

PROPOSED NEW DWELLING

AT

84 HILMA STREET

COLLARROY PLATEAU

FOR

Mr. R. & Mrs. D. ARENA

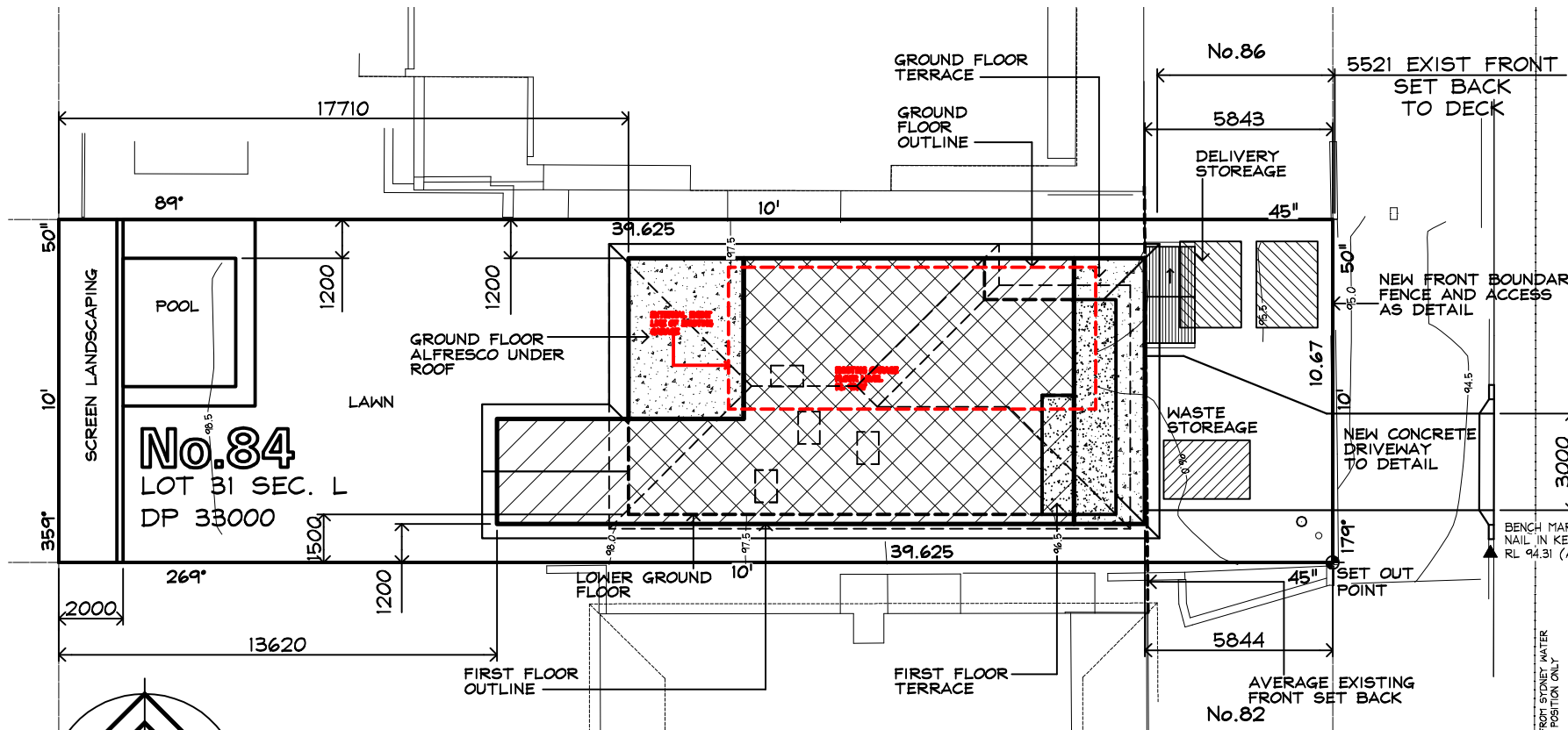
DEVELOPEMENT
APPLICATION ISSUE

OCTOBER 2024



H&C DESIGN PTY. LTD.





- NOTES:-**
1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT.
 2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
 3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
 4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
 5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
 6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
 7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
 8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
 9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
 10. ALL PAINTING TO OWNERS REQUIREMENTS.
 11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
 12. ALL GLAZING TO CODE AS1288
 13. ALL PEST TREATMENT TO CODE AS3660.1-2000
 14. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
 15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
 16. ALL TIMBER FRAMING TO CODE AS1684
 17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

BASIX REQUIREMENTS

NEW SHOWER HEAD MINIMUM RATING _____ 3 STAR RATING
 NEW TOILET MINIMUM RATING _____ 4 STAR RATING
 ALL NEW TAP FITTINGS MINIMUM RATING _____ 4 STAR RATING
 HOT WATER SERVICE TO BE GAS INSTANTANEOUS WITH A PERFORMANCE OF 5.5 STARS OR BETTER.
 COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A 1-PHASE DUCTED AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.5 OR BETTER. THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.
 HEATING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A 1-PHASE DUCTED AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.5 OR BETTER. THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.
 FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED
 GAS COOKER WITH ELECTRIC OVEN.
 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 "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:
 TO AT LEAST 2 OF THE BEDROOMS / STUDY AND TO ALL BATHROOMS/TOILETS THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 18 KILOLITRES. THE SWIMMING POOL MUST INCORPORATE SOLAR (ELECTRIC BOOSTED) HEATING SYSTEM. THE APPLICANT MUST INSTALL A TIMER FOR THE SWIMMING POOL PUMP. THE PUMP WITH A HIGH ENERGY RATING: SINGLE SPEED.
 ROOF COLOUR _____ MEDIUM
 FOIL + R1.3 INSULATION BLANKET UNDER METAL ROOF SHEETING (ANTICON OR EQUIVALENT)
 R3.0 INSULATION TO ENTRY CEILING WITH TERRACE OVER
 R3.0 INSULATION TO ALL GROUND FLOOR CEILINGS WITH ROOF OR BALCONY ABOVE
 R3.0 INSULATION TO RAKED CEILING IN BED 1
 R7.0 INSULATION TO OTHER 1st. FLOOR CEILINGS EXCEPT FOR R3.0 EDGE BATTS. DOWNLIGHTS WHICH PENETRATE THE CEILING TO BE SEALED & RATED TO BE COVERED WITH INSULATION. SEALED EXHAUST FANS.
 FRAMED EXTERNAL WALLS TO HAVE R2.7 INSULATION BATTS.
 R1.0 INSULATION TO EXTERNAL WALLS TO THE ENTRY FOYER & STAIR.
 R1.0 INSULATION TO THE INTERNAL WALLS BETWEEN THE GARAGE & THE ENTRY FOYER & STAIR
 R2.5 INSULATION TO INTERNAL WALLS ADJACENT TO THE POWDER ROOM, LAUNDRY, LIFT, PANTRY & ROOF SPACES
 R2.0 INSULATION UNDER SLABS ON GROUND EXCEPT THE GARAGE.
 R2.0 INSULATION UNDER FLOOR WITH BASEMENT GARAGE BENEATH.
 R2.5 INSULATION UNDER FLOORS WITH OPEN AIR BENEATH.
 50mm POLYSTYRENE INSULATION TO GARAGE DOOR
 DOOR DI TO HAVE SPECS Uw 3.0 OR LESS & SHGCw 0.48 +/-5% (TIMBER FRAME, DOUBLE GLAZED, AIR FILL, CLEAR/CLEAR GLASS)
 SIDELIGHTS TO DOOR DI TO HAVE SPECS Uw 3.0 OR LESS & SHGCw 0.56+ +/-5% (TIMBER FRAME, DOUBLE GLAZED, AIR FILL, CLEAR/CLEAR GLASS)
 SLIDING WINDOWS TO BE AWS-003-086 RESIDENTIAL SERIES 502/504 WITH SPECS Uw 3.3 & SHGCw 0.51
 OTHER FIXED WINDOWS TO BE AWS-069-303 RESIDENTIAL SERIES 517 WITH SPECS Uw 2.52 & SHGCw 0.54
 OTHER GLAZED HINGED DOOR TO BE AWS-019-030 RESIDENTIAL SERIES 549 WITH SPECS Uw 3.4 & SHGCw 0.48
 LOUVRE WINDOWS TO BE BREEZEWAY BRZ-003-013 WITH SPECS Uw 4.3 & SHGCw 0.57
 AWNING WINDOWS TO BE AWS-010-320 RESIDENTIAL SERIES 517 WITH SPECS Uw 3.8 & SHGCw 0.45
 GLAZED SLIDING DOORS TO BE AWS-036-304 DESIGNER SERIES 618 WITH SPECS Uw 2.98 & SHGCw 0.48
 SKYLIGHTS ARE GENERIC DOUBLE GLAZED OPAL
 AT LEAST 7 MIN. 1500mm DIAMETER CEILING FANS: 3x TO MAIN KITCHEN/DINING/LIVING ROOM, 1x SITTING ROOM, 1 EACH BEDROOM.
 3000 LITRE MINIMUM RAINWATER TANK COLLECTING WATER FROM 110sq.m. OF ROOF AND SUPPLYING ALL TOILETS, LAUNDRY AND OUT DOOR TAP LOCATED AT POOL.
 1.9kW MIN. PHOTOVOLTAIC SYSTEM INSTALLED ON THE NORTHERN ELEVATION.

SITE PLAN

GENERAL NOTES AND BCA COMPLIANCE

EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
 PERMIT RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
 FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. / AS2870
 AND ENGINEERS DETAILS
 MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
 TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A. AND AS1684
 GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
 SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
 STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
 BALUSTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
 NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
 VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
 ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
 ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
 FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740
 CLOTHES WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

ABOVE NOTES TO BE READ IN-CONJUNCTION WITH THE ARCHITECTURAL PLANS AND THE STRUCTURAL ENGINEERS DETAILS

SITE CRITERIA

No.84 HILMA STREET COLLAROY PLATEAU 2097 N.S.W.
 LOT 31 SEC. L DP 33000

SITE AREA	= 417.3 sq. m.	BY TITLE
	= 422.7 sq. m.	BY CALC.
EXISTING LANDSCAPED AREA < THAN 2.0m	= 43.4 sq. m.	(10.2 %)
EXISTING LANDSCAPED AREA > THAN 2.0m	= 123.9 sq. m.	(29.3 %)
EXISTING HARDSTAND AREA	= 255.4 sq. m.	(60.4 %)
EXISTING ROOF AREA	= 181.3 sq. m.	
POST LANDSCAPED AREA < THAN 2.0m	= 7.4 sq. m.	(1.7 %)
POST LANDSCAPED AREA > THAN 2.0m	= 185.0 sq. m.	(43.8 %)
INCLUDING POOL WATER SURFACE		
HARDSTAND POST DEVELOPEMENT	= 230.3 sq. m.	(54.5 %)
INCLUDING POOL COPING		
PROPOSED DRIVEWAY AREA	= 35.2 sq. m.	
PROPOSED LOWER GROUND FLOOR AREA	= 109.9 sq. m.	
PROPOSED GROUND FLOOR AREA	= 110.1 sq. m.	
PROPOSED GROUND FLOOR FRONT TERRACE AREA	= 18.2 sq. m.	
PROPOSED GROUND FLOOR REAR ALFRESCO AREA	= 17.9 sq. m.	
PROPOSED FIRST FLOOR AREA	= 103.2 sq. m.	
PROPOSED FIRST FLOOR FRONT TERRACE AREA	= 12.3 sq. m.	
PROPOSED TOTAL ROOF AREA	= 176.7 sq. m.	
PROPOSED POOL COPING AREA	= 9.8 sq. m.	
PROPOSED POOL WATER AREA	= 14.0 sq. m.	
PROPOSED POOL WATER VOLUME	= 18.0 Kilolitres	

