

○ SITE LOCATION MAP
N.T.S

| Sheet List | |
|-----------------------|--------------|
| Sheet Name | Sheet Number |
| COVER PAGE | A100 |
| BASIX | A101 |
| SITE PLAN | A102 |
| PROPOSED GROUND FLOOR | A103 |
| FIRST FLOOR PLAN | A104 |
| ROOF PLAN | A105 |
| ELEVATIONS | A106 |
| ELEVATIONS | A107 |
| SECTION | A108 |
| MATERIALS + FINISHES | A109 |
| CALCULATION | A110 |
| 3D PERSPECTIVE | A111 |
| 3D PERSPECTIVE | A112 |
| 3D PERSPECTIVE | A113 |
| 3D PERSPECTIVE | A114 |
| SHADOW DIAGRAM | A115 |
| FRONT FENCE DETAILS | A116 |

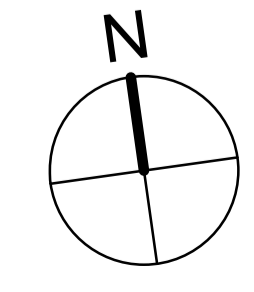
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|----------|------------|-------------------------------|--------|-----------|--|
| ISSUE | DATE | DESCRIPTION | AUTHOR | ISSUED BY | |
| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |

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COVER PAGE
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION
ALTERATIONS + ADDITIONS

CLIENT:
 MR R. AND MRS C.HON

ADDRESS:
 9 BLANDFORD STREET, COLLAROY PLATEAU

SCALE @ A1:
 SCALE @ A3:
 DRAWN BY: F.H
 DATE: 14-02-25
 CHECKED BY: J.P
 SHEET NUMBER:
 PROJECT NUMBER:
 22 337
A100

Alterations and Additions

Certificate number: A1783522

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

Secretary
Date of issue: Thursday, 13 February 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



| Project address | |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Project name | Alt & Add @ 9 BLANDFORD STREET, COLLAROY PLATEAU |
| Street address | 9 BLANDFORD Street COLLAROY PLATEAU 2097 |
| Local Government Area | Northern Beaches Council |
| Plan type and number | Deposited Plan DP33000 |
| Lot number | 4 |
| Section number | F |
| Project type | |
| Dwelling type | Dwelling house (detached) |
| Type of alteration and addition | The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa). |
| N/A | N/A |
| Certificate Prepared by (please complete before submitting to Council or PCA) | |
| Name / Company Name: | William Wong |
| ABN (if applicable): | |

| Pool and Spa | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|---------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| Outdoor swimming pool | | | |
| The swimming pool must be outdoors. | ✓ | ✓ | ✓ |
| The swimming pool must not have a capacity greater than 18 kilolitres. | ✓ | ✓ | ✓ |
| The swimming pool must have a pool cover. | | ✓ | ✓ |
| The applicant must install a pool pump timer for the swimming pool. | | ✓ | ✓ |
| The applicant must not incorporate any heating system for the swimming pool that is part of this development. | | ✓ | ✓ |
| Outdoor spa | | | |
| The spa must not have a capacity greater than 4 kilolitres. | ✓ | ✓ | ✓ |
| The spa must have a spa cover. | | ✓ | ✓ |
| The applicant must install a spa pump timer. | | ✓ | ✓ |
| The applicant must not incorporate any heating system for the outdoor spa that is part of this development. | | ✓ | ✓ |

| Fixtures and systems | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| 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. | | ✓ | ✓ |

| Construction | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check | | | | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------|----------------------|--------------------------------|-----|-----|-----------------------------|-----------------------------------------|--|--------------------------------------------------------|-----|--|---------------------------------------------------------|--------------------------------------------------------|-----------------------------------------|--|--|--|
| 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 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists. | ✓ | ✓ | ✓ | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>concrete slab on ground floor.</td> <td>nil</td> <td>N/A</td> </tr> <tr> <td>external wall: brick veneer</td> <td>R1.16 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>internal wall shared with garage: plasterboard (R0.36)</td> <td>nil</td> <td></td> </tr> <tr> <td>flat ceiling, flat roof: concrete/plasterboard internal</td> <td>ceiling: R1.58 (up), roof: foil backed blanket (55 mm)</td> <td>medium (solar absorptance 0.475 - 0.70)</td> </tr> </tbody> </table> | Construction | Additional insulation required (R-value) | Other specifications | concrete slab on ground floor. | nil | N/A | external wall: brick veneer | R1.16 (or R1.70 including construction) | | internal wall shared with garage: plasterboard (R0.36) | nil | | flat ceiling, flat roof: concrete/plasterboard internal | ceiling: R1.58 (up), roof: foil backed blanket (55 mm) | medium (solar absorptance 0.475 - 0.70) | | | |
| Construction | Additional insulation required (R-value) | Other specifications | | | | | | | | | | | | | | | | |
| concrete slab on ground floor. | nil | N/A | | | | | | | | | | | | | | | | |
| external wall: brick veneer | R1.16 (or R1.70 including construction) | | | | | | | | | | | | | | | | | |
| internal wall shared with garage: plasterboard (R0.36) | nil | | | | | | | | | | | | | | | | | |
| flat ceiling, flat roof: concrete/plasterboard internal | ceiling: R1.58 (up), roof: foil backed blanket (55 mm) | medium (solar absorptance 0.475 - 0.70) | | | | | | | | | | | | | | | | |

| Glazing requirements | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| 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 240C 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. | | ✓ | ✓ |

| Glazing requirements | Show on DA Plans | Show on CC/CDC Plans & specs | Certifier Check | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------|-------------------------------------------------|----------------------------|----------------------------------------|------------------------------------------------------------------|----------------------|------|---|------|---|---|----------------------------------------|------------------------------------------------------------------|------|---|------|---|---|----------------------------------------|------------------------------------------------------------------|------|---|------|---|---|----------------------------------------|------------------------------------------------------------------|--|--|--|
| Windows and glazed doors glazing requirements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Window/door number</th> <th>Orientation</th> <th>Area of glass including frame (m²)</th> <th>Overshadowing height (m)</th> <th>Overshadowing distance (m)</th> <th>Shading device</th> <th>Frame and glass type</th> </tr> </thead> <tbody> <tr> <td>GW01</td> <td>W</td> <td>6.38</td> <td>0</td> <td>0</td> <td>eave/verandah/pergola/balcony >=900 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> <tr> <td>GW02</td> <td>W</td> <td>6.38</td> <td>0</td> <td>0</td> <td>eave/verandah/pergola/balcony >=750 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> <tr> <td>FW01</td> <td>W</td> <td>6.58</td> <td>0</td> <td>0</td> <td>eave/verandah/pergola/balcony >=900 mm</td> <td>standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)</td> </tr> </tbody> </table> | Window/door number | Orientation | Area of glass including frame (m ²) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type | GW01 | W | 6.38 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) | GW02 | W | 6.38 | 0 | 0 | eave/verandah/pergola/balcony >=750 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) | FW01 | W | 6.58 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) | | | |
| Window/door number | Orientation | Area of glass including frame (m ²) | Overshadowing height (m) | Overshadowing distance (m) | Shading device | Frame and glass type | | | | | | | | | | | | | | | | | | | | | | | | | |
| GW01 | W | 6.38 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) | | | | | | | | | | | | | | | | | | | | | | | | | |
| GW02 | W | 6.38 | 0 | 0 | eave/verandah/pergola/balcony >=750 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) | | | | | | | | | | | | | | | | | | | | | | | | | |
| FW01 | W | 6.58 | 0 | 0 | eave/verandah/pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) | | | | | | | | | | | | | | | | | | | | | | | | | |

| Legend |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| In these commitments, "applicant" means the person carrying out the development. |
| Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development). |
| Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. |
| Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued. |



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| ALTERATIONS + ADDITIONS | | | |
| CLIENT: | MR R. AND MRS C.HON | SCALE @ A1: | SCALE @ A3: |
| ADDRESS: | 9 BLANDFORD STREET, COLLAROY PLATEAU | DRAWN BY: | DATE: |
| | | F.H | 14-02-25 |
| | | CHECKED BY: | SHEET NUMBER: |
| | | J.P | |
| | | PROJECT NUMBER: | |
| | | 22 337 | A101 |

