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DESIGN

7/58-60 BUCKINGHAM STREET
SURRY HILLS NSW 2010
m: 0406 787 726
e: marc@arcm.com.au
www.arcm.com.au
ABN 78632562326

CLIENT

MR & MRS SHAHADY

ISSUE	AMENDMENT	DATE
ISSUE A:	Client Sketch	26/08/2024
ISSUE B:	Client Changes	04/10/2024
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ISSUE F:	DA	24/03/2025
ISSUE G:		

PROJECT

PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY

FA001

LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2024-191

SCALE:
AS SHOWN
DATE:
MAR 25

PROJECT NORTH:



Single Dwelling

Certificate number: 17997075

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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Friday, 13 June 2025
To be valid, this certificate must be submitted with a development application or lodged with a corresponding development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NATHERS certificate Z59AEIA94Z

Project summary			
Project name	12 Lincoln Avenue Collaroy 2097		
Street address	12 LINCOLN Avenue COLLAROY 2097		
Local Government Area	Northern Beaches Council		
Plan type and plan number	Deposited Plan DP16998		
Lot no.	15		
Section no.	-		
Project type	dwelling house (attached)		
No. of bedrooms	5		
Project score			
Water	✔ 44		Target 40
Thermal Performance	✔ Pass		Target Pass
Energy	✔ 92		Target 72
Materials	✔ -100		Target n/a

Certificate Prepared by	
Name / Company Name: PAULDAVID CONSULTING PTY LTD.	
ABN (if applicable):	

Description of project	
Project address	
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Street address	12 LINCOLN Avenue COLLAROY 2097
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP16998
Lot no.	15
Section no.	-
Project type	
Project type	dwelling house (attached)
No. of bedrooms	5
Site details	
Site area (m²)	819
Roof area (m²)	320
Conditioned floor area (m²)	403.7
Unconditioned floor area (m²)	28.9
Total area of garden and lawn (m²)	300
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NATHERS assessor number	101225
NATHERS certificate number	Z59AEIA94Z
Climate zone	56
Area adjusted cooling load (MJ/m²/year)	14
Area adjusted heating load (MJ/m²/year)	15
Project score	
Water	✓ 44 Target 40
Thermal Performance	✓ Pass Target Pass
Energy	✓ 92 Target 72
Materials	✓ -100 Target n/a

Schedule of BASIX commitments				
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.				
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 (> 4.5 but <= 6 Lit/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 3000 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 200 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.)			✓	✓
Swimming Pool				

Water Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 56 kilolitres.		✓	✓	
The swimming pool must have a pool cover.			✓	✓
The swimming pool must be outdoors.		✓	✓	

Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method				
Assessor details and thermal loads				
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 and the "Construction" and "Glazing" tables below.				
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 show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	✓	✓

Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction				
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.		✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.				✓
Construction				
Construction	Area - m²	Insulation		
floor - concrete slab on ground, conventional slab.	200	polyurethane		
floor - above habitable rooms or mezzanine, concrete - suspended, frame: no frame.	188.2	not specified		
floor - suspended floor above garage, concrete - suspended, frame: no frame.	54.4	not specified		
garage floor - concrete slab on ground.	116	not specified		
external wall: cavity brick; frame: no frame.	all external walls	not specified		
external garage wall: cavity brick; frame: no frame.	15	not specified		
internal wall: single skin masonry; frame: no frame.	432	not specified		
ceiling and roof - flat ceiling / flat roof, concrete - plasterboard internal, no frame.	320	ceiling: not specified; roof: not specified.		

Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing				
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.		✓	✓	✓
Frames		Maximum area - m2		
aluminium	202.75			
timber	0			
uPVC	0			
steel	0			
composite	0			
Glazing		Maximum area - m2		
single	64.74			
double	138.01			
triple	0			

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 6 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 - ducted, Energy rating: 2.5 star (average zone)			✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted, Energy rating: 2.5 star (average zone)			✓	✓
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 - ducted, Energy rating: 2.5 star (average zone)			✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted, Energy rating: 2.5 star (average zone)			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development:				
At least 1 Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off			✓	✓
Kitchen: individual fan, ducted to facade 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 a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			✓	✓
Natural lighting				
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.		✓	✓	✓

Energy Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
Swimming pool				
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): no heating.			✓	
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: single speed with a performance of 7 stars.			✓	
The applicant must install a timer for the swimming pool pump in the development.			✓	
Alternative energy				
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.		✓	✓	✓
The photovoltaic system must consist of:				
• photovoltaic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east		✓	✓	✓
Other				
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			✓	
The applicant must install a feed outdoor clothes drying line as part of the development.			✓	

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PROJECT

PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY

FA002

LOT/SECTION/ PLAN NO:	DESIGNER: M.M.	SCALE: AS SHOWN
LOT DP	REF: 2024-191	DATE: MAR 25

PROJECT NORTH:

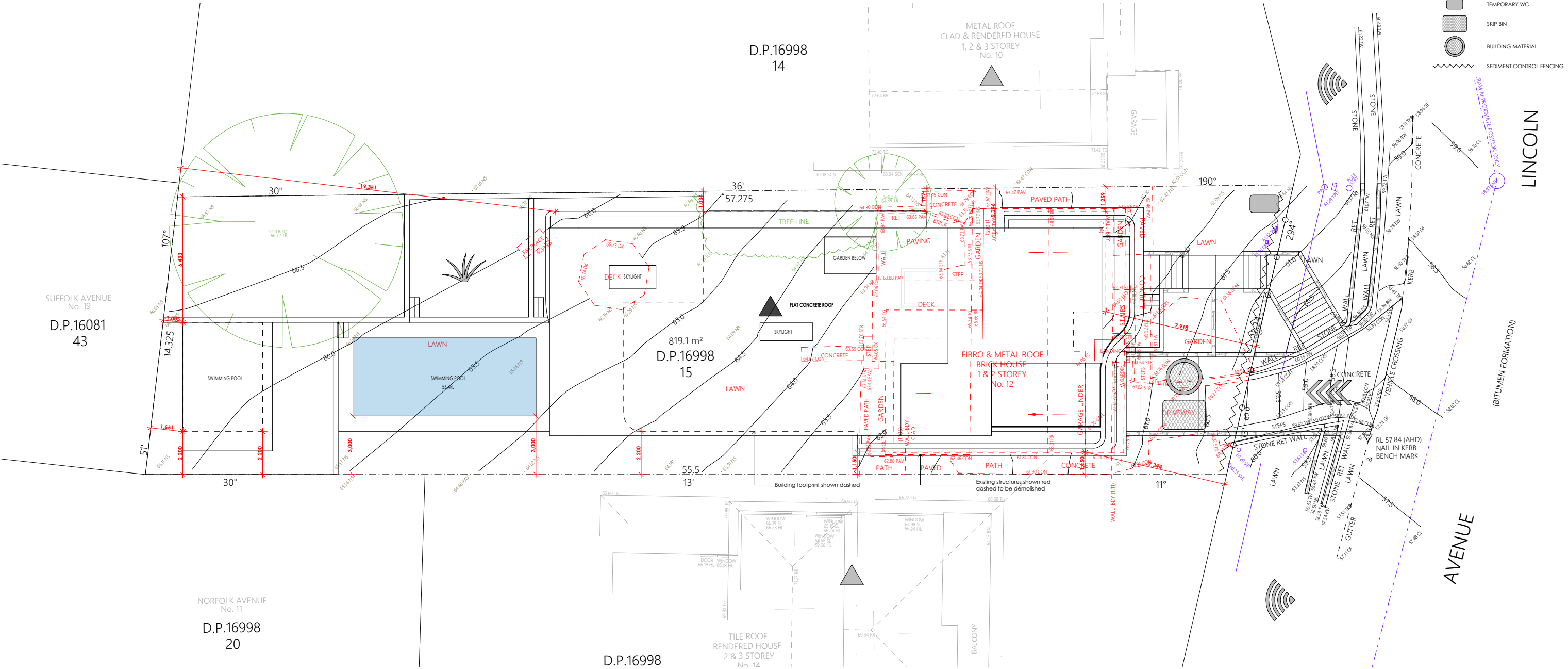


COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
Site Area (m ²)	600	✓ 819.1
FSR	NA	✓ 436.74
Street Frontage Setback	6.5	✓ 7.34
Side Setback	0.9	✓ 1
Rear Setback	6m	✓ 19.35
Landscaping (40%)	327.64	✓ 334.86
Building Height	max 8.5m	✓ 8.1
Courtyard Fence	1.8m	✓ 1.8
Solar Access	3 hours	✓ 3
Private Open Space (min 5m)	min 60m2	✓ 60

SITE DATA

SITE AREA	819.1	m ²
DWELLING		
Ground Floor Area	240.05	
First Floor Area	196.69	
Total	436.74	
FSR	1 =	0.533



ROOF/SITE ANALYSIS PLAN
1:200

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PROJECT

PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY

FA004

LOT/SECTION/ PLAN NO:	DESIGNER: M.M.	SCALE: AS SHOWN
LOT DP	REF: 2024-191	DATE: MAR 25

PROJECT NORTH:



The site plan illustrates a property located at the intersection of Lincoln Avenue and Suffolk Avenue. The plan includes several key features and details:

- Adjacent Properties:**
 - D.P.16081 43:** Located to the west, along Suffolk Avenue (No. 19).
 - D.P.16998 14:** Located to the north, featuring a "METAL ROOF CLAD & RENDERED HOUSE 1, 2 & 3 STOREY No. 10" and a "GARAGE".
 - D.P.16998 15:** The central subject lot, measuring 819.1 m².
 - D.P.16998 20:** Located to the south, along Norfolk Avenue (No. 11), featuring a "TILE ROOF RENDERED HOUSE 2 & 3 STOREY No. 14" and a "BALCONY".
- Subject Lot Details (D.P.16998 15):**
 - Basement:** 155.47 m², containing four car spaces and a storage area.
 - Ground Floor:** Includes a "PLAN ROOM", "WC", "SERVICES", and "STORAGE".
 - Roof:** 12.34 m².
 - Landscaping:** Features a large lawn area, a "STONE RET WALL", and a "VEHICLE CROSSING".
 - Boundaries:** The lot is bounded by Suffolk Avenue to the west, Lincoln Avenue to the north, and Norfolk Avenue to the south.
- Other Features:**
 - Drainage:** Indicated by dashed lines and arrows, showing flow towards the vehicle crossing and surrounding areas.
 - Survey Points:** Marked with circles and numbers (e.g., 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).
 - Orientation:** A north arrow is located in the bottom right corner, indicating "MAGNETIC NORTH (PLAN)" and "APPROX. TRUE NORTH".

