

ALTERATIONS & ADDITIONS to existing TWO STOREY DETACHED STYLE DWELLING at No.24 HILMA STREET COLLAROY PLATEAU NSW 2097

SYMBOLS + COLOURS:

--- OUTLINE OF DEMOLITION.

--- BOUNDARY LINE - AS SURVEYED

NEW ROOF EXISTING TO REMAIN

DIRECTION OF ROOF FALL

DIRECTION OF STORMWATER

DIRECTION OF SURFACE FALL

ACHIEVED SETBACK DIMENSION

900

YELLOW - TIMBER BASED

GREEN - CONCRETE BASED

RED - MASONRY BASED

ORANGE - DEMOLITION

EARTHWORK

PINK - PAVEMENT - MISC.

DEEP SOIL LANDSCAPING

THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and THE CLIENT'S CONSULTANTS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OVERHEAD SERVICES, and FLOOR AREAS CHECKED AND VERIFIED.

ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.

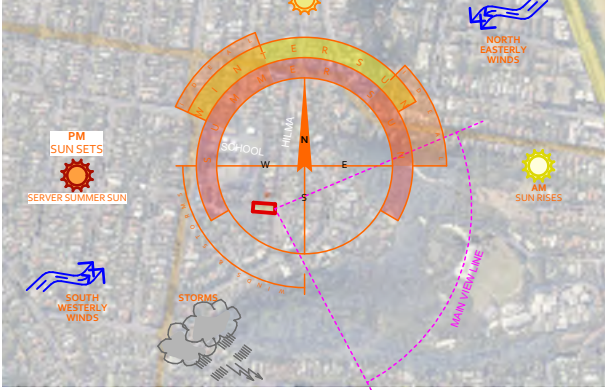
LEGEND:			
AFFL	ABOVE FINISHED FLOOR LEVEL	H	HIGH
BAL	BALUSTRADE	HDR	HANDRAIL
BG	BOX GUTTER - TO ENGINEER'S DETAILS	MDR	METAL DECK ROOF SHEETING
BLD	BUILDING	MTL	METAL SHEET
BSN	BASIN	O/H	OVERHEAD
BWK#	BRICKWORK-COLOUR/FINISH	PAR	PARAPET
COL	COLUMN	PAV	PAVEMENT
CONC	CONCRETE	PF	PAINT FINISH
COS	CONFIRM ON SITE	PP	POWER POLE
CPT	CARPET	R	RENDER
DP	DOWNPIPE	RR	ROOF RIDGE
DR	DRYER	RL	RELATIVE LEVEL
Ex.	EXISTING	RT	ROOF TILE
FB	FACE BRICK	RWO	RAINWATER OUTLET
FC#	FIBRE CEMENT SHEETING-TYPE	SHR	SHOWER
FCL	FINISHED CEILING LEVEL	TD	TIMBER DECK
FFL	FINISHED FLOOR LEVEL	TF	TIMBER FLOOR
FLUE	FIRE PLACE FLUE	TFAS	TOP OF FASCIA
FP	FIRE PLACE - INTERNAL	TG	TOP OF GUTTER
GL	GLASS-TO BASIX REQUIREMENTS	TILE	TILED FLOORING
		TYP	TYPICAL
		TW	TOP OF WALL
		WC	WATER CLOSET
		WIN	WINDOW
		WM	WASHING MACHINE
		VNTY	VANITY

24 HILMA STREET, COLLAROY PLATEAU 2097

ALTERATIONS & ADDITIONS

Works Include:

- first floor addition; roof & balcony modifications; cabana; landscape concept incl. new pool enclosure; rectifications & improvements

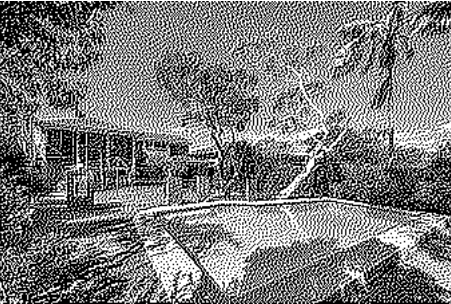
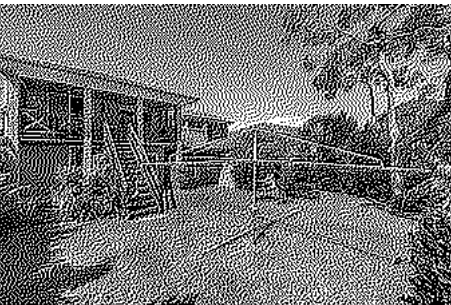


1. LOCATION & ANALYSIS PLAN - north point set to six maps orientation

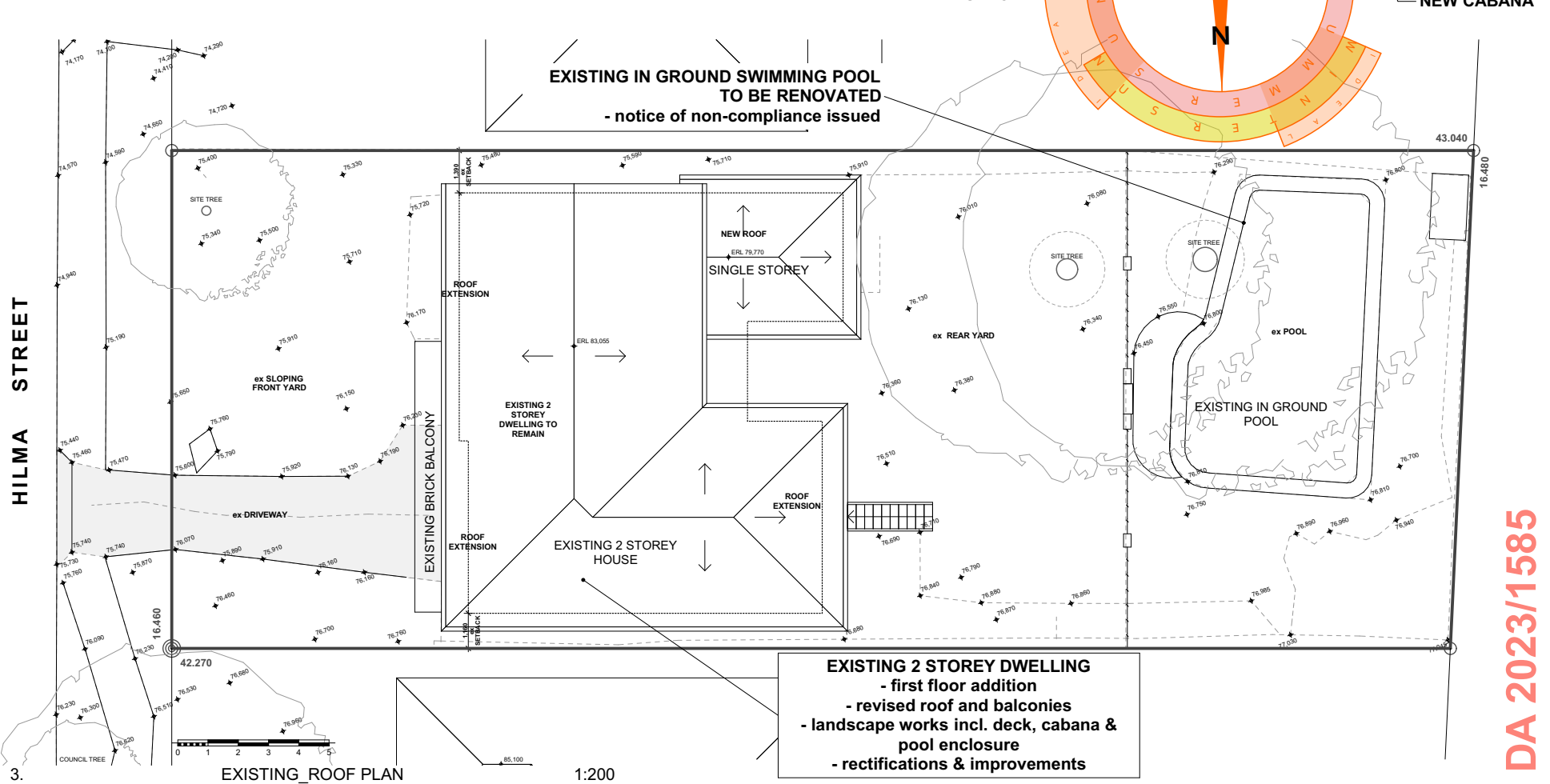
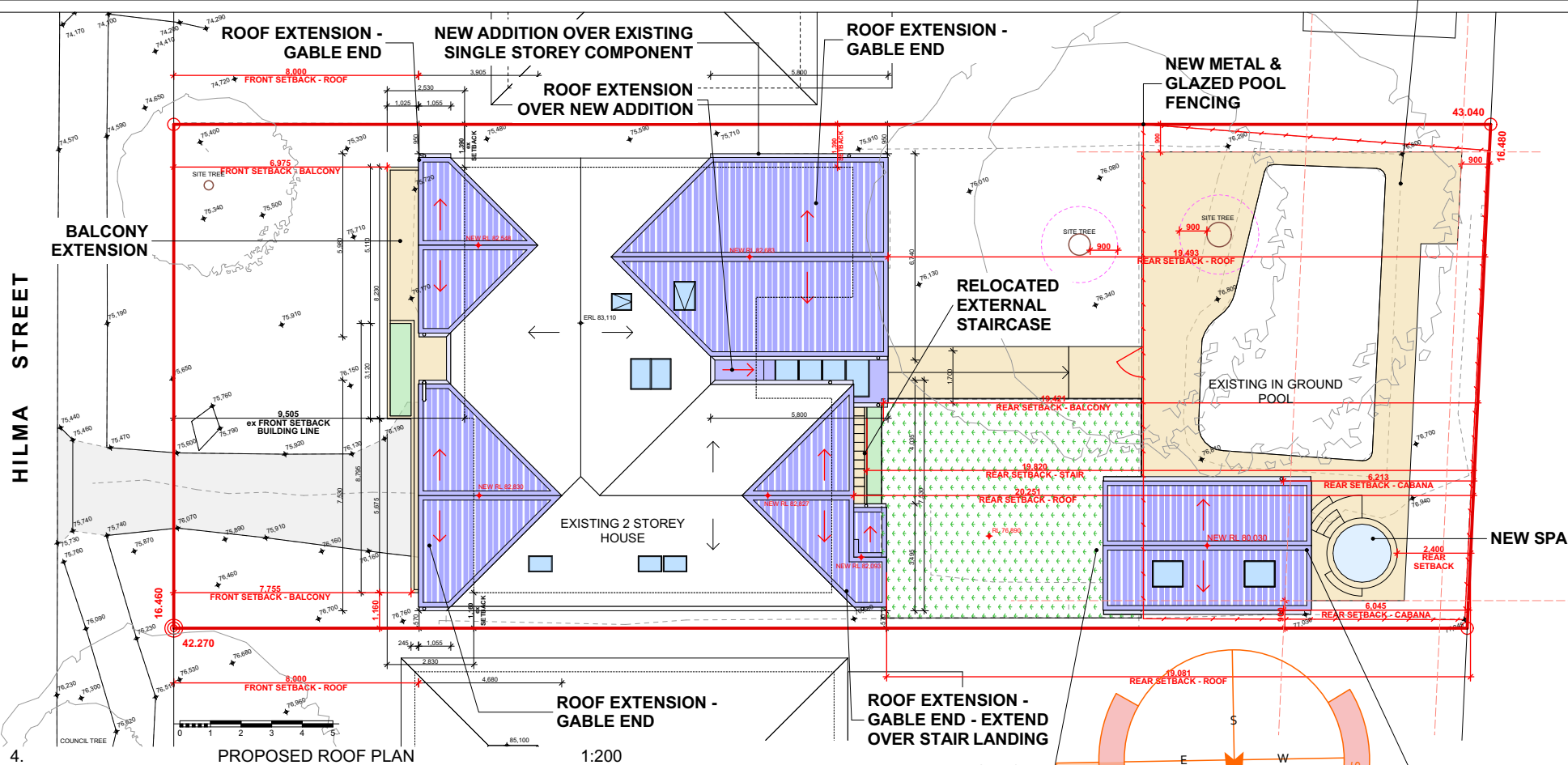
SITE AREA: 701.9m²
SITE WIDTH: 16.46m @ BUILDING LINE
LOT: REGULAR IN SHAPE (easements in place)
ORIENTATION: STREET IS EAST. BACK YARD IS WEST

PLANNING: DA, WARRINGAH LEP & DCP 2011

- Land Zoning: R2 - Low Density Residential
- FSR: Not Mapped - clause 4.4 Objectives
- Height of Building: 8.5m
- Estuarine Hazard: N/A
- Heritage: Not an Item; Not within a Heritage Conservation Area, and is not a Contributory Item.
- Bushfire Prone Land: Not within designated Bushfire Prone Land
- Flood Risk: Not in Flood Zone
- Coastal Management: N/A
- No. of storeys: Not mapped - Wall Height & Height of Building
- Wall Height: 7.2m to U/S of upper most ceiling
- Side Boundary Envelope: 4m @ 45°
- Site coverage: N/A
- Landscape: 40% Open Space, 15% of the site to be Landscaped. 50% of front open space to be landscaped.
- Front setback: Retain existing. Otherwise 6.5m
- Side setback: 900mm and follow Building Envelope
- Rear setback: Retain existing. Otherwise 6.0m
- Private Open Space: Minimum 60m² 5 x 5m
- Foreshore Building Line: N/A
- Acid Sulfate Soils: N/A
- Geotechnical Hazard: Landslip Risk Area D 5°-15°
- Biodiversity: No
- Parking Provision: 2. Retain existing crossover & Garage Position - no change
- Habitat Corridor: N/A
- Marine Aquatic Reserve Buffer: N/A
- Front Fence, Acoustics, Views: Consider for frontage, Safety for vehicle access



2. SITE PHOTOS - frontage - rear yard - rear of house



GENERAL NOTES		3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE BCA (NATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS AND CONDITIONS OF CONSENT.		4. THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and THE CLIENT'S CONSULTANTS.		5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND AND OVERHEAD SERVICES, and FLOOR AREAS CHECKED AND VERIFIED.		6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.	
GENERAL ARRANGEMENT - FOR CONSTRUCTION		DA 2023/1585		A3 SIZE SHEET		DA 2023/1585		A3 SIZE SHEET	

