

DRAWING INDEX

| Drawing No. | Title                |
|-------------|----------------------|
| A0000       | COVER SHEET          |
| A0001       | BASIX                |
| A0002       | SITE PLAN            |
| A1000       | DEMOLITION PLAN      |
| A2101       | GROUND PLAN          |
| A2102       | FIRST FLOOR PLAN     |
| A2103       | ROOF PLAN            |
| A3000       | NORTH/EAST ELEVATION |
| A3001       | SOUTH/WEST ELEVATION |
| A3002       | COURTYARD ELEVATIONS |
| A3101       | SECTION AA           |
| A3102       | SECTION BB           |
| A3103       | SECTION CC/DD        |
| A4000       | SHADOW DIAGRAMS      |
| A5000       | AREA SCHEDULE        |
| A5001       | WINDOW/DOOR SCHEDULE |
| A6000       | FRONT PERSPECTIVE    |

DEVELOPMENT SCHEDULE

|           |                      |
|-----------|----------------------|
| SITE AREA | 385.70m <sup>2</sup> |
|-----------|----------------------|

BUILDING FOOTPRINT

|            |                       |                     |
|------------|-----------------------|---------------------|
| ALLOWABLE: | 128.40m <sup>2</sup>  | (33.3% x SITE AREA) |
| EXISTING:  | 125.38m <sup>2</sup>  | (32%)               |
| PROPOSED:  | 183.70 m <sup>2</sup> | (48%)               |

| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES | ISSUE | AMENDMENT    | DATE     |
|--|-------|--------------|----------|
|  | A     | FOR DA       | 15.09.23 |
|  | B     | FOR DA - RFI | 09.02.24 |
|  |       |              |          |
|  |       |              |          |
|  |       |              |          |
|  |       |              |          |
|  |       |              |          |
|  |       |              |          |
|  |       |              |          |
|  |       |              |          |

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.

NOTES

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as "for construction". Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.



No. 1130 PITTWATER ROAD COLLAROY - EXISTING REAR ELEVATION



No. 1130 PITTWATER ROAD COLLAROY - FRONT ELEVATION



LOCATION OF 1130 PITTWATER ROAD COLLAROY



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION |                            |            |          |
|-------------------------|----------------------------|------------|----------|
| project                 | 1130 PITTWATER RD COLLAROY |            |          |
| drawing                 | COVER SHEET                |            |          |
| drawn                   | SM                         | checked    | MA       |
| date                    | 09.02.24                   | scale      | 1:1 @ A3 |
| project no              | 2_23_10                    | drawing no | A0000    |
|                         |                            | issue      | B        |



Single Dwelling

Certificate number: 1412073S\_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

This certificate is a revision of certificate number 1412073S lodged with the consent authority or certifier on 04 October 2023 with application DA2023/1438.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary  
Date of issue: Monday, 12 February 2024  
To be valid, this certificate must be lodged within 3 months of the date of issue.

| Project address                         |                                   |
|---|-----------------------------------|
| Project name                            | 1130 Pittwater Rd HEC1482_02      |
| Street address                          | 1130 PITTWATER ROAD COLLAROY 2097 |
| Local Government Area                   | Northern Beaches Council          |
| Plan type and plan number               | Deposited Plan 121939             |
| Lot no.                                 | 1                                 |
| Section no.                             | -                                 |
| Project type                            |                                   |
| Project type                            | separate dwelling house           |
| No. of bedrooms                         | 4                                 |
| Site details                            |                                   |
| Site area (m²)                          | 386                               |
| Roof area (m²)                          | 126                               |
| Conditioned floor area (m²)             | 252.0                             |
| Unconditioned floor area (m²)           | 7.0                               |
| Total area of garden and lawn (m²)      | 132                               |
| Roof area of the existing dwelling (m²) | 0                                 |

| Water Commitments   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Fixtures  |                  |                              |                 |
| The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.   |                  | ✓                            | ✓               |
| The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.  |                  | ✓                            | ✓               |
| The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.  |                  | ✓                            |                 |
| The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.  |                  | ✓                            |                 |
| Alternative water   |                  |                              |                 |
| Rainwater tank  |                  |                              |                 |
| The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.                 | ✓                | ✓                            | ✓               |
| The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). |                  | ✓                            | ✓               |
| The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>all toilets in the development</li></ul>  |                  | ✓                            | ✓               |
| <ul style="list-style-type: none"><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>              |                  | ✓                            | ✓               |

| Thermal Comfort Commitments  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Simulation Method  |                  |                              |                 |
| Assessor details and thermal loads   |                  |                              |                 |
| The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.  |                  |                              |                 |
| The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.  |                  |                              |                 |
| The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.  |                  |                              |                 |
| The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | ✓                | ✓                            | ✓               |
| The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.  |                  | ✓                            | ✓               |
| The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.  | ✓                | ✓                            | ✓               |

| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES | ISSUE        | AMENDMENT | DATE     |
|--|--------------|-----------|----------|
| A  | FOR DA       |           | 15.09.23 |
| B  | FOR DA - RFI |           | 09.02.24 |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |

NOTES

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.



| Thermal Comfort Commitments   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Construction  |                  |                              |                 |
| Where there is an in-slab heating or cooling system, the applicant must install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, and underneath the slab if it is a suspended floor. | ✓                | ✓                            | ✓               |
| The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.  | ✓                | ✓                            | ✓               |

| Floor and wall construction               | Area                |
|---|---------------------|
| floor - concrete slab on ground           | 117.0 square metres |
| floor - suspended floor/enclosed subfloor | 6.0 square metres   |

| Energy Commitments  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Hot water   |                  |                              |                 |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.   | ✓                | ✓                            | ✓               |
| Cooling system  |                  |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 2.5 Star (old label)   |                  | ✓                            | ✓               |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 2.5 Star (old label)   |                  | ✓                            | ✓               |
| Heating system  |                  |                              |                 |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: electric floor heating; Energy rating: n/a   |                  | ✓                            | ✓               |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 2.5 Star (old label)   |                  | ✓                            | ✓               |
| Ventilation   |                  |                              |                 |
| The applicant must install the following exhaust systems in the development:<br>At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off  |                  | ✓                            | ✓               |
| Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off  |                  | ✓                            | ✓               |
| Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off  |                  | ✓                            | ✓               |
| Artificial lighting   |                  |                              |                 |
| The 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 word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none"><li>at least 4 of the bedrooms / study; dedicated</li></ul> |                  | ✓                            | ✓               |

| Energy Commitments   | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| <ul style="list-style-type: none"><li>at least 1 of the living / dining rooms; dedicated</li></ul>   |                  | ✓                            | ✓               |
| <ul style="list-style-type: none"><li>the kitchen; dedicated</li></ul>   |                  | ✓                            | ✓               |
| <ul style="list-style-type: none"><li>all bathrooms/toilets; dedicated</li></ul>   |                  | ✓                            | ✓               |
| <ul style="list-style-type: none"><li>the laundry; dedicated</li></ul>   |                  | ✓                            | ✓               |
| <ul style="list-style-type: none"><li>all hallways; dedicated</li></ul>  |                  | ✓                            | ✓               |
| Natural lighting   |                  |                              |                 |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.   | ✓                | ✓                            | ✓               |
| The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.  | ✓                | ✓                            | ✓               |
| Alternative energy   |                  |                              |                 |
| The applicant must install a photovoltaic system with the capacity to generate at least 1.5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system. | ✓                | ✓                            | ✓               |
| Other  |                  |                              |                 |
| The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.  |                  | ✓                            |                 |

Assessor Construction Summary

Issued for information only - refer to the NatHERS Certificate(s).

|             |                            |   |                                       |                                      |                        |
|-------------|----------------------------|---|---------------------------------------|--------------------------------------|------------------------|
| Project:    | Address:                   | 1130 Pittwater Road Collaroy NSW 2097           |                                       | File Ref:                            | HEC1482                |
| Applicant:  | Name:                      | Azzwic Holdings Pty Ltd                         |                                       | Designer:                            | Map Architects Pty Ltd |
| Assessor:   | Name:                      | Paul Gradwell                                   | Company:                              | House Energy Certified               |                        |
|             | Address:                   | PO BOX 3136 Tamarama NSW 2026                   | Number:                               | DMN/18/4423                          |                        |
|             | Contact:                   | 02 9130 2068                                    | Email:                                | paul@houseenergycertified.com        |                        |
| Ext. Walls: | Construction               | Insulation                                      | Colour                                | Details                              |                        |
|             | Cavity Brick<br>Metal Clad | 25mm Kooltherm K8 or equiv (R1.1)<br>R2.5 added | Light<br>Dark                         | As per plans<br>As per plans         |                        |
| Int. Walls: | Construction               | Insulation                                      | Details                               |                                      |                        |
|             | Plasterboard on Stud       | R2.5 added                                      | To garage                             |                                      |                        |
| Floors:     | Construction               | Insulation                                      | Details                               |                                      |                        |
|             | Concrete                   | R1.0 added                                      | To slab edge where underfloor heating |                                      |                        |
|             | Concrete                   | R1.1 added                                      | Where open below/Above cellar         |                                      |                        |
|             | Concrete                   | R4.0 added                                      | Above garage                          |                                      |                        |
| Ceilings:   | Construction               | Insulation                                      | Details                               |                                      |                        |
|             | Plasterboard               | R4.0 added                                      | Where flat                            |                                      |                        |
|             | Plasterboard               | R2.5 added                                      | Where raked                           |                                      |                        |
| Roof:       | Construction               | Insulation                                      | Colour                                | Details                              |                        |
|             | Concrete                   | 90mm PIR or equiv (R4.1)                        | Medium                                | Ground floor roof                    |                        |
|             | Metal Deck                 | 60mm Anticon (R1.3)                             | Dark                                  | First floor roof                     |                        |
| Windows:    | Product ID                 | Glass   | Frame                                 | Uw/SHGCw                             | Details                |
| Group A     | ALM-003-03 A               | Double Clear                                    | Aluminium                             | 4.3/0.47                             | Casement, Entry Door   |
| Group B     | ALM-004-03 A               | Double Clear                                    | Aluminium                             | 4.3/0.53                             | Fixed, Sliding         |
| Group B     | ALM-002-01 A               | Single Clear                                    | Aluminium                             | 6.7/0.70                             | Louvre                 |
| Skylights:  | Product ID                 | Glass   | Type                                  | Uw/SHGCw                             | Details                |
|             | VEL-011-01 W               | Double Fixed                                    | Roof Light                            | 2.6/0.24                             | As per plans           |
| Other:      | Orientation                | Terrain   | Rangehood                             | Recessed Downlights                  | Software Version       |
|             | 0                          | Exposed   | Ducted                                | Sealed LED - 1 per 2.5m <sup>2</sup> | HERO                   |

Notes  
R2.5 added to the walls to roof space  
Add 1 x 1200 mm ceiling fan to Living room

Nationwide House Energy Rating Scheme  
NatHERS Certificate No. #HR-A9EO3G-02

Generated on 12 Feb 2024 using Hero 3.1.0.6

Property

|            |  |
|------------|--|
| Address    | 1130 Pittwater Road, Collaroy, NSW, 2097 |
| Lot/DP     | 1/121939                                 |
| NCC Class* | 1a                                       |
| Type       | New                                      |

Plans

|             |         |
|-------------|---------|
| Main Plan   | 2-23-10 |
| Prepared by | MA/JG   |

Construction and environment

|                           |                      |
|---------------------------|----------------------|
| Assessed floor area (m²)* | Exposure Type        |
| Conditioned*              | Exposed              |
| Unconditioned*            | NatHERS climate zone |
| Total                     | 56 - Mascot AMO      |
| Garage                    | 38.9                 |



Accredited assessor

|                                   |                               |
|-----------------------------------|-------------------------------|
| Name                              | Paul Gradwell                 |
| Business name                     | House Energy Certified        |
| Email                             | paul@houseenergycertified.com |
| Phone                             | +61 410315381                 |
| Accreditation No.                 | DMN/18/4423                   |
| Assessor Accrediting Organisation | DMN                           |
| Declaration of interest           | No Conflict of Interest       |

National Construction Code (NCC) requirements

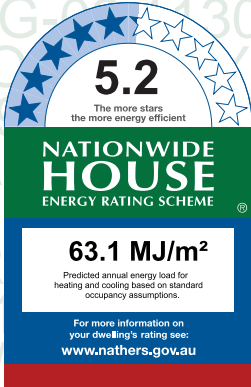
The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at [www.abcb.gov.au](http://www.abcb.gov.au).