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FA101	LOT/SECTION/ PLAN NO:	DESIGNER: M.M.	SCALE: AS SHOWN	PROJECT NORTH: 
	LOT DP	REF: 2024-191	DATE: MAR 25	

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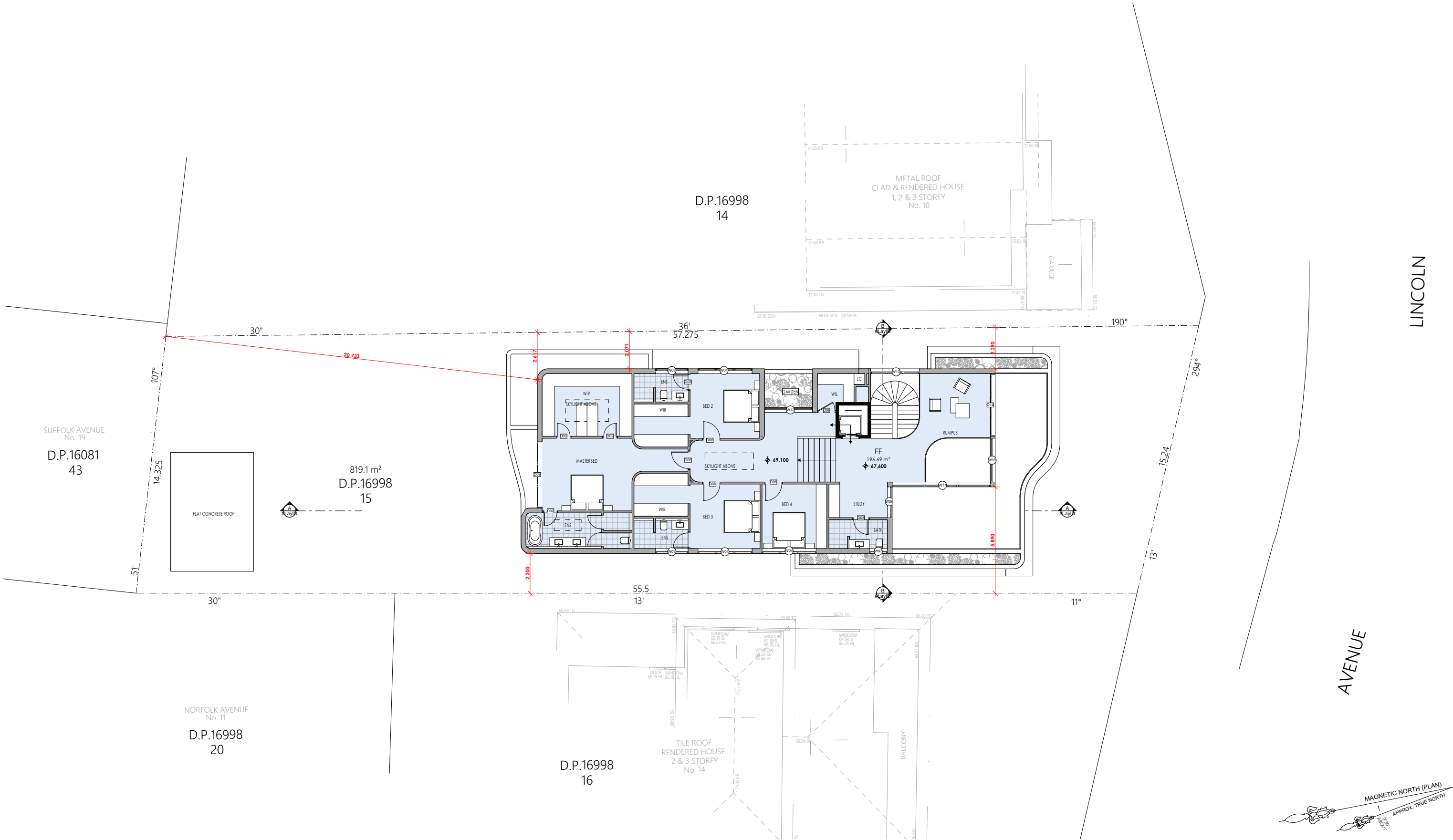
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FA102	LOT/SECTION/ PLAN NO:	DESIGNER: M.M.	SCALE: AS SHOWN	PROJECT NORTH: 
	LOT DP	REF: 2024-191	DATE: MAR 25	



FIRST FLOOR PLAN
1:200

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PROJECT FA103	LOT/SECTION/ PLAN NO: LOT DP	DESIGNER: M.M.	SCALE: AS SHOWN	PROJECT NORTH:
		REF: 2024-191	DATE: MAR 25	

[illegible]

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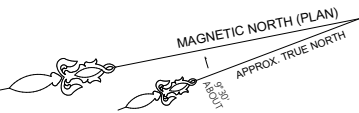
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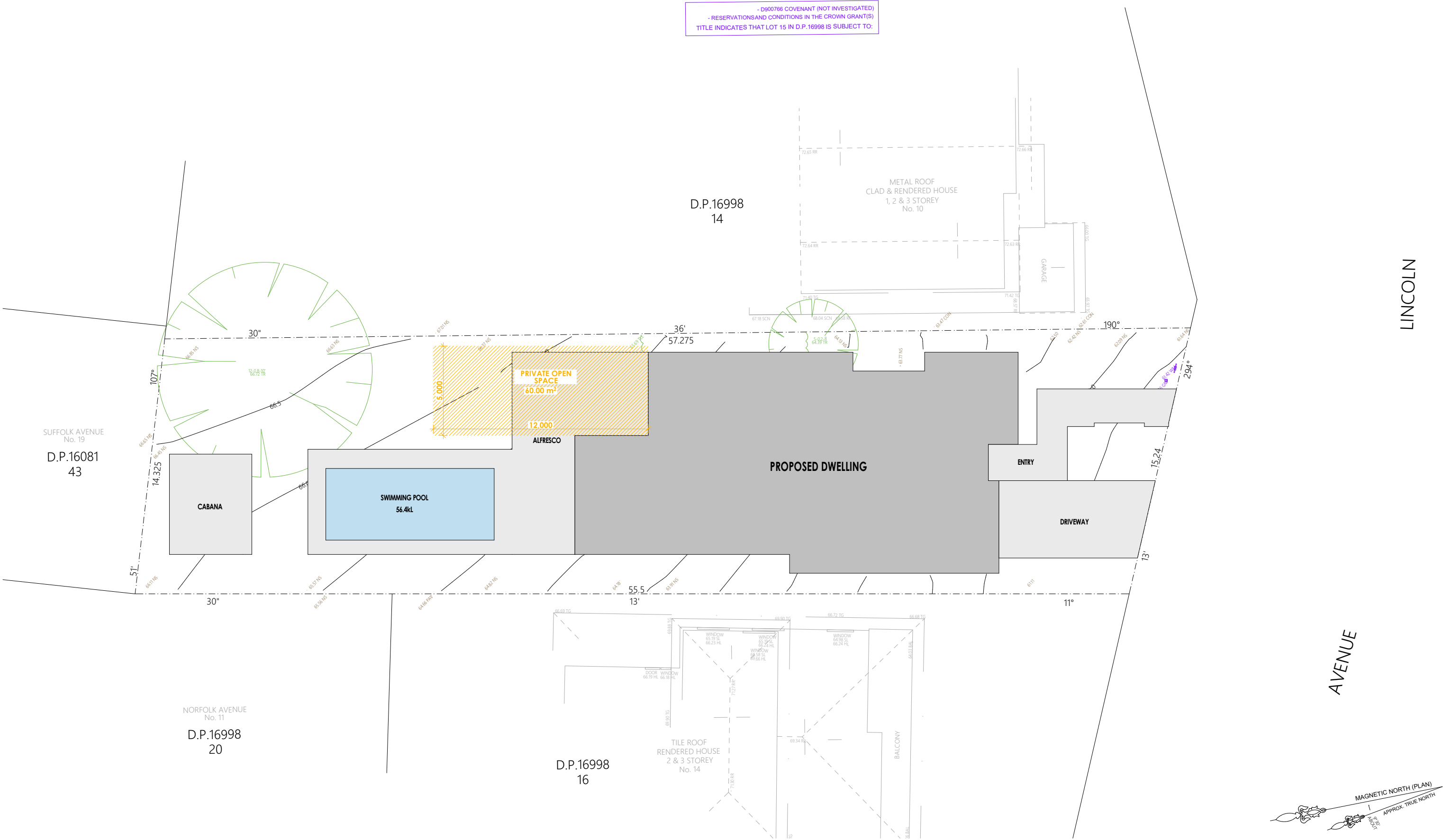
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**PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY**

FA201	LOT/SECTION/ PLAN NO:	DESIGNER: M.M.	SCALE: AS SHOWN	PROJECT NORTH: 
	LOT DP	REF: 2024-191	DATE: MAR 25	





POS PLAN
1:200

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ARCM
DESIGN

7/58-60 BUCKINGHAM STREET
SURRY HILLS NSW 2010
m: 0406 787 726
e: marc@arc.com.au
www.arc.com.au
ABN 78632562326

