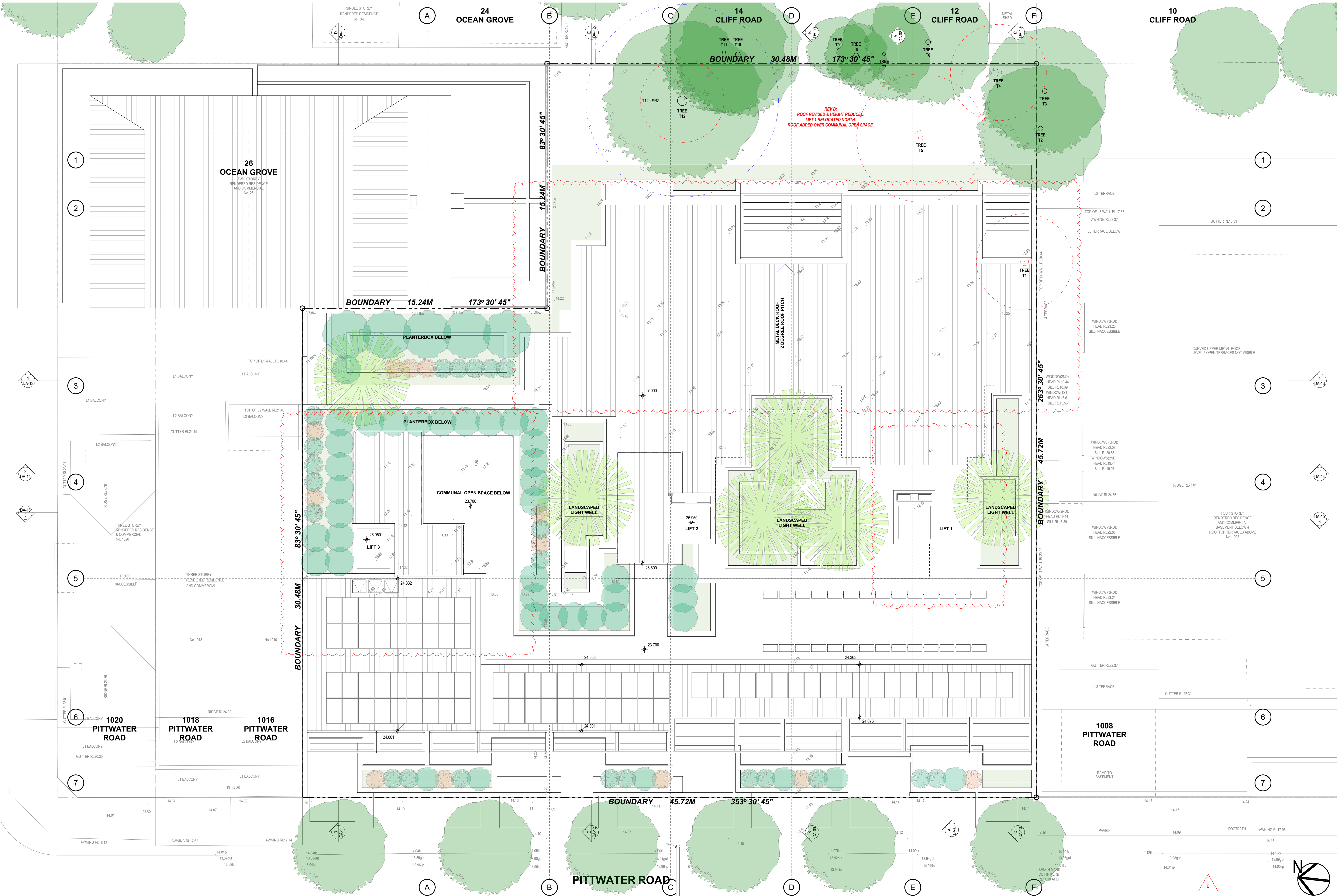


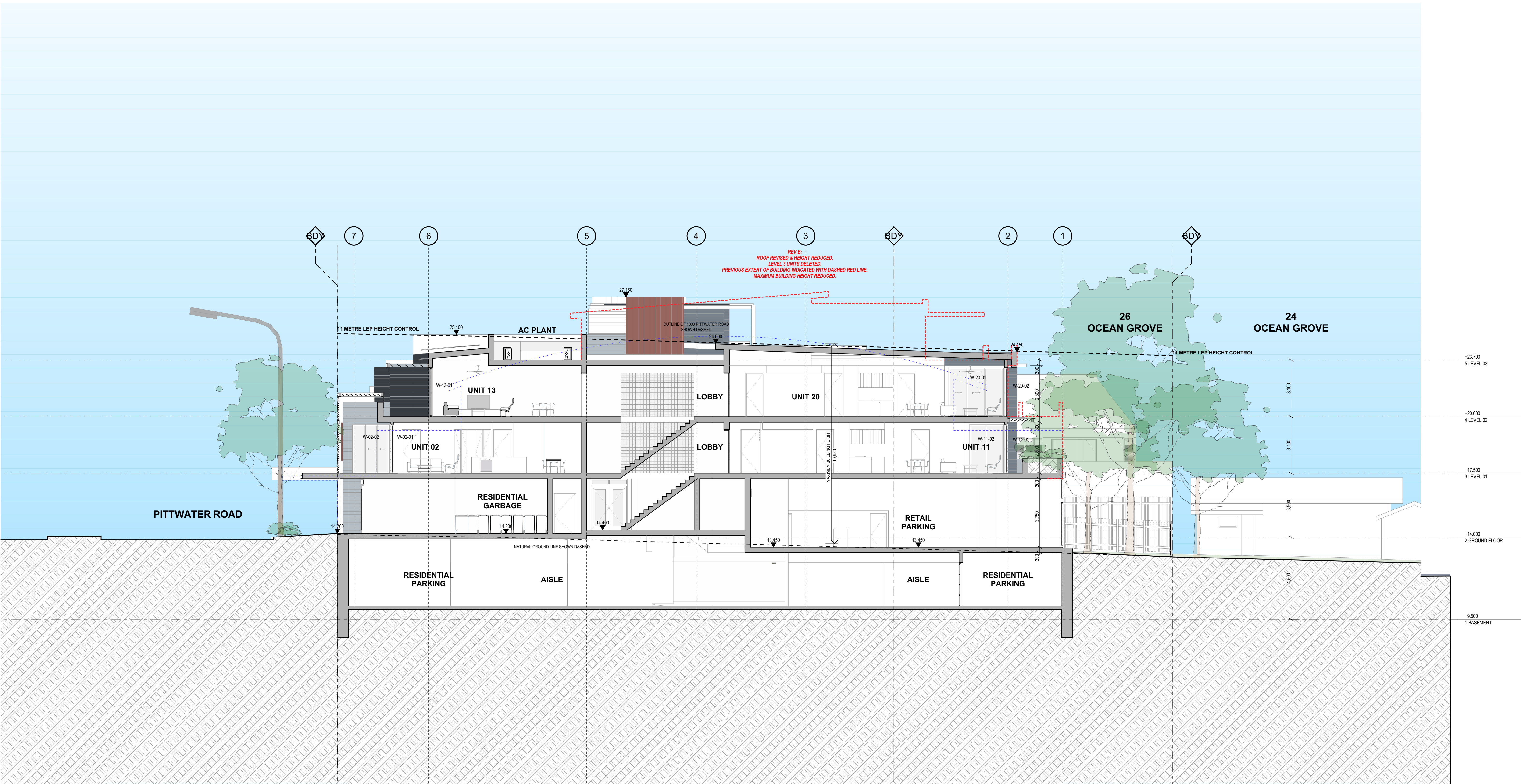






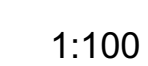


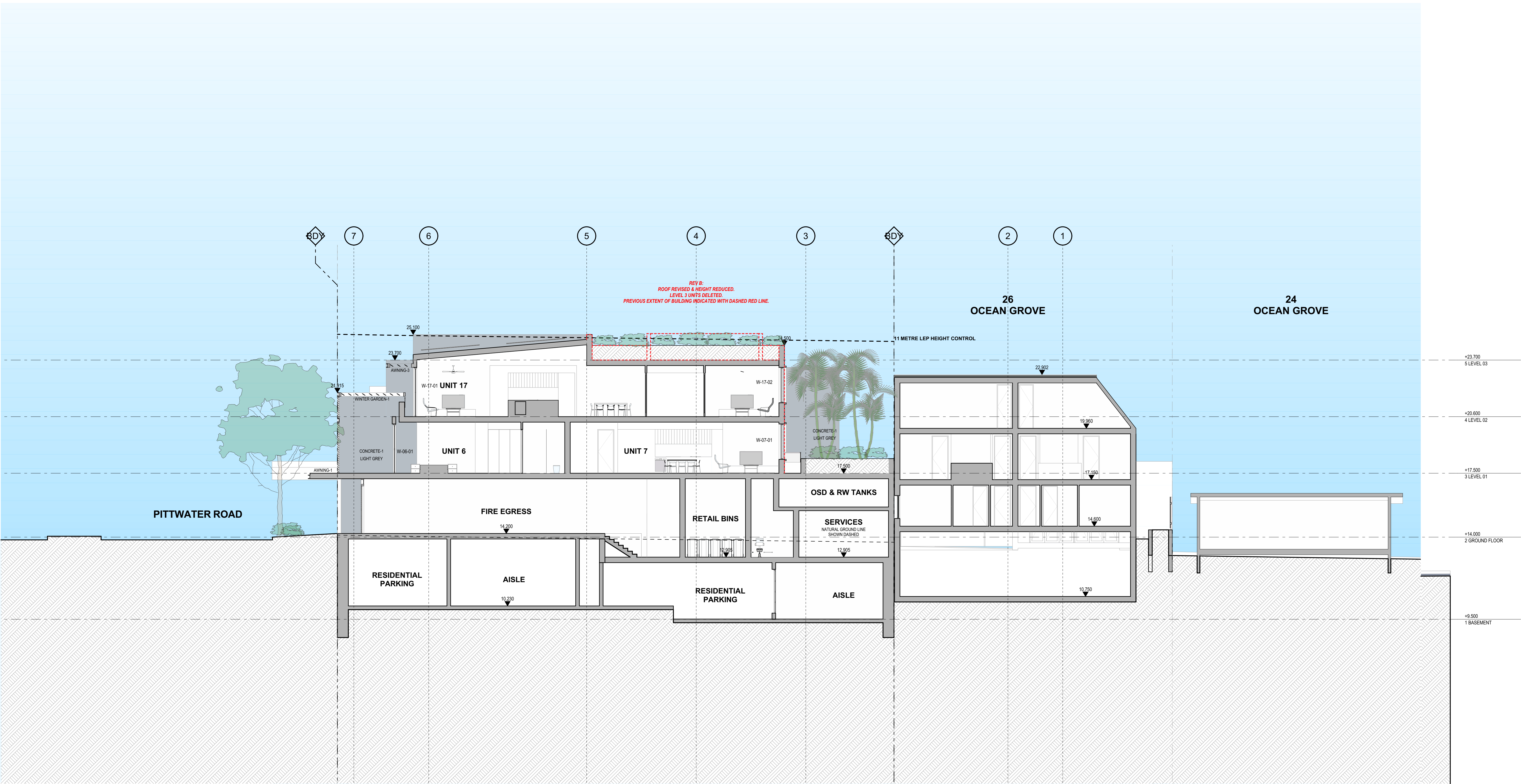




SECTION A

