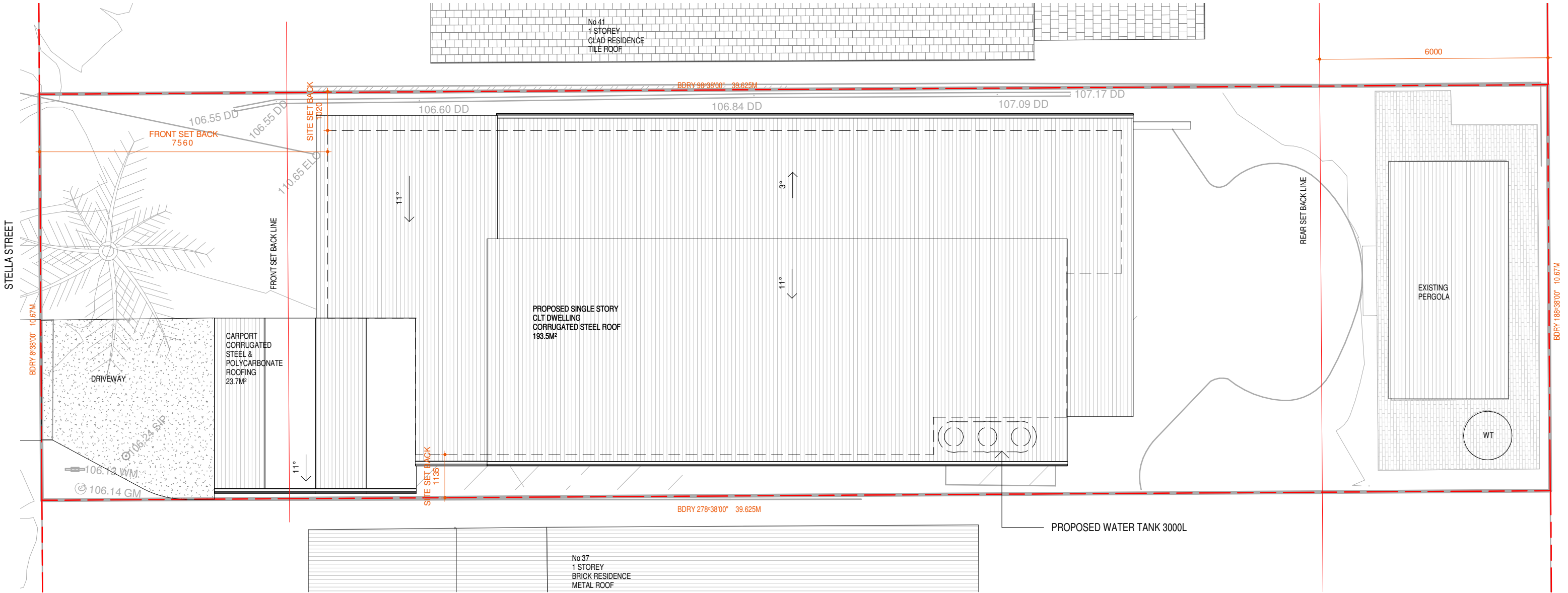


39 Stella Street, Collaroy Plateau, NSW 2097

Jennifer & Geoff Krix

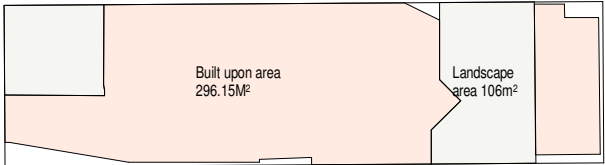
DA Lodgement Issue



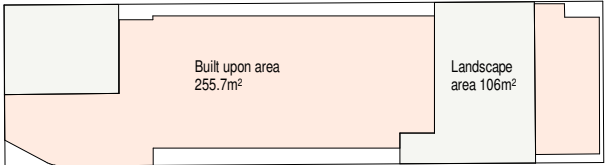
00 SITE PROPOSED

1 : 100

Construction Notes
All construction to comply with current BCA codes and Australian Standards. Demolition works to be carried out in accordance with the requirements of A2601-2001. Termite protection to be in accordance with AS 3600.1 Stormwater system to be connected to existing. All timber framing shall comply with AS1684 These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents



SITE EXISITNG



SITE PROPOSED

Development Application	Demolition and rebuild	
	39 Stella Street, Collaroy Plateau Lot 8 DP 33000	
Zone	R2 Low Density	
Site Area	422.6m²	
	Proposed	Existing
Gross Floor Area	138.2 m²	108.5 m²
Landscape Open Space	120.2m² / 28.4%	106m2 / 25%
Private Open Space	70.8m²	70.8m²
Built Upon Area / Impervious	255.7m²	296.15m²

Building Designer	SAMUELA MADEJ - MURPHY
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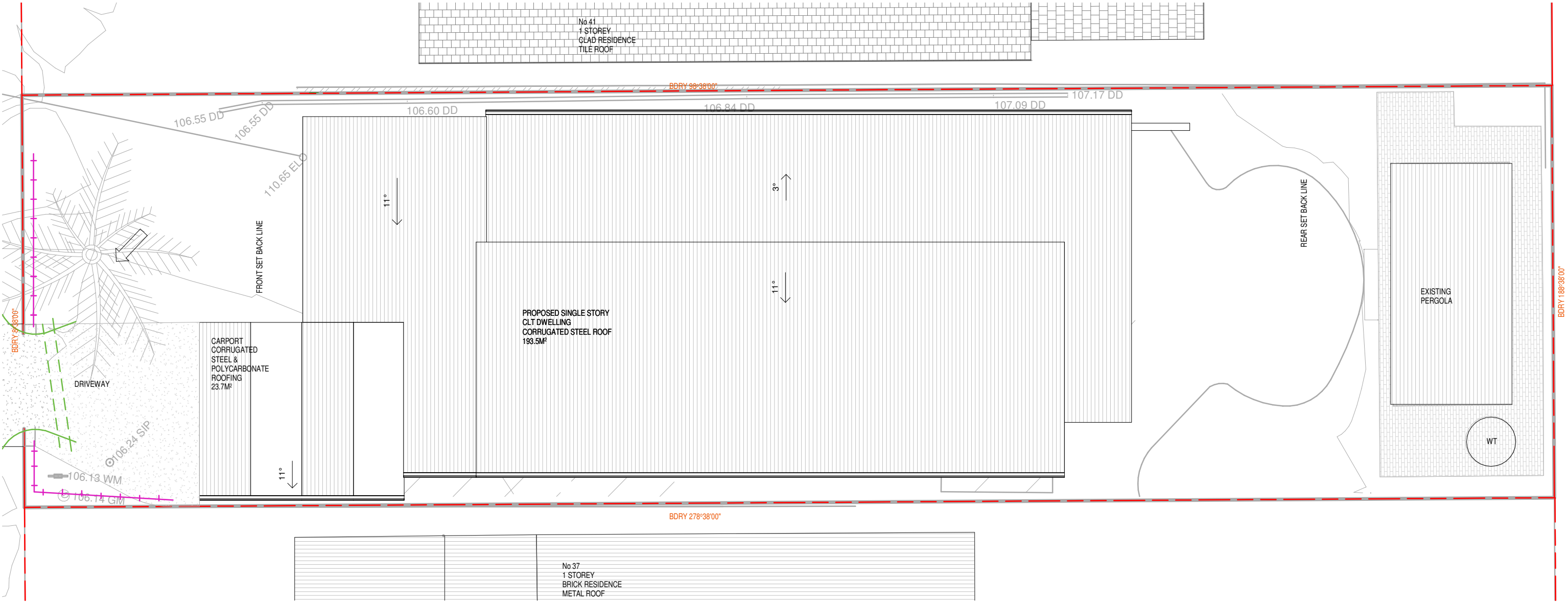
Compliance
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02.08.21	DA

