

NOSWORTHY HOUSE

ALTERATIONS & ADDITIONS

35A PLATEAU ROAD - AVALON BEACH - NSW 2107



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ISSUE	DATE	REVISION	LEGEND
1	06.01.20	CLIENT/ PLANNING REVIEW	
2	25.11.20	FOR DA	

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A.B.N. 35 160 523 660
Trading as: Barker Studio
NOMINATED ARCHITECT:
Luke Barker 8910

TITLE SHEET
1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no. **A000**
scale:
date: **JUNE**
drawn: **F.AVICE**
revision **2**

BARKER
ARCHITECTS

GENERAL NOTES

ALL WORKS TO BE CARRIED OUT BY QUALIFIED TRADESMEN USING NEW MATERIALS & THE BEST OF THEIR RESPECTIVE KINDS INSTALLED TO THE SATISFACTION OF THE PROPRIETOR IN ACCORDANCE WITH THE BCA & AUSTRALIAN STANDARDS.

ALL MATERIALS AND FITTINGS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

THE TENDERERS ARE EXPECTED TO VISIT THE SITE OF THE PROPOSED WORKS BEFORE SUBMITTING THEIR TENDER & TO SATISFY THEMSELVES AS TO THE PRELIMINARY WORK INVOLVED & AS TO THE NATURE OF ALL WORK TO BE DONE UNDER THIS CONTRACT.

ANY ITEM NOT SHOWN ON THE DRAWINGS OR NOT SPECIFIED BUT WHICH IS NECESSARY FOR THE PROPER COMPLETION OF THE CONTRACT WILL FORM PART OF THE CONTRACT.

ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. UNLESS NOTED OTHERWISE DIMENSIONS SHOWN ARE IN MILLIMETERS. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS.

RELEVANT STANDARDS

AS 3740 2010	WATERPROOFING OF DOMESTIC AREAS
AS 2358 1990	ADHESIVES FOR FIXING CERAMIC TILES
AS/NZS 1260 2009	PVC - U PIPES AND FITTINGS FOR DRAINS, WASTE AND VENT APPLICATIONS
AS/NZS1477 2006	PVC PIPES AND FITTINGS FOR PRESSURE APPLICATIONS
AS/NZS3500 2003	PLUMBING AND DRAINAGE
AS 1684	RESIDENTIAL TIMBER FRAMED CONSTRUCTION
AS 2870 1996	RESIDENTIAL SLABS AND FOOTINGS
CONSTRUCTION	
AS 3600 2009	CONCRETE STRUCTURES
AS 1680	INTERIOR LIGHTING
AS/NZS 3000 2007	ELECTRICAL INSTALLATIONS
AS 3700	MASONRY STRUCTURES
AS/NZS 3679.1 2010	STRUCTURAL STEEL
AS 4100	STEEL STRUCTURES
AS 1720	TIMBER STRUCTURES
AS/NZS 2588	PLASTERBOARD
AS/NZS 2908.2	FIBRECEMENT
AS 1562.1	SHEET METAL ROOFING AND WALLING
AS3660.1 2014	TERMITE PROTECTION
AS/NZS 3500	HYDRAULIC PIPES, FITTINGS AND FIXTURES
AS 1657	STAIRS AND BALUSTRADES
AS 1668.2 2002	THE USE OF VENTILATION AND AIRCONDITIONING

BUSH FIRE REQUIREMENTS:

ALL CONSTRUCTION TO AS 3959 - 2009 - **BAL-FZ** REQUIREMENTS:

CONTRACTOR MUST COMPLY TO REQUIREMENTS DESCRIBED IN BUSHFIRE REPORT DATED 19 JULY 2020 BY *BUSHFIRE PLANNING SERVICES*

SPECIFICATION

CONCRETE SLABS AND FOOTINGS

NEW SLABS AND FOOTINGS ARE TO BE DESIGNED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER. PROVIDE KORDON OR EQUIVALENT APPROVED TERMITE BARRIER TO PERIMETER OF NEW SLAB & ALL SERVICES PENETRATIONS

TIMBER

ALL STRUCTURAL TIMBER TO BE DESIGNED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER. FOR PREFABRICATED ROOF TRUSSES SUBMIT SHOP DETAIL DRAWINGS CERTIFIED BY A PROFESSIONAL ENGINEER STATING THAT THE DESIGN HAS BEEN CARRIED OUT TO THE RELEVANT CURRENT STANDARDS' REQUIREMENT FOR THE CONFIGURATION AND LOADINGS.

ROOFING

INSTALL ROOF SHEETS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PROVIDE FLASHINGS, CAPPINGS, GUTTERS, RAINWATER HEADS, OUTLETS AND DOWNPIPES NECESSARY TO COMPLETE THE ROOF SYSTEM. METAL RAINWATER GOODS TO AS/ NZS 2179.1 OR CODEMARK CERTIFIED.

INTERNAL LININGS

SKIRTING & ARCHITRAVES: FJ PINE AS PER FINISHES SCHEDULE
FC & MR CSR GYPROCK TO BATHROOM WALLS, MR CSR GYPROCK TO CEILINGS IN BATHROOMS
SUPPLY AND INSTALL INSULATION IN WALL CAVITIES AS REQUIRED BY BCA SECTION J.

WATERPROOFING

WATERPROOF BATHROOM FLOORS FOR TILING WITH A POLYURATHANE LIQUID MEMBRANE

TILING

SUPPLY AND INSTALL SELECTED CERAMIC TILES TO BATHROOM WALLS AND FLOORS. PROVIDE FLEXIBLE SEALANT TO ALL INTERNAL CORNER JUNCTIONS AND AROUND RECESSED CABINET AND DOOR ARCHITRAVE JUNCTION WITH TILES .

DOORS & DOOR HARDWARE

SUPPLY AND INSTALL NEW DOORS AS SCHEDULED .
SUPPLY AND INSTALL NEW DOOR HARDWARE

DEMOLITION

TO BE IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S WASTEMANAGEMENT PLAN

PAINTING

PREPARE EACH SURFACE TO BE PAINTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. PAINT ALL NEW SURFACES WITH A SEALER COAT AND 2 FINISHING COATS.CEILINGS TO BE SATIN FINISH. DOORSETS TO BE GLOSS FINISH. PAINT TO HAVE LOW VOC.

ELECTRICAL

1. LIGHTING - SUPPLY AND INSTALL INTERNAL LIGHT FITTINGS. A MINIMUM OF 40% COMPACT FLUORECENT OR LED. SELECTION BY OWNERS. REFER TO DRAWINGS FOR LOCATIONS
2. SWITCHING AND POWER OUTLETS ARE TO BE INSTALLED TO MEET RELEVANT STANDARDS AND CURRENT REGULATIONS. POWER OUTLETS: REFER TO DRAWINGS FOR LOCATIONS & HEIGHTS. ACTUAL NUMBER AND LOCATIONS TO BE CONFIRMED ON SITE.
3. APPROVED FIREPROOF DOWNLIGHT COVERS MUST BE INSTALLED TO ALL DOWNLIGHTS IN CEILINGS WHERE INSULATION IS INSTALLED

SCHEDULE OF MATERIALS- REFER TO FIXTURES, FITTINGS & FINISHES SCHEDULE AND EXERNAL FINISHES SCHEDULE.

METAL CLAD ROOF SHEETING – STANDING SEAM- LYSAGHT KLIPLOCK 700 HI- STRENGTH- COLOUR TBC
GUTTERING AND DOWNPIPES - COLORBOND STEEL , PAINTED TO MATCH.
LEAF GUARD TO GUTTERING - NON CORROSIVE METAL MESH
INTERNAL WALLS - PLASTERBOARD, PAINTED
INSULATION AS PER AS/NZS 4859.1 AND BASIX
EXTERNAL WALL CLADDING - FIBRE CEMENT/ METAL
WINDOWS – ALUMINIUM REFER WINDOW SCHEDULE AND BASIX
DOORS EXTERNAL – ALUMINIUM, GLAZED
DOORS INTERNAL – TIMBER, TIMBER JAMB.
SKIRTING -100mm h x 18mm- SPLAYED FJ PINE-PAINTED
ARCHITRAVES - 100mm h x 18mm FJ PINE-PAINTEDWHERE REQUIRED, UNLESS DOCUMENTED OTHERWISE.
CORNICES- N/A
LIGHT FITTINGS- SELECTION BY OWNERS. REFER BASIX
POLISHED CONCRETE FLOORING N/A
HARD WOOD TIMBER FLOORING (INTERNAL) – 155mm or 185mm X 19mm AS SHOWN ON PLANS
DECK : STEEL FRAMING WITH NON COMBUSTIBLE FINISH (ALUMINIUM DECKING BOARDS/ TILES)
EXTERNAL FRAMING (PERGOLAS /DECK) - STEEL / PAINTED
EN-SUITE, BATHROOM & WET AREAS
COMPRESSED FIBER CEMENT, WATERPROOFING AND TILING TO AS3740
WASTE - CONNECT TO ON SITE SEPTIC SYSTEM
WALL TILES AS PER INTERNAL ROOM ELEVATIONS & INTERNAL FINISHES SCHEDULE
FLOOR TILES TO ACHIEVE MINIMUM FALLS- SELECTION AS PER INTERNAL FINISHES SCHEDULE
MOISTURE RESISTANT MDF TO CARCASSES.
DOOR, DRAWER FRONTS AND BENCHTOP TBC

BASIX COMMITMENTS

FLOORS
- SUSPENDED TIMBER FLOOR = R1.30 INSULATION (INCLUDING CONSTRUCTION)
- FLOORS ABOVE EXISTING BUILDING - NIL INSULATION

EXTERNAL WALLS
TIMBER FRAMED, FIBRE CEMENT OR METAL CLADDING = R1.70 INSULATION - (INCLUDING CONSTRUCTION)

CEILINGS AND ROOF
FLAT/ MONO- PITCHED, METAL CLAD = R1.80 INSULATION / THERMOCELLULAR REFLECTIVE.

NEW GLAZED WINDOWS & DOORS
- STANDARD ALUMINIUM FRAME - SINGLE CLEAR &
- SINGLE PYROLYTIC, LOW -E

HOT WATER
GAS: INSTANTANEOUS

VENTILATION
NO COMMITMENTS

ARTIFICIAL LIGHTING - MINIMUM 40% OF NEW OR ALTERED LIGHTS TO BE DEDICATED LED

ALTERNATIVE ENERGY - 6.5KW PHOTOVOLTAIC SYSTEM

LANDSCAPE - NO COMMITMENTS

FIXTURES
SHOWER HEADS -MIN 3 STAR (<=9L/MIN)
TOILET -MIN 3 STAR (<4L/FLUSH)
KITCHEN /
BATHROOM TAPS -MIN 3 STAR(<=9L/MIN)

ALTERNATIVE WATER - NO BASIX COMMITMENTS.
- 5,000L WATER TANK PROVIDED FOR BUSHFIRE REQUIREMENTS

REFER TO BUSHFIRE REPORT & BASIX CERTIFICATE

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Luke Barker 8910

GENERAL NOTES

1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A001
scale:	
date:	JUNE
drawn:	F.AVICE
revision	1



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

Alterations and Additions

Certificate number: A370932_02

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

Secretary
Date of issue: Tuesday, 15, December 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Nosworthy_02
Street address	35A Plateau Road Avalon Beach 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 16902
Lot number	138
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 does not include a pool (and/or spa).	

Certificate Prepared by please complete before submitting to Council or PCA)
Name / Company Name: Barker Studio
ABN (if applicable): 35 160 523 660

BASIX Certificate number: A370932_02

Fixtures and systems	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: gas instantaneous.	✓	✓	✓
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.		✓	

Planning, Industry & Environment

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

BASIX Certificate number: A370932_02

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, flat roof: framed	ceiling: R1.80 (up), roof: thermocellular reflective	light (solar absorptance < 0.475)	

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BASIX Certificate number: A370932_02

Glazing requirements	Show on DA Plans	Show on CC/CDC 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 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 standard aluminium or timber frames and single clear or toned 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-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
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.		✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
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.		✓	✓
Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.		✓	✓
Overshadowing buildings or 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 in the table below.	✓	✓	✓
Windows and glazed doors glazing requirements			

Planning, Industry & Environment

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

BASIX Certificate number: A370932_02

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 Height (m)	Distance (m)	Shading device	Frame and glass type		
WG1	N	2.88	8	5	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WG2	N	0.84	8	5	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WG3	E	2.09	2	3	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WG4	E	1.1	2	3	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WG5	E	1.68	3	3	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WG6	S	1.68	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
DG7	S	4.62	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
DG8	S	4.62	0	0	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
DG1	W	3.36	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
WG7	W	2.64	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.7	N	1.92	8	5	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W1.4	N	1.2	8	5	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D1.1	N	4.62	4	4	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

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

BASIX Certificate number: A370932_02

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)				
W1.1	E	1.5	3	3	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W1.1	S	4.5	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.2	S	1.5	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W1.3	W	0.84	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

Planning, Industry & Environment

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

BASIX Certificate number: A370932_02

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.

