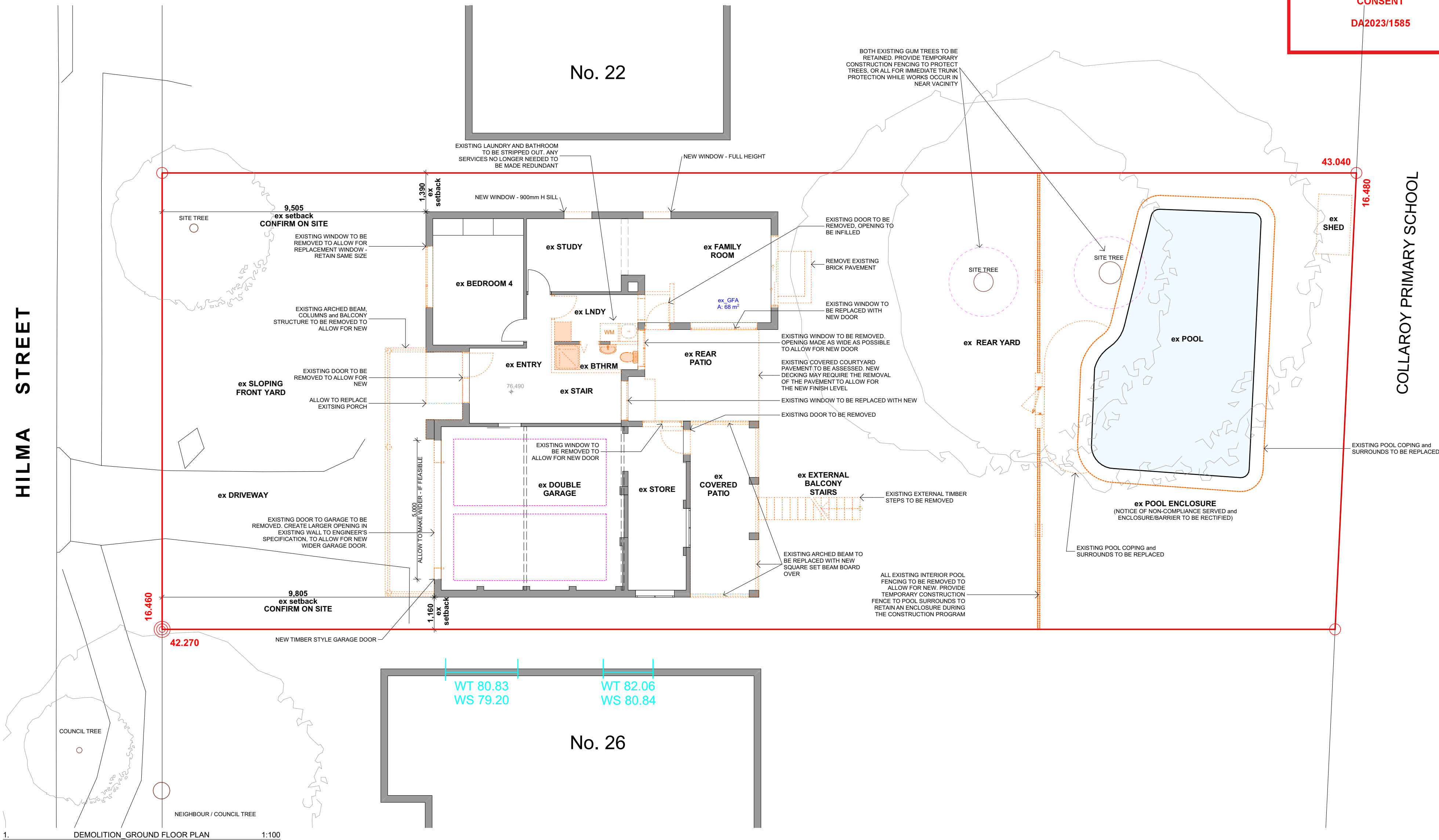




SafeWork NSW Code of practice How to safely remove asbestos	SAFE REMOVAL OF ASBESTOS - IF ANY IS UNCOVERED or FOUND ON SITE IT IS RECOMMENDED THAT AN AUTHORISED LICENSED ASBESTOS REMOVALIST IS EMPLOYED TO DISMANTLE AND DISPOSE OF THE EXISTING GARAGE OUTBUILDING	SAFE REMOVAL OF ASBESTOS PLAN - USING PPE - 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	

3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION or AS APPROVED EDITION OF THE BCA (NATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS and CONDITIONS OF CONSENT. 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. 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OVERHEAD SERVICES, and FLOOR AREAS CHECKED AND VERIFIED. 6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.

