



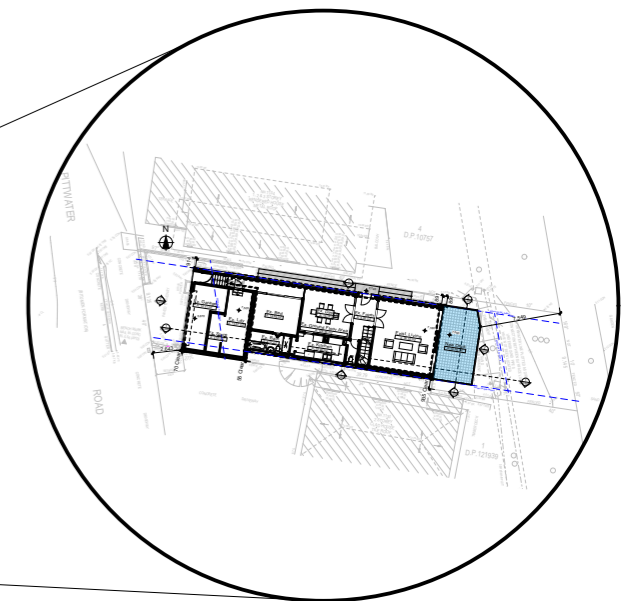
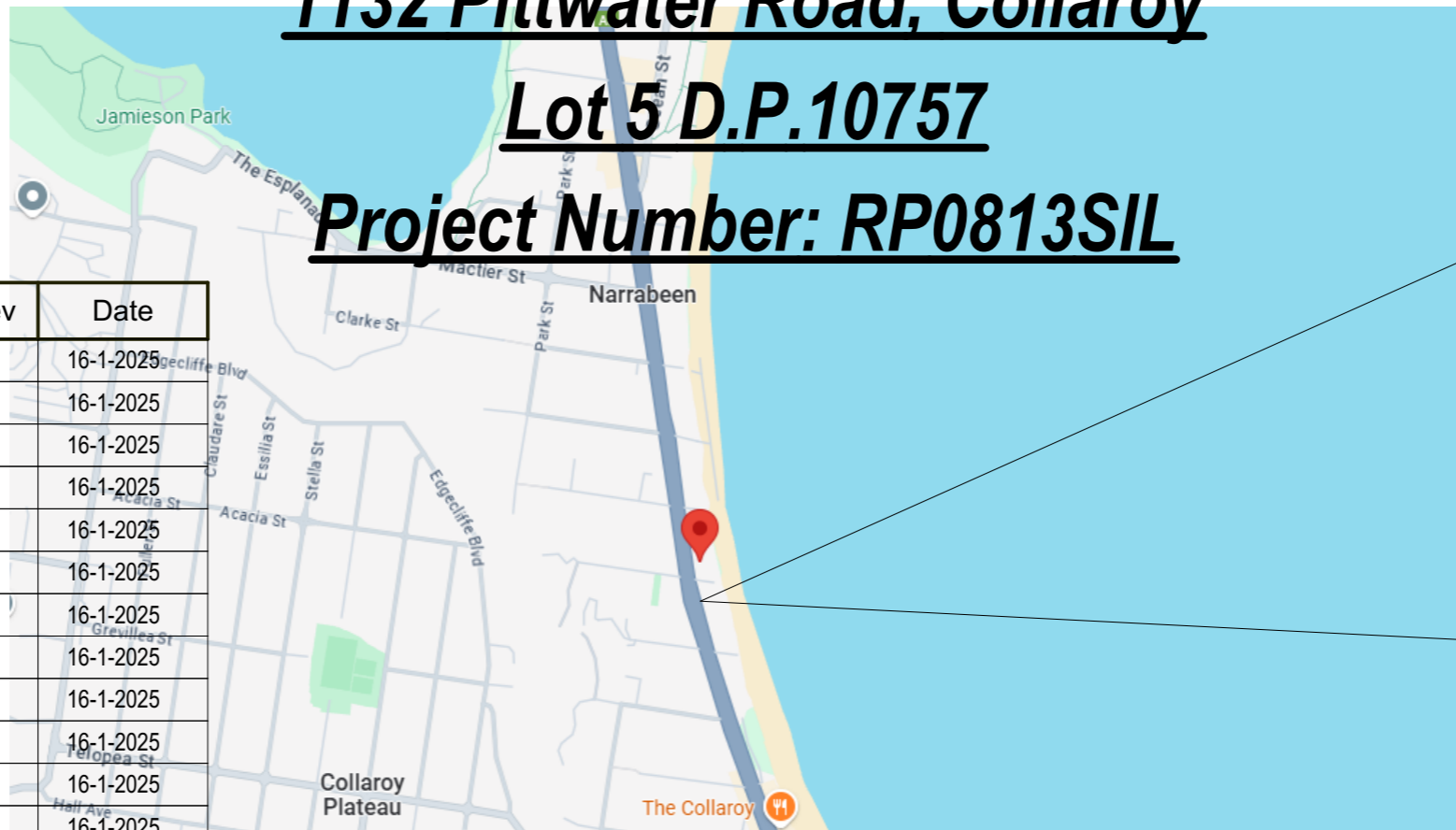
ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE

For Garry Silk

1132 Pittwater Road, Collaroy

Lot 5 D.P.10757

Project Number: RP0813SIL



| Drawing No: | Description | Rev | Date |
|-------------|---------------------------------|-----|-----------|
| | Cover Sheet | - | 16-1-2025 |
| DA1001 | A4 Notification Plan | - | 16-1-2025 |
| DA1002 | Survey | - | 16-1-2025 |
| DA1003 | Site Plan | - | 16-1-2025 |
| DA1004 | Existing Ground Floor Plan | - | 16-1-2025 |
| DA1005 | Existing First Floor Plan | - | 16-1-2025 |
| DA1006 | Demolition Plan Ground | - | 16-1-2025 |
| DA1007 | Demolition Plan First Floor | - | 16-1-2025 |
| DA1008 | Excavation & Fill Plan | - | 16-1-2025 |
| DA1009 | Landscape Open Space Plan | - | 16-1-2025 |
| DA1010 | Landscape Plan | - | 16-1-2025 |
| DA1011 | Sediment & Erosion Control Plan | - | 16-1-2025 |
| DA1012 | Waste Management Plan | - | 16-1-2025 |
| DA1013 | Stormwater Plan | - | 16-1-2025 |
| DA2001 | Basement | - | 16-1-2025 |
| DA2002 | Ground Floor Plan | - | 16-1-2025 |
| DA2003 | First Floor Plan | - | 16-1-2025 |
| DA2004 | Roof Plan | - | 16-1-2025 |
| DA3001 | Section 1 | - | 16-1-2025 |
| DA4001 | Elevation 1 | - | 16-1-2025 |
| DA4002 | Elevation 2 | - | 16-1-2025 |
| DA5001 | Perspective | - | 16-1-2025 |
| DA5002 | June 21st 9am | - | 16-1-2025 |
| DA5003 | June 21st 12pm | - | 16-1-2025 |
| DA5004 | June 21st 3pm | - | 16-1-2025 |
| DA6001 | Schedule of Colours & Materials | - | 16-1-2025 |

BASIX[®]Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

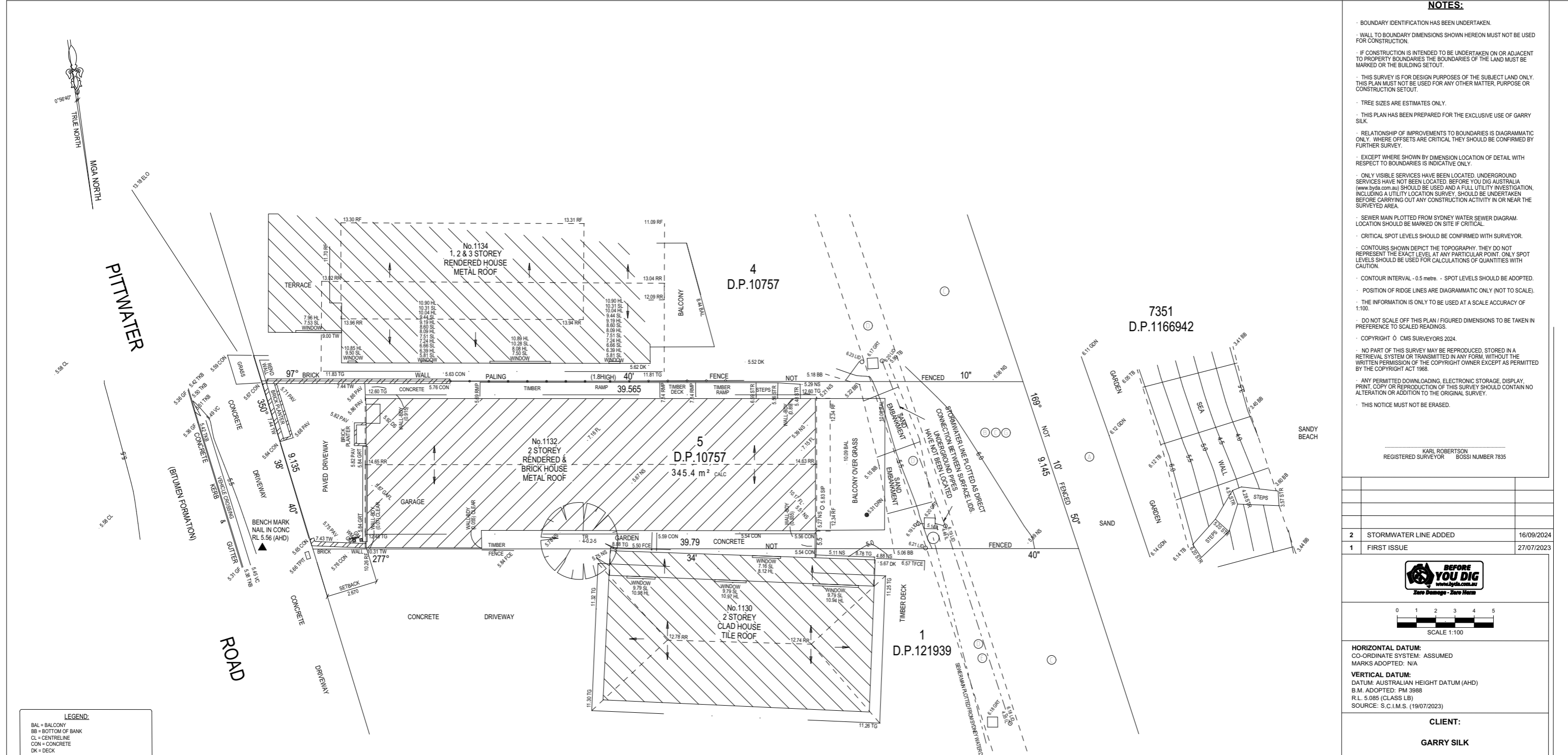
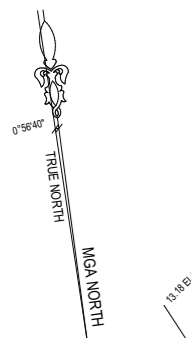
Certificate number: A1780067

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.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 16 January 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



| Project address | |
|---|--|
| Project name | Silk |
| Street address | 1132 PITTWATER Road COLLAROY 2097 |
| Local Government Area | Northern Beaches Council |
| Plan type and number | Deposited Plan DP10757 |
| Lot number | 5 |
| Section number | - |
| Project type | |
| Dwelling type | Dwelling house (detached) |
| Type of alteration and addition | The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa). |
| N/A | N/A |
| Certificate Prepared by (please complete before submitting to Council or PCA) | |
| Name / Company Name: | RAPID PLANS PTY LTD |
| ABN (if applicable): | 43150064592 |



LEGEND:

- BAL = BALCONY
- BB = BOTTOM OF BANK
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DWN = DRAIN
- DS = DOOR SILL LEVEL
- FCE = FENCE
- FL = FLOOR LEVEL
- GARFL = GARAGE FLOOR LEVEL
- GDN = GARDEN
- GF = GUTTER LEVEL
- GM = GAS METER
- GRT = GRATE
- HL = HOOD LEVEL
- NS = NATURAL SURFACE
- PAV = PAVING
- RF = TOP OF ROOF
- RMP = RAMP
- RR = ROOF RIDGE
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- STR = STAIRS
- TB = TOP OF BANK
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- WM = WATER METER
- = ELECTRICITY OVERHEAD
- - - = SEWER UNDERGROUND
- - - = STORMWATER UNDERGROUND

TREE SPREAD-DIAMETER-HEIGHT

1 Survey 1:200

NOTE:
THE INTEGRITY OF ALL EXISTING SURVEY INFORMATION IN THIS PLAN THAT IS SHOWN HEREON AS GREY SCALE COLOUR HAS NOT BEEN SURVEYED OR INVESTIGATED BY CMS SURVEYORS PTY LIMITED AS PART OF THE ISSUE 2 SURVEY.

- TITLE INDICATES THAT LOT 5 IN D.P.10757 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - ① - DP1282100 EASEMENT FOR WORKS 20 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 - ② - DP1282100 EASEMENT FOR SUPPORT 5.8 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1282100
 - ③ - DP1282100 EASEMENT FOR ACCESS, CONSTRUCTION, SUPPORT & MAINTENANCE 5.8 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1282100
 - ④ - DP1282100 EASEMENT FOR ACCESS, CONSTRUCTION, SUPPORT & MAINTENANCE 5.8 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
 - ⑤ - DP1282100 EASEMENT TO DRAIN WATER 1.7 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1282100
 - ⑥ - DP1282100 EASEMENT TO DRAIN WATER 1.7 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
 - ⑦ - DP1282100 EASEMENT TO DRAIN SEWAGE 1.7 METRE(S) WIDE REFERRED TO AND NUMBERED (5) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
 - ⑧ - DP1282100 RESTRICTION(S) ON THE USE OF LAND (NOT INVESTIGATED)

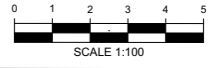
DA APPLICATION ONLY NOT FOR CONSTRUCTION

NOTES:

- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF GARRY SILK.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.byou.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
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- THIS NOTICE MUST NOT BE ERASED.

