

BASIX COMMITMENTS

RAINWATER TANK
MINIMUM CAPACITY 1334 LITRES

SWIMMING POOL
TO BE OUTDOOR
MAXIMUM CAPACITY 45,000 LITRES

HOT WATER
INSTALL GAS INSTANTANEOUS SYSTEM

INSULATION
FLOOR ABOVE EXISTING DWELLING OR BUILDING: NIL
EXTERNAL WALLS FRAMED :R1.70 (INCLUDING CONSTRUCTION)
CEILING NIL (UP) ROOF:100 FOIL BACKED BLANKET : LIGHT SOLAR ABSORPTANCE <0.475

WINDOWS/EXTERNAL GLAZED DOORS
STANDARD ALUMINIUM FRAMES WITH SINGLE PYROLYTIC LOW-e GLASS U VALUE 5.7
SHADING W1 >PROJECTION/HEIGHT ABOVE SILL RATIO >0.23mm
SHADING W2 >EAVE/VERANDAH/PERGOLA/BALCONY >600mm
SHADING W3 >PERGOLA (ADJUSTABLE) 900mm
SHADING W4 >PERGOLA (ADJUSTABLE) 900mm
SHADING W5 >EAVE/VERANDAH/PERGOLA/BALCONY >450mm
SHADING W6 >NONE
SHADING W7 >EAVE/VERANDAH/PERGOLA/BALCONY >900mm
SHADING W8 >EAVE/VERANDAH/PERGOLA/BALCONY >450mm
SHADING W9 >EAVE/VERANDAH/PERGOLA/BALCONY >450mm
SHADING W10 >NONE
SHADING W11 >NONE

SKYLIGHTS
TIMBER ,DOUBLE CLEAR/AIR FILL (OR U VALUE 4.3 SHGC : 0.5)
S1 NO SHADING
S2 NO SHADING
S3 NO SHADING

ABBREVIATIONS

BBR BLUE BOARD LINING WITH 'MAC' RENDER FINISH PAINTED
BA STAINLESS STEEL FRAME AND GLASS BALUSTRADE AT 1000
CA CARPET
CT CERAMIC TILES
DP RAINWATER DOWN PIPE CONNECTED TO RWI + SW LINE
FC FIBRE CEMENT WEATHER BOARD PAINTED
FG FIXED GLASS
FS FIRE SHUTTER
GB STAINLESS STEEL & GLASS BALUSTRADE
GD GRATED DRAIN
GL GLASS LOUVRES
GU QUAD GUTTER
MC METAL CAPPING
NW NEW ALUMINIUM WINDOW IN EXISTING OPENING
PA PAVING SLABS
PF FRAMELESS GLASS POOL FENCE
PS VERTICAL TIMBER PRIVACY SCREENPAINTED
RB RETRACTABLE EXTERNAL BLIND
RS1 HI RIB COLORBOND ROOF @ 1 DEGREE
RS2 COLORBOND FLAT SHEET BONDED TO WATERPROOF PLYWOOD FIXED TO STRUCTURE SET @ 1 DEGREE
RWI MINIMUM 1350 LITRE RAINWATER TANK CONNECTED TO NEW TOILETS AND WASHING MACHINE
SB STEEL BEAM
SC STEEL COLUMN
SD SATIN ANODISED ALUMINIUM SLIDING DOOR SYSTEM
SWI SATIN ANODISED ALUMINIUM WINDOWS
SL1 NOMINAL 750X1000 VELUX SKYLIGHT
SL2 NOMINAL 1000X100 VELUX SKYLIGHT
SS ALUMINIUM SUN SHADE
T&G TONGUE & GROOVED HW TIMBER FLOOR FLOORING
VG VERGOLA ADJUSTABLE SHADING SYSTEM
WPM WATERPROOF MEMBRANE

SCANNED

2010/07/17

DRAWINGS

DA00 TITLE SHEET
DA01 SITE PLAN
DA02 GROUND FLOOR PLAN
DA03 FIRST FLOOR FLOOR PLAN
DA04 LOWER GROUND FLOOR PLAN
DA05 ROOF PLAN
DA06 SECTION S1
DA07 SECTION S2
DA08 SECTION S3
DA09 SECTION S4
DA10 ELEVATIONS EAST + WEST
DA11 ELEVATIONS NORTH+ SOUTH

