NOTES:

SITE AREA = 2,570 m2
EXCAVATION = 10, 200 m3
ALL EXISTING BUILDINGS, DRIVEWAYS, RETAINING WALLS AND PAVEMENTS ON THE SITE TO BE DEMOLISHED.

THERMAL COMFORT REQUIREMENTS

1. 70 MM FOIL LINED BLANKET TO THE UNDERSIDE OF METAL ROOFING.
2. ROOF MEDIUM COLOUR.
3. R3.0 INSULATION TO ALL CEILINGS ADJACENT TO METAL ROOF.
4. ALL CEILINGS ADJACENT TO CONCRETE ROOF (INCLUDING BALCONIES) TO INCLUDE 50MM EXTRUDED POLYSTYRENE INSULATION.
5. REFLECTIVE FOIL TO UNDERSIDE OF CONCRETE ROOF.
6. ALL FLOORS 200 MM CONCRETE SLAB WITH R1.5 INSULATION UNDER FLOORS ADJACENT TO BASEMENT CARPARK OR OUTDOOR AIR.
7. ALL EXTERNAL WALLS ARE 150MM AFS CONCRETE / 20MMCAVITY / R2.0 INSULATION / PLASTERBOARD.
8. INTERNAL WALLS BETWEEN UNITS AND ADJACENT TO STAIR / LOBBY ARE 162MM AFS CONCRETE / 20MM CAVITY / 64MM STUD / PLASTERBOARD.
9. W05-06, W07-06, W34-01, W34-02, W34-03, W34-04, W36-03 & W37-01 AND ALL GLASS BLOCK WINDOWS ARE ALUMINIUM FRAMED / DG / CLEAR U=4.8 SHGC=0.59 (+/-10%).
10. ALL OTHER WINDOWS ARE ALUMINIUM FRAMED / SG / CLEAR U=6.7 SHGC=0.7 (+/-10%).
11. UNIT 29 SKYLIGHTS VELUX OPERABLE U=2.6 SHGC=0.21.
12. W39-02, W39-04, W39-05 & W39-06 TO HAVE EXTERNAL BLINDS.
13. ALL RECESSED DOWNLIGHTS ARE SEALED AND TO ALLOW FOR UNINTERRUPTED CEILING INSULATION.
14. ALL EXHAUST FANS SEALED.

1125 - 1127
1123
1121
7 - 11 COLLAROY STREET
5 COLLAROY STREET
CAR PARK
CAR PARK
PARK
RL 10.00
RL 8.00
RL 6.00
RL 4.00
RL 4.00
RL 4.00
COLLAROY STREET
VEHICULAR ENTRY NEW DRIVEWAY CROSSING
THROUGH SITE LINK & RESIDENTIAL + RETAIL ENTRY
GARBAGE BIN COLLECTION
SET-OUT POINT
BOUNDARY 21.95 M 98° 48' 05"
16.400
SUBSTATION
AC PLANT
OSD TANK DASHED
RAIN WATER TANK DASHED
BOUNDARY 21.69 M 98° 48' 05"
14.800
1119
13.620
1113
13.560
1113
13.560
1109
13.350
1109
10.210
1105
1103
1101
10.810
PITTWATER ROAD
SERVICE LANE
BOUNDARY 47.63 M 139° 25' 35"
1.5 METRE SETBACK
PLANTER
COMMUNAL OPEN SPACE
THROUGH SITE LINK
16.150
SOLAR PANELS
SOLAR PANELS
AC PLANT
SOLAR PANELS
SOLAR PANELS
AC PLANT
16.550
CPE
CPE
KE
16.150
PLANTER
BOUNDARY 76.18 M 27° 34' 25"
36
CAR PARK
7
13.128
11.140
11.860
GARBAGE BIN COLLECTION & LOADING
ALEXANDER STREET
THROUGH SITE LINK & RESIDENTIAL + RETAIL ENTRY
PEDESTRIAN ENTRY (RETAIL)
PEDESTRIAN ENTRY (RETAIL)
18
16
14
13.777
17.755
12
9.260
10.647
12.080
13.687
10
13.909
16.658
8
12.560
15.379
6
7.580
9.750
4
7.780
10.052
15.310
17.400
CINEMA
1097
RL 10.00
RL 8.00
RL 6.00
RL 4.00
RL 4.00

N

B

GARTNERTROVATO ARCHITECTS
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Issue Date	Rev	Change Name
16/09/2020	P3	GENERAL UPDATE TO FLOOR PLANS. ISSUED FOR GENERAL REVIEW.
27/10/2020	P4	GENERAL REVISIONS TO FLOOR PLANS.
03/11/2020	P5	DRAWINGS ISSUED FOR BASIX STAMPING.
04/11/2020	A	DEVELOPMENT APPLICATION
11/08/2021	A2	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
SITE PLAN

SCALE	DRAWN BY	PLOT DATE
1:250 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-02	B

COLLAROY STREET

SET-OUT POINT

BOUNDARY 21.95 M 98° 48' 05"

BOUNDARY 13.335 M 189° 05' 35"

1119 PITTWATER ROAD

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 47.935 M 155° 05' 35"

SERVICE LANE

BOUNDARY 70.18 M 278° 34' 45"

ALEXANDER STREET

17 BASEMENT AREA A: 39.84 m²
UNIT 17 STORAGE V: 8.28 m³
UNIT 17 RESI 68
UNIT 17 RESI 69

16 BASEMENT AREA A: 32.90 m²
UNIT 16 STORAGE V: 7.91 m³
UNIT 16 RESI 66
UNIT 16 RESI 67
FIRE STAIR

27 BASEMENT AREA A: 62.24 m²
2.2 M CLEAR
UNIT 27 RESI 01
UNIT 27 RESI 02
UNIT 27 STORAGE V: 77.94 m³
1,000 DEEP PLANTER DASHED OVER. SOFFIT RL 2.60 2,400 MM CLEAR.
OBD TANK DASHED OVER 2.4 M CLEAR TO SOFFIT

15 BASEMENT AREA A: 43.47 m²
UNIT 15 RESI 03
UNIT 15 RESI 04
UNIT 15 STORAGE V: 33.69 m³

06 BASEMENT AREA A: 3.01 m²
05 BASEMENT AREA A: 2.96 m²
07 BASEMENT AREA A: 5.75 m²
03 BASEMENT AREA A: 2.99 m²

LIFT 1 STRETCHER LIFT CAR = 2.1 x 1.4 M
LOBBY
UNIT 02 STORAGE V: 14.33 m³
UNIT 01 STORAGE V: 19.53 m³
UNIT 14 STORAGE V: 12.86 m³
UNIT 07 STORAGE V: 14.16 m³
UNIT 06 STORAGE V: 7.22 m³
UNIT 05 STORAGE V: 7.11 m³
UNIT 03 STORAGE V: 7.17 m³
RAIN WATER TANK DASHED OVER

DIVERT EXISTING SEWER MAIN - FIRE EGRESS TO STEP UP LOCALLY

FIRE STAIR DIVERT EXISTING SEWER MAIN BELOW STAIR

LIFT 2 LIFT CAR 1.6 x 1.4 M

28 BASEMENT AREA A: 46.25 m²
UNIT 28 RESI 63
UNIT 28 RESI 64
UNIT 28 RESI 65
UNIT 28 STORAGE V: 14.69 m³

29 BASEMENT AREA A: 52.75 m²
UNIT 29 RESI 61
UNIT 29 RESI 62
UNIT 29 STORAGE V: 52.90 m³

02 BASEMENT AREA A: 32.78 m²
UNIT 02 RESI 05
UNIT 02 RESI 06

01 BASEMENT AREA A: 38.88 m²
UNIT 01 RESI 07
UNIT 01 RESI 08

14 BASEMENT AREA A: 36.00 m²
UNIT 14 RESI 09
UNIT 14 RESI 10
VISITOR V07

ADAPTABLE CAR SPACE 6.0 L X 3.8 W X 2.5 H

18 BASEMENT AREA A: 45.85 m²
UNIT 18 RESI 11
UNIT 18 RESI 12
UNIT 18 STORAGE V: 24.39 m³

19 BASEMENT AREA A: 40.36 m²
UNIT 19 RESI 13
UNIT 19 RESI 14
UNIT 19 STORAGE V: 18.53 m³

08 BASEMENT AREA A: 6.80 m²
UNIT 08 STORAGE V: 16.32 m³

MBIKE
MBIKE

UNIT 26 STORAGE V: 30.68 m³
UNIT 27 RESI 26
UNIT 26 RESI 28
26 BASEMENT AREA A: 42.24 m²
4.5 METRE SETBACK
GREASE ARRESTER
UNIT 33 STORAGE V: 17.33 m³
24 BASEMENT AREA A: 32.13 m²
UNIT 24 STORAGE V: 7.13 m³
UNIT 24 RESI 17
UNIT 24 RESI 18
33 BASEMENT AREA A: 42.45 m²
UNIT 33 RESI 19
UNIT 33 RESI 20
UNIT 33 STORAGE V: 14.32 m³

