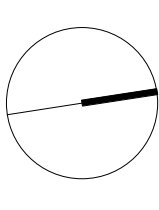
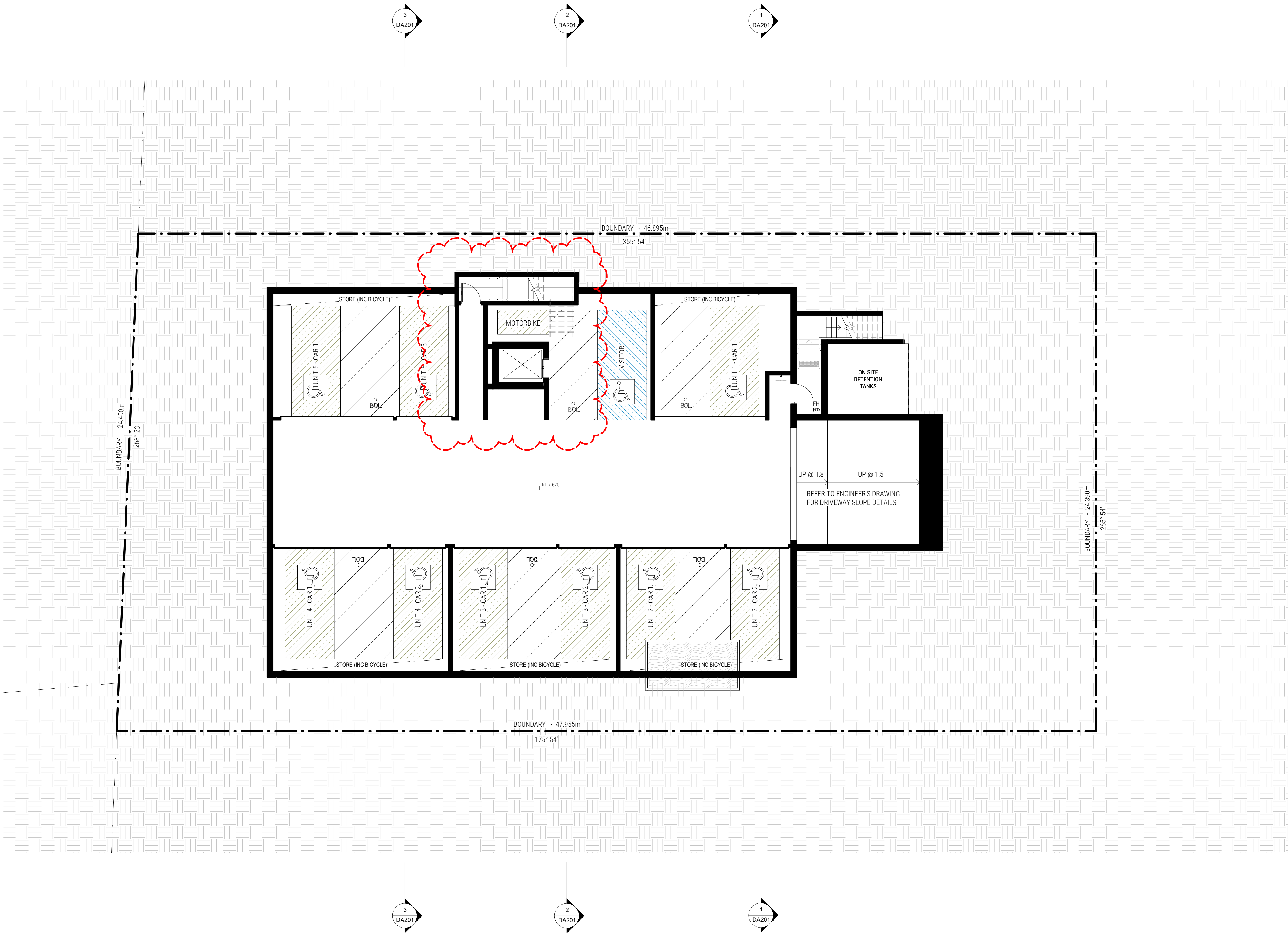


