

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MALBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS
OP	OPAQUE
TOW	TOP OF WALL
TOG	TOP OF GATE

1: Privacy of Bedroom 3 improved by having a window facing towards the courtyard.

2: Bin storage area relocates to proximity to the main entrance providing easy access for the residents. Double doors replaced with a single 1200mm wide door for bin storage area. 7x240 litres residential bins are provided with a 1m wide isle

3: Relocate direct entry of Unit G.01

4: Wall extended to improve circulation, proportion and solar access

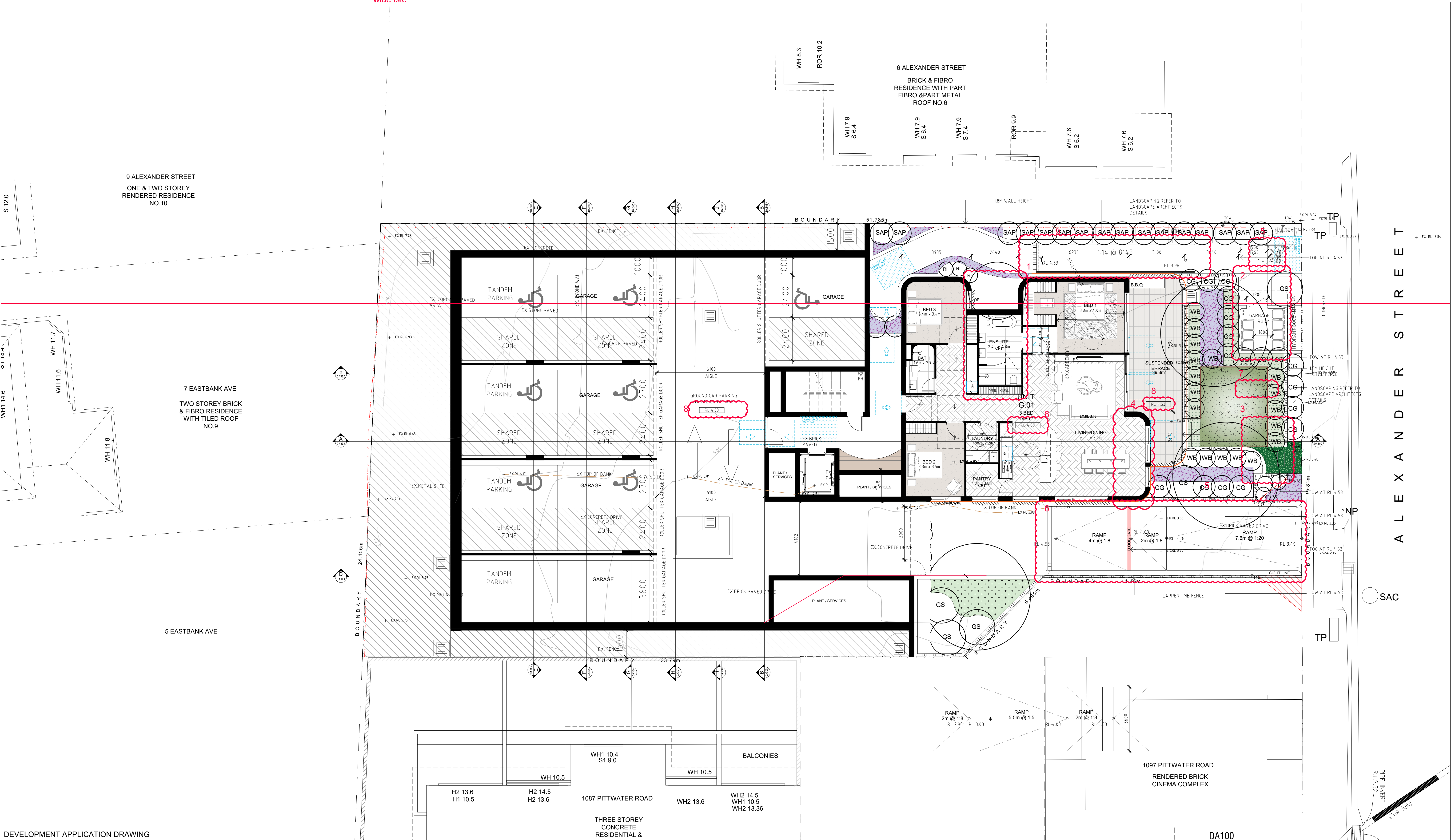
5: Gate flip to provide unobstructed access for rubbish collection.

6: Driveway ramp crest at RL 4.03 and 500mm flood gate

7: Ground floor unit lawn area match existing RL

8: Ground floor raised to FPL level RL 4.53

9: Ramp amended to match RL4.53



DEVELOPMENT APPLICATION DRAWING

PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER STREET, COLLAROY
LOT A, DP379308

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	03.09.2021	DEVELOPMENT APPLICATION			
B	17.02.2022	ISSUED FOR AMENDED DA			
C	16.03.2022	ISSUED FOR AMENDED DA			
D	23.03.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			



DA100
GROUND FLOOR PLAN

ISSUE: D

DATE: (09/2021) PROJECT NO: 2129

PBD ARCHITECTS
ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	24OL RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS
OP	OPAQUE
TOW	TOP OF WALL
TOG	TOP OF GATE

2:
Wall extended to improve circulation, proportion and solar access

3:
Terracing planter to reduce bulk to neighboring POS

4: Additional sections



PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER STREET, COLLAROY
LOT A, DP379308

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	03/09/2021	DEVELOPMENT APPLICATION			
B	31/12/2022	ISSUED FOR AMENDED DA			
C	23.3.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			
D	07/4/2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			

ISSUE: D

DATE: (09/2021) PROJECT NO: 2129

PBD | ARCHITECTS

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SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS
OP	OPAQUE
TOW	TOP OF WALL
TOG	TOP OF GATE

1: Roof amended to match level below.
EXISTING RETAINING WALL

2: Awning increased.

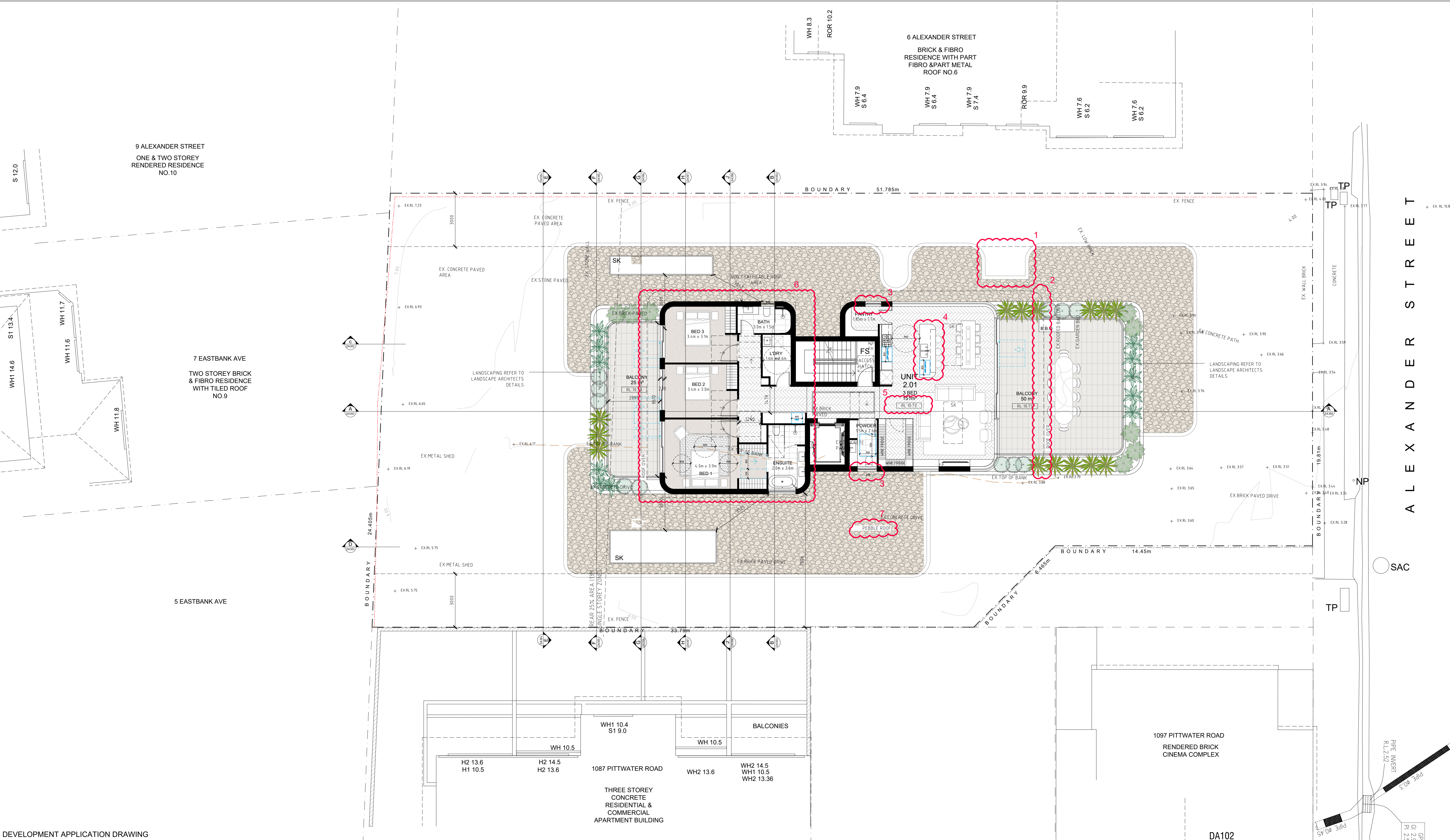
3: Provide additional window to eastern and western facade to improve cross-ventilation.

4: Island bench shift to east to improve kitchen proportion.