23 BASEMENT AREA A: 32.43 m²
SILVER LEVEL CAR SPACE 5.4 L X 3.2 W X 2.2 H
UNIT 23 RESI 39
UNIT 23 RESI 40
UNIT 23 STORAGE V: 6.54 m³

22 BASEMENT AREA A: 31.50 m²
UNIT 32 RESI 41
UNIT 22 RESI 42
UNIT 22 STORAGE V: 6.90 m³

21 BASEMENT AREA A: 30.60 m²
UNIT 21 RESI 43
UNIT 21 RESI 44
UNIT 21 STORAGE V: 6.67 m³

20 BASEMENT AREA A: 29.70 m²
SILVER LEVEL CAR SPACE 5.4 L X 3.2 W X 2.2 H
UNIT 20 RESI 45
UNIT 20 RESI 46
UNIT 20 STORAGE V: 6.67 m³

13 BASEMENT AREA A: 29.70 m²
UNIT 13 RESI 47
UNIT 13 RESI 48
UNIT 13 STORAGE V: 6.44 m³

SPRINKLER TANK 4 x 3.5 x 3 M = 42 M3
SPRINKLER PUMP ROOM 5.8 x 3.6 M
20% RAMP
12.5% RAMP
FIRE STAIR
DEEP SOIL 4.500

31 BASEMENT AREA A: 42.61 m²
UNIT 31 RESI 37
UNIT 31 RESI 38
UNIT 31 STORAGE V: 29.50 m³

32 BASEMENT AREA A: 39.19 m²
UNIT 32 RESI 35
UNIT 32 RESI 36
UNIT 32 STORAGE V: 23.12 m³

LIFT 3 LIFT CAR 1.6 x 1.4 M
CALL BUTTON
BOLLARD

30 BASEMENT AREA A: 37.48 m²
UNIT 30 RESI 33
UNIT 30 RESI 34
UNIT 30 STORAGE V: 22.88 m³
1,000 DEEP PLANTER DASHED OVER. SOFFIT RL 3.90 2,200 MM CLEAR.

10 BASEMENT AREA A: 33.66 m²
SILVER LEVEL CAR SPACE 5.4 L X 3.2 W X 2.2 H
UNIT 10 RESI 31
UNIT 10 RESI 32
UNIT 10 STORAGE V: 13.94 m³

11 BASEMENT AREA A: 31.68 m²
UNIT 11 RESI 29
UNIT 11 RESI 30
UNIT 11 STORAGE V: 13.52 m³

12 BASEMENT AREA A: 31.68 m²
ADAPTABLE CAR SPACE 6.0 L X 3.8 W X 2.5 H
UNIT 12 RESI 27
UNIT 12 RESI 28
UNIT 12 STORAGE V: 6.50 m³

LIFT 4 LIFT CAR 1.6 x 1.4 M
1,000 DEEP PLANTER DASHED OVER. SOFFIT RL 3.20 2,200 MM CLEAR.

09 BASEMENT AREA A: 43.98 m²
UNIT 09 RESI 25
UNIT 09 RESI 26
UNIT 09 STORAGE V: 34.79 m³

25 BASEMENT AREA A: 35.64 m²
ADAPTABLE CAR SPACE 6.0 L X 3.8 W X 2.5 H
UNIT 25 RESI 23
UNIT 25 RESI 24
UNIT 25 STORAGE V: 7.13 m³

34 BASEMENT AREA A: 82.36 m²
UNIT 34 RESI 21
UNIT 34 RESI 22
UNIT 34 STORAGE V: 124.42 m³

2.5% GRADE
5% GRADE
BASEMENT LEVELS REDUCED COMPARED TO DA
EXTENT OF BASEMENT AS PER DA SHOWN IN DASHED RED LINE

GARTNERTROVATO ARCHITECTS
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Issue Date	Rev	Change Name
01/07/2021	A4	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
05/08/2021	A5	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E.
06/08/2021	A6	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A7	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A8	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
BASEMENT PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-03	B

SET-OUT POINT

COLLAROY STREET

BOUNDARY 21.95 M 98° 48' 05"

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 189° 05' 35" 13.335 M

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 155° 05' 35" 47.935 M

BOUNDARY 70.78 M 278° 34' 45"

SERVICE LANE
LANDSCAPE LANEWAY "STREET SCAPE"

ALEXANDER STREET

1119 PITTWATER ROAD

SUBSTATION

VISUAL CONNECTION BETWEEN STREETS THROUGH SITE LINK

VISUAL CONNECTION BETWEEN STREETS THROUGH SITE LINK

2.5 x 2.0 M PEDESTRIAN SIGHT LINE

RESI. WASTE 14 x 240 L BINS

VEHICULAR ENTRY

SECURITY GRILLE FLOOD GATE WITHIN GRATE

SECURITY GATES (NIGHT)

LETTA BOARD TOWN HOUSE

FLOOD GATE WITHIN GRATE

TOW RL 4.710

OSD TANK DASHED BELOW

SHARE SPACE

BOLLARD

FIRE STAIR

VISITOR V01

VISITOR V02

VISITOR V03

VISITOR V04

VISITOR V05

VISITOR V06

STAFF RETAIL 14

STAFF RETAIL 13

RETAIL 01
A: 37.91 m²

PLANTER

INS. PIT

TROUGH SITE LINK 4 M WIDE COLLONADE

RETAIL CAR PARKING
RQMT = 1 CAR SPACE / 16.4 m2 GLFA
246 m2 @16.4/ m2 = 15 CAR SPACES
14 CAR SPACES PROVIDED

VISITOR CAR PARKING
RQMT = 1 CAR SPACE / 5 UNITS
34 UNITS = 7 CAR SPACES

NOTE:
2 x VISITOR CARSPACES LOCATED IN BASEMENT

LIFT 1
STRETCHER LIFT CAR = 2.1 x 1.4 M

LOBBY - LIFT 1
A: 9.33 m²

TGSI

HYD

FHR

STAIR 1

RAIN WATER TANK DASHED BELOW

VISITOR BIKES (3)

LOADING RETAIL 12

PLANTER

SECURITY GATE

SECURITY GRILLE

12.5% RAMP

20% RAMP

DRIVEWAY RAMP

5% GRADE

RETAIL WASTE 14 x 240 L BINS

SERVICES

STAFF RETAIL 01

PATH TO BINS (1:14 MAX GRADE)

REAR PRIVATE OPEN SPACE

EXTENT OF CARPARK AS PER DA SHOWN IN DASHED RED LINE

PROPOSED 1.8 M HIGH L&C TIMBER FENCE

EXISTING MELALEUCA QUINQUENERVIA 9 M HIGH 5 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 6 M HIGH 3 M WIDE

RAMP SUSPENDED ABOVE EXISTING GROUND LEVEL W.T.C.P. (PSYTEC TYRES)

SECURITY SCREEN

BUILDING ABOVE

FIRE STAIR

STAFF RETAIL 02

STAFF RETAIL 03

STAFF RETAIL 04

SHOPPER RETAIL 05

SHOPPER RETAIL 11

SHOPPER RETAIL 10

SHOPPER RETAIL 09

SHOPPER RETAIL 08

SHOPPER RETAIL 07

SHOPPER RETAIL 06

SKYLIGHT OVER

OPEN ENTRY

RESI. WASTE 17 x 240 L BINS

LOBBY - LIFT 3
A: 20.74 m²

LIFT 3
LIFT CAR 1.6 x 1.4 M

STAIR 3
W-11-21
2,300 x 1,000

CALL BUTTON

AIRLOCK

FIP

FHR

HYD

DEDICTAED LOADING BAY / GARBAGE COLLECTION FOR SRV ON KERB

FIRE HYDRANT BOOSTER & SPRINKLER ALARM VALVE

B2 ZONE

R2 ZONE

TOW RL 4.760
OPEN PALISADE SECURITY SCREEN

760 MM HIGH PLANTER

VISITOR BIKES (7)

COMMUNAL FORECOURT
A: 35.08 m²

LOBBY - LIFT 2
A: 27.42 m²

LIFT 2
LIFT CAR 1.6 x 1.4 M

STAIR 2

ACCESS WC
A: 6.68 m²

SEWER DIVERSION BELOW

SAUNA
A: 5.04 m²

STAIR FROM BASEMENT

GYM
A: 18.66 m²

WASHER 1000 L/HR

HALL

HRHYD

GAMES

COMMUNITY ROOM
A: 40.07 m²

TV ROOM

LONG BOARD RACKS (HORIZONTAL)

SURF BOARDS
A: 21.33 m²

SURF BOARD RACKS (VERTICAL)