<p>CODES, STANDARDS AND CONDITIONS TO COMPLY WITH:</p> <p>NCC (National Construction Code), 2022 with the ABCB Housing Provisions</p>
<p><u>3 Site Preparation:</u></p> <p>Earthwork to be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D3, along with H2D2, HP3 Part 3.2 Earthworks, Part 3.3 Drainage and Part 3.4 Termite risk management</p> <p>Scope: Area allocated for new extension and for cabana, spa and decking, to be levelled for Concrete Slab on Ground or piers. All other areas will have minimal removal of soil for service trenching and new footings. All earthwork excavation in accordance with Conditions of Consent</p> <p><u>3 Stormwater drainage:</u></p> <p>Conditions of the development consent and the relevant requirements of Section H, Part H2 Volume 2 NCC 2022, H2D2, HP3 Part 3.3; and AS/NZ 3500(2021) Part 3 - Stormwater drainage; AS/NZ 3500(2021) Part 5 - Domestic Installations - section 5 - Stormwater drainage</p> <p>Scope: Stormwater in accordance with Conditions of Consent, and all details by a Professional Engineer, together with a written statement certifying that the design complies with the nominated Standards, and Conditions of the Consent.</p> <p><u>3 Termite Protection:</u></p> <p>Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, HP3 Part 3.4; and AS 3660.1(2014) - Protection of buildings from subterranean termites</p> <p>Certificate to be supplied by installer.</p> <p><u>4 Footings and Slabs:</u></p> <p>Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D4 along with H2D3 HP4 Part 4.2. AS 2870(2011) - Residential slabs and footings; AS 3600(2018) - Concrete structures; AS 2159(2009) - Piling: Design and installation</p> <p>Scope: All structural details by a Professional Engineer, together with a written statement certifying that the design complies with the nominated Standards, and Conditions of the Consent.</p> <p><u>5 Masonry:</u></p> <p>Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D5 along with H2D4, HP5; and AS 3700(2018) - Masonry Code; Intels in Masonry Part 5.6 of HP5.</p> <p>Scope: Any new masonry work required for piers and landscaping walls</p> <p><u>6 Framing:</u></p> <p>Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D6 along with H2D5, HP6, and Part 6.2 Subfloor Ventilation, and Part 6.3 Structural Steel Members; and AS 1684(2021) - Residential: frame construction, AS 4100(2020) - Steel structures</p> <p>Scope: New Lightweight wall construction and any new Internal partition walls.</p> <p><u>7 Roof and Wall cladding, including Roof Plumbing:</u></p> <p>Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D7 along with H2D6, HP7. Part 7.2 Sheet Roofing; and AS 1562.1(2018) - Metal Roof Sheeting. Part 7.4 of the NCC, Gutters and Downpipes; and AS/NZ 3500(2021) Part 2 - Stormwater Drainage; AS/NZ 3500(2021) Part 5 - Domestic Installation, section 5- Stormwater Drainage. Part 7.5 Timber and Composite wall cladding for Cappings, Cladding including soffits, and flashings to openings; AS 4200 (2017) Pliable building membranes and underlays; AS 2908 (2000) Cellulose-cement products - Flat sheet</p> <p>Scope: New Roofing and replacement Roofing, as well as new Wall Cladding to new external walls</p> <p><u>8 Glazing:</u></p> <p>Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D8 along with H2D7, HP8 Part 8.1 and 8.3; and AS 1288(2021) - Glass in buildings; AS 2047(2014) - Windows in buildings</p> <p>Certification of compliance should be provided to the Principal Certifying Authority upon installation by the glazing supplier for shower screens and glass balustrading.</p> <p>All external door and window glazing must be in accordance with the BASIX certificate</p>

9 Fire Safety:

Conditions of the development consent and the relevant requirements of Section H, Part H3 Volume 2 NCC 2022, H3D6, HP3 Part 9.5; and AS3786 (2014) Smoke Alarms. Part 9.2 Fire separation of external Walls

Ensure Smoke Alarms, new and existing, are installed in accordance with NCC Vol2 H3D6 ABCB HP Part 9.5.1, and Parts 9.5.2 to 9.5.4

NEW and EXISTING SMOKE ALARM REQUIREMENTS:

- ANY STOREY CONTAINING BEDROOMS, EVERY CORRIDOR or HALLWAY ASSOCIATED WITH A BEDROOM, OR IF THERE IS NO CORRIDOR or HALLWAY, IN AN AREA BETWEEN THE BEDROOMS and THE REMAINDER OF THE BUILDING; and
- EACH OTHER STOREY NOT CONTAINING BEDROOMS.

- WHERE A SMOKE ALARM IS LOCATED ON THE CEILING IT MUST BE - A MINIMUM OF 300mm AWAY FROM THE CORNER JUNCTION OF THE WALL and CEILING; and BETWEEN 500mm and 1500mm AWAY FROM THE HIGH POINT and APEXES OF THE CEILING, IF THE ROOM HAS A SLOPING CEILING.

10 Health and Amenity:
All Health and Amenity must be carried out in accordance with the relevant requirements of Section H, Part H4 Volume 2 NCC 2022, H4P1 HP10 Part 10.2; and AS4654 (2012) Waterproofing Membranes
Scope: Waterproofing as per general Specification Details.
Room Heights H4P2 HP10 Part 10.3; Facilities H4P3 HP10 Part 10.4, Light H4P4 HP10 Part 10.5; Ventilation H4P5 HP10 Part 10.6; Sound Insulation H4P6 HP10 Part 10.7; Condensation Management H4P7 HP 10 Part 10.8
Scope: Any new internal refurbishment works - refer to Architectural Plans and details including replacement ceilings, new walls, wet areas and skylights
11 Safe Movement and Access:
All Stair elements must be carried out in accordance with the relevant requirements of Section H, Part H5 Volume 2 NCC 2022, H5P1 HP11 Part 11.2 Stairway and ramp construction
Scope: Prepare new external stairs and all balustrades comply.
13 Energy Efficiency: Not yet in force, NSW PART H6. Refer to NCC 2019 Amd 1
Building Fabric Part 3.12.1 of the most current edition of the BCA (volume 2)
External Glazing Part 3.12.2 of the most current edition of the BCA (volume 2)
Building Sealing Part 3.12.3 of the most current edition of the BCA (volume 2)
Air Movement Part 3.12.4 of the most current edition of the BCA (volume 2)
Services Part 3.12.5 of the most current edition of the BCA (volume 2)
Scope: BASIX Certificate Applies to internal refurbishments. 3 star water ratings for any new tapware and toilets. LED Light Fittings. Any replacement of HWU

**REFER TO THE GENERAL REQUIREMENTS CONDITION 4 OF
DA2023/1585 HOURS OF WORK AND DEMOLITION INCLUDING
LIMITS ON MACHINERY**

GENERIC SPECIFICATION ALSO INCLUDED *

IN THE EVENT OF UNCOVERING ANY ASBESTOS ON SITE,
REFER TO CONDITIONS 17 & 19 AND IT IS THE
RESPONSIBILITY OF THE OWNER OR CONTRACTOR (IF
APPLICABLE), TO REMOVE ASBESTOS IN ACCORDANCE WITH
THE RELEVANT PROVISIONS OF THE WORK HEALTH and
SAFETY ACT 2011 and AS2601 THE DEMOLITION OF
STRUCTURES

STRUCTURAL ENGINEER: REFER TO SEPARATE DOCUMENTATION BY STRUCTA CONSULTING ENGINEERS

PROJECT ARBORIST: A PROJECT ARBORIST IS TO BE ENGAGED TO MEET CONDITIONS 13 - 15 OF THE DA CONSENT

SWIMMING POOL: CONDITIONS 22 - 23, and 26 MUST BE MET AND MAINTAINED THROUGHOUT CONSTRUCTION PROGRAM, AND AS AN ONGOING CONDITION OF THE DEVELOPMENT

ALL CONDITIONS OF CONSENT DA2023/1585 dated 15.01.2024

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application Number:	DA2023/1585 PAN-380394
Applicant:	Ann Cecilia Doyle 24 Mirra Street COLLAROY PLATEAU NSW 2097
Property:	Lot 4 DP 223914 24 Mirra Street COLLAROY PLATEAU NSW 2097
Description of Development:	Alterations and additions to a dwelling house
Determination:	Approved Consent Authority: Northern Beaches Council
Date of Determination:	15/01/2024
Date from which the consent operates:	15/01/2024
Date on which the consent lapses:	15/01/2029

GENERAL CONDITIONS

1. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans	Revision Number	Plan Title	Drawn By	Date of Plan
DA-103	C	Demolition Ground Floor Plan	Hargroves Design Consultants	9 October 2023
DA-104	C	Demolition First Floor Plan	Hargroves Design Consultants	9 October 2023
DA-105	C	Proposed Ground Floor Plan	Hargroves Design Consultants	9 October 2023
DA-106	C	Proposed First Floor Plan	Hargroves Design Consultants	9 October 2023
DA-107	C	Proposed Roof Plan & Stormwater Concept	Hargroves Design Consultants	9 October 2023
DA-110	C	Existing & Proposed Elevations incl. Facades	Hargroves Design Consultants	9 October 2023
DA-111	C	Proposed Elevations	Hargroves Design Consultants	9 October 2023
DA-112	C	Proposed Sections - Sheet 1	Hargroves Design Consultants	9 October 2023
DA-113	C	Proposed Sections - Sheet 2	Hargroves Design Consultants	9 October 2023

Approved Reports and Documentation

Document Title	Version	Prepared By	Date of Document
Sediment & Erosion Control Measures - DA-114	C	Hargroves Design Consultants	5 October 2023
Concept Landscape Plan - DA-115	C	Hargroves Design Consultants	5 October 2023
Stormwater Management Plan - H01	1 - C07338	Structa Consulting Engineers	26 September 2023
Sediment and Erosion Control Plan - H02	1 - C07338	Structa Consulting Engineers	26 September 2023
Preliminary Geotechnical Assessment	1 - AG 23735	AscentGeo	30 October 2023
Arboricultural Impact Assessment & Management Report	1 - Growing My Way Tree Consultancy		3 October 2023
BASIX Certificate	A1372149	Hargroves Design Consultants	8 October 2023
Waste Management Plan	-	Annie Doyle & Fred J.P. Van Steel	6 October 2023

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	5 December 2023

(NOTE: For a copy of the above referenced documents, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

**ANY WORKS or SITE DELIVERIES NEAR OVERHEAD
POWERLINES OR UNDERGROUND SERVICES MUST ADHERED
TO AUSGRID NETWORK STANDARDS AND SAFEWORK NSW
CODES OF PRACTICE**

DIAL BEFORE YOU DIG!

REFER ALSO TO GA-114 CONSTRUCTION MANAGEMENT PLAN including SEDIMENT & EROSION CONTROL, WASTE MANAGEMENT & TREE PROTECTION MEASURES. READ IN CONJUNCTION WITH STRUCTURAL & STORMWATER ENGINEERING RECOMMENDATIONS FOR SITE PREPERATION



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1372149_03

This certificate confirms that the proposed development will meet the NSW government's requirements for BASIX. It is valid 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 10/06/2010 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 14 March 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.




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Project address	
Project name	Colony Pines Residence, 53
Street address	24 HELMS STREET COLLARARY PLATEAU 2087
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP223914
Lot number	43
Sector number	NA

Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	No renovation work is valued at \$50,000 or more, and involves a pool (and/or spa).
N/A	N/A

Certificate Prepared by	
(please complete before submitting to Council or PCA)	
Name / Company Name:	BP DESIGN STUDIO
ABN (if applicable):	1377946788

CONDITION 7. STORMWATER DISPOSAL: REFER TO THE STORMWATER ENGINEERING PLANS FOR DETAILED DESIGN AND DISPOSAL REQUIREMENTS CD7338 H01 STRUCTA CONSULTING ENGINEERS

CONDITION 8. GEOTECHNICAL REPORT RECOMMENDATIONS:	
<div style="text-align: right;"><div style="border: 1px solid black; padding: 2px; display: inline-block;">★</div></div>	
	Ref: AG 23735 30 October 2023
<p style="text-align: center;">Preliminary Geotechnical Assessment</p> <p style="text-align: center;">Project: Alterations & Additions 24 Hilma Street, Collaroy Plateau NSW</p> <p style="text-align: center;">Prepared for: Annie Doyle & Fred Van Steel</p>	

CONDITION 9. AUSTRALIAN STANDARDS: REFER TO GENERIC SPECIFICATION and THE NCC 2022 NOTES ON THIS PAGE

CONDITION 10. ROOF COLOUR: THE NEW ROOF SHEETING SHALL BE COMPLETED IN A **MEDIUM-DARK** RANGE OF COLORBOND COLOURS IN ORDER TO MEET THIS CONDITION - REFER TO UPDATED FINISHES SCHEDULE

CONDITION 11. SYDNEY WATER TAP IN:	
REFER TO SYDNEY WATER TAP IN APPROVAL FOR INFORMATION RELATING TO SYDNEY WATER ASSETS	*

Building placement application

Application number: 19-0177
 Project Approval: 4th Floor, 5 Columns Piazza 2007
 Lot Address: 44, Chongqing Yuh 22324

31/03/2024

Your building Placement Page(s)

See building placement application has been

APPROVED

This Approval is provided subject to the Conditions and Importation Information issued to you by Sydney Water, which you are taken to have accepted upon your application.

This Approval is based on the information you provided to us through Sydney Water's Lot 4.

It is a part of the information you provided to us to commence a non-potable Sydney Water may revoke this Approval.

This approval is valid until 30/03/2025 (one year).

ANY QUESTIONS?

Email us

water@sydneywater.nsw.gov.au

Call us

1800 266 726

STRUCTURES

Conditions and information you requested are displayed below.

Table 1: Conditions and information you requested are displayed below.