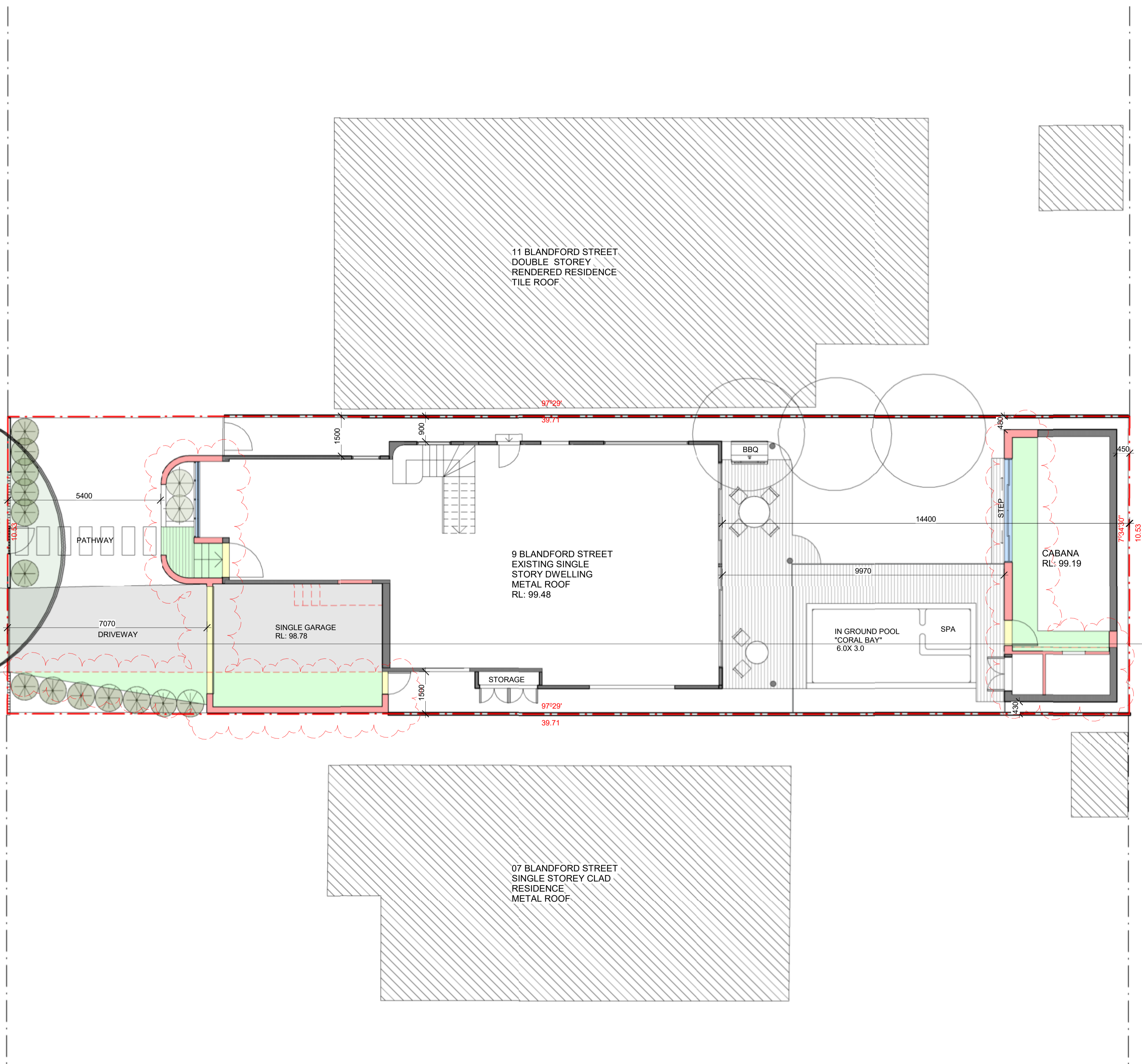
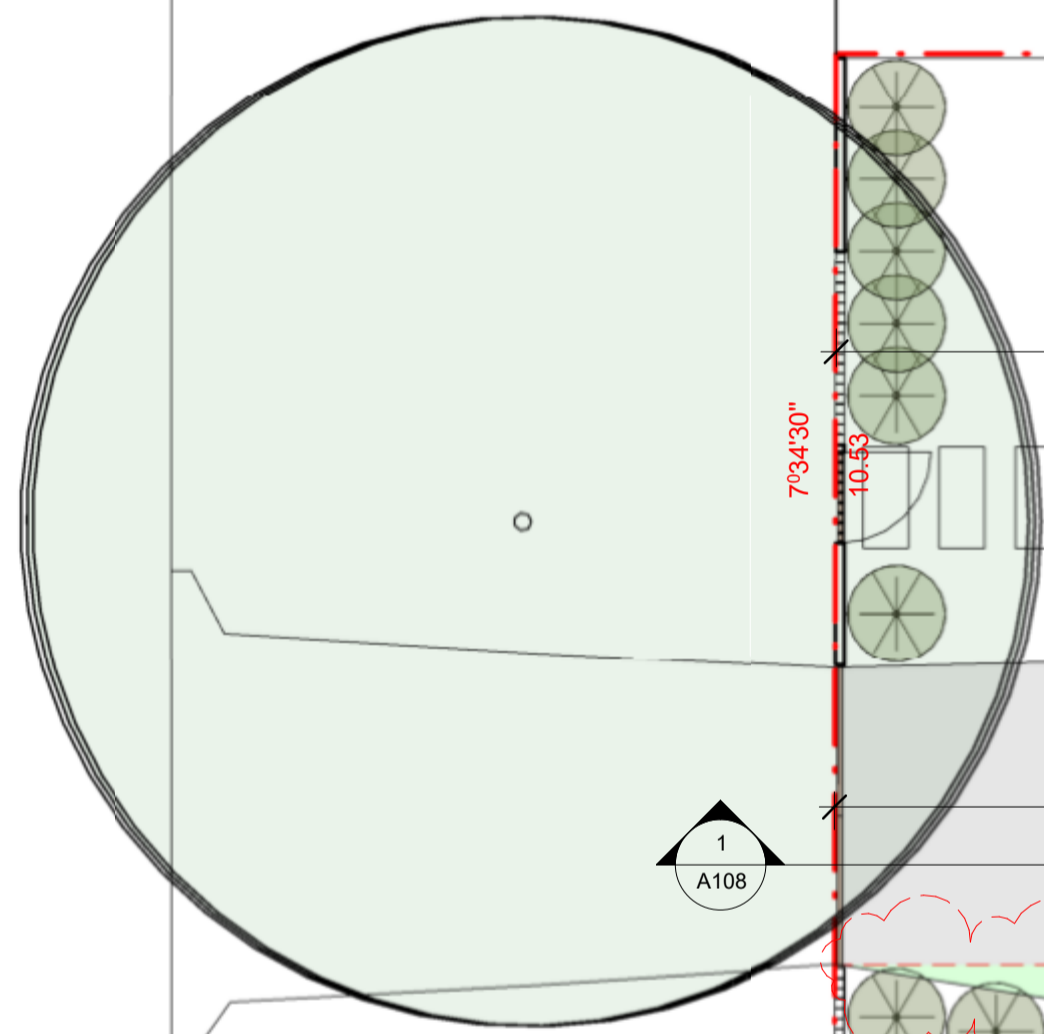
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| MATERIAL LEGEND | |
|---------------------------|-----------------------------------|
| COLOR | MATERIAL TYPE |
| Green | CONCRETE |
| Red | BRICK |
| Yellow | TIMBER |
| Blue | GLASS |
| Purple | STEEL WORK |
| Black | METAL ROOFING |
| Black with diagonal lines | EXISTING STRUCTURE TO BE RETAINED |
| Red dashed line | EXISTING STRUCTURE TO BE REMOVED |
| Black with diagonal lines | EXISTING CDC APPROVED STRUCTURE |

LIST OF MODIFICATIONS

- EXTENDED LIVING ROOM TO GROUND FLOOR AND LEVEL ONE
- ENLARGED GARAGE ROOM
- PROPOSED BALCONY TO LEVEL ONE
- REPLACED LIVING ROOF AND GARAGE ROOF
- EXPANDED CABANA'S LIVING AREA
- CHANGED STORAGE BY A CHANGE ROOM/ SHOWER AND FILTER
- ALTERED ROOF CABANA AND FORMER STORAGE

COLLARROY STREET



11 BLANDFORD STREET
DOUBLE STOREY
RENDERED RESIDENCE
TILE ROOF

9 BLANDFORD STREET
EXISTING SINGLE
STORY DWELLING
METAL ROOF
RL: 99.48

CABANA
RL: 99.19

SINGLE GARAGE
RL: 98.78

IN GROUND POOL
"CORAL BAY"
6.0X 3.0

STORAGE

07 BLANDFORD STREET
SINGLE STOREY CLAD
RESIDENCE
METAL ROOF

habitation
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Member
Australian Institute
of Architects

Nominated Architect:
Joseph Panetta
NSW Architects Registration
Board No: 9505

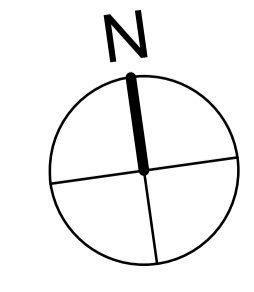
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SITE PLAN
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DEVELOPMENT APPLICATION
ALTERATIONS + ADDITIONS

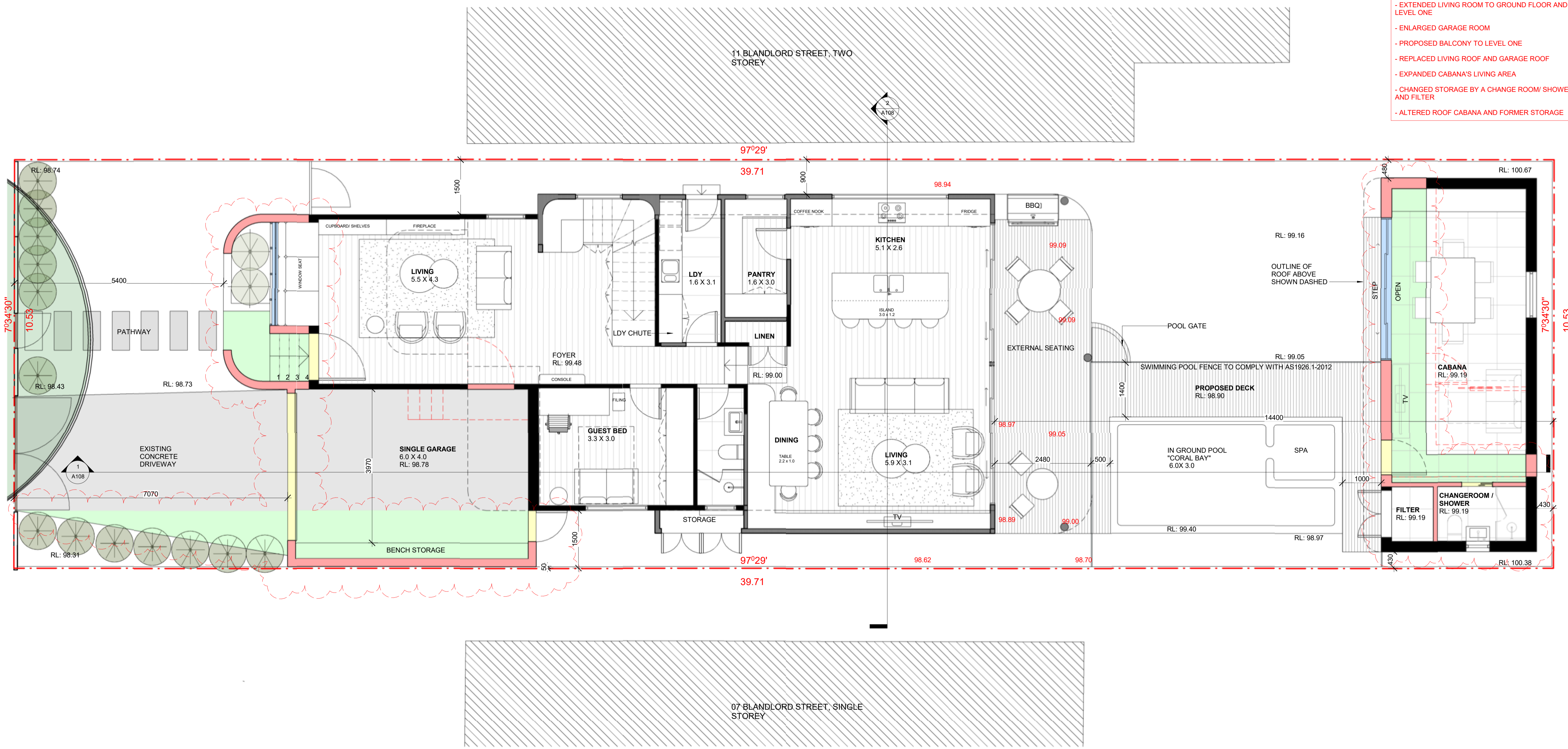
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| SCALE @ A3: | 1 : 150 |
| DRAWN BY: | F.H |
| DATE: | 14-02-25 |
| CHECKED BY: | J.P |
| SHEET NUMBER: | |
| PROJECT NUMBER: | 22 337 |
| | A102 |

