



STATEMENT OF ENVIRONMENTAL EFFECTS

Alternate Fencing, Western Boundary and Removal of Steel Window Screens and Replacement with Window Film

Property:

Pacific Lodge Residential Aged Care Facility,
22 Homestead Avenue,
Collaroy, NSW.

Applicant:

The Salvation Army (New South Wales) Property Trust

Prepared By:

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Project Managers and Quantity Surveyors,
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Penshurst, NSW, 2222.

May 29, 2019

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1.0 Introduction

This Statement of Environmental Effects (**SEE**) is submitted to Northern Beaches Council (The Council). It describes proposals for what are considered to be **three** minor departures (S4.55[1]) from the approved Conditions of Consent for the recently constructed Pacific Lodge residential aged care facility (**RACF**) located at 22 Homestead Avenue, Collaroy (the **development area**); the development area occupies part of The Collaroy Centre.

The SEE is submitted on behalf of the applicant, The Salvation Army (New South Wales) Property Trust which owns the site; management of the facility proper is undertaken by The Salvation Army Aged Care Plus.

The new RACF provides short-term respite care for older Australians as well as specialised care for persons suffering from behavioural and mental health problems. The new RACF is located immediately adjacent to the existing RACF known as Elizabeth Jenkins Place, also owned and managed by The Salvation Army.

The Pacific Lodge development (now completed) comprises:

- basement carparking (32 spaces) and service areas;
- 50 residential rooms, each with ensuite;
- dining rooms, living rooms, sunrooms, Chapel, multi-purpose room and television rooms;
- staff rooms, offices and reception;
- lifts servicing all levels;
- an elevated walkway between Pacific Lodge and Elizabeth Jenkins Place;
- extensive landscaping including fencing and screen planting; and
- roadworks between Elizabeth Jenkins Place and the Lower Ground Floor of Pacific Lodge.

This SEE has been prepared by Hanna Newman Associates Pty. Ltd. on behalf of the applicant. The SEE describes the development area and wider site, its locality and the three proposals. It includes, inter alia, an assessment of the proposal under the appropriate parts of Section 79C(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This report should be read in conjunction with the following documentation:

Annexure No.1 - Architectural drawings prepared by IDG Architects:

- SAL 120066_CC_1101 - First Floor Plan
- SAL120066_CC_2000 - North and East Elevation;
- SAL120066_CC_2001 - South and West Elevation; and
- SAL 12066_CC_0100 - Site Plan

Annexure No.2 - Louvres

- Internal and external photos of external window louvres.

Annexure No.3 - Western Boundary Fencing

- As-built survey of existing boundary fencing prepared by Geomat Engineering Pty. Ltd.;
- Mark-up (in green) of the proposed change to the fencing type (and additional screening trees);
- Sketch LP [A] prepared by Taylor Brammer Landscape Architect Pty. Ltd. detailing the extent, layout and proposed species for additional screening trees to the embankment to the immediate North of Pacific Lodge.

1.0 Site Location, Description and Background

The key characteristics of the development area and wider site are summarised below:

- Location 22 Homestead Avenue, Collaroy (refer to **Figures 1 and 2**)



Figure No.1 - Site Location Plan, No.'s 8 and 22 Homestead Avenue, Collaroy (The Salvation Army site)



Figure No.2 - Aerial View of the Development Area (from the North)

- Legal description and site area

Lot 2, DP 604580	10.34 hectares
Development Area	5,424m ²
- Zoning

Zone SP1 Special Activities, Seniors Housing and Function Centre
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Warringah Local Environmental Plan 2011 (**WLEP 2011**) (**Figure 3**)



Figure No.3 - Extract of Zone Map WLEP 2011

- Relevant Consents

DA 2007/0433 (approved May 7, 2009) related to the wider Salvation Army site at Collaroy and approved the following:

 - 102 bed aged care facility with 30 car parking spaces, ambulance bay and disabled parking;
 - 51 self care units with 62 car parking spaces;
 - new internal roads;
 - relocation of ten garages associated with Warringah Place;
 - new landscaping, pathways, letter box structure and garbage collection areas

DA 2009/1272 (approved on January 14, 2010) approved demolition of 14 of 22 buildings and removal of 55 trees.

DA 2010/2047 (approved on April 20, 2011 by the JRPP) approved construction of seniors housing comprising 25 independent living units and a 126 bed residential aged care facility.

DA 2011/1380 (approved on February 17, 2011) approved alterations and additions to seniors housing development.

DA 2013/0886 (approved on July 31, 2013) approved alterations and additions to seniors housing development.

DA 2014/0068 (approved on January 24, 2014) approved alterations and additions to seniors housing development.

DA 2015/0931 (approved January 27, 2016) approved construction of a 50 bed residential aged care facility.

Mod2009/0263 (refused by Council August 10, 2010) relating to Section 94 contributions relating to DA2007/0433.

Mod2017/0224 (approved December 19, 2017) approved modifications to the conditions of consent for DA2015/0931.

- Heritage

In accordance with WLEP 2011, The Salvation Army site contains the following heritage items:

Item - General - I15 Jenkins Family Grave.

The following local heritage items are in the vicinity of the wider Salvation Army site:

- Item - General: I19 house (1071 Pittwater Road);
- Item - General: I21 house "Rosecrea" (1048 Pittwater Road);
- Item - General-I34 house "Sunrise" (3 Cottage Point Road).

The Salvation Army site is not located within a heritage conservation area.

- Bushfire

Council's Bushfire Prone Land Map identifies Category 1 Vegetation and its associated 100m buffer zone within the development area (a Bushfire Assessment Report was submitted as part of the Development Application).

- **Topography** The Salvation Army site falls from the West (RL 24.51) to the East adjoining Pittwater Road (RL 11.91) and from the North adjoining Homestead Avenue to the South toward the creek (RL 17.48).

- **Vegetation/ watercourse** The development area is largely open space, comprising some native vegetation extending from Anzac Avenue Reserve to the South, mown lawn areas, landscaped gardens and tree plantings and the recently completed Pacific Lodge residential aged care facility.

Collaroy Creek Catchment runs along the Southern boundary of the development area which is characterised as having low to moderate ecological value (Warringah Creek Management Study).

