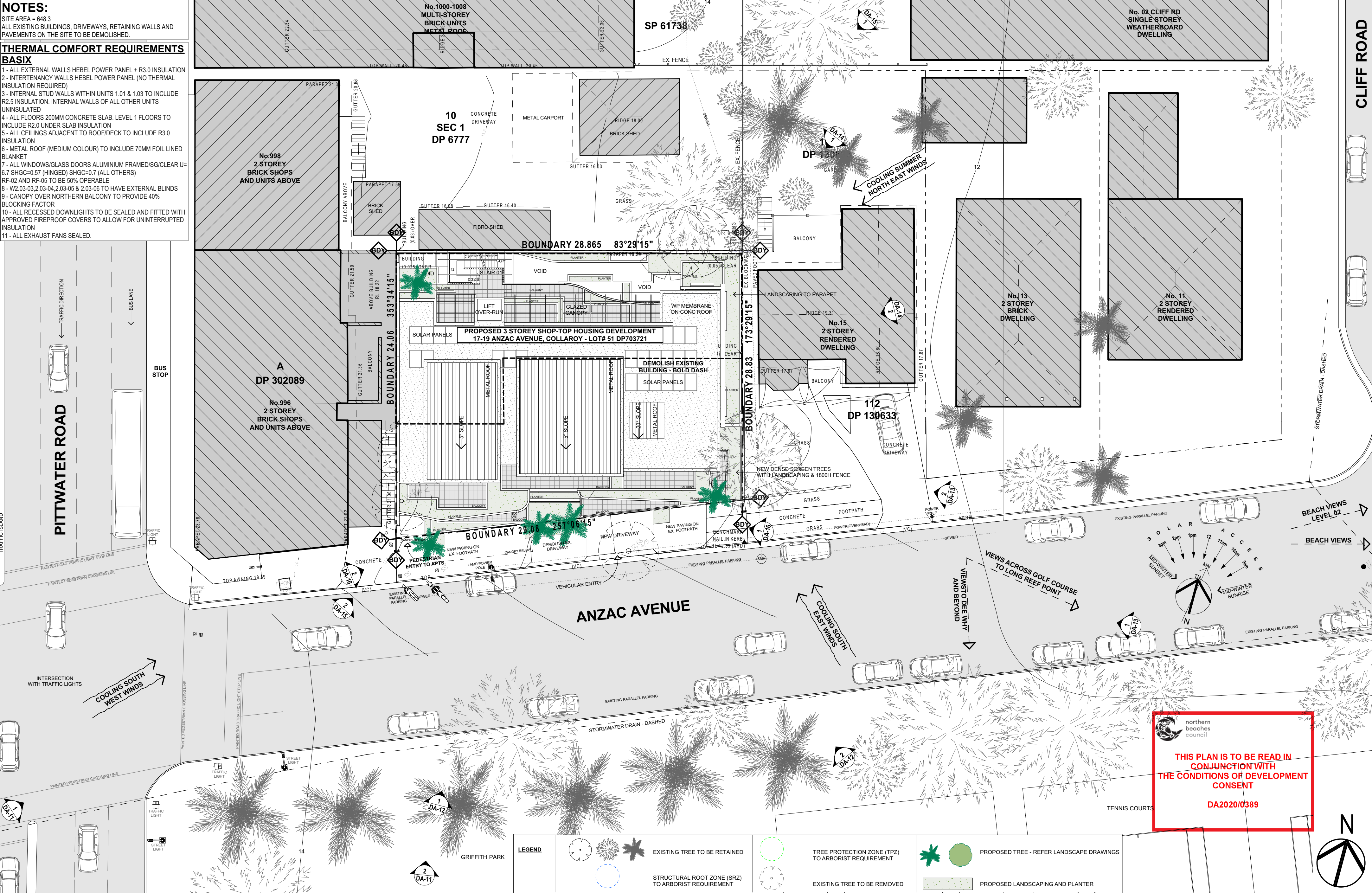


NOTES:
SITE AREA = 648.3
ALL EXISTING BUILDINGS, DRIVEWAYS, RETAINING WALLS AND PAVEMENTS ON THE SITE TO BE DEMOLISHED.

THERMAL COMFORT REQUIREMENTS BASIX

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9 - CANOPY OVER NORTHERN BALCONY TO PROVIDE 40% BLOCKING FACTOR
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11 - ALL EXHAUST FANS SEALED.