State and territory variations and additions to the NCC may also apply.

\* Refer to glossary.  
Generated on 12 Feb 2024 using Hero 3.1.0.6 for 1130 Pittwater Road, Collaroy, NSW, 2097

Page 1 of 10



Thermal Performance

| Heating    | Cooling    |
|------------|------------|
| 37.8 MJ/m² | 25.4 MJ/m² |

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-A9EO3G-02>. When using either link, ensure you are visiting <http://www.hero-software.com.au>



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
[www.maparch.com.au](http://www.maparch.com.au)

DEVELOPMENT APPLICATION

|                    |                   |       |   |
|--------------------|-------------------|-------|---|
| project            | 1130 PITTWATER RD |       |   |
|                    | COLLARROY         |       |   |
| drawing            | BASIX             |       |   |
| drawn SM           | checked MA        |       |   |
| date 09.02.24      | scale             | @ A3  |   |
| project no 2_23_10 | drawing no A0001  | issue | B |

AS1926.1-2012, SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS.  
AS1926.2-2007, SWIMMING POOL SAFETY - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS.  
AS/NZS 2416.1-2010, WATER SAFETY SIGNS AND BEACH SAFETY FLAGS

EARTHWORK IS TO COMPLY WITH BCA 2016 TABLE 3.1.1.1 AS REFERENCED IN FIG 3.1.2.1 & CLAUSE 3.1.1.0(B) FOR DETERMINATION OF A NORMAL SITE AS REFERENCED BY CLAUSE 3.2.1.  
DRAINAGE IS TO COMPLY WITH AS/NZS 3500.3-2015 OR SECTION 5 OF AS/NZS 3500.5 2012.  
TERMITE MANAGEMENT IS TO COMPLY WITH BCA 2016 PART 3.1.3 AND AS 3660.1-2014. A DURABLE NOTICE IS TO BE INSTALLED IN ACCORDANCE WITH BCA 2016 PART 3.1.3(b). WHERE A CHEMICAL TERMITE MANAGEMENT SYSTEM IS USED, THE CHEMICAL MUST BE INCLUDED ON THE APPROPRIATE AUTHORITY'S PESTICIDES REGISTER. A.

SITE ACCESS  
PROVIDE A SINGLE STABILISED ENTRY/EXIT POINT. SEDIMENT OR BUILDING WASTE SHOULD BE REMOVED FROM THE ROAD BY SWEEPING, SHOVELLING OR SPONGING: NOT WASHING.  
DIVERSION OF WATER  
DIVERT RUN OFF AWAY FROM DISTURBED AREAS AND STOCKPILES USING BANKS AND CHANNELS. RUN OFF SHOULD BE TREATED (BY SEDIMENT FENCE OR THE LIKE) BEFORE LEAVING THE SITE.

ROOF WATER DRAINAGE  
CONNECT TEMPORARY OR PERMANENT DOWNPIPES TO THE STORM WATER SYSTEM AS SOON AS THE ROOF IS COMPLETE, TO REDUCE SITE WETNESS.  
DUST CONTROLS  
MINIMISE DISTURBANCES.  
COVER STOCKPILES.  
USE WATER WHEN NECESSARY, BUT CONTROL RUN OFF.

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA). ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS/EQUIPMENT.

DETAIL 1  
SEDIMENTATION FENCES  
FENCES SHOULD BE INSTALLED DOWN SLOPE TO TREAT SITE RUN-OFF.  
TO BE EFFECTIVE, THEY NEED TO BE INSTALLED PROPERLY AND MAINTAINED REGULARLY.

DETAIL 2  
GUTTER PROTECTION  
GRAVEL SAUSAGES, GRAVEL BAGS OR SAND BAGS SHOULD BE INSTALLED AROUND STORM WATER INLETS TO REDUCE THE RISK OF UNTREATED RUN OFF ENTERING THE WATERWAYS.

DETAIL 3  
STOCKPILES  
STOCKPILES SHOULD BE LOCATED UPSLOPE AWAY FROM DRAINAGE LINES.  
RUN OFF SHOULD BE DIVERTED AWAY FROM THE STOCKPILE.  
PROTECT STOCKPILES WITH WATERPROOF COVERING. INSTALL A SEDIMENT CONTROL DEVICE ON THE DOWNSLOPE SIDE OF THE STOCKPILE.  
STOCKPILES MUST NOT BE STORED ON FOOTPATHS.

| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES | DATE                  |
|--|-----------------------|
| ISSUE  | AMENDMENT             |
| A  | FOR DA 15.09.23       |
| B  | FOR DA - RFI 09.02.24 |

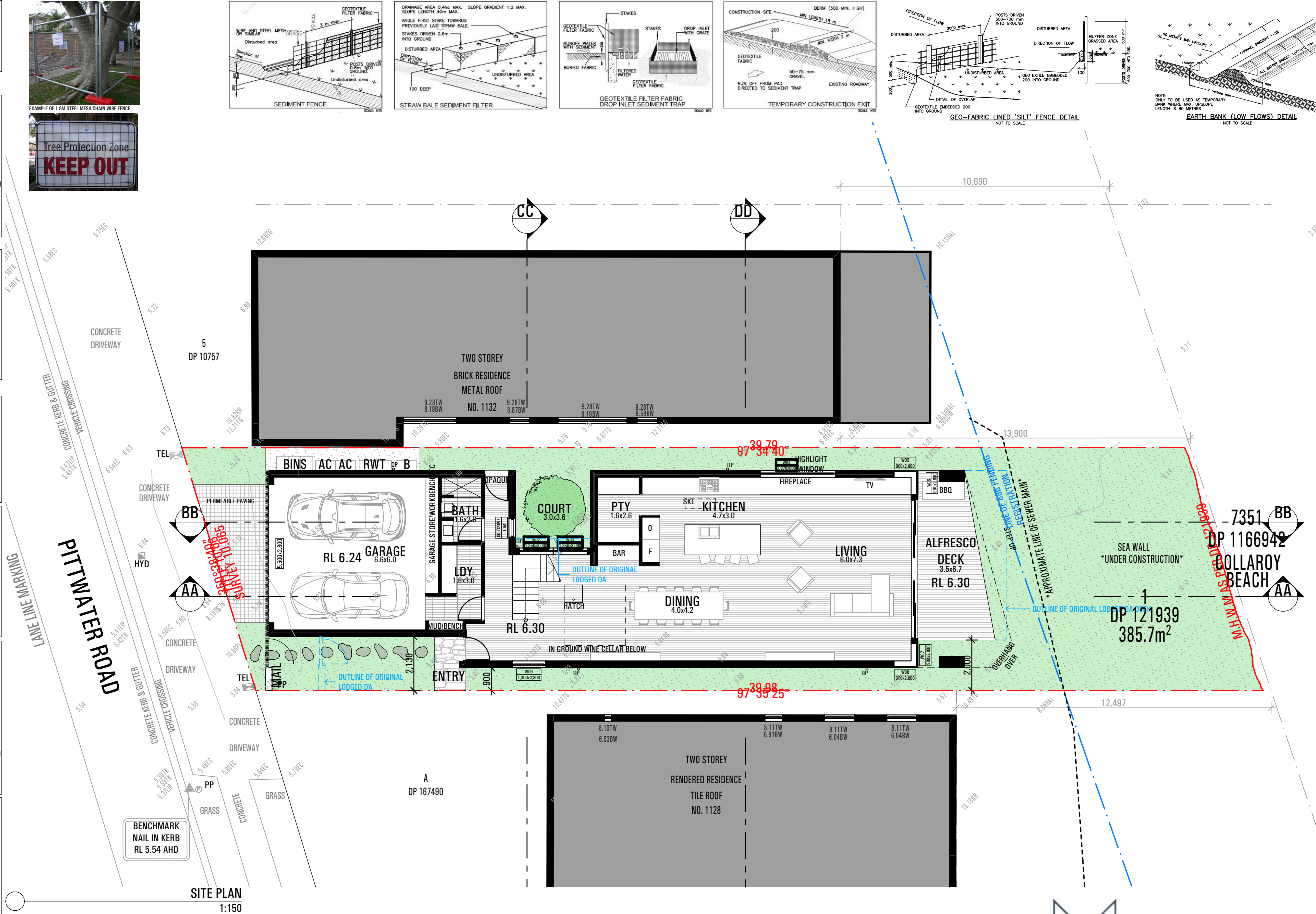
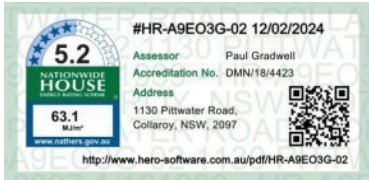
|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.

#### NOTES

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

#### DEVELOPMENT APPLICATION

|            |                   |
|------------|-------------------|
| project    | 1130 PITTWATER RD |
| drawing    | COLLAROY          |
| drawn      | SM                |
| checked    | MA                |
| date       | 09.02.24          |
| scale      | 1:150 @ A3        |
| project no | 2_23_10           |
| drawing no | A0002             |
| issue      | B                 |



STANDARD  
DEMOLITION: TO AS 2601  
DEMOLISHED MATERIALS  
EXCEPT FOR MATERIALS TO BE SALVAGED AND RETAINED BY THE OWNER OR RE-  
USED,  
DEMOLISH MATERIALS AND REMOVE FROM THE SITE.  
DO NOT BURN OR BURY DEMOLISHED MATERIALS ON THE SITE.  
SUPPORT  
PROVIDE TEMPORARY SUPPORT FOR SECTIONS OF EXISTING BUILDINGS WHICH  
ARE TO  
BE ALTERED AND WHICH RELY FOR SUPPORT ON WORK TO BE DEMOLISHED.  
ASBESTOS REMOVAL  
METHOD: USE WET REMOVAL METHODS RECOMMENDED IN THE CODE OF  
PRACTICE FOR  
THE REMOVAL OF ASBESTOS (HOHSC: 2002), INCLUDING PART 4 FOR INSULATION  
AND  
LAGGING, AND PART 9 FOR ASBESTOS CEMENT.  
MONITORING: HAVE DUST MONITORING PERFORMED BY AN INDEPENDENT  
TESTING  
AUTHORITY.

## NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DEMOLITION SPECIFICATION, SCHEDULES, ENVIRONMENTAL MANAGEMENT PLAN & DA CONSENT CONDITIONS THE PUBLIC FOOTWAYS & ROADWAYS ADJACENT TO THE SITE SHALL BE MAINTAINED AT ALL TIMES DURING THE COURSE OF THE WORK IN A SAFE CONDITION. LIGHTING, FENCING, TRAFFIC CONTROL & ADVANCED WARNING SIGNS SHALL BE PROVIDED FOR THE PROTECTION OF THE WORKS & THE SAFETY & CONVENIENCE OF THE PUBLIC TO THE SATISFACTION OF THE PCA & IN ACCORDANCE WITH COUNCIL'S STANDARD SPECIFICATION FOR ENGINEERING WORKS. TRAFFIC MOVEMENT IN BOTH DIRECTIONS ON PUBLIC ROADS, AND VEHICLE ACCESS TO PRIVATE PROPERTIES IS TO BE MAINTAINED AT ALL TIMES DURING THE WORKS

CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS WILL INSTALL, MAINTAIN & IMPLEMENT SOIL & SEDIMENT CONTROL MEASURES AT ALL TIMES. THE MEASURES TO REMAIN IN PROPER OPERATION UNTIL ALL DEVELOPMENT ACTIVITIES HAVE BEEN COMPLETED & THE SITE FULLY STABILISED, REFER TO HYDRAULIC ENGINEER'S SEDIMENT CONTROL PLAN DRAWING 0708 SCP-01REVISION B ISSUED 25/07/07. TOILET FACILITIES TO BE PROVIDED DURING DEMOLITION & CONSTRUCTION, AT A RATE OF 1 TOILET TO 20 PERSONS OR PART PERSONS ON SITE. DEMOLITION MUST BE UNDERTAKEN IN ACCORDANCE WITH PROVISIONS OF AS2601- DEMOLITION OF STRUCTURES. ALL EXISTING WALL FIXINGS, EXPOSED SERVICES, WIRING ETC. NOT REUSED TO BE CAPPED OFF & MADE SAFE, IN ACCORDANCE WITH DEMOLITION SPECIFICATION. ALL FILL & VEGETATION TO EXISTING PLANTERS TO BE REMOVED & ANY SERVICE CAPPED WHERE WALLS ARE TO BE REMOVED & NOT REPLACED, THE EXISTING WALLS TO BE MADE GOOD WORK MUST SATISFY APPLICABLE OCCUPATIONAL HEALTH & SAFETY, & CONSTRUCTION SAFETY REGULATIONS, INCLUDING ANY WORK COVER AUTHORITY REQUIREMENTS. SITE FENCE TO BE INSTALLED TO EXCLUDE PUBLIC FROM SITE. SAFETY SIGNS MUST BE ERECTED TO WARN PUBLIC TO KEEP OFF SITE AND PROVIDE A TELEPHONE CONTACT NUMBER FOR ENQUIRIES. WORK COVER AUTHORITY TO BE NOTIFIED IMMEDIATELY IF ANY PART OF THE BUILDING BEING DEMOLISHED OR REMOVED IS IDENTIFIED OR SUSPECTED OF CONTAINING ASBESTOS. THE REQUIREMENTS & STANDARDS IMPOSED BY THE AUTHORITY, ITS CONSULTANTS OR CONTRACTORS SHALL BE COMPLIED WITH. IF REQUIRED CONTRACTOR SHALL ENGAGE QUALIFIED CONSULTANT TO UNDERTAKE ASBESTOS & LEAD PAST CONTAMINATION SURVEY DEMOLITION WORKS SHALL BE RESTRICTED TO WITHIN THE HOURS OF 8.00AM TO 5.00PM MONDAY TO FRIDAY ONLY. THE BUILDER SHALL DISPLAY ON-SITE, THEIR 24 HOUR CONTACT NUMBER, WHICH IS CLEARLY VISIBLE & LEGIBLE FROM ANY PUBLIC PLACE ADJOINING THE SITE NOISE EMISSIONS & VIBRATIONS TO BE MINIMISED WHERE POSSIBLE & WORK TO BE CARRIED OUT IN ACCORDANCE WITH EPA GUIDELINES & COMPLY WITH THE PROTECTION OF THE ENVIRONMENTAL OPERATIONS ACT 1997. ALL PLANT & EQUIPMENT USED DURING DEMOLITION SHALL BE SITUATED WITHIN THE BOUNDARIES OF THE SITE AND PLACED SO THAT ALL SLURRY, WATER AND DEBRIS SHALL BE DISCHARGED & CONTAINED ON SITE. ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA)

ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

[illegible]

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

**STRAW BALE SEDIMENT FILTER**

DRAINAGE AREA 0.4ha MAX.  
SLOPE GRADIENT 1:2 MAX.  
SLOPE LENGTH 40m MAX.  
ANGLE FIRST STAKE TOWARDS  
PREVIOUSLY LAID STRAW BALE.  
STAKES DRIVEN 0.6m  
INTO GROUND  
DISTURBED AREA  
UNDISTURBED AREA  
DIRECTION OF FLOW  
100 DEEP

**TEMPORARY CONSTRUCTION EXIT**

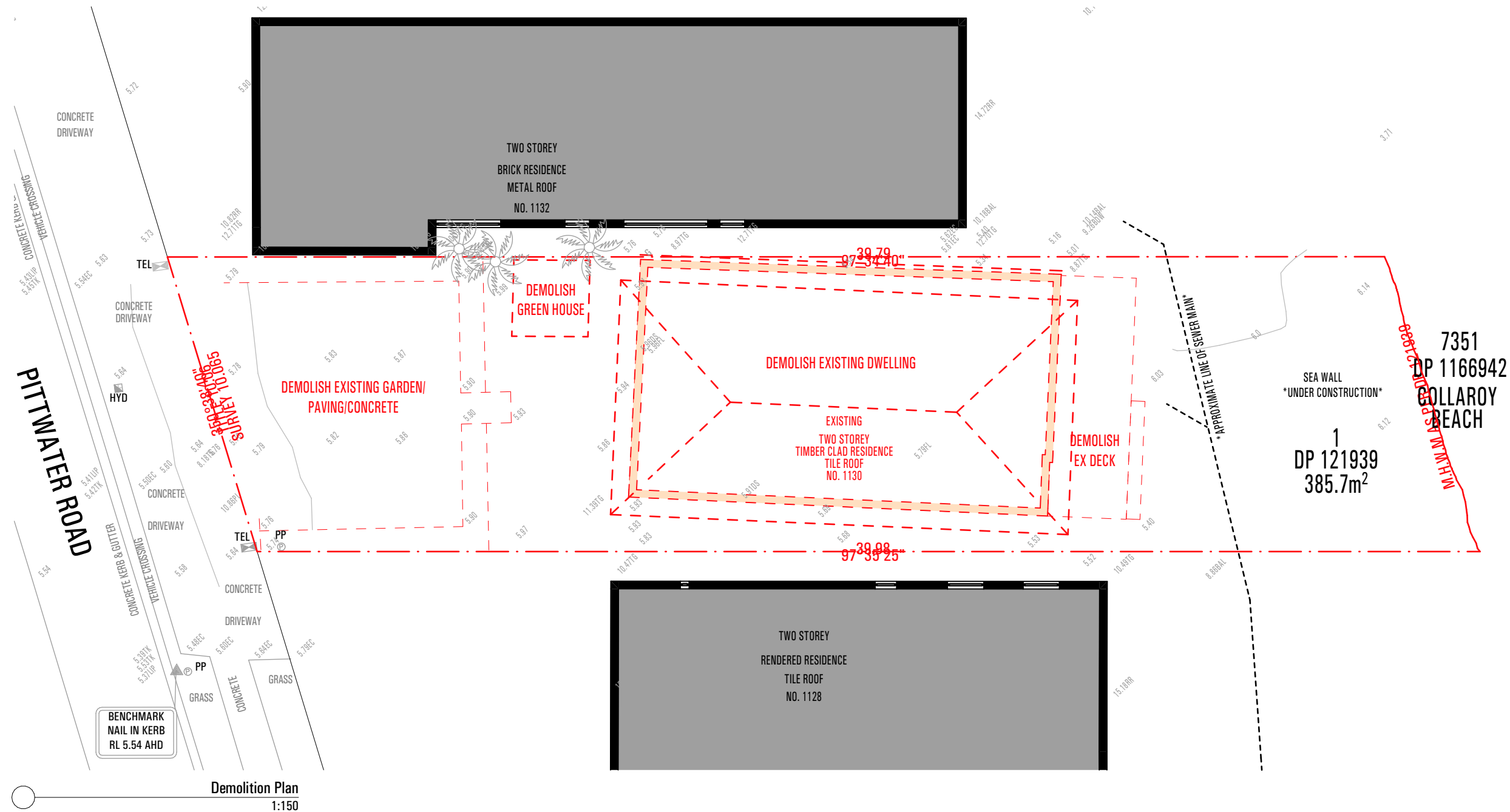
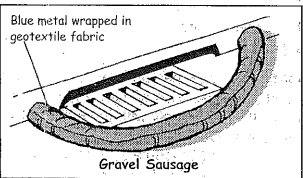
CONSTRUCTION SITE  
BERM (300 MM. HIGH)  
MIN. LENGTH 15 m  
MIN. WIDTH 3 m  
GEOTEXTILE FABRIC  
50-75 mm GRAVEL  
RUN OFF FROM PAD  
DIRECTED TO SEDIMENT TRAP  
EXISTING ROADWAY

**A. With sediment fence fabric trenched into native soil.**

**B. With channel excavated along the front of the sediment fence.**

Labels in diagrams: Posts, Fabric, Back fill, Native soil, Geotextile filter fabric, Disturbed area, Direction of flow, Geofabric buried into ground, Sediment Fence.

As a precautionary measure, sediment controls such as gravel sausages, gravel bags or sand bags should be installed around stormwater inlets if there is a risk of untreated run-off entering the waterways.



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8065 6975  
e: mark@maparch.com.au  
www.maparch.com.au

drawn SM checked MA

|            |            |       |
|------------|------------|-------|
| project no | drawing no | issue |
| 2 23 10    | A1000      | B     |



| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES |              |          |
|--|--------------|----------|
| ISSUE  | AMENDMENT    | DATE     |
| A  | FOR DA       | 15.09.23 |
| B  | FOR DA - RFI | 09.02.24 |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |

**NOTES**

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

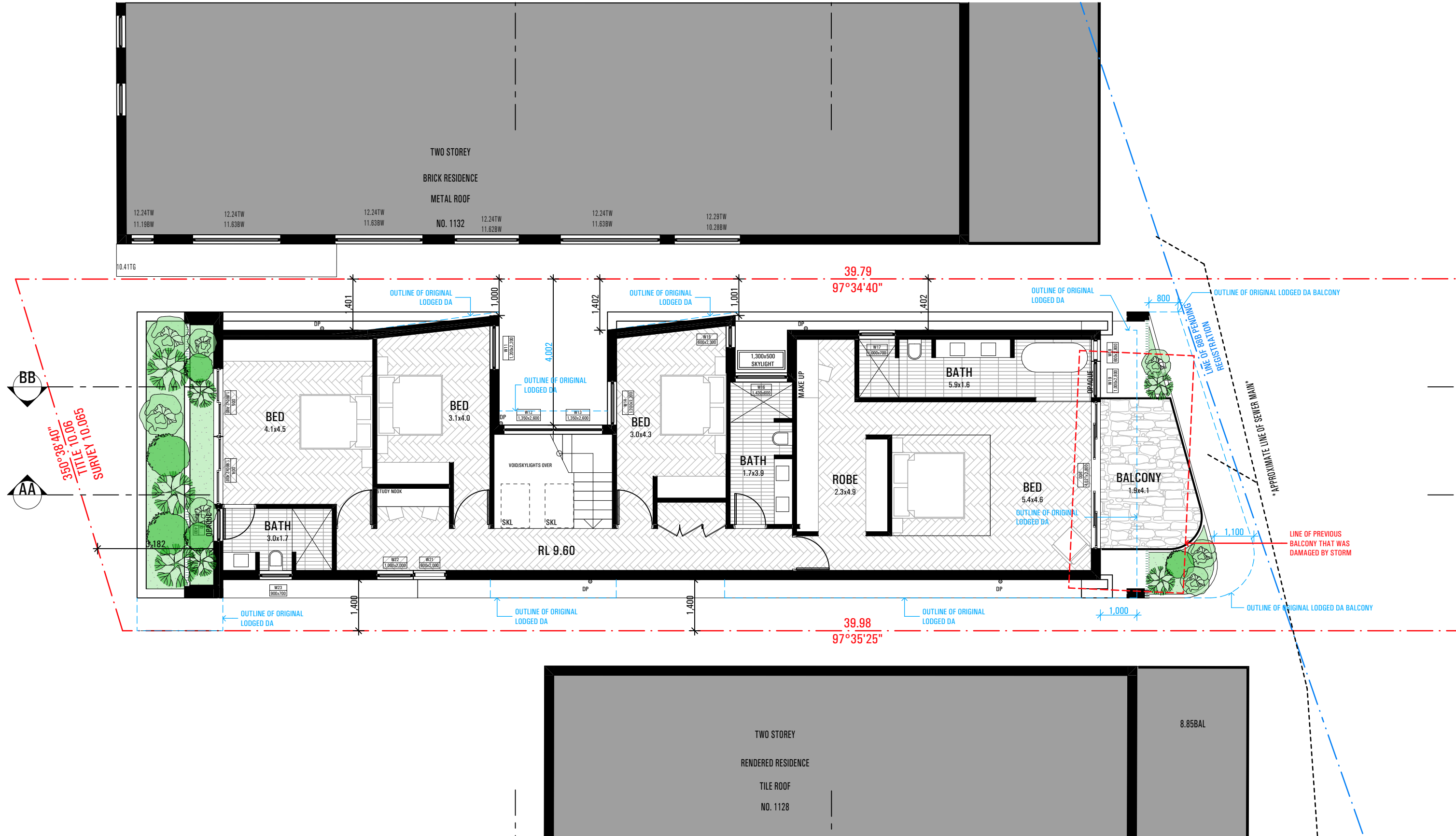
This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as "for construction". Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION |                   |         |
|-------------------------|-------------------|---------|
| project                 | 1130 PITTWATER RD |         |
|                         | COLLAROY          |         |
| drawing                 | GROUND PLAN       |         |
| drawn SM                | checked MA        |         |
| date 09.02.24           | scale 1:100 @ A3  |         |
| project no 2_23_10      | drawing no A2101  | issue B |



| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES |              |          |
|--|--------------|----------|
| ISSUE  | AMENDMENT    | DATE     |
| A  | FOR DA       | 15.09.23 |
| B  | FOR DA - RFI | 09.02.24 |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |

**NOTES**

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

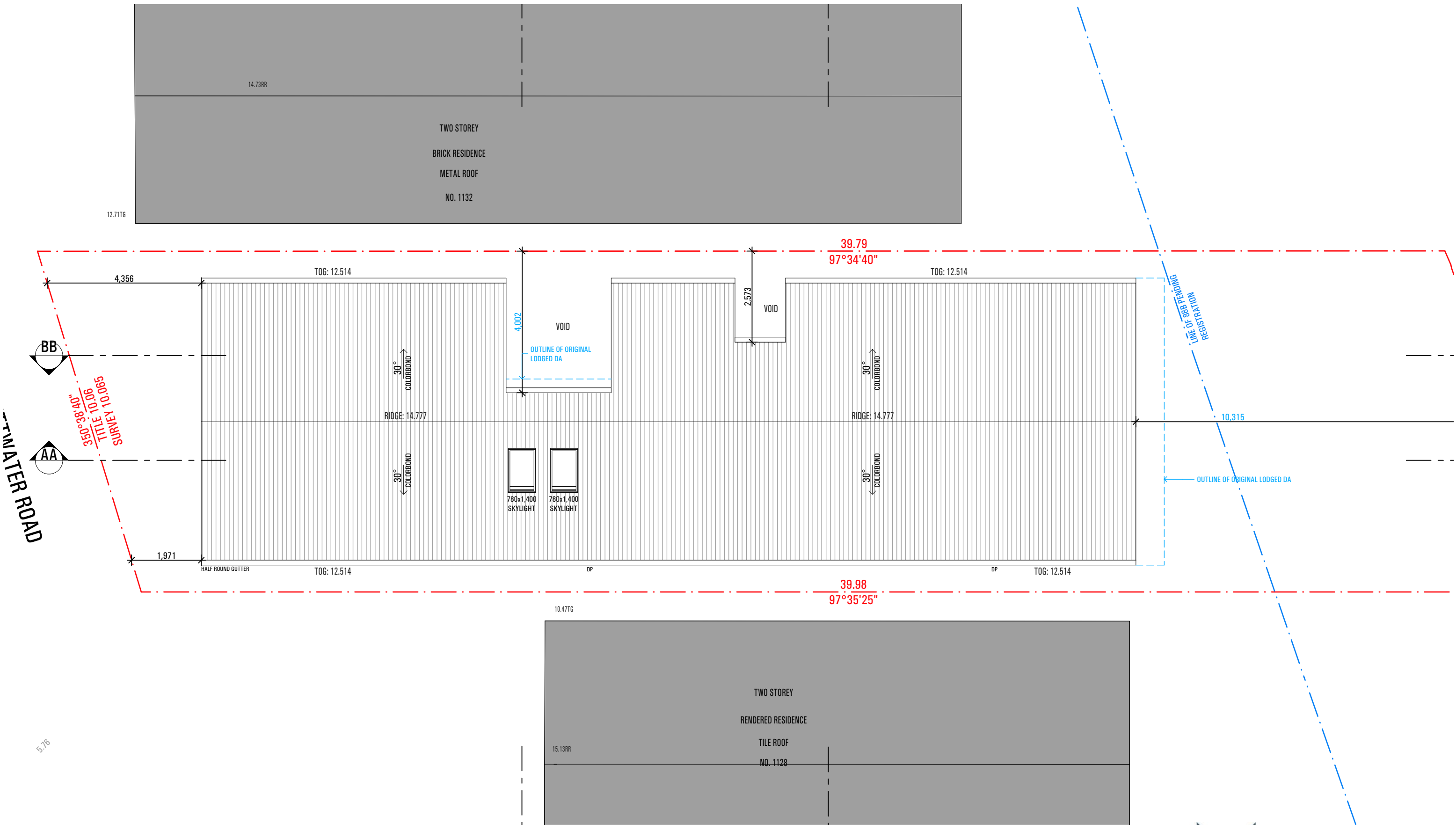
© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION |                            |            |            |
|-------------------------|----------------------------|------------|------------|
| project                 | 1130 PITTWATER RD COLLAROY |            |            |
| drawing                 | FIRST FLOOR PLAN           |            |            |
| drawn                   | SM                         | checked    | MA         |
| date                    | 09.02.24                   | scale      | 1:100 @ A3 |
| project no              | 2_23_10                    | drawing no | A2102      |
| issue                   | B                          |            |            |



| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES |              |          |
|--|--------------|----------|
| ISSUE  | AMENDMENT    | DATE     |
| A  | FOR DA       | 15.09.23 |
| B  | FOR DA - RFI | 09.02.24 |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |

**NOTES**

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

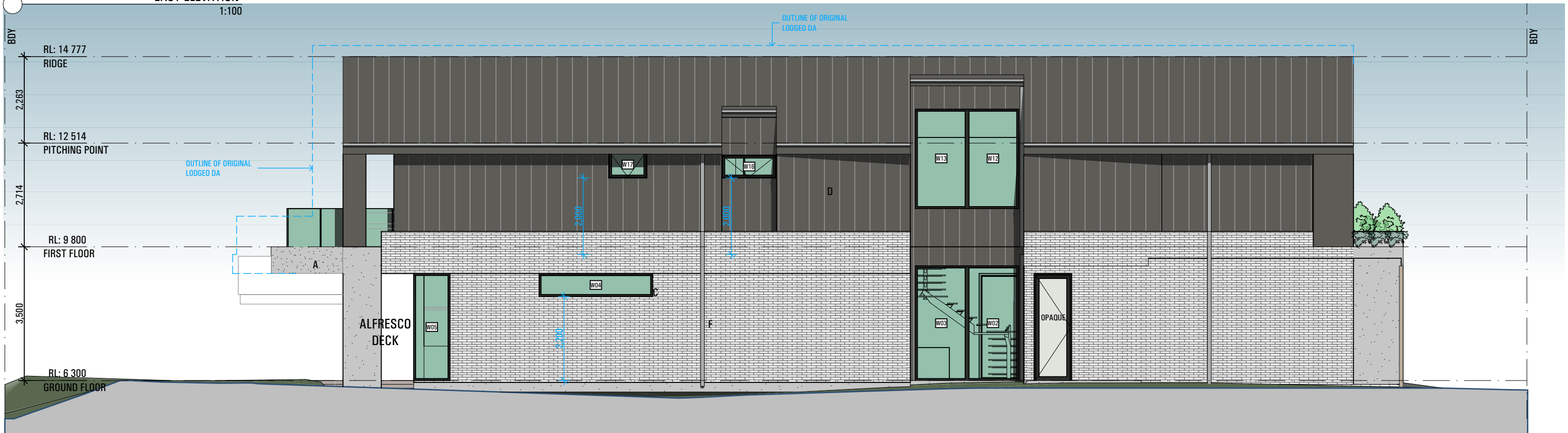
ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION |                            |            |            |
|-------------------------|----------------------------|------------|------------|
| project                 | 1130 PITTWATER RD COLLAROY |            |            |
| drawing                 | ROOF PLAN                  |            |            |
| drawn                   | SM                         | checked    | MA         |
| date                    | 09.02.24                   | scale      | 1:100 @ A3 |
| project no              | 2_23_10                    | drawing no | A2103      |
| issue                   | B                          |            |            |





EAST ELEVATION  
1:100



NORTH ELEVATION  
1:100

BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES  
ISSUE AMENDMENT DATE

A FOR DA 15.09.23  
B FOR DA - RFI 09.02.24

#### NOTES

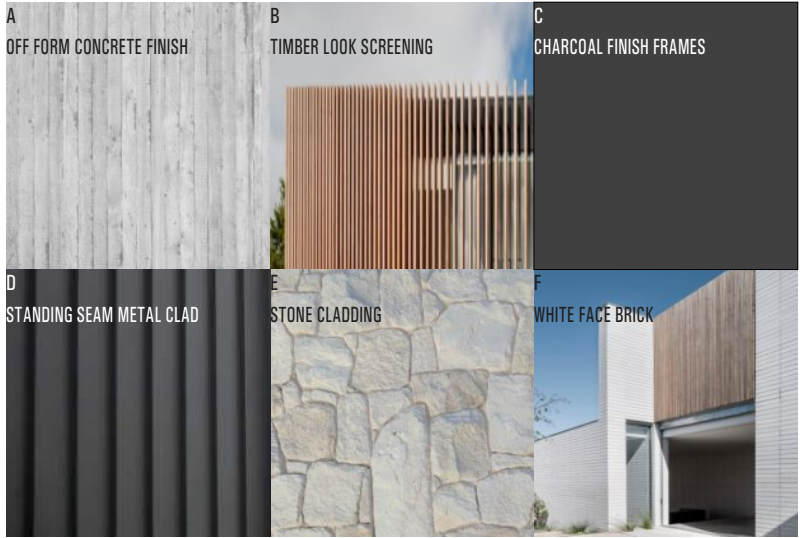
ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.



#### MATERIALS AND FINISHES



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8065 6975  
e: mark@maparch.com.au  
www.maparch.com.au

#### DEVELOPMENT APPLICATION

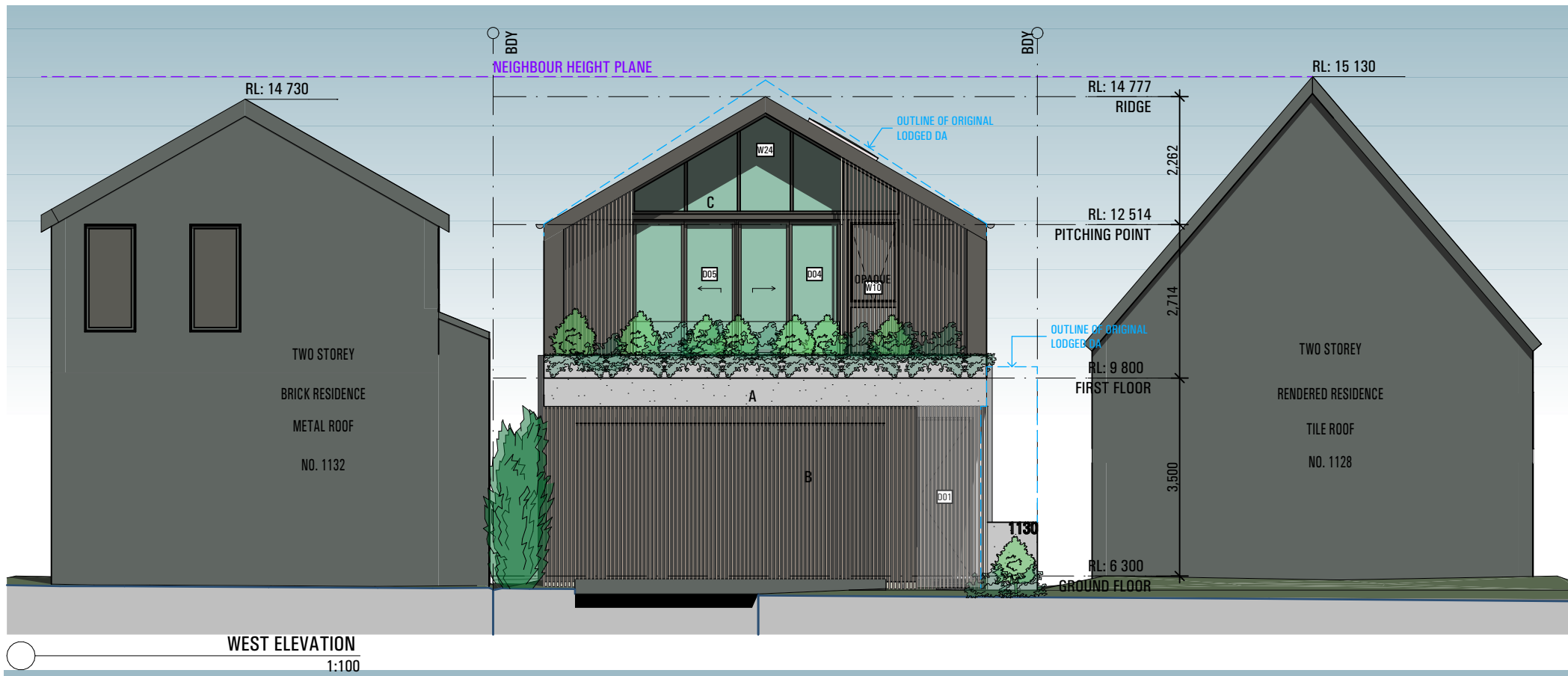
project 1130 PITTWATER RD  
drawing COLLAROY

