

## BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE  
BASIX CERTIFICATE NUMBER A374046

- 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 ..... MEDIUM SA 0.475 - 0.70
- FLOOR ABOVE GROUND FLOOR ..... 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 EXISTING
- COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM  
TO BE A SINGLE PHASE AIR CONDITIONING WITH AN ENERGY RATING OF  
3 STAR ( NEW RATING ) 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 LIVING AREA & 1 BEDROOM PLUS 3-PHASE  
AIR CONDITIONING WITH AN ENERGY RATING OF 3 STAR (NEW RATING)

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:

. THE LAUNDRY, AT LEAST 3 OF THE BEDROOMS / STUDY, HALLWAY  
ALL BATHROOMS/TOILETS

## 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.
- BALISTRADES 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
- CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

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

REV A

28-07-2020

SOUTHERN WALL ARTICULATION SHOWN

DEVELOPEMENT

APPLICATION ISSUE

### 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.

### SITE CRITERIA

No.51 CLAUDARE STREET COLLAROY PLATEAU N.S.W. 2097

LOT 2 D.P. 33000

SITE AREA ..... = 417.3 (BY TITLE) sq. m.  
= 422.8 (BY CAL.) sq. m.

EXISTING HARDSTAND ..... = 274.9 sq. m.  
EXISTING LANDSCAPED AREA < 2.0m WIDE ..... = 21.7 sq. m.  
EXISTING LANDSCAPED AREA > 2.0m WIDE ..... = 126.2 sq. m. (29.8 %)  
INCLUDING EXISTING POOL WATER SURFACE

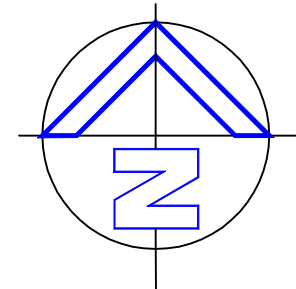
PROPOSED GARAGE FLOOR AREA ..... = 26.5 sq. m.  
EXISTING GROUND FLOOR AREA ..... = 120.6 sq. m.

PROPOSED TOTAL FIRST FLOOR AREA ..... = 110.6 sq. m.

TOTAL ROOF AREA ..... = 196.9 sq. m.

1 CAR PARKING SPACE PROVIDED IN GARAGE

POST DEVELOPEMENT HARDSTAND ..... = 286.6 sq. m.  
POST LANDSCAPED AREA < 2.0m WIDE ..... = 18.0 sq. m.  
POST LANDSCAPED AREA > 2.0m WIDE ..... = 118.2 sq. m. (27.9 %)  
INCLUDING EXISTING POOL WATER SURFACE



IF IN  
DOUBT  
ASK

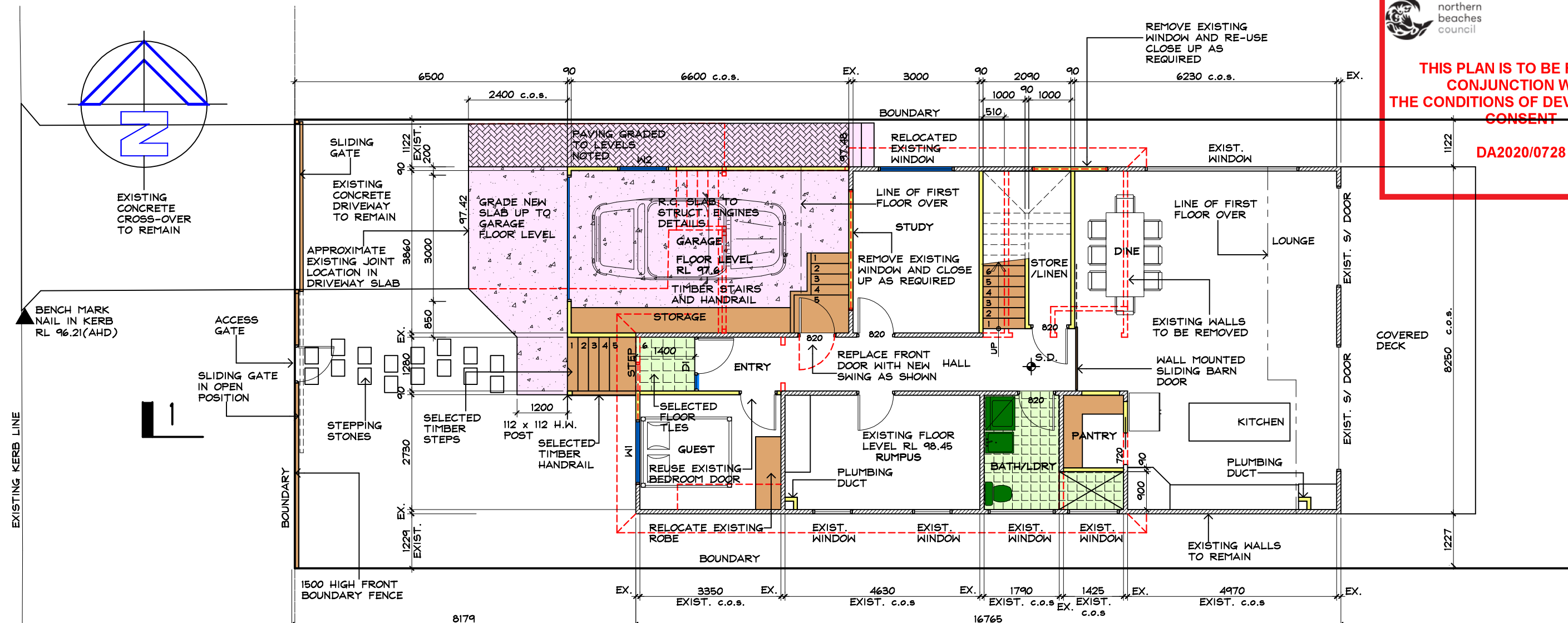
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Date MAR. 2020  
Drawn HENK.  
Scale 1:200  
Job No. 180602-1

