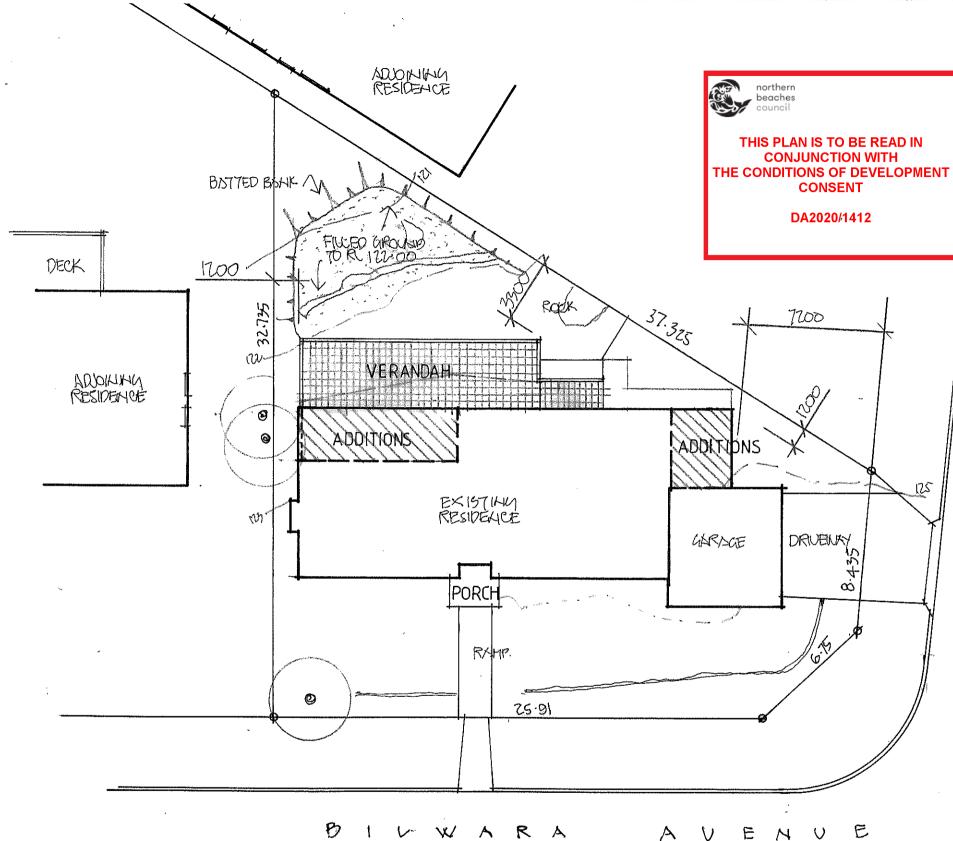
DEVELOPMENT CALCULATIONS							
SITE AREA	705.00 SQUARE METRES						
DESCRIPTION	EXISTING SQM	PROPOSED SQM					
FLOOR	193.90	254.46					
ROOF	153.50	191.16					
GARAGE	38.40	38.40					
DECK & RAMP	51.64	anner					
VERANDAH & RAMP	de autoria de distributa de la compositio della compositio della compositi	51.80					
PORCH		4.16 ,					
DRIVEWAY	24.08	24.08					
RAMP	9.86	9.86					
TOTAL HARD SURFACE	277.48 (39.36%)	319.46 (45.31%)					



NOTES:

THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION, DO NOT SCALE OFF THE DRAWING. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE

BY THE REGISTERED LAND SURVEYORS,

I Builder to check and confirm all necessory dimensions on site prior to construction. Do not scale the drawing.

2 All dimensions that relate to sits boundaries and easements are subject to verification by a site survey.

3 All work to be in accordance with BUILDING CODE of AUSTRALIA & to the sotistaction of local council requireme
4 All timber construction to be in accordance with the "TIMBER FRAMING" code.

5 Any detailing in addition to what its supplied shall be resolved between the owner and the builder to the owner any structural details or design which is to be supplied by a Structural Engineer.