drawn SM checked MA

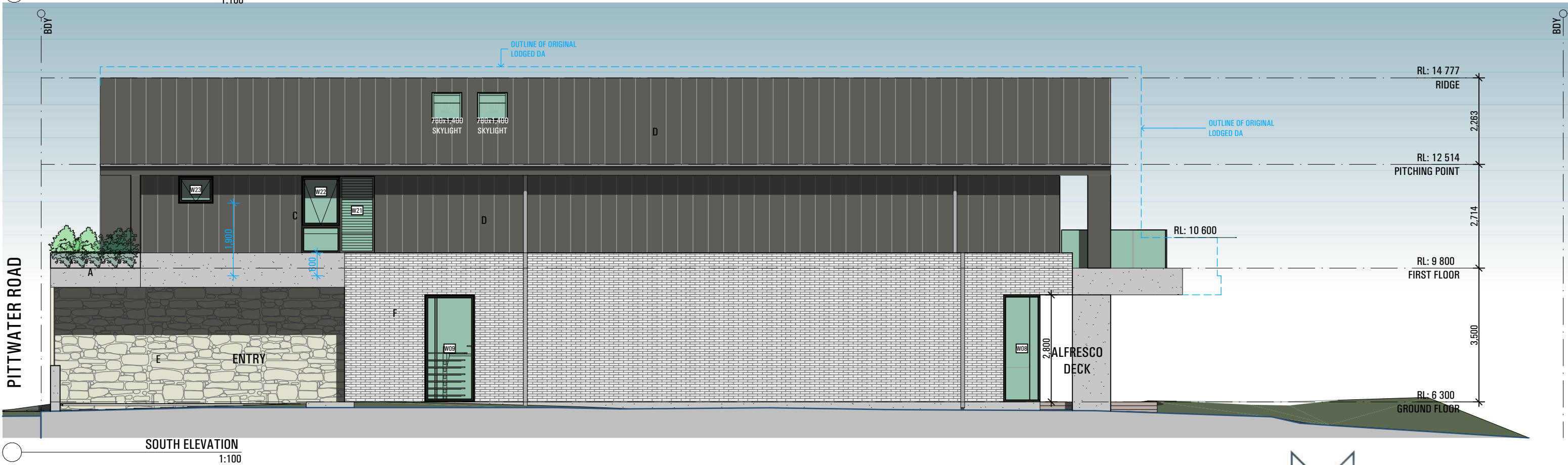
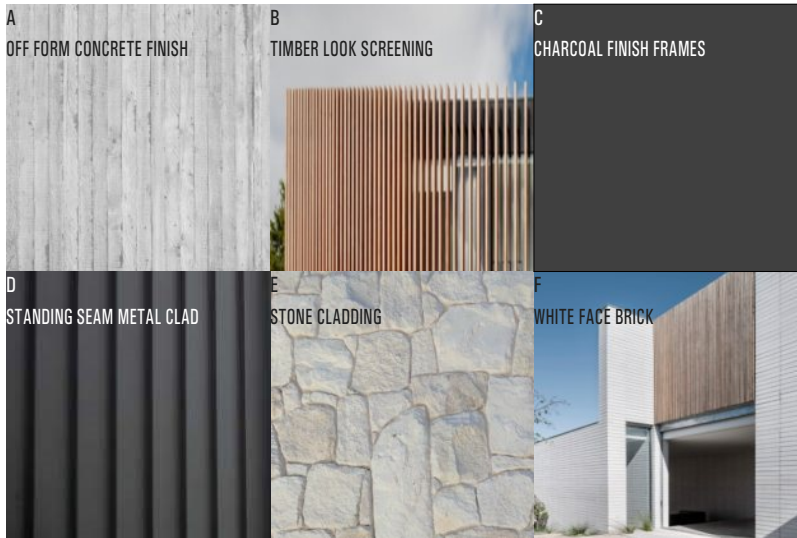
date 09.02.24 scale 1:100 @ A3

project no 2\_23\_10 drawing no A3000 issue B





## MATERIALS AND FINISHES



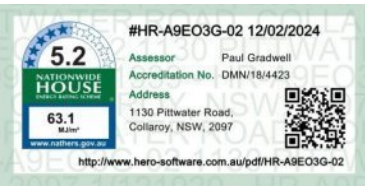
| ISSUE | AMENDMENT    | DATE     |
|-------|--------------|----------|
| A     | FOR DA       | 15.09.23 |
| B     | FOR DA - RFI | 09.02.24 |
|       |              |          |
|       |              |          |
|       |              |          |
|       |              |          |
|       |              |          |
|       |              |          |
|       |              |          |
|       |              |          |

**NOTES**

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.

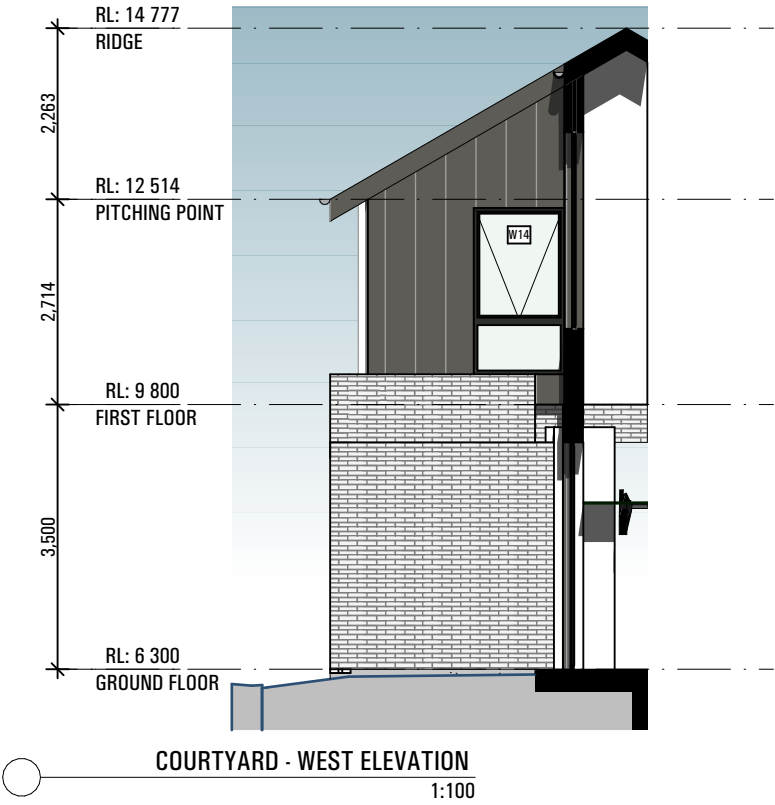
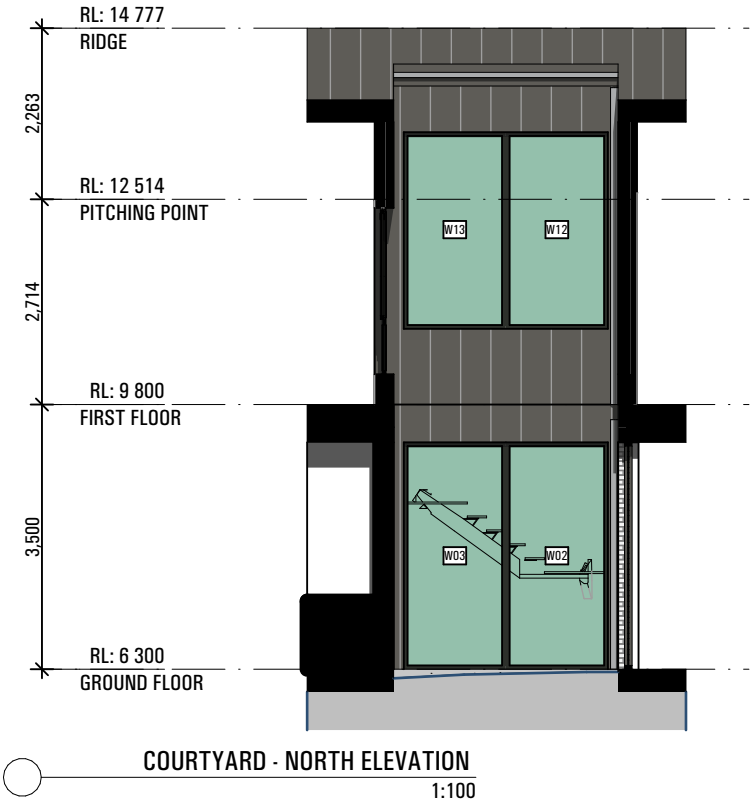
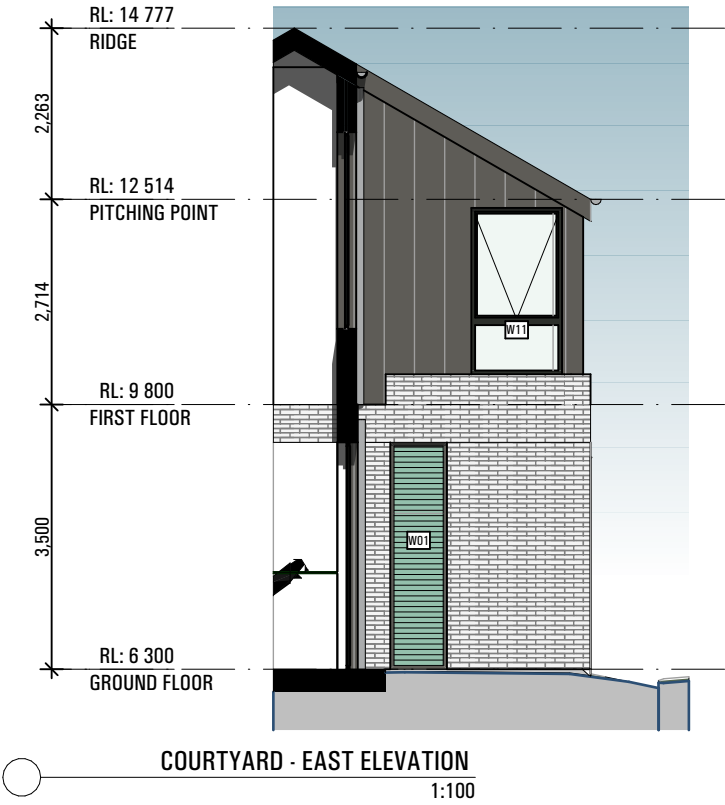
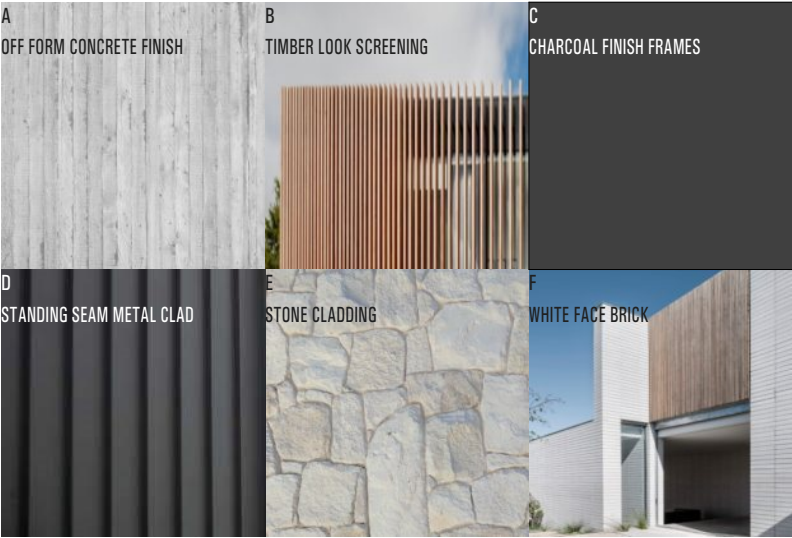


Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION |                            |            |            |
|-------------------------|----------------------------|------------|------------|
| project                 | 1130 PITTWATER RD COLLAROY |            |            |
| drawing                 | SOUTH/WEST ELEVATION       |            |            |
| drawn                   | SM                         | checked    | MA         |
| date                    | 09.02.24                   | scale      | 1:100 @ A3 |
| project no              | 2_23_10                    | drawing no | A3001      |
|                         |                            | issue      | B          |

MATERIALS AND FINISHES



| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES |              |          |
|--|--------------|----------|
| ISSUE  | AMENDMENT    | DATE     |
| A  | FOR DA       | 15.09.23 |
| B  | FOR DA - RFI | 09.02.24 |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |

**NOTES**

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as "for construction". Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.