CLIENT

MR & MRS SHAHADY

ISSUE	AMENDMENT	DATE
ISSUE A:	Client Sketch	26/08/2024
ISSUE B:	Client Changes	04/10/2024
ISSUE C:	Client Sketch	17/01/2025
ISSUE D:	Client Changes	03/02/2025
ISSUE E:	Client Changes	04/03/2025
ISSUE F:	DA	24/03/2025
ISSUE G:		

PROJECT

PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY

FA202

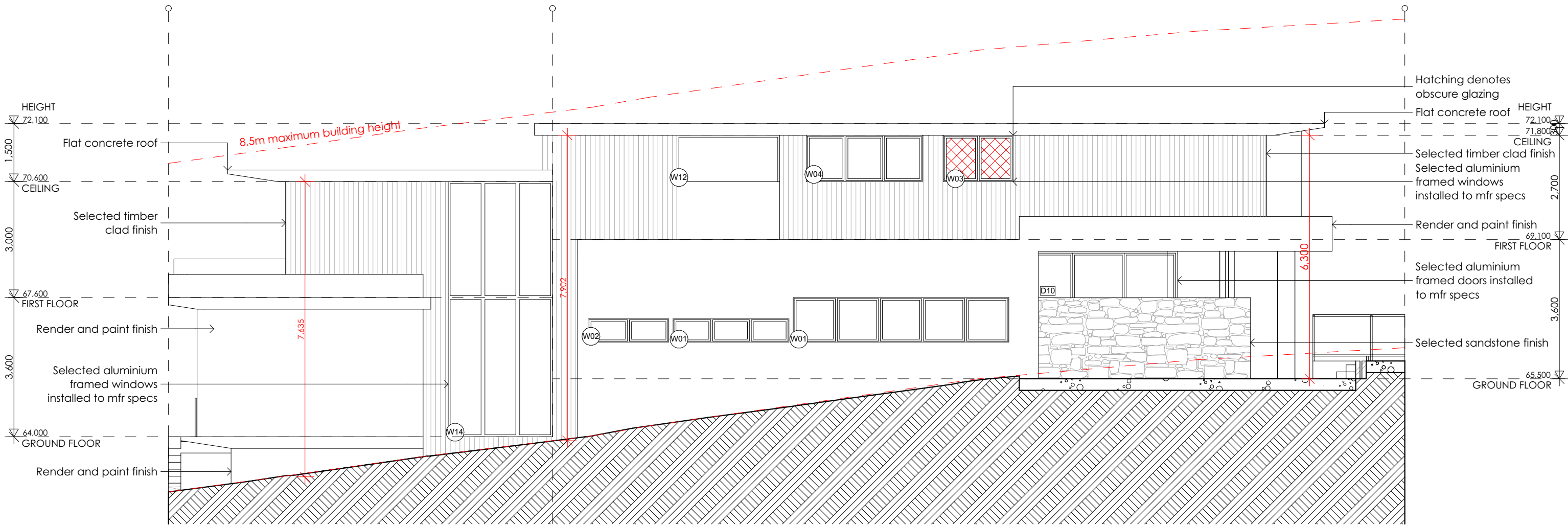
LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2024-191

SCALE:
AS SHOWN
DATE:
MAR 25

PROJECT NORTH:





EAST ELEVATION
1:100

1. DRAWINGS NOT TO BE SCALED. WRITTEN DIMENSIONS TO BE USED ONLY. IF DISCREPANCIES EXIST CONTACT ARCM.
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ISSUE F:	DA	24/03/2025
ISSUE G:		

PROJECT

PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY

FA301

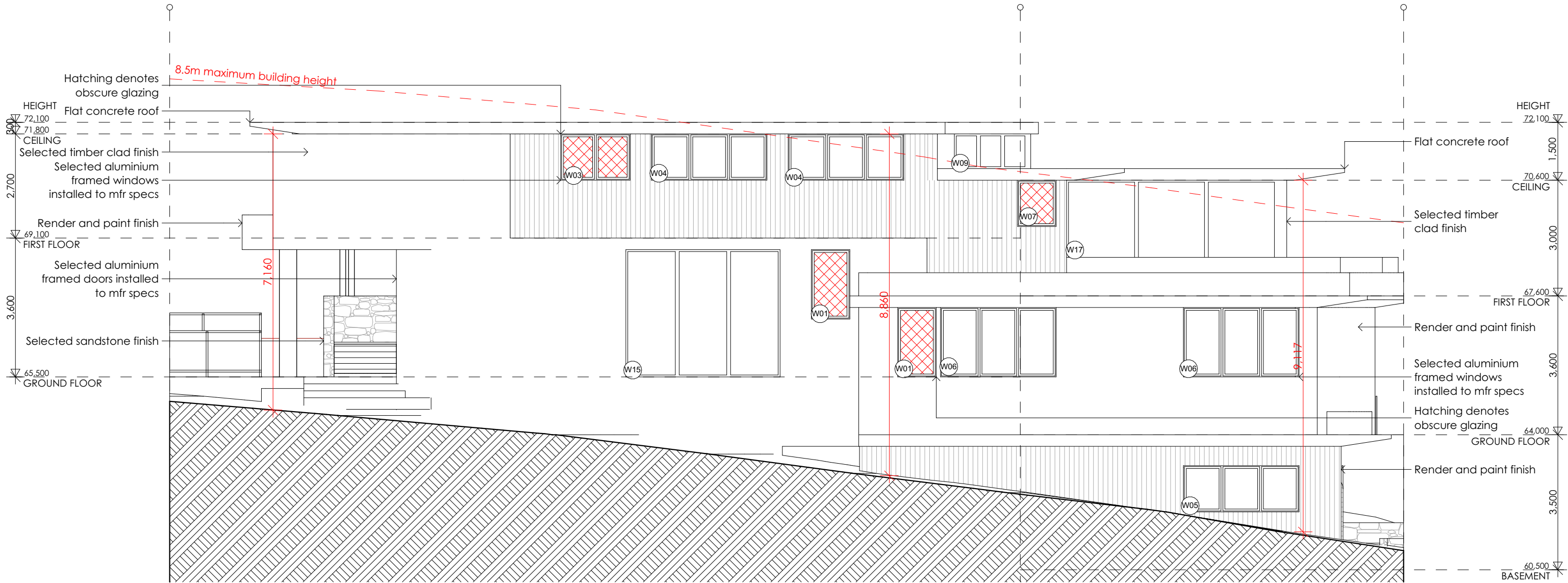
LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2024-191

SCALE:
AS SHOWN
DATE:
MAR 25

PROJECT NORTH:





WEST ELEVATION
1:100

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ISSUE F:	DA	24/03/2025
ISSUE G:		

PROJECT

PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY

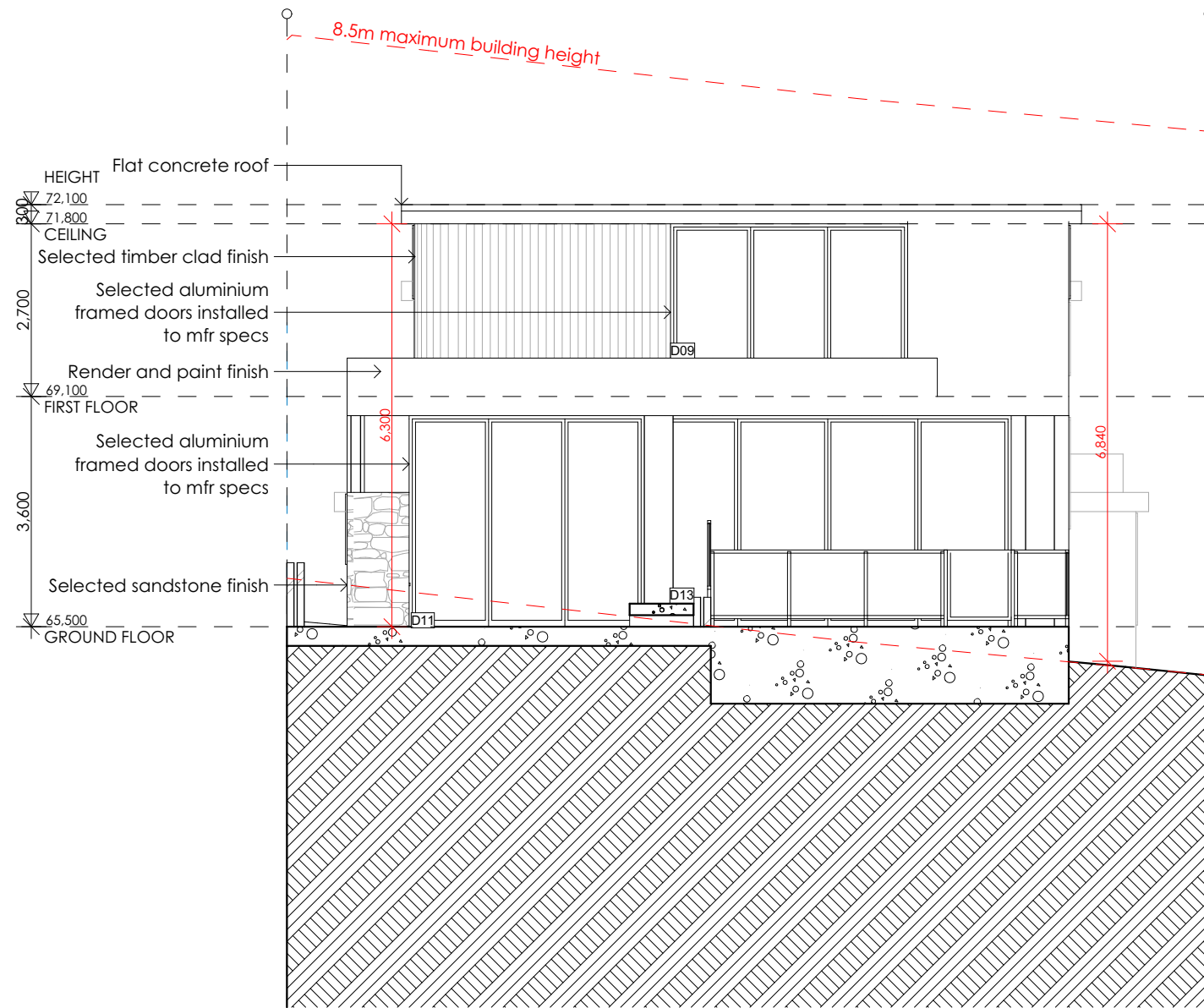
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LOT/SECTION/
PLAN NO:
LOT DP