	LOT 43, DP 223914 COUNCIL NORTHERN BEACHES COUNCIL
	CLIENT ANNIE and FRED DOYLE

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

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



GENERAL NOTES

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2. DO NOT SCALE OFF DRAWINGS.

DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

 DIAL 1100 BEFORE YOU DIG	NORTH		LOT & DP LOT 43, DP 223914
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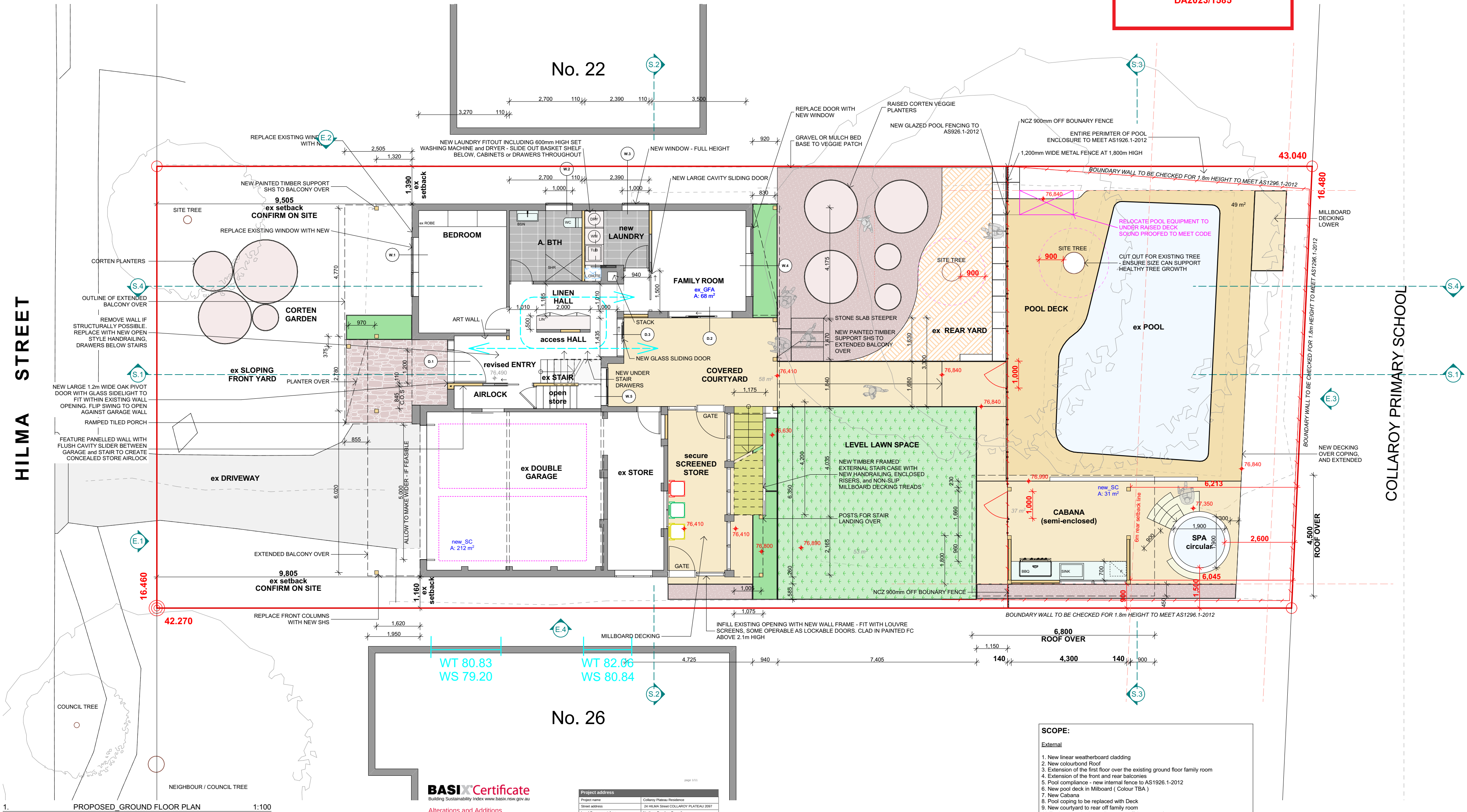
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Designer HARGROVES DESIGN CONSULTANTS M: 0410 669 148 E: jacqui@hargroves.com.au				
DATE	2023	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A3	DEMOLITION FIRST FLOOR PLAN	DA-104	C
DRAWN	R.P.			



