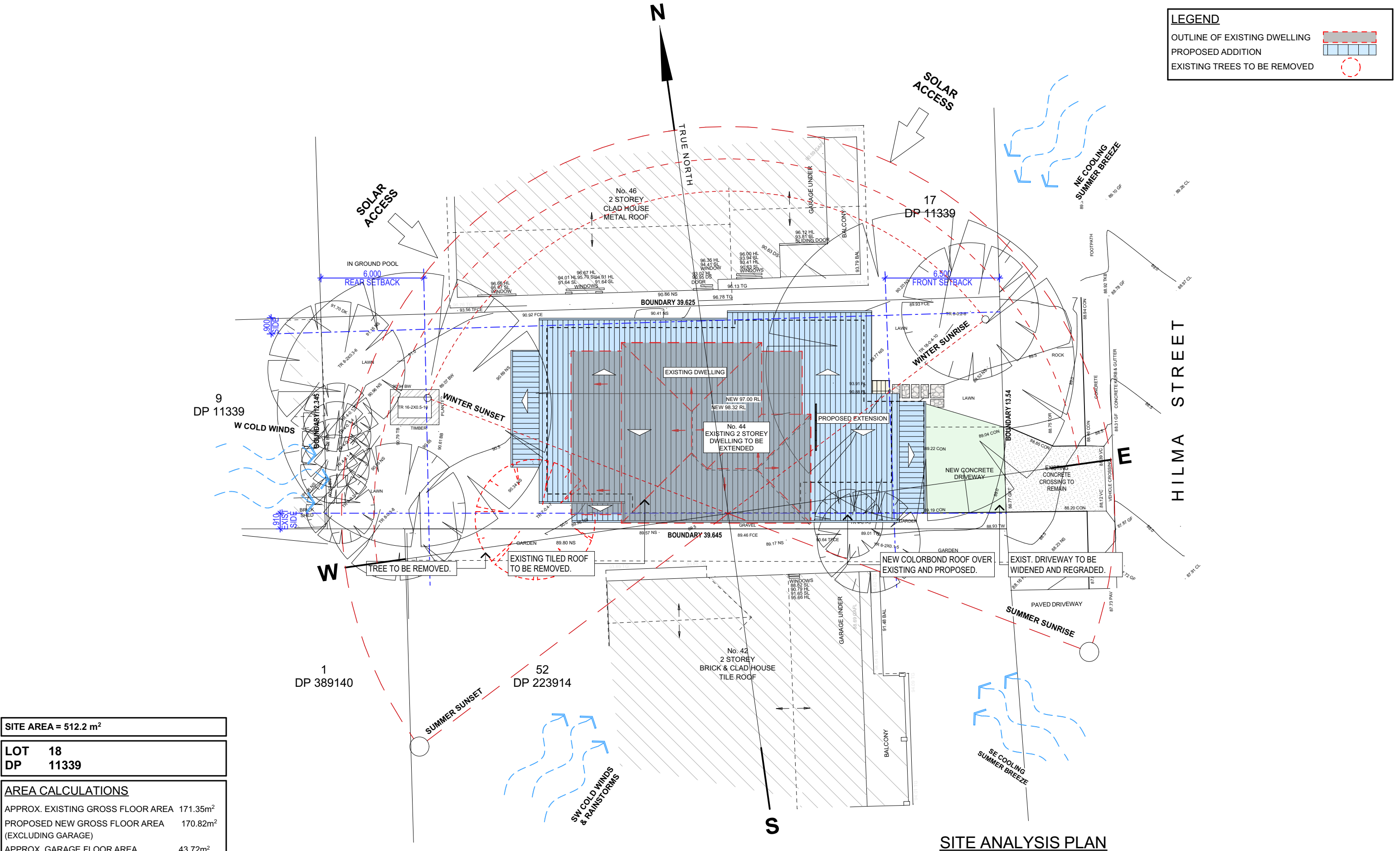


# PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE

44 HILMA ROAD - COLLAROY PLATEAU 2097



DA.01	SITE ANALYSIS PLAN
DA.02	EXISTING GROUND FLOOR PLAN
DA.03	EXISTING FIRST FLOOR PLAN
DA.04	EXISTING NORTH AND SOUTH ELEVATIONS
DA.05	EXISTING WEST AND EAST ELEVATIONS
DA.06	DEMOLITION PLAN
DA.07	GROUND FLOOR PLAN
DA.08	FIRST FLOOR PLAN
DA.09	NORTHERN AND SOUTHERN ELEVATIONS
DA.10	WESTERN AND EASTERN ELEVATIONS
DA.11	SECTION A
DA.12	SECTION B, DRIVEWAY PROFILE AND BASIX
DA.13	LANDSCAPED AREA CALCULATION PLAN
DA.14	ROOF & STORMWATER CONCEPT PLAN
DA.15	EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN
DA.16	SHADOW DIAGRAM JUNE 21 9am
DA.17	SHADOW DIAGRAM JUNE 21 12noon
DA.18	SHADOW DIAGRAM JUNE 21 3pm
DA.19	BUILDING HEIGHT PLANE
DA.20	WINDOW SCHEDULE
DA.21	DOOR SCHEDULE



SITE AREA = 512.2 m <sup>2</sup>	
LOT	18
DP	11339
<b>AREA CALCULATIONS</b>	
APPROX. EXISTING GROSS FLOOR AREA	171.35m <sup>2</sup>
PROPOSED NEW GROSS FLOOR AREA (EXCLUDING GARAGE)	170.82m <sup>2</sup>
APPROX. GARAGE FLOOR AREA	43.72m <sup>2</sup>
TOTAL GROSS FLOOR AREA	342.17m <sup>2</sup>

TRUE NORTH:

**NOTES (E & OE)**

- All structures including stormwater & drainage to engineer's details.
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- All dimensions are to be checked on site prior to starting work.
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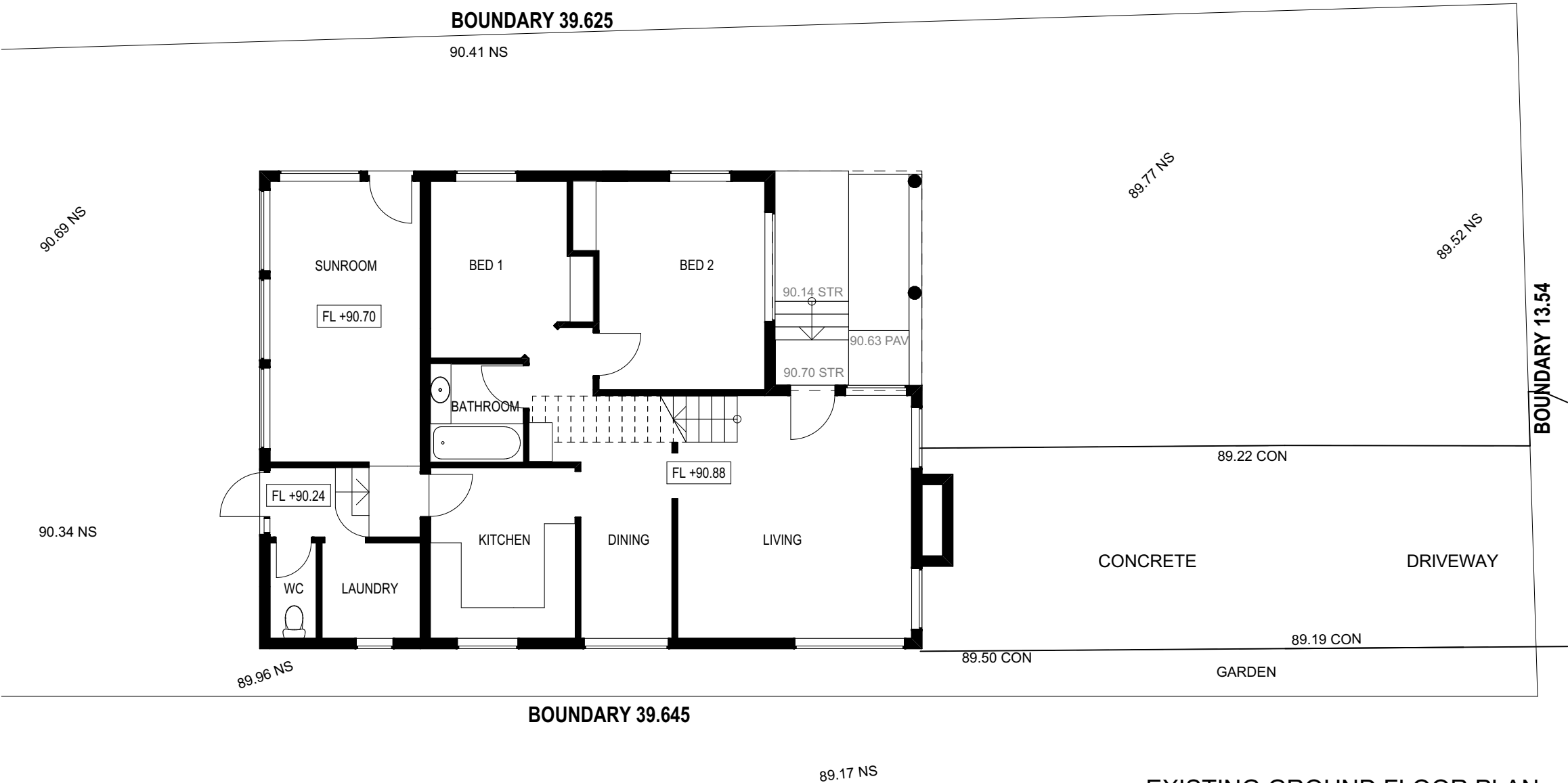
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D	23/09/22	CHANGES TO WINDOWS

PROPOSED ALTERATIONS AND ADDITIONS  
44 HILMA STREET COLLAROY PLATEAU NSW 2097  
CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
SITE ANALYSIS PLAN

DATE: SEP/22	DRAWN BY: HR	SCALE: 1:200 @ A3
JOB No: 1064/22	CHECKED BY: JJ	DRAWING No: DA.01



EXISTING GROUND FLOOR PLAN

TRUE NORTH:



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CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
EXISTING GROUND FLOOR PLAN