5.: Ground floor raised to FPL RL 4.53, Level 1 at RL 7.63, Level 2 at RL 10.73

6: Bedrom pod shift to western and the wall aligned to the kitchen glazing.200mm wal push out to the southern and Additional 500mm wall reduction on eastern to reduce the bulk and improve solar access to the neighbor

7: Pebble roof added to improve aspect from level balconies at 1087 Pittwater Road



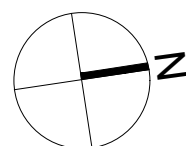
DEVELOPMENT APPLICATION DRAWING

PROJECT:

PROPOSED SENIORS LIVING
4 ALEXANDER STREET, COLLAROY
LOT A, DP379308

CLIENT: HCAP GROUP

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	03.09.2021	DEVELOPMENT APPLICATION			
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C	23.03.2022	ISSUED FOR POST 34 MEETING DRAWINGS			



SCALE 1:100 @ A1
SCALE 1:200 @ A3
0 1 2 5m

DA102
LEVEL 2 PLAN

ISSUE: C

DATE: (09/2021) PROJECT NO: 2129

PBD ARCHITECTS

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- LEGEND:

AW

HW

CU

FH

FHR

FS

MV

MB

R

SK

ST

WT

OP

TOW

TOG

AWNING

HIGHLIGHT WINDOW

A/C CONDENSER UNITS

FIRE HYDRANT

FIRE HOSE REEL

FIRE STAIRS

MECHANICAL RISER TO FUTURE DETAIL

MAILBOX TO FUTURE DETAIL

240L RECYCLING BIN

SKYLIGHT

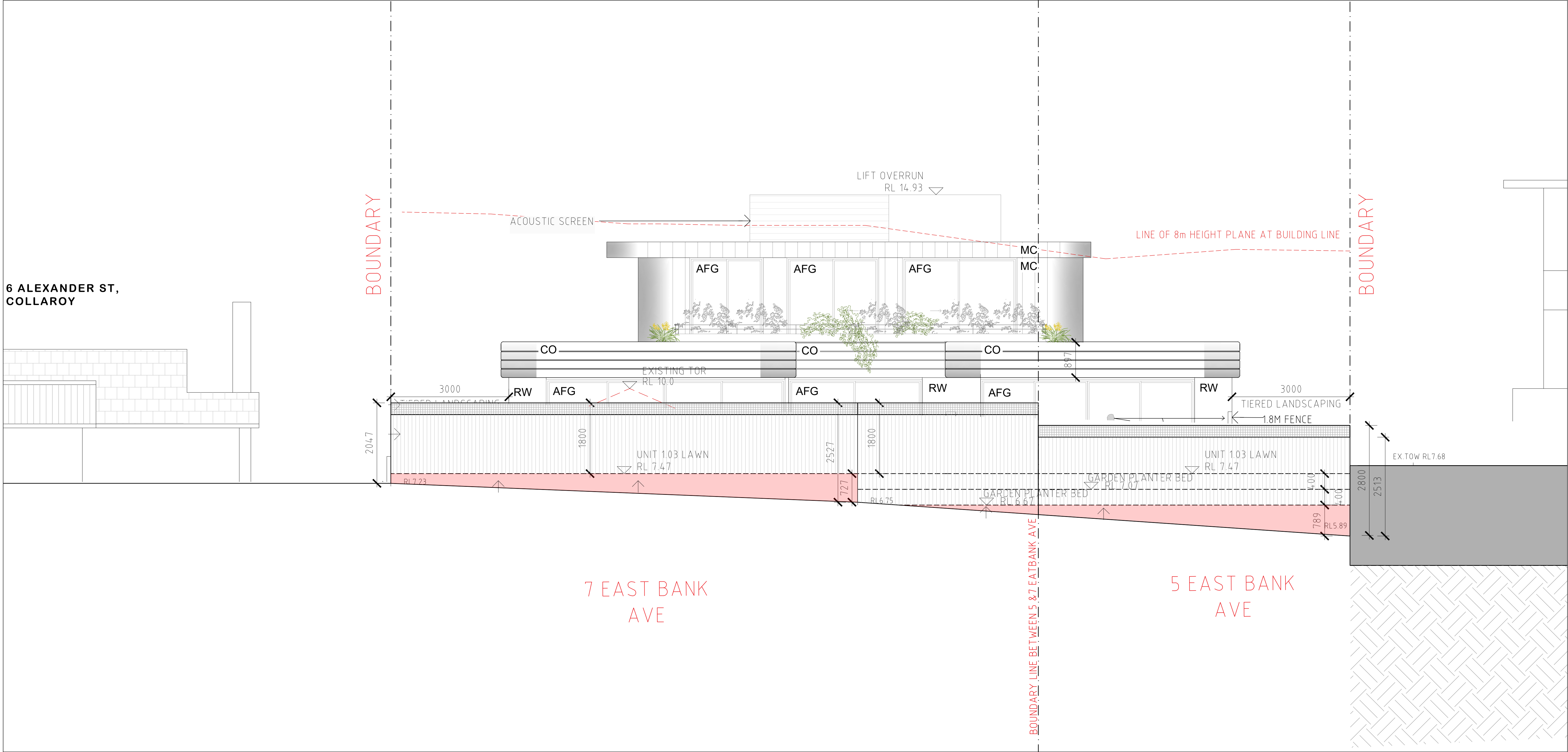
STORAGE

HOT WATER UNITS

OPAQUE

TOP OF WALL

TOP OF GATE
- EXISTING RETAINING WALL



5 SOUTHERN BOUNDARY INTERFACE
SCALE 1:50 @ A1

DEVELOPMENT APPLICATION DRAWING

PROJECT:					
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			

4 ALEXANDER STREET, COLLAROY
LOT A, DP379308

CLIENT: HCAP GROUP

DA301
SOTHERN BOUNDARY INTERFACE

ISSUE: B
DATE: (09/2021) PROJECT NO: 2129

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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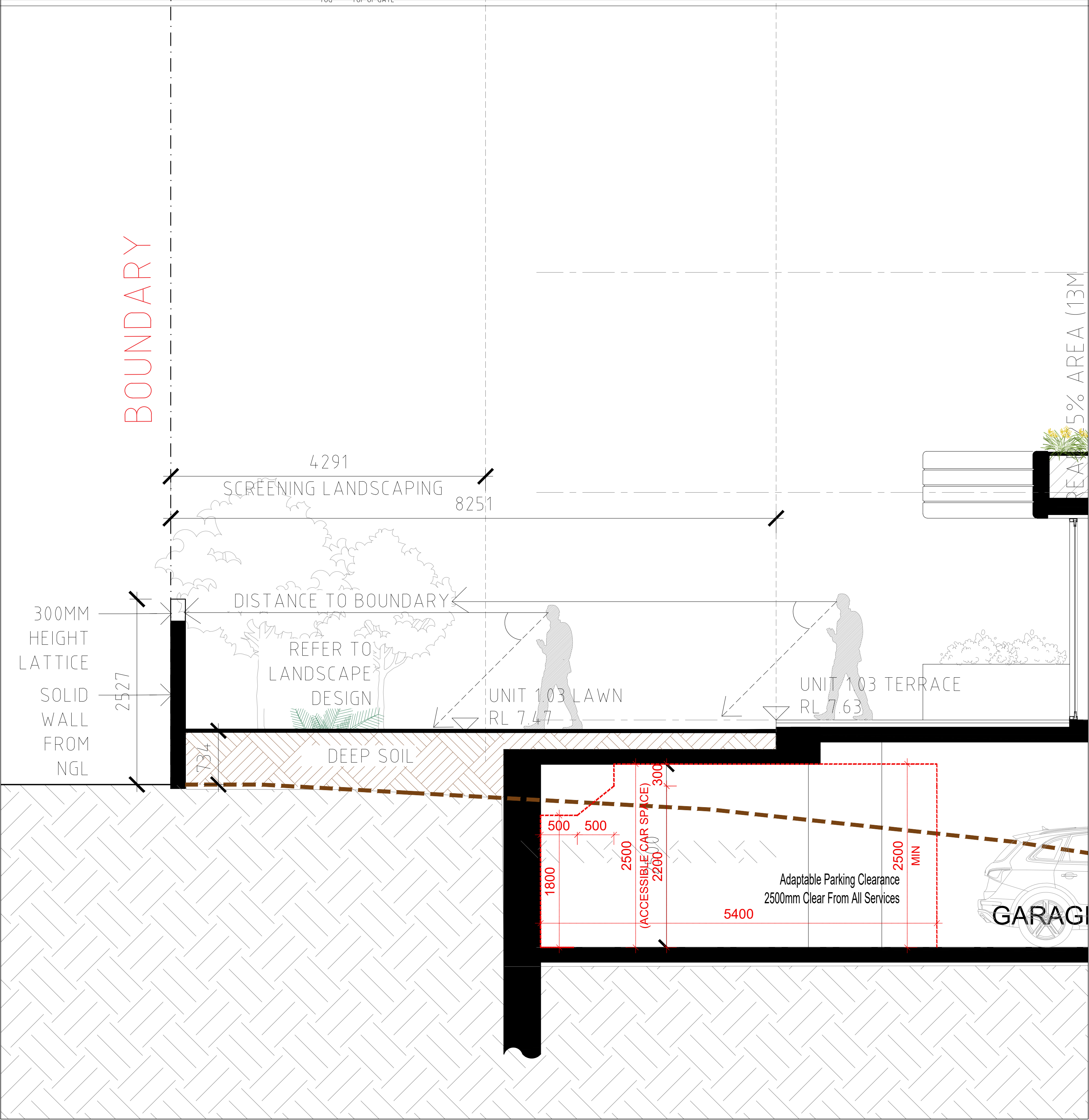
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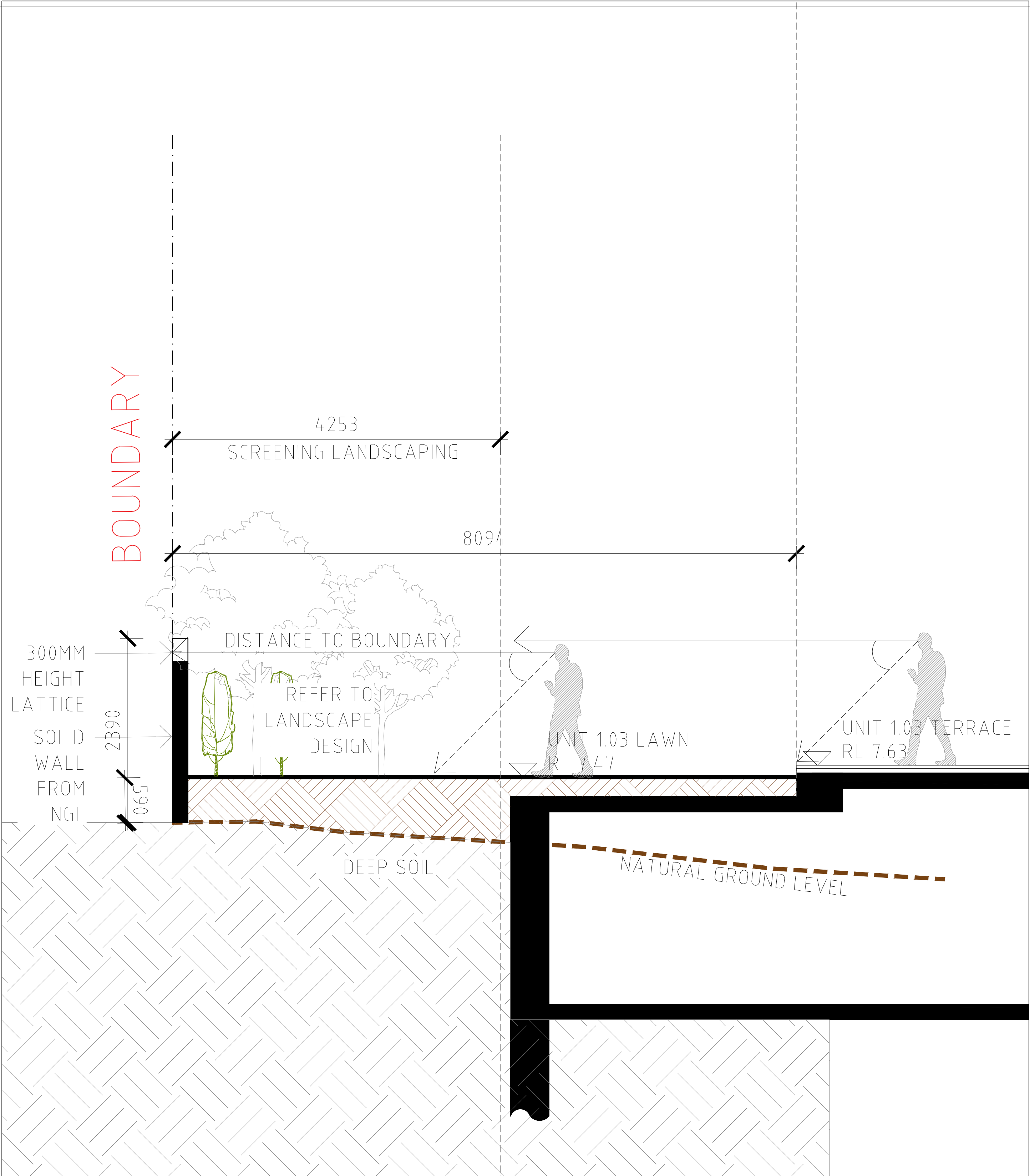
LEGEND:

- AW AWNING
- HW HIGHLIGHT WINDOW
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS
- OP OPAQUE
- TOW TOP OF WALL
- TOG TOP OF GATE

EXISTING RETAINING WALL



1 SECTION A
SCALE 1:35 @ A1



3 SECTION C
SCALE 1:35 @ A1

DEVELOPMENT APPLICATION DRAWING

PROJECT:

PROPOSED SENIORS LIVING
4 ALEXANDER STREET, COLLAROY
LOT A, DP379308

CLIENT: HCAP GROUP

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			

DA302

BOUNDARY CONDITION STUDY (SECTION A & C)

ISSUE: B

DATE: (09/2021) PROJECT NO: 2129

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P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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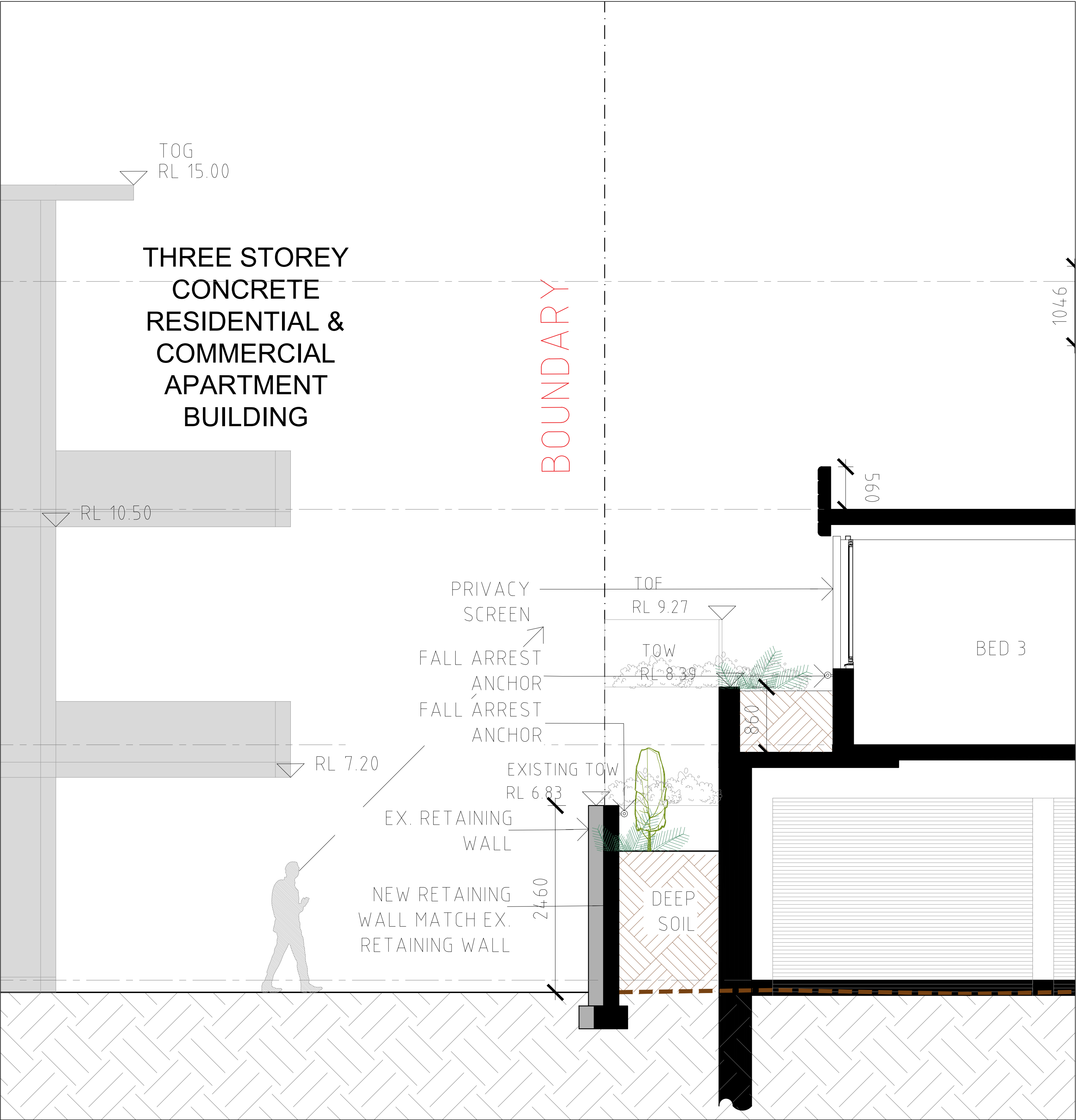
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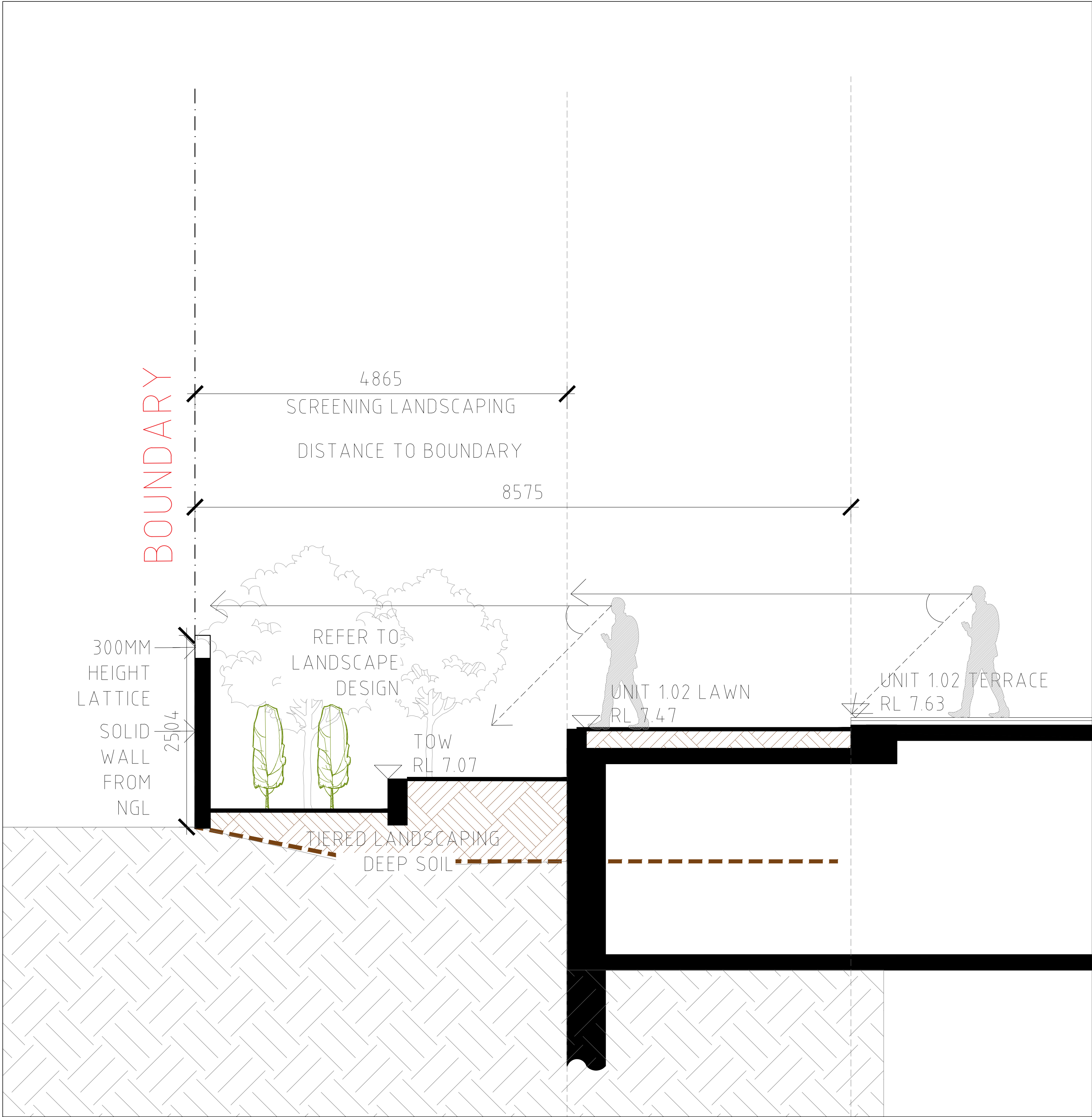
LEGEND:

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- HW HIGHLIGHT WINDOW
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS
- OP OPAQUE
- TOW TOP OF WALL
- TOG TOP OF GATE

EXISTING RETAINING WALL



2 SECTION B
SCALE 1: 35 @ A1



4 SECTION D
SCALE 1: 35 @ A1

DEVELOPMENT APPLICATION DRAWING

PROJECT:

PROPOSED SENIORS LIVING

4 ALEXANDER STREET, COLLAROY
LOT A, DP379308

CLIENT: HCAP GROUP

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			

DA303

BOUNDARY CONDITION STUDY (SECTION B & D)

ISSUE: B

DATE: (09/2021) PROJECT NO: 2129

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ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