Structure	Condition	Information
Structure 1	Ground floor structure	1.1 m x 1.1 m x 1.1 m
Structure 2	First floor	1.1 m x 1.1 m x 1.1 m
Structure 3	Second floor	1.1 m x 1.1 m x 1.1 m
Structure 4	Roof	1.1 m x 1.1 m x 1.1 m
Structure 5	Roof	1.1 m x 1.1 m x 1.1 m
Structure 6	Roof	1.1 m x 1.1 m x 1.1 m
Structure 7	Roof	1.1 m x 1.1 m x 1.1 m
Structure 8	Roof	1.1 m x 1.1 m x 1.1 m
Structure 9	Roof	1.1 m x 1.1 m x 1.1 m
Structure 10	Roof	1.1 m x 1.1 m x 1.1 m
Structure 11	Roof	1.1 m x 1.1 m x 1.1 m
Structure 12	Roof	1.1 m x 1.1 m x 1.1 m
Structure 13	Roof	1.1 m x 1.1 m x 1.1 m
Structure 14	Roof	1.1 m x 1.1 m x 1.1 m
Structure 15	Roof	1.1 m x 1.1 m x 1.1 m
Structure 16	Roof	1.1 m x 1.1 m x 1.1 m
Structure 17	Roof	1.1 m x 1.1 m x 1.1 m
Structure 18	Roof	1.1 m x 1.1 m x 1.1 m
Structure 19	Roof	1.1 m x 1.1 m x 1.1 m
Structure 20	Roof	1.1 m x 1.1 m x 1.1 m
Structure 21	Roof	1.1 m x 1.1 m x 1.1 m
Structure 22	Roof	1.1 m x 1.1 m x 1.1 m
Structure 23	Roof	1.1 m x 1.1 m x 1.1 m
Structure 24	Roof	1.1 m x 1.1 m x 1.1 m
Structure 25	Roof	1.1 m x 1.1 m x 1.1 m
Structure 26	Roof	1.1 m x 1.1 m x 1.1 m
Structure 27	Roof	1.1 m x 1.1 m x 1.1 m
Structure 28	Roof	1.1 m x 1.1 m x 1.1 m
Structure 29	Roof	1.1 m x 1.1 m x 1.1 m
Structure 30	Roof	1.1 m x 1.1 m x 1.1 m
Structure 31	Roof	1.1 m x 1.1 m x 1.1 m
Structure 32	Roof	1.1 m x 1.1 m x 1.1 m
Structure 33	Roof	1.1 m x 1.1 m x 1.1 m
Structure 34	Roof	1.1 m x 1.1 m x 1.1 m
Structure 35	Roof	1.1 m x 1.1 m x 1.1 m
Structure 36	Roof	1.1 m x 1.1 m x 1.1 m
Structure 37	Roof	1.1 m x 1.1 m x 1.1 m
Structure 38	Roof	1.1 m x 1.1 m x 1.1 m
Structure 39	Roof	1.1 m x 1.1 m x 1.1 m
Structure 40	Roof	1.1 m x 1.1 m x 1.1 m
Structure 41	Roof	1.1 m x 1.1 m x 1.1 m
Structure 42	Roof	1.1 m x 1.1 m x 1.1 m
Structure 43	Roof	1.1 m x 1.1 m x 1.1 m
Structure 44	Roof	1.1 m x 1.1 m x 1.1 m
Structure 45	Roof	1.1 m x 1.1 m x 1.1 m
Structure 46	Roof	1.1 m x 1.1 m x 1.1 m
Structure 47	Roof	1.1 m x 1.1 m x 1.1 m
Structure 48	Roof	1.1 m x 1.1 m x 1.1 m
Structure 49	Roof	1.1 m x 1.1 m x 1.1 m
Structure 50	Roof	1.1 m x 1.1 m x 1.1 m
Structure 51	Roof	1.1 m x 1.1 m x 1.1 m
Structure 52	Roof	1.1 m x 1.1 m x 1.1 m
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Structure 54	Roof	1.1 m x 1.1 m x 1.1 m
Structure 55	Roof	1.1 m x 1.1 m x 1.1 m
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Structure 58	Roof	1.1 m x 1.1 m x 1.1 m
Structure 59	Roof	1.1 m x 1.1 m x 1.1 m
Structure 60	Roof	1.1 m x 1.1 m x 1.1 m
Structure 61	Roof	1.1 m x 1.1 m x 1.1 m
Structure 62	Roof	1.1 m x 1.1 m x 1.1 m
Structure 63	Roof	1.1 m x 1.1 m x 1.1 m
Structure 64	Roof	1.1 m x 1.1 m x 1.1 m
Structure 65	Roof	1.1 m x 1.1 m x 1.1 m
Structure 66	Roof	1.1 m x 1.1 m x 1.1 m
Structure 67	Roof	1.1 m x 1.1 m x 1.1 m
Structure 68	Roof	1.1 m x 1.1 m x 1.1 m
Structure 69	Roof	1.1 m x 1.1 m x 1.1 m
Structure 70	Roof	1.1 m x 1.1 m x 1.1 m
Structure 71	Roof	1.1 m x 1.1 m x 1.1 m
Structure 72	Roof	1.1 m x 1.1 m x 1.1 m
Structure 73	Roof	1

CONDITION 12. FIREPLACE: IF THE FIREPLACE IS TO BE INSTALLED IN THE APPROVED LOCATION, THIS MUST BE A GAS OPERATED FIREPLACE AND NOT WOOD FUEL.

G	R P	ISSUE FOR CONSTRUCTION - UPDATES	14.03.2024						
F	R P	ISSUE FOR CONSTRUCTION - UPDATES	27.02.2024						
E	R P	ISSUE FOR CONSTRUCTION	02.02.2024						
D	R P	ISSUE FOR CO-ORDINATION & CONSTRUCTION	31.01.2024						
C	R P	ISSUE FOR DEVELOPMENT APPLICATION	05.10.2023						
B	R P	CONCEPTS APPROVAL & DISCUSSION	06.09.2023						
A	R P	PRELIMINARY - INITIAL CONCEPTS FOR REVIEW & DISCUSSION	25.08.2023						
ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION			DATE

GENERAL NOTES

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2. DO NOT SCALE OFF DRAWINGS.

GENERAL ARRANGEMENT

- FOR CONSTRUCTION

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4. THE INFORMATION PROVIDED ON THIS INFORMATION PROVIDED TO US BY THE

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TO THE ATTENTION OF THE PROJECT
OF ANY BUILDING WORK OR FABRICATION

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LOT 43, DP 2239191

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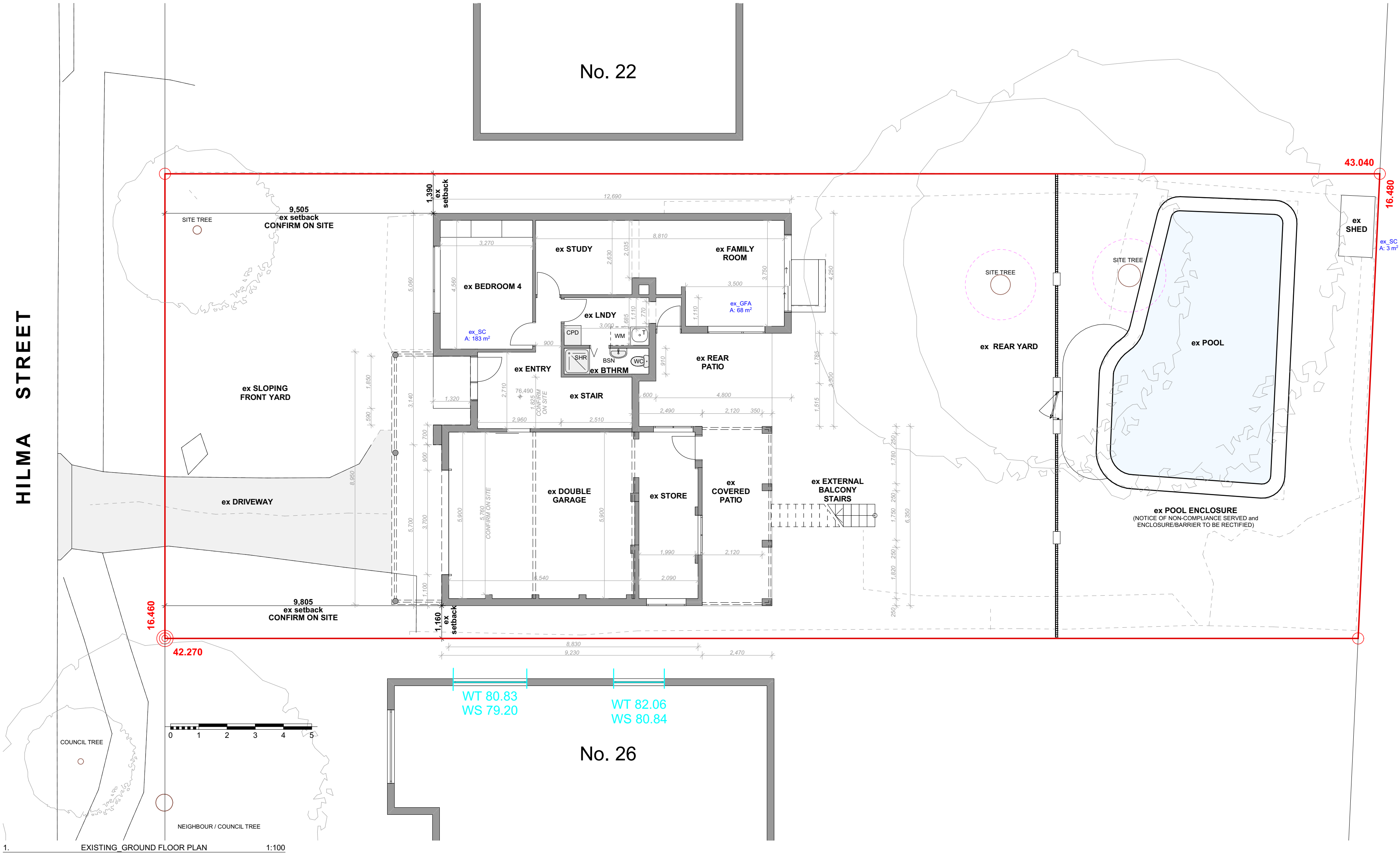
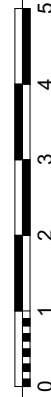
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PROJECT ALTERATIONS & ADDITIONS - first floor addition; roof & balcony modifications; cabana; landscape concept incl. new pool enclosure; refitifications & improvements		Designer HARGROVES DESIGN E: info@hargrovesdesign.com.au	
24 HILMA STREET, COLLAROY PLATEAU NSW, 2097			
CLIENT ANNIE DOYLE and FRED VAN STEEL	DATE	2023	TITLE
	SCALE	AS NOTED S.A.S.	NOTES & SPECIFICATIONS
	DRAWN	R.P.	

CONSULTANTS
M: 0410 669 148
lacqui@hargroves.com.au

ICATION	Sheet No GA-100	Issue G
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1. EXISTING_GROUND FLOOR PLAN 1:100

COLLAROY PRIMARY SCHOOL



G	RP	ISSUE FOR CONSTRUCTION - UPDATES	14.03.2024						
F	RP	ISSUE FOR CONSTRUCTION - UPDATES	27.02.2024						
E	RP	ISSUE FOR CONSTRUCTION	02.02.2024						
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LOT 43, DP 223914

COUNCIL

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PROJECT

ALTERATIONS & ADDITIONS

- first floor addition; roof & balcony modifications; cabana; landscape concept incl. new pool enclosure; rectifications & improvements

24 HILMA STREET, COLLAROY PLATEAU NSW, 2097

CLIENT

ANNIE DOYLE and FRED VAN STEEL

Designer

HARGROVES DESIGN CONSULTANTS

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DATE	2023	TITLE	EXISTING GROUND FLOOR PLAN	Sheet No	GA-101	Issue	G
SCALE	AS NOTED @ A2						
DRAWN	R.P.						

HILMA STREET

COLLARROY PRIMARY SCHOOL



1. EXISTING FIRST FLOOR PLAN 1:100

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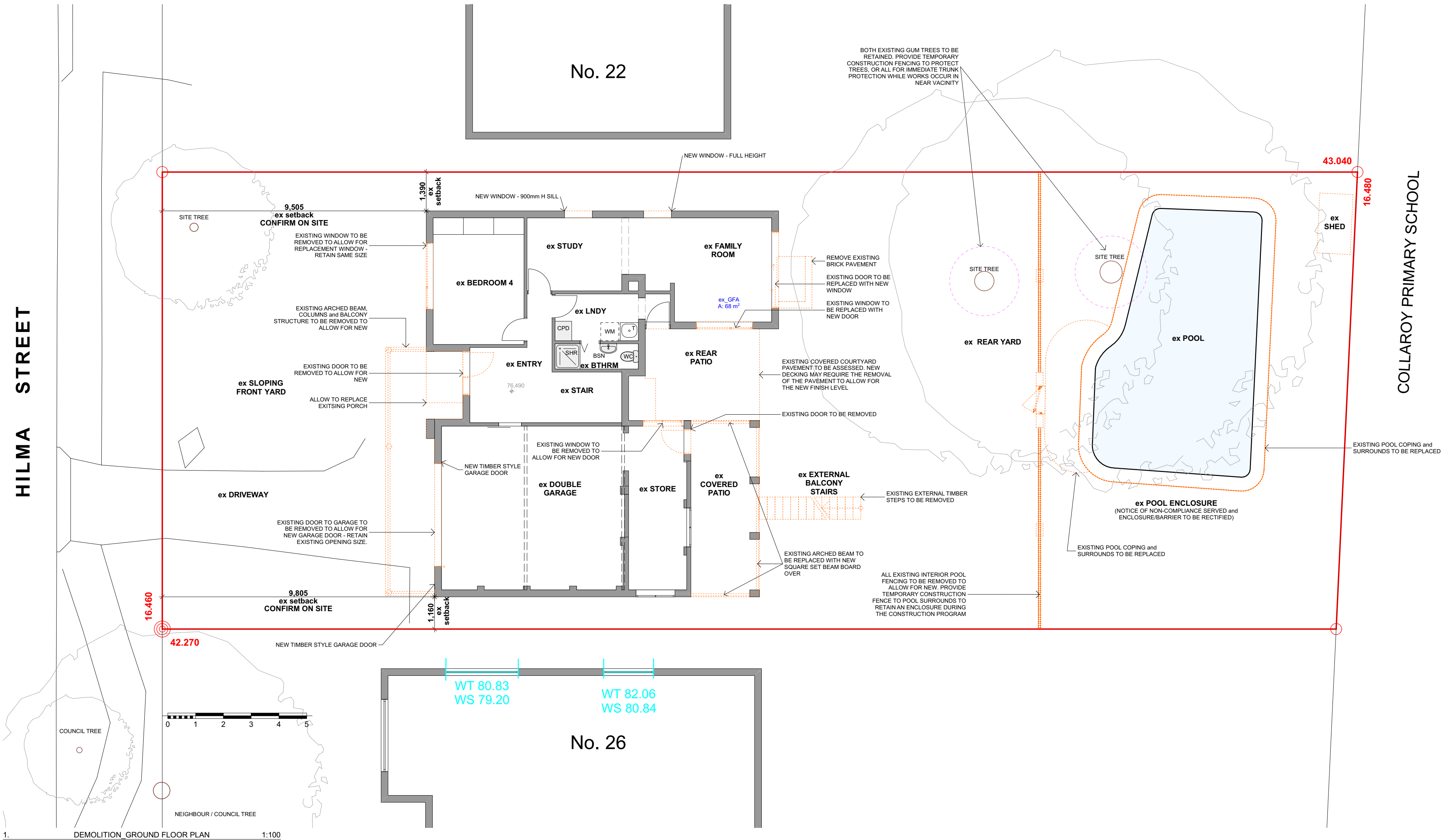
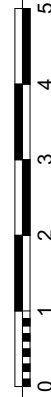
24 HILMA STREET, COLLARROY PLATEAU NSW, 2097

Designer

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DATE	2023	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	EXISTING FIRST FLOOR PLAN	GA-102	G
DRAWN	R.P.			



