



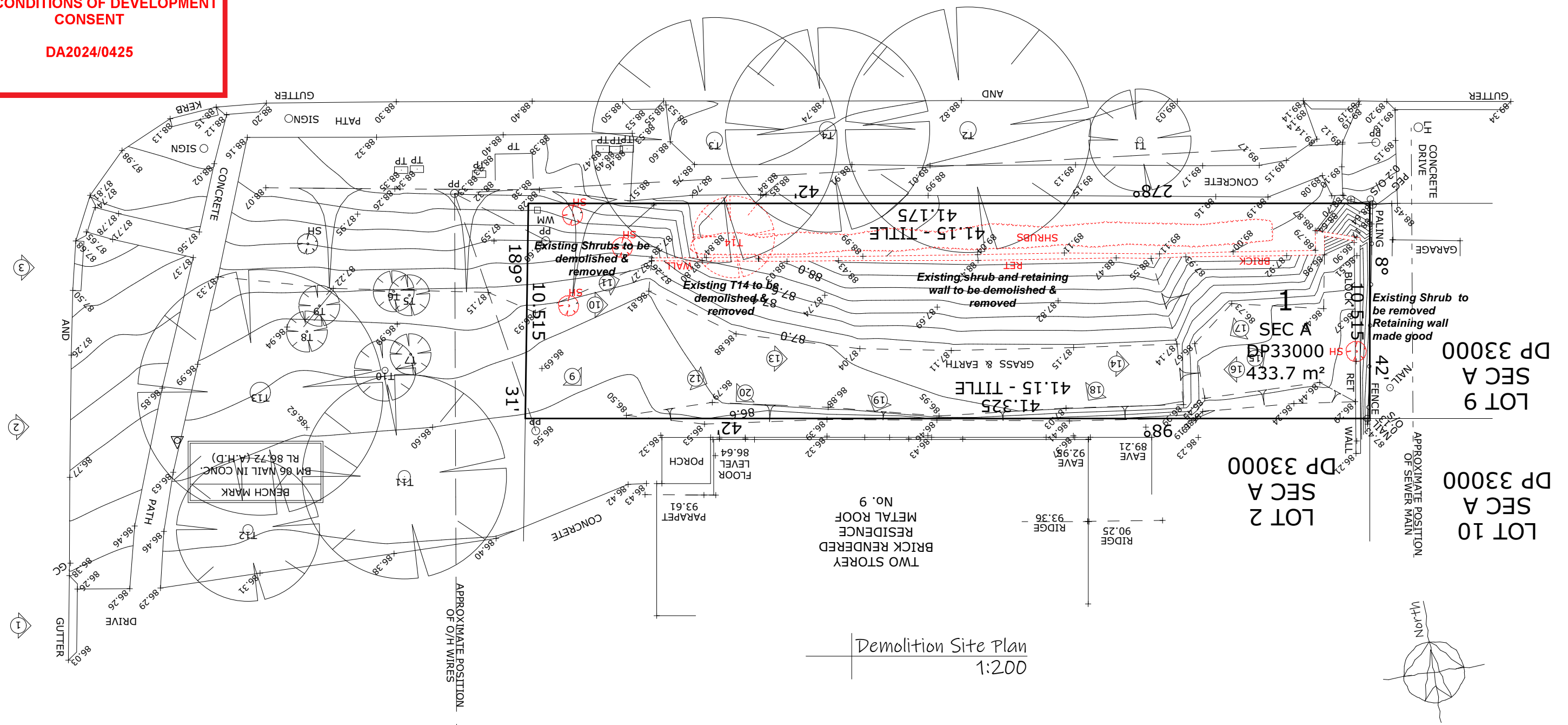
northern
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council

