

1. DEMOLITION

Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:

- Protection of site workers and the general public
- Asbestos handling and disposal where applicable

2. PEST CONTROL

Termite protection to be provided in accordance with NCC 3.1.4 and AS 3660.1

3. TIMBER FRAMING / CLADDING

All timber framing shall comply with AS1684  
All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies + installed with AS/NZS 4200.1 + AS/NZS 4200.2  
All external wall Claddings must be complaint with the requirements of N.C.C. 2019 Vol 2 Part 3.5.4. deemed to satisfy provisions and AS/NZS 1859.4.

4. METAL ROOF

Metal Roof Design and Installation shall be in accordance with N.C.C 2019 Vol 2 Part 3.5.1. AS/NZS 156

5. STAIRS

All stairs providing access to comply with N.C.C. 2019 Vol2 Part 3.9.1 & 3.9.2 and AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet

6. BALUSTRADES

In accordance with NCC 3.9.2 - balustrades to be at least 1m above the FFL of balconies and landings , and no less rhan 865mm above nosing line of stairs ; incorporate openings no larger than 125mm and where the fall of >4m, to have no climbable members between 150-760mm  
Balustrades to comply with AS1170 AS 1288 and AS/NZS 2208

7. WINDOWS

All windows to be restricted in accordance with N.C.C 2019 Vol 2 Part 3.9.2.6 & Part 3.9.2.7. Protection of openable windows where floor below is greater than 2 meters

8. WATERPROOFING

Waterproofing shall be carrier out in accordance with NCC 3.8.1 and AS4654-2012

9. CONDENSATION

Condensation Management must be adhered to in accordance with N.C.C. 2019 Vol 2 Part 3

9. SMOKE ALARMS

Proved hardwired & interconnected smoke and fire detection devices. Smoke alarms to be installed to AS 3786 and the N.C.C. 2019 Vol 2 Part 3.7.5

10. FIRE SAFTY

An external wall of Class 1 buildings and any openings in that wall must comply with NCC 3.7.2 if the wall is less than 900mm from an allotment boundary  
Eaves within 900mm of allotment boundries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA

11. SEDIMENT CONTROL

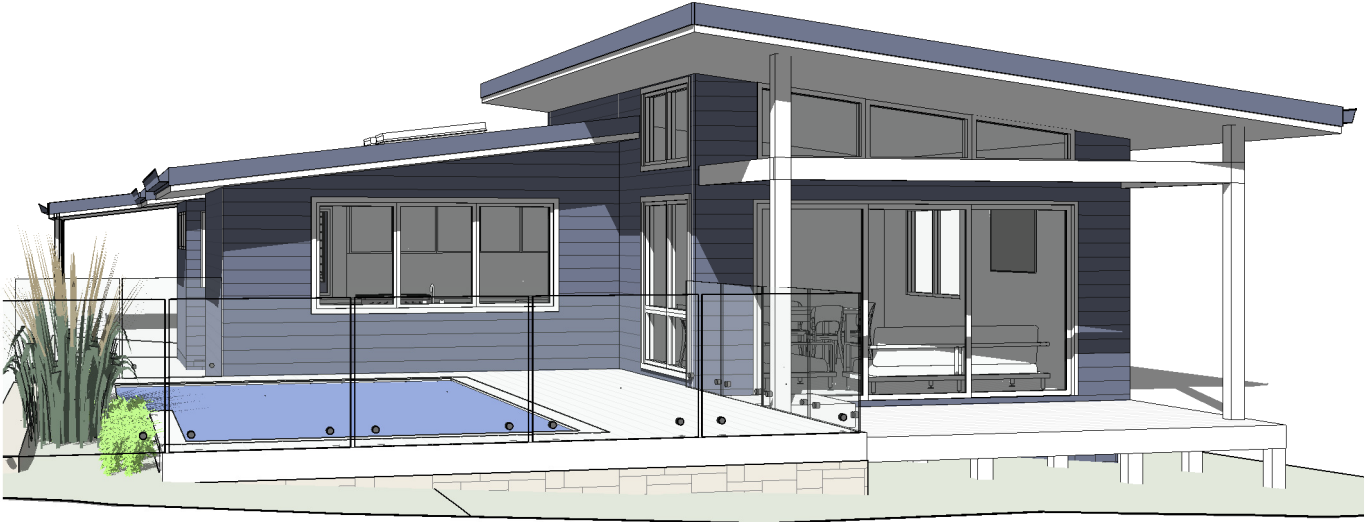
Sediment & Erosion control are to be installed and maintained during the life of the project

12. POOL

Pool overflow to be connected to existing Sewer System

13. POOL FENCING

Pool fencing to be designed, located and maintained in accordance with the swimming pools act 1992, Regulation Pools Act 1992, Regulation and Australian Standard 1926.1 & comply with BCA Vol.2, Housing Provisions, Part 3.9.3 and AS1926.1.  
The min H of pool fence balustrade is 1200mm and openings not grater than 100mm.



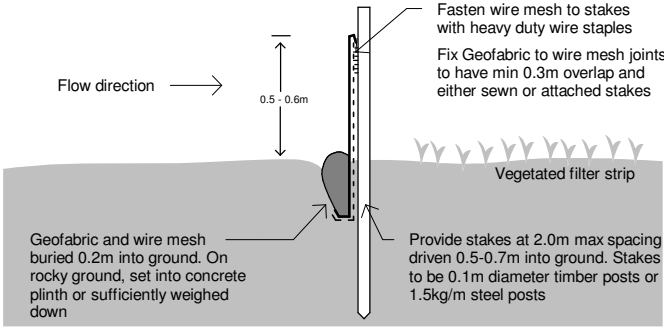
BASIX COMMITMENTS

| FIXTURES AND SYSTEMS |  |  |
|----------------------|--|--|
| LIGHTING             | MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS |  |
| FIXTURES             | SHOWERHEADS  | MIN 3 STAR RATING  |
|                      | TOILET FLUSHING SYSTEM   | MIN 3 STAR RATING  |
|                      | TAPS   | MIN 3 STAR RATING  |
| CONSTRUCTION         |  |  |
| INSULATION           | FLOOR - SUSPENDED FLOOR WITH OPEN SUBFLOOR . FRAMED  | R0.8 (DOWN) (OR R1.5 INCL. CONSTR)   |
|                      | EXTERNAL WALL: FRAMED, WEATHERBOARD, FIBRO, METAL CLAD)                                      | R1.3 (OR R1.7 INCL. CONSTR)  |
|                      | RAKED CEILING, PITCHED FRAMED ROOF   | CEILING: R3.0 (UP)<br>ROOF: FOIL / SARKING<br>DARK ROOFING (SOLAR ABS > 0.7) |
| GLAZING              |  |  |

