

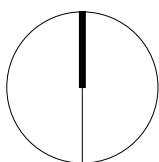


COMPLIANCE TABLE		
ADG	OBJECTIVE	COMPLIES?
3E-1(1)	DEEP SOIL	YES
3F-1(1)	BUILDING SEPARATION	YES
4A-1(1)	2 HOUR SOLAR ACCESS	YES
4A-1(3)	NO SUN	YES
4B-2(1)	CROSS VENTILATION	YES
4C-1(1)	CEILING HEIGHTS	YES
4D-1(1)	APARTMENT AREAS	YES
4D-3(1-4)	ROOM SIZES	YES
4E-1(1)	POS SIZES	YES
4G-1(1)	STORAGE	YES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

 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
DA2021/1766

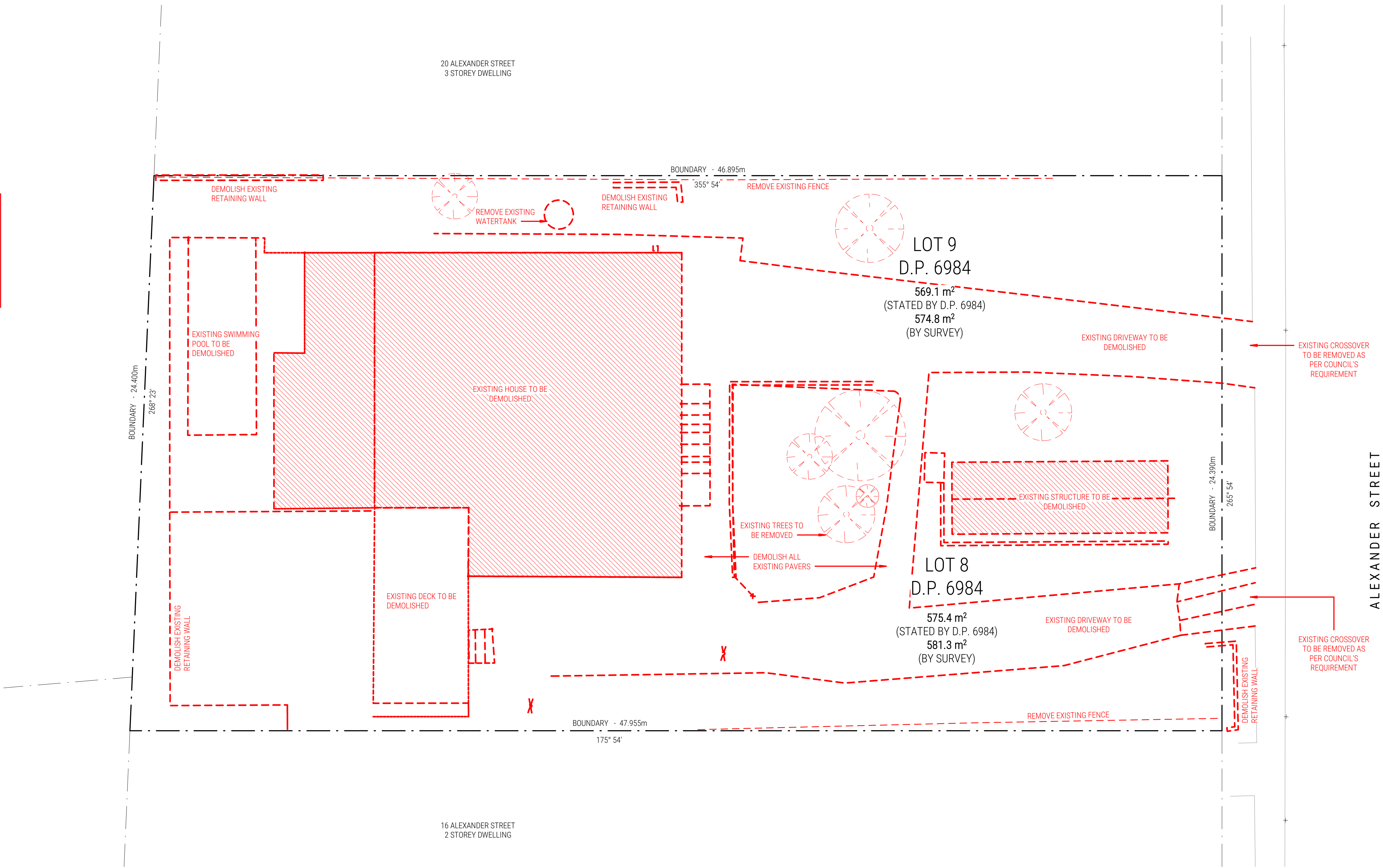
September 2021		BSA Reference: 15645	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate 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		U Value	SHGC Area sq m
Glass and frame type		2.50	0.21 As drawn
VEL-010-01 W			
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			



