

GENERAL NOTES:

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- 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:

- | | |
|-----|-----------------------------------|
| 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

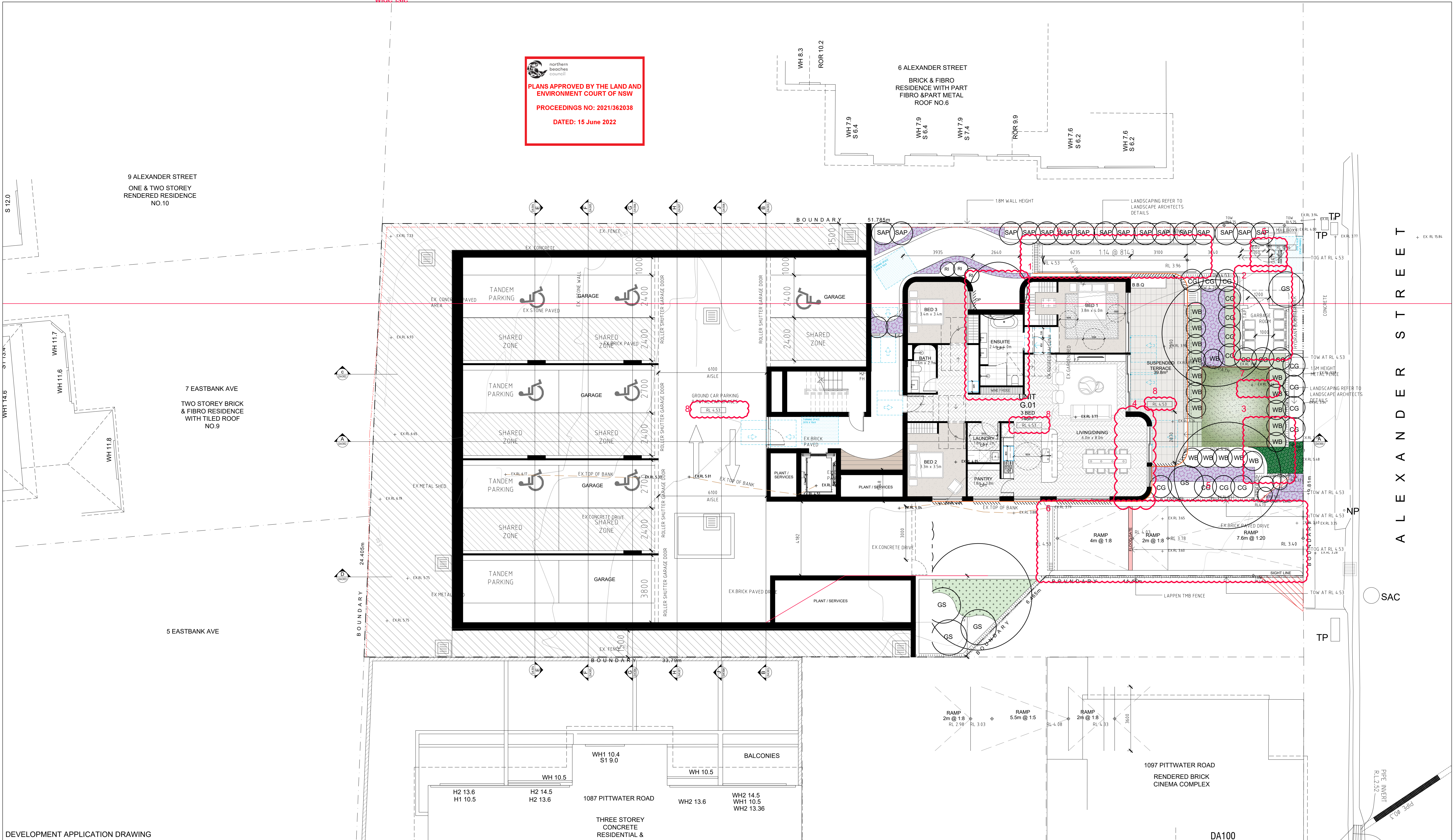
5:
Gate flip to provide unobstructed access for rubbish collection.

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

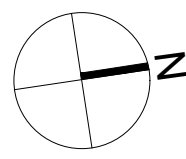
PROJECT:

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

ISSUE	DATE	DESCRIPTION
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

ISSUE DATE DESCRIPTION

ISSUE	DATE	DESCRIPTION



SCALE 1:100 @ A1
SCALE 1:200 @ A3

DA100
GROUND FLOOR PLAN

ISSUE: D

DATE: (09/2021) PROJECT NO: 2129

CLIENT: HCAP GROUP

PBD ARCHITECTS

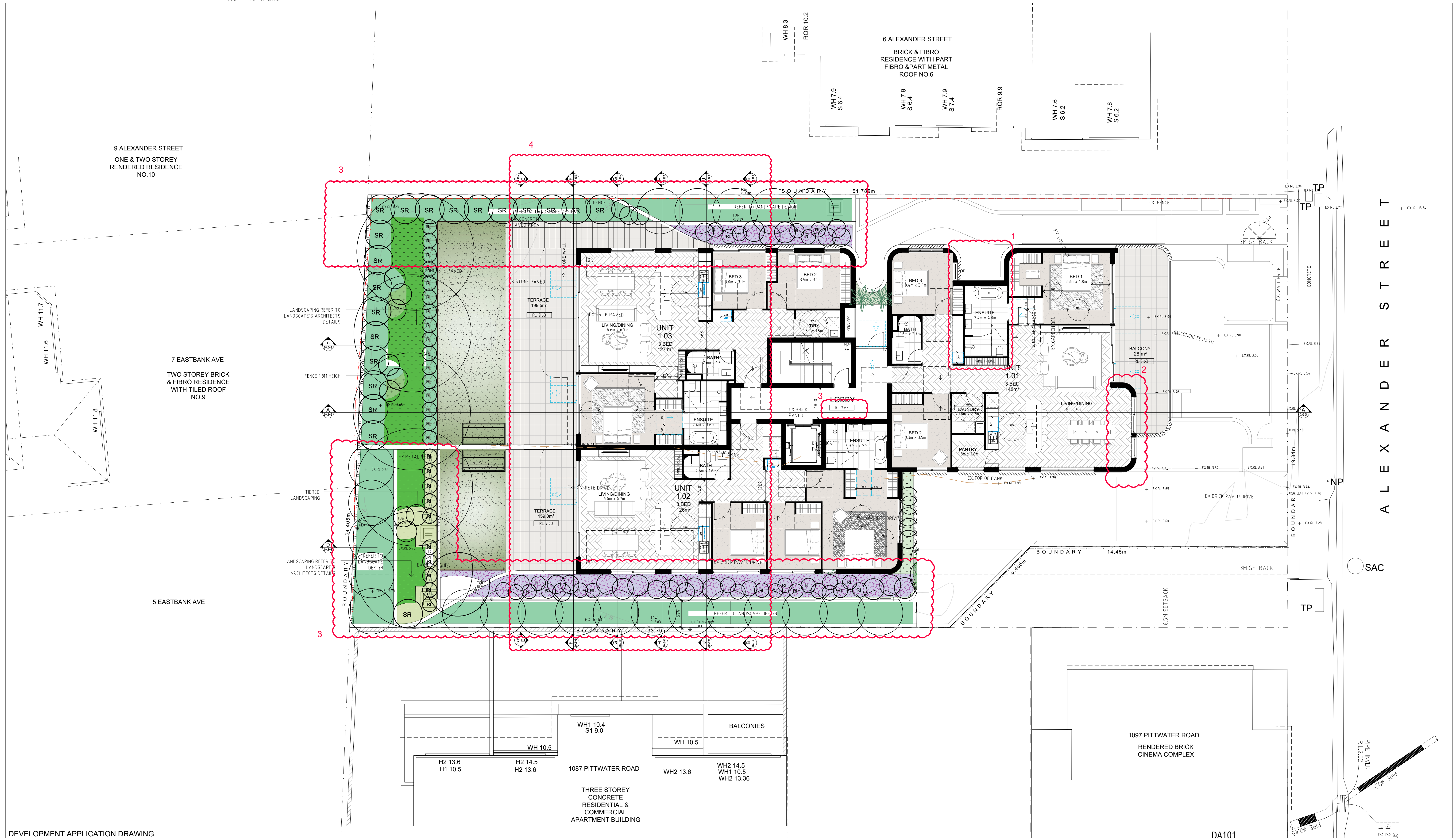
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	24-0L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS
OP	OPAQUE
TOW	TOP OF WALL
TOG	TOP OF GATE