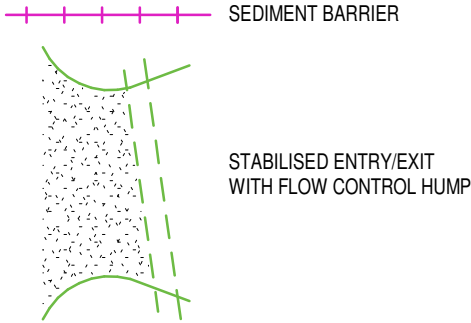
Client	Jenny & Geoff Krix
Address	39 Stella St Collaroy Plateau

COLLAROY HOUSE		
SITE PLAN		A 1.1
Scale	As indicated A3	



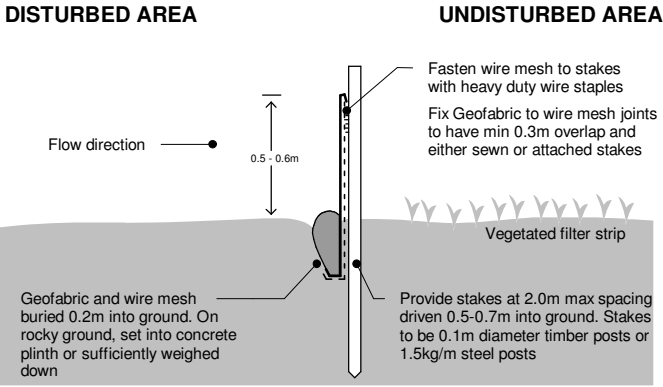
SEDEMENT CONTROL

1 : 100



Sediment Note

Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
 Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
 Stockpiles of soil and building materials must be contained by a silt fence
 Significant downward slopes should use the curved installation method
 Leave the silt fence in place until vegetation is established, or sediment is stabilised
 Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
 Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare
 Minimise disturbed areas, remove excess soil from excavated area as soon as possible.
 All material stockpile to be clear from drains, gutters and footpaths or within sediment
 Drainage to be connected to stormwater as soon as possible, if stored on site it must be filtered before releasing into stormwater system or waterways.
 Roads and footpaths to be swept daily.



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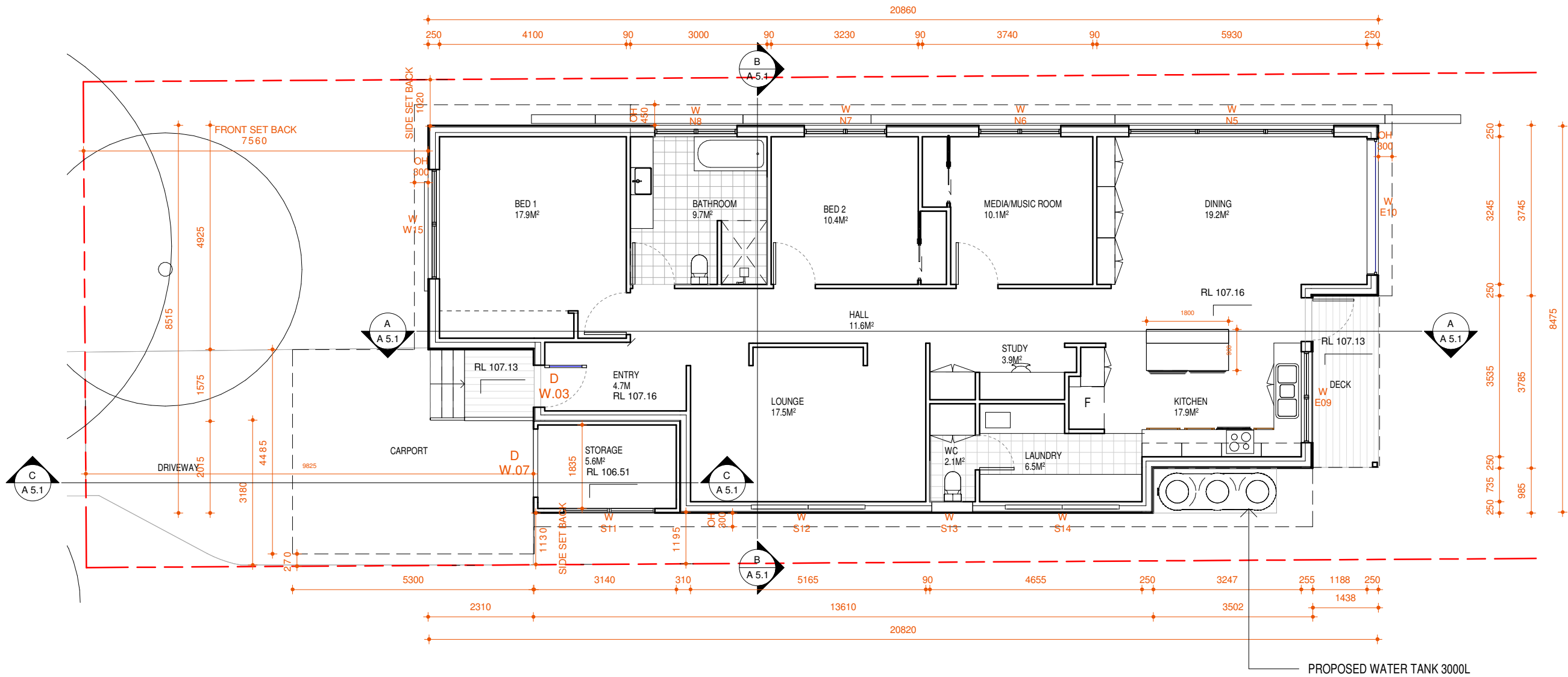
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Client	Jenny & Geoff Krix
Address	39 Stella St Collaroy Plateau

