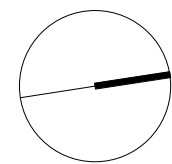
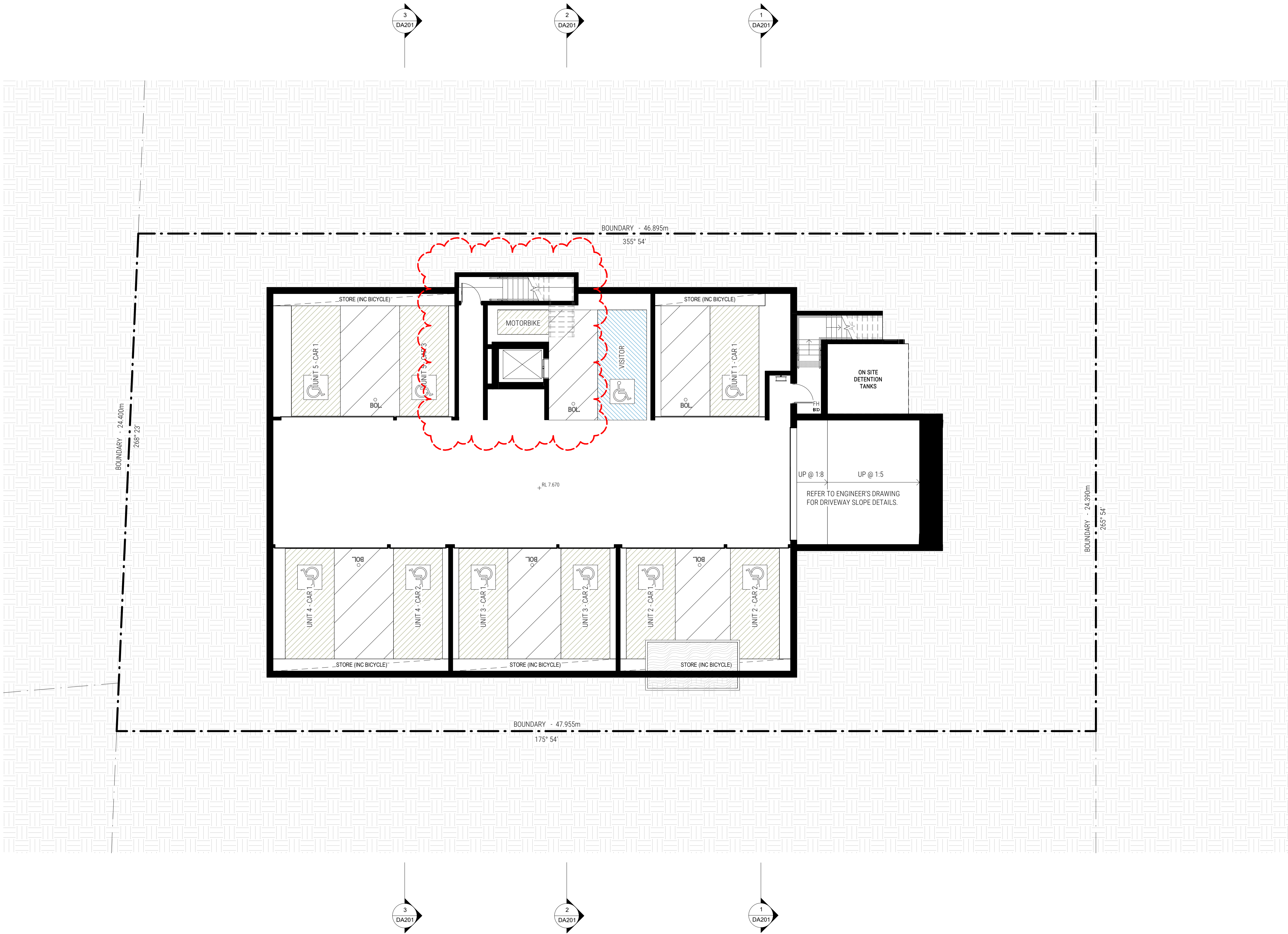
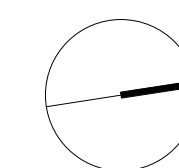
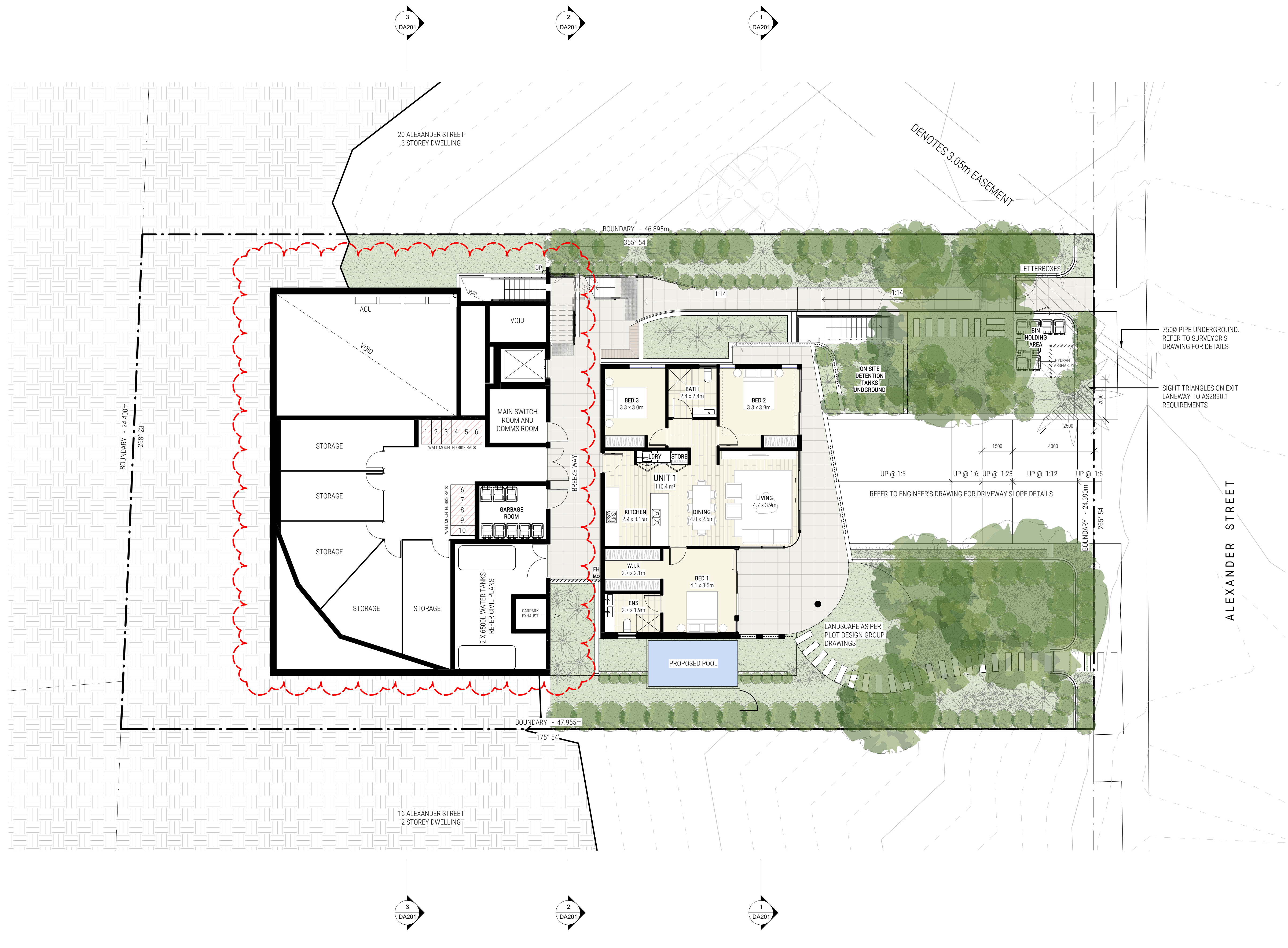


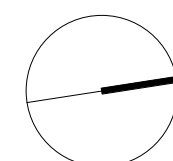
COMPLIANCE TABLE		
ADG	OBJECTIVE	COMPLIES?
3E-1(1)	DEEP SOIL	YES
3F-1(1)	BUILDING SEPARATION	YES
4A-1(1)	2 HOUR SOLAR ACCESS	YES
4A-1(3)	NO SUN	YES
4B-2(1)	CROSS VENTILATION	YES
4C-1(1)	CEILING HEIGHTS	YES
4D-1(1)	APARTMENT AREAS	YES
4D-3(1-4)	ROOM SIZES	YES
4E-1(1)	POS SIZES	YES
4G-1(1)	STORAGE	YES
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