### NOTES:-

1. Builder to check and confirm all necessary dimensions on site prior to the commencement of construction. DO NOT SCALE THE DRAWING
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Project **PROPOSED ADDITIONS & ALTERATIONS  
51 CLAUDARE ST. COLLAROY PLATEAU**  
FOR **Mr. R. & Mrs. C. HALSALL**



## PROPOSED GROUND FLOOR PLAN

Scale 1:100

### BATH / LAUNDRY

SELECTED FLOOR TILES OVER SELECTED WATER RESISTENT FLOOR SHEETING GRADED TO FLOOR WASTE.  
SELECTED WALL TILES IN SHOWER RECESS TO BE AS SPECIFIED.  
CEILING & WALLS TO BE AS SPECIFIED  
**ENTRY FLOOR**  
SELECTED FLOOR TILES OVER SELECTED WATER RESISTENT FLOOR SHEETING GRADED AWAY FROM DOOR TO STEP.

### 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.

REV A

28-07-2020

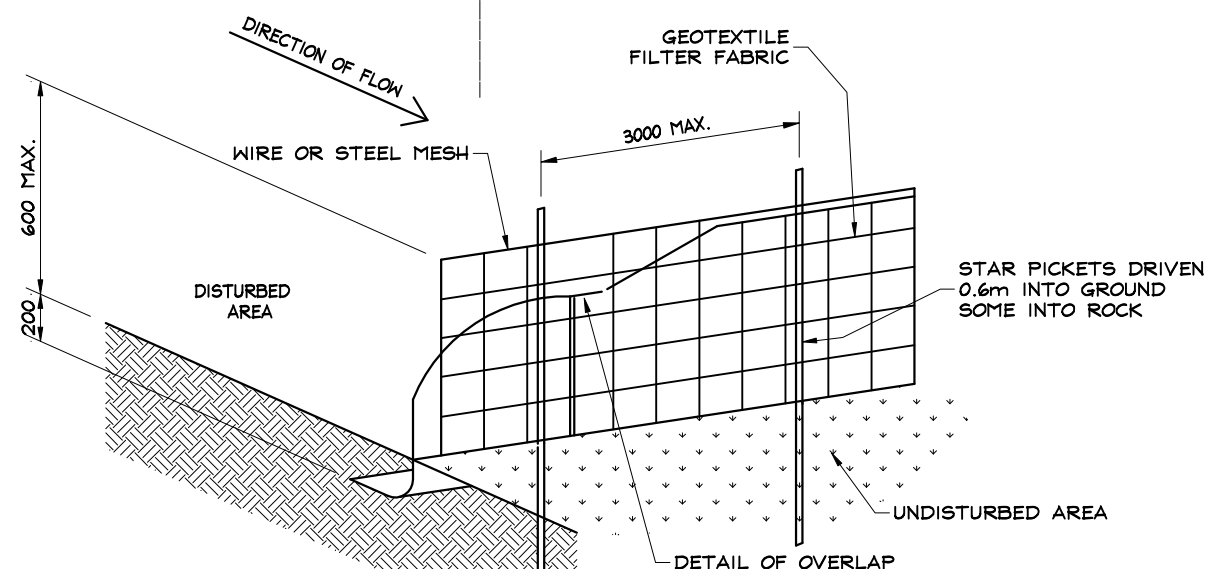
FRONT BOUNDARY FENCE REDUCED IN HEIGHT

DEVELOPEMENT

APPLICATION ISSUE

### SEDIMENTATION CONTROL FENCE DETAIL

SCALE = N.T.S.



