

- NOTES:-**
1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT.
  2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
  3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
  4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
  5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
  6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
  7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
  8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
  9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
  10. ALL PAINTING TO OWNERS REQUIREMENTS.
  11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
  12. ALL GLAZING TO CODE AS1288
  13. ALL PEST TREATMENT TO CODE AS3660.1-2000
  14. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
  15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
  16. ALL TIMBER FRAMING TO CODE AS1684
  17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

**BASIX REQUIREMENTS**

- TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE NUMBER A339822
- NEW SHOWER HEAD MINIMUM RATING ..... 3 STAR RATING
  - NEW TOILET MINIMUM RATING ..... 3 STAR RATING
  - ALL NEW TAP FITTINGS MINIMUM RATING ..... 3 STAR RATING
  - GLAZING TO ALUMINIUM FRAMED WINDOWS AND DOORS OR OTHERWISE NOTED ARE TO BE IN ACCORDANCE WITH THE BASIX REPORT
  - ROOF COLOUR ..... DARK SA > 0.70
  - FLOOR ABOVE ENCLOSED SUBFLOOR ..... 0.8 OR ( R1.5 RATING INCLUDING CONSTRUCTION )
  - ROOF SHEETING ON INSULATION ..... R1.5 RATING
  - EXTERNAL WALLS INSULATION ..... R1.5 RATING
  - CEILING INSULATION ..... R2.24 RATING
  - HOT WATER SERVICE TO BE GAS INSTANTANEOUS WITH A PERFORMANCE OF 4.5 STARS OR BETTER.
  - COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A 3-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR BETTER PLUS A CEILING FAN. THE COOLING SYSTEM MUST MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.
  - HEATING SYSTEM IN AT LEAST 1 LIVING AREA GAS FIXED FLUE FIRE PLACE WITH A 3 STAR RATING.
  - HEATING SYSTEM IN AT LEAST 1 BEDROOM 3-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR BETTER.
  - FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED
  - GAS COOKER WITH ELECTRIC OVEN.
  - APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS AND WHERE THE "DEDICATEWD" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS: TO AT LEAST 2 OF THE BEDROOMS / STUDY AND TO ALL BATHROOMS/TOILETS
  - THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 16 KILOLITRES. THE SWIMMING POOL MUST HAVE A POOL COVER AND MUST BE OUTDOORS. THE SWIMMING POOL MUST NOT INCORPORATE ANY HEATING SYSTEM. THE APPLICANT MUST INSTALL A TIMER FOR THE SWIMMING POOL PUMP. THE APPLICANT MUST INSTALL A POOL COVER.

**SITE PLAN**

**SITE CRITERIA**

No.84 HILMA STREET COLLAROY PLATEAU 2097 N.S.W. LOT 31 SEC. L DP 33000

SITE AREA	= 417.3 sq. m.	BY TITLE
	= 422.7 sq. m.	BY CALC.
EXISTING LANDSCAPED AREA < THAN 2.0m	= 43.4 sq. m.	(10.2 %)
EXISTING LANDSCAPED AREA > THAN 2.0m	= 123.9 sq. m.	(29.3 %)
EXISTING HARDSTAND AREA	= 255.4 sq. m.	(60.4 %)
EXISTING ROOF AREA	= 181.3 sq. m.	
POST LANDSCAPED AREA < THAN 2.0m	= 80.6 sq. m.	(19.1 %)
POST LANDSCAPED AREA > THAN 2.0m	= 129.8 sq. m.	(30.7 %)
INCLUDING POOL WATER SURFACE		
HARDSTAND POST DEVELOPEMENT	= 212.3 sq. m.	(50.2 %)
INCLUDING POOL COPING		
EXISTING TOTAL LOWER GROUND FLOOR AREA	= 56.8 sq. m.	
EXISTING TOTAL GROUND FLOOR AREA	= 124.9 sq. m.	
EXISTING GROUND FLOOR FRONT DECK AREA	= 19.4 sq. m.	
PROPOSED DRIVEWAY AREA	= 24.4 sq. m.	
PROPOSED LOWER GROUND FLOOR AREA	= 6.0 sq. m.	
PROPOSED TOTAL GROUND FLOOR AREA	= 124.9 sq. m.	
PROPOSED GROUND FLOOR FRONT DECK AREA	= 20.7 sq. m.	
PROPOSED GROUND FLOOR REAR DECK AREA	= 34.2 sq. m.	
PROPOSED POOL COPING AREA	= 14.2 sq. m.	
PROPOSED POOL WATER AREA	= 8.8 sq. m.	
PROPOSED TOTAL FIRST FLOOR AREA	= 112.4 sq. m.	
PROPOSED FIRST FLOOR FRONT DECK AREA	= 11.7 sq. m.	
PROPOSED TOTAL ROOF AREA	= 216.8 sq. m.	

2 CAR PARKING SPACES PROVIDED IN GARAGE

**GENERAL NOTES AND BCA COMPLIANCE**

EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.  
 --- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1  
 --- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870  
 --- AND ENGINEERS DETAILS  
 --- MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700  
 --- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A AND AS1684  
 --- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A AND AS1288  
 --- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786  
 --- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.  
 --- BALUSTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.  
 --- NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.  
 --- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.  
 --- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.  
 --- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562  
 --- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740  
 --- CLOTHES WASHING, DRYING AND AS3740  
 --- WITH PART 3.8.3 OF THE B.C.A.