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SUILDING DEBRO COUNTANTS



J.D. EVANS and COMPANY DESIGN AND BUILDING CONSULTANTS

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PROJECT
PROPOSED ALTERATIONS/ADDITIONS No. 20 BILWARA AVENUE BILGOLA PLATEAU N. S. W. 2107 CLIENT ERHAN & GULSEREN IZMIR

DRAWN JOE CHECKE 2042-1 18-1-21

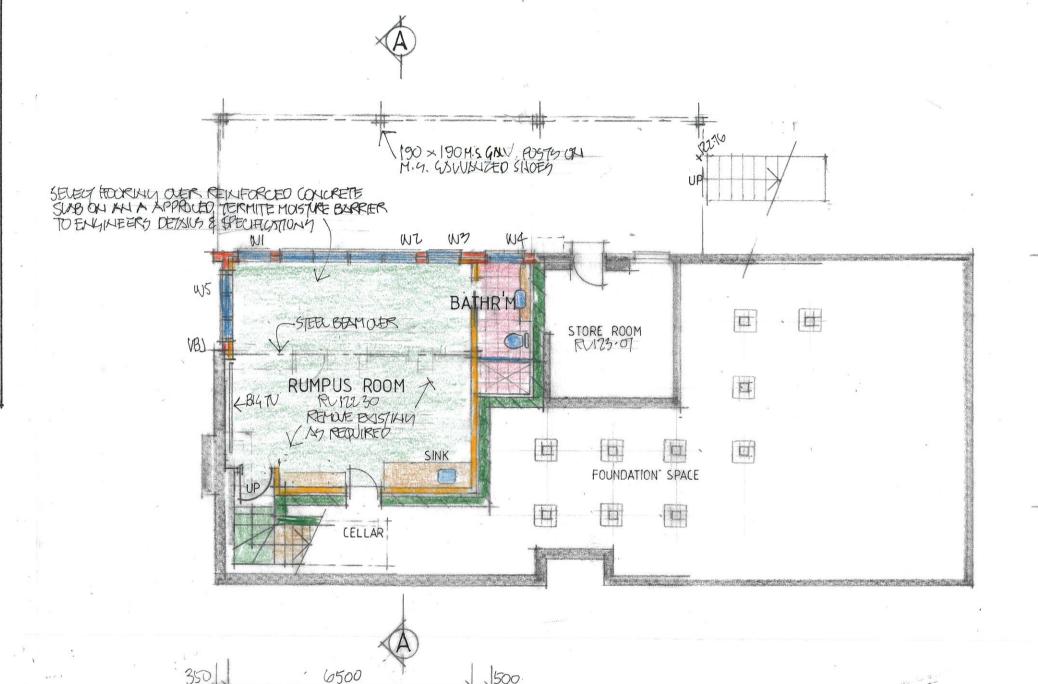
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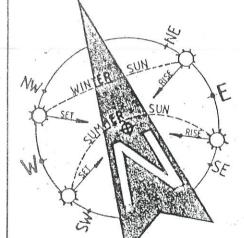
6 Roof water & sub-self drainage to be disposed of in the opproved manner or as directed by loca 7 All electrical power & light outlets to be determined by owner.

8 Note good and repair all estating finishes damaged by new work, Rause existing motariois where p

NOTES:

- LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH NCC VOL. 2 PART 3.8.4.2 AND AS/NZS 1680.0 1768.
- VENTILATION OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.5.2 OF THE BUILDING CODE OF
- AUSTRALIA AS / NZS 1680.2. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA PART 3.8.3.3
 - (TO FITHER OPEN OUTWARDS.SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
- FIRE /SMOKE ALARMS TO BE IN ACCORDANCE WITH
- TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH VOL. 2 PART 3.1.4 OR VOL. 1 PART B1.4 (I) AND INSTALLED IN ACCORDANCE WITH AS 3660.
- SOUND INSULATION TO BE IN ACCORDANCE. WITH PART 3.8.6.2 CLAUSES (a),(b) & (c) AND PART 3.8.6.3. OF THE NCC.
- ALL EXTERNAL GLAZING TO HAVE A MAXIMUM
- REFLECTIVITY INDEX OF 25%.
- ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
- WATERPROOFING OF ALL WET AREAS TO COMPLY WITH NCC VOL. 2 PART F1 & VOL. 2 PART3.8.1 & CONSTRUCTED IN ACCORDANCE WITH AS 3740.
- 10. AN APPROVED NON-VENTILATED COVER OR SHEILD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.
- STAIRS, HANDRAILS & BALUSTRADES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NNC VOL. 2 PARTS 3.9.1 & 3.9.2 IN AS1657.
- PROTECTION OF OPEN-ABLE WINDOWS MUST COMPLY WITH NCC VOL. 2 PART 3.9.2.5 (a) & (b) AND NCC VOL. 2 PART 3.9.5 (c) & (d).

