

**PROPOSED ALTERATIONS
AND ADDITIONS**

AT

No. 84 HILMA STREET

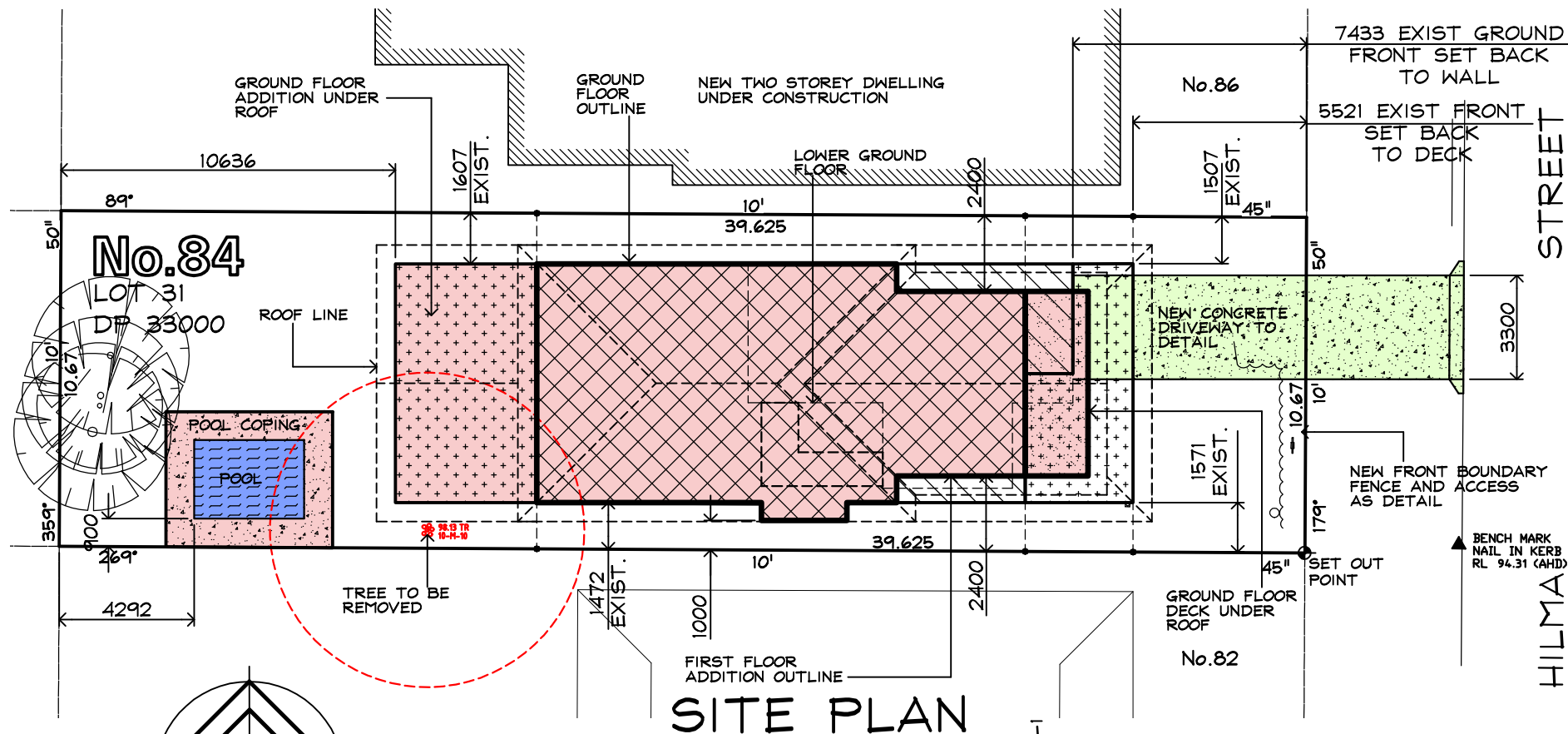
COLLARROY PLATEAU

FOR

ARENA FAMILY

DEVELOPEMENT
APPLICATION ISSUE

FEBRUARY 2019



- 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 PERFORMACE 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 COLLARROY 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		
INCLUDING POOL COPING	= 212.3 sq. m.	(50.2 %)
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
- CLOTHS WASHING, DRYING AND AS3740
- 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

DEVELOPEMENT APPLICATION ISSUE

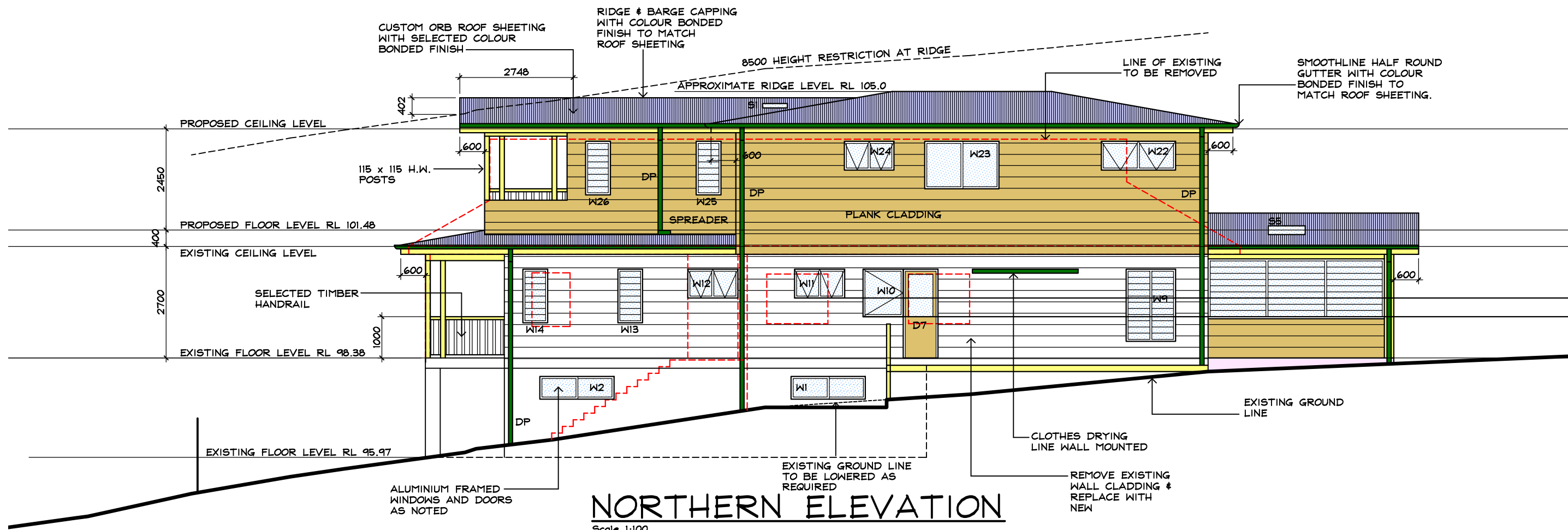
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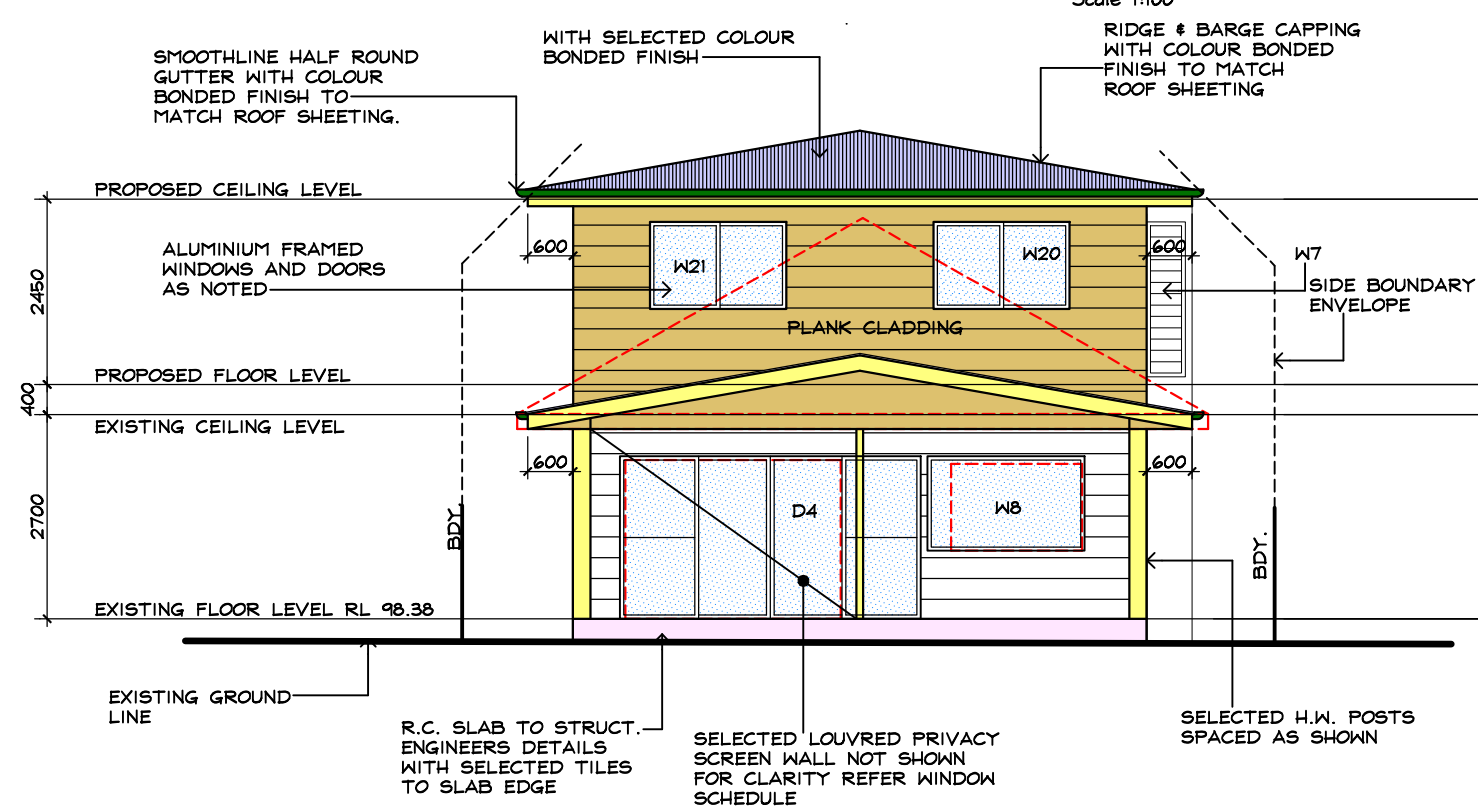
Date JAN. 2019
 Drawn HENK.
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 Job No. 181201-1

