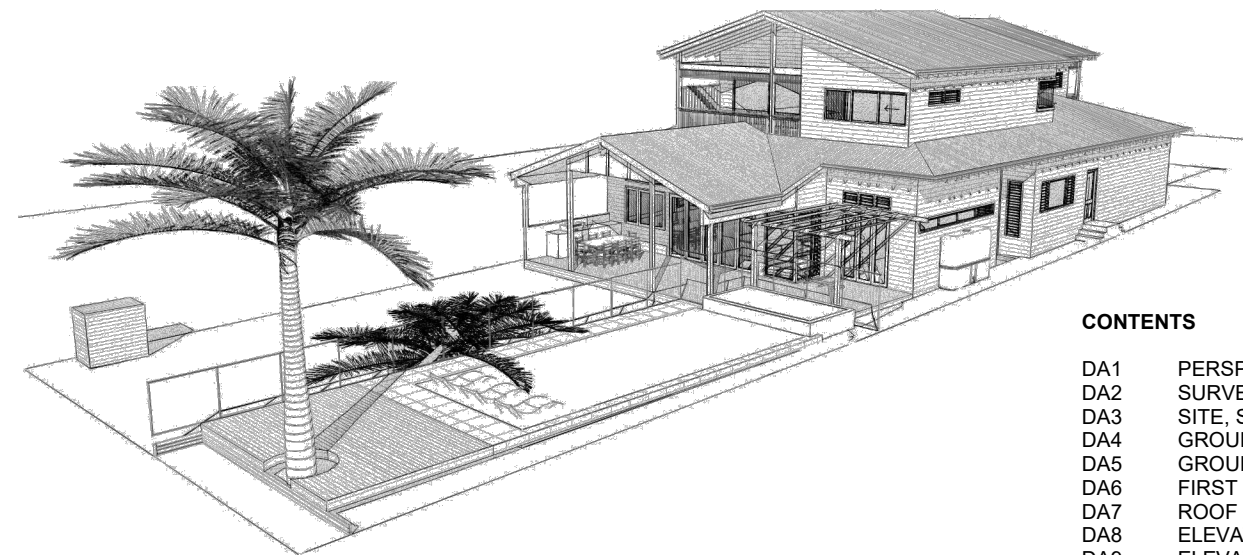




CONTENTS

DA1	PERSPECTIVES
DA2	SURVEY
DA3	SITE, SITE ANALYSIS & WASTE MANAGEMENT PLAN
DA4	GROUND FLOOR PLAN
DA5	GROUND FLOOR PLAN
DA6	FIRST FLOOR PLAN
DA7	ROOF PLAN
DA8	ELEVATIONS, N, S
DA9	ELEVATIONS, E, W
DA10	SECTIONS A-A, B-B
DA11	SECTIONS C-C, D-D, E-E, DRIVE
DA12	LANDSCAPED AREA PLAN
DA13	LANDSCAPING PLAN
DA14	SOLAR JUNE 21 - 9AM
DA15	SOLAR JUNE 21 - 12PM
DA16	SOLAR JUNE 21 - 3PM
DA17	BASIX
DA18	BASIX

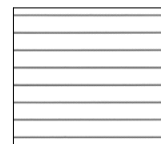
private residence

73 hay st, collaroy

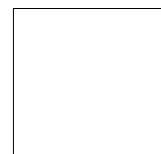
additions and alterations
development application

architectural perspectives

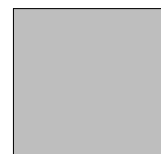
WEATHERBOARD
WEATHERTEX
or similar
to match existing



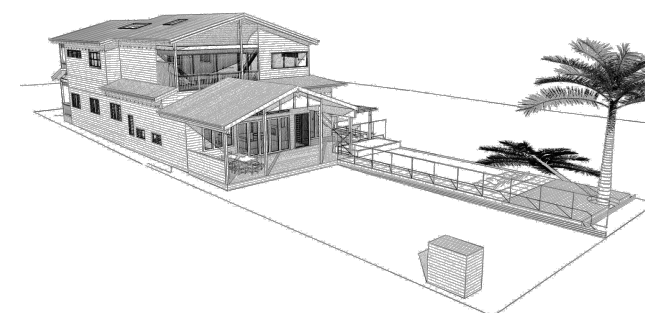
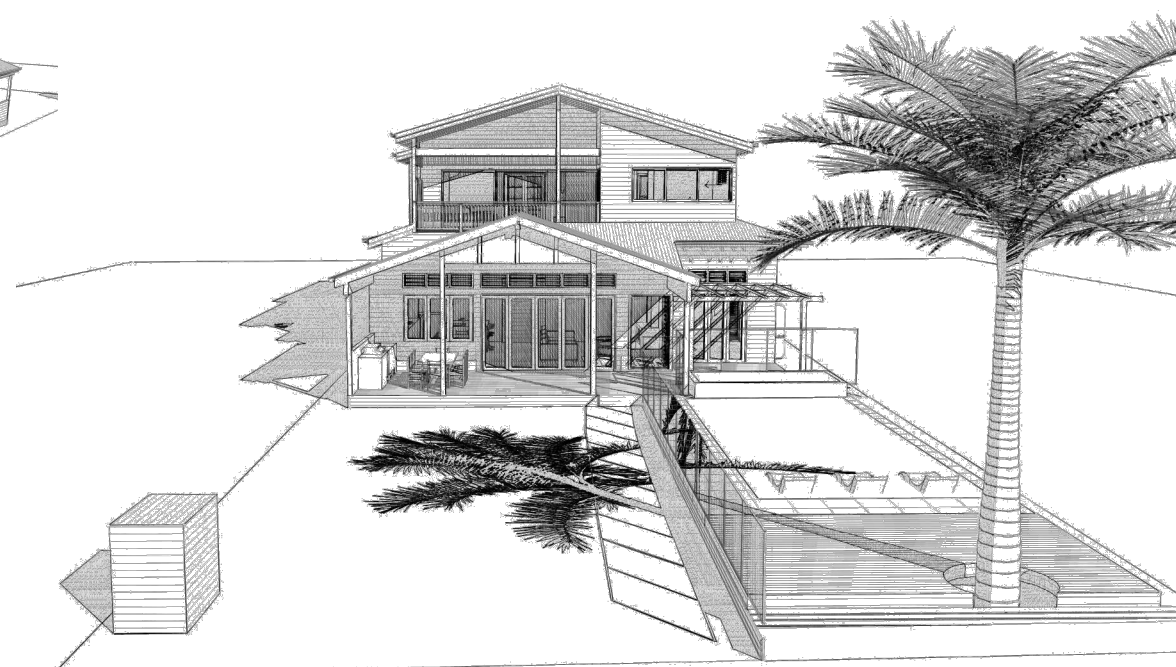
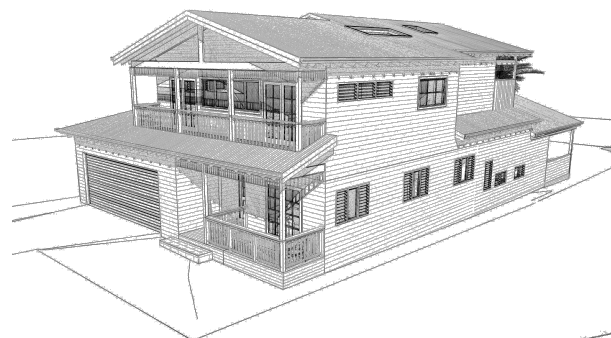
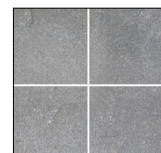
WINDOWS
WHITE
ALUMINIUM
or similar
to match existing



ROOF
COLORBOND
SHALE GREY
or similar



TILES
TO DECK
or similar



LEGEND

P PROPOSED

POS PRIVATE OPEN SPACE (EXISTING)

ED EXISTING DWELLING

MS MATERIAL STOCKPILE

EXISTING LEVELS

CAR ENTRY POINT

GARAGE ENTRY POINT

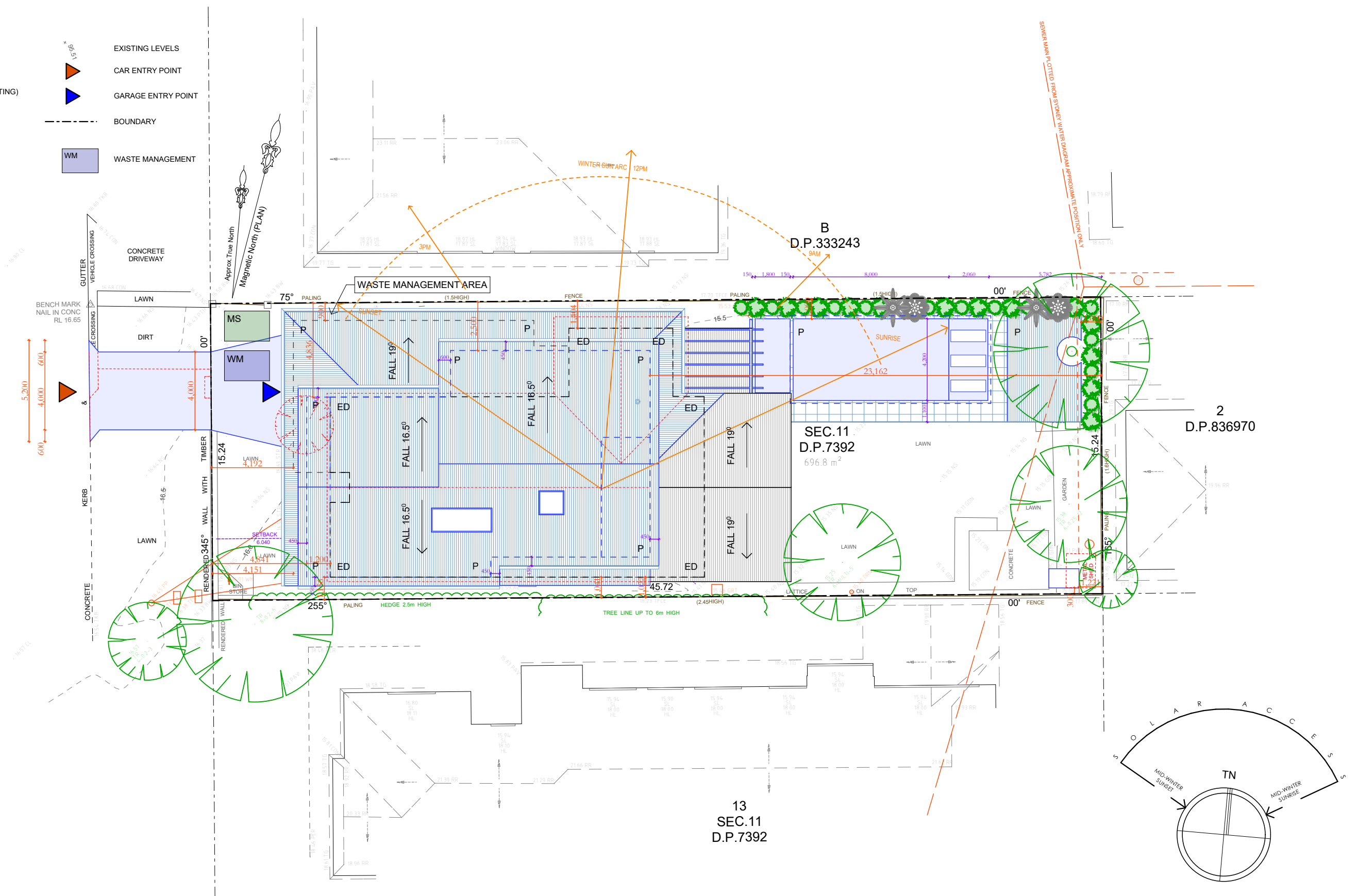
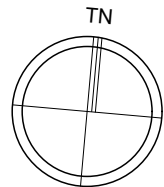
BOUNDARY