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

DA2023/1585



- 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

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A3372149

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 10/06/2020 published by the Department. This document is available at 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
Owner address	24 HILMA STREET COLLAROY PLATEAU 2097
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 (and/or spa)
N/A	N/A
Certificate Prepared by	
Name / Company Name:	
ABN (if applicable):	1317948788

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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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

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

DATE	2023	TITLE	PROPOSED GROUND FLOOR PLAN	Sheet No	DA-105	Issue	C
SCALE	AS NOTED						
DRAWN	R.P.						

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				

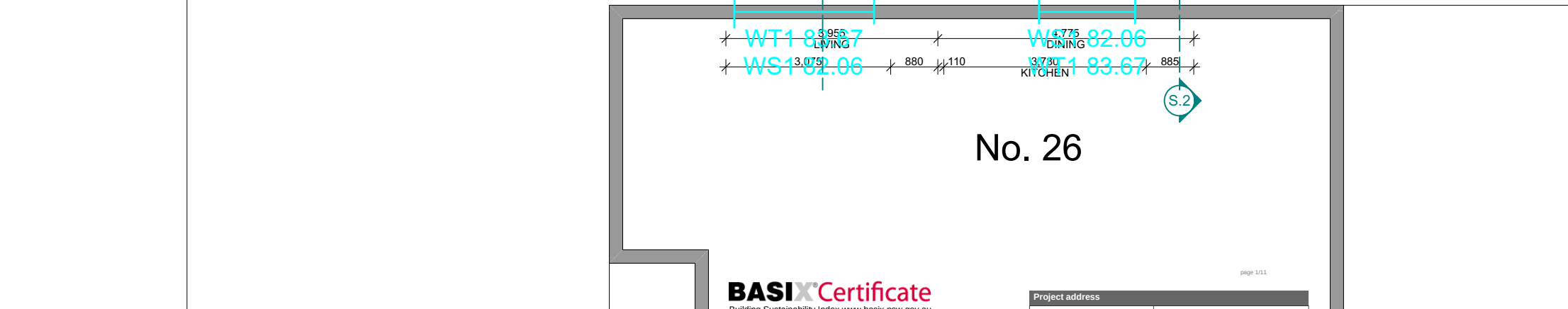
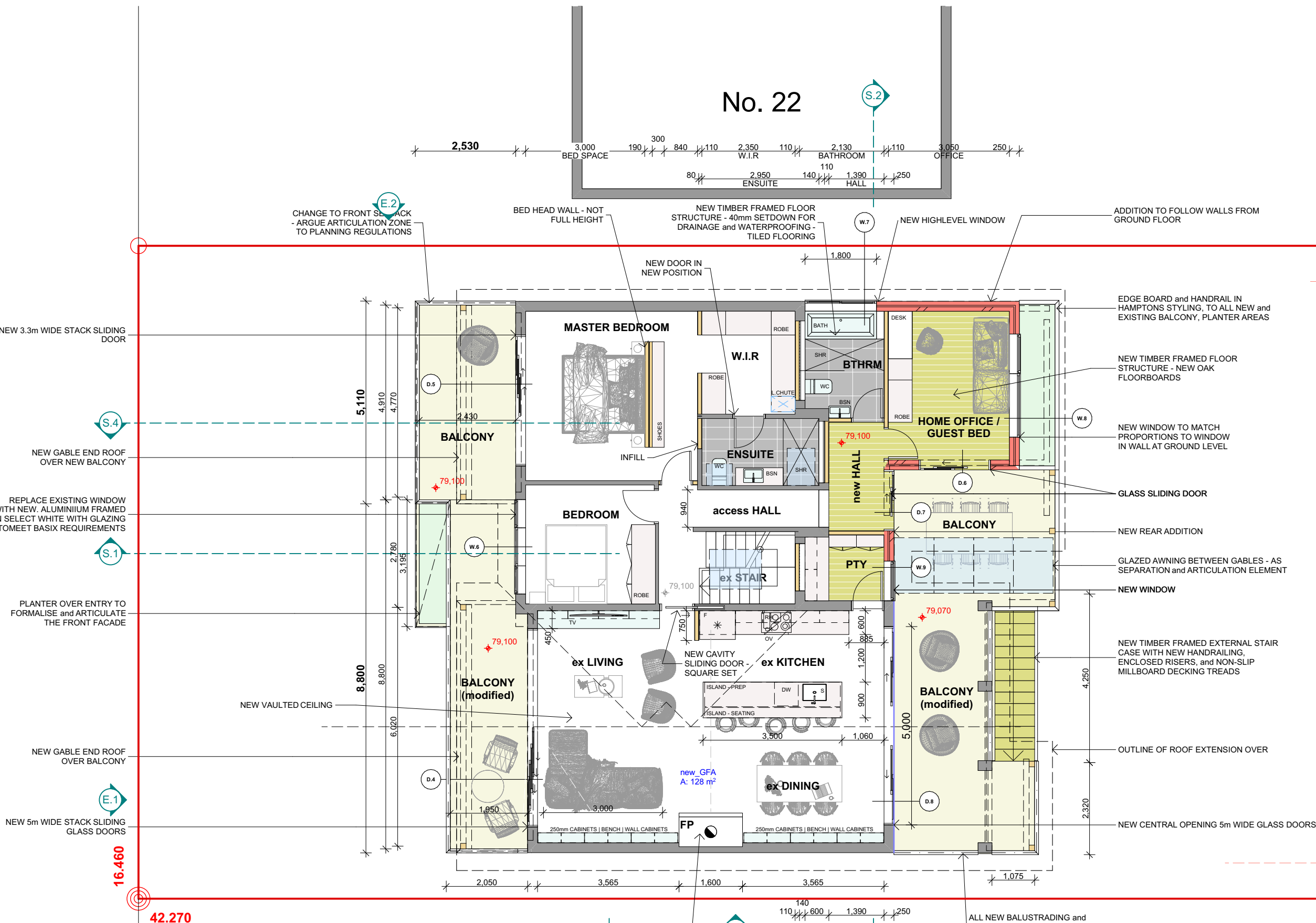


