

Cover Page 1142 Pittwater Road Collaroy NSW 2097 - Proposed Alterations & Additions



DATA

Site Area 551.1 m²

Landscaped Area		Area
Existing Landscape	35.94%	198.09 m²
Minimum Required	40%	220.44 m²
Proposed Landscape	39.56%	218.02 m²



LEGEND

- 240L Mobile Recycling Bin

120L Mobile Waste Bin

240L Mobile Green Waste Bin

Area Included in Floor Space

Deep Landscape Area

Landscape Area excluded from area calculations

carpet

timber flooring

tile flooring

gravel
- sk

skylight
- rwt

rain water tank
- sa

Smoke alarms and evacuation lighting are to comply with BCA 2022 H3D6.
- em

elec. meter
- hw

hot water system
- dp

downpipe
- sp

structural post
- rwo

rainwater outlet
- TOW

top of wall
- TOP

top of parapet
- 15.45

existing RL's
- existing structure to be demolished
- WA.01

glazed window and door number for BASIX
- existing tree to be retained
- existing tree to be removed

NOTES

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Issue	Description	ISSUE BY	Issue Date
A	Complying Development Certificate	AT/YT/TY	31/7/2024

ADDRESS
1142 Pittwater Road Collaroy NSW 2097

PROJECT
Proposed Alterations & Additions

FOR
ANAG NSW

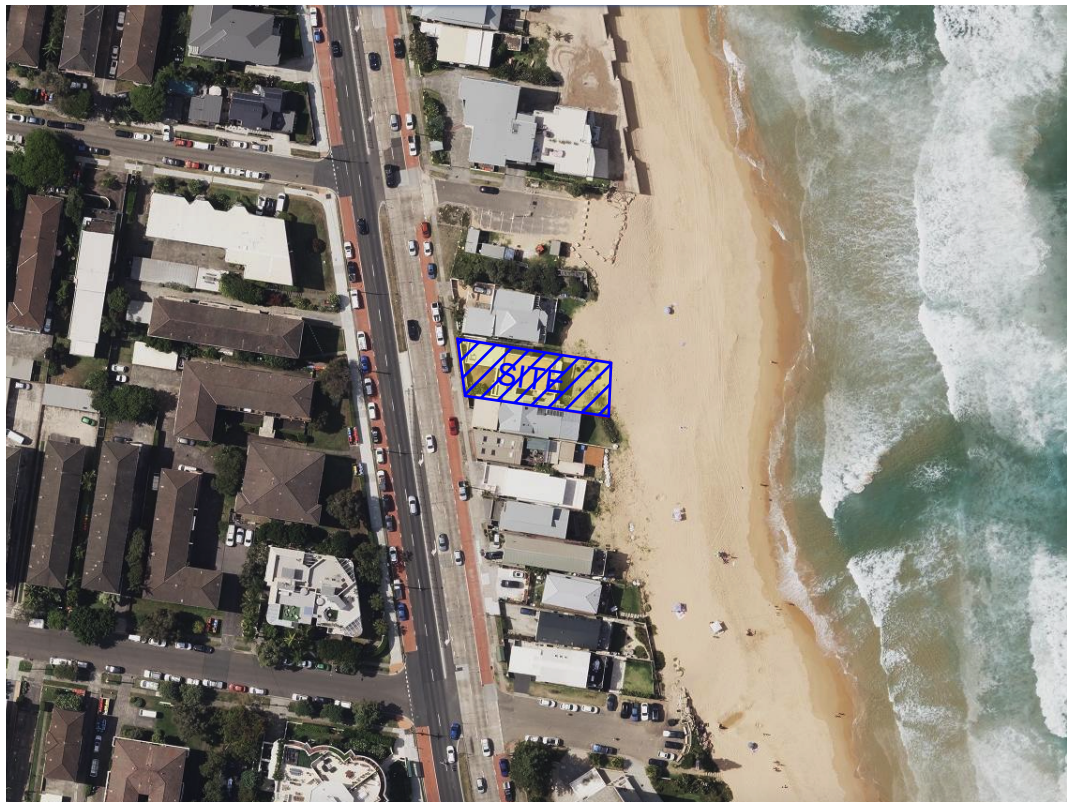
JOB No
24007

YAN HONDA ARCHITECTS

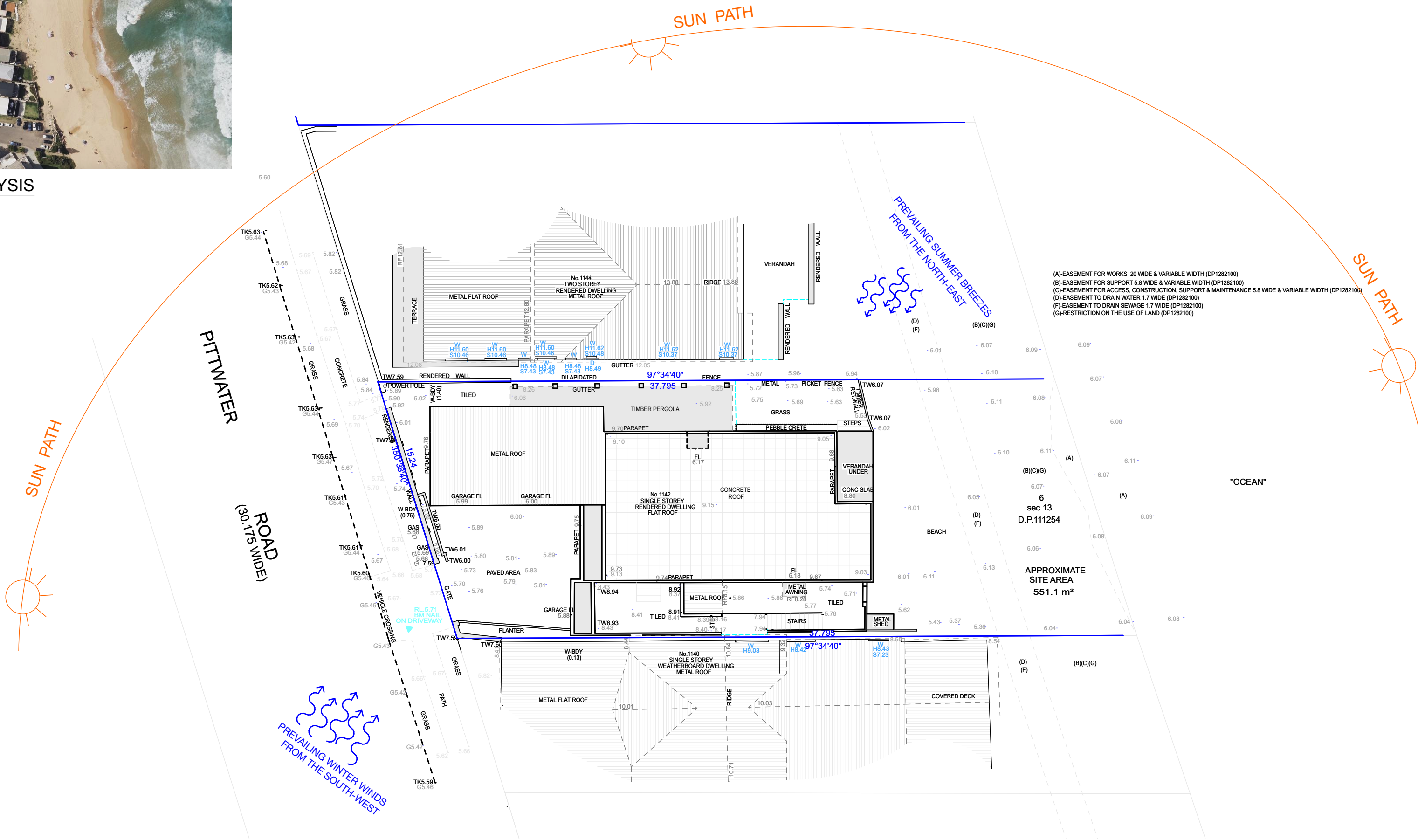
REGISTERED ARCHITECT
GUS HONDA 9435
DRAWING TITLE
Cover Page

SCALE
1:6.67
@ A2

DRAWING NUMBER
DA00
ISSUE
A



SURVEY PLAN/SITE ANALYSIS

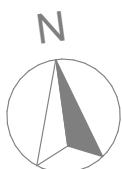


SURVEY PLAN/SITE ANALYSIS

1:200

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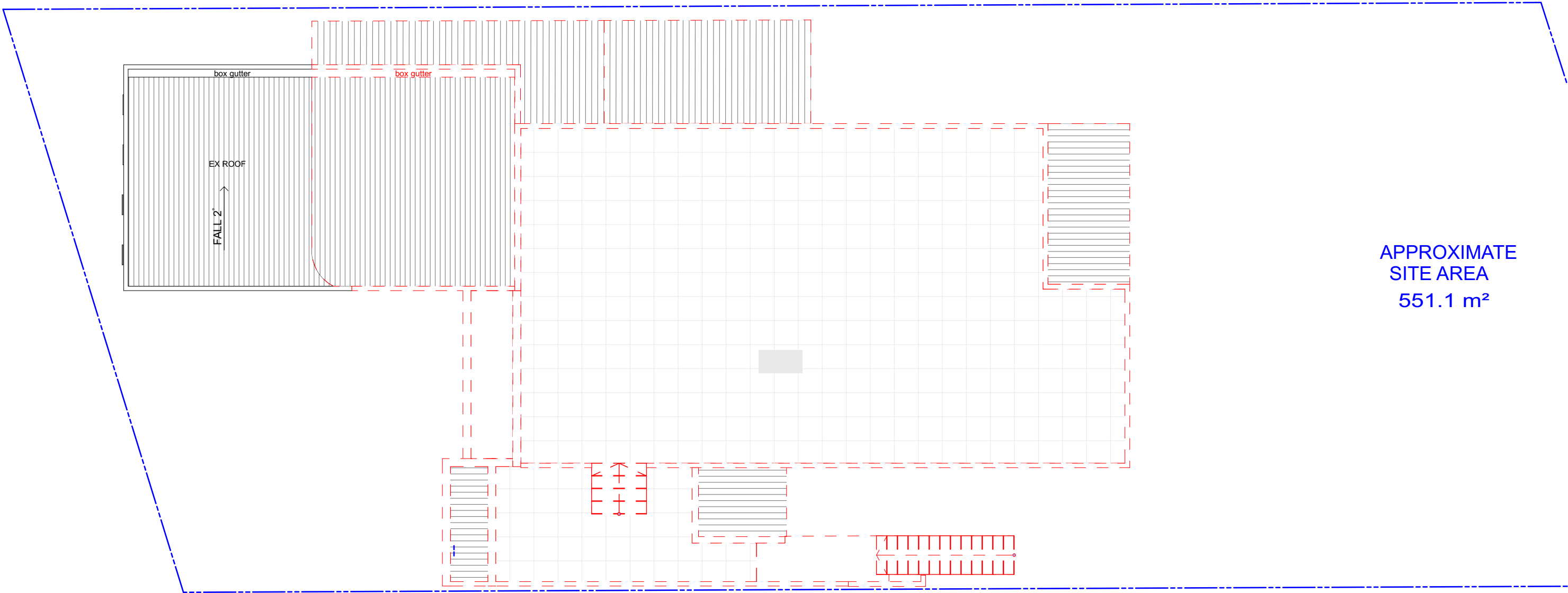
YAN HONDA ARCHITECTS