4: Additional sections

3: Terracing planter to reduce bulk to neighboring POS



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

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	03/09/2021	DEVELOPMENT APPLICATION			
B	31/1/2022	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



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| 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.

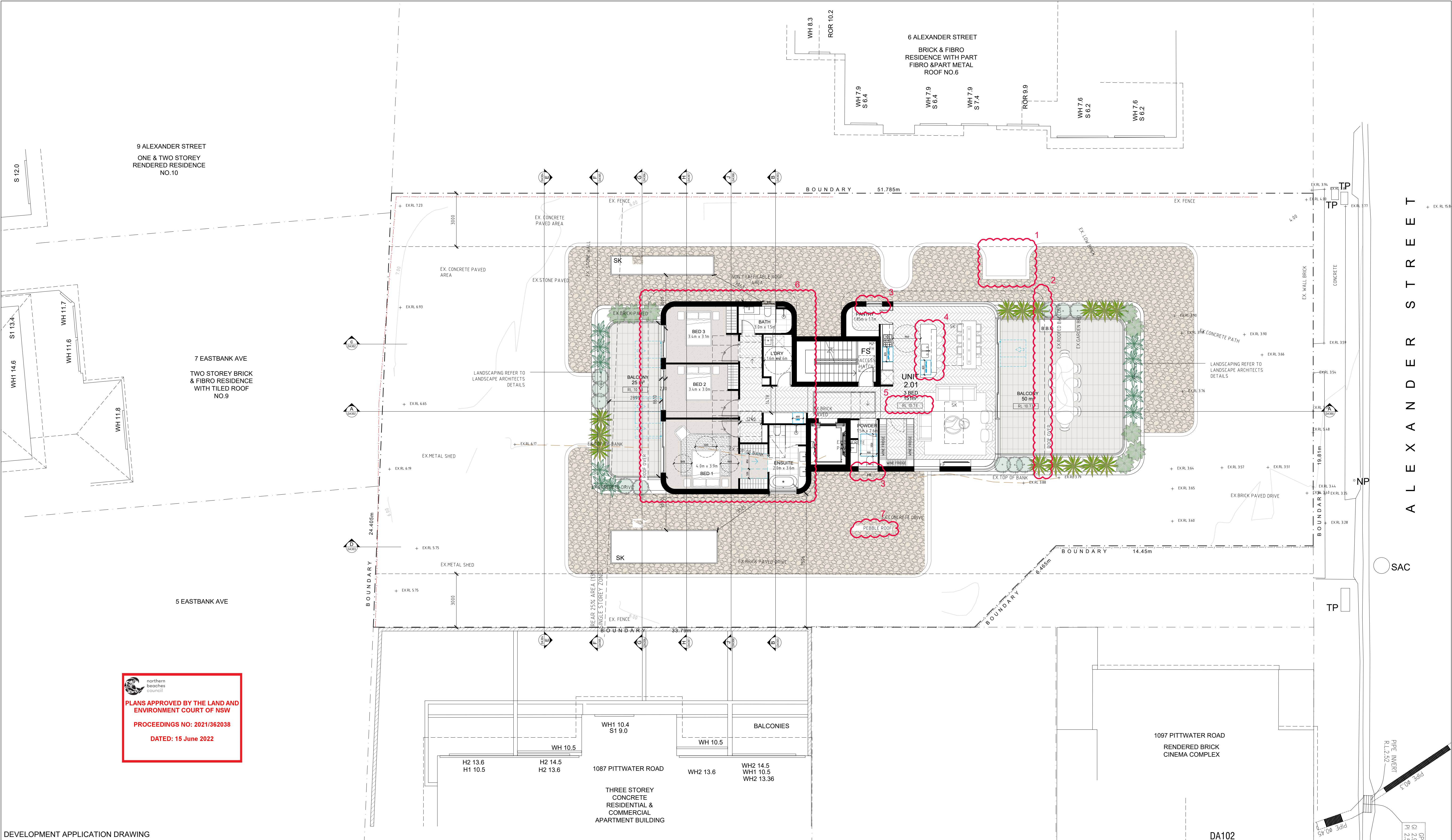
3: Provide additional window to eastern and western facade to improve cross-ventilation.

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 wall 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



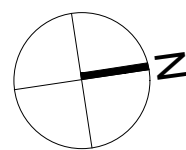
DEVELOPMENT APPLICATION DRAWING

PROJECT:

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

CLIENT: HCAP GROUP

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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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FS	FIRE STAIRS
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R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS
OP	OPAQUE
TOW	TOP OF WALL
TOG	TOP OF GATE

3:
Increase rooftop PV amount. 1.5kw/unit rooftop PV as well as to common areas.

 northern
beaches
council

**PLANS APPROVED BY THE LAND AND
ENVIRONMENT COURT OF NSW**

PROCEEDINGS NO: 2021/362038

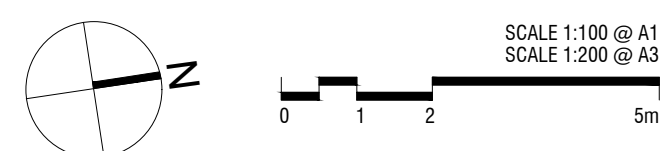
DATED: 15 June 2022



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DATE: (09/2021) PROJECT NO: 2129

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TOW	TOP OF WALL
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1: Provide additional window to eastern and western facade to improve cross-ventilation.

2: Awning increased.

3: Layout amended to improved unit G.01 bedroom 3 privacy.

