



DRAWING TITLE		
BASEMENT B2 PLAN		
SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	19/01/2022
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-02	H

2 SUNSHINE STREET

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

FUTURE ROAD WIDENING BOUNDARY

CONDAMINE STREET

SUNSHINE STREET

333 CONDOMINE STREET



REV B:
WEST SHORING WALL RELOCATED TO ALIGN WITH WEST BOUNDARY.
INDENTATION ADDED TO WEST SHORING WALL FOR DEEP SOIL PLANTINGS.
CAR PARK LAYOUT REVISED.
CAR PARK ALLOCATION ADDED.
RESIDENTIAL CAR SPACES ADDED.
SERVICES & STORAGE AREAS ADDED.

REV C:
CAR SPACE CALCULATIONS UPDATED TO REFLECT REDUCED UNITS.
CAR PARKING & STORAGE ALLOCATION TO UNITS REVISED.
ISSUED FOR SECTION 8.2 APPLICATION.

REV D:
SHORING WALL RELOCATED TO WITHIN FUTURE ROAD WIDENING BOUNDARY.
CAR PARKING SPACES REDUCED.
CARPARK & STORAGE ALLOCATION TO UNITS REVISED.
LAYOUT OF CIRCULATION RAMPS REVISED.
CAR PARK LEVELS REDUCED.

REV F:
CAR PARK ALLOCATION REVISED TO SUIT 27 UNITS.
RETAIL SPACES REDUCED TO 20 TO SUIT REDUCED RETAIL GFA.

REV H:
GENERAL REVISION TO CARPARK ALLOCATION.

RETAIL & VISITOR PARKING

RETAIL PARKING REQUIREMENTS
RETAIL PARKING = 1 SPACE / 16.4 m² GFA
TOTAL RETAIL GFA = 327 m²
RETAIL CARS REQUIRED = 20 CARS
CARS PROVIDED = 20 CARS

GARTNERTROVATO
ARCHITECTS

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Revision ID	Description	Issue Date
D	DRAWINGS REVISED AND ISSUED FOR CO-ORDINATION.	26/02/2021
E	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
F	ISSUED FOR SECTION 8.2 APPLICATION	28/07/2021
G	REVISIONS TO DRAWINGS AS CLOUDED FOR SECTION 34.	21/12/2021
H	REVISIONS TO DRAWINGS AS CLOUDED FOR SECTION 34.	17/01/2022

PROJECT
MIXED-USE DEVELOPMENT
321 - 331 CONDOMINE STREET
MANLY VALE NSW 2093
LOTS 20, 21, 22 & 25 on DP 11320
LOT 123 on DP 737259

REVISIONS
BASEMENT B1 PLAN

SCALE
1:100 @ A1

DRAWN BY	SG / AW	19/01/2022
DRAWING NO.	DA-03	REVISION

REV D:
RAMP & STAIR ADDED TO RESIDENTIAL ENTRY & RETAIL AREA.
FLOOR LEVELS OF LOBBY & WASTE ROOMS REVISED.
SET-BACK TO WEST BOUNDARY INCREASED.
STAIR 3 RELOCATED.

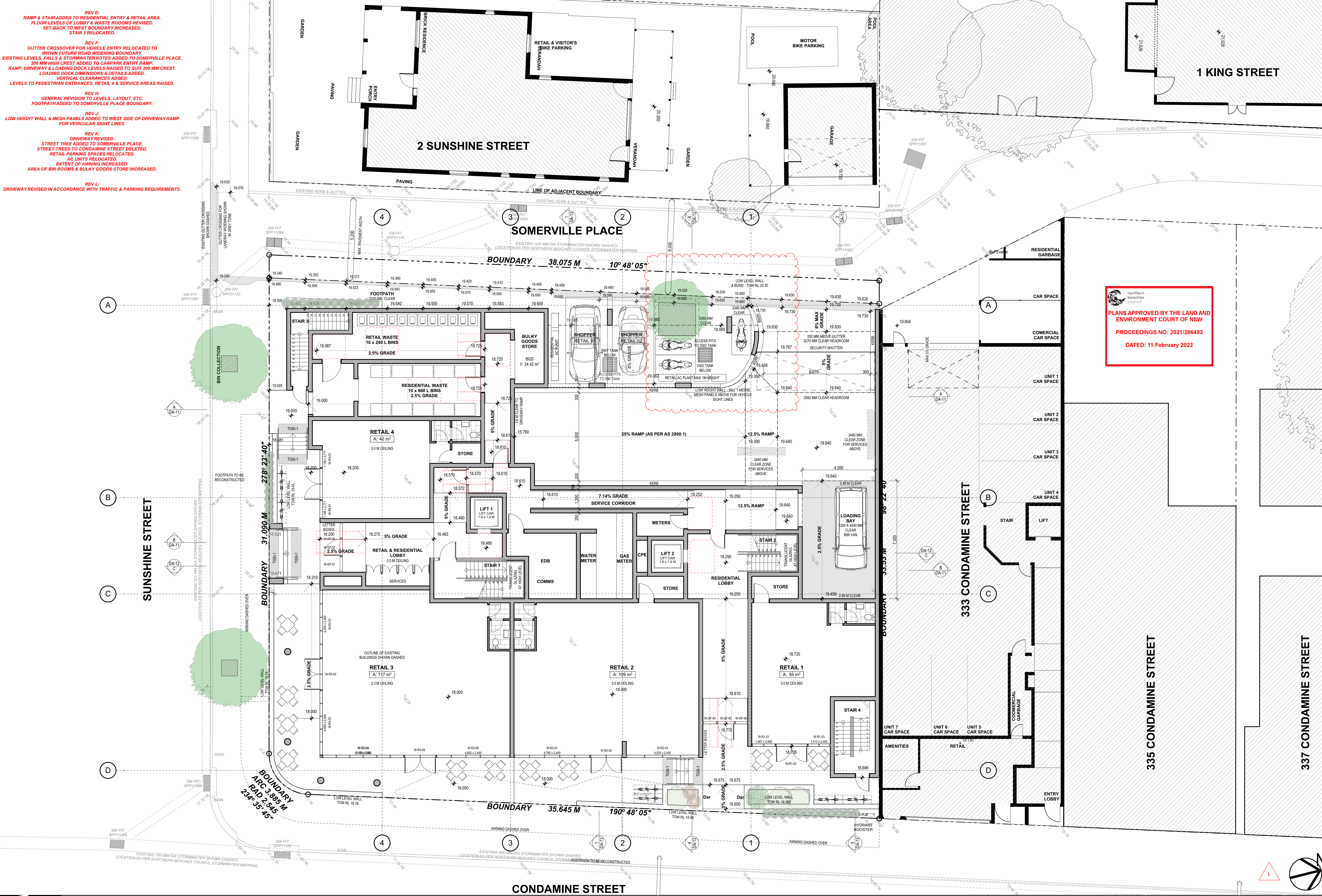
REV F:
GUTTER CROSSOVER FOR VEHICLE ENTRY RELOCATED TO
WITHIN FUTURE ROAD WIDENING BOUNDARY.
EXISTING LEVELS, FALLS & STORMWATER NOTES ADDED TO SOMERVILLE PLACE.
200 MM HIGH CREST ADDED TO CARPARK ENTRY RAMP.
RAMP, DRIVEWAY & LOADING DOCK LEVELS RAISED TO SUIT 200 MM CREST.
LOADING DOCK DIMENSIONS & DETAILS ADDED.
VERTICAL CLEARANCES ADDED.
LEVELS TO PEDESTRIAN ENTRANCES, RETAIL 4 & SERVICE AREAS RAISED.

