**AMENDMENT C CHANGES. SHOWN CLOUDED.**

**VIEW FROM FISHERMANS BEACH UPDATED WITH NE PROPOSAL.**
**DRAWING REGISTER UPDATED.**



**PHOTOMONTAGE - PROPOSED FRONT ELEVATION / STREETSCAPE**



**PHOTOMONTAGE - PROPOSED VIEW FROM STANLEY AND FLORENCE TWIGHT RESERVE**

**DEVELOPMENT APPLICATION SUBMISSION FOR:**

## 41 & 43 BEACH ROAD,COLLAROY, 2097
## LOT 1 DP300846 & LOT 2 SEC 7 DP7391

**DRAWING REGISTER**

| DWG NO. | DRAWING | SCALE | REVISION |
|---|---|---|---|
| DA 000 | COVER + PHOTOMONTAGES | N/A | C |
| DA E 100 | EXISTING SITE & ROOF PLAN | 1:100 | A |
| DA E 110 | SITE ANALYSIS PLAN | 1:100 | A |
| DA E 120 | LOT AMALGAMATION PLAN | 1:250 | A |
| DA E 130 | DEMOLITION AND WASTE MANAGEMENT PLAN | 1:100 | A |
| DA E 140 | EXCAVATION & FILL PLAN | 1:100 | C |
| DA E 200 | EXISTING ELEVATIONS | 1:200 | A |
| DA 100 | PROPOSED SITE & ROOF PLAN | 1:100 | A |
| DA 105 | ANALYSIS AGAINST DCP-B1 "WALL HEIGHT CONTROL" | 1:100 | C |
| DA 106 | ANALYSIS AGAINST DCP-B1 - SE AREA DETAIL | 1:100 | C |
| DA 107 | ANALYSIS AGAINST DCP-B1 & DCP-B3 - SECTIONS | 1:50 | C |
| DA 108 | ANALYSIS AGAINST DCP-B1 & DCP-B3 - SECTIONS | 1:50 | C |
| DA 110 | PROPOSED BASEMENT PLAN | 1:100 | B |
| DA 120 | PROPOSED GROUND FLOOR PLAN | 1:100 | B |
| DA 130 | PROPOSED FIRST FLOOR PLAN | 1:100 | C |
| DA 150 | PROPOSED GFA & FSR CALCULATIONS | 1:200 | C |
| DA 160 | DESIGN AMENDMENTS - FIRST FLOOR PLAN | 1:100 | B |
| DA 200 | PROPOSED NORTH & EAST ELEVATIONS | 1:100 | C |
| DA 210 | PROPOSED SOUTH & WEST ELEVATIONS | 1:100 | C |
| DA 300 | PROPOSED SECTIONS A-A' & B-B' | 1:100 | C |
| DA 310 | PROPOSED SECTIONS C-C' & D-D' | 1:100 | C |
| DA 320 | PROPOSED SECTION E-E' & F-F' | 1:100 | C |
| DA 330 | PROPOSED SECTION H-H' & DESIGN AMENDMENTS | 1:100 | C |
| DA 400 | PROPOSED MATERIALS & FINISHES SCHEDULE | 1:200 | C |
| DA 500 | SHADOWS 9AM 21ST JUNE | 1:200 | B |
| DA 501 | SHADOWS 12PM 21ST JUNE | 1:200 | B |
| DA 502 | SHADOWS 3PM 21ST JUNE | 1:50 | B |
| DA 520 | EX.ELEVATION SHADOWS 29 BEACH RD. NORTH FACADE | 1:50 | B |
| DA 521 | PR.ELEVATION SHADOWS 29 BEACH RD. NORTH FACADE | 1:50 | B |
| DA 522 | PR.ELEVATION SHADOWS 35 BEACH RD. EAST FACADE | 1:50 | A |
| DA 523 | PRIVATE OPEN SPACE: 29 BEACH ROAD 01/02 | 1/200 | A |
| DA 524 | PRIVATE OPEN SPACE: 29 BEACH ROAD 02/02 | 1/200 | A |
| DA 600 | SWIMMING POOL PLANS | 1/20 | A |
| DA 800 | EXISTING VIEW LOSS ANALYSIS | 1/200 | A |
| DA 810 | PROPOSED VIEW LOSS ANALYSIS | 1/200 | A |
| DA 820 | EX. & PR. VIEW LOSS ANALYSIS: 35 BEACH ROAD | 1/200 | A |
| DA 825 | PR. VIEW LOSS ANALYSIS: 29 BEACH ROAD | N/A | C |
| NP 01 | NOTIFICATION PLAN: SITE PLAN | 1/200 | A |
| NP 02 | NOTIFICATION PLAN: ELEVATIONS | 1/200 | A |



**PHOTOMONTAGE - PROPOSED VIEW FROM FISHERMANS BEACH**


VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
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info@vk.com.au www.vk.com.au abn 12 083 17 159


**NOTES:**

**THIS IS FOR THE PURPOSE OF DEVELOPMENT APPLICATION TO COUNCIL ONLY**

**REFER TO WRITTEN DIMENSIONS ONLY, DO NOT SCALE FROM DRAWINGS.**
**REFER TO ARCHITECTS SPECIFICATION AND SCHEDULES IN RELATION TO THESE DRAWINGS.**
**REFER ALL DISCREPANCIES TO THE ARCHITECT IMEDIATELY BEFORE PROCEEDING.**
**REFER TO ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL SPECIALIST INFORMATION AND DETAILS.**
**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 03/07/2020 | C | DA ISSUE - AMENDMENT C |

| PROJECT | DATE | REVISION NUMBER |
|---|---|---|
| 41 & 43 BEACH ROAD COLLAROY<br>LO1 1 DP300846 AND LOT 2 SEC 7 DP7391 | 03/07/2020 | C |
| **DRAWING TITLE** | **SCALE:** | **DRAWING NO.** |
| COVER + PHOTOMONTAGES | N/A | **DA 000** |

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.438:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

**GENERAL NOTE:**
**COMPLIANCE**
**NCC:** ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
**BASIX:** ALL WORK TO COMPLY WITH BASIX CERTIFICATE

**REFERRALS**
***SURVEY:*** REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.
***HYDRAULIC:*** REFER TO THE HYDRAULIC ENGINEER'S DRAWINGS
FOR ALL HYDRAULICS WORK.
***LANDSCAPE:*** REFER TO THE LANDSCAPE DRAWINGS FOR ALL PROPOSED LANDSCAPING DETAILS.
DO NOT SCALE FROM THESE DRAWINGS.
WORK TO WRITTEN DIMENSIONS ONLY.

| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY | |
|---|---|
| | EXISTING WALLS |
| | CAVITY BRICK WALLS |
| | TIMBER STUD WALLS |
| | OFF-FORM CONCRETE WALLS |
| | JOINERY |
| | TIMBER FLOORBOARDS |
| | TIMBER DECK |
| | TILED FLOORS |
| | GLAZING |
| | METAL ROOF |
| | TIMBER FACADE |
| | STEEL IN PLAN & ELEVATION |
| | STEEL IN SECTION |
| | CONCRETE IN PLAN & ELEVATION |
| | BRICK FACADE |
| | OUTDOOR PAVERS |
| | GREEN ROOF |
| | CONCRETE ROOF |
| | DEMOLITION |
| | DEMOLITION IN SECTION |
| | PRE-DA MEETING BUILDING LINE |
| | FIRST DA BUILDING LINE |

**AMENDMENT D. shown clouded in red.**

- GF southern wall has been moved 500 mm to the North.
- FF southern wall has been moved to the North between 300 mm to 610 mm.
- Kitchen southern wall & roof to be built on an angle to comply with DCP – B3 "Side Envelope" control.
- Kitchen's FFL has been reduced from FFL 12.00 to FFL 11.24 (-760mm).
- Master bedroom's FFL has been reduced from FFL 15.42 to FFL 14.85 (-570 mm).
- Southern wing Roof has been lowered by 570 mm.
- Basement southern area has been updated to match new proposal.
- GF's roof has been updated to match new proposal.
- Base of southern boundary wall has been updated with the relative levels shown on survey prepared by Norton Survey Partners.
- Side Envelopes related to Warringah's DCP-B3 "Side Envelope" control have been updated on proposed sections and elevations using the survey prepared by Norton Survey Partners.


VIRGINIA KERRIDGE ARCHITECT

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**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 28/05/2020 | B | DA ISSUE - AMENDMENT B |
| 22/07/2020 | D | DA ISSUE - AMENDMENT D |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
22/07/2020

REVISION NUMBER
**D**

DRAWING TITLE
SITE & ROOF PLAN

SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
**DA 100**

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 71.6 sqm | | YES |
| GROUND FLOOR GFA | 407sqm | | YES |
| FIRST FLOOR GFA | 284 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 691 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.45:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 762.6 | | |
| TOTAL FSR (including basement) | 0.496:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 725.1 sqm= 47.2% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

**GENERAL NOTE:**
**COMPLIANCE**
**NCC:** ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
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**REFERRALS**
***SURVEY:*** REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY | |
|---|---|
| | EXISTING WALLS |
| | CAVITY BRICK WALLS |
| | TIMBER STUD WALLS |
| | OFF-FORM CONCRETE WALLS |
| | JOINERY |
| | TIMBER FLOORBOARDS |
| | TIMBER DECK |
| | TILED FLOORS |
| | GLAZING |
| | METAL ROOF |
| | TIMBER FACADE |
| | STEEL IN PLAN & ELEVATION |
| | STEEL IN SECTION |
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| | OUTDOOR PAVERS |
| | GREEN ROOF |
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| | PRE-DA MEETING BUILDING LINE |
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amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |

| | | |
|---|---|---|
| PROJECT: 41 & 43 BEACH ROAD COLLAROY<br>LO1 1 DP300846 AND LOT 2 SEC 7 DP7391 | DATE: 12/12/2019 | REVISION NUMBER: A |
| DRAWING TITLE: SITE ANALYSIS PLAN | SCALE: 1:100 at A1 & 1:200 at A3 | DRAWING NO.: DAE 110 |

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 71.6 sqm | | YES |
| GROUND FLOOR GFA | 407sqm | | YES |
| FIRST FLOOR GFA | 284 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 691 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.45:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 762.6 | | |
| TOTAL FSR (including basement) | 0.496:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 725.1 sqm= 47.2% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |




01 EXISTING LOT CONFIGURATION




02 PROPOSED LOT AMALGAMATION

**GENERAL NOTE:**
**COMPLIANCE**
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY |
|---|
| EXISTING WALLS |
| CAVITY BRICK WALLS |
| TIMBER STUD WALLS |
| OFF-FORM CONCRETE WALLS |
| JOINERY |
| TIMBER FLOORBOARDS |
| TIMBER DECK |
| TILED FLOORS |
| GLAZING |
| METAL ROOF |
| TIMBER FACADE |
| STEEL IN PLAN & ELEVATION |
| STEEL IN SECTION |
| CONCRETE IN PLAN & ELEVATION |
| BRICK FACADE |
| OUTDOOR PAVERS |
| GREEN ROOF |
| CONCRETE ROOF |
| DEMOLITION |
| DEMOLITION IN SECTION |
| PRE-DA MEETING BUILDING LINE |
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TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

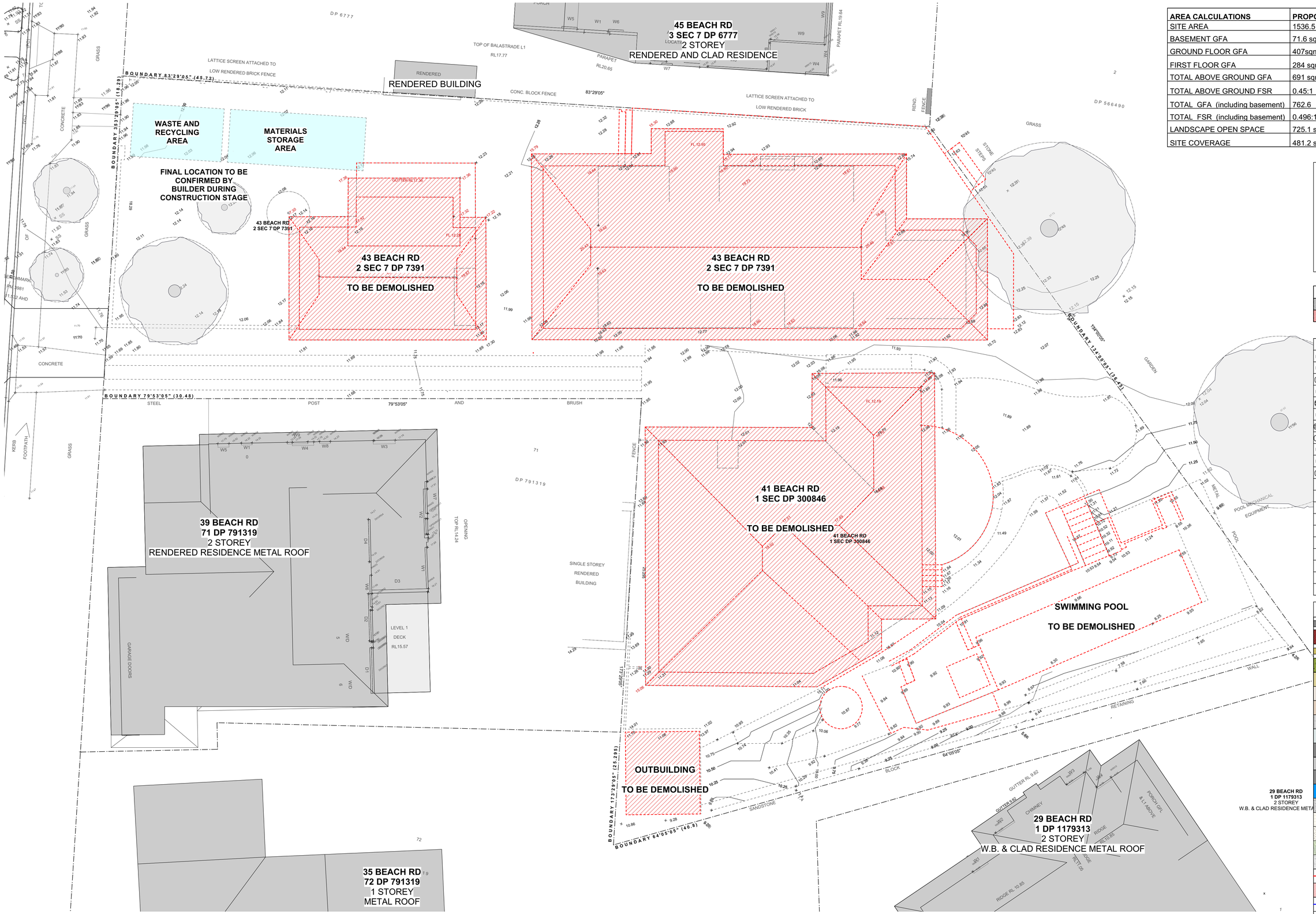
DATE
12/12/2019

REVISION NUMBER
**A**

DRAWING TITLE
PROPOSED LOT AMALGAMATION PLAN

SCALE:
1:250 at A1 &
1:500 at A3

DRAWING NO.
**DAE 120**




| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 71.6 sqm | | YES |
| GROUND FLOOR GFA | 407sqm | | YES |
| FIRST FLOOR GFA | 284 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 691 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.45:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 762.6 | | |
| TOTAL FSR (including basement) | 0.496:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 725.1 sqm= 47.2% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

**GENERAL NOTE:**
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY | |
|---|---|
| | EXISTING WALLS |
| | CAVITY BRICK WALLS |
| | TIMBER STUD WALLS |
| | OFF-FORM CONCRETE WALLS |
| | JOINERY |
| | TIMBER FLOORBOARDS |
| | TIMBER DECK |
| | TILED FLOORS |
| | GLAZING |
| | METAL ROOF |
| | TIMBER FACADE |
| | STEEL IN PLAN & ELEVATION |
| | STEEL IN SECTION |
| | CONCRETE IN PLAN & ELEVATION |
| | BRICK FACADE |
| | OUTDOOR PAVERS |
| | GREEN ROOF |
| | CONCRETE ROOF |
| | DEMOLITION |
| | DEMOLITION IN SECTION |
| | PRE-DA MEETING BUILDING LINE |
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**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

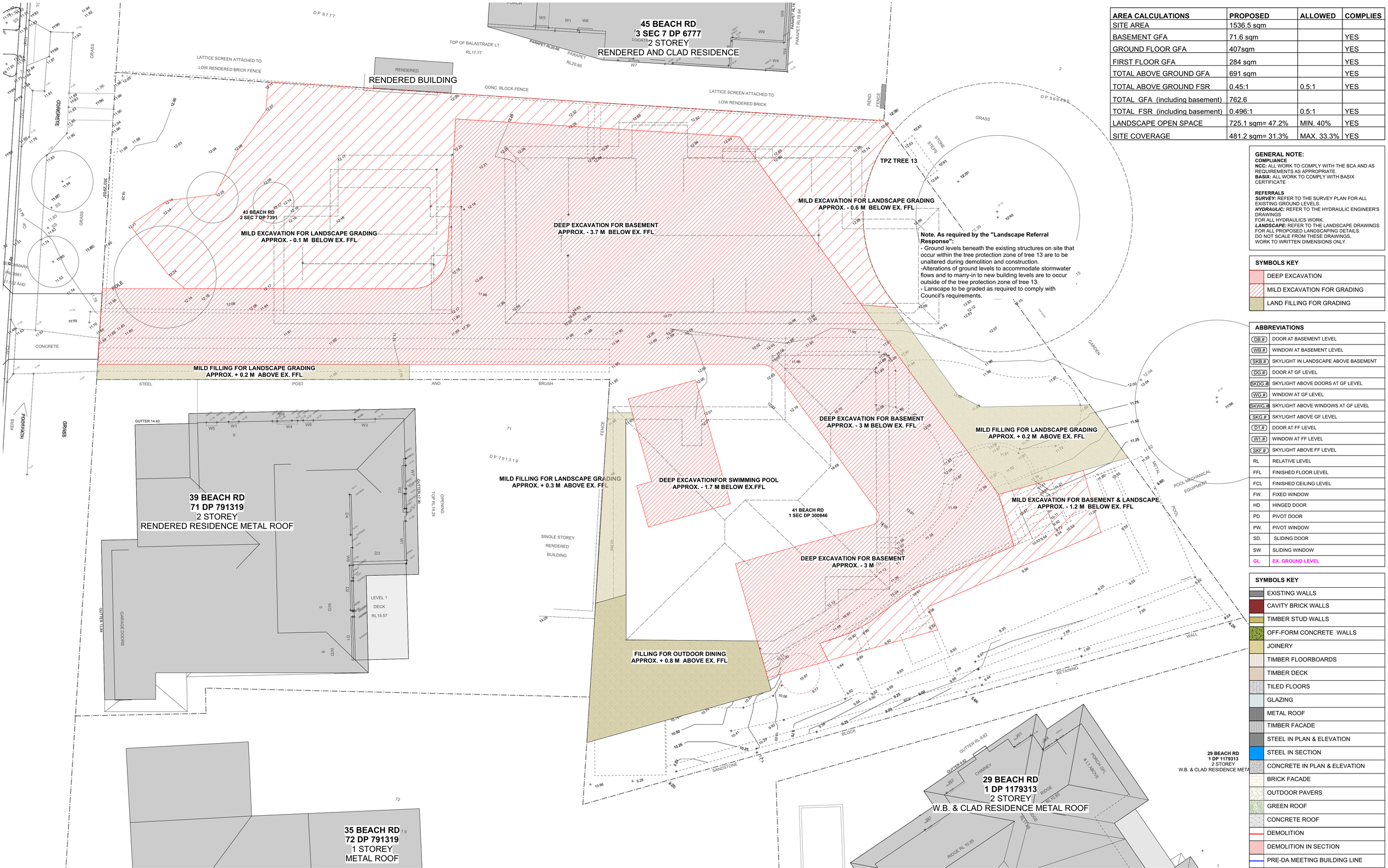
DATE: 12/12/2019

REVISION NUMBER: **A**

DRAWING TITLE
DEMOLITION
AND
WASTE MANAGEMENT PLAN

SCALE: 1:100 at A1 & 1:200 at A3

DRAWING NO.: **DAE 130**




| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 71.6 sqm | | YES |
| GROUND FLOOR GFA | 407sqm | | YES |
| FIRST FLOOR GFA | 284 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 691 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.45:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 762.6 | | |
| TOTAL FSR (including basement) | 0.496:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 725.1 sqm= 47.2% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

**GENERAL NOTE:**
**COMPLIANCE**
**NCC:** ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
**BASIX:** ALL WORK TO COMPLY WITH BASIX CERTIFICATE

**REFERRALS**
***SURVEY:*** REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.
***HYDRAULIC:*** REFER TO THE HYDRAULIC ENGINEER'S DRAWINGS
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***LANDSCAPE:*** REFER TO THE LANDSCAPE DRAWINGS FOR ALL PROPOSED LANDSCAPING DETAILS.
DO NOT SCALE FROM THESE DRAWINGS,
WORK TO WRITTEN DIMENSIONS ONLY.

**SYMBOLS KEY**

| | |
|---|---|
| | DEEP EXCAVATION |
| | MILD EXCAVATION FOR GRADING |
| | LAND FILLING FOR GRADING |

**ABBREVIATIONS**

| | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

**SYMBOLS KEY**

- EXISTING WALLS
- CAVITY BRICK WALLS
- TIMBER STUD WALLS
- OFF-FORM CONCRETE WALLS
- JOINERY
- TIMBER FLOORBOARDS
- TIMBER DECK
- TILED FLOORS
- GLAZING
- METAL ROOF
- TIMBER FACADE
- STEEL IN PLAN & ELEVATION
- STEEL IN SECTION
- CONCRETE IN PLAN & ELEVATION
- BRICK FACADE
- OUTDOOR PAVERS
- GREEN ROOF
- CONCRETE ROOF
- DEMOLITION
- DEMOLITION IN SECTION
- PRE-DA MEETING BUILDING LINE
- FIRST DA BUILDING LINE


VIRGINIA KERRIDGE ARCHITECT

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**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 03/07/2020 | C | DA ISSUE - AMENDMENT C |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DRAWING TITLE
EXCAVATION & FILL PLAN

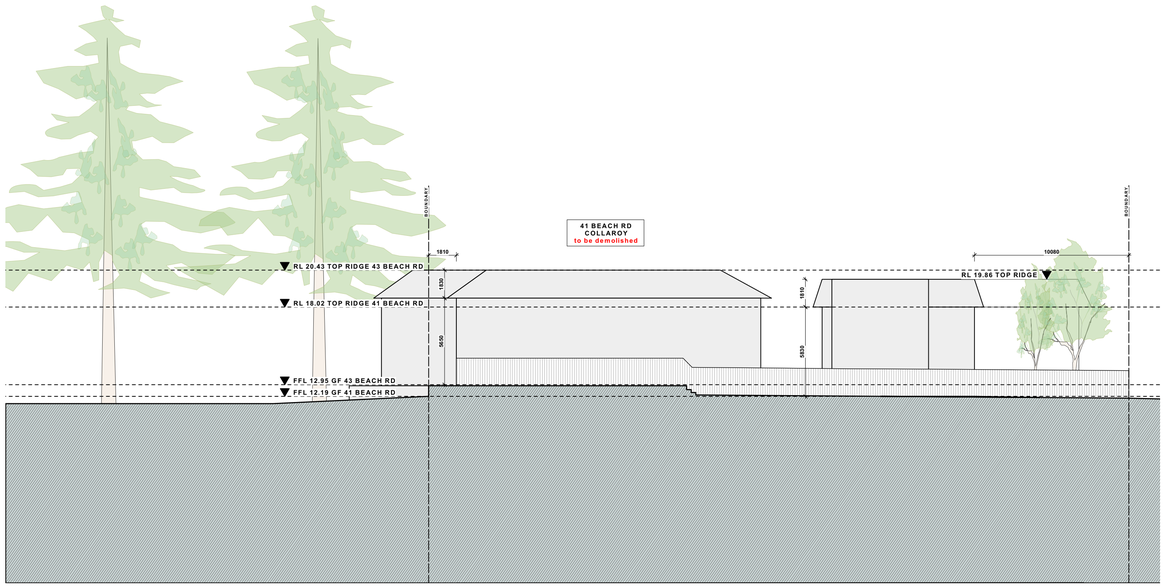
DATE
03/07/2020
03/07/2020

REVISION NUMBER
**C**

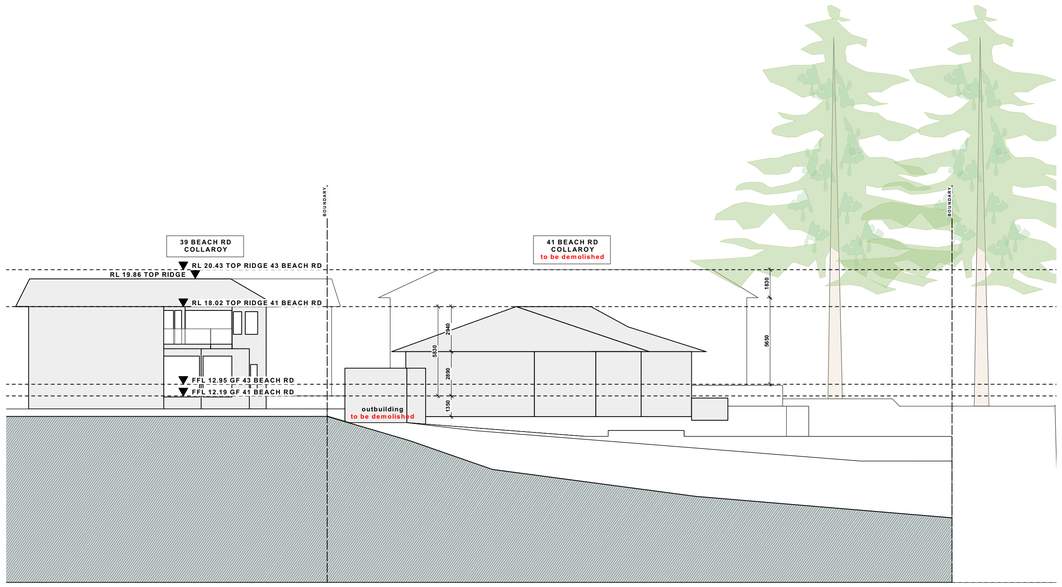
SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
**DAE 140**

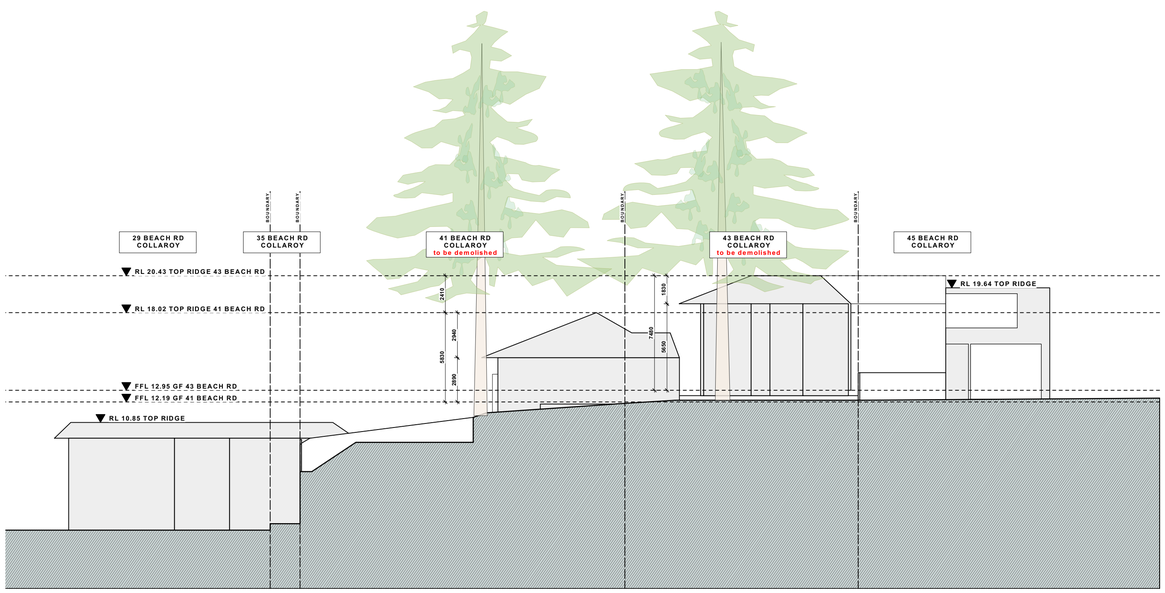
| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 71.6 sqm | | YES |
| GROUND FLOOR GFA | 407sqm | | YES |
| FIRST FLOOR GFA | 284 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 691 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.45:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 762.6 | | |
| TOTAL FSR (including basement) | 0.496:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 725.1 sqm= 47.2% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |



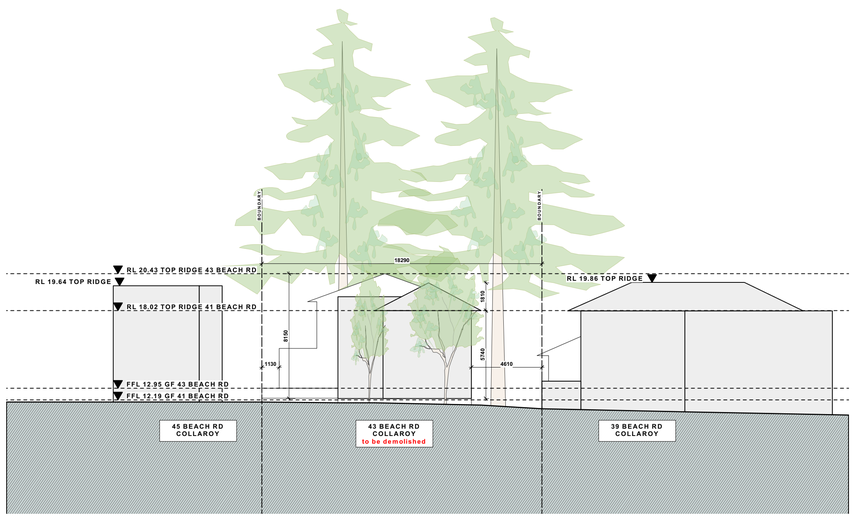

01 NORTH ELEVATION EXISTING




03 SOUTH ELEVATION EXISTING




02 EAST ELEVATION EXISTING




04 WEST- FRONT ELEVATION EXISTING

**GENERAL NOTE:**
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
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| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
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| GL | EX. GROUND LEVEL |

| SYMBOLS KEY | |
|---|---|
| | EXISTING WALLS |
| | CAVITY BRICK WALLS |
| | TIMBER STUD WALLS |
| | OFF-FORM CONCRETE WALLS |
| | JOINERY |
| | TIMBER FLOORBOARDS |
| | TIMBER DECK |
| | TILED FLOORS |
| | GLAZING |
| | METAL ROOF |
| | TIMBER FACADE |
| | STEEL IN PLAN & ELEVATION |
| | STEEL IN SECTION |
| | CONCRETE IN PLAN & ELEVATION |
| | BRICK FACADE |
| | OUTDOOR PAVERS |
| | GREEN ROOF |
| | CONCRETE ROOF |
| | DEMOLITION |
| | DEMOLITION IN SECTION |
| | PRE-DA MEETING BUILDING LINE |
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**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |

41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

12/12/2019

A

DRAWING TITLE
EXISTING ELEVATIONS

SCALE:
1:200 at A1 &
1:400 at A3

DRAWING NO.
**DAE 200**

45 BEACH RD
3 SEC 7 DP 6777
2 STOREY
RENDERED AND CLAD RESIDENCE

39 BEACH RD
71 DP 791319
2 STOREY
RENDERED RESIDENCE METAL ROOF

29 BEACH RD
1 DP 1179313
2 STOREY
W.B. & CLAD RESIDENCE METAL ROOF

BOUNDARY 83°29'05" (45.72)
BOUNDARY 353°29'05" (41.29)
BOUNDARY 79°53'05" (30.48)
BOUNDARY 173°29'05" (28.235)
BOUNDARY 263°29'05" (41.29)
83°29'05"
79°53'05"

TPZ
SRZ
T1 + ex RL 11.94
T4 + ex RL 12.24
T8
T9
T10
T12
T13 + ex RL 12.48
+ ex RL 11.85
+ FFL 11.85
+ RL 11.85
+ RL 12.33
+ FFL 12.00
TOF 13.20
+RL 30" RL 5.24"

POINT "G"
Proposed RL 18.52
Ex. ground RL 12.07
Compliant with maximum height by 2050 mm

POINT "Q"
Proposed RL 19.70
Proposed underside of ceiling FCL 18.10
Ex. ground RL 12.23
Compliant with maximum height by 1030 mm
Compliant with maximum wall height by 1330 mm

POINT "P"
Proposed RL 19.70
Proposed underside of ceiling FCL 18.10
Ex. ground RL 12.90
Compliant with maximum height by 1700 mm
Compliant with maximum wall height by 2000 mm

POINT "H"
Proposed RL 18.52
Proposed top of wall RL 15.52
Ex. ground RL 12.90
Compliant with maximum height by 2880 mm
Compliant with maximum wall height by 4580 mm

POINT "F"
Proposed RL 18.52
Ex. ground RL 12.24
Compliant with maximum height by 2220 mm

POINT "E"
Proposed RL 18.52
Proposed top of wall RL 15.52
Ex. ground RL 12.90
Compliant with maximum height by 2880 mm
Compliant with maximum wall height by 4580 mm

POINT "I"
Proposed RL 18.52
Proposed top of wall RL 15.57
Ex. ground RL 11.83
Compliant with maximum height by 1810 mm
Compliant with maximum wall height by 3460 mm

POINT "I2"
Proposed RL 18.72
Proposed underside of ceiling FCL 18.10
Ex. ground RL 11.83
Compliant with maximum height by 1610 mm
Compliant with maximum wall height by 930 mm

POINT "P"
Proposed RL 16.80
Proposed underside of ceiling FCL 16.20
Ex. ground RL 10.33
Compliant with maximum height by 1830 mm
Compliant with maximum wall height by 1130 mm

POINT "D"
Proposed RL 18.52
Proposed top of wall N/A
Ex. ground RL 11.60
Compliant with maximum height by 1580 mm

POINT "N"
Proposed RL 19.70
Proposed underside of ceiling FCL 18.10
Ex. ground RL 11.43
Compliant with maximum height by 230 mm
Compliant with maximum wall height by 530 mm

POINT "O"
Proposed RL 19.70
Proposed underside of ceiling FCL 18.10
Ex. ground RL 11.43
Compliant with maximum height by 230 mm
Compliant with maximum wall height by 530 mm

POINT "J2"
Proposed RL 18.72
Proposed underside of ceiling FCL 18.10
Ex. ground RL 10.93
Compliant with maximum height by 710 mm
Compliant with maximum wall height by 30 mm

POINT "J"
Proposed RL 18.52
Proposed top of wall RL 15.57
Ex. ground RL 10.57
Compliant with maximum height by 550 mm
Compliant with maximum wall height by 2200 mm

POINT "D2"
Proposed RL 18.72
Proposed underside of ceiling FCL 18.10
Ex. ground RL 11.60
Compliant with maximum height by 1380 mm
Compliant with maximum wall height by 700 mm

POINT "A"
Proposed RL 18.72
Proposed underside of ceiling FCL 18.10
Ex. ground RL 11.12
Compliant with maximum height by 900 mm
Compliant with maximum wall height by 220 mm

POINT "B"
Proposed RL 18.72
Proposed underside of ceiling FCL 18.10
Ex. ground RL 11.24
Compliant with maximum height by 1020 mm
Compliant with maximum wall height by 340 mm

POINT "O"
Proposed RL 18.34
Proposed underside of ceiling FCL 18.10
Ex. ground RL 11.09
Compliant with maximum height by 1250 mm
Compliant with maximum wall height by 190 mm

POINT "N"
Proposed RL 18.34
Proposed underside of ceiling FCL 18.10
Ex. ground RL 9.56
Non compliant with maximum height by 280 mm
Non compliant with maximum wall height by 1340 mm

POINT "M"
Proposed RL 16.00
Proposed underside of ceiling FCL 15.70
Ex. ground RL 8.75
Compliant with maximum height by 1250 mm
Compliant with maximum wall height by 250 mm

POINT "K"
Proposed RL 18.52
Proposed top of wall RL 15.72
Ex. ground RL 11.16
Compliant with maximum height by 1140 mm
Compliant with maximum wall height by 2640 mm

POINT "C"
Proposed RL 15.42
Proposed underside of ceiling FCL 15.12
Ex. ground RL 11.06
Compliant with maximum height by 4140 mm
Compliant with maximum wall height by 3140 mm

POINT "L"
Proposed RL 15.42
Proposed underside of ceiling FCL 15.12
Ex. ground RL 10.35
Compliant with maximum height by 3430 mm
Compliant with maximum wall height by 2430 mm

8.21 sqm
Area non-compliant with DCP - B1 "maximum wall height" (7.2 m above ex.ground level) regulation.
Shown shaded in yellow.
Refer to section H-H'

0.2 sqm
Area non-compliant with LEP "maximum building height" (8.5 m above ex.ground level) regulation.
Area directly above the ex. pool area.
Shown shaded in red.