REFER TO BASIX CERTIFICATE NUMBER.... FOR MORE DETAILS

DISTURBED AREA

UNDISTURBED AREA



Sheet List

| Sheet Number | Sheet Name              | Sheet Issue Date | Current Revision Date |
|--------------|-------------------------|------------------|-----------------------|
| A100         | NOTES                   | 17/05/2023       |                       |
| A101         | SITE PLAN               | 17/05/2023       |                       |
| A102         | FLOOR PLAN - DEMOLITION | 17/05/2023       |                       |
| A103         | FLOOR PLAN - PROPOSED   | 17/05/2023       |                       |
| A104         | ELEVATIONS              | 17/05/2023       |                       |
| A105         | ELEVATIONS              | 17/05/2023       |                       |
| A107         | SECTIONS                | 17/05/2023       |                       |
| A108         | WINDOW SCHEDULE         | 06/06/23         |                       |

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

| ISSUE | DATE       | DESCRIPTION       | DRWN | CHKD |
|-------|------------|-------------------|------|------|
|       | 20.02.2023 | MEASURED DRAWINGS | TM   | KM   |
|       | 24.03.2023 | CONCEPT 1B        | KM   |      |
|       | 17.05.2023 | DA ISSUE          | KM   |      |
|       |            |                   |      |      |
|       |            |                   |      |      |

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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2022.024