COLLARROY HOUSE		
SEDEMENT CONTROL		
Scale	As indicated	A3
		N
		A 1.3



FLOOR PLAN PROPOSED

1 : 100

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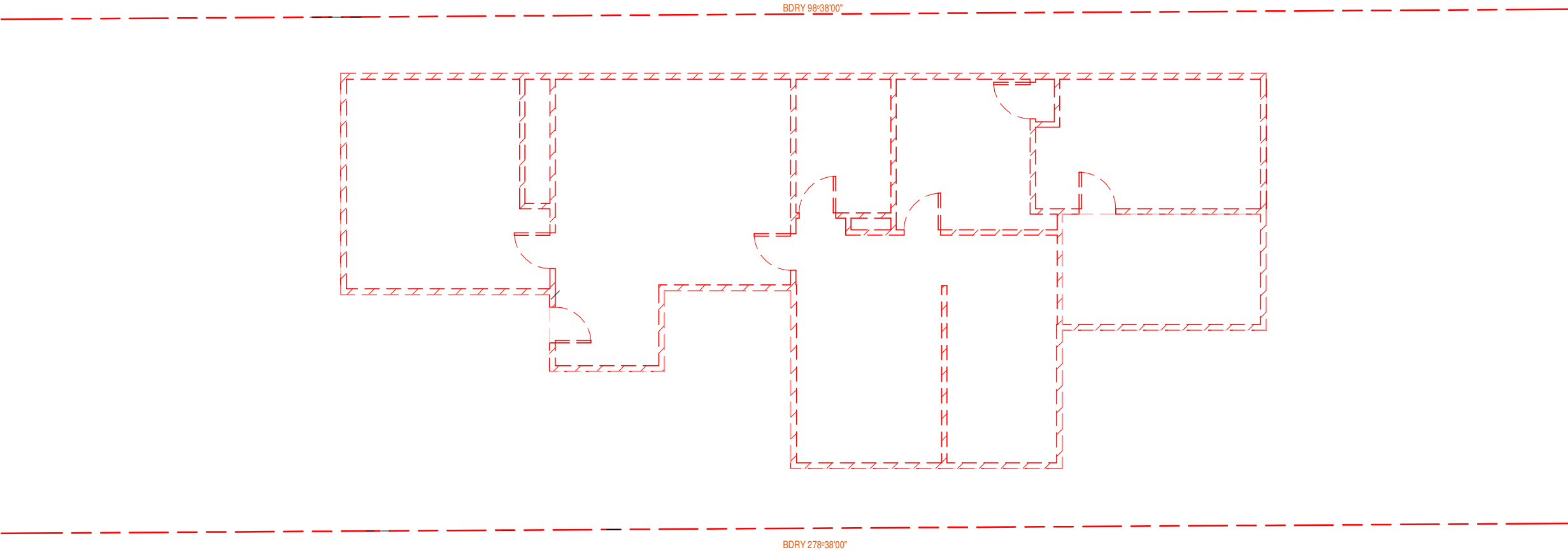
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Client	Jenny & Geoff Krix
Address	39 Stella St Collaroy Plateau

COLLARROY HOUSE			A 3.1
FLOOR PLAN PROPOSED			
Scale	1 : 100	A3	



DEMOLITION PLAN

1 : 100

DEMOLITION

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
 - Protection of site workers and the general public
 - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1
- All construction to comply with current BCA codes and Australian Standards.
- Stormwater system to be connected to existing.
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Sediment & Erosion control are to be installed and maintained during the life of the project

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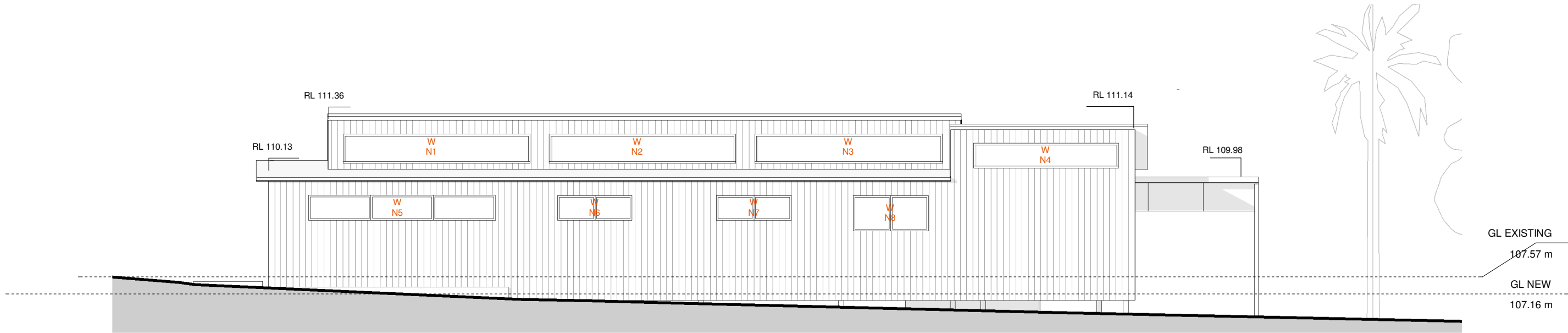
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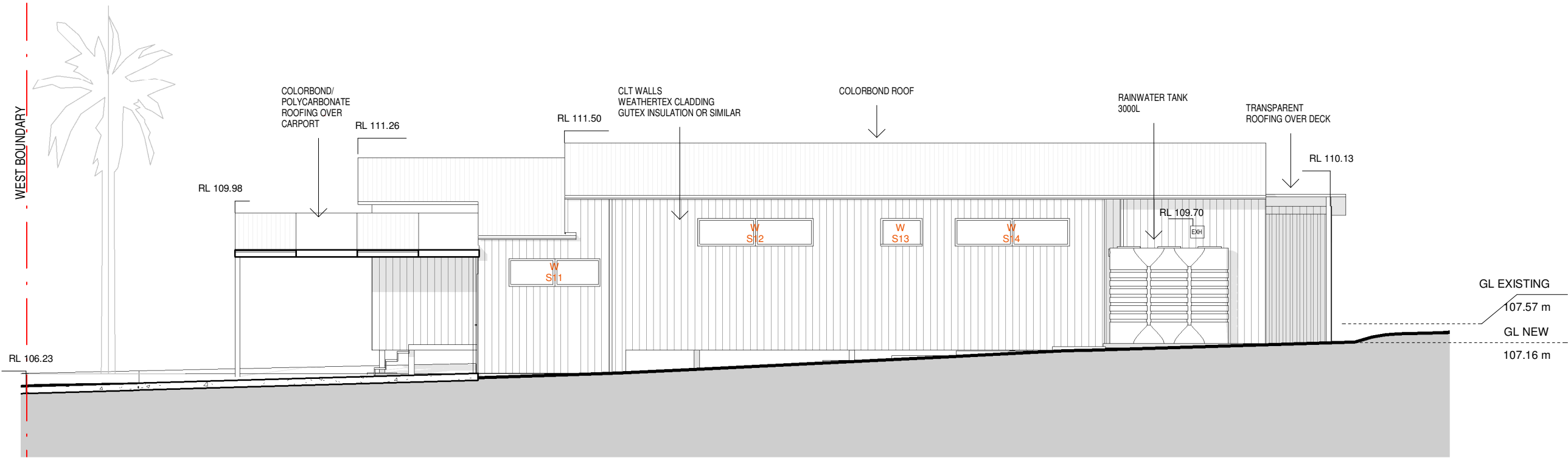
Client	Jenny & Geoff Krix
Address	39 Stella St Collaroy Plateau