0.6 sqm
Area non-compliant with DCP- B1 "maximum wall height" (7.2 m above ex.ground level) regulations.
Area directly above the ex. pool area.
Shown shaded in yellow.
Refer to section F-F'

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 71.6 sqm | | YES |
| GROUND FLOOR GFA | 407sqm | | YES |
| FIRST FLOOR GFA | 284 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 691 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.45:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 762.6 | | |
| TOTAL FSR (including basement) | 0.496:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 725.1 sqm= 47.2% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

**LANDSCAPE REFERRAL RESPONSE**

GROUND LEVELS BENEATH THE EXISTING STRUCTURES ON SITE THAT OCCUR WITHIN THE TREE PROTECTION ZONE OF TREE 13 ARE TO BE UNALTERED DURING DEMOLITION AND CONSTRUCTION

ALTERATIONS OF GROUND LEVELS TO ACCOMMODATE STORMWATER FLOWS AND TO MARRY-IN TO NEW BUILDING LEVELS ARE TO OCCUR OUTSIDE OF THE TREE PROTECTION ZONE OF TREE 13

TREE 7 IS NOT TO BE REMOVED WITHOUT THE OWNER'S CONSENT

**GENERAL NOTE:**
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**SHADOW KEY**

| | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

**ABBREVIATIONS**

| | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
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| RL | RELATIVE LEVEL |
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| FW. | FIXED WINDOW |
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| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

**SYMBOLS KEY**

- EXISTING WALLS
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- JOINERY
- TIMBER FLOORBOARDS
- TIMBER DECK
- TILED FLOORS
- GLAZING
- METAL ROOF
- TIMBER FACADE
- STEEL IN PLAN & ELEVATION
- STEEL IN SECTION
- CONCRETE IN PLAN & ELEVATION
- BRICK FACADE
- OUTDOOR PAVERS
- GREEN ROOF
- CONCRETE ROOF
- DEMOLITION
- DEMOLITION IN SECTION
- PRE-DA MEETING BUILDING LINE
- FIRST DA BUILDING LINE

**Notes:**
- Warringah LEP 2011 allows a Maximum Building Height of 8.5 m above existing ground level.
- Clause B1 "Wall Heights" of Warringah DCP 2011 states:
*"Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space)."*

The proposal has been assessed against the regulations above.

**GF level**

8.21 sqm
Area non-compliant with DCP - B1 "maximum wall height" (7.2 m above ex.ground level) regulation.
Height above 7.2 m control = 0.4 m at the highest point. 0.2 m as average.
Area directly above the ex. pool excavation.
Shown shaded in yellow.
Refer to section H-H'

**FF level** (areas below are overlapped).

0.2 sqm
Area non-compliant with LEP "maximum building height" (8.5 m above ex.ground level) regulation.
Height above 8.5 m control = 0.28 m.
Area directly above the ex. pool area.
Shown shaded in red.

0.6 sqm
Area non-compliant with DCP- B1 "maximum wall height" (7.2 m above ex.ground level) regulation.
Height above 7.2 m control = 0.3 m in 0.4 sqm out of the total 0.6 sqm and 1.3 m in 0.2 sqm out of the total 0.6 sqm.
Area directly above the ex. pool area.
Shown shaded in yellow.
Refer to section F-F'


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TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 30/07/2020 | C | DA - AMENDMENT C |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
03/07/2020

REVISION NUMBER
**C**

DRAWING TITLE
ANALYSIS OF PROPOSAL
AGAINST DCP B1 "WALL HEIGHT" CONTROL

SCALE:
1:100 at A1 &
1:200 at A3

DRAWING NO.
**DA 105**

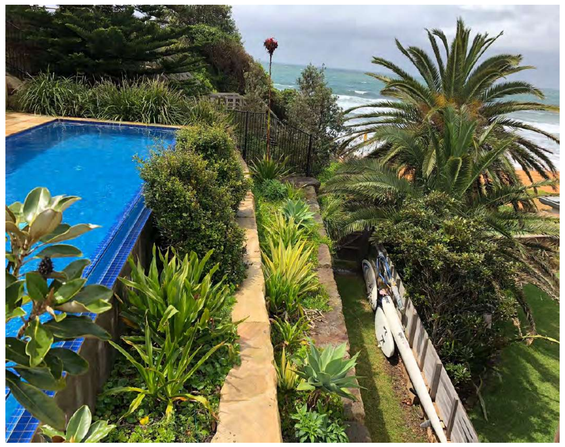


*Photo of existing pool, stone retaining walls and garden terraces*

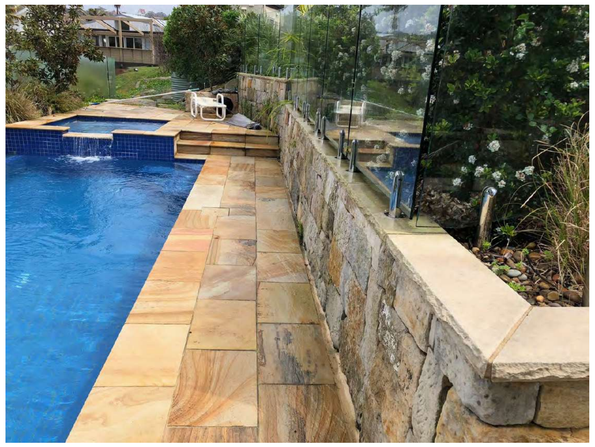


*Photo of existing pool and stone retaining wall.*

**Notes:**
- Warringah LEP 2011 allows a Maximum Building Height of 8.5 m above existing ground level.
- Clause B1 "Wall Heights" of Warringah DCP 2011 states:
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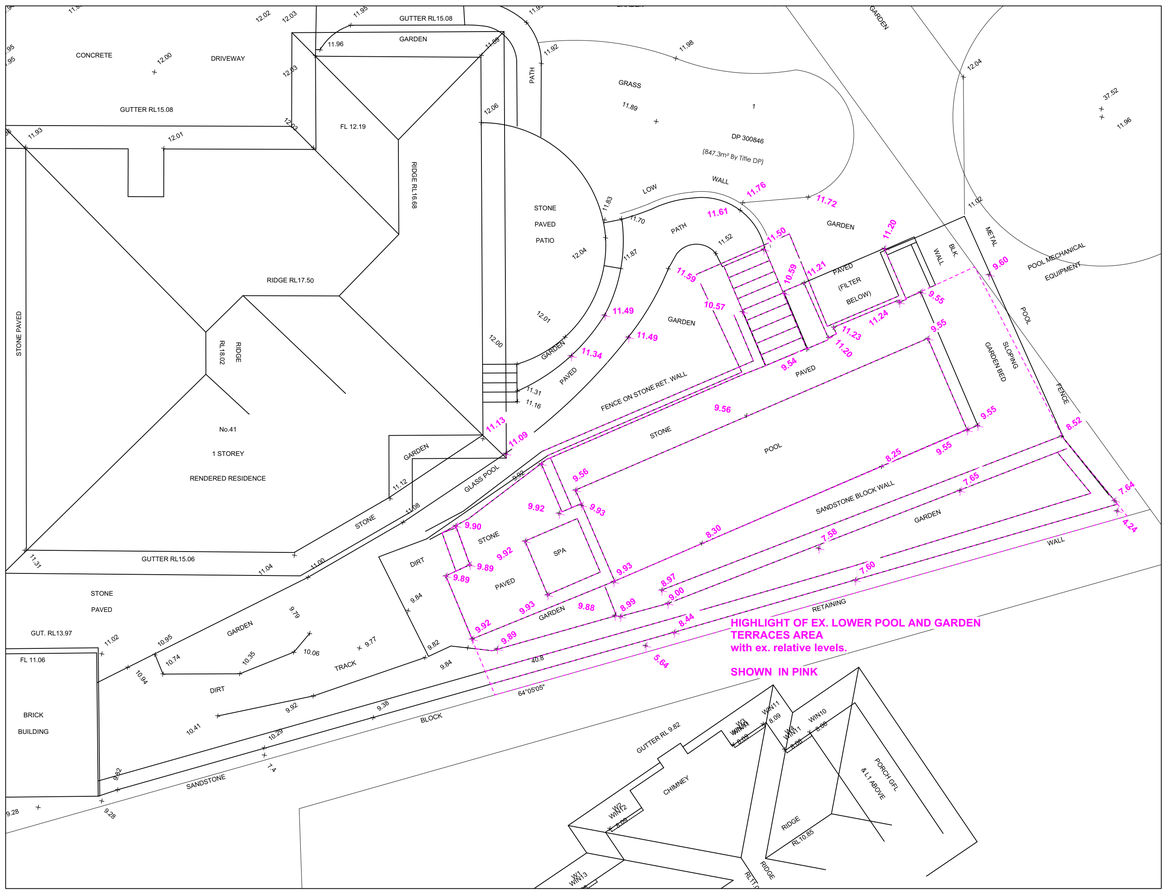
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Area directly above the ex. pool excavation.
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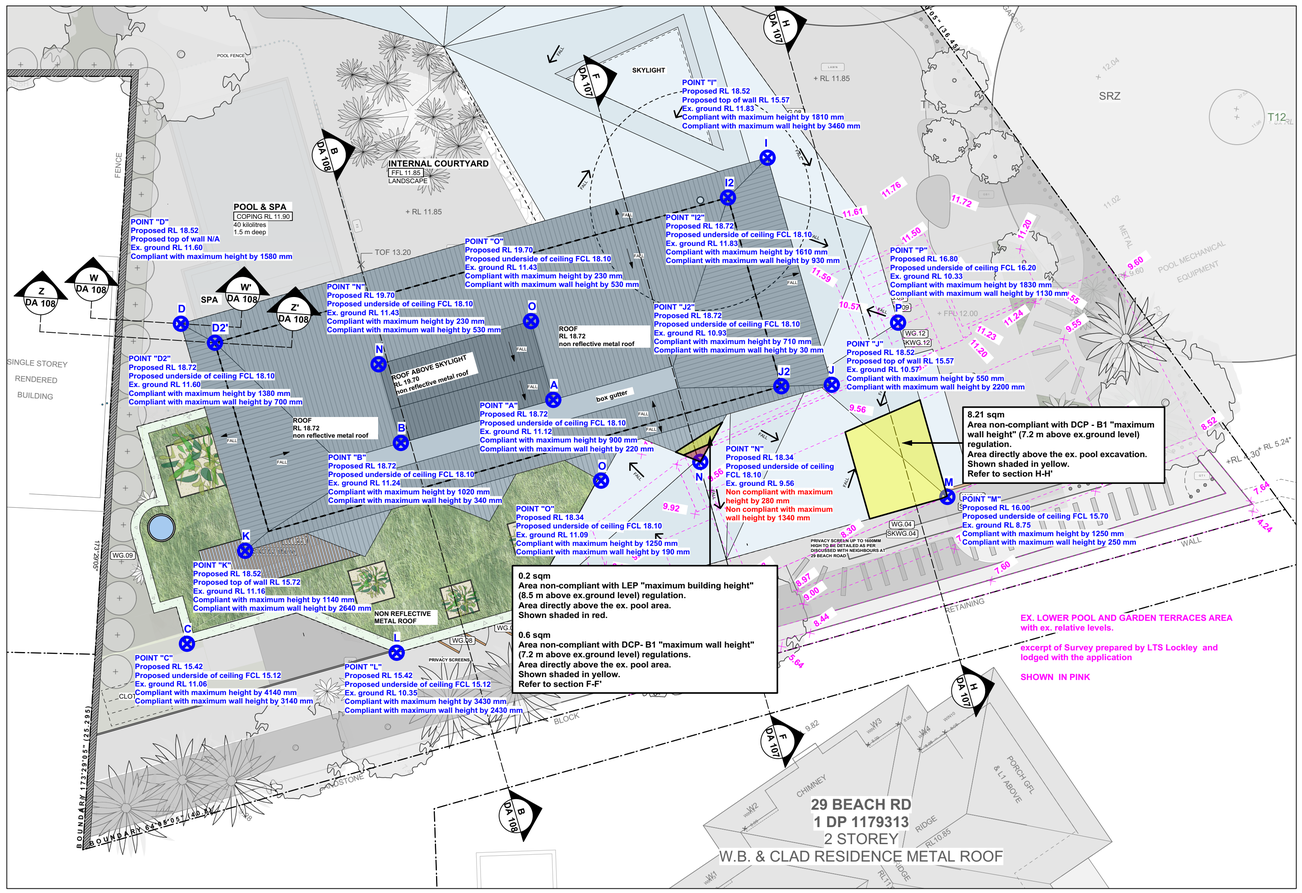
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0.6 sqm
Area non-compliant with DCP- B1 "maximum wall height" (7.2 m above ex.ground level) regulation.
Height above 7.2 m control = 0.3 m in 0.4 sqm out of the total 0.6 sqm and 1.3 m in 0.2 sqm out of the total 0.6 sqm.
Area directly above the ex. pool area.
Shown shaded in yellow.
Refer to section F-F'




**01** **SURVEY. PARTIAL PLAN OF SOUTH EAST SECTION OF THE LOT.**




**02** **ROOF PLAN / RL ANALYSIS. PARTIAL PLAN OF SOUTH EAST SECTION OF THE LOT.**


VIRGINIA KERRIDGE ARCHITECT

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TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 30/07/2020 | C | DA - AMENDMENT C |

| | | |
|---|---|---|
| PROJECT: 41 & 43 BEACH ROAD COLLAROY<br>LO1 1 DP300846 AND LOT 2 SEC 7 DP7391 | DATE: 03/07/2020 | REVISION NUMBER: **C** |
| DRAWING TITLE: ANALYSIS OF PROPOSAL AGAINST DCP B1 "WALL HEIGHT" CONTROL SOUTH EAST AREA DETAIL | SCALE: 1:100 at A1 & 1:200 at A3 | DRAWING NO.: **DA 106** |




*Photo of existing pool, stone retaining walls and garden terraces.*
*Edited by VK showing points's location and relative levels.*

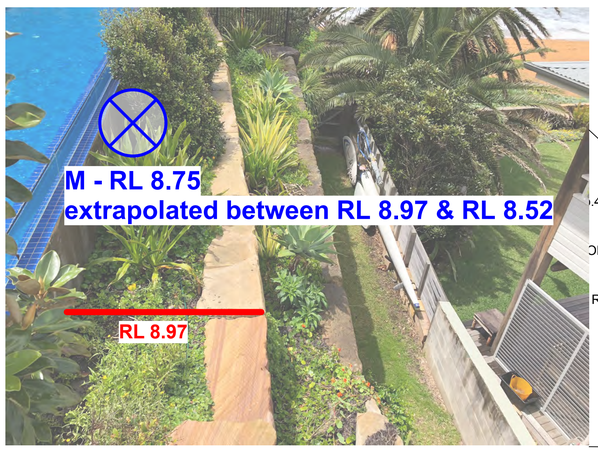



*Photo of existing pool, stone retaining walls and garden terraces.*
*Edited by VK showing points's location and relative levels.*

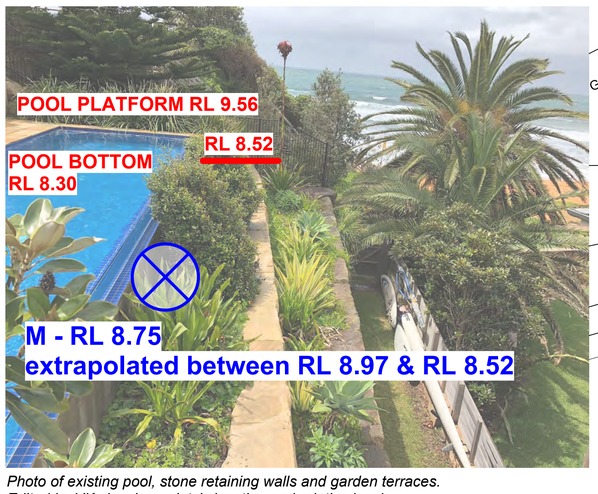
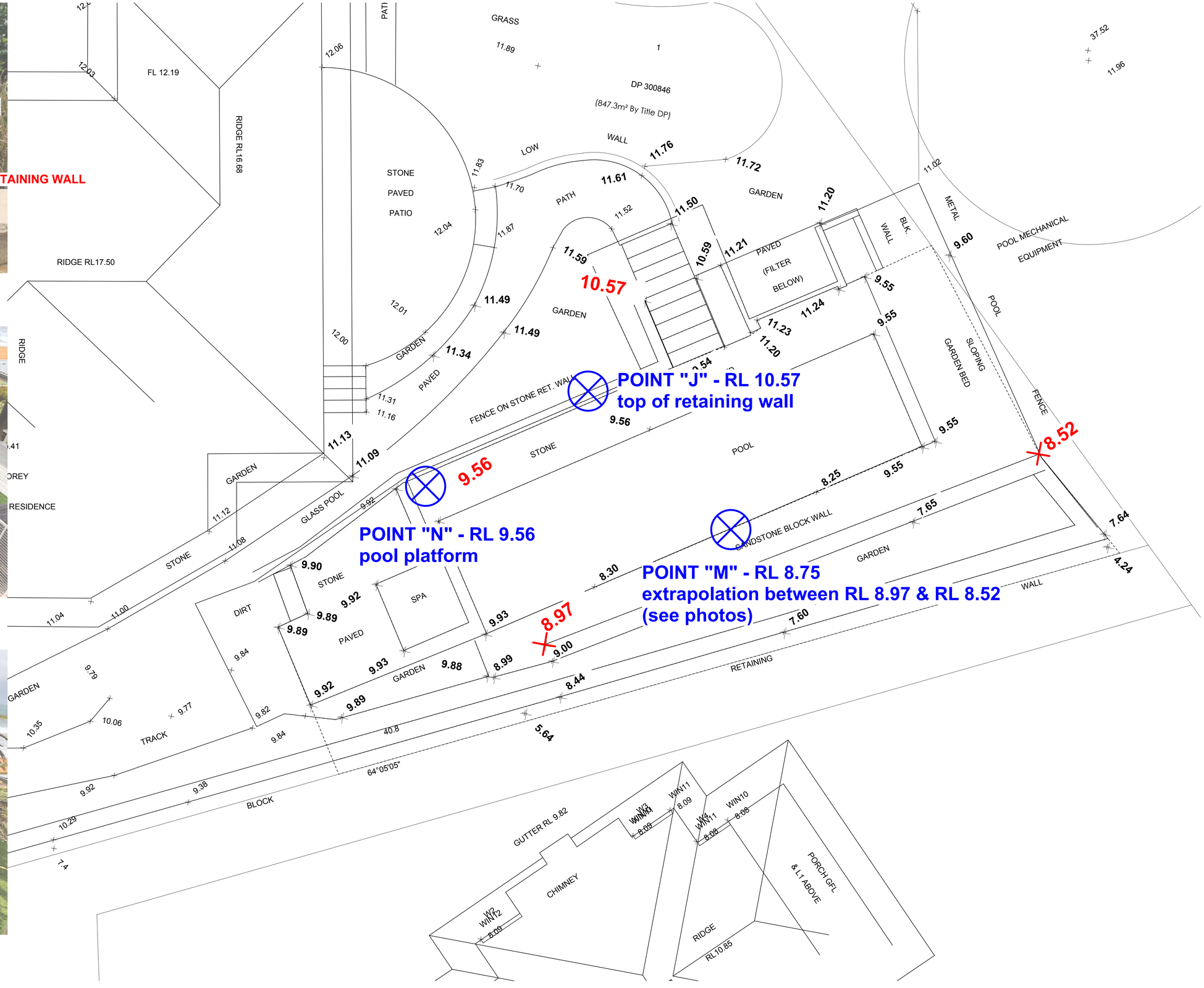



*Photo of existing pool, stone retaining walls and garden terraces.*
*Edited by VK showing points's location and relative levels.*




01 **SURVEY SHOWING PROPOSED POINTS "J", "M" & "N".**

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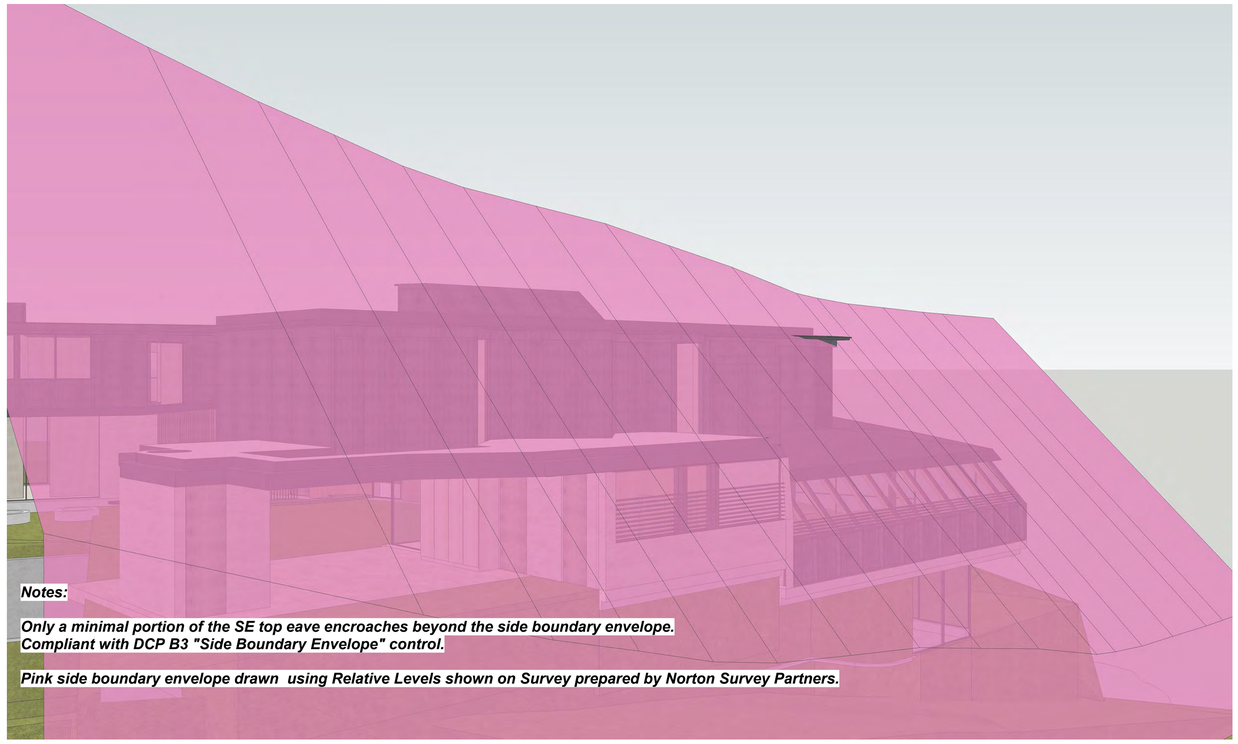
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TRUE NORTH

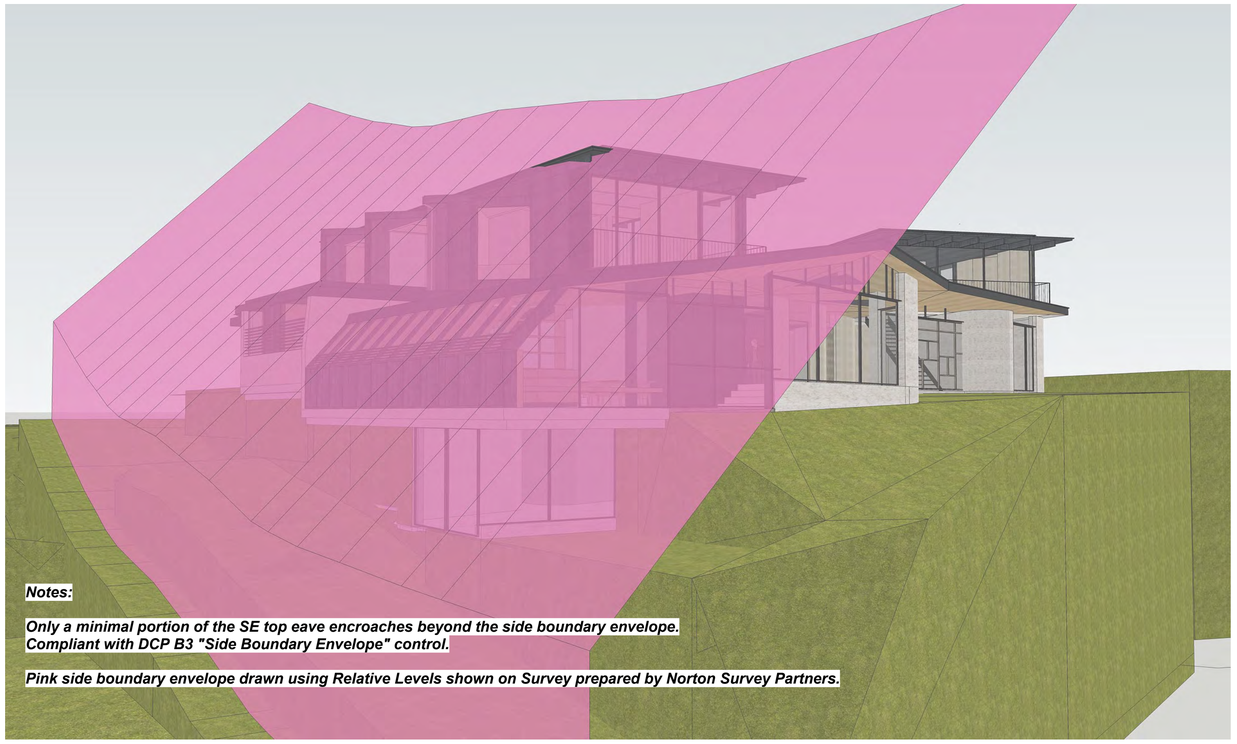
amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 22/07/2020 | D | DA - AMENDMENT D |

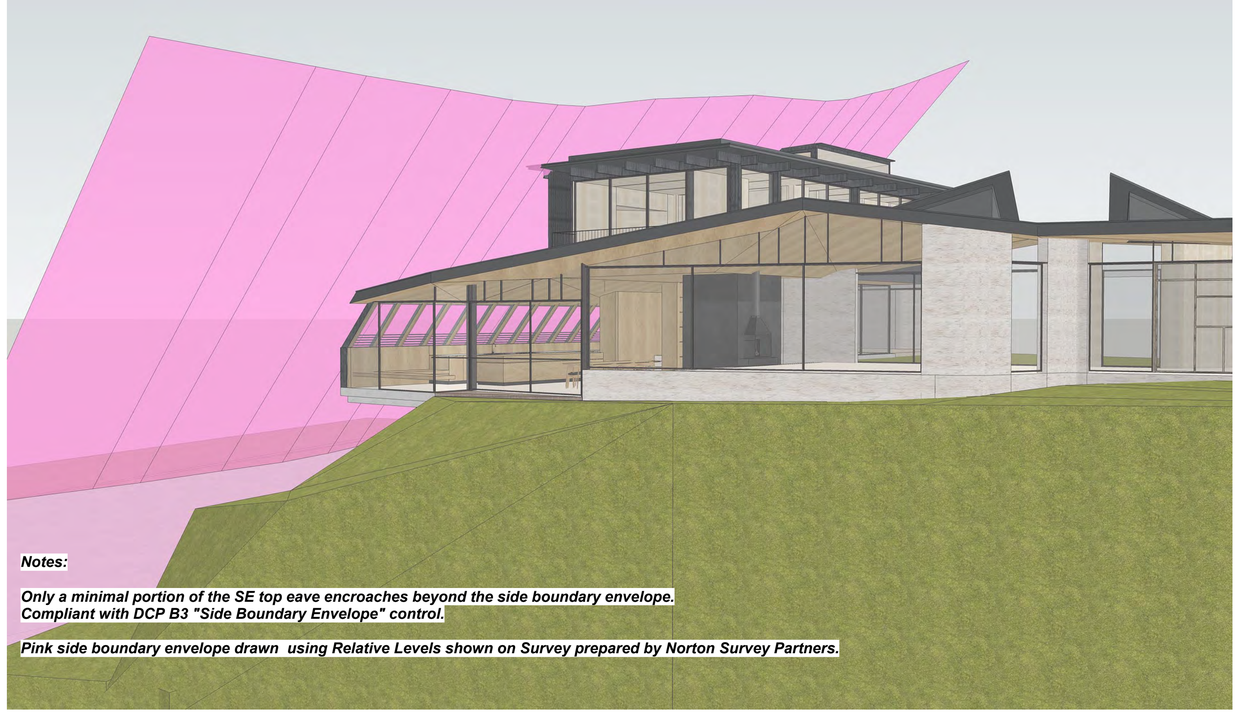
| | | |
|---|---|---|
| PROJECT: 41 & 43 BEACH ROAD COLLAROY<br>LO1 1 DP300846 AND LOT 2 SEC 7 DP7391 | DATE: 22/07/2020 | REVISION NUMBER: **D** |
| DRAWING TITLE: ANALYSIS OF PROPOSAL<br>LOCATION OF PROPOSED POINTS J, M & N<br>OVER EXISTING SURVEY | SCALE: 1:100 at A1 &<br>1:200 at A3 | DRAWING NO.: **DA 106-B** |



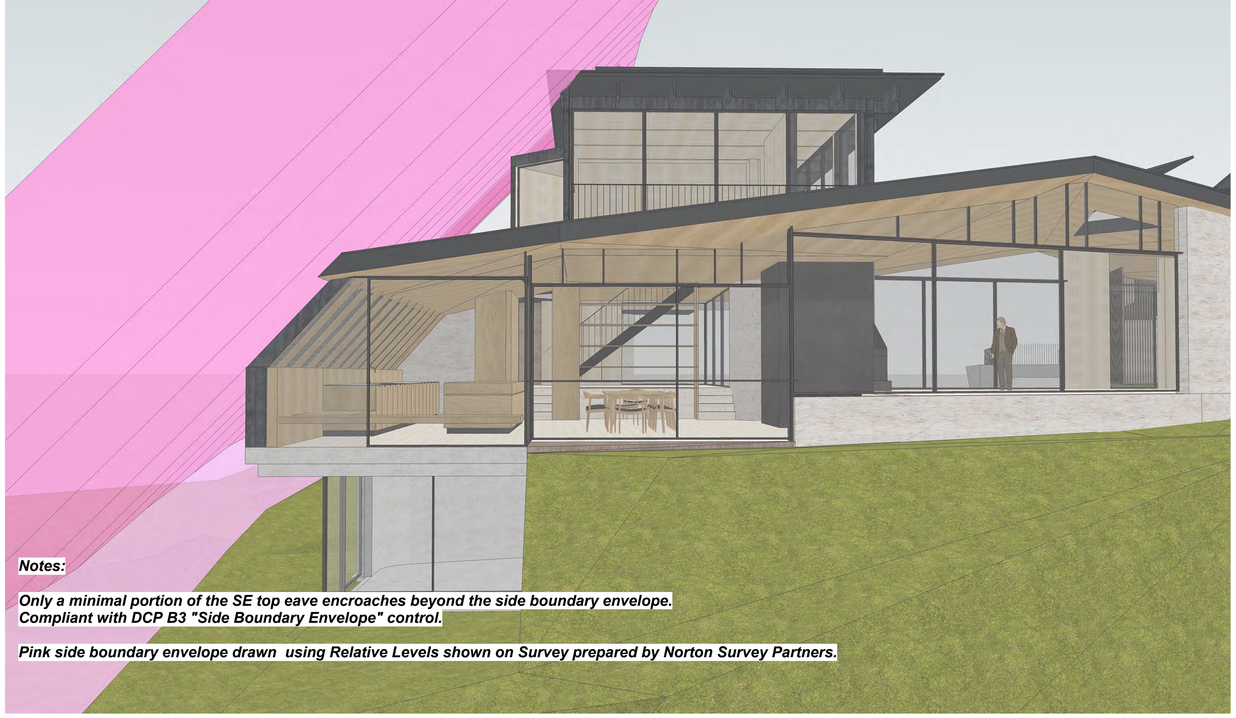

*3D image of Amendment "D" proposal. Prepared by VK.*
*Assessed against DCP B3 "Side Boundary Envelope" control.*




*3D image of Amendment "D" proposal. Prepared by VK.*
*Assessed against DCP B3 "Side Boundary Envelope" control.*




*3D image of Amendment "D" proposal. Prepared by VK.*
*Assessed against DCP B3 "Side Boundary Envelope" control.*




*3D image of Amendment "D" proposal. Prepared by VK.*
*Assessed against DCP B3 "Side Boundary Envelope" control.*