ABOVE NOTES TO BE READ IN-CONJUNCTION WITH ARCHITECTURAL PLANS AND THE STRUCTURAL ENGINEERS DETAILS

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

DA2019/0335

REVISION A - DATE 19-06-2019  
 ROOF PROFILE AND RIDGE LEVEL AMENDED

**DEVELOPEMENT APPLICATION ISSUE**

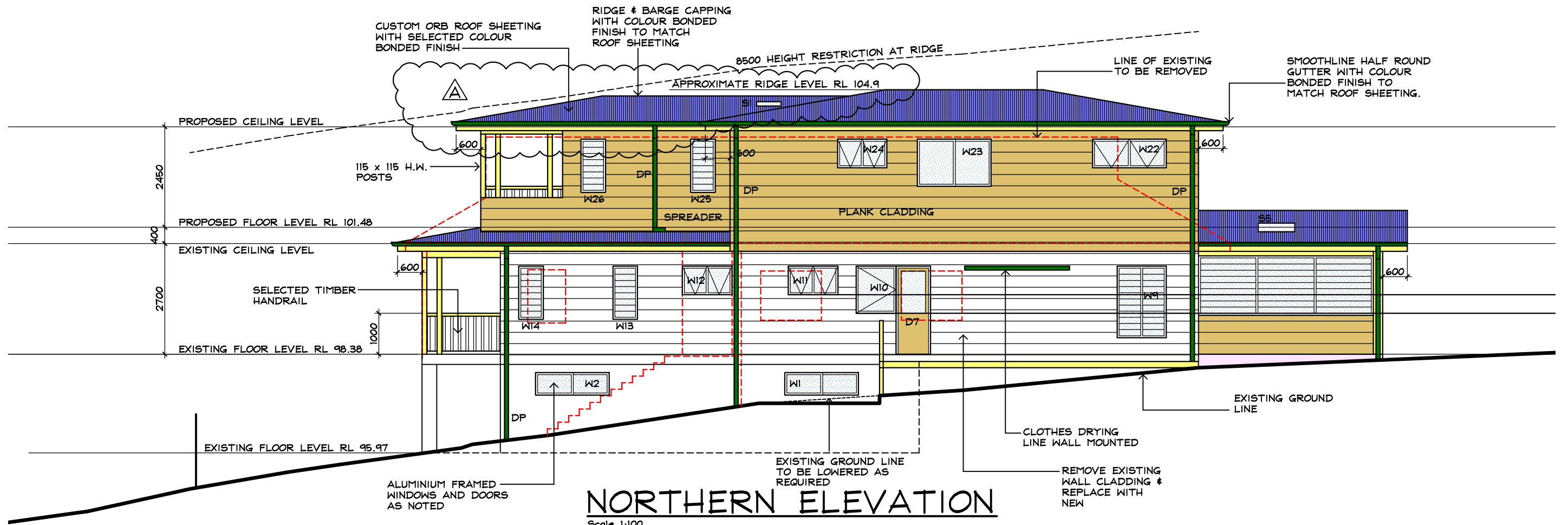
**IF IN DOUBT ASK**

Prepared by  
**H&C DESIGN PTY. LTD.**  
 50 FULLER STREET COLLAROY PLATEAU  
 PHONE ( 02 ) 9944-0830  
 A.C.N. 002079192

Date JAN. 2019  
 Drawn HENK.  
 Scale 1:200  
 Job No.181201-1A

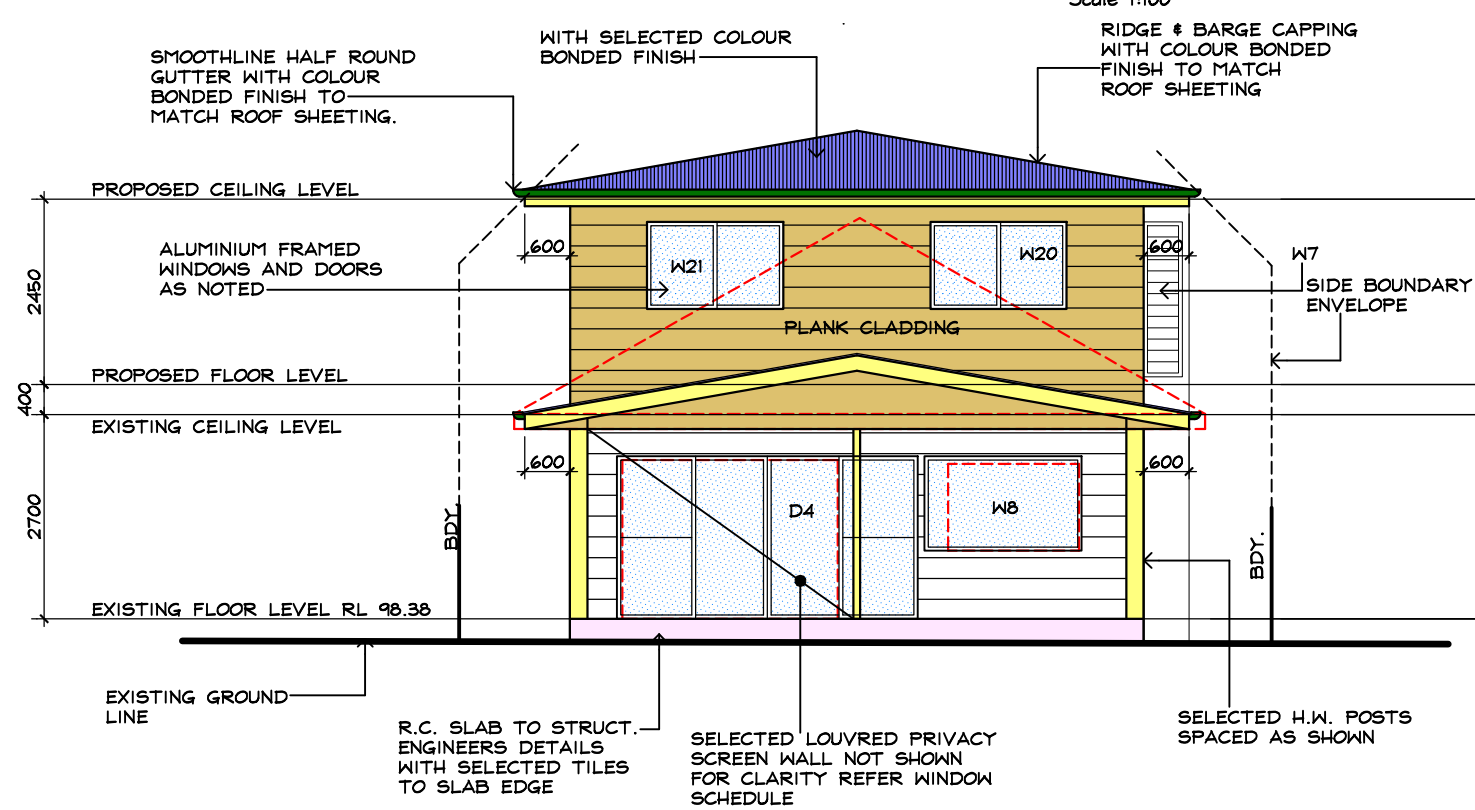
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Project **PROPOSED ADDITIONS & ATERAIONS**  
**84 HILMA STREET COLLAROY PLATEAU**  
 FOR **ARENA FAMILY**