May 2022		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. If the proposed construction varies to those detailed below then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.				
In NSW both BASIX & the BCA variations must be complied with, in particular the following:				
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1				
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)				
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(i), (iii) & (e) or (c), (d) & (e)				
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.				
Thermal Performance Specifications (does not apply to garage)				
External Wall Construction		Added Insulation		
Lightweight		R2.5 to Units 3 & 4		
		R2.0 to all other units		
Internal Wall Construction		Added Insulation		
Plasterboard on studs (internal to units)		None		
Plasterboard + stud + shaft liner + stud + plasterboard (party wall between units)		None		
Concrete + Plasterboard (adjacent to lift/stair cores)		None		
Ceiling Construction		Added Insulation		
Plasterboard		R3.5 to ceilings adjacent to roof and decks above		
Roof Construction		Added Insulation		
Colour (Solar Absorbance)		None		
Concrete		Concrete default (SA0.70)		
Metal		Foil + R1.0 blanket		
Any		None		
Floor Construction		Added Insulation		
Covering		R1.0 to Unit 1 only		
Concrete		As drawn (if not noted default values used)		
Windows				
Glass and frame type		U value	SHGC Range	Area sq m
Performance glazing Type A		5.40	0.44 - 0.54	As drawn
Performance glazing Type B		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	SHGC	Area sq m
Single glazed opal				As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified				
Shade elements		(eaves, verandahs, awnings etc)		
All shade elements modelled as drawn				
Ceiling Penetrations		(downlights, exhaust fans, flues etc)		
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA				
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.				
Additional Notes				
Nil				





