

GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
EC	29/10/19	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT
181 PLATEAU ROAD BILGOLA PLATEAU NSW 2107 LOT
316 DP 16327

client
ANTHONY MALAKOU



true north

drawing
3D VIEWS

project no	date	sheet no.	scale @ A3	issue	drawn
19-87	29/10/19	0		A	RK



6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

RK
DESIGNS




Single Dwelling

Certificate number: 1061616S

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 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 02 December 2019
To be valid, the certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	181 PLATEAU ROAD BILGOLA PLATEAU	
Street address	Plateau Road BILGOLA PLATEAU 2107	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited DP370067	
Lot no.	B	
Section no.	N/A	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 50	Target 50

Certificate Prepared by	
Name / Company Name: & design	
ABN (if applicable): 39330033053	

Thermal Comfort Commitments		Shown on DA plans	Shown 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.		✓	✓	✓
Construction	Additional insulation required (R-Value)	Other specifications		
floor - suspended floor above open subfloor, other/undecided	2 (or 2 including construction) (down)	framed; medium (solar absorptance 0.475-0.70)		
external wall - other/undecided	3.40 (including construction)			
internal wall shared with garage - other/undecided	nil			
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 5 (up), roof: foil/sarking			
Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.				
Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.				

Energy Commitments		Shown on DA plans	Shown 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: gas instantaneous with a performance of 5 stars.		✓	✓	✓
Cooling system				
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning; Energy rating: 3.5 Star			✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.			✓	✓
Heating system				
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase air conditioning; Energy rating: 3.5 Star			✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			✓	✓
Ventilation				
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off			✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off			✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off			✓	✓
Artificial lighting				
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 2 of the bedrooms / study; dedicated • at least 1 of the living / dining rooms; dedicated • the kitchen; dedicated			✓	✓

Description of project

Project address	
Project name	181 PLATEAU ROAD BILGOLA PLATEAU
Street address	N/A Plateau Road BILGOLA PLATEAU 2107
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP370067
Lot no.	B
Section no.	N/A
Project type	
Project type	separate dwelling house
No. of bedrooms	2
Site details	
Site area (m²)	1019
Roof area (m²)	88
Conditioned floor area (m²)	48.63
Unconditioned floor area (m²)	3.9
Total area of garden and lawn (m²)	60

Assessor details and thermal loads		
Assessor number	n/a	
Certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/m² year)	n/a	
Area adjusted heating load (MJ/m² year)	n/a	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Thermal Comfort Commitments		Shown on DA plans	Shown 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:		✓	✓	✓
• 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 • 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.		✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-East facing					
W01	1200	1460	aluminium, single, clear	eave 610 mm, 418 mm above head of window or glazed door	not overshadowed
South-East facing					
W02	1029	1210	aluminium, single, clear	eave 610 mm, 340 mm above head of window or glazed door	2-4 m high, 5-8 m away
W03	2100	2888	aluminium, single, clear	eave 610 mm, 340 mm above head of window or glazed door	2-4 m high, 5-8 m away
South-West facing					
W04	1200	1460	aluminium, single, clear	eave 610 mm, 418 mm above head of window or glazed door	2-4 m high, 5-8 m away

Energy Commitments		Shown on DA plans	Shown on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated			✓	✓
• the laundry; dedicated			✓	✓
• all hallways; dedicated			✓	✓
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 1 bathroom(s)/toilet(s) in the development for natural lighting.		✓	✓	✓
Other				
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.			✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.			✓	

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		Shown on DA plans	Shown on CC/CDC plans & specs	Certifier check
Fixtures				
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.			✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.			✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.			✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.			✓	
Alternative water				
Rainwater tank The applicant must install a rainwater tank of at least 3200 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 rain runoff from at least 187.9 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). The applicant must connect the rainwater tank to: • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply).		✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W05	700	2200	aluminium, single, clear	eave 610 mm, 1209 mm above head of window or glazed door	2-4 m high, 5-8 m away
North-West facing					
W06	600	1460	aluminium, single, clear	eave 610 mm, 340 mm above head of window or glazed door	not overshadowed
W07	400	1800	aluminium, single, clear	eave 610 mm, 340 mm above head of window or glazed door	not overshadowed
W08	600	1460	aluminium, single, clear	eave 610 mm, 340 mm above head of window or glazed door	not overshadowed
W09	410	2200	aluminium, single, clear	eave 250 mm, 152 mm above head of window or glazed door	not overshadowed
W10	410	2200	aluminium, single, clear	eave 250 mm, 152 mm above head of window or glazed door	not overshadowed
W11	410	2200	aluminium, single, clear	eave 250 mm, 152 mm above head of window or glazed door	not overshadowed

Legend	
In these commitments, "applicant" means the person carrying out the development.	
Commitments identified with a ✓ in the "Shown 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 "Shown on CC/CDC plans and 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 (either interim or final) for the development may be issued.	

GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
EC	29/10/19	A	ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT
181 PLATEAU ROAD BILGOLA PLATEAU NSW 2107 LOT
316 DP 16327

client

ANTHONY MALAKOU

true north

drawing
BASIX

project no	date	sheet no.	scale @ A3	issue	drawn
19-87	29/10/19	0.1		A	RK



6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

RK
DESIGNS

1

SITE AND ROOF PLAN

1 : 200

GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
EC	29/10/19	A	ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT
181 PLATEAU ROAD BILGOLA PLATEAU NSW 2107 LOT
316 DP 16327

client

ANTHONY MALAKOU

project no

19-87

date

29/10/19

sheet no.

1

scale @ A3

1 : 200

issue

A

drawn

RK

drawing

SITE AND ROOF PLAN

scale @ A3

1 : 200

issue

A

drawn

RK

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT
181 PLATEAU ROAD BILGOLA PLATEAU NSW 2107 LOT
316 DP 16327

client

ANTHONY MALAKOU

project no

19-87

date

29/10/19

sheet no.

1

scale @ A3

1 : 200

issue

A

drawn

RK

drawing

SITE AND ROOF PLAN

scale @ A3

1 : 200

issue

A

drawn

RK

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR
DEVELOPMENT APPLICATION PURPOSES ONLY.
THEY ARE NOT ISSUED FOR CONSTRUCTION OR
CONSTRUCTION CERTIFICATE OR FOR THE
PURPOSES OF PRICING BY ANY CONTRACTOR

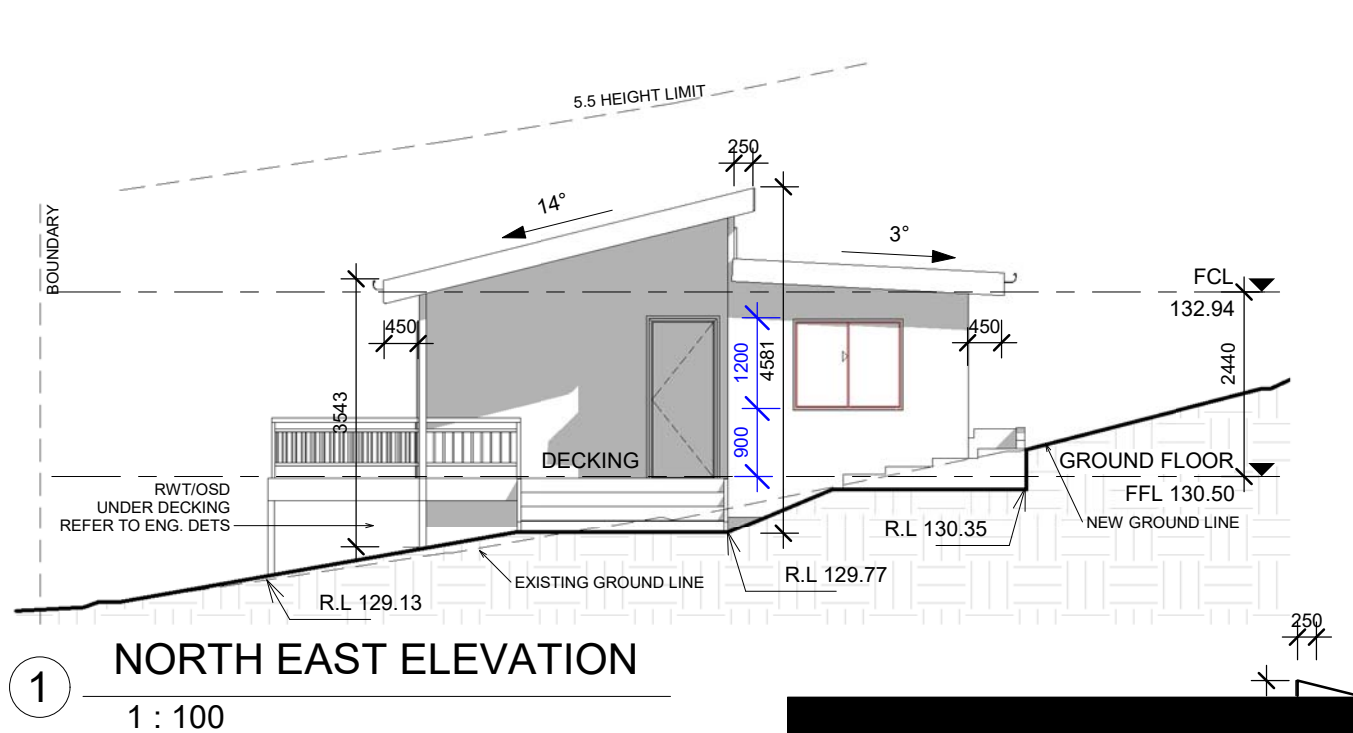
6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

