

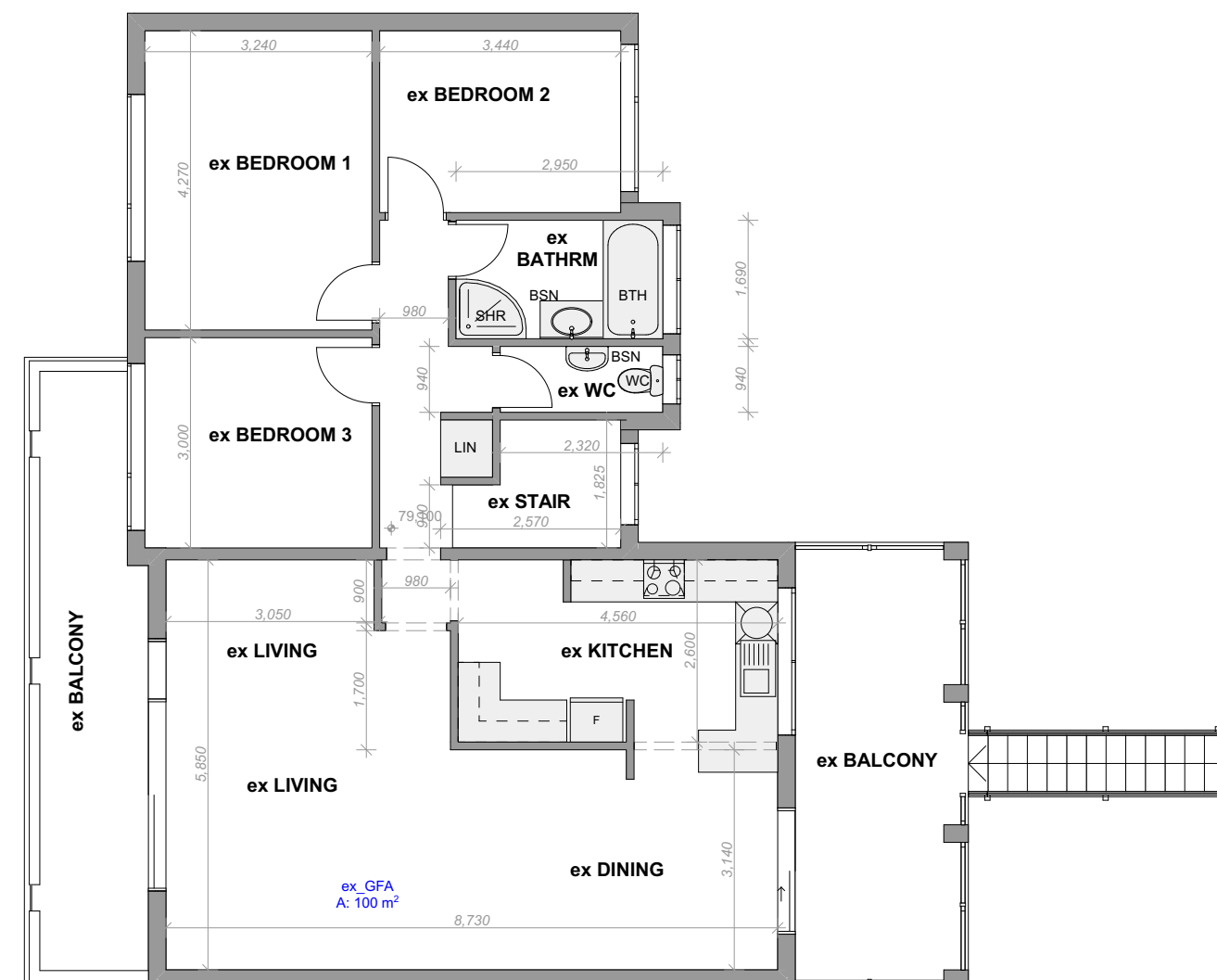
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| Sheet No | Issu |
| DA-100   | C    |





1. EXISTING FIRST FLOOR PLAN 1:100

COLLARROY PRIMARY SCHOOL



|     |       |
|-----|-------|
| WT1 | 83.67 |
| WS1 | 82.06 |

|     |       |
|-----|-------|
| WS1 | 82.06 |
| WT1 | 83.67 |

No. 26

**DEVELOPMENT APPLICATION**  
**NOT FOR CONSTRUCTION**

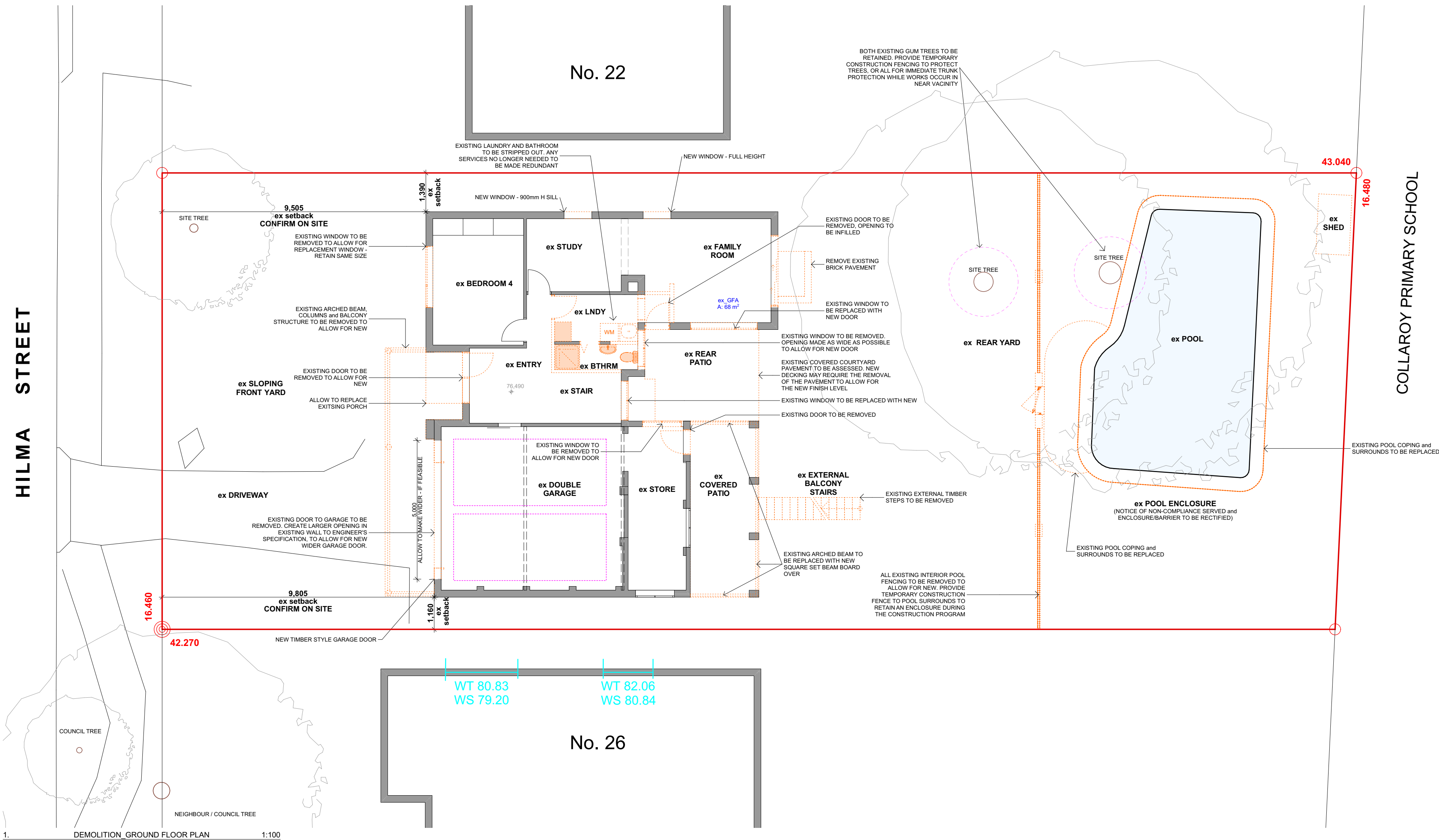


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| CLIENT |  |
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| DATE | 2023 | TITLE | Sheet No | Issue |
|------|------|-------|----------|-------|
|------|------|-------|----------|-------|

|       |                  |                           |          |       |
|-------|------------------|---------------------------|----------|-------|
| DATE  | 2023             | TITLE                     | Sheet No | Issue |
| SCALE | AS NOTED<br>@ A3 | EXISTING FIRST FLOOR PLAN | DA-102   | C     |
| DRAWN | R.P              |                           |          |       |



1. DEMOLITION GROUND FLOOR PLAN 1:100

**SAFE REMOVAL OF ASBESTOS - IF ANY IS UNCOVERED or FOUND ON SITE**

IT IS RECOMMENDED THAT AN AUTHORISED LICENSED ASBESTOS REMOVALIST IS EMPLOYED TO DISMANTLE AND DISPOSE OF THE EXISTING GARAGE OUTBUILDING

SafeWork NSW

Code of practice

How to safely remove asbestos

**SAFE REMOVAL OF ASBESTOS PLAN**

USING PPE

- DECONTAMINATION OF SITE
- DISPOSAL OF ASBESTOS

REFER TO THE SAFE WORK CODE OF PRACTICE ASBESTOS IN NSW INFORMATION WEBSITE AND COUNCIL'S REMOVAL GUIDELINES

**DILAPIDATION REPORT:**

WHERE ANY WORK IS REQUIRED AGAINST OR IN THE VICINITY OF EXISTING FOOTINGS / LOAD BEARING WALLS, HAVE A QUALIFIED STRUCTURAL ENGINEER CONDUCTED A SITE INVESTIGATION AND PREPARE RECOMMENDATIONS

**DEMOLITION NOTE:**

ALL DEMOLITION WORKS TO BE DONE IN ACCORDANCE WITH AS2601 and CONSENT AUTHORITY CONDITIONS.

| ISSUE | BY | DESCRIPTION                                            | DATE       | ISSUE | BY | DESCRIPTION | DATE |
|-------|----|--------------------------------------------------------|------------|-------|----|-------------|------|
| 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 |       |    |             |      |

**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.

**DEVELOPMENT APPLICATION**

NOT FOR CONSTRUCTION

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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.

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**DIAL 1100**

BEFORE YOU DIG

NORTH

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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, 2097

CLIENT

**ANNIE and FRED DOYLE**

Designer

**HARGROVES DESIGN CONSULTANTS**

M: 0410 669 148

E: jacqui@hargroves.com.au

DATE

2023

SCALE

AS NOTED

DRAWN

R.P.