REGISTERED ARCHITECT
GUS HONDA 9435
DRAWING TITLE
Site Analysis

SCALE
1:200
@ A2

DRAWING NUMBER
DA01
ISSUE
A





Demolition Plan - First Floor Plan
1:100

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YAN HONDA ARCHITECTS

REGISTERED ARCHITECT
GUS HONDA 9435
DRAWING TITLE
Demolition Plan - Frist Floor Plan

SCALE
1:100
@ A3

DRAWING NUMBER
DA03
ISSUE
A

(A)-EASEMENT FOR WORKS 20 WIDE & VARIABLE WIDTH (

(B)-EASEMENT FOR SUPPORT 5.8 WIDE & VARIABLE WIDTH (

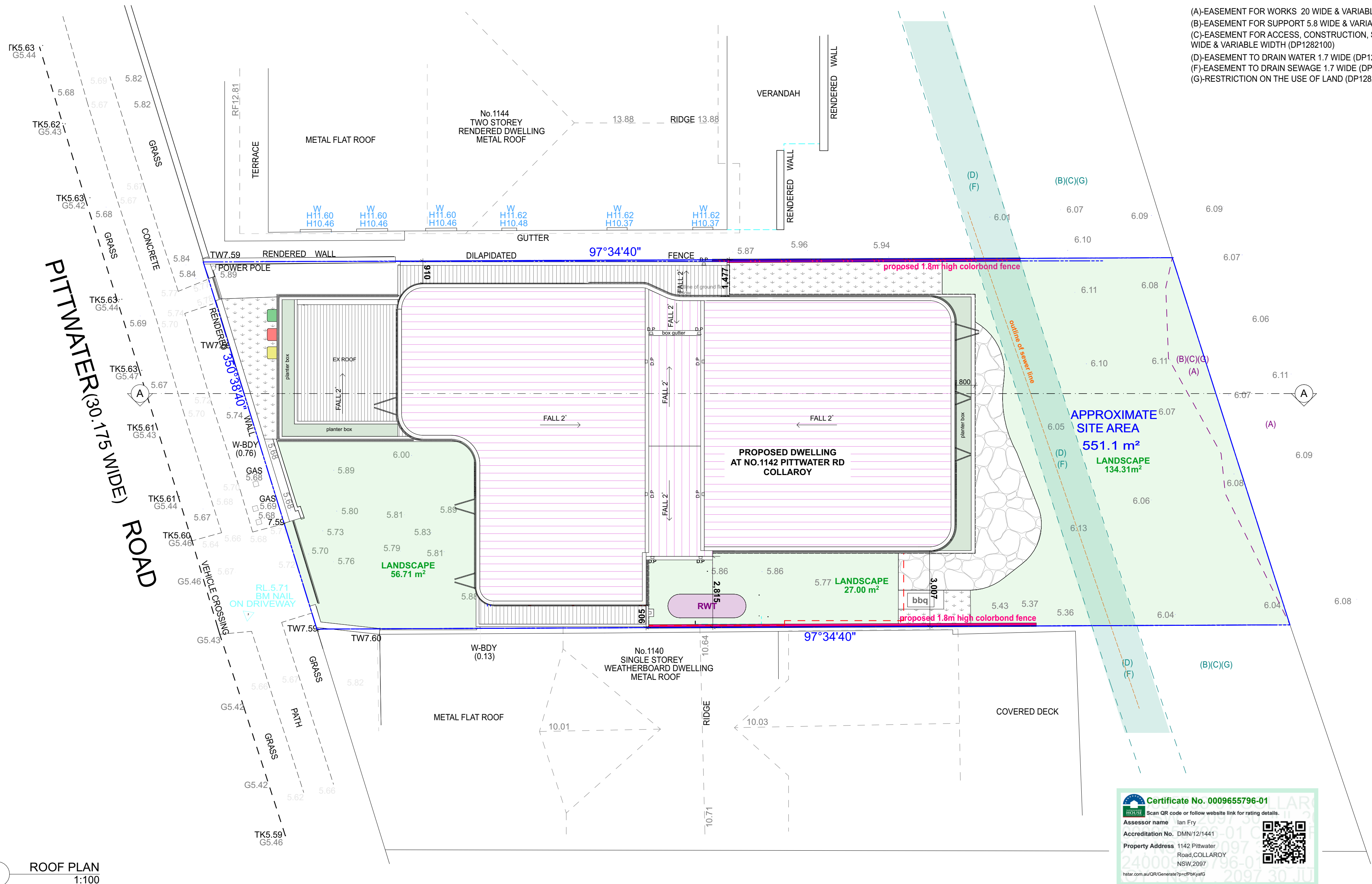
(C)-EASEMENT FOR ACCESS, CONSTRUCTION, SUPPORT ,

WIDE & VARIABLE WIDTH (DP1282100)

(D)-EASEMENT TO DRAIN WATER 1.7 WIDE (DP1282100)

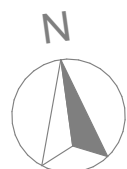
(F)-EASEMENT TO DRAIN SEWAGE 1.7 WIDE (DP1282100)

(G)-RESTRICTION ON THE USE OF LAND (DP1282100)



