

GROUND FLOOR PLAN

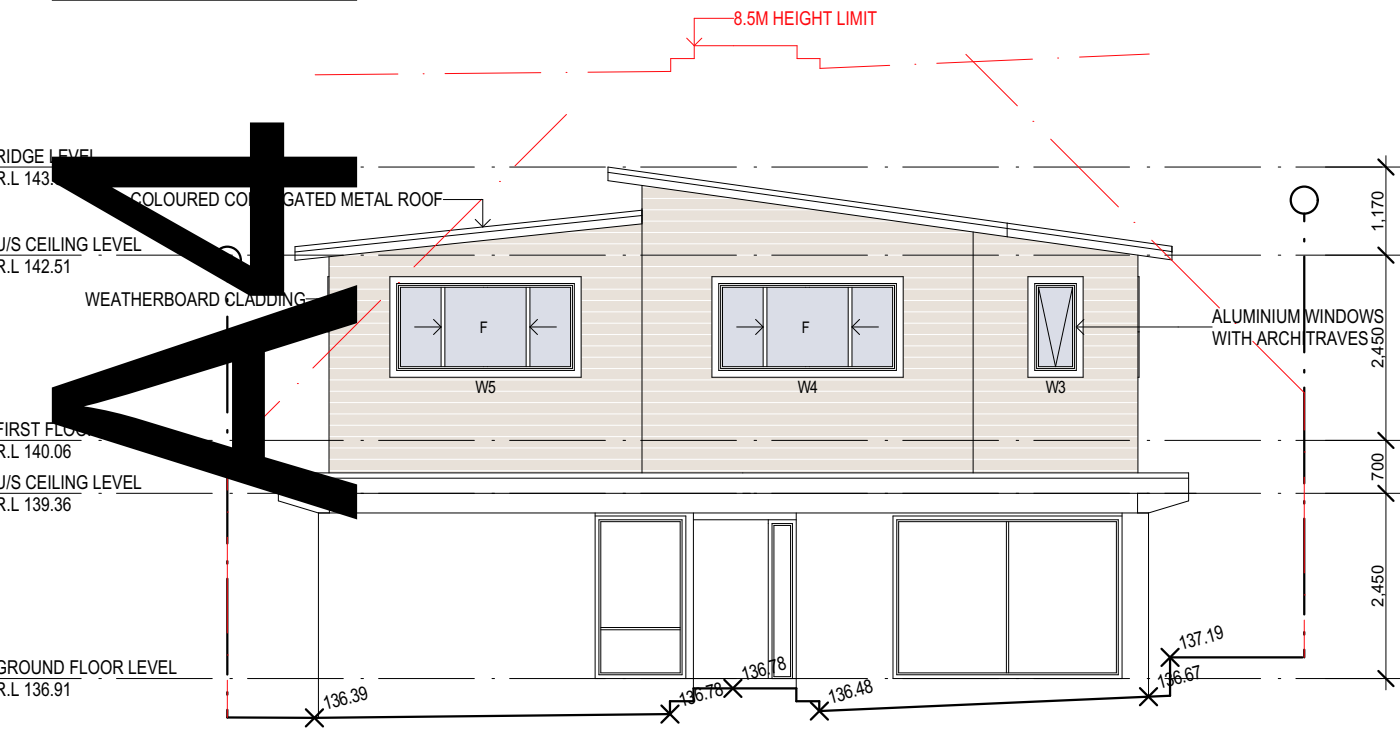
A4 NOTIFICATION PLAN

64
DP 12838
604.3M²

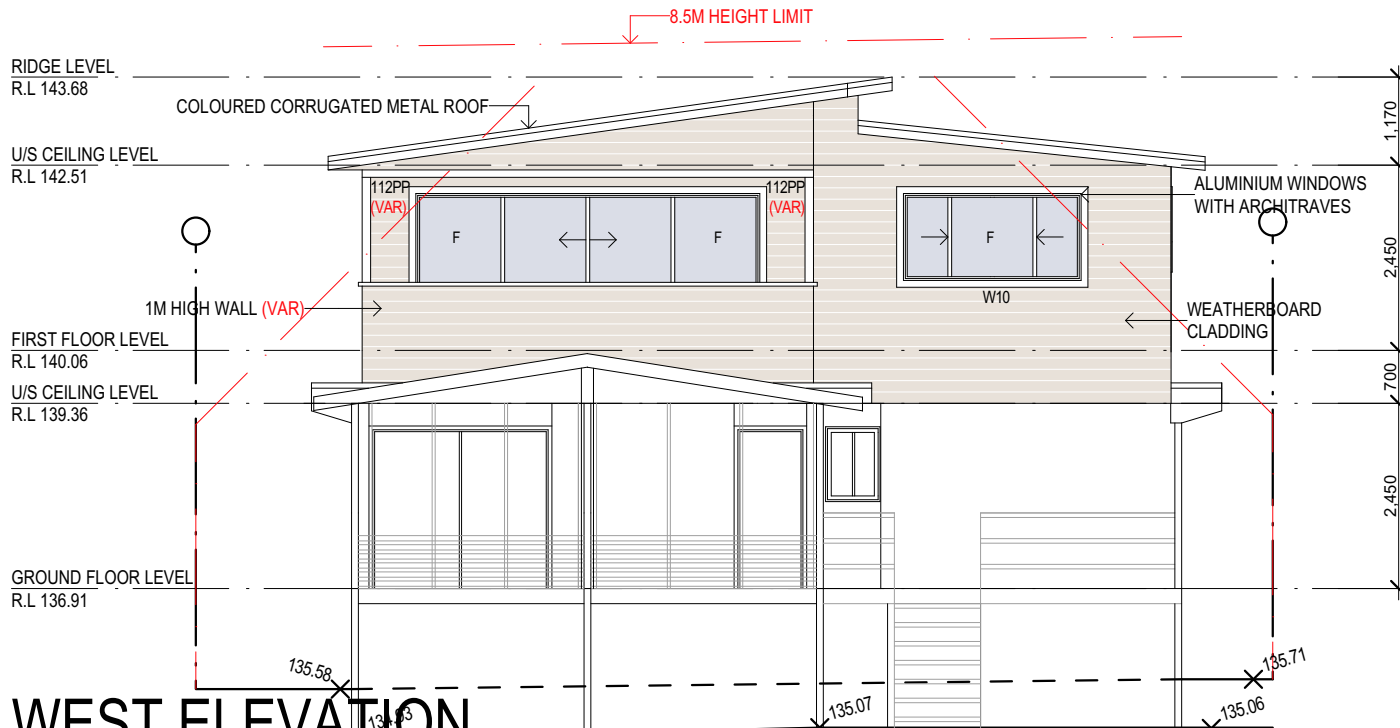
GROUND FLOOR LEVEL

PROPOSED FIRST FLOOR PLAN

PROPOSED FIRST FLOOR LEVEL



EAST ELEVATION



WEST ELEVATION

TRUE NORTH

OPEN SPACE CALCULATIONS	
SITE AREA	604.3 sqm
GROSS FLOOR AREA	206.9 sqm
EXIST. IMPERVIOUS AREA	308.59 sqm 51%
PROPOSED IMPERVIOUS AREA	308.59 sqm 51%
EXIST. UNDISCATED AREA	295.70 sqm 49%
PROPOSED LANDSCAPED AREA	295.70 sqm 49%
NO CHANGE TO EXISTING LANDSCAPE	
EXIST FLOOR SPACE	110.6 sqm 0.18 : 1
PROPOSED FLOOR SPACE	206.9 sqm 0.34 : 1
MAXIMUM GROUND FLOOR AREA MEASURED FROM INSIDE FACE OF THE EXTERNAL WALL	

FRAMING NOTES.	
ROOF PITCH	NEW: 6° & 8° EXISTING: 1° TO BE CHECKED
FRAME HEIGHT	2450mm
ROOFING	METAL
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR OPENING HEAD HEIGHT	NO BULKHEAD
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

LEGEND & GENERAL NOTES	
(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
90PP	90 x 90 PRIMED POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W / C	TOILET SUITE (WATER CLOSET)
B.I.C	BUILT IN CUPBOARD
ST.	STORE
C.O.S	TO BE CHECKED ON SITE
OPT. #	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.	
SUBCONTRACTORS TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLYING WITH CC / CDC	
SUBCONTRACTORS TO CONFIRM DA LEVEL IS IN COMPLIANCE WITH PROJECT MANAGER BEFORE FINALISING FLOOR STRUCTURE	