TITLE

**DEMOLITION GROUND FLOOR PLAN**

Sheet No

**DA-103**

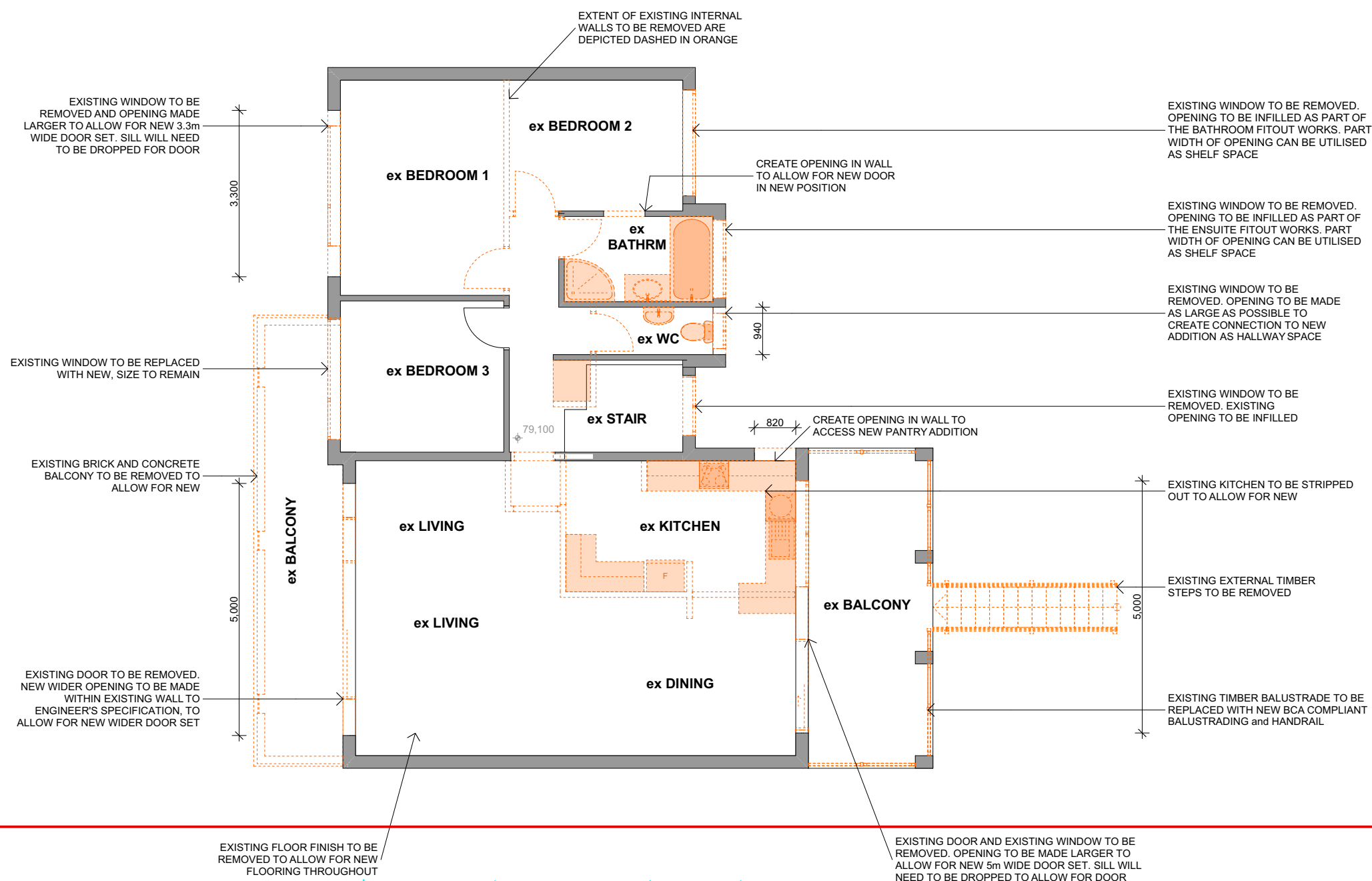
Issue

**C**



1. DEMOLITION FIRST FLOOR PLAN 1:100

COLLARROY PRIMARY SCHOOL



|           |           |
|-----------|-----------|
| WT1 83.67 | WS1 82.06 |
| WS1 82.06 | WT1 83.67 |

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|                                                                                                    |                                                        |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------|
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**SAFE REMOVAL OF ASBESTOS - IF ANY IS UNCOVERED or FOUND ON SITE**  
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SafeWork NSW

Code of practice

## SAFE REMOVAL OF ASBESTOS PLAN

- USING PPE
- DECONTAMINATION OF SITE
- DISPOSAL OF ASBESTOS

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EXISTING FOOTINGS / LOAD BEARING WALLS, HAVE A  
SEAL STRUCTURAL ENGINEER CONDUCTED A SITE  
INSPECTION AND PREPARE RECOMMENDATIONS

**DEMOLITION NOTE:**  
DEMOLITION WORKS TO BE DONE IN ACCORDANCE WITH  
1601 and CONSENT AUTHORITY CONDITIONS.

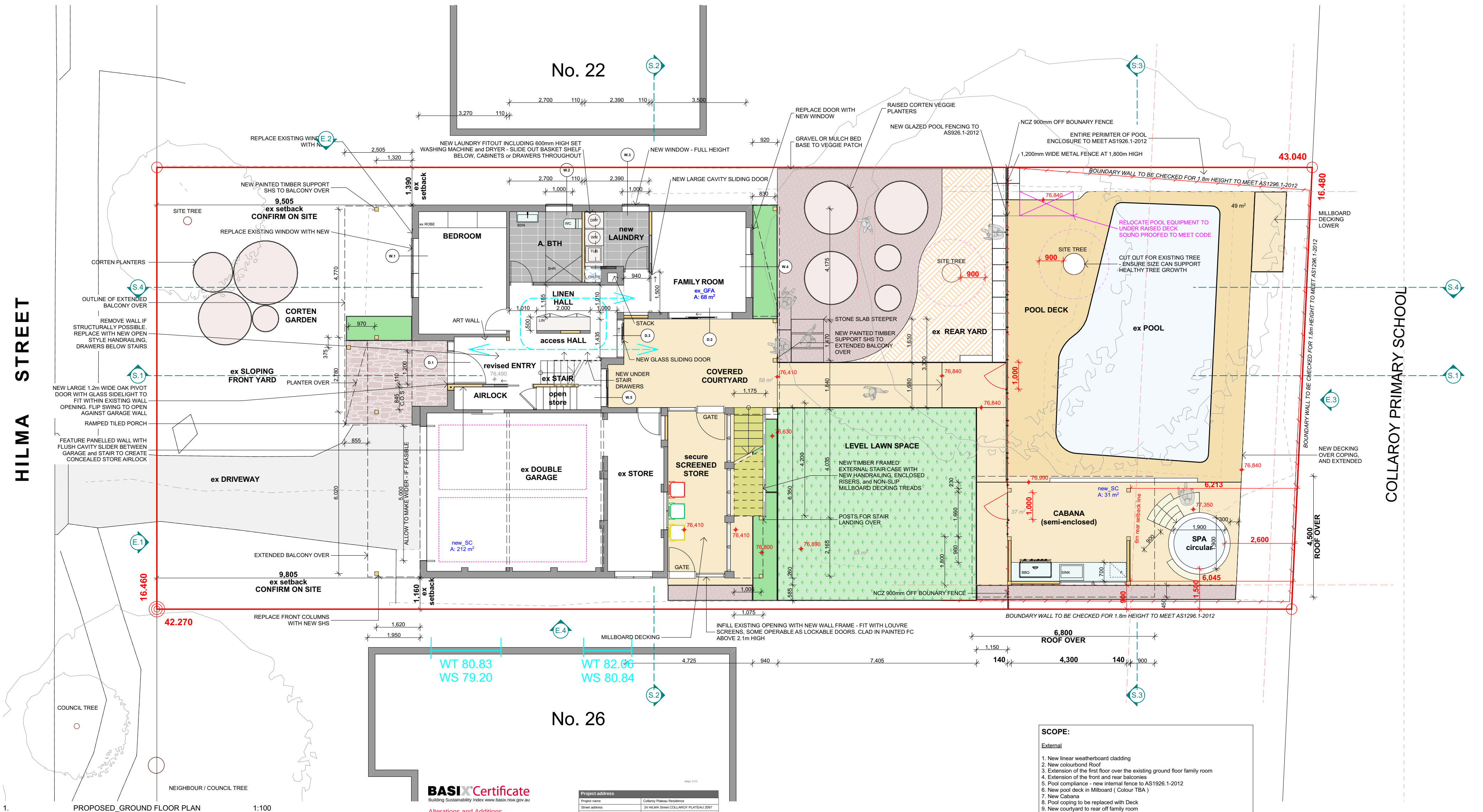
PROJECT  
ALTERATIONS & ADDITIONS  
- first floor addition; roof & balcony modifications; cabana; landscape concept incl. new pool enclosure; rectifications & improvements  
24 HILMA STREET, COLLAROY PLATEAU NSW, 2097

Designer

**HARGROVES DESIGN CONSULTANTS**

M: 0410 669 148  
E: jacqui@hargroves.com.au

|       |                  |                                                 |                               |                       |
|-------|------------------|-------------------------------------------------|-------------------------------|-----------------------|
| DATE  | 2023             | TITLE<br><br><b>DEMOLITION FIRST FLOOR PLAN</b> | Sheet No<br><br><b>DA-104</b> | Issue<br><br><b>C</b> |
| SCALE | AS NOTED<br>@ A3 |                                                 |                               |                       |
| DRAWN | BB               |                                                 |                               |                       |



- SCOPE:**
- External**
1. New linear weatherboard cladding
  2. New colourbond Roof
  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 Millboard (Colour TBA)
  7. New Cabana
  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
  4. Redesign downstairs to include an accessible bathroom, family area and laundry
  5. Create a hallway from the entrance to the rear of which the laundry, accessible bathroom and family room will come off
  6. Vault the ceiling on the first floor living area and add a stone clad fireplace
  7. New kitchen and butlers pantry 'Dulux Mooreland'
  8. Create Master bedroom with ensuite and WIR
  9. New bedroom and main bathroom to rear in new extension

**GENERAL NOTES**

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2. DO NOT SCALE OFF DRAWINGS.

