

**Modification of consent
3rd August, 2023**

PLOT DATE	3 Aug 2023
FILE NAME	MOD SW plan.vw
DRAWING ISSUE	
DA modification	03.08.23

NOTES



Project
swirling waters
Proprietor
Glenys & Stephen Rowe
Project Address
2&4 Bilgola Ave
Bilgola beach NSW 2107

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Scale **1:4000@ A3**

Drawing Name
Cover/Location Diagram

Issue **1** Drawing Number
DA 001

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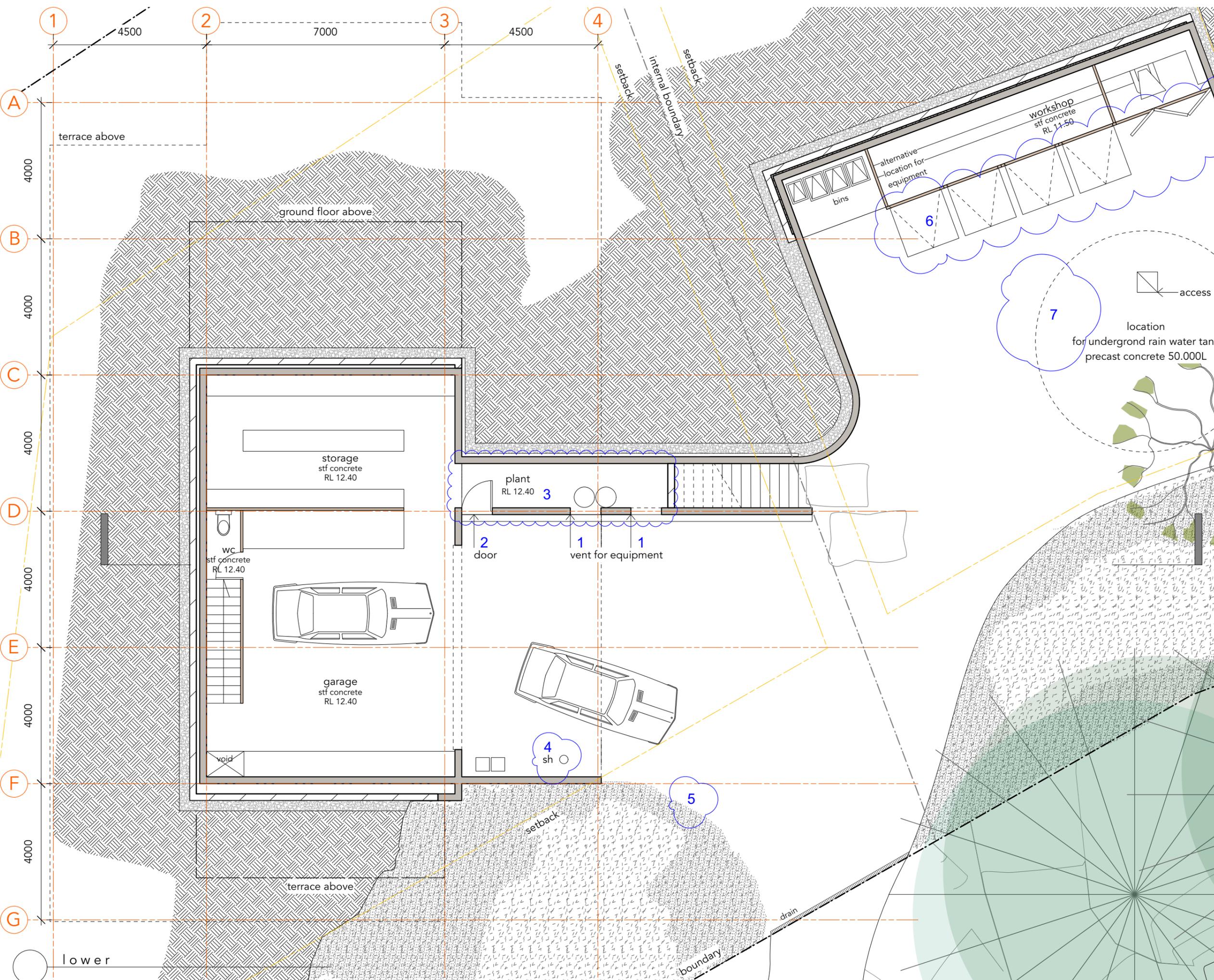
Architectural drawings	Supporting documents
210 - Lower ground floor plan	BASIX
220 - Ground floor plan	Statement of Modification
230 - First floor plan	Schedule of Changes
310 - Elevation north/west	
320 - Elevation south/east	
410 - Section	

