

DEVELOPMENT APPLICATION

9 - 11 BIRDWOOD AVE COLLAROY LOT 1 IN D.P. 847020 Site: 1472sqm

DRAWING SCHEDULE :

DA.C0Cover sheet

DA.00Site Analysis Plan

DA.01Site/ Roof Plan

DA.02Basement Plan

DA.03Lower Ground Floor Plan

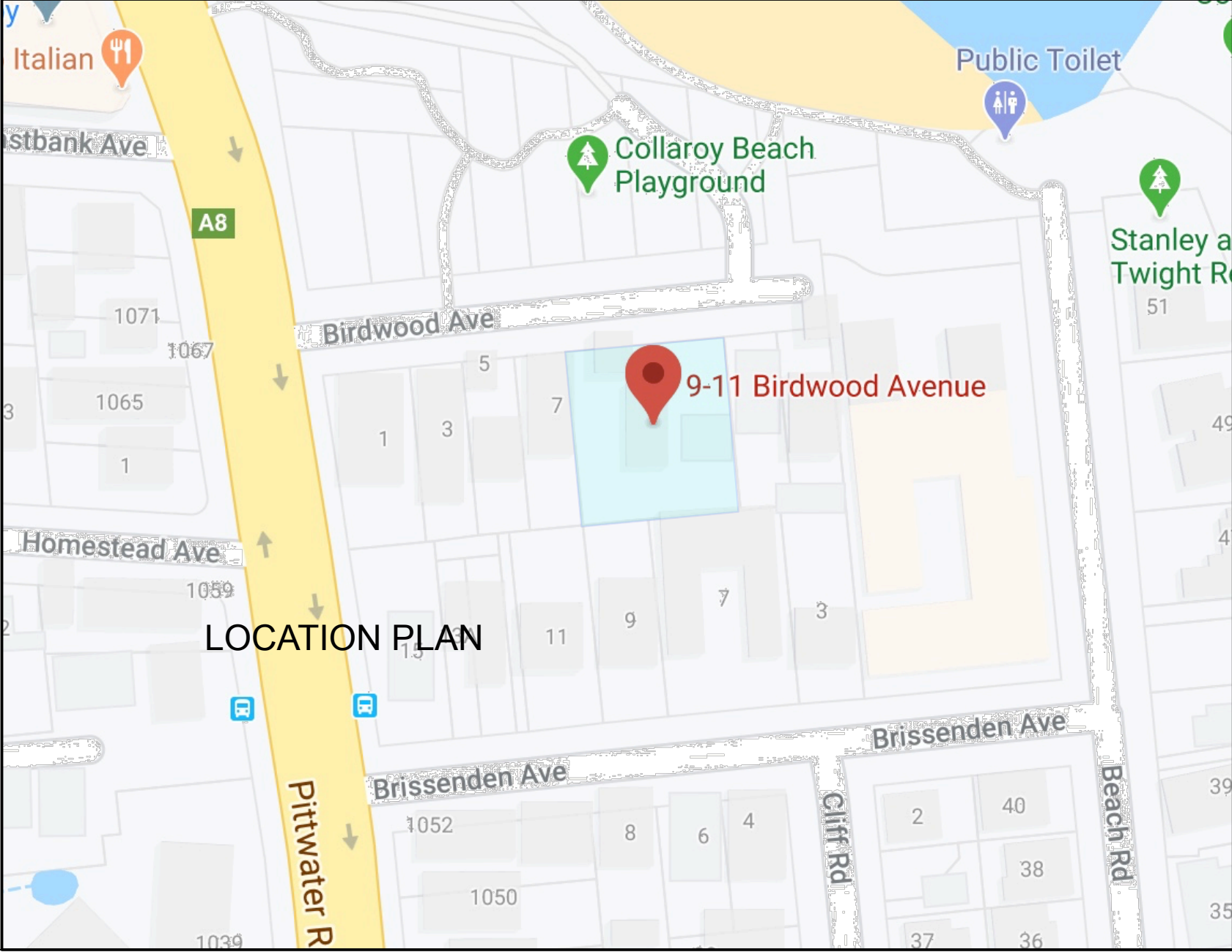
DA.04Ground Floor Plan

DA.05North South Elevations

DA.06East / West Elevations

DA.07Sections

DA.08Waste Management



| AREA CALCULATIONS                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                            | Total site area: 1472 sqm   |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------|
| <div><div></div><div><b>GFA</b><br/>Code - Maximum 50% = 736sqm</div></div>                                                                                                        | Basement = 0 sqm<br>Lower Ground = 369sqm<br>Ground Floor = 367sqm                                                                                                                                                                                                                                                                                         | Total GFA = 736sqm<br>50%   | COMPLIES |
| <div><div></div><div><b>Landscaped Area</b><br/>Code - Min 30% = 441.6sqm<br/>On Natural Ground.<br/>1m Deep soil. Min 2m width<br/>Min 12sqm<br/>Pool water included.</div></div> | Deep on ground - min 2m in width. >1m deep.<br>Basement front yard = 155 sqm<br>Basement front yard east = 12 sqm<br>Lower Ground East Side = 13.5sqm<br>Lower Ground West Side = 16sqm<br>Lower Ground Unit 2 pool = 10sqm<br>Ground Floor Unit 3 Rear and side= 123.5sqm<br>Ground Floor Unit 4 Rear and side= 122sqm<br>TOTAL DEEP LANDSCAPING = 452sqm | Total LSA = 452sqm<br>30.7% | COMPLIES |
|                                                                                                                                                                                    | Additional landscaping - min 2m in width not on ground<br>Lower Ground Unit 2 Garden 600mm deep soil. = 24sqm.<br>Ground Floor Unit 3 + 4 Planters 700 deep soil. Min 2m in width = 67sqm<br>Roof Unit 1 + 2. 300mm deep soil depth = 137sqm<br>TOTAL LANDSCAPE AREA= 680sqm                                                                               |                             |          |

General Note: Illumination and lighting

Exterior lighting and illumination to be to be as per councils codes and policys.  
Entry point and driveway will be well lit with suitable light levels for egress and access.  
Side corridors and common areas will have suitable low level and garden lighting to aid with access and increase security.  
There are no areas that are to be considered dangerous.  
All units have access via an internal lift.

BASIX REQUIREMENTS

**Glazing Doors/Windows**  
Aluminium framed double performance glazing to all sliders and north façade windows  
(+ eastern kitchen window to unit 2)  
U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)  
Aluminium framed single clear glazing to all remainder windows:  
**Group A** – awning + bifold + casement windows + hinged glazed doors  
U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%)  
**Group B** – sliding doors/windows + fixed glazing + louvred windows  
U-value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)  
Skylights  
Double glazed aluminium or timber framed  
Given values are AFRC total window system values (glass and frame)  
**Note:** Openability modelled as per BASIX Thermal Protocol – 4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regards to restricted openings

**Roof**  
Concrete roof, no insulation  
Metal roof with foil backed blanket (Ru1.3 and Rd1.3)  
External Colour  
Medium (0.475 < SA < 0.7)

**Ceiling**  
Plasterboard ceiling with R5.0 insulation (insulation only value) where roof is over

**Ceiling Penetrations**  
Loss of ceiling insulation has been accounted for in accordance with BASIX Thermal Protocol 4.13.1 and NatHERS Technical Note 1.2

**External Wall**  
Cavity brick with AIR-CELL Permican insulaton to all other walls. Minimum Total system R-value of RT1.79  
Light weight cladding lined with R2.0 insulation (insulation only value)  
External Colour  
Default colour modelled

**Inter-tenancy walls**  
Cavity brick to walls adjacent to neighbors, no insulation required  
Minimum 190mm concrete with furring channel and plasterboard lining to all walls to plant rooms and corridors, R1.2 insulation (insulation value only)

**Walls within dwellings**  
Plasterboard on studs – no insulation  
Single skin brick- no insulation

**Floors**  
Concrete with a minimum R1.9 insulation (insulation only value) required to units with Garage below  
Concrete between levels, no insulation required  
Concrete slab on ground, no insulation required

**Floor coverings**  
Carpet to bedrooms and tiles elsewhere

**BASIX water inclusions**  
Central rainwater storage  
Tank size: 10,000L  
Collecting from 550m2 roof area (excludes roof top gardens)  
Connected to outdoor tap for irrigation of landscaping common and private

Indigenous and low water use species  
65% (211m2)

Private swimming pools  
Geothermal system for heating- individual loops

**BASIX Energy Inclusions**  
Hot water system  
Geothermal Central system- gas boosted

Heating and cooling within units  
All units to Geothermal VRV Central heating and cooling to living areas, and at least 1 bedroom

Alternative Energy  
Photovoltaic system Rated electrical output (min): 6.2 peak kW

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AMENDMENTS



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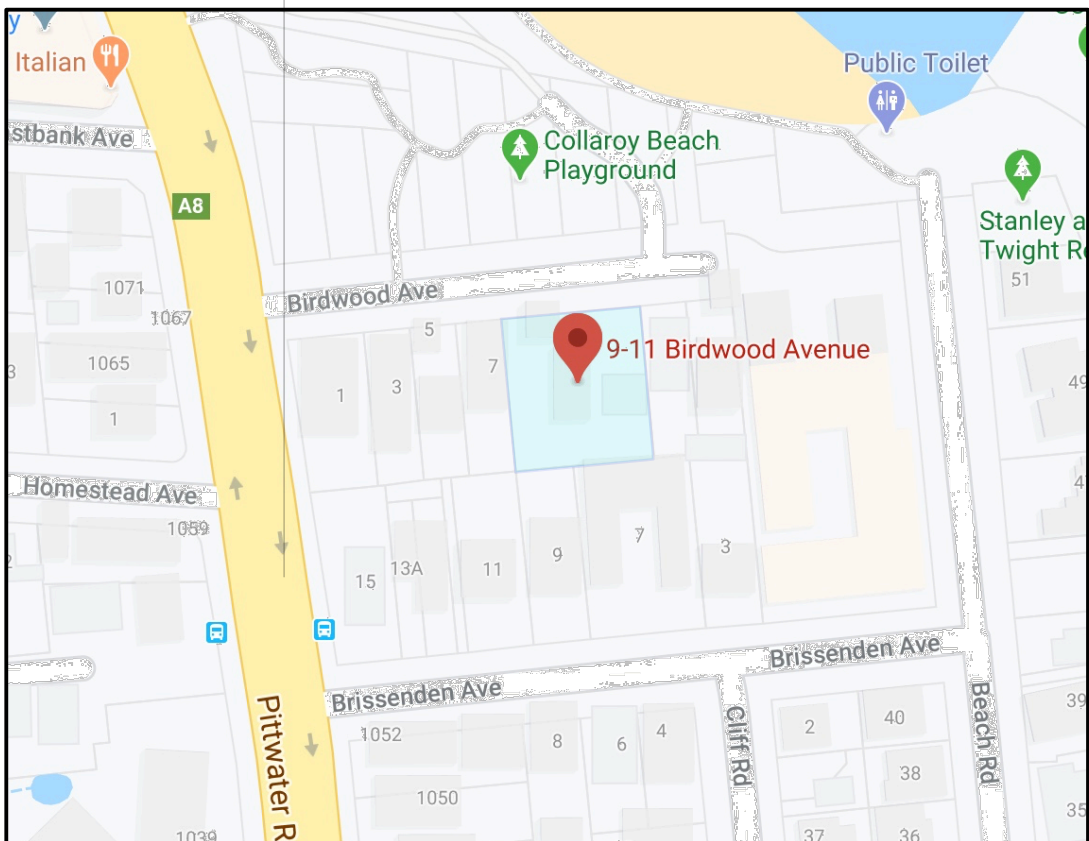
PROJECT 9 - 11 BIRDWOOD AVE  
COLLAROY

DRAWING COVERSHEET

DATE 27.09.19 ISSUE SE SCALE NTS DRAWN BY DA.C0

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PROJECT 9 - 11 BIRDWOOD AVE  
COLLAROY

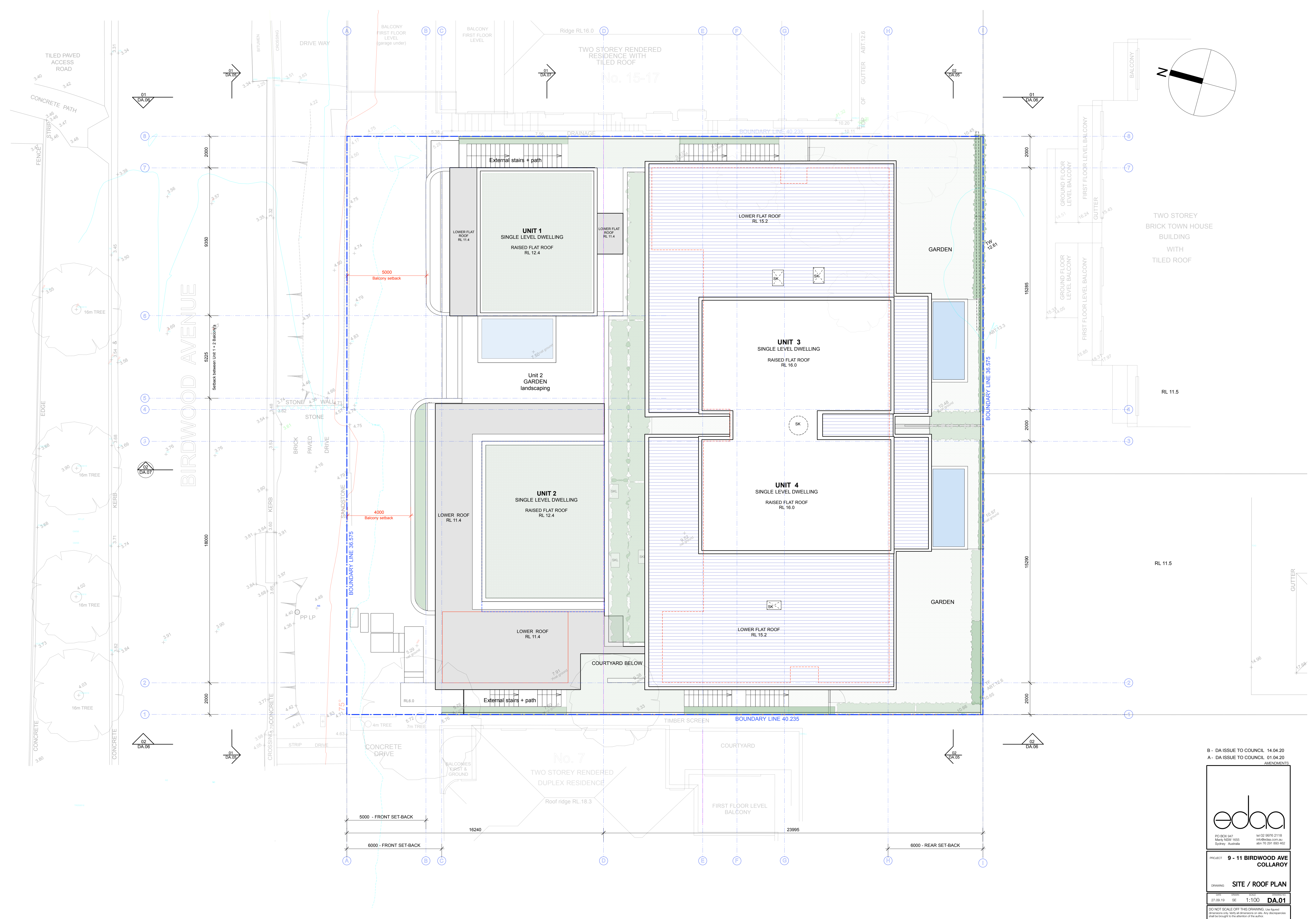
SITE ANALYSIS  
PLAN

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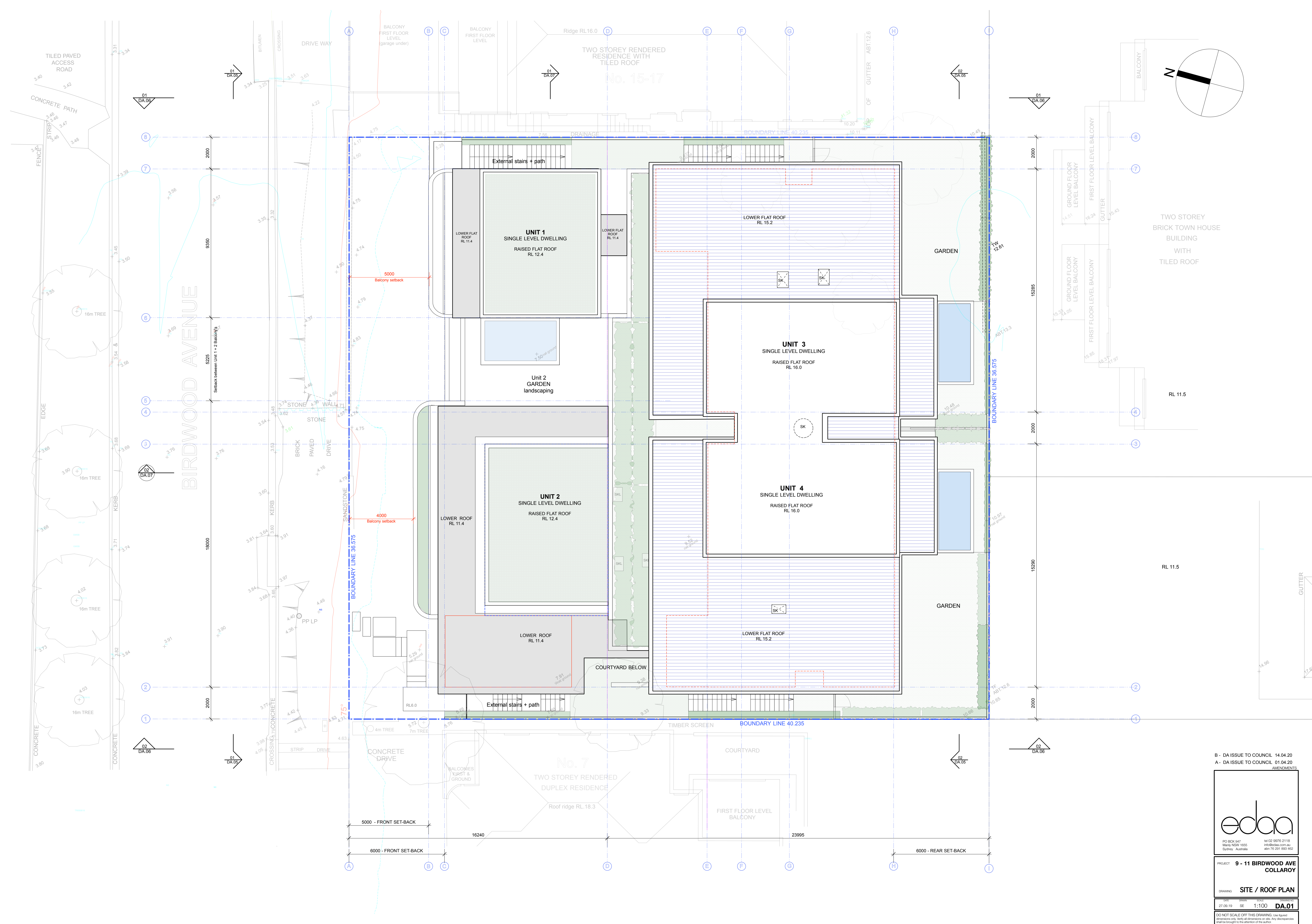
PROJECT **9 - 11 BIRDWOOD AVE  
COLLAROY**