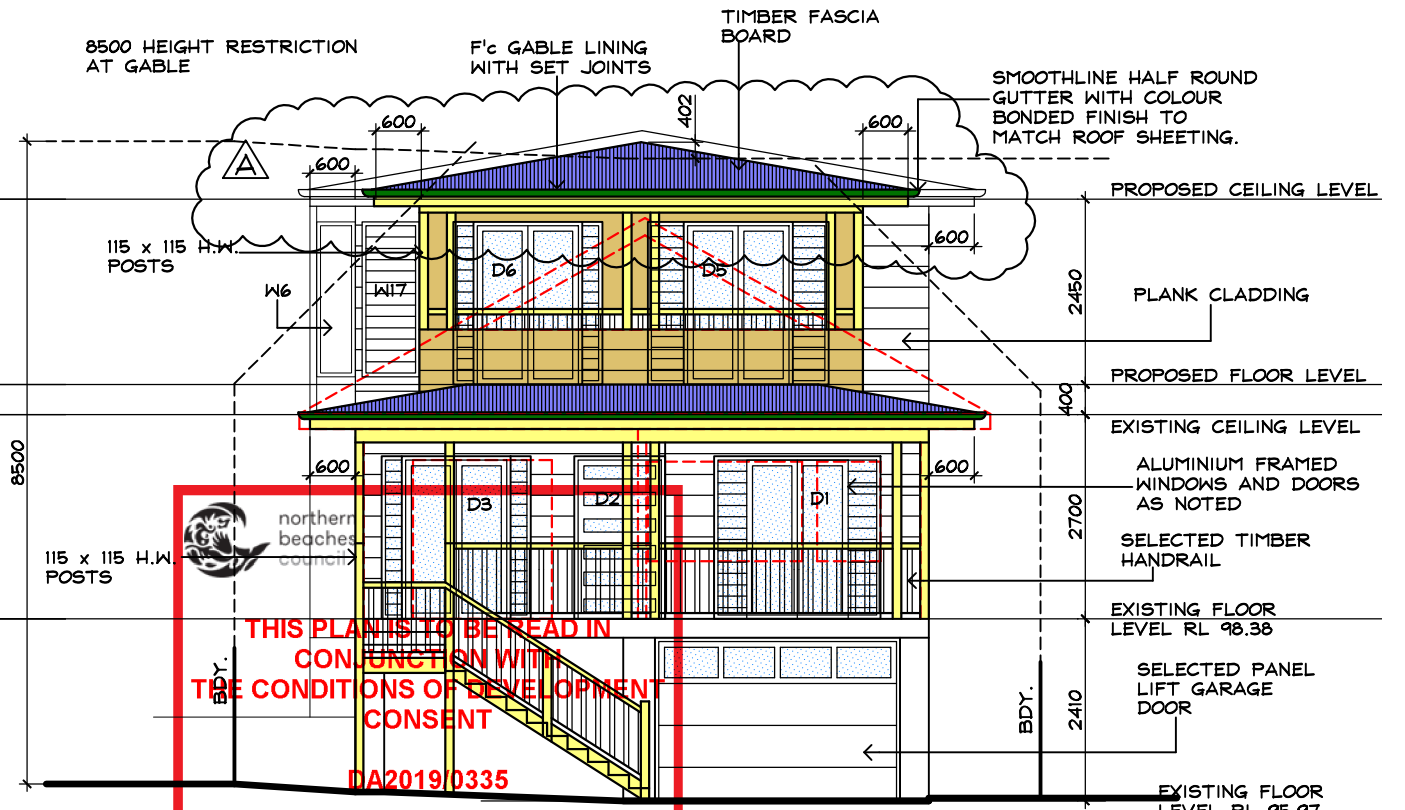
### NORTHERN ELEVATION

Scale 1:100



### WESTERN ELEVATION

Scale 1:100



### EASTERN ELEVATION

Scale 1:100

REVISION A - DATE 19-06-2019  
ROOF PROFILE AND RIDGE LEVEL  
AMENDED

