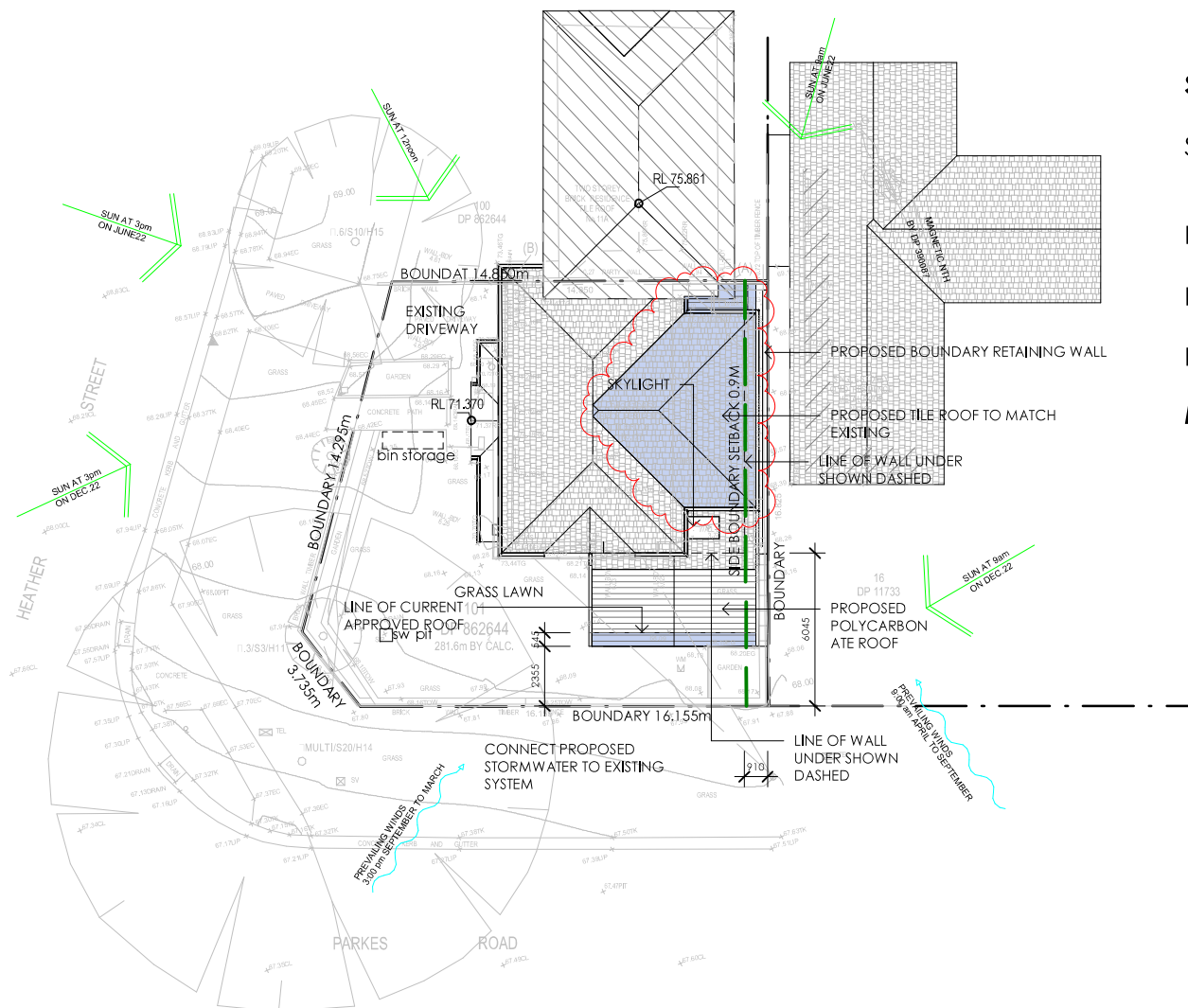


PROPOSED ALTERATIONS AND ADDITIONS TO 127 PARES ROAD COLLAROY PLATEAU

APPLICANT : ROBERT GALATI





SITE CALCULATIONS

SITE AREA 281.6 SQM

LANDSCAPE OPEN SPACE

EXISTING LANDSCAPE OPEN SPACE - 137sqm (48.65%)

PROPOSED LANDSCAPE OPEN SPACE - 114sqm (40.4%)