2 CAR PARKING SPACES PROVIDED IN GARAGE

IF IN DOUBT ASK

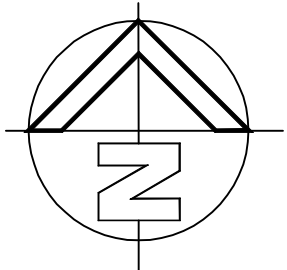
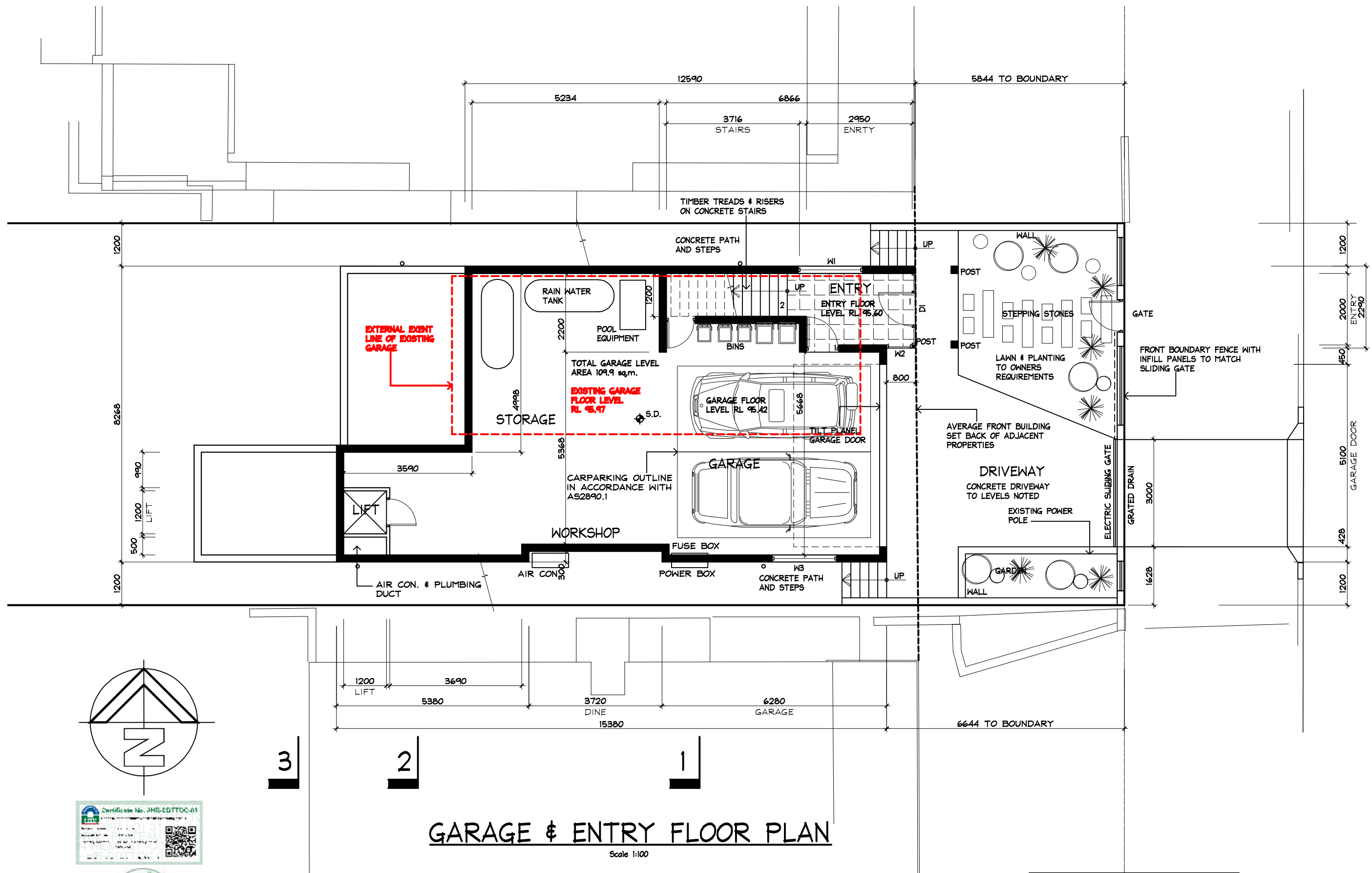
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Date OCT. 2024
 Drawn HENK.
 Scale 1:200
 Job No. 240801-01

NOTES:-
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Project **PROPOSED NEW DWELLING**
84 HILMA STREET COLLAROY PLATEAU
 FOR **Mr. R. & Mrs. D. ARENA**



GARAGE & ENTRY FLOOR PLAN
Scale 1:100

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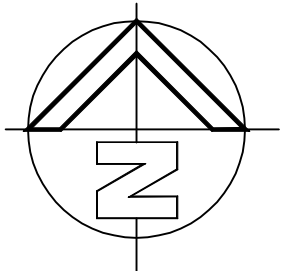
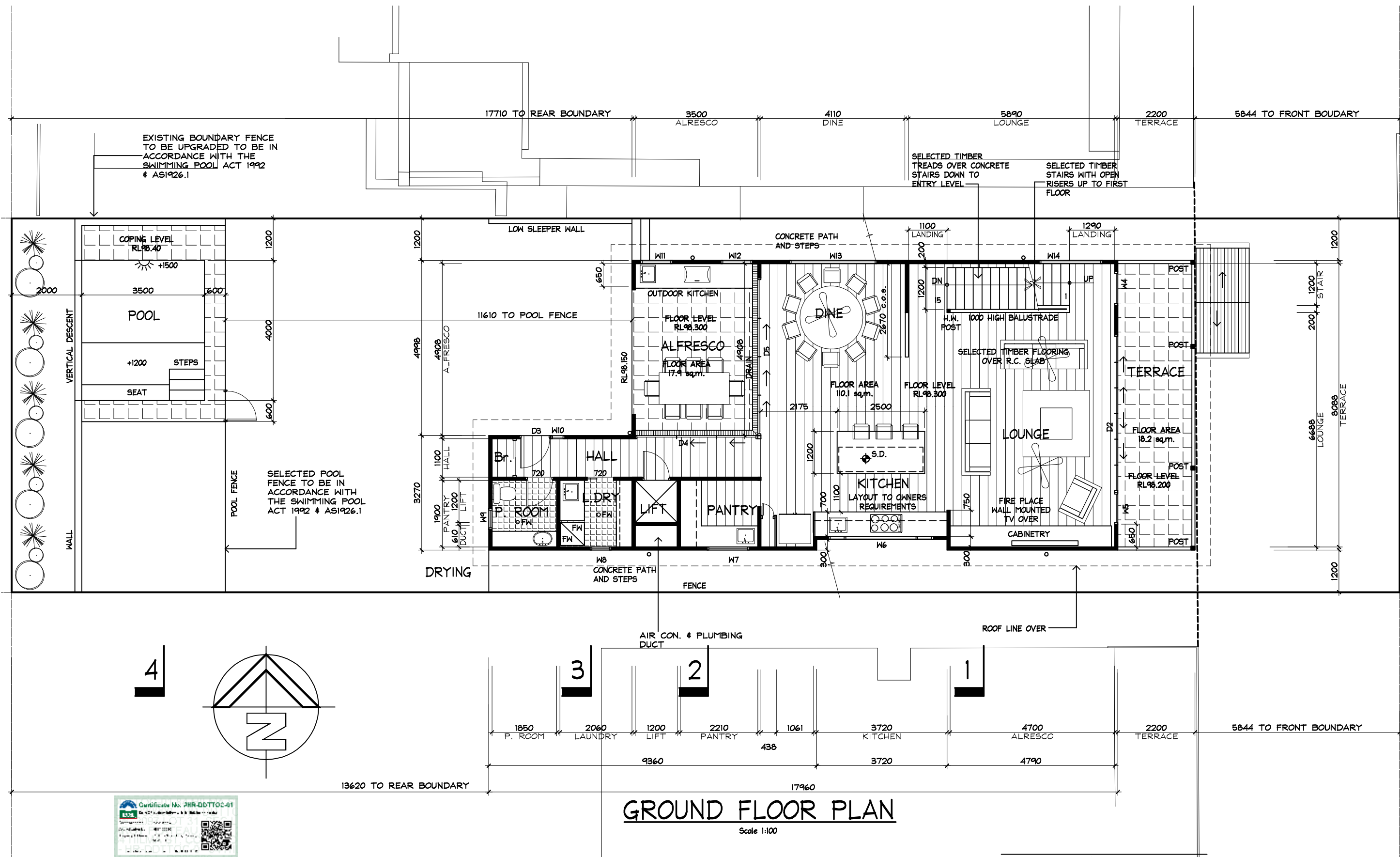
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GROUND FLOOR PLAN
Scale 1:100

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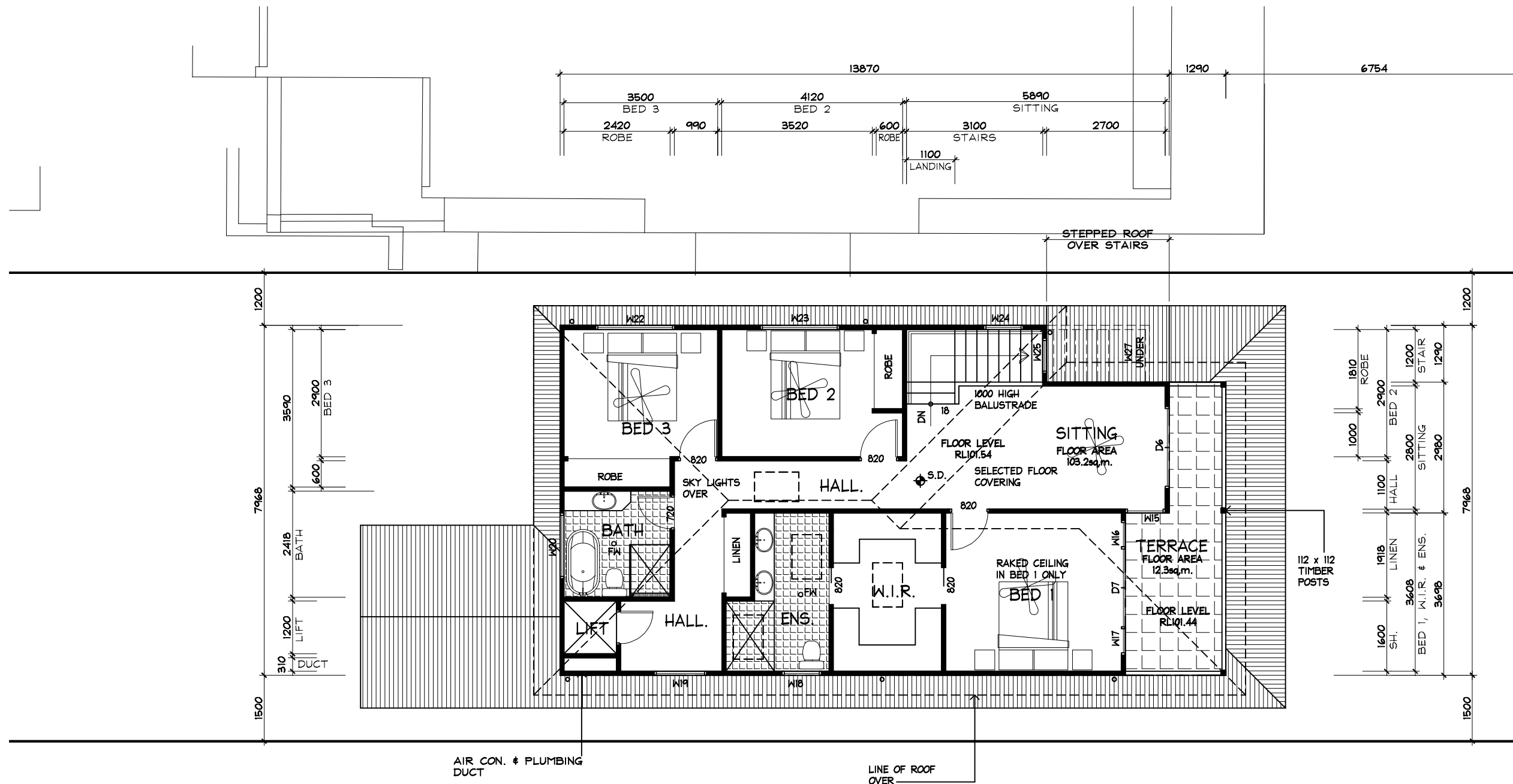
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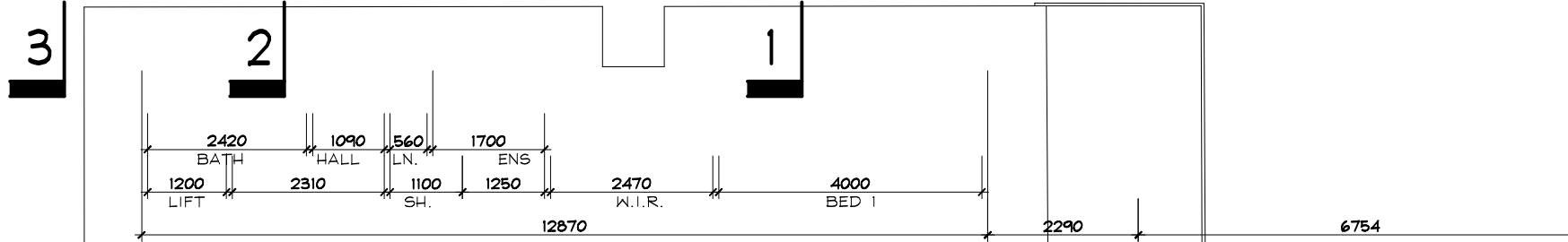
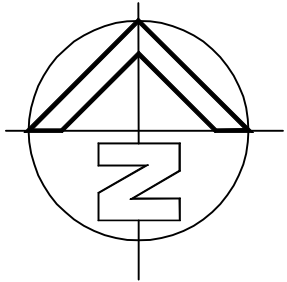
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AIR CON. & PLUMBING DUCT

