



18 ALEXANDER STREET COLLAROY

ISSUE FOR DEVELOPMENT APPLICATION APPROVAL

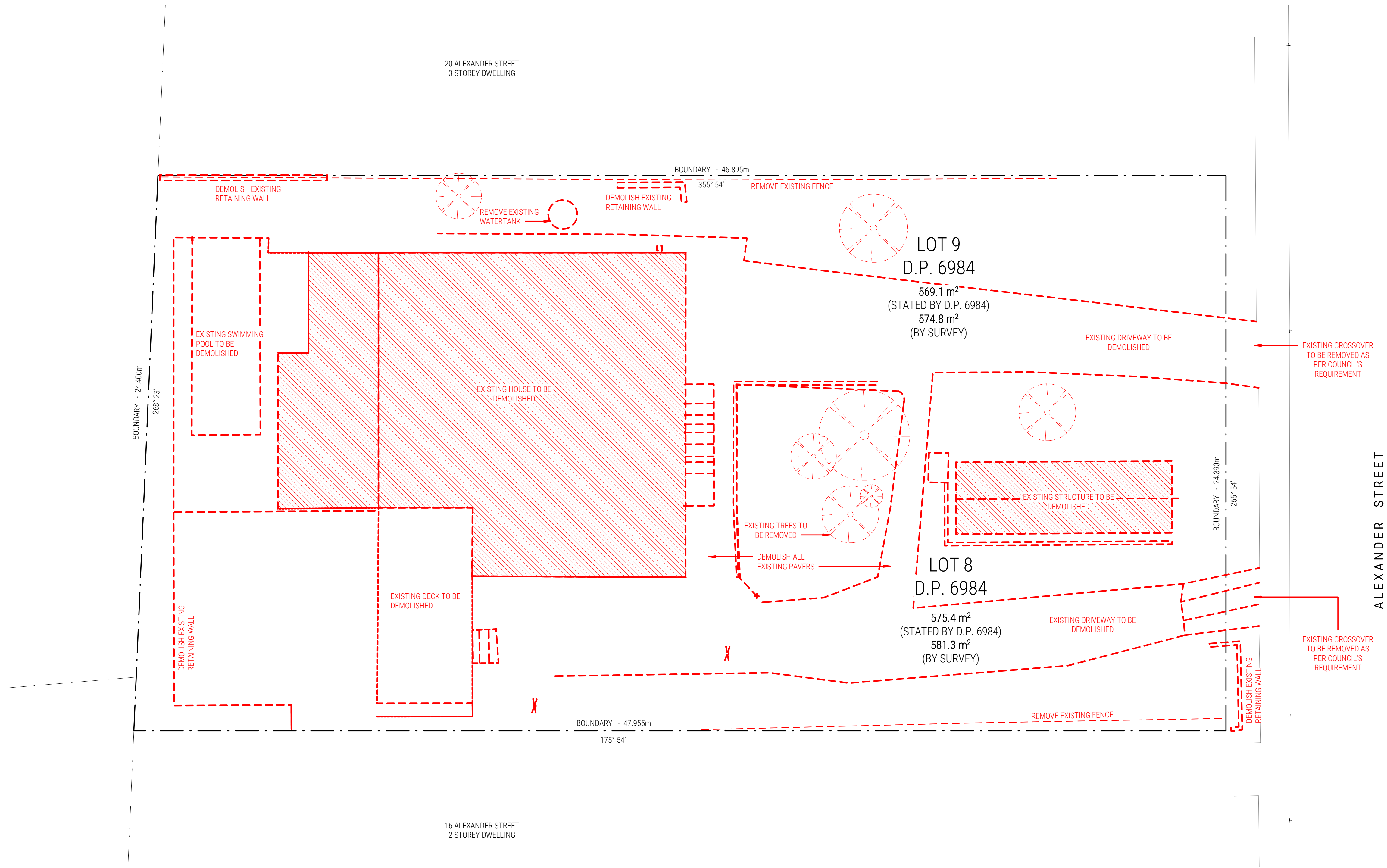
NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE & DRAWING LIST	B
DA010	SITE ANALYSIS	A
DA101	PROPOSED SITE PLAN	B
DA102	DEMOLITION PLAN	A
DA110	BASEMENT PLAN	B
DA111	UNDERCROFT FLOOR PLAN	B
DA112	LEVEL 1 FLOOR PLAN	B
DA113	LEVEL 2 FLOOR PLAN	B
DA114	ROOF PLAN	B
DA200	SECTIONS	B
DA201	SECTIONS	B
DA300	ELEVATIONS	B
DA400	AREA CALCULATIONS - GFA	A
DA401	AREA CALCULATIONS - LANDSCAPE	A
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	A
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	A
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	A
DA511	VIEWS FROM THE SUN - 9, 10 & 11AM	A
DA512	VIEWS FROM THE SUN - 12, 1, 2PM	A
DA513	VIEWS FROM THE SUN - 3PM	A
DA901	ADG COMPLIANCE	A
DA902	COMPARISION TO DA APPROVED	A



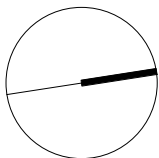
COMPLIANCE TABLE		
ADG	OBJECTIVE	COMPLIES?
3E-1(1)	DEEP SOIL	YES
3F-1(1)	BUILDING SEPARATION	YES
4A-1(1)	2 HOUR SOLAR ACCESS	YES
4A-1(3)	NO SUN	YES
4B-2(1)	CROSS VENTILATION	YES
4C-1(1)	CEILING HEIGHTS	YES
4D-1(1)	APARTMENT AREAS	YES
4D-3(1-4)	ROOM SIZES	YES
4E-1(1)	POS SIZES	YES
4G-1(1)	STORAGE	YES
LEP	CLAUSE	COMPLIES?
4.3	HEIGHT OF BUILDINGS	YES
6.1	ACID SULFATE SOILS	YES
6.2	EARTHWORKS	YES
6.4	DEVELOPMENT ON SLOPING LAND	YES
DCP	CLAUSE	COMPLIES?
B1	WALL HEIGHTS	YES
B2	NUMBER OF STORIES	YES
B5	SIDE BOUNDARY SETBACKS - BASEMENT	YES
B5	SIDE BOUNDARY SETBACKS - GROUND - 2	YES
B7	FRONT BOUNDARY SETBACKS	YES
B9	REAR BOUNDARY SETBACKS	YES
D1	LANDSCAPED OPEN SPACE	YES

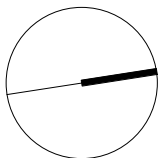
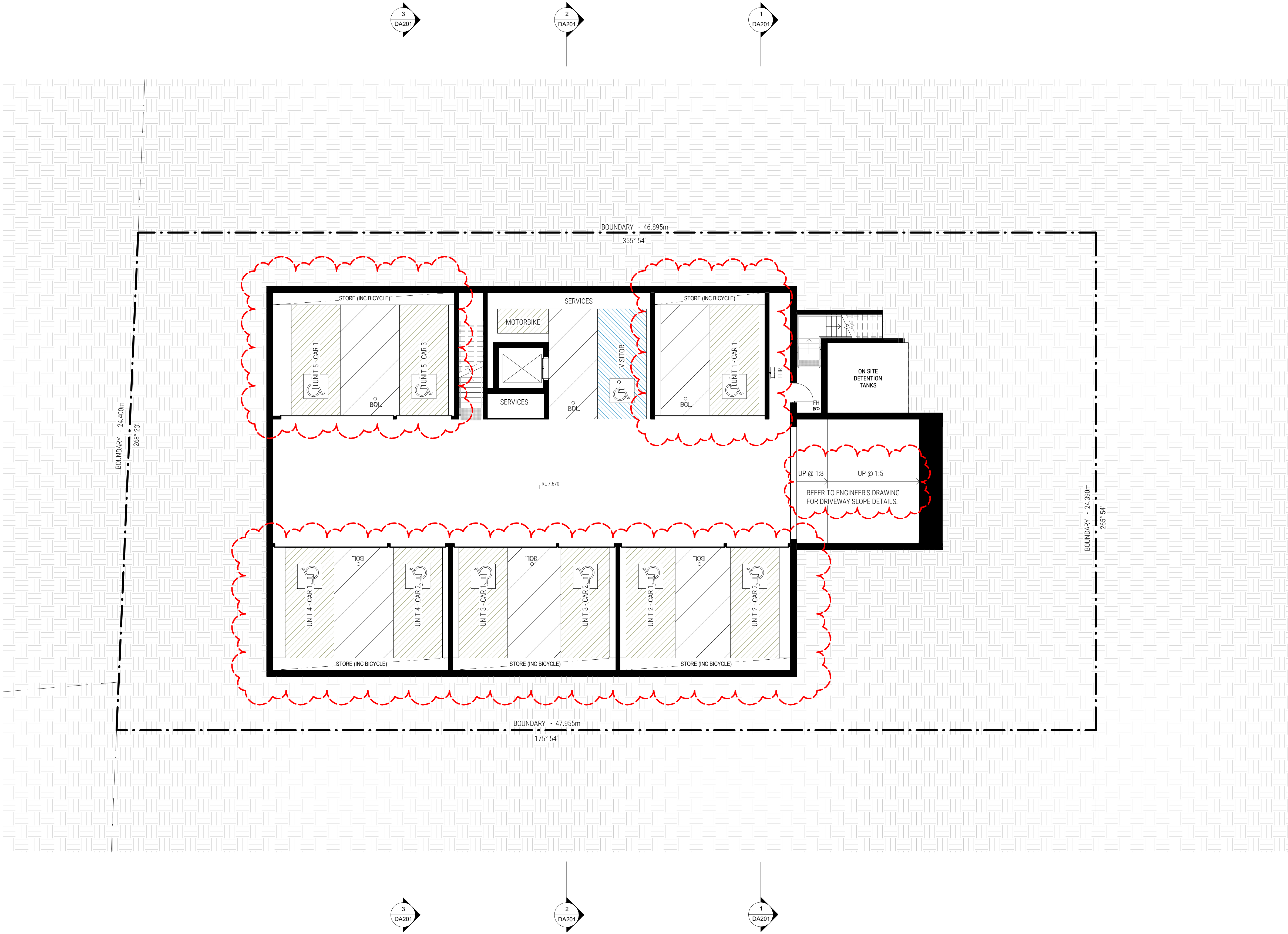
SITE INFORMATION				
ADDRESS	18 ALEXANDER STREET COLLAROY			
SITE AREA	1156.117 m²			
LOT	LOTS 8-9 OF DP 6984			
ZONING	R2 - LOW DENSITY RESIDENTIAL			
YIELD	SENIORS HOUSING DEVELOPMENT 5 UNITS			
	LOCATION OF CONTROL	CONTROL	ACTUAL	COMPLIANCE
SITE AREA	SEPP SENIORS LIVING	1000m² MINIMUM	1156.117 m²	COMPLIES
SITE FRONTAGE	SEPP SENIORS LIVING	20m MINIMUM	24.39 m	COMPLIES
IF THE DEVELOPMENT COMPLIES WITH THE BELOW STANDARDS, THEY CANNOT BE USED AS MEANS TO REFUSE				
	LOCATION OF CONTROL	CONTROL	PROPOSED	
HEIGHT	SEPP SENIORS LIVING	8.0m TO CEILING	7.9m TO CEILING	COMPLIES
DENSITY AND SCALE	SEPP SENIORS LIVING	FSR 0.5:1	FSR 0.5:1	COMPLIES
LANDSCAPED AREA	SEPP SENIORS LIVING	30% OF THE SITE AREA IS TO BE LANDSCAPED	43.3%	COMPLIES
DEEP SOIL ZONES	SEPP SENIORS LIVING	15% OF THE SITE AREA, MINIMUM DIMENSION OF 3M	25.8%	COMPLIES
SOLAR ACCESS	SEPP SENIORS LIVING	70% OF LIVING ROOMS & POS RECEIVE 3 HRS 9AM-3PM	80% OF LIVING ROOMS & POS RECEIVE 3 HRS 9AM-3PM	COMPLIES
PRIVATE OPEN SPACE	SEPP SENIORS LIVING	15m² PER DWELLING, NOT LESS THAN 3 METRES WIDE AND 3 METRES LONG	ALL ARE GREATER THAN 15m²	COMPLIES
PARKING	SEPP SENIORS LIVING	0.5 CARS PER ROOM (NO REQUIREMENT FOR VISITORS)	0.5 X 15 ROOMS = 7.5 IS REQUIRED (15 IS PROVIDED)	COMPLIES

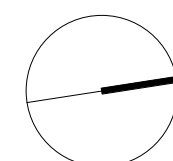
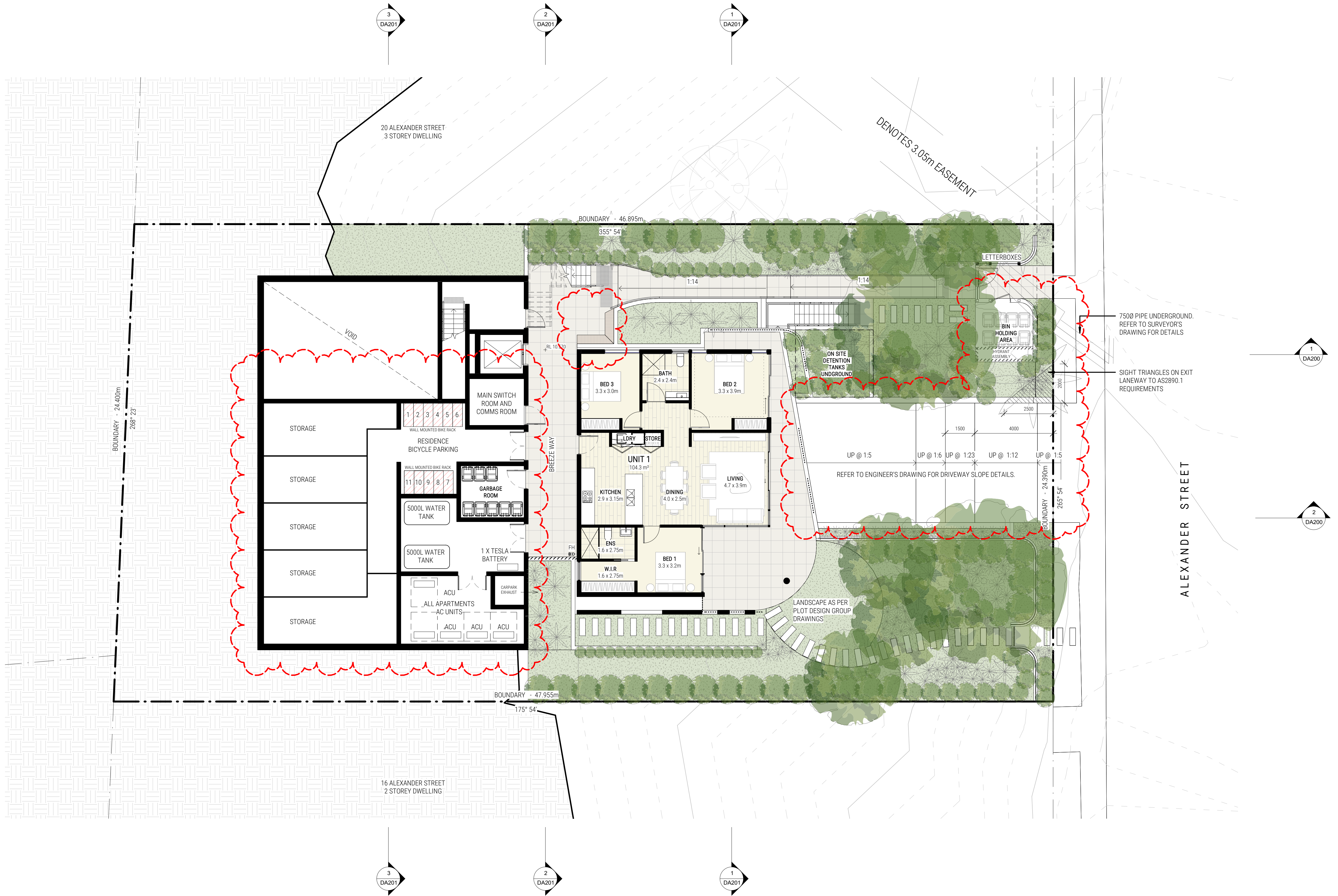
September 2021		BSA Reference: 15645	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Lightweight		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		None	
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)		None	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		Colour Added Insulation	
Concrete (U1, 2, 3 & 4)		Any None	
Metal (U5)		Any Foil + R1.0 blanket	
Floor Construction		Covering Added Insulation	
Concrete		As drawn None	
Windows		Glass and frame type	U Value SHGC Range Area sq m
ALM-001-03 A	Aluminium A SG High Solar Gain Low-E	5.40	0.44 - 0.54 As drawn
ALM-002-03 A	Aluminium B SG High Solar Gain Low-E	5.40	0.52 - 0.64 As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights		Glass and frame type	U Value SHGC Area sq m
VEL-010-01 W		2.50	0.21 As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None, Bedrooms = None			