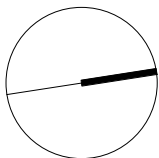
 northern beaches council

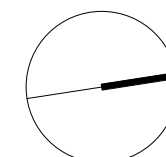
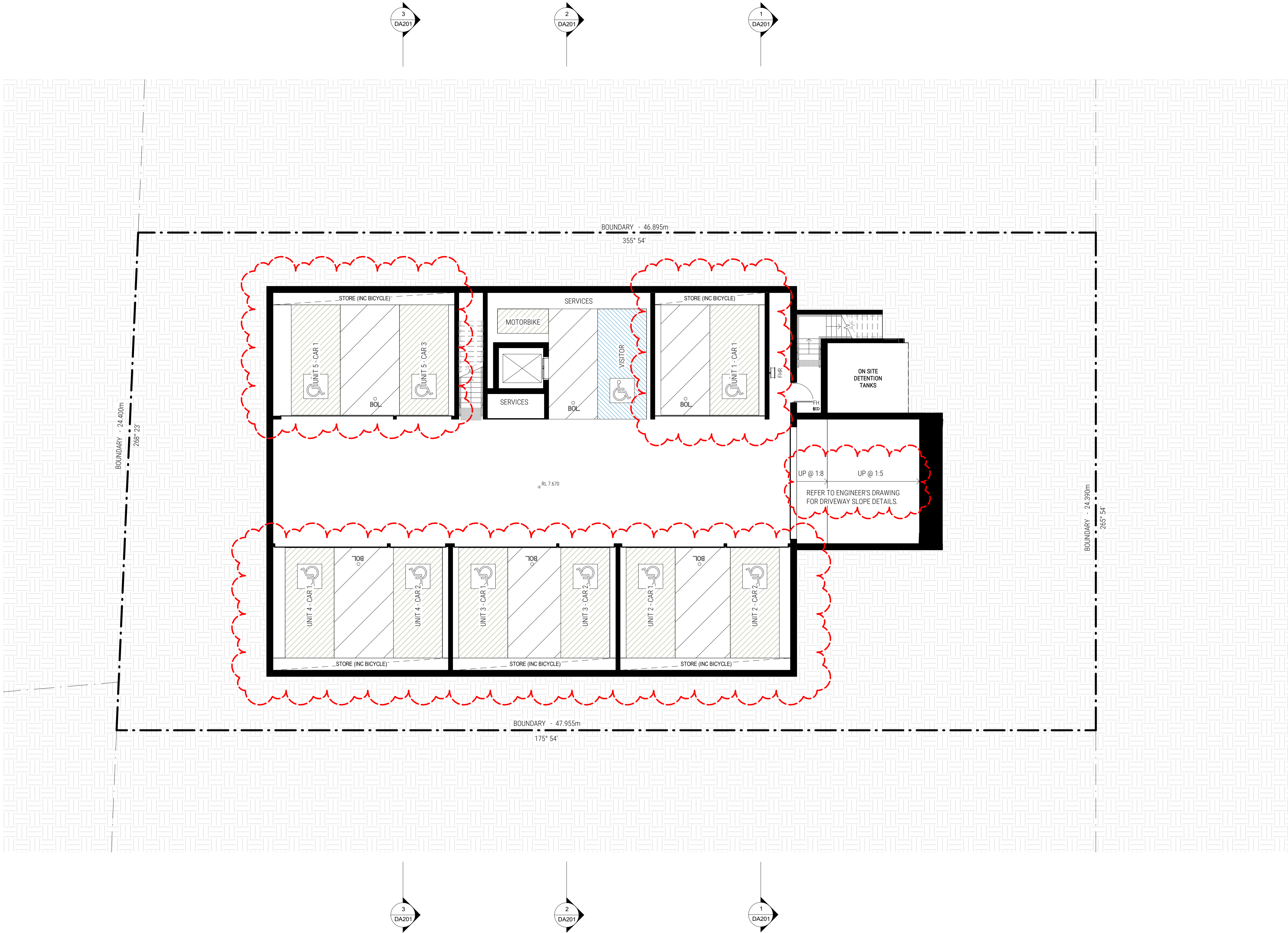
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