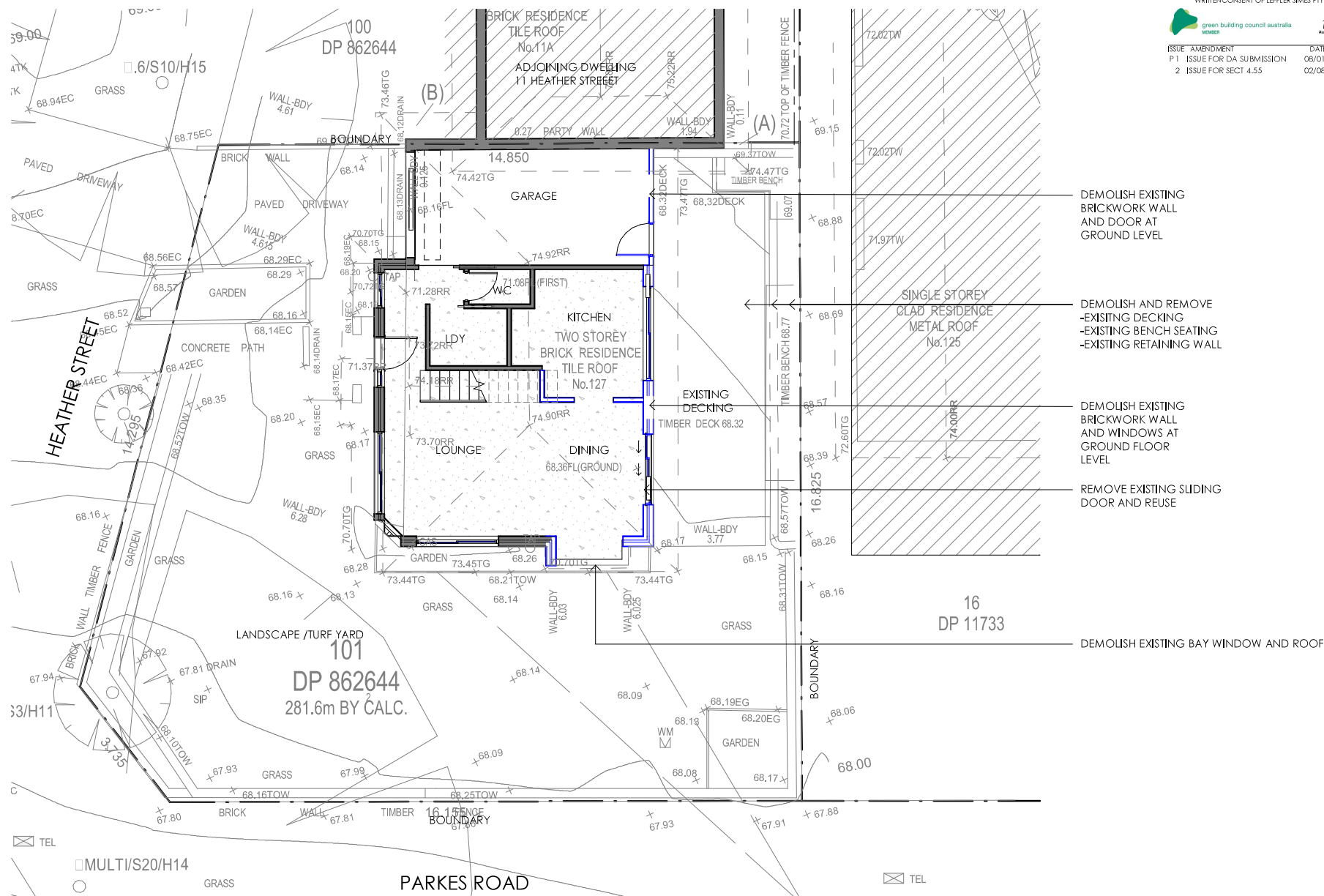
MINIMUM LANDSCAPE OPEN SPACE 112.64sqm (40%)