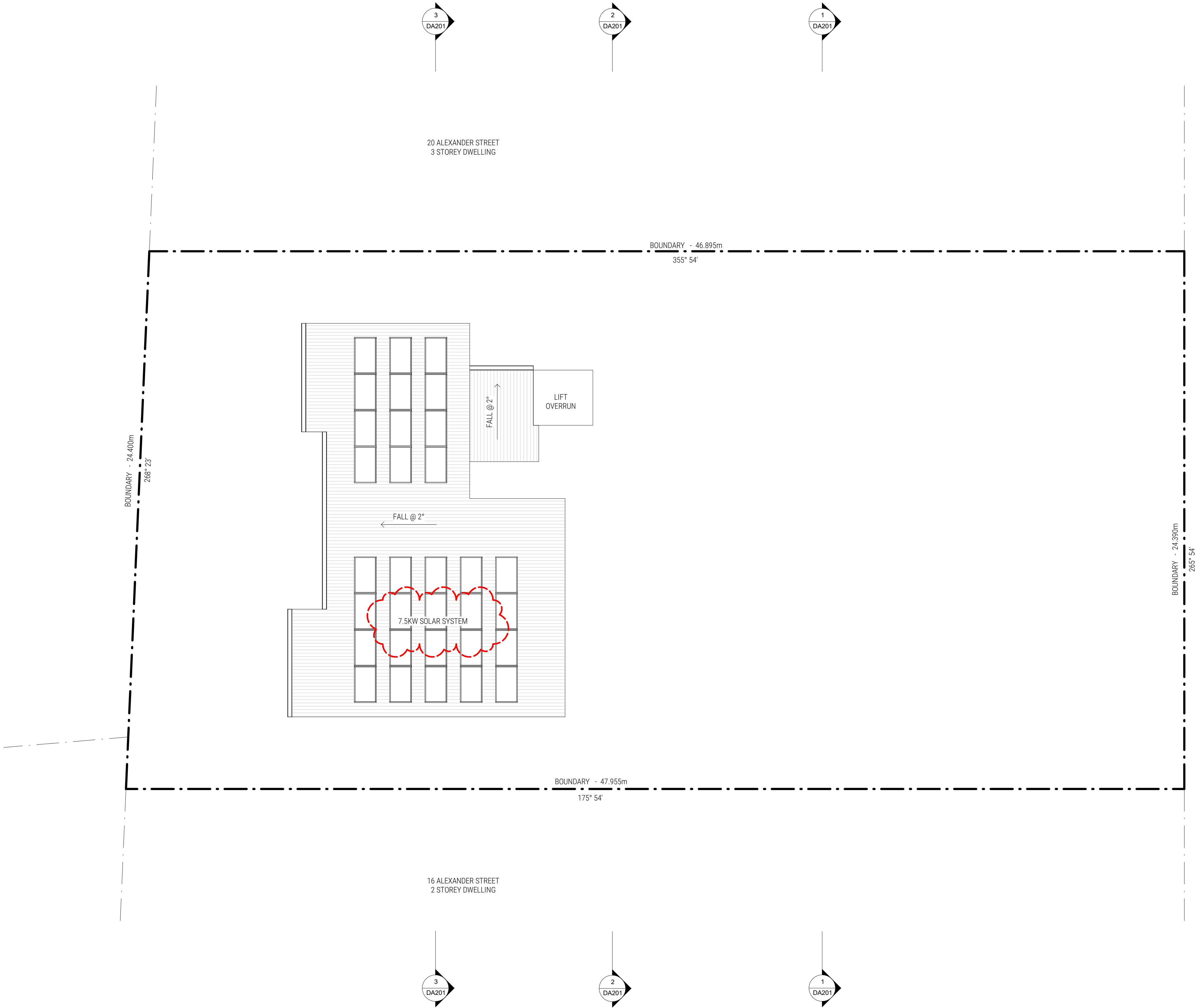
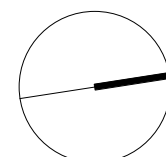


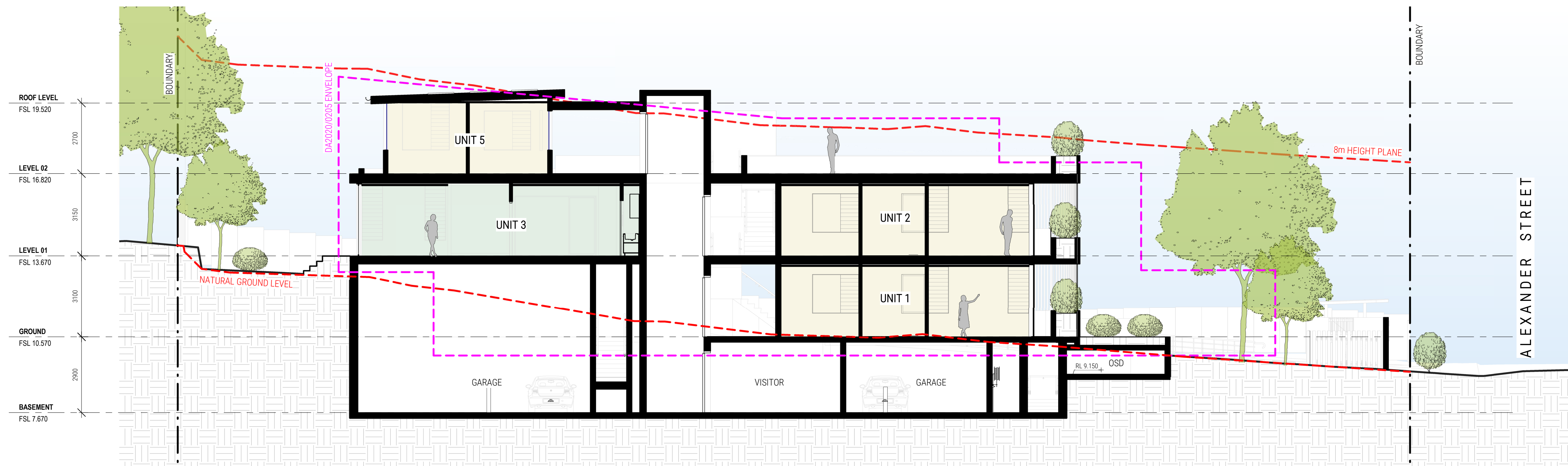
- DEMOLITION NOTES**
- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
 - SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
 - ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
 - TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES



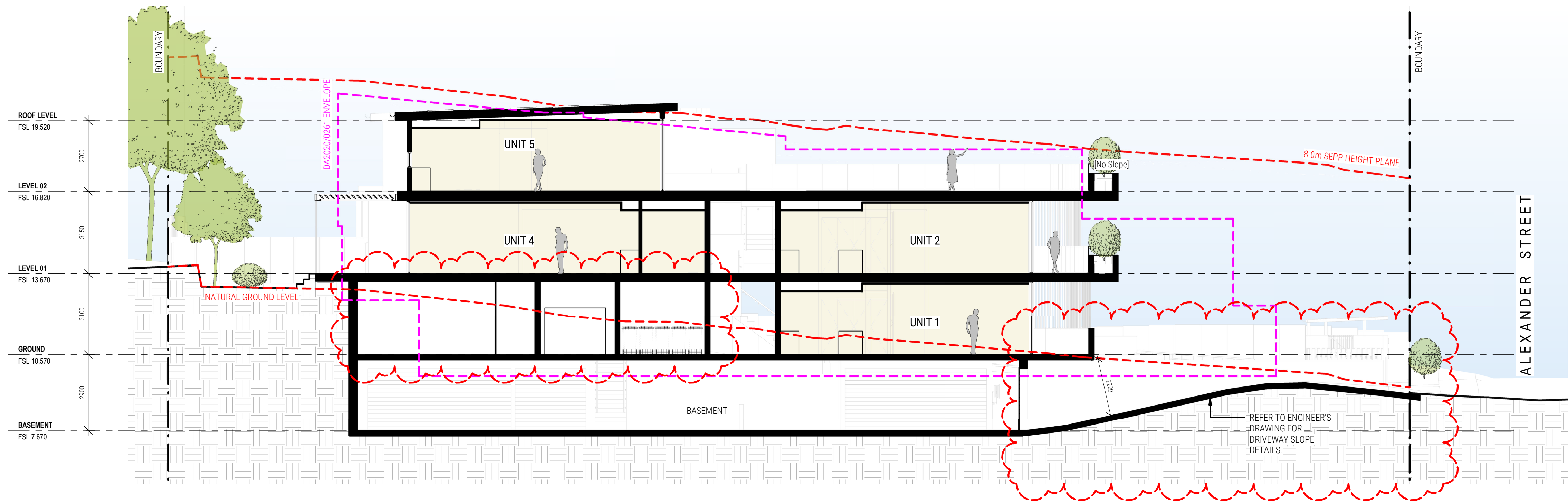




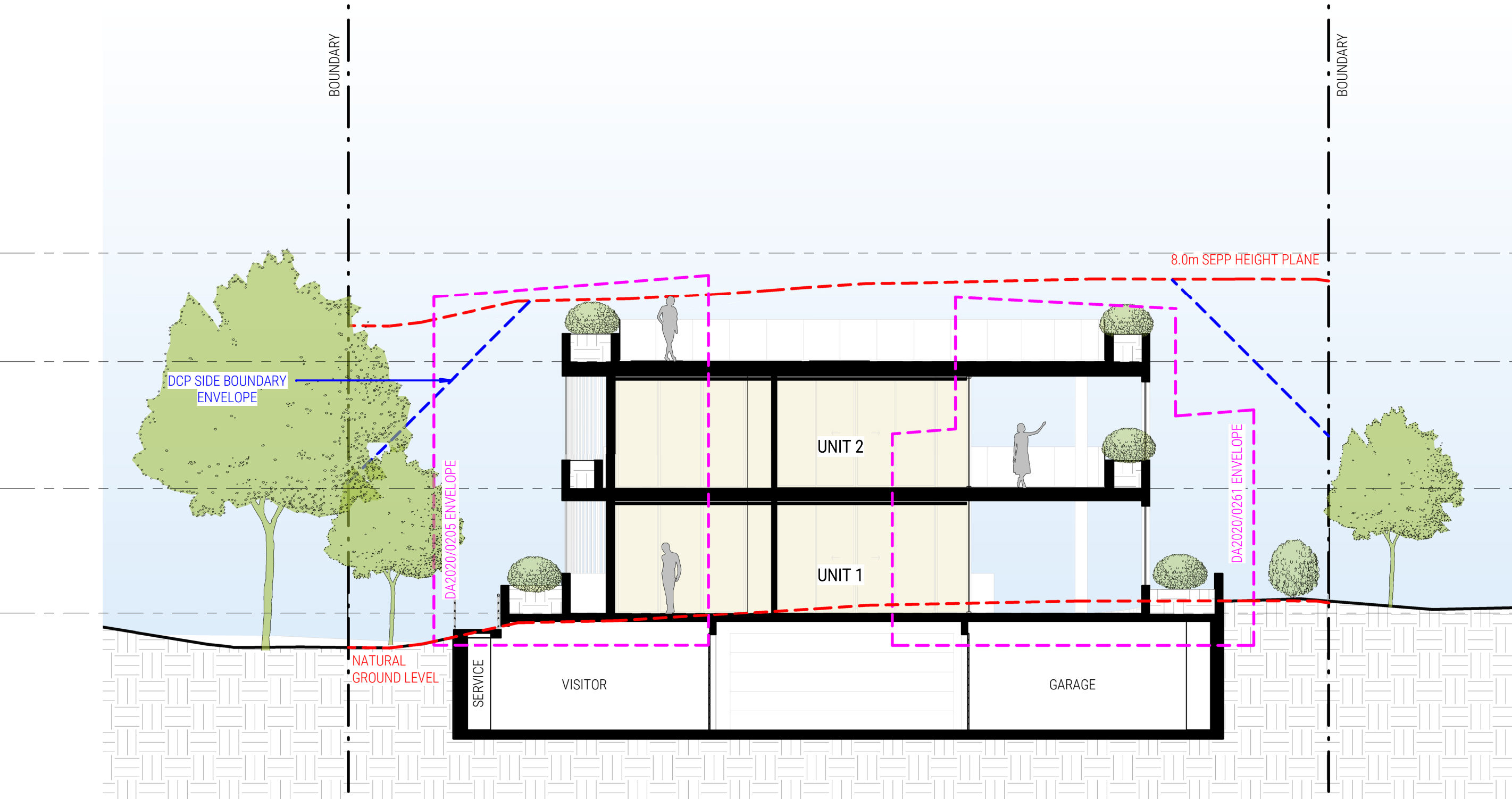




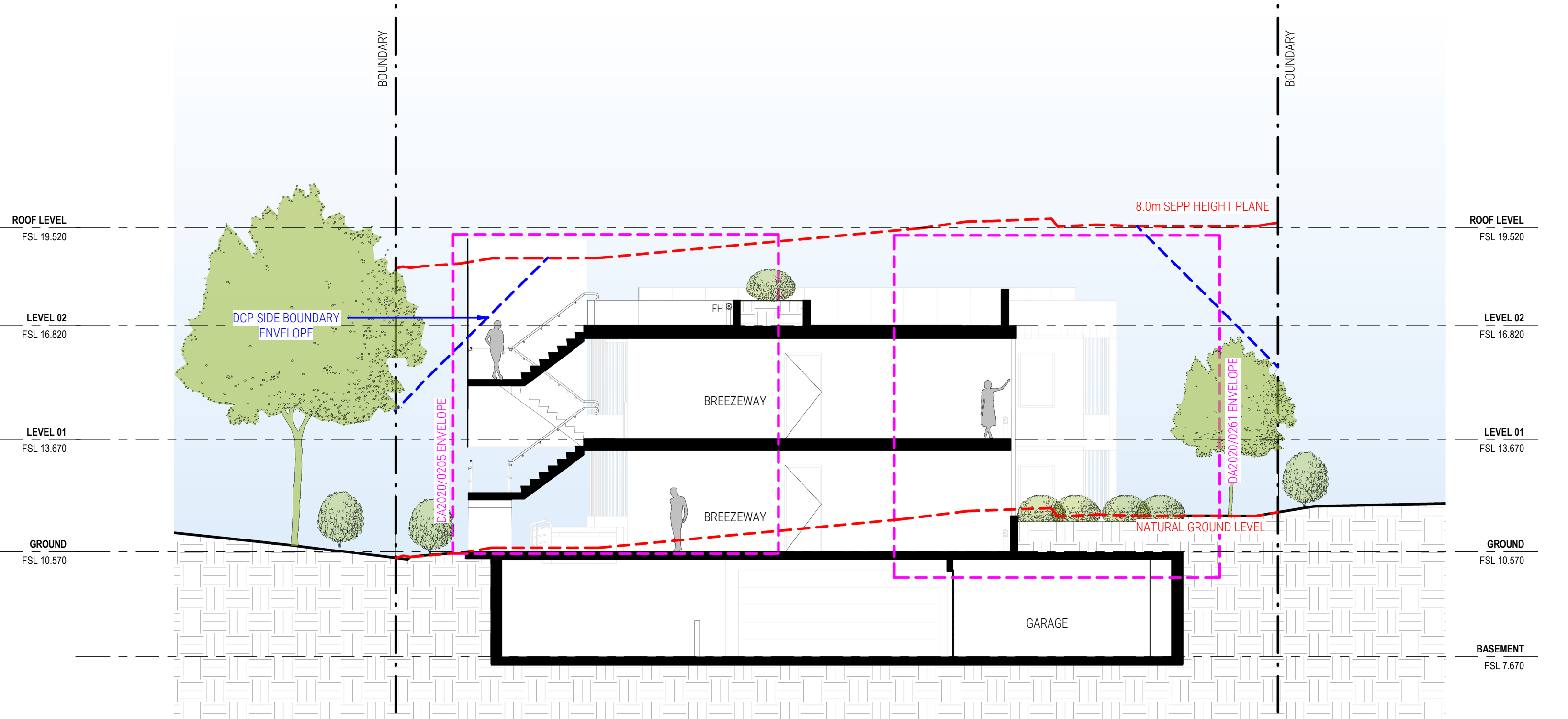
1 LONG SECTION 1
DA200 1:100 @ A1



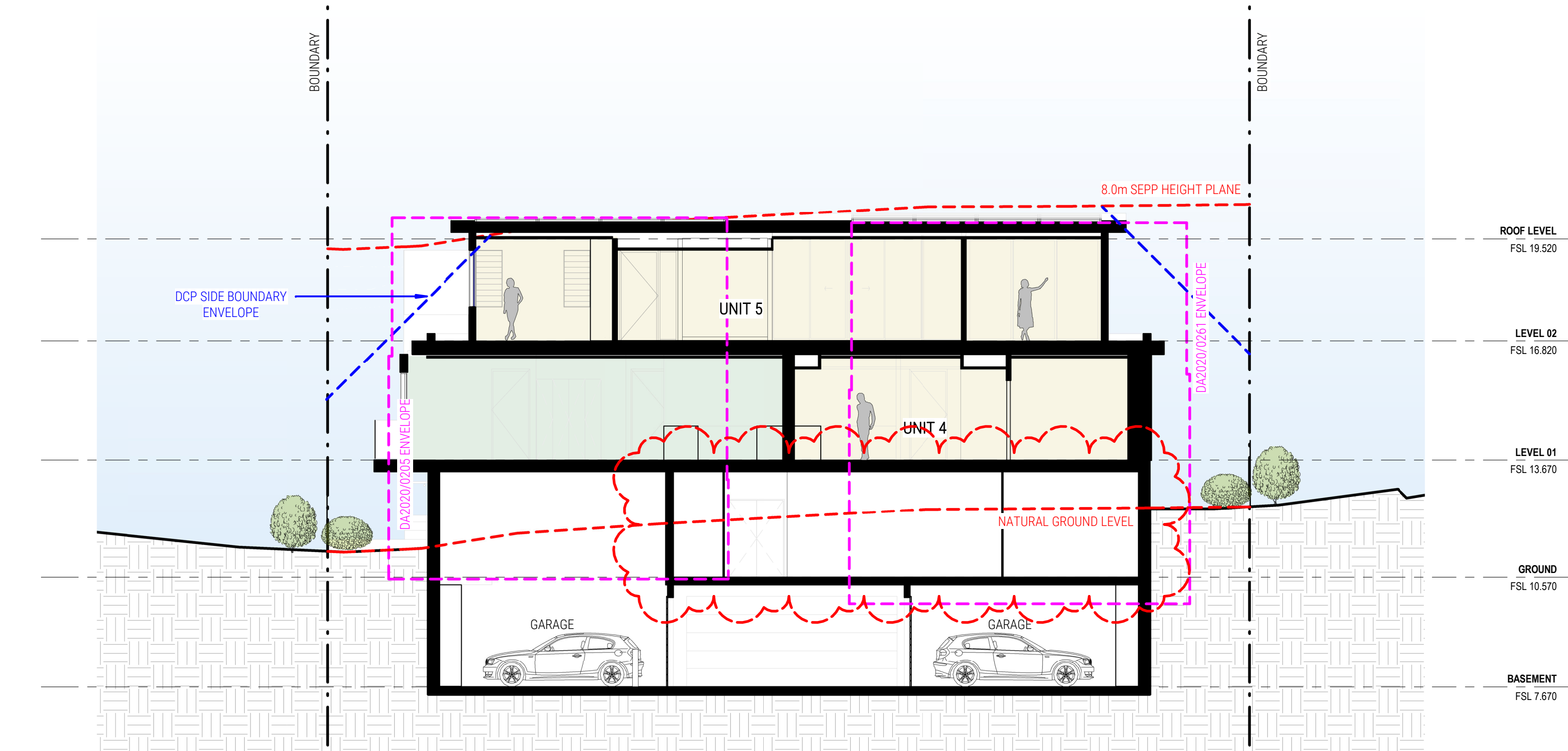
2 LONG SECTION - DRIVEWAY
DA200 1:100 @ A1