BBQ

BUILDING ABOVE

SURF SHOWERS

STONE WALL

TOW RL 4.760

COMMUNAL OPEN SPACE

ARTIFICIAL TURF

ORIGINAL DA OPENING TO SKY

8,790 - OPEN TO SKY

GARDEN EDGE

PLANTER
1.8 M HIGH SECURITY + PRIVACY SCREEN

BUILDING ABOVE

RESIDENT ENTRY TO COMMUNAL OPEN SPACE

FLOOD GATE

SECURITY GATE

MANHOLE TO CONNECTION TO SEWER

4.5 METRE SET BACK

COLLONADE

SECONDARY LINK TO ACTIVATE BOTH SIDES OF RETAIL

RETAIL 02
A: 86.23 m²

RETAIL 03
A: 58.21 m²

RETAIL 04
A: 63.87 m²

ACCESS WC

BULKY GOODS STORE

HYD FHR FIP METERS

RETAIL FORECOURT

LOBBY - LIFT 4
A: 30.13 m²

LIFT 4
LIFT CAR 1.6 x 1.4 M

CPE

STAIR 3
W-11-20
2,300 x 1,000

RETAIL BIKES (3)

BIFOLD DOORS

PEDESTRIAN LINK

PEDESTRIAN LINK 5% GRADE

DEEP SOIL

UNDER COVER CAR PARKING

UNDER COVER CAR PARKING

UNDER COVER CAR PARKING

UNDER COVER CAR PARKING

N

GARTNERTROVATO ARCHITECTS

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Issue Date	Rev	Change Name
01/07/2021	A2	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
05/08/2021	A3	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E.
06/08/2021	A4	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A5	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A6	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
GROUND FLOOR PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-04	B

COLLAROY STREET

SET-OUT POINT

BOUNDARY 21.95 M 98° 48' 05"

BOUNDARY 189° 05' 35"

BOUNDARY 13.335 M

BOUNDARY 21.69 M 98° 48' 05"

1119 PITTWATER ROAD

BOUNDARY 08° 48' 05"

BOUNDARY 53.49 M

BOUNDARY 47.935 M

155° 05' 35"

4.5 METRE SET-BACK

SERVICE LANE

BOUNDARY 70.18 M 278° 34' 45"

ALEXANDER STREET

B2 ZONE

R2 ZONE

REAR PRIVATE OPEN SPACE

PLANTER AT LEVEL 1

COMMUNAL OPEN SPACE BELOW

OPENING TO GROUND FLOOR BELOW

SKYLIGHT

THROUGH-SITE LINK BELOW

EXTENT OF FACADE AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF BALCONY AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF VOID IN LEVEL 1 SLAB AS PER DA SHOWN IN DASHED RED LINE

ALL WINDOWS ON WEST BOUNDARY TO BE GLASS BLOCK -450-

EXISTING MELALEUCA QUINQUENERVIA 5 M HIGH 5 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 8 M HIGH 3 M WIDE

01 2 BED + S A: 91.86 m² SOLAR = NO VENT = YES ADAPTABLE

02 2 BED A: 74.53 m² SOLAR = YES VENT = YES

03 1 BED + S A: 79.80 m² SOLAR = YES VENT = NO

04 2 BED A: 94.28 m² SOLAR = YES VENT = YES

05 2 BED A: 75.66 m² SOLAR = NO VENT = NO

06 2 BED A: 76.37 m² SOLAR = NO VENT = YES

07 2 BED A: 89.46 m² SOLAR = NO VENT = YES SILVER LEVEL

08 2 BED A: 88.06 m² SOLAR = YES VENT = NO

09 2 BED A: 72.86 m² SOLAR = YES VENT = NO

10 3 BED + S A: 132.26 m² SOLAR = YES VENT = YES SILVER LEVEL

11 3 BED + S A: 118.71 m² SOLAR = YES VENT = YES

12 3 BED + S A: 121.66 m² SOLAR = YES VENT = YES ADAPTABLE

13 3 BED A: 109.61 m² SOLAR = NO VENT = YES

LIFT 1 STRETCHER LIFT CAR = 2.1 x 1.4 M

LIFT 2 LIFT CAR 1.6 x 1.4 M

LIFT 3 LIFT CAR 1.6 x 1.4 M

LIFT 4 LIFT CAR 1.6 x 1.4 M

STAIR 1

STAIR 2

STAIR 3

LOBBY 7.500

LOBBY 7.250

8.620

6.300

9.150

4.100

6.660

4.500

7.100

3.350

6.000

5.000

GARTNERTROVATO ARCHITECTS

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Issue Date	Rev	Change Name
05/08/2021	A3	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E.
05/08/2021	A4	REVISIONS TO LEVEL 1 AS CLOUDED FOR L&E
06/08/2021	A5	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A6	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A7	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 861326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
LEVEL 1 PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-05	B

SET-OUT POINT

COLLAROY STREET

BOUNDARY 21.95 M 98° 48' 06"

BOUNDARY 189° 05' 35"

BOUNDARY 13.335 M

BOUNDARY 21.69 M 98° 48' 05"

1119 PITTWATER ROAD

BOUNDARY 08° 48' 05"

BOUNDARY 53.49 M

BOUNDARY 47.935 M 155° 05' 35"

SERVICE LANE

4.5 METRE SET-BACK

BOUNDARY 70.18 M 278° 34' 45"