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LOT 43, DP 223914

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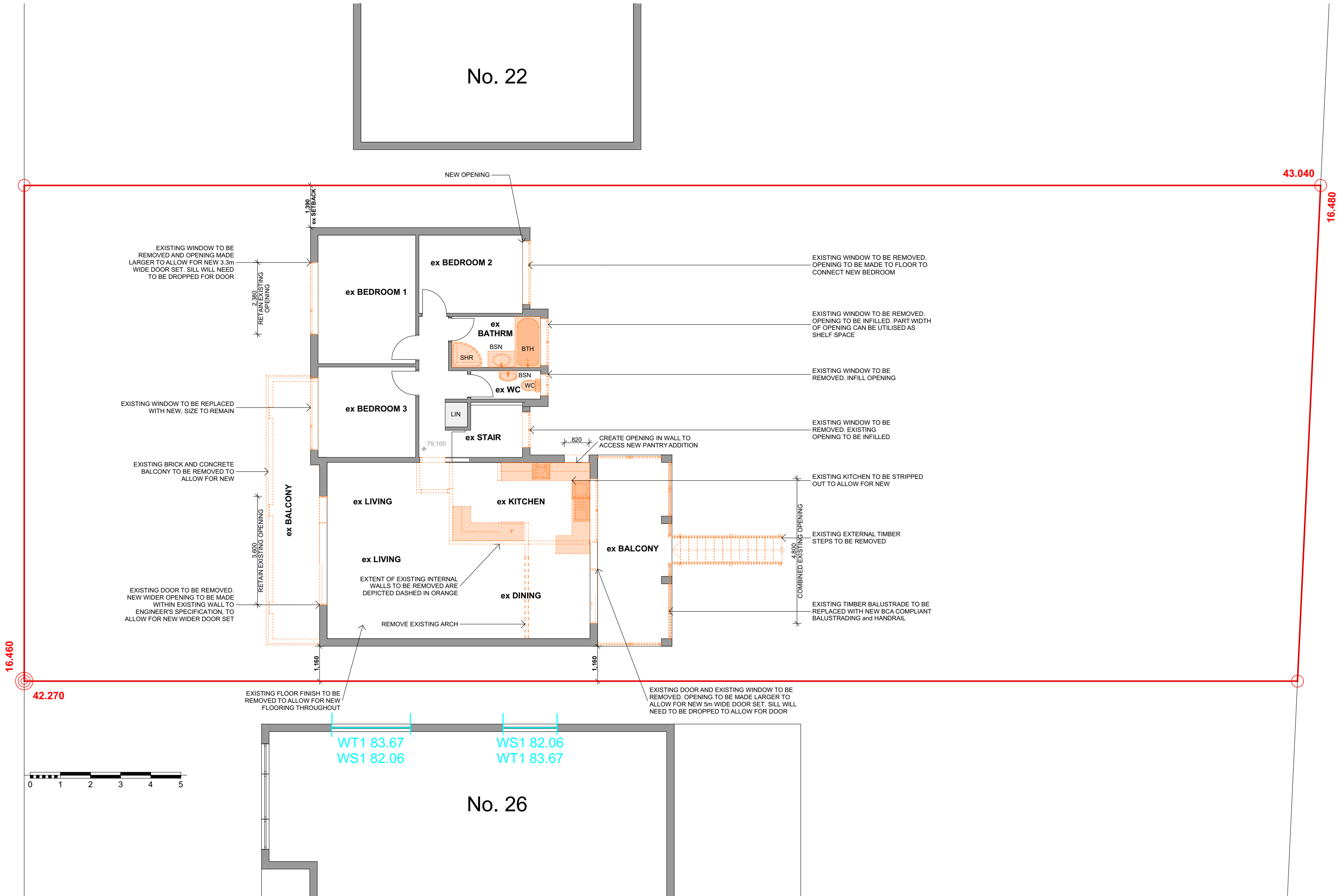
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ANNIE DOYLE and FRED VAN STEEL

DATE	2023	TITLE	DEMOLITION GROUND FLOOR PLAN	Sheet No	GA-103	Issue	G
SCALE	AS NOTED @ A2						
DRAWN	R.P.						

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HILMA STREET

COLLAROY PRIMARY SCHOOL



1. DEMOLITION FIRST FLOOR PLAN 1:100

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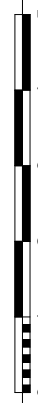
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CLIENT
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Designer	HARGROVES DESIGN CONSULTANTS				Sheet No	Issue
DATE	2023	TITLE	DEMOLITION FIRST FLOOR PLAN		GA-104	G
SCALE	AS NOTED @ A2					
DRAWN	R.P.					

A2 SIZE SHEET



NCC (National Construction Code), 2022 with the ABCB Housing Provisions

3 Site Preparation:
Earthwork to be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D3, along with H2D2, HP3 Part 3.2 Earthworks, Part 3.3 Drainage and Part 3.4 Termite risk management
Scope: Area allocated for new extension and for cabana, spa and decking, to be levelled for Concrete Slab on Ground or piers. All other areas will have minimal removal of soil for service trenching and new footings. All earthwork excavation in accordance with Conditions of Consent

3 Stormwater drainage:
Conditions of the development consent and the relevant requirements of Section H, Part H2 Volume 2 NCC 2022, H2D2, HP3 Part 3.3, and AS/NZ 3500(2021) Part 3 - Stormwater drainage; AS/NZ 3500(2021) Part 5 - Domestic Installations - section 5 - Stormwater drainage
Scope: Stormwater in accordance with Conditions of Consent, and all details by a Professional Engineer, together with a written statement certifying that the design complies with the nominated Standards, and Conditions of the Consent.

3 Termite Protection:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, HP3 Part 3.4, and AS 3660.1(2014) - Protection of buildings from subterranean termites
Certificate to be supplied by installer.

4 Footings and Slabs:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D4 along with H2D3 HP4 Part 4.2, AS 2870(2011) - Residential slabs and footings; AS 3600(2018) - Concrete structures; AS 2159(2009) - Piling - Design and installation
Scope: All structural details by a Professional Engineer, together with a written statement certifying that the design complies with the nominated Standards, and Conditions of the Consent.

5 Masonry:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D5 along with H2D4, HP5, and AS 3700(2018) - Masonry Code; Linetels in Masonry Part 5.6 of HP5.
Scope: Any new masonry work required for piers and landscaping walls

6 Framing:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D6 along with H2D5, HP6, and Part 6.2 Subfloor Ventilation, and Part 6.3 Structural Steel Members; and AS 1684(2021) - Residential: frame construction, AS 4100 (2020) - Steel structures
Scope: New Lightweight wall construction and any new Internal partition walls.

7 Roof and Wall cladding, including Roof Plumbing:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D7 along with H2D6, HP7, Part 7.2 Sheet Roofing; and AS 1562.1 (2018) - Metal Roof Sheet, Part 7.4 of the NCC, Gutters and Downpipes; and AS/NZ 3500 (2021) Part 2 - Stormwater Drainage; AS/NZ 3500(2021) Part 5 - Domestic Installation, section 5 - Stormwater Drainage, Part 7.5 Timber and Composite wall cladding for Cappings, Cladding including soffits, and flashings to openings; AS 4200 (2017) Pliable building membranes and underlays; AS 2908 (2000) Cellulose-cement products - Flat sheet
Scope: New Roofing and replacement Roofing, as well as new Wall Cladding to new external walls

8 Glazing:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D8 along with H2D7, HP8 Part 8.1 and 8.3; and AS 1289(2021) - Glass in buildings; AS 2047(2014) - Windows in buildings
Certification of compliance should be provided to the Principal Certifying Authority upon installation by the glazing supplier for shower screens and glass balustrading. All external door and window glazing must be in accordance with the BASIX certificate

NCC (National Construction Code), 2022 with the ABCB Housing Provisions CONT.

9 Fire Safety:
Conditions of the development consent and the relevant requirements of Section H, Part H3 Volume 2 NCC 2022, H3D6, HP3 Part 9.5; and AS3786 (2014) Smoke Alarms. Part 9.2 Fire separation of external walls
Ensure Smoke Alarms, new and existing, are installed in accordance with NCC Vol2 H3D6 ABCB HP Part 9.5.1, and Parts 9.5.2 to 9.5.4

10 Health and Amenity:
All Health and Amenity must be carried out in accordance with the relevant requirements of Section H, Part H4 Volume 2 NCC 2022, H4P1 HP10 Part 10.2; and AS4654 (2012) Waterproofing Membranes
Scope: Waterproofing as per general Specification Details.
Room Heights H4P2 HP10 Part 10.3; Facilities H4P3 HP10 Part 10.4; Light H4P4 HP10 Part 10.5; Ventilation H4P5 HP10 Part 10.6; Sound Insulation H4P6 HP10 Part 10.7; Condensation Management H4P7 HP10 Part 10.8
Scope: Any new internal refurbishment works - refer to Architectural Plans and details including replacement ceilings, new walls, wet areas and skylights

11 Safe Movement and Access:
All Stair elements must be carried out in accordance with the relevant requirements of Section H, Part H5 Volume 2 NCC 2022, H5P1 HP11 Part 11.2 Stairway and ramp construction
Scope: Ensure new external stairs and all balustrades comply

13 Energy Efficiency: Not yet in force. NSW PART H6. Refer to NCC 2019 Amd.1 Building Fabric Part 3.12.1 of the most current edition of the BCA (volume 2)
External Glazing Part 3.12.2 of the most current edition of the BCA (volume 2)
Building Sealing Part 3.12.3 of the most current edition of the BCA (volume 2)
Air Movement Part 3.12.4 of the most current edition of the BCA (volume 2)
Services Part 3.12.5 of the most current edition of the BCA (volume 2)
Scope: BASIX Certificate Applies to internal refurbishments. 3 star water ratings for any new tapware and toilets. LED Light Fittings. Any replacement of HWU

STRUCTURAL ENGINEER: REFER TO SEPARATE DOCUMENTATION BY STRUCTA CONSULTING ENGINEERS

PROJECT ARBORIST: A PROJECT ARBORIST IS TO BE ENGAGED TO MEET CONDITIONS 13 - 15 OF THE DA CONSENT

SWIMMING POOL: CONDITIONS 22 - 23, and 26 MUST BE MET AND MAINTAINED THROUGHOUT CONSTRUCTION PROGRAM, AND AS AN ONGOING CONDITION OF THE DEVELOPMENT

CONDITION 7. STORMWATER DISPOSAL: REFER TO THE STORMWATER ENGINEERING PLANS FOR DETAILED DESIGN AND DISPOSAL REQUIREMENTS CD7338 H01 STRUCTA CONSULTING ENGINEERS

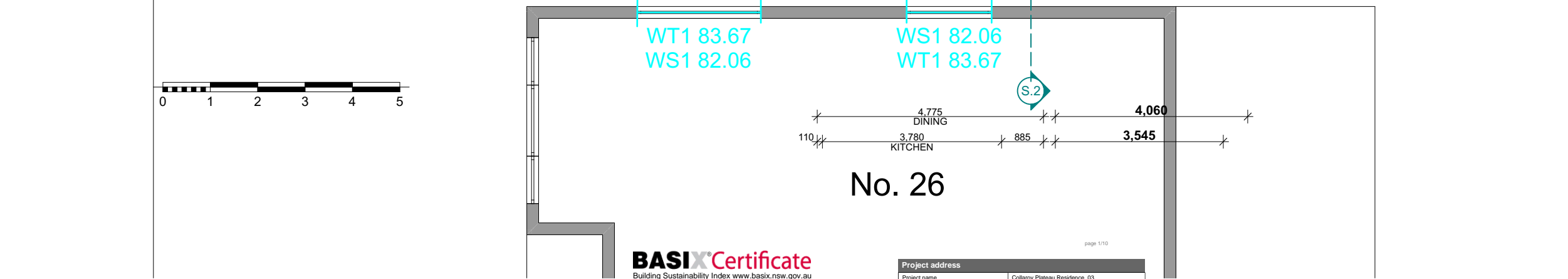
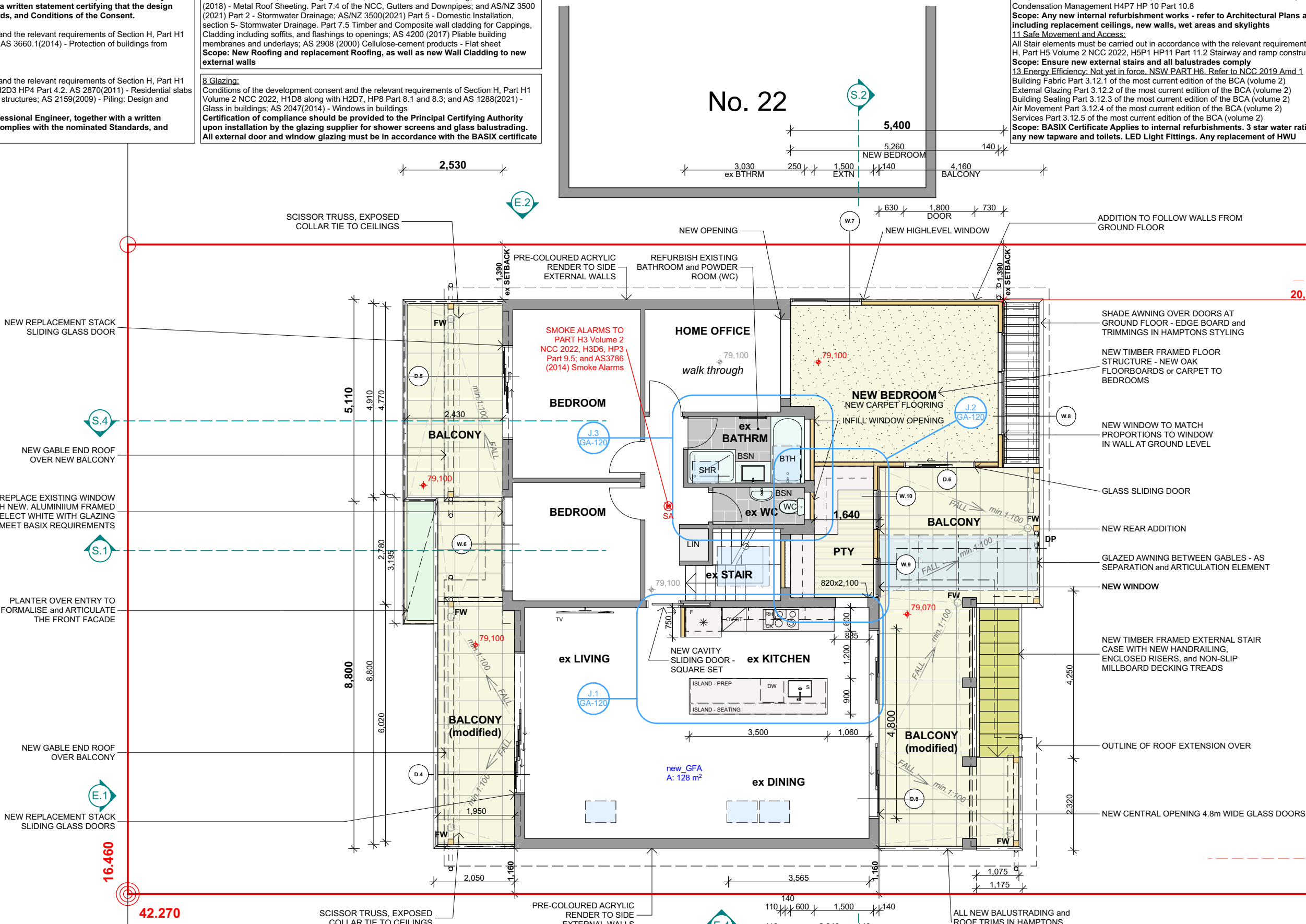
CONDITION 10. ROOF COLOUR: THE NEW ROOF SHEETING SHALL BE COMPLETED IN A **MEDIUM-DARK** RANGE OF COLORBOND COLOURS IN ORDER TO MEET THIS CONDITION - REFER TO UPDATED FINISHES SCHEDULE