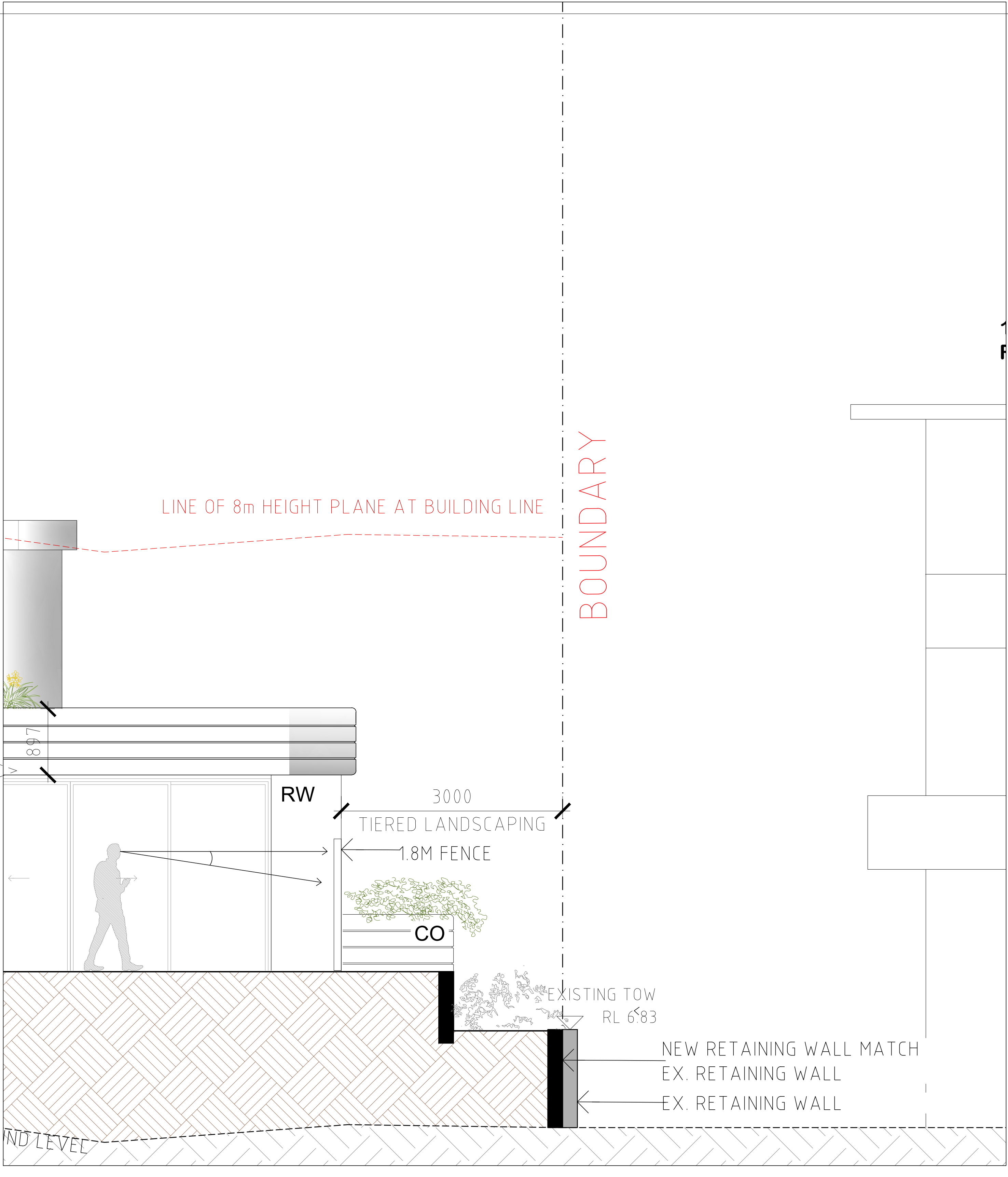
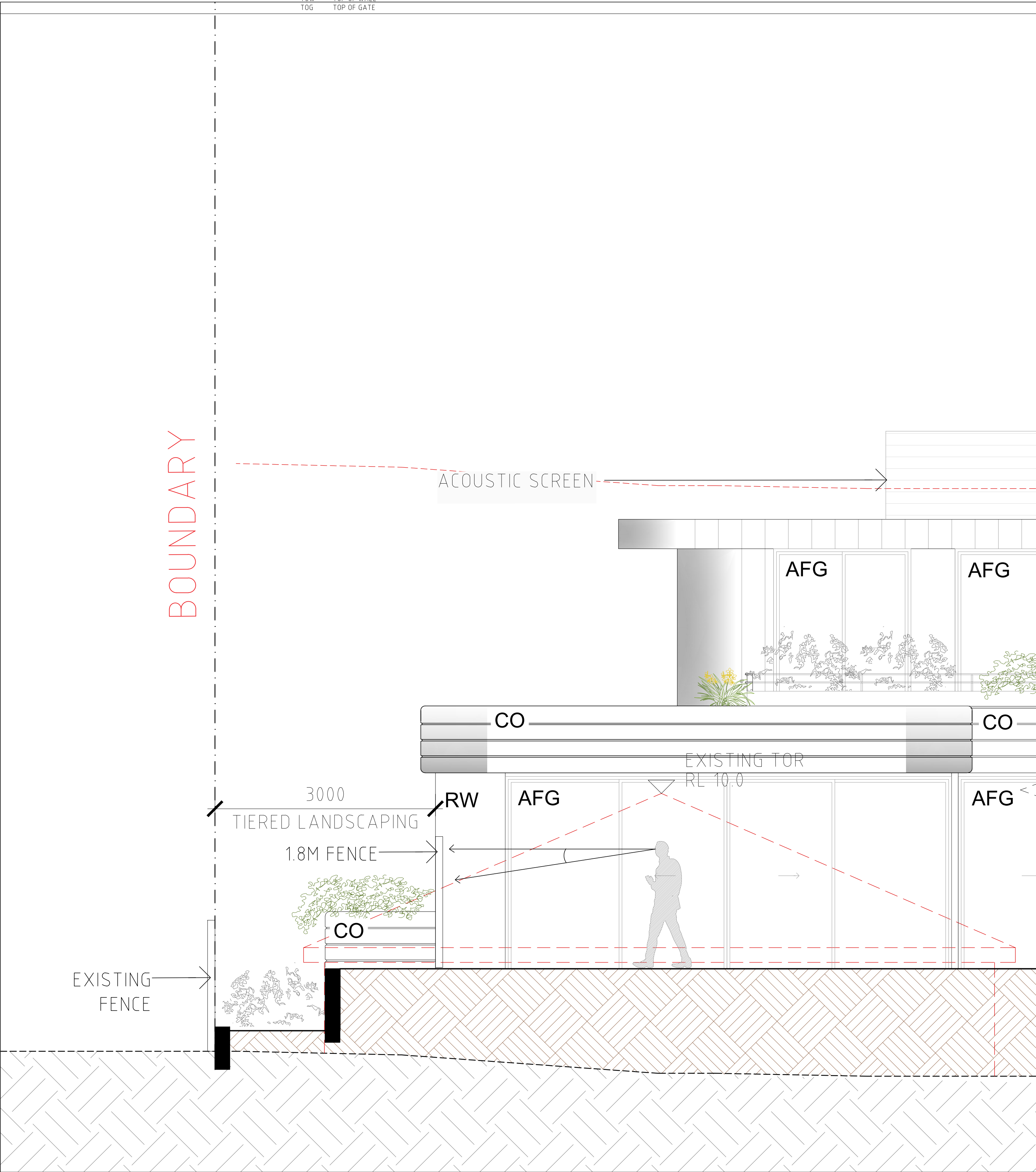
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS
OP	OPAQUE
TOW	TOP OF WALL
TOG	TOP OF GATE

EXISTING RETAINING WALL



DEVELOPMENT APPLICATION DRAWING

PROJECT:
PROPOSED SENIORS LIVING
4 ALEXANDER STREET, COLLAROY
LOT A, DP379308

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			

DA304
BOUNDARY CONDITION STUDY (SECTION E)

ISSUE: B

DATE: (09/2021) PROJECT NO: 2129

CLIENT: HCAP GROUP

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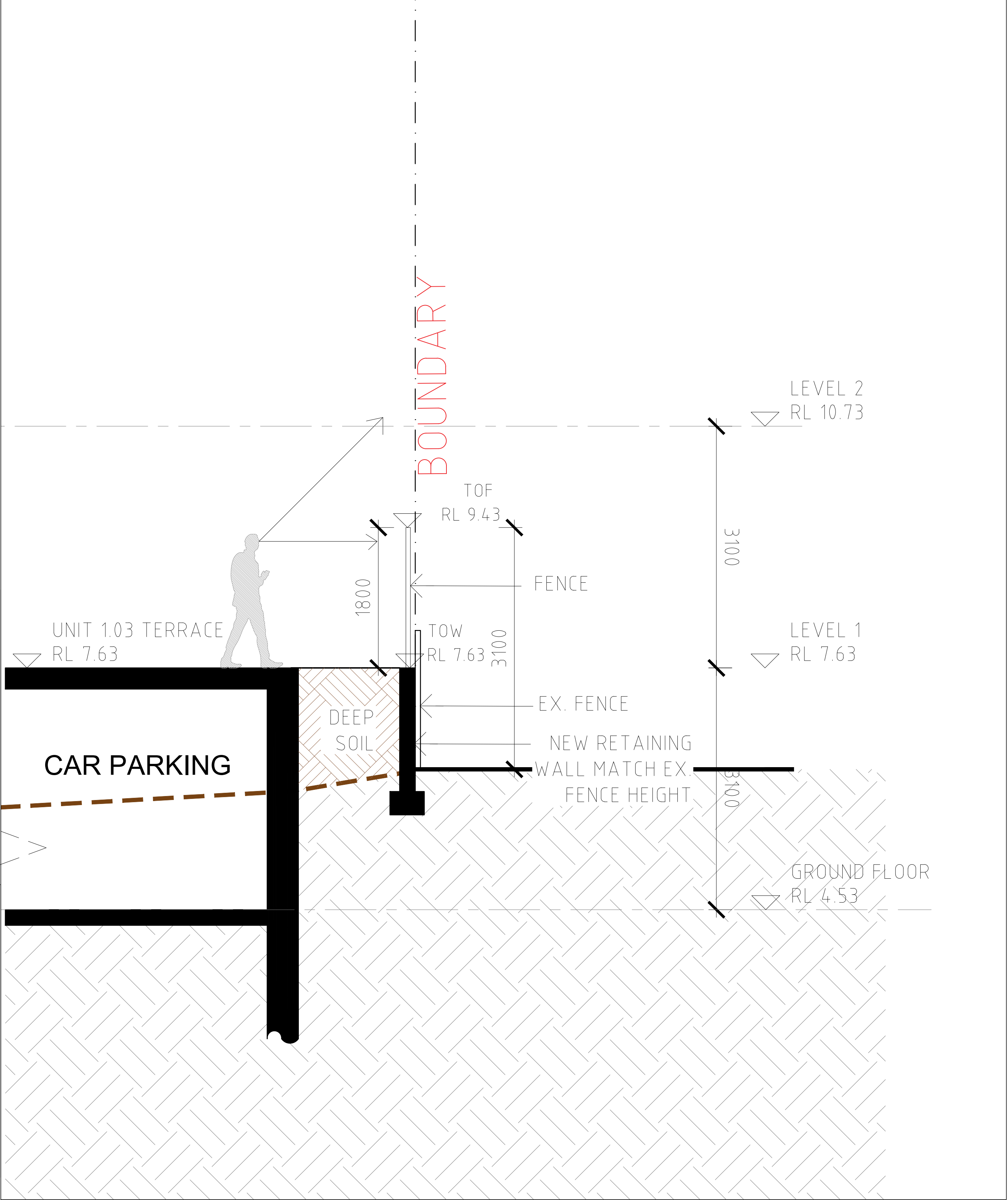
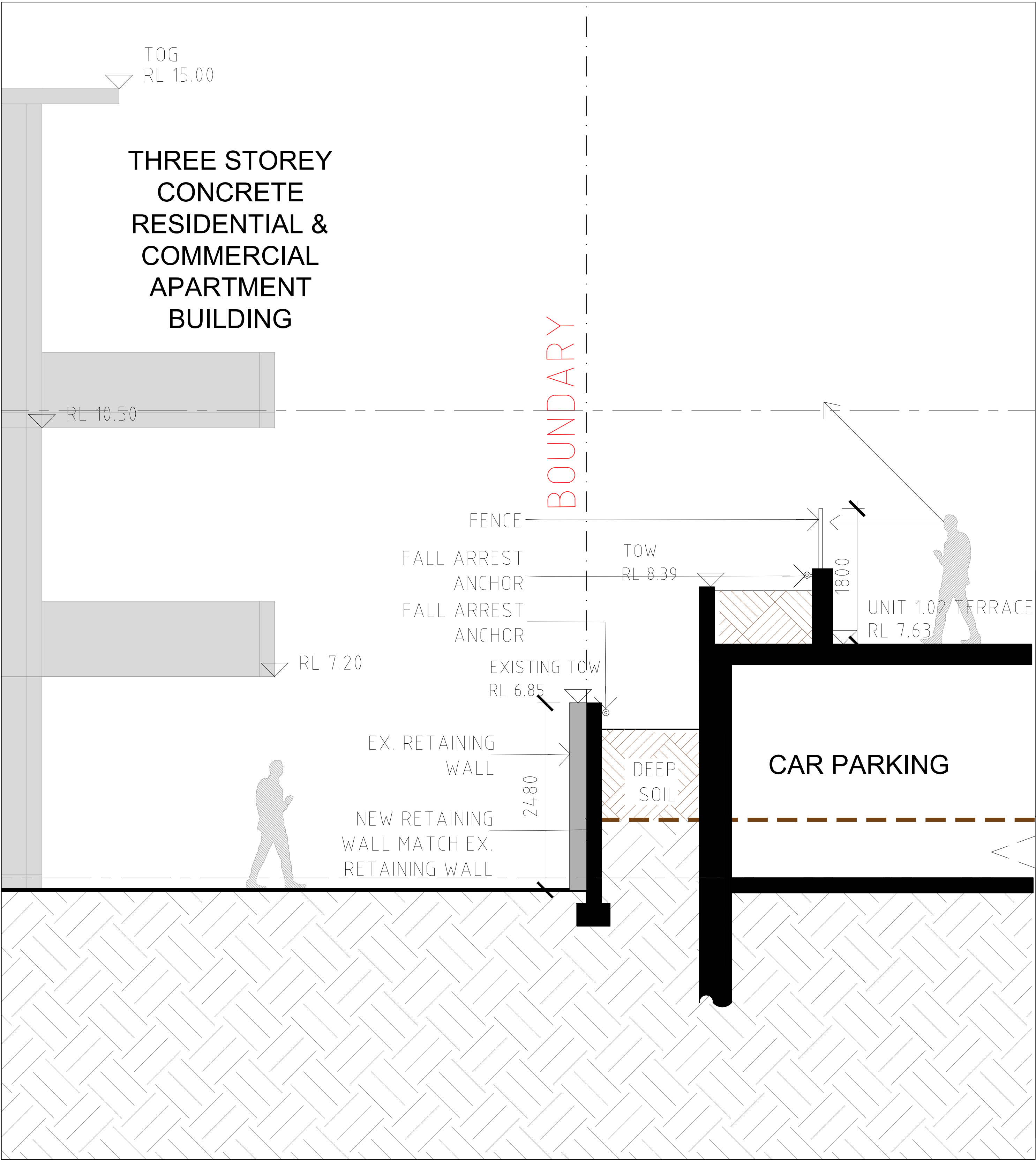
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- TOW TOP OF WALL
- TOG TOP OF GATE

