

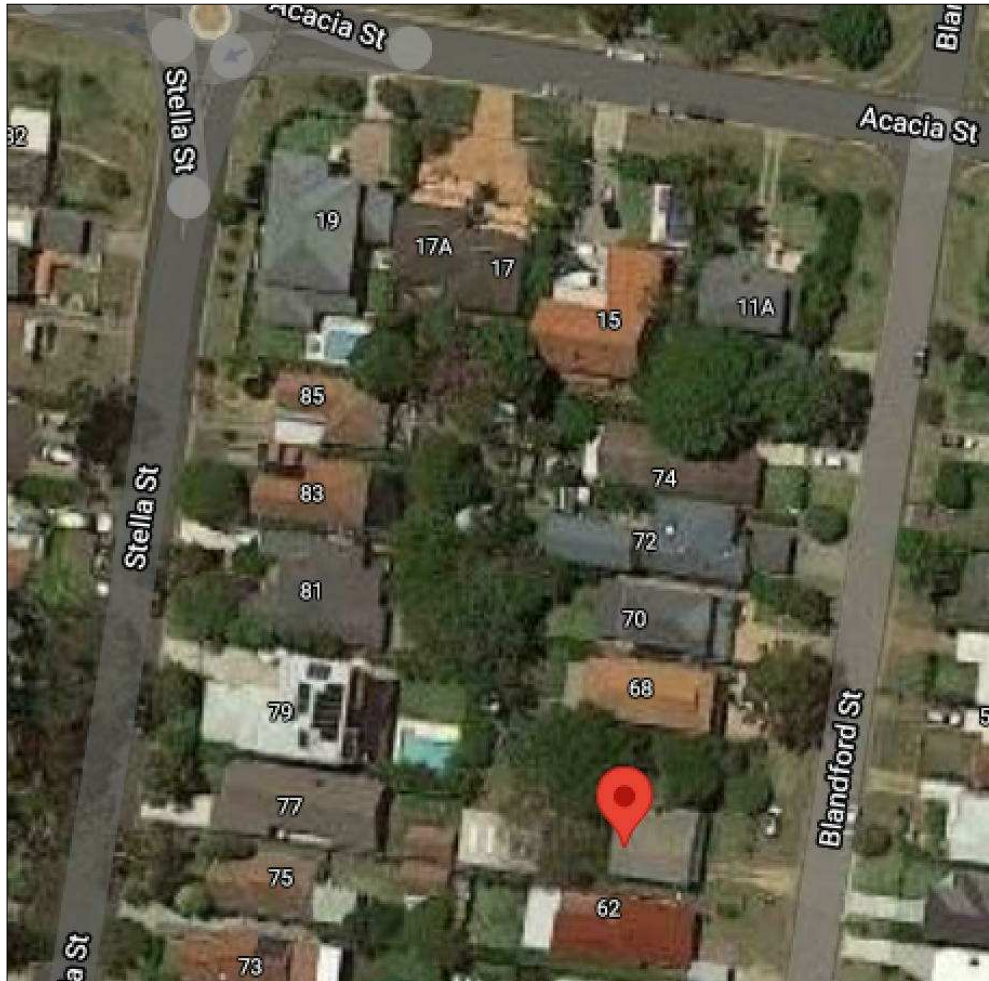
G.J. Gardner. HOMES

PROJECT: NEW DWELLING
ADDRESS: 64 BLANDFORD STREET
COLLARROY PLATAEU NSW 2097

LOT #: 31
DP #: 33000
SECTION #: X

DRAWING LIST

DRAWING No	DRAWING NAME	REVISION	DATE
A01	COVER SHEET	H	30/04/2021
A02	EXISTING SURVEY PLAN	H	30/04/2021
A03	SITE PLAN	H	30/04/2021
A04	LANDSCAPE PLAN	H	30/04/2021
A05	GROUND FLOOR PLAN	H	30/04/2021
A06	FIRST FLOOR PLAN	H	30/04/2021
A07	ELEVATIONS	H	30/04/2021
A08	ELEVATIONS	H	30/04/2021
A09	SECTIONS	H	30/04/2021
A10	DEMOLITION PLAN	H	30/04/2021
A11	SHADOW DIAGRAM	H	30/04/2021
A12	EROSION & SEDIMENT PLAN	H	30/04/2021
A13	BASIX COMMITMENT	H	30/04/2021
A14	WASTE MANAGEMENT	H	30/04/2021
A15	SITE ANALYSIS	H	30/04/2021
A16	DRIVEWAY DETAIL	H	30/04/2021
A17	CONCRETE SLAB PLAN	H	30/04/2021



DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
A	FIRST ISSUE	23/02/2021
B	CHANGES AS PER EMAIL 26/02/2021	01/03/2021
C	CHANGES AS PER EMAIL 08/03/2021	09/03/2021
D	CHANGES AS PER EMAIL 24/03/2021	24/03/2021
E	CHANGES AS PER EMAIL 01/04/2021	01/04/2021
F	CHANGES AS PER EMAIL 06/04/2021	06/04/2021
G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

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G.J. Gardner. HOMES
Builders Details

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DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

ZOFREA

DRAWING TITLE:

COVER SHEET

SCALE: 1 : 100

PROJECT:

64 BLANDFORD STREET
COLLARROY PLATAEU NSW 2097

SHEET SIZE:

A3

SHEET No:

A01

REVISION:

H

DATE: 30/04/2021

JOB NO: 230307

STAGE: DA

DRAWN: SP

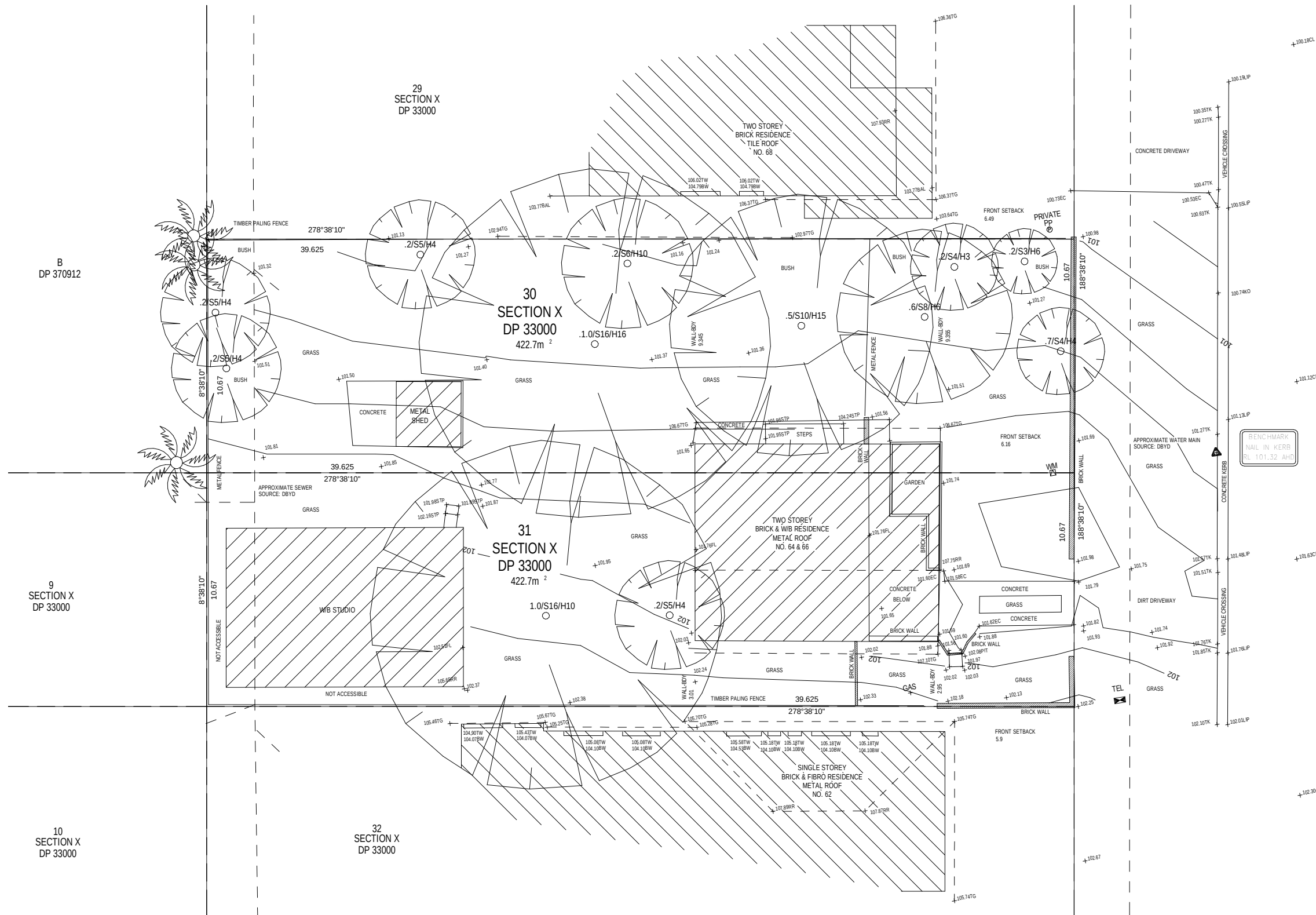
GJGN141

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:



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F	CHANGES AS PER EMAIL 06/04/2021	06/04/2021
G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

1 EXISTING SURVEY
1 : 200

0 1m 3m 5m 10m
SCALE BAR 1:200

G.J. Gardner. HOMES
Builders Details

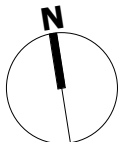
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KJR
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
ZOFREA
DRAWING TITLE:
EXISTING SURVEY PLAN
SCALE: 1 : 200

PROJECT:
**64 BLANDFORD STREET
COLLARROY PLATAEU NSW 2097**

SHEET SIZE: **A3** SHEET NO: **A02** REVISION: **H**
DATE: **30/04/2021**
JOB NO: **230307** STAGE: **DA**
DRAWN: **SP** GJGN141



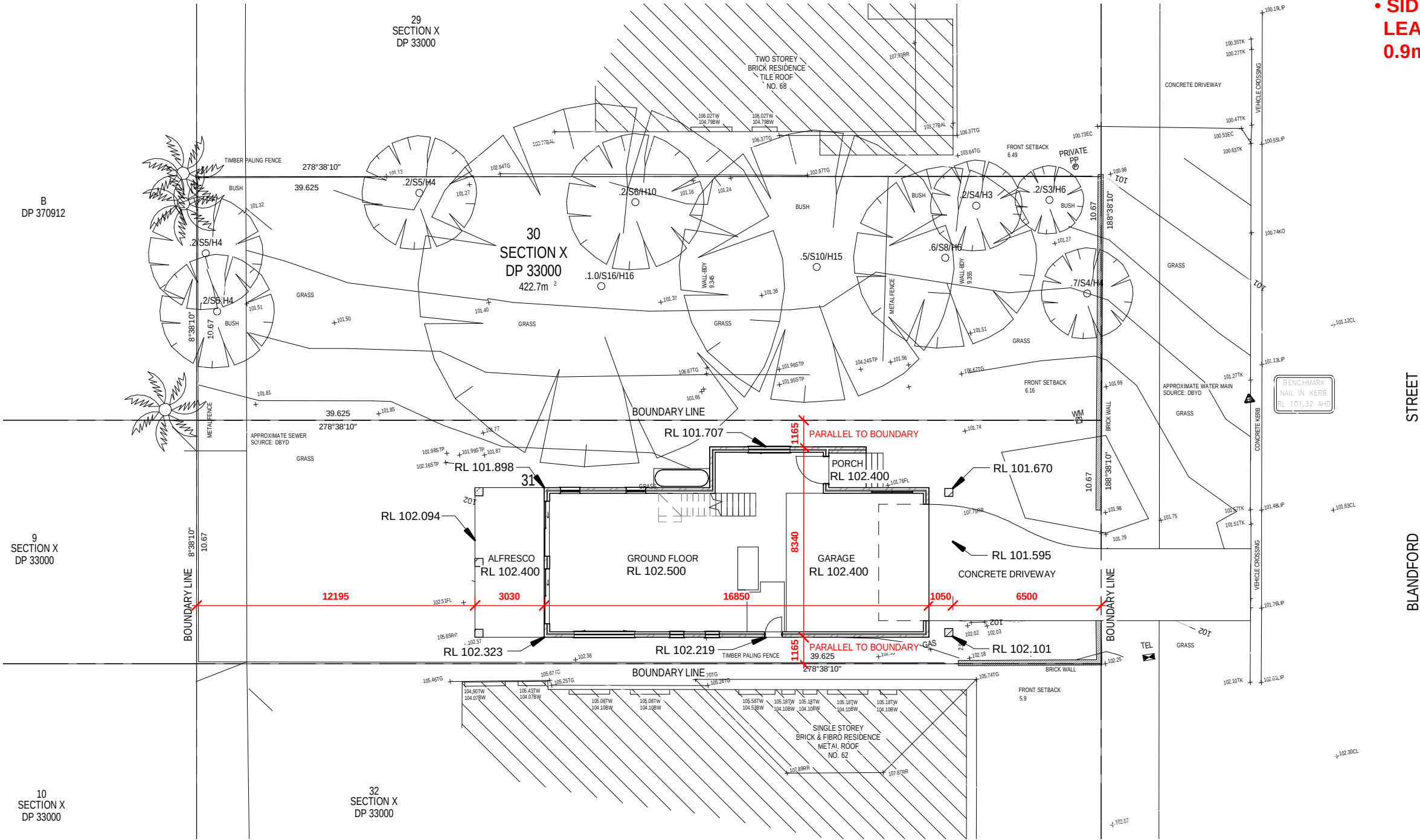
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OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