bdad

ACCREDITED
BUILDING DESIGNER

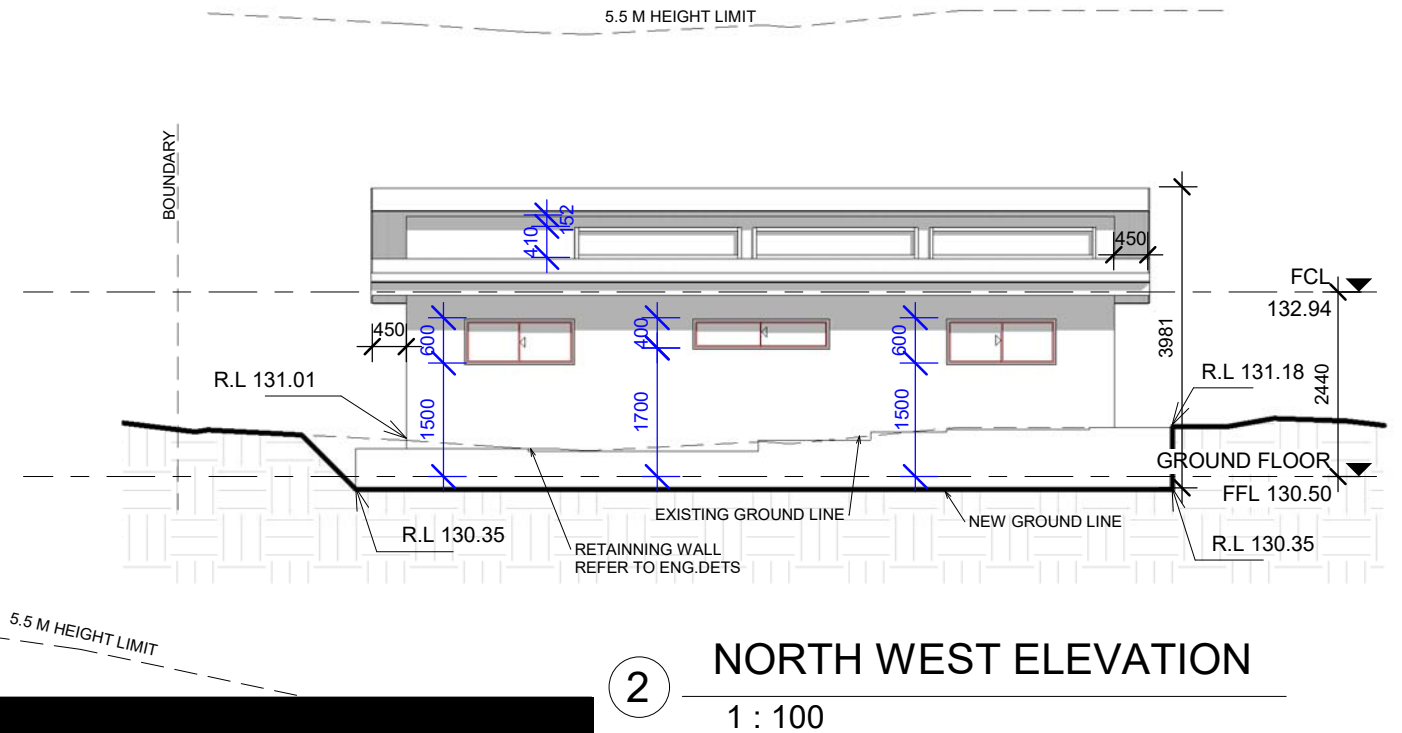
RK

DESIGNS



1 NORTH EAST ELEVATION

1 : 100



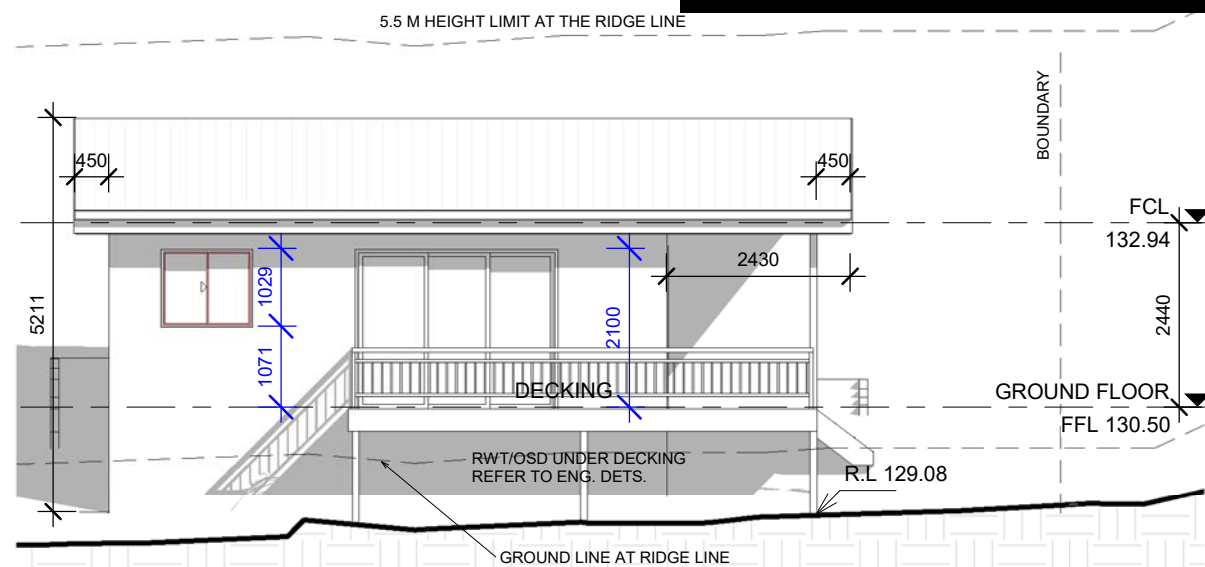
2 NORTH WEST ELEVATION

1 : 100

5 SECTION A - A

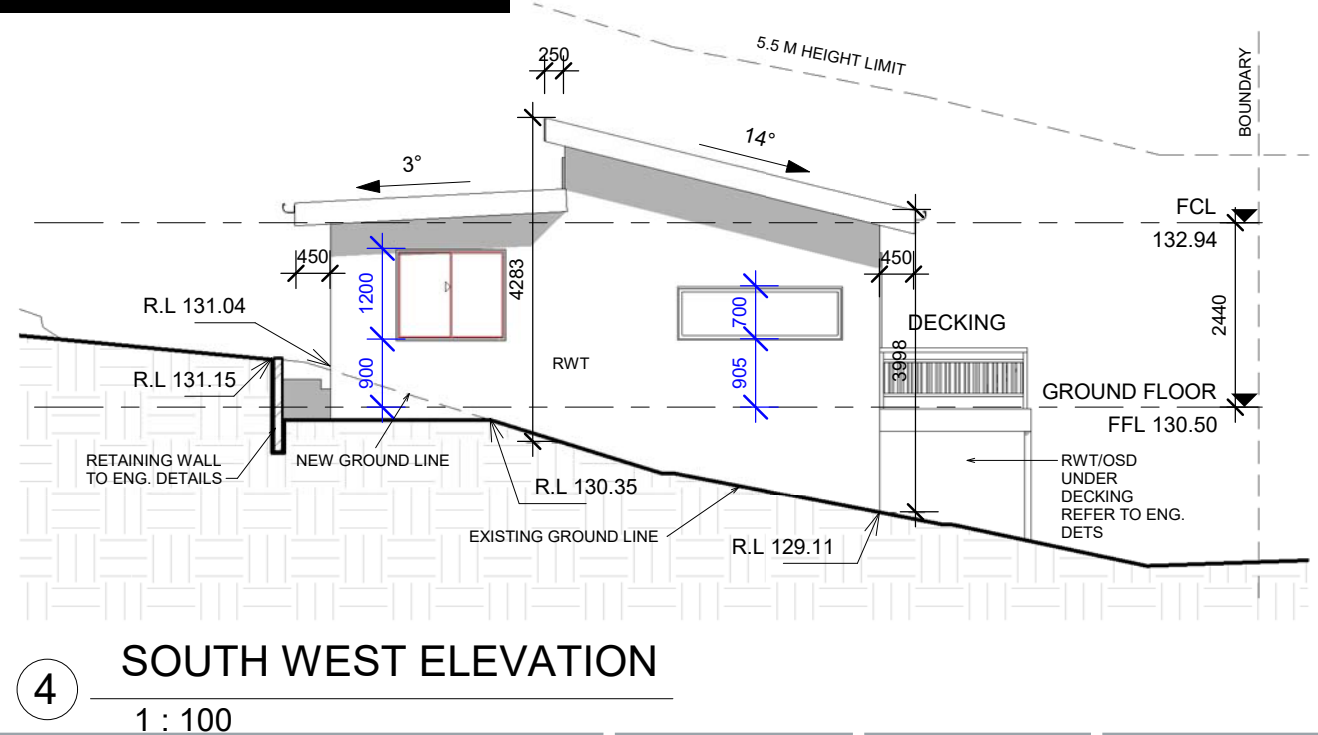
1 : 100

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR
DEVELOPMENT APPLICATION PURPOSES ONLY.
THEY ARE NOT ISSUED FOR CONSTRUCTION OR
CONSTRUCTION CERTIFICATE OR FOR THE
PURPOSES OF PRICING BY ANY CONTRACTOR



3 SOUTH EAST ELEVATION

1 : 100



4 SOUTH WEST ELEVATION

1 : 100

GENERAL NOTES

- All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities must be reported to the Designer before commencement of any work.
- No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
EC	29/10/19	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT
181 PLATEAU ROAD BILGOLA PLATEAU NSW 2107 LOT
316 DP 16327

client
ANTHONY MALAKOU

true north

drawing
ELEVATIONS AND SECTION

project no 19-87 date 29/10/19 sheet no. 3 scale @ A3 issue drawn 1 : 100 A RK

Bungalow Homes

6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

bdad
ACCREDITED
BUILDING DESIGNER

RK
DESIGNS



Suite 6, 7 Parkes Street
Parramatta NSW 2150
02 9633 4797
www.rkdesigns.com.au
admin@rkdesigns.com.au

2/12/2019

ref : 19-87

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
CONSTRUCTION OF A SECONDARY DWELLING
AT 181 PLATEAU ROAD, BILGOLA PLATEAU**