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BASIX REQUIREMENT

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no. **A002**

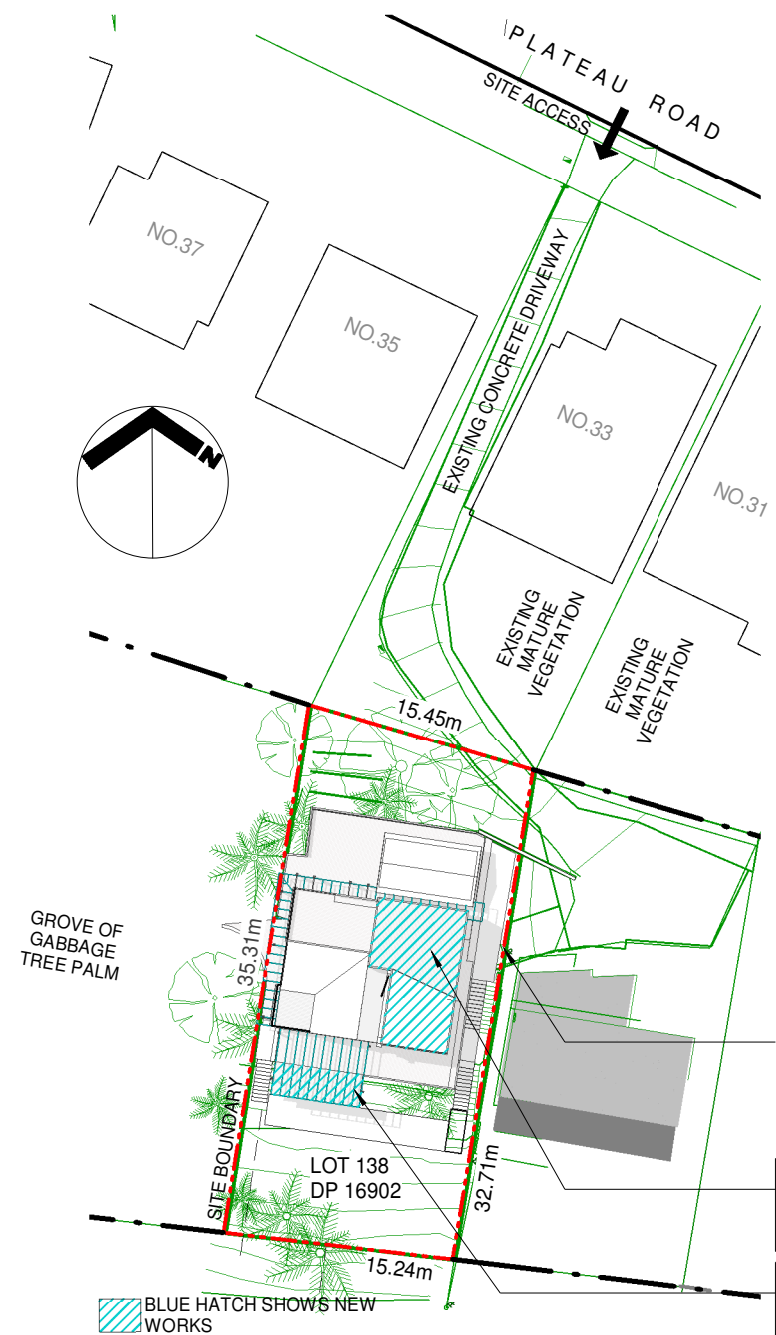
scale:

date: **JUNE**

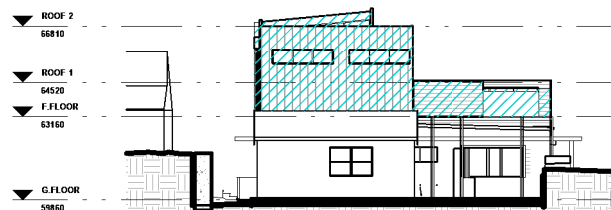
drawn: **F.AVICE**

revision **1**

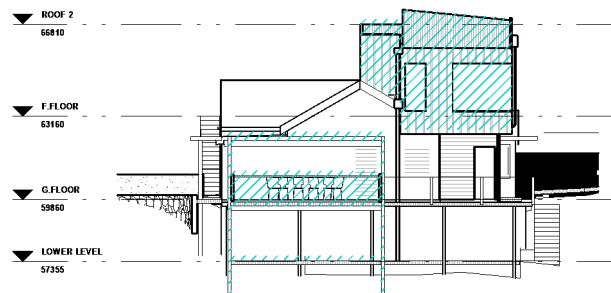
**BAR
KER**
ARCHITECTS



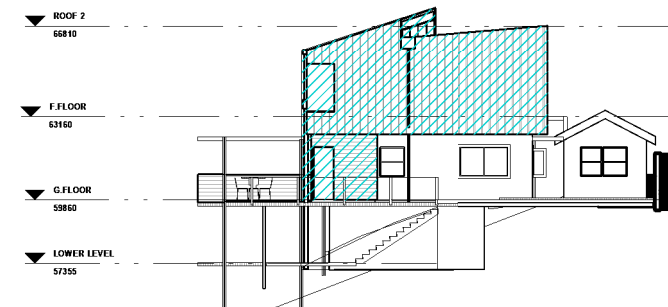
1
A500
PROPOSED SITE PLAN
1 : 500



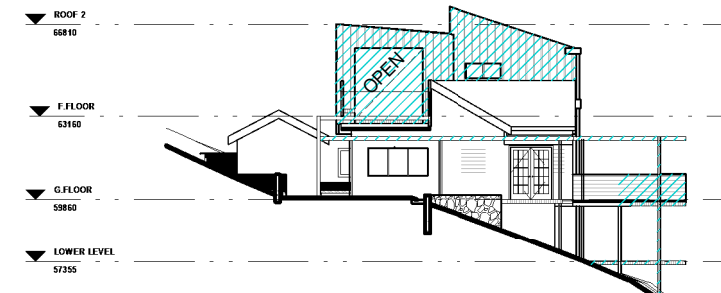
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BLUE HATCH SHOWS EXTENT OF NEW WORKS
ELEVATIONS ARE AT 1:300

NEW WORKS GFA CONSISTS OF:
GROUND FLOOR = 4m2 EXTENSION
FIRST FLOOR = 20m2 EXTENSION
TOTAL NEW GFA = 24m2

35A PLATEAU ROAD - BILGOA-
LOT 138- DP.16902

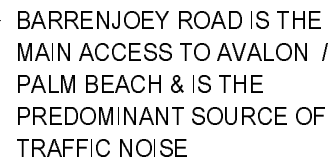
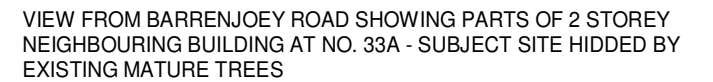
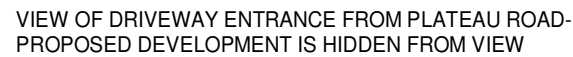
UPPER LEVEL / NEW
METAL CLAD EXTENSION

GROUND LEVEL: EXTENSION TO
EXISTING DECK & NEW PERGOLA

NOTIFICATION PLAN AT A4

1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902
DRAWING No: A003
DRAWN BY: F. AVICE

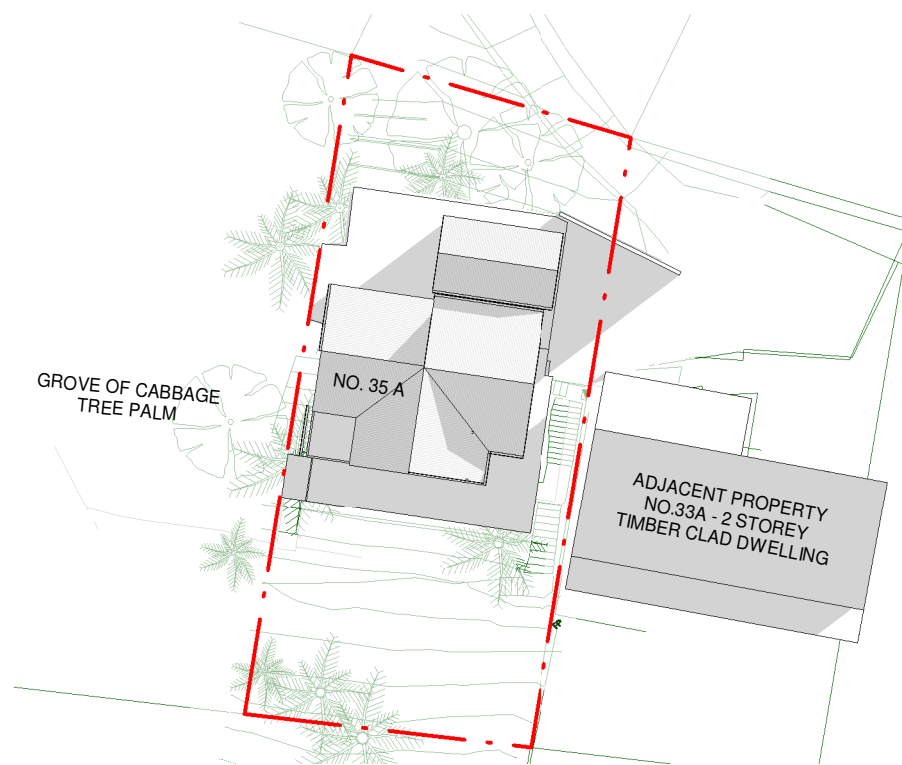
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**BAR
KER**
ARCHITECTS



EXISTING DWELLING: 21 JUNE AT 9:00 AM



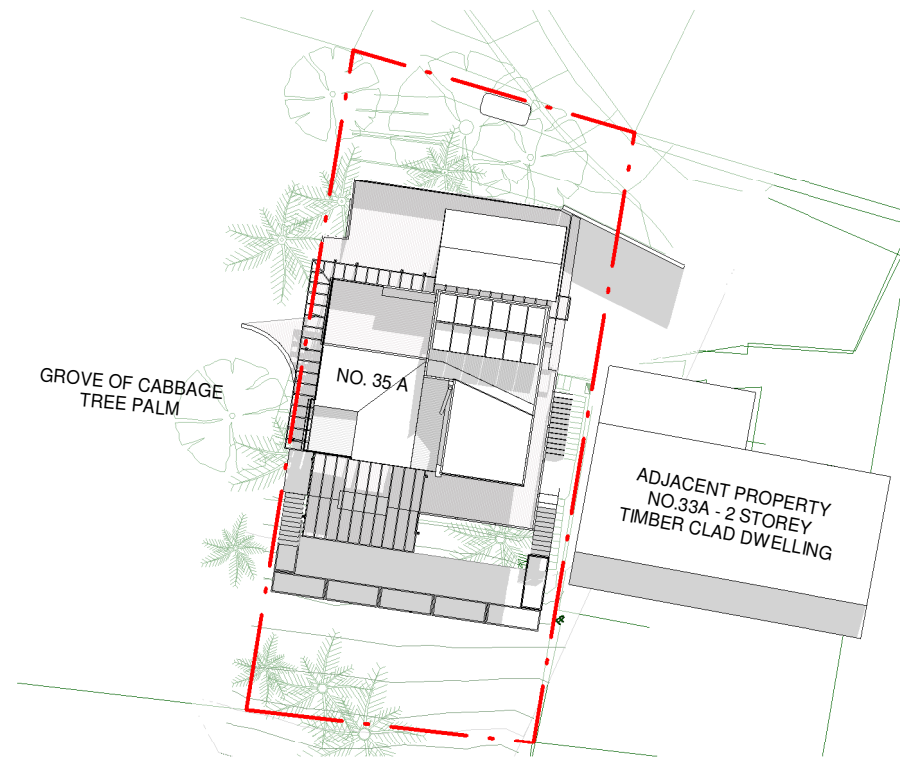
EXISTING DWELLING: 21 JUNE AT 12:00 NOON



EXISTING DWELLING: 21 JUNE AT 03:00 PM



PROPOSED DWELLING: 21 JUNE AT 9:00 AM



PROPOSED DWELLING: 21 JUNE AT 12:00 NOON



PROPOSED DWELLING: 21 JUNE AT 03:00 PM

THIS AREA REPRESENTS
THE EXTENT OF NEW
SHADOW ENCROACHING
ON THE ADJACENT
PROPERTY NO.33A

THESE SHADOW DIAGRAMS HAVE BEEN PRODUCED WITH AUTODESK REVIT 2020 SOFTWARE INBUILT ANALYSIS TOOL & ARE CONFIRMED AS ACCURATE REPRESENTATION OF SITE CONDITIONS: THE BIM MODEL FOR THIS PROJECT IS GEO-LOCATED TO THE SITE ADDRESS OF 35A PLATEAU ROAD, BILGOLA, NSW, 2107- AUSTRALIA & THE SITE TOPOGRAPHY MODELLED FROM THE SITE SURVEY 888detail 1 BY WATERVIEW SURVEYING SERVICES DATED 03/10/2018
- BY LUKE BARKER: ARCHITECT REG 8910

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2	25.11.20	FOR DA	

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Trading as: Barker Studio
NOMINATED ARCHITECT:
Luke Barker 8910

SHADOW DIAGRAM

1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A005
scale:	1 : 400
date:	JUNE
drawn:	F.AVICE
revision	2





35A PLATEAU ROAD
AVALON BEACH, BILGOLA
NSW 2107

TITLE INDICATES THAT LOT 138 IN DP 16902 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- C99037 COVENANT (NOT INVESTIGATED)
- EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE

DIAGRAM CREATED BY:

- DP607430 RIGHT OF CARRIAGEWAY
- DP607430 RIGHT OF CARRIAGEWAY
- DP640418 EASEMENT FOR PARKING
- DP640418 RIGHT OF CARRIAGEWAY
- E876412 RIGHT OF CARRIAGEWAY CREATED BY DP607430 HAS BEEN RELEASED IN SO FAR AS IT AFFECTS THE PART SHOWN IN PLAN WITH E876412
- T571075 RIGHT OF CARRIAGEWAY CREATED BY DP607430 APPURTENANT TO THE LAND WITHIN DESCRIBED HAS BEEN RELEASED IN SO FAR AS IT AFFECTS THE PART SHOWN SO BURDENED IN DP607430

PLEASE REFER TO SITE SURVEY FOR DETAILS

LOT 138
DP 16902



ACCESS ONTO PLATEAU ROAD

CONCRETE DRIVEWAY

PARKING AREA: INCLUDES PART AS PER
DP640418:EASEMENT FOR PARKING
- REFER TO SITE SURVEY 888detail1
DATED 03.10.2018 BY WATERVIEW SERVEYING
SERVICES

EXISTING HOUSE

NEIGHBOURING PROPERTY
PROPERTY SUBJECTED TO THE FOLLOWING
PLANNING CONTROLS

- Coastal Management SEPP
- Bushfire Prone Land - Certified June 2013
- Sec 94 Plan for Residential Development
- Land Application Map
- Land Zoning Map - E4 Environmental Living

SOURCE- NORTHERN BEACHES COUNCIL
WEBSITE:
<https://services.northernbeaches.nsw.gov.au/icongis/index.html>