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**NOTES:**

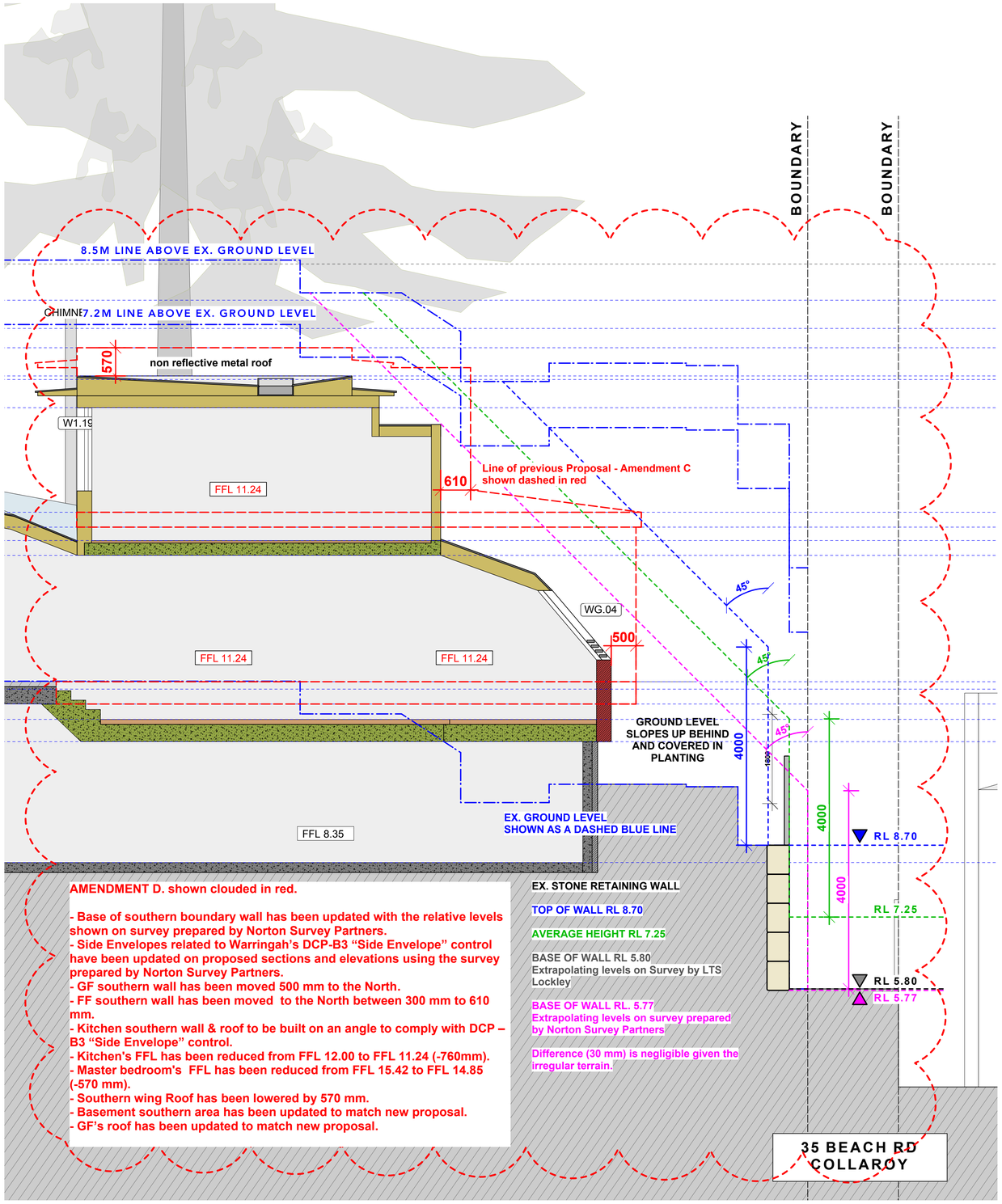
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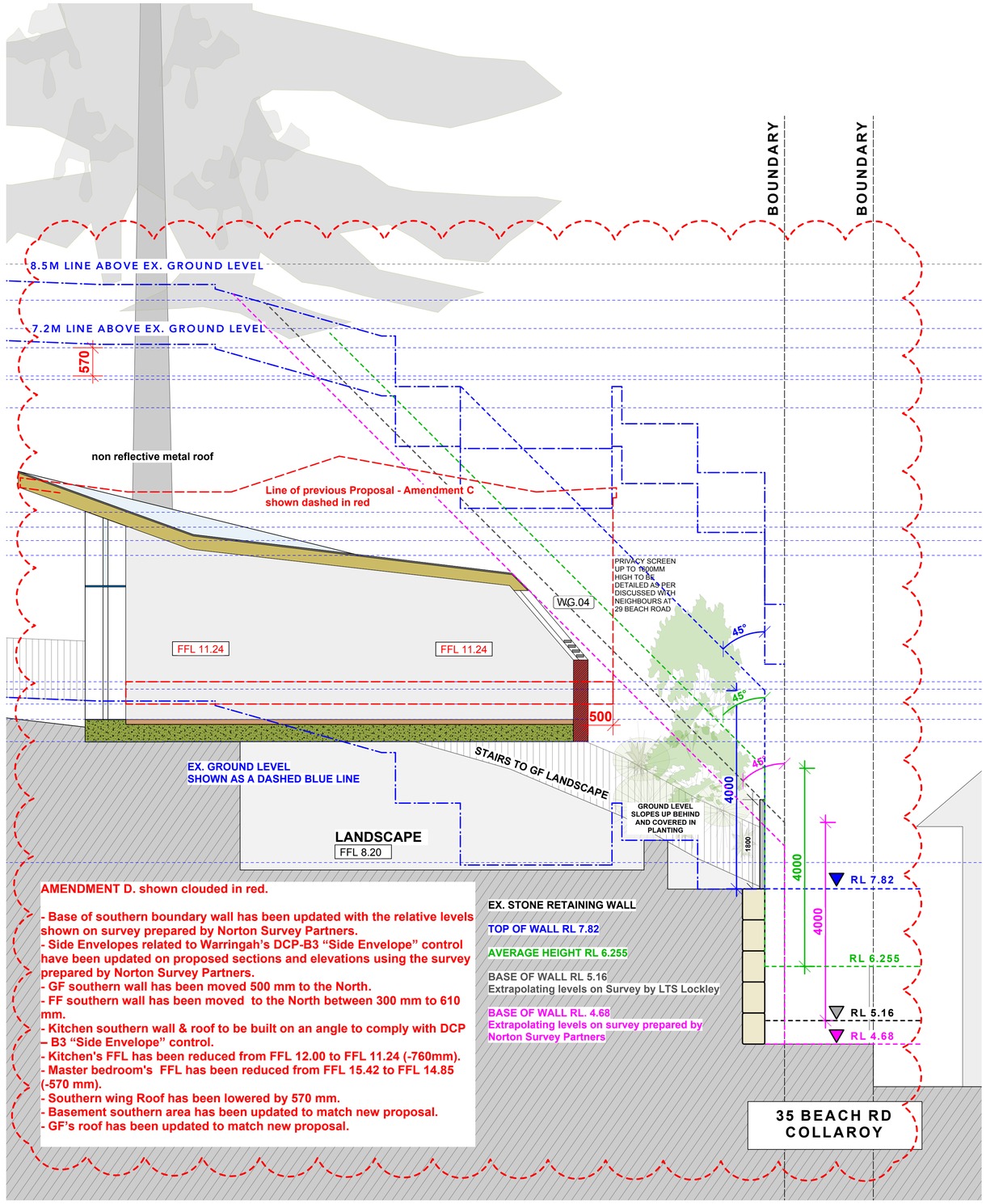
amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 22/07/2020 | D | DA - AMENDMENT D |

| PROJECT | DATE | REVISION NUMBER |
|---|---|---|
| 41 & 43 BEACH ROAD COLLAROY<br>LO1 1 DP300846 AND LOT 2 SEC 7 DP7391 | 22/07/2020 | **D** |
| **DRAWING TITLE**<br>ANALYSIS OF PROPOSAL - 3D IMAGES AGAINST DCP B3 "SIDE BOUNDARY ENVELOPE" CONTROL | **SCALE:**<br>N/A | **DRAWING NO.**<br>**DA 106-C** |




01 PARTIAL SECTION F-F'




01 PARTIAL SECTION H-H'

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amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 30/06/2020 | C | DA ISSUE C - ADDITIONAL INFORMATION |
| 22/07/2020 | D | DA ISSUE - AMENDMENT D |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
30/07/2020

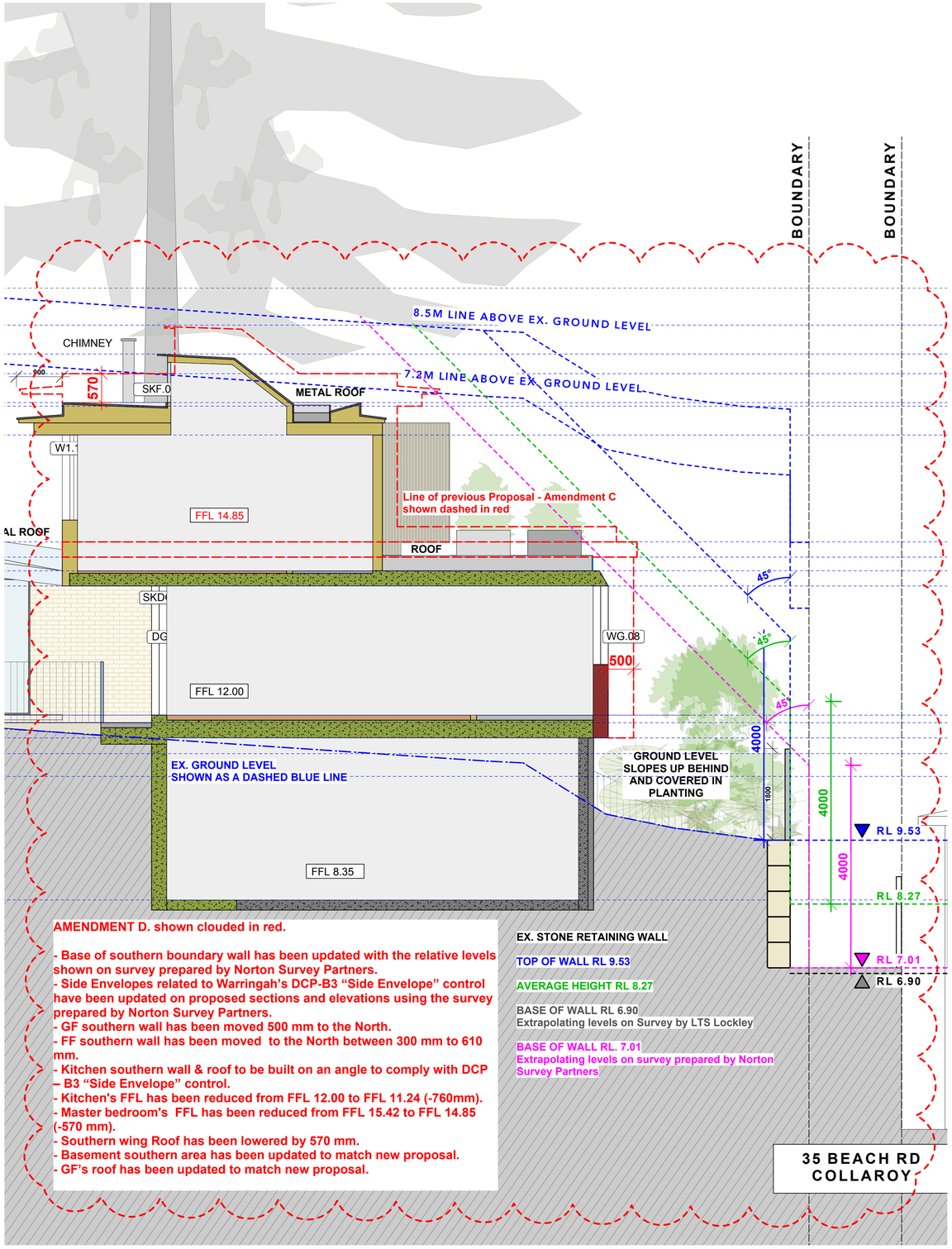
REVISION NUMBER
**D**

DRAWING TITLE
ANALYSIS OF PROPOSAL
AGAINST DCP B1 "WALL HEIGHT" & B3 "SIDE ENVELOPE" CONTROLS
PARTIAL SECTIONS F-F' & H-H'

INTERNAL AREAS SHADED

SCALE:
1:50 at A1 &
1:100 at A3

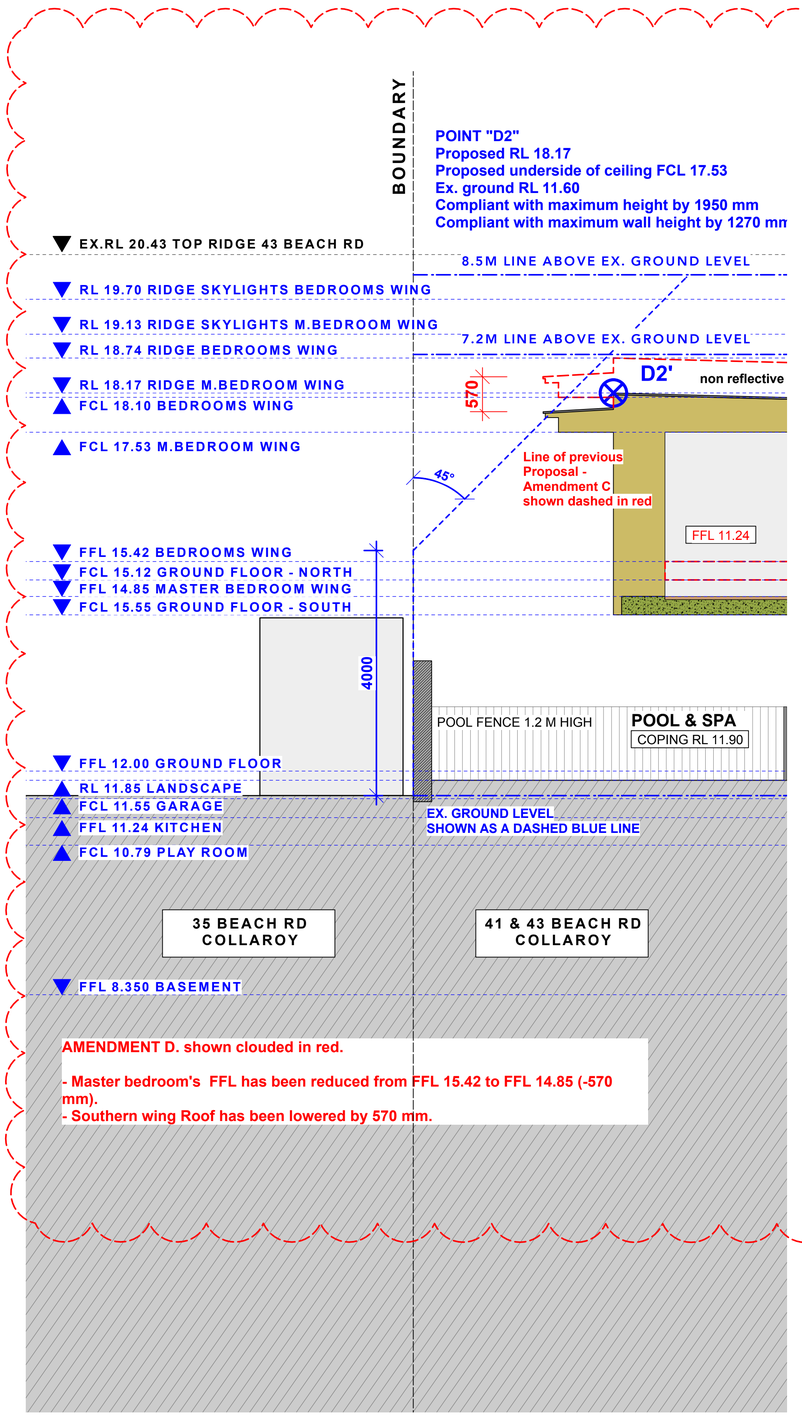
DRAWING NO.
**DA 107**




AMENDMENT D. shown clouded in red.

- Base of southern boundary wall has been updated with the relative levels shown on survey prepared by Norton Survey Partners.
- Side Envelopes related to Warringah's DCP-B3 "Side Envelope" control have been updated on proposed sections and elevations using the survey prepared by Norton Survey Partners.
- GF southern wall has been moved 500 mm to the North.
- FF southern wall has been moved to the North between 300 mm to 610 mm.
- Kitchen southern wall & roof to be built on an angle to comply with DCP – B3 "Side Envelope" control.
- Kitchen's FFL has been reduced from FFL 12.00 to FFL 11.24 (-760mm).
- Master bedroom's FFL has been reduced from FFL 15.42 to FFL 14.85 (-570 mm).
- Southern wing Roof has been lowered by 570 mm.
- Basement southern area has been updated to match new proposal.
- GF's roof has been updated to match new proposal.

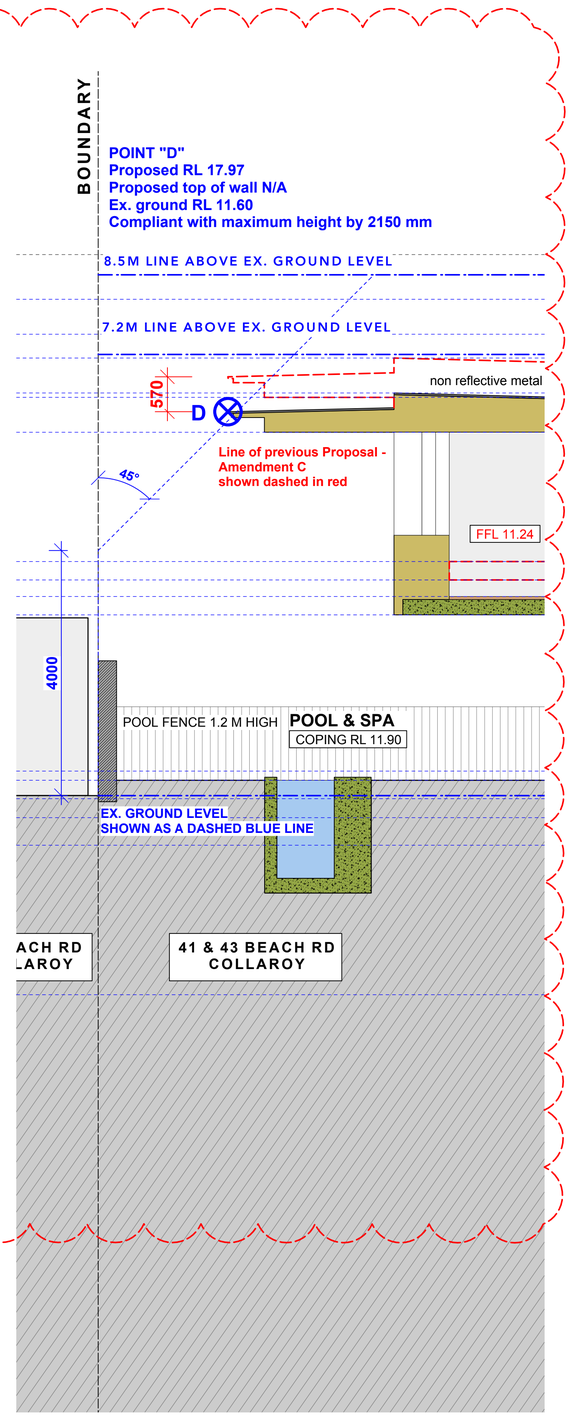
01 PARTIAL SECTION B-B'




AMENDMENT D. shown clouded in red.

- Master bedroom's FFL has been reduced from FFL 15.42 to FFL 14.85 (-570 mm).
- Southern wing Roof has been lowered by 570 mm.

02 PARTIAL SECTION W-W' - POINT "D-2"




03 PARTIAL SECTION Z-Z' - POINT "D"

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| 30/07/2020 | C | DA - AMENDMENT C |
| 22/07/2020 | D | DA ISSUE - AMENDMENT D |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

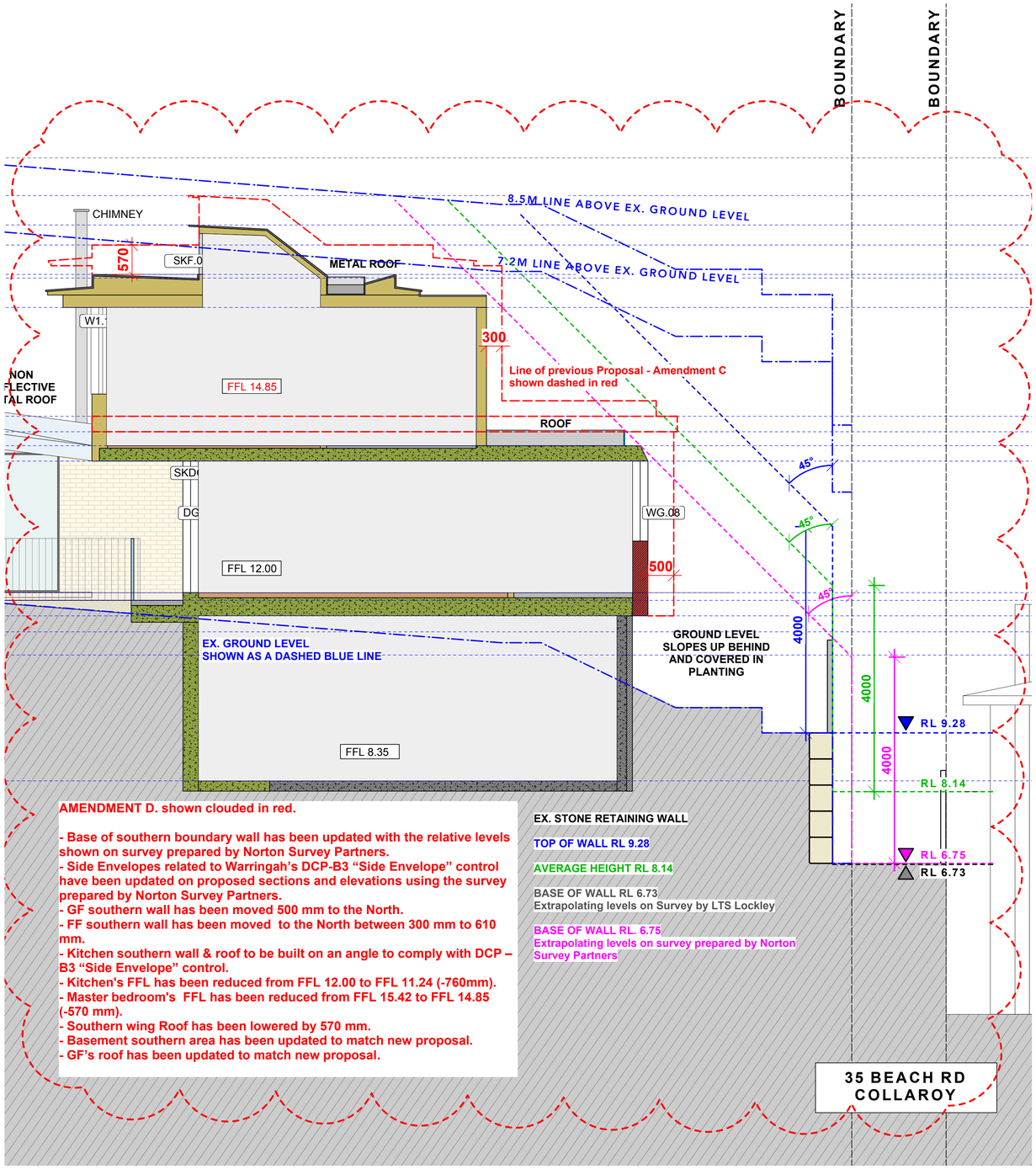
DATE
30/07/2020

REVISION NUMBER
**D**

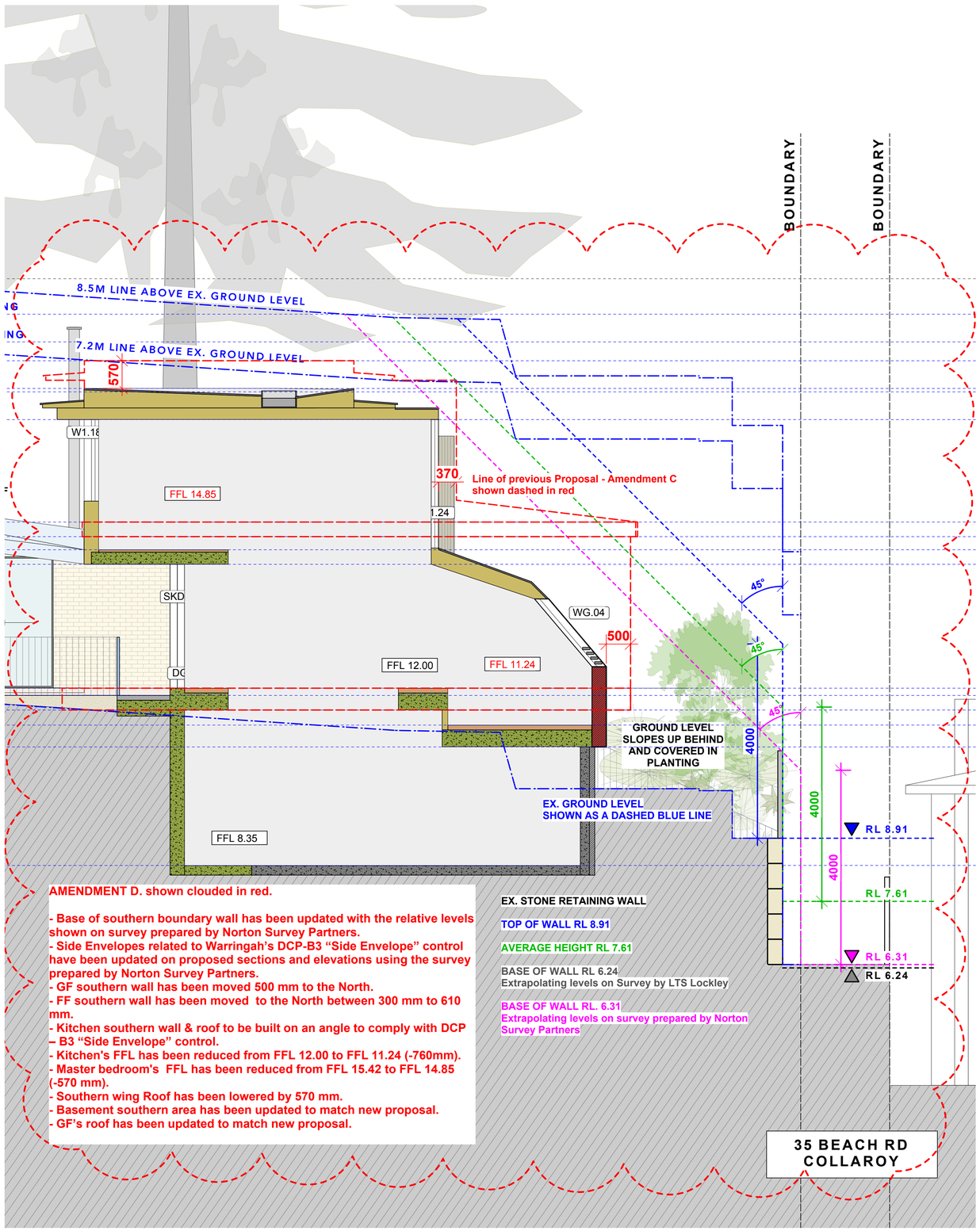
DRAWING TITLE
ANALYSIS OF PROPOSAL
AGAINST DCP B1 "WALL HEIGHT" & B3 "SIDE ENVELOPE" CONTROLS
PARTIAL SECTIONS B-B', W-W' (POINT "D-2") & Z-Z' (POINT "D")
INTERNAL AREAS SHADED

SCALE:
1:50 at A1 &
1:100 at A3

DRAWING NO.
**DA 108**




01 PARTIAL SECTION I-I'




02 PARTIAL SECTION J-J'

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amendments:

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| 22/07/2020 | D | DA ISSUE - AMENDMENT D |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

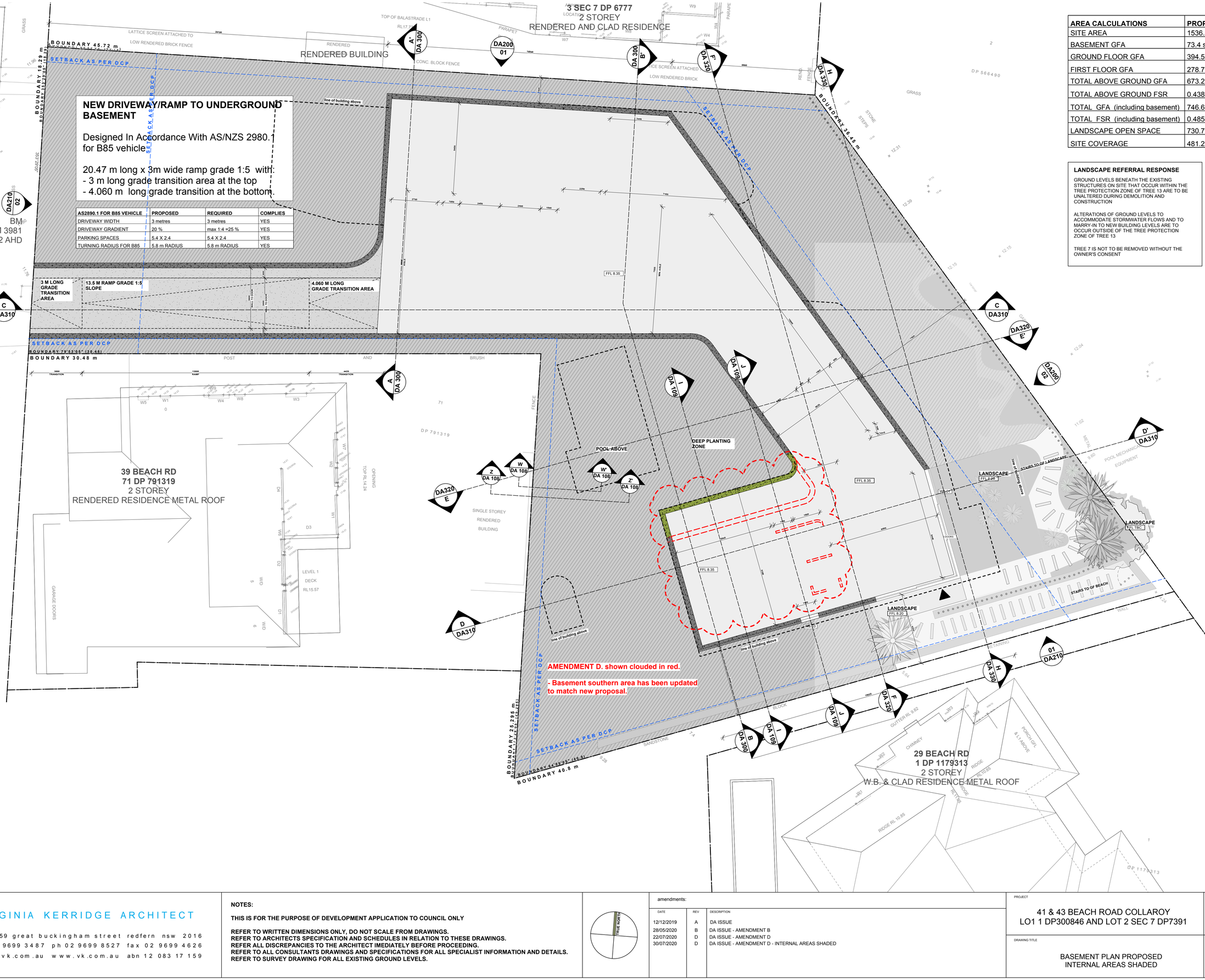
DATE
30/07/2020

REVISION NUMBER
D

DRAWING TITLE
ANALYSIS OF PROPOSAL
AGAINST DCP B1 "WALL HEIGHT" & B3 "SIDE ENVELOPE" CONTROLS
PARTIAL SECTIONS I-I' & J-J'
INTERNAL AREAS SHADED

SCALE:
1:50 at A1 &
1:100 at A3

DRAWING NO.
DA 109




| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.438:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

**LANDSCAPE REFERRAL RESPONSE**

GROUND LEVELS BENEATH THE EXISTING STRUCTURES ON SITE THAT OCCUR WITHIN THE TREE PROTECTION ZONE OF TREE 13 ARE TO BE UNALTERED DURING DEMOLITION AND CONSTRUCTION

ALTERATIONS OF GROUND LEVELS TO ACCOMMODATE STORMWATER FLOWS AND TO MARRY-IN TO NEW BUILDING LEVELS ARE TO OCCUR OUTSIDE OF THE TREE PROTECTION ZONE OF TREE 13

TREE 7 IS NOT TO BE REMOVED WITHOUT THE OWNER'S CONSENT

**GENERAL NOTE:**
**COMPLIANCE**
**NCC:** ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
**BASIX:** ALL WORK TO COMPLY WITH BASIX CERTIFICATE

**REFERRALS**
***SURVEY:*** REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.
***HYDRAULIC:*** REFER TO THE HYDRAULIC ENGINEER'S DRAWINGS FOR ALL HYDRAULICS WORK.
***LANDSCAPE:*** REFER TO THE LANDSCAPE DRAWINGS FOR ALL PROPOSED LANDSCAPING DETAILS.
DO NOT SCALE FROM THESE DRAWINGS.
WORK TO WRITTEN DIMENSIONS ONLY.