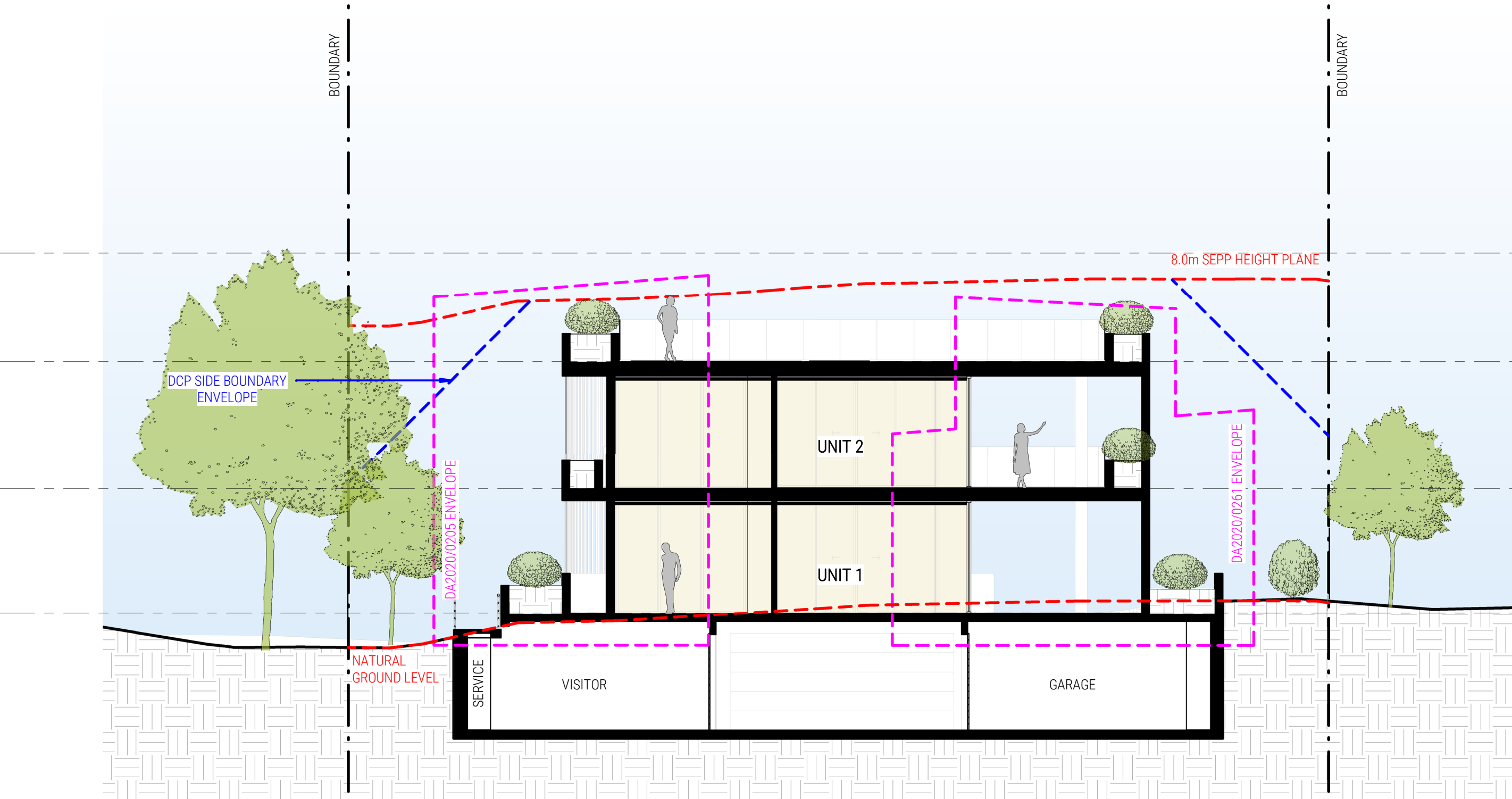




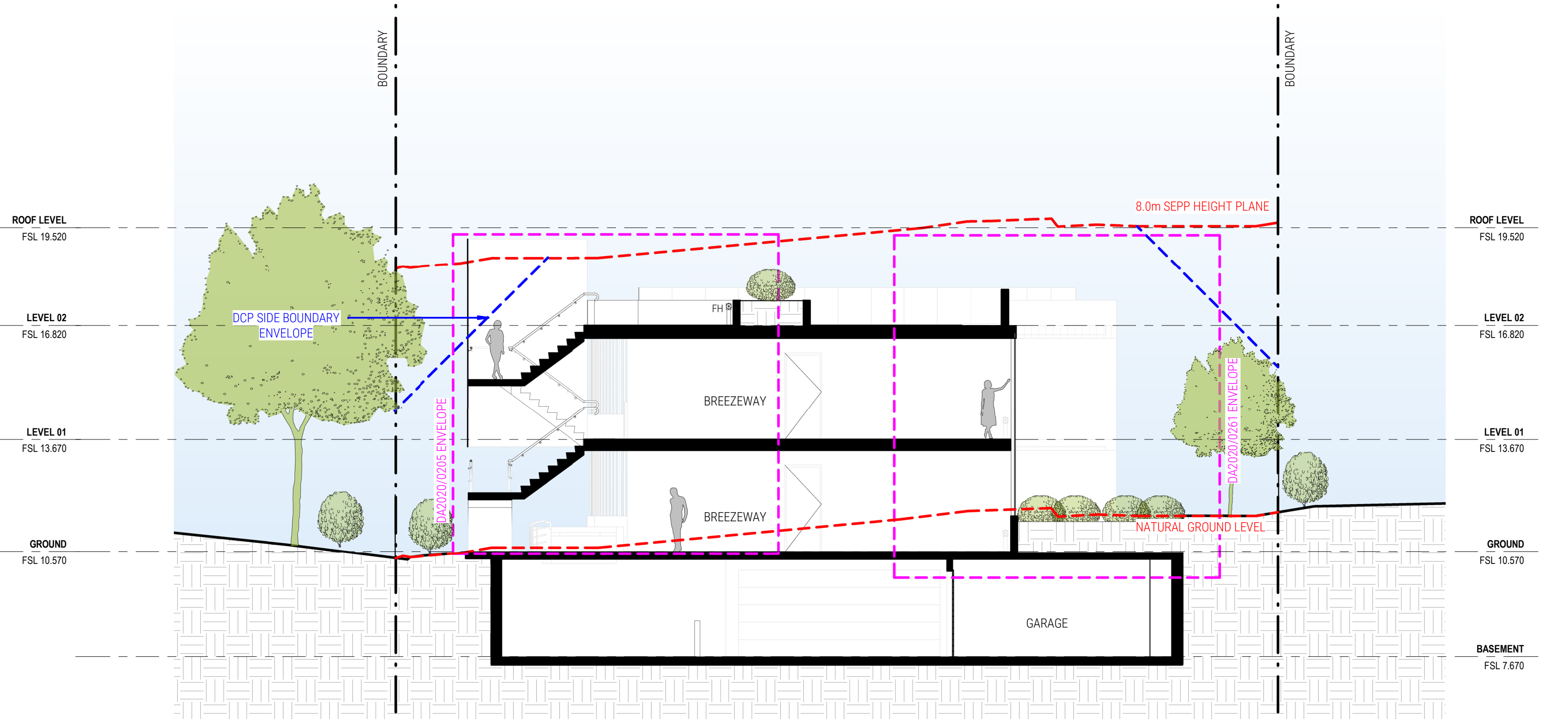
1 LONG SECTION 1
DA200 1:100 @ A1



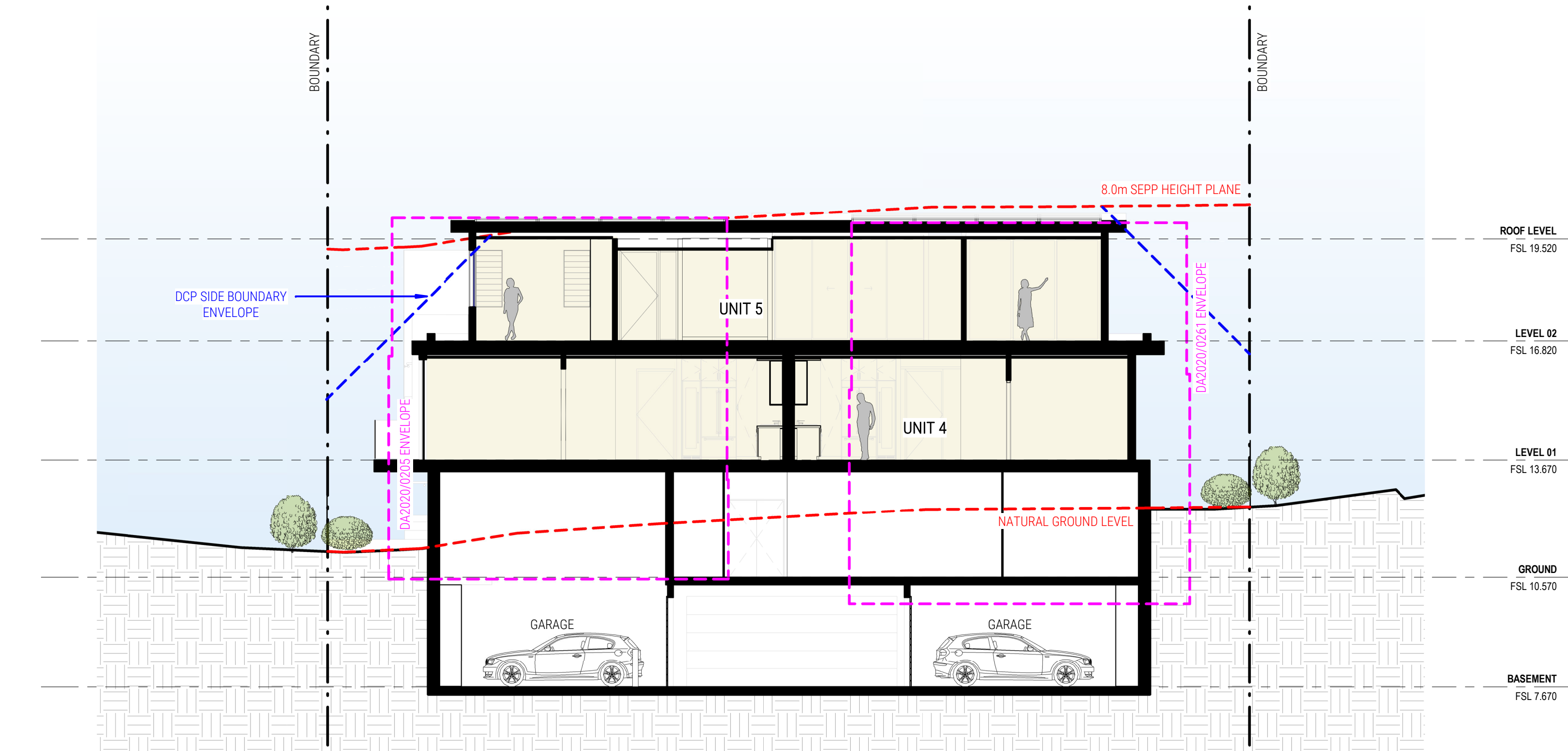
2 LONG SECTION - DRIVEWAY
DA200 1:100 @ A1



