

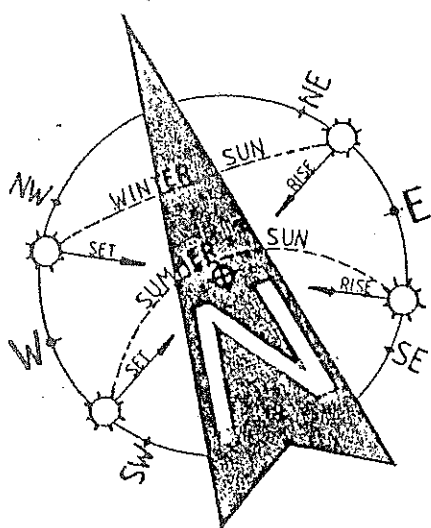
## DEVELOPMENT CALCULATIONS

<b>SITE AREA</b>	<b>705.00 SQUARE METRES</b>	
<b>DESCRIPTION</b>	<b>EXISTING SQM</b>	<b>PROPOSED SQM</b>
FLOOR	193.90	254.46
ROOF	153.50	191.16
GARAGE	38.40	38.40
DECK & RAMP	51.64	—
VERANDAH & RAMP	—	51.80
PORCH	—	4.16
DRIVEWAY	24.08	24.08
RAMP	9.86	9.86
<b>TOTAL HARD SURFACE</b>	<b>277.48 (39.36%)</b>	<b>319.46 (45.31%)</b>



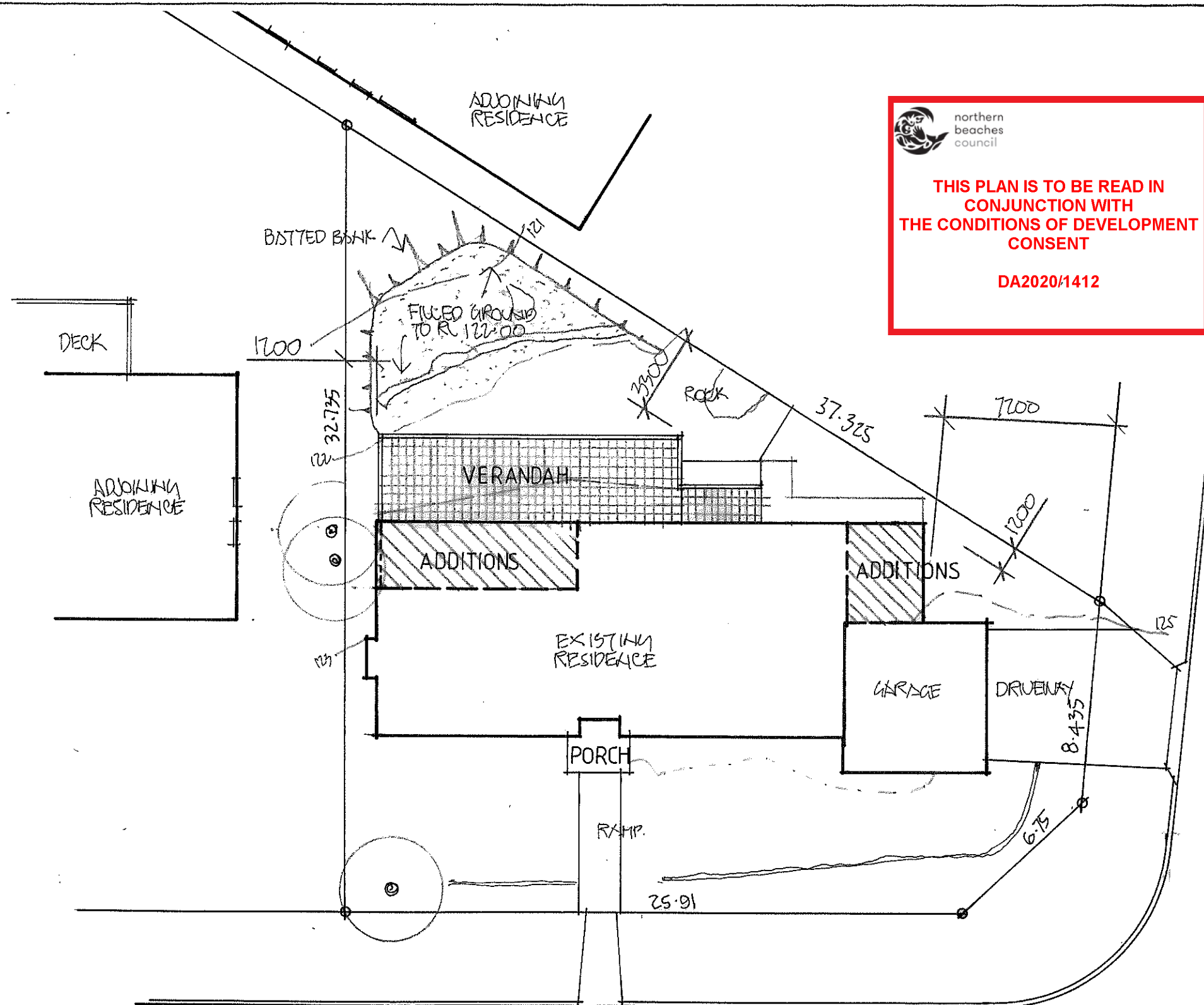
**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2020/1412**