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/1585

HILMA STREET

COLLARROY PRIMARY SCHOOL



BASIXCertificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A3372149

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Secretary
Date of issue: Thursday, 05 October 2023
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Project address	
Project name	Collaroy Plateau Residence
Town address	24 HILMA STREET COLLARROY PLATEAU NSW 2097
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP2239514
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 (and/or spa)
N/A	N/A
Certificate Prepared by	
Name / Company Name:	
ABN (if applicable): 1317794878	

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 Milboard (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

1. PROPOSED FIRST FLOOR PLAN 1:100

GENERAL NOTES

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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, 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

BY

R.P.

TITLE

PROPOSED FIRST FLOOR PLAN

Sheet No

DA-106

Issue

C

STORMWATER CONCEPT

DOWNPipes 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

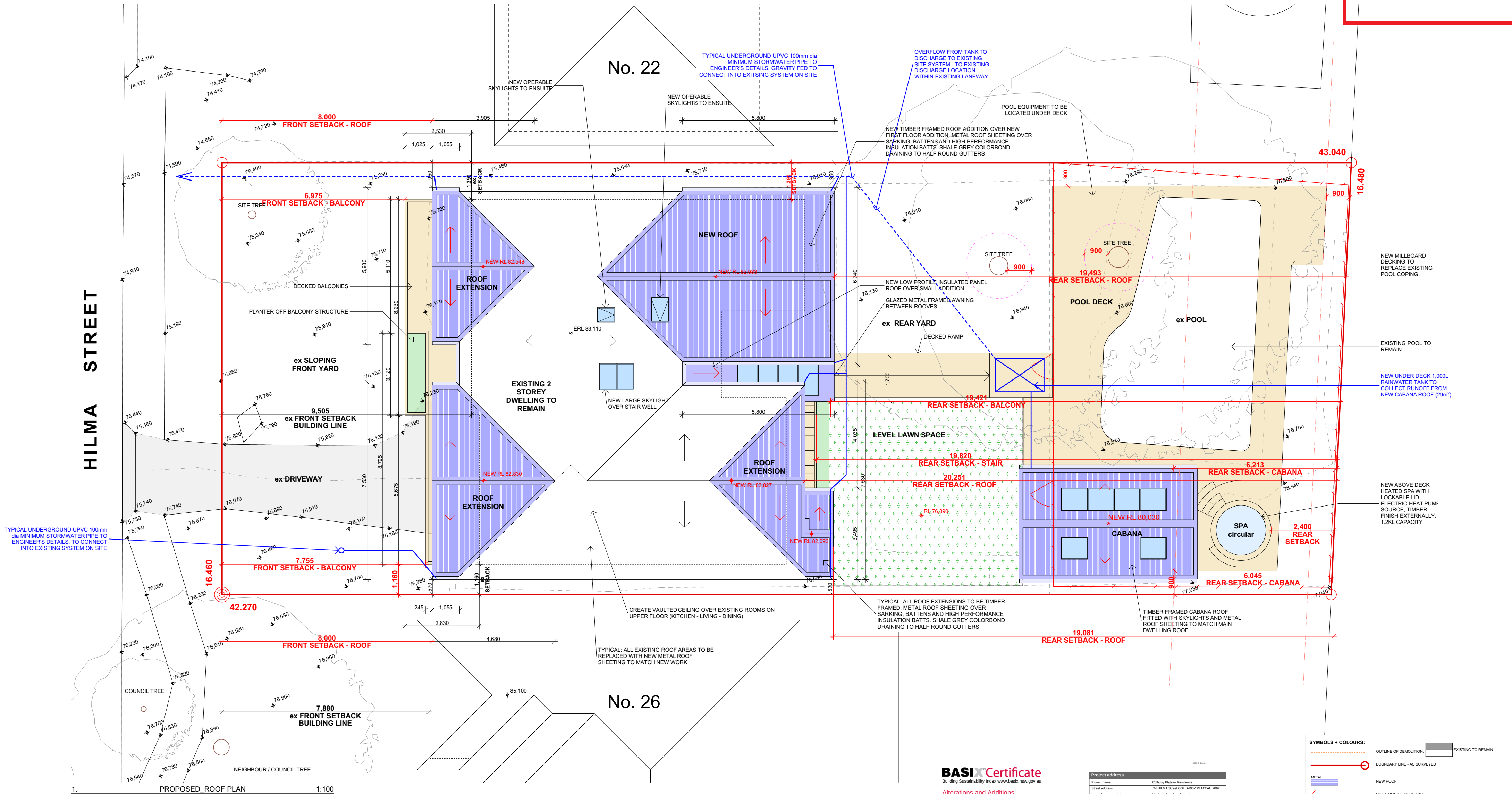
ALL TO ENGINEER'S SPECIFICATION AND IN ACCORDANCE WITH THE MOST CURRENT EDITION OF AS3500

TOTAL 29m² OF ROOF AREA TO CONNECT TO RAINWATER TANK



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

DA2023/1585



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

Alterations and Additions

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Secretary
Date of issue: Thursday, 05 October 2023
To be void, 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
	RED - MASONRY BASED
	ORANGE - DEMOLITION
	EARTHWORK
	GREEN - CONCRETE BASED
	BLUE - METAL BASED
	PINK - PAVEMENT - MISC.
	DEEP SOIL LANDSCAPING

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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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