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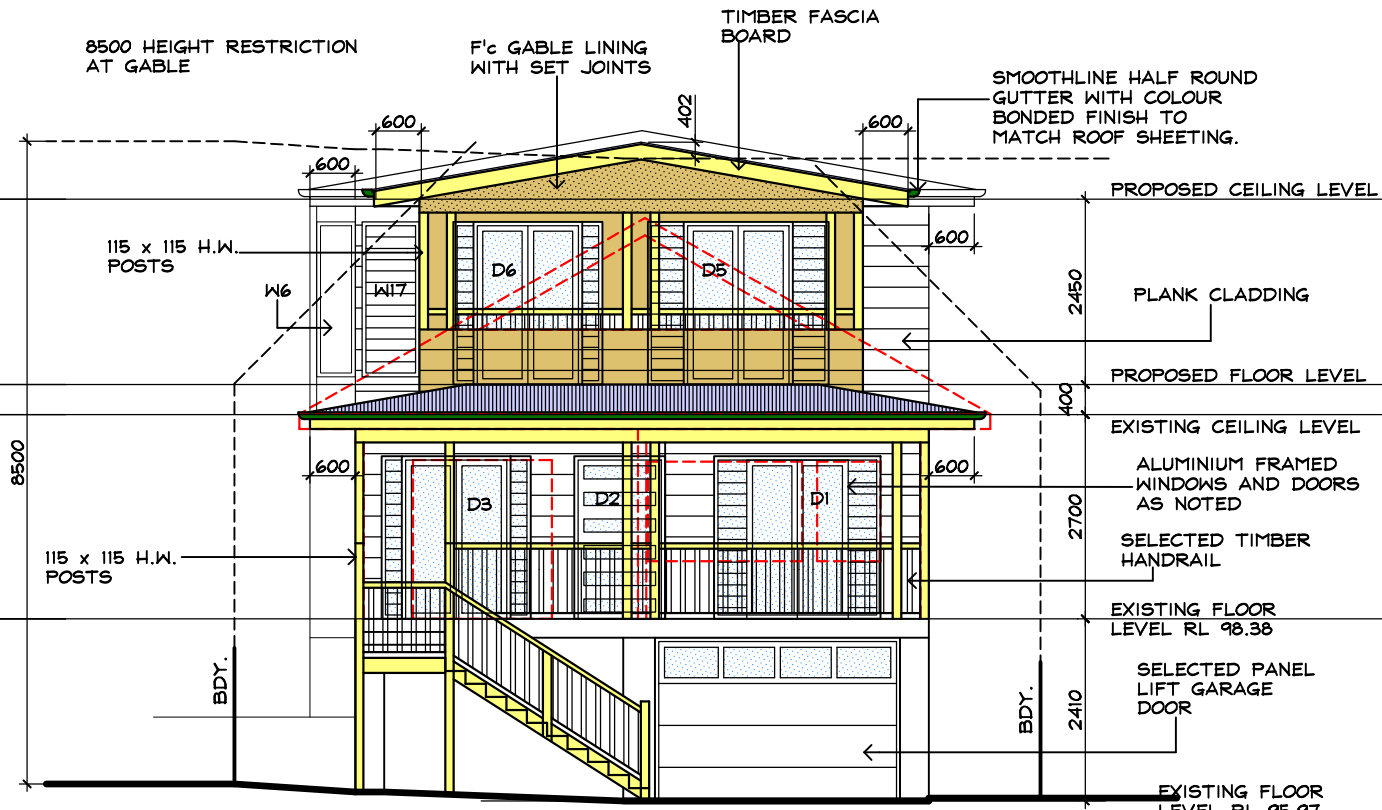
Project **PROPOSED ADDITIONS & ATERAIONS**
84 HILMA STREET COLLARROY PLATEAU
 FOR **ARENA FAMILY**



NORTHERN ELEVATION
Scale 1:100



WESTERN ELEVATION
Scale 1:100



EASTERN ELEVATION
Scale 1:100

DEVELOPEMENT APPLICATION ISSUE

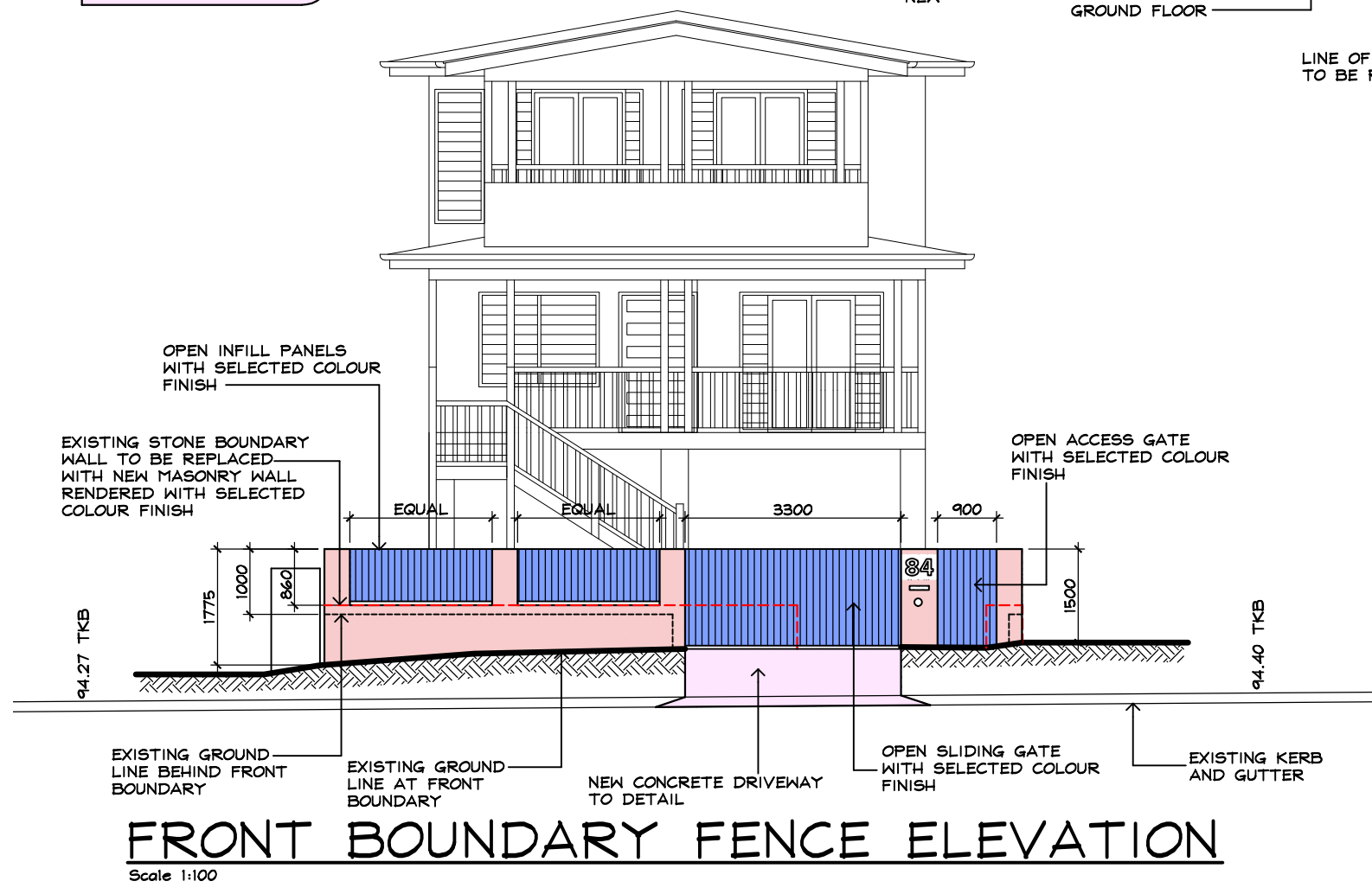
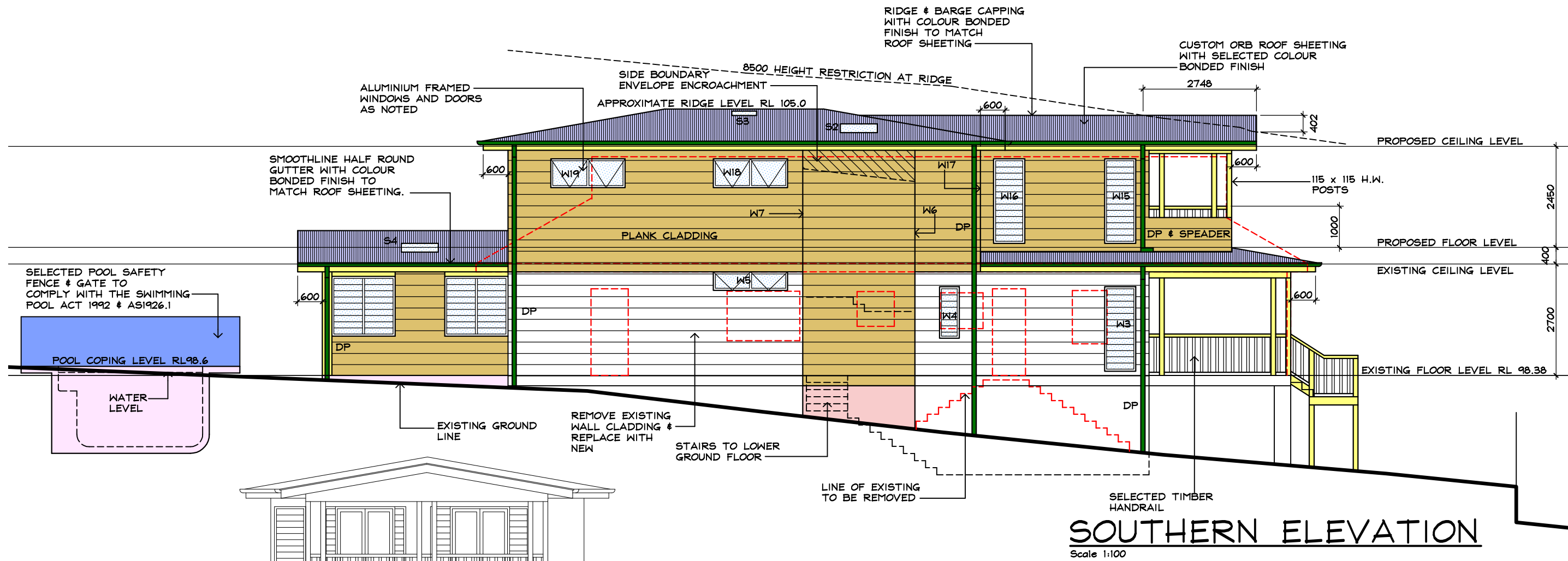
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84 HILMA STREET COLLARROY PLATEAU
FOR **ARENA FAMILY**