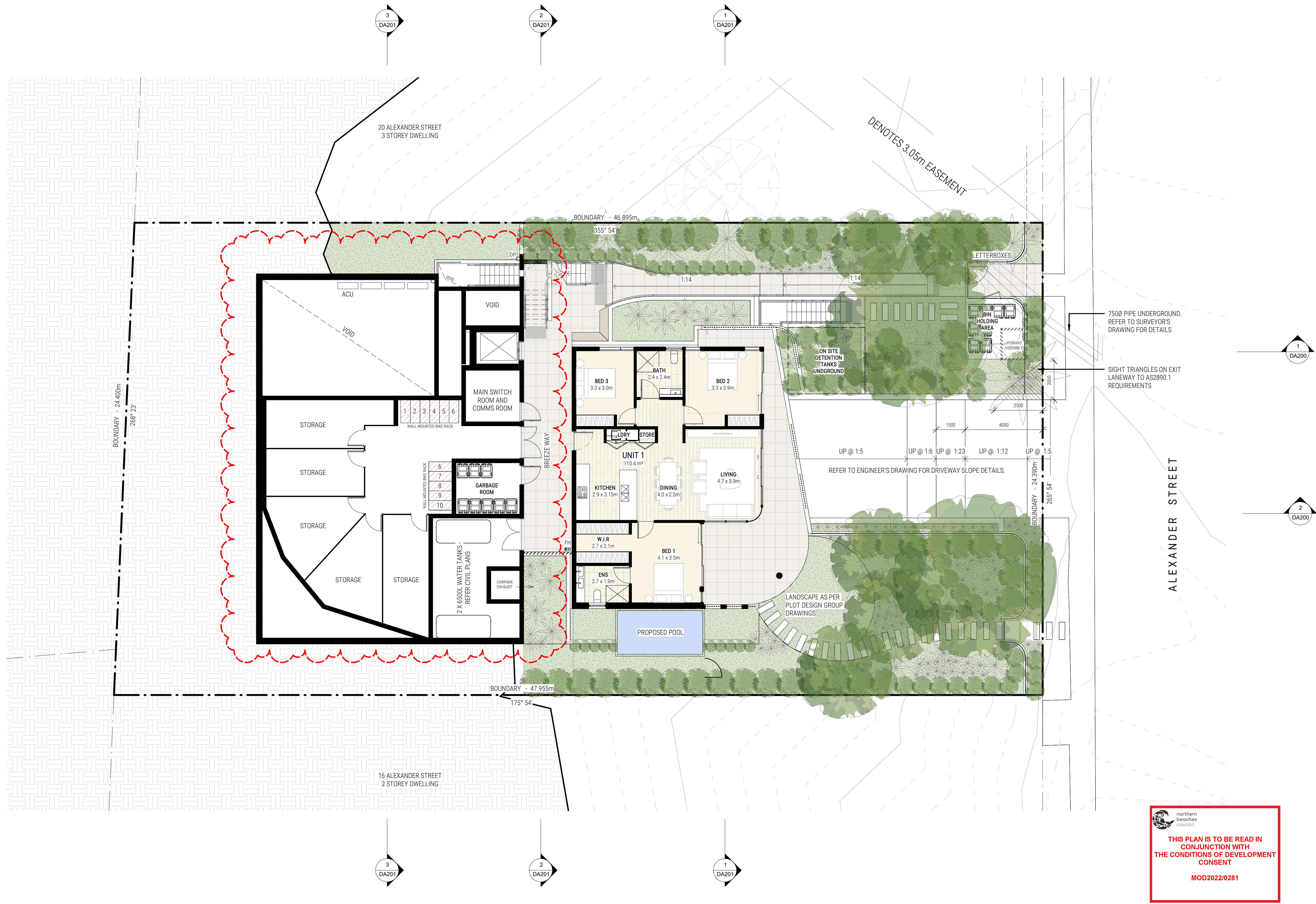


COMPLIANCE TABLE		
ADG	OBJECTIVE	COMPLIES?
3E-1(1)	DEEP SOIL	YES
3F-1(1)	BUILDING SEPARATION	YES
4A-1(1)	2 HOUR SOLAR ACCESS	YES
4A-1(3)	NO SUN	YES
4B-2(1)	CROSS VENTILATION	YES
4C-1(1)	CEILING HEIGHTS	YES
4D-1(1)	APARTMENT AREAS	YES
4D-3(1-4)	ROOM SIZES	YES
4E-1(1)	POS SIZES	YES
4G-1(1)	STORAGE	YES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

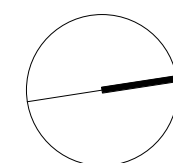
SITE INFORMATION				
ADDRESS	18 ALEXANDER STREET COLLAROY			
SITE AREA	1156.117 m²			
LOT	LOTS 8-9 OF DP 6984			
ZONING	R2 - LOW DENSITY RESIDENTIAL			
YIELD	SENIORS HOUSING DEVELOPMENT 5 UNITS			
	LOCATION OF CONTROL	CONTROL	ACTUAL	COMPLIANCE
SITE AREA	SEPP SENIORS LIVING	1000m² MINIMUM	1156.117 m²	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

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		Colour (Solar Absorbance)	
Concrete		Concrete default (SA0.70)	
Metal		Any	
Floor Construction		Covering	
Concrete		As drawn (if not noted default values used)	
U value		SHGC Range	
Performance glazing Type A		5.40 0.44 - 0.54	
Performance glazing Type B		5.40 0.52 - 0.64	
Area sq m		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	
Single glazed opal		U SHGC Area sq m	
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		Detail	
Shade elements		(eaves, verandahs, awnings etc)	
All shade elements modelled as drawn		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			





