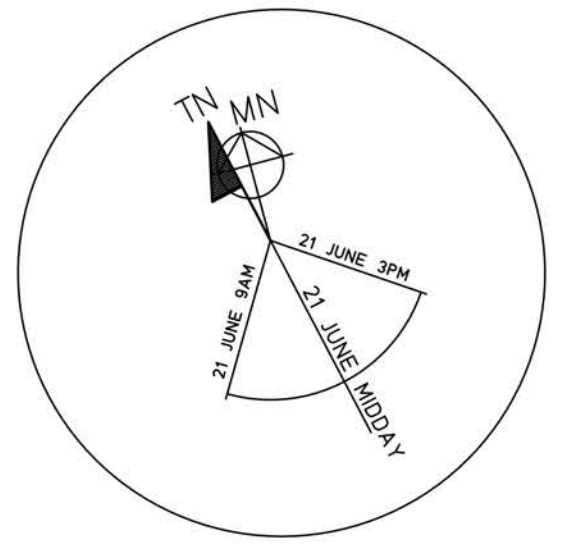
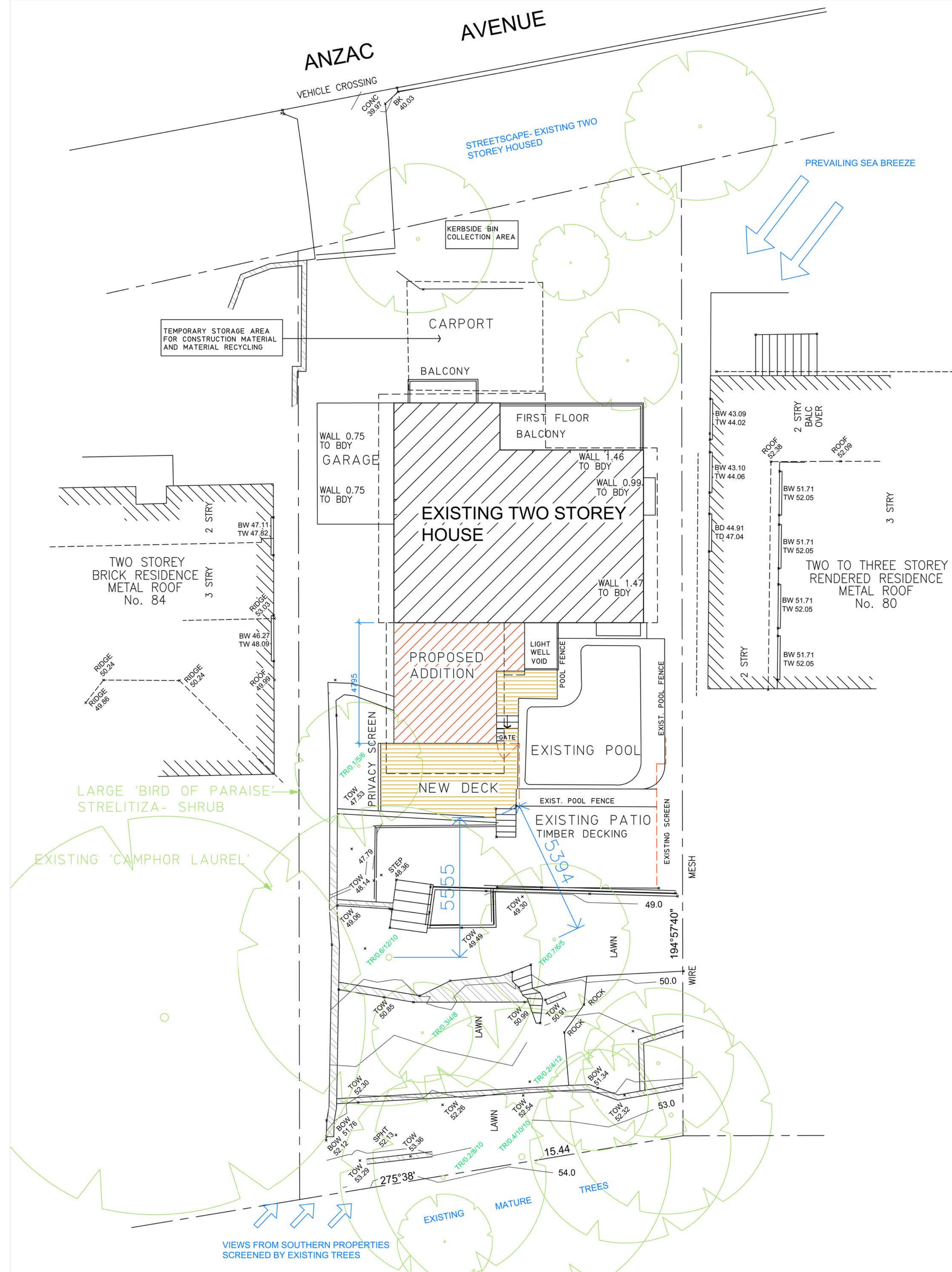




DA2025/0036



SITE AREA	580.8 SQ.M
GROSS FLOOR AREA	
EXISTING	151.6 SQ.M
NET ADDITIONAL	19.4 SQ.M
	171.0 SQ.M
FSR	0.29:1
SITE COVER	110.2 SQ.M
	19%
LANDSCAPE OPEN SPACE	232.4 SQ.M
	40%
BUILDING HEIGHT	7.08 M MAX
WALL HEIGHT	6.73 M MAX