DEVELOPEMENT APPLICATION
ISSUE

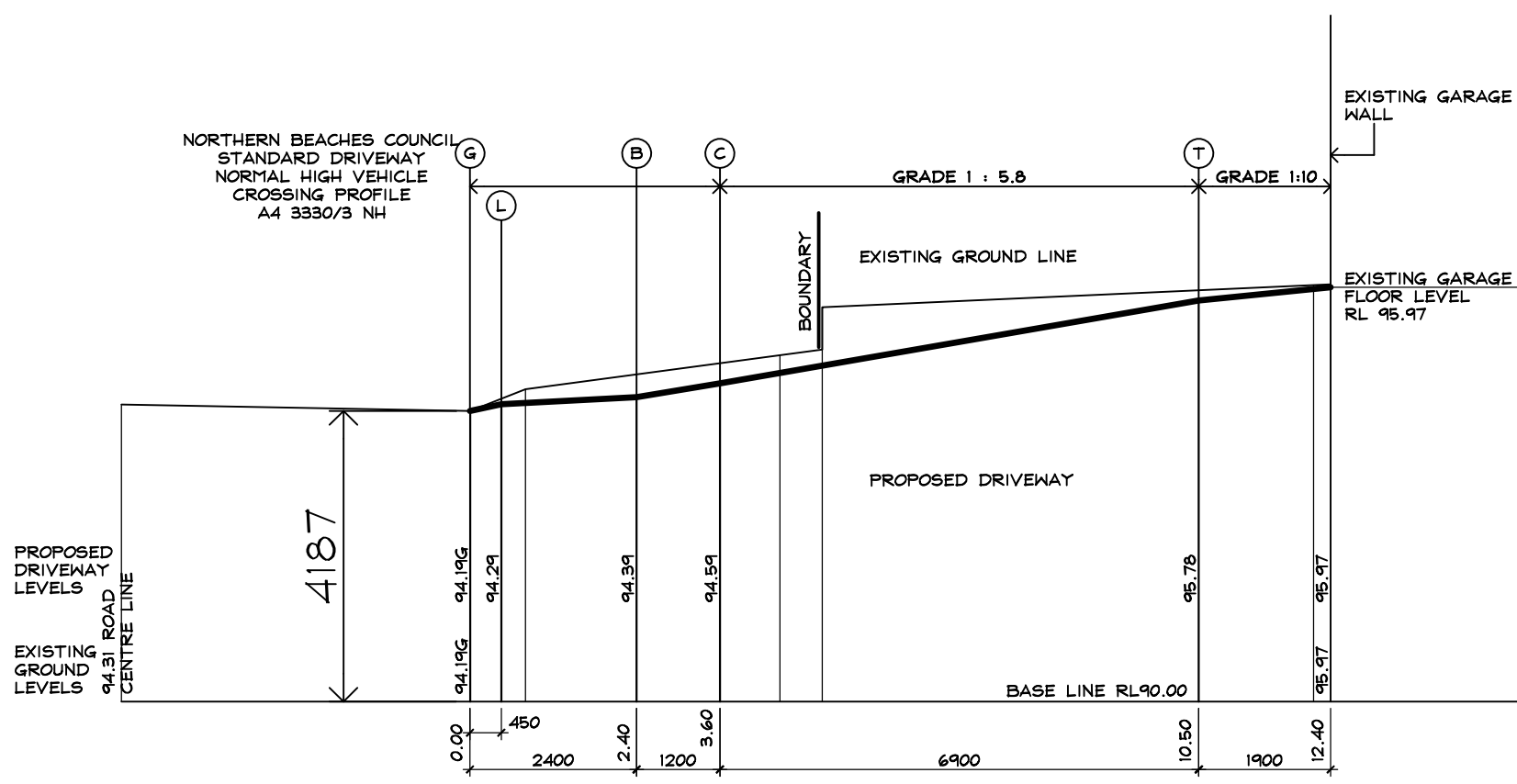
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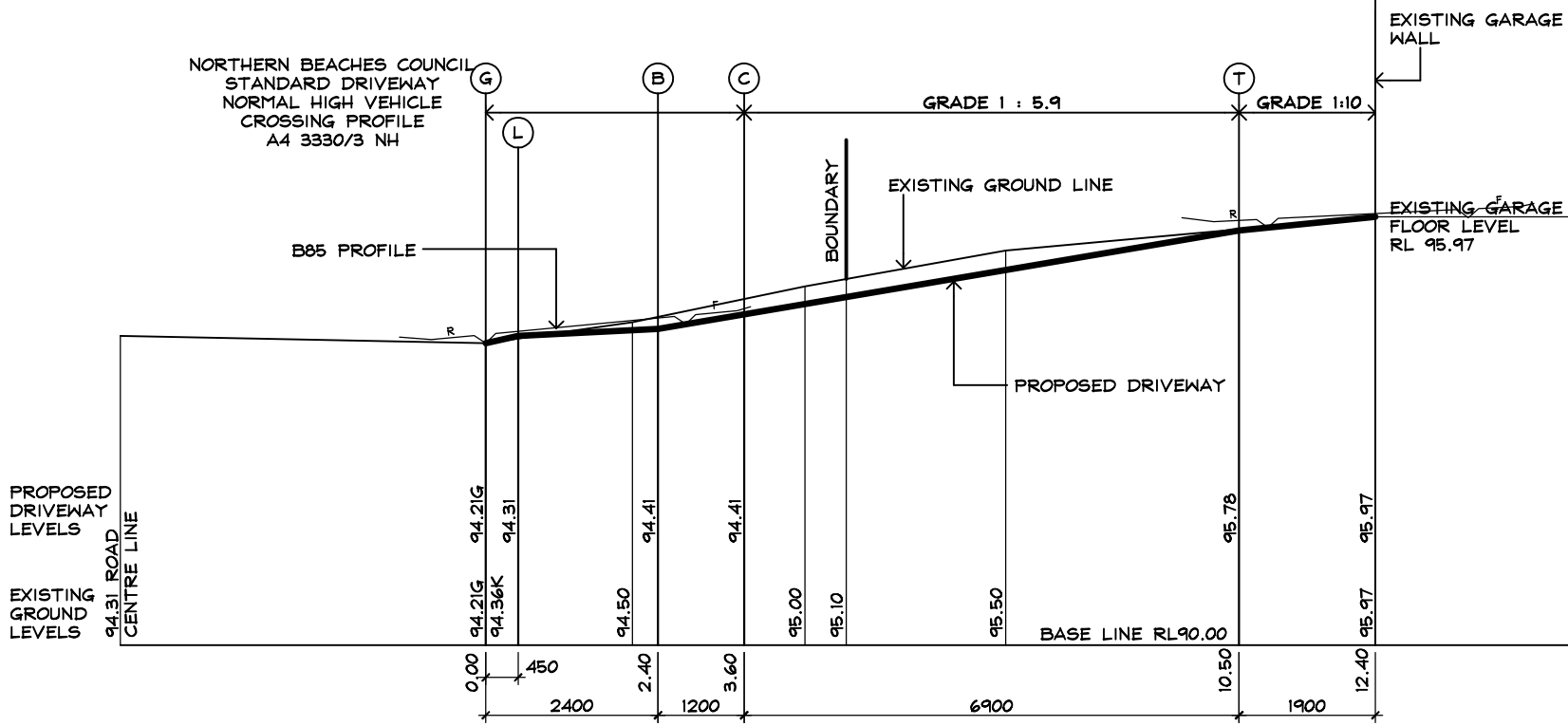
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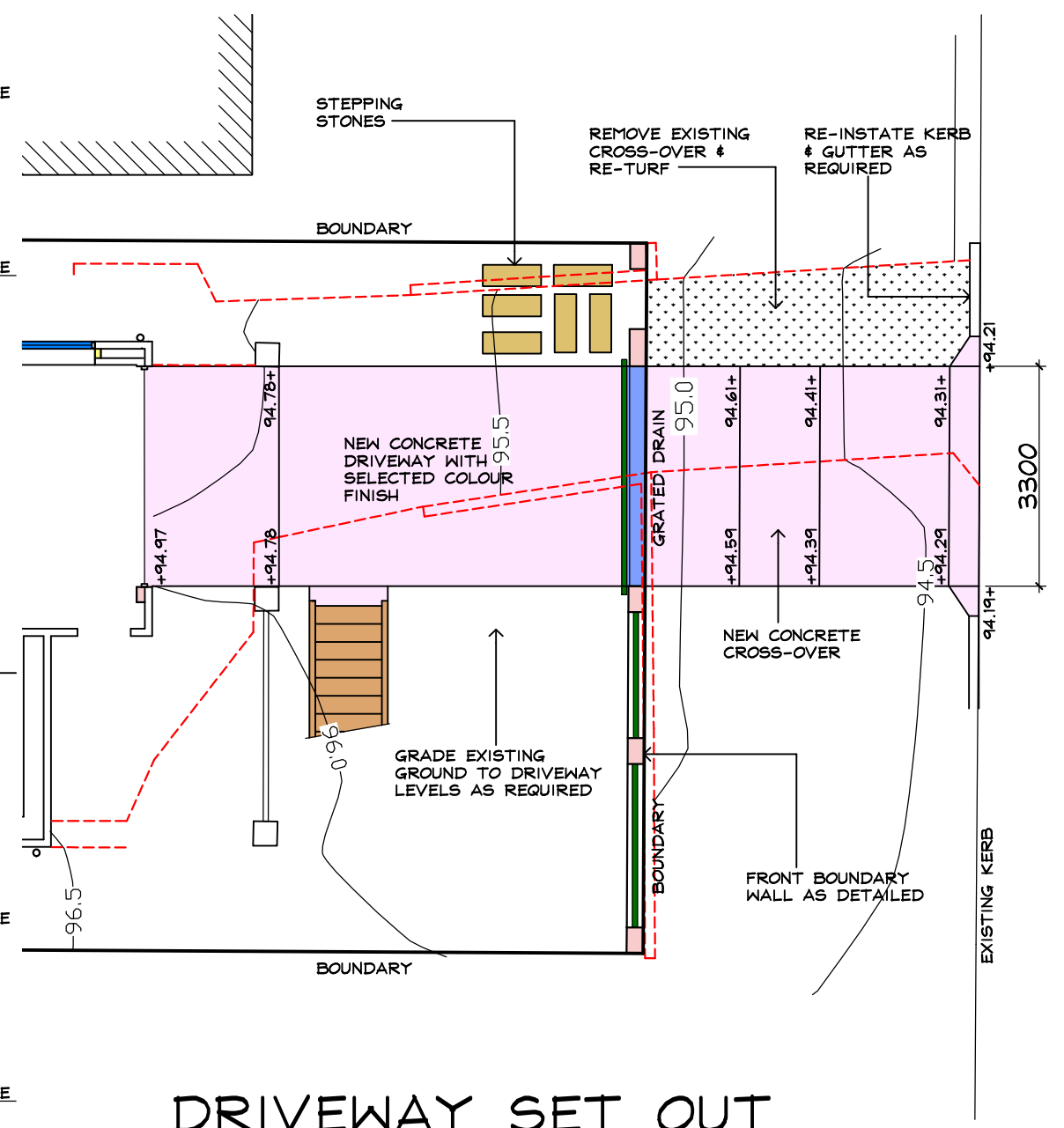
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84 HILMA STREET COLLARROY PLATEAU
FOR **ARENA FAMILY**