DRAWING **SITE / ROOF PLAN**

DATE 27.09.19 BY SE SCALE 1:100 DRAWING NO. **DA.01**

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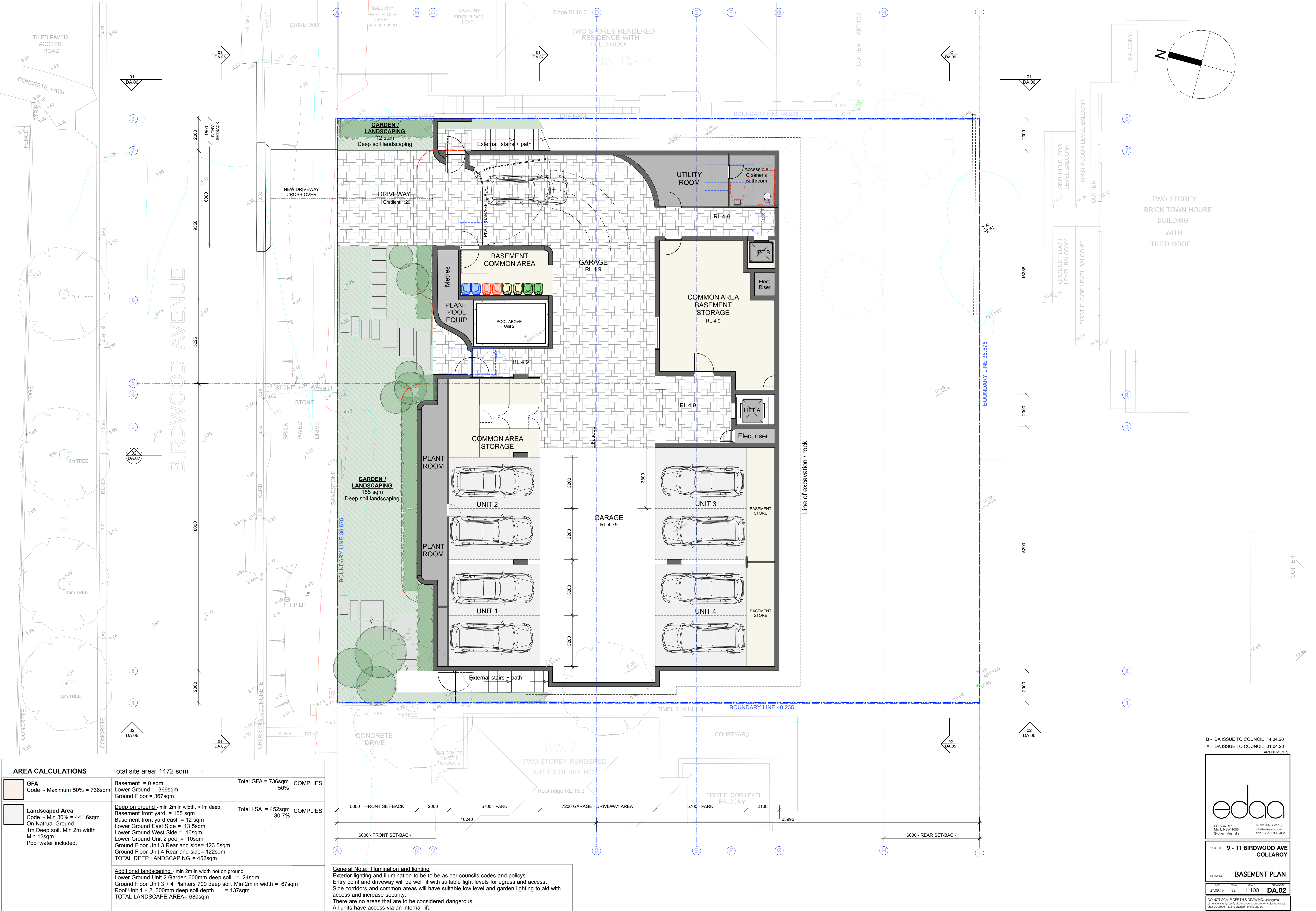
PROJECT 9 - 11 BIRDWOOD AVE  
COLLARON

DRAWING SITE / ROOF PLAN

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PROJECT 9 - 11 BIRDWOOD AVE

COLLAROY

DRAWING BASEMENT PLAN

DATE 27.09.19

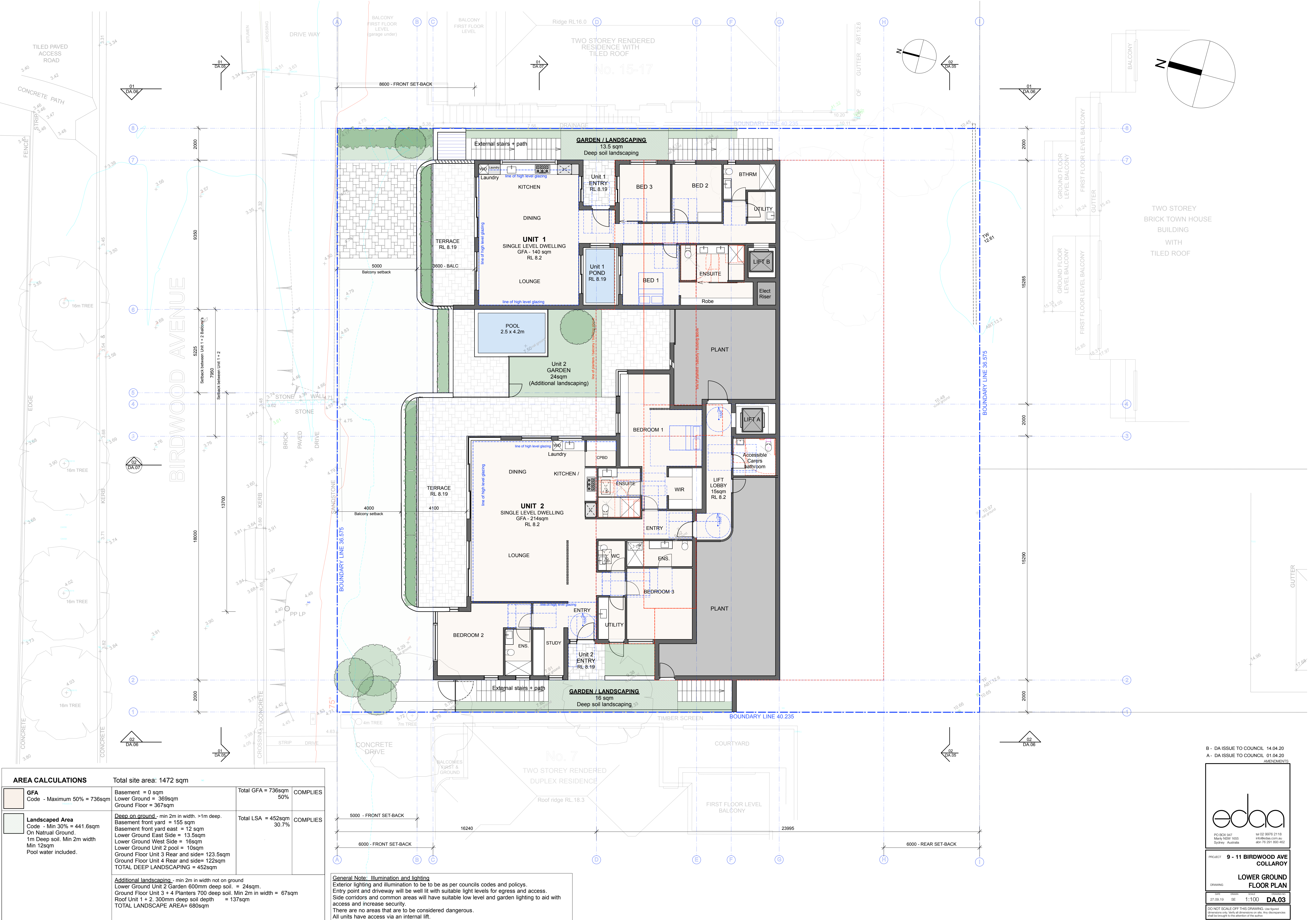
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| AREA CALCULATIONS                                                                                                                                                                                                                                                                   |                                                                                                                                              | Total site area: 1472 sqm                                                                                                                                                                                                                                                                                                                                         |                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
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All units have access via an internal lift.

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PROJECT

9 - 11 BIRDWOOD AVE  
COLLAROY

DRAWING

LOWER GROUND  
FLOOR PLAN

DATE

27.09.19

DESIGNER

SE

SCALE

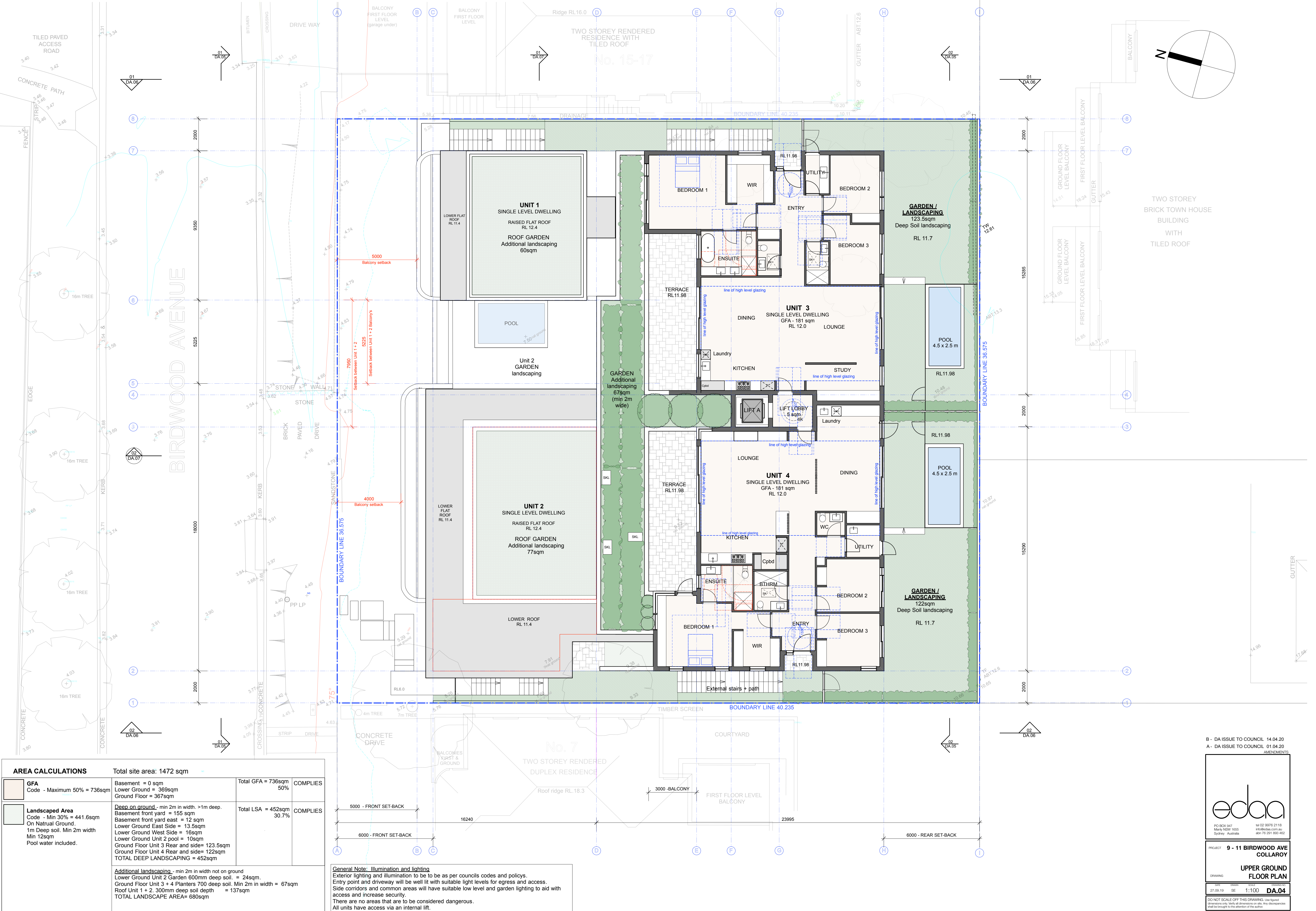
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DATE

DA.03

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| AREA CALCULATIONS                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                            |                             |          |
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PROJECT

9 - 11 BIRDWOOD AVE  
COLLAROY

DRAWING

UPPER GROUND  
FLOOR PLAN

DATE

27.09.19

DES

SE

SCALE

1:100

DA.04

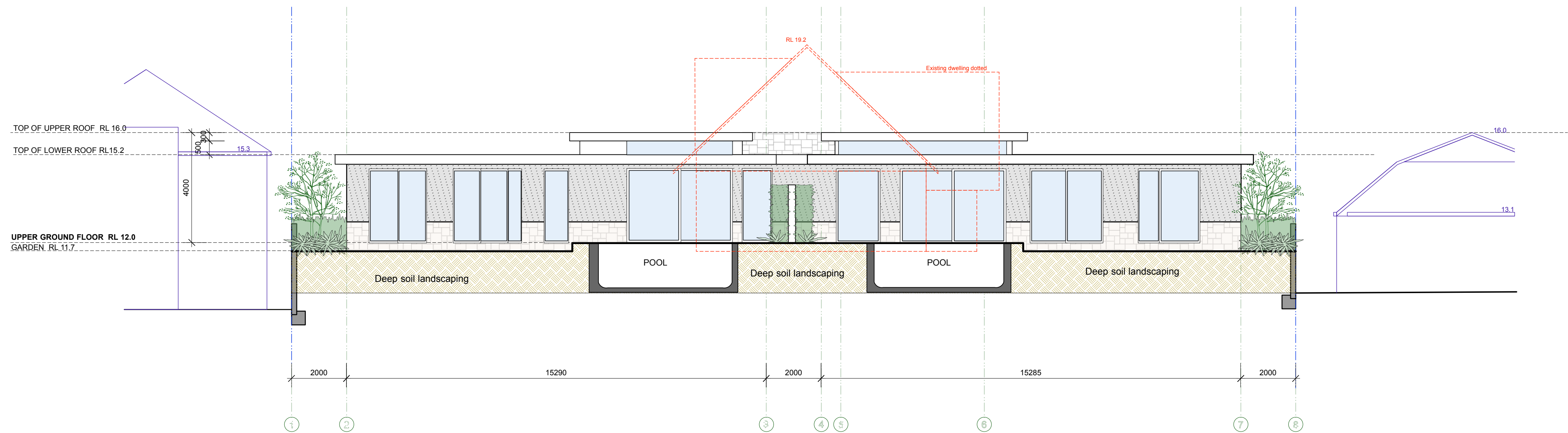
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01 NORTHERN ELEVATION



