

D E V E L O P M E N T A P P L I C A T I O N

40 COLLAROY ST. COLLAROY



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DA.19	OPENINGS SCHEDULE



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1300977804

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LOT A

DP 420640

SITE AREA = 332.3 m²

AREA CALCULATIONS

APPROX. EXISTING GROSS FLOOR AREA

133.56 m²

PROPOSED NEW GROSS FLOOR AREA

50 m²

TOTAL GROSS FLOOR AREA

183.56 m²

TRUE NORTH:

NOTES (E & OE)

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REV:	DATE:	DESCRIPTION:
C	26/09/2022	DA DRAWINGS
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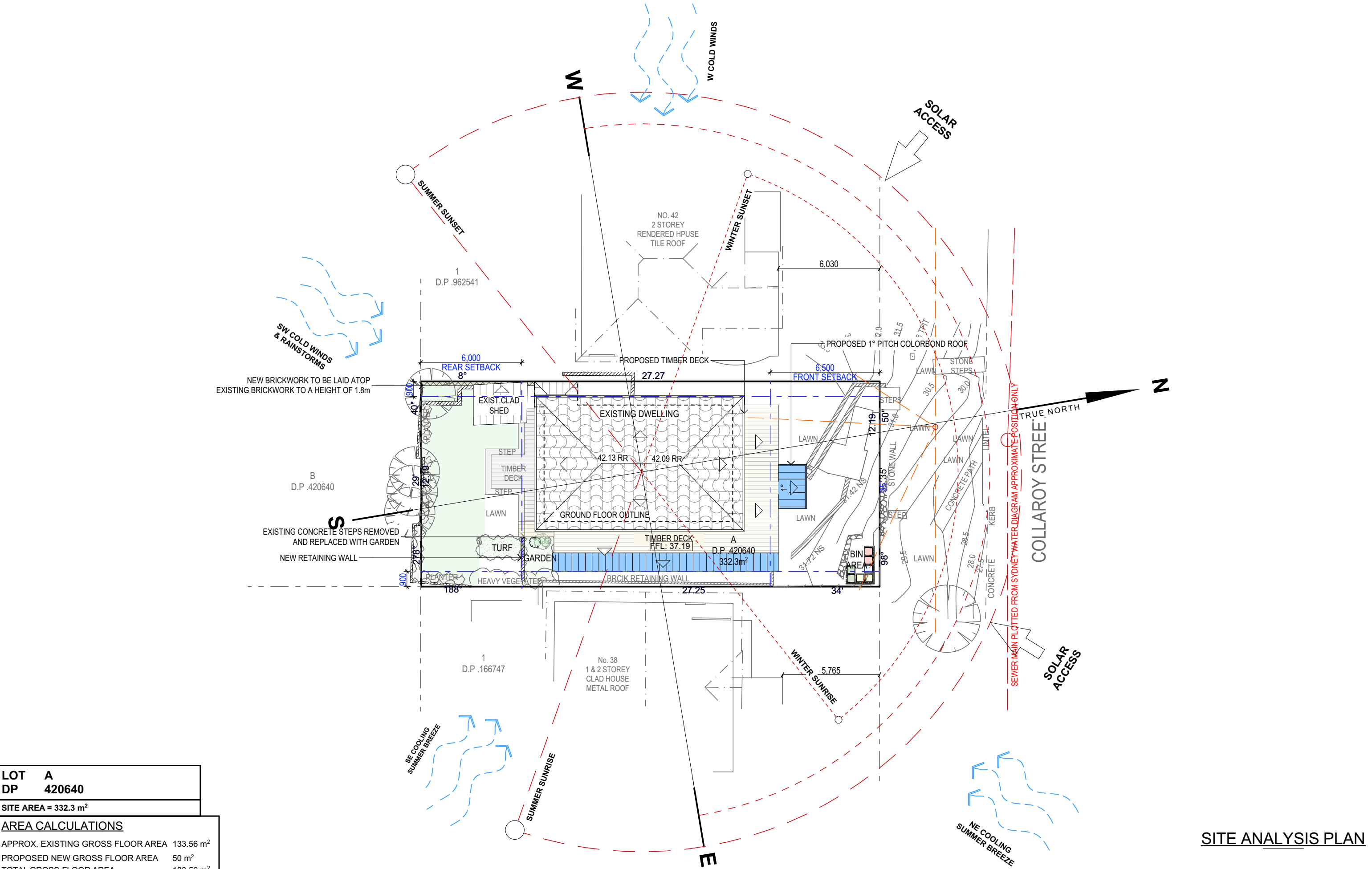
PROPOSED ALTERATIONS AND ADDITIONS

40 COLLAROY STREET, COLLAROY 2097

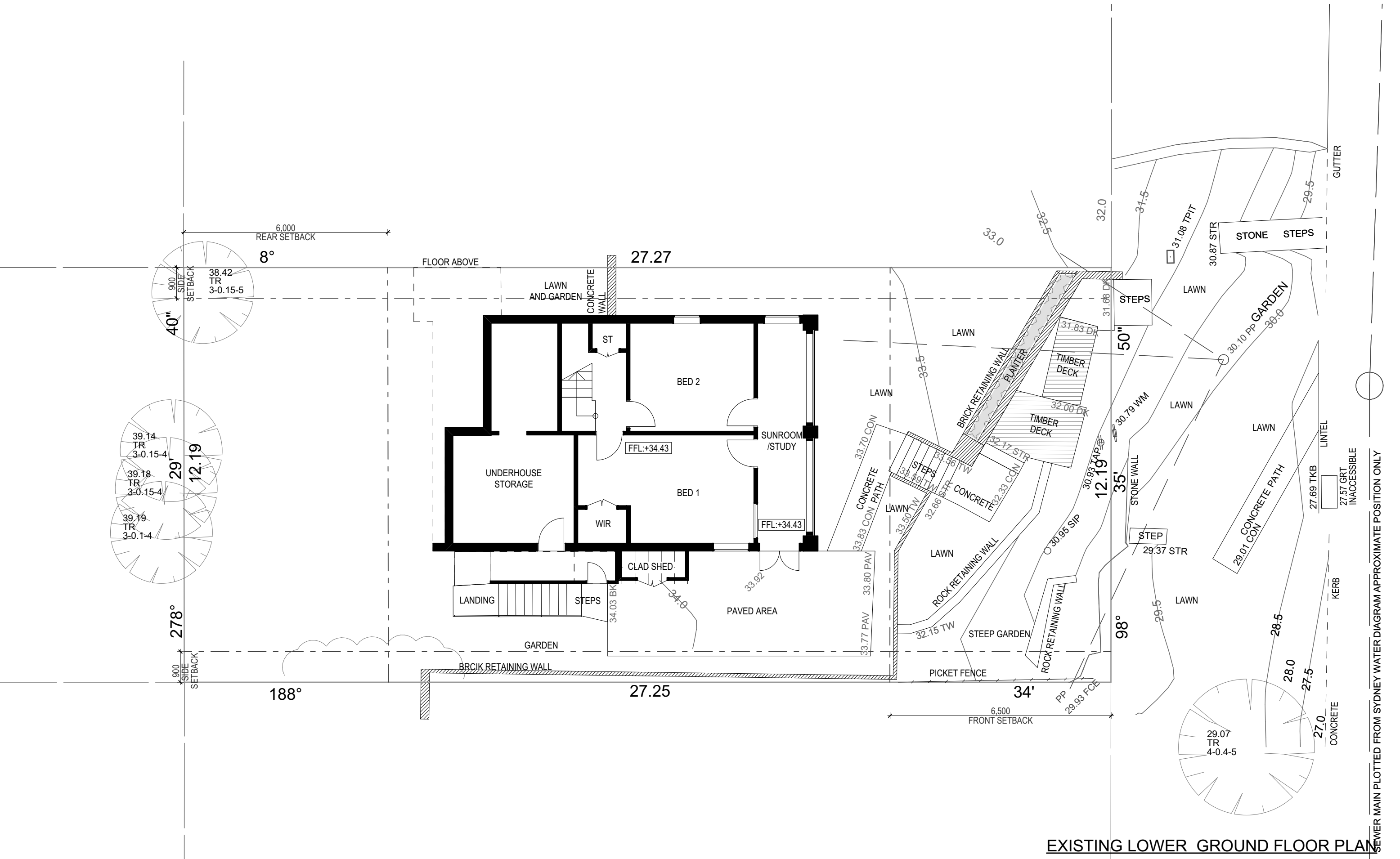
CLIENT:
ROLAND HOWELL

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE: MAY/22	DRAWN BY: EV	SCALE: 1:200 @ A3
JOB No: 1033/22	CHECKED BY: JJ	DRAWING No: DA.01



SITE ANALYSIS PLAN



EXISTING LOWER GROUND FLOOR PLAN

TRUE NORTH:

NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS

40 COLLAROY STREET, COLLAROY 2097

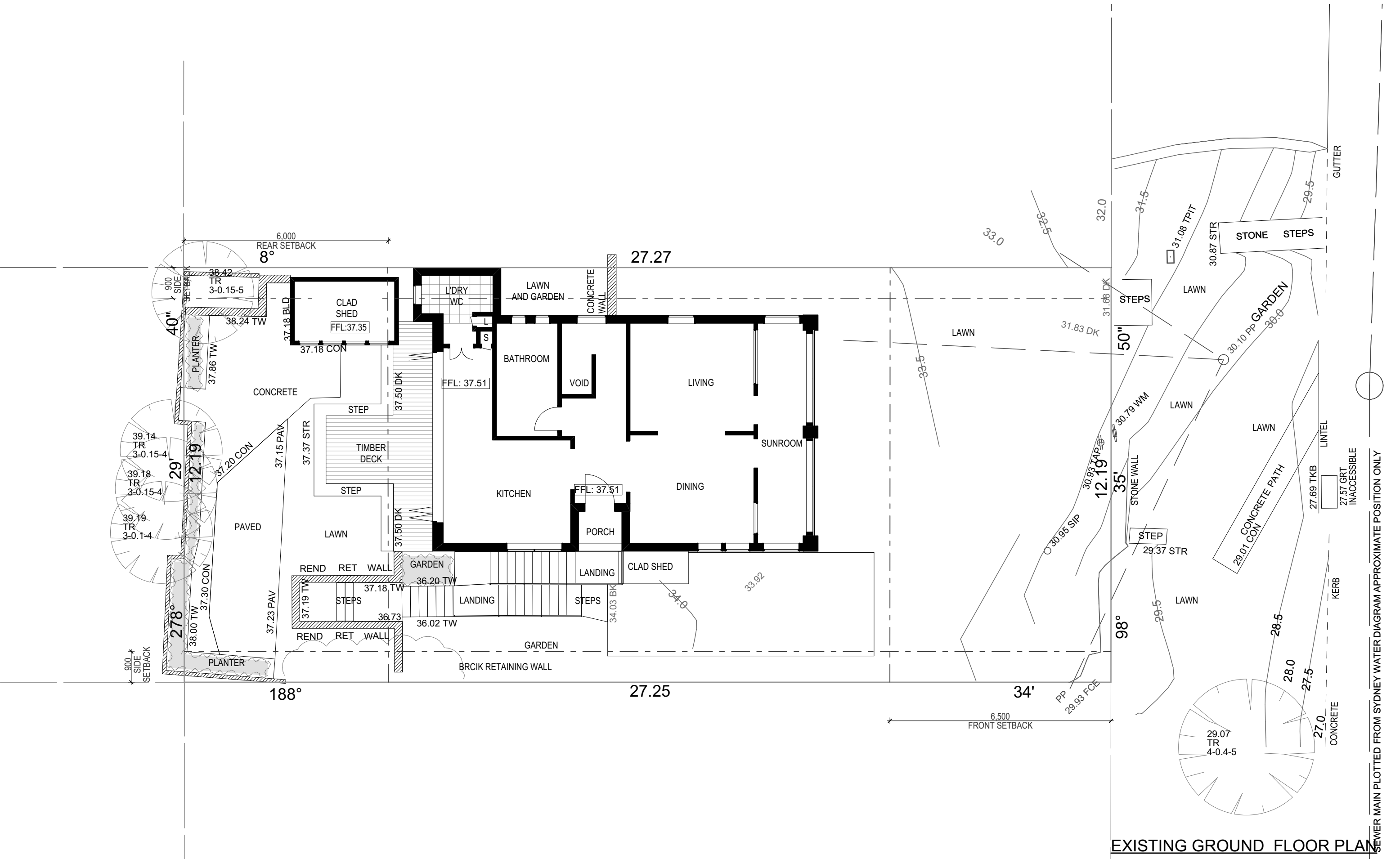
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DRAWING TITLE:

EXISTING LOWER GROUND FLOOR PLAN

DATE:	MAY/22	DRAWN BY:	EV	SCALE:	1:100 @ A3
JOB No:	1033/22	CHECKED BY:	JJ	DRAWING No:	DA.02



EXISTING GROUND FLOOR PLAN

TRUE NORTH:

NOTES (E & OE)

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DRAWING TITLE:

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DATE:

MAY/22

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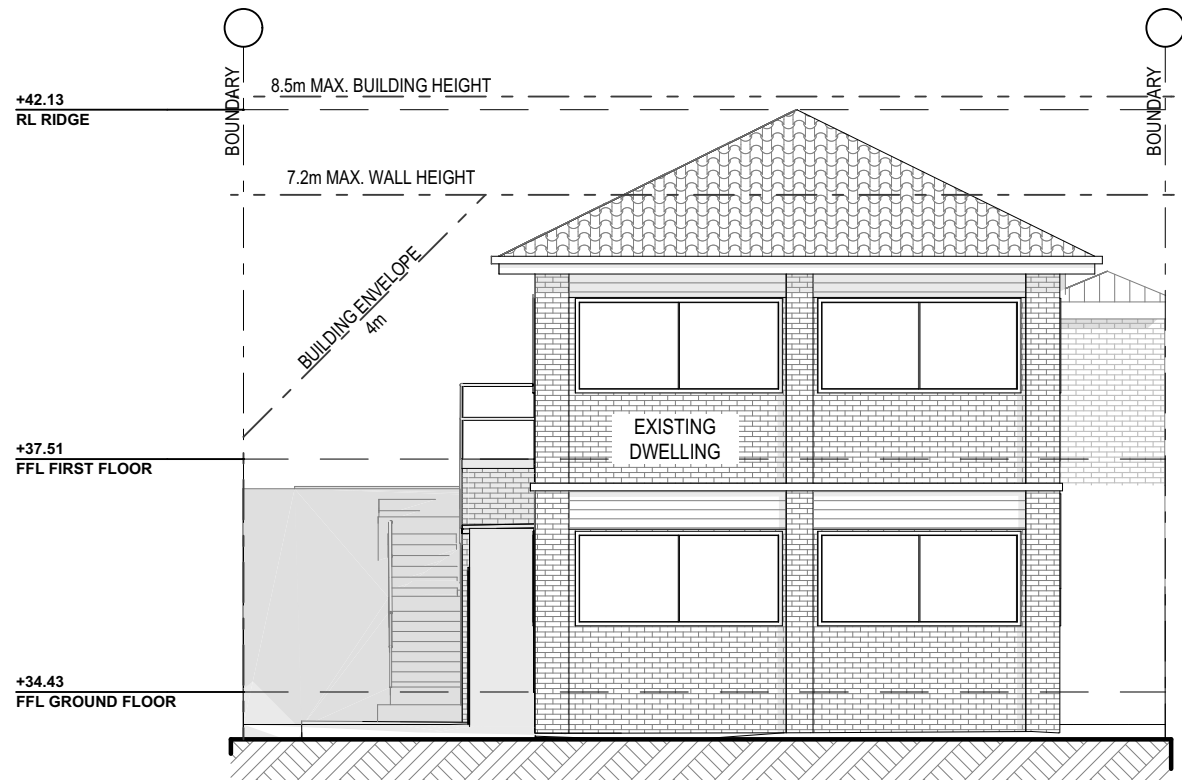
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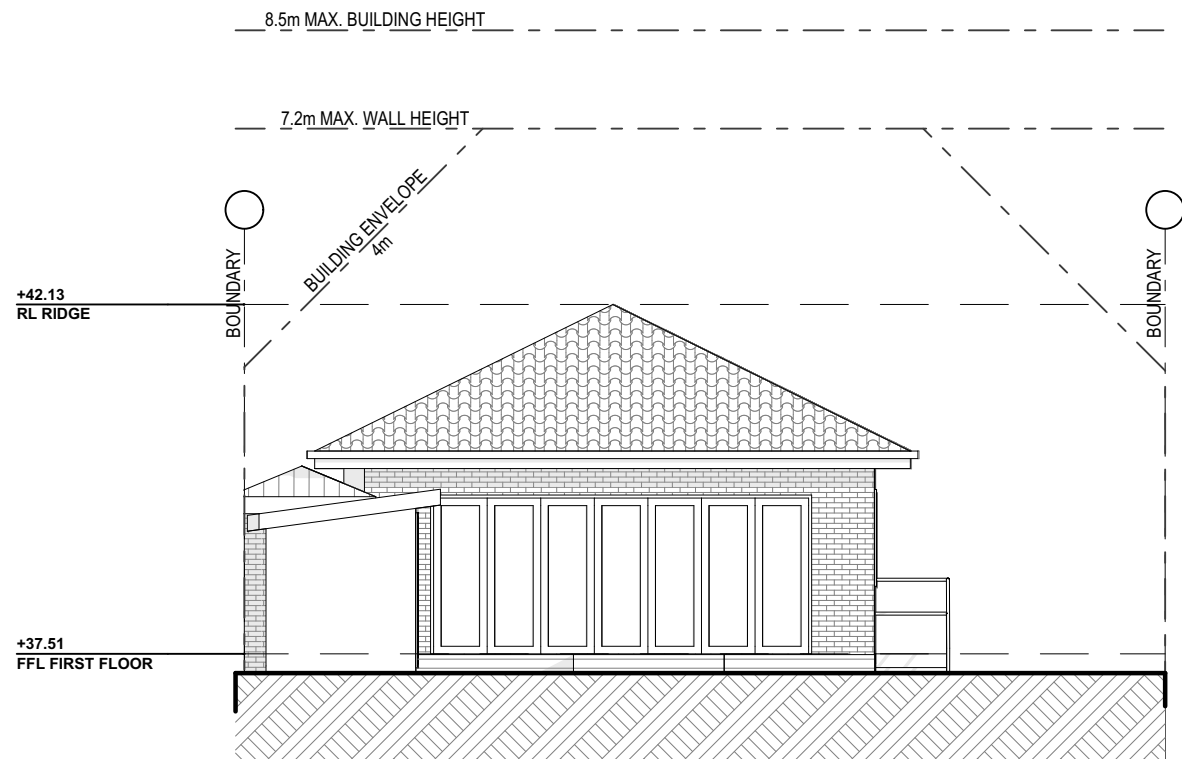
DRAWING No:

DA.03

SEWER MAIN PLOTTED FROM SYDNEY WATER DIAGRAM APPROXIMATE POSITION ONLY



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

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40 COLLAROY STREET, COLLAROY 2097
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DRAWING TITLE:
EXISTING ELEVATIONS SHEET 1

DATE:
MAY/22

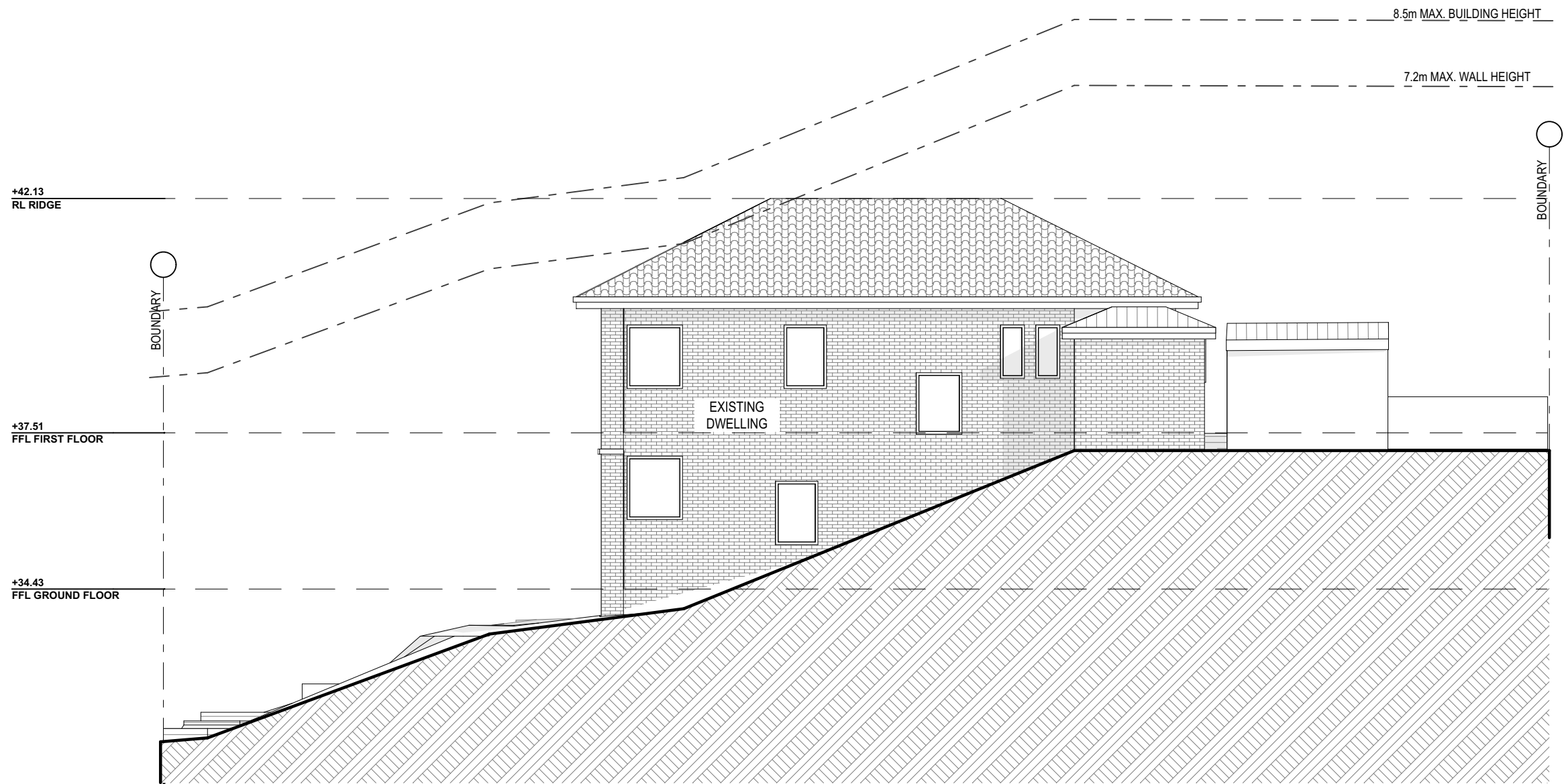
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EV