LINE OF ROOF OVER



FIRST FLOOR PLAN

Scale 1:100

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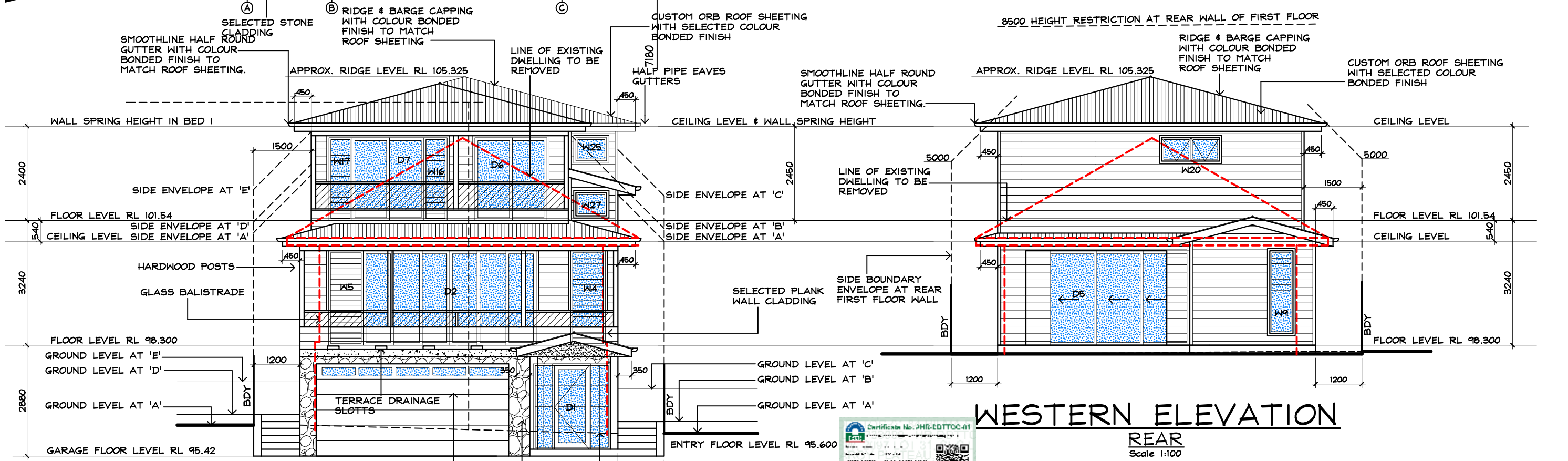
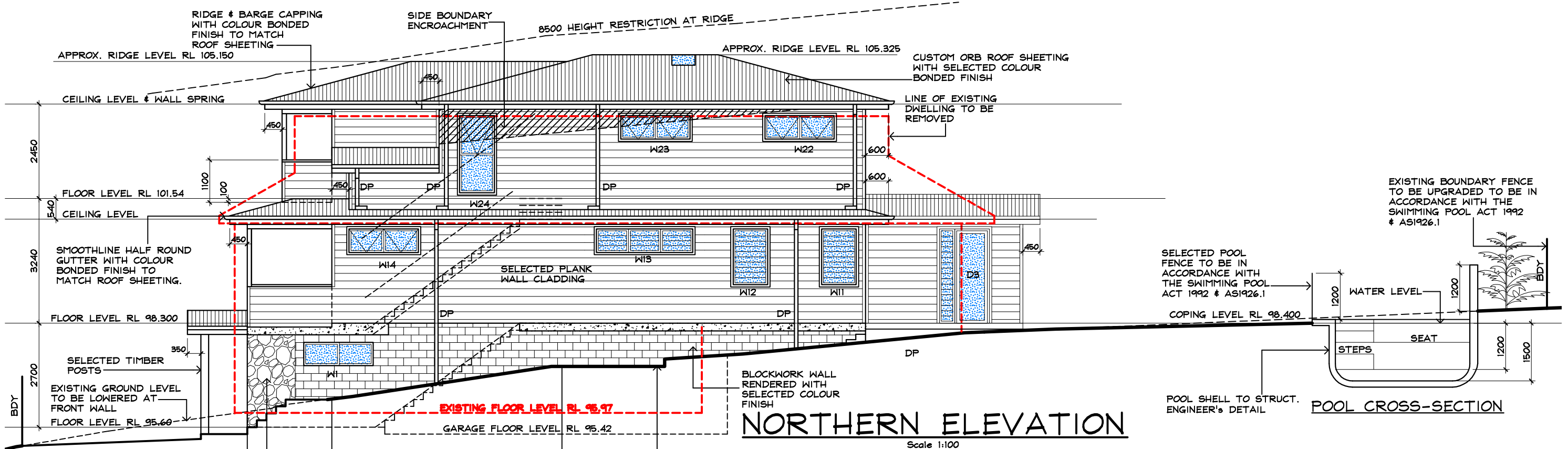
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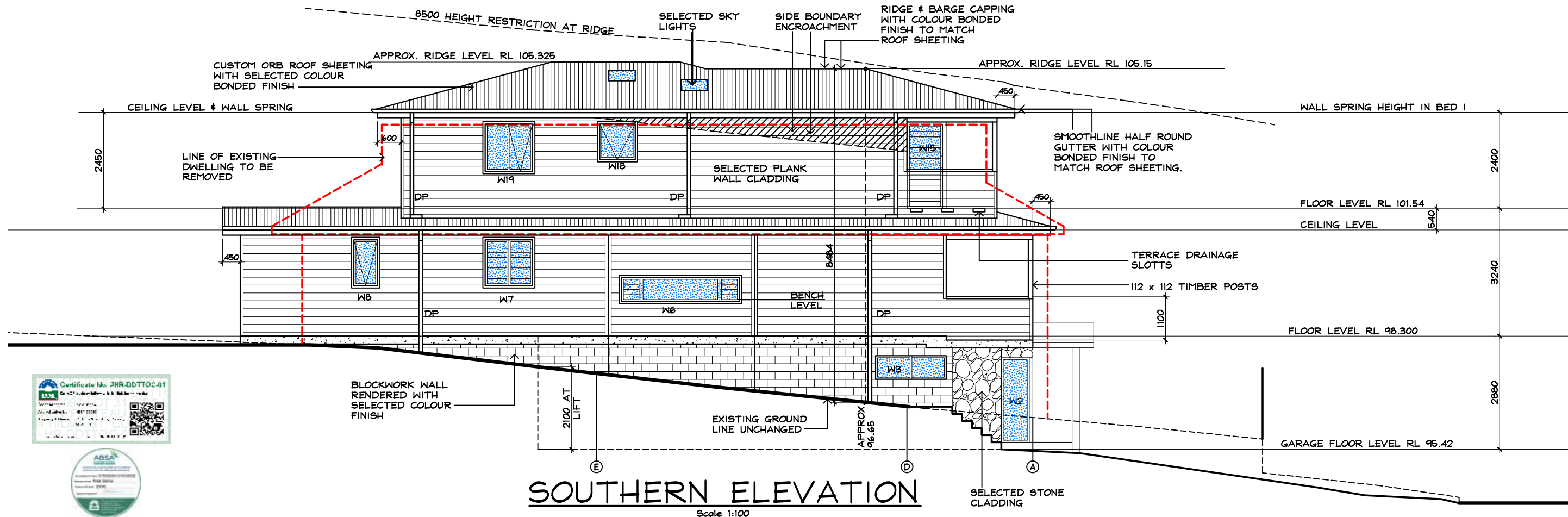
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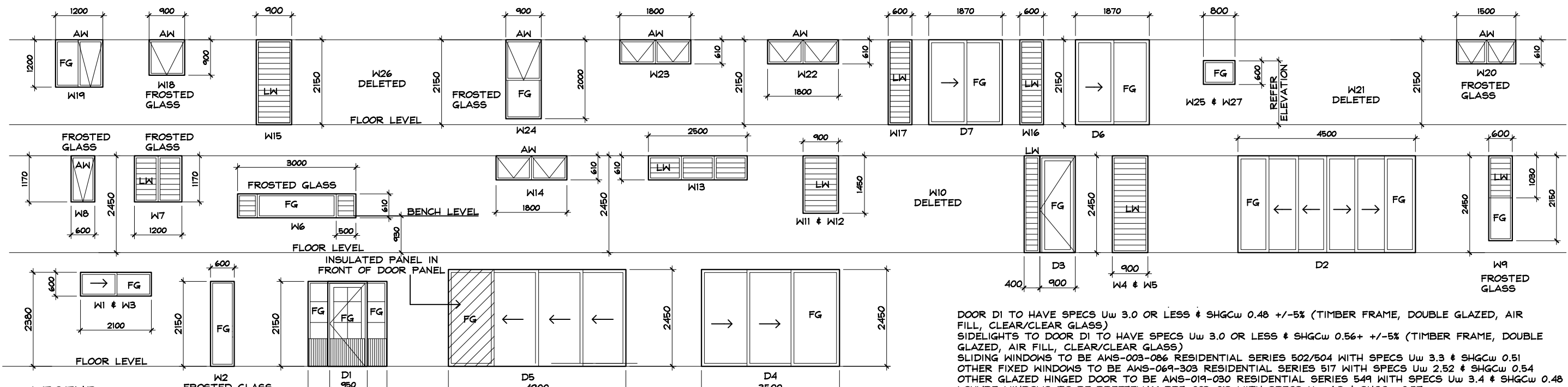
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SOUTHERN ELEVATION
Scale 1:100



DOOR D1 TO HAVE SPECS U_w 3.0 OR LESS & $SHGC_w$ 0.48 +/-5% (TIMBER FRAME, DOUBLE GLAZED, AIR FILL, CLEAR/CLEAR GLASS)
 SIDELIGHTS TO DOOR D1 TO HAVE SPECS U_w 3.0 OR LESS & $SHGC_w$ 0.56+ +/-5% (TIMBER FRAME, DOUBLE GLAZED, AIR FILL, CLEAR/CLEAR GLASS)
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LEGEND
 FG..... FIXED GLASS
 LW..... LOUVRED WINDOW
 AW..... AWNING WINDOW
 OG..... FROSTED GLASS
 →..... SLIDE DIRECTION

TIMBER FRAMED ASSEMBLY WITH TIMBER BOTTOM PANELS FROSTED GLASS

WINDOW & DOOR SCHEDULE

NOTE:- DIMENSIONS SHOWN ARE OPENING SIZE & VIEWED FROM THE OUTSIDE & INDICATIVE ONLY. SIZES TO BE VERIFIED PRIOR TO ORDER AND SUPPLIED WITH FLYSCREENS. ALL GLAZING TO WINDOWS AND DOORS TO BE IN ACCORDANCE WITH THE BASIS REPORT. ALL WINDOWS AND DOORS TO BE ALUMINIUM FRAMED UNLESS OTHERWISE NOTED. ALL WINDOWS AND DOORS TO BE SUPPLIED WITH APPROVED LOCKS