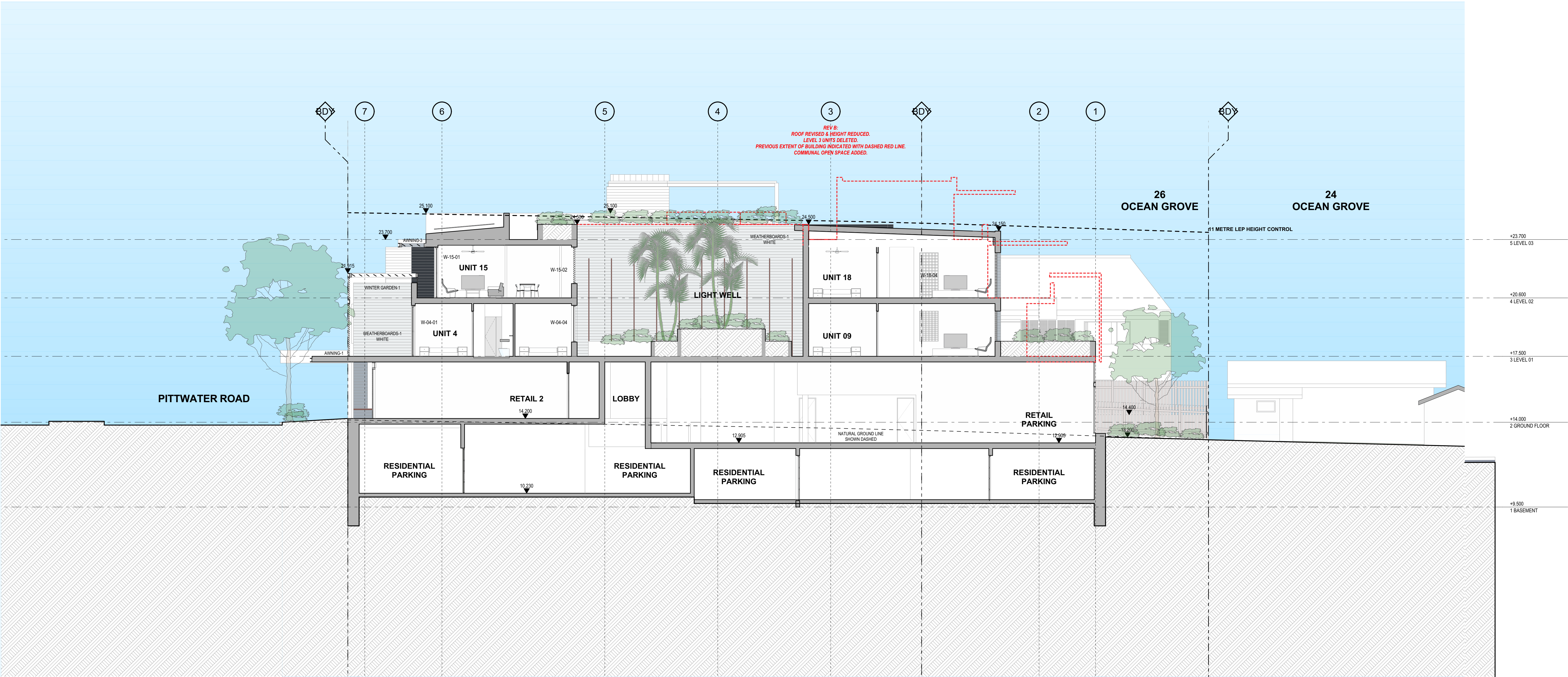
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SECTION D

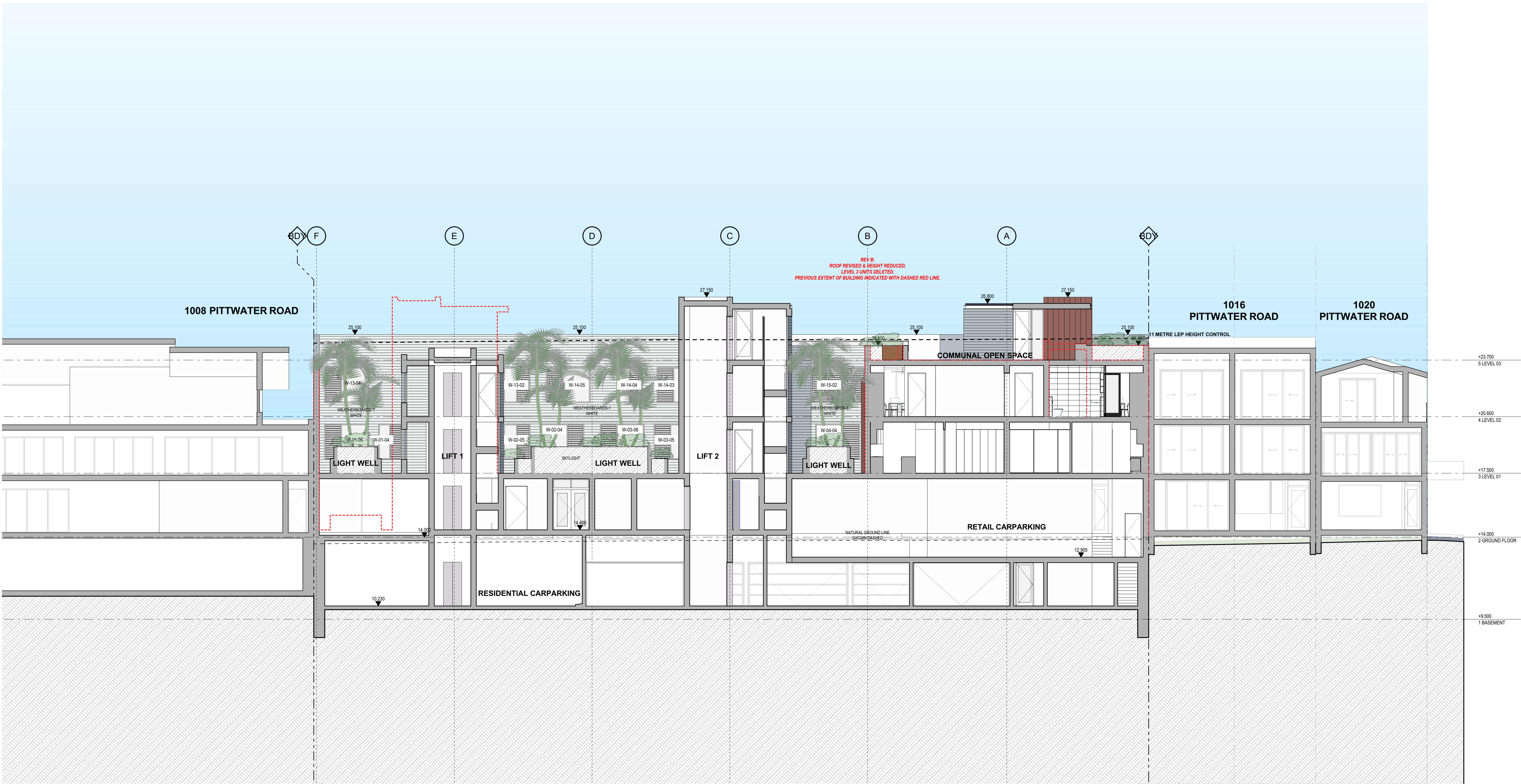
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SECTION E

