DEVELOPMENT APPLICATION FOR: PROPOSED BASEMENT TO APPROVED CDC-2025/0178 **DWELLING AT:**

Lot 9 No.43 Idaline Street, COLLAROY PLATEAU NSW 2097 Australia

DRAWING SCHEDULE

No.	Title
A0000	COVER SHEET
A0001	SITE PLAN
A0002	BASIX REQUIREMENTS
A1000	BASEMENT FLOOR PLAN
A1001	GROUND FLOOR PLAN
A1002	FIRST FLOOR PLAN
A1003	ROOF PLAN
A2000	EAST & WEST ELEVATIONS
A2001	NORTH & SOUTH ELEVATIONS
A3000	SECTION A-A & B-B

DEVELOPMENT SCHEDULE

SITE AREA	422.80 m ²
GFA CALCULATION	
GFA ALLOWABLE	255.70 m ²
GFA PROPOSED	N/A (refer to CDC2025/0178)
LANDSCAPING LANDSCAPED REQUIRED - 15% of site area (1.5m min. width)	$63.42~\mathrm{m}^2$
LANDSCAPED PROPOSED	N/A (refer to CDC2025/0178)
MAXIMUM BUILDING HEIGHT RESTRICTION	8.5 m



11AM JUN 21 AZIMUTH: 81.03°

1PM DEC 22 AZIMUTH: 103.93

ALTITUDE: 79.43°

12PM JUN 21

AZIMUTH: 97.11°

_	R TO ALLOW FOR WALL AND FLOO	R FINISHE
ISSUE	AMENDMENT	D
Α	CONCEPT	20/08/2
В	FOR CONSULTANTS	18/09/2
C	Windows Updated	19/09/2
D	New Window to Living	27/09/2
E	Facade & compliance changes	26/11/2
F	WSC Assessment	06/12/2
G	CDC SUBMISSION	30/01/2
H	UPDATED BASIX CERT	26/02/2
ī	WALLS UPDATED	17/03/2
J	DETAILS UPDATED	24/03/2
K	PRELIM DA PLANS	31/03/2

NOTES

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS. THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES, ALL THE CONSTITUTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL THE CONSTITUTION BORNINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF COMPLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as "for construction." Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

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Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

date 20.08.2024 scale @ A3

A0000 2 24 20

SUBMISSION

project Lot 9 No.43 Idaline Street,

COLLAROY PLATEAU

COVER SHEET

AS1926.1-2012, SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS.

AS1926 2-2007, SWIMMING POOL SAFETY - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS.

AS/NZS 2416.1:2010, WATER SAFETY SIGNS AND BEACH SAFETY FLAGS

EARTHWORK IS TO COMPLY WITH NCC 2022 TABLE 3.1.1.1 AS REFERENCED IN FIG 3.1.2.1 & CLAUSE 3.1.1.0(B) FOR DETERMINATION OF A NORMAL SITE AS REFERENCED BY **CLAUSE 3.2.1.**

DRAINAGE IS TO COMPLY WITH AS/NZS 3500.3-2015 OR SECTION 5 OF AS/NZS 3500.5 2012.

TERMITE MANAGEMENT IS TO COMPLY WITH NCC 2022 PART 3.1.3 AND AS 3660.1-2014. A DURABLE NOTICE IS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 3.1.3(b) WHERE A CHEMICAL TERMITE MANAGEMENT SYSTEM IS USED. THE CHEMICAL MUST BE INCLUDED ON THE APPROPRIATE AUTHORITY'S PESTICIDES REGISTER. A.

PROVIDE A SINGLE STABILISED ENTRY/EXIT POINT. SEDIMENT OR BUILDING WASTE SHOULD BE REMOVED FROM THE ROAD BY SWEEPING, SHOVELLING OR SPONGING:

NOT WASHING

DIVERSION OF WATER DIVERT RUN OFF AWAY FROM DISTURBED AREAS AND STOCKPILES USING BANKS AND CHANNELS.

RUN OFF SHOULD BE TREATED (BY SEDIMENT FENCE OR THE LIKE) BEFORE LEAVING THE SITE.

ROOF WATER DRAINAGE

CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORM WATER SYSTEM AS SOON AS THE ROOF IS COMPLETE. TO REDUCE SITE WETNESS.

DUST CONTROLS

MINIMISE DISTURBANCES.

COVER STOCKPILES.

USE WATER WHEN NECESSARY, BUT CONTROL RUN OFF.

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SEDIMENTATION FENCES

FENCES SHOULD BE INSTALLED DOWN SLOPE TO TREAT SITE RUN-OFF.

TO BE EFFECTIVE, THEY NEED TO BE INSTALLED PROPERLY AND MAINTAINED REGULARLY.

DETAIL 2

GUTTER PROTECTION

GRAVEL SAUSAGES, GRAVEL BAGS OR SAND BAGS SHOULD BE INSTALLED AROUND STORM WATER INLETS TO REDUCE THE RISK OF UNTREATED RUN OFF ENTERING THE WATERWAYS.

STOCKPILES

STOCKPILES SHOULD BE LOCATED UPSLOPE AWAY FROM DRAINAGE LINES.

RUN OFF SHOULD BE DIVERTED AWAY FROM THE STOCKPILE.