**SHADOW KEY**

| | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

**ABBREVIATIONS**

| | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

**SYMBOLS KEY**

| |
|---|
| EXISTING WALLS |
| CAVITY BRICK WALLS |
| TIMBER STUD WALLS |
| OFF-FORM CONCRETE WALLS |
| JOINERY |
| TIMBER FLOORBOARDS |
| TIMBER DECK |
| TILED FLOORS |
| GLAZING |
| METAL ROOF |
| TIMBER FACADE |
| STEEL IN PLAN & ELEVATION |
| STEEL IN SECTION |
| CONCRETE IN PLAN & ELEVATION |
| BRICK FACADE |
| OUTDOOR PAVERS |
| GREEN ROOF |
| CONCRETE ROOF |
| DEMOLITION |
| DEMOLITION IN SECTION |
| PRE-DA MEETING BUILDING LINE |
| FIRST DA BUILDING LINE |

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TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 28/05/2020 | B | DA ISSUE - AMENDMENT B |
| 22/07/2020 | D | DA ISSUE - AMENDMENT D |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

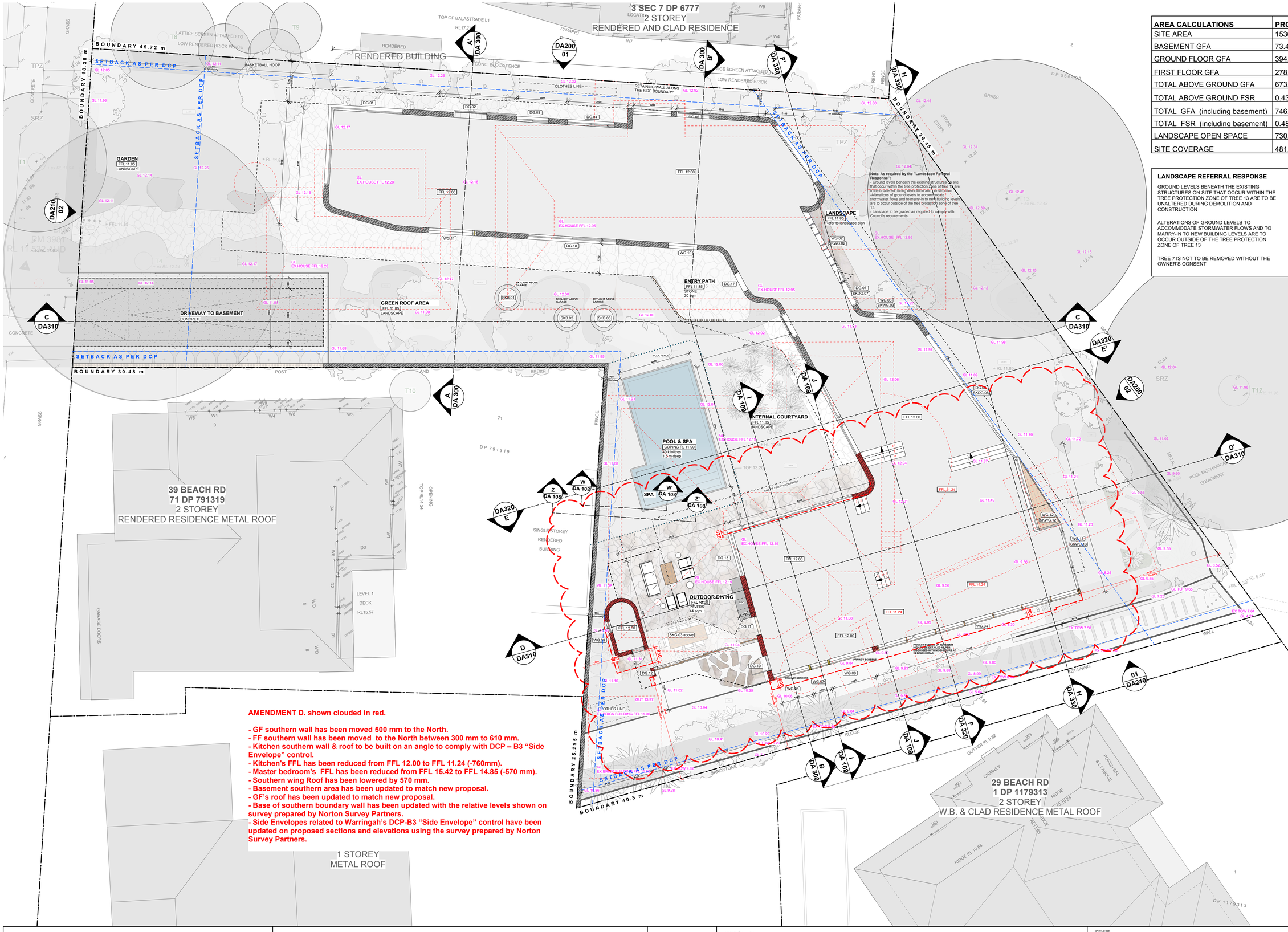
DATE: 30/07/2020

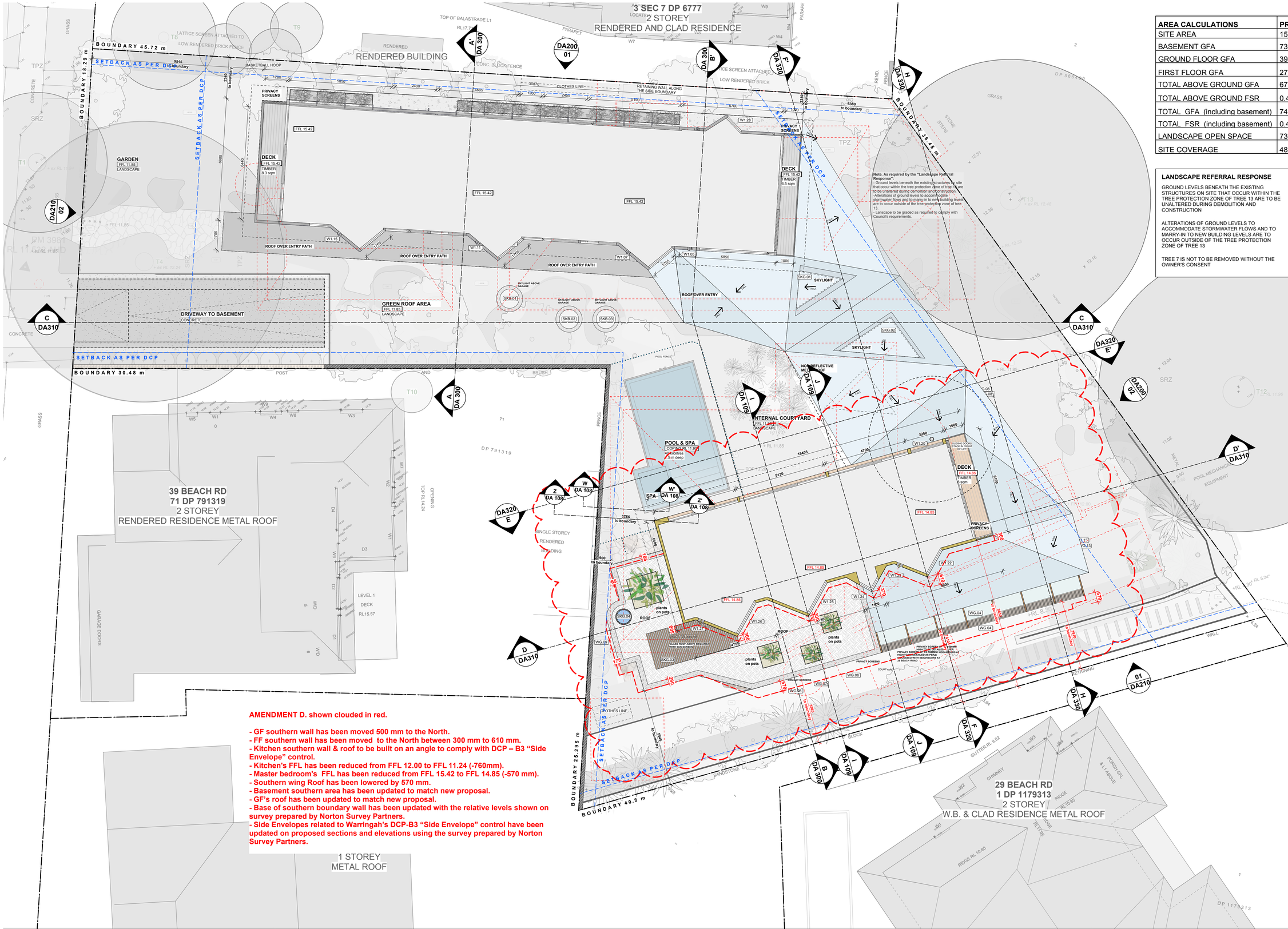
REVISION NUMBER: D

DRAWING TITLE
BASEMENT PLAN PROPOSED
INTERNAL AREAS SHADED

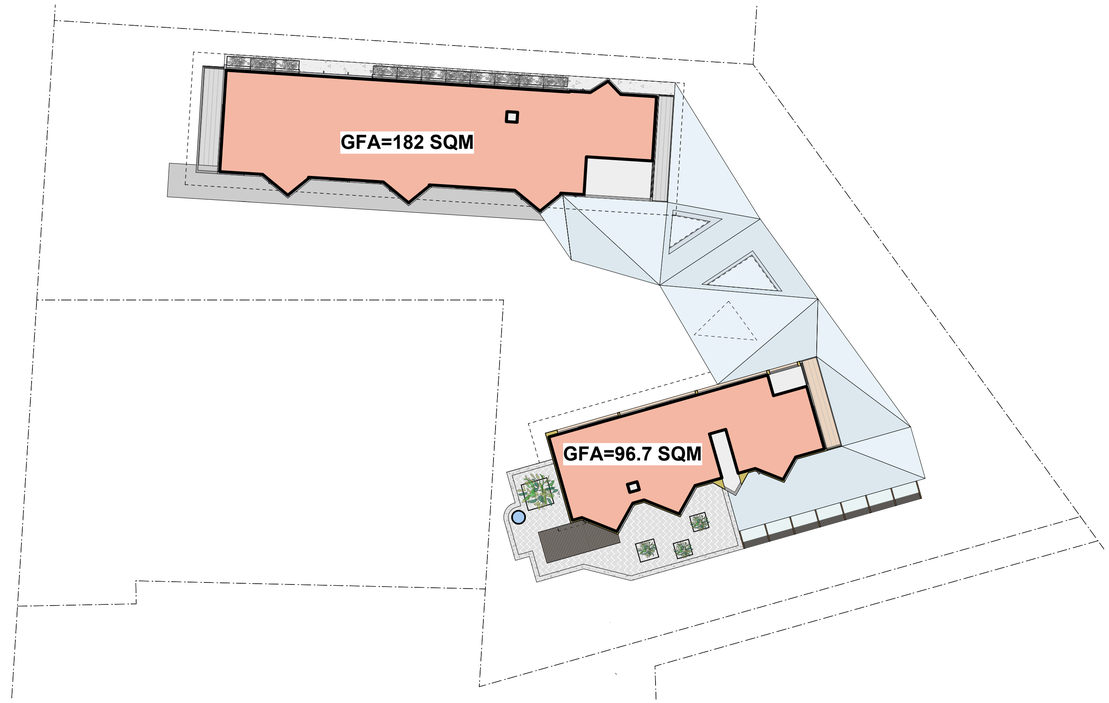
SCALE: 1:100 at A1 & 1:200 at A3

DRAWING NO. DA 110

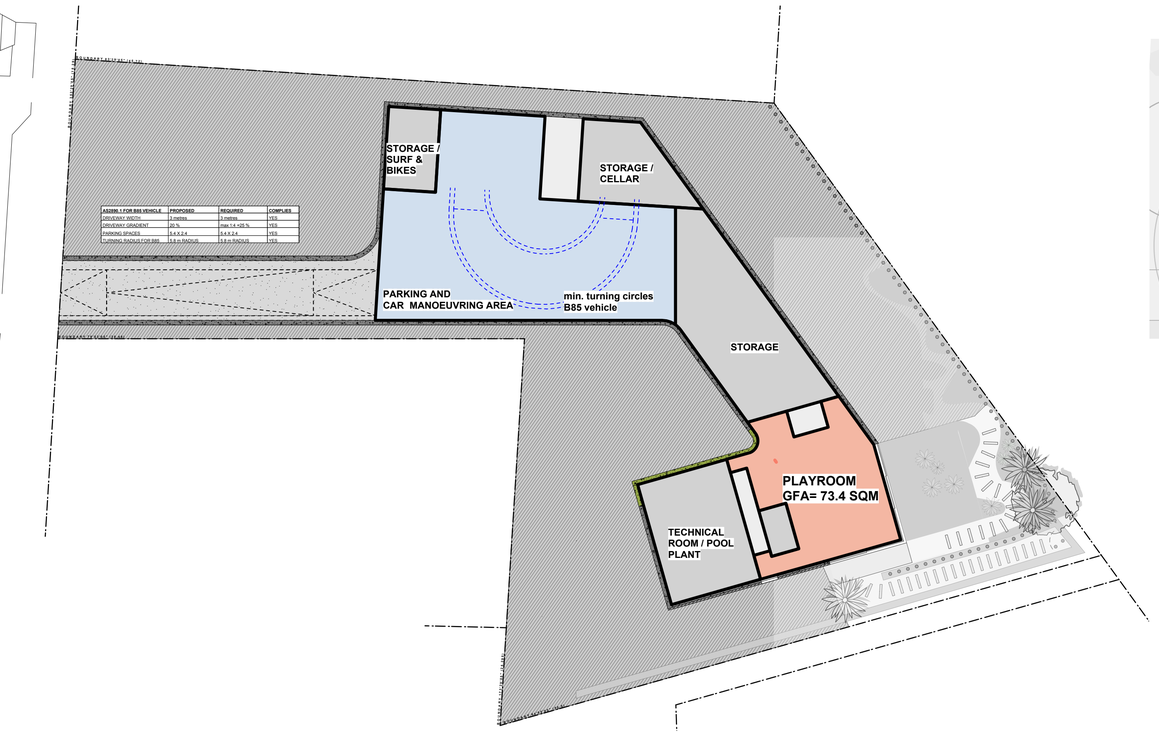

3 SEC 7 DP 6777
2 STOREY
RENDERED AND CLAD RESIDENCE
RENDERED BUILDING
BOUNDARY 45.72 m
BOUNDARY 18.29 m
BOUNDARY 36.45 m
BOUNDARY 30.48 m
BOUNDARY 25.295 m
BOUNDARY 40.8 m
SETBACK AS PER DCP
GARDEN
FFL 11.85
LANDSCAPE
DRIVEWAY TO BASEMENT
CONCRETE
GREEN ROOF AREA
FFL 11.85
LANDSCAPE
ENTRY PATH
FFL 11.85
STONE
20 sqm
LANDSCAPE
FFL 11.85
Refer to landscape plan
INTERNAL COURTYARD
FFL 11.85
LANDSCAPE
POOL & SPA
COPING RL 11.90
40 tiles/ms
1.5 m deep
SPA
OUTDOOR DINING
FFL 12.00
PAVERS
44 sqm
39 BEACH RD
71 DP 791319
2 STOREY
RENDERED RESIDENCE METAL ROOF
LEVEL 1
DECK
RL15.57
GARAGE DOORS
1 STOREY
METAL ROOF
29 BEACH RD
1 DP 1179313
2 STOREY
W.B. & CLAD RESIDENCE METAL ROOF
SINGLE STOREY
RENDERED
BUILDING
RETAINING WALL ALONG THE SIDE BOUNDARY
CLOTHES LINE
BRICK BUILDING FFL 11.06
SANDSTONE BLOCK
LOW RENDERED BRICK FENCE
CONC. BLOCK FENCE
LATTICE SCREEN ATTACHED TO LOW RENDERED BRICK FENCE
BASKETBALL HOOP
TOP OF BALASTRADE L1
RL17.76
PARAPET
GUTTER RL 9.82
CHIMNEY
RIDGE RL 10.85
RIDGE
FELTING
PORCH GFL & LT ABOVE
POOL MECHANICAL EQUIPMENT
METAL
POOL FENCE
OPENING
TOP RL14.24
DP 791319
DP 1179313
DP 566150
Note. As required by the "Landscape Referral Response":
- Ground levels beneath the existing structures on site that occur within the tree protection zone of tree 13 are to be unaltered during demolition and construction.
- Alterations of ground levels to accommodate stormwater flows and to marry-in to new building levels are to occur outside of the tree protection zone of tree 13.
- Lanscape to be graded as required to comply with Council's requirements.
PRIVACY SCREEN UP TO 1800MM ABOVE DETAILED ABOVE FINISHED GROUND RELATIVE TO NEIGHBOURING PROPERTY AT 39 BEACH ROAD
PRIVACY SCREENS
SKYLIGHT ABOVE GARAGE
SKB.01
SKB.02
SKB.03
SKG.03 above
EX.HOUSE FFL 12.28
EX.HOUSE FFL 12.95
EX.HOUSE FFL 12.19
EX.HOUSE FFL 12.10
EX TOW 9.82
EX TOW 7.58
EX TOW 7.64
EX TOW 9.82
EX TOW 9.82
EX TOW 9.82


3 SEC 7 DP 6777
2 STOREY
RENDERED AND CLAD RESIDENCE
RENDERED BUILDING
BOUNDARY 45.72 m
SETBACK AS PER DCP
BOUNDARY 18.29 m
BOUNDARY 36.45 m
BOUNDARY 30.48 m
BOUNDARY 25.295 m
BOUNDARY 40.8 m
GARDEN
FFL 11.85
LANDSCAPE
DECK
FFL 15.42
TIMBER
8.3 sqm
DECK
FFL 15.42
TIMBER
8.5 sqm
ROOF OVER ENTRY PATH
ROOF OVER ENTRY
SKYLIGHT
DRIVEWAY TO BASEMENT
CONCRETE
GREEN ROOF AREA
FFL 11.85
LANDSCAPE
INTERNAL COURTYARD
FFL 11.85
LANDSCAPE
POOL & SPA
COPING AT 11.85
1.5m deep
SPA
DECK
FFL 14.85
TIMBER
9 sqm
PRIVACY SCREENS
ROOF
plants on pots
SKYLIGHT ABOVE GARAGE
SKYLIGHT ABOVE DOORS AT GF LEVEL
SKYLIGHT ABOVE WINDOWS AT GF LEVEL
SKYLIGHT ABOVE FF LEVEL
NON-REFLECTIVE METAL ROOF
RETAINING WALL ALONG THE SIDE BOUNDARY
CLOTHES LINE
LOW RENDERED BRICK FENCE
LATTICE SCREEN ATTACHED TO LOW RENDERED BRICK FENCE
CONC. BLOCK FENCE
BASKETBALL HOOP
TOP OF BALASTRADE L1
RL17.75
PARAPET
39 BEACH RD
71 DP 791319
2 STOREY
RENDERED RESIDENCE METAL ROOF
LEVEL 1
DECK
RL15.57
GARAGE DOORS
SINGLE STOREY
RENDERED
BUILDING
1 STOREY
METAL ROOF
29 BEACH RD
1 DP 1179313
2 STOREY
W.B. & CLAD RESIDENCE METAL ROOF
CHIMNEY
RIDGE
RIDGE RL 10.85
GUTTER RL 9.82
PORCH GRL & L1 ABOVE
RETAINING WALL
BLOCK
SANDSTONE
POOL MECHANICAL EQUIPMENT
DP 1179313
DP 791319
DP 566350
GRASS
CONCRETE
STONE STEPS
FENCE
POST AND BRUSH
POOL FENCE
OPENING
TOP RL 14.24
TOP RL 11.98
TOP RL 12.39
TOP RL 12.15
TOP RL 12.04
TOP RL 11.02
TOP RL 9.60
TOP RL 12.91
TOP RL 12.33
TOP RL 12.48
TOP RL 11.85
TOP RL 12.24
TOP RL 11.93
TOP RL 11.78
TOP RL 11.80
TOP RL 11.83
TOP RL 11.85
TOP RL 11.85
TOP RL 11.85

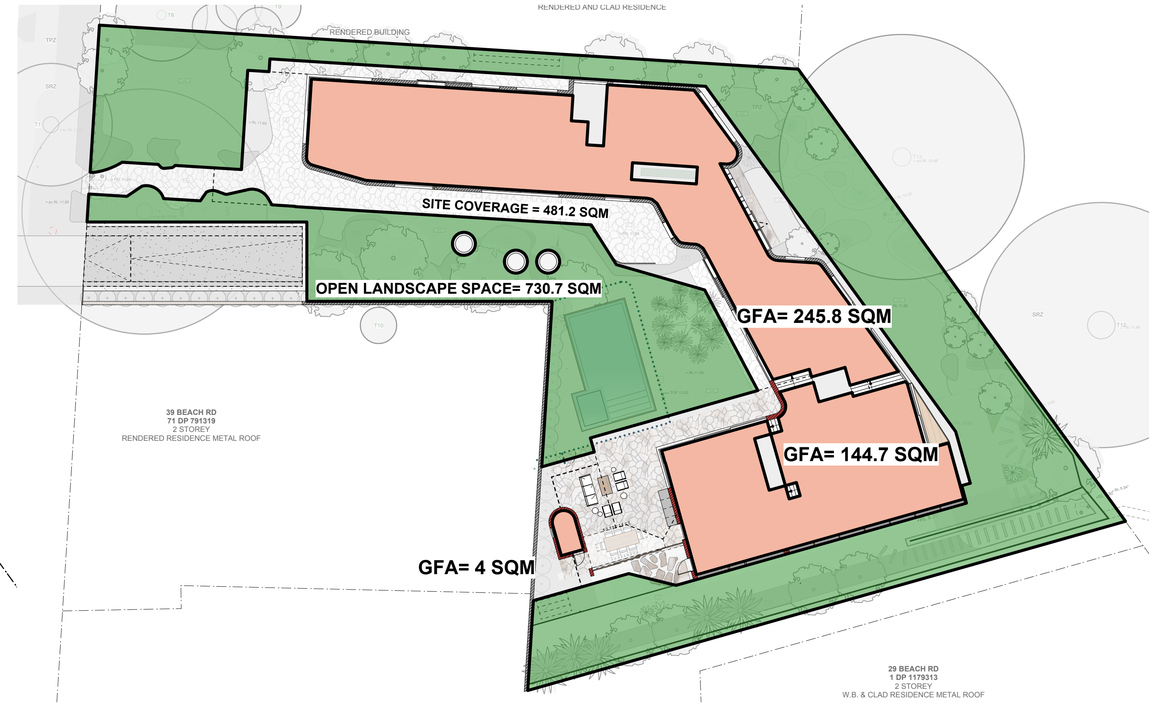
| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.438:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |




FLOOR-SPACE RATIO CALCULATIONS - FIRST FLOOR LEVEL




FLOOR-SPACE RATIO CALCULATIONS - BASEMENT LEVEL




FLOOR-SPACE RATIO CALCULATIONS - GROUND FLOOR LEVEL

**GENERAL NOTE:**
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**REFERRALS**
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FOR ALL HYDRAULICS WORK.
***LANDSCAPE:*** REFER TO THE LANDSCAPE DRAWINGS FOR ALL PROPOSED LANDSCAPING DETAILS.
DO NOT SCALE FROM THESE DRAWINGS.
WORK TO WRITTEN DIMENSIONS ONLY.

| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY | |
|---|---|
| | EXISTING WALLS |
| | CAVITY BRICK WALLS |
| | TIMBER STUD WALLS |
| | OFF-FORM CONCRETE WALLS |
| | JOINERY |
| | TIMBER FLOORBOARDS |
| | TIMBER DECK |
| | TILED FLOORS |
| | GLAZING |
| | METAL ROOF |
| | TIMBER FACADE |
| | STEEL IN PLAN & ELEVATION |
| | STEEL IN SECTION |
| | CONCRETE IN PLAN & ELEVATION |
| | BRICK FACADE |
| | OUTDOOR PAVERS |
| | GREEN ROOF |
| | CONCRETE ROOF |
| | DEMOLITION |
| | DEMOLITION IN SECTION |
| | PRE-DA MEETING BUILDING LINE |
| | FIRST DA BUILDING LINE |


VIRGINIA KERRIDGE ARCHITECT

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**REFER TO ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL SPECIALIST INFORMATION AND DETAILS.**
**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 30/06/2020 | C | DA ISSUE C |
| 22/07/2020 | D | DA ISSUE - AMENDMENT D |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
30/07/2020

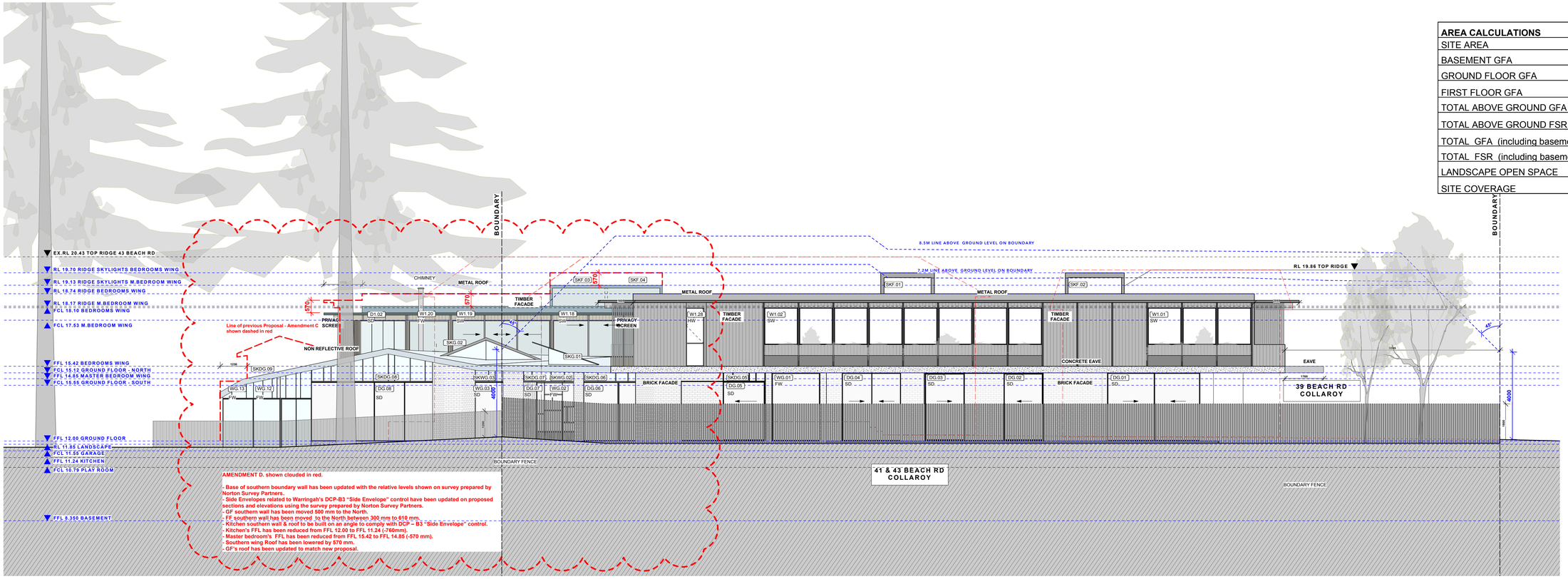
REVISION NUMBER:
**D**

DRAWING TITLE
FLOOR SPACE RATIO CALCULATIONS PROPOSED
INTERNAL AREAS SHADED

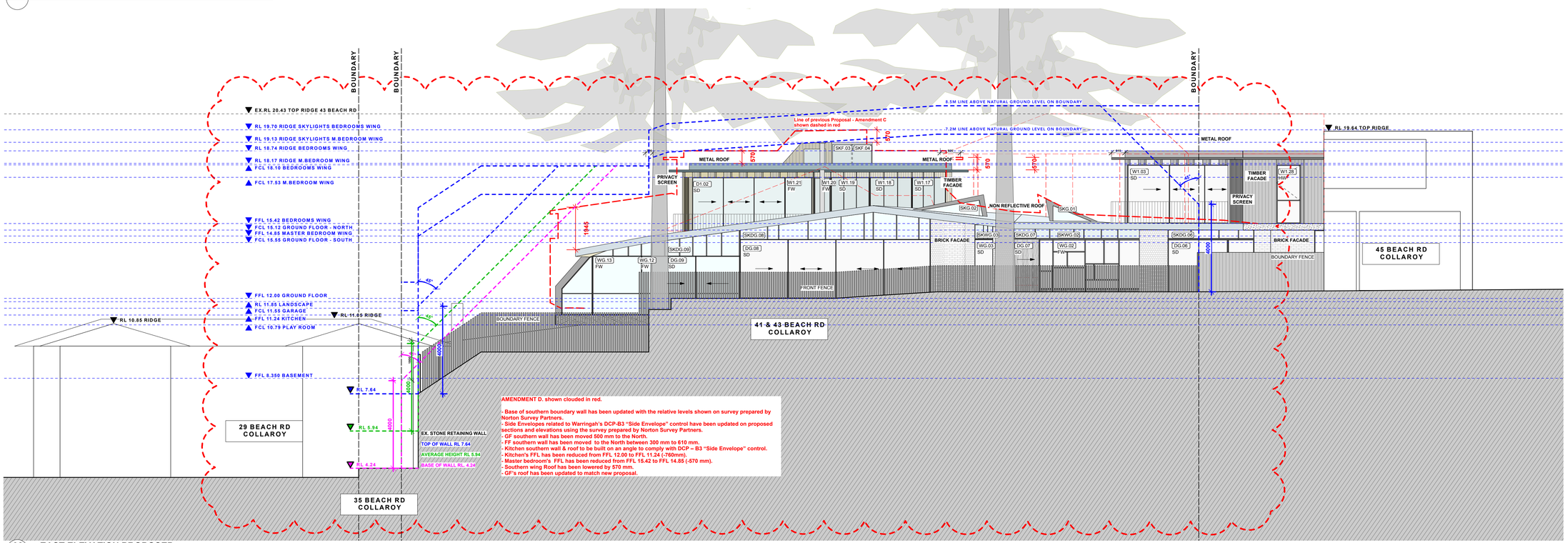
SCALE:
1:200 at A1 &
1:400 at A3

DRAWING NO.
**DA 150**

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.438:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |




01 NORTH ELEVATION PROPOSED




02 EAST ELEVATION PROPOSED

**GENERAL NOTE:**
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**REFERRALS**
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY | |
|---|---|
| | EXISTING WALLS |
| | CAVITY BRICK WALLS |
| | TIMBER STUD WALLS |
| | OFF-FORM CONCRETE WALLS |
| | JOINERY |
| | TIMBER FLOORBOARDS |
| | TIMBER DECK |
| | TILED FLOORS |
| | GLAZING |
| | METAL ROOF |
| | TIMBER FACADE |
| | STEEL IN PLAN & ELEVATION |
| | STEEL IN SECTION |
| | CONCRETE IN PLAN & ELEVATION |
| | BRICK FACADE |
| | OUTDOOR PAVERS |
| | GREEN ROOF |
| | CONCRETE ROOF |
| | DEMOLITION |
| | DEMOLITION IN SECTION |
| | PRE-DA MEETING BUILDING LINE |
| | FIRST DA BUILDING LINE |


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**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 25/05/2020 | B | DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL |
| 03/07/2020 | C | DA AMENDMENT C - STONE RETAINING WALL UPDATED. SIDE ENVELOPES UPDATED. |
| 22/07/2020 | D | DA ISSUE - AMENDMENT D |

41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

22/07/2020

D

DRAWING TITLE
NORTH & EAST ELEVATIONS PROPOSED

SCALE:
1:100 at A1 & 1:200 at A3

DRAWING NO.
DA 200

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.438:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

**GENERAL NOTE:**
**COMPLIANCE**
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**REFERRALS**
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**SHADOW KEY**

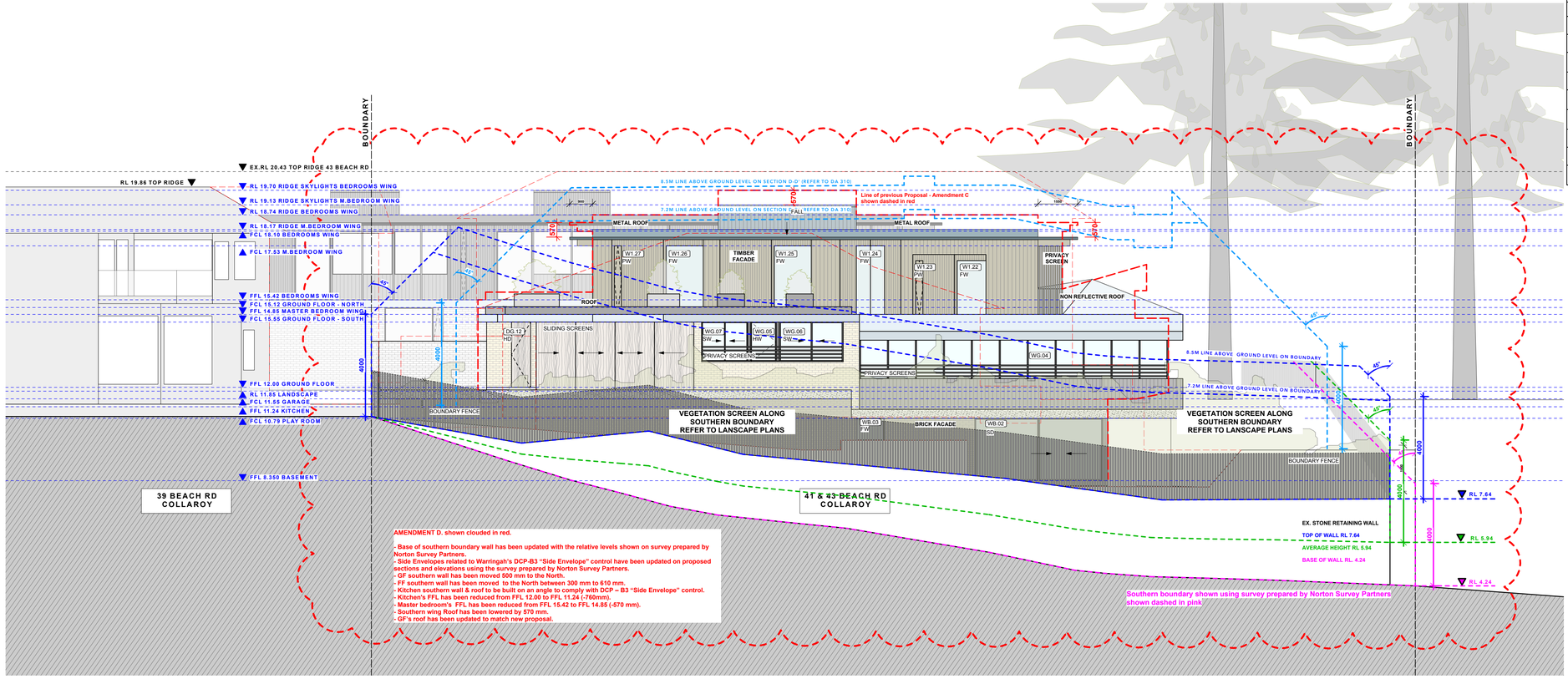
| | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

**ABBREVIATIONS**

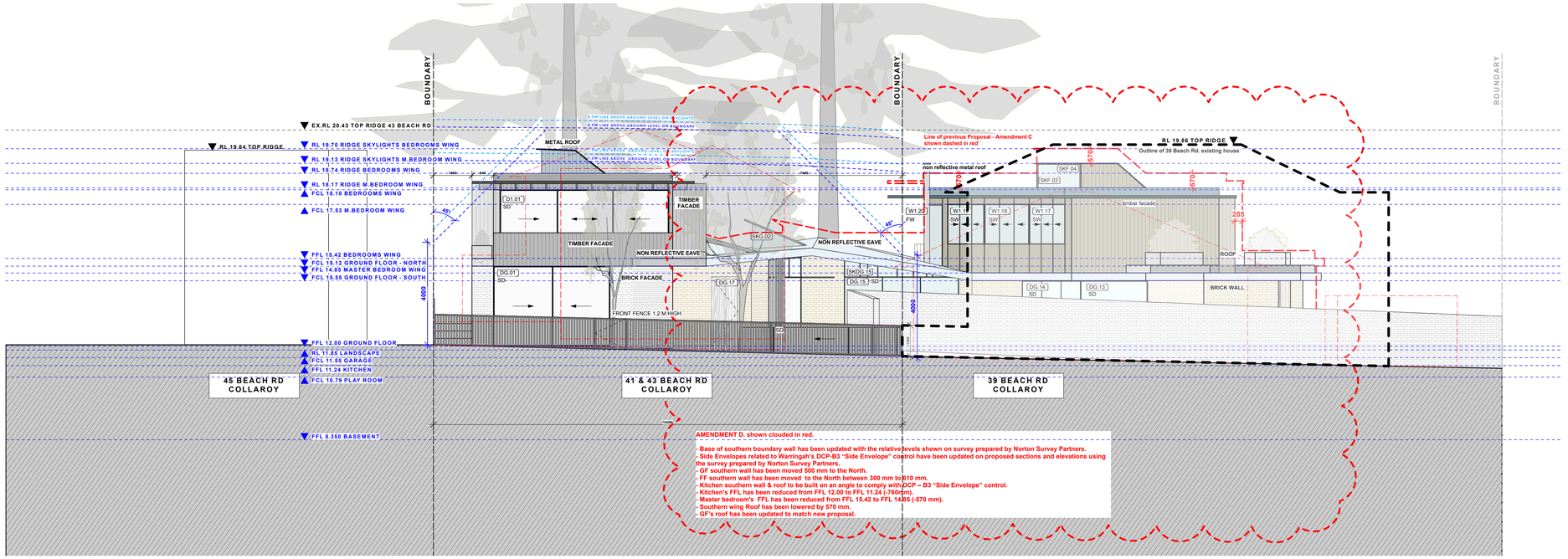
| | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

**SYMBOLS KEY**

- EXISTING WALLS
- CAVITY BRICK WALLS
- TIMBER STUD WALLS
- OFF-FORM CONCRETE WALLS
- JOINERY
- TIMBER FLOORBOARDS
- TIMBER DECK
- TILED FLOORS
- GLAZING
- METAL ROOF
- TIMBER FACADE
- STEEL IN PLAN & ELEVATION
- STEEL IN SECTION
- CONCRETE IN PLAN & ELEVATION
- BRICK FACADE
- OUTDOOR PAVERS
- GREEN ROOF
- CONCRETE ROOF
- DEMOLITION
- DEMOLITION IN SECTION
- PRE-DA MEETING BUILDING LINE
- FIRST DA BUILDING LINE




01 **SOUTH ELEVATION PROPOSED**




02 **WEST ELEVATION PROPOSED (FRONT ELEVATION)**


VIRGINIA KERRIDGE ARCHITECT

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**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

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| 03/07/2020 | C | DA AMENDMENT C - STONE RETAINING WALL UPDATED. SIDE ENVELOPES UPDATED. |
| 22/07/2020 | D | DA ISSUE - AMENDMENT D |

41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

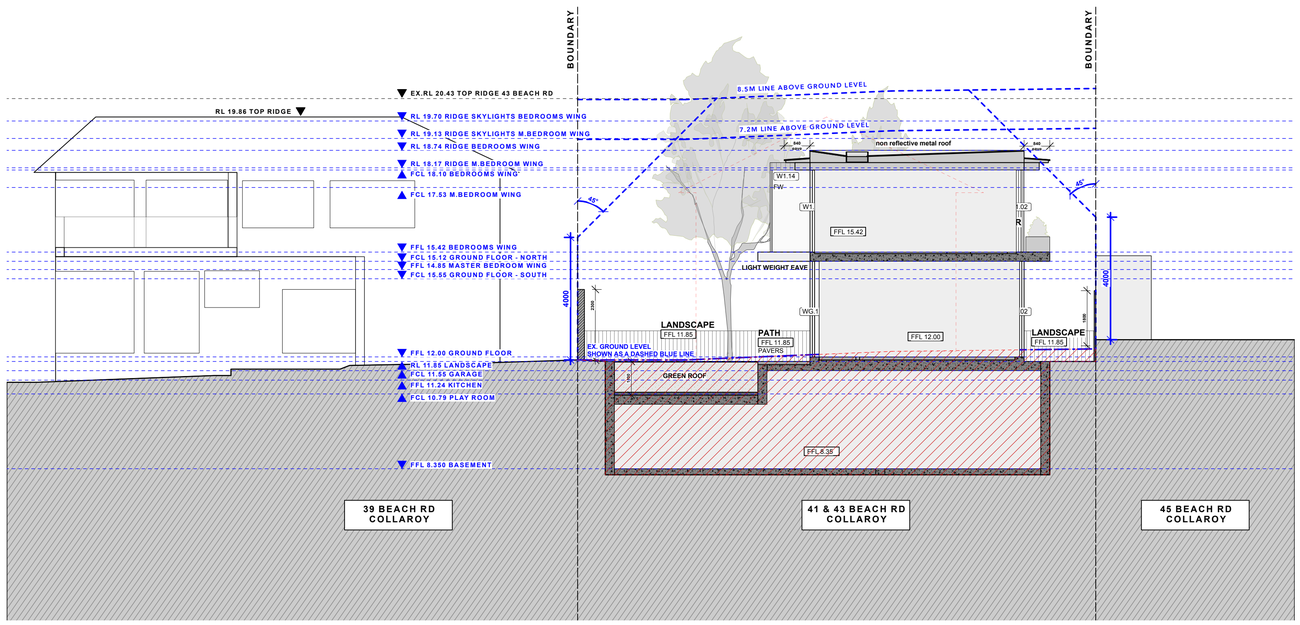
22/07/2020

D

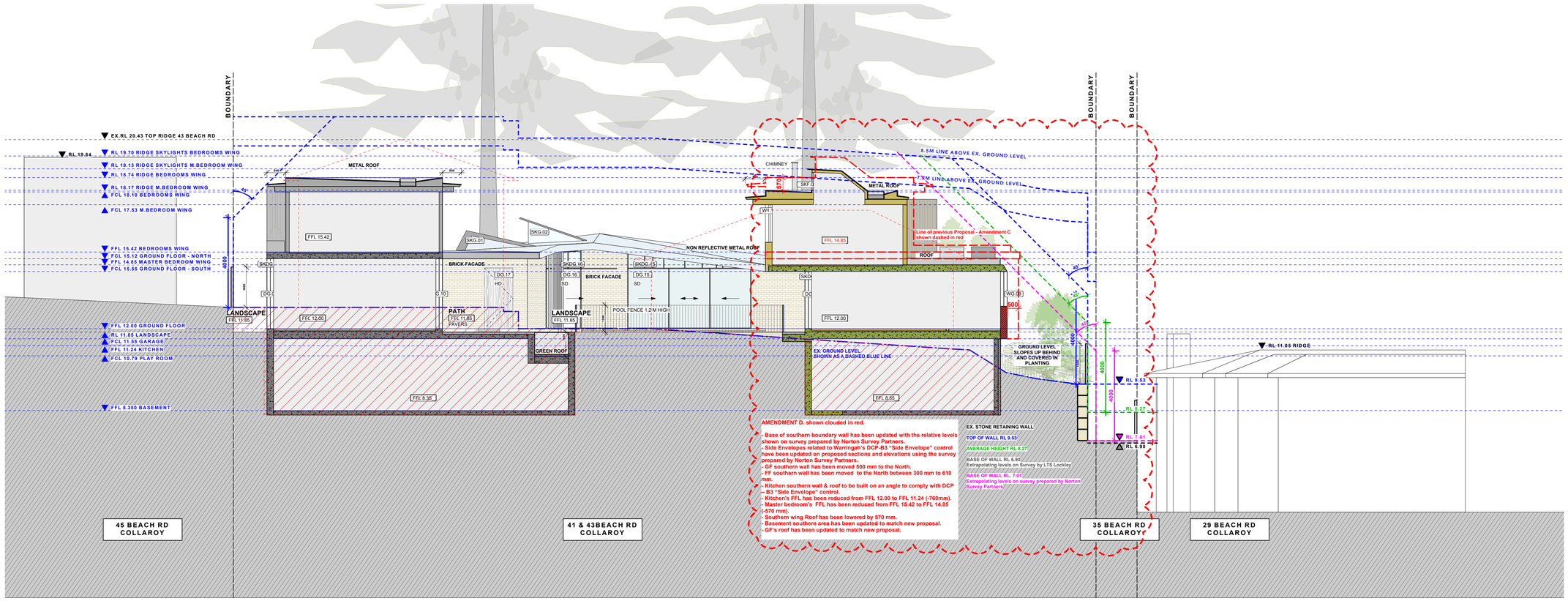
DRAWING TITLE
SOUTH & WEST ELEVATIONS PROPOSED

SCALE:
1:100 at A1 & 1:200 at A3

DRAWING NO.
**DA 210**




**01** **SECTION A-A'**




**AMENDMENT D. shown clouded in red.**
- Base of southern boundary wall has been updated with the relative levels shown on survey prepared by Norton Survey Partners.
- Side Envelopes related to Warringah's DCP-B3 "Side Envelope" control have been updated on proposed sections and elevations using the survey prepared by Norton Survey Partners.
- GF southern wall has been moved 500 mm to the North.
- FF southern wall has been moved to the North between 300 mm to 610 mm.
- Kitchen southern wall & roof to be built on an angle to comply with DCP – B3 "Side Envelope" control.
- Kitchen's FFL has been reduced from FFL 12.00 to FFL 11.24 (-760mm).
- Master bedroom's FFL has been reduced from FFL 15.42 to FFL 14.85 (-570 mm).
- Southern wing Roof has been lowered by 570 mm.
- Basement southern area has been updated to match new proposal.
- GF's roof has been updated to match new proposal.