SH01 SHADOW DIAGRAM I

LS01 LANDSCAPE PLAN

CE01 CONSTRUCTION MANAGEMENT + EROSION CONTROL PLAN

SW01 STORMWATER MANAGEMENT PLAN

SITE SURVEY

SITE ANALYSIS

ALTERATIONS + ADDITIONS

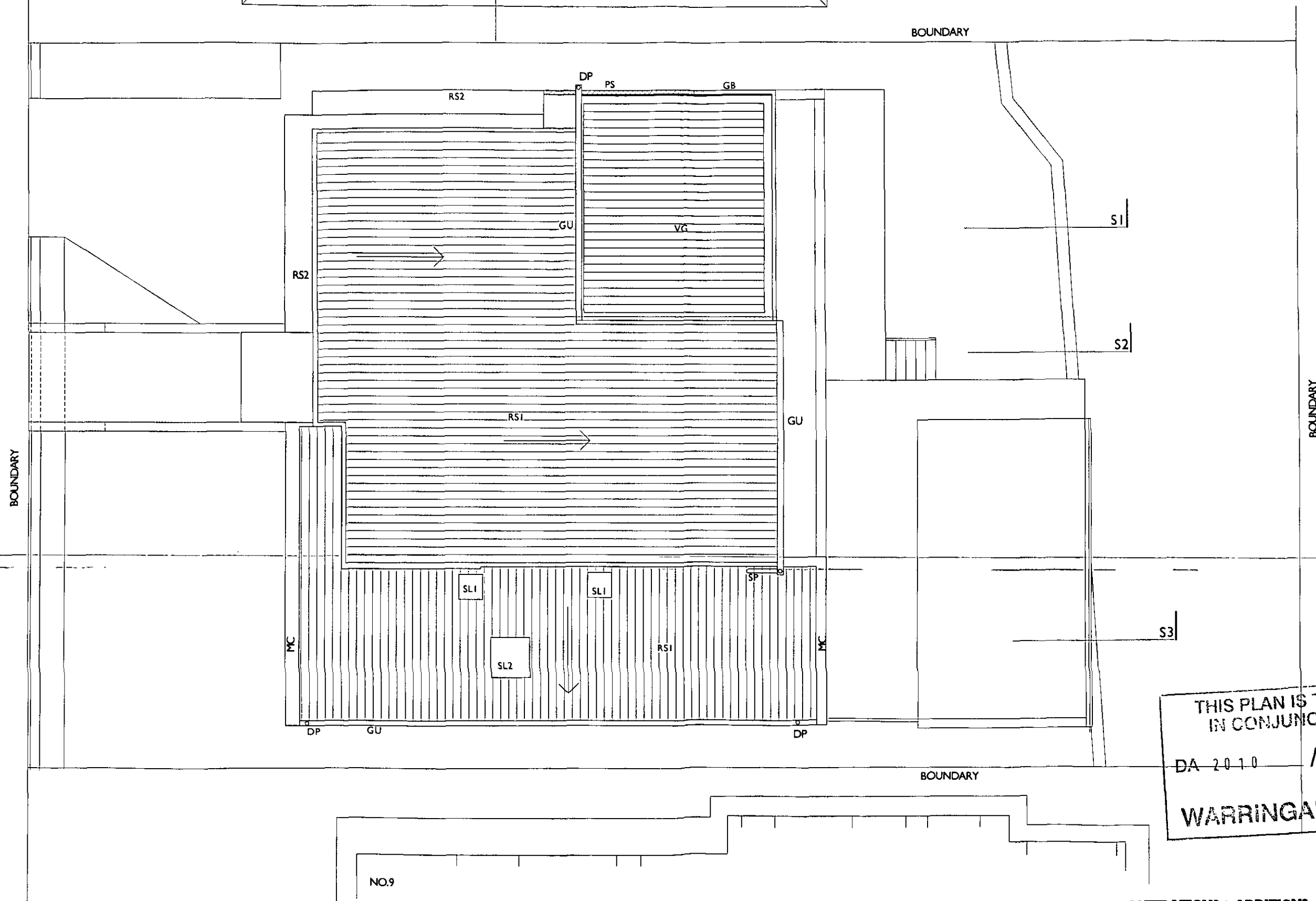
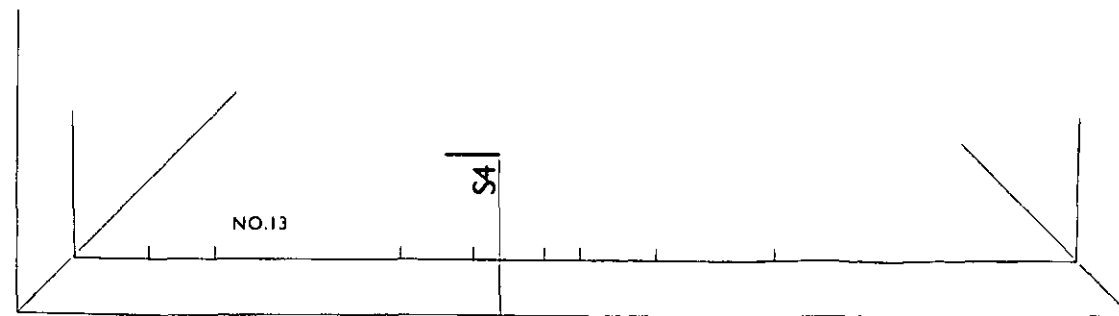
11 HILMA STREET
COLLAROY PLATEAU
LOT 19 DP223914

