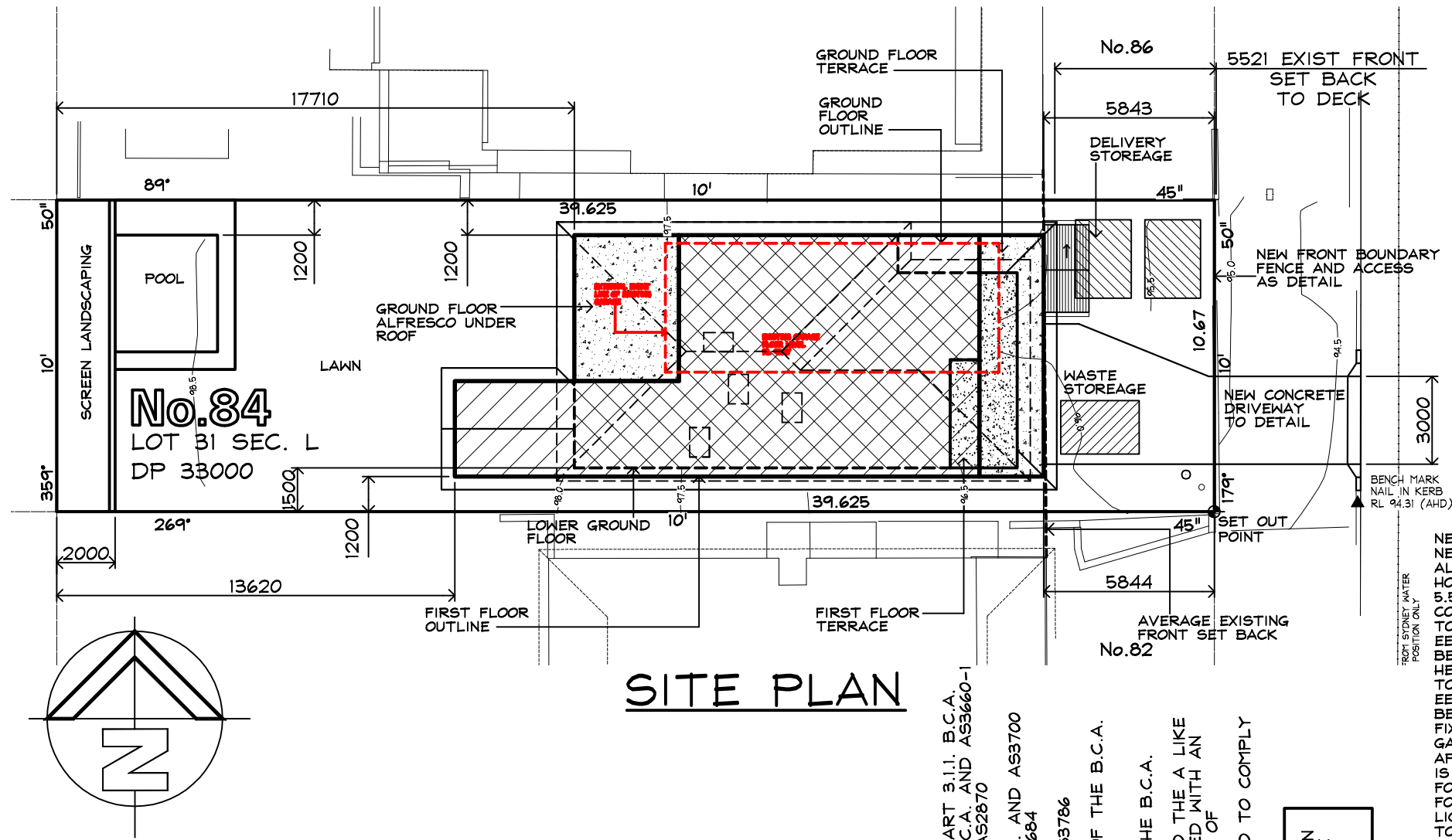




- NOTES:-
1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIS REPORT.
 2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
 3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIS REPORT.
 4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIS REPORT.
 5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIS REPORT.
 6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIS REPORT.
 7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIS REPORT.
 8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
 9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
 10. ALL PAINTING TO OWNERS REQUIREMENTS.
 11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
 12. ALL GLAZING TO CODE AS1288
 13. ALL PEST TREATMENT TO CODE AS3660.1-2000
 14. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
 15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
 16. ALL TIMBER FRAMING TO CODE AS1684
 17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

BASIX REQUIREMENTS

NEW SHOWER HEAD MINIMUM RATING ----- 3 STAR RATING
NEW TOILET MINIMUM RATING ----- 4 STAR RATING
ALL NEW TAP FITTINGS MINIMUM RATING ----- 4 STAR RATING
HOT WATER SERVICE TO BE GAS INSTANTANEOUS WITH A PREFORMANCE OF 5.5 STARS OR BETTER.
COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A 1-PHASE DUCTED AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.5 OR BETTER. THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.
HEATING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A 1-PHASE DUCTED AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.5 OR BETTER. THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.
FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED
GAS COOKER WITH ELECTRIC OVEN.
APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:
TO AT LEAST 2 OF THE BEDROOMS / STUDY AND TO ALL BATHROOMS/TOILETS
THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 18 KILOLITRES.
THE SWIMMING POOL MUST INCORPORATE SOLAR (ELECTRIC BOOSTED) HEATING SYSTEM.
THE APPLICANT MUST INSTALL A TIMER FOR THE SWIMMING POOL PUMP.
THE PUMP WITH A HIGH ENERGY RATING: SINGLE SPEED.
ROOF COLOUR ----- MEDIUM
FOIL + R1.3 INSULATION BLANKET UNDER METAL ROOF SHEETING (ANTICON OR EQUIVALENT)
R3.0 INSULATION TO ENTRY CEILING WITH TERRACE OVER
R3.0 INSULATION TO ALL GROUND FLOOR CEILINGS WITH ROOF OR BALCONY ABOVE
R3.0 INSULATION TO RAKED CEILING IN BED 1
R7.0 INSULATION TO OTHER 1st. FLOOR CEILINGS EXCEPT FOR R3.0 EDGE BATTS.
DOWNLIGHTS WHICH PENETRATE THE CEILING TO BE SEALED & RATED TO BE COVERED WITH INSULATION.
SEALED EXHAUST FANS.
FRAMED EXTERNAL WALLS TO HAVE R2.7 INSULATION BATTS.
R1.0 INSULATION TO EXTERNAL WALLS TO THE ENTRY FOYER & STAIR.
R1.0 INSULATION TO THE INTERNAL WALLS BETWEEN THE GARAGE & THE ENTRY FOYER & STAIR
R2.5 INSULATION TO INTERNAL WALLS ADJACENT TO THE POWDER ROOM, LAUNDRY, LIFT, PANTRY & ROOF SPACES
R2.0 INSULATION UNDER SLABS ON GROUND EXCEPT THE GARAGE.
R2.0 INSULATION UNDER FLOOR WITH BASEMENT GARAGE BENEATH.
R2.5 INSULATION UNDER FLOORS WITH OPEN AIR BENEATH.
50mm POLYSTYRENE INSULATION TO GARAGE DOOR
DOOR DI TO HAVE SPECS Uw 3.0 OR LESS & SHGCw 0.48 +/-5% (TIMBER FRAME, DOUBLE GLAZED, AIR FILL, CLEAR/CLEAR GLASS)
SIDELIGHTS TO DOOR DI TO HAVE SPECS Uw 3.0 OR LESS & SHGCw 0.56+ +/-5% (TIMBER FRAME, DOUBLE GLAZED, AIR FILL, CLEAR/CLEAR GLASS)
SLIDING WINDOWS TO BE AWS-003-086 RESIDENTIAL SERIES 502/504 WITH SPECS Uw 3.3 & SHGCw 0.51
OTHER FIXED WINDOWS TO BE AWS-069-303 RESIDENTIAL SERIES 517 WITH SPECS Uw 2.52 & SHGCw 0.54
OTHER GLAZED HINGED DOOR TO BE AWS-019-030 RESIDENTIAL SERIES 549 WITH SPECS Uw 3.4 & SHGCw 0.48
LOUVRE WINDOWS TO BE BREEZEWAY BRZ-003-013 WITH SPECS Uw 4.3 & SHGCw 0.57
AWNING WINDOWS TO BE AWS-010-320 RESIDENTIAL SERIES 517 WITH SPECS Uw 3.8 & SHGCw 0.45
GLAZED SLIDING DOORS TO BE AWS-036-304 DESIGNER SERIES 618 WITH SPECS Uw 2.98 & SHGCw 0.48
SKYLIGHTS ARE GENERIC DOUBLE GLAZED OPAL
AT LEAST 7 MIN. 1500mm DIAMETER CEILING FANS: 3x TO MAIN KITCHEN/DINING/LIVING ROOM, 1x SITTING ROOM, 1 EACH BEDROOM.
3000 LITRE MINIMUM RAINWATER TANK COLLECTING WATER FROM 110sq.m. OF ROOF AND SUPPLYING ALL TOILETS, LAUNDRY AND OUT DOOR TAP LOCATED AT POOL.
1.9kW MIN. PHOTOVOLTAIC SYSTEM INSTALLED ON THE NORTHERN ELEVATION.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2024/1623