1 CROSS SECTION 1
DA201 1:100 @ A1



2 CROSS SECTION 2
DA201 1:100 @ A1



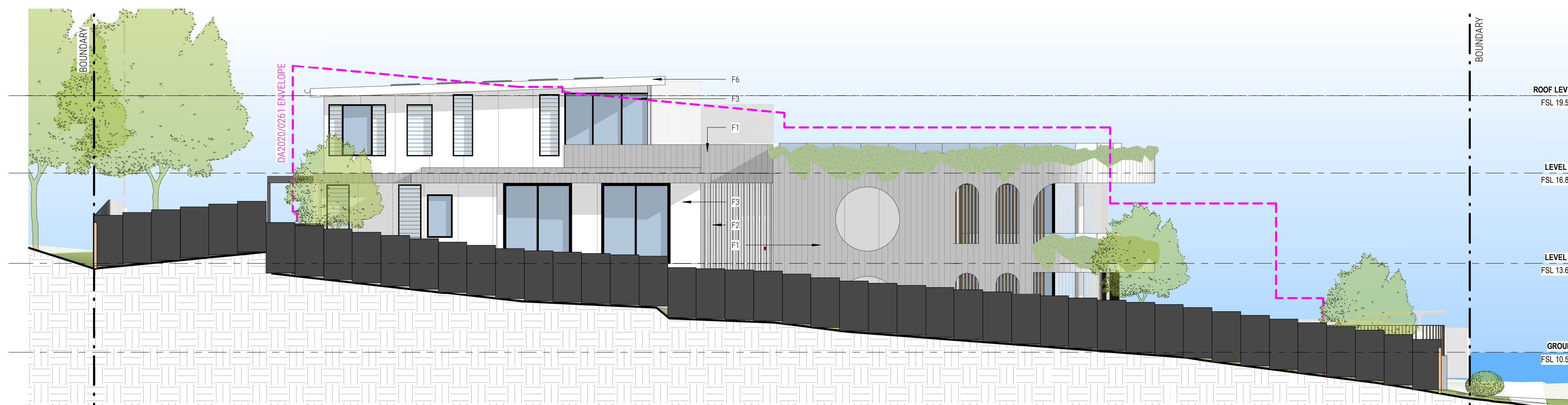
3 CROSS SECTION 3
DA201 1:100 @ A1



1 PROPOSED NORTH ELEVATION
DA300 1:100 @ A1



2 PROPOSED SOUTH ELEVATION
DA300 1:100 @ A1



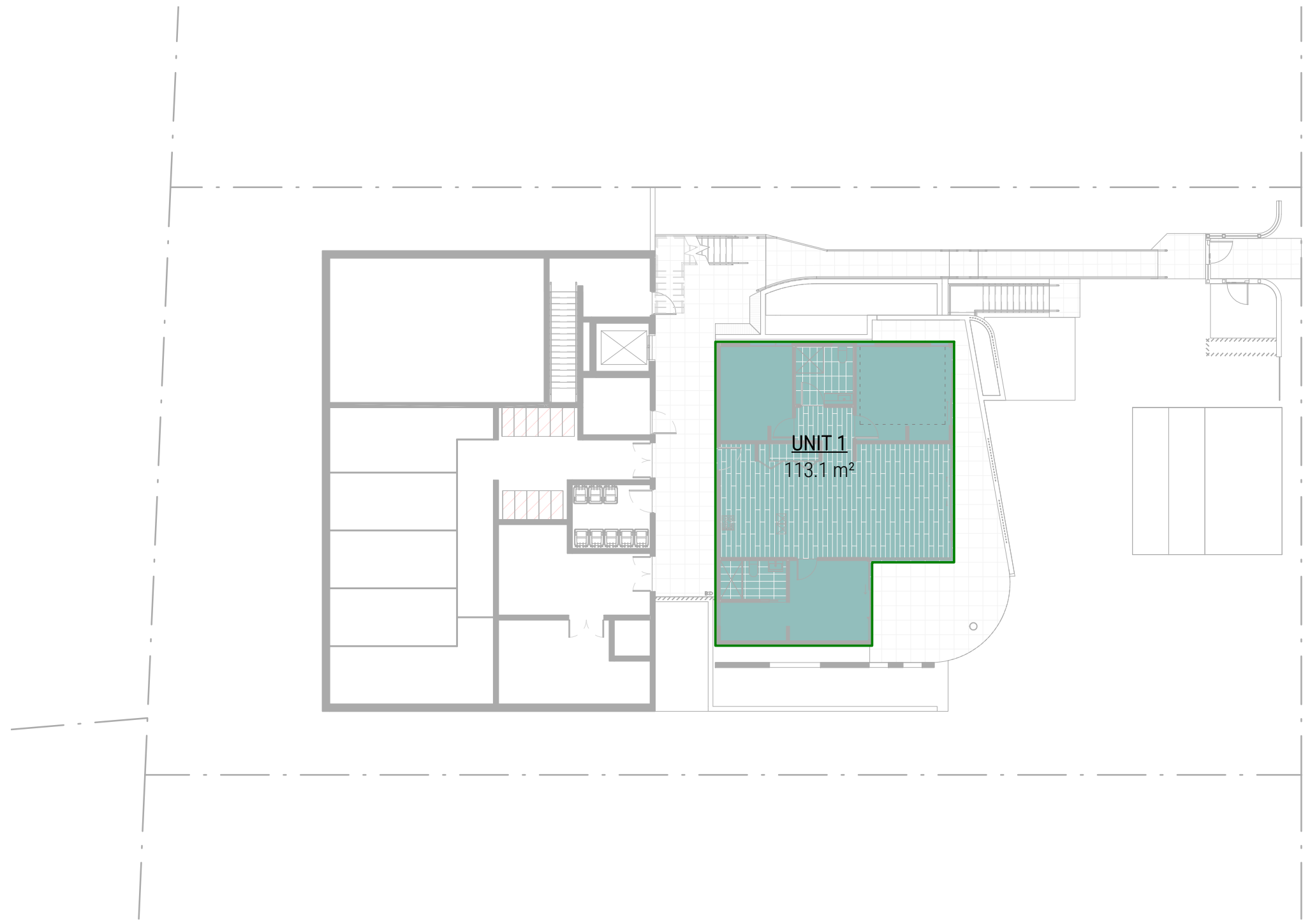
3 PROPOSED EAST ELEVATION
DA300 1:100 @ A1



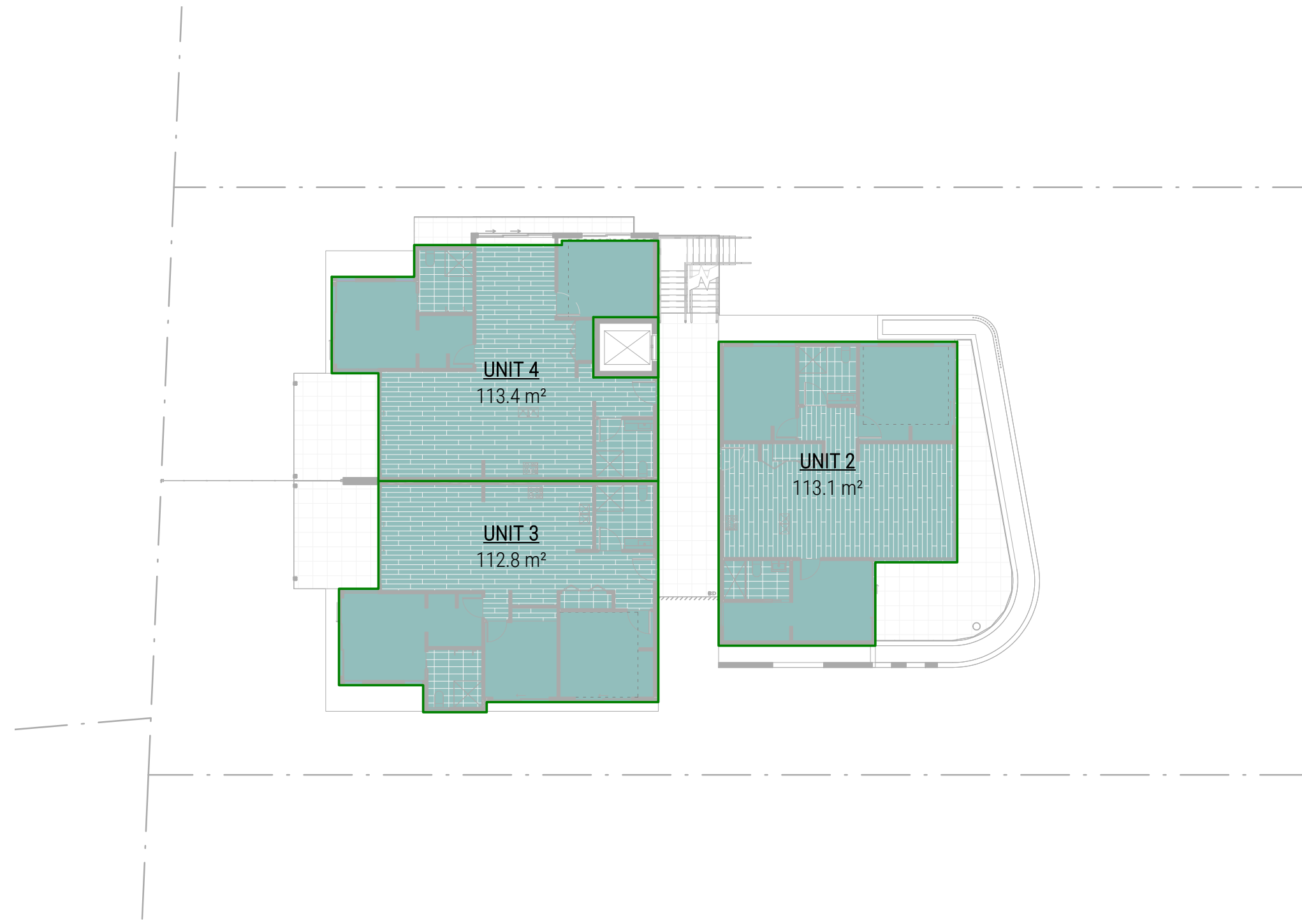
4 PROPOSED WEST ELEVATION
DA300 1:100 @ A1

EXTERNAL FINISHES SCHEDULE

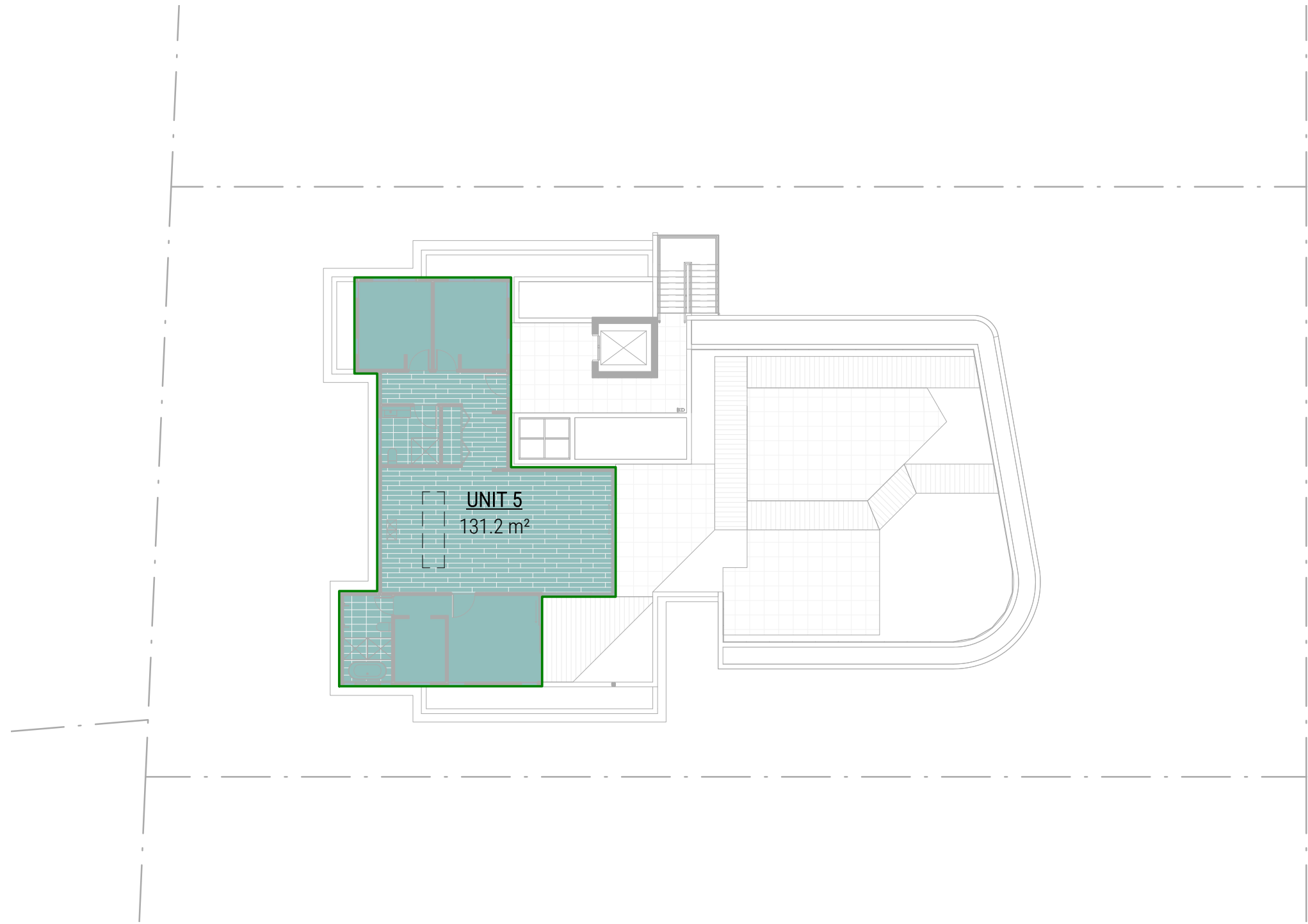
CODES	EXTERIOR
F1	- BOARD-FORMED INSITU CONCRETE
F2	- POWDER COATED ALUMINIUM BATTENS
F3	- WHITE - PAINTED EASYLAP F.C
F4	- SANDSTONE - EXTERIOR BASEMENT WALL & RETAINING WALLS
F5	- ALUMINIUM WINDOW FRAME - NIGHT SKY
F6	- LYSAGHT METAL ROOF - SURFMIST



1 GFA - GROUND
DA400/ 1:200 @ A1



2 GFA - LEVEL 01
DA400/ 1:200 @ A1



3 GFA - LEVEL 02
DA400/ 1:200 @ A1

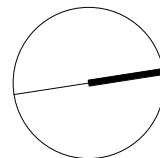
SEPP SENIORS 2004
50 STANDARDS THAT CANNOT BE USED TO REFUSE DEVELOPMENT CONSENT FOR SELF-CONTAINED DWELLINGS

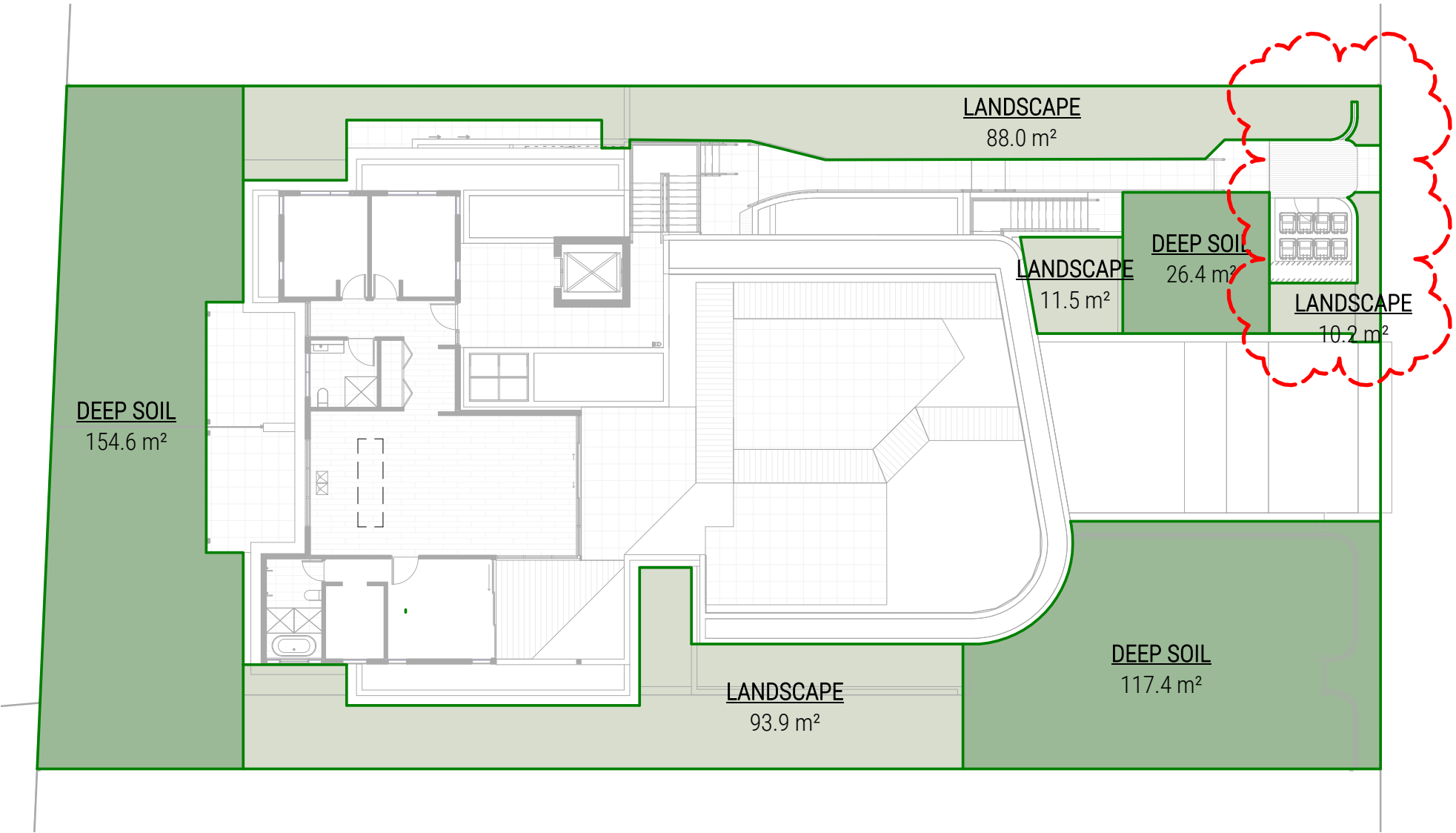
A CONSENT AUTHORITY MUST NOT REFUSE CONSENT TO A DEVELOPMENT APPLICATION MADE PURSUANT TO THIS CHAPTER FOR THE CARRYING OUT OF DEVELOPMENT FOR THE PURPOSE OF A SELF-CONTAINED DWELLING (INCLUDING IN-FILL SELF-CARE HOUSING AND SERVICED SELF-CARE HOUSING) ON ANY OF THE FOLLOWING GROUNDS—