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 290 square metres of the site.	✓	✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 50000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
<ul style="list-style-type: none"> For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column. 	✓	✓	✓
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas boosted, evacuated tube) with a performance of more than 45 STCs.	✓	✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 10 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓





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- NOTES**
- insitu concrete
 - sandstone/tile cladding
 - polished concrete floor
 - hardwood
 - timber joinery

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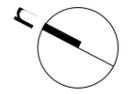
Scale 1:100 @ A3
 Drawing Name
Lower Ground Floor Plan
 Issue 1
 Drawing Number
DA 210

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NOTES

-  insitu concrete
-  sandstone/tile cladding
-  polished concrete floor
-  hardwood
-  timber joinery
-  stud-timber ln/copper cl
-  down pipe
-  glazing
-  perforated copper

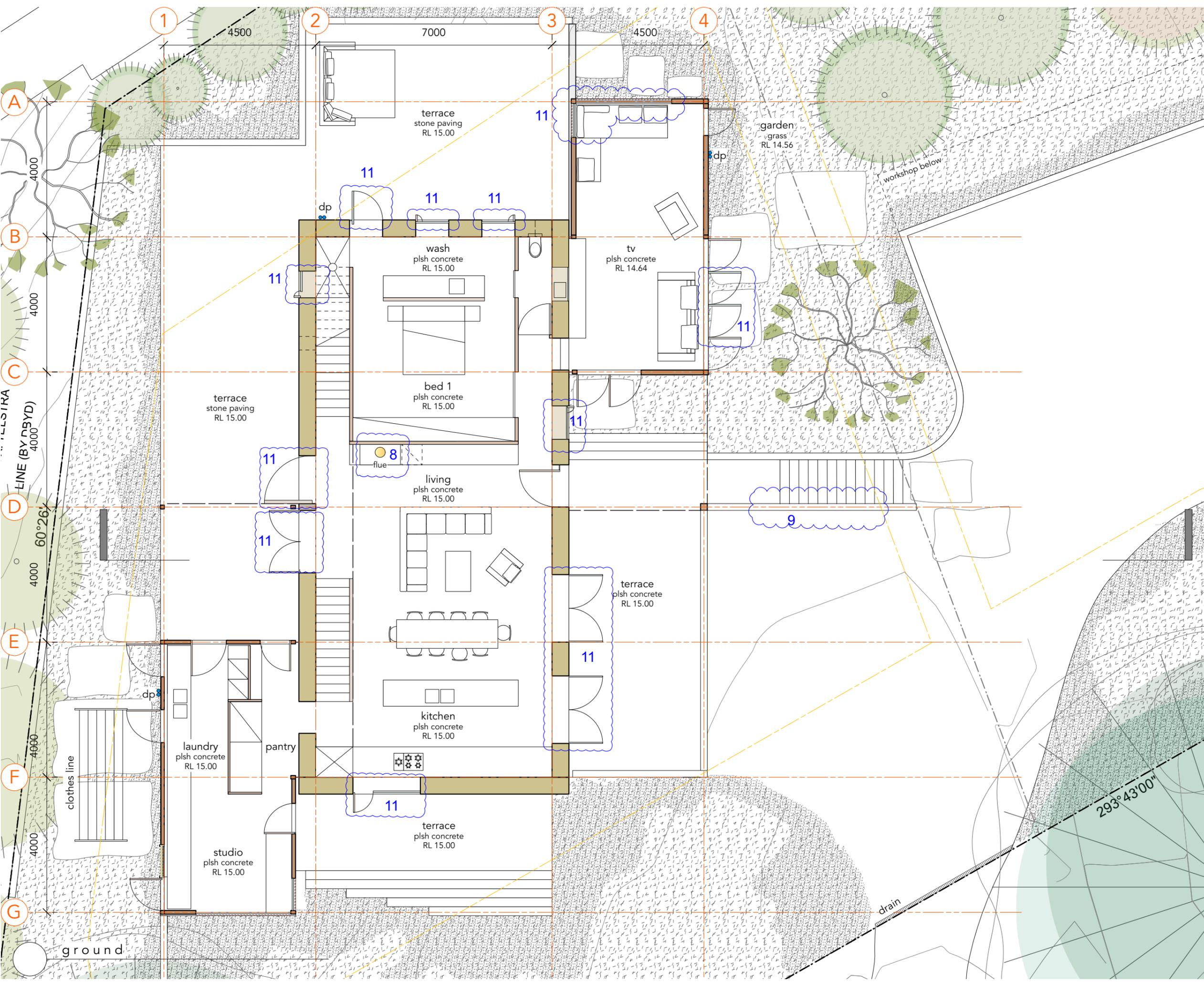


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Scale 1:100 @ A3
 Drawing Name
Ground Floor plan
 Issue 1
 Drawing Number
DA 220

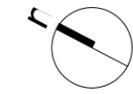
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-  hw deck boards
-  sandstone/tile cladding
-  polished concrete floor
-  hardwood
-  timber joinery
-  stud-timber ln/copper cl
-  down pipe
-  glazing
-  perforated copper