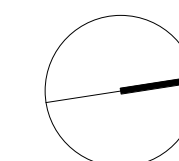
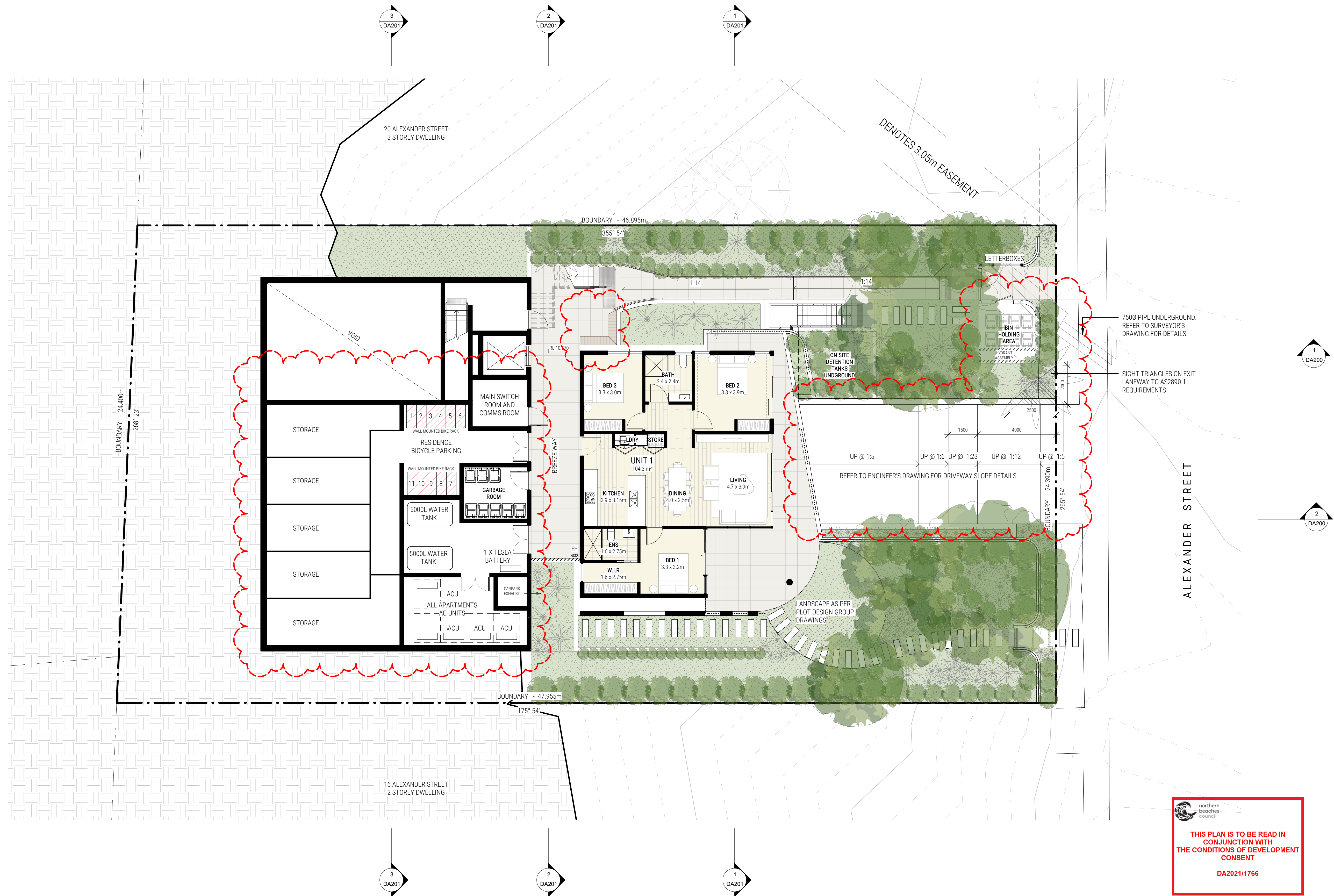
DA2021/1766