CHECKED BY:
JJ

SCALE:
1:100 @ A3

DRAWING No:
DA.04



EXISTING WEST ELEVATION

NOTES (E & OE)

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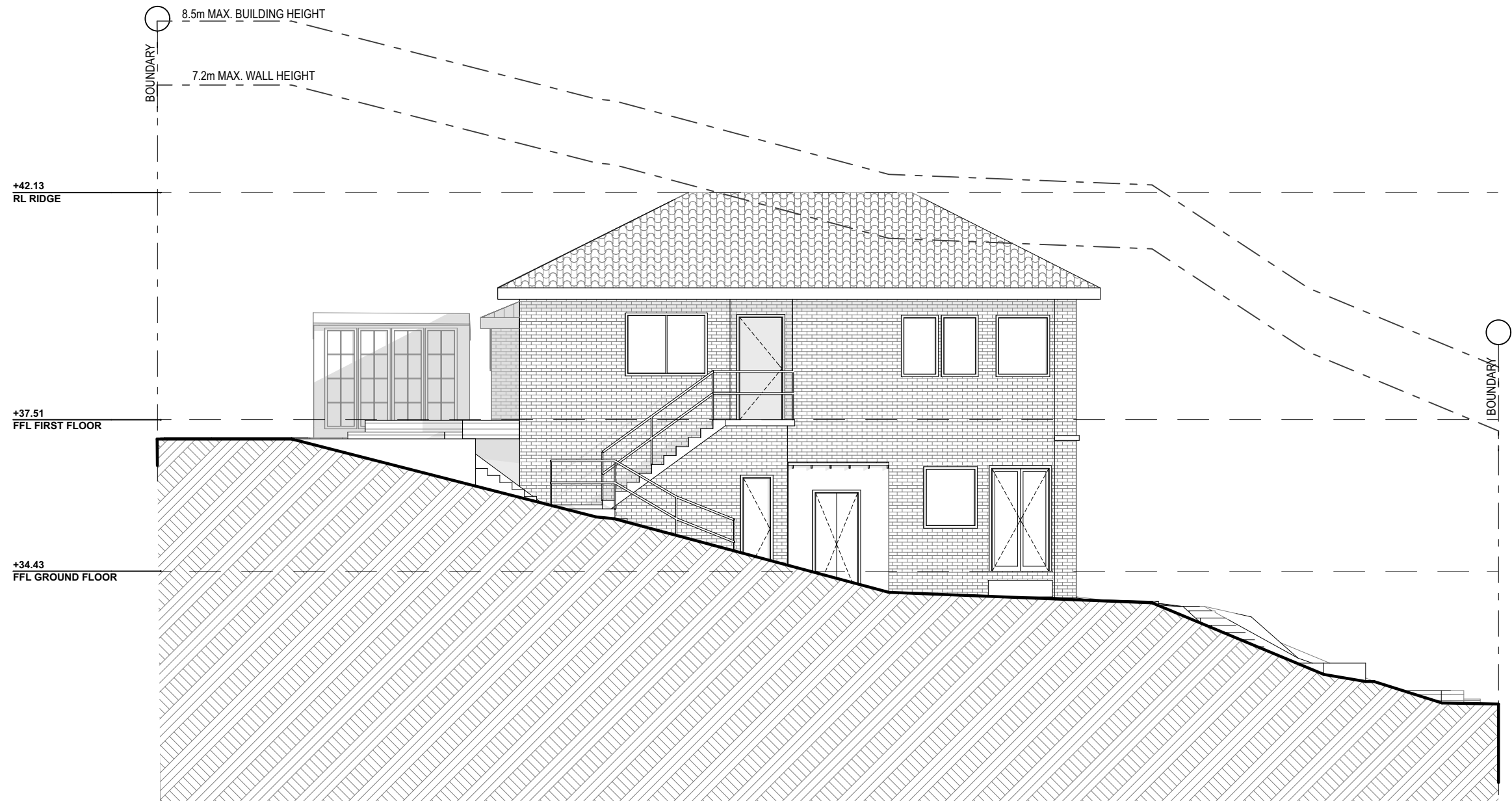
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PROPOSED ALTERATIONS AND ADDITIONS 40 COLLAROY STREET, COLLAROY 2097 CLIENT: ROLAND HOWELL	DRAWING TITLE: EXISTING ELEVATIONS SHEET 2
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DATE: MAY/22
JOB No: 1033/22

DRAWN BY: EV
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DRAWING No: DA.05



EXISTING EAST ELEVATION

NOTES (E & OE)

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PROPOSED ALTERATIONS AND ADDITIONS
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CLIENT:
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DRAWING TITLE:
EXISTING ELEVATIONS SHEET 3

DATE:
MAY/22

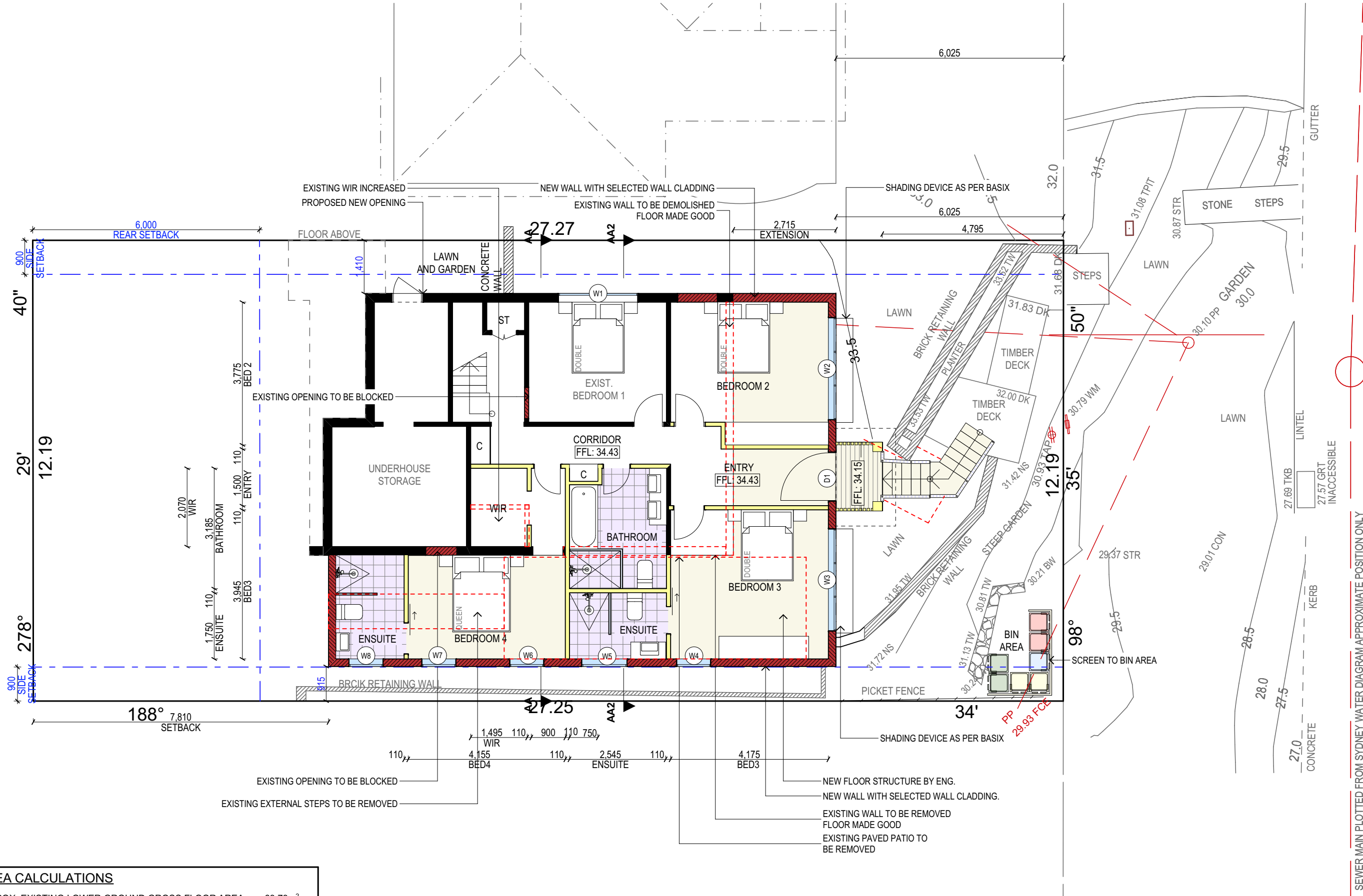
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EV