(B) DENSITY AND SCALE: IF THE DENSITY AND SCALE OF THE BUILDINGS WHEN EXPRESSED AS A FLOOR SPACE RATIO IS 0.5:1 OR LESS,

AREA SCHEDULE - GFA		
Level	Area	FSR
GROUND	113.1 m²	0.10
LEVEL 01	339.3 m²	0.29
LEVEL 02	131.2 m²	0.11
	583.6 m²	0.50

THE DEVELOPMENT HAS A FLOOR TO SPACE RATIO OF 0.5:1 AND THUS COMPLIES WITH SEPP SENIORS 50(B)





50 STANDARDS THAT CANNOT BE USED TO REFUSE DEVELOPMENT CONSENT FOR SELF-CONTAINED DWELLINGS
A CONSENT AUTHORITY MUST NOT REFUSE CONSENT TO A DEVELOPMENT APPLICATION MADE PURSUANT TO THIS CHAPTER FOR THE CARRYING OUT OF DEVELOPMENT FOR THE PURPOSE OF A SELF-CONTAINED DWELLING (INCLUDING IN-FILL SELF-CARE HOUSING AND SERVICED SELF-CARE HOUSING) ON ANY OF THE FOLLOWING GROUNDS—

(C) LANDSCAPED AREA: IF—
(II) IN ANY OTHER CASE—A MINIMUM OF 30% OF THE AREA OF THE SITE IS TO BE LANDSCAPED,

(D) DEEP SOIL ZONES: IF, IN RELATION TO THAT PART OF THE SITE (BEING THE SITE, NOT ONLY OF THAT PARTICULAR DEVELOPMENT, BUT ALSO OF ANY OTHER ASSOCIATED DEVELOPMENT TO WHICH THIS POLICY APPLIES) THAT IS NOT BUILT ON, PAVED OR OTHERWISE SEALED, THERE IS SOIL OF A SUFFICIENT DEPTH TO SUPPORT THE GROWTH OF TREES AND SHRUBS ON AN AREA OF NOT LESS THAN 15% OF THE AREA OF THE SITE (THE DEEP SOIL ZONE). TWO-THIRDS OF THE DEEP SOIL ZONE SHOULD PREFERABLY BE LOCATED AT THE REAR OF THE SITE AND EACH AREA FORMING PART OF THE ZONE SHOULD HAVE A MINIMUM DIMENSION OF 3 METRES,

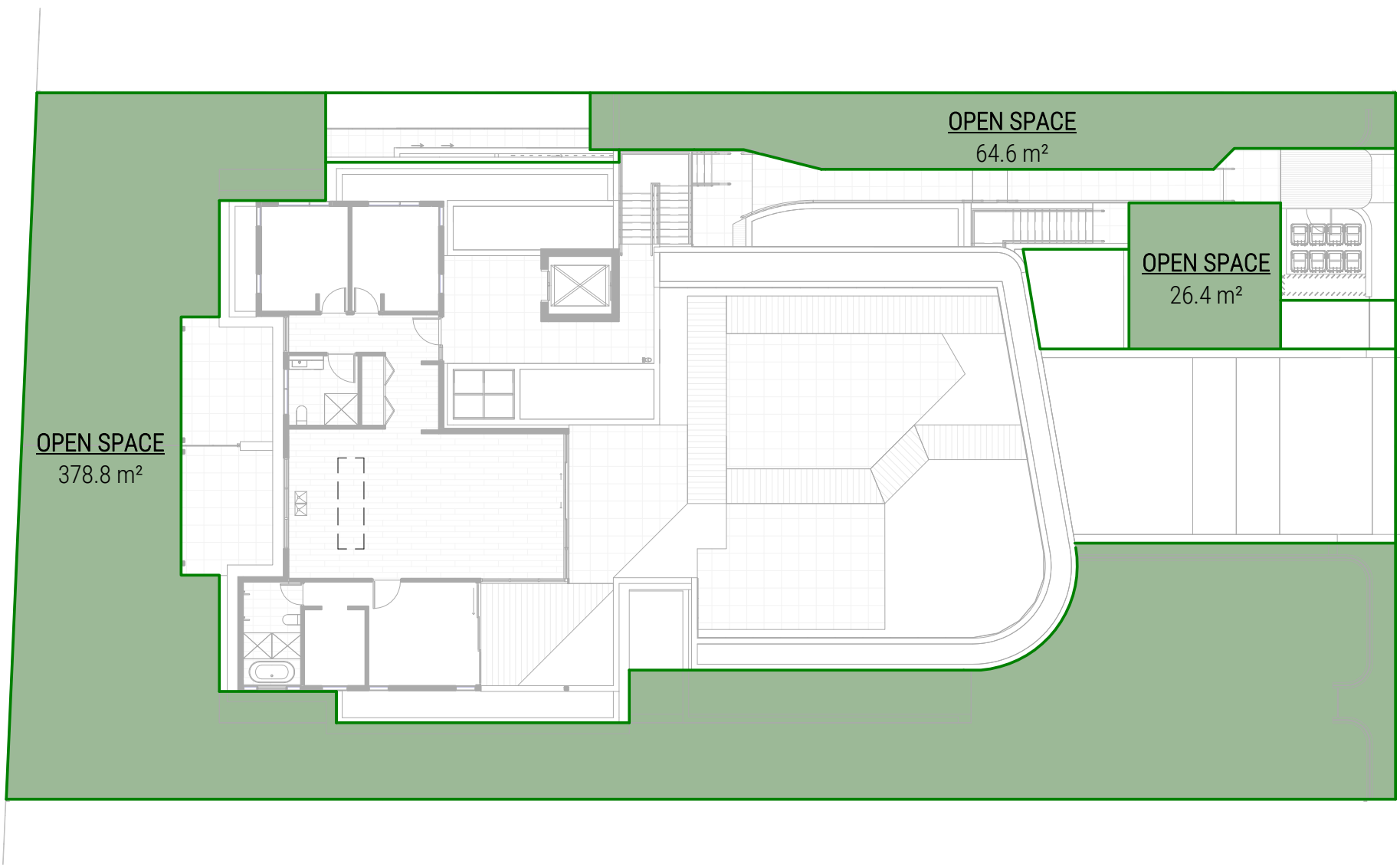
LANDSCAPE AREA DEFINITION UNDER THE SEPP

LANDSCAPED AREA MEANS A PART OF A SITE USED FOR GROWING PLANTS, GRASSES AND TREES, BUT DOES NOT INCLUDE ANY BUILDING, STRUCTURE OR HARD PAVED AREA’.

LANDSCAPED AREA		
Name	LANDSCAPE AREA	PERCENTAGE OF SITE AREA
DEEP SOIL	298.3 m²	25.8%
LANDSCAPE	203.7 m²	17.6%
	502.0 m²	43.4%

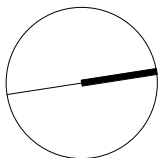
THE DEVELOPMENT HAS A LANDSCAPE AREA >30% ANDD THUS COMPLIES WITH SEPP SENIORS 50(C)

THE DEVELOPMENT HAS A DEEP SOIL ZONE >15% ANDD THUS COMPLIES WITH SEPP SENIORS 50(D)



- TO MEASURE THE AREA OF LANDSCAPED OPEN SPACE:
- A. DRIVEWAYS, PAVED AREAS, ROOFED AREAS, TENNIS COURTS, CAR PARKING AND STORMWATER STRUCTURES, DECKS, ETC, AND ANY OPEN SPACE AREAS WITH A DIMENSION OF LESS THAN 2 METRES ARE EXCLUDED FROM THE CALCULATION;
 - B. THE WATER SURFACE OF SWIMMING POOLS AND IMPERVIOUS SURFACES WHICH OCCUR NATURALLY SUCH AS ROCK OUTCROPS ARE INCLUDED IN THE CALCULATION;
 - C. LANDSCAPED OPEN SPACE MUST BE AT GROUND LEVEL (FINISHED); AND
 - D. THE MINIMUM SOIL DEPTH OF LAND THAT CAN BE INCLUDED AS LANDSCAPED OPEN SPACE IS 1 METRE’.