### DEVELOPEMENT APPLICATION ISSUE

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DA2019/0335

IF IN DOUBT ASK

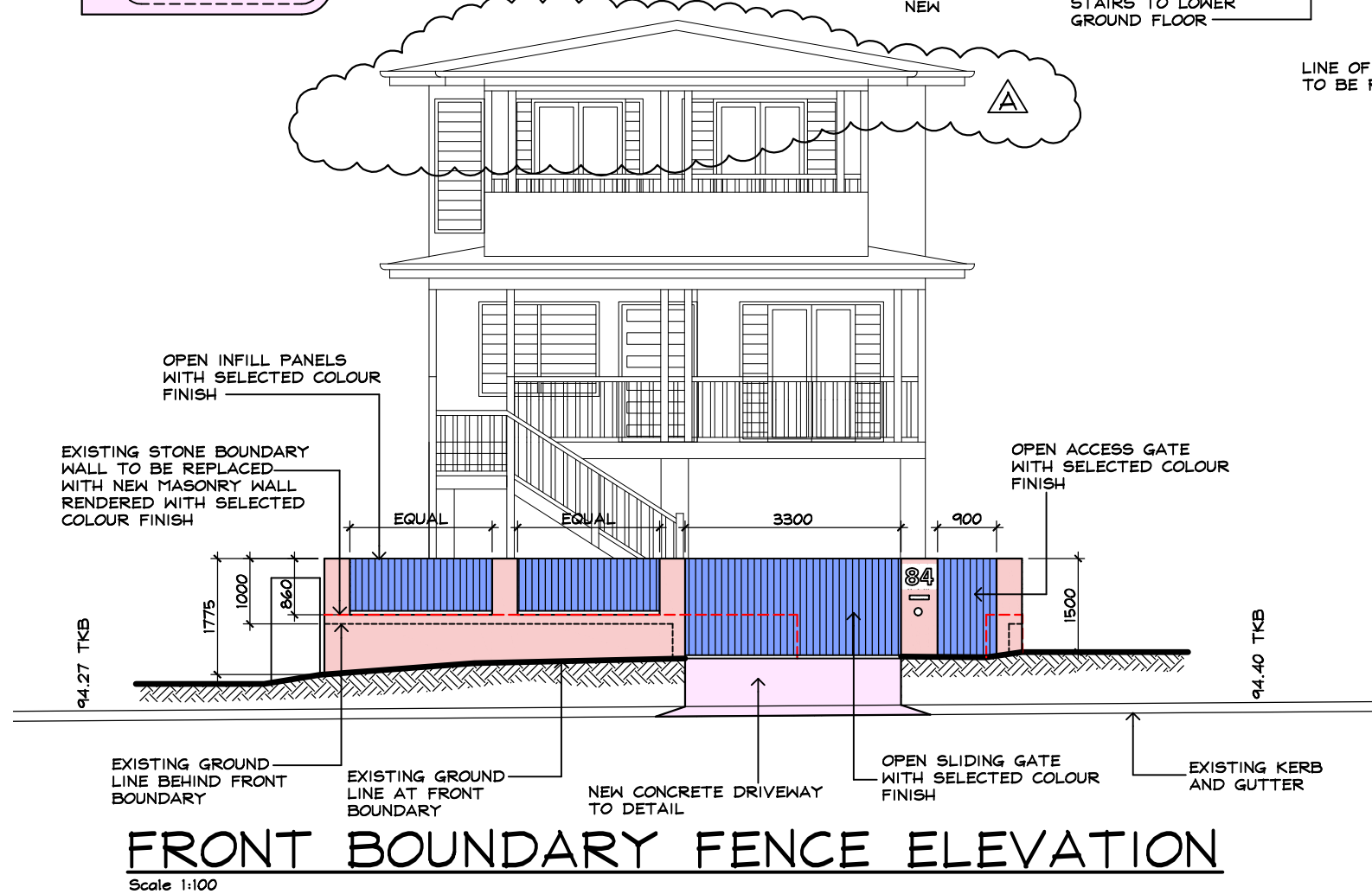
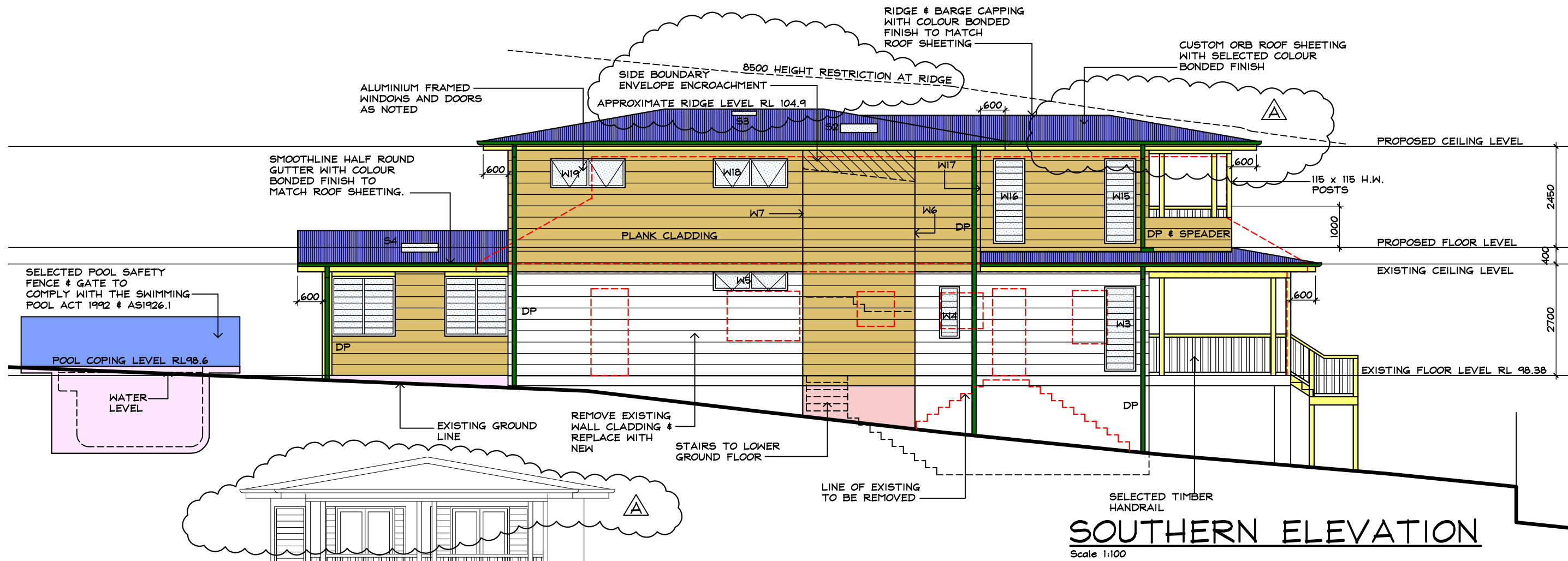
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PHONE ( 02 ) 9944-0830  
A.C.N. 002079192