WM WASTE MANAGEMENT

STREET

(BITUMEN FORMATION)

HAY



Site Analysis Plan
1:200

Signature

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
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REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

Legend:
= Proposed Work
= Demolition
= Existing

STATUS:
DA amended

DATE:
070222

SCALE:
1:200@A3

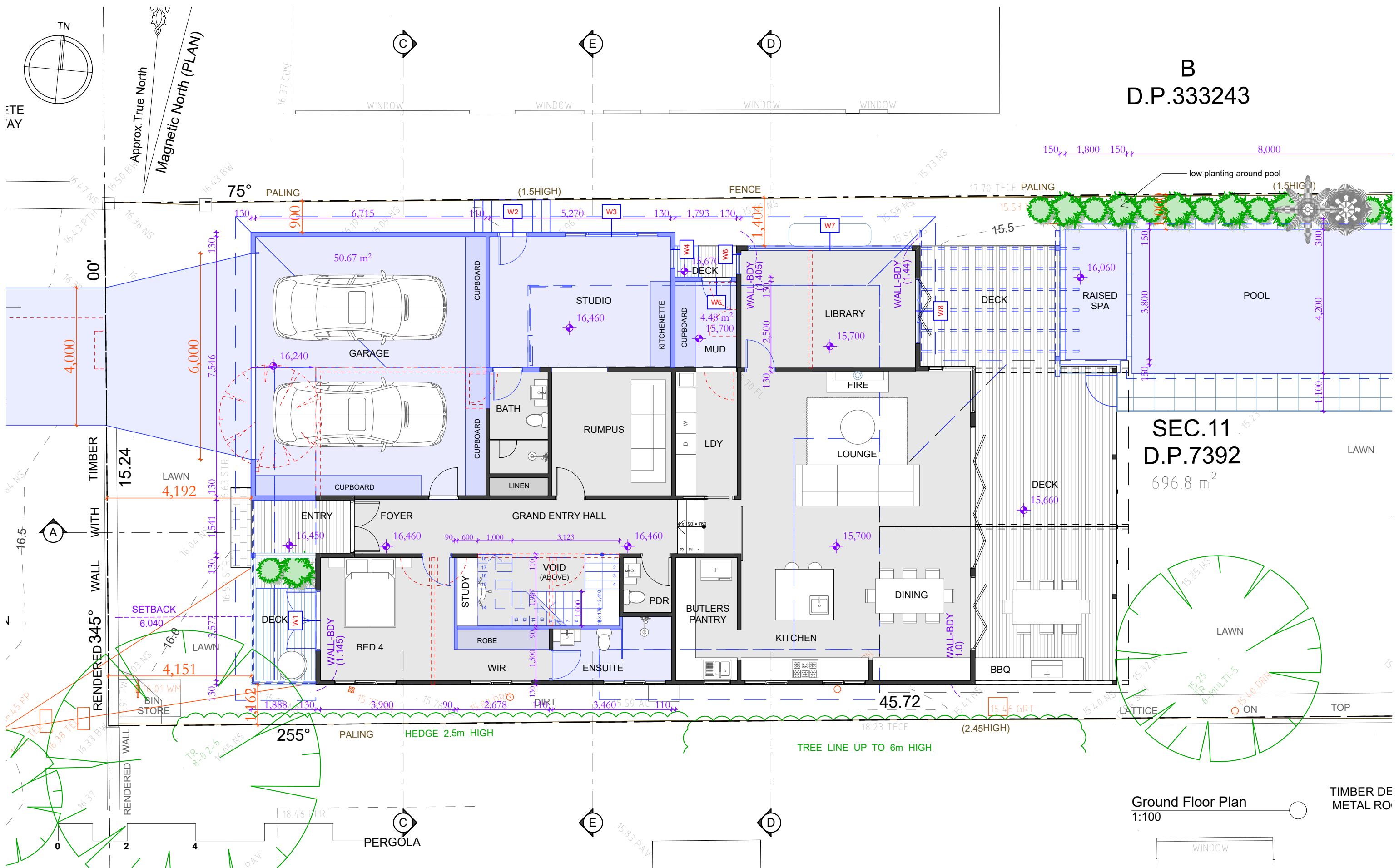
PROJECT NUMBER:
2113

STAGE:
DA amended

DRAWN/DESIGNED:
PB / MP

ISSUE:

DRAWING NO:
DA3



B
D.P.333243

SEC.11
D.P.7392
696.8 m²

Ground Floor Plan
1:100

TIMBER DE
METAL RO



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

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PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

STATUS:
DA amended

DATE:
070222

STAGE:
DA amended

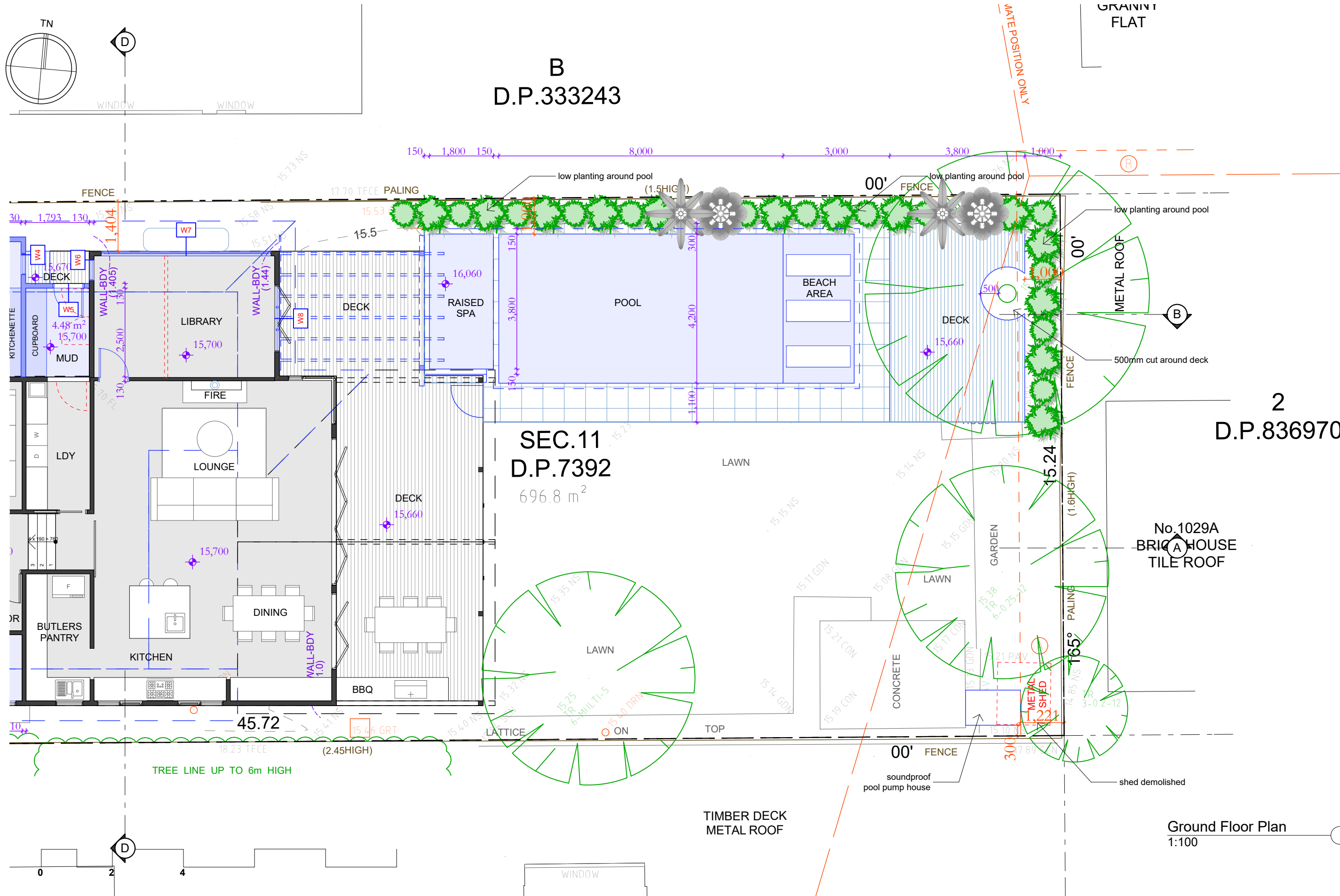
DRAWING NO:
DA4

SCALE:
1:100@A3

DRAWN/DESIGNED:
PB / MP

PROJECT NUMBER:
2113

ISSUE:



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

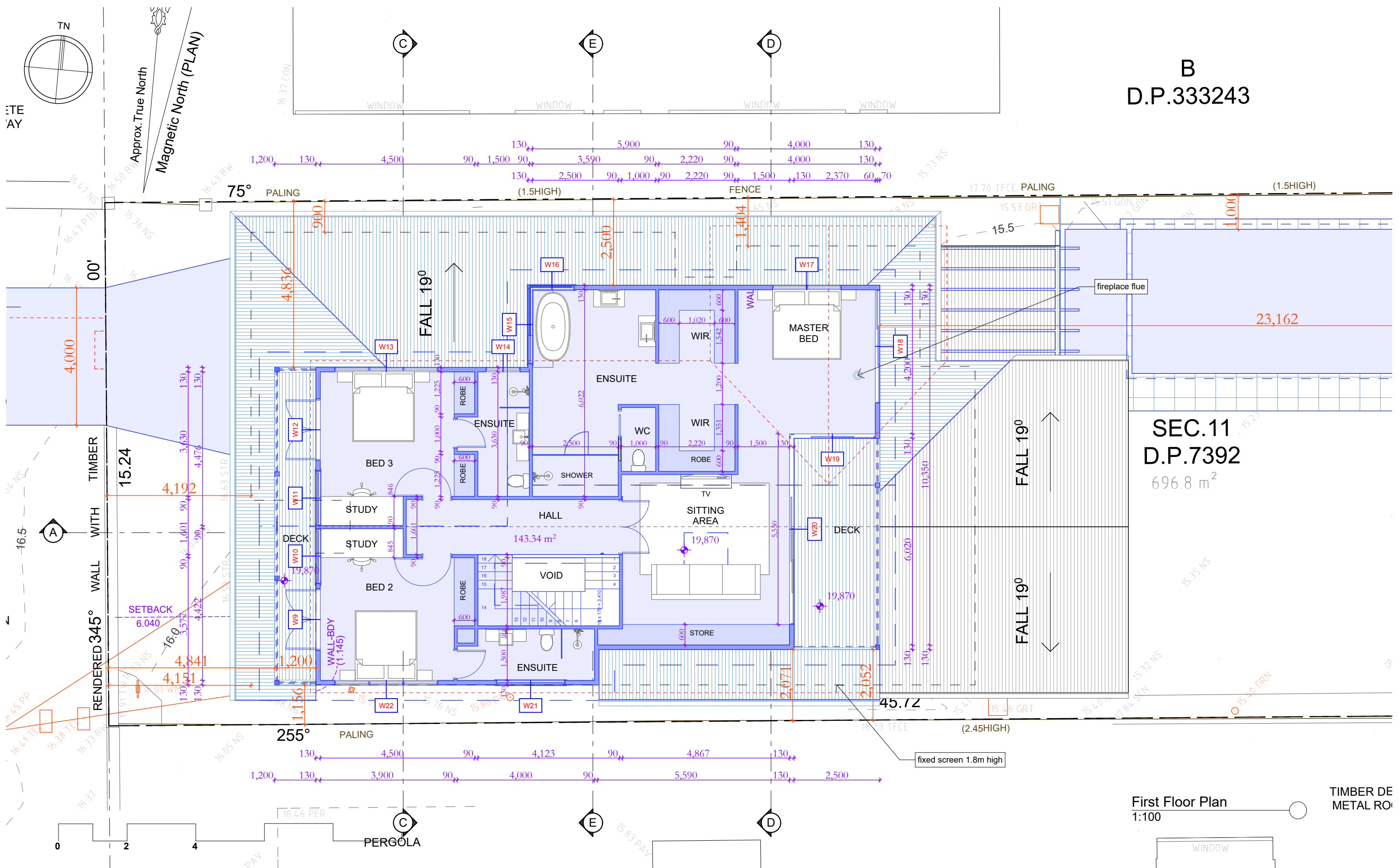
REV	DATE	DESCRIPTION

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m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2
CLIENT:
Private

Legend
= Proposed Work
= Demolition
= Existing

STATUS:
DA amended
DATE:
070222
STAGE:
DA amended
DRAWING NO:
DA5
SCALE:
1:100@A3
DRAWN/DESIGNED:
PB / MP
PROJECT NUMBER:
2113
ISSUE:



B
D.P.333243

SEC.11
D.P.7392
696.8 m²

First Floor Plan
1:100

TIMBER DE
METAL RO

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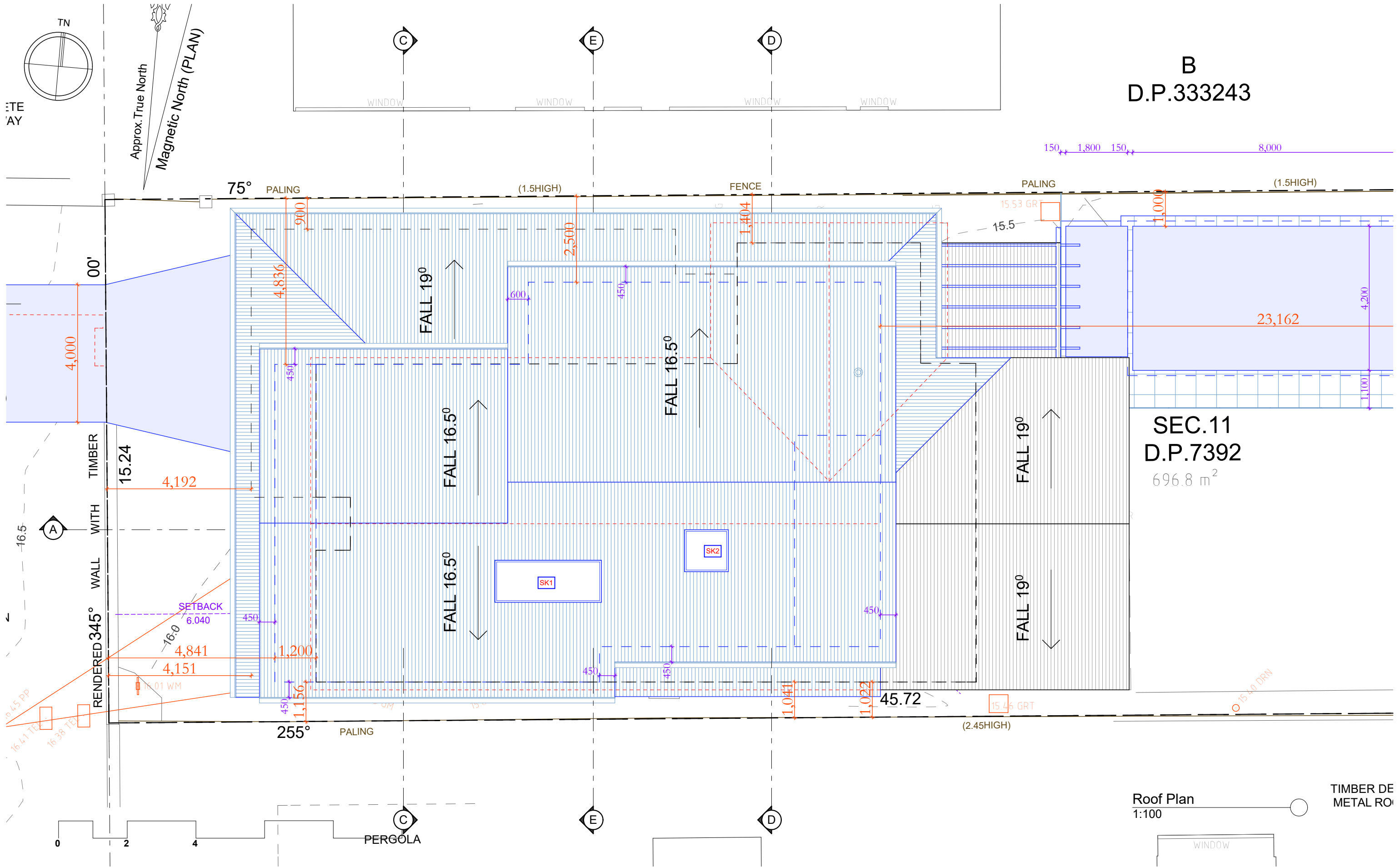
REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

STATUS:		
DA amended		
DATE: 070222	SCALE: 1:100@A3	PROJECT NUMBER: 2113
STAGE: DA amended	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA6		



B
D.P.333243

SEC.11
D.P.7392

696.8 m²

Roof Plan
1:100

TIMBER DE
METAL RO

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and verify all errors and omissions to the
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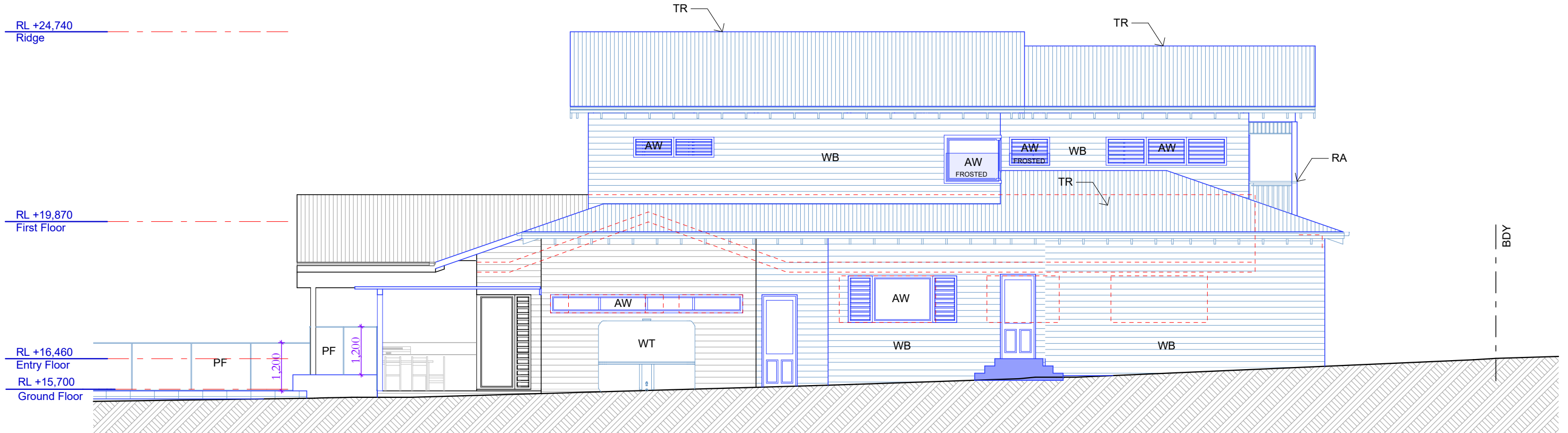
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sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