ALEXANDER STREET

B2 ZONE

R2 ZONE

REAR PRIVATE OPEN SPACE

EXTENT OF FACADE AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF BALCONY AS PER DA SHOWN IN DASHED RED LINE

EXISTING MELALEUCA QUINQUENERVIA 9 M HIGH 5 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 8 M HIGH 3 M WIDE

ALL WINDOWS ON WEST BOUNDARY TO BE GLASS BLOCK -600-

ALL WINDOWS ON WEST BOUNDARY TO BE GLASS BLOCK -600-

15 2 BED A: 74.53 m² SOLAR = YES VENT = YES

15 TERRACE A: 10.16 m²

16 1 BED + S A: 79.80 m² SOLAR = YES VENT = NO

16 TERRACE A: 11.05 m²

17 2 BED A: 94.28 m² SOLAR = YES VENT = YES

17 TERRACE A: 15.30 m²

18 2 BED A: 75.66 m² SOLAR = NO VENT = NO

18 TERRACE A: 10.04 m²

19 2 BED A: 76.37 m² SOLAR = NO VENT = YES

19 TERRACE A: 12.64 m²

14 2 BED + S A: 91.86 m² SOLAR = NO VENT = YES ADAPTABLE

14 TERRACE A: 11.90 m²

20 2 BED A: 89.46 m² SOLAR = NO VENT = YES SILVER LEVEL

20 TERRACE A: 16.09 m²

21 2 BED A: 88.06 m² SOLAR = YES VENT = YES

21 TERRACE A: 16.07 m²

22 2 BED A: 72.86 m² SOLAR = YES VENT = NO

22 TERRACE A: 15.73 m²

23 3 BED + S A: 131.56 m² SOLAR = YES VENT = YES SILVER LEVEL

23 TERRACE A: 17.71 m²

24 3 BED + S A: 118.72 m² SOLAR = YES VENT = YES

24 TERRACE A: 13.06 m²

25 3 BED + S A: 131.66 m² SOLAR = YES VENT = YES ADAPTABLE

25 TERRACE A: 12.92 m²

26 3 BED A: 109.61 m² SOLAR = YES VENT = YES

26 TERRACE A: 15.30 m²

LIFT 1 STRETCHER LIFT CAR = 2.1 x 1.4 M

LIFT 2 LIFT CAR 1.6 x 1.4 M

LIFT 3 LIFT CAR 1.6 x 1.4 M

LIFT 4 LIFT CAR 1.6 x 1.4 M

STAIR 1

STAIR 2

STAIR 3

LOBBY

STUDY

BUTLERS PANTRY

OUTDOOR KITCHEN

BARBEQUE

PLANTER

STORE

CPE

MEDIA

BAR

HYD FE

G & W METERS

A/C & FE

CALL BUTTON

AV UNIT

GARTNERTROVATO ARCHITECTS

A PITTWATER PLACE L1/13 10 PARK STREET PO BOX 1122 MONA VALE, NSW 2103

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E SYA@G-T.COM.AU

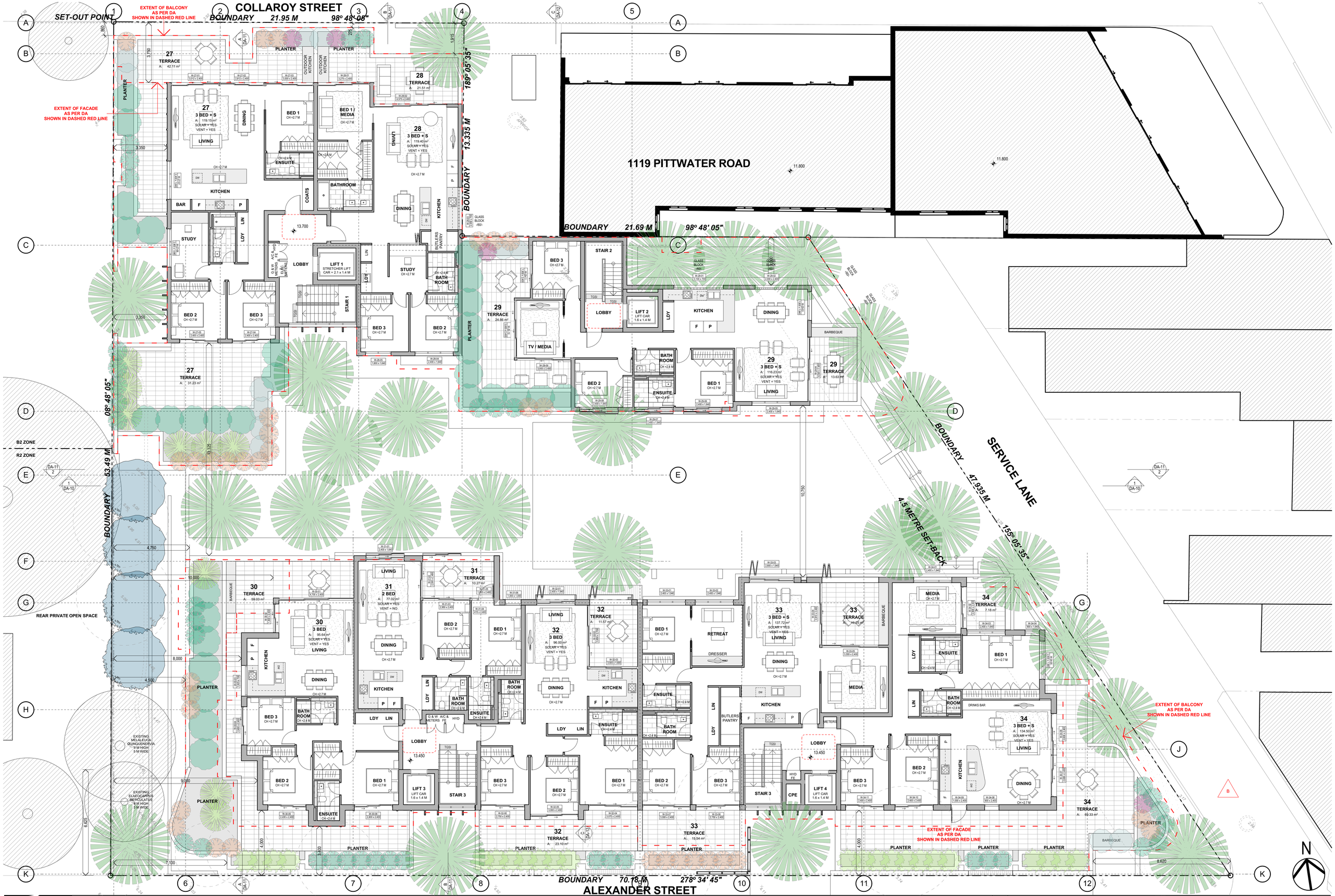
Issue Date	Rev	Change Name
25/06/2021	A2	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
30/06/2021	A3	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
06/08/2021	A4	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A5	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A6	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
LEVEL 2 PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-06	B



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Issue Date	Rev	Change Name
30/06/2021	A4	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
05/08/2021	A5	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E.
06/08/2021	A6	GENERAL REVISION TO DRAWINGS FOR S34.
09/08/2021	A7	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A8	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
LEVEL 3 PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-07	B

COLLAROY STREET

SET-OUT POINT

BOUNDARY 21.95 M 98° 48' 06"

BOUNDARY 13.335 M 189° 05' 35"

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 47.935 M 155° 05' 35"

BOUNDARY 70.78 M 278° 34' 45"

ALEXANDER STREET

1119 PITTWATER ROAD

SERVICE LANE

4.5 METRE SET-BACK

THROUGH SITE LINK

COMMUNAL OPEN SPACE

B2 ZONE

R2 ZONE

AC PLANT

LIFT 1 OVER-RUN

LIFT 2 OVER-RUN

LIFT 4 OVER-RUN

FALL METAL DECK ROOF

PLANTER

EXTENT OF ROOF AS PER DA SHOWN IN DASHED RED LINE

SOLAR PANELS (12)

SOLAR PANELS (17)

SOLAR PANELS (20)

GRAVEL ROOF

LOUVRE PERGOLA

EXISTING MELALEUCA QUINQUENERVIA 9 M HIGH 9 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 9 M HIGH 9 M WIDE

N

GARTNERTROVATO ARCHITECTS

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Issue Date	Rev	Change Name
16/09/2020	P1	GENERAL UPDATE TO FLOOR PLANS. ISSUED FOR GENERAL REVIEW.
03/11/2020	P2	DRAWINGS ISSUED FOR BASIX STAMPING.
04/11/2020	A	DEVELOPMENT APPLICATION
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
11/08/2021	A2	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

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FOR: HCAP GROUP

DRAWING TITLE
ROOF PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-09	B



1 SECTION 1 1:100



1 SECTION 2 1:100

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PO BOX 1122
MONA VALE, NSW 2103
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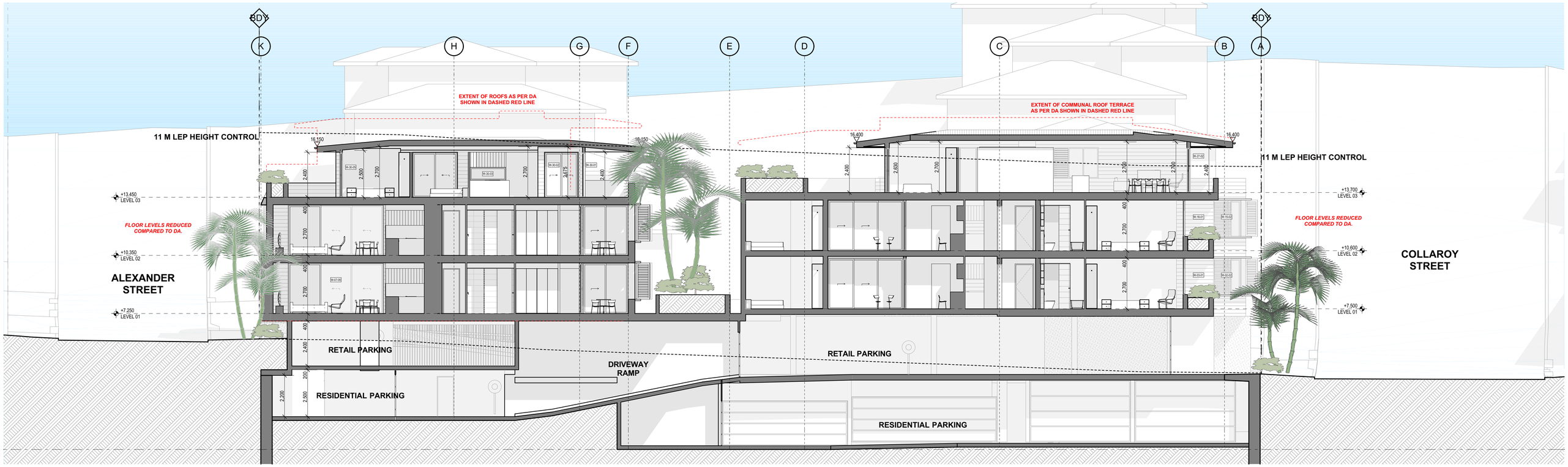
Issue Date	Rev	Change Name
04/11/2020	A	DEVELOPMENT APPLICATION
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
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PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
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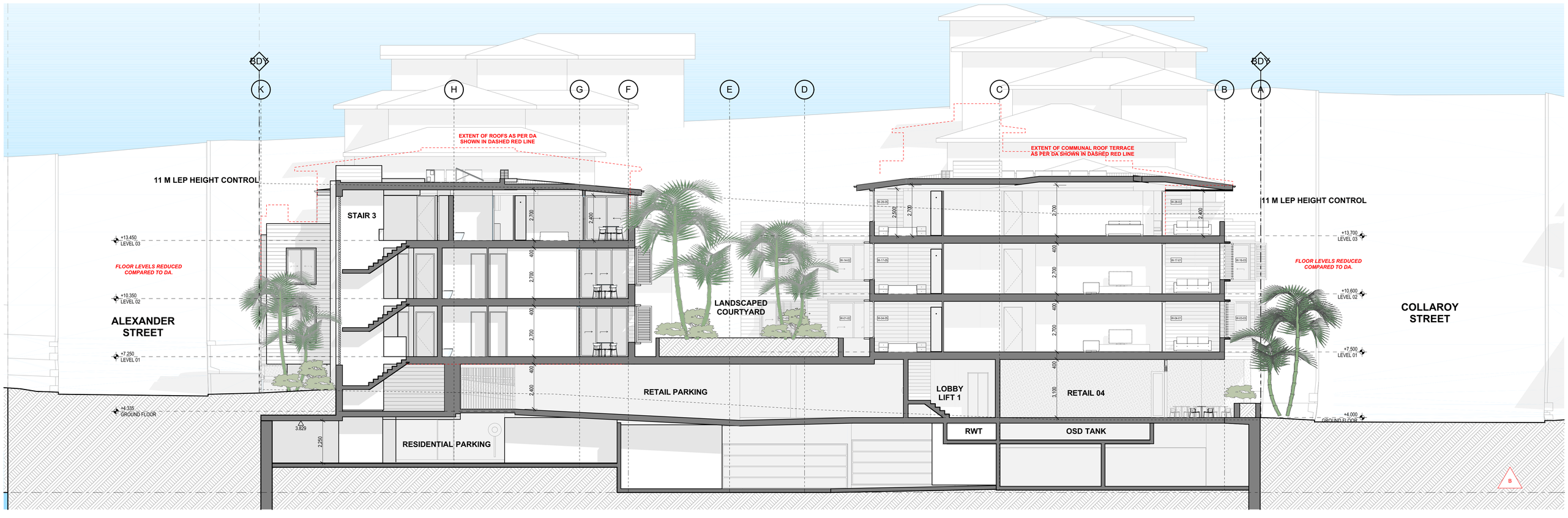
FOR: HCAP GROUP