EXISTING RETAINING WALL

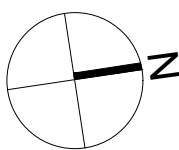


SECTION F
SCALE 1:35 @ A1

DEVELOPMENT APPLICATION DRAWING

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED SENIORS LIVING	A	07.04.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			
4 ALEXANDER STREET, COLLAROY						
LOT A, DP379308						

CLIENT: HCAP GROUP



SCALE 1:100 @ A1
SCALE 1:200 @ A3
0 1 2 5m

DA305
BOUNDARY CONDITION STUDY - SECTION F

ISSUE: A
DATE: (09/2021) PROJECT NO: 2129

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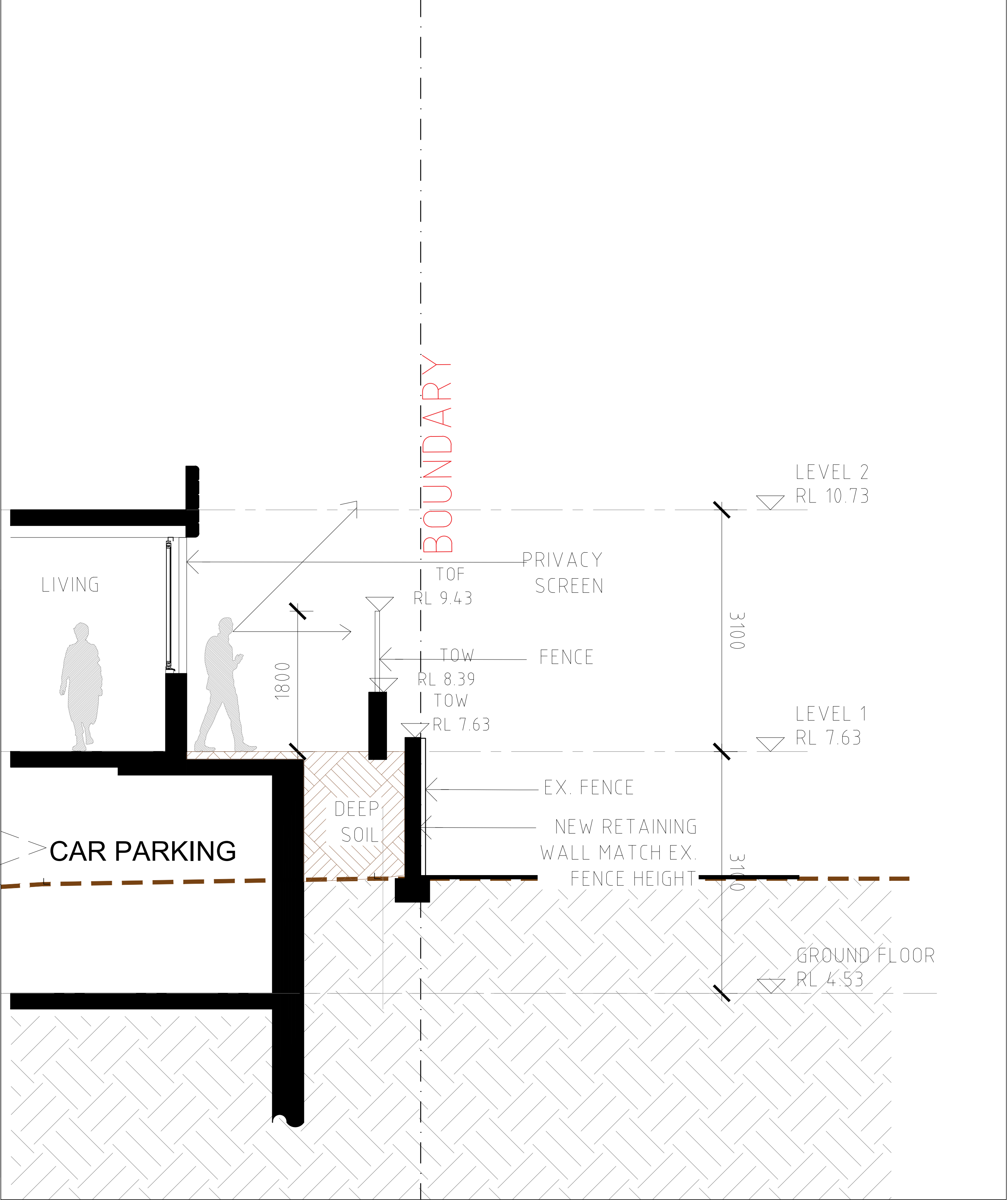
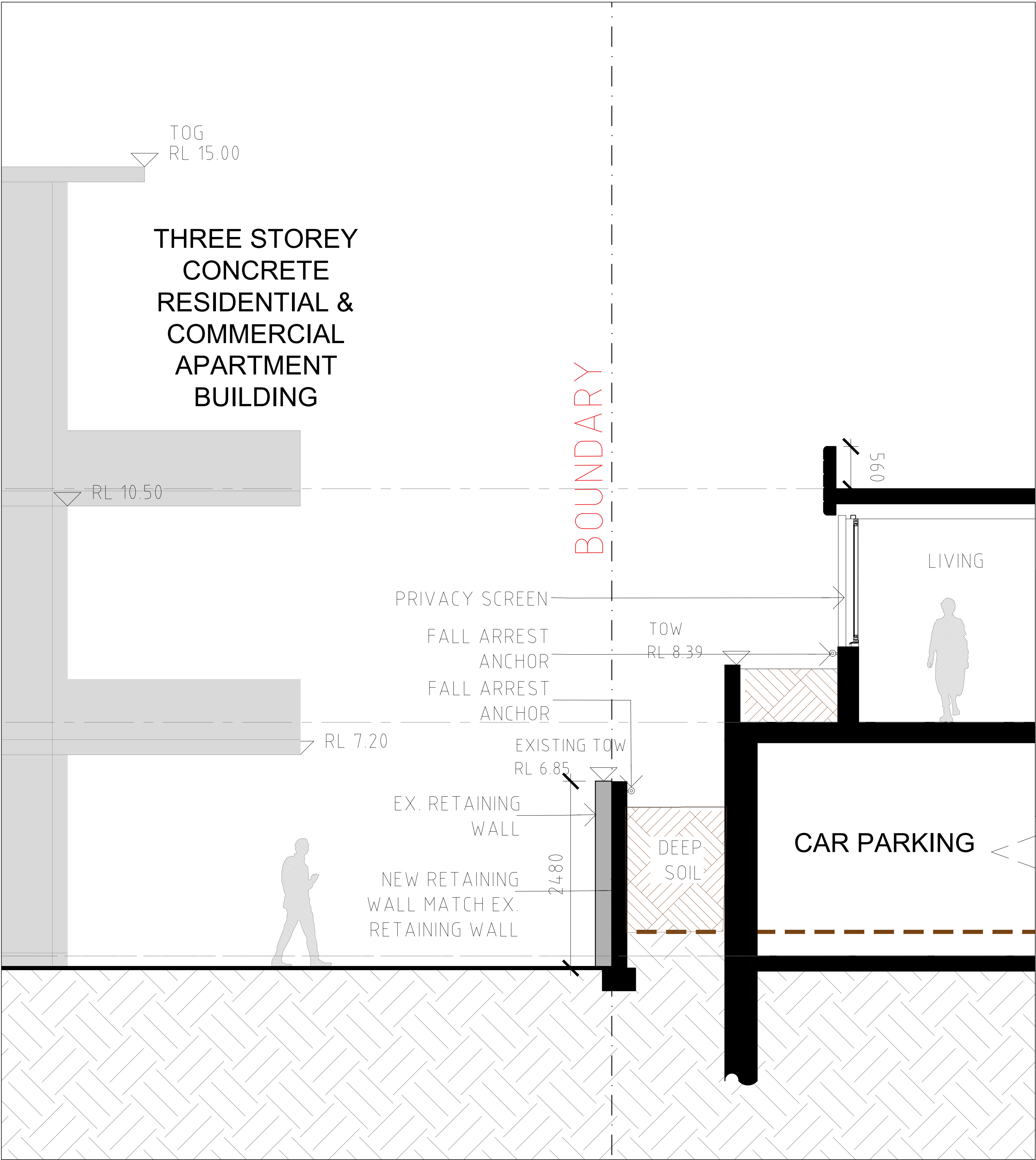
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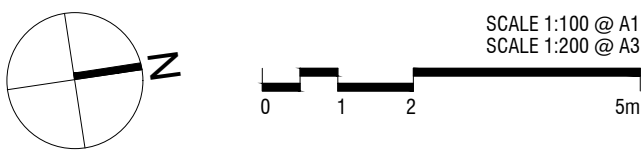
EXISTING RETAINING WALL