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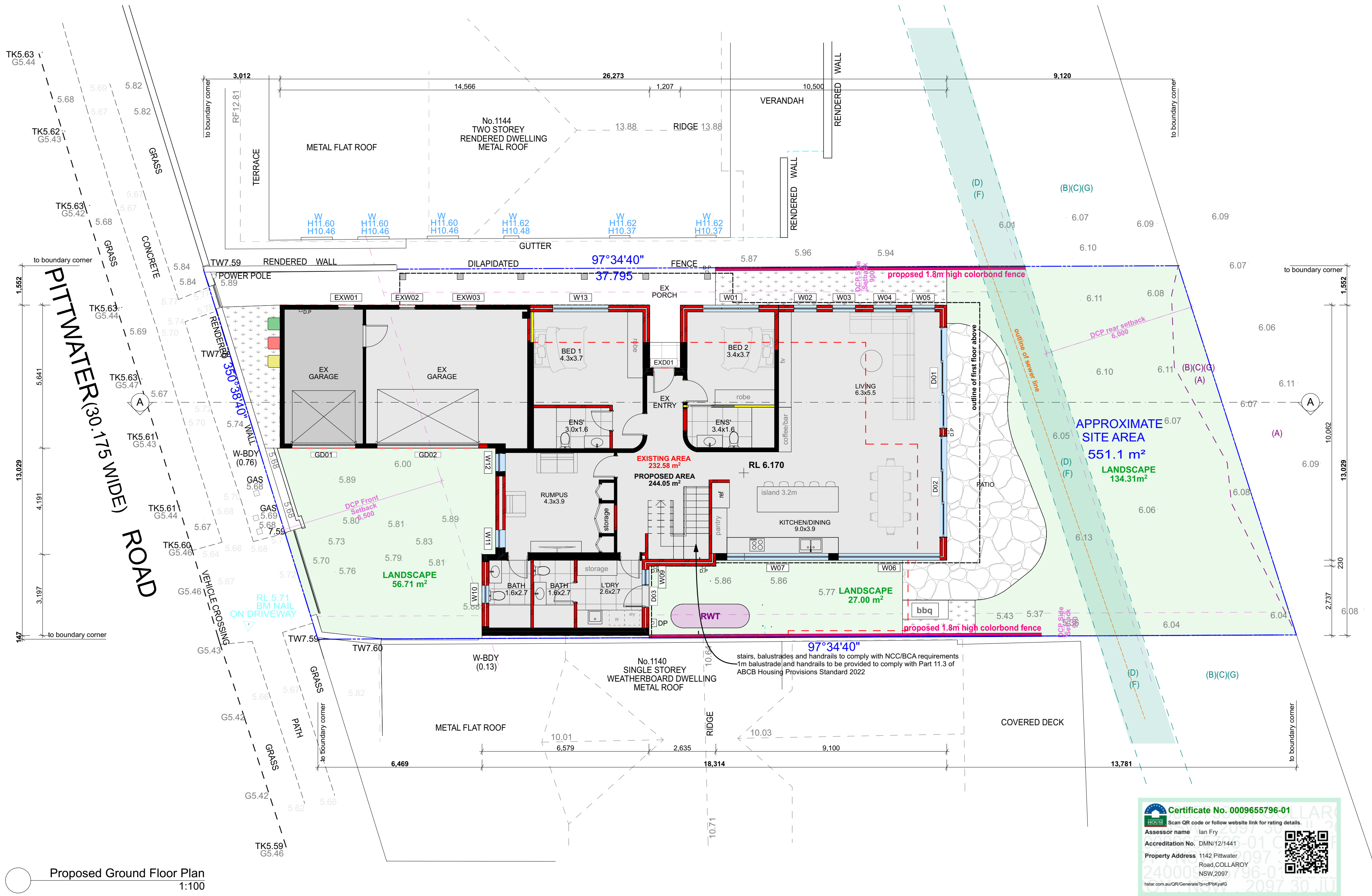
YAN HONDA ARCHITECTS

REGISTERED ARCHITECT
GUS HONDA 9435
DRAWING TITLE
Site/ Roof Plan

SCALE 1:100 @ A2

DRAWING NUMBER DA04

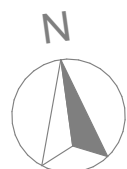
ISSUE A



Proposed Ground Floor Plan
1:100

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ANAG NSW

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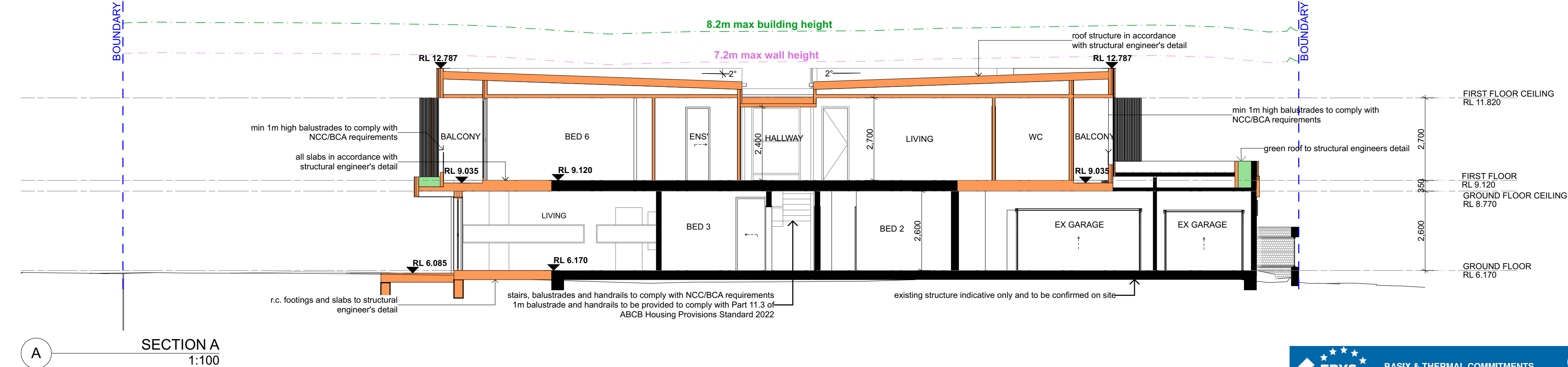
REGISTERED ARCHITECT
GUS HONDA 9435
DRAWING TITLE
Proposed Ground Floor Plan

SCALE
1:100
@ A2

DRAWING NUMBER
DA05
ISSUE
A



DRAWING NUMBER
DA07
ISSUE
A



BASIX

Water Commitments
Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.
Alternative water
Rainwater tank
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 213.26 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to: the cold water tap that supplies each clothes washer in the development
at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)
Thermal Performance and Materials commitments
Simulation Method
Assessor details and thermal loads
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.

