

**SITE PLAN**

**SITE CRITERIA**

No.84 HILMA STREET COLLARROY 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	=	80.6	sq. m.	(19.1 %)
POST LANDSCAPED AREA > THAN 2.0m	=	129.8	sq. m.	(30.7 %)
INCLUDING POOL WATER SURFACE	=	212.3	sq. m.	(50.2 %)
HARDSTAND POST DEVELOPMENT	=	56.8	sq. m.	
INCLUDING POOL COPING	=	124.9	sq. m.	
EXISTING TOTAL LOWER GROUND FLOOR AREA	=	19.4	sq. m.	
EXISTING TOTAL GROUND FLOOR AREA	=	24.4	sq. m.	
EXISTING GROUND FLOOR FRONT DECK AREA	=	6.0	sq. m.	
PROPOSED DRIVEWAY AREA	=	124.9	sq. m.	
PROPOSED LOWER GROUND FLOOR AREA	=	20.7	sq. m.	
PROPOSED TOTAL GROUND FLOOR AREA	=	34.2	sq. m.	
PROPOSED GROUND FLOOR FRONT DECK AREA	=	14.2	sq. m.	
PROPOSED GROUND FLOOR REAR DECK AREA	=	8.8	sq. m.	
PROPOSED POOL COPING AREA	=	112.4	sq. m.	
PROPOSED POOL WATER AREA	=	11.7	sq. m.	
PROPOSED TOTAL FIRST FLOOR AREA	=	216.8	sq. m.	
PROPOSED FIRST FLOOR FRONT DECK AREA				
PROPOSED TOTAL ROOF AREA				

2 CAR PARKING SPACES PROVIDED IN GARAGE

**GENERAL NOTES AND BCA COMPLIANCE**

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND A33660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , A52870
- AND ENGINEERS DETAILS
- MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND A59700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A. AND A51684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND A51288
- STAIRS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND A59786
- RAILINGS, GATES AND OTHER BARRIERS TO COMPLY WITH PART 3.8 OF THE B.C.A.
- NATURAL LIGHT TO COMPLY WITH PART 3.9.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.9.5 OF THE B.C.A.
- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.9 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND A5/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 A59740
- CLOTHES WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY
- WITH PART 3.8.5 OF THE B.C.A.

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

**NOTES:-**

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIS 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 BASIS 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 BASIS REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIS REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIS REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIS REPORT.
8. ALL WINDOWS AND DOORS TO HAVE HEATHER 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 A33660.1-2000
14. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
15. ALL WATERPROOFING TO HET 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**

TO BE READ INCONJUNCTION WITH THE BASIX CERTIFICATE NUMBER A339822

- NEW SHOWER HEAD MINIMUM RATING ----- 3 STAR RATING
- NEW TOILET MINIMUM RATING ----- 3 STAR RATING
- ALL NEW TAP FITTINGS MINIMUM RATING ----- 3 STAR RATING
- GLAZING TO ALUMINIUM FRAMED WINDOWS AND DOORS OR OTHERWISE NOTED ARE TO BE IN ACCORDANCE WITH THE BASIS REPORT
- ROOF COLOUR ----- DARK SA > 0.70
- FLOOR ABOVE ENCLOSED SUBFLOOR ----- 0.8 OR ( R1.5 RATING INCLUDING CONSTRUCTION )
- ROOF SHEETING ON INSULATION ----- R1.5 RATING
- EXTERNAL WALLS INSULATION ----- R1.5 RATING
- CEILING INSULATION ----- R2.24 RATING
- HOT WATER SERVICE TO BE GAS INSTANTANEOUS WITH A PREFERENCE OF 4.5 STARS OR BETTER.
- COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A 3-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR BETTER PLUS A CEILING FAN. THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.
- HEATING SYSTEM IN AT LEAST 1 LIVING AREA GAS FIXED FLUE FIRE PLACE WITH A 3 STAR RATING.
- HEATING SYSTEM IN AT LEAST 1 BEDROOM 3-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR BETTER.
- 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 16 KILOLITRES. THE SWIMMING POOL MUST HAVE A POOL COVER AND MUST BE OUTDOORS.
- THE SWIMMING POOL MUST NOT INCORPORATE ANY HEATING SYSTEM. THE APPLICANT MUST INSTALL A TIMER FOR THE SWIMMING POOL PUMP. THE APPLICANT MUST INSTALL A POOL COVER.