For
Mr + Mrs Farac and Mr +Mrs Andrijic
DEVELOPMENT APPLICATION

DA00

18/2/10

Architect
IN+OUT pty ltd. 135 Ashley Street Roseville 2069 T9411 3002 F9411 4858



THIS PLAN IS TO BE READ
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DA 2010 / 0655
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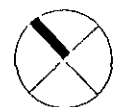
ALTERATIONS + ADDITIONS
11 HILMA STREET
COLLAROY PLATEAU
LOT 19 DP223914

For
Mr + Mrs Farac and Mr + Mrs Andrijic
ROOF PLAN **DA05**

Scale 0 1 2

1:100 @ A3 4/4/10

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VIEW LINE VX AS SECTION VI BUT BALCONY 150 LOWER

VIEW LINE SECTION VI

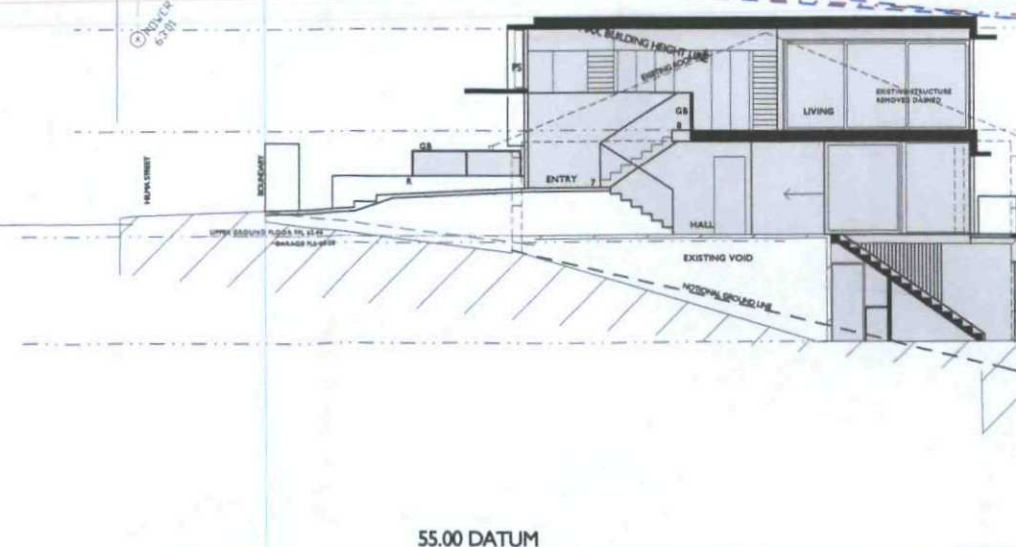
VX RED
RL 70.81

RELEVANT LEP CONTROLS	PROPOSED
SITE AREA	585m ²
LANDSCAPE AREA	40% X SITE AREA : 233 m ²
SET BACKS	FRONT SETBACK 6.5m REAR SETBACK 6m SIDE SETBACK 0.9m
	SIDE ENVELOPE 4m VERTICAL THEN 45 degrees
MAXIMUM HEIGHT	8.5m for site over 20%
CAR SPACES	2
	FOR SLOPING SITE : WITHIN ENVELOPE Generally 8.5m or less