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DA2020/0389

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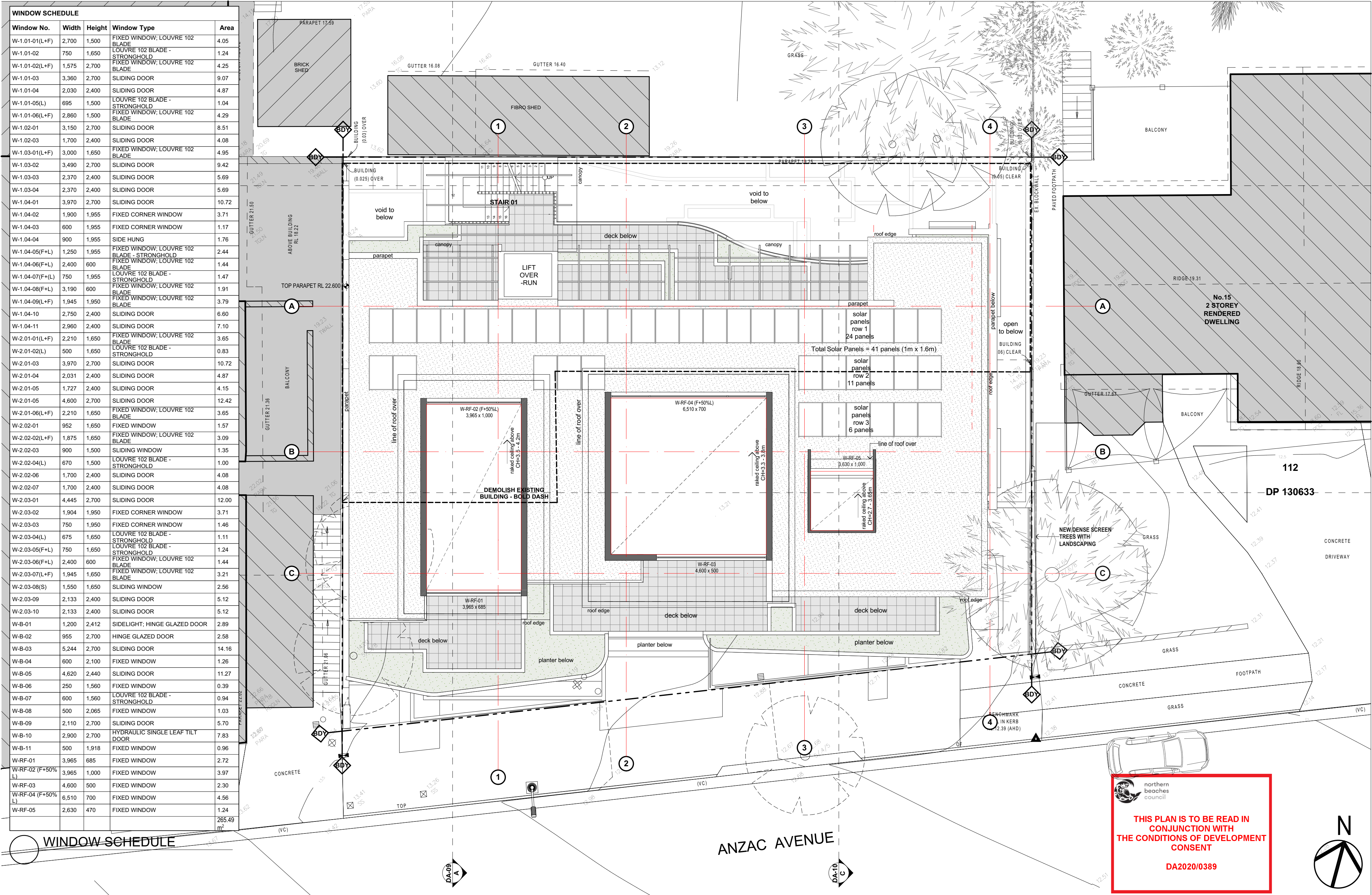
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0389

Issue Date	Rev	Description	Drawn	Checked
31/03/2020	01	ISSUE FOR DA	01	01

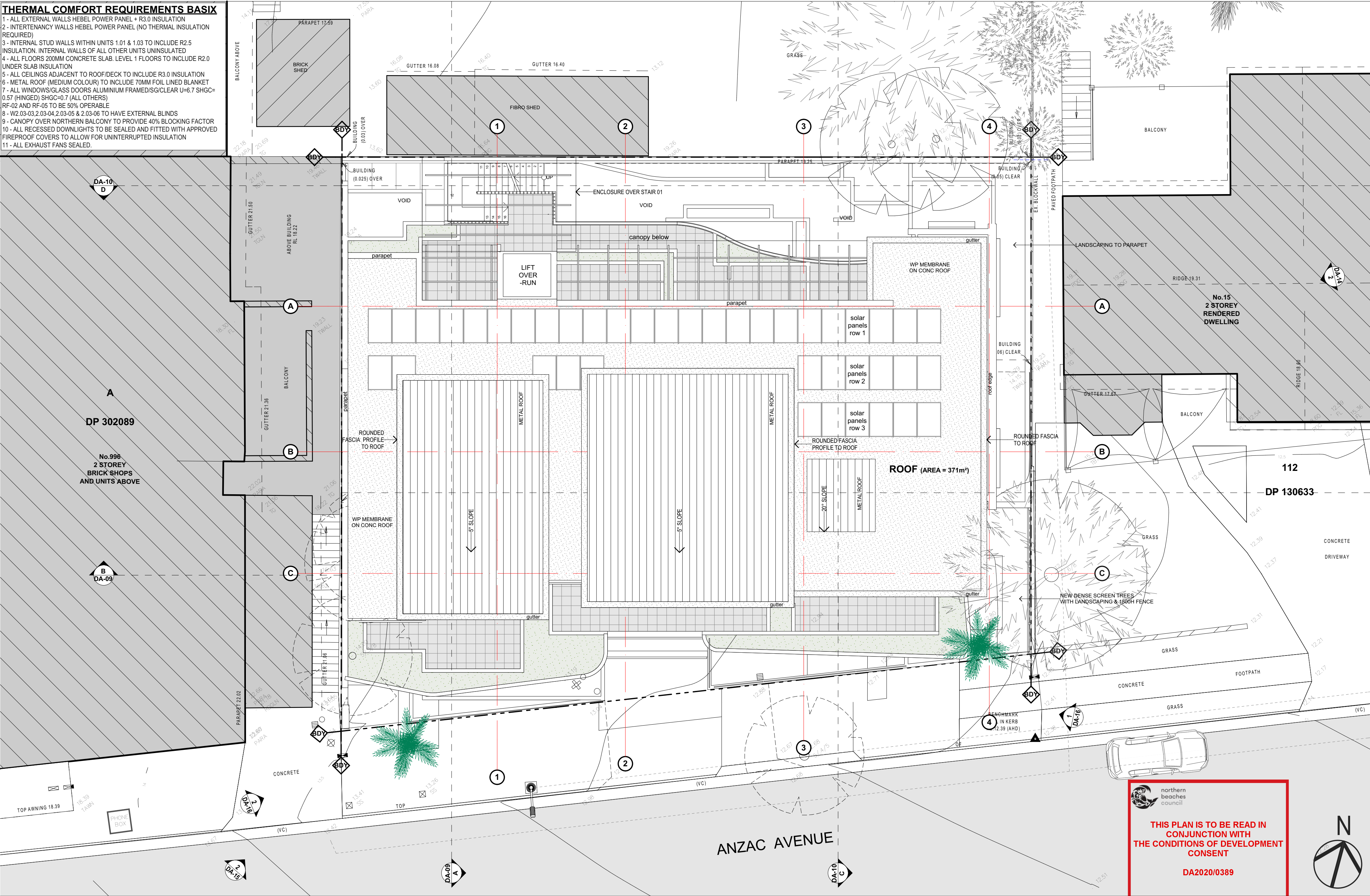
LONG REEF SHOP-TOP
PROPOSED 3 STOREY SHOP-TOP HOUSING
DEVELOPMENT
17-19 ANZAC AVENUE, COLLAROY NSW
LOT No. 51 DP No. 703721
FOR 17 AVE PTY LTD