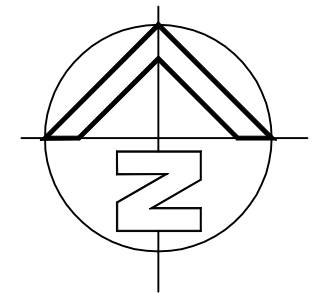
LONGITUDINAL SECTION ON SOUTHERN EDGE



LONGITUDINAL SECTION ON NORTHERN EDGE



DRIVEWAY SET OUT PLAN

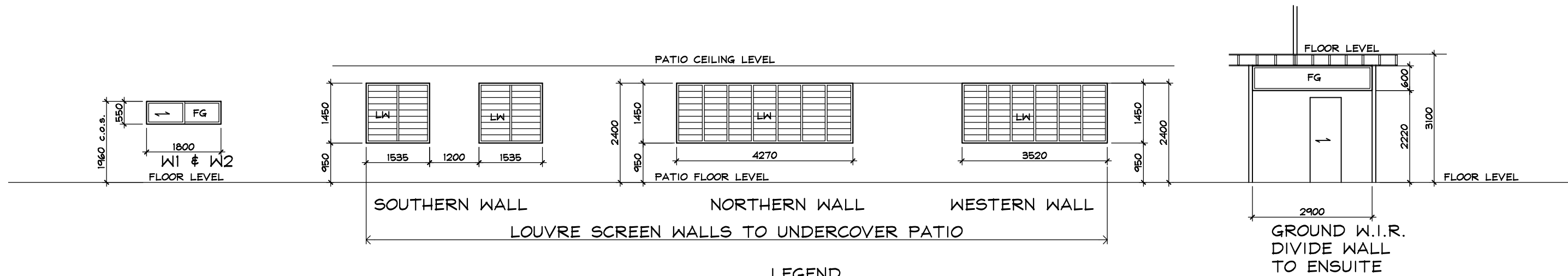
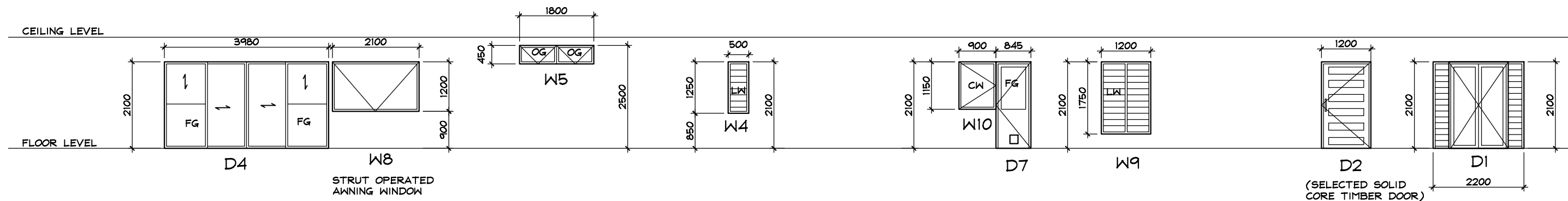
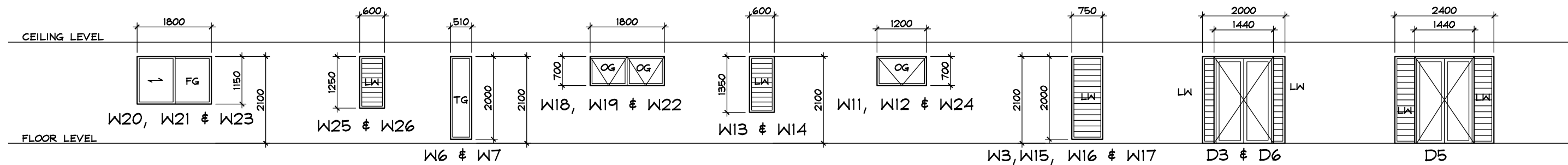


NOTE:-
DRIVEWAY & CROSS-OVER HAS BEEN DESIGNED TO BE IN ACCORDANCE WITH THE COUNCIL'S EXTRA HIGH STANDARD VEHICLE CROSSING PROFILE A4 - 3330/4

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

DEVELOPEMENT APPLICATION ISSUE

IF IN DOUBT ASK	Prepared by H&C DESIGN PTY. LTD. 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	NOTES:- 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 PROPOSED ADDITIONS & ATERAIONS 84 HILMA STREET COLLARROY PLATEAU ARENA FAMILY
				FOR



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.