SECTION G
SCALE 1:35 @ A1

DEVELOPMENT APPLICATION DRAWING

PROJECT:			PROJECT:		
PROPOSED SENIORS LIVING			PROPOSED SENIORS LIVING		
4 ALEXANDER STREET, COLLAROY			4 ALEXANDER STREET, COLLAROY		
LOT A, DP379308			LOT A, DP379308		
CLIENT: HCAP GROUP			CLIENT: HCAP GROUP		
ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	07.04.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			



DA306
BOUNDARY CONDITION STUDY - SECTION G

ISSUE: A
DATE: (09/2021) PROJECT NO: 2129

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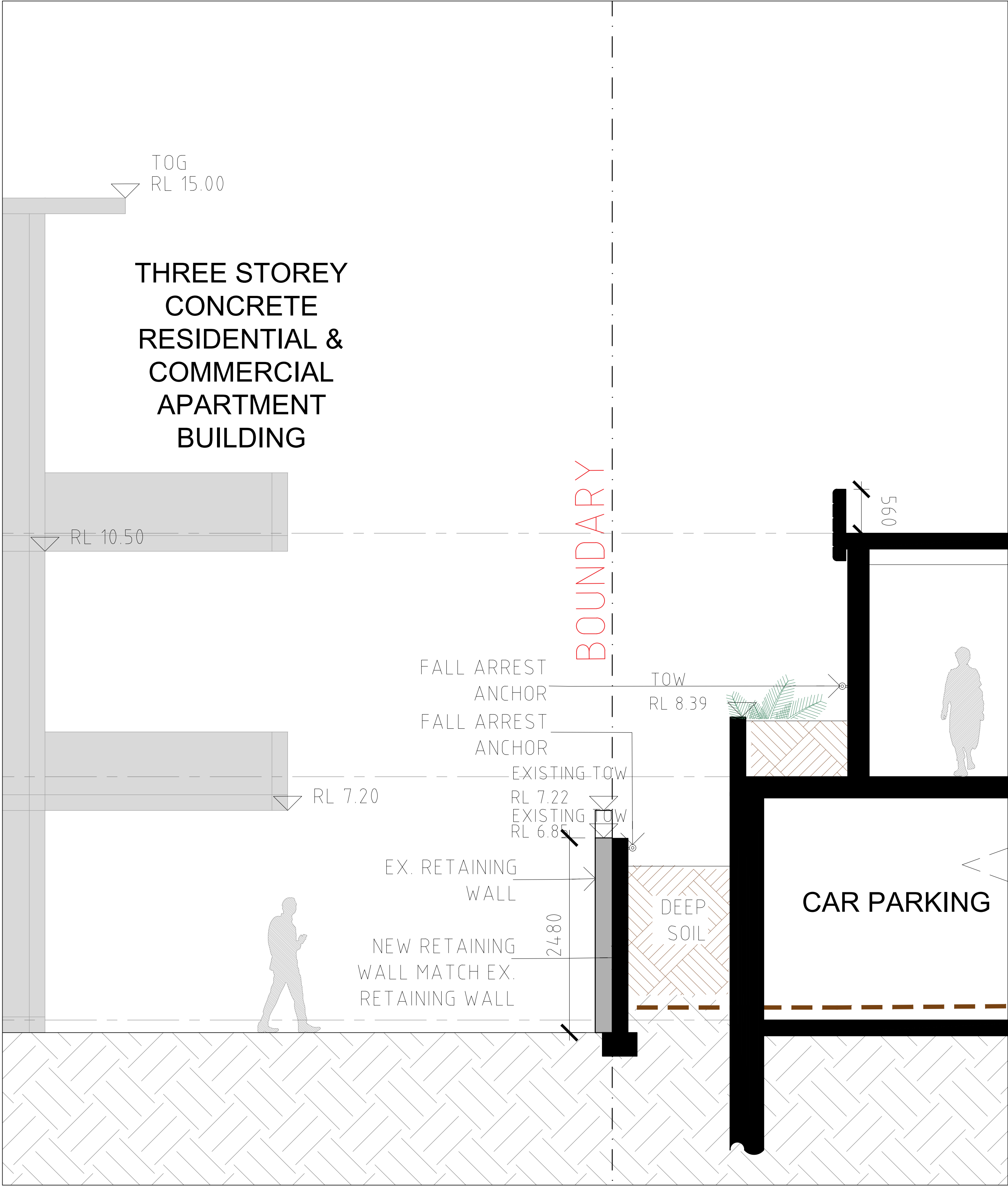
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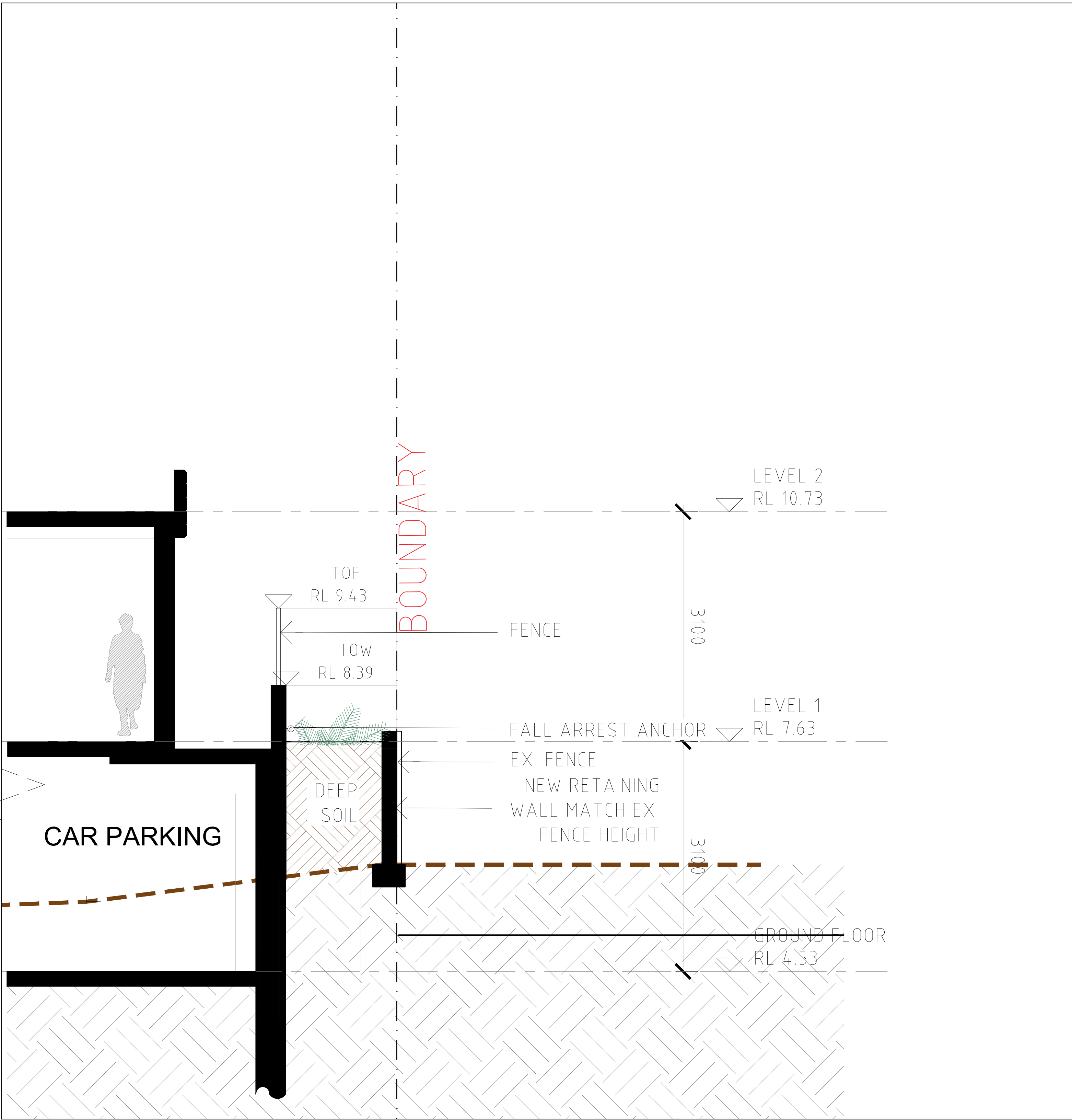
LEGEND:

- AW AWNING
- HW HIGHLIGHT WINDOW
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS
- OP OPAQUE
- TOW TOP OF WALL
- TOG TOP OF GATE

EXISTING RETAINING WALL



1 SECTION H
SCALE 1:35 @ A1



DEVELOPMENT APPLICATION DRAWING

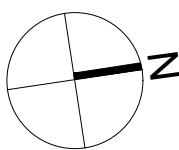
PROJECT:

PROPOSED SENIORS LIVING

4 ALEXANDER STREET, COLLARROY
LOT A, DP379308

CLIENT: HCAP GROUP

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	07.04.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			
B	11.04.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			



SCALE 1:100 @ A1
SCALE 1:200 @ A3
0 1 2 5m

DA307
BOUNDARY CONDITION STUDY - SECTION H

ISSUE: B
DATE: (09/2021) PROJECT NO: 2129

PBD | ARCHITECTS

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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