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

DA2024/0425

VETERANS PARADE

TELOPEA STREET



Demolition Site Plan
1:200

Lot 1 SEC A
433.70m²
DP: 33000

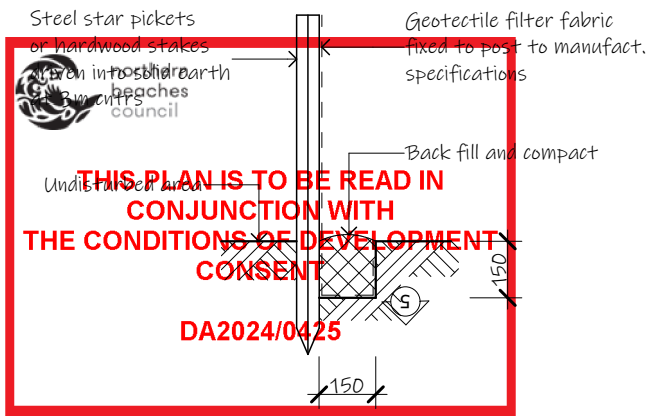
ISSUE: **D**
DRAWING: 23140-3
SHEET: 4/17
DATE: 27-03-24
PAPER: A3
LOT: 1 SEC A
DP: 33000

note: all works to be carried out in conjunction
with the construction notes on sheet 2

Proposed Residence
#11 Veterans Parade, Collaroy Plateau
Icon Job Number: TBC

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COMPLIANCE
Landscaped Area - 180.21sqm (41.55% MIN 40%)

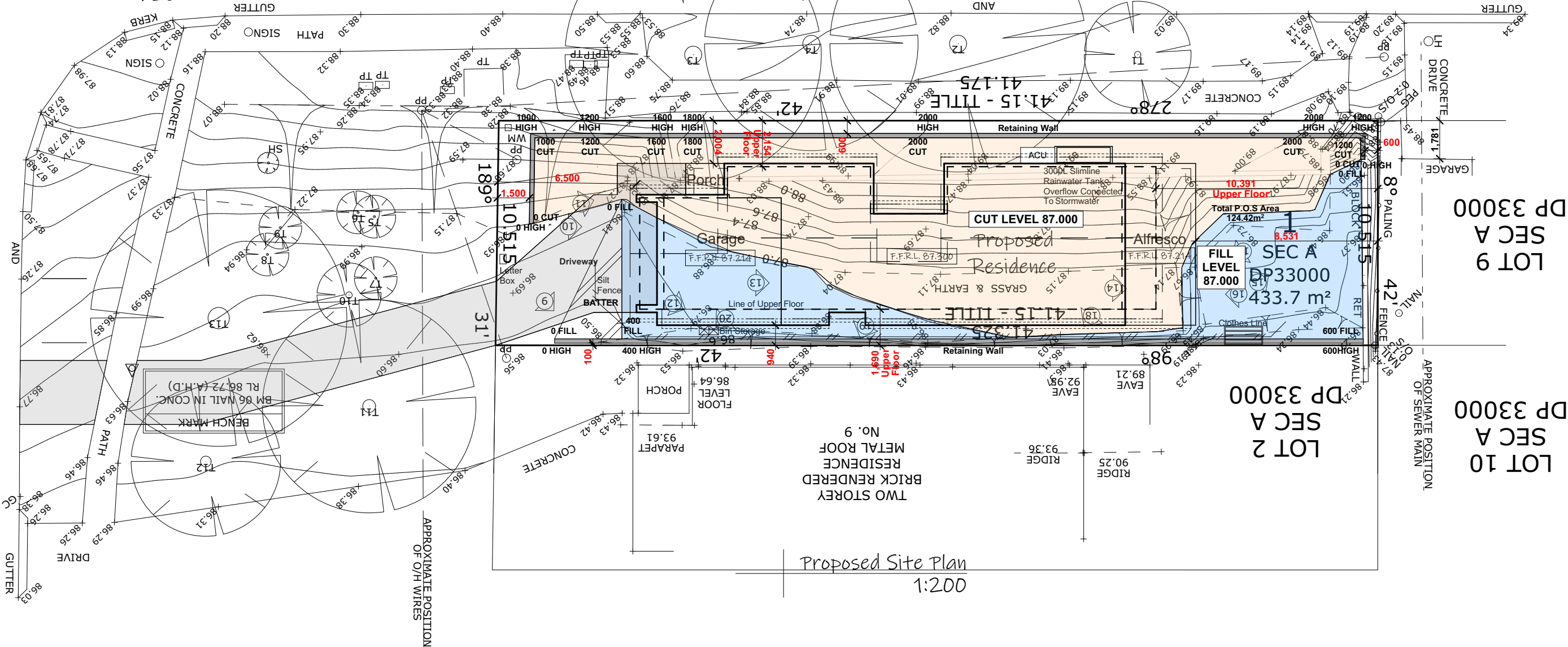
Soil Erosion and Sediment Control Fence
1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any adjoining property or to the street. This measure is to be placed prior to any excavation work beginning and is to be removed only when the sites surface as been stabilized, i.e. paved, landscaped or turfed
2. 40mm crushed rock aggregate is to be placed as an access driveway to the site and must be maintained throughout the course of construction.

