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LEGEND:

- ACU AIR CONDITIONING UNIT
- CL CLOTHES LINE
- NGL NATURAL GROUND LEVEL
- FP FIRE PLACE
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- PLT PLANTER BOX
- GDR GRATED DRAIN
- ST STORAGE
- SKL SKY LIGHT
- TOF TOP OF FENCE
- TOW TOP OF WALL
- TU FLUE TERMINATION UNIT
- WPL WEATHERPROOF LOURVES
- EX SMH EXISTING SEWER MANHOLE

MATERIALS LEGEND:

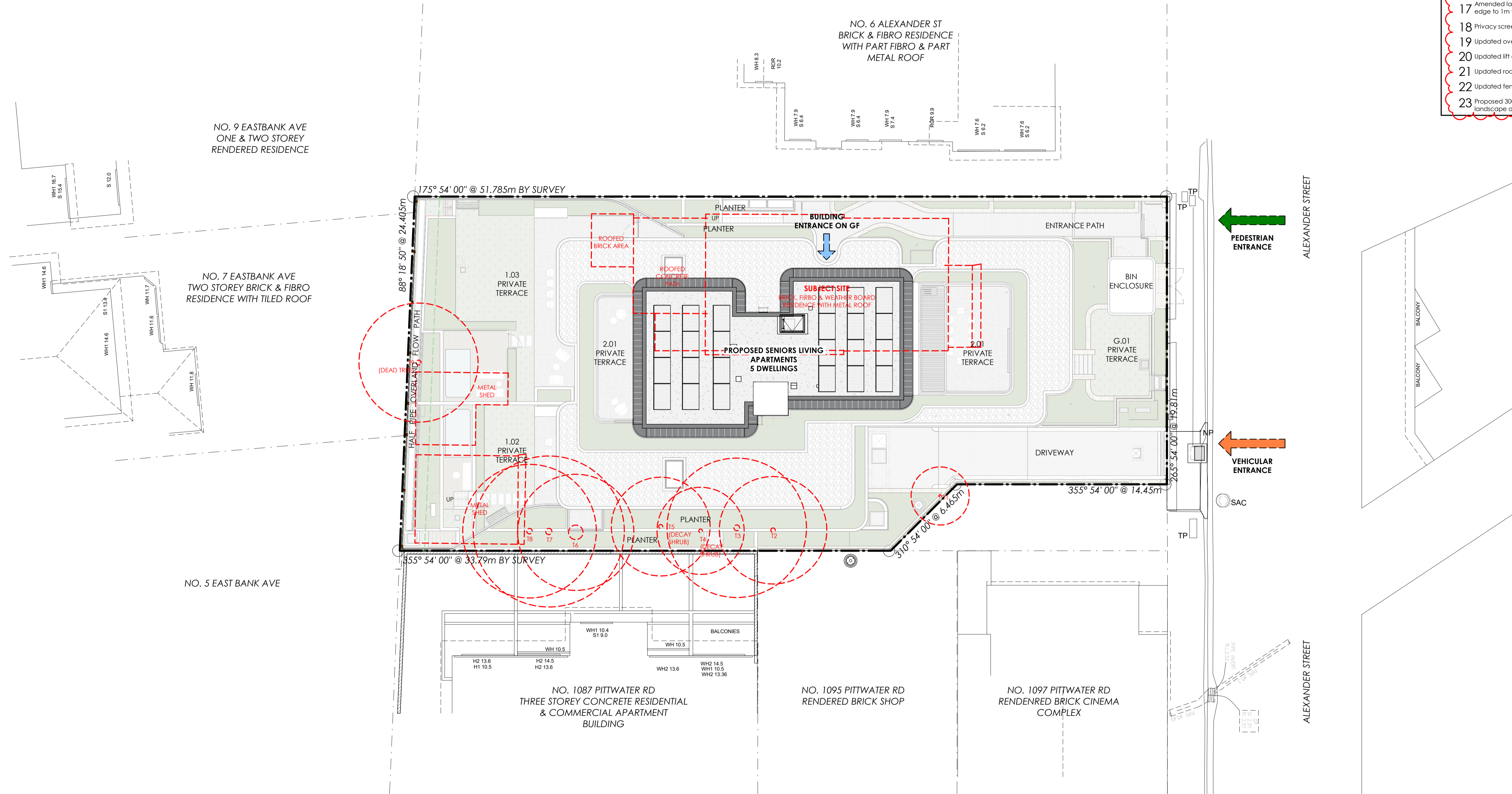
- AFO ALUMINUM FRAMED GLAZING
- FCEX FENCE TYPEX
- GD GARAGE DOOR
- MC METAL CLADDING
- CO FEATURE BANDING WITH CONCRETE FINISH
- PS PRIVACY SCREEN (TO FUTURE DETAILS)
- PF PAINT FINISH TYPEX
- ST STONE CLADDING
- OP OPAQUE GLAZING

KEY:

- PROPOSED REMOVAL / DEMOLITION
- PREVIOUS APPROVED DA BUILDING ENVELOPE
- PROPERTY BOUNDARY
- PROPOSED TREE REMOVAL

PROPOSED MODIFICATIONS

- Proposed modifications to skylights including deletion of 2 skylights over unit 2.01, and updated sizes of skylights over Unit 1.02 & 1.03.
- Additional storage room at basement level.
- Updated interior layout generally.
- Modification to facade windows openings and configurations generally.
- Additional metal framed louvre awning to Level 2.
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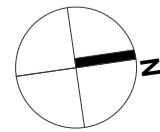


northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/238892
DATED: 5 June 2024

1 Site Plan
1 : 150@A1

AMENDMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	03.09.2021	DEVELOPMENT APPLICATION			
B	23.06.2023	ISSUE FOR S4.55 APPLICATION			
C	29.01.2024	LEC AMENDMENT			
D	29.02.2024	LEC AMENDMENT			



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LEGEND:

- | | |
|-----|------------------------|
| ACU | AIR CONDITIONING UNIT |
| CL | CLOTHES LINE |
| NGL | NATURAL GROUND LEVEL |
| FP | FIRE PLAGE |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| PLT | PLANTER BOX |
| GDR | GRATED DRAIN |
| ST | STORAGE |
| SKL | SKY LIGHT |
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| TU | FLUE TERMINATION UNIT |
| WPL | WEATHERPROOF LOURVES |
| EX | EXISTING SEWER MANHOLE |
| SMH | |

MATERIALS LEGEND:

- | | |
|------|--------------------------------------|
| AFO | ALUMINIUM FRAMED GLAZING |
| FCEx | FENCE TYPEx |
| GD | GARAGE DOOR |
| MC | METAL CLADDING |
| CO | FEAUTRE BANDING WITH CONCRETE FINISH |
| PS | PRIVACY SCREEN (TO FUTURE DETAILS) |
| PF | PAINT FINISH TYPE x |
| ST | STONE CLADDING |
| OP | OPAQUE GLAZING |

KEY:

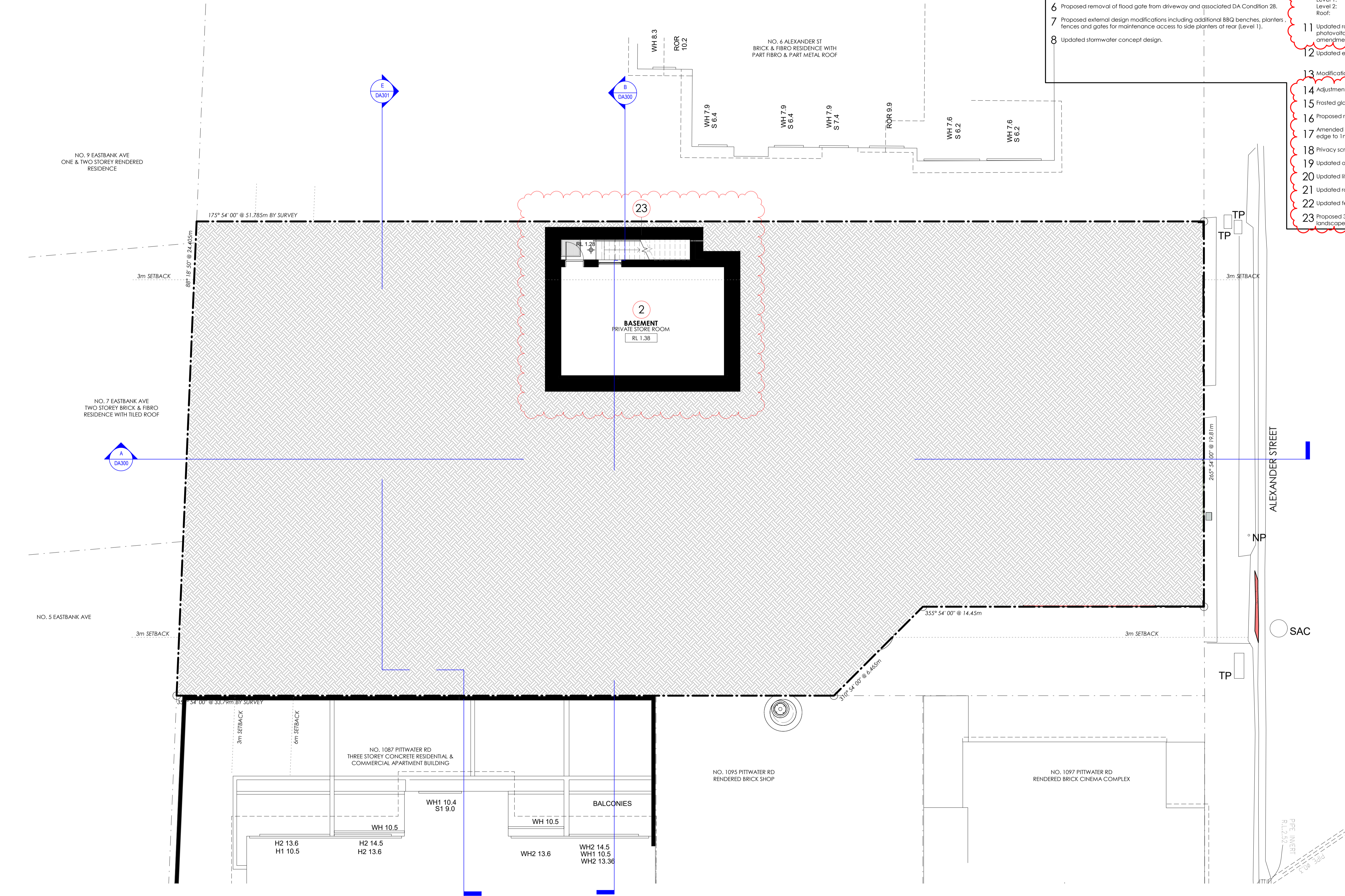
- | | |
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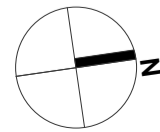
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A	23.04.2023	ISSUE FOR S4.55 APPLICATION			
B	29.01.2024	LEC AMENDMENT			
C	29.02.2024	LEC AMENDMENT			



DA050
BASEMENT PLAN

ISSUE: C
SCALE: 1 : 100

DATE: MAY 2023 PROJECT NO.: 2129

FOR S4.55 (8) APPLICATION

PBD | ARCHITECTS

ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER ST, COLLAROY
NSW

LOT A, DP 379308
CLIENT: HCAP GROUP

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- TOW TOP OF WALL
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- EX SMH EXISTING SEWER MANHOLE

MATERIALS LEGEND:

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- CL FENCE TYPE*
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- CO FEATUR E BANDING WITH CONCRETE FINISH
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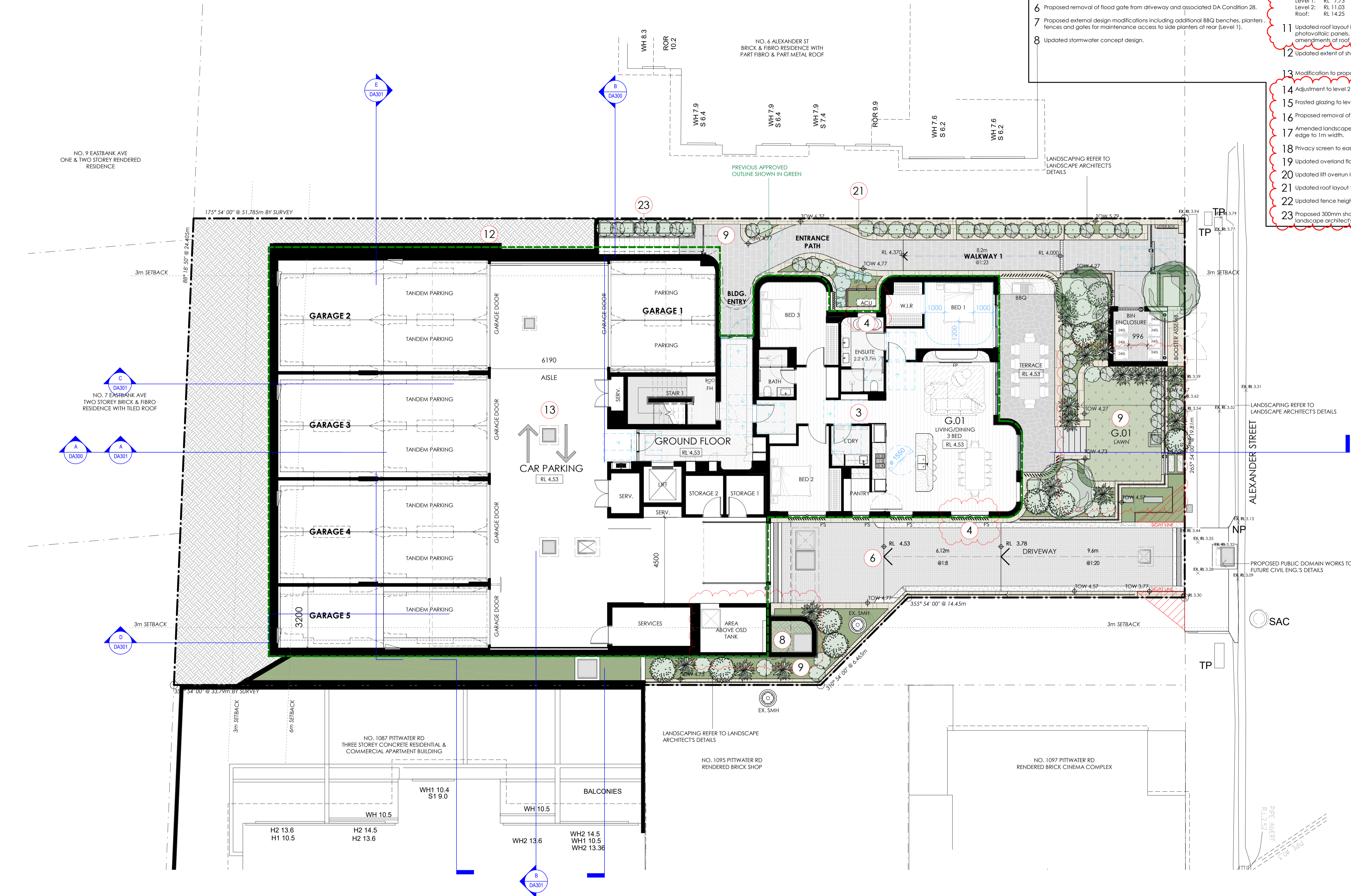
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northern beaches council

