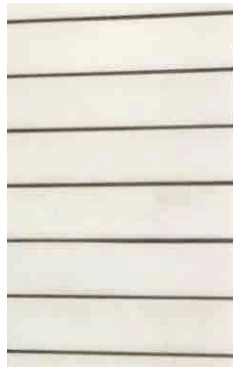


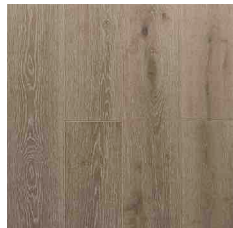
KEY MATERIALS



CL - CLADDING
WEATHERBOARD PROFILE TO MATCH EXISTING.
COLOUR TO MATCH EXISTING.



MR - METAL ROOF
CUSTOM ORB PROFILE.
COLOUR TO MATCH EXISTING.
COATING SUITABLE FOR SEA-SIDE ENVIRONMENT.



TB - TIMBER BOARDS
STAINED OAK, ENGINEERED BOARDS.

BASIX COMMITMENTS & BUSHFIRE

FIXTURES & SYSTEMS

HOT WATER
EXISTING.

LIGHTING
MIN 40% OF NEW FITTINGS SHALL BE COMPACT FLUORESCENT OR LED.

WATER FIXTURES AND FITTINGS
SHOWERHEADS: 3 STAR WATER RATING (FLOW RATE NO GREATER THAN 9.0 L/MIN).

TOILETS: 3 STAR WATER RATING (FLOW RATE NO GREATER THAN 4.0 L/MIN).

TAPS: 3 STAR WATER RATING (FLOW RATE NO GREATER THAN 9.0 L/MIN).

CONSTRUCTION

INSULATION
CONCRETE SLAB ON GROUND:
NIL.

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 (WITH WEATHERBOARD, FIBRO METAL CLADDING): R1.30 (OR R1.70 INCL CONSTRUCTION).

RAKED CEILING, PITCHED / SKILLION ROOF, FRAMED:
CEILING R2.54 (UP), ROOF THERMOCELLULAR REFLECTIVE.

ROOF MATERIAL
MEDIUM COLOUR, SOLAR ABSORPTANCE 0.475 - 0.70.

GLAZING REQUIREMENTS

FRAME AND GLASS TYPE
W1, W6 - W17, W20, W30, W31:
BUSHFIRE RESIST TIMBER, SINGLE CLEAR GLASS, U 5.71, SHGC 0.66

W2: BUSHFIRE RESISTANT TIMBER, SINGLE PYROLYTIC LOW-E GLASS, U 3.99, SHGC 0.4

W3, W4, W5: STANDARD ALUMIN, SINGLE CLEAR GLASS, U7.63, SHGC 0.75

GENERALLY: BUSHFIRE RESISTANT TIMBER AND/OR METAL.

GLAZING (FOR BUSHFIRE PROTECTION)
W4B FIXED, W4C, W5, W6, W7 (BAL 29):
TOUGHENED, MIN 5MM, LOW LEVEL PROTECTED WITH SCREEN.

W4B SLIDING (BAL 19): LOW LEVEL GLASS TOUGHENED, MIN 5MM.

ALL OTHERS (BAL 12.5): LOW-LEVEL GLAZING GRADE A SAFETY, MIN 4MM.

SCREENING (FOR BUSHFIRE PROTECTION)
W4B FIXED (NOT OPENABLE):
NO SCREEN REQUIRED WHERE 400MM ABOVE GROUND.

W4C, W5, W6, W7 (BAL 29):
METAL MESH MAX 2MM APERTURE, WITH METAL FRAME AND FITTINGS.

W4B SLIDING (BAL 19): NO SCREEN REQUIRED.

ALL OTHERS (BAL 12.5):
METAL MESH MAX 2MM APERTURE WITH METAL FRAME.

SHADING
W1, W15, W17, W30, W31: EAVE / OVERHANG >=600MM.

W4B: EAVE / OVERHANG >=450MM.

W10: EAVE / OVERHANG >=900MM.

SKYLIGHTS
S1, S2: TIMBER FRAME, DOUBLE / AIR FILL, U4.3, SHGC 0.5, NO SHADING.

S3: ALUMIN FRAME, MOULDED PLASTIC SINGLE CLEAR, U6.21, SHGC 0.808.

COMPLIANCE

COMPLY WITH BUILDING CODES - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH BCA, RELEVANT AUST STANDARDS, CONSENT CONDITIONS AND BEST PRACTICE.

EARTHWORKS, RETAINING STRUCTURES AND DRAINAGE - COMPLY WITH BCA PART 3.1 AND ENGINEER DETAILS.

TERMITE RISK MANAGEMENT - WHERE REQUIRED COMPLY W/ BCA 3.1.4.1

FOOTINGS & SLABS - PREPARATION, CONCRETE, REINFORCING AND CONSTRUCTION TO COMPLY WITH BCA PART 3.2 AND ENGINEER DETAILS.

MASONRY - CONSTRUCTION OF REINFORCED AND UNREINFORCED MASONRY, WEATHERPROOFING, MASONRY VENEER AND MASONRY PIERS TO COMPLY WITH BCA PART 3.3 AND ENGINEER DETAILS.

FRAMING - SUB-FLOOR VENTILATION, STEEL & TIMBER FRAMING, AND STRUCTURAL STEEL TO COMPLY WITH BCA PART 3.4 AND ENG DETAILS.

