

# PROPOSED ALTERATIONS AND ADDITIONS TO 127 PARKES ROAD COLLAROY PLATEAU

## APPLICANT : ROBERT GALATI

COVER SHEET



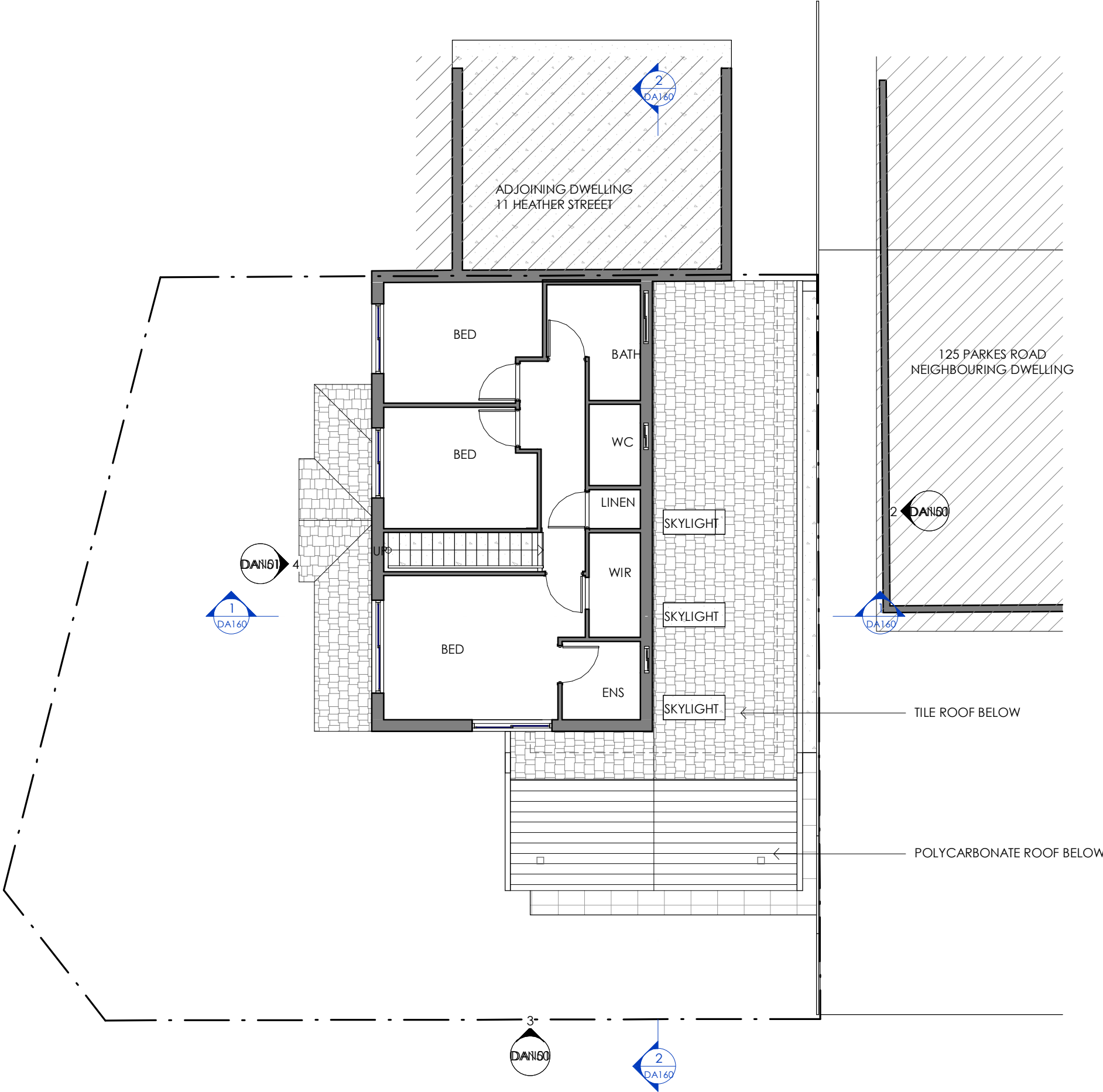


LEFFLER SIMES ARCHITECTS

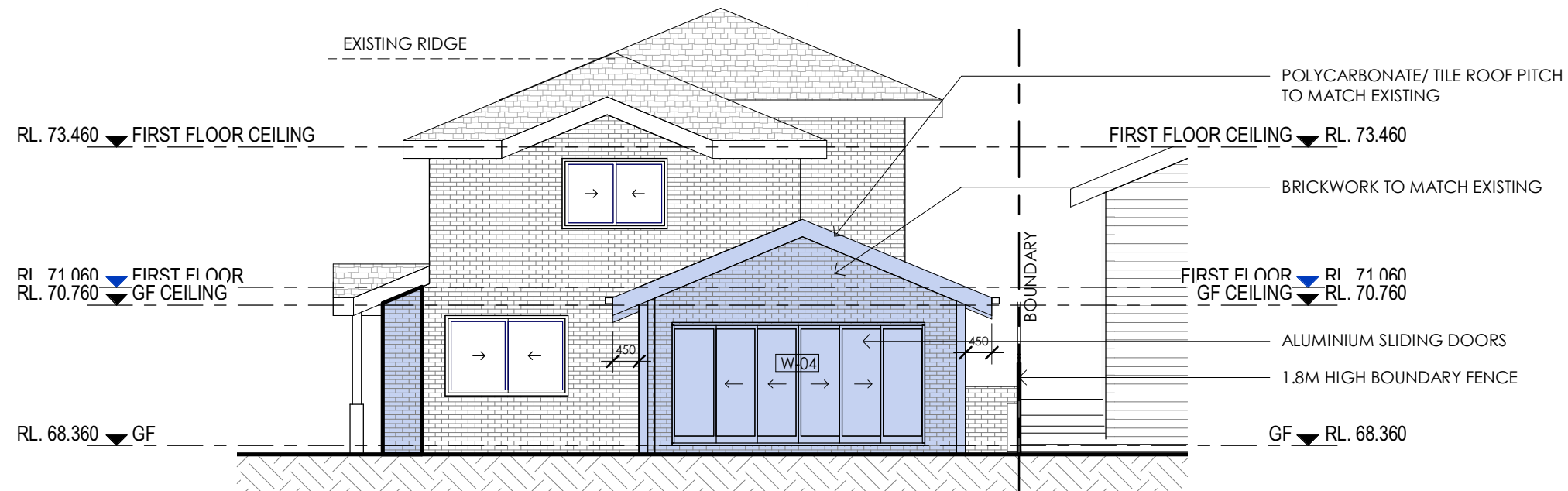






