

ABBREVIATIONS:

bl	balustrade
dp	down pipe
ex'g	existing
fg	fixed glass
wb	weatherboard cladding
mr	metal roof
og	operable glass
oh	over hang
sc	screen
sg	sliding glass
td	timber deck

SHEET LIST

XBIC 101	LEVEL 1 PLAN
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location plan  
167 Plateau Rd, Bilgola Plateau, NSW 2107

source: Google Maps

CONSULTANTS:

**Designer:**  
**Hot House Studio**  
Design, Drafting & Visualisation  
PO Box 26, Newport NSW 2106  
0433 775 490  
wade@hthousestudio.com

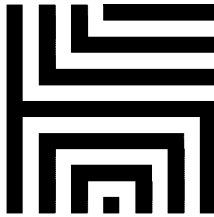
**Surveyor:**  
**Total Surveying Solutions**  
Suite 5/21 Elizabeth St  
Camden NSW 2507  
Phone: (02) 4655 4035  
Email: tss@totalsurveying.com.au

**Bushfire Assessment:**  
**Sydney Bushfire Consultants**  
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Mobile: 0414 808 295  
www.sydneybushfireconsultants.com.au  
scott@sydneybushfireconsultants.com.au

**Geotechnical Engineer:**  
**Crozier Geotechnical Consultants**  
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Email: info@croziergeotech.com.au

**Arborist:**  
**Bluegum Tree Care & Consultancy**  
Alexis Anderson  
0431 286 080

**DA** For alterations and additions to existing building at:  
**167 PLATEAU RD, BILGOLA PLATEAU**



# HOT HOUSE

## ARCHITECTS

Nominated Architect: **Wade Stewart Cogle** m: **0433 775 490** p.o. box 26 newport nsw 2106  
NSW ARB Registration #: **10971** info@hthousestudio.com abn: 355 0579 1074

PRINT DATE: 11/03/2024 10:27:19 AM		PRINT SIZE: A3		ISSUE G	DESCRIPTION DA Submission	DATE 11-03-24	CLIENT: VINAY & FELICIA PRASAD		COVER SHEET						
NOTES:  Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.	PROJECT: CHANGE OF USE						PROJECT NO.		18182		DA 001				
							DATE		11-03-24						
	This drawing is copyright and remains the property of <b>Hot House Architects</b> <small>HOT HOUSE PROJECTS PTY LTD TAs HOT HOUSE ARCHITECTS</small>						ADDRESS: 167 PLATEAU RD, BILGOLA PLATEAU		LOT:			3		DRAWN BY:	
DP:							28164		CHECKED BY:		-		SCALE:		1 : 100

PLATEAU RD

VEHICLE CROSSING

KERB & GUTTER

CONC. PATHWAY

GRASS

EX'G VEGETATION

2.5 m  
6.5 m

EX'G VEGETATION

# 169  
SINGLE STOREY  
BRICK RESIDENCE  
(METAL ROOF)

# 167  
DOUBLE STOREY  
BRICK & WEATHERBOARD  
RESIDENCE  
(METAL ROOF)

# 165  
SINGLE STOREY  
BRICK  
RESIDENCE  
(METAL ROOF)

EX'G VEGETATION

DECK

UP

UPPER DECK

LOWER DECK

SPA

STUDIO

views to pacific ocean

6.5 m

views to bungan head



6.5 m



# 43  
GARAGE  
STRUCTURE

# 43 DALY ST  
DOUBLE STOREY  
RENDERED BRICK RESIDENCE  
(ASB. ROOF)

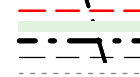
1

Site

1 : 200

FOR DEVELOPMENT  
APPLICATION ONLY

LEGEND:  
DEMOLISH  
NEW WORK  
BOUNDARY  
OVERHEAD  
HIDDEN

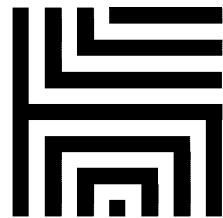


BASIX COMMITMENTS:  
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS,  
CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX  
CERTIFICATE  
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED  
AS PER BASIX GLAZING REQUIREMENTS