CONDITION 12. FIREPLACE: IF THE FIREPLACE IS TO BE INSTALLED IN THE APPROVED LOCATION, THIS MUST BE A GAS OPERATED FIREPLACE AND NOT WOOD FUEL.

GLAZED DOORS AND WINDOWS:
ALL NEW GLAZED DOORS AND NEW WINDOWS MUST MEET THE U-VALUE AND SHGC VALUE OF THE BASIX CERTIFICATE A1372149

HILMA STREET

COLLAROY PRIMARY SCHOOL



1. PROPOSED FIRST FLOOR PLAN 1:100

SCOPE:

External

1. New linear weatherboard cladding to east and west, upper floor walls only. acrylic render to all existing or new external walls
2. New colourbond Roof sheeting (new and replacement)
3. Extension of the first floor over the existing ground floor family room
4. Extension of the front and rear balconies
5. Pool compliance - new internal fence to AS1926.1-2012
6. New pool deck in Milboard
7. New Cabana and Spa
8. Pool coping to be replaced with Deck
9. New courtyard to rear off family room
10. Enclose the immediate area off the garage/store room
11. Landscaping details using layered Corten, veggie garden and featuring the gumtrees

Internal

1. New timber flooring throughout (wide oak board)
2. New lighting
3. Replace all windows and doors to include large statement front door
7. New kitchen and butlers pantry 'Dulux Mooreland'
9. New bedroom to rear in new extension
10. Balcony roof gables to have exposed collar tie in scissor truss construction with vaulted ceiling

DA 2023/1585

A2 SIZE SHEET

ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE
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DESIGNER
HARGROVES DESIGN CONSULTANTS
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DATE 2023
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DRAWN R.P.

TITLE
PROPOSED FIRST FLOOR PLAN

Sheet No
GA-106

Issue
G

PROJECT
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Sheet No
GA-106

Issue
G

STORMWATER CONCEPT

STORMWATER FROM NEW CABANA ROOF AREA TO CONNECT TO NEW UNDERDECK RAINWATER TANK (1,000L). STORMWATER FROM NEW ROOF AREAS OF DWELLING TO CONNECT INTO THE EXISTING STORMWATER SYSTEM ON SITE.

OVERFLOW FROM TANK TO CONNECT TO EXISTING STORMWATER SYSTEM ON SITE AND TO DISCHARGE GRAVITY FED TO EXISTING DISCHARGE POINT.

EXISTING SUMP/PITS TO BE RELOCATED TO SUIT NEW WORKS.

SURFACE DRAIN TO BE LOCATED IN NEW DECKING

ALL NEW ROOF AREAS TO HAVE METAL GUTTERS TO COLLECT WATER RUNOFF TO UNDERGROUND UPVC PIPE (min. 100dia).

CONTRACTOR TO ENSURE THE EXISTING SYSTEM IS ADEQUATE AND IN WORKING ORDER

ALL TO ENGINEER'S SPECIFICATION AND IN ACCORDANCE WITH THE MOST CURRENT EDITION OF AS3500

TOTAL 29m² OF ROOF AREA TO CONNECT TO RAINWATER TANK



NCC (National Construction Code), 2022 with the ABCB Housing Provisions REFER TO GA-100, GA-105 and GA-106

CONDITION 10. ROOF COLOUR: THE NEW ROOF SHEETING SHALL BE COMPLETED IN A **MEDIUM-DARK** RANGE OF COLORBOND COLOURS IN ORDER TO MEET THIS CONDITION - REFER TO UPDATED FINISHES SCHEDULE

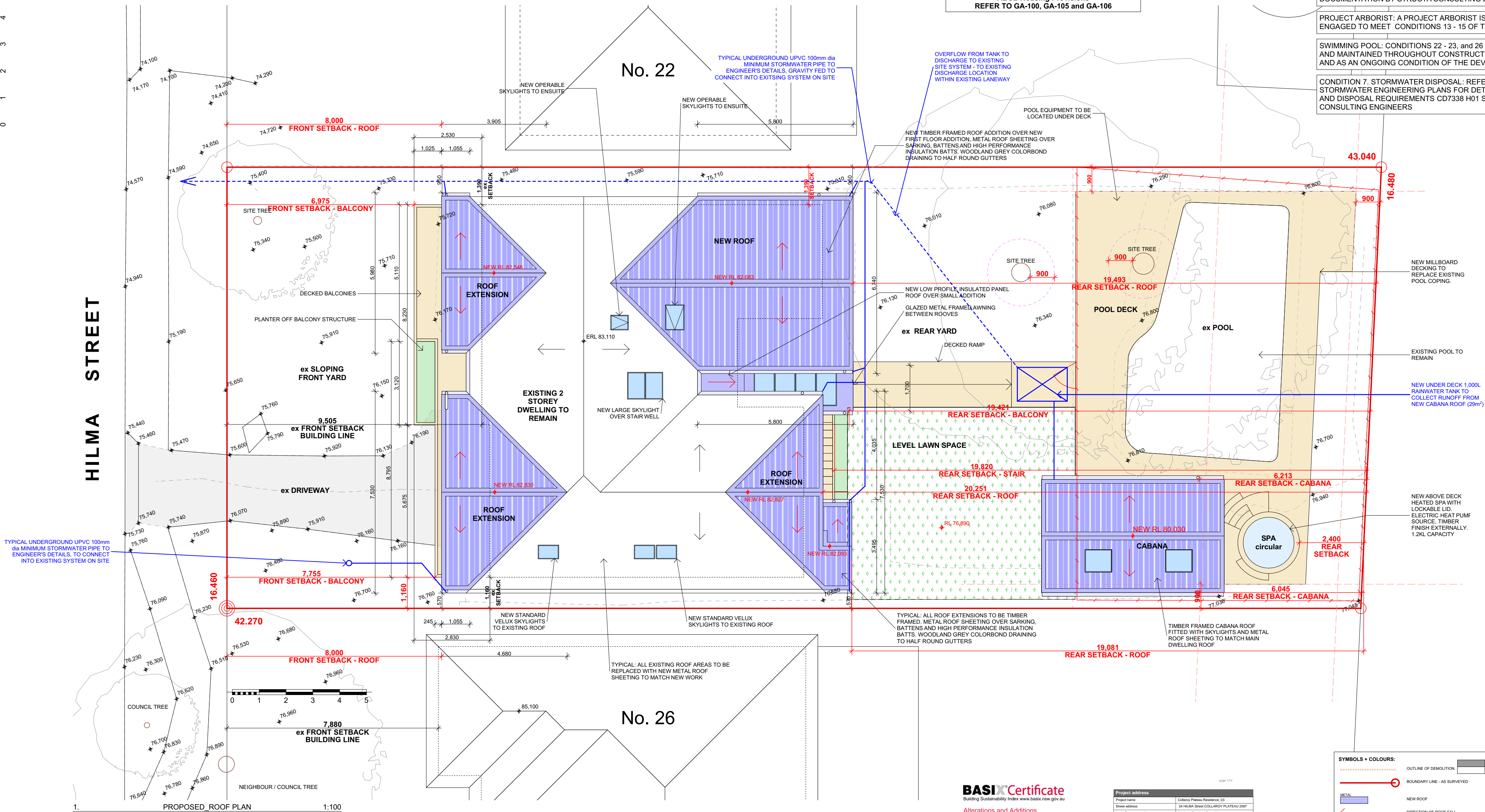
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STRUCTURAL ENGINEER: REFER TO SEPARATE DOCUMENTATION BY STRUCTA CONSULTING ENGINEERS

PROJECT ARBORIST: A PROJECT ARBORIST IS TO BE ENGAGED TO MEET CONDITIONS 13 - 15 OF THE DA CONSENT

SWIMMING POOL: CONDITIONS 22 - 23, and 26 MUST BE MET AND MAINTAINED THROUGHOUT CONSTRUCTION PROGRAM, AND AS AN ONGOING CONDITION OF THE DEVELOPMENT

CONDITION 7. STORMWATER DISPOSAL: REFER TO THE STORMWATER ENGINEERING PLANS FOR DETAILED DESIGN AND DISPOSAL REQUIREMENTS CD7338 H01 STRUCTA CONSULTING ENGINEERS



BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1372149_03

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 10/06/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 14 March 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Collaroy Plateau Residence_03
Street address	34 HELM Street COLLARROY PLATEAU 2087
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP223914
Lot number	43
Section number	N/A
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (or other spa).
N/A	N/A
Certificate Prepared by	
Name / Company Name	RP DESIGN STUDIO
ABN (if applicable)	13177948766

SYMBOLS + COLOURS:	
	OUTLINE OF DEMOLITION
	BOUNDARY LINE - AS SURVEYED
	NEW ROOF
	DIRECTION OF ROOF FALL
	DIRECTION OF STORMWATER
	DIRECTION OF SURFACE FALL
	ACHIEVED SETBACK DIMENSION
	YELLOW - TIMBER BASED
	RED - MASONRY BASED
	ORANGE - DEMOLITION
	GREEN - CONCRETE BASED
	BLUE - METAL BASED
	PINK - PAVEMENT - MISC.
	DEEP SOIL LANDSCAPING

DA 2023/1585

ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE
G	RP	ISSUE FOR CONSTRUCTION - UPDATES	14.03.2024				
F	RP	ISSUE FOR CONSTRUCTION - UPDATES	27.02.2024				
E	RP	ISSUE FOR CONSTRUCTION	02.02.2024				
D	RP	ISSUE FOR CO-ORDINATION & CONSTRUCTION	31.01.2024				
C	RP	ISSUE FOR DEVELOPMENT APPLICATION	05.10.2023				
B	RP	CONCEPTS APPROVAL & DISCUSSION	06.09.2023				
A	RP	PRELIMINARY - INITIAL CONCEPTS FOR REVIEW & DISCUSSION	25.08.2023				

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2. DO NOT SCALE OFF DRAWINGS.

GENERAL ARRANGEMENT

NOT FOR CONSTRUCTION

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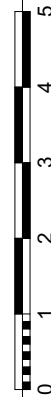
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LOT & DP
LOT 43, DP 223914
COUNCIL
NORTHERN BEACHES COUNCIL

PROJECT
ALTERATIONS & ADDITIONS
- first floor addition; roof & balcony modifications; cabana; landscape concept incl. new pool enclosure; rectifications & improvements
24 HILMA STREET, COLLARROY PLATEAU NSW, 2087

CLIENT
ANNIE DOYLE and FRED VAN STEEL



Designer		HARGROVES DESIGN CONSULTANTS	
DATE	2023	TITLE	PROPOSED ROOF PLAN & STORMWATER CONCEPT
SCALE	AS NOTED		
DRAWN	RP		
Sheet No	GA-107		
Issue	G		