KARL ROBERTSON
REGISTERED SURVEYOR BOSSI NUMBER 7835

| | | |
|---|-----------------------|------------|
| 2 | STORMWATER LINE ADDED | 16/09/2024 |
| 1 | FIRST ISSUE | 27/07/2023 |



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 3988
R.L. 5.085 (CLASS LB)
SOURCE: S.C.I.M.S. (19/07/2023)

CLIENT:
GARRY SILK

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 5 IN DP10757 No.1132 PITTWATER RD COLLAROY, NSW, 2097

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

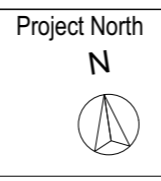
| | | | |
|--|-------------------|---|----------------|
| SURVEYED JTL/J | DRAWN GPI/LJ | CHECKED JTL/J | APPROVED BS |
| SURVEY INSTRUCTION 22638 | SCALE 1:100@A1 | DATE OF SURVEY 20/07/2023-13/09/2024 | |
| DRAWING NAME 22638detail | SHEET 1 OF 1 | ISSUE 2 | |
| CAD FILE 22638detail 2 - Scaled.dwg | | | |



Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
DC NSW 2086
Fax: (02) 9905-8805
Mobile: 0424-945-024
Email: greg@rapidplans.com.au
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Builder to Check and Confirm all Measurements Prior to Commencement



The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

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Project Name:
Alterations & Additions
Client:
Garry Silk
1132 Pittwater Road, Collaroy

Lot 5 D.P.10757
Drawing Title:
Site Plans - Survey

Scale: A3 as noted
Status: DA
Project No.
RP0813SIL

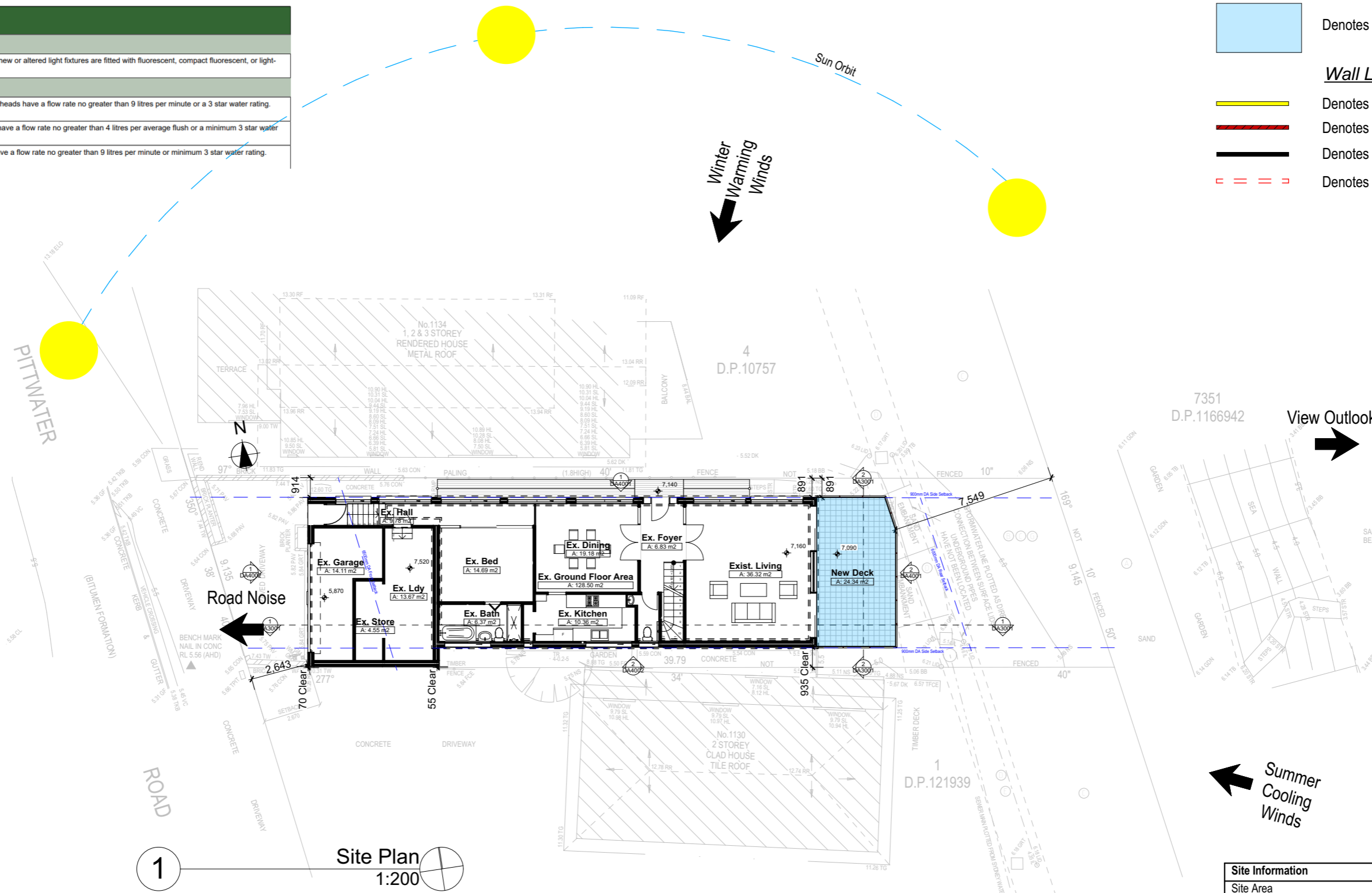
Date: 16-1-2025
Checked By: GBJ
Drawing No.
DA1002

| Fixtures and systems | |
|----------------------|--|
| Lighting | The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps. |
| Fixtures | The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. |
| | The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. |
| | The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating. |

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall/Floor
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item



1 Site Plan 1:200

| Construction | | |
|---|--|----------------------|
| Insulation requirements | | |
| The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists. | | |
| Construction | Additional insulation required (R-value) | Other specifications |
| concrete slab on ground floor. | nil | N/A |
| external wall: concrete block/plasterboard | R1.18 (or R1.70 including construction) | |

NOTES
 1132 Pittwater Road is zoned R2 Low Density Residential
 All Plans to be read in conjunction with Basix Certificate
 New Works to be constructed shown in Shaded/Blue
 1132 Pittwater Road is not considered a heritage item

Construction
 Concrete Floor, Masonry Walls
 Roof Sheet Metal Roof to have N/A Insulation
 Insulation to External Masonry Walls R1.7
 Refer to Engineers drawings for structural details
 All work to Engineers Specification and BCA
 Timber framing to BCA and AS 1684
 Termite Management to BCA and AS 3660.1
 Glazing to BCA and AS1288-2047
 Waterproofing to BCA and AS 3740
 New Lighting to have minimum of 40% compact fluorescent lamps

Basix
 Basix Certificate Number A1780067
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 The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
 Relevant overshadowing specifications must be satisfied for each window and glazed door.
 For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
 Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

DA APPLICATION ONLY
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 Fax: (02) 9305-8965
 Mobile: 0414-945-024
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Builder to Check and Confirm all Measurements Prior to Commencement

bdaa
 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
bdaa
 ACCREDITED BUILDING DESIGNER

Project North

Client
 Garry Silk
 Project Name
Alterations & Additions
 1132 Pittwater Road, Collaroy 2097

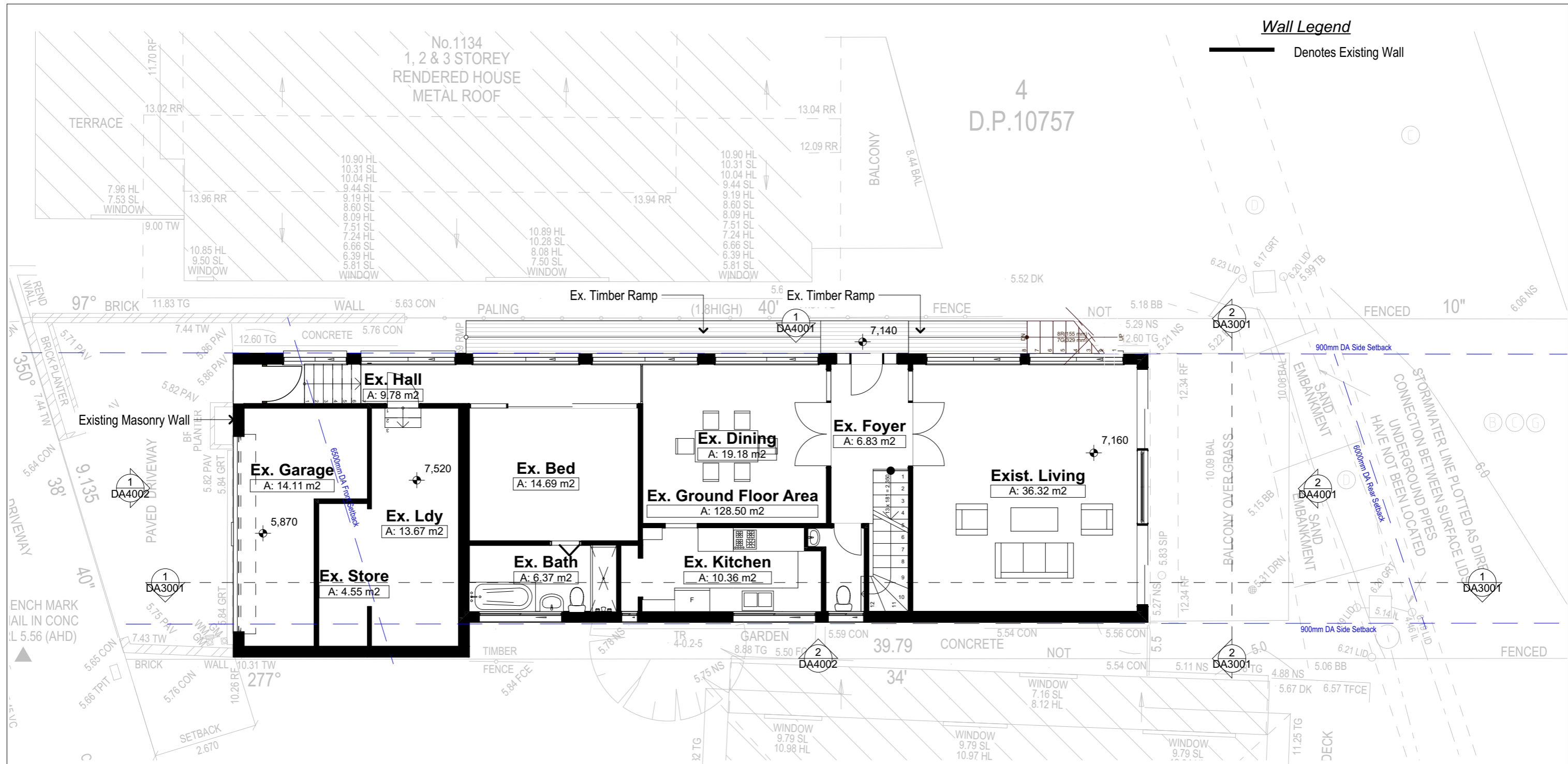
Lot 5 D.P.10757
 Drawing Title:
 Site Plans - Site Plan
 Site Plan

Scale: A3 as noted
 Status: DA
 Project No.
 RP0813SIL

Date: 16-1-2025
 Checked By: GBJ
 Drawing No.
DA1003

Wall Legend

Denotes Existing Wall



1 Existing Ground Floor Plan
1:100

Builder To Check & Confirm Existing Measurements Prior to Commencement

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
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All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
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Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
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| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

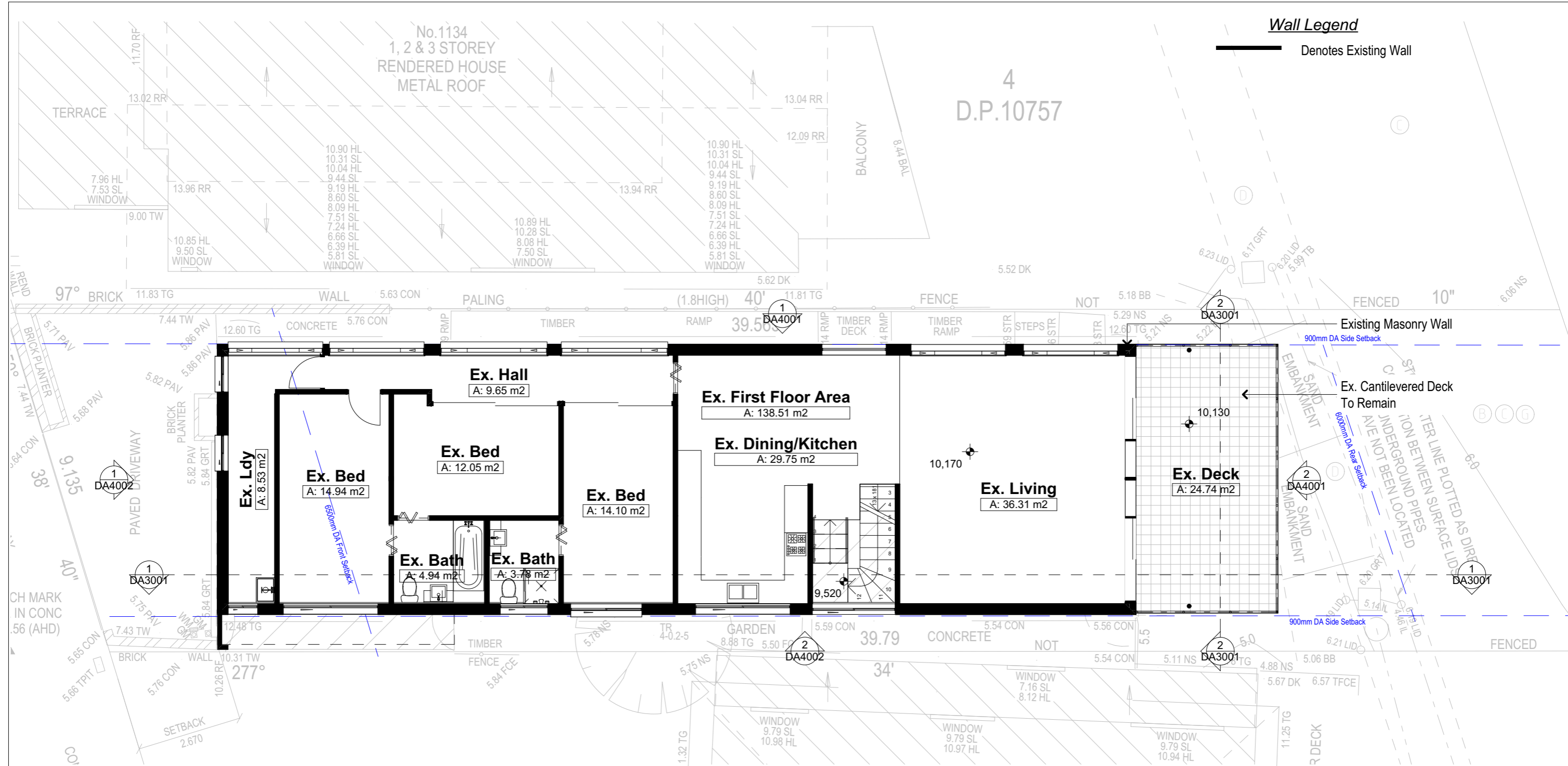
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Builder to Check and Confirm all Measurements Prior to Commencement

Project North
N

Client: Garry Silk
Project Name: **Alterations & Additions**
1132 Pittwater Road, Collaroy 2097

Lot 5 D.P.10757
Drawing Title: **Site Plans - Existing Ground Floor Plan Existing Ground Floor Plan**

Scale: **A3 as noted**
Status: **DA**
Project No.: **RP0813SIL**
Date: 16-1-2025
Checked By: GBJ
Drawing No.: **DA1004**



Wall Legend

Denotes Existing Wall

1 Existing First Floor Plan
1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

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Basix Certificate Number A1780067
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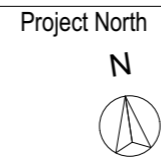
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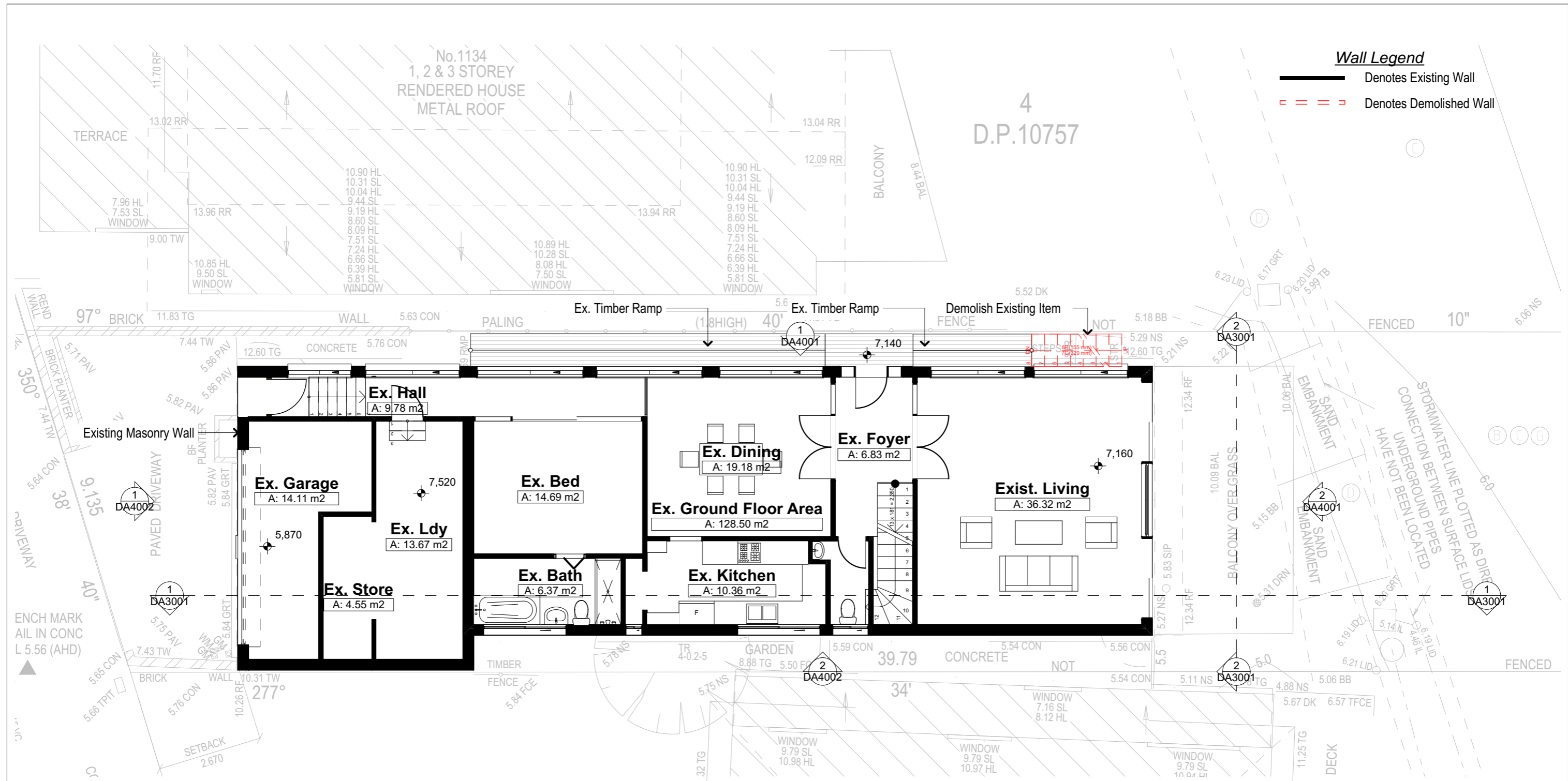
bdaa
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITED BUILDING DESIGNER



Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road, Collaroy
2097

Lot 5 D.P.10757
Drawing Title:
Site Plans - Existing First Floor
Plan
Existing First Floor Plan

Scale: A3 as noted
Status: DA
Project No.
RP0813SIL
Date: 16-1-2025
Checked By: GBJ
Drawing No.
DA1005



Wall Legend
 — Denotes Existing Wall
 - - - - Denotes Demolished Wall

1 Demolition Plan Ground
 1:100

All Demolition to be done in
 Accordance with Australian Standards,
 BCA and Workcover Regulations

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 NOT FOR CONSTRUCTION

NOTES
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 New Lighting to have minimum of 40% compact
 fluorescent lamps

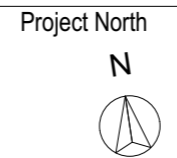
Basix
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 The applicant must install the windows, glazed doors and shading devices, in accordance
 with the specifications listed in the table below.
 Relevant overshadowing specifications must be satisfied for each window and glazed door.
 For projections described in millimetres, the leading edge of each eave, pergola, verandah,
 balcony or awning must be no more than 500 mm
 above the head of the window or glazed door and no more than 2400 mm above the sill.
 Overshadowing buildings or vegetation must be of the height and distance from the centre
 and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--------------------------------------|----------|------------|
| Site Area | 345.4m2 | Yes |
| Housing Density (dwelling/m2) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m2) | 270.58m2 | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |



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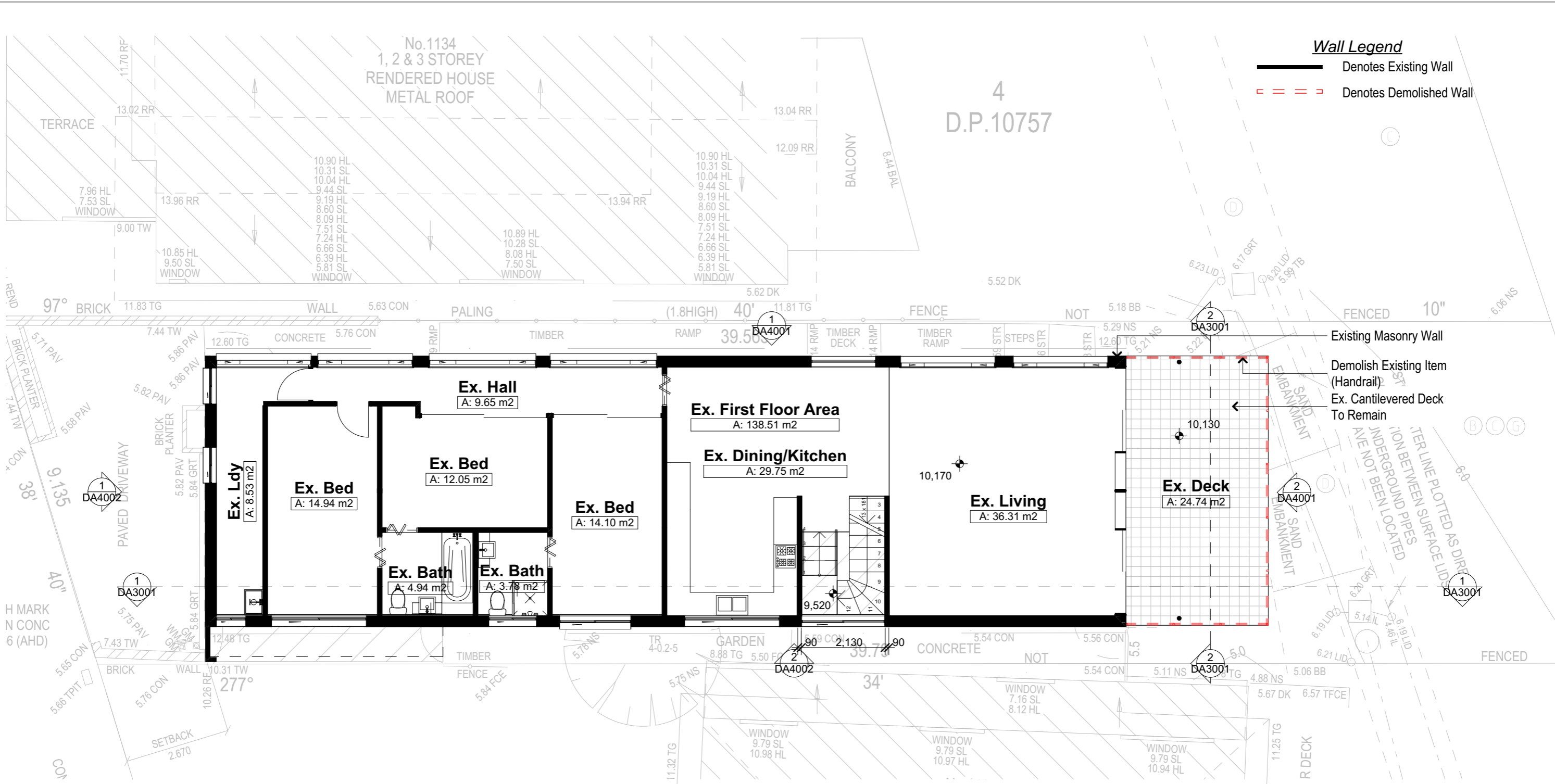


Client
 Garry Silk
 Project Name
Alterations & Additions
 1132 Pittwater Road, Collaroy
 2097

Lot 5 D.P.10757
 Drawing Title:
 Site Plans - Demolition Plan
 Ground
 Demolition Plan Ground

Scale: A3 as noted
 Status: DA
 Project No.
 RP0813SIL

Date: 16-1-2025
 Checked By: GBJ
 Drawing No.
DA1006



Wall Legend
 ————— Denotes Existing Wall
 - - - - - Denotes Demolished Wall

1 Demolition Plan First
 1:100

All Demolition to be done in
 Accordance with Australian Standards,
 BCA and Workcover Regulations

DA APPLICATION ONLY
 NOT FOR CONSTRUCTION

NOTES
 1132 Pittwater Road is zoned R2 Low Density Residential
 All Plans to be read in conjunction with Basix Certificate
 New Works to be constructed shown in Shaded/Blue
 1132 Pittwater Road is not considered a heritage item

Construction
 Concrete Floor, Masonry Walls
 Roof Sheet Metal Roof to have N/A Insulation
 Insulation to External Masonry Walls R1.7
 Refer to Engineers drawings for structural details
 All work to Engineers Specification and BCA
 Timber framing to BCA and AS 1684
 Termite Management to BCA and AS 3660.1
 Glazing to BCA and AS01288-2047
 Waterproofing to BCA and AS 3740
 New Lighting to have minimum of 40% compact fluorescent lamps

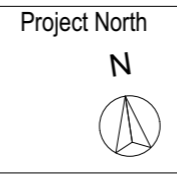
Basix
 Basix Certificate Number A1780067
 All Plans to be read in conjunction with Basix Certificate
 The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
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 Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |



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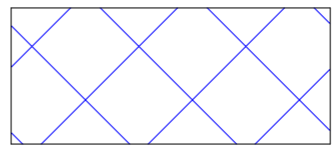
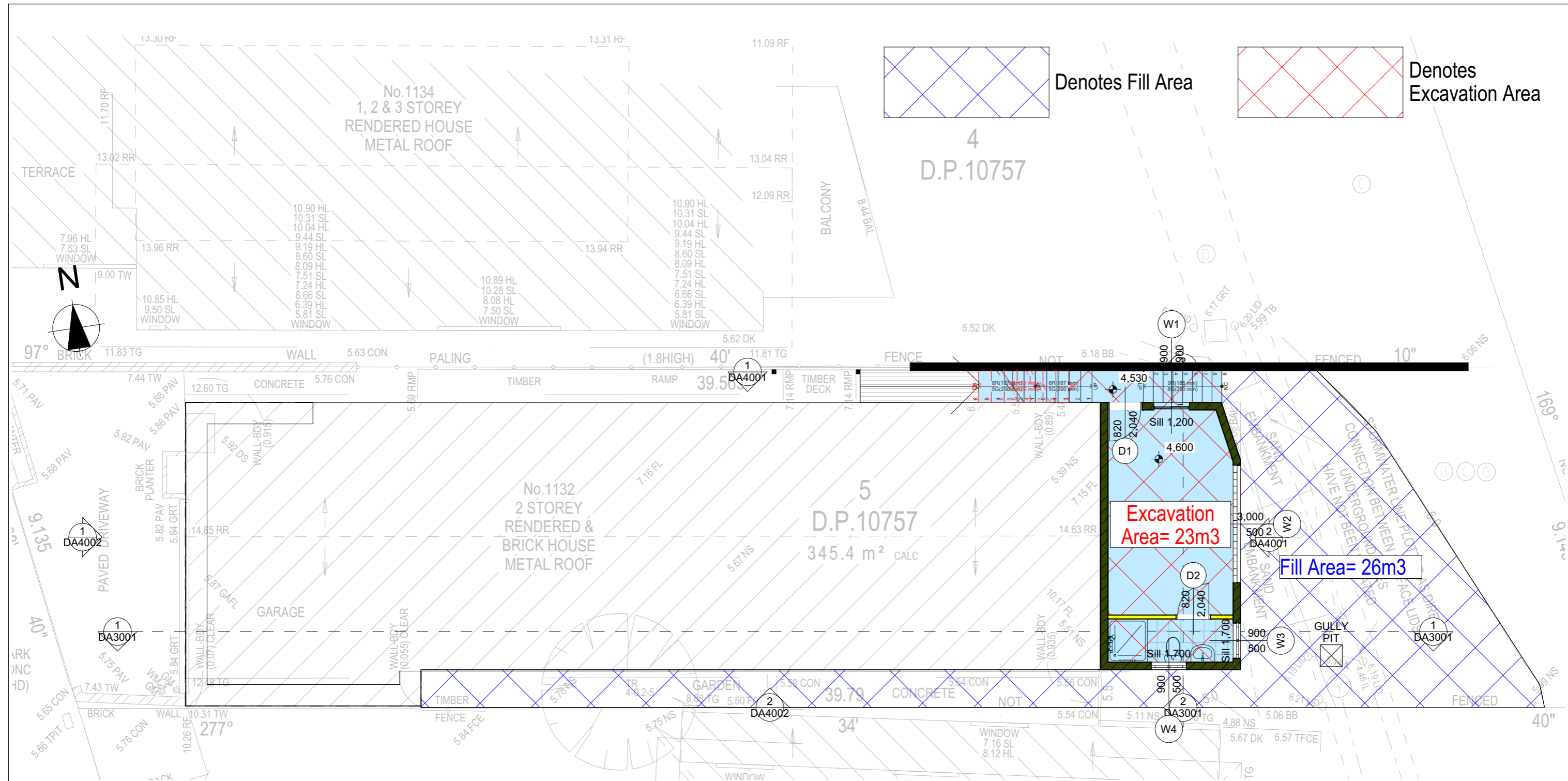
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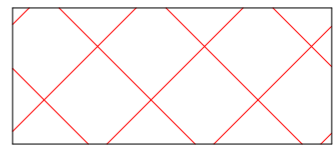
Client
 Garry Silk
 Project Name
Alterations & Additions
 1132 Pittwater Road, Collaroy
 2097

Lot 5 D.P.10757
 Drawing Title:
 Site Plans - Demolition Plan
 First Floor
 Demolition Plan First

Scale: A3 as noted
 Status: DA
 Project No.
 RP0813SIL
 Date: 16-1-2025
 Checked By: GBJ
 Drawing No.
DA1007



Denotes Fill Area



Denotes Excavation Area

1 Excavation & Fill Plan 1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A1780067
All Plans to be read in conjunction with Basix Certificate
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

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Builder to Check and Confirm all Measurements Prior to Commencement

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

Project North

Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road, Collaroy
2097

Lot 5 D.P.10757
Drawing Title:
Site Plans - Excavation & Fill
Plan
Excavation & Fill Plan

Scale: A3 as noted
Status: DA
Project No.
RP0813SIL
Date: 16-1-2025
Checked By: GBJ
Drawing No.
DA1008