### NOTES:

1. 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.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.



**BILWARA AVENUE**  
**SITE PLAN**

VOT 24 IN D.P. 29879

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4. All timber construction to be in accordance with the "TIMBER FRAMING" code.  
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.  
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.  
7. All electrical power & light outlets to be determined by owner.  
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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J.D. EVANS and COMPANY PTY. LTD.  
BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE
1	VERLOAH FIKISH	10/1



**J.D. EVANS and COMPANY**  
DESIGN AND BUILDING CONSULTANTS  
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www.jdeco.com.au email info@jdeco.com.au

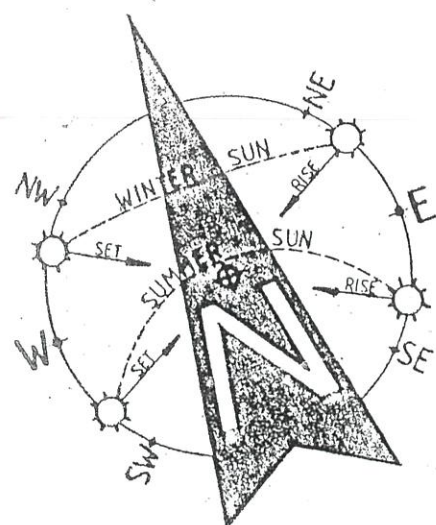
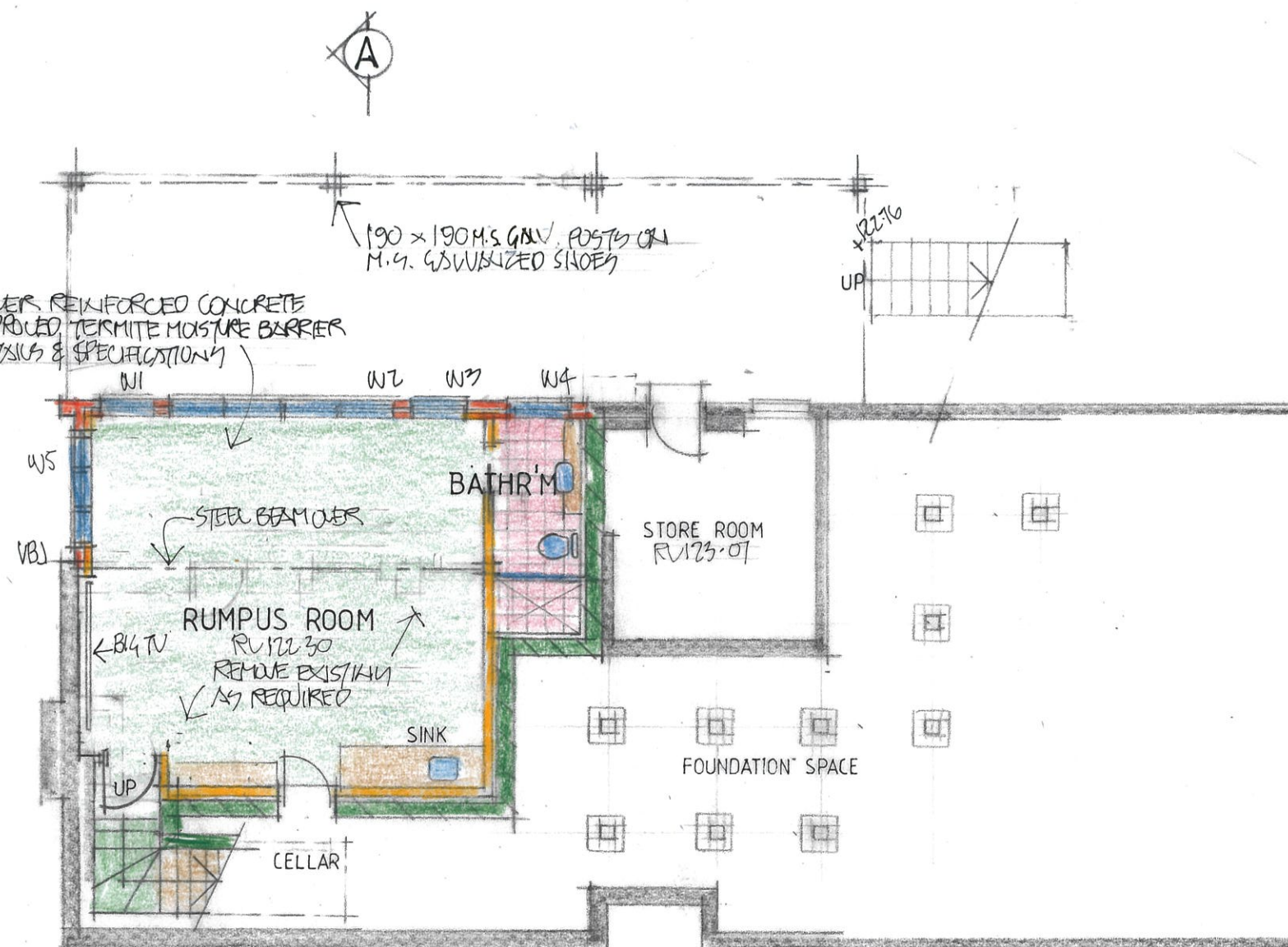
PROJECT  
**PROPOSED ALTERATIONS/ADDITIONS**  
**No. 20 BILWARA AVENUE**  
**BILGOLA PLATEAU N. S. W. 2107**  
CLIENT  
**ERHAN & GULSEREN IZMIR**