- **Surrounding uses**

North	One and two storey dwelling houses are to the Northeast of the development area (fronting Homestead Avenue).
South	Bushland is to the South of the development area (Anzac Avenue Reserve). Warringah Place, a retirement village owned and managed by The Salvation Army containing 108 ILUs, is to the Southeast of the development area.
East	Elizabeth Jenkins Place, a residential aged care facility owned and managed by The Salvation Army, adjoins the development area to the East, which is used in connection with Pacific Lodge.
West	The Collaroy Centre adjoins the development area to the North and West, which is also owned and managed by The Salvation Army. A bushland area (which is identified as bushfire prone land) is to the Southwest (Anzac Avenue Reserve) of the development area.

3.0 Background

Following the completion of construction of the Pacific Lodge residential aged care facility in June 2018, **three** issues have since arisen which affect either the amenity and privacy of several of the facility's aged residents, or give rise to concerns relating to the privacy of children (in particular) and others using The Collaroy Centre facilities.

The **first issue** relates to the **steel privacy louvres** that were erected over the external face of a number of resident room and nook windows on both the first and second floor levels.

The provision of window louvres was the subject of a S.96 application (**Mod 2017/0224**); this application also included the removal of a number of architectural louvres. The addition of louvres to resident room windows was the result of discussions between The Salvation Army and The Collaroy Centre representatives at the time when the latter raised concerns relating to the privacy of Pacific Lodge residents and of persons using the facilities of The Collaroy Centre, in particular the multi-purpose court to the immediate North West of Pacific Lodge and the oval to the immediate North; both facilities provide sight lines into a number of rooms in the North West corner of Pacific Lodge.

The louvres were installed as part of the Pacific Lodge construction works and photographs of internal and external views of the same are provided at **Annexure No.2** of this SEE. However, whilst the installation of the louvres satisfied the concerns raised by The Collaroy Centre, further concerns were raised post construction by The Salvation Army once the louvres were installed. These additional concerns were based on the aesthetic outcomes afforded by the louvres and the impact on the amenity of residents whilst in their rooms.

With respect to the aesthetic concerns, The Salvation Army considered that the louvres designed by IDG Architects were:

- overly bulky and did not relate well architecturally with the facade;
- not compatible with the intent of the architecture of the facade; and
- of a colour not compatible with the colour palette of the external building materials and finishes.

With respect to the concerns relating to resident amenity, The Salvation Army considered that the louvres:

- presented as a “non-homely” physical barrier to residents; and
- adversely impacted on the quantity and quality of natural light able to penetrate a resident room.

The **second issue** to which this application relates is the **fencing type** that defines the Western boundary between the Pacific Lodge development area and The Collaroy Centre's Cabin No.5 and multi-purpose court, both of which are located to the immediate West and the immediate North West respectively of Pacific Lodge. Refer to **Figure No.2** of Section 2.0 of this SEE for the location of Cabin No.5 and the multi-purpose court.

The fencing type currently erected around the Pacific Lodge facility is pre-finished palisade style fence, although The Salvation Army wishes to replace the fence with a timber lapped and capped type.

The objective of both The Salvation Army and The Collaroy Centre in changing the fence type is to increase privacy between Pacific Lodge and Cabin No.5 and to a lesser extent those persons using the multi-purpose court.

The **third issue** to which this application relates is the **height of both the existing palisade fencing and proposed timber lapped and capped fence** detailed above. The Salvation Army proposes that the proposed timber lapped and capped fence be 2400mm high and proposes to increase the height of the palisade fence from 1800mm high to 2200mm high.

4.0 Description of the Proposals

The proposals to overcome the concerns of both The Salvation Army and The Collaroy Centre and which require Council's approval are:

Proposal No.1 - Remove Steel Window Louvres and Replace with Window Film

The Salvation Army proposes to:

1. remove the steel privacy screens from the windows of all resident rooms and nooks;
2. apply plain white one-way vision self-adhesive window film to a height of approximately 1600mm above finished floor level to the windows of the eight first floor resident rooms identified on Figure 4 below and "clouded" in blue; and
3. apply plain matt clear self adhesive window film to a height of 1800mm above finished floor level to the first floor nook windows identified on Figure 4 and "clouded" in brown below.