Thermal Performance and Materials commitments		
Construction		
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.		
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.		
Construction	Area - m²	Insulation
floor - concrete slab on ground, conventional slab.	171.3	none
floor - suspended floor above open subfloor, concrete - suspended, frame: no frame.	8.3	fibreglass batts or roll
floor - above habitable rooms or mezzanine, concrete - suspended, frame: no frame..	155.9	fibreglass batts or roll
floor - suspended floor above garage, concrete - suspended, frame: no frame.	21.3	fibreglass batts or roll
garage floor - concrete slab on ground.	53.14	none
external wall: cavity brick; frame: no frame.	105.9	foil-foam composite board+ foil/sarking
external wall: brick veneer; frame: timber - untreated softwood.	124.1	fibreglass batts or roll
external garage wall: cavity brick; frame: no frame.	0.5	none
internal wall: single skin masonry; frame: no frame.	89.5	none
internal wall: plasterboard; frame: timber - untreated softwood.	194.3	none
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - untreated softwood.	286.58	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Thermal Performance and Materials commitments	
Glazing	
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	
Frames	Maximum area - m2
aluminium	98.9
timber	0
uPVC	0
steel	0
composite	0
Glazing	Maximum area - m2
single	21.8
double	77.1
triple	0

Energy Commitments
Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.
Cooling system
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5
Heating system
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5
Ventilation
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a
Artificial lighting
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Natural lighting
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

Energy Commitments
The applicant must install a window and/or skylight in 5 bathroom(s)/toilet(s) in the development for natural lighting.
Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
The applicant must install a fixed outdoor clothes drying line as part of the development.



FRYS ENERGY WISE BASIX & THERMAL COMMITMENTS										
Date 31/07/24		Job Number 24007		Amendment 2		REQUIRED CHANGES HIGHLIGHTED				
Unit/Number 1142	Lot 6	DP 111254	Street Pittwater Road	Suburb Collaroy	Post Code 2097	State NSW				
Floors										
Material		Added Insulation		To Cantilever/Suspended			Floor Coverings			
Ground	Slab on Ground	R2.0 Insulation		Throughout			Not Yet Selected			
1st Floor	Suspended concrete			R2.0 Insulation						
Walls										
Colour		External Material		Insulation		Internal Material		Internal Insulated		
Ground	Default	Cavity Brick		R0.9 Foil Board		Single Brick				
1st Floor	Default	Brick Veneer Timber frame		R2.5, Non Reflective Wrap		Plaster Timber 90mm		Upper WC	R2.5	
								Garage	R2.5	
Ceilings										
Material		Insulation to Roof Above		Roof		Insulation		Material Colour Ventilated		
Ground	Plaster Timber Frame	R6.0		Ground		Anticon 50mm (R1.3)		Metal	Default No	
1st Floor	Plaster Timber Frame	R6.0		1st Floor		Anticon 50mm (R1.3)		Metal	Default No	
Glazing										
Please Refer to the NatHERS (or BASIX) Certificate for all external glazing. To comply you must use glazing with the same opening and frame type, the U value must be the same or lower and have an SHGC value within the range given. THE BELOW GLAZING NOMINATIONS ARE AN INDICATION ONLY PLEASE REFERENCE THE CERTIFICATE(S).										
Supplier		Glazing Type Required		Location(s) of Glazing Required						
AWS	Standard Single Clear		All Wet Areas & Louvre windows							
	Low-e Double Glaze		Throughout excluding wet areas & Louvre windows							
Notes										
Ceiling Fans										
Location								Fan Size		
Upper Living								1200mm		
Water										
Landscape Area		Low Water Area		Rain Water Tank, connected to.		Roof Area to Tank		Recycled Water, connected to.		
202.66 m2		m2		2,000L Garden, Laundry		80% of Roof		No		
Showerheads		Toilets		Kitchen Taps		Bathroom Taps		Swimming Pool		
4 Star > 6 but less < or = 7.5 litres per minute		4 Star		4 Star		4 Star		No		
Energy										
Hot Water		Rating		Air Conditioning				Other		
Gas Instantaneous		6 Star		Cooling 3.0 - 3.5 EER - Heating 3.0 - 3.5 EER				3 Phase Air Conditioning Zoned		
Solar Photovoltaic System		Orientation 1		Orientation 2		Cooking		Outdoor Cloths Line		
No						Gas Cooktop/ Electric Oven				
Ventilation										
Laundry				Bathroom			Kitchen			
Natural Ventilation- external window				Ducted			Ducted			
Notes										
The project has been assessed under the simulation method of the BASIX Protocol. Downlights fitted after the assessment must be IC Rated and non-ventilated. All new residential buildings must be constructed in accordance with Building BCA Part 3, 12, 1, Built Sealing BCA Part 3, 12, 3. Insulation must be installed in accordance with AS3995.										
Frys Building Consultancy Pty Ltd Trading as Frys Energywise are Accredited Thermal Energy Assessors ABSA 20856, BDAV 12/1441, COLA 2011291										