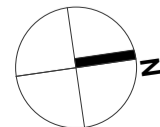
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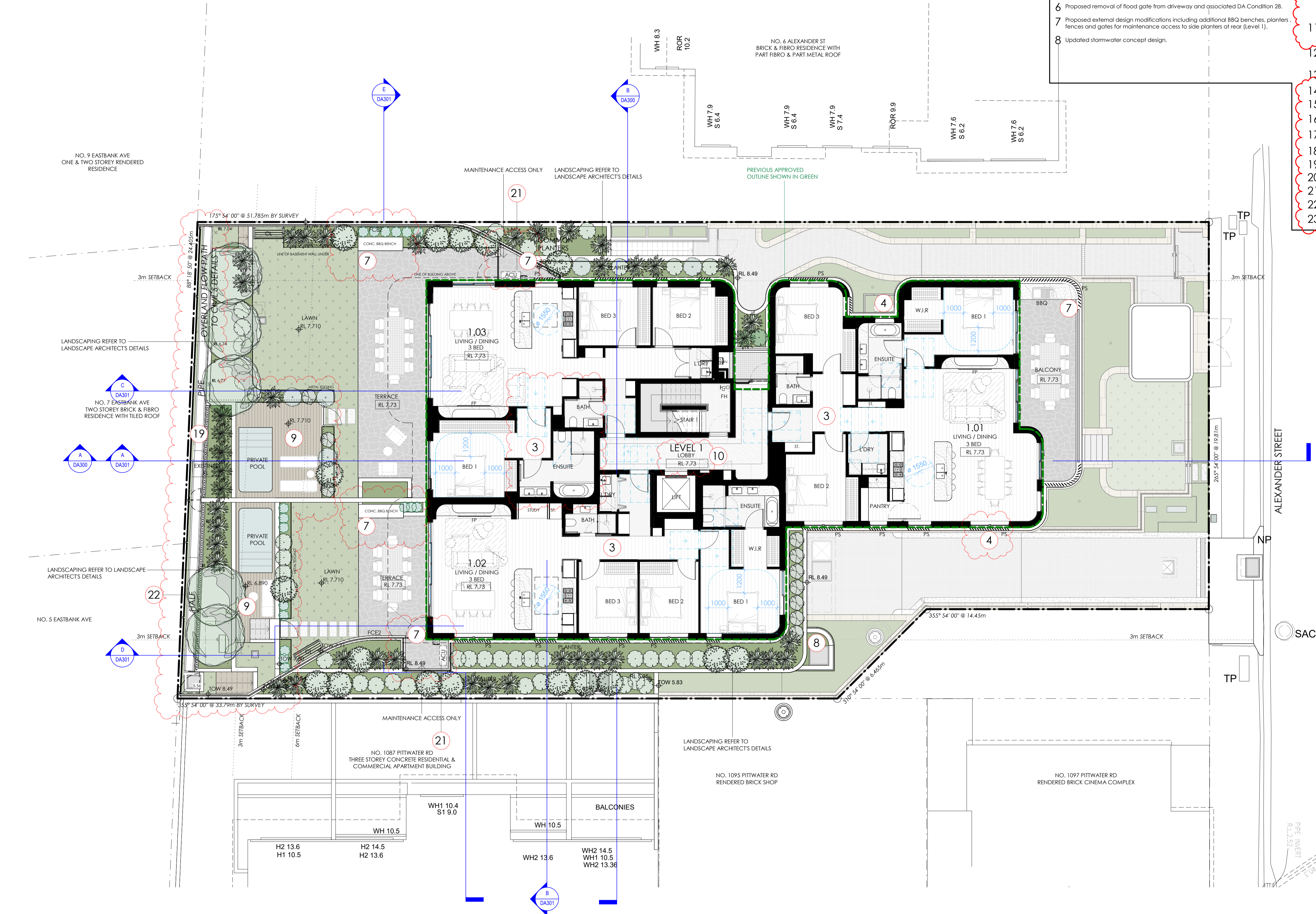
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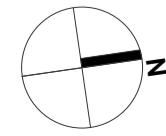
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PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER ST, COLLAROY
NSW

LOT A, DP 379308
CLIENT: HCAP GROUP



DA101
LEVEL 1 PLAN
ISSUE: **G**
SCALE: **1 : 100**

DATE: MAY 2023 PROJECT NO.: 2129

FOR S4.55 (8) APPLICATION

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

2/29/2024 2:14:57 PM

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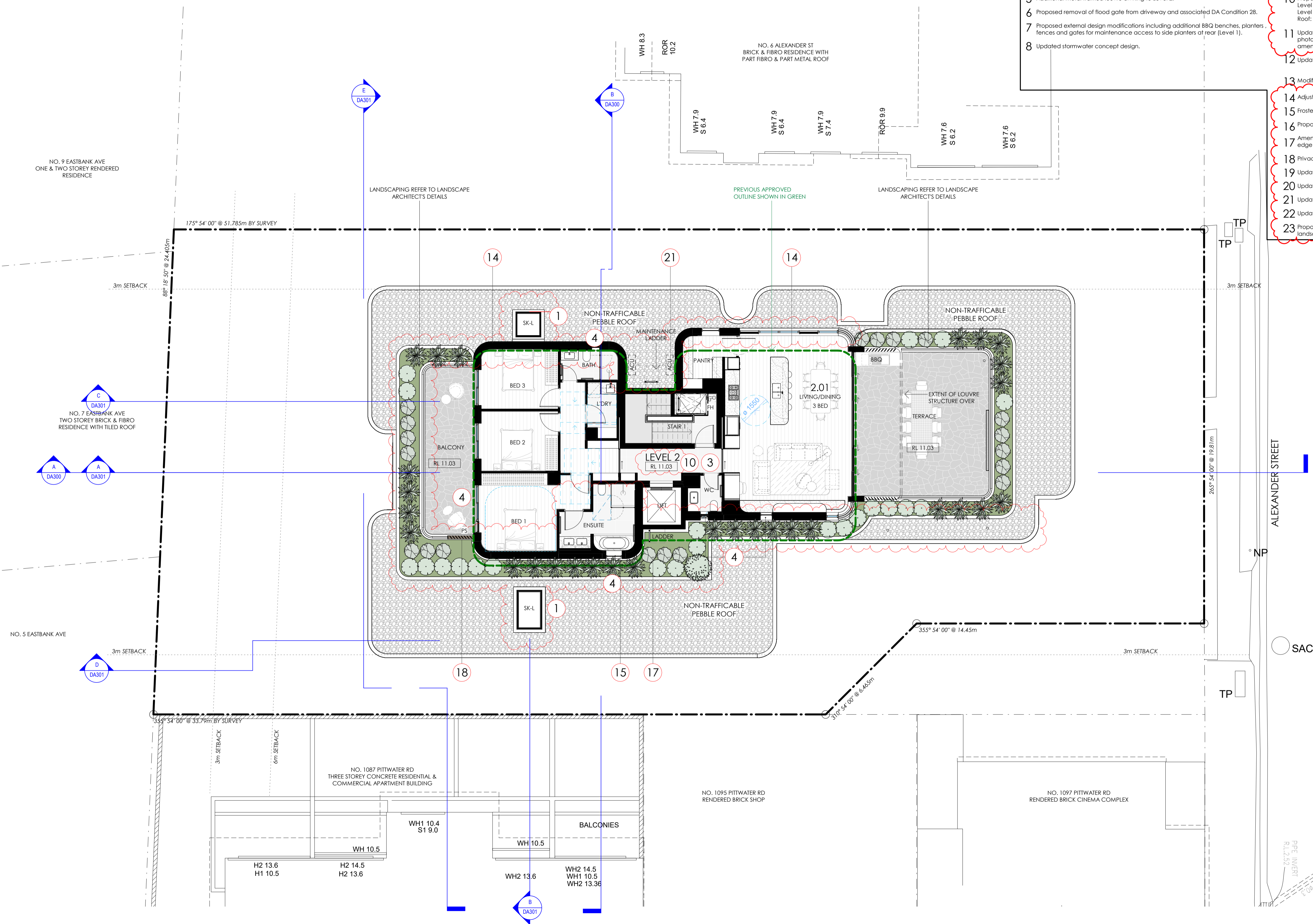
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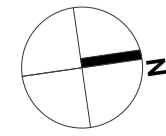
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DA102

FOR S4.55 (8) APPLICATION

LEVEL 2 PLAN

ISSUE: E
SCALE: 1 : 100

DATE: MAY 2023 PROJECT NO.: 2129

PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER ST, COLLAROY
NSW

LOT A, DP 379308
CLIENT: HCAP GROUP

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

22/02/2024 12:00:07 PM

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MATERIALS LEGEND:

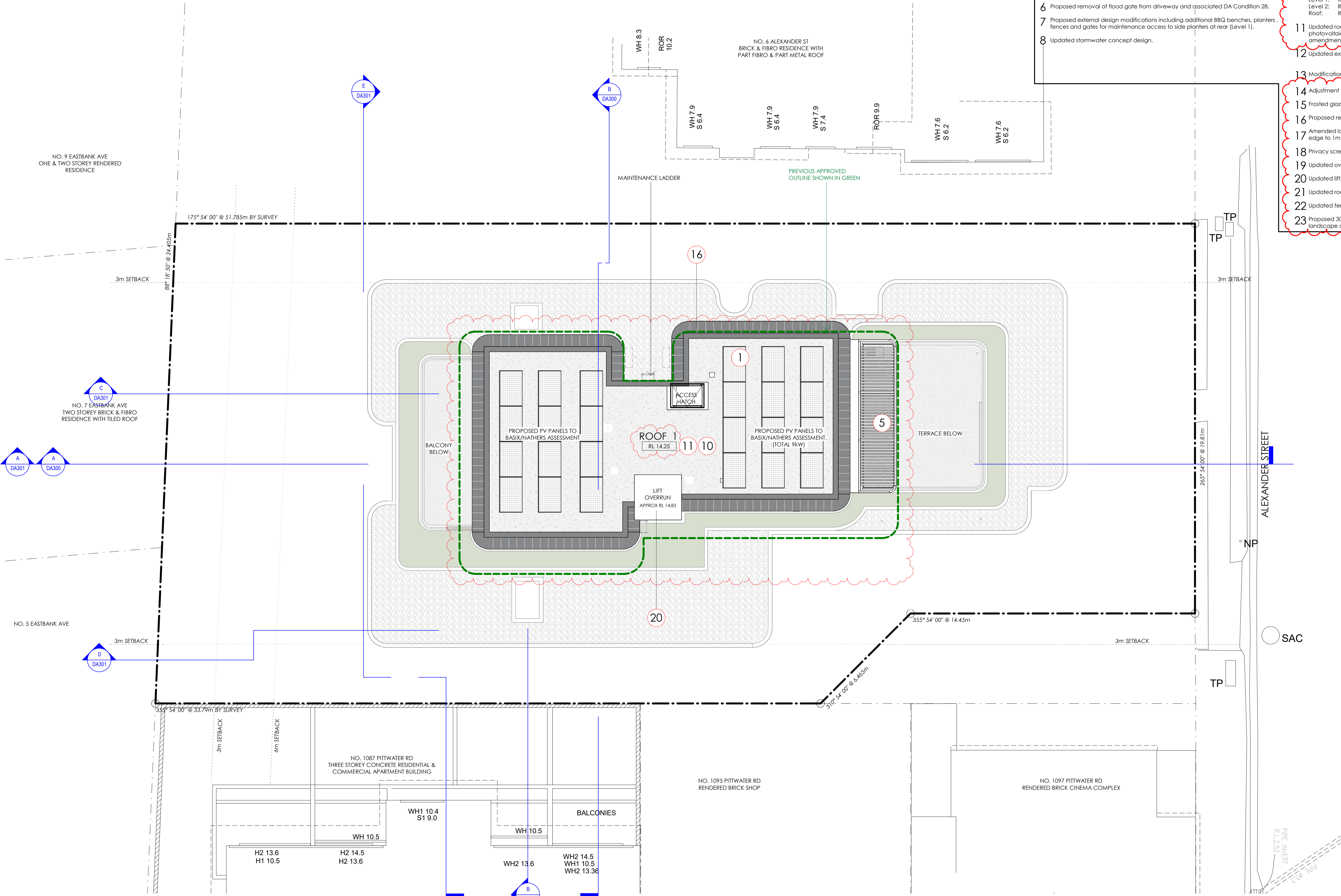
- AFO ALUMINUM FRAMED GLAZING
- CL FENCE TYPEX
- GD GARAGE DOOR
- MC METAL CLADDING
- CO FEATURRE BANDING WITH CONCRETE FINISH
- PS PRIVACY SCREEN (TO FUTURE DETAILS)
- PF PAINT FINISH TYPE X
- ST STONE CLADDING
- OP OPAQUE GLAZING

KEY:

- PROPOSED REMOVAL / DEMOLITION
- PREVIOUS APPROVED DA BUILDING ENVELOPE
- PROPERTY BOUNDARY
- PROPOSED TREE REMOVAL

PROPOSED MODIFICATIONS

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- 23 Proposed 300mm shoring wall setback from boundary with additional planters to landscape architect's details



northern beaches council

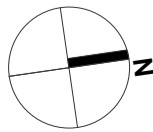
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2023/238892

DATED: 5 June 2024

AMENDMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
C	23.03.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			
D	23.06.2023	ISSUE FOR S4.55 APPLICATION			
E	29.01.2024	LEC AMENDMENT			



DA103

FOR S4.55 (8) APPLICATION

ROOF PLAN

ISSUE: E
SCALE: 1 : 100

DATE: MAY 2023 PROJECT NO.: 2129

PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER ST, COLLAROY
NSW

LOT A, DP 379308
CLIENT: HCAP GROUP

PBD | ARCHITECTS

ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

22/02/2024 12:00:26 PM

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS DRAWINGS FOR THE PURPOSES OF DA ONLY. FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
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LEGEND:

- ACU AIR CONDITIONING UNIT
- CL CLOTHES LINE
- NGL NATURAL GROUND LEVEL
- FP FIRE PLACE
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- PLT PLANTER BOX
- GDR GRATED DRAIN
- ST STORAGE
- SKL SKY LIGHT
- TOF TOP OF FENCE
- TOW TOP OF WALL
- TU FLUE TERMINATION UNIT
- WPL WEATHERPROOF LOURVES
- EX SMH EXISTING SEWER MANHOLE

MATERIALS LEGEND:

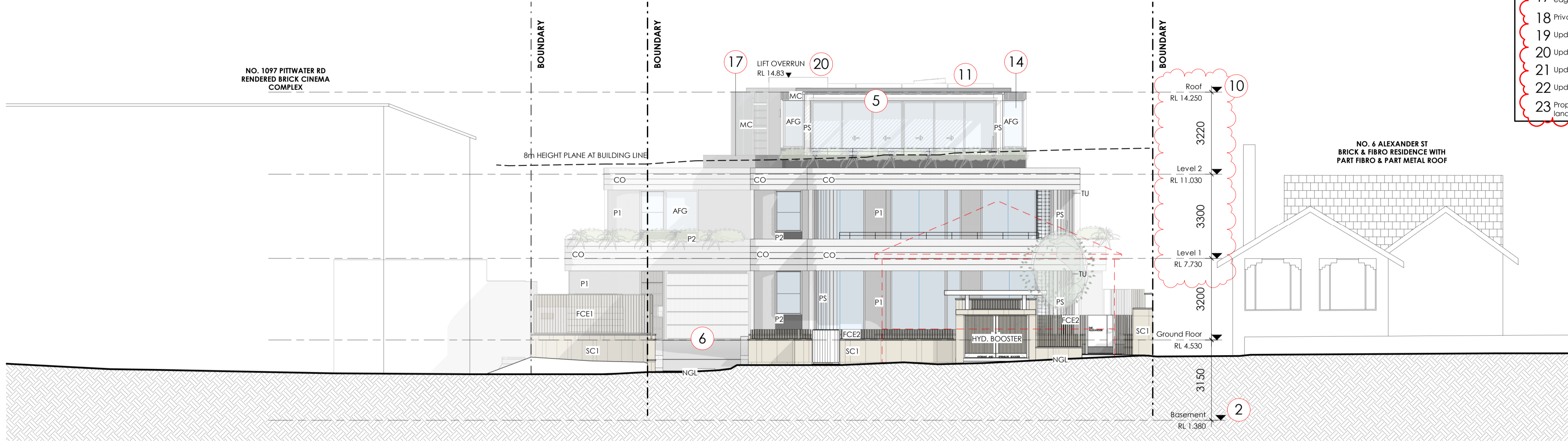
- AFO ALUMINIUM FRAMED GLAZING
- CL FENCE TYPE*
- GD GARAGE DOOR
- MC METAL CLADDING
- CO FEATUTRE BANDING WITH CONCRETE FINISH
- PS PRIVACY SCREEN (TO FUTURE DETAILS)
- Px PAINT FINISH TYPE *
- ST STONE CLADDING
- OP OPAQUE GLAZING