Scale 0 2 3

1:200 @ A3 4/4/10

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55.00 DATUM

55.00 DATUM

ALTERATIONS + ADDITIONS
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COLLARAU PLATEAU
LOT 19 DP223914

For
Mr + Mrs Farac
SITE PLAN

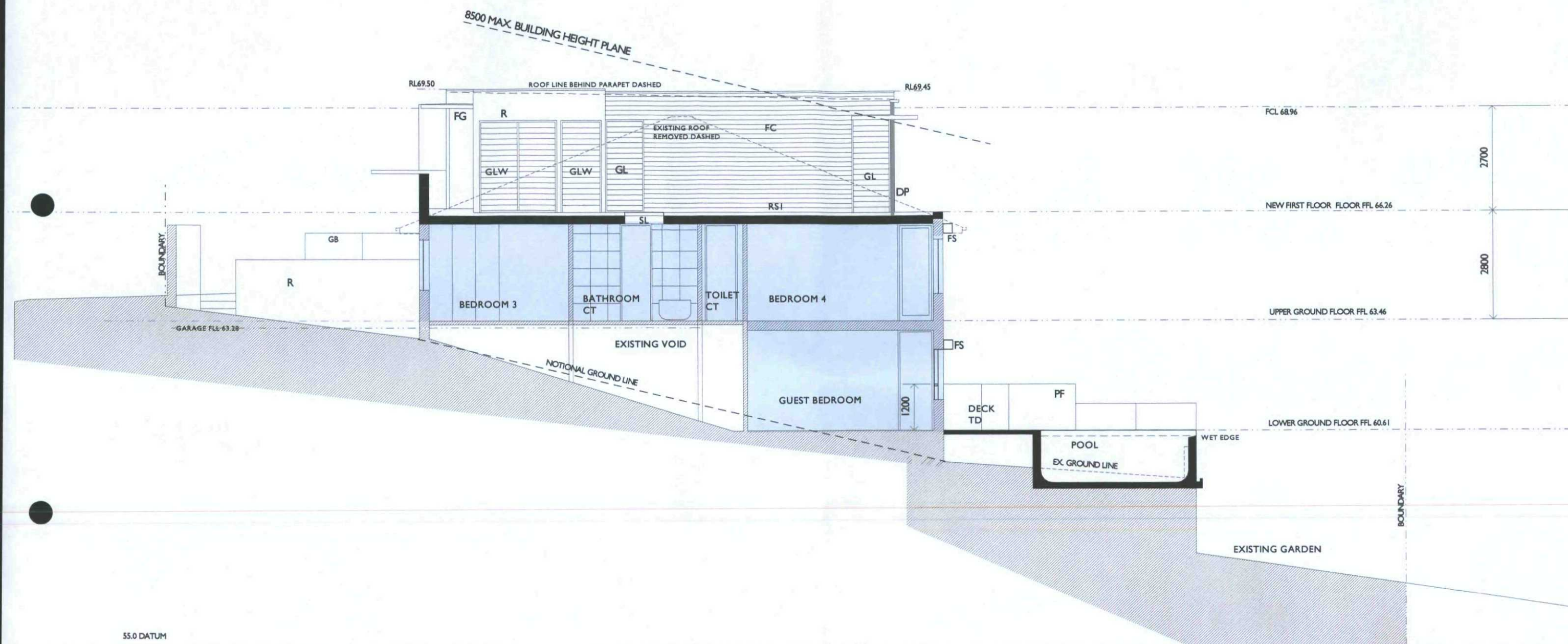