DATE 09/09/2020	SCALE 1:200
DRAWN JOE	CHECKED
DRAWING No.	ISSUE A
<b>2042-1</b>	<b>18-1-21</b>



- NOTES:**
1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH NCC VOL. 2 PART 3.8.4.2 AND AS/NZS 1680.0 1768.
  2. 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.
  3. 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 EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
  4. FIRE / SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE NCC VOL. 2 PART 3.7.2. AND AS 3786.
  5. 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.
  6. 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.
  7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
  8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
  9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH NCC VOL. 2 PART F1 & VOL. 2 PART 3.8.1 & 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.
  11. STAIRS, HANDRAILS & BALUSTRADES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCC VOL. 2 PARTS 3.9.1 & 3.9.2 IN AS1657.
  12. 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).

SELECT FLOORING OVER REINFORCED CONCRETE SLAB ON AN APPROVED TERMITE MOISTURE BARRIER TO ENGINEERS DETAILS & SPECIFICATIONS



- NOTES:**
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## LOWER FLOOR PLAN



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

DA2020/1412

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

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J.D. EVANS and COMPANY PTY. LTD.  
BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE
1	VERANDAH FINISH	18/1



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

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

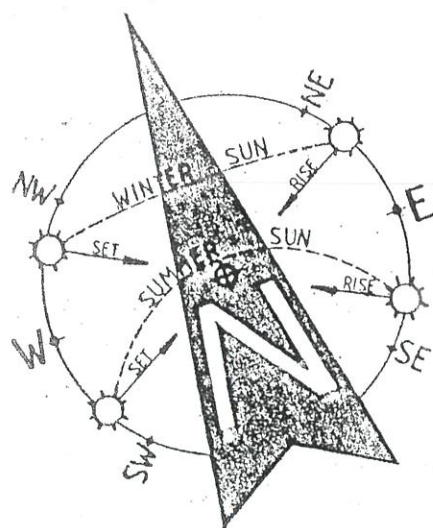
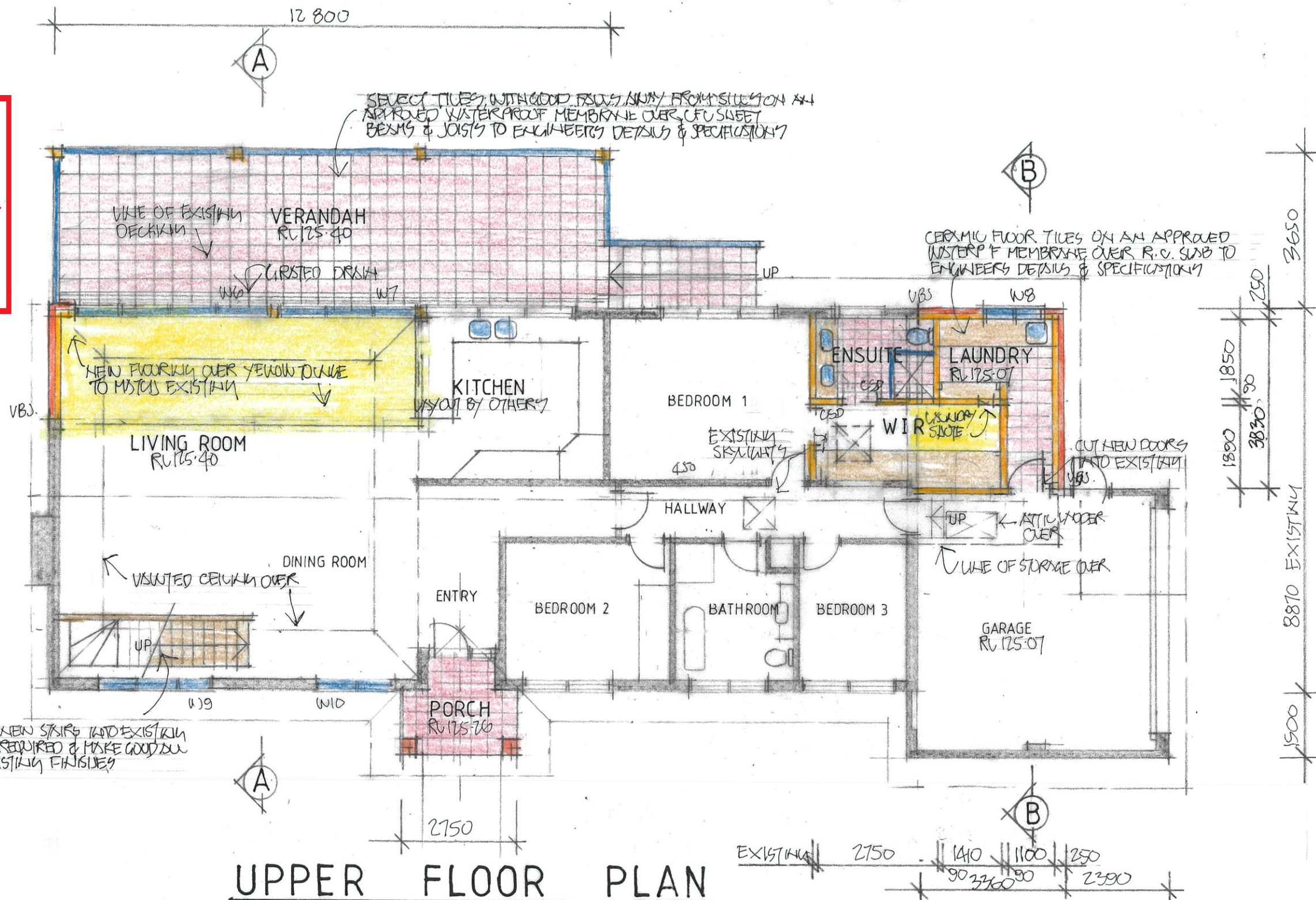
DATE 09/09/2020	SCALE 1:100
DRAWN JOE	CHECKED
DRAWING No.	ISSUE
2042-2	18-1-21