KEY:

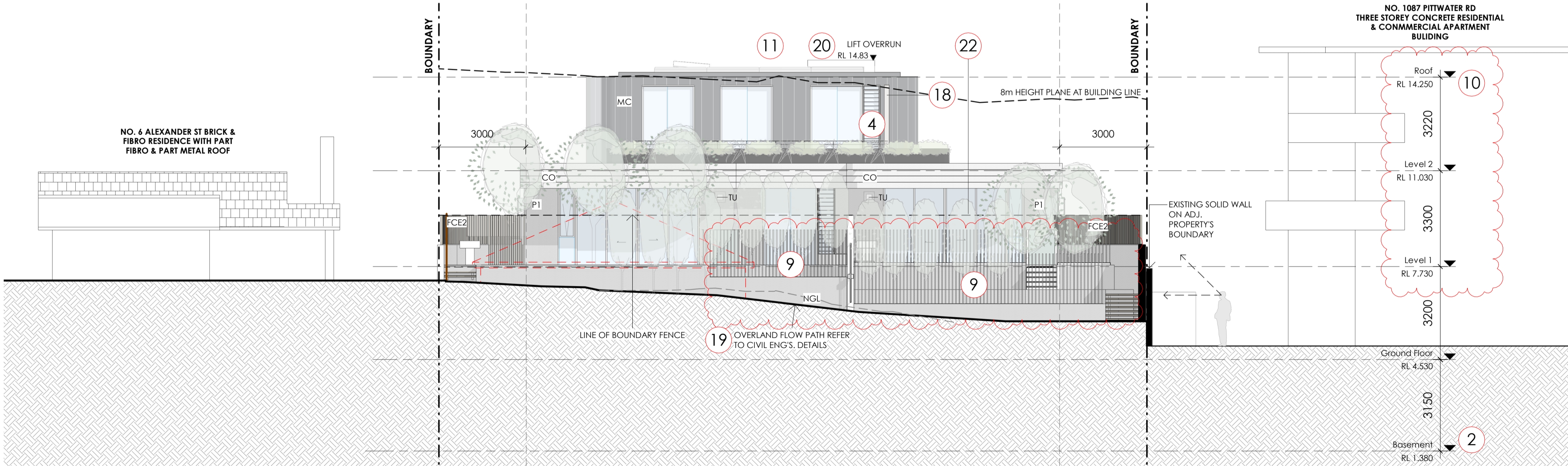
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- PREVIOUS APPROVED DA BUILDING ENVELOPE
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1 NORTH ELEVATION
1 : 100@A1



2 SOUTH ELEVATION THROUGH GRASS SWALE
1 : 100@A1

AMENDMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
C	23.03.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			
D	23.04.2023	ISSUE FOR S4.55 APPLICATION			
E	29.01.2024	LEC AMENDMENT			

PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER ST, COLLAROY
NSW

LOT A, DP 379308
CLIENT: HCAP GROUP

DA201
ELEVATIONS 02

ISSUE: **E**
SCALE: **1 : 100**

DATE: MAY 2023 PROJECT NO.: 2129

FOR S4.55 (8) APPLICATION

PBD | ARCHITECTS

ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Bujevic NSW 7768

22/02/2024 12:01:11 PM

GENERAL NOTES:

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- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
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- GDR GRATED DRAIN
- ST STORAGE
- SKL SKY LIGHT
- TOF TOP OF FENCE
- TOW TOP OF WALL
- TU FLUE TERMINATION UNIT
- WPL WEATHERPROOF LOURVES
- EX SMH EXISTING SEWER MANHOLE

MATERIALS LEGEND:

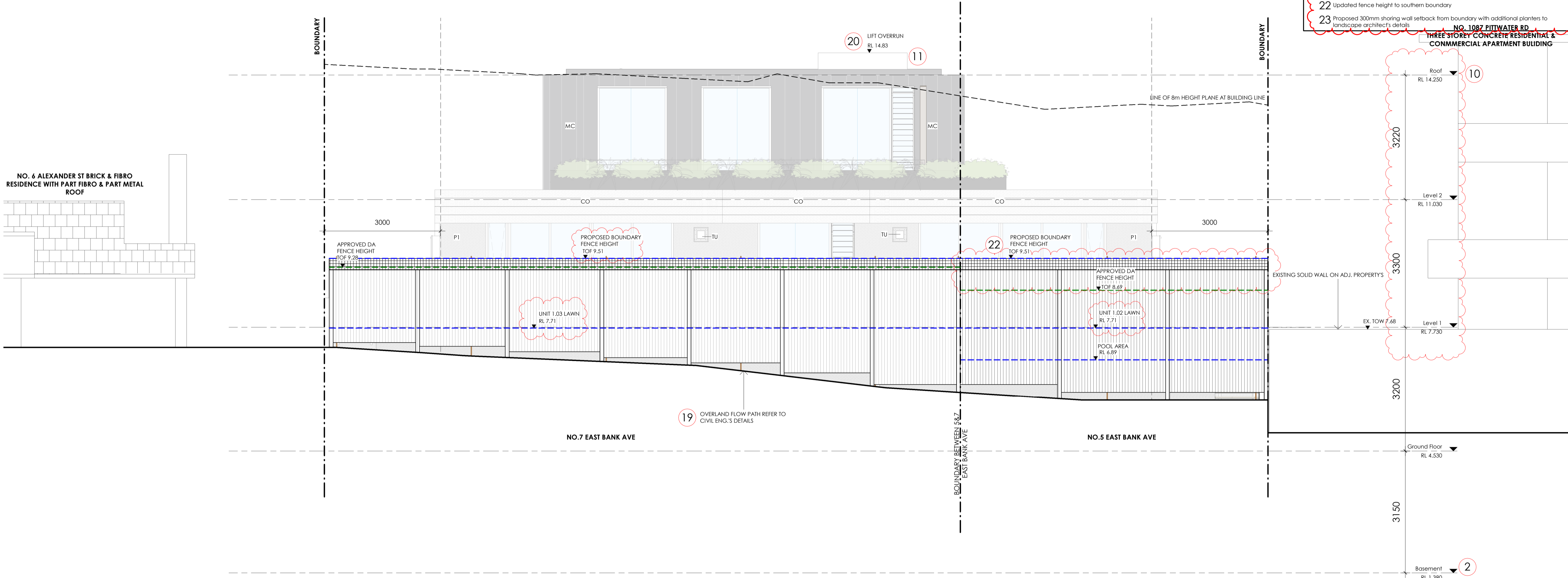
- AFO ALUMINUM FRAMED GLAZING
- FCEX FENCE TYPEX
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- OP OPAQUE GLAZING

KEY:

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1 SOUTHERN BOUNDARY INTERFACE
1 : 50@A1

AMENDMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	23.03.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			
B	11.04.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			
C	23.04.2023	ISSUE FOR S4.55 APPLICATION			
D	29.01.2024	LEC-AMENDMENT			

PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER ST, COLLAROY
NSW

LOT A, DP 379308
CLIENT: HCAP GROUP

SOUTHERN BOUNDARY INTERFACE

ISSUE: D
SCALE: As
indicated
DATE: MAY 2023 PROJECT NO.: 2129

DA202 FOR S4.55 (8) APPLICATION

PBD | ARCHITECTS

ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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MATERIALS LEGEND:

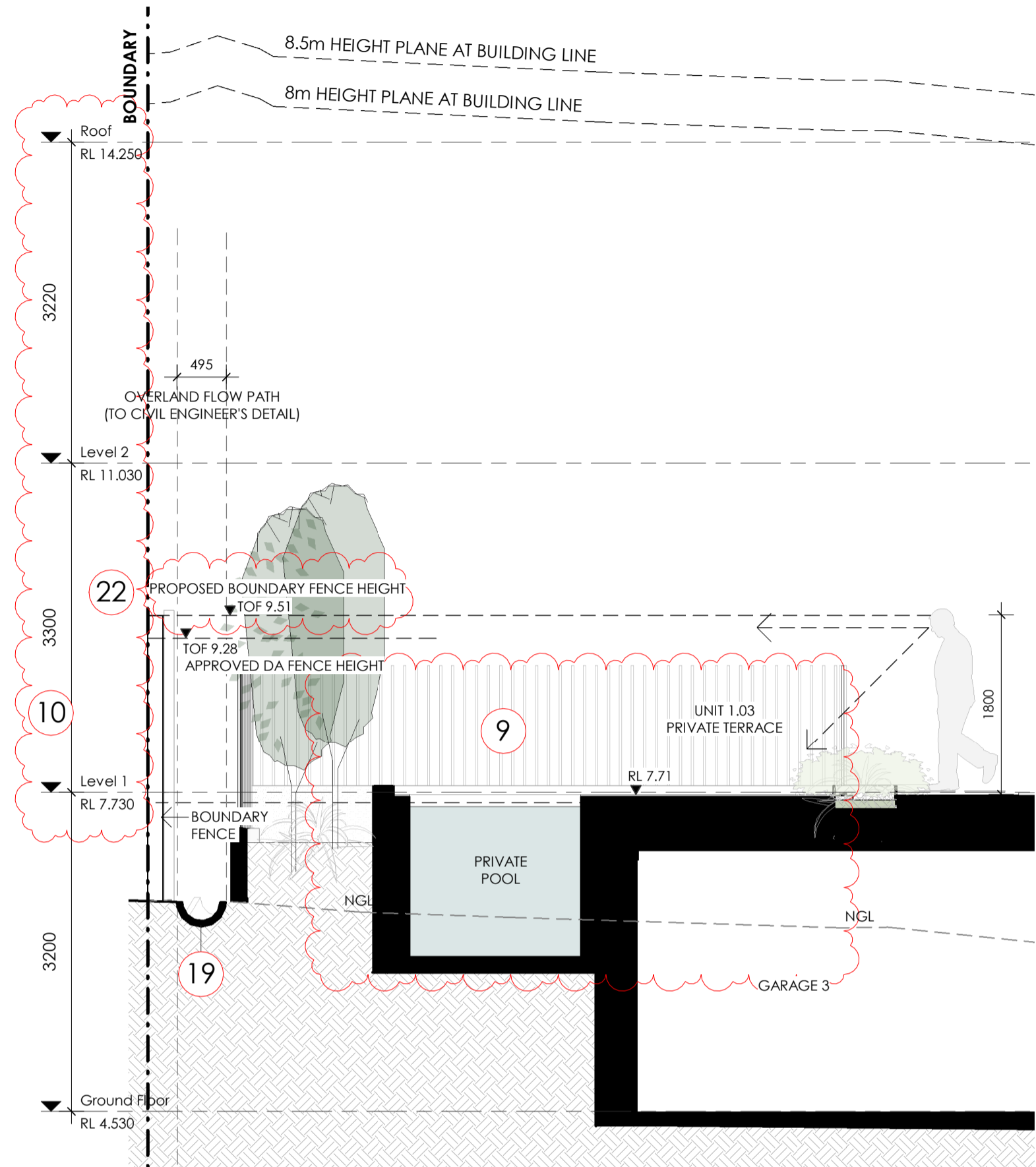
- AFO ALUMINUM FRAMED GLAZING
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KEY:

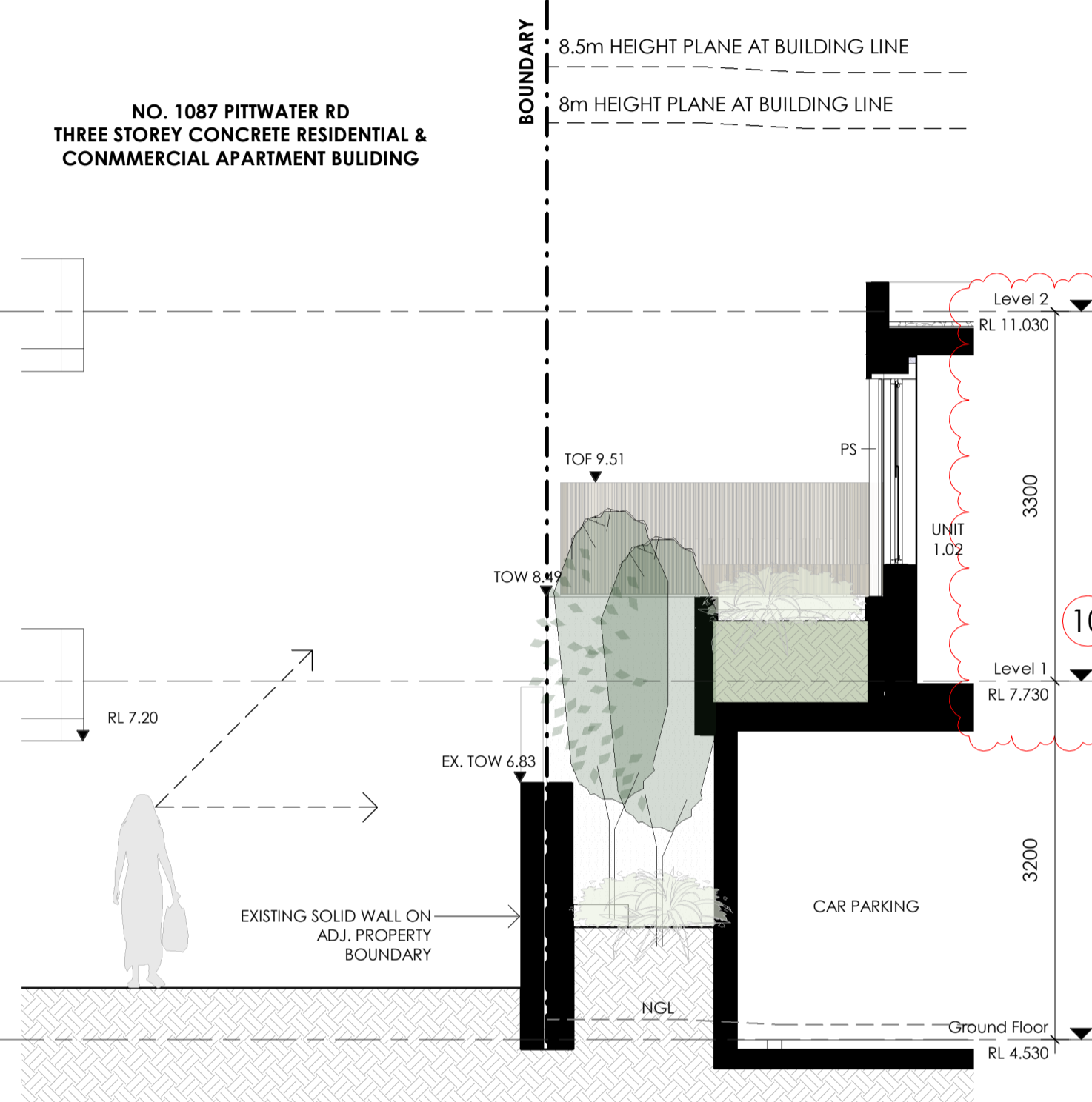
- PROPOSED REMOVAL / DEMOLITION
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- PROPERTY BOUNDARY
- PROPOSED TREE REMOVAL