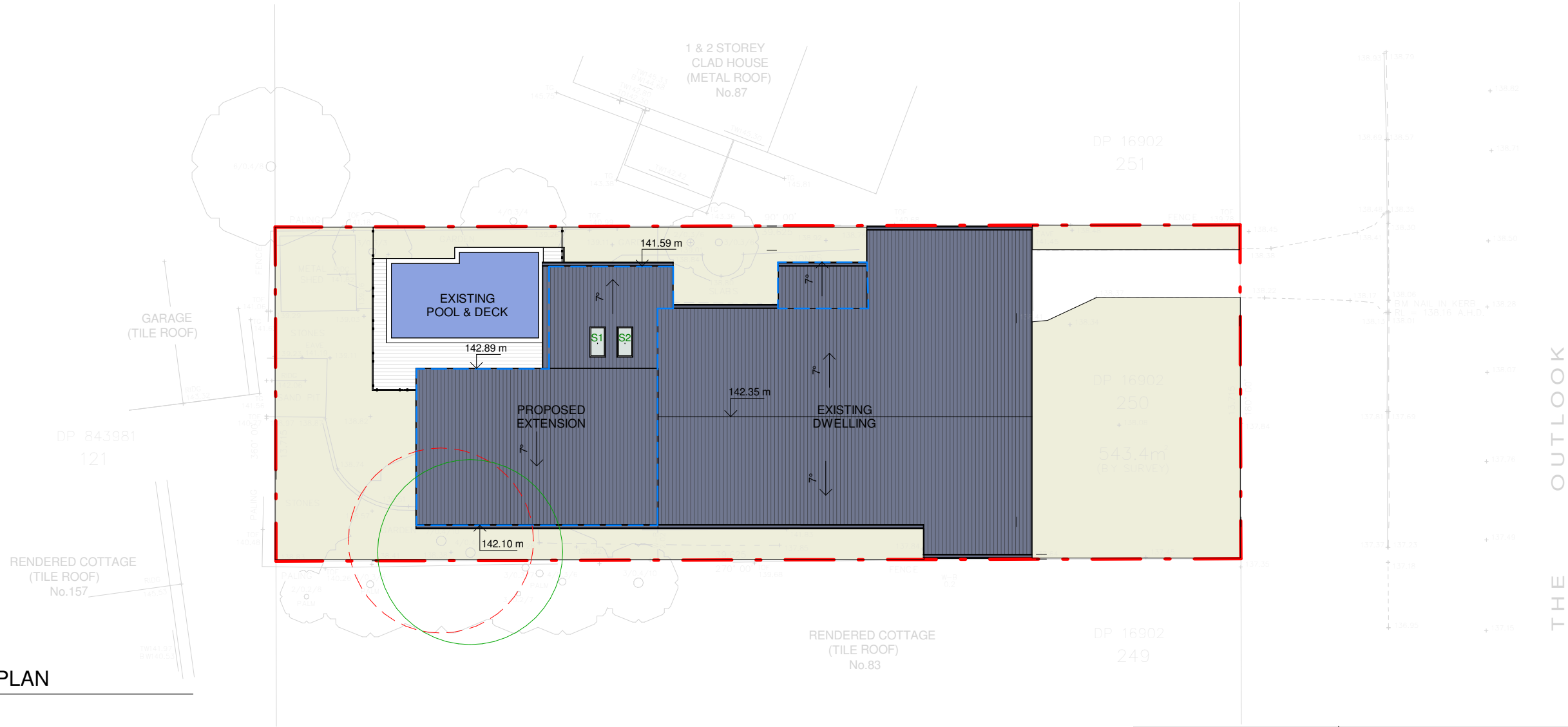
AT: 85 THE OUTLOOK, BILGOLA PLATEAU

FOR: BREE TURANSKY

SHEET TITLE: NOTES

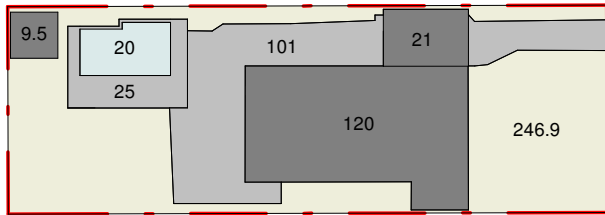
SHEET NO: A100

SCALE A3: As indicated



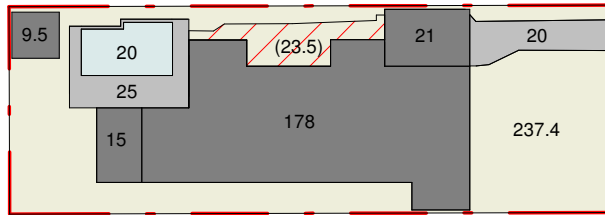
## 1 SITE PLAN

A101 1 : 200



## 2 SITE ANALYSIS - EXISTING

A101 1 : 500



## 3 SITE ANALYSIS - PROPOSED

A101 1 : 500

- LANDSCAPED AREA
- HARD SURFACE
- SITE COVERAGE
- POOL

| CALCULATION TABLE    |                             |                           |
|----------------------|-----------------------------|---------------------------|
| TITLE:               | LOT 250 DP 16902            |                           |
| ZONE                 | C4 - ENVIRONMENTAL LIVING   |                           |
| HAZARDS              | -                           |                           |
| SITE AREA            | 543.4m <sup>2</sup>         |                           |
| MAX. BUILDING HEIGHT | Hmax = 8.5 m                |                           |
|                      | EXISTING                    | PROPOSED                  |
| GROSS FLOOR AREA     | 115m <sup>2</sup>           | 170m <sup>2</sup>         |
| GARAGE               | 0m <sup>2</sup>             | 0m <sup>2</sup>           |
| SITE COVERAGE        | 150.5m <sup>2</sup> / 28%   | 223.5m <sup>2</sup> / 41% |
| HARD SURFACE         | 126m <sup>2</sup> / 23%     | 45m <sup>2</sup> / 8.5%   |
| POOL WATER SURFACE   | 20m <sup>2</sup> / 3.5%     | 20m <sup>2</sup> / 3.5%   |
| SOFT LANDSCAPING     | 246.9m <sup>2</sup> / 45.5% | 254.9m <sup>2</sup> / 47% |

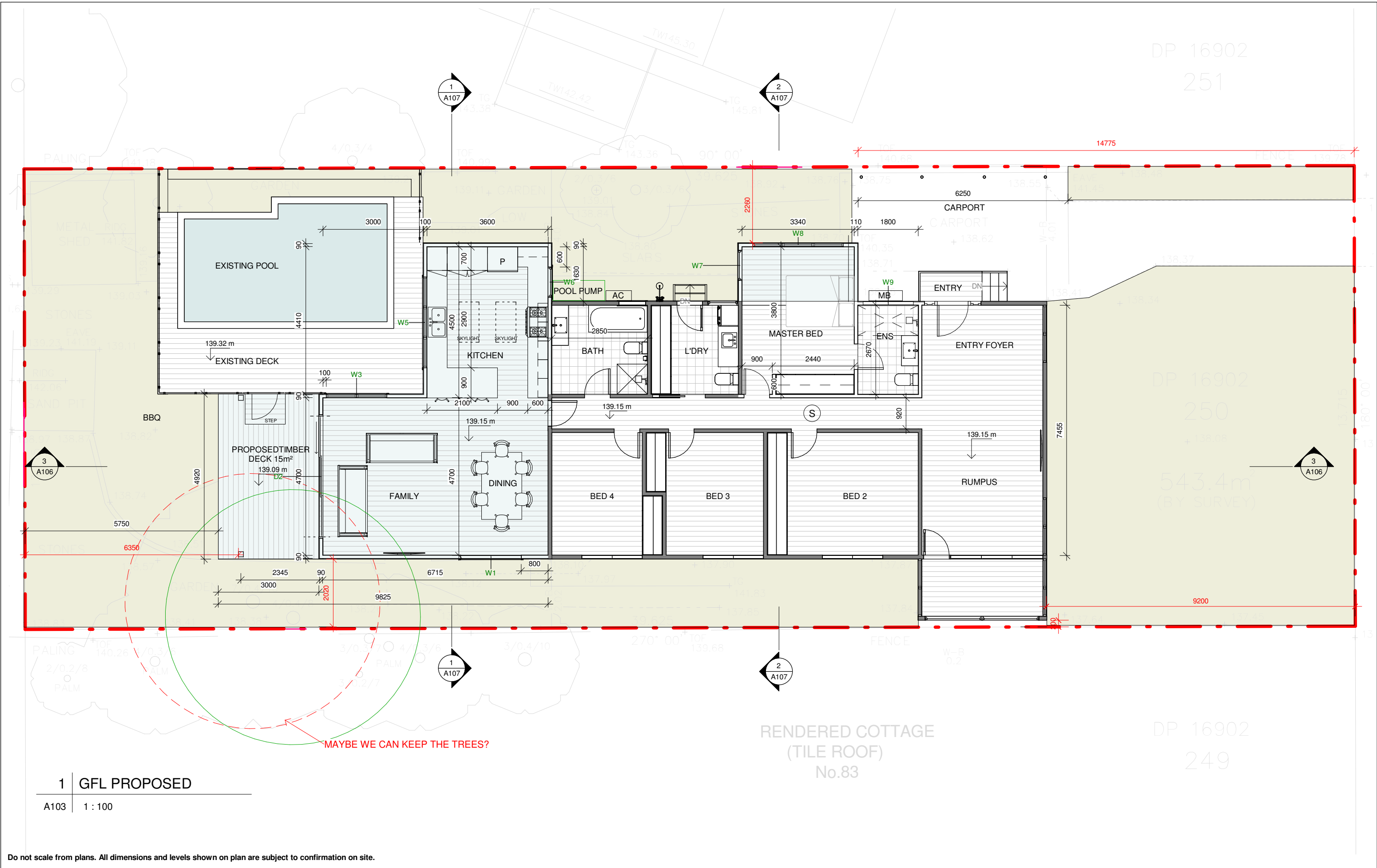
6% VARIATION - 543.4 x 6% = 32.5m<sup>2</sup>

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|-------|------------|-------------------|------|------|
|       | 20.02.2023 | MEASURED DRAWINGS | TM   | KM   |
|       | 24.03.2023 | CONCEPT 1B        | KM   |      |
|       | 17.05.2023 | DA ISSUE          | KM   |      |