SUMMARY OF BASIX COMMITMENTS - ALTERATIONS AND ADDITIONS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au			
FIXTURES AND SYSTEMS			
Hot Water System (if applicable)			
Type	n/a		
Lighting			
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			
Fixtures			
All new or altered water fixtures (toilet cisterns, shower roses or taps) must have a minimum 3 Star water rating.			
CONSTRUCTION			
Insulation to be installed to all new or altered floors, walls, ceilings and roofs as described below. The recommended values are standard construction practice and will exceed or be equal to minimum BASIX requirements.			
	Added R Value		Other Specifications
Floors	Timber	None	
Walls	External	R1.3	or R1.7 incl. construction
Roofs	Raked ceiling	R2.24 up	medium (solar absorption 0.475-0.70)
Cellings	Shackled roof Metal	foil backed batten (55mm)	
Glazing to all new or altered windows or doors can be as described for clear or tinted glazing. Other glazing systems must have U and SHGC values no greater than those listed. All values calculated to NFRC conditions.			
	Glazing & frame	U Value	SHGC Value
Single clear in improved aluminium		7.63	0.75
			To all new windows UNO
Shading details (eaves, sunshades, awnings, blinds etc.) are those as drawn on the plans and elevations.			
In accordance with NSW the BCA Vol 1 or 2 must also be complied with, including the following: - Thermal construction in accordance with Vol 1 Section 9.2.2 (a) Part 3.12.1.1 - Thermal breaks in accordance with Section J1.3(b) & 1.6.1 (c) or Part 3.12.1.2(a) & 3.12.1.4(b) - Bulbless sealing in accordance with Section J3 or Part 3.12.1.3 & 3.12.1.6 - Compensating for loss of ceiling insulation in accordance with Section J3.6(c) or Part 3.12.1.2(a) - Flushing insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)			

A1

ISSUE	DATE	ISSUE / AMENDMENT
A	15.1.25	DEVELOPMENT APPROVAL

Hugh Slatyer & Associates
Artect Pty. Ltd. trading as Hugh Slatyer & Associates
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HSA
Architects
NSW Board of Architects
Registration 3311