1 CROSS SECTION 1
DA201 1:100 @ A1



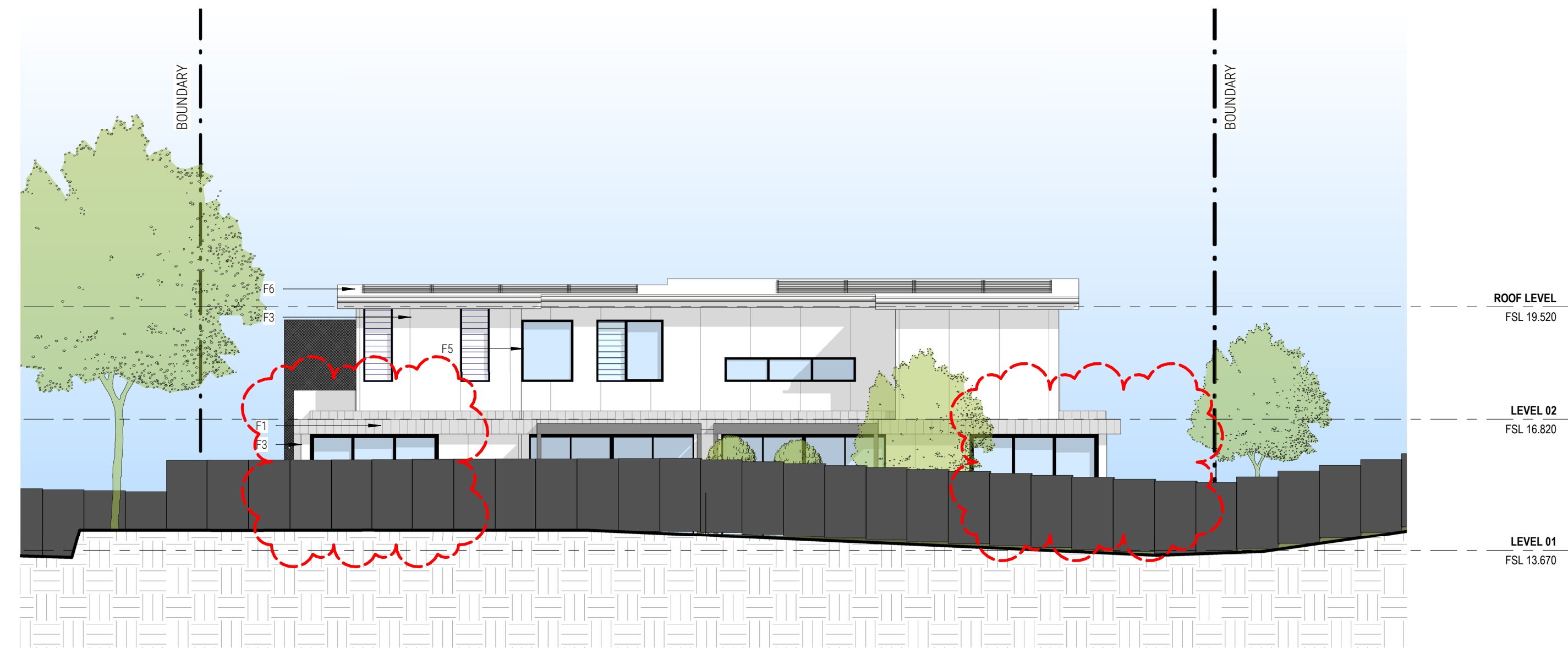
2 CROSS SECTION 2
DA201 1:100 @ A1



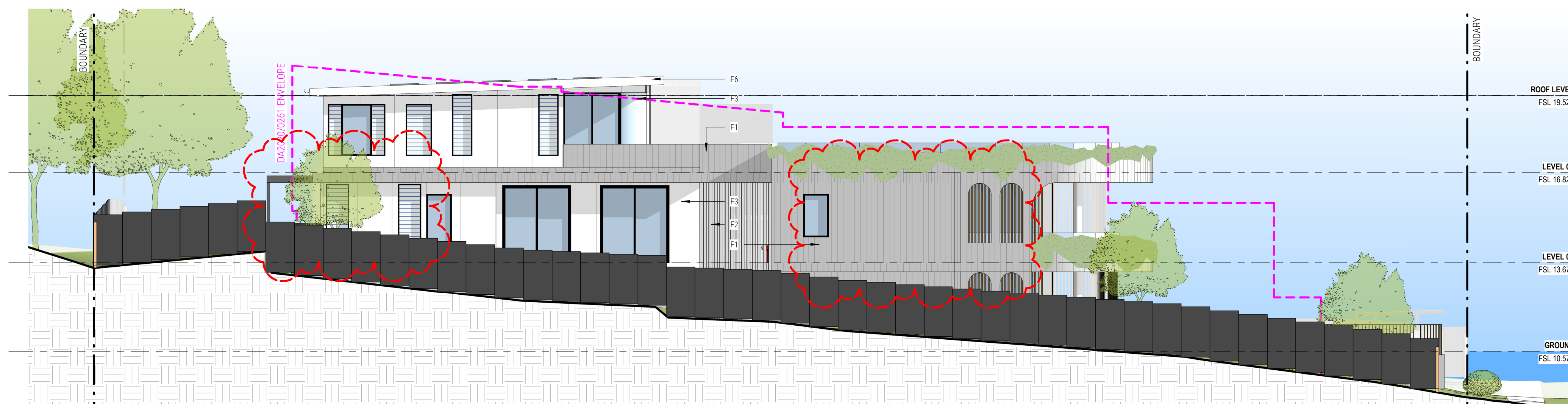
3 CROSS SECTION 3
DA201 1:100 @ A1



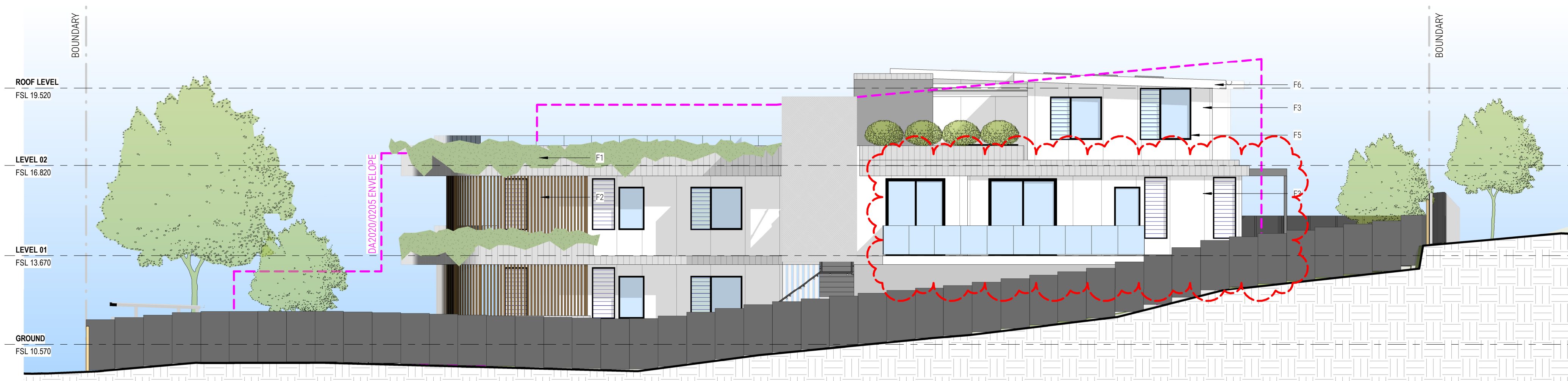
1 PROPOSED NORTH ELEVATION
DA300/ 1:100 @ A1



2 PROPOSED SOUTH ELEVATION
DA300/ 1:100 @ A1



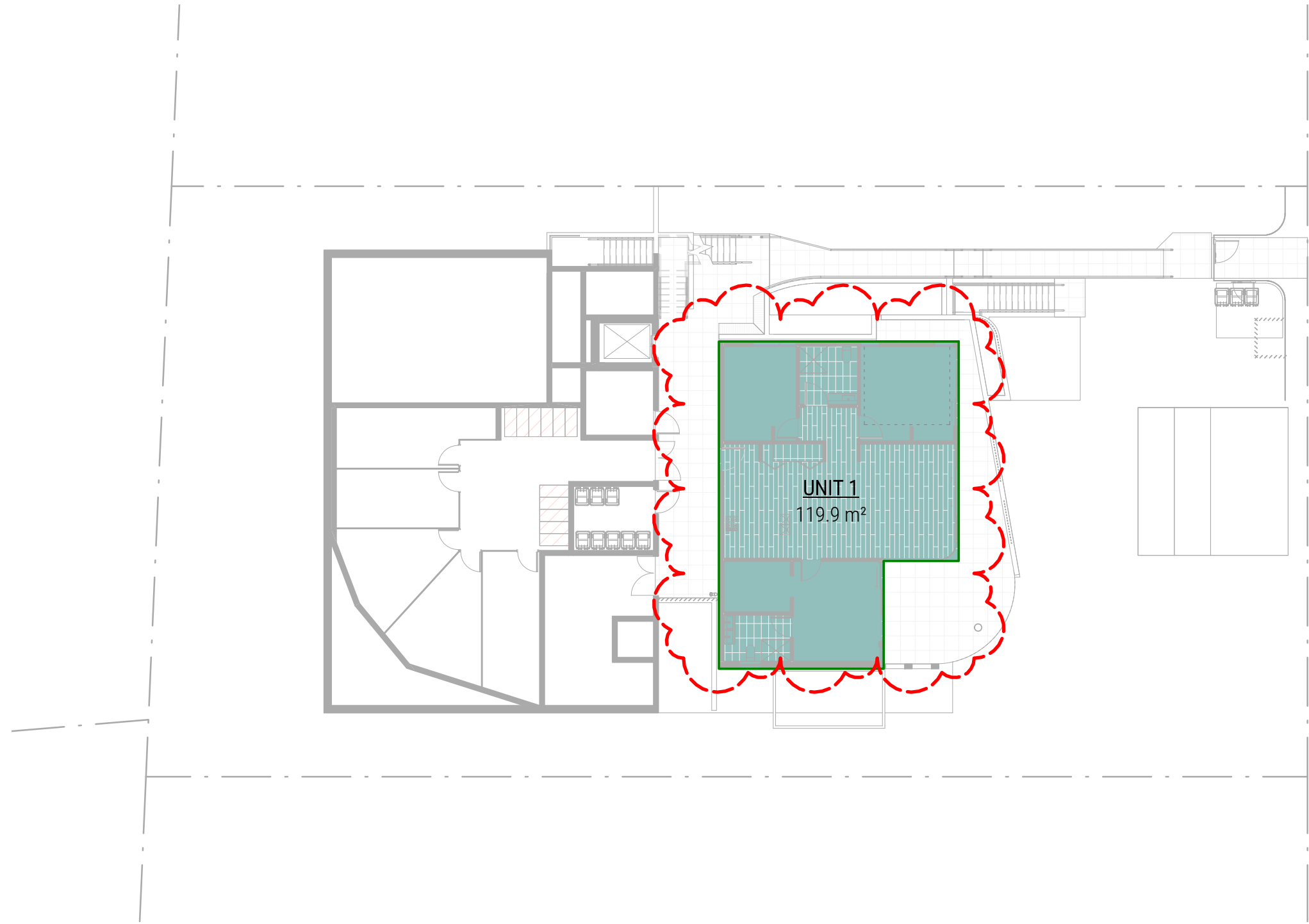
3 PROPOSED EAST ELEVATION
DA300/ 1:100 @ A1