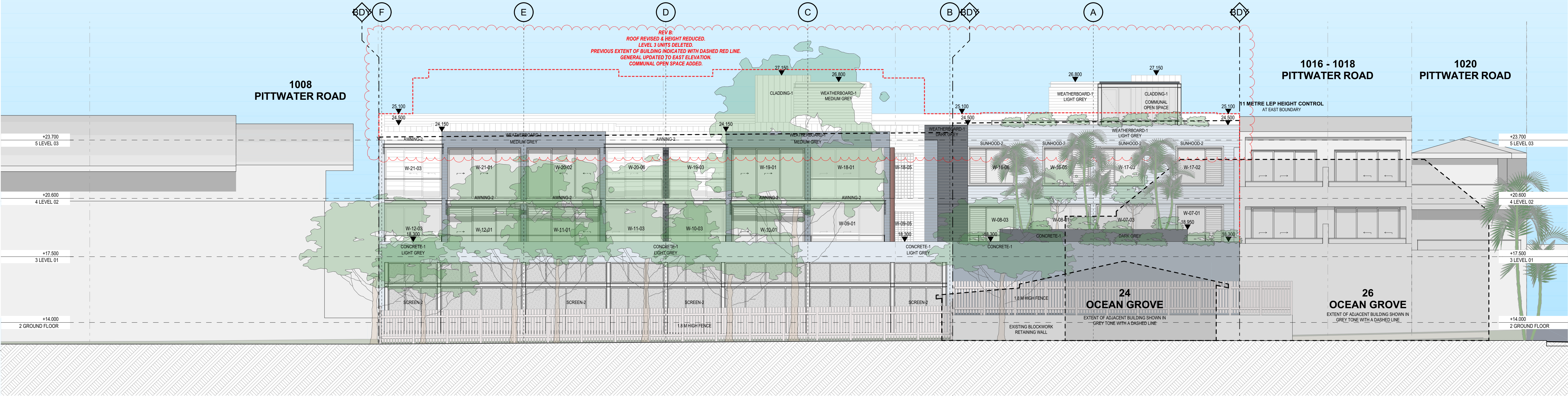
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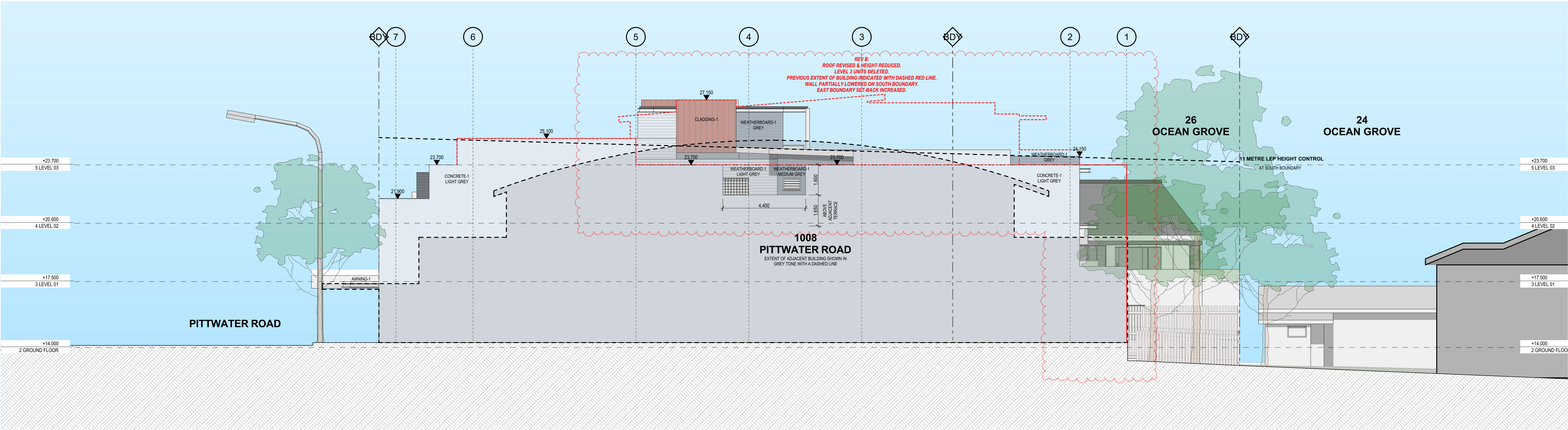
SECTION 3

1:100



EAST ELEVATION

1:100



SOUTH ELEVATION

1:100

EXTERIOR FINISHES LEGEND

AWNING-1
AWNING-2
AWNING-3
BALUSTRADE-1
CONCRETE-1
CLADDING-1

STEEL FRAMED AWNING WITH METAL DECK ROOF AND PFC FACIA (TOES OUT). PAINT FINISH, COLOUR "WHITE".
STEEL PFC FRAMED PERGOLA WITH MOTORISED LOUVRES. ALL STEEL PAINT FINISH, COLOUR "WHITE".
STEEL PFC FRAMED PERGOLA WITH MOTORISED LOUVRES. ALL STEEL PAINT FINISH, COLOUR "DARK GREY".
CLEAR GLASS BALUSTRADE WITH METAL HANDRAIL @ 1,050 MM ABOVE FFL. FIXED TO WALL WITH STAINLESS STEEL PATCH FITTINGS.
CONCRETE WALL / SLAB EDGE / PLANTER BOX WITH RENDER & PAINT FINISH, COLOUR AS NOTED ON ELEVATIONS.
METAL CLADDING PANEL, STANDING SEAM, AGED COPPER FINISH.

LOUVRES-1
SCREEN-1
SCREEN-2
SUNHOOD-1
SUNHOOD-2

METAL ROOF DECK, COLORBOND "MONUMENT".
HORIZONTAL LOUVRE (PLANTATION SHUTTER) SCREEN, POWDERCOAT FINISH, COLOUR "WHITE".
PERFORATED METAL SCREEN WITH POWDERCOAT FINISH, COLOUR "LIGHT GREY".
300 MM DEEP METAL SUNHOOD AROUND PERIMETER OF WINDOW, POWDERCOAT FINISH, COLOUR "AGED COPPER".
300 MM DEEP METAL SUNHOOD AROUND PERIMETER OF WINDOW, POWDER COAT FINISH, COLOUR "WHITE".

TIMBER SEAT-1
WINTER GARDEN-1

TIMBER SEAT TO RETAIL ENTRANCES.
HORIZONTAL FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.
STEEL PFC FRAMED WINTER GARDEN. CLEAR GLASS LOUVRE SCREEN WITH ADJUSTABLE LOUVRE PERGOLA ABOVE. ALL STEEL PAINT FINISH "WHITE".

ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "WHITE" COLOUR.