ROOF & WALL CLADDING - ROOF & WALL CLADDING, GUTTERS AND DOWNPIPES TO COMPLY WITH BCA PART 3.5, ENGINEER DETAILS AND MANUFACTURER INSTRUCTIONS.

GLAZING - COMPLY WITH BCA PART 3.6, AS1288, AS2047, AS1288, AND OTHER RELEVANT STANDARDS.

SMOKE ALARMS - NEW OR UPGRADE TO BE POWERED BY MAINS VOLTAGE AND INTERCONNECTED TO OTHER AREAS OF THE HOUSE. LOCATION AND INSTALLATION TO COMPLY WITH BCA 3.7.5

WET AREAS AND EXTERNAL WATERPROOFING - COMPLY WITH BCA 3.8.1.

LIFT OF HINGES - WHERE REQUIRED TO COMPLY WITH BCA 3.8.3.3

CONDENSATION MANAGEMENT - TO COMPLY WITH BCA 3.8.7.

BARRIERS, BALUSTRADES & HANDRAILS - COMPLY WITH BCA 3.9.2

ENERGY EFFICIENCY - COMPLY WITH BCA PART 3.12 AND BASIX REQTS.

BUSHFIRE RESISTANCE - WINDOWS, GLAZING, DOORS, SCREENS AND MATERIALS TO COMPLY WITH AS3959.2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS, AND CONSULTANT REPORT.

GENERAL NOTES

ALL WORK
ALL WORK SHALL BE FULLY WITHIN THE PROPERTY BOUNDARY. CONFIRM BOUNDARY BY SURVEY PRIOR TO CONSTRUCTION.

EXISTING STRUCTURES
LOCATION OF EXISTING STRUCTURE, NEIGHBOURING BUILDINGS AND LANDSCAPE IS SHOWN APPROXIMATE. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO WORK.

CONSULTANT AND ENGINEERING INFORMATION
REFER ALSO ENGINEER AND CONSULTANT INFORMATION.

REFER (OR OBTAIN) ENGINEER DETAILS FOR ALL STRUCTURAL WORK, SUPPORTING WALLS AND MODIFICATIONS, INCLUDING DEMOLITION, EXCAVATION, GROUND PREPARATION, DRAINAGE, SLABS, WALLS, CAVITIES, FRAMING AND STORMWATER.

SERVICES (HYDRAULIC, ELECT, MECH & EMERGENCY)
LOCATION AND FORM OF EXISTING SERVICES TO BE DETERMINED BY CONTRACTOR.

ALL NEW & MODIFIED SERVICES TO ENGINEER DETAILS. LOCATION OF VISIBLE SERVICES TO BE AGREED WITH ARCHITECT. INTEGRATE NEW & EXISTING EMERGENCY AND OTHER SYSTEMS THROUGHOUT ENTIRE BUILDING.

PROJECT SUMMARY

CLASS 1 - SINGLE DWELLING

2 STOREY

DETACHED

BUSHFIRE PRONE AREA, UP TO BAL 29

rdo.

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Project **BILGOLA**

Address **1A THE SERPENTINE, BILGOLA BEACH**

Dwg Title **GENERAL NOTES, COMPLIANCE & BASIX**

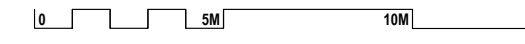
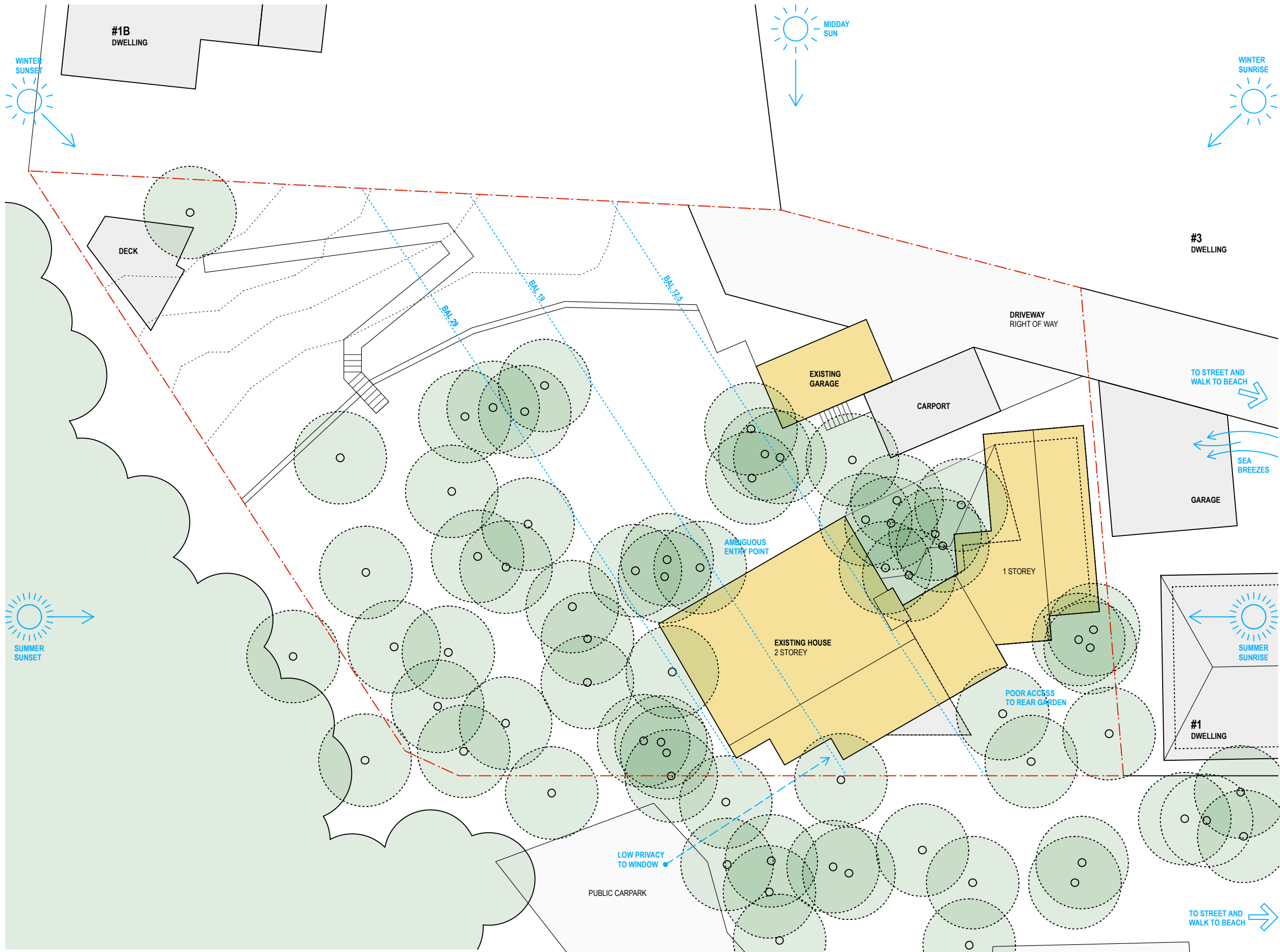
job 025 BIL