ISSUE	DATE	REVISION	LEGEND
1	15.05.19	PLANNING DISCUSSION	
2	28.06.19	CONSULTANT ISSUE	
3	06.01.20	CLIENT/ PLANNING REVIEW	
4	30.06.20	CLIENT UPDATE	
5	25.11.20	FOR DA	

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NOMINATED ARCHITECT:
Luke Barker 8910

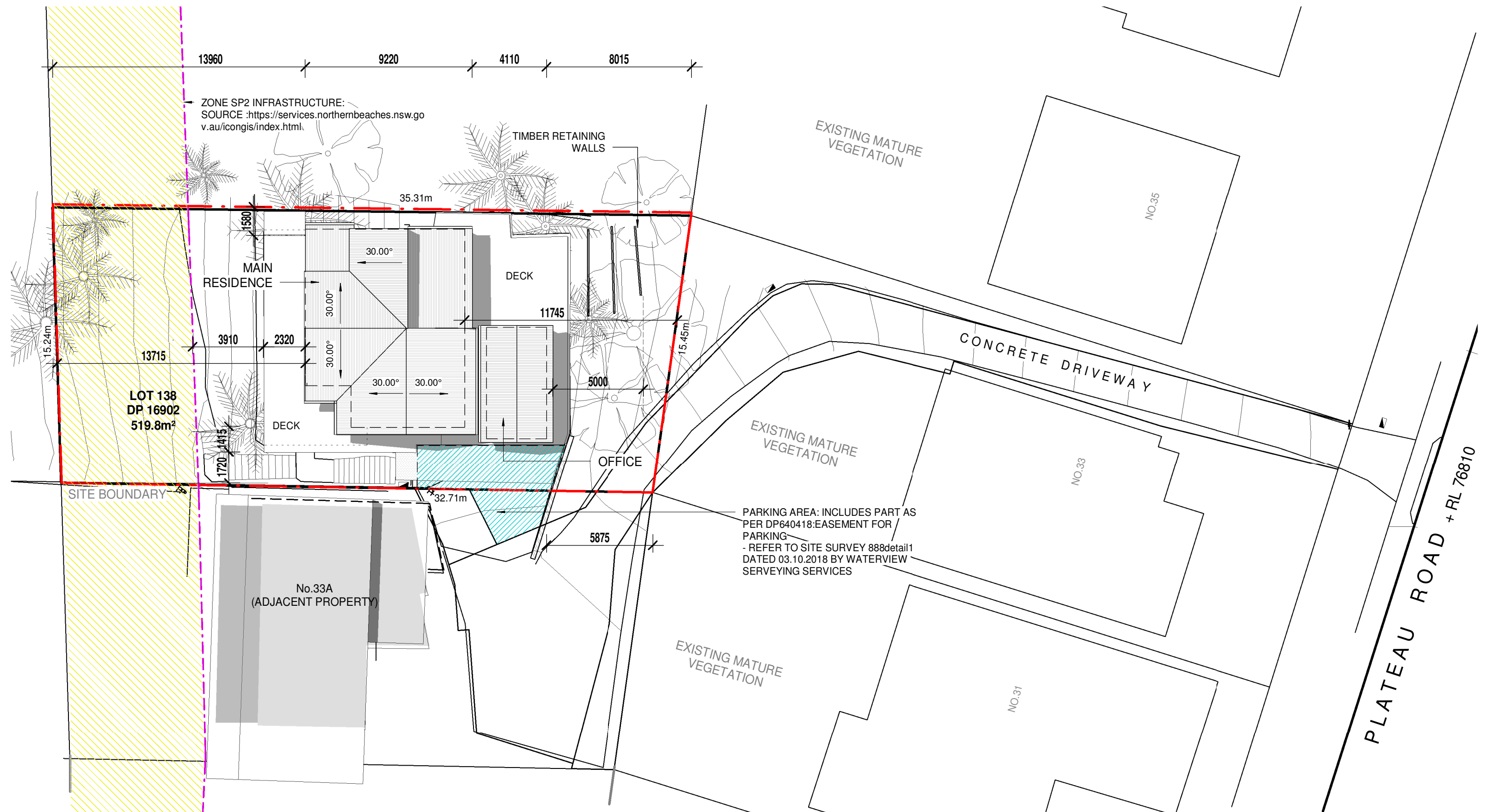
LOCATION PLAN

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no. **A110**
scale: **1 : 500**
date: **JUNE**
drawn: **F.AVICE**
revision **5**





ISSUE	DATE	REVISION	LEGEND
1	15.05.19	PLANNING DISCUSSION	
2	28.06.19	CONSULTANT ISSUE	
3	06.01.20	CLIENT/PLANNING REVIEW	
4	30.06.20	CLIENT UPDATE	
5	25.11.20	FOR DA	

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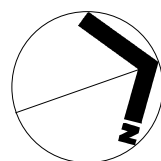
NOMINATED ARCHITECT:
Luke Barker 8910

EXISTING SITE PLAN

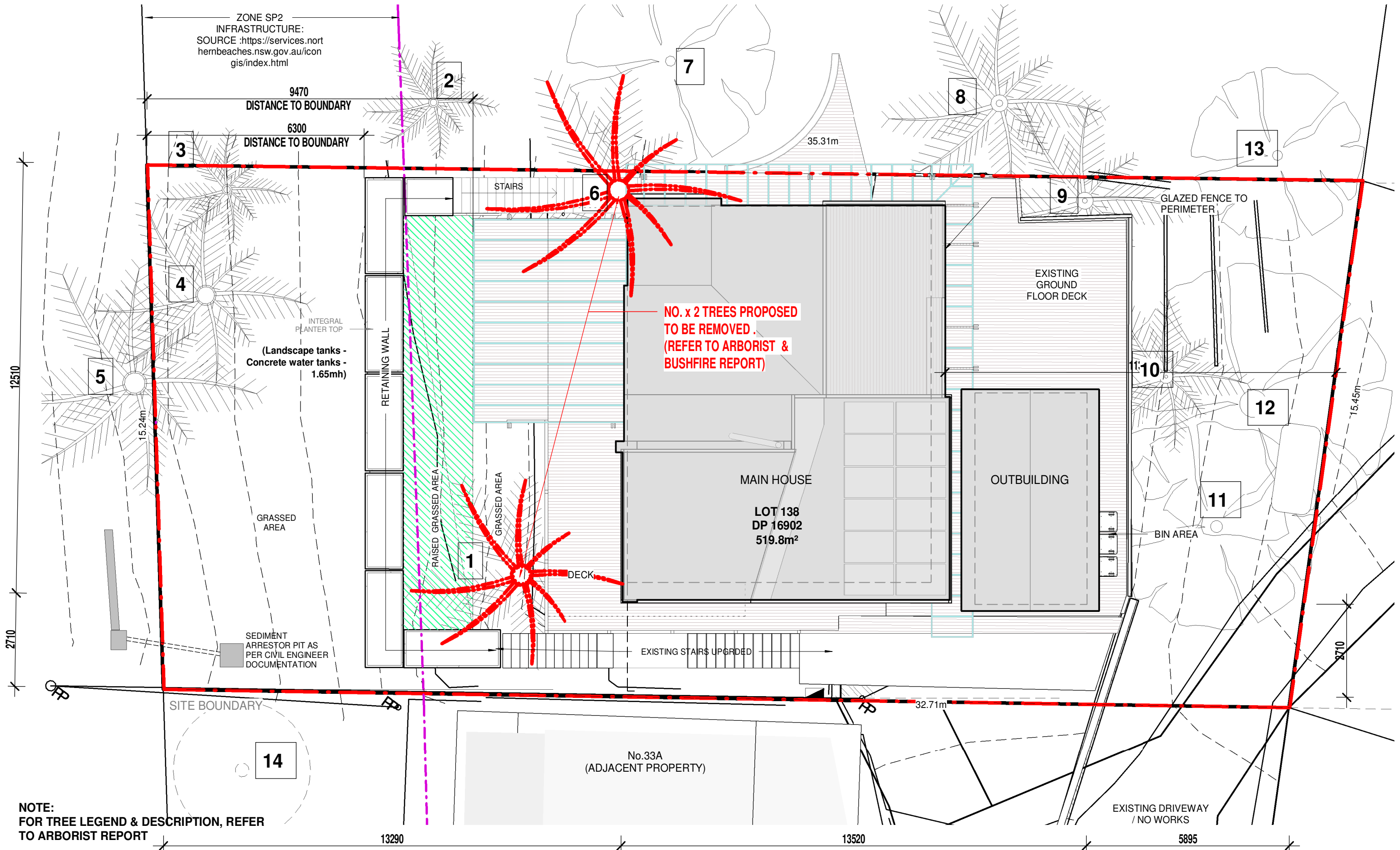
1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no. **A111**
scale: **1 : 200**
date: **JUNE**
drawn: **F.AVICE**
revision **5**



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NOTE:
FOR TREE LEGEND & DESCRIPTION, REFER
TO ARBORIST REPORT

ISSUE	DATE	REVISION	LEGEND
1	25.11.20	FOR DA	

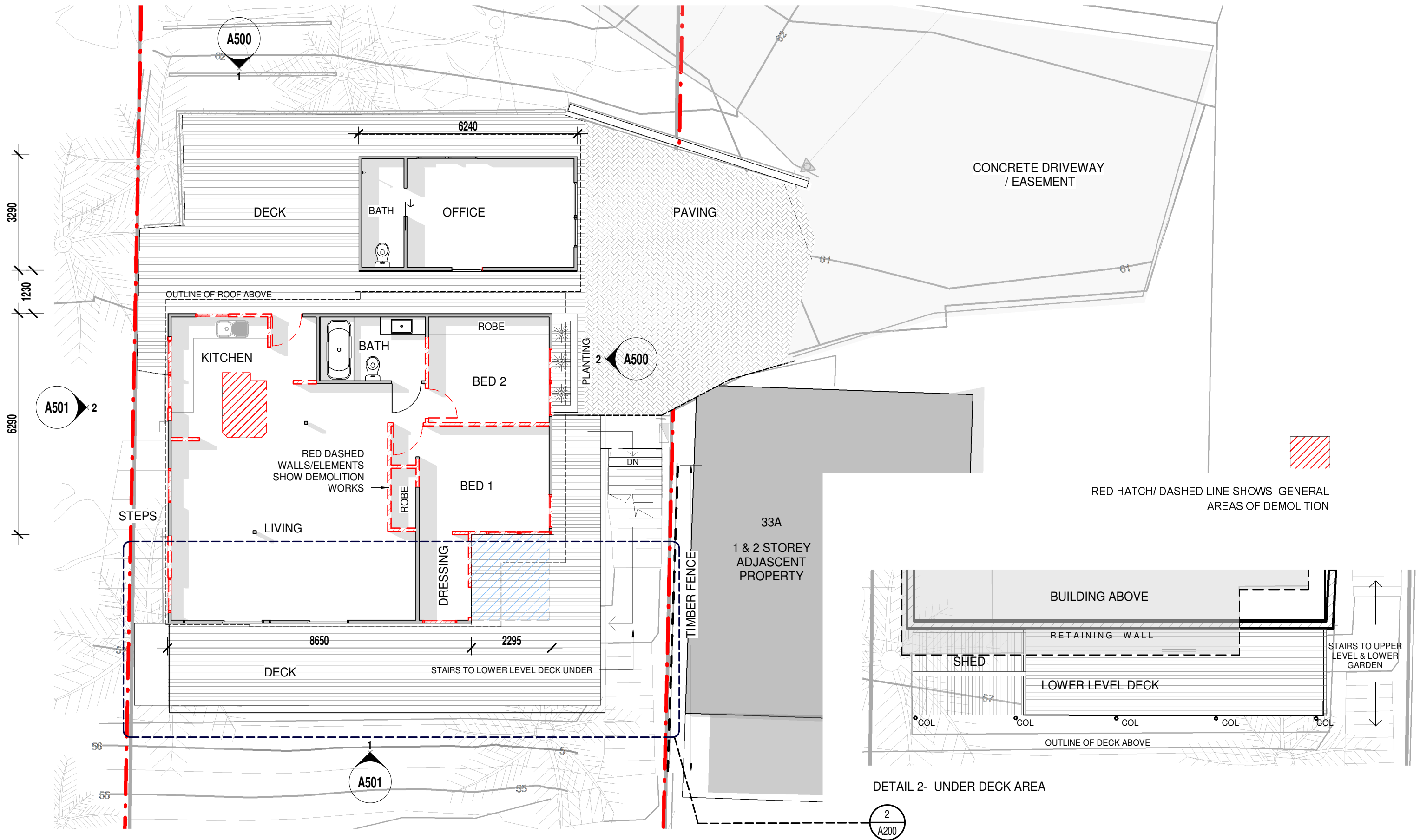
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LANDSCAPE REPORT

1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A113
scale:	1 : 100
date:	JUNE
drawn:	F.AVICE
revision	1

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ISSUE	DATE	REVISION	LEGEND
1	15.05.19	PLANNING DISCUSSION	
2	28.06.19	CONSULTANT ISSUE	
3	06.01.20	CLIENT/ PLANNING REVIEW	
4	25.11.20	FOR DA	