COLOUR LEGEND

WHITE
LIGHT BLUE
LIGHT GREY
GREY
MEDIUM GREY
DARK GREY
AGED COPPER

"WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" SW1E2.
"LIGHT BLUE" PAINT FINISH EQUAL TO DULUX "TEMPLATE QUARTER" S36H1Q.
"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "MILLER MOOD" SG6D1.
"GREY" PAINT FINISH EQUAL TO DULUX "CHANSON" SG6D2.
"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" SG6D4.
"DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" SG6D8.
DULUX ELECTRO "BURNISHED COPPER FLAT".

REVISIONS

Rev	Change Name
1	GENERAL REVISIONS TO PRELIMINARY DA DRAWINGS.
2	GENERAL REVISIONS TO FLOOR PLANS.
3	DRAWINGS ISSUED FOR BASIC CO-ORDINATION.
4	DEVELOPMENT APPLICATION.
5	REVISIONS TO DA DRAWINGS AS CLOUDED.
6	REVISIONS TO DA DRAWINGS AS CLOUDED.

PROJECT

LONG REEF MIXED-USE
1010 - 1014 PITTWATER ROAD
COLLAROY NSW 2097
LOTS 3 & 4 SECTION 1 IN D.P. 6777 &
LOT 2 IN D.P. 314645

CLIENT

FOR COLLAROY PROJECTS PTY LTD

DATE

21/06/2023

SCALE

1:100 @ A1

PROJECT NO.

2101

DATE

21/06/2023

SCALE

1:100 @ A1

PROJECT NO.

2101

DATE

21/06/2023

SCALE

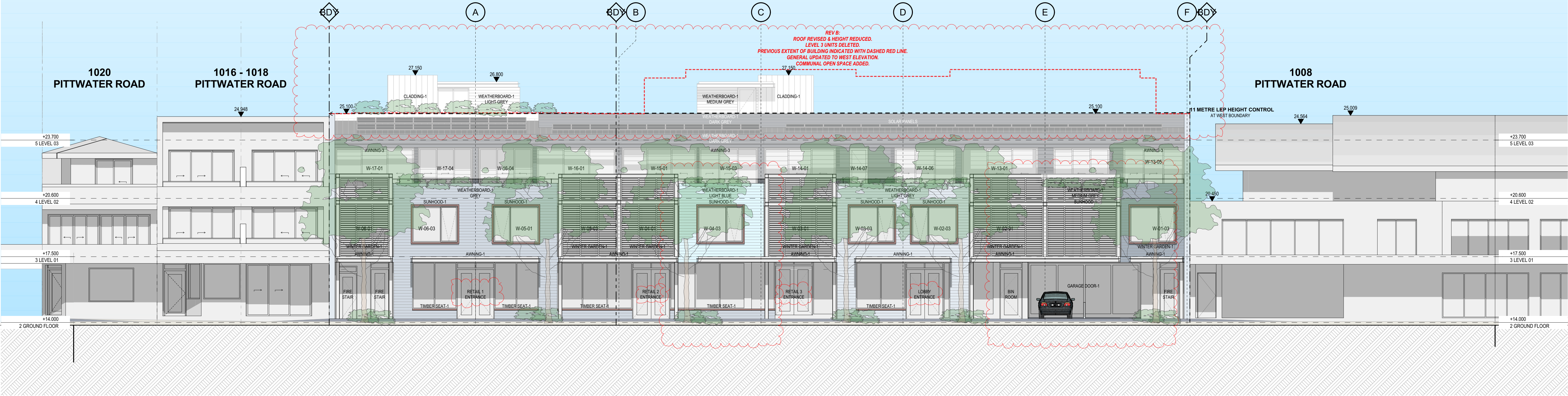
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PROJECT NO.

2101

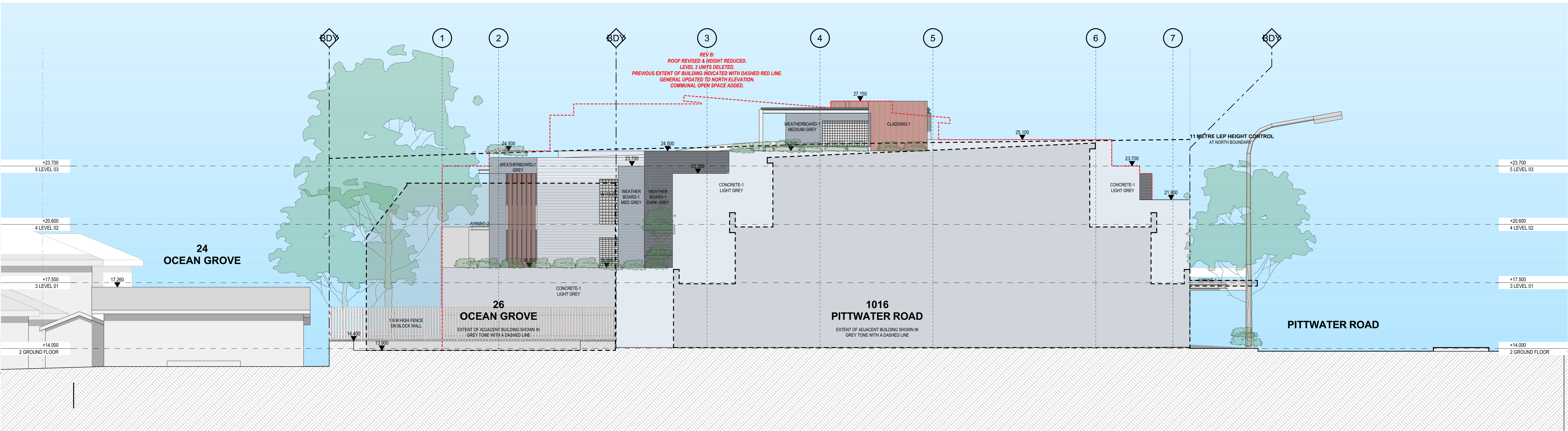
REVISION

DA-16



WEST ELEVATION

1:100



NORTH ELEVATION

1:100

EXTERIOR FINISHES LEGEND

AWNING-1 STEEL FRAMED AWNING WITH METAL DECK ROOF AND PFC FACIA (TOES OUT). PAINT FINISH, COLOUR "WHITE".
AWNING-2 STEEL PFC FRAMED PERGOLA WITH MOTORISED LOUVRES. ALL STEEL PAINT FINISH, COLOUR "WHITE".
AWNING-3 STEEL PFC FRAMED PERGOLA WITH MOTORISED LOUVRES. ALL STEEL PAINT FINISH, COLOUR "DARK GREY".
BALUSTRADE-1 CLEAR GLASS BALUSTRADE WITH METAL HANDRAIL @ 1,050 MM ABOVE FFL. FIXED TO WALL WITH STAINLESS STEEL PATCH FITTINGS.
CONCRETE-1 CONCRETE WALL / SLAB EDGE / PLANTER BOX WITH RENDER & PAINT FINISH, COLOUR AS NOTED ON ELEVATIONS.
CLADDING-1 METAL CLADDING PANEL, STANDING SEAM, AGED COPPER FINISH.

LOUVRES-1 CLEAR GLASS LOUVRES TO WINTER GARDENS. ALUMINIUM FRAMING WITH POWDERCOAT FINISH, COLOUR "WHITE".
METAL ROOF DECK-1 METAL ROOF DECK, COLORBOND "MONUMENT".
SCREEN-1 HORIZONTAL LOUVRE (PLANTATION SHUTTER) SCREEN, POWDERCOAT FINISH, COLOUR "WHITE".
SCREEN-2 PERFORATED METAL SCREEN WITH POWDERCOAT FINISH, COLOUR "LIGHT GREY".
SUNHOOD-1 300 MM DEEP METAL SUNHOOD AROUND PERIMETER OF WINDOW, POWDERCOAT FINISH, COLOUR "AGED COPPER".
SUNHOOD-2 300 MM DEEP METAL SUNHOOD AROUND PERIMETER OF WINDOW, POWDER COAT FINISH, COLOUR "WHITE".

TIMBER SEAT-1 TIMBER SEAT TO RETAIL ENTRANCES.
WINTER GARDEN-1 STEEL PFC FRAMED WINTER GARDEN. CLEAR GLASS LOUVRE SCREEN WITH ADJUSTABLE LOUVRE PERGOLA ABOVE. ALL STEEL PAINT FINISH "WHITE".

ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "WHITE" COLOUR.

COLOUR LEGEND

WHITE
LIGHT BLUE
LIGHT GREY
GREY
MEDIUM GREY
DARK GREY
AGED COPPER

"WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" SW1E2.
"LIGHT BLUE" PAINT FINISH EQUAL TO DULUX "TEMPLATE QUARTER" S36H1Q.
"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "MILLER MOOD" SG6D1.
"GREY" PAINT FINISH EQUAL TO DULUX "CHANSION" SG6D2.
"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" SG6D4.
"DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" SG6D8.
DULUX ELECTRO "BURNISHED COPPER FLAT".