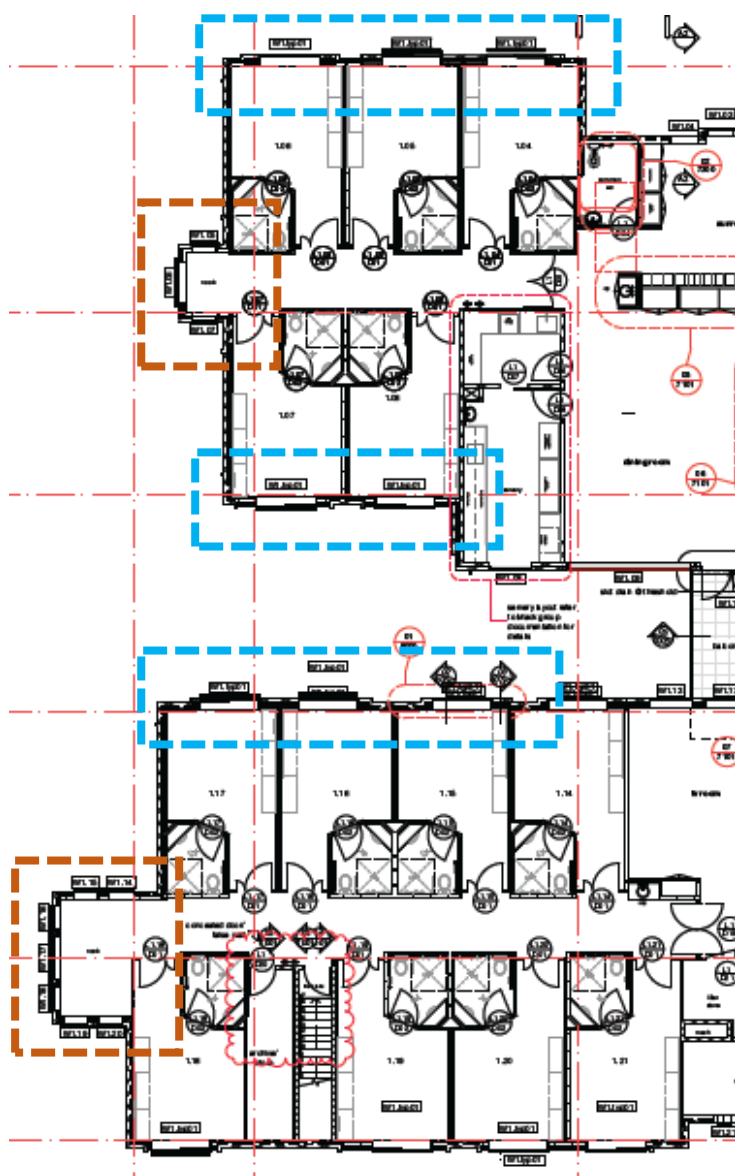


Figure No.4 - Proposed Window Film Location

Proposal No.2 - Replace Existing Palisade Fencing between Pacific Lodge and the Adjacent Collaroy Centre Accommodation Wing with Timber lapped and Capped Fencing

The Salvation Army proposes to:

- remove the existing palisade fencing to the extent shown in Annexure No.3;
- replace the fencing with 2400mm high lapped and capped timber fencing; and
- provide an additional fourteen 100 litre screening trees (Lilly Pillies) to the embankment to the immediate North of Pacific Lodge.

Proposal No.3 - Increase Height of Fencing

The height of the existing palisade fencing is 1800mm.

The Salvation Army is proposing to increase the height of fencing as follows:

- palisade fencing - 2200mm high; and
- proposed timber lapped and capped fence - 2400mm.

5.0 Benefits of the Proposals

Proposal No.1 - Remove Steel Window Louvres and Replace with Window Film

It is considered that the intent for the installation of the louvres is **maintained** by the use of window film as:

- the requirement for the privacy of residents is maintained - *no change*; and
- the requirement for privacy for the occupants of Cabin No.5 and users of The Collaroy Centre's multi-function court and oval is maintained - *no change*.

Similarly, it is considered that the amenity of residents is **enhanced** as:

- the window film allows a greater quantity and quality of natural light to enter a resident room; and
- the window film does not present as a physical barrier/ outlook as do the steel louvres.

Further, it is considered that the architectural aesthetic of the facades is **enhanced** as:

- the bulky nature of the steel louvres will have been removed, resulting in a clean, clutter-free facade; and
- the white colour of the proposed window film is consistent with the white brickwork immediately adjacent to affected windows.

Proposal No.2 - Replace Existing Palisade Fencing with Timber lapped and Capped Fencing

It is considered that the benefits of the proposed change in fencing type (Proposal No.2) from palisade fencing to lapped and capped timber fencing include:

- **enhanced privacy** for the users of The Collaroy Centre's Cabin No.5;
- enhanced privacy for the users of the adjacent Collaroy Centre oval and multi-purpose court;
- enhanced privacy for the residents of Pacific Lodge;
- enhanced privacy afforded by the introduction of additional screening plants for Pacific Lodge residents and users of the oval;
- **enhanced amenity** for Pacific Lodge residents afforded by the screening plants/ landscaping; and
- the proximity of the proposed fencing to Pacific Lodge or Cabin No.5 does not adversely affect the amenity of residents (of Pacific Lodge) or occupants (of Cabin No.5).

As the fencing in question is wholly within the Development Area/ Salvation Army property and

does not form a boundary with adjacent or neighbouring properties, it is considered that the proposal has **no impact on adjacent property Owners**.

Proposal No.3 - Increase Height of Fencing

As the fencing in question is wholly within the Development Area/ Salvation Army property and does not form a boundary with adjacent or neighbouring properties, it is considered that the proposal to increase to height of the palisade fencing and proposed timber lapped and capped fencing has **no impact on adjacent property Owners**.

Further, it is considered that the increase in height of the proposed timber lapped and capped fencing will **enhance the privacy** of residents and the occupants of The Collaroy Centre's Cabin No.5.

6.0 Statutory Assessment of the Proposals

An assessment of the proposal's compliance with the relevant matters referred to in Section 79C(1) of the EP&A Act follows.

6.1 S.79C(1)(a) Statutory Considerations

The following environmental planning instruments (**EPIs**) and Contributions Plan are relevant to both proposals:

- State Environmental Planning Policy:
 - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (**SEPP HSPD**).
- Local Environmental Plans:
 - Warringah Local Environmental Plan 2011 (**WLEP 2011**).
- Development Control Plans and Contribution Plans (DCPs):
 - Warringah Development Control Plan 2011 (**WDCP 2011**).

SEPP 55 - The requirements of SEPP 55, contaminated land, are not affected by the proposals; nevertheless, the overall project was initially assessed against this SEPP as part of the Development Application process (DA2015/0931).

Infrastructure SEPP - the proposals are not affected by the requirements of the Infrastructure SEPP; nevertheless, the overall project was initially assessed against this SEPP as part of the Development Application process (DA2015/0931). The proposals have no effect on traffic and are not required to be referred to the RMS.

In addition to the above, the original Development Consent (DA2015/0931) considered the Pacific Lodge development in terms of compliance with **SEPP HSPD** for (in particular):

- Building Height;
- Density;
- Landscaping;
- Parking;
- Access;
- Chapter 1;
- Chapter 3, including clause 32-Design of residential development, clause 33-Neighbourhood amenity and streetscape, clause 34-Visual and acoustic privacy and clause 34-Solar access and design for climate;

- Clauses 40 and 45; and
- Clause 48.

It is considered that the proposals conform with the requirements of SEPP HSP.

Whilst the Pacific Lodge development was proposed pursuant to the provisions of HSPD SEPP, it was also assessed under the provisions of **WLEP 2011** (Part 2, Part 4, Part 5 and Part 6) to demonstrate compliance with Council controls including:

- Zoning/ permissibility;
- Heritage; and
- Building height standard.

It is considered that the proposals conform with the requirements of WLEP 2011.