 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2022/0281





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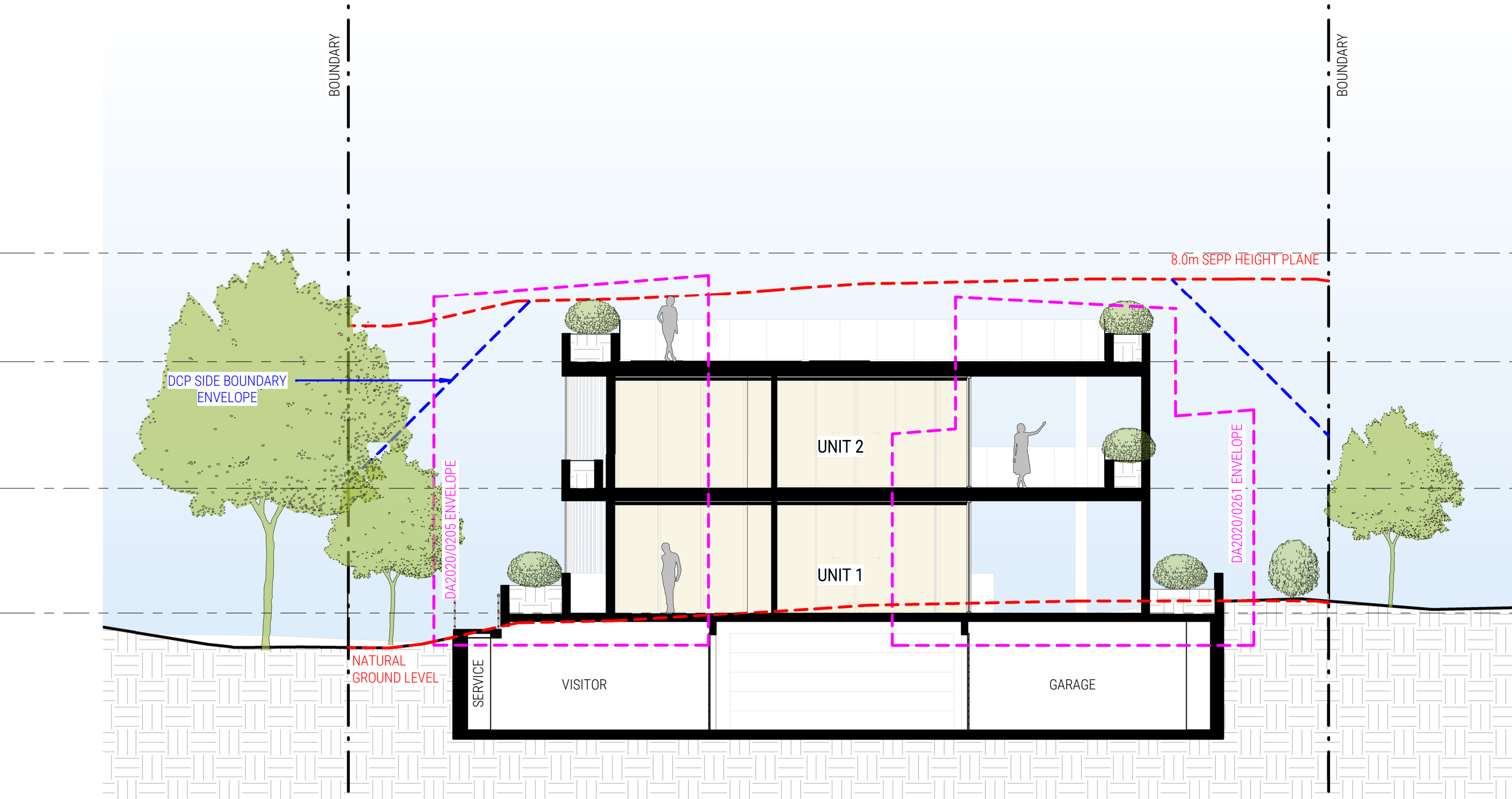