LANDSCAPED OPEN SPACE	
AREA	PERCENTAGE OF SITE AREA
469.8 m²	40.6%

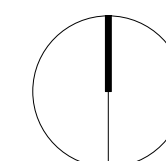




1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1

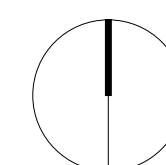




1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1:200 @ A1

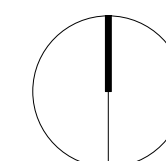


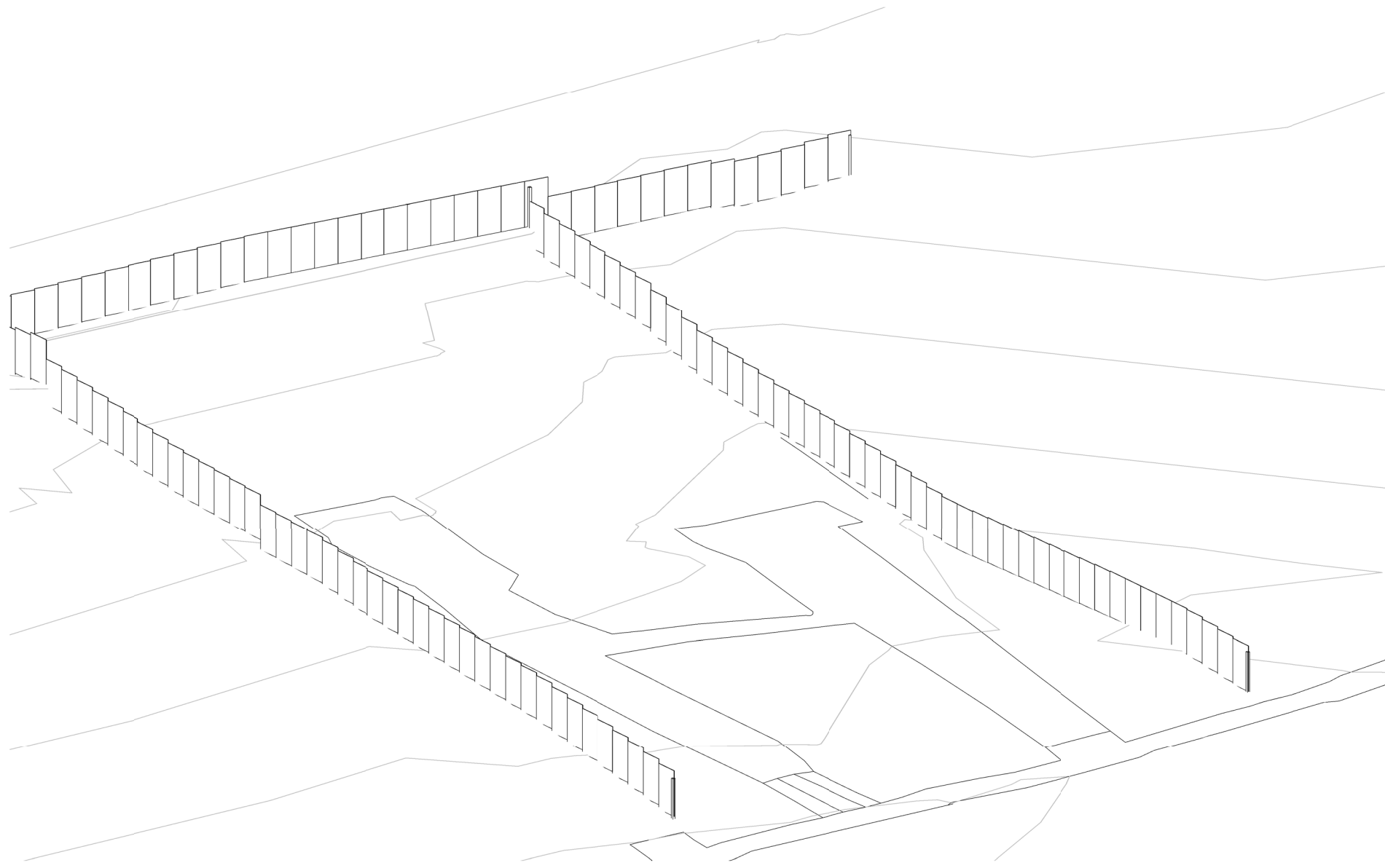


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1

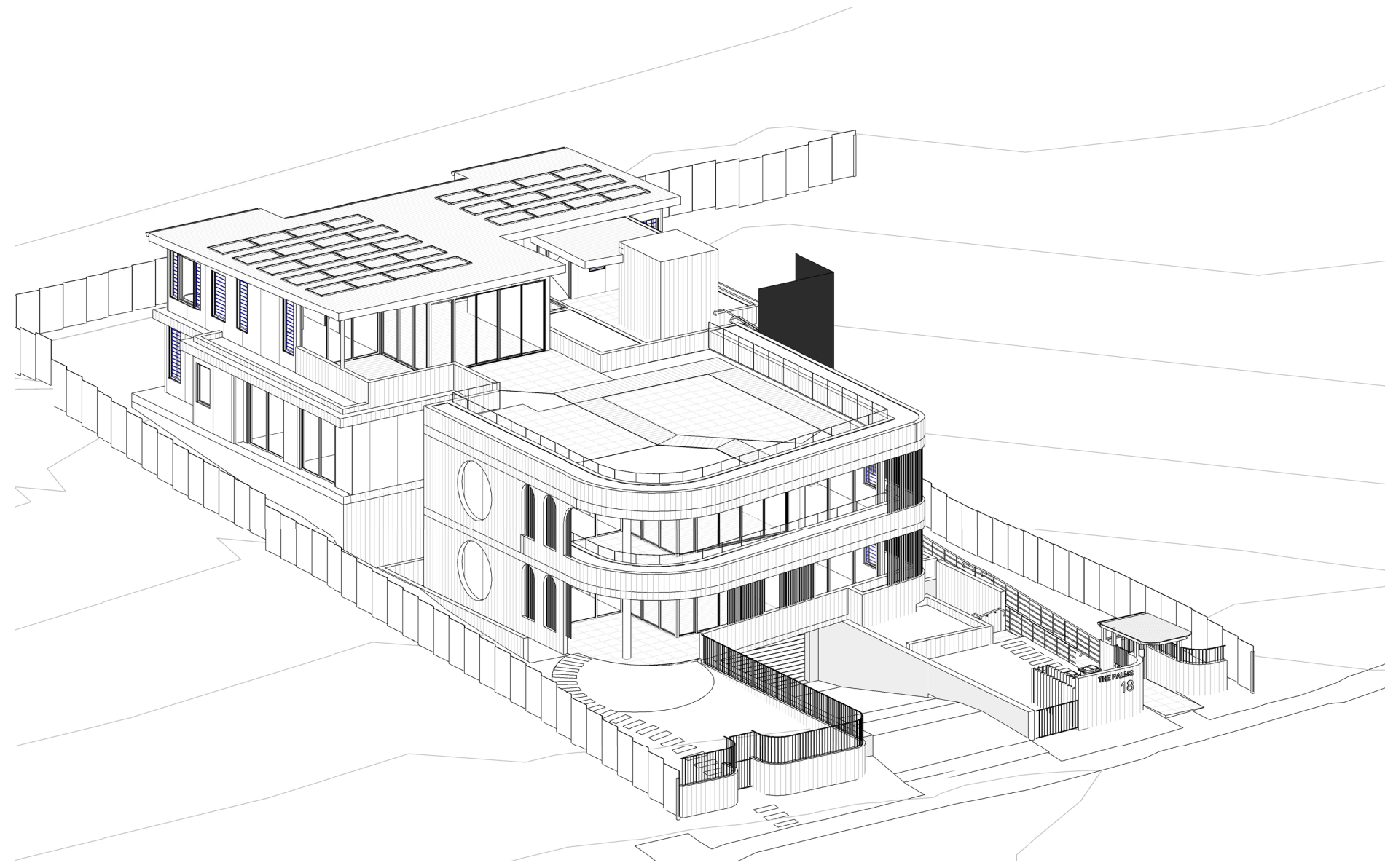


2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1

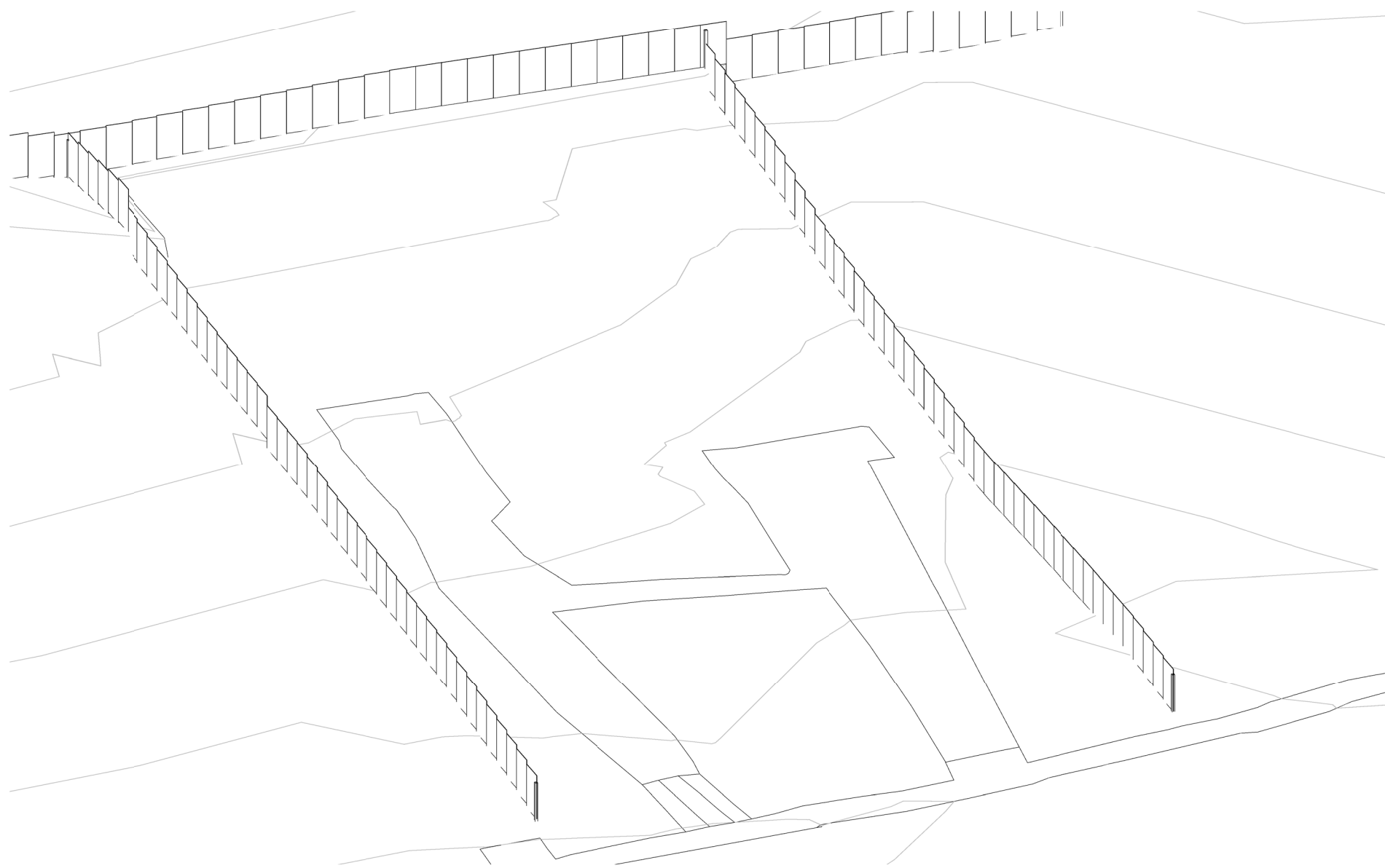




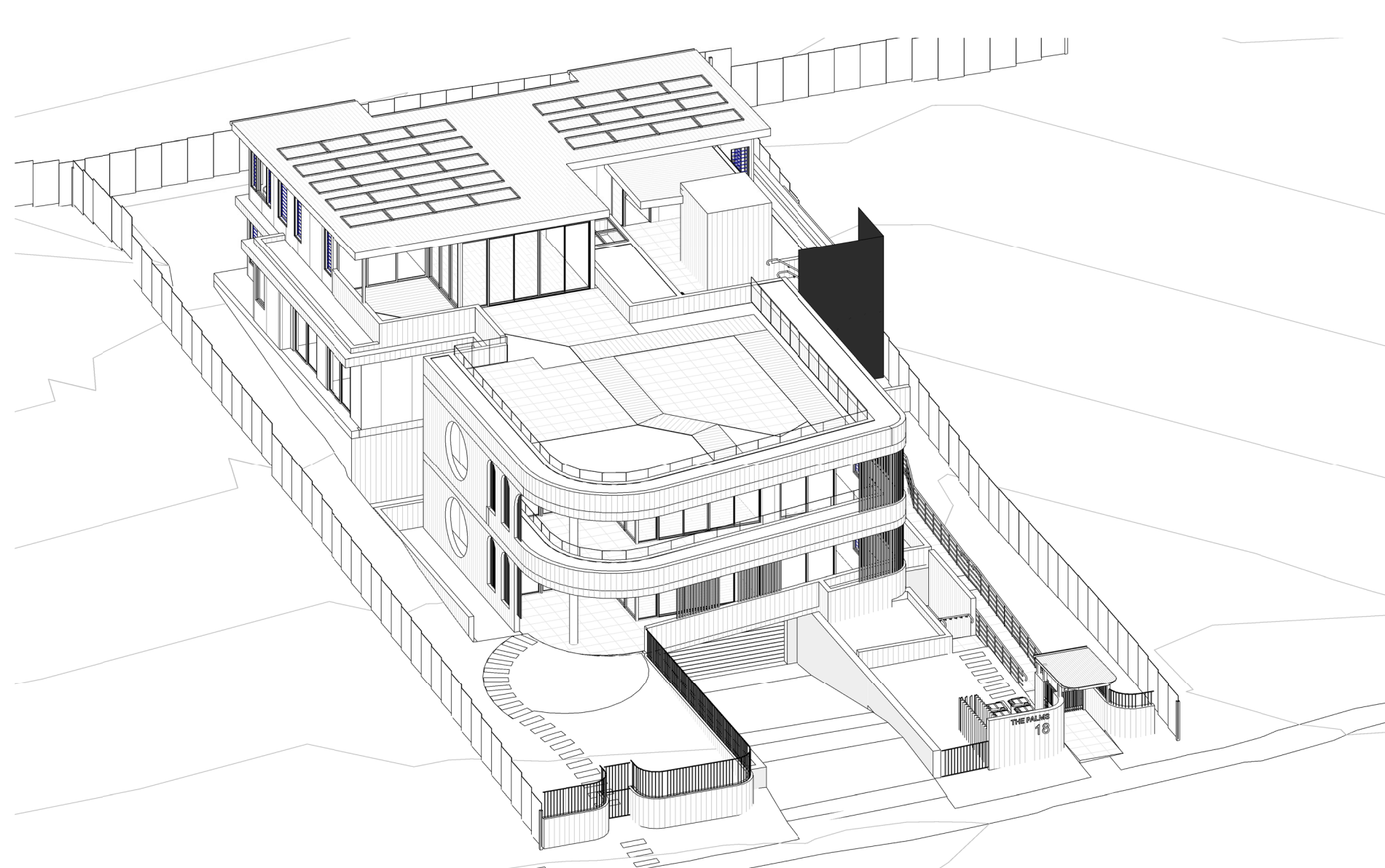
1 VIEW FROM SUN - 9AM JUNE 21ST - EXISTING
DA511



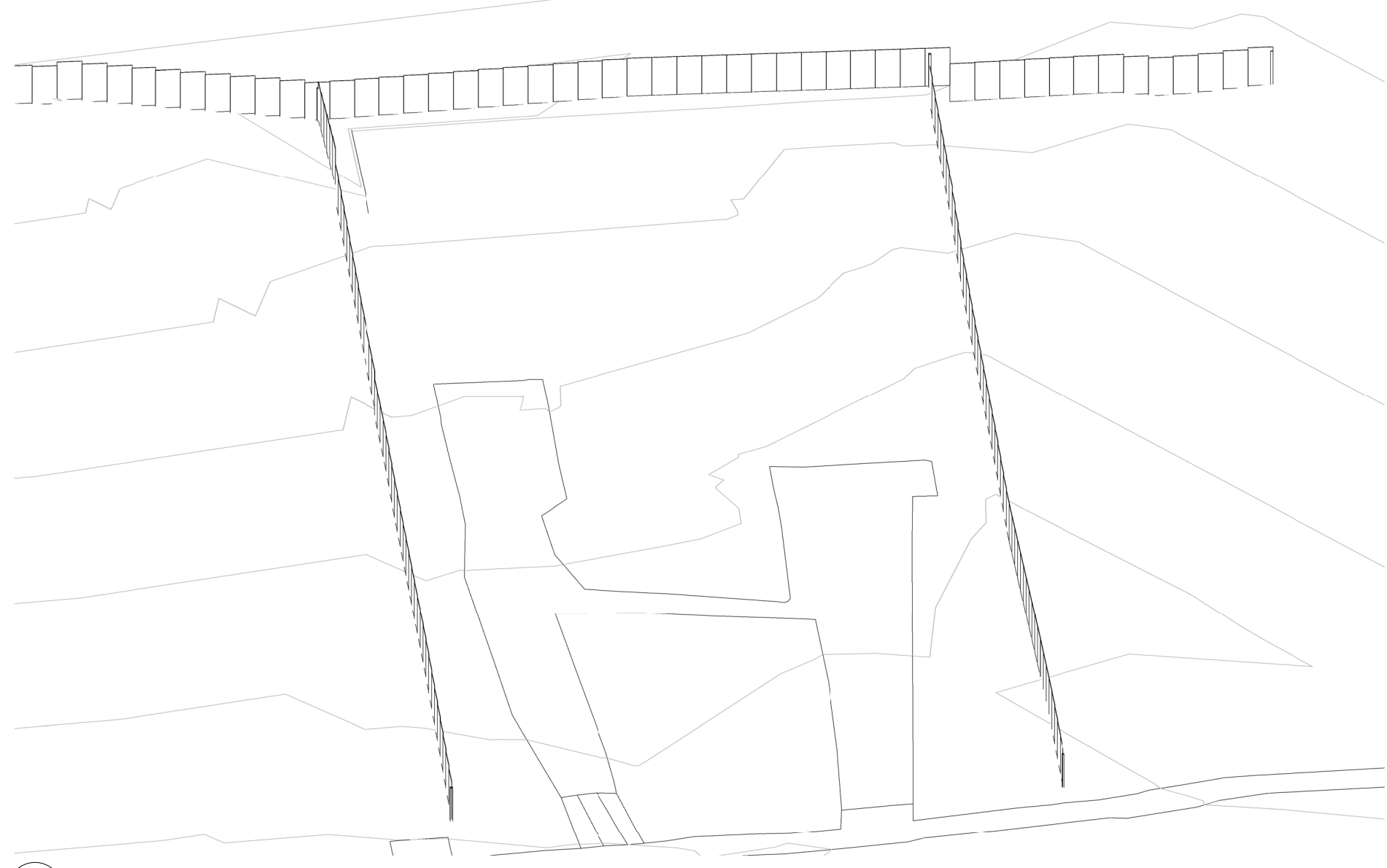
2 VIEW FROM SUN - 9AM JUNE 21ST - PROPOSED
DA511



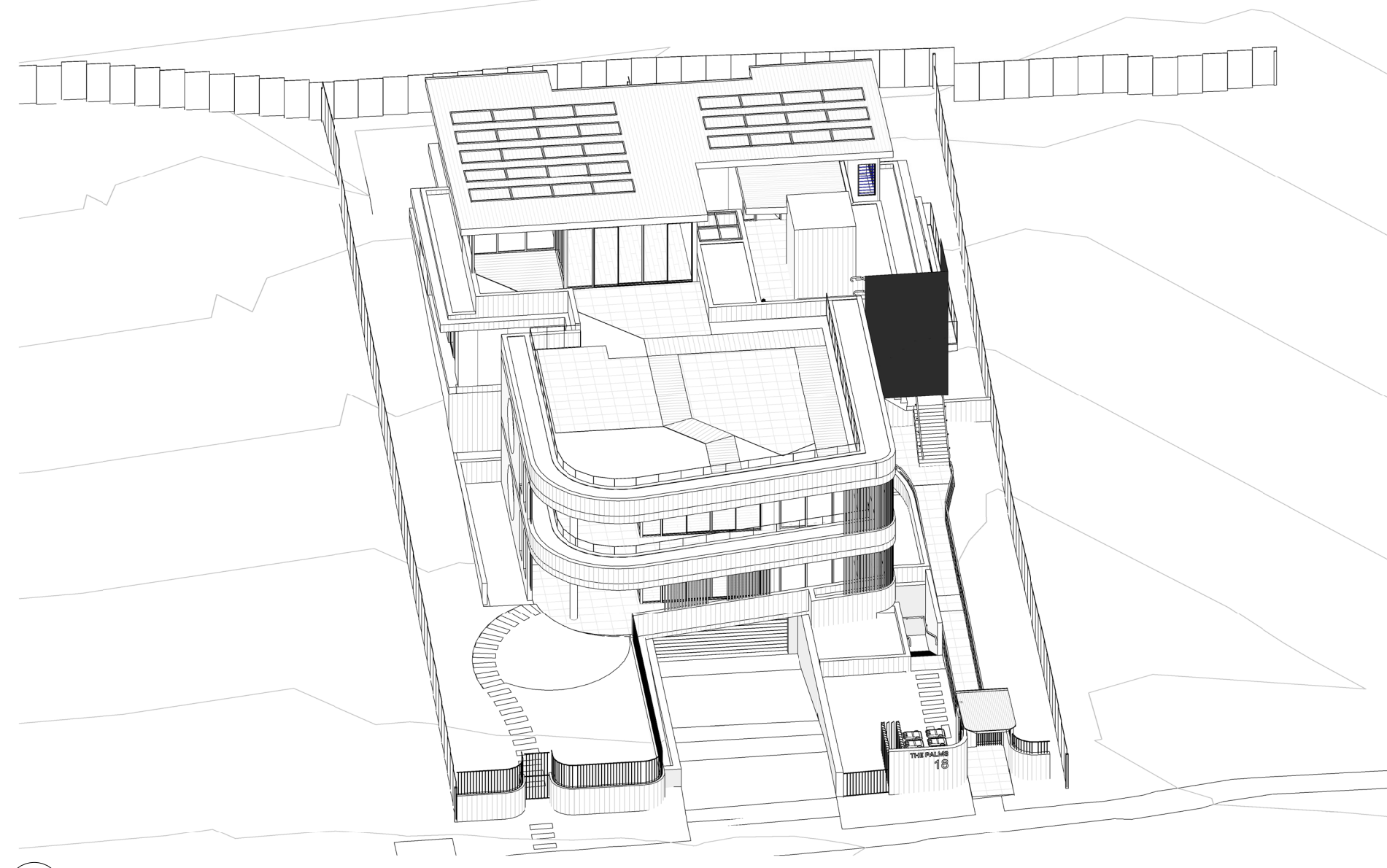
3 VIEW FROM SUN - 10AM JUNE 21ST - EXISTING
DA511



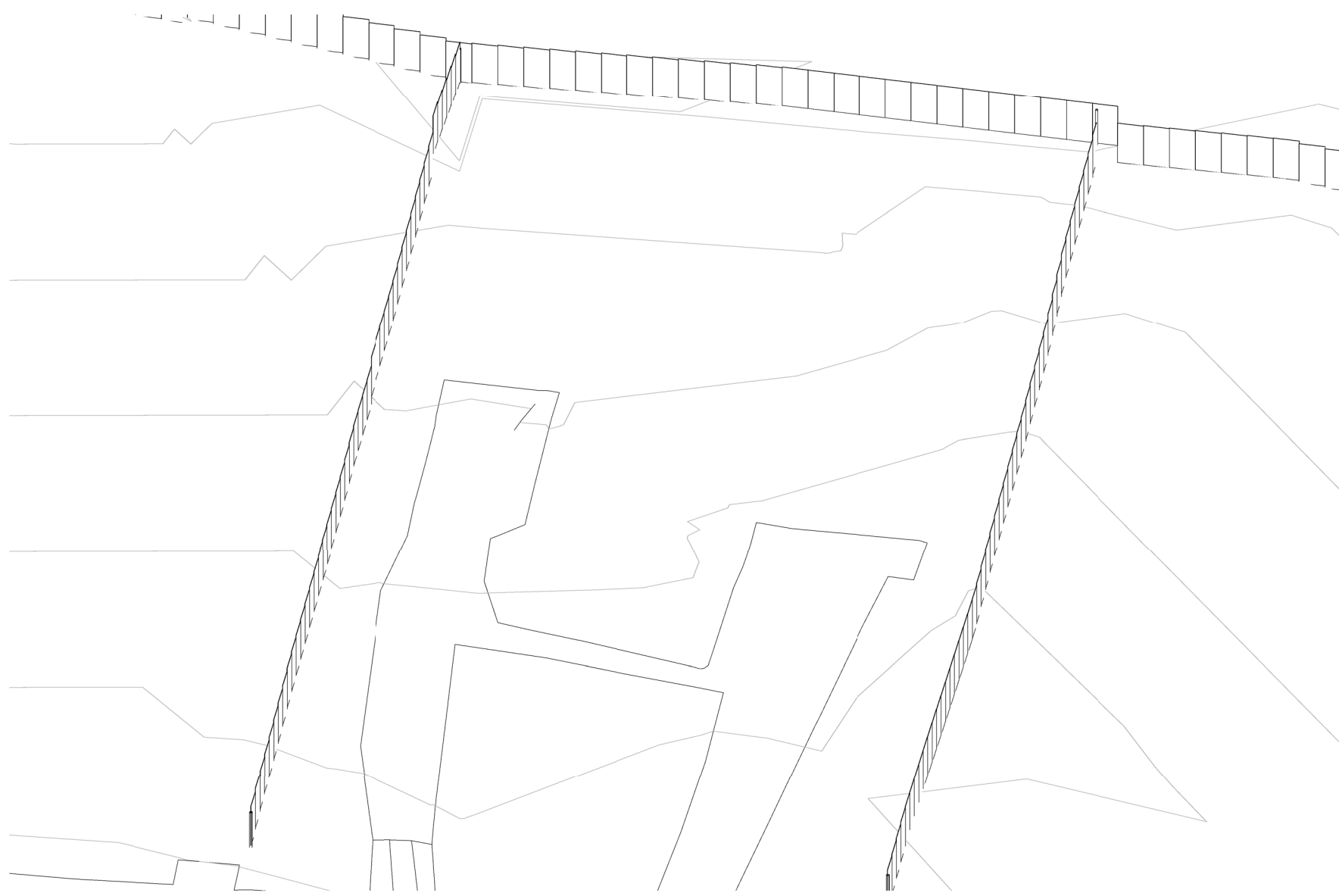
4 VIEW FROM SUN - 10AM JUNE 21ST - PROPOSED
DA511