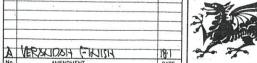




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LOWER

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PROPOSED ALTERATIONS/ADDITIONS No. 20 BILWARA AVENUE BILGOLA PLATEAU N. S. W. 2107

northern beaches

THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT **CONSENT**

DA2020/1412

DATE 09/09/2020 SCALE 1:100

2042-2 181

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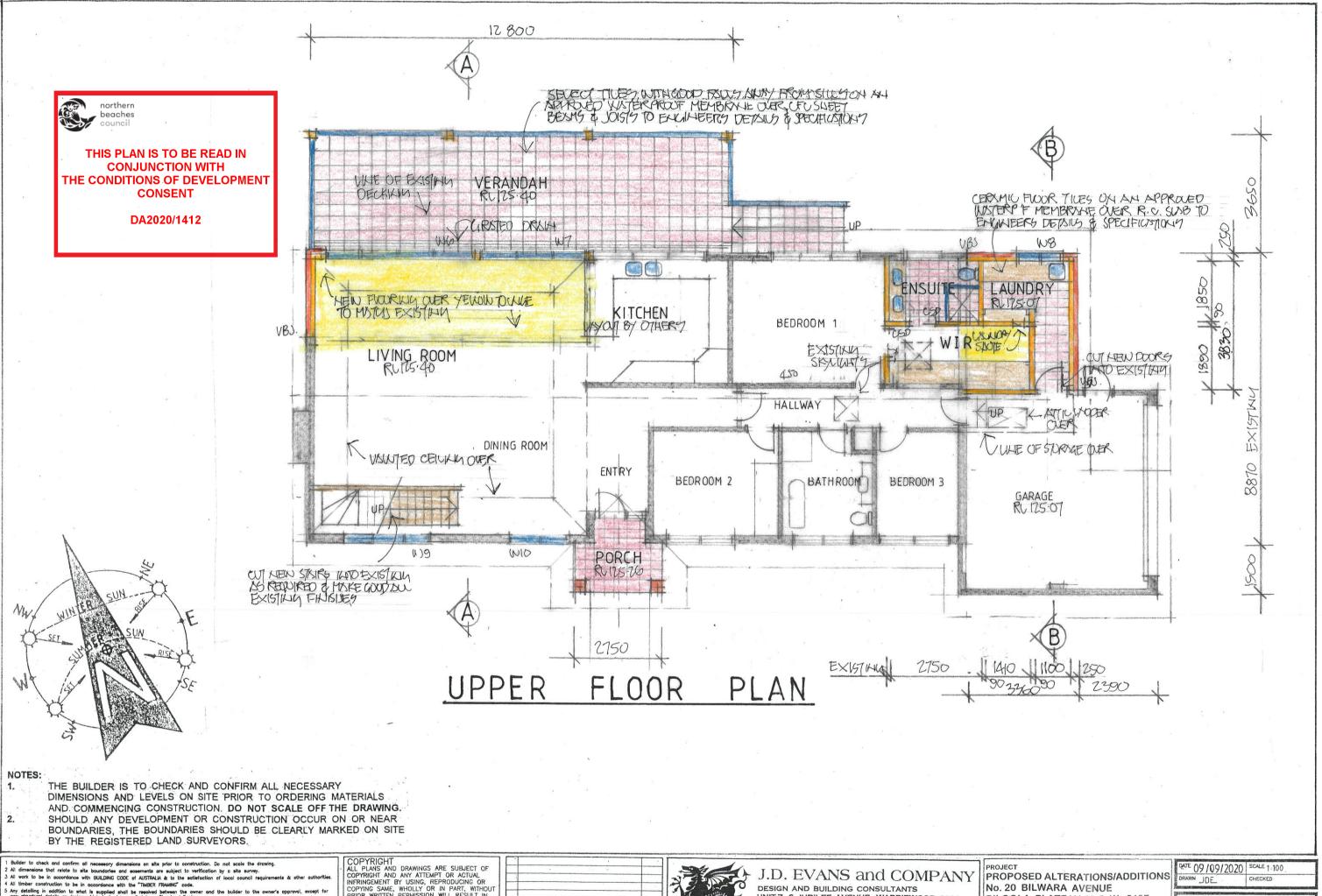