| MATERIAL LEGEND | |
|-----------------|-----------------------------------|
| COLOR | MATERIAL TYPE |
| Green | CONCRETE |
| Red | BRICK |
| Yellow | TIMBER |
| Blue | GLASS |
| Light Blue | STEEL WORK |
| Dark Blue | METAL ROOFING |
| Black | EXISTING STRUCTURE TO BE RETAINED |
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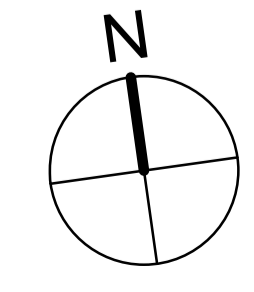
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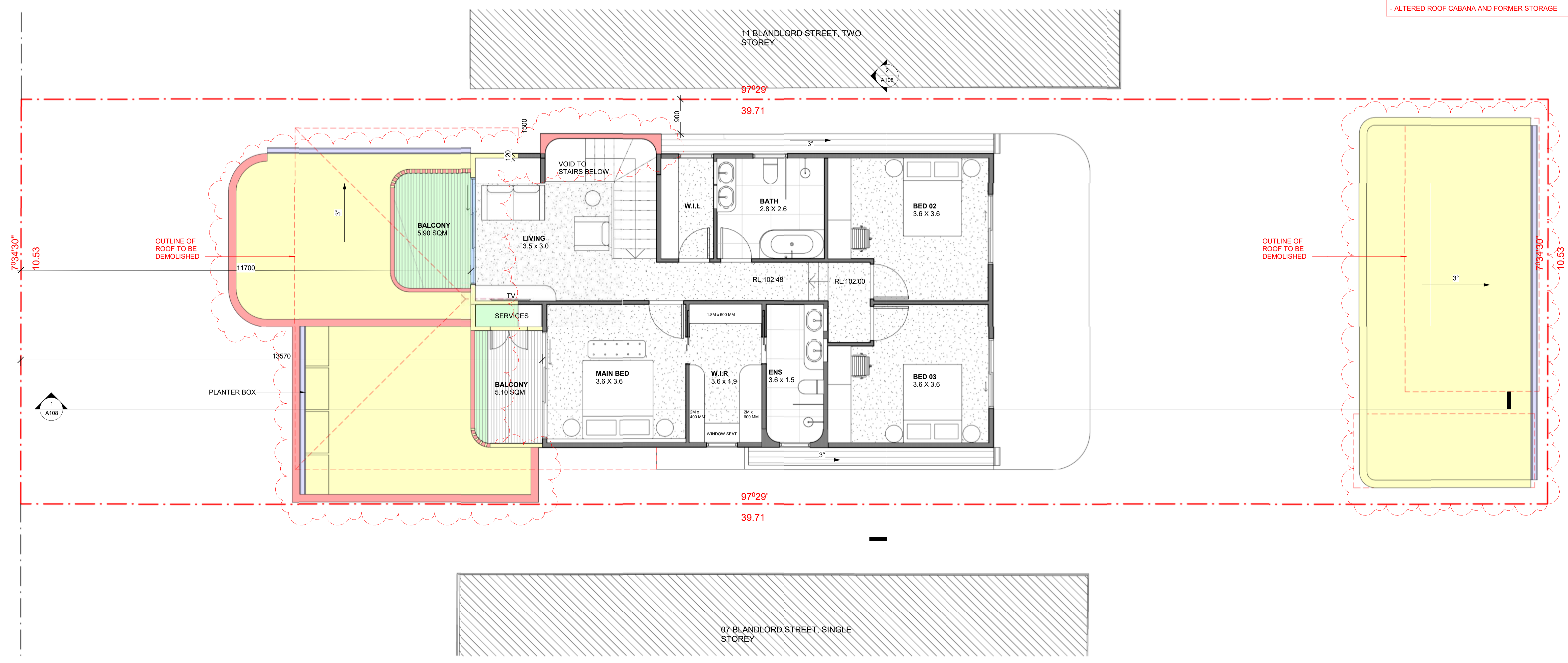
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| | A103 |

| MATERIAL LEGEND | |
|-----------------|-----------------------------------|
| COLOR | MATERIAL TYPE |
| Green | CONCRETE |
| Red | BRICK |
| Yellow | TIMBER |
| Blue | GLASS |
| Light Blue | STEEL WORK |
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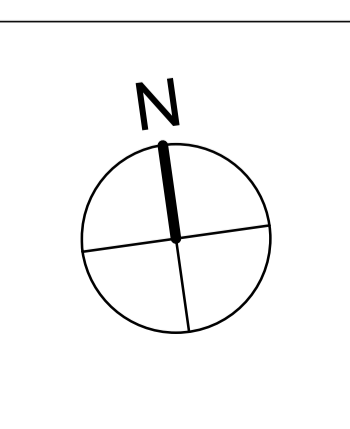
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DEVELOPMENT APPLICATION
ALTERATIONS + ADDITIONS

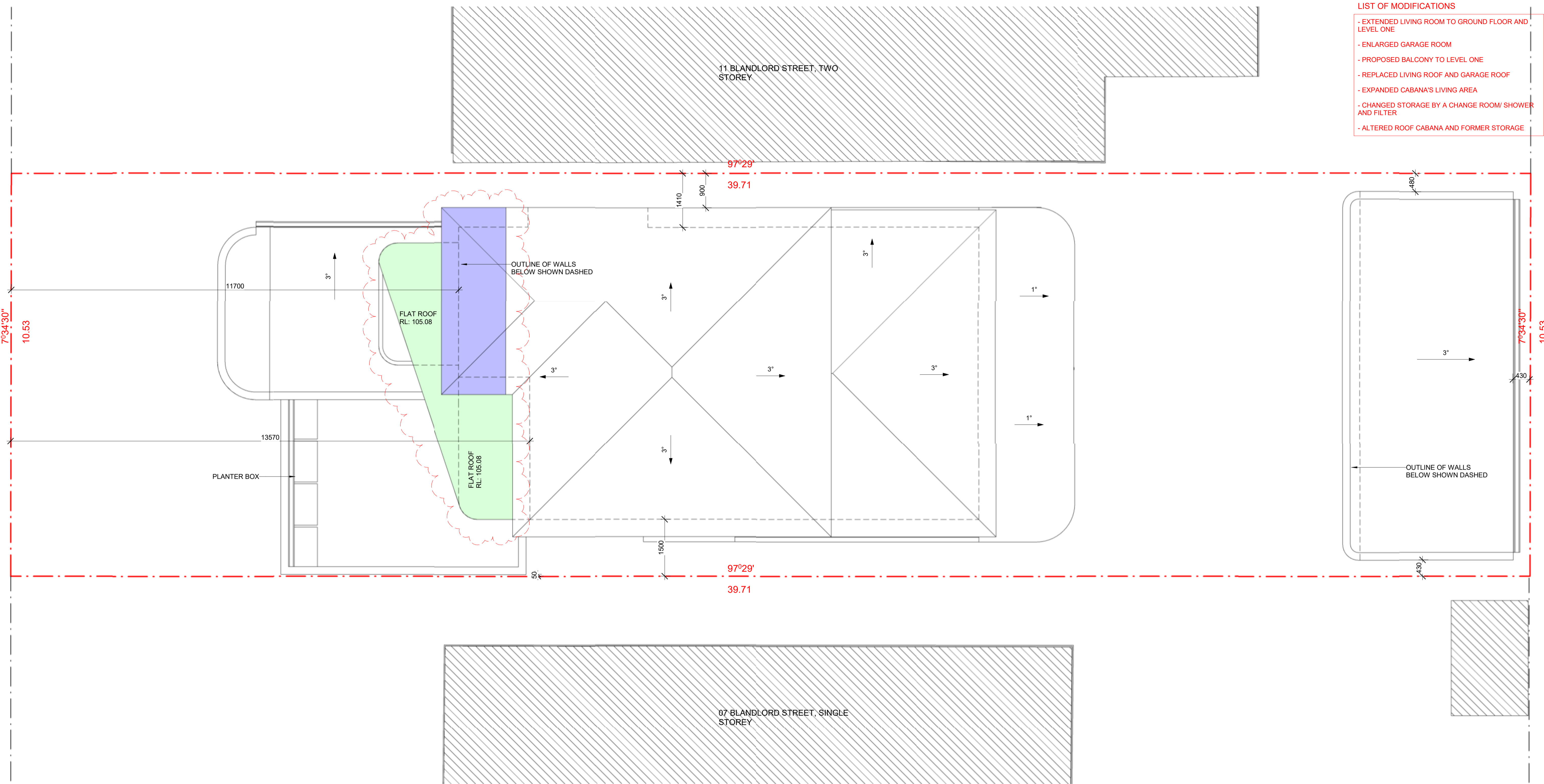
CLIENT:
MR R. AND MRS C.HON

ADDRESS:
9 BLANDFORD STREET, COLLARROY PLATEAU

| | |
|-----------------|--------------|
| SCALE @ A1: | As indicated |
| SCALE @ A3: | 1 : 100 |
| DRAWN BY: | F.H |
| DATE: | 14-02-25 |
| CHECKED BY: | J.P |
| SHEET NUMBER: | |
| PROJECT NUMBER: | 22 337 |
| | A104 |

| MATERIAL LEGEND | |
|-----------------|-----------------------------------|
| COLOR | MATERIAL TYPE |
| Green | CONCRETE |
| Red | BRICK |
| Yellow | TIMBER |
| Blue | GLASS |
| Purple | STEEL WORK |
| Light Blue | METAL ROOFING |
| Black | EXISTING STRUCTURE TO BE RETAINED |
| Red Dashed | EXISTING STRUCTURE TO BE REMOVED |
| Grey Dashed | EXISTING CDC APPROVED STRUCTURE |

- LIST OF MODIFICATIONS**
- EXTENDED LIVING ROOM TO GROUND FLOOR AND LEVEL ONE
 - ENLARGED GARAGE ROOM
 - PROPOSED BALCONY TO LEVEL ONE
 - REPLACED LIVING ROOF AND GARAGE ROOF
 - EXPANDED CABANA'S LIVING AREA
 - CHANGED STORAGE BY A CHANGE ROOM/ SHOWER AND FILTER
 - ALTERED ROOF CABANA AND FORMER STORAGE



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www.habitationdesign.com.au

Member
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of Architects

Nominated Architect:
Joseph Panetta
NSW Architects Registration
Board No: 9505

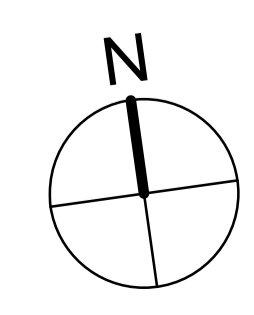
| REVISION | | | | | |
|----------|------------|-------------------------------|--------|-----------|--|
| ISSUE | DATE | DESCRIPTION | AUTHOR | ISSUED BY | |
| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |

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ROOF PLAN
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DEVELOPMENT APPLICATION
ALTERATIONS + ADDITIONS