issue 16 02 21

scale NA @ A3

DA02

rev **A**



LAND LOT 3, DP 511677

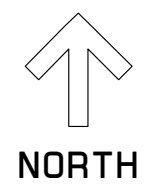
SITE AREA 1328 SQM

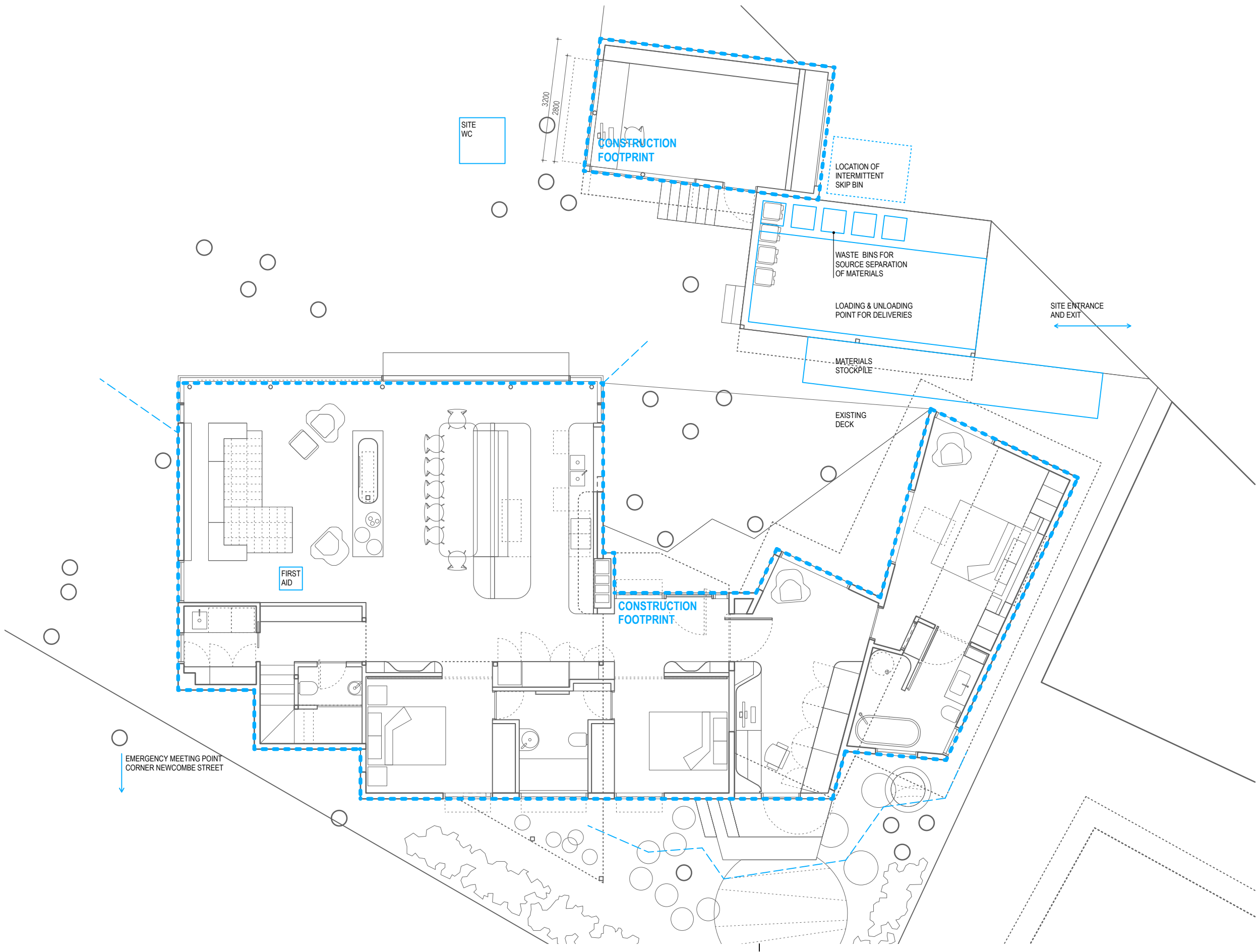
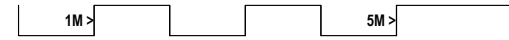
FLOOR AREA	EXISTING	CHANGE	PROPOSED
HOUSE LG	167	+6	173
HOUSE L1	33	+1	34
GARAGE	24		24
TOTAL	224 SQM 0.17:1 FSR	+7 SQM	231 SQM 0.17:1 FSR