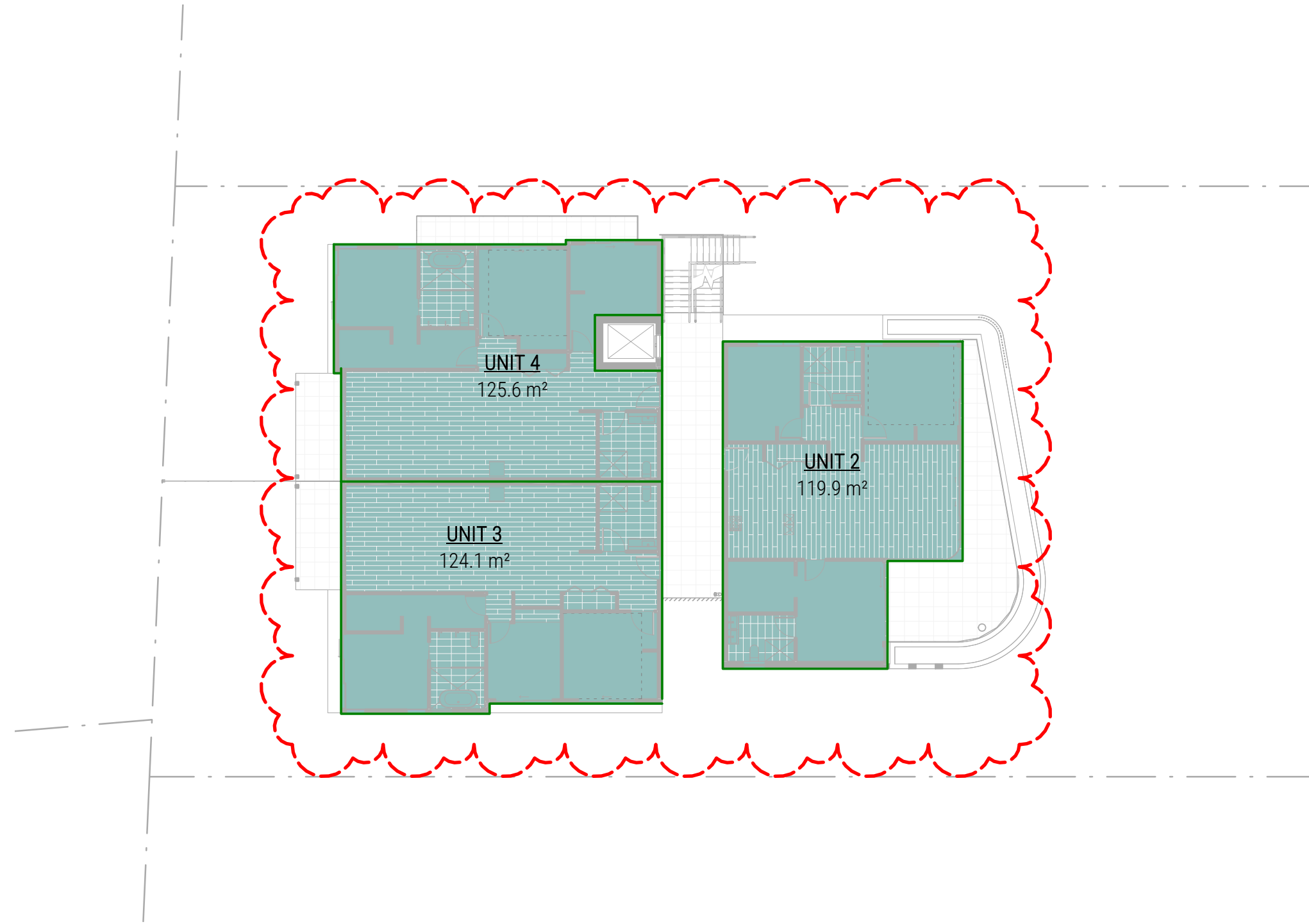
4 PROPOSED WEST ELEVATION
DA300/ 1:100 @ A1

EXTERNAL FINISHES SCHEDULE

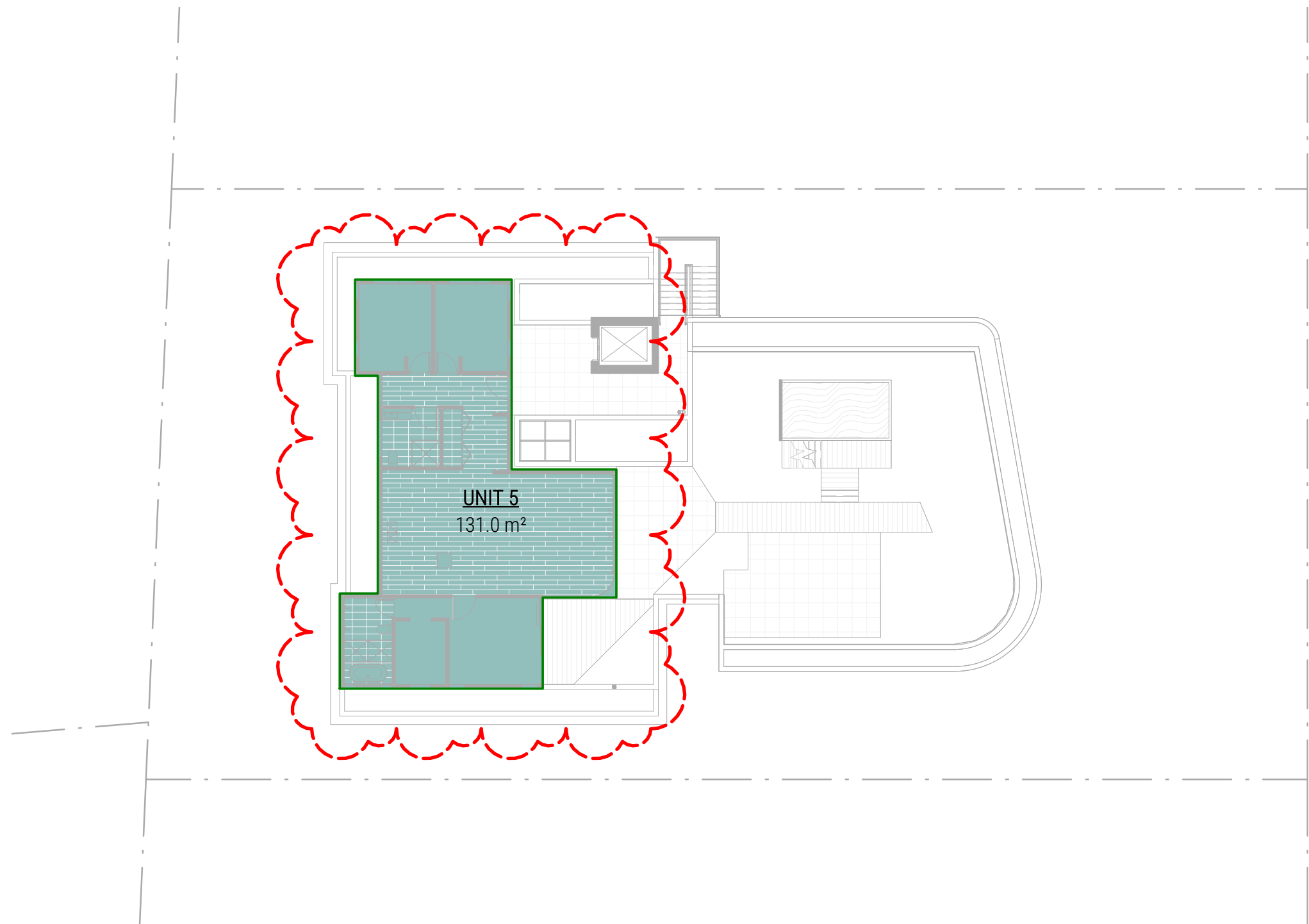
CODES	EXTERIOR
F1	- BOARD-FORMED INSITU CONCRETE
F2	- POWDER COATED ALUMINIUM BATTENS
F3	- WHITE- PAINTED EASYLAP F.C
F4	- SANDSTONE - EXTERIOR BASEMENT WALL & RETAINING WALLS
F5	- ALUMINIUM WINDOW FRAME - NIGHT SKY
F6	- LYSAGHT METAL ROOF - SURFMIST



1 GFA - GROUND
DA400/ 1:200 @ A1



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



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

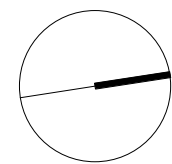
SEPP SENIORS 2004
50 STANDARDS THAT CANNOT BE USED TO REFUSE DEVELOPMENT CONSENT FOR SELF-CONTAINED DWELLINGS