Denotes Impervious Area

Denotes Pervious Area

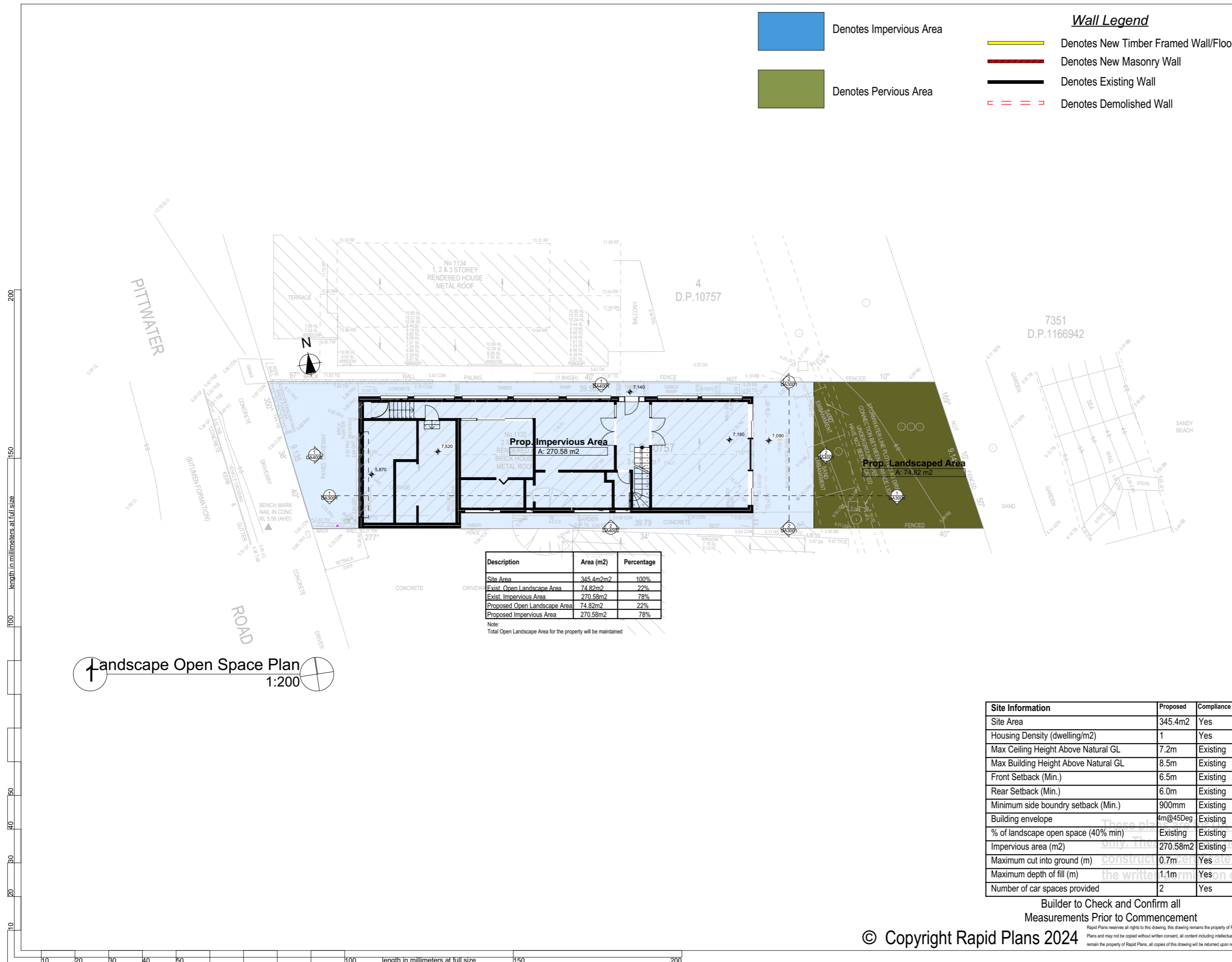
Wall Legend

Denotes New Timber Framed Wall/Floor

Denotes New Masonry Wall

Denotes Existing Wall

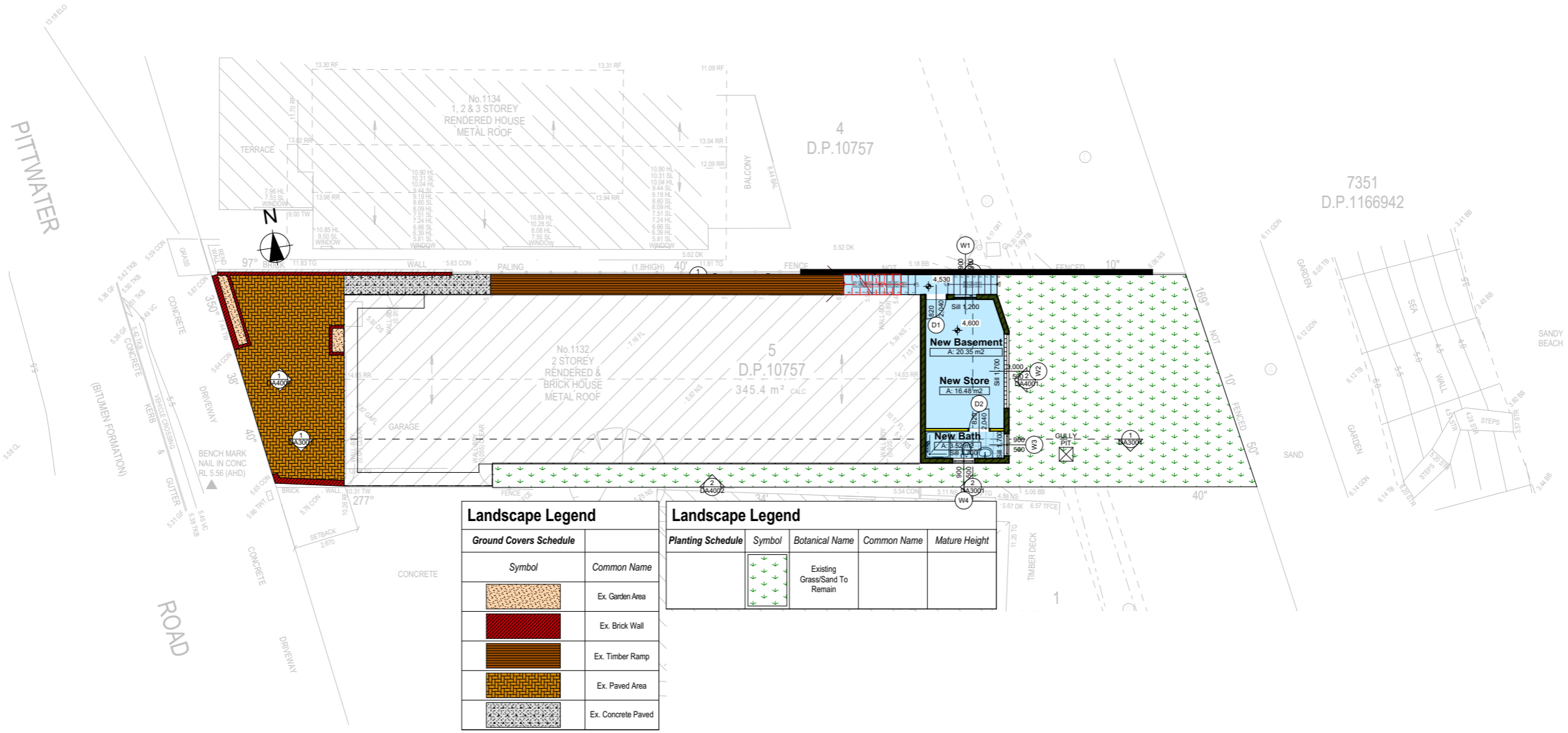
Denotes Demolished Wall



Landscape Open Space Plan
 1:200

| Site Information | Proposed | Compliance |
|--------------------------------------|----------|------------|
| Site Area | 345.4m2 | Yes |
| Housing Density (dwelling/m2) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m2) | 270.58m2 | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

Builder to Check and Confirm all
 Measurements Prior to Commencement



1 Landscape Plan 1:200

| Landscape Legend | |
|------------------------|--------------------|
| Ground Covers Schedule | |
| Symbol | Common Name |
| | Ex. Garden Area |
| | Ex. Brick Wall |
| | Ex. Timber Ramp |
| | Ex. Paved Area |
| | Ex. Concrete Paved |

| Landscape Legend | | | | | |
|-------------------|--------|-------------------------------|-------------|---------------|--|
| Planting Schedule | Symbol | Botanical Name | Common Name | Mature Height | |
| | | Existing Grass/Sand To Remain | | | |

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

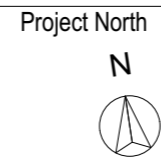
Basix
Basix Certificate Number A1780067
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |



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Builder to Check and Confirm all Measurements Prior to Commencement



Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road, Collaroy
2097

Lot 5 D.P.10757
Drawing Title:
Site Plans - Landscape Plan
Landscape Plan

Scale: A3 as noted
Status: DA
Project No.
RP0813SIL

Date: 16-1-2025
Checked By: GBJ
Drawing No.
DA1010


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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

NOTES
1132 Pittwater Road, is zoned R2 Low Density Residential
1132 Pittwater Road, is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Sizing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basix
Basix Certificate Number A1780067
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North 

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road
2097

Lot 5 D.P.10757
Drawing Title:
Site Plans - Sediment & Erosion Control Plan
Sediment & Erosion Control Plan

Scale: A3 as noted Date: 16-1-2025
Status: DA Checked By: GBJ

Project No:
RP0813SIL Drawing No.
DA1011

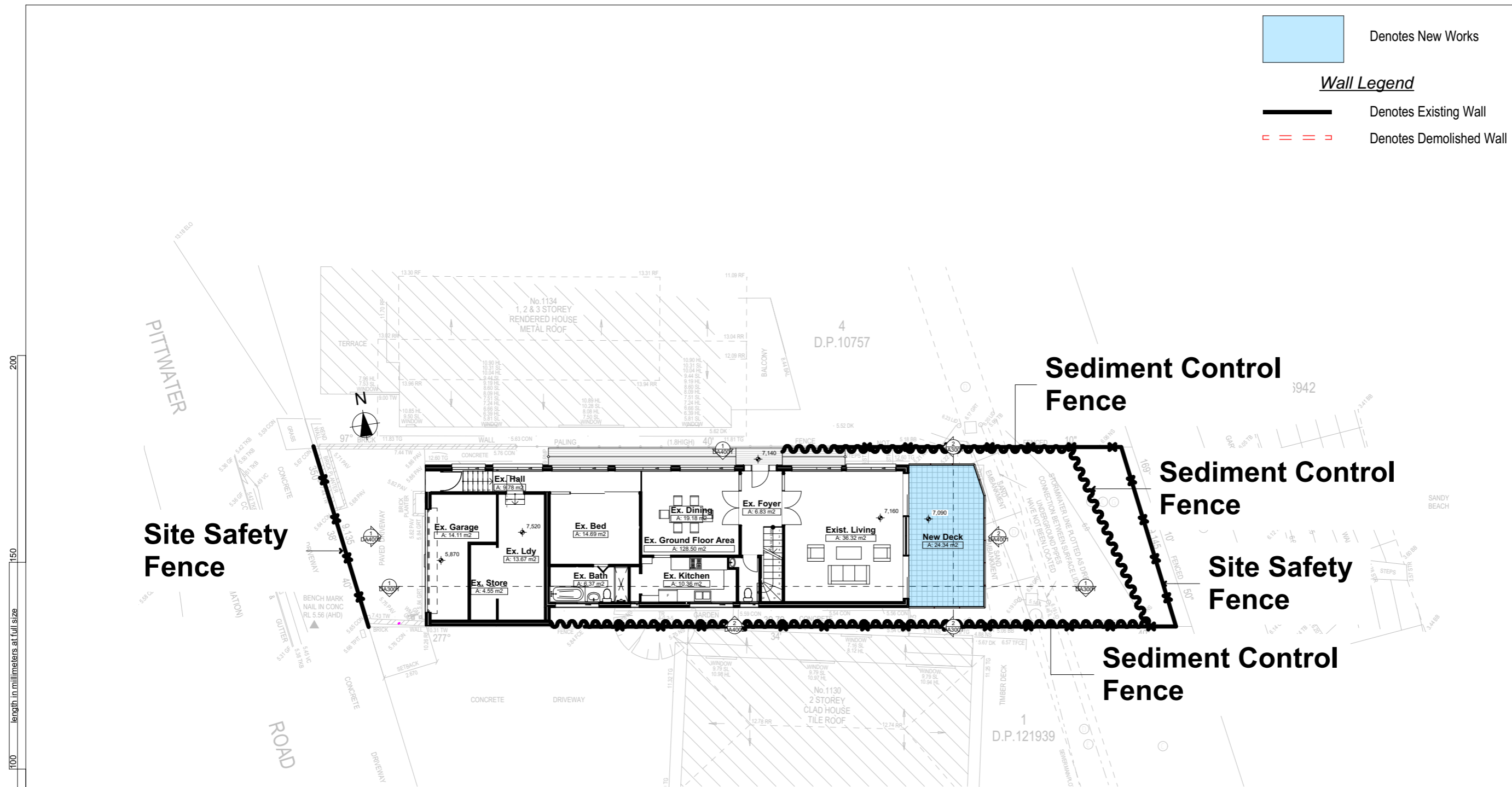
Plot Date: 4/09/2012

Denotes New Works

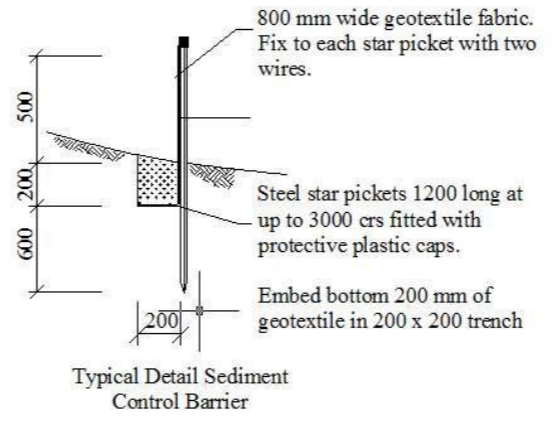
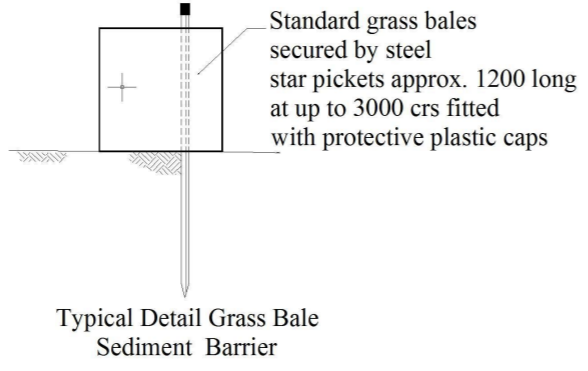
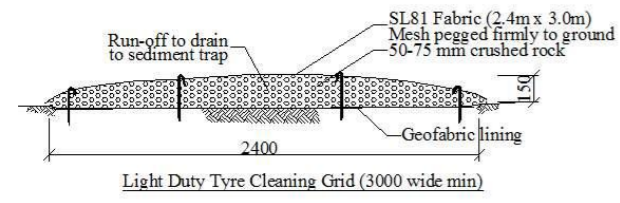
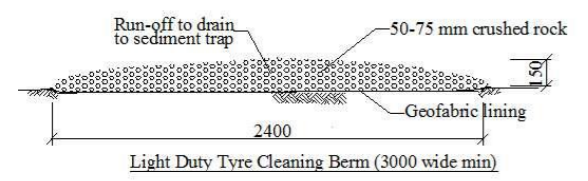
Wall Legend

Denotes Existing Wall

Denotes Demolished Wall



Sediment & Erosion Control Plan
1:200



| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

Builder to Check and Confirm all
Measurements Prior to Commencement

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200
150
100
50
40
30
20
10

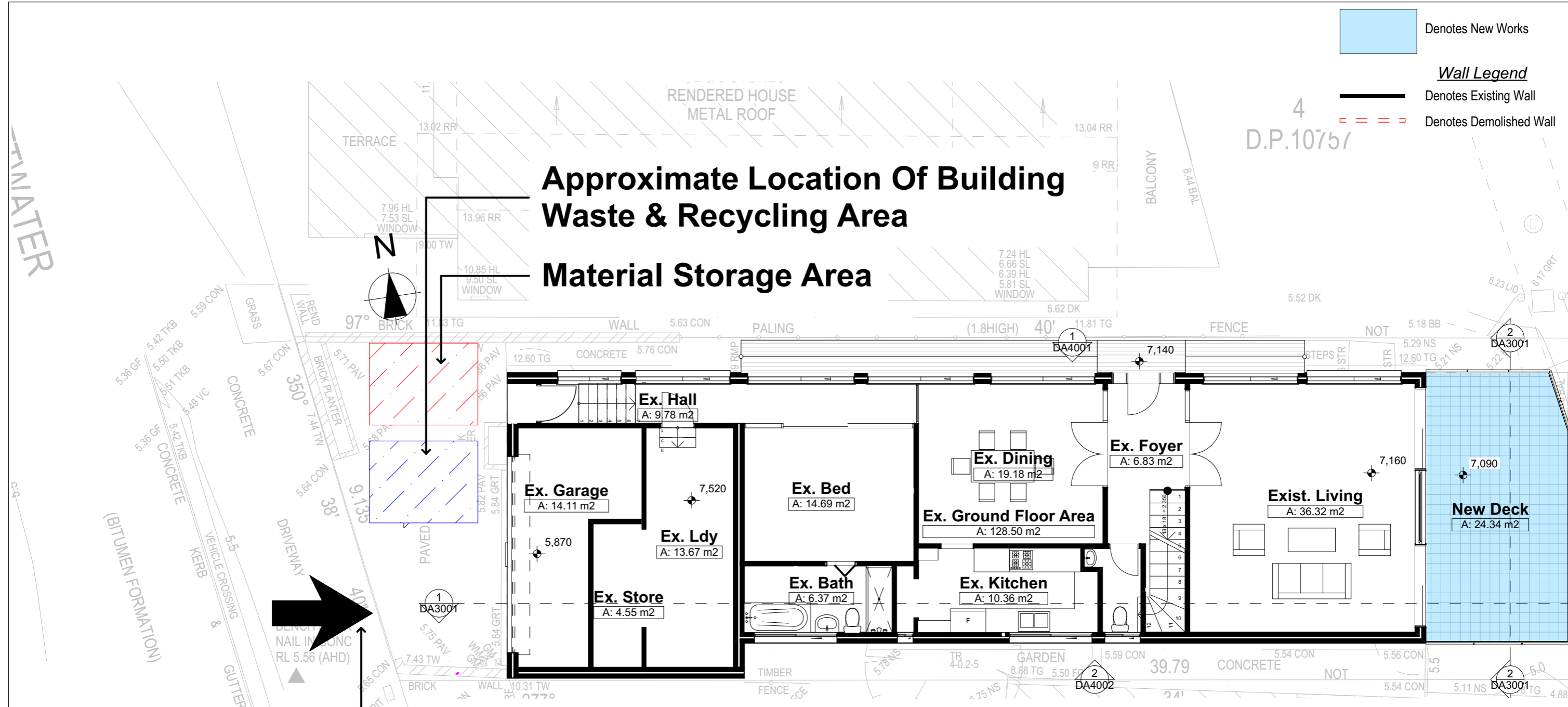
length in millimeters at full size

Denotes New Works

Wall Legend

Denotes Existing Wall

Denotes Demolished Wall



**Approximate Location Of Building
Waste & Recycling Area
Material Storage Area**

**Vehicle Access For Removal Of Waste
By Builder During Work Hours**

1 Waste Management Plan
1:100

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact
fluorescent lamps

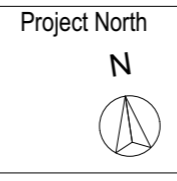
Basix
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|--|----------------------|------------|
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| Housing Density (dwelling/m ²) | 1 | Yes |
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| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |



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Builder to Check and Confirm all
Measurements Prior to
Commencement



Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road, Collaroy
2097

Lot 5 D.P.10757
Drawing Title:
Site Plans - Waste
Management Plan
Waste Management Plan

Scale: A3 as noted
Status: DA
Project No.
RP0813SIL
Date: 16-1-2025
Checked By: GBJ
Drawing No.
DA1012

Denotes New Works

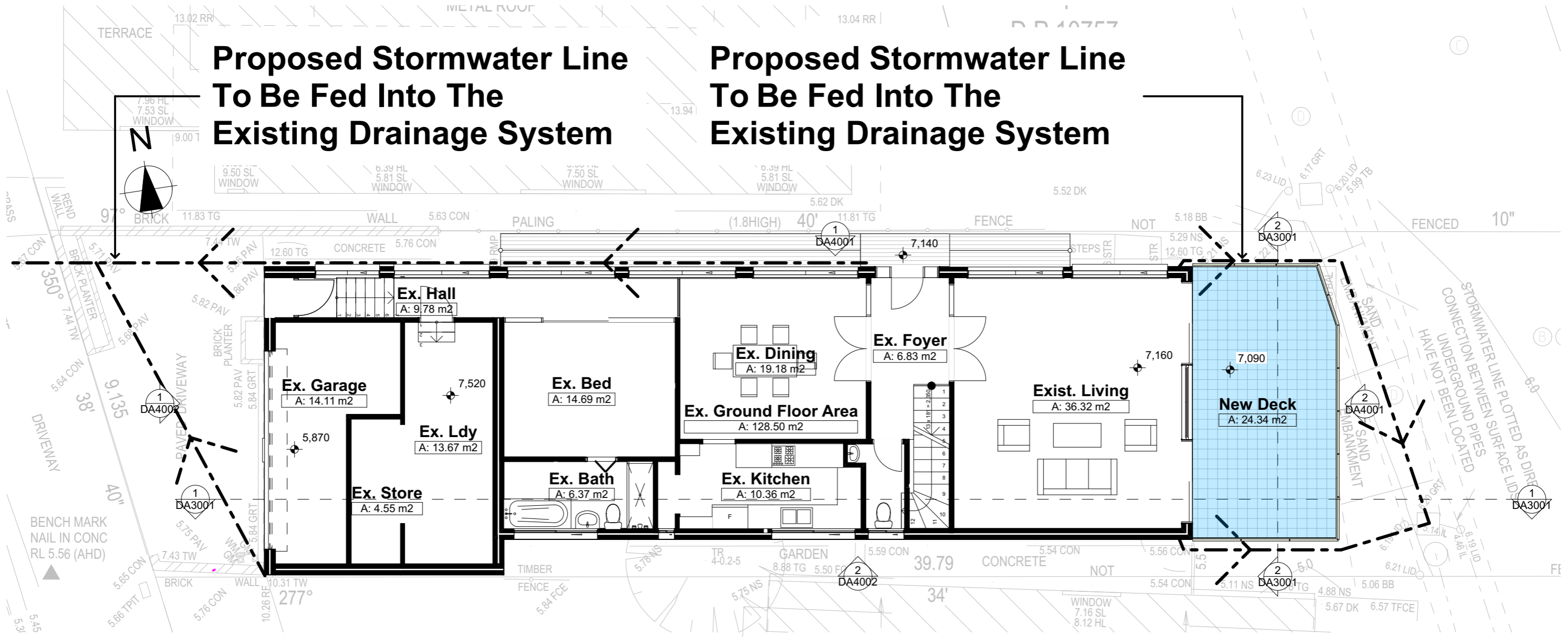
Wall Legend

Denotes Existing Wall

Denotes Demolished Wall

Proposed Stormwater Line To Be Fed Into The Existing Drainage System

Proposed Stormwater Line To Be Fed Into The Existing Drainage System



1 Stormwater Plan 1:100

Plumber To Confirm Location Of Existing Stormwater/Sewer Prior To Commencement

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

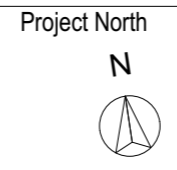
Basix
Basix Certificate Number A1780067
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
a) additional insulation is not required where the area of new construction is less than 2m²,
b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |



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Builder to Check and Confirm all Measurements Prior to Commencement



Project North
Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road, Collaroy
2097

Lot 5 D.P.10757
Drawing Title:
Site Plans - Stormwater Plan
Stormwater Plan

Scale: A3 as noted
Status: DA
Project No.
RP0813SIL

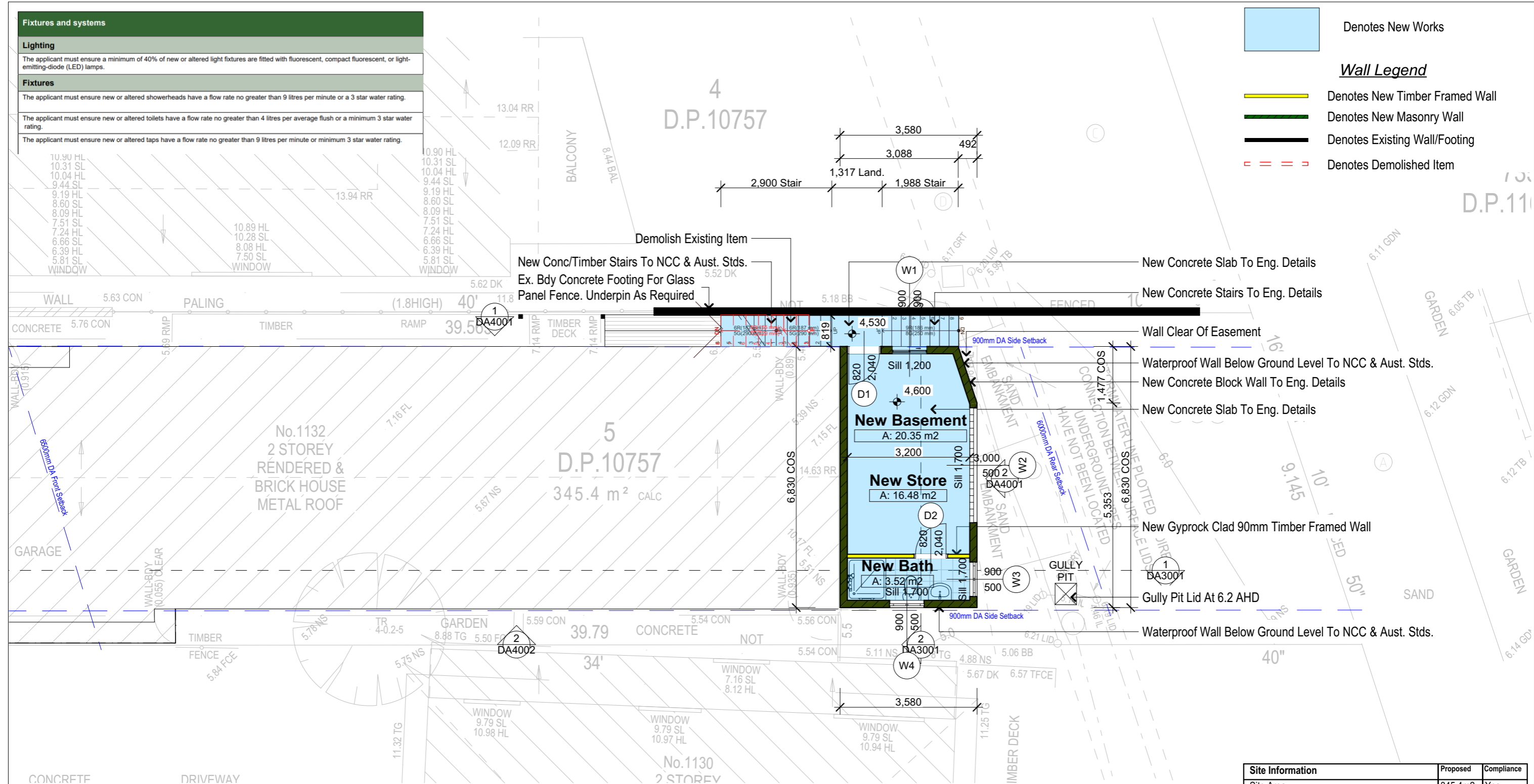
Date: 16-1-2025
Checked By: GBJ
Drawing No.
DA1013

| Fixtures and systems | |
|----------------------|--|
| Lighting | The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps. |
| Fixtures | The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. |
| | The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. |
| | The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating. |

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall/Footing
- Denotes Demolished Item



Basement
1:100

| Construction | | |
|---|--|----------------------|
| Insulation requirements | | |
| The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists. | | |
| Construction | Additional insulation required (R-value) | Other specifications |
| concrete slab on ground floor. | nil | N/A |
| external wall: concrete block/plasterboard | R1.18 (or R1.70 including construction) | |

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A1780067
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that: a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
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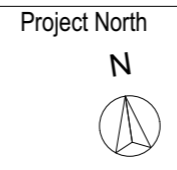
| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

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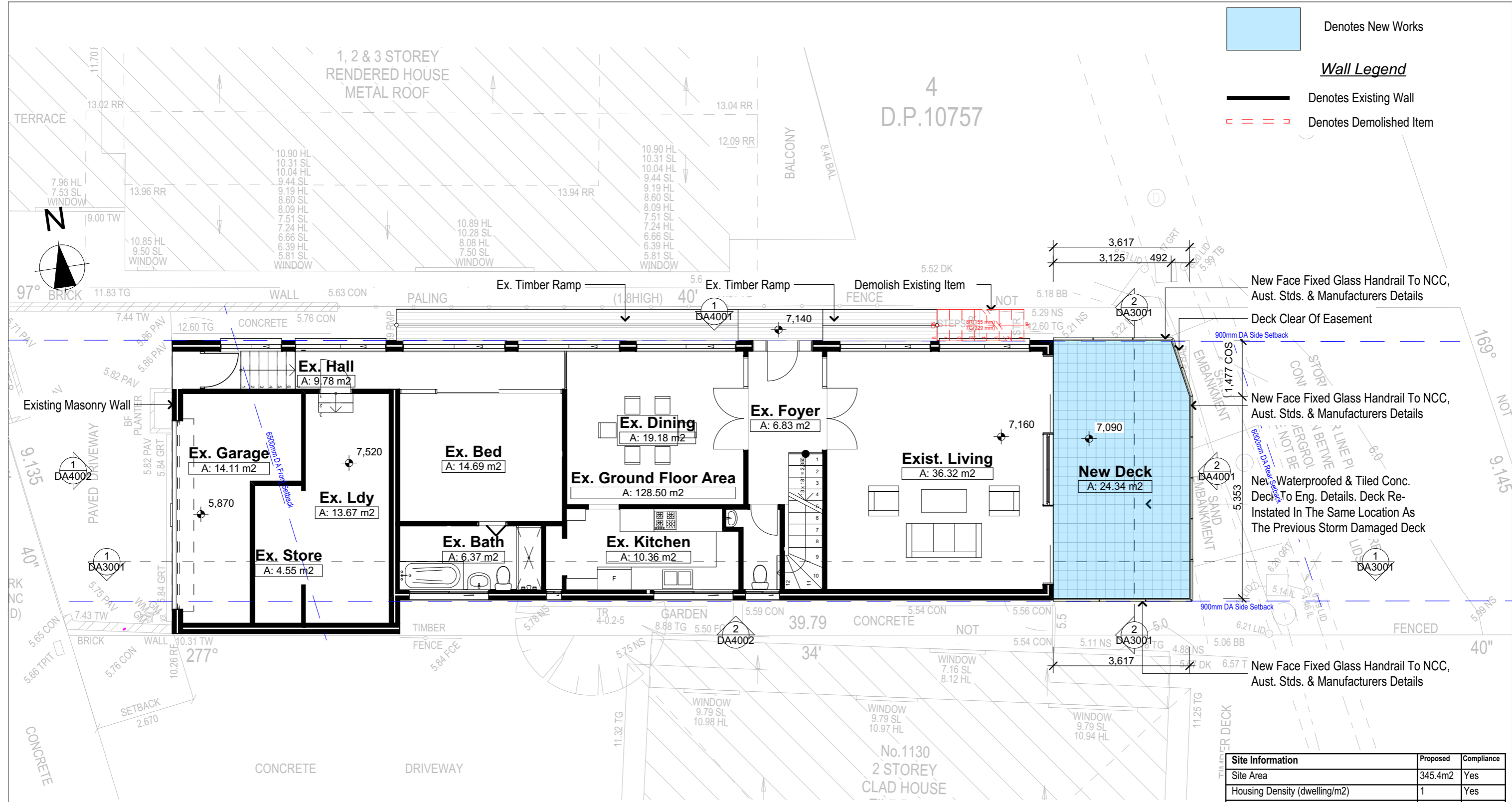
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ACCREDITED BUILDING DESIGNER



Client: Garry Silk
Project Name: Alterations & Additions
1132 Pittwater Road, Collaroy 2097

Lot 5 D.P.10757
Drawing Title: Plans - Basement
Basement

Scale: A3 as noted
Status: DA
Project No.: RP0813SIL
Date: 16-1-2025
Checked By: GBJ
Drawing No.: DA2001



Denotes New Works

Wall Legend

Denotes Existing Wall

Denotes Demolished Item

1 Ground Floor Plan 1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A1780067
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
a) additional insulation is not required where the area of new construction is less than 2m2,
b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--------------------------------------|----------|------------|
| Site Area | 345.4m2 | Yes |
| Housing Density (dwelling/m2) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m2) | 270.58m2 | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