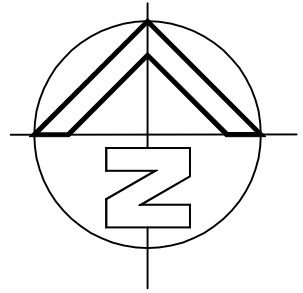
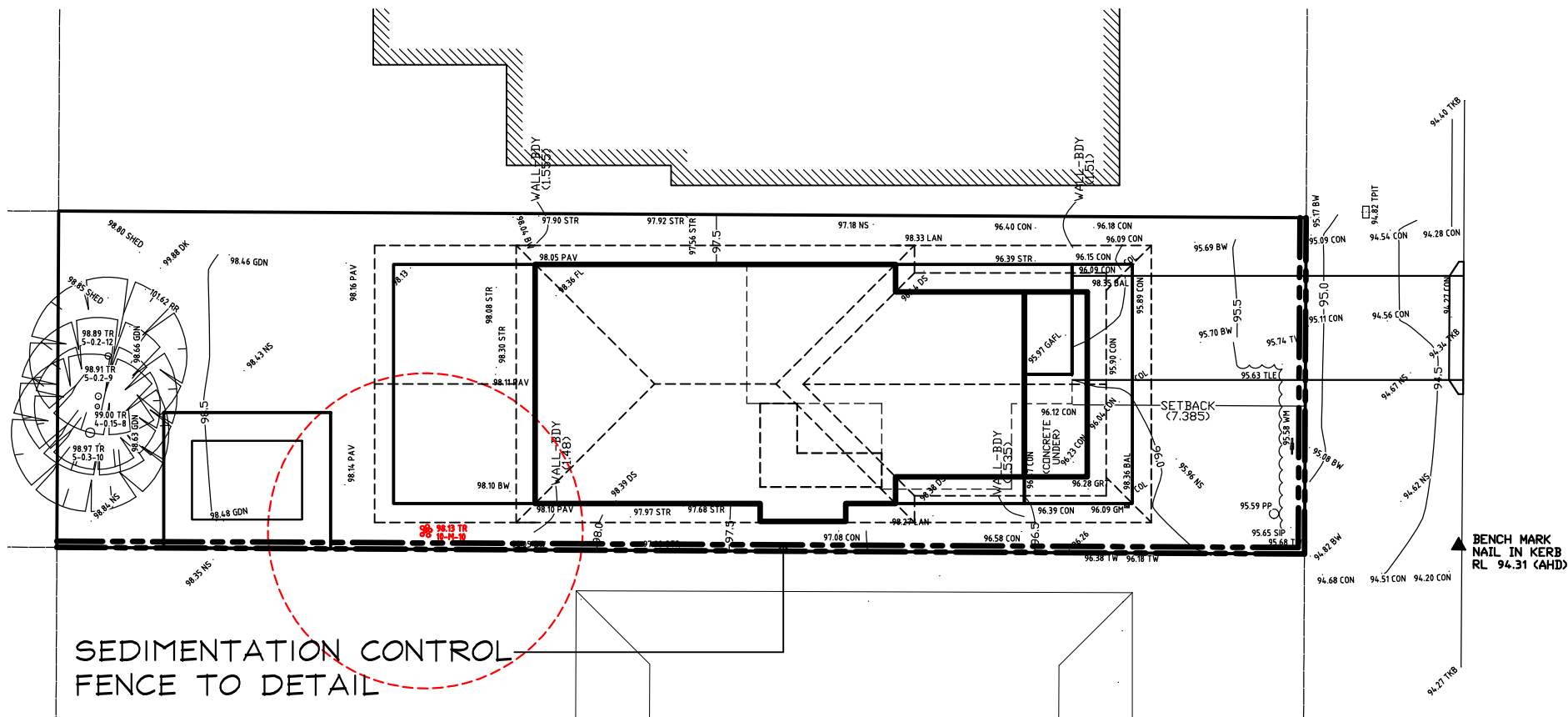
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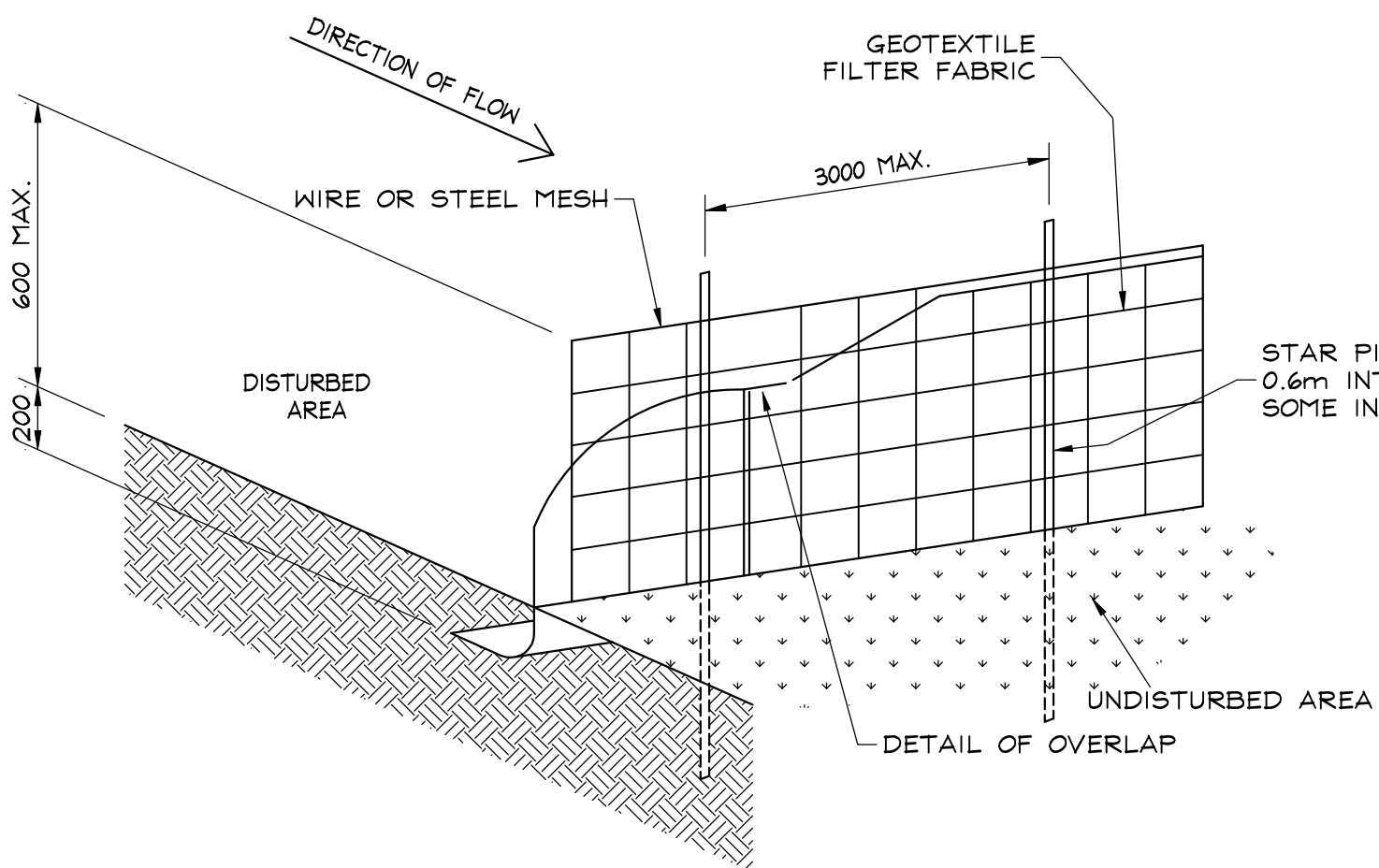
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Project **PROPOSED ADDITIONS & ATERAIONS**
84 HILMA STREET COLLARROY PLATEAU
 FOR **ARENA FAMILY**



SEDIMENTATION CONTROL FENCE TO DETAIL

SEDIMENTATION CONTROL FENCE PLAN



DEVELOPEMENT
APPLICATION ISSUE

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.