1 LONG SECTION 1
DA200 1:100 @ A1

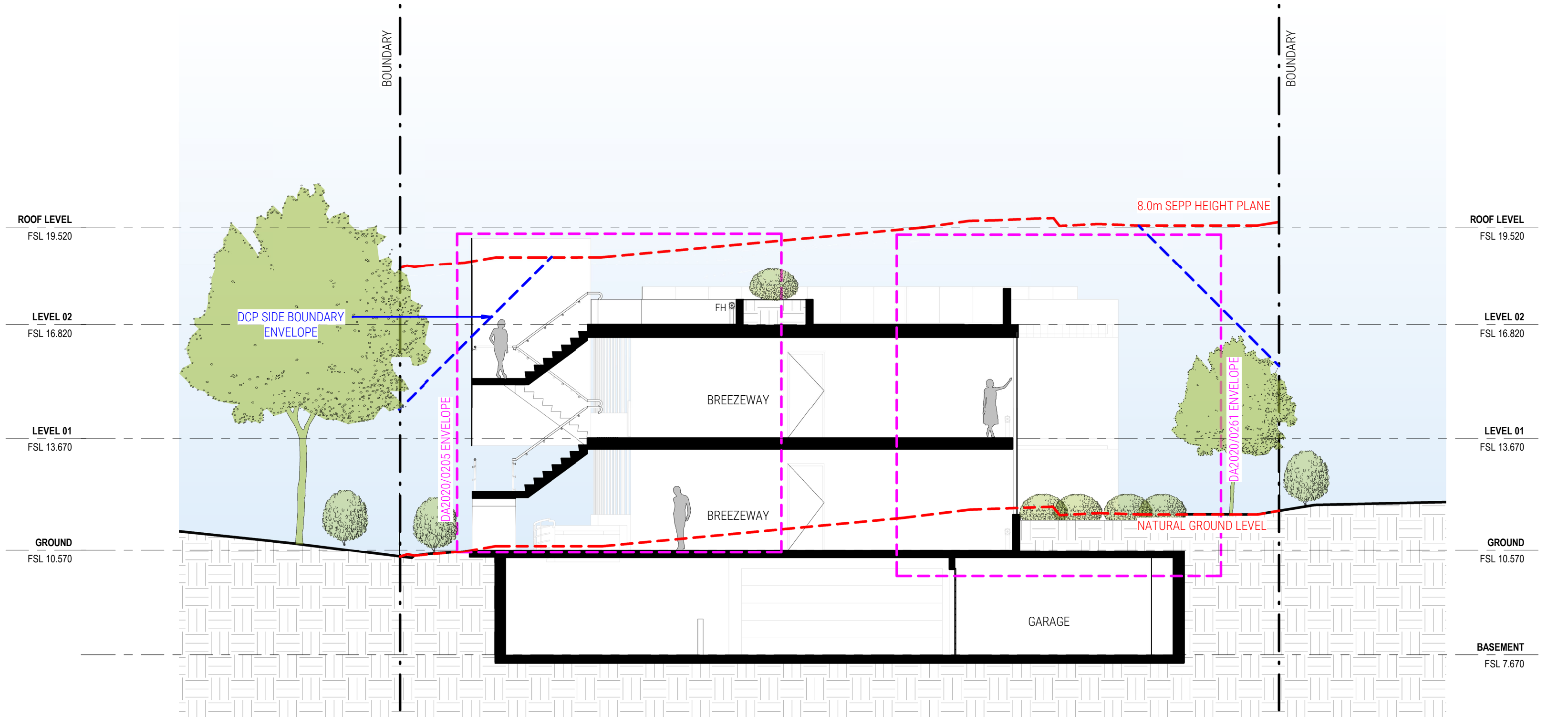
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MOD2022/0281