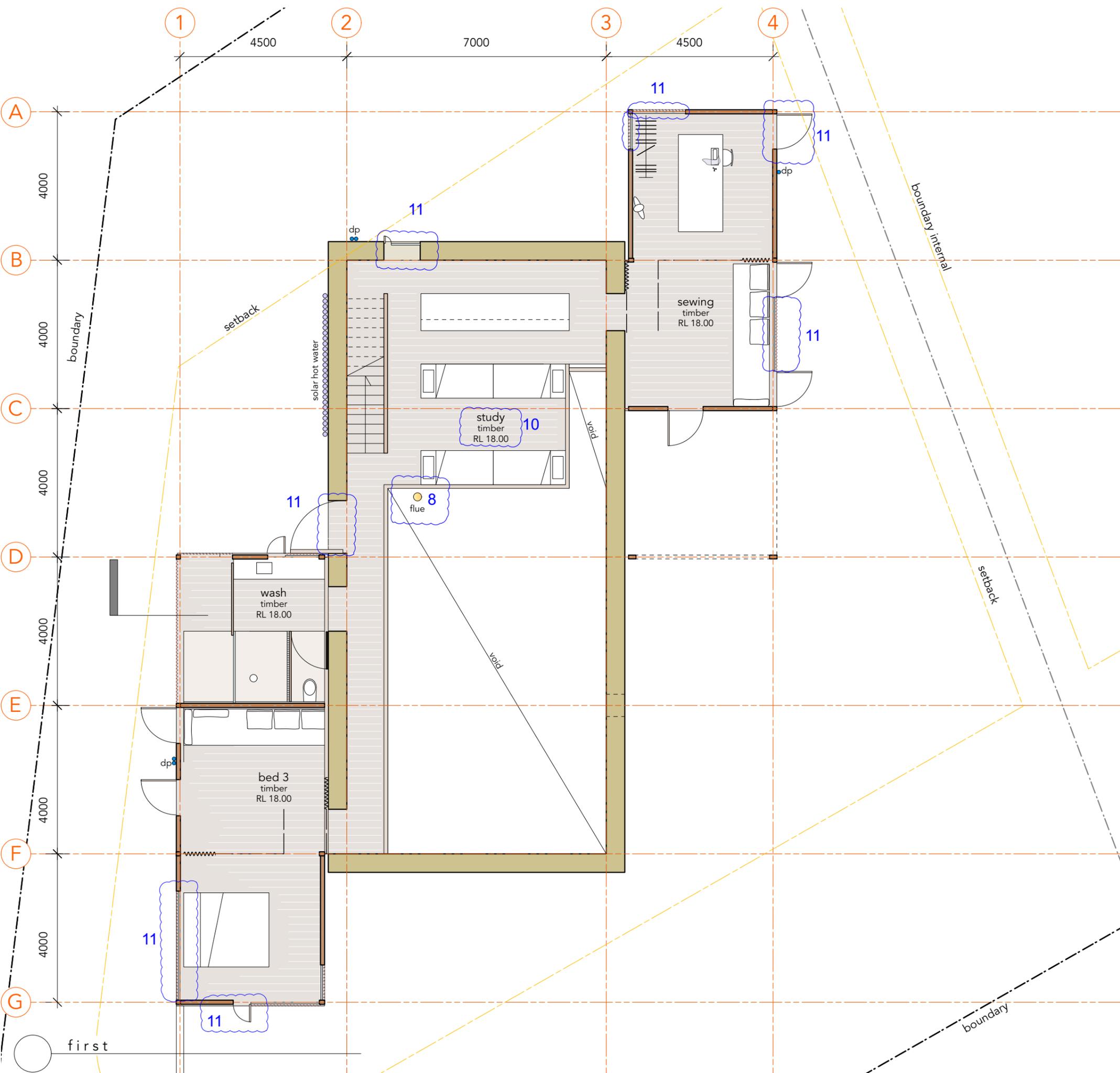


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Scale **1:100 @ A3**
 Drawing Name
First Floor Plan
 Issue **1** Drawing Number
DA 230

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first

PLOT DATE 3 Aug 2023
 FILE NAME MOD SW elevation
 DRAWING ISSUE
 DA modification 03.08.23

NOTES

- ss sandstone log
- cu copper clad