DRAWING TITLE
SECTIONS 1 & 2

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-10	B



1 SECTION A 1:100



1 SECTION B 1:100

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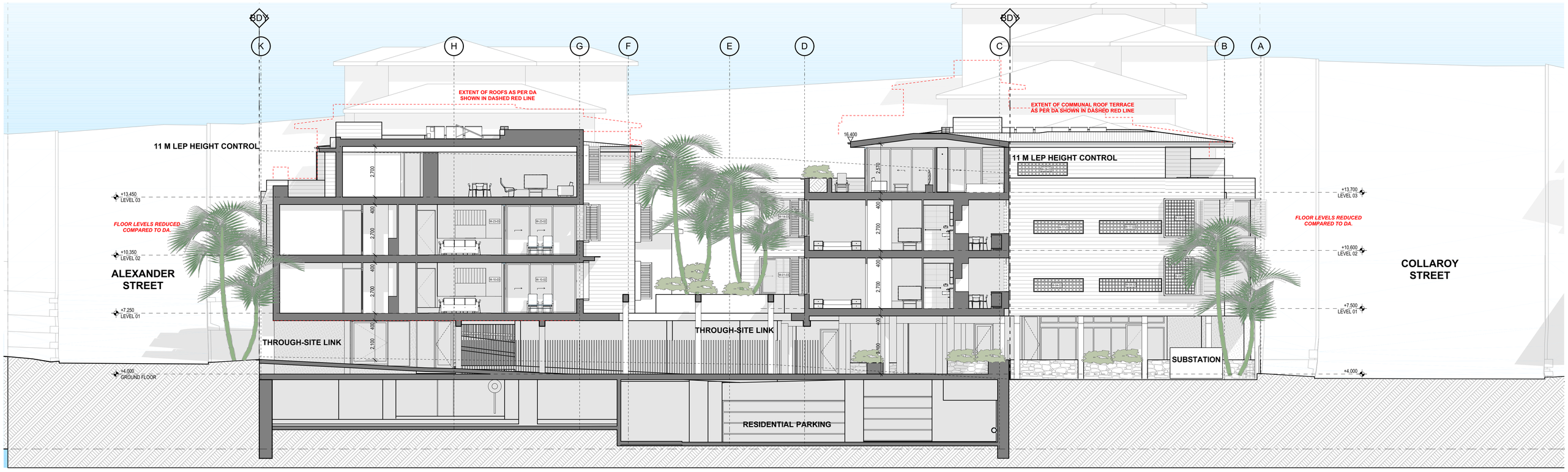
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PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
SECTIONS A & B

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-11	B



1 SECTION C 1:100

B

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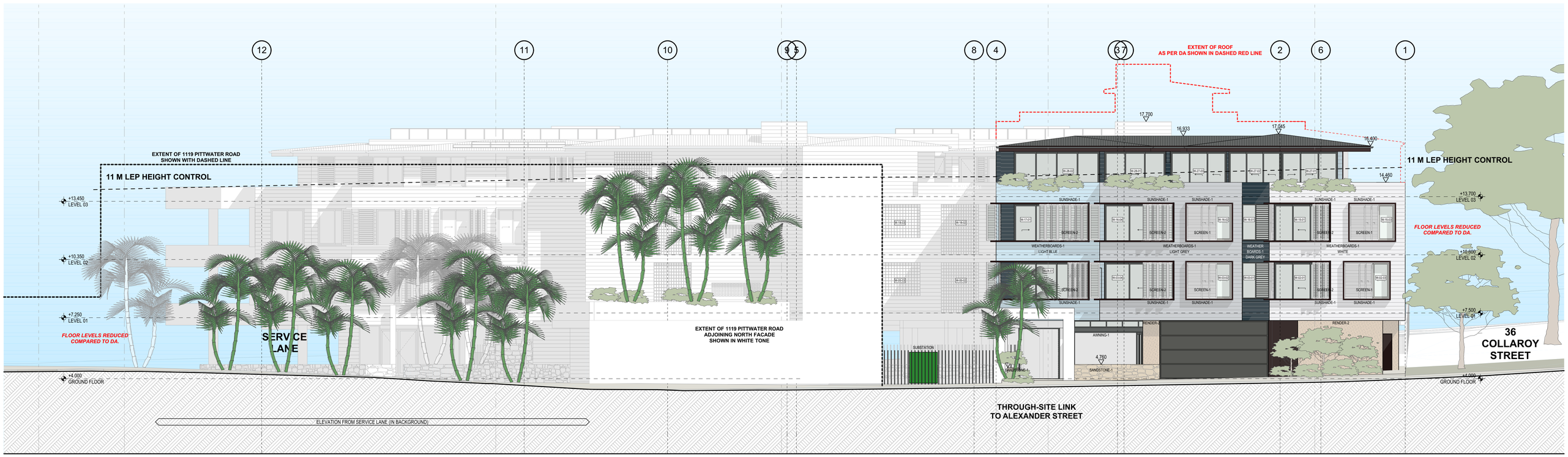
Issue Date	Rev	Change Name
03/11/2020	P4	DRAWINGS ISSUED FOR BASIX STAMPING.
04/11/2020	A	DEVELOPMENT APPLICATION
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
09/08/2021	A2	GENERAL REVISION TO DRAWINGS FOR S34.
11/08/2021	A3	GENERAL REVISION TO DRAWINGS FOR L&E COURT HEARING.
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PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
SECTION C

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-12	B



1 **NORTH ELEVATION (COLLAROY STREET)** 1:100



1 **SOUTH ELEVATION (ALEXANDER STREET)** 1:100

EXTERIOR FINISHES LEGEND

AWNING-1	STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
BALUSTRADE-1	METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-2	METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-3	CLEAR GLASS BALUSTRADE.
CONCRETE-1	OFF-FORM CONCRETE COLUMN, PAINT FINISH "DARK BROWN".
EXTERNAL BLIND-1	EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
METAL ROOF DECK-1	METAL ROOF DECK, COLOUR "MONUMENT".
RENDER-1	RENDER FINISH (SMOOTH) TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
RENDER-2	RENDER FINISH (ROUGH CAST) TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
SANDSTONE-1	SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.
SCREEN-1	SLIDING ALUMINIUM SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "WHITE".
SCREEN-2	BI-FOLDING ALUMINIUM SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "WHITE".
SCREEN-3	SLIDING ALUMINIUM SCREEN WITH FIXED VERTICAL LOUVRES, P'COAT FINISH "WOOD GRAIN".
SCREEN-4	CASEMENT ALUMINIUM SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "WHITE".
SUNSHADE-1	300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "DARK BROWN".
VERTICAL LOUVRE-1	VERTICAL ALUMINIUM LOUVRE WITH "WOOD-GRAIN" FINISH.
WEATHERBOARD-1	FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

WHITE	"WHITE" PAINT FINISH EQUAL TO DULUX "WHITE ON WHITE" 5W.
LIGHT BLUE	"LIGHT BLUE"PAINT FINISH EQUAL TO DULUX "SEA BREEZE QUARTER" A360.
LIGHT GREY	"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "MILLER MOOD" GR18.
MEDIUM GREY	"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TINKER" GR17.
DARK GREY	"DARK GREY" PAINT FINISH EQUAL TO DULUX "OOLONG" GR16.
DARK BROWN	"DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHOCOLATE SOUFLE" A130.1.

ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.