Typical Silt Fence
1:20

VETERANS PARADE

TELOPEA STREET

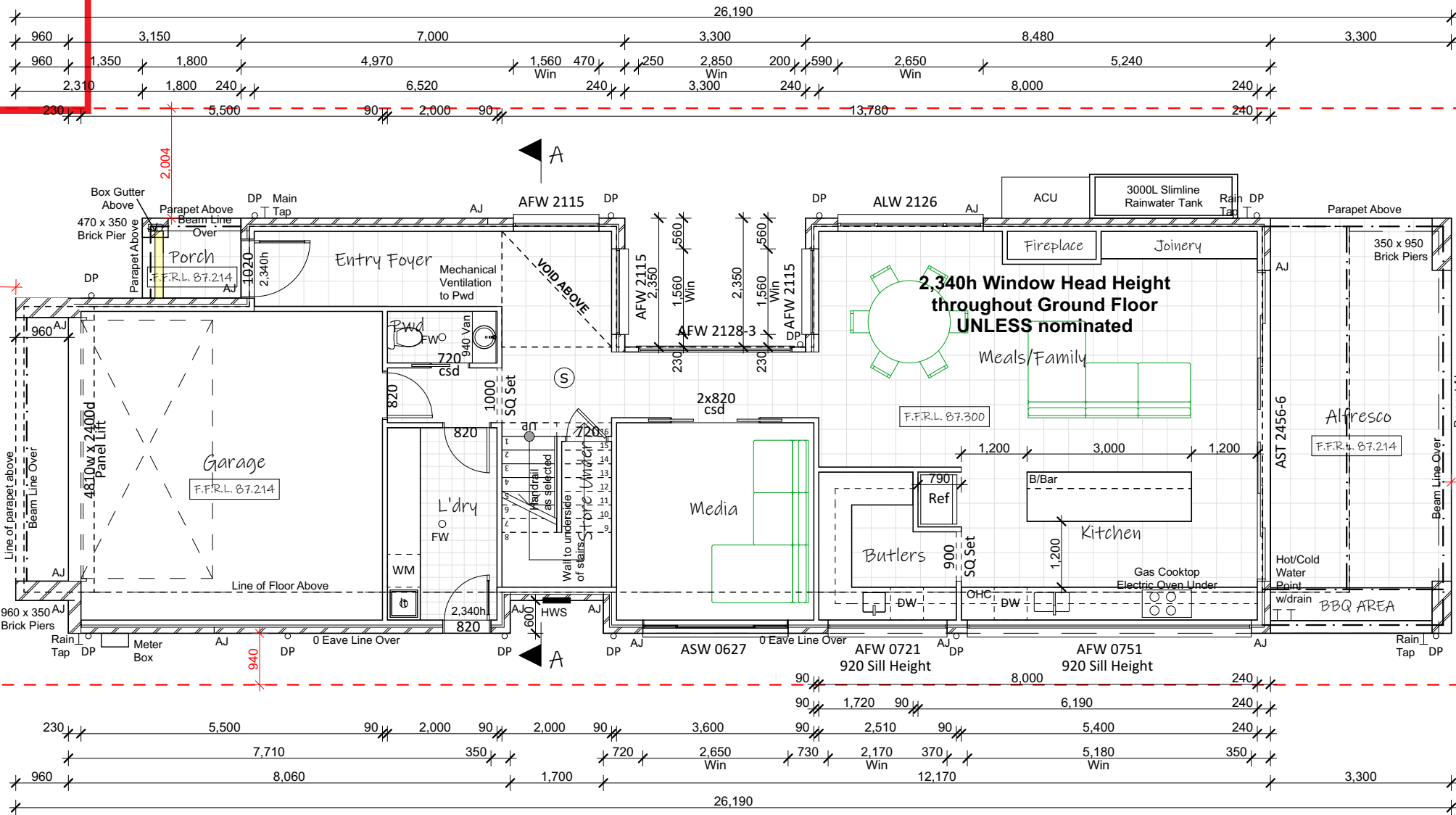
Lot 1 SEC A
433.70m²
DP: 33000



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Floor Area (m2)	
Porch	2.63
Front Balcony	5.89
Rear Balcony	10.61
Alfresco	24.98
Garage	35.87
Lower Living	117.44
Upper Living	120.65
	318.07 m ²