The original Development Consent (DA2015/0931) considered the Pacific Lodge development in terms of compliance with Warringah Development Control Plan 2011 (**WDCP 2011**), Part B, Part C, Part D, Part E and Part F.

It is considered that the requirements of Part D2 (Noise) are not affected by any of the three proposals.

With respect to Part D6 (Access to Sunlight), it is considered that residents will have greater access to and quality of, sunlight by replacing the steel window louvres with window film.

It is considered that the requirements of Part D8 (Privacy) will be enhanced for residents and users of Cabin No.5 by the introduction of the timber lapped and capped fence (Proposal No.2) as detailed above. In addition, residents will be afforded greater privacy from users of the oval and the multi-use court, both of which are adjacent to Pacific Lodge. Similarly, the window film (Proposal No.1) will afford the same level of privacy to residents and users of The Collaroy Centre facilities as that provided by the steel window louvres, albeit with a substantial benefit to the aesthetic outcomes for the façade of Pacific Lodge.

With respect to Part D10, it is considered that;

- the (white) colour of the window film is consistent with that of the white brickwork immediately adjacent to the affected windows;
- the colour of the window film provides a substantial benefit to the aesthetic outcomes for the façade of Pacific Lodge rather than the unattractive pre-finished colour of the steel window louvres; and

- the colour of the timber fencing will, with age, develop the patina of the extensive landscaping along the Western boundary between Pacific Lodge and the adjacent Collaroy Centre accommodation wing.

Both proposals are considered to have no impact on other provisions of WDCP 2011.

The Pacific Lodge development was subject to the provisions of the Warringah Section 94 Contribution Plan and Section 94 contributions were made accordingly by The Salvation Army.

S.79C(1)(b) (Impact of the Environment) - It is considered that both proposals do not affect:

- Traffic, transport and parking - not applicable;
- Construction traffic - not applicable;
- Privacy of nearby residents - the residents of Homestead Avenue will not be affected by either proposal; the nearest neighbours on the Southern side of Homestead Avenue do not have direct sight lines to the Western boundary of Pacific Lodge which is the subject of Proposal No.1 or the windows that are the subject of Proposal No.2. Pacific Lodge itself provides a physical barrier to both.

As detailed previously, it is considered that the privacy of residents and users of The Collaroy Centre facilities will be enhanced by the introduction of both proposals;

- Overshadowing - not affected;
- Noise - as detailed previously, noise requirements are not affected by any of the proposals;
- Bushfire - not affected;
- Flora and fauna - not affected;
- Geotechnical - not applicable;
- Crime prevention - not affected, although potentially there is greater crime prevention afforded by the increase in fence height proposed;
- Ecological sustainable development - not affected.

S.79C(1)(c) (Any submission made in accordance with the Act or Regulations) - Not affected.

S.79C(1)(d) (The public interest) – Due to the minor nature of both proposals, it is considered that advertisement of the Application will not be required.

S.79C(1)(e) - Not affected

7.0 Conclusion

It is considered that the three proposals are minor in nature and do not affect the outcomes of the original Development Application.

Further, it is considered that:

- there are no adverse impacts on the users of The Collaroy Centre facilities; to the contrary, the proposals have the full support of The Collaroy Centre;
- there are no adverse impacts on immediate neighbours (in Homestead Avenue) to Pacific Lodge as there are no direct sight lines from neighbouring properties to the areas under consideration;
- there are no adverse impacts relating to fencing or boundaries with immediate neighbours in Homestead Avenue as the proposals do not relate to boundaries between properties;
- there are no adverse impacts on other residents of, visitors to or staff of the Elizabeth Jenkins Place RACF as there are no direct sight lines from Elizabeth Jenkins Place to the areas under consideration;
- there are no adverse impacts on the residents of Warringah Place as there are no direct sight lines from the Warringah Place residences to the areas under consideration;
- privacy for residents of Pacific Lodge will be enhanced;
- privacy for the occasional users of The Collaroy Centre's Cabin No.5, multi-use court and oval will be enhanced;
- the architectural aesthetic of the Pacific Lodge façade will be enhanced by the removal of the steel window screens; the colour of the proposed window film will compliment the colour of the brickwork immediately adjacent to the affected windows;
- the amenity of residents will be enhanced given that the window film allows greater quantity and quality of natural light into affected resident rooms than the steel window louvres;
- the amenity of residents will be enhanced as the window film will present as a less intrusive screen than that provided by the steel window louvres;
- the introduction of a significant quantity of additional screening trees/ landscaping will enhance the amenity of Pacific Lodge residents; and
- the proposals have no additional impact on the immediate natural environment.

ANNEXURE NO.1 - ARCHITECTURAL DRAWINGS

DRAWING INDEX

CC 100	Site Plan
CC 1100	First Floor Plan
DA 2000	North and East Elevations
DA 2001	South and West Elevations
DA 2002	Courtyard Elevations



note: tv room, multi-purpose room to have hearing loop installed.
refer to electrical engineer's detail

01 | first floor plan
1:100

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general notes

- figured dimensions take precedence over scaled drawings
- contractors to check and verify all levels datum and dimensions on site
- all materials and workmanship to be in accordance with current written manufacturers instructions local regulations and SAA codes
- conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works
- all drawings are for construction and are subject to further design development, consultant input, council and legislative requirements.

finishes

BDY boundary
BOE brick on edge
BPS bagged paint brickwork
CCR corrugated steel roof
CFR colorbond fascia
CFC comp. fibre cement
CCNC concrete
CJ corrugated
CPT CRT
CQD CQD
D1 downpipe

features

PCB painted fibre cement
PWB painted weatherboard
SC solder course
TRB timber floor boards
TRC terracotta roof tiles
V vinyl

fixtures

b bath
bhead bulkhead
cd cavity sliding door
dr dryer
dw dishwasher
eh exhaust fan
fr freezer
fw floor waste
hc hollow core door
hr handrail
lb letterbox
m mirror
mw microwave

client

overhead
pantry
ref refrigerator
ref rangehood
sc solid core door
ss soap holder
st stainless steel sink
stone
thr shower
t towel
tr toilet rail
th toilet roll holder
typ typical

client

wc water closet
wc washing machine
wc vent pipe
wc under bench oven
wc water meter
wc well over
r reduced level
fl finished floor level
sl structural slab level
top top of wall
typ typical