REV H:
GENERAL REVISION TO LEVELS, LAYOUT, ETC.
FOOTPATH ADDED TO SOMERVILLE PLACE BOUNDARY.

REV J:
LOW HEIGHT WALL & MESH PANELS ADDED TO WEST SIDE OF DRIVEWAY RAMP
FOR VEHICULAR SIGHT LINES.

REV K:
DRIVEWAY REVISED.
STREET TREE ADDED TO SOMERVILLE PLACE.
STREET TREES TO CONDOMINE STREET DELETED.
RETAIL PARKING SPACES RELOCATED.
AC UNITS RELOCATED.
EXTENT OF AWNING INCREASED.
AREA OF BIN ROOMS & BULKY GOODS STORE INCREASED.

REV L:
DRIVEWAY REVISED IN ACCORDANCE WITH TRAFFIC & PARKING REQUIREMENTS.



REV E:
SEPARATION DISTANCE BETWEEN BOUNDARY
OF 2 SUNSHINE STREET
INCREASED TO 6 M.
UNIT LAYOUTS GENERALLY REVISED.
EAST, SOUTH & WEST FACADES REVISED.

REV F:
WEST FACADE RELOCATED WITHIN FUTURE ROAD WIDENING BOUNDARY.
NATURAL VENTILATION PATHWAYS SHOWN.

REV H:
GENERAL REVISIONS TO UNIT LAYOUTS.

REV J:
GENERAL REVISIONS TO UNIT LAYOUTS.

REV K:
GENERAL REVISION TO UNIT LAYOUTS.

REV L:
GENERAL REVISION TO UNIT LAYOUTS.

REV M:
REVISION TO LAYOUTS OF UNITS 01 & 02.
EXTENT OF WEST FACADE REDUCED IN THIS AREA.

Plans approved by the Land and Environment Court of NSW
PROCEEDINGS NO: 2021/266483
DATED: 11 February 2022



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Revision ID	Description	Issue Date
H	REVISIONS TO UNIT LAYOUTS.	21/07/2021
J	REVISIONS TO UNIT LAYOUTS & SOLAR ACCESS.	26/07/2021
K	ISSUED FOR SECTION 8.2 APPLICATION	26/07/2021
L	REVISIONS TO DRAWINGS AS CLOUDED FOR SECTION 34.	21/12/2021
M	REVISIONS TO DRAWINGS AS CLOUDED FOR SECTION 34.	17/01/2022

PROJECT
MIXED-USE DEVELOPMENT
321 - 331 CONDMINE STREET
MANLY VALE NSW 2093
LOTS 20, 21, 22 & 25 on DP 11320
LOT 123 on DP 737259

LEVEL 1 PLAN
SCALE
1:100 @ A1
PROJECT NO.
1511

DRAWN BY
SG / AW
19/01/2022
REVISION
DA-05

FOR MANLY VALE DEVELOPMENTS No 2 PL

REV E:
SEPARATION DISTANCE BETWEEN BOUNDARY
OF 2 SUNSHINE STREET
INCREASED TO 6 M.
UNIT LAYOUTS GENERALLY REVISED.
EAST, SOUTH & WEST FACADES REVISED.

REV F:
WEST FACADE RELOCATED WITHIN FUTURE ROAD WIDENING BOUNDARY.
NATURAL VENTILATION PATHWAYS SHOWN.

REV H:
GENERAL REVISION TO UNIT LAYOUTS.

REV J:
GENERAL REVISION TO UNIT LAYOUTS.

REV K:
GENERAL REVISION TO UNIT LAYOUTS.

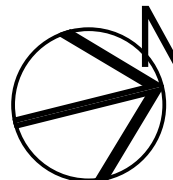
REV L:
GENERAL REVISION TO UNIT LAYOUTS.

REV M:
REVISION TO LAYOUTS OF UNITS 11 & 12.
EXTENT OF WEST FACADE REDUCED IN THIS AREA.

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/286483
DATED: 11 February 2022

Revision ID	Description	Issue Date
H	REVISIONS TO UNIT LAYOUTS.	21/07/2021
J	REVISIONS TO UNIT LAYOUTS & SOLAR ACCESS.	26/07/2021
K	ISSUED FOR SECTION 8.2 APPLICATION	26/07/2021
L	REVISIONS TO DRAWINGS AS CLOUDED FOR SECTION 34.	21/12/2021
M	REVISIONS TO DRAWINGS AS CLOUDED FOR SECTION 34.	17/01/2022

PROJECT	MIXED-USE DEVELOPMENT 321 - 331 CONDOMINE STREET MANLY VALE NSW 2093 LOTS 20, 21, 22 & 25 on DP 11320 LOT 123 on DP 737259	ISSUED BY SG / AW 19/01/2022
SCALE	1:100 @ A1	REVISION
PROJECT NO.	DA-06	
FOR MANLY VALE DEVELOPMENTS No 2 PL	1511	



337 CONDOMINE STREET

335 CONDOMINE STREET

333 CONDOMINE STREET

1 KING STREET

SOMERVILLE PLACE

BOUNDARY 38.075 M 10°48'05"

BOUNDARY 35.645 M 190°48'05"

BOUNDARY 31.090 M 278°23'40"

BOUNDARY ARC 3.865 M 234°35'45"

SUNSHINE STREET

CONDOMINE STREET

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EXISTING 750 MM DIA STORMWATER SHOWN DASHED.
LOCATION AS PER NORTHERN BEACHES COUNCIL STORMWATER MAPPING.

EXISTING 450 MM DIA STORMWATER SHOWN DASHED.
LOCATION AS PER NORTHERN BEACHES COUNCIL STORMWATER MAPPING.

EXISTING 525 MM DIA STORMWATER SHOWN DASHED.
LOCATION AS PER NORTHERN BEACHES COUNCIL STORMWATER MAPPING.

EXISTING 525 MM DIA STORMWATER SHOWN DASHED.
LOCATION AS PER NORTHERN BEACHES COUNCIL STORMWATER MAPPING.

REV F:
INCREASED SET-BACK TO WEST BOUNDARY.
REVISIONS TO UNITS 24, 25 & 26.

REV G:
10 METRE SEPARATION DISTANCE
FROM BOUNDARY OF 2 SUNSHINE STREET
NOTED ON LEVEL 3 PLAN.

REV J:
WEST FACADE RELOCATED WITHIN FUTURE ROAD WIDENING BOUNDARY.
NATURAL VENTILATION PATHWAYS SHOWN.
OPERABLE HIGH LEVEL WINDOWS INDICATED.

REV L:
GENERAL REVISION TO UNIT LAYOUTS.

