



SCHEDULE OF S96 AMENDMENTS	
	ACCESS GATE AND STAIR FROM POOL ENCLOSURE TO ALLOW ACCESS TO STREET FRONT LANDSCAPE AREA
	STREET FRONT ACCESS STAIR AMENDED TO SUIT ROCK FACE AND ENTRY STURCTURE REMOVED
	REAR FIRST FLOOR DECK PEGOLA REVOMED AND NEW ROOF OVER DECK
	TANK ROOM AND WALLS REMOVED - RAINWATER TANK RELOACTED TO COMBINED OSD/RAINWATER TANK BELOW POOL STRUCTURE
	COMMS ROOM/EDB ADDED AND STORE DIVISION WALLS SHOWN
	FRONT ENTRY GATE + VESTIBULE AND POND ADDED
	FLOOR LEVELS AMENDED NOTE NO IMPACT ON HEIGHT ROOF LEVEL NOT CHANGED
	EXTENT OF GLAZING TO CINEMA ROOM REDUCED
	BOUNDARY POOL PRIVACY SCREEN ADDED TO TOP OF WALL
	ENTRY PERGOLA STRUCTURE REMOVED + FRAMED VIEWING WINDOW AND WINDOW SLOTS ADDED/AMENDED
	MASTER BEDROOM GLAZING EXTENT TO SOUTH ELEVATIONAMENDED
	MASTER BEDROOM DAY BED - OBSCURE GLASS WINDOW SLOTS ADDED EAST ELEVATION

DEVELOPMENT APPLICATION DRAWING LIST	
No:	Drawing Name
DA-00	COVER SHEET
DA-01	SITE PLAN
DA-02	SITE ANALYSIS
DA-03	BASEMENT
DA-04	GROUND FLOOR
DA-05	FIRST FLOOR
DA-06	SECOND FLOOR
DA-07	ROOF PLAN
DA-08	SOUTH + WEST
DA-09	NORTH + EAST
DA-10	SECTION A + B + C
DA-11	SECTION D + E
DA-12	SECTION F + G
DA-13	SHADOW DIAGRAMS + OPEN LANDSCAPE CALC
DA-14	IMAGES