Aged Care Plus
The Salvation Army

The Salvation Army Australia
Aged Care Plus NSW
256 Chalmers Street REDFERN NSW 2016

date

date	issue	amendment
17/06/16	1	issue for stage 2 CC
23/07/16	2	revised issue for stage 2 CC
23/07/16	3	ifhs updated
12/08/16	4	revised issue for stage 2 CC
24/04/17	5	access hatch and fire stair update
30/05/17	6	proposed staff wc
09/04/18	7	amended stair access
24/01/19	8	AS BUILT

first floor plan

pacific lodge aged care
the salvation army aged care plus | COLLAROY

project reference: SAL12066
drawn: AT
checked: AE
scale: 1:100 @ a1

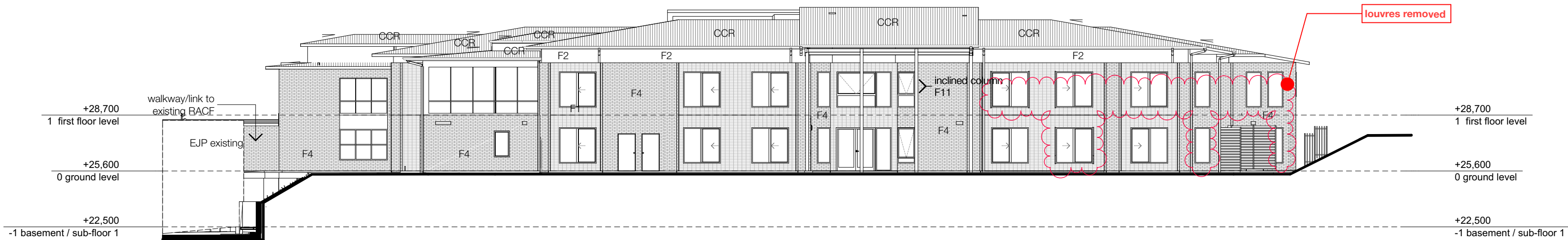
CC 1101
issue 8



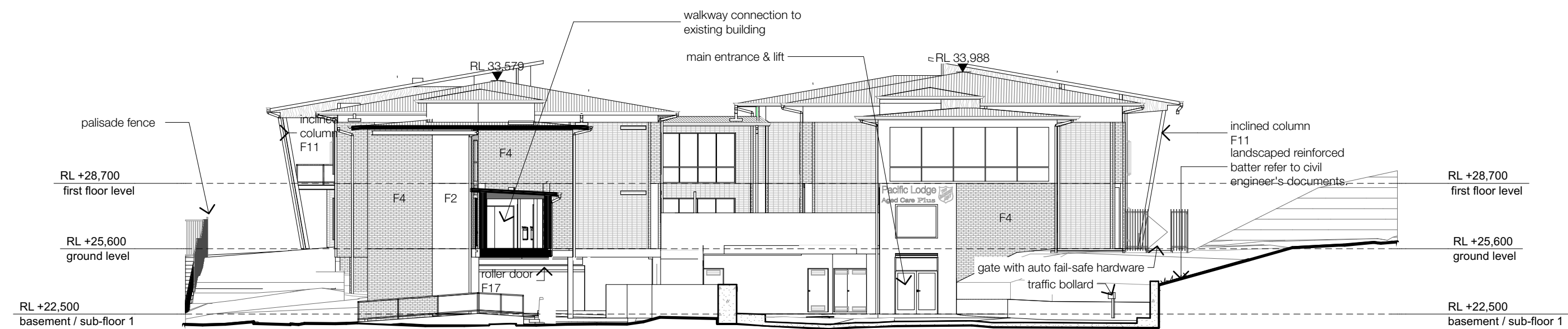
figured dimensions take precedence over scaled drawings | contractors to check and verify all levels datum and dimensions on site | all materials and workmanship to be in accordance with current written manufacturers instructions local regulations and SAA codes | conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works | all drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.

legend

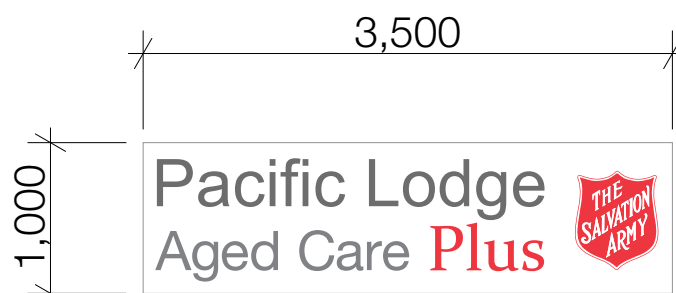
Fittings & finishes			
BDRY	boundary	b	basin
BCE	brick on edge	bh	bulkhead
BPB	bagged painted brickwork	cs	cavity sliding door
CCR	colorbond corrugated roof sheeting	dw	dishwasher
CFC	colorbond fascia	exh	exhaust fan
CFC	compressed fibre cement	fr	freestair
CCNC	concrete	fw	floor waste
CT	control joint	hc	hollow core door
CPT	carpet	hr	handrail
DP	downpipe	lb	letterbox
DP&S	downpipe & spreader	m	mirror
EGL	existing ground line	mw	microwave
EMB	electrical meterboard	oh	overhead
F1	finish 1	p	pantry
F2	finish 2	ref	refrigerator
F3	finish 3	rh	rangehood
F4	finish 4	sc	solid core door
F5	finish 5	sh	soap holder
FB	face brick	ss	stainless steel sink
FC	fibre cement	st	stove
FLL	finished floor level	shwr	shower
F	fixed glass	t	tub
FGL	finished ground line	tr	towel rail
GM	gas meter	trh	toilet role holder
HWS	hot water service	typ	typical
HG	half-round gutter	wc	water closet
PB	plasterboard	wm	washing machine
SC	solder course	v	vent pipe
TFB	timber floor boards	uo	under bench oven
WM	water meter	wo	wall oven