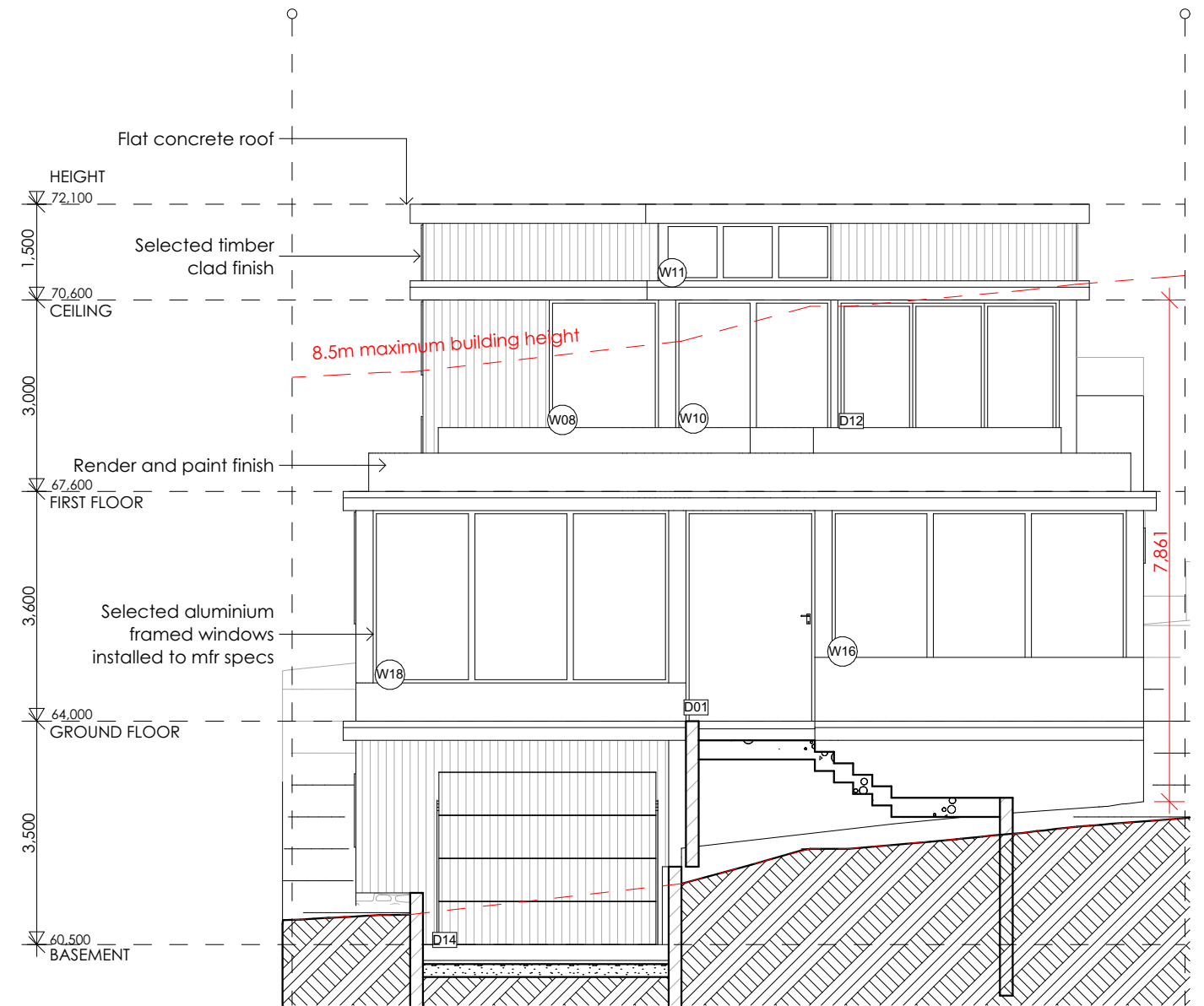
DESIGNER:
M.M.
REF:
2024-191

SCALE:
AS SHOWN
DATE:
MAR 25

PROJECT NORTH:



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100

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ISSUE G:		

PROJECT

PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY

FA303

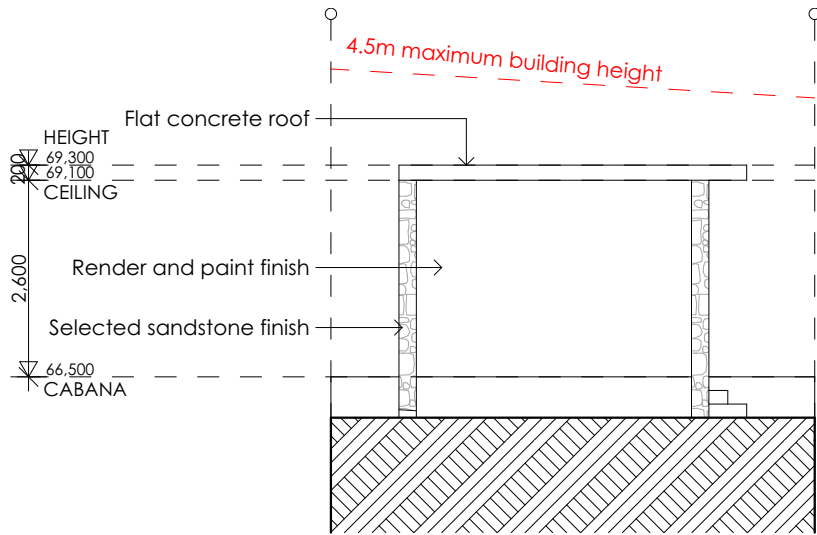
LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2024-191

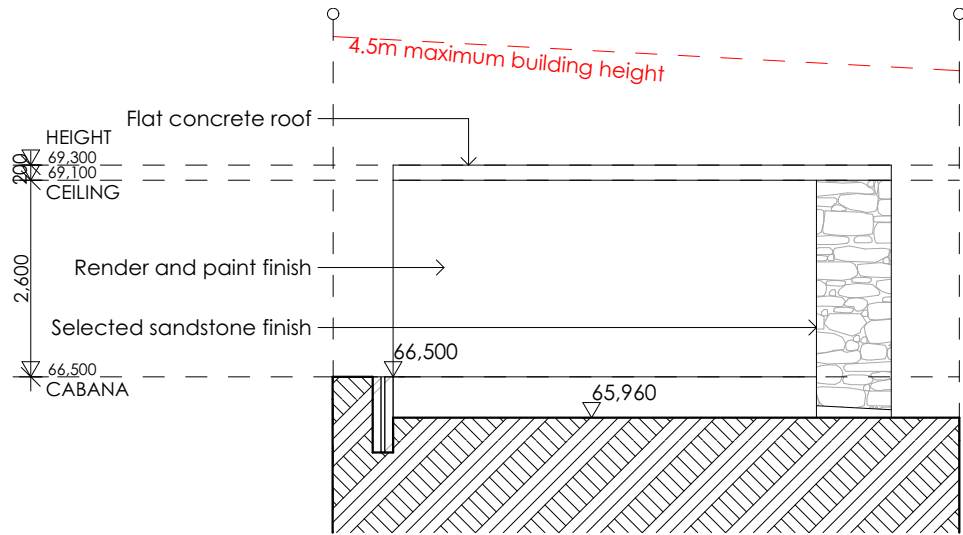
SCALE:
AS SHOWN
DATE:
MAR 25

PROJECT NORTH:

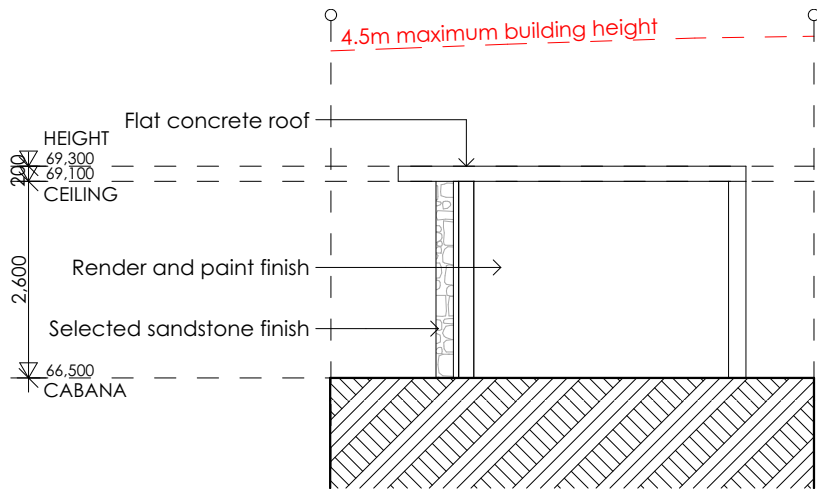




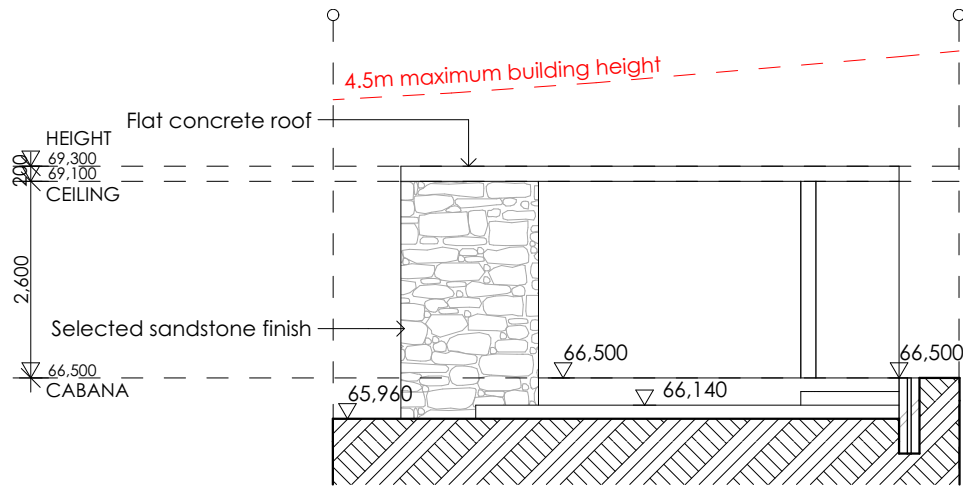
CABANA WEST ELEVATION
1:100



CABANA NORTH ELEVATION
1:100



CABANA EAST ELEVATION
1:100



CABANA SOUTH ELEVATION
1:100

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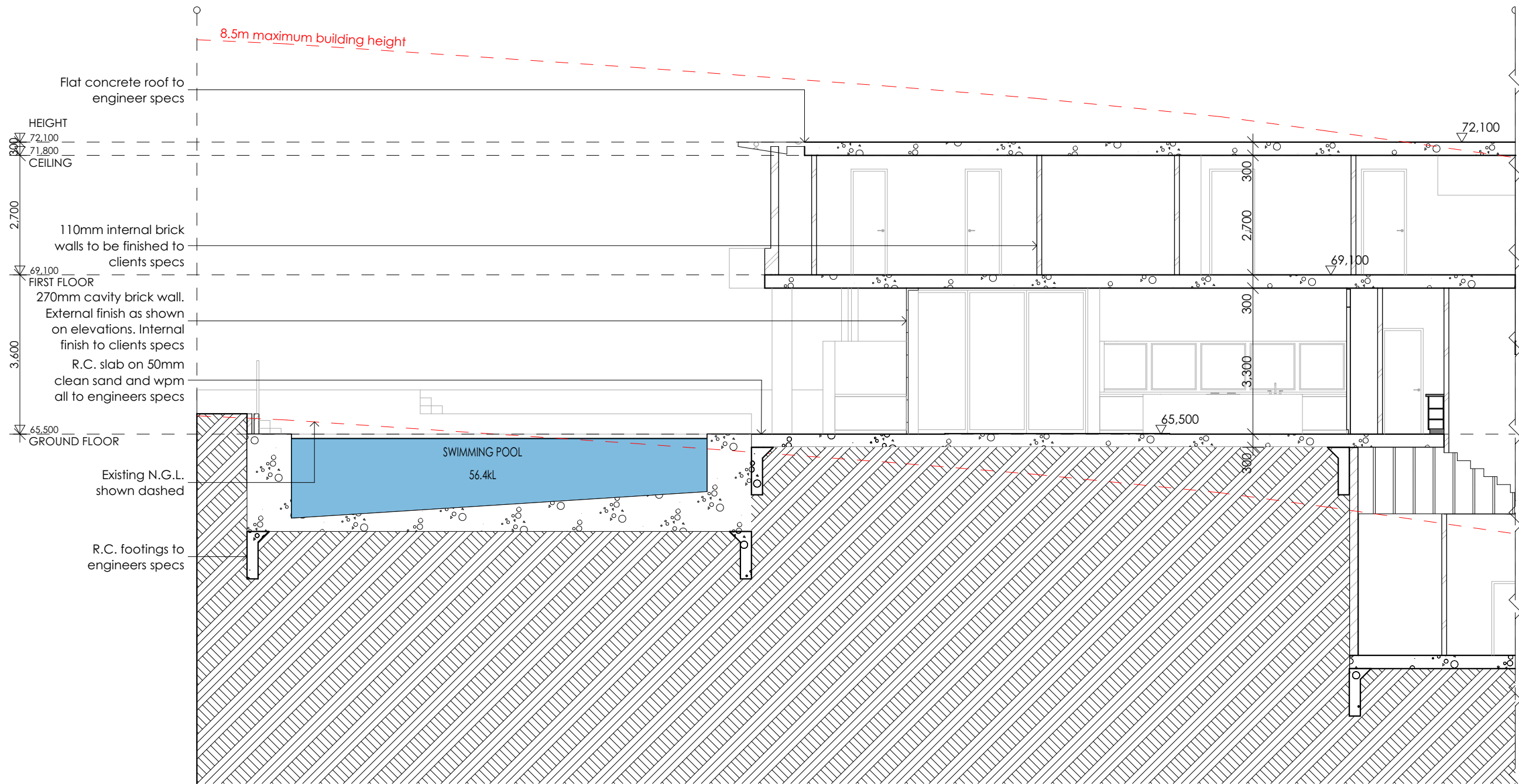
7/58-60 BUCKINGHAM STREET
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m: 0406 787 726
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ISSUE G:		

PROJECT FA304	LOT/SECTION/ PLAN NO: LOT DP	DESIGNER: M.M.	SCALE: AS SHOWN	PROJECT NORTH:
		REF: 2024-191	DATE: MAR 25	



SECTION A
1:100

1. DRAWINGS NOT TO BE SCALED. WRITTEN DIMENSIONS TO BE USED ONLY. IF DISCREPANCIES EXIST CONTACT ARCM.
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ISSUE F:	DA	24/03/2025
ISSUE G:		

PROJECT

PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY

FA401

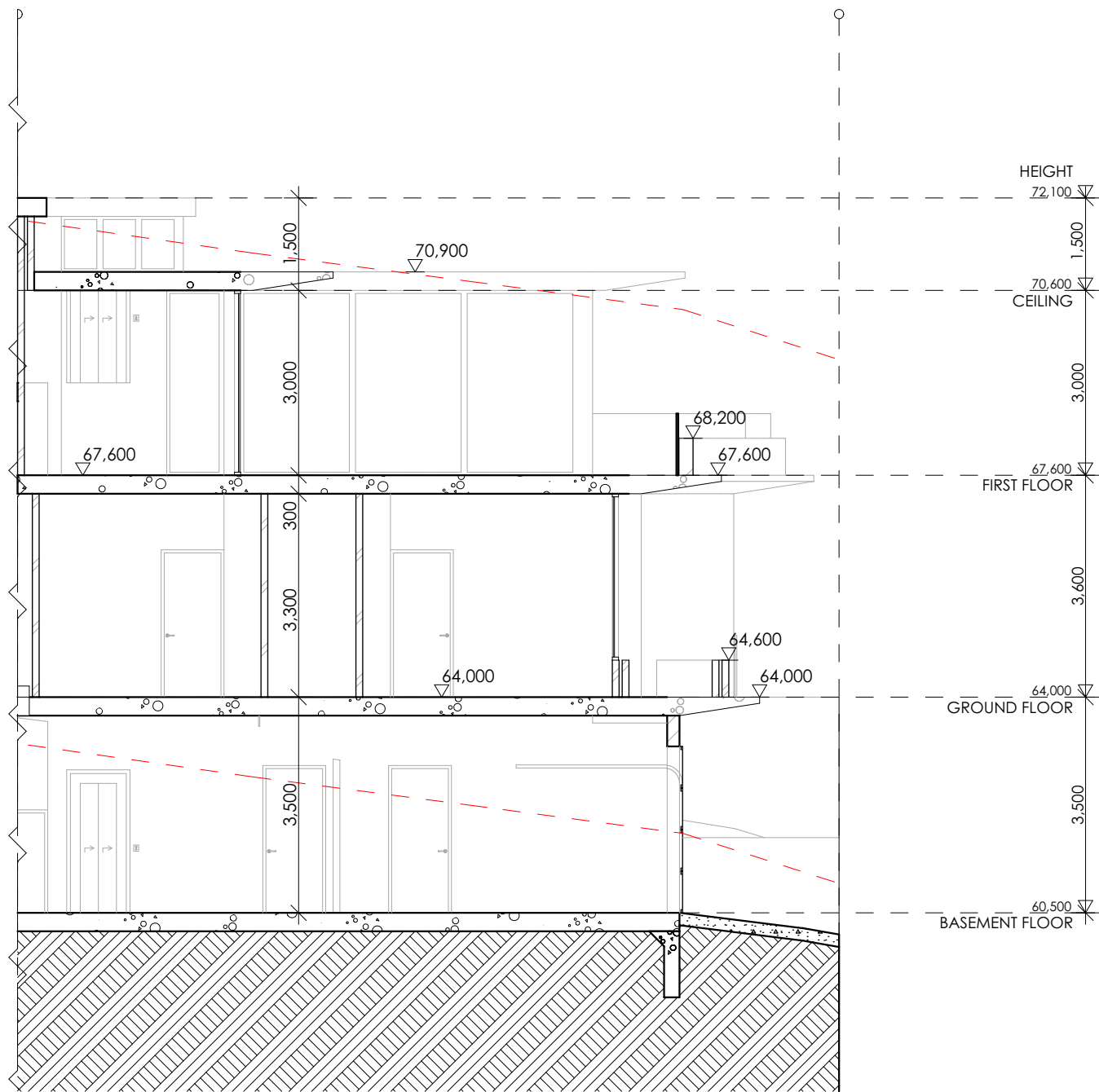
LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2024-191