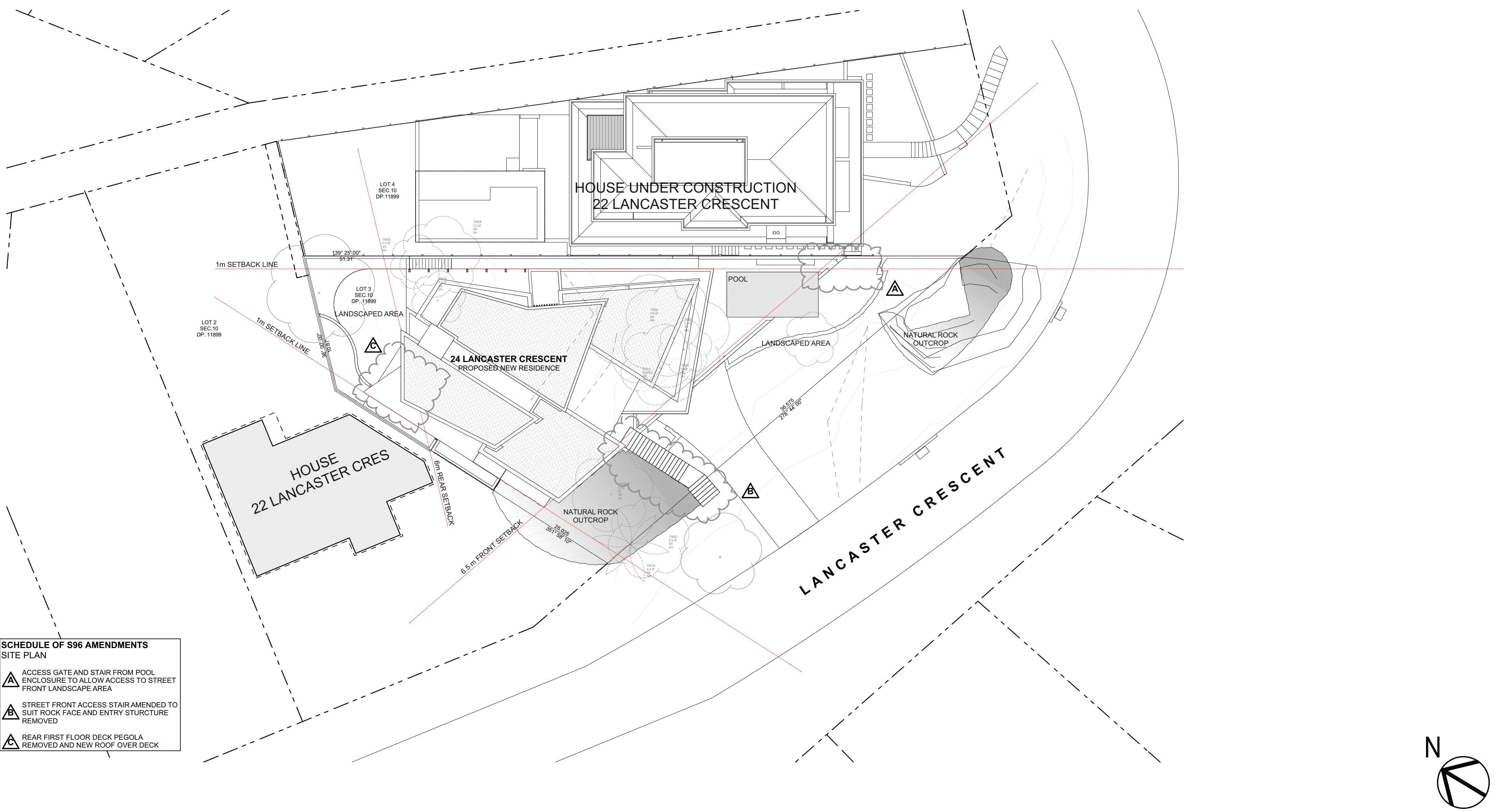
GARLING HOUSE

SECTION 96 APPLICATION

PROPOSED NEW RESIDENCE

24 LANCASTER CRESCENT, COLLAROY



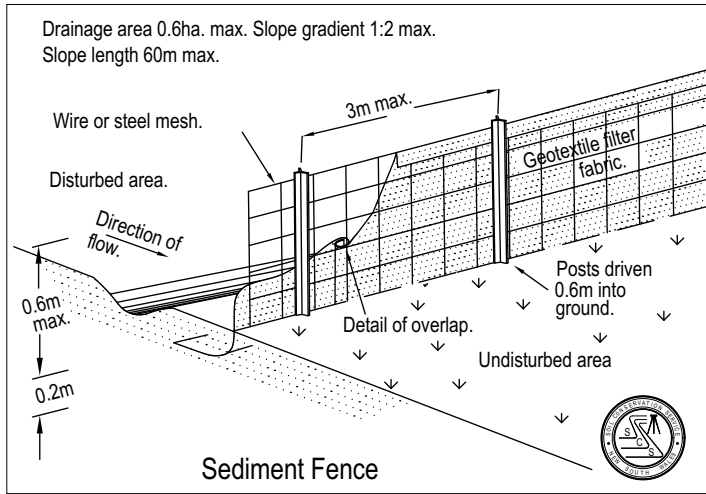