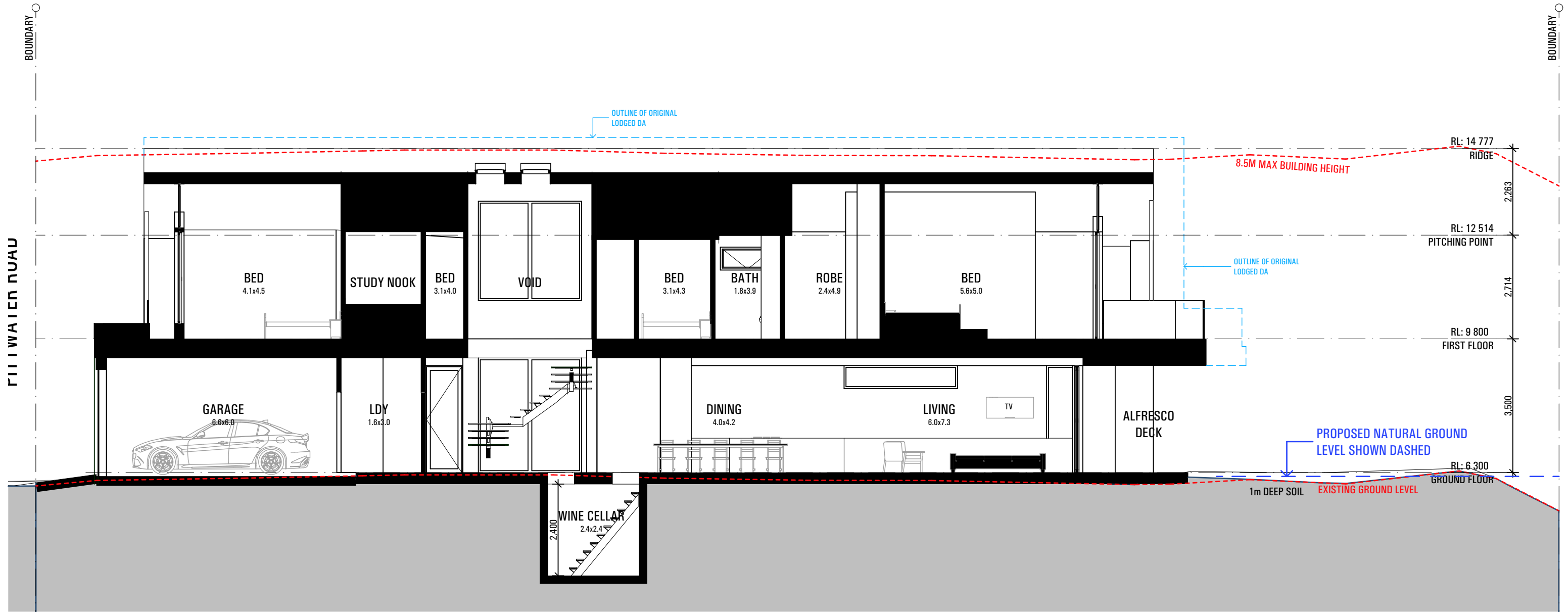


Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION |                      |                  |
|-------------------------|----------------------|------------------|
| project                 | 1130 PITTWATER RD    |                  |
|                         | COLLARROY            |                  |
| drawing                 | COURTYARD ELEVATIONS |                  |
| drawn                   | SM                   | checked MA       |
| date                    | 09.02.24             | scale 1:100 @ A3 |
| project no              | 2_23_10              | drawing no A3002 |
|                         |                      | issue B          |





AA SECTION AA  
1:100

| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES |              |          |
|--|--------------|----------|
| ISSUE  | AMENDMENT    | DATE     |
| A  | FOR DA       | 15.09.23 |
| B  | FOR DA - RFI | 09.02.24 |

#### NOTES

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

#### DEVELOPMENT APPLICATION

project 1130 PITTWATER RD  
drawing COLLAROY

SECTION AA  
drawn SM checked MA

date 09.02.24 scale 1:100 @ A3

project no 2\_23\_10 drawing no A3101 issue B



| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES |              |          |
|--|--------------|----------|
| ISSUE  | AMENDMENT    | DATE     |
| A  | FOR DA       | 15.09.23 |
| B  | FOR DA - RFI | 09.02.24 |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.

**NOTES**

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

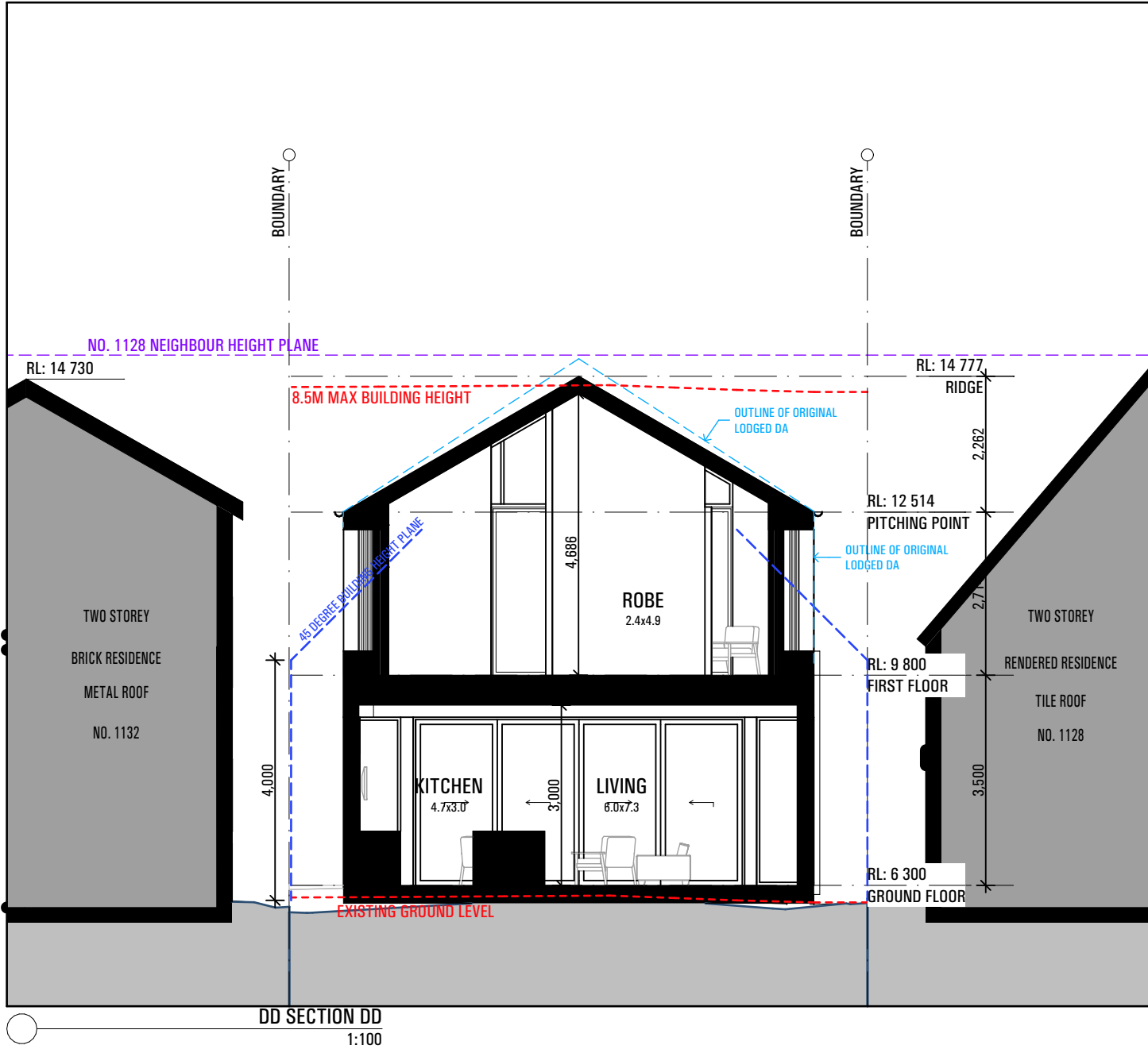
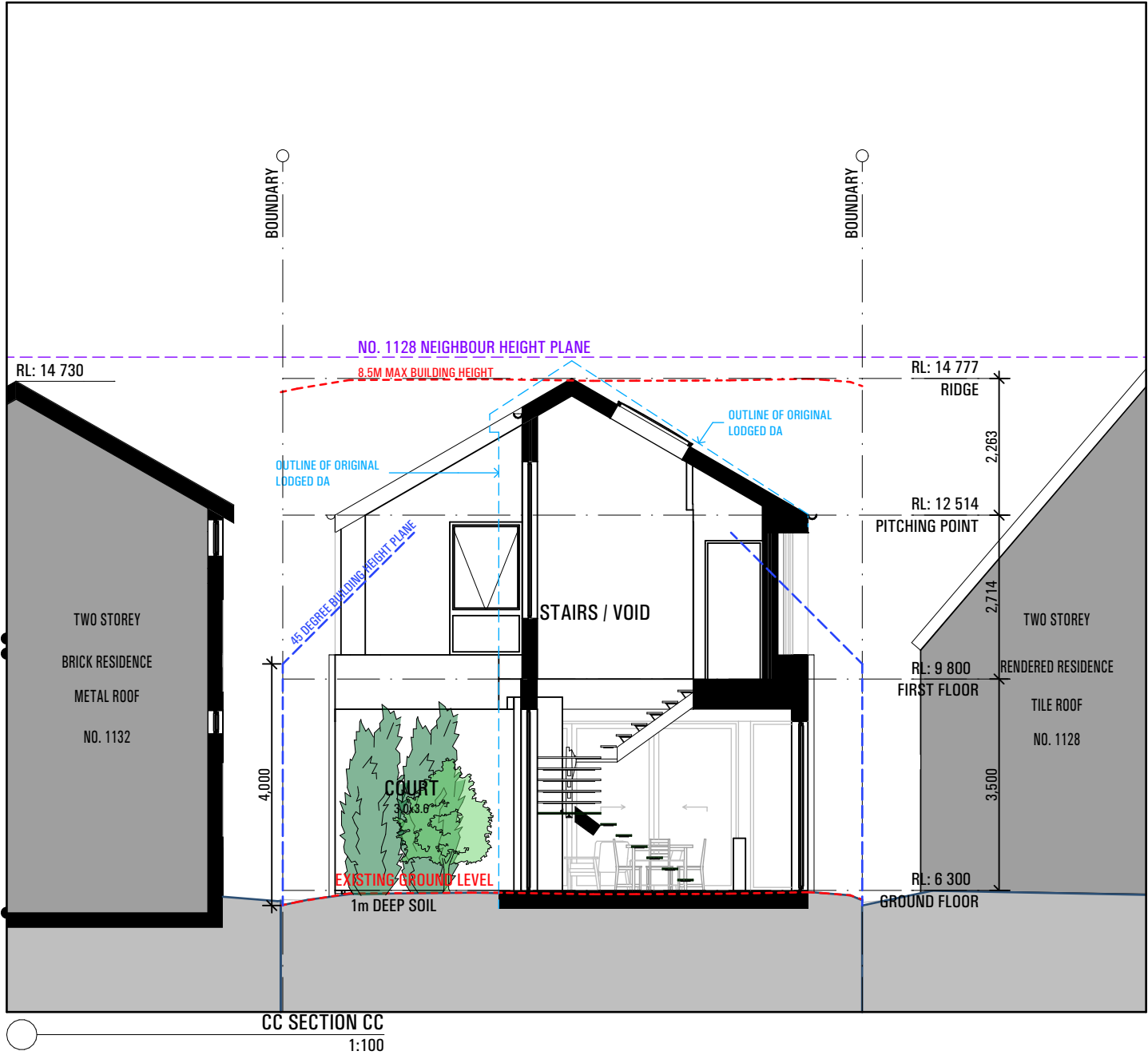


Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION |                   |                  |
|-------------------------|-------------------|------------------|
| project                 | 1130 PITTWATER RD |                  |
|                         | COLLARROY         |                  |
| drawing                 | drawing           |                  |
| drawn                   | SM                | checked MA       |
| date                    | 09.02.24          | scale 1:100 @ A3 |
| project no              | 2_23_10           | drawing no A3102 |
|                         |                   | issue B          |





| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES | ISSUE        | AMENDMENT | DATE     |
|--|--------------|-----------|----------|
| A  | FOR DA       |           | 15.09.23 |
| B  | FOR DA - RFI |           | 09.02.24 |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |
|  |              |           |          |

**NOTES**

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

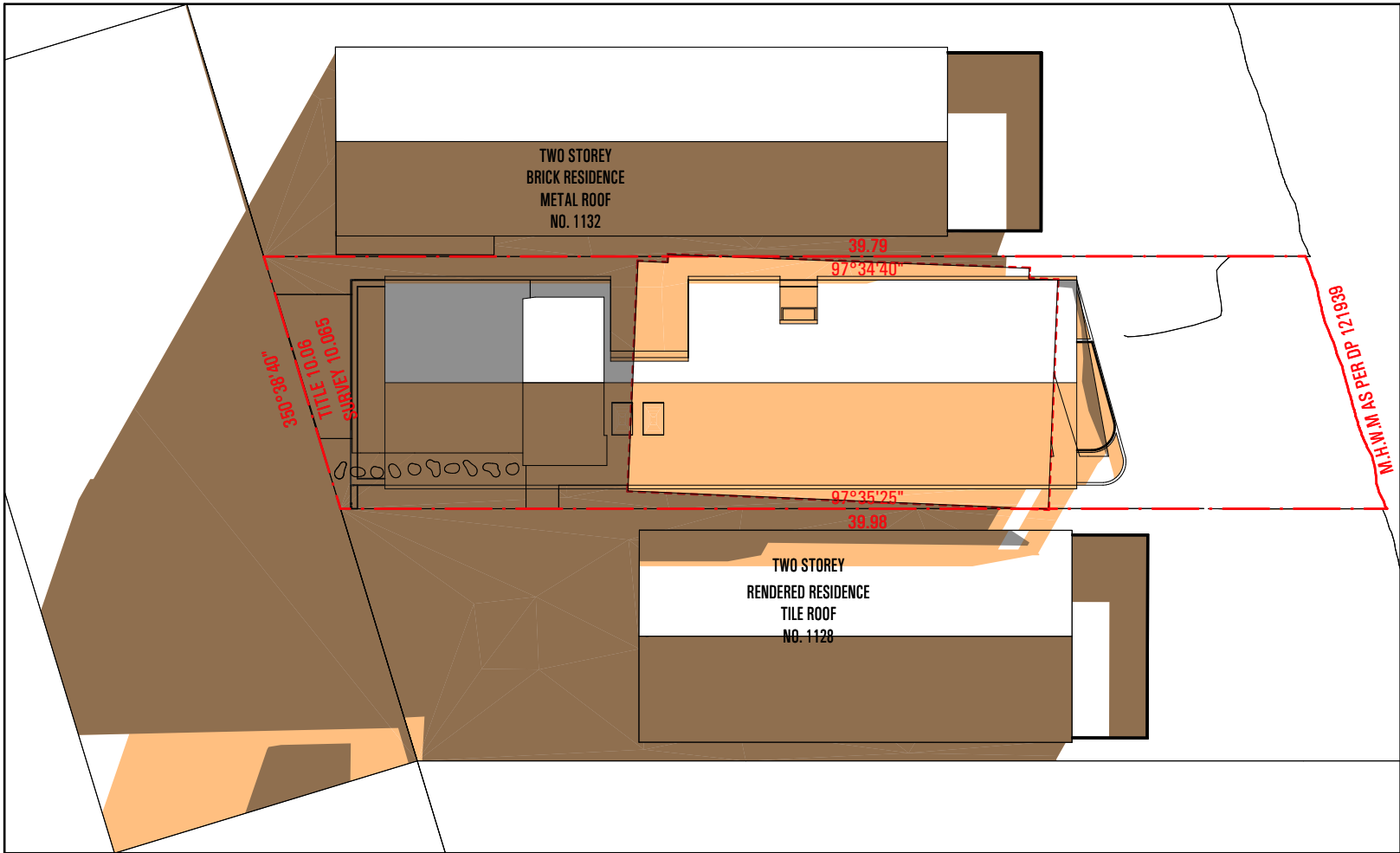
This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.



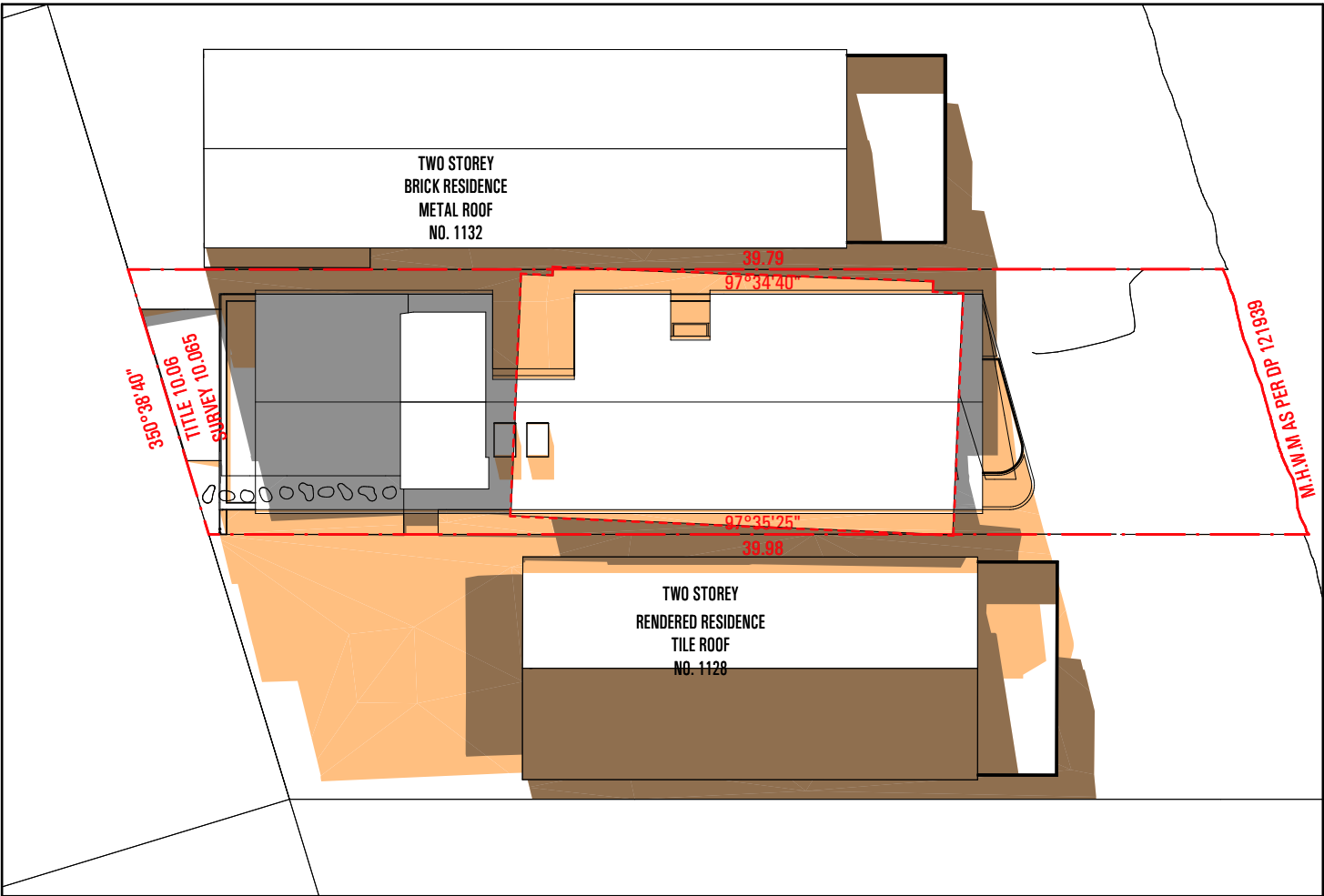
Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

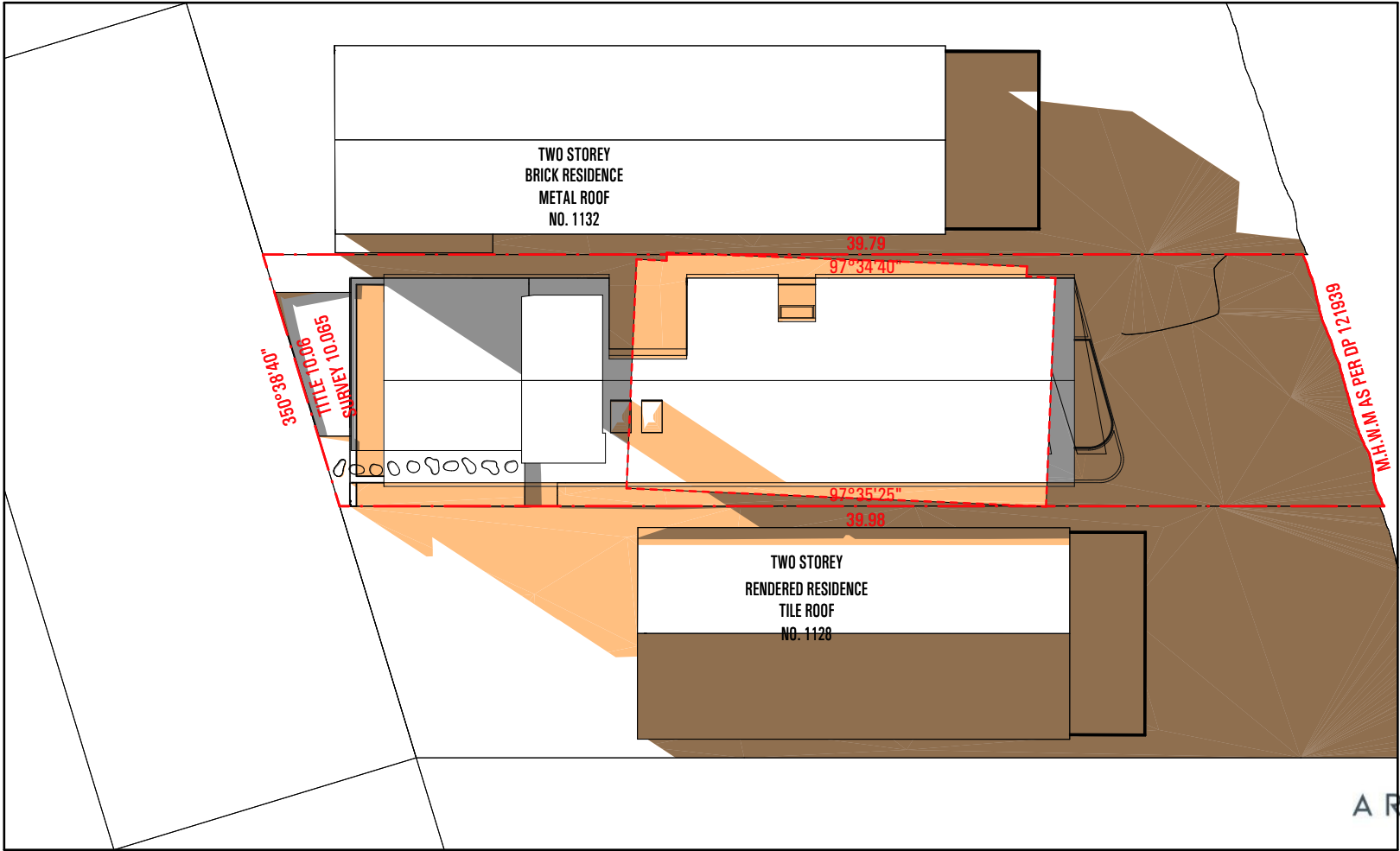
| DEVELOPMENT APPLICATION |                   |            |            |
|-------------------------|-------------------|------------|------------|
| project                 | 1130 PITTWATER RD |            |            |
|                         | COLLARROY         |            |            |
| drawing                 |                   |            |            |
| SECTION CC/DD           |                   |            |            |
| drawn                   | SM                | checked    | MA         |
| date                    | 09.02.24          | scale      | 1:100 @ A3 |
| project no              | 2_23_10           | drawing no | A3103      |
|                         |                   | issue      | B          |