B

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Issue Date	Rev	Change Name
12/05/2021	A1	REVISIONS TO DRAWINGS AS CLOUDED FOR S34.
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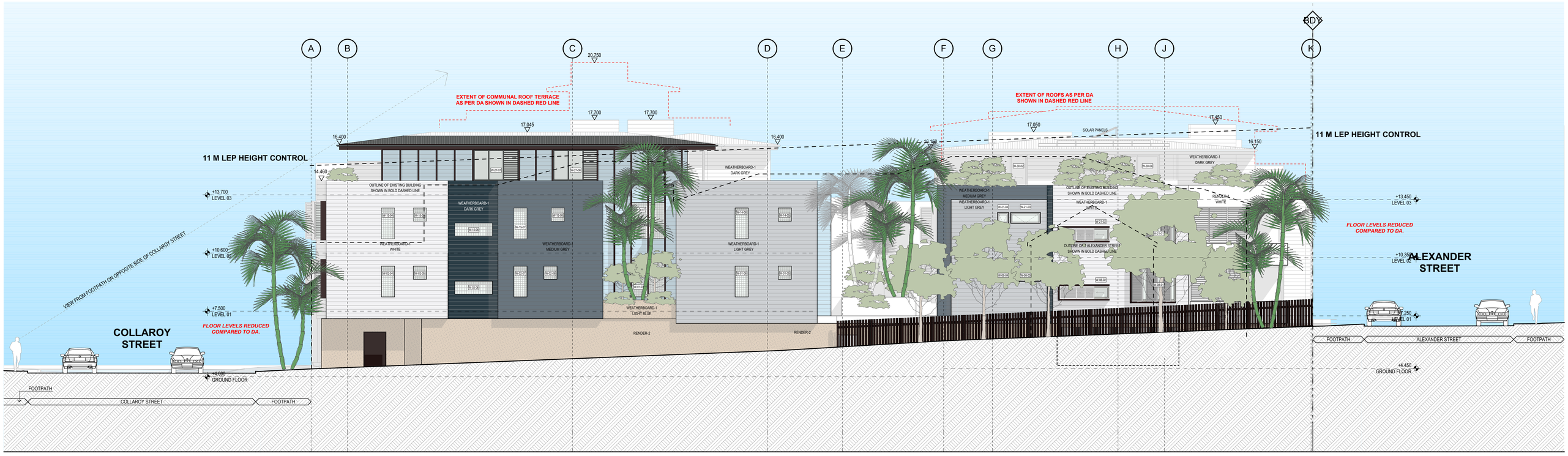
FOR: HCAP GROUP

DRAWING TITLE
NORTH & SOUTH
ELEVATIONS

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-13	B



1 **EAST ELEVATION** 1:100



1 **WEST ELEVATION** 1:100

EXTERIOR FINISHES LEGEND

AWNING-1	STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
BALUSTRADE-1	METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-2	METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
BALUSTRADE-3	CLEAR GLASS BALUSTRADE.
CONCRETE-1	OFF-FORM CONCRETE COLUMN, PAINT FINISH "DARK BROWN".
EXTERNAL BLIND-1	EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
METAL ROOF DECK-1	METAL ROOF DECK, COLOUR "MONUMENT".
RENDER-1	RENDER FINISH (SMOOTH) TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
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ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.

B

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Issue Date	Rev	Change Name
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PROJECT
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1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
EAST & WEST ELEVATIONS

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-14	B







EXTERIOR FINISHES LEGEND

AWNING-1	STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
BALUSTRADE-1	METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
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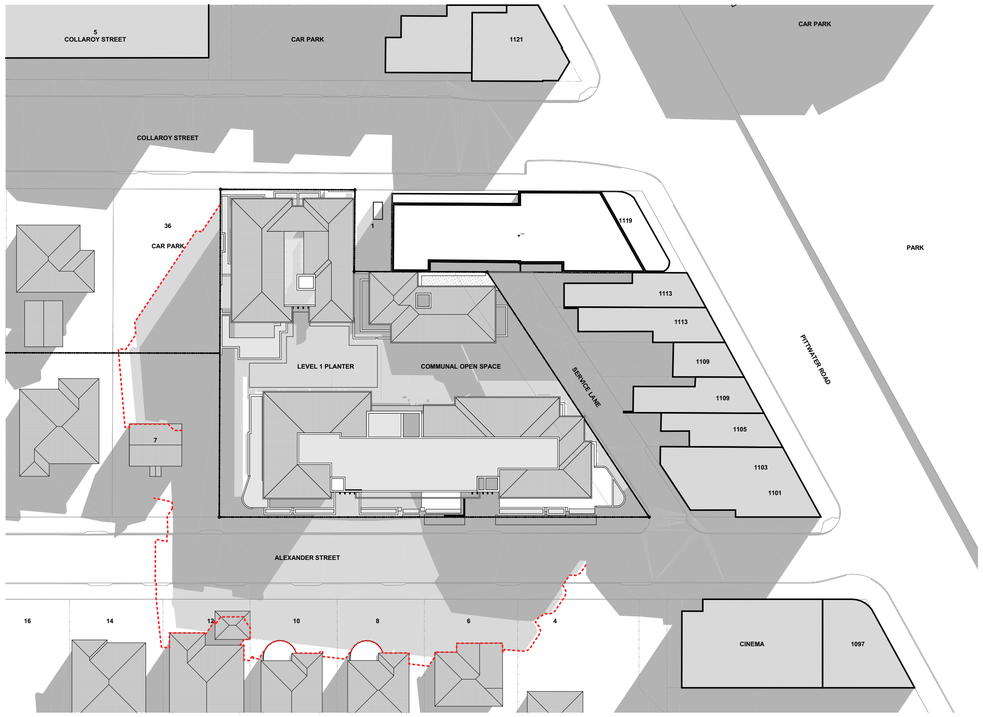
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FOR: HCAP GROUP

DRAWING TITLE
SCHEDULE OF EXTERNAL FINISHES

SCALE	DRAWN BY	PLOT DATE
1:100, 1:200, 1:2, 1:50 @A3	SG / BA	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-17	B



SHADOW DIAGRAMS - 9 AM

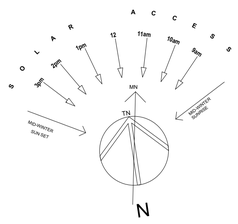


SHADOW DIAGRAMS - 12 NOON



SHADOW DIAGRAMS - 3 PM

EXTENT OF SHADOW IMPACTS AS PER DA SHOWN IN DASHED RED LINE



PROPOSED SHADOW

EXISTING SHADOW

Certification of Shadow Diagrams
I hearby certify that the shadow diagrams submitted with the proposal
a) are in accordance with the survey
b) indicate shadows cast at 9 am, 12 noon and 3 pm on 21 June
c) indicate shadows cast by existing structures

Sean Gartner
(Registered Architect #6072 NSW)

N

B

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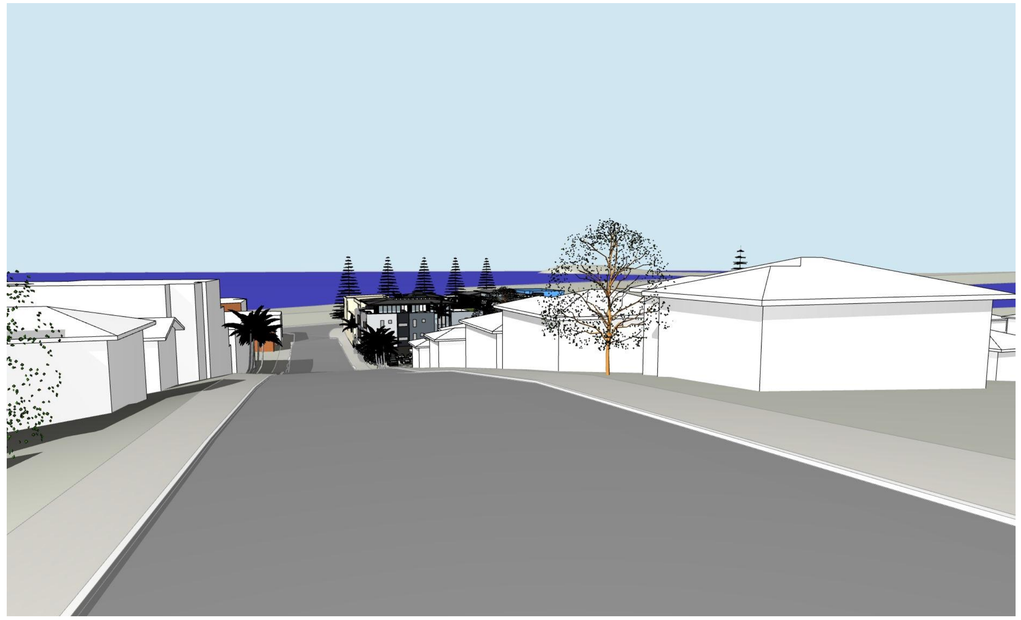
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COLLAROY NSW
LOT 1 DP 881326 & SP 5367