PROTECT STOCKPILES WITH WATERPROOF COVERING.

INSTALL A SEDIMENT CONTROL DEVICE ON THE DOWNSLOPE SIDE OF THE STOCKPILE.

STOCKPILES MUST NOT BE STORED ON FOOTPATHS.

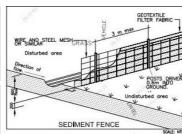
BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES

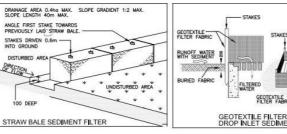
 DA PLANS
 14/04/2025

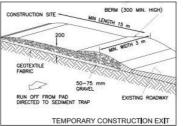
 BASEMENT TANKED PROPOSAL
 23/06/2025

FOR CONSULTANT

New Window to Living

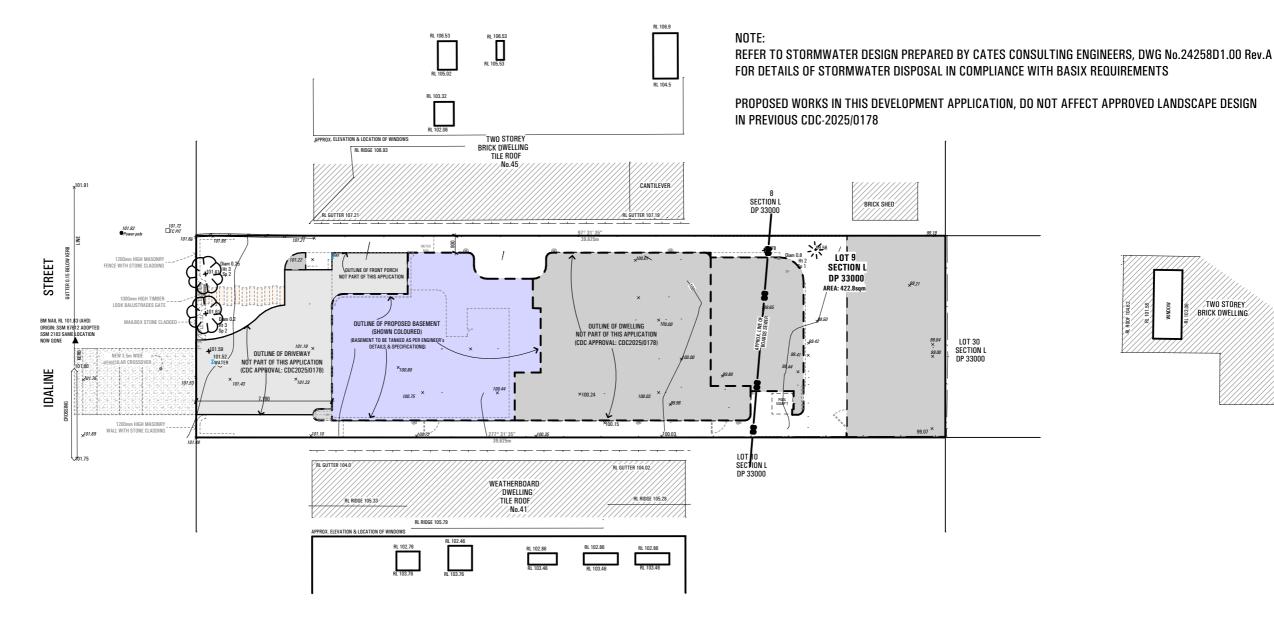














BRICK DWELLING

NOTES NOTES
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CONJUNCTION WILL CONSULTANTS AND CONTRACTOR DRAWINGS,
SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN
ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING
STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

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NOTES

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ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.



Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110



ph: 02 8065 6975

scale 1:200 @ A3 20.08.2024 A0001 2 24 20

BASIX™Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 17670615_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

settlicate must be submitted with a development application or lodged with a general certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NathERS certificate J0J/0VCAY4E-01.

Project summary			
Project name	43 Idaline Street, Collarsy Plateau_03		
Street address	43 IDALINE Street COU	LAROY PLATEAU 2017	
Local Government Area	Northern Beaches Coun	oli	
Plan type and plan number	Deposited Plan DP3300	b	
Lot no.	9		
Section no.	L.		
Project type	dwelling house (detached)		
No. of bedrooms	4		
Project score			
Winter	✓ 40	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 72	Target 72	
Minorale	-4 -100	Towns and	

Certificate Prepared by	
Nome / Company Name: AENEC - Office: 02 9994 8998	
AEN (Eapplicable):	



Schedule of BASIX commitments

The correliments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be compiled with.