SITE CRITERIA

No.84 HILMA STREET COLLAROY PLATEAU 2097 N.S.W.
LOT 31 SEC. L DP 33000

SITE AREA	= 417.3 sq. m.	BY TITLE
	= 422.7 sq. m.	BY CALC.
EXISTING LANDSCAPED AREA < THAN 2.0m	= 43.4 sq. m.	(10.2 %)
EXISTING LANDSCAPED AREA > THAN 2.0m	= 123.9 sq. m.	(29.3 %)
EXISTING HARDSTAND AREA	= 255.4 sq. m.	(60.4 %)
EXISTING ROOF AREA	= 181.3 sq. m.	
POST LANDSCAPED AREA < THAN 2.0m	= 7.4 sq. m.	(1.7 %)
POST LANDSCAPED AREA > THAN 2.0m	= 185.0 sq. m.	(43.8 %)
INCLUDING POOL WATER SURFACE	= 230.3 sq. m.	(54.5 %)
HARDSTAND POST DEVELOPEMENT		
INCLUDING POOL COPING		
PROPOSED DRIVEWAY AREA	= 35.2 sq. m.	
PROPOSED LOWER GROUND FLOOR AREA	= 109.9 sq. m.	
	= 110.1 sq. m.	
PROPOSED GROUND FLOOR AREA	= 18.2 sq. m.	
PROPOSED GROUND FLOOR FRONT TERRACE AREA	= 17.9 sq. m.	
PROPOSED GROUND FLOOR REAR ALFRESCO AREA		
PROPOSED FIRST FLOOR AREA	= 103.2 sq. m.	
PROPOSED FIRST FLOOR FRONT TERRACE AREA	= 12.3 sq. m.	
PROPOSED TOTAL ROOF AREA	= 176.7 sq. m.	
PROPOSED POOL COPING AREA	= 9.8 sq. m.	
PROPOSED POOL WATER AREA	= 14.0 sq. m.	
PROPOSED POOL WATER VOLUME	= 18.0 Kilolitres	

2 CAR PARKING SPACES PROVIDED IN GARAGE

GENERAL NOTES AND BCA COMPLIANCE

EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870
AND ENGINEERS DETAILS
MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A. AND AS1684
GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
BALUSTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE
TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN
APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF
PART 3.8 OF THE B.C.A. AND AS3740
CLOTHES WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY
WITH PART 3.8.3 OF THE B.C.A.

ABOVE NOTES TO BE READ IN-CONJUNCTION WITH THE ARCHITECTURAL PLANS AND THE STRUCTURAL ENGINEERS DETAILS

DEVELOPEMENT APPLICATION ISSUE

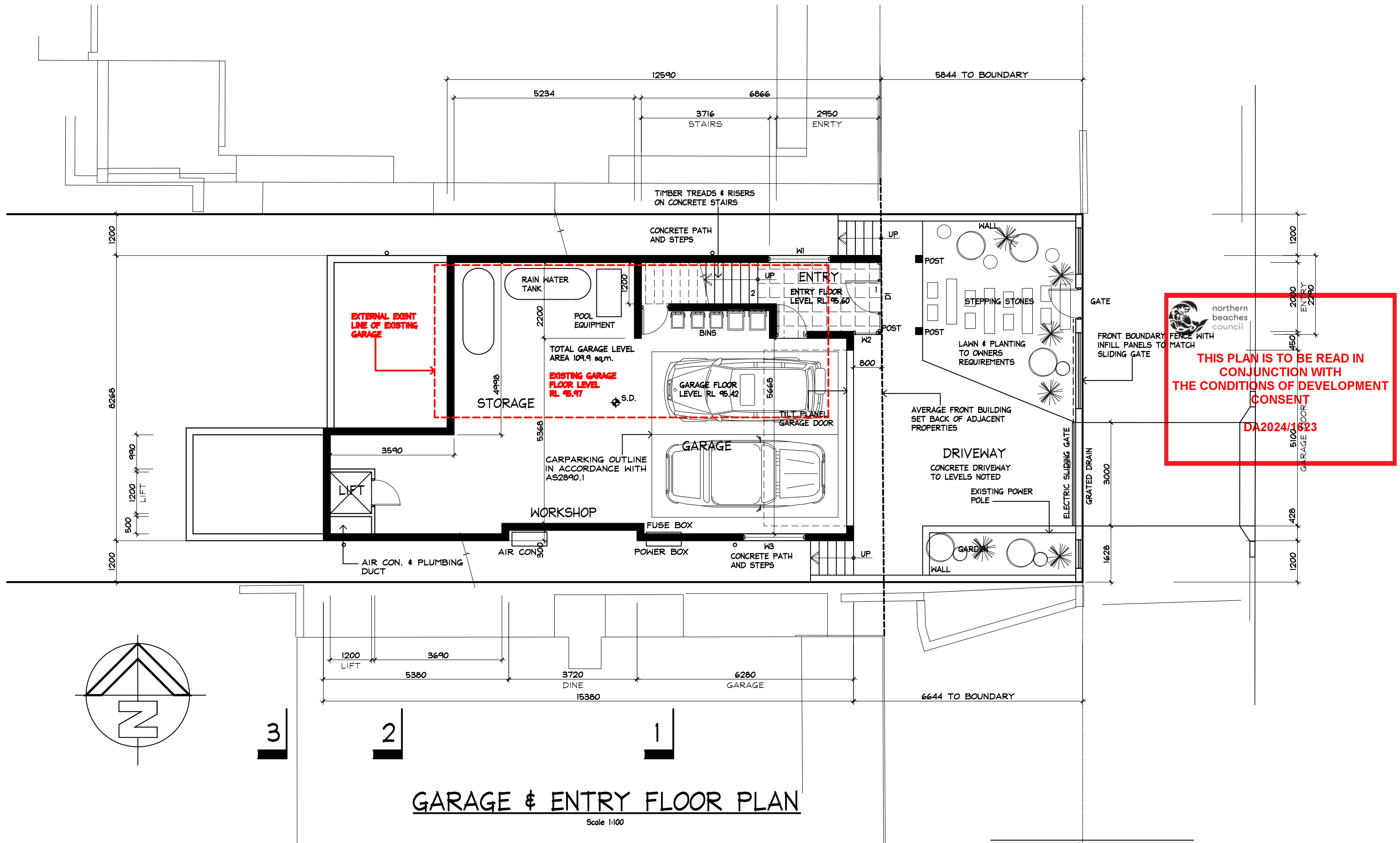
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Date OCT. 2024
Drawn HENK.
Scale 1:200
Job No. 240801-01