COLLARROY HOUSE			A 3.5
FLOOR PLAN - DEMOLITION			
Scale	1 : 100	A3	



North Elevation

1 : 100



South Elevation

1 : 100

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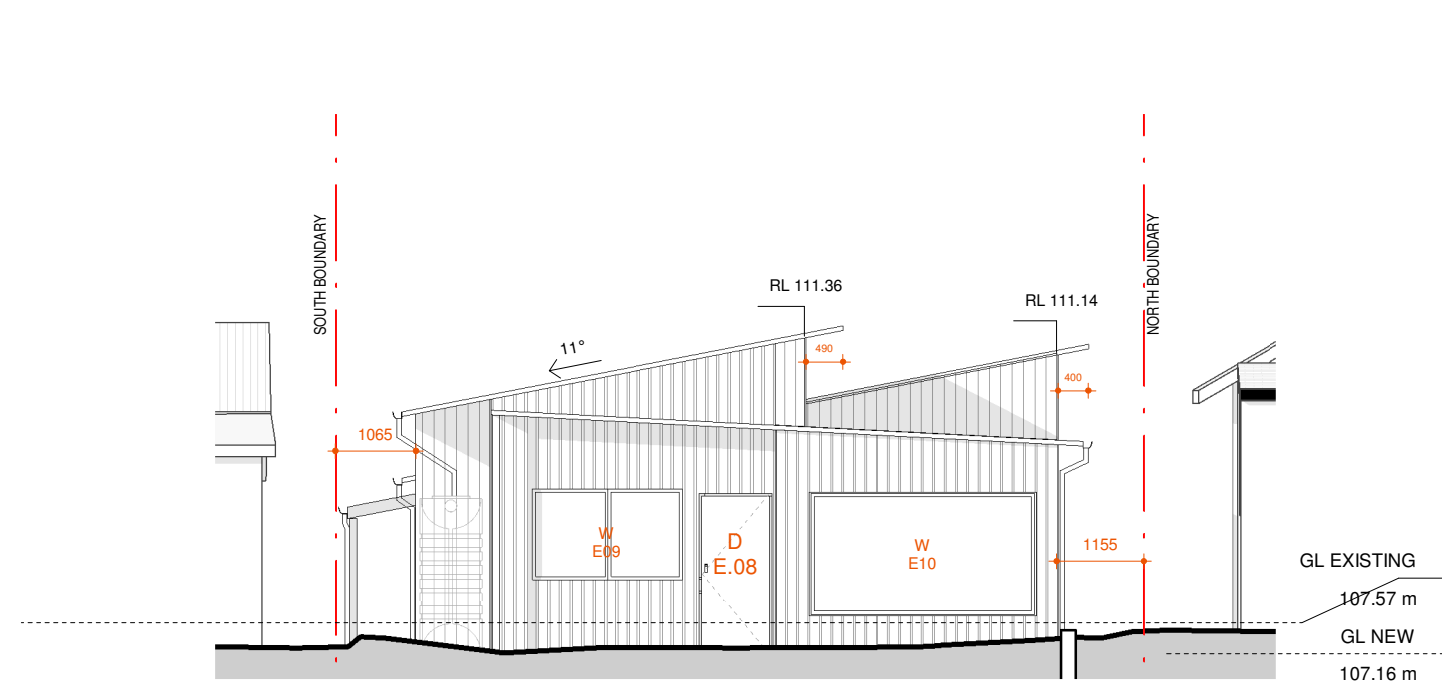
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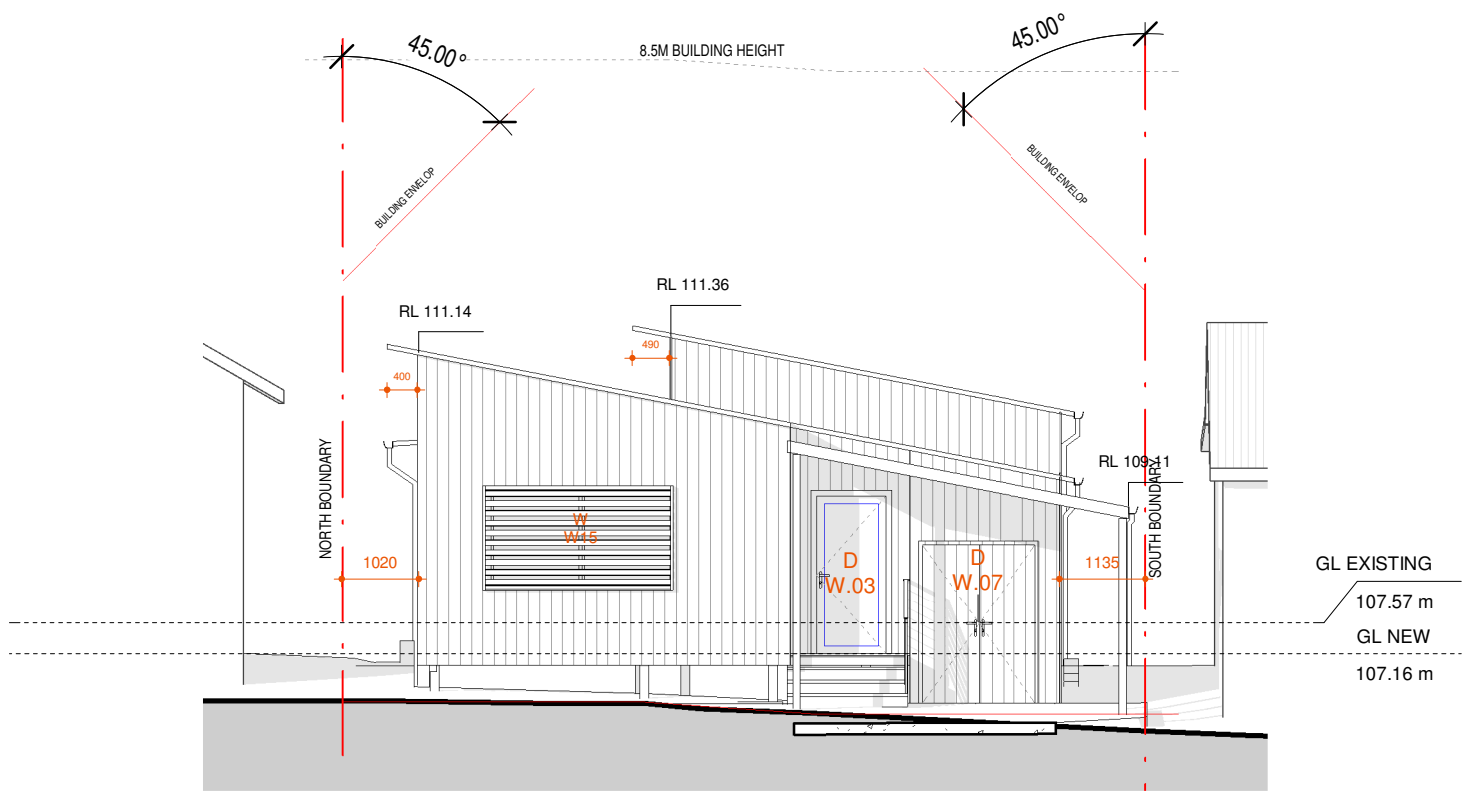
Client	Jenny & Geoff Krix
Address	39 Stella St Collaroy Plateau