PLAN

PHONE 9999 4566 MOBILE 0418 976 596 email info@jdeco.com.au

FLOOR

ERHAN & GULSEREN IZMIR



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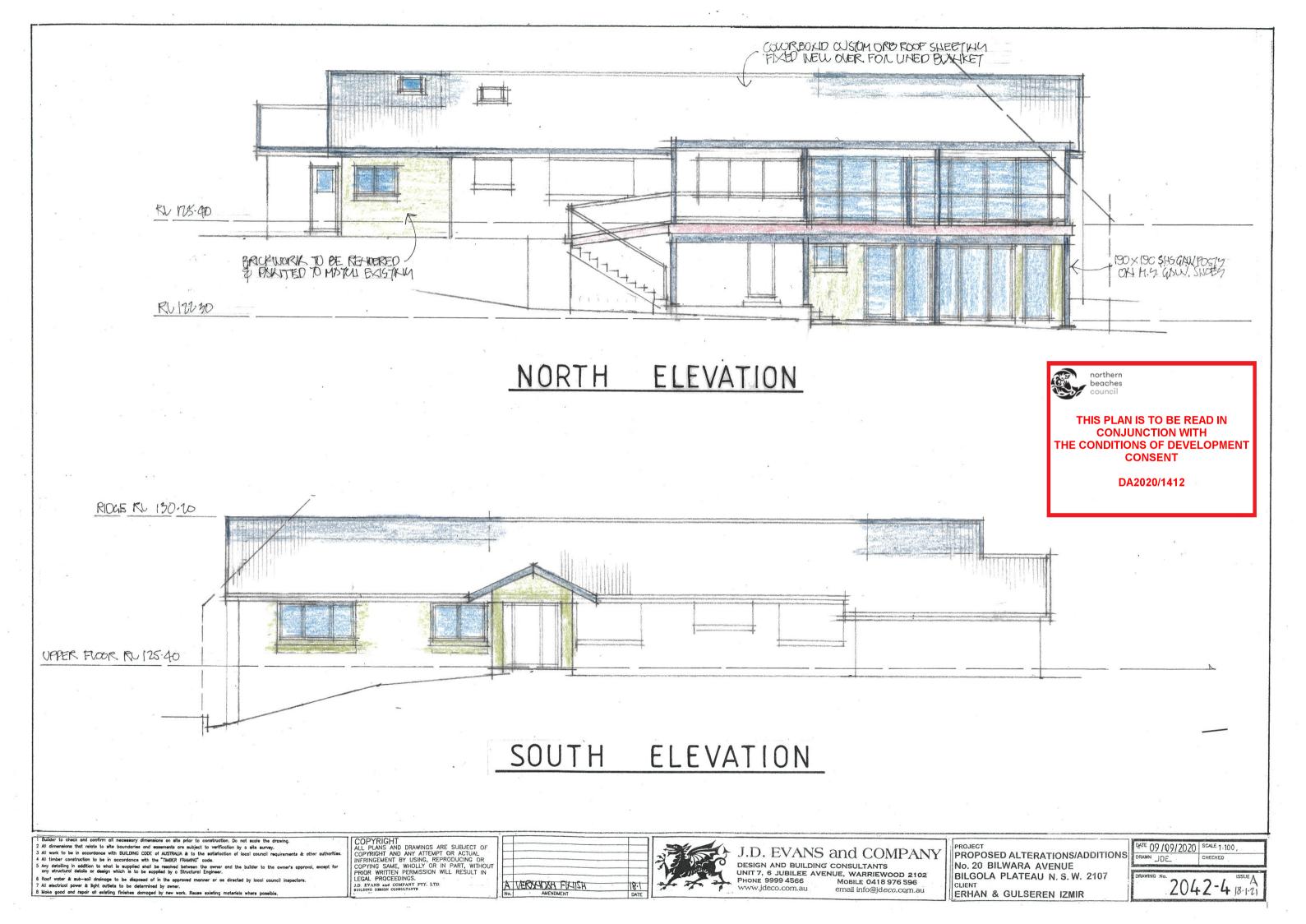