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**DA2020/1412**



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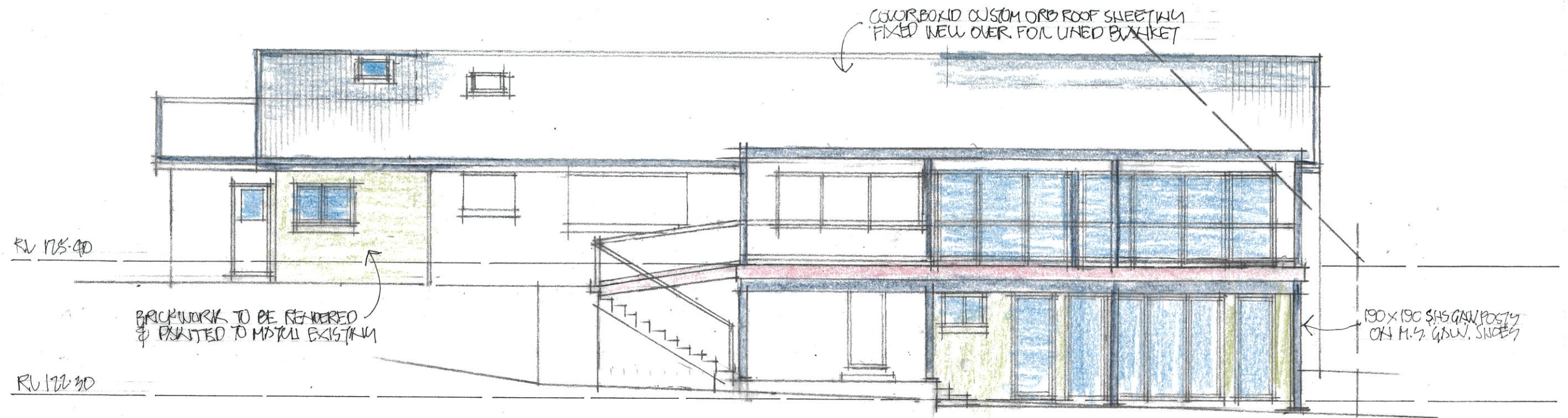


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CLIENT  
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DATE 09/09/2020 SCALE 1:100  
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DRAWING No. 2042-3 ISSUE A  
18-1