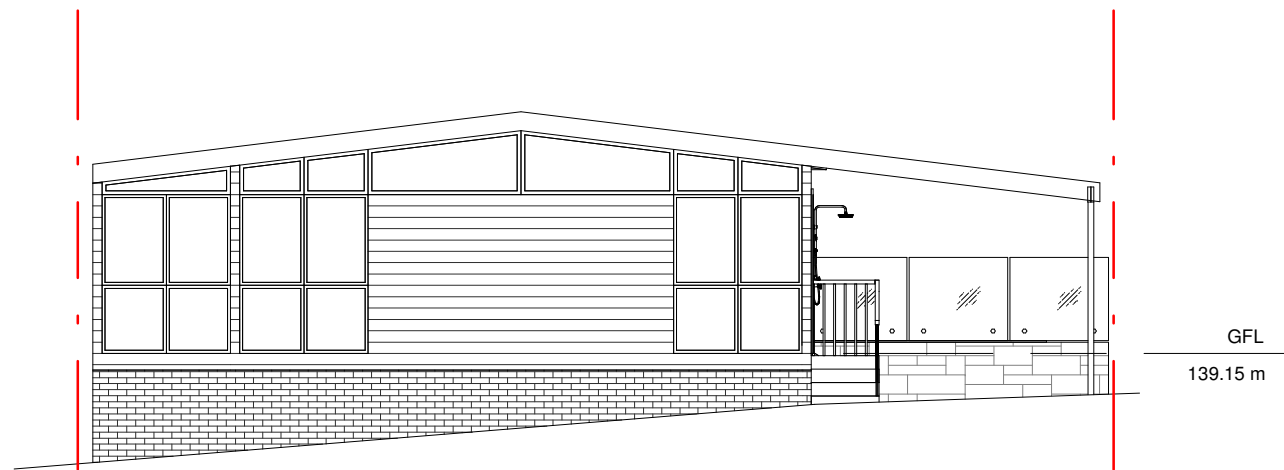
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**PROJECT TITLE:** ALTERATION & ADDITION  
**PROJECT NO.:** 2022.024  
**AT:** 85 THE OUTLOOK, BILGOLA PLATEAU  
**FOR:** BREE TURANSKY

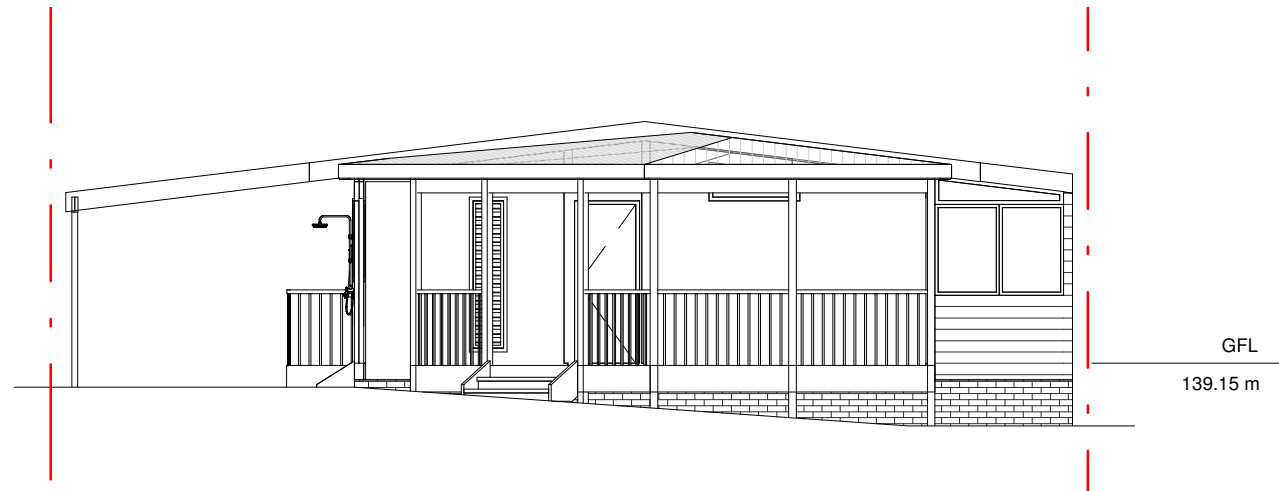
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**SHEET NO:** A103  
**SCALE A3:** 1 : 100