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JJ

SCALE:
1:100 @ A3

DRAWING No:
DA.06



COLLARROY STREET

AREA CALCULATIONS

APPROX. EXISTING LOWER GROUND GROSS FLOOR AREA 63.73m²
APPROX. PROPOSED LOWER GROUND GROSS FLOOR AREA 47.63m²

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
40 COLLARROY STREET, COLLARROY 2097
CLIENT:
ROLAND HOWELL

DRAWING TITLE:
PROPOSED LOWER GROUND FLOOR PLAN

DATE:
MAY/22

DRAWN BY:
EV

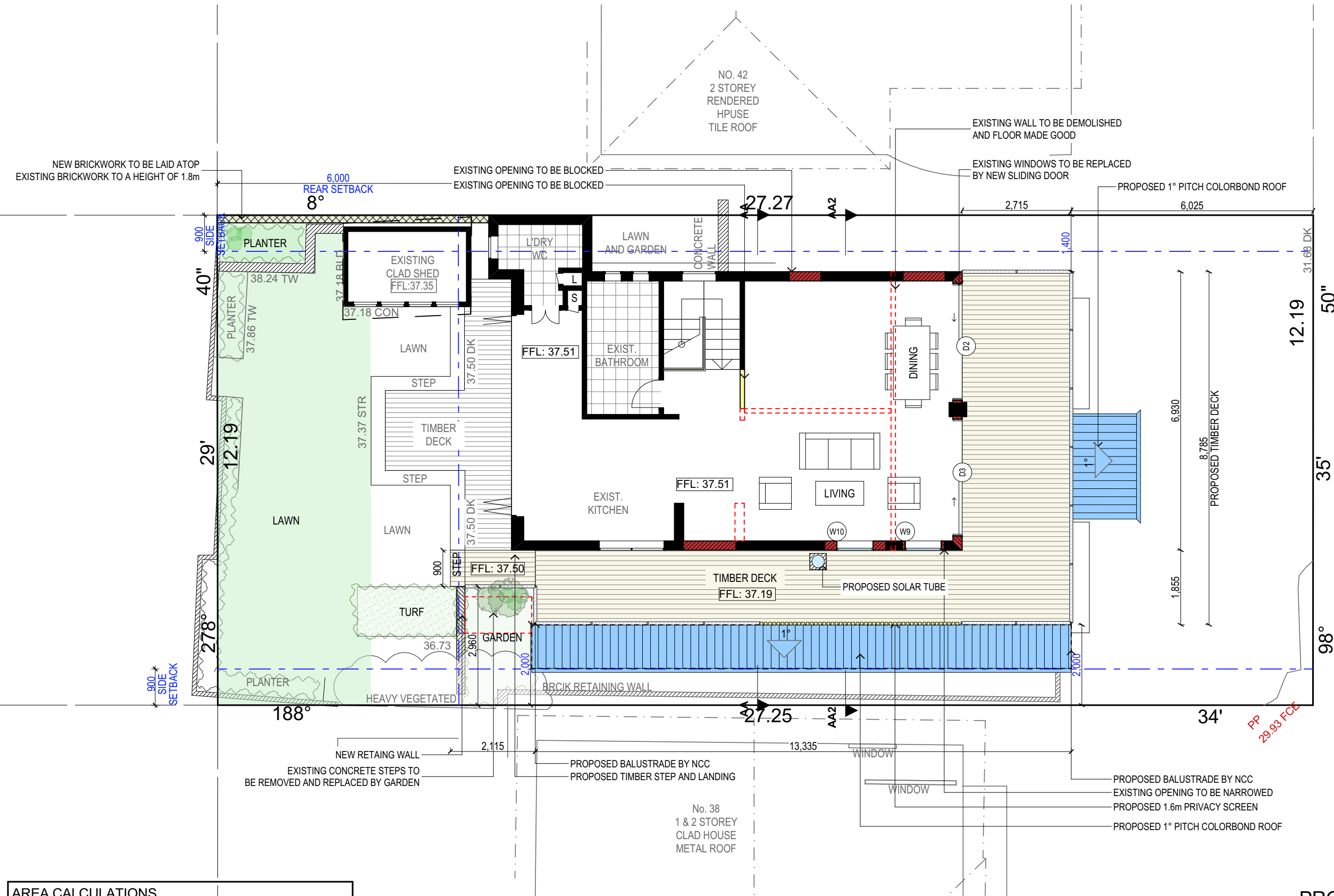
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JOB No:
1033/22

CHECKED BY:
JJ

DRAWING No:
DA.07

PROPOSED LOWER GROUND FLOOR PLAN



AREA CALCULATIONS
APPROX. EXISTING GROUND GROSS FLOOR AREA 69.83m ²
APPROX. PROPOSED GROUND GROSS FLOOR AREA NO CHANGES

PROPOSED GROUND FLOOR PLAN

TRUE NORTH:

NOTES (E & OE)

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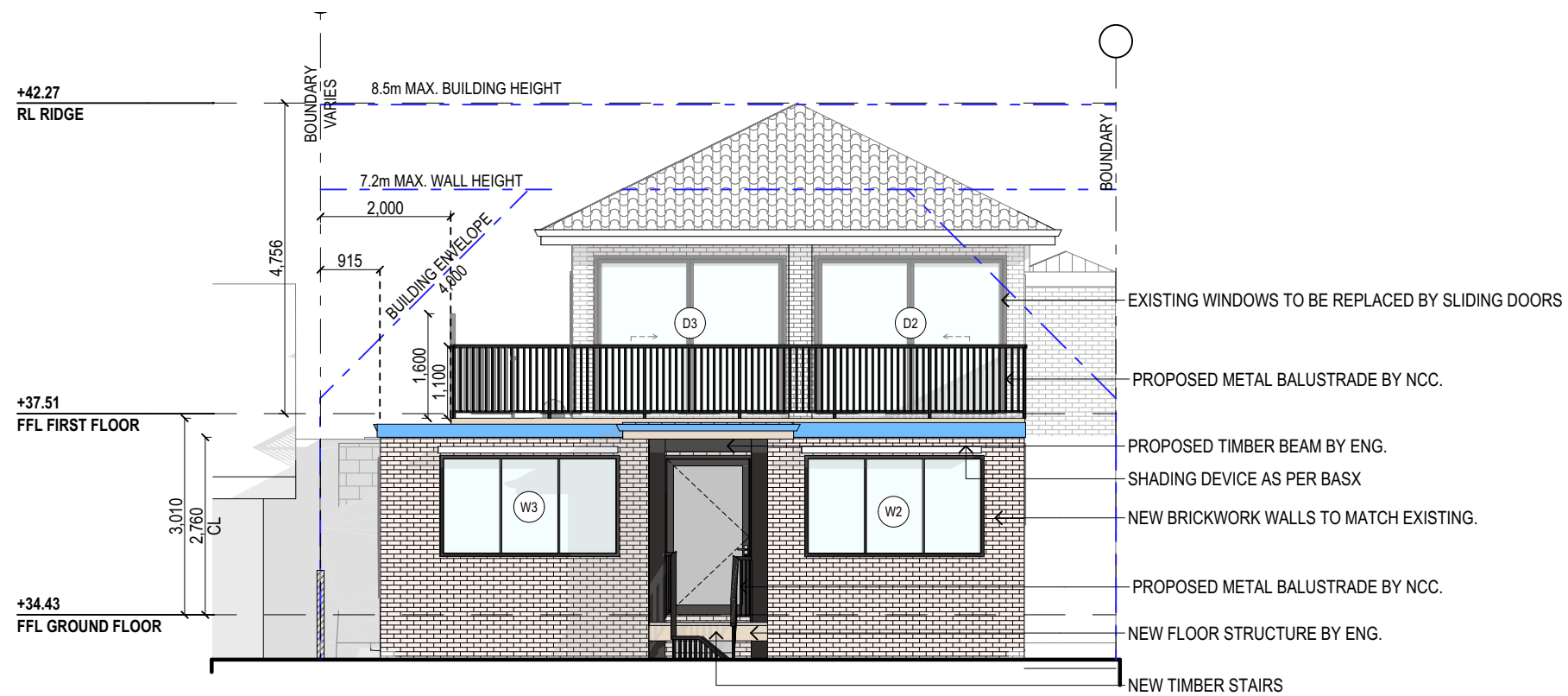
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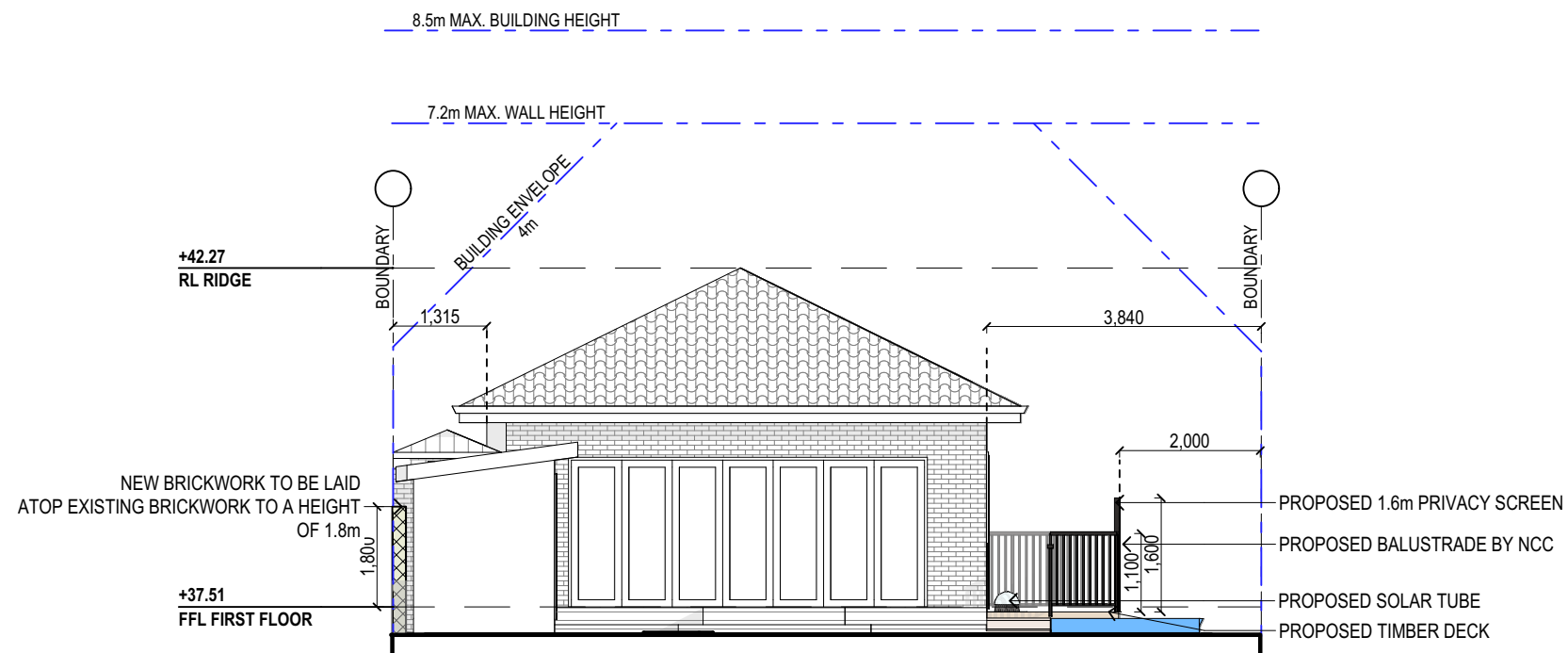
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DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

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JOB No: 1033/22	CHECKED BY: JJ	DRAWING No: DA.08



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

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PROPOSED ALTERATIONS AND ADDITIONS
40 COLLAROY STREET, COLLAROY 2097

CLIENT:
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DRAWING TITLE:
ELEVATIONS SHEET 1