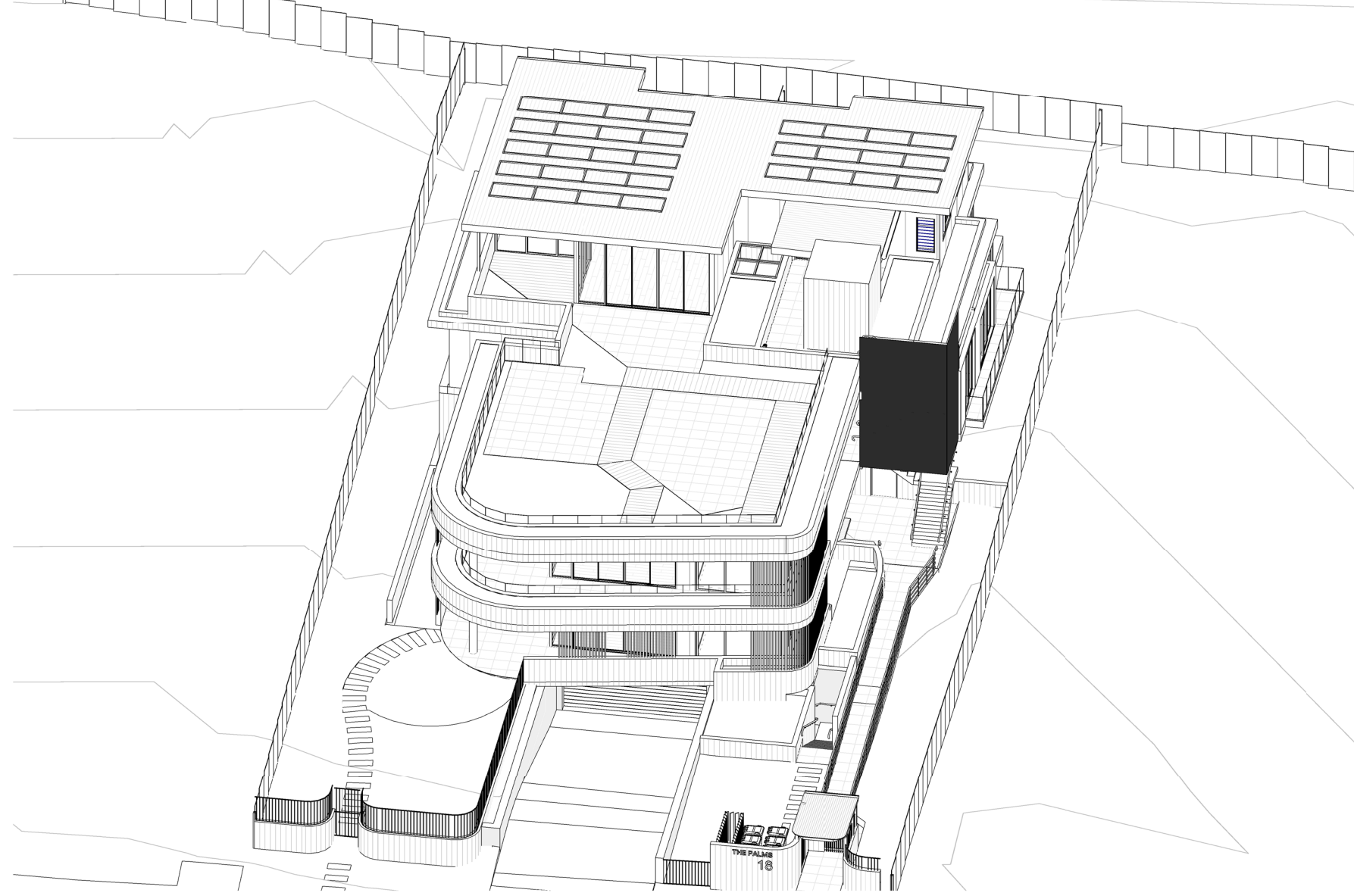
5 VIEW FROM SUN - 11AM JUNE 21ST - EXISTING
DA511



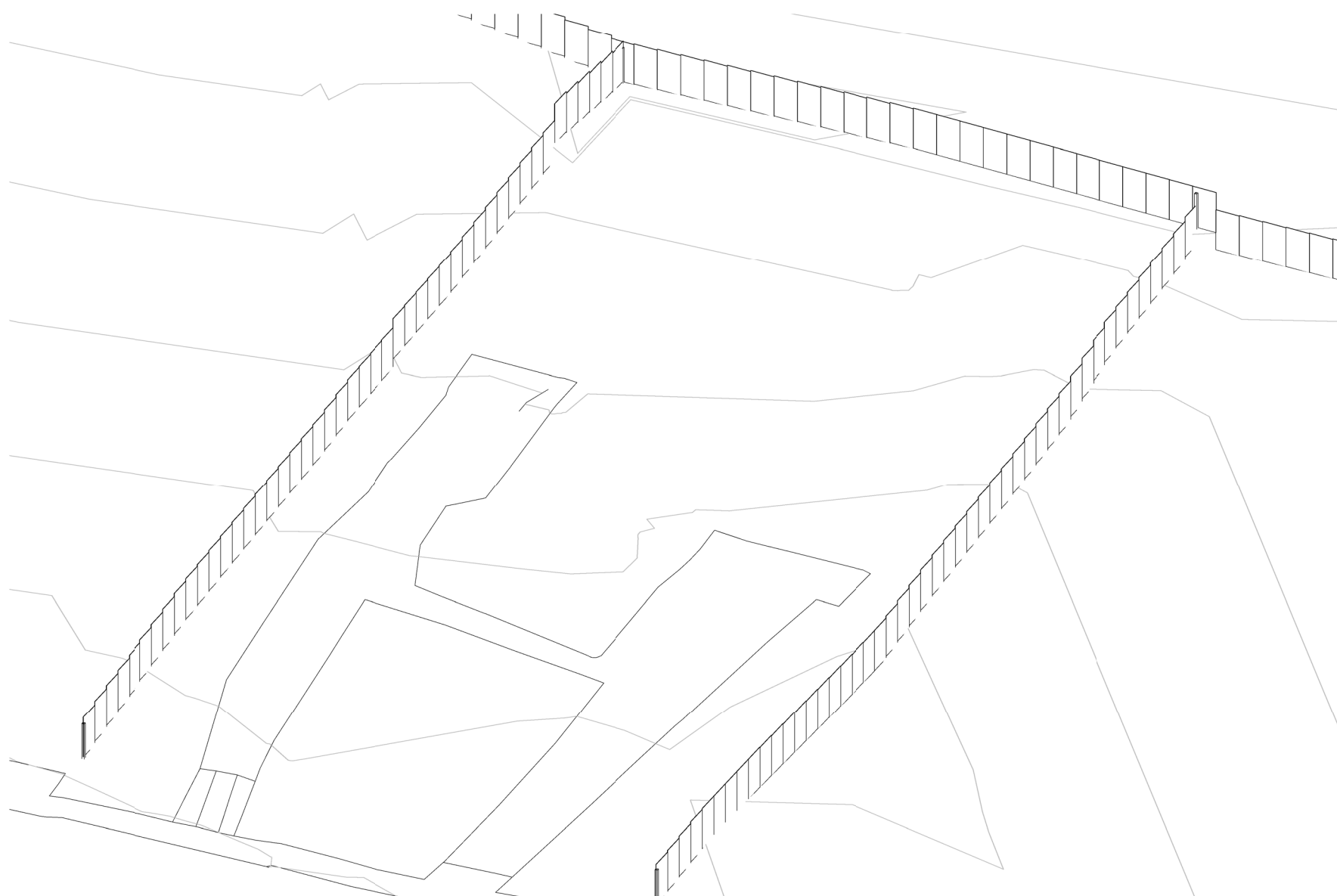
6 VIEW FROM SUN - 11AM JUNE 21ST - PROPOSED
DA511



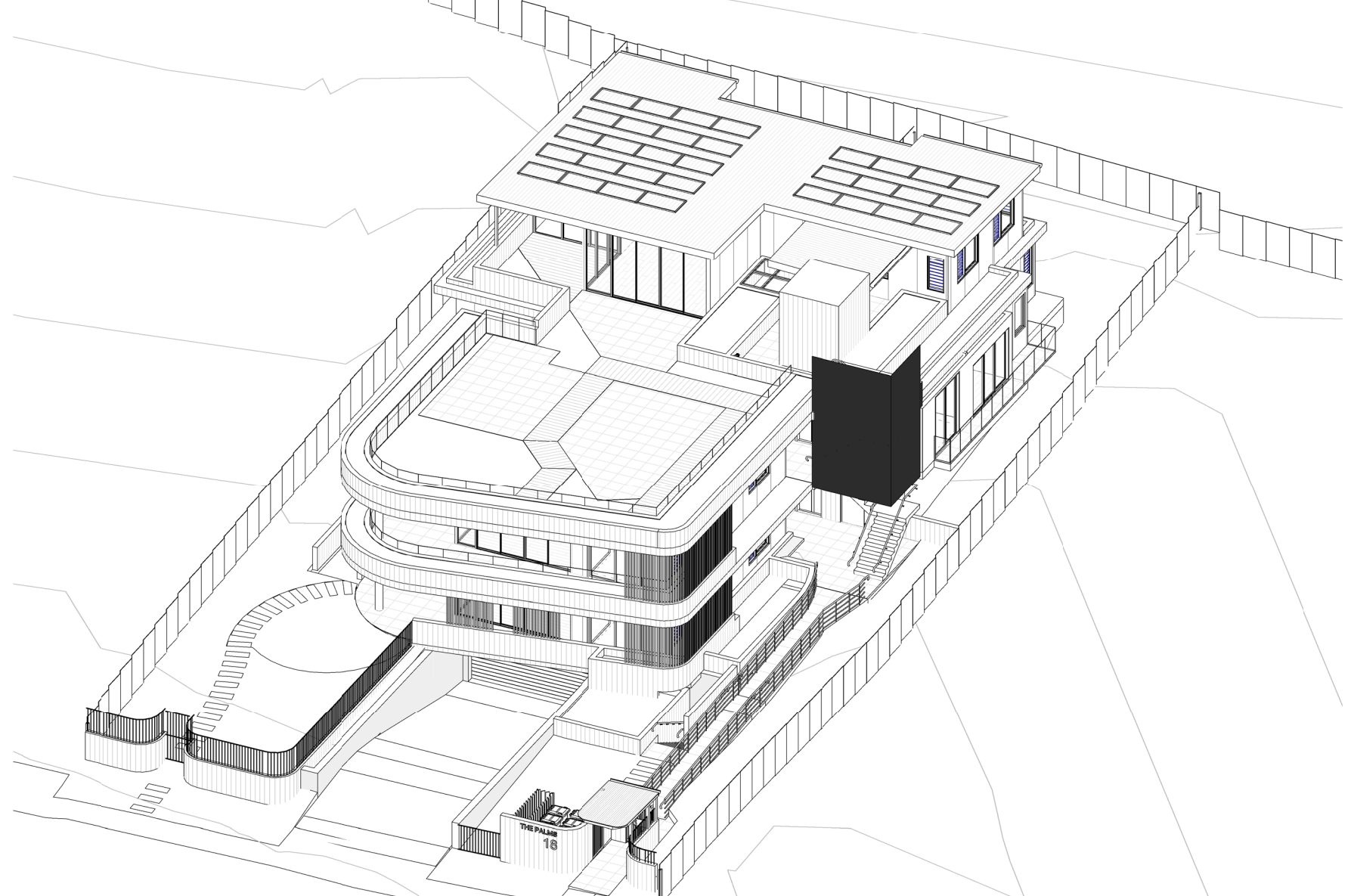
1 VIEW FROM SUN - 12PM JUNE 21ST - EXISTING
DA512



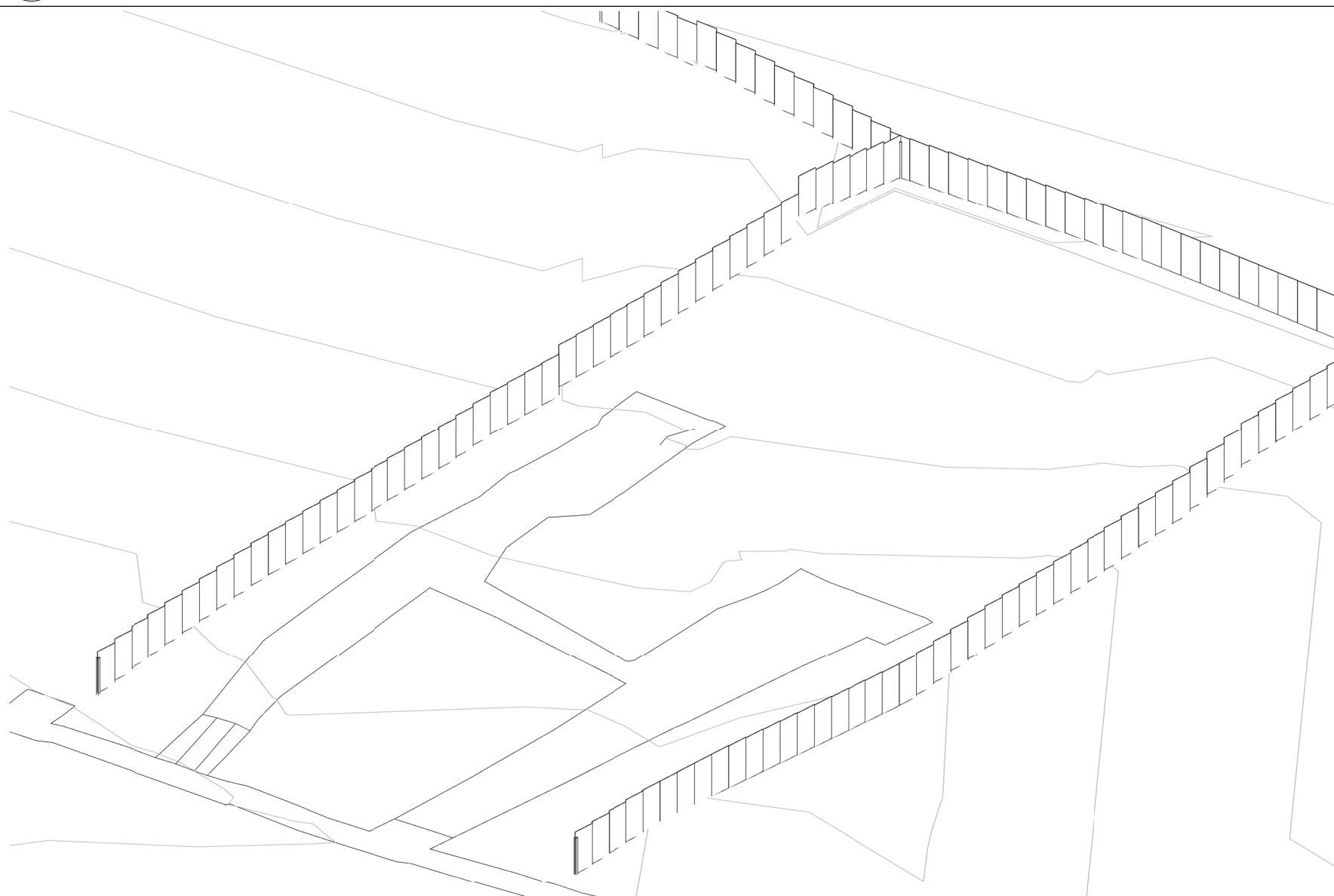
2 VIEW FROM SUN - 12PM JUNE 21ST - PROPOSED
DA512



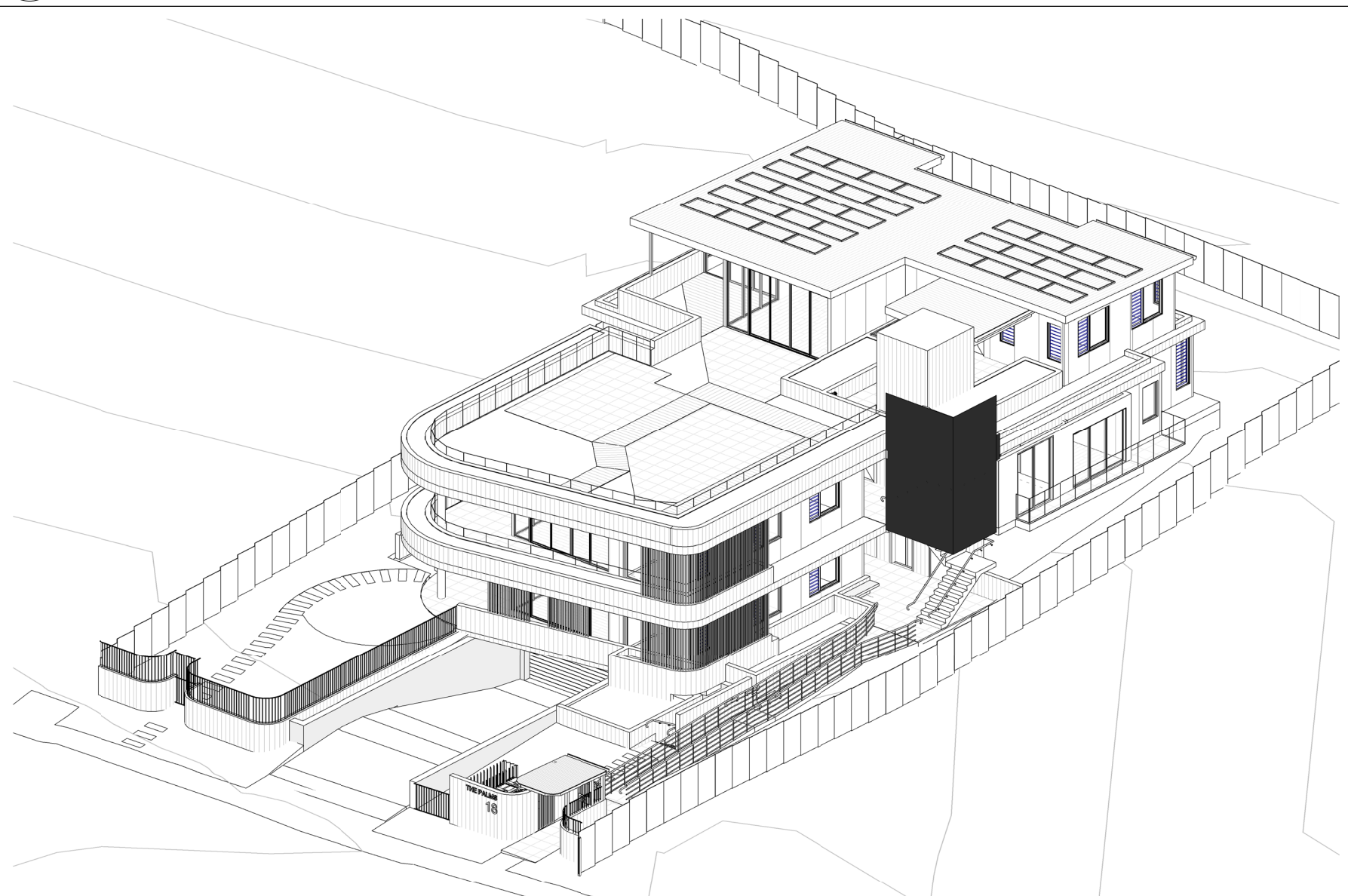
3 VIEW FROM SUN - 1PM JUNE 21ST - EXISTING
DA512