DATE:  
SEP/22

JOB No:  
1064/22

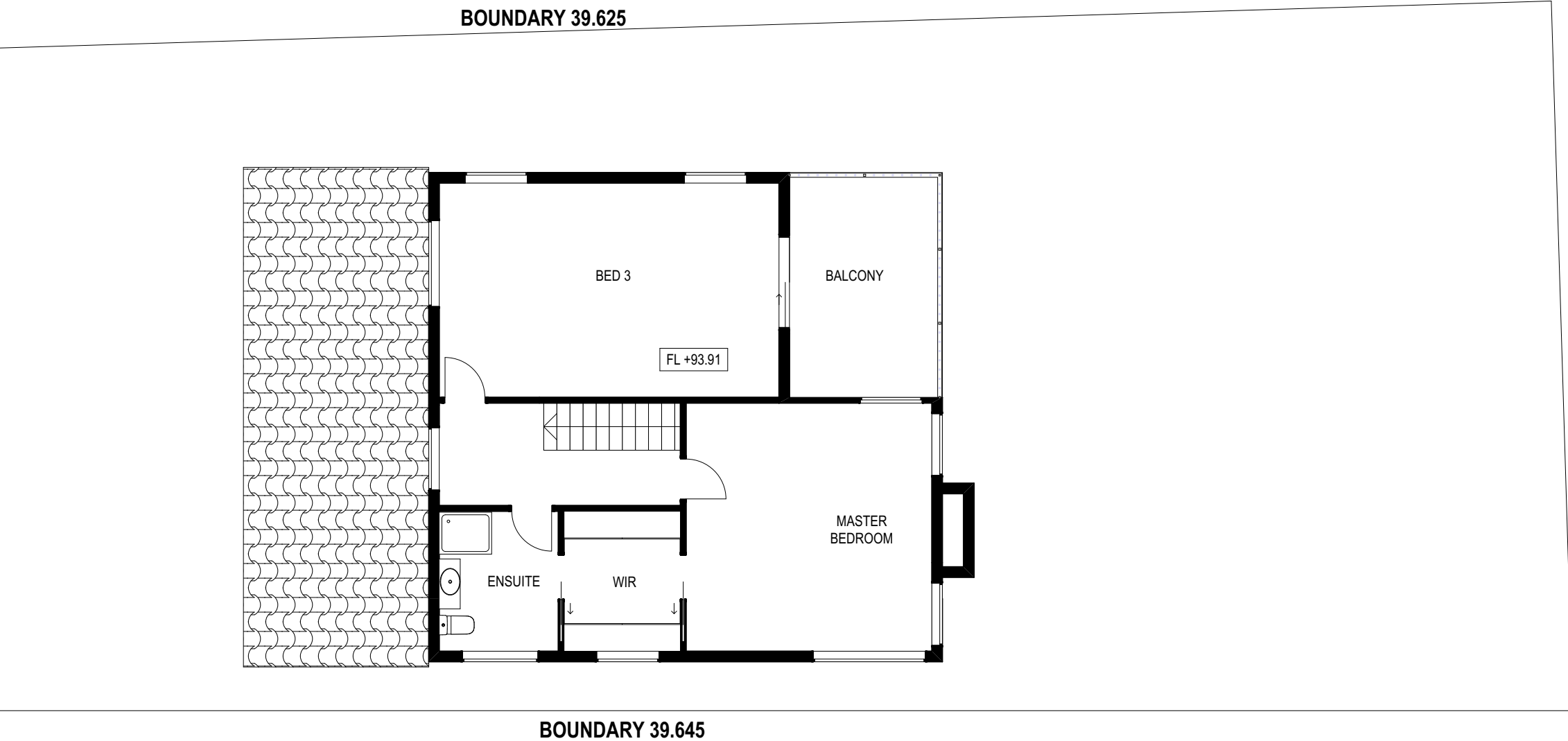
DRAWN BY:  
HR

CHECKED BY:  
JJ

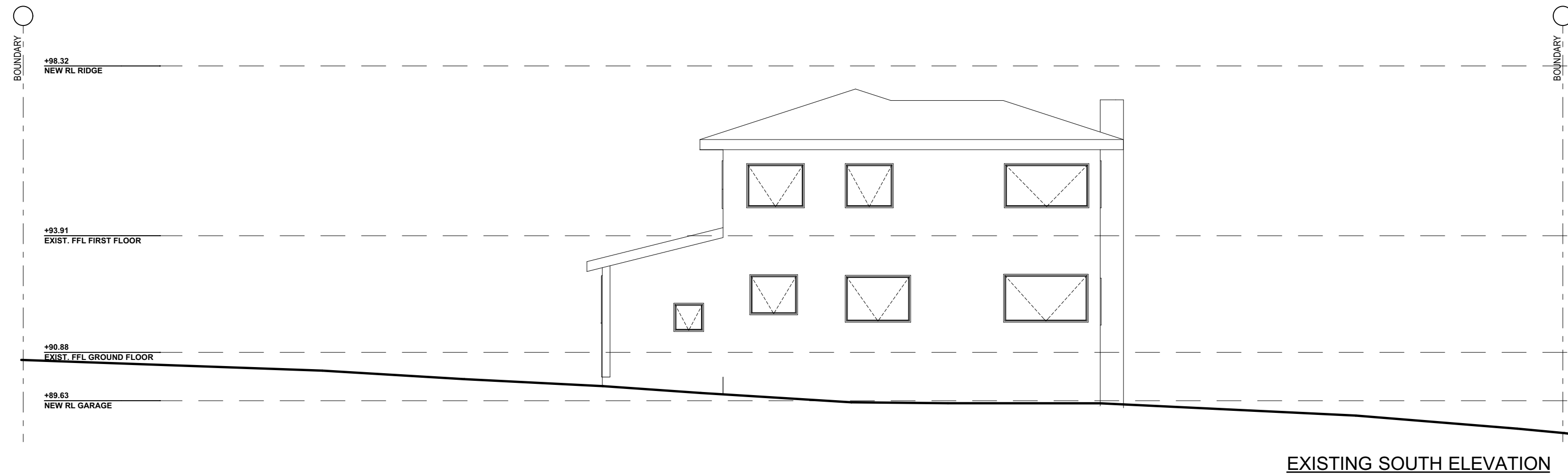
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DRAWING No:  
**DA.02**

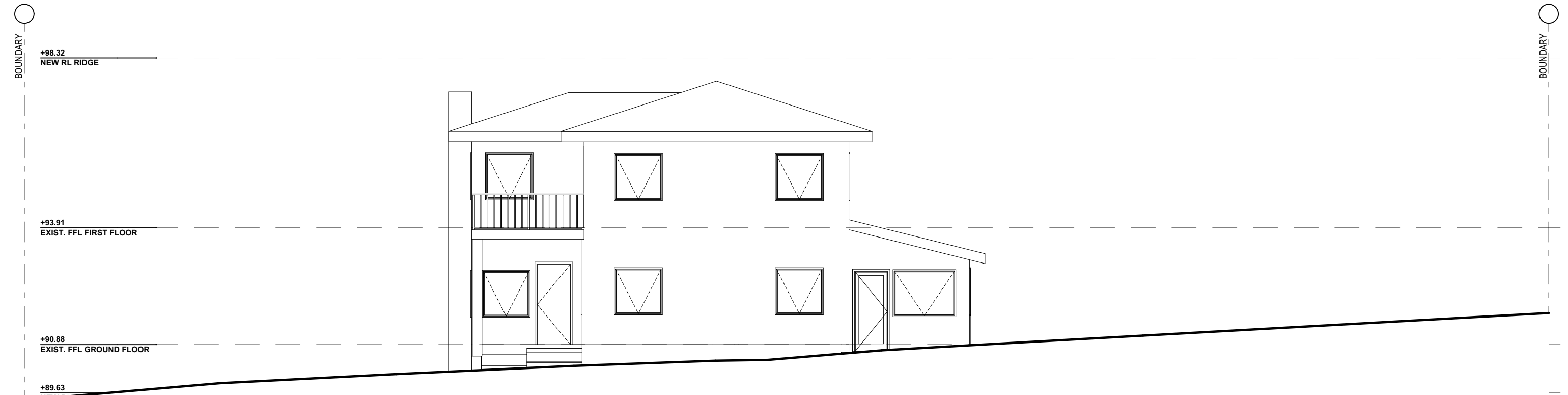
H I L M A S T R E E T



EXISTING FIRST FLOOR PLAN



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

**NOTES** (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS  
44 HILMA STREET COLLAROY PLATEAU NSW 2097  
CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
EXISTING NORTH AND SOUTH ELEVATIONS

DATE: SEP/22	DRAWN BY: HR	SCALE: 1:100 @ A3
JOB No: 1064/22	CHECKED BY: JJ	DRAWING No: <b>DA.04</b>



NOTES (E & OE)

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44 HILMA STREET COLLAROY PLATEAU NSW 2097  
CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
EXISTING WEST AND EAST ELEVATIONS

DATE:  
SEP/22

JOB No:  
1064/22

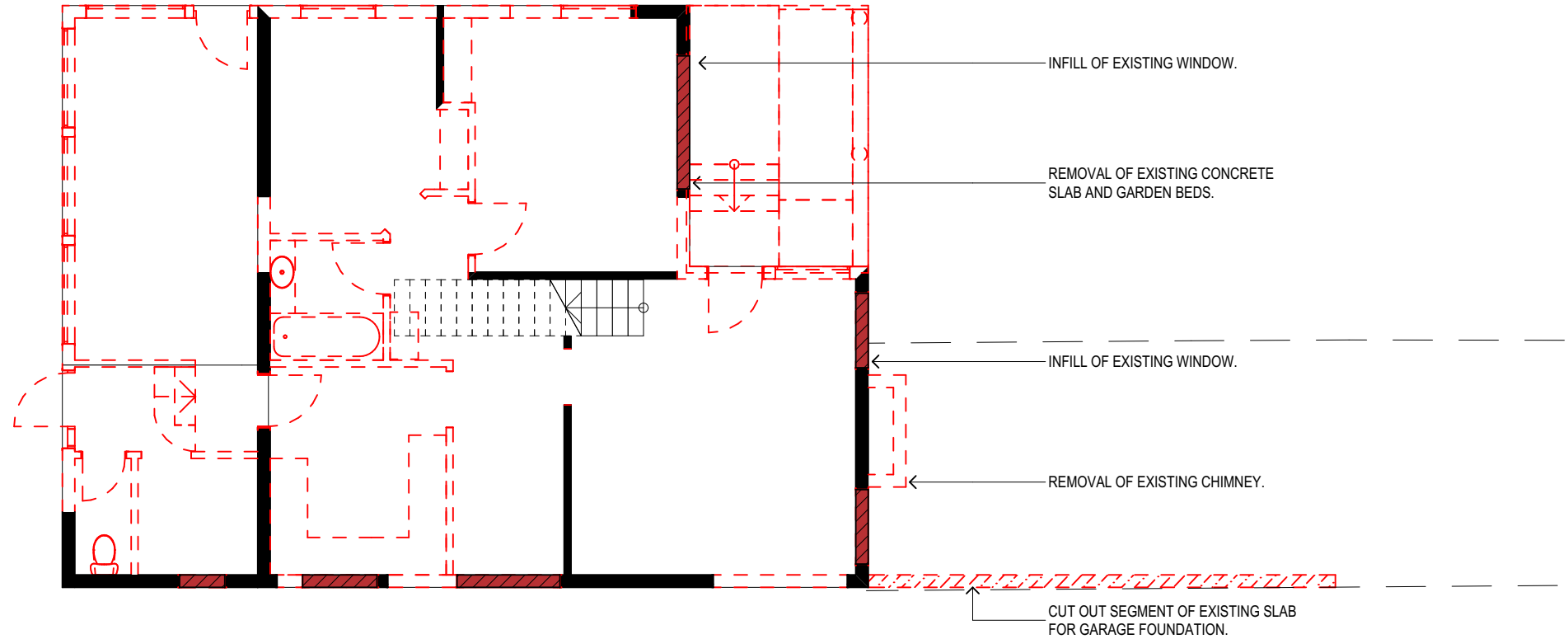
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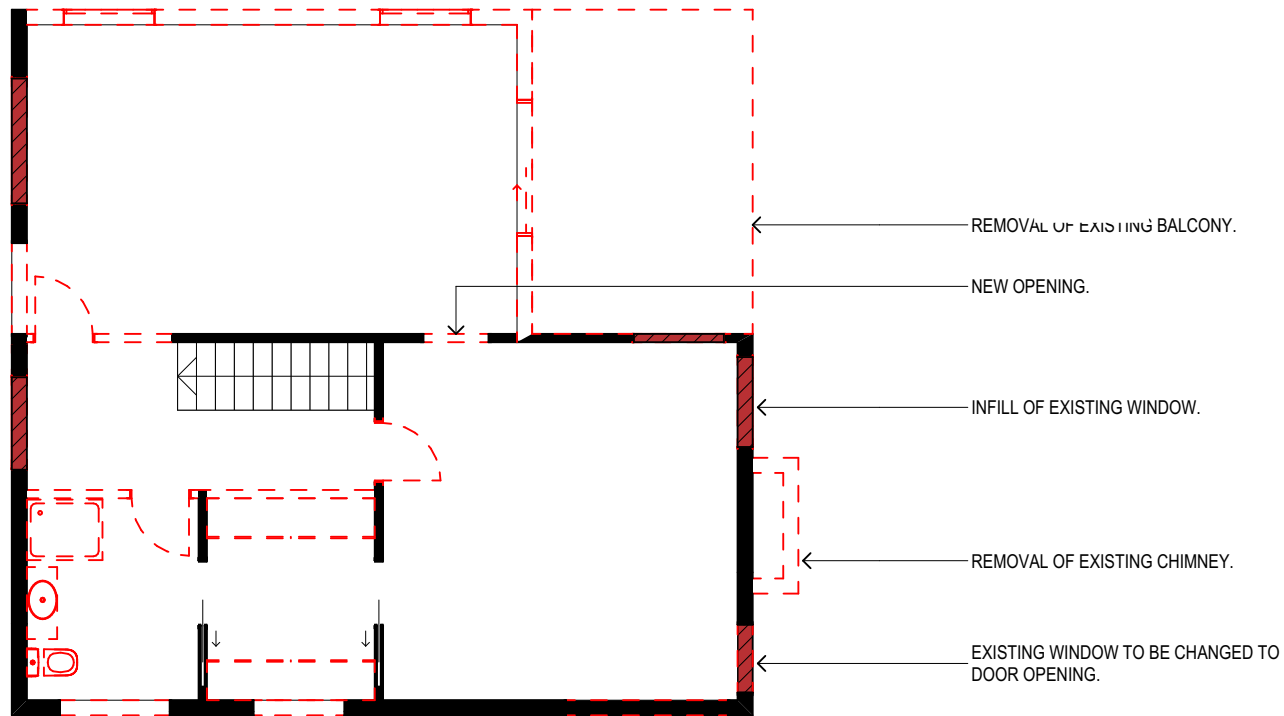
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DA.05





DEMOLITION GROUND FLOOR PLAN



DEMOLITION FIRST FLOOR PLAN

**NOTES**  
ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

TRUE NORTH:

**NOTES (E & OE)**

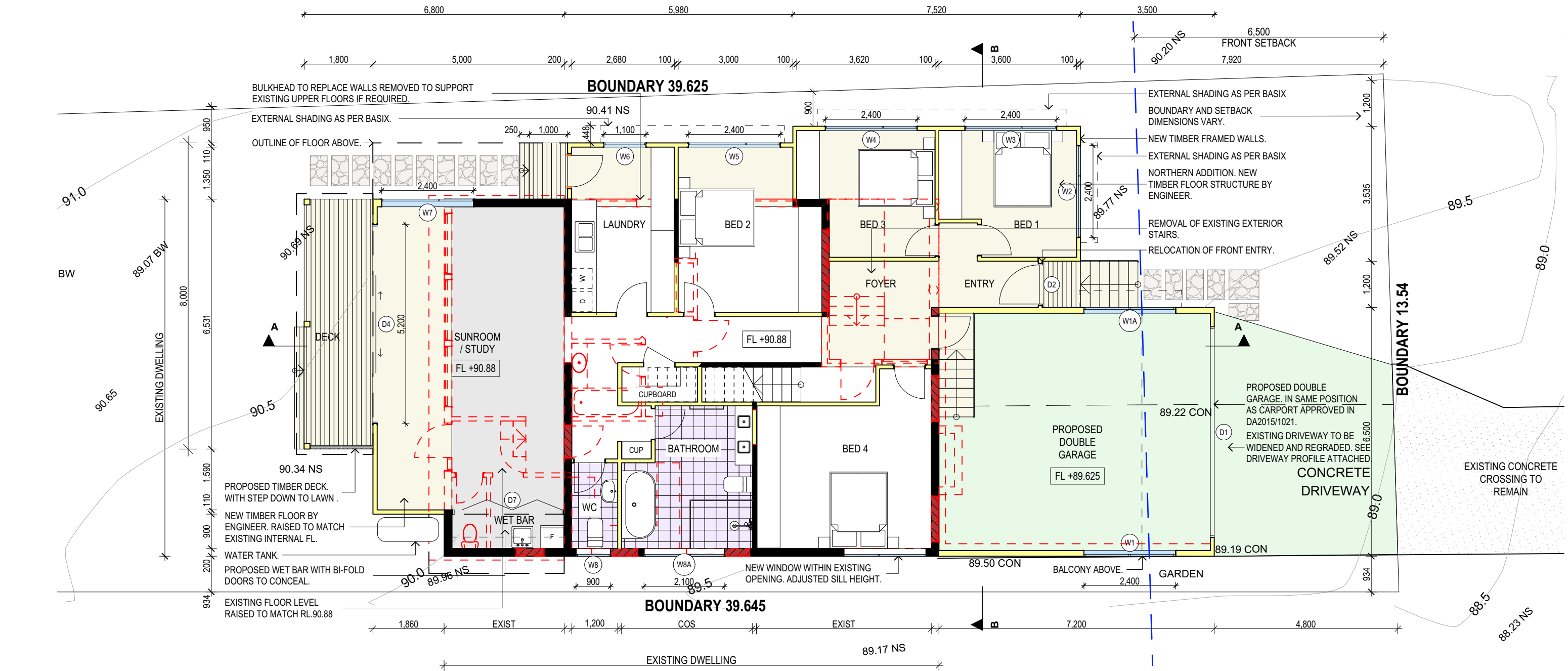
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PROPOSED ALTERATIONS AND ADDITIONS 44 HILMA STREET COLLAROY PLATEAU NSW 2097 CLIENT: SIMONNE HUNT & DAVID DI BONA	DATE: SEP/22	DRAWN BY: HR	SCALE: 1:100 @ A3
DRAWING TITLE: DEMOLITION PLAN	JOB No: 1064/22	CHECKED BY: JJ	DRAWING No: <b>DA.06</b>



PROPOSED GROUND FLOOR PLAN

GROUND FLOOR AREA - EXISTING	99.97m <sup>2</sup>
GROUND FLOOR AREA - WITH PROPOSED	156.04m <sup>2</sup>

TRUE NORTH:

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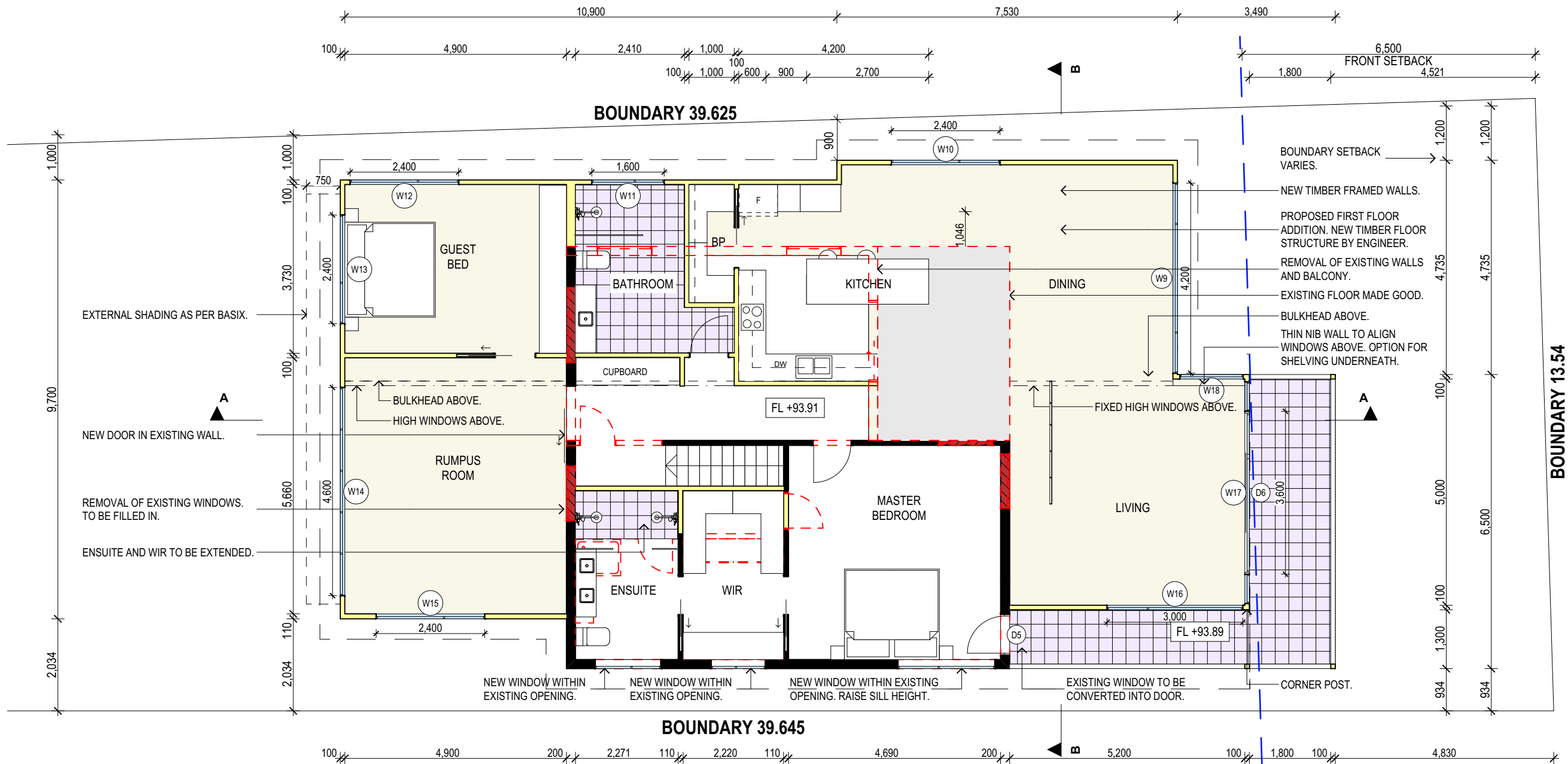
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PROPOSED ALTERATIONS AND ADDITIONS  
44 HILMA STREET COLLAROY PLATEAU NSW 2097  
CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
GROUND FLOOR PLAN

DATE: SEP/22	DRAWN BY: HR	SCALE: 1:100 @ A3
JOB No: 1064/22	CHECKED BY: JJ	DRAWING No: <b>DA.07</b>





PROPOSED FIRST FLOOR PLAN

FIRST FLOOR AREA - EXISTING	71.38m <sup>2</sup>
FIRST FLOOR AREA - WITH PROPOSED	186.13m <sup>2</sup>

TRUE NORTH:

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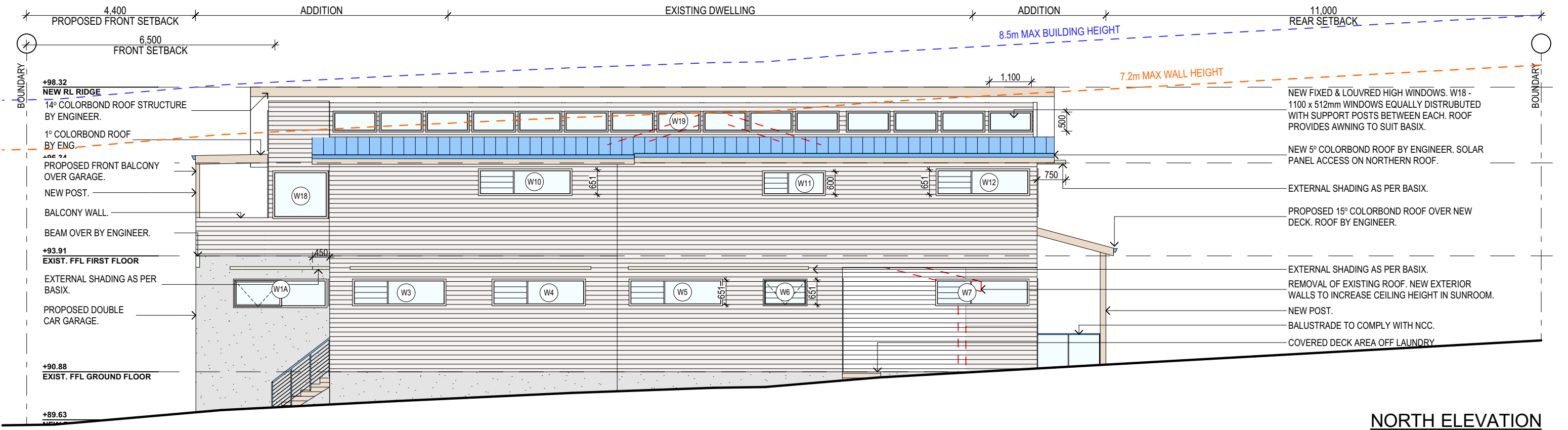
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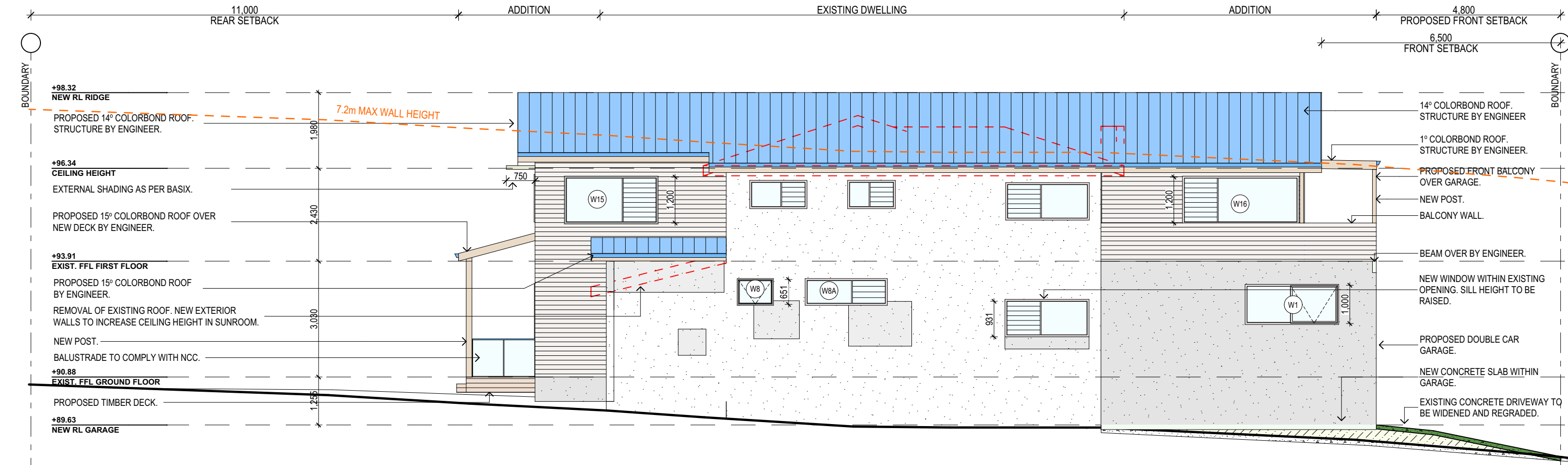
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CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
FIRST FLOOR PLAN

DATE: SEP/22	DRAWN BY: HR	SCALE: 1:100 @ A3
JOB No: 1064/22	CHECKED BY: JJ	DRAWING No: DA.08



NORTH ELEVATION



SOUTH ELEVATION

NOTES (E & OE)