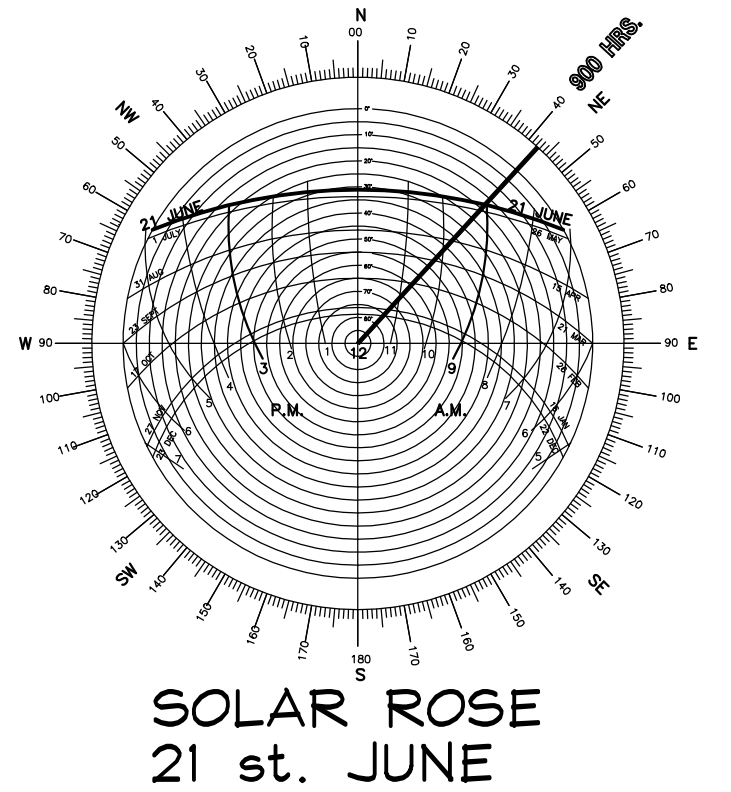
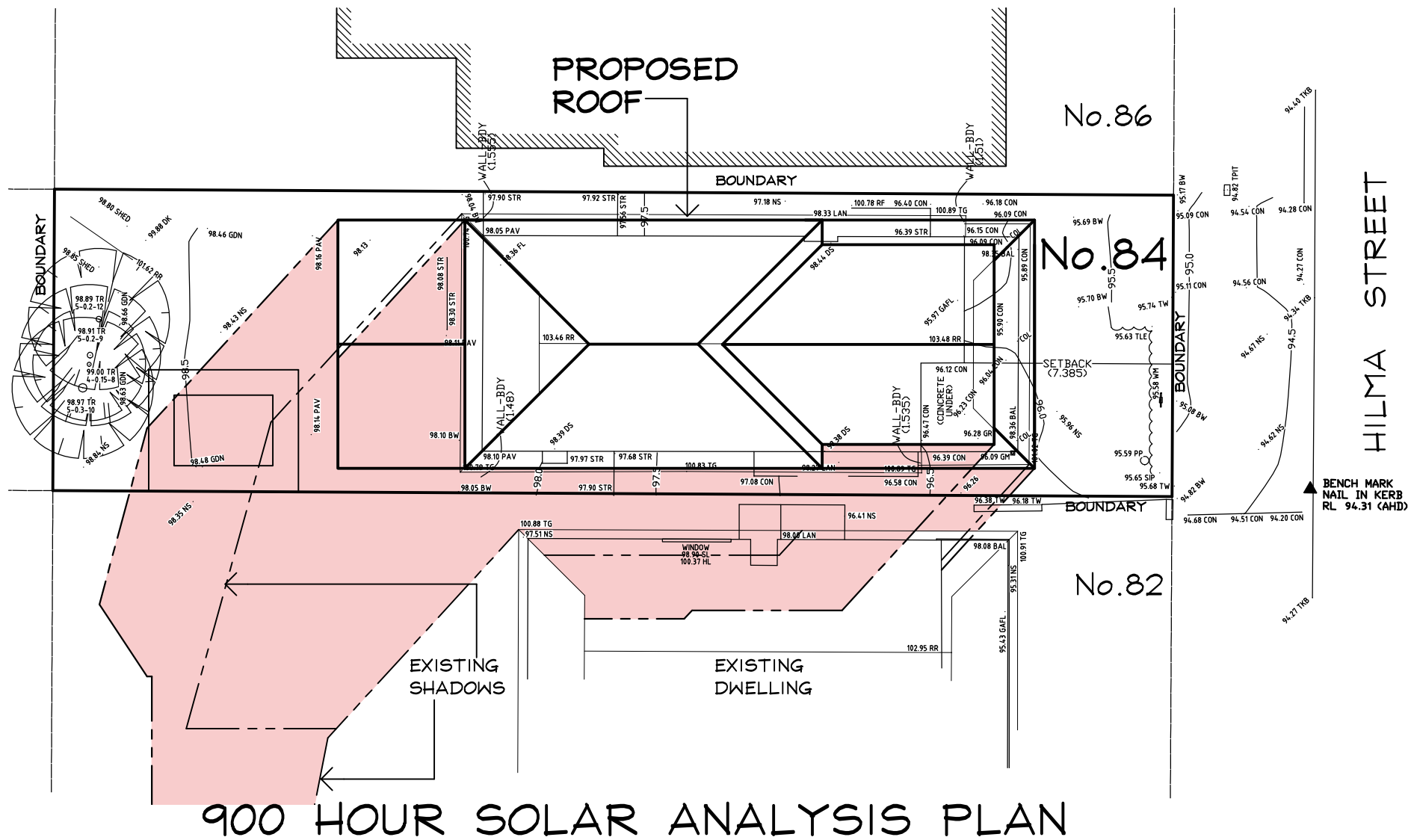
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Date JAN. 2019
Drawn HENK.
Scale 1:200
Job No. 181201-10

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

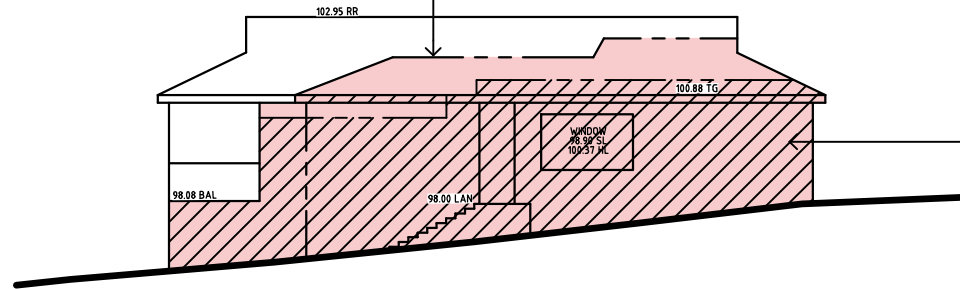


900 HOUR SOLAR ANALYSIS PLAN

Scale 1:200

PROPOSED 900 HOUR SHADOW BY No.84
ADDITIONS ON THE NORTHERN ELEVATION OF No.82

EXISTING 900 HOUR SHADOW BY No.84
ON THE NORTHERN ELEVATION OF No.82



PROPOSED 900 HOUR SHADOW BY No.84
ADDITIONS ON THE NORTHERN ELEVATION OF No.82

DEVELOPEMENT
APPLICATION ISSUE

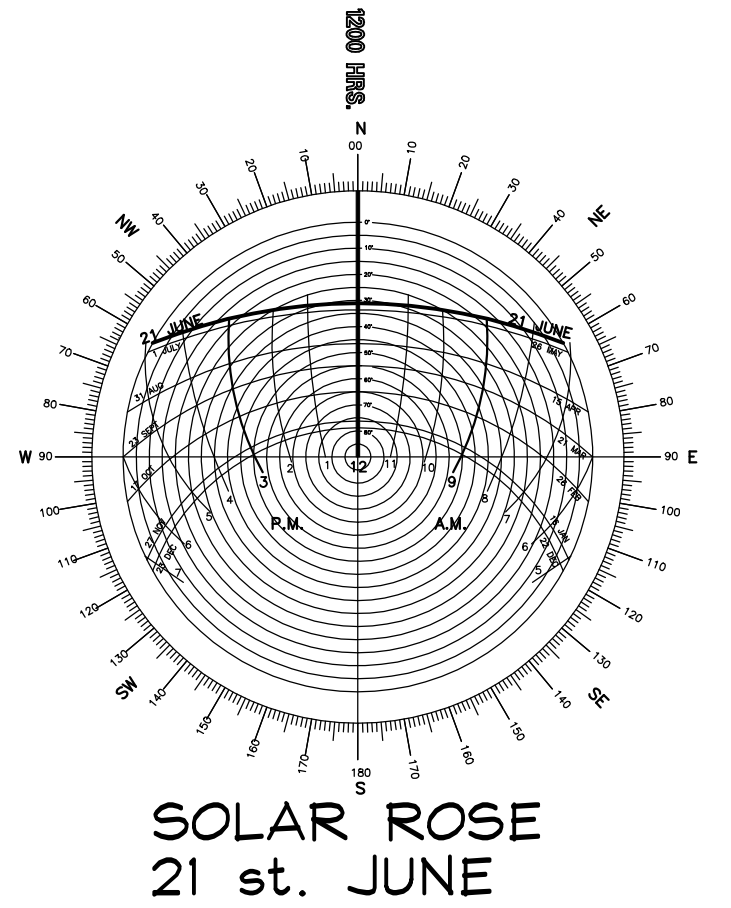
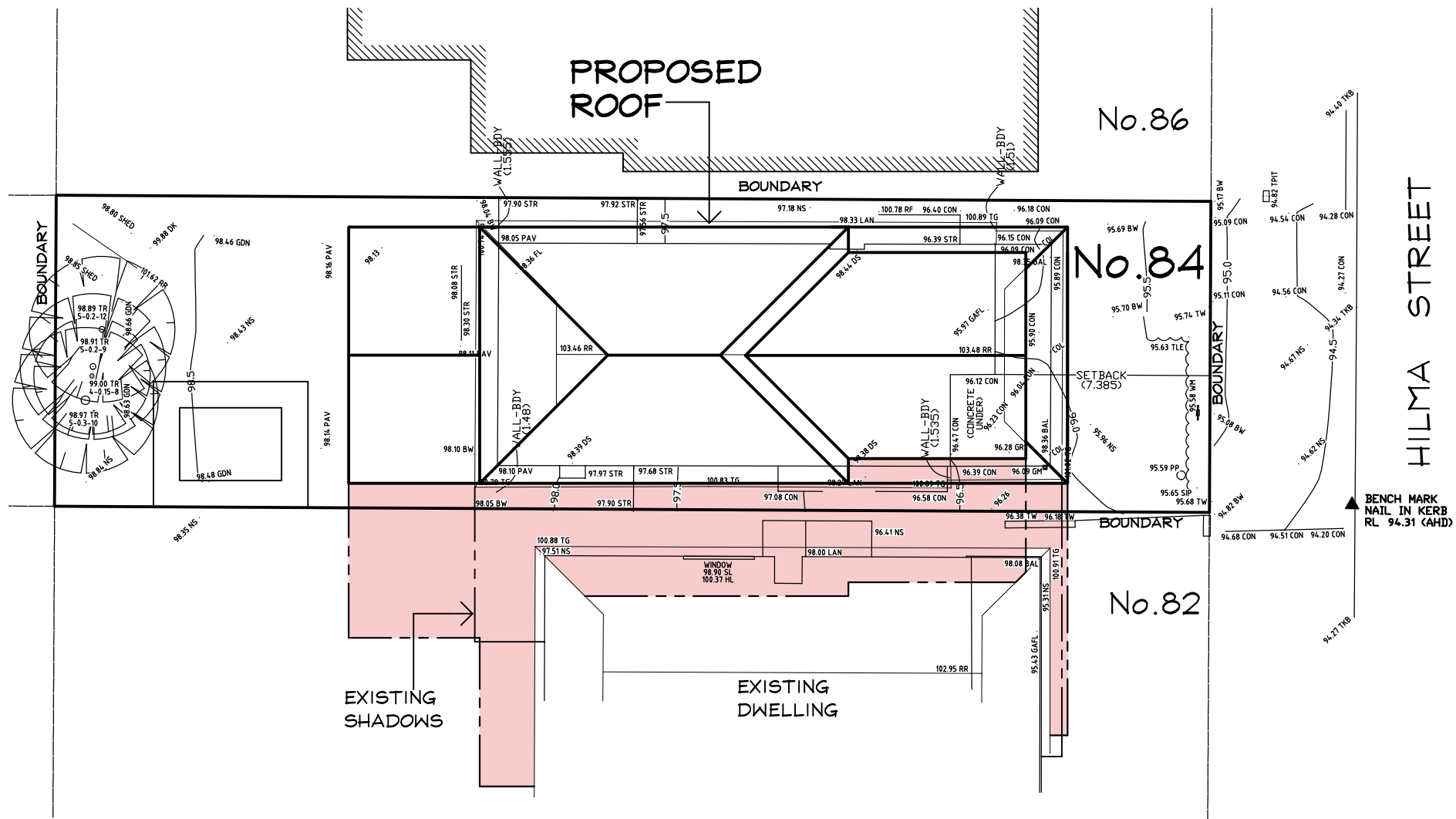
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Date JAN. 2019
Drawn HENK.
Scale 1:200
Job No. 181201-11