COLLARROY HOUSE			A 4.1
NORTH & SOUTH ELEVATION			
Scale	1 : 100	A3	



East Elevation

1 : 100



West Elevation

1 : 100

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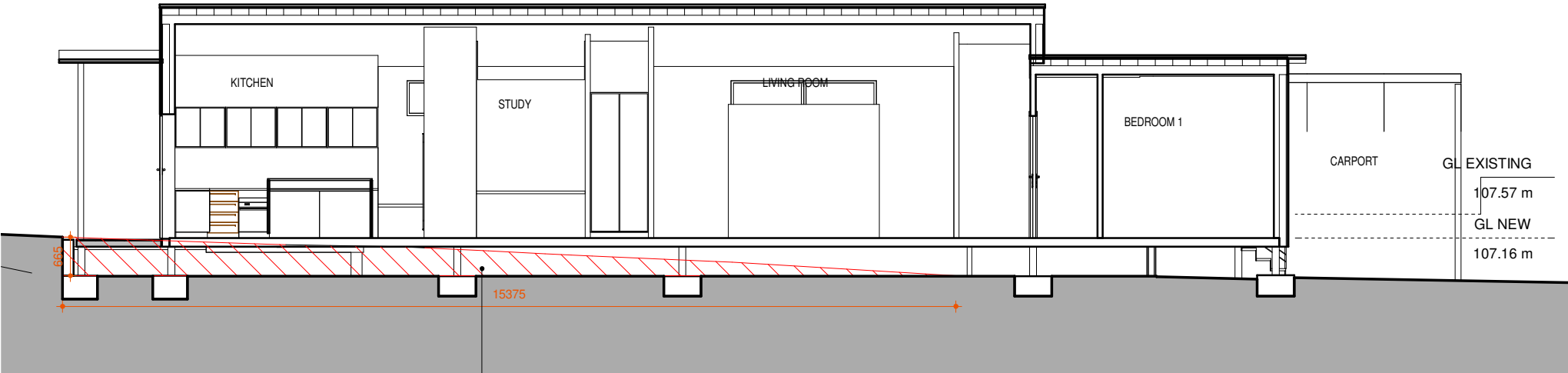
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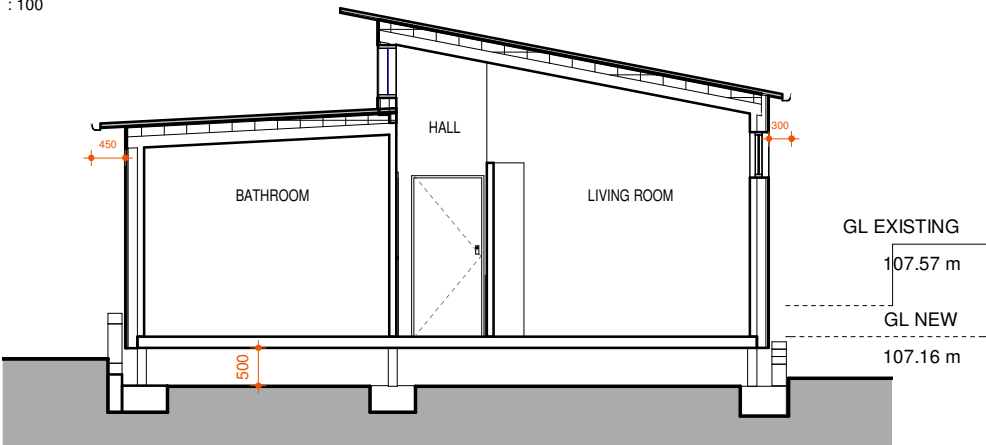
COLLARROY HOUSE			A 4.3
EAST & WEST ELEVATION			
Scale	1 : 100	A3	



SECTION A

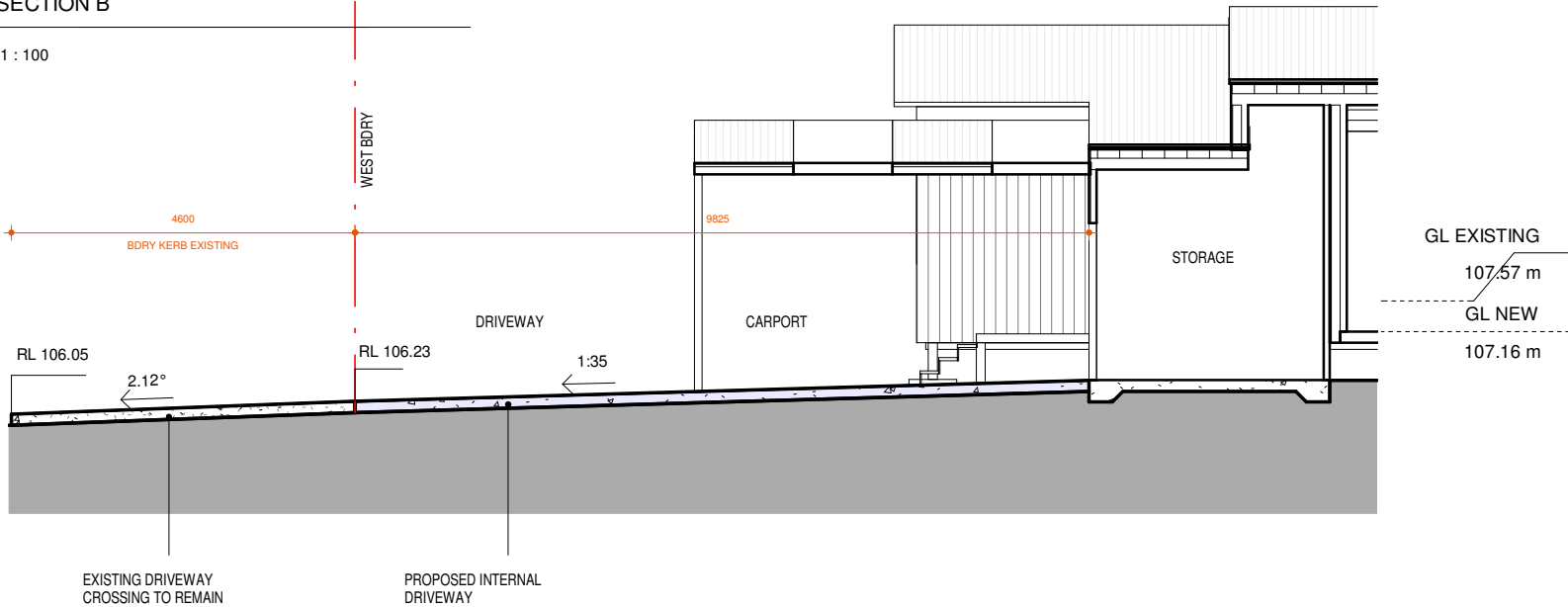
EXCAVATION AREA 44M³

1 : 100



SECTION B

1 : 100



SECTION C

1 : 100

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Client

Jenny & Geoff Krix

Address

39 Stella St
Collaroy Plateau

Door Schedule

Mark	Location	Height	Width	Frame Material	Comments
D 0.01	BEDROOM 1	2100	920	TBC	INTERNAL
D 0.02	BATHROOM	2100	920	TBC	INTERNAL
D 0.03	BEDROOM 2	2100	920	TBC	INTERNAL
D 0.04	MUSIC ROOM	2100	920	TBC	INTERNAL
D 0.05	WC	2100	760	TBC	INTERNAL
D E.08	ENTRY REAR	2100	900	TBC	EXTERNAL - THERMAL INSUL
D W.03	ENTRY FRONT	2100	920	TBC	EXTERNAL - THERMAL INSUL
D W.07	WORKSHOP	2100	1500	TBC	EXTERNAL
ROBE 1	BEDROOM 2	2100	720	TBC	INTERNAL / SLIDING
ROBE 2	MUSIC ROOM	2100	720	TBC	INTERNAL / SLIDING
Grand total: 10					