Water Commitments	Show on QA plans	Show on CC/CSC plans & speca	Certifier check
Facures	SA PER	pan a speci	CHEX
The applicant must install allowerhoods with a minimum eating of 4 star (* 4.5 but <= 6 Lines plus agray/time amilior coverage broth) in			
all showers in the development. The applicant must install a table floating-oyalen with a minimum rating of 5 star in each table in the development.			-
The applicant must install taps with a reminers rating of 4 star in the bitchen in the development.		~	~
		~	
The applicant must install busin tops with a minimum rating of 4 star in each batteroom in the development.		~	
Alternative water			
Reinvelorierk			
The applicant must hatalf a minwarer task of at least 3000 liters on the site. This reinvestor tank must meet, and be installed in accompanie with, the sequence of all application populations authorities.	~	~	-
The applicant must configure the network tank to collect rain suroff from at least 150 equate metres of the roof area of the development (leaduring the case of the roof which drains to any stormwater tank or private dam).		~	~
The applicant must consent the survestment to			
 the cold water top that supplies each clothes washer in the development 		~	-
 at least one outdoor tay in the development (Natir NSW Health does not recommend that convector is used for human communication in serials with potable water supply.) 		~	-
Sairming Pool			
The swimming post medimicities a volume greater than 36 satetites.			
The swimming pool must be outdoors.			1
	_		
Outdoor Spa The spa resolved have a volume greater than 5 blokkes.			
The special control control of the special co	~	~	
Energy Commitments	Elever on	Show on CCICDC	Certifier
	DA plans	place & spece	chack
Hot water	_		_
The applicant must is still the following fruit water system in the development, or a system with a higher energy rating: gos instantaneous with a performance of distant.	~	~	~
Cooling system			
The approximated install the following ecomo prefers, or a cyclen with a higher energy rating, in at least 1 fiving associanced decling only. Every rating into		~	~
The applicant must a stall the following cooking protein, or a system with a higher energy rating, in at least 1 bedroom: aircoeditioning ducting only. Every, rating into			~
Hearing system			
The applicantinual isolal the following housing sustem, or a system with a higher energy rating, in or least 1 living larve second triving			
studing only. Every, rating not The applicant must is stall the following hesting system, or a system with a higher energy sating, in an least 1 bedroom: alconditioning		-	-
-ducting only. Energy, rating mis			
Versilation The applicant must is stall the following extraus systems in the development.			
At least I Staffwoors individual fan, duded to façade or roof, Operation control, manual welch onlost	i		
Notifiers includual law, ducted to layable or roof, Operation control manual system out of			*
		-	~
Laundry: individual fee, ducted to topide or soot, Operation control manual select arrolf		-	~
Artificial lighting			
The applicant must ensure that a minimum of 10% of light fatures are fitted with fluorescent, compact fluorescent, or light-entiting- stock (LED) lamps.		-	-
Name of Makeline			
Natural lighting			
Presented Ingentiency The applicant must install a window and/or skylight in the kitchen of the divelling formational lighting.			
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Type Material Added Insulation Colour** Detail Steel Framed Concrete R2:00 Medium Ground floor roof sections Steel Framed Metal roof R4:00 Medium Level 1 roof sections Floors/Cellings Specification: Type Material Added Insulation Covering Detail Masonry Concrete R2:00 As per drawings Slab on ground - except garage (no insulation) Steel framed Concrete R1:00 As per drawings Oround floor suspended slab Steel framed Concrete Nill As per drawings
Steel Framed Concrete R2.90 Medium Ground floor roof sections
Steel Framed Metal roof R4.00 Medium Level 1 roof sections
Floors/Ceilings Specification: Type Material Added Insulation Covering Detail Masonry Concrete R2.00 As per drawings Slab on ground - except garage (no insulation) Steel framed Concrete R1.00 As per drawings Oround floor suspended slab Steel framed Concrete Nill As per drawings
Type Material Added Insulation Covering Detail Masonry Concrete 82.00 As per drawings Slab on ground - except garage (no insulation) Steel framed Concrete NII As per drawings Countries Steel framed Concrete NII As per drawings Level 1 slab
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Masonry Concrete 82.00 As per drawings Slab on ground - except garage (no insulation) Steel framed Concrete Rt.00 As per drawings Ground floor suspended slab Steel framed Concrete Nil As per drawings Level 1 slab
Steel framed Concrete R1.00 As per drawings Ground floor suspended stab Steel framed Concrete Nill As per drawings Level 1 stab
Masonry Concrete R2.00 As per drawings Above Garage & exposed subfloors
Window Specification*
Frame material Otazing U-Value SHGC Detail
*NOTE: WINDOW PERFORMANCE IS DETERMINED BY U-VALUE AND SHIGC NOT THE SYSTEM DESCRIPTION. THESE PERFORMANCE FIGURES CAN BE ACHIEVED BY MULTIPLE WINDOWNDOOR AND THEIR DESCRIPTION IN THE NATHER'S IS SECONDARY, FOCUS OF THE PERFORMANCE VALUES.
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Masonry Concrete R2.00 As per drawings Above Garage & exposed subfloors
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Steel framed Concrete Nill As per drawings Level 1 stab
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Project