4: Wall extended

5: Relocation of Unit G.01 main entry

6: Bin storage area amended elevation

7: Flood gate and perimeter wall proposed at RL 4.73

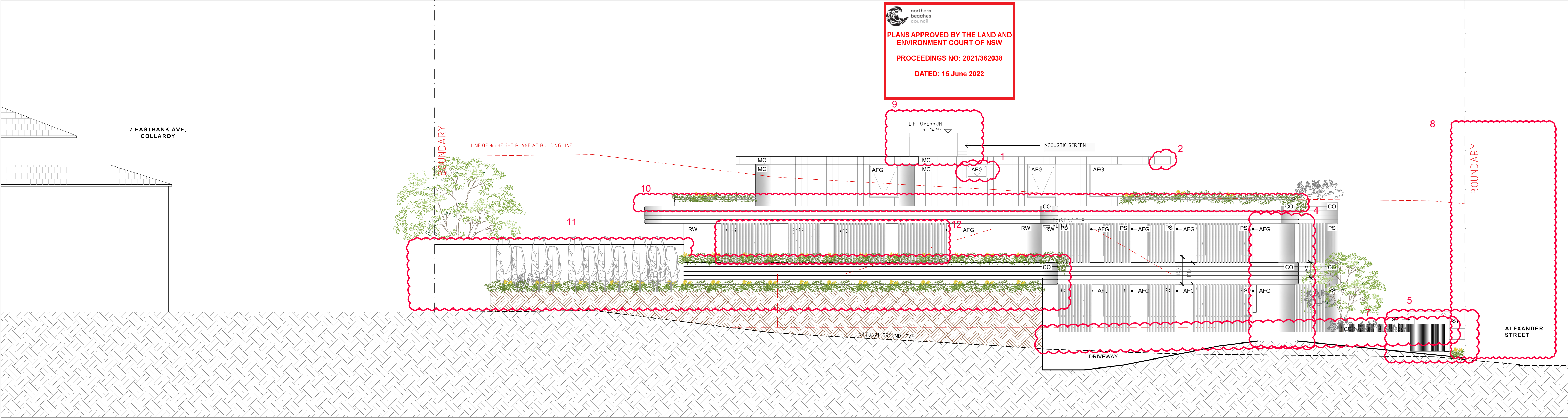
8: Ground floor raised to FPL at RL4.53, Level 1 at RL7.63, Level 2 at RL 10.73

9: AC Screen hide behind lift overrun to reduce the bulk

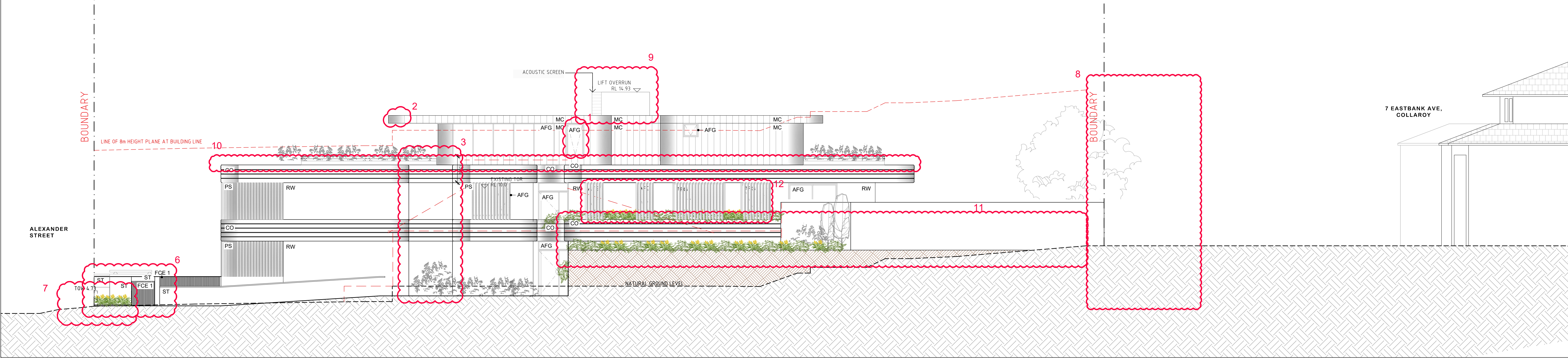
10: Parapet height reduced 200mm to improve solar access to the neighboring private open space

11: Planting is terrace down to reduce wall height impact to the neighboring private open space.

12: Privacy screen to window facing East and West



1 EAST ELEVATION
SCALE 1:100 @ A1

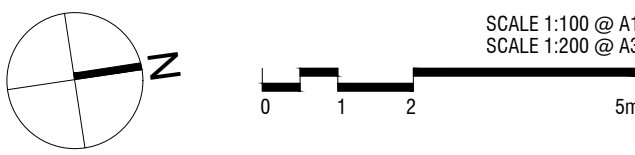


1 WEST ELEVATION
SCALE 1:100 @ A1

DEVELOPMENT APPLICATION DRAWING

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DA200
ELEVATIONS 01

ISSUE: C

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OP	OPAQUE
TOW	TOP OF WALL
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1:
Relocation of Unit G.01 main entry

2:
Relocation of Bin storage area and hydrant booster

3:
wall pushed forward, amended window layout

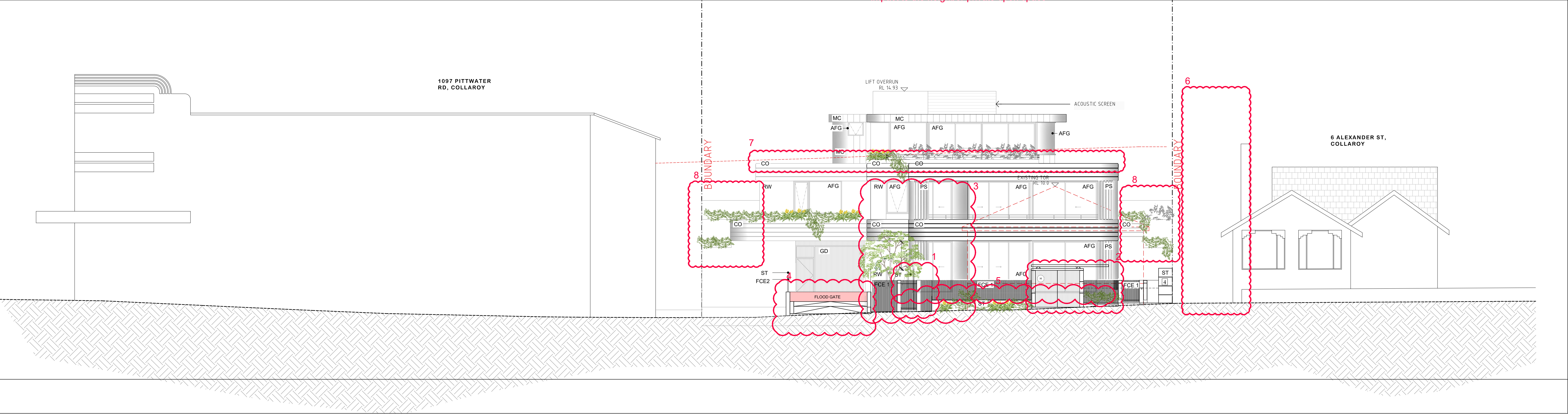
4:
Driveway crest at RL4.05, additional 500mm flood gate (TOG RL4.53)

5:
Flood gate and perimeter wall proposed at RL 4.73

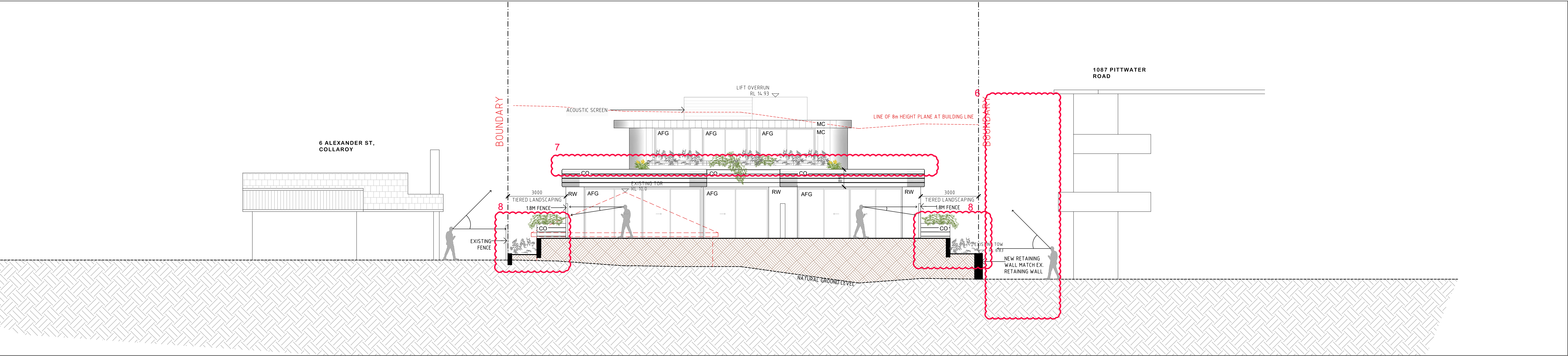
6:
Ground floor raised to FPL at RL4.53, Level 1 at RL7.63, Level 2 at RL 10.73