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FOR COLLAROY PROJECTS PTY LTD

PROJECT INFORMATION

PROJECT: LONG REEF MIXED-USE
1010 - 1014 PITTWATER ROAD
COLLAROY NSW 2097
LOTS 3 & 4 SECTION 1 IN D.P. 6777 & LOT 2 IN D.P. 314645

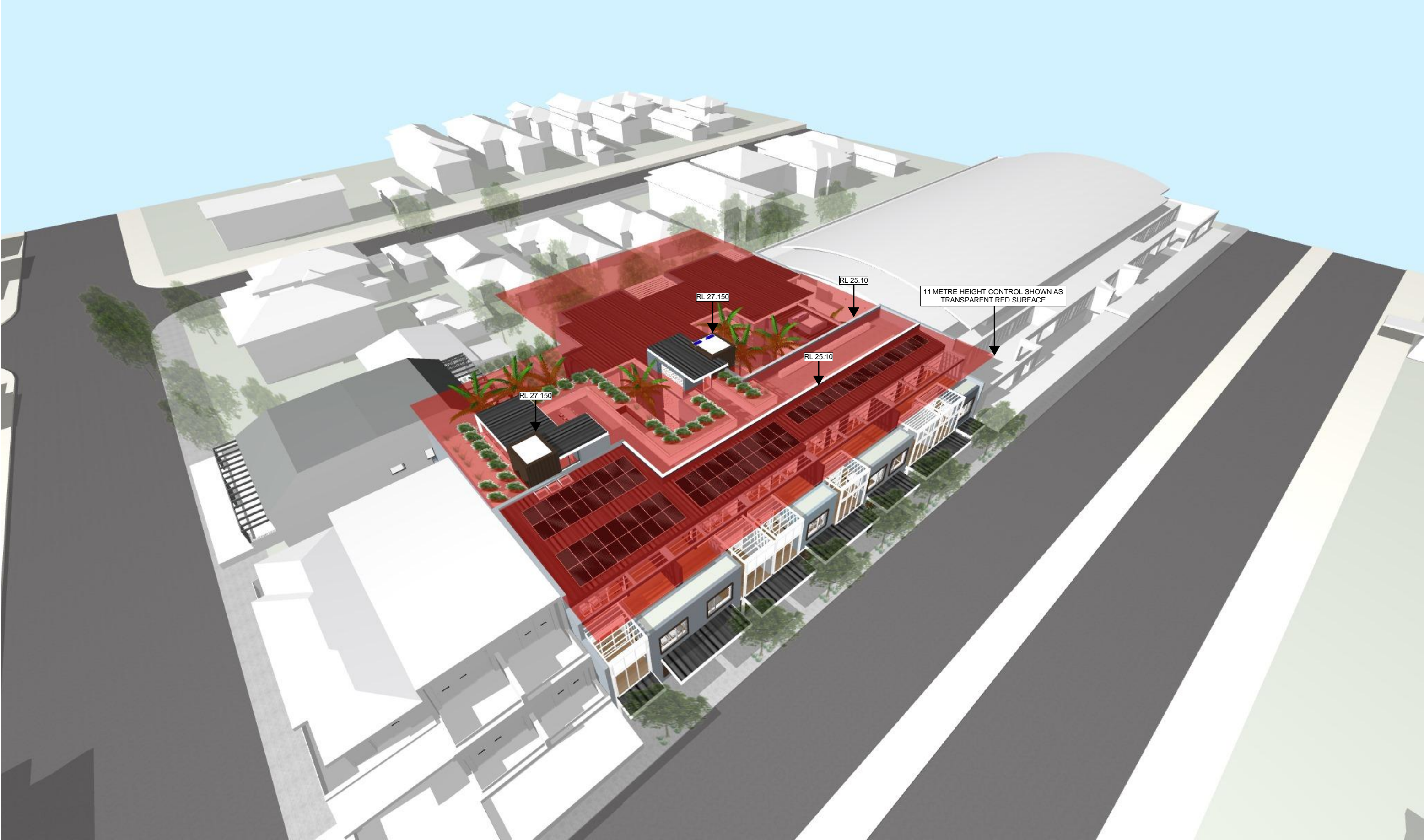
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2003/2024

REVISION
DA-17

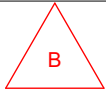


Dulux White on White™ SW1 / SW1E2		Dulux Template Quarter A301 / S30H1Q	
"WHITE"		"LIGHT BLUE"	
	Dulux Miller Mood G618 / S60D1		
	"LIGHT GREY"		
Dulux Chanson G619 / S60D2			
"GREY"		"AGED COPPER"	
	Dulux Tinker G617 / S60D4		Dulux Colorbond® Monument® C66
	"MEDIUM GREY"		"MONUMENT"
Dulux Oolong G616 / S60D8			
"DARK GREY"			

EXTERIOR FINISHES LEGEND				COLOUR LEGEND			
AWNING-1	STEEL FRAMED AWNING WITH METAL DECK ROOF AND PFC FACIA (TOES OUT). PAINT FINISH, COLOUR "WHITE".	LOUVRES-1	CLEAR GLASS LOUVRES TO WINTER GARDENS. ALUMINIUM FRAMING WITH POWDERCOAT FINISH, COLOUR "WHITE".	TIMBER SEAT-1	TIMBER SEAT TO RETAIL ENTRANCES.	WHITE	"WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" SW1E2.
AWNING-2	STEEL PFC FRAMED PERGOLA WITH MOTORISED LOUVRES. ALL STEEL PAINT FINISH, COLOUR "WHITE".	METAL ROOF DECK-1	METAL ROOF DECK, COLORBOND "MONUMENT".	WEATHERBOARD-1	HORIZONTAL FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.	LIGHT BLUE	"LIGHT BLUE" PAINT FINISH EQUAL TO DULUX "TEMPLATE QUARTER" S36H1Q.
AWNING-3	STEEL PFC FRAMED PERGOLA WITH MOTORISED LOUVRES. ALL STEEL PAINT FINISH, COLOUR "DARK GREY".	SCREEN-1	HORIZONTAL LOUVRE (PLANTATION SHUTTER) SCREEN, POWDERCOAT FINISH, COLOUR "WHITE".	WINTER GARDEN-1	STEEL PFC FRAMED WINTER GARDEN. CLEAR GLASS LOUVRE SCREEN WITH ADJUSTABLE LOUVRE PERGOLA ABOVE. ALL STEEL PAINT FINISH "WHITE".	LIGHT GREY	"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "MILLER MOOD" S66D1.
BALUSTRADE-1	CLEAR GLASS BALUSTRADE WITH METAL HANDRAIL @ 1,050 MM ABOVE FFL. FIXED TO WALL WITH STAINLESS STEEL PATCH FITTINGS.	SCREEN-2	PERFORATED METAL SCREEN WITH POWDERCOAT FINISH, COLOUR "LIGHT GREY".			GREY	"GREY" PAINT FINISH EQUAL TO DULUX "CHANSON" S66D2.
CONCRETE-1	CONCRETE WALL / SLAB EDGE / PLANTER BOX WITH RENDER & PAINT FINISH, COLOUR AS NOTED ON ELEVATIONS.	SUNHOOD-1	300 MM DEEP METAL SUNHOOD AROUND PERIMETER OF WINDOW, POWDERCOAT FINISH, COLOUR "AGED COPPER".			MEDIUM GREY	"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" S66D4.
CLADDING-1	METAL CLADDING PANEL, STANDING SEAM, AGED COPPER FINISH.	SUNHOOD-2	300 MM DEEP METAL SUNHOOD AROUND PERIMETER OF WINDOW, POWDER COAT FINISH, COLOUR "WHITE".			DARK GREY	"DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" S66D8.
				DULUX ELECTRO "BURNISHED COPPER FLAT".			
				ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "WHITE" COLOUR.			