Date JAN. 2019  
Drawn HENK.  
Scale 1:100  
Job No.18|201-5A

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**84 HILMA STREET COLLARROY PLATEAU**  
FOR **ARENA FAMILY**



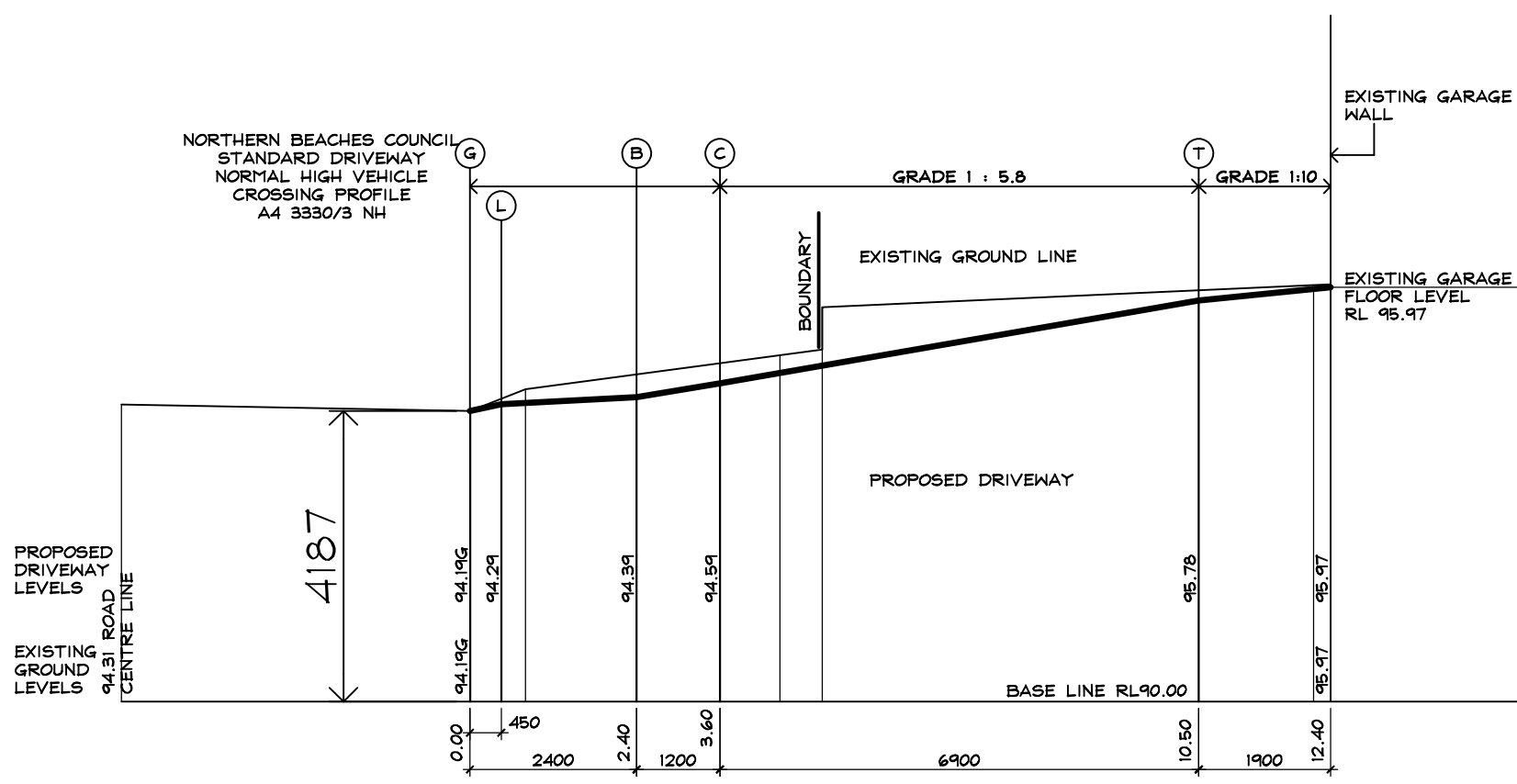



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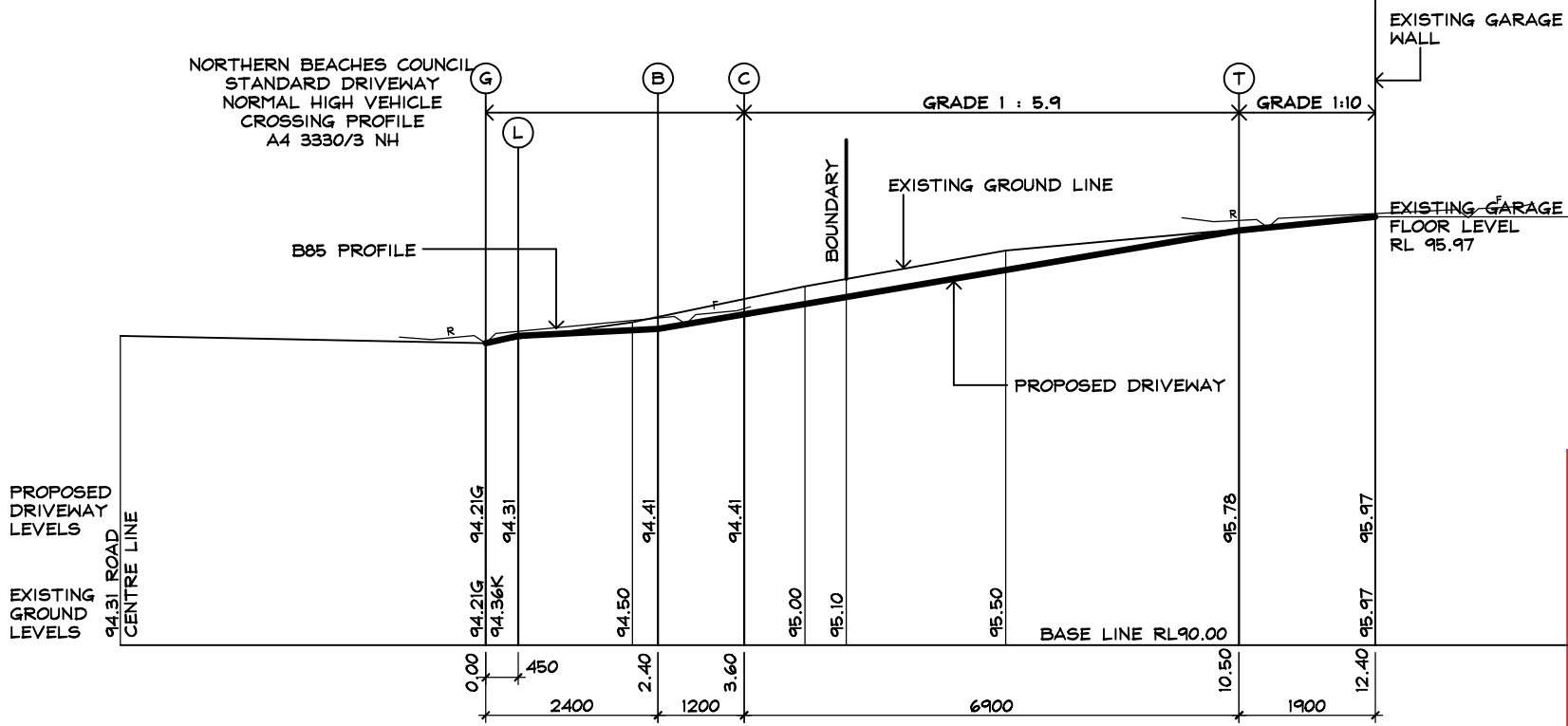
**REVISION A** - DATE 19-06-2019  
 ROOF PROFILE AND RIDGE LEVEL AMENDED