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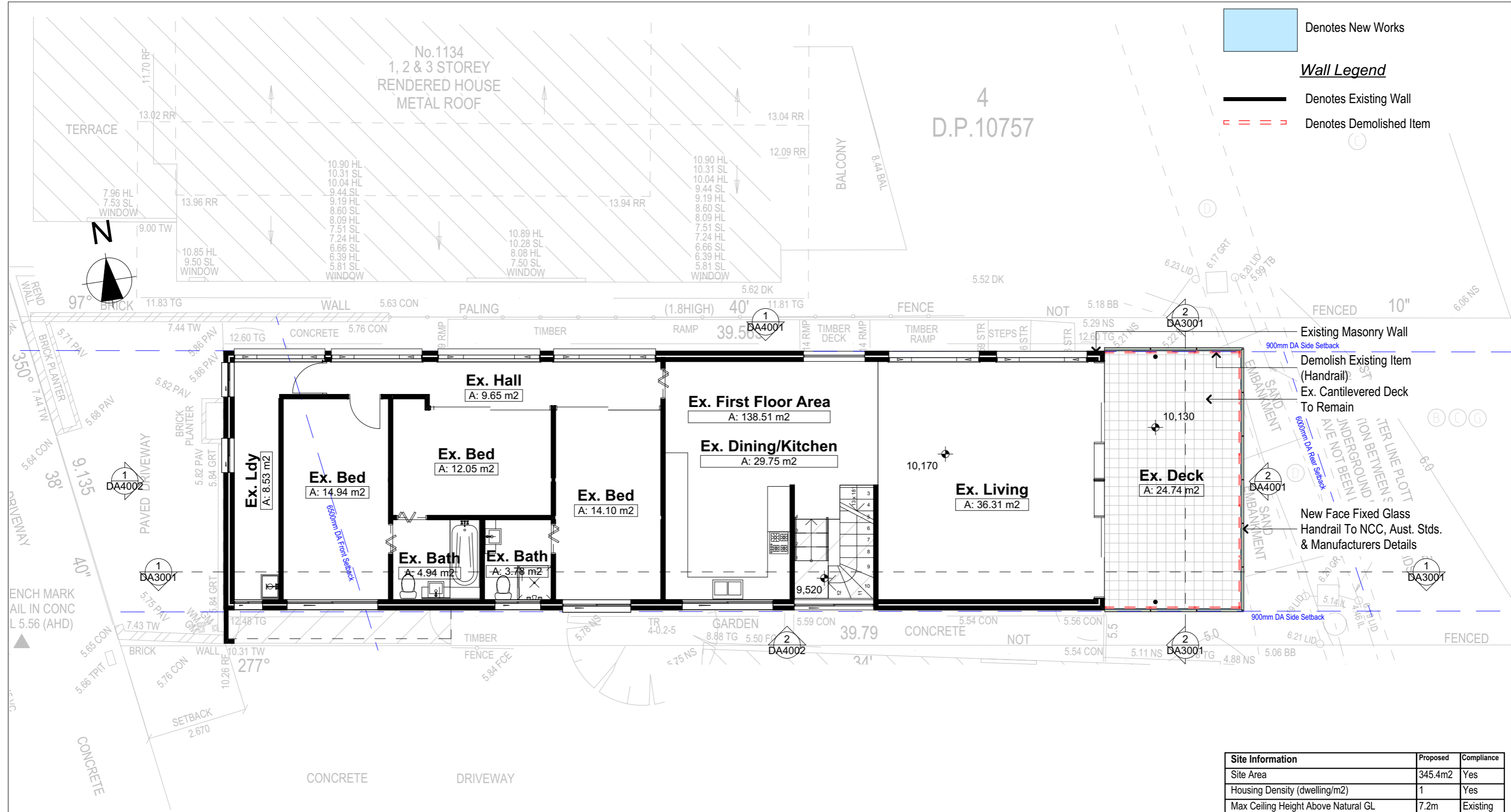
Project North

Client: Garry Silk
Project Name: Alterations & Additions
1132 Pittwater Road, Collaroy 2097

Lot 5 D.P.10757
Drawing Title: Plans - Ground Floor Plan
Ground Floor Plan

Scale: A3 as noted
Status: DA
Project No.: RP0813SIL

Date: 16-1-2025
Checked By: GBJ
Drawing No.: DA2002



Denotes New Works

Wall Legend

— Denotes Existing Wall

- - - - Denotes Demolished Item

1 First Floor Plan
1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A1780067
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

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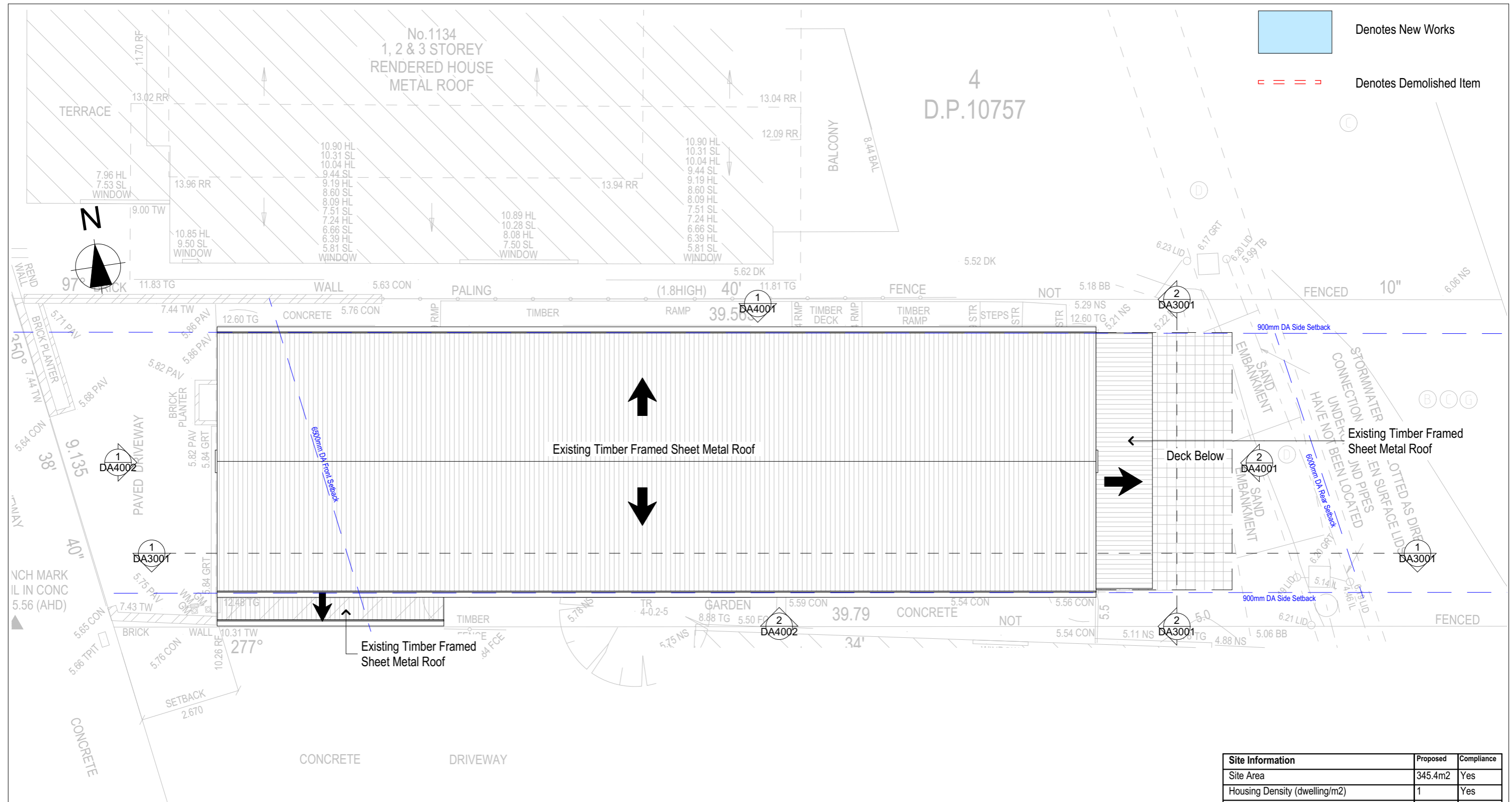
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Project North
N

Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road, Collaroy
2097

Lot 5 D.P.10757
Drawing Title:
Plans - First Floor Plan
First Floor Plan

Scale: A3 as noted
Date: 16-1-2025
Status: DA
Project No.
RP0813SIL
Checked By: GBJ
Drawing No.
DA2003



Denotes New Works
 Denotes Demolished Item

1
 FCL
 1:100

DA APPLICATION ONLY
 NOT FOR CONSTRUCTION

NOTES
 1132 Pittwater Road is zoned R2 Low Density Residential
 All Plans to be read in conjunction with Basix Certificate
 New Works to be constructed shown in Shaded/Blue
 1132 Pittwater Road is not considered a heritage item

Construction
 Concrete Floor, Masonry Walls
 Roof Sheet Metal Roof to have N/A Insulation
 Insulation to External Masonry Walls R1.7
 Refer to Engineers drawings for structural details
 All work to Engineers Specification and BCA
 Timber framing to BCA and AS 1684
 Termite Management to BCA and AS 3660.1
 Glazing to BCA and AS01288-2047
 Waterproofing to BCA and AS 3740
 New Lighting to have minimum of 40% compact fluorescent lamps

Basix
 Basix Certificate Number A1780067
 All Plans to be read in conjunction with Basix Certificate
 The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
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 Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope for DA Application | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

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 ACCREDITED BUILDING DESIGNER

Project North

Client
 Garry Silk
 Project Name
Alterations & Additions
 1132 Pittwater Road, Collaroy
 2097

Lot 5 D.P. 10757
 Drawing Title:
Plans - Roof Plan
 FCL

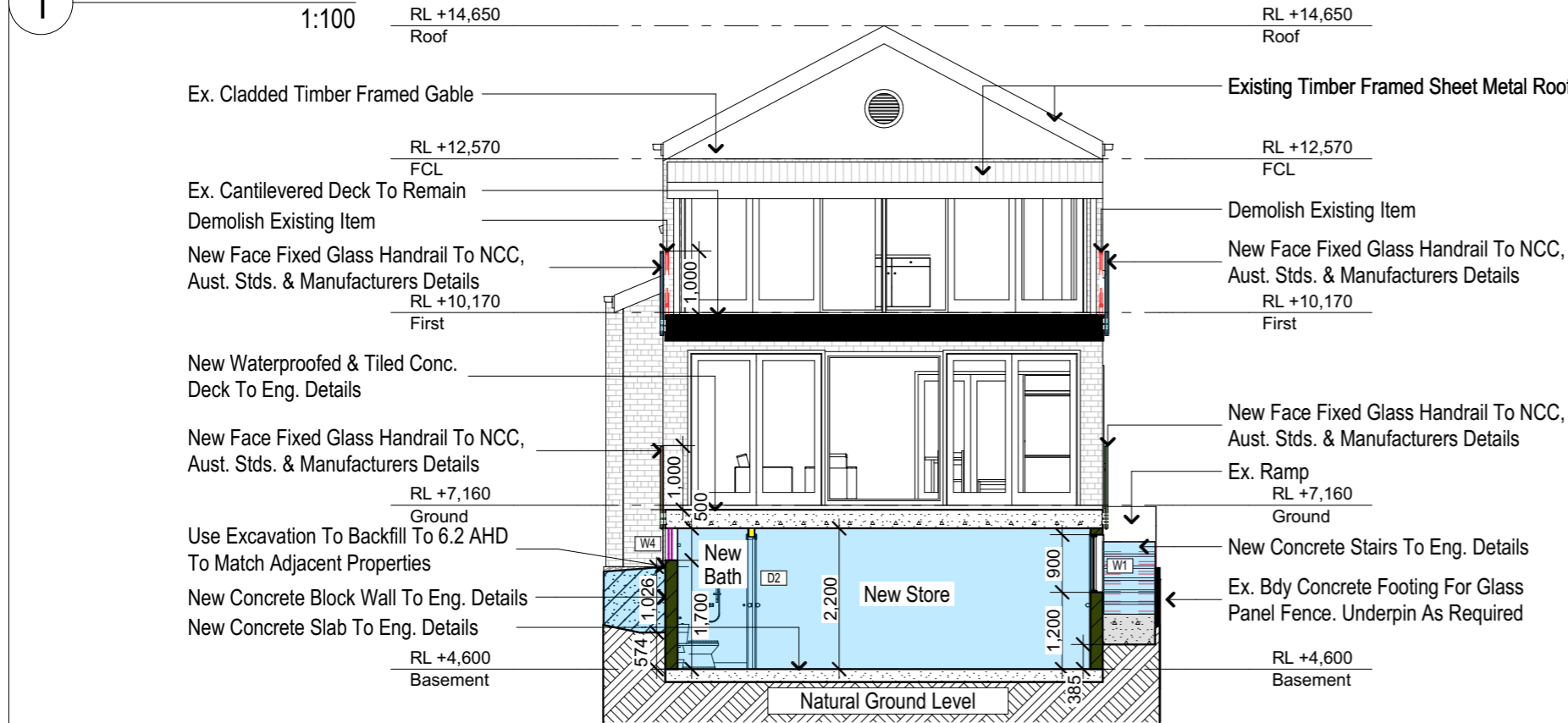
Scale: A3 as noted
 Status: DA
 Project No.
RP0813SIL
 Date: 16-1-2025
 Checked By: GBJ
 Drawing No.
DA2004



Section 1

1:100

1



Section 2

1:100

2

| Construction | | |
|---|--|----------------------|
| Insulation requirements | | |
| The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists. | | |
| Construction | Additional insulation required (R-value) | Other specifications |
| concrete slab on ground floor. | nil | N/A |
| external wall: concrete block/plasterboard | R1.18 (or R1.70 including construction) | |

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall/Floor
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Wall

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A1780067
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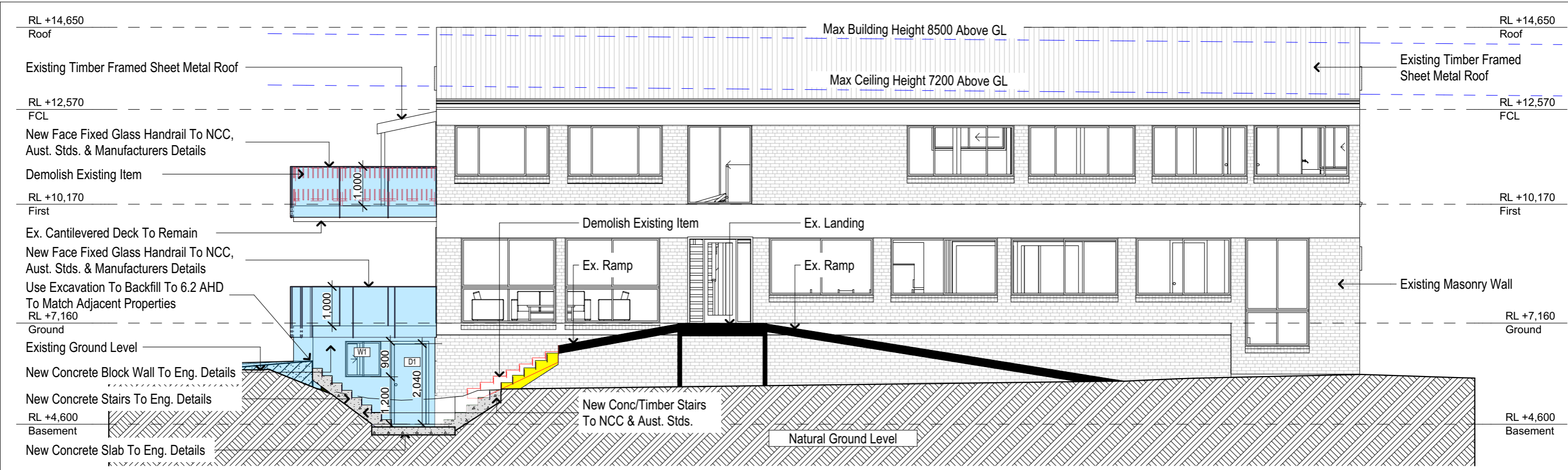
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ACCREDITED BUILDING DESIGNER