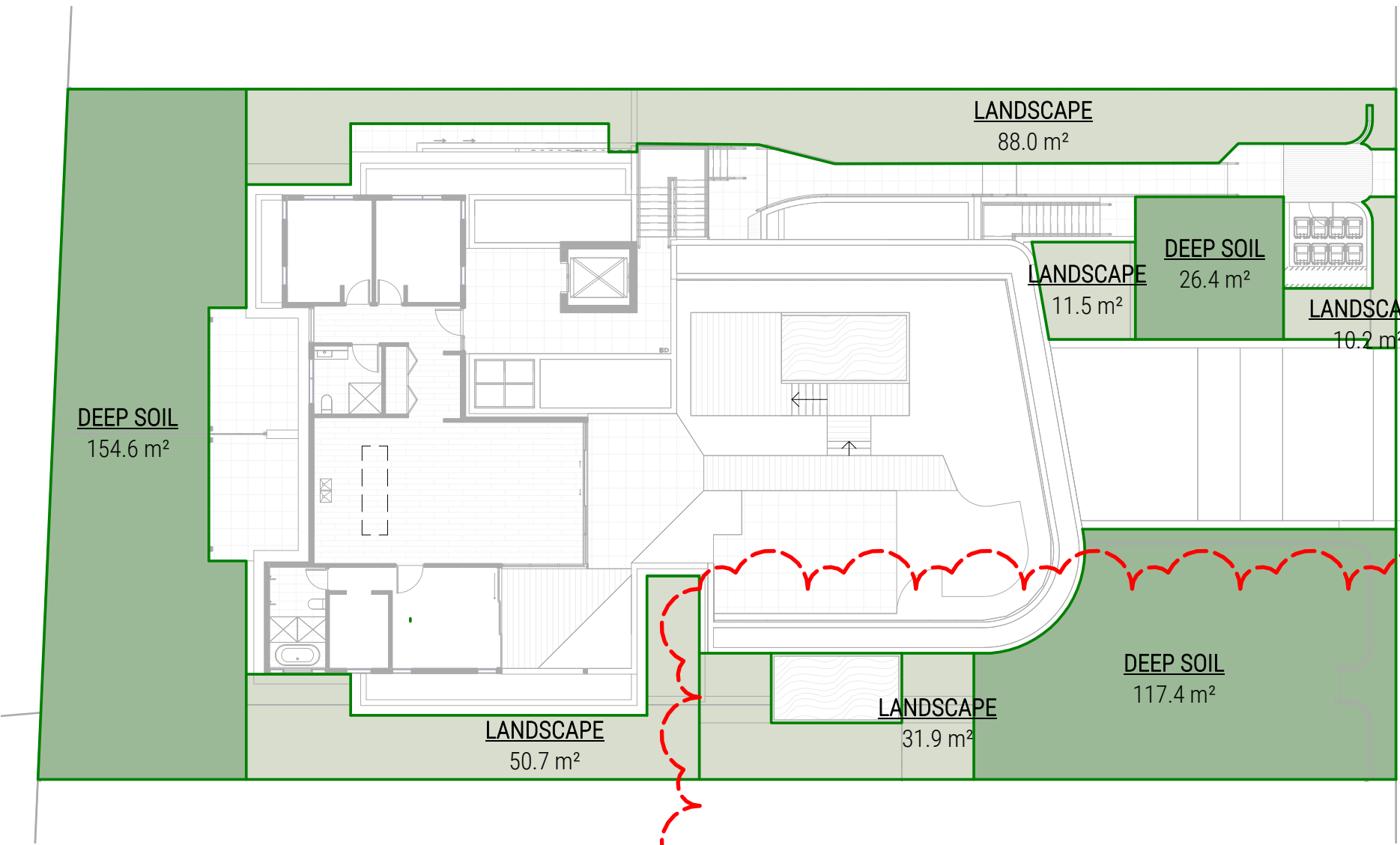
A CONSENT AUTHORITY MUST NOT REFUSE CONSENT TO A DEVELOPMENT APPLICATION MADE PURSUANT TO THIS CHAPTER FOR THE CARRYING OUT OF DEVELOPMENT FOR THE PURPOSE OF A SELF-CONTAINED DWELLING (INCLUDING IN-FILL SELF-CARE HOUSING AND SERVICED SELF-CARE HOUSING) ON ANY OF THE FOLLOWING GROUNDS—

(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	119.9 m²	0.10
LEVEL 01	369.6 m²	0.32
LEVEL 02	131.0 m²	0.11
	620.5 m²	0.54

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—
(i) 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.

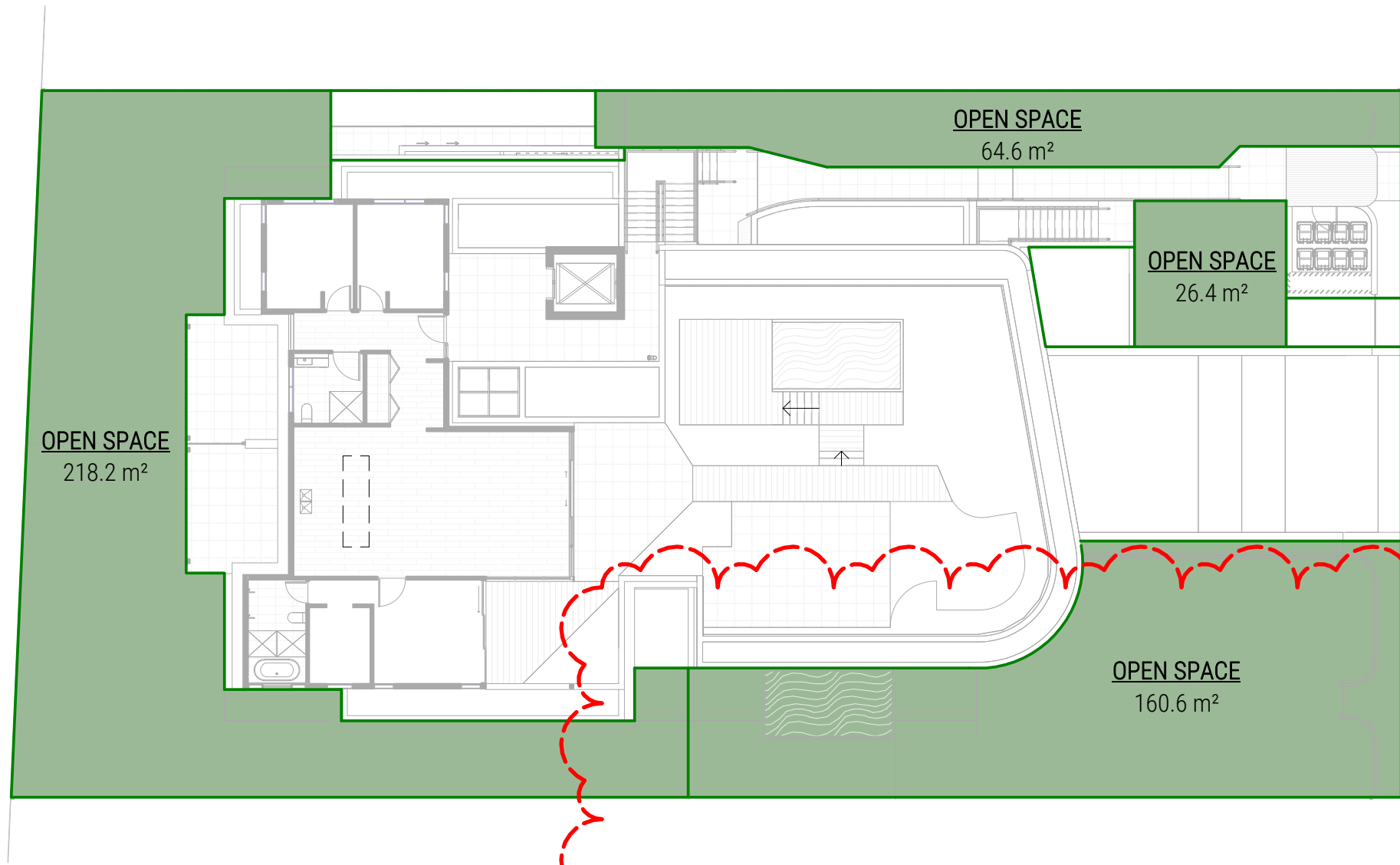
LANDSCAPE AREA DEFINITION UNDER THE SEPP

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	192.3 m²	16.6%
	490.7 m²	42.4%

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

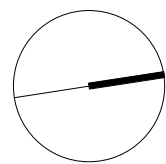
THE DEVELOPMENT HAS A DEEP SOIL ZONE >15% ANDD THUS COMPLIES WITH SEPP SENIORS 50(D)