NOTES:-
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Project **PROPOSED NEW DWELLING**
84 HILMA STREET COLLAROY PLATEAU
FOR **Mr. R. & Mrs. D. ARENA**



 **northern beaches council**

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

DA2024/1623

**DEVELOPEMENT
APPLICATION ISSUE**

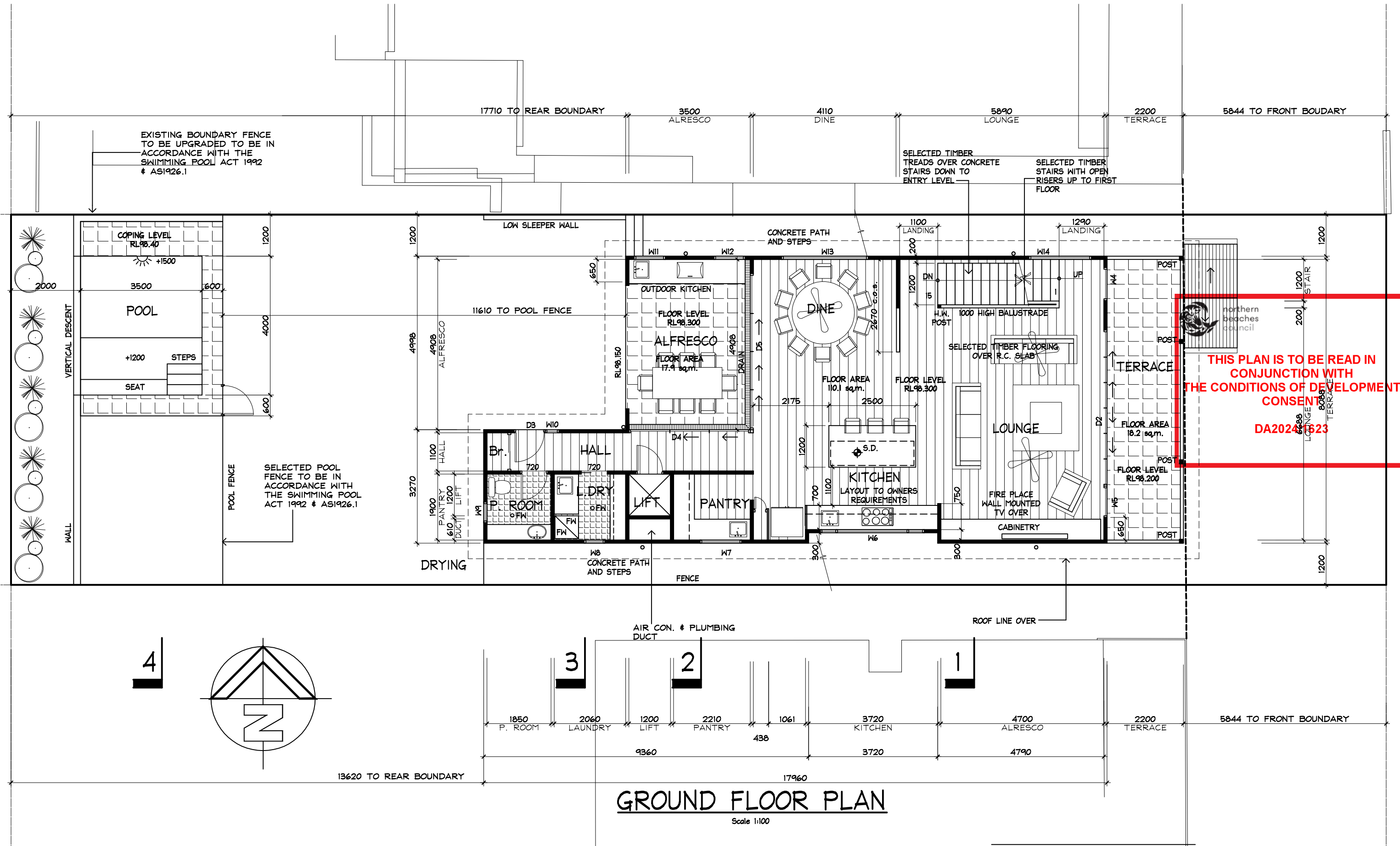
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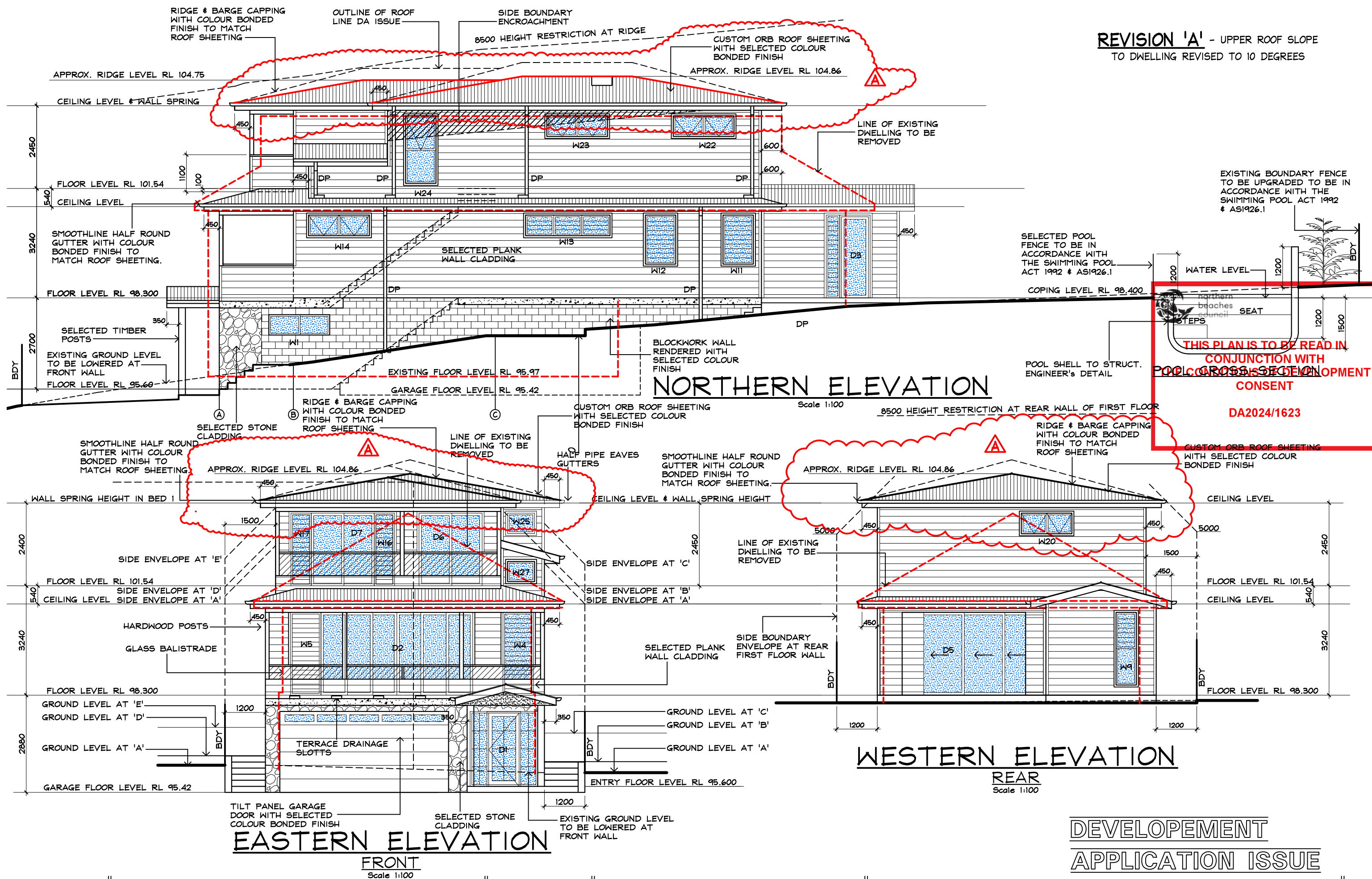
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Project **PROPOSED NEW DWELLING
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FOR **Mr. R. & Mrs. D. ARENA**