EXTERNAL WALLS

Finish	Paint Finish
Manufacturer	Taubmans
Colour	Grey Bonnet



ROOF

Type	Double Skillion Roof
Finish	Metal
Manufacturer	Colorbond
Colour	Wallaby



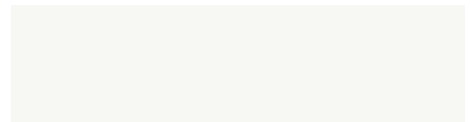
GUTTERS, DOWNPIPES AND FASCIA

Finish	Metal
Manufacturer	Colorbond
Colour	Wallaby



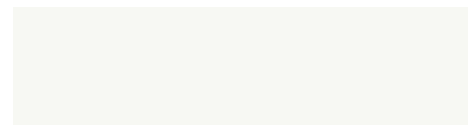
ALUMINIUM FRAME WINDOWS & SLIDING DOOR

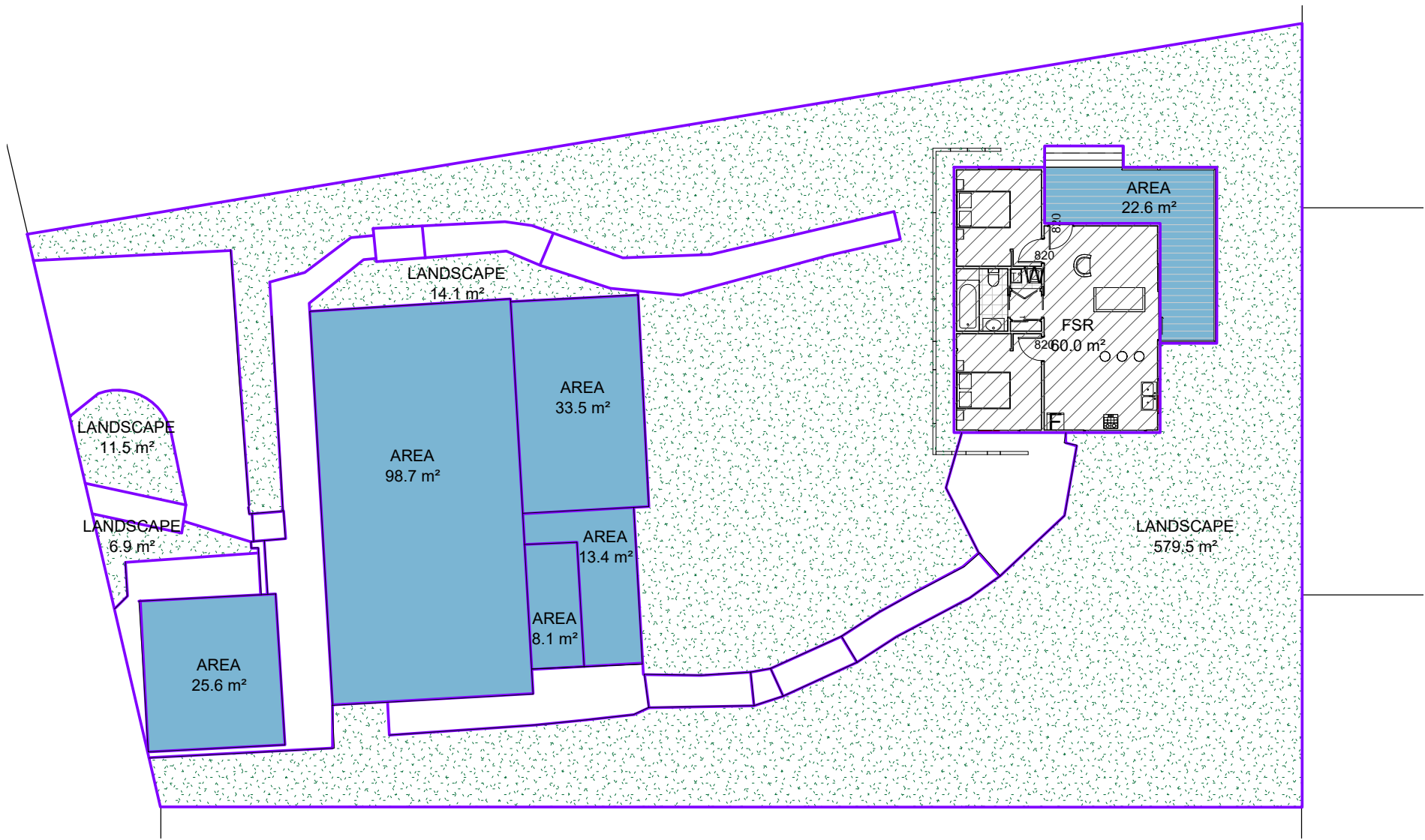
Finish	Paint Finish
Manufacturer	Dulux
Colour	Vivid White



BALCONY BEAM AND COLUMNS

Finish	Paint Finish
Manufacturer	Dulux
Colour	Vivid White





1 GROUND FLOOR
1 : 200

AREA CALCULATION

SITE AREA = 1.018 sqm

REQUIRED LANDSCAPE 60% OF THE SITE
REQUIRED LANDSCAPE : 610.8 sqm

PROPOSED LANDSCAPE: 612 sqm

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR
DEVELOPMENT APPLICATION PURPOSES ONLY.
THEY ARE NOT ISSUED FOR CONSTRUCTION OR
CONSTRUCTION CERTIFICATE OR FOR THE
PURPOSES OF PRICING BY ANY CONTRACTOR

GENERAL NOTES

- All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities must be reported to the Designer before commencement of any work.
- No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
EC	29/10/19	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT
181 PLATEAU ROAD BILGOLA PLATEAU NSW 2107 LOT
316 DP 16327

client
ANTHONY MALAKOU



drawing
AREA CALCULATIONS

project no	date	sheet no.	scale @ A3	issue	drawn
19-87	29/10/19	4	1 : 200	A	RK



6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

RK
DESIGNS