DA01

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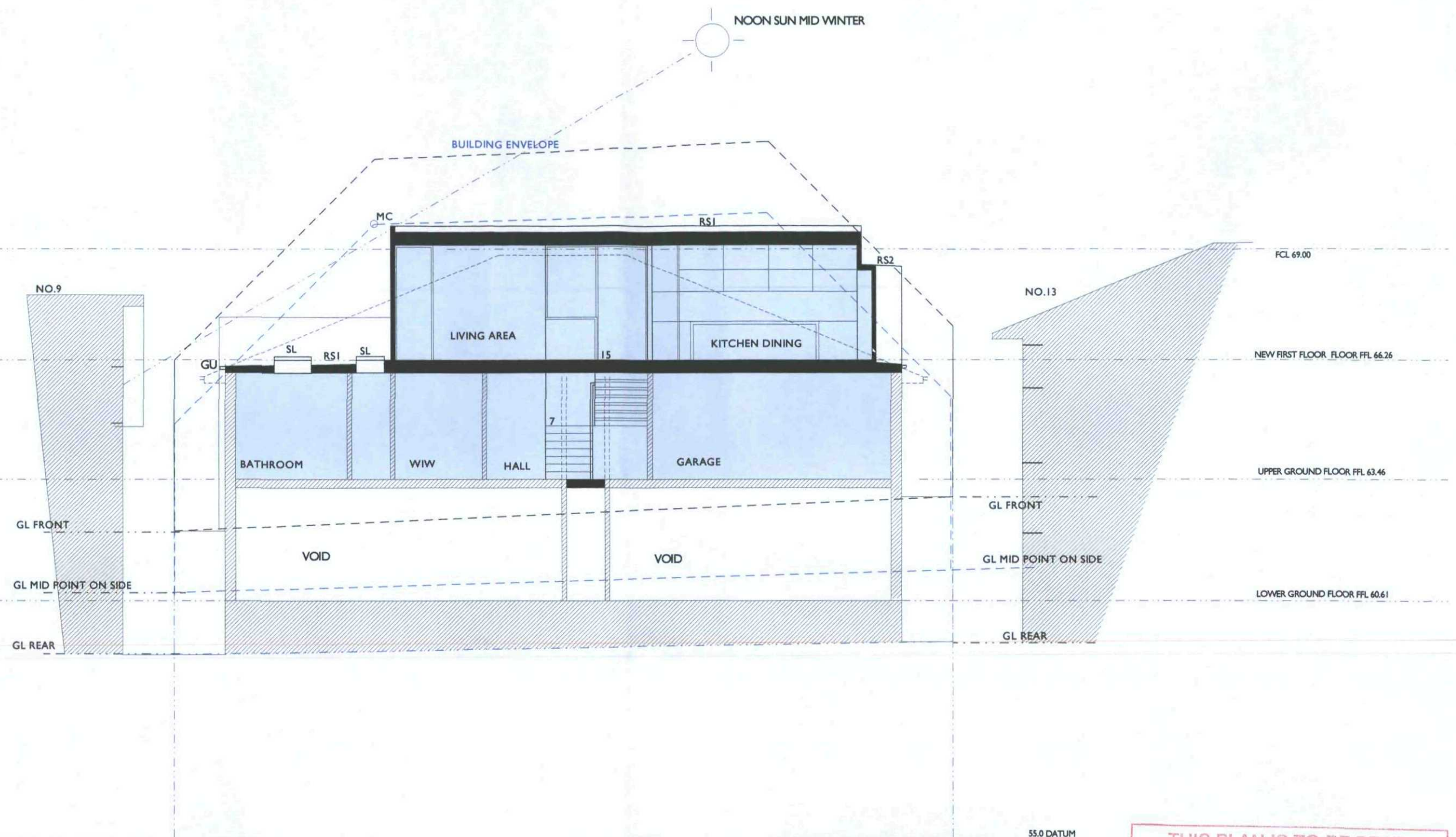




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ALTERATIONS + ADDITIONS
11 HILMA STREET
COLLAROY PLATEAU
LOT 19 DP223914
For
Mr + Mrs Farac and Mr + Mrs Andrijic
SECTION S3 **DA08**