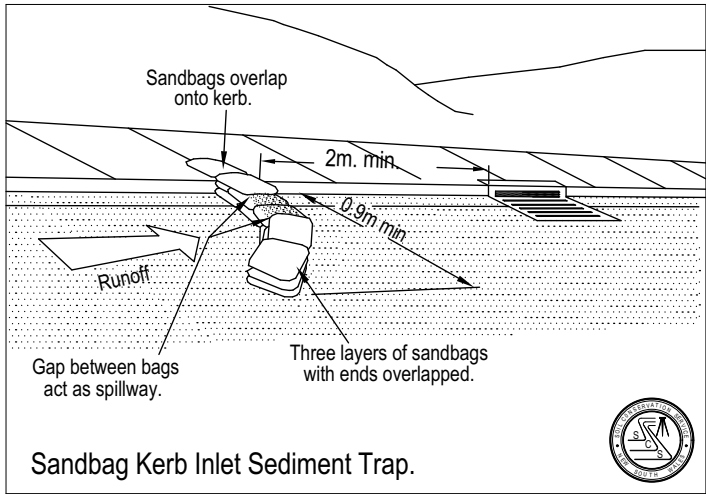
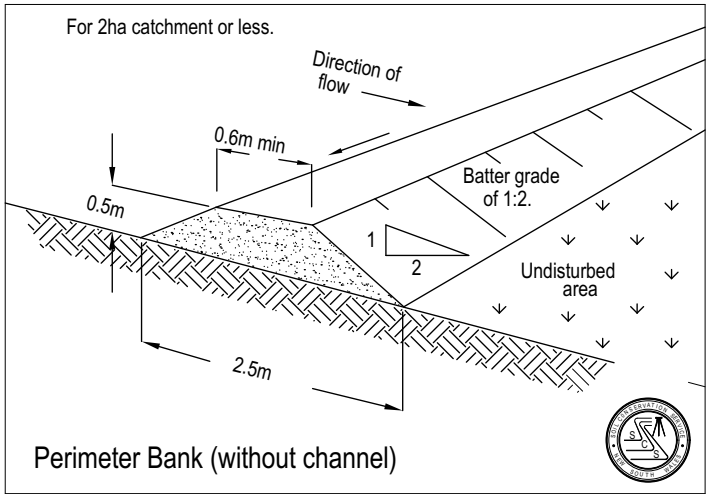
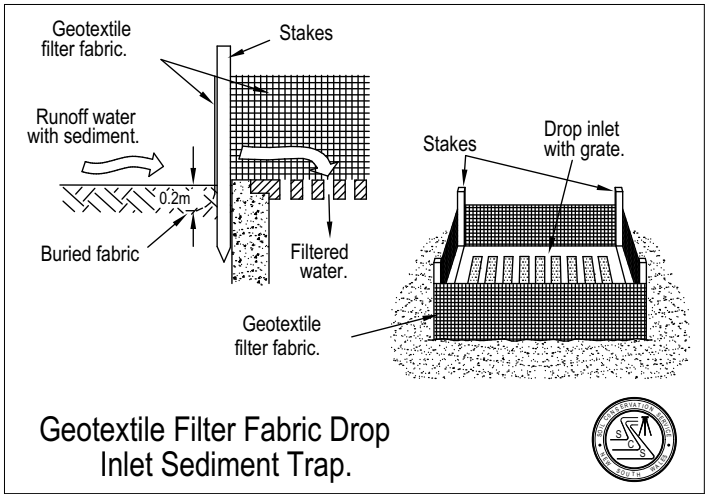
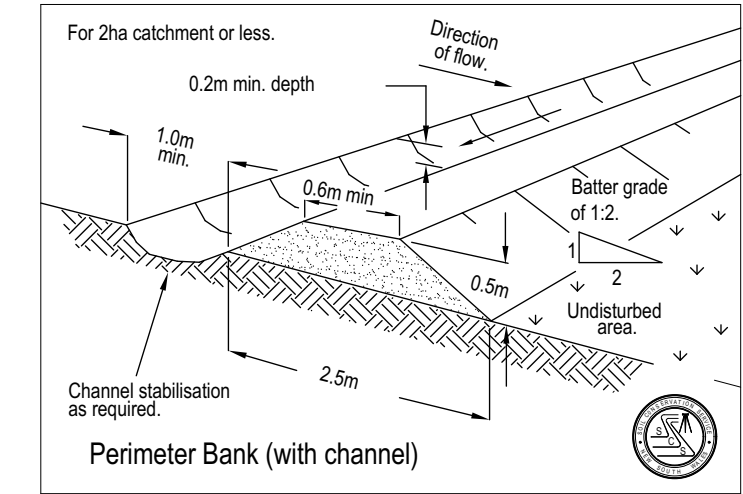