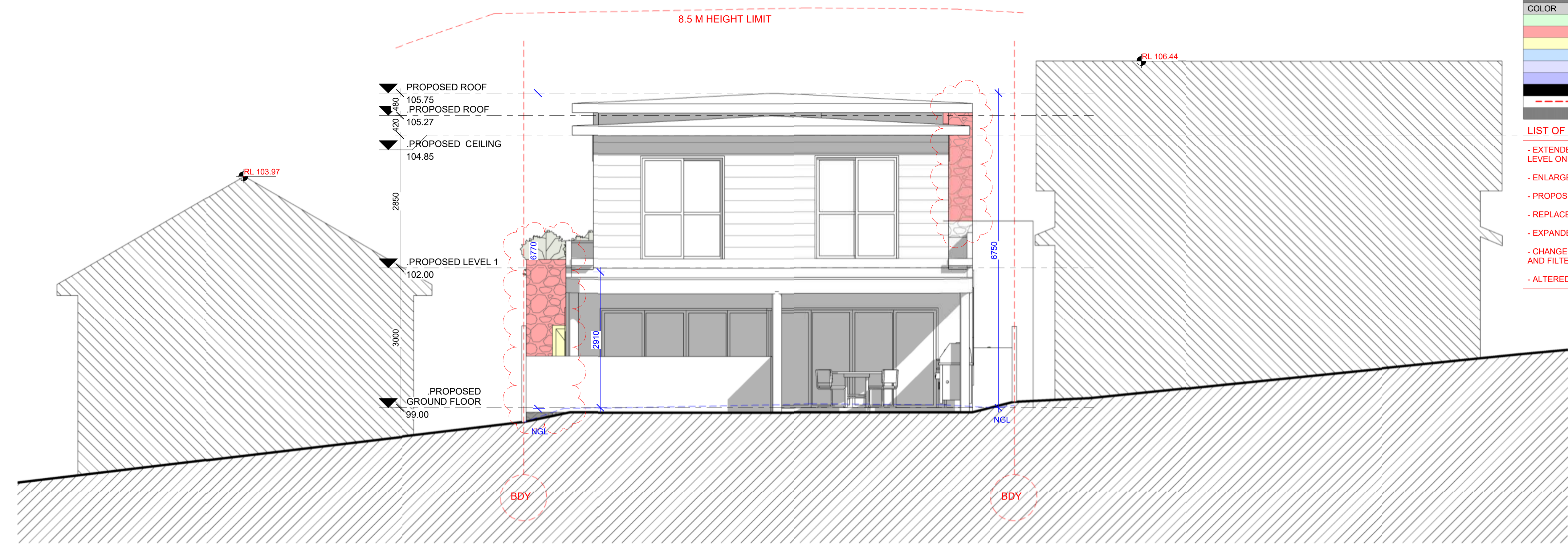
CLIENT:
MR R. AND MRS C.HON

ADDRESS:
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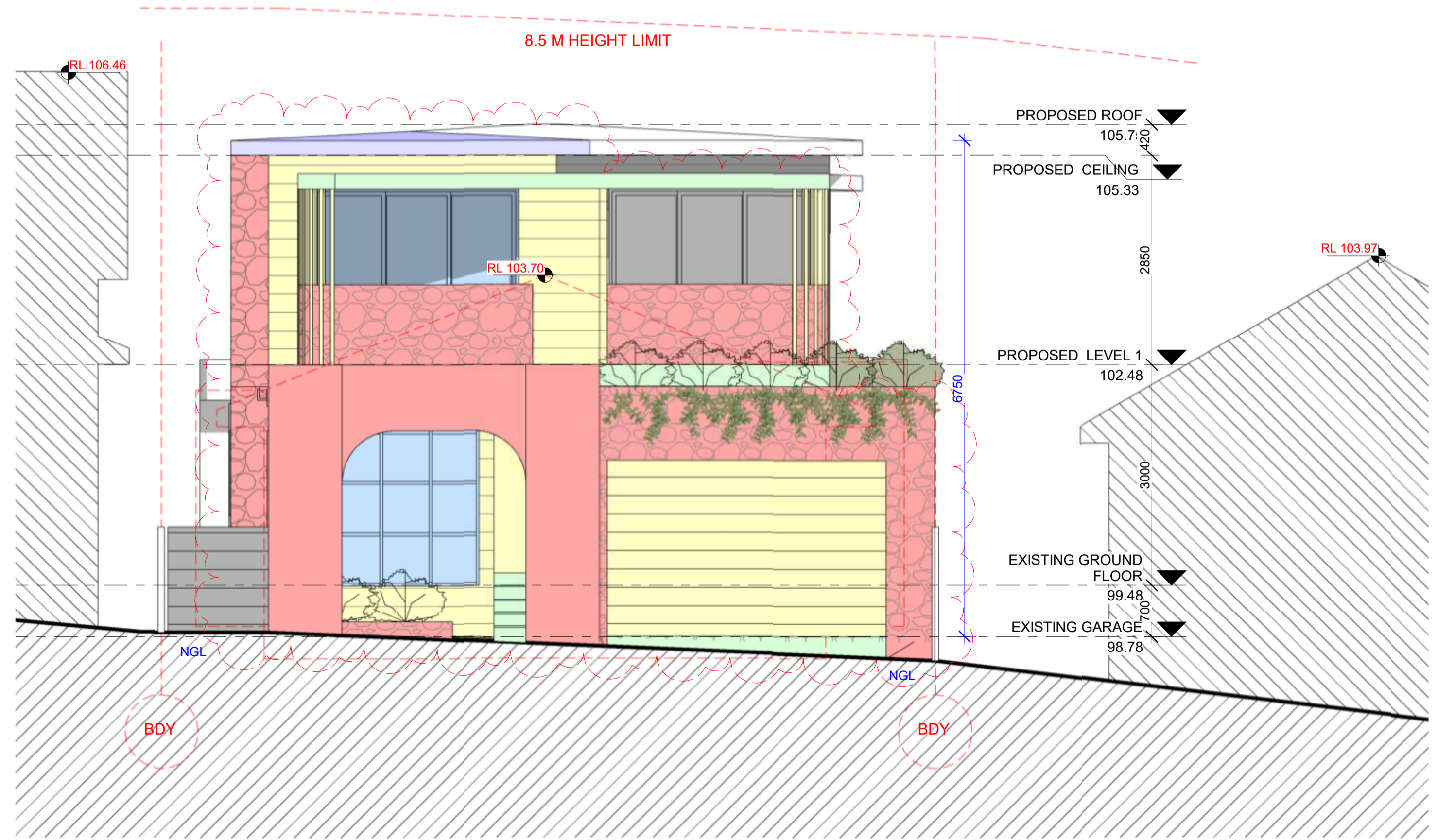
| | |
|-----------------|--------------|
| SCALE @ A1: | As indicated |
| SCALE @ A3: | 1 : 100 |
| DRAWN BY: | F.H |
| DATE: | 14-02-25 |
| CHECKED BY: | J.P |
| SHEET NUMBER: | |
| PROJECT NUMBER: | 22 337 |
| | A105 |

| MATERIAL LEGEND | |
|-----------------|-----------------------------------|
| COLOR | MATERIAL TYPE |
| Green | CONCRETE |
| Red | BRICK |
| Yellow | TIMBER |
| Blue | GLASS |
| Light Blue | STEEL WORK |
| Dark Blue | METAL ROOFING |
| Black | EXISTING STRUCTURE TO BE RETAINED |
| Red Dashed | EXISTING STRUCTURE TO BE REMOVED |
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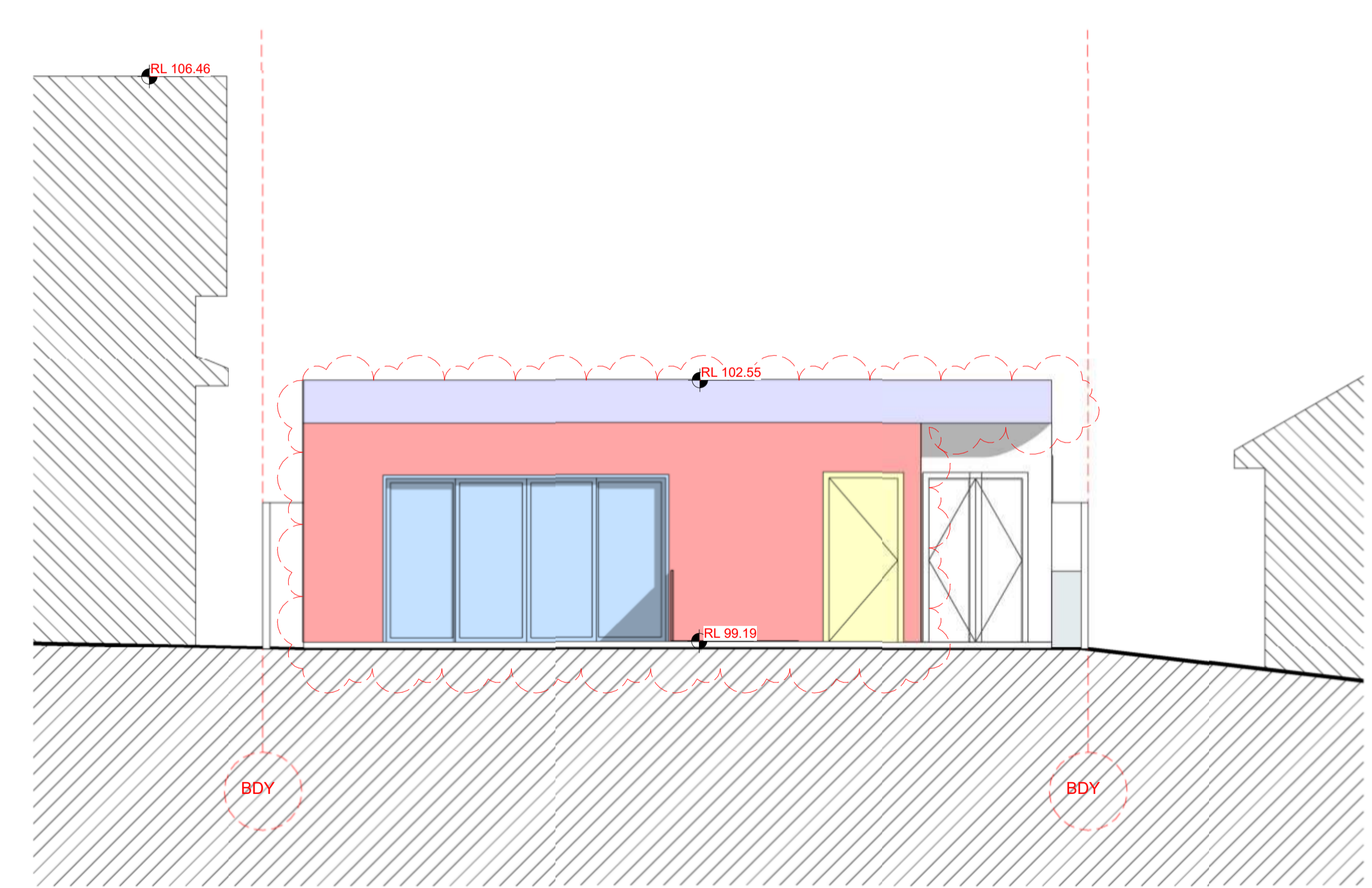
- LIST OF MODIFICATIONS**
- EXTENDED LIVING ROOM TO GROUND FLOOR AND LEVEL ONE
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 - ALTERED ROOF CABANA AND FORMER STORAGE