REVISION 'A' - UPPER ROOF SLOPE
TO DWELLING REVISED TO 10 DEGREES



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Job No. 240801-05

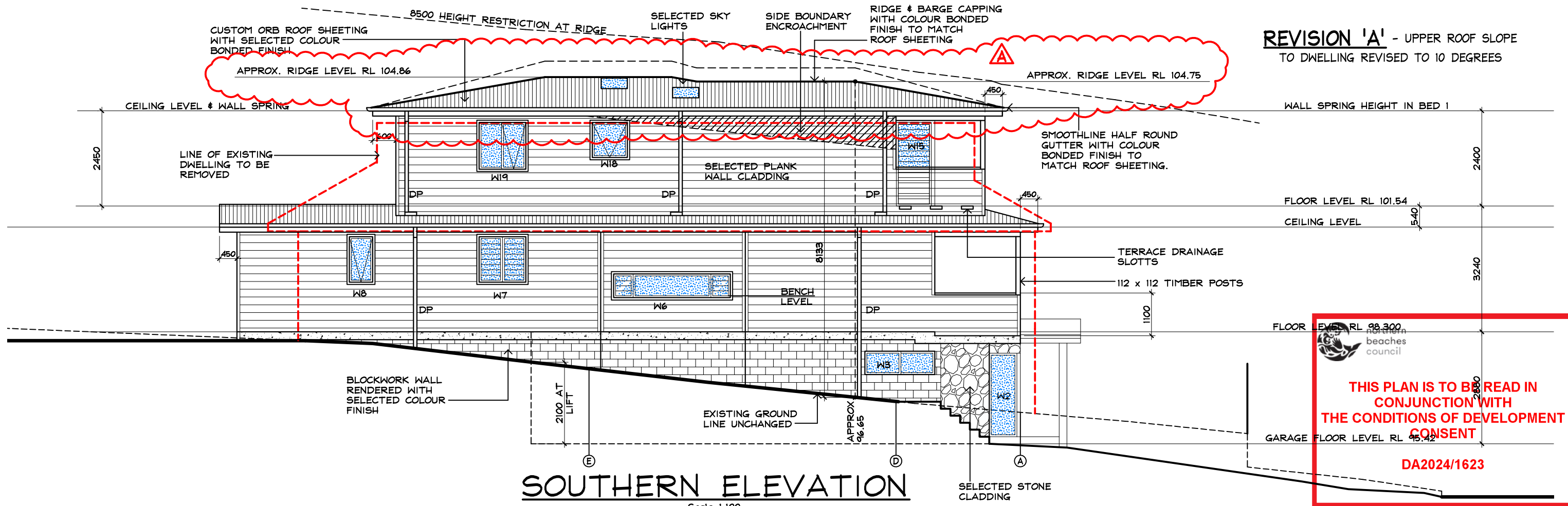
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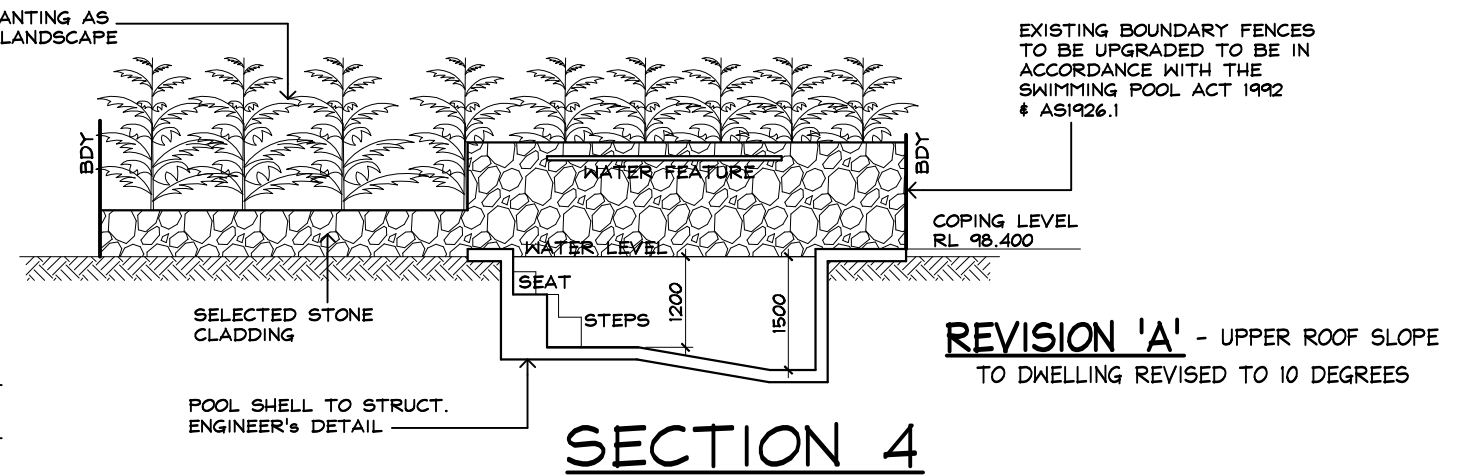
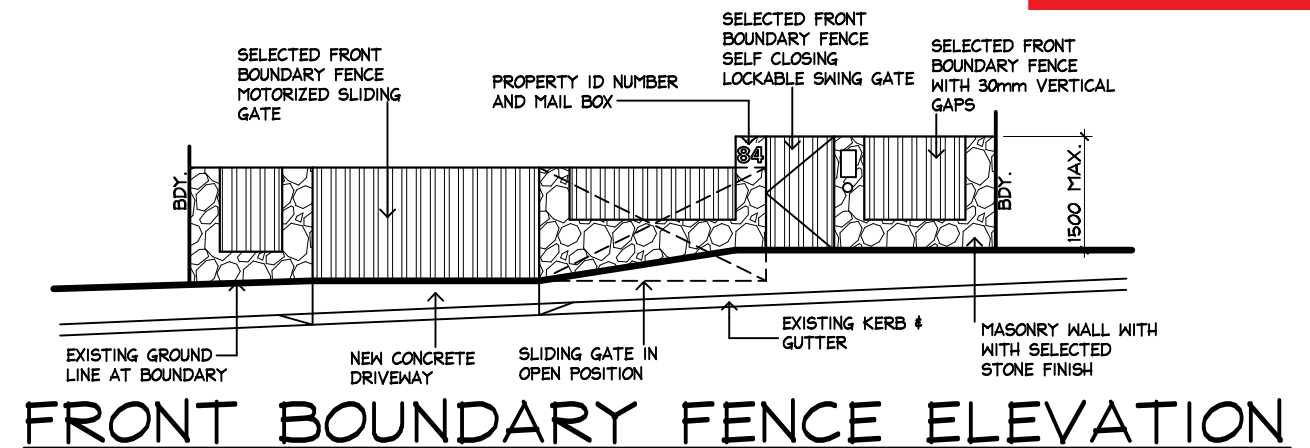