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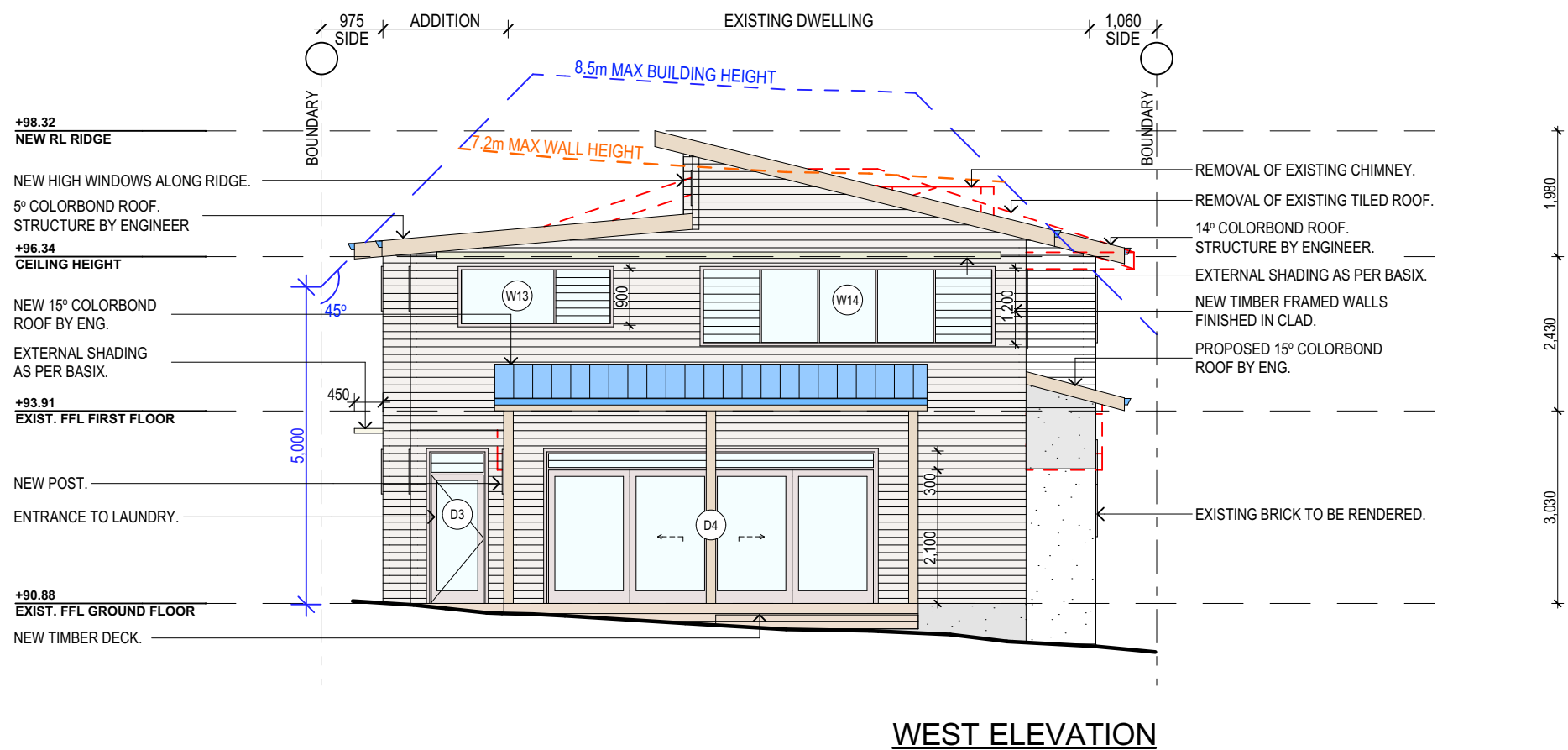
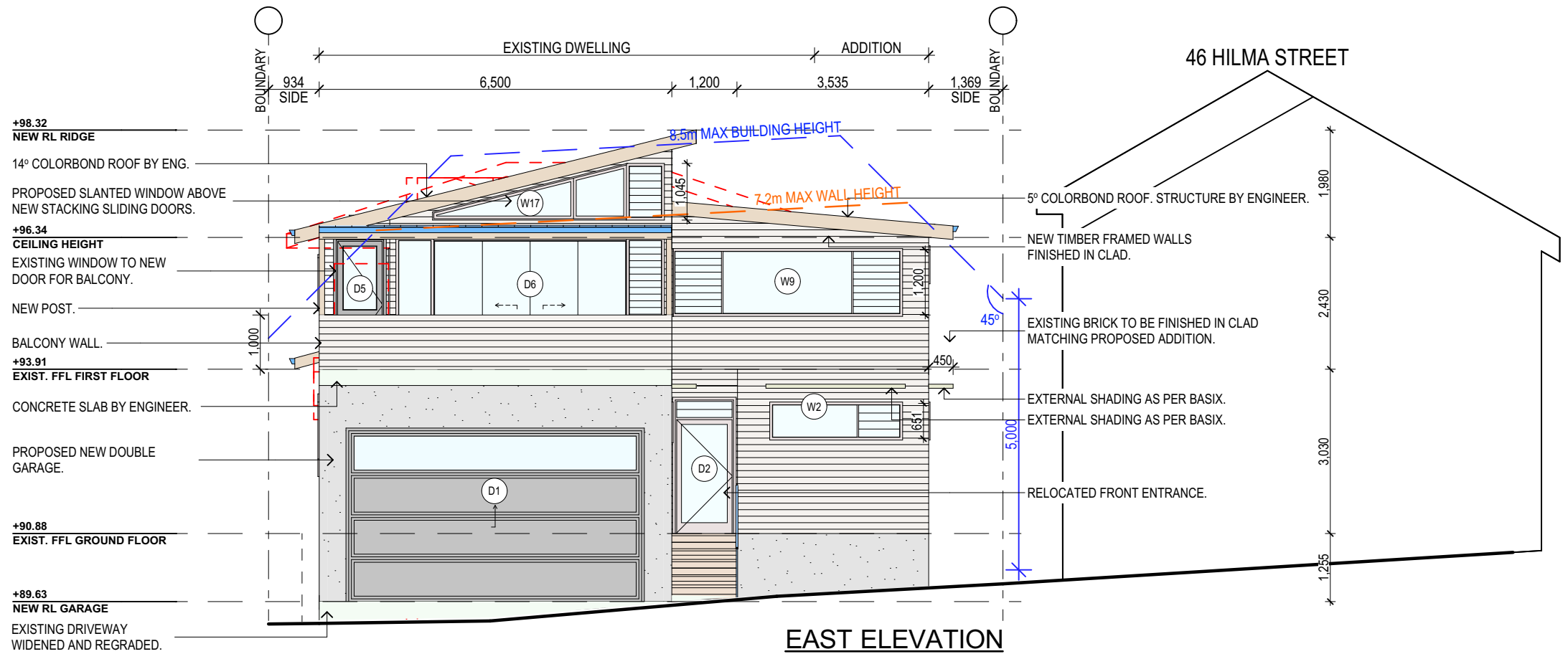
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44 HILMA STREET COLLAROY PLATEAU NSW 2097  
CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
NORTHERN AND SOUTHERN ELEVATIONS

DATE: SEP/22	DRAWN BY: HR	SCALE: 1:100 @ A3
JOB No: 1064/22	CHECKED BY: JJ	DRAWING No: DA.09



**NOTES (E & OE)**

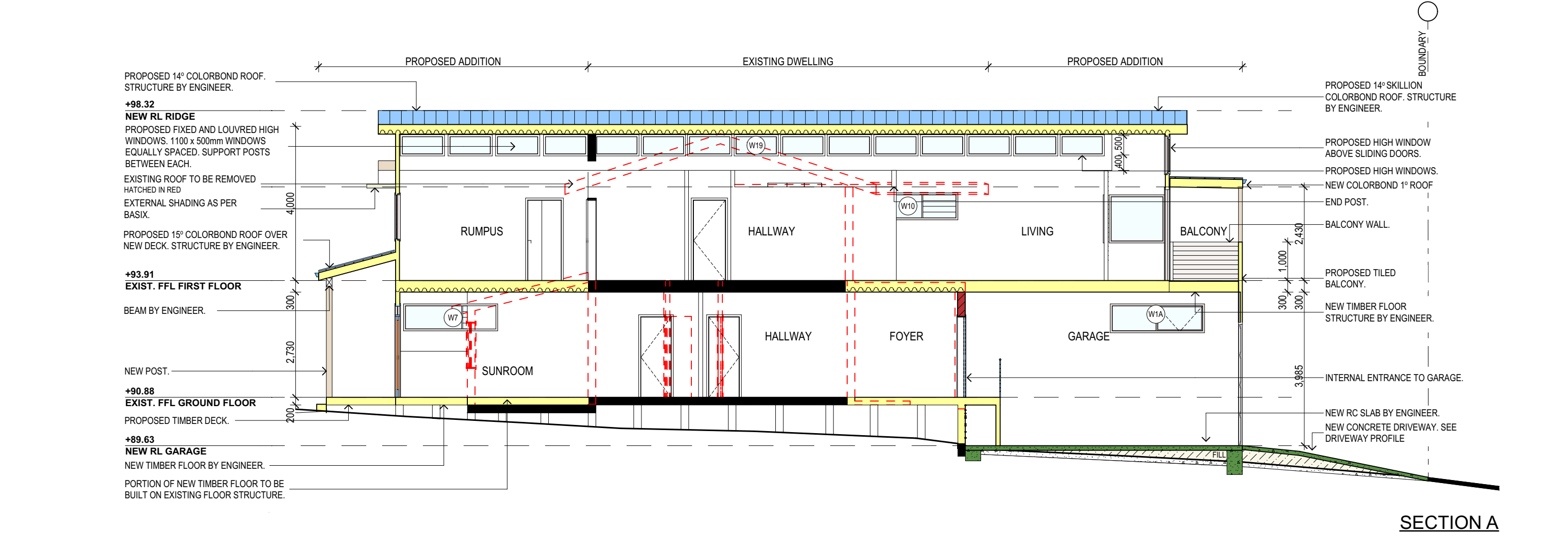
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CLIENT:  
SIMONNE HUNT & DAVID DI BONA  
DRAWING TITLE:  
WESTERN AND EASTERN ELEVATIONS

DATE: SEP/22	DRAWN BY: HR	SCALE: 1:100 @ A3
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SPECIFICATION NOTES

- INTERNAL LINING:**

  - PROVIDE PLASTERBOARD LINING.

**EXTERNAL WALLS:**

  - TIMBER FRAME WALLS FINISHED OFF WITH SELECTED CLADDING.

**FLOOR:**

  - TIMBER FLOOR FRAMING TO BE FINISHED WITH SELECTED FLOORING.
  - COVER FLOORS OF BATHROOM, SHOWER RECESS, WC AND ES WITH SELECTED TILES, SET IN CEMENT MORTAR OR APPROVED ADHESIVE AND GRATED TO GIVE AN EVEN AND ADEQUATE FALL TO FLOOR WASTE.

**DECK:**

  - TIMBER DECKING WITH ROUNDED EDGE & 3mm GAP.

**BEARERS AND JOISTS:**

  - SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTEWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

**ANT CAPS:**

  - SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

**PREFABRICATED TIMBER WALL FRAMES AND TRUSSES:**

  - WHERE PREFABRICATED FRAMES AND/OR TRUSSES ARE USED FOR CONSTRUCTION OF THE BUILDING, THE MANUFACTURES CERTIFICATION OF CONSTRUCTION ACCORDING TO AS1684.2 OR AS1684.4 FOR THE BUILDING ON THE PARTICULAR SITE MUST BE OBTAINED.

**STRUCTURAL STEEL:**

  - NCC VOL.2 PART 3.4.4 OR VOL.1 PART B1: ALL STEEL WORK IS TO BE FABRICATED TO DETAILS AS SHOWN ON ENGINEERS DRAWINGS AND IN ACCORDANCE WITH AS4100 STEEL STRUCTURES OR AS/NZS 4600 COLD-FORMED STEEL STRUCTURES.

**PROFILED STEEL ROOF:**

  - NCC VOL.2 PART 3.5.1.
  - DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.
- ROOFING:**

  - COLORBOND ROOF CLADDING

**CONCRETE:**

  - SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.
  - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600.

**FOOTINGS:**

  - FOOTINGS TO BE IN ACCORDANCE WITH AS1480.
  - FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS 3.2.3, 3.2.4 AND 3.2.5
  - ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.

**BRICK AND BLOCKWORK:**

  - CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.

**CARPENTRY:**

  - TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
  - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

**TIMBER FRAMING:**

  - TO COMPLY WITH NCC VOL.2 PART 3.4
  - GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK.
  - SUBFLOOR VENTILATION SHALL CONFORM TO NCC VOL.2 PART 3.4.1.
  - IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.
  - WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE.
  - USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY.
  - DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION.
  - PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
  - PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
  - USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER.

**TERMITE CONTROL:**

  - TO BE IN ACCORDANCE WITH TO AS3660.1
  - SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.4 OR VOL.1 PART B1.4.
- FLASHING AND CAPPINGS:**

  - SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180
  - FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
  - PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION.

**CONCRETE BLOCKS OR BRICKS:**

  - TO COMPLY WITH TO AS4455 MASONRY BUILDING BLOCKS/PAVER.

**LIGHTING:**

  - 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

**DOORS & WINDOWS:**

  - ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH AS2047-48 FOR ALUMINIUM WINDOWS AND AS2047 FOR TIMBER WINDOWS.
  - ALUMINIUM FRAMED WINDOWS AND DOORS.
  - WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.

**STAIRS, HANDRAILS AND BALUSTRADES:**

  - NCC VOL.2 PARTS 3.9.1 AND 3.9.2
  - RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN AS1657.
  - BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.
  - THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm.
  - THE HEIGHT OF BALUSTRADE TO THE NEW STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.

**SLIP RESISTANCE:**

  - MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198.
- STORMWATER:**

**EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES**

  - TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.
  - IN ACCORDANCE WITH NCC VOL.2 PART 3.5.3
  - NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE
  - COLORBOND GUTTERS AND DOWNPIPES
  - MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

**WATERPROOFING FOR EXTERNAL TILED BALCONIES:**

  - WATERPROOFING TO COMPLY WITH AS4654

**GLAZING:**

  - NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

**SMOKE DETECTORS/ALARMS:**

  - NCC VOL.2 PART 3.7.5. FIRE/SMOKE DETECTORS COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786.
  - INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a.
  - MULTIPLE ALARMS WITHIN HOUSES AND SOLE OCCUPANCY UNITS MUST BE HARD WIRED AND INTERCONNECTED.

**WASTE MANAGEMENT:**

  - ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT.
  - ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.
  - WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.