EX. STONE RETAINING WALL
TOP OF WALL RL 9.53
AVERAGE HEIGHT RL 8.27
BASE OF WALL RL 6.90
Extrapolating levels on Survey by LTS Lockley
BASE OF WALL RL. 7.01
Extrapolating levels on survey prepared by Norton Survey Partners

**02** **SECTION B-B'**

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.438:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

**GENERAL NOTE:**
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY | |
|---|---|
| | EXISTING WALLS |
| | CAVITY BRICK WALLS |
| | TIMBER STUD WALLS |
| | OFF-FORM CONCRETE WALLS |
| | JOINERY |
| | TIMBER FLOORBOARDS |
| | TIMBER DECK |
| | TILED FLOORS |
| | GLAZING |
| | METAL ROOF |
| | TIMBER FACADE |
| | STEEL IN PLAN & ELEVATION |
| | STEEL IN SECTION |
| | CONCRETE IN PLAN & ELEVATION |
| | BRICK FACADE |
| | OUTDOOR PAVERS |
| | GREEN ROOF |
| | CONCRETE ROOF |
| | DEMOLITION |
| | DEMOLITION IN SECTION |
| | PRE-DA MEETING BUILDING LINE |
| | FIRST DA BUILDING LINE |

VIRGINIA KERRIDGE ARCHITECT
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ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
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**NOTES:**

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**REFER TO ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL SPECIALIST INFORMATION AND DETAILS.**
**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 25/05/2020 | B | DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL |
| 03/07/2020 | C | DA AMENDMENT C - STONE RETAINING WALL UPDATED. SIDE ENVELOPES UPDATED. |
| 22/07/2020 | D | DA ISSUE - AMENDMENT D |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

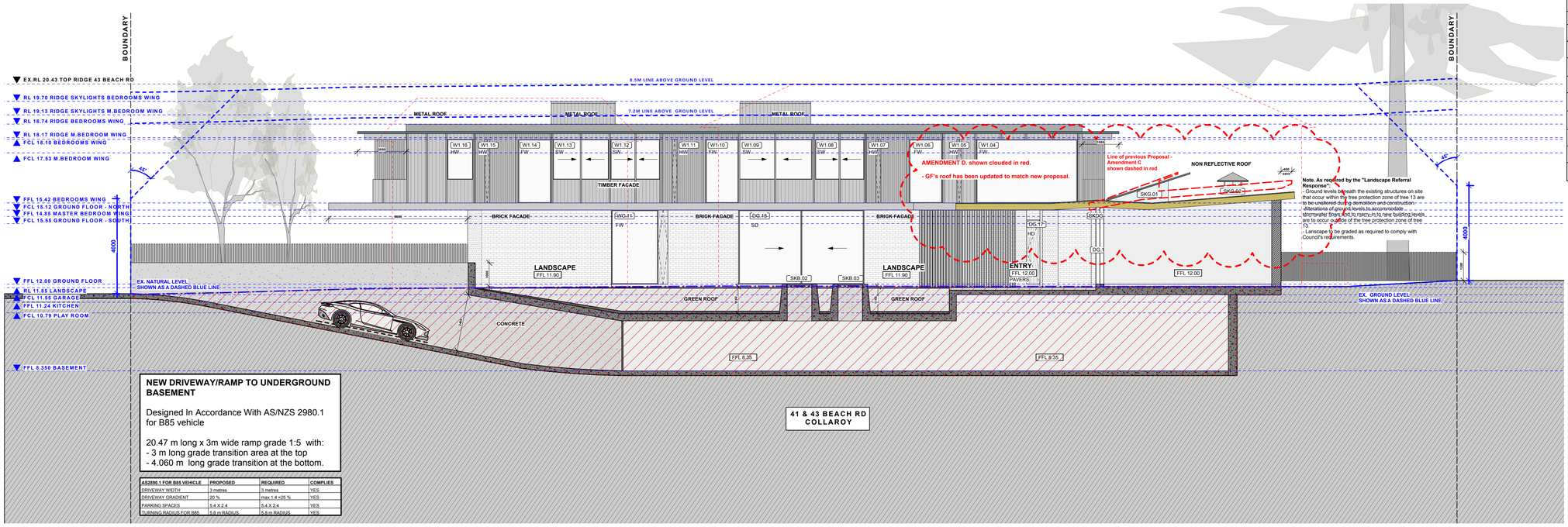
DRAWING TITLE
PROPOSED SECTIONS A-A' & B-B'
INTERNAL AREAS SHADED

DATE: 30/07/2020

REVISION NUMBER: **D**

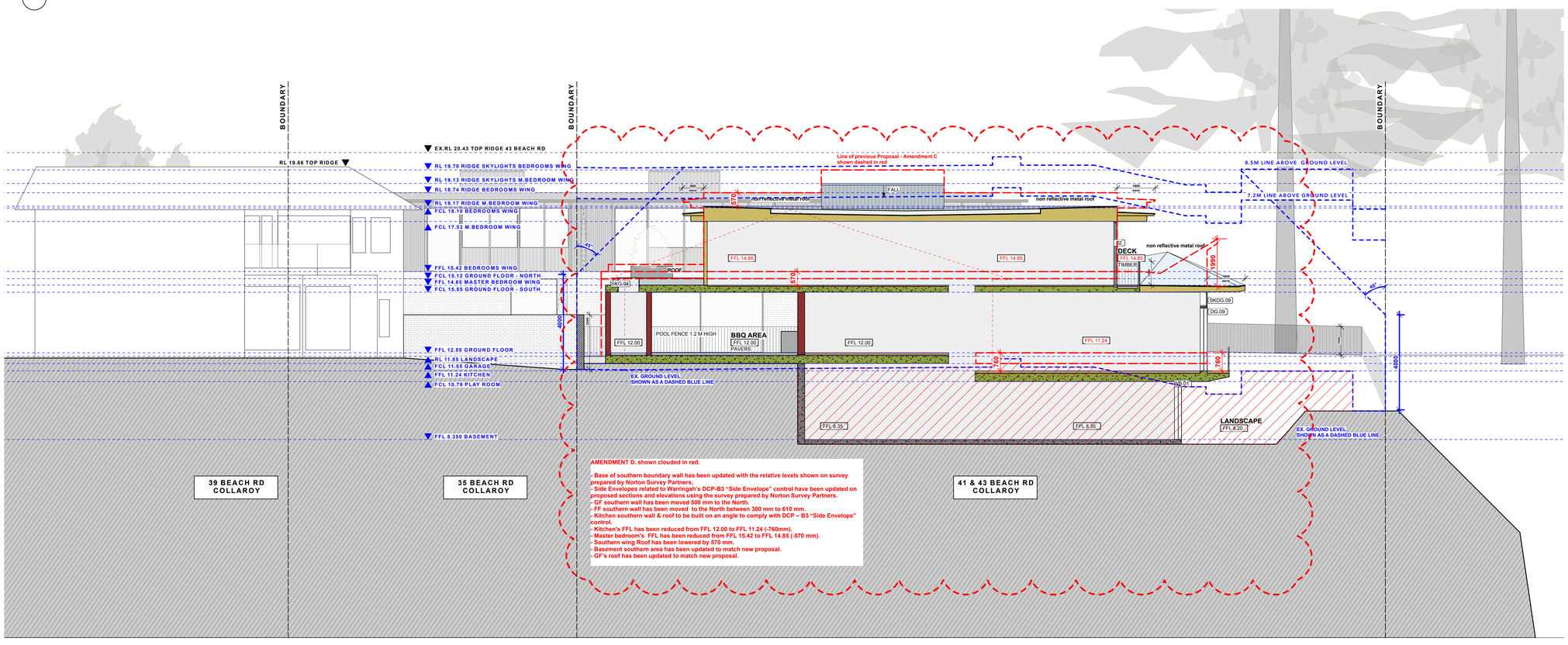
SCALE: 1:200 at A3 & 1:100 at A1

DRAWING NO. **DA 300**




| AS2890.1 FOR B85 VEHICLE | PROPOSED | REQUIRED | COMPLIES |
|---|---|---|---|
| DRIVEWAY WIDTH | 3 metres | 3 metres | YES |
| DRIVEWAY GRADIENT | 20 % | max 1:4 =25 % | YES |
| PARKING SPACES | 5.4 X 2.4 | 5.4 X 2.4 | YES |
| TURNING RADIUS FOR B85 | 6.8 m RADIUS | 6.8 m RADIUS | YES |

01 **SECTION C-C'**




02 **SECTION D-D'**

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.438:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

**GENERAL NOTE:**
**COMPLIANCE**
**NCC:** ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
**BASIX:** ALL WORK TO COMPLY WITH BASIX CERTIFICATE

**RERERRALS**
***SURVEY:*** REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.
***HYDRAULIC:*** REFER TO THE HYDRAULIC ENGINEER'S DRAWINGS
FOR ALL HYDRAULICS WORK.
***LANDSCAPE:*** REFER TO THE LANDSCAPE DRAWINGS FOR ALL PROPOSED LANDSCAPING DETAILS.
DO NOT SCALE FROM THESE DRAWINGS,
WORK TO WRITTEN DIMENSIONS ONLY.

| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY | |
|---|---|
| | EXISTING WALLS |
| | CAVITY BRICK WALLS |
| | TIMBER STUD WALLS |
| | OFF-FORM CONCRETE WALLS |
| | JOINERY |
| | TIMBER FLOORBOARDS |
| | TIMBER DECK |
| | TILED FLOORS |
| | GLAZING |
| | METAL ROOF |
| | TIMBER FACADE |
| | STEEL IN PLAN & ELEVATION |
| | STEEL IN SECTION |
| | CONCRETE IN PLAN & ELEVATION |
| | BRICK FACADE |
| | OUTDOOR PAVERS |
| | GREEN ROOF |
| | CONCRETE ROOF |
| | DEMOLITION |
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| | PRE-DA MEETING BUILDING LINE |
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amendments:

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| 22/07/2020 | D | DA ISSUE - AMENDMENT D |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED |

PROJECT: 41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DRAWING TITLE: PROPOSED SECTIONS C-C' & D-D'
INTERNAL AREAS SHADED

DATE: 30/07/2020

SCALE: 1:100 at A1 & 1:200 at A3

REVISION NUMBER: **D**

DRAWING NO.: **DA 310**

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.438:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

**GENERAL NOTE:**
**COMPLIANCE**
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**RERERRALS**
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**SHADOW KEY**

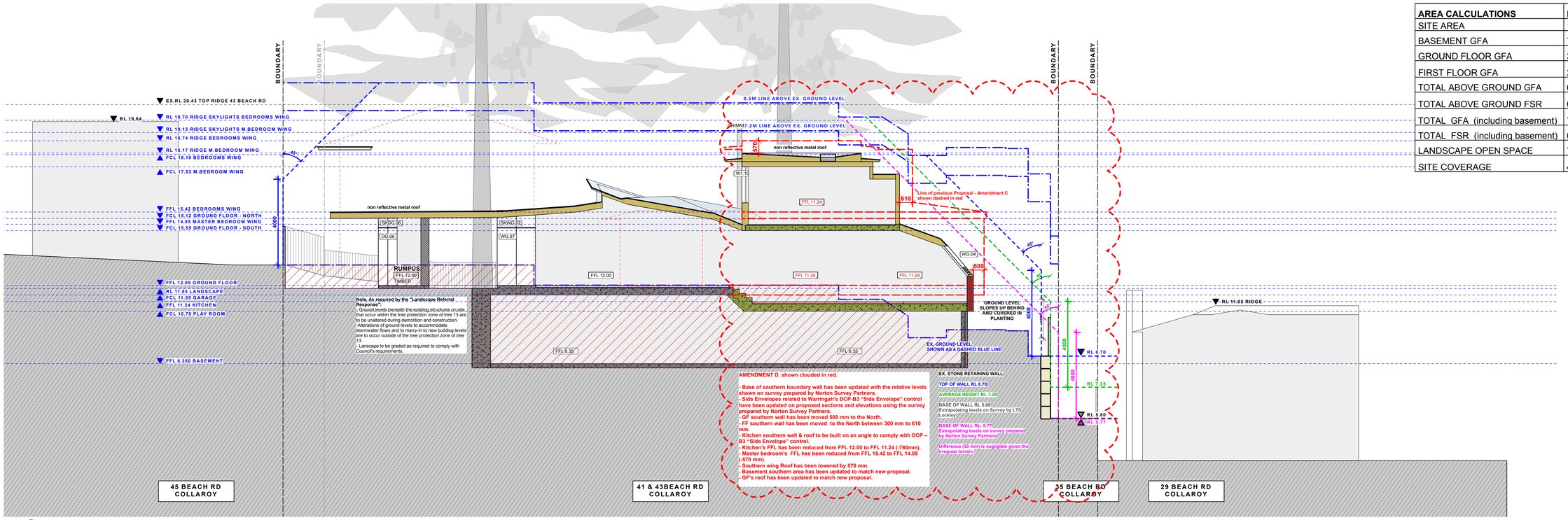
| | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

**ABBREVIATIONS**

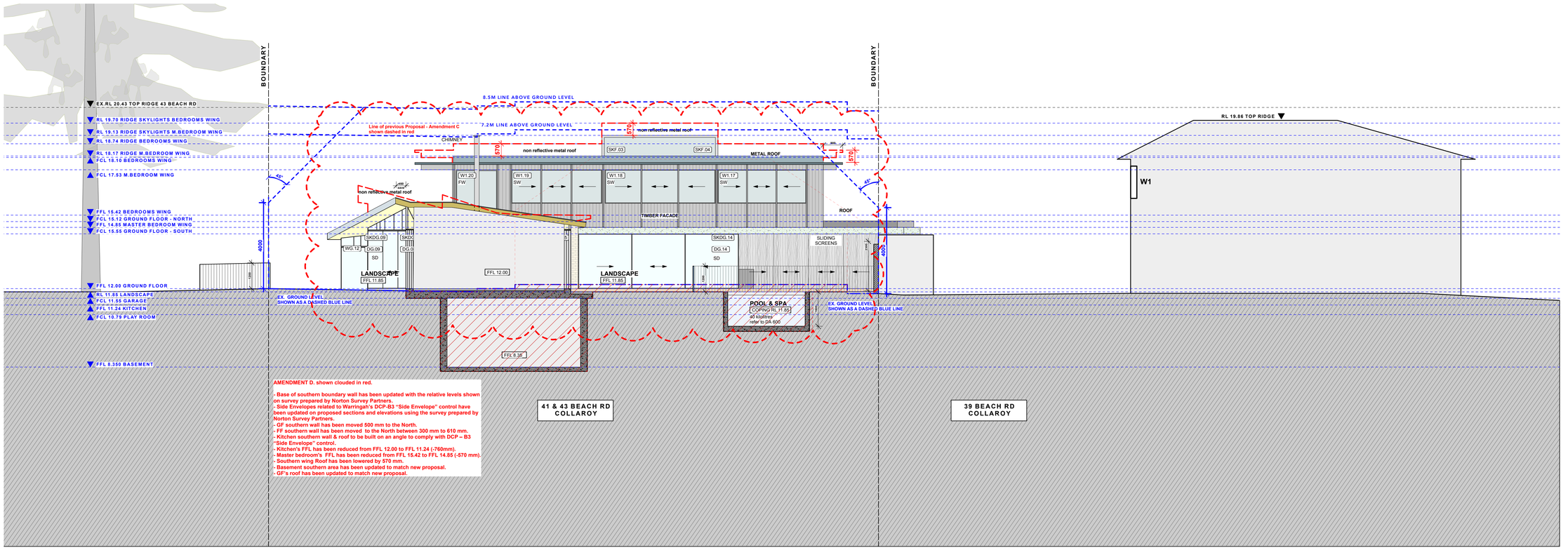
| | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

**SYMBOLS KEY**

- EXISTING WALLS
- CAVITY BRICK WALLS
- TIMBER STUD WALLS
- OFF-FORM CONCRETE WALLS
- JOINERY
- TIMBER FLOORBOARDS
- TIMBER DECK
- TILED FLOORS
- GLAZING
- METAL ROOF
- TIMBER FACADE
- STEEL IN PLAN & ELEVATION
- STEEL IN SECTION
- CONCRETE IN PLAN & ELEVATION
- BRICK FACADE
- OUTDOOR PAVERS
- GREEN ROOF
- CONCRETE ROOF
- DEMOLITION
- DEMOLITION IN SECTION
- PRE-DA MEETING BUILDING LINE
- FIRST DA BUILDING LINE




02 **SECTION F-F'**




01 **SECTION E-E'**


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amendments:

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|---|---|---|
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| 25/05/2020 | B | DA ISSUE - EX. GROUND LEVEL INFORMATION ENHANCED AS REQUIRED BY COUNCIL |
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| 22/07/2020 | D | DA ISSUE - AMENDMENT D |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D - INTERNAL AREAS SHADED |

PROJECT:
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE: 30/07/2020

REVISION NUMBER: **D**

DRAWING TITLE:
PROPOSED SECTIONS E-E' & FF'
INTERNAL AREAS SHADED

SCALE: 1:100 at A1 & 1:200 at A3

DRAWING NO. **DA 320**

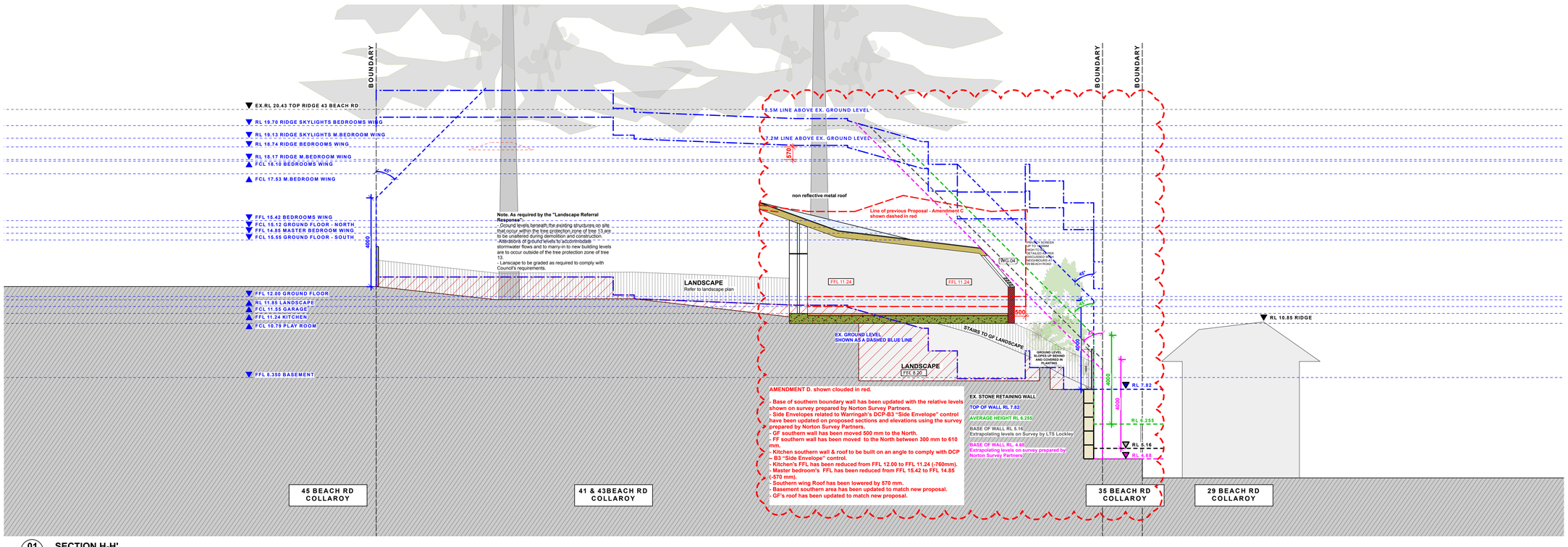
| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.438:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |




01 **SECTION H-H'**

| SYMBOLS KEY |
|---|
| EXISTING WALLS |
| CAVITY BRICK WALLS |
| TIMBER STUD WALLS |
| OFF-FORM CONCRETE WALLS |
| JOINERY |
| TIMBER FLOORBOARDS |
| TIMBER DECK |
| TILED FLOORS |
| GLAZING |
| METAL ROOF |
| TIMBER FACADE |
| STEEL IN PLAN & ELEVATION |
| STEEL IN SECTION |
| CONCRETE IN PLAN & ELEVATION |
| BRICK FACADE |
| OUTDOOR PAVERS |
| GREEN ROOF |
| CONCRETE ROOF |
| DEMOLITION |
| DEMOLITION IN SECTION |
| PRE-DA MEETING BUILDING LINE |
| FIRST DA BUILDING LINE |


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amendments:

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PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
30/07/2020

REVISION NUMBER:
**D**

DRAWING TITLE
PROPOSED SECTION H-H'
INTERNAL AREAS SHADED

SCALE:
1:200 at A3 &
1:100 at A1

DRAWING NO.
**DA 330**

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 71.6 sqm | | YES |
| GROUND FLOOR GFA | 407sqm | | YES |
| FIRST FLOOR GFA | 284 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 691 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.45:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 762.6 | | |
| TOTAL FSR (including basement) | 0.496:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 725.1 sqm= 47.2% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |



**TIMBER PRIVACY SCREENS**



**NON-REFLECTIVE METAL ROOF**



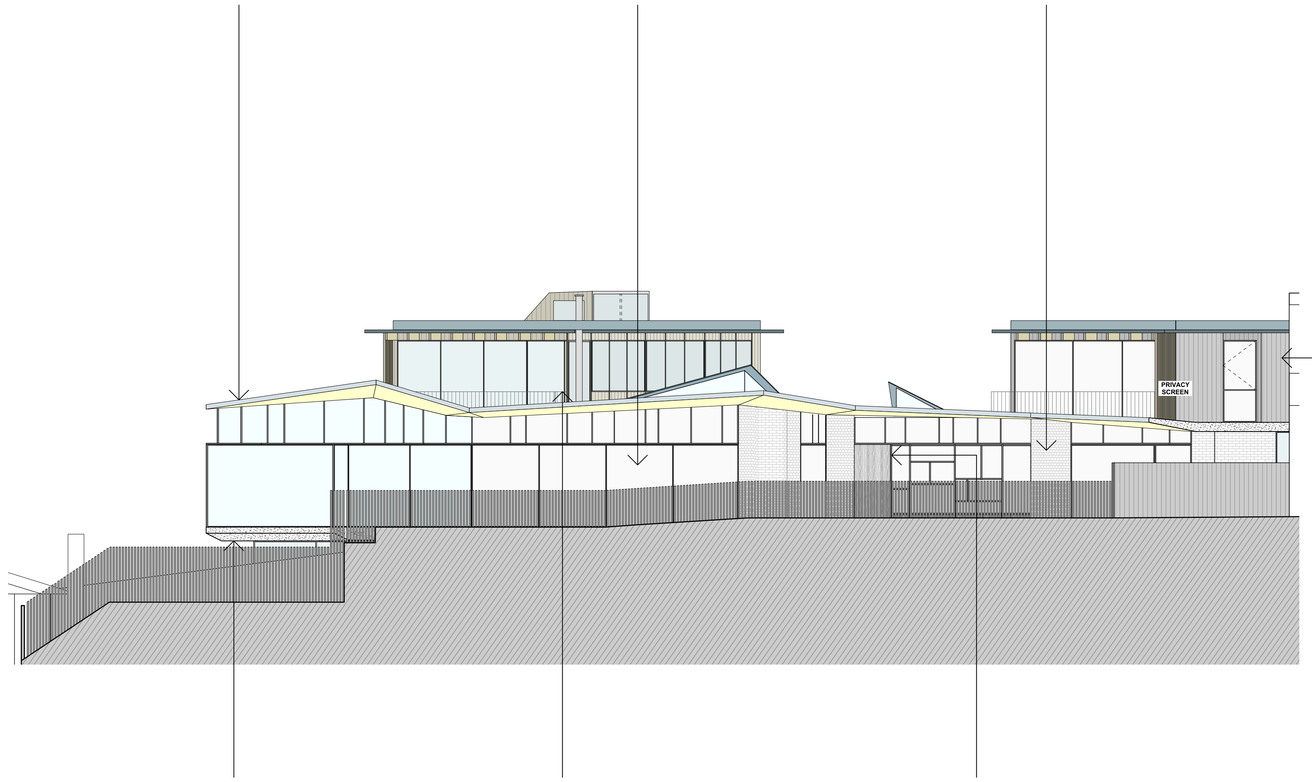
**WINDOWS / DOORS - ALUMINIUM FRAME**



**BRICK WALLS / STRUCTURE**



**TIMBER CLADDING**



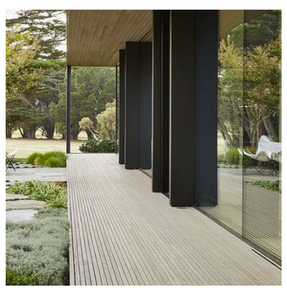

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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
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| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY |
|---|
| EXISTING WALLS |
| CAVITY BRICK WALLS |
| TIMBER STUD WALLS |
| OFF-FORM CONCRETE WALLS |
| JOINERY |
| TIMBER FLOORBOARDS |
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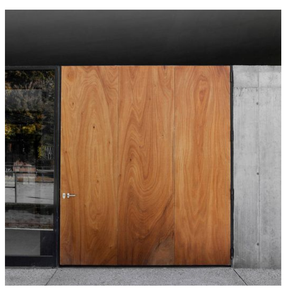
**TIMBER DECK**



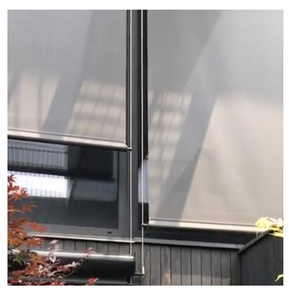
**CONCRETE**



**STEEL / TIMBER BALUSTRADE**



**TIMBER DOOR**



**WINDOWS - EXTERNAL BLINDS**

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**REFER TO ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL SPECIALIST INFORMATION AND DETAILS.**
**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 03/07/2020 | C | DA ISSUE - AMENDMENT C |

PROJECT: 41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE: 03/07/2020

REVISION NUMBER: **C**

DRAWING TITLE: MATERIALS AND FINISHES SCHEDULE

SCALE: N/A

DRAWING NO.: **DA 400**

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.438:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

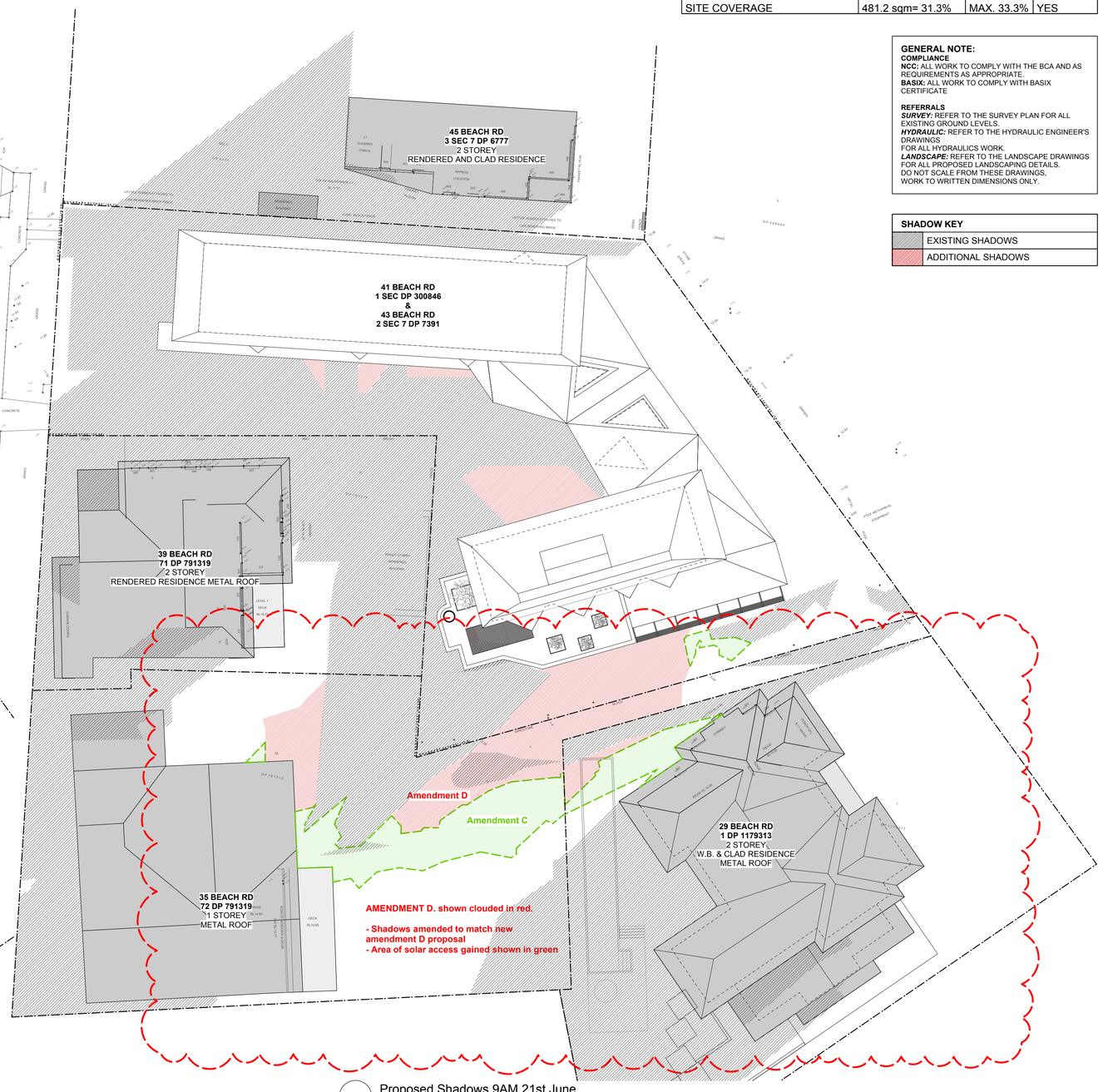
**GENERAL NOTE:**
**COMPLIANCE**
**NCC:** ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
**BASIX:** ALL WORK TO COMPLY WITH BASIX CERTIFICATE

**REFERRALS**
***SURVEY:*** REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.
***HYDRAULIC:*** REFER TO THE HYDRAULIC ENGINEER'S DRAWINGS FOR ALL HYDRAULICS WORK.
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WORK TO WRITTEN DIMENSIONS ONLY.

| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |




1 Existing Shadows 9AM 21st June
Scale: 1:200




2 Proposed Shadows 9AM 21st June
Scale: 1:200

VIRGINIA KERRIDGE ARCHITECT
g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