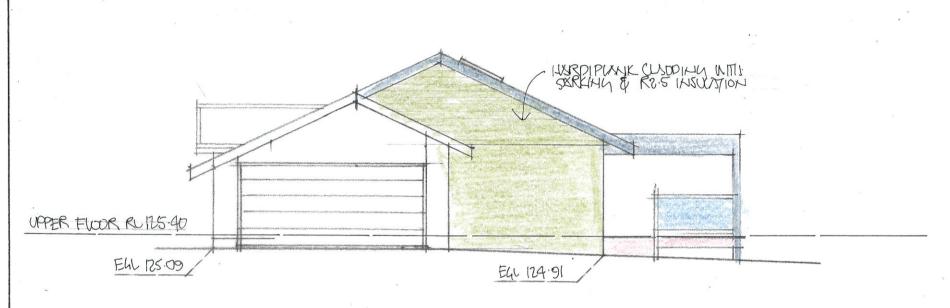
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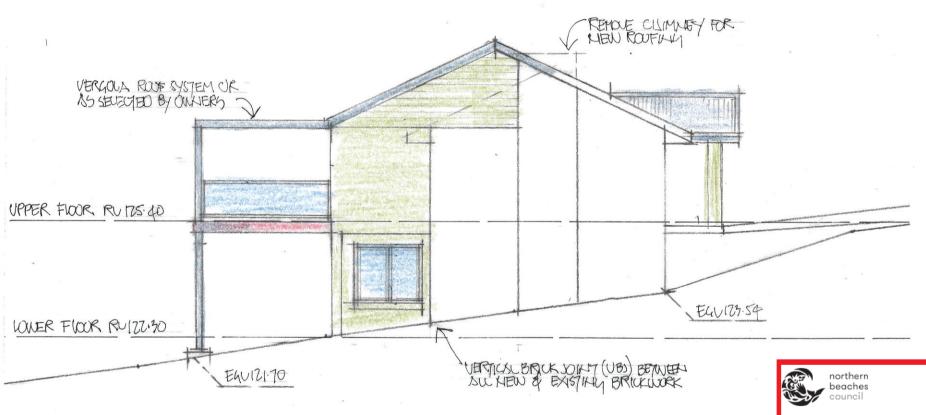
BILGOLA PLATEAU N. S. W. 2107 ERHAN & GULSEREN IZMIR

2042-3 181





EAST ELEVATION



ELEVATION WEST

THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT **CONSENT**

DA2020/1412

BASI *Certificate

Alterations and Additions

NSW Planning, Industry & Environmen

Project address	
Project name	Erhan & Gulseren Izmir
Street address	20 Bilwara Avenue Bilgola Plateau 2107
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 29879
Lot number	24
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) Jame / Company Name: J.D. Evans & Co. Ptv I td ABN (if applicable): 72 001 636 693

Fituies und systems	Show on DA Plans	Show on CC/GDO Plans 8	Certific Check
Lighting	ASSESSED		
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.		1	V
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.	T	1	1 1
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.		1	1
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.		1	