Window Schedule

Mark	Location	Window Style	Width	Height	Material	Glazing	Remarks
W E09	EAST	TURN & TILT	2000	1200	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W E10	EAST	FIXED PANE	3000	1650	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W N1	NORTH	FIXED PANE	4500	700	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W N2	NORTH	FIXED PANE	4500	700	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W N3	NORTH	FIXED PANE	4500	700	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W N4	NORTH	FIXED PANE	3500	600	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W N5	NORTH	TURN & TILT	4500	600	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W N6	NORTH	TURN & TILT	1800	595	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W N7	NORTH	TURN & TILT	1800	595	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W N8	NORTH	TURN & TILT	1800	850	TIMBER / ALUM	TRIPLE - OPAQUE	THERMAL INSULATED
W S11	SOUTH	TURN & TILT	2000	600	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W S12	SOUTH	TURN & TILT	2500	600	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W S13	SOUTH	TURN & TILT	900	600	TIMBER / ALUM	TRIPLE - OPAQUE	THERMAL INSULATED
W S14	SOUTH	TURN & TILT	2500	600	TIMBER / ALUM	TRIPLE	THERMAL INSULATED
W W15	WEST	TURN & TILT	2400	1300	TIMBER / ALUM	TRIPLE	THERMAL INSULATED

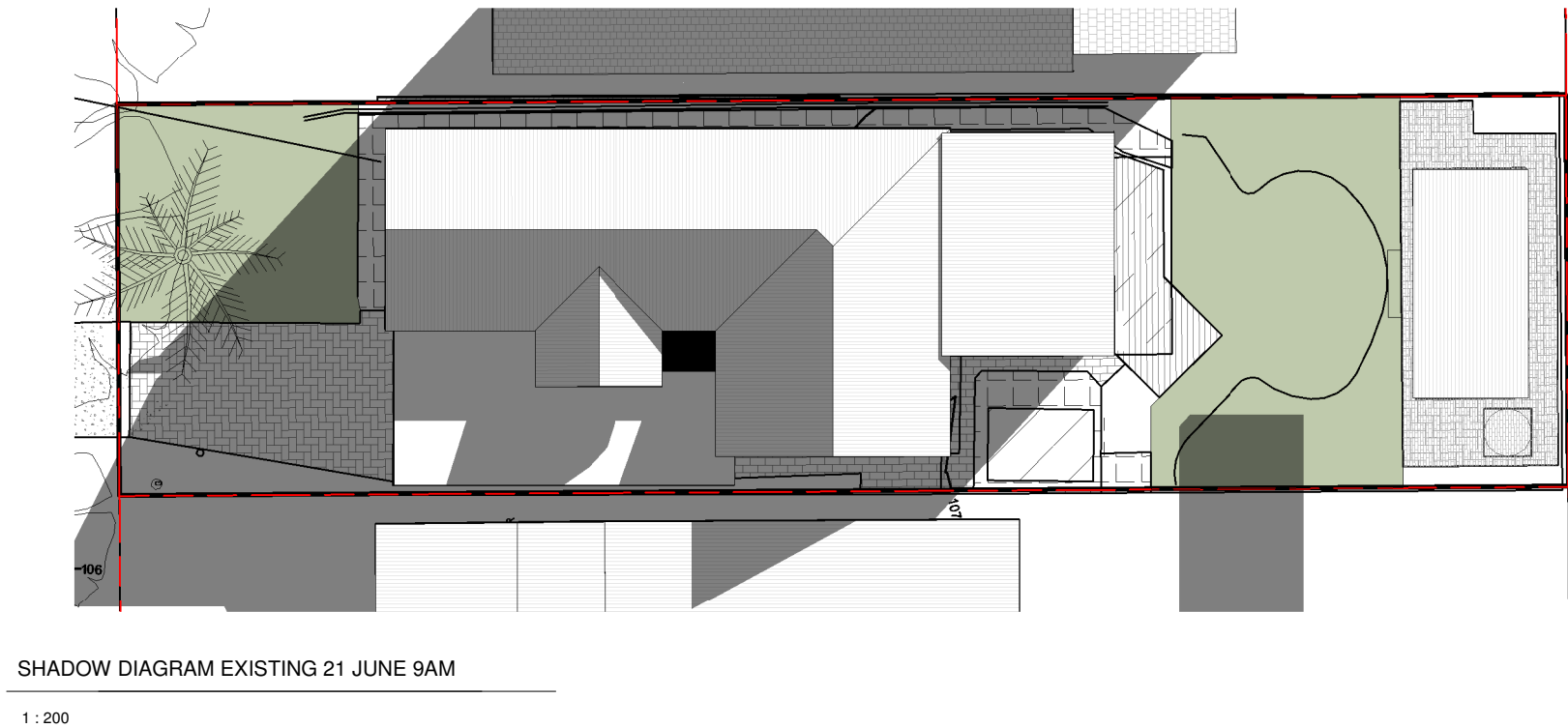
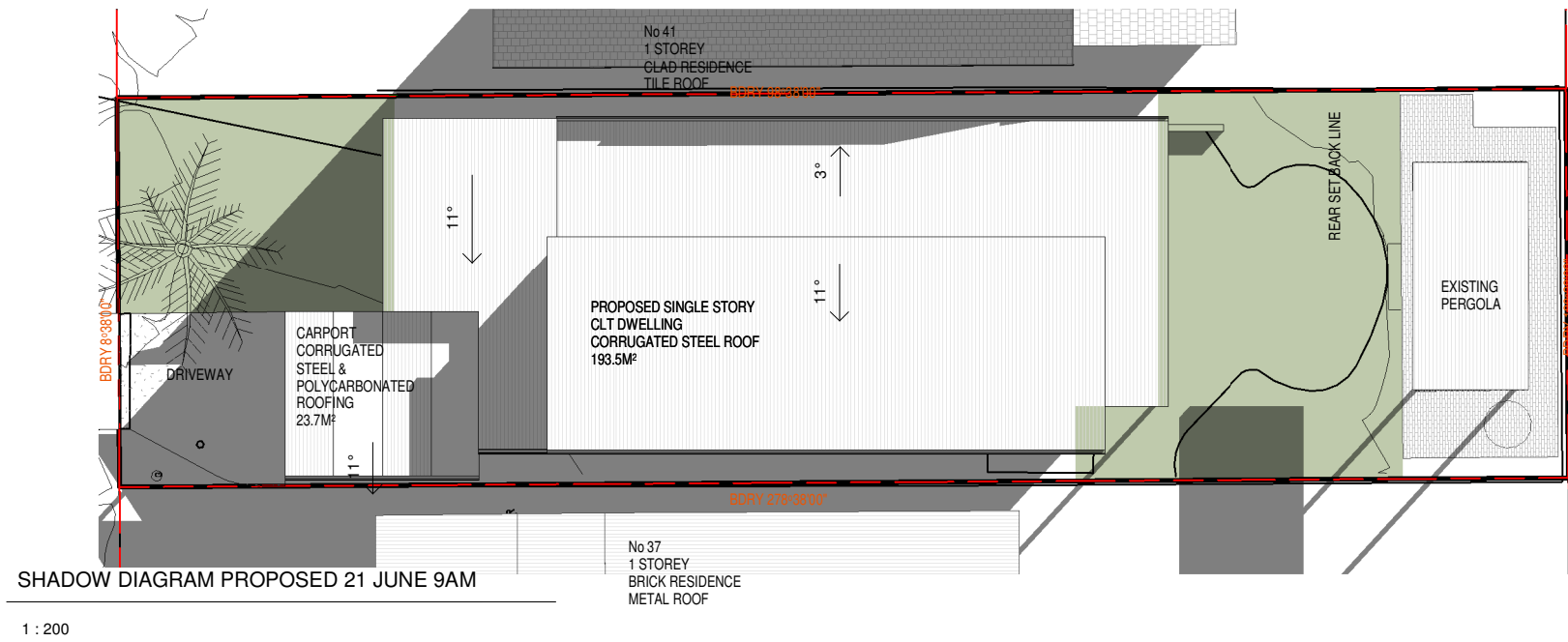
COLLAROY HOUSE