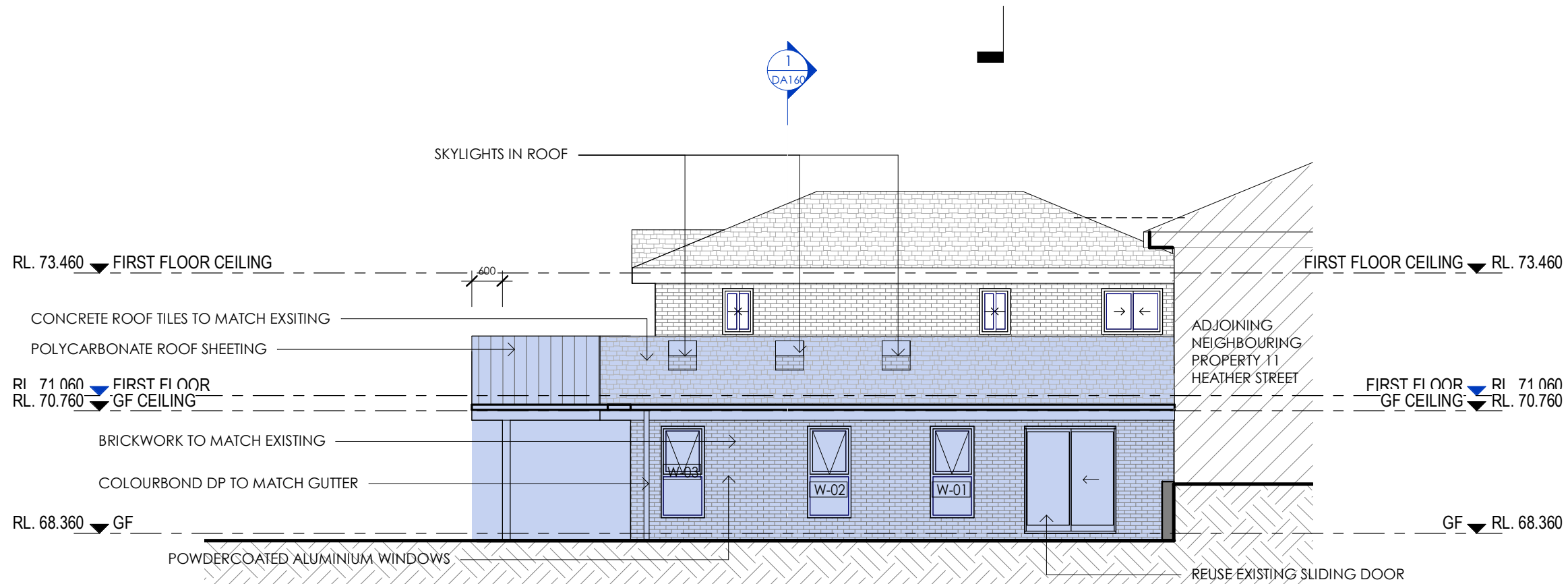


FIRST FLOOR PLAN



## 1 SOUTH ELEVATION

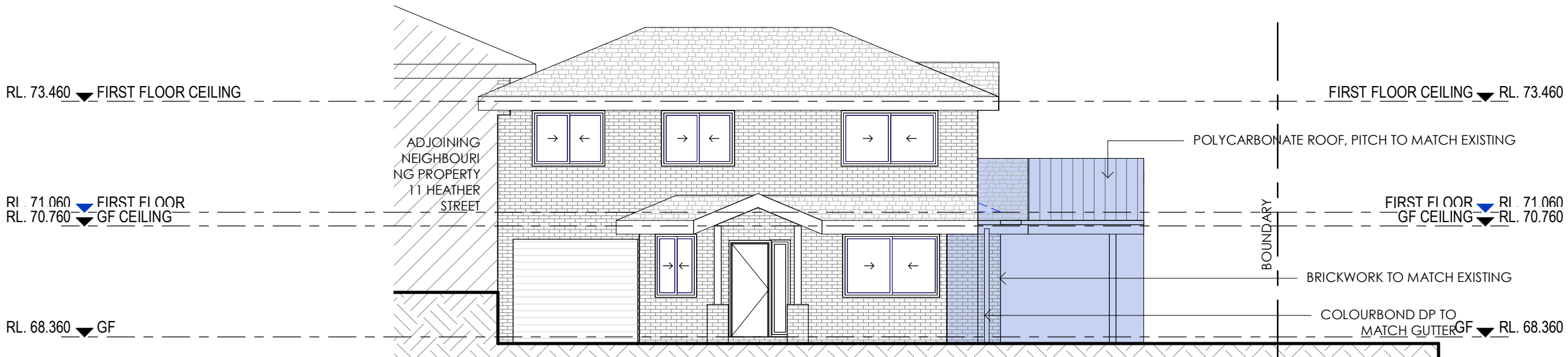
DA100 Scale: 1 : 100



## 2 EAST ELEVATION

DA100 Scale: 1 : 100





1

# WEST ELEVATION

1 : 100







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 (Brick Veneer)**  
R1.16 (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 also shades 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