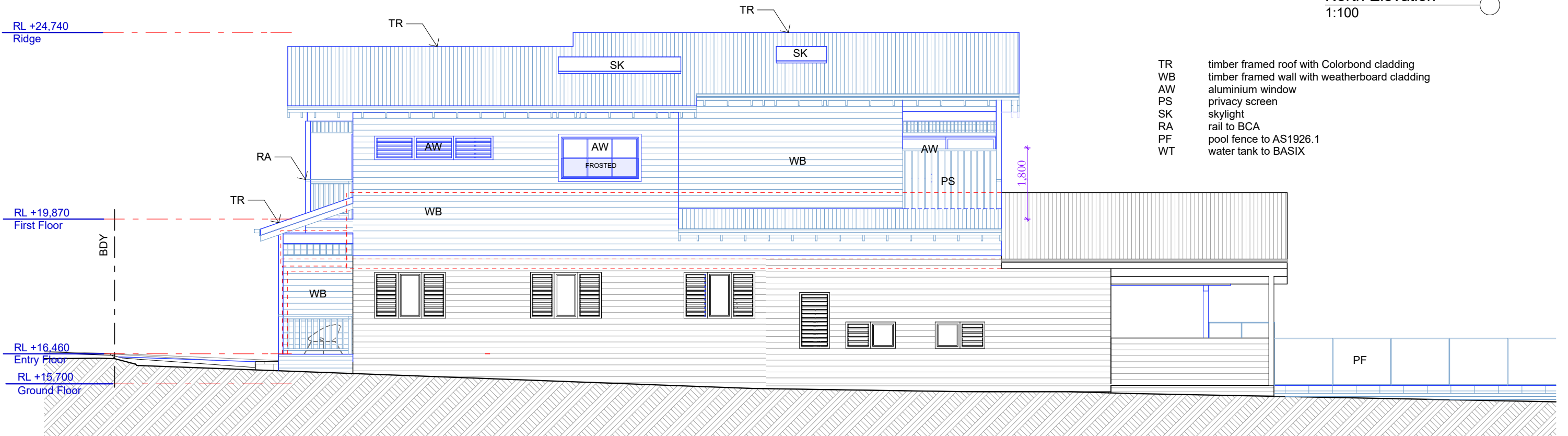
PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2
CLIENT:
Private

■ = Proposed Work
■ = Demolition
■ = Existing

STATUS:
DA amended
DATE:
070222
STAGE:
DA amended
DRAWING NO:
DA7
SCALE:
1:100@A3
DRAWN/DESIGNED:
PB / MP
PROJECT NUMBER:
2113
ISSUE:



North Elevation
1:100



- TR timber framed roof with Colorbond cladding
- WB timber framed wall with weatherboard cladding
- AW aluminium window
- PS privacy screen
- SK skylight
- RA rail to BCA
- PF pool fence to AS1926.1
- WT water tank to BASIX

South Elevation
1:100



SA.

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Architect for construction.

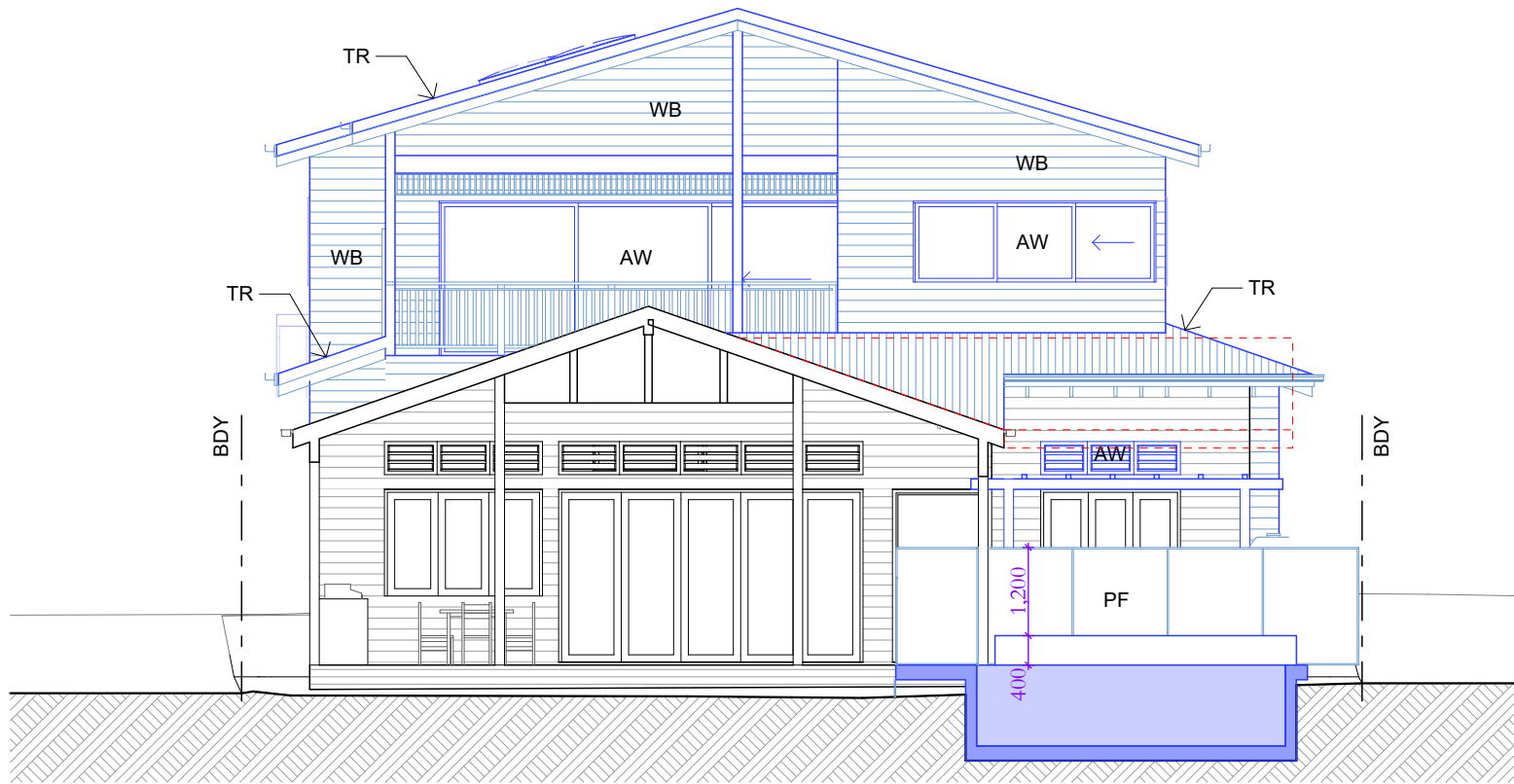
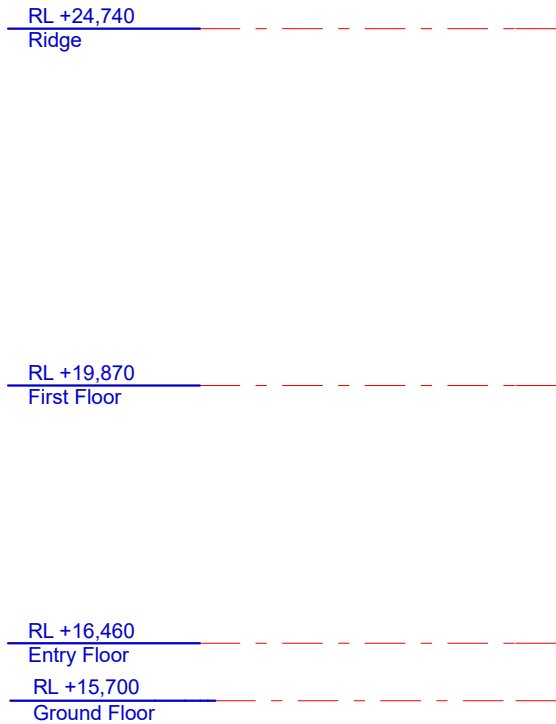
REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
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w : www.sketcharc.com.au

PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2
CLIENT:
Private

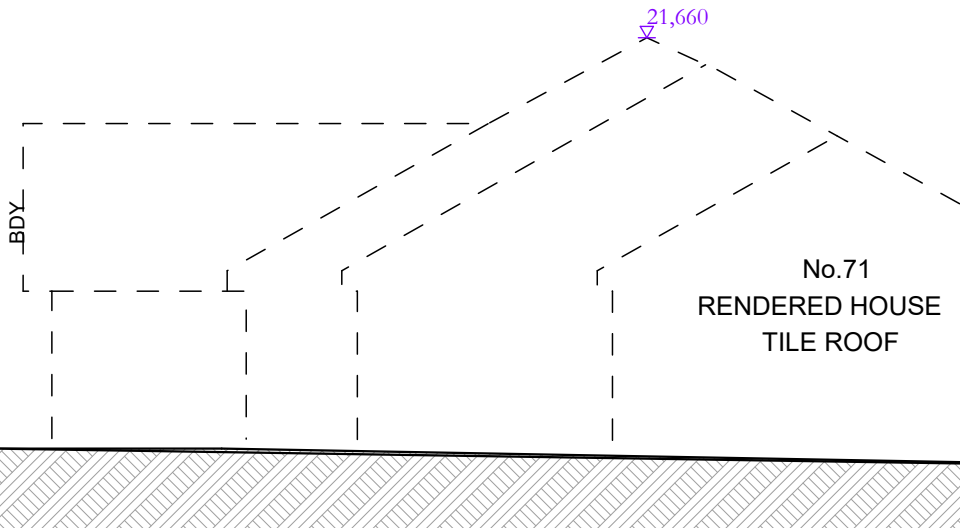
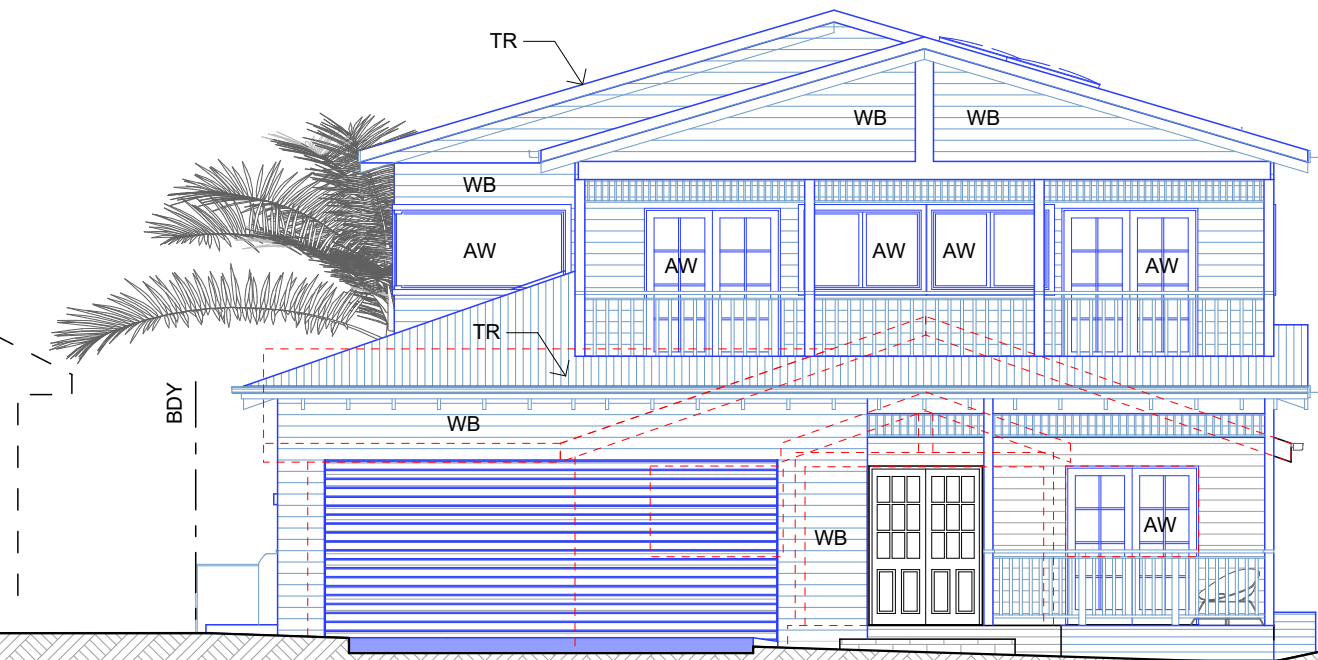
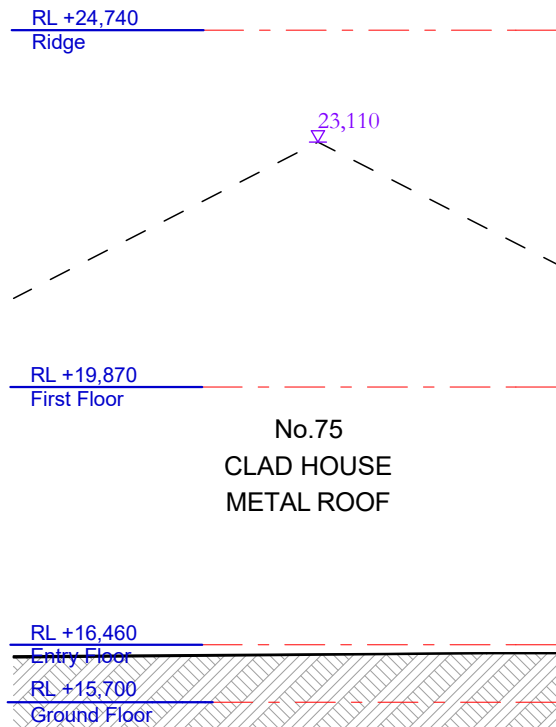
- = Proposed Work
- = Demolition
- = Existing