SCHEDULE OF S96 AMENDMENTS
SITE PLAN

ACCESS GATE AND STAIR FROM POOL ENCLOSURE TO ALLOW ACCESS TO STREET FRONT LANDSCAPE AREA

STREET FRONT ACCESS STAIR AMENDED TO SUIT ROCK FACE AND ENTRY STURCTURE REMOVED

REAR FIRST FLOOR DECK PEGOLA REMOVED AND NEW ROOF OVER DECK



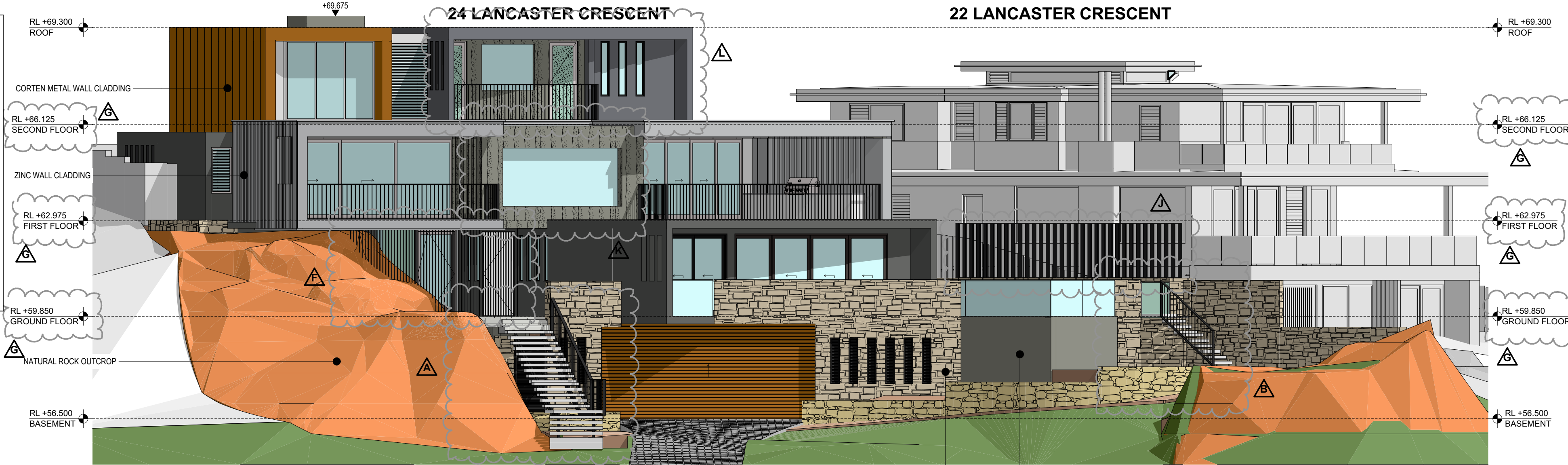
CONSTRUCTION SEQUENCE:

1. PROVIDE SOIL EROSION SEDIMENT CONTROL MEEASURES SUCH AS SILT FENCING AND STRAW BALES AS INDICATED.
2. PROVIDE SHAKER PAD AND ENSURE SITE ACCESS IS LIMITED TO ONE LOCATION. ENSURE ALL VEHICLE MOVEMENTS IN AND OUT OF THE SITE PASS OVER THE SHAKER PADS.
3. UNDERTAKE BULK EARTHWORKS ENSURING THAT ALL SEDIMENT CONTROL MEASURES ARE REGULARLY MAINTAINED AND IN GOOD WORKING ORDER.

Issue Date	Rev	Description	Drawn	Checked
15/09/2016	A	ISSUED FOR DEVELOPMENT APPLICATION	DVI	LT
07/02/2017	B	DEFERRED COMMENCEMENT - DA AMENDMENTS	DVI	LT
13/03/2017	C	SECTION 96 - LIGHTWELL	DVI	LT
24/05/2019	D	SECTION 96	DVI	LT