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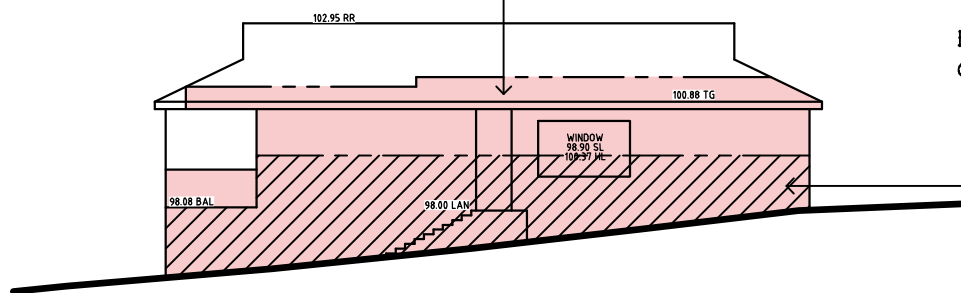
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84 HILMA STREET COLLAROY PLATEAU
FOR **ARENA FAMILY**



1200 HOUR SOLAR ANALYSIS PLAN

Scale 1:200

PROPOSED 1200 HOUR SHADOW BY No.84
ADDITIONS ON THE NORTHERN ELEVATION OF No.82



EXISTING 1200 HOUR SHADOW BY No.84
ON THE NORTHERN ELEVATION OF No.82

PROPOSED 1200 HOUR SHADOW BY No.84
ADDITIONS ON THE NORTHERN ELEVATION OF No.82

DEVELOPEMENT

APPLICATION ISSUE

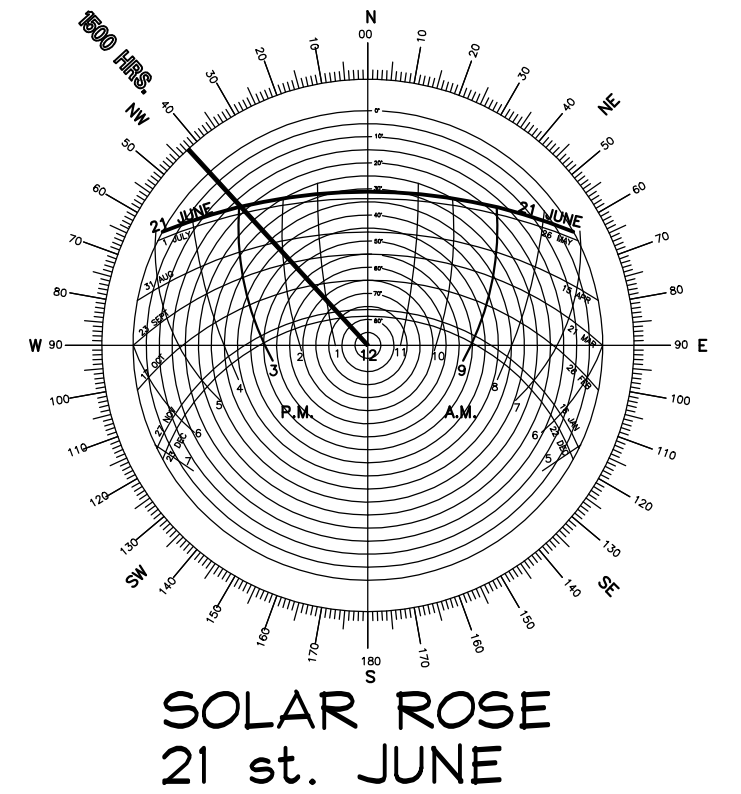
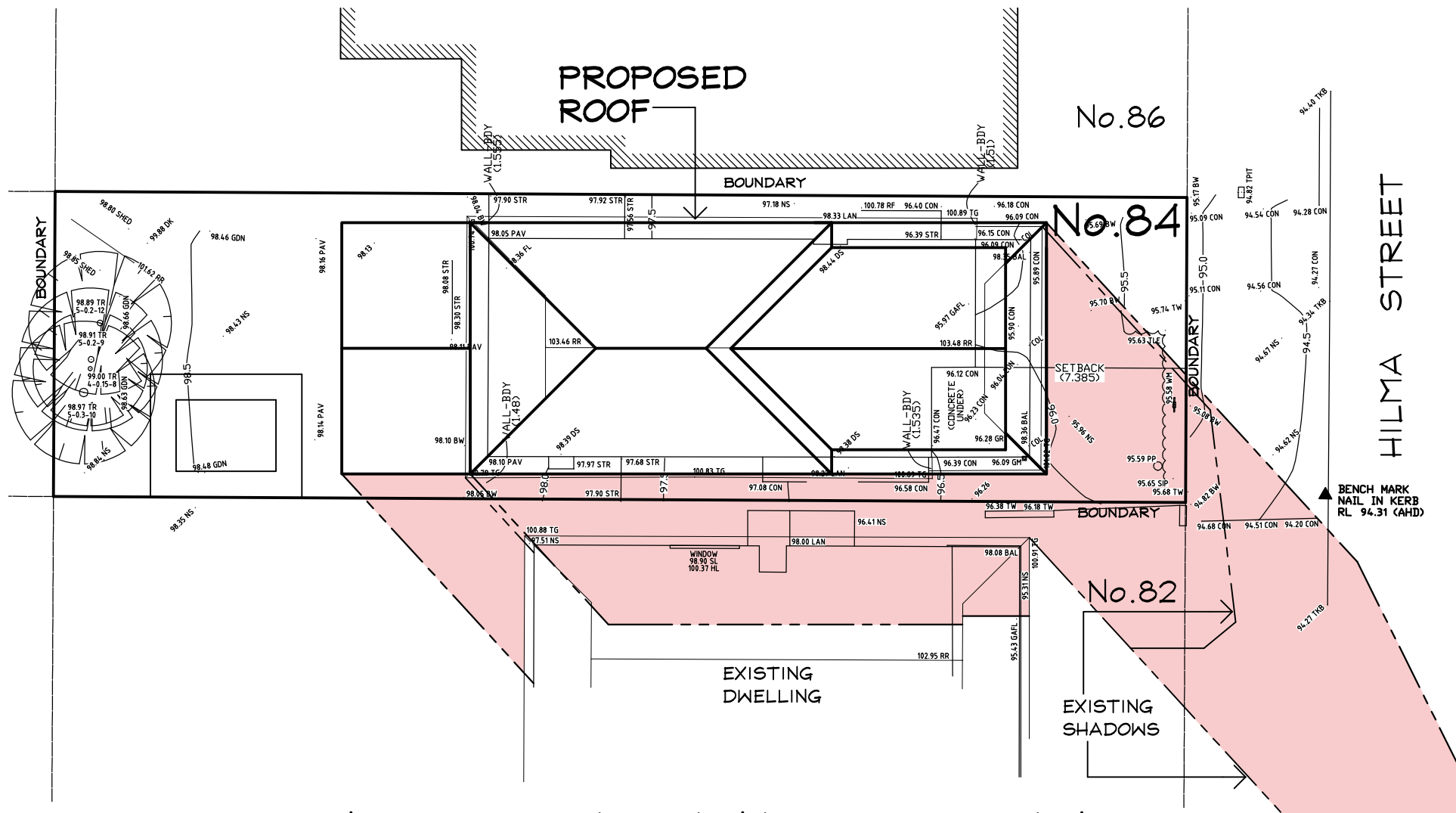
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Date JAN. 2019
Drawn HENK.
Scale 1:200
Job No. 181201-12