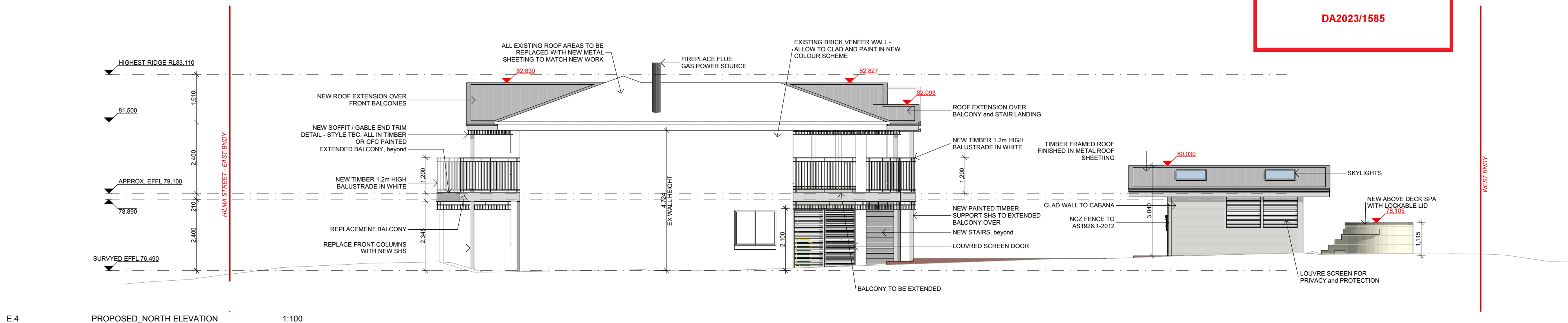
Issue
C



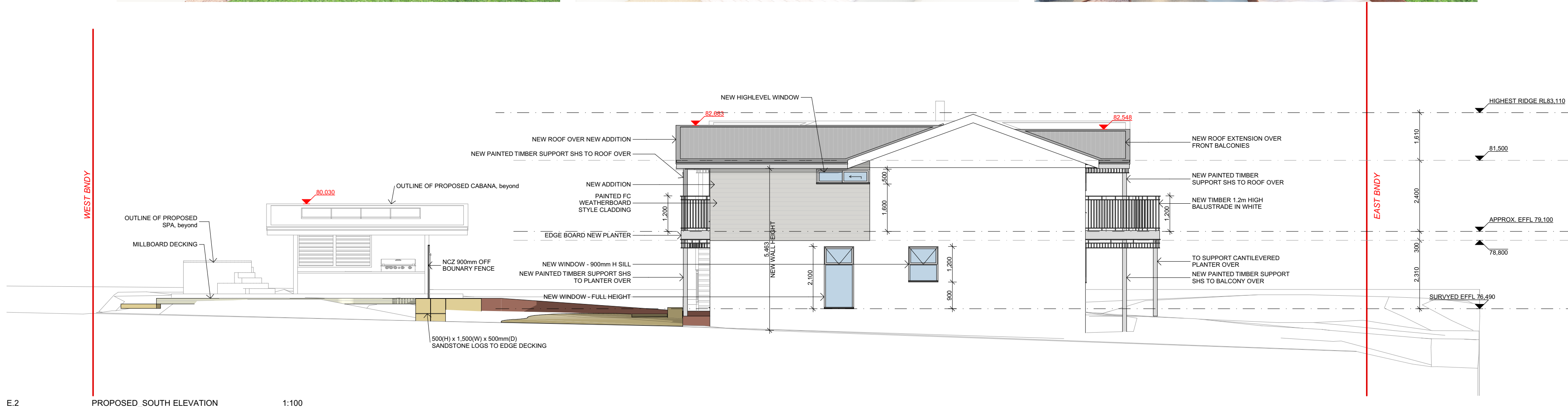
northern
beaches
council

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

DA2023/1585



E.4 PROPOSED NORTH ELEVATION 1:100



E.2 PROPOSED SOUTH ELEVATION 1:100

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LOT & DP
LOT 43, DP 223914
COUNCIL
NORTHERN BEACHES COUNCIL

PROJECT
ALTERATIONS & ADDITIONS
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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