01 | North Elevation
1:200



02 | East Elevation
1:200



03 | aged care plus logo
1:50

29/05/19	f	section 4.55 application to council
04/08/17	e	issue for S96
28/07/17	d	issue for S96
02/09/15	c	issue for DA
17/08/15	b	issue for coordination
05/08/15	a	preliminary issue for section J
date	issue	amendment

north & east
elevations

pacific lodge aged care
the salvation army aged care plus,
COLLAROY

project reference: SAL12066
drawn: JC | SN | SL
checked: ST | AE | JC
scale: 1:200, 1:50 @ a2

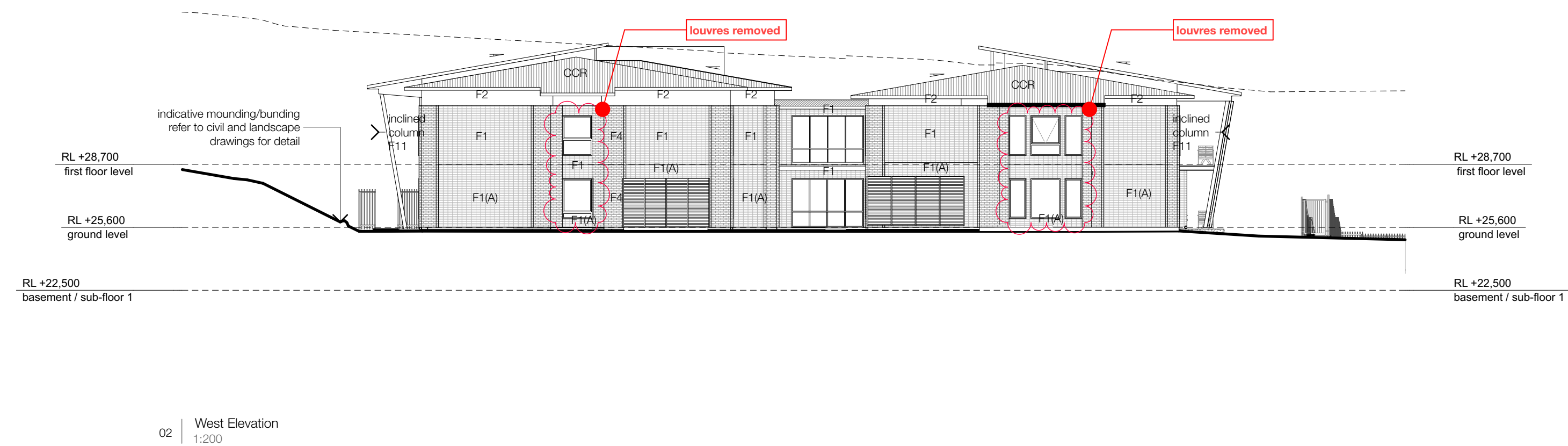
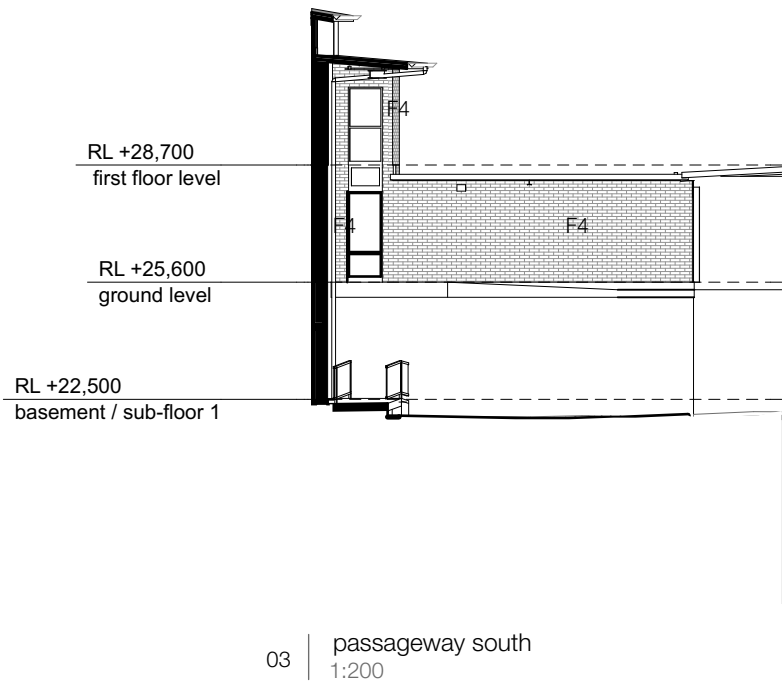




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legend

Fittings & finishes			
BDRY	boundary	b	basin
BCE	brick on edge	bh	bulkhead
BPB	bagged painted brickwork	cs	cavity sliding door
CCR	colorbond corrugated roof sheeting	dry	dryer
CF	colorbond facia	dw	dishwasher
CFC	colorbond facia cement	exh	exhaust fan
CNC	concrete	f	floor
CJ	control joint	hc	hollow core door
CT	ceramic tile	hr	handrail
CFT	carpet	lb	letterbox
DP	downpipe	m	mirror
DP&S	downpipe & spreader	mw	microwave
ESL	existing ground line	o/h	overhead
EMB	electrical meterboard	p	pantry
F1	finish 1	ref	refrigerator
F2	finish 2	rh	rangehood
F3	finish 3	sc	solid core door
F4	finish 4	sh	soap holder
F5	finish 5	ss	stainless steel sink
FB	face brick	st	stove
FC	face cement	shwr	shower
FLL	finished floor level	t	tub
F	fixed glass	tr	toilet rail
GM	gas meter	trh	toilet role holder
HWS	hot water service	typ	typical
HG	half-round gutter	wc	water closet
PB	plasterboard	wm	washing machine
SC	solder course	v	vent pipe
TFB	timber floor boards	uo	under bench oven
WM	water meter	wo	wall oven



29/05/19	e	section 4.55 application to council
04/08/17	d	issue for S96
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date	issue	amendment

south & west
elevations

pacific lodge aged care
the salvation army aged care plus,
COLLAROY

project reference: SAL12066
drawn: JC | SN | SL
checked: ST | AE | JC
scale: 1:200, 1:1000 @ a2