1

SITE PLAN

1 : 200



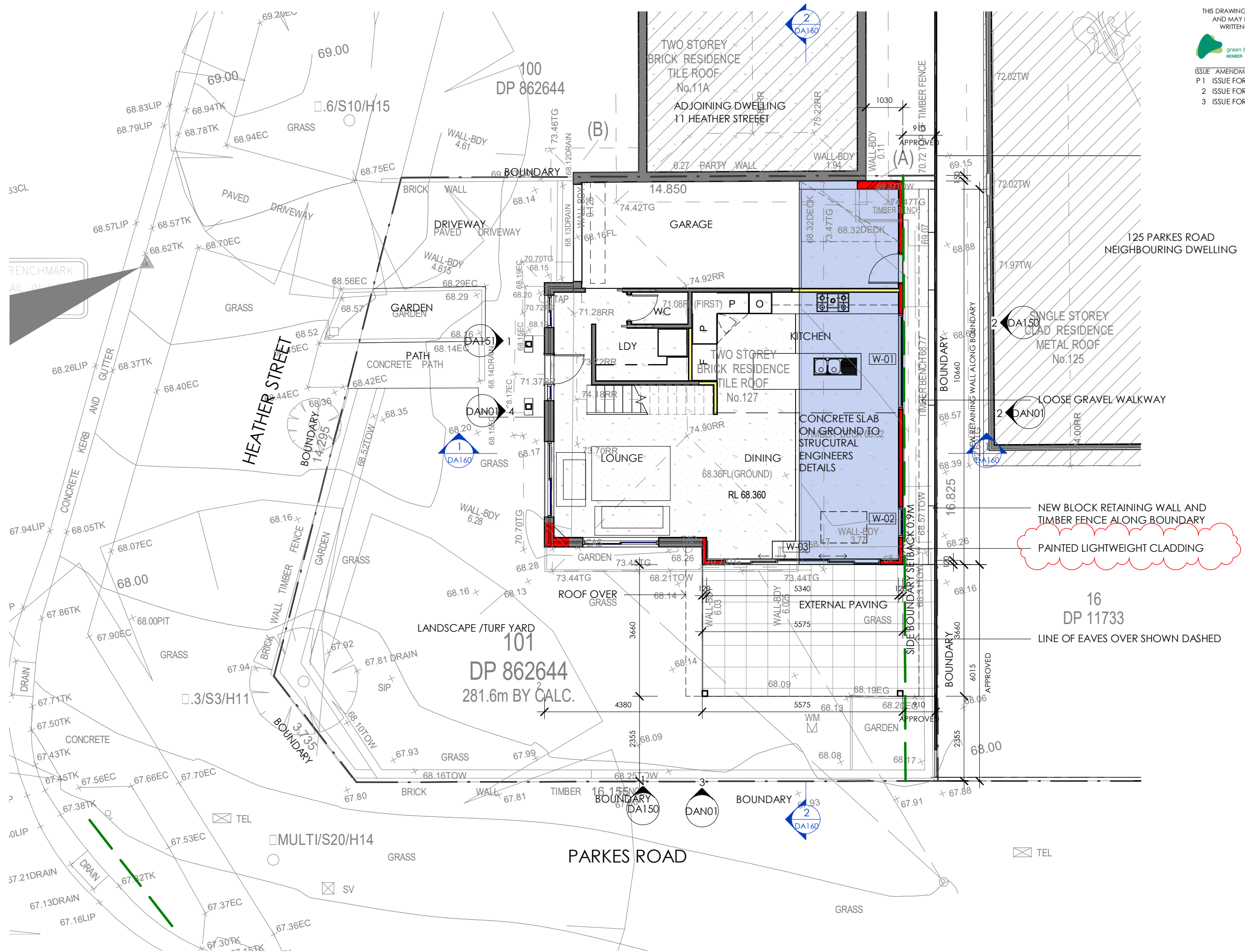


PRELIMINARY

1 GROUND FLOOR DEMOLITION PLAN

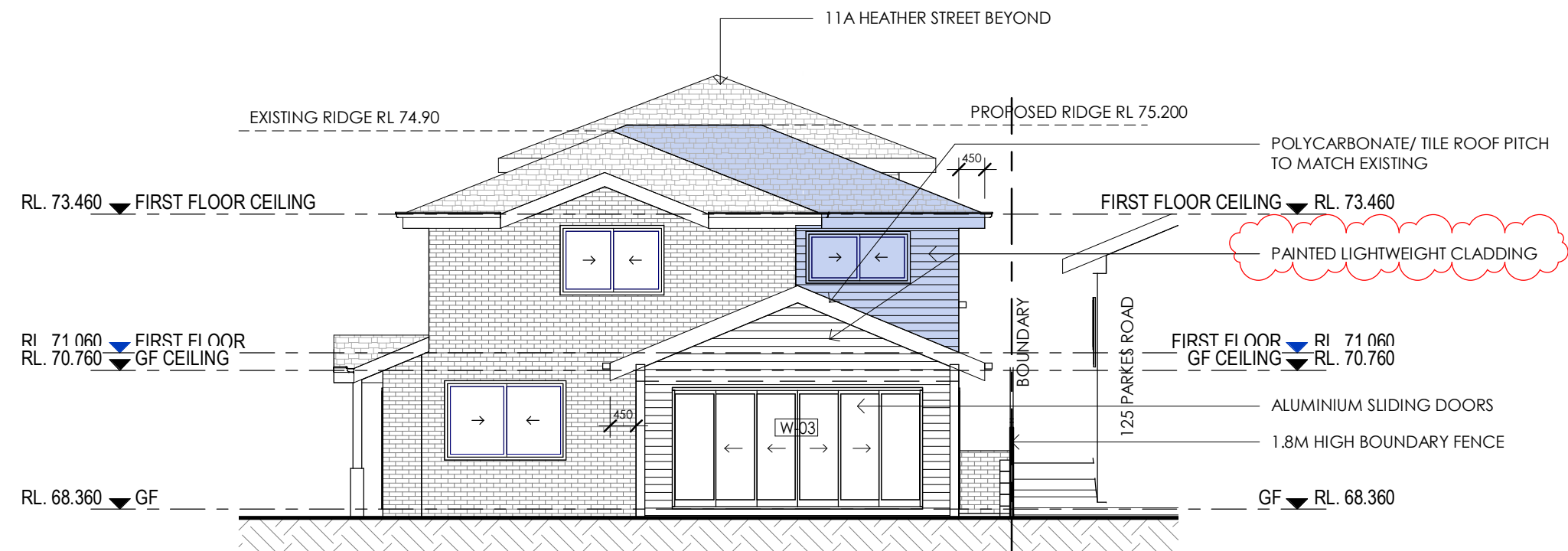
1 : 100



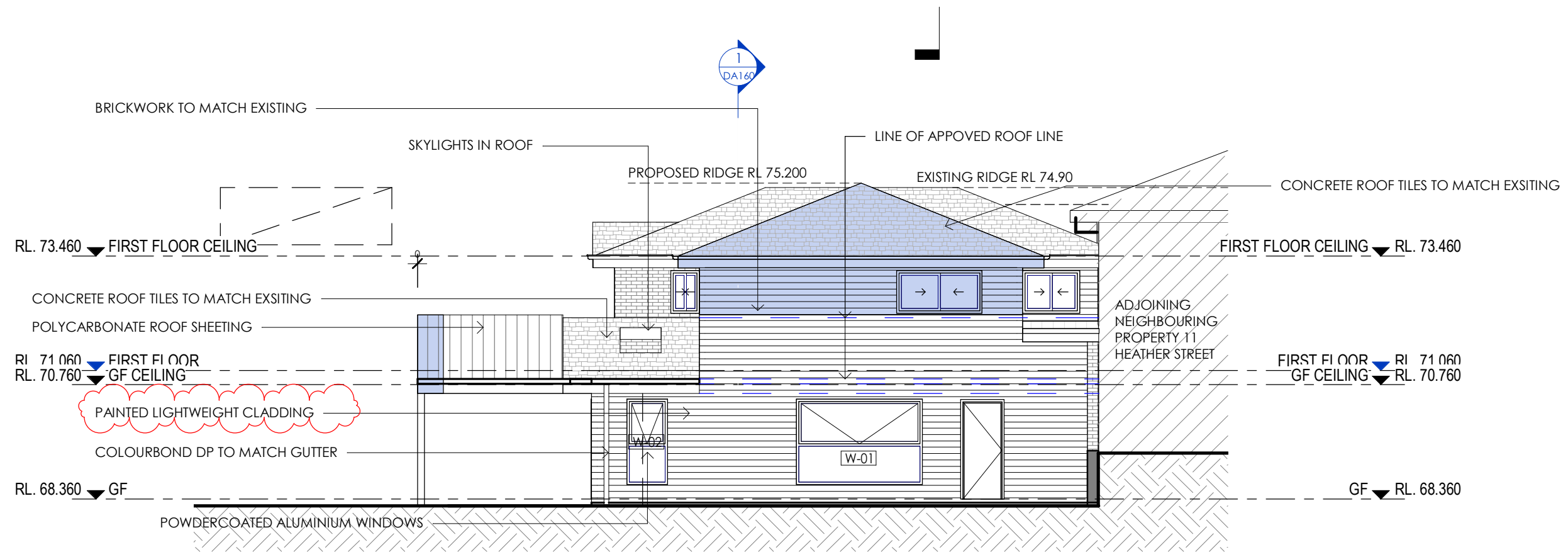




ISSUE	AMENDMENT	DATE	CHK'D
P 1	ISSUE FOR DA SUBMISSION	08/01/20	AAA
2	ISSUE FOR SECT 4.55	02/08/20	
3	ISSUE FOR SECT 4.55	15/09/20	

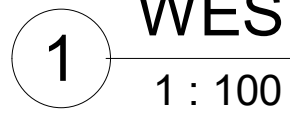


1 **SOUTH ELEVATION**
DA100 Scale: 1 : 100



2 **EAST ELEVATION**
DA100 Scale: 1 : 100

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Hot water
The applicant must install the following hot water system in the development: gas instantaneous.

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.

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 2m2,
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: NIL