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Drawn HENK.  
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51 CLAUDARE ST. COLLAROY PLATEAU  
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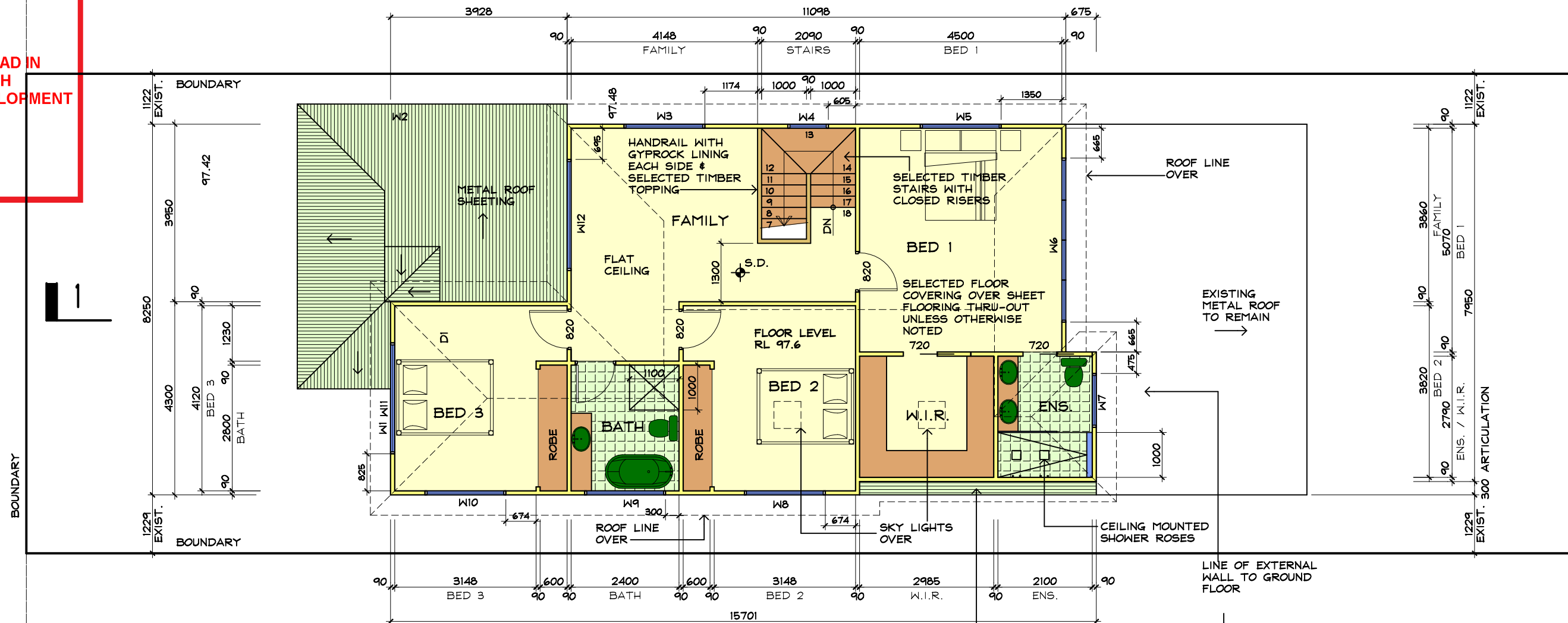




northern  
beaches  
council

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

DA2020/0728



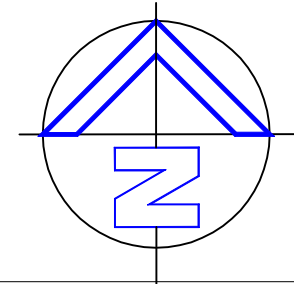
#### ENSUITE & BATH

SELECTED FLOOR TILES OVER SELECTED WATER RESISTENT FLOOR SHEETING GRADED TO FLOOR WASTE.  
SELECTED WALL TILES IN SHOWER RECESS TO BE AS SPECIFIED.  
CEILING & WALLS TO BE AS SPECIFIED

REMOVE & EXTEND WITH SHEET METAL ROOF TO MATCH EXISTING IN PROFILE PITCH & COLOUR BONDED FINISH

## FIRST FLOOR PLAN

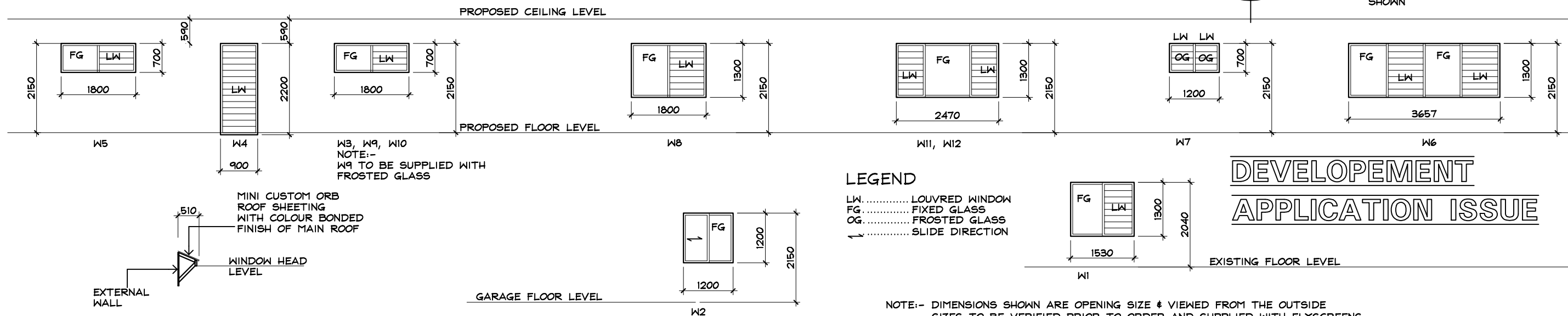
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REV A