DRAWING TITLE	LEVEL 2
SCALE	1:100 @ A2
DRAWN BY	JR
CHECKED BY	SG
PLOT DATE	1/04/2020
PROJECT NO.	1931
DRAWING NO.	DA-04
REVISION	01



THERMAL COMFORT REQUIREMENTS BASIX

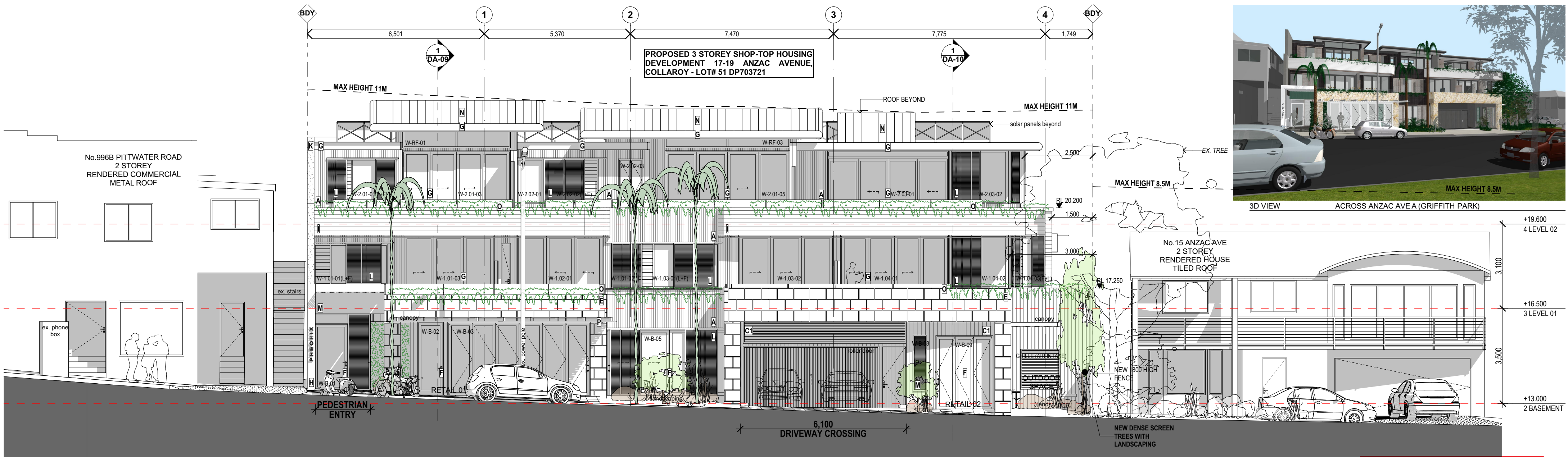
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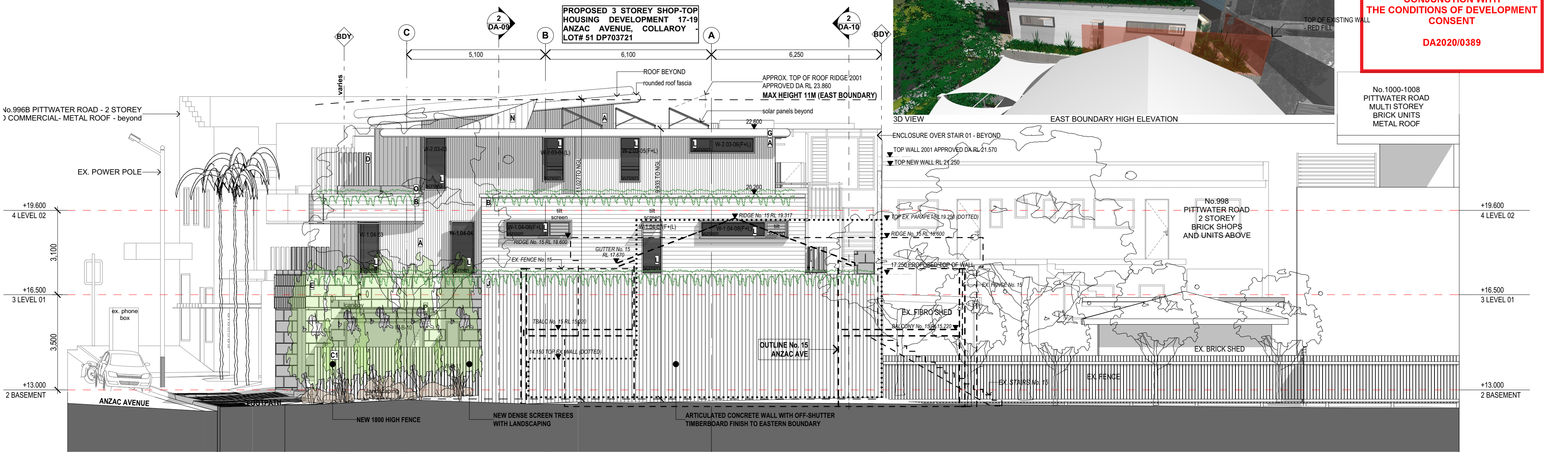
GARTNERTROVATO
ARCHITECTS
A PITTWATER PLACE
L1/13 10 PARK STREET
PO BOX 1122
MONA VALE, NSW 2103
P +61 2 9979 4411
F +61 2 9979 4422
E GTA@G-T.COM.AU