Project North

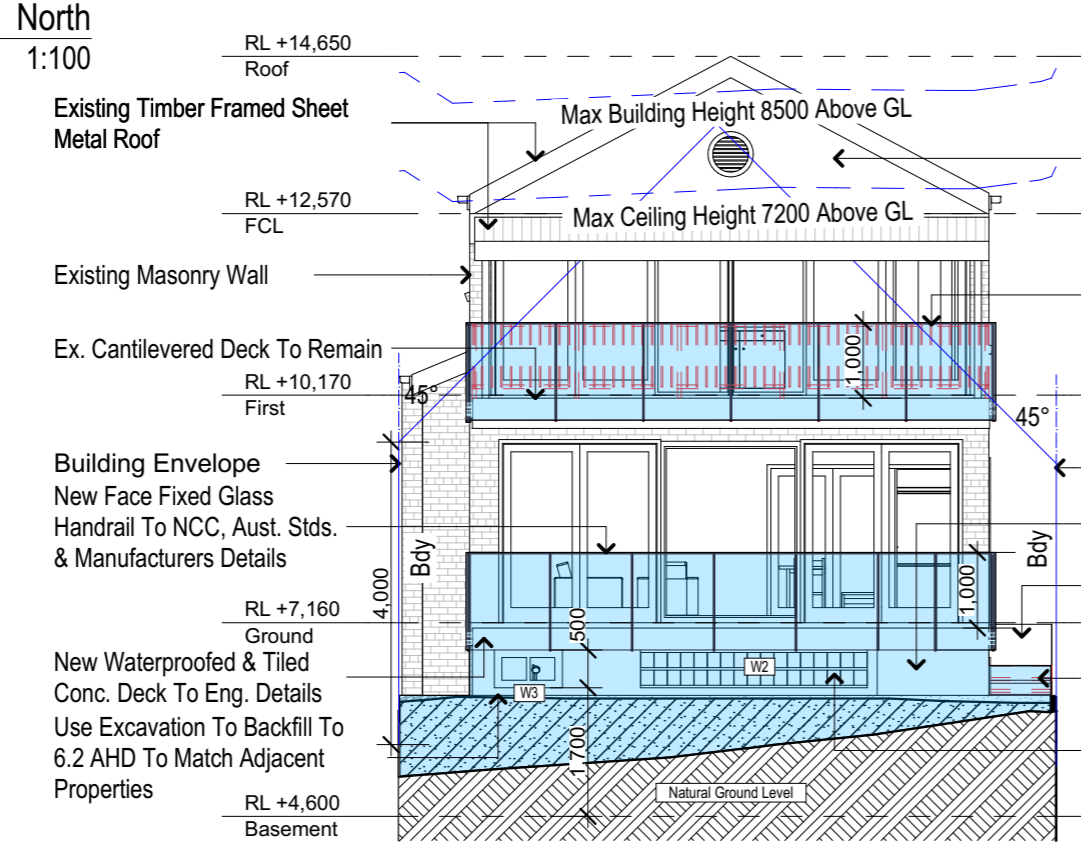
Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road, Collaroy 2097

Lot 5 D.P.10757
Drawing Title:
Sections - Section 1
Section 1, Section 2

Scale: **A3 as noted**
Status: **DA**
Project No.
RP0813SIL
Date: 16-1-2025
Checked By: GBJ
Drawing No.
DA3001



1 North 1:100



2 East 1:100

| Construction | | |
|---|--|----------------------|
| Insulation requirements | | |
| The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists. | | |
| Construction | Additional insulation required (R-value) | Other specifications |
| concrete slab on ground floor. | nil | N/A |
| external wall: concrete block/plasterboard | R1.18 (or R1.70 including construction) | |

- Denotes New Works
- Denotes New Timber Framed Stair
- Denotes Demolished Item

Basix
Basix Certificate Number A1780067
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

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Builder to Check and Confirm all Measurements Prior to Commencement

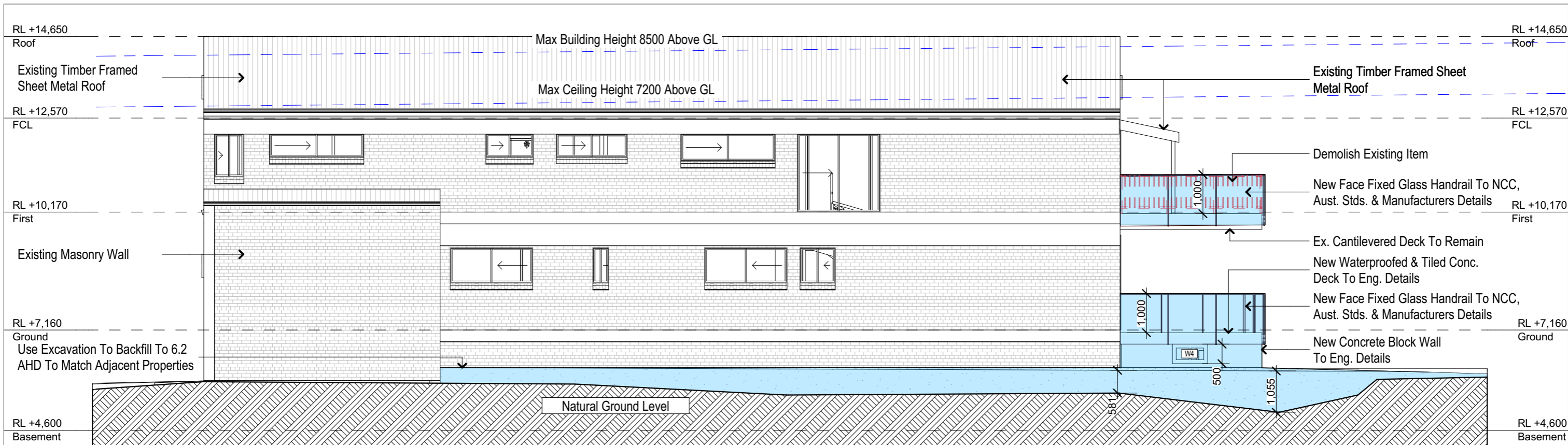
bdaa
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
bdaa
ACCREDITED BUILDING DESIGNER

Project North
N

Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road, Collaroy
2097

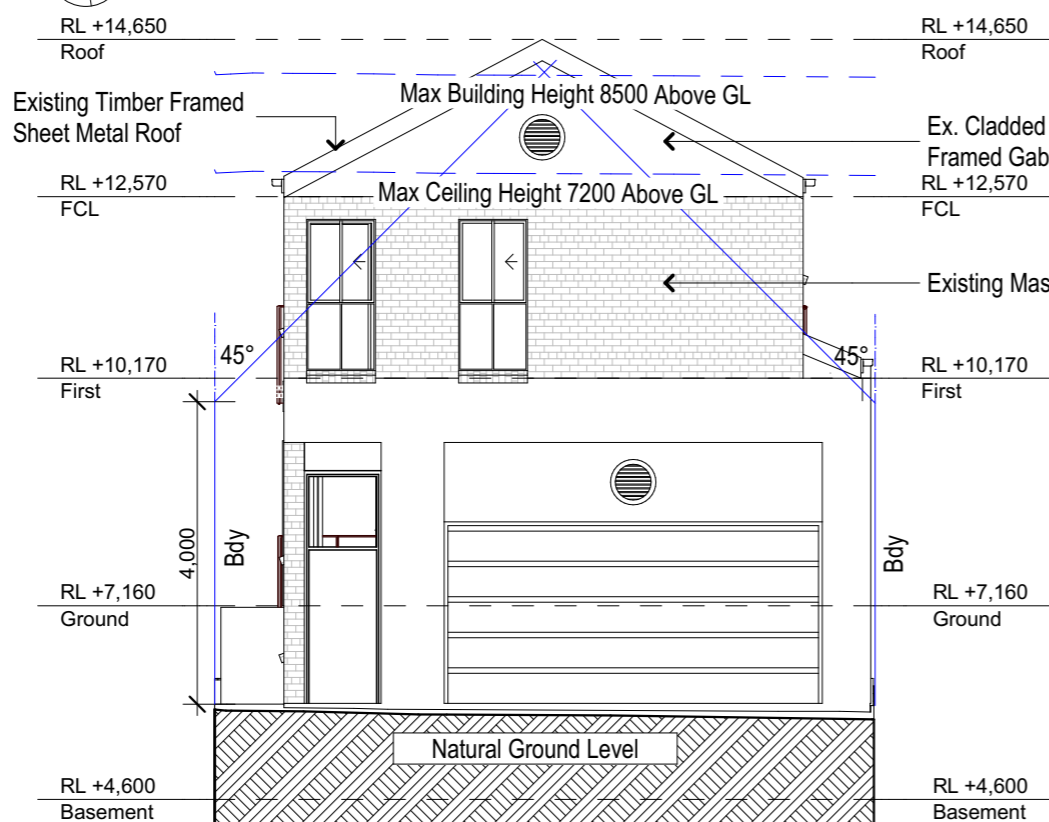
Lot 5 D.P.10757
Drawing Title:
Elevations - Elevation 1
North, East

Scale: A3 as noted
Status: DA
Project No.
RP0813SIL
Date: 16-1-2025
Checked By: GBJ
Drawing No.
DA4001



2

South
1:100



1

West
1:100

| Construction | | |
|---|--|----------------------|
| Insulation requirements | | |
| The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists. | | |
| Construction | Additional insulation required (R-value) | Other specifications |
| concrete slab on ground floor. | nil | N/A |
| external wall: concrete block/plasterboard | R1.18 (or R1.70 including construction) | |

Denotes New Works

Denotes Demolished Item

Basix
Basix Certificate Number A1780067
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that: a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

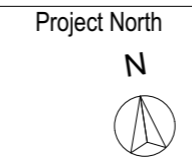
NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps



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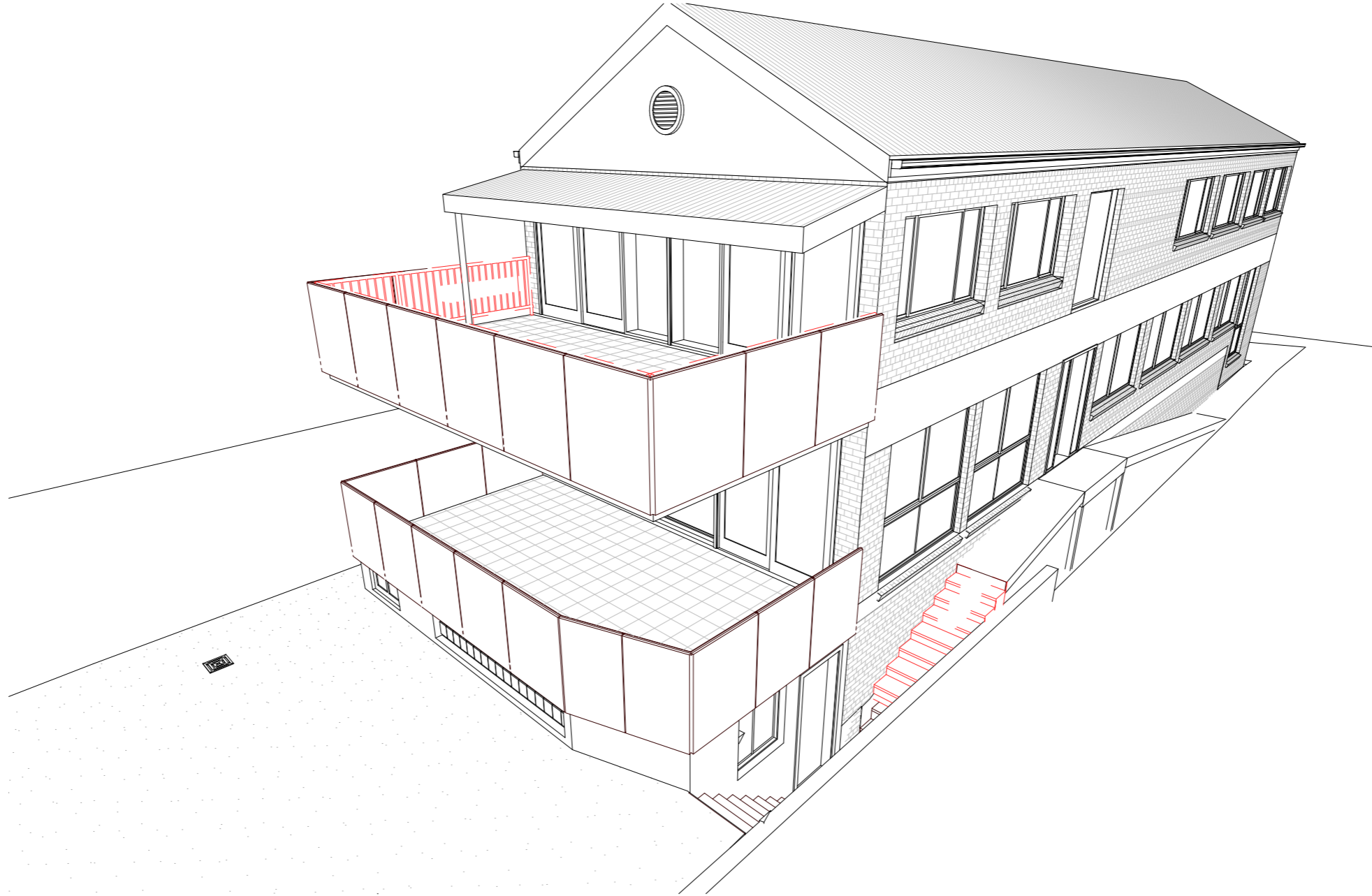
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Builder to Check and Confirm all Measurements Prior to Commencement



Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road, Collaroy
2097

Lot 5 D.P.10757
Drawing Title:
Elevations - Elevation 2
West, South

Scale: A3 as noted
Status: DA
Project No.
RP0813SIL
Date: 16-1-2025
Checked By: GBJ
Drawing No.
DA4002



1 Perspective 1:50

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Construction

Concrete Floor, Masonry Walls
 Roof Sheet Metal Roof to have N/A Insulation
 Insulation to External Masonry Walls R1.7
 Refer to Engineers drawings for structural details
 All work to Engineers Specification and BCA
 Timber framing to BCA and AS 1684
 Termite Management to BCA and AS 3660.1
 Glazing to BCA and AS01288-2047
 Waterproofing to BCA and AS 3740
 New Lighting to have minimum of 40% compact fluorescent lamps

NOTES

1132 Pittwater Road is zoned R2 Low Density Residential
 All Plans to be read in conjunction with Basix Certificate
 New Works to be constructed shown in Shaded/Blue
 1132 Pittwater Road is not considered a heritage item

Basix

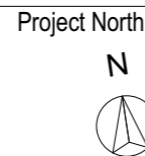
Basix Certificate Number A1780067
 All Plans to be read in conjunction with Basix Certificate
 The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
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 Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |



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 Builder to Check and Confirm all Measurements Prior to Commencement




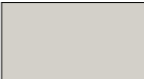
Client
 Garry Silk
 Project Name
Alterations & Additions
 1132 Pittwater Road, Collaroy
 2097

Lot 5 D.P.10757
 Drawing Title:
 Sunstudy - Perspective
 Perspective

Scale: A3 as noted
 Status: DA
 Project No.
 RP0813SIL

Date: 16-1-2025
 Checked By: GBJ
 Drawing No.
DA5001

 Denotes Proposed Shadow

 Denotes Existing Shadow


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NOTES
1132 Pittwater Road, is zoned R2 Low Density Residential
1132 Pittwater Road, is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Concrete Floor, Masonry Walls
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Cladding to BCA and AS 1288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basix
Basix Certificate Number A1780067
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Project North 