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Trading as: Barker Studio

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EXISTING/ DEMOLITION PLAN

1807- A 1807-A ALTERATIONS & ADDITIONS

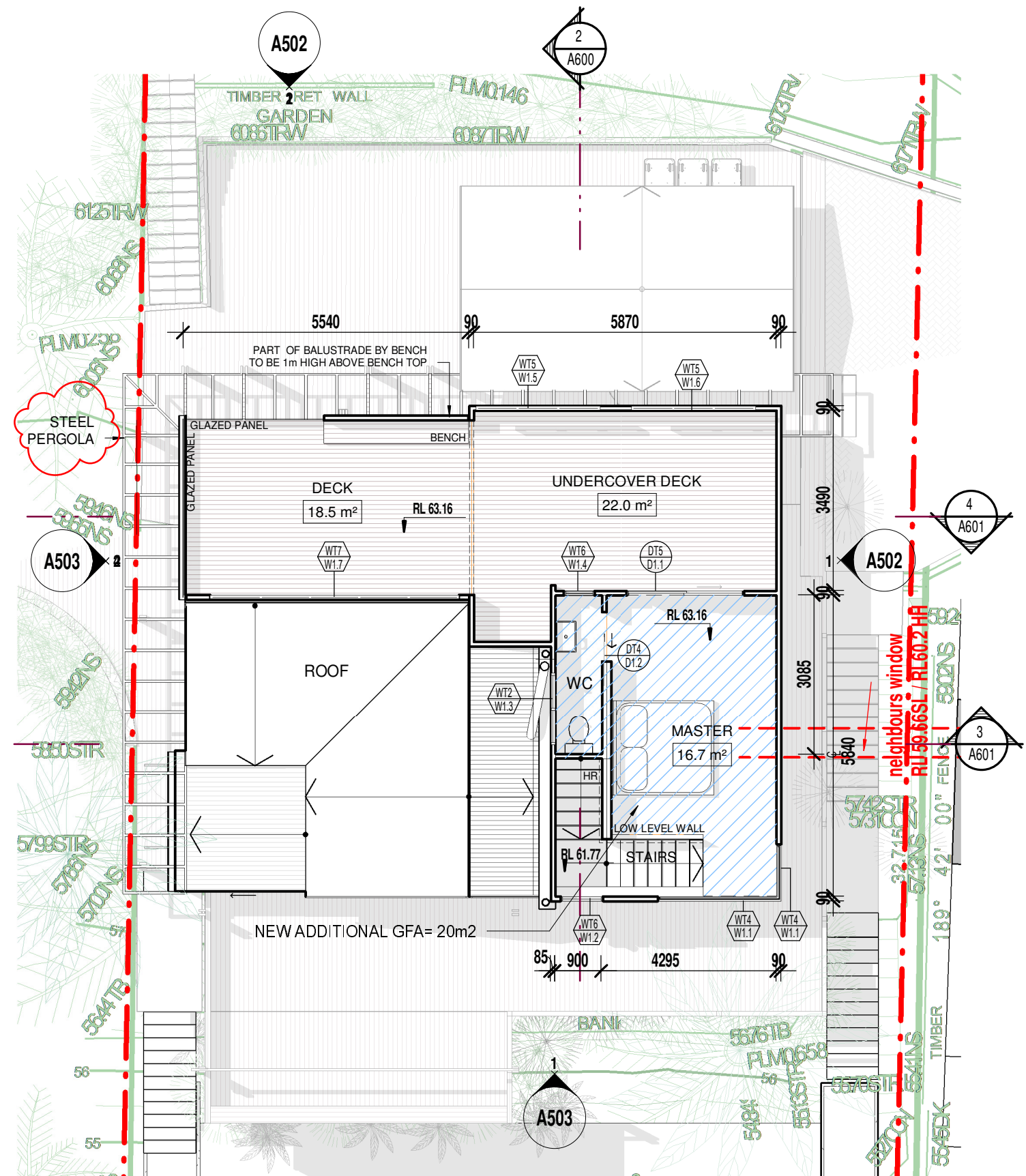
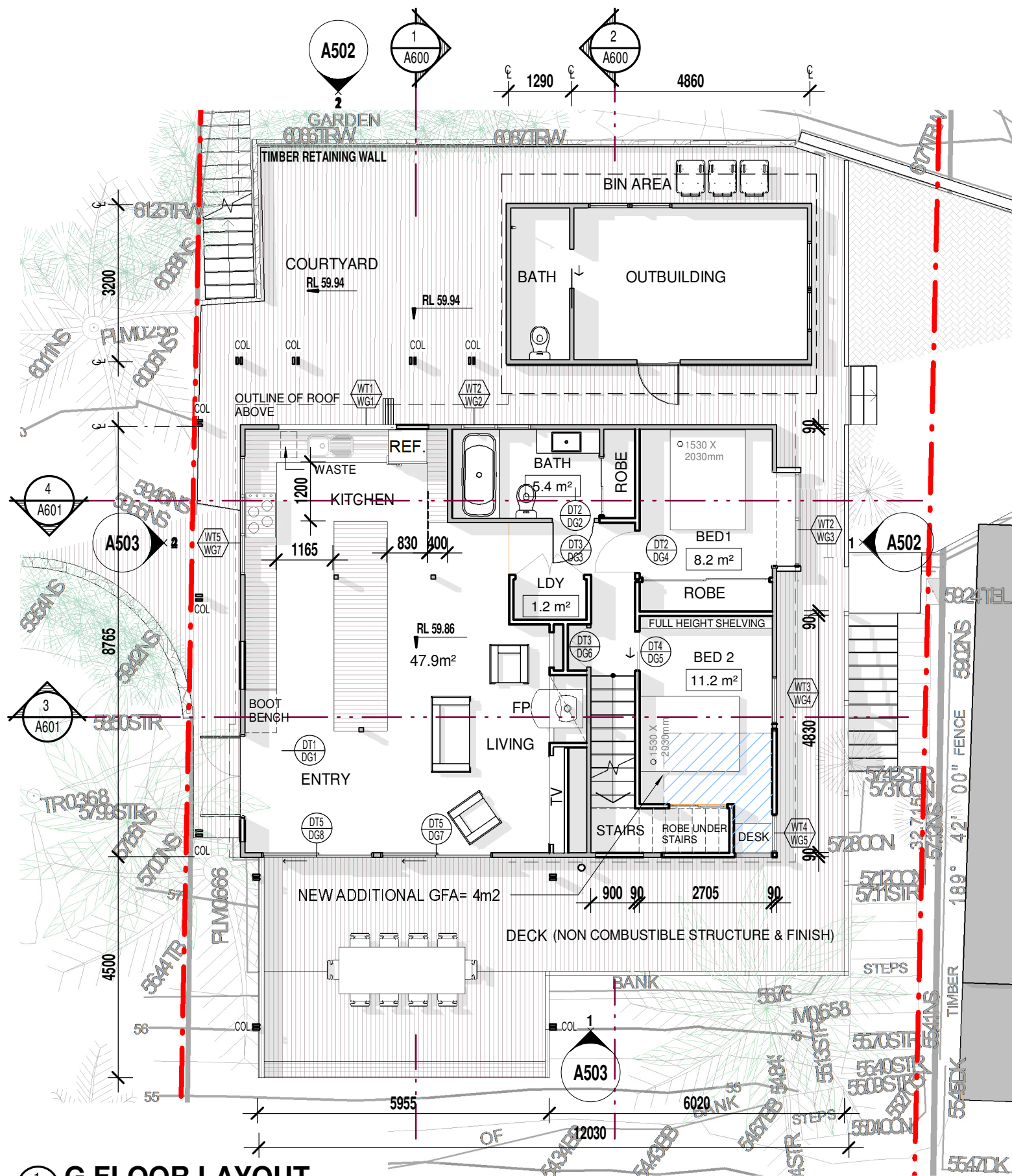
CLIENT NAME: PHILL & JESS NOSWORTHY

ADDRESS: 35 A PLATEAU ROAD

BILGOLA - LOT 138- DP.16902

sheet no.	A200
scale:	1 : 100
date:	JUNE
drawn:	F.AVICE
revision	4

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ARCHITECTS



NEW ADDITIONAL GFA :
G.FLOOR (4m²) + F.FLOOR (20m²) = 24m²

1 G.FLOOR LAYOUT
A201 1 : 100

2 F.FLOOR
A201 1 : 100

ISSUE	DATE	REVISION	LEGEND
1	15.05.19	PLANNING DISCUSSION	
2	28.06.19	CONSULTANT ISSUE	
3	06.01.20	CLIENT/PLANNING REVIEW	
4	24.02.20	CLIENT UPDATE 1	
5	25.11.20	FOR DA	

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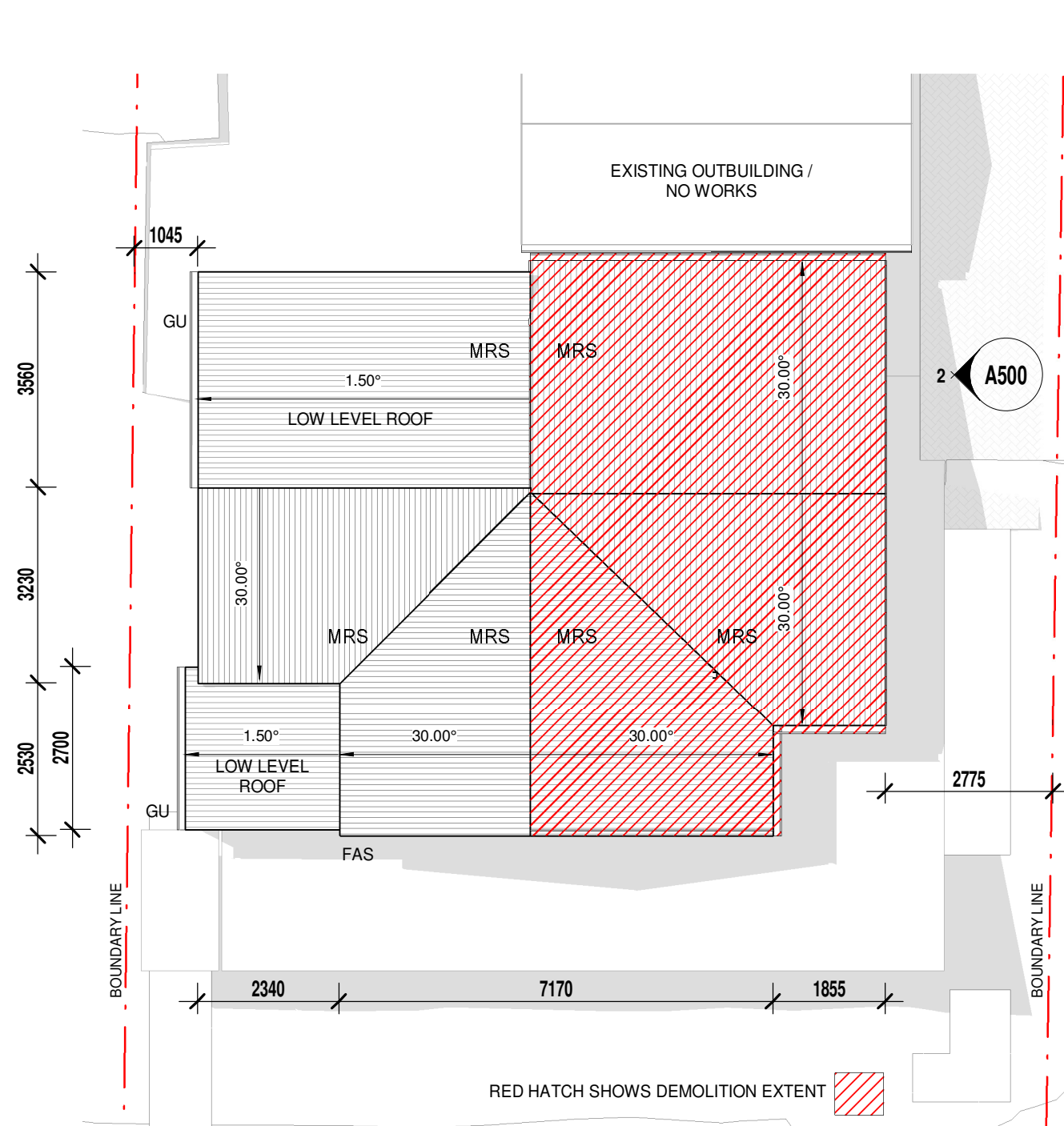
PROPOSED FLOOR PLANS

1807- A 1807-A ALTERATIONS & ADDITIONS

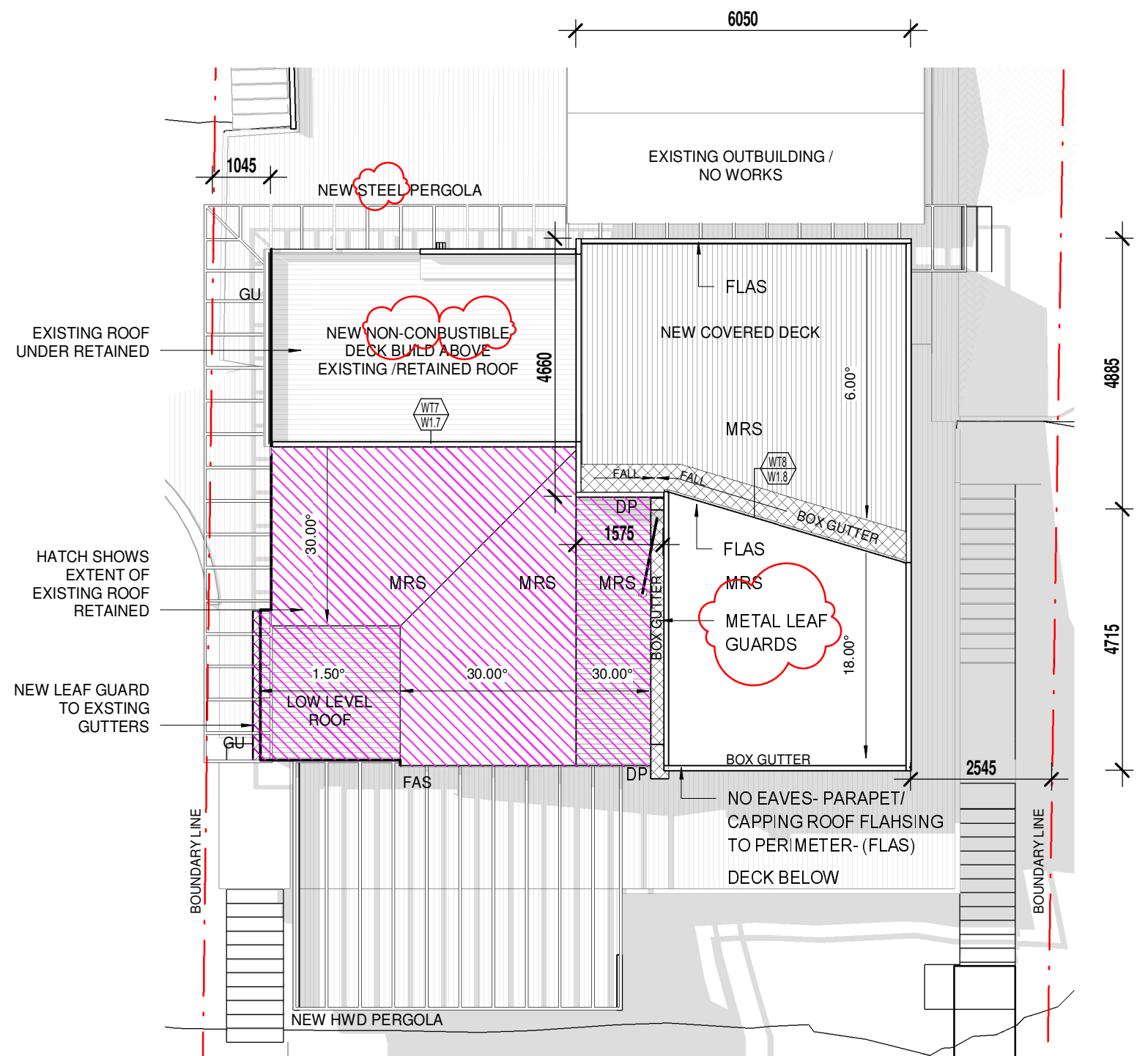
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no. **A201**
scale: **1 : 100**
date: **JUNE**
drawn: **F.AVICE**
revision **5**