**SEDIMENT CONTROL:**

  - A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM.

**NOTE:**

**ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.**

<div>NOTES (E &amp; OE)</div> <ul style="list-style-type: none"><li>• All structures including stormwater &amp; drainage to engineer's details.</li><li>• Do not obtain dimensions by scaling drawings.</li><li>• All dimensions are to be checked on site prior to starting work.</li><li>• These drawings are to be read in conjunction with all other consultant's drawings and specifications.</li><li>• All workmanship &amp; materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards &amp; local council requirements.</li><li>• New materials are to be used throughout unless otherwise noted.</li><li>• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.</li></ul>	<div>JJ Drafting Australia P/L.</div> <div>26/90 Mona Vale Road, Mona Vale, NSW, 2103</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541   Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div> <div>ACN 651 693 346</div>	<table><tr><th>REV:</th><th>DATE:</th><th>DESCRIPTION:</th></tr><tr><td>A</td><td>2/09/22</td><td>PLANS TO BE REVISED BY CLIENT</td></tr><tr><td>B</td><td>8/09/22</td><td>DA DRAWINGS</td></tr><tr><td>C</td><td>13/09/22</td><td>AMENDED PLANS PER CLIENTS REQUEST</td></tr><tr><td>D</td><td>23/09/22</td><td>CHANGES TO WINDOWS</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	REV:	DATE:	DESCRIPTION:	A	2/09/22	PLANS TO BE REVISED BY CLIENT	B	8/09/22	DA DRAWINGS	C	13/09/22	AMENDED PLANS PER CLIENTS REQUEST	D	23/09/22	CHANGES TO WINDOWS										<div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>44 HILMA STREET COLLAROY PLATEAU NSW 2097</div> <div>CLIENT:</div> <div>SIMONNE HUNT &amp; DAVID DI BONA</div> <div>DRAWING TITLE:</div> <div>SECTION A</div>	<div>DATE:</div> <div>SEP/22</div>	<div>DRAWN BY:</div> <div>HR</div>	<div>SCALE:</div> <div>1:100 @ A3</div>
		REV:	DATE:	DESCRIPTION:																										
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<div>JOB No:</div> <div>1064/22</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.11</div>																												



BASIX REQUIREMENT:

BASIX Inclusions for 44 Hilma Street, Collaroy Plateau

LIGHTING REQUIREMENTS

40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

WATER

- SHOWER RATING \_\_\_\_\_ MINIMUM 3 STAR  
- TAP RATING \_\_\_\_\_ MINIMUM 3 STAR  
- WC'S RATING \_\_\_\_\_ MINIMUM 3 STAR

INSULATION REQUIREMENTS

CONSTRUCTION	ADDITIONAL INSULATION REQUIREMENT (R-VALUE)
CONCRETE SLAB ON GROUND FLOOR	NIL
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: FRAMED (R0.7)	R 0.6 (DOWN) (OR R 1.30 INCLUDING CONSTRUCTION)
SUSPENDED FLOOR ABOVE GARAGE: FRAMED (R0.7)	NIL
FLOOR ABOVE EXISTING DWELLING OR BUILDING.	NIL
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (OR R 1.70 INCLUDING CONSTRUCTION)
INTERNAL WALL SHARED WITH GARAGE: PLASTERBOARD (R0.36)	NIL
FLAT CEILING, FLAT ROOF: FRAMED	Ceiling: R2.08 (up), roof: foil backed blanket (55 mm) Medium (solar absorptance 0.475 - 0.7)
RAKED CEILING, PITCHED/SKILLION ROOF:FRAMED	Ceiling: R2.24 (up), roof: foil backed blanket (55 mm) Medium (solar absorptance 0.475 - 0.7)

GLAZING DOORS / WINDOWS:

W1 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

W1A - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

W2 - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

W3 - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

W4 - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

W5 - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

W6 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

W7 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

W8 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

W8A - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

W9 - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

W10 - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

W11 - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

W12 - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

W13 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

W14 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

W15 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

W16 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

W17 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

W18 - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

W19 - Standard aluminium, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)

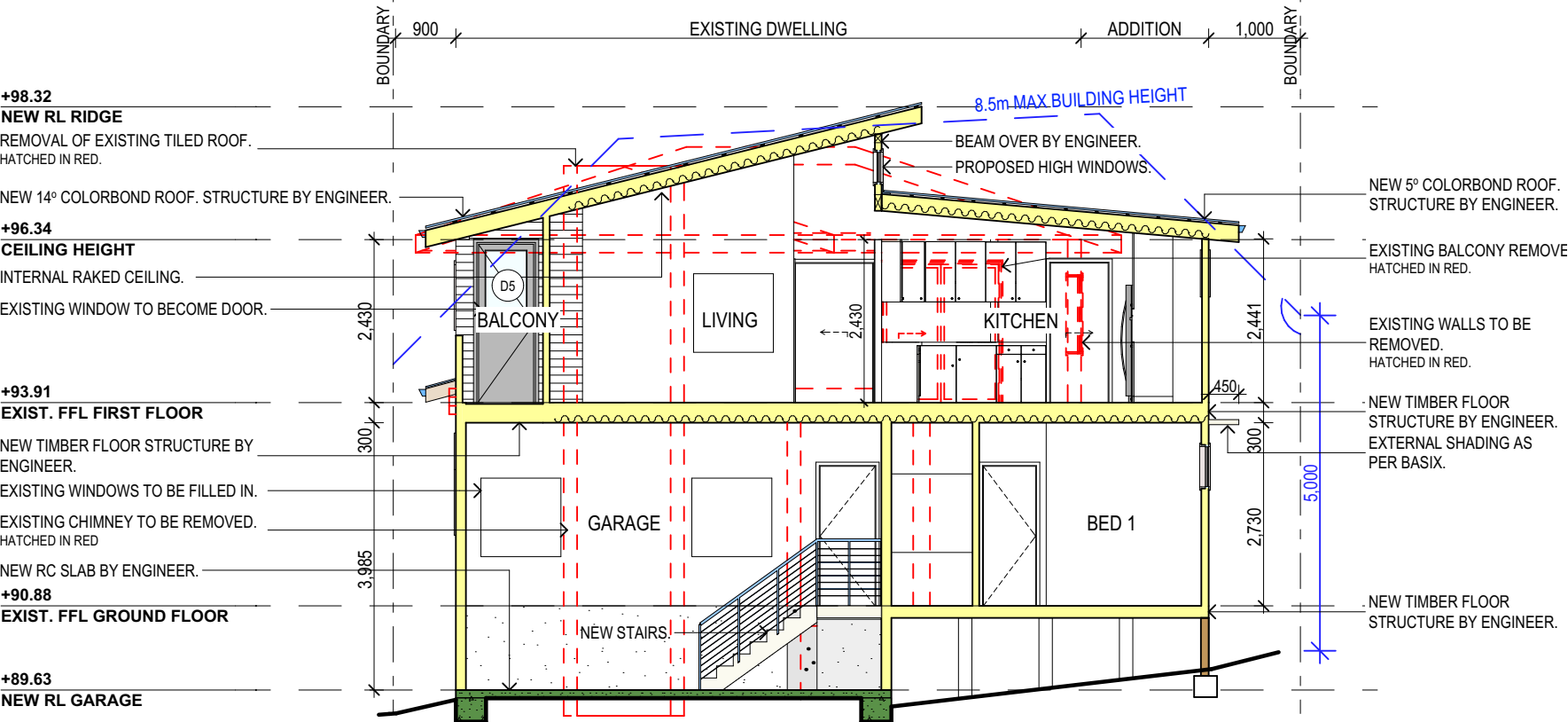
D2 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

D3 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

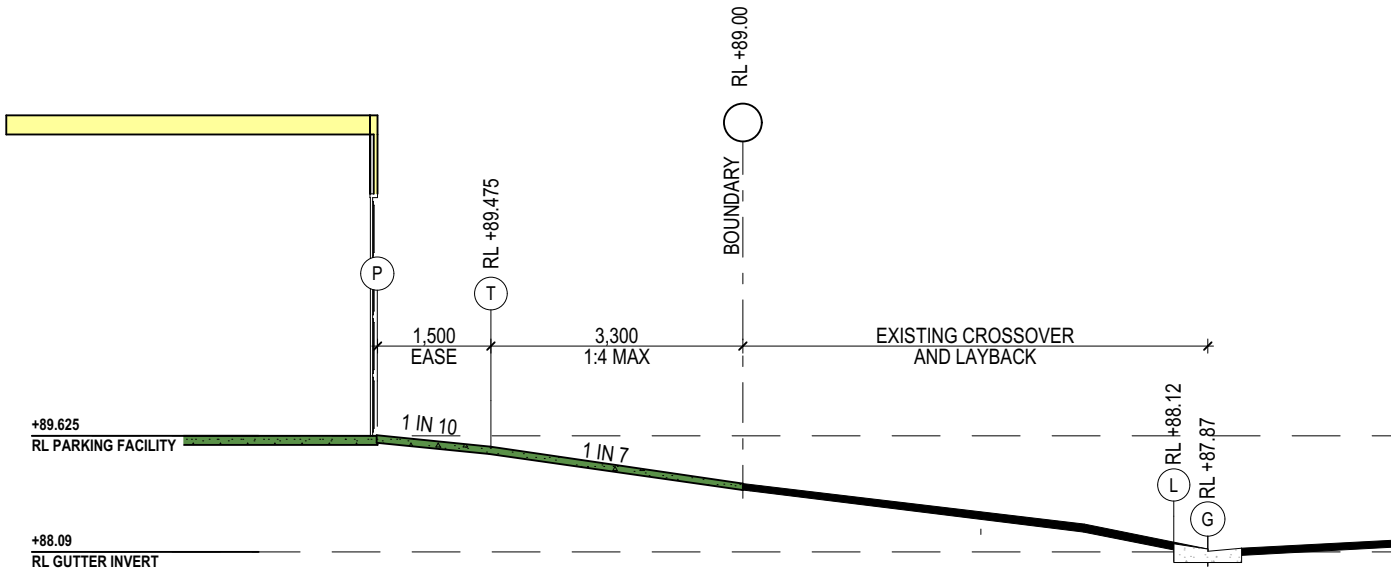
D4 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

D5 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)

D6 - Standard aluminium, SINGLE CLEAR, (U-value: 7.63, SHGC: 0.75)



SECTION B



KEY	
P	PARKING FACILITY
T	TRANSITION
C	3000 BEHIND GUTTER INVERT
B	1800 BEHIND GUTTER INVERT
L	REAR OF LAYBACK
G	GUTTER INVERT

DRIVEWAY PROFILE

TRUE NORTH:



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26/90 Mona Vale Road, Mona Vale, NSW, 2103  
PO Box 687, Dee Why, NSW, 2099  
Mob. 0414 717 541 | Email. jjdraft@tpg.com.au  
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B	8/09/22	DA DRAWINGS
C	13/09/22	AMENDED PLANS PER CLIENTS REQUEST
D	23/09/22	CHANGES TO WINDOWS

PROPOSED ALTERATIONS AND ADDITIONS  
44 HILMA STREET COLLAROY PLATEAU NSW 2097  
CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
SECTION B, DRIVEWAY PROFILE AND BASIX