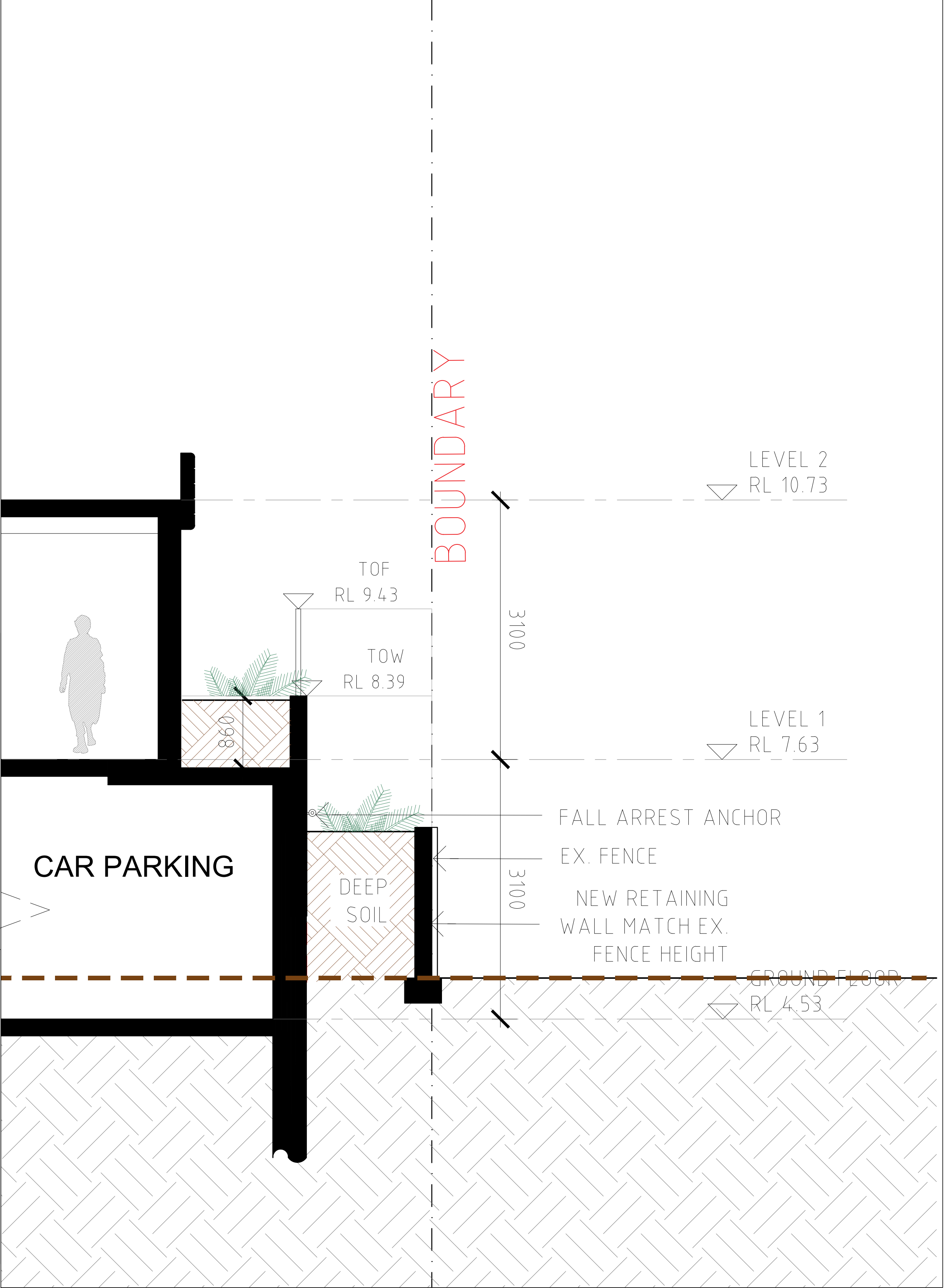
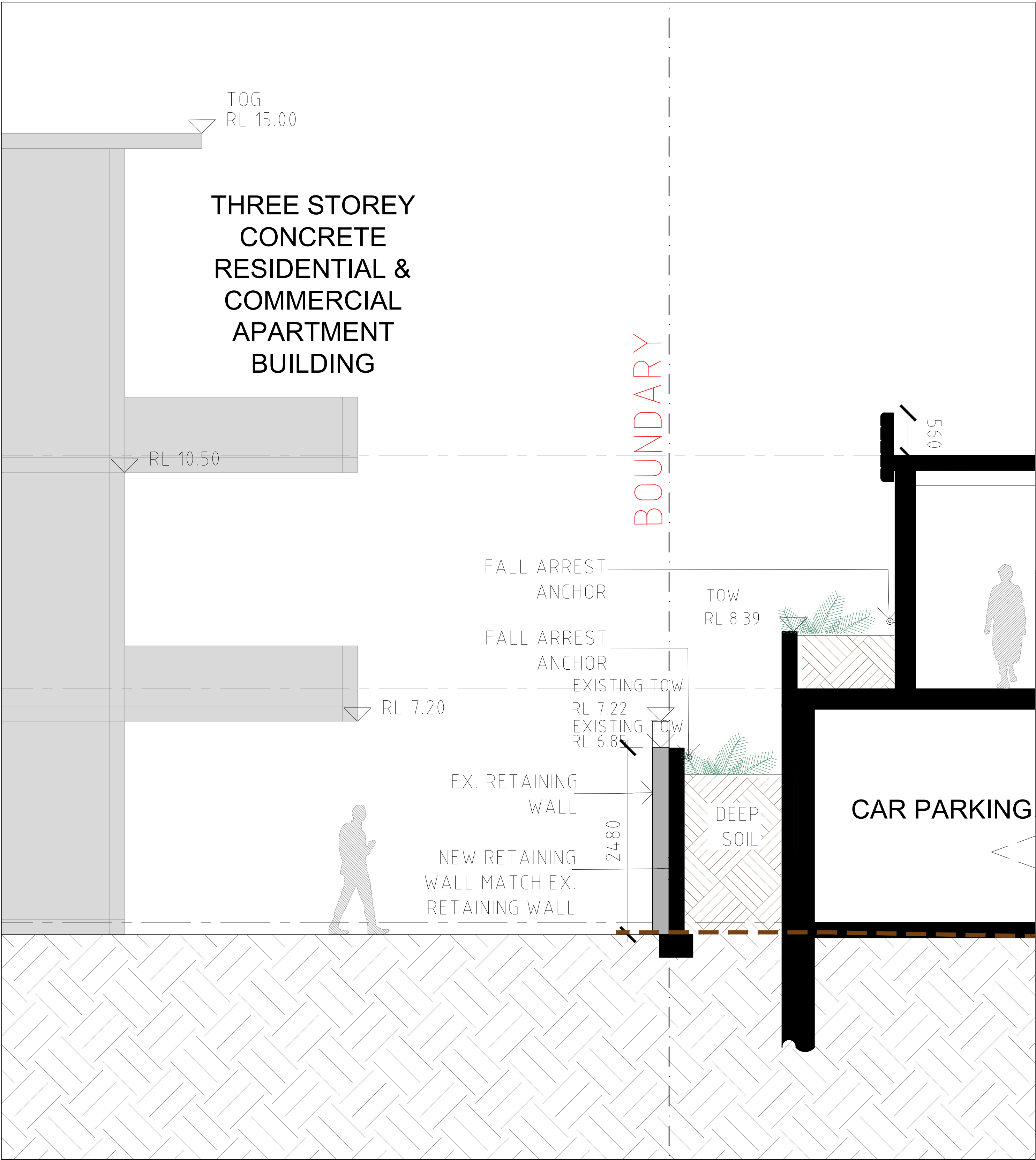
GENERAL NOTES:

- 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
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LEGEND:

- AW AWNING
- HW HIGHLIGHT WINDOW
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
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- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS
- OP OPAQUE
- TOW TOP OF WALL
- TOG TOP OF GATE

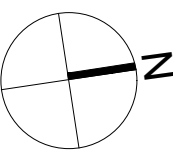
EXISTING RETAINING WALL



SECTION J
SCALE 1:35 @ A1

DEVELOPMENT APPLICATION DRAWING

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED SENIORS LIVING	A	07 04 2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			
4 ALEXANDER STREET, COLLAROY						
LOT A, DP379308						
CLIENT: HCAP GROUP						



SCALE 1:100 @ A1
SCALE 1:200 @ A3
0 1 2 5m

DA308
BOUNDARY CONDITION STUDY - SECTION J

ISSUE: A
DATE: (09/2021) PROJECT NO: 2129

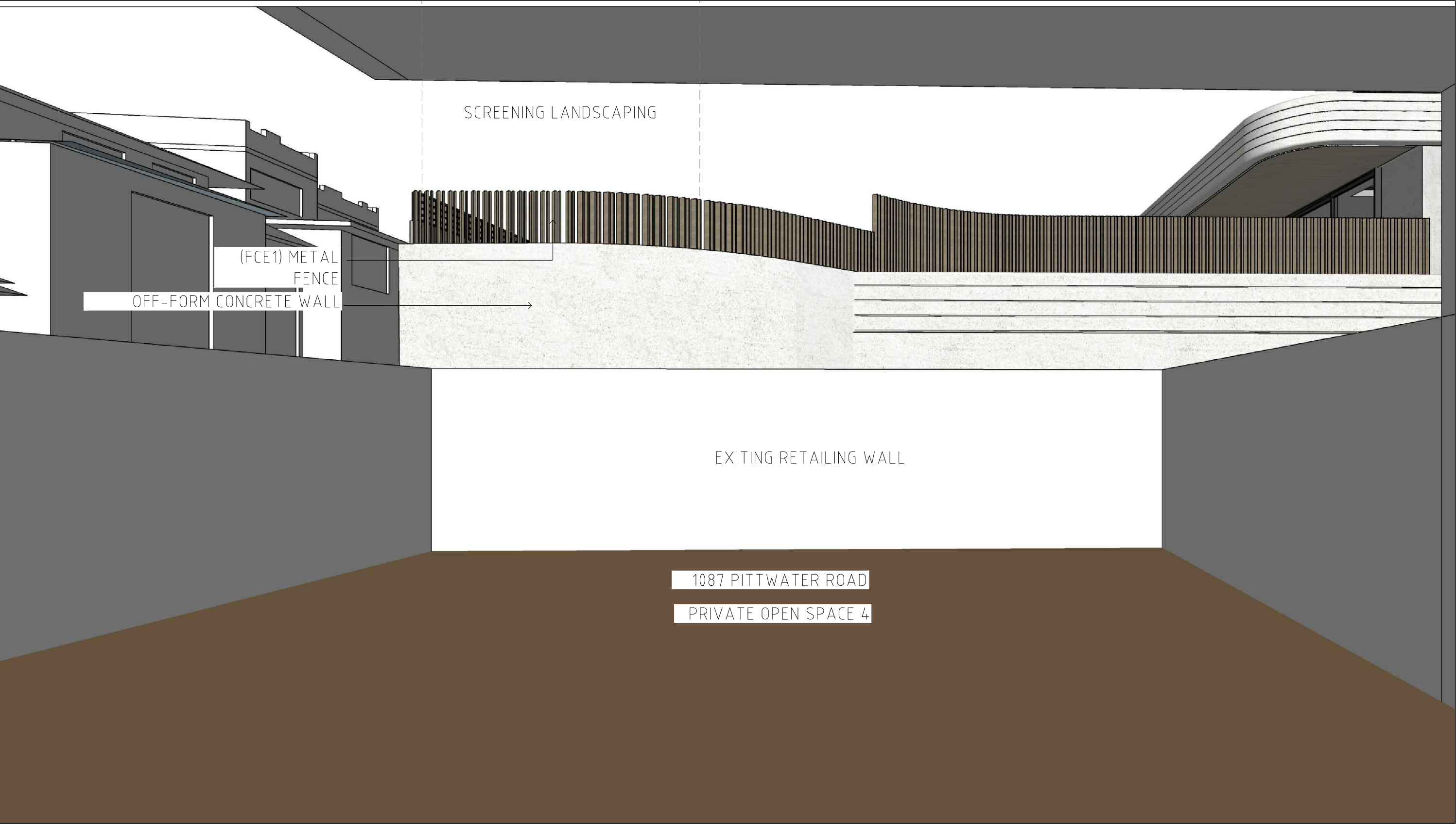
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

GENERAL NOTES:

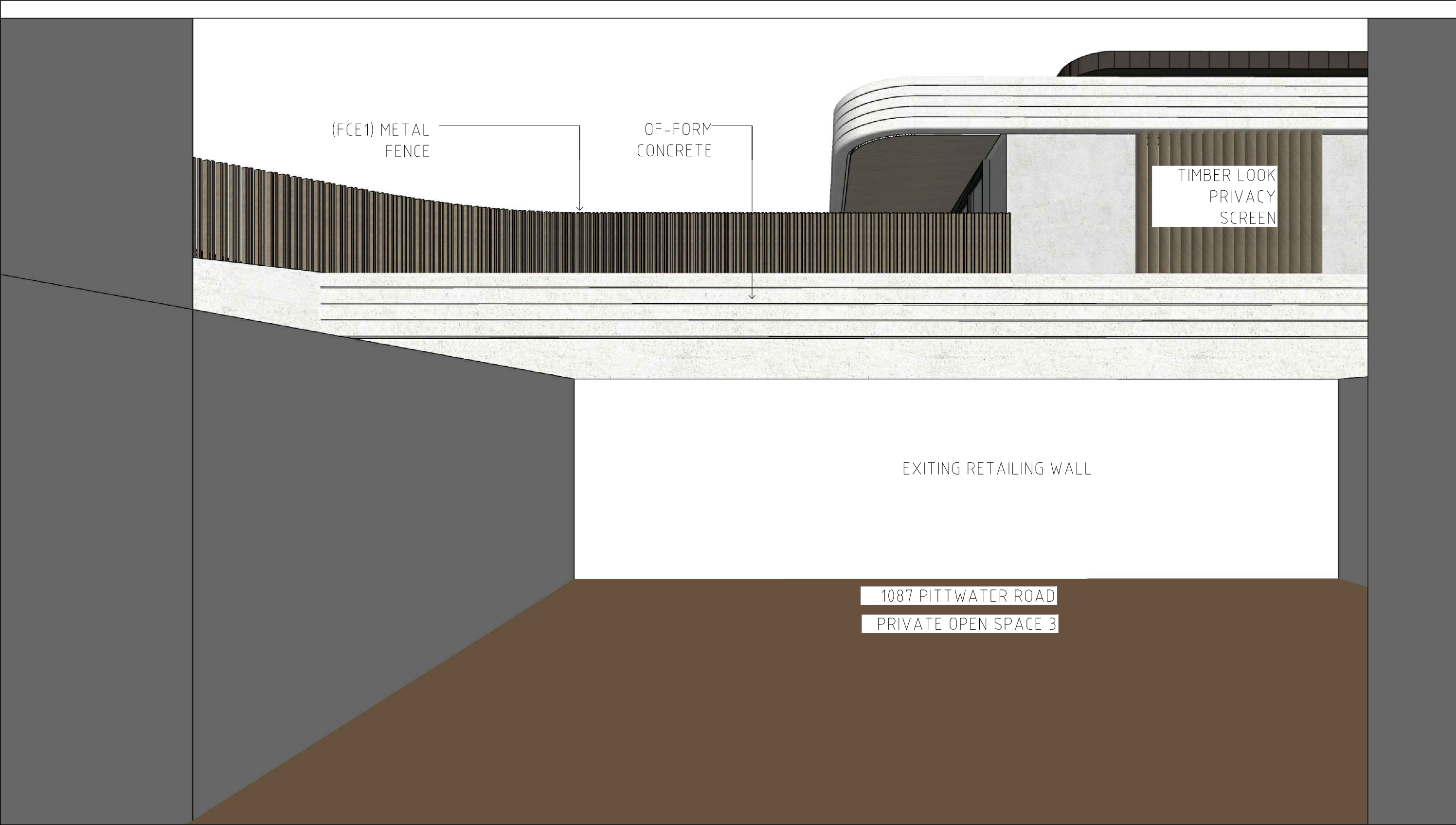
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LEGEND:

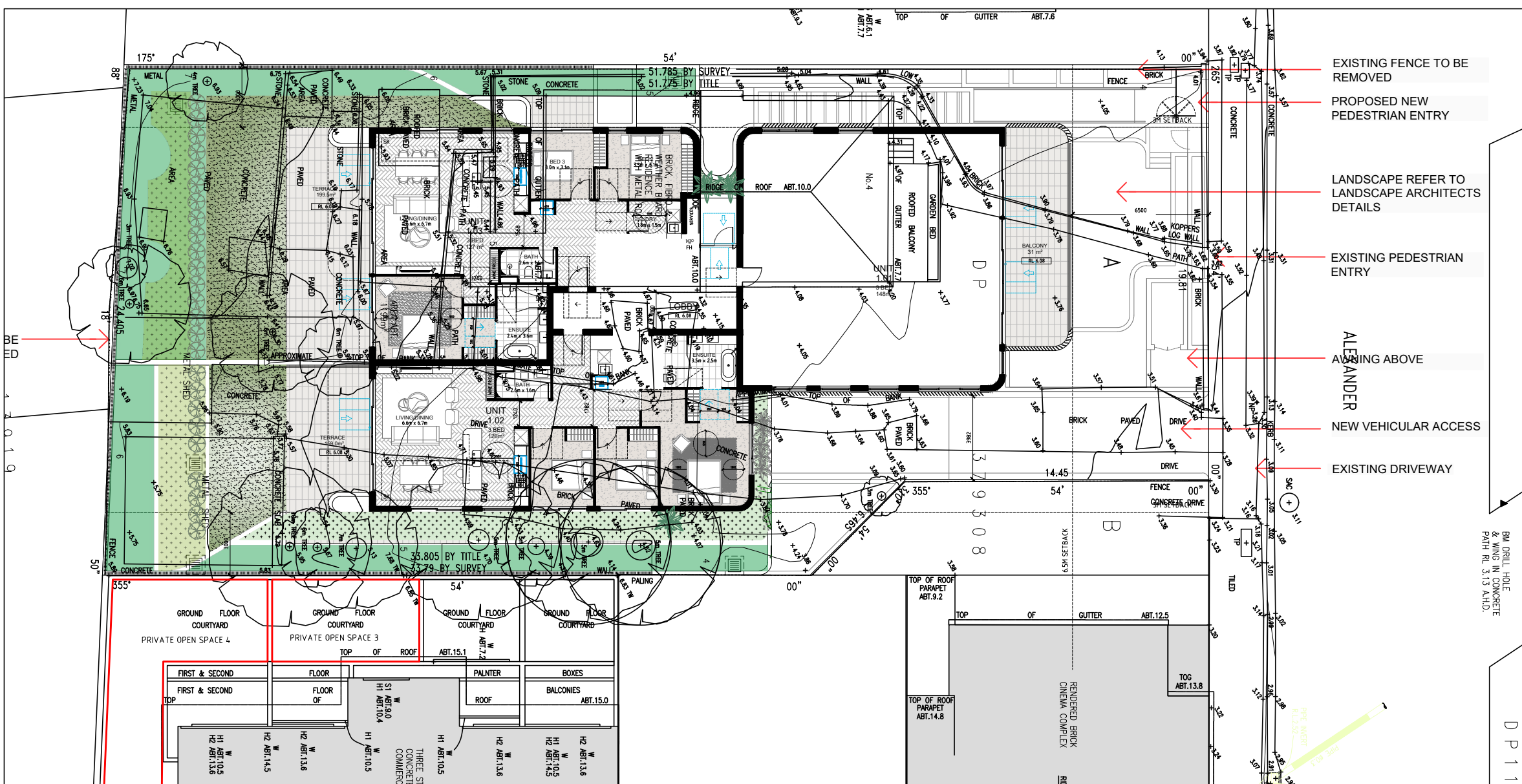
- | | | |
|-----|-----------------------------------|-------------------------|
| AW | AWNING | EXISTING RETAILING WALL |
| HW | HIGHLIGHT WINDOW | |
| CU | A/C CONDENSER UNITS | |
| FH | FIRE HYDRANT | |
| FHR | FIRE HOSE REEL | |
| FS | FIRE STAIRS | |
| MV | MECHANICAL RISER TO FUTURE DETAIL | |
| MB | MAILBOX TO FUTURE DETAIL | |
| R | 240L RECYCLING BIN | |
| SK | SKYLIGHT | |
| ST | STORAGE | |
| WT | HOT WATER UNITS | |
| OP | OPAQUE | |
| TOW | TOP OF WALL | |
| TOG | TOP OF GATE | |



01 VIEW FROM ADJACENT PRIVATE OPEN SPACE 4



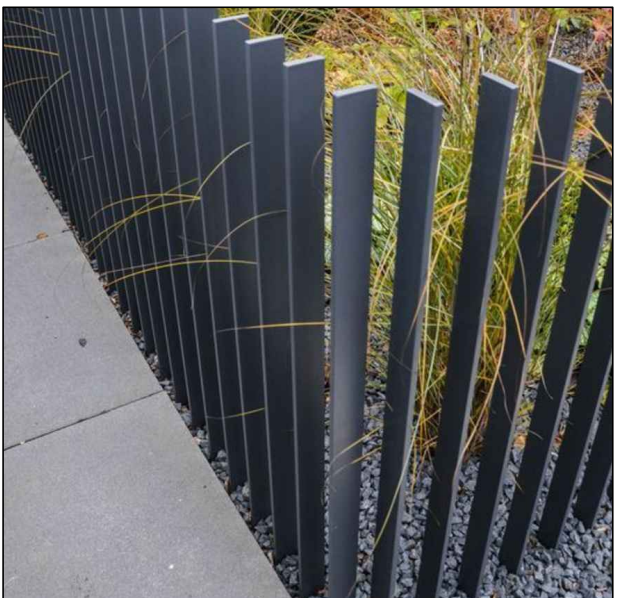
02 VIEW FROM ADJACENT PRIVATE OPEN SPACE 3



03 SITE PLAN



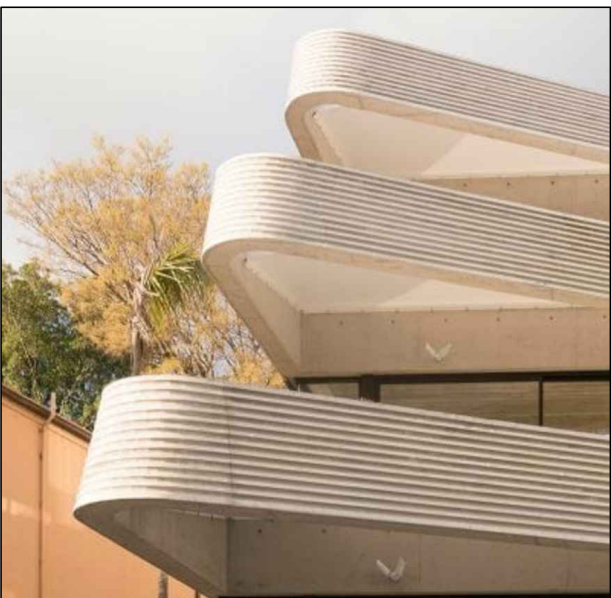
FCE2 FENCE TYPE 2
TIMBER LAPPED FENCE
TO ALL PERIMETER FENCE FACING
SIDES & REAR BOUNDARY



FCE1 FENCE TYPE 1
METAL FENCE
Colour - (P1) Dulux- Meerkat or similar



PS PRIVACY SCREEN
TIMBER LOOK



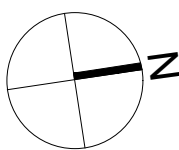
CO OFF-FORM CONCRETE

P1	DULUX - MEERKAT OR SIMILAR	
P2	DULUX - TIMELESS GREY (SN4G4)	
Rendered Walls		

P3	DULUX - MONUMENT (C29)	
Balustrade		

DEVELOPMENT APPLICATION DRAWING

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED SENIORS LIVING	A	11.04.2022	ISSUED FOR POST SECTION 4.55			
4 ALEXANDER STREET, COLLAROY						
LOT A, DP379308						
CLIENT: HCAP GROUP						



PHOTOMONTAGE VIEW FROM EASTERN NEIGHBOUR AND EXTERNAL MATERIAL

DA403

ISSUE: A

DATE: (09/2021) PROJECT NO: 2129

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