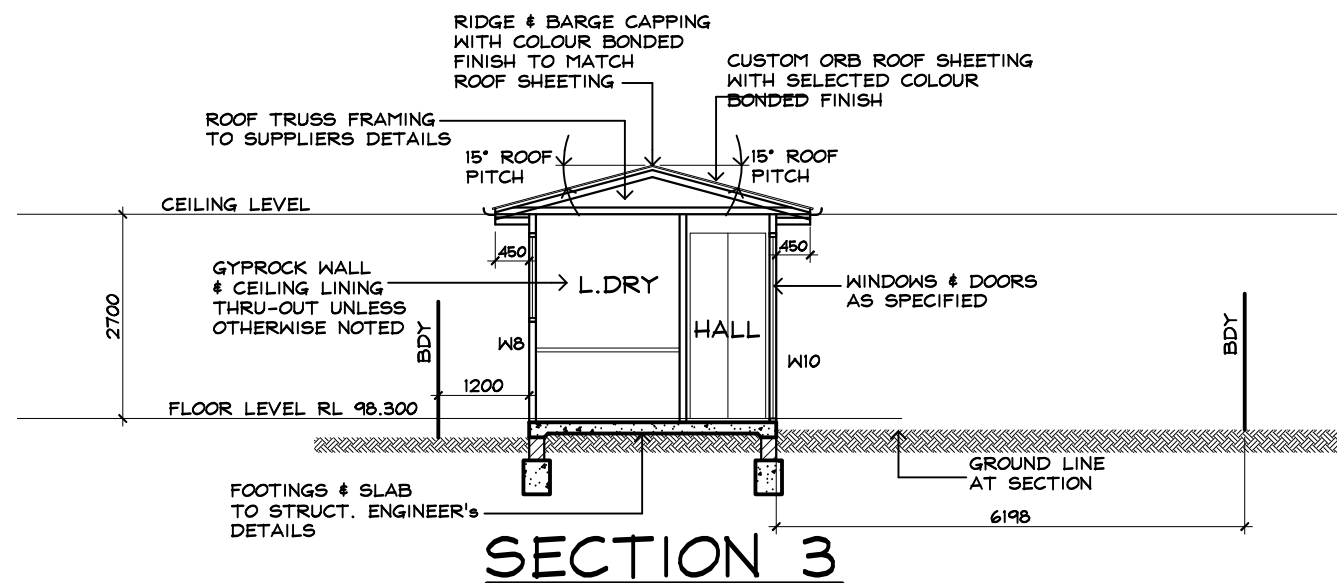
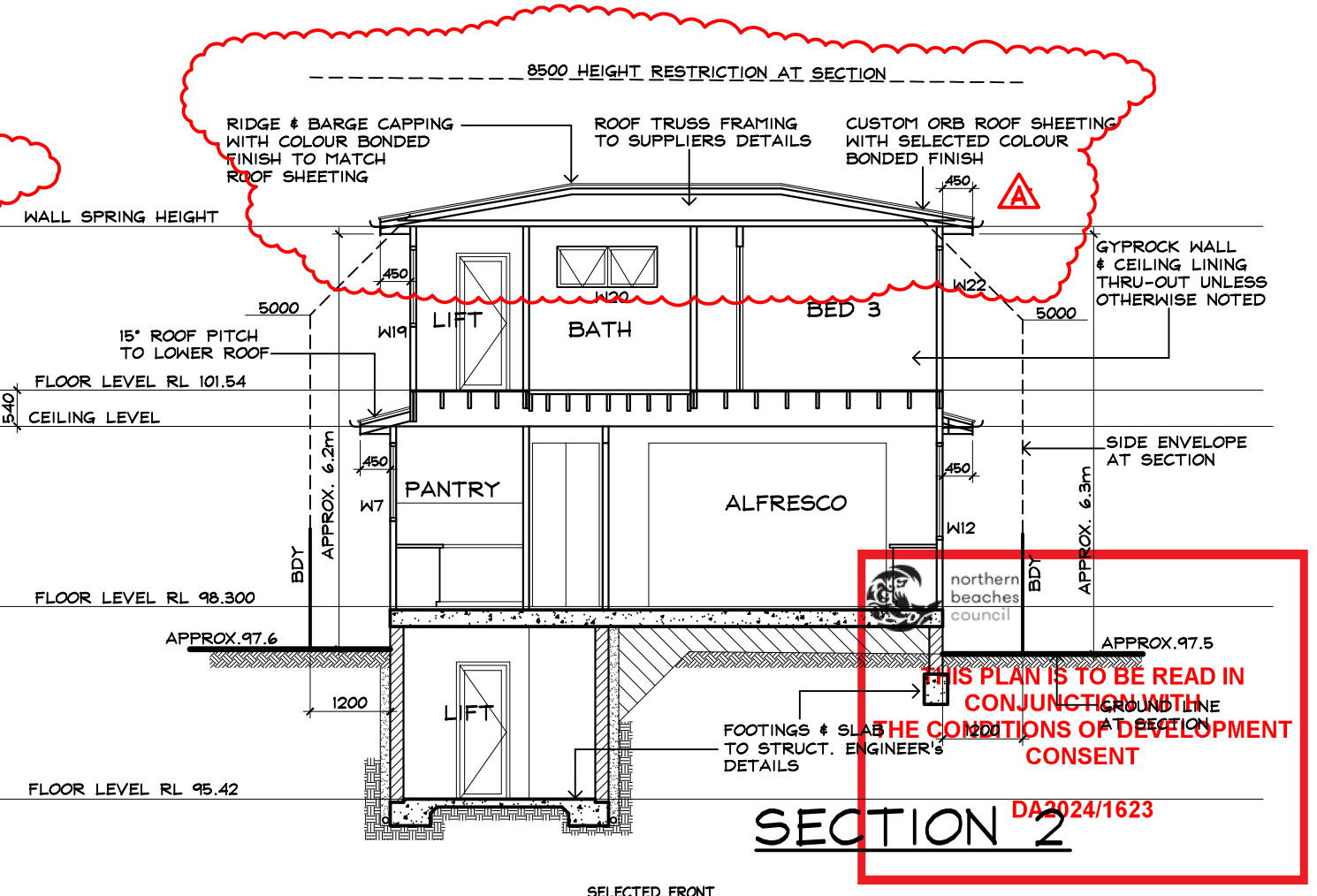
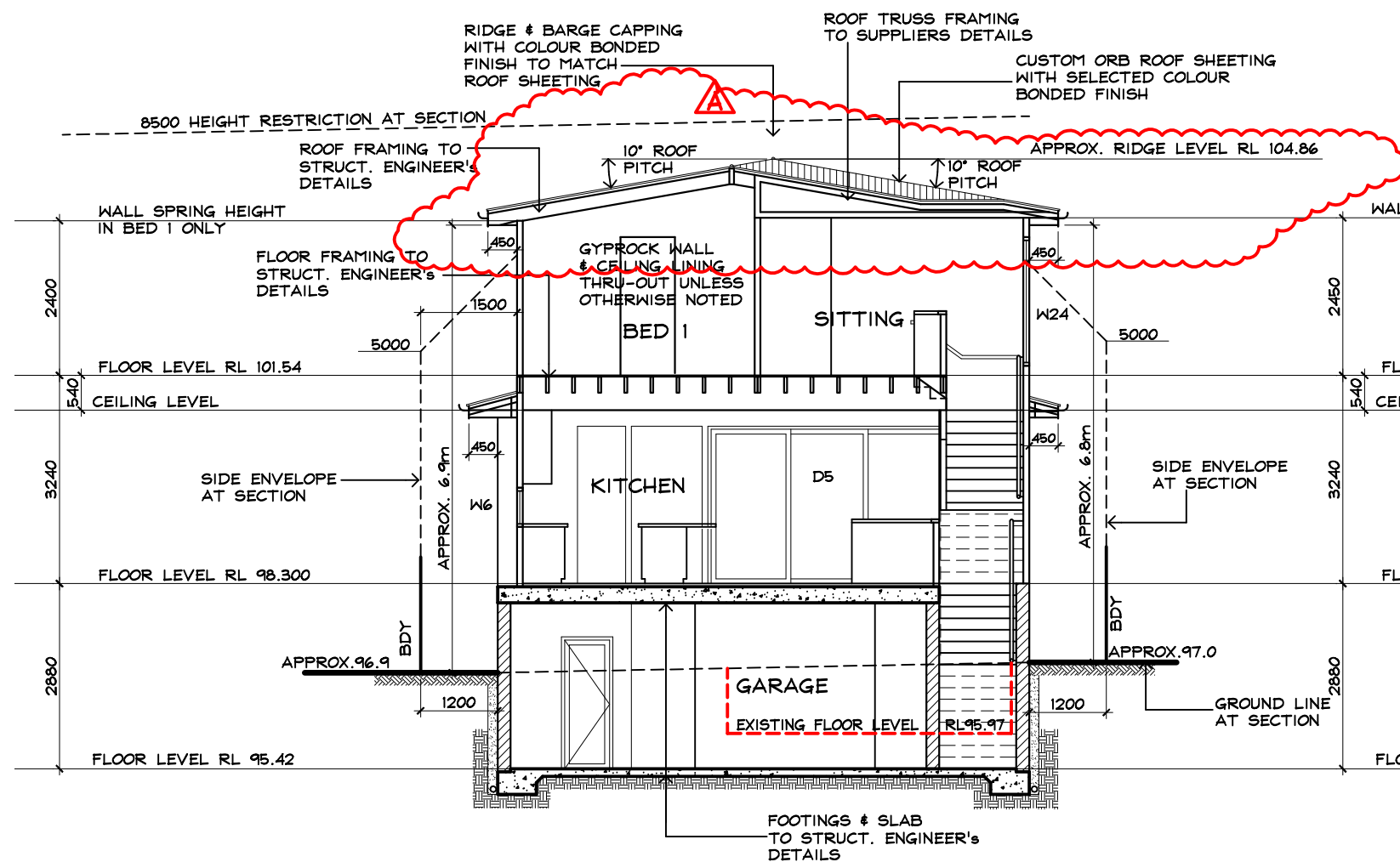
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Project	PROPOSED NEW DWELLING 84 HILMA STREET COLLAROY PLATEAU
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DEVELOPEMENT