ABBREVIATIONS:

bl balustrade  
dp down pipe  
ex'g existing  
fg fixed glass  
wb weatherboard cladding  
mr metal roof  
og operable glass  
oh over hang  
sc screen  
sg sliding glass  
td timber deck

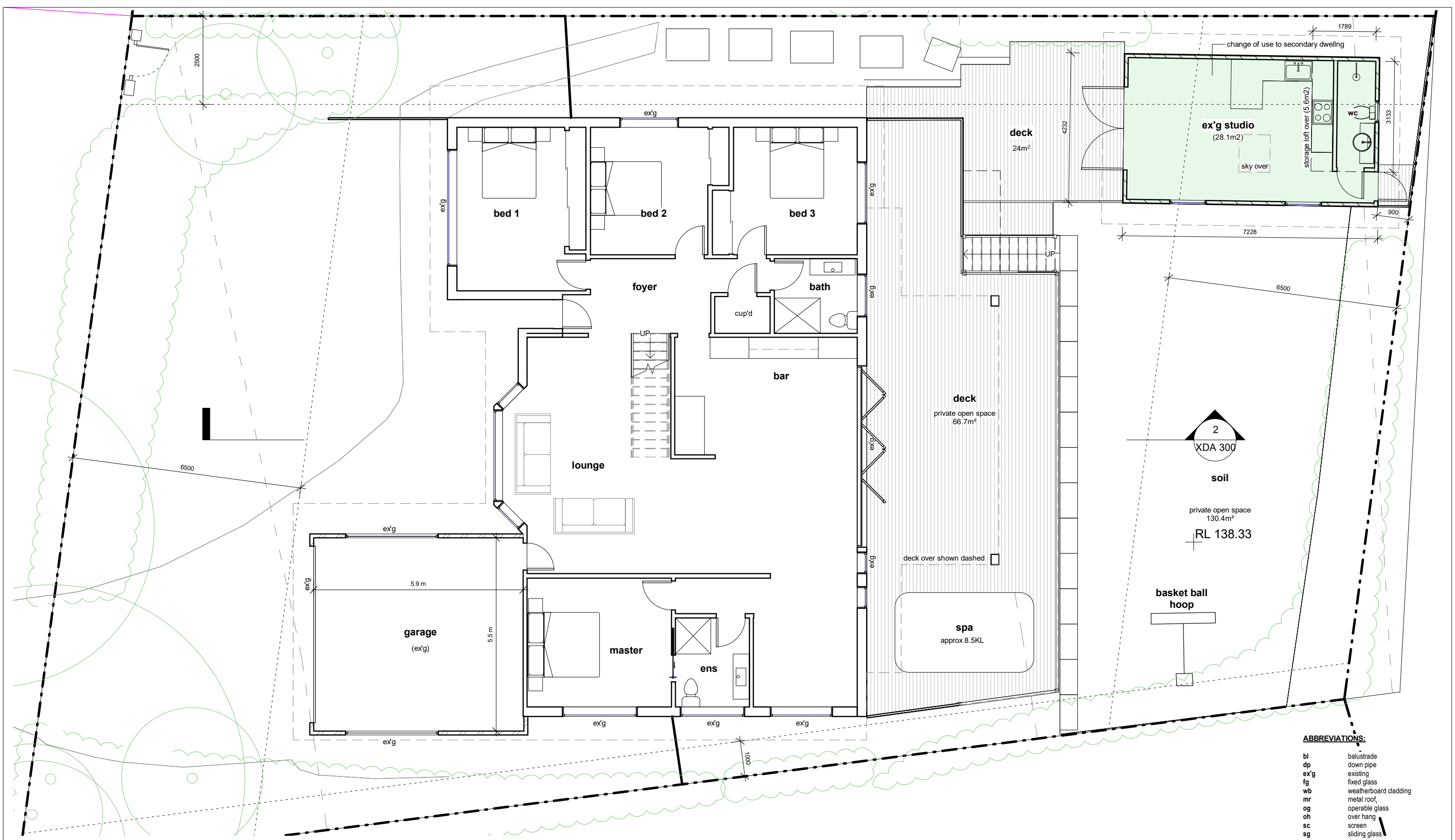
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STANDARDS AND BUILDING CODE OF AUSTRALIA  
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CERTIFICATE AND THE SURVEY