- glc glazing/copper louvre
- pcu perforated copper screen
- hw hardwood
- fg fixed glazing
- conc insitu concrete
- dp down pipe
- gt gutter
- tb timber lining

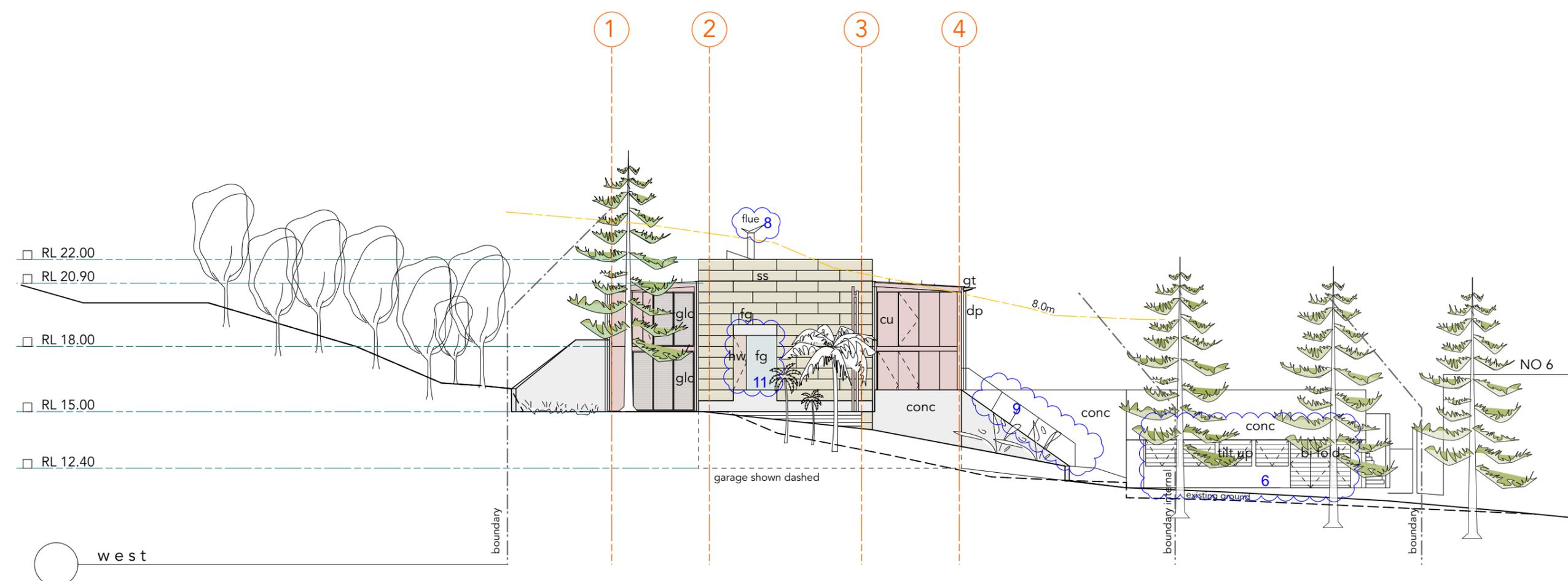
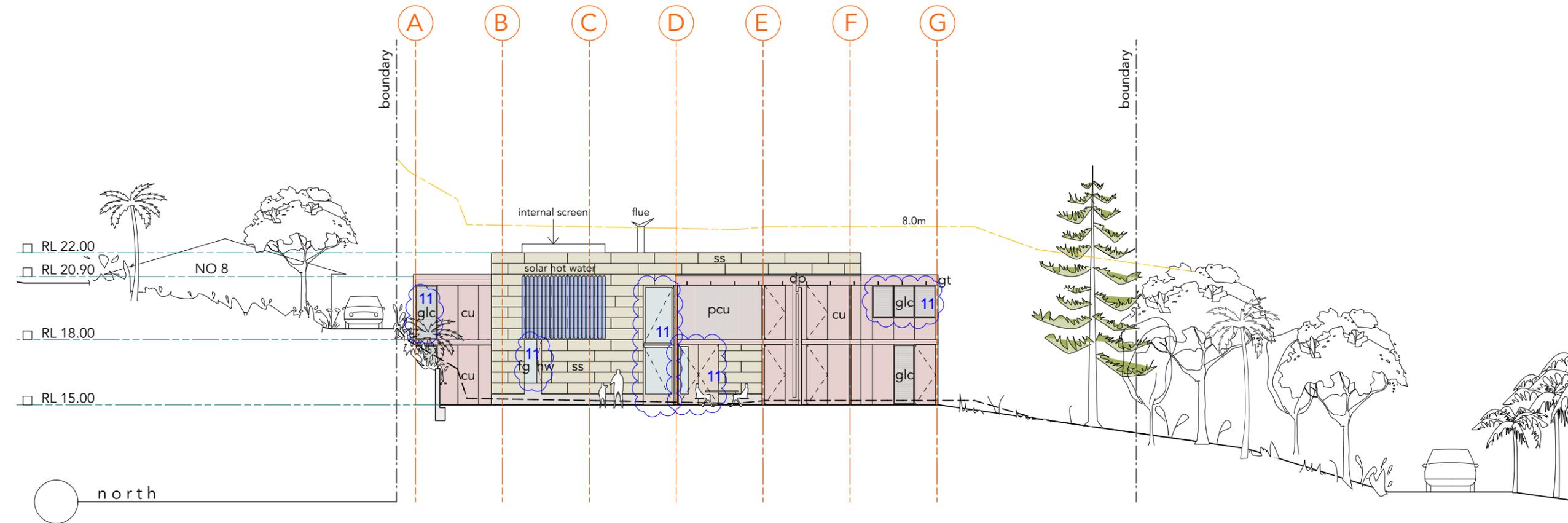
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Scale 1:200 @ A3
 Drawing Name
North + West Elevations
 Issue 1 Drawing Number
CC 310