G	RP	ISSUE FOR CONSTRUCTION - UPDATES	14.03.2024						
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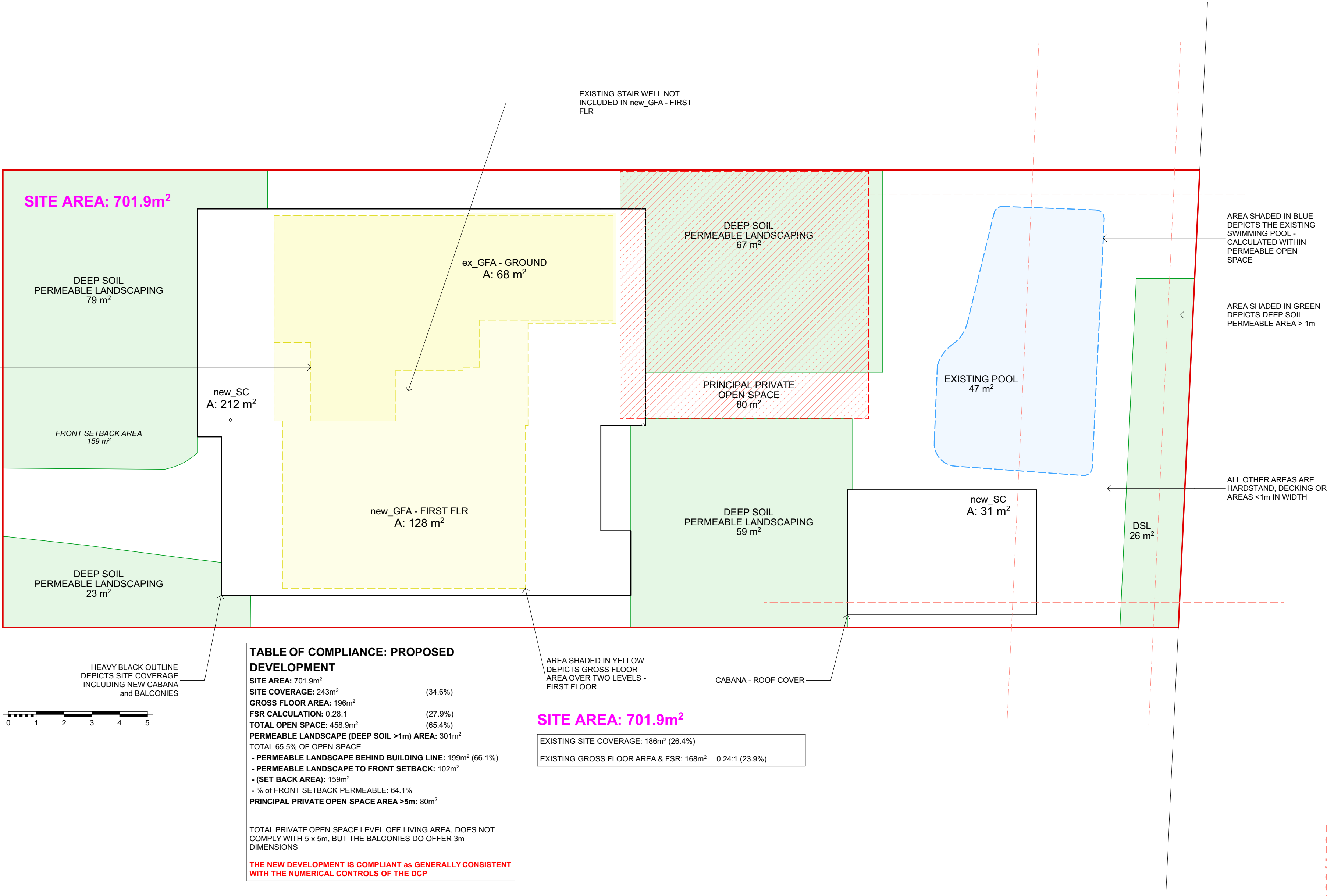
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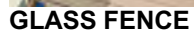
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HARGROVES DESIGN CONSULTANTS M: 0410 669 148 E: jacqui@hargroves.com.au		DATE 2023 AS NOTED 18 A2 SCALE DRAWN R.P.		TITLE SCHEDULE OF AREAS PLAN & COMPLIANCE TABLE		Sheet No GA-108		Issue G	
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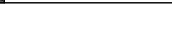


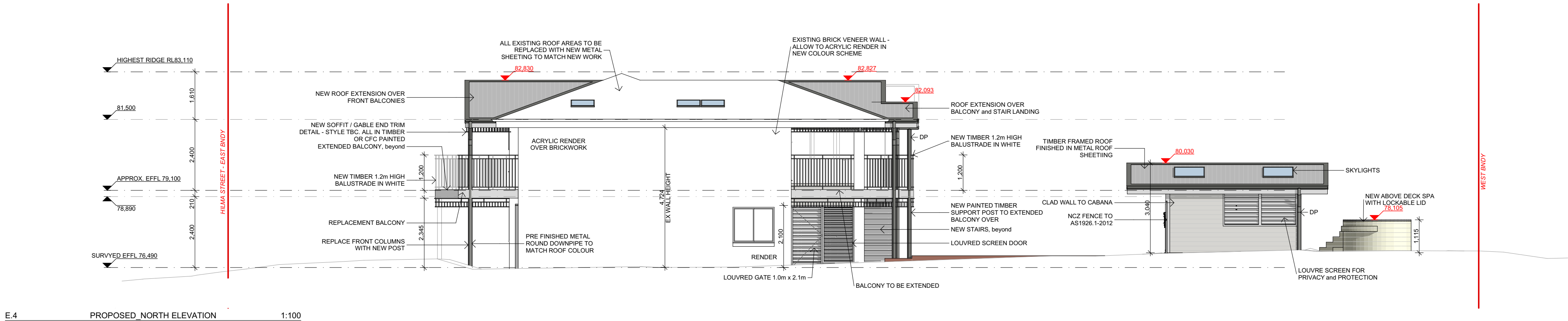
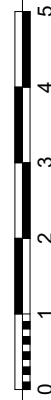
WOODLAND GREY ROOF & ROOF PLUMBING



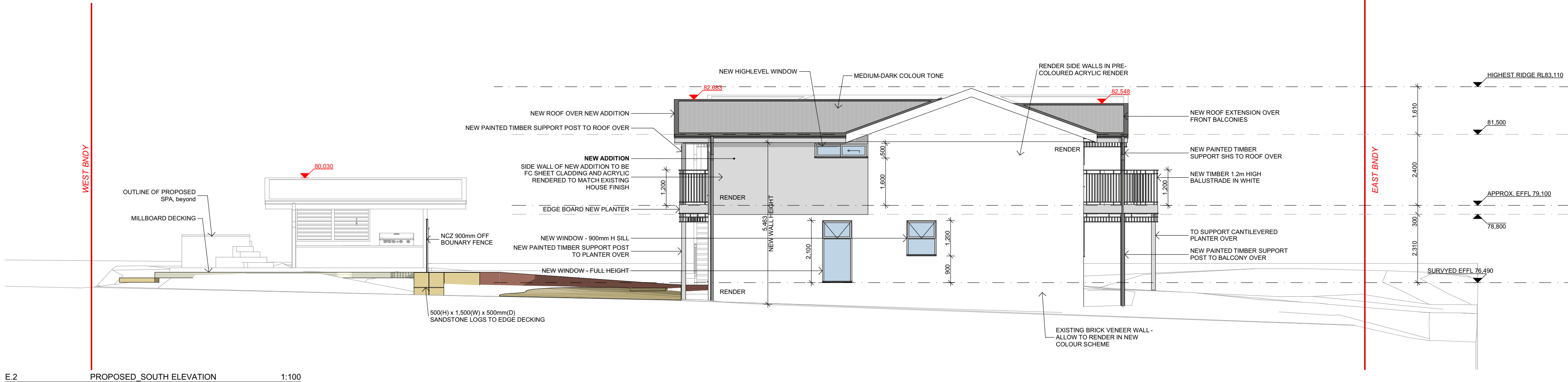
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E.4 PROPOSED NORTH ELEVATION 1:100



E.2 PROPOSED SOUTH ELEVATION 1:100



G	RP	ISSUE FOR CONSTRUCTION - UPDATES	14.03.2024				
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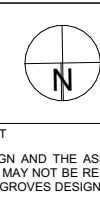
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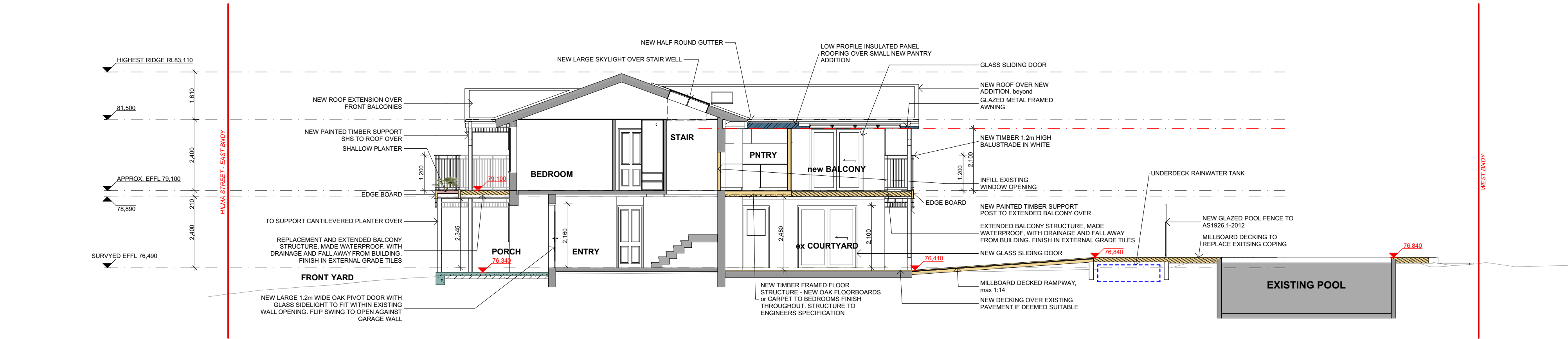
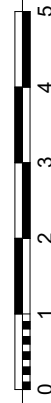
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- first floor addition; roof & balcony modifications; cabana; landscape concept incl. new pool enclosure; rectifications & improvements
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CLIENT
ANNIE DOYLE and FRED VAN STEEL

Designer	HARGROVES DESIGN CONSULTANTS		M: 0410 669 148 E: jacqui@hargroves.com.au
DATE	2023	TITLE	PROPOSED ELEVATIONS
SCALE	AS NOTED @ A2		
DRAWN	R.P.		
Sheet No	GA-111	Issue	G



S.1 PROPOSED_SECTION_PANTRY 1:100

NCC (National Construction Code), 2022 with the ABCB Housing Provisions

3 Site Preparation:
Earthwork to be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D3, along with H2D2, HP3 Part 3.2 Earthworks, Part 3.3 Drainage and Part 3.4 Termite risk management
Scope: Area allocated for new extension and for cabana, spa and decking, to be levelled for Concrete Slab on Ground or piers, All other areas will have minimal removal of soil for service trenching and new footings. All earthwork excavation in accordance with Conditions of Consent

3.1 Stormwater Drainage:
Conditions of the development consent and the relevant requirements of Section H, Part H2 Volume 2 NCC 2022, H2D2, HP3 Part 3.3; and AS/NZ 3500(2021) Part 3 - Stormwater drainage; AS/NZ 3500(2021) Part 5 - Domestic Installations - section 5 - Stormwater drainage
Scope: Stormwater in accordance with Conditions of Consent, and all details by a Professional Engineer, together with a written statement certifying that the design complies with the nominated Standards, and Conditions of the Consent.

3.2 Termite Protection:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, HP3 Part 3.4; and AS 3660.1(2014) - Protection of buildings from subterranean termites
Certificate to be supplied by installer.

4 Footings and Slabs:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D4 along with H2D3 HP4 Part 4.2, AS 2870(2011) - Residential slabs and footings; AS 3600(2018) - Concrete structures; AS 2159(2009) - Piling - Design and installation
Scope: All structural details by a Professional Engineer, together with a written statement certifying that the design complies with the nominated Standards, and Conditions of the Consent.

5 Masonry:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D5 along with H2D4, HP5; and AS 3700(2018) - Masonry Code; Lintels in Masonry Part 5.6 of HP5
Scope: Any new masonry work required for piers and landscaping walls

6 Finishing:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D6 along with H2D5, HP6; and Part 6.2 Subfloor Ventilation, and Part 6.3 Structural Steel Members; and AS 1684(2021) - Residential: frame construction, AS 4100 (2020) - Steel structures
Scope: New Lightweight wall construction and any new Internal partition walls.

7 Roof and Wall cladding, including Roof Plumbing:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D7 along with H2D6, HP7, Part 7.2 Sheet Roofing; and AS 1562.1 (2018) - Metal Roof Sheet, Part 7.4 of the NCC, Gutters and Downpipes; and AS/NZ 3500 (2021) Part 2 - Stormwater Drainage; AS/NZ 3500(2021) Part 5 - Domestic Installation, section 5 - Stormwater Drainage. Part 7.5 Timber and Composite wall cladding for Cappings, Cladding including soffits, and flashings to openings; AS 4200 (2017) Pliable building membranes and underlays; AS 2908 (2000) Cellulose-cement products - Flat sheet
Scope: New Roofing and replacement Roofing, as well as new Wall Cladding to new external walls

8 Glazing:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D8 along with H2D7, HP8 Part 8.1 and 8.3; and AS 1288(2021) - Glass in buildings; AS 2047(2014) - Windows in buildings
Certification of compliance should be provided to the Principal Certifying Authority upon installation by the glazing supplier for shower screens and glass balustrading. All external door and window glazing must be in accordance with the BASIX certificate

9 Fire Safety:
Conditions of the development consent and the relevant requirements of Section H, Part H3 Volume 2 NCC 2022, H3D6, HP3 Part 9.5; and AS3786 (2014) Smoke Alarms, Part 9.2 Fire separation of external Walls
Ensure Smoke Alarms, new and existing, are installed in accordance with NCC Vol2 H3D6 ABCB HP Part 9.5.1, and Parts 9.5.2 to 9.5.4

10 Health and Amenity:
All Health and Amenity must be carried out in accordance with the relevant requirements of Section H, Part H4 Volume 2 NCC 2022, H4P1 HP10 Part 10.2; and AS4654 (2012)
Waterproofing Membranes
Scope: Waterproofing as per general Specification Details.
Room Heights H4P2 HP10 Part 10.3; Facilities H4P3 HP10 Part 10.4; Light H4P4 HP10 Part 10.5; Ventilation H4P5 HP10 Part 10.6; Sound Insulation H4P6 HP10 Part 10.7; Condensation Management H4P7 HP 10 Part 10.8
Scope: Any new internal refurbishment works - refer to Architectural Plans and details including replacement ceilings, new walls, wet areas and skylights

11 Safe Movement and Access:
All Stair elements must be carried out in accordance with the relevant requirements of Section H, Part H5 Volume 2 NCC 2022, H5P1 HP11 Part 11.2 Stairway and ramp construction
Scope: Ensure new external stairs and all balustrades comply

13 Energy Efficiency: Not yet in force. NSW PART H6. Refer to NCC 2019 Amd 1
Building Fabric Part 3.12.1 of the most current edition of the BCA (volume 2)
External Glazing Part 3.12.2 of the most current edition of the BCA (volume 2)
Building Sealing Part 3.12.3 of the most current edition of the BCA (volume 2)
Air Movement Part 3.12.4 of the most current edition of the BCA (volume 2)
Services Part 3.12.5 of the most current edition of the BCA (volume 2)
Scope: BASIX Certificate Applies to internal refurbishments. 3 star water ratings for any new tapware and toilets. LED Light Fittings. Any replacement of HWU