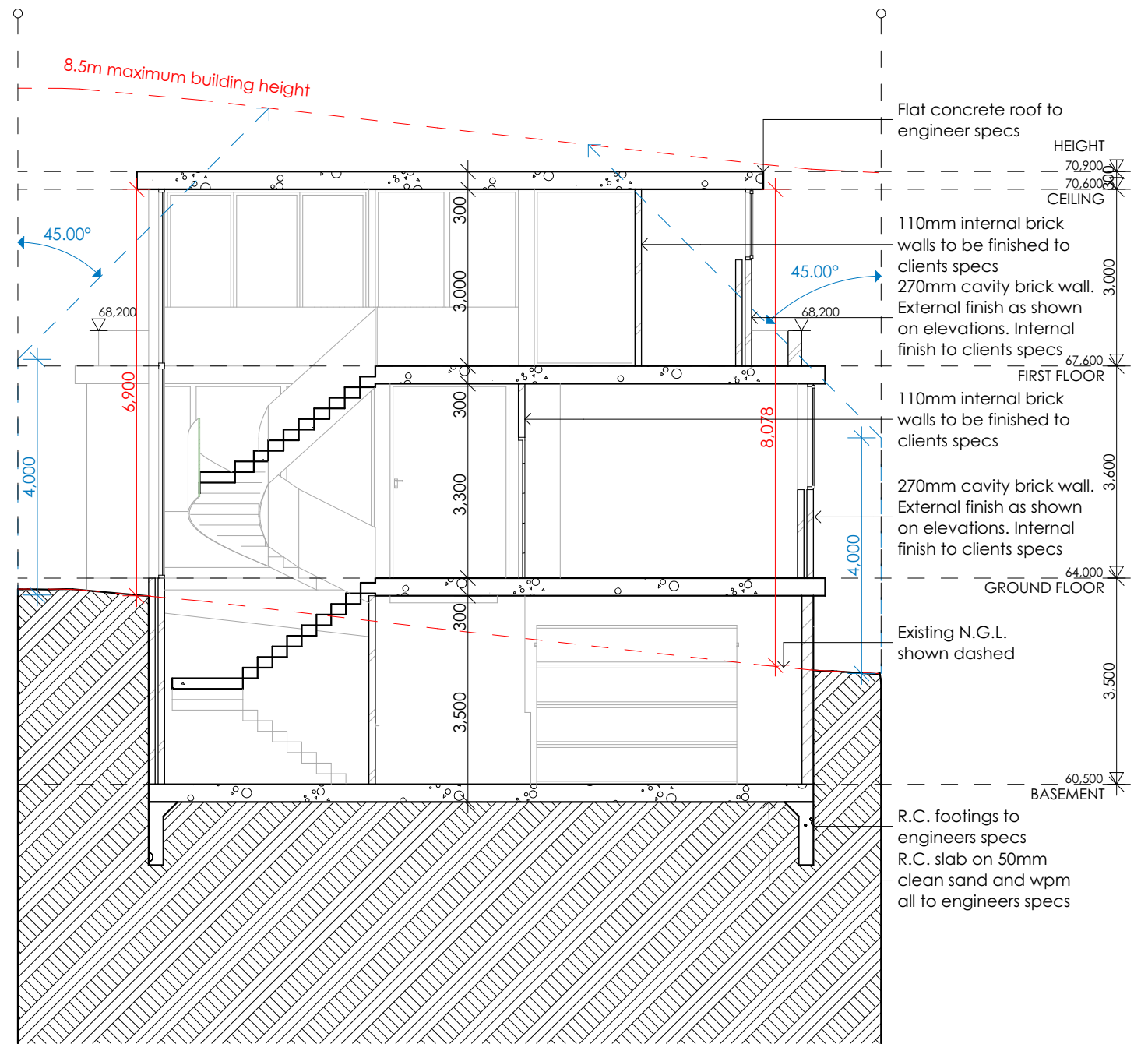
SCALE:
AS SHOWN
DATE:
MAR 25

PROJECT NORTH:





SECTION A
1:100



SECTION B
1:100

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ISSUE F:	DA	24/03/2025
ISSUE G:		

PROJECT

PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLARROY

FA402



















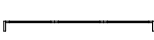



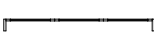

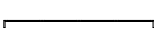



LOT/SECTION/
PLAN NO:
LOT DP


























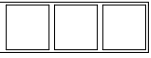














DESIGNER:
M.M.
REF:
2024-191

SCALE:
AS SHOWN
DATE:
MAR 25

PROJECT NORTH:



DOOR SCHEDULE						
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	ENTRY DOOR	3,250	1,920			1
D02	SINGLE HINGED DOOR	2,340	720			3
D03	SINGLE HINGED DOOR	2,340	800			3
D04	SINGLE HINGED DOOR	2,340	820			1
D05	SINGLE HINGED DOOR	2,340	820			3
D06	SINGLE HINGED DOOR	2,340	920			5
D07	SINGLE HINGED DOOR	2,340	920			5
D08	SINGLE HINGED DOOR	2,340	920			4
D09	SLIDING DOOR	2,650	3,610			1
D10	SLIDING DOOR	3,250	4,000			1
D11	SLIDING DOOR	3,250	3,580			1
D12	SLIDING DOOR	2,950	3,370			1
D13	SLIDING DOOR	3,250	5,640			1
D14	GARAGE DOOR	2,700	3,400			1

WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	AWNING WINDOW	1,500	1,000	1,800			2
W01	SLIDING WINDOW	950	3,000	600			1
W01	SLIDING WINDOW	950	5,580	1,150			1
W02	AWNING WINDOW	950	2,090	600			1
W03	AWNING WINDOW	1,500	1,800	1,200			2
W04	AWNING WINDOW	1,500	3,000	1,200			3
W05	AWNING WINDOW	1,500	3,000	1,200			1
W06	AWNING WINDOW	1,500	3,000	1,800			2
W07	AWNING WINDOW	1,800	1,000	1,200			1
W08	FIXED WINDOW	0	1,710	3,000			1
W09	FIXED WINDOW	0	1,880	900			1
W10	FIXED WINDOW	0	2,430	3,000			1
W11	FIXED WINDOW	0	2,600	900			1
W12	FIXED WINDOW	0	2,660	2,700			1
W13	FIXED WINDOW	0	2,700	3,000			1
W14	FIXED WINDOW	0	2,700	3,600			1
W15	FIXED WINDOW	0	4,000	3,300			1
W16	FIXED WINDOW	0	4,610	3,300			1
W17	FIXED WINDOW	0	5,440	3,000			1
W18	FIXED WINDOW	600	4,630	2,700			1

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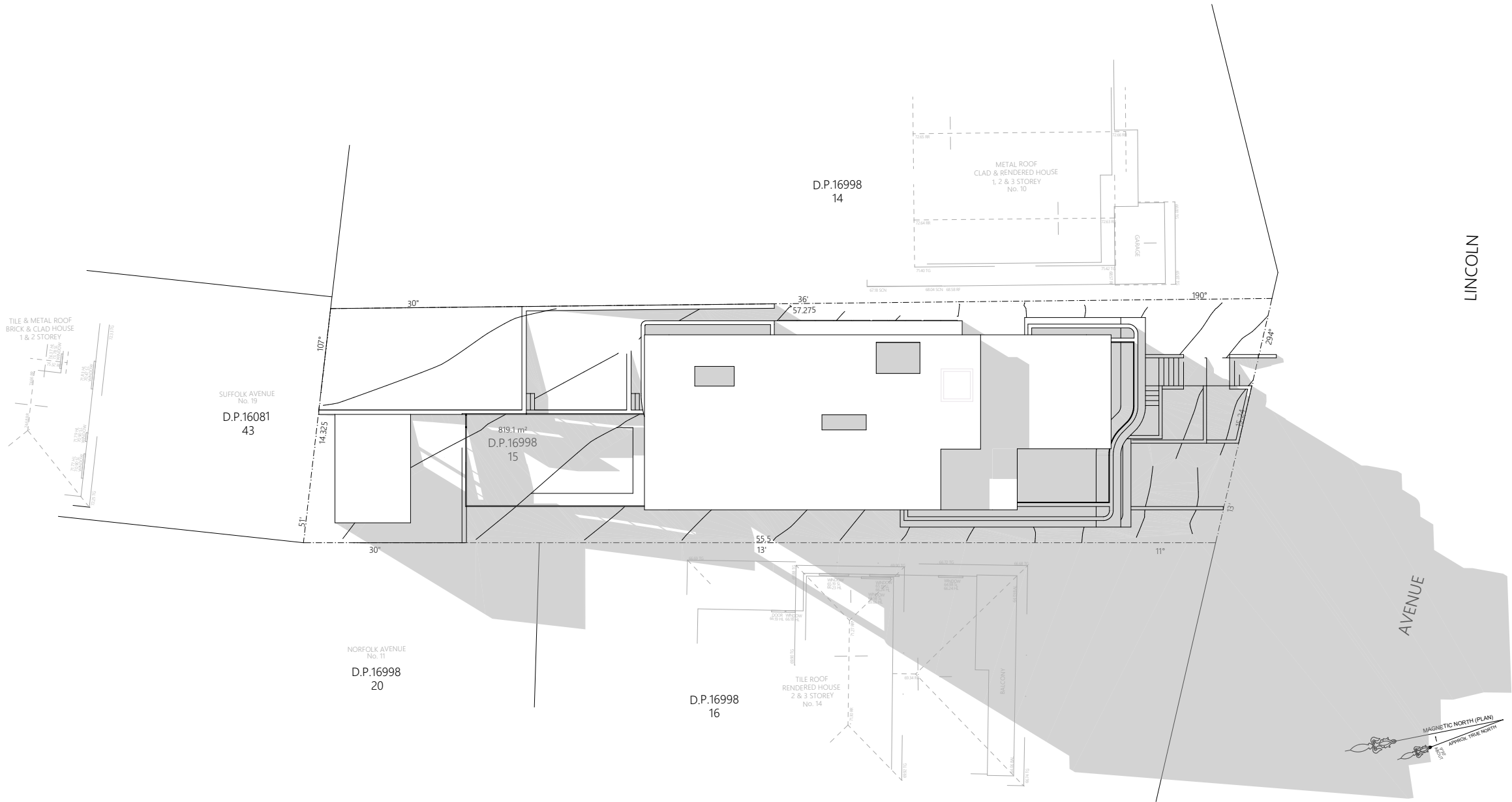
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PROJECT	PROPOSED HOUSE DEVELOPMENT @ 12 LINCOLN AVE COLLAROY				PROJECT NORTH: 
	FA501	LOT/SECTION/ PLAN NO: LOT DP	DESIGNER: M.M. REF: 2024-191	SCALE: AS SHOWN DATE: MAR 25	



