GROUND FLOOR PLAN
FLOOR AREA 106.5 SQM

HILMA STREET

PLATEAU RD

TRUE NORTH

Excluded works — Chris McKenna. 13/feb/25

9
DP 27482
630.0 SQM

24
DP 222814
VACANT LOT

1 & 2 STOREY
BRICK RESIDENCE
TILE ROOF NO. 21

STORAGE PLAN

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/0005

OPEN SPACE CALCULATIONS

SITE AREA	630.0 sqm
GROSS FLOOR AREA	192 sqm
EXIST. IMPERVIOUS AREA	181.7 sqm 0%
PROPOSED IMPERVIOUS AREA	375.3 sqm 60%
EXIST. LANDSCAPED AREA	355.0 sqm 43%
PROPOSED LANDSCAPED AREA	253.7 sqm 40%
EXIST FLOOR SPACE	192.0 sqm 0.31 : 1
PROPOSED FLOOR SPACE	304.3 sqm 0.38 : 1

PROPOSED FIRST FLOOR PLAN
FLOOR AREA 86.3 SQM

OUTLINE OF EXISTING GROUND FLOOR BELOW

BASIC REQUIREMENTS

- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED
- BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION.
- FLAT CEILING, PITCHED ROOF TO HAVE R4.00 OR GREATER, FOIL BACKED BLANKET (150mm).
- IMPROVED ALUMINIUM WINDOWS TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75
- W6 AND W8 TO HAVE PYRO LOW-E GLASS WITH U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.49
- W1,W2,W3,W4, W5 AND W13 TO HAVE GLAZING WITH U-VALUE NO GREATER THAN 5.8 AND SHGC OF 0.30
- THE SWIMMING POOL MUST BE OUTDOORS
- THE SWIMMING POOL MUST NOT HAVE A CAPACITY GREATER THEN 16.2 KILOLITRES
- THE SWIMMING POOL MUST HAVE A POOL COVER
- THE APPLICANT MUST INSTALL A POOL PUMP TIMER FOR THE SWIMMING POOL
- THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM FOR THE SWIMMING POOL THAT IS PART OF THIS DEVELOPMENT: ELECTRIC HEAT PUMP

ADDITIONALLY THAT WORK COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS WILL COMPLY WITH THE REGULATIONS REFERRED TO IN SECTION 81A (5) OF THE ENVIRONMENT PLANNING & ASSESSMENT ACT 1979

EAST ELEVATION

NORTH ELEVATION

SECTION A-A

SECTION B-B

WEST ELEVATION

SOUTH ELEVATION

ARTIST'S IMPRESSION
FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING

VARIATIONS

- STEP DOWN TO ENSUITE & BATHROOM FLOOR
- NONE IN ENSUITE & BATHROOM
- 12mm FOR STAIRS
- REMOVE W11

FRAMING NOTES.

ROOF PITCH	NEW 12° GABLE 18° EXISTING 27° & 22° TO BE CHECKED
FRAME HEIGHT	2400mm
ROOFING	METAL
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2110mm TO LINE UP
DOOR AND WINDOW NOG	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	860mm WIDE UNLESS OTHERWISE NOTED

LEGEND & GENERAL NOTES

(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
100SP	100 x 100 STEEL POST
S.L	SKY LIGHT
SHR	SHOWER ENCLOSURE
V.	VANITY UNIT
W/C	TOILET SUITE (WATER CLOSET)
B/C	BUILT IN CUPBOARD
ST.	STORE
C.O.S	TO BE CHECKED ON SITE
OPT. B	OPTION
OBHR	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER

ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.

SUBCONTRACTORS TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLYING WITH U.C. CODE

SUBCONTRACTORS TO CONFIRM GA LEVEL IS IN COMPLIANCE WITH PROJECT MANAGER BEFORE FINALISING FLOOR STRUCTURE

NO.	REVISION	DATE	BY
E	For Council Amendments V2	23/05/22	JH
D	For Council Amendments	13/05/22	TH
C	For Council	16/05/22	TH
B	For Council	21/04/22	TH
A	For review	14/04/22	TH

JOB REVIEW 2 — EMAIL DATE
JOB REVIEW 1 — EMAIL DATE

PROJECT TITLE
Proposed Additions at:
23 PLATEAU RD (CNR OF HILMA)
COLLAROY PLATEAU NSW 2097

SCALE: 1:100 | DATE: 23/05/2022
DRAWN BY: TH | CHECKED BY: CM

TITLE: PLANS ELEVATIONS AND SECTIONS
DRAWING NO. 1451 DA 1 | ISSUE E

ADD-STYLE HOME ADDITIONS
Mortgage Specialists