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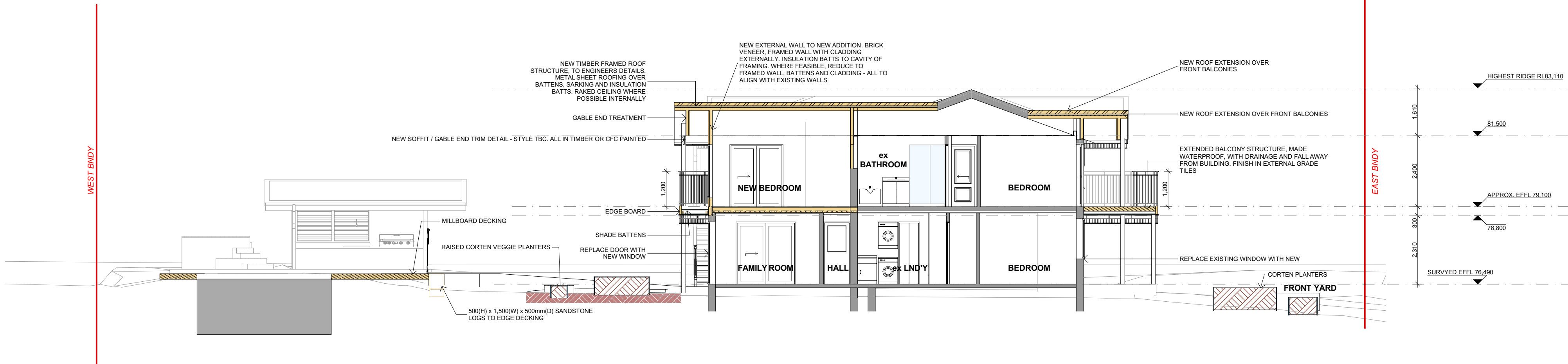
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GLAZED DOORS AND WINDOWS:
ALL NEW GLAZED DOORS AND NEW WINDOWS MUST MEET THE U-VALUE and SHGC VALUE OF THE BASIX CERTIFICATE A1372149



S.4 PROPOSED_SECTION_MAIN ADDITION 1:100

ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE
G	RP	ISSUE FOR CONSTRUCTION - UPDATES	14.03.2024				
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LOT & DP
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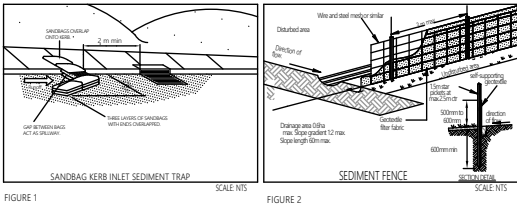
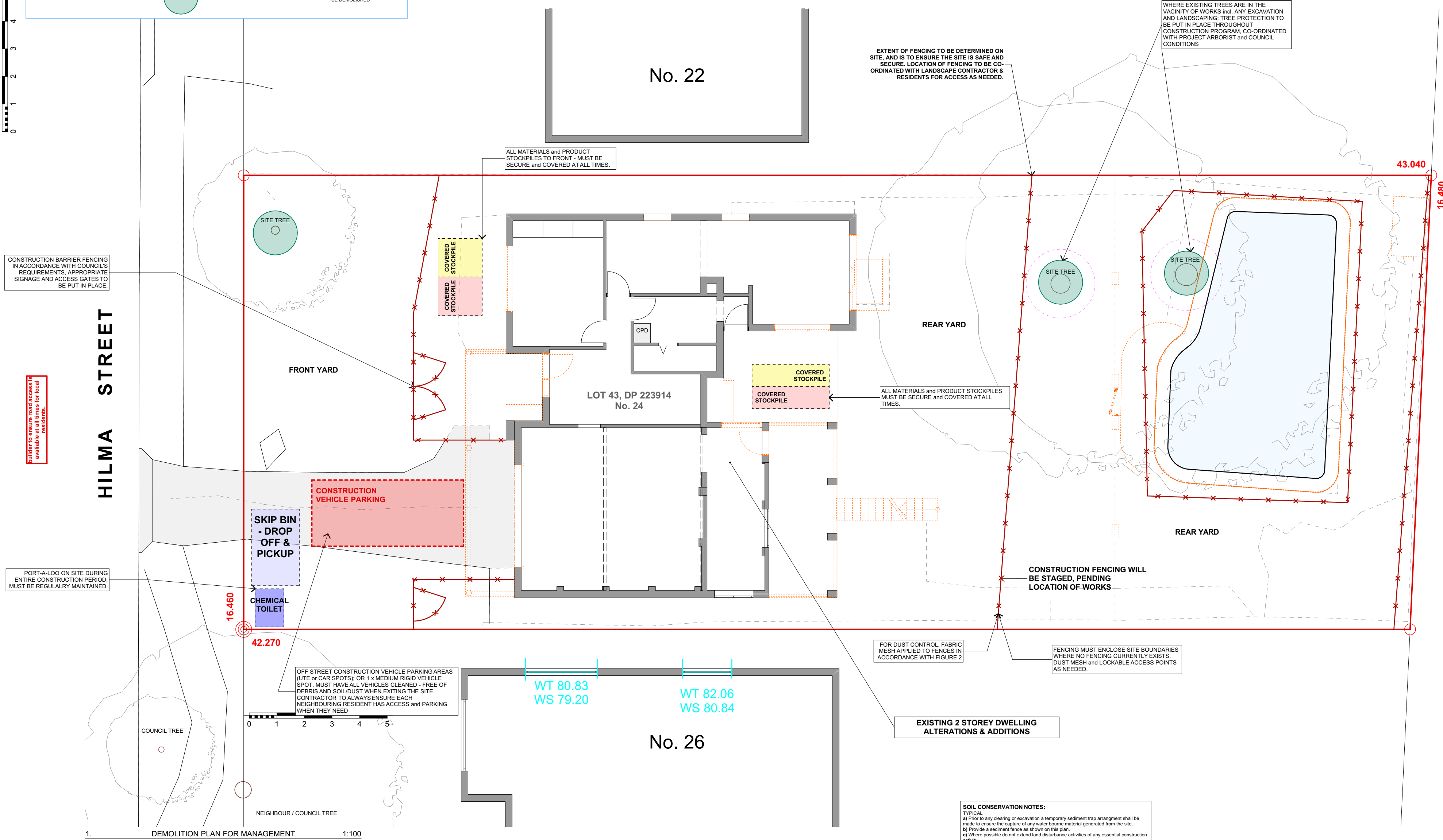
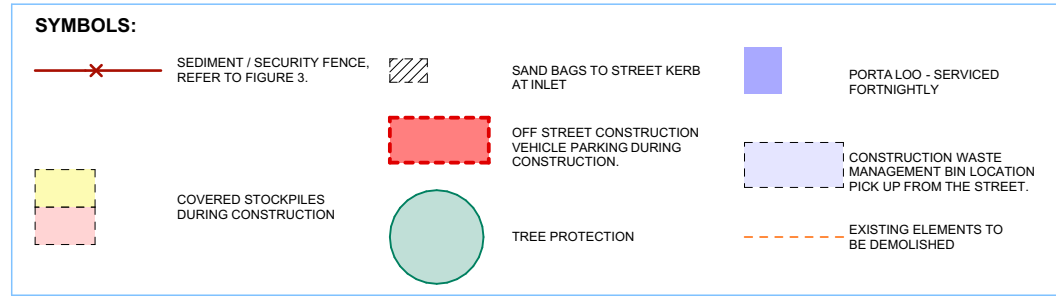
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CLIENT
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DATE	2023	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	PROPOSED SECTIONS - SHEET 1	GA-112	G
DRAWN	R.P.			

Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au





<p>PARKING NOTE: CONSTRUCTION VEHICLES WILL UTILISE STREET PARKING TO STREET, WHERE UNABLE TO ACCESS ON SITE. PERMIT THROUGH COUNCIL MAY BE REQUIRED.</p> <p>ANY REQUIREMENT FOR DELIVERIES / WASTE MANAGEMENT WILL REQUIRE SAFE TRAFFIC CONTROL ALONG STREET</p>
<p>DEMOLITION NOTE: ALL DEMOLITION WORKS TO BE DONE IN ACCORDANCE WITH AS2601 and CONSENT AUTHORITY CONDITIONS.</p>

SOIL CONSTRUCTION NOTES:

TYPICAL

- a) Prior to any clearing or excavation a temporary sediment trap arrangement shall be made to receive the capture of any water borne material generated from the site.
- b) Provide a sediment fence as shown on this plan.
- c) Where possible do not extend land disturbance activities of any essential construction activities beyond the limits of the site.

DURING CONSTRUCTION

- a) Situation protection as described above shall be maintained during the course of construction.
- b) Newly constructed pits shall be protected from any sediment entry.
- c) Once a pit is used, no siltation protection shall be removed without council approval.
- d) After each storm, all sediment traps shall be cleaned and replaced if required.
- e) Building operations such as brick cutting, sawmilling logs or bushes and mixing mortar on site or the use of excavators or footways or in any other locations which could lead to the discharge of materials into the stormwater drainage system.
- f) Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any road or easement, footpath or footway, or in any other locations.
- g) Installation of gullies, downpipes and the connection of downpipes to the stormwater drainage system shall be completed prior to the fitting of the sediment traps.
- h) Other methods of sediment control may be required by the council and shall be complied with.

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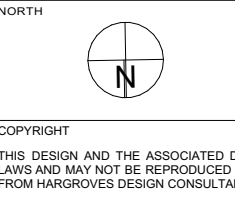
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NOT FOR CONSTRUCTION

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LOT & DP LOT 43, DP 223914
COUNCIL NORTHERN BEACHES COUNCIL

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PROJECT
ALTERATIONS & ADDITIONS
- first floor addition; roof & balcony modifications; cabana; landscape concept incl. new pool enclosure; rectifications & improvements

24 HILMA STREET, COLLAROY PLATEAU NSW, 2097

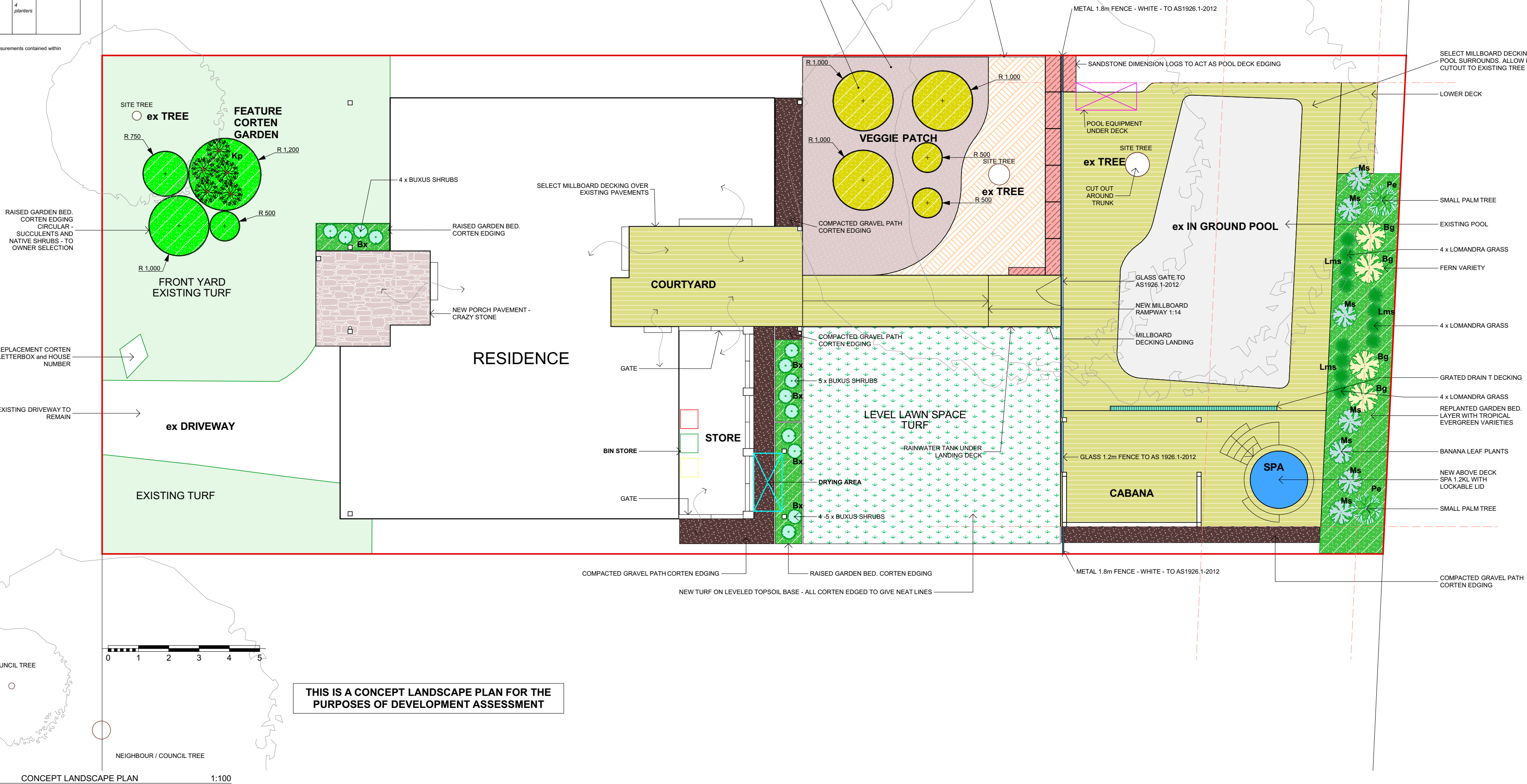
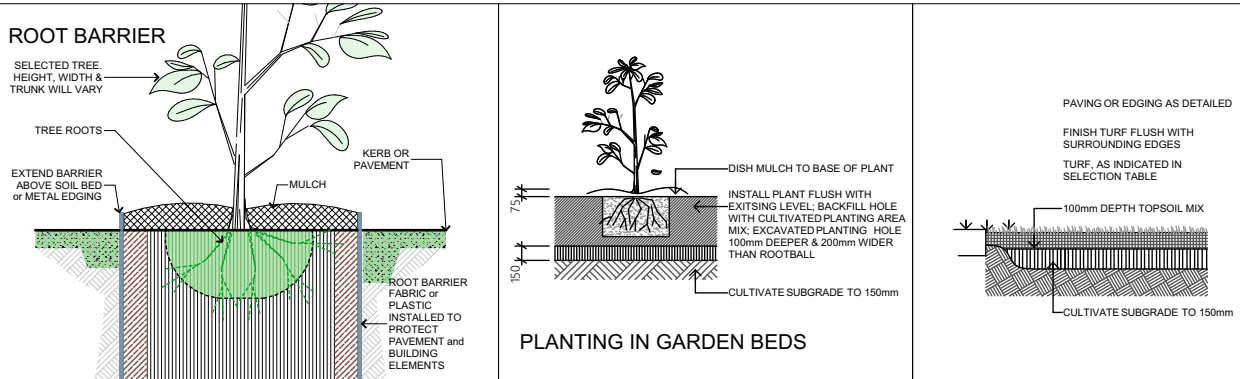
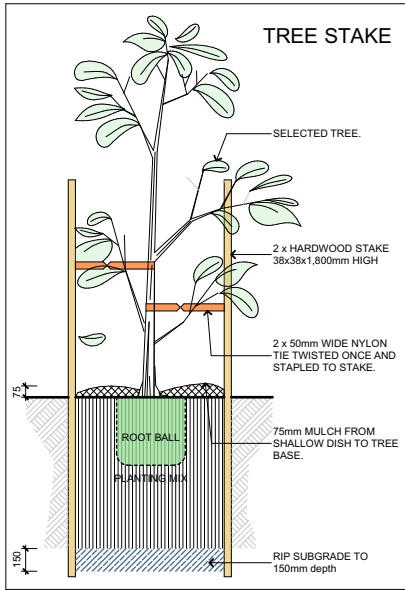
CLIENT
ANNIE DOYLE and FRED VAN STEEL

Designer				HARGROVES DESIGN CONSULTANTS M: 0410 669 148 E: jacqui@hargroves.com.au	
DATE	2023	TITLE	Sheet No		Issue
SCALE	AS NOTED @ A2	SEDIMENT & EROSION CONTROL MEASURES	GA-114		G
DRAWN	R.P				

NOTES:
1. All tree stock to be sourced in accordance with tests and measurements contained within AS2303-2015 - Tree Stock for Landscape Use.