External wall: framed (weatherboard, fibro, metal clad)
R1.30 (or R1.70 including construction)

Internal Wall shared with Garage : Plasterboard (R0.36) : Nill

Flat ceiling, Pitched Rood: ceiling: R2.50 (up), roof: foil/sarking - Dark (solar absorptance >0.70)

Windows and glazed doors
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.
The following requirements must also be satisfied in relation to each window and glazed door:
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or,
have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs
must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
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.
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola alsoshades a perpendicular window. The spacing between battens must not be more than 50 mm.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

WINDOW SCHUEDULE

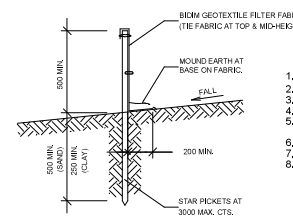
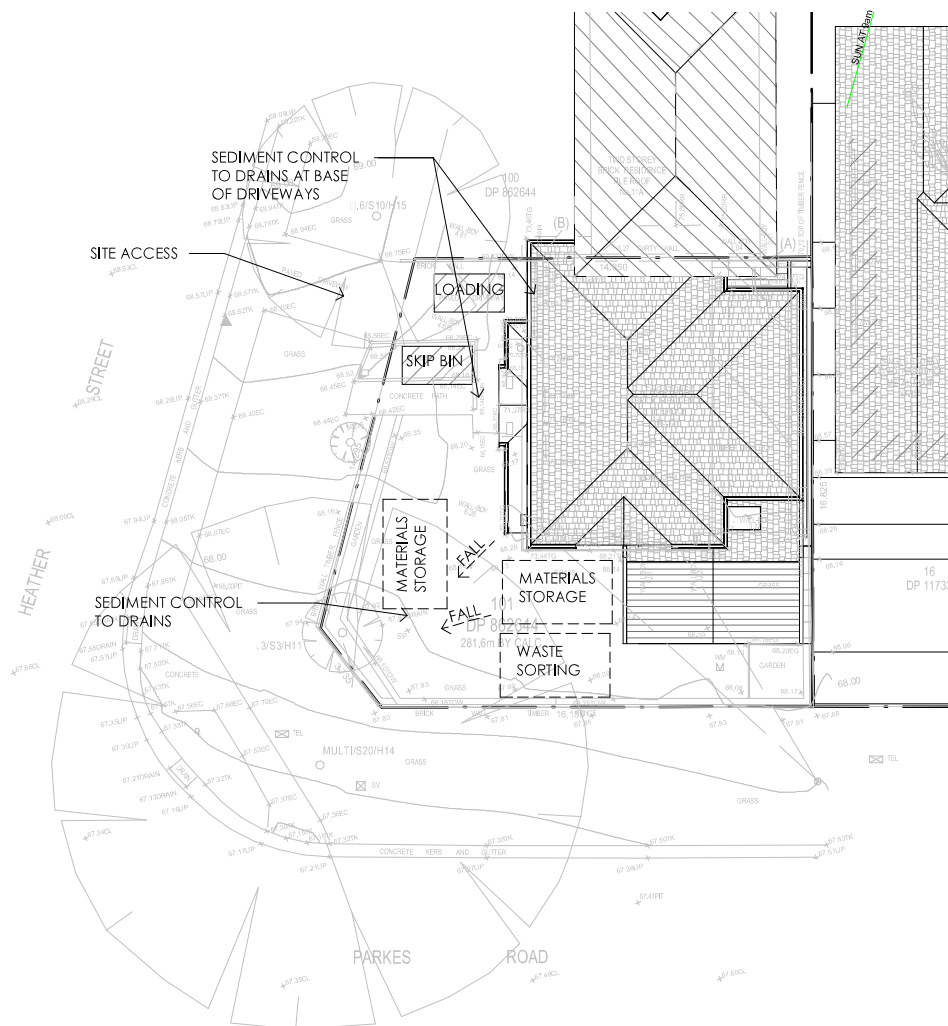
WINDOW	TYPE	WIDTH	HEIGHT	GLAZING AND FRAMING
W-01	SLIDING	2650	1800	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-02	SLIDING	850	1800	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-03	STACKER DOOR	4300	2100	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-04	SLIDING WINDOW	1800	900	standard aluminium, LOW E, (or U-value: 5.7, SHGC: 0.47)
W-05	SLIDING WINDOW	1800	900	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
SKYLIGHT	TYPE	WIDTH	HEIGHT	GLAZING AND FRAMING
SKY-01	FIXED SKYLIGHT	870	1275	VELUX FS SKYLIGHT (MIN U VALUE 4.30, SHGC 0.5)