**DEVELOPEMENT APPLICATION ISSUE**

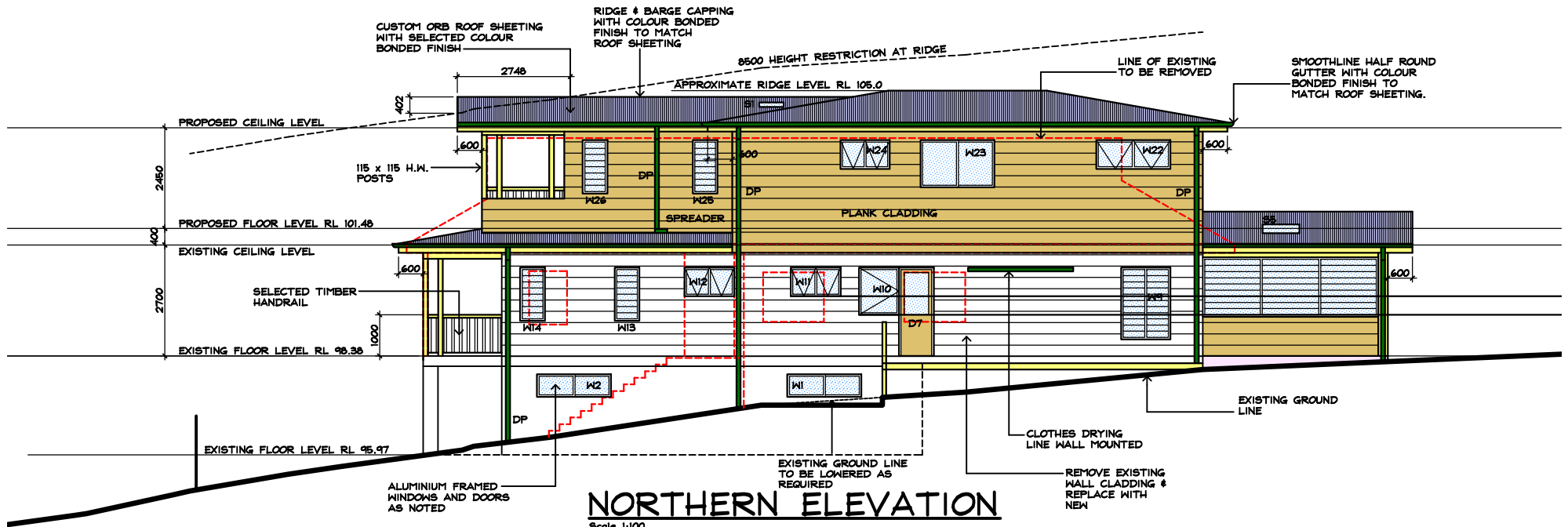
**IF IN DOUBT ASK**

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Date JAN. 2019  
 Drawn **HENK.**  
 Scale 1:200@A3  
 Job No. 181201-NI

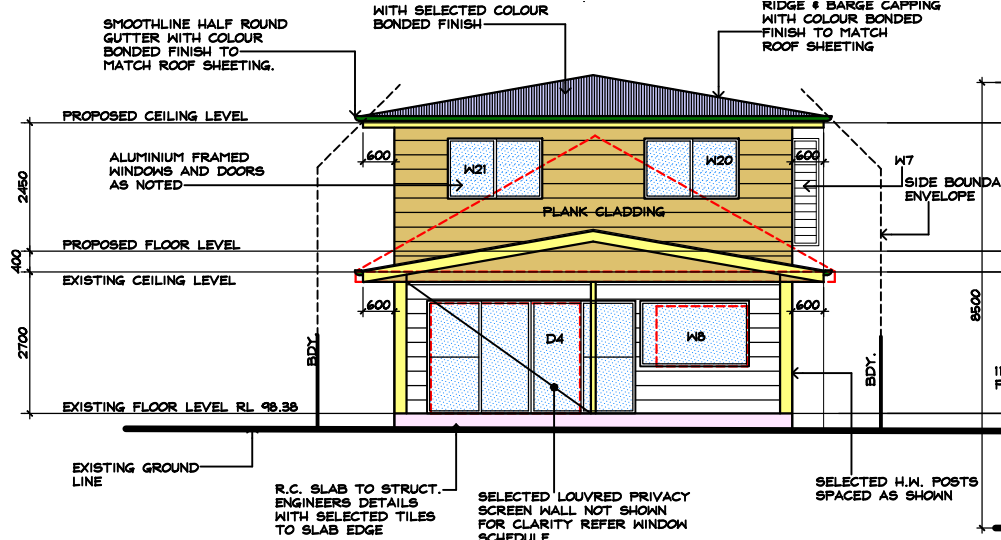
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Project **PROPOSED ADDITIONS & ATERAIONS**  
**84 HILMA STREET COLLARROY PLATEAU**  
 FOR **ARENA FAMILY**