DEVELOPEMENT APPLICATION ISSUE

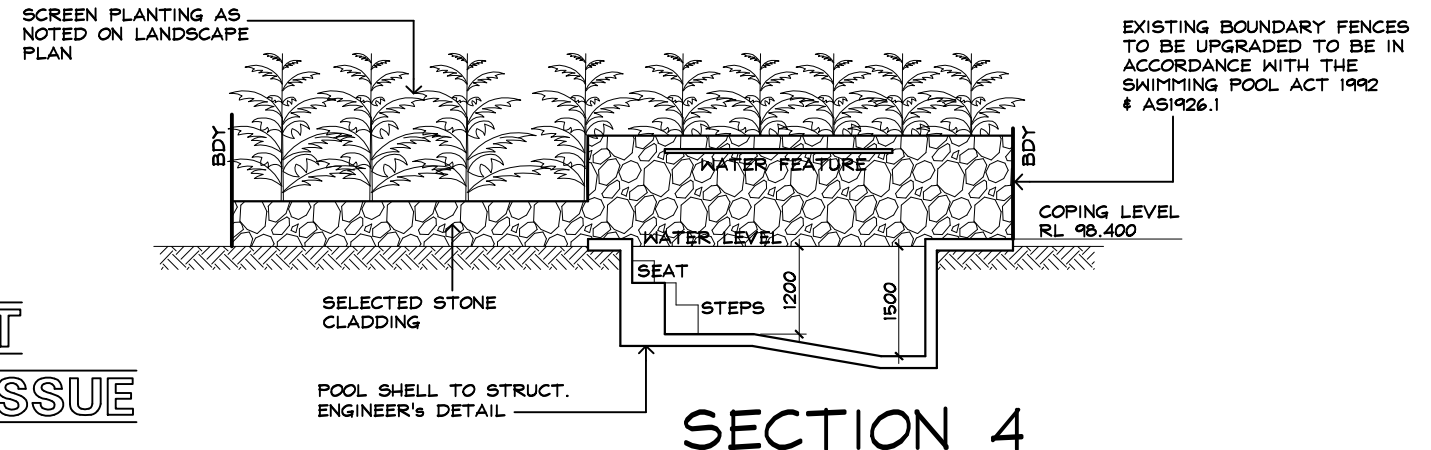
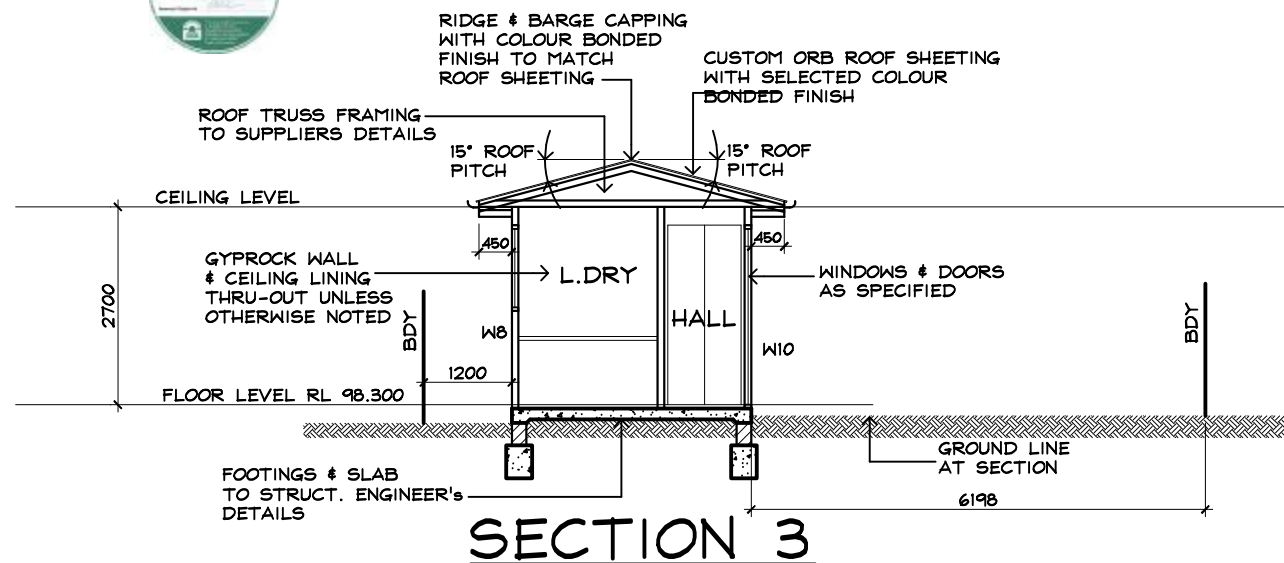
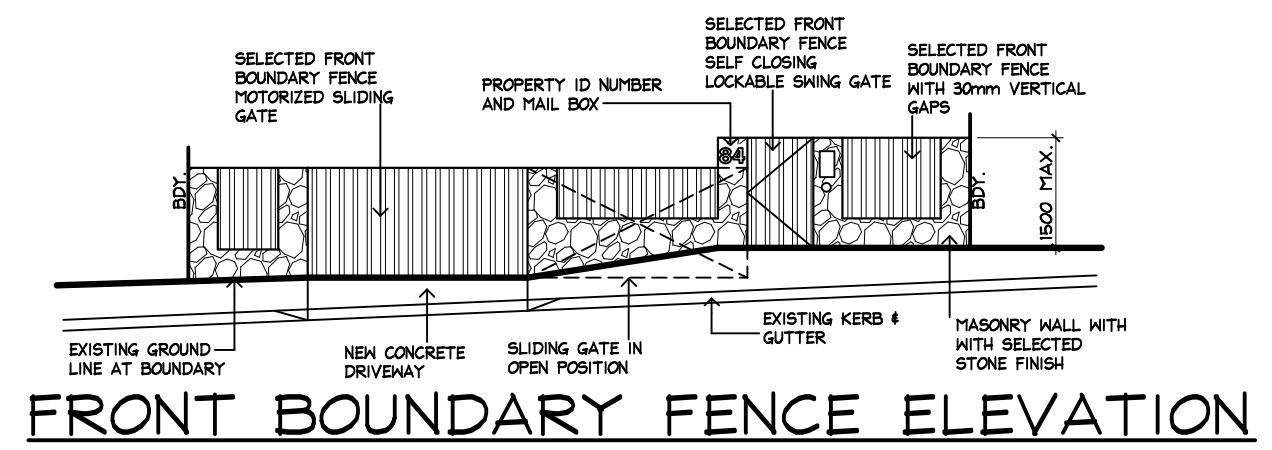
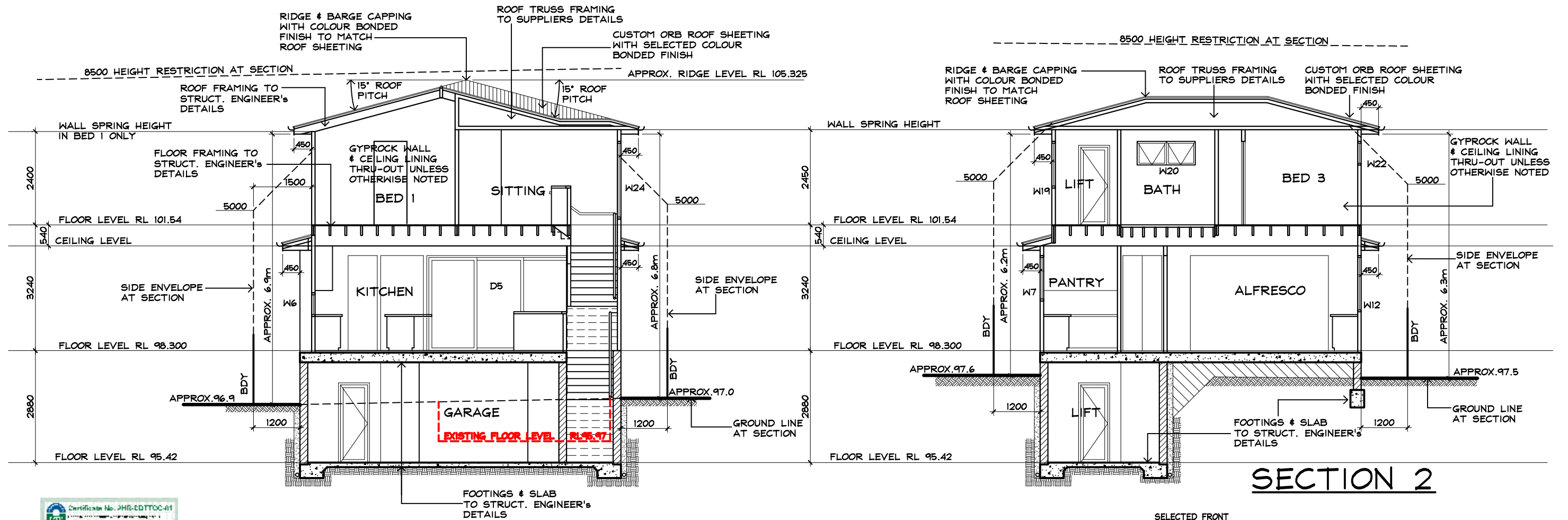
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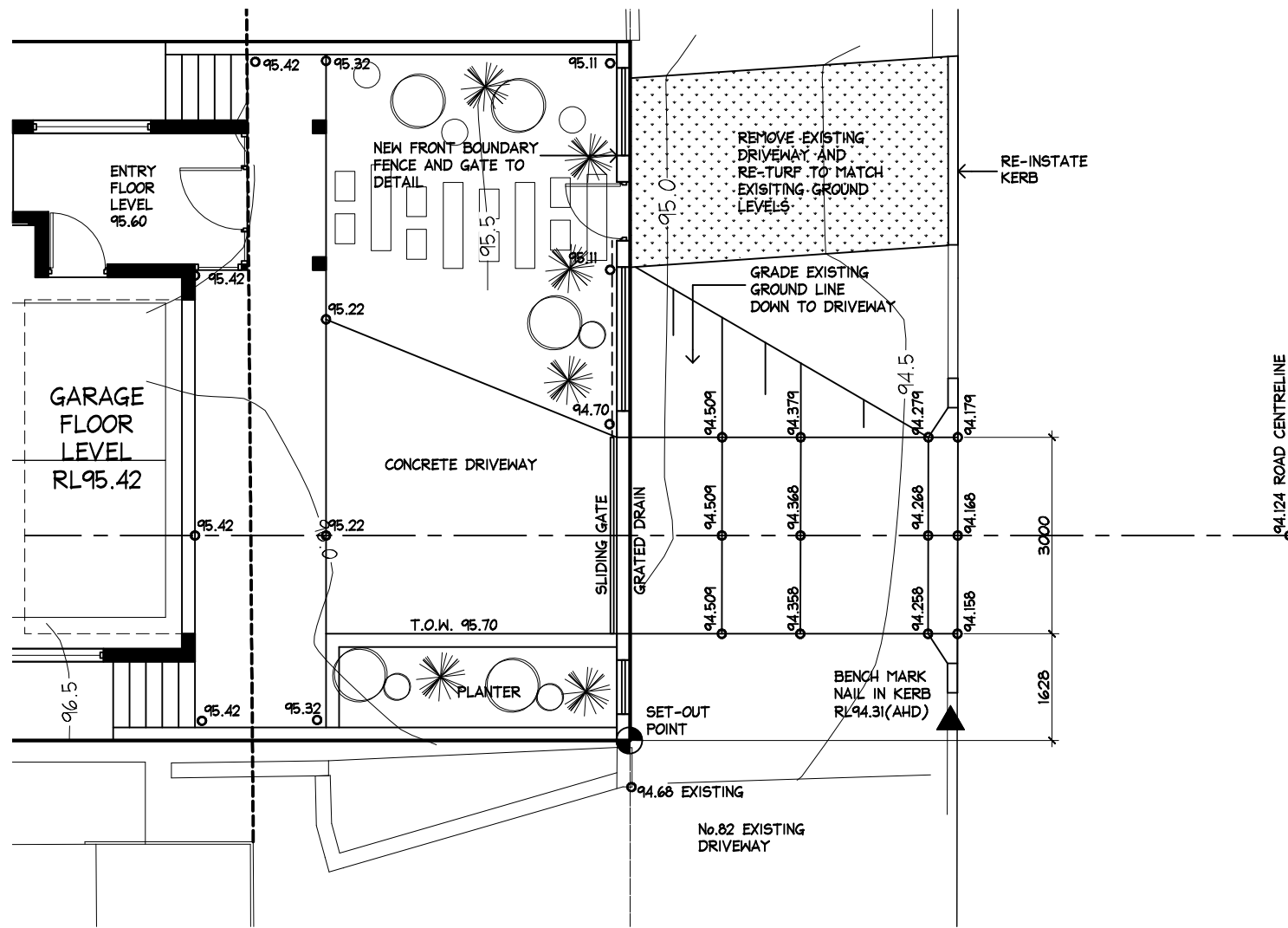
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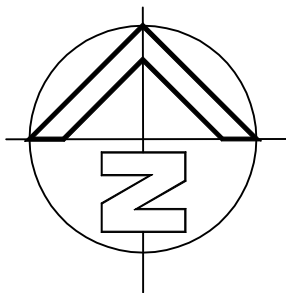
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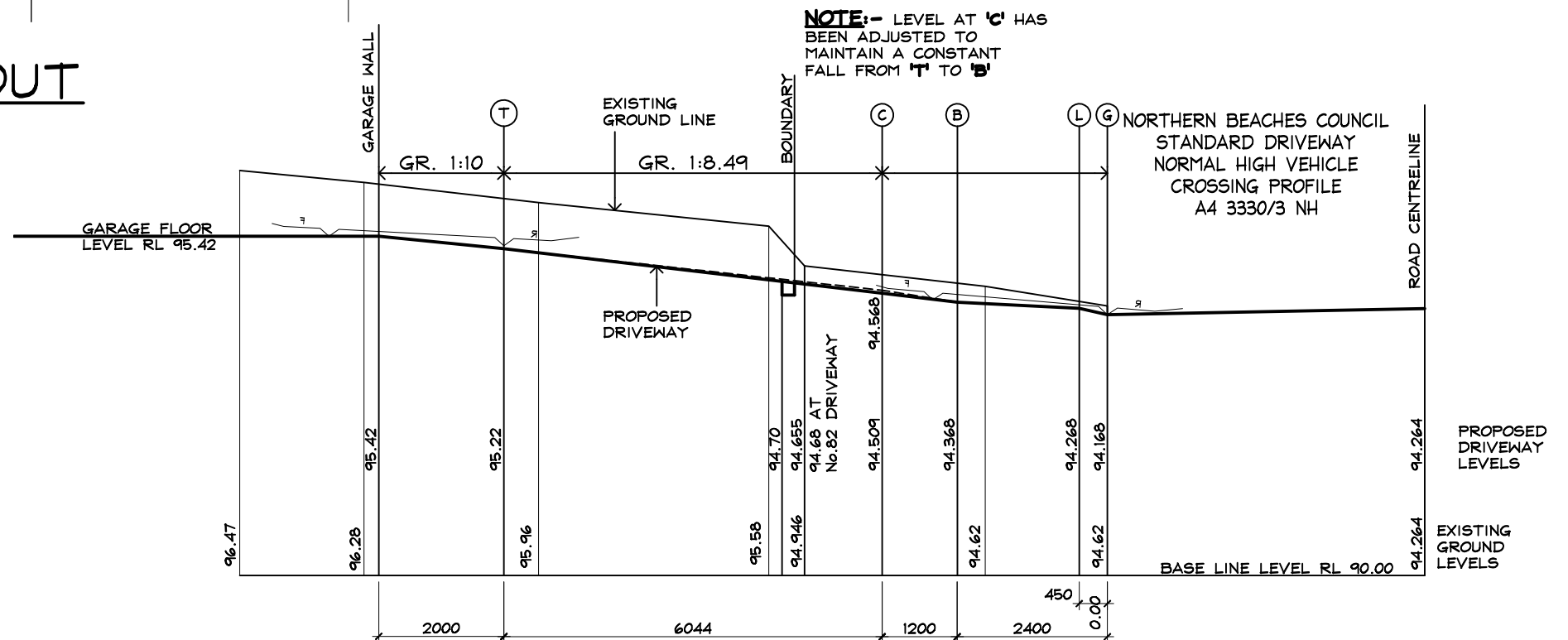
**DEVELOPEMENT
APPLICATION ISSUE**



**DRIVEWAY SET OUT
PLAN**

NOTE:-
DRIVEWAY & CROSS-OVER HAS BEEN DESIGNED TO BE IN ACCORDANCE WITH THE COUNCIL'S NORMAL HIGH STANDARD VEHICLE CROSSING PROFILE A4 - 3330/2 NH

NOTE:-
DRIVEWAY CROSS-OVER TO BE IN ACCORDANCE WITH THE COUNCIL'S SPECIFICATION AND AUSTRALIAN STANDARD AS1428.1:2001-DESIGN FOR ACCESS AND MOBILITY.