STATUS: DA amended		
DATE: 070222	SCALE: 1:100@A3	PROJECT NUMBER: 2113
STAGE: DA amended	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA8		



- TR timber framed roof with Colorbond cladding
WB timber framed wall with weatherboard cladding
AW aluminium window
PS privacy screen
SK skylight
RA rail to BCA
PF pool fence to AS1926.1
WT water tank to BASIX

East Elevation
1:100



West / Street Scene Elevation
1:100



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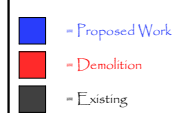
REV	DATE	DESCRIPTION

sketchArc

Po Box 377 Manly 1655
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w : www.sketcharc.com.au

PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

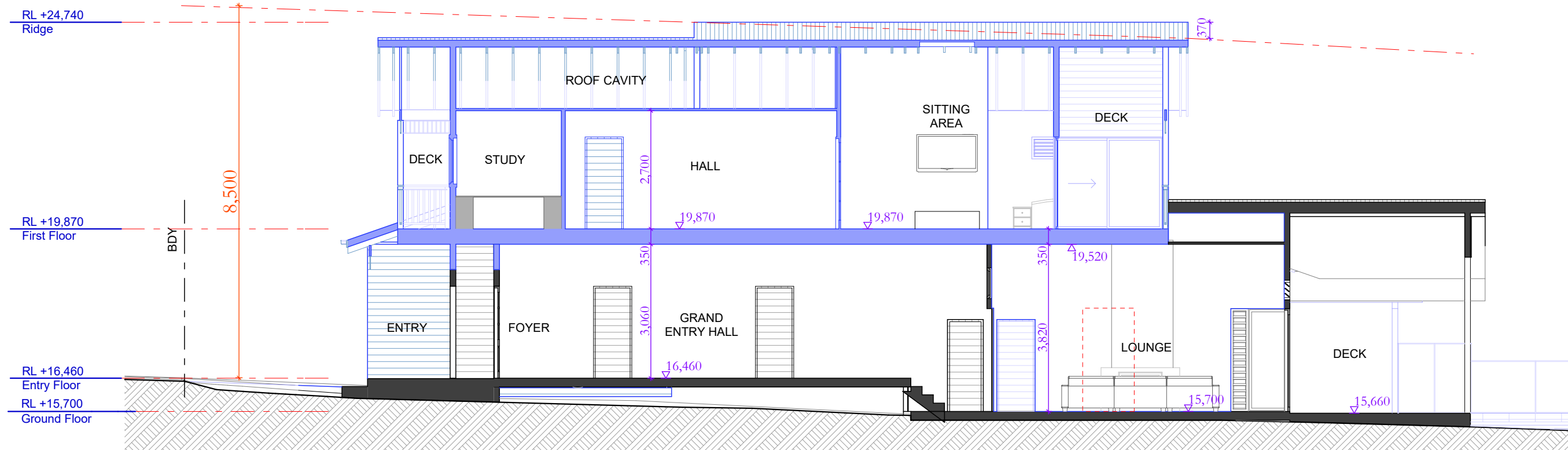
CLIENT:
Private

 = Proposed Work
= Demolition
= Existing

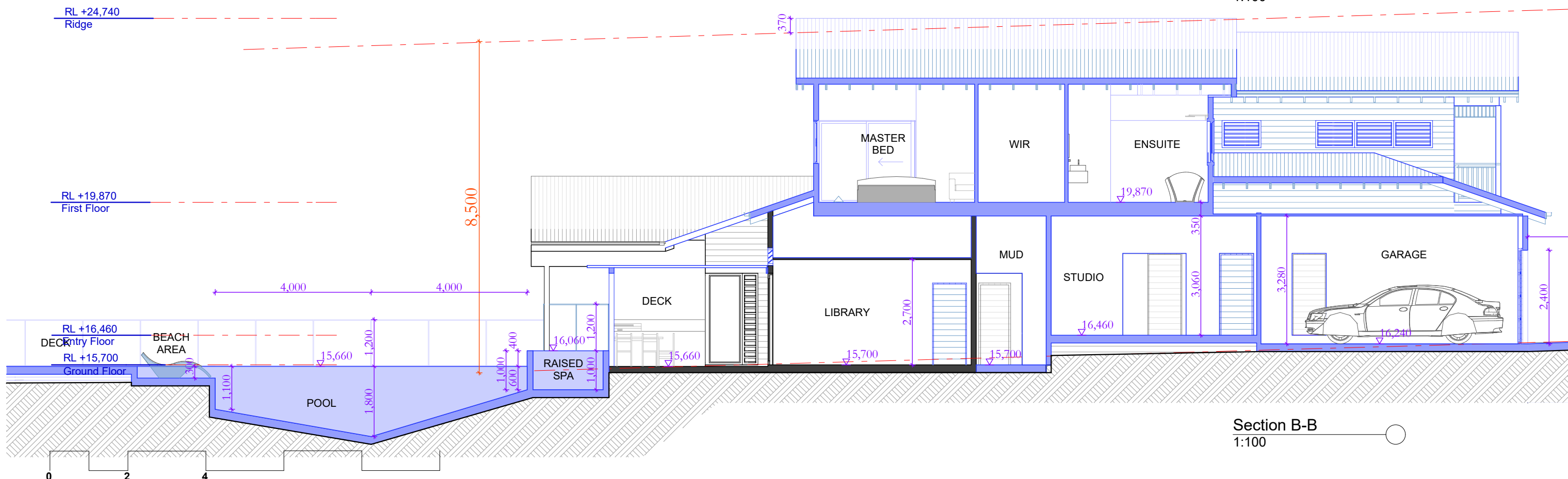
STATUS:
DA amended

DATE: 070222	SCALE: 1:100@A3	PROJECT NUMBER: 2113
STAGE: DA amended	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO:
DA9



Section A-A
1:100



Section B-B
1:100

SketchArc

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REV	DATE	DESCRIPTION

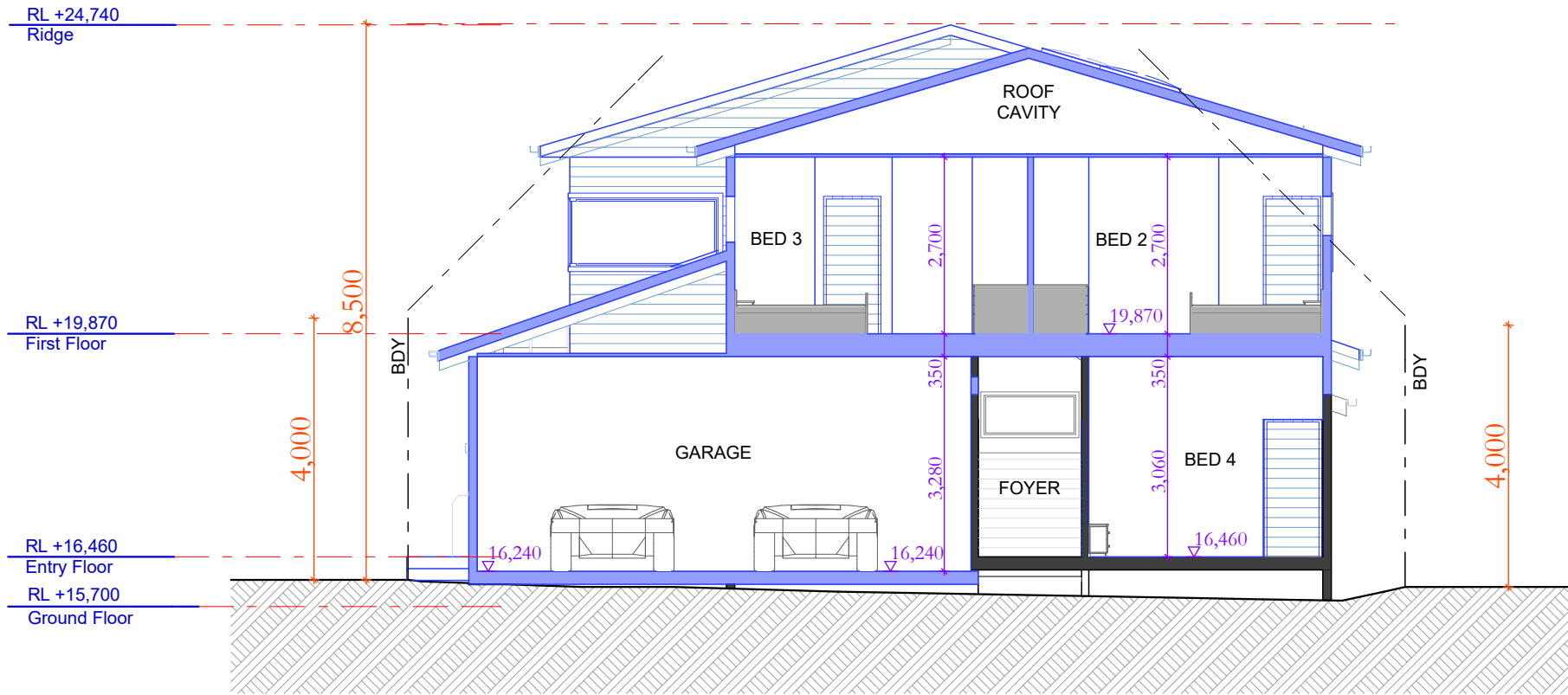
sketchArc
Po Box 377 Manly 1655
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e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