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

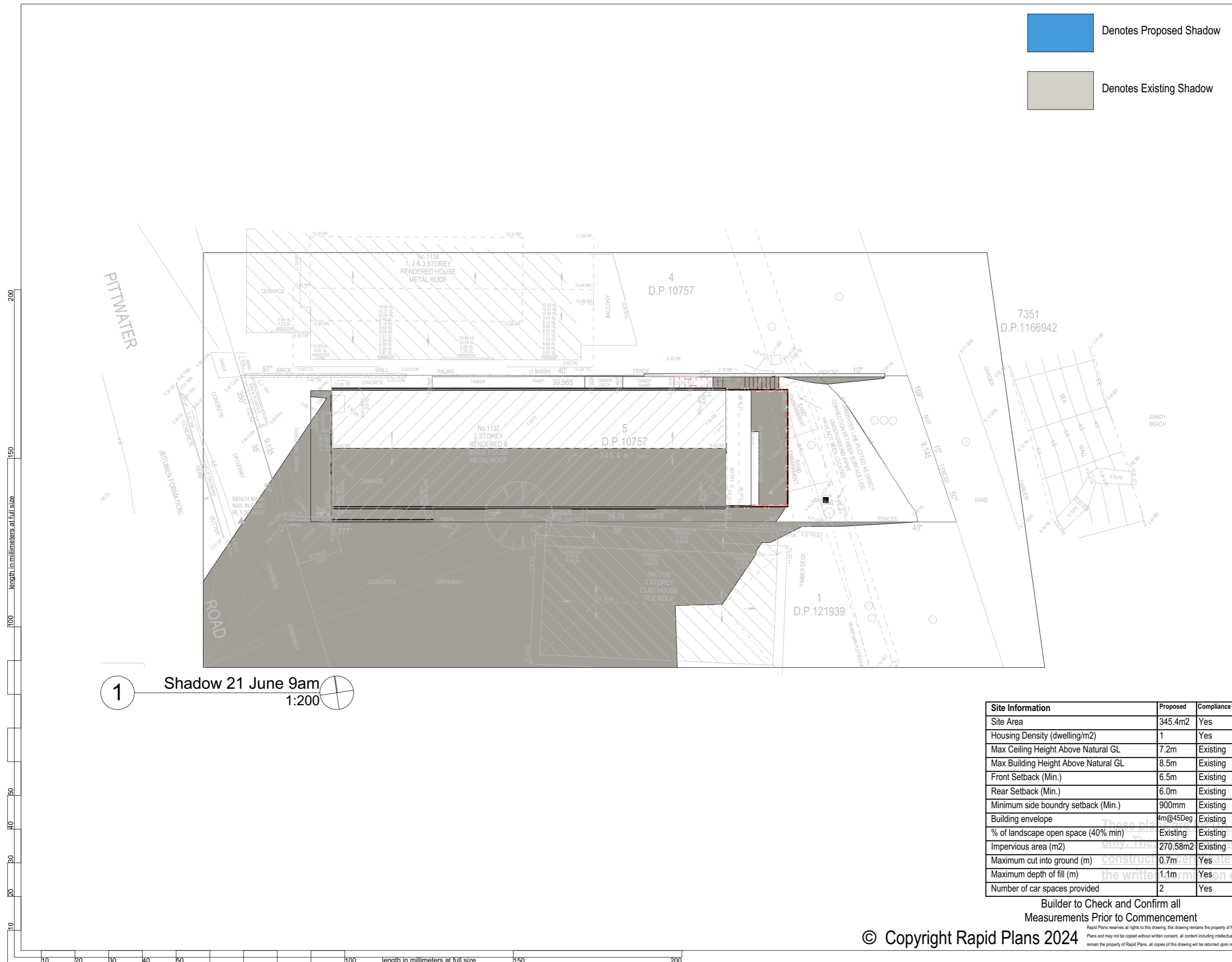
Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road
2097


Lot 5 D.P.10757 for the
Drawing Title:
Sunstudy - June 21st 9am
Shadow 21 June 9am

Scale: A3 as noted Date: 16-1-2025
Status: DA Checked By: GBJ

Project No:
RP0813SIL
Drawing No:
DA5002

Plot Date: 4/09/2012




1 Shadow 21 June 9am
1:200 

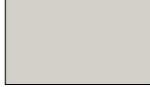
| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

Builder to Check and Confirm all
Measurements Prior to Commencement

200
150
100
50
40
30
20
10
length in millimeters at full size

10 20 30 40 50 100 150 200 length in millimeters at full size

 Denotes Proposed Shadow

 Denotes Existing Shadow



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NOTES
 1132 Pittwater Road, is zoned R2 Low Density Residential
 1132 Pittwater Road, is not considered a heritage item
 All Plans to be read in conjunction with Basix Certificate
 New Works to be constructed shown in Shaded/Blue

Construction
 Concrete Floor, Masonry Walls
 Insulation to External Masonry Walls R1.7
 Refer to Engineers drawings for structural details
 All work to Engineers Specification and BCA
 Timber framing to BCA and AS 1684
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 Glazing to BCA and AS01288-2047
 Waterproofing to BCA and AS 3740
 New Lighting to have minimum of 40% compact fluorescent lamps
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Basix
 Basix Certificate Number A1780067
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Project North 



**DA APPLICATION
 ONLY
 NOT FOR CONSTRUCTION**

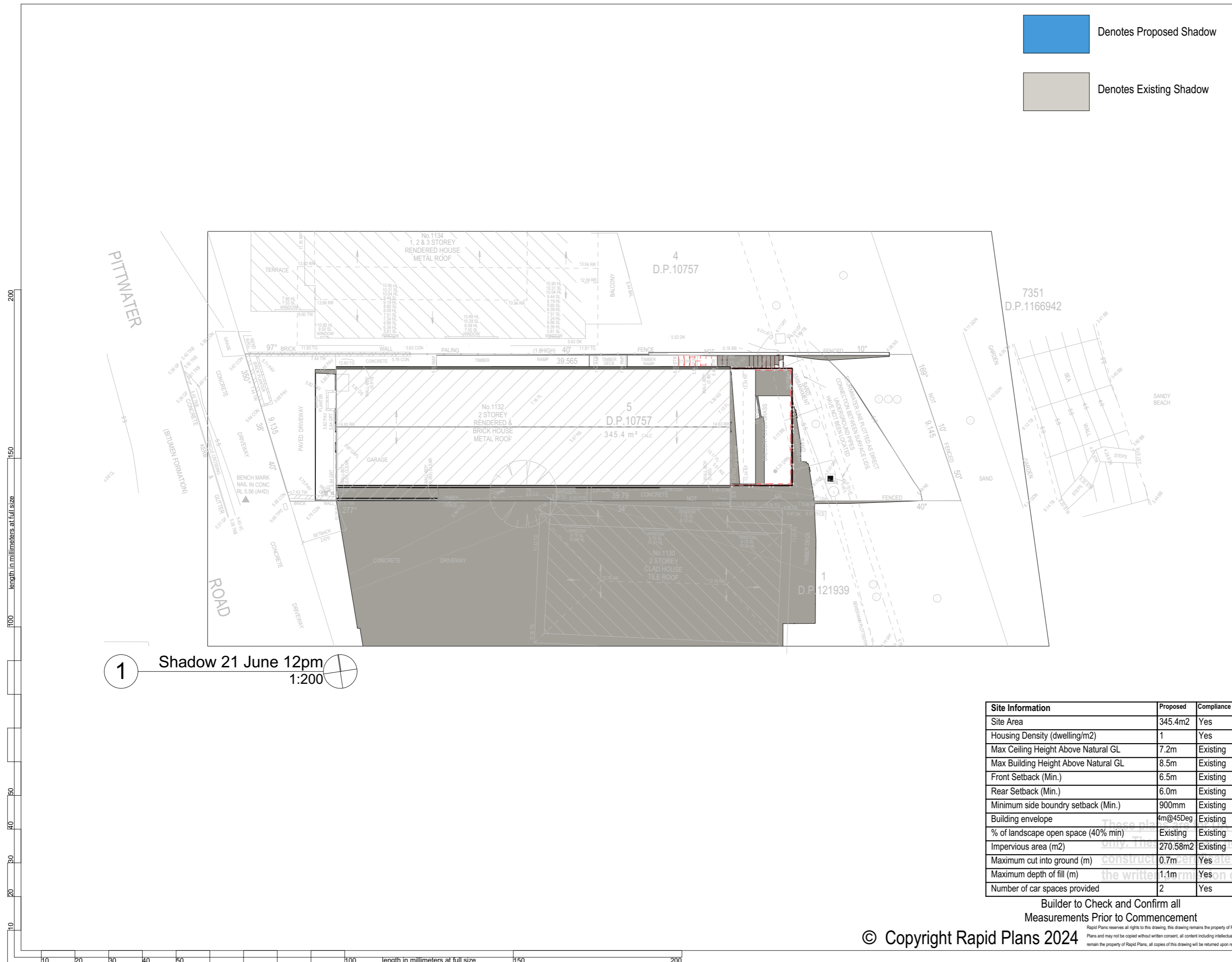
Client
 Garry Silk
 Project Name
Alterations & Additions
 1132 Pittwater Road
 2097


Lot 5 D.P.10757 for the
 Drawing Title:
 Sunstudy - June 21st 12pm
 Shadow 21 June 12pm

Scale: A3 as noted Date: 16-1-2025
 Status: DA Checked By: GBJ

Project No:
RP0813SIL
 Drawing No.
DA5003

Plot Date: 4/09/2012



1 Shadow 21 June 12pm
 1:200 

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |


Builder to Check and Confirm all
 Measurements Prior to Commencement


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200
150
100
50
40
30
20
10
length in millimeters at full size

100 length in millimeters at full size 150 200

 Denotes Proposed Shadow

 Denotes Existing Shadow



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NOTES

1132 Pittwater Road, is zoned R2 Low Density Residential
 1132 Pittwater Road, is not considered a heritage item
 All Plans to be read in conjunction with Basix Certificate
 New Works to be constructed shown in Shaded/Blue

Construction

Concrete Floor, Masonry Walls
 Insulation to External Masonry Walls R1.7
 Refer to Engineers drawings for structural details
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 Termite Management to BCA and AS 3660.1
 Glazing to BCA and AS01288-2047
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Project North 



**DA APPLICATION
 ONLY
 NOT FOR CONSTRUCTION**

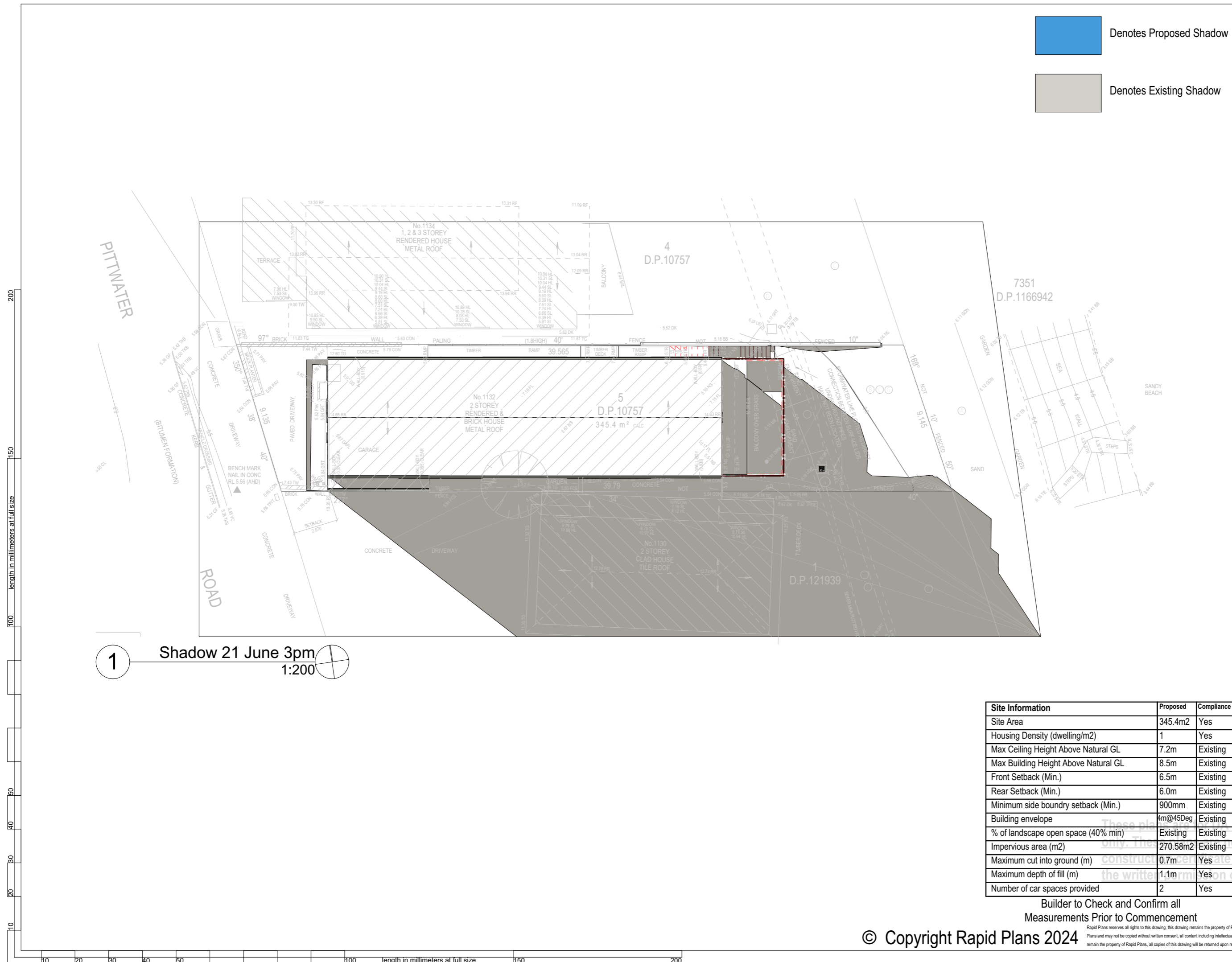
Client
 Garry Silk
 Project Name
Alterations & Additions
 1132 Pittwater Road
 2097


Lot 5 D.P.10757 for the
 Drawing Title:
 Sunstudy - June 21st 3pm
 Shadow 21 June 3pm

Scale: A3 as noted Date: 16-1-2025
 Status: DA Checked By: GBJ

Project No:
RP0813SIL DA5004
 Drawing No.

Plot Date: 4/09/2012



1 Shadow 21 June 3pm
 1:200 

| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |

Builder to Check and Confirm all
 Measurements Prior to Commencement

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White Alloy Window To Match Existing (Typical). Owner To Confirm Type & Colour



Glass Block Window (Typical). Owner To Confirm Type & Colour



Tiled Deck (Typical). Owner To Confirm Type & Colour



Rendered Wall (Typical). Owner To Confirm Type & Colour



Face Fixed Glas Balustrade (Typical). Owner To Confirm Type & Colour



DA APPLICATION ONLY
NOT FOR CONSTRUCTION

Construction
Concrete Floor, Masonry Walls
Roof Sheet Metal Roof to have N/A Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

NOTES
1132 Pittwater Road is zoned R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
1132 Pittwater Road is not considered a heritage item

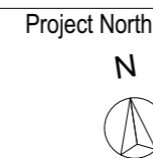
Basix
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| Site Information | Proposed | Compliance |
|--|----------------------|------------|
| Site Area | 345.4m ² | Yes |
| Housing Density (dwelling/m ²) | 1 | Yes |
| Max Ceiling Height Above Natural GL | 7.2m | Existing |
| Max Building Height Above Natural GL | 8.5m | Existing |
| Front Setback (Min.) | 6.5m | Existing |
| Rear Setback (Min.) | 6.0m | Existing |
| Minimum side boundary setback (Min.) | 900mm | Existing |
| Building envelope | 4m@45Deg | Existing |
| % of landscape open space (40% min) | Existing | Existing |
| Impervious area (m ²) | 270.58m ² | Existing |
| Maximum cut into ground (m) | 0.7m | Yes |
| Maximum depth of fill (m) | 1.1m | Yes |
| Number of car spaces provided | 2 | Yes |



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Builder to Check and Confirm all Measurements Prior to Commencement



Client
Garry Silk
Project Name
Alterations & Additions
1132 Pittwater Road, Collaroy
2097

Lot 5 D.P.10757
Drawing Title:
Schedules - Schedule of Colours & Materials

Scale: A3 as noted
Status: DA
Project No.
RP0813SIL

Date: 16-1-2025
Checked By: GBJ
Drawing No.
DA6001