HERITAGE LOCAL ITEM #227031 GROVE OF CABBAGE TREE PALMS. ALL TREES RETAINED.

LAND ZONE E4 - ENVIRONMENTAL LIVING

AREA OF NEW WORK PREDOMINANTLY INTERNAL RENOVATIONS





ABBREVIATIONS & SYMBOLS

- SITE FENCE**
1800H WITH SHADE CLOTH.
- SILT FENCE**
WITH FABRIC AND IRON STAKES.
- EXCLUSION ZONE**
AND TREE PROTECTION ZONE.

NOTE TO SITE MANAGEMENT PLAN
CONCEPT PLAN ONLY. SITE MANAGEMENT AND EROSION CONTROLS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.

EROSION CONTROL TO COMPLY WITH COUNCIL GUIDELINES AND RELEVANT AUTHORITY REQUIREMENTS.

NOISE
ALL NOISE GENERATED BY SITE ACTIVITY TO BE WITHIN LIMITS SET BY NSW EPA ENVIRONMENTAL NOISE CONTROL MANUAL CHAPTER 171, AND LOCAL COUNCIL CONTROLS.

ANTICIPATED NOISE GENERATION INCLUDES: DEMOLITION TOOLS & CONCRETE PUMP.

HIGH NOISE GENERATION ACTIVITIES SHALL BE LIMITED TO 9AM - 4PM MONDAY TO FRIDAY, AND 9AM - 1PM SATURDAY, NO WORK ON SUNDAYS AND PUBLIC HOLIDAYS.

TRAFFIC CONTROL & FOOTPATH
TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH RMS 'TRAFFIC CONTROL WORKSITE MANUAL'. THE FOOTPATH ALONG THE SITE FRONTAGE SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PERIOD. VEHICLE ACCESS POINTS SHALL BE MANGAED BY ACCREDITED TRAFFIC CONTROLLER, IF REQUIRED.

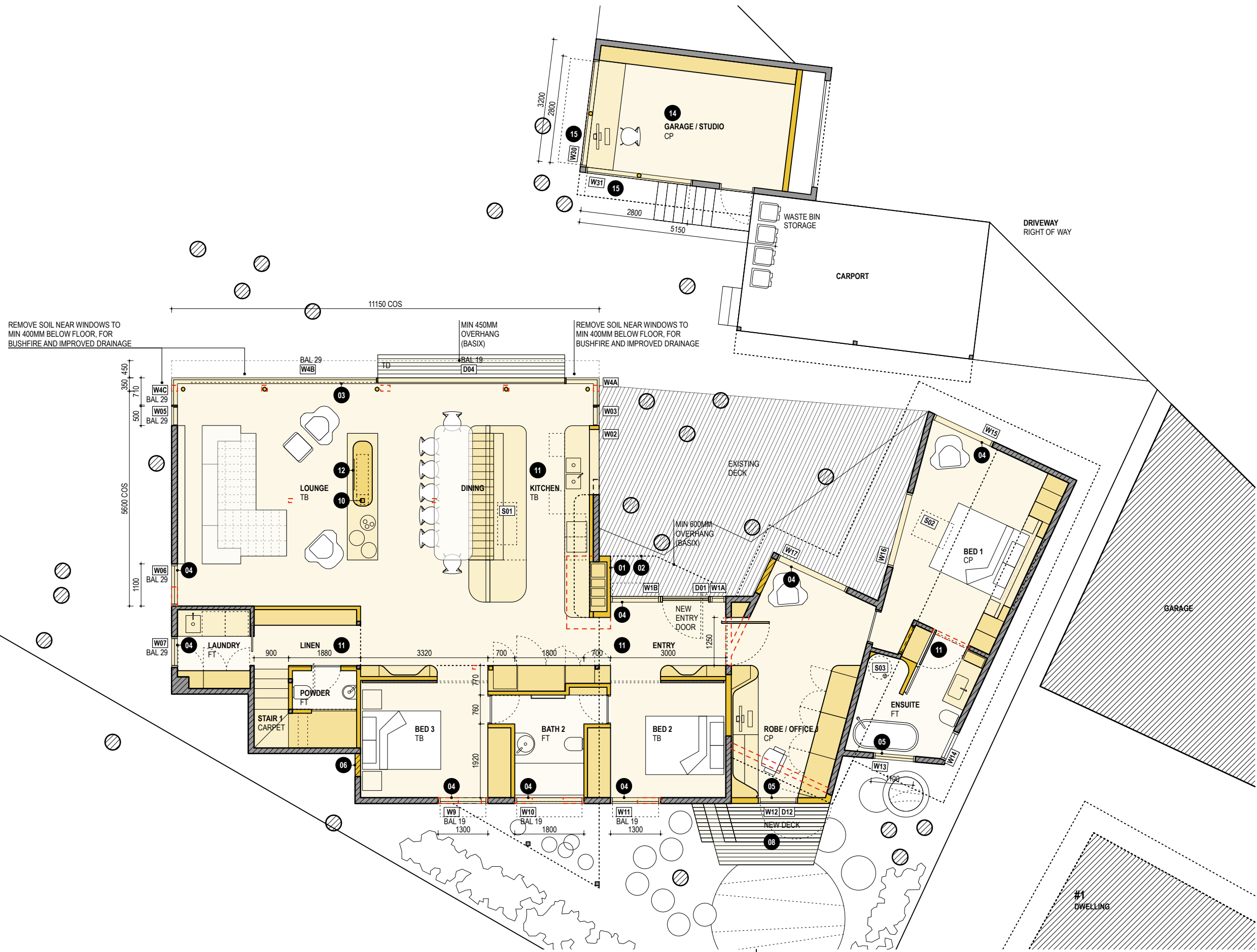
VIBRATION
EMPLOY MULTIPLE STRATEGIES FOR MANAGING VIBRATION DISTURBANCE, INCLUDING:
 > INFORM NEIGHBOURS OF EXPECTED STAGING;
 > USE ALTERNATIVES TO IMPACT PILING OR USE METHODS TO MINIMISE VIBRATION GENERATED;
 > COORDINATE ACTIVITY SO THAT NOISY WORKS DO NOT OCCUR CONCURRENTLY;
 > AVOID NIGHT TIME ACTIVITY;
 > LOCATE PLANT AWAY FROM NEIGHBOURS;
 > USE DEMOLITION METHODS THAT DO NOT INVOLVE IMPACT.