**DEVELOPMENT APPLICATION**

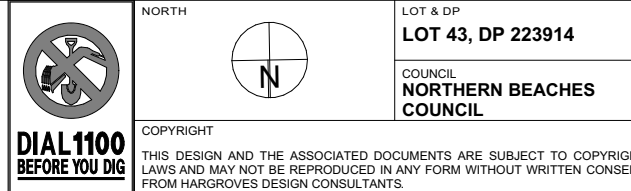
**NOT FOR CONSTRUCTION**

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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 and FRED DOYLE**

|                                     |          |       |                            |                                               |        |
|-------------------------------------|----------|-------|----------------------------|-----------------------------------------------|--------|
| <b>HARGROVES DESIGN CONSULTANTS</b> |          |       |                            | M: 0410 669 148<br>E: jacqui@hargroves.com.au |        |
| DATE                                | 2023     | TITLE | PROPOSED GROUND FLOOR PLAN | Sheet No                                      | DA-105 |
| SCALE                               | AS NOTED | ISSUE |                            | Issue                                         | C      |
| DRAWN                               | R.P.     |       |                            |                                               |        |

|       |    |                                                        |            |       |    |             |      |  |  |
|-------|----|--------------------------------------------------------|------------|-------|----|-------------|------|--|--|
| 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 |       |    |             |      |  |  |
| ISSUE | BY | DESCRIPTION                                            | DATE       | ISSUE | BY | DESCRIPTION | DATE |  |  |





STORMWATER CONCEPT

DOWNPINES TYPICAL: TO BE ROUND PROFILE, PREFINISHED METAL, SHALE GREY TO MATCH ROOF. min. 100mm IN DIA.

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.

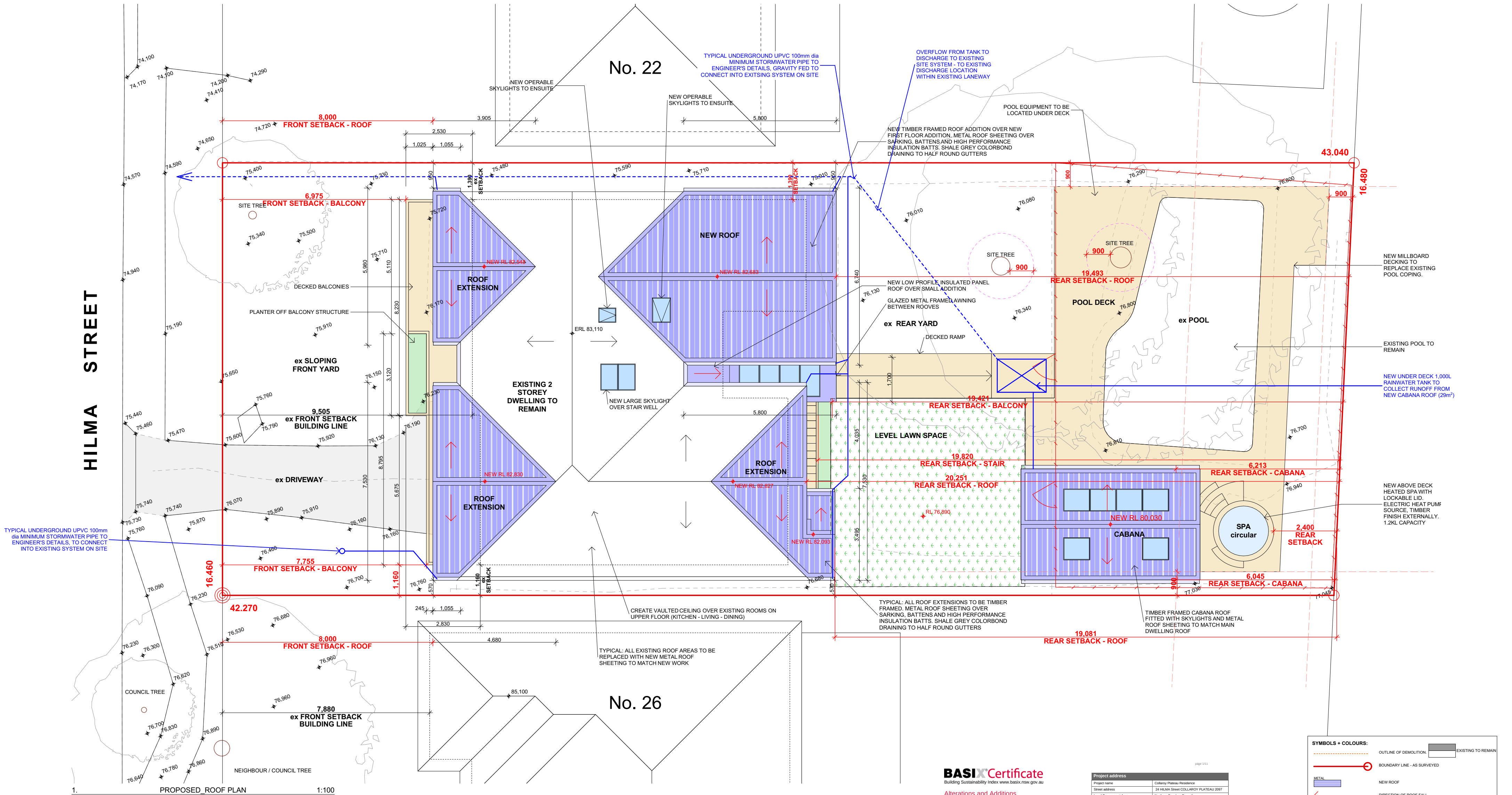
SURFACE DRAIN TO BE LOCATED IN NEW DECKING

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 29m<sup>2</sup> OF ROOF AREA TO CONNECT TO RAINWATER TANK



**BASIX** Certificate  
Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Alterations and Additions

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 1/05/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Thursday, 05 October 2023  
To be valid, this certificate must be signed within 3 months of the date of issue.



| Project address                 |                                                                                       |
|---------------------------------|---------------------------------------------------------------------------------------|
| Project name                    | Collaroy Plateau Residence                                                            |
| Street address                  | 34 HILMA STREET COLLAROY PLATEAU 2087                                                 |
| Local Government Area           | Northern Beaches Council                                                              |
| Plan type and number            | Deposited Plan DP223914                                                               |
| Lot number                      | 43                                                                                    |
| Section number                  | -                                                                                     |
| 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:            |                                                                                       |
| ABN (if applicable):            | 13177948788                                                                           |

| 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       |
|                    | GREEN - CONCRETE BASED      |
|                    | RED - MASONRY BASED         |
|                    | BLUE - METAL BASED          |
|                    | ORANGE - DEMOLITION         |
|                    | PINK - PAVEMENT - MISC.     |
|                    | EARTHWORK                   |
|                    | DEEP SOIL LANDSCAPING       |
|                    | EXISTING TO REMAIN          |

| ISSUE | BY | DESCRIPTION                                            | DATE       | ISSUE | BY | DESCRIPTION | DATE |
|-------|----|--------------------------------------------------------|------------|-------|----|-------------|------|
| C     | RP | ISSUE FOR DEVELOPMENT APPLICATION                      | 05.10.2023 |       |    |             |      |
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2. DO NOT SCALE OFF DRAWINGS.

**DEVELOPMENT APPLICATION**  
NOT FOR CONSTRUCTION

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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, 2087

CLIENT  
**ANNIE and FRED DOYLE**

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

DATE 2023  
SCALE AS NOTED  
DRAWN R.P.

TITLE  
**PROPOSED ROOF PLAN & STORMWATER CONCEPT**

Sheet No  
**DA-107**

Issue  
**C**







A two-story white house with a balcony and a small garden area. The house has a white picket fence in front of it. The garden area has some plants and a small white sign that says "5".

9

A close-up photograph of a light-colored wooden floor with a prominent grain pattern. In the upper left corner, the green, blade-like leaves of a potted plant are visible, partially obscuring the floor.

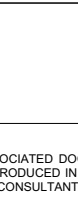
A wooden hot tub with a grey semi-circular cover resting on a wooden deck. The hot tub is made of vertical wooden slats and has a silver metal handle. The cover is placed on top of the hot tub, and the wooden deck is visible in the foreground. The background shows a clear blue sky and some greenery.



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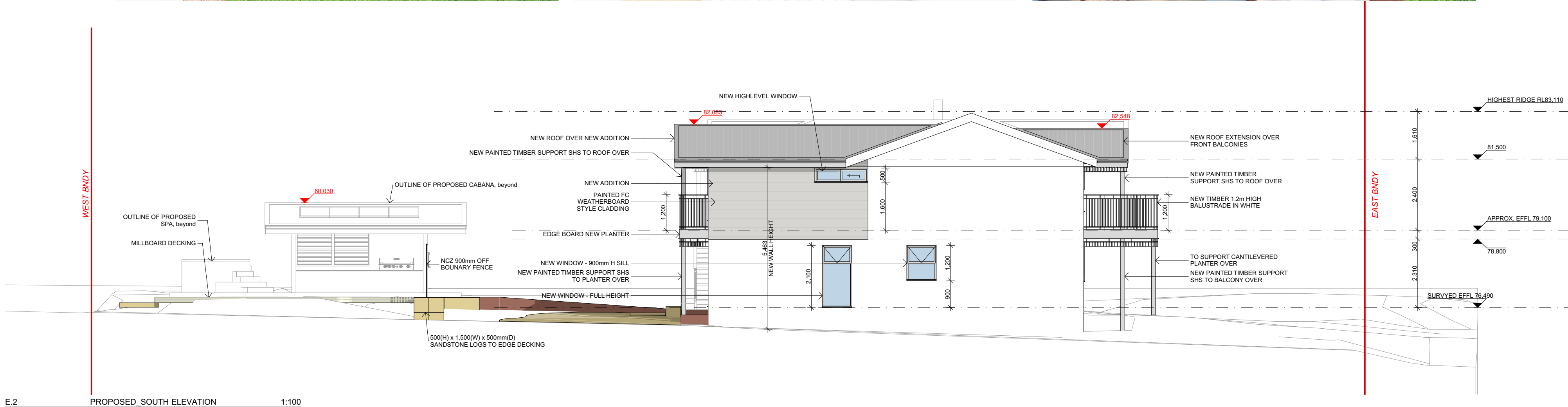
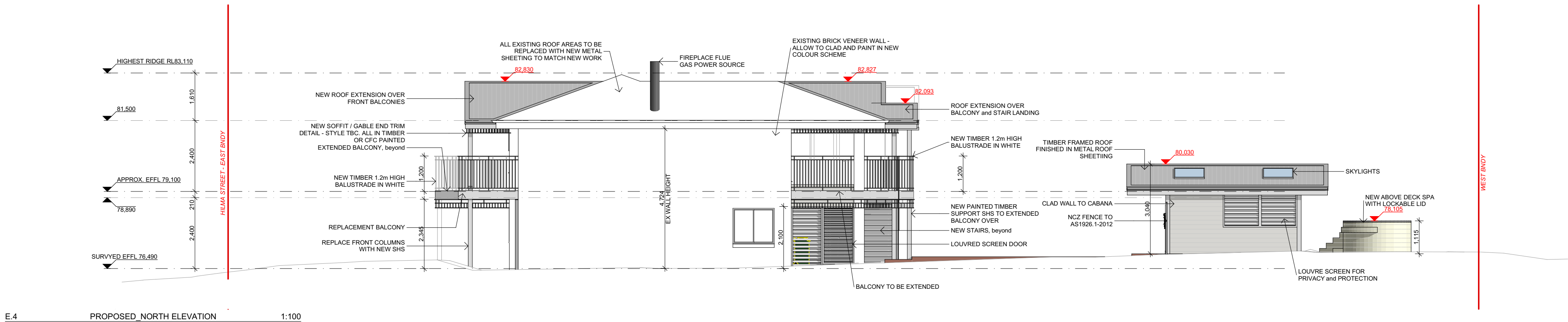
**DEVELOPMENT APPLICATION**  
**NOT FOR CONSTRUCTION**