1 EAST ELEVATION
1 : 50



2 WEST ELEVATION
1 : 50



3 WEST ELEVATION.
1 : 50



Member
Australian Institute of Architects
Nominated Architect:
Joseph Panetta
NSW Architects Registration
Board No: 9905

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|----------|------------|-------------------------------|--------|-----------|--|
| ISSUE | DATE | DESCRIPTION | AUTHOR | ISSUED BY | |
| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |

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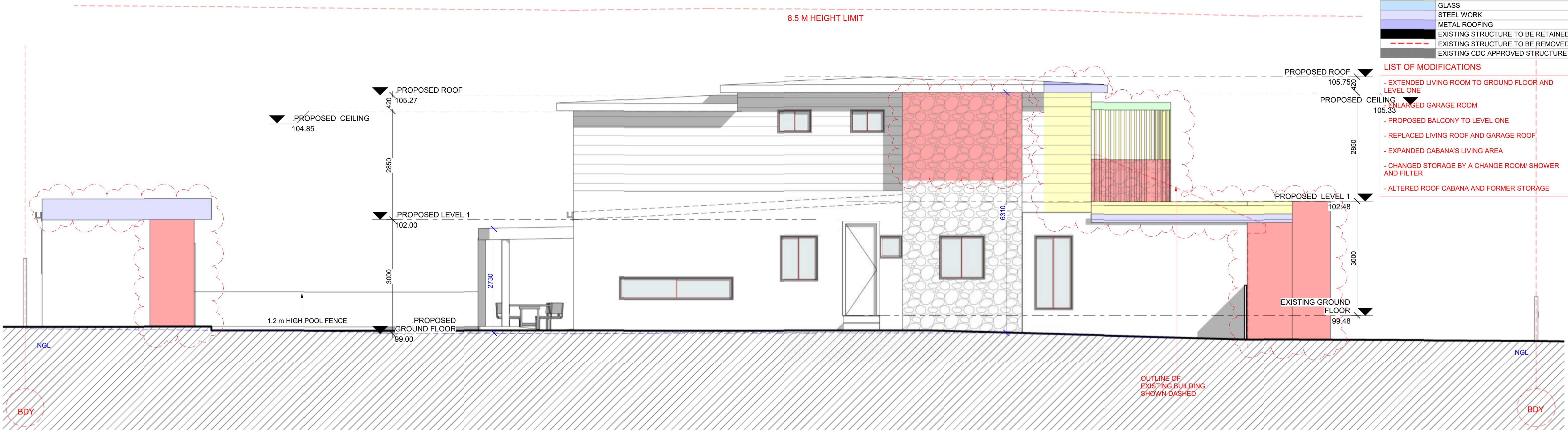
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ELEVATIONS
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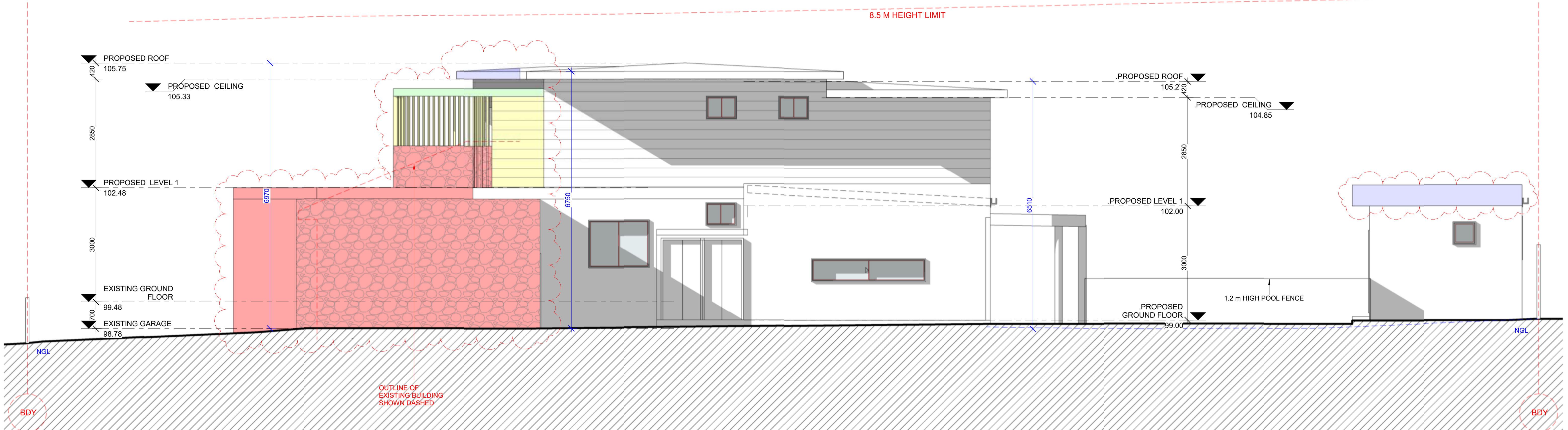
| | | | |
|--------------------------------|--------------------------------------|-----------------|--------------|
| DEVELOPMENT APPLICATION | | SCALE @ A1: | As indicated |
| ALTERATIONS + ADDITIONS | | SCALE @ A3: | 1 : 100 |
| CLIENT: | MR R. AND MRS C.HON | DRAWN BY: | F.H |
| ADDRESS: | 9 BLANDFORD STREET, COLLAROY PLATEAU | CHECKED BY: | J.P |
| | | PROJECT NUMBER: | 22 337 |
| | | DATE: | 14-02-25 |
| | | SHEET NUMBER: | A106 |

| MATERIAL LEGEND | |
|-----------------|-----------------------------------|
| COLOR | MATERIAL TYPE |
| Green | CONCRETE |
| Red | BRICK |
| Yellow | TIMBER |
| Blue | GLASS |
| Light Blue | STEEL WORK |
| Dark Blue | METAL ROOFING |
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1 NORTH ELEVATION
1 : 50



2 SOUTH ELEVATION
1 : 50

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| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |

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ELEVATIONS
PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION
ALTERATIONS + ADDITIONS

CLIENT:
MR R. AND MRS C.HON

ADDRESS:
9 BLANDFORD STREET, COLLARROY PLATEAU

| | |
|-----------------|---------------|
| SCALE @ A1: | As indicated |
| SCALE @ A3: | 1 : 100 |
| DRAWN BY: | DATE: |
| F.H | 14-02-25 |
| CHECKED BY: | SHEET NUMBER: |
| J.P | |
| PROJECT NUMBER: | |
| 22 337 | A107 |

| MATERIAL LEGEND | |
|-----------------|-----------------------------------|
| COLOR | MATERIAL TYPE |
| Green | CONCRETE |
| Red | BRICK |
| Yellow | TIMBER |
| Blue | GLASS |
| Light Blue | STEEL WORK |
| Dark Blue | METAL ROOFING |
| Black | EXISTING STRUCTURE TO BE RETAINED |
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| Black Dashed | EXISTING CDC APPROVED STRUCTURE |

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Joseph Panetta
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Board No: 9505

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|----------|------------|-------------------------------|--------|-----------|--|
| ISSUE | DATE | DESCRIPTION | AUTHOR | ISSUED BY | |
| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |

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SECTION

PRELIMINARY

NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

ALTERATIONS + ADDITIONS

CLIENT:
MR R. AND MRS C.HON

ADDRESS:
9 BLANDFORD STREET, COLLARROY PLATEAU

SCALE @ A1: As indicated
SCALE @ A3: 1 : 100

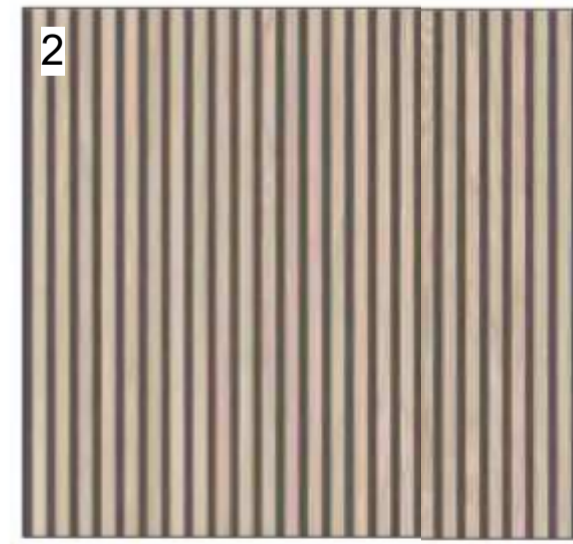
DRAWN BY: **F.H** DATE: **14-02-25**

CHECKED BY: **J.P** SHEET NUMBER:

PROJECT NUMBER: **22 337** **A108**



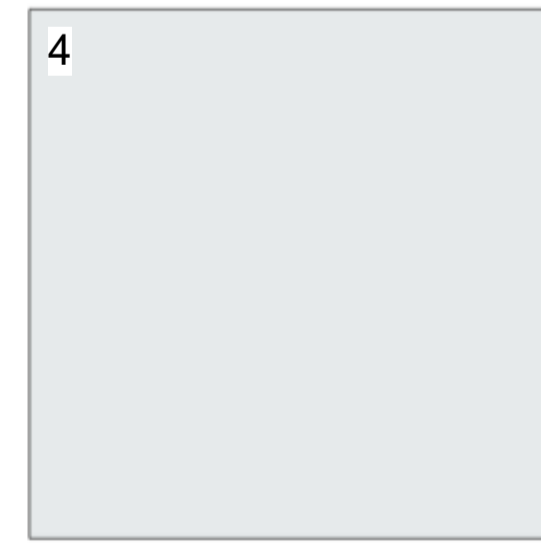
AREA: EXISTING WALLS
FINISH: DULUX PAINT