28-07-2020

SOUTHERN WALL ARTICULATION SHOWN



#### SUN AWNING

FOR WINDOWS W1, W6, W11 & W12

## WINDOW SCHEDULE

IF IN  
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Date MAR. 2020

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Scale 1:100

Job No.180602-3

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Project

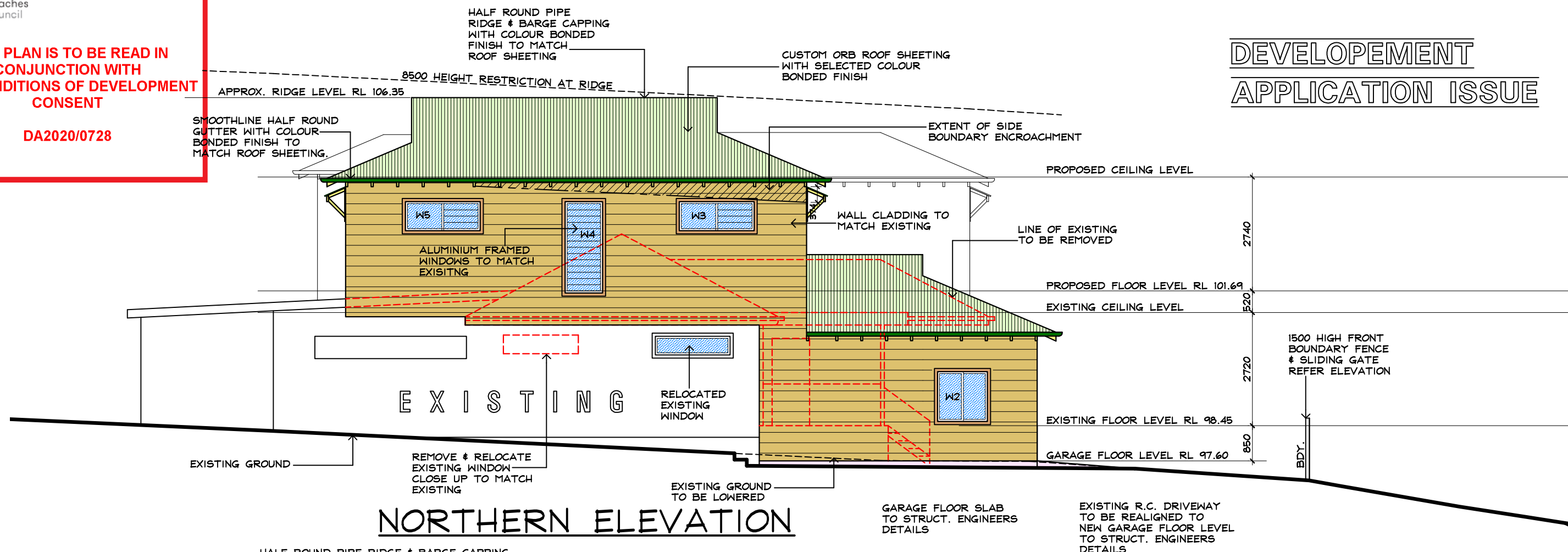
**PROPOSED ADDITIONS & ALTERATIONS**  
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**Mr. R. & Mrs. C. HALSALL**