02 SOUTHERN ELEVATION

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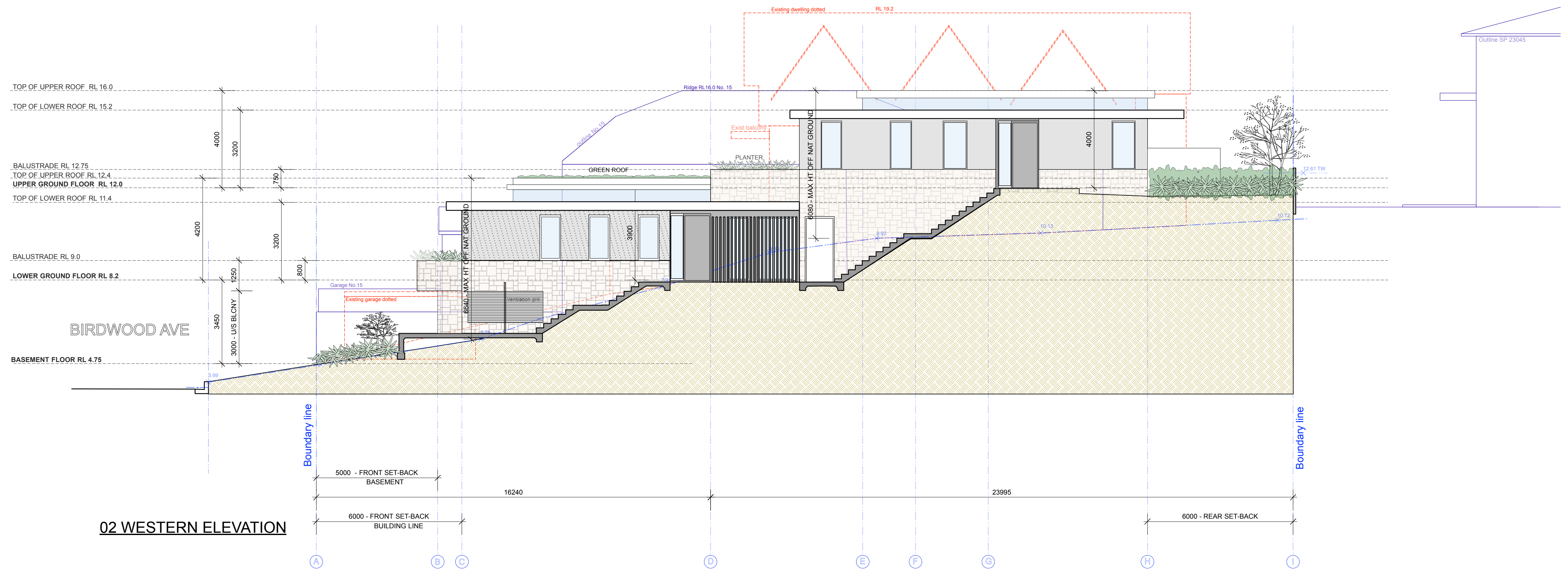
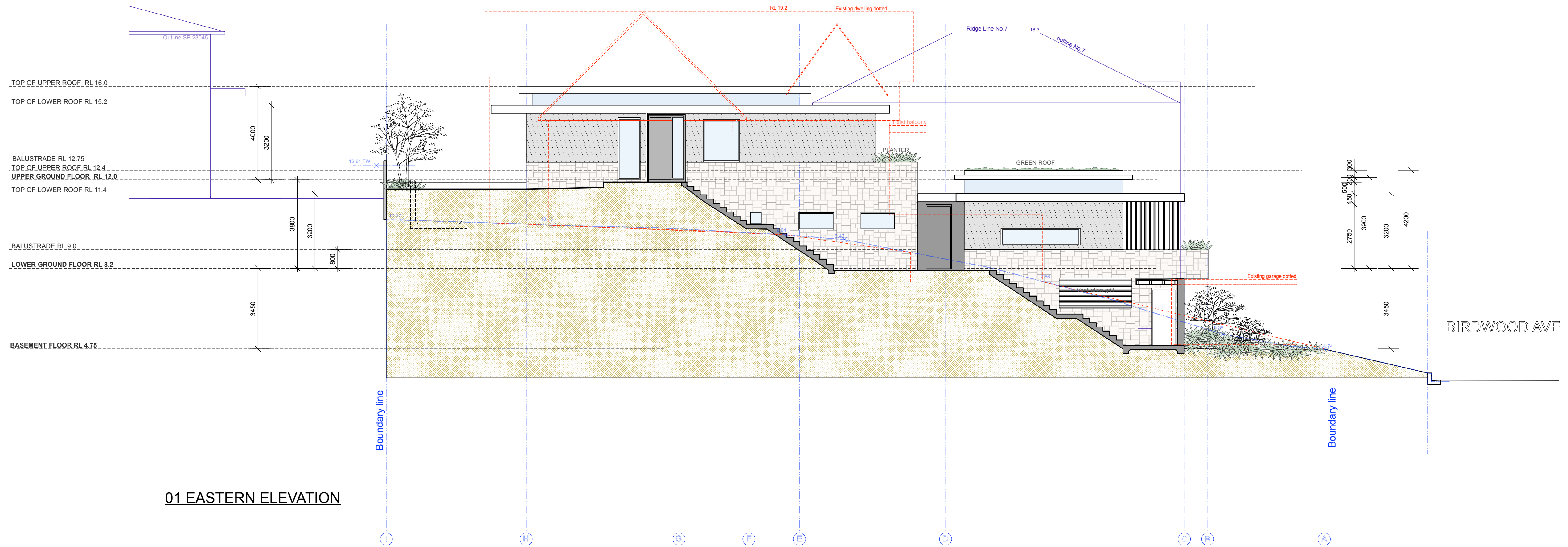
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PROJECT **9 - 11 BIRDWOOD AVE  
COLLAROY**  
DRAWING **NORTH SOUTH  
ELEVATIONS**

DATE 27.09.19  
BY SE  
SCALE 1:100  
DRAWN BY DA.05

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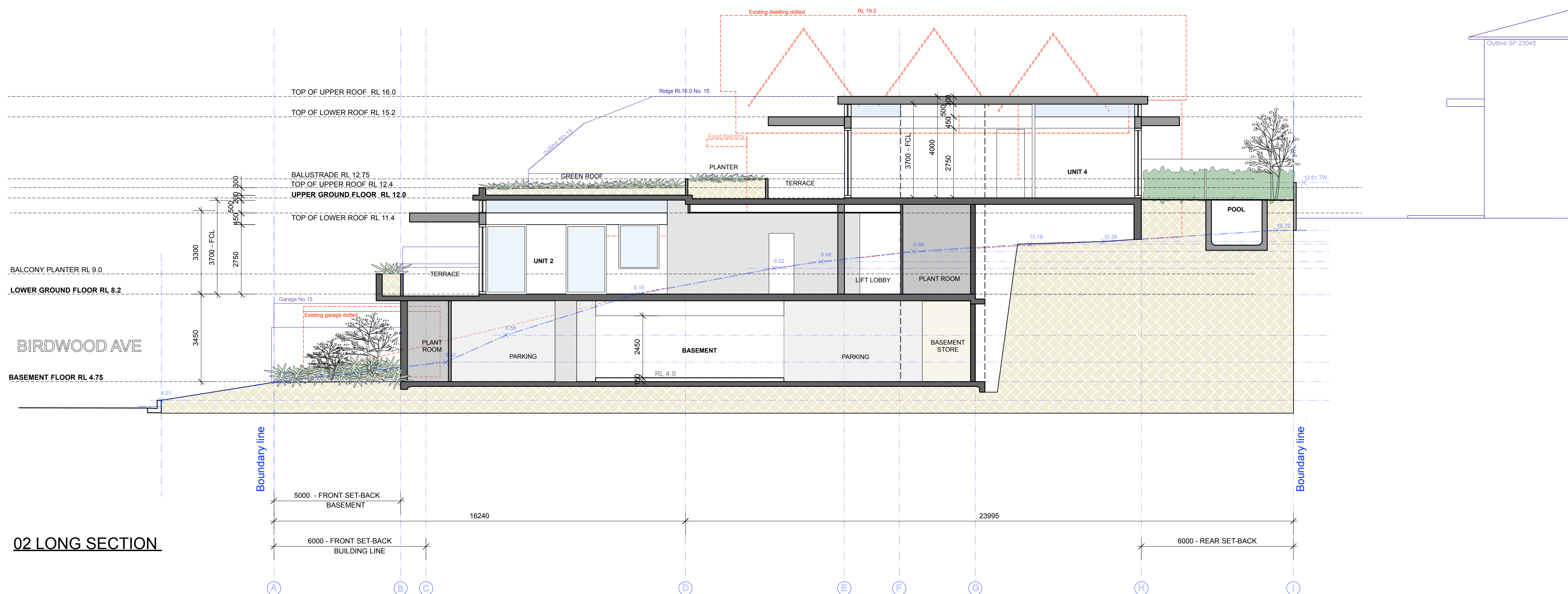
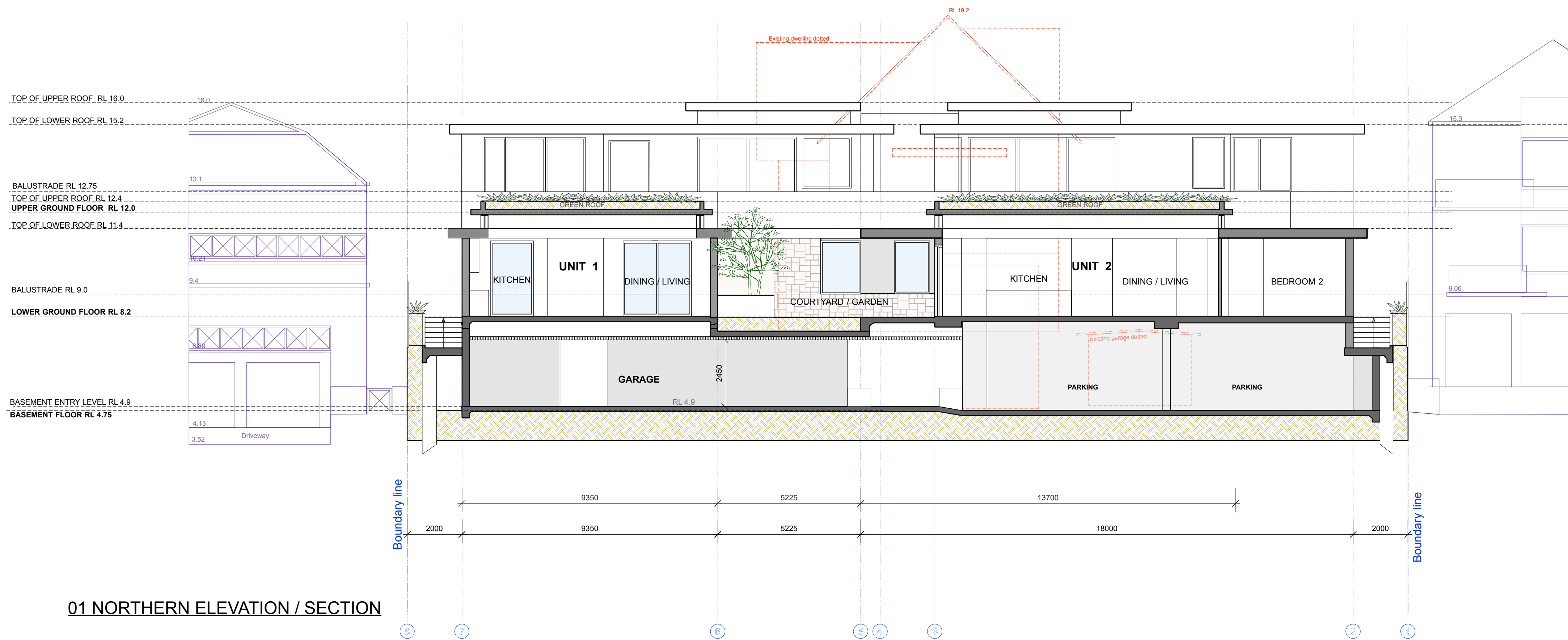
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PROJECT **9 - 11 BIRDWOOD AVE**  
**COLLAROY**  
**EAST / WEST**  
**ELEVATIONS**

DRAWING  
DATE 27.09.19  
DESIGNER SE  
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DRAWING NO. **DA.06**

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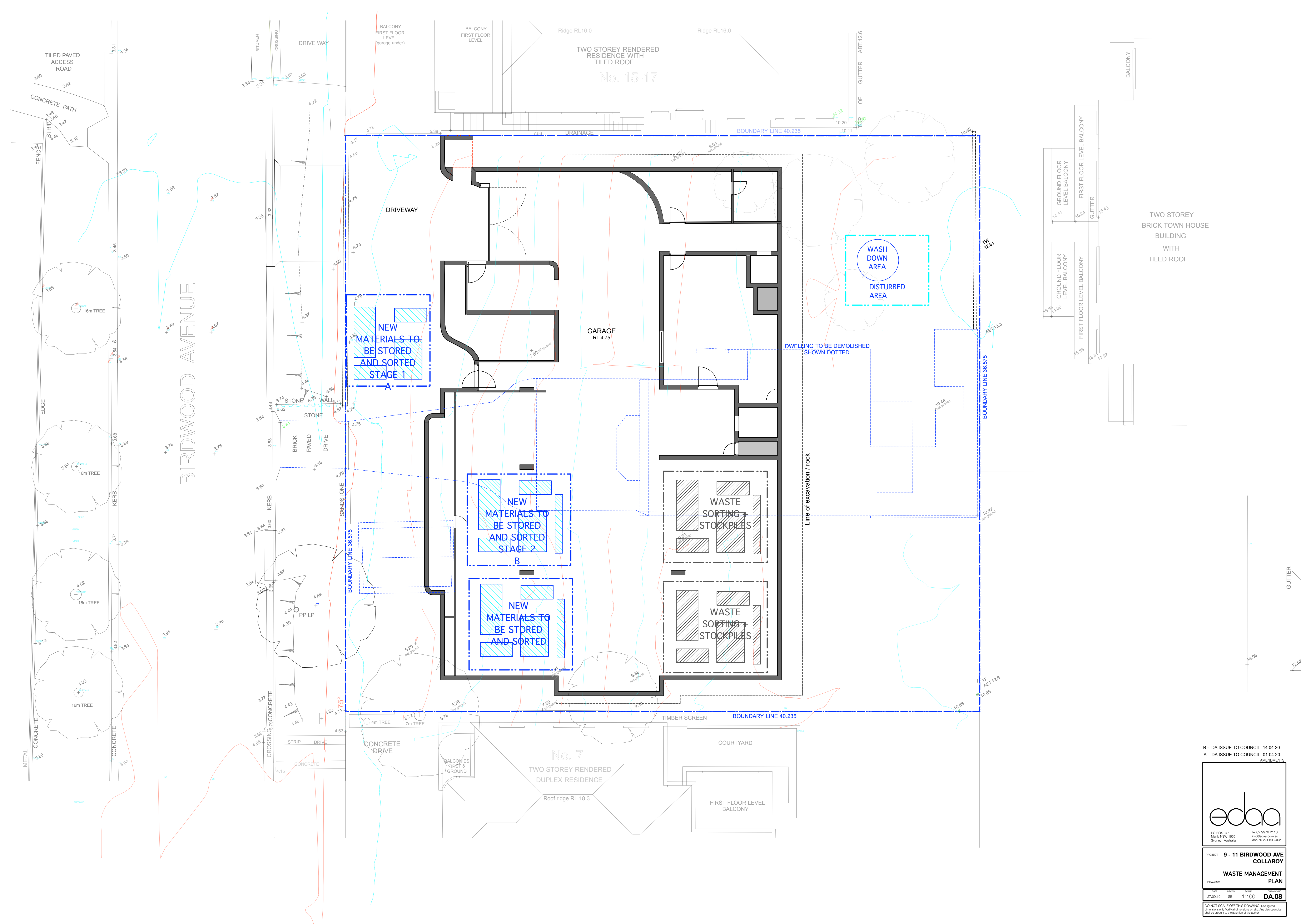
PROJECT **9 - 11 BIRDWOOD AVE  
COLLAROY**

DRAWING **SECTIONS**

DATE 27.09.19 BY SE SCALE 1:100 DRAWING NO. **DA.07**

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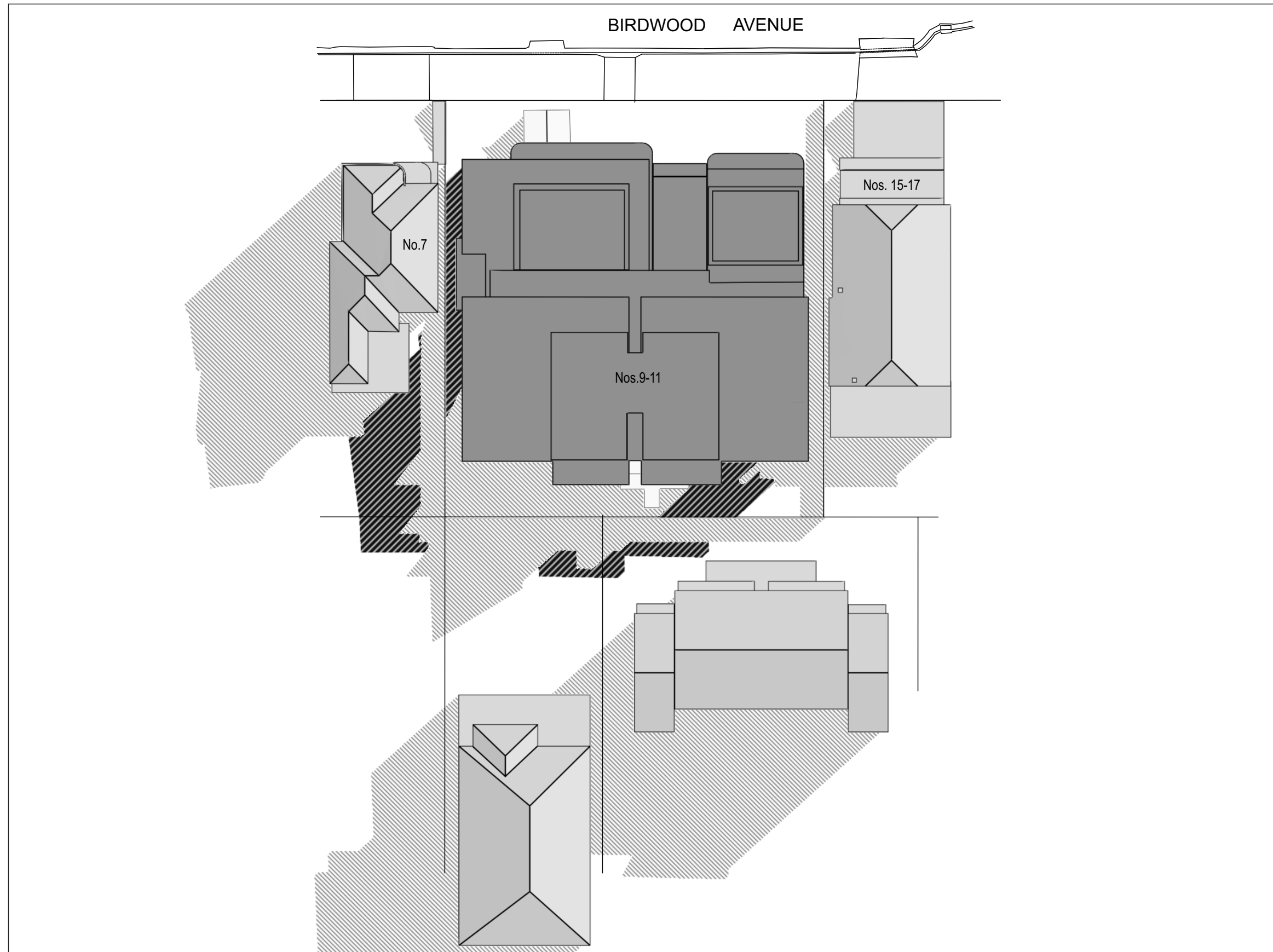
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PROJECT **9 - 11 BIRDWOOD AVE COLLAROY**  
DRAWING **WASTE MANAGEMENT PLAN**  
DATE 27.09.19 BY SE SCALE 1:100 DRAWING NO. **DA.08**



# SHADOW DIAGRAM JUNE 22nd



9.00 am



Shadow from existing buildings



Additional shadow from proposed buildings

## NOTES

Shadows from existing or proposed vegetation have not been considered.  
Shadows calculated according to information provided from survey and architectural drawings.