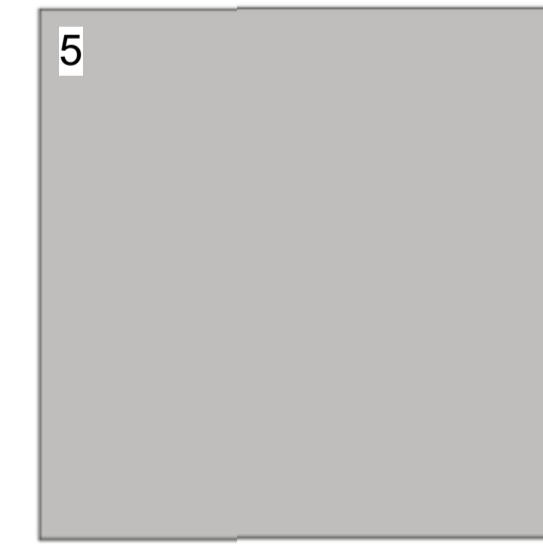
AREA: GARAGE DOOR / SCREENING
FINISH: TIMBER PANELLING / BATTENS
DETAIL: TBC



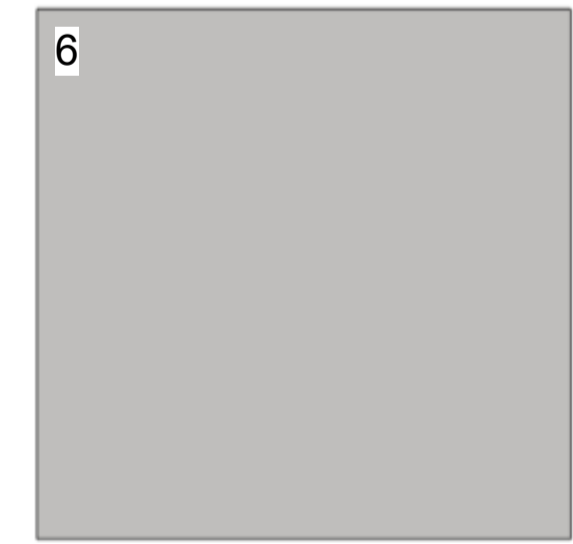
AREA: METAL WORK
FINISH: POWDERCOATED ALUMINIUM
DETAIL: COLORBOND "IRONSTONE"



AREA: LIGHTWEIGHT WALLS
FINISH: CFC SHEETING TO BE RENDERED AND PAINTED
DETAIL: DULUX "LEXICON"



AREA: AWNING / FRAMEWORK / DOORS AND WINDOWS FRAMES
FINISH: POWDERCOATED ALUMINIUM
DETAIL: COLORBOND "SHALE GREY"



AREA: ROOF SHEETING
FINISH: PRE FINISHED METAL DECKING
DETAIL: COLORBOND "SHALE GREY"

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|----------|------------|-------------------------------|--------|-----------|--|
| ISSUE | DATE | DESCRIPTION | AUTHOR | ISSUED BY | |
| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |
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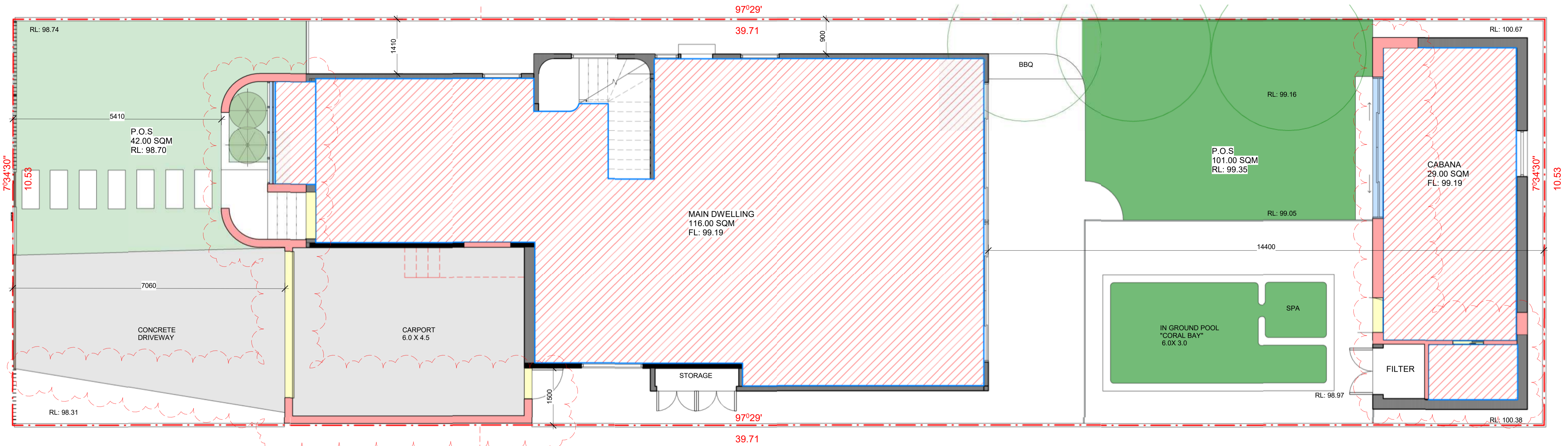
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MATERIALS + FINISHES
PRELIMINARY
NOT FOR CONSTRUCTION

| DEVELOPMENT APPLICATION | |
|-------------------------|--------------------------------------|
| ALTERATIONS + ADDITIONS | |
| CLIENT: | MR R. AND MRS C.HON |
| ADDRESS: | 9 BLANDFORD STREET, COLLAROY PLATEAU |

| | |
|-----------------|----------|
| SCALE @ A1: | |
| SCALE @ A3: | |
| DRAWN BY: | F.H |
| DATE: | 14-02-25 |
| CHECKED BY: | J.P |
| SHEET NUMBER: | |
| PROJECT NUMBER: | 22 337 |
| | A109 |



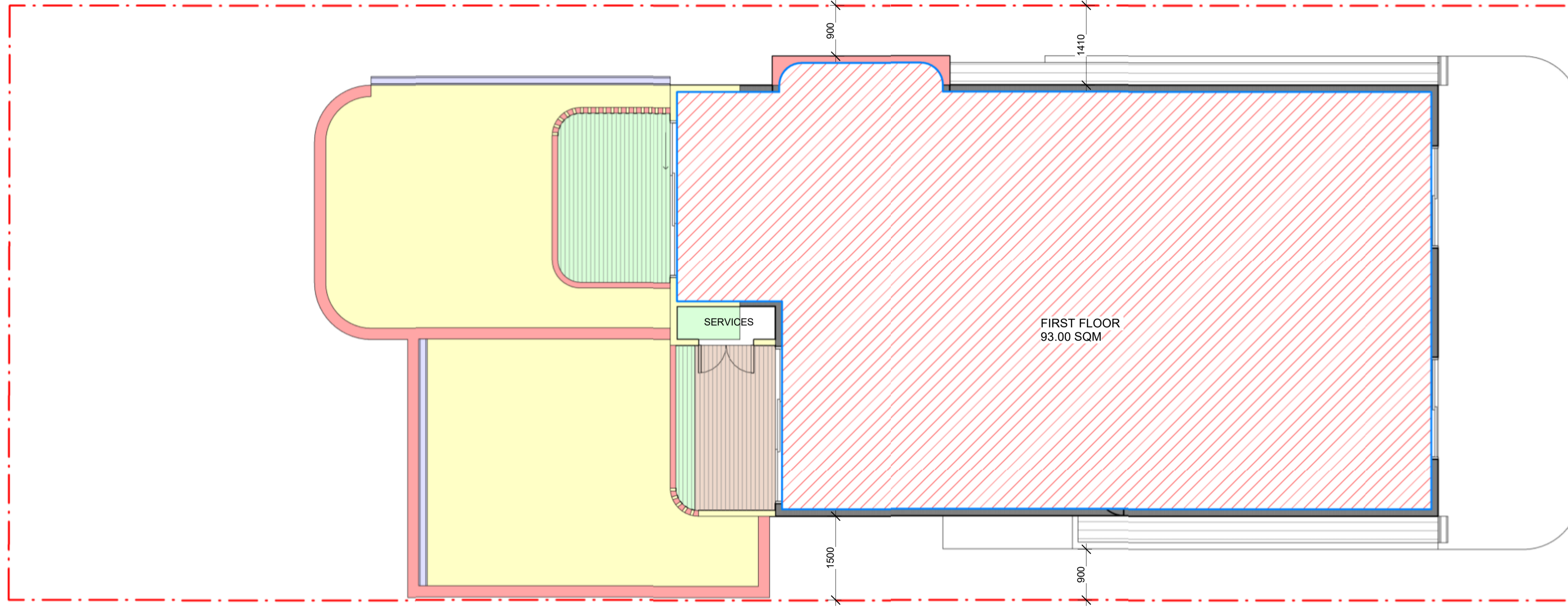
1 CALCULATION GROUND FLOOR
1 : 50

LEGEND:

- REAR LANDSCAPE
- FRONT LANDSCAPE
- GFA LANDSCAPE
- BUILDING AREA
- FRONT BUILDING LINE

MATERIAL LEGEND

| COLOR | MATERIAL TYPE |
|------------|-----------------------------------|
| Green | CONCRETE |
| Red | BRICK |
| Yellow | TIMBER |
| Blue | GLASS |
| Light Blue | STEEL WORK |
| Black | METAL ROOFING |
| Grey | EXISTING STRUCTURE TO BE RETAINED |
| Red Dashed | EXISTING STRUCTURE TO BE REMOVED |



2 CALCULATION LEVEL 1
1 : 50

CALCULATION

| | SITE CALCULATION | | | |
|---------------------------------|------------------|-----------------|---------------------|--------|
| | APPROVED | PROPOSED | REQUIRED | COMPLY |
| SITE AREA | 418.15 SQM | | | |
| GROUND FLOOR | 128.50 SQM | 145.00 SQM | | |
| FIRST FLOOR | 87.50 SQM | 93.00 SQM | | |
| TOTAL GFA | 216.00 SQM | 238.00 SQM | 254.50 SQM | YES |
| SETBACK FRONT GROUND (EXISTING) | 7.60 m | 5.40 m | | YES |
| SETBACK FRONT FIRST | 12.1 m | | 12.1 m | YES |
| SETBACK SIDE (EXISTING) | 1.50 m | | 0.90 | YES |
| SETBACK SIDE FIRST | 1.50 m | | 1.48 | YES |
| SETBACK REAR GROUND (EXISTING) | 15.9 m | | | YES |
| SETBACK REAR FIRST | 14.1 m | | | YES |
| MAXIMUM HEIGHT | 7.2 m | | 8.5 m | YES |
| FRONT LANDSCAPE | 56.00 SQM | 34.40 SQM | 15.70 SQM | YES |
| REAR LANDSCAPE | 48.50 SQM | 50.50 SQM | 48.50 SQM | YES |
| TOTAL LANDSCAPE | 109.00 SQM (26%) | 84.90 SQM (20%) | 15% LOT = 62.70 SQM | YES |

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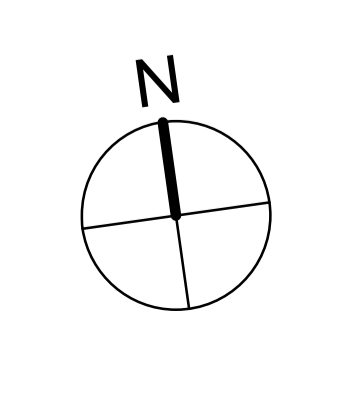
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| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |

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CALCULATION
PRELIMINARY
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DEVELOPMENT APPLICATION
ALTERATIONS + ADDITIONS

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9 BLANDFORD STREET, COLLAROY PLATEAU