FOR

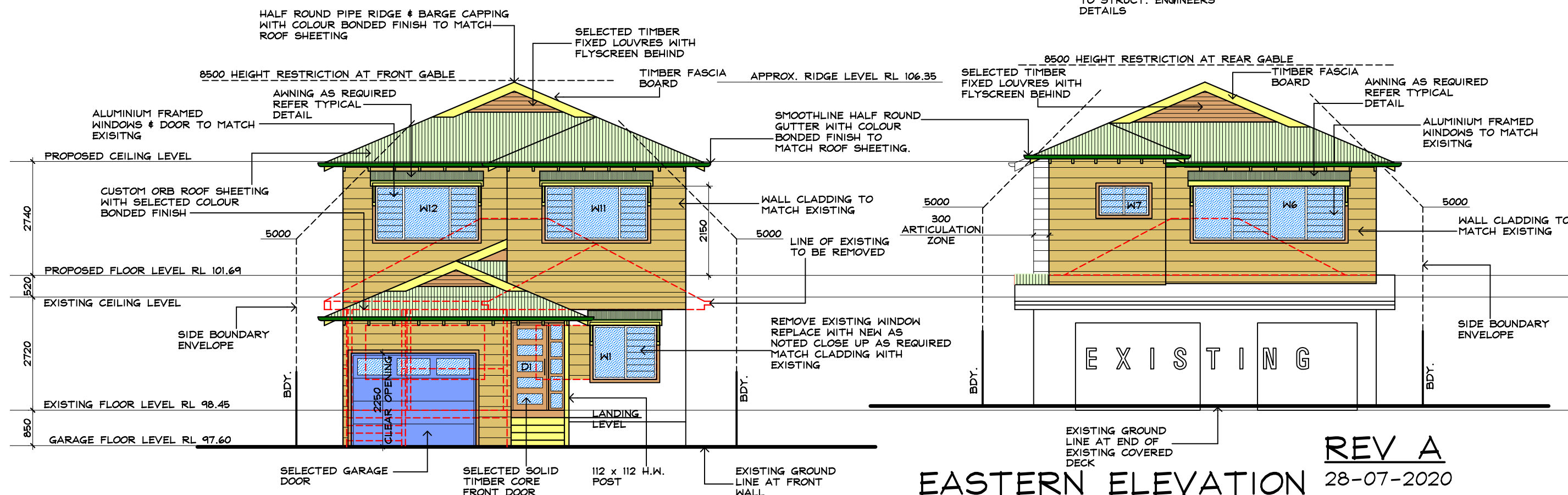
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# DEVELOPEMENT APPLICATION ISSUE



## NORTHERN ELEVATION



## WESTERN ELEVATION

## EASTERN ELEVATION

REV A

28-07-2020

WALL ARTICULATION SHOWN  
ON EASTERN ELEVATION FRONT BOUNDARY  
FENCE REDUCED IN HEIGHT