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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------|----------|
|  <div> <div>Designer</div> <div> <div>HARGROVES</div> <div>DESIGN CONSULTANTS</div> </div> </div> |                  | M: 0410 669 148<br>E: jacqui@hargroves.com.au    |          |
| DATE                                                                                                                                                                                   | 2023             | TITLE                                            | Sheet No |
| SCALE                                                                                                                                                                                  | AS NOTED<br>@ A3 | EXISTING & PROPOSED<br>ELEVATIONS incl. FINISHES | DA-110   |
| DRAWN                                                                                                                                                                                  | R.P              |                                                  | C        |





| ISSUE | BY | DESCRIPTION                                            | DATE       | ISSUE | BY | DESCRIPTION | DATE |
|-------|----|--------------------------------------------------------|------------|-------|----|-------------|------|
| C     | RP | ISSUE FOR DEVELOPMENT APPLICATION                      | 05.10.2023 |       |    |             |      |
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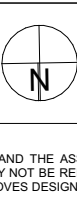
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LOT & DP  
**LOT 43, DP 223914**  
COUNCIL  
**NORTHERN BEACHES COUNCIL**

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

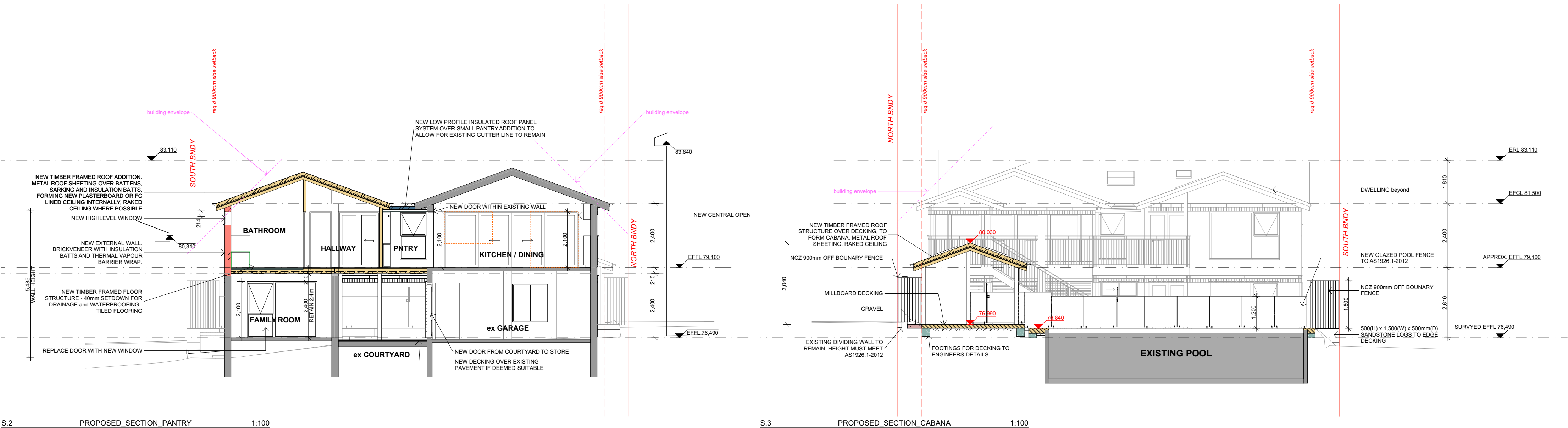
| DATE  | 2023          | TITLE                      | Sheet No      | Issue    |
|-------|---------------|----------------------------|---------------|----------|
| SCALE | AS NOTED @ A3 | <b>PROPOSED ELEVATIONS</b> | <b>DA-111</b> | <b>C</b> |
| DRAWN | R.P.          |                            |               |          |

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



[illegible]





## BASIX COMMITMENTS:

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

### Alterations and Additions

Certificate number: A1372149

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](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Thursday, 06 October 2023

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



page 1/11

| Project address                 |                                                                                       |
|---------------------------------|---------------------------------------------------------------------------------------|
| Project name                    | Caheny Pines Residence                                                                |
| Street address                  | 24 HILMA STREET COLLAROY PLATEAU 2097                                                 |
| Local Government Area           | Northern Beaches Council                                                              |
| Plan type and number            | Deposited Plan DP22854                                                                |
| Lot number                      | 43                                                                                    |
| Section number                  | 7                                                                                     |
| Project type                    |                                                                                       |
| Dwelling type                   | Separate dwelling house                                                               |
| Type of alteration and addition | My renovation work is valued at \$65,000 or more, and includes a pool (swimming pool) |
| N/A                             | N/A                                                                                   |
| Certificate Prepared by         |                                                                                       |
| Name / Company Name:            |                                                                                       |
| ABN (if applicable):            | 1317794878                                                                            |

| Pool and Spa                                                                                                                                                                                                      |  | Show on DA Plans | Show on CCDC Plans & specs | Certifier Check |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|----------------------------|-----------------|
| <b>Rainwater tank</b>                                                                                                                                                                                             |  |                  |                            |                 |
| The applicant must install a rainwater tank of at least 902.38 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 rainwater runoff from at least 29 square metres of roof area.                                                                                          |  |                  |                            |                 |
| The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the outdoor spa.                                                                                                   |  |                  | ✓                          | ✓               |
| <b>Outdoor spa</b>                                                                                                                                                                                                |  |                  |                            |                 |
| The spa must not have a capacity greater than 1.2 kilolitres.                                                                                                                                                     |  | ✓                | ✓                          | ✓               |
| The spa must have a spa cover.                                                                                                                                                                                    |  |                  | ✓                          | ✓               |
| The applicant must install a spa pump timer.                                                                                                                                                                      |  |                  | ✓                          | ✓               |
| The applicant must install the following heating system for the outdoor spa that is part of this development: electric heat pump.                                                                                 |  |                  | ✓                          | ✓               |

| Glazing requirements                          |             |                                                    |                             |                               |                                                                          | Show on<br>DA Plans                                                          | Show on CCDC<br>Plans & specs | Certifier<br>Check |
|-----------------------------------------------|-------------|----------------------------------------------------|-----------------------------|-------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------|--------------------|
| Windows and glazed doors glazing requirements |             |                                                    |                             |                               |                                                                          |                                                                              |                               |                    |
| Window/door<br>number                         | Orientation | Area of glass<br>including frame (m <sup>2</sup> ) | Overshadowing<br>height (m) | Overshadowing<br>distance (m) | Shading<br>device                                                        | Frame and<br>glass type                                                      |                               |                    |
| W1                                            | E           | 2.99                                               | 0                           | 0                             | external<br>verandah/<br>pergola/balcony<br>U-value: 7.63,<br>SHGC: 0.75 | standard<br>aluminium,<br>single clear, (or<br>U-value: 7.63,<br>SHGC: 0.75) |                               |                    |
| W2                                            | S           | 1.2                                                | 0                           | 0                             | none                                                                     | standard<br>aluminium,<br>single clear, (or<br>U-value: 7.63,<br>SHGC: 0.75) |                               |                    |
| W3                                            | S           | 2.1                                                | 0                           | 0                             | none                                                                     | standard<br>aluminium,<br>single clear, (or<br>U-value: 7.63,<br>SHGC: 0.75) |                               |                    |
| W4                                            | W           | 5.46                                               | 0                           | 0                             | external<br>verandah/<br>pergola/balcony<br>U-value: 7.63,<br>SHGC: 0.75 | standard<br>aluminium,<br>single clear, (or<br>U-value: 7.63,<br>SHGC: 0.75) |                               |                    |
| W5                                            | W           | 0.84                                               | 0                           | 0                             | external<br>verandah/<br>pergola/balcony<br>U-value: 7.63,<br>SHGC: 0.75 | standard<br>aluminium,<br>single clear, (or<br>U-value: 7.63,<br>SHGC: 0.75) |                               |                    |
| W6                                            | E           | 3.68                                               | 0                           | 0                             | external<br>verandah/<br>pergola/balcony<br>U-value: 7.63,<br>SHGC: 0.75 | standard<br>aluminium,<br>single clear, (or<br>U-value: 7.63,<br>SHGC: 0.75) |                               |                    |
| W7                                            | S           | 0.9                                                | 0                           | 0                             | external<br>verandah/<br>pergola/balcony<br>U-value: 7.63,<br>SHGC: 0.75 | standard<br>aluminium,<br>single clear, (or<br>U-value: 7.63,<br>SHGC: 0.75) |                               |                    |
| W8                                            | W           | 4.68                                               | 0                           | 0                             | external<br>verandah/<br>pergola/balcony<br>U-value: 7.63,<br>SHGC: 0.75 | standard<br>aluminium,<br>single clear, (or<br>U-value: 7.63,<br>SHGC: 0.75) |                               |                    |
| W9                                            | W           | 1.8                                                | 0                           | 0                             | external<br>verandah/<br>pergola/balcony<br>U-value: 7.63,<br>SHGC: 0.75 | standard<br>aluminium,<br>single clear, (or<br>U-value: 7.63,<br>SHGC: 0.75) |                               |                    |
| D1                                            | E           | 0.84                                               | 0                           | 0                             | external<br>verandah/<br>pergola/balcony<br>U-value: 7.63,<br>SHGC: 0.75 | standard<br>aluminium,<br>single clear, (or<br>U-value: 7.63,<br>SHGC: 0.75) |                               |                    |