7:
Parapet height reduced 200mm to improve solar access to neighbor private open space

8:
Planting is terrace down to reduce wall height impact to the neighbor private open space



1 NORTH ELEVATION
SCALE 1:100 @ A1



1 SOUTH ELEVATION
SCALE 1:100 @ A1

DEVELOPMENT APPLICATION DRAWING

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LOT A, DP379308

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

DA201
ELEVATIONS 02

ISSUE: C

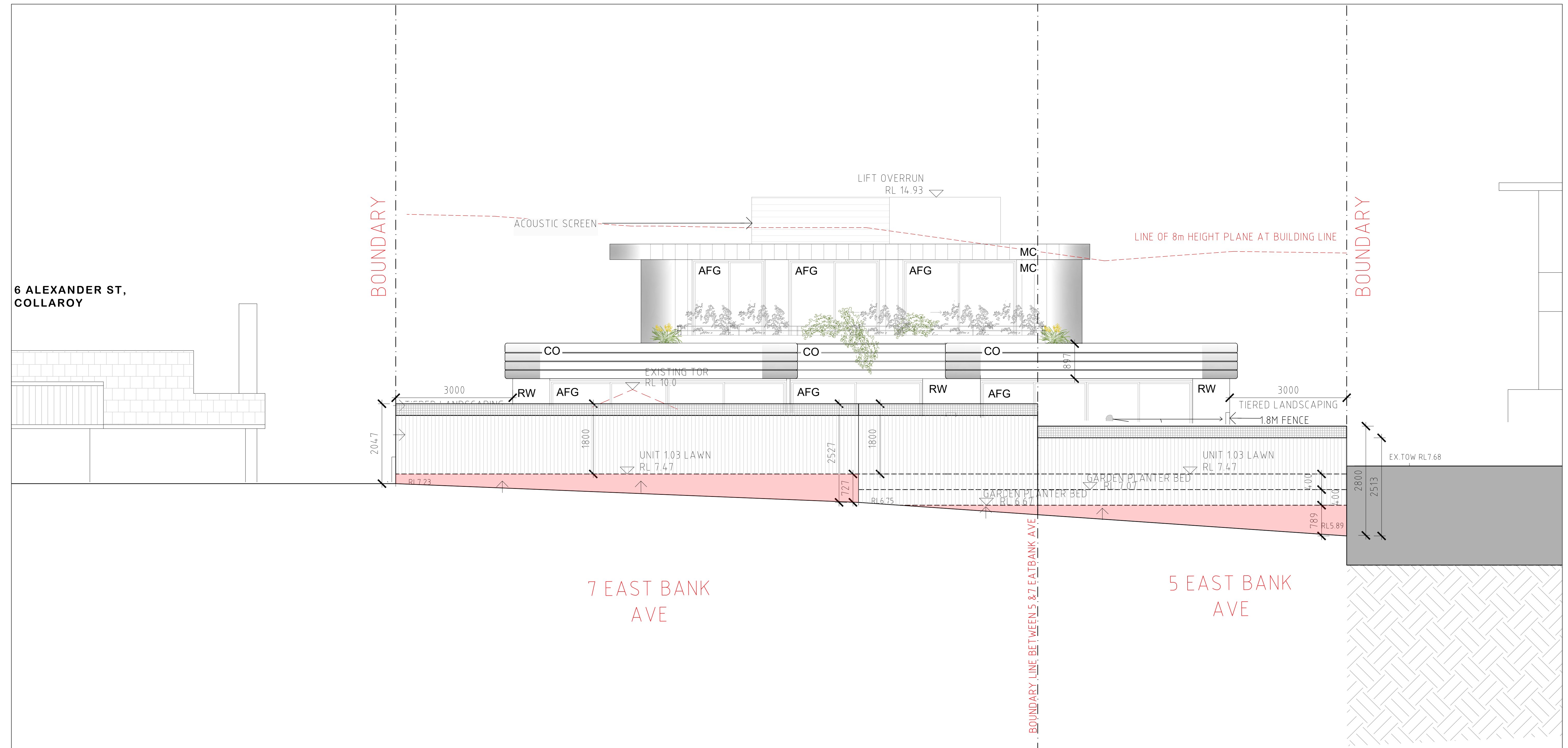
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 EXISTING RETAINING WALL



5 SOUTHERN BOUNDARY INTERFACE
SCALE 1:50 @ A1

DEVELOPMENT APPLICATION DRAWING

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LOT A, DP379308

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B	11.04.2022	ISSUED FOR POST SECTION 34 MEETING DRAWINGS			

DA301
SOTHERN BOUNDARY INTERFACE

ISSUE: B

DATE: (09/2021) PROJECT NO: 2129

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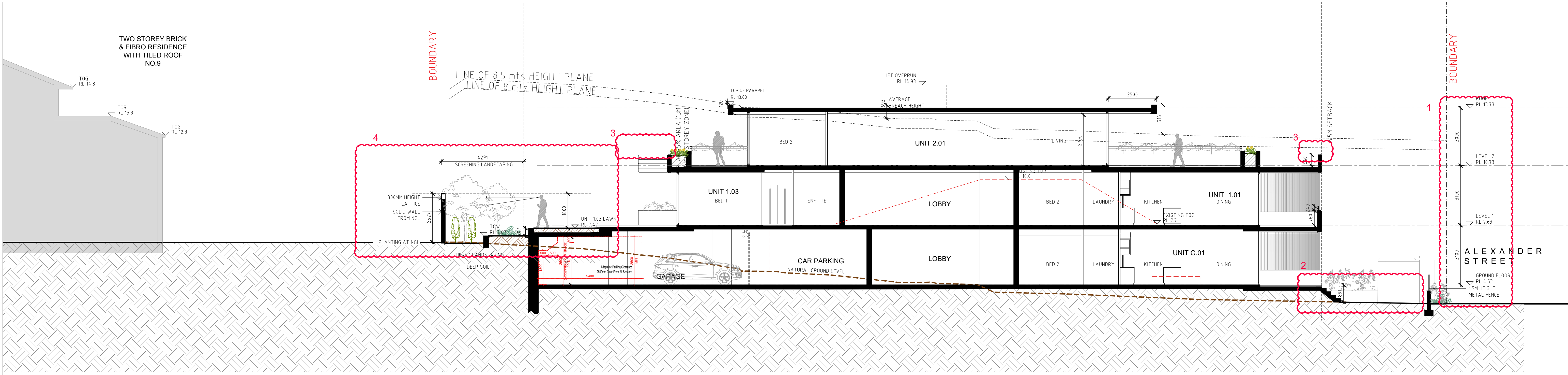
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1:
Ground floor raised to FPL at RL4.53, Level 1
at RL7.63, Level 2 at RL 10.73