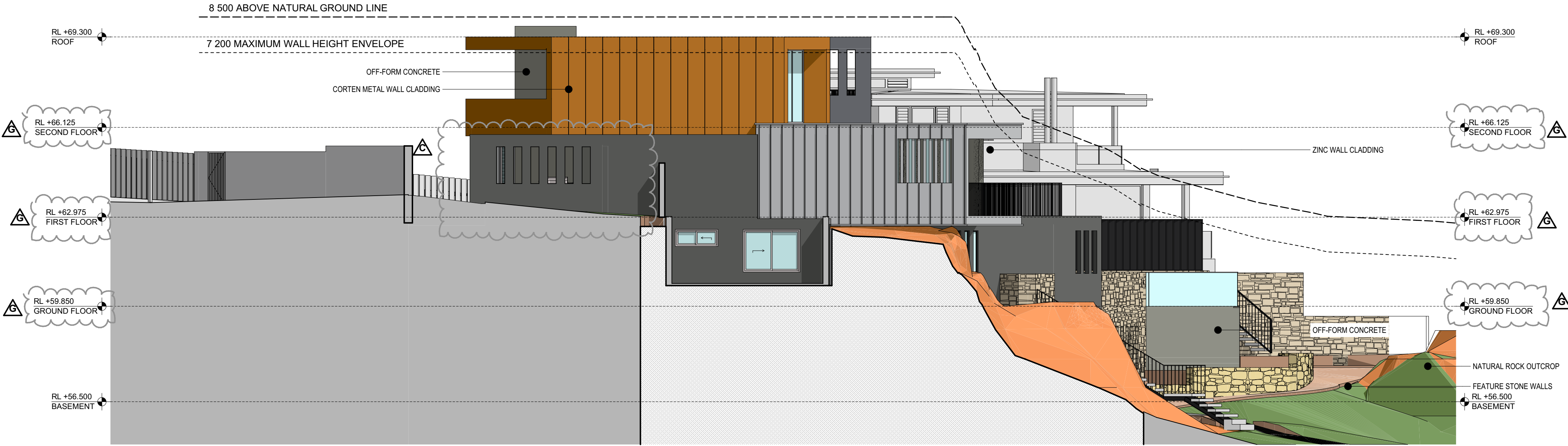
SCHEDULE OF S96 AMENDMENTS
SOUTH + WEST ELEVATIONS

- ACCESS GATE AND STAIR FROM POOL ENCLOSURE TO ALLOW ACCESS TO STREET FRONT LANDSCAPE AREA
- STREET FRONT ACCESS STAIR AMENDED TO SUIT ROCK FACE AND ENTRY STURCTURE REMOVED
- REAR FIRST FLOOR DECK PEGOLA REVOMED AND NEW ROOF OVER DECK
- FRONT ENTRY GATE + VESTIBULE AND POND ADDED
- FLOOR LEVELS AMENDED
NOTE NO IMPACT ON HEIGHT
ROOF LEVEL NOT CHANGED
- BOUNDARY POOL PRIVACY SCREEN ADDED TO TOP OF WALL
- ENTRY PERGOLA STRUCTURE REMOVED + FRAMED VIEWING WINDOW AND WINDOW SLOTS ADDED/AMENDED
- MASTER BEDROOM GLAZING EXTENT TO SOUTH ELEVATION AMENDED



SOUTH ELEVATION [LANCASTER CRES] 1:100

WEST ELEVATION [SIDE ELEVATION] 1:100



BASIX & NATHERS REQUIREMENTS

EXTERNAL WALLS

- BASEMENT
 - NATURAL ROCK (BARE)
 - CONCRETE/NATURAL ROCK
 - 200mm CONCRETE WITH SANDSTONE CLADDING + R1.5 INSULATION
- GROUND FLOOR
 - CONCRETE/NATURAL ROCK
 - CONCRETE/AIR GAP (SEALED)/GLASS - CINEMA ROOM
 - BENCHMARK WALL LINER SYSTEM (TOTAL R-VALUE=3.9)
- FIRST + SECOND FLOOR
 - BENCHMARK WALL LINER SYSTEM (TOTAL R-VALUE=3.9)

FLOORS

- CONCRETE THROUGHOUT
- ROOF
 - KINGSPAN K-DEK (TOTAL R-VALUE=2.27) FOR AREAS MARKED ON PLANS
 - ALL OTHER ROOF/DECK/TERRACE AREAS CONCRETE
- CEILING
 - ADJACENT TO COCNRETE ROOF TO INCLUDE R3.0 INSULATION