Ground Floor Plan
1:100

Legend:	
ACU - Air Conditioning Unit	OBS - Obscure
AJ - Articulation Joint	OHC - Over Head Cupboard
B/Bar - Breakfast Bar	P - Pantry
DP - Downpipe	R - Robe
Ens - Ensuite	RHS - Rolled Hollow Steel
F/P - Fire Place	S - Smoke Alarm
FW - Floor Waste	Shr - Shower
HWS - Hot Water System	TR - Towel Rail
L - Linen	Van - Vanity
LC - Laundry Chute	w.i.l. - Walk in Linen
LOH - Lift off Hinge	w.i.r. - Walk in Robe
LT - Laundry Tub	w.i.p. - Walk in Pantry
MH - Manhole	w.c. - Wash Closet
MW - Microwave Oven	WM - Washing Machine

ISSUE: **D** DRAWING: 23140-3 DATE: 27-03-24 LOT: 1 SEC A
SHEET: 8/17 PAPER: A3 DP: 33000

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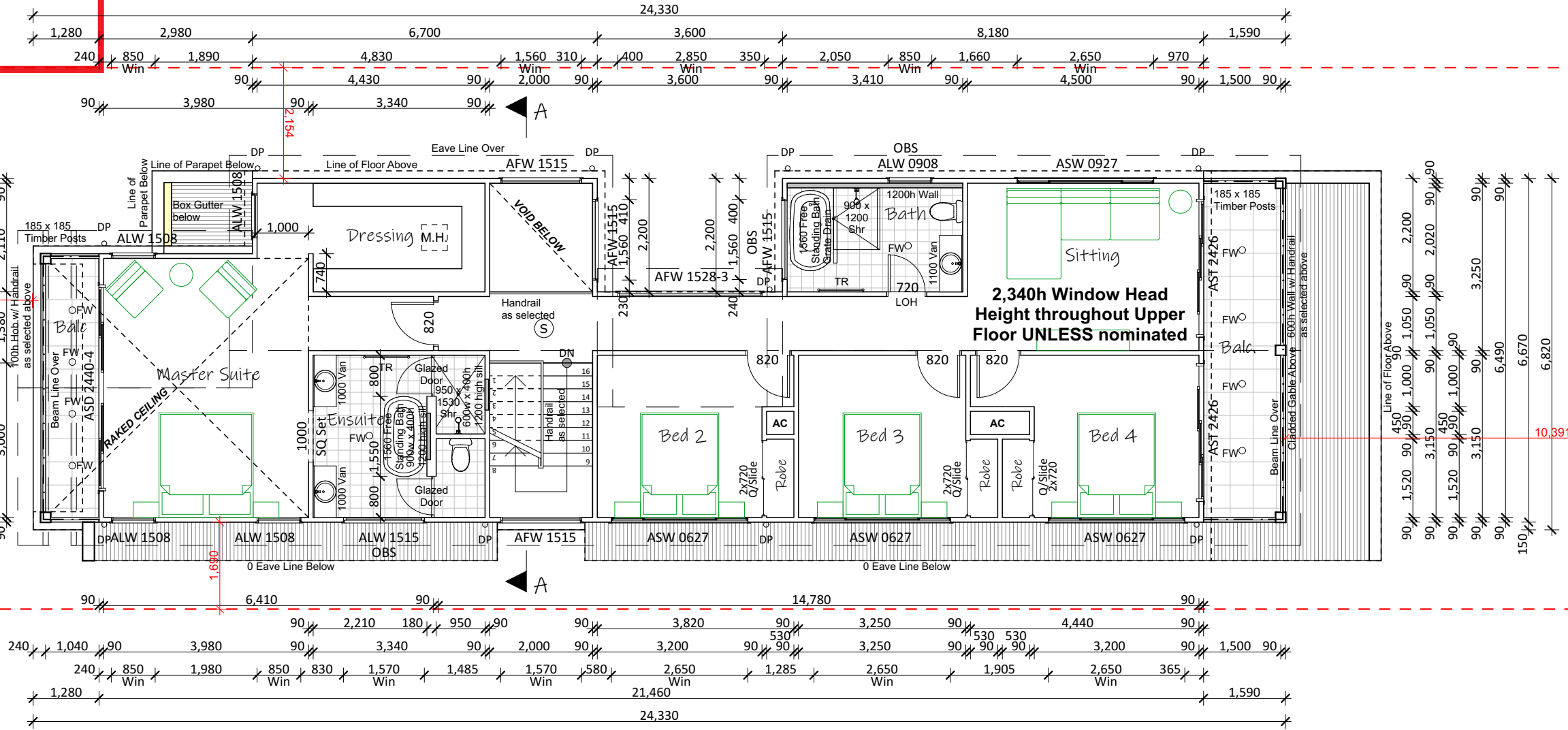
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Floor Area (m ²)	
Porch	2.63
Front Balcony	5.89
Rear Balcony	10.61
Alfresco	24.98
Garage	35.87
Lower Living	117.44
Upper Living	120.65
318.07 m ²	