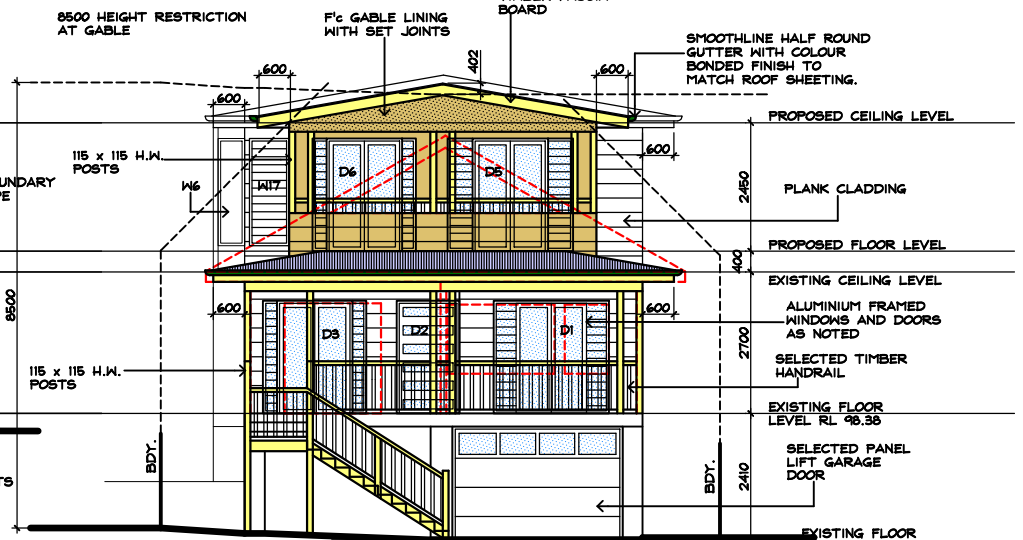
### NORTHERN ELEVATION

Scale 1:100



### WESTERN ELEVATION

Scale 1:100



### EASTERN ELEVATION

Scale 1:100

## DEVELOPEMENT APPLICATION ISSUE

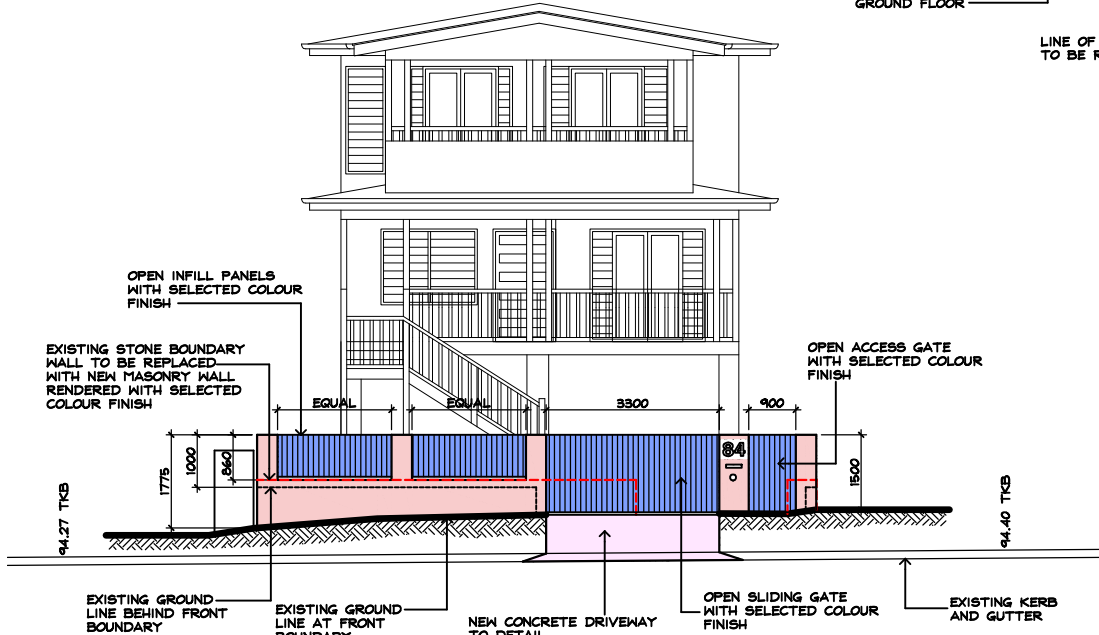
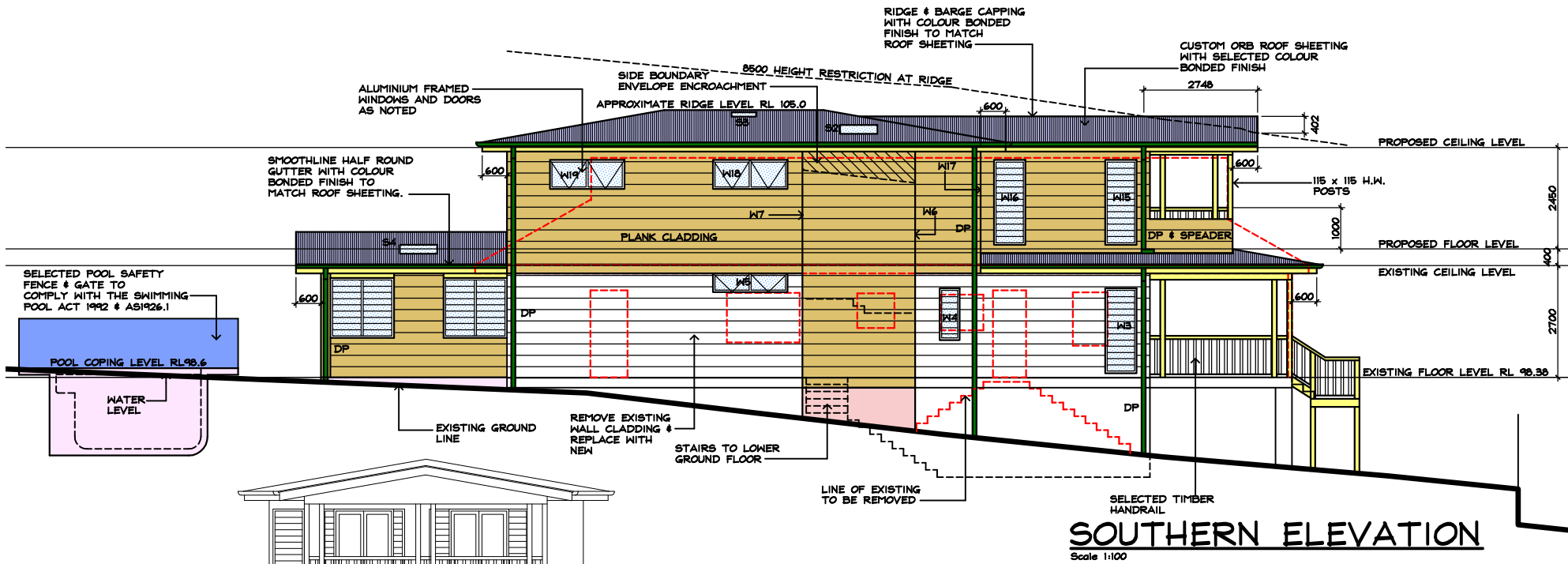
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**84 HILMA STREET COLLARROY PLATEAU**  
 FOR **ARENA FAMILY**



**DEVELOPEMENT APPLICATION  
ISSUE**

**IF IN  
DOUBT  
ASK**

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