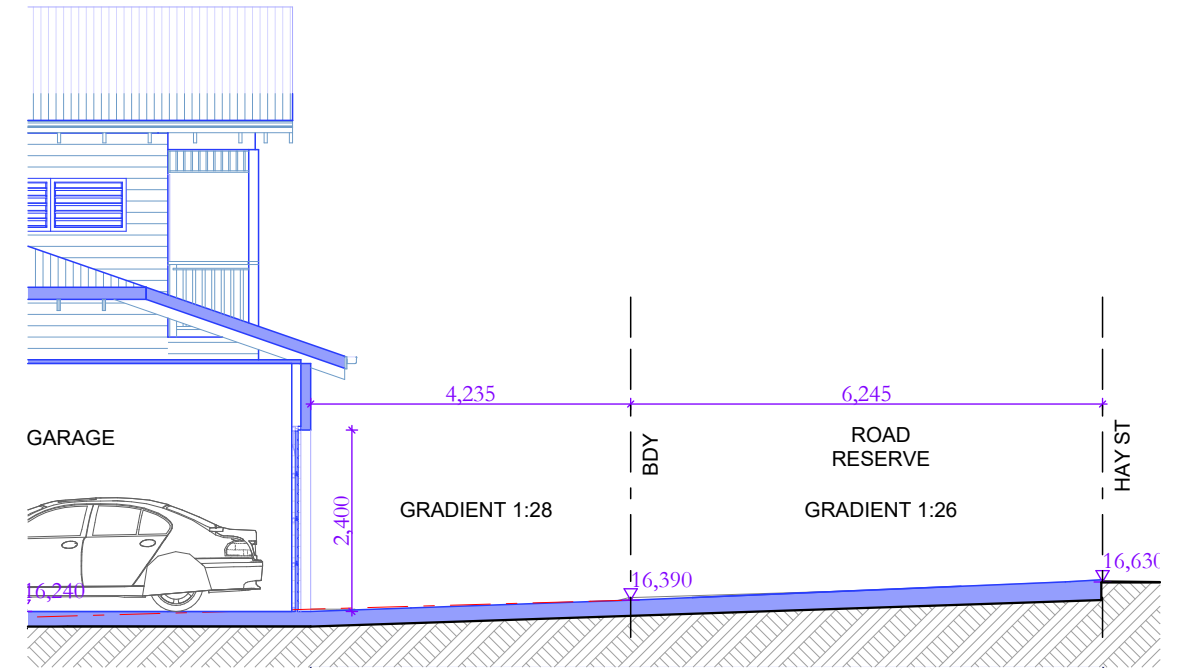
CLIENT:
Private

Legend:
Blue square = Proposed Work
Red square = Demolition
Black square = Existing

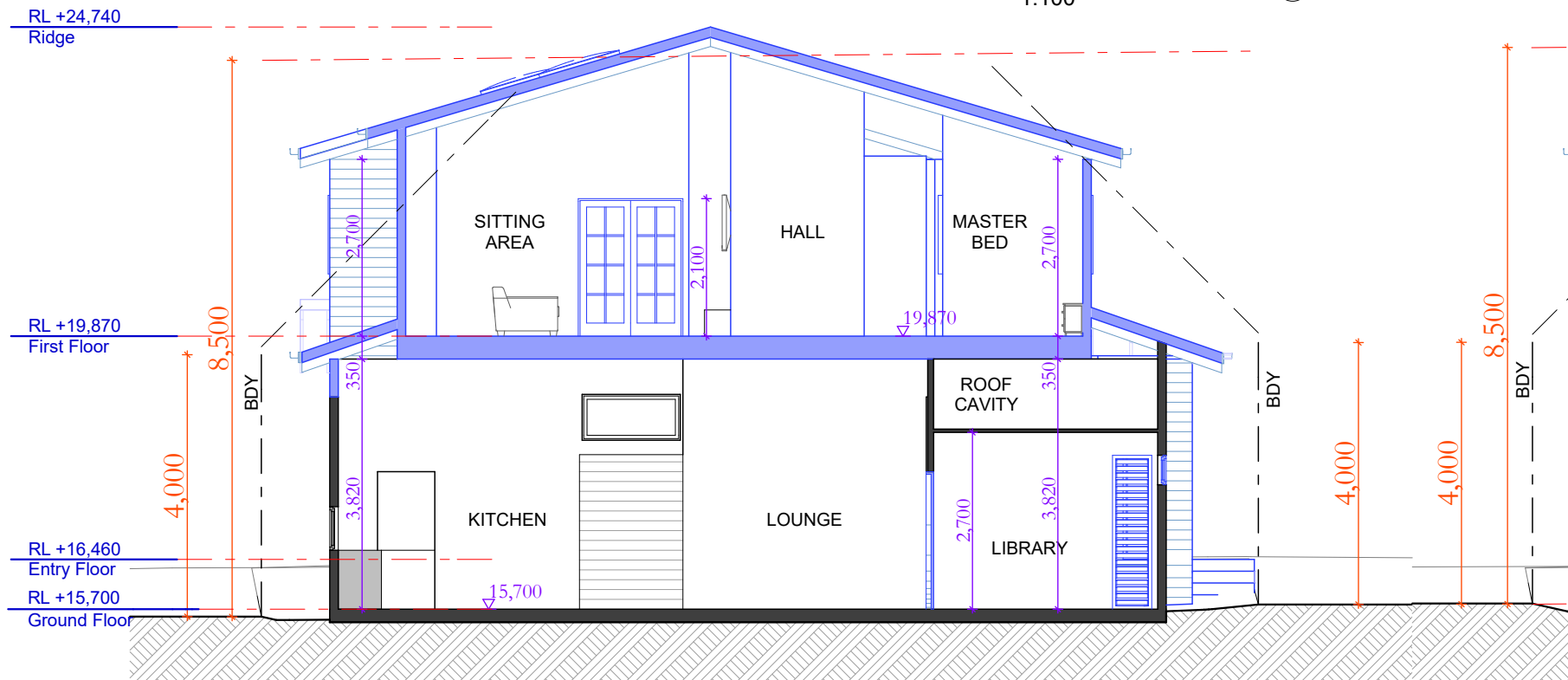
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070222
STAGE:
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DRAWN/DESIGNED:
PB / MP
PROJECT NUMBER:
2113
ISSUE:



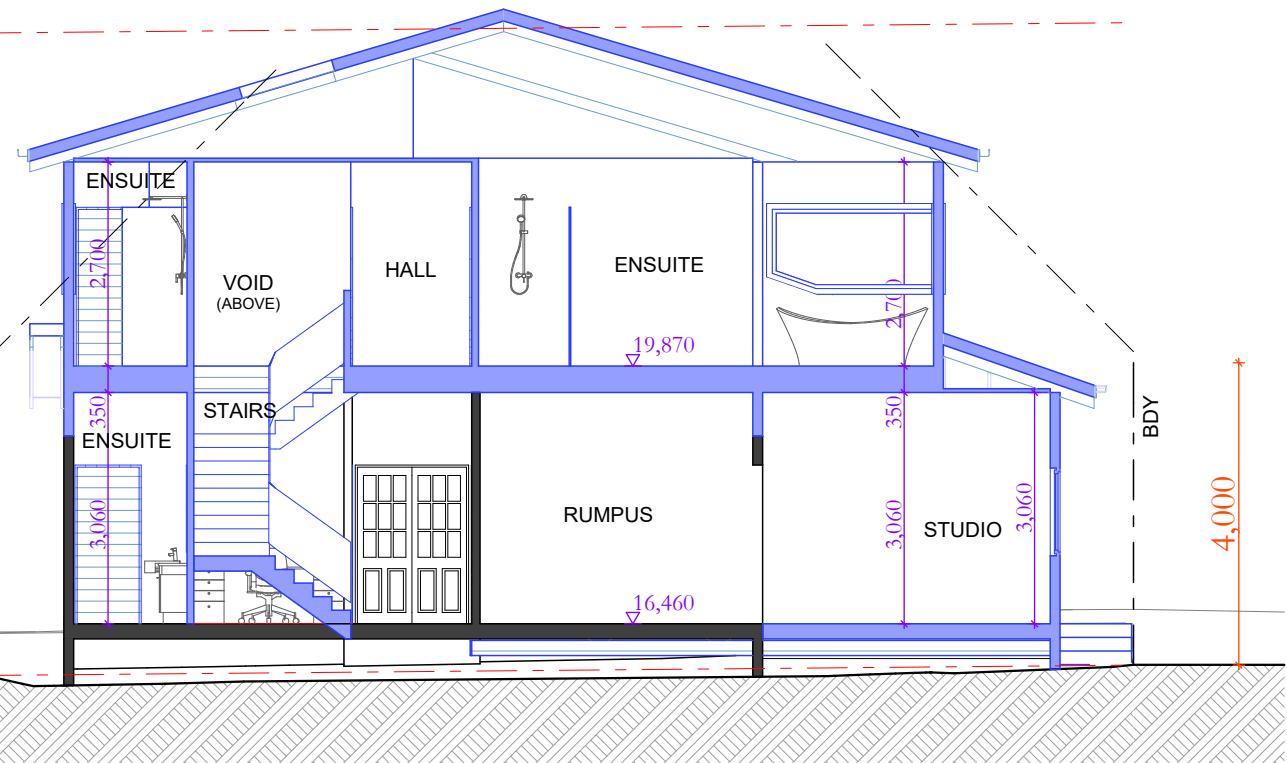
Section C-C
1:100



Drive Section
1:100



Section D-D
1:100



Section E-E
1:100

Signature

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REV	DATE	DESCRIPTION

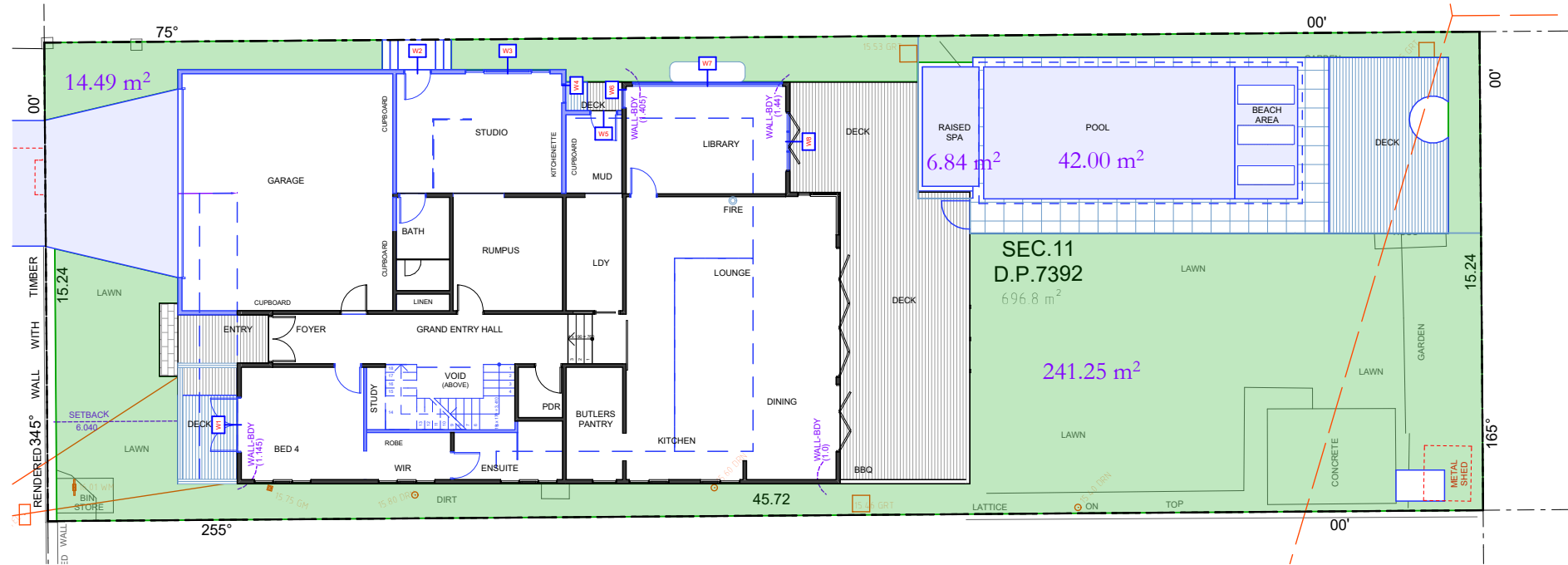
sketchArc
Po Box 377 Manly 1655
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e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

Legend:
Blue square = Proposed Work
Red square = Demolition
Black square = Existing

STATUS:
DA amended
DATE:
070222
STAGE:
DA amended
DRAWING NO:
DA11
SCALE:
1:100@A3
DRAWN/DESIGNED:
PB / MP
PROJECT NUMBER:
2113
ISSUE:



Landscaping Area Proposed Plan
1:200

SITE AREA = 696.8m²

LANDSCAPED AREA MIN. 40% SITE AREA = 278.72m²



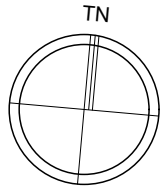
PROPOSED LANDSCAPED AREA = 241.25m²



POOL LANDSCAPED AREA = 48.84m²

LANDSCAPED AREA TOTAL = 290.09m²

LANDSCAPED AREA COMPLIES



Signature

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REV	DATE	DESCRIPTION

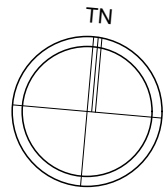
sketchArc
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PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

 = Proposed Work
 = Demolition
 = Existing

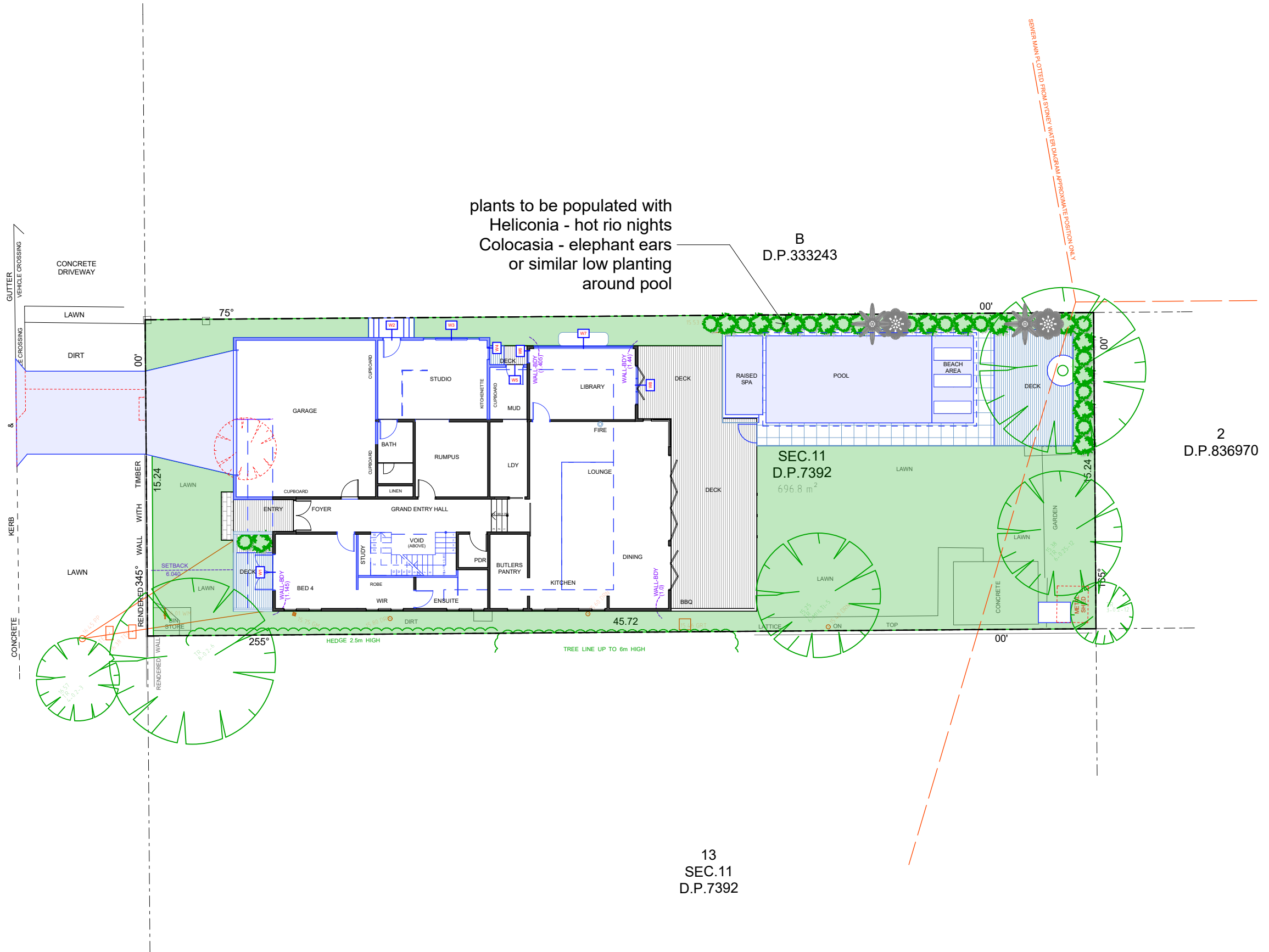
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DATE: 070222	SCALE: 1:200@A3	PROJECT NUMBER: 2113
STAGE: DA amended	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA12		



STREET

(BITUMEN FORMATION)

HAY



13
SEC.11
D.P.7392

Landscaping Plan
1:200

Signature

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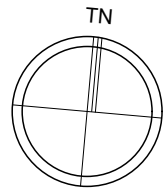
sketchArc
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PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

= Proposed Work
= Demolition
= Existing

STATUS: DA amended		
DATE: 070222	SCALE: 1:200@A3	PROJECT NUMBER: 2113
STAGE: DA amended	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA13		



○

Sr.