REV M:
GENERAL REVISION TO UNIT LAYOUTS.

REV N:
GENERAL REVISION TO UNIT LAYOUTS.

REV P:
GENERAL REVISION TO UNIT LAYOUTS.

REV Q:
EXTENT OF EAST FACADE REDUCED.
GENERAL REVISION TO LAYOUTS OF UNITS 24, 25 & 26.
UNIT 27 DELETED.

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/286483
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REV C:
ROOF RE-DESIGNED TO ALLOW FOR HIGH LEVEL GLAZING &
NATURAL VENTILATION.
ROOF LEVELS REVISED TO SUIT.
AC PLANT AREAS REVISED.
SKYLIGHTS DELETED / RELOCATED.

REV D:
ROOF LEVELS INCREASED TO ALLOW FOR
VEHICLE & PEDESTRIAN CLEARANCE
AT GROUND LEVEL.
ROOF RE-DESIGNED.

REV E:
GENERAL REVISION TO ROOF PLAN.

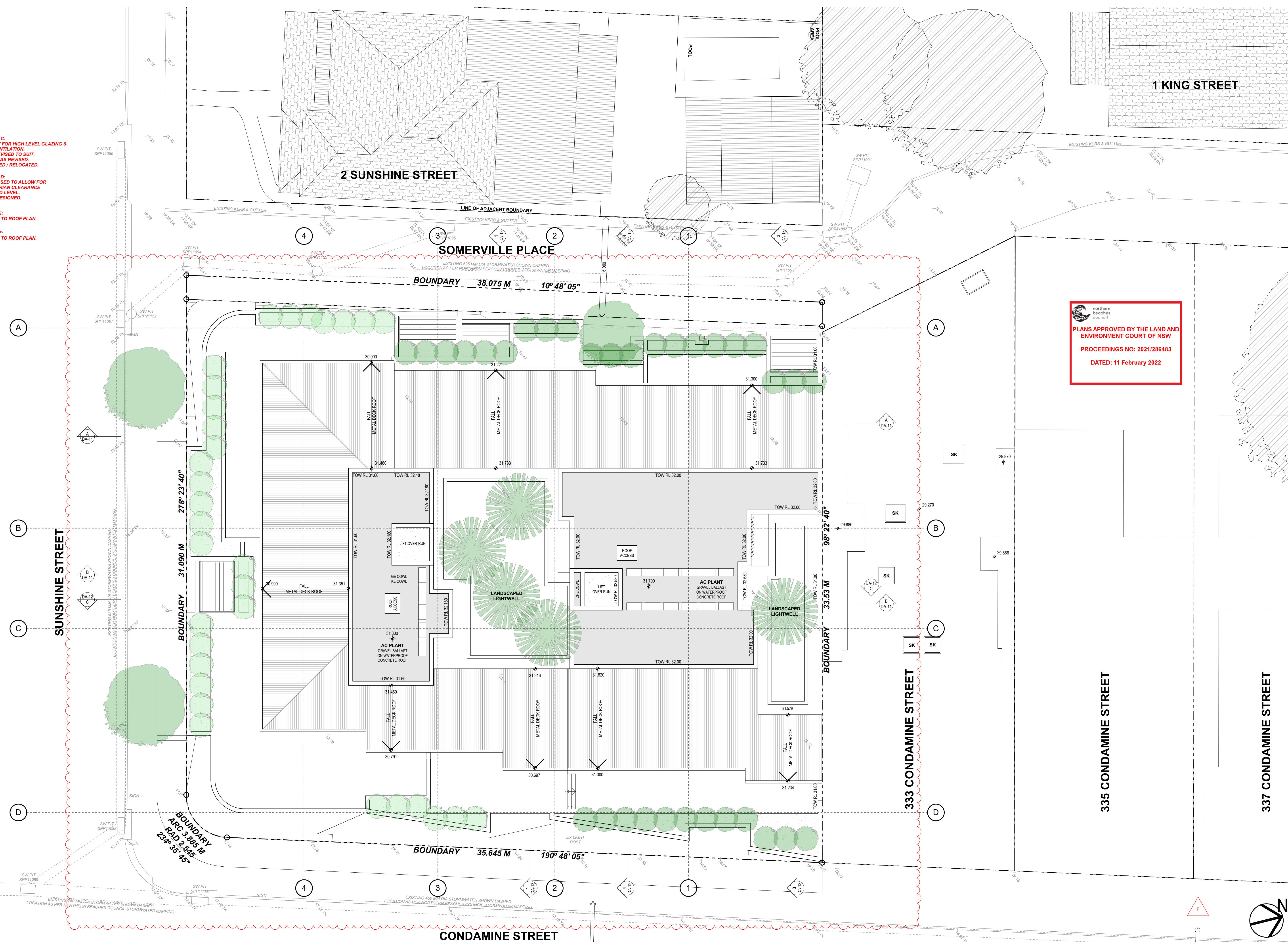
REV F:
GENERAL REVISION TO ROOF PLAN.

northern
beaches
council

PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/286483

DATED: 11 February 2022



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E INFO@GARTNERTROVATO.COM

Revision ID	Description	Issue Date
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020
C	REVISIONS TO DRAWINGS AS CLOUDED - ISSUED FOR SECTION 8.2 APPLICATION	04/03/2021
D	ISSUED FOR SECTION 8.2 APPLICATION	28/07/2021
E	REVISIONS TO DRAWINGS AS CLOUDED FOR SECTION 34.	21/12/2021
F	REVISIONS TO DRAWINGS AS CLOUDED FOR SECTION 34.	17/01/2022