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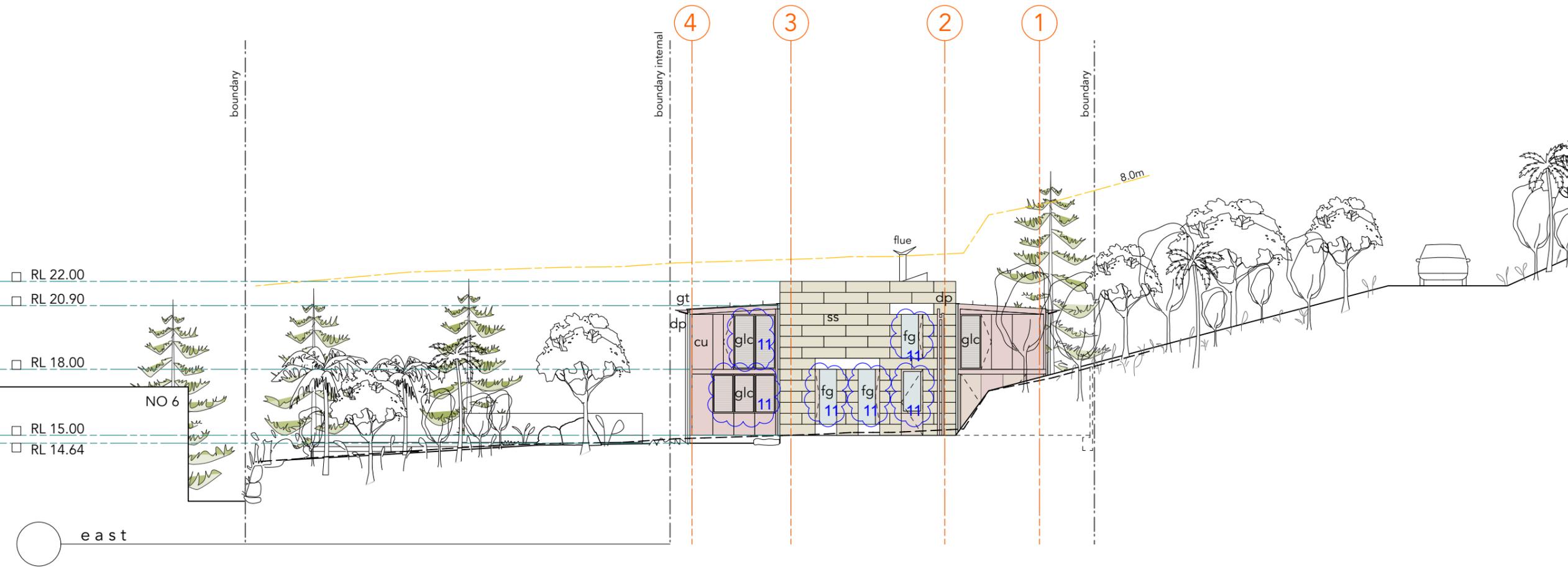
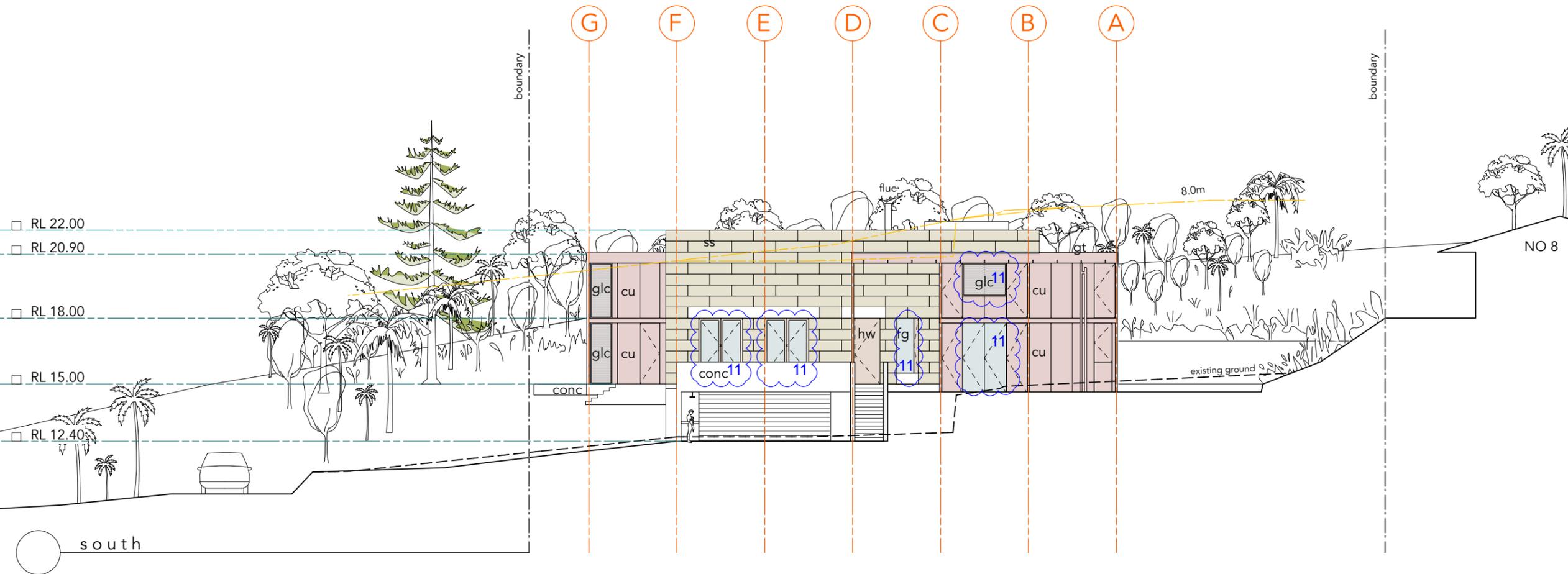
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Scale 1:200 @ A3
 Drawing Name
South + East Elevations
 Issue 1 Drawing Number
CC 320