DIMENSIONS INCLUDE CLADDING THICKNESS

NOTE:

• FRONT SETBACK IS TO BE AT LEAST: 6.5m

• SIDE SETBACK IS TO BE AT LEAST: 0.9m



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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F	CHANGES AS PER EMAIL 06/04/2021	06/04/2021
G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

PROPOSED FLOOR SPACES		
NAME	AREA	%

GF		
LIVING	71 m ²	30%
GARAGE	36 m ²	15%
ALFRESCO	20 m ²	8%
PORCH	3 m ²	1%
	131 m ²	55%

UF		
LIVING	94 m ²	40%
BALCONY	6 m ²	3%
VOID	5 m ²	2%
	106 m ²	45%

TOTAL AREAS: 236 m² 100%

1 SITE PLAN
1 : 200

0 1m 3m 5m 10m
SCALE BAR 1:200

G.J. Gardner. HOMES
Builders Details

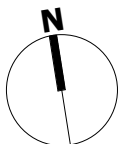
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CLIENT: DOUBLE STOREY DWELLING
ZOFREA
DRAWING TITLE:
SITE PLAN
SCALE: 1 : 200

PROJECT:
**64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097**

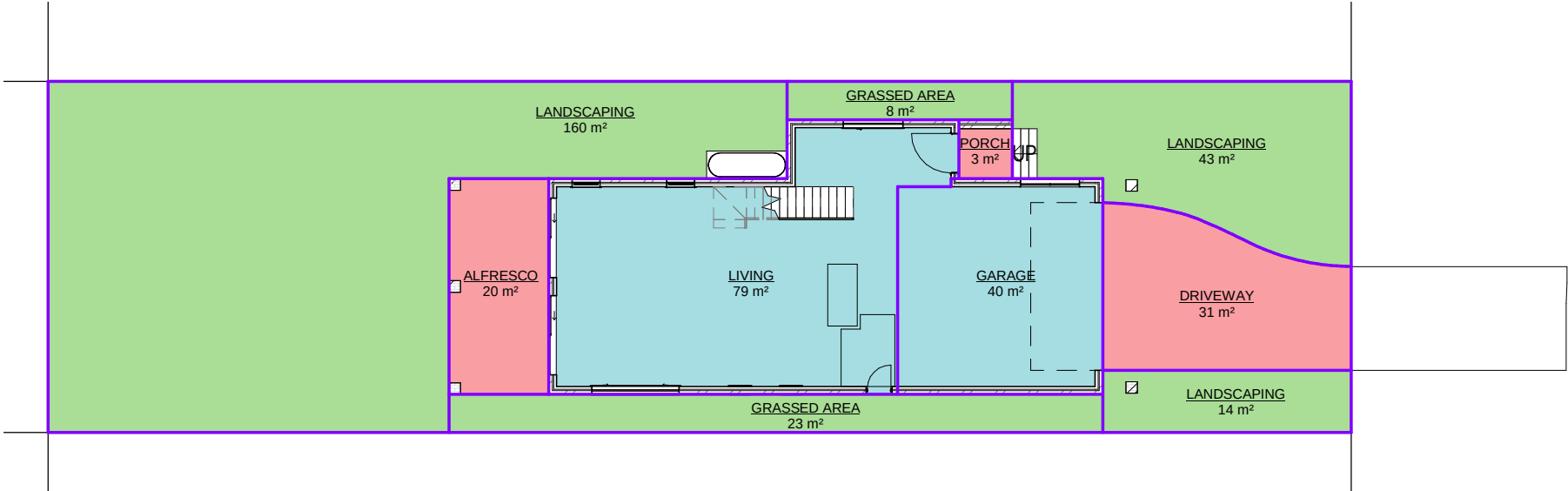
SHEET SIZE: **A3** SHEET No: **A03** REVISION: **H**
DATE: **30/04/2021**
JOB NO: 230307 STAGE: DA
DRAWN: DJH GJGN141



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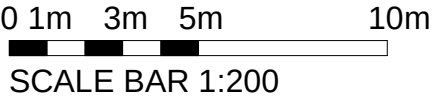
LANDSCAPE SCHEDULE		
AREA NAME	AREA	%
BUILDING FOOTPRINT	120 m²	28%
OPEN LANDSCAPE	249 m²	59%
OTHER AREAS	54 m²	13%
TOTAL AREAS:	423 m²	100%



LANDSCAPE COLOURS

- BUILDING FOOTPRINT
- OPEN LANDSCAPE
- OTHER AREAS

1 PROPOSED LANDSCAPE PLAN
1 : 200



DRAWING REVISION SCHEDULE		
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G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

PROPOSED FLOOR SPACES		
NAME	AREA	%

GF		
LIVING	71 m²	30%
GARAGE	36 m²	15%
ALFRESCO	20 m²	8%
PORCH	3 m²	1%
	131 m²	55%

UF		
LIVING	94 m²	40%
BALCONY	6 m²	3%
VOID	5 m²	2%
	106 m²	45%
TOTAL AREAS:	236 m²	100%

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

DIMENSIONS ARE TO FRAME SIZE ONLY

STAIRS

FLOOR TO FLOOR = 3040mm
No. of RISERS = 17
RISERS = 178.8mm
TREADS = 250mm

STAIRS.

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT
AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS
TO COMPLY WITH 3.9.1 AND 3.9.2 OF THE NCC/BCA.

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN
150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS
MORE THAN 4 METRES.

SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE
ALARM IN ACCORDANCE WITH AS3786 AND NCC/BCA
Clause 3.7.2.2



A08

1

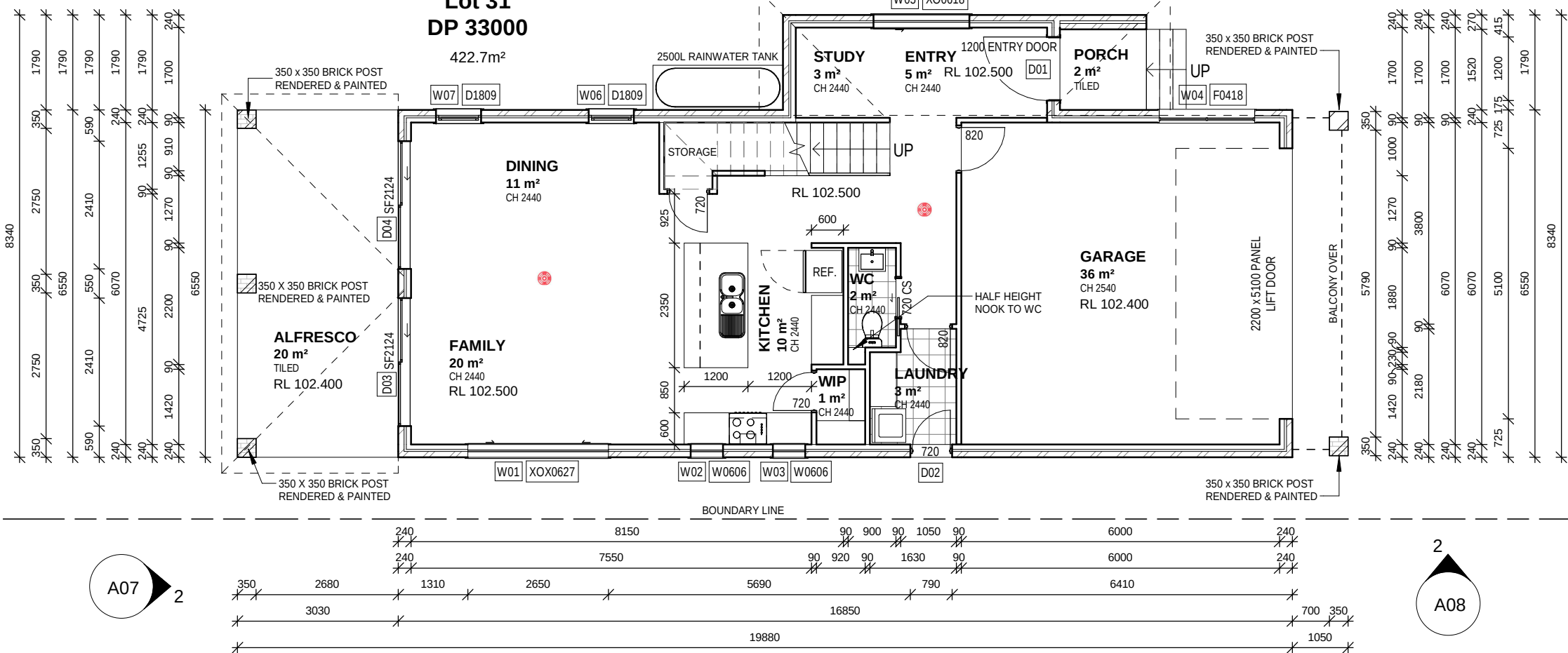
A07

1

BOUNDARY LINE

Lot 31
DP 33000

422.7m²



A07

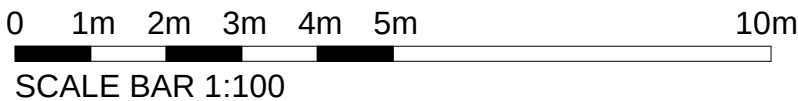
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2

A08

1 GROUND FLOOR
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION



SCALE BAR 1:100

DOOR SCHEDULE

Code	Width	Height
D01	1200	2100
D02	790	2100
D03	2410	2100
D04	2410	2100
D05	3228	2100

Grand total: 5

WINDOW SCHEDULE

Code	Width	Height
W01	2650	600
W02	610	600
W03	610	600
W04	1800	400
W05	1810	600
W06	850	1800
W07	850	1800
W08	1810	1030
W09	1810	1030
W10	2170	600
W11	610	860
W12	1210	860
W13	2170	1200
W14	850	1800
W15	2170	600
W16	1810	860
W17	750	1500
W18	2170	600

Grand total: 18

DRAWING REVISION Schedule

No.	AMENDMENTS	DATE
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G	DA ISSUE	23/04/2021
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PROPOSED FLOOR SPACES