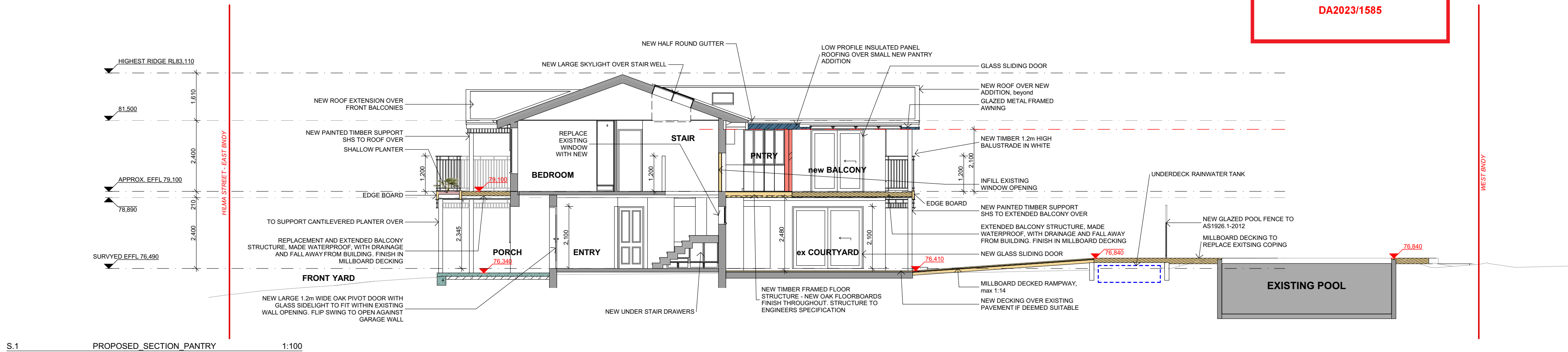
DATE 2023
SCALE AS NOTED
DRAWN R.P.
TITLE
PROPOSED ELEVATIONS
Sheet No
DA-111
Issue
C