DATE:
MAY/22

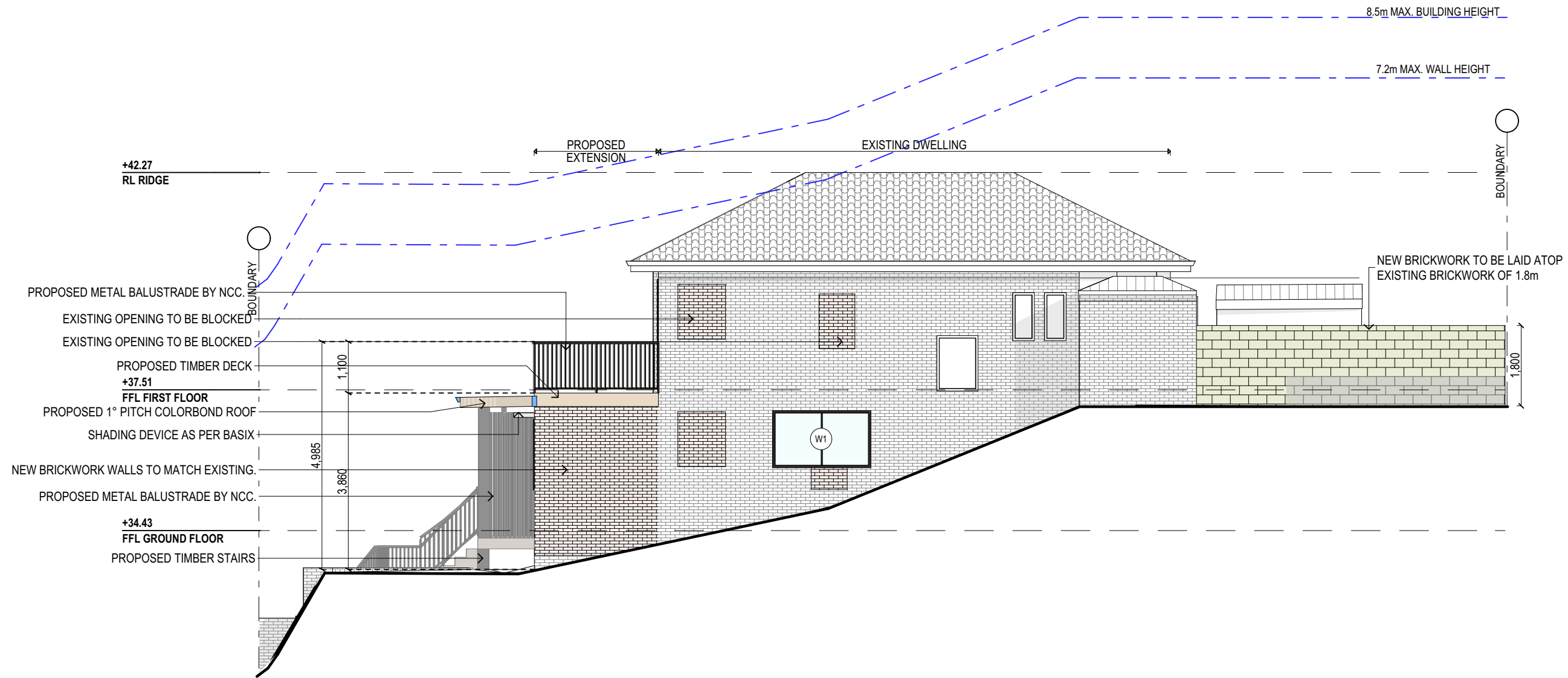
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1033/22

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JJ

DRAWING No:
DA.09



PROPOSED WEST ELEVATION

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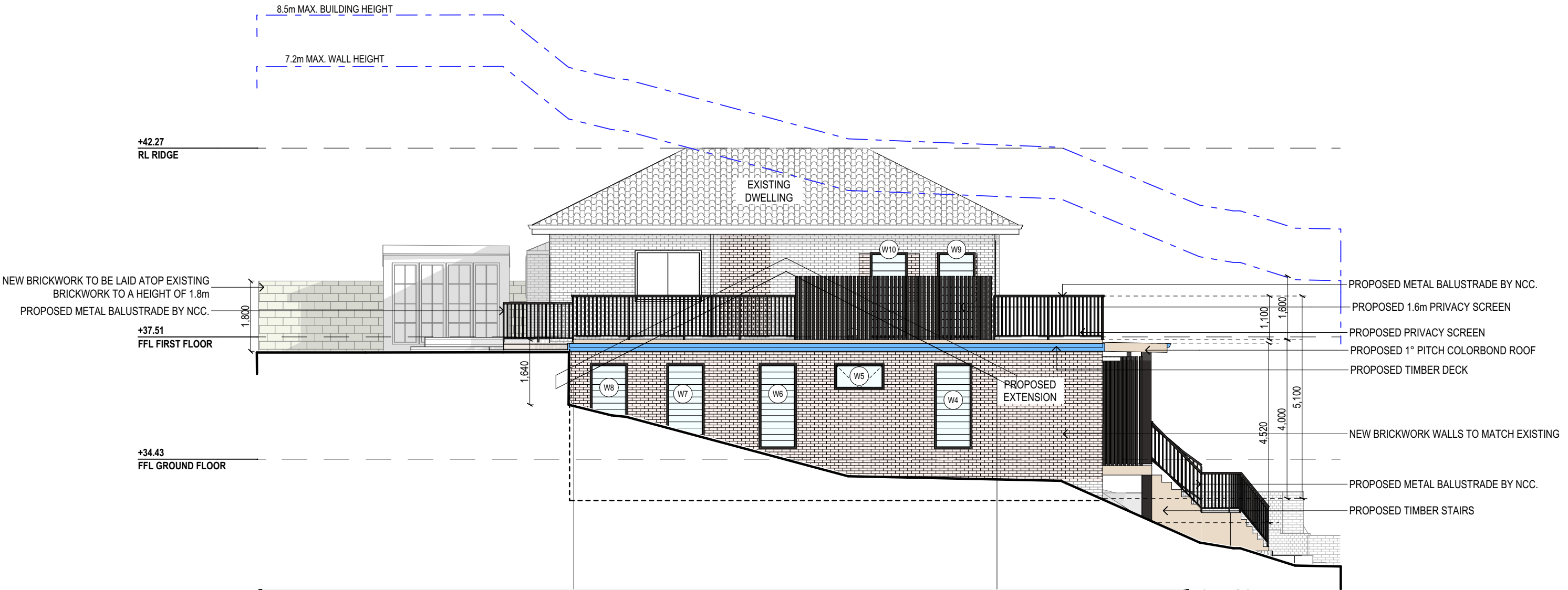
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EV

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SCALE:
1:100 @ A3

DRAWING No:
DA.10



PROPOSED EAST ELEVATION

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DATE: MAY/22	DRAWN BY: EV	SCALE: 1:100 @ A3
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BASIX REQUIREMENTS

BASIX INCLUSIONS FOR 40 COLLAROY STREE, COLLAROY

LIGHTING

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

WATER

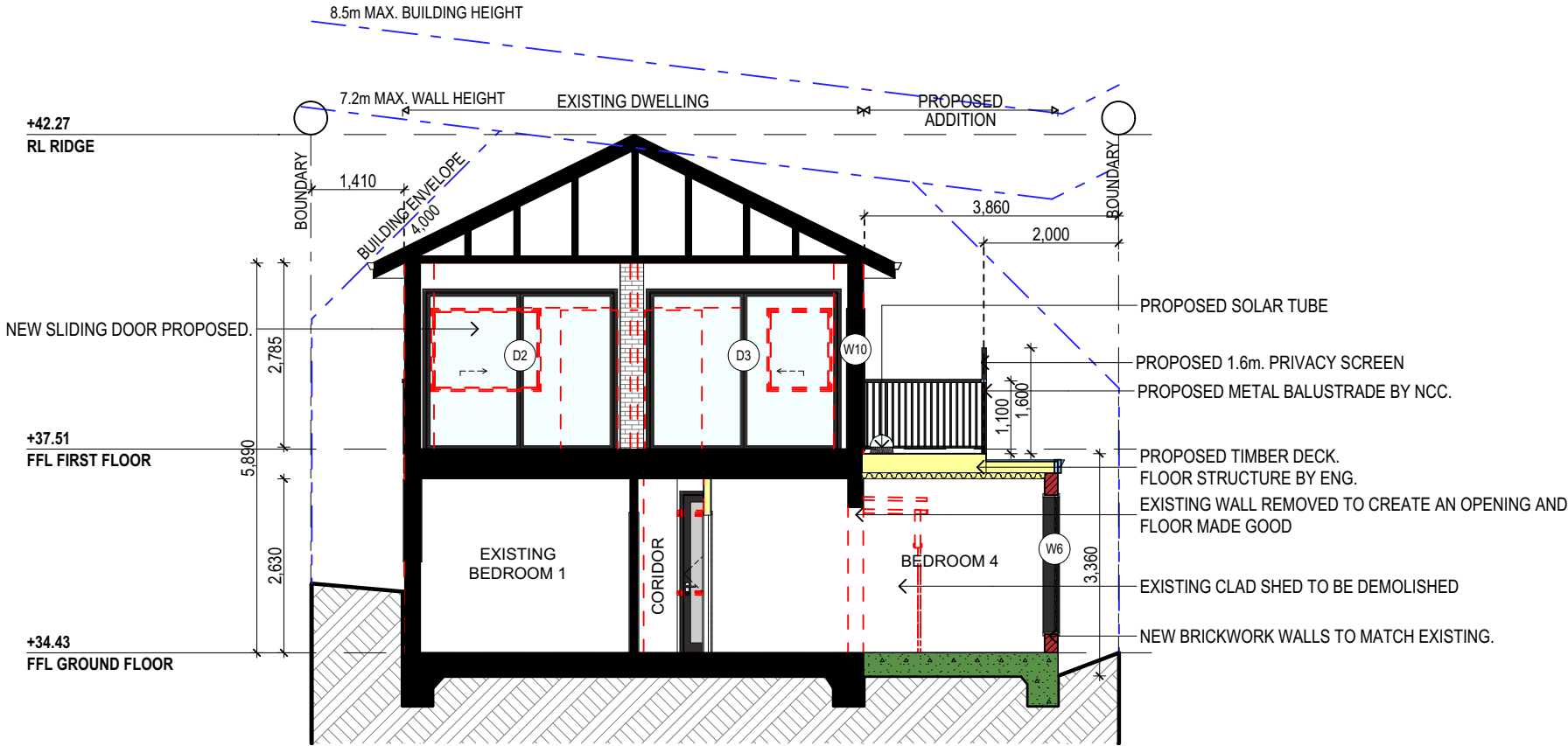
SHOWER RATING MIN. 3 STARS
TAP RATING MIN. 3 STARS
WC RATING MIN. 3 STARS

INSULATION

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)
Concrete slab on ground floor	Nil
Floor above existing dwelling or building	Nil
External wall: brick veneer	R1.16 (or R1.70 including construction)
External wall: other/undeicided	R1.70 (including construction)

GLAZING - DOORS & WINDOWS

Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1, W4, W5, W6, W7, D1
Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)
W2, W3, W8, W9, W10, D2, D3



AA SECTION A-A

SPECIFICATION NOTES

INTERNAL LINING

- PROVIDE PLASTERBOARD LINING.
- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

EXTERNAL WALLS:

- BRICK VENEER WALLS WITH SELECTED BRICKS TO DWELLING.