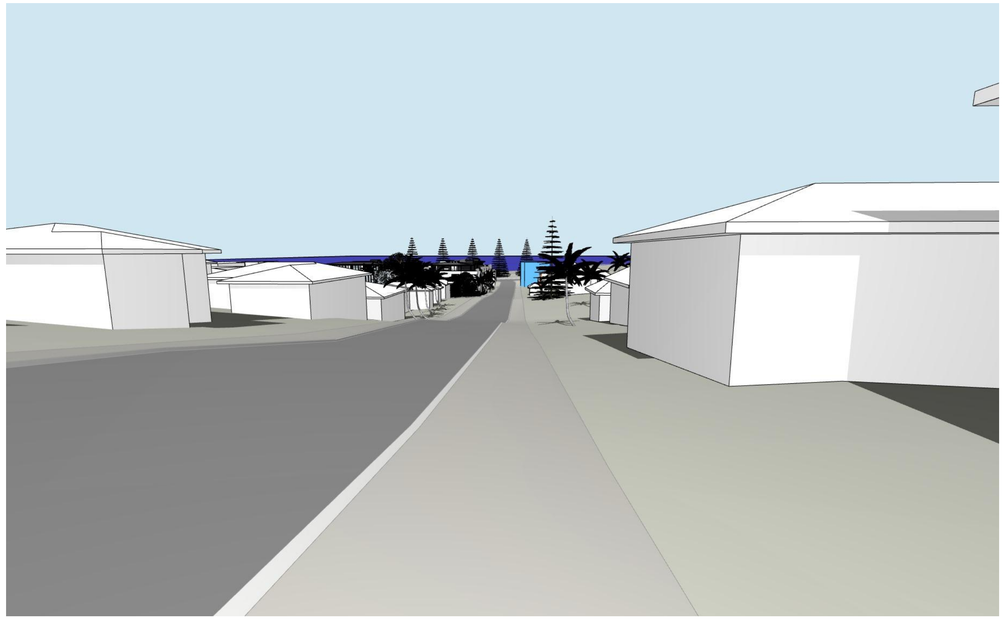
FOR: HCAP GROUP

DRAWING TITLE
SHADOW DIAGRAMS

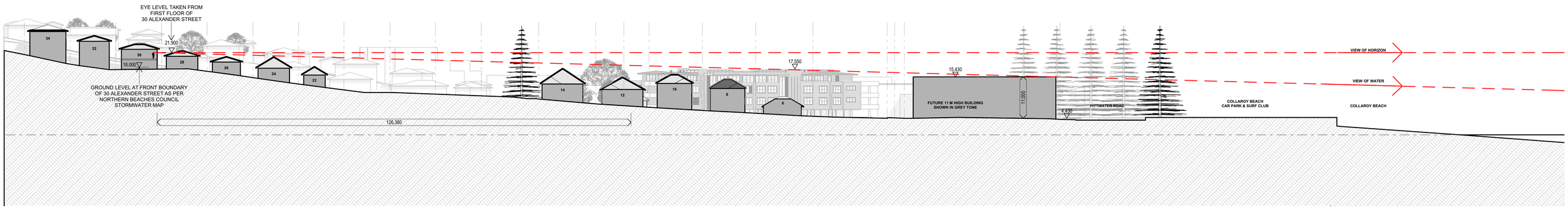
SCALE	DRAWN BY	PLOT DATE
1:500 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-18	B



VIEW FROM ELEVATED POSITION ON COLLAROY STREET



VIEW FROM ROAD ADJACENT TO 30 ALEXANDER STREET



B

GARTNERTROVATO
ARCHITECTS
A PITTWATER PLACE
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Issue Date	Rev	Change Name
30/06/2021	A	ADDITIONAL DRAWING FOR SECTION 34.
30/07/2021	A1	RLs & NOTES ADDED TO ALEXANDER STREET SECTION.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
SECTION ALONG
ALEXANDER STREET

SCALE	DRAWN BY	PLOT DATE
1:500 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-23	B



HEIGHT CONTROL DIAGRAM - OVERVIEW

B

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Issue Date	Rev	Description
02/07/2021	A	HEIGHT CONTROL DIAGRAMS ISSUED FOR S34.
18/08/2021	A1	HEIGHT CONTROL DIAGRAMS REVISED.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS,
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
HEIGHT CONTROL DIAGRAM - OVERVIEW

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-40	B



HEIGHT CONTROL DIAGRAM - NORTH

B

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Issue Date	Rev	Description
02/07/2021	A	HEIGHT CONTROL DIAGRAMS ISSUED FOR S34.
18/08/2021	A1	HEIGHT CONTROL DIAGRAMS REVISED.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS,
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
HEIGHT CONTROL DIAGRAM - NORTH

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-41	B



HEIGHT CONTROL DIAGRAM - EAST

B

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Issue Date	Rev	Description
06/08/2021	A1	HEIGHT DIAGRAMS REVISED.
18/08/2021	A2	HEIGHT CONTROL DIAGRAMS REVISED.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS,
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
HEIGHT CONTROL DIAGRAM - EAST

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-42	B



HEIGHT CONTROL DIAGRAM - SOUTH

B

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Issue Date	Rev	Description
02/07/2021	A	HEIGHT CONTROL DIAGRAMS ISSUED FOR S34.
18/08/2021	A1	HEIGHT CONTROL DIAGRAMS REVISED.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS,
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
HEIGHT CONTROL DIAGRAM - SOUTH

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-43	B



HEIGHT CONTROL DIAGRAM - WEST

B

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Issue Date	Rev	Description
02/07/2021	A	HEIGHT CONTROL DIAGRAMS ISSUED FOR S34.
18/08/2021	A1	HEIGHT CONTROL DIAGRAMS REVISED.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS,
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
HEIGHT CONTROL DIAGRAM - WEST

SCALE	DRAWN BY	PLOT DATE
NTS	SG / AW	20/08/2021

PROJECT NO.	DRAWING NO.	REVISION
2005	DA-44	B

COLLAROY STREET

SET-OUT POINT

BOUNDARY 21.95 M 98° 48' 05"

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 13.335 M 189° 05' 35"

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 70.78 M 278° 34' 45"

BOUNDARY 47.935 M 155° 05' 35"

ALEXANDER STREET

SERVICE LANE

1119 PITTWATER ROAD

VISUAL CONNECTION BETWEEN STREETS THROUGH SITE LINK

VISUAL CONNECTION BETWEEN STREETS THROUGH SITE LINK

AREA AS HIGHLIGHTED IN YELLOW - THROUGH SITE LINK & PUBLIC BENEFIT AREA A: 719.73 m²

TROUGH SITE LINK 4 M WIDE COLLONADE

RETAIL CAR PARKING
RQMT = 1 CAR SPACE / 16.4 m2 GLFA
246 m2 @16.4/ m2 = 15 CAR SPACES
14 CAR SPACES PROVIDED

VISITOR CAR PARKING
RQMT = 1 CAR SPACE / 5 UNITS
34 UNITS = 7 CAR SPACES

NOTE:
2 x VISITOR CARSPACES LOCATED IN BASEMENT

RESI. WASTE 14 x 240 L BINS

RETAIL WASTE 14 x 240 L BINS

RESI. WASTE 17 x 240 L BINS

SHARE SPACE

VISITOR V01 V02 V03 V04 V05 V06

STAFF RETAIL 14 RETAIL 13 RETAIL 01 RETAIL 02 RETAIL 03 RETAIL 04

SHOPPER RETAIL 05 RETAIL 11 RETAIL 10 RETAIL 09 RETAIL 08 RETAIL 07 RETAIL 06

LOADING RETAIL 12

RETAIL 01 A: 37.91 m²

RETAIL 02 A: 86.23 m²

RETAIL 03 A: 58.21 m²

RETAIL 04 A: 63.87 m²

RETAIL FORECOURT

RETAIL BIKES (3)

LIFT 1 STRETCHER LIFT CAR = 2.1 x 1.4 M

LIFT 2 LIFT CAR 1.6 x 1.4 M

LIFT 3 LIFT CAR 1.6 x 1.4 M

LIFT 4 LIFT CAR 1.6 x 1.4 M

STAIR 1

STAIR 2

STAIR 3 W-11-21

FIRE STAIR

LOBBY - LIFT 1 A: 9.33 m²

LOBBY - LIFT 2 A: 27.42 m²

LOBBY - LIFT 3 A: 20.74 m²

LOBBY - LIFT 4 A: 30.13 m²

COMMUNAL FORECOURT A: 35.08 m²

HALL

GAMES

COMMUNITY ROOM A: 40.07 m²

TV ROOM

SURF BOARDS A: 21.33 m²

SAUNA A: 5.04 m²

GYM A: 18.66 m²

ACCESS WC A: 6.68 m²

ACCESS WC

BULKY GOODS STORE

BBQ

COMMUNAL OPEN SPACE

ARTIFICIAL TURF

ORIGINAL DA OPENING TO SKY

GARDEN EDGE

PLANTER

BUILDING ABOVE

COLLONADE

OPEN ENTRY

SECURITY GRILLE

SECURITY GATES (NIGHT)