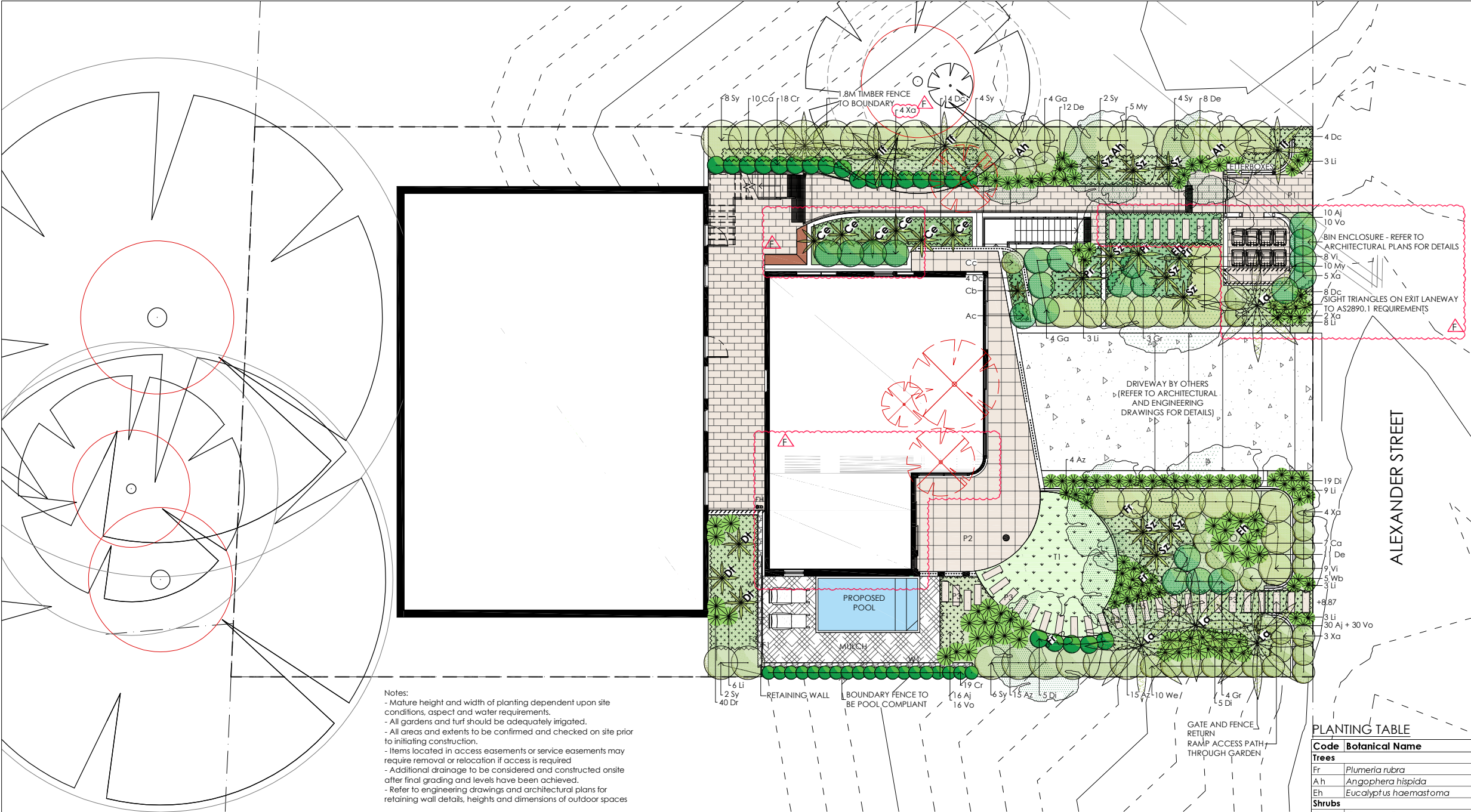


TO MEASURE THE AREA OF LANDSCAPED OPEN SPACE:

- 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%





Notes:
- Mature height and width of planting dependent upon site conditions, aspect and water requirements.
- All gardens and extents to be confirmed and checked on site prior to initiating construction.
- Items located in access easements or service easements may require removal or relocation if access is required.
- Additional drainage to be considered and constructed onsite after final grading and levels have been achieved.
- Refer to engineering drawings and architectural plans for retaining wall details, heights and dimensions of outdoor spaces

PLANTING IMAGERY



ISSUE	REASON FOR ISSUE	DATE	DESIGN	CHECKED
A	Draft for client review	27.08.2021	PG	PG
B	For DA approval	07.09.2021	PG	PG
C	Updated as per council comments	27.01.2022	PG	PG
D	For approval - pool added	14.04.2022	PG	PG
E	Issue for 4.5\$ (1a) modification	28.07.2022	PG	PG
F	For approval - floor plans amended	28.07.2022	PG	PG

CONSULTANT

PLOT

DESIGN GROUP

CONTACT DETAILS

PRIMARY CONTACT: PHOEBE GORDON

EMAIL: phoebeg@plotdesigngroup.com.au

PHONE: 0422 917 937

ABN: 19629570396

AFFILIATED CONSULTANTS

ARCHITECT: Walsh Architects

CLIENT

Ladland Group Pty Ltd

PROJECT

18 Alexander Street

Collaroy

DRAWING

GROUND LEVEL - LANDSCAPE PLAN - SHEET 1

PROJECT No

21-319

DRAWING No.