- 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

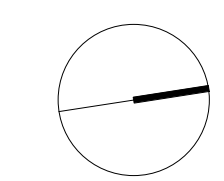






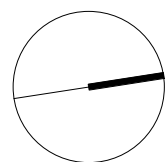


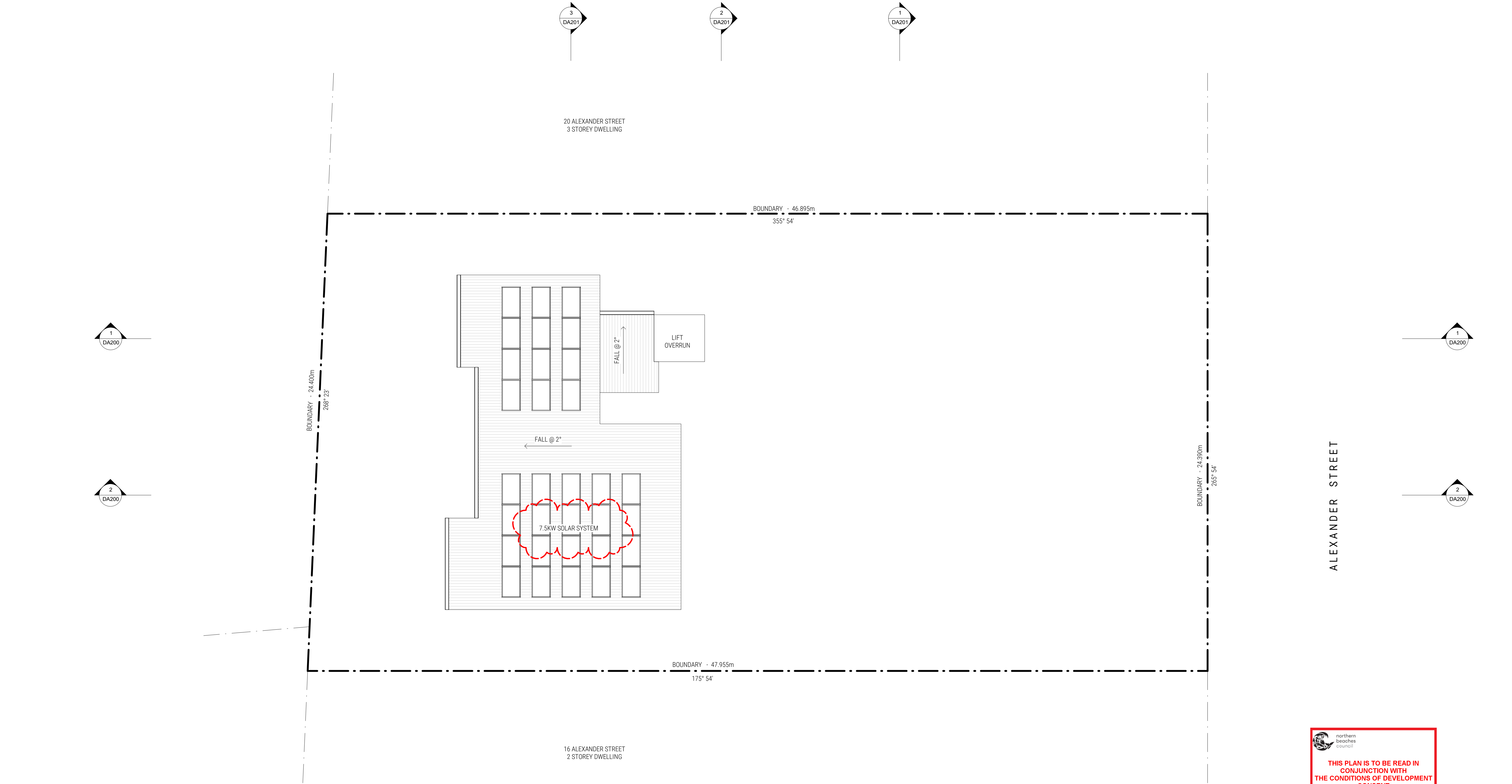
 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
DA2021/1766