TREE PROTECTION MEASURES
COMPLY WITH AS 4970 2009 - PROTECTION OF TREES ON DEVELOPMENT SITES. PRIOR TO WORK, ERECT A 1800MM CHAIN MESH FENCE TO PROTECT TREES. TREE PROTECTION ZONES AS NOMINATED SHALL BE MARKED WITH LINES, SIGNS AND/OR FENCES, AND SHALL REMAIN FREE FROM MACHINERY, VEHICLES AND MATERIALS. USE SUITABLE QUALIFIED ARBORIST TO SUPERVISE EARTHWORKS OR ACTIVITY WITHIN THE STRUCTURAL ROOT ZONE OF TREE. PROVIDE APPROPRIATE WATER FOR TREES AND OTHER RETAINED PLANTING.

OCCUPATION HEALTH AND SAFETY
ALL WORK TO COMPLY WITH THE WORK HEALTH AND SAFETY ACT 2011, AND REQUIREMENTS OF WORK COVER AUTHORITY NSW.

TOILET FACILITIES
PROVIDE TOILET AT RATE OF 1 FACILITY PER 20 PERSONS EMPLOYED ON THE SITE. LOCATE OUT OF SIGHT FROM THE STREET WHERE FEASIBLE.





REMOVE SOIL NEAR WINDOWS TO MIN 400MM BELOW FLOOR, FOR BUSHFIRE AND IMPROVED DRAINAGE

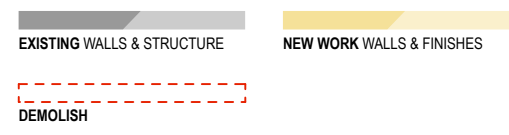
MIN 450MM OVERHANG (BASIX)

REMOVE SOIL NEAR WINDOWS TO MIN 400MM BELOW FLOOR, FOR BUSHFIRE AND IMPROVED DRAINAGE

GENERAL NOTES, BASIX & BUSHFIRE -
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BUSHFIRE RESISTANCE - COMPLY WITH AS3959.2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