PROJECT
ALTERATIONS & ADDITIONS
82 ANZAC AVE. COLLAROY

DRAWING

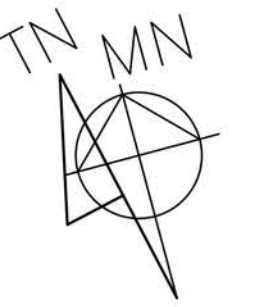
SITE PLAN

SITE ANALYSIS

101524.01	
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ISSUE
A

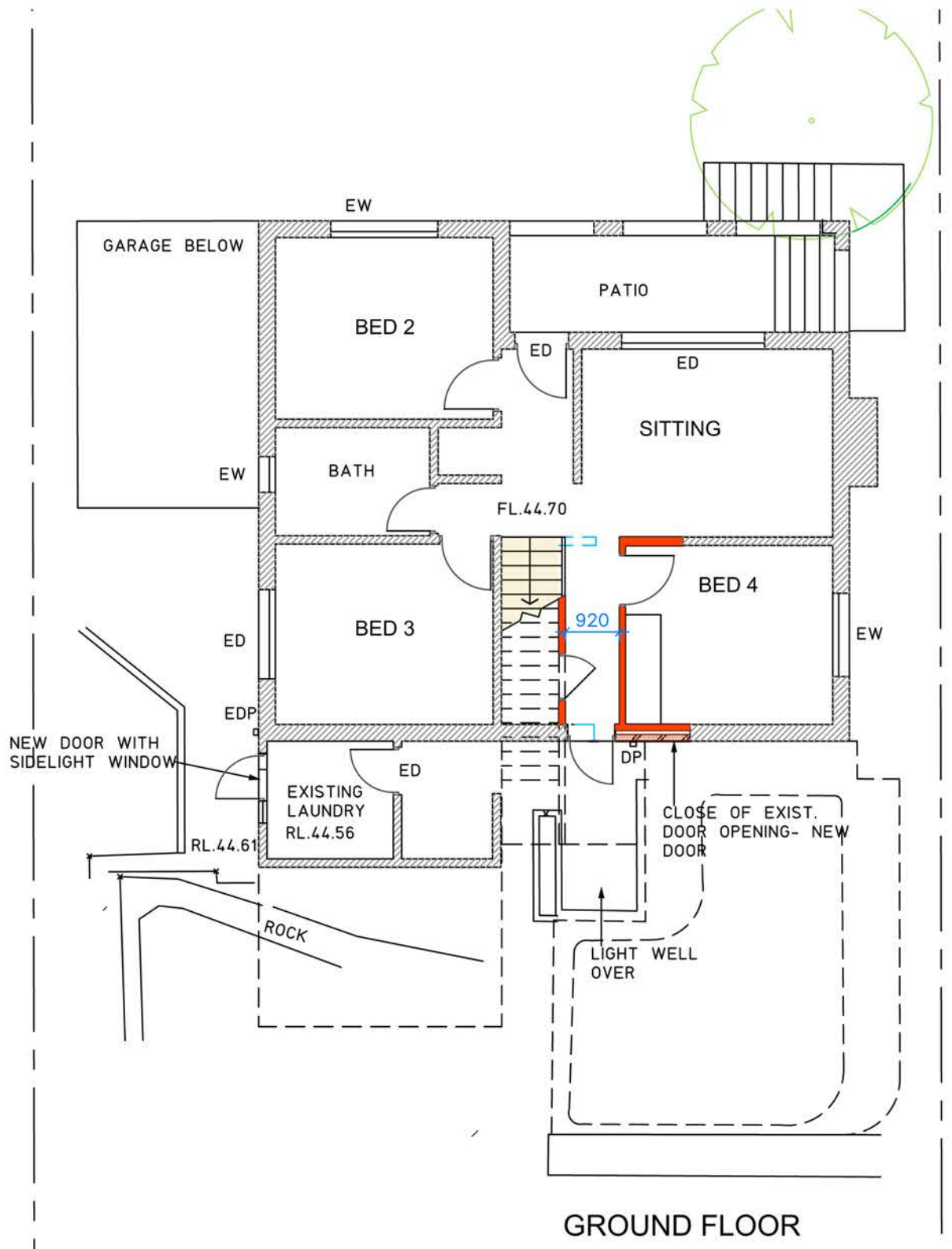
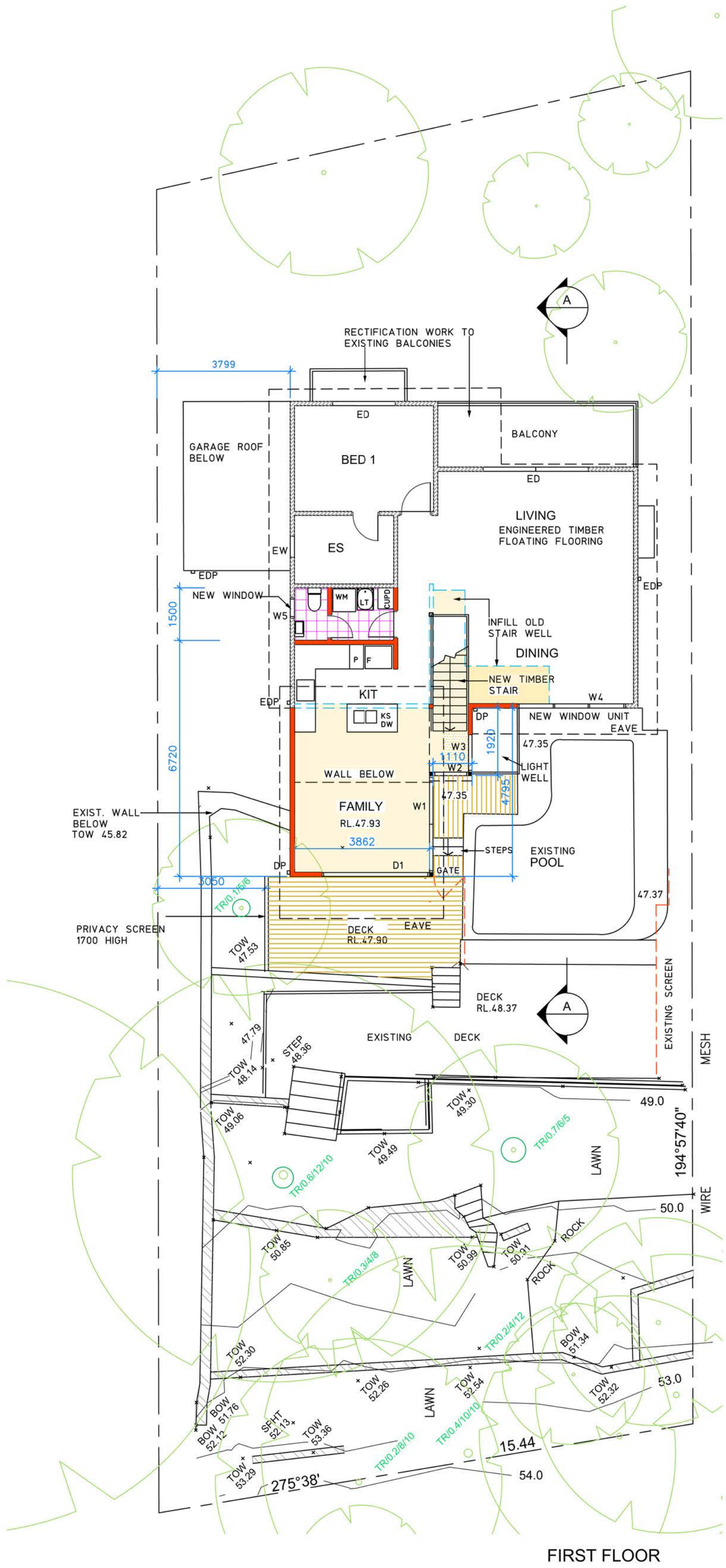
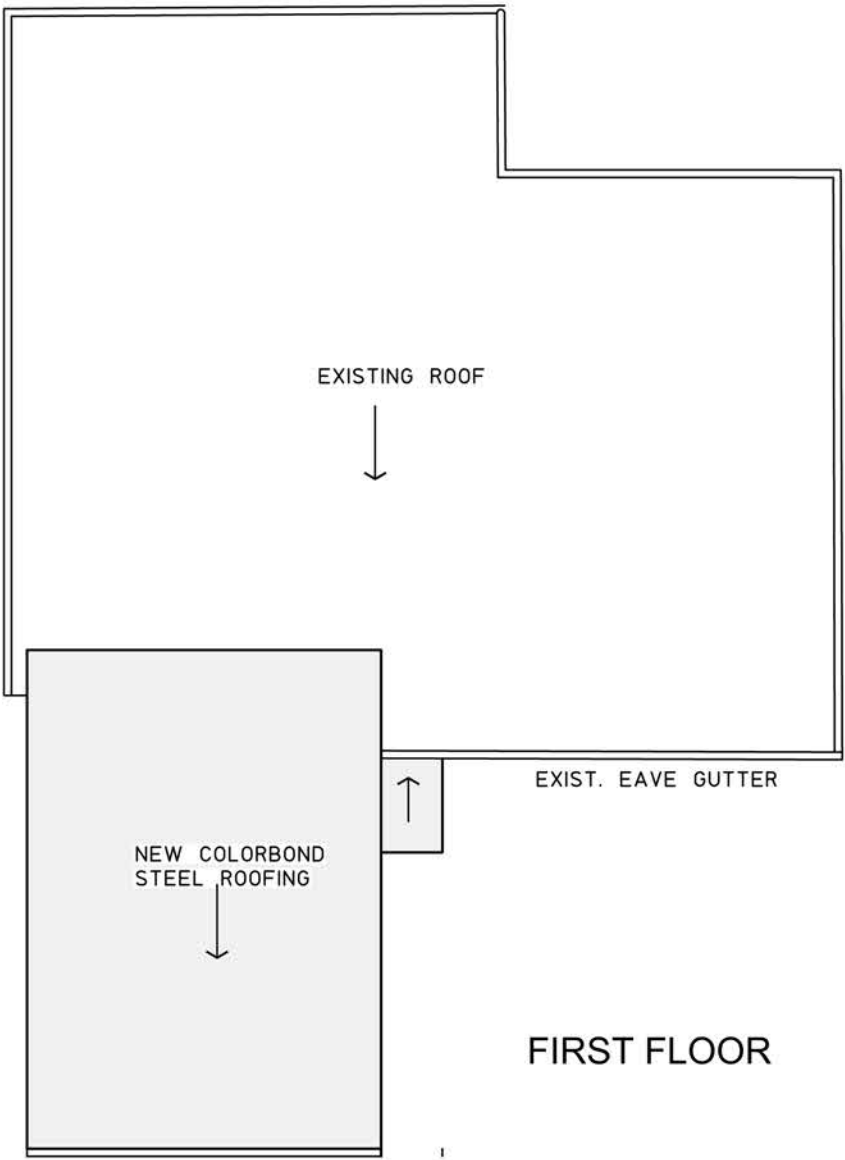
SCALE 1:100	DATE NOV 24	APPROVED
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beaches
council