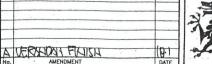
Construction	Show on DA Plants	Show on GORDG Plans A appear	Certifier Check		
nsulation requirements			STATE OF THE PERSON NAMED IN		In the late of the
The applicant must construct the new or altere the table below, except that a) additional insula is not required for parts of altered construction	d construction (floor(s), walls, and cellings/roofs) ation is not required where the area of new const where insulation already exists.	in accordance with the specifications listed in ruction is less than 2m2, b) insulation specified	1	V	1
Construction	Add tonal insulation required (Revalue)	Other specifications			
concrete slab on ground floor.	nit				
suspended floor with enclosed subfloor; framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
floor above existing dwelling or building.	nit				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
internal wall shared with garage: single skin masonry (R0.18)	nil				
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)			

Glazing rac	ulrements						Show of DA Plans	Show on COCOC Plans & operat	to (finer Check
Vindows an	d glazed d	oors	The second	CHECKET STATE				NESTRON COMM	
					nading devices, in accordance with reach window and glazed door.	the specifications listed in the table below.	V	V	V .
The following	requirement	must also	be satisf	fied in relation	to each window and glazed door:			1	1
have a U-valu must be calcu	e and a Sola lated in acco	r Heat Gai	in Coeffici h Nationa	ient (SHGC) r	o greater than that listed in the tab	er glazing, or toned/air gap/clear glazing must le below. Total system U-values and SHGCs s. The description is provided for information	el	1	~
					f each eave, pergola, verandah, ba than 2400 mm above the sill.	cony or awning must be no more than 500 mm	✓	V	1
Pergolas with	polycarbona	te roof or s	similar tra	nslucent mate	erial must have a shading coefficier	nt of less than 0.35.		1	V
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.								1	1
Overshadowie specified in th					nt and distance from the centre and	the base of the window and glazed door, as	✓	1	✓
Windows a	nd glazed	doors	lazing	requiremen	nts				1
Window I dox ub.	or Orientatio	Area of glass ind frame (m2)	Oversh Height (m)		Shading dovice	Prime and glass type			
W1	N	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W2	N	8.64	0	0	eave/verandsh/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3	N	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3									

Glazing requ	litements						CCCCCCC	Gentilles Chack
Waldow∦door nd	Opentition	Area of glass into frame (m2)		Distance	Shading devict	frame and file stype		
NAC SALES STREET	-	-	-	-	>=900 mm	6.44, SHGC: 0.75)		
W5	w	2.7	4	1	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W6	N	10.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W7 ,	N	7.92	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W8	N	1.5	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		

6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by loc 7 All electrical power & light outlets to be determined by owner.
8 Moke good and repair all existing finishes domoged by new work. Reuse existing materials where

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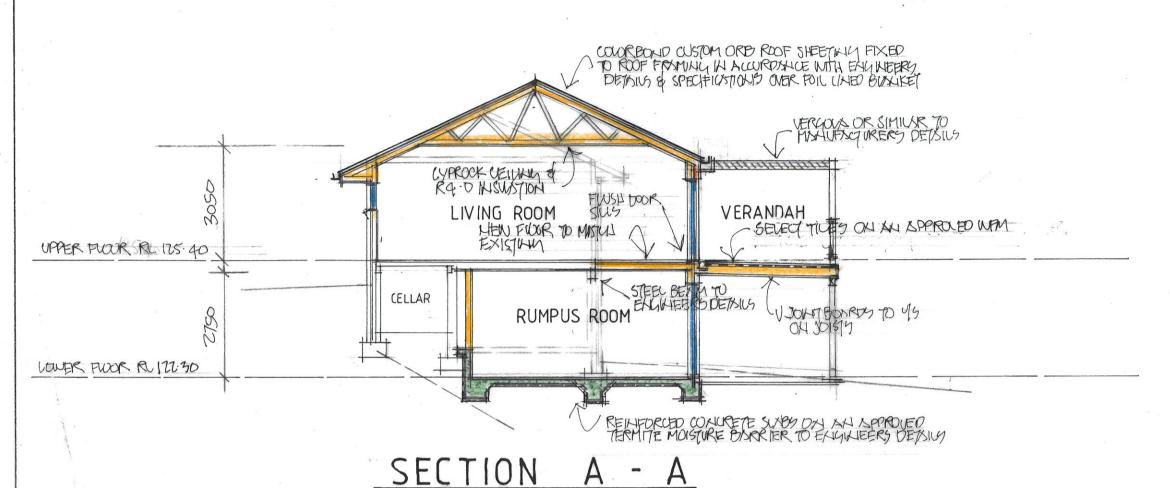
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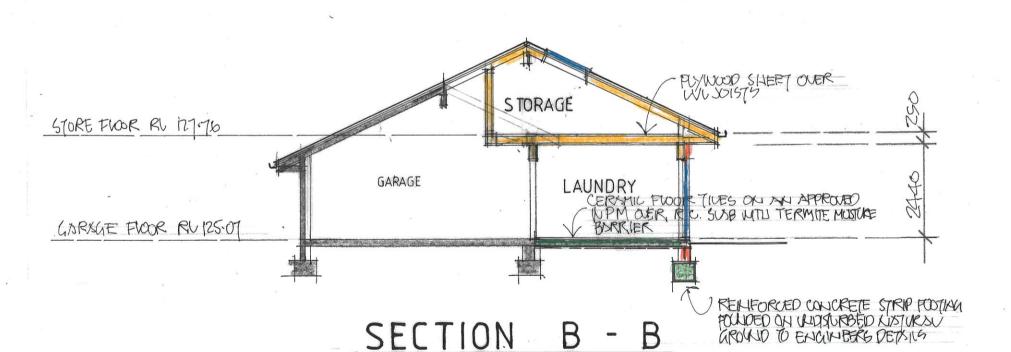
PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 20 BILWARA AVENUE