PROPOSED MODIFICATIONS

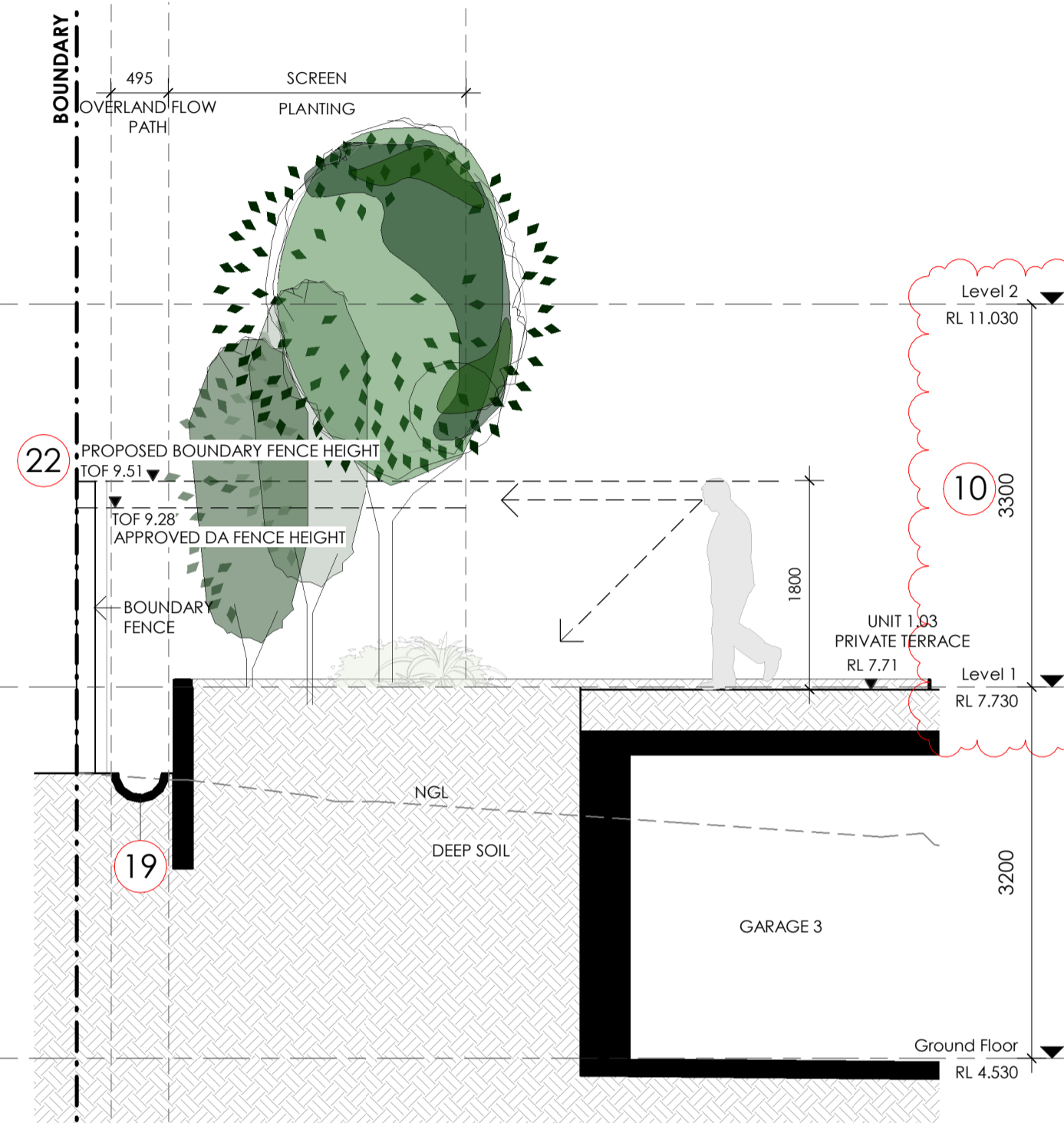
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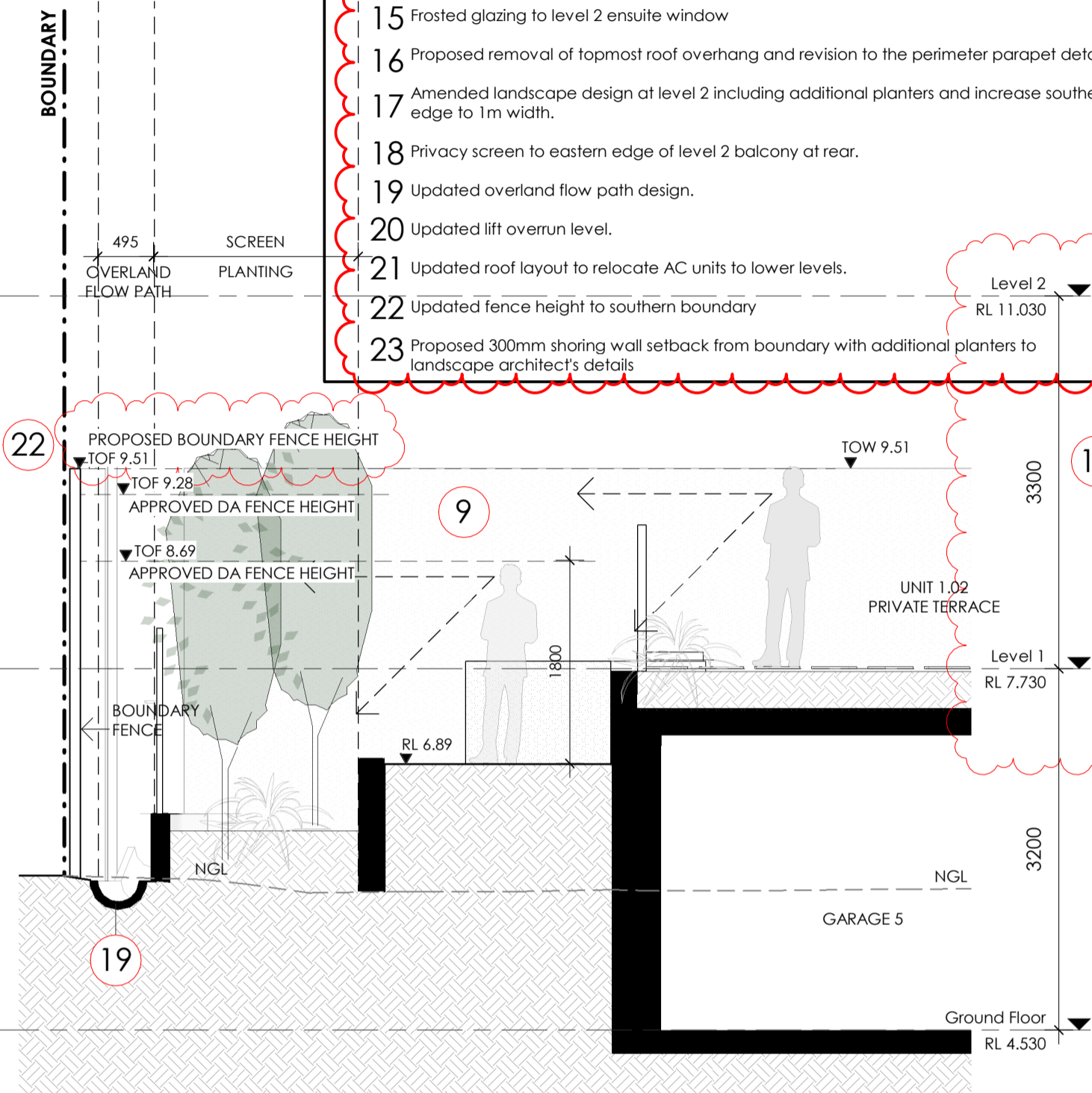
A SECTION A
1 : 50@A1