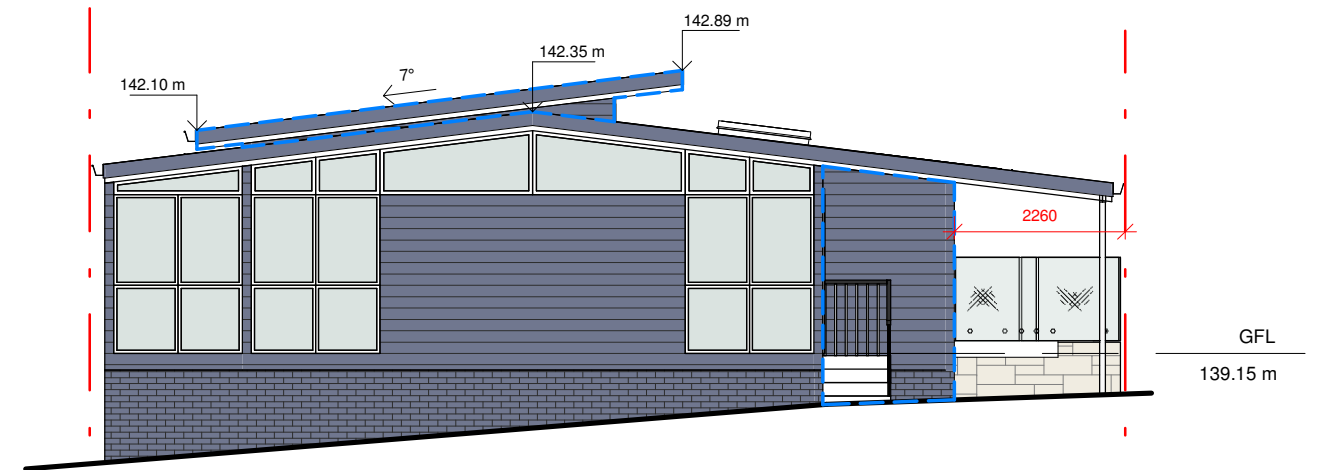
2 EAST ELEVATION - EXISTING

A104 1 : 100



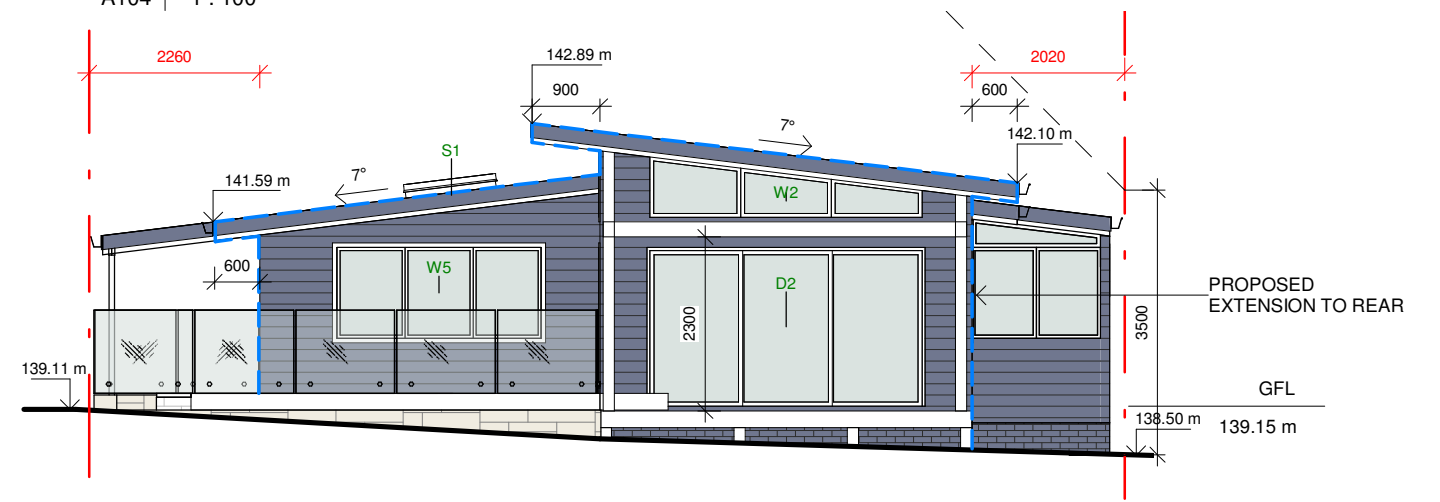
3 WEST ELEVATION - EXISTING

A104 1 : 100



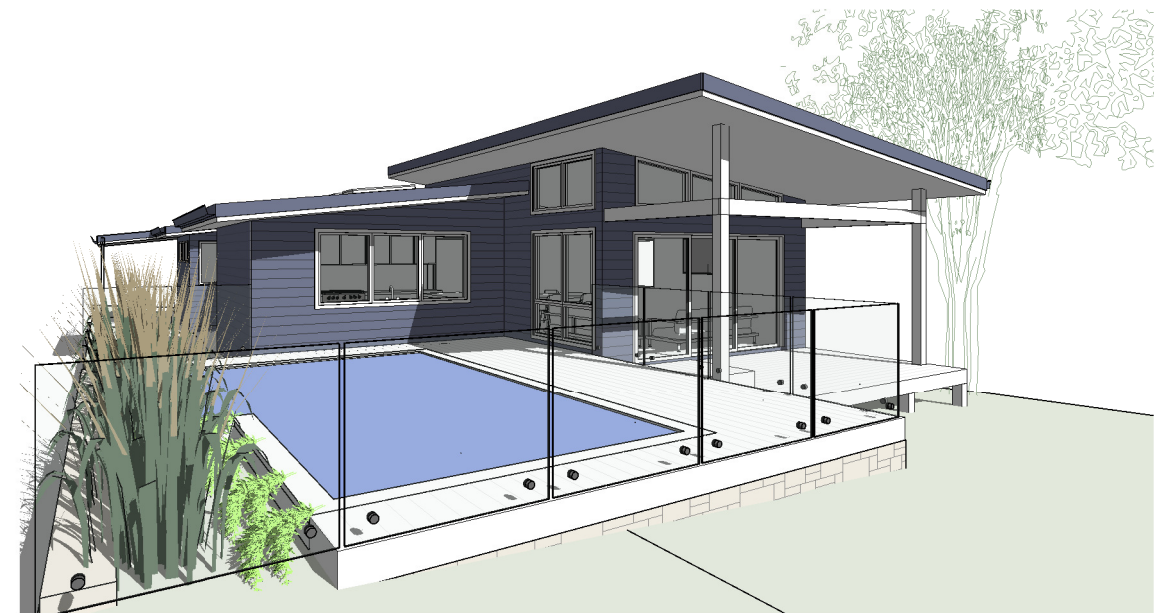
1 EAST ELEVATION PROPOSED

A104 1 : 100



4 WEST ELEVATION PROPOSED

A104 1 : 100



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|       | 24.03.2023 | CONCEPT 1B        | KM   |      |
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PROJECT NO.: 2022.024