Approx. True North

DIGITAL LINE Pty Ltd  
PO Box 860  
Neutral Bay NSW 2089  
Phone (02)9953 2312  
Fax (02)8003 9708

## Architects

Suzannah Esdaile

## Project

Proposed development at  
9-11 Birdwood Ave,  
Collaroy, NSW

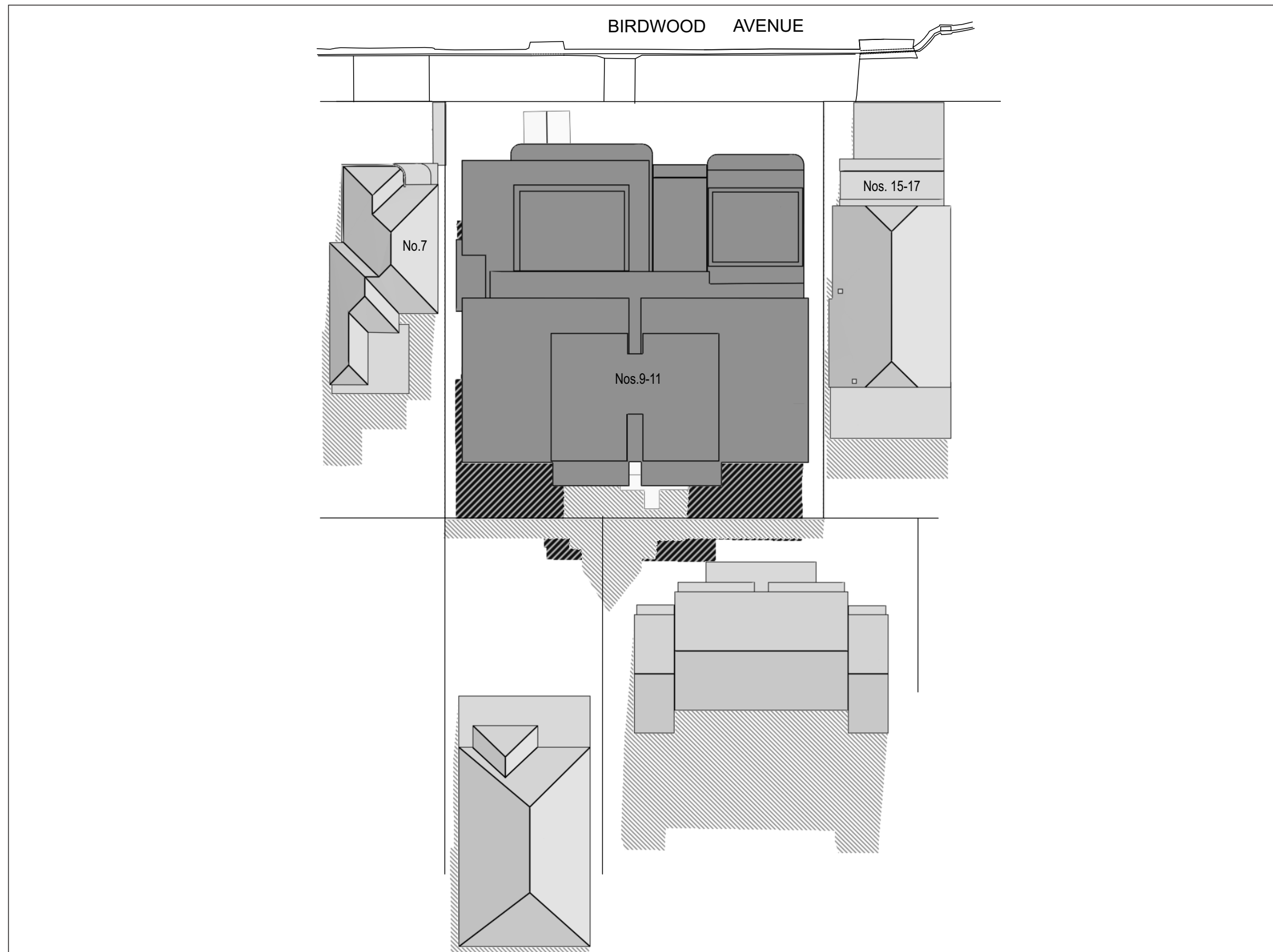
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2/04/2020

Scale 1:400  
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# SHADOW DIAGRAM JUNE 22nd

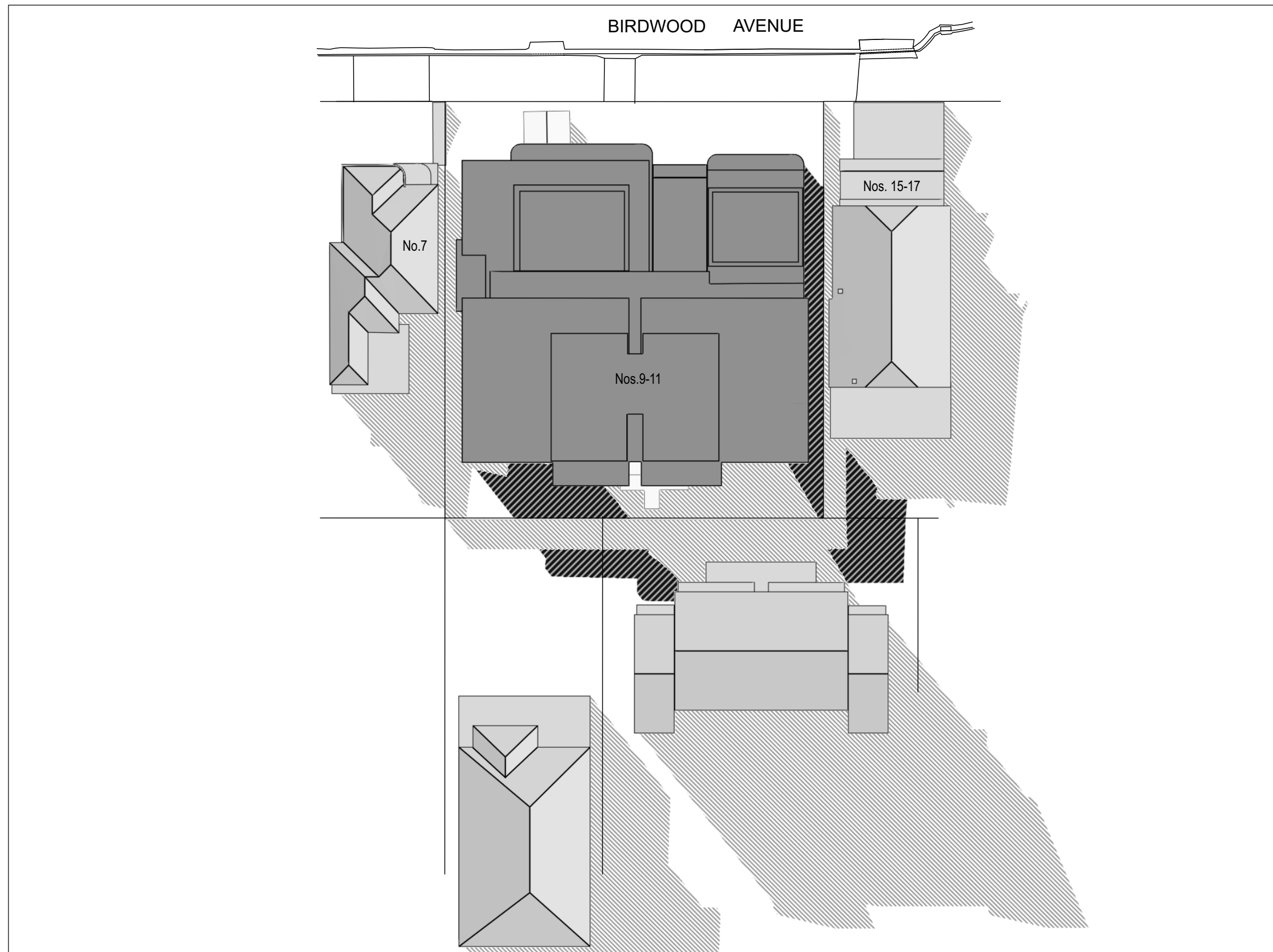


12.00 noon

|                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                      |                                                                                                        |                                           |                                                                                      |                                                                      |
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| <div data-bbox="246 1839 305 1877" data-label="Image"></div> Shadow from existing buildings<br><div data-bbox="246 1890 305 1927" data-label="Image"></div> Additional shadow from proposed buildings<br><b>NOTES</b><br>Shadows from existing or proposed vegetation have not been considered.<br>Shadows calculated according to information provided from survey and architectural drawings. | <div data-bbox="1020 1860 1118 1955" data-label="Image"></div><br>Approx. True North | DIGITAL LINE Pty Ltd<br>PO Box 860<br>Neutral Bay NSW 2089<br>Phone (02)9953 2312<br>Fax (02)8003 9708 | <b>Architects</b><br><br>Suzannah Esdaile | <b>Project</b><br><br>Proposed development at<br>9-11 Birdwood Ave,<br>Collaroy, NSW | Job N. Sh2593_1a<br><br>2/04/2020<br><br>Scale 1:400<br>printed @ A3 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------|



# SHADOW DIAGRAM JUNE 22nd



3.00 pm



Shadow from existing buildings



Additional shadow from proposed buildings

## NOTES

Shadows from existing or proposed vegetation have not been considered.  
Shadows calculated according to information provided from survey and architectural drawings.



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## Architects

Suzannah Esdaile

## Project

Proposed development at  
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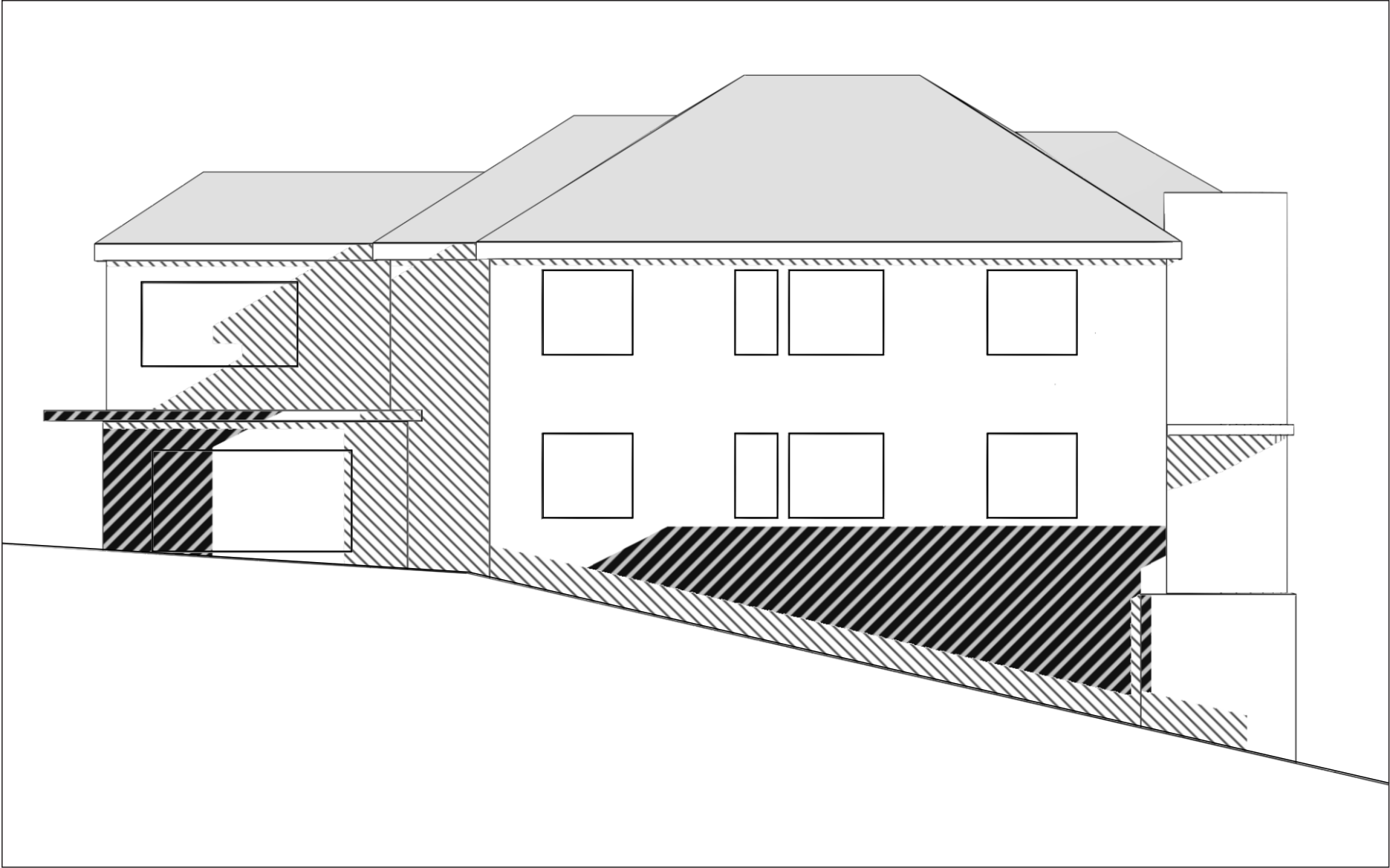
Job N. Sh2593\_1a

2/04/2020

Scale 1:400  
printed @ A3



SHADOW DIAGRAM EAST ELEVATION OF No. 7 BIRDWOOD AVENUE  
JUNE 21st

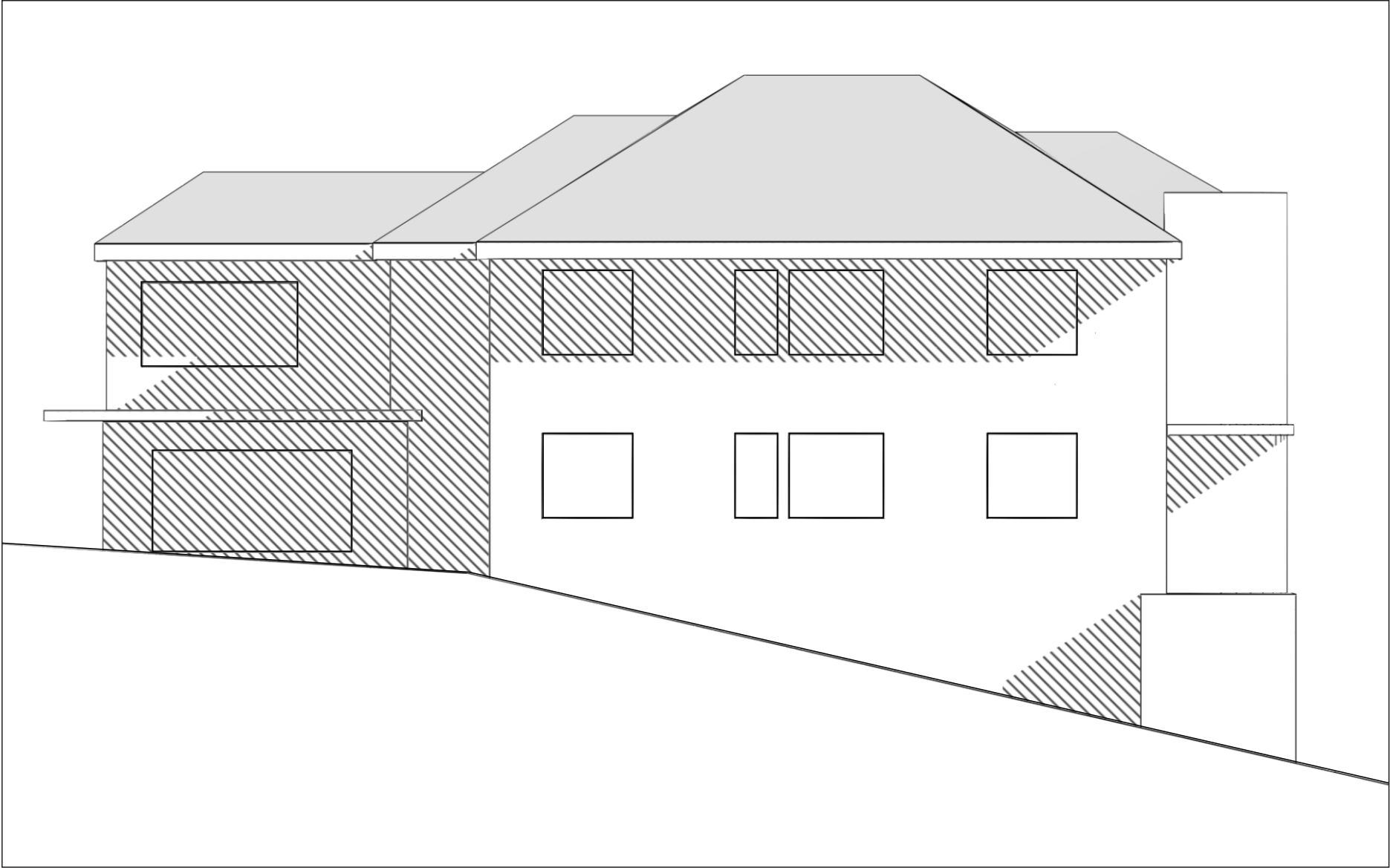


9.00 am

|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               |                             |
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|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               | 8/04/2020                   |
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SHADOW DIAGRAM EAST ELEVATION OF No. 7 BIRDWOOD AVENUE  
JUNE 21st