 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
DA2021/1766





 northern
beaches
council

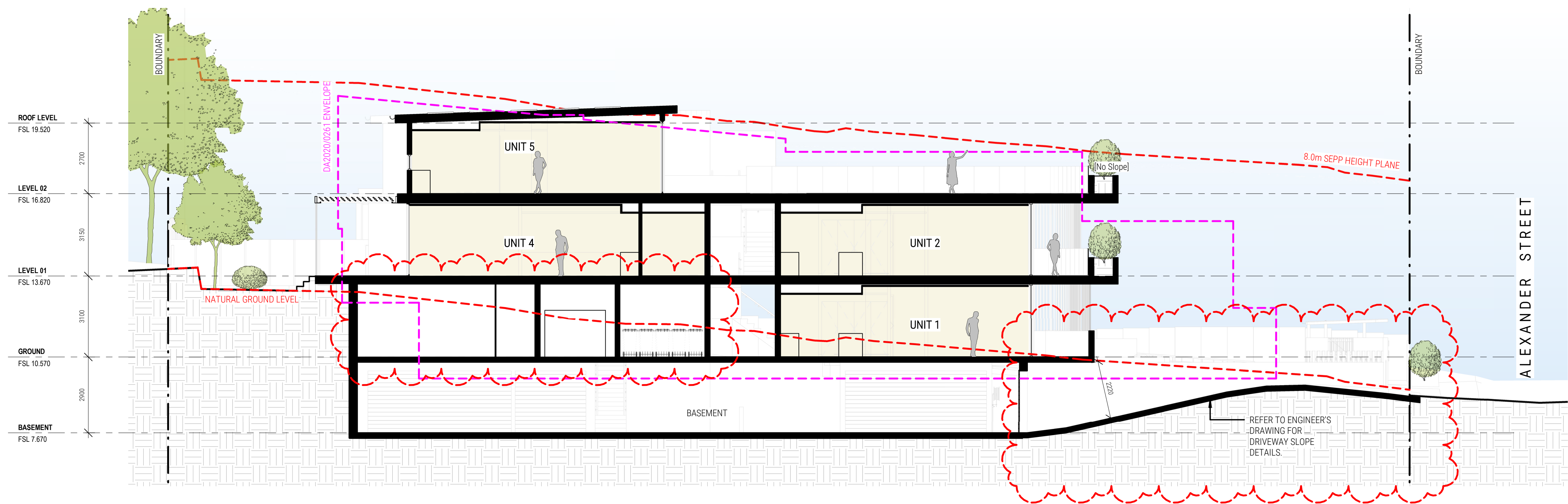
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2021/1766