DATE:  
SEP/22

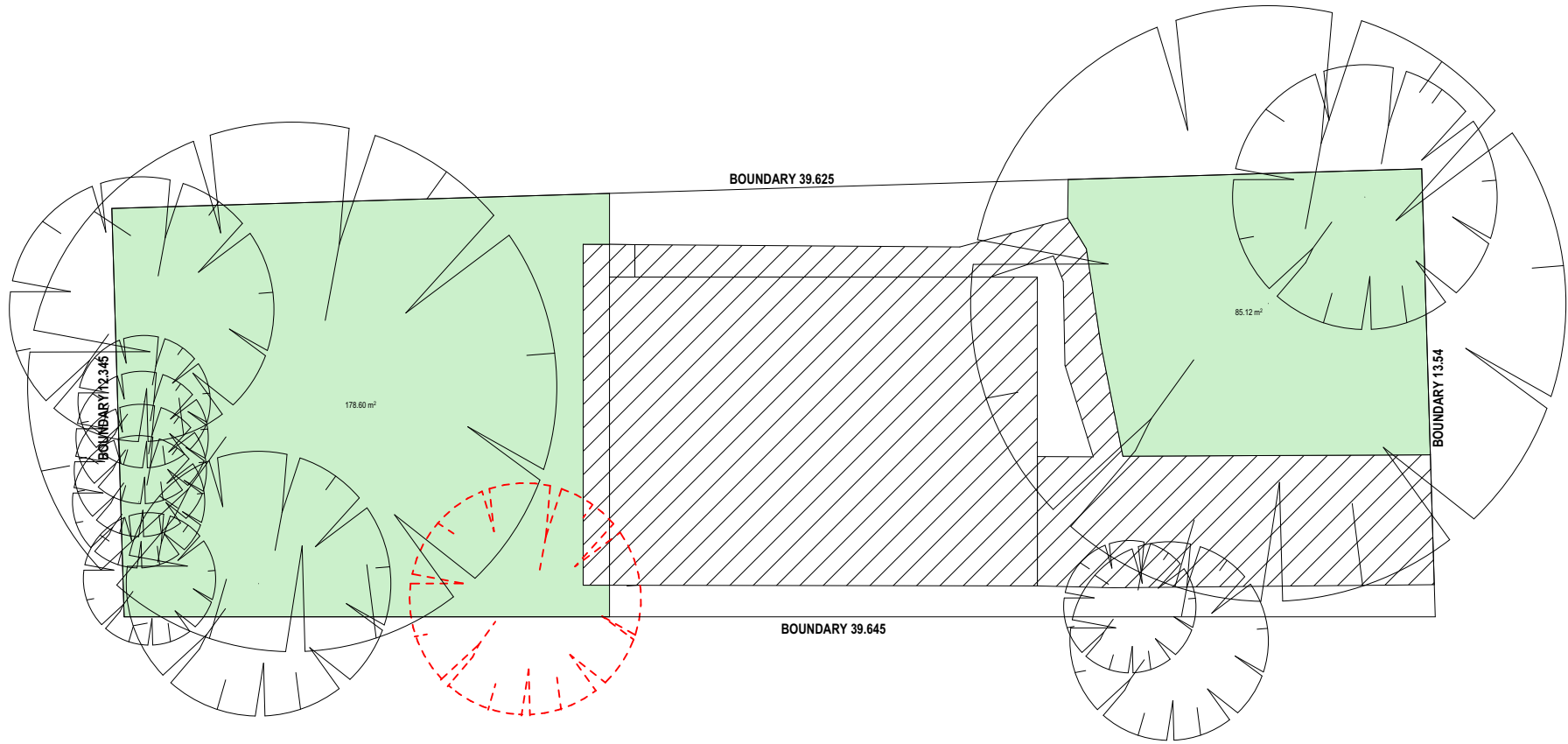
JOB No:  
1064/22

DRAWN BY:  
HR

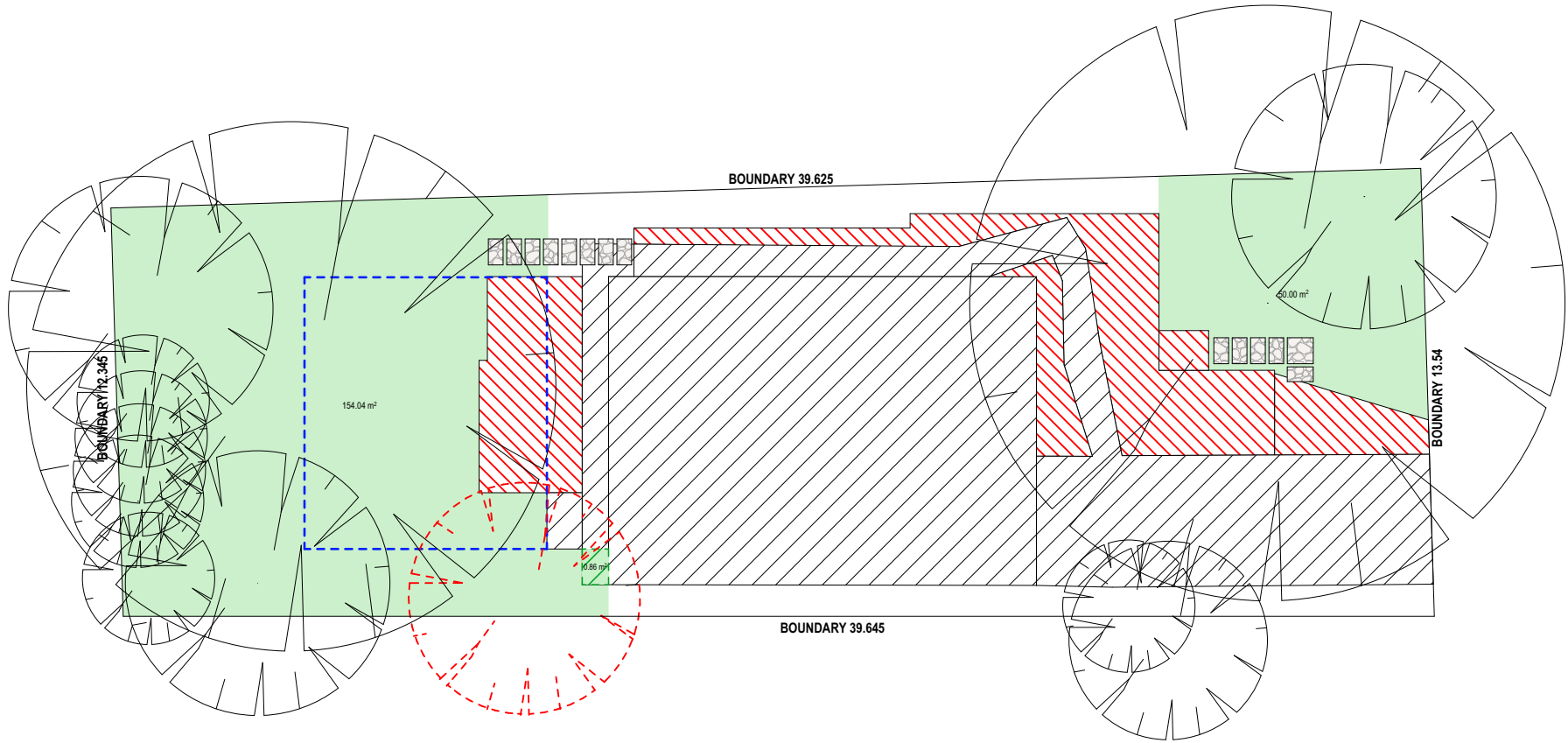
CHECKED BY:  
JJ

SCALE:  
1:100 @ A3


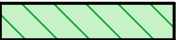



DRAWING No:  
**DA.12**




EXISTING LANDSCAPED AREA CALCULATION PLAN



PROPOSED LANDSCAPED AREA CALCULATION PLAN

CALCULATIONS			
SITE AREA			512.2m <sup>2</sup>
LANDSCAPE CONTROL		40%	204.88m <sup>2</sup>
EXISTING LANDSCAPED AREA		51%	263.72m <sup>2</sup>
HARD SURFACE REINSTATED TO LAWN			0.86m <sup>2</sup>
TOTAL LANDSCAPED AREA		40%	204.90m <sup>2</sup>
EXISTING HARD SURFACE AREA			196.1m <sup>2</sup>
NEW HARD SURFACE AREA			66m <sup>2</sup>
TOTAL HARD SURFACE AREA		51%	262.1m <sup>2</sup>
PRIVATE OPEN SPACE			60m <sup>2</sup>

TRUE NORTH:  


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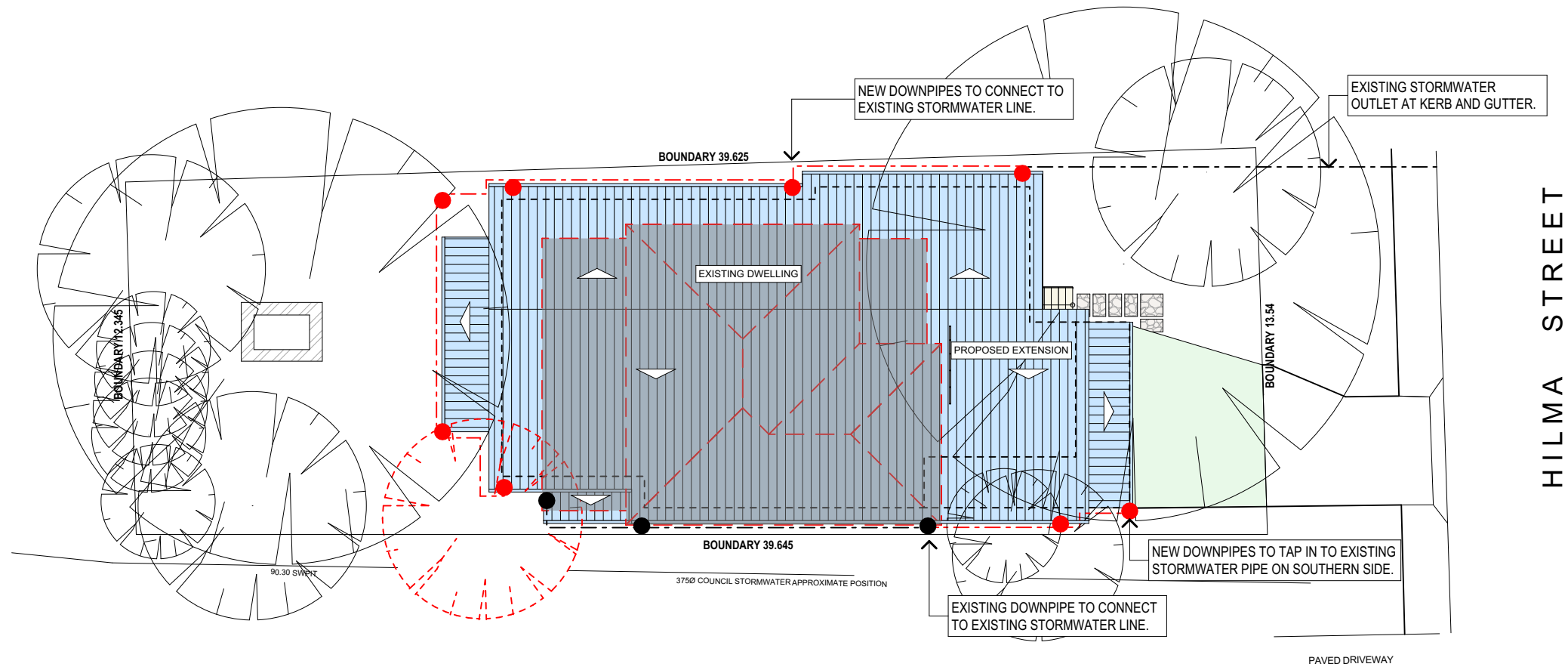
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PROPOSED ALTERATIONS AND ADDITIONS  
44 HILMA STREET COLLAROY PLATEAU NSW 2097  
CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
LANDSCAPED AREA CALCULATION PLAN

DATE: SEP/22	DRAWN BY: HR	SCALE: 1:1, 1:200 @ A3
JOB No: 1064/22	CHECKED BY: JJ	DRAWING No: <b>DA.13</b>





ROOF & STORMWATER CONCEPT PLAN

**STORMWATER CONCEPT LEGEND**


EXISTING DOWNPIPES      ●

NEW DOWNPIPES      ●

EXISTING STORMWATER LINE      - - - - -

NEW STORMWATER LINE      - - - - -

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS  
44 HILMA STREET COLLAROY PLATEAU NSW 2097

CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
ROOF & STORMWATER CONCEPT PLAN

DATE: SEP/22	DRAWN BY: HR	SCALE: 1:200 @ A3
JOB No: 1064/22	CHECKED BY: JJ	DRAWING No: <b>DA.14</b>

NOTES

DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

DUST CONTROL

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

SEDIMENT TRAPS

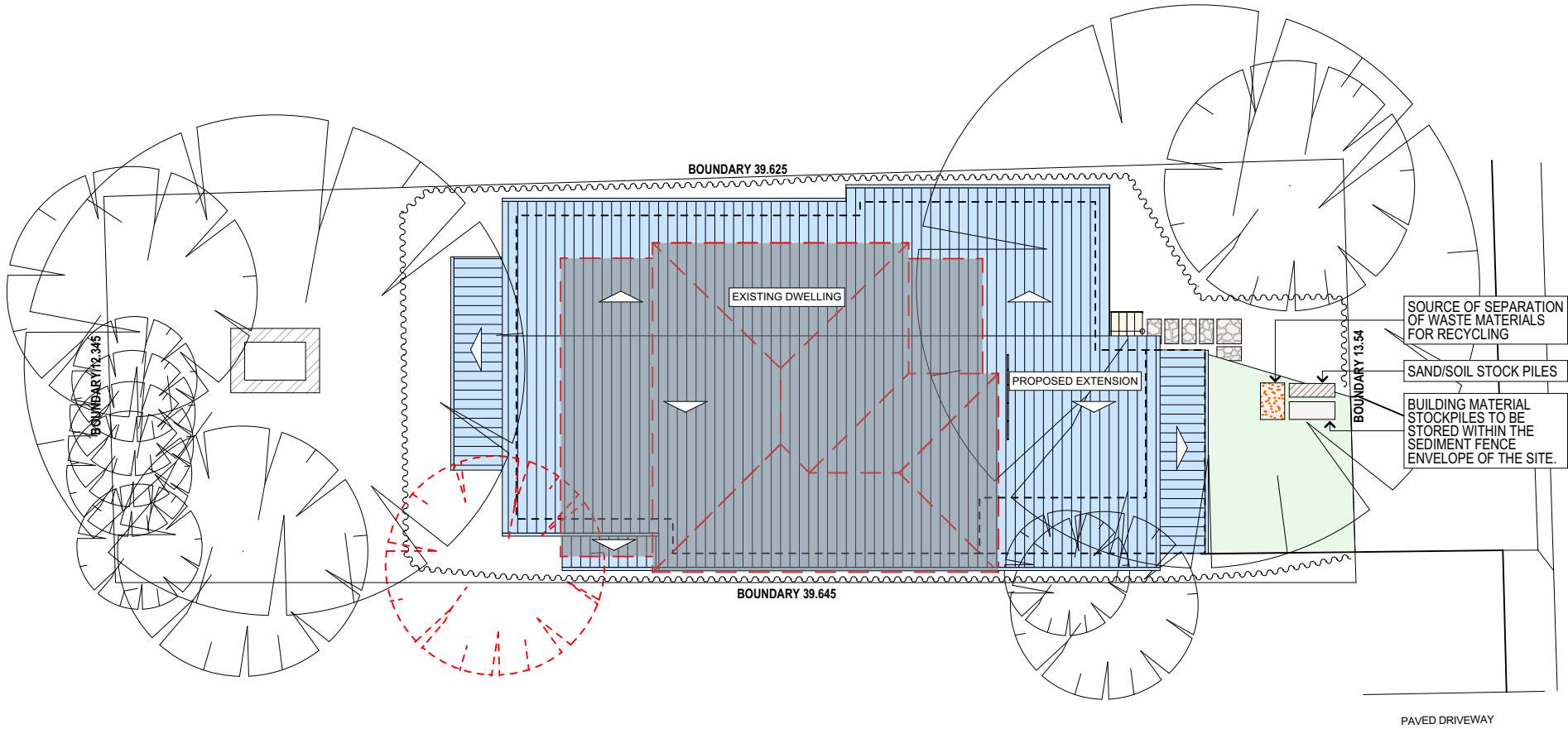
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