FLOOR:

- GROUND FLOOR TO BE COMPRISE BOTH TIMBER STRUCTURE AND CONCRETE.

WET AREAS:

- ALL WATERPROOFING TO AS 3740
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS
- WALLS TO MANUFACTURES INSTRUCTIONS

BEARERS AND JOISTS:

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

ANT CAPS:

- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

PROFILED STEEL ROOF:

- COLORBOND ROOF CLADDING
- NCC VOL.2 PART 3.5.1.
- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.

CONCRETE:

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

FOOTINGS:

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

BRICK AND BLOCKWORK:

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

CARPENTRY:

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

TERMITE CONTROL:

- TO BE IN ACCORDANCE WITH TO AS3660.1
- SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.4 OR VOL.1 PART B1.4.

FLASHING AND CAPPINGS:

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

CONCRETE BLOCKS OR BRICKS:

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

LIGHTING:

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

DOORS & WINDOWS:

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

STAIRS, HANDRAILS AND BALUSTRADES:

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

SLIP RESISTANCE:

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

STORMWATER:

EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES

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

WATERPROOFING FOR EXTERNAL TILED BALCONIES:

- WATERPROOFING TO COMPLY WITH AS4654

GLAZING:

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

SMOKE DETECTORS/ALARMS:

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

WASTE MANAGEMENT:

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

SEDIMENT CONTROL:

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

NOTE:

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

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H	13/03/2023	AMENDMENTS TO NOTES
I	28/03/23	DECK REDUCED

PROPOSED ALTERATIONS AND ADDITIONS
40 COLLAROY STREET, COLLAROY 2097

CLIENT:
ROLAND HOWELL

DRAWING TITLE:
SECTION / BASIX

DATE:
MAY/22

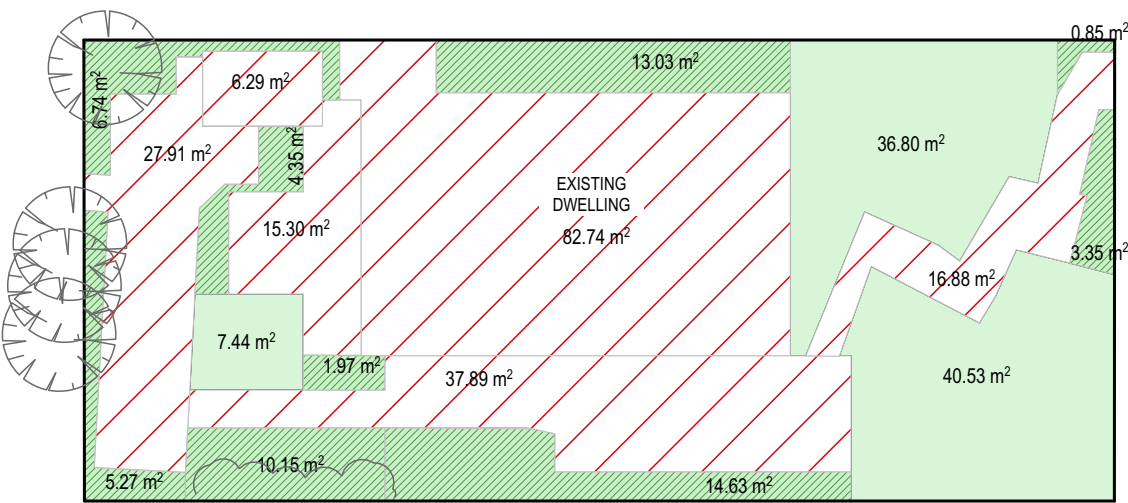
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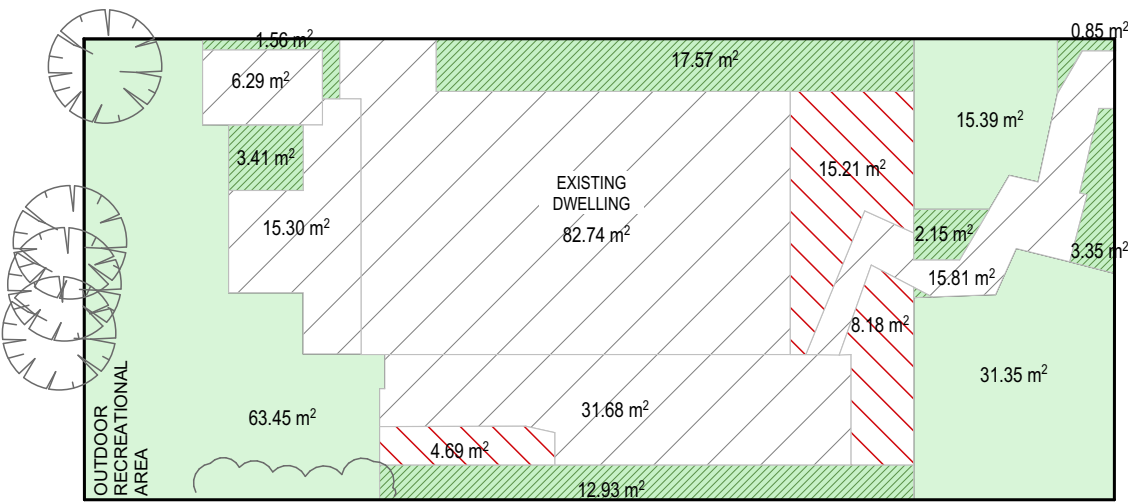
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1033/22

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EXISTING LANDSCAPE CALCULATION



PROPOSED LANDSCAPE CALCULATION

CALCULATIONS			
SITE AREA			332.3m ²
LANDSCAPE CONTROL		40%	132.92m ²
EXISTING LANDSCAPED AREA		25.5%	84.77m ²
TOTAL LANDSCAPED AREA		33.1%	110.19m ²
EXISTING HARD SURFACE AREA			187.01m ²
HARD SURFACE AREA TO BE RETAINED			151.79m ²
NEW HARD SURFACE AREA			28.08m ²
TOTAL HARD SURFACE AREA			179.87m ²

TRUE NORTH:



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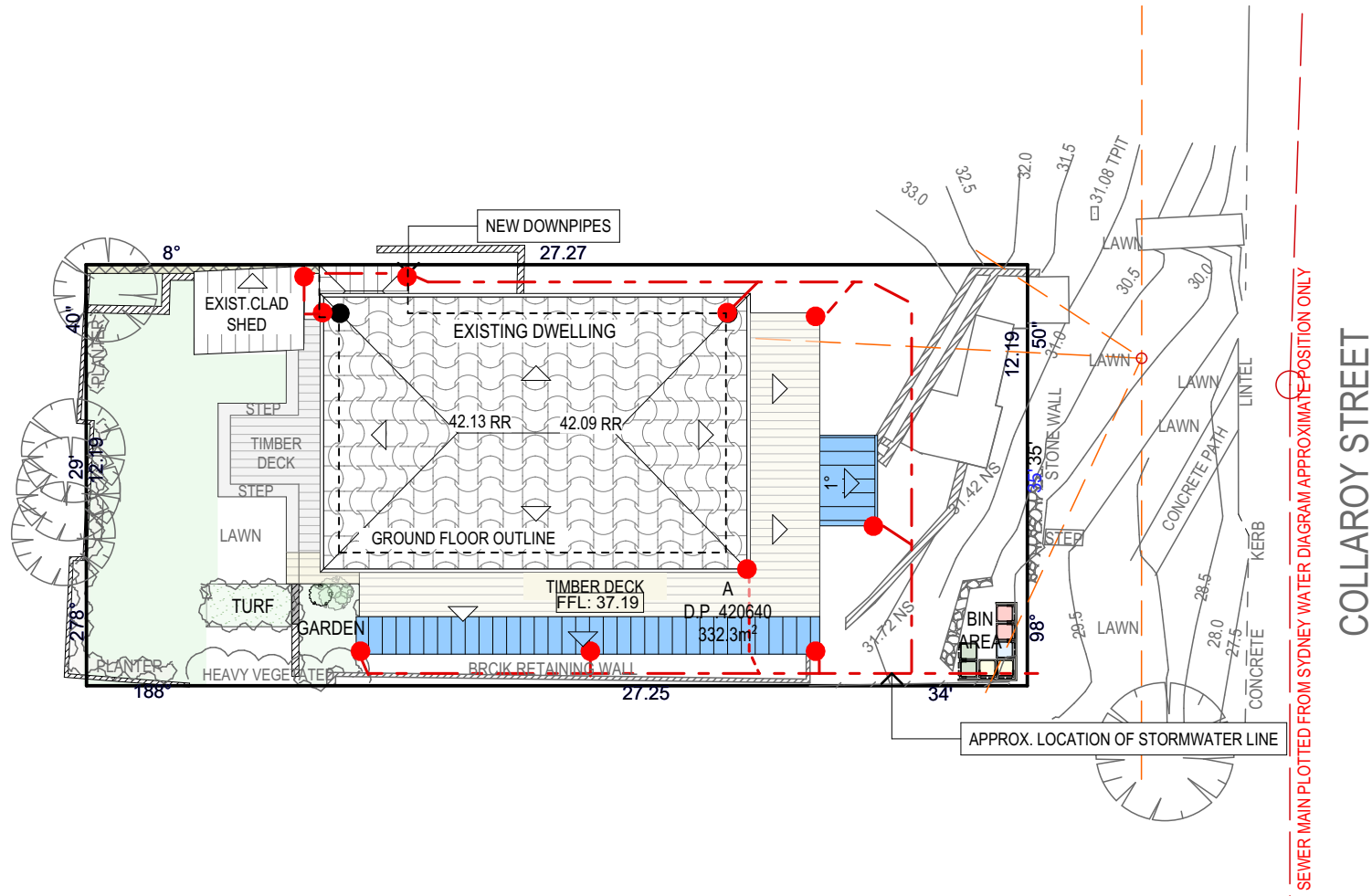
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PROPOSED ALTERATIONS AND ADDITIONS 40 COLLAROY STREET, COLLAROY 2097 CLIENT: ROLAND HOWELL	DATE: MAY/22	DRAWN BY: EV	SCALE: 1:1, 1:200 @ A3
DRAWING TITLE: LANDSCAPED AREA CALCULATION PLAN	JOB No: 1033/22	CHECKED BY: JJ	DRAWING No: DA.13



ROOF & STORMWATER CONCEPT PLAN

STORMWATER CONCEPT LEGEND

EXISTING DOWNPIPES ●

NEW DOWNPIPES ●

EXISTING STORMWATER LINE - - - - -

NEW STORMWATER LINE - - - - -

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40 COLLARROY STREET, COLLARROY 2097