PLANT SCHEDULE - residential				
PLANT SYMBOL	b.NAME	QNTY	lt / height	
Pe	PTYCHOSPERMA ELEGANS - common name: sollaire palm - description: ornamental tropical plant	2	200mm pot size	
Ms	MUSA SPP - common name: banana tree, plantain tree - description: ornamental tropical plant	7-8	200mm pot size	
Bg	BLECHNUM GIBBUM 'Silver Lady' - common name: dwarf tree fern - description: ornamental tropical plant	4	200mm pot size	
Kp	ANIGOSANTHOS HYBRID 'Amber Velvet' - common name: kangaroo paw - description: native	min. 5	150mm pot size	
Lms	LOMANDRA 'SEABREEZE' - common name: seabreeze mat-rush - description: native grass	12	140mm pot size	
Bx	BUXUS MICROPHYLLA - common name: japanese box - description: evergreen shrub	22-24	140mm pot size	
	SUCCULANTS and NATIVES - front feature corten circular raised planters - to owners selection	4	planters	

SURFACE / ELEMENTS - typical	
SYMBOL	NAME / DESCRIPTION
	LAWN - Winter Green Couch Turf - High drought, high salt and wear tolerance - Fine leaf that is soft to touch - Dark green colour - Low maintenance
	REPLACEMENT PORCH - stone - bluestone OR - concrete to match pavements
	PLANTING AREA, MULCH TO TREE BASE and EXISTING PLANTS, APPROPRIATE FOR HEALTHY GROWTH. - Topsoil, planting mixture & mulch topping as required - permeable
	COMPACTED GRAVEL PATHWAYCORTEN or MTL EDGING - unsealed - permeable - natural colour tone - sandstone or similar
	MILLBOARD DECKING - ANTIQUE OAK



G	RP	ISSUE FOR CONSTRUCTION - UPDATES	14.03.2024						
F	RP	ISSUE FOR CONSTRUCTION - UPDATES	27.02.2024						
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ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE		

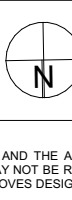
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24 HILMA STREET, COLLARROY PLATEAU NSW, 2097

CLIENT
ANNIE DOYLE and FRED VAN STEEL

Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au

DATE
2023
SCALE
AS NOTED @ A2
DRAWN
R.P.

TITLE
CONCEPT LANDSCAPE PLAN

Sheet No
GA-115

Issue
G



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, 14 March 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Collaroy Plateau Residence_03
Street address	24 HILMA Street COLLARROY PLATEAU 2097
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP223914
Lot number	43
Section number	N/A
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name: RP DESIGN STUDIO	
ABN (if applicable): 13177948788	

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	E	2.99	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	1.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	S	2.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	W	5.46	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	E	3.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W8	W	4.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	W	1.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	E	0.85	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	N	4.24	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	E	7.56	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D5	E	4.99	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D6	N	3.78	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D8	W	10.1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	W	0.5	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	S	0.9	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

DOOR SCHEDULE

external view				
ID	GD.1	D.1	D.2	D.4
orientation	EAST	EAST	NORTH	EAST
location	GARAGE DOOR - REPLACE - GROUND LEVEL	FRONT DOOR - REPLACE - GROUND LEVEL	FAMILY ROOM - GROUND LEVEL	LIVING ROOM - FIRST FLOOR
height (wall opening)	2,170mm	2,160mm	2,100mm	2,100mm
width (wall opening)	3,700mm - CONFIRM ON SITE	1,575mm - EXISTING CONFIRM ON SITE	2,020mm - EXISTING CONFIRM ON SITE	3,600mm - EXISTING CONFIRM ON SITE
frame type & colour	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM
sash / leaf colour	CEDAR TIMBER	CEDAR or OAK TIMBER	GLASS SLIDING DOORS	GLASS STACK SLIDING DOORS
glass	N/A	TO A1372149 BASIX	TO A1372149 BASIX	TO A1372149 BASIX
shading device	N/A	BALCONY OVER (>900mm)	BALCONY OVER (>900mm)	ROOF OVER (>900mm)
operation	SECTIONAL DOOR FLUSH MOUNT - AUTOMATIC with MANUAL OVERRIDE	PIVOT DOOR	SLIDING DOOR	STACK SLIDING DOOR
hardware	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE
accessories	REMOTES and INTERNAL SWITCH	FIT WITH BLACK MESH SECURITY SCREEN	FIT WITH BLACK MESH SECURITY SCREEN	FIT WITH BLACK MESH SECURITY SCREEN
notes	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION

G	RP	ISSUE FOR CONSTRUCTION - UPDATES	14.03.2024				
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CLIENT
ANNIE DOYLE and FRED VAN STEEL

Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au

DATE	2023	TITLE	DOOR SCHEDULE - SHEET	Sheet No	Issue
SCALE	AS NOTED @ A3		1	GA-116	G
DRAWN	R.P.				



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Street address	24 HILMA Street COLLAROY PLATEAU 2097
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP223914
Lot number	43
Section number	N/A
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).
	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name: RP DESIGN STUDIO	
ABN (if applicable): 13177948788	

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	E	2.99	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	1.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	S	2.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	W	5.46	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	E	3.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W8	W	4.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D5	E	4.99	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	W	1.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D6	N	3.78	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	E	0.85	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D8	W	10.1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	N	4.24	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W10	W	0.5	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	E	7.56	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W7	S	0.9	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

DOOR SCHEDULE

external view				
ID	D.5	D.6		D.8
orientation	EAST	NORTH		WEST
location	BEDROOM - FIRST FLOOR	NEW BEDROOM - FIRST FLOOR		DINING ROOM / KITCHEN - FIRST FLOOR
height (wall opening)	2,100mm	2,100mm		2,100mm
width (wall opening)	2,380mm - EXISTING CONFIRM ON SITE	1,800mm - CONFIRM ON SITE		4,800mm - COMBINED EXISTING CONFIRM ON SITE
frame type & colour	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM		FRAMES IN WHITE ALUMINIUM
sash / leaf colour	GLASS STACK SLIDING DOORS	GLASS SLIDING DOORS		GLASS SLIDING DOORS - MIDDLE OPENING
glass	TO A1372149 BASIX	TO A1372149 BASIX		TO A1372149 BASIX
shading device	ROOF OVER (>900mm)	ROOF OVER (>900mm)		ROOF OVER (>900mm)
operation	STACK SLIDING DOOR	SLIDING DOOR		MIDDLE OPENING SLIDING DOOR
hardware	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE		EQUAL TO ARCHITECTURAL RANGE
accessories	FIT WITH BLACK MESH SECURITY SCREEN	FIT WITH BLACK MESH SECURITY SCREEN		FIT WITH BLACK MESH SECURITY SCREEN
notes	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION		CLIENT TO MAKE FINAL SELECTION

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PROJECT
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CLIENT
ANNIE DOYLE and FRED VAN STEEL

Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au

DATE	2023	TITLE	DOOR SCHEDULE - SHEET	Sheet No	Issue
SCALE	AS NOTED @ A3		2	GA-117	G
DRAWN	R.P.				





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Lot number	43
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Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).
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ABN (if applicable): 13177948788	

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	E	2.99	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	1.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	S	2.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	W	5.46	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	E	3.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W8	W	4.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	W	1.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	E	0.85	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	N	4.24	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	E	7.56	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

D5	E	4.99	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D6	N	3.78	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D8	W	10.1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	W	0.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	S	0.9	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

WINDOW SCHEDULE

external view						
ID	W.1	W.2	W.3	W.4		
orientation	EAST	SOUTH	SOUTH	WEST		
location	BEDROOM - GROUND FLOOR - REPLACE EXISTING	STUDY - GROUND FLOOR - NEW	FAMILY - GROUND FLOOR - NEW	FAMILY ROOM - GROUND FLOOR - NEW		
height (wall opening)	1,370mm - EXISTING	1,200mm	2,100mm	2,100mm		
width (wall opening)	2,370mm - EXISTING CONFIRM ON SITE	1,000mm - CONFIRM ON SITE	1,000mm - CONFIRM ON SITE	2,550mm - CONFIRM ON SITE		
frame type & colour	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM		
sash / leaf colour	CLEAR GLASS, WHITE SASH	CLEAR GLASS, WHITE SASH	CLEAR GLASS, WHITE SASH	CLEAR GLASS, WHITE SASH		
glass	TO A1372149 BASIX	TO A1372149 BASIX	TO A1372149 BASIX	TO A1372149 BASIX		
shading device	BALCONY OVER (>900mm)	NONE	NONE	SHADE AWNING OVER (900mm)		
operation	PART FIXED / PART AWNING	PART FIXED / PART AWNING	PART FIXED / PART AWNING	PART FIXED / PART AWNING		
hardware	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE		
accessories	FIT WITH BLACK INSECT MESH	FIT WITH BLACK INSECT MESH	FIT WITH BLACK INSECT MESH	FIT WITH BLACK INSECT MESH		
notes	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION		

G	RP	ISSUE FOR CONSTRUCTION - UPDATES	14.03.2024				
F	RP	ISSUE FOR CONSTRUCTION - UPDATES	27.02.2024				
E	RP	ISSUE FOR CONSTRUCTION	02.02.2024				
D	RP	ISSUE FOR CO-ORDINATION & CONSTRUCTION	31.01.2024				
C	RP	ISSUE FOR DEVELOPMENT APPLICATION	05.10.2023				
B	RP	CONCEPTS APPROVAL & DISCUSSION	06.09.2023				
A	RP	PRELIMINARY - INITIAL CONCEPTS FOR REVIEW & DISCUSSION	29.08.2023				
ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE

GENERAL NOTES
1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. DO NOT SCALE OFF DRAWINGS.

GENERAL ARRANGEMENT
- FOR CONSTRUCTION

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6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.



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LOT & DP
LOT 43, DP 223914
COUNCIL
NORTHERN BEACHES COUNCIL

PROJECT
ALTERATIONS & ADDITIONS
- first floor addition; roof & balcony modifications; cabana; landscape concept incl. new pool enclosure; rectifications & improvements
24 HILMA STREET, COLLAROY PLATEAU NSW, 2097

CLIENT
ANNIE DOYLE and FRED VAN STEEL

Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au

DATE	2023	TITLE	WINDOW SCHEDULE - SHEET 1	Sheet No	GA-118	Issue	G
SCALE	AS NOTED @ A3						
DRAWN	R.P.						



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, 14 March 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Collaroy Plateau Residence_03
Street address	24 HILMA Street COLLARROY PLATEAU 2097
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP223914
Lot number	43
Section number	N/A
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).
	N/A
Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small>	
Name / Company Name: RP DESIGN STUDIO	
ABN (if applicable): 13177948788	

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	E	2.99	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	1.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	S	2.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	W	5.46	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	E	3.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

W8	W	4.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D5	E	4.99	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	W	1.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D6	N	3.78	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	E	0.85	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	D8	W	10.1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	N	4.24	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W10	W	0.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	E	7.56	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	W7	S	0.9	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

WINDOW SCHEDULE

external view					
ID	W.6	W.7	W.8	W.9	W.10
orientation	EAST	SOUTH	WEST	WEST	WEST
location	BEDROOM - FIRST FLOOR - REPLACE EXISTING	NEW BEDROOM - FIRST FLOOR - NEW	NEW BEDROOM - FIRST FLOOR - NEW	NEW PANTRY - FIRST FLOOR - NEW	NEW PANTRY - FIRST FLOOR - NEW
height (wall opening)	1,550mm	500mm	1,800mm	1,800mm	500mm
width (wall opening)	2,380mm - CONFIRM ON SITE	1,800mm - CONFIRM ON SITE	2,600mm - CONFIRM ON SITE	1,000mm - CONFIRM ON SITE	1,000mm - CONFIRM ON SITE
frame type & colour	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM	FRAMES IN WHITE ALUMINIUM
sash / leaf colour	CLEAR GLASS, WHITE SASH	CLEAR GLASS, WHITE SASH	CLEAR GLASS, WHITE SASH	CLEAR GLASS, WHITE SASH	CLEAR GLASS, WHITE SASH
glass	TO A1372149 BASIX	TO A1372149 BASIX	TO A1372149 BASIX	TO A1372149 BASIX	TO A1372149 BASIX
shading device	ROOF OVER (>900mm)	EAVES - 450mm	ROOF OVER (>900mm)	ROOF OVER (>900mm)	ROOF OVER (>900mm)
operation	PART FIXED / PART AWNING	SLIDING WINDOW	PART FIXED / PART AWNING	PART FIXED / PART AWNING	PART FIXED / PART AWNING
hardware	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE	EQUAL TO ARCHITECTURAL RANGE
accessories	FIT WITH BLACK INSECT MESH	FIT WITH BLACK INSECT MESH	FIT WITH BLACK FALL PREVENTION MESH	FIT WITH BLACK INSECT MESH	FIT WITH BLACK INSECT MESH
notes	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION	CLIENT TO MAKE FINAL SELECTION

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- first floor addition; roof & balcony modifications; cabana; landscape concept incl. new pool enclosure; rectifications & improvements
24 HILMA STREET, COLLARROY PLATEAU NSW, 2097

CLIENT
ANNIE DOYLE and FRED VAN STEEL

Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au

DATE	2023	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A3	WINDOW SCHEDULE - SHEET 2	GA-119	G
DRAWN	R.P.			