HOT HOUSE  
ARCHITECTS

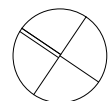
Nominated Architect: Wade Stewart Cogle m: 0433 775 490 p.o. box 26 newport nsw 2106  
NSW ARB Registration #: 10971 info@hthousestudio.com abn: 355 0579 1074

PRINT DATE: 11/03/2024 10:27:20 AM		PRINT SIZE: A3		ISSUE G	DESCRIPTION DA Submission	DATE 11-03-24	CLIENT: VINAY & FELICIA PRASAD		SITE ANALYSIS									
NOTES:  Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.	PROJECT: CHANGE OF USE						PROJECT NO.		18182		DA 002							
							DATE		11-03-24									
							LOT:		3			DRAWN BY:		vb				
							DP:		28164			CHECKED BY:		wc		SCALE:		As indicated
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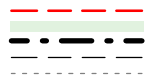


1 GROUND  
1 : 100

FOR DEVELOPMENT  
APPLICATION ONLY



LEGEND:  
DEMOLISH  
NEW WORK  
BOUNDARY  
OVERHEAD  
HIDDEN

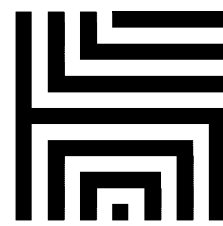


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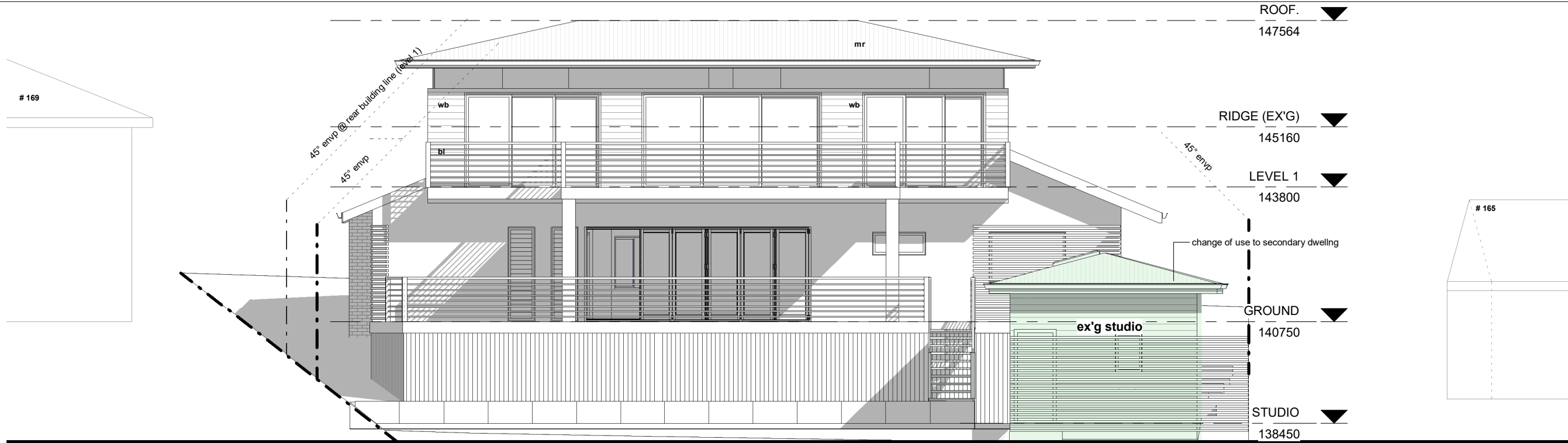
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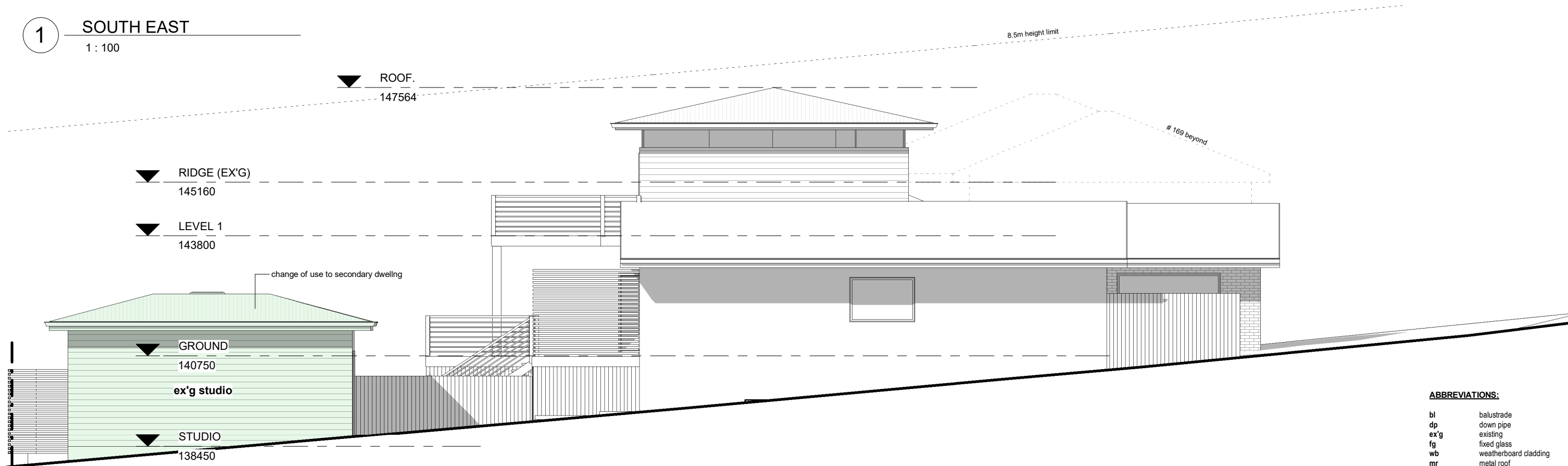
# HOT HOUSE ARCHITECTS