**DEVELOPEMENT APPLICATION**  
**ISSUE**

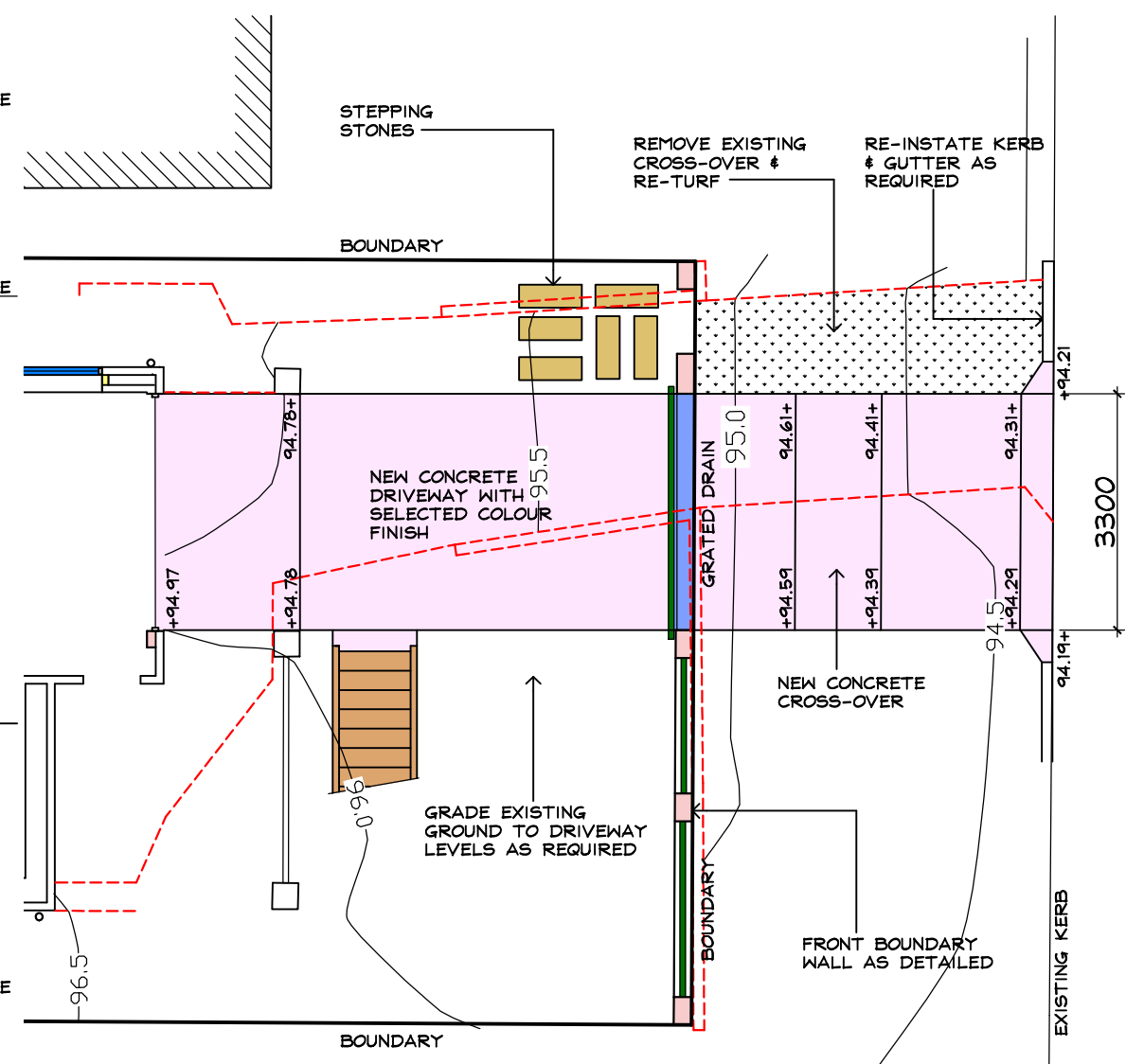
<b>IF IN DOUBT ASK</b>	Prepared by <b>H&amp;C DESIGN PTY. LTD.</b> 50 FULLER STREET COLLARROY PLATEAU PHONE ( 02 ) 9944-0830 A.C.N. 002079192	Date JAN. 2019 Drawn HENK. Scale 1:100 Job No. 181201-6A	<b>NOTES:-</b> 1 Builder to check and confirm all necessary dimensions on site prior to the commencement of construction. DO NOT SCALE THE DRAWING 2 All work to be in accordance with the B.C.A. & to the satisfaction of local council requirements & other authorities concerned. 3 This drawing is the copyright of H & C Design Pty. Limited and shall not be reproduced in part or whole without their written approval	Project <b>PROPOSED ADDITIONS &amp; ATERAIONS</b> <b>84 HILMA STREET COLLARROY PLATEAU</b> FOR <b>ARENA FAMILY</b>
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**LONGITUDINAL SECTION  
ON SOUTHERN EDGE**



**LONGITUDINAL SECTION  
ON NORTHERN EDGE**



**DRIVEWAY SET OUT  
PLAN**

**NOTE:-**  
DRIVEWAY & CROSS-OVER HAS BEEN DESIGNED TO BE IN ACCORDANCE WITH THE COUNCIL'S EXTRA HIGH STANDARD VEHICLE CROSSING PROFILE A4 - 3330/4