2 LONG SECTION - DRIVEWAY
DA200 1:100 @ A1



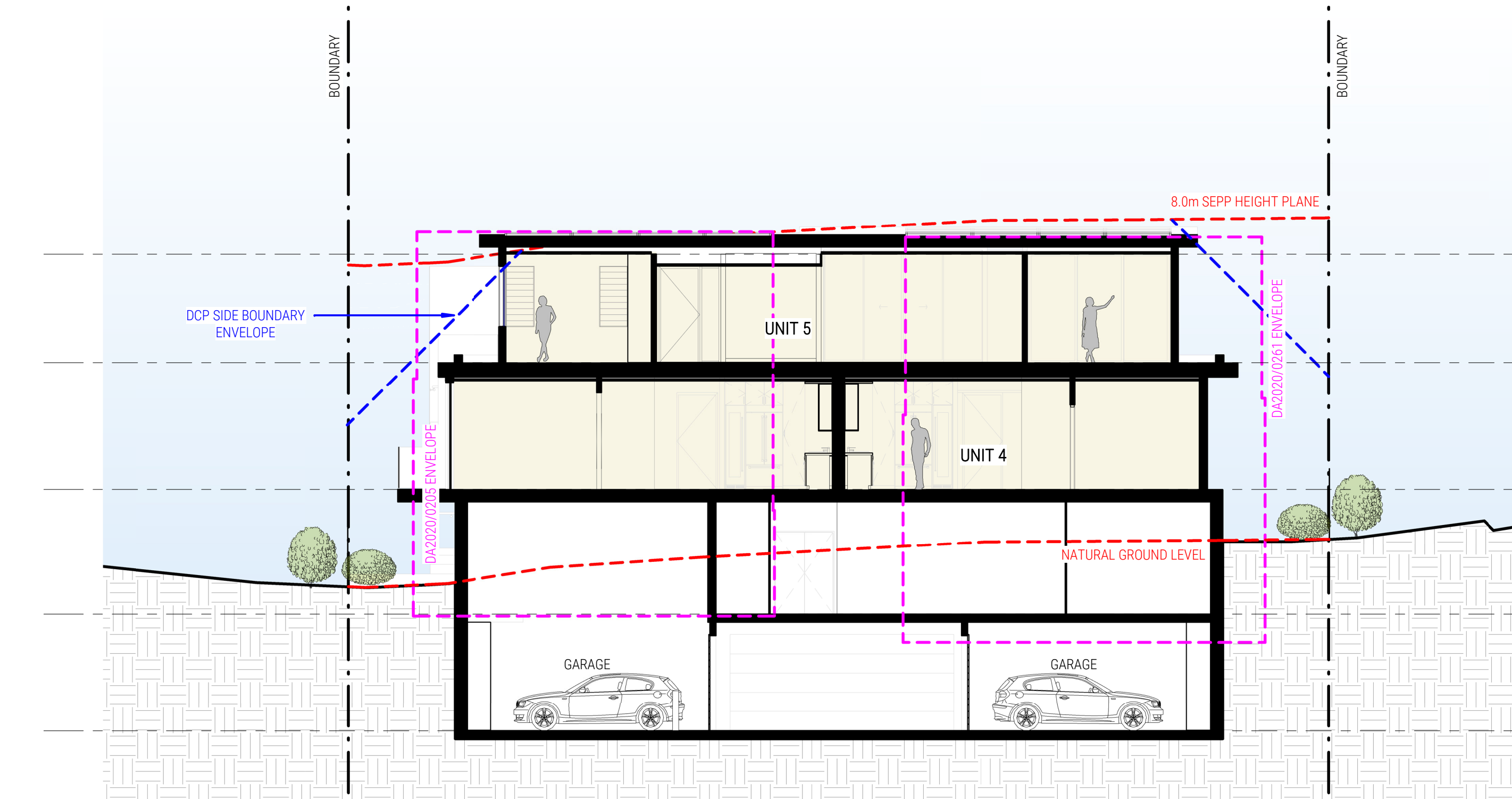
1 CROSS SECTION 1
DA201 1:100 @ A1



2 CROSS SECTION 2
DA201 1:100 @ A1