NAME	AREA	%
------	------	---

GF		
LIVING	71 m ²	30%
GARAGE	36 m ²	15%
ALFRESCO	20 m ²	8%
PORCH	3 m ²	1%
		131 m ² 55%

UF		
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BALCONY	6 m ²	3%
VOID	5 m ²	2%
		106 m ² 45%

TOTAL AREAS: 236 m² 100%

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Builders Details

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DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

ZOFREA

DRAWING TITLE:

GROUND FLOOR PLAN

SCALE: 1 : 100

PROJECT:

64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097

SHEET SIZE:

A3

SHEET No:

A05

REVISION:

H

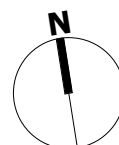
DATE: 30/04/2021

JOB NO: 230307

DRAWN: DJH

STAGE: DA

GJGN141



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OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

DIMENSIONS ARE TO FRAME SIZE ONLY

STAIRS

FLOOR TO FLOOR = 3040mm
No. of RISERS = 17
RISERS = 178.8mm
TREADS = 250mm

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Clause 3.7.2.2



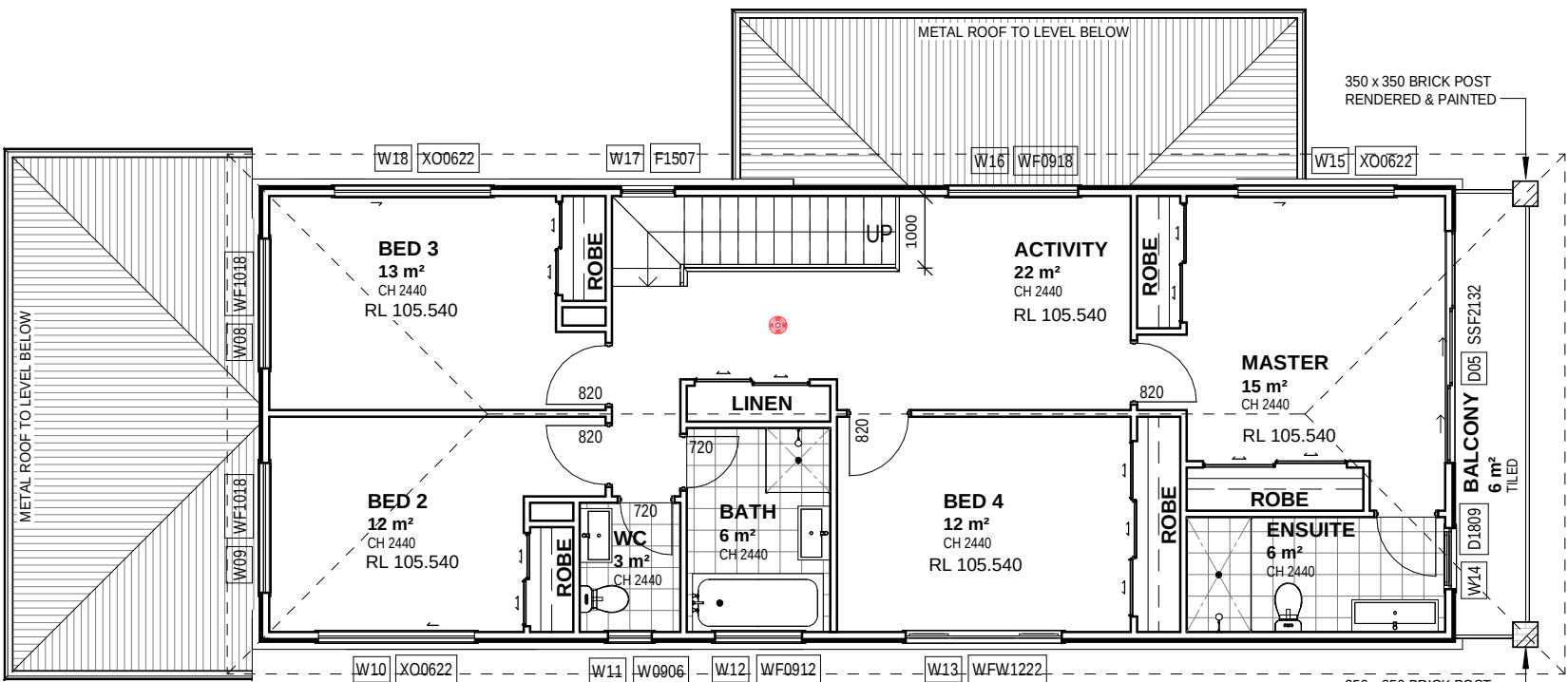
A08

1

A07

1

BOUNDARY LINE



A07

2

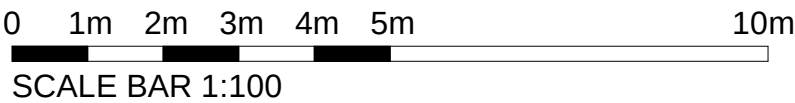
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A08

BOUNDARY LINE

1 FIRST FLOOR
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION



DOOR SCHEDULE

Code	Width	Height
------	-------	--------

D01	1200	2100
D02	790	2100
D03	2410	2100
D04	2410	2100
D05	3228	2100

Grand total: 5

WINDOW SCHEDULE

Code	Width	Height
------	-------	--------

W01	2650	600
W02	610	600
W03	610	600
W04	1800	400
W05	1810	600
W06	850	1800
W07	850	1800
W08	1810	1030
W09	1810	1030
W10	2170	600
W11	610	860
W12	1210	860
W13	2170	1200
W14	850	1800
W15	2170	600
W16	1810	860
W17	750	1500
W18	2170	600

Grand total: 18

DRAWING REVISION SCHEDULE

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G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

PROPOSED FLOOR
SPACES

NAME	AREA	%
------	------	---

GF

LIVING	71 m²	30%
GARAGE	36 m²	15%
ALFRESCO	20 m²	8%
PORCH	3 m²	1%
	131 m²	55%

UF

LIVING	94 m²	40%
BALCONY	6 m²	3%
VOID	5 m²	2%
	106 m²	45%

TOTAL AREAS: 236 m² 100%

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5 CELEBRATION DRIVE
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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

ZOFREA

DRAWING TITLE:

FIRST FLOOR PLAN

SCALE: 1 : 100

PROJECT:

64 BLANDFORD STREET
COLLARROY PLATAEU NSW 2097

SHEET SIZE:

A3

SHEET No:

A06

REVISION:

H

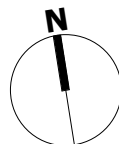
DATE: 30/04/2021

JOB NO: 230307

DRAWN: DJH

STAGE: DA

GJGN141



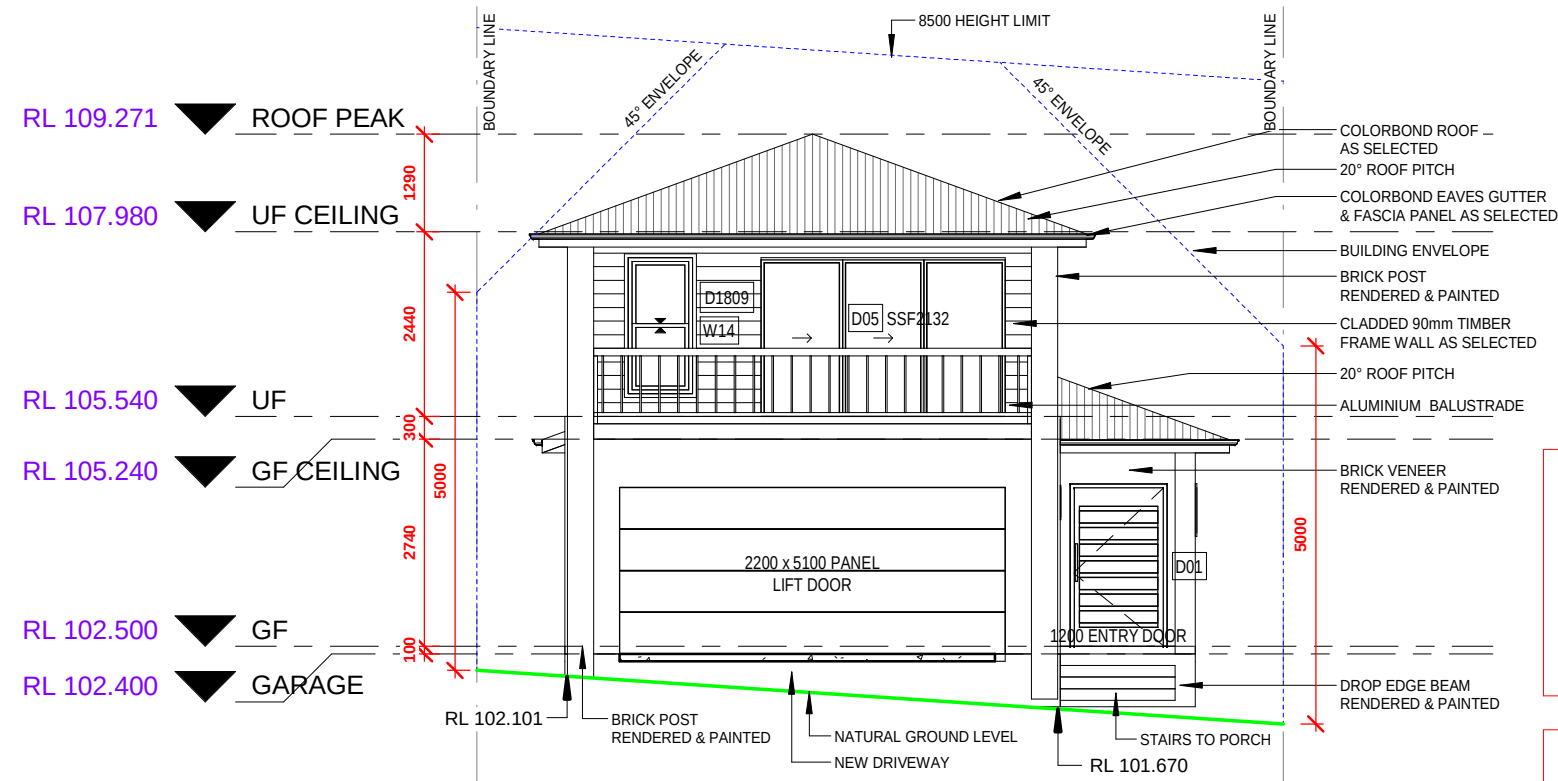
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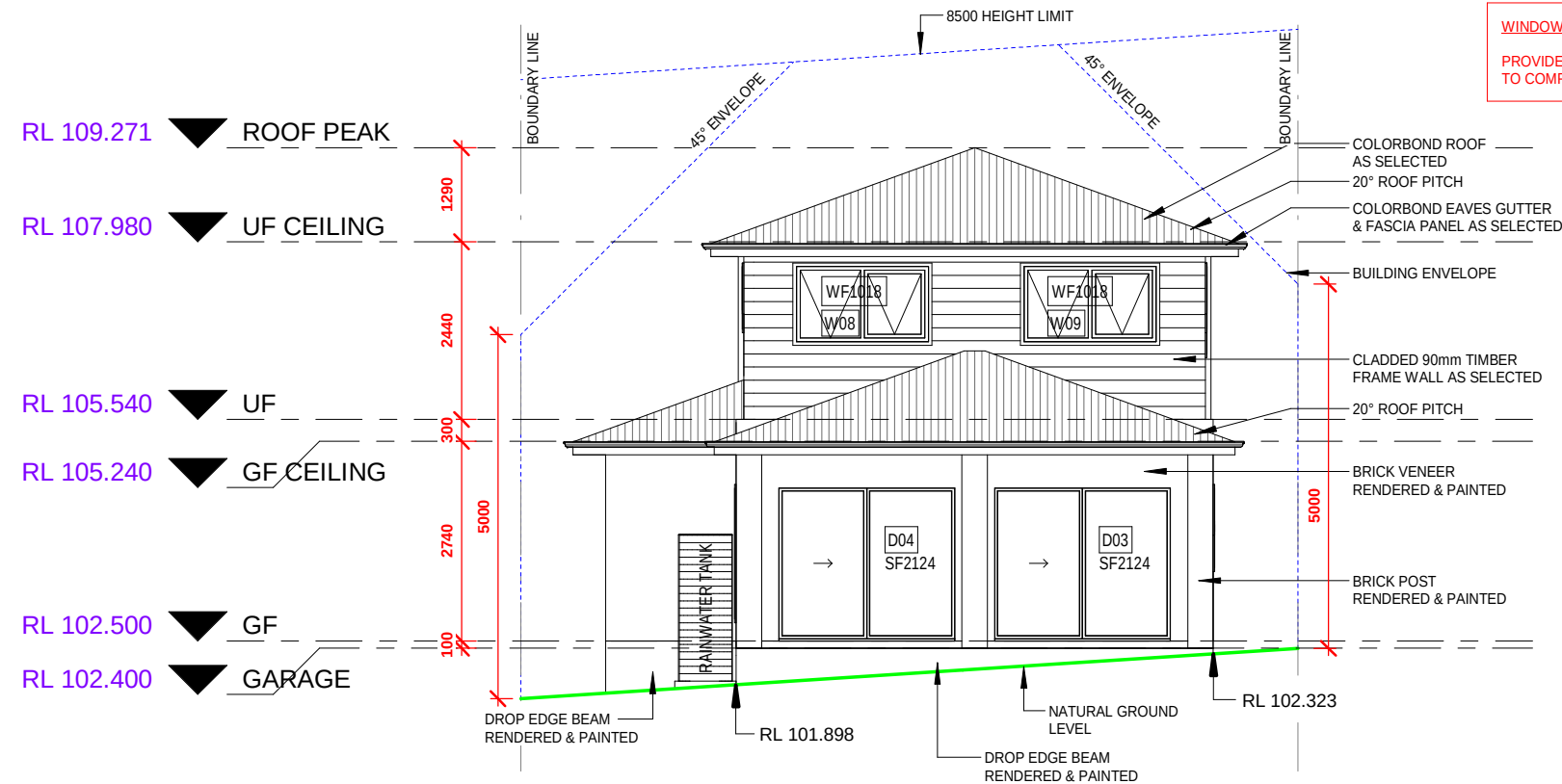
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BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
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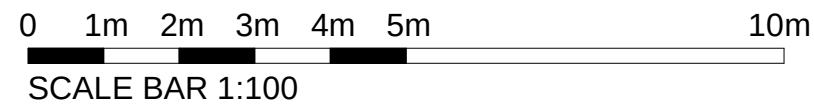