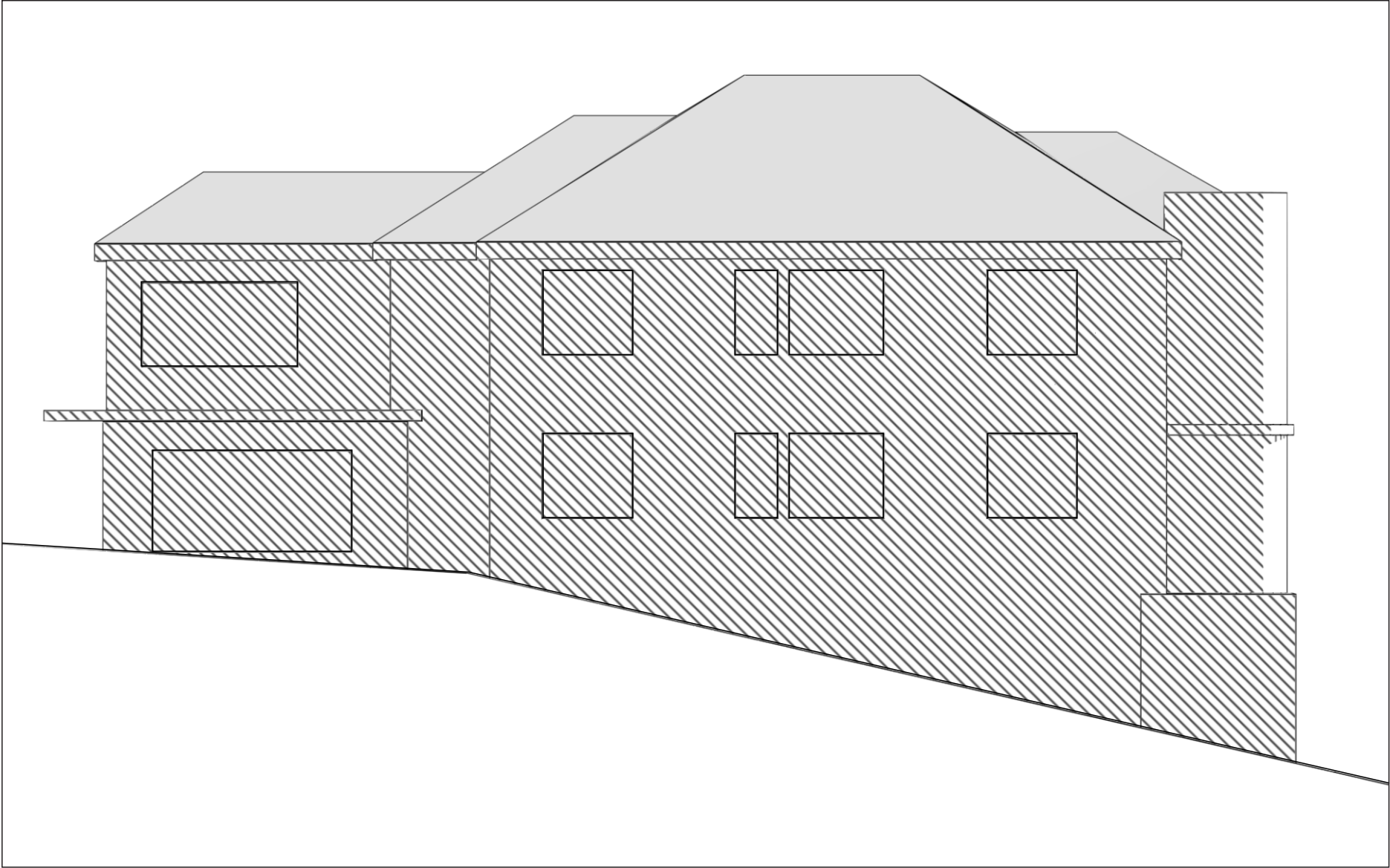


12.00 noon

|                                                                                                                                                                                                                                                                                                                                 |  |                                                                                                        |                                    |                                                                               |                             |
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|                                                                                                                                                                                                                                                                                                                                 |  |                                                                                                        |                                    |                                                                               | 8/04/2020                   |
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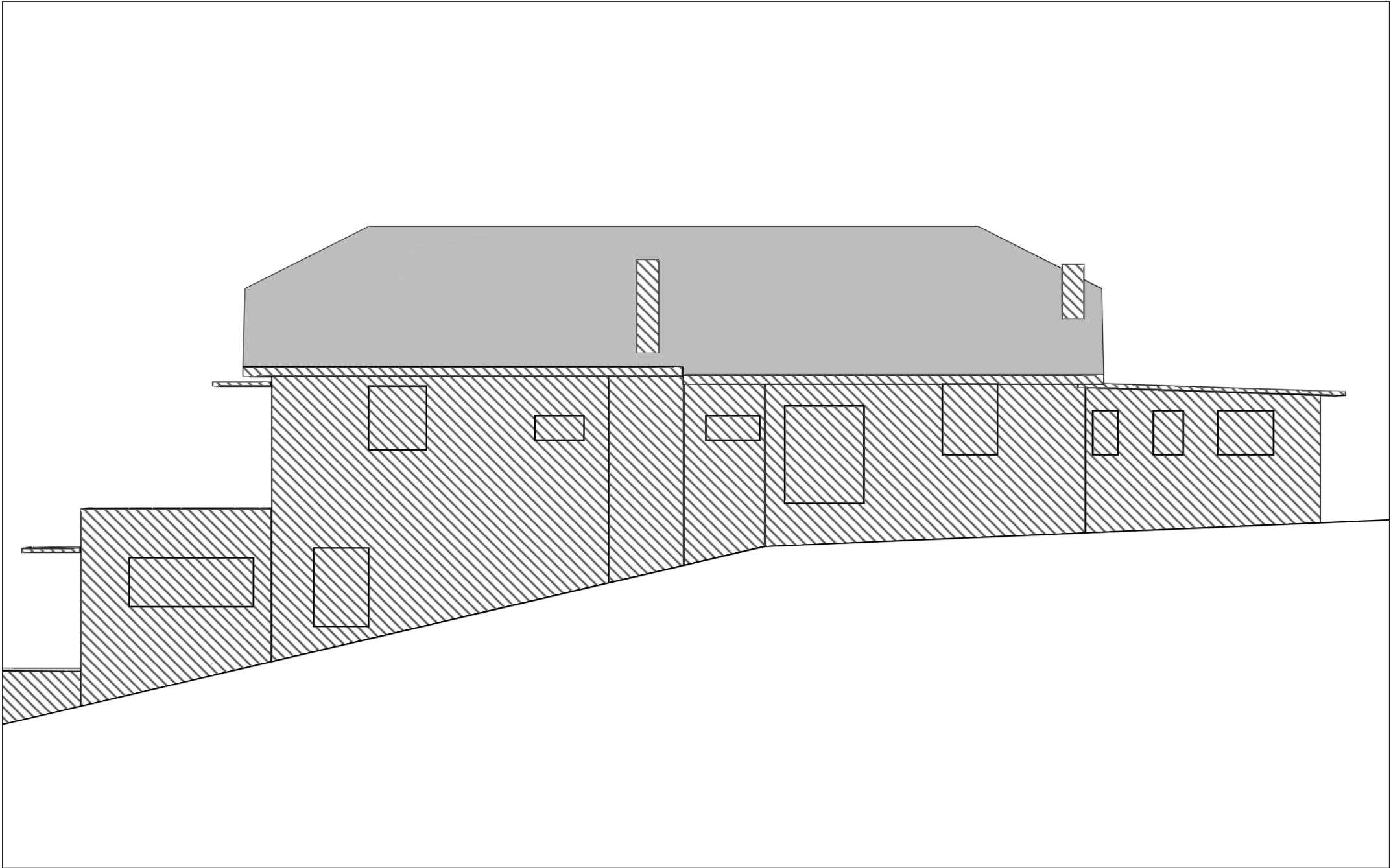
SHADOW DIAGRAM EAST ELEVATION OF No. 7 BIRDWOOD AVENUE  
JUNE 21st



3.00 pm

|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               |                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------|-----------------------------|
| <div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES<br/>Shadows from existing or proposed vegetation have not been considered.<br/>Shadows calculated according to information provided from survey and architectural drawings.</div> |  | DIGITAL LINE Pty Ltd<br>PO Box 860<br>Neutral Bay NSW 2089<br>Phone (02)9953 2312<br>Fax (02)8003 9708 | Architects<br><br>Suzannah Esdaile | Project<br><br>Proposed development at<br>9-11 Birdwood Ave,<br>Collaroy, NSW | Job N. Sh2593_2a            |
|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               | 8/04/2020                   |
|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               | Scale 1:100<br>printed @ A3 |

SHADOW DIAGRAM EAST ELEVATION OF No. 15-17 BIRDWOOD AVENUE  
JUNE 21st

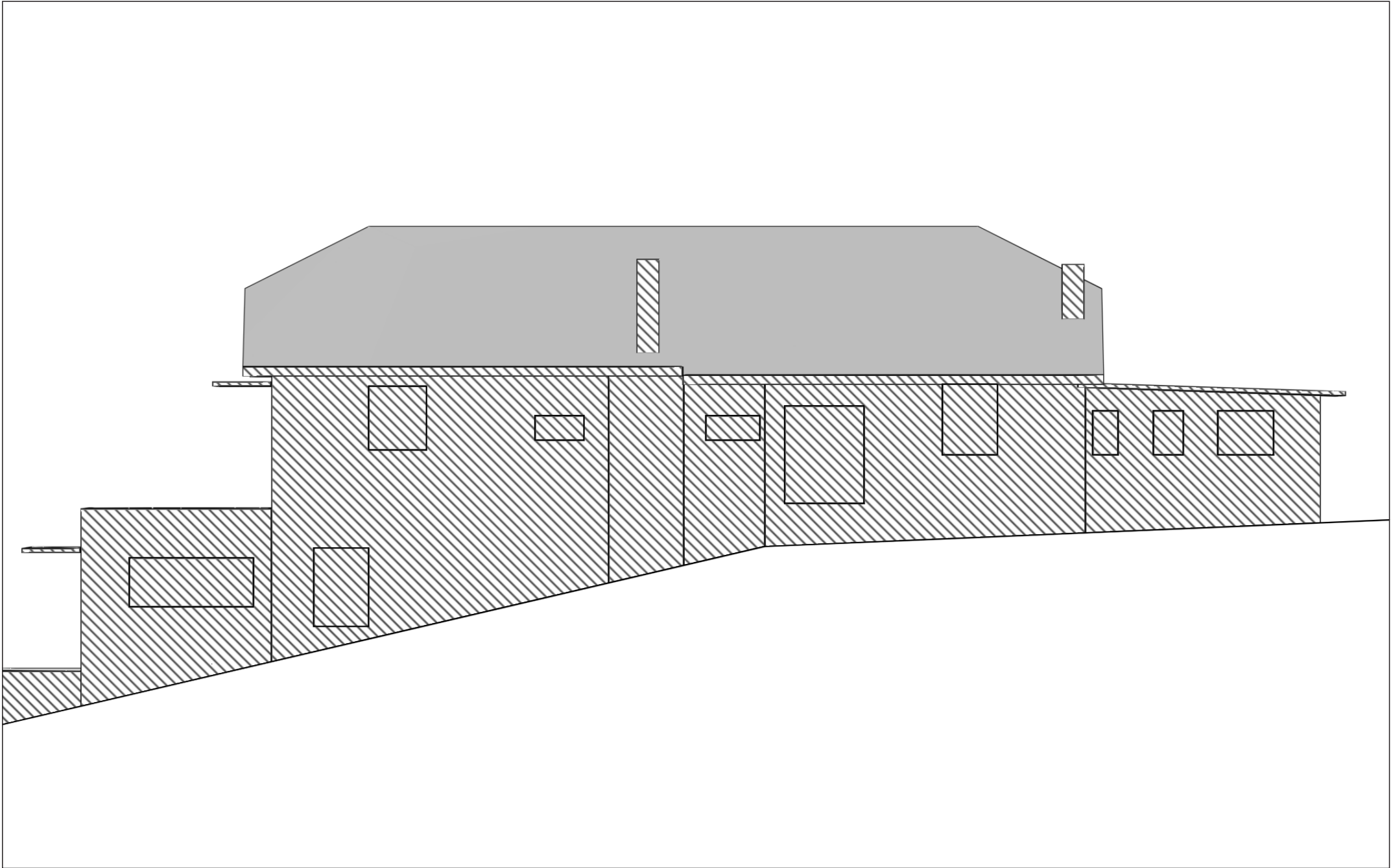


9.00 am

|                                                                                                                                                                                                                                                                                                                          |  |                                                                                                        |                                    |                                                                               |                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------|-----------------------------|
| <div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES</div> <div>Shadows from existing or proposed vegetation have not been considered.<br/>Shadows calculated according to information provided from survey and architectural drawings.</div> |  | DIGITAL LINE Pty Ltd<br>PO Box 860<br>Neutral Bay NSW 2089<br>Phone (02)9953 2312<br>Fax (02)8003 9708 | Architects<br><br>Suzannah Esdaile | Project<br><br>Proposed development at<br>9-11 Birdwood Ave,<br>Collaroy, NSW | Job N. Sh2593_3a            |
|                                                                                                                                                                                                                                                                                                                          |  |                                                                                                        |                                    |                                                                               | 8/04/2020                   |
|                                                                                                                                                                                                                                                                                                                          |  |                                                                                                        |                                    |                                                                               | Scale 1:100<br>printed @ A3 |



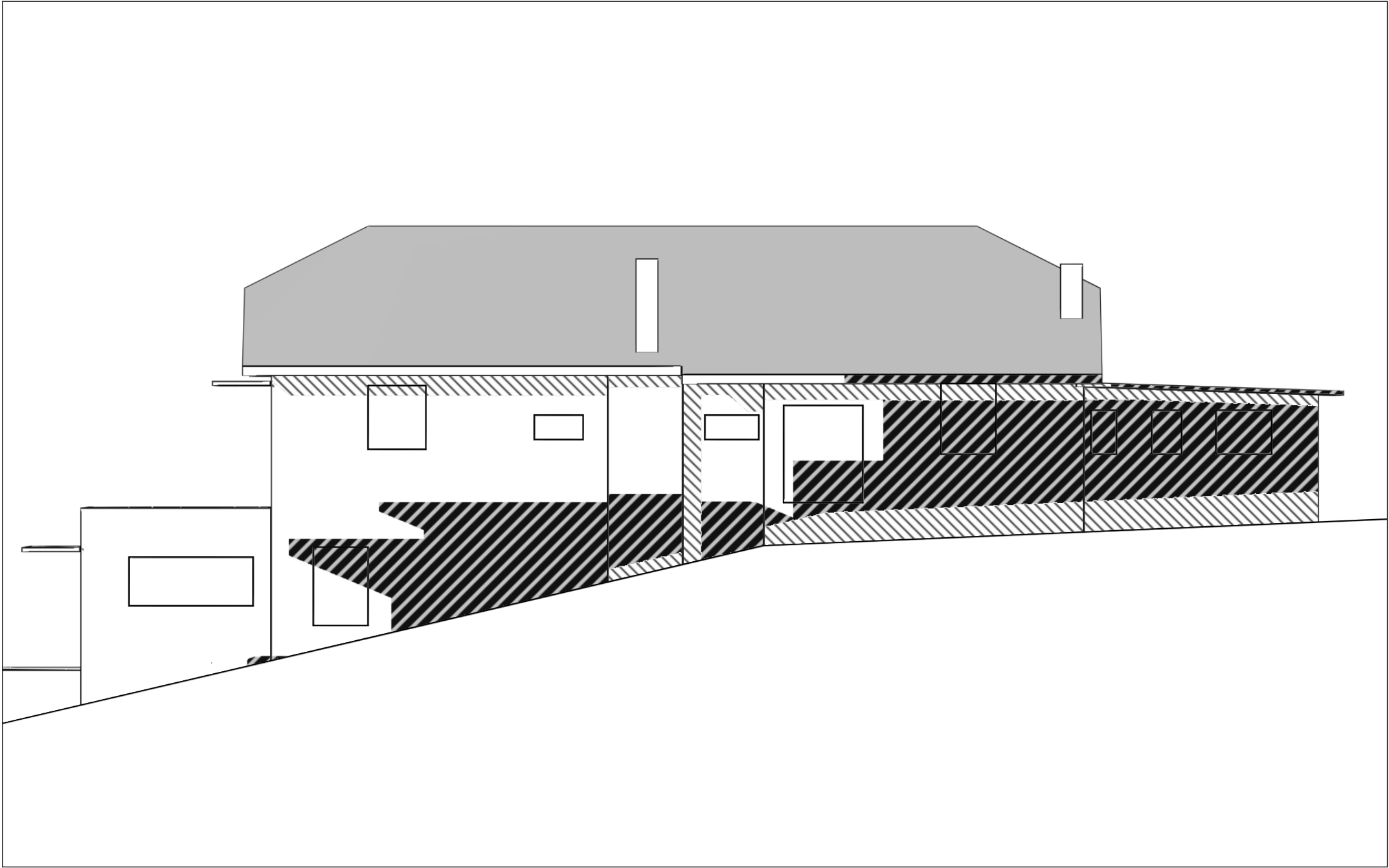
SHADOW DIAGRAM EAST ELEVATION OF No. 15-17 BIRDWOOD AVENUE  
JUNE 21st