1 EXISTING ROOF PLAN
1 : 100



2 PROPOSED ROOF PLAN
1 : 100

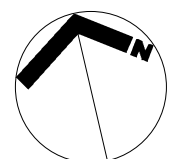
ISSUE	DATE	REVISION	LEGEND
1	06.01.20	CLIENT/ PLANNING REVIEW	
2	25.11.20	FOR DA	

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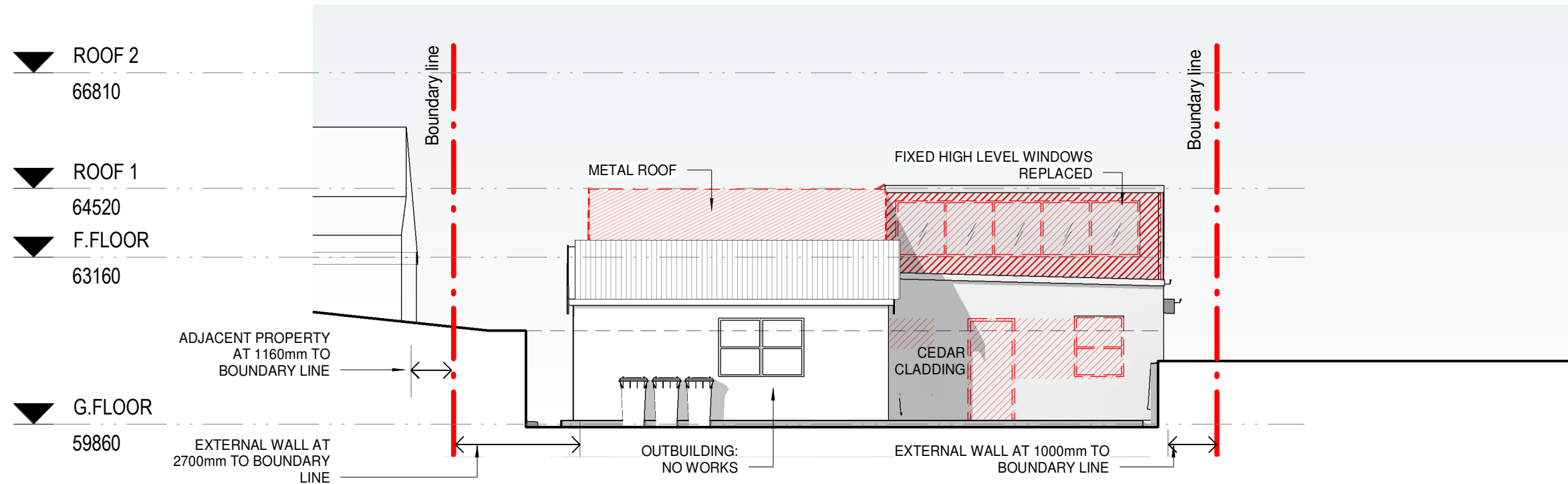
EXISTING /PROPOSED ROOF PLANS

1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

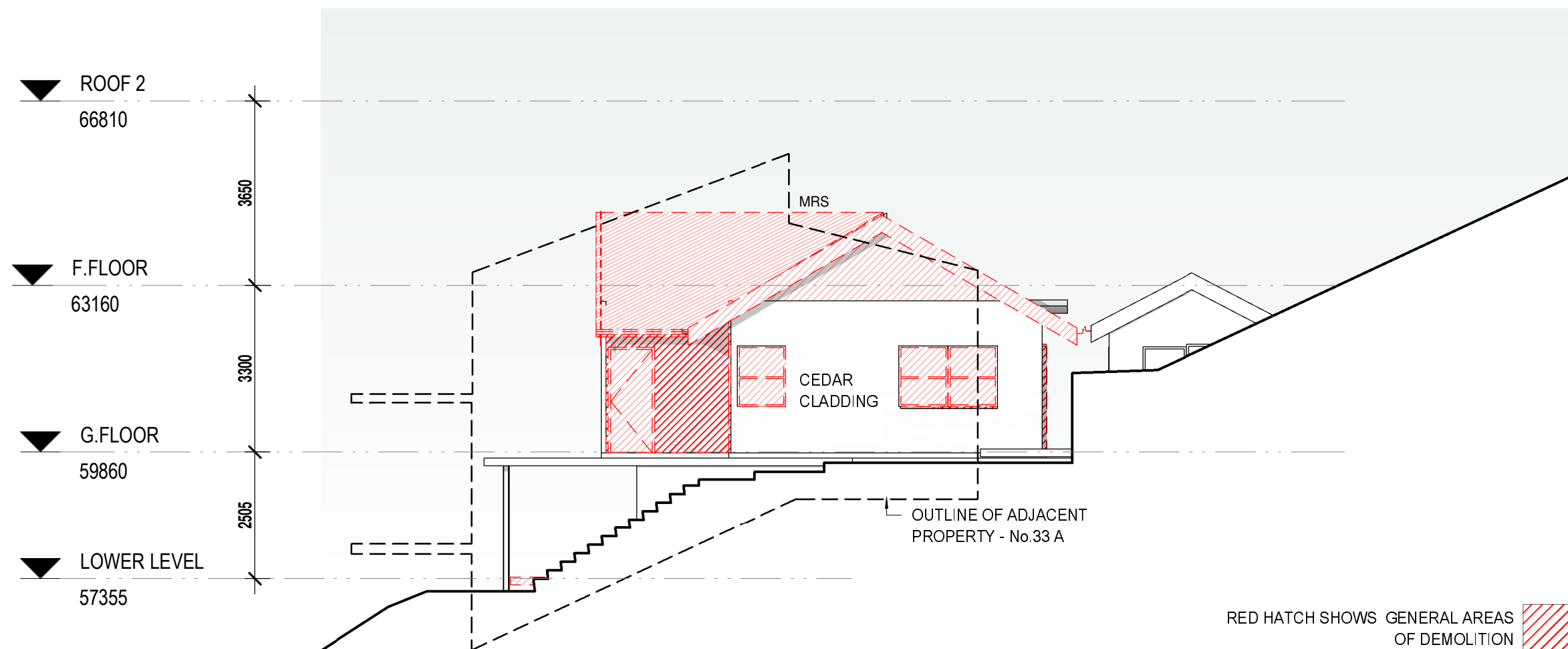
sheet no.	A400
scale:	1 : 100
date:	JUNE
drawn:	F.AVICE
revision	2



BARKER
ARCHITECTS



1
A500
North Elevation
1 : 100



2
A500
East Elevation
1 : 100

LEGEND

ALU	ALUMINIUM FRAME (WINDOW / DOOR)
BLK	BLOCKWORK
CED	EXISTING CEDAR CLADDING RETAINED MADE GOOD & REPAINTED
COL	STEEL COLUMN
DP	DOWN PIPE
MRS	METAL ROOF SHEETING
MWC	METAL WALL CLADDING
FAS	FASCIA
FC	FIBRE CEMENT SHEETING
GL	GLASS FENCE
GU	METAL GUTTER
PB	PLASTERBOARD
STN	STONE WORK

ISSUE	DATE	REVISION	LEGEND
1	15.05.19	PLANNING DISCUSSION	
2	28.06.19	CONSULTANT ISSUE	
3	06.01.20	CLIENT/ PLANNING REVIEW	
4	25.11.20	FOR DA	

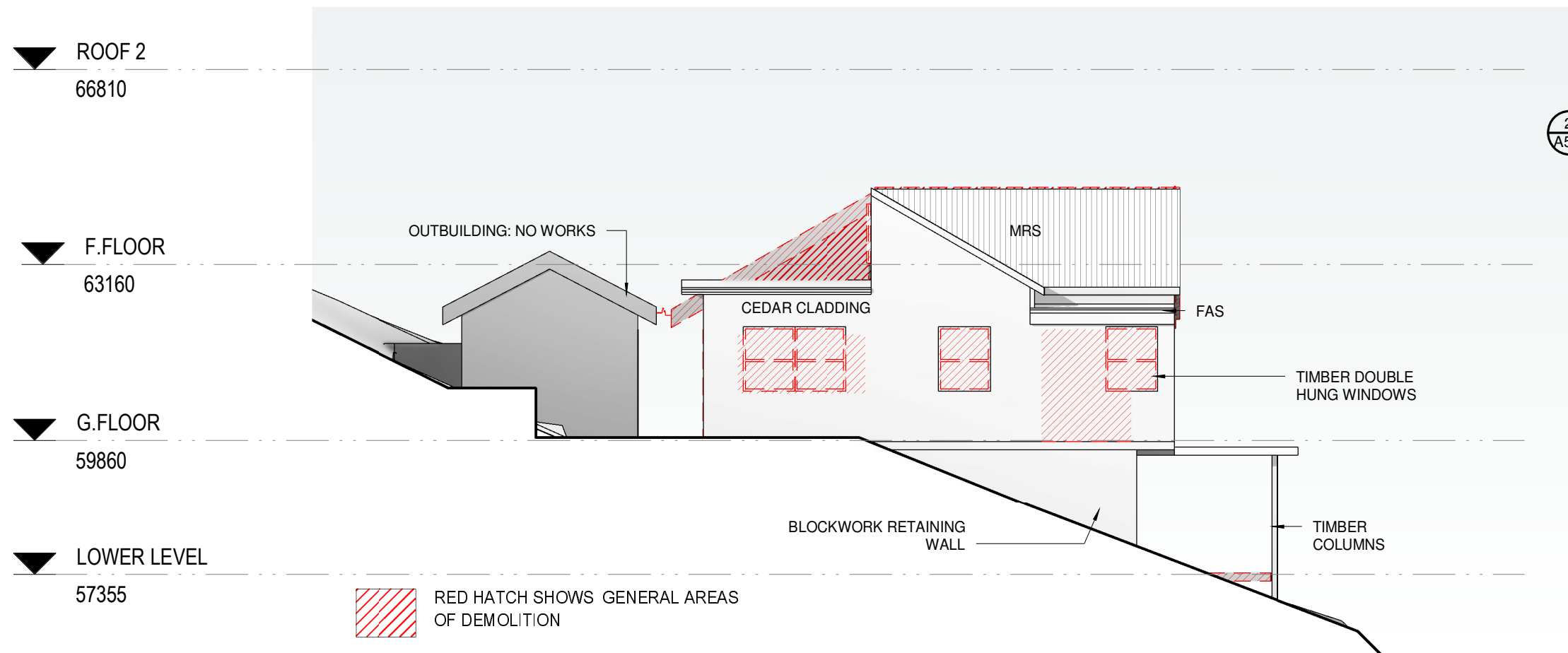
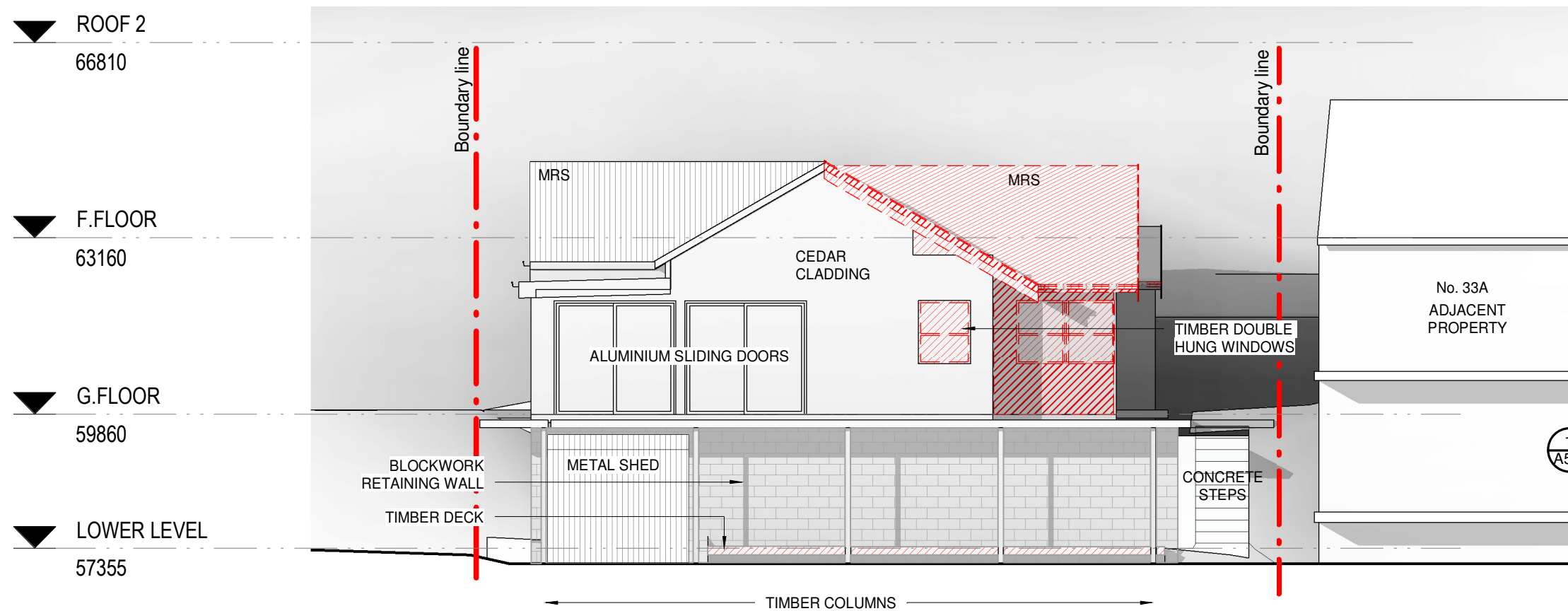
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EXISTING ELEVATIONS PG 1