Nominated NSW Architects Reg. 9401 - Mark P. Alves Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110



project Lot 9 No.43 Idaline Street, **COLLAROY PLATEAU**



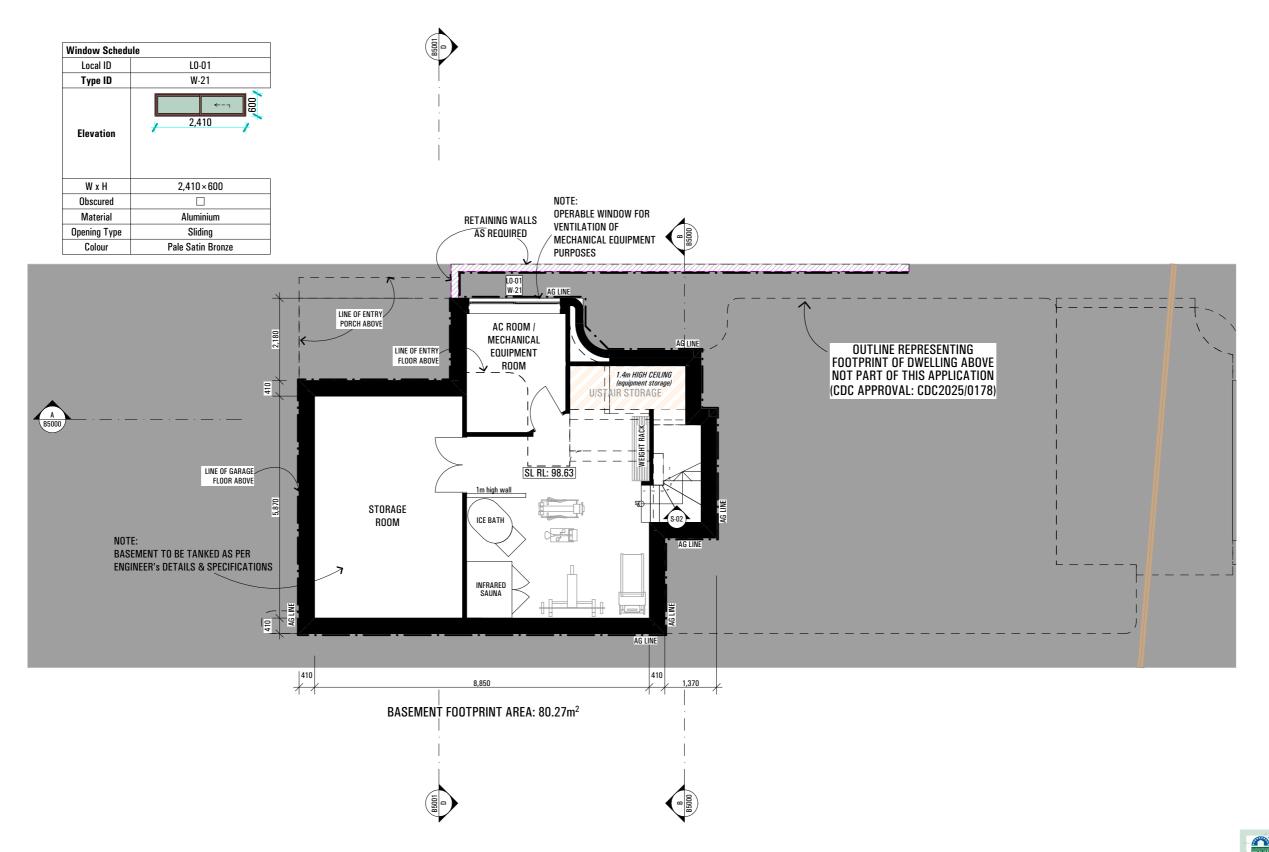


NOTES

NOTES
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SPECIFICATIONS, THE DRAWINGS, ALL ADBEROMMS, FINISHES
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SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN
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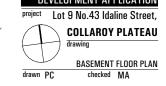
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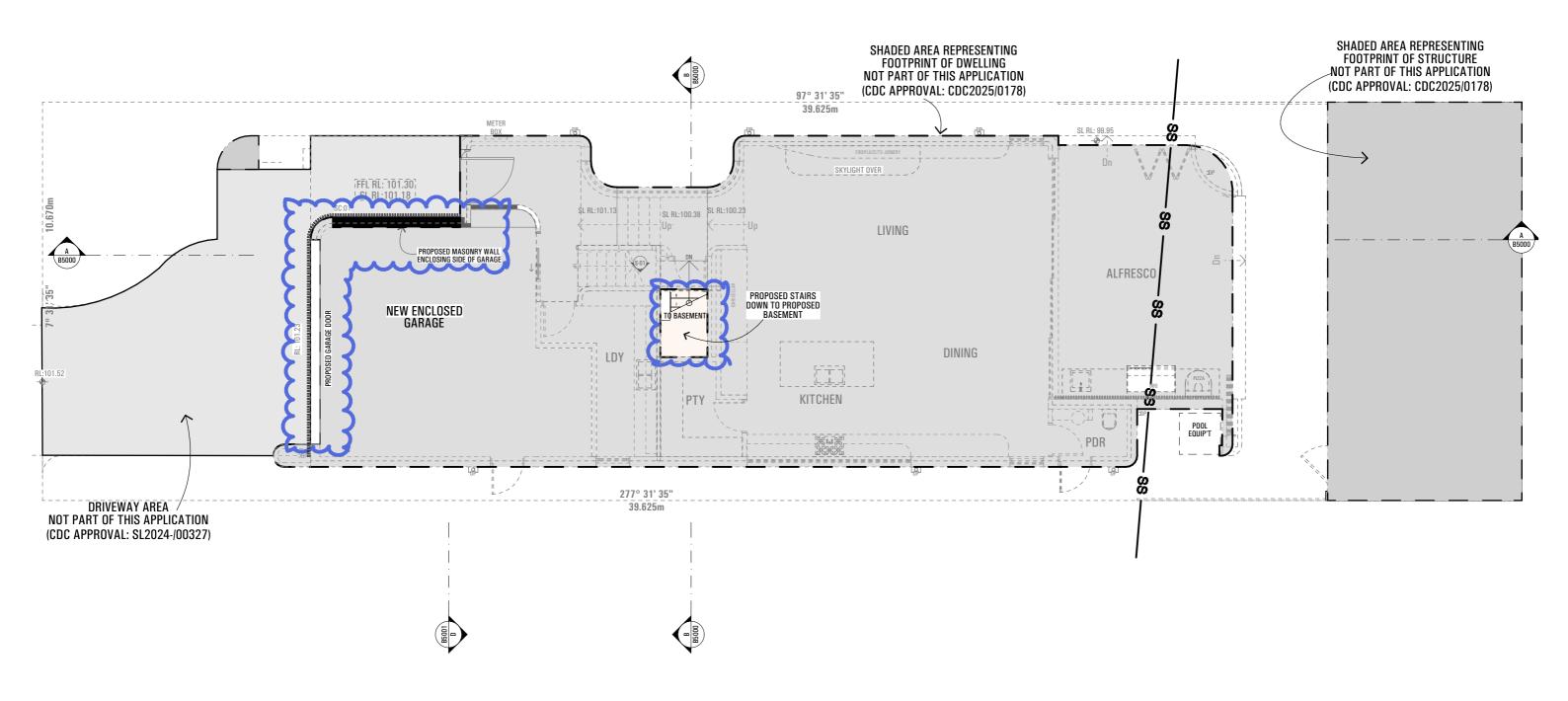
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Certificate No. # J0JOVCAY4E-01