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PROJECT

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FOR

ANAG NSW

JOB No

24007

YAN HONDA ARCHITECTS

REGISTERED ARCHITECT

GUS HONDA 9435

DRAWING TITLE

Sections

SCALE

1:100

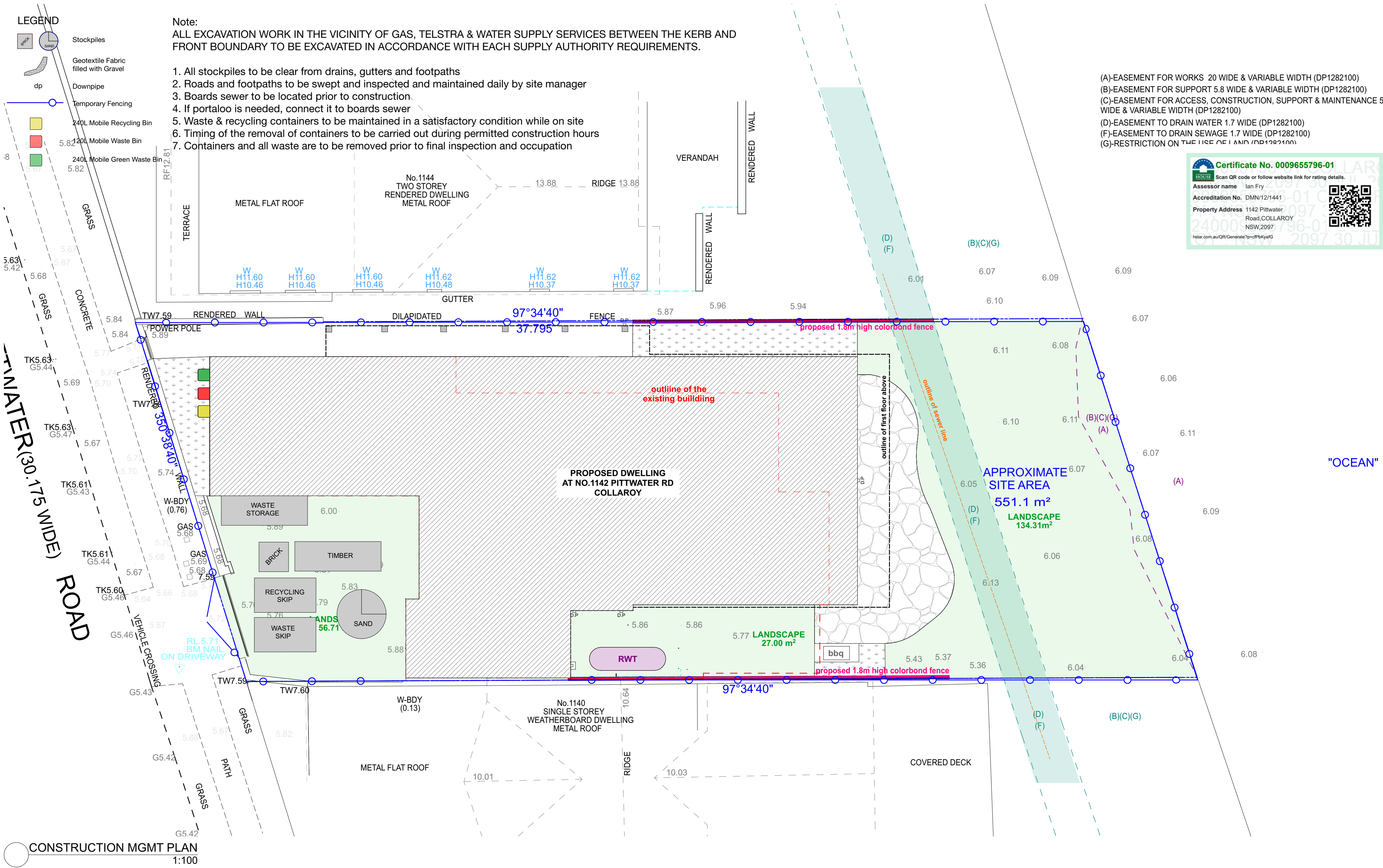
@ A2

DRAWING NUMBER

DA08

ISSUE

A



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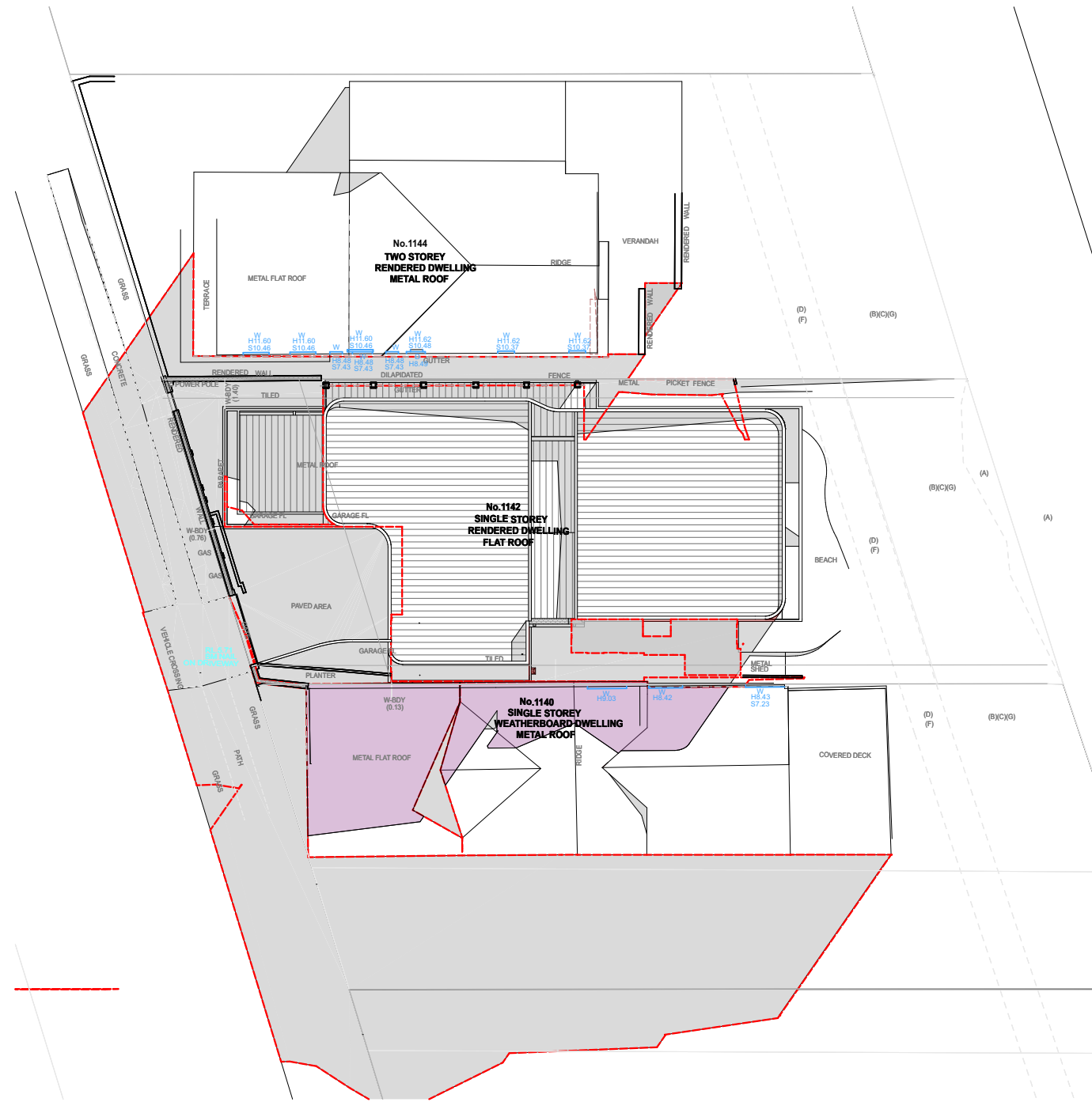
REGISTERED ARCHITECT
GUS HONDA 9435
DRAWING TITLE
Construction Mgmt Plan