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BASIX AND WINDOW
SCHEDULE



1. PROVIDE SEDIMENT CONTROL FENCE AT STORMWATER OUTLETS
2. MINIMISE BARE EARTH AND DISTURBED AREAS.
3. RETURN OR PROTECT AS SOON AS PRACTICABLE.
4. COVER ALL SOIL MOUNDS.
5. PROVIDE LARGE COARSE AGGREGATE SURFACE (100 MIN. DEEP) TO ENTRY AND EXIT AREAS WITH GEOTEXTILE FILTER UNDERLAY.
6. SATISFACTORILY COMPACT ALL BACKFILL.
7. LOCATE ALL DEBRIS IN CATCH AREA BEHIND SEDIMENT FENCE.
8. REGULARLY CHECK AND MAINTAIN ALL SEDIMENT FEATURES.

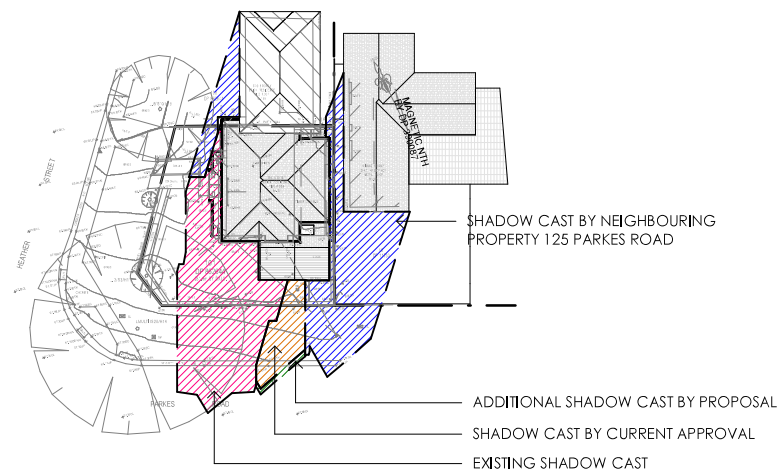
TEMP. SEDIMENT CONTROL DETAIL