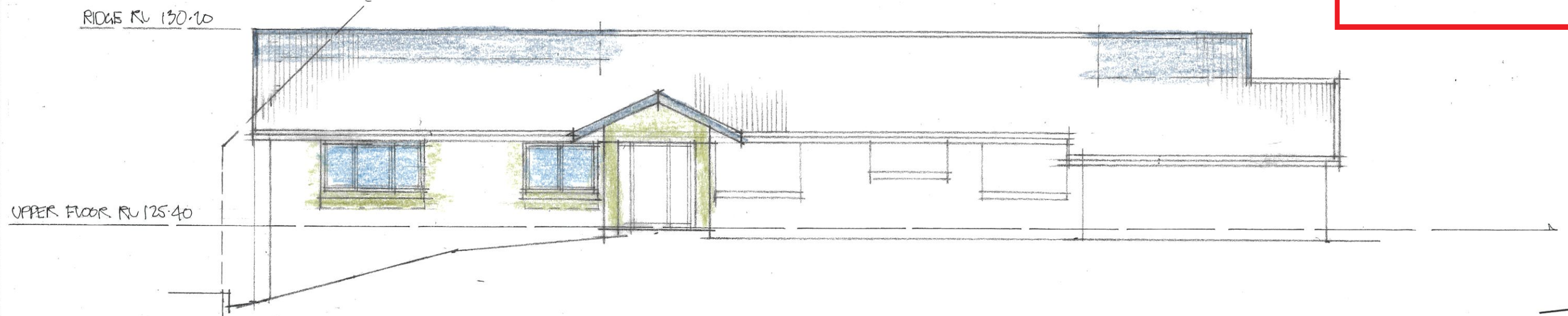


## NORTH ELEVATION



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CONSENT

DA2020/1412



## SOUTH ELEVATION

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No.	AMENDMENT