1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no. **A500**
scale **As indicated**
date: **JUNE**
drawn: **F.AVICE**
revision **4**

BARKER
ARCHITECTS



LEGEND

ALU	ALUMINIUM FRAME (WINDOW / DOOR)
BLK	BLOCKWORK
CED	EXISTING CEDAR CLADDING RETAINED MADE GOOD & REPAINTED
COL	STEEL COLUMN
DP	DOWN PIPE
MRS	METAL ROOF SHEETING
MWC	METAL WALL CLADDING
FAS	FASCIA
FC	FIBRE CEMENT SHEETING
GL	GLASS FENCE
GU	METAL GUTTER
PB	PLASTERBOARD
STN	STONE WORK

ISSUE	DATE	REVISION
1	15.05.19	PLANNING DISCUSSION
2	28.06.19	CONSULTANT ISSUE
3	06.01.20	CLIENT/ PLANNING REVIEW
4	25.11.20	FOR DA

LEGEND

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Trading as: Barker Studio

NOMINATED ARCHITECT:
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EXISTING ELEVATIONS PG 2

1807- A 1807-A ALTERATIONS & ADDITIONS

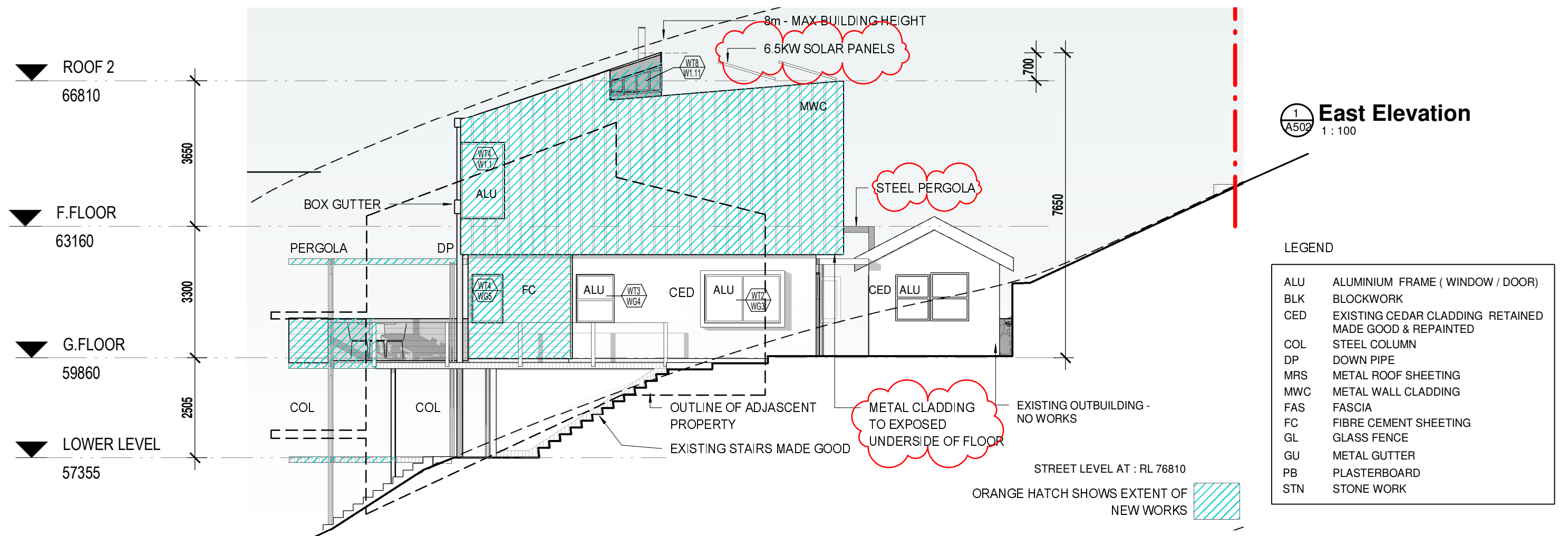
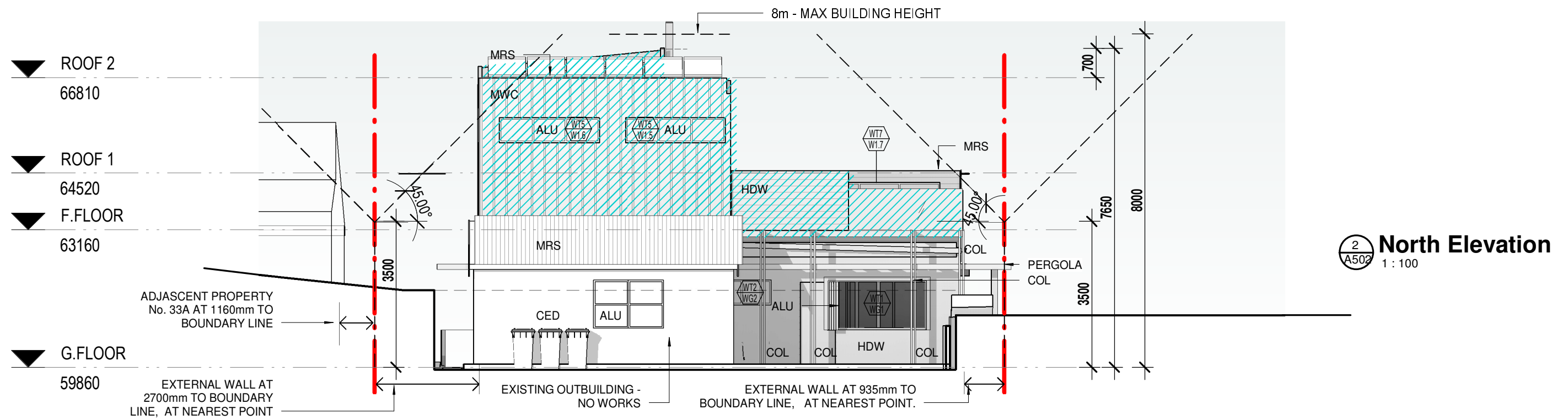
CLIENT NAME: PHILL & JESS NOSWORTHY


ADDRESS: 35 A PLATEAU ROAD

BILGOLA - LOT 138- DP.16902

sheet no.	A501
scale	As indicated
date:	JUNE
drawn:	F.AVICE
revision	4

BARKER
ARCHITECTS



ISSUE	DATE	REVISION
1	15.05.19	PLANNING DISCUSSION
2	28.06.19	CONSULTANT ISSUE
3	06.01.20	CLIENT/ PLANNING 
4	25.11.20	FOR DA REVIEW

LEGEND

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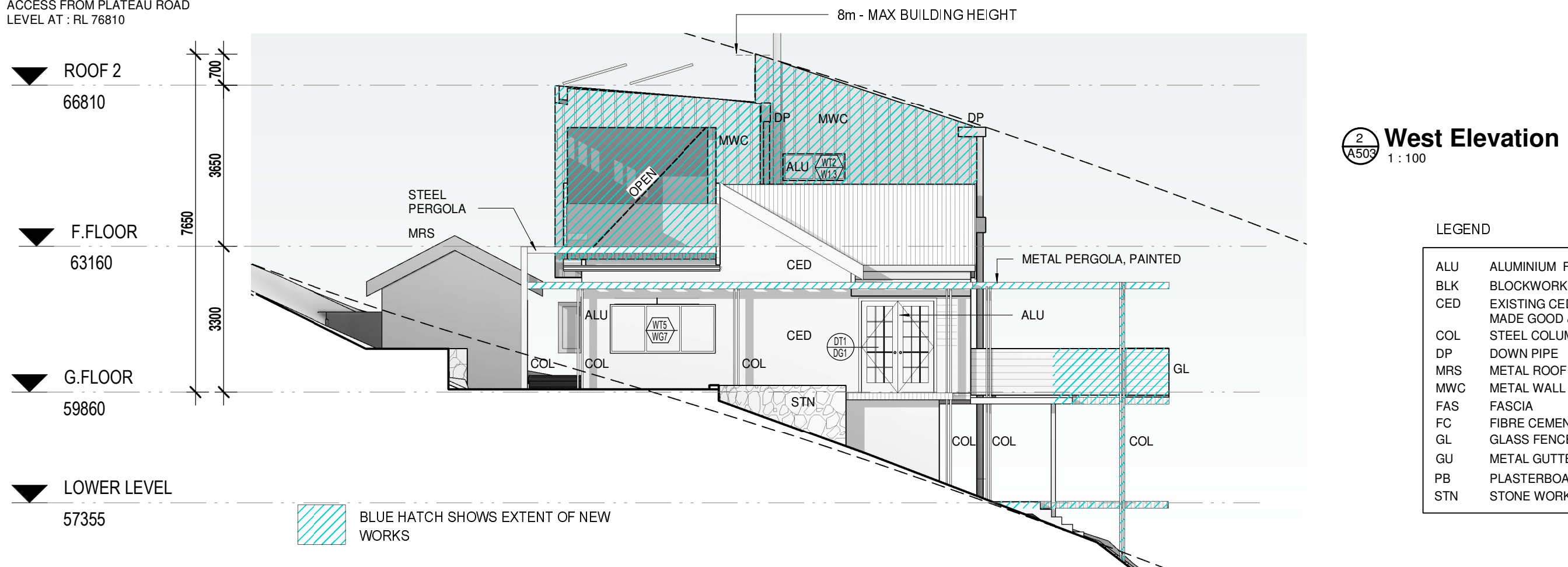
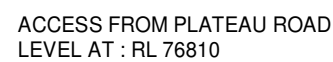
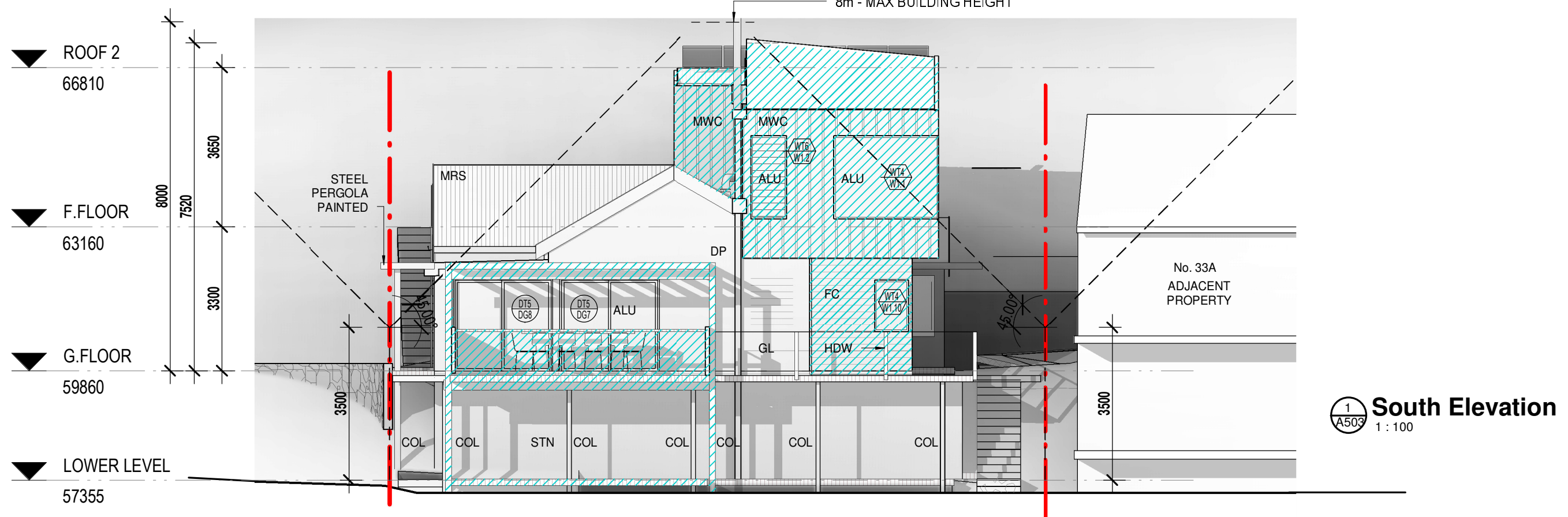
PROPOSED ELEVATIONS PG 1

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902


sheet no. **A502**
scale **As indicated**
date: **JUNE**
drawn: **F.AVICE**
revision **4**

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ARCHITECTS



LEGEND

ALU	ALUMINIUM FRAME (WINDOW / DOOR)
BLK	BLOCKWORK
CED	EXISTING CEDAR CLADDING RETAINED MADE GOOD & REPAINTED
COL	STEEL COLUMN
DP	DOWN PIPE
MRS	METAL ROOF SHEETING
MWC	METAL WALL CLADDING
FAS	FASCIA
FC	FIBRE CEMENT SHEETING
GL	GLASS FENCE
GU	METAL GUTTER
PB	PLASTERBOARD
STN	STONE WORK

ISSUE	DATE	REVISION
1	15.05.19	PLANNING DISCUSSION
2	28.06.19	CONSULTANT ISSUE
3	06.01.20	CLIENT/ PLANNING 
4	25.11.20	REVIEW FOR DA

LEGEND

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NOMINATED ARCHITECT:
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PROPOSED ELEVATIONS PG 2