SCALE @ A1: As indicated
SCALE @ A3: 1 : 100

DRAWN BY: F.H DATE: 14-02-25
CHECKED BY: J.P SHEET NUMBER:
PROJECT NUMBER: 22 337
A110



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| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |
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3D PERSPECTIVE
PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT:
 MR R. AND MRS C.HON
 ADDRESS:
 9 BLANDFORD STREET, COLLAROY PLATEAU

DEVELOPMENT APPLICATION
ALTERATIONS + ADDITIONS

| | |
|-----------------|----------|
| SCALE @ A1: | 1 : 200 |
| SCALE @ A3: | 1 : 200 |
| DRAWN BY: | F.A |
| CHECKED BY: | J.P |
| PROJECT NUMBER: | 22 337 |
| DATE: | 14-02-25 |
| SHEET NUMBER: | A111 |



| REVISION | | | | | |
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| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |
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3D PERSPECTIVE
PRELIMINARY
NOT FOR CONSTRUCTION

| DEVELOPMENT APPLICATION | |
|-------------------------|--------------------------------------|
| ALTERATIONS + ADDITIONS | |
| CLIENT: | MR R. AND MRS C.HON |
| ADDRESS: | 9 BLANDFORD STREET, COLLAROY PLATEAU |

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| SCALE @ A1: | |
| SCALE @ A3: | |
| DRAWN BY: | F.A |
| DATE: | 14-02-25 |
| CHECKED BY: | J.P |
| SHEET NUMBER: | A112 |
| PROJECT NUMBER: | 22 337 |



| REVISION | | | | | |
|----------|------------|-------------------------------|--------|-----------|--|
| ISSUE | DATE | DESCRIPTION | AUTHOR | ISSUED BY | |
| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |
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3D PERSPECTIVE

PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT:
 MR R. AND MRS C.HON
 ADDRESS:
 9 BLANDFORD STREET, COLLAROY PLATEAU

DEVELOPMENT APPLICATION
ALTERATIONS + ADDITIONS

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|-----------------|---------------|
| SCALE @ A1: | DATE: |
| SCALE @ A3: | F.A 14-02-25 |
| DRAWN BY: | CHECKED BY: |
| J.P | J.P |
| PROJECT NUMBER: | SHEET NUMBER: |
| 22 337 | A113 |



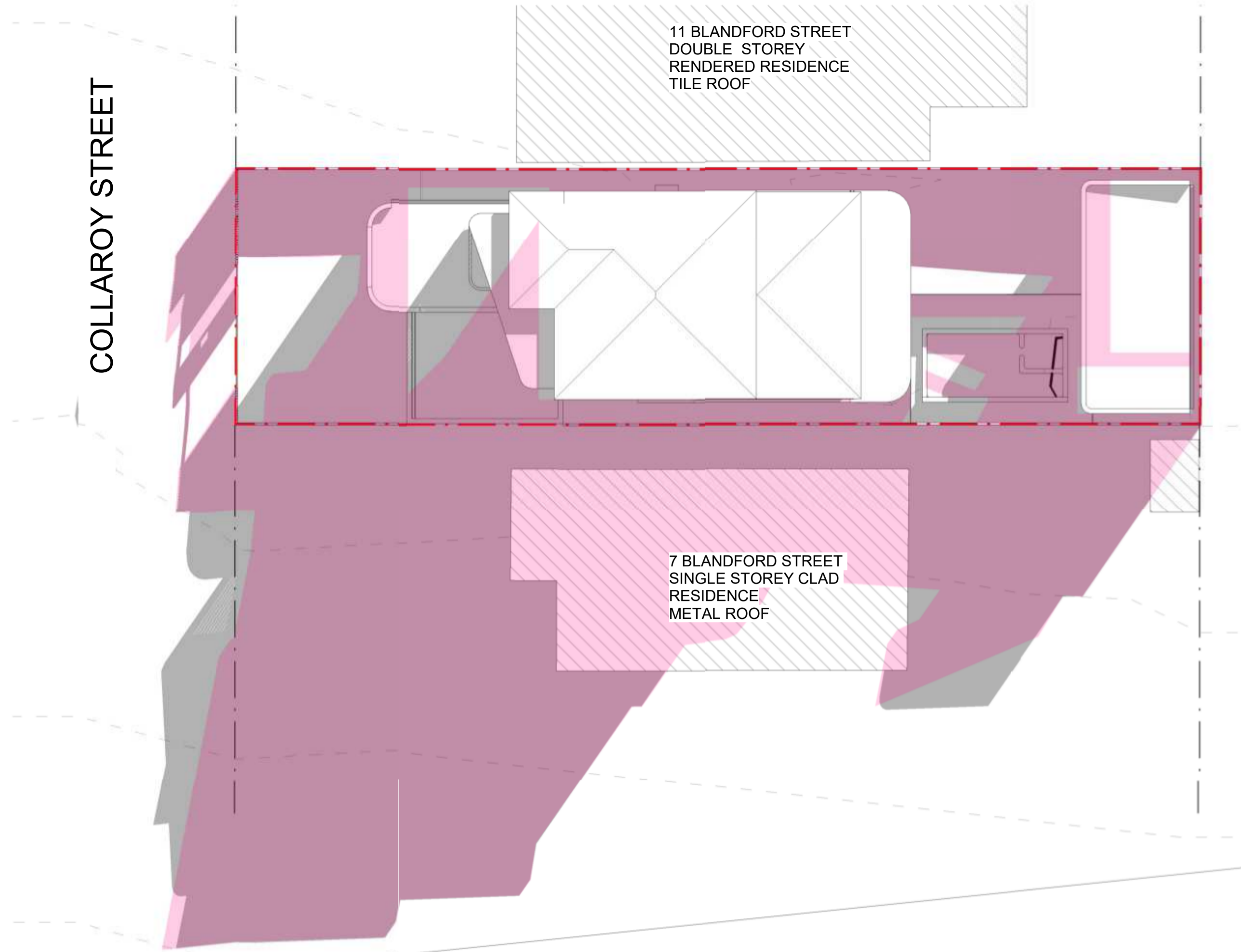
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|----------|------------|-------------------------------|--------|-----------|--|
| ISSUE | DATE | DESCRIPTION | AUTHOR | ISSUED BY | |
| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |
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3D PERSPECTIVE
PRELIMINARY
NOT FOR CONSTRUCTION

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|--------------------------------|--------------------------------------|
| DEVELOPMENT APPLICATION | |
| ALTERATIONS + ADDITIONS | |
| CLIENT: | MR R. AND MRS C.HON |
| ADDRESS: | 9 BLANDFORD STREET, COLLAROY PLATEAU |

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|-----------------|----------|
| SCALE @ A1: | |
| SCALE @ A3: | |
| DRAWN BY: | F.A |
| CHECKED BY: | J.P |
| PROJECT NUMBER: | 22 337 |
| DATE: | 14-02-25 |
| SHEET NUMBER: | A114 |

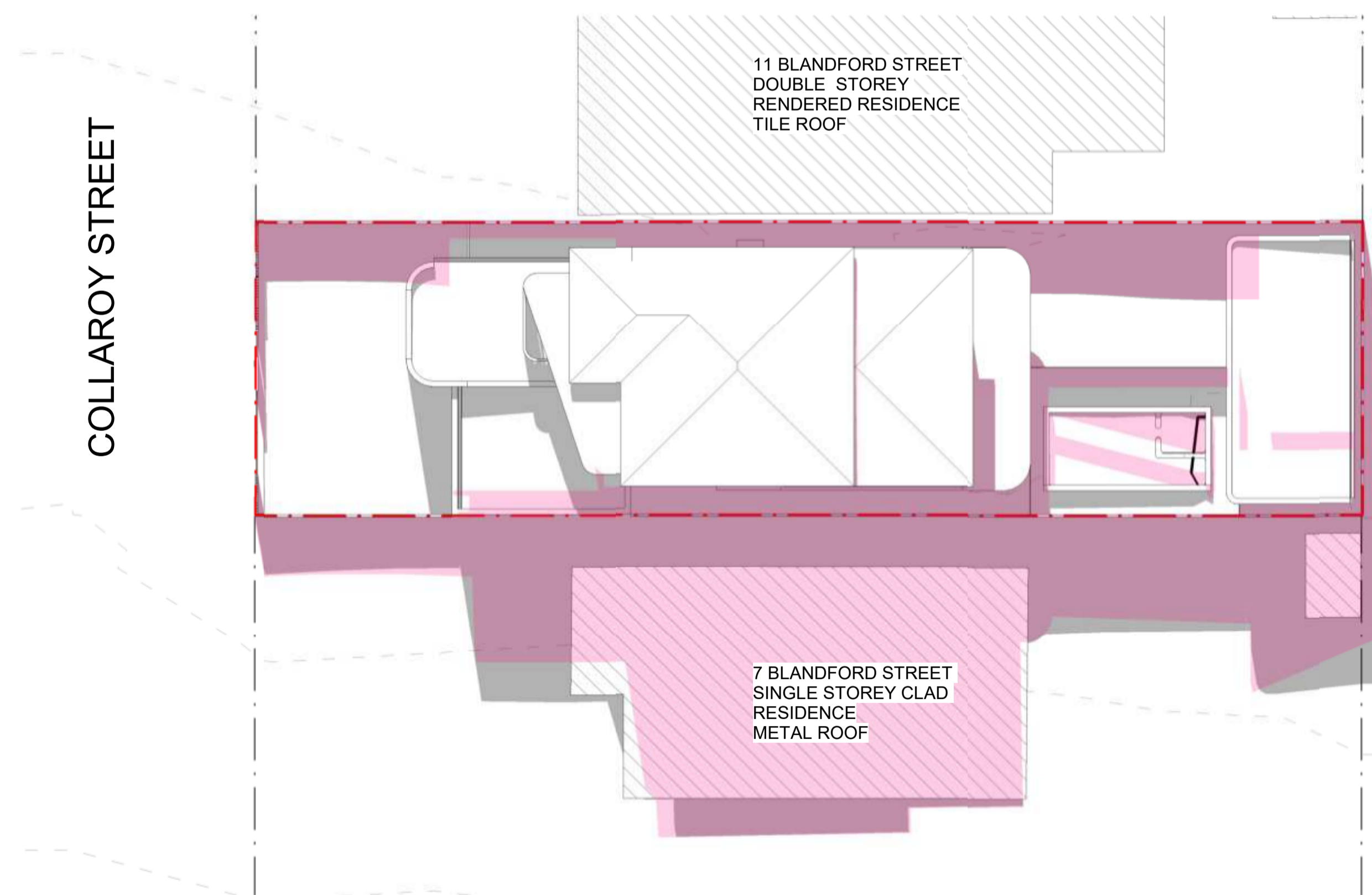


LEGEND:

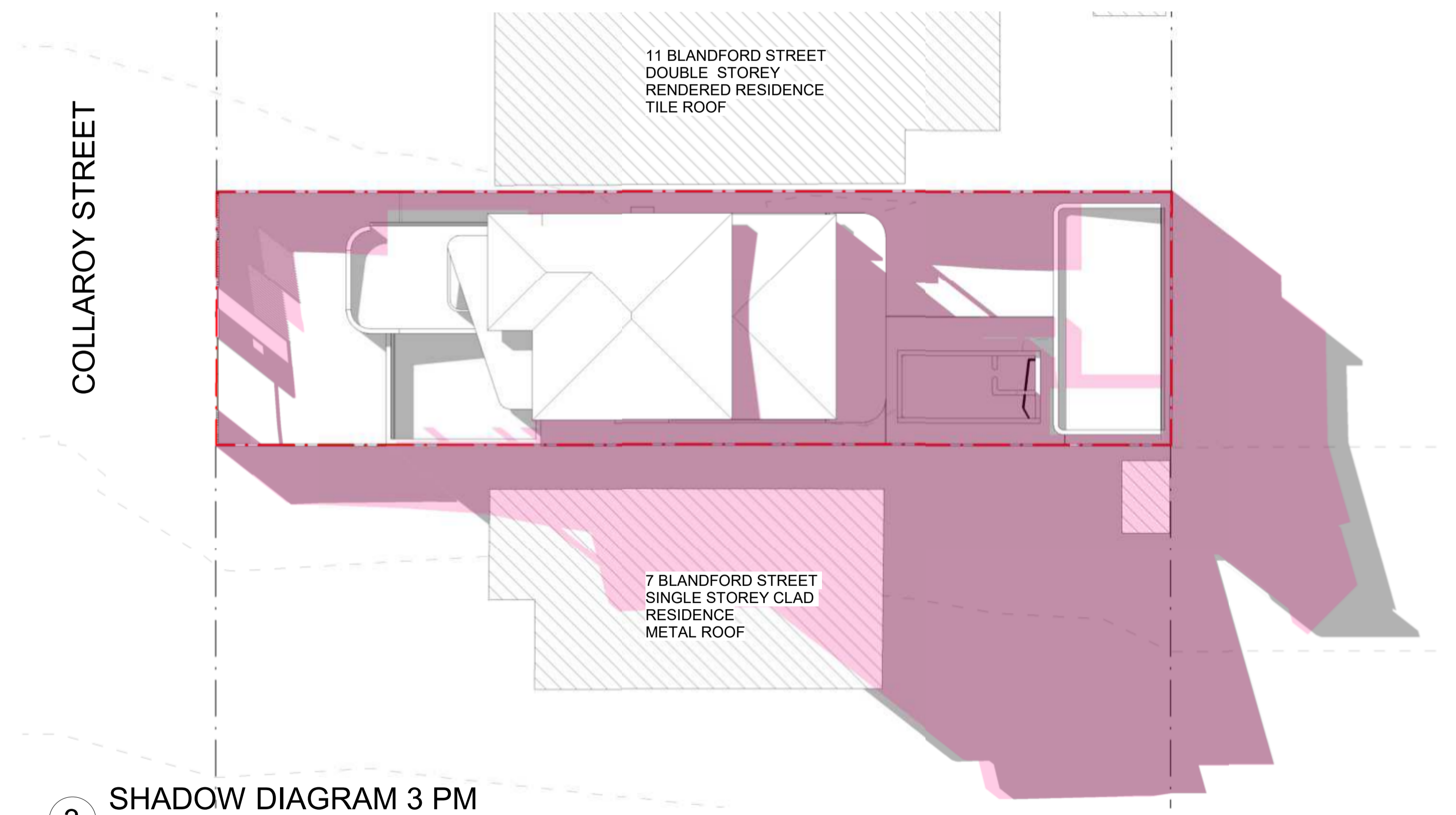
EXISTING SHADOW

PROPOSED SHADOW

1 SHADOW DIAGRAM 9 AM
1 : 150



2 SHADOW DIAGRAM 12 PM
1 : 150



3 SHADOW DIAGRAM 3 PM
1 : 150

| REVISION | | | | | |
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| ISSUE | DATE | DESCRIPTION | AUTHOR | ISSUED BY | |
| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |
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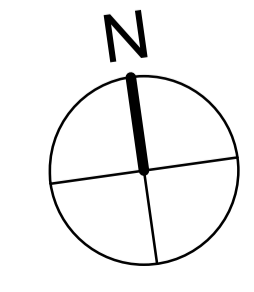
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SHADOW DIAGRAM

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DEVELOPMENT APPLICATION

ALTERATIONS + ADDITIONS

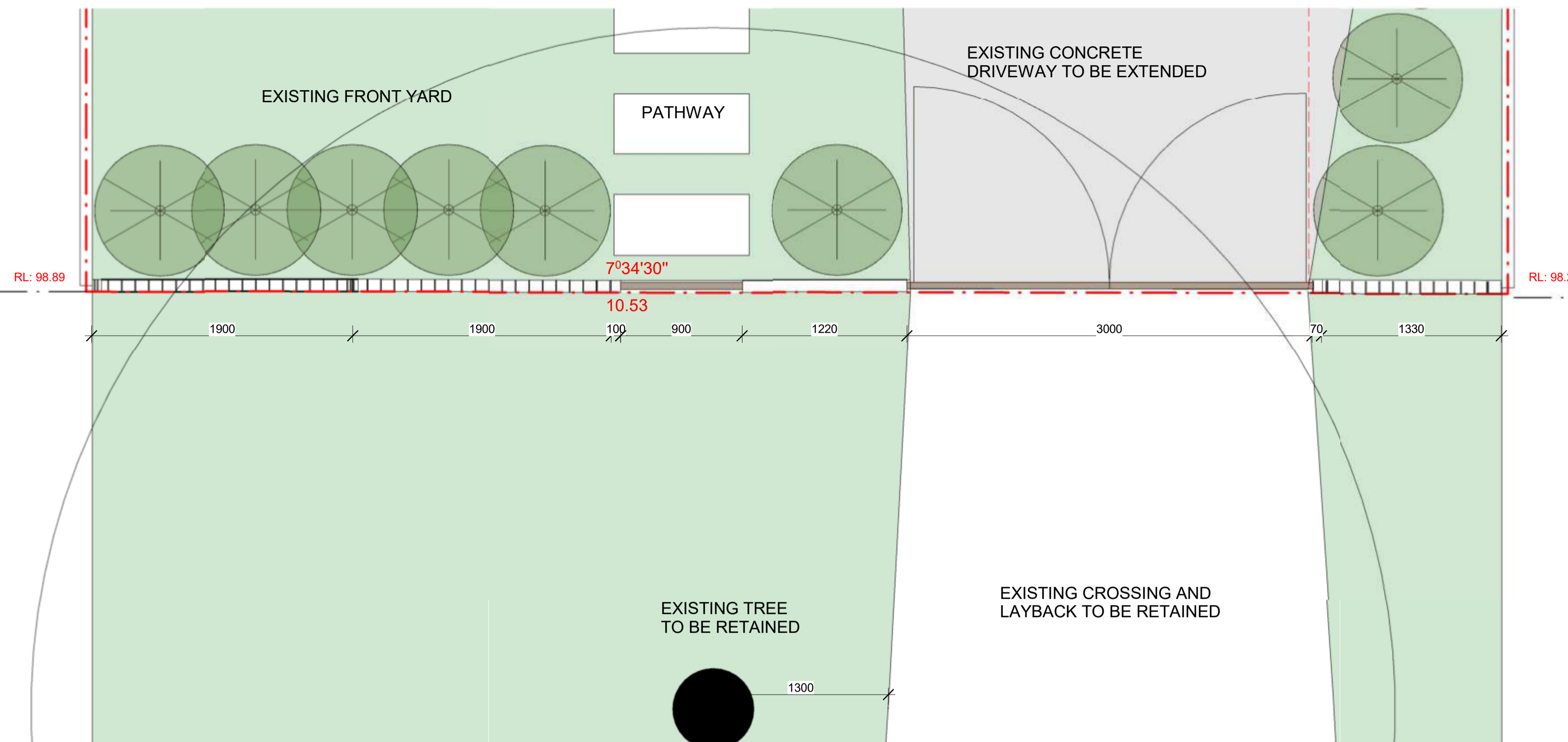
CLIENT:
MR R. AND MRS C.HON

ADDRESS:
9 BLANDFORD STREET, COLLAROY PLATEAU

| | |
|-----------------|----------|
| SCALE @ A1: | 1 : 150 |
| SCALE @ A3: | 1 : 300 |
| DRAWN BY: | F.H |
| DATE: | 14-02-25 |
| CHECKED BY: | J.P |
| SHEET NUMBER: | A115 |
| PROJECT NUMBER: | 22 337 |

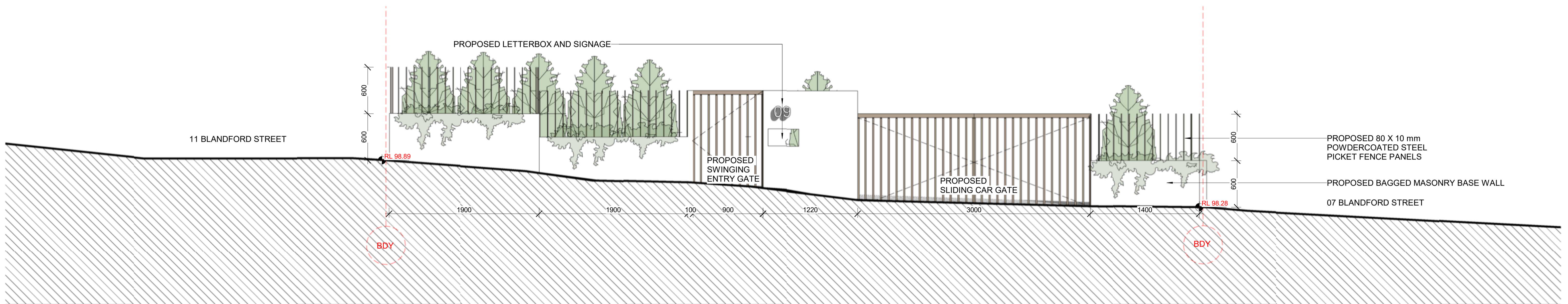
11 BLANDFORD STREET

07 BLANDFORD STREET



BLANDFORD STREET

FRONT FENCE DETAIL
PLAN 1:25



FRONT FENCE DETAIL
ELEVATION 1:25

| REVISION | | | | | |
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| A | 05-02-2024 | DEVELOPMENT APPLICATION ISSUE | F.H | J.P | |
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**FRONT FENCE
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| DEVELOPMENT APPLICATION ALTERATIONS + ADDITIONS | |
|----------------------------------------------------|---------------------------------------------------|
| CLIENT: MR R. AND MRS C.HON | ADDRESS: 9 BLANDFORD STREET, COLLARROY PLATEAU |

| | |
|-----------------|----------|
| SCALE @ A1: | 1 : 25 |
| SCALE @ A3: | 1 : 50 |
| DRAWN BY: | F.H |
| CHECKED BY: | J.P |
| PROJECT NUMBER: | 22 337 |
| DATE: | 14-02-25 |
| SHEET NUMBER: | A116 |