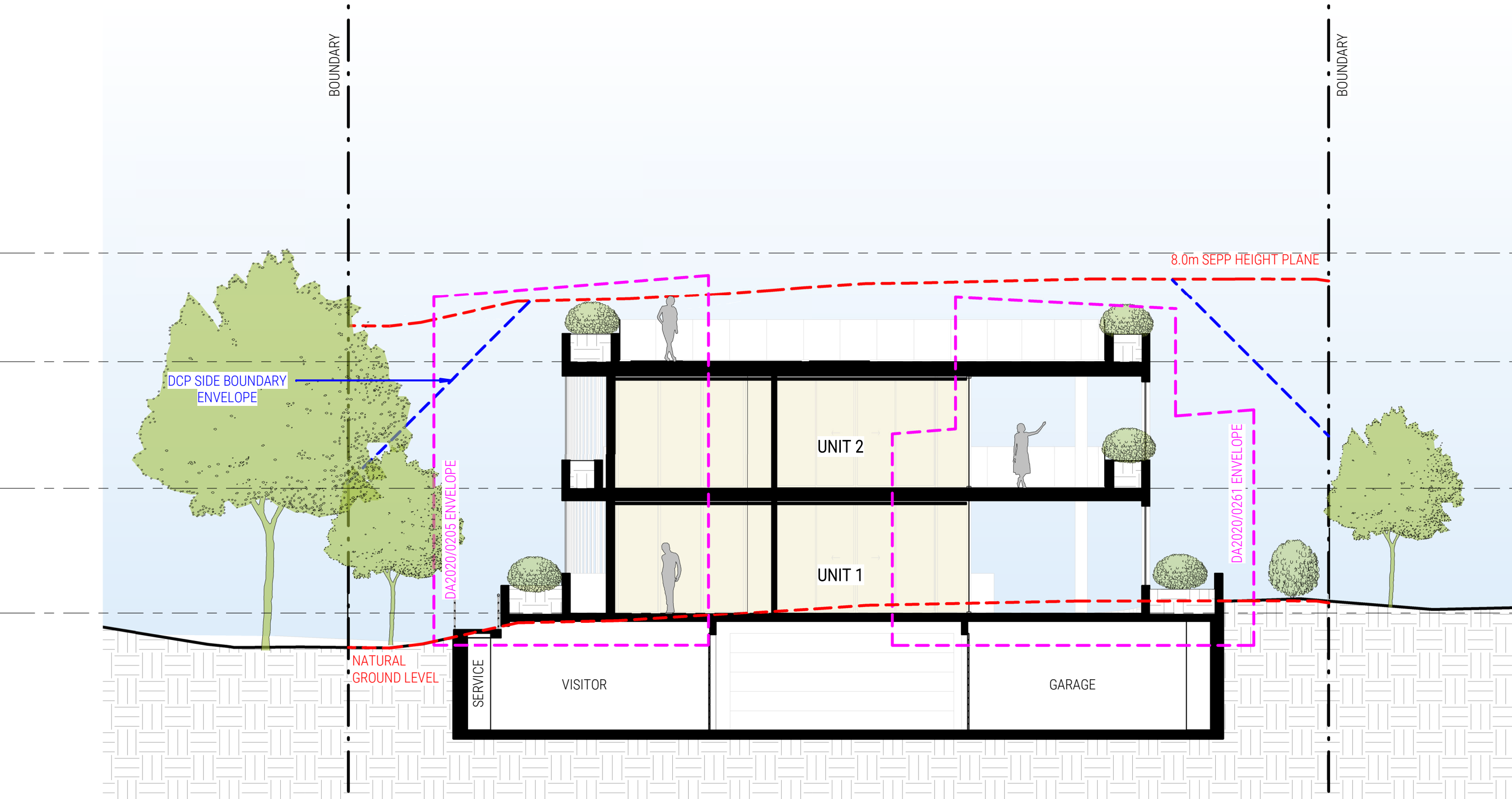


1 LONG SECTION 1
DA200 1:100 @ A1

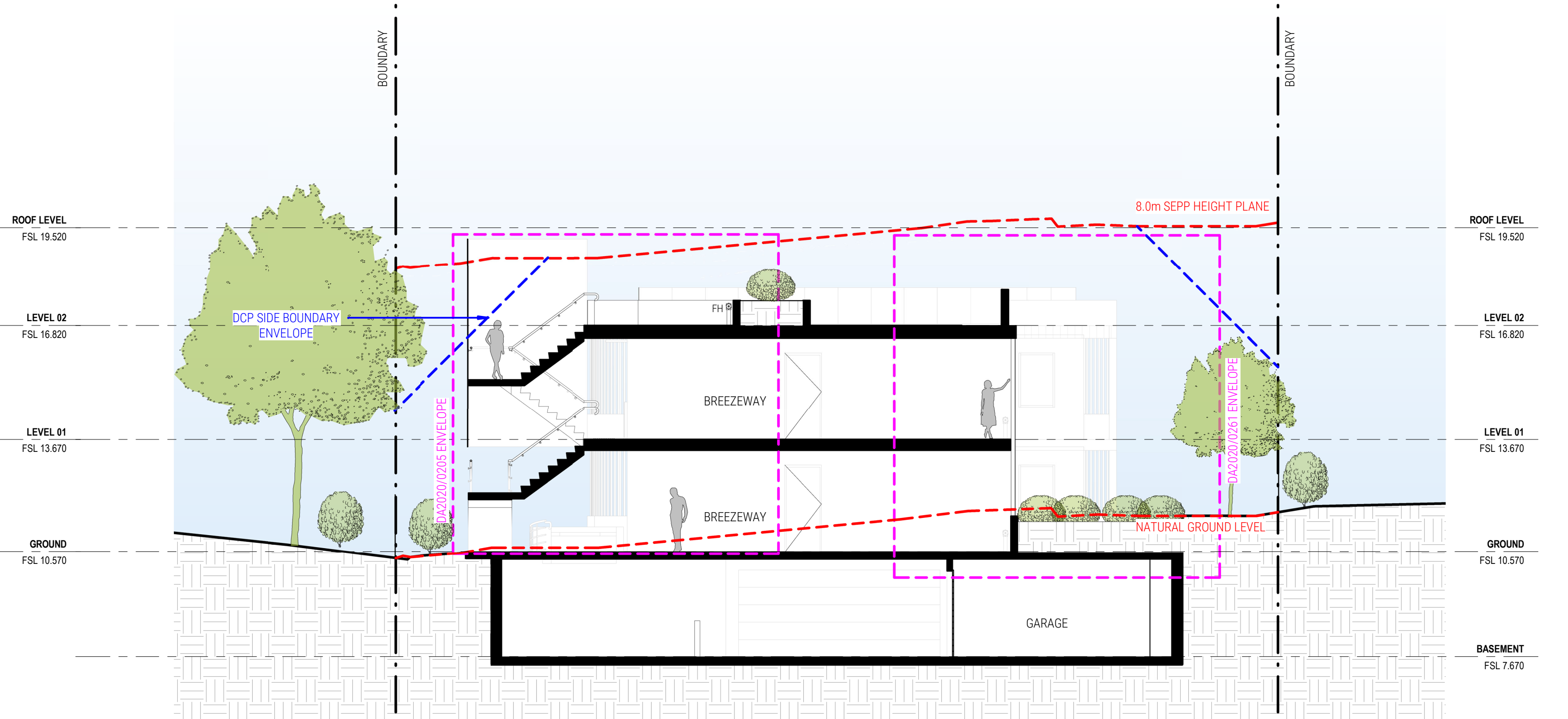