Issue Date	Rev	Description	Drawn	Checked
31/03/2020	01	ISSUE FOR DA	01	01

PROJECT	DRAWING TITLE
LONG REEF SHOP-TOP PROPOSED 3 STOREY SHOP-TOP HOUSING DEVELOPMENT 17-19 ANZAC AVENUE, COLLAROY NSW LOT No. 51 DP No. 703721 FOR B SANDVOSS	ROOF PLAN
SCALE 1:100 @ A2 PROJECT NO. 1931	DRAWN BY JR CHECKED BY SG PLOT DATE 31/03/2020 REVISION DA-06 01



SOUTH ELEVATION (ANZAC AVE)



EAST ELEVATION

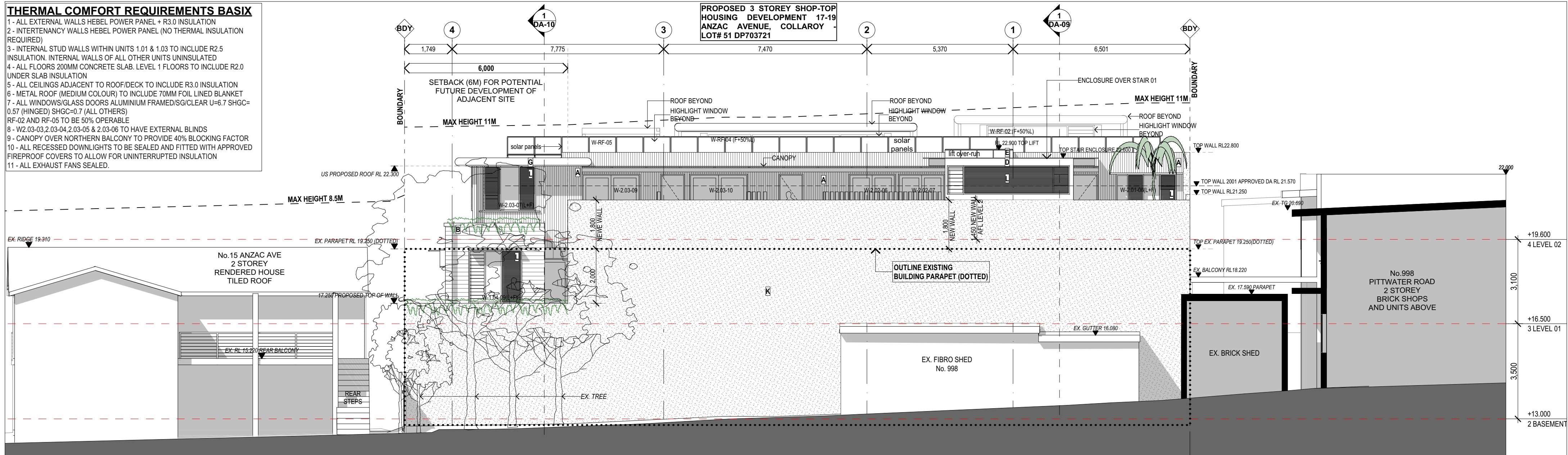
northern beaches council

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DA2020/0389

NOTE: REFER TO DA-18 FOR MATERIAL COLOUR AND DESCRIPTION

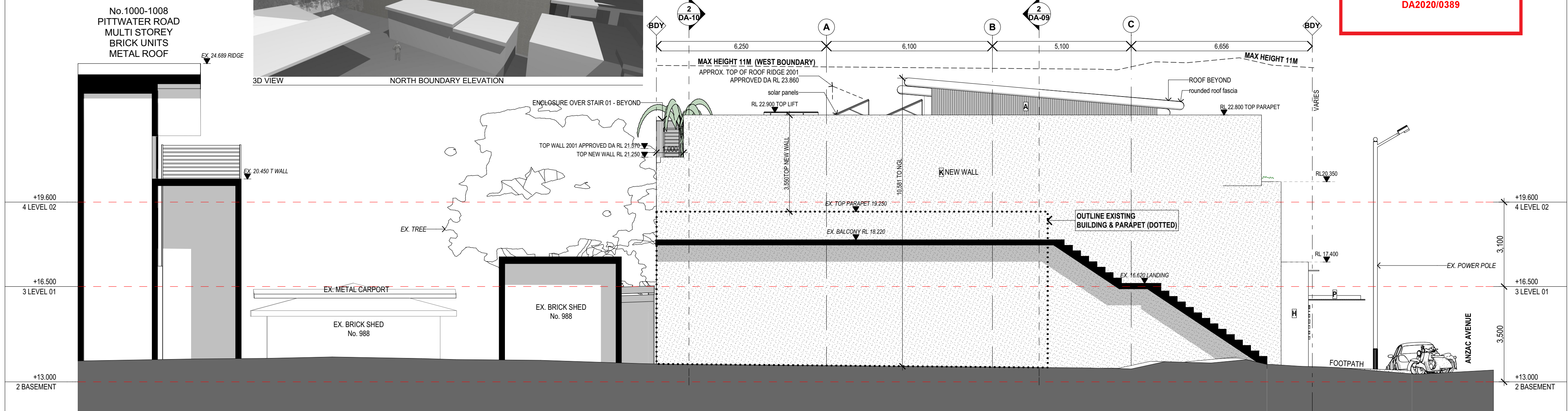
- 1 - ALL EXTERNAL WALLS HEBEL POWER PANEL + R3.0 INSULATION
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NORTH ELEVATION