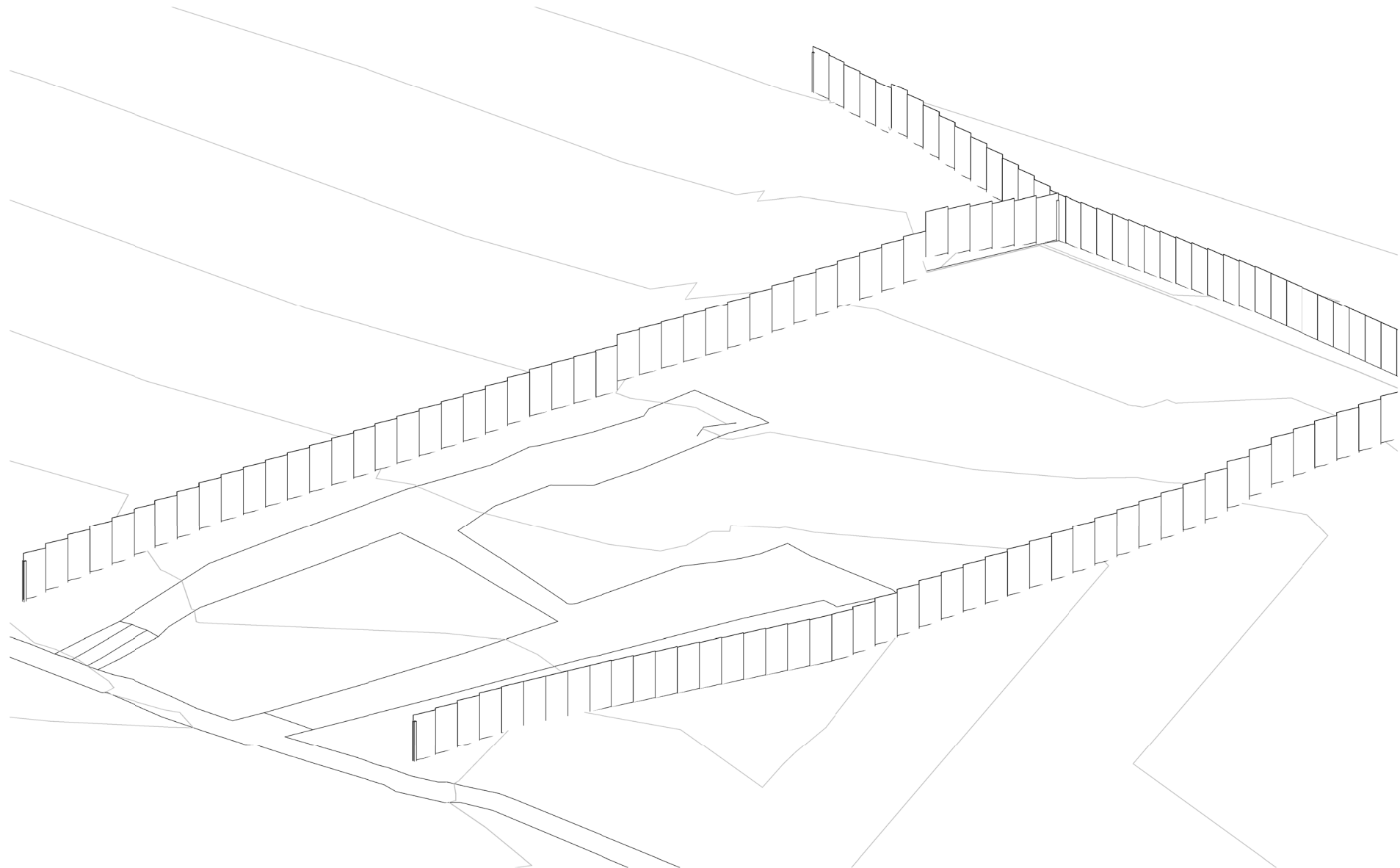
4 VIEW FROM SUN - 1PM JUNE 21ST - PROPOSED
DA512



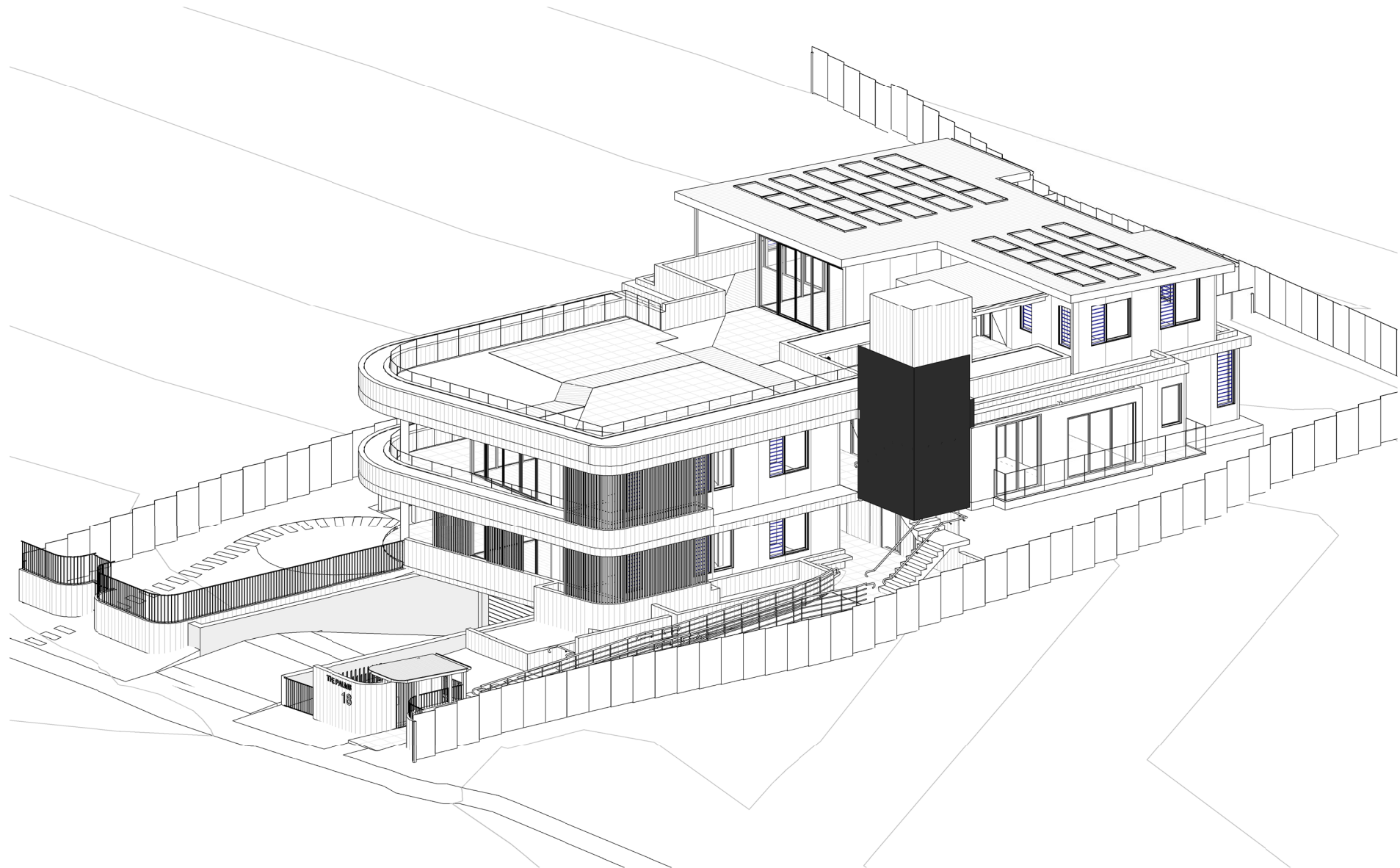
5 VIEW FROM SUN - 2PM JUNE 21ST - EXISTING
DA512



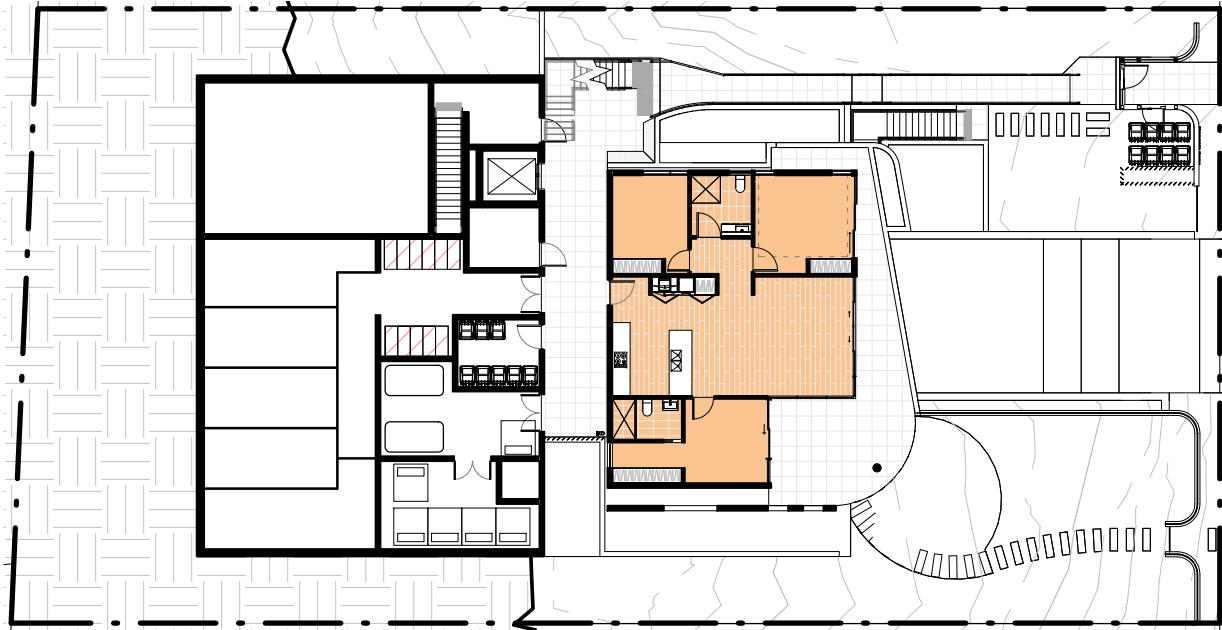
6 VIEW FROM SUN - 2PM JUNE 21ST - PROPOSED
DA512



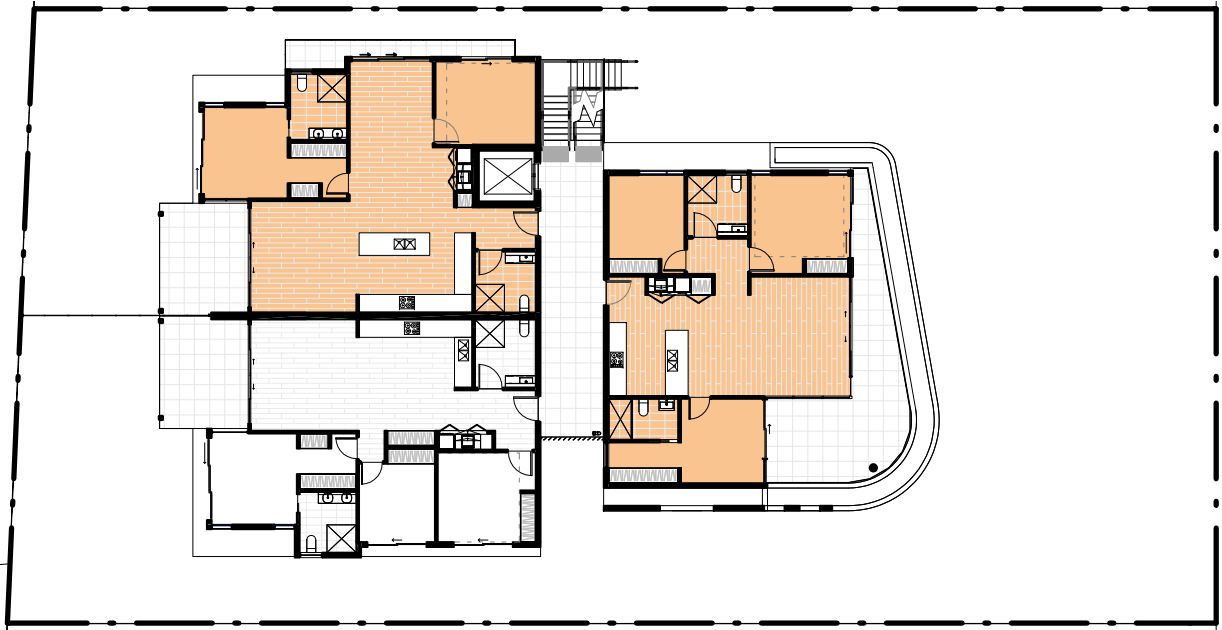
1 VIEW FROM SUN - 3PM JUNE 21ST - EXISTING
DA513



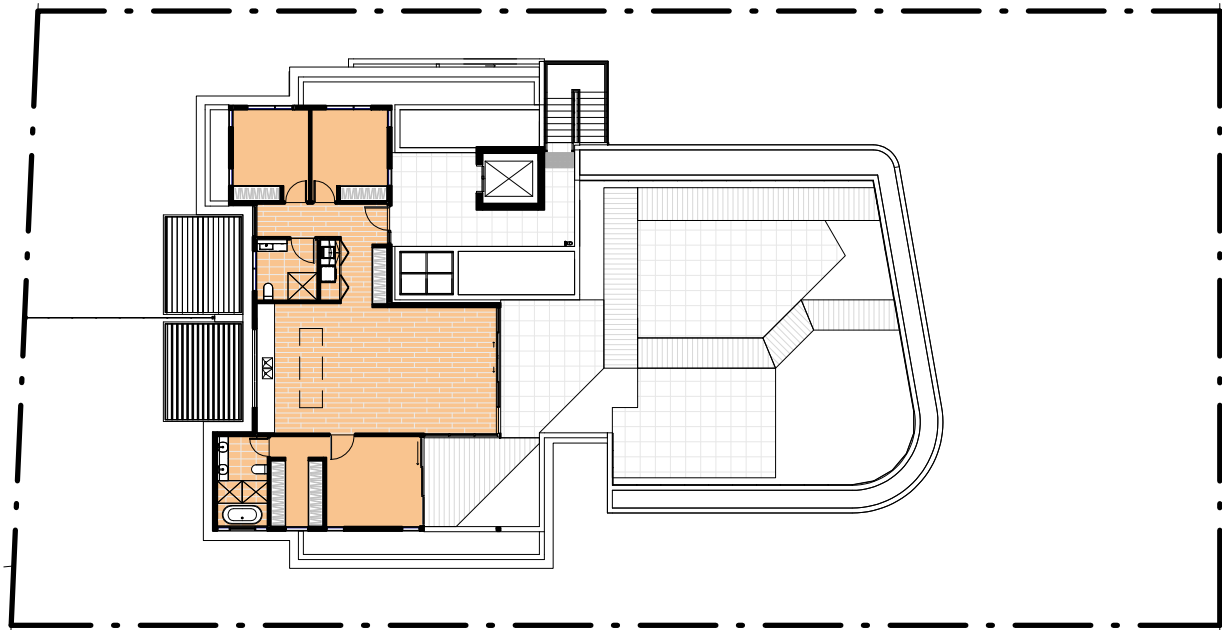
2 VIEW FROM SUN - 3PM JUNE 21ST - PROPOSED
DA513