**LONGITUDINAL SECTION
ON SOUTHERN EDGE**

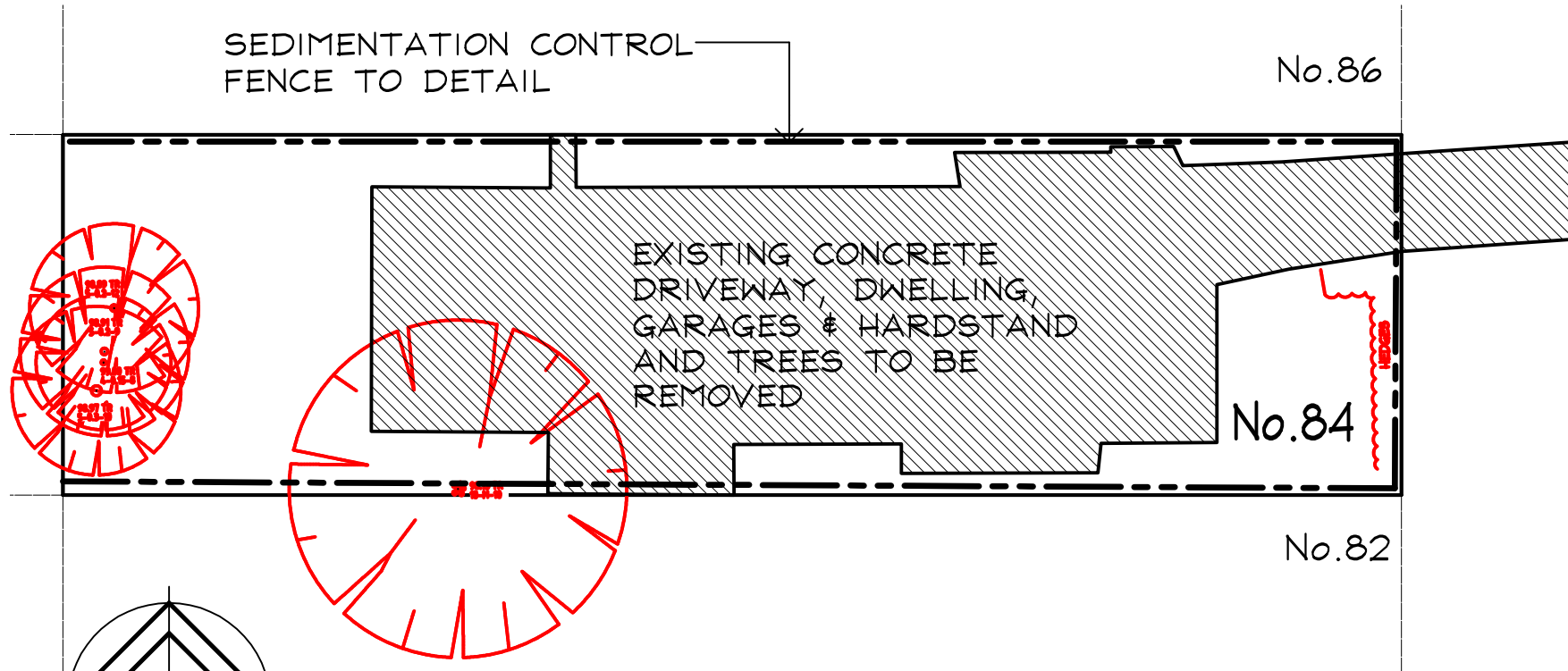
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ASK**

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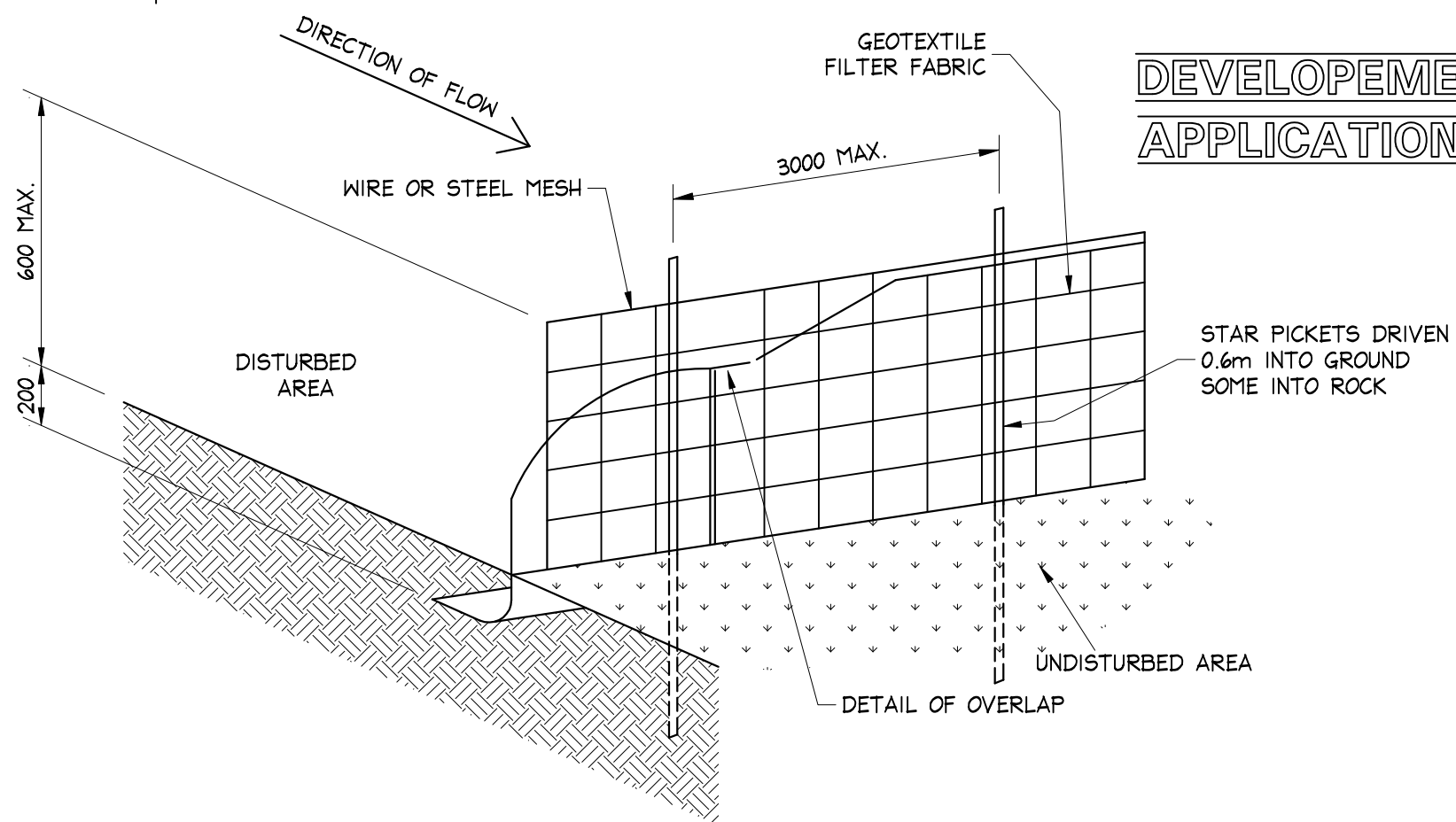
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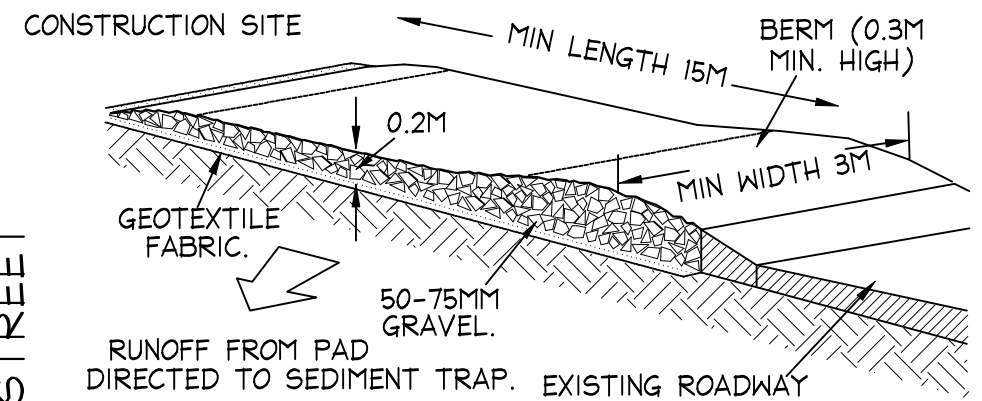
DEMOLITION AND SEDIMENTATION CONTROL FENCE PLAN

Scale 1:200



SEDIMENTATION CONTROL FENCE DETAIL

SCALE = N.T.S.

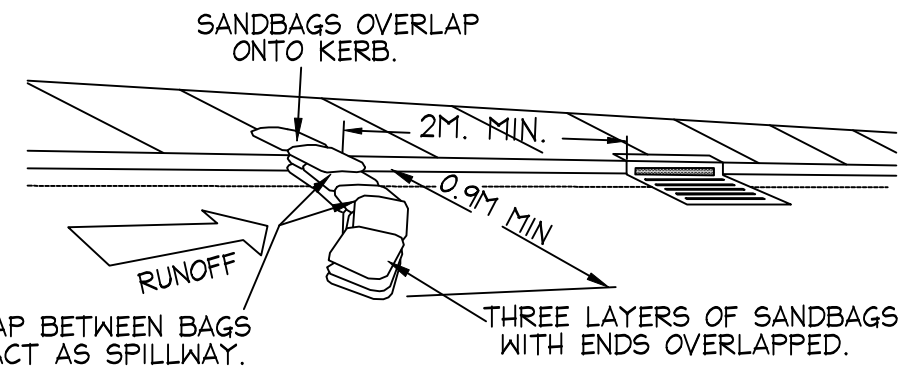


TYPICAL TEMPORARY CONSTRUCTION ENTRY/EXIT DETAIL

CONSTRUCTION NOTES:

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE or 30mm AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE or OTHER SEDIMENT TRAP.
6. OR CONSTRUCT A CATTLE GRID LOCATED AT ANY POINT WHERE TRAFFIC ENTERS OF LEAVES THE SITE.

DEVELOPEMENT APPLICATION ISSUE



SANDBAG KERB INLET SEDIMENT TRAP

SEDIMENT CONTROL:

1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

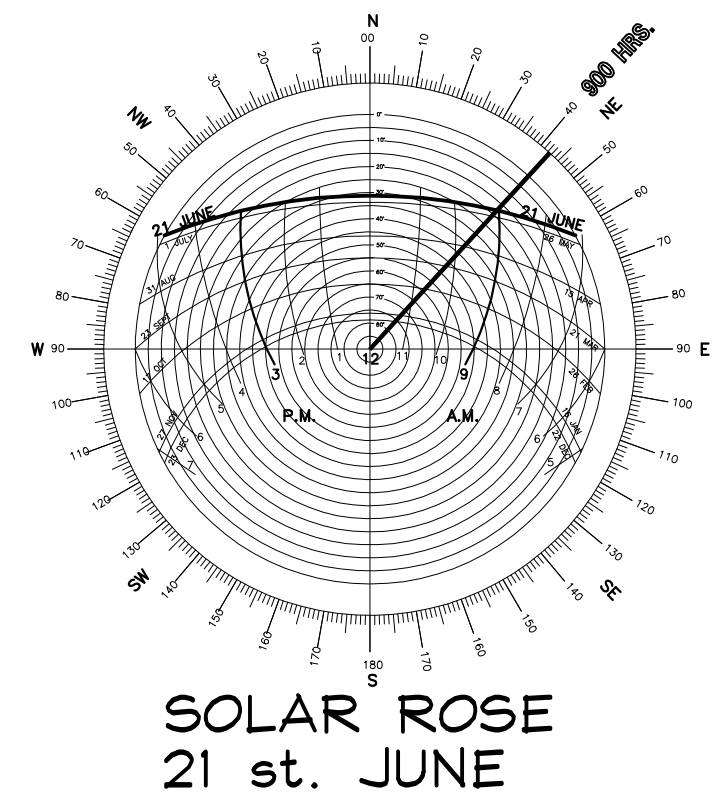
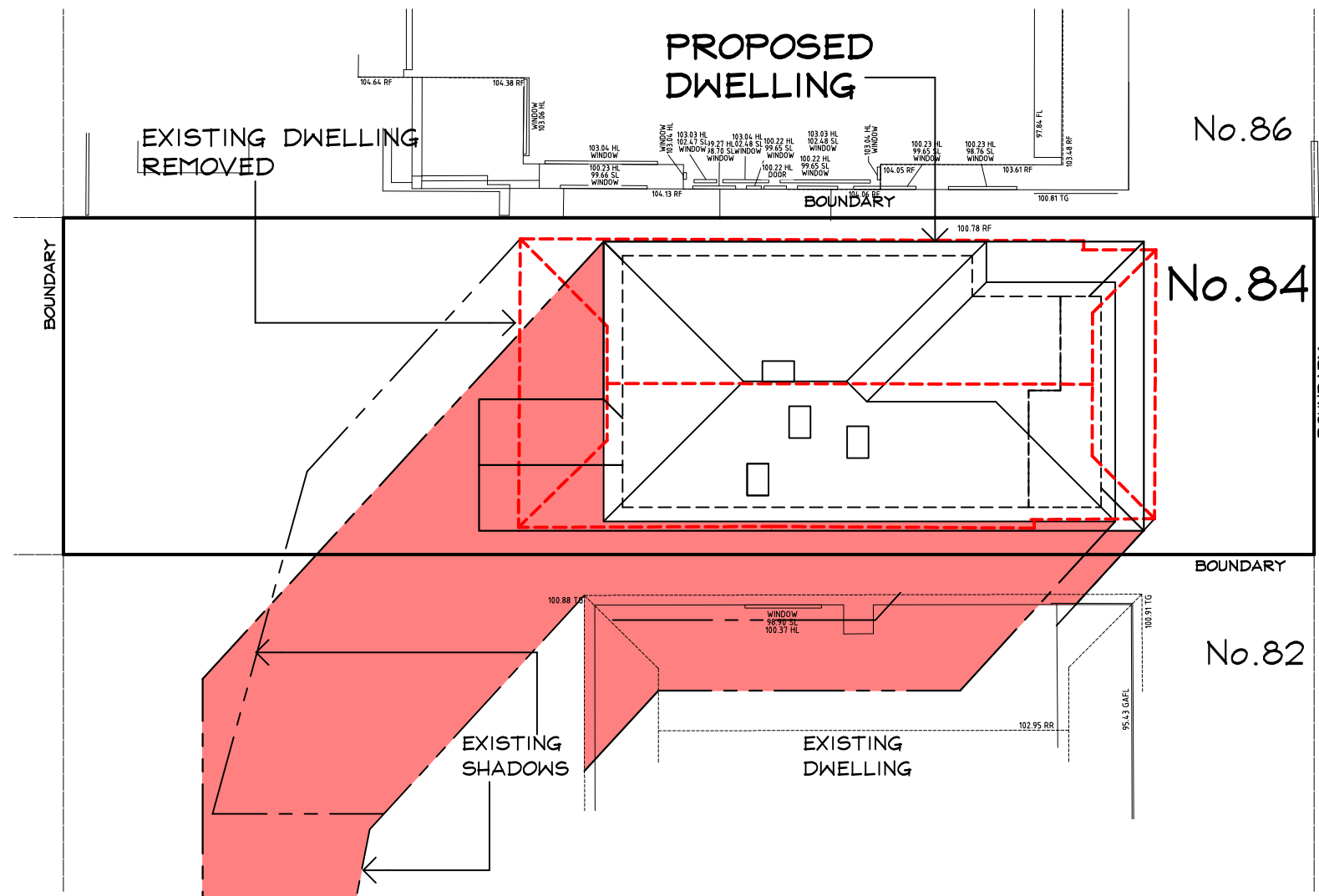
IF IN
DOUBT
ASK

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Date OCT. 2024
Drawn HENK.
Scale 1:200
Job No. 240801-09

NOTES:-
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Project **PROPOSED NEW DWELLING**
84 HILMA STREET COLLARROY PLATEAU
FOR **Mr. R. & Mrs. D. ARENA**

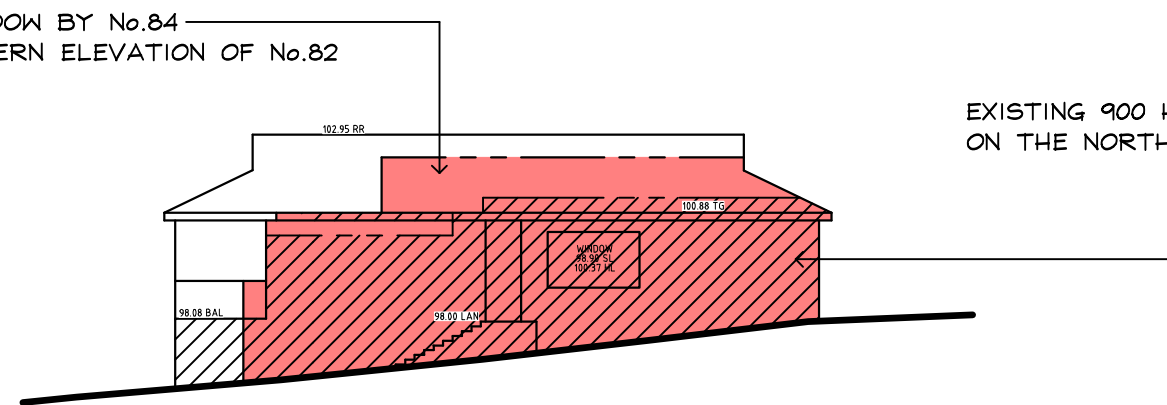


900 HOUR SOLAR ANALYSIS PLAN

Scale 1:200

HILMA STREET

PROPOSED 900 HOUR SHADOW BY No.84
ADDITIONS ON THE NORTHERN ELEVATION OF No.82



PROPOSED 900 HOUR SHADOW BY No.84
ADDITIONS ON THE NORTHERN ELEVATION OF No.82

DEVELOPEMENT APPLICATION ISSUE

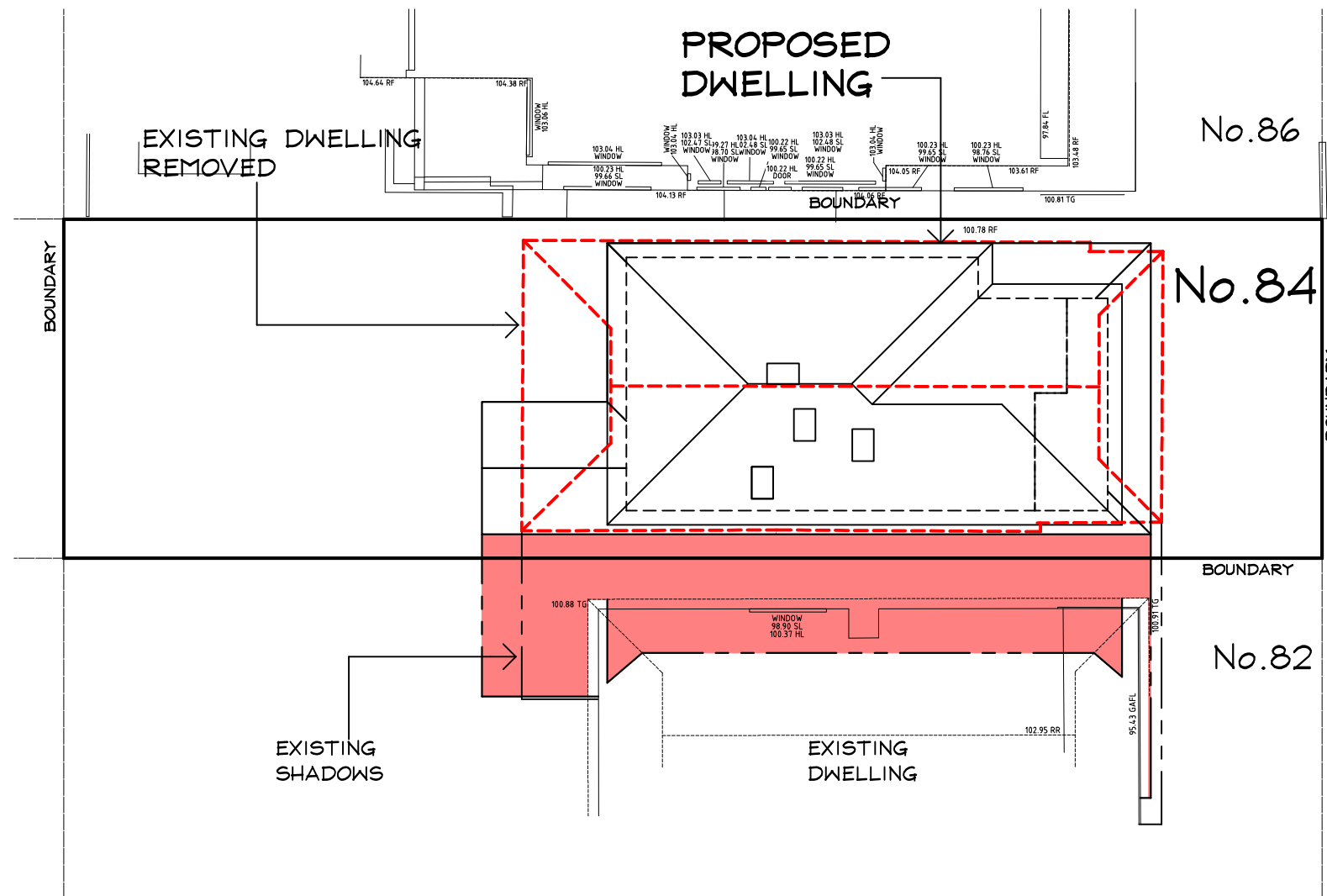
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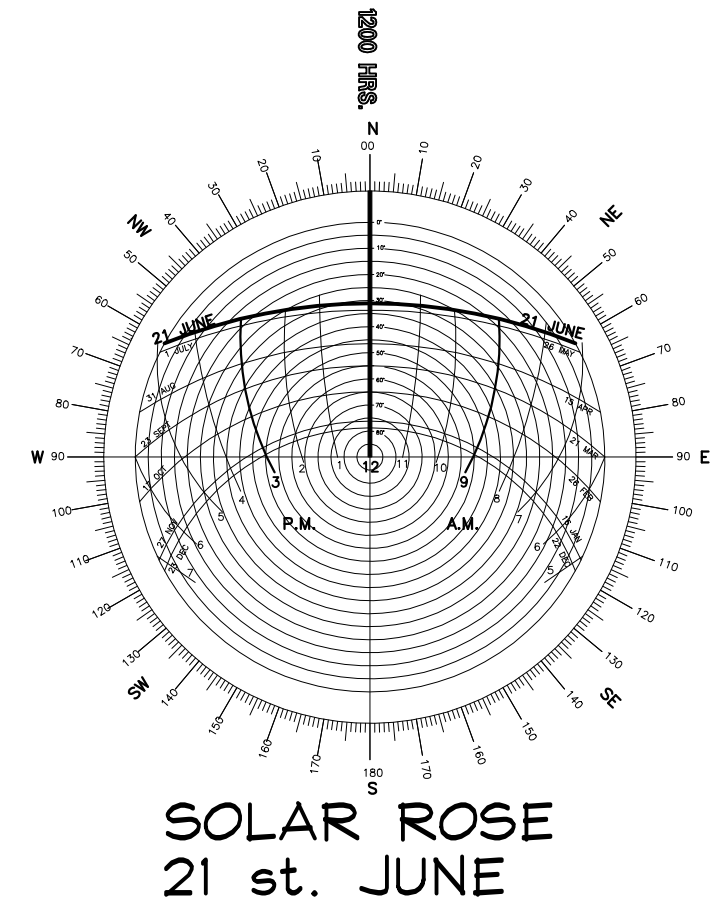
Date OCT. 2024
Drawn HENK.
Scale 1:200
Job No. 240801-10

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Project **PROPOSED NEW DWELLING
84 HILMA STREET COLLARROY PLATEAU**
FOR **Mr. R. & Mrs. D. ARENA**