3D VIEW NORTH BOUNDARY ELEVATION

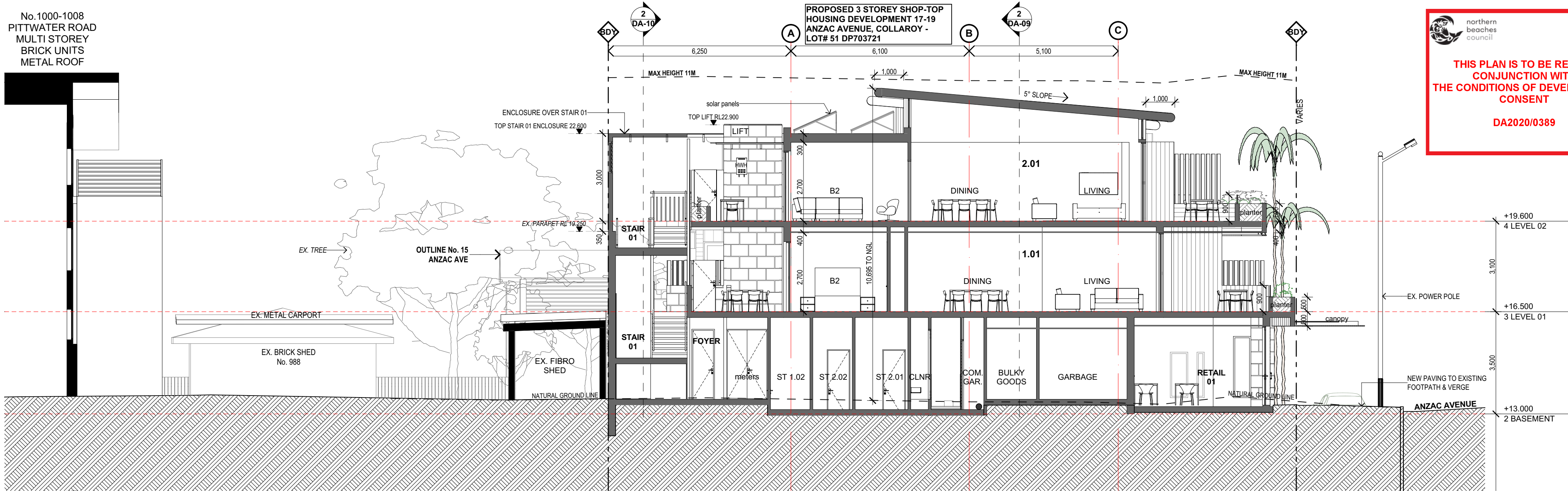


WEST ELEVATION

NOTE: REFER TO DA-18 FOR MATERIAL COLOUR AND DESCRIPTION

Issue Date	Rev	Description	Drawn	Checked	PROJECT	DRAWING TITLE
31/03/2020	01	ISSUE FOR DA	JR	SG	LONG REEF SHOP-TOP	NORTH AND WEST
					PROPOSED 3 STOREY SHOP-TOP HOUSING	ELEVATIONS
					DEVELOPMENT	
					17-19 ANZAC AVENUE, COLLAROY NSW	
					LOT No. 51 DP No. 703721	
					FOR B SANDVOSS	
						SCALE
						DRAWN BY
						CHECKED BY
						PLOT DATE
						1:100, 1:5.16 @ A2 JR SG 31/03/2020
						PROJECT NO.
						DRAWING NO.
						1931 DA-08 01

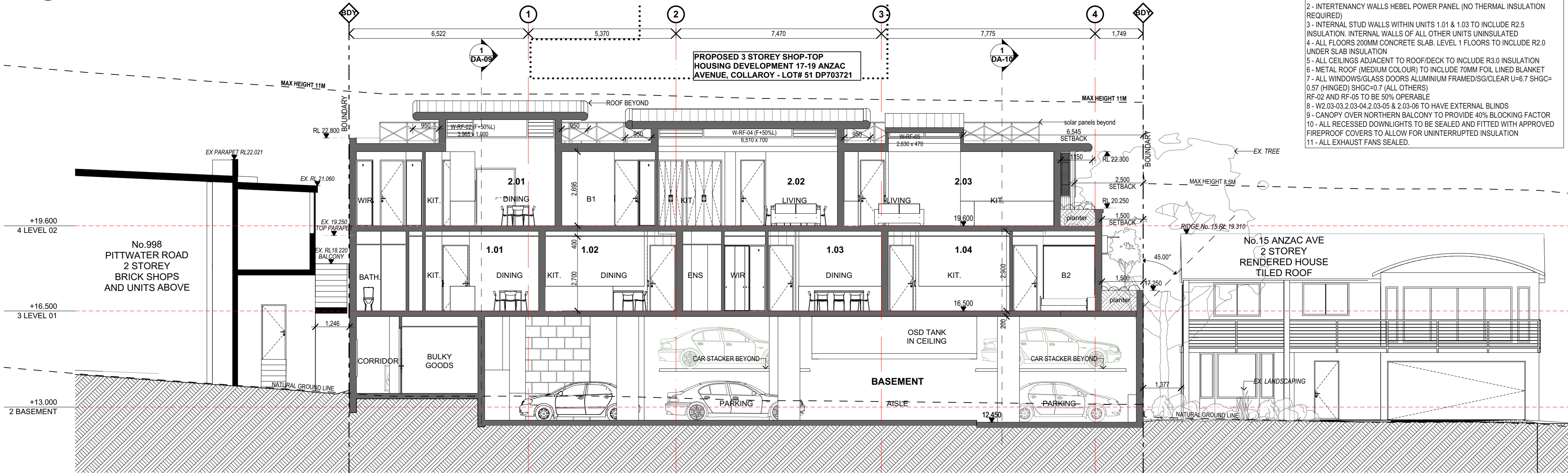
No.1000-1008
PITTWATER ROAD
MULTI STOREY
BRICK UNITS
METAL ROOF