12.00 noon

|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               |                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------|-----------------------------|
| <div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES<br/>Shadows from existing or proposed vegetation have not been considered.<br/>Shadows calculated according to information provided from survey and architectural drawings.</div> |  | DIGITAL LINE Pty Ltd<br>PO Box 860<br>Neutral Bay NSW 2089<br>Phone (02)9953 2312<br>Fax (02)8003 9708 | Architects<br><br>Suzannah Esdaile | Project<br><br>Proposed development at<br>9-11 Birdwood Ave,<br>Collaroy, NSW | Job N. Sh2593_3a            |
|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               | 8/04/2020                   |
|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               | Scale 1:100<br>printed @ A3 |

SHADOW DIAGRAM EAST ELEVATION OF No. 15-17 BIRDWOOD AVENUE  
JUNE 21st



3.00 pm

|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               |                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------|-----------------------------|
| <div><div></div>Shadow from existing buildings</div> <div><div></div>Additional shadow from proposed buildings</div> <div>NOTES<br/>Shadows from existing or proposed vegetation have not been considered.<br/>Shadows calculated according to information provided from survey and architectural drawings.</div> |  | DIGITAL LINE Pty Ltd<br>PO Box 860<br>Neutral Bay NSW 2089<br>Phone (02)9953 2312<br>Fax (02)8003 9708 | Architects<br><br>Suzannah Esdaile | Project<br><br>Proposed development at<br>9-11 Birdwood Ave,<br>Collaroy, NSW | Job N. Sh2593_3a            |
|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               | 8/04/2020                   |
|                                                                                                                                                                                                                                                                                                                   |  |                                                                                                        |                                    |                                                                               | Scale 1:100<br>printed @ A3 |



G1 - GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION)  
*Rhaphiolepis 'Oriental Pearl'*  
*Crassula 'Max Cook'*  
*Baschorneria yuccoides*  
*Isoplepis nodosa*  
*Lomandra 'Verdey'*  
*Carpobrotus glaucescens*  
*Myoporum parvifolium*

EXISTING *Plumeria acutifolia* TO BE RETAINED AND PROTECTED

PALM PLANTING (VARYING HEIGHTS)  
*Howea forsteriana*

*Pandanus tectorius*

ROAD RESTORATION WORKS ADJACENT TO NEW GUTTER IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

NEW CONCRETE LAYBACK AND CROSSOVER IN ACCORDANCE WITH COUNCIL REQUIREMENTS

STEPPERS THROUGH GARDEN  
*Chrysocephalum apiculatum*

PEDESTRIAN ENTRY AND SECURITY GATE / MAILBOXES  
*Pandanus tectorius*

DEMOLISH EXISTING VEHICLE CROSS OVER SHOWN DASHED

NEW CONCRETE KERB TO BE CONSTRUCTED IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

EXISTING *Plumeria acutifolia* TO BE RETAINED AND PROTECTED

*Plumeria acutifolia*

G1 - GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION)  
*Adenanthos sericeus 'Compact'*  
*Rhaphiolepis 'Oriental Pearl'*  
*Crassula 'Max Cook'*  
*Baschorneria yuccoides*  
*Cleistocactus strausii*  
*Isoplepis nodosa*  
*Lomandra 'Verdey'*  
*Carpobrotus glaucescens*  
*Myoporum parvifolium*  
*Trachelospermum 'Tri Colour'*

DEMOLISH EXISTING VEHICLE CROSS OVER SHOWN DASHED

EXISTING POWER POLE TO BE RETAINED  
*Plumeria acutifolia*

PROPOSED FLOATING STEPS AND PLATFORMS

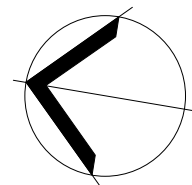
*Pandanus tectorius*

PALM PLANTING (VARYING HEIGHTS)  
*Howea forsteriana*

REFER TO LALP04 FOR NOTES AND PLANT SCHEDULE

1:100 @ A1  
0 1 2 5 7.5M

NORTH



black beetle  
Landscape Architecture and Design

Black Beetle Pty Ltd  
Level 1, 1073 Pittwater Road, Collaroy NSW 2097  
Tel: 0422 104 416  
email: blackbeetle@blackbeetle.com.au

PROJECT  
**Residential Development**  
9-11 Birdwood Ave,  
COLLARROY, NSW

DRAWING TITLE  
**Basement Plan**

Drawn IK / LT  
L.Architect Authorised  
IK / GB  
Scale  
1:100 @ A1

JOB NUMBER  
BB 1245

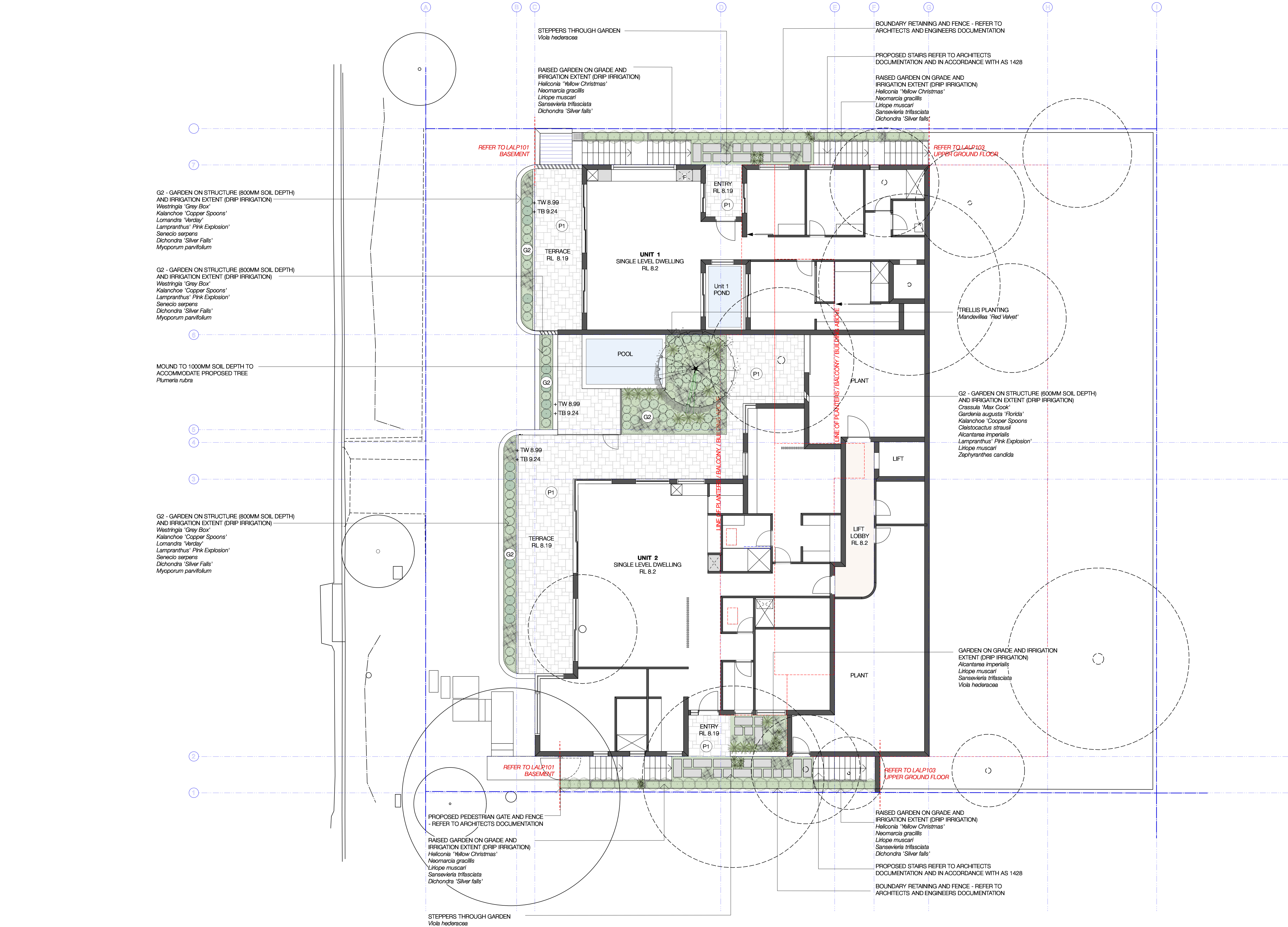
Client  
BIRDWOOD PROJECT Pty Ltd  
Status  
Development Application

DRAWING NUMBER / ISSUE  
LALP101 / C

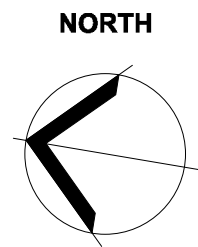
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NOT FOR CONSTRUCTION





| REV: | DATE:    | DOCUMENT STATUS/ AMENDMENTS | REFER TO LALP04 FOR NOTES AND PLANT SCHEDULE |
|------|----------|-----------------------------|----------------------------------------------|
| A    | 28.03.20 | FOR COODINATION             |                                              |
| B    | 30.03.20 | FOR DA                      |                                              |
| C    | 06.04.20 | FOR DA                      |                                              |
|      |          |                             |                                              |
|      |          |                             |                                              |



**black beetle**  
Landscape Architecture and Design

Black Beetle Pty Ltd  
Level 1, 1073 Pittwater Road, Collaroy NSW 2097  
Tel: 0422 104 416  
email: blackbeetle@blackbeetle.com.au

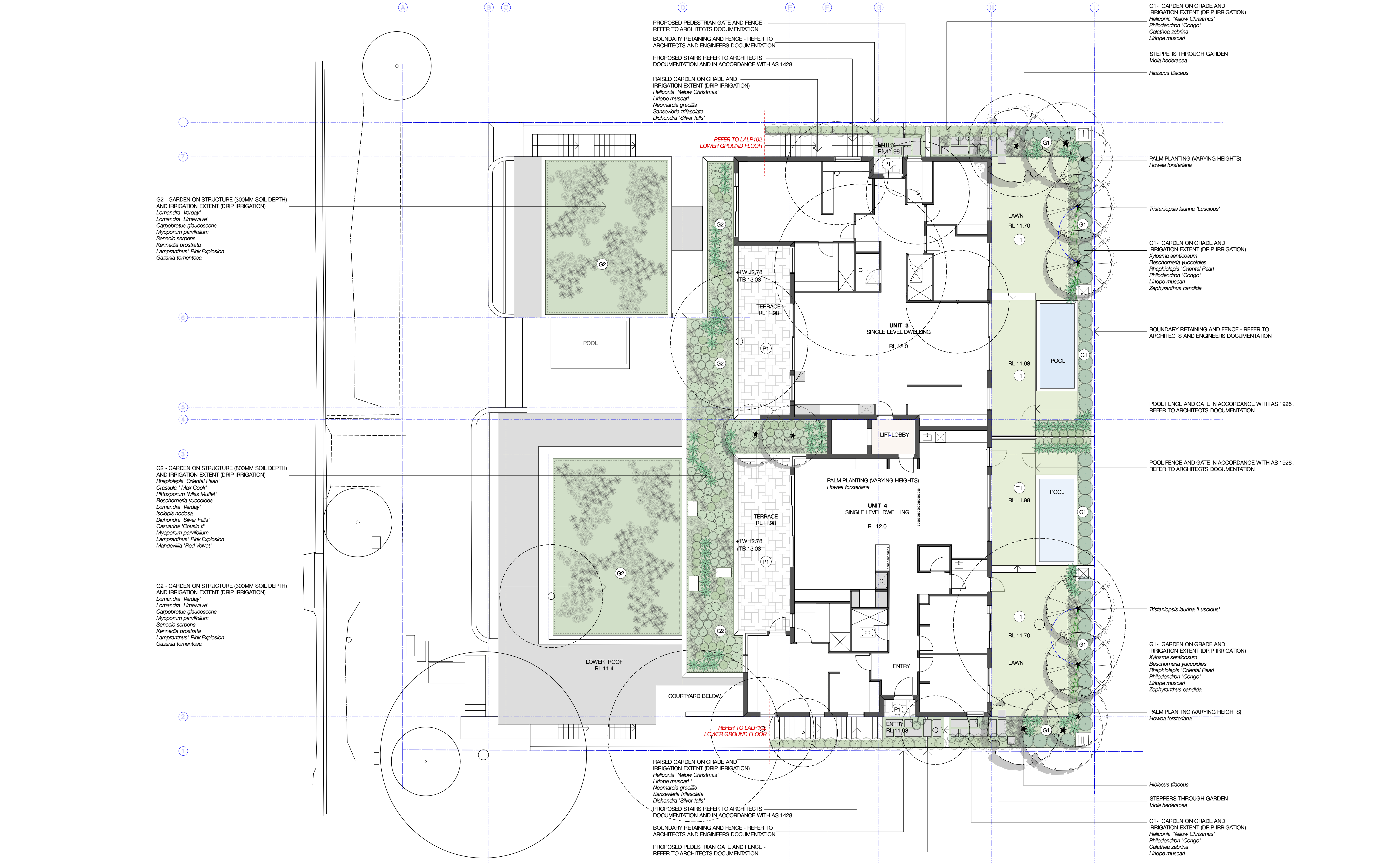
**PROJECT**  
**Residential Development**  
9-11 Birdwood Ave,  
COLLARROY, NSW

**DRAWING TITLE**  
**Lower Ground Floor Plan**

|                                |                                    |
|--------------------------------|------------------------------------|
| Drawn IK / LT                  | Client BIRDWOOD PROJECT Pty Ltd    |
| L.Architect Authorised IK / GB | Status Development Application     |
| Scale 1:100 @ A1               |                                    |
| JOB NUMBER BB 1245             | DRAWING NUMBER / ISSUE LALP102 / C |

**NOT FOR CONSTRUCTION**



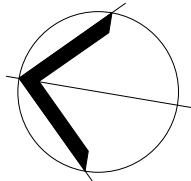


| REV: | DATE:    | DOCUMENT STATUS/ AMENDMENTS |
|------|----------|-----------------------------|
| A    | 28.03.20 | FOR COORDINATION            |
| B    | 30.03.20 | FOR DA                      |
| C    | 06.04.20 | FOR DA                      |
|      |          |                             |
|      |          |                             |

REFER TO LALP04 FOR NOTES AND PLANT SCHEDULE



NORTH



black beetle  
Landscape Architecture and Design

Black Beetle pty ltd  
Level 1, 1073 Pittwater Road, Collaroy NSW 2097  
Tel: 0422 104 416  
email: blackbeetle@blackbeetle.com.au

PROJECT  
**Residential Development**  
9-11 Birdwood Ave,  
COLLAROY, NSW

DRAWING TITLE  
**Upper Ground Floor Plan**

Drawn IK / LT

L.Architect Authorised  
IK / GB

Scale  
1:100 @ A1

JOB NUMBER  
BB 1245

Client  
BIRDWOOD PROJECTS Pty Ltd

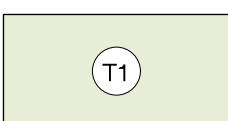
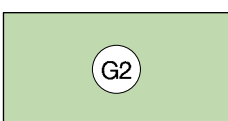
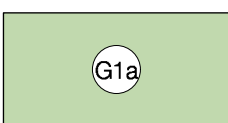
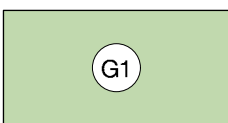
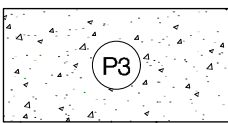
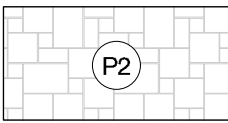
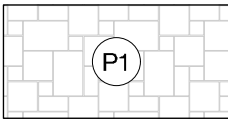
Status  
Development Application

DRAWING NUMBER / ISSUE  
LALP103 / C

NOT FOR CONSTRUCTION



LEGEND

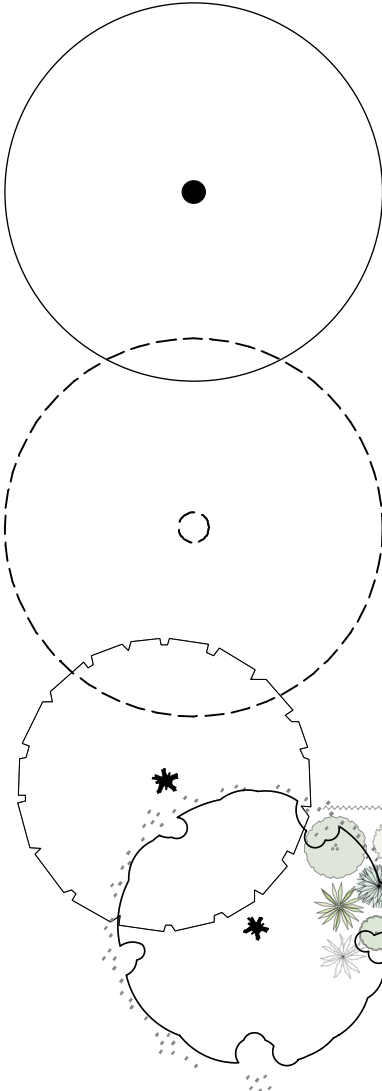
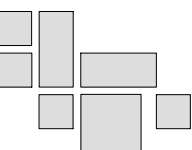


+@ 1.66

+RL 2.480

+TW 2.030

+TB 2.030



BOUNDARY

P1 - PAVEMENT TYPE 1 - REFER TO ARCHITECTS DOCUMENTATION.