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				

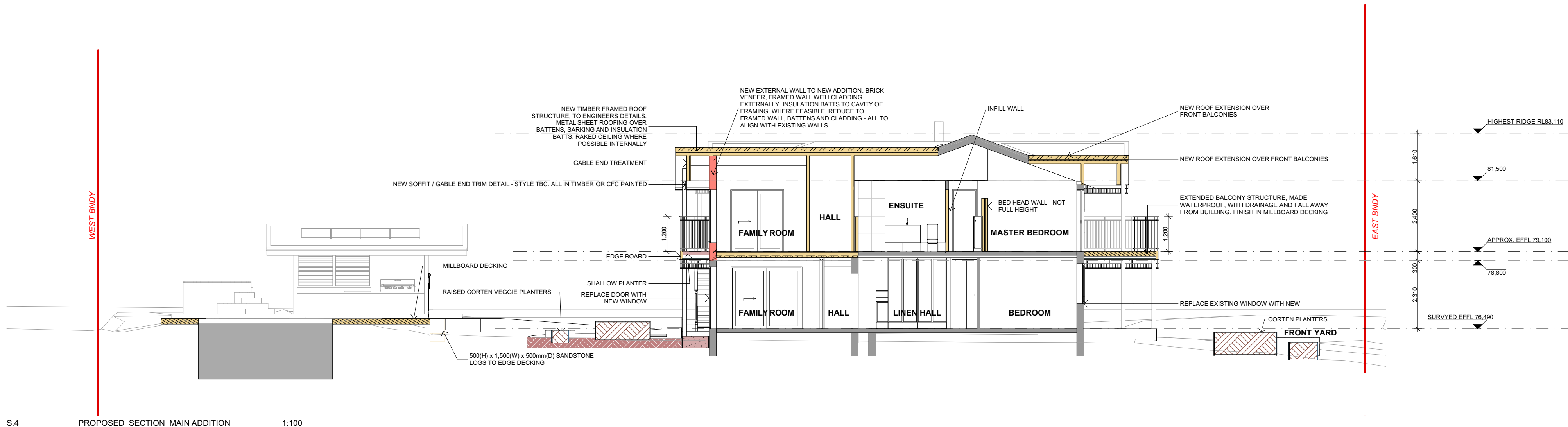


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/1585



S.1 PROPOSED_SECTION_PANTRY 1:100



S.4 PROPOSED_SECTION_MAIN ADDITION 1:100

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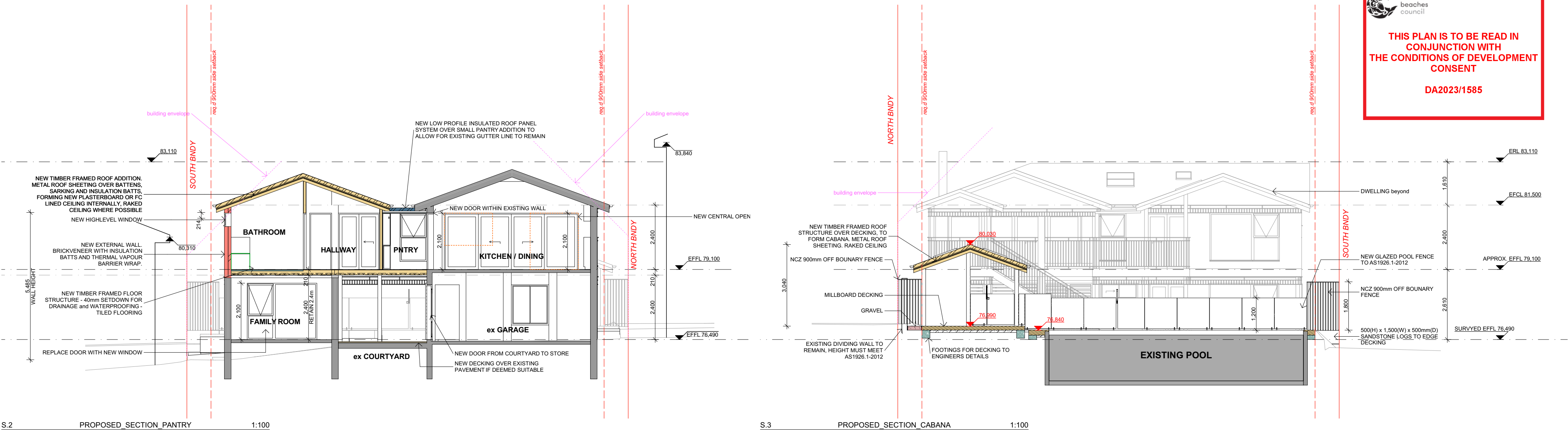
LOT & DP
LOT 43, DP 223914
COUNCIL
NORTHERN BEACHES COUNCIL

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

DATE 2023
SCALE AS NOTED @ A3
DRAWN R.P.
TITLE
PROPOSED SECTIONS - SHEET 1
Sheet No
DA-112
Issue
C



BASIX COMMITMENTS:

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1372149

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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 \$50,000 or more, and includes a pool/spa/terrace/sunroom
N/A	N/A
Certificate Prepared by	
Name / Company Name	
ABN (if applicable)	1117794878

Pool and Spa		Show on DA Plans	Show on CCDC Plans & specs	Certifier Check
Rainwater tank				
The applicant must install a rainwater tank of at least 902.35 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.			✓	✓
Outdoor spa				
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 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		
W1	E	2.09	0	0	external verandah/ pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W2	S	1.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W3	S	2.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W4	W	5.46	0	0	external verandah/ pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W5	W	0.84	0	0	external verandah/ pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W6	E	3.68	0	0	external verandah/ pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W7	S	0.9	0	0	external verandah/ pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W8	W	4.68	0	0	external verandah/ pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	W	1.8	0	0	external verandah/ pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D1	E	0.84	0	0	external verandah/ pergola/balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