	DATE

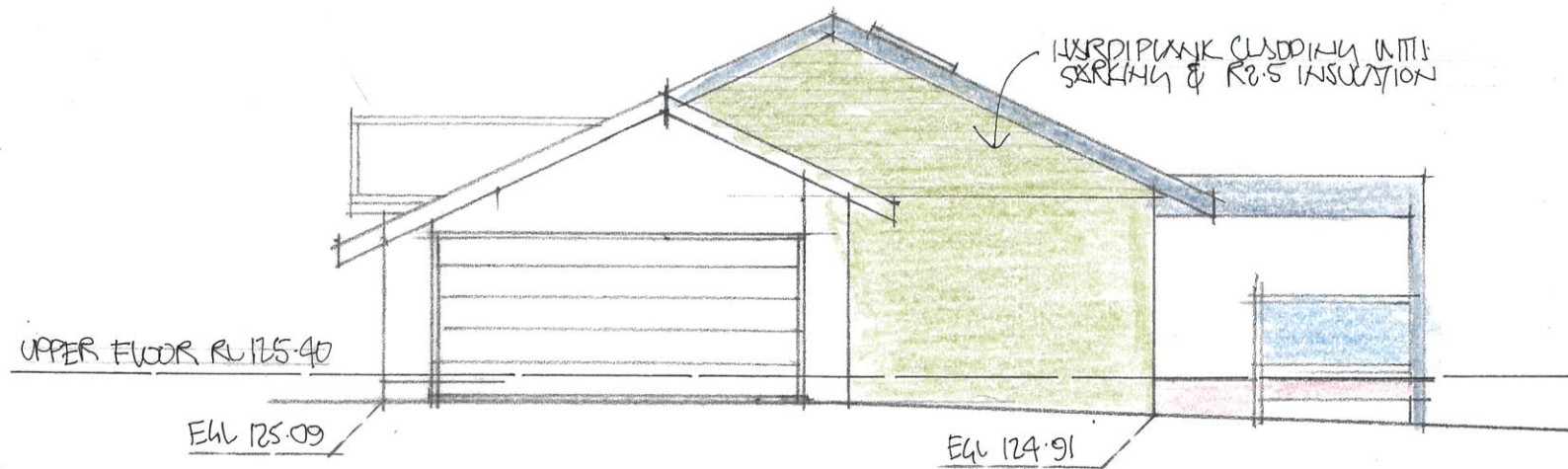


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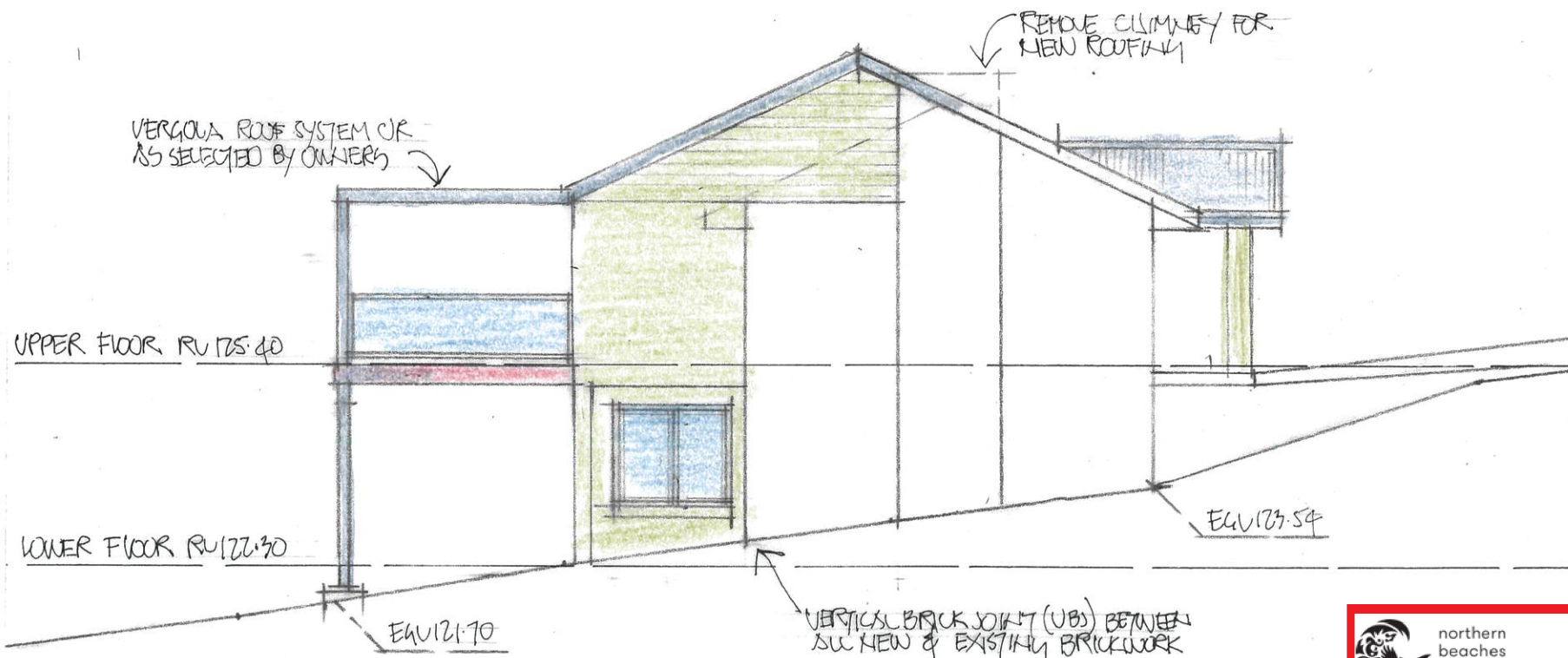
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ERHAN & GULSEREN IZMIR