Scale 0 1 2
1:100 @ A3 4/4/10
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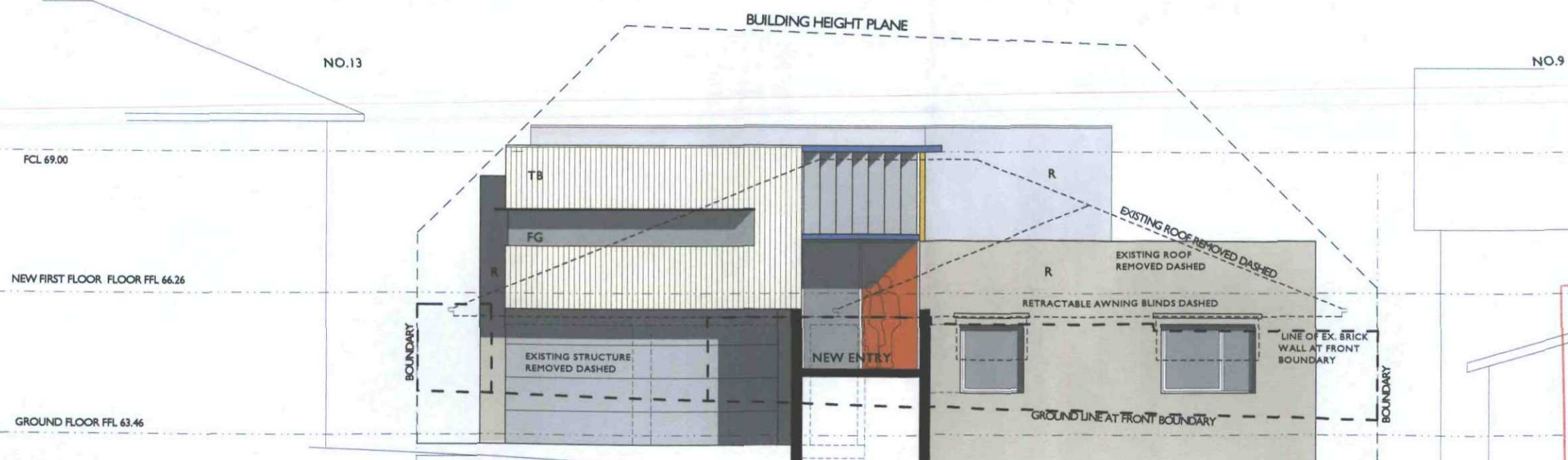
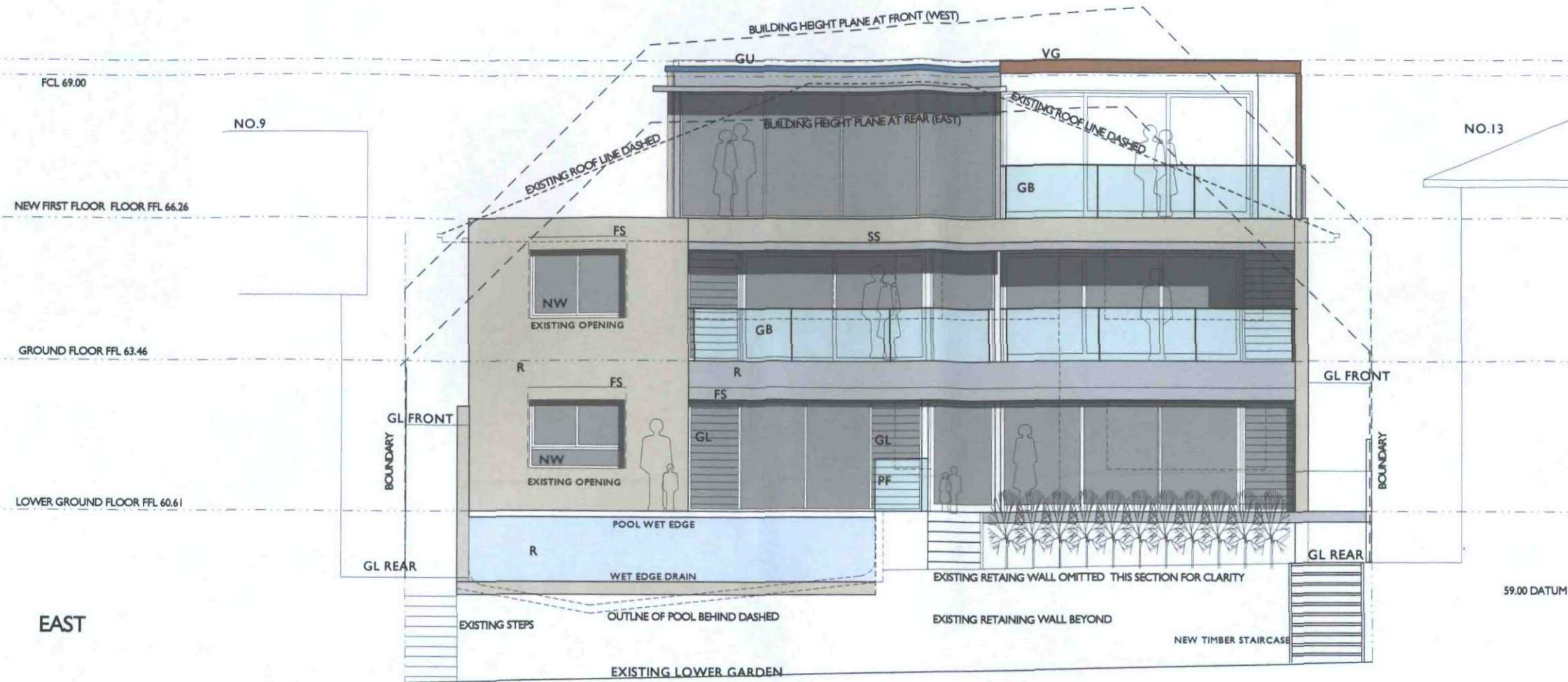
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Scale 0 1 2