date 20.08.2024 scale 1:1 @ A3

A1000 2 24 20



BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES					
ISSUE	AMENDMENT	DATE			
Α	CONCEPT	20/08/2024			
В	FOR CONSULTANTS	18/09/2024			
C	Windows Updated	19/09/2024			
D	New Window to Living	27/09/2024			
E F	Facade & compliance changes	26/11/2024			
F	WSC Assessment	06/12/2024			
G	CDC SUBMISSION	30/01/2025			
H	UPDATED BASIX CERT	26/02/2025			
ī	WALLS UPDATED	17/03/2025			
J	DETAILS UPDATED	24/03/2025			
K	PRELIM DA PLANS	31/03/2025			
L	DA PLANS	14/04/2025			
M	BASEMENT TANKED PROPOSAL	23/06/2025			

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GROUND FLOOR PLAN date 20.08.2024 scale 1:100 @ A3

2 24 20

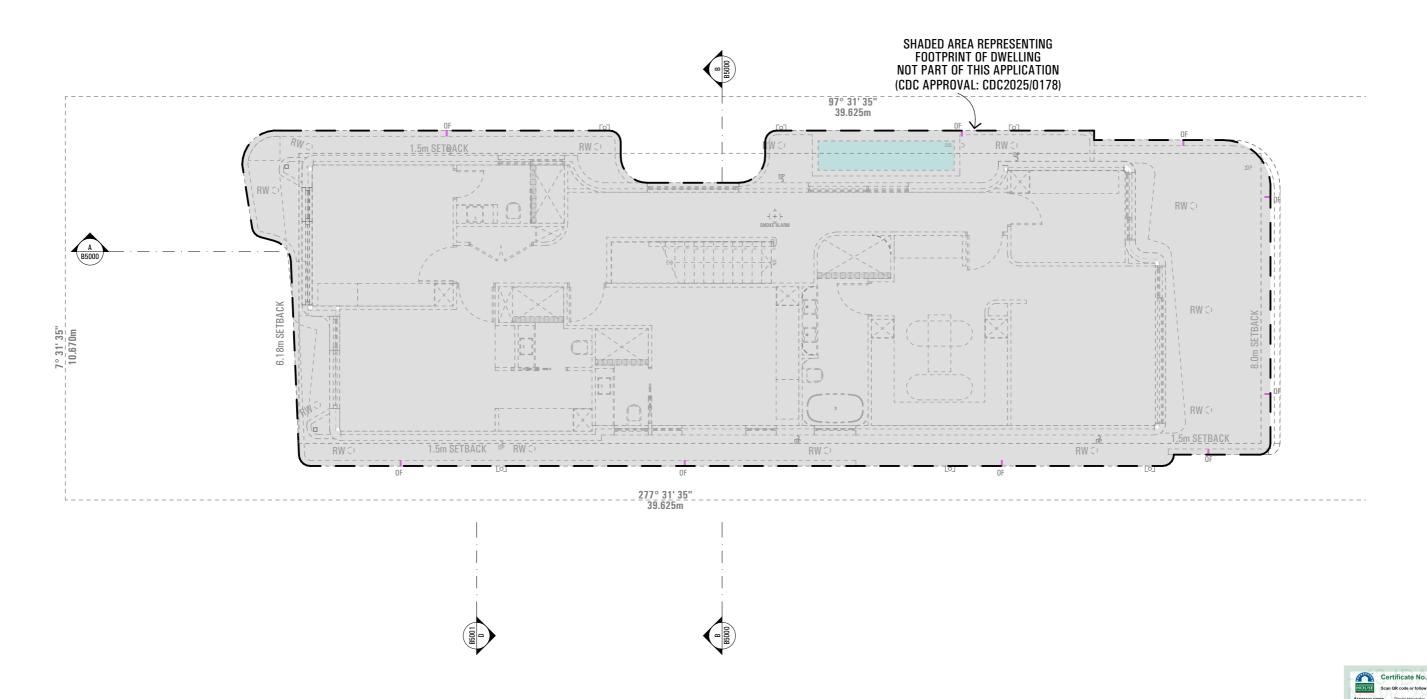
Certificate No. # J0JOVCAY4E-01

SUBMISSION