LS501.1

ISSUE

F

LEGEND

SITE BOUNDARY

EXISTING TREE TO BE RETAINED AND PROTECTED

TREE NOMINATED FOR REMOVAL

HARD ELEMENTS

PAVING TYPE 1

PAVING TYPE 2

PAVING TYPE 3

WALL TYPE 1

DECKING TYPE 1

PROPOSED ABOVE GROUND POOL

FENCE TYPE 1

SOFT ELEMENTS

SHRUB BED TYPE 1

SHRUB BED TYPE 2

MULCH TYPE 1

TURF

PROPOSED TREES

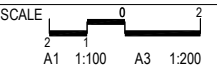
PROPOSED SHRUBS AND ACCENT PLANTS

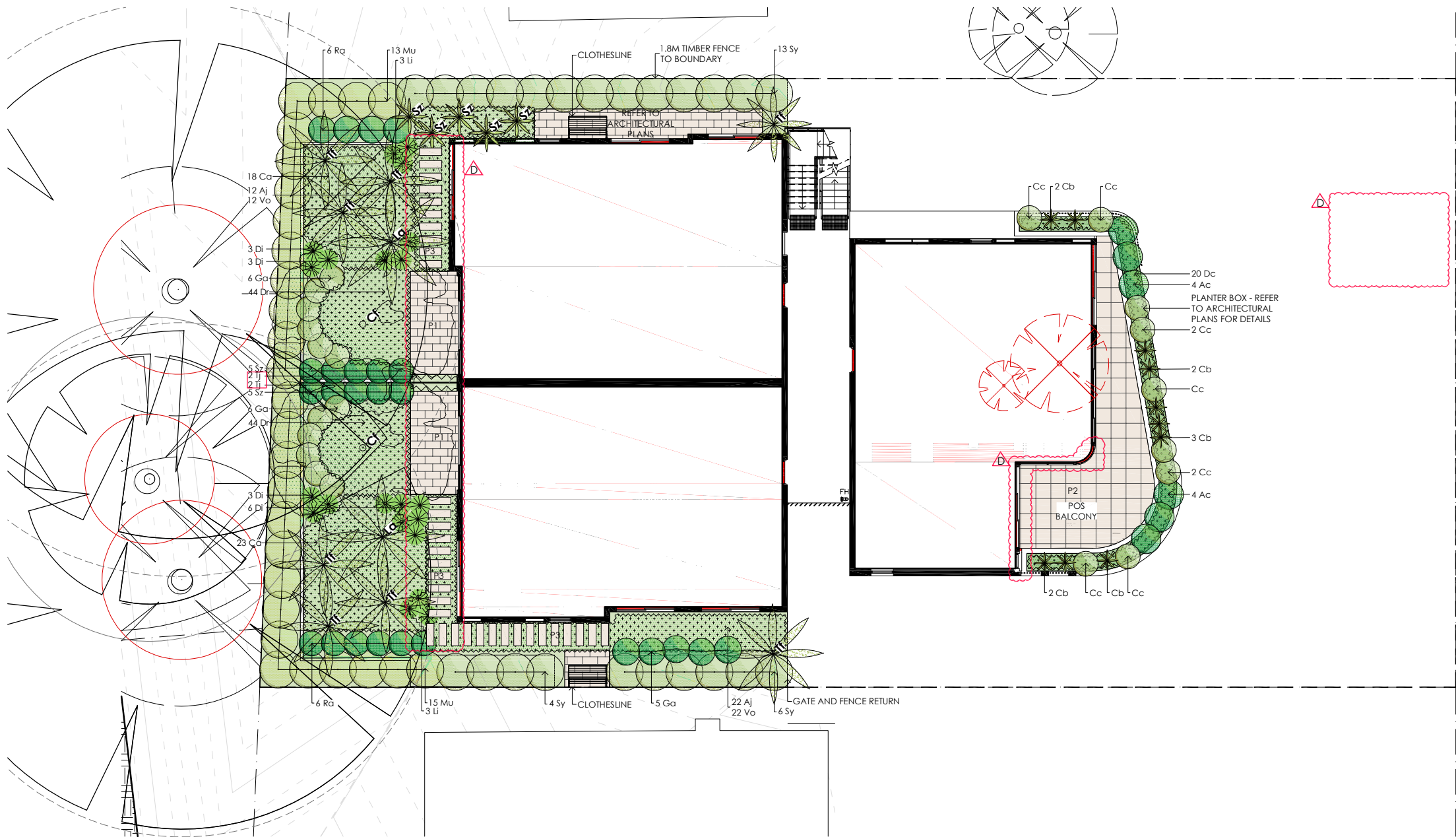
PROPOSED GROUNDCOVER/ MASS PLANTING

PLANTING TABLE

Code	Botanical Name	Common Name	Height (m)	Width (m)	Density	Pot Size	No
Trees							
Fr	Plumeria rubra	Frangipani	4m	4m	As shown	75L	3
Ah	Angophora hispida	Dwarf Apple Gum	6m	4m	As shown	75L	3
Eh	Eucalyptus haemastoma	Scribbly Gum	25m	8m	As shown	100L	2
Shrubs							
Cr	Crowea saligna	Willow Leafed Crowea	1m	1m	As shown	140mm	37
Ga	Gardenia florida	Gardenia	1m	1m	0.9m C	200mm	8
Gr	Gardenia radicans	Low Gardenia	0.5m	1.2m	1m C	200mm	7
Sy	Syzygium 'Resilience'	Lilly Pill	4m	2m	1.2m C	300mm	26
Vi	Viburnum 'Emerald Lustre'	Sweet Viburnum	4m	2m	1.2m C	300mm	17
We	Westringia 'Blue Gem'	Native Rosemary	0.9m	0.9m	As shown	140mm	10
Accents							
La	Livistona australis	Cabbage Tree Palm	20m	4.5m	As shown	45L	4
Cd	Cordyline fruticosa 'Electric Pink'	Pink Cordyline	1.5m	1.5m	As shown	200mm	6
Di	Dicksonia antarctica	Tree Fern	2m	1.5m	As shown	500 trunk	3
Pr	Phoenix roebelenii	Pygmy Date Palm	2m	2m	As shown	300mm	3
Sz	Strelitzia reginae	Bird of Paradise	1.5m	1m	0.8m C	200mm	9
Tf	Trachycarpus fortunei	Windmill Palm	20m	2.5m	As shown	300mm	3
Xa	Philodendron 'Xanadu'	Xanadu	1m	1m	0.7m C	200mm	18
Flaxes and Grasses							
Az	Anigosaanthos 'Landscape Red'	Kangaroo Paw	0.8m	0.8m	As shown	140mm	34
De	Dietes irioides	Native Flag Iris	0.7m	0.7m	0.6m C	140mm	31
Di	Dianella caerulea 'King Alfred'	Blue Flax Lily	0.7m	0.7m	0.6m C	140mm	29
Li	Liriope 'Isabella'	Liriope	0.4m	0.4m	0.4m C	140mm	35
Groundcovers							
Aj	Ajuga reptans 'burgundy lace'	Bugle Weed	0.2m	0.6m	2/m²	Tube A	56
Ca	Carpobrotus rossii	Native Pigface	0.3m	2m	1/m²	140mm	17
Dc	Dichondra 'Silver Falls'	Pony's Foot	0.1m	2m	0.3m C	140mm	26
Dr	Dichondra reptans	Pony's Foot	0.1m	2m	2/m²	Tube	40
My	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.2m	1.5m	1/m²	140mm	15
Vo	Viola hederacea	Native Violet	0.2m	0.3m	2/m²	Tube A	56
Planter Boxes							
Ac	Acacia cognata 'Waterfall'	Prostrate Wattle	0.3m	1.5m	As shown	200mm	1
Cb	Crassula 'Bluebird'	Crassula	0.8m	0.8m	As shown	200mm	1
Cc	Casuarina 'Cousin It'	Prostrate Casuarina	0.3m	1.5m	As shown	200mm	1
Dc	Dichondra 'Silver Falls'	Pony's Foot	0.1m	2m	As shown	140mm	4

Notes
Contractor to confirm numbers on site prior to ordering planting stock.
^ Mix species evenly together





- LEGEND**
- SITE BOUNDARY**
 - EXISTING TREE TO BE RETAINED AND PROTECTED**
Refer to arborists report for tree protection requirements. TPZ and SRZ shown
 - TREE NOMINATED FOR REMOVAL**
Refer to arborists report for additional information.
 - HARD ELEMENTS**
 - PAVING TYPE 1**
Unit pavers - colour to match balcony tiling
 - PAVING TYPE 2**
Balcony tiling - refer to architectural plans
 - PAVING TYPE 3**
Unit paver stepping stone
 - WALL TYPE 1**
Sandstone retaining wall
 - SOFT ELEMENTS**
 - SHRUB BED TYPE 1**
Mulch: 20mm grade fan bark mulch
 - SHRUB BED TYPE 2**
Planter box - refer to architectural plans
 - MULCH TYPE 1**
Informal access to blend with garden
Mulch: to match shrub bed type 1
 - TURF**
Type: Soft Leaf Buffalo or artificial lawn
 - PROPOSED TREES**
 - PROPOSED SHRUBS AND ACCENT PLANTS**
 - PROPOSED GROUNDCOVER/ MASS PLANTING**

Notes:
- Mature height and width of planting dependent upon site conditions, aspect and water requirements.
- All gardens and turf should be adequately irrigated.
- All areas and extents to be confirmed and checked on site prior to initiating construction.
- Items located in access easements or service easements may require removal or relocation if access is required
- Additional drainage to be considered and constructed onsite after final grading and levels have been achieved.
- Refer to engineering drawings and architectural plans for retaining wall details, heights and dimensions of outdoor spaces

PLANTING IMAGERY

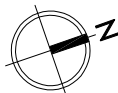


PLANTING TABLE

Code	Botanical Name	Common Name	Height (m)	Width (m)	Density	Pot Size	No
Trees							
Cf	Corymbia ficifolia	Flowering Gum	10m	5m	As shown	75L	2
Shrubs							
Ga	Gardenia florida	Gardenia	1m	1m	0.9m C	200mm	16
Mu	Murraya paniculata	Mock Orange	4m	3m	1.2m C	300mm	28
Wb	Westringia fruticosa 'Blue Gem'	Native Rosemary	1m	1m	As shown	200mm	12
Sy	Syzygium 'Resilience'	Lilly Pill	4m	2m	1.2m C	300mm	23
Climbers							
Tj	Trachelospermum jasminoides	Chinese Star Jasmine	3m	0.2m	Evenly	200mm	4
Accents							
La	Livistona australis	Cabbage Tree Palm	20m	4.5m	As shown	45L	2
Sz	Strelitzia reginae	Bird of Paradise	1.5m	1m	0.8m C	140mm	15
Tf	Trachycarpus fortunei	Windmill Palm	20m	2.5m	As shown	300mm	8
Flaxes and Grasses							
Cf	Carex 'Feather Falls'	Carex	0.3m	0.5m	As shown	140mm	0
Di	Dianella caerulea 'King Alfred'	Blue Flax Lily	0.7m	0.7m	0.6m C	140mm	15
Li	Liriope 'Isabella'	Liriope	0.4m	0.4m	0.4m C	140mm	6
Groundcovers							
Aj	Ajuga reptans 'Burgundy lace'	Bugle Weed	0.2m	0.6m	2/m²	Tube ^	34
Ca	Carpobrotus rossii	Native Pigface	0.3m	2m	1/m²	140mm	41
Dr	Dichondra repens	Pony's Foot	0.1m	2m	2/m²	Tube	88
Vo	Viola hederacea	Native Violet	0.2m	0.3m	2/m²	Tube ^	34
Planter Boxes							
Ac	Acacia cognata 'Waterfall'	Prostrate Wattle	0.3m	1.5m	As shown	200mm	8
Cb	Crassula 'Bluebird'	Crassula	0.8m	0.8m	As shown	200mm	10
Cc	Casuarina 'Cousin It'	Prostrate Casuarina	0.3m	1.5m	As shown	200mm	9
Dc	Dichondra 'Silver Falls'	Pony's Foot	0.1m	2m	As shown	140mm	20

Notes
Contractor to confirm numbers on site prior to ordering planting stock.
^ Mix species evenly together

NOTE:
ALL SERVICES AND INFRASTRUCTURE LOCATIONS ARE INDICATIVE ONLY. CONTRACTOR TO CONFIRM
LOCATION OF ALL SERVICES AND INFRASTRUCTURE PRIOR TO INITIATING LANDSCAPE WORKS.



ISSUE	REASON FOR ISSUE	DATE	DESIGN	CHECKED
A	Draft for client review	27.08.2021	PG	PG
B	For DA approval	07.09.2021	PG	PG
C	Updated as per council comments	27.01.2022	PG	PG
D	For approval - floor plans amended	28.07.2022	PG	PG

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PROJECT
18 Alexander Street
Collaroy

DRAWING
LEVEL 1 - LANDSCAPE PLAN - SHEET 2

PROJECT No
21-319

SCALE
0 2
A1 1:100 A3 1:200

DRAWING No.
LS501.2

ISSUE
F