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CONSENT

DA2025/0036



LEGEND

EW DENOTES EXISTING WINDOW
ED DENOTES EXISTING DOOR

EXISTING WALLS
EXISTING WALLS TO BE REMOVED
NEW WALLS

A1

ISSUE DATE ISSUE / AMENDMENT
A 15.1.25 DEVELOPMENT APPROVAL

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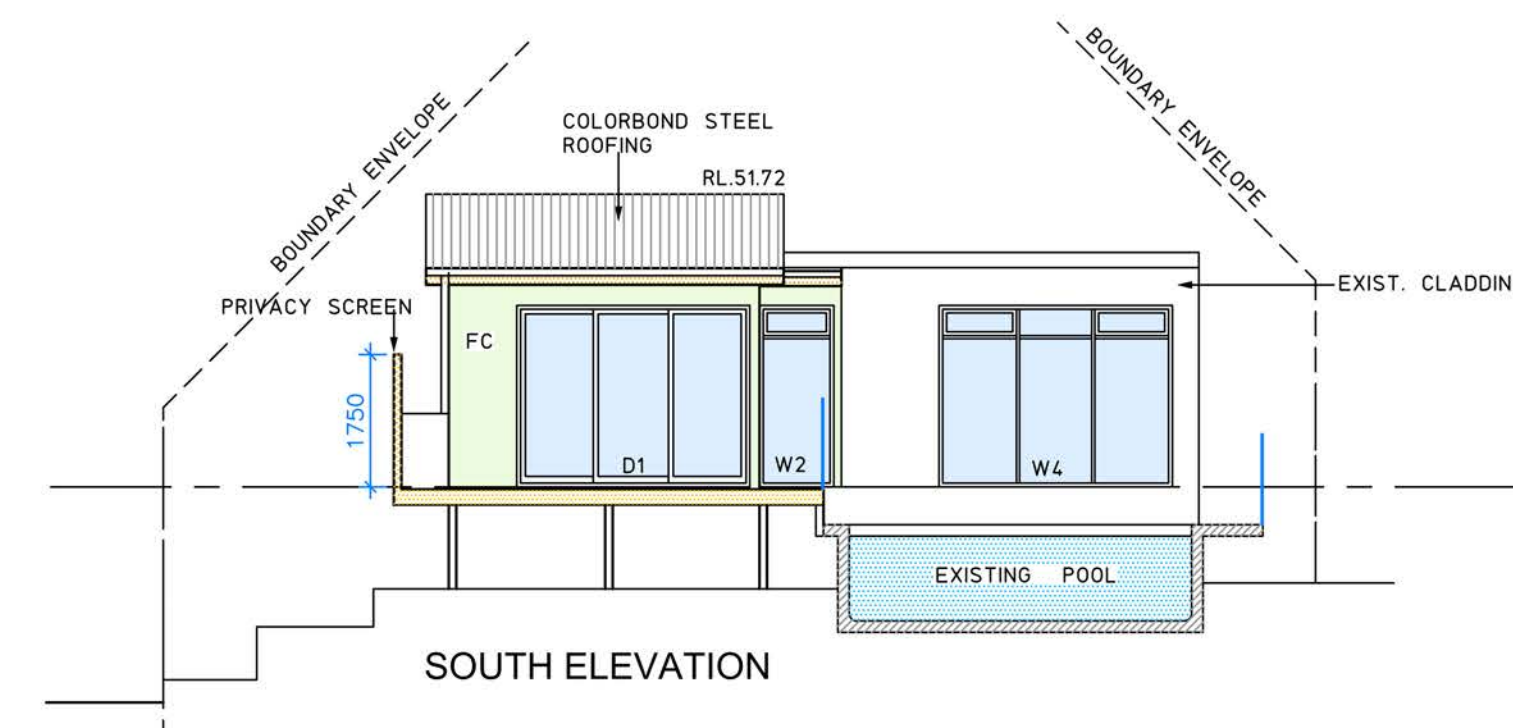
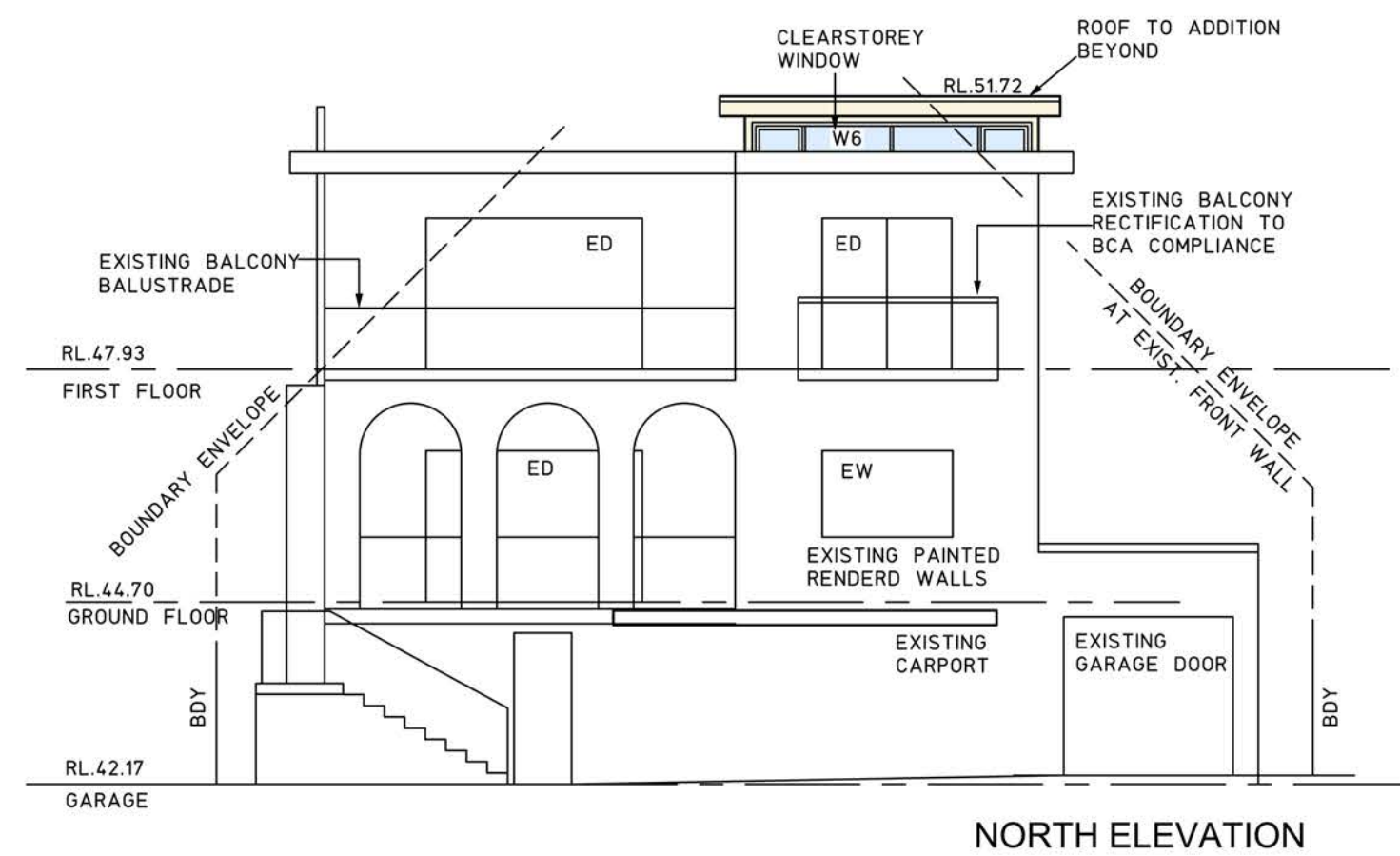