AT: 85 THE OUTLOOK, BILGOLA PLATEAU

FOR: BREE TURANSKY

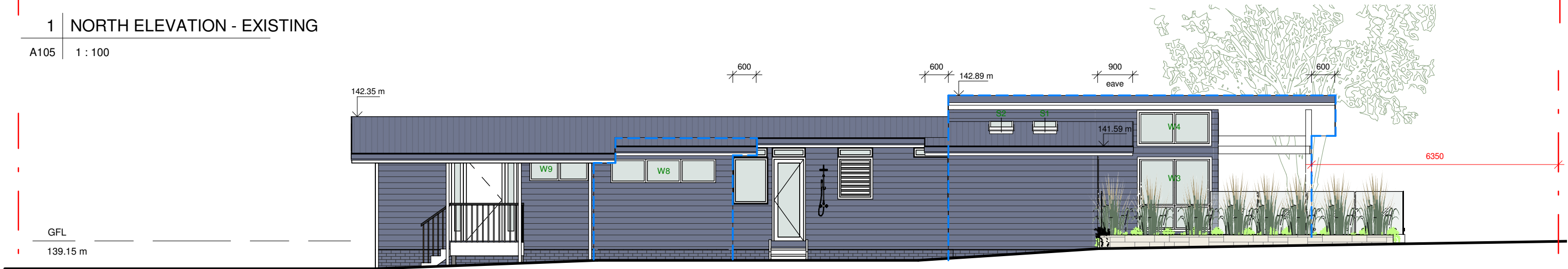
SHEET TITLE: ELEVATIONS

SHEET NO: A104

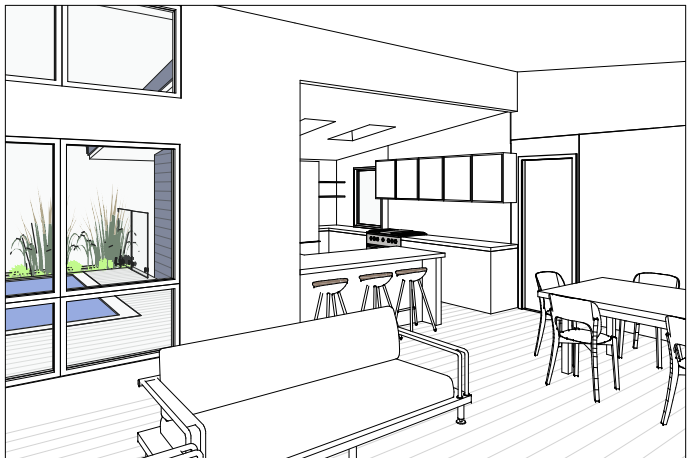
SCALE A3: 1 : 100



1 NORTH ELEVATION - EXISTING  
A105 1 : 100



2 NORTH ELEVATION PROPOSED  
A105 1 : 100



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|       | 24.03.2023 | CONCEPT 1B        | KM   |      |
|       | 17.05.2023 | DA ISSUE          | KM   |      |



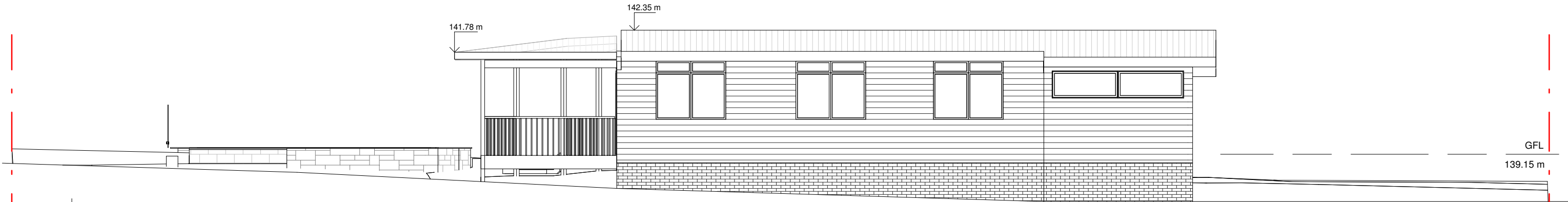
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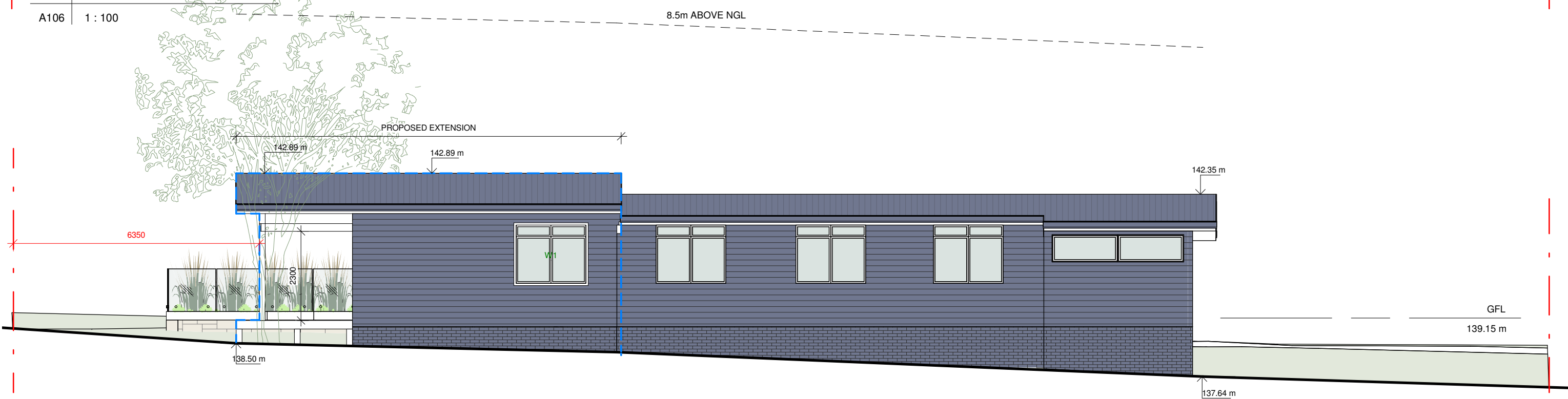
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| PROJECT TITLE: | ALTERATION & ADDITION           |
| PROJECT NO.:   | 2022.024                        |
| AT:            | 85 THE OUTLOOK, BILGOLA PLATEAU |
| FOR:           | BREE TURANSKY                   |

|              |            |
|--------------|------------|
| SHEET TITLE: | ELEVATIONS |
| SHEET NO:    | A105       |
| SCALE A3:    | 1 : 100    |