BILGOLA PLATEAU N. S. W. 2107 ERHAN & GULSEREN IZMIR

DATE 09/09/2020 SCALE 1:100, JOE NWA

2042-5 18-1-Z







THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT **CONSENT**

DA2020/1412

2 All dimensions that relate to site boundaries and easements are subject to verification by a site sun. 3 All work to be in occordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council.

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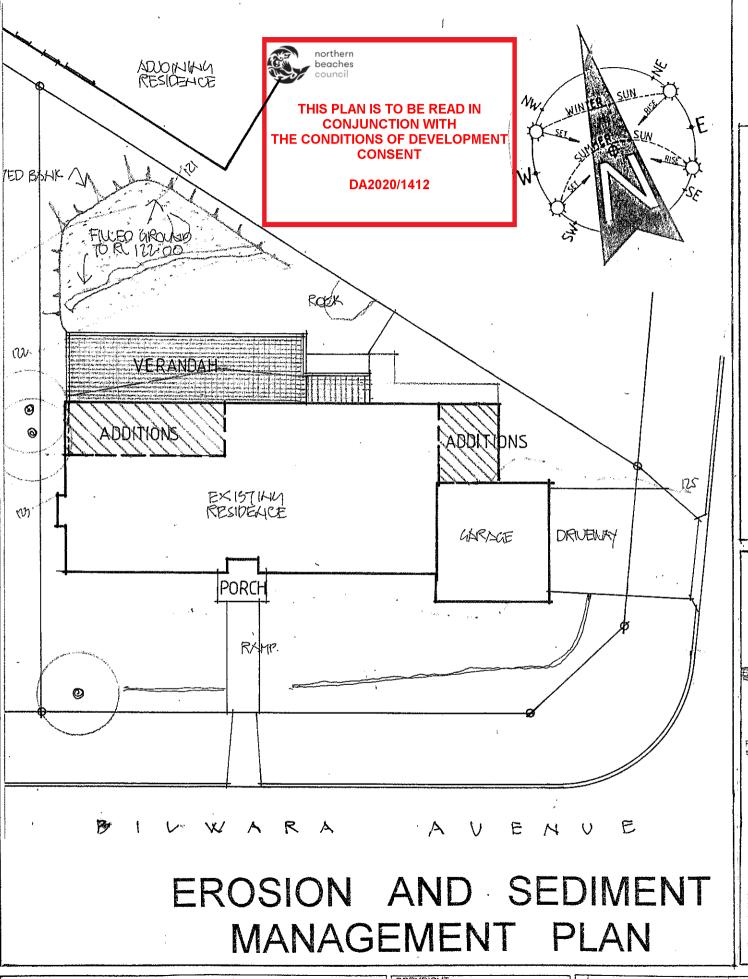
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PROPOSED ALTERATIONS/ADDITIONS No. 20 BILWARA AVENUE BILGOLA PLATEAU N. S. W. 2107 CLIENT ERHAN & GULSEREN IZMIR