APPLICATION ISSUE





DEVELOPEMENT APPLICATION ISSUE

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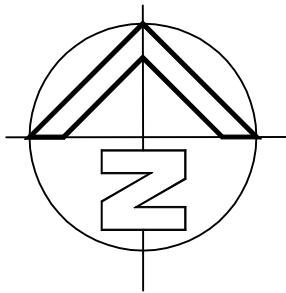
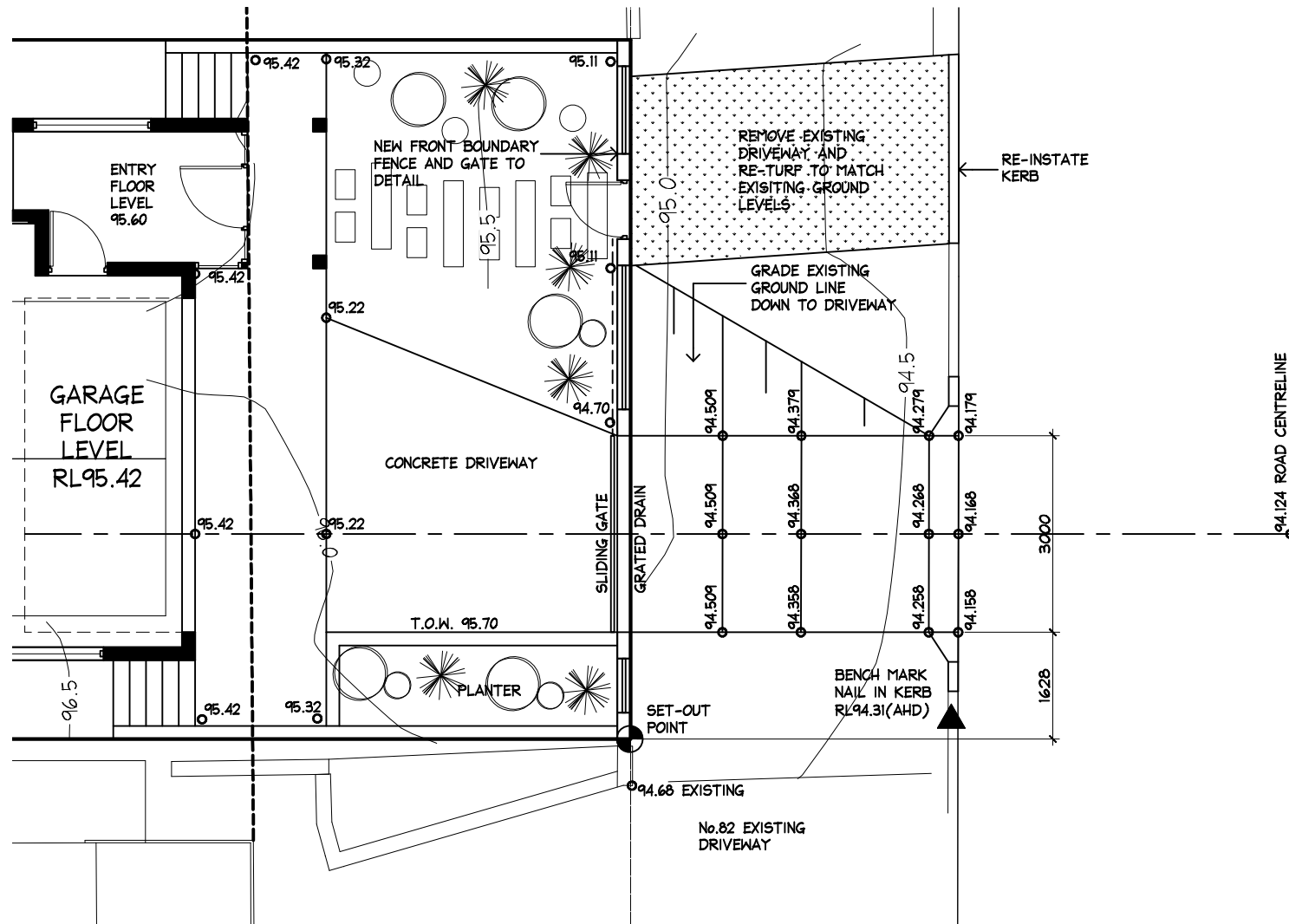
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Job No. 240801-07