1 FRONT ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100

DA APPLICATION - NOT FOR CONSTRUCTION



DOOR SCHEDULE		
Code	Width	Height

D01	1200	2100
D02	790	2100
D03	2410	2100
D04	2410	2100
D05	3228	2100

Grand total: 5

WINDOW SCHEDULE		
Code	Width	Height

W01	2650	600
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W04	1800	400
W05	1810	600
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W07	850	1800
W08	1810	1030
W09	1810	1030
W10	2170	600
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	106 m ²	45%

TOTAL AREAS: 236 m² 100%

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CLIENT: DOUBLE STOREY DWELLING
ZOFREA
DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

PROJECT:
**64 BLANDFORD STREET
COLLARROY PLATAEU NSW 2097**

SHEET SIZE: **A3** SHEET No: **A07** REVISION: **H**
DATE: **30/04/2021**
JOB NO: 230307 STAGE: DA
DRAWN: DJH GJGN141

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OWNER SIGNED: DATE:
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BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

RL 109.271 ROOF PEAK

RL 107.980 UF CEILING

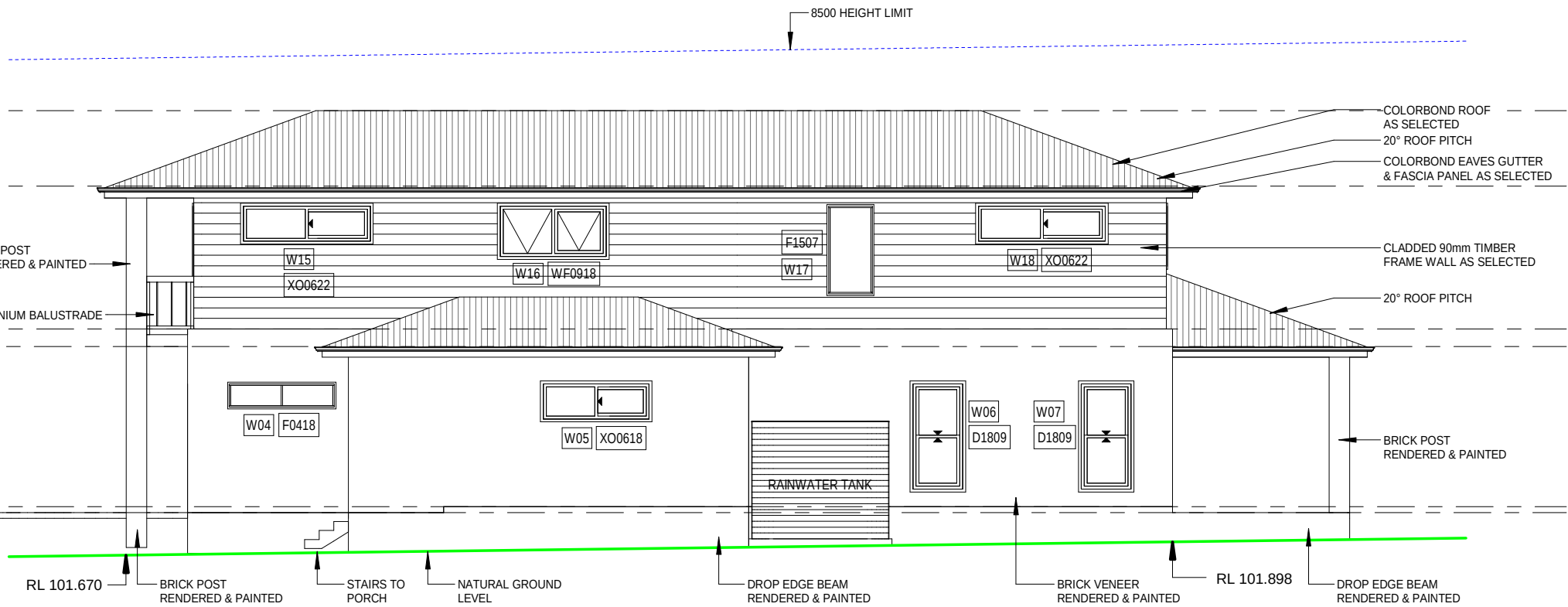
RL 105.540 UF

RL 105.240 GF CEILING

RL 102.500 GF

RL 102.400 GARAGE

1 SIDE ELEVATION 1
1 : 100



WALL & ROOF CLADDING.

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 Vol 2 Pt 3.5 OF THE BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.

IMPORTANT NOTE:
ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2

DOOR SCHEDULE

Code	Width	Height
------	-------	--------

D01	1200	2100
D02	790	2100
D03	2410	2100
D04	2410	2100
D05	3228	2100

Grand total: 5

WINDOW SCHEDULE

Code	Width	Height
------	-------	--------

W01	2650	600
W02	610	600
W03	610	600
W04	1800	400
W05	1810	600
W06	850	1800
W07	850	1800
W08	1810	1030
W09	1810	1030
W10	2170	600
W11	610	860
W12	1210	860
W13	2170	1200
W14	850	1800
W15	2170	600
W16	1810	860
W17	750	1500
W18	2170	600

Grand total: 18

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
A	FIRST ISSUE	23/02/2021
B	CHANGES AS PER EMAIL 26/02/2021	01/03/2021
C	CHANGES AS PER EMAIL 08/03/2021	09/03/2021
D	CHANGES AS PER EMAIL 24/03/2021	24/03/2021
E	CHANGES AS PER EMAIL 01/04/2021	01/04/2021
F	CHANGES AS PER EMAIL 06/04/2021	06/04/2021
G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

PROPOSED FLOOR SPACES

NAME	AREA	%
------	------	---

GF		
LIVING	71 m ²	30%
GARAGE	36 m ²	15%
ALFRESCO	20 m ²	8%
PORCH	3 m ²	1%
	131 m ²	55%

UF		
LIVING	94 m ²	40%
BALCONY	6 m ²	3%
VOID	5 m ²	2%
	106 m ²	45%

TOTAL AREAS: 236 m² 100%

RL 109.271 ROOF PEAK

RL 107.980 UF CEILING

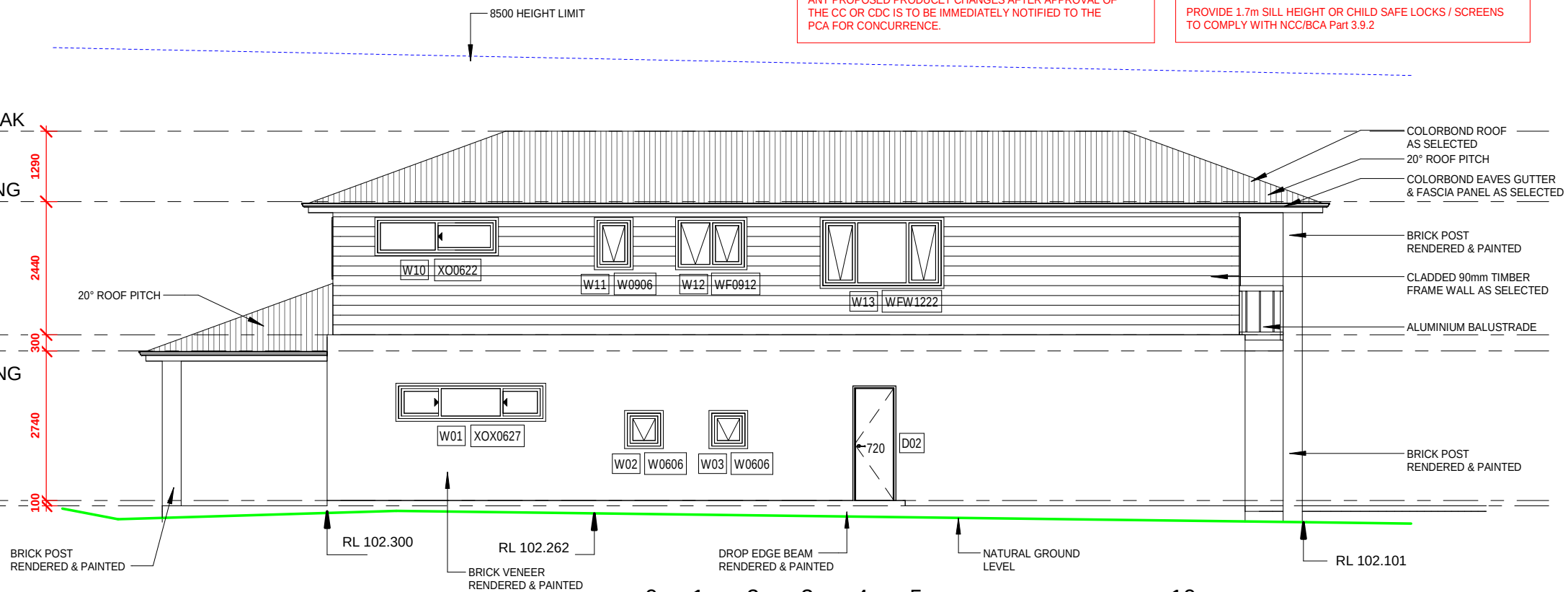
RL 105.540 UF

RL 105.240 GF CEILING

RL 102.500 GF

RL 102.400 GARAGE

2 SIDE ELEVATION 2
1 : 100



0 1m 2m 3m 4m 5m 10m

SCALE BAR 1:100

DA APPLICATION - NOT FOR CONSTRUCTION

G.J. Gardner. HOMES
Builders Details

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TO G.J. GARDNER HOMES

DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

ZOFREA

DRAWING TITLE:

ELEVATIONS

SCALE: 1 : 100

PROJECT:

64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097

SHEET SIZE:

A3

SHEET No:

A08

REVISION:

H

DATE: 30/04/2021

JOB NO: 230307

DRAWN: DJH

STAGE: DA

GJGN141

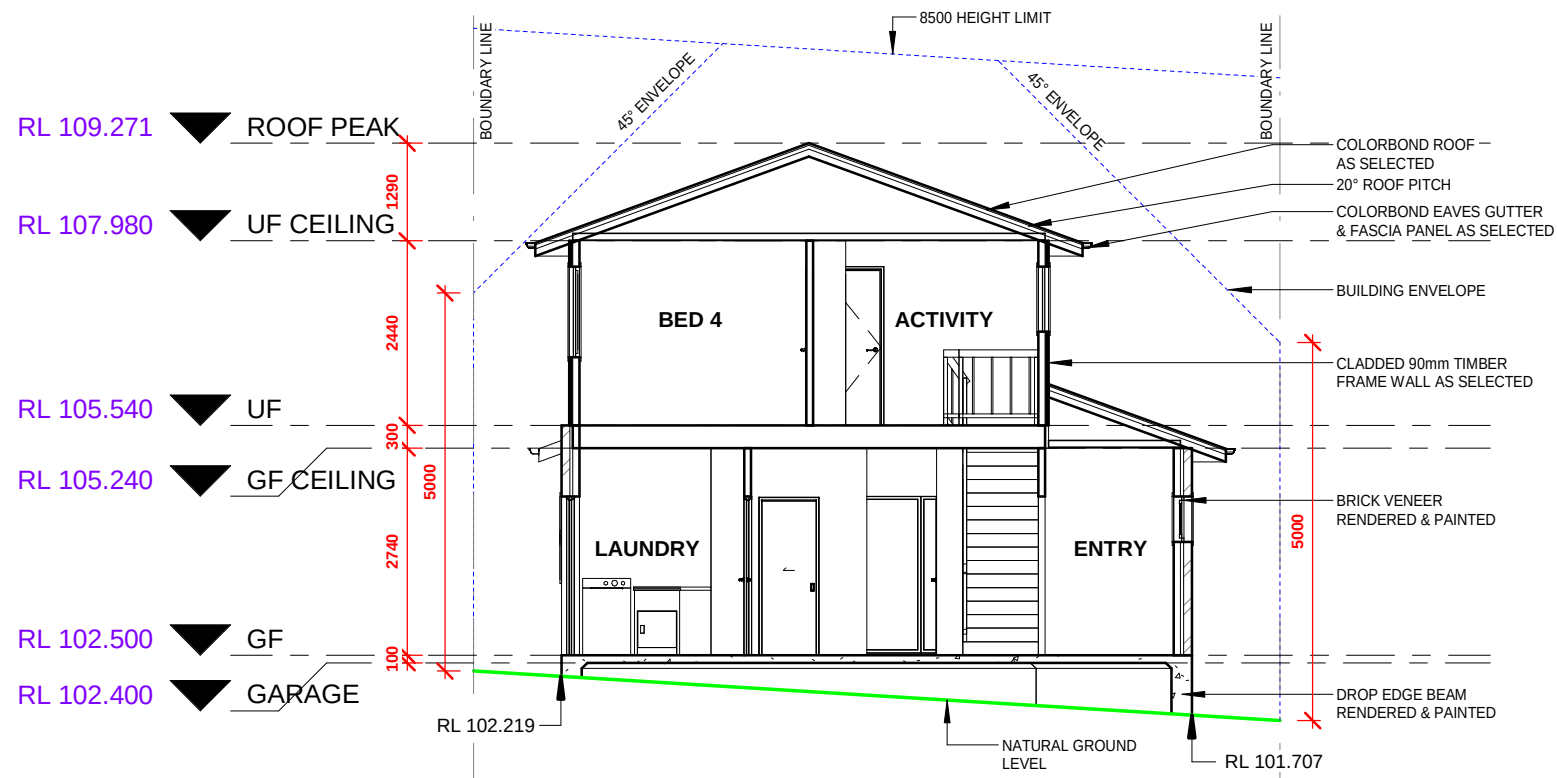
IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:

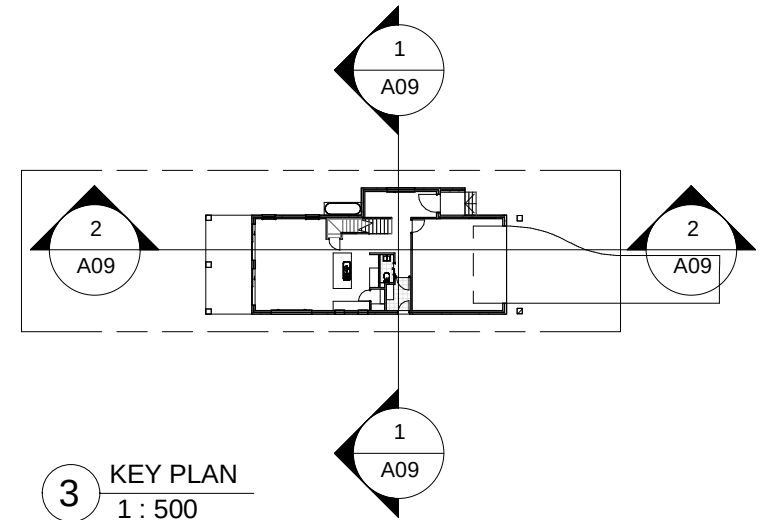
OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

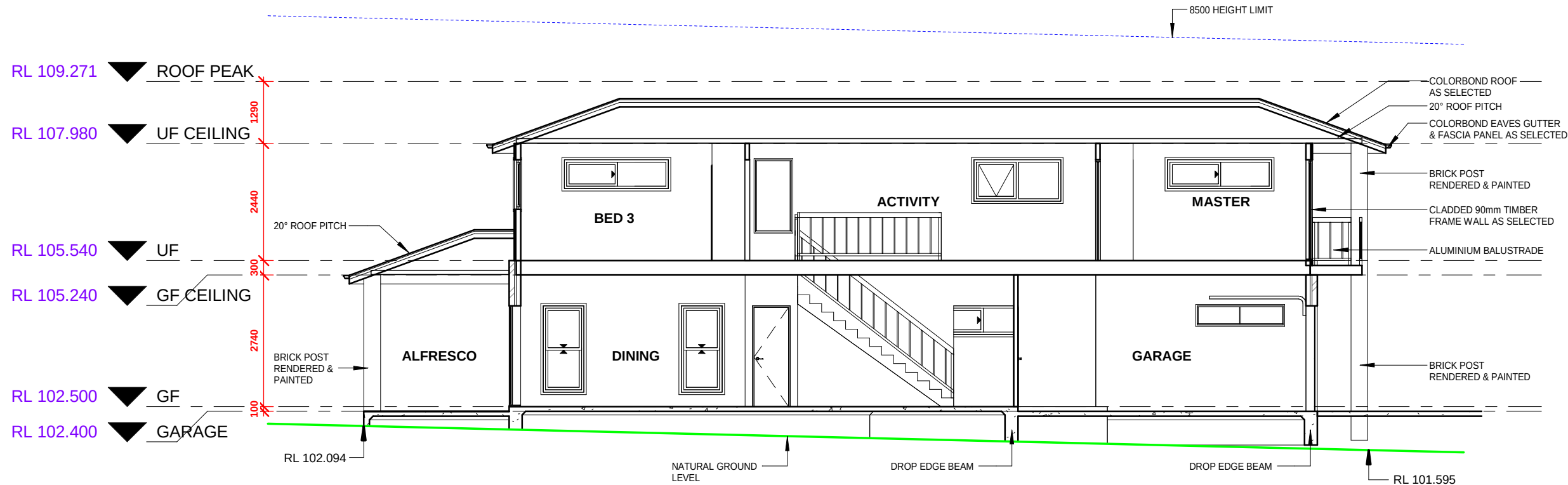


1 SECTION A-A
1 : 100



3 KEY PLAN
1 : 500

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	23/02/2021
B	CHANGES AS PER EMAIL 26/02/2021	01/03/2021
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G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021



2 SECTION B-B
1 : 100

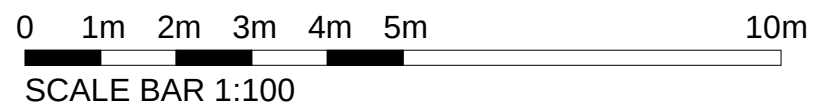
PROPOSED FLOOR SPACES		
NAME	AREA	%

GF		
LIVING	71 m ²	30%
GARAGE	36 m ²	15%
ALFRESCO	20 m ²	8%
PORCH	3 m ²	1%
	131 m ²	55%

UF		
LIVING	94 m ²	40%
BALCONY	6 m ²	3%
VOID	5 m ²	2%
	106 m ²	45%

TOTAL AREAS: 236 m² 100%

DA APPLICATION - NOT FOR CONSTRUCTION



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G.J. Gardner. HOMES
Builders Details

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DRAFTERS:
KJR
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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

ZOFREA

DRAWING TITLE:
SECTIONS

SCALE: As indicated

PROJECT:

64 BLANDFORD STREET
COLLARROY PLATAEU NSW 2097

SHEET SIZE:

A3

SHEET No:

A09

REVISION:

H

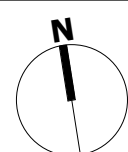
DATE: 30/04/2021

JOB NO: 230307

DRAWN: DJH

STAGE: da

GJGN141

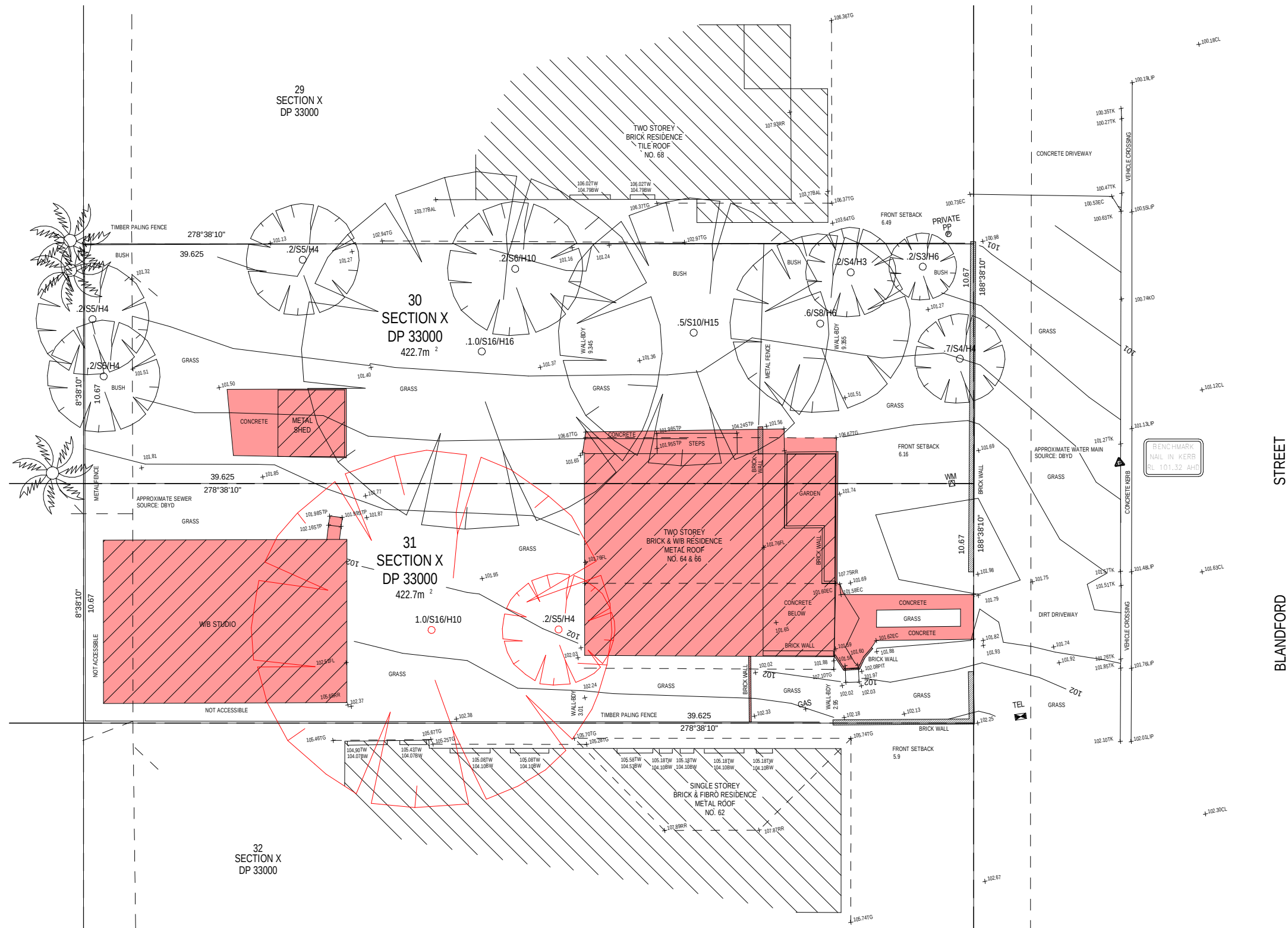


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OWNER SIGNED: DATE:

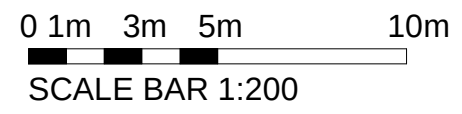
OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:



DRAWING REVISION Schedule		
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G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

1 DEMOLITION PLAN
1 : 200



DEMOLITION WORKS ARE
SHOWN IN RED

G.J. Gardner. HOMES
Builders Details

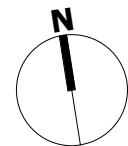
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CLIENT: DOUBLE STOREY DWELLING
ZOFREA
DRAWING TITLE:
DEMOLITION PLAN
SCALE: 1 : 200

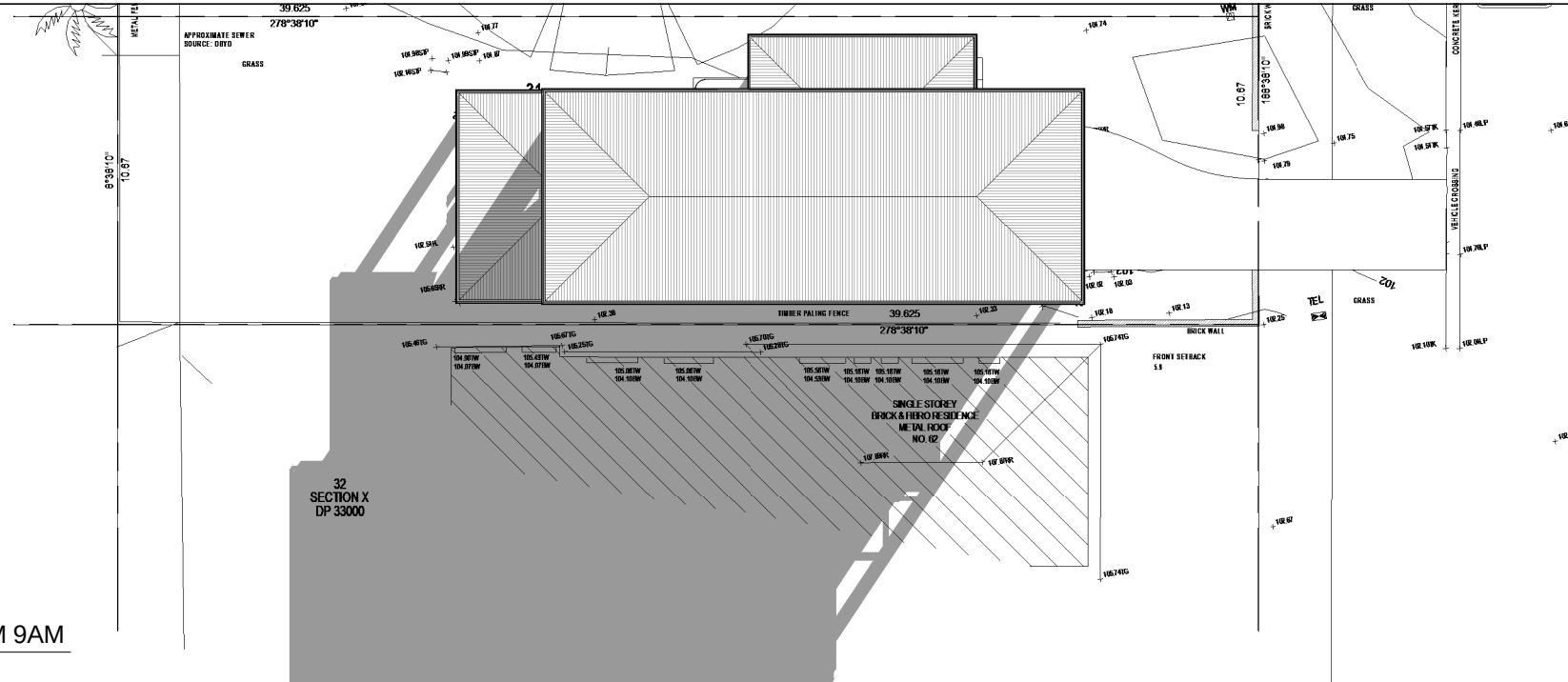
PROJECT:
**64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097**

SHEET SIZE: **A3** SHEET NO: **A10** REVISION: **H**
DATE: **30/04/2021**
JOB NO: 230307 STAGE: DA
DRAWN: SP GJGN141

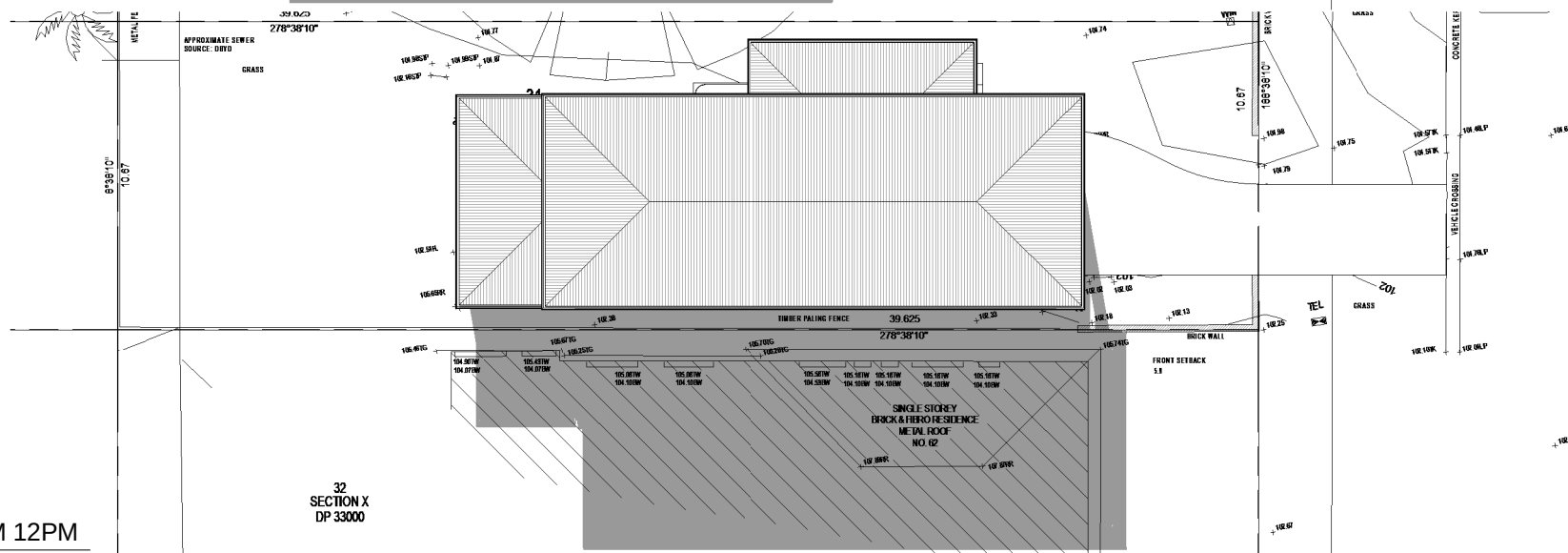


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OWNER SIGNED: DATE: OWNER SIGNED: DATE: BUILDER SIGNED: DATE:

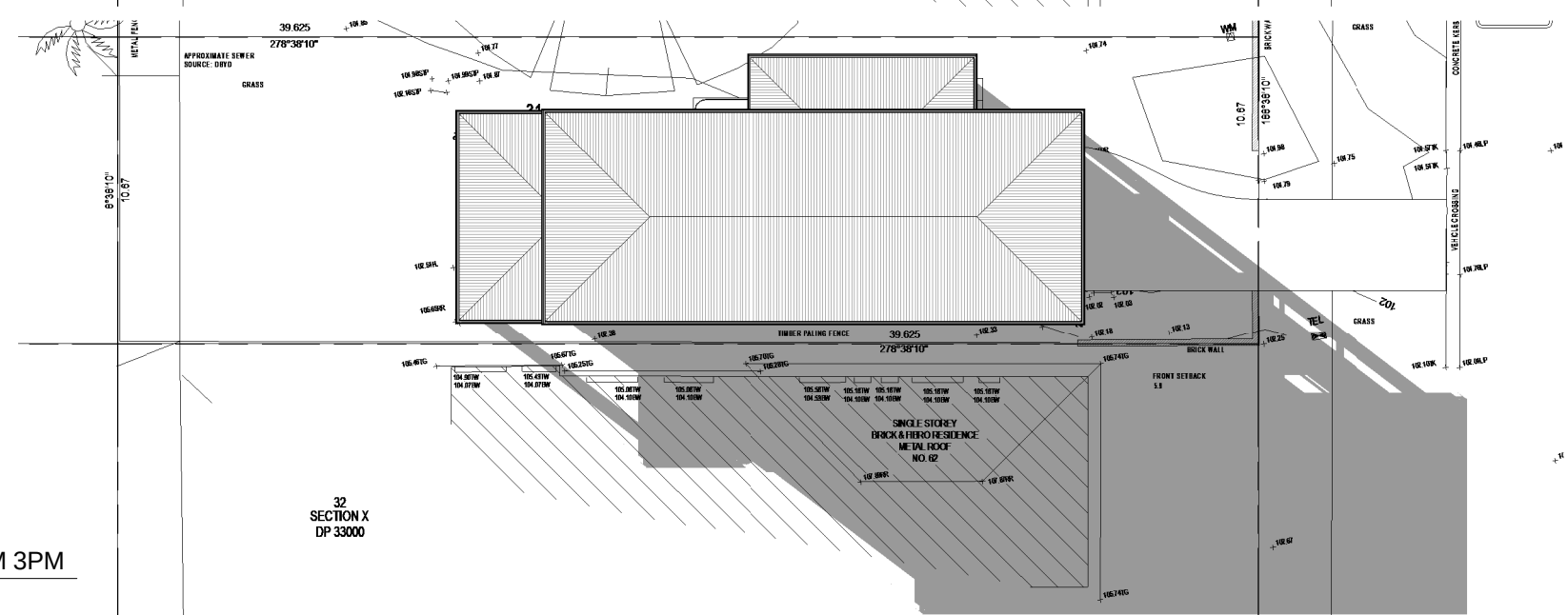
1 SHADOW DIAGRAM 9AM
1 : 250



2 SHADOW DIAGRAM 12PM
1 : 250



3 SHADOW DIAGRAM 3PM
1 : 250



SHADOW DIAGRAM
(21st JUNE)