SECTIONS

Scale As indicated A3



A 5.1




Building Designer	SAMUELA MADEJ - MURPHY
Address	PO Box 253 Church Point NSW 2105
Contact	E: samuelamm@hotmail.com P: 0450 331 573

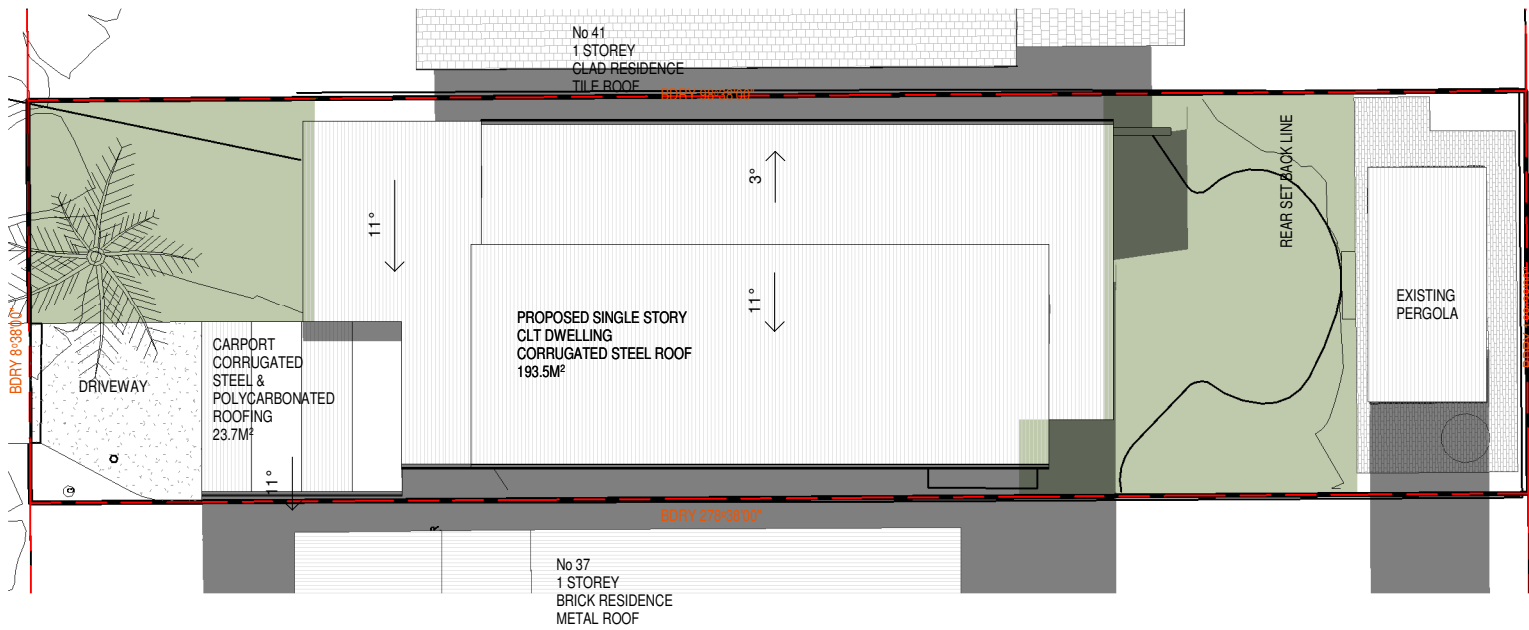
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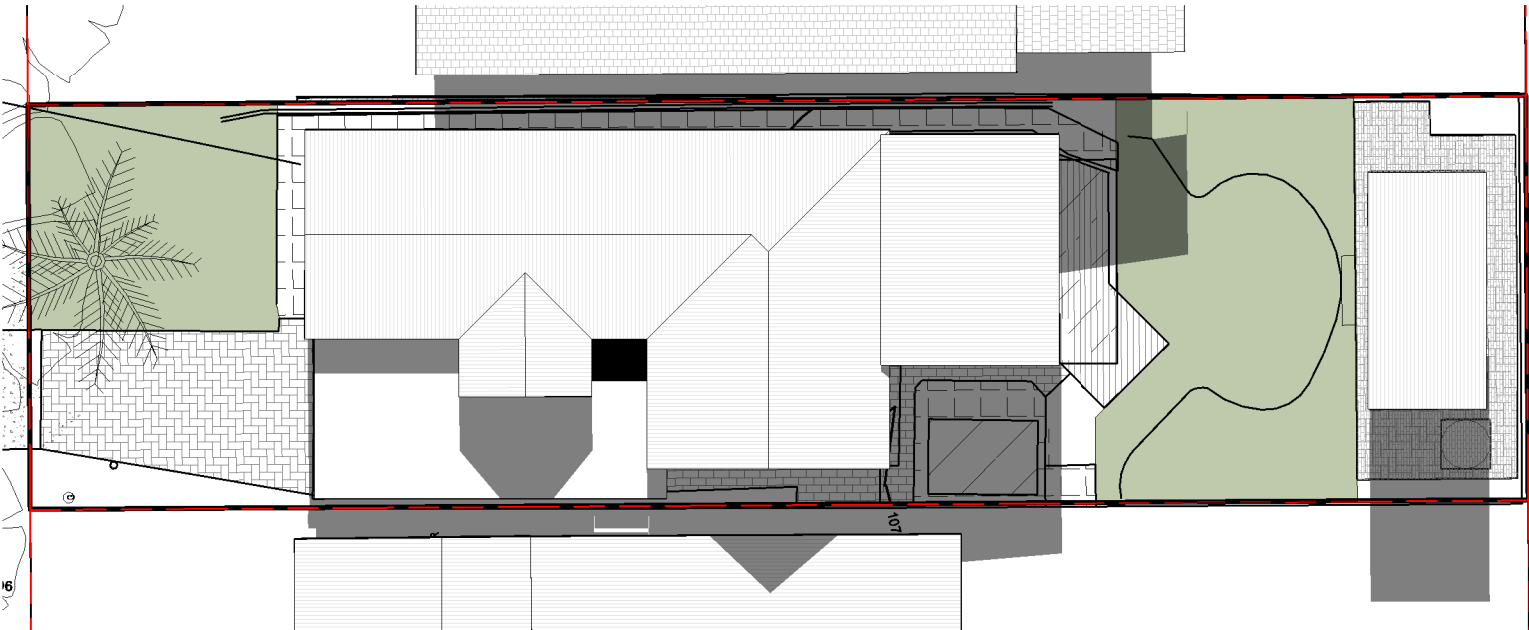
Client	Jenny & Geoff Krix
Address	39 Stella St Collaroy Plateau