9AM SHADOWS - JUNE 21ST
1:300

1. DRAWINGS NOT TO BE SCALED. WRITTEN DIMENSIONS TO BE USED ONLY. IF DISCREPANCIES EXIST CONTACT ARCM.
2. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND RELEVANT BY LAWS.
3. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
4. ALL PROPRIETRY ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
5. STATUTORY AUTHORITY APPROVALS AND SPECIFICATIONS THAT FORM PART OF CONSTRUCTION METHODS ARE TO BE ADHERED TO.
6. THESE DRAWINGS HAVE BEEN PREPARED BY ARCM. THE DESIGN AND DETAILS CONTAINED ON THESE DRAWINGS ARE SUPPLIED IN CONFIDENCE. ALL DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS. DRAWINGS ARE NOT TO BE USED OR REPLICATED FOR ANY PURPOSE UNLESS WRITTEN AUTHORISATION HAS BEEN GRANTED BY ARCM.

ARCM
DESIGN

7/58-60 BUCKINGHAM STREET
SURREY HILLS NSW 2010
m: 0406 787 726
e: marc@arc.com.au
www.arc.com.au
ABN 78632562326

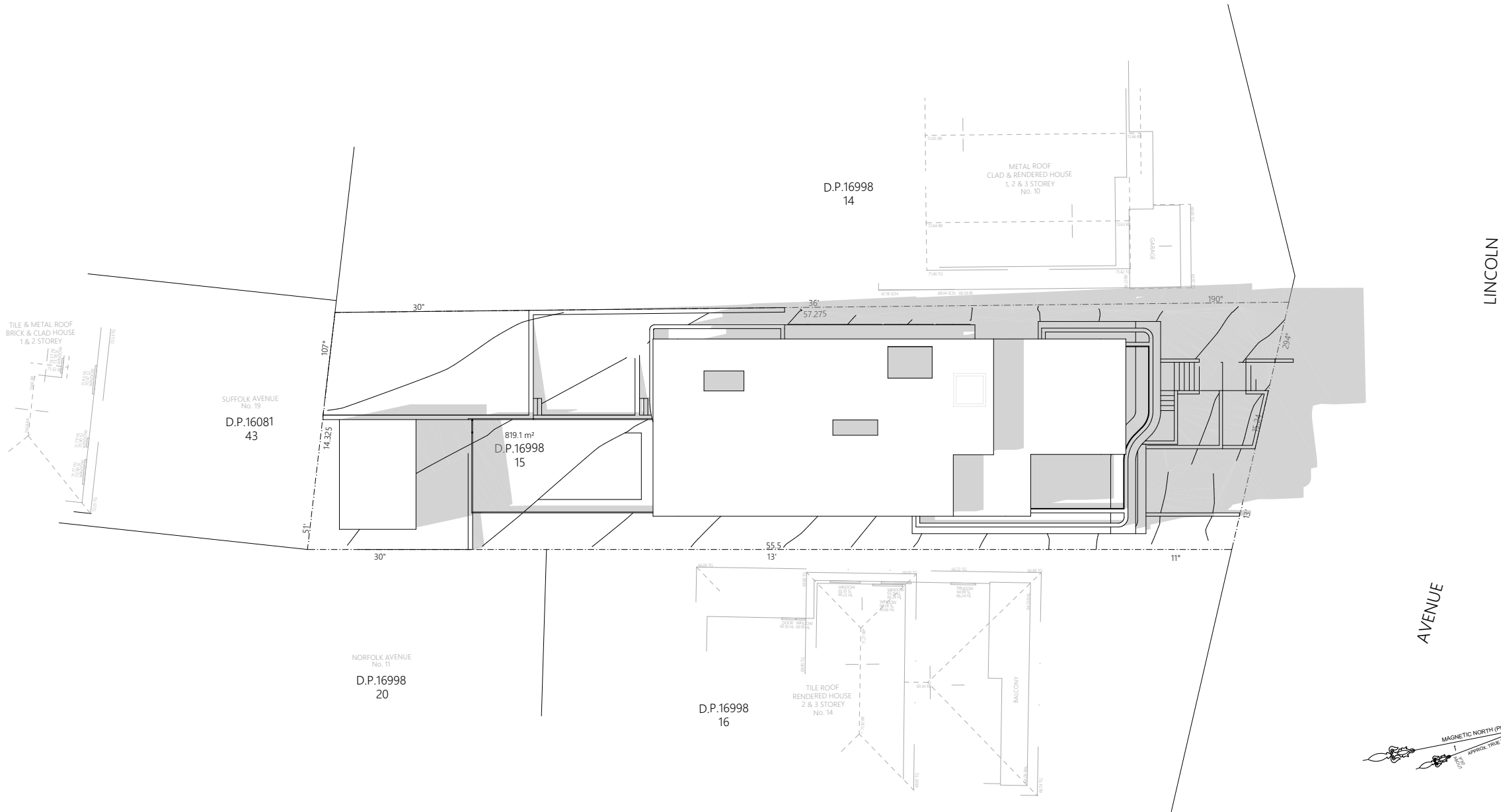
CLIENT

MR & MRS SHAHADY

ISSUE	AMENDMENT	DATE
ISSUE A:	Client Sketch	26/08/2024
ISSUE B:	Client Changes	04/10/2024
ISSUE C:	Client Sketch	17/01/2025
ISSUE D:	Client Changes	03/02/2025
ISSUE E:	Client Changes	04/03/2025
ISSUE F:	DA	24/03/2025
ISSUE G:		

PROJECT **PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY**

FA601	LOT/SECTION/ PLAN NO: LOT DP	DESIGNER: M.M.	SCALE: AS SHOWN	PROJECT NORTH:
		REF: 2024-191	DATE: MAR 25	



12PM SHADOWS - JUNE 21ST
1:300

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ISSUE G:		

PROJECT **PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY**

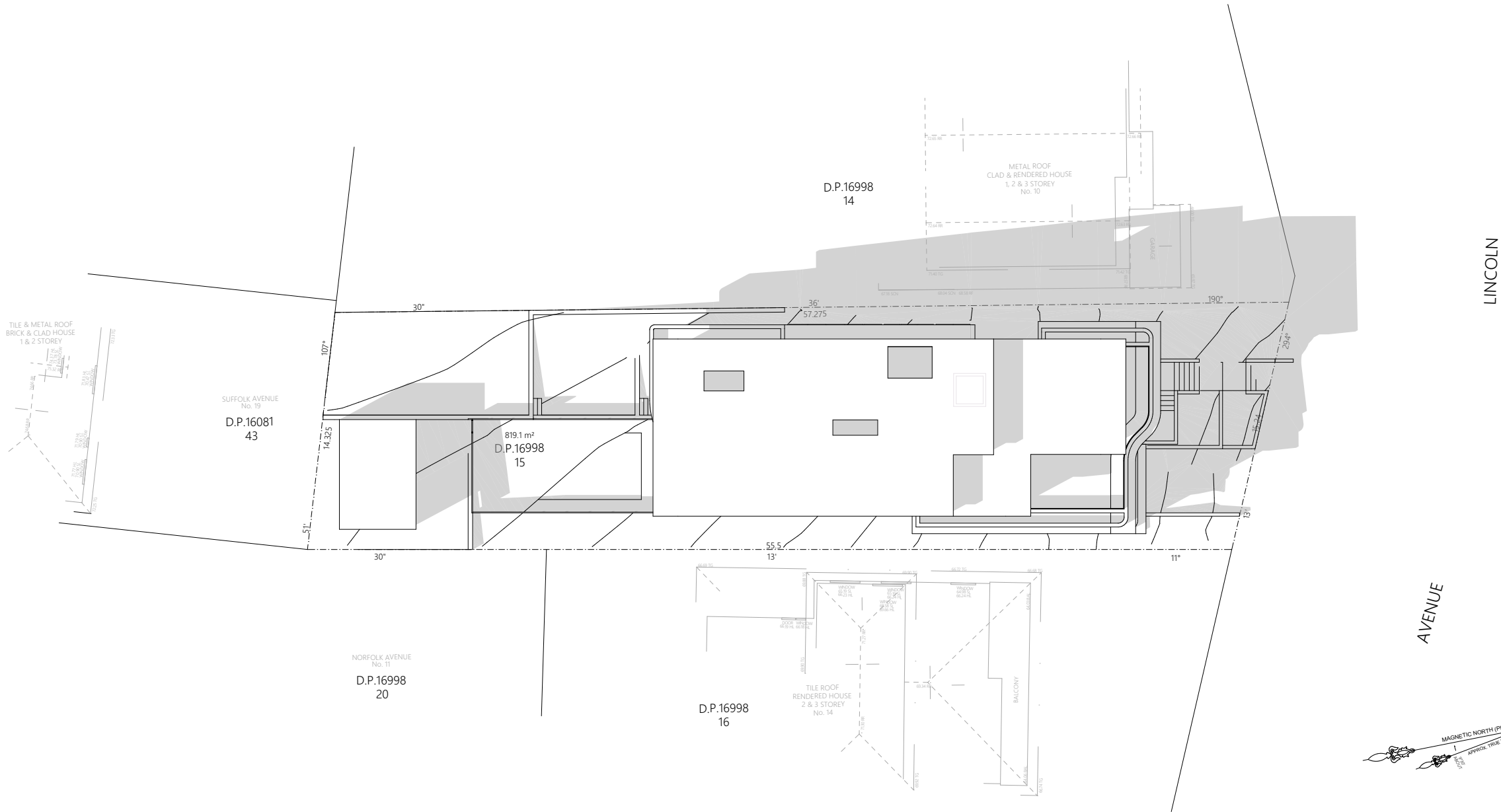
FA602

LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2024-191

SCALE:
AS SHOWN
DATE:
MAR 25

PROJECT NORTH:



1PM SHADOWS - JUNE 21ST
1:300

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PROJECT **PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY**

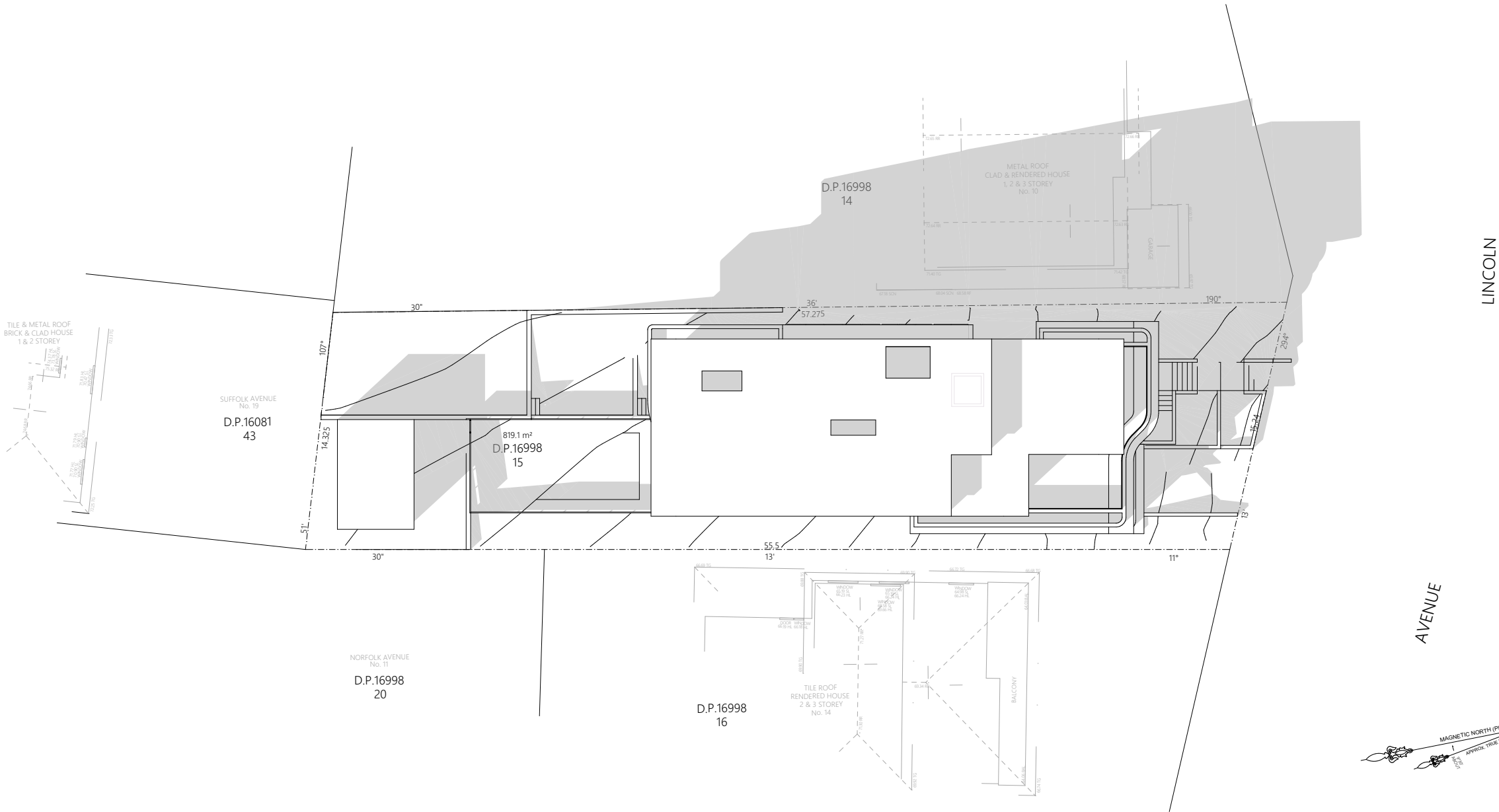
FA603

LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2024-191

SCALE:
AS SHOWN
DATE:
MAR 25

PROJECT NORTH:



2PM SHADOWS - JUNE 21ST
1:300

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PROJECT **PROPOSED HOUSE DEVELOPMENT
@ 12 LINCOLN AVE COLLAROY**

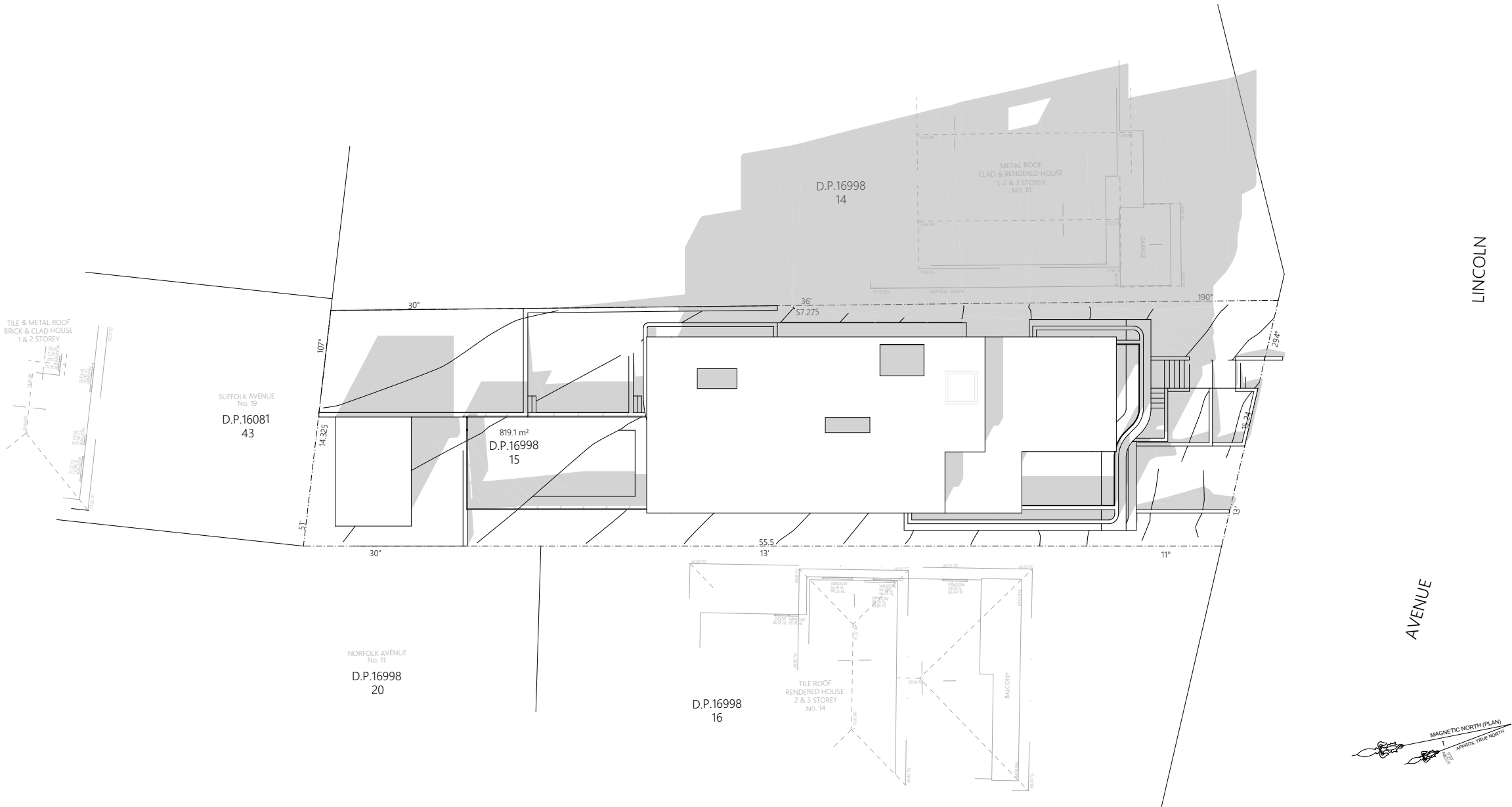
FA604

LOT/SECTION/
PLAN NO:
LOT DP

DESIGNER:
M.M.
REF:
2024-191

SCALE:
AS SHOWN
DATE:
MAR 25

PROJECT NORTH:



3PM SHADOWS - JUNE 21ST
1:300

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PROJECT **PROPOSED HOUSE DEVELOPMENT
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