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Project **PROPOSED NEW DWELLING**
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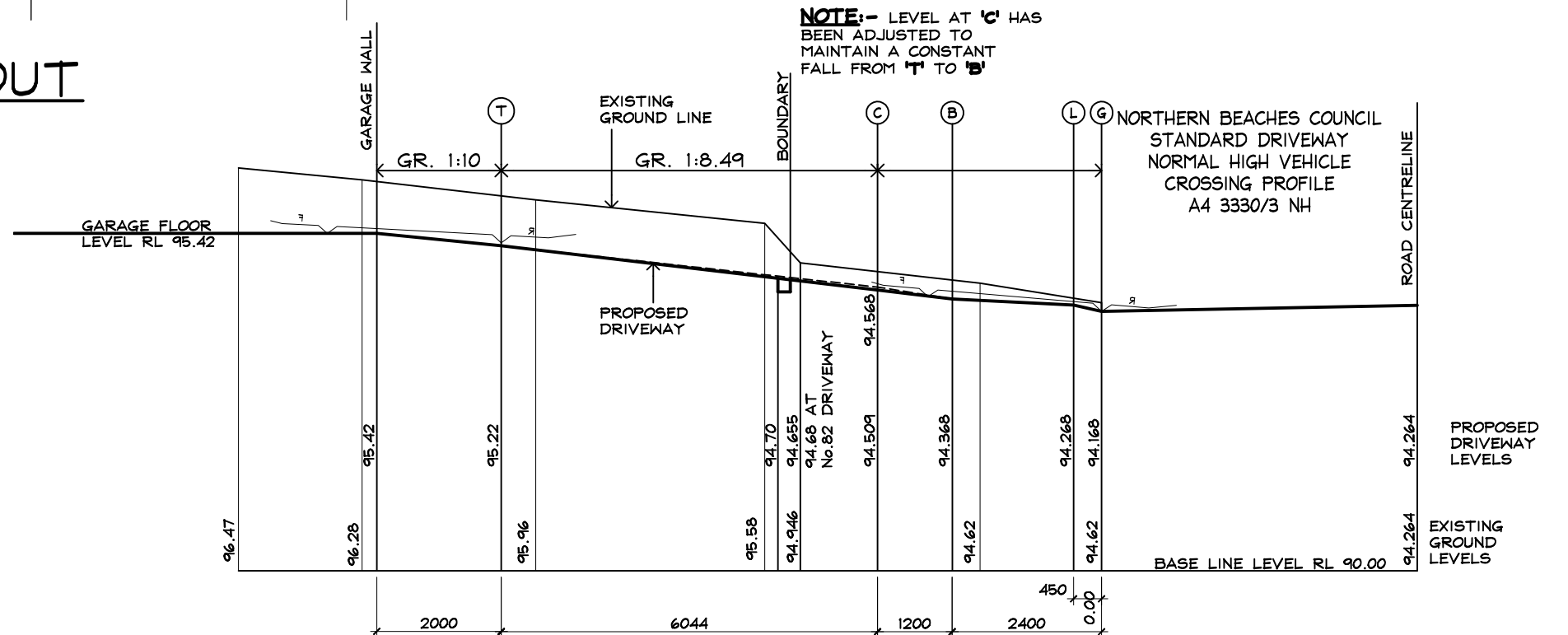
REVISION 'A' - UPPER ROOF SLOPE
TO DWELLING REVISED TO 10 DEGREES



DRIVEWAY SET OUT PLAN

NOTE:-
DRIVEWAY & CROSS-OVER HAS BEEN DESIGNED TO BE IN ACCORDANCE WITH THE COUNCIL'S NORMAL HIGH STANDARD VEHICLE CROSSING PROFILE A4 - 3330/2 NH

NOTE:-
DRIVEWAY CROSS-OVER TO BE IN ACCORDANCE WITH THE COUNCIL'S SPECIFICATION AND AUSTRALIAN STANDARD AS1428.1:2001-DESIGN FOR ACCESS AND MOBILITY.



LONGITUDINAL SECTION ON SOUTHERN EDGE

DEVELOPEMENT APPLICATION

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

DA2024/1623

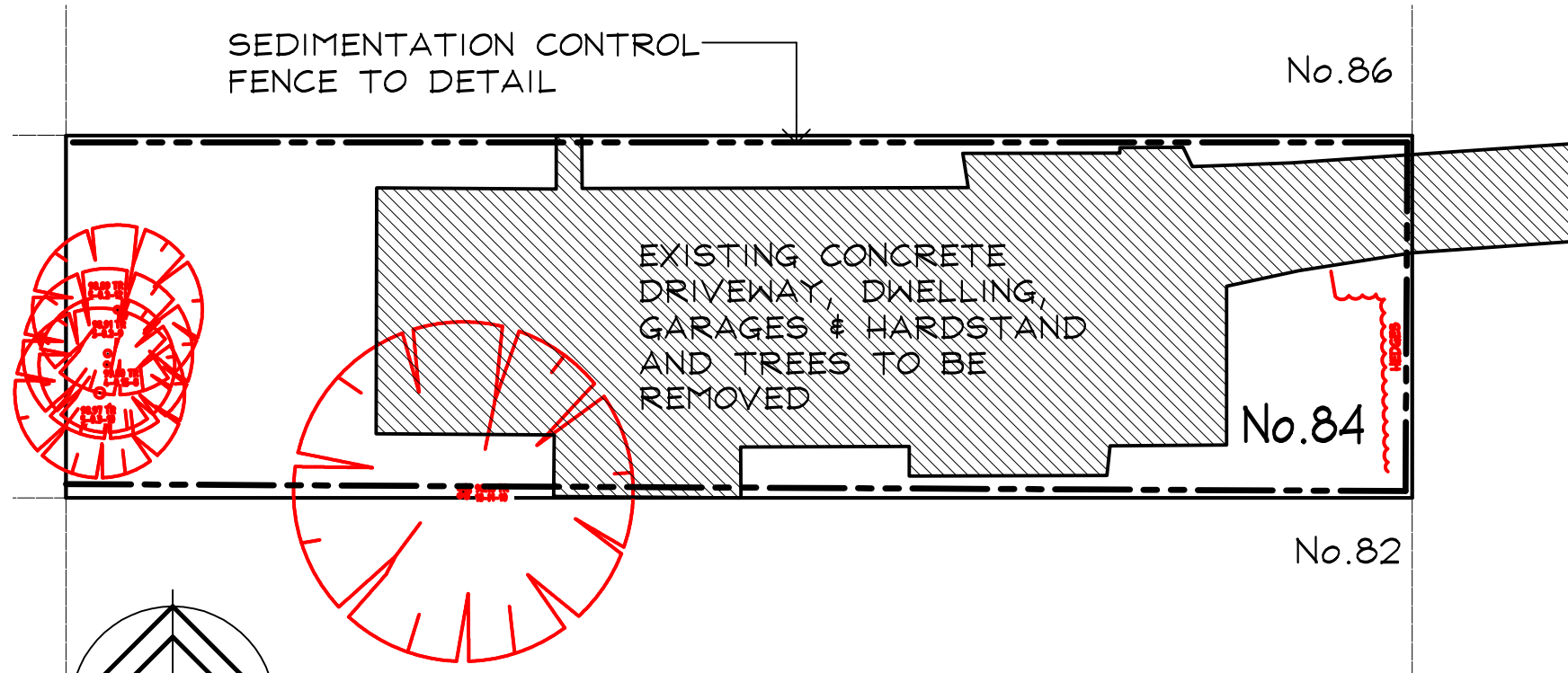
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Job No. 240801-08