DATE 09/09/2020	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No. 2042-4	ISSUE A
	18-1-21





## EAST ELEVATION



## WEST ELEVATION

### BASI Certificate

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

#### Alterations and Additions

Certificate number: A394667

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: Wednesday, 21, October 2020

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,  
Industry &  
Environment

Project address	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)
Name / Company Name: J.D. Evans & Co Pty Ltd
ABN (if applicable): 72 001 636 693

Fixtures and systems	Show on Plan	Show on Section	Check
<b>Lighting</b>			
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.			✓
<b>Fixtures</b>			
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.			✓

Construction	Show on Plan	Show on Section	Check
<b>Insulation requirements</b>			
The applicant must construct the new or altered construction (floor(s), walls, and ceiling/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 2m <sup>2</sup> ; b) insulation specified is not required for parts of altered construction where insulation already exists.			✓
<b>Construction</b>			
concrete slab on ground floor.	nil		
suspended floor with enclosed subfloor: framed (R0.7).	R0.80 (down) (or R1.30 including construction)		
floor above existing dwelling or building.	nil		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibre, 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 requirements				Show on Plan	Show on Section	Check
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Glazing requirements					Show on Plan	Show on Section Elev & Views	Check
Window Glazing	Orientation	Area of glazing (m <sup>2</sup> )	Over- hang Height (m)	Shading device Distance (m)	Frame and glass type		
				>=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)		



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

DA2020/1412

- Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
- All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- All timber construction to be in accordance with the "TIMBER FRAMING" code.
- Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
- Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
- All electrical power & light outlets to be determined by owner.
- Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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J.D. EVANS and COMPANY PTY. LTD.  
BUILDING DESIGN CONSULTANTS