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preliminary not for construction
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figured dimensions take precedence over scaled drawings | contractors to check and verify all levels datum and dimensions on site | all materials and workmanship to be in accordance with current written manufacturers instructions local regulations and SAA codes | conflicting information to be brought to notice of the architect and clarification sought before proceeding with any works | all drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.

legend

BB	boundary	b	basin
BIB	brick on edge	b ^h head	b ^u dryer
BOE	bagged in	ca	cavity sliding door
COR	brickwork	cu	cylinder
COE	colorbond corrugated	dis	dishwasher
OF	roof sheathing	exh	exhaust fan
CF	colorbond flats	f	floor
OF	compressed fibre	fw	floor waste
	cement	h	hollow core door
CONC	concrete	h ^h handrail	h ^u horizontal
CJC	control joint	l	letterbox
CP	ceramic tile	m	mirror
CP	carpet	m ^c microwave	
DS	downpipe	oh ^h	overhead panel
SP	sprinkle spreader	p	panel
EML	existing ground line	ref	refrigerator
EMB	electrical meterboard	rh	range hood
F1	finish 1	sc	solic
F2	finish 2	sh	shop holder
F3	finish 3	ss	stainless steel sink
F4	finish 4	st	stove
F5	finish 5	shw	show
F6	face brick	tub	tub
FB	fire cement	t	tower
FF	finished floor level	tol	tolerance holder
FL	feed glass	typ	typical
FGL	finished ground line	wc	water closet
GA	gas meter	wm	washing machine
HWS	hot water service	v	vinyl
HA	half round	vp	vent pipe
PL	plasterboard	uo	under bench over
SC	solder course	w	wall oven
SM	timber floor boards		
WC	water meter		



29/05/19	e	section 4.55 application to council
04/08/17	d	issue for S96
02/09/15	c	issue for DA
17/08/15	b	issue for coordination
05/08/15	a	preliminary issue for section J
date	issue	amendment

courtyard elevations

pacific lodge aged care
the salvation army aged care plus,
COLLAROY

project reference: SAL12066
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scale: 1:200, 1:1000 @ a2



ANNEXURE NO.2 - LOUVRES

WINDOW LOUVRES TO RESIDENT ROOM WINDOWS

External Views



Plate No.1 - External [Northern] View

WINDOW LOUVRES TO RESIDENT ROOM WINDOWS

Internal Views



Plate No.2 - Internal View from Nook, South Wing, Western Corridor



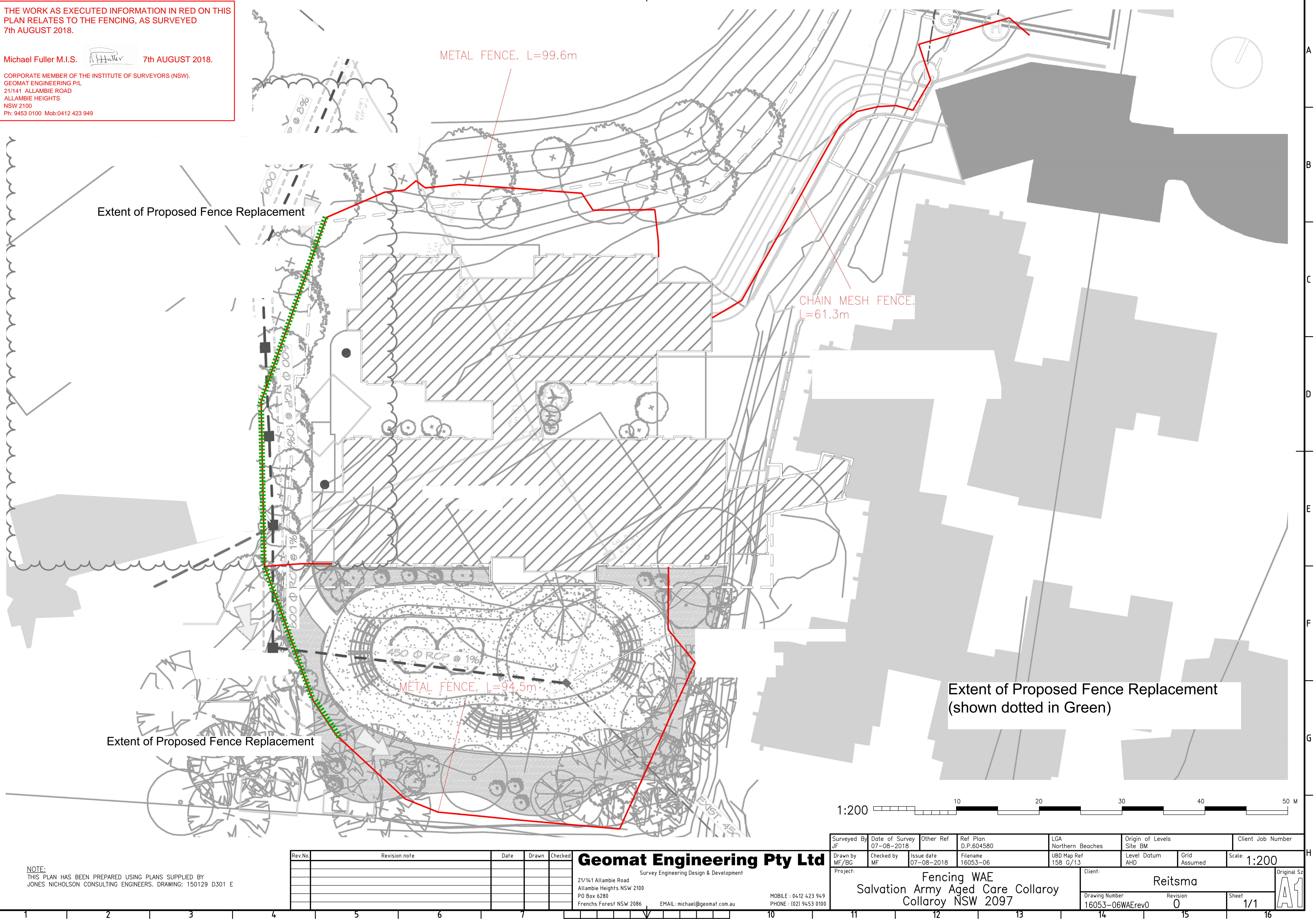
Plate No.3 - Typical Internal View from Resident Room toward the North and The Collaroy Centre Oval

ANNEXURE NO.3 – WESTERN BOUNDARY FENCING

THE WORK AS EXECUTED INFORMATION IN RED ON THIS PLAN RELATES TO THE FENCING, AS SURVEYED 7th AUGUST 2018.