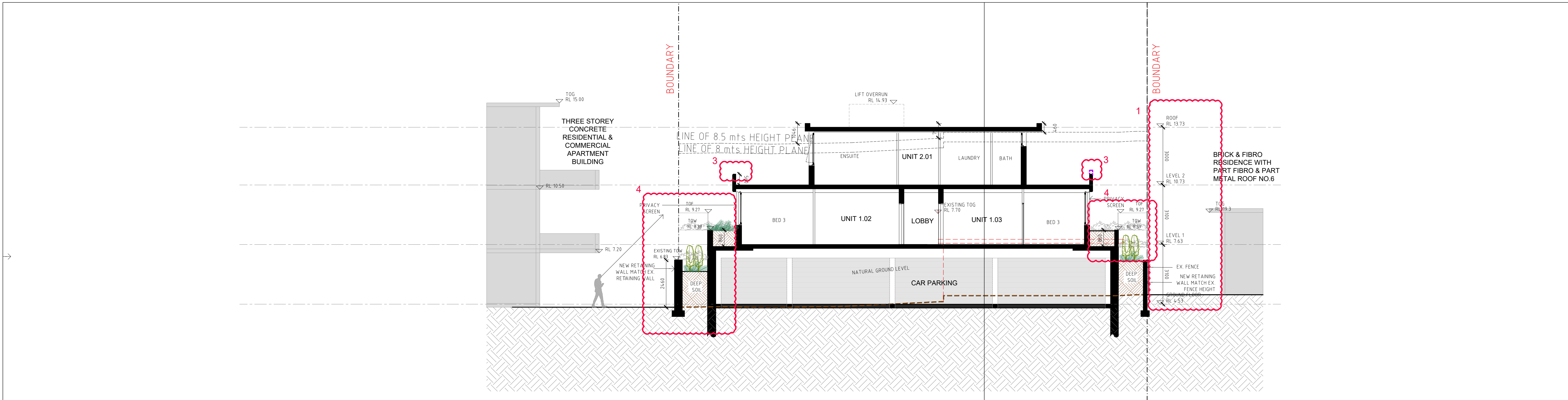
2:
Ground floor unit lawn area match existing RL

3:
Parapet on Level 1 reduced 200mm to improve
neighboring solar access

4:
Terracing planter to reduce bulk to neighboring
Private Open Space



1 SECTION A
SCALE 1:100 @ A1



2 SECTION B
SCALE 1:100 @ A1

DEVELOPMENT APPLICATION DRAWING

PROJECT:

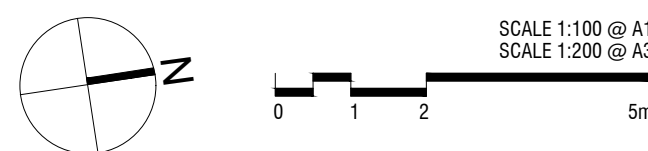
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DA300