P2 - PAVEMENT TYPE 2 - REFER TO ARCHITECTS DOCUMENTATION.

P3 - PAVEMENT TYPE 3 - CONCRETE IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

G1 - GARDEN PROFILE 01- GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION)

G1a - GARDEN PROFILE 01a- GARDEN ON GRADE (TPZ EXTENT) AND IRRIGATION EXTENT (DRIP IRRIGATION)

G2 - GARDEN PROFILE 02- GARDEN ON STRUCTURE AND IRRIGATION EXTENT (DRIP IRRIGATION)

T1 - TURF PROFILE 01 - LAWN

EXISTING LEVEL

FINISHED LEVEL

TOP OF WALL

TOP OF BALUSTRADE

STEPPERS THROUGH GARDEN

EXISTING TREE TO BE RETAINED AND PROTECTED. REFER TO ARBORIST REPORT.

EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT.

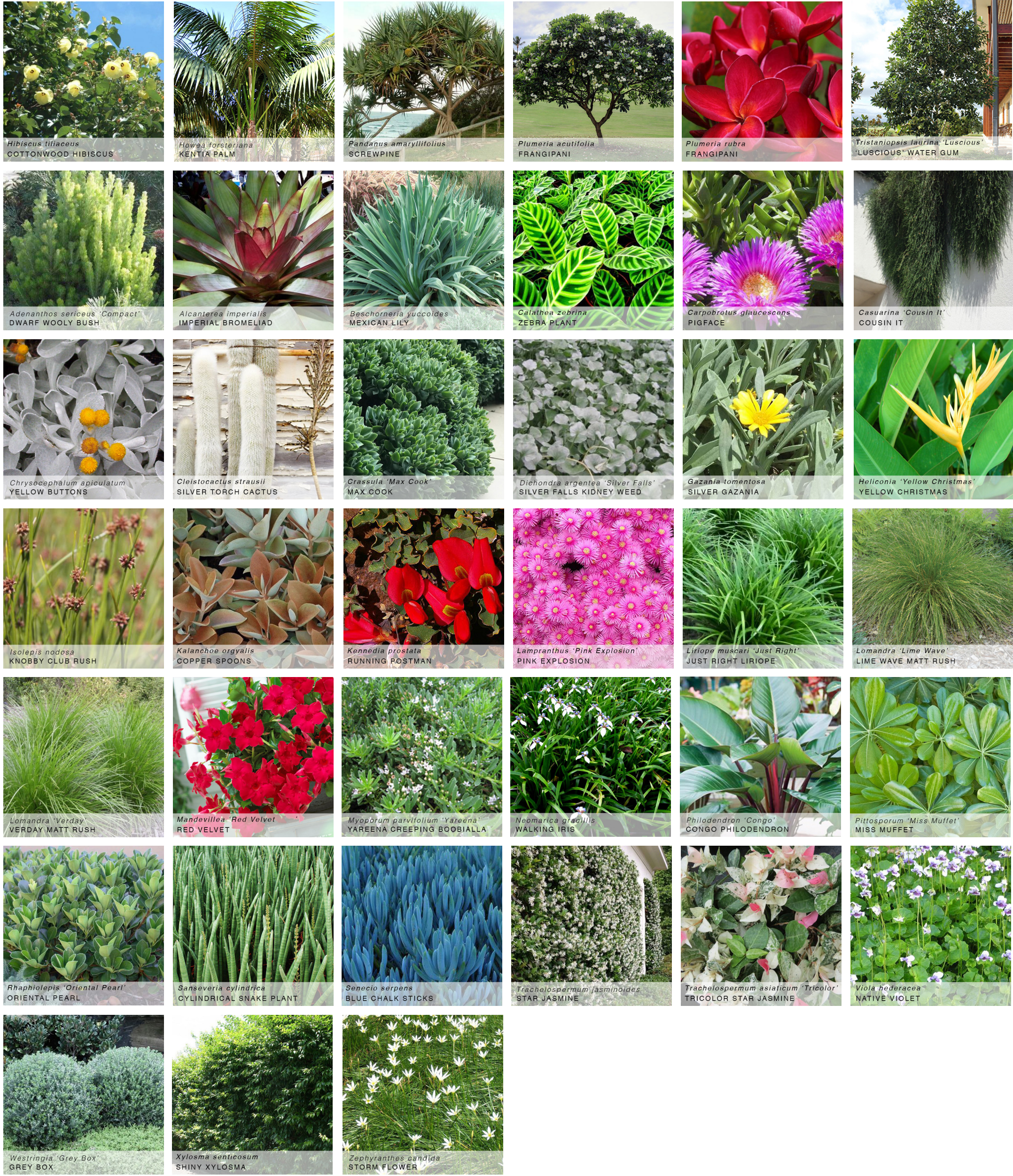
PROPOSED TREES, SHRUBS AND GROUNDCOVERS

PLANT SCHEDULE

| BOTANICAL NAME                           | COMMON NAME                | HEIGHT | POT SIZE | QTY.     |
|------------------------------------------|----------------------------|--------|----------|----------|
| <b>TREES</b>                             |                            |        |          |          |
| <i>Hibiscus tiliaceus</i>                | Cottonwood Hibiscus        | 8M     | 400L     | as shown |
| <i>Howea forsteriana</i>                 | Kentia Palm                | 15M    | 2-5CTH   | as shown |
| <i>Pandanus tectorius</i>                | Screw Pine                 | 7M     | 400L     | as shown |
| <i>Plumeria acutifolia</i>               | Frangipani                 | 8M     | 400L     | as shown |
| <i>Plumeria rubra</i>                    | Red Flower Frangipani      | 8M     | 400L     | as shown |
| <i>Tristania luscious</i>                | Water Gum                  | 10M    | 400L     | as shown |
| <b>SHRUBS, GROUNDCOVERS AND CLIMBERS</b> |                            |        |          |          |
| <i>Adenanthos sericeus</i> 'Compacta'    | Woolly Bush                | 1M     | 300MM    | 2/m2     |
| <i>Alcantarea imperialis</i>             | Alcantarea                 | 1M     | 300MM    | 2m2      |
| <i>Beschorneria yuccoides</i>            | Mexican Lily               | 1M     | 200MM    | 3/m2     |
| <i>Calathea zebrina</i>                  | Zebra Plant                | 1M     | 200MM    | 4/m2     |
| <i>Carpobrotus alaucescens</i>           | Pidfice                    | 0.2M   | 150MM    | 5/m2     |
| <i>Casuarina</i> 'Cousin It'             | Cousin It                  | 2M     | 150MM    | 5/m2     |
| <i>Chrysocophalum apiculatum</i>         | Yellow Buttons             | 0.1M   | 150MM    | 5/m2     |
| <i>Cleistocactus strausii</i>            | Silver Torch Cactus        | 1.5M   | 300MM    | 2/m2     |
| <i>Crassula</i> 'Max Cook'               | Max Cook                   | 1M     | 300MM    | 2/m2     |
| <i>Dichondra</i> 'Silver Falls'          | Silver Falls Kidney Weed   | 0.1M   | 150MM    | 7/m2     |
| <i>Gazania tomentosa</i>                 | Silver Gazania             | 0.2M   | 150MM    | 5/m2     |
| <i>Heliconia</i> 'Yellow Christmas'      | Yellow Christmas'          | 2M     | 300MM    | 3/m2     |
| <i>Isolobis nodosa</i>                   | Knobby Club Rush           | 0.8M   | 150MM    | 5/m2     |
| <i>Kalanchoe</i> 'Cooper Spoons'         | Coppers Spoons             | 1M     | 300MM    | 3/m2     |
| <i>Kennedia prostrata</i>                | Running Postman            | 0.1M   | 150MM    | 6/m2     |
| <i>Lampranthus</i> 'Pink Explosion'      | Lampranthus                | 0.3M   | 150MM    | 6/m2     |
| <i>Liriope muscari</i>                   | Liriope                    | 0.6M   | 150MM    | 5/m2     |
| <i>Lomandra</i> 'Verday'                 | Verday Mat Rush            | 0.6M   | 150MM    | 5/m2     |
| <i>Lomandra</i> 'Limewave'               | Limewave Mat Rush          | 0.6M   | 150MM    | 4/m2     |
| <i>Mandevilla</i> 'Red Velvet'           | Red Velvet Mandevilla      | 4000M  | 200MM    | 6/m2     |
| <i>Mycoorum canifolium</i> 'Yareena'     | Yareena Creeeping Boobiala | 0.1M   | 150MM    | 6/m2     |
| <i>Neomarcia gracillis</i>               | Walking Iris               | 0.5M   | 150MM    | 5/m2     |
| <i>Philodendron</i> 'Conao'              | Conao Philodendron         | 0.8M   | 300MM    | 3/m2     |
| <i>Pittosporum</i> 'Miss Muffet'         | Oriental PePittosporum     | 0.8M   | 300MM    | 3/m2     |
| <i>Rhaphiolois</i> 'Oriental Pearl'      | Oriental Pearl             | 1M     | 300MM    | 3/m2     |
| <i>Sansevieria trifasciata</i>           | Snake Plant                | 0.7M   | 200MM    | 3/m2     |
| <i>Senecio serpens</i>                   | Blue Chalk Sticks          | 0.1M   | 100MM    | 7/m2     |
| <i>Trachelospermum jasminoides</i>       | Star Jasmine               | 4M     | 200MM    | 5/m2     |
| <i>Trachelospermum</i> 'Tri Colour'      | Tri Colour Jasmine         | 4M     | 200MM    | 5/m2     |
| <i>Viola hederacea</i>                   | Native Violet              | 0.2M   | 100MM    | 7/m2     |
| <i>Westringia</i> 'Grey Box'             | Grey Box                   | 0.45M  | 200MM    | 4/m2     |
| <i>Xylosma senticosum</i>                | Shiny Xylosma              | 4M     | 300MM    | 2/m2     |
| <i>Zaehvranthes candida</i>              | Rain Lilly                 | 0.2M   | 150MM    | 7/m2     |

GENERAL NOTES

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION AND DETAILS
- ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 75MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.
- SOILS TO CONFORM TO AS 4419-2003 SOILS FOR LANDSCAPING AND GARDENS USE.  
SOIL DEPTHS  
- ON GRADE 300MM  
- ON STRUCTURE 300 1000MM
- ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS
- MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.
- REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES



NOT FOR CONSTRUCTION

| REV: | DATE:    | DOCUMENT STATUS/ AMENDMENTS | <div>black beetle</div> <div>Landscape Architecture and Design</div> <div>Black Beetle Pty Ltd<br/>Level 1, 1073 Pittwater Road, Collaroy NSW 2097<br/>Tel: 0422 104 416<br/>email: blackbeetle@blackbeetle.com.au</div> | PROJECT<br><b>Residential Development</b><br>9-11 Birdwood Ave,<br>Collaroy, NSW | DRAWING TITLE<br><b>Basement Plan</b> | Drawn                                                                                                                                                                                                                                | Client                                |
|------|----------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| A    | 30.03.20 | FOR DA                      |                                                                                                                                                                                                                          |                                                                                  |                                       | IK / LT<br>L.Architect Authorised<br>IK / GB                                                                                                                                                                                         | BIRDWOOD PROJECT Pty Ltd              |
|      |          |                             |                                                                                                                                                                                                                          |                                                                                  |                                       | Scale<br>as shown @ A1                                                                                                                                                                                                               | Status<br>Development Application     |
|      |          |                             |                                                                                                                                                                                                                          |                                                                                  |                                       | DON'T SCALE OFF THIS DRAWING - USE FOUR DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESOLVE DISCREPANCIES WITH BLACK BEETLE BEFORE PROCEEDING. COPYRIGHT OF THE DRAWING AND THE DESIGN IS OUTCUT REMAIN VETTED BY BLACK BEETLE |                                       |
|      |          |                             |                                                                                                                                                                                                                          |                                                                                  |                                       | JOB NUMBER<br>BB 1245                                                                                                                                                                                                                | DRAWING NUMBER / ISSUE<br>LALP104 / A |