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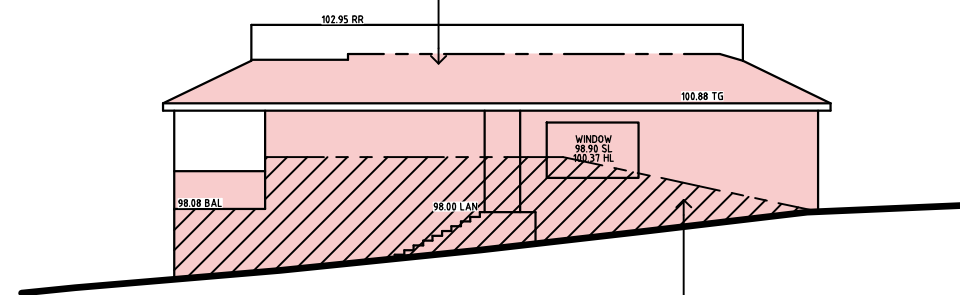
Project **PROPOSED ADDITIONS & ATERAIONS**
84 HILMA STREET COLLARROY PLATEAU
FOR **ARENA FAMILY**



1500 HOUR SOLAR ANALYSIS PLAN

Scale 1:200

PROPOSED 1500 HOUR SHADOW BY No.84
ADDITIONS ON THE NORTHERN ELEVATION OF No.82



EXISTING 1500 HOUR SHADOW BY No.84
ON THE NORTHERN ELEVATION OF No.82

PROPOSED 1500 HOUR SHADOW BY No.84
ADDITIONS ON THE NORTHERN ELEVATION OF No.82

**DEVELOPEMENT
APPLICATION ISSUE**

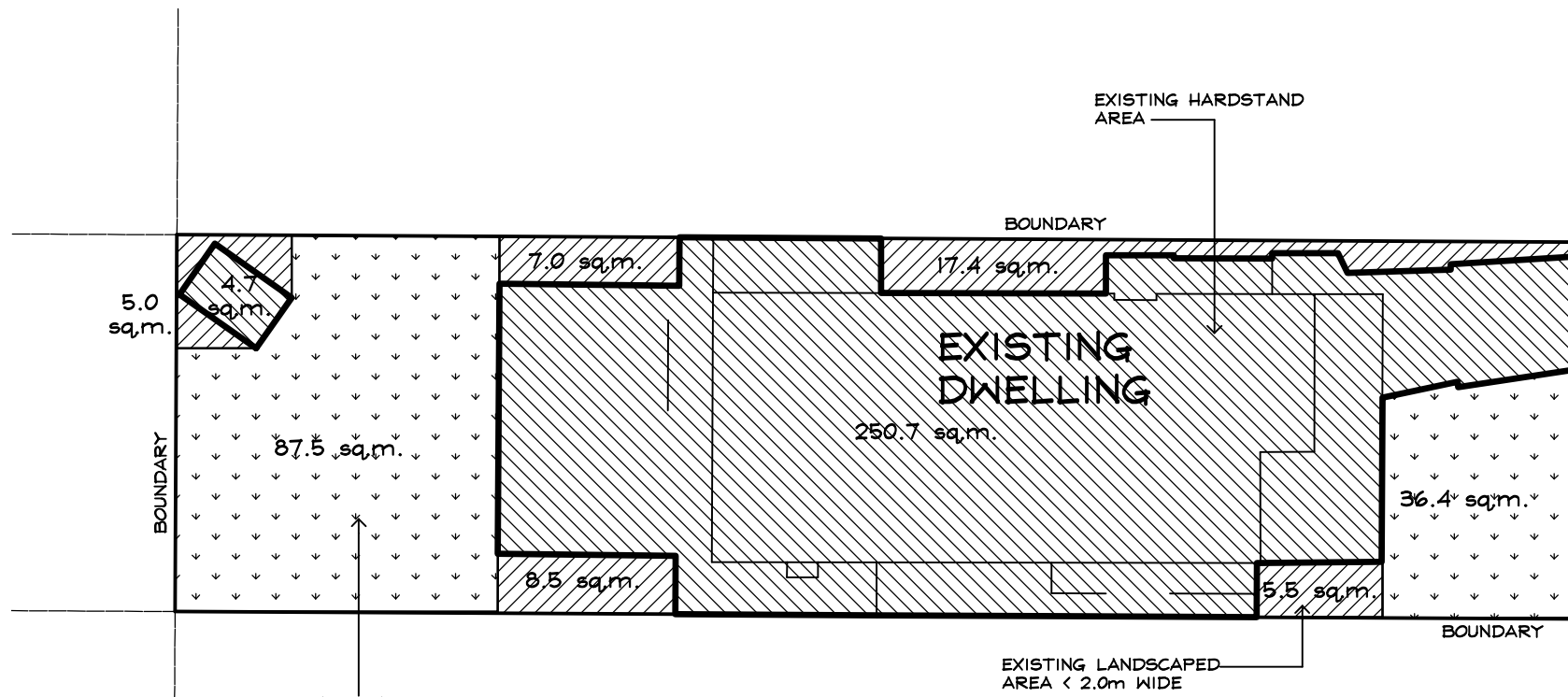
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Job No. 181201-13

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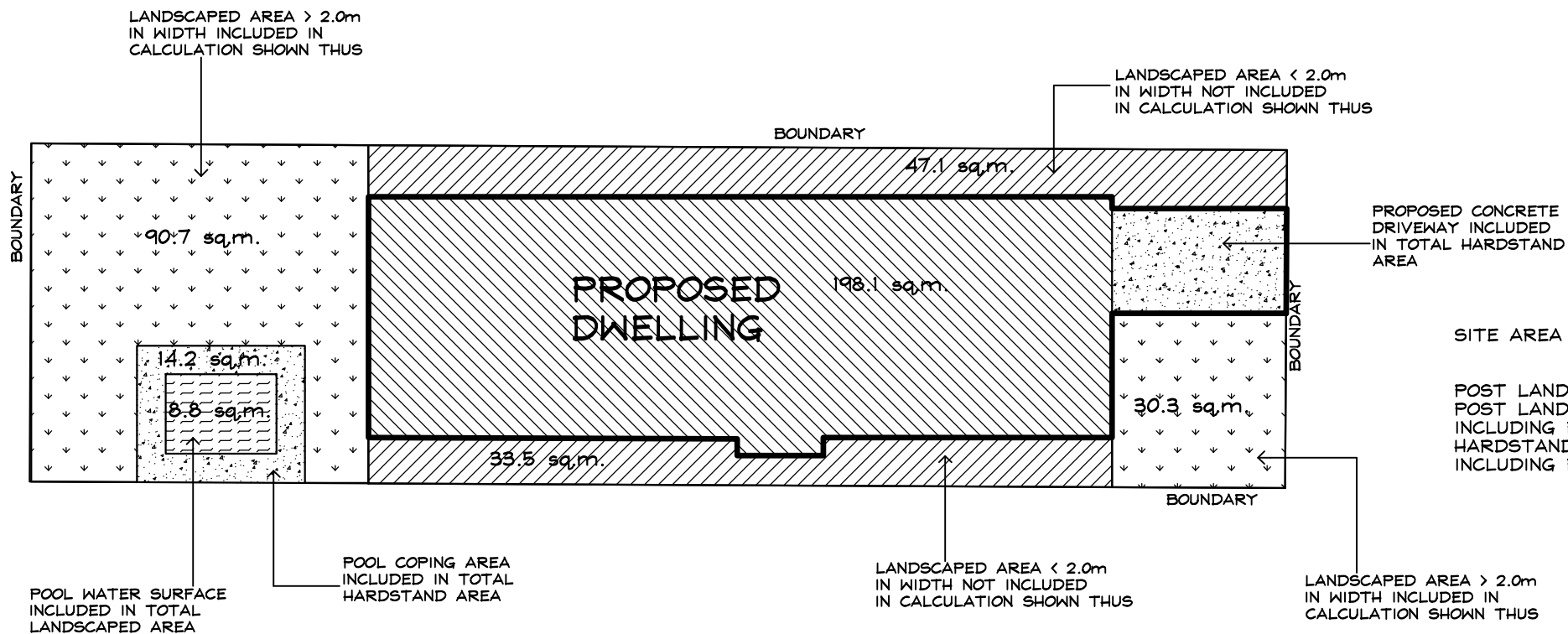
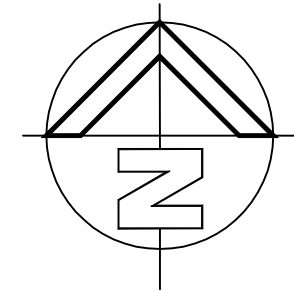
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SITE AREA	= 417.3 sq. m.	BY TITLE
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EXISTING LANDSCAPED AREA < THAN 2.0m	= 43.4 sq. m.	(10.2 %)
EXISTING LANDSCAPED AREA > THAN 2.0m	= 123.9 sq. m.	(29.3 %)
EXISTING HARDSTAND AREA	= 255.4 sq. m.	(60.4 %)
EXISTING ROOF AREA	= 181.3 sq. m.	

EXISTING SITE CRITERIA PLAN

Scale 1:200



SITE AREA	= 417.3 sq. m.	BY TITLE
	= 422.7 sq. m.	BY CALC.
POST LANDSCAPED AREA < THAN 2.0m	= 80.6 sq. m.	(19.1 %)
POST LANDSCAPED AREA > THAN 2.0m INCLUDING POOL WATER SURFACE	= 129.8 sq. m.	(30.7 %)
HARDSTAND POST DEVELOPEMENT INCLUDING POOL COPING	= 212.3 sq. m.	(50.2 %)

POST SITE CRITERIA PLAN

Scale 1:200

**DEVELOPEMENT
APPLICATION ISSUE**

**IF IN
DOUBT
ASK**

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Date JAN. 2019
Drawn HENK.
Scale 1:200
Job No. 181201-14

NOTES: -
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.
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Project **PROPOSED ADDITIONS & ATERAIONS
84 HILMA STREET COLLARROY PLATEAU**
FOR **ARENA FAMILY**