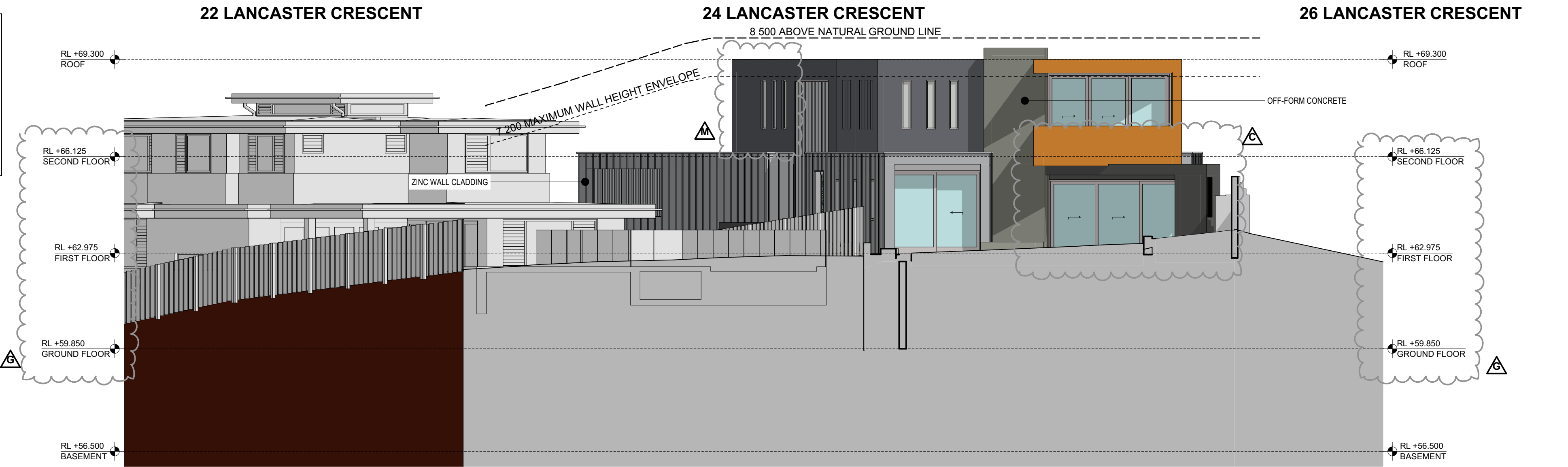
WINDOWS

- LOUVRE WINDOWS HIGH SOLAR GAIN LOW-E U=5.4 SHGC=0.58
- ALL OTHER WINDOWS/GLASS DOORS ALUMINIUM THERMALLY BROKEN FRAMES, DOUBLE GLAZED, ARGON FILL, CLEAR GLASS U=3.5 SHGC=0.64
- LOUVRE WINDOWS HIGH SOLAR GAIN LOW-E U=5.4 SHGC=0.58
- ALUMINIUM GLAZED HINGED DOORS U=6.7 SHGC=0.57
- ENERGY
 - ALL RECESSED DOWNLIGHTS SEALED AND FITTED WITH APPROVED FIREPROOF COVERS TO ALLOW FOR UNINTERRUPTED INSULATION
 - ALL EXHAUST FANS SEALED

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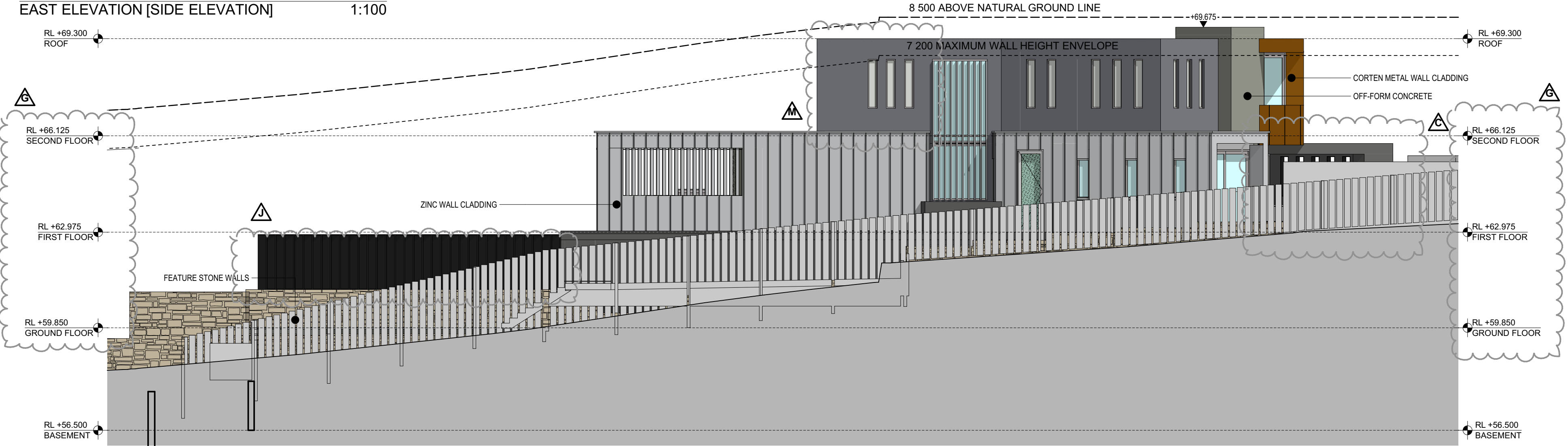
PROJECT		DRAWING TITLE	
GARLING HOUSE		ELEVATIONS	
PROPOSED NEW RESIDENCE		SOUTH + WEST	
24 LANCASTER CRESCENT, COLLAROY NSW		SCALE	
LOT 3 DP.11899		1:100 @ A2	
FOR MR & MRS GARLING		DRAWING NO.	
		1612	
		PLOT DATE	
		29/05/2019	
		REVISION	
		DA-08	
		D	