SECTION A

THERMAL COMFORT REQUIREMENTS BASIX

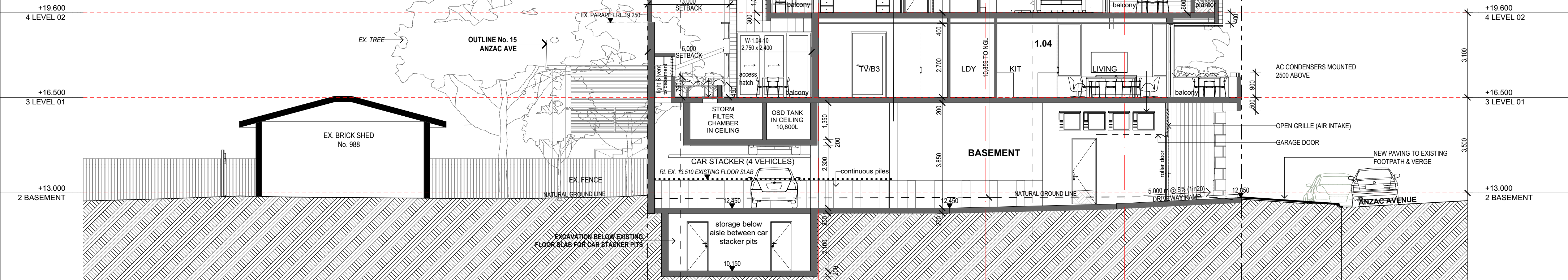
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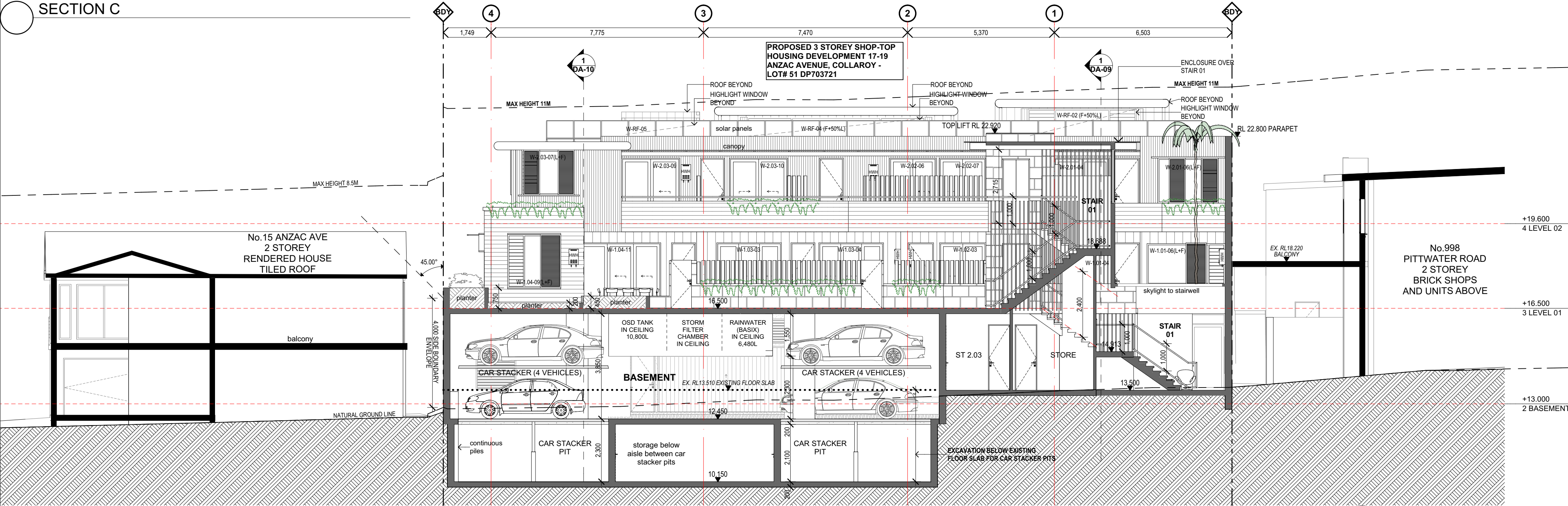
SECTION B

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SECTION C



SECTION D

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DA2020/0389



ACROSS ANZAC AVE A (GRIFFITH PARK)

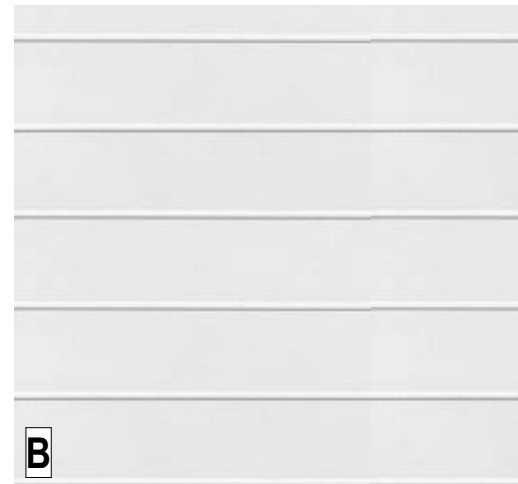
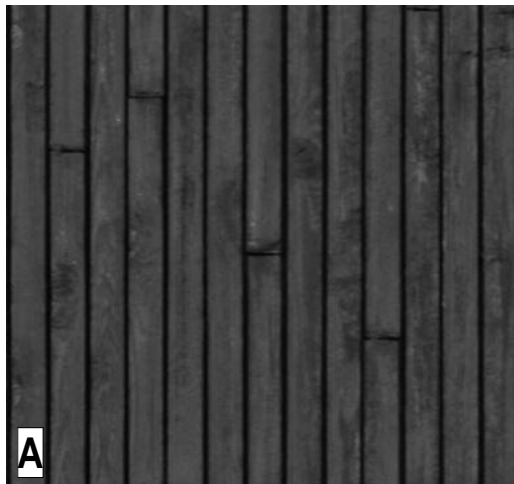