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Date MAR. 2020  
Drawn HENK.  
Scale 1:100  
Job No. 180602-4

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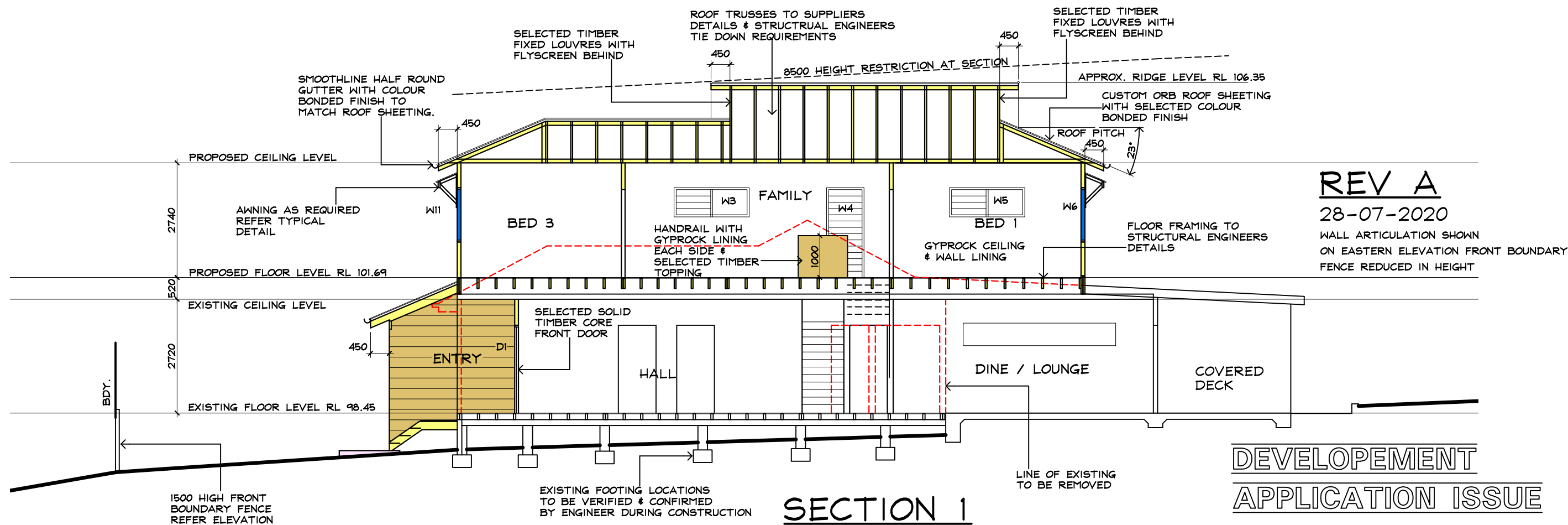
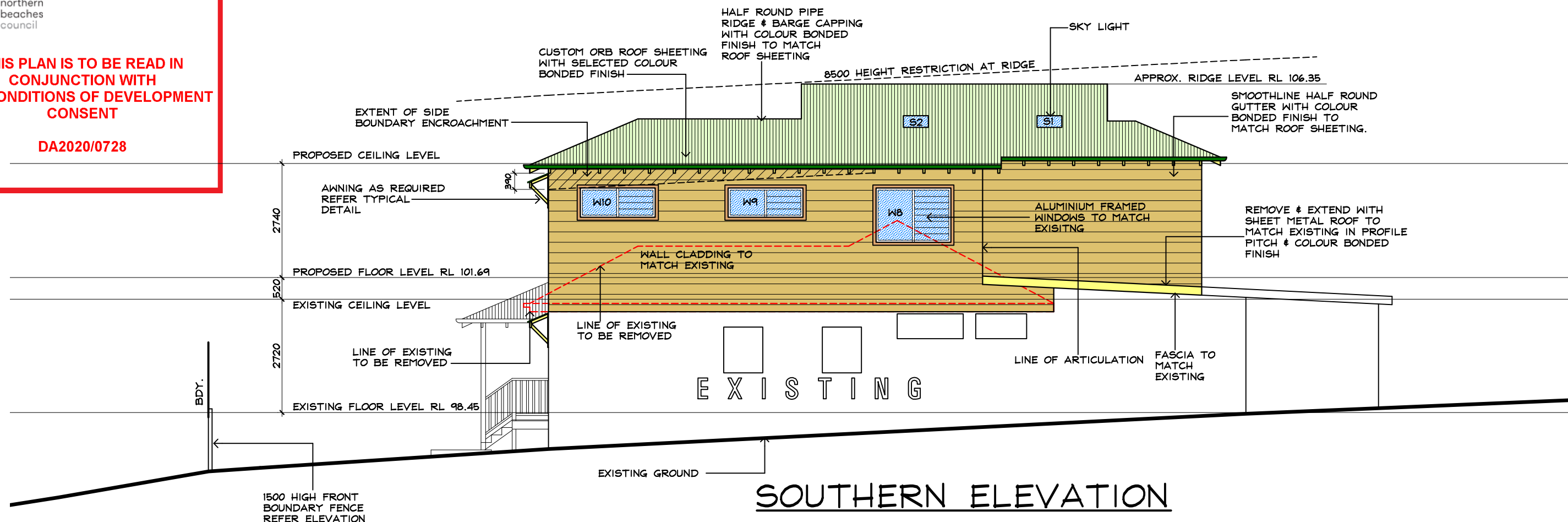
Project **PROPOSED ADDITIONS & ALTERATIONS  
51 CLAUDARE ST. COLLAROY PLATEAU**  
FOR **Mr. R. & Mrs. C. HALSALL**