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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H	BASIX INFORMATION ADDED	30/04/2021

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G.J. Gardner. HOMES
Builders Details

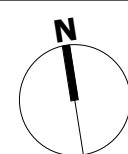
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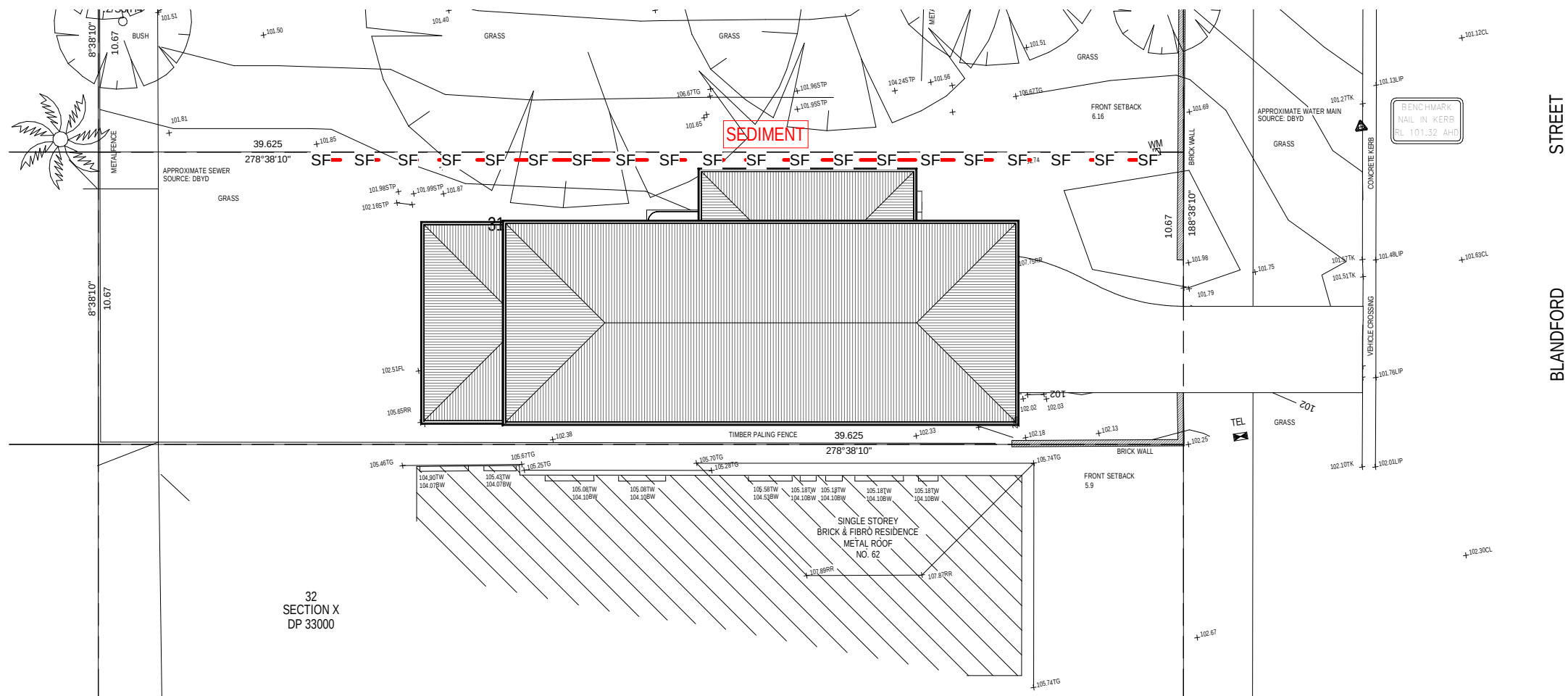
CLIENT: DOUBLE STOREY DWELLING
ZOFREA
DRAWING TITLE:
SHADOW DIAGRAM
SCALE: As indicated

PROJECT:
**64 BLANDFORD STREET
COLLARROY PLATAEU NSW 2097**

SHEET SIZE: **A3** SHEET NO: **A11** REVISION: **H**
DATE: **30/04/2021**
JOB NO: 230307 STAGE: DA
DRAWN: SP GJGN141



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G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

1 EROSION & SEDIMENT

1 : 200

SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL & TOP SOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL THE DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO STRIPPED AND STOCKPILED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AREA AREAS WHERE WATER MAY CONCENTRATE.
- STOCKPILE TOPSOIL SEPARATELY FROM SUBSOIL.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

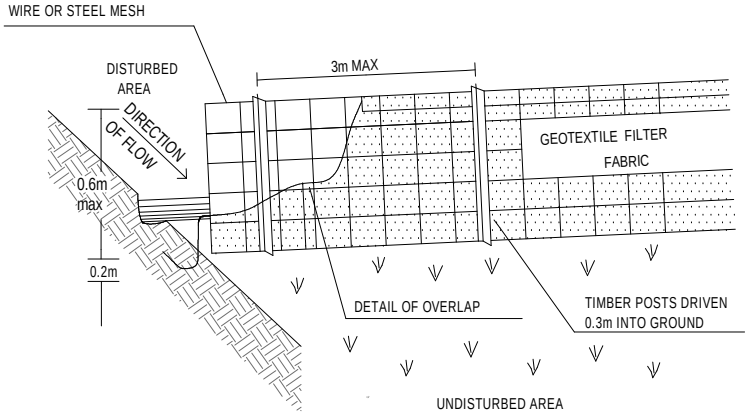
ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.

BOUNDARY NOTES:

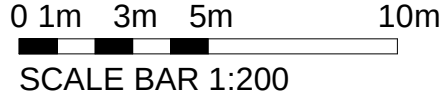
- BOUNDARY INFORMATION SUPPLIED BY OWNER
- CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

SETOUT NOTES:

- BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
- BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.



SEDIMENT FENCE DETAILS



Single Dwelling

Certificate number: 1198243S

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, 29 April 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	64 Blandford Street
Street address	64 Blandford Street Collaroy Plateau 2097
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 33000
Lot no.	31
Section no.	X
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	423
Roof area (m²)	171
Conditioned floor area (m2)	158.6
Unconditioned floor area (m2)	12.8
Total area of garden and lawn (m2)	248

Project summary		
Project name	64 Blandford Street	
Street address	64 Blandford Street Collaroy Plateau 2097	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 33000	
Lot no.	31	
Section no.	X	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 42	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 53	Target 50

Assessor details and thermal loads		
Assessor number	20290	
Certificate number	0005912191	
Climate zone	56	
Area adjusted cooling load (MJ/m ² ·year)	25	
Area adjusted heating load (MJ/m ² ·year)	39	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	✔ 42	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 53	Target 50

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The cooling system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✔	✔
The heating system must provide for day/night zoning between living areas and bedrooms.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The 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 word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 4 of the bedrooms / study; dedicated		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 2 of the living / dining rooms; dedicated		✔	✔
• the kitchen; dedicated		✔	✔
• all bathrooms/toilets; dedicated		✔	✔
• the laundry; dedicated		✔	✔
• all hallways; dedicated		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

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 and 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 (either interim or final) for the development may be issued.

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G	DA ISSUE	23/04/2021
H	BASIX INFORMATION ADDED	30/04/2021

WASTE MANAGEMENT PLAN FOR PROPOSED 2 STOREY DWELLING AT:
64 BLANDFORD STREET COLLAROY PLATAEU NSW 2097

DEMOLITION PHASE				
MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	Estimated volume (m3)	On-Site Specify proposed reuse or on-site recycling method	Offsite Specify contractor and recycling outlet	Specify contractor or landfill site
Green waste	5	Chip and compost for landscaping and new gardens		Nil to landfill
Bricks	5		Waste Management centre for recycling	Nil to landfill
Concrete	20		Waste Management centre for recycling	Nil to landfill
Timber	10	Used for formwork and studwork, site shed or temporary fence	Long lengths of good quality timber to Timber Recycling Company. Lengths less than 1 meter to Waste Management centre for recycling	Nil to landfill
Plasterboard	5		Waste Management centre	Taken to landfill
Roof tiles	Nil			Nil to landfill
Metals	2		Waste Management centre for recycling	Nil to landfill
Asbestos	2		Cart to licensed asbestos tip	Taken to landfill

CONSTRUCTION PHASE				
MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	Estimated volume (m3)	On-Site Specify proposed reuse or on-site recycling method	Offsite Specify contractor and recycling outlet	Specify contractor or landfill site
Excavation Material	5	Re-use for backfill under slab. Remove top soil and stockpile for use in landscaping	-	
Green waste	Nil			
Bricks	2		Excess concrete returned to supplier	Nil to landfill
Concrete	2		Excess concrete returned to supplier	Nil to landfill
Timber	2		Excess timber returned to supplier	Nil to landfill
Plasterboard	1		Excess plasterboard returned to supplier	Nil to landfill
Roof colorbond	1		Excess colorbond roof returned to supplier	Nil to landfill
Metals	0.5		Waste Management centre for recycling	Nil to landfill

USE OF PREMISES			
Type of Waste to be Generated	Expected volume per week (m3)	On-Site Specify proposed reuse or on-site recycling method	Destination
Food, general domestic waste	0.4	Bins located on site	Disposal via council rubbish removal
Paper, Cardboard	0.1	Bins located on site	Disposal via council recycling collection
Glass, Bottles	0.1	Bins located on site	Disposal via council recycling collection

DRAWING REVISION SCHEDULE		
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G.J. Gardner.

HOMES

Builders Details

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DRAFTERS:



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CLIENT: DOUBLE STOREY DWELLING

ZOFREA

DRAWING TITLE:

WASTE MANAGEMENT

SCALE: 1 : 1

PROJECT:

64 BLANDFORD STREET
COLLARROY PLATAEU NSW 2097

SHEET SIZE:

A3

SHEET No:

A14

REVISION:

H

DATE:

30/04/2021

JOB NO:

230307

STAGE:

DA

DRAWN:

SP

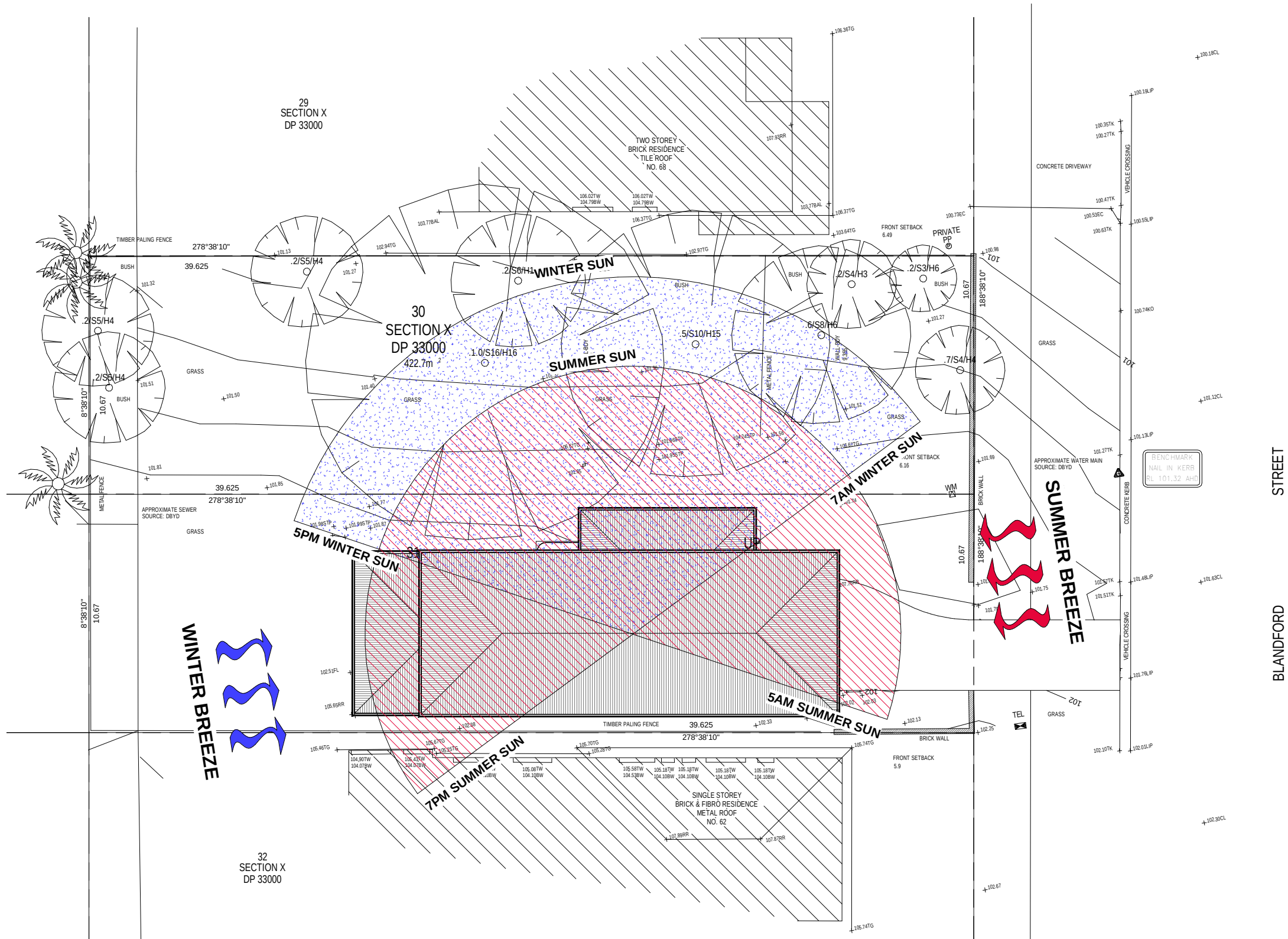
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IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
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OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:



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1 SITE ANALYSIS
1 : 200

0 1m 3m 5m 10m
SCALE BAR 1:200

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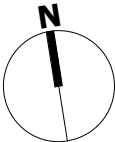
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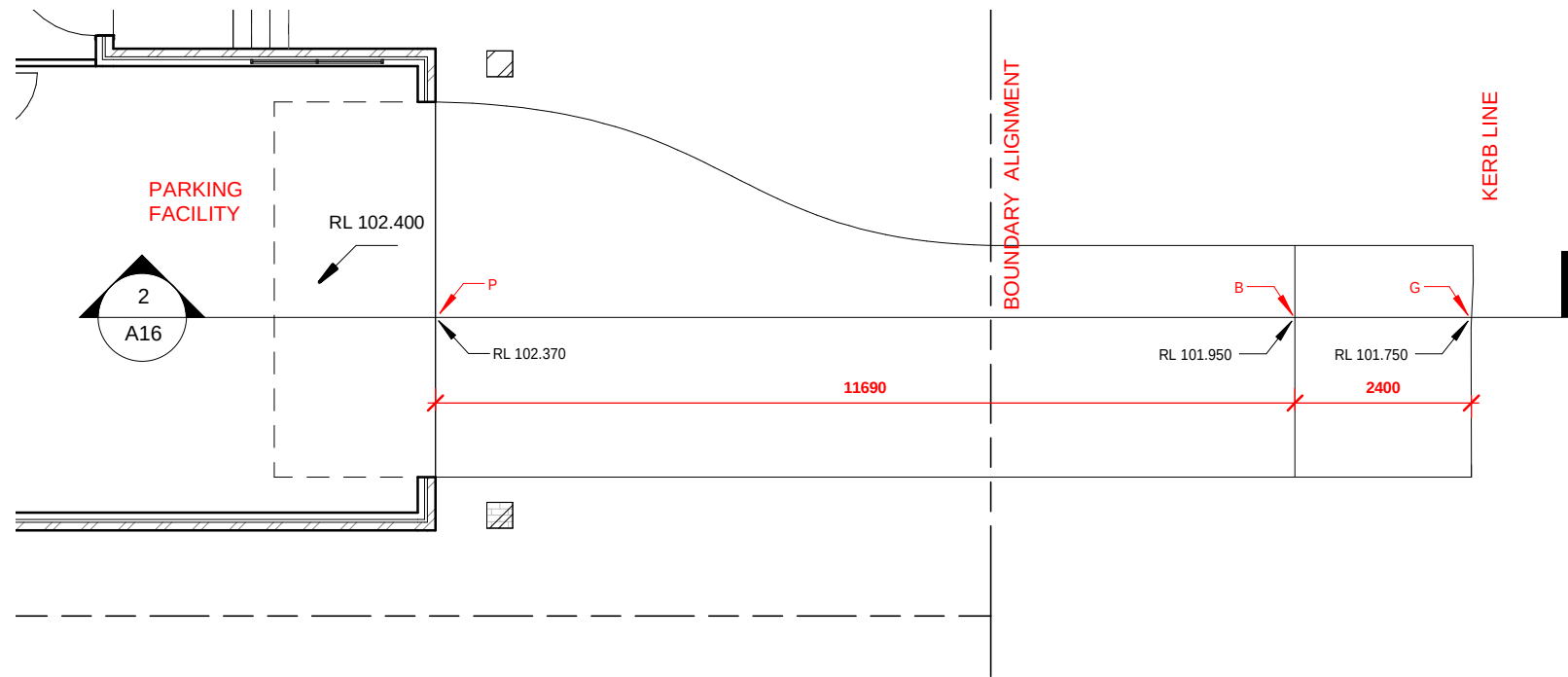
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SCALE: 1 : 200

PROJECT:
64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097

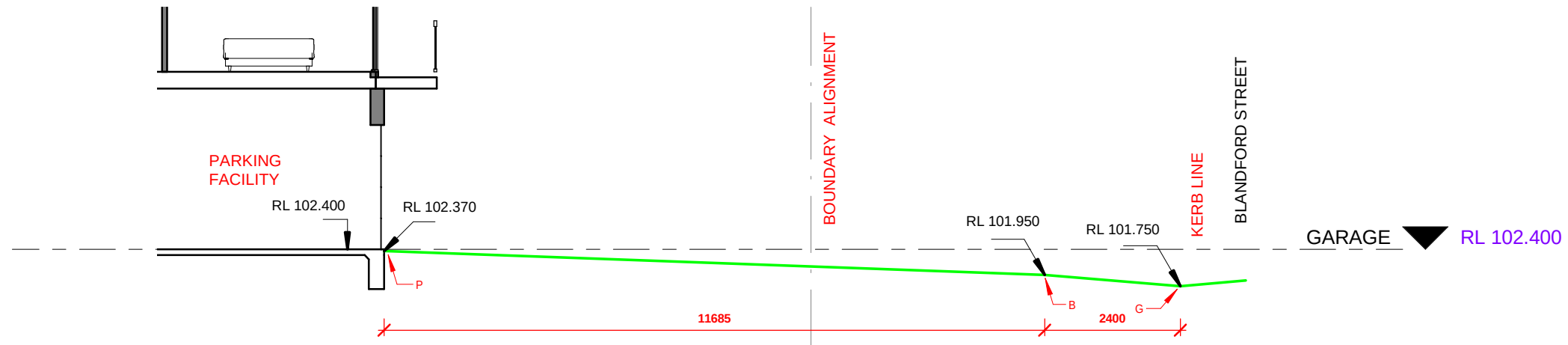
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SHEET NO: A15
REVISION: H
DATE: 30/04/2021
JOB NO: 230307
STAGE: DA
DRAWN: SP
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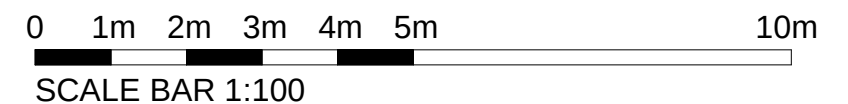


1 DRIVEWAY PLAN
1 : 100



2 DRIVEWAY SECTION
1 : 100

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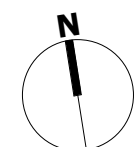
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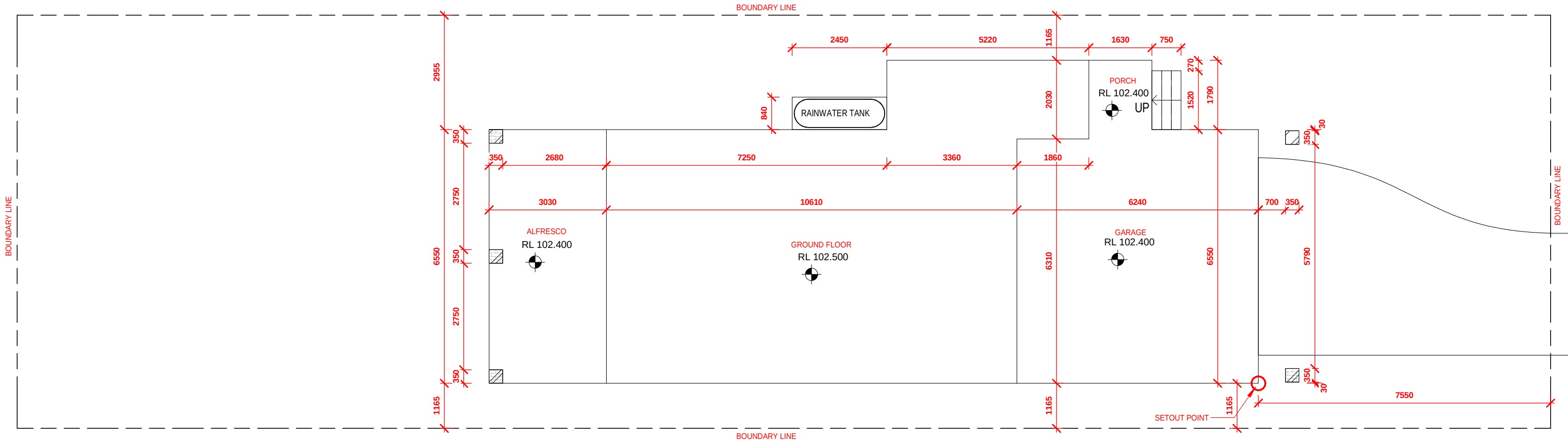
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ZOFREA
DRAWING TITLE:
DRIVEWAY DETAIL
SCALE: 1 : 100

PROJECT:
**64 BLANDFORD STREET
COLLAROY PLATAEU NSW 2097**

SHEET SIZE: **A3** SHEET No: **A16** REVISION: **H**
DATE: **30/04/2021**
JOB NO: 230307 STAGE: DA
DRAWN: SP GJGN141

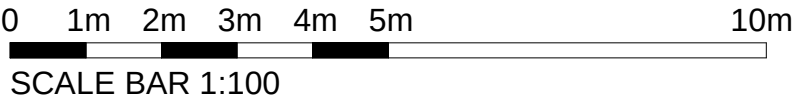


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1 CONCRETE SLAB PLAN
1 : 100

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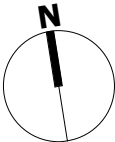
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CONCRETE SLAB PLAN
SCALE: 1 : 100

PROJECT:
**64 BLANDFORD STREET
COLLARROY PLATAEU NSW 2097**

SHEET SIZE: **A3** SHEET No: **A17** REVISION: **H**
DATE: **30/04/2021**
JOB NO: 230307 STAGE: DA
DRAWN: SP GJGN141



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