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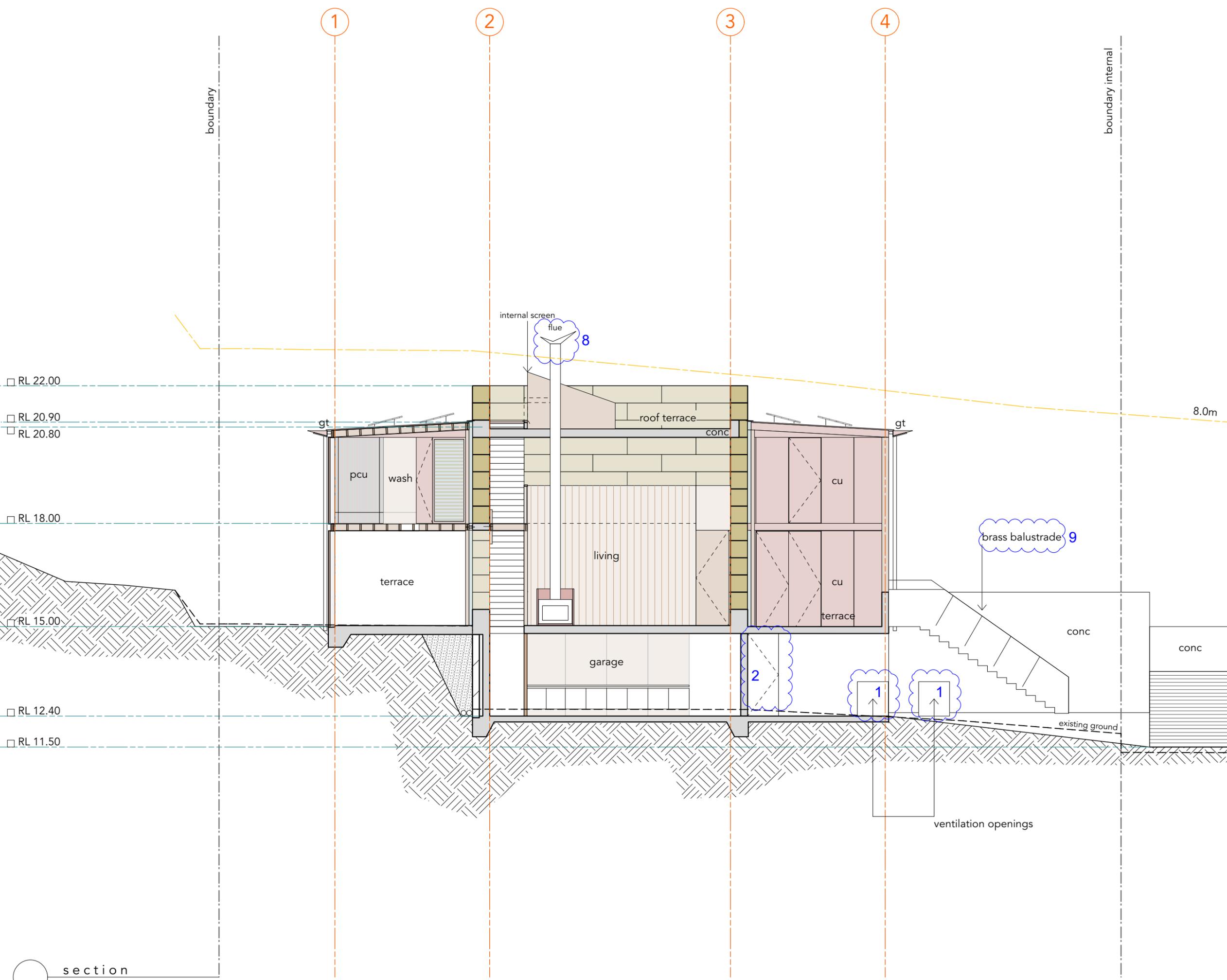
- ss sandstone log
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- pcu perforated copper screen
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Scale 1:100 @ A3
 Drawing Name
Section
 Issue 1 Drawing Number
CC 410

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section