| Fixtures and systems                                                                                                                                               |  | Show on DA Plans | Show on CCDC Plans & specs | Certifier Check |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|----------------------------|-----------------|
| <b>Hot water</b>                                                                                                                                                   |  |                  |                            |                 |
| The applicant must install the following hot water system in the development: gas instantaneous.                                                                   |  | ✓                | ✓                          | ✓               |
| <b>Lighting</b>                                                                                                                                                    |  |                  |                            |                 |
| The applicant must ensure a minimum of 60% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps. |  |                  | ✓                          | ✓               |
| <b>Picture</b>                                                                                                                                                     |  |                  |                            |                 |
| The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.                                |  |                  | ✓                          | ✓               |
| The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.                     |  |                  | ✓                          | ✓               |
| The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.                                 |  |                  | ✓                          | ✓               |

| Glazing requirements                          |             |                                    |                        |                          |                                            | Show on DA Plans                                                 | Show on CCDC Plans & specs | Certifier Check |
|-----------------------------------------------|-------------|------------------------------------|------------------------|--------------------------|--------------------------------------------|------------------------------------------------------------------|----------------------------|-----------------|
| Windows and glazed doors glazing requirements |             |                                    |                        |                          |                                            |                                                                  |                            |                 |
| Window/door number                            | Orientation | Area of glass including frame (m2) | Overshading height (m) | Overshading distance (m) | Shading device                             | Frame and glass type                                             |                            |                 |
| D2                                            | N           | 5.04                               | 0                      | 0                        | external verandah pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                            |                 |
| D3                                            | W           | 3.05                               | 0                      | 0                        | external verandah pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                            |                 |
| D4                                            | E           | 10.5                               | 0                      | 0                        | external verandah pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                            |                 |
| D5                                            | E           | 6.93                               | 0                      | 0                        | external verandah pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                            |                 |
| D6                                            | N           | 3.78                               | 0                      | 0                        | external verandah pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                            |                 |
| D7                                            | W           | 3.22                               | 0                      | 0                        | external verandah pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                            |                 |
| D8                                            | W           | 10.5                               | 0                      | 0                        | external verandah pergola/balcony >=900 mm | standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) |                            |                 |

| Construction                                                                                                                                                                                                                                                                                                                                                                                       |                                          | Show on DA Plans                  | Show on CCDC Plans & specs | Certifier Check |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------|----------------------------|-----------------|
| <b>Insulation requirements</b>                                                                                                                                                                                                                                                                                                                                                                     |                                          |                                   |                            |                 |
| The applicant must construct the new or altered construction (floor(s), walls, and ceiling(s)) in accordance with the specifications listed in the table below, except that if additional insulation is not required above the area of new construction is less than 2m <sup>2</sup> , it) insulation specified is not required for parts of altered construction where insulation already exists. |                                          | ✓                                 | ✓                          | ✓               |
| Construction                                                                                                                                                                                                                                                                                                                                                                                       | Additional insulation required (R-value) | Other specifications              |                            |                 |
| floor above existing dwelling or building                                                                                                                                                                                                                                                                                                                                                          | nil                                      | N/A                               |                            |                 |
| external wall: brick veneer                                                                                                                                                                                                                                                                                                                                                                        | R1.18 (or R1.70 including construction)  |                                   |                            |                 |
| external wall: framed (weatherboard, fibre, metal clasp)                                                                                                                                                                                                                                                                                                                                           | R1.30 (or R1.70 including construction)  |                                   |                            |                 |
| flat ceiling, pitched roof                                                                                                                                                                                                                                                                                                                                                                         | ceiling: R1.75 (apt), roof: fullbacking  | light (solar absorptance < 0.475) |                            |                 |
| ceiling: pitched/tilt/roof: framed                                                                                                                                                                                                                                                                                                                                                                 | ceiling: R1.75 (apt), roof: fullbacking  | light (solar absorptance < 0.475) |                            |                 |

| Glazing requirements                                                                                                                                        |                                              | Show on DA Plans                    | Show on CCDC Plans & specs                                               | Certifier Check |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------|--------------------------------------------------------------------------|-----------------|
| <b>Skylights</b>                                                                                                                                            |                                              |                                     |                                                                          |                 |
| The applicant must install the skylights in accordance with the specifications listed in the table below.                                                   |                                              | ✓                                   | ✓                                                                        | ✓               |
| The following requirements must also be satisfied in relation to each skylight:                                                                             |                                              |                                     | ✓                                                                        | ✓               |
| Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. |                                              |                                     | ✓                                                                        | ✓               |
| External awnings and louvers must fully shade the skylight above which they are situated when fully drawn or closed.                                        |                                              |                                     | ✓                                                                        | ✓               |
| Skylight number                                                                                                                                             | Area of glazing inc. frame (m <sup>2</sup> ) | Shading device                      | Frame and glass type                                                     |                 |
| S1                                                                                                                                                          | 1.4                                          | external adjustable awning or blind | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |                 |
| S2                                                                                                                                                          | 0.38                                         | no shading                          | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |                 |
| S3                                                                                                                                                          | 0.7                                          | external adjustable awning or blind | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |                 |

| Glazing requirements                                                                                                                                                                                                                                                                                                                                                         |  | Show on DA Plans | Show on CCDC Plans & specs | Certifier Check |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|----------------------------|-----------------|
| <b>Windows and glazed doors</b>                                                                                                                                                                                                                                                                                                                                              |  |                  |                            |                 |
| The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant contravention specifications must be satisfied for each window and glazed door.                                                                                                                                          |  | ✓                | ✓                          | ✓               |
| The following requirements must also be satisfied in relation to each window and glazed door:                                                                                                                                                                                                                                                                                |  |                  | ✓                          | ✓               |
| Each window or glazed door with standard aluminium or timber frame and single clear or tinted glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-value and SHGC must be calculated in accordance with National Performance Rating Council (NPRC) conditions. |  |                  | ✓                          | ✓               |
| For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.                                                                                                                                               |  | ✓                | ✓                          | ✓               |
| Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.                                                                                                                                                                                                                                                          |  |                  | ✓                          | ✓               |
| Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.                                                                                                                                           |  |                  | ✓                          | ✓               |

| ISSUE | BY | DESCRIPTION                                            | DATE       | ISSUE | BY | DESCRIPTION | DATE |
|-------|----|--------------------------------------------------------|------------|-------|----|-------------|------|
| C     | RP | ISSUE FOR DEVELOPMENT APPLICATION                      | 05.10.2023 |       |    |             |      |
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| A     | RP | PRELIMINARY - INITIAL CONCEPTS FOR REVIEW & DISCUSSION | 25.08.2023 |       |    |             |      |

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2. DO NOT SCALE OFF DRAWINGS.

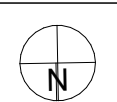
## DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

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NORTH



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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 and FRED DOYLE

Designer

HARGROVES DESIGN CONSULTANTS

DATE

2023

TITLE

SCALE

AS NOTED @ A3

DRAWN

R.P.

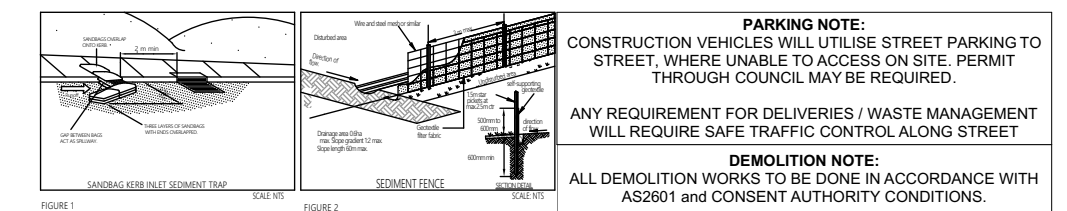
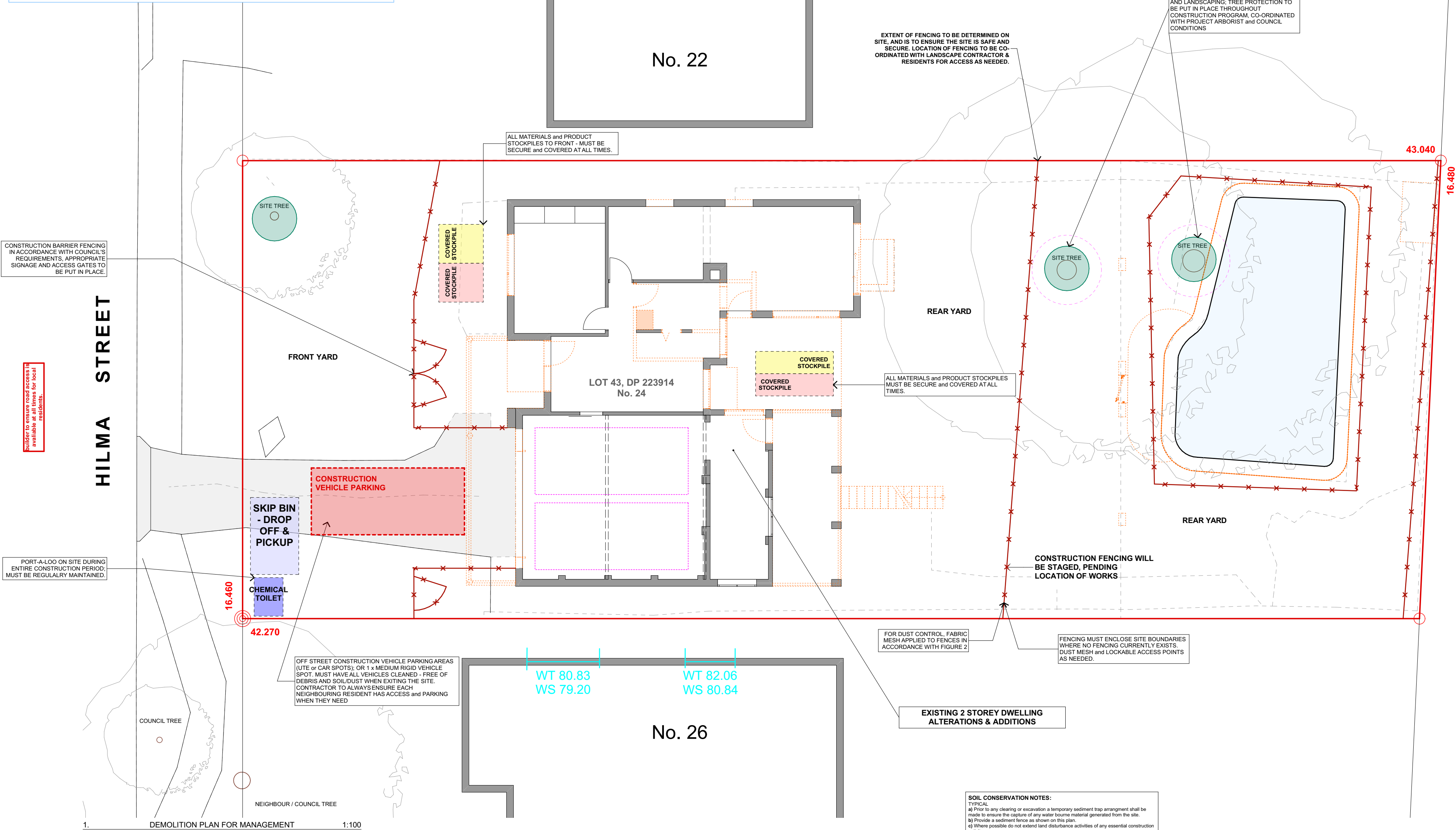
PROPOSED SECTIONS - SHEET 2