EAST BOUNDARY HIGH ELEVATION

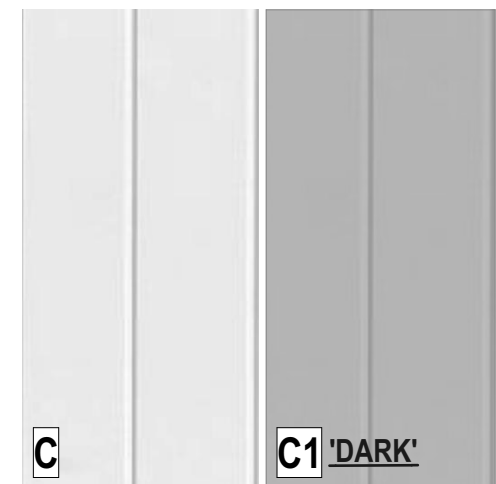
EXTERIOR FINISHES LEGEND	
	VERTICAL FIBRE CEMENT "THIN" CLADDING ON METAL FRAMING - EQUAL TO DULUX MONUMENT
	HORIZONTAL FIBRE CEMENT WEATHERBOARD CLADDING ON METAL FRAMING - EQUAL TO DULUX NATURAL WHITE
	VERTICAL FIBRE CEMENT "WIDE" V-JOINT CLADDING ON METAL FRAMING - EQUAL TO DULUX NATURAL WHITE
	VERTICAL TIMBER LOOK ALUMINIUM PLANTER BLADE SCREENS
	STONE CLADDING
	EXTERNAL JOINERY POWDERCOAT FINISH - EQUAL TO DULUX NATURAL WHITE
	EXTERNAL JOINERY POWDERCOAT FINISH - EQUAL TO DULUX MONUMENT
	TEXTURED RENDER WITH PAINT FINISH - EQUAL TO DULUX NATURAL WHITE
	CONCRETE OFF FORM SHUTTER FINISH - EQUAL TO DULUX NATURAL WHITE
	PRECAST CONCRETE OFF-SHUTTER TIMBERBOARD FINISH
	CONCRETE FINISH PRECAST BOUNDARY WALL
	TIMBER LOOK ALUMINIUM "THIN" HORIZONTAL SLIDING & PRIVACY SCREEN
	AGED COPPER METAL FEATURE PANEL (OR EQUAL DULUX PAINT COLOUR) & FEATURE LOUVRE SCREEN
	METAL DECK ROOFING - COLOUR: COLORBOND WINDSPRAY
	LOW HEIGHT BALCONY PLANTER WITH METAL OR GLASS BALUSTRADE
	WHITE ALUMINIUM "THIN" BATTEN CANOPY WITH GLAZING ABOVE
	GUTTER

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

FIBRE CEMENT (FC) SHEET CLADDING

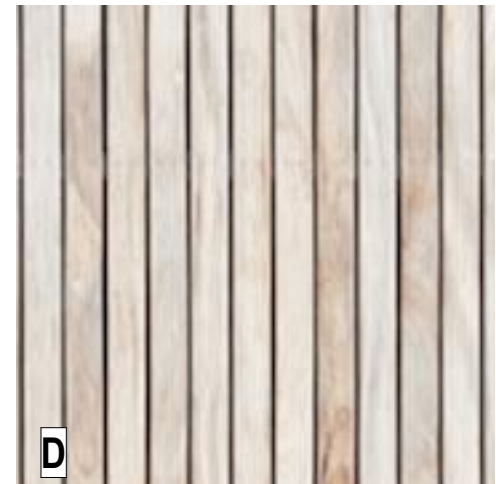


FC CLADDING & SOFFIT LINING



C1 'DARK'

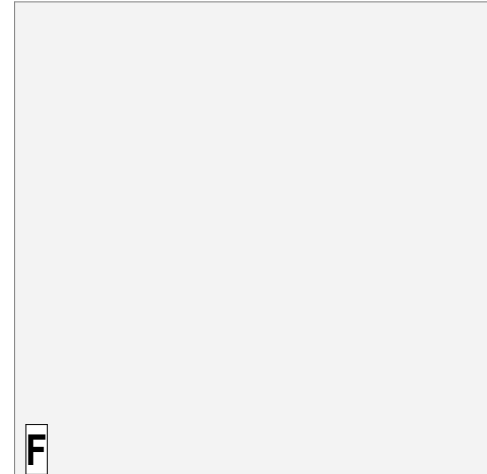
TIMBER VERTICAL PRIVACY SCREEN



STONE CALDDING



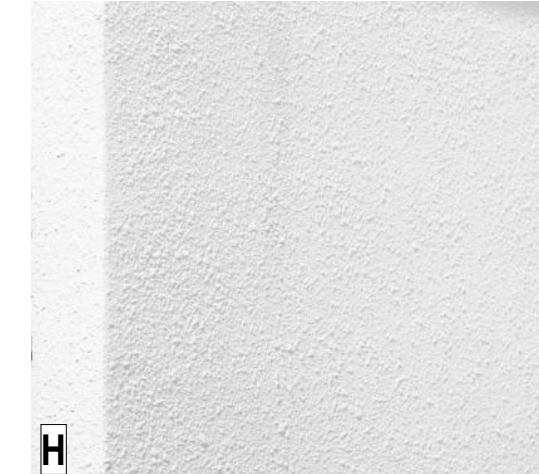
EXTERNAL JOINERY 'WHITE'



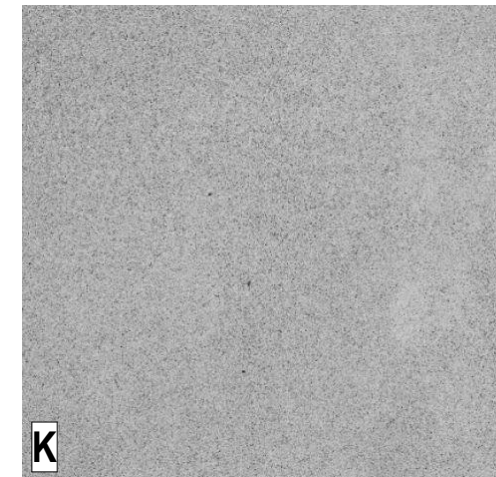
EXTERNAL JOINERY 'DARK'