COLLARROY HOUSE				A 6.2
SHADOW DIAGRAMS				
Scale	1 : 200	A3		



SHADOW DIAGRAM PROPOSED 21 JUNE 12PM

1 : 200



SHADOW DIAGRAM EXISTING 21 JUNE 12PM

1 : 200

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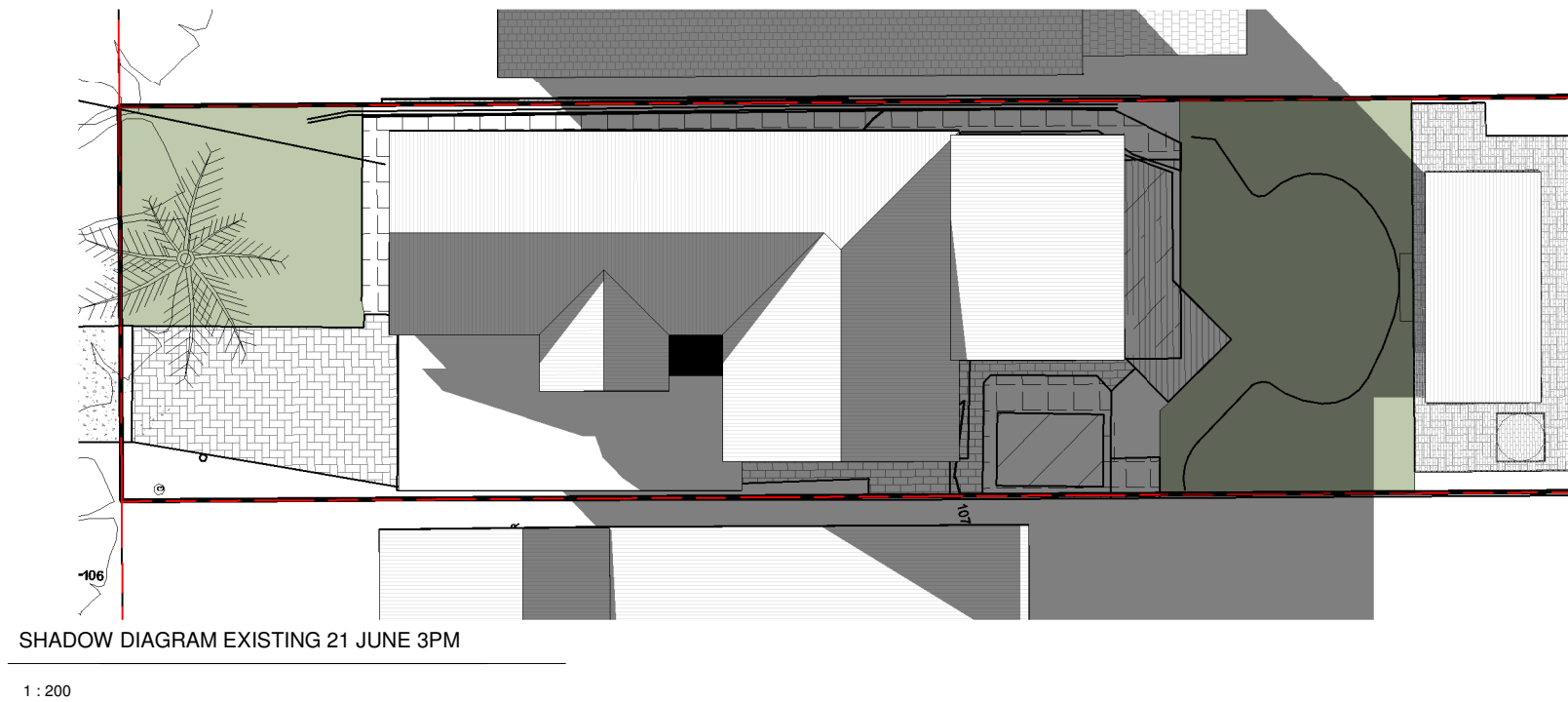
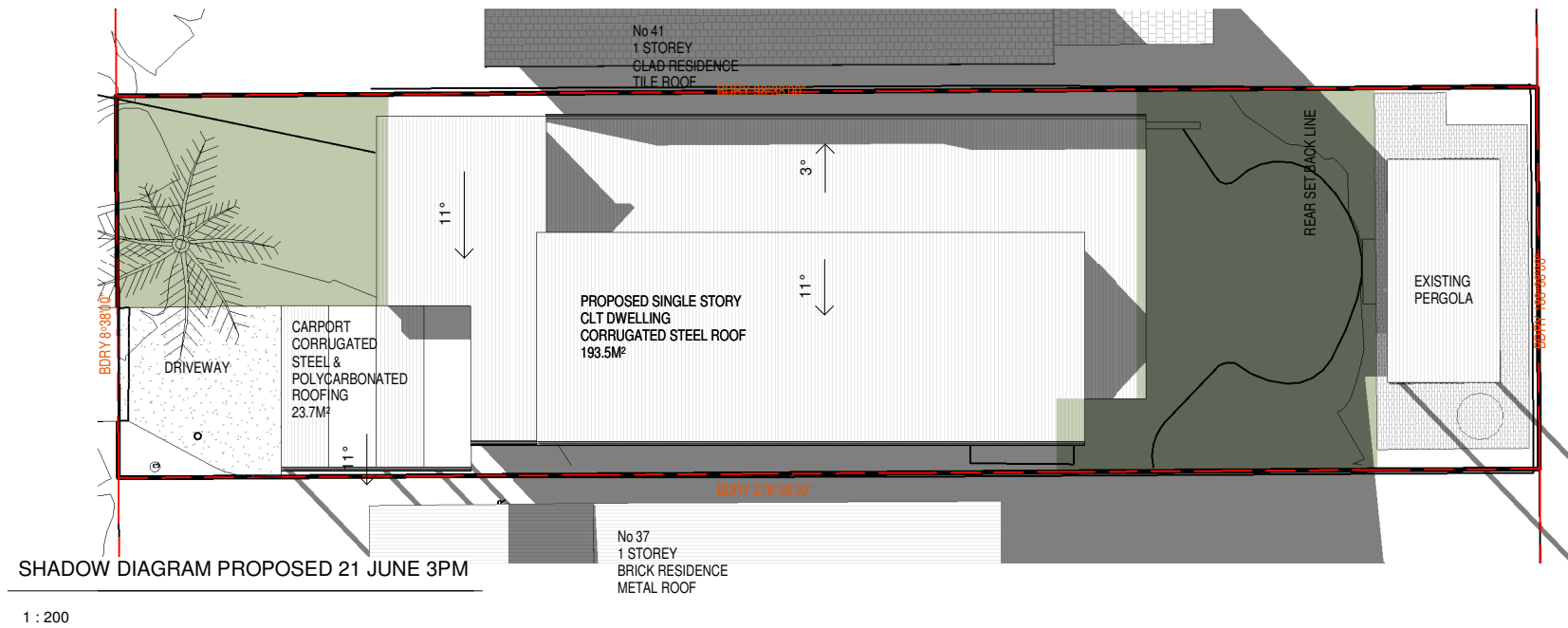
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COLLARROY HOUSE			A 6.3
SHADOW DIAGRAMS			
Scale	1 : 200	A3	





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COLLARROY HOUSE			A 6.4
SHADOW DIAGRAMS			
Scale	1 : 200	A3	