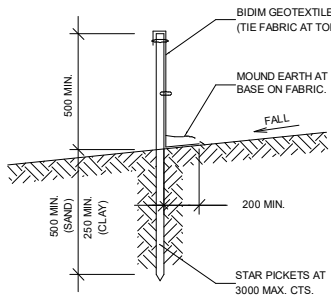
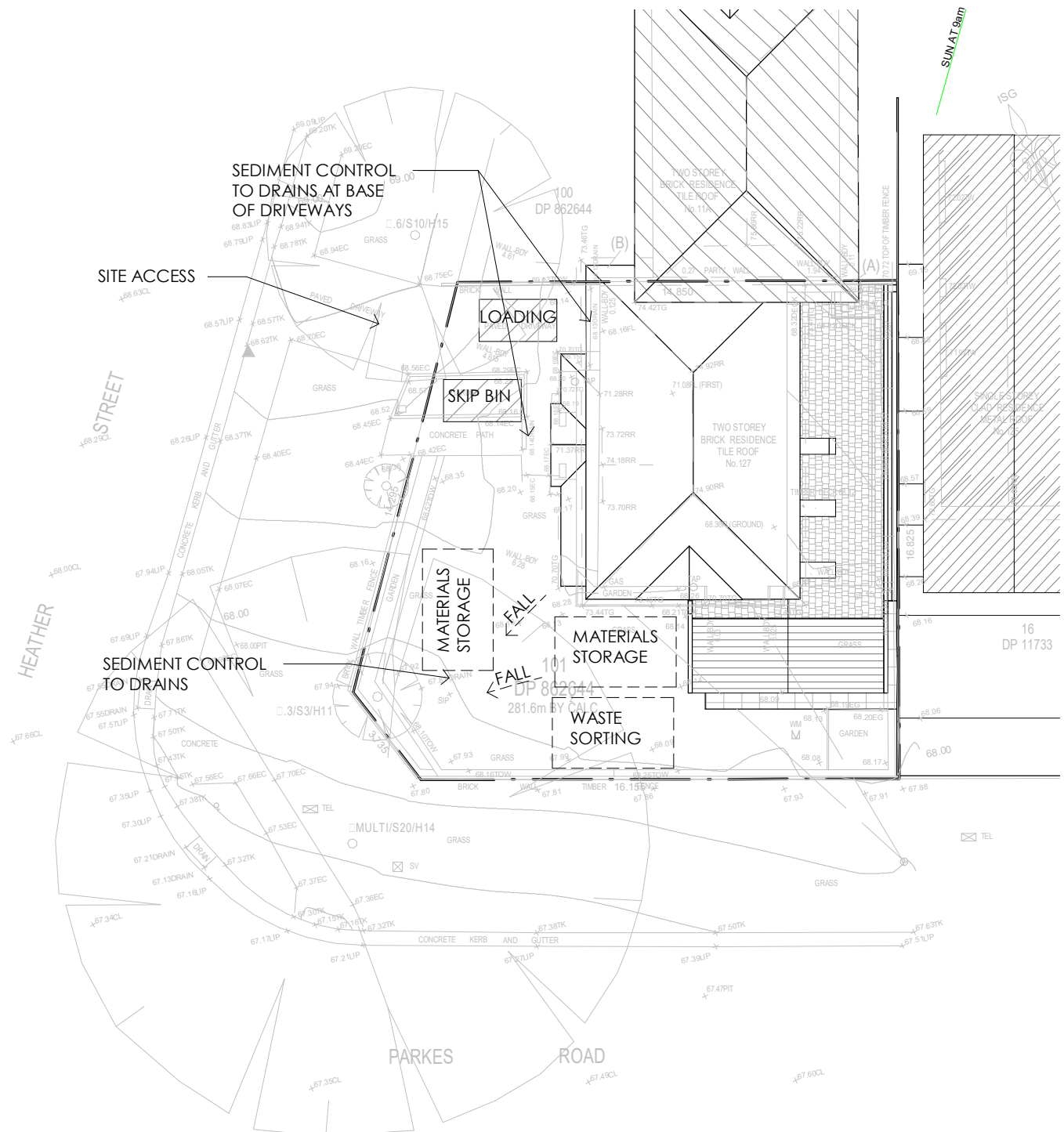
WINDOW	TYPE	WIDTH	HEIGHT	GLAZING AND FRAMING
W-01	AWNING	850	1800	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-02	AWNING	850	1800	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-03	AWNING	850	1800	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-04	SLIDING DOOR	4300	2100	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W/E-01	EXISTING SLIDING DOOR	1800	2100	REUSE EXISTING SLIDING DOOR
SKYLIGHT	TYPE	WIDTH	HEIGHT	GLAZING AND FRAMING
SKY-01	FIXED SKYLIGHT	550	1400	VELUX FS SKYLIGHT (U VALUE 2.60, SHGC 0.24)
SKY-02	FIXED SKYLIGHT	550	1400	VELUX FS SKYLIGHT (U VALUE 2.60, SHGC 0.24)
SKY-03	FIXED SKYLIGHT	550	1400	VELUX FS SKYLIGHT (U VALUE 2.60, SHGC 0.24)

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ISSUE	AMENDMENT	DATE	CHK'D
1	ISSUE FOR DA SUBMISSION	08/01/2020	

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