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- 02 ENTRY AWNING - NEW PROJECTION TO PROTECT FROM RAIN, SUN AND PALM BERRIES.
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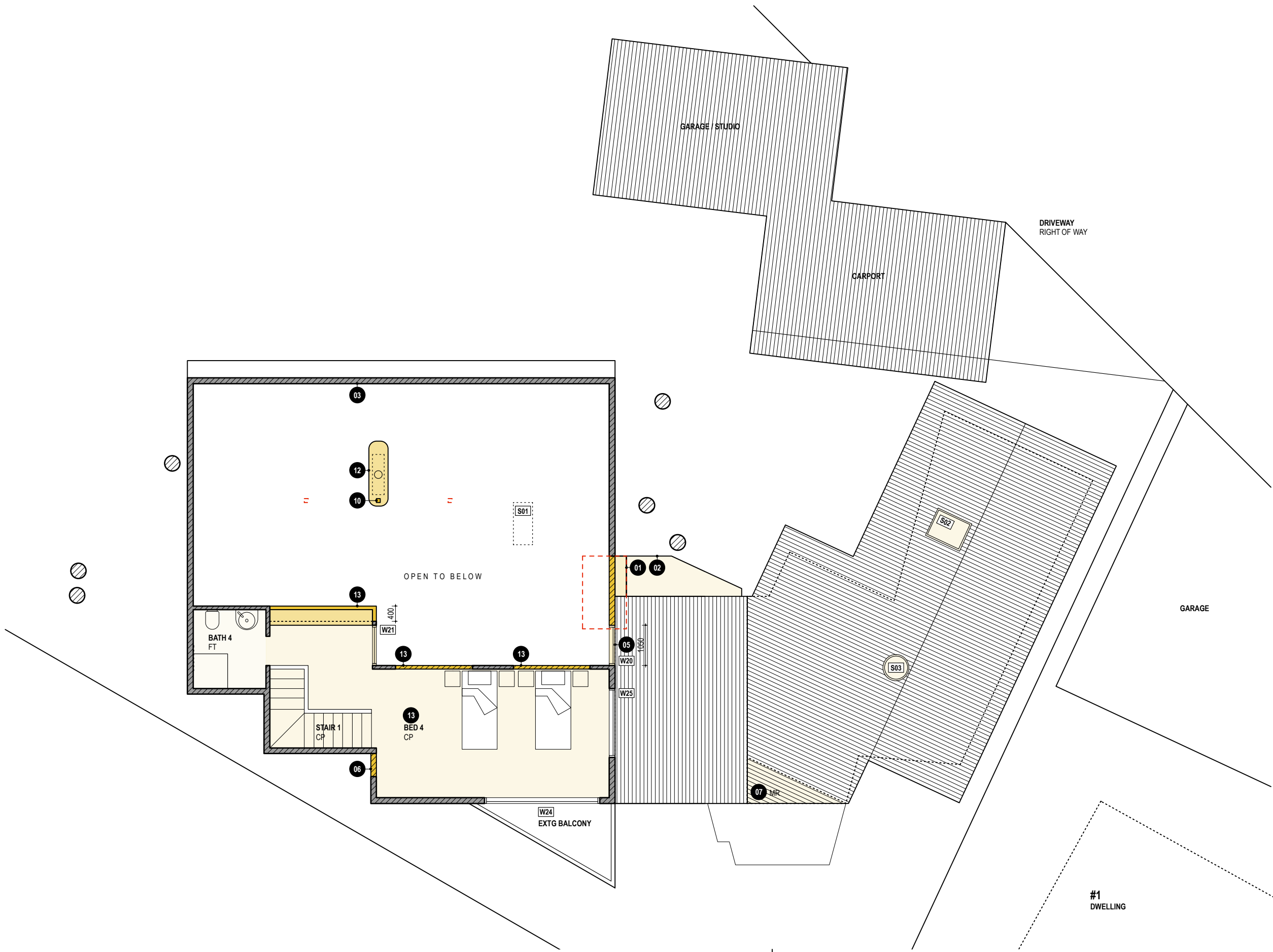
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Project **BILGOLA**
 Address **1A THE SERPENTINE, BILGOLA BEACH**
 Dwg Title **PLAN - MAIN LEVEL**