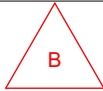
HEIGHT CONTROL DIAGRAM - OVERVIEW

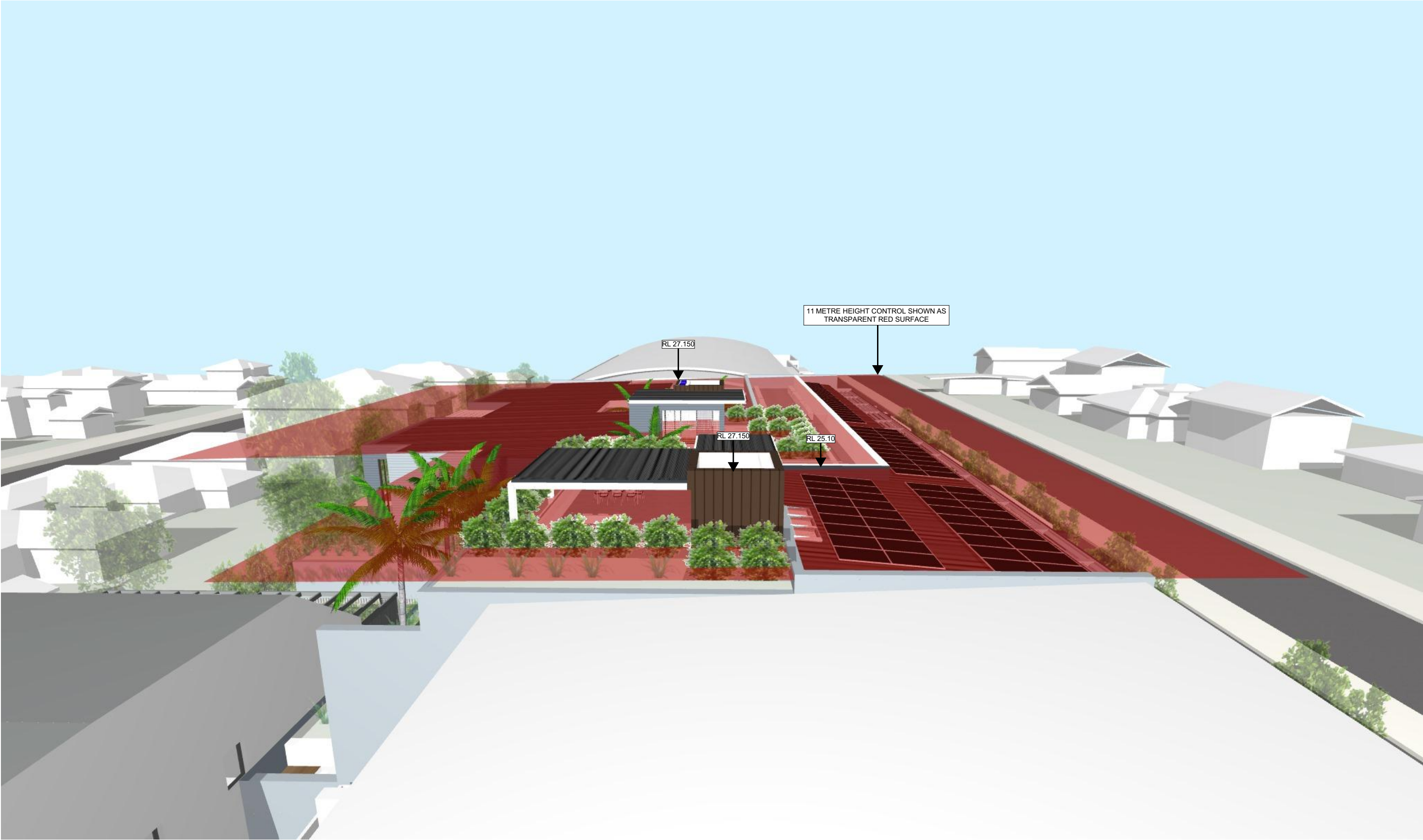


Transmittal Set Date	Rev	Description
27/07/2023	P1	HEIGHT CONTROL DIAGRAMS PRELIMINARY ISSUE
18/09/2023	A	DEVELOPMENT APPLICATION.
20/03/2024	B	REVISIONS TO DA DRAWINGS AS CLOUDED.

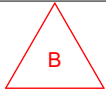


HEIGHT CONTROL DIAGRAM - VIEW FROM WEST

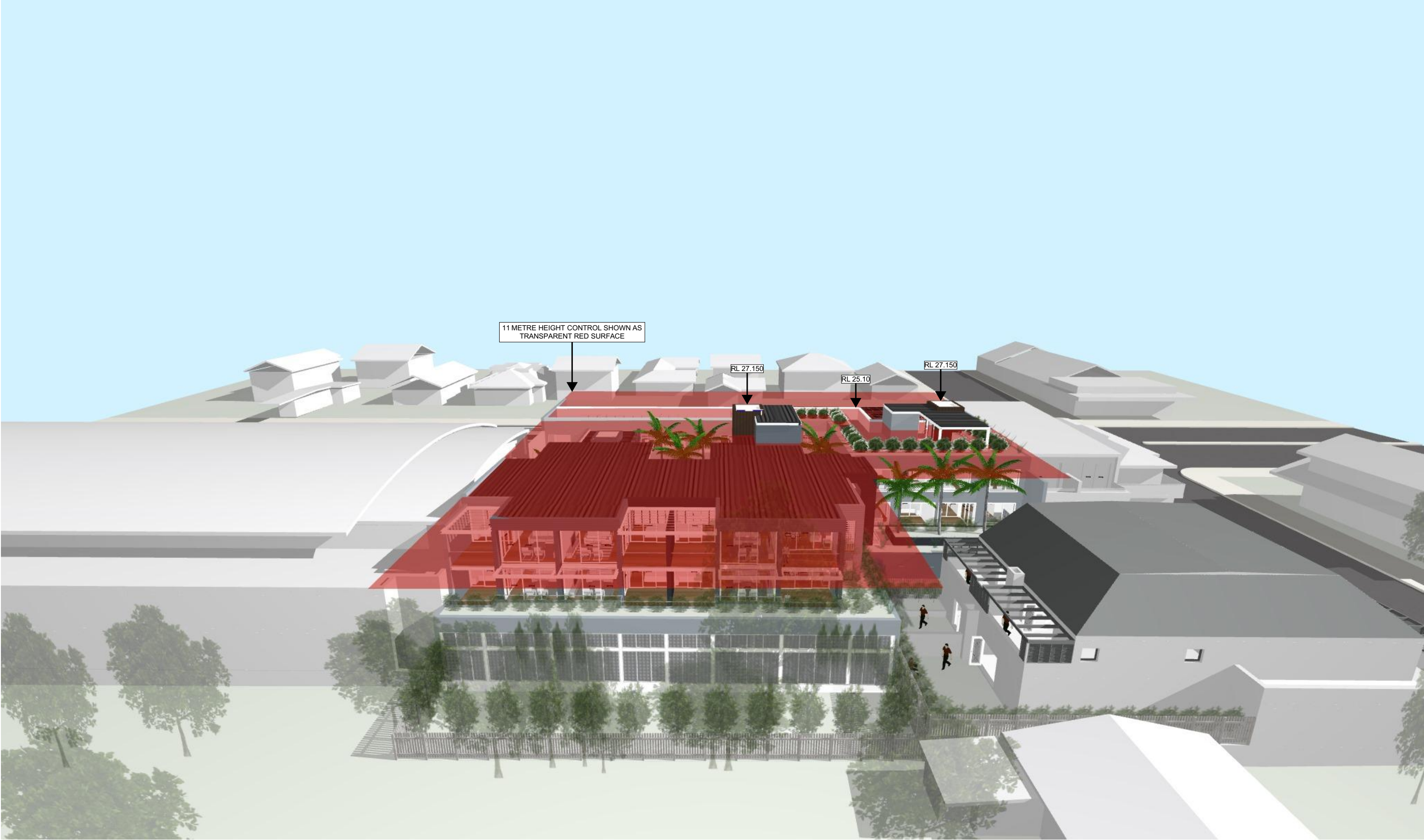




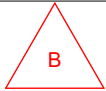
HEIGHT CONTROL DIAGRAM - VIEW FROM NORTH