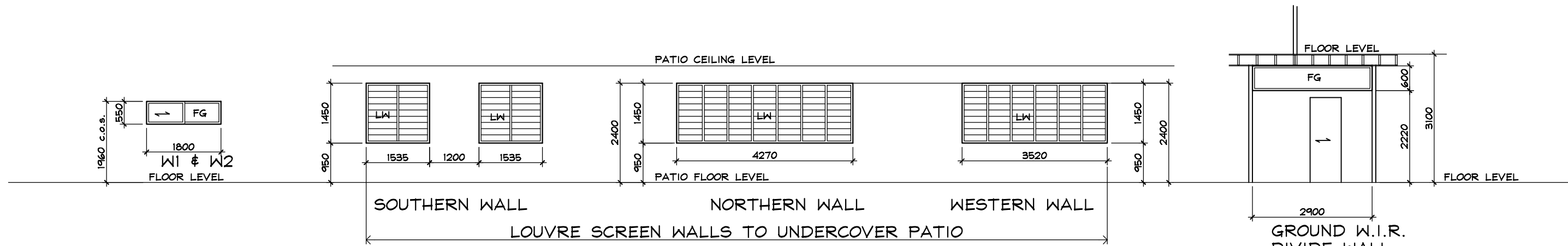
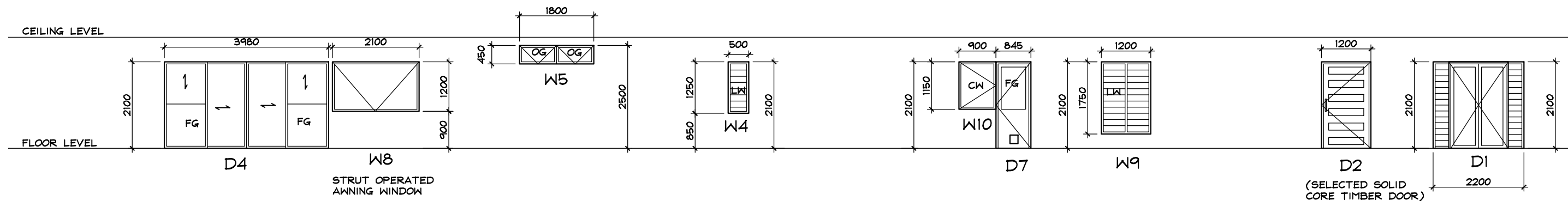
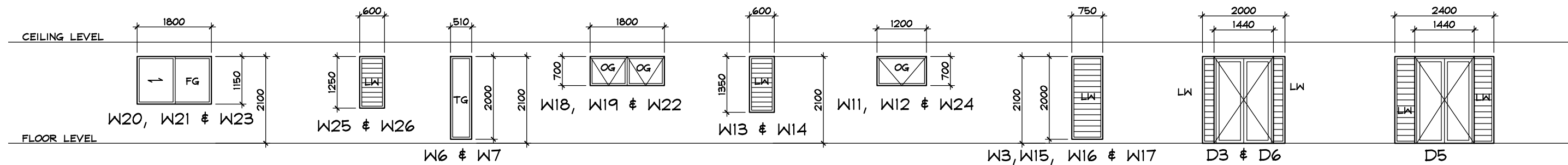
**NOTE:-**  
DRIVEWAY CROSS-OVER TO BE IN ACCORDANCE WITH THE COUNCIL'S SPECIFICATION AND AUSTRALIAN STANDARD AS1428.1:2001-DESIGN FOR ACCESS AND MOBILITY.

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

DA2019/0335

**DEVELOPEMENT APPLICATION  
ISSUE**

<b>IF IN DOUBT ASK</b>	Prepared by <b>H&amp;C DESIGN PTY. LTD.</b> 50 FULLER STREET COLLARROY PLATEAU PHONE ( 02 ) 9944-0830 A.C.N. 002079192	Date JAN. 2019 Drawn HENK. Scale 1:100 Job No. 181201-8	<b>NOTES:-</b> 1 Builder to check and confirm all necessary dimensions on site prior to the commencement of construction. DO NOT SCALE THE DRAWING 2 All work to be in accordance with the B.C.A. & to the satisfaction of local council requirements & other authorities concerned. 3 This drawing is the copyright of H & C Design Pty. Limited and shall not be reproduced in part or whole without their written approval	Project <b>PROPOSED ADDITIONS &amp; ATERAIONS 84 HILMA STREET COLLARROY PLATEAU ARENA FAMILY</b>
				FOR




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**LEGEND**  
 LW..... LOUVRED WINDOW  
 CW..... CASEMENT WINDOW  
 FG..... FIXED GLASS  
 OG..... FROSTED GLASS  
 TG..... TOUGHENED FIXED GLASS  
 ↳..... SLIDE DIRECTION

**DEVELOPEMENT APPLICATION  
 ISSUE**

**WINDOW & DOOR SCHEDULE**

NOTE:- DIMENSIONS SHOWN ARE STUD OPENING SIZE & VIEWED FROM THE OUTSIDE  
 SIZES TO BE VERIFIED PRIOR TO ORDER AND SUPPLIED WITH FLYSCREENS EXCEPT UNDERCOVER PATIO  
 ALL GLAZING TO WINDOWS AND DOORS TO BE IN ACCORDANCE WITH THE BASIX REPORT.  
 ALL WINDOWS AND DOORS TO BE ALUMINUM FRAMED EXCEPT DOOR D2.

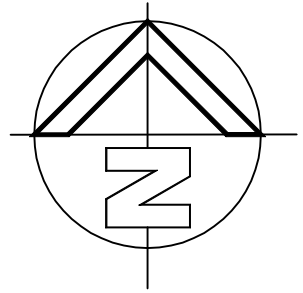
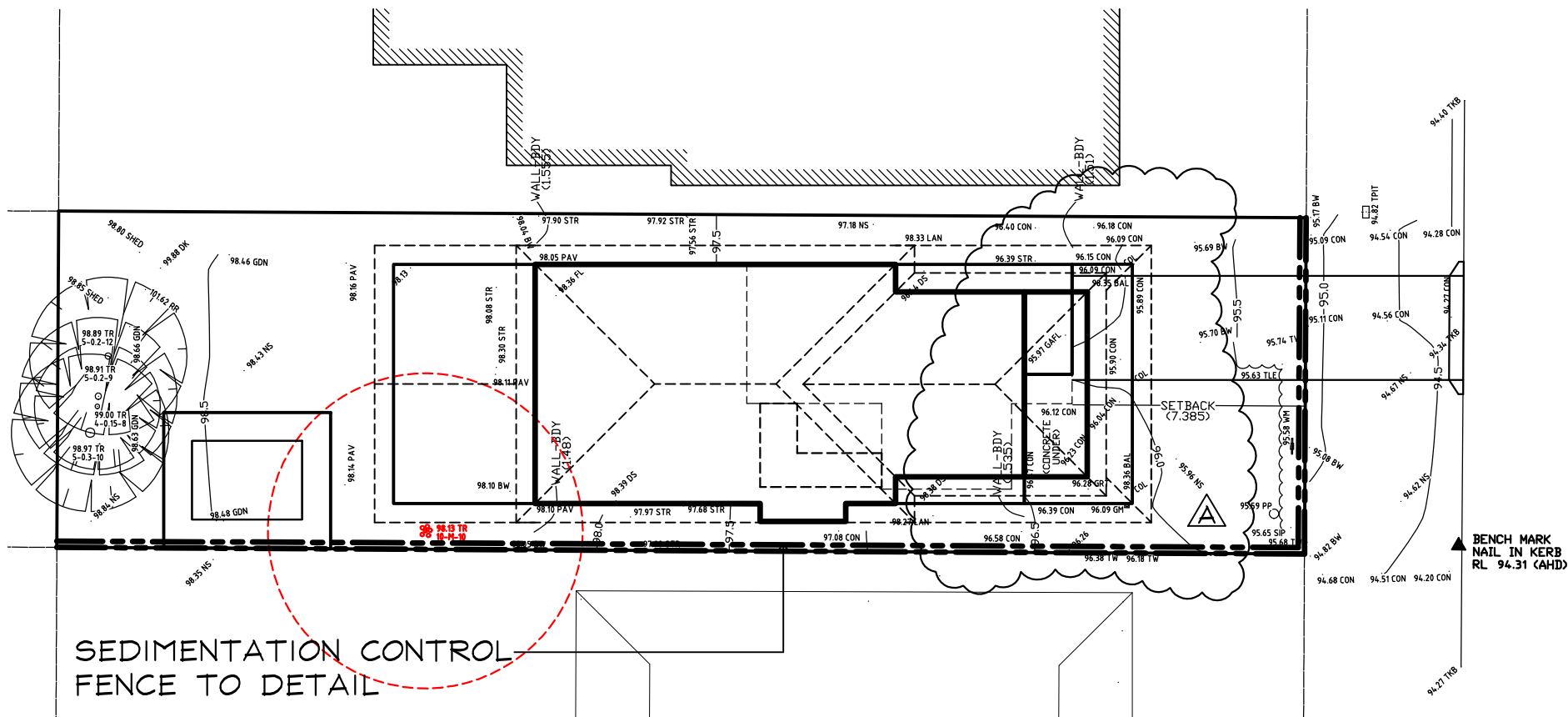
**IF IN  
 DOUBT  
 ASK**