CLIENT:
ROLAND HOWELL

DRAWING TITLE:
ROOF & STORMWATER CONCEPT PLAN

DATE: MAY/22	DRAWN BY: EV	SCALE: 1:200 @ A3
JOB No: 1033/22	CHECKED BY: JJ	DRAWING No: DA.14

NOTES

DESIGNATED SITE MANAGER/BUILDER

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

TOPSOIL MANAGEMENT

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

BUILDING MATERIAL STOCKPILING

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

SEDIMENT FENCES

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

DUST CONTROL

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

EROSION & SEDIMENT CONTROLS

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

SEDIMENT TRAPS

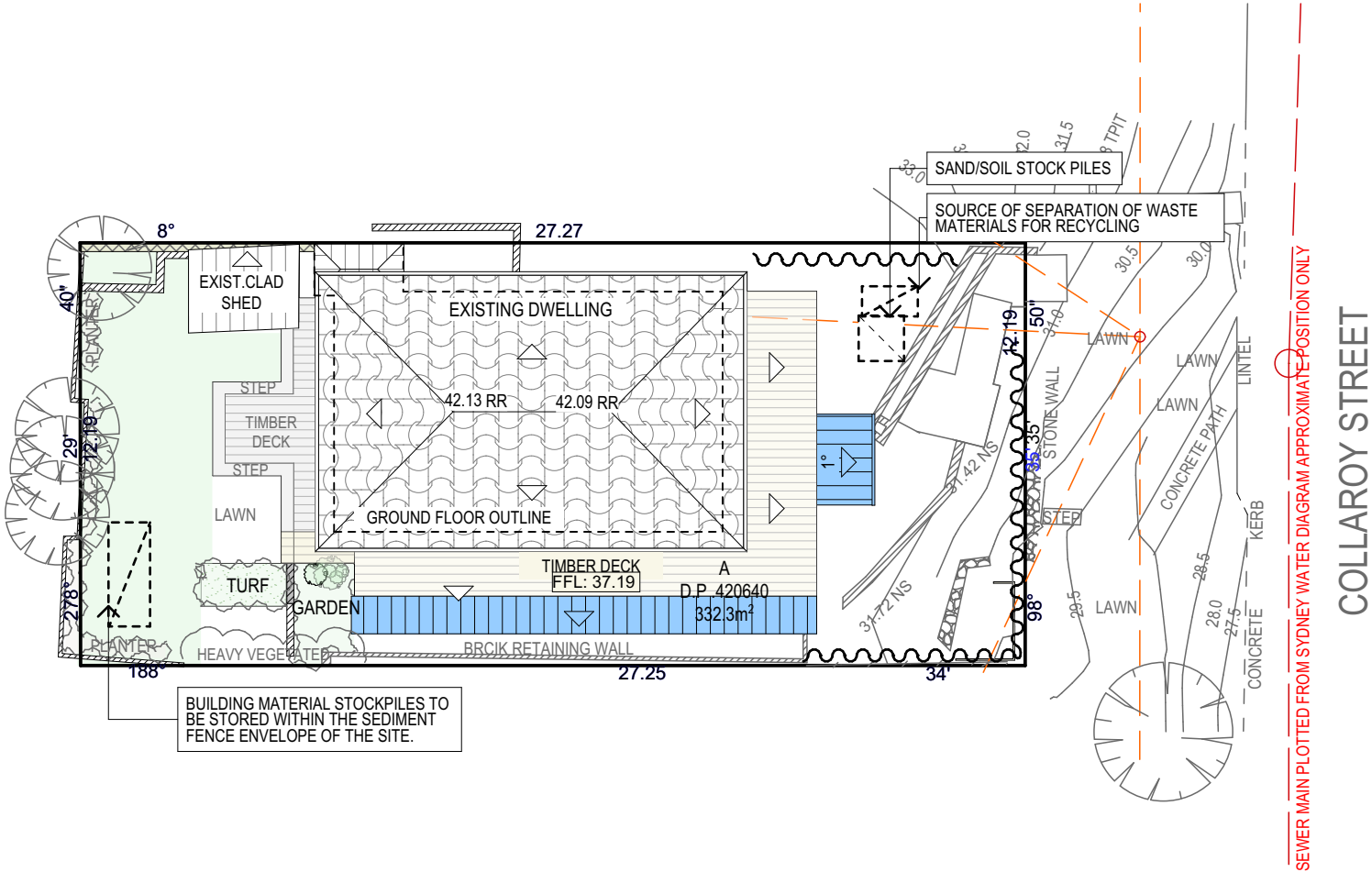
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

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

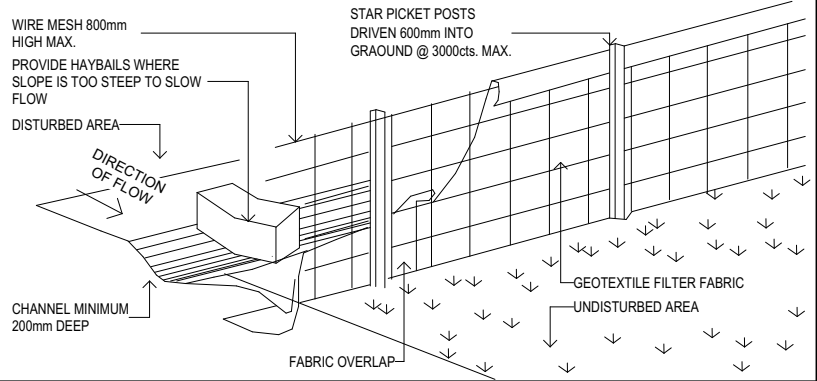
VEHICLE MOVEMENTS

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

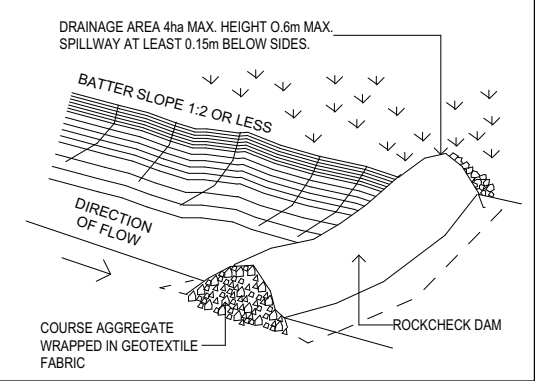


EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

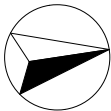
TYPICAL SEDIMENT FENCE - nts



TYPICAL DIVERSION CHANNEL - nts



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DRAWING TITLE:
EROSION & SEDIMENT CONTROL / WASTE
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DATE:
MAY/22

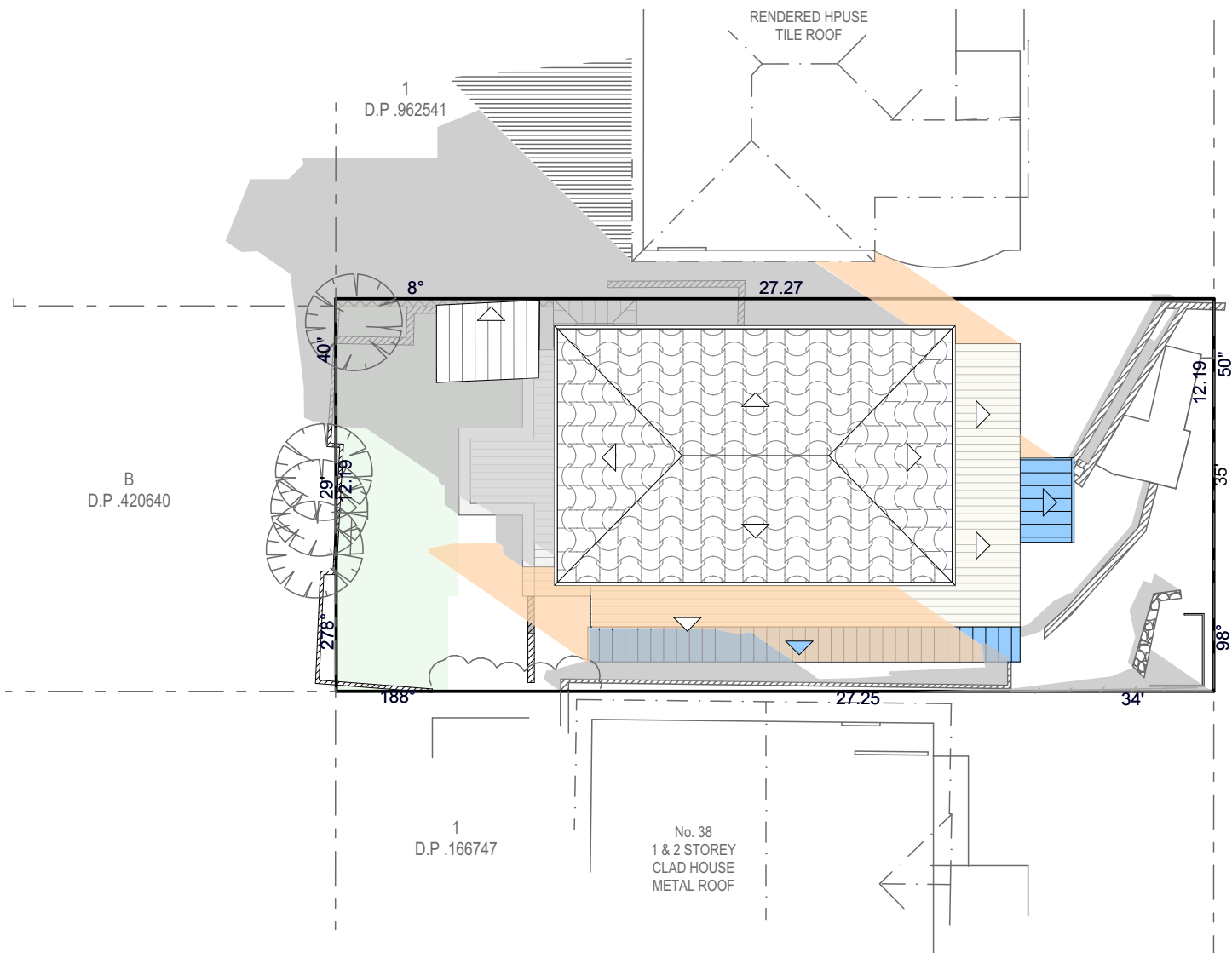
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SHADOW DIAGRAM JUNE 21 9:00 am