SHEET NO

DA-113

ISSUE

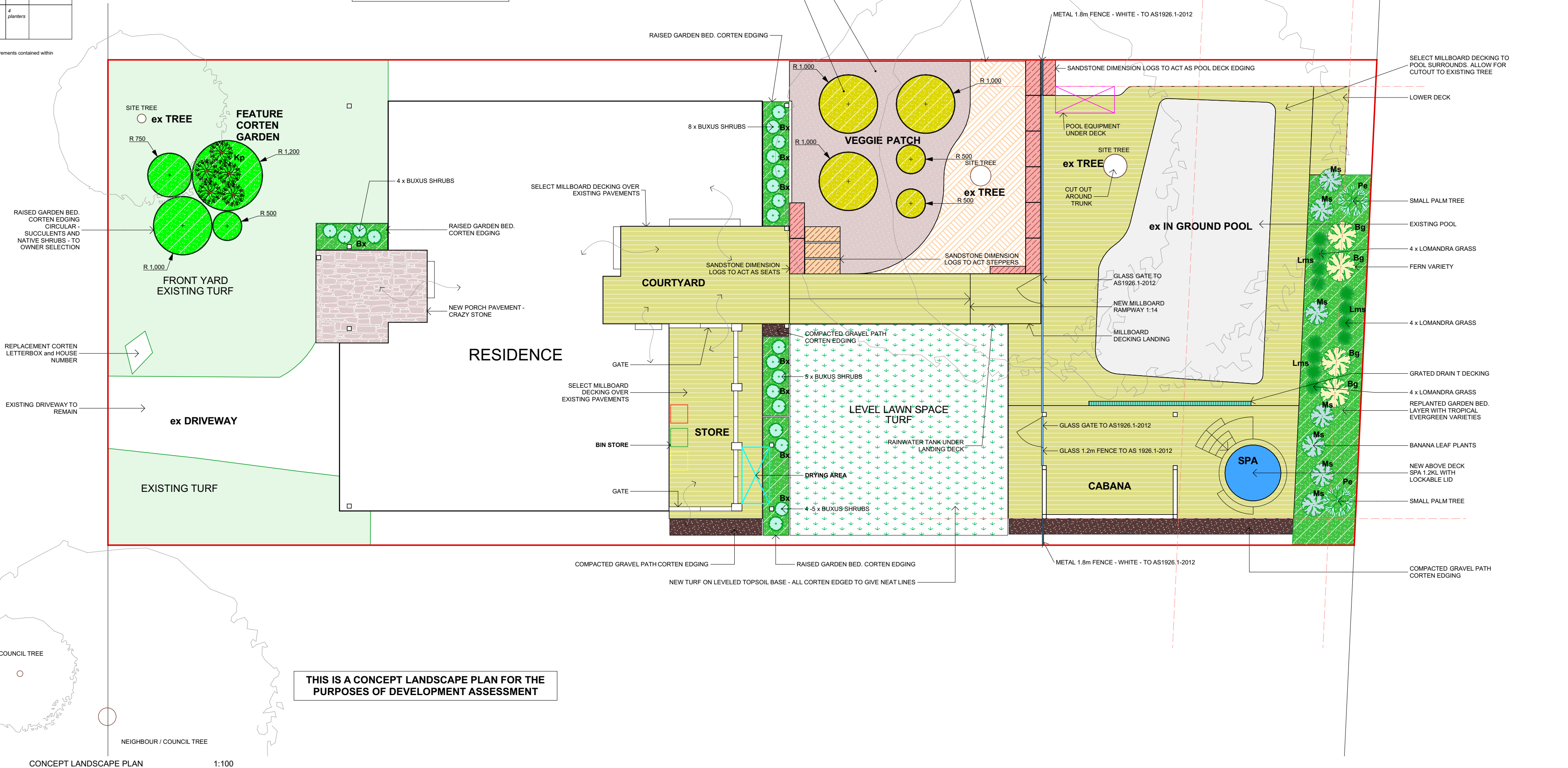
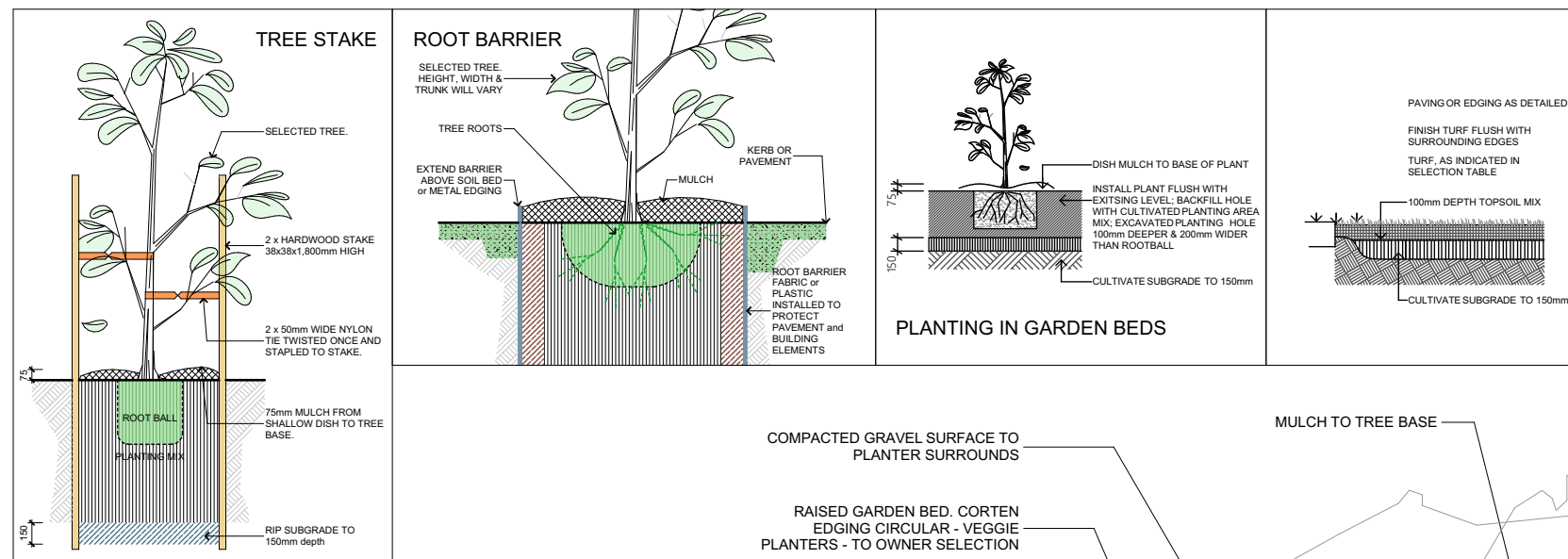
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[illegible]



| PLANT SCHEDULE - residential                                                                                                                                      |                                                                                                                   |        |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------|----------------|
| PLANT SYMBOL                                                                                                                                                      | b.NAME                                                                                                            | QNTY   | lt / height    |
|   | <b>PEPEROMIA ROTUNDFOLIA</b><br>- common name: scalaria palm<br>- description: ornamental tropical plant          | 2      | 200mm pot size |
|   | <b>MUSA SPP</b><br>- common name: banana tree, plantain tree<br>- description: ornamental tropical plant          | 7-8    | 200mm pot size |
|   | <b>BEGONIA GIBBUM "Silver Lady"</b><br>- common name: dwarf tree fern<br>- description: ornamental tropical plant | 4      | 200mm pot size |
|   | <b>ANIGOZANTHUS HYBRID Amber Velvet</b><br>- common name: kangaroo paw<br>- description: native                   | min. 5 | 150mm pot size |
|   | <b>LOMANDRA "SEABREEZE"</b><br>- common name: seabreeze mat-rush<br>- description: native grass                   | 12     | 140mm pot size |
|   | <b>BUXUS MICROPHYLLA</b><br>- common name: japanese box<br>- description: evergreen shrub                         | 22-24  | 140mm pot size |
|                                                                                   | <b>SUCCULANTS AND NATIVES</b><br>- florid features: coriari circular raised planters<br>- to owners selection     | 4      | planters       |

| SURFACE / ELEMENTS - typical                                                      |                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL                                                                            | NAME / DESCRIPTION                                                                                                                                                                                                                             |
|                                                                                   | <p><b>LAWN</b> - Winter Green Couch Turf</p> <ul style="list-style-type: none"> <li>- High drought, high salt and wear tolerance</li> <li>- Fine leaf turf is soft to touch</li> <li>- Dark green colour</li> <li>- Low maintenance</li> </ul> |
|  | <p><b>REPLACEMENT PORCH</b></p> <ul style="list-style-type: none"> <li>- stone - bluestone</li> <li>OR</li> <li>- concrete to match pavements</li> </ul>                                                                                       |
|  | <p><b>PLANTING AREA, MULCH TO TREE BASE AND EXISTING PLANTS, APPROPRIATE FOR HEALTHY GROWTH</b></p> <ul style="list-style-type: none"> <li>- Topsoil, planting mixture &amp; mulch topping as provided</li> <li>- permeable</li> </ul>         |
|  | <p><b>COMPACTED GRAVEL PATHWAY/CORTEN OR MTL EDGING</b></p> <ul style="list-style-type: none"> <li>- unsealed - permeable</li> <li>- natural colour tone</li> <li>- sandstone or similar</li> </ul>                                            |
|  | <p><b>MILLBOARD DECKING</b></p> <ul style="list-style-type: none"> <li>- ANTIQUE OAK</li> </ul>                                                                                                                                                |