**NOTES:**

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**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 28/05/2020 | B | DA ISSUE - AMENDMENT B |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D |

| PROJECT | DATE | REVISION NUMBER: |
|---|---|---|
| 41 & 43 BEACH ROAD COLLAROY<br>LO1 1 DP300846 AND LOT 2 SEC 7 DP7391 | 30/07/2020 | **D** |
| **DRAWING TITLE** | **SCALE:** | **DRAWING NO.** |
| EXISTING AND PROPOSED<br>SHADOW DIAGRAMS AT 9AM-21ST JUNE | 1:200 at A1 &<br>1:400 at A3 | **DA 500** |

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
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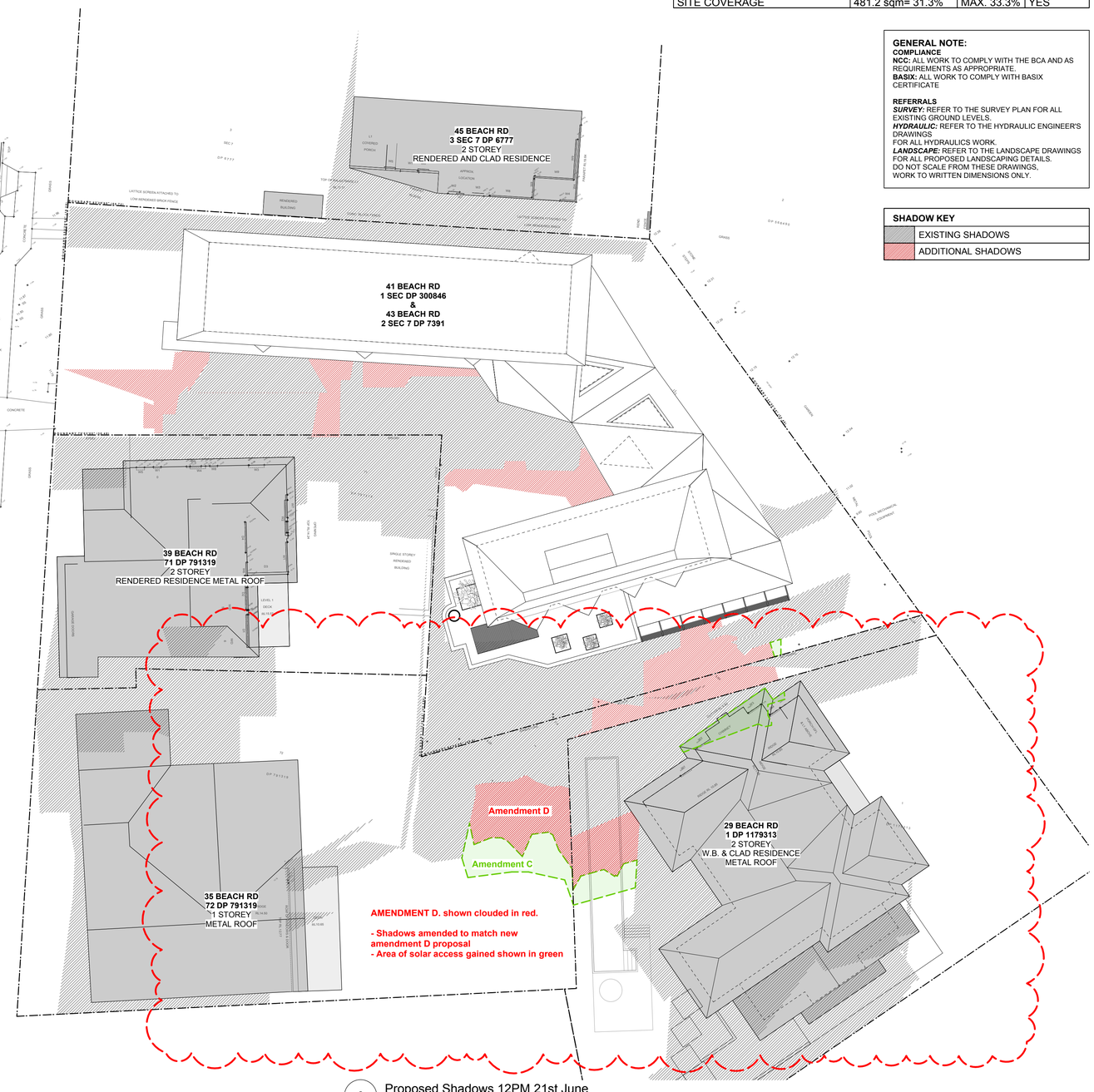
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |




1 Existing Shadows 12PM 21st June
Scale: 1:200




**AMENDMENT D. shown clouded in red.**

**- Shadows amended to match new amendment D proposal**
**- Area of solar access gained shown in green**

2 Proposed Shadows 12PM 21st June
Scale: 1:200


VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
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info@vk.com.au www.vk.com.au abn 12 083 17 159


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TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
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| 28/05/2020 | B | DA ISSUE - AMENDMENT B |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
30/07/2020

REVISION NUMBER:
**D**

DRAWING TITLE
EXISTING AND PROPOSED
SHADOW DIAGRAMS 12PM-21ST JUNE

SCALE:
1:200 at A1 &
1:400 at A3

DRAWING NO.
**DA 501**

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 73.4 sqm | | YES |
| GROUND FLOOR GFA | 394.5 sqm | | YES |
| FIRST FLOOR GFA | 278.7 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 673.2 sqm | | YES |
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| TOTAL GFA (including basement) | 746.6 | | |
| TOTAL FSR (including basement) | 0.485:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 730.7 sqm= 47.57% | MIN. 40% | YES |
| SITE COVERAGE | 481.2 sqm= 31.3% | MAX. 33.3% | YES |

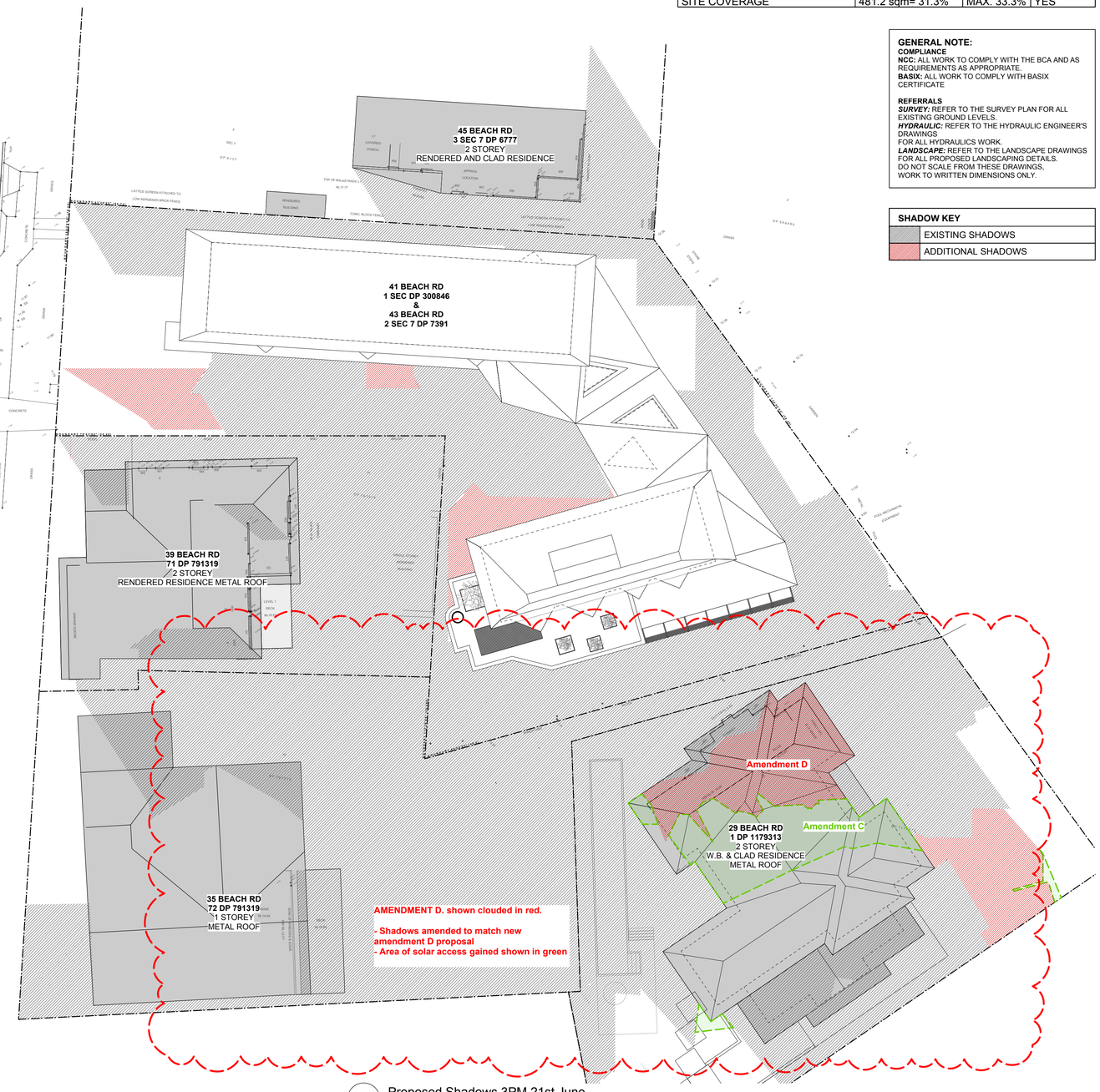
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |




1 Existing Shadows 3PM 21st June
Scale: 1:200




2 Proposed Shadows 3PM 21st June
Scale: 1:200

VIRGINIA KERRIDGE ARCHITECT
g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
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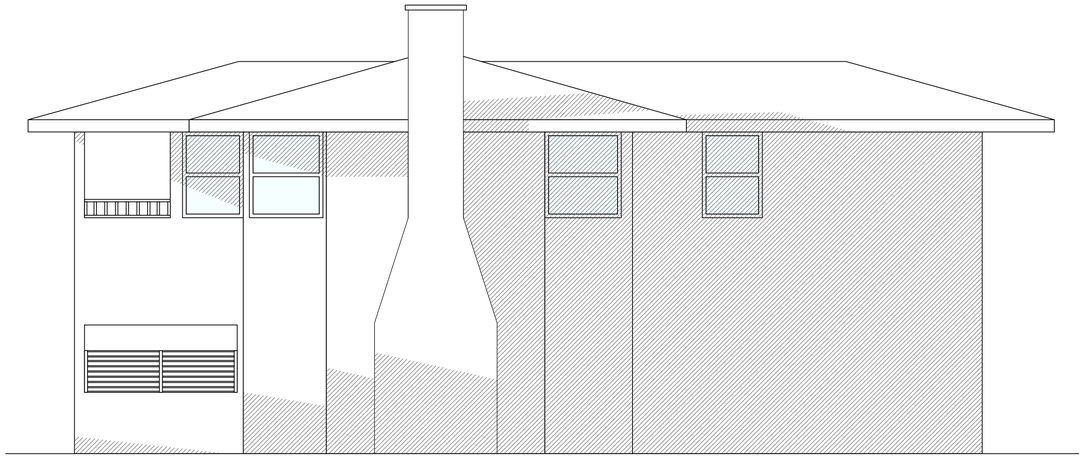
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TRUE NORTH

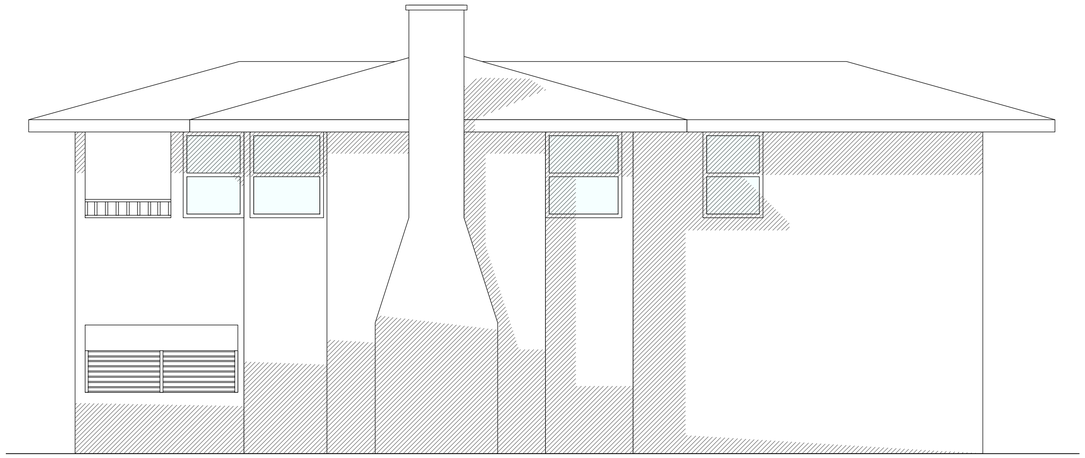
amendments:

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|---|---|---|
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| 30/07/2020 | D | DA ISSUE - AMENDMENT D |

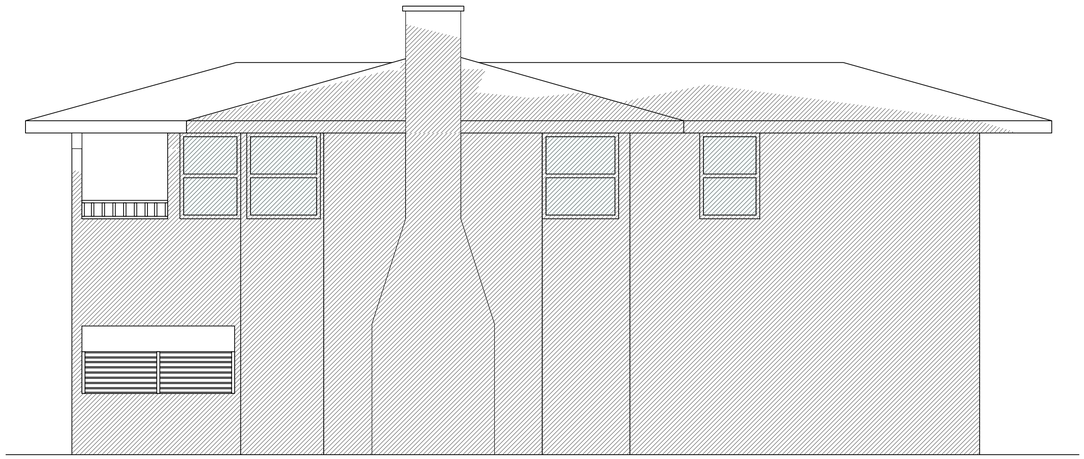
| PROJECT | DATE | REVISION NUMBER: |
|---|---|---|
| 41 & 43 BEACH ROAD COLLAROY<br>LO1 1 DP300846 AND LOT 2 SEC 7 DP7391 | 30/07/2020 | **D** |
| **DRAWING TITLE** | **SCALE:** | **DRAWING NO.** |
| EXISTING AND PROPOSED<br>SHADOW DIAGRAMS AT 3PM -21ST JUNE | 1:200 at A1 &<br>1:400 at A3 | **DA 502** |



## 01 EXISTING ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
## 9 AM - 21st June



## 02 EXISTING ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
## 12 PM - 21st June



## 03 EXISTING ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
## 3 PM - 21st June

**GENERAL NOTE:**
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY |
|---|
| EXISTING WALLS |
| CAVITY BRICK WALLS |
| TIMBER STUD WALLS |
| OFF-FORM CONCRETE WALLS |
| JOINERY |
| TIMBER FLOORBOARDS |
| TIMBER DECK |
| TILED FLOORS |
| GLAZING |
| METAL ROOF |
| TIMBER FACADE |
| STEEL IN PLAN & ELEVATION |
| STEEL IN SECTION |
| CONCRETE IN PLAN & ELEVATION |
| BRICK FACADE |
| OUTDOOR PAVERS |
| GREEN ROOF |
| CONCRETE ROOF |
| DEMOLITION |
| DEMOLITION IN SECTION |
| PRE-DA MEETING BUILDING LINE |

VIRGINIA KERRIDGE ARCHITECT

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info@vk.com.au www.vk.com.au abn 12 083 17 159

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amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 28/05/2020 | B | DA ISSUE - AMENDMENT B |
| 30/07/2020 | D | DA ISSUE - AMENDMENT D |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

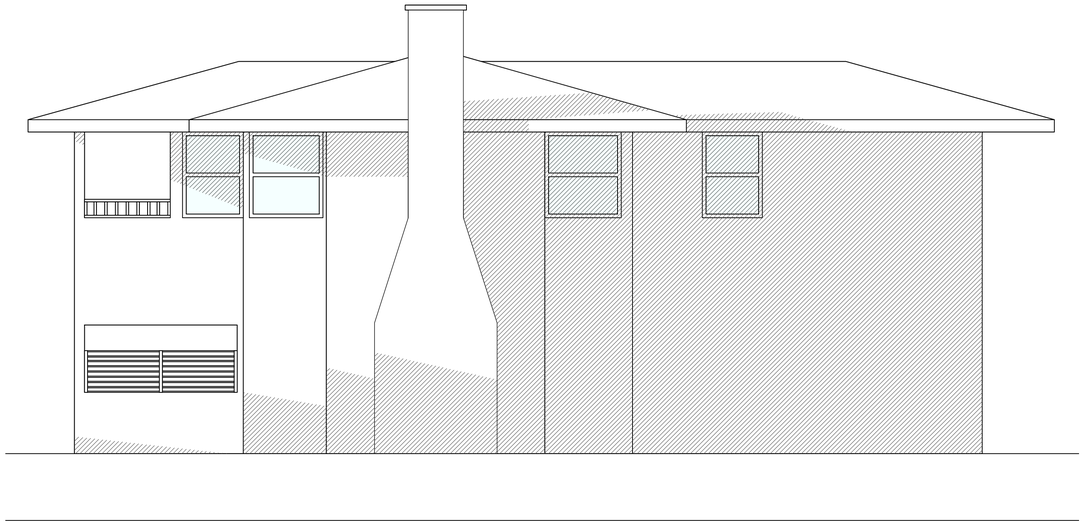
DATE
30/07/2020

REVISION NUMBER:
**D**

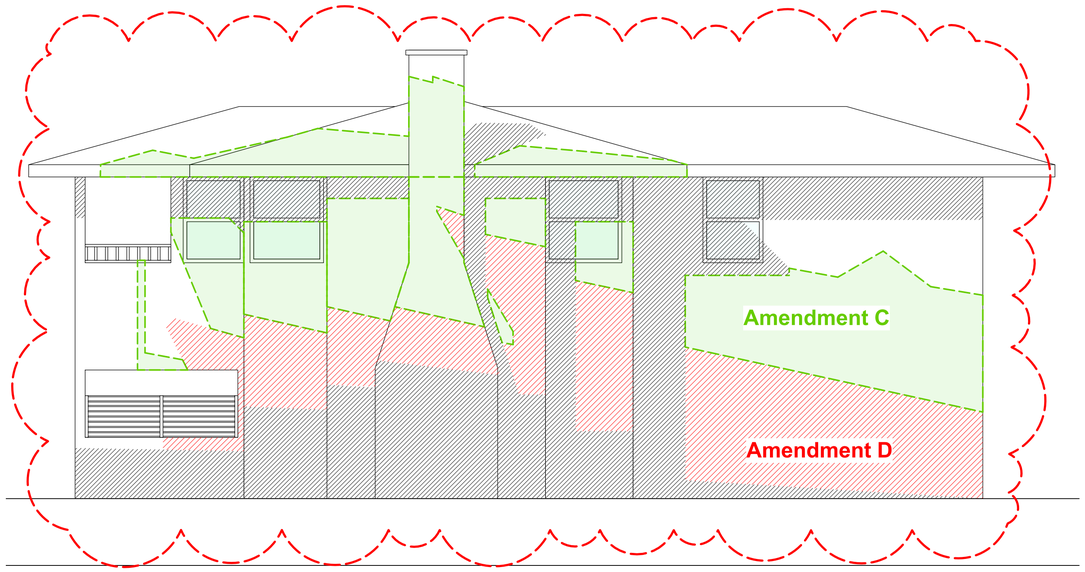
DRAWING TITLE
EXISTING ELEVATION SHADOWS OVER 29 BEACH RD. NORTHERN FACADE
SHADOW DIAGRAMS AT 9AM, 12PM & 3PM-21ST JUNE

SCALE:
1:50 at A1 &
1:100 at A3

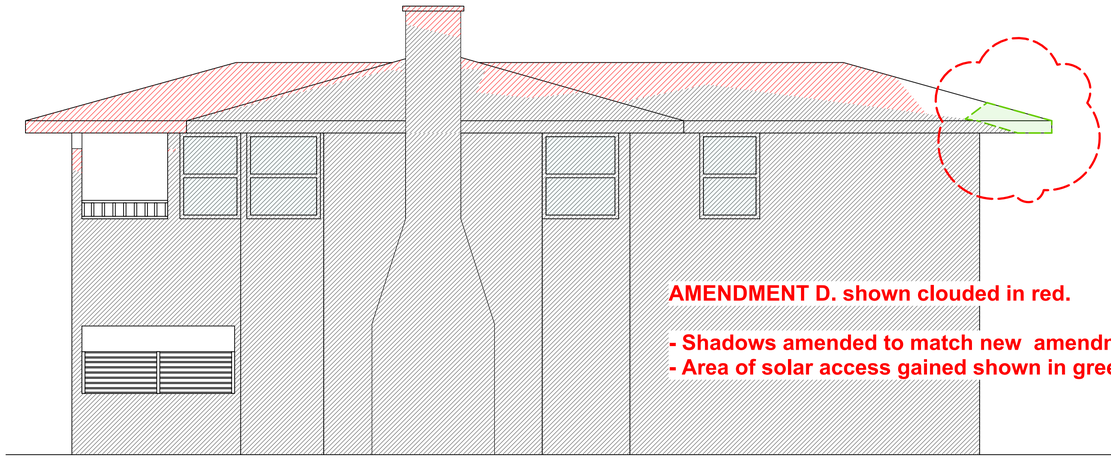
DRAWING NO.
**DA 520**



## 01 PROPOSED ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
**9 AM - 21st June**




## 02 PROPOSED ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
**12 PM - 21st June**



**AMENDMENT D. shown clouded in red.**

**- Shadows amended to match new amendment D proposal**
**- Area of solar access gained shown in green**

## 03 PROPOSED ELEVATION SHADOWS - 29 BEACH RD. NORTHERN FACADE
**3 PM - 21st June**

**GENERAL NOTE:**
**COMPLIANCE**
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**REFERRALS**
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY |
|---|
| EXISTING WALLS |
| CAVITY BRICK WALLS |
| TIMBER STUD WALLS |
| OFF-FORM CONCRETE WALLS |
| JOINERY |
| TIMBER FLOORBOARDS |
| TIMBER DECK |
| TILED FLOORS |
| GLAZING |
| METAL ROOF |
| TIMBER FACADE |
| STEEL IN PLAN & ELEVATION |
| STEEL IN SECTION |
| CONCRETE IN PLAN & ELEVATION |
| BRICK FACADE |
| OUTDOOR PAVERS |
| GREEN ROOF |
| CONCRETE ROOF |
| DEMOLITION |
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amendments:

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|---|---|---|
| 12/12/2019 | A | DA ISSUE |
| 28/05/2020 | B | DA ISSUE - AMENDMENT B |
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PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

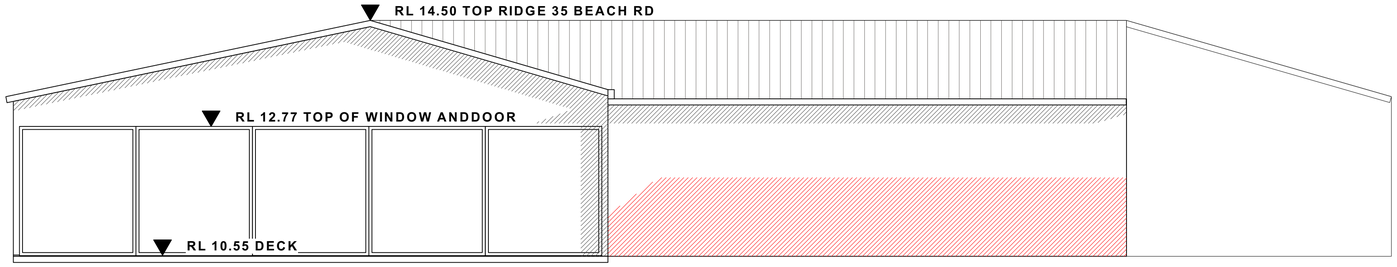
DATE
30/07/2020

REVISION NUMBER:
**D**

DRAWING TITLE
PROPOSED ELEVATION SHADOWS OVER 29 BEACH RD. NORTHERN FACADE
SHADOW DIAGRAMS AT 9AM, 12PM & 3PM-21ST JUNE

SCALE:
1:50 at A1 &
1:100 at A3

DRAWING NO.
**DA 521**




ELEVATION DRAWN WITH LIMITED SURVEY INFORMATION
LEVELS SHOWN ARE TAKEN FROM THE SURVEY BY LTS LOCKLEYS
TO DO MORE SHADOW DIAGRAMS MORE DETAILED INFORMATION IS NEEDED

## 01 PROPOSED ELEVATION SHADOWS - 35 BEACH RD. EASTERN FACADE
## 9 AM - 21st June

**SHADOW DIAGRAMS SHOW THAT THERE IS NO OVERSHADOWING ON 35 BEACH ROAD FROM THE PROPOSED DEVELOPMENT EXCEPT FOR 9AM ON 21ST JUNE**






















**GENERAL NOTE:**
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |
| GL | EX. GROUND LEVEL |

| SYMBOLS KEY |
|---|
| EXISTING WALLS |
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| TIMBER STUD WALLS |
| OFF-FORM CONCRETE WALLS |
| JOINERY |
| TIMBER FLOORBOARDS |
| TIMBER DECK |
| TILED FLOORS |
| GLAZING |
| METAL ROOF |
| TIMBER FACADE |
| STEEL IN PLAN & ELEVATION |
| STEEL IN SECTION |
| CONCRETE IN PLAN & ELEVATION |
| BRICK FACADE |
| OUTDOOR PAVERS |
| GREEN ROOF |
| CONCRETE ROOF |
| DEMOLITION |
| DEMOLITION IN SECTION |
| PRE-DA MEETING BUILDING LINE |

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NOTES
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**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 28/05/2020 | A | DA ISSUE - AMENDMENT B |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
28/05/2020

REVISION NUMBER:
**A**

DRAWING TITLE
PROPOSED ELEVATION SHADOWS OVER 35 BEACH RD. EASTERN FACADE
SHADOW DIAGRAM AT 9AM -21ST JUNE

SCALE:
1:50 at A1 &
1:100 at A3

DRAWING NO.
**DA 522**

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 71.6 sqm | | YES |
| GROUND FLOOR GFA | 407sqm | | YES |
| FIRST FLOOR GFA | 284 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 691 sqm | | YES |
| TOTAL ABOVE GROUND FSR | 0.45:1 | 0.5:1 | YES |
| TOTAL GFA (including basement) | 762.6 | | |
| TOTAL FSR (including basement) | 0.496:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 725.1 sqm= 47.2% | MIN. 40% | YES |

**GENERAL NOTE:**

**COMPLIANCE**
**NCC:** ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
**BASIX:** ALL WORK TO COMPLY WITH BASIX CERTIFICATE

**REFERRALS**
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***LANDSCAPE:*** REFER TO THE LANDSCAPE DRAWINGS FOR ALL PROPOSED LANDSCAPING DETAILS.
DO NOT SCALE FROM THESE DRAWINGS, WORK TO WRITTEN DIMENSIONS ONLY.

**SHADOW KEY**

| | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |



1 9AM 21st June
Scale: 1:200



2 10AM 21st June
Scale: 1:200



3 11AM 21st June
Scale: 1:200



4 12PM 21st June
Scale: 1:200

CALCULATIONS SHOW THAT AT LEAST 50% OF PRIVATE OPEN SPACE RECEIVE A MINIMUM OF 3 HOURS SUNLIGHT BETWEEN 9AM AND 3PM ON JUNE 21.

| **29 BEACH ROAD** | |
|---|---|
| PRIVATE OPEN SPACE WITH SOLAR ACCESS (21 JUNE) | % OF TOTAL PRIVATE OPEN SPACE |
| 9:00 am | 55.9 |
| 10:00 am | 54.9 |
| 11:00 am | 54.8 |
| 12:00 pm | 61.0 |
| 1:00 pm | 61.6 |
| 2:00 pm | 55.3 |
| 3:00 pm | 28.0 |

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TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 28/05/2020 | A | DA ISSUE - AMENDMENT B |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 DP7391

DATE
28/05/2020

REVISION NUMBER:
**A**

DRAWING TITLE
29 BEACH ROAD
PRIVATE OPEN SPACE SOLAR ACCESS
SHADOW DIAGRAMS

SCALE:
1:200 at A1 &
1:400 at A3

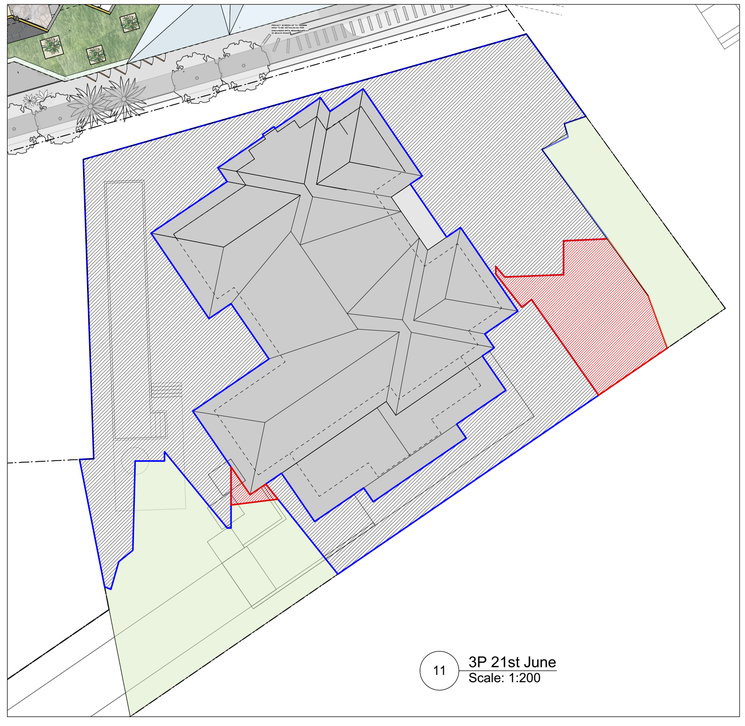
DRAWING NO.
**DA 523**



9 1PM 21st June
Scale: 1:200



10 2PM 21st June
Scale: 1:200



11 3P 21st June
Scale: 1:200

| AREA CALCULATIONS | PROPOSED | ALLOWED | COMPLIES |
|---|---|---|---|
| SITE AREA | 1536.5 sqm | | |
| BASEMENT GFA | 71.6 sqm | | YES |
| GROUND FLOOR GFA | 407sqm | | YES |
| FIRST FLOOR GFA | 284 sqm | | YES |
| TOTAL ABOVE GROUND GFA | 691 sqm | | YES |
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| TOTAL GFA (including basement) | 762.6 | | |
| TOTAL FSR (including basement) | 0.496:1 | 0.5:1 | YES |
| LANDSCAPE OPEN SPACE | 725.1 sqm= 47.2% | MIN. 40% | YES |

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**SHADOW KEY**

| | |
|---|---|
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| | ADDITIONAL SHADOWS |

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TRUE NORTH

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| 28/05/2020 | A | DA ISSUE - AMENDMENT B |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 DP7391

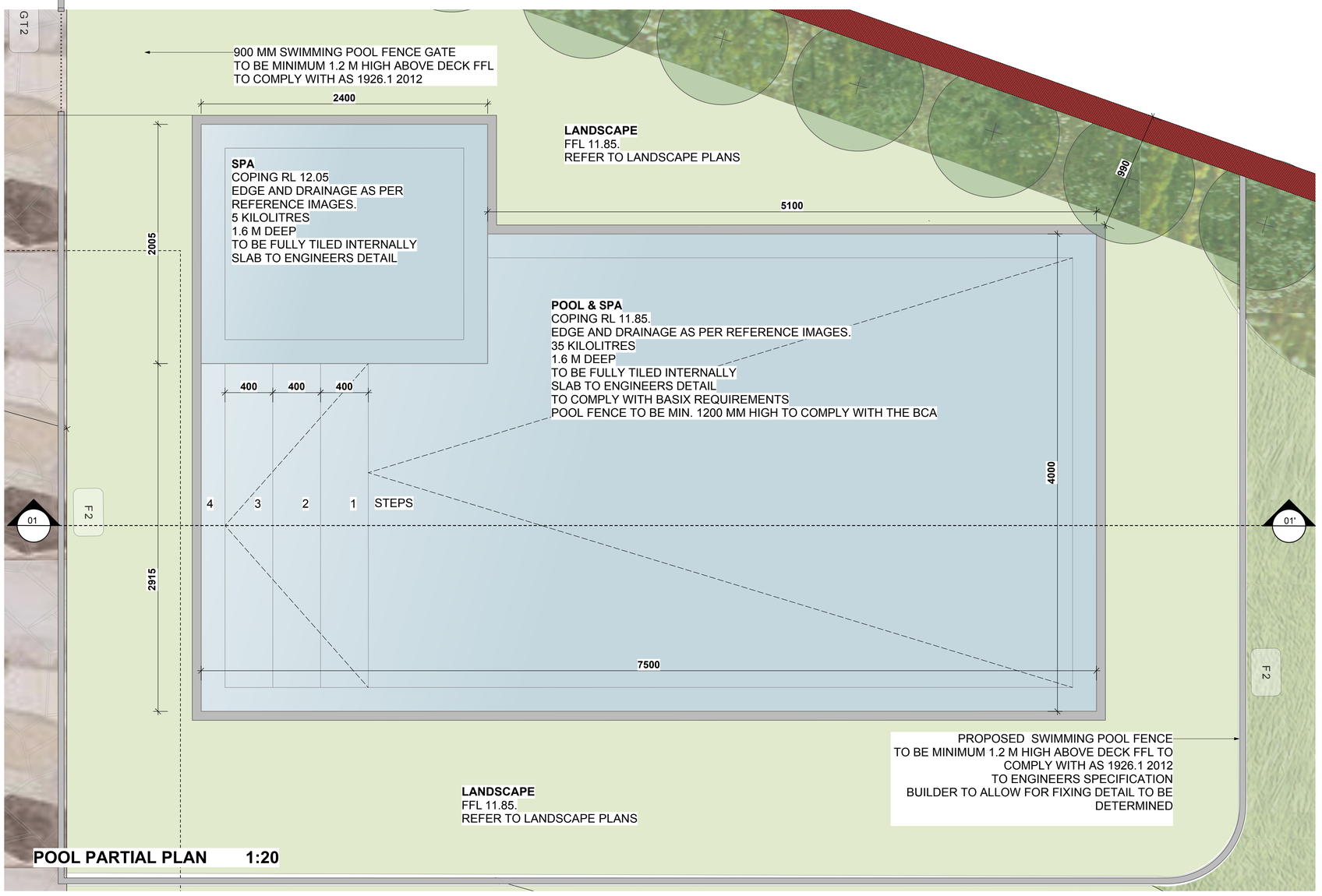
DATE
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REVISION NUMBER:
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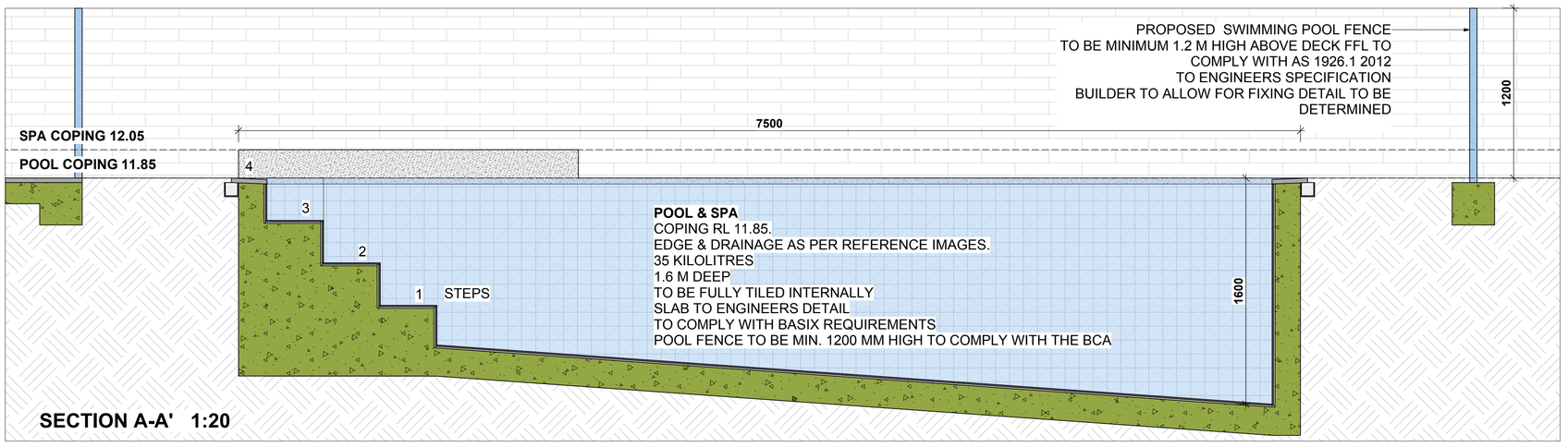
DRAWING TITLE
29 BEACH ROAD
PRIVATE OPEN SPACE SOLAR ACCESS
SHADOW DIAGRAMS