SECTION A

ISSUE: C

PROJECT NO: 2129

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ABN 36 147 035 550

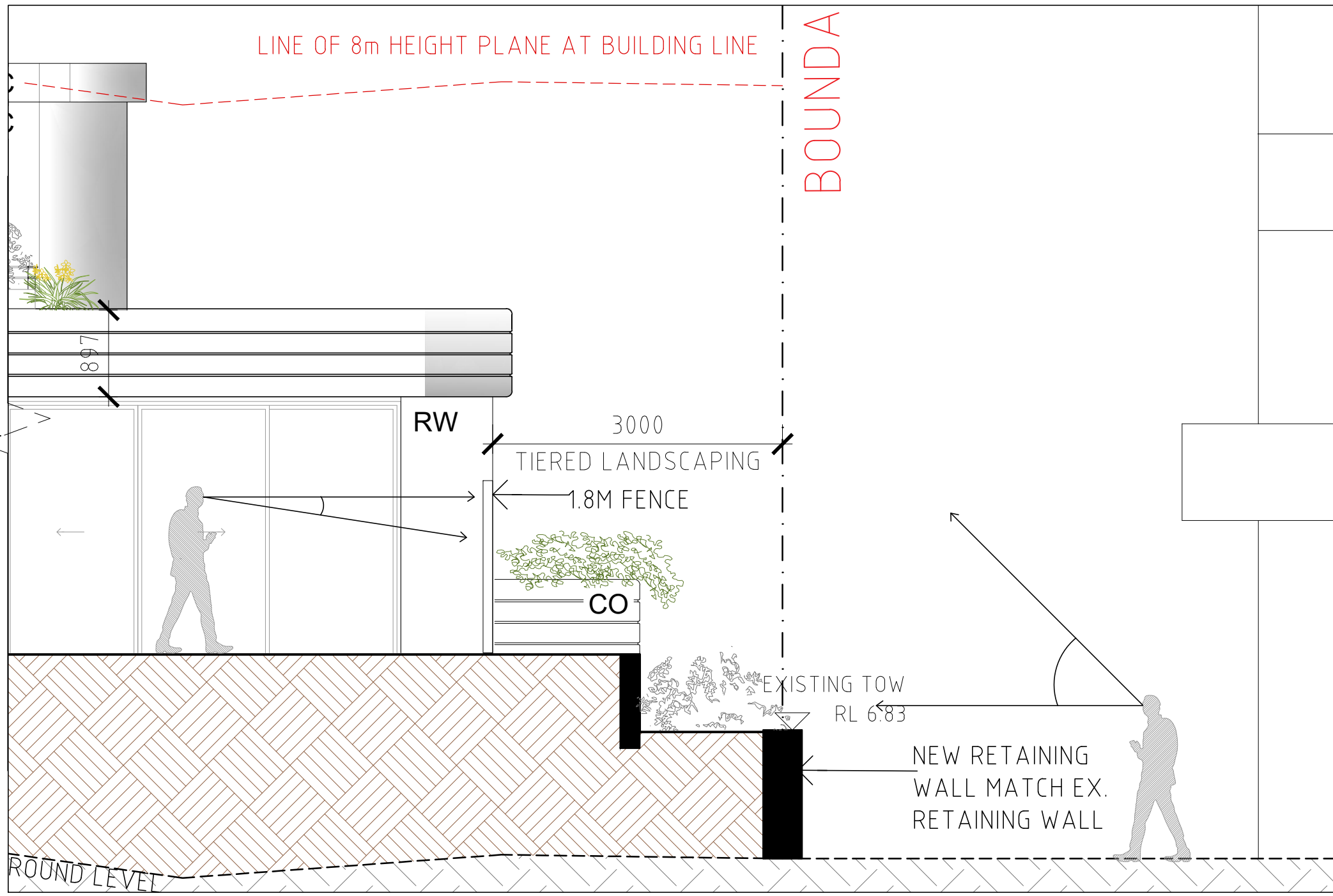
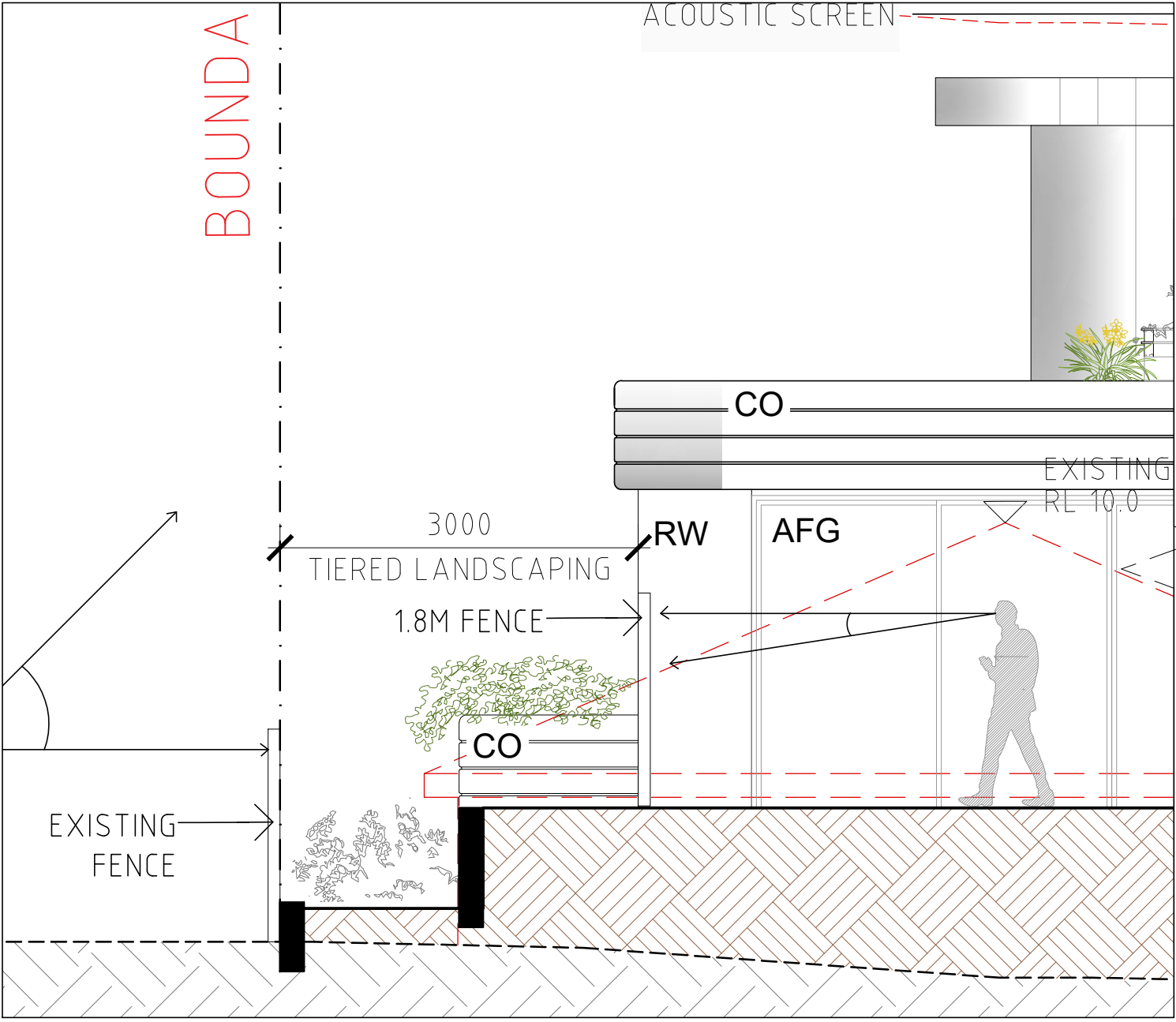
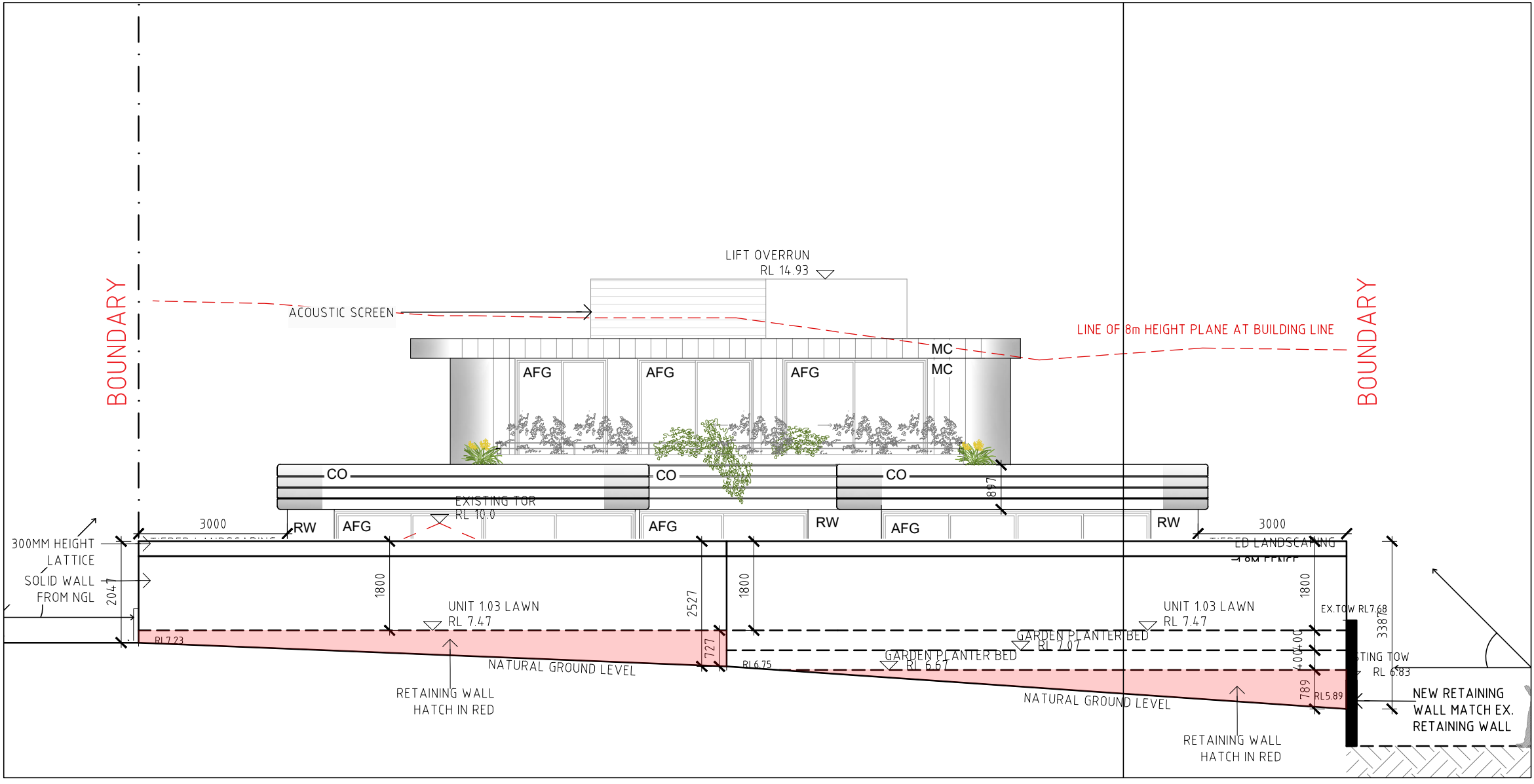
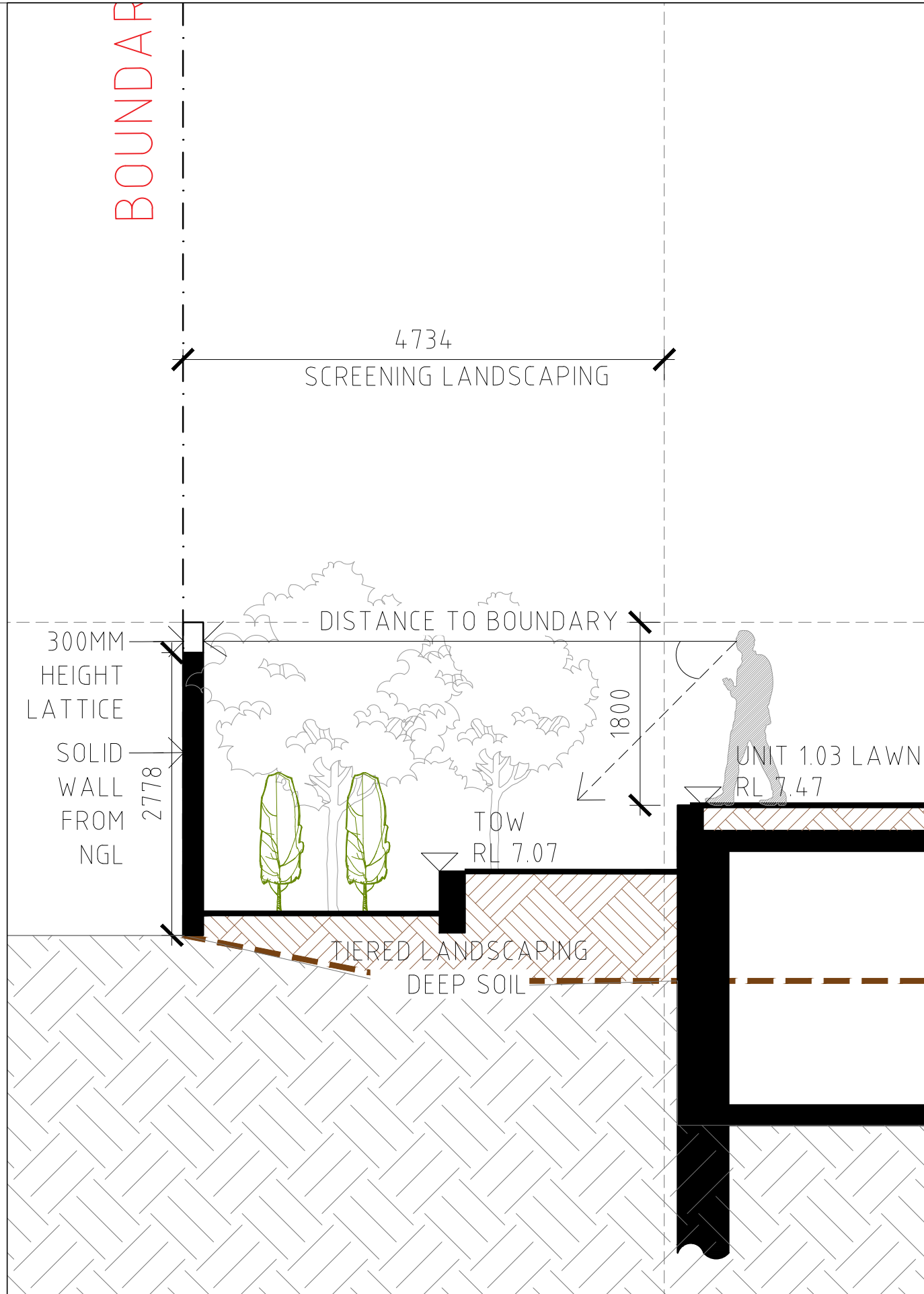
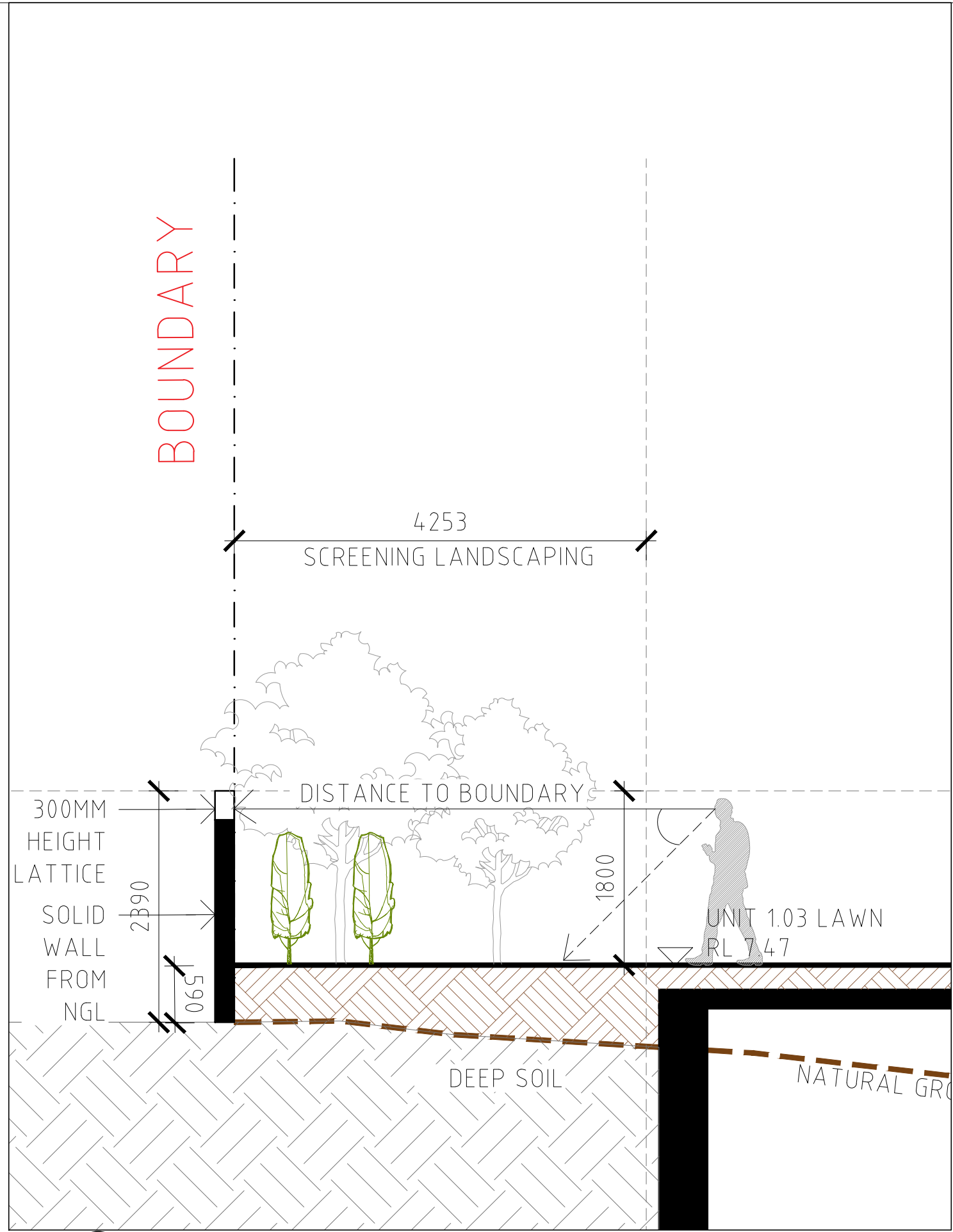
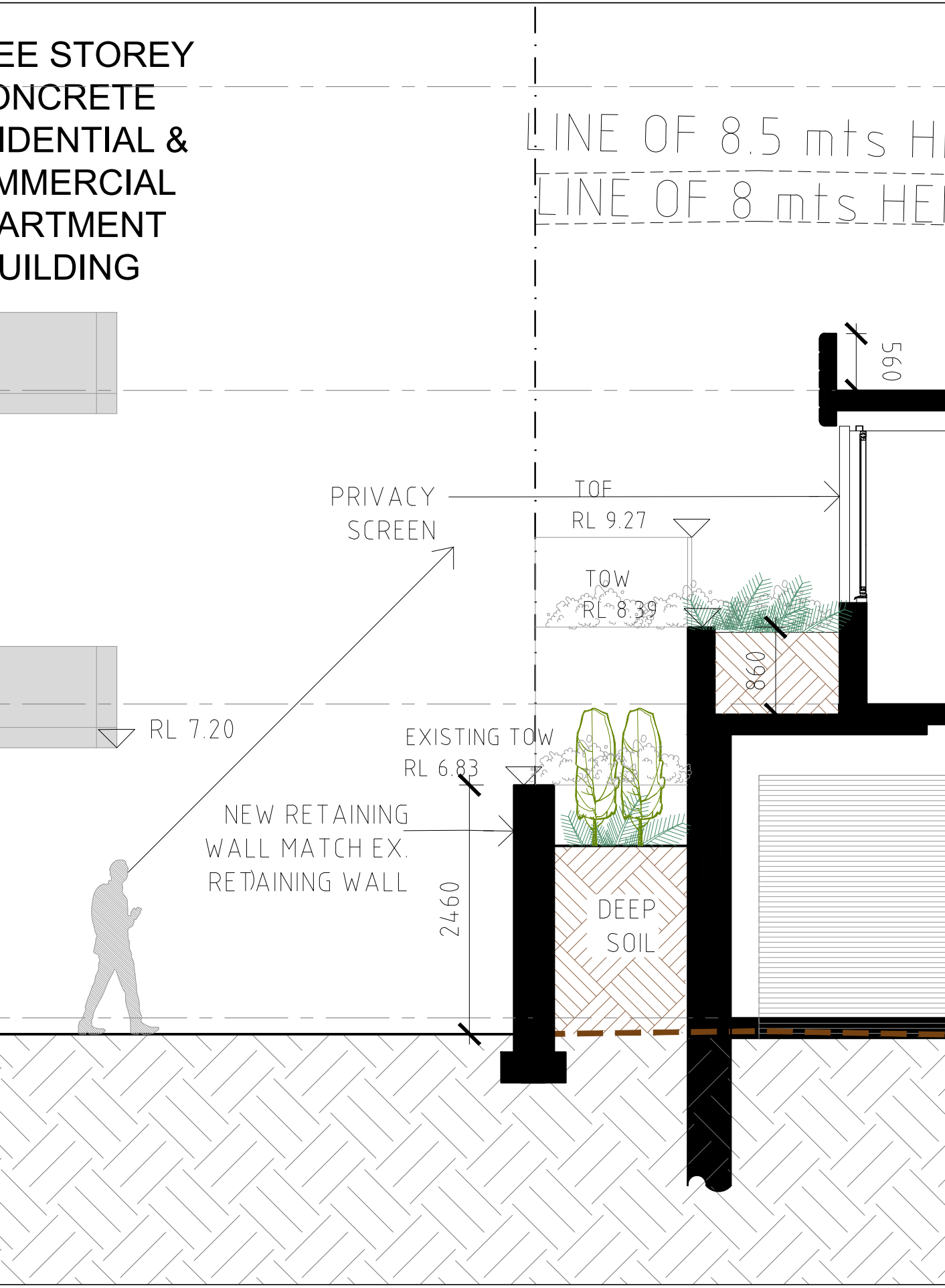