Nominated Architect: **Wade Stewart Cogle** m: 0433 775 490 p.o. box 26 newport nsw 2106  
NSW ARB Registration #: 10971 info@nothousestudio.com abn: 355 0579 1074

PRINT DATE: 11/03/2024 10:27:21 AM		PRINT SIZE: A3		ISSUE G	DESCRIPTION DA Submission	DATE 11-03-24	CLIENT: VINAY & FELICIA PRASAD		GROUND PLAN					
NOTES:  Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.	PROJECT: CHANGE OF USE						PROJECT NO.		18182		DA 100			
							DATE		11-03-24					
							ADDRESS:		LOT: 3			DRAWN BY: JG		
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1 SOUTH EAST  
1 : 100



2 NORTH EAST  
1 : 100

FOR DEVELOPMENT  
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LEGEND:  
DEMOLISH  
NEW WORK  
BOUNDARY  
OVERHEAD  
HIDDEN



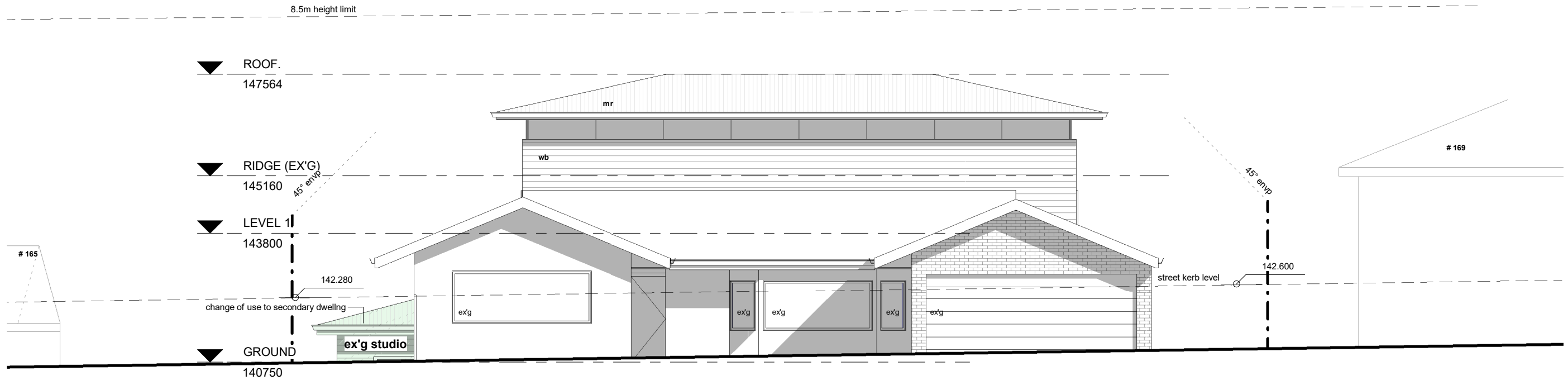
BASIX COMMITMENTS:  
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ABBREVIATIONS:

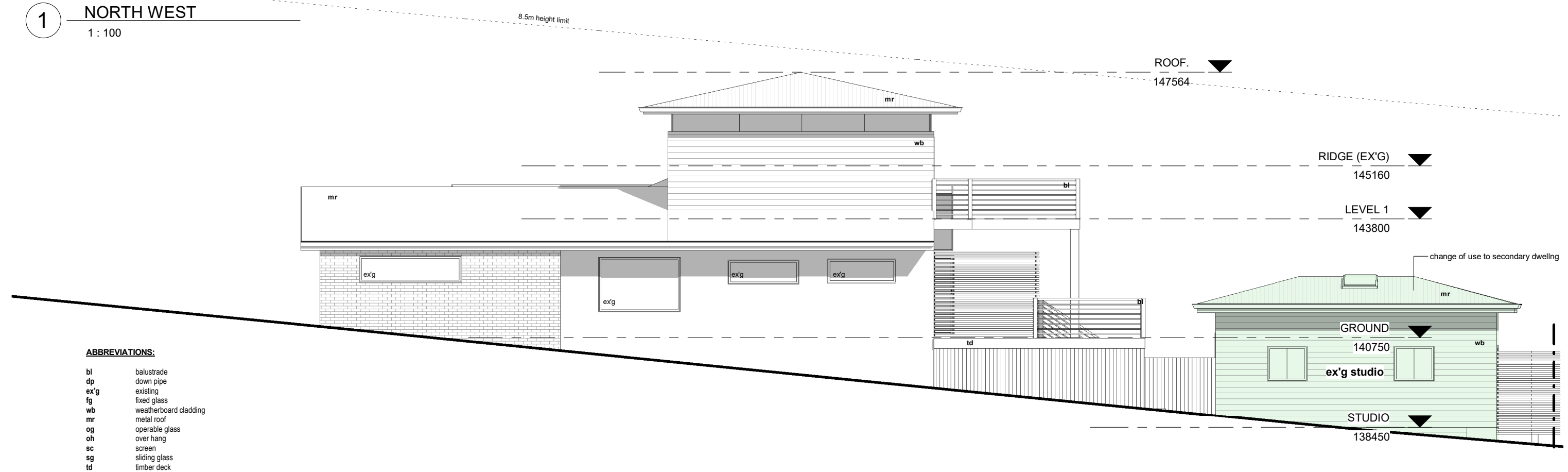
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PRINT DATE: 11/03/2024 10:27:25 AM		PRINT SIZE: A3		ISSUE G	DESCRIPTION DA Submission	DATE 11-03-24	CLIENT: VINAY & FELICIA PRASAD		SOUTH EAST & NORTH EAST ELEVATIONS					
NOTES:  Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.	PROJECT: CHANGE OF USE							PROJECT NO. 18182		DA 200				
	ADDRESS: 167 PLATEAU RD, BILGOLA PLATEAU							DATE 11-03-24						
								LOT: 3 DRAWN BY: WC						
								DP: 28164 CHECKED BY: WC				SCALE: 1 : 100		
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1 NORTH WEST  
1 : 100



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2 SOUTH WEST  
1 : 100

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DEMOLISH  
NEW WORK  
BOUNDARY  
OVERHEAD  
HIDDEN



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NOTES:  Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.	PROJECT: CHANGE OF USE						PROJECT NO. 18182		DA 201				
	ADDRESS: 167 PLATEAU RD, BILGOLA PLATEAU						DATE 11-03-24						
							LOT: 3 DRAWN BY: wc						
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