1:100 @ A3 4/4/10

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ALTERATIONS + ADDITIONS
11 HILMA STREET
COLLARBY PLATEAU
LOT 19 DP223914
For
Mr + Mrs Farac and Mr + Mrs Andrijic
SECTION S4 **DA09**



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WARRINGAH COUNCIL

DATUM 62.00

WEST

Scale 0 1 2

1:100 @ A3 4/4/10

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ALTERATIONS + ADDITIONS
11 HILMA STREET
COLLARROY PLATEAU
LOT 19 DP223914

For
Mr + Mrs Farac and Mr + Mrs Andrijic

ELEVATIONS EAST + WEST DA10

FCL 69.00

NEW FIRST FLOOR FFL 66.26

GROUND FLOOR FFL 63.46

LOWER GROUND FLOOR FFL 60.61

59.00 DATUM

NEW STEPS TO LOWER GARDEN

NORTH

FCL 69.00

NEW FIRST FLOOR FFL 66.26

UPPER GROUND FLOOR FFL 63.46
GARAGE FFL 63.28

GROUND FLOOR FFL 63.46

LOWER GROUND FLOOR FFL 60.61

SOUTH

Scale 0 1 2

1:100 @ A3 4/4/10

Architect
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8500 HEIGHT PLANE

VG

GU

GB

TERRACE
TD

EXISTING ROOF
DASHED REMOVED

FB

MC

GLW

GLW