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/1766



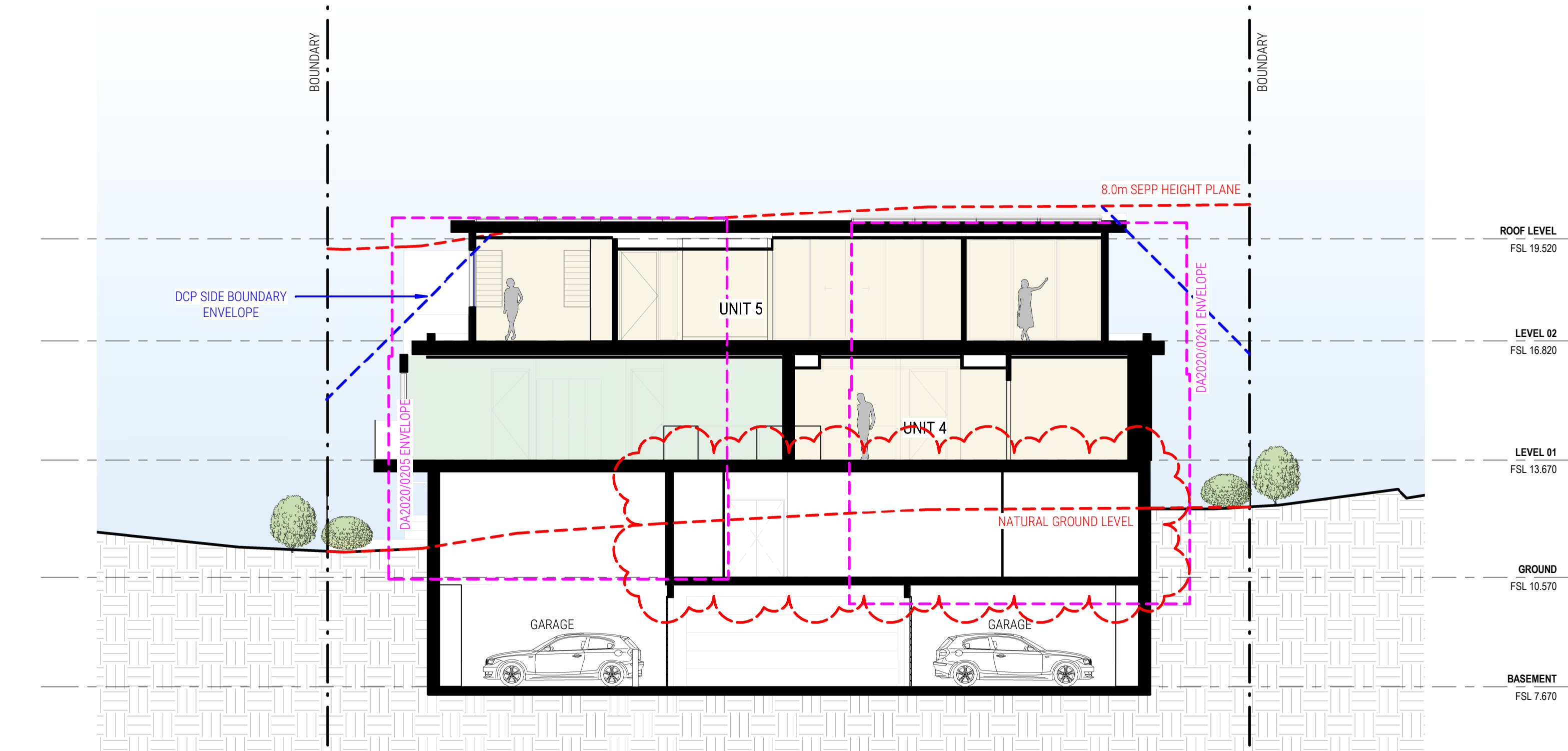
2 LONG SECTION - DRIVEWAY
DA200 1:100 @ A1