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| ISSUE | BY | DESCRIPTION                                            | DATE       | ISSUE | BY | DESCRIPTION |  |  | DATE |

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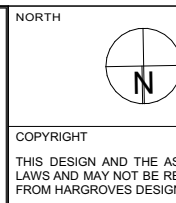
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LOT & DP  
**LOT 43, DP 223914**

COUNCIL  
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PROJECT

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

**24 HILMA STREET, COLLAROY PLATEAU NSW, 2097**

CLIENT

**ANNIE and FRED DOYLE**

|                                                                                                                                                                                |                    |                        |          |       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------|----------|-------|
| <div> <div>Designer</div> <div> <div>HARGROVES</div> <div>DESIGN CONSULTANTS</div> </div> </div> <div> <div>M: 0410 669 148</div> <div>E: jacqui@hargroves.com.au</div> </div> |                    |                        |          |       |
| DATE                                                                                                                                                                           | 2023               | TITLE                  | SHEET No | Issue |
| SCALE                                                                                                                                                                          | AS NOTED<br>(@ A3) | CONCEPT LANDSCAPE PLAN | DA-115   | C     |
| DRAWN                                                                                                                                                                          | R.P                |                        |          |       |

# HILMA STREET



**HILMA STREET**



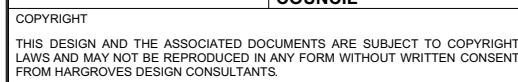
COLLAROY PRIMARY SCHOOL

|       |    |                                                        |            |       |    |             |  |  |      |
|-------|----|--------------------------------------------------------|------------|-------|----|-------------|--|--|------|
|       |    |                                                        |            |       |    |             |  |  |      |
| C     | RP | ISSUE FOR DEVELOPMENT APPLICATION                      | 05.10.2023 |       |    |             |  |  |      |
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| ISSUE | BY | DESCRIPTION                                            | DATE       | ISSUE | BY | DESCRIPTION |  |  | DATE |

**DEVELOPMENT APPLICATION**  
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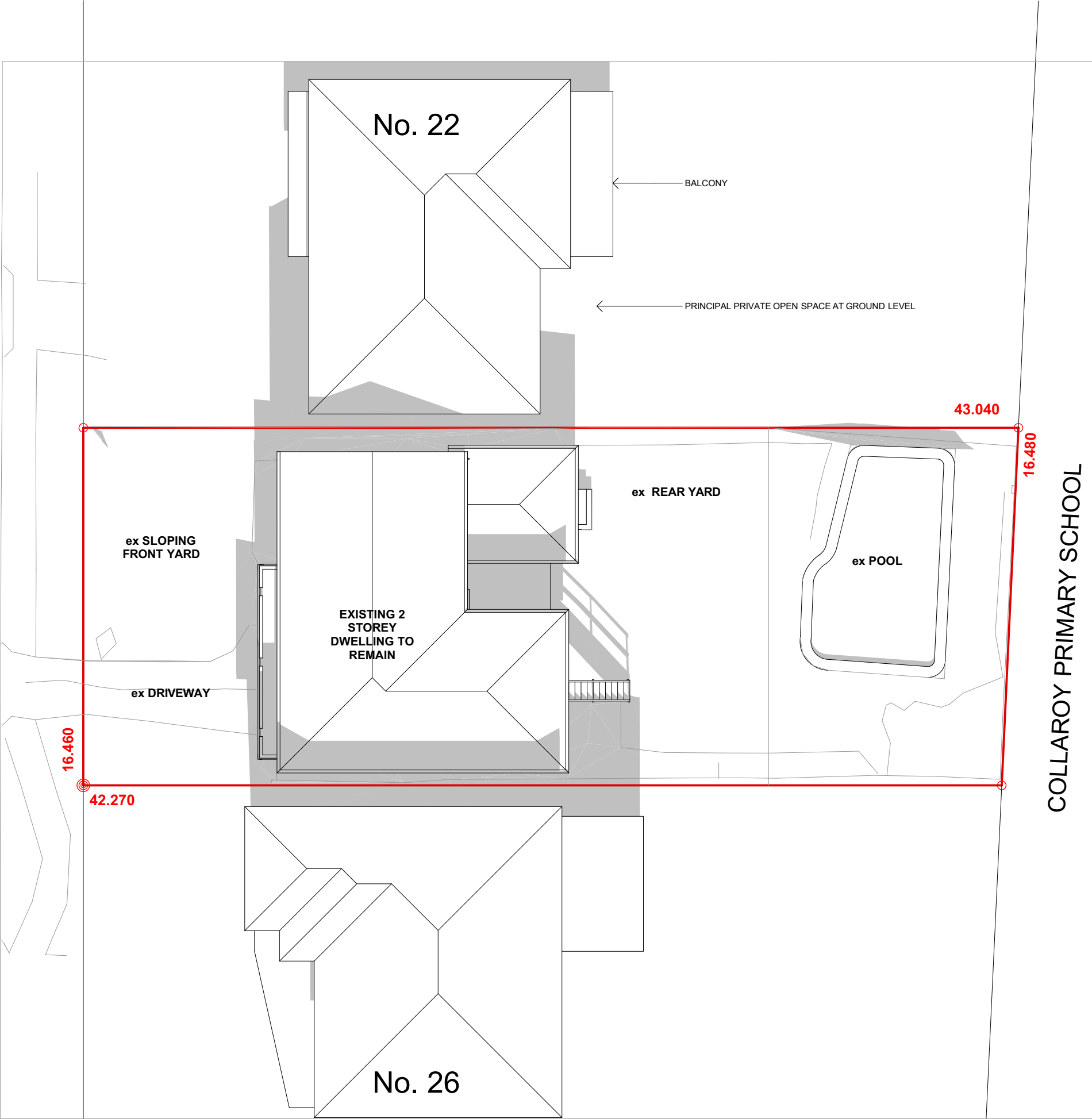


CLIENT  
**ANNIE and FRED DOYLE**

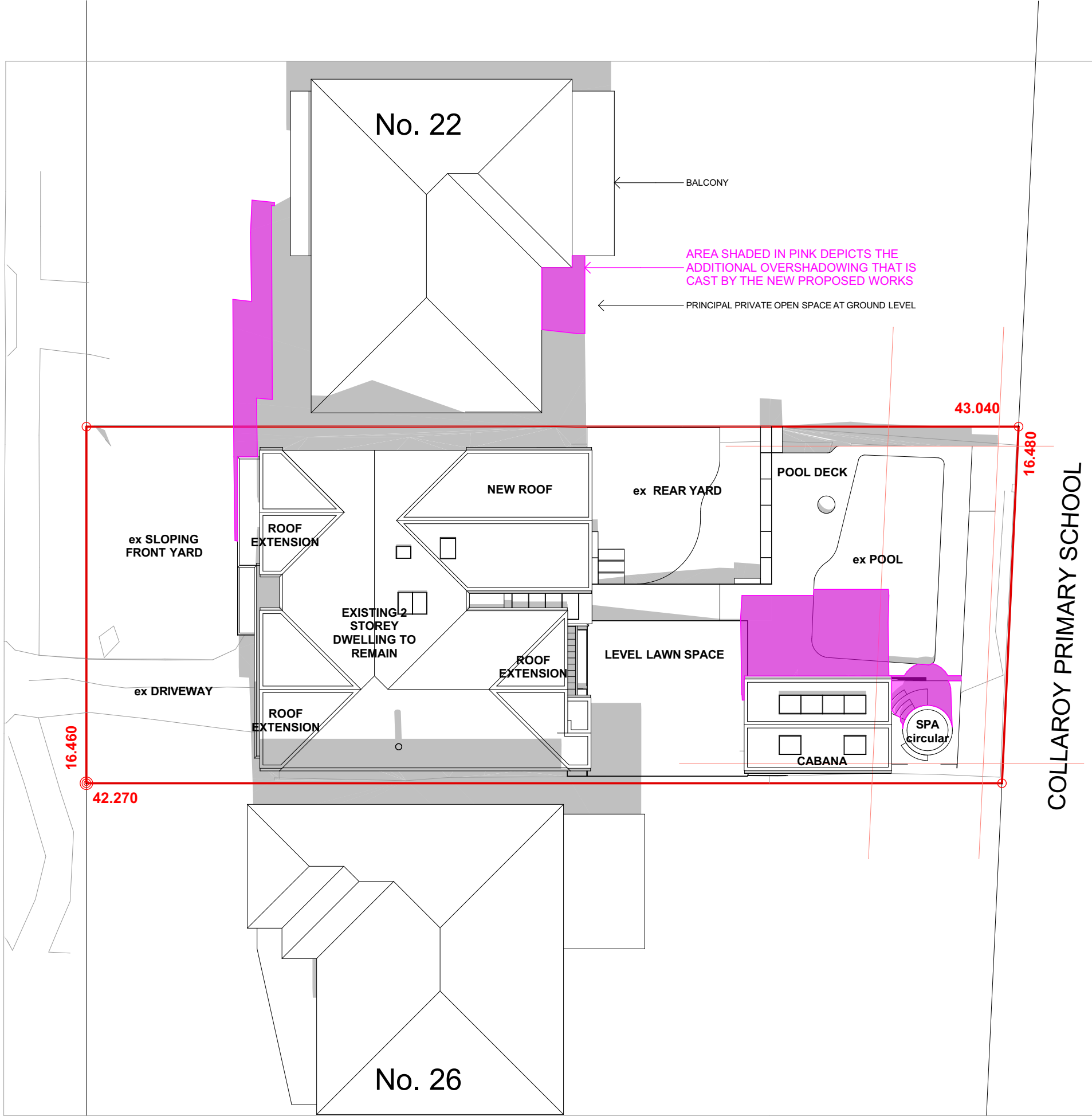
|       |                  |                    |          |       |
|-------|------------------|--------------------|----------|-------|
| DATE  | 2023             | TITLE              | Sheet No | Issue |
| SCALE | AS NOTED<br>@ A3 | SHADOW DIAGRAM 9AM | DA-116   | C     |
| DRAWN | R. P             |                    |          |       |



EXISTING SHADOW AT 12PM 21st JUNE (WINTER SOLSTICE)



PROPOSED SHADOW AT 12PM 21st JUNE (WINTER SOLSTICE)



1. EXISTING\_SHADOW DIAGRAM & SOLAR ANALYSIS 1:200

1. PROPOSED\_SHADOW DIAGRAM & SOLAR ANALYSIS 1:200

| ISSUE | BY | DESCRIPTION                                            | DATE       | ISSUE | BY | DESCRIPTION | DATE |
|-------|----|--------------------------------------------------------|------------|-------|----|-------------|------|
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**DEVELOPMENT APPLICATION**

**NOT FOR CONSTRUCTION**

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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 and FRED DOYLE**

DATE

2023

SCALE

**AS NOTED @ A3**

DRAWN

R.P.