Michael Fuller M.I.S. 7th AUGUST 2018.

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NOTE:
THIS PLAN HAS BEEN PREPARED USING PLANS SUPPLIED BY
JONES NICHOLSON CONSULTING ENGINEERS. DRAWING: 150129 D301 E

Rev.No	Revision note	Date	Drawn	Checked

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Surveyed By JF	Date of Survey 07-08-2018	Other Ref	Ref Plan D.P.604580	LGA Northern Beaches	Origin of Levels Site BM	Client Job Number
Drawn by MF/BG	Checked by MF	Issue date 07-08-2018	Filename 16053-06	UBD Map Ref 158 G/13	Level Datum AHD	Grid Assumed
Project: Fencing WAE Salvation Army Aged Care Collaroy Collaroy NSW 2097				Client: Reitsma		Scale: 1:200
Drawing Number 16053-06WAErev0				Revision 0		Sheet 1/1
Original Sz A1						



Aerial View of the Extent of Proposed Fence Replacement (Shown in Red) and Additional Screen Planting (Shown in Yellow)

LEGEND

EX TREE

PROPOSED TREE

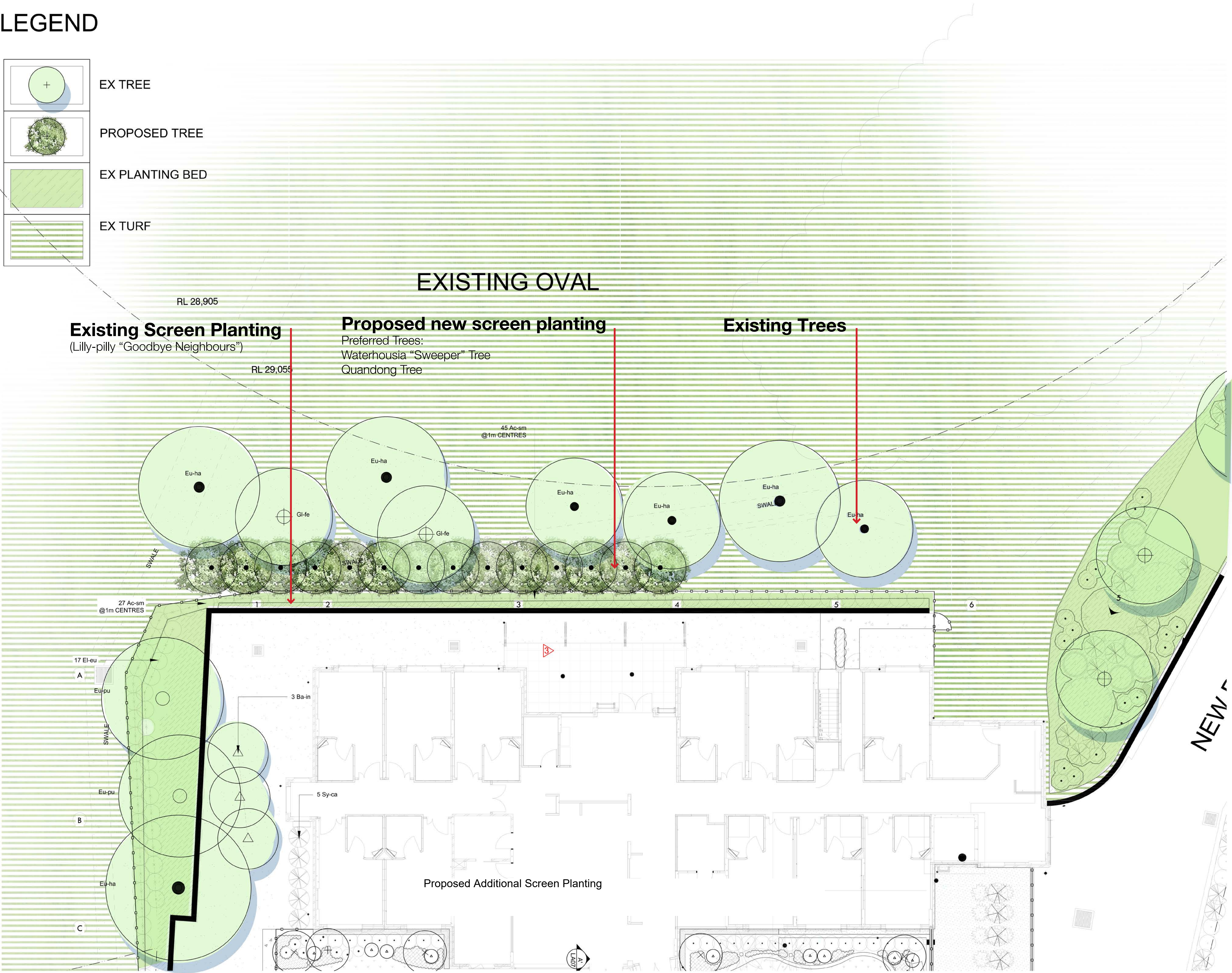
EX PLANTING BED

EX TURF

NOTES:

1. Figured dimensions shall be taken in preference to scaling.

2. The contractor shall check all dimensions on site before commencing work.



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PROJECT:
THE SALVATION ARMY AGED CARE
PACIFIC LODGE, COLLAROY, NSW

DRAWING TITLE:
SCREEN PLANTING CONCEPT TO BOUNDARY

CLIENT:
THE SALVATION ARMY

SCALE: 1:100 @A1
DATE: 28.08.2019
DRAWN: BK

CHECKED: MT
JOB NO: 15-0465
DESIGNED: MT

DRAWING NO: LP
REVISION: A

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