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no. **A503**

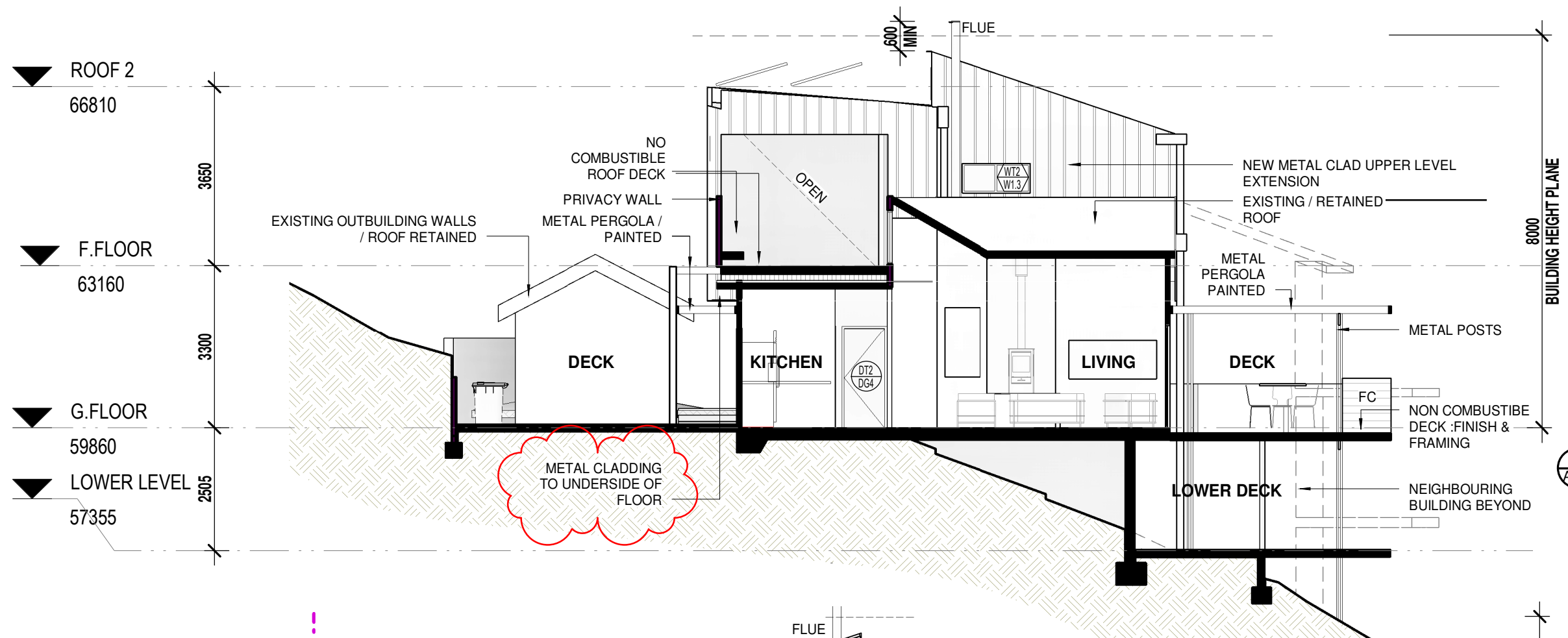
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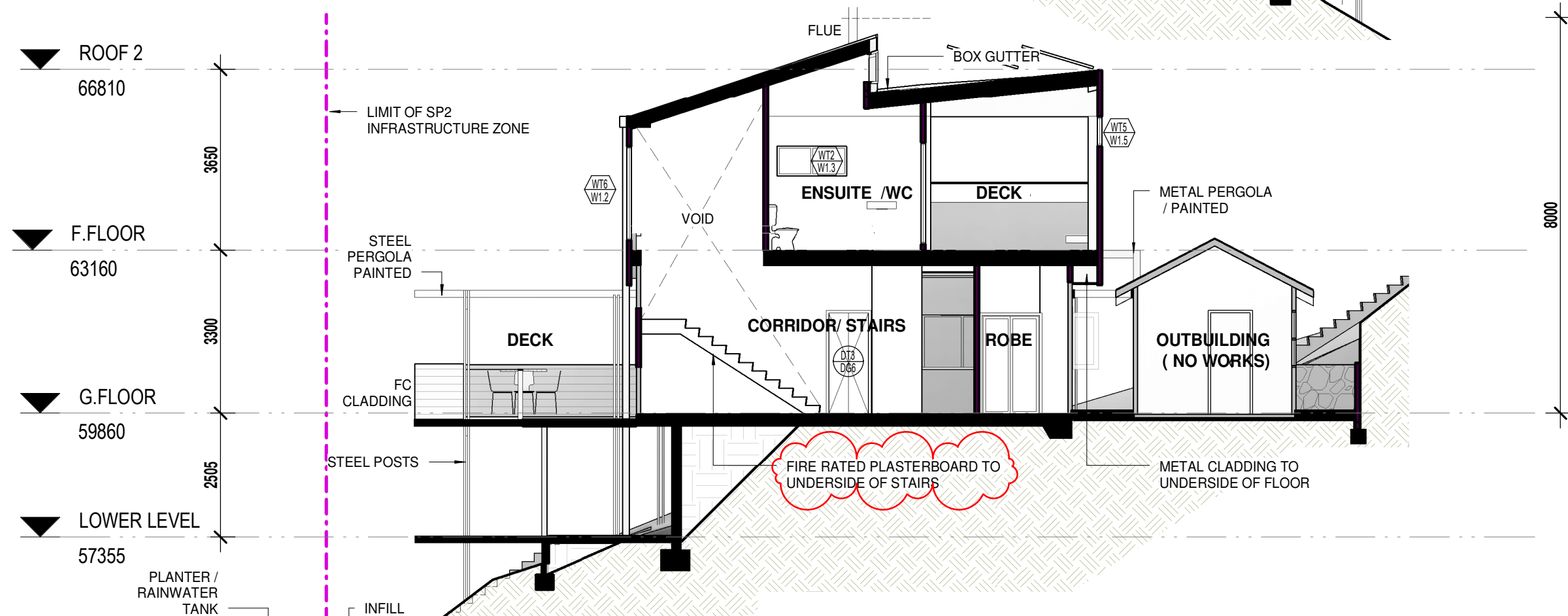
drawn: **F.AVICE**

revision 4

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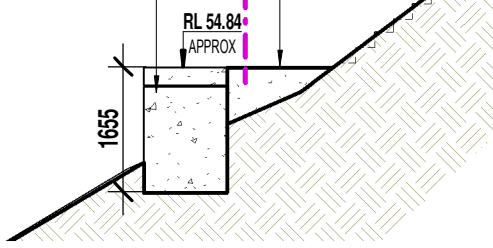
Section 1
1 : 100



Section 2
1 : 100

ISSUE	DATE	REVISION
1	15.05.19	PLANNING DISCUSSION
2	28.06.19	CONSULTANT ISSUE
3	06.01.20	CLIENT/ PLANNING REVIEW
4	26.10.20	DIMENSION /NOTE UPDATE
5	25.11.20	FOR DA

LEGEND



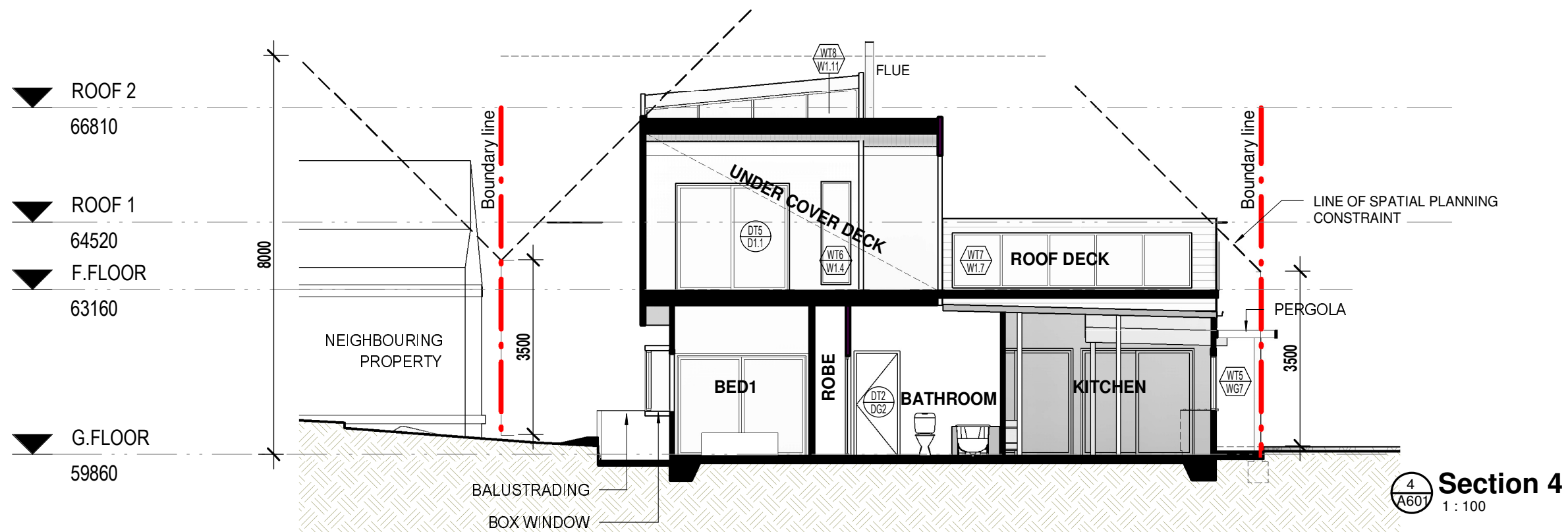
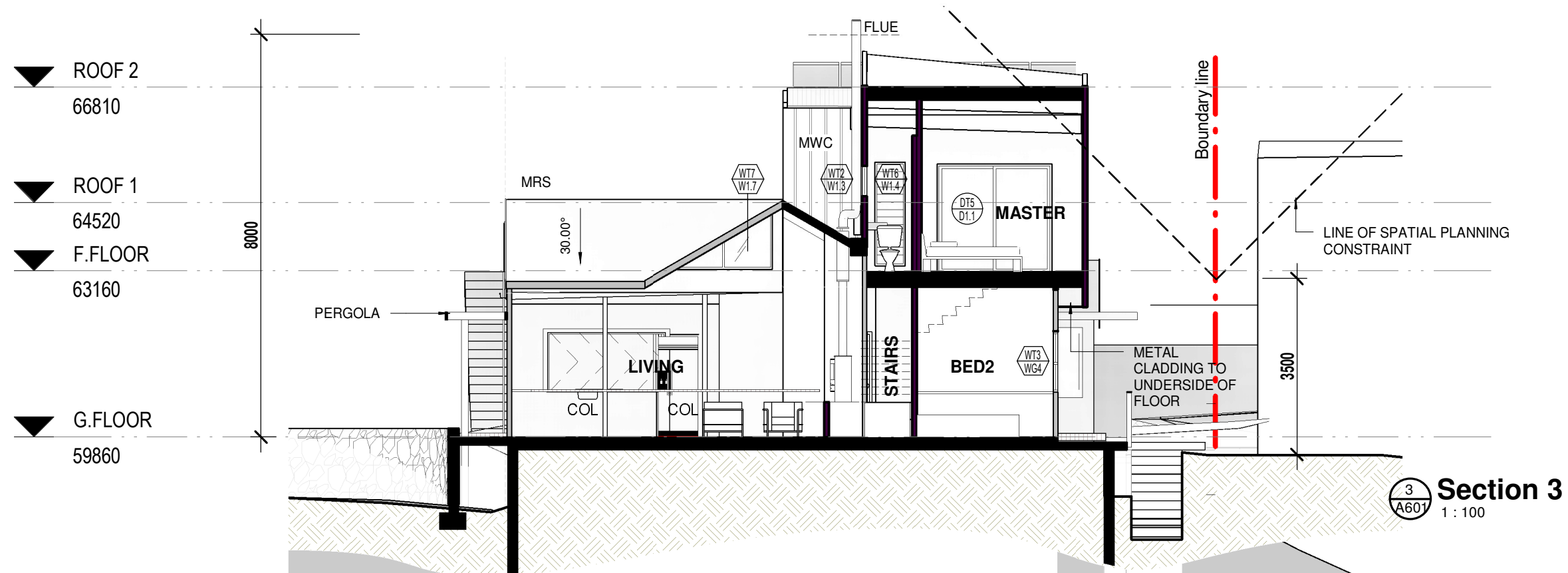
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A.B.N. 35 160 523 660
Trading as: Barker Studio
NOMINATED ARCHITECT:
Luke Barker 8910

PROPOSED SECTIONS PG 1

1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A600
scale:	1 : 100
date:	JUNE
drawn:	F.AVICE
revision	5





ISSUE	DATE	REVISION	LEGEND
1	15.05.19	PLANNING DISCUSSION	
2	28.06.19	CONSULTANT ISSUE	
3	06.01.20	CLIENT/ PLANNING REVIEW	
4	25.11.20	FOR DA	