SCALE
1:100
@ A2

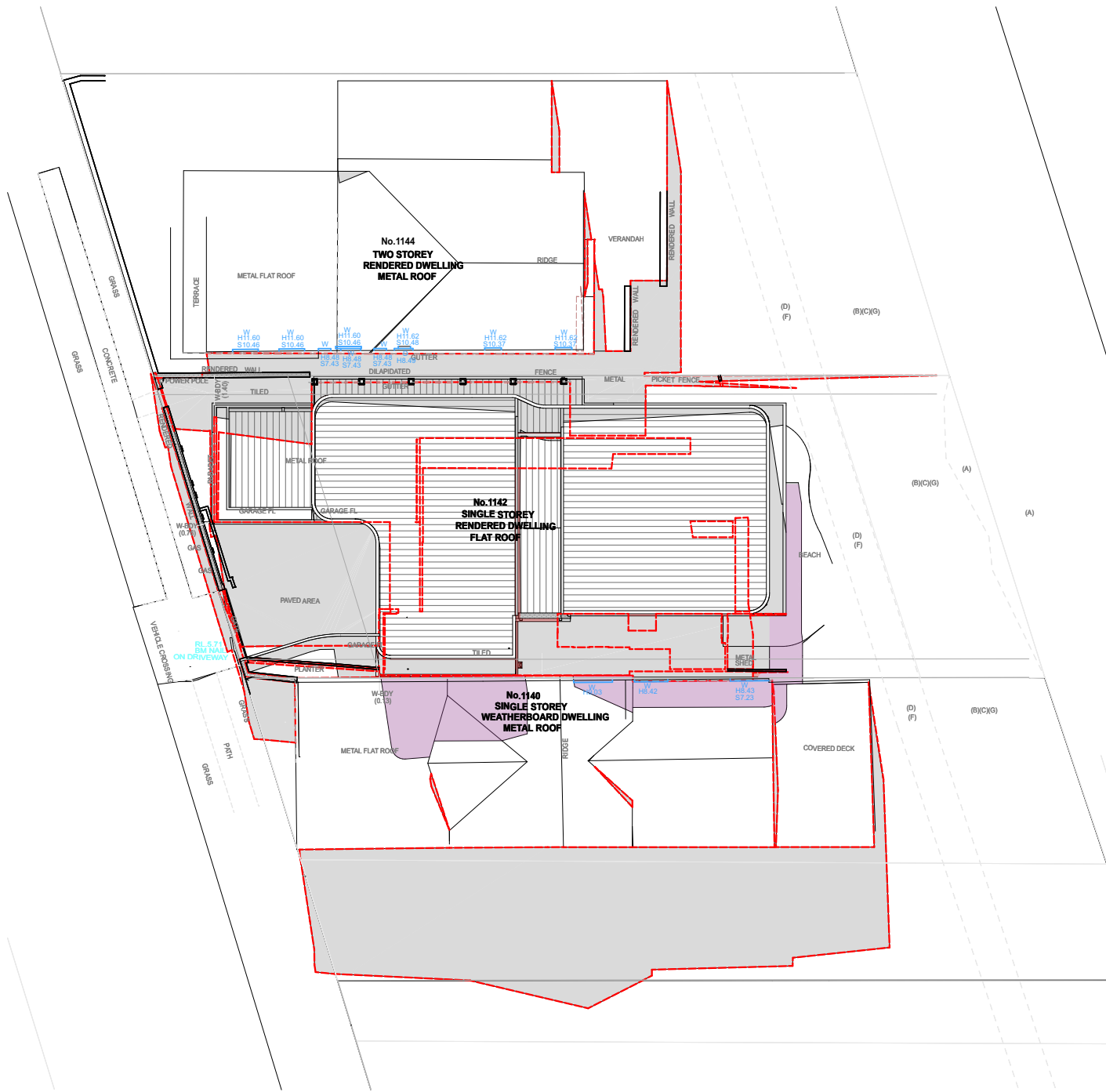
DRAWING NUMBER
DA09
ISSUE
A

LEGEND

- extent of existing overshadowing
- additional overshadowing



Shadow Diagram - June 21st - 9am Proposed Overshadowing



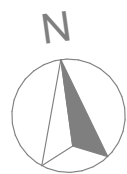
Shadow Diagram - June 21st - 12pm Proposed Overshadowing



Shadow Diagram - June 21st - 3pm Proposed Overshadowing

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YAN HONDA ARCHITECTS		
REGISTERED ARCHITECT GUS HONDA 9435	SCALE @ A2	NUMBER DA10
DRAWING TITLE Shadow Diagrams		ISSUE A

External Door & Window Schedule									
ID	D01	D02	D03	D04	D05	D06	D07	D08	D09
Front View									
Width	4,000	4,000	900	860	2,700	2,700	2,700	860	1,900
Height	2,400	2,400	2,100	2,700	2,700	2,700	2,700	2,700	2,700
Sill Height	0	0	0	0	0	0	0	0	0

External Door & Window Schedule												
ID	EXD01	EXW01	EXW02	EXW03	GD01	GD02	W01	W02	W03	W04	W05	W06
Front View												
Width	872	643	643	643	2,500	4,000	2,200	900	900	900	900	4,000
Height	2,070	1,416	1,416	1,416	2,100	2,148	1,200	2,400	2,400	2,400	2,400	600
Sill Height	0	390	390	390	0	0	900	0	0	0	0	900

External Door & Window Schedule																
ID	W07	W8/W20	W09	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W21	W22	
Front View																
Width	4,000	1,600	600	700	700	700	2,200	700	700	2,200	1,600	600	600	1,620	700	
Height	600	3,300	2,100	900	2,100	2,100	1,200	1,500	1,500	1,300	2,400	1,000	1,600	1,500	1,500	
Sill Height	900	250	0	1,200	0	0	900	1,200	1,200	1,100	0	1,600	1,100	900	1,200	

NOTES:

- Windows and doors are indicativeonly. Details to be provided by builders/manufacturers. Dimensions are wall opening indicationonly.