project Lot 9 No.43 Idaline Street,

A1001

COLLAROY PLATEAU





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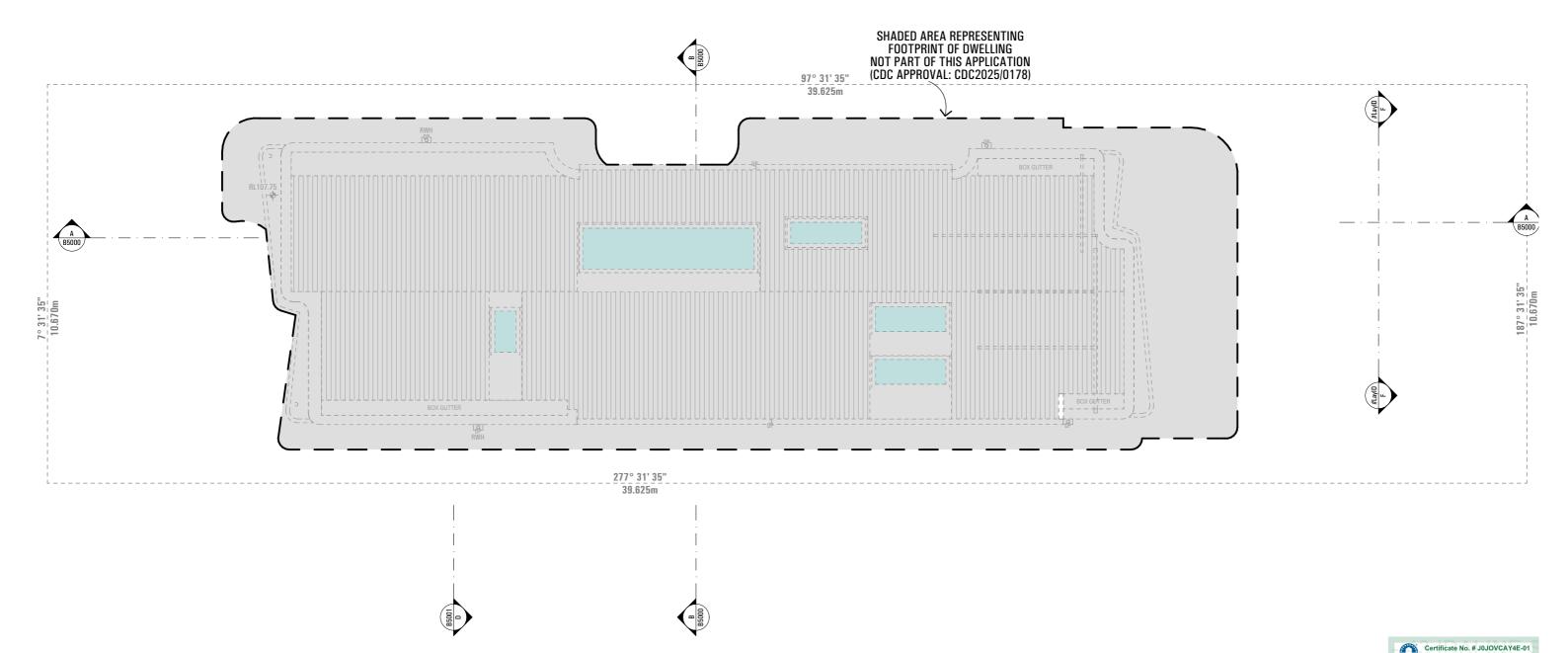
ARCHITECTS Nominated NSW Architects Reg. 9401 · Mark P. Alves

Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

checked MA date 20.08.2024 scale 1:100 @ A3

project no 2_24_20 A1002





ISSUE	AMENDMENT	DATE
Α	CONCEPT	20/08/2024
В	FOR CONSULTANTS	18/09/2024
С	Windows Updated	19/09/2024
D	New Window to Living	27/09/2024
E F	Facade & compliance changes	26/11/2024
F	WSC Assessment	06/12/2024
G	CDC SUBMISSION	30/01/2025
Н	UPDATED BASIX CERT	26/02/202
I	WALLS UPDATED	17/03/202
J	DETAILS UPDATED	24/03/2029
K	PRELIM DA PLANS	31/03/2029
L	DA PLANS	14/04/2029
M	BASEMENT TANKED PROPOSAL	23/06/2029