Fixtures and systems		Show on DA Plans	Show on CCDC Plans & specs	Certifier Check
Hot water				
The applicant must install the following hot water system in the development: gas instantaneous.		✓	✓	✓
Lighting				
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.			✓	✓
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.			✓	✓

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)	Overshadowing height (m)	Overshadowing 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
Insulation requirements				
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 2m², 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 (sp), roof: fullbacking	light (solar absorptance < 0.47%)		
ceiling: pitched roof	ceiling: R1.75 (sp), roof: fullbacking	light (solar absorptance < 0.47%)		

Glazing requirements		Show on DA Plans	Show on CCDC Plans & specs	Certifier Check
Skylights				
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 (m²)	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
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 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 louvers must have louvers parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between louvers must not be more than 50 mm.			✓	✓

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

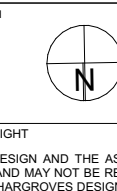
1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. DO NOT SCALE OFF DRAWINGS.

DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF AS APPROVED EDITION OF THE BCA (NATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS AND CONDITIONS OF CONSENT.
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.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND AND OVERHEAD SERVICES, AND FLOOR AREAS CHECKED AND VERIFIED.
6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK OR FABRICATION OF ITEMS.



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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			M: 0410 669 148 E: jacqui@hargroves.com.au	
DATE	2023	TITLE			Sheet No	Issue
SCALE	AS NOTED @ A3	PROPOSED SECTIONS - SHEET 2			DA-113	C
DRAWN	R.P.					