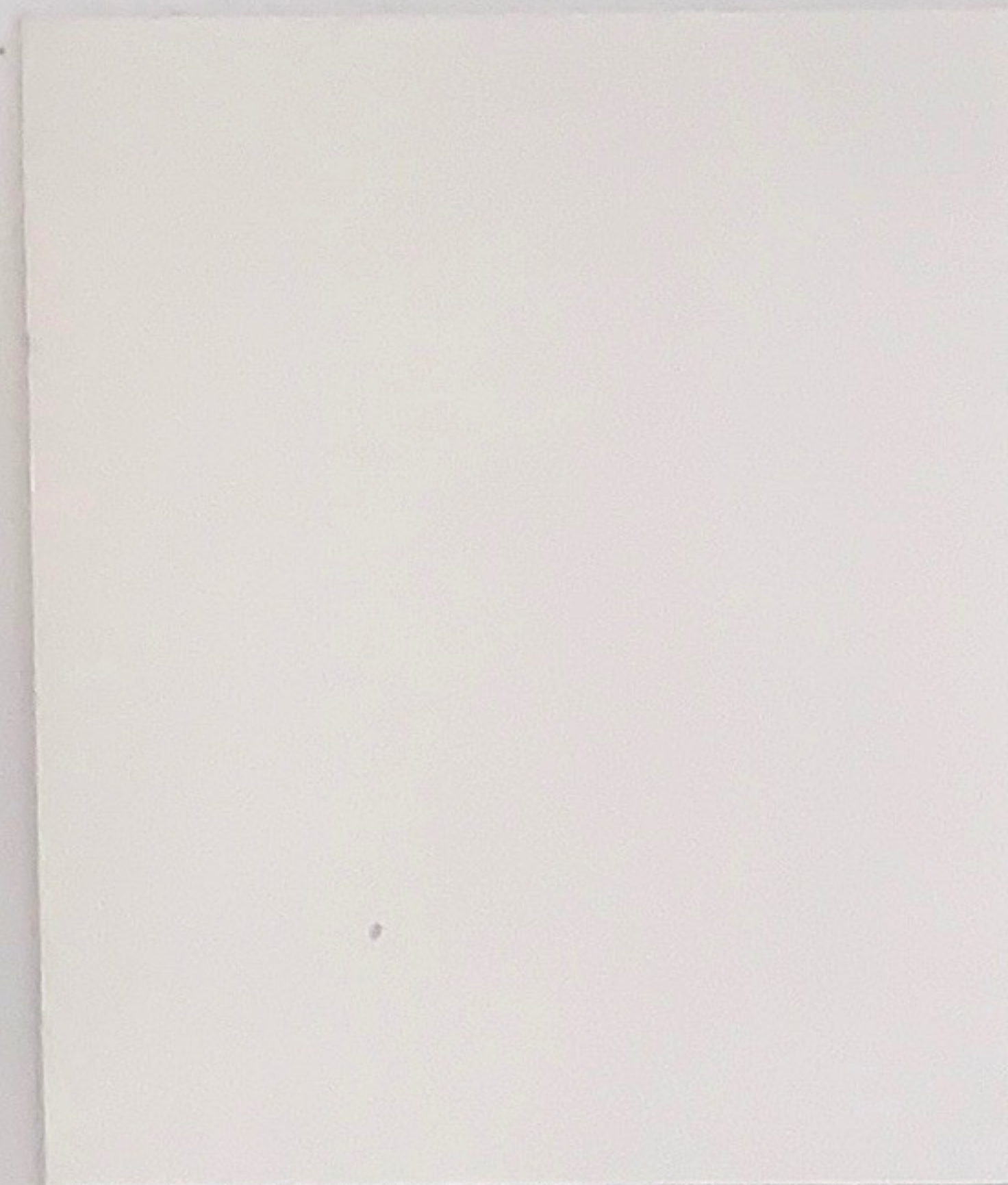




TERRACOTTA TILES - Wall cladding



TERRACOTTA TILES - Wall cladding



PAINT EAVES - Dulux Natural White



WEATHER BOARD PANELS - Dulux Pipe Clay half



COPPER DETAILING

Down Pipes, lighting, Fascia



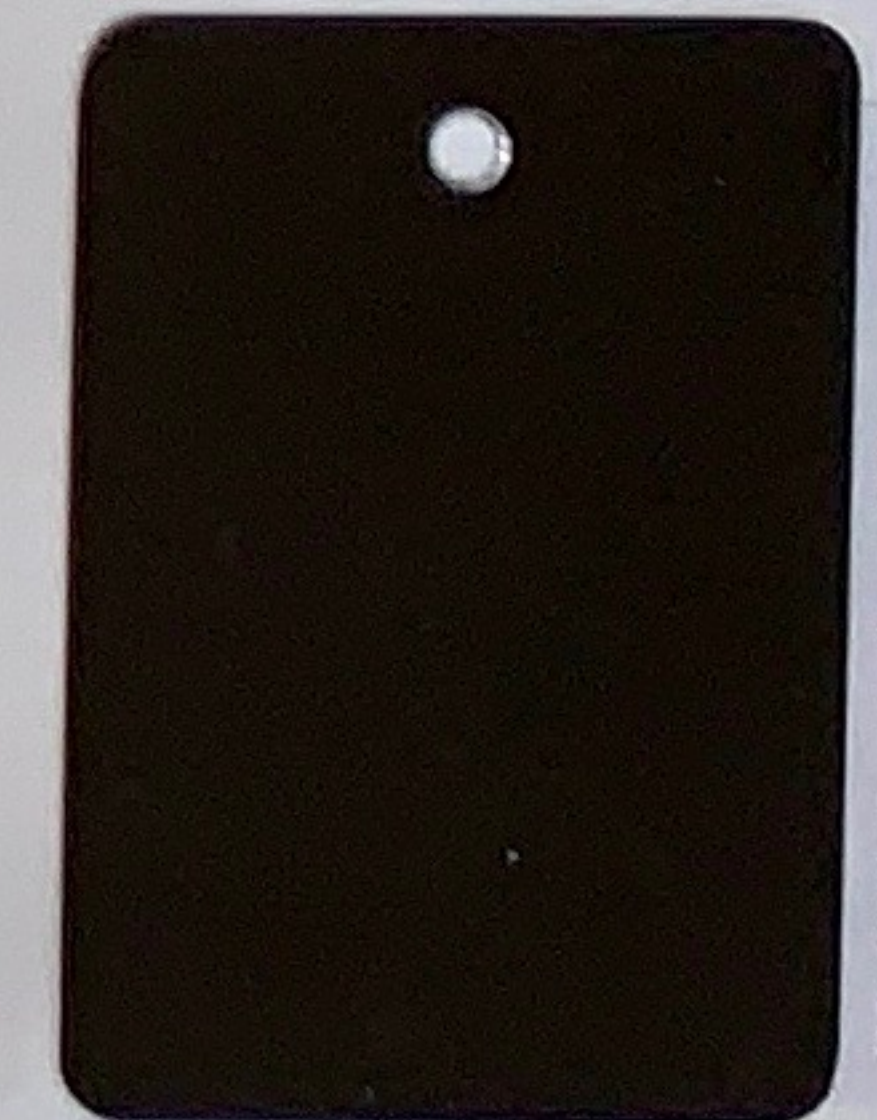
TIMBER - Pergola Ceiling



COLOURBOND - roof



TIMBER - Pergola Ceiling



DARK BRONZE ALUMINIUM

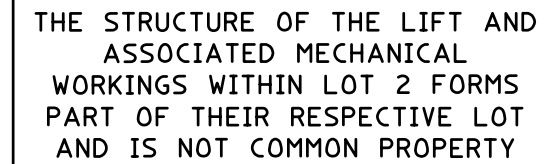
Windows, Garage door, Privacy screens

EXTERIOR FINISHES / PALETTE  
9-11 BIRDWOOD AVE COLLAROY  
APRIL 2020

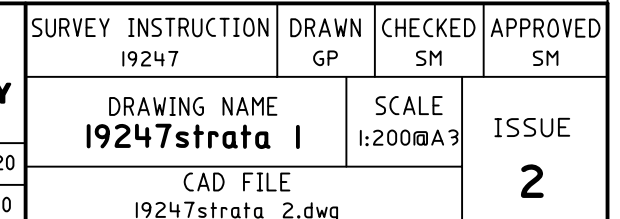


SP DRAFT ONLY  
SECOND EDITION  
2/04/2020



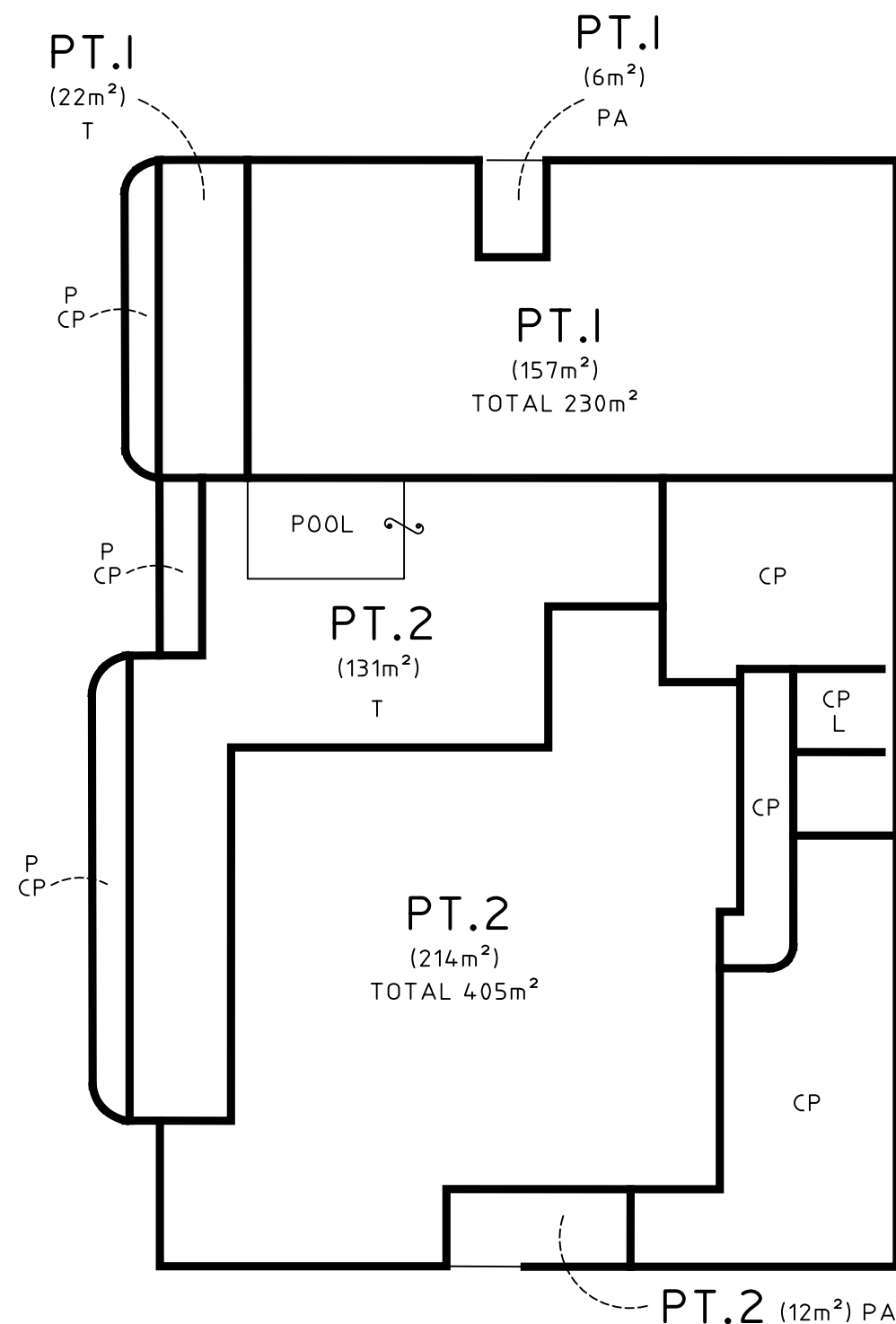


NOTE:  
ALL AREAS ARE APPROXIMATE ONLY  
CP DENOTES COMMON PROPERTY  
CS DENOTES CAR SPACE  
L DENOTES LIFT  
PR DENOTES POOL ROOM  
S DENOTES STORAGE



SP DRAFT ONLY  
SECOND EDITION  
2/04/2020





PLANS USED:  
PROPOSED BUILDING AS PER  
EDAA ARCHITECTS, PROJECT  
DRAWING No. DA.00 - 08  
DATED: 1/04/2020

HEIGHT LIMITATIONS TO DEFINE  
THE CUBIC SPACE OF EACH LOT  
SUBJECT TO FINAL CONSTRUCTION

DRAFT PLAN ONLY

DATE: 2-04-2020

PLANS & AREAS SCALED FROM  
ARCHITECTS PLANS AND ARE  
SUBJECT TO FINAL DESIGN & SURVEY  
& APPROVAL BY RELEVANT AUTHORITIES

LANDSCAPING STRUCTURES  
INCLUDING BUT NOT LIMITED TO  
PAVERS, CONCRETE PATHS, PONDS  
AND POOLS WITHIN THE TERRACE  
AREAS FORM PART OF THEIR  
RESPECTIVE LOTS AND IS NOT  
COMMON PROPERTY

NOTE:

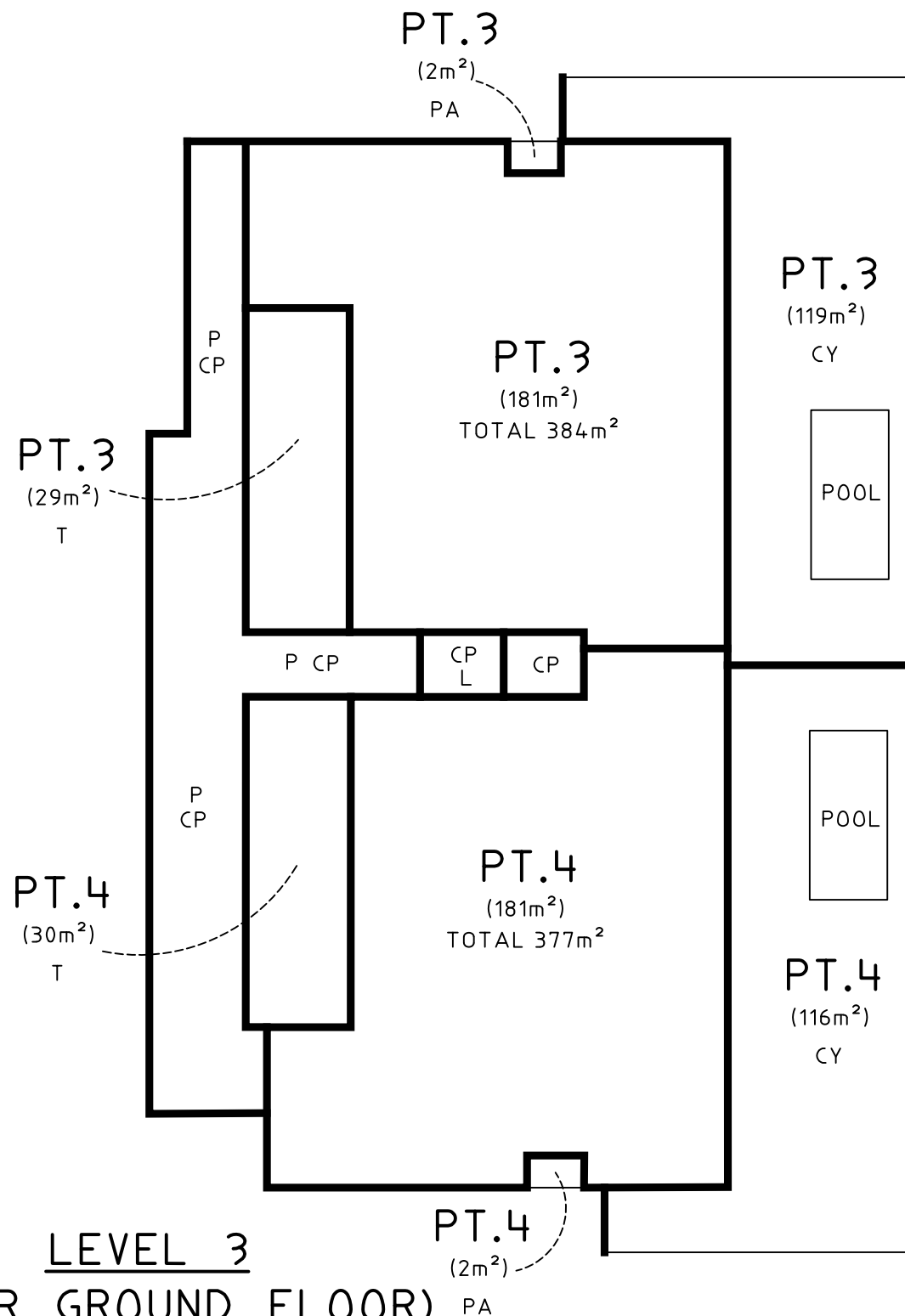
NOTE:  
ALL AREAS ARE APPROXIMATE ONLY  
CP DENOTES COMMON PROPERTY  
L DENOTES LIFT  
P DENOTES PLANTER  
PA DENOTES PATIO  
T DENOTES TERRACE

LEVEL 2 (LOWER GROUND FLOOR)

|                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                         |                                        |                                                  |                                                  |                                      |                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------|-----------------------------------|
| <div><div>C.M.S. Surveyors Pty. Ltd.</div><div>A.C.N 096 240 201</div><div>PO Box 463 Dee Why NSW 2099</div><div>2/99A South Creek Rd, Dee Why NSW 2099</div><div>Phone: (02)99714802 Fax: (02)99714822</div><div>E-mail:info@cmssurveyors.com.au</div></div> | <div>PLAN SHOWING PROPOSED STRATA SUBDIVISION OVER</div> <div>9-11 BIRDWOOD AVENUE, COLLAROY</div> <div>BEING LOT 1 IN D.P.847020</div> |                                        | <div>SURVEY INSTRUCTION</div> <div>19247</div>   | <div>DRAWN</div> <div>GP</div>                   | <div>CHECKED</div> <div>SM</div>     | <div>APPROVED</div> <div>SM</div> |
|                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                         |                                        | <div>DRAWING NAME</div> <div>19247strata 1</div> |                                                  | <div>SCALE</div> <div>1:200@A3</div> | <div>ISSUE</div> <div>2</div>     |
|                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                       | <div>PLAN REVISED</div>                | <div>2/04/2020</div>                             | <div>CAD FILE</div> <div>19247strata 2.dwg</div> |                                      |                                   |
|                                                                                                                                                                                                                                                                                                                                                    | 1                                                                                                                                       | <div>ISSUED FOR COMMENT / REVIEW</div> | <div>1/04/2020</div>                             |                                                  |                                      |                                   |

|                                                                                                       |                                                   |                                                                                                                    |                   |                                                                    |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------------------------------------------|
| <p>SURVEYOR</p> <p>Name: CMS SURVEYORS P/L</p> <p>Date: 1-04-2020</p> <p>Reference: 19247strata 1</p> | <p>PLAN OF SUBDIVISION OF LOT 1 IN D.P.847020</p> | <p>LGA: NORTHERN BEACHES</p> <p>Locality: COLLAROY</p> <p>Reduction Ratio: 1:200</p> <p>Lengths are in metres.</p> | <p>Registered</p> | <p>SP <b>DRAFT ONLY</b></p> <p>SECOND EDITION</p> <p>2/04/2020</p> |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------------------------------------------|





PLANS USED:

PROPOSED BUILDING AS PER  
EDAA ARCHITECTS, PROJECT  
DRAWING No. DA.00 - 08  
DATED: 1/04/2020

HEIGHT LIMITATIONS TO DEFINE  
THE CUBIC SPACE OF EACH LOT  
SUBJECT TO FINAL CONSTRUCTION

DRAFT PLAN ONLY

DATE: 2-04-2020

PLANS & AREAS SCALED FROM  
ARCHITECTS PLANS AND ARE  
SUBJECT TO FINAL DESIGN & SURVEY  
& APPROVAL BY RELEVANT AUTHORITIES

LANDSCAPING STRUCTURES  
INCLUDING BUT NOT LIMITED TO  
RETAINING WALLS, PAVERS,  
CONCRETE PATHS, POOLS AND  
STAIRS WITHIN THE COURTYARD  
& TERRACE AREAS FORM PART  
OF THEIR RESPECTIVE LOTS AND  
IS NOT COMMON PROPERTY

NOTE:

ALL AREAS ARE APPROXIMATE ONLY  
CY DENOTES COURTYARD  
CP DENOTES COMMON PROPERTY  
L DENOTES LIFT  
P DENOTES PLANTER  
PA DENOTES PATIO  
T DENOTES TERRACE

|                                                                                                                                                                                                                                                                                                                      |                                                                                                               |              |                               |             |                   |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------|-------------------------------|-------------|-------------------|----------------|
| <div><div>C.M.S. Surveyors Pty. Ltd.<br/>A.C.N 096 240 201<br/>PO Box 463 Dee Why NSW 2099<br/>2/99A South Creek Rd, Dee Why NSW 2099<br/>Phone: (02)99714802 Fax: (02)99714822<br/>E-mail:info@cmssurveyors.com.au</div></div> | <b>PLAN SHOWING PROPOSED STRATA SUBDIVISION OVER 9-11 BIRDWOOD AVENUE, COLLAROY BEING LOT 1 IN D.P.847020</b> |              | SURVEY INSTRUCTION<br>19247   | DRAWN<br>GP | CHECKED<br>SM     | APPROVED<br>SM |
|                                                                                                                                                                                                                                                                                                                      |                                                                                                               |              | DRAWING NAME<br>19247strata 1 |             | SCALE<br>1:200@A3 | ISSUE<br><br>2 |
|                                                                                                                                                                                                                                                                                                                      |                                                                                                               |              | CAD FILE<br>19247strata 2.dwg |             |                   |                |
|                                                                                                                                                                                                                                                                                                                      | 2                                                                                                             | PLAN REVISED | 2/04/2020                     |             |                   |                |
| 1                                                                                                                                                                                                                                                                                                                    | ISSUED FOR COMMENT / REVIEW                                                                                   | 1/04/2020    |                               |             |                   |                |

|                                                                                                       |                                                   |                                                                                                                    |                   |                                                             |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------|
| <p>SURVEYOR</p> <p>Name: CMS SURVEYORS P/L</p> <p>Date: 1-04-2020</p> <p>Reference: 19247strata 1</p> | <p>PLAN OF SUBDIVISION OF LOT 1 IN D.P.847020</p> | <p>LGA: NORTHERN BEACHES</p> <p>Locality: COLLAROY</p> <p>Reduction Ratio: 1:200</p> <p>Lengths are in metres.</p> | <p>Registered</p> | <p>SP DRAFT ONLY</p> <p>SECOND EDITION</p> <p>2/04/2020</p> |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------|