SCHEDULE OF S96 AMENDMENTS	
NORTH + EAST ELEVATIONS	
	REAR FIRST FLOOR DECK PEGOLA REVOMED AND NEW ROOF OVER DECK
	FLOOR LEVELS AMENDED NOTE NO IMPACT ON HEIGHT ROOF LEVEL NOT CHANGED
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NORTH ELEVATION [REAR ELEVATION] 1:100

EAST ELEVATION [SIDE ELEVATION] 1:100

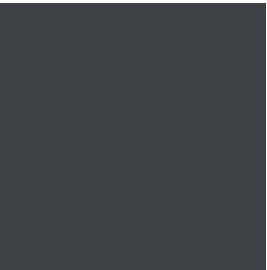


BASIX & NATHERS REQUIREMENTS		
EXTERNAL WALLS		
BASEMENT		
• NATURAL ROCK (BARE)		
• CONCRETE/NATURAL ROCK		
• 200mm CONCRETE WITH SANDSTONE CLADDING + R1.5 INSULATION		
GROUND FLOOR		
• CONCRETE/NATURAL ROCK		
• CONCRETE/AIR GAP (SEALED)/GLASS - CINEMA ROOM		
• BENCHMARK WALL LINER SYSTEM (TOTAL R-VALUE=3.9)		
FIRST + SECOND FLOOR		
• BENCHMARK WALL LINER SYSTEM (TOTAL R-VALUE=3.9)		
FLOORS		
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ROOF		
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• ALL OTHER ROOF/DECK/TERRACE AREAS CONCRETE		
CEILINGS		
• ADJACENT TO COCNRETE ROOF TO INCLUDE R3.0 INSULATION		
WINDOWS		
• LOUVRE WINDOWS HIGH SOLAR GAIN LOW-E U=5.4 SHGC=0.58		
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PROJECT	
GARLING HOUSE	
PROPOSED NEW RESIDENCE	
24 LANCASTER CRESCENT, COLLAROY NSW	
LOT 3 DP.11899	
FOR MR & MRS GARLING	