job 025 BIL
 issue 16 02 21
 scale 1:100 @ A3

DA20
 rev A





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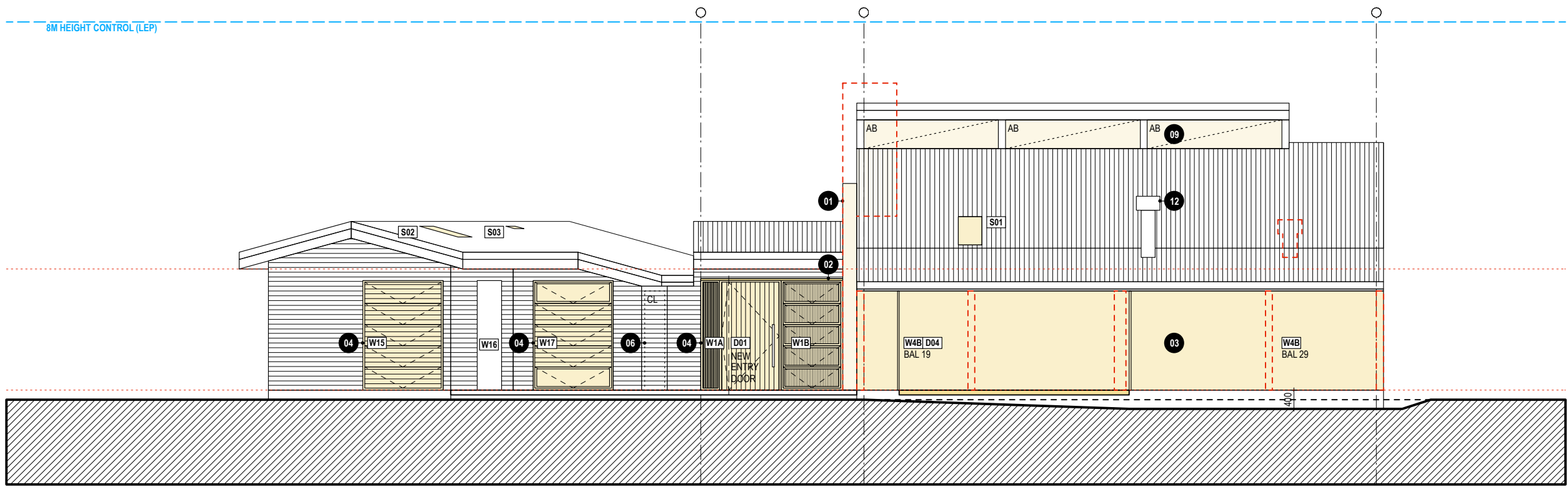
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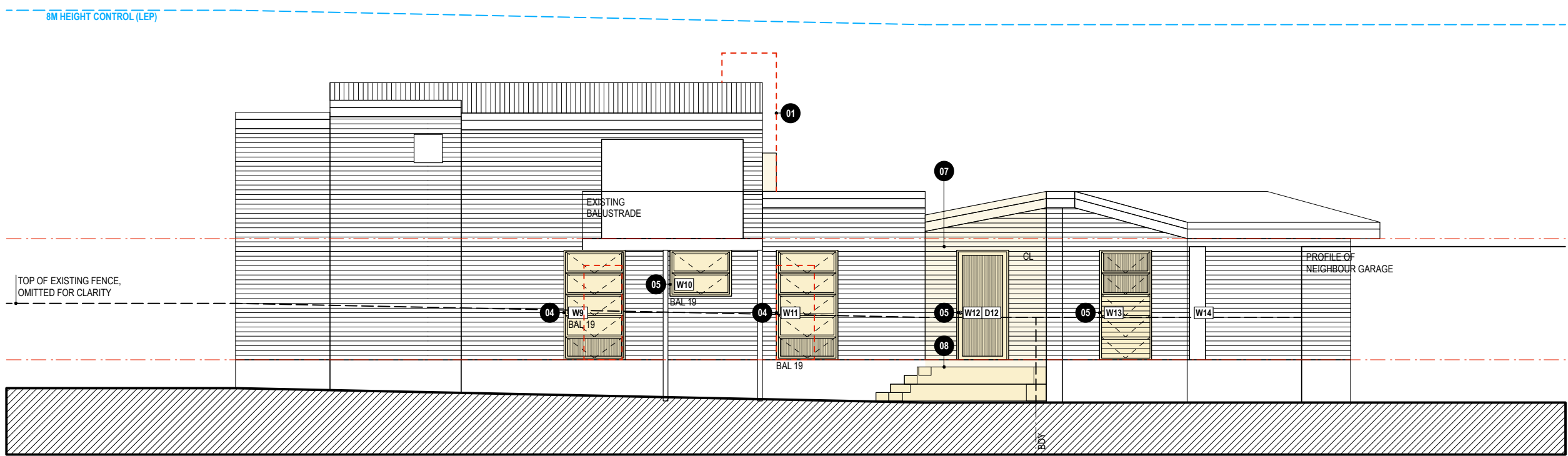
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Address	1A THE SERPENTINE, BILGOLA BEACH
Dwg Title	PLAN - UPPER LEVEL