B SECTION B
1 : 50@A1

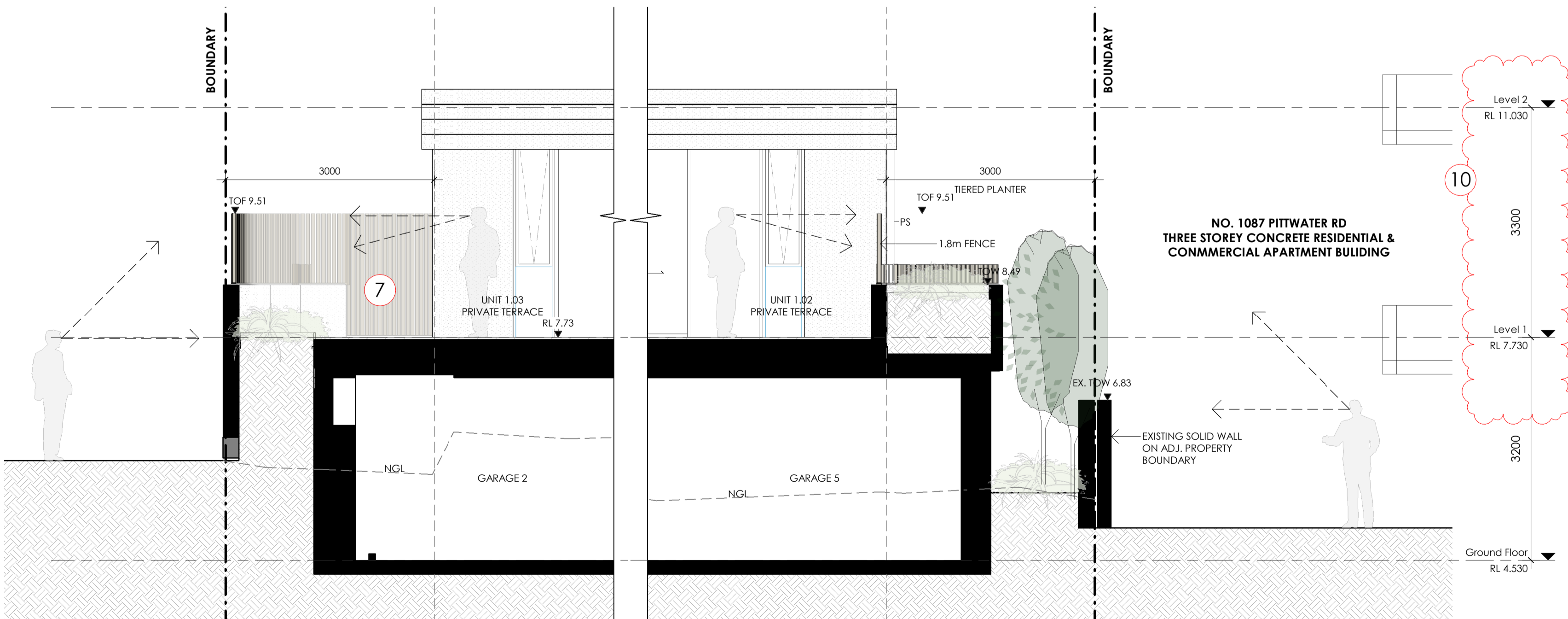


C SECTION C
1 : 50@A1



D SECTION D
1 : 50@A1

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/238892
DATED: 5 June 2024



E SECTION E
1 : 50@A1

AMENDMENTS

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	23.03.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			
B	23.04.2023	ISSUE FOR S4.55 APPLICATION			
C	29.01.2024	LEC AMENDMENT			

PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER ST, COLLAROY
NSW

LOT A, DP 379308
CLIENT: HCAP GROUP

BOUNDARY CONDITION STUDY

ISSUE: C
SCALE: As indicated
DATE: MAY 2023 PROJECT NO.: 2129

DA301

FOR S4.55 (8) APPLICATION

PBD | ARCHITECTS

ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

22/02/2024 12:02:03 PM

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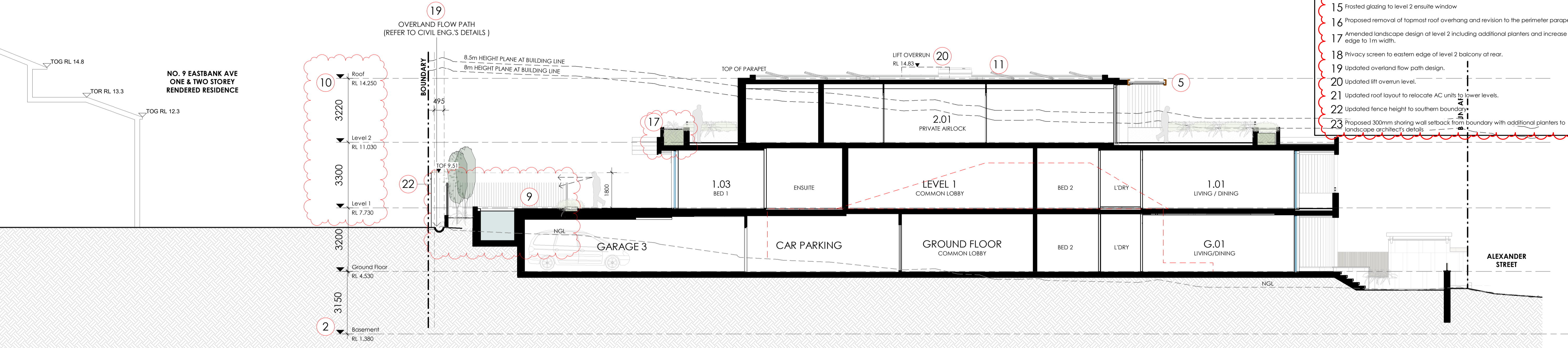
- AFO ALUMINIUM FRAMED GLAZING
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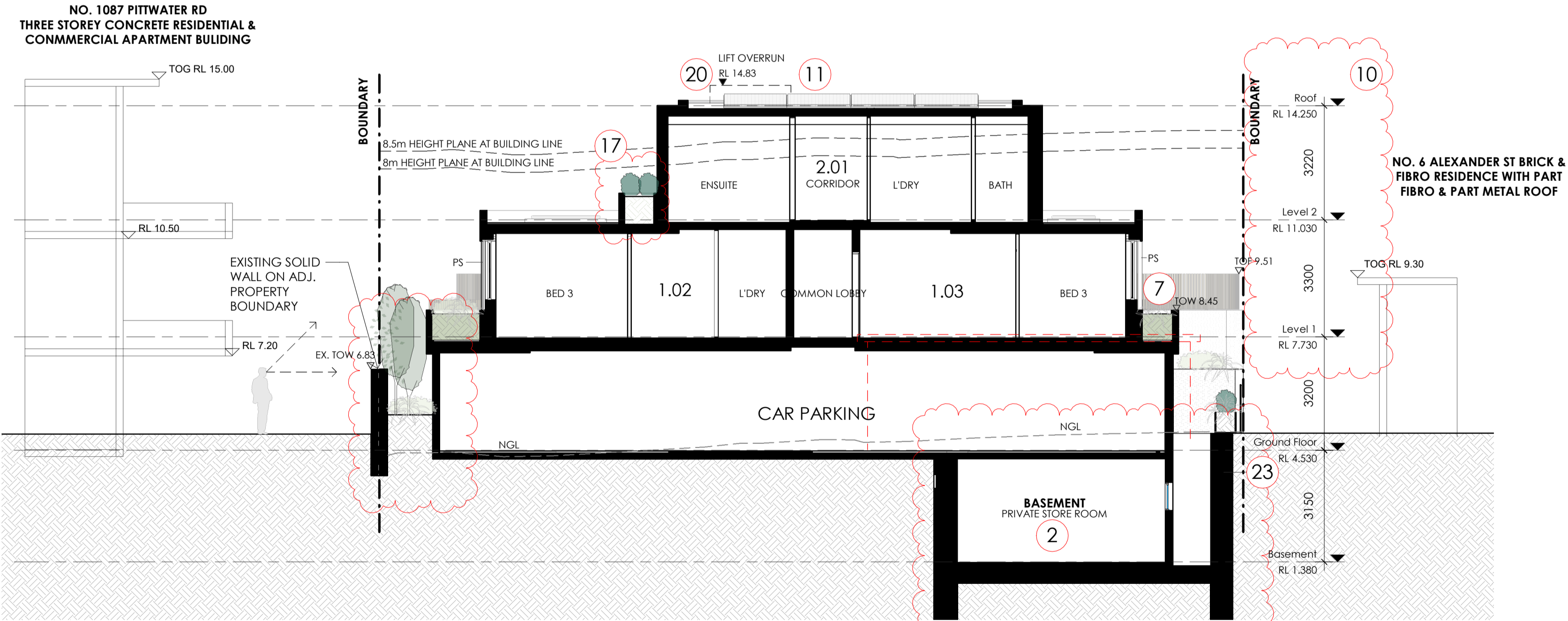
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SECTION A
1 : 100@A1



SECTION B
1 : 100@A1

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2023/238892
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AMENDMENTS

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E	29.01.2024	LEC AMENDMENT			
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PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER ST, COLLAROY
NSW

LOT A, DP 379308
CLIENT: HCAP GROUP

DA300
SECTION A AND B
ISSUE: F
SCALE: 1 : 100

DATE: MAY 2023 PROJECT NO.: 2129

FOR S4.55 (8) APPLICATION

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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