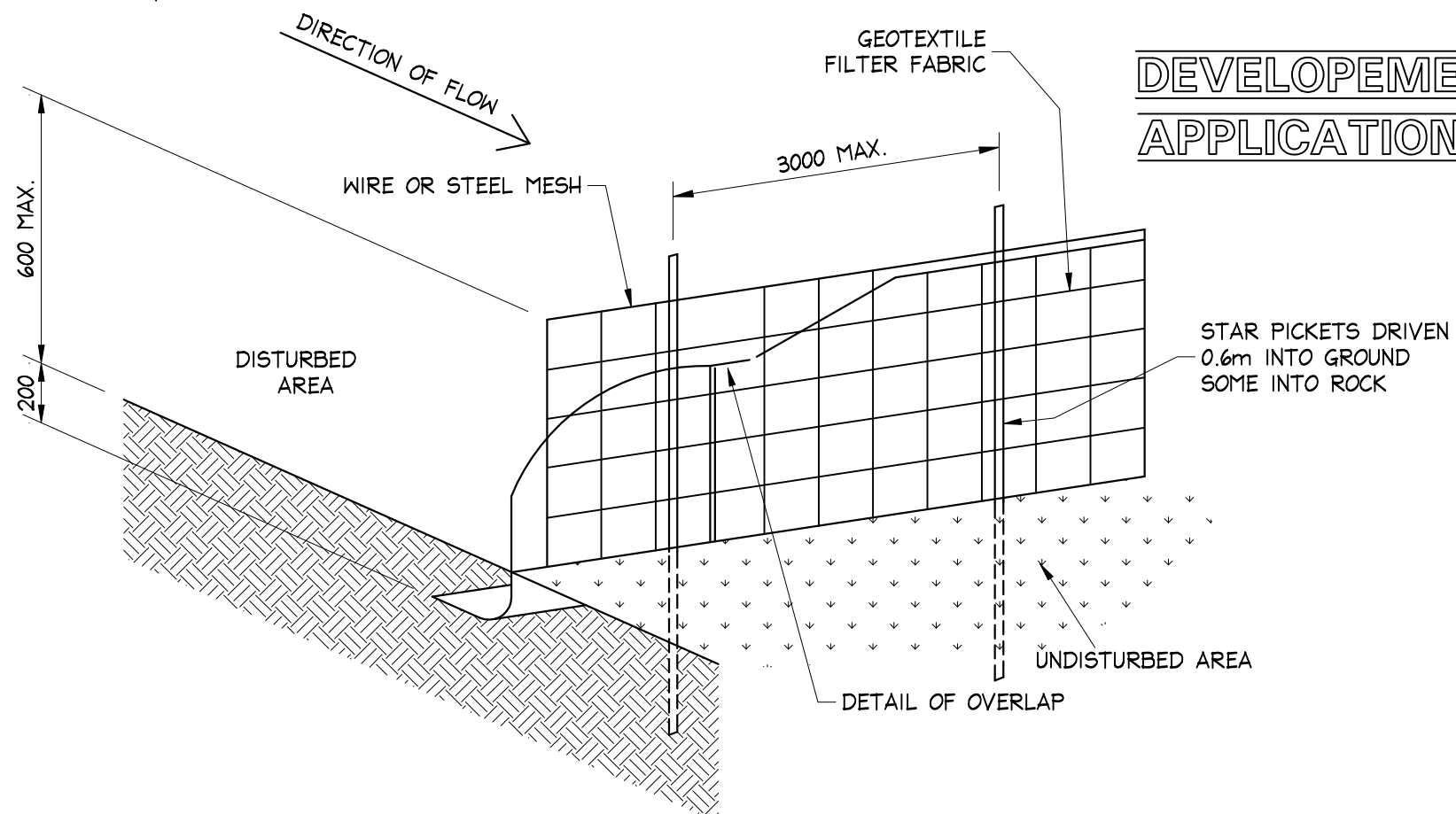
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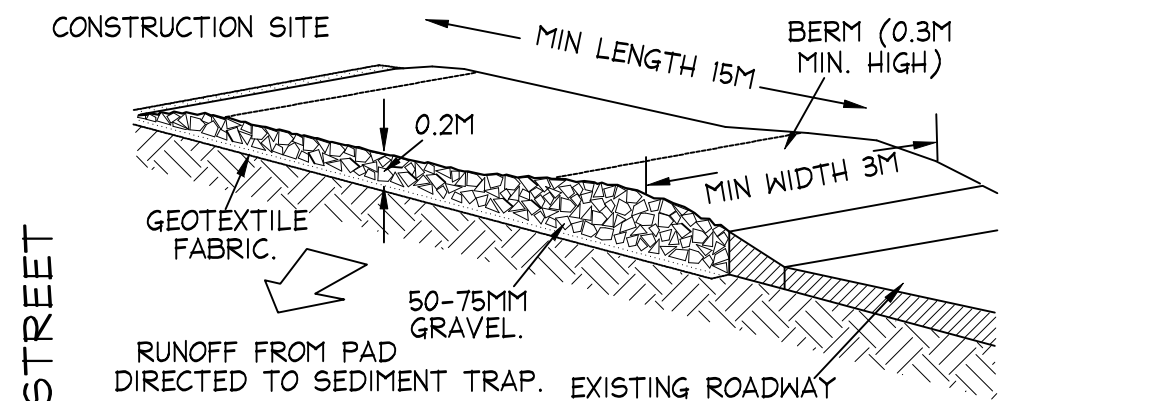
DEMOLITION AND SEDIMENTATION CONTROL FENCE PLAN

Scale 1:200



SEDIMENTATION CONTROL FENCE DETAIL

SCALE = N.T.S.



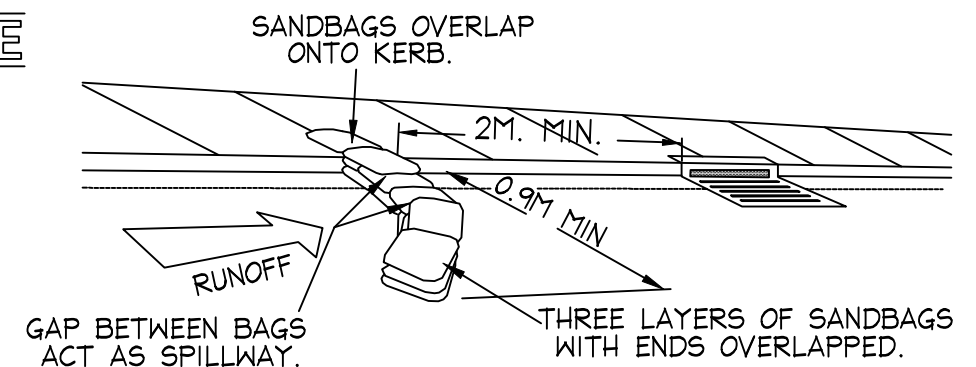
TYPICAL TEMPORARY CONSTRUCTION ENTRY/EXIT DETAIL

CONSTRUCTION NOTES:

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE or 30mm AGGREGATE. MINIMUM LENGTH 15 METRES FOR BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE or OTHER SEDIMENT TRAP.
6. OR CONSTRUCT A CATTLE GRID LOCATED AT ANY POINT WHERE TRAFFIC ENTERS OR LEAVES THE SITE.



DEVELOPEMENT APPLICATION ISSUE



SANDBAG KERB INLET SEDIMENT TRAP

SEDIMENT CONTROL:

1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

IF IN
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ASK

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