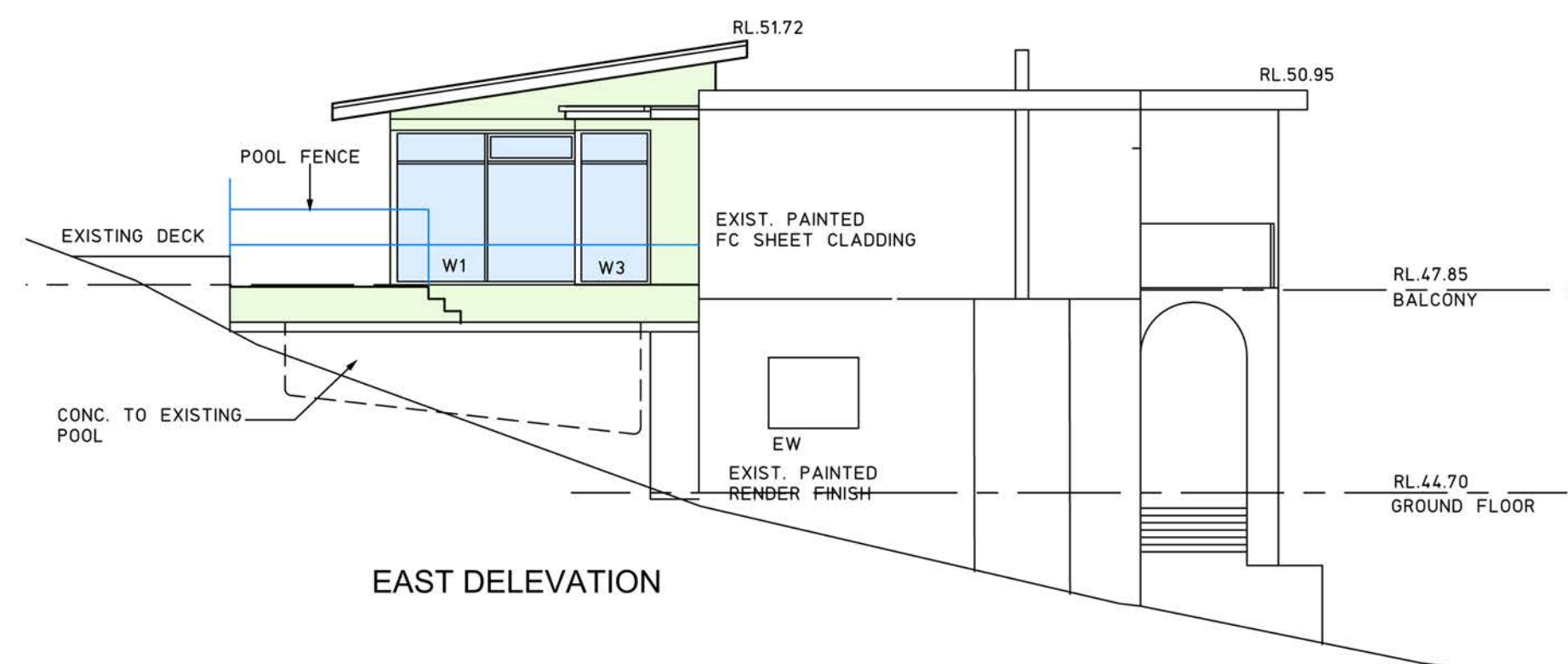
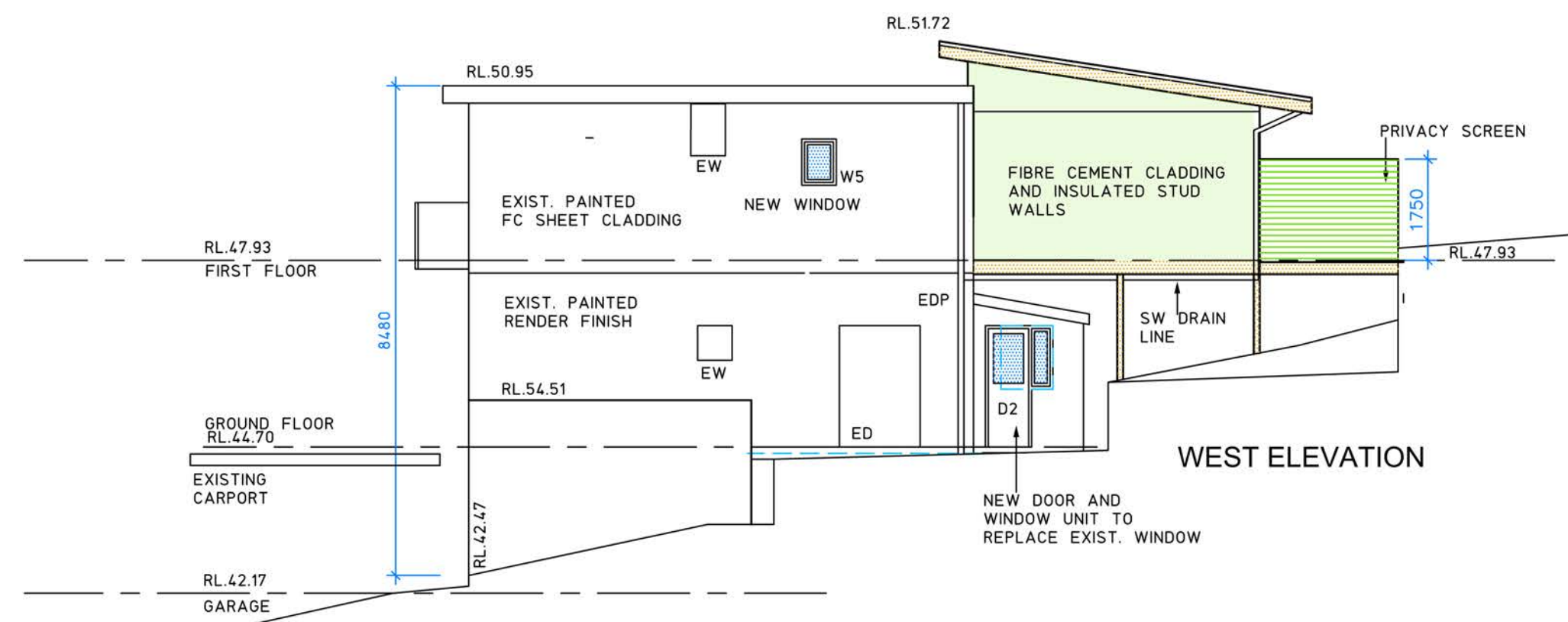
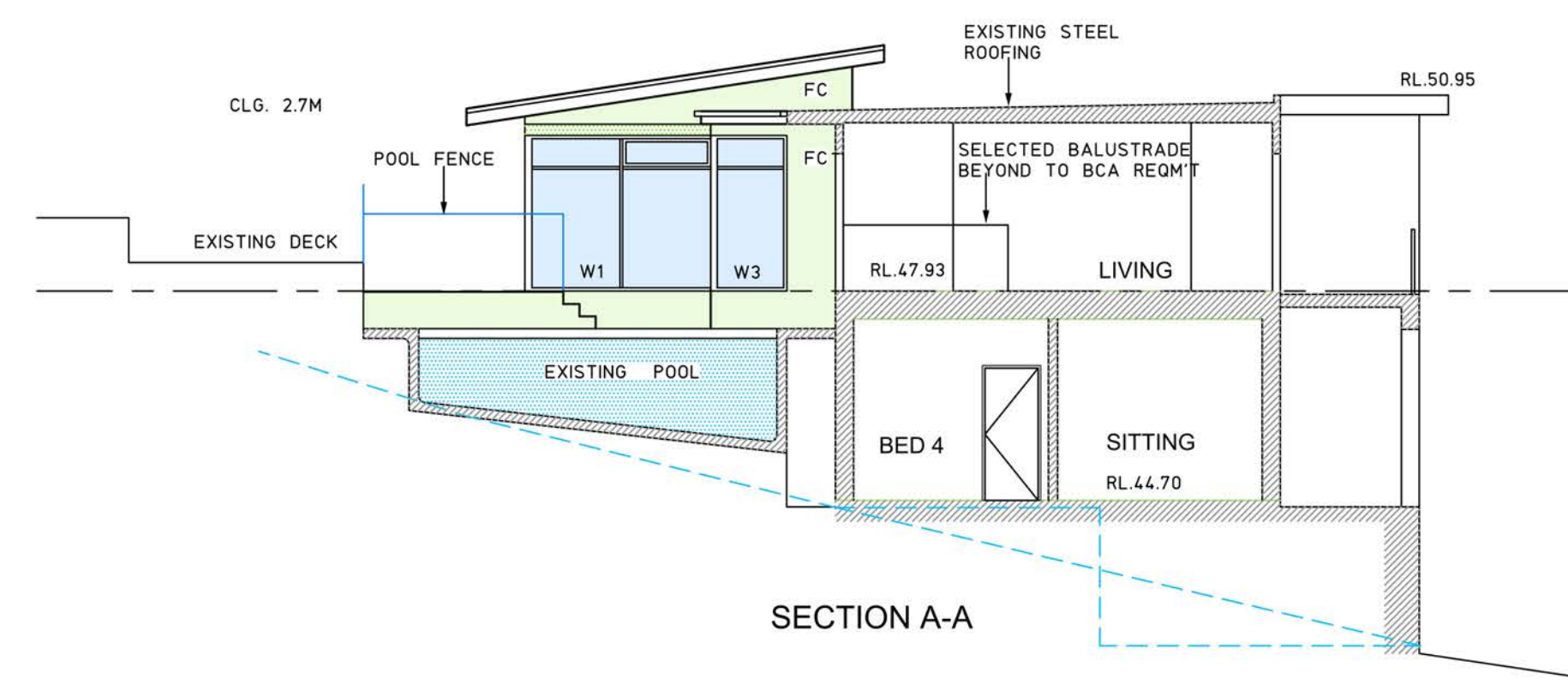
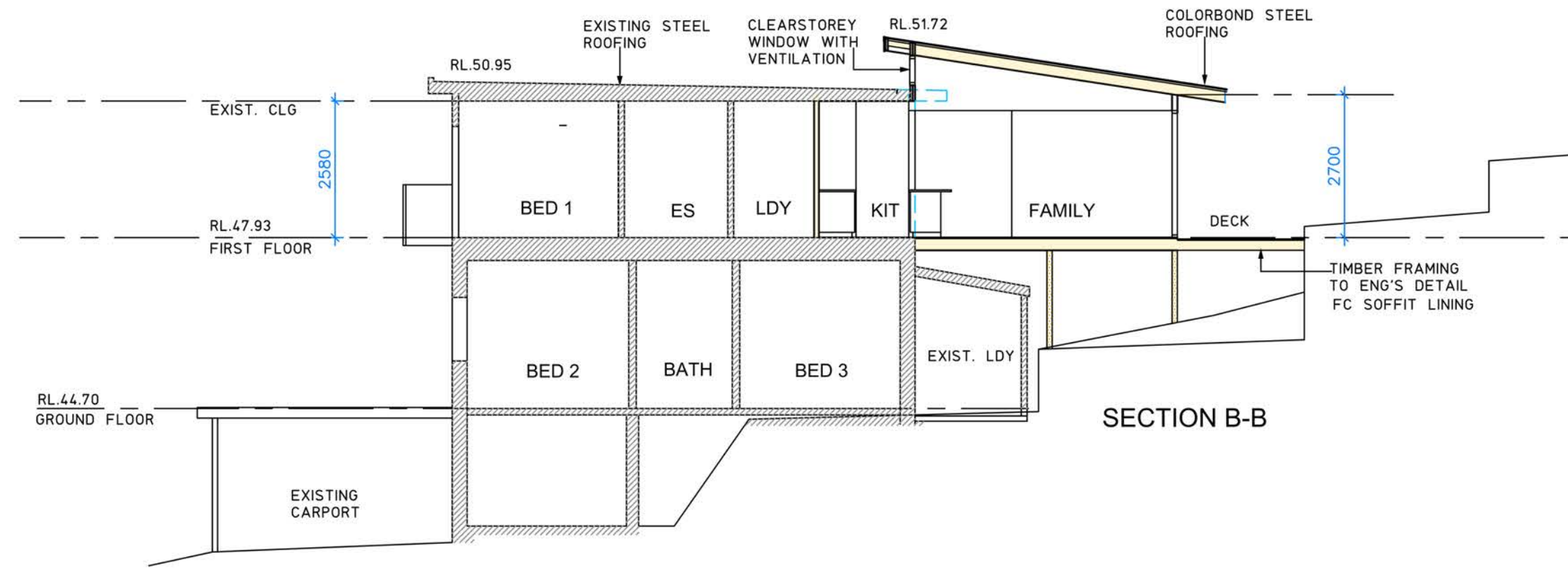
PROJECT
ALTERATIONS & ADDITIONS
82 ANZAC AVE. COLLAROY