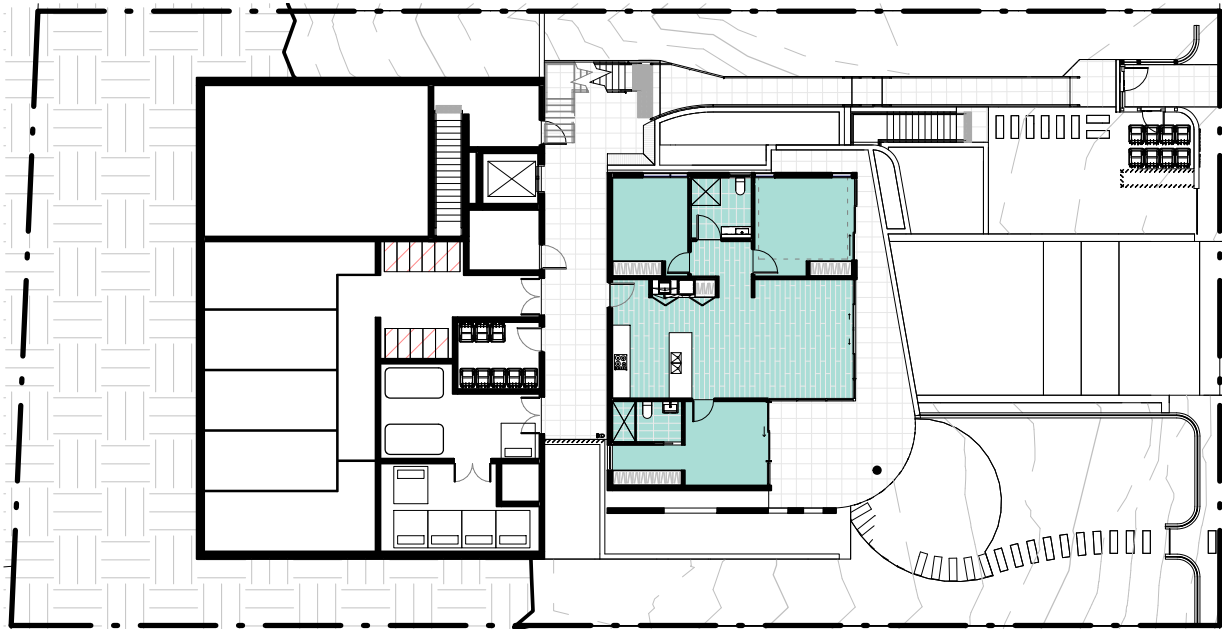
1 SOLAR - GROUND
DA901/ 1:300 @ A1



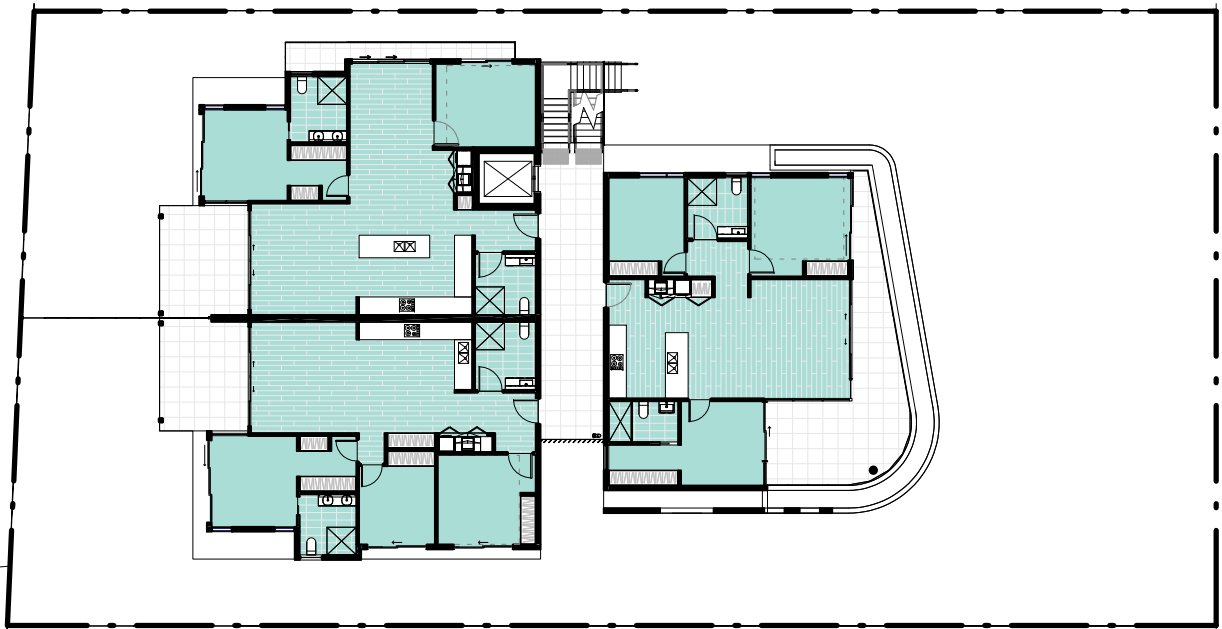
2 SOLAR - LEVEL 1
DA901/ 1:300 @ A1



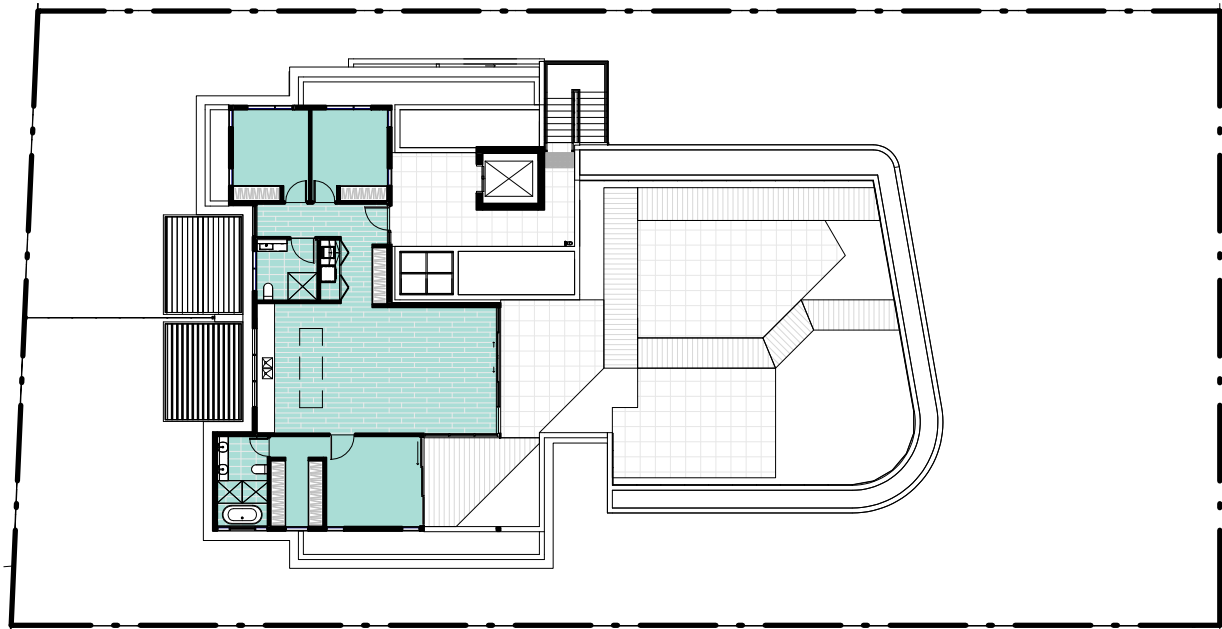
3 SOLAR - LEVEL 2
DA901/ 1:300 @ A1



4 VENTILATION - GROUND
DA901/ 1:300 @ A1



5 VENTILATION - LEVEL 1
DA901/ 1:300 @ A1



6 VENTILATION - LEVEL 2
DA901/ 1:300 @ A1

2 HOUR SOLAR ACCESS	
SOLAR ACCESS	NUMBER
No	1
Yes	4

OBJECTIVE 4A-1

DESIGN CRITERION 1
- 2 HOURS OF SOLAR ACCESS TO 70% OF DWELLINGS 9-3PM
- 4/5 = 80% OF APARTMENTS COMPLY
DESIGN CRITERION FULLY SATISFIED.

DESIGN CRITERION 3
- MAXIMUM 15% OF APARTMENTS RECIEVE LESS THAN 15 MINUTES OF SUN
- 0/5 = 0% OF APARTMENTS RECIEVE LESS THAN 15 MINUTES OF SUN
DESIGN CRITERION FULLY SATISFIED.

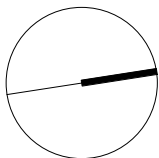
CROSS VENTILATION	
CROSS VENTILATION	NUMBER
Yes	5

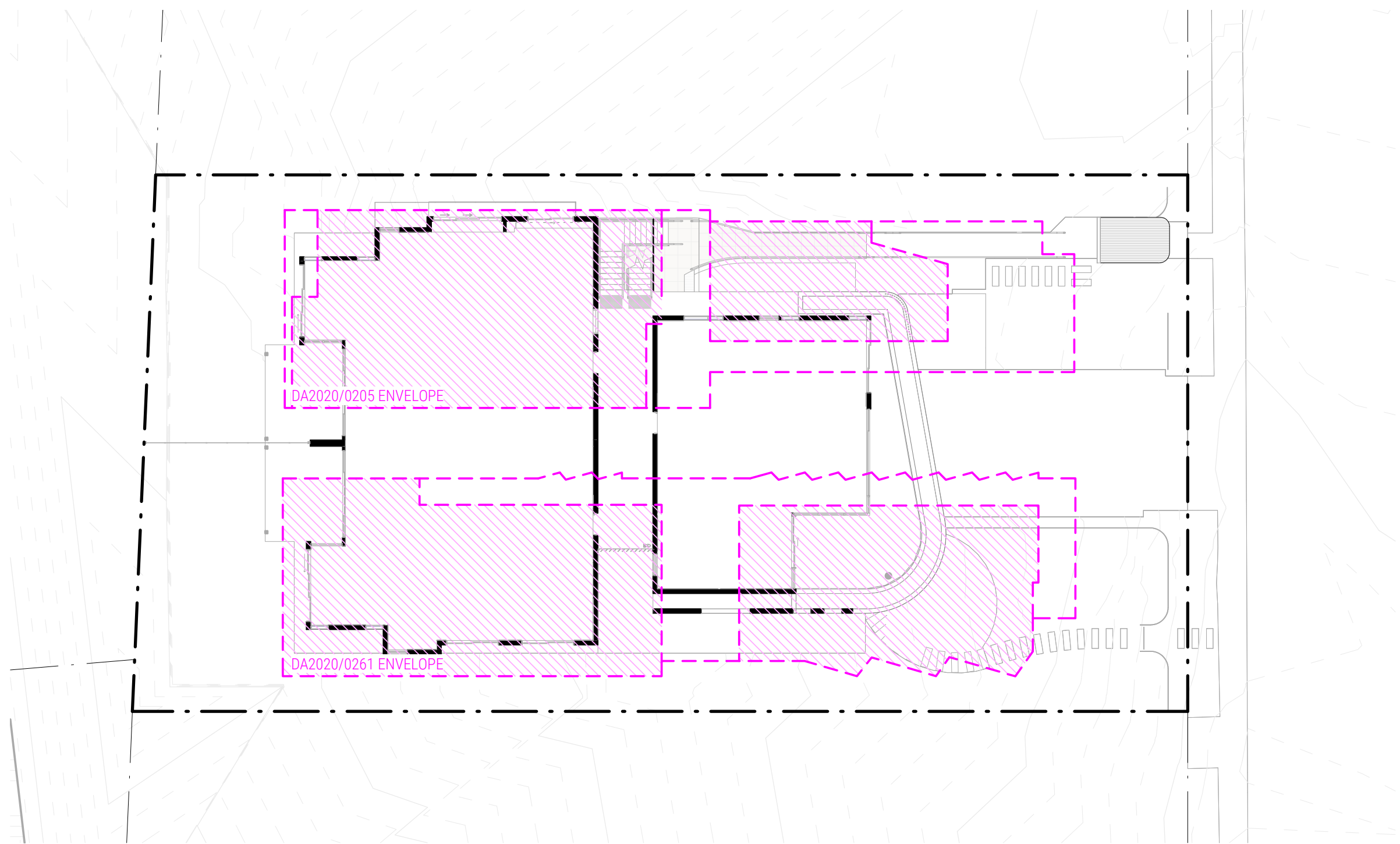
OBJECTIVE 4B-3

DESIGN CRITERION 1
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSSVENTILATED
- 5/5 = 100% ARE CROSS VENTILATED.
DESIGN CRITERION FULLY SATISFIED.

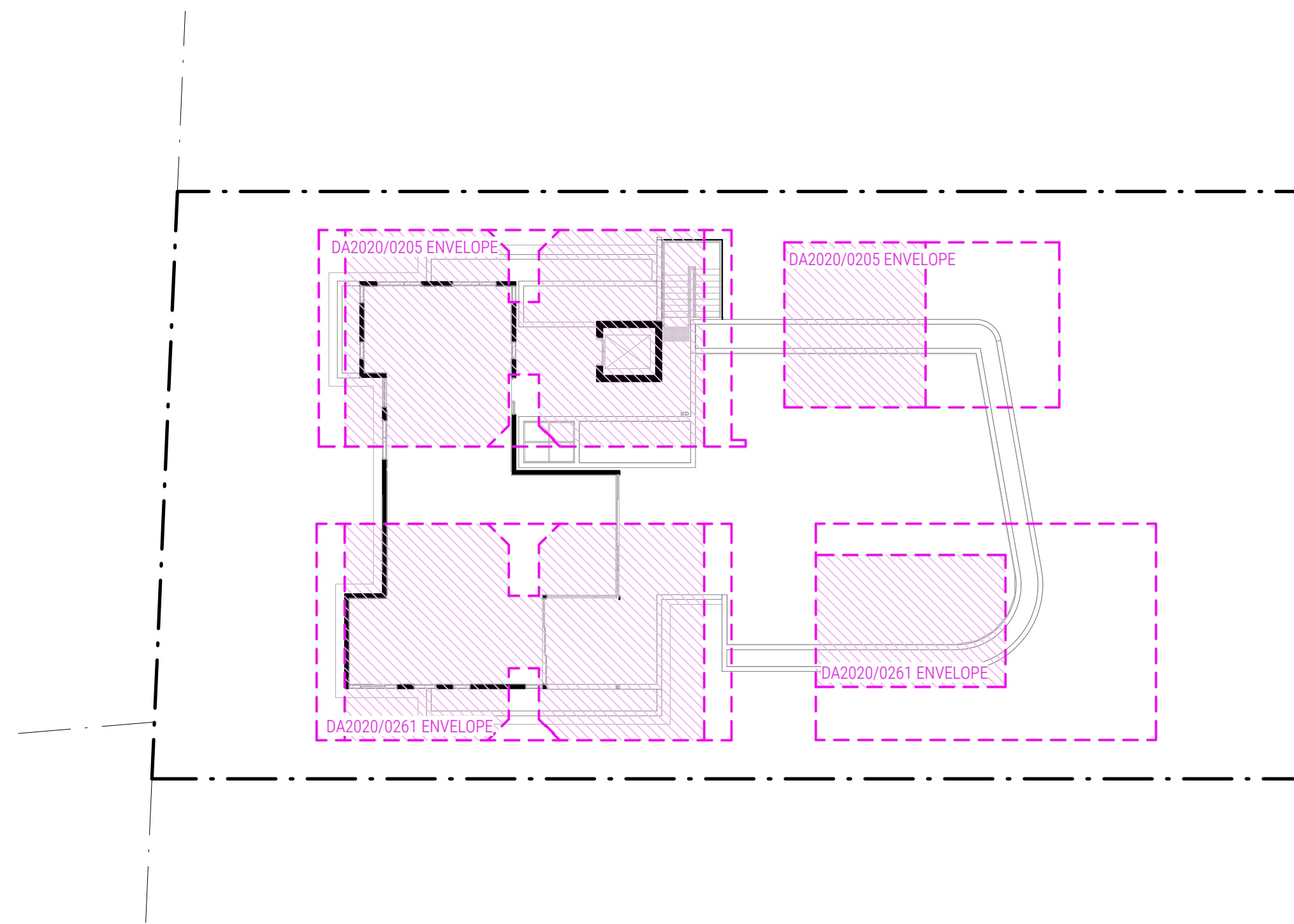
DESIGN CRITERION 2
- MAXIMUM DEPTH OF CROSS OVER/THROUGH APARTMENTS IS 18M.
- NO CROSS OVER/THROUGH UNITS ARE MORE THAN 18M.
DESIGN CRITERION FULLY SATISFIED.

UNIT NUMBER	APARTMENT AREA 4D-1 (1)	BALCONY AREA 4E-1 (1)	BALCONY DEPTH 4E-1 (1)	LIVING ROOM WIDTH 4E-1 (1)	BEDROOM AREAS 4D-3 (3)	BEDROOM AREAS 4D-3 (1+2)	CEILING HEIGHTS 4C-1 (1)	STORAGE 4G-1 (1)	UNIVERSAL DESIGN 4Q-1 (1)	SOLAR ACCESS 4A-1 (1)	MIN. 15 MINUTES 4A-1 (3)	CROSS VENTILATION 4B-1 (1)
UNIT 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UNIT 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UNIT 3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UNIT 4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓
UNIT 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

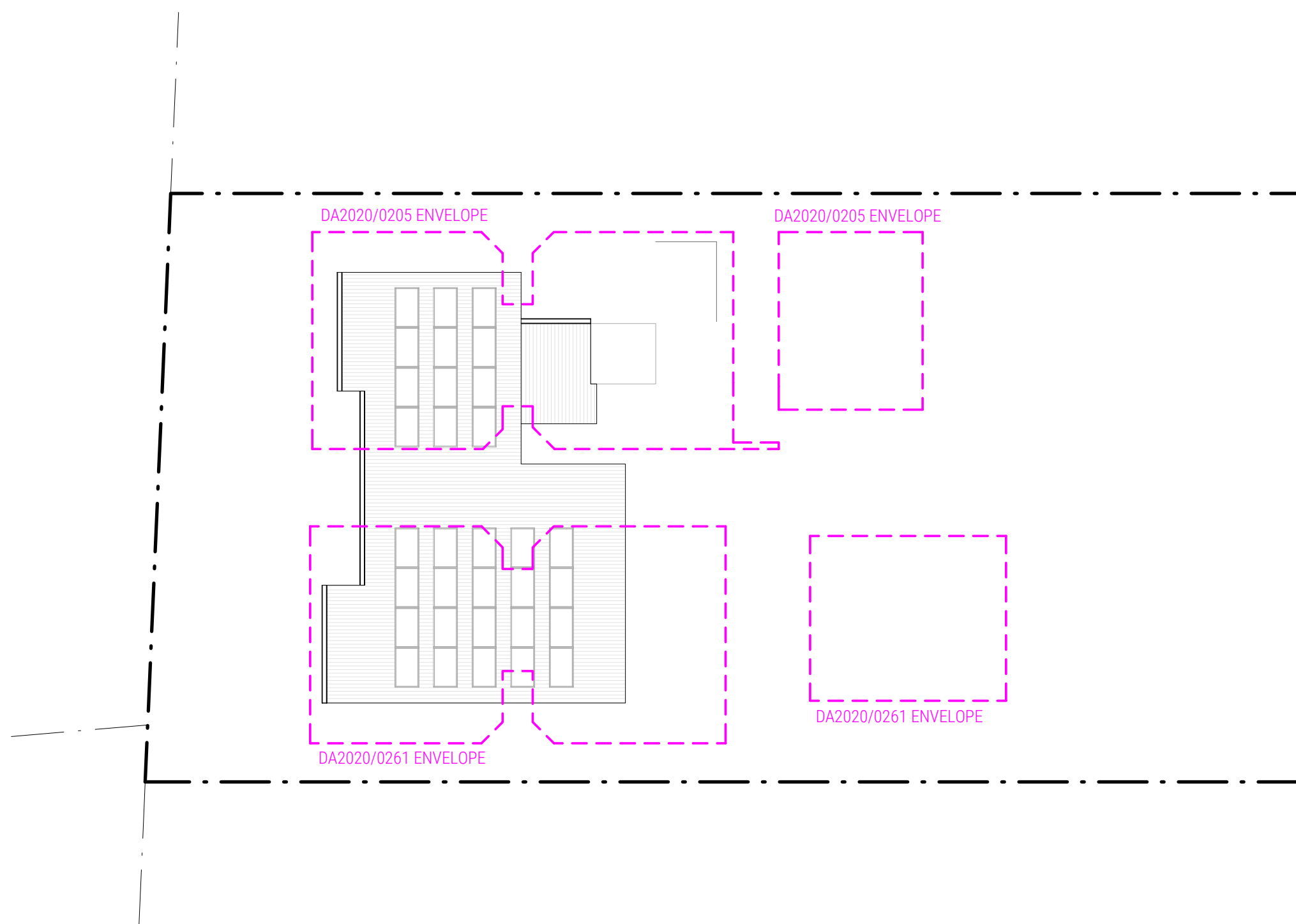




1 LEVEL 1 - COMPARISON
DA902 1:200 @ A1



2 LEVEL 2 - COMPARISON
DA902 1:200 @ A1



3 ROOF PLAN - COMPARISON
DA902 1:200 @ A1