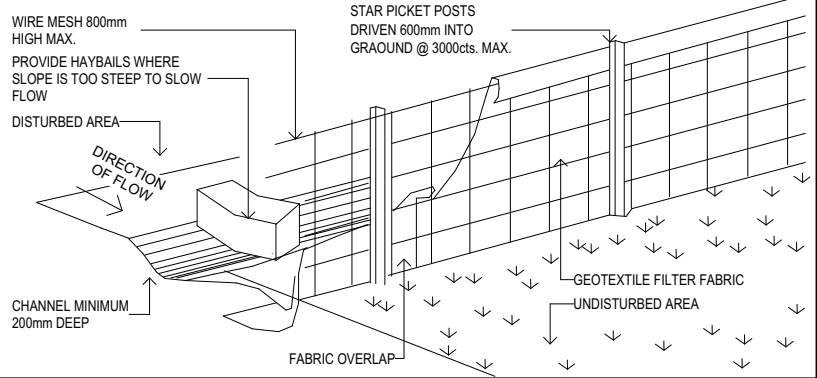
VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.

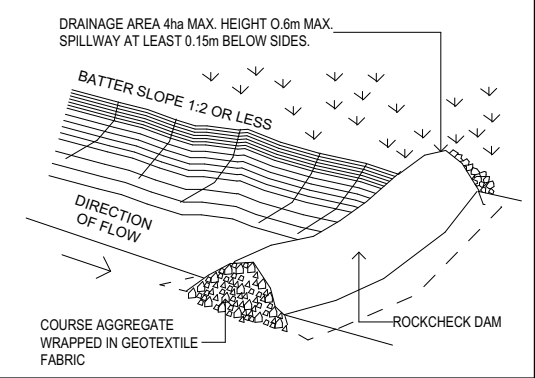


EROSION & SEDIMENT CONTROL PLAN

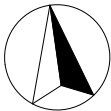
TYPICAL SEDIMENT FENCE - nts



TYPICAL DIVERSION CHANNEL - nts



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PROPOSED ALTERATIONS AND ADDITIONS  
44 HILMA STREET COLLAROY PLATEAU NSW 2097  
CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT  
PI AN

DATE:  
SEP/22

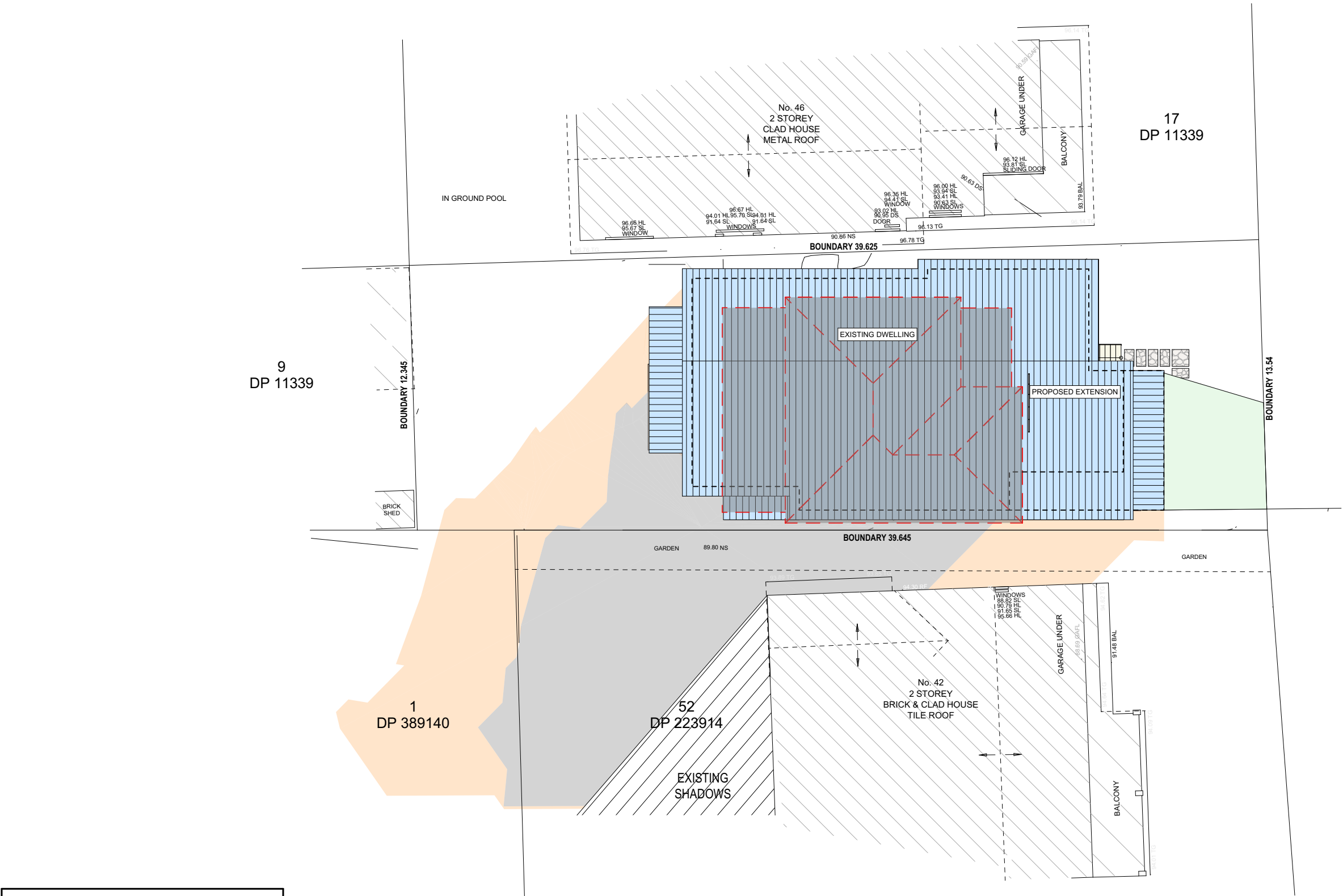
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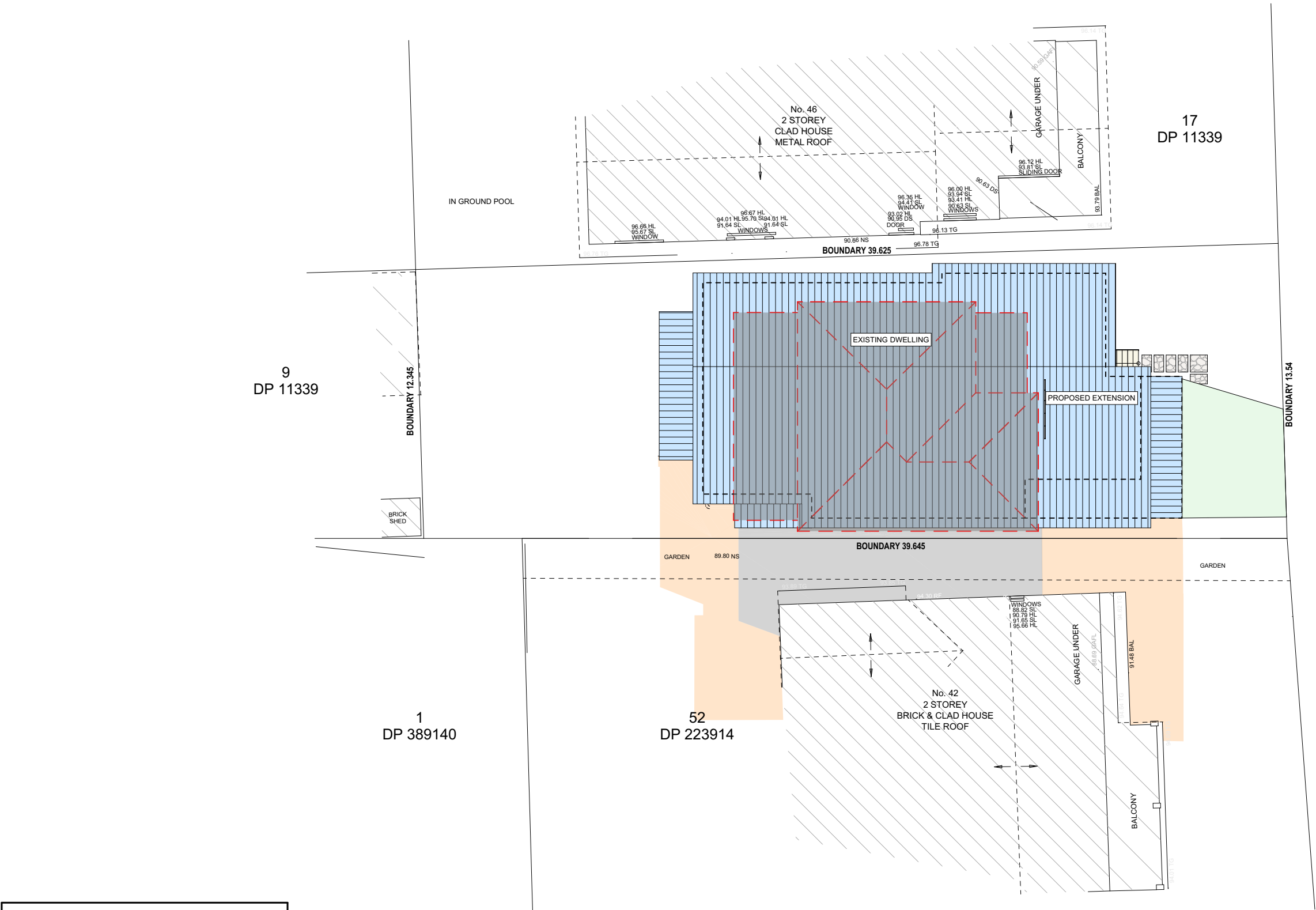
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1:200 @ A3

JOB No:  
1064/22

CHECKED BY:  
JJ

DRAWING No:  
**DA.15**





21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

JUNE 21 - 12PM

TRUE NORTH:

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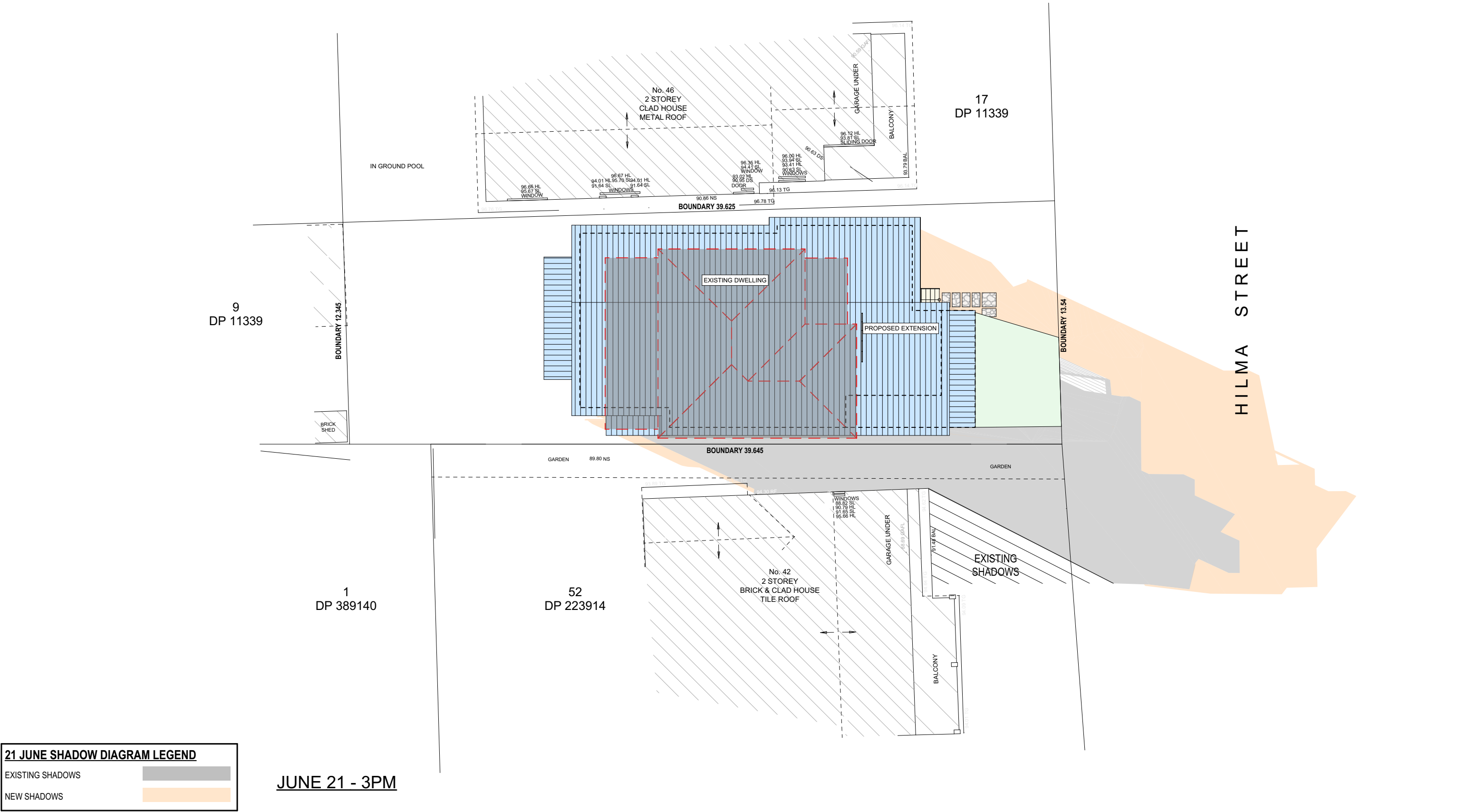
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SIMONNE HUNT & DAVID DI BONA