Version	Final	Amendment	Date
1			

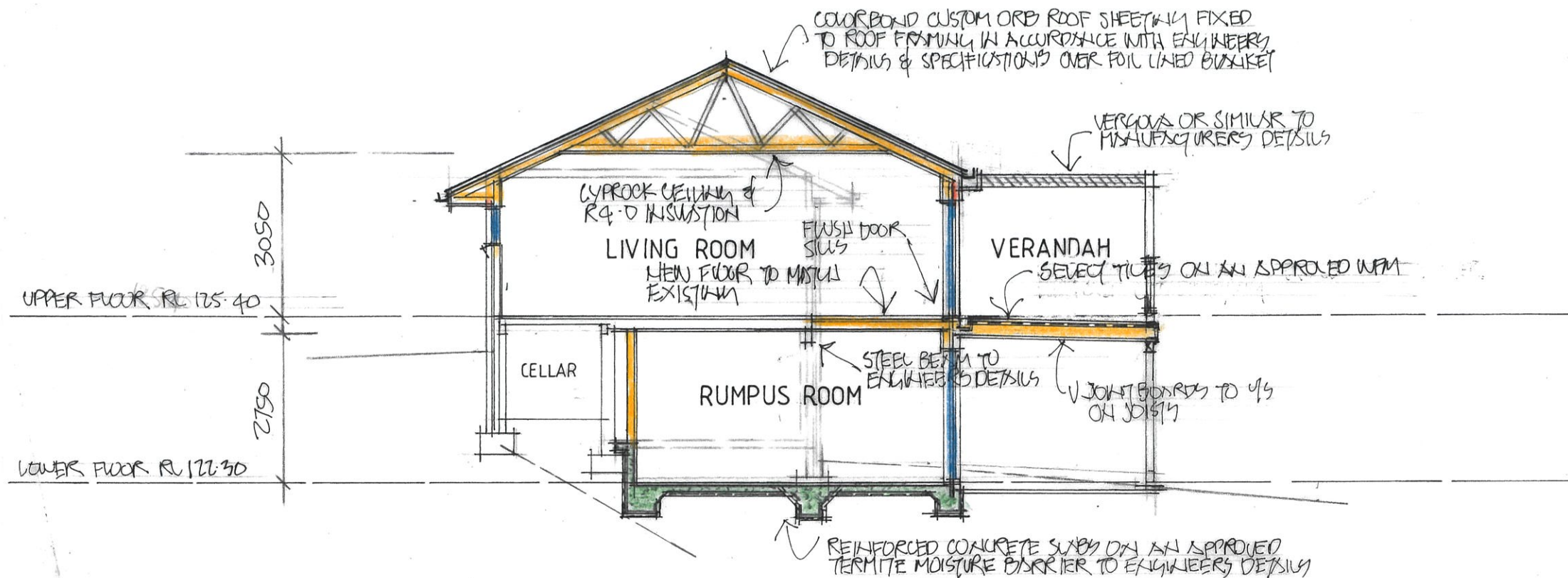


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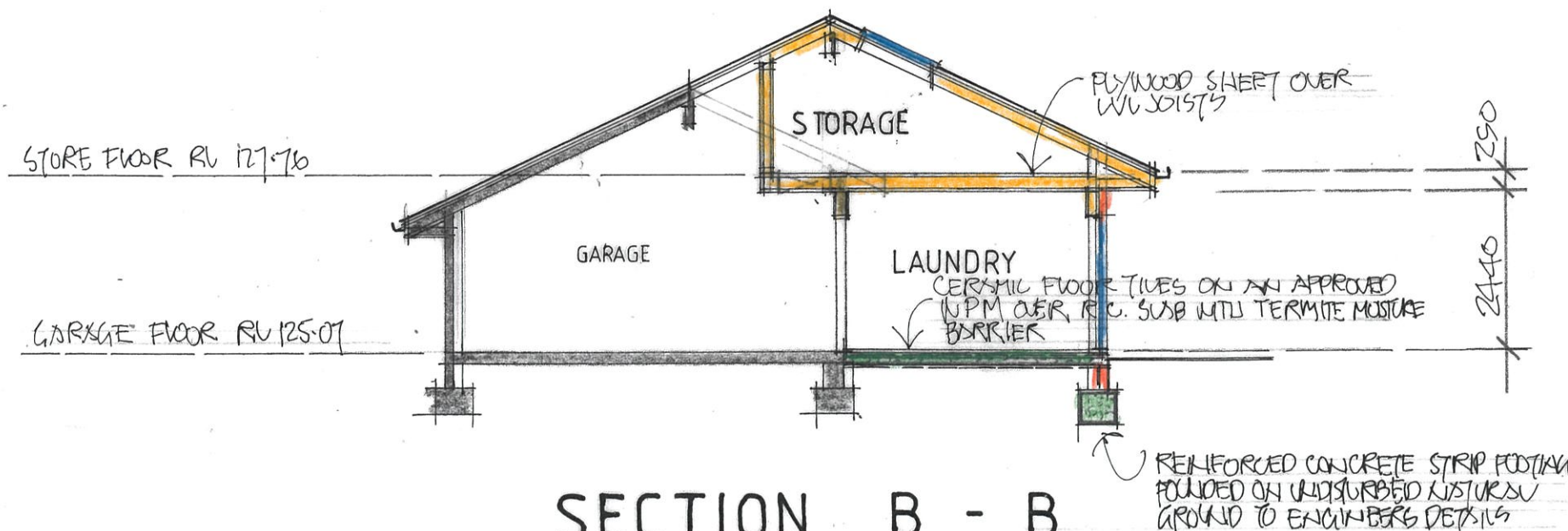
**PROJECT**  
**PROPOSED ALTERATIONS/ADDITIONS**  
**No. 20 BILWARA AVENUE**  
**BILGOLA PLATEAU N. S. W. 2107**  
**CLIENT**  
**ERHAN & GULSEREN IZMIR**

DATE 09/09/2020	SCALE 1:100
DRAWN JOE	CHECKED
DRAWING No. 2042-5	ISSUE A 18-1-21





**SECTION A - A**



**SECTION B - B**



northern  
beaches  
council

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

**DA2020/1412**

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No.	AMENDMENT	DATE
1	VERANDAH FINISH	18/1



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DATE 09/09/2020	SCALE 1:100
DRAWN JOE	CHECKED
DRAWING No.	ISSUE A
<b>2042-6</b>	18/1