SCALE:
1:200 at A1 &
1:400 at A3

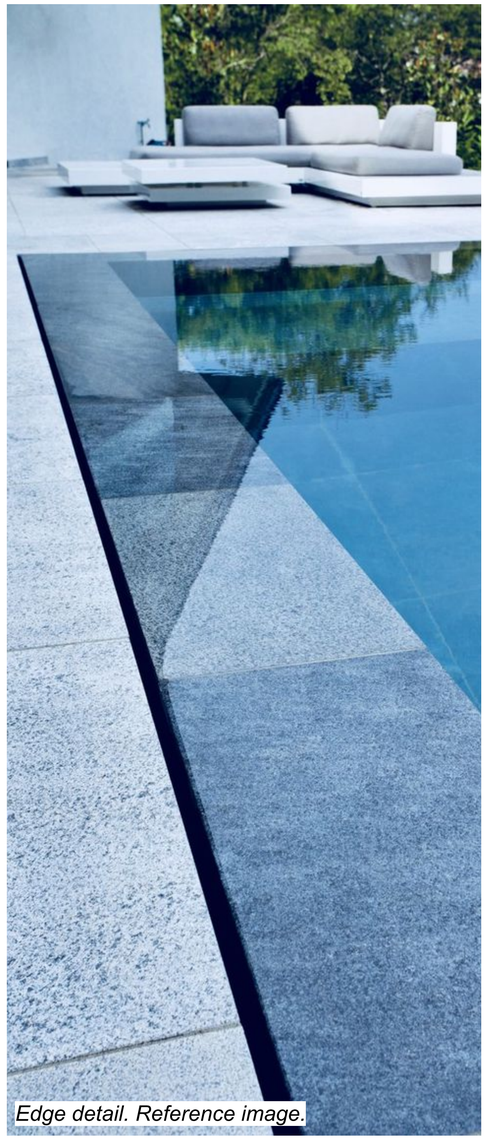
DRAWING NO.
**DA 524**



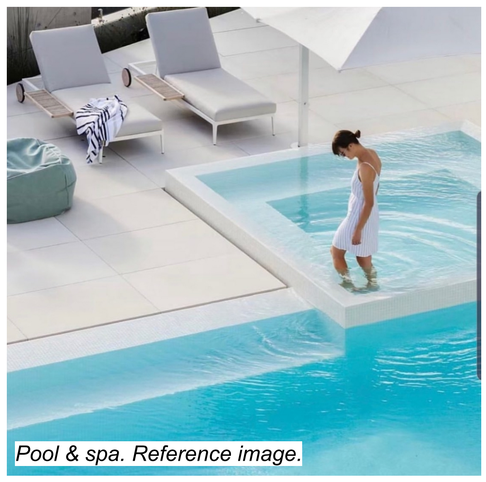

**POOL PARTIAL PLAN 1:20**




**SECTION A-A' 1:20**



*Edge detail. Reference image.*



*Pool & spa. Reference image.*

**GENERAL NOTE:**
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| SHADOW KEY | |
|---|---|
| | EXISTING SHADOWS |
| | ADDITIONAL SHADOWS |

| ABBREVIATIONS | |
|---|---|
| DB.# | DOOR AT BASEMENT LEVEL |
| WB.# | WINDOW AT BASEMENT LEVEL |
| SKB.# | SKYLIGHT IN LANDSCAPE ABOVE BASEMENT |
| DG.# | DOOR AT GF LEVEL |
| SKDG.# | SKYLIGHT ABOVE DOORS AT GF LEVEL |
| WG.# | WINDOW AT GF LEVEL |
| SKWG.# | SKYLIGHT ABOVE WINDOWS AT GF LEVEL |
| SKG.# | SKYLIGHT ABOVE GF LEVEL |
| D1.# | DOOR AT FF LEVEL |
| W1.# | WINDOW AT FF LEVEL |
| SKF.# | SKYLIGHT ABOVE FF LEVEL |
| RL | RELATIVE LEVEL |
| FFL | FINISHED FLOOR LEVEL |
| FCL | FINISHED CEILING LEVEL |
| FW. | FIXED WINDOW |
| HD | HINGED DOOR |
| PD | PIVOT DOOR |
| PW. | PIVOT WINDOW |
| SD. | SLIDING DOOR |
| SW | SLIDING WINDOW |

| SYMBOLS KEY |
|---|
| EXISTING WALLS |
| CAVITY BRICK WALLS |
| TIMBER STUD WALLS |
| OFF-FORM CONCRETE WALLS |
| JOINERY |
| TIMBER FLOORBOARDS |
| TIMBER DECK |
| TILED FLOORS |
| GLAZING |
| METAL ROOF |
| TIMBER FACADE |
| STEEL IN PLAN & ELEVATION |
| STEEL IN SECTION |
| CONCRETE IN PLAN & ELEVATION |
| BRICK FACADE |
| OUTDOOR PAVERS |
| GREEN ROOF |
| CONCRETE ROOF |
| DEMOLITION |
| DEMOLITION IN SECTION |
| PRE-DA MEETING BUILDING LINE |

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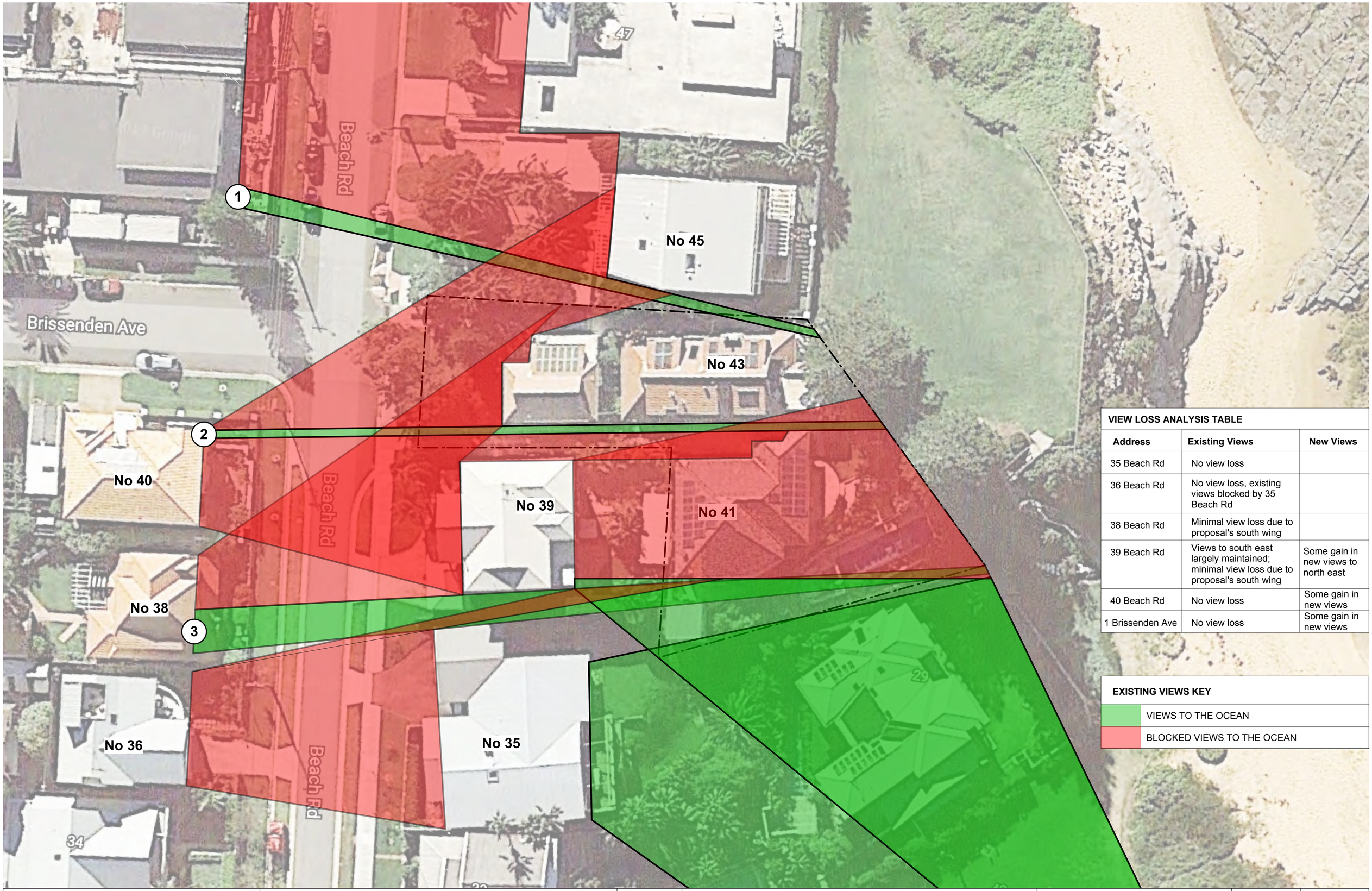
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amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |

| | | |
|---|---|---|
| PROJECT: 41 & 43 BEACH ROAD COLLAROY<br>LO1 1 DP300846 AND LOT 2 SEC 7 DP7391 | DATE: 12/12/2019 | REVISION NUMBER: **A** |
| DRAWING TITLE: SWIMMING POOL PLANS | SCALE: 1:20 at A1 & 1:40 at A3 | DRAWING NO.: **DA 600** |




| VIEW LOSS ANALYSIS TABLE | | |
|---|---|---|
| **Address** | **Existing Views** | **New Views** |
| 35 Beach Rd | No view loss | |
| 36 Beach Rd | No view loss, existing views blocked by 35 Beach Rd | |
| 38 Beach Rd | Minimal view loss due to proposal's south wing | |
| 39 Beach Rd | Views to south east largely maintained; minimal view loss due to proposal's south wing | Some gain in new views to north east |
| 40 Beach Rd | No view loss | Some gain in new views |
| 1 Brissenden Ave | No view loss | Some gain in new views |

| EXISTING VIEWS KEY | |
|---|---|
| | VIEWS TO THE OCEAN |
| | BLOCKED VIEWS TO THE OCEAN |

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TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 12/12/2019 | A | DA ISSUE |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

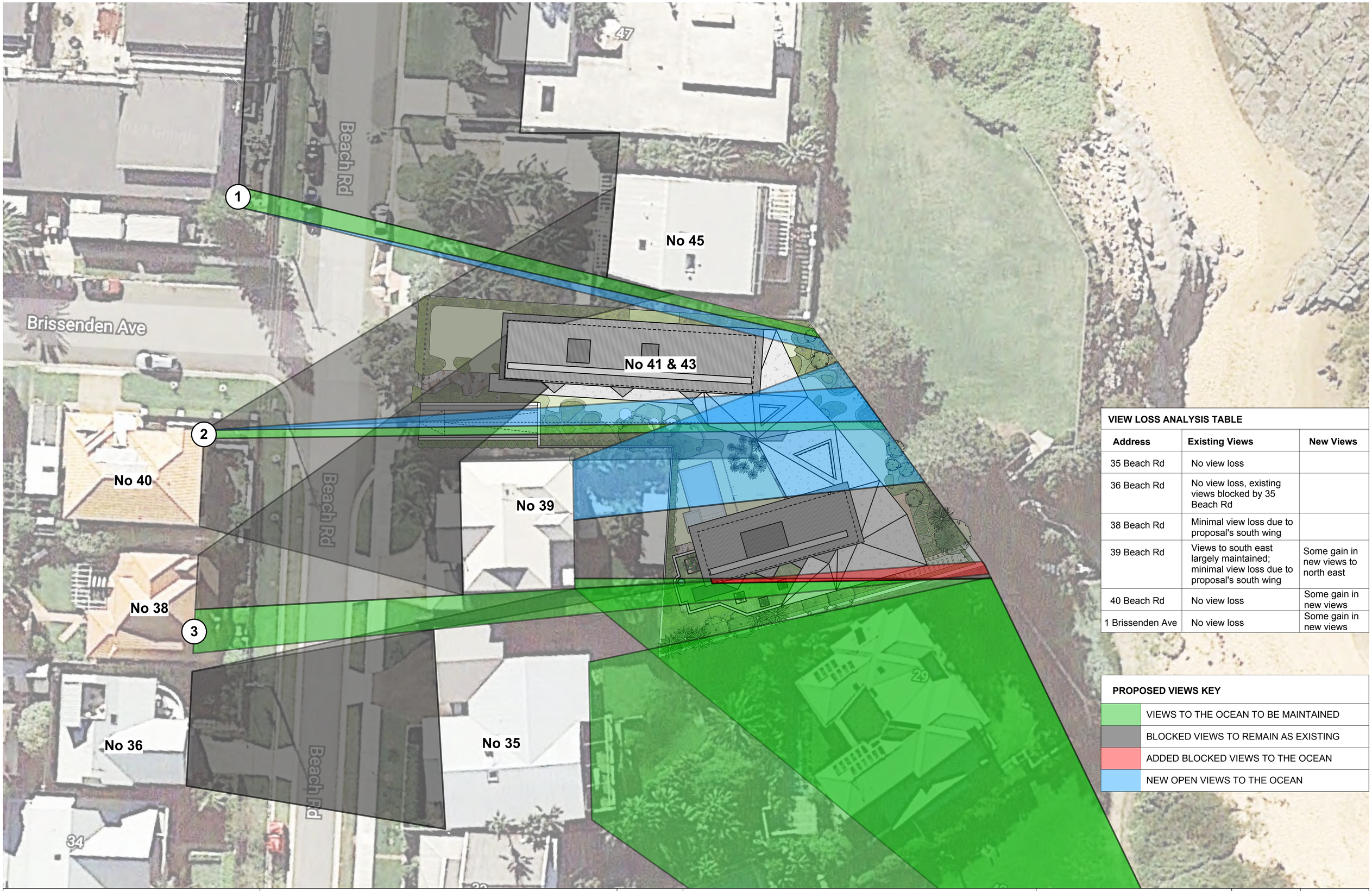
DATE
12/12/2019

REVISION NUMBER:
**A**

DRAWING TITLE
EXISTING VIEWS TO THE OCEAN FROM SURROUNDING PROPERTIES

SCALE:
1:200 at A1 & 1:400 at A3

DRAWING NO.
**DA 800**




| VIEW LOSS ANALYSIS TABLE | | |
|---|---|---|
| **Address** | **Existing Views** | **New Views** |
| 35 Beach Rd | No view loss | |
| 36 Beach Rd | No view loss, existing views blocked by 35 Beach Rd | |
| 38 Beach Rd | Minimal view loss due to proposal's south wing | |
| 39 Beach Rd | Views to south east largely maintained; minimal view loss due to proposal's south wing | Some gain in new views to north east |
| 40 Beach Rd | No view loss | Some gain in new views |
| 1 Brissenden Ave | No view loss | Some gain in new views |

| PROPOSED VIEWS KEY | |
|---|---|
| | VIEWS TO THE OCEAN TO BE MAINTAINED |
| | BLOCKED VIEWS TO REMAIN AS EXISTING |
| | ADDED BLOCKED VIEWS TO THE OCEAN |
| | NEW OPEN VIEWS TO THE OCEAN |

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TRUE NORTH

amendments:

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|---|---|---|
| 12/12/2019 | A | DA ISSUE |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE: 12/12/2019

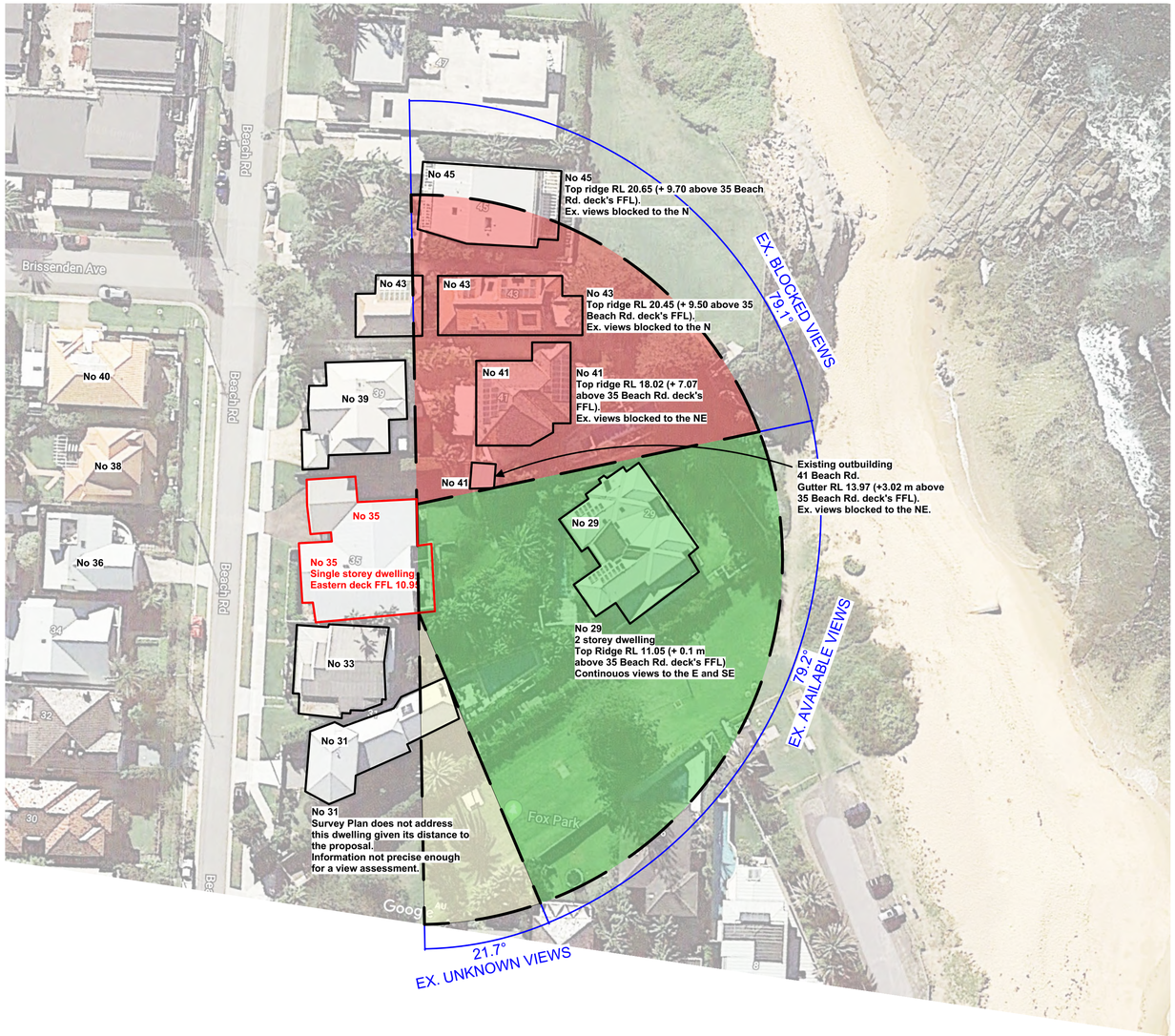
REVISION NUMBER: **A**

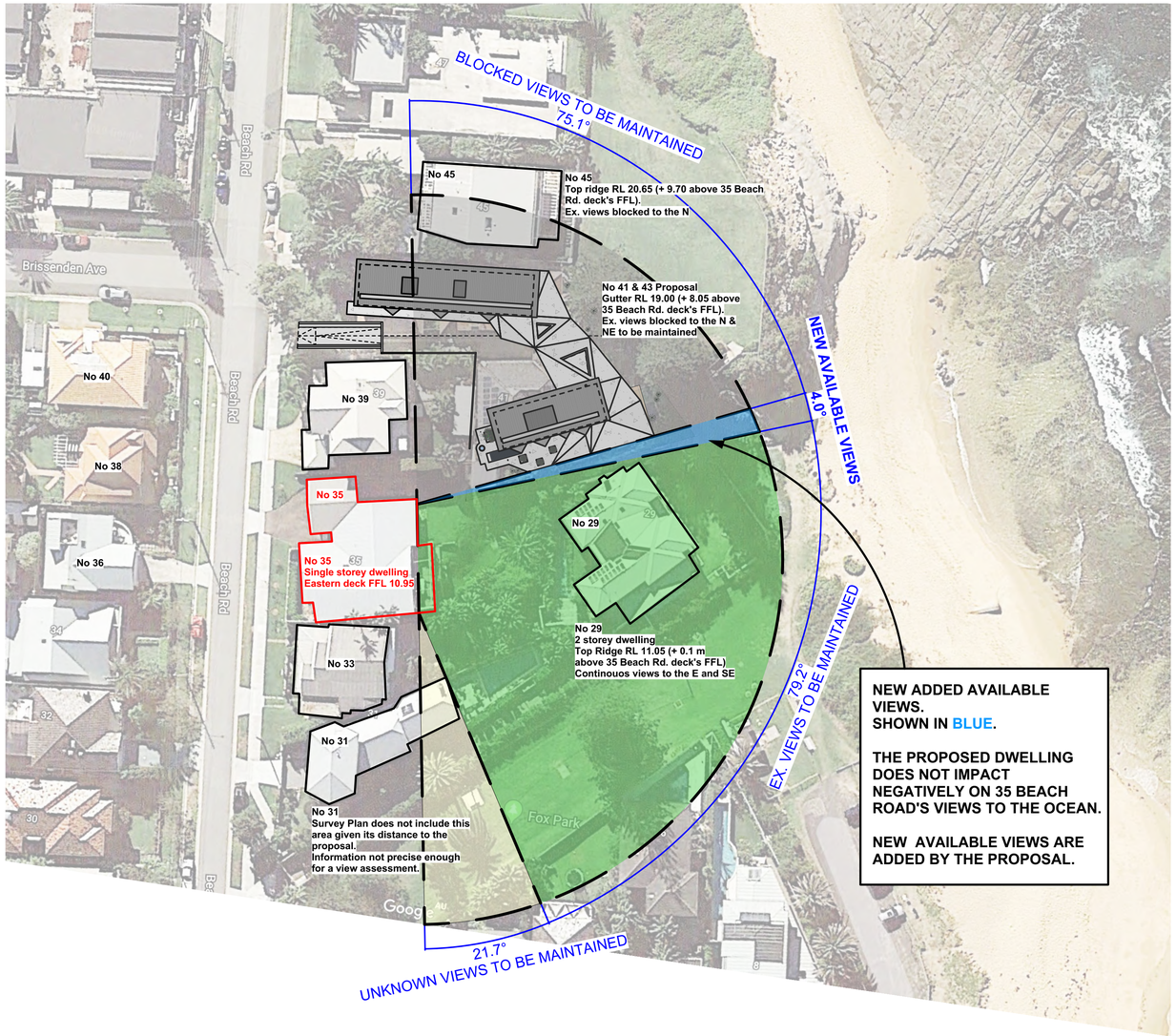
DRAWING TITLE
PROPOSED VIEWS TO THE OCEAN FROM SURROUNDING PROPERTIES
OPTION 2 - HOUSE CLOSER TO THE NORTHERN BOUNDARY

SCALE: 1:200 at A1 & 1:400 at A3

DRAWING NO. **DA 810**

**NOTE: ALL USED RELATIVE LEVELS HAVE BEEN TAKEN FROM THE SURVEY PLAN PREPARED BY "LOCKLEY REGISTERED SURVEYORS" AND LODGED WITH THE ORIGINAL DEVELOPMENT APPLICATION. REFER TO SURVEY PLAN.**




**NEW ADDED AVAILABLE VIEWS.**
**SHOWN IN BLUE.**

**THE PROPOSED DWELLING DOES NOT IMPACT NEGATIVELY ON 35 BEACH ROAD'S VIEWS TO THE OCEAN.**

**NEW AVAILABLE VIEWS ARE ADDED BY THE PROPOSAL.**

## 01 EX. VIEWS TO THE OCEAN ANALYSIS. 35 BEACH ROAD
**1/500 AT A1**

| EXISTING VIEWS KEY | |
|---|---|
| | EX. VIEWS TO THE OCEAN |
| | UNKNOWN VIEWS. LACK OF PRECISE INFORMATION. |
| | EX. BLOCKED VIEWS TO THE OCEAN |

## 02 PROPOSED VIEWS TO THE OCEAN ANALYSIS. 35 BEACH ROAD
**1/500 AT A1**

| PROPOSED VIEWS KEY | |
|---|---|
| | EX. VIEWS TO THE OCEAN TO BE MAINTAINED |
| | UNKNOWN VIEWS TO BE MAINTAINED. LACK OF PRECISE INFORMATION. |
| | EX. BLOCKED VIEWS TO THE OCEAN TO BE MAINTAINED |
| | NEW ADDED OPEN VIEWS TO THE OCEAN |


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TRUE NORTH

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 30/03/2020 | A | DA ISSUE: EXTRA INFORMATION REQUIRED BY COUNCIL |

PROJECT
41 & 43 BEACH ROAD COLLAROY
LO1 1 DP300846 AND LOT 2 SEC 7 DP7391

DATE
30/03/2020

REVISION NUMBER:
**A**

DRAWING TITLE
EXISTING & PROPOSED VIEWS TO THE OCEAN ANALYSIS
35 BEACH ROAD, COLLAROY

SCALE:
1:500 at A1

DRAWING NO.
**DA 820**



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*PHOTO TAKEN ON 25 JUNE 2020*

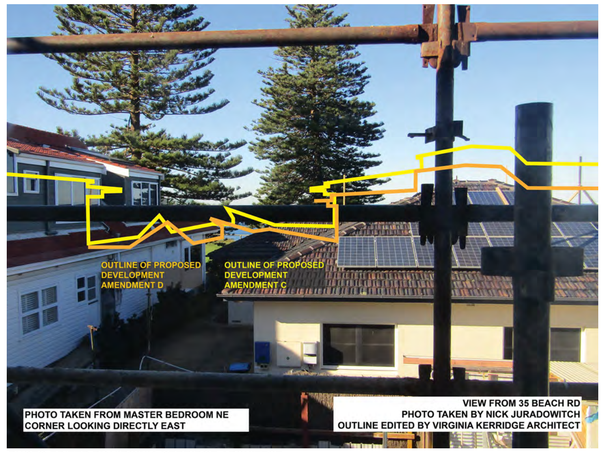



*PHOTO EDITED BY VIRGINIA KERRIDGE ARCHITECT.*
*OUTLINE OF PREVIOUS PROPOSED DEVELOPMENT SHOWN AS A YELLOW LINE - AMENDMENT C*
*OUTLINE OF CURRENT PROPOSED DEVELOPMENT SHOWN AS AN ORANGE LINE - AMENDMENT D*



*ORIGINAL PHOTO TAKEN BY NICK JURADOWITCH, TOWNPLANNER, DIRECTOR OF INGHAM PLANNING*
*PHOTO TAKEN ON 25 JUNE 2020*

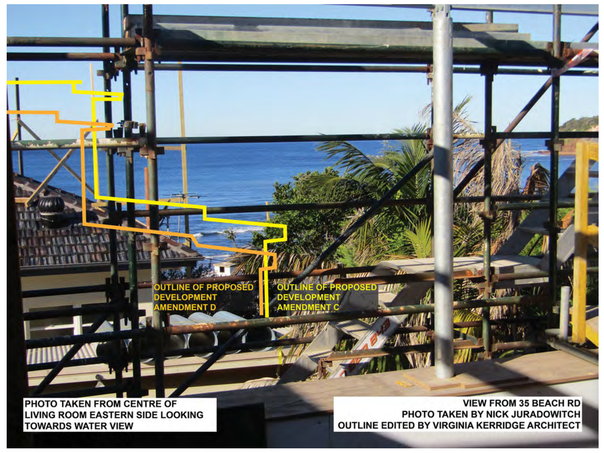



*PHOTO EDITED BY VIRGINIA KERRIDGE ARCHITECT.*
*OUTLINE OF PREVIOUS PROPOSED DEVELOPMENT SHOWN AS A YELLOW LINE - AMENDMENT C*
*OUTLINE OF CURRENT PROPOSED DEVELOPMENT SHOWN AS AN ORANGE LINE - AMENDMENT D*



*ORIGINAL PHOTO TAKEN BY NICK JURADOWITCH, TOWNPLANNER, DIRECTOR OF INGHAM PLANNING*
*PHOTO TAKEN ON 25 JUNE 2020*




*PHOTO EDITED BY VIRGINIA KERRIDGE ARCHITECT.*
*OUTLINE OF PREVIOUS PROPOSED DEVELOPMENT SHOWN AS A YELLOW LINE - AMENDMENT C*
*OUTLINE OF CURRENT PROPOSED DEVELOPMENT SHOWN AS AN ORANGE LINE - AMENDMENT D*



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*PHOTO TAKEN ON 25 JUNE 2020*

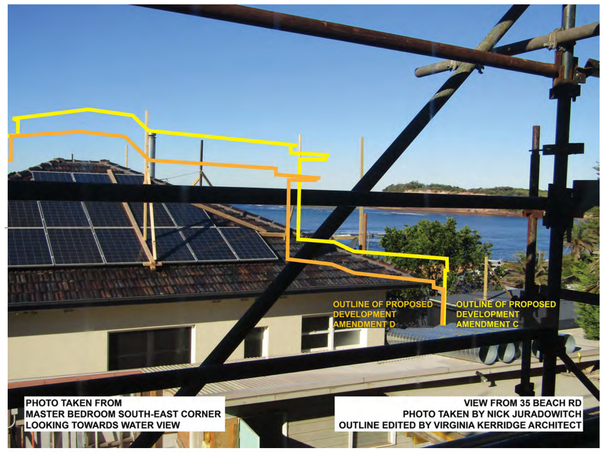



*PHOTO EDITED BY VIRGINIA KERRIDGE ARCHITECT.*
*OUTLINE OF PREVIOUS PROPOSED DEVELOPMENT SHOWN AS A YELLOW LINE - AMENDMENT C*
*OUTLINE OF CURRENT PROPOSED DEVELOPMENT SHOWN AS AN ORANGE LINE - AMENDMENT D*



*ORIGINAL PHOTO TAKEN BY NICK JURADOWITCH, TOWNPLANNER, DIRECTOR OF INGHAM PLANNING*
*PHOTO TAKEN ON 25 JUNE 2020*




*PHOTO EDITED BY VIRGINIA KERRIDGE ARCHITECT.*
*OUTLINE OF PREVIOUS PROPOSED DEVELOPMENT SHOWN AS A YELLOW LINE - AMENDMENT C*
*OUTLINE OF CURRENT PROPOSED DEVELOPMENT SHOWN AS AN ORANGE LINE - AMENDMENT D*



*ORIGINAL PHOTO TAKEN BY NICK JURADOWITCH, TOWNPLANNER, DIRECTOR OF INGHAM PLANNING*
*PHOTO TAKEN ON 25 JUNE 2020*

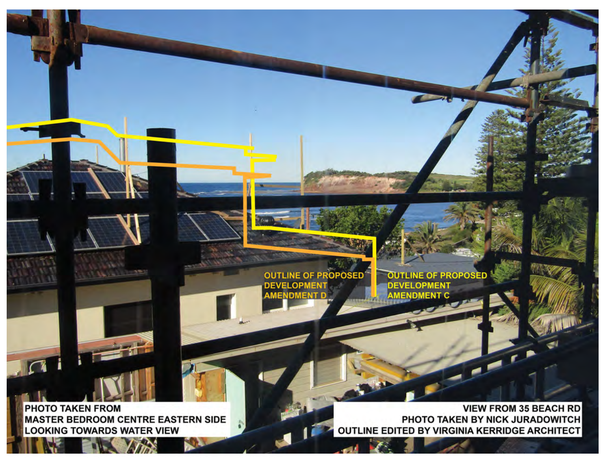



*PHOTO EDITED BY VIRGINIA KERRIDGE ARCHITECT.*
*OUTLINE OF PREVIOUS PROPOSED DEVELOPMENT SHOWN AS A YELLOW LINE - AMENDMENT C*
*OUTLINE OF CURRENT PROPOSED DEVELOPMENT SHOWN AS AN ORANGE LINE - AMENDMENT D*


VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159


**NOTES:**

**THIS IS FOR THE PURPOSE OF DEVELOPMENT APPLICATION TO COUNCIL ONLY**

**REFER TO WRITTEN DIMENSIONS ONLY, DO NOT SCALE FROM DRAWINGS.**
**REFER TO ARCHITECTS SPECIFICATION AND SCHEDULES IN RELATION TO THESE DRAWINGS.**
**REFER ALL DISCREPANCIES TO THE ARCHITECT IMEDIATELY BEFORE PROCEEDING.**
**REFER TO ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR ALL SPECIALIST INFORMATION AND DETAILS.**
**REFER TO SURVEY DRAWING FOR ALL EXISTING GROUND LEVELS.**

amendments:

| DATE | REV | DESCRIPTION |
|---|---|---|
| 30/07/2020 | C | DA ISSUE C - ADDITIONAL INFORMATION |
| 22/07/2020 | D | DA ISSUE - AMENDMENT D |

| | | |
|---|---|---|
| PROJECT: 41 & 43 BEACH ROAD COLLAROY<br>LO1 1 DP300846 AND LOT 2 SEC 7 DP7391 | DATE: 22/07/2020 | REVISION NUMBER: **D** |
| DRAWING TITLE: VIEW LOSS ANALYSIS FROM<br>39 BEACH ROAD, COLLAROY | SCALE: N/A | DRAWING NO.: **DA 825** |

# 41 & 43 BEACH ROAD
# COLLAROY

## LANDSCAPE DOCUMENTATION

### DEVELOPMENT APPLICATION

**DRAWING REGISTER**

| Dwg No. | Drawing Title | Scale | Size |
|---|---|---|---|
| **General** | | | |
| LA-DA-00 | Cover Page & Drawing Schedule | N/A | A1 |
| LA-DA-01 | Landscape Schedules & Notes | N/A | A1 |
| LA-DA-02 | Landscape Statement & Precedents | N/A | A1 |
| **Plans** | | | |
| LA-DA-03 | Tree Removal Plan | 1:100 | A1 |
| LA-DA-04 | Landscape Plan - Ground Floor | 1:100 | A1 |
| LA-DA-05 | Landscape Plan - Basement | 1:100 | A1 |
| LA-DA-06 | Landscape Plan - Roof | 1:100 | A1 |
| **Sections** | | | |
| LA-DA-07 | Landscape Sections 1 | 1:50 | A1 |
| LA-DA-08 | Landscape Sections 2 | 1:50 | A1 |
| **Palettes** | | | |
| LA-DA-09 | Planting Palette | N/A | A1 |

**SITE RENDER**



**LOCATION PLAN**




| Rev | Amendment | Date | By |
|---|---|---|---|
| A | Draft DA for Co-ordination | 12.12.19 | KR |
| B | DA | 18.12.19 | KR |

IMPORTANT NOTES:
Do not scale from drawings
All discrepancies to be brought to the attention of the Project Landscape Architect
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All levels and contours are in metres.
Use figured dimensions only.
Verify all dimensions on site before the commencement of any works.
All works shall be carried out in accordance with relevant Australian Standards.
All work shall be carried out in accordance with BCA, BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Specifications.
Non-responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd.