BASIX REQUIREMENTS	
40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.	
BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.	
EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION.	
FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).	
ALL WINDOWS TO HAVE IMPROVED ALUMINIUM WINDOWS	
W1,W2,W6,W7,W8,W9 AND D1 TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75	
W3,W4,W5 AND W10 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46	

FIRST FLOOR BEDROOM WINDOWS	
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOOKS / SCREENS TO COMPLY WITH BCA / NCC PART 3.9.2	

STAIRS	
PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH 3.9.1 AND 3.9.2 OF NCC	

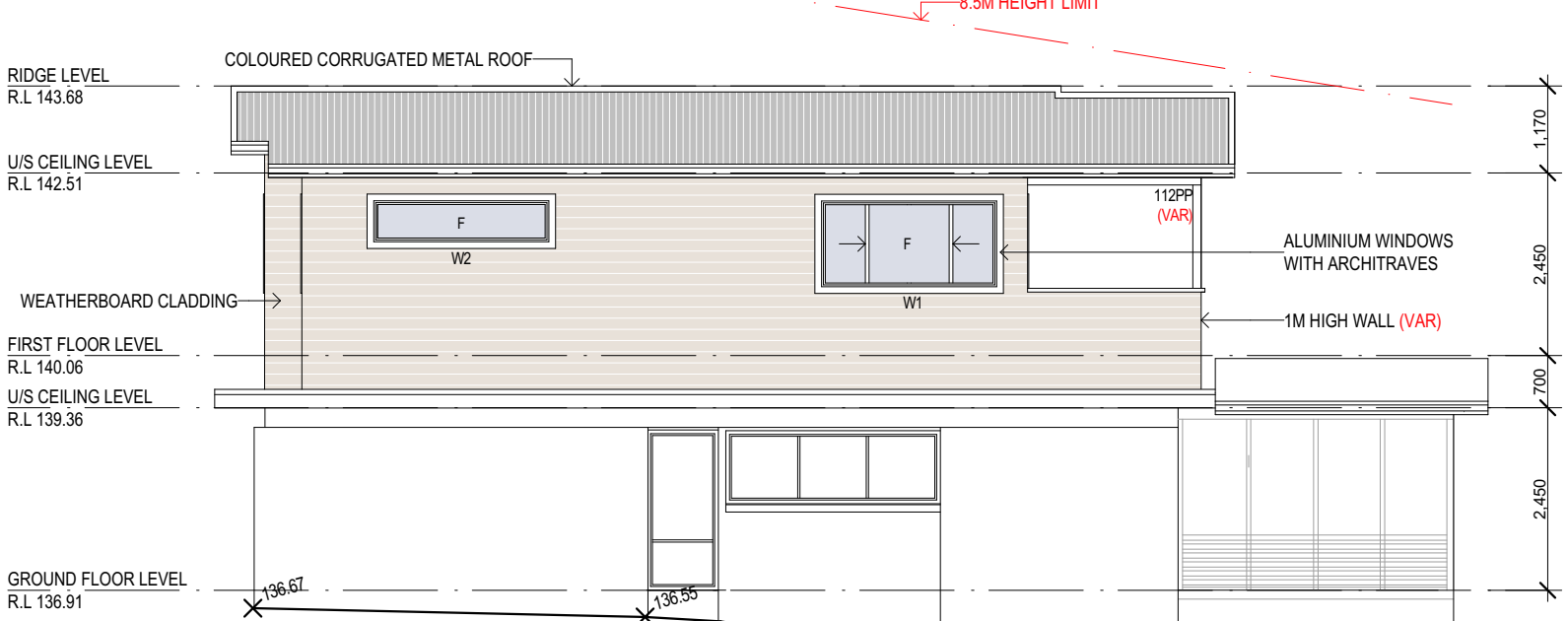
BALUSTRADES - NCC PART 3.9.	
NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO LEVEL BELOW IS MORE THAN 4 METRES.	

SMOKE ALARM	
INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC CLAUSE 3.7.2.2	