job	025 BIL	DA21
issue	16 02 21	
scale	1:100 @A3	
rev	A	



NORTH ELEVATION

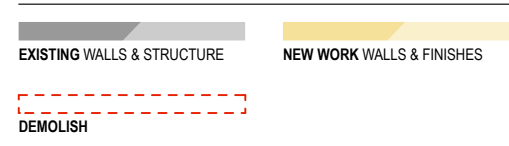


SOUTH ELEVATION - FACING CARPARK

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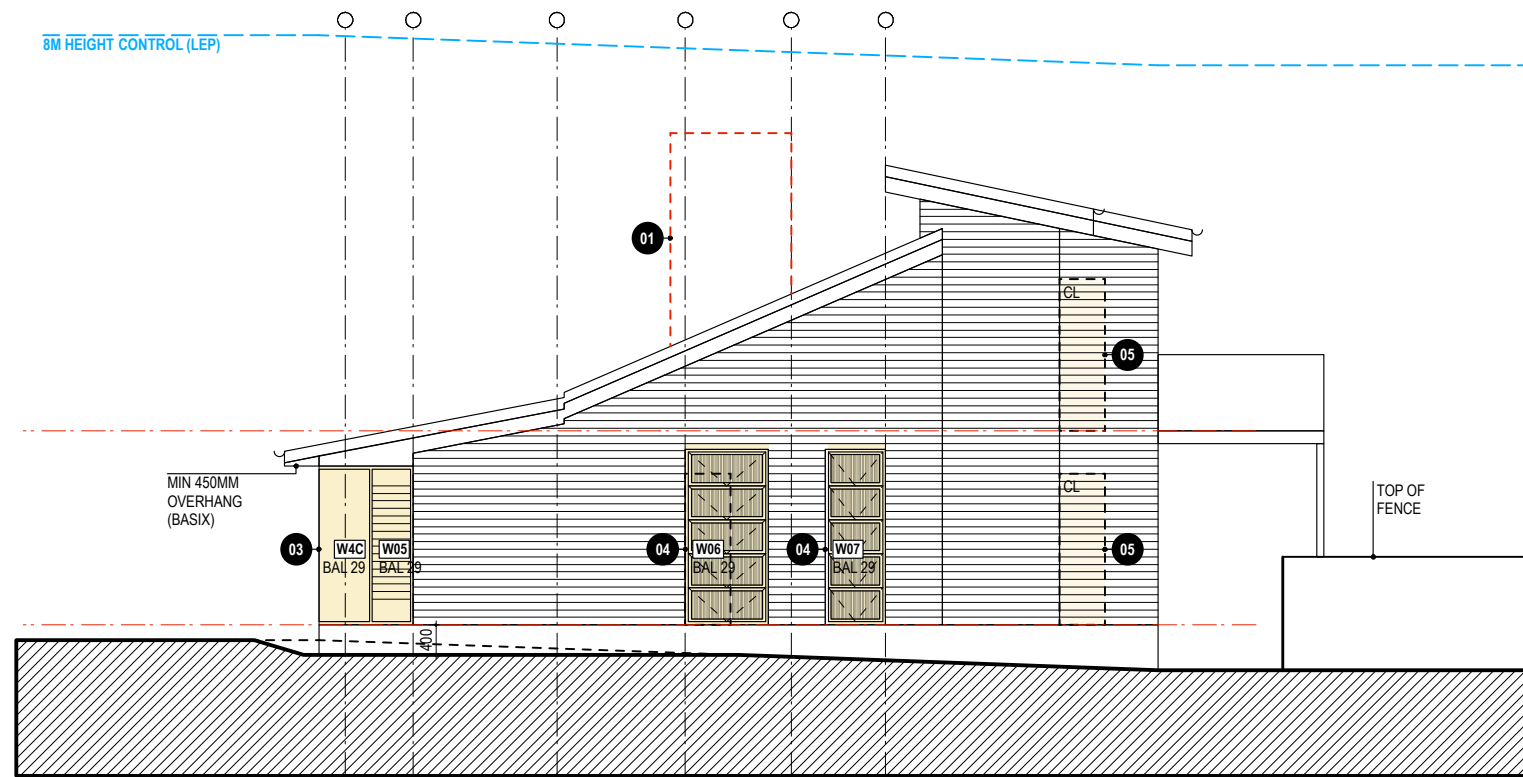
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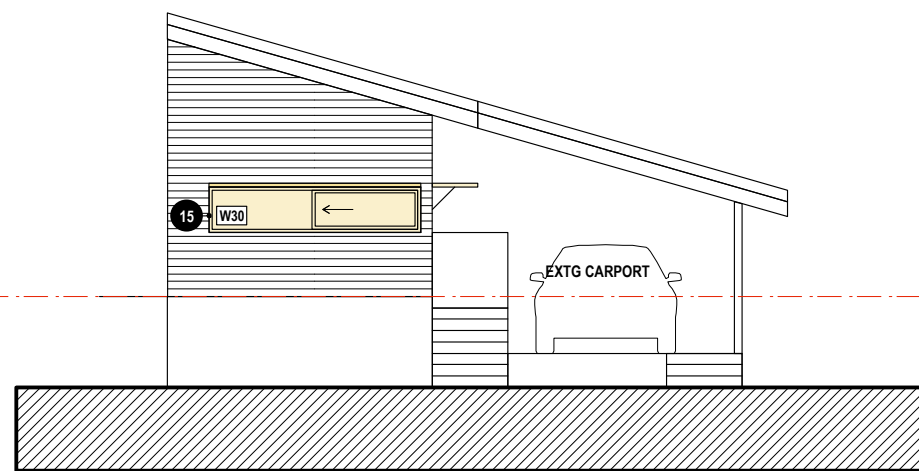
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 Address **1A THE SERPENTINE, BILGOLA BEACH**
 Dwg Title **ELEVATIONS**

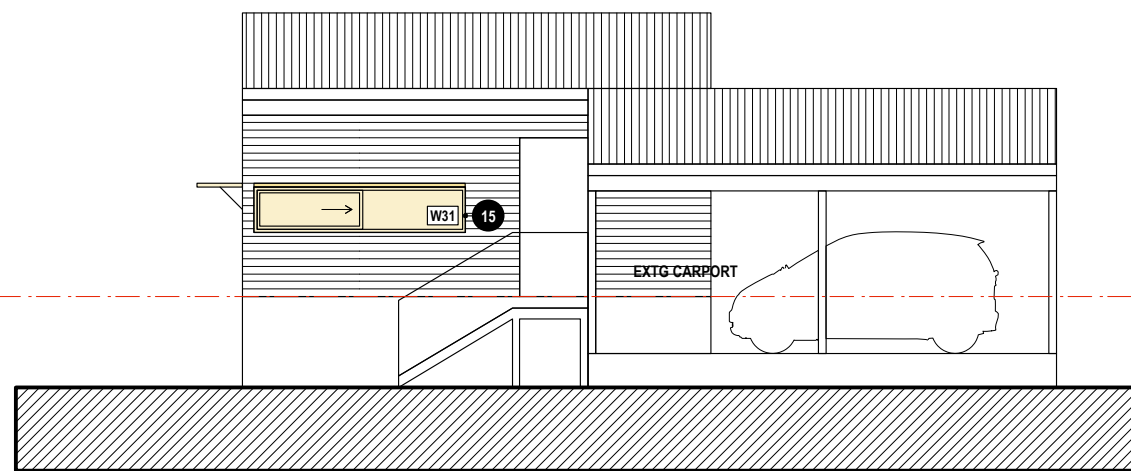
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 issue 16 02 21
 scale 1:100 @A3
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 rev A



HOUSE - WEST ELEVATION



GARAGE - WEST ELEVATION



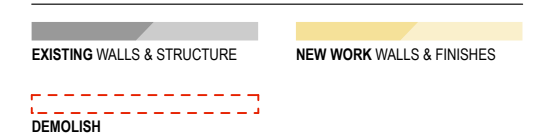
GARAGE - SOUTH ELEVATION

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Project **BILGOLA**
 Address **1A THE SERPENTINE, BILGOLA BEACH**
 Dwg Title **ELEVATIONS**

job 025 BIL
 issue 16 02 21
 scale 1:100 @A3

DA31
 rev A