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Date MAR. 2020

Drawn HENK.

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Job No. 180602-5

### NOTES:-

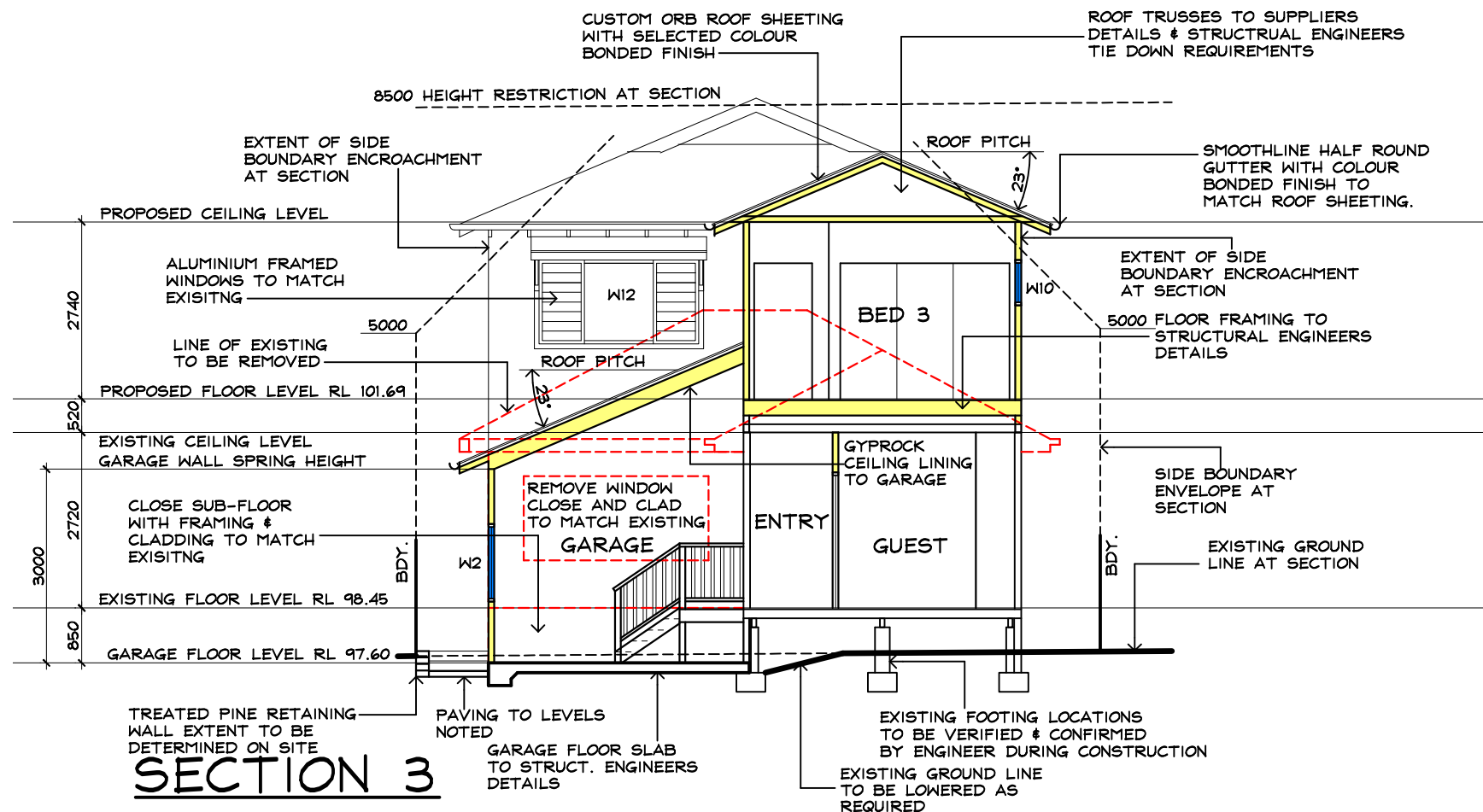
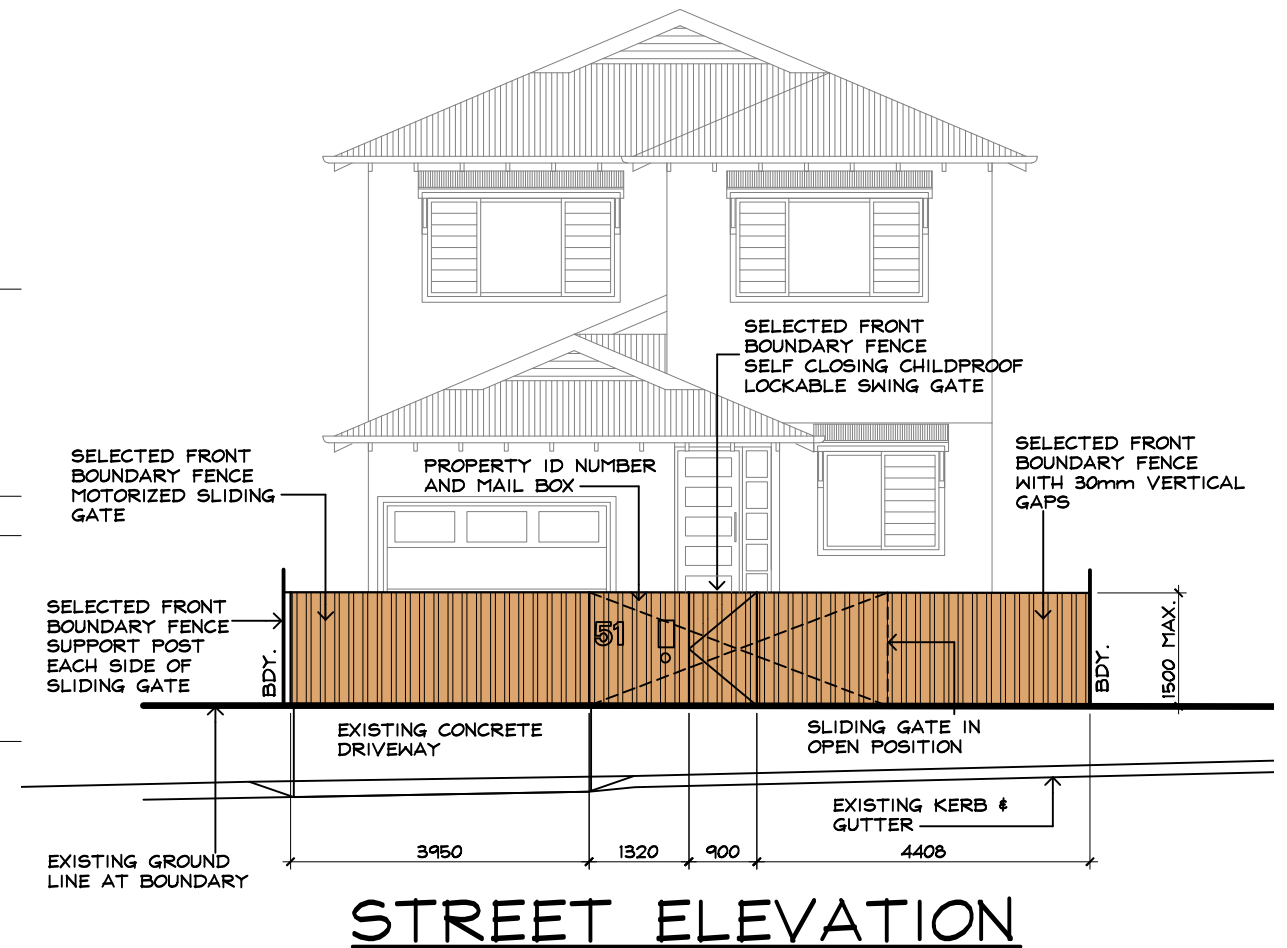
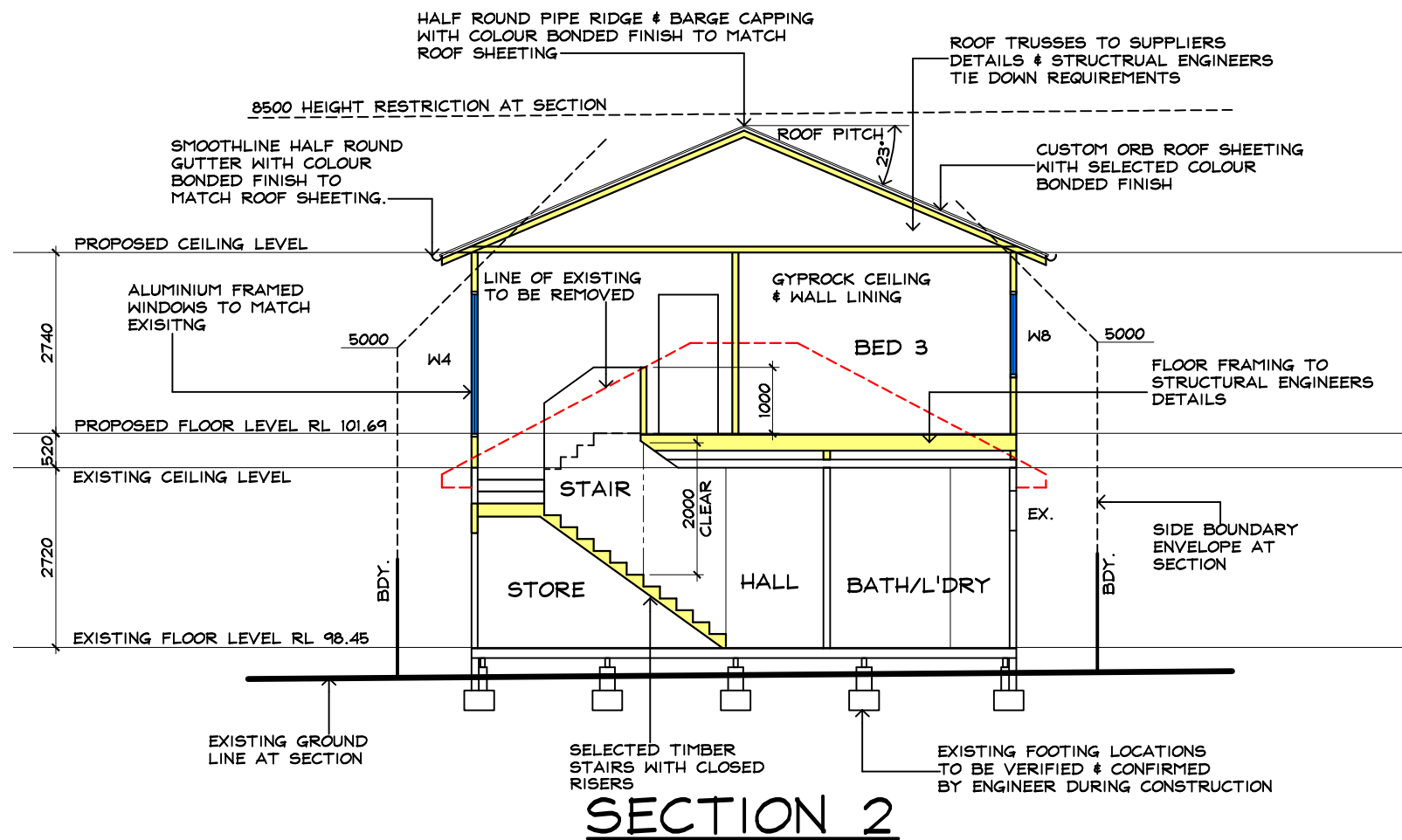
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**PROPOSED ADDITIONS & ALTERATIONS  
51 CLAUDARE ST. COLLAROY PLATEAU  
Mr. R. & Mrs. C. HALSALL**

FOR





 northern beaches council

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

**DA2020/0728**

**REV A**  
28-07-2020  
FRONT BOUNDARY FENCE AMENDED

**DEVELOPEMENT APPLICATION ISSUE**

**IF IN DOUBT ASK**

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Date MAR. 2020  
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Job No. 180602-6

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