1 CROSS SECTION 1
DA201 1:100 @ A1



2 CROSS SECTION 2
DA201 1:100 @ A1



3 CROSS SECTION 3
DA201 1:100 @ A1

 northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

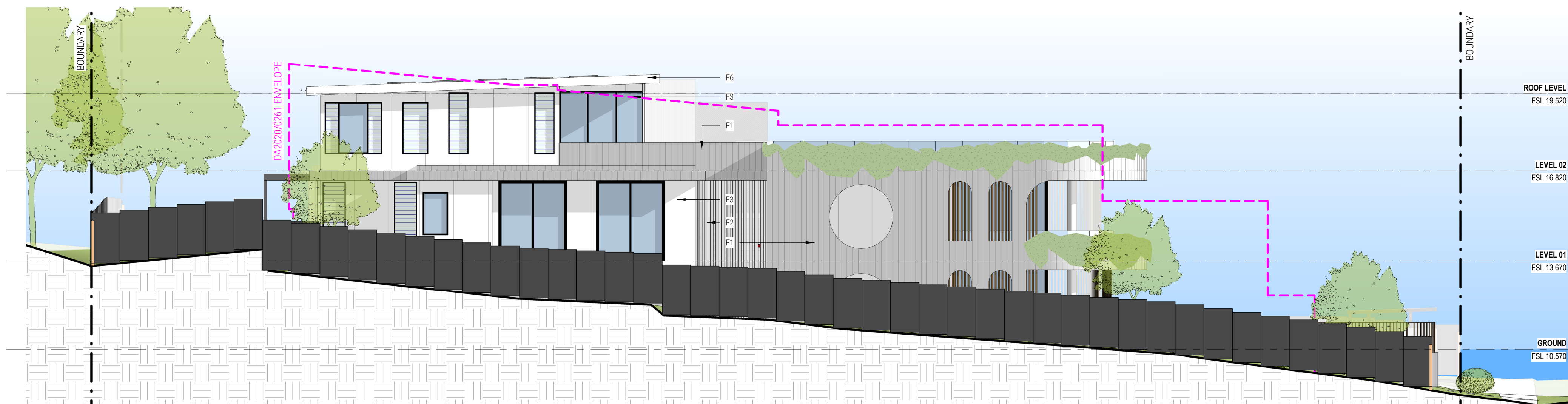
DA2021/1766



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

northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/1766

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