- Lift-off hinges to all bathrooms and WC where the clearance between the WC and door opening is less than 1200mm in distance in accordance with BCA/NCC Clause H4P3 and ABCB Housing Provisions Standards Part 10.4.2 - Protectionof openable windows to comply with NCC Clause H5P2 and ABCB Part 11.3,11.3.7 and 11.3.8

LEGEND

FG fixed glass
TG translucent glass
LV louvre glass

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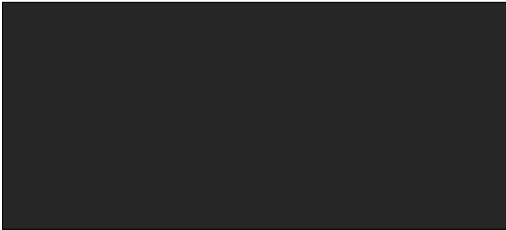
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YAN HONDA ARCHITECTS			
REGISTERED ARCHITECT GUS HONDA 9435	SCALE @ A2	DRAWING NUMBER DA11	
DRAWING TITLE External Window & Door Schedule 01		ISSUE A	

1142 Pittwater Road Collaroy NSW 2097 - Proposed Alterations & Additions



Powdercoated aluminium framed windows and doors
Colour: Colorbond Powdercoat/ Dulux 'Monument'



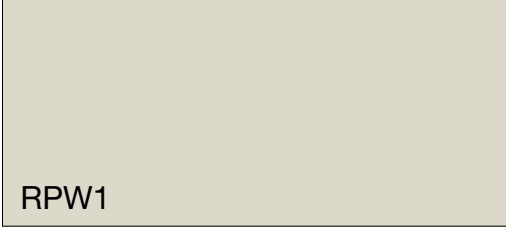
Colorbond kliplok roof sheeting
Colour: Colorbond 'surfmist'



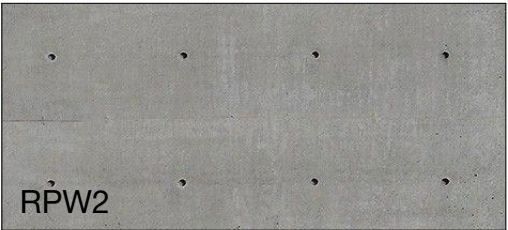
Facebrick wall
Colour: TBC



Knotwood wall cladding
Knotwood front gates
Knotwood garage door
Colour: Knotwood "Grey Ash" or Merbau Wathered



Render and Painted wall
Colour: Dulux "TBC" to match colour of cladding



Render and Painted wall
Colour: Rockcote "TBC"

NOTE - Colorbond gutters and downpipes and flashings colour to match timber cladding colour

NOTE: All colours and finishes can be replaced by similar colours.

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				ANAG NSW

JOB No
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YAN HONDA ARCHITECTS

REGISTERED ARCHITECT	SCALE	DRAWING NUMBER
GUS HONDA 9435		DA12
DRAWING TITLE	@ A3	ISSUE
Finishes Schedule		A