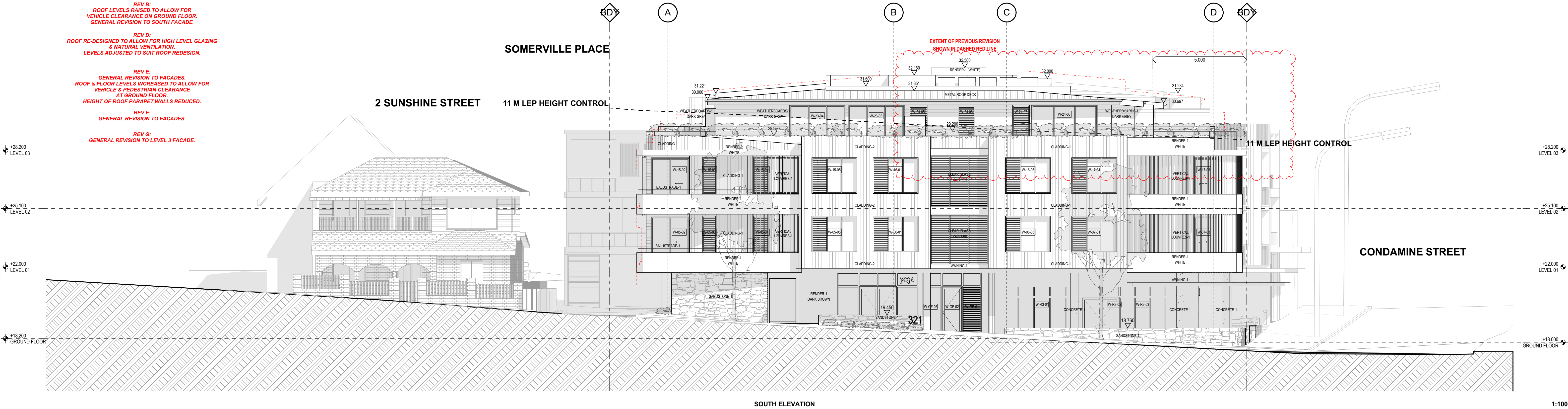
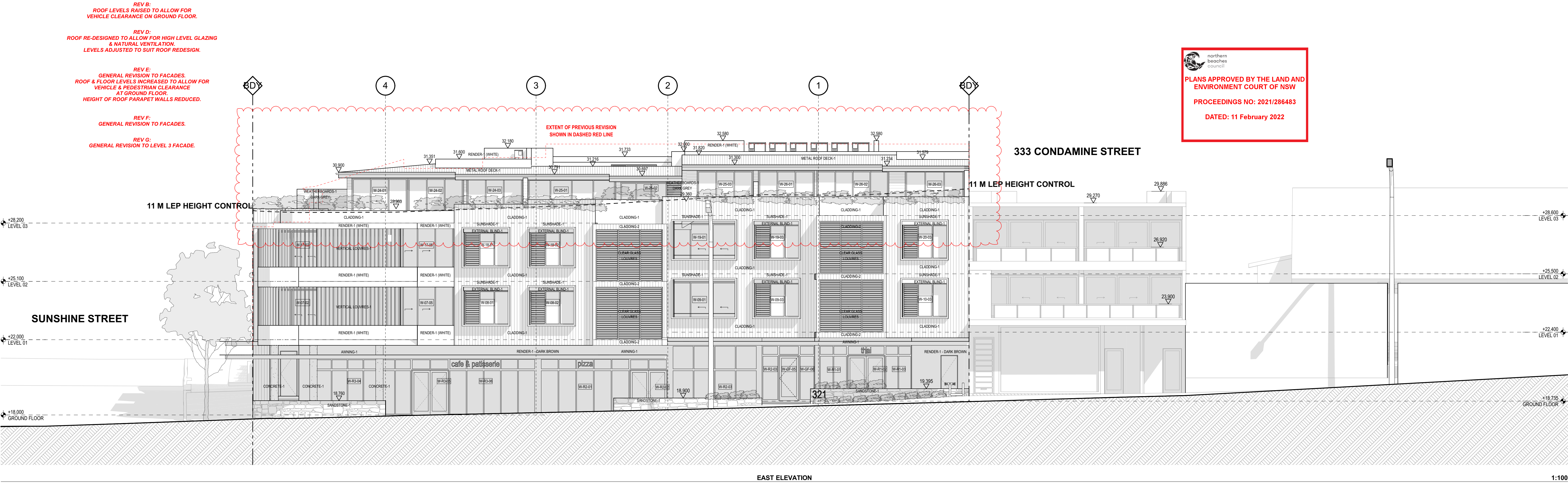
PROJECT
MIXED-USE DEVELOPMENT
321 - 331 CONDOMINE STREET
MANLY VALE NSW 2093
LOTS 20, 21, 22 & 25 on DP 11320
LOT 123 on DP 737259

SCALE
1:100 @ A1

DATE
19/01/2022

REVISION
DA-08

FOR MANLY VALE DEVELOPMENTS No 2 PL 1511



EXTERIOR FINISHES LEGEND

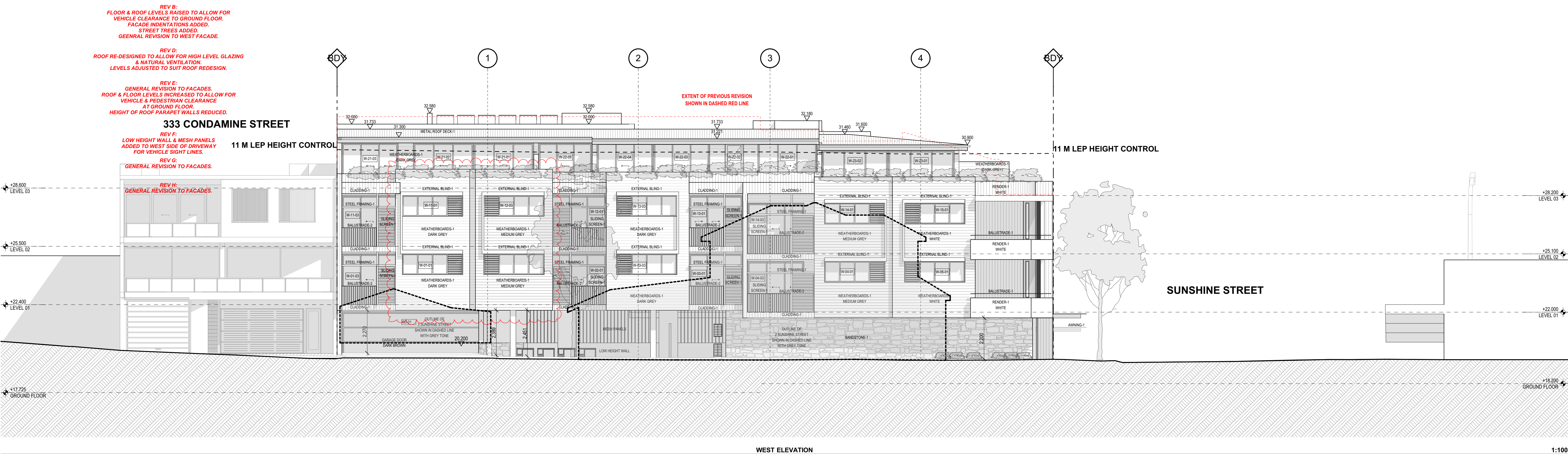
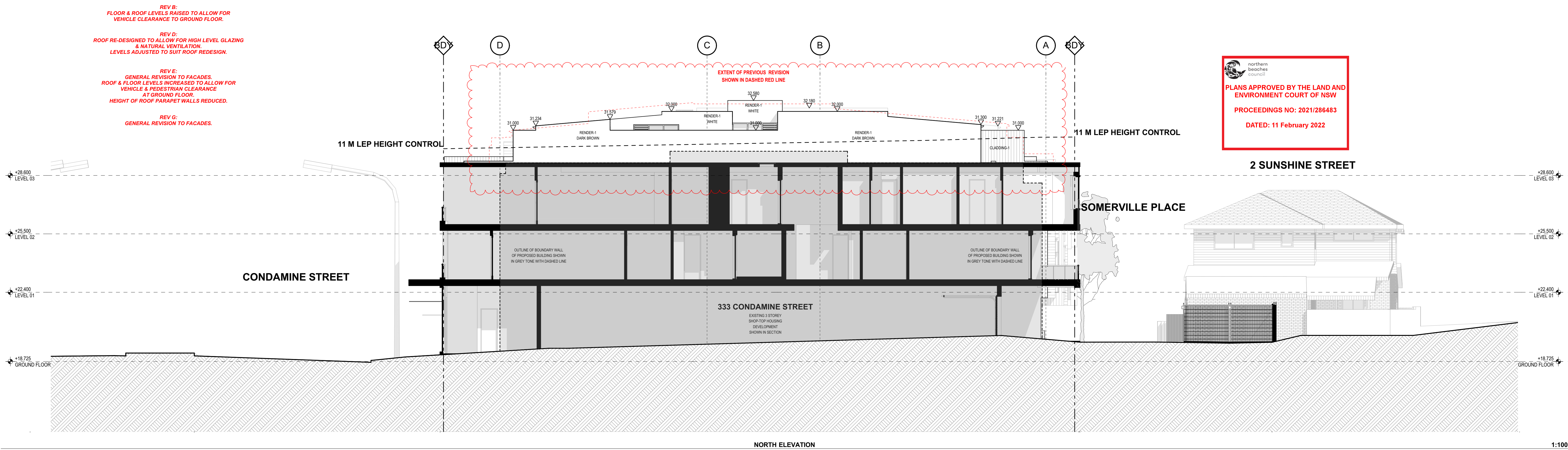
AWNING-1	STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
BALUSTRADE-1	METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-2	METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
CLADDING-1	COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
CLADDING-2	CORETEN STANDING SEAM CLADDING.
CLADDING-3	EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.
CONCRETE-1	CONCRETE-1
EXTERNAL BLIND-1	OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.
METAL ROOF DECK-1	EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
MURAL-1	METAL ROOF DECK, COLOUR "MONUMENT".
RENDER-1	MURAL BY LOCAL ARTIST OF LOCAL FLORA.
SANDSTONE-1	RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
	SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.