NOTES

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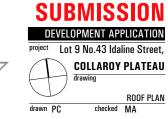
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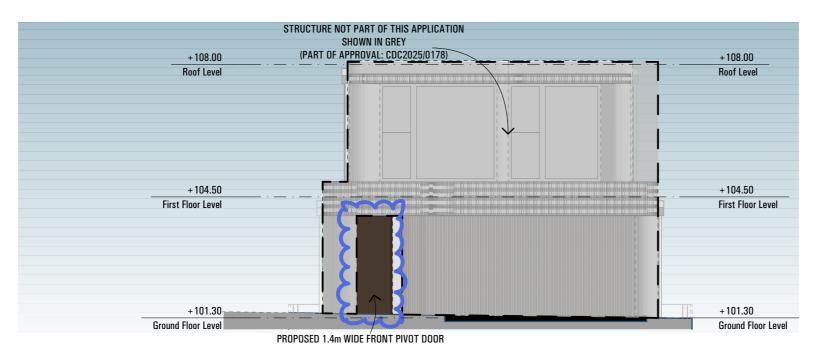




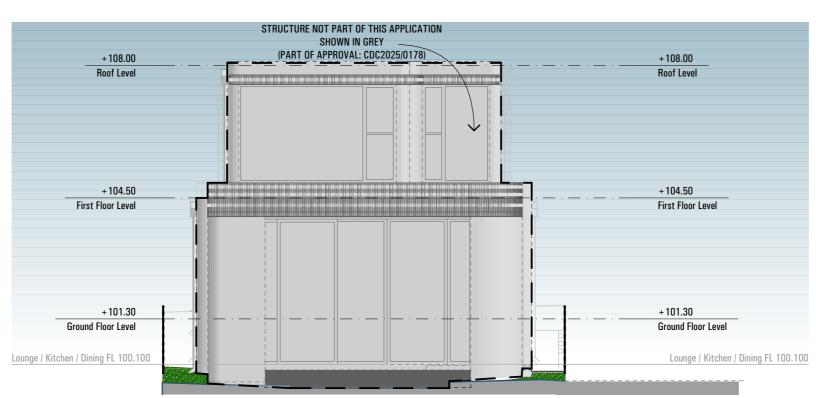
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date 20.08.2024 scale 1:100 @ A3 project no 2_24_20 A1003



Front Elevation (WEST)



Rear Elevation (EAST)

ISSUE	AMENDMENT	DATE
Α	CONCEPT	20/08/2024
В	FOR CONSULTANTS	18/09/2024
<u>B</u> C	Windows Updated	19/09/2024
D	New Window to Living	27/09/2024
E	Facade & compliance changes	26/11/2024
F	WSC Assessment	06/12/2024
G	CDC SUBMISSION	30/01/2025
H	UPDATED BASIX CERT	26/02/2025
Ī	WALLS UPDATED	17/03/2025
J	DETAILS UPDATED	24/03/2025
K	PRELIM DA PLANS	31/03/2025
	DA DI ANO	14/04/2025

DA PLANS 14/04/2025 BASEMENT TANKED PROPOSAL 23/06/2025

NOTES

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MAP

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checked MA date 20.08.2024 scale 1:100 @ A3

drawing no A2000 2 24 20

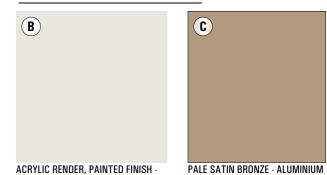
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Scan QR code or follow website link for rating details.

EAST & WEST ELEVATIONS

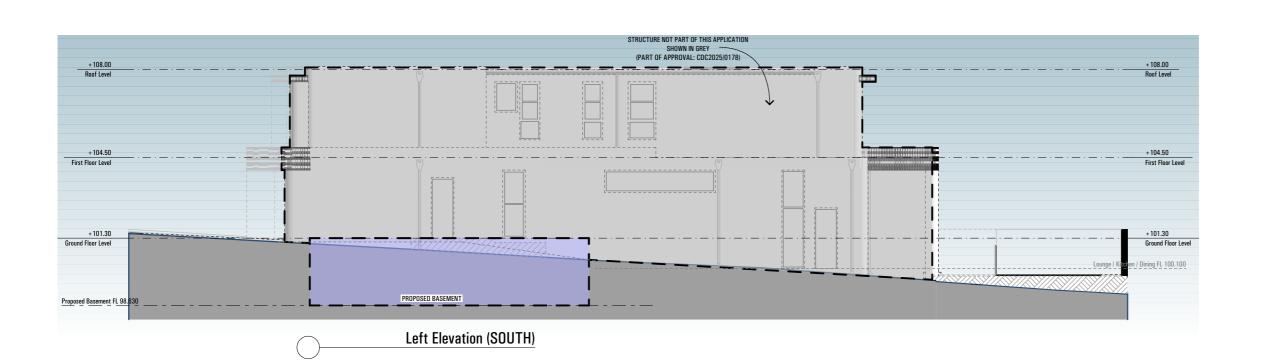
STRUCTURE NOT PART OF THIS APPLICATION SHOWN IN GREY (PART OF APPROVAL: CDC2025/0178) +108.00 Roof Level +108.00 + 104.50 First Floor Level +104.50 PROPOSED EXCAVATION OUTSIDE PROPOSED BASEMENT + 101.30 Ground Floor Level + 101.30 Ground Floor Level ROPOSED RETAINING WALL Proposed Basement FL 98.630 PROPOSED WINDOW TO BASEMENT PROPOSED BASEMENT