TITLE

**SHADOW DIAGRAM 12PM**

Sheet No

**DA-117**

Issue

**C**

Designer

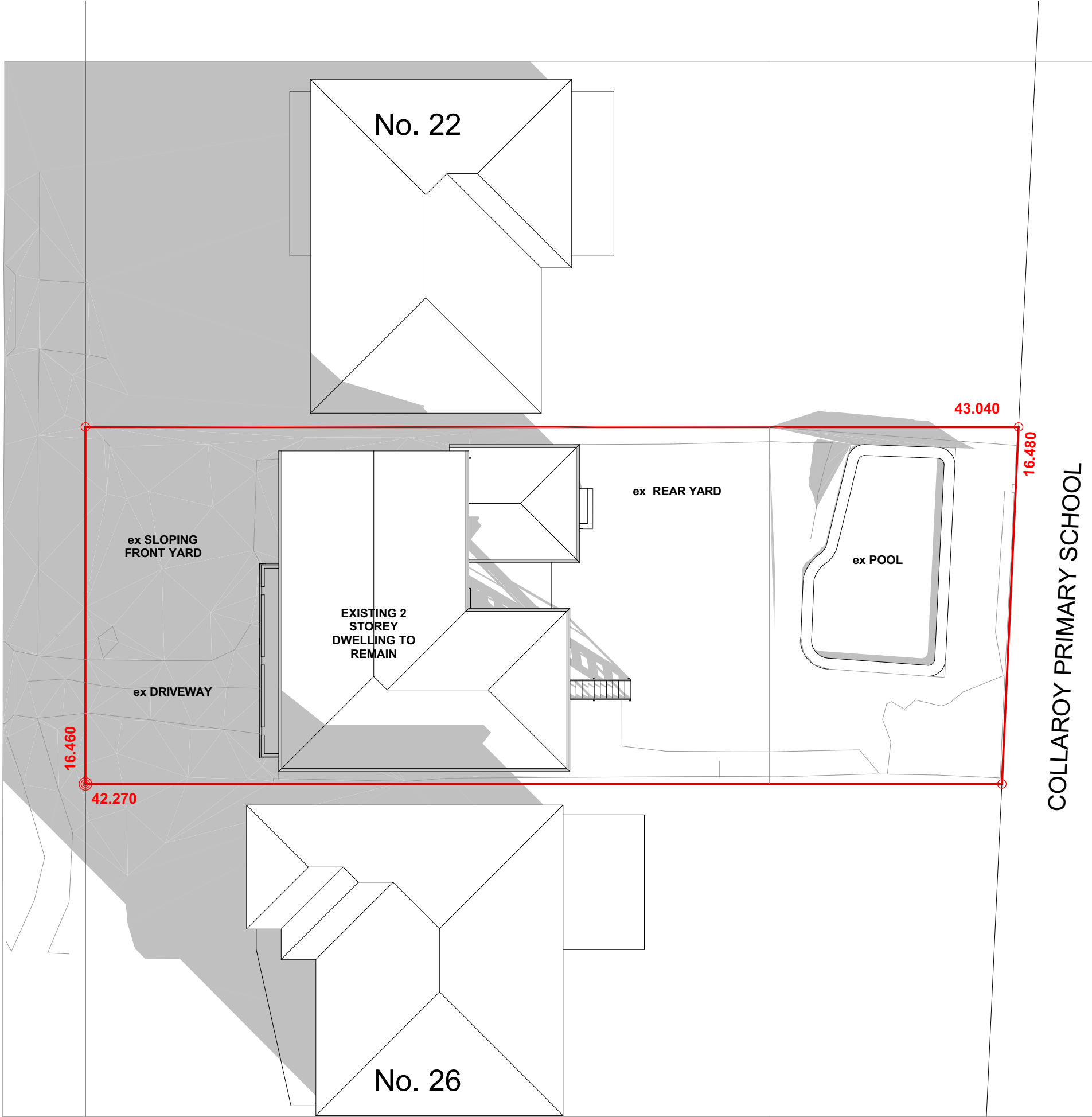
**HARGROVES DESIGN CONSULTANTS**

M: 0410 669 148

E: jacqui@hargroves.com.au

HILMA STREET

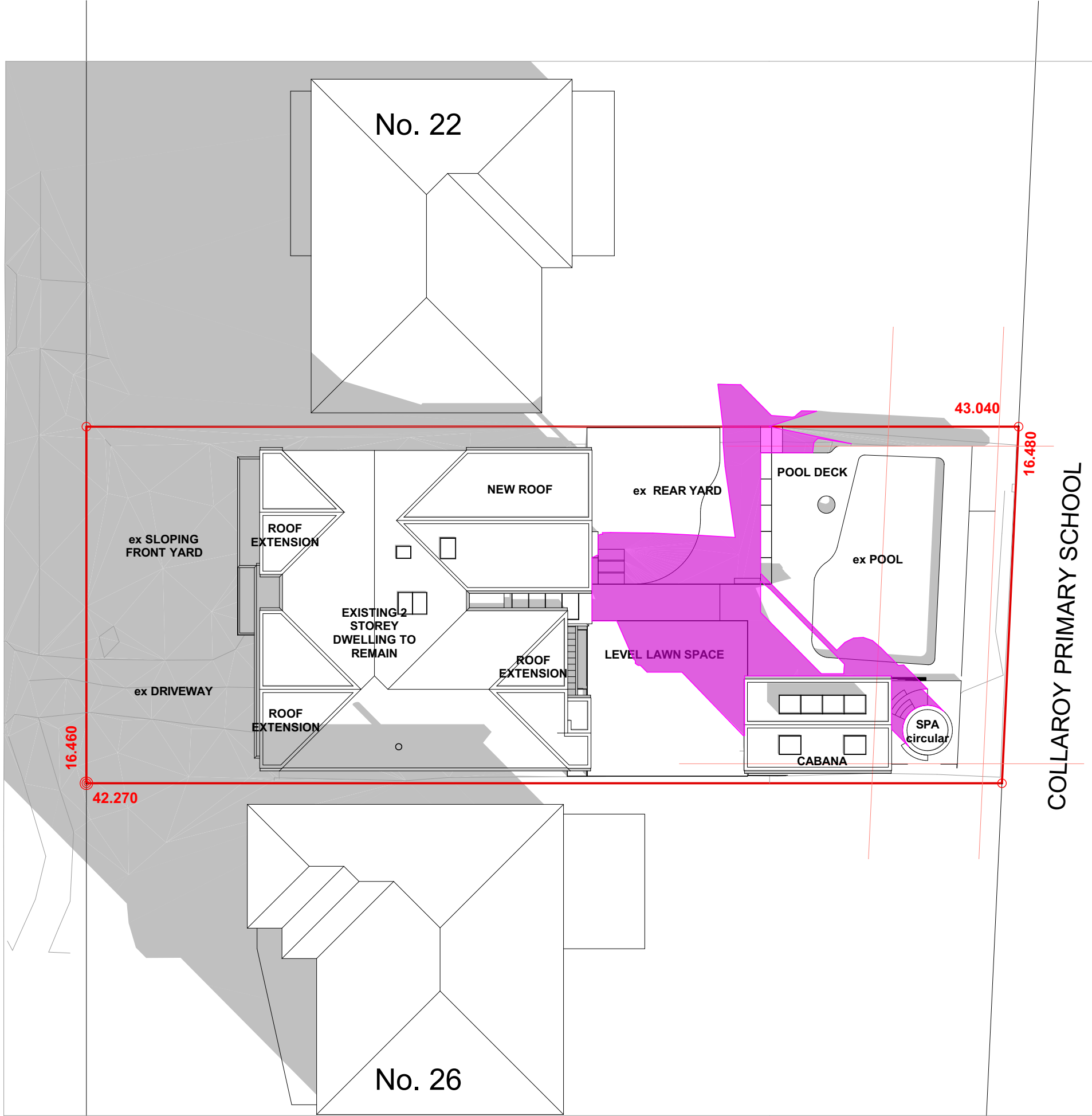
EXISTING SHADOW AT 3PM 21st JUNE (WINTER SOLSTICE)



1. EXISTING\_SHADOW DIAGRAM & SOLAR ANALYSIS 1:200

HILMA STREET

PROPOSED SHADOW AT 3PM 21st JUNE (WINTER SOLSTICE)



1. PROPOSED\_SHADOW DIAGRAM & SOLAR ANALYSIS 1:200

| ISSUE | BY | DESCRIPTION                                            | DATE       | ISSUE | BY | DESCRIPTION | DATE |
|-------|----|--------------------------------------------------------|------------|-------|----|-------------|------|
| 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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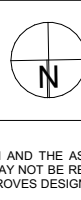
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DRAWN

R.P.

TITLE

**SHADOW DIAGRAM 3PM**

Sheet No

**DA-118**

Issue

**C**

Designer

**HARGROVES DESIGN CONSULTANTS**

M: 0410 669 148

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| B     | RP | CONCEPTS APPROVAL & DISCUSSION                         |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                 |  | 06.09.2023 |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |       |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |    |  |  |  |  |  |  |  |                                                                                                             |  |             |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                             |  |      |  |  |  |  |  |  |  |                                                                                                                              |  |  |  |  |  |  |  |  |  |
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| ISSUE | BY | DESCRIPTION                                            |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                 |  | DATE       |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | ISSUE |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | BY |  |  |  |  |  |  |  |                                                                                                             |  | DESCRIPTION |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                             |  | DATE |  |  |  |  |  |  |  |                                                                                                                              |  |  |  |  |  |  |  |  |  |
|       |    |                                                        |  |  |  |  |  |  |  | <div>DEVELOPMENT APPLICATION</div> <div>NOT FOR CONSTRUCTION</div>                                                                                                                                                                                                                                              |  |            |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |       |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |    |  |  |  |  |  |  |  |                                                                                                             |  |             |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                             |  |      |  |  |  |  |  |  |  |                                                                                                                              |  |  |  |  |  |  |  |  |  |





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