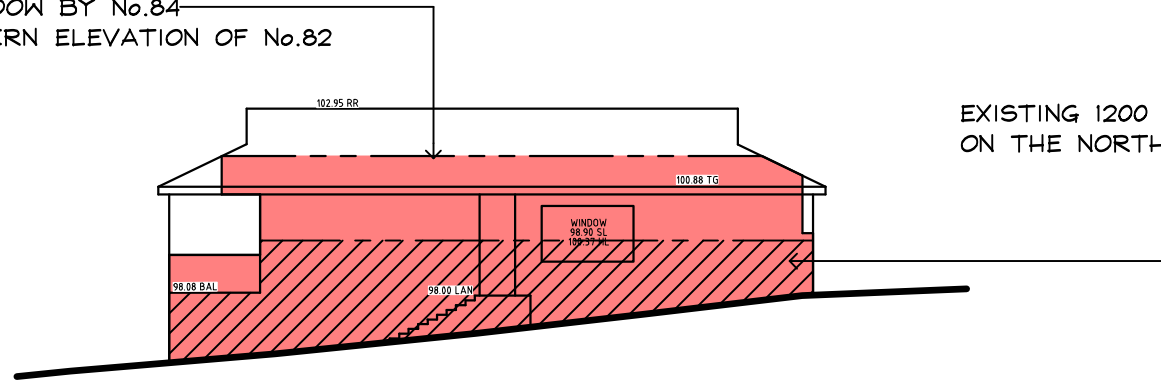
HILMA STREET



1200 HOUR SOLAR ANALYSIS PLAN

Scale 1:200

PROPOSED 1200 HOUR SHADOW BY No.84 ADDITIONS ON THE NORTHERN ELEVATION OF No.82



EXISTING 1200 HOUR SHADOW BY No.84 ON THE NORTHERN ELEVATION OF No.82

PROPOSED 1200 HOUR SHADOW BY No.84 ADDITIONS ON THE NORTHERN ELEVATION OF No.82

DEVELOPEMENT APPLICATION ISSUE

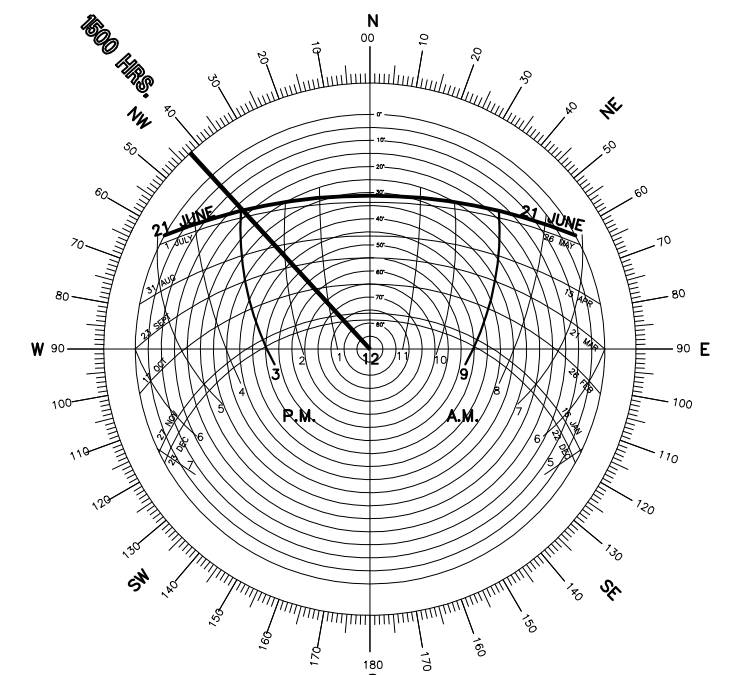
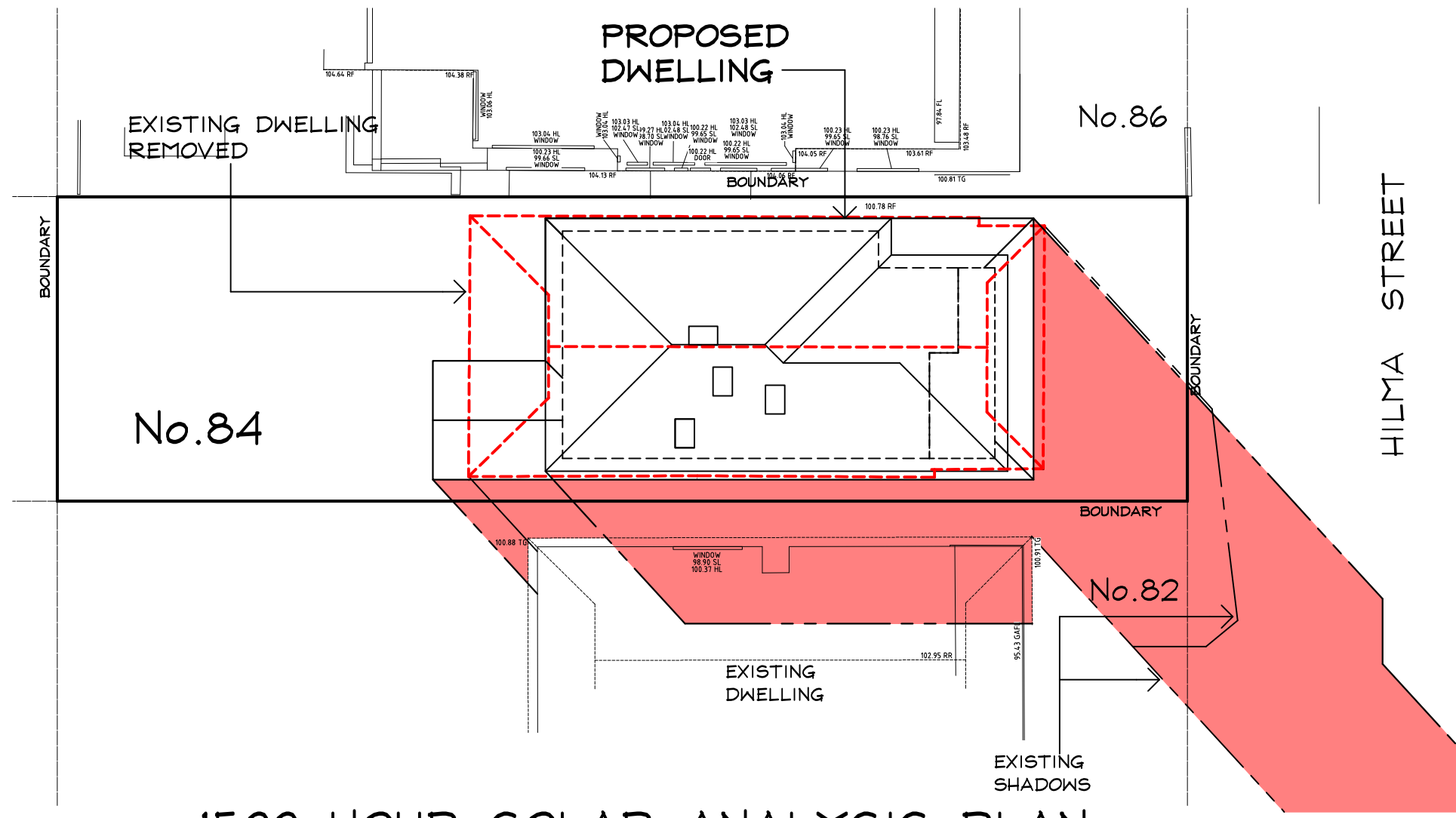
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 Scale 1:200
 Job No. 240801-11

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Project **PROPOSED NEW DWELLING**
84 HILMA STREET COLLARROY PLATEAU
 FOR **Mr. R. & Mrs. D. ARENA**

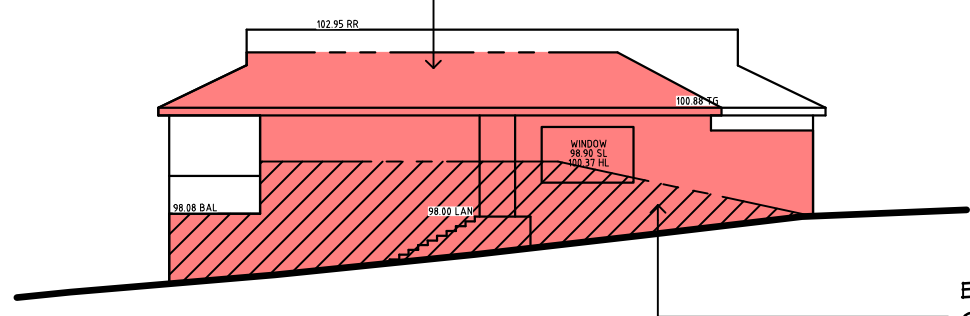


SOLAR ROSE
21 st. JUNE

1500 HOUR SOLAR ANALYSIS PLAN

Scale 1:200

PROPOSED 1500 HOUR SHADOW BY No.84
ADDITIONS ON THE NORTHERN ELEVATION OF No.82



EXISTING 1500 HOUR SHADOW BY No.84
ON THE NORTHERN ELEVATION OF No.82

PROPOSED 1500 HOUR SHADOW BY No.84
ADDITIONS ON THE NORTHERN ELEVATION OF No.82

DEVELOPEMENT
APPLICATION ISSUE

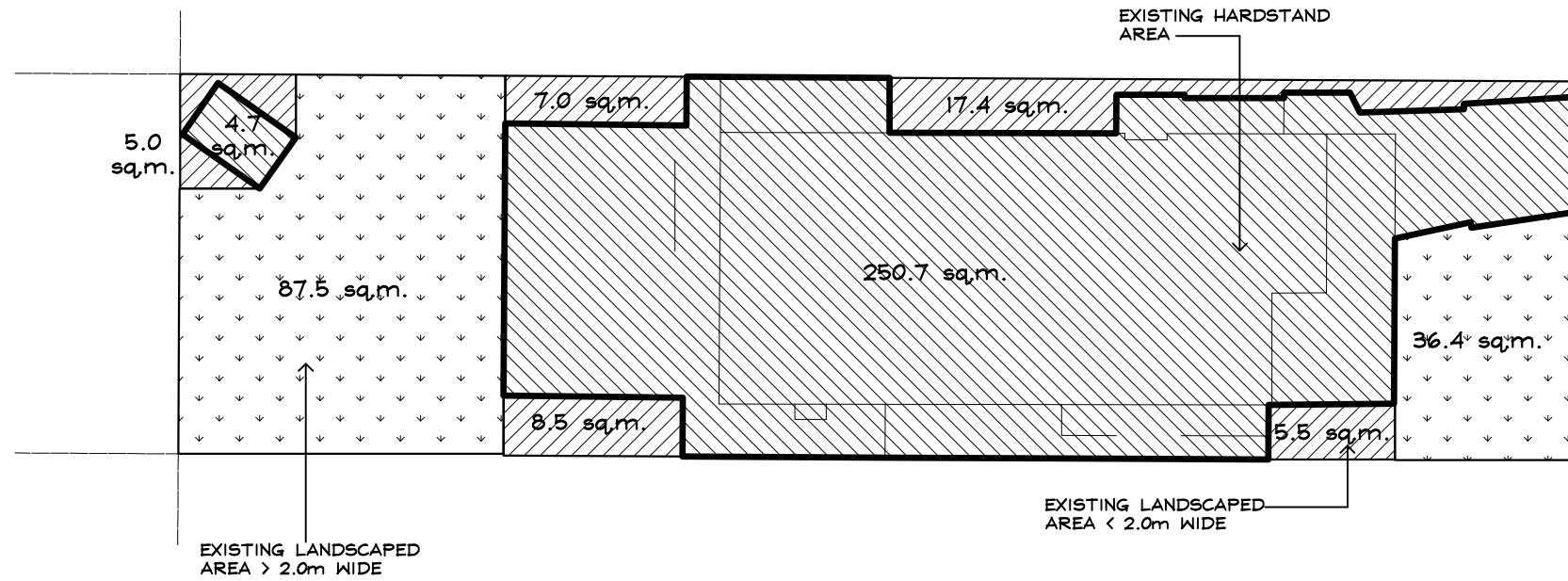
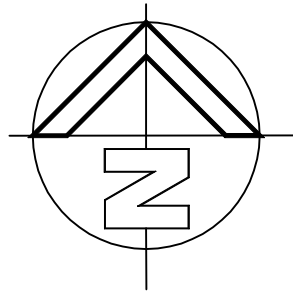
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Date OCT. 2024
Drawn HENK.
Scale 1:200
Job No. 240801-12

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84 HILMA STREET COLLARROY PLATEAU**
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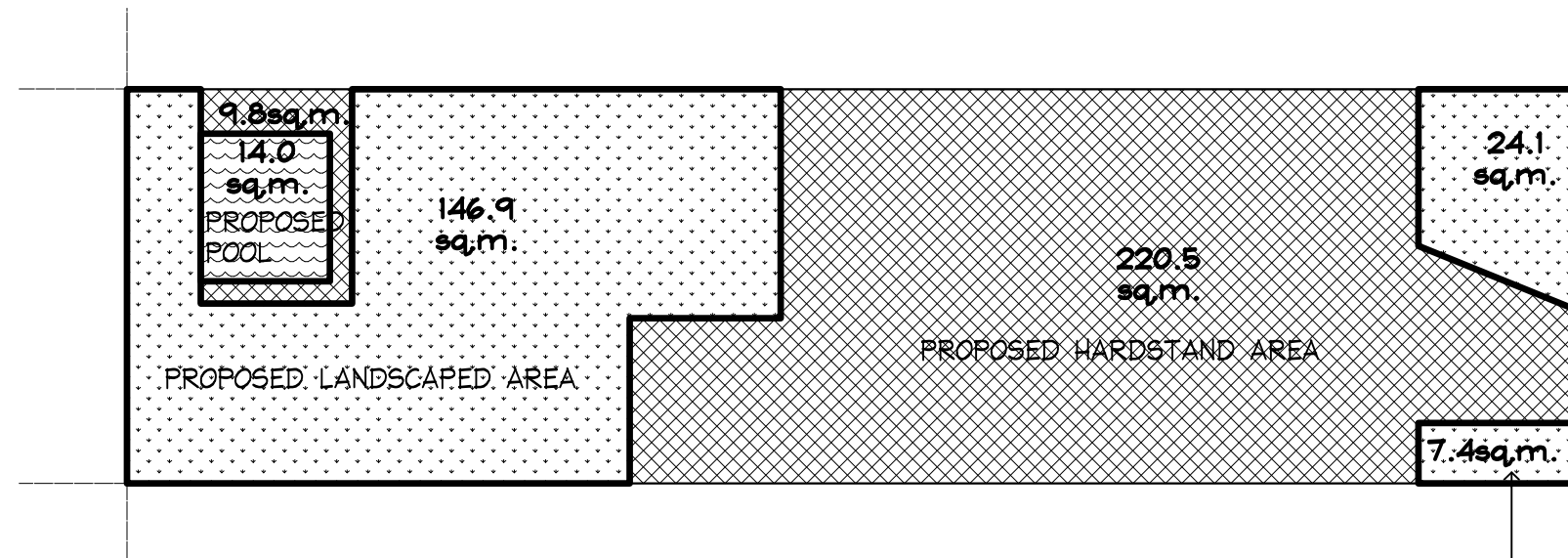
EXISTING SITE CRITERIA PLAN

Scale 1:200

SITE AREA

= 417.3	sq. m.	BY TITLE
= 422.7	sq. m.	BY CALC.
= 43.4	sq. m.	(10.2 %)
= 123.9	sq. m.	(29.3 %)
= 255.4	sq. m.	(60.4 %)
= 181.3	sq. m.	