SLIDING SCREEN-1	SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
SLIDING SCREEN-2	SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
STEEL FRAMING-1	PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
SUNSHADE-1	300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "DAR GREY".
TRELLIS-1	STAINLESS STEEL PLANTING TRELLIS.
VERTICAL LOUVRE-1	VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH.
WEATHERBOARD-1	FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

WHITE	"WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" SW.
LIGHT GREY	"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12.
MEDIUM GREY	"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" GR17.
DARK GREY	"DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" GR16.
DARK BROWN	"DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHOCOLATE SOUFLE" A130.1.
ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.	





EXTERIOR FINISHES LEGEND

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

STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
CORETEN STANDING SEAM CLADDING.
EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.

CONCRETE-1
EXTERNAL BLIND-1
METAL ROOF DECK-1
MURAL-1
RENDER-1
SANDSTONE-1

OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.
EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
METAL ROOF DECK, COLOUR "MONUMENT".
MURAL BY LOCAL ARTIST OF LOCAL FLORA.
RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.

SLIDING SCREEN-1
SLIDING SCREEN-2
STEEL FRAMING-1
SUNSHADE-1
TRELLIS-1
VERTICAL LOUVER-1
WEATHERBOARD-1

SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "DAR GREY".
STAINLESS STEEL PLANTING TRELLIS.
VERTICAL ELLIPTICAL LOUVER WITH "WOOD-GRAIN" FINISH.
FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

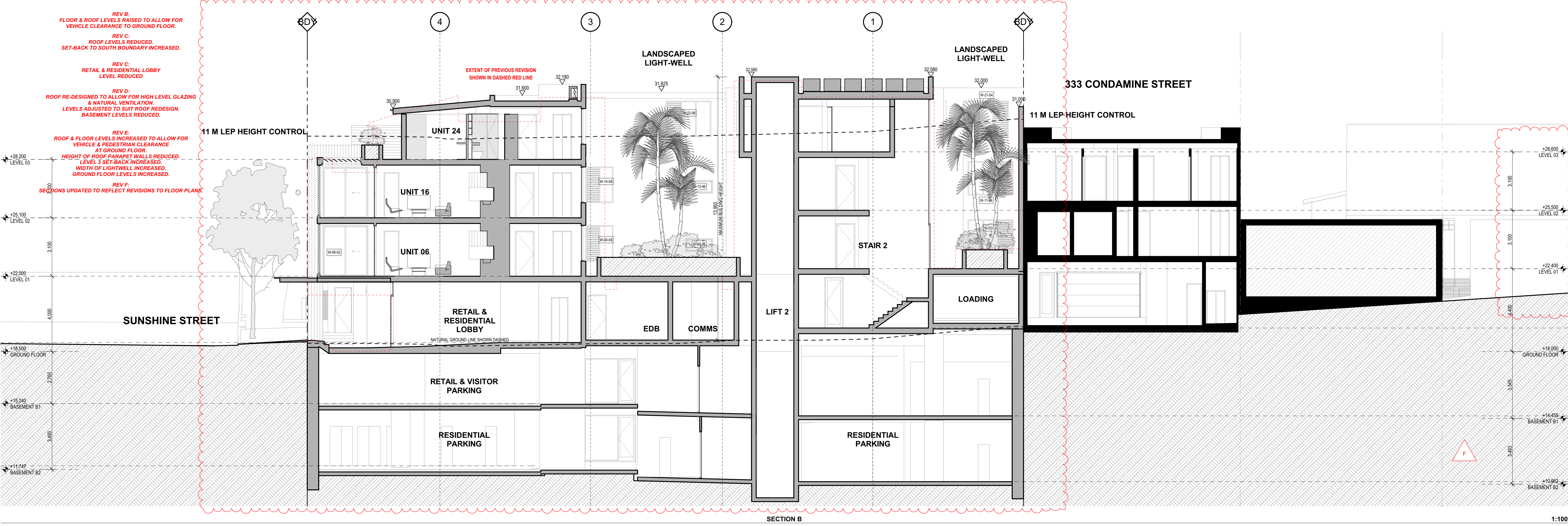
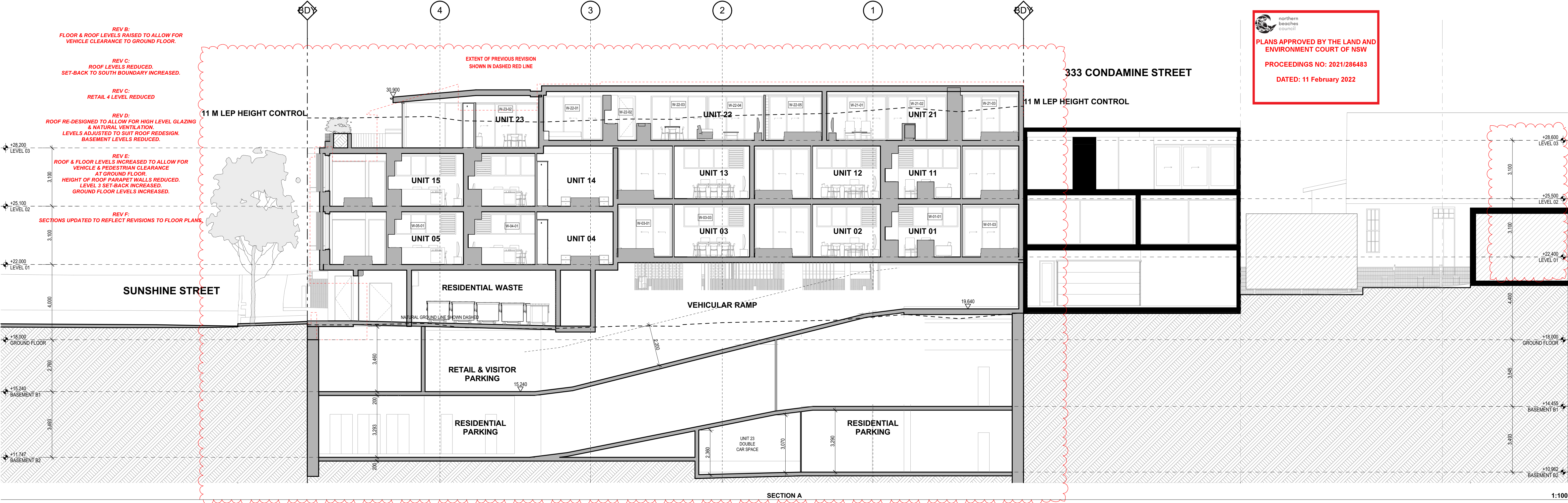
COLOUR LEGEND