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Trading as: Barker Studio

NOMINATED ARCHITECT:
Luke Barker 8910

PROPOSED SECTIONS PG 2

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY

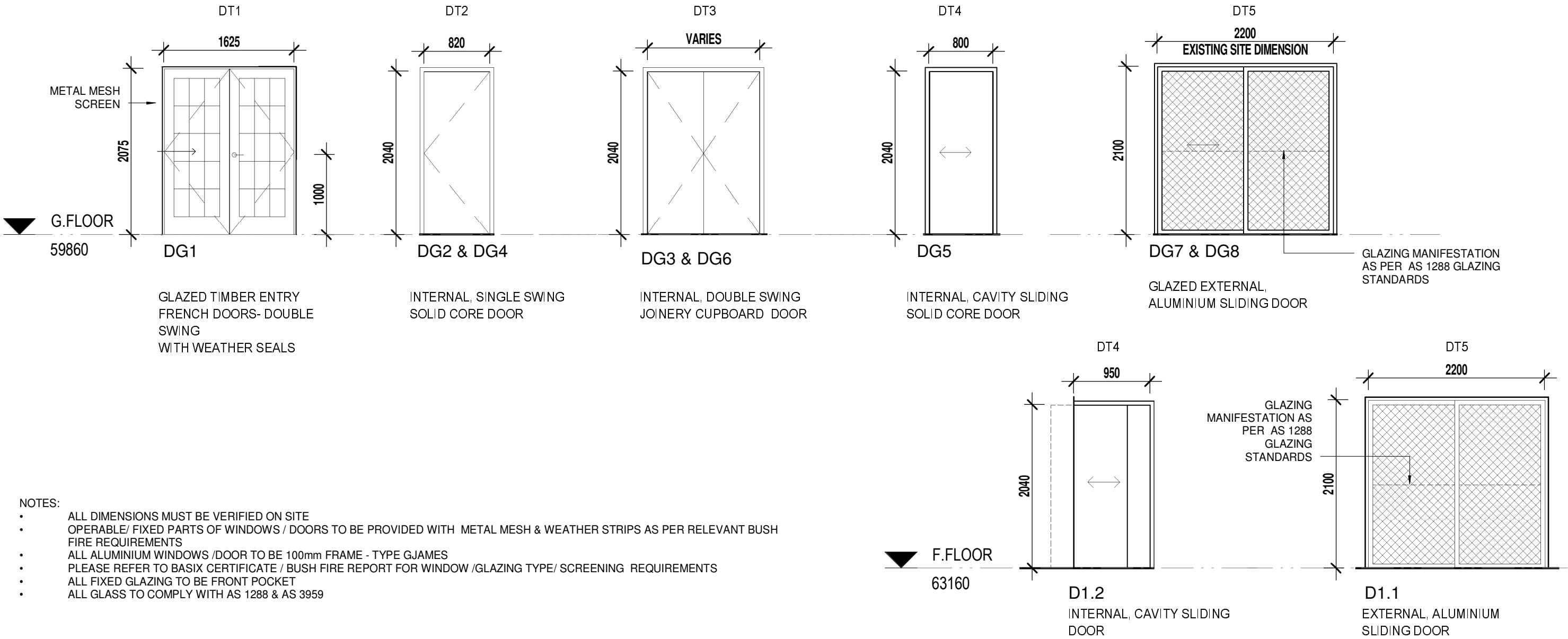
ADDRESS: 35 A PLATEAU ROAD

BILGOLA - LOT 138- DP.16902

sheet no.	A601
scale:	1 : 100
date:	JUNE
drawn:	F.AVICE
revision	4

BARKER
ARCHITECTS

DOOR SCHEDULE							
Door No.	Door Type	Location	Height	Width	Door Finish	Frame Finish	Comments
D1.1	DT5	MASTER	2100	2200	POWDERCOATED ALU	POWDERCOATED ALU	WITH METAL MESH SCREENS
D1.2	DT4	WC	2040	950	PAINTED	PAINTED	CAVITY SLIDER WITH RECESSED HANDLE
DG1	DT1	ENTRY	2075	1626	HARDWOOD- CLEAR SEALED	HARDWOOD CLEAR SEALED	GLAZED ENTRY DOOR WITH WEATHER SEALS
DG2	DT2	BATH	2040	820	PAINTED	PAINTED	EXISTING DOOR- MAKE GOOD & FINISH TO MATCH NEW
DG3	DT3	LAUNDRY	2040	1400	PAINTED	PAINTED	JOINERY DOOR
DG4	DT2	BED 1	2040	820	SOLID CORE - PAINTED	PAINTED	NONE
DG5	DT4	BED 2	2040	800	PAINTED	PAINTED	CAVITY SLIDER WITH RECESSED HANDLE
DG6	DT3	CUPBOARD	2040	800	PAINTED	PAINTED	JOINERY DOOR
DG7	DT5	LIVING	2100	2200	POWDERCOATED ALU	POWDERCOATED ALU	EXISTING GLAZED SLIDING DOOR RETAINED- UPGRADE SUBJECT TO BUSH FIRE REQUIREMENTS
DG8	DT5	LIVING	2100	2200	POWDERCOATED ALU	POWDERCOATED ALU	EXISTING GLAZED SLIDING DOOR RETAINED- UPGRADE SUBJECT TO BUSH FIRE REQUIREMENTS



- NOTES:
- ALL DIMENSIONS MUST BE VERIFIED ON SITE
 - OPERABLE/ FIXED PARTS OF WINDOWS / DOORS TO BE PROVIDED WITH METAL MESH & WEATHER STRIPS AS PER RELEVANT BUSH FIRE REQUIREMENTS
 - ALL ALUMINIUM WINDOWS /DOOR TO BE 100mm FRAME - TYPE GJAMES
 - PLEASE REFER TO BASIX CERTIFICATE / BUSH FIRE REPORT FOR WINDOW /GLAZING TYPE/ SCREENING REQUIREMENTS
 - ALL FIXED GLAZING TO BE FRONT POCKET
 - ALL GLASS TO COMPLY WITH AS 1288 & AS 3959

ISSUE	DATE	REVISION
1	06.01.20	CLIENT/ PLANNING REVIEW
2	25.11.20	FOR DA

LEGEND



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Trading as: Barker Studio

NOMINATED ARCHITECT:

Luke Barker 8910

DOOR SCHEDULE

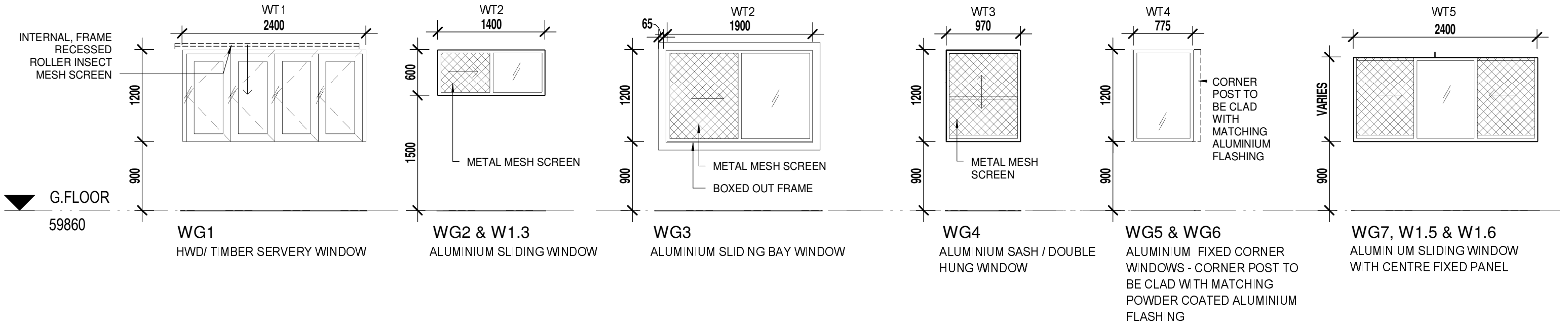
1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A900
scale:	1 : 50
date:	JUNE
drawn:	F.AVICE
revision	2

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WINDOW SCHEDULE							
Window No.	Window Type	Location	Width	Height	area	Material	Comments
W1.1	WT4	MASTER	2400	1900	4.6 m²	POWDERCOATED ALUMINIUM	FIXED CORNER WINDOW - SEE ELEVATIONS FOR DIMENSIONS
W1.2	WT6	STAIRS	820	1900	1.6 m²	POWDERCOATED ALUMINIUM	LOUVER WINDOW WITH EXTERNAL METAL MESH SCREEN
W1.3	WT2	WC	1400	600	0.8 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN
W1.4	WT6	WC	600	2057	1.2 m²	POWDERCOATED ALUMINIUM	LOUVER WINDOW WITH EXTERNAL METAL MESH SCREEN
W1.5	WT5	DECK	2400	600	1.4 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN
W1.6	WT5	DECK	2400	600	1.4 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN
W1.7	WT7	DECK	4810	1100	5.3 m²	POWDERCOATED ALUMINIUM	LOW LEVEL WINDOW TO UPPER DECK - GLASS= SINGLE LOW-E
W1.8	WT8	MASTER ROOF	4480	360	1.6 m²	POWDERCOATED ALUMINIUM	WEDGE SHAPED FIXED ROOF WINDOW- 360mm H AT LOWEST POINT- TO SITE DIMS
WG1	WT1	KITCHEN	2400	1200	2.9 m²	POWDERCOATED ALUMINIUM	TIMBER SPECIES TO RELEVANT BAL REQUIREMENTS + TOP FRAME RECESSED ROLLER INSECT SCREEN
WG2	WT2	BATH	1400	600	0.8 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN
WG3	WT2	BED 1	1900	1200	2.3 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN
WG4	WT3	BED 2	970	1200	1.2 m²	POWDERCOATED ALUMINIUM	DOUBLE HUNG WLUMINIUM WINDOW + METAL MESH INSECT SCREEN
WG5	WT4	BED 2	775	1200	0.9 m²	POWDERCOATED ALUMINIUM	EXISTING - RETAINED
WG6	WT4	BED 2	775	1200	0.9 m²	POWDERCOATED ALUMINIUM	EXISTING - RETAINED
WG7	WT5	KITCHEN	2400	1100	2.6 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN



- NOTES:
- ALL DIMENSIONS MUST BE VERIFIED ON SITE
 - OPERABLE/ FIXED PARTS OF WINDOWS / DOORS TO BE PROVIDED WITH METAL MESH & WEATHER STRIPS AS PER RELEVANT BUSH FIRE REQUIREMENTS
 - ALL ALUMINIUM WINDOWS /DOOR TO BE 100mm FRAME - TYPE GJAMES
 - PLEASE REFER TO BASIX CERTIFICATE / BUSH FIRE REPORT FOR WINDOW /GLAZING TYPE/ SCREENING REQUIREMENTS
 - ALL FIXED GLAZING TO BE FRONT POCKET
 - ALL GLASS TO COMPLY WITH AS 1288 & AS 3959

ISSUE	DATE	REVISION	LEGEND
1	06.01.20	CLIENT/ PLANNING REVIEW	
2	24.02.20	CLIENT UPDATE 1	
3	25.11.20	FOR DA	

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A.B.N. 35 160 523 660
Trading as: Barker Studio

NOMINATED ARCHITECT:
Luke Barker 8910

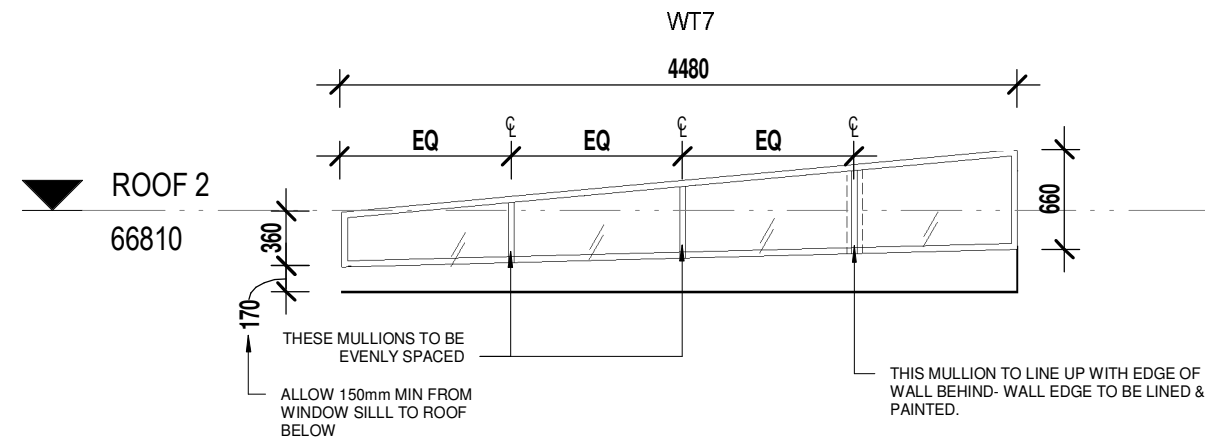
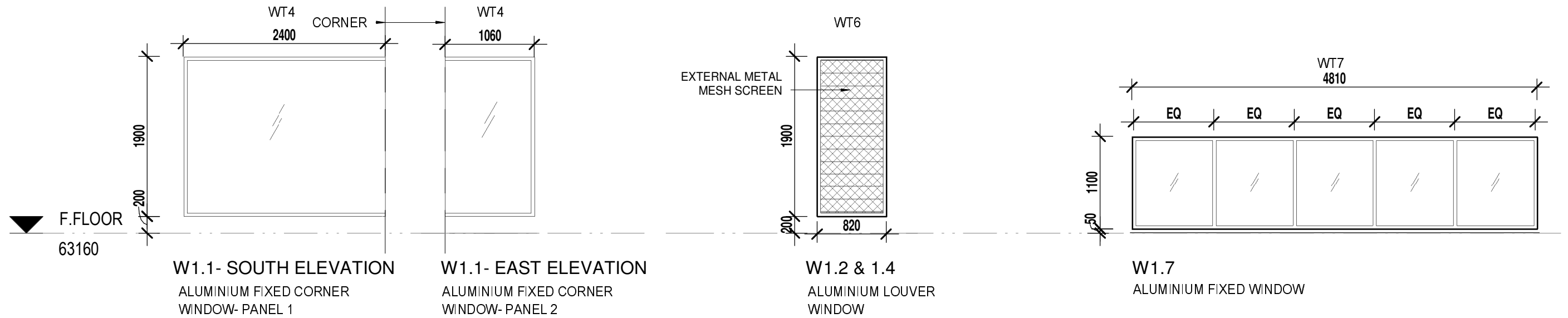
WINDOW SCHEDULE - PG1

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A901
scale:	1 : 50
date:	JUNE
drawn:	F.AVICE
revision	3

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NOTES:

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ISSUE	DATE	REVISION
1	06.01.20	CLIENT/ PLANNING REVIEW
2	25.11.20	FOR DA

LEGEND



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A.B.N. 35 160 523 660
Trading as: Barker Studio

NOMINATED ARCHITECT:
Luke Barker 8910

WINDOW SCHEDULE - PG2

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A902
scale:	1 : 50
date:	JUNE
drawn:	F.AVICE
revision	2

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