1 WASTE MANAGEMENT PLAN

Scale: 1 : 200

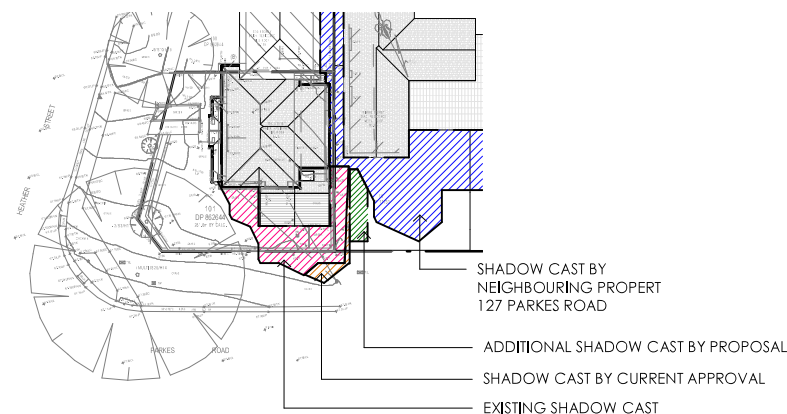
2 SEDIMENT CONTROL DETAIL

Scale: 1 : 200



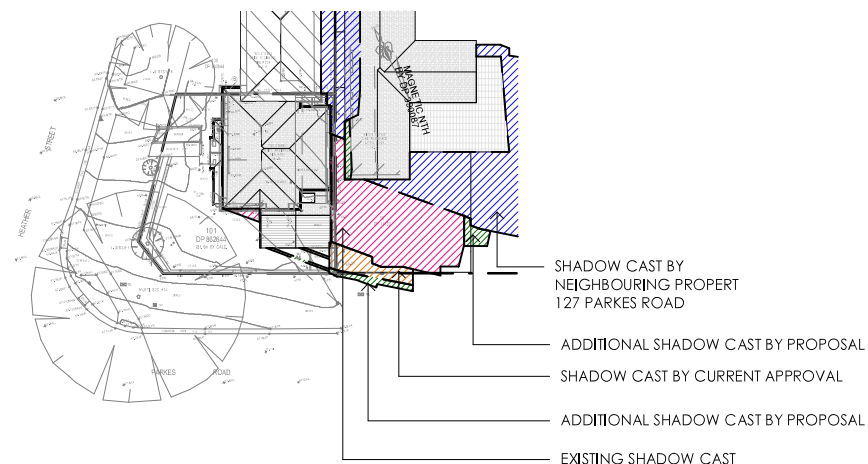
1 SHADOW DIAGRAM JUNE 9AM PROPOSED

Scale: 1 : 500



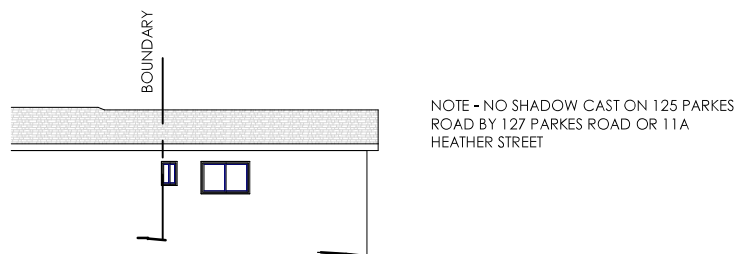
2 SHADOW DIAGRAM JUNE 12PM PROPSOED

Scale: 1 : 500



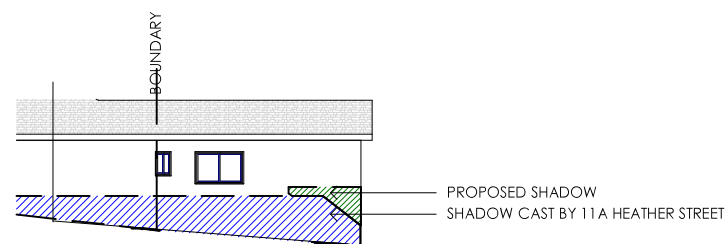
3 SHADOW DIAGRAM JUNE 3PM PROPSOED

Scale: 1 : 500



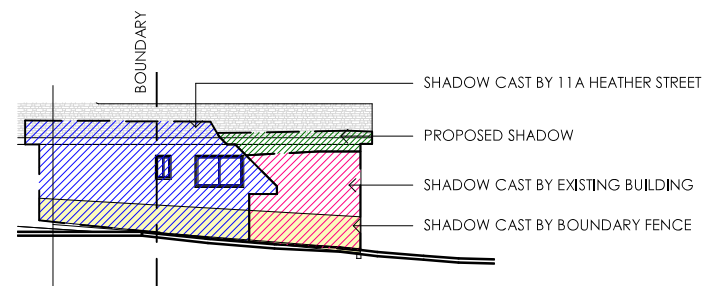
1 125 PARKES 9AM SHADOW

Scale: 1 : 200



2 125 PARKES 12PM SHADOW

Scale: 1 : 200



3 125 PARKES 3PM SHADOW

Scale: 1 : 200

PRELIMINARY