DATE 09/09/2020 SCALE 1:100

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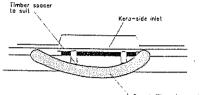
SEDIMENT FENCE 1.5 m stor pickets of max. 3 m centres SECTION DETAIL 15 m star pickets at mox. 3 m centres

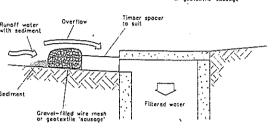
CONSTRUCTION NOTES

- 1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL. TO THE CONTOURS OF THE SITE.

 2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3.0 METRES APART.
- 3. DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE. FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- BACKFILL TRENCH OVER BASE OF FABRIC.
- 5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS
 WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
 6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

MESH AND GRAVEL INLET FILTER





NOTE: This practice only to be used where specified in an approved SWMP/ESCP

CONSTRUCTION NOTES

- 1. FABRICATE A SLEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER
- THAN THE LENGTH OF THE INLET PIT.

 2. FILL THE SLEVE WITH 25MM TO 50MM GRAVEL.
- 2. FILL THE SLEVE WITH 25MM TO 50MM GRAVEL.

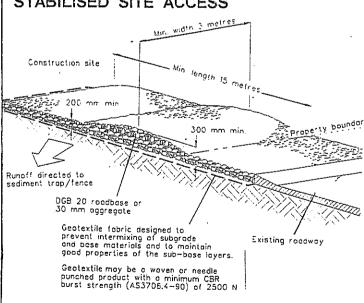
 3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150MM HIGH X 400MM WIDE.

 4. PLACE THE FILTER AT THE OPENING OF THR KERB INLET LEAVING A
 100MM GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.

 5. MAINTAIN THE OPENING WITH SPACER BLOCKS.

 6. FORM A SEAL WITH THE KERBING AND PREVENT
- SEDIMENT BYPASSING THE FILTER.
 7. FIT TO ALL KERB INLETS AT SAG POINTS

STABILISED SITE ACCESS

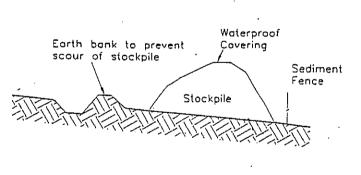


- CONSTRUCTION NOTES

 1. STRIP TOPSOIL AND LEVEL SITE.

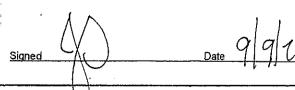
 2.COMPACT SUBGRADE.
- 3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINMIMUM LENGTH 15 METRES OR TO BUILDING. ALIGNMENT, MINIMUM WIDTH 3 METRES.
- 5. CONSTRUCT HUMP IMMEDIATELY WITHIN THE BOUNDARY TO DIRVERT WATER TO A SEDIMENT FENCE OF OTHER SEDIMENT TRAP.

BUILDING MATERIAL STOCKPILES DETAIL



CERTIFICATION

- I JOHN EVANS MEMBER No. 365-96 OF THE BUILDING DESIGNERS ASSOCIATION OF N. S. W. INC, HEREBY CERTIFY THAT THIS DRAWING HAS BEEN DESIGNED IN WITH THE REQUIREMENTS OF THE N. S. W. DEPARTMENT OF
- LAND AND WATER CONSERVATION'S
- "URBAN EROSION AND SEIMENT CONTROL" MANUAL.



- 1 Builder to check and confirm oil measurery dimensions on also brief to construction. Do not acale the area 2 All dimensions that relate to site boundaries and ecomments are subject to verification by a site survey.

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PROJECT PROPOSED ALTERATIONS/ADDITIONS

ERHAN & GULSEREN IZMIR

No. 20 BILWARA AVENUE BILGOLA PLATEAU N. S. W. 2107

EXTE 09 /09/2020 SCALE JOE MAN

2042-7 BHZ