WHITE
LIGHT GREY
MEDIUM GREY
DARK GREY
DARK BROWN

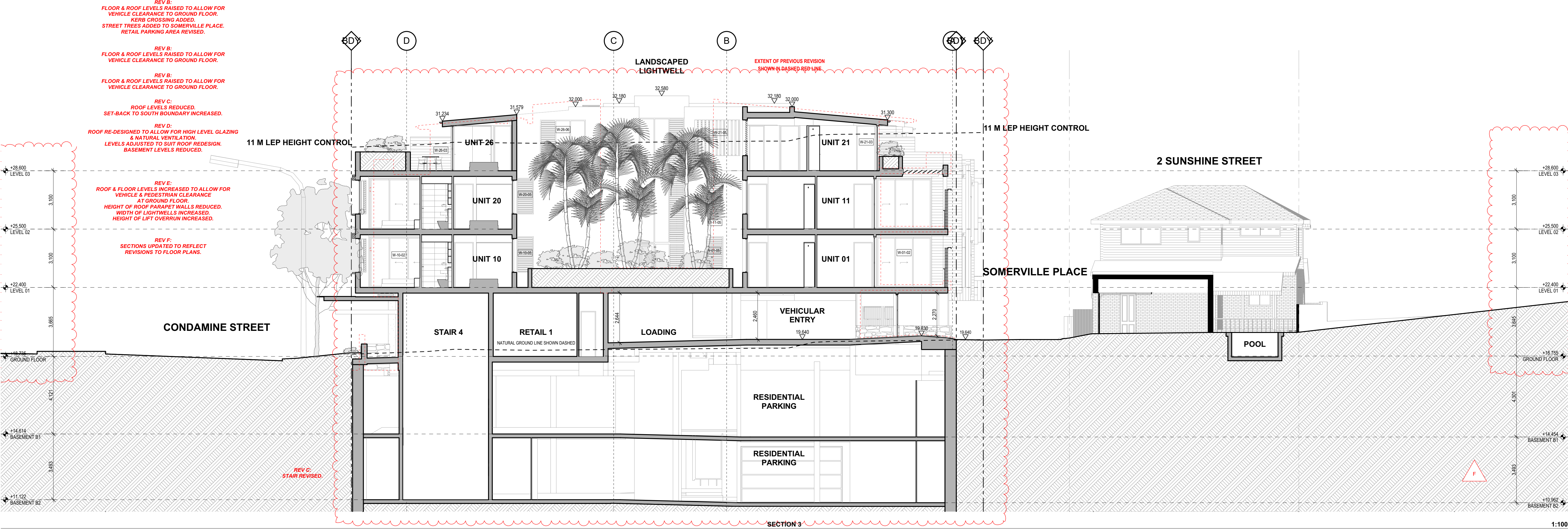
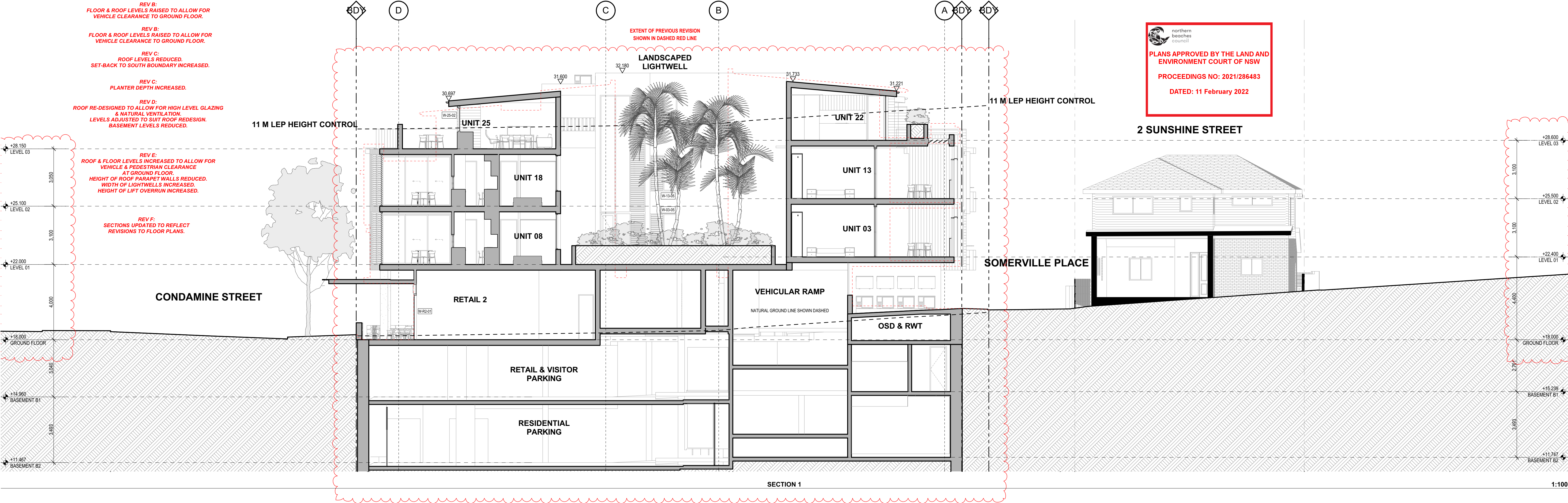
"WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" SW.
"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12.
"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" GR17.
"DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" GR16.
"DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHOCOLATE SOUFLE" A130.1.
ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.



northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2021/286483
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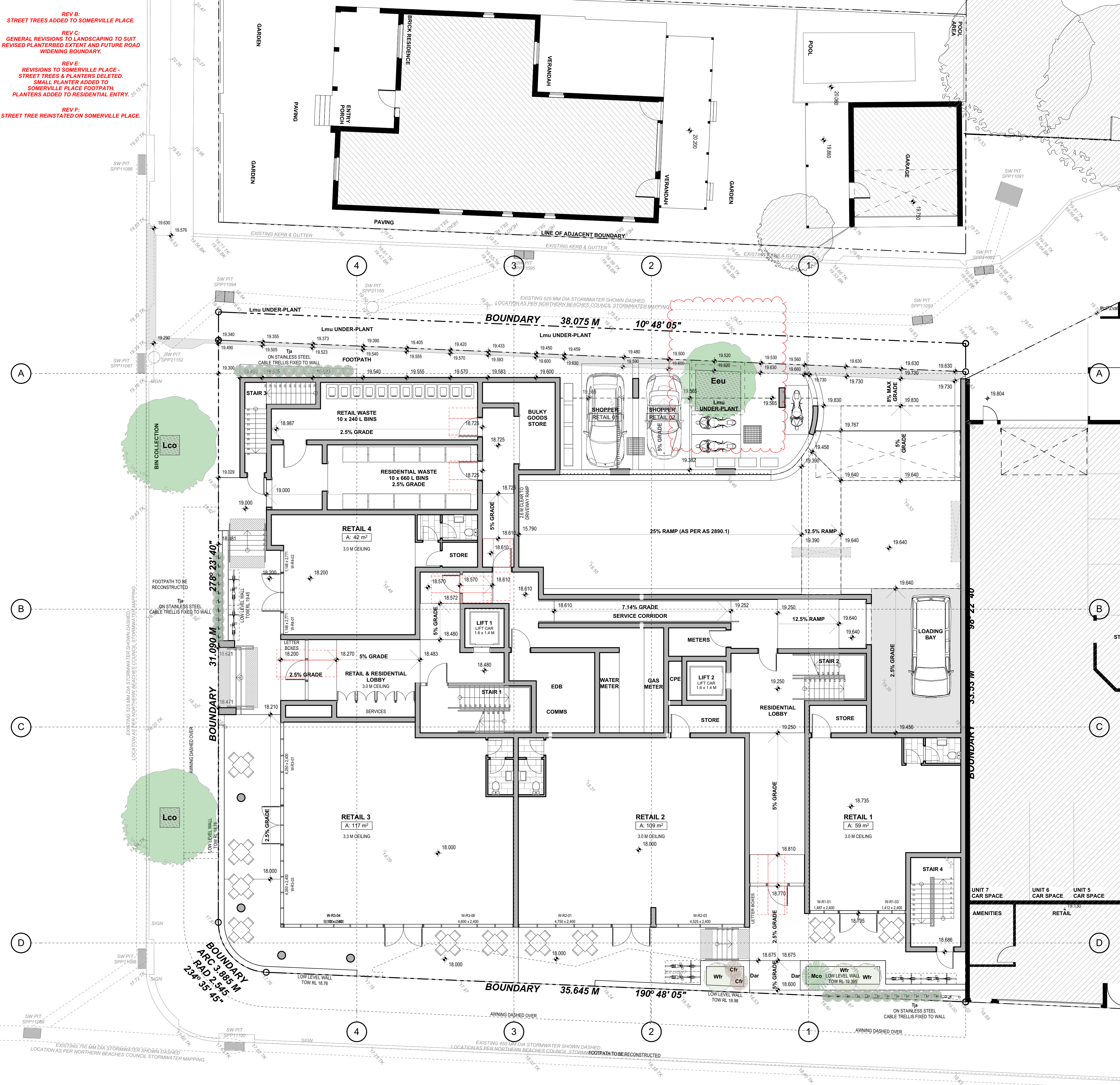


REV B:
STREET TREES ADDED TO SOMERVILLE PLACE.

REV C:
GENERAL REVISIONS TO LANDSCAPING TO SUIT
REVISED PLANTERBED EXTENT AND FUTURE ROAD
WIDENING BOUNDARY.

REV E:
REVISIONS TO SOMERVILLE PLACE -
STREET TREES & PLANTERS DELETED.
SMALL PLANTER ADDED TO
SOMERVILLE PLACE FOOTPATH.
PLANTERS ADDED TO RESIDENTIAL ENTRY.

REV F:
STREET TREE REINSTATED ON SOMERVILLE PLACE.



Key	Botanical name	Common name	Mature size (h x w)m	Pot size
Trees				
Eeu	Elaeocarpus eumundi	Bush Quandong	8m (h) x 4m (w)	400 mm
Lco	Lophostemon confertus	Brush Box	10m (h) x 6m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	400 mm
Screen shrubs				
Sau	Syzgium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Sca	Syzgium Luehmannii x Wilsonii	Lilly Pilly Cascade	2m (h) X 1.5m (w)	400 mm
Bmi	Buxus microphylla japonica	Korean Box	2m (h) X 1m (w)	300 mm
Small shrubs				
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)	300 mm
Cfr	Cordyline fruticosa 'Rubra'	Cordyline "Rubra"	2m (h) x 0.7 m (w)	400 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm
Ground covers				
Tja	Trachelospermum jasminoides	Star Jasmine	4m (h) x 3m (w)	140 mm
Succulents				
Cgl	Carpobrotus glaucescens	Pig face	0.2m (h) x 1m (w)	140 mm
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Dre	Dichondra repens "Emerald Falls"	Emerald falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Mulch and edging				
CPM	Cypress pine mulch			



 northern
beaches
council

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2021/286483

DATED: 11 February 2022

REV B:
STREET TREES ADDED TO SOMERVILLE PLACE.

REV C:
GENERAL REVISIONS TO LANDSCAPING TO SUIT
REVISED PLANTERBED EXTENT AND FUTURE ROAD
WIDENING BOUNDARY.

REV E:
LENGTH & WIDTH OF LANDSCAPED LIGHTWELLS
INCREASED.
PLANTERS INCREASED TO SUIT.

REV F:
GENERAL REVISION TO PLANTERS
& LANDSCAPING.



Key	Botanical name	Common name	Mature size (h x w)m	Pot size
Trees				
Eeu	Elaeocarpus eumundi	Bush Quandong	8m (h) x 4m (w)	400 mm
Lco	Lophostemon confertus	Brush Box	10m (h) x 6m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	400 mm

Screen shrubs				
Sau	Syzgium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Sca	Syzgium Luehmannii x Wilsonii	Lilly Pilly Cascade	2m (h) x 1.5m (w)	400 mm
Bmi	Buxus microphylla japonica	Korean Box	2m (h) X 1m (w)	300 mm

Small shrubs				
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)	300 mm
Cfr	Cordyline fruticosa 'Rubra'	Cordyline "Rubra"	2 m (h) x 0.7 m (w)	400 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm

Ground covers				
Tja	Trachelospermum jasminoides	Star Jasmine	4m (h) x 3m (w)	140 mm

Succulents				
Cgl	Carpobrotus glaucescens	Pig face	0.2m (h) x 1m (w)	140 mm
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Dre	Dichondra repens "Emerald Falls"	Emerald falls dichondra	0.1m (h) x 1.8m (w)	140 mm