CLIENT: Jennifer & Russell Staley
ARCHITECT: Virginia Kerridge Architect
SCALE: N/A @ A1
CHECKED: GD
DRAWN: KR
ISSUED FOR: DA

DWG. TITLE
**Cover Page & Drawing Schedule**

PROJECT
**41 & 43 BEACH ROAD COLLAROY**

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-00

## FINISHES SCHEDULE

| | | |
|---|---|---|
| **HARDWORKS** | | |
| E1 | Edge Type 1 | Flush steel edge to all Garden beds |
| F1 | Fence Type 1 | Palisade Boundary Fence to Architects Detail |
| F2 | Fence Type 2 | 1200mm High Palisade Pool Fence |
| GT1 | Gate Type 1 | Gate to match F1 to Architects Detail |
| GT2 | Gate Type 2 | 1200mm High Pool Gate |
| P1 | Paving Type 1 | Mixed Stone Crazypaver |
| P2 | Paving Type 2 | Crazypave Steppers in Planting |
| **SOFTWORKS** | | |
| + | Tree to be Retained and Protected | Refer to Arborist Report |
| + | Tree to be Removed | Refer to Arborist Report |
| | New Tree | Refer to Plant Schedule |
| GB1 | Garden Bed Type 1 | Garden Bed on Grade |
| GB2 | Garden Bed Type 2 | Garden Bed on Slab |
| LAWN | Turf | Buffalo 'Palmetto'. 300mm min Soil Underlay |
| **GENERALS** | | |
| | Site Boundary | Refer to Survey's Drawings |
| | Awning Over | Refer to Architect's Drawigs |
| | Building Line | Refer to Architect's Drawings |
| **LEVELS** | | |
| + ex RL 88.00 | Existing Level | To be Retained |
| + RL 88.00 | Reduced Level | Top of Finish Level |
| + ToW 88.00 | Top of Wall RL | Top of Finish Level |
| + ToE 88.00 | Top of Edge RL | Top of Finish Level |
| + ToS 88.00 | Top of Seat RL | Top of Finish Level |
| + ToF 88.00 | Top of Fence RL | Top of Finish Level |

## GENERAL NOTES

* FOR DEVELOPMENT APPLICATION ONLY

* All tree dimensions and RLs in metres. All other dimensions in mm unless stated otherwise.

* Do not scale from drawings. Use figured dimensions only. Larger scale drawings and written dimensions take preference.

* All work shall be carried out in accordance with current versions of Australian Standards, BCA and Local Government Regulations.

* Service location on plans are indicative only. *360 Degrees Landscape Architects Pty Ltd* accepts no responsibility for the accuracy of service locations shown or for services not shown. It is the responsibility of the contractor to determine service locations prior to the commencement of work, including contacting *Dial Before You Dig* and performing on site service locations. Locate and protect all services on site and in adjacent public domain. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client or any other party.

*All adjoining property elements including but not limited to buildings, walls, trees and paving to be protected. Damaged elements remain the responsibility of the contractor and shall be rectified at no cost to the client or any other party.

* Existing trees to be retained are to be protected to Council and Project Arborist's requirements. No vehicular traffic, stockpiling or storage of materials within Tree Protection Zones (TPZs).

* No responsibility will be taken by *360 Degrees Landscape Architects Pty Ltd* for any variations in design, construction method, materials specified and general specifications without permission from the Project Landscape Architect.

* This Drawing is copyright to *360 Degrees Landscape Architects Pty Ltd*.

## IRRIGATION NOTES

* Irrigation by specialist D&C Irrigation Consultant in accordance with the Performance Specification in the Landscape Technical Specification. Refer to Irrigation Consultant documentation for details and requirements of landscape irrigation system.

* Irrigation is to comply with Council Conditions of Consent and Water Authorities.

* All turf and garden beds within the site boundary are to be irrigated unless stated otherwise.

* Irrigation must be spaced at min. 200 centres and adjusted according to plant setout to provide adequate irrigation to all plants.

* Drip irrigation is to be fully concealed by 75mm minimum of mulch.

## LANDSCAPE DIAGRAMS

### LANDSCAPE OPEN SPACE




**OPEN SPACE CALCULATION:**

**TOTAL SITE= 1536.5m2**
**OPEN SPACE= 642m2**

**% of SITE OPEN SPACE = 41.7 %**

## PLANT SCHEDULE

### GROUND FLOOR - PLANTING SCHEDULE

| Botanical Name | Common Name | Pot Size |
|---|---|---|
| **TREES & PALMS** | | |
| *Draceana draco* | Dragon Tree | ex ground |
| *Elaeocarpus eumundii** | Quandong | 300L |
| *Howea forsteiana** | Kentia Palm | ex ground |
| *Robinia pseudoacacia 'Frisia'* | Golden Robinia | 300L |
| *Tristaniopsis laurina 'Luscious'** | Luscious Water Gum | 300L |
| *Waterhousea floribunda 'Sweeper'** | Sweeper Weeping Lillypilly | 300L |
| **SHRUBS, GRASSES, FERNS & PERENNIALS** | | |
| *Acmena 'Sublime'** | Sublime Lillypilly | 400mm |
| *Aeonium arboreum* | Tree houseleek | 200mm |
| *Alpinia nutans* | Dwarf Cardamon Ginger | 200mm |
| *Alyxia buxifolia** | Sea Box | 200mm |
| *Banksia ericifolia** | Heathleafed Banksia | 200mm |
| *Casuarina 'Green Wave'** | Green Wave Dwarf SheOak | 200mm |
| *Correa alba** | White Correa | 200mm |
| *Dianella caerulea 'Little Jess'** | Little Jess Flax Lily | 200mm |
| *Dietes robinsoniana** | Lord Howe Wedding Lily | 200mm |
| *Doodia aspera** | Rasp Fern | 200mm |
| *Fatsia japonica* | Japanense Aralia | 200mm |
| *Gardenia ausgusta 'Florida'* | Gardenia | 300mm |
| *Leptospermum laevigatum 'Fore Shore'** | Fore Shore Dwarf Tea Tree | 200mm |
| *Ligularia tussilaginea* | Leopard Plant | 200mm |
| *Liriope muscari 'Just Right'* | Just Right LillyTurf | 200mm |
| *Lomandra 'Verday'** | Verday Mat Rush | 200mm |
| *Poa labillaradieri 'Eskdale'** | Eskdale Tussok Grass | 200mm |
| *Rhaphiolepis 'Oriental Pearl'* | Oriental Pearl Indian Hawthorn | 300mm |
| *Telopea speciosissima 'Wirrimbia White'** | White Waratah | 200mm |
| *Westringia fruticosa 'Blue Gem'** | Blue Gem Coastal Rosemary | 200mm |
| *Westringia fruticosa 'Mundi'** | Mundi Coastal Rosemary | 200mm |
| **GROUNDCOVERS** | | |
| *Carpobrotus glaucescens** | Angular Pig Face | 150mm |
| *Casuarina 'Cousin It'** | Trailing SheOak | 150mm |
| *Rosmarinus 'Irene'* | Trailing Rosemary | 150mm |
| *Viola hederacea** | Native Violet | 150mm |
| *Zoysia tenuifolia* | Temple Grass | 150mm |

* Australian Native / Native cultivar

### LEVEL 1 - PLANTING SCHEDULE

| Botanical Name | Common Name | Pot Size |
|---|---|---|
| **SHRUBS & PERENNIALS** | | |
| *Fatsia japonica* | Japanense Aralia | 200mm |
| *Rhaphiolepis 'Snow Maiden'* | Snow Maiden Indian Hawthorn | 300mm |
| **GRASSES, SUCCULENTS & GROUDNCOVERS** | | |
| *Crassula ovata* | Jade | 300mm |
| *Crassula undulatum 'Max Cook'* | Wavy Jade | 300mm |
| *Lampranthus 'Pink Explosion'* | Pink Explosion Dewplant | 150mm |
| *Lomandra 'Verday'** | Verday Mat Rush | 150mm |
| *Rosmarinus 'Irene'* | Trailing Rosemary | 150mm |
| *Yucca filamentosa* | Adam's Needle | 300mm |

* Australian Native / Native cultivar

| Rev | Amendment | Date | By |
|---|---|---|---|
| A | Draft DA for Co-ordination | 12.12.19 | KR |
| B | DA | 18.12.19 | KR |

IMPORTANT NOTES:
Do not scale from drawings
All discrepancies to be brought to the attention of the Project Landscape Architect
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
Use figured dimensions only. Do not scale from drawings.
Verify all dimensions on site before the commencement of any works.
All work shall be carried out in accordance with BCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
All work shall be carried out to the satisfaction of the Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
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| | |
|---|---|
| CLIENT | Jennifer & Russell Staley |
| ARCHITECT | Virginia Kerridge Architect |
| SCALE | N/A @ A1 |
| CHECKED | GD |
| DRAWN | KR |
| ISSUED FOR | DA |

DWG. TITLE
**Landscape Schedules & Notes**

PROJECT
**41 & 43 BEACH ROAD COLLAROY**

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-01

## LANDSCAPE STATEMENT

The proposed DA Landscape Drawings for 41 - 43 Beach Road Collaroy have been designed and set out in accordance with;

- The Client's Brief
- The Northern Beaches Council (Warringah DCP Documents)
- Architectural plans by Virginia Kerridge Architects

As part of a collaborative design team, 360 Degrees Landscape Architects propose to support clients requirements, architectural function and character through considered and refined landscape design, while also responding to the Northern Beaches Council (Warringah) Development Control Guidelines and the residences context within the coastal headland and beachfront Reserve of Stanley Florence Twight Reserve.

The proposed landscape increases the sites existing landscape offerings while maintaining deep soil zones for all proposed tree and palms to provide useable and attractive garden spaces for the residents.
The ground level landscape consists of three primary garden zones;
- Entry garden & Kids freeplay area
- Protected central pool garden and outdoor dining space
- Coastal bushland garden with pocketed lawn spaces to address Stanley & Florence Twight Reserve.
Level 1 Roof Gardens will provide screening and privacy planting along the sites Northern boundary, while the green roof to the Southern wing will provide a green outlook for the Western neighbours will maintaining view lines.

The gardens will consist of primarily native plantings complemented with hardy exotic species suitable to the sites frontline coastal position.
Native Tree and Palm plantings will frame views lines and settle the building within the natural bushland reserve landscape.

## LANDSCAPE PRECEDENTS

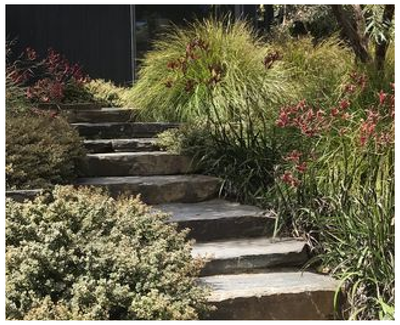
### Landscape Character



Protected Central Garden with Pool, Spa & Entertaining Area



Pocketed Lawn spaces ensconced in garden



Connection to beach & surrounding coastal landscape character

### Planting Character



Native Coastal planting palette which extends the surrounding reserve and coastal landscape



Intergration of hardy low water succulents suitable for coastal landscapes



Feature plants to compliment Architecture

### Materiality



Granite pool tiling with flush wet edge coping



Entry pathway - Mixed stone crazy pave



Decking & Crushed granite informal pathways

| Rev | Amendment | Date | By |
|---|---|---|---|
| A | Draft DA for Co-ordination | 12.12.19 | KR |
| B | DA | 18.12.19 | KR |

IMPORTANT NOTES:
All dimensions in millimetres.
All discrepancies to be brought to the attention of the Project Landscape Architect.
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
All site dimensions and RLs to be verified.
Do not scale drawings.
Verify all dimensions on site before the commencement of any works.
Contractors shall locate and protect all services prior to construction.
All work shall be carried out in accordance with SQA, BCA and Local Government Regulations.
All Soft Landscape Details shall be subject to Arborist Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Specification Notes.
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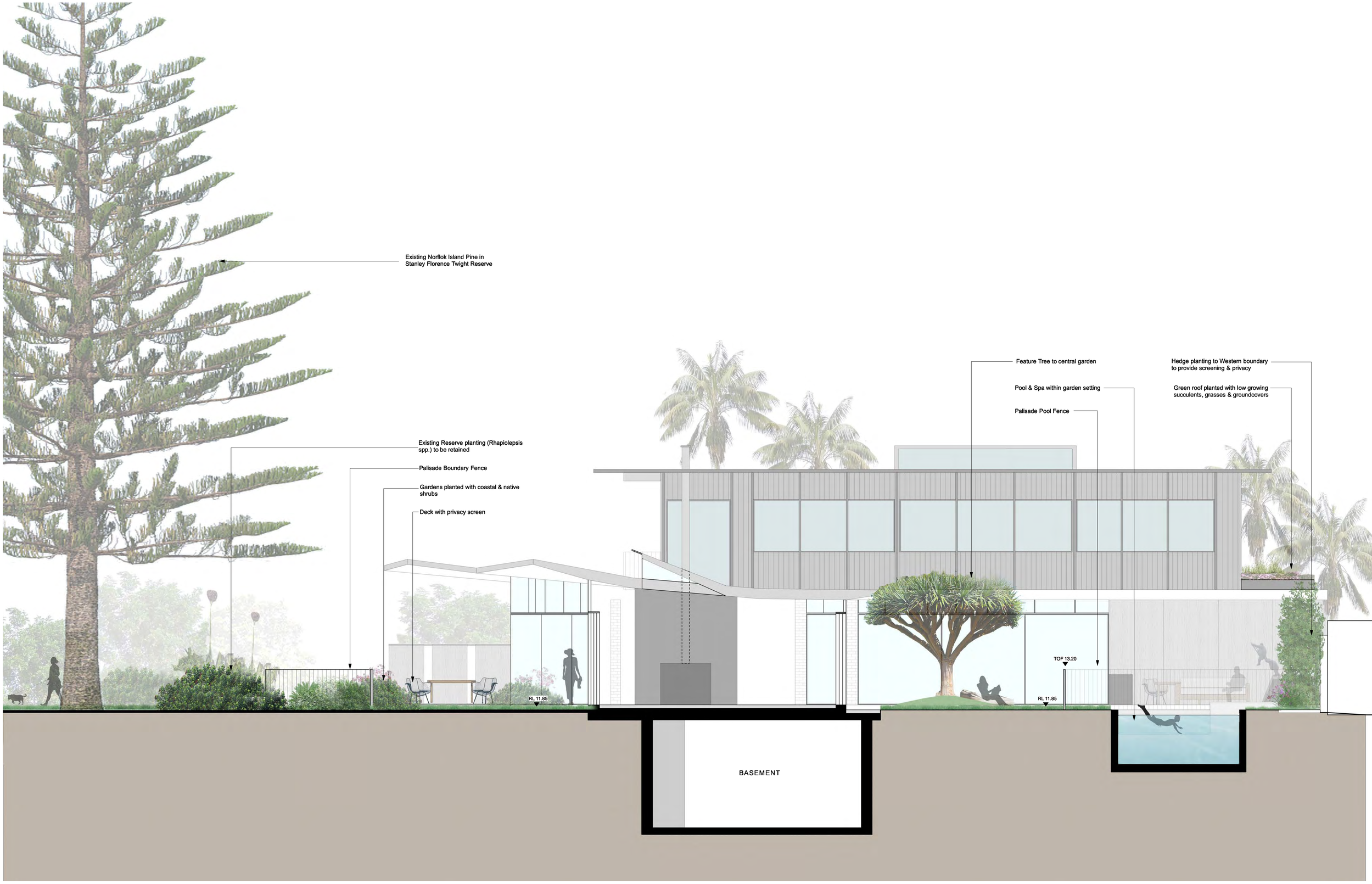
CLIENT: Jennifer & Russell Staley
CHECKED: GD
ARCHITECT: Virginia Kerridge Architect
DRAWN: KR
SCALE: N/A @ A1
ISSUED FOR: DA

DWG. TITLE
**Landscape Statement & Precedent Images**

PROJECT
**41 & 43 BEACH ROAD COLLAROY**

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-02




| Rev | Amendment | Date | By |
|---|---|---|---|
| A | Draft DA for Co-ordination | 12.12.19 | KR |
| B | DA | 18.12.19 | KR |

0 1 2m

1:50@A1 _ 1:100@A3

IMPORTANT NOTES:
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All discrepancies to be brought to the attention of the Project Landscape Architect
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
Levels are to AHD and in metres.
Use figured dimensions only.
Verify all dimensions on site before the commencement of any works.
The Landscape Architect is to be notified of any discrepancies.
All work shall be carried out in accordance with BCA, SCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications
All work is to be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and the relevant Specifications.
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CLIENT
Jennifer & Russell Staley

ARCHITECT
Virginia Kerridge Architect

SCALE
1:50 @ A1

CHECKED
GD

DRAWN
KR

ISSUED FOR
DA

DWG. TITLE
**Landscape Section 1**

PROJECT
**41 & 43 BEACH ROAD COLLAROY**

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-07




| Rev | Amendment | Date | By |
|---|---|---|---|
| A | Draft DA for Co-ordination | 12.12.19 | KR |
| B | DA | 18.12.19 | KR |

0 1 2m

1:50@A1 _ 1:100@A3

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Verify all dimensions on site before the commencement of any works.
All levels and grades to be confirmed on site by Contractor.
All work shall be carried out in accordance with BCA, SCA and Local Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Refer to Civil Drawings for Hydraulic Details subject to Engineer's Specifications
All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Engineer's Specifications.
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CLIENT
Jennifer & Russell Staley

ARCHITECT
Virginia Kerridge Architect

SCALE
1:50 @ A1

CHECKED
GD

DRAWN
KR

ISSUED FOR
DA

DWG. TITLE
**Landscape Section 2**

PROJECT
**41 & 43 BEACH ROAD COLLAROY**

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-08

# GROUND FLOOR PLANTING PALETTE

## TREES & PALMS



*Draceana draco*
Dragon Tree



*Howea forsteriana*
Kentia Palm



*Robinia pseudoacacia* 'Frisia'
Golden Robinia



*Tristaniopsis laurina* 'Luscious'
Luscious Water Gum



*Waterhousea floribunda* 'Sweeper'
Sweeper Waterhousea



*Elaeocarpus eumundii*
Quandong

## GRASSES, SUCCLENTS, FERNS & GROUNDCOVERS



*Carpobrotus glaucescens*
Angular Pig Face



*Casuarina 'Cousin It'*
Trailing SheOak



*Rosmarinus 'Irene'*
Trailing Rosemary



*Viola hederacea*
Native Violet



*Zoysia tenuifolia*
Velvet Grass



*Aeonium arboreum*
Tree Houseleek



*Liriope muscari* 'Just Right'
Just Right Lily Turf



*Poa labillardieri* 'Eskdale'
Eskdale Tussock Grass



*Dianella 'Little Jess'*
Little Jess Flax Lily



*Dietes robinsoniana*
Lord Howe Wedding Lily



*Doodia aspera*
Rasp Fern



*Lomandra 'Verday'*
Verday Mat Rush

## SHRUBS & PERENNIALS



*Acmena smithii* 'Sublime'
Sublime Lilly Pilly



*Alyxia buxifolia*
Sea Box



*Alpinia nutans*
Dwarf Cardamon Ginger



*Banksia ericifolia*
Heathleafed Banksia



*Casuarina 'Green Wave'*
Green Wave Dwarf SheOak



*Correa alba*
White Correa



*Fatsia japonica*
Aralia



*Gardenia augusta 'Florida'*
Fragrant Gardenia



*Leptospermum laevigatum 'Foreshore'*
Fore Shore Dwarf Coastal Tea Tree



*Ligularia tussilaginea*
Leopard Plant



*Rhaphiolepis indica* 'Oriental Pearl'
Oriental Pearl



*Telopea 'Wirrimbia White'*
White Waratah



*Westringia fruticosa* 'Blue Gem'
Coastal Rosemary Blue Gem



*Westringia fruticosa* 'Mundi'
Coastal Rosemary Mundi

# LEVEL 1 PLANTING PALETTE

## SCREENING SHRUBS



*Rhapiolepsis 'Snow Maiden'*
Snow Maiden Indian Hawthorn



*Fatsia japonica*
Aralia

## GRASSES, SUCCULENTS & GROUNDCOVERS



*Crassula ovata*
Jade



*Crassula undulatum ' Max Cook'*
Wavy Jade



*Lomandra 'Verday'*
Verday Mat Rush



*Lampranthus 'Pink Explosion'*
Pink Explosion Dewplant



*Rosmarinus 'Irene'*
Trailing Rosemary



*Yucca filamentosa*
Adam's Needle

| Rev | Amendment | Date | By |
|---|---|---|---|
| A | Draft DA for Co-ordination | 12.12.19 | KR |
| B | DA | 18.12.19 | KR |

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Levels and contours are in metres.
Use figured dimensions only.
Verify all dimensions on site before the commencement of any works.
Drawings are to be read and printed in colour with A3 size sheets.
All work shall be carried out in accordance with BCA and Australian Government Regulations.
Structural Details shall be subject to Engineer's Specifications.
Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Australian Standards.
No responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
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CLIENT
Jennifer & Russell Staley

ARCHITECT
Virginia Kerridge Architect

SCALE
N/A @ A1

CHECKED
GD

DRAWN
KR

ISSUED FOR
DA

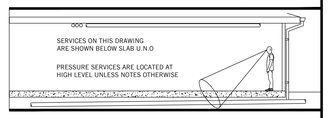
DWG. TITLE
**Planting Palette**

PROJECT
**41 & 43 BEACH ROAD COLLAROY**

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-DA-09

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# NEW RESIDENCE
AT
# 41 & 43 BEACH ROAD
# COLLAROY
FOR
## RUSSELL STALEY
## JENNIFER STALEY

## LEGEND

### PIPEWORK

| | |
|---|---|
| RW | RAINWATER DRAINAGE |
| RW | RAINWATER CHARGED |
| STW | STORMWATER DRAINAGE |
| STWRM | STORMWATER RISING MAIN |
| SS | SUBSOIL DRAINAGE |
| B B | BARRIER FENCE |
| e e e | EXISTING PIPE |
| e x e x | EXISTING PIPE MADE REDUNDANT |
| | SEDIMENT FENCE LINE |
| | PROPERTY BOUNDARY |
| | SWALE |
| | DROPPER |
| | RISER |
| TB TB | TURBIDITY BARRIER |
| FALL | DIRECTION OF FALL OR FLOW |
| | DOWN PIPE |
| PBO | PLANTER BOX OUTLET |
| RWO/BO | RAIN WATER OUTLET / BALCONY OUTLET |
| SWP | STORMWATER PIT (GRATE) |
| SWP | STORMWATER PIT (RWO IN BASE) |
| | SEALED PIT COVER |
| | GULLY PIT |
| | REFLUX VALVE |
| | PIPE CONNECTION POINT |
| | PIPE PENETRATING |
| | PIPE NOT PENETRATING |
| | PUMP |
| | OVERLAND FLOW PATH |
| CO | CLEAR OUT |
| TD | TUNDISH |
| TG | TRENCH GRATE |
| | DOWNPIPE SPREADER |

### MISCELLANEOUS

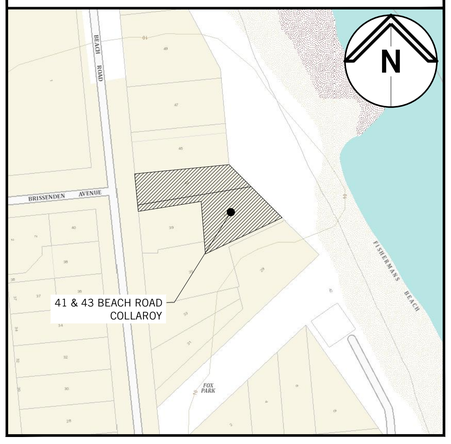
| | |
|---|---|
| -- / -- | SERVICE / SERVICE NUMBER<br>PIPE SIZE |
| DWG | FOR CONTINUATION<br>REFER DRG No |
| 1 / DWG | FOR SECTION VIEW<br>REFER TO DRAWING |

| | |
|---|---|
| AHD | AUSTRALIAN HEIGHT DATUM |
| AP | ACCESS PANEL |
| BG | BOX GUTTER |
| DP | DOWNPIPE |
| e | EXISTING |
| FFL | FINISHED FLOOR LEVEL |
| GIP | GRATED INLET PIT |
| HED | HIGH EARLY DISCHARGE |
| HFB | HIGH FLOW BYPASS |
| HL | HIGH LEVEL IN CEILING |
| HP | HIGH POINT |
| IL | INVERT LEVEL |
| INT | INTERNAL |
| KIP | KERB INLET PIT |
| O/F | OVERFLOW |
| OSD | ON SITE DETENTION |
| RHS | RECTANGULAR HOLLOW SECTION |
| RL | RELATIVE LEVEL |
| RWH | RAINWATER HEAD |
| RWT | RAINWATER TANK |
| SRL | SLAB RELATIVE LEVEL |
| SRZ | STRUCTURAL ROOT ZONE |
| TBA | TO BE ADVISED |
| TKL | TOP KERB LEVEL |
| TRZ | TREE ROOT ZONE |
| TWL | TOP WATER LEVEL |
| UNO | UNLESS NOTED OTHERWISE |

## DRAWING LIST


| DRAWING No. | TITLE |
|---|---|
| SWDA 1.1 | COVERSHEET AND DRAWING LEGEND |
| SWDA 1.2 | GROUND FLOOR LAYOUT |
| SWDA 1.3 | BASEMENT FLOOR LAYOUT |
| SWDA 1.4 | DETAILS SHEET |
| SWDA 1.5 | EROSION & SEDIMENT CONTROL PLAN AND DETAILS |
| | |


## LOCALITY PLAN




## NOTES

1) ALL DRAINAGE WORKS ARE TO BE IN ACCORDANCE WITH AS/NZS 3500 - STORMWATER DRAINAGE, WARRINGAH COUNCIL DEVELOPMENT CONTROL PLAN FOR ON-SITE STORMWATER MANAGEMENT AND THE LATEST BASIX CERTIFICATE.

2) SITE AREA = 1536m²

3) DUE TO THE PRESENCE OF A SILTY CLAY LAYER INVESTIGATED BY TAYLOR GEOTECHNICAL ENGINEERING REPORT DATED ON 15/06/2019, IT IS CONCLUDED THAT A STORMWATER ABSORPTION TRENCH IS NOT SUITABLE FOR THE DEVELOPMENT. A STORMWATER DISPERSAL TRENCH AND LEVEL SPREADER IS PROPOSED DOWNSTREAM OF THE DEVELOPMENT IN LIEU OF A STORMWATER ABSORPTION TRENCH IN ACCORDANCE WITH COUNCIL PRE-DA MEETING MINUTES ADVICE NUMBER PLM2019/0024 - DATED ON 26/02/2019.

4) A SILT TRAP PIT IS TO BE INCORPORATED WITHIN THE DOWNSTREAM END OF THE EXISTING STORMWATER SYSTEM SERVING THE SITE IN ACCORDANCE WITH WARRINGAH COUNCIL REQUIREMENTS. THIS IS TO BE REGULARLY MAINTAINED AND CLEARED OF ALL DEBRIS.

5) IN ACCORDANCE WITH THE BASIX CERTIFICATE A RAINWATER TANK WITH A MIN CAPACITY OF 6000L IS PROPOSED. THIS IS TO COLLECT A MINIMUM ROOF AREA OF 370m².

| Rev. | Issue / Amendment | By | App. | Date |
|---|---|---|---|---|
| P2 | ISSUED FOR DA | DH | GB | 17.12.19 |
| P1 | 95% PRELIMINARY ISSUE | DH | GB | 16.12.19 |

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Project
**NEW RESIDENCE**
**41 & 43 BEACH ROAD**
**COLLAROY**

Title
**STORMWATER DRAINAGE SERVICES**
**COVERSHEET AND DRAWING LEGEND**

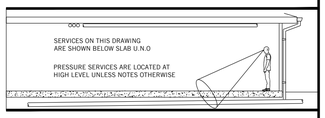
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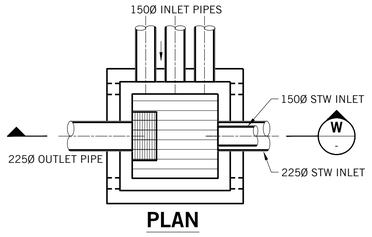
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| Job No. | Drawing No. | Revision |
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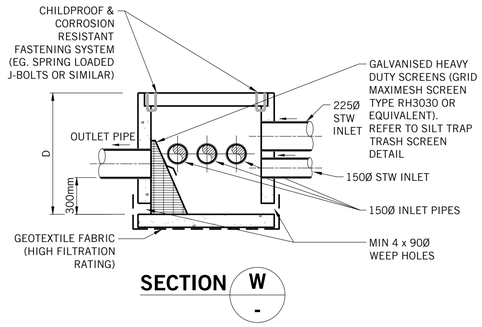
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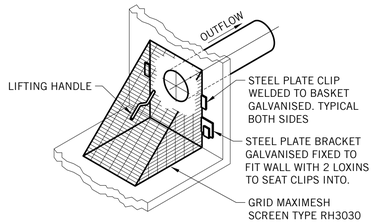




## PLAN

| MAINTENANCE ACTION | FREQUENCY | RESPONSIBILITY | PROCEDURE |
|---|---|---|---|
| SILT TRAP PIT | MONTHLY AND AFTER HEAVY RAINFALL EVENTS | PROPERTY OWNER | OPEN GRATE AND REMOVE TRASH OR LEAF LITTER THAT HAS BEEN CAPTURED BY THE TRASH SCREEN. REMOVE ALL SILT IN SUMP AND DISPOSE IN GARDEN WASTE BIN. REMOVE ANY BLOCKAGES OVER WEEP HOLES IN BASE. ENSURE TRASH SCREEN IS SECURELY FIXED AND REPLACE GRATE CORRECTLY. |




## SECTION W -




## SILT TRAP TRASH SCREEN DETAIL

**N.T.S.**

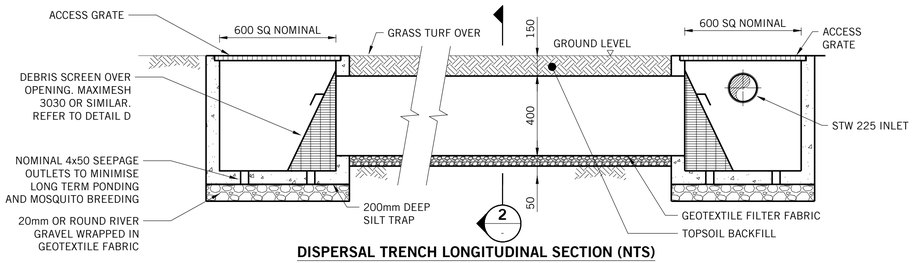
NOTES
1) PIT DIMENSIONS:
600 x 600 FOR < D ≤ 0.9
600 x 900 FOR 0.9 < D ≤ 1.2
900 x 900 FOR 1.2 < D (AS SHOWN ON PLAN)

2) PITS TO BE CONSTRUCTED FROM - CAST IN-SITU CONCRETE, PRECAST CONCRETE OF DOUBLE BRICK.

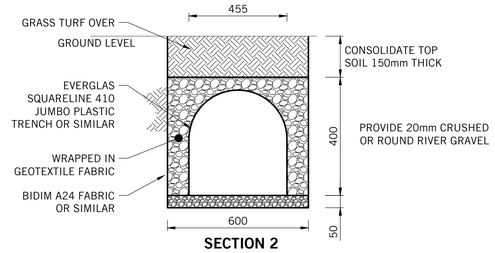
3) A SIGN SHALL BE CONSTRUCTED ADJACENT TO THE PIT STATING: "THIS SEDIMENT / SILT ARRESTOR PIT SHALL BE REGULARLY INSPECTED AND CLEANED".

## SILT TRAP PIT

**N.T.S**



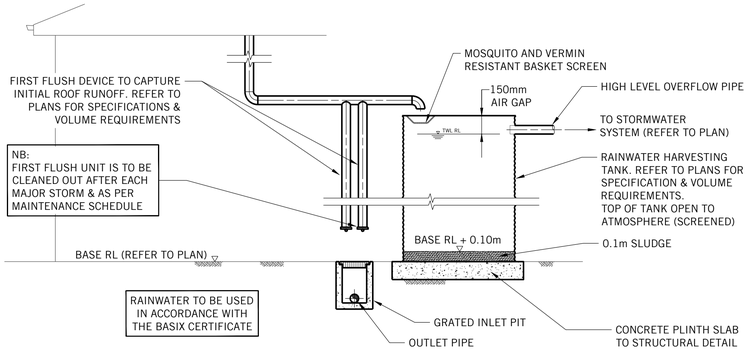

## DISPERSAL TRENCH LONGITUDINAL SECTION (NTS)




**SECTION 2**

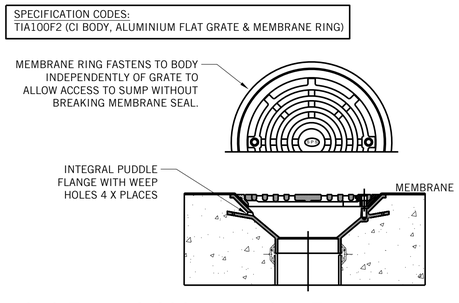
## TYPICAL STORMWATER DISPERSAL TRENCH

N.T.S



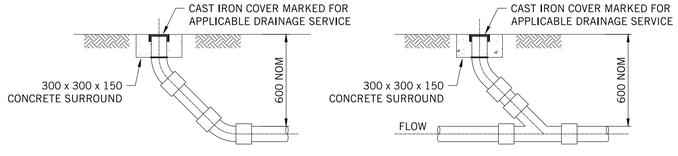

## TYPICAL ABOVE GROUND RAINWATER STORAGE TANK

N.T.S




## SPS TRUFLO 100mm RWO WITH FLAT GRATE & MEMBRANE CLAMP

N.T.S
(SPS REF 1.03)



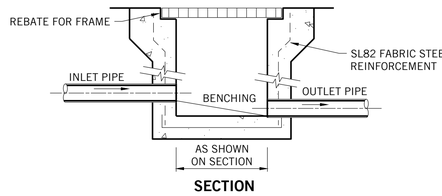

**HIGH END RISER**
**N.T.S**

**INTERMEDIATE RISER**
**N.T.S**

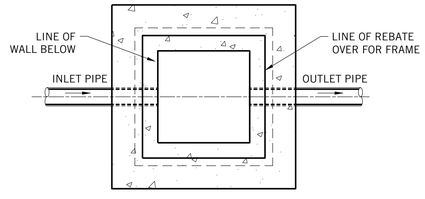
**PROVIDE CLEAR OUTS INSTALLED IN ACCORDANCE WITH A.S. 3500 AT LOCATIONS WHERE NOTED C.O. ON PLAN**

## TYPICAL DRAINAGE CLEAR OUT (INSPECTION OPENING)

N.T.S




**SECTION**




**PLAN WITHOUT GRATE**

## TYPICAL GRATED INLET PIT

N.T.S

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**NEW RESIDENCE**
**41 & 43 BEACH ROAD**
**COLLAROY**

Title
**STORMWATER DRAINAGE SERVICES DETAILS SHEET**

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