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 A.C.N. 002079192

Date JAN. 2019  
 Drawn HENK.  
 Scale 1:100  
 Job No. 181201-9

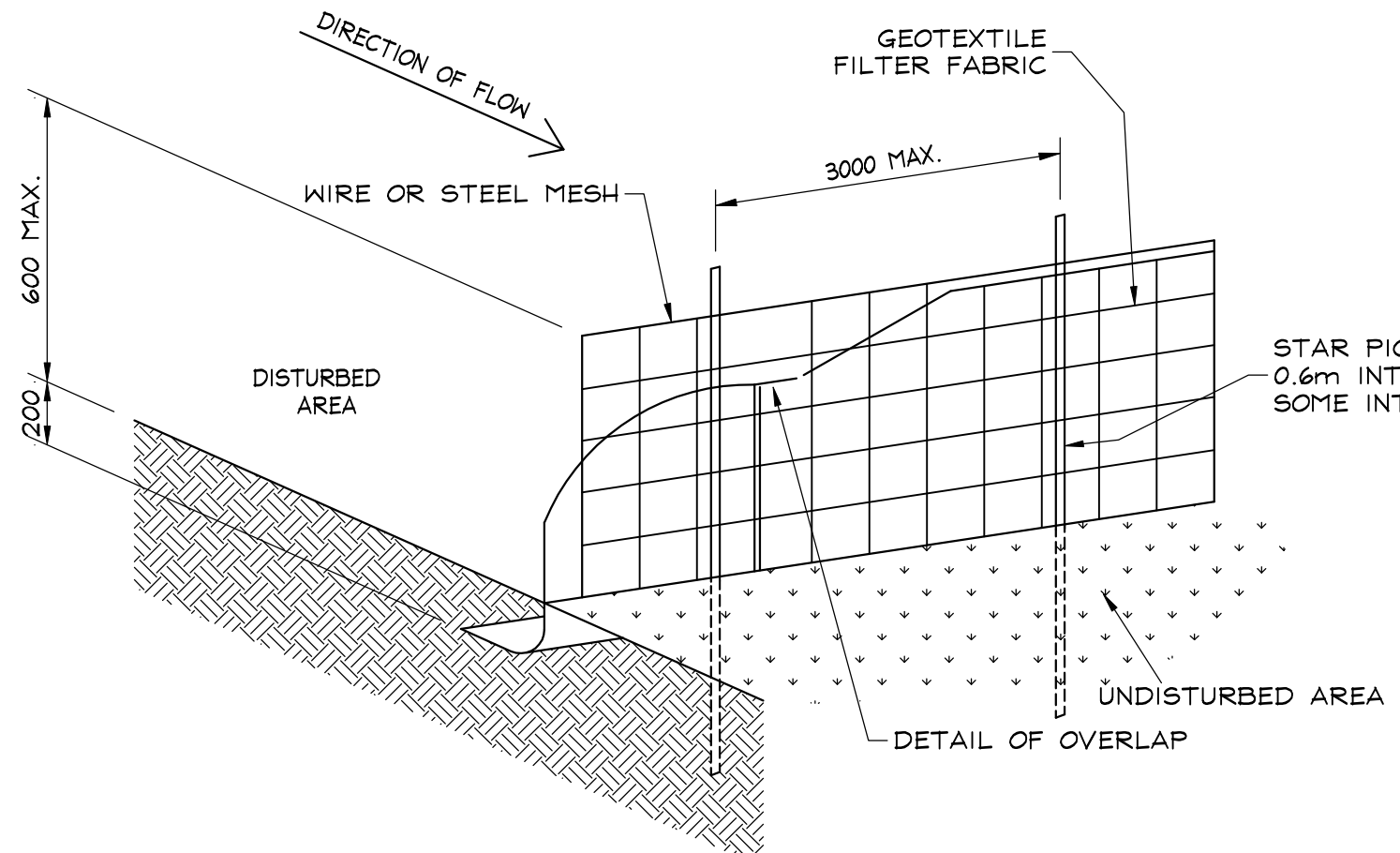
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Project **PROPOSED ADDITIONS & ATERAIONS  
 84 HILMA STREET COLLARROY PLATEAU**  
 FOR **ARENA FAMILY**



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## SEDIMENTATION CONTROL FENCE PLAN



DEVELOPEMENT  
APPLICATION ISSUE

REVISION A - DATE 19-06-2019  
 ROOF PROFILE AND RIDGE LEVEL AMENDED


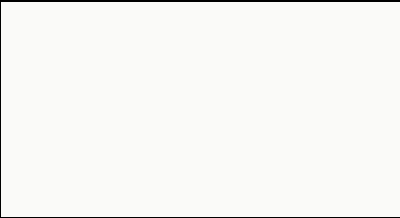



### SEDIMENT CONTROL:

1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

## SEDIMENTATION CONTROL FENCE DETAIL

SCALE = N.T.S.

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84 Hilma Street, Collaroy Plateau		
Area	Material	Sample
Garage Door	Colourbond - Surfmist	
Balustrading	Painted Timber – Dulux Vivid White	
Cladding	Painted – Dulux Terrace White	
Roof	Colour Bond – Windspray	
Front Fence	Sandstone Blocks	



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CONSENT**

**DA2019/0335**