EXISTING LANDSCAPED AREA < THAN 2.0m	
EXISTING LANDSCAPED AREA > THAN 2.0m	
EXISTING HARDSTAND AREA	
EXISTING ROOF AREA	



POST SITE CRITERIA PLAN

Scale 1:200

PROPOSED LANDSCAPED AREA < 2.0m WIDE

DEVELOPEMENT APPLICATION ISSUE

SITE AREA

= 417.3	sq. m.	BY TITLE
= 422.7	sq. m.	BY CALC.

POST LANDSCAPED AREA < THAN 2.0m
 POST LANDSCAPED AREA > THAN 2.0m
 INCLUDING POOL WATER SURFACE
 HARDSTAND POST DEVELOPEMENT
 INCLUDING POOL COPING

= 7.4	sq. m.	(1.7 %)
= 185.0	sq. m.	(43.8 %)
= 230.3	sq. m.	(54.5 %)

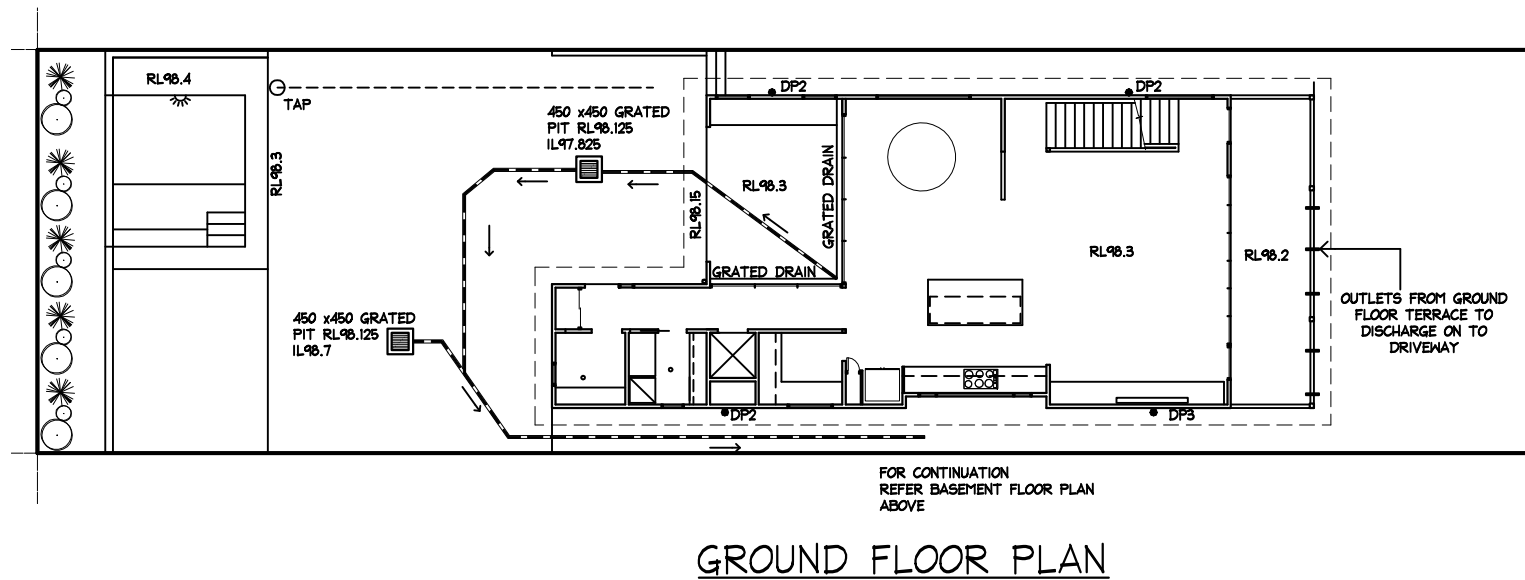
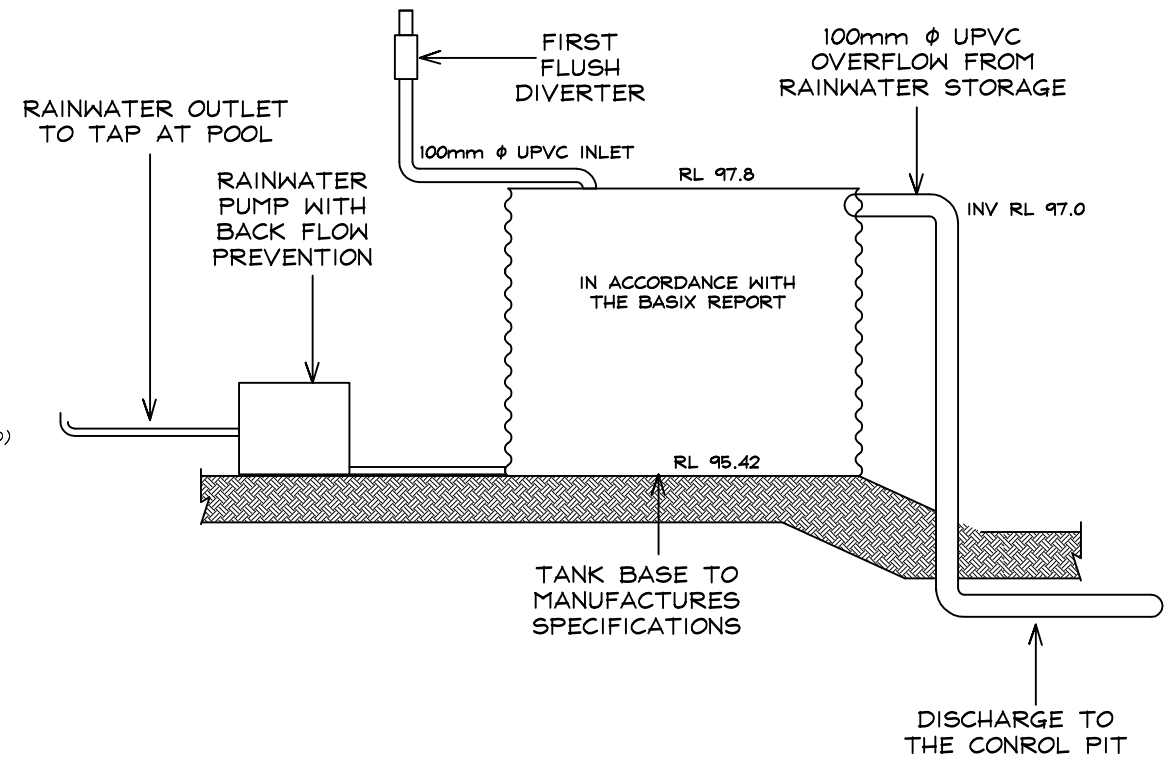
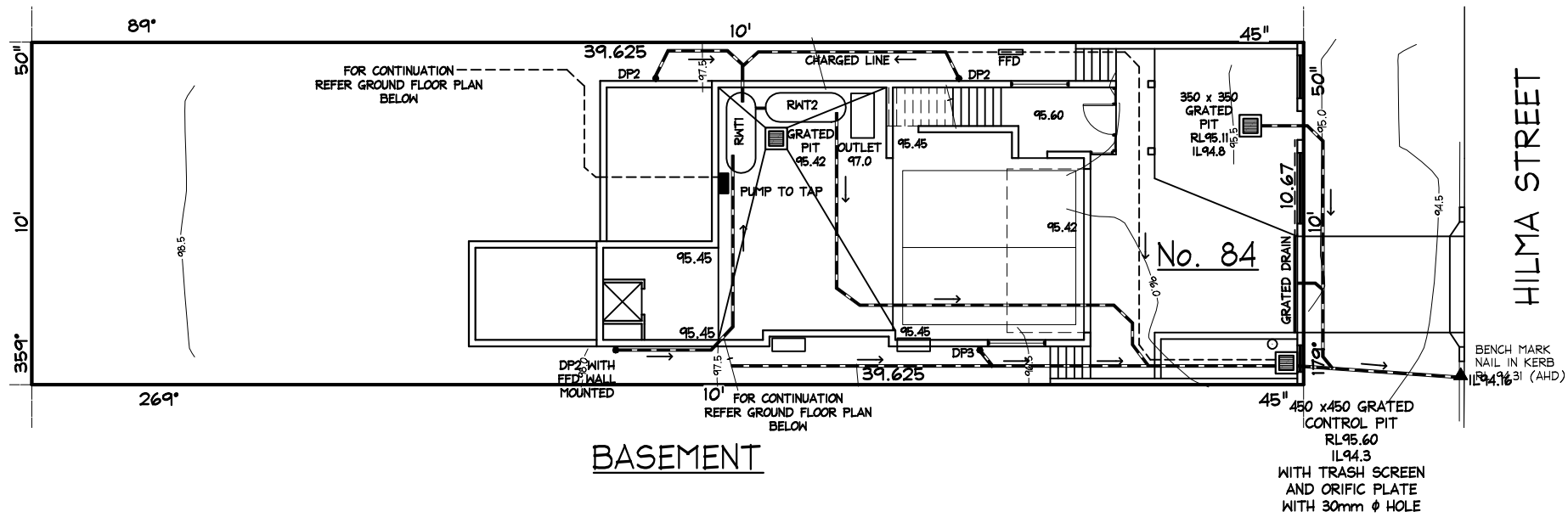
Date OCT. 2024
 Drawn HENK.
 Scale 1:100
 Job No. 240801-13

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84 HILMA STREET COLLARROY PLATEAU
 FOR **Mr. R. & Mrs. D. ARENA**

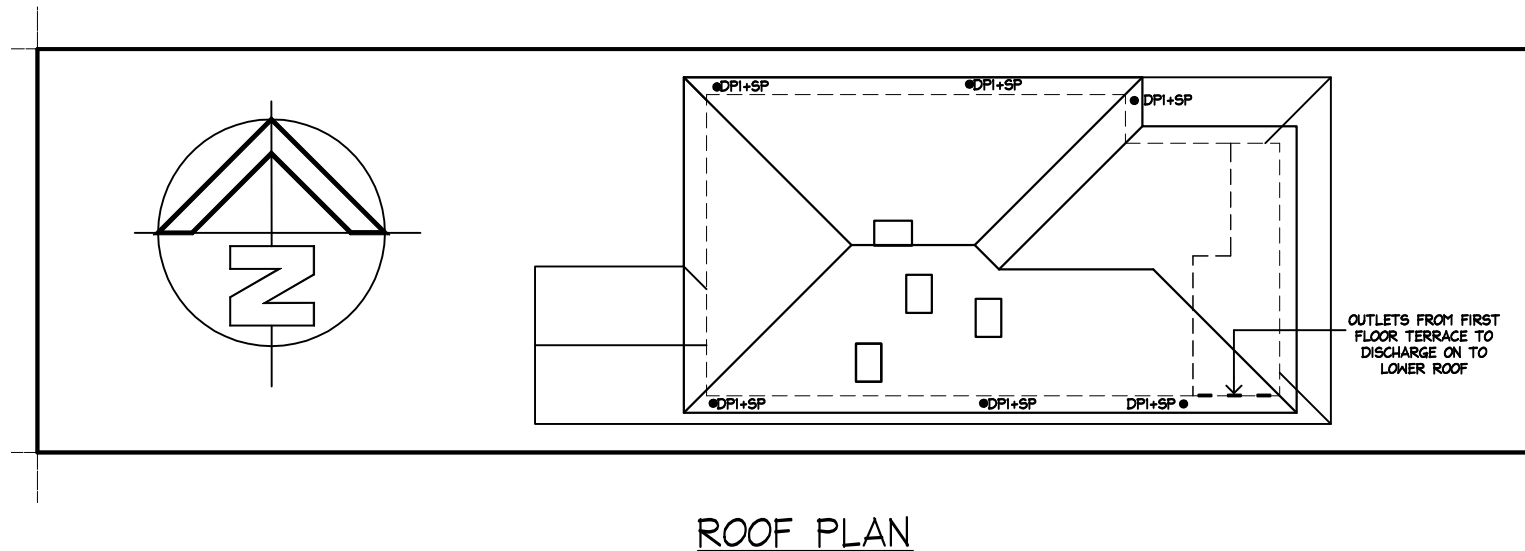
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LEGEND

- DPI+SP..... 90mm DIA DOWN PIPE PLUS SPREADER
- DP2..... 100mm DIA uP.V.C. DOWNPIPE TO RAIN WATER TANKS
- DP3..... 100mm DIA uP.V.C. DOWNPIPE TO DISCHARGE INTO CONTROL PIT
- FFD..... FIRST FLUSH DIVERTER
- 100mm DIA uP.V.C. PIPE TO DISCHARGE INTO CONTROL PIT
- 100mm DIA uP.V.C. PIPE TO DISCHARGE INTO CONTROL PIT
- GRATED SURFACE PITS



CONCEPT STORMWATER MANAGEMENT PLANS

DEVELOPEMENT APPLICATION ISSUE

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