DRAWING TITLE	
ELEVATIONS	
NORTH + EAST	
SCALE	DRAWN BY
1:100 @ A2	LT/DVI
PROJECT NO.	REVISION
1612	DA-09
	D



RESENE HALF FOUNDRY



OFF FORM CONCRETE
PRECAST WALL PANEL



WINDOW FRAMES:
ANODISED ALUMINIUM



CONCRETE ROOF BALAST
RIVER PEBBLE



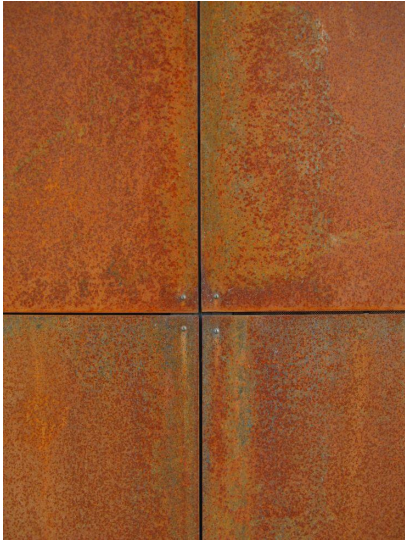
FEATURE STONE WALLS



FEATURE STONE WALLS



FRAMELESS GLASS
BALUSTRADE



CORTEN METAL WALL
CLADDING WITH
EXPRESSED JOINTS



ZINC WALL CLADDING
STANDING SEAM TO
EXTERNAL WALL
EXPRESSED JOINTS TO
SOFFITS

PLANT SCHEDULE revised 28.05.2019

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot size, minimum	Qty
TREES AND TALL SCREENING SHRUBS				
* Local native species				
* Banksia ericifolia To be grown from local provenance seed	Heath Banksia	5000 x 3000	200mm	2
* Banksia integrifolia To be grown from local provenance seed	Coastal Banksia	8000 x 6000	200mm	2
Cordyline australis	NZ Cabbage Tree (green)	5000 x 2000	100L	1
Corymbia ficifolia cvs 'Summer Red' and 'Summer Orange'	Dwarf Gum 'Summer Red', 'Summer Orange'	4000 x 4000	45L	2
Dracaena marginata	Dracaena	4000 x 2000	Site tp	1
* Leptospermum laevigatum	Coastal Tea Tree	3000 x 2000	200mm	3
Magnolia grandiflora 'Teddy Bear'	Teddy Bear Magnolia	3000 x 2000	300mm	5
Plumeria acutifolia	Frangipani	5000 x 4000	Site tp	1
Syzygium luehmannii	Riberry	3000 x 1500	45L	5

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot size, minimum	Qty
GROUNDCOVERS AND CLIMBERS AND SUCCULENTS				
Anigozanthos 'Amber Velvet', 'Ruby Velvet'	Kangaroo Paws, (Ozbreed)	500 x 500	150mm	20
Bromeliads, various	Bromeliads	400 x 400	200mm	15
Grevillea 'Bronze Rambler'	Grevillea Bronze Rambler	300 x 2000	200mm	3
Grevillea lanigera 'Mt Tamboritha'	Woolly Grevillea Mt Tamboritha	300 x 1000	150mm	10
* Hibbertia scandens	Snake Vine	1000 x 2000	150mm	10
Kalanchoe 'Flap Jacks'	Flap Jacks	500 x 500	200mm	12
Liriope 'Just Right'	Turf Lily Just Right	400 x 450	150mm	50
Lomandra 'Nyalla'	Mat Rush Nyalla	600 x 600	150mm	25
Lomandra 'Tanika'	Tanika Lomandra	500 x 500	150mm	50
* Lomandra longifolia	Mat Rush	1000 x 100	150mm	10
* Myoporum parvifolium	Creeping Boobialla	150 x 1000	150mm	10
* Pandorea pandorana	Wonga Wonga	3000 x 4000	200mm	6
Senecio serpens	Blue Chalk Sticks	300 x 500	150mm	15
* Viola hederacea	Native Violet	50 x 500	100mm	40

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot size, minimum	Qty
SHRUBS AND ACCENT PLANTS				
* Asplenium australasicum	Birds Nest Fern	1000 x 1000	300mm	2
Blechnum 'Silver Lady'	Water Fern 'Silver Lady'	500 x 500	200mm	3
Cordyline australis 'Peko'	NZ Cabbage Palm 'Peko'	1500 x 500	200mm	9
Cordyline terminalis 'Caruba Black'	Ti Tree 'Caruba Black'	1500 x 600	200mm	3
* Correa alba	Coastal Correa	600 x 600	150mm	10
* Macrozamia communis	Burrawang	1500 x 1500	45L	3
Syzygium 'Cascade'	Cascade Lillypilly	2000 x 1000	300mm	6
* Westringia fruticosa	Coastal Rosemary	400 x 400	200mm	17

Botanical Name	Common Name	Height x Spread at Maturity (mm)	Pot size, minimum	Qty
ROAD RESERVE - 100% LOCAL NATIVE SMALL TREES, SHRUBS AND GROUNDCOVERS				
* Banksia spinulosa	Hairpin Banksia	1000 x 1000	100mm	tba
* Correa alba	Coastal Correa	600 x 600	100mm	tba
* Leptospermum laevigatum	Coastal Tea Tree	3000 x 2000	100mm	tba
* Lomandra longifolia	Mat Rush	1000 x 100	100mm	tba
* Macrozamia communis	Burrawang	1500 x 1500	200mm	tba
* Myoporum parvifolium	Creeping Boobialla	150 x 1000	100mm	tba
* Westringia fruticosa	Coastal Rosemary	400 x 400	100mm	tba