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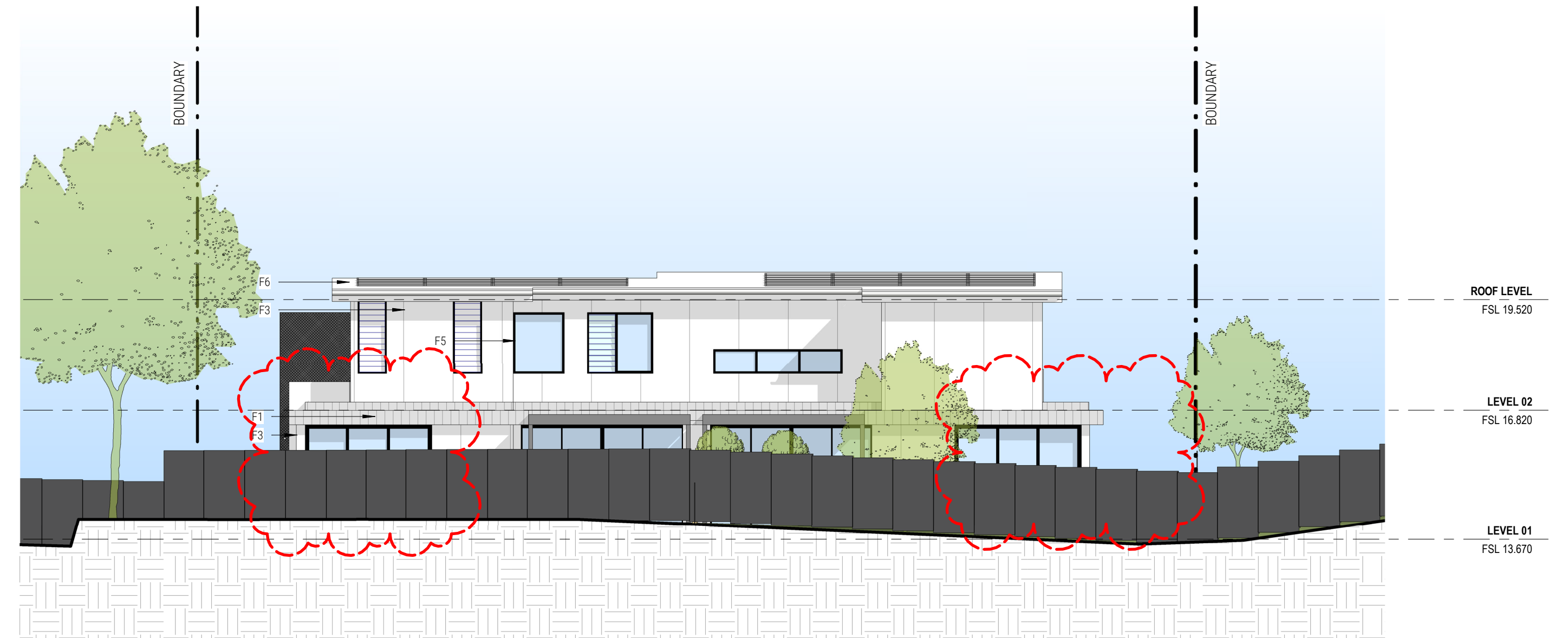
MOD2022/0281



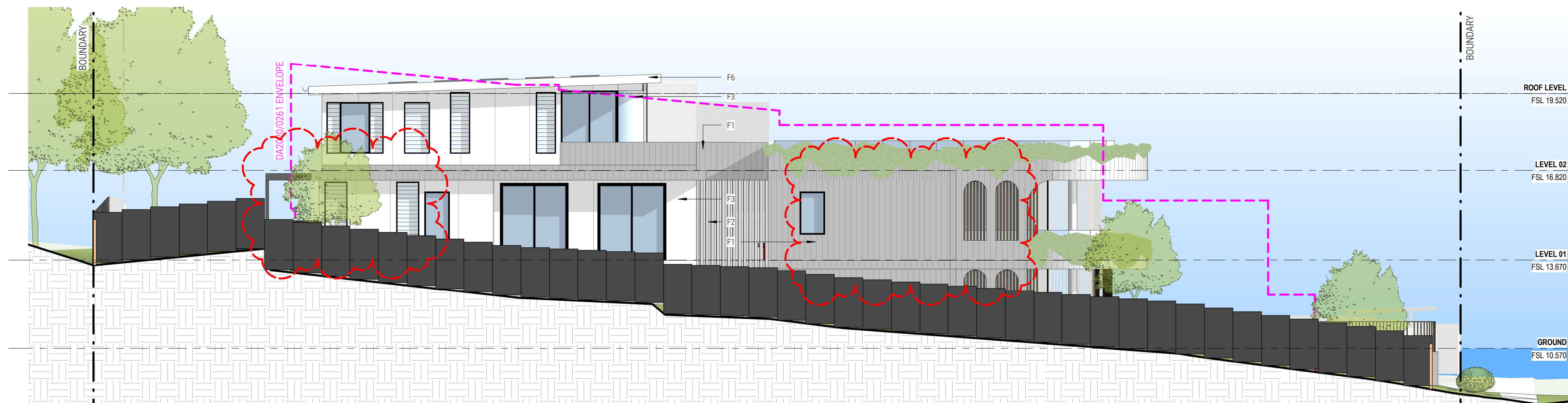
3 CROSS SECTION 3
DA201 1:100 @ A1



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

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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