Upper Floor Plan
1:100

Legend:	
ACU - Air Conditioning Unit	OBS - Obscure
AJ - Articulation Joint	OHC - Over Head Cupboard
B/Bar - Breakfast Bar	P - Pantry
DP - Downpipe	R - Robe
DW - Dishwasher	RHS - Rolled Hollow Steel
Ens - Ensuite	S - Smoke Alarm
F/P - Fire Place	Shr - Shower
FW - Floor Waste	TR - Towel Rail
HWS - Hot Water System	Van - Vanity
L - Linen	w.i.l. - Walk in Linen
LC - Laundry Chute	w.i.r. - Walk in Robe
LOH - Lift off Hinge	w.i.p. - Walk in Pantry
LT - Laundry Tub	w.c. - Wash Closet
MH - Manhole	WM - Washing Machine
MW - Microwave Oven	

ISSUE: **D** DRAWING: 23140-3 DATE: 27-03-24 LOT: 1 SEC A
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Legend

ACU - Air Conditioning Unit

AJ - Attic Joist Anchors

CL - Council

FGL - Finished Ground Line

FL - Floor Level

HWS - Hot Water System

NGL - Natural Ground Line

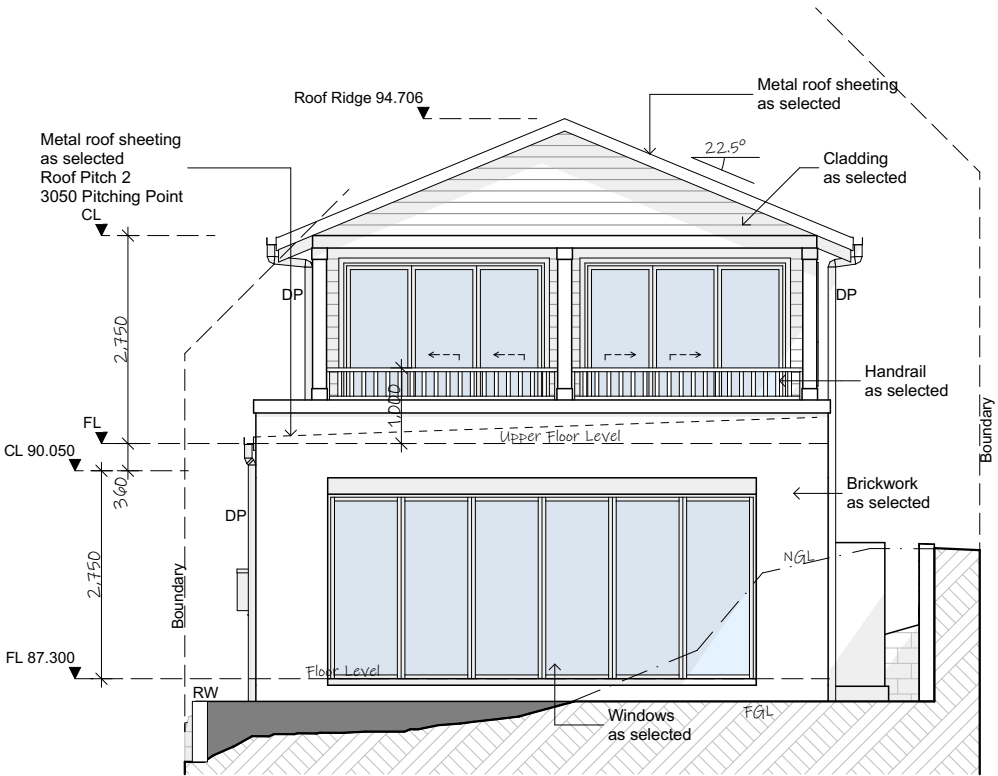
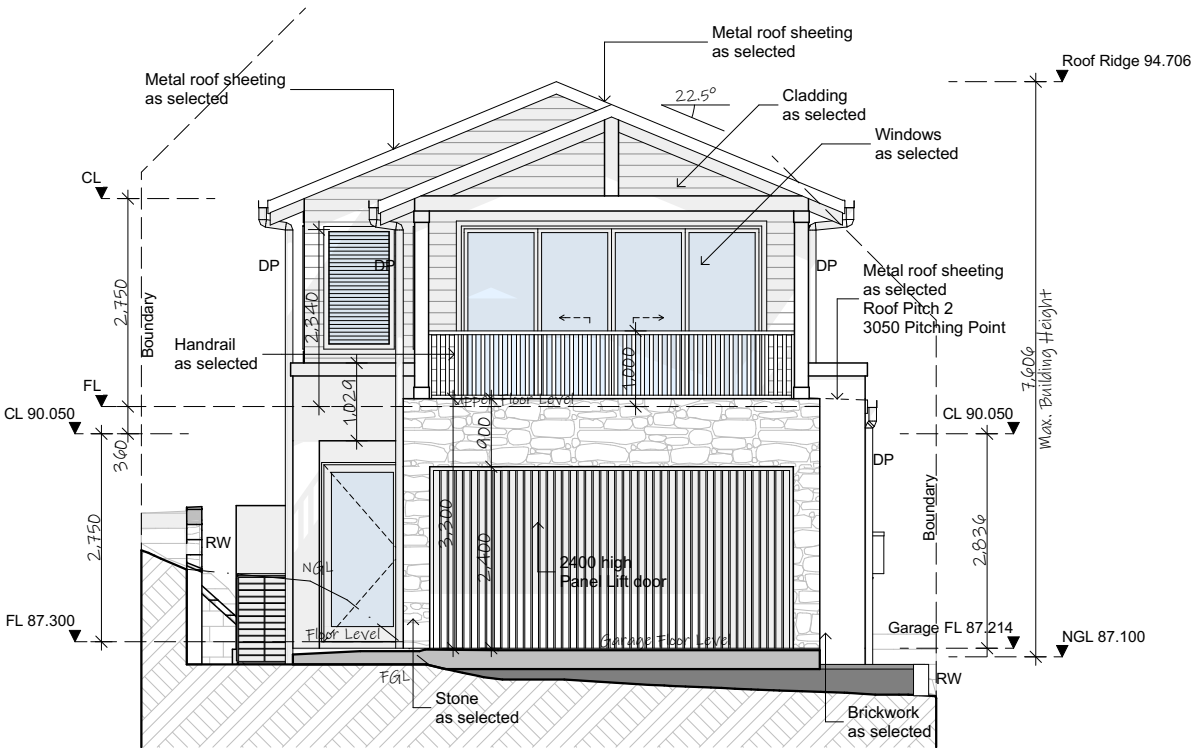
OBS - Obscure