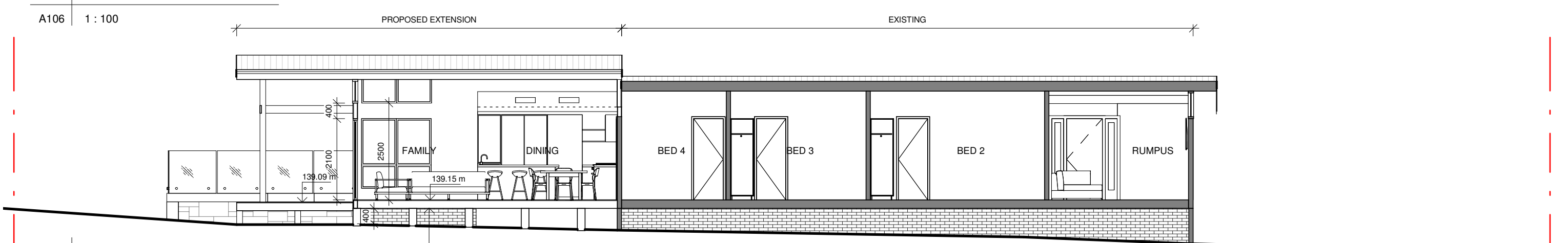
1 SOUTH ELEVATION

A106 1 : 100



2 SOUTH ELEVATION PROPOSED

A106 1 : 100



3 LONG SECTION

A106 1 : 100

SELECTED FLOORING  
TIMBER BEARERS AND JOIST TO ENG. DETAILS  
THERMAL INSULATION  
BRICK PIERS AND CONCRETE FOOTINGS TO ENG. DETAILS

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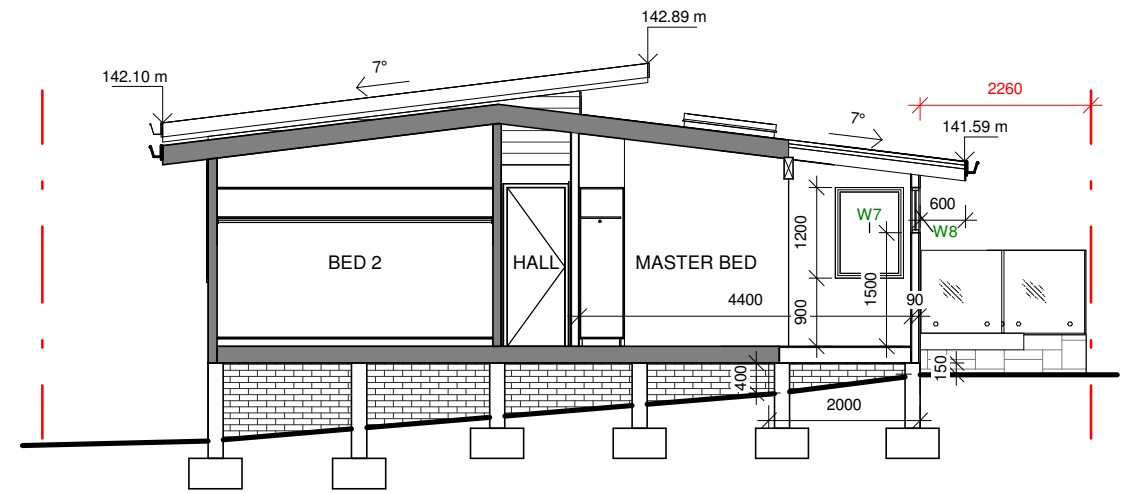
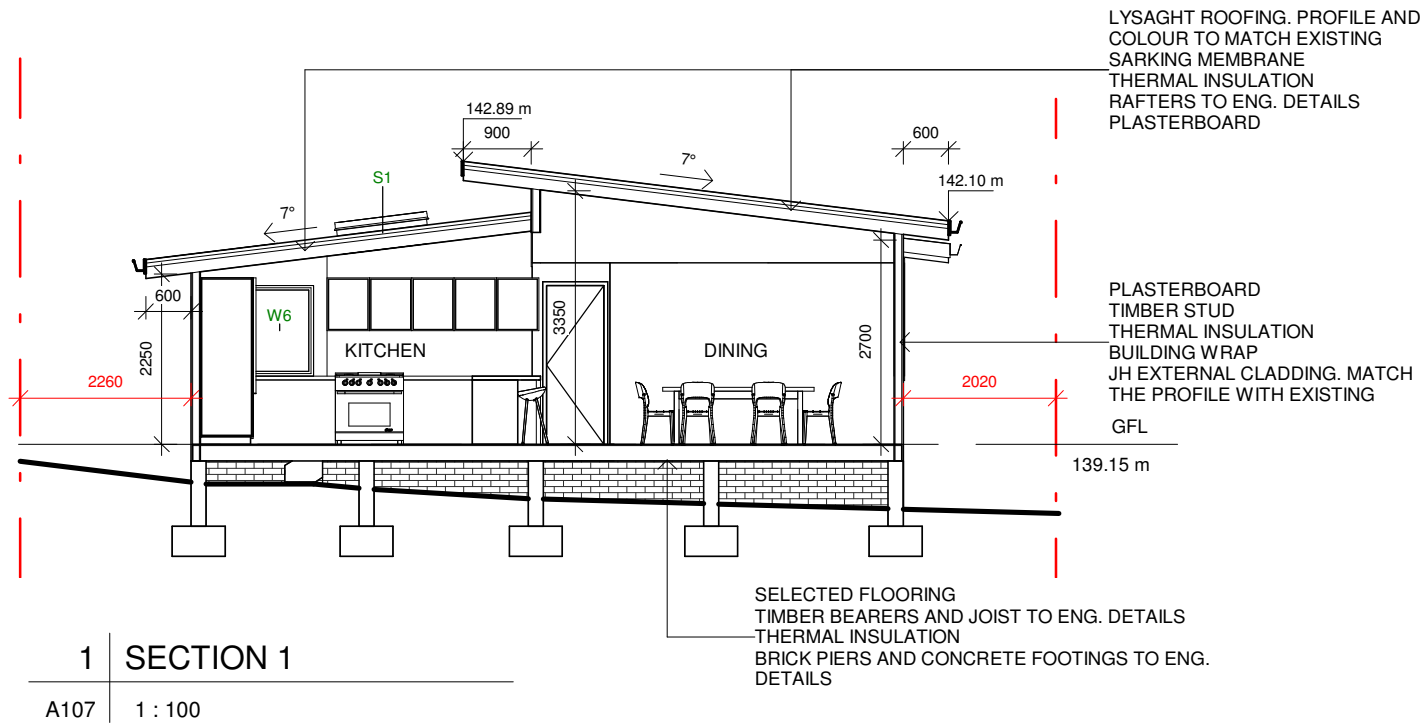
| ISSUE | DATE       | DESCRIPTION       | DRWN | CHKD |
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|       | 20.02.2023 | MEASURED DRAWINGS | TM   | KM   |
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**PROJECT TITLE:** ALTERATION & ADDITION  
**PROJECT NO.:** 2022.024  
**AT:** 85 THE OUTLOOK, BILGOLA PLATEAU  
**FOR:** BREE TURANSKY