SECURITY GATE

SECONDARY LINK TO ACTIVATE BOTH SIDES OF RETAIL

PEDESTRIAN LINK 5% GRADE

DEEP SOIL

4.5 METRE SET-BACK

REAR PRIVATE OPEN SPACE

EXTENT OF CARPARK AS PER DA SHOWN IN DASHED RED LINE

PROPOSED 1.8 M HIGH LACT/METAL FENCE

EXISTING MELALEUCA QUINQUENERVIA 9 M HIGH 5 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 8 M HIGH 3 M WIDE

RAMP SUSPENDED ABOVE EXISTING GROUND LEVEL W.T.C.F. (PSTTIC) TYPE

PATH TO BINS (TYP.) 1:14

DRIVEWAY RAMP

12.5% RAMP

20% RAMP

5% GRADE

2.5% GRADE

SUBSTATION

UNDER COVER CAR PARKING

B2 ZONE

R2 ZONE

DEDICTAED LOADING BAY / GARBAGE COLLECTION FOR SRV ON KERB

FIRE HYDRANT BOOSTER & SPRINGLER ALARM VALVE

GARTNERTROVATO ARCHITECTS

A PITTWATER PLACE
L1/13 10 PARK STREET
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Issue Date	Rev	Change Name
19/08/2021	A	PUBLIC BENEFIT PLANS ISSUED FOR L&E HEARING.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
GROUND FLOOR - PUBLIC BENEFIT PLAN

SCALE 1:100 @ A1
DRAWN BY SG / AW
PLOT DATE 20/08/2021
PROJECT NO. 2005
DRAWING NO. DA-100
REVISION B

COLLAROY STREET

SET-OUT POINT

BOUNDARY 21.95 M 98° 48' 08"

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 189° 05' 35"

BOUNDARY 13.335 M

BOUNDARY 08° 48' 05"

BOUNDARY 53.49 M

BOUNDARY 47.935 M

155° 05' 35"

4.5 METRE SET-BACK

SERVICE LANE

BOUNDARY 70.18 M 278° 34' 45"

ALEXANDER STREET

ADDITIONAL APARTMENT AREAS:

1. APARTMENT AREA ON WEST BOUNDARY FOR LEVELS 1 & 2 =	39.70 m² + 39.70 m² = 79.40 m²
2. APARTMENT AREA ON LANEWAY FOR LEVELS 1 & 2 =	72.87 m² + 72.87 m² = 145.74 m²
3. APARTMENT AREA ADJACENT TO 1119 PITTWATER ROAD FOR LEVELS 1 & 2 =	31.78 m² + 31.78 m² = 63.56 m²
TOTAL ADDITIONAL APARTMENT AREA =	288.70 m²

1119 PITTWATER ROAD

1. AREA WHERE APARTMENTS COULD BE ADDED
ADDITIONAL APARTMENT AREA
A: 39.70 m²

2. AREA WHERE APARTMENTS COULD BE ADDED
ADDITIONAL APARTMENT AREA
A: 72.87 m²

3. AREA WHERE APARTMENTS COULD BE ADDED
ADDITIONAL APARTMENT AREA
A: 31.78 m²

EXTENT OF FACADE AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF BALCONY AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF VOID IN LEVEL 1 SLAB AS PER DA SHOWN IN DASHED RED LINE

COMMUNAL OPEN SPACE BELOW

OPENING TO GROUND FLOOR BELOW

PLANTER AT LEVEL 1

REAR PRIVATE OPEN SPACE

B2 ZONE

R2 ZONE

EXISTING MELALEUCA QUINQUENERVIA 5 M HIGH 5 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 8 M HIGH 5 M WIDE

ALL WINDOWS ON WEST BOUNDARY TO BE GLAZED BLOCK

SKYLIGHT

THROUGH-SITE LINK BELOW

N

GARTNERTROVATO ARCHITECTS

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Issue Date	Rev	Change Name
19/08/2021	A	PUBLIC BENEFIT PLANS ISSUED FOR L&E HEARING.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
LEVEL 1 - PUBLIC BENEFIT PLAN

SCALE	DRAWN BY	PLOT DATE
1:100 @ A1	SG / AW	20/08/2021
PROJECT NO.	DRAWING NO.	REVISION
2005	DA-101	B

COLLAROY STREET

SET-OUT POINT

BOUNDARY 21.95 M 98° 48' 06"

EXTENT OF BALCONY AS PER DA SHOWN IN DASHED RED LINE

EXTENT OF FACADE AS PER DA SHOWN IN DASHED RED LINE

GFA - NON COMPLIANT
LEVEL 3 - LIFT 1
A: 240.31 m²

GFA - NON COMPLIANT
LEVEL 3 - LIFT 2
A: 116.36 m²

GFA - NON COMPLIANT
LEVEL 3 - LIFTS 3 & 4
A: 372.62 m²

GFA - COMPLIANT
LEVEL 3 - LIFT 3
A: 175.33 m²

GREEN TONE:
TOTAL AREA OF APARTMENTS COMPLIANT WITH HEIGHT = 175.33 m²

BLUE TONE:
TOTAL AREA OF APARTMENTS NON-COMPLIANT WITH HEIGHT = 729.29 m²

BOUNDARY 188° 05' 35" 13.335 M

BOUNDARY 21.69 M 98° 48' 05"

BOUNDARY 53.49 M 08° 48' 05"

BOUNDARY 47.935 M 155° 05' 35"

SERVICE LANE

4.5 METRE SET-BACK

BOUNDARY 70.18 M 278° 34' 45"

ALEXANDER STREET

B2 ZONE

R2 ZONE

REAR PRIVATE OPEN SPACE

EXISTING MELALEUCA QUINQUENERVIA 9 M HIGH 9 M WIDE

EXISTING ELAEOCARPUS RETICULATUS 9 M HIGH 3 M WIDE

27 TERRACE A: 42.11 m²

27 3 BED + S A: 119.15 m² SOLAR = YES VENT = YES

27 TERRACE A: 31.23 m²

28 TERRACE A: 21.51 m²

28 3 BED + S A: 119.40 m² SOLAR = YES VENT = YES

29 TERRACE A: 24.86 m²

29 3 BED + S A: 116.23 m² SOLAR = YES VENT = YES

29 TERRACE A: 13.63 m²

30 TERRACE A: 59.03 m²

30 3 BED A: 95.64 m² SOLAR = YES VENT = YES

31 TERRACE A: 10.27 m²

31 2 BED A: 77.02 m² SOLAR = YES VENT = NO

32 TERRACE A: 11.57 m²

32 3 BED A: 96.00 m² SOLAR = YES VENT = YES

32 TERRACE A: 23.10 m²

33 TERRACE A: 15.54 m²

33 3 BED + S A: 137.72 m² SOLAR = YES VENT = YES

33 TERRACE A: 46.25 m²

34 TERRACE A: 7.18 m²

34 3 BED + S A: 134.50 m² SOLAR = YES VENT = YES

34 TERRACE A: 69.33 m²

LIFT 1 STRETCHER LIFT CAR = 2.1 x 1.4 M

LIFT 2 LIFT CAR 1.6 x 1.4 M

LIFT 3 LIFT CAR 1.6 x 1.4 M

LIFT 4 LIFT CAR 1.6 x 1.4 M

STAIR 1

STAIR 2

STAIR 3

LOBBY

KITCHEN

DINING

LIVING

BED 1 CH =2.7 M

BED 2 CH =2.7 M

BED 3 CH =2.7 M

ENSUITE CH =2.4 M

BATHROOM CH =2.4 M

BATH ROOM CH =2.4 M

STUDY

STUDY CH =2.7 M

BUTLERS PANTRY

RETREAT

DRESSER

MEDIA

TV / MEDIA

BARBEQUE

DRINKS BAR

PLANTER

OUTDOOR KITCHEN

COATS

LDY

LIN

F

P

DW

GLASS BLOCK 600

EXISTING BUILDING 11.800

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Issue Date	Rev	Change Name
19/08/2021	A	PUBLIC BENEFIT PLANS ISSUED FOR L&E HEARING.
20/08/2021	B	REVISIONS TO DRAWINGS AS CLOUDED FOR L&E COURT HEARING.

PROJECT
PROPOSED MIXED-USE DEVELOPMENT
1 ALEXANDER & 4 COLLAROY STREETS
COLLAROY NSW
LOT 1 DP 881326 & SP 5367

FOR: HCAP GROUP

DRAWING TITLE
LEVEL 3 - PUBLIC BENEFIT PLAN

SCALE: 1:100 @ A1
DRAWN BY: SG / AW
PLOT DATE: 20/08/2021
PROJECT NO.: 2005
DRAWING NO.: DA-102
REVISION: B