REV	DATE	DESCRIPTION
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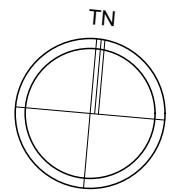
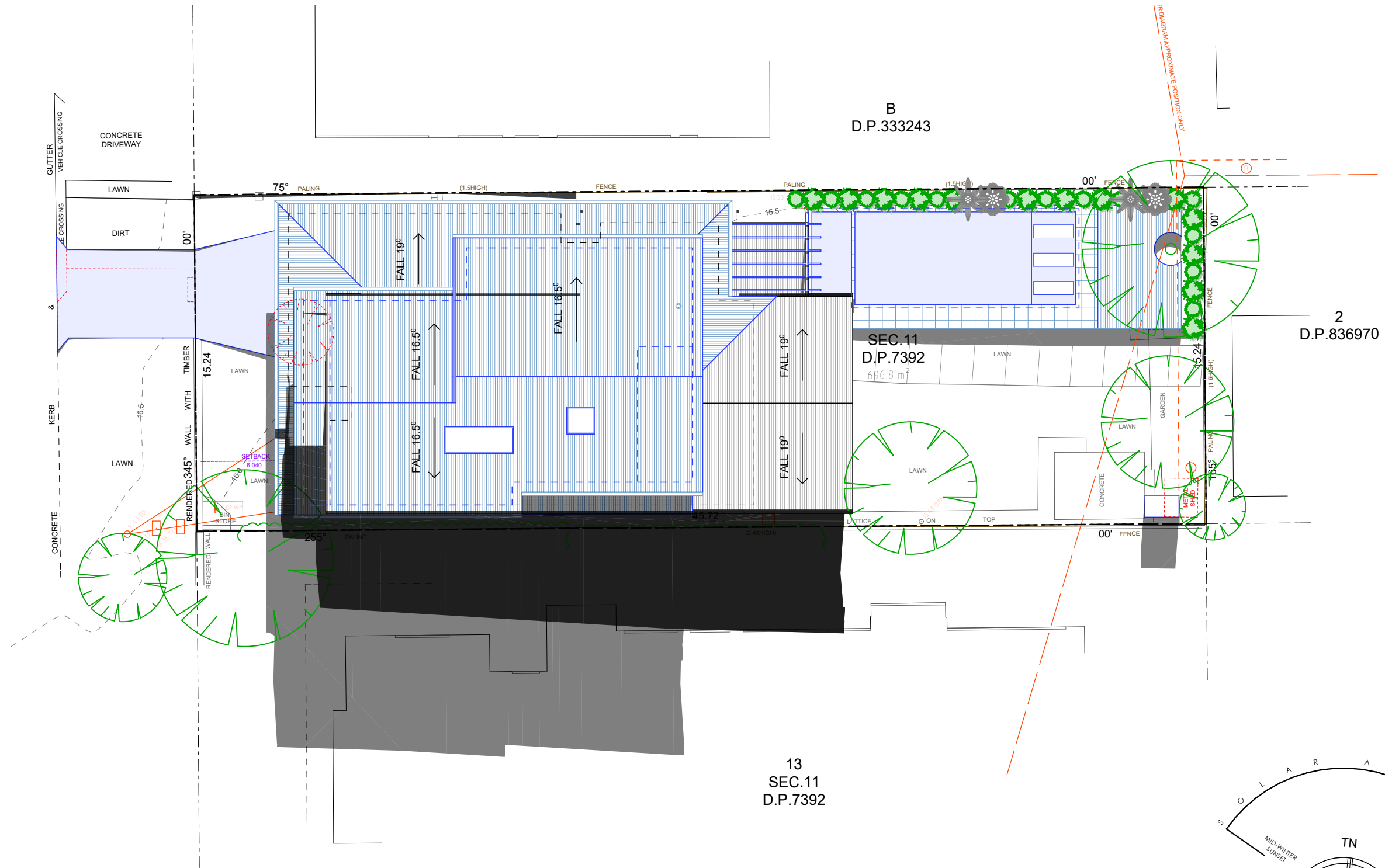
-  = Proposed Work
-  = Demolition
-  = Existing

STATUS: DA amended		
DATE: 070222	SCALE: 1:200@A3	PROJECT NUMBER: 2113
STAGE: DA amended	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA14		

STREET

(BITUMEN FORMATION)

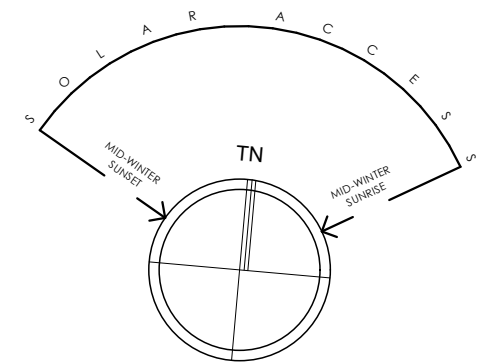
HAY



Existing shadow



Proposed shadow



Solar June 21 12pm
1:200

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PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2
CLIENT:
Private

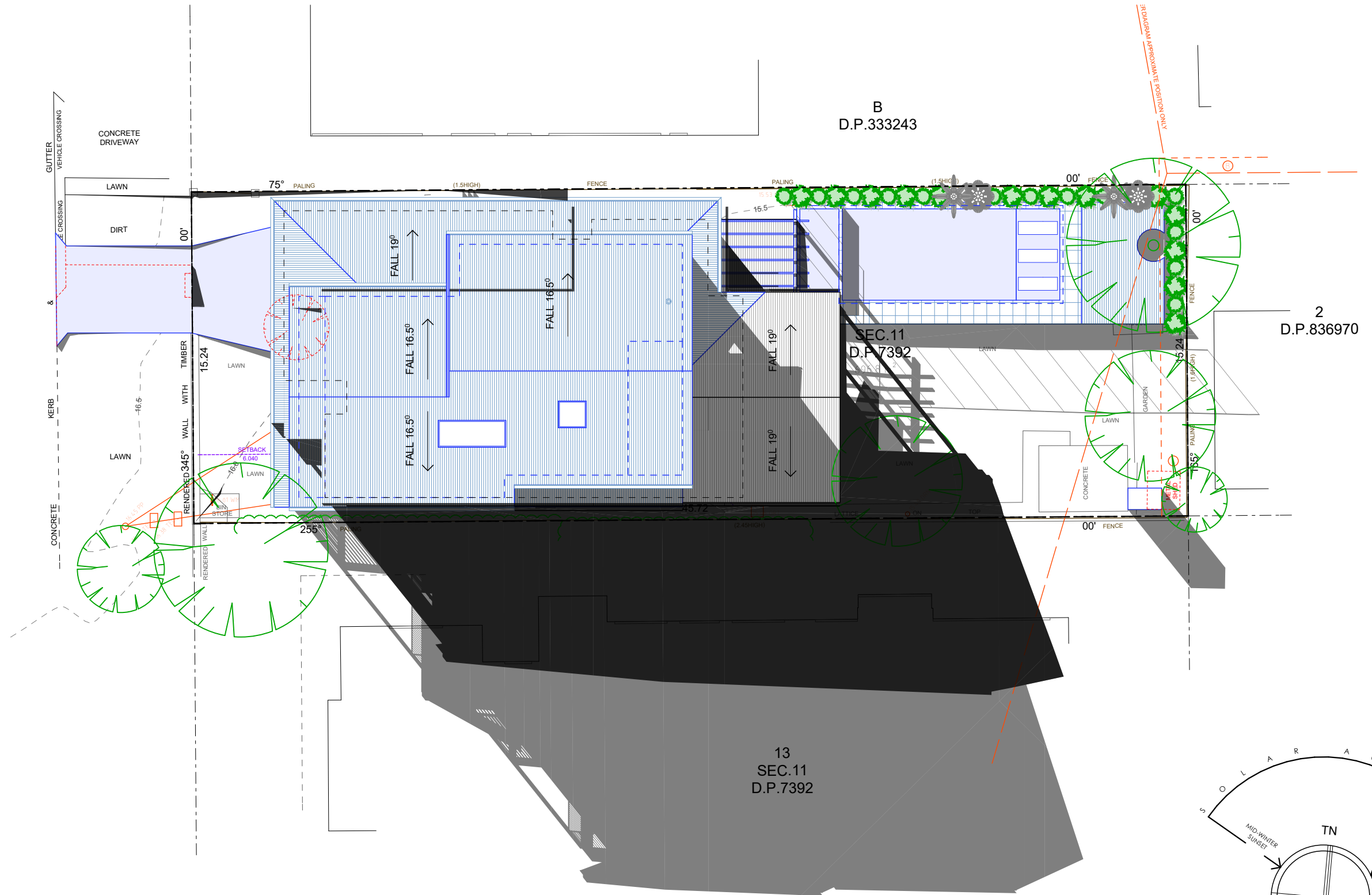
= Proposed Work
= Demolition
= Existing

STATUS:
DA amended
DATE:
070222
STAGE:
DA amended
DRAWING NO:
DA15
SCALE:
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PB / MP
PROJECT NUMBER:
2113
ISSUE:

STREET

(BITUMEN FORMATION)

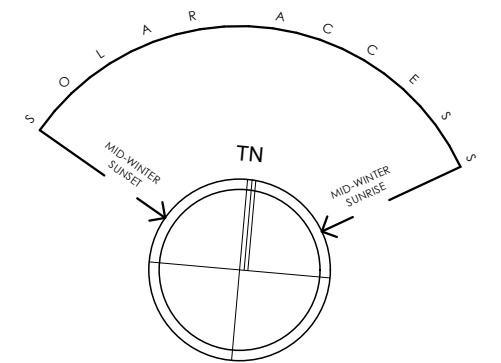
HAY



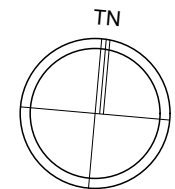
Existing shadow



Proposed shadow



Solar June 21 3pm
1:200



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PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2
CLIENT:
Private

= Proposed Work
= Demolition
= Existing

STATUS:
DA amended
DATE:
070222
STAGE:
DA amended
DRAWING NO:
DA16
SCALE:
1:200@A3
DRAWN/DESIGNED:
PB / MP
PROJECT NUMBER:
2113
ISSUE:

Alterations and Additions

Certificate number: A437649_03

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A437649_02 lodged with the consent authority or certifier on 11 Nov 2021 with application DA2021/2148.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Description of project

Project address	
Project name	73 Hay St - DA_03
Street address	73 Hay Street Collaroy 2097
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 7392
Lot number	12
Section number	11
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 (and/or spa).

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 3707 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 205 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 47 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		✓	✓
Outdoor spa			
The spa must not have a capacity greater than 6.8 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: gas.		✓	✓
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
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.		✓	

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
suspended floor above garage: framed (R0.7).	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing 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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	W	3.7	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	1.8	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	N	3.1	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	E	1.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	N	2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W6	W	1.4	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W7	N	2.1	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W8	E	0.8	0	0	eave/verandah/ pergola/ balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W9	W	3.8	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W10	W	1.8	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W11	W	1.8	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W12	W	3.8	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W13	N	2.1	0	0	eave/verandah/ pergola/ balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W14	N	0.7	0	0	eave/verandah/ pergola/ balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W15	W	2.4	0	0	eave/verandah/ pergola/ balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W16	N	1.4	0	0	eave/verandah/ pergola/ balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W17	N	1	0	0	eave/verandah/ pergola/ balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W18	E	3.6	0	0	eave/verandah/ pergola/ balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W19	S	5.2	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W20	E	11.6	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W21	S	2.2	0	0	eave/verandah/ pergola/ balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W22	S	1.8	0	0	eave/verandah/ pergola/ balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✔" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc

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e : power@sketcharc.com.au
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PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

= Proposed Work

= Demolition

= Existing

STATUS:
DA amended

DATE: 070222	SCALE: 1:100@A3	PROJECT NUMBER: 2113
STAGE: DA amended	DRAWN/DESIGNEL: PB / MP	

DRAWING NO:
DA18