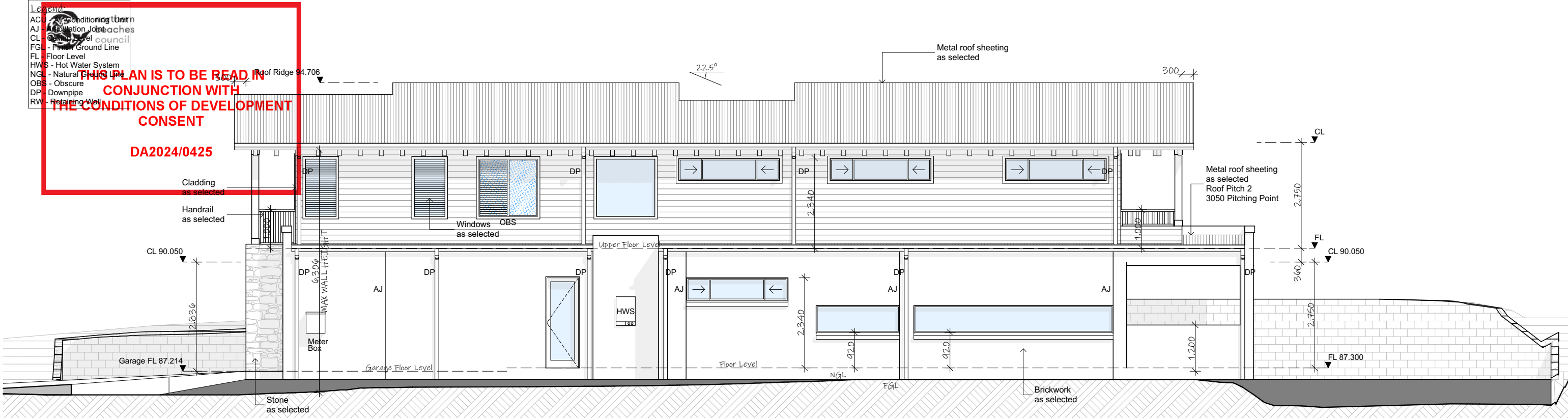
DP - Downpipe

RW - Retaining Wall

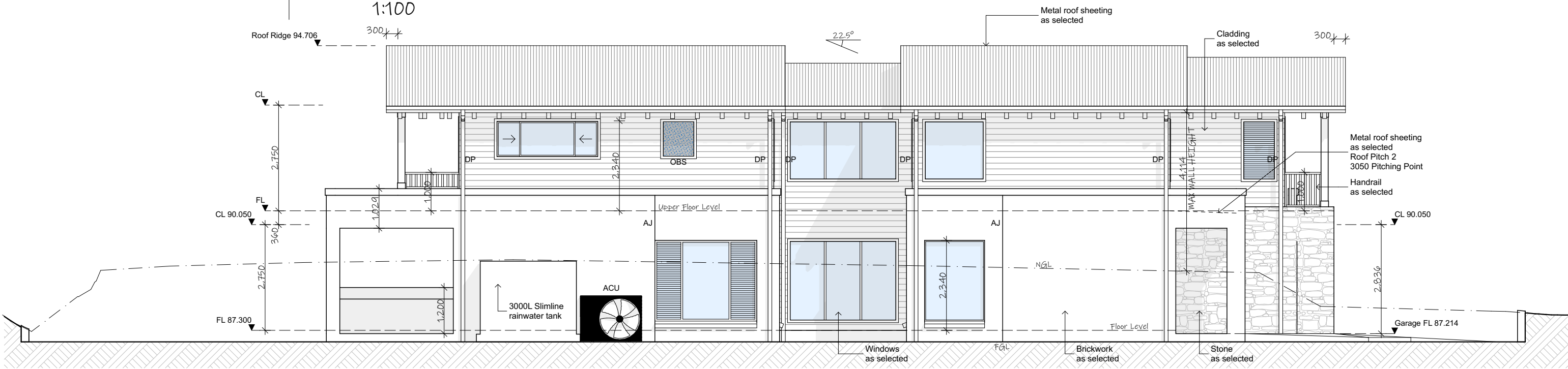
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DA2024/0425