Mulch and edging				
CPM	Cypress pine mulch			

TREES

Lco - Brush Box

Hfo - Kentia Palm

Eeu - Bush Quandong

SCREEN SHRUBS

Sau - Compact Lillypilly

Sca - Syzgium Cascade

SMALL SHRUBS

Mco - Burrawang Palm

Wfr - Coast Rosemary

Ani - Birds Nest Fern

Cfr - Cordyline Rubra

GROUND COVERS

Lmu - Giant Turf Lily

Tja - Star Jasmine

SUCCULENTS

Cgl - Pig Face

Dar - Silver Falls Dichondra

Dre - Emerald Falls Dichondra

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/286483

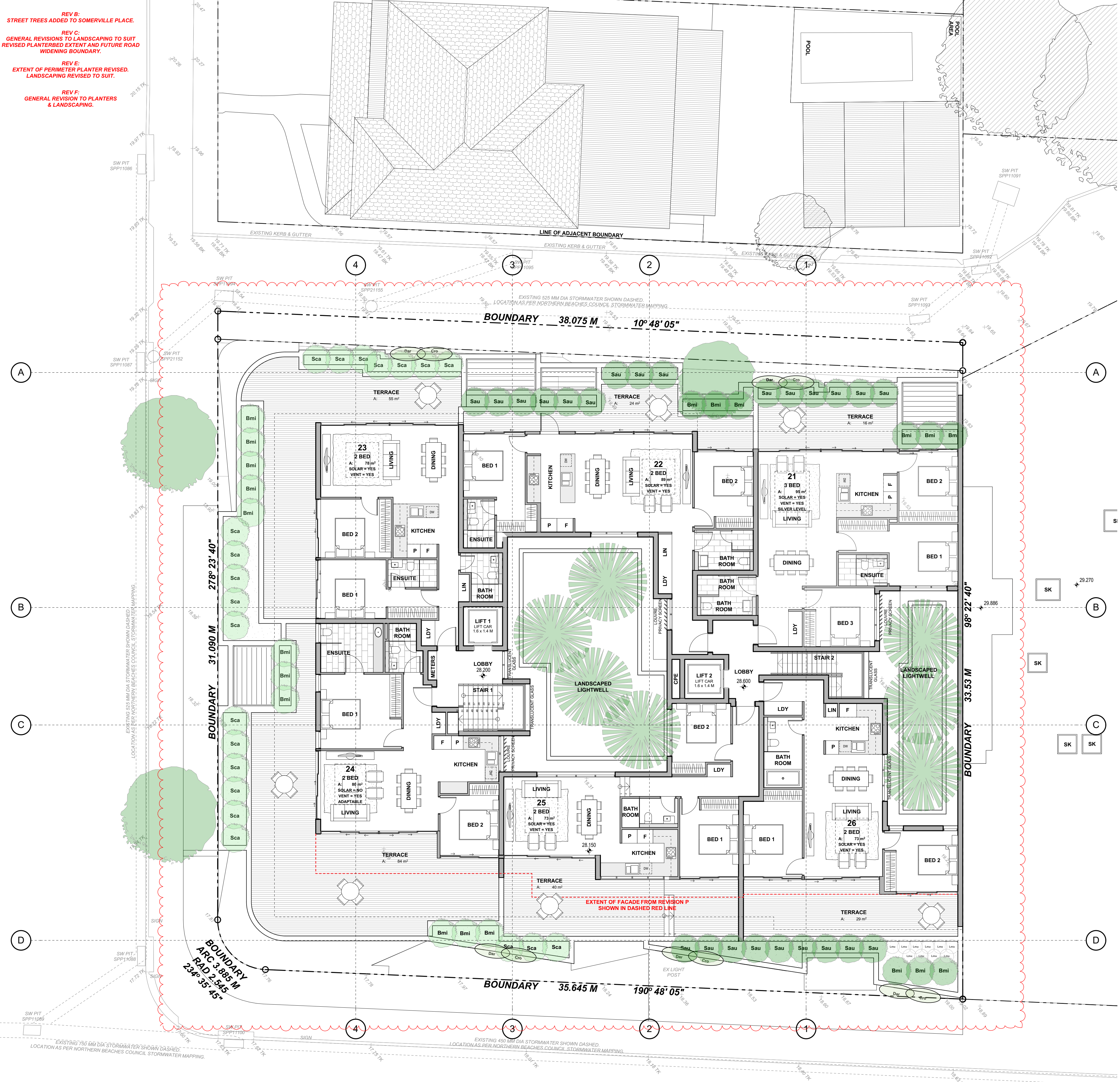
DATED: 11 February 2022

REV B:
STREET TREES ADDED TO SOMERVILLE PLACE.

REV C:
GENERAL REVISIONS TO LANDSCAPING TO SUIT
REVISED PLANTERBED EXTENT AND FUTURE ROAD
WIDENING BOUNDARY.

REV E:
EXTENT OF PERIMETER PLANTER REVISED.
LANDSCAPING REVISED TO SUIT.

REV F:
GENERAL REVISION TO PLANTERS
& LANDSCAPING.



Key	Botanical name	Common name	Mature size (h x w)m	Pot size
Trees				
Eeu	Elaeocarpus eumundi	Bush Quandong	8m (h) x 4m (w)	400 mm
Leo	Lophostemon confertus	Brush Box	10m (h) x 6m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	400 mm
Screen shrubs				
Sau	Syzgium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Sca	Syzgium Luehmannii x Wilsonii	Lilly Pilly Cascade	2m (h) x 1.5m (w)	400 mm
Bmi	Buxus microphylla japonica	Korean Box	2m (h) X 1m (w)	300 mm
Small shrubs				
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)	300 mm
Cfr	Cordyline fruticosa "Rubra"	Cordyline "Rubra"	2 m (h) x 0.7 m (w)	400 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm
Ground covers				
Tja	Trachelospermum jasminoides	Star Jasmine	4m (h) x 3m (w)	140 mm
Succulents				
Cgl	Carpobrotus glaucescens	Pig face	0.2m (h) x 1m (w)	140 mm
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Dre	Dichondra repens "Emerald Falls"	Emerald falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Mulch and edging				
CPM	Cypress pine mulch			



 **northern beaches council**

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EAST ELEVATION



SOUTH ELEVATION



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EXTERIOR FINISHES LEGEND

AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
CLADDING-2 CORETEN STANDING SEAM CLADDING.
CLADDING-3 EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.

CONCRETE-1
EXTERNAL BLIND-1
METAL ROOF DECK-1
MURAL-1
RENDER-1
SANDSTONE-1

OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.
EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
METAL ROOF DECK, COLOUR "MONUMENT".
MURAL BY LOCAL ARTIST OF LOCAL FLORA.
RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.

SLIDING SCREEN-1
SLIDING SCREEN-2
STEEL FRAMING-1
SUNSHADE-1
TRELLIS-1
VERTICAL LOUVRE-1
WEATHERBOARD-1

SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "DAR GREY".
STAINLESS STEEL PLANTING TRELLIS.
VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH.
FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

WHITE "WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" 5W.
LIGHT GREY "LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12.
MEDIUM GREY "MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" GR17.
DARK GREY "DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" GR16.
DARK BROWN "DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHOCOLATE SOUFLE" A130.1.
ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.



Revision ID	Description	Issue Date
C	ISSUED FOR SECTION 8.2 APPLICATION.	28/07/2021
D	REVISIONS TO DRAWINGS AS CLOUDED FOR SECTION 34.	17/01/2022