R

NW

R

UPPER GROUND FLOOR FFL 63.46

GARAGE FFL 63.28

EXISTING GROUND LINE

PS

NW

DP

ROOF LINE BEHIND PARAPET DASHED

MC

R

EXISTING ROOF
REMOVED DASHED

FC

GLW

GLW

GLW

GLW

RSI

GU

GB

R

R : TO EXISTING BRICK WALL

EXISTING OPENINGS
INFILLED AND FINISHED
AS SHOWN

FC

NW

R : TO EXISTING BRICK WALL

EXISTING GROUND LINE

DP

DP

RWT

RL 62.50

PS

R

2000

BOUNDARY

THIS PLAN IS TO BE READ
IN CONJUNCTION WITH

59.00 DATUM

DA 2010 / 0655

WARRINGAH COUNCIL

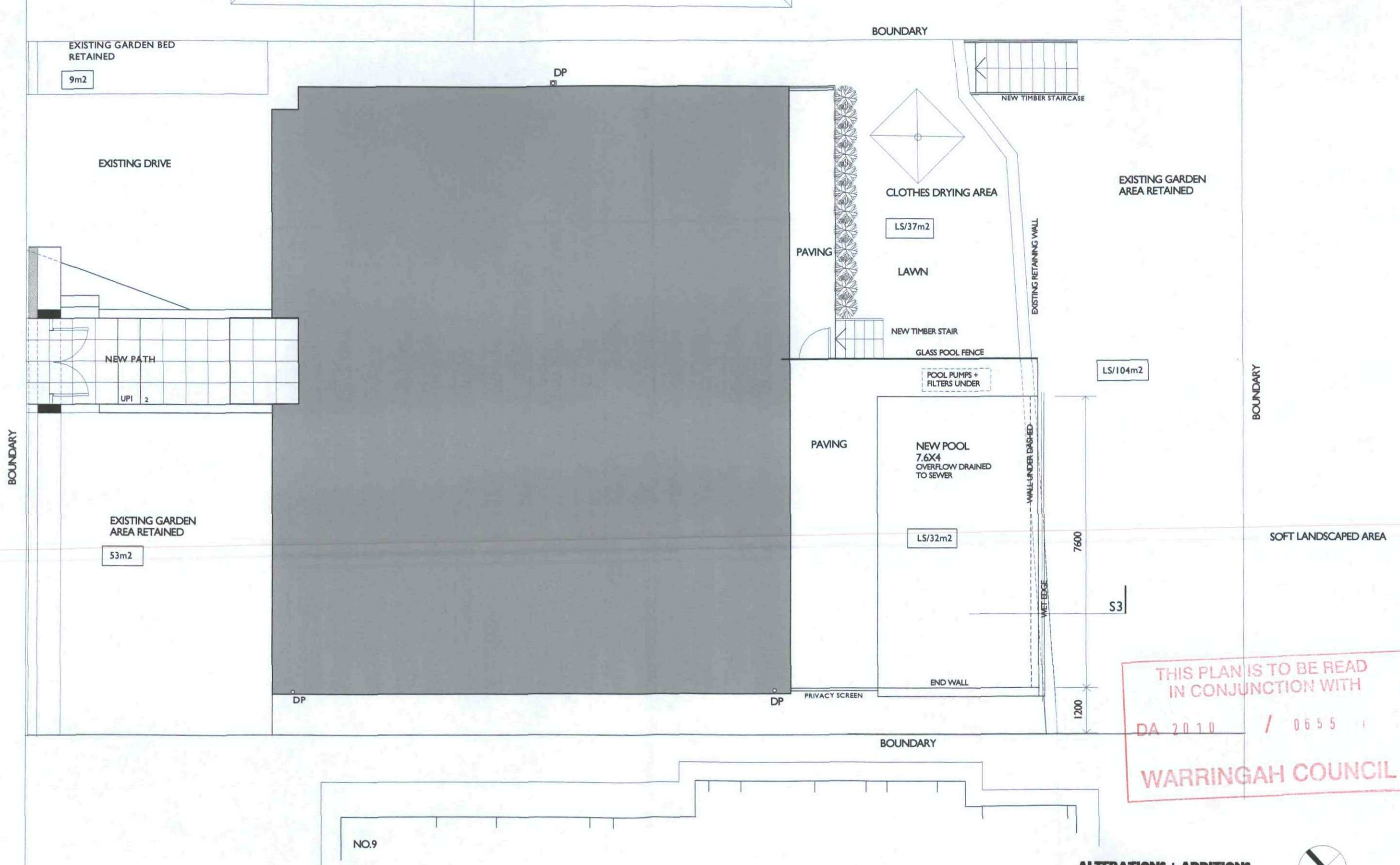
ALTERATIONS + ADDITIONS
11 HILMA STREET
COLLAROY PLATEAU
LOT 19 DP223914

For
Mr + Mrs Farac and Mr + Mrs Andrijic

ELEVATIONS NORTH + SOUTH

DA11

2010 / 07 / 11 / 87
SCANNED



THIS PLAN IS TO BE READ
 IN CONJUNCTION WITH
 DA 2010 / 0655
WARRINGAH COUNCIL

Scale 0 1 2

1:100 @ A3 10/4/10

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ALTERATIONS + ADDITIONS
11 HILMA STREET
COLLARROY PLATEAU
LOT 19 DP223914

For
 Mr + Mrs Farac and Mr + Mrs Andrijic
LANDSCAPE PLAN

LS01