MATERIALITY AND FINISHES



SNOWY MOUNTAIN COLOUR

WINDOW & DOOR FRAMES



Certificate No. # J0JOVCAY4E-01

DA PLANS 14/04/2025 BASEMENT TANKED PROPOSAL 23/06/2025

BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES

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Right Elevation (NORTH)

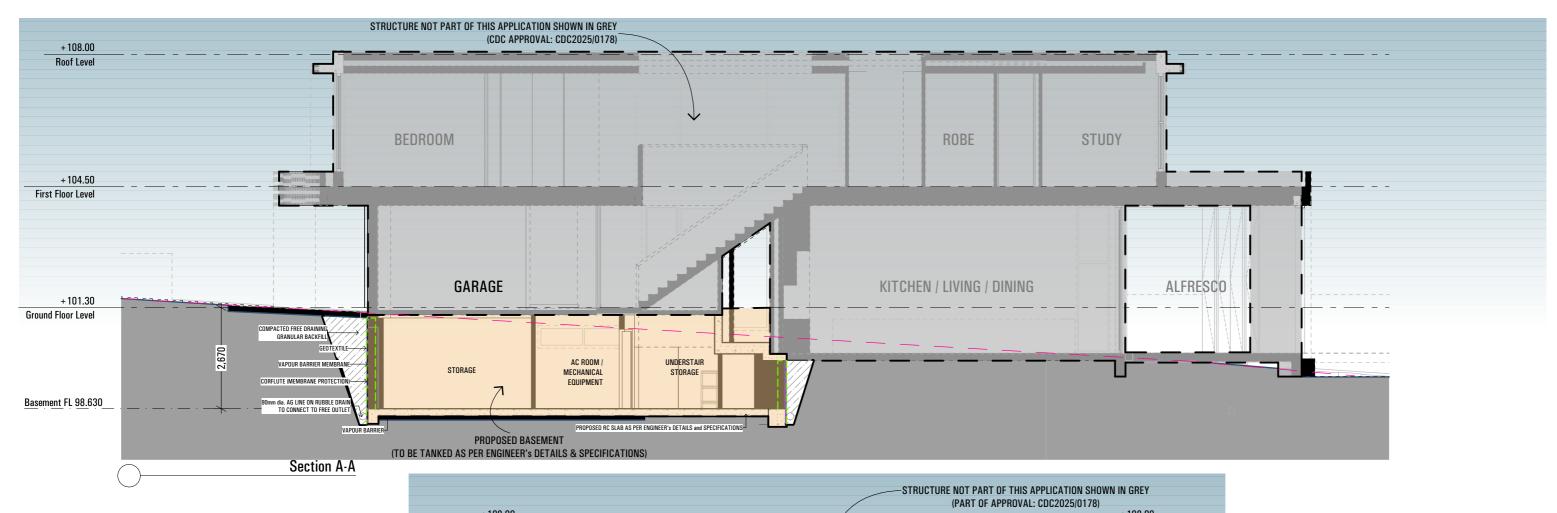


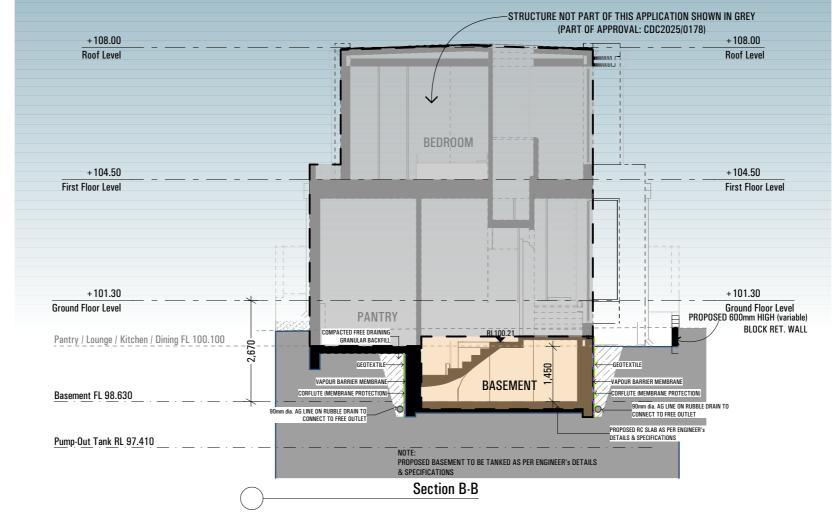
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

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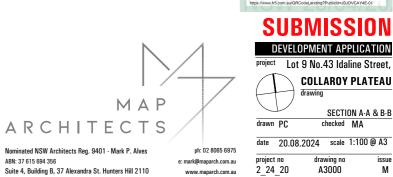
BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES ISSUE AMENDMENT A CONCEPT B FOR CONSULTANTS Windows Updated New Window to Living

NOTES

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A3000