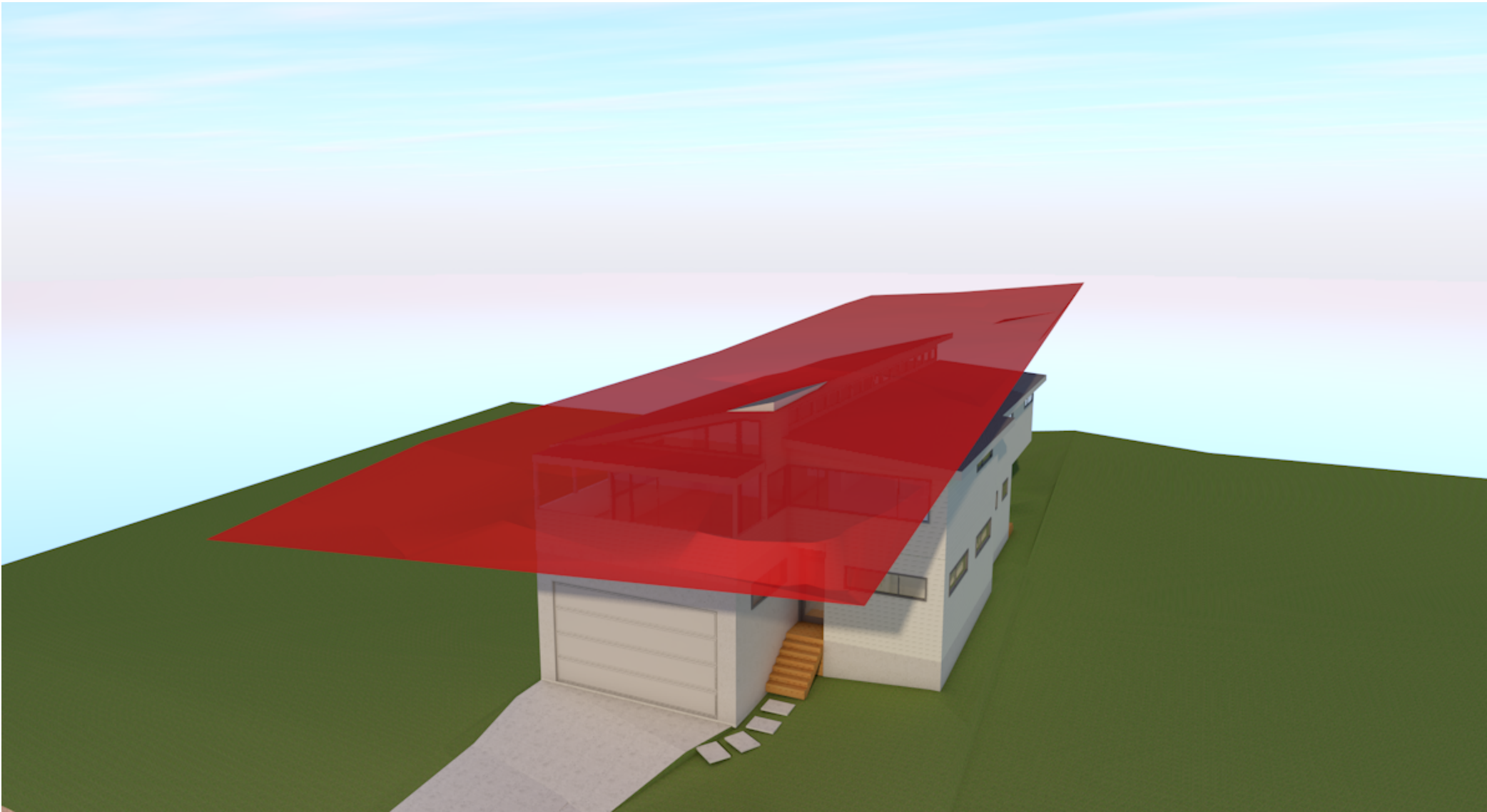
DRAWING TITLE:

SHADOW DIAGRAM JUNE 21 12noon

DATE:	DRAWN BY:	SCALE:
SEP/22	HR	1:200 @ A3
JOB No:	CHECKED BY:	DRAWING No:
1064/22	JJ	DA.17







8.5m BUILDING HEIGHT PLANE

SEE CLAUSE 4.6  
SMALL PORTION OF PROPOSED ROOF  
ABOVE THE 8.5m BUILDING HEIGHT  
RESTRICTION. MAX 250mm ABOVE.

**NOTES** (E & OE)

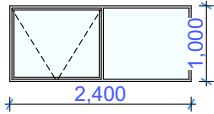
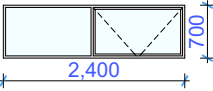
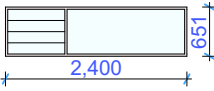
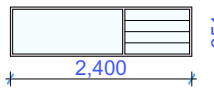
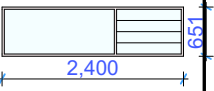
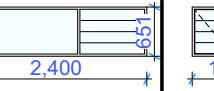
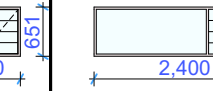
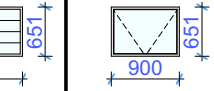
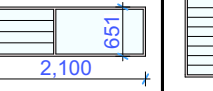
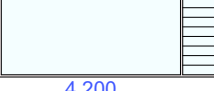

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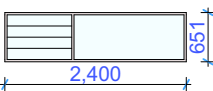
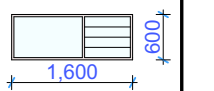
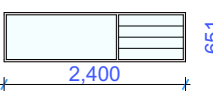
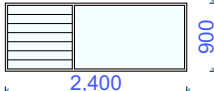
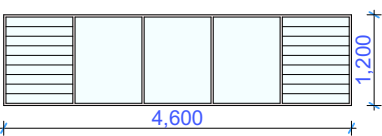
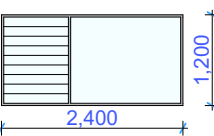
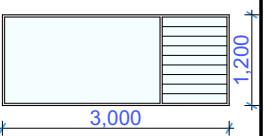
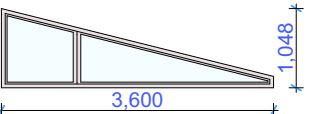
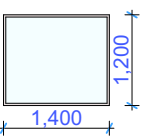
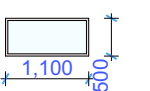
***JJ Drafting***  
*Australia P/L.*

26/90 Mona Vale Road, Mona Vale, NSW, 2103  
PO Box 687, Dee Why, NSW, 2099  
Mob. 0414 717 541 | Email. [jjdraft@tpg.com.au](mailto:jjdraft@tpg.com.au)  
[www.jjdrafting.com.au](http://www.jjdrafting.com.au)  
ACN 651 693 346

REV:	DATE:	DESCRIPTION:	PROPOSED ALTERATIONS AND ADDITIONS 44 HILMA STREET COLLAROY PLATEAU NSW 2097 CLIENT: SIMONNE HUNT & DAVID DI BONA	DATE:	DRAWN BY:	SCALE:
A	2/09/22	PLANS TO BE REVISED BY CLIENT		SEP/22	HR	@ A3
B	8/09/22	DA DRAWINGS		JOB No: 1064/22	CHECKED BY: JJ	DRAWING No: <b>DA.19</b>
C	13/09/22	AMENDED PLANS PER CLIENTS REQUEST				
D	23/09/22	CHANGES TO WINDOWS				
			DRAWING TITLE: BUILDING HEIGHT PLANE			



LABEL ID	W1	W1A	W2	W3	W4	W5	W6	W7	W8	W8A	W9
ORIENTATION	SOUTH	NORTH	EAST	NORTH	NORTH	NORTH	NORTH	NORTH	SOUTH	SOUTH	EAST
ELEVATION											
LOCATION	GARAGE	GARAGE	BED 1	BED 1	BED 2	BED 3	LAUNDRY	SUNROOM	WC	WC	LIVING
GLAZING AND FRAME MATERIAL	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E
AREA FOR BASIX	2.40	1.68	1.56	1.56	1.56	1.56	0.72	1.56	0.59	1.37	5.04

W10	W11	W12	W13	W14	W15	W16	W17	W18	W19
NORTH	NORTH	NORTH	WEST	WEST	SOUTH	SOUTH	EAST	NORTH	NORTH
									
KITCHEN	UPSTAIRS BATHROOM	GUEST BED	GUEST BED	RUMPUS ROOM	RUMPUS ROOM	LIVING	LIVING	LIVING	LIVING
STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E	STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E
1.56	0.96	1.56	2.16	5.52	2.88	3.60	3.77	1.68	0.55

WINDOW SCHEDULE

NOTES (E & OE)

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JJ Drafting

Australia P/L.

26/90 Mona Vale Road, Mona Vale, NSW, 2103

PO Box 687, Dee Why, NSW, 2099

Mob. 0414 717 541 | Email. jjdraft@tpg.com.au

www.jjdrafting.com.au

ACN 651 693 346

REV:

DATE:

DESCRIPTION:

A

2/09/22

PLANS TO BE REVISED BY CLIENT

B

8/09/22

DA DRAWINGS

C

13/09/22

AMENDED PLANS PER CLIENTS REQUEST

D

23/09/22

CHANGES TO WINDOWS

PROPOSED ALTERATIONS AND ADDITIONS

44 HILMA STREET COLLAROY PLATEAU NSW 2097

CLIENT:

SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:

WINDOW SCHEDULE

DATE:

SEP/22

JOB No:

1064/22

DRAWN BY:

HR

CHECKED BY:

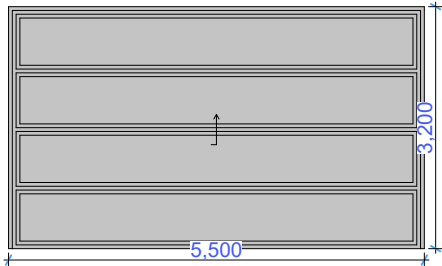
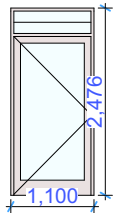
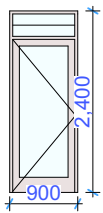
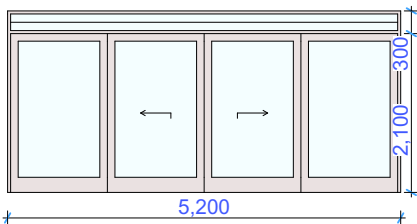
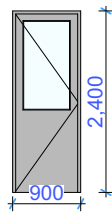
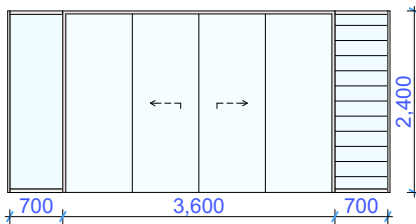
JJ

SCALE:

1:1 @ A3

DRAWING No:

DA.20

LABEL ID	D1	D2	D3	D4	D5	D6
ORIENTATION	EAST	EAST	WEST		EAST	EAST
ELEVATION						
LOCATION	GARAGE	ENTRY	LAUNDRY	SUNROOM	MASTER BEDROOM	LIVING
TYPE	OVERHEAD	HINGED	HINGED	SLIDING	HINGED	STACKING SLIDING DOORS
GLAZING / FRAME MATERIAL	NIL	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR	STANDARD ALUMINIUM, SINGLE CLEAR

DOOR SCHEDULE

NOTES

FRAME OPENING DIMENSIONS FOR WINDOWS & DOORS TO BE CONFIRMED ON SITE PRIOR TO ORDERING.

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PROPOSED ALTERATIONS AND ADDITIONS  
44 HILMA STREET COLLAROY PLATEAU NSW 2097  
CLIENT:  
SIMONNE HUNT & DAVID DI BONA

DRAWING TITLE:  
DOOR SCHEDULE

DATE: SEP/22	DRAWN BY: HR	SCALE: 1:1 @ A3
JOB No: 1064/22	CHECKED BY: JJ	DRAWING No: DA.21