RENDER & PAINT



CONCRETE OFF SHUTTER FINISH



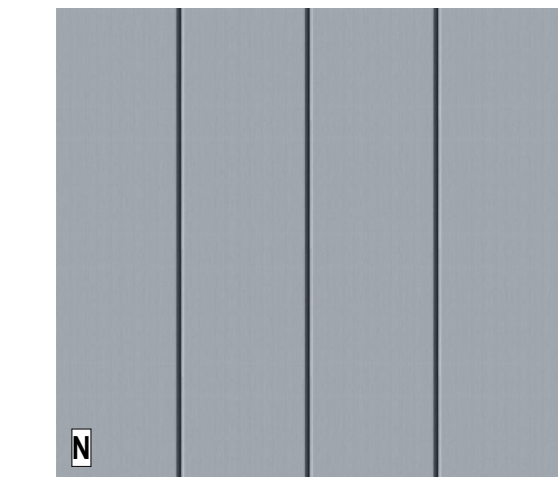
WINDOW LOUVRE /PRIVACY SCREEN



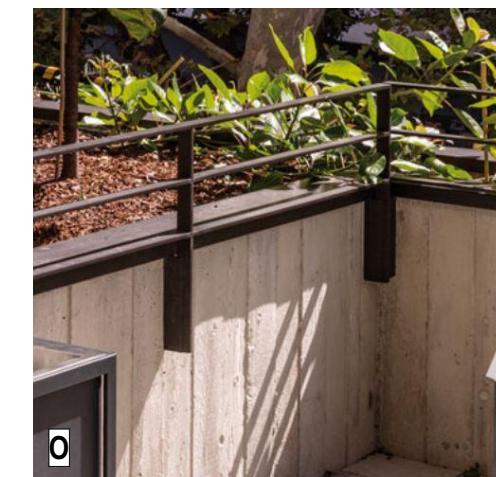
AGED COPPER FEATURE METAL



METAL DECK ROOF



BALCONY PLANTER

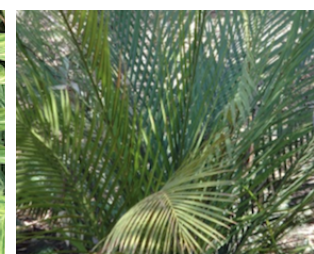
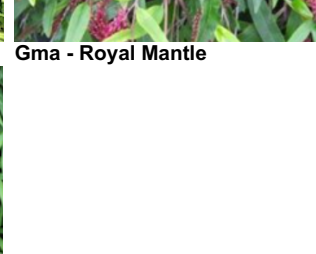
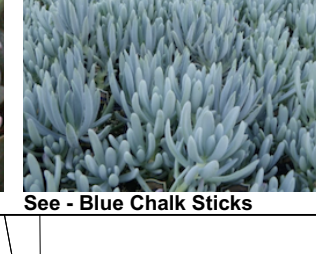


EXTERNAL CANOPY



Key	Botanical name	Common name	Mature size (h x w)m
Trees			
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)
Lar	Livistona Australis	Cabbage Tree	7m (h) x 3m (w)
Screen shrubs			
Slu	Syzigium luemanii	Small leaf Lillypilly	7m(h) X 3m(w)
Sau	Syzigium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m(w)
Small shrubs			
Aze	Alpinia zerumbet	Shell ginger	1.5m (h) x 1.5m (w)
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)
Cal	Correa alba	White correa	1m (h) X 1m (w)
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)
Pxa	Philodendron "Xanadu"	Dwarf philodendron	1m (h) X 1m (w)
Tma	Thsanaolaena maxima	Tiger grass	2.5m (h) x 1m (w)
Rex	Raphis Excelsa	Lady Palm	2m (h) x 2m (w)
Gma	Grevillea Mantle	Royal mantle	0.5m (h) x 2m (w)
Gli	Gazania linearis	Gazania	1m (h) X 1m (w)
Ground covers			
Gto	Gazania tomentosa	Silver gazania	0.2m (h) x 1m (w)
Tja	Trachelospermum jasminoides	Star jasmine	4m (h) x 3m (w)
Succulents			
Aat	Agave attenuata		
Car	Crassula arborescens	Blue money plant	1m (h) X 1m (w)
Cgl	Carpobrotus glaucescens	Pig face	0.2m (h) x 1m (w)
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)
Eel	Echeveria elegans	Hen and chickens	0.1m (h) x 0.4m (w)
Sse	Senecio serpens	Blue chalk sticks	0.2m (h) x 1m (w)
Mulch and edging			
WRG	Washed river gravel mulch		
CPM	Cypress pine mulch		
CSA	Curved steel angle edging		
Paving			
	600 x 900 precast concrete pavers laid on sand		



PLANT SPECIES SCHEDULE			
TREES		SMALL SHRUBS	
	Lar - Cabbage Tree Palm		Aze - Shell Ginger
	Hfo - Kentia Palm		Mco - Burrawang Palm
SCREEN SHRUBS			Gli - Gazania
	Slu - Small Leaf Lillypilly		Pxa - Dwarf Philodendron
	Sau - Compact Lillypilly		Gma - Royal Mantle
GROUND COVERS			Ani - Birds Nest Fern
	Gto - Silver Gazania		Tma - Tiger Grass
	Cgl - Pig Face		Rex - Lady Palm
	Dar - Silver Falls Dichondra	SUCCULENTS	
	Car - Blue Money plant		Aat - Agave attenuata
	See - Blue Chalk Sticks		Eel - Hen and Chickens

Key	Botanical name	Common name	Mature size (h x w)m
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Lmu	Liriope muscari "Evergreen Giant"	Giant turflily	0.5m (w) x 0.5m (h)
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)
Pxa	Philodendron "Xanadu"	Dwarf philodendron	1m (h) X 1m (w)
Tma	Thsanolaela maxima	Tiger grass	2.5m (h) x 1m (w)
Rex	Raphis Excelsa	Lady Palm	2m (h) x 2m (w)
Gma	Grevillea Mantle	Royal mantle	0.5m (h) x 2m (w)
Gli	Gazania linearis	Gazania	1m (h) X 1m (w)
Ground covers			
Gto	Gazania tomentosa	Silver gazania	0.2m (h) x 1m (w)
Tja	Trachelospermum jasminoides	Star jasmine	4m (h) x 3m (w)
Succulents			
Aat	Agave attenuata		
Car	Crassula arborescens	Blue money plant	1m (h) X 1m (w)
Cgl	Carpobrotus glaucescens	Pig face	0.2m (h) x 1m (w)
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)
Eel	Echeveria elegans	Hen and chickens	0.1m (h) x 0.4m (w)
Sse	Senecio serpens	Blue chalk sticks	0.2m (h) x 1m (w)
Mulch and edging			
WRG	Washed river gravel mulch		
CPM	Cypress pine mulch		
CSA	Curved steel angle edging		
Paving			
	600 x 900 precast concrete pavers laid on sand		