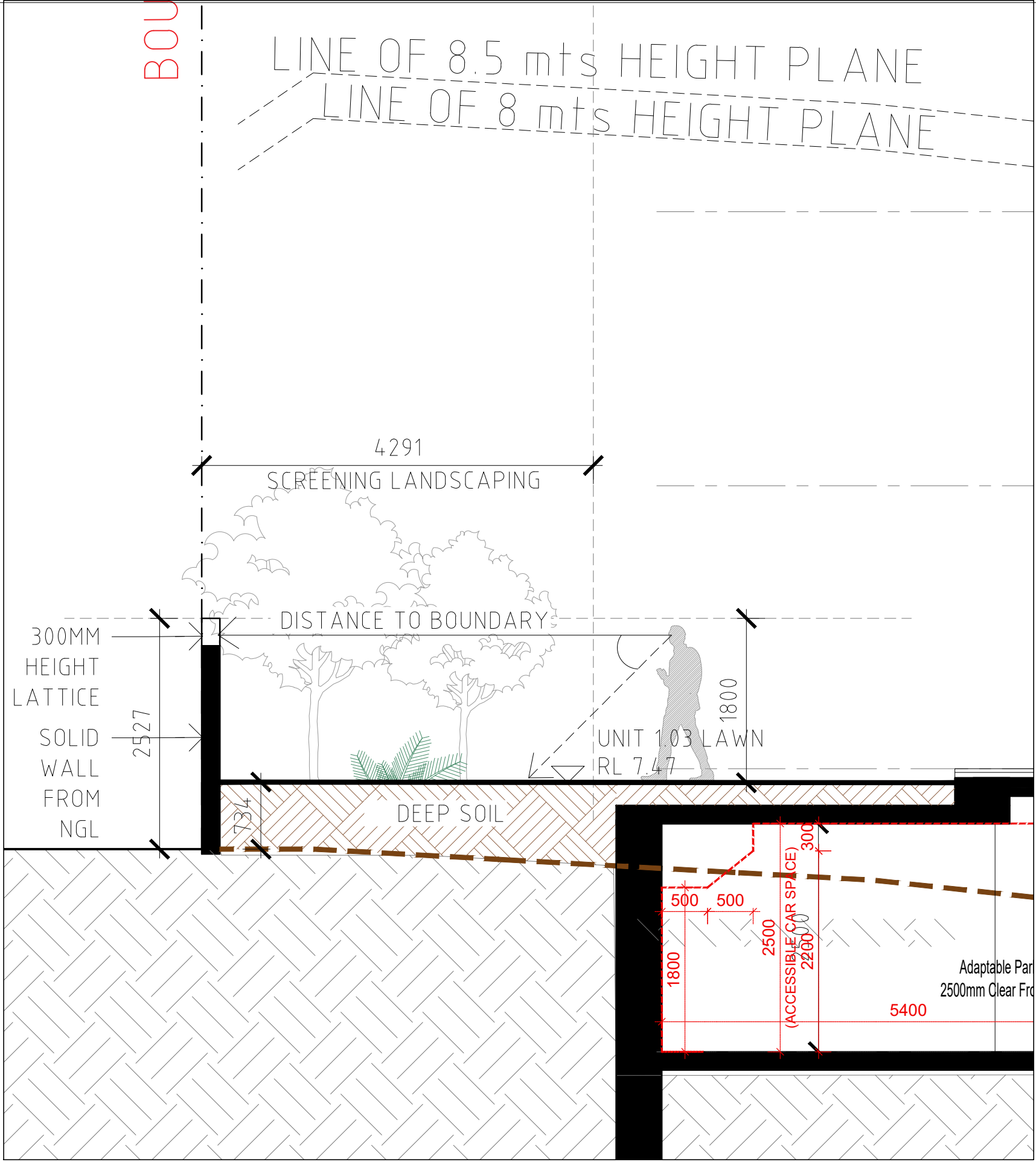
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GENERAL NOTES:

- 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
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS. AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

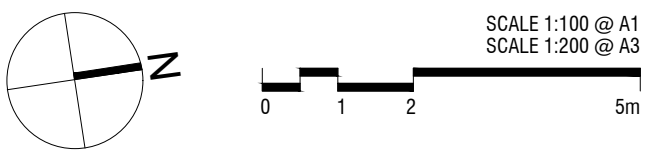
- AW AWNING
- HW HIGHLIGHT WINDOW
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS
- OP OPAQUE
- TOW TOP OF WALL
- TOG TOP OF GATE



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			



DA301
BOUNDARY CONDITION STUDY

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

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