PROPOSED - 22 JUN 9AM  
1:250



PROPOSED - 22 JUNE 12PM  
1:250



PROPOSED - 22 JUNE 3PM  
1:250

LEGEND

- NEW SHADOWS
- EXISTING SHADOWS
- OVERLAPPING SHADOWS

| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES |              |          |
|--|--------------|----------|
| ISSUE  | AMENDMENT    | DATE     |
| A  | FOR DA       | 15.09.23 |
| B  | FOR DA - RFI | 09.02.24 |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |

NOTES

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as 'for construction'. Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION |                   |         |
|-------------------------|-------------------|---------|
| project                 | 1130 PITTWATER RD |         |
|                         | COLLAROY          |         |
| drawing                 | SHADOW DIAGRAMS   |         |
| drawn SM                | checked MA        |         |
| date 09.02.24           | scale 1:250 @ A3  |         |
| project no 2_23_10      | drawing no A4000  | issue B |



DEVELOPMENT SCHEDULE

SITE AREA 385.70m<sup>2</sup>

BUILDING FOOTPRINT

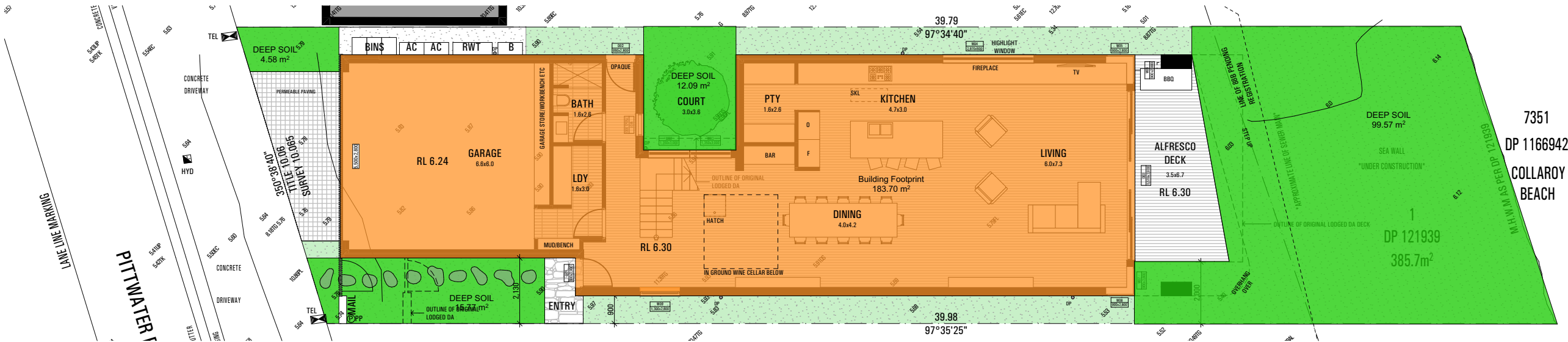
ALLOWABLE: 128.40m<sup>2</sup> (33.3% x SITE AREA)  
EXISTING: 125.38m<sup>2</sup> (32%)  
PROPOSED: 183.70 m<sup>2</sup> (48%)

DEEP SOIL LANDSCAPING

REQUIRED: 154.28m<sup>2</sup> (40% x SITE AREA)  
PROPOSED: 132.01m<sup>2</sup> (34.2%)

LEGEND:

- BUILDING FOOTPRINT
- DEEP SOIL LANDSCAPE



| ISSUE | AMENDMENT    | DATE     |
|-------|--------------|----------|
| A     | FOR DA       | 15.09.23 |
| B     | FOR DA - RFI | 09.02.24 |
|       |              |          |
|       |              |          |
|       |              |          |
|       |              |          |
|       |              |          |
|       |              |          |
|       |              |          |
|       |              |          |

**NOTES**

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.

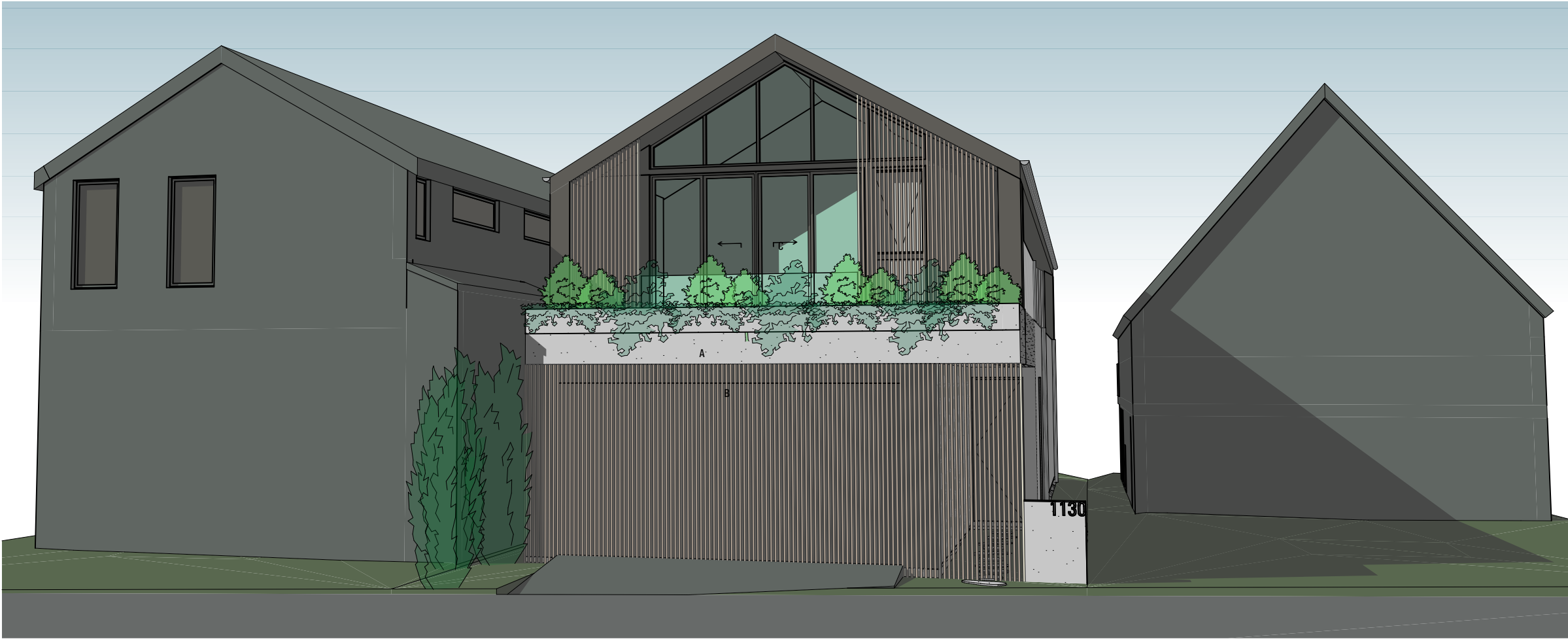
This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as "for construction". Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.



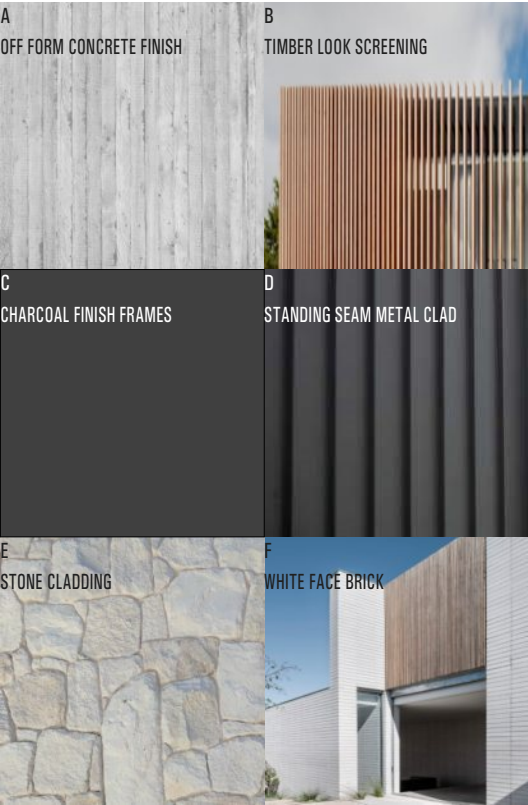
Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION |                   |            |            |
|-------------------------|-------------------|------------|------------|
| project                 | 1130 PITTWATER RD |            |            |
| drawing                 | COLLARROY         |            |            |
| AREA SCHEDULE           |                   |            |            |
| drawn                   | SM                | checked    | MA         |
| date                    | 09.02.24          | scale      | 1:150 @ A3 |
| project no              | 2_23_10           | drawing no | A5000      |
| issue                   | B                 |            |            |



MATERIALS AND FINISHES



| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES |              |          |
|--|--------------|----------|
| ISSUE  | AMENDMENT    | DATE     |
| A  | FOR DA       | 15.09.23 |
| B  | FOR DA - RFI | 09.02.24 |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |

**NOTES**

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.


This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as "for construction". Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

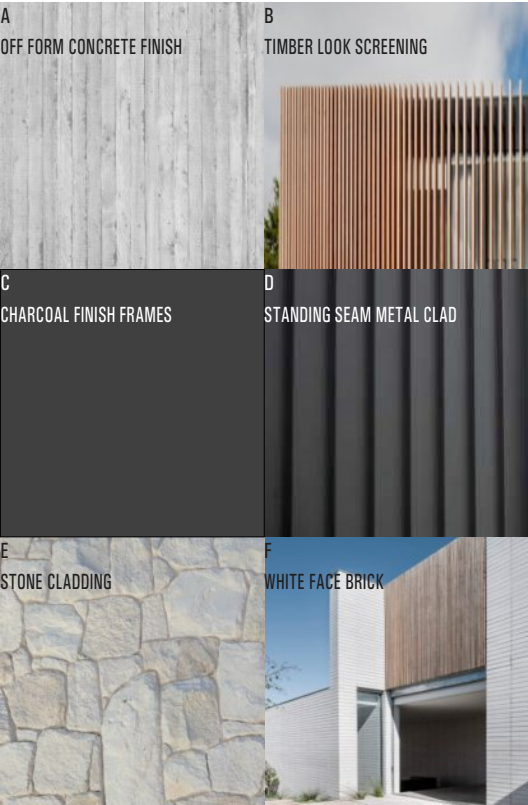
ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION   |                                 |         |
|---|---------------------------------|---------|
| project   | 1130 PITTWATER RD               |         |
|   | COLLARROY                       |         |
|  | drawing                         |         |
| drawn SM  | FRONT PERSPECTIVE<br>checked MA |         |
| date 09.02.24   | scale 1:125.40 @ A3             |         |
| project no 2_23_10  | drawing no A6000                | issue B |





MATERIALS AND FINISHES



| BUILDER TO ALLOW FOR WALL AND FLOOR FINISHES |              |          |
|--|--------------|----------|
| ISSUE  | AMENDMENT    | DATE     |
| A  | FOR DA       | 15.09.23 |
| B  | FOR DA - RFI | 09.02.24 |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |
|  |              |          |

**NOTES**

ALL WORK SHOULD COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA (BCA) ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE SPECIFICATIONS, THE DRAWINGS, ALL ADDENDUMS, FINISHES SCHEDULES. ALL THE CONSTRUCTION DRAWINGS SHALL BE READ IN CONJUNCTION W/ ALL CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULES AND SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING STRUCTURAL ELEMENTS, MATERIALS / EQUIPMENT.


This drawing is issued as a preliminary concept design and must not be used for construction, cost estimation or any purpose other than for preliminary design purposes, unless noted as "for construction". Do not scale off this drawing, use figured dimensions where provided, verify all dimensions on site.

© This drawing and the design contained herein, in whole or in part, is subject to copyright and cannot be reproduced in whole or in any part without the written permission of map architects Pty Ltd.



Nominated NSW Architects Reg. 9401 - Mark P. Alves  
ABN: 37 615 694 356  
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

ph: 02 8085 6975  
e: mark@maparch.com.au  
www.maparch.com.au

| DEVELOPMENT APPLICATION   |                   |                     |
|---|-------------------|---------------------|
| project   | 1130 PITTWATER RD |                     |
|   | COLLARROY         |                     |
|  | drawing           |                     |
| drawn   | SM                | checked MA          |
| date  | 09.02.24          | scale 1:224.78 @ A3 |
| project no  | 2_23_10           | drawing no A6001    |
|   |                   | issue B             |