**SHEET TITLE:** ELEVATIONS & SECTION  
**SHEET NO:** A106  
**SCALE A3:** 1 : 100

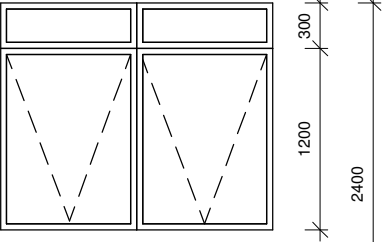
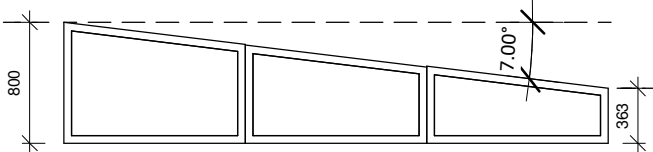
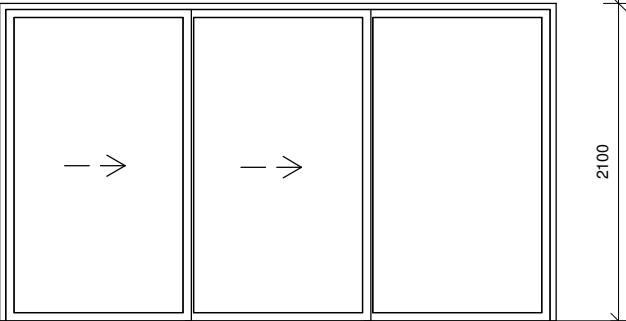
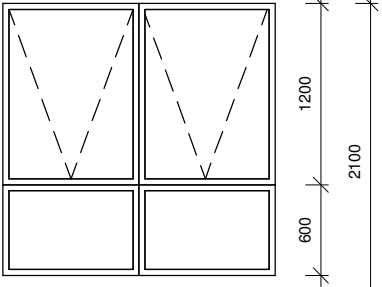
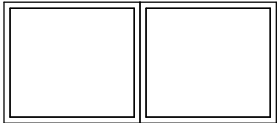


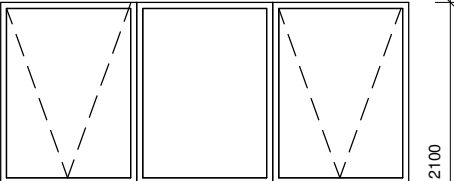
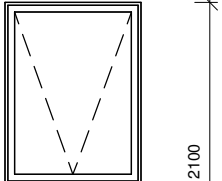
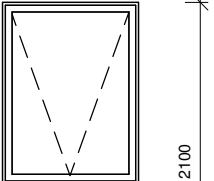
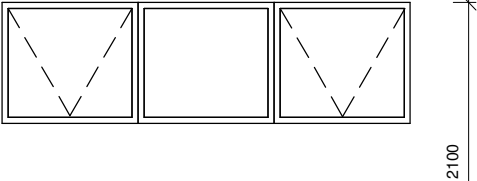
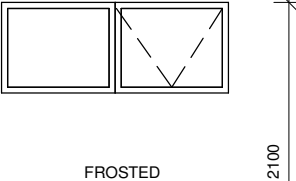
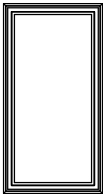
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|                                |   |  |   |   |   |
|--------------------------------|---|--|---|---|---|
| SYMBOL<br>VIEW FROM<br>OUTSIDE | W1  | W2   | D2  | W3  | W4  |
|                                |  |  |  |  |  |
|                                | SIZE (W / H)  | 1800 / 1500  | 3600 / 800-363  | 3600 / 2100   | 5000 / 2100   |
|                                | OPENING   | AWNING   | FIXED RAKED WITH MULIONS  | 3 PANEL SLIDING DOORS   | AWNING  |
|                                | BAR LAYOUTS   | -  | -   | -   | -   |
| FRAME                          | ALUMINIUM   | ALUMINIUM  | ALUMINIUM   | ALUMINIUM   | ALUMINIUM   |
| LEVEL / ROOM                   | DINING  | FAMILY   | FAMILY  | GFL / KITCHEN & DINING  | GFL / KITCHEN   |
| ORIENTATION                    | SOUTH   | WEST   | WEST  | NORTH   | NORTH   |
| QTY                            | 1   | 1  | 1   | 1   | 1   |

|                                |  |   |  |  |  |  |
|--------------------------------|--|---|--|--|--|--|
| SYMBOL<br>VIEW FROM<br>OUTSIDE | W5   | W6  | W7   | W8   | W9   | SKY 1 / SKY 2  |
|                                |  |  |  |  |  |  |
|                                | SIZE (W / H)   | 2700 / 1200   | 900 / 1200   | 900 / 1200   | 2700 / 1200  | 1600 / 600   |
|                                | OPENING  | AWNING  | AWNING   | AWNING   | AWNING   | SKYLIGHT   |
|                                | BAR LAYOUTS  | -   | -  | -  | -  | -  |
| FRAME                          | ALUMINIUM  | ALUMINIUM   | ALUMINIUM  | ALUMINIUM  | ALUMINIUM  | ALUMINIUM  |
| LEVEL                          | KITCHEN  | KITCHEN   | MASTER BED   | MASTER BED   | ENSUITE  | KITCHEN  |
| ORIENTATION                    | WEST   | EAST  | WEST   | NORTH  | NORTH  | -  |
| QTY                            | 1  | 1   | 1  | 1  | 1  | 2  |

NOTE: WINDOW SCHEDULE IS FOR THE BASIX AND PRICING PURPOSES ONLY.  
ALL SIZES SHOULD BE CHECKED ON SITE PRIOR THE ORDER.  
ALL WINDOWS AND DOORS ARE SHOWN FROM THE EXTERIOR

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PROJECT TITLE: ALTERATION & ADDITION

PROJECT NO.: 2022.024

AT: 85 THE OUTLOOK, BILGOLA PLATEAU

FOR: BREE TURANSKY

SHEET TITLE: WINDOW SCHEDULE

SHEET NO: A108

SCALE A3: 1 : 50