DRAWING
FLOOR & ROOF PLANS

101524.02

ISSUE
A

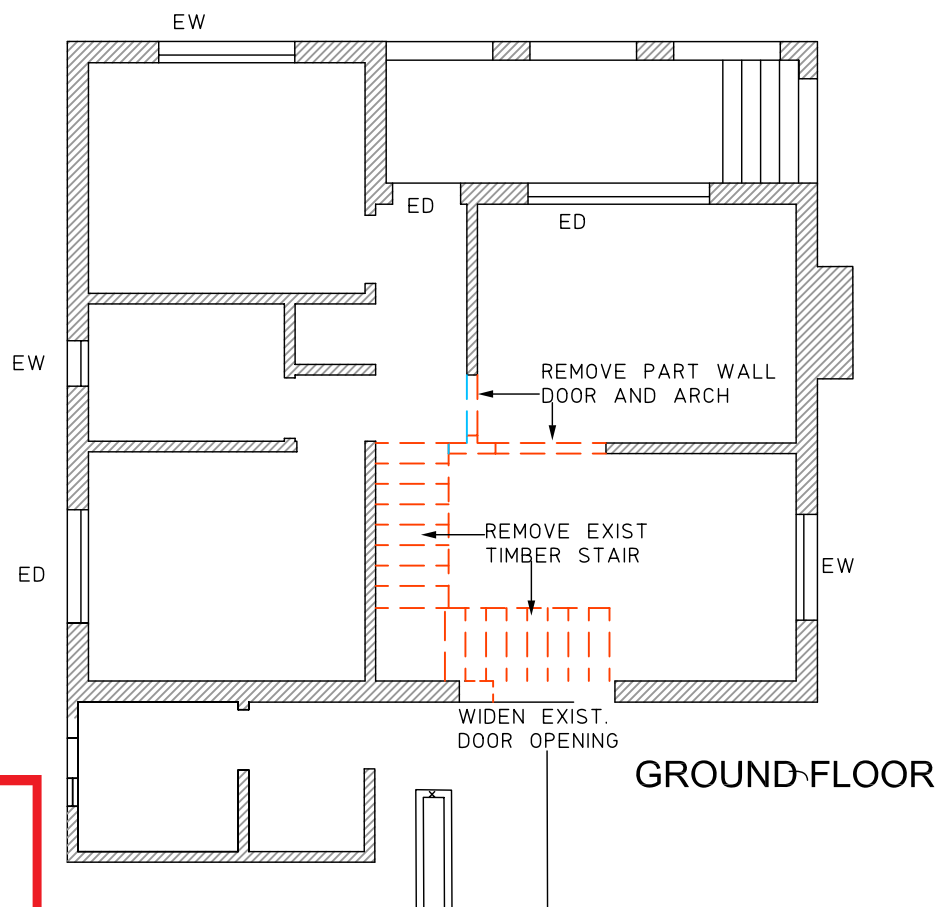
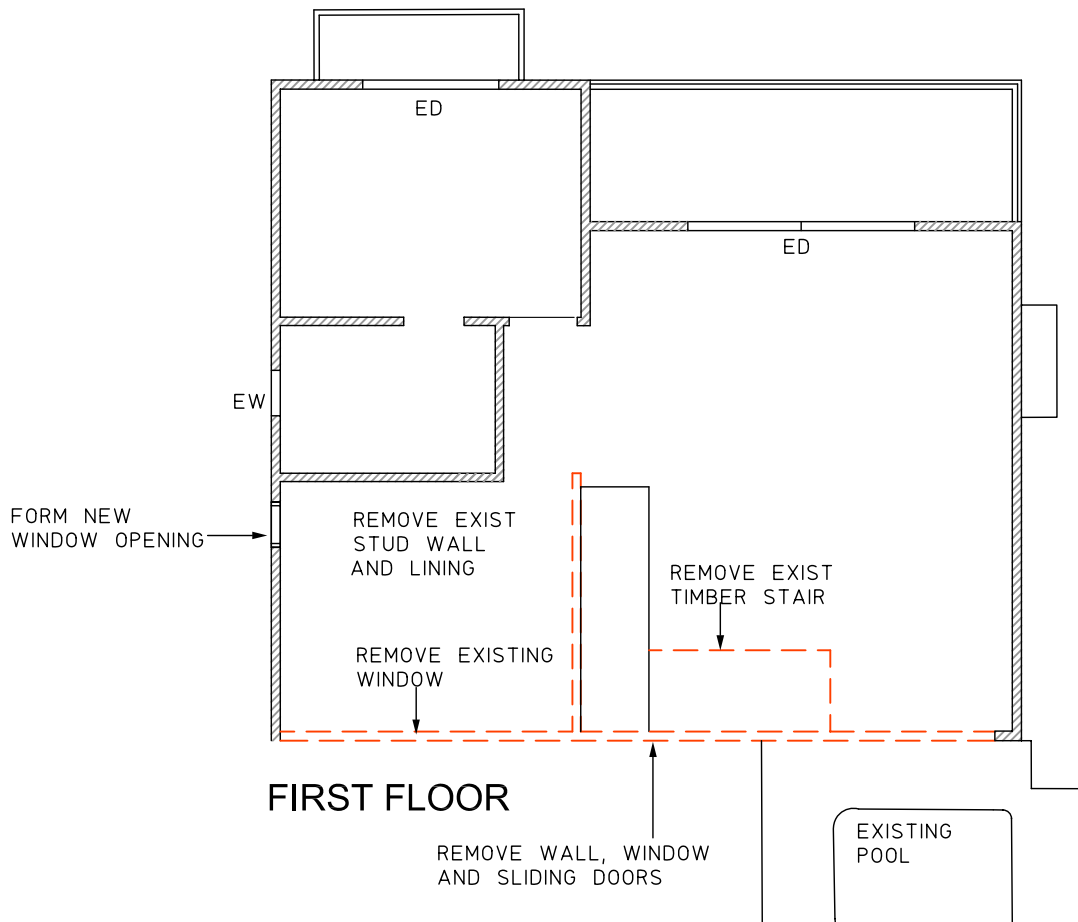
SCALE 1:100 DATE NOV.24 APPROVED



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CONSENT
DA2025/0036

A1

ISSUE DATE A 15.1.25	ISSUE / AMENDMENT DEVELOPMENT APPROVAL	Hugh Slatyer & Associates Architect Pty. Ltd. trading as Hugh Slatyer & Associates ABN 75 001 873 669 PO Box 949 Stives NSW 2075 Email : hughslatyer@bigpond.com M: 0414 256 939 email : hughslatyer@bigpond.com 1.100 NOV.24	PROJECT ALTERATIONS & ADDITIONS 82 ANZAC AVE. COLLARROY	DRAWING SECTIONS & ELEVATIONS
				101524.03 SCALE 1:100 DATE NOV.24 APPROVED ISSUE A



GROUND FLOOR

DEMOLITION PLAN
82 ANZAC AVE. COLLAROY
 HSA ARCHITECTS
 \SCALE 1:100



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council

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A4

DA2025/0036