21 JUNE SHADOW DIAGRAM LEGEND

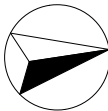
EXISTING SHADOWS



NEW SHADOWS



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CLIENT:
ROLAND HOWELL

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 9:00 am

DATE:
MAY/22

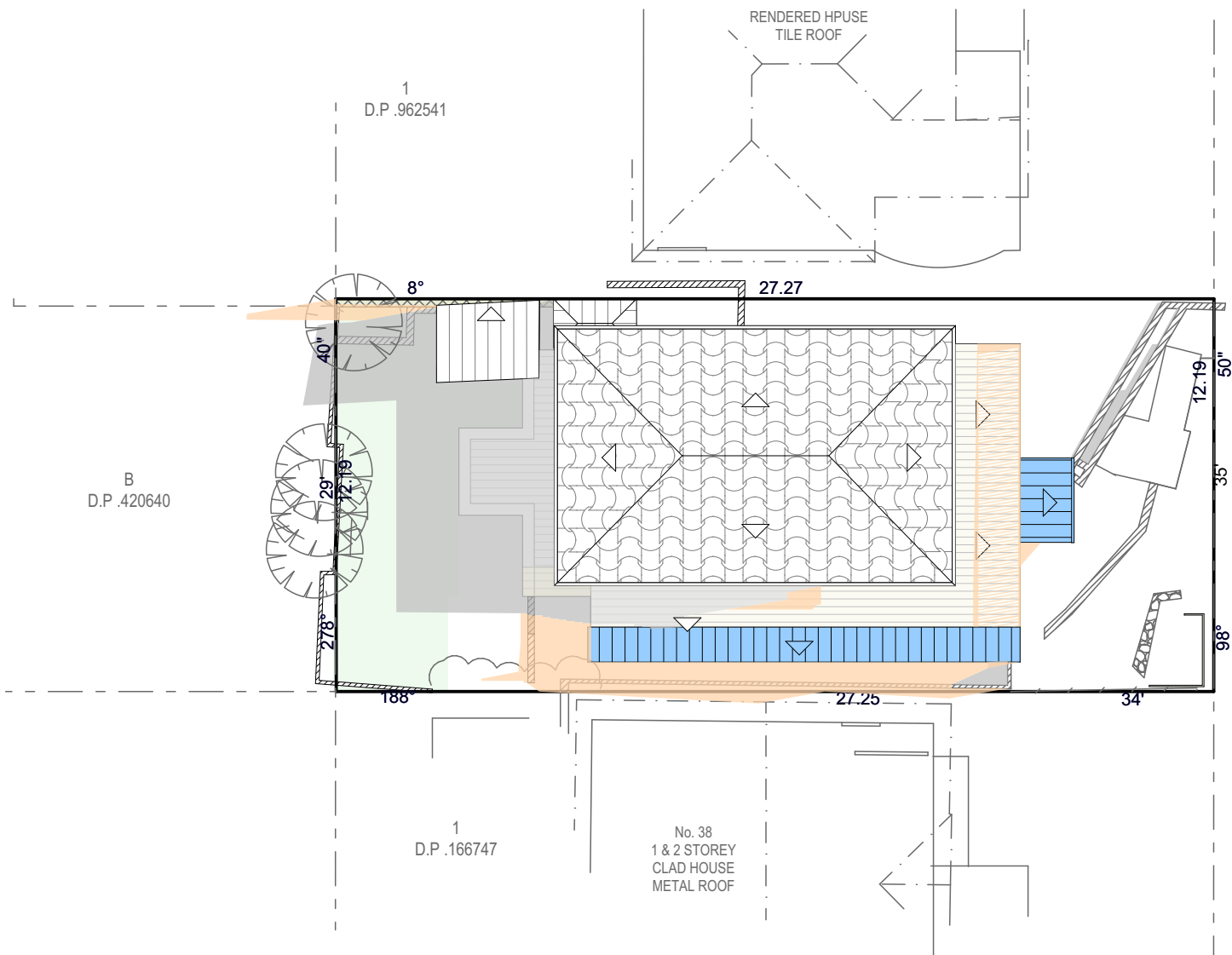
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SHADOW DIAGRAM JUNE 21 12:00pm

21 JUNE SHADOW DIAGRAM LEGEND

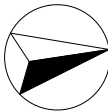
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NEW SHADOWS



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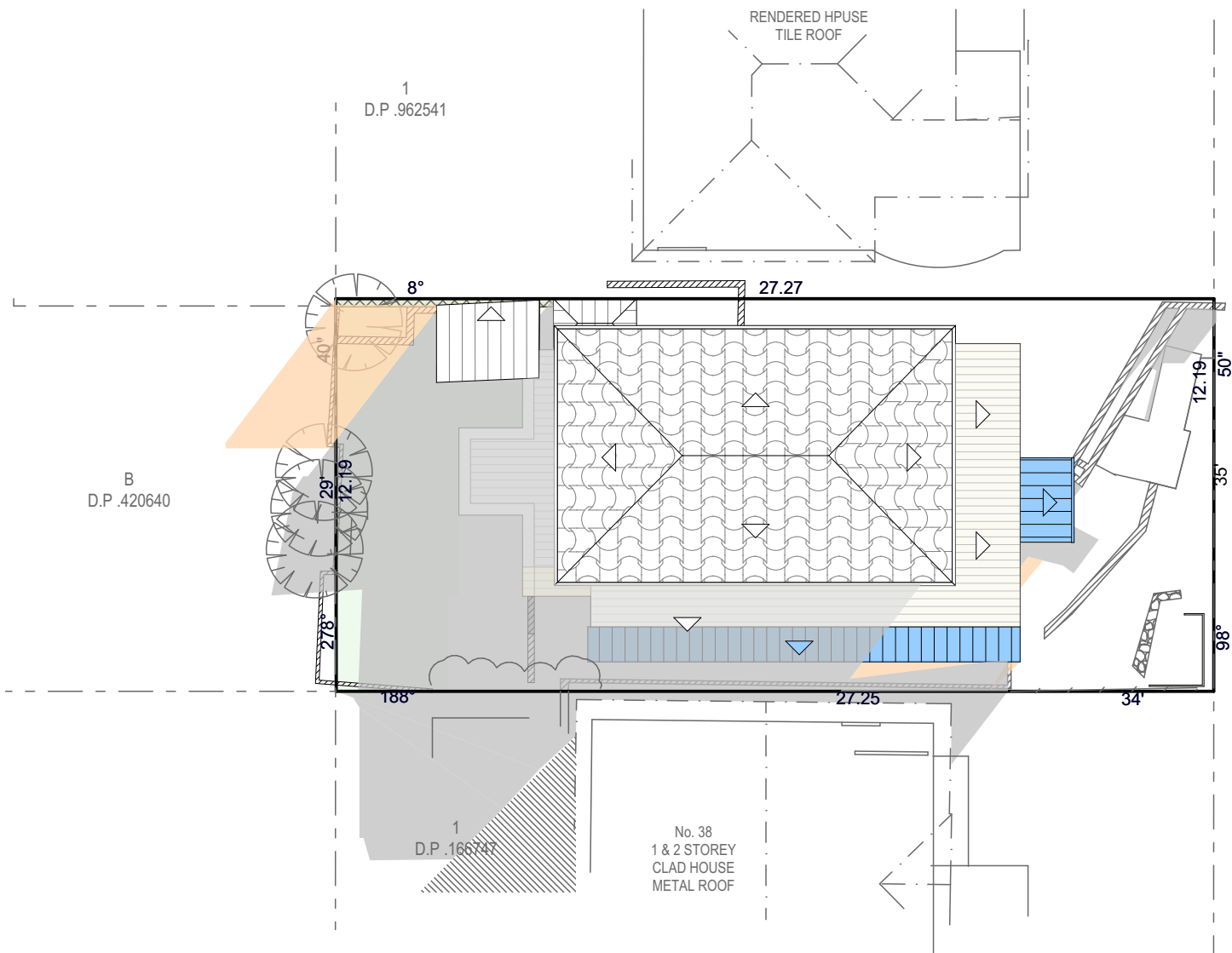
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CHECKED BY:
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DRAWING No:
DA.17



SHADOW DIAGRAM JUNE 21 3:00pm

21 JUNE SHADOW DIAGRAM LEGEND

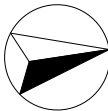
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MAY/22

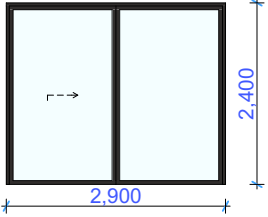
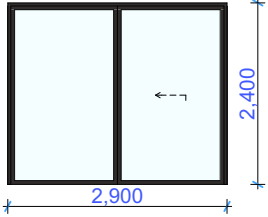
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EV

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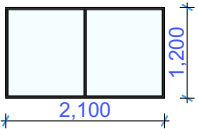
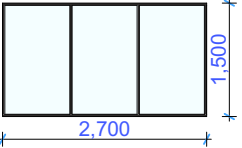
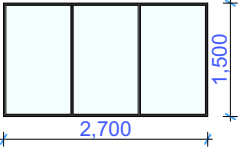
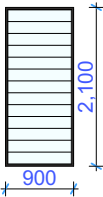
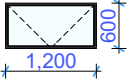
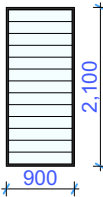
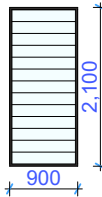
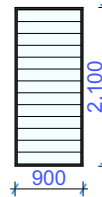
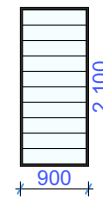
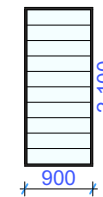
JOB No:
1033/22

CHECKED BY:
JJ

DRAWING No:
DA.18

LABEL ID	D2	D3
ORIENTATION	NORTH	NORTH
ELEVATION		
LOCATION	GROUND FLOOR-DINING	GROUND GLOOR -DINING
TYPE	SLIDING DOOR	SLIDING DOOR
AREA FOR BASIX	6.96	6.96

DOOR SCHEDULE

LABEL ID	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10
ORIENTATION	WEST	NORTH	NORTH	EAST	EAST	EAST	EAST	EAST	EAST	EAST
ELEVATION										
LOCATION	LOWER GROUND FLOOR - EXIST. BEDROOM 1	LOWER GROUND FLOOR - BEDROOM 2	LOWER GROUND FLOOR - BEDROOM 3	LOWER GROUND FLOOR - BEDROOM 3	LOWER GROUND FLOOR - ENSUITE	LOWER GROUND FLOOR - BEDROOM 4	LOWER GROUND FLOOR - BEDROOM 4	LOWER GROUND- ENSUITE	GROUND FLOOR-LIVING	GROUND FLOOR-LIVING
TYPE	FIXED GLASS OR OTHER	FIXED GLASS OR OTHER	FIXED GLASS OR OTHER	LOUVERED WINDOW	AWNING WINDOW	LOUVERED WINDOW	LOUVERED WINDOW	LOUVERED WINDOW	LOUVERED WINDOW	LOUVERED WINDOW
AREA FOR BASIX	2.52	4.05	4.05	1.89	0.72	1.89	1.89	1.89	1.89	1.89

WINDOW SCHEDULE

NOTES

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

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting

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REV:	DATE:	DESCRIPTION:
C	26/09/2022	DA DRAWINGS
D	12/10/2022	SMALL FIXES
E	27/10/2022	AMENDMENTS
F	1/11/2022	LANDSCAPE UPDATED
G	28/11/2022	STORMWATER FIXED, BINS ADDED,BASIX UPDATED
H	13/03/2023	AMENDMENTS TO NOTES
I	28/03/23	DECK REDUCED

PROPOSED ALTERATIONS AND ADDITIONS

40 COLLAROY STREET, COLLAROY 2097

CLIENT:

ROLAND HOWELL

DRAWING TITLE:

OPENINGS SCHEDULE

DATE:

MAY/22

DRAWN BY:

EV

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JOB No:

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DRAWING No:

DA.19