Side Elevation
1:100



Side Elevation
1:100

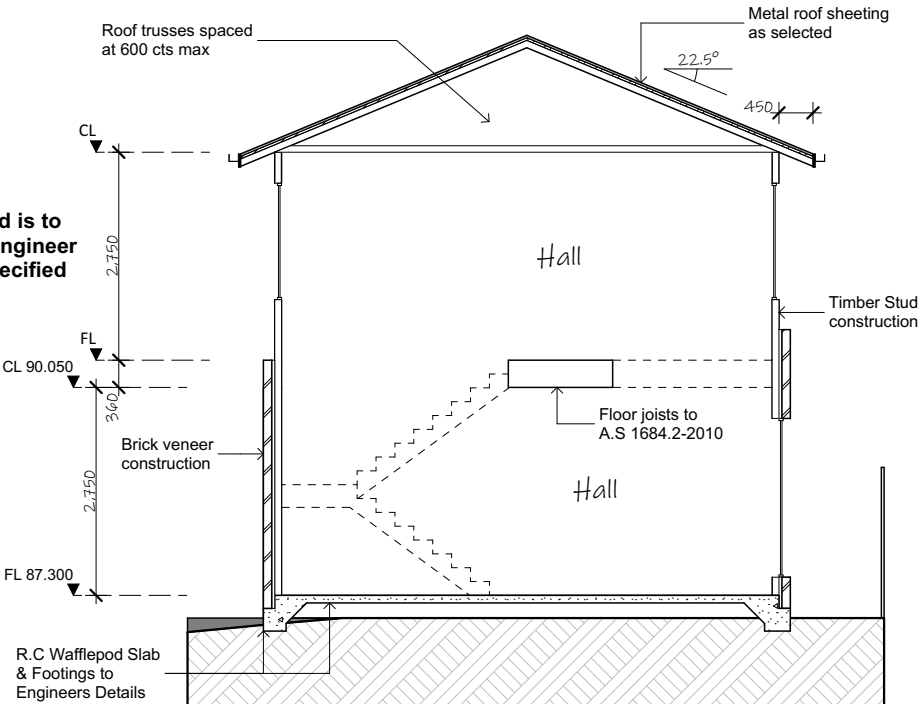


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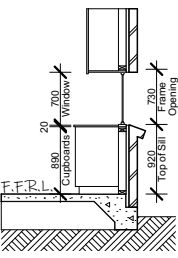
360 Joist/Flooring
Dimension allowed is to
be confirmed by engineer
360 IS NOT the specified
joist size TBC by
Engineer



Section A-A
1:100

Legend:

ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FGL - Finish Ground Line
FL - Floor Level
HWS - Hot Water System
NGL - Natural Ground Line
OBS - Obscure
DP - Downpipe
RW - Retaining Wall



Kitchen Sill Detail

1:100

NatHERS summary for 11 Veterans Parade Collaroy Plateau 2097		
Building Elements	Material	Detail
External walls	Brick Veneer Light Weight Cladding	R2.5 bulk insulation (<i>excluding garage</i>)
Internal walls	Plasterboard on studs	R2.5 bulk insulation to walls adjacent to garage, laundry, bath
Ceiling	Plasterboard	- R5.0 bulk insulation to ceilings with roof above (<i>excluding garage & Alfresco</i>) - R2.5 bulk insulation between garage and floor above
Floors	Concrete – ground floor Timber – first floor	Waffle Pod (dwelling 225mm; garage 175mm) -
Roof	Metal Roof – Light Colour Solar Absorptance < 0.475	Builders Blanket – Foil + R1.3 to underside of metal roof
Doors/Windows	Sliding windows/doors & fixed windows: Aluminium frame, double glazed argon fill or similar Louvre windows: Aluminium frame, double glazed or similar Hinged door (laundry): Aluminium frame, single glazed low e or similar	U value 4.50 or less and SHGC 0.61 +/- 10% U value 4.80 or less and SHGC 0.59 +/- 10% U value 5.40 or less and SHGC 0.49 +/- 10%
U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 10% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.		
Ceiling fans: 1400mm ceiling fan to Family, 1200mm ceiling fans to Media, Sitting, Master Suite, Bedrooms 2, 3, & 4		
Lighting: This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Insulation specified must be installed in accordance with the BCA Volume Two.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bath, ensuite and PWD exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements		
Note: If metal frames are used, a revised assessment is required		

ISSUE:

D

DRAWING:

23140-3

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12/17

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LOT:

1 SEC A

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