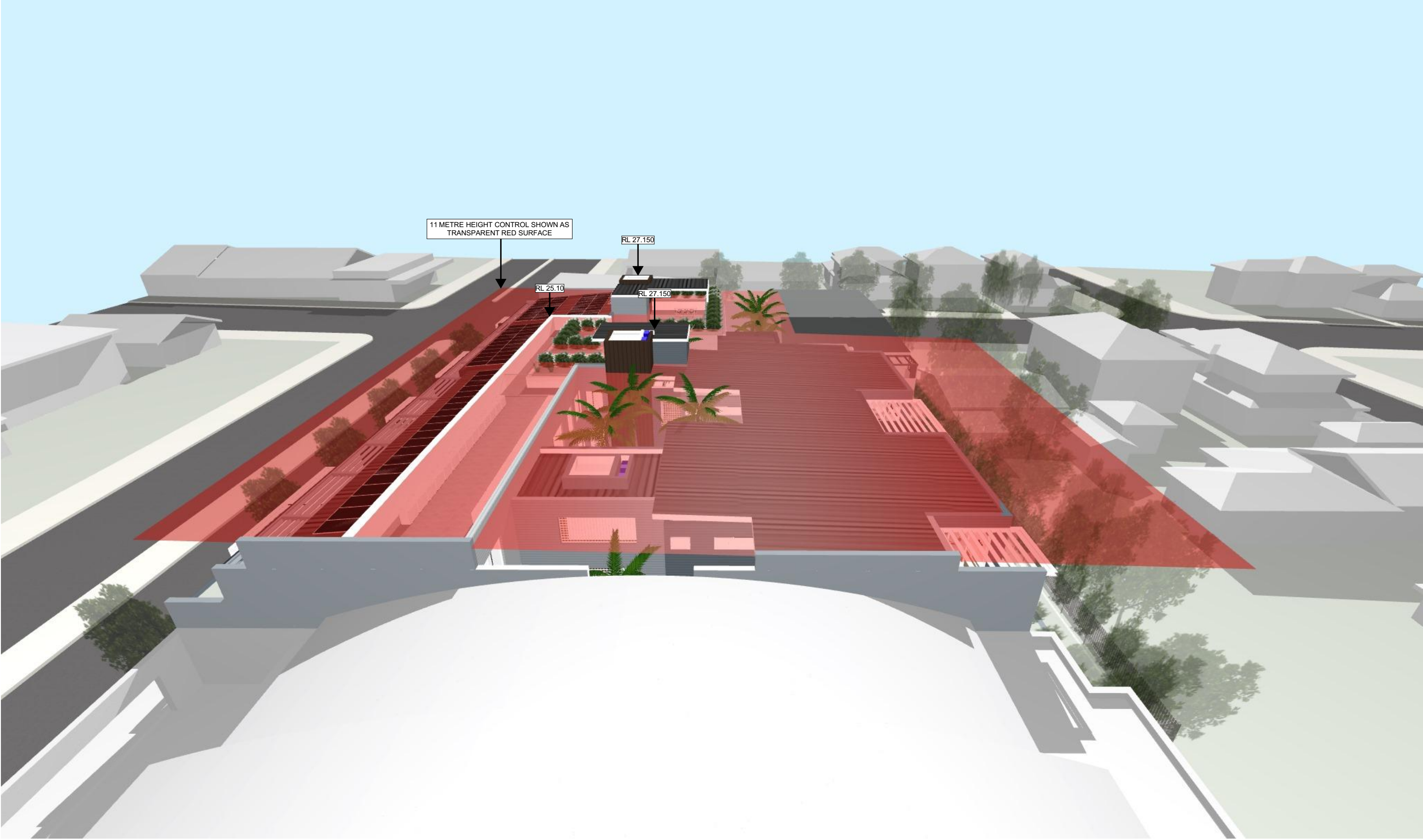
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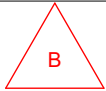
HEIGHT CONTROL DIAGRAM - VIEW FROM EAST



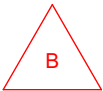
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HEIGHT CONTROL DIAGRAM - VIEW FROM SOUTH

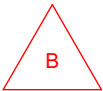


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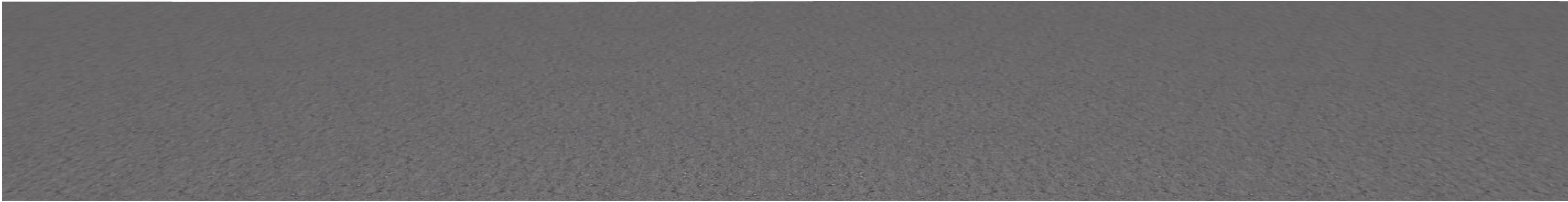


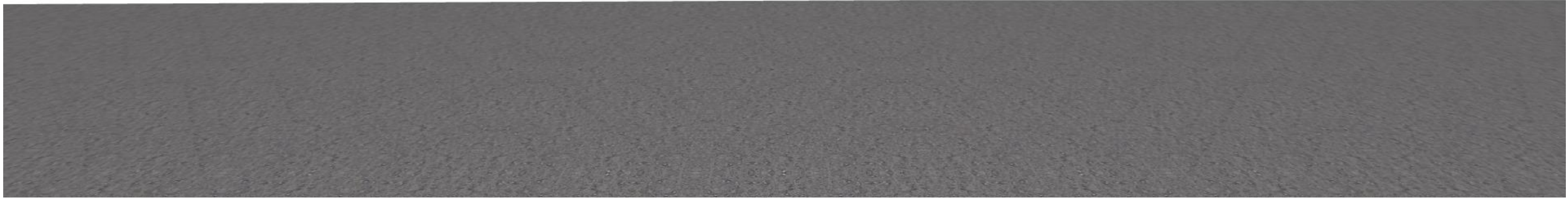
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20/03/2024	B	REVISIONS TO DA DRAWINGS AS CLOUED.

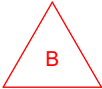
PROJECT	DRAWING TITLE	SCALE	DRAWN BY	PLOT DATE
LONG REEF 1010 - 1014 PITTWATER ROAD, COLLAROY NSW 2097 LOTS 3 & 4 SECTION 1 IN D.P. 6777 & LOT 2 IN D.P. 314645	VIEW 1	NTS	SG / AW	20/03/2024
FOR COLLAROY PROJECTS PTY LTD	PROJECT NO. 2101	DRAWING NO. DA-25	REVISION B	



Transmittal Set Date	Rev	Description
18/09/2023	A	DEVELOPMENT APPLICATION.
20/03/2024	B	REVISIONS TO DA DRAWINGS AS CLOUDED.

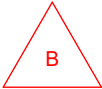
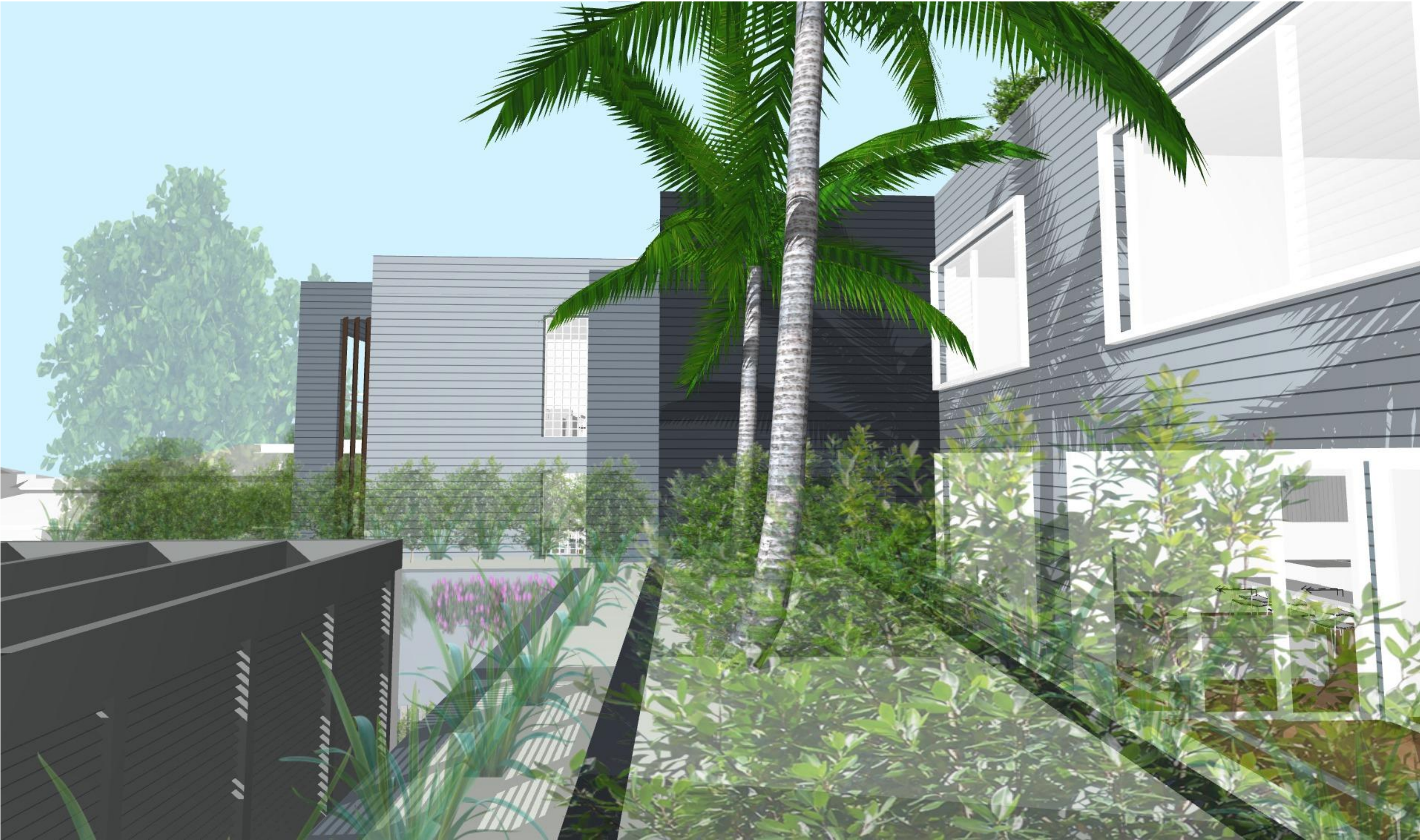






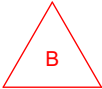
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18/09/2023	A	DEVELOPMENT APPLICATION.
20/03/2024	B	REVISIONS TO DA DRAWINGS AS CLOUDED.

PROJECT LONG REEF 1010 - 1014 PITTWATER ROAD, COLLAROY NSW 2097 LOTS 3 & 4 SECTION 1 IN D.P. 6777 & LOT 2 IN D.P. 314645	DRAWING TITLE VIEW 5	SCALE NTS	DRAWN BY SG / AW	PLOT DATE 20/03/2024
FOR COLLAROY PROJECTS PTY LTD	PROJECT NO. 2101	DRAWING NO. DA-29	REVISION B	



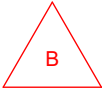
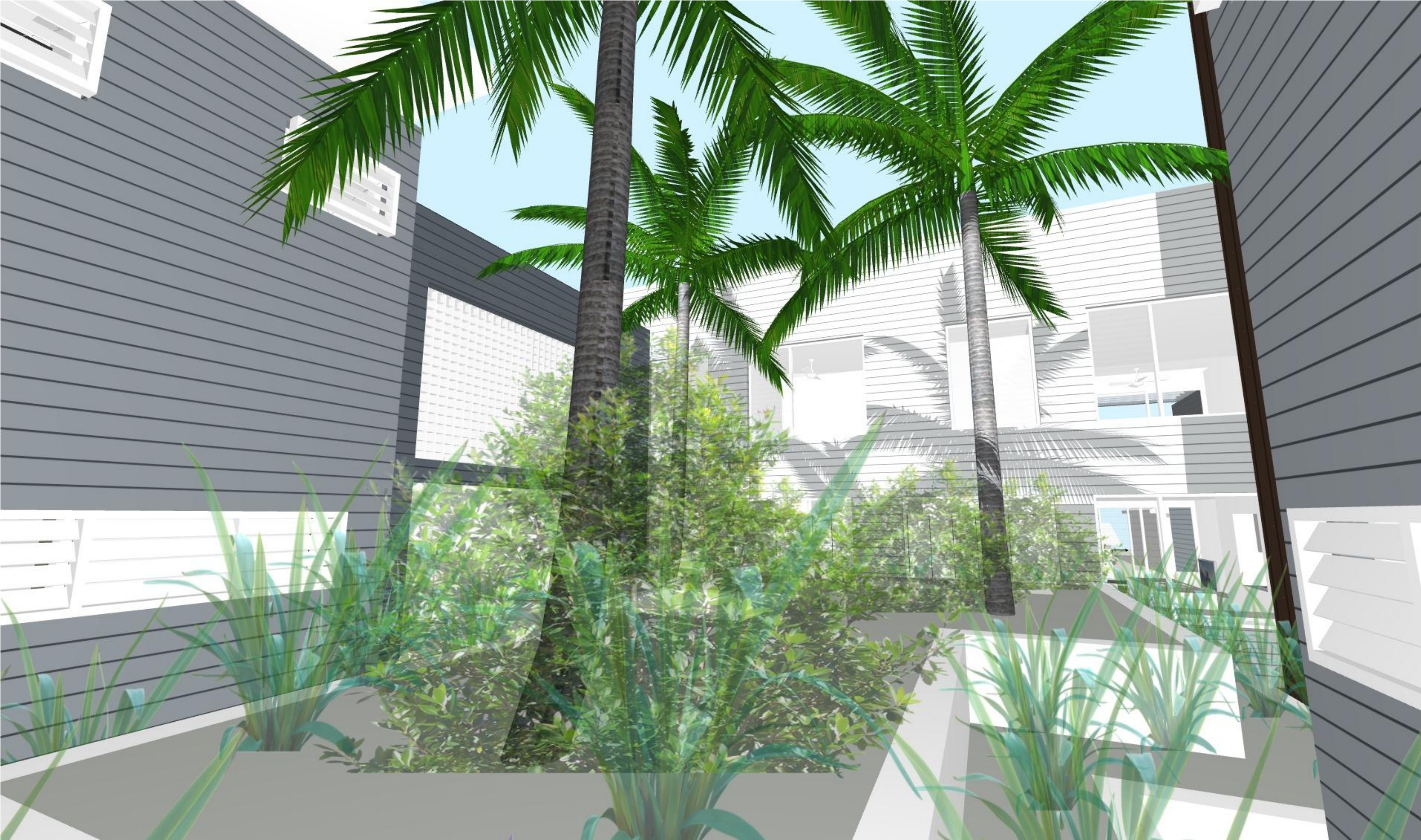
Transmittal Set Date	Rev	Description
18/09/2023	A	DEVELOPMENT APPLICATION.
20/03/2024	B	REVISIONS TO DA DRAWINGS AS CLOUDED.

PROJECT LONG REEF 1010 - 1014 PITTWATER ROAD, COLLAROY NSW 2097 LOTS 3 & 4 SECTION 1 IN D.P. 6777 & LOT 2 IN D.P. 314645	DRAWING TITLE VIEW 6	SCALE NTS	DRAWN BY SG / AW	PLOT DATE 20/03/2024
PROJECT NO. 2101	DRAWING NO. DA-30			REVISION B
FOR COLLAROY PROJECTS PTY LTD				



Transmittal Set Date	Rev	Description
18/09/2023	A	DEVELOPMENT APPLICATION.
20/03/2024	B	REVISIONS TO DA DRAWINGS AS CLOUDED.

PROJECT LONG REEF 1010 - 1014 PITTWATER ROAD, COLLAROY NSW 2097 LOTS 3 & 4 SECTION 1 IN D.P. 6777 & LOT 2 IN D.P. 314645		DRAWING TITLE VIEW 7	
SCALE NTS	DRAWN BY SG / AW	PLOT DATE 20/03/2024	
PROJECT NO. 2101	DRAWING NO. DA-31	REVISION B	
FOR COLLAROY PROJECTS PTY LTD			



Transmittal Set Date	Rev	Description
18/09/2023	A	DEVELOPMENT APPLICATION.
20/03/2024	B	REVISIONS TO DA DRAWINGS AS CLOUDED.

PROJECT LONG REEF 1010 - 1014 PITTWATER ROAD, COLLAROY NSW 2097 LOTS 3 & 4 SECTION 1 IN D.P. 6777 & LOT 2 IN D.P. 314645	DRAWING TITLE VIEW 8	SCALE NTS	DRAWN BY SG / AW	PLOT DATE 20/03/2024
FOR COLLAROY PROJECTS PTY LTD	PROJECT NO. 2101	DRAWING NO. DA-32	REVISION B	



26 OCEAN GROVE - UNIT 2 (GROUND FLOOR WEST) - VIEW FROM COURTYARD



26 OCEAN GROVE - UNIT 2 (GROUND FLOOR WEST) - VIEW FROM LIVING AREA



26 OCEAN GROVE - UNIT 1 (GROUND FLOOR EAST) - VIEW FROM COURTYARD



26 OCEAN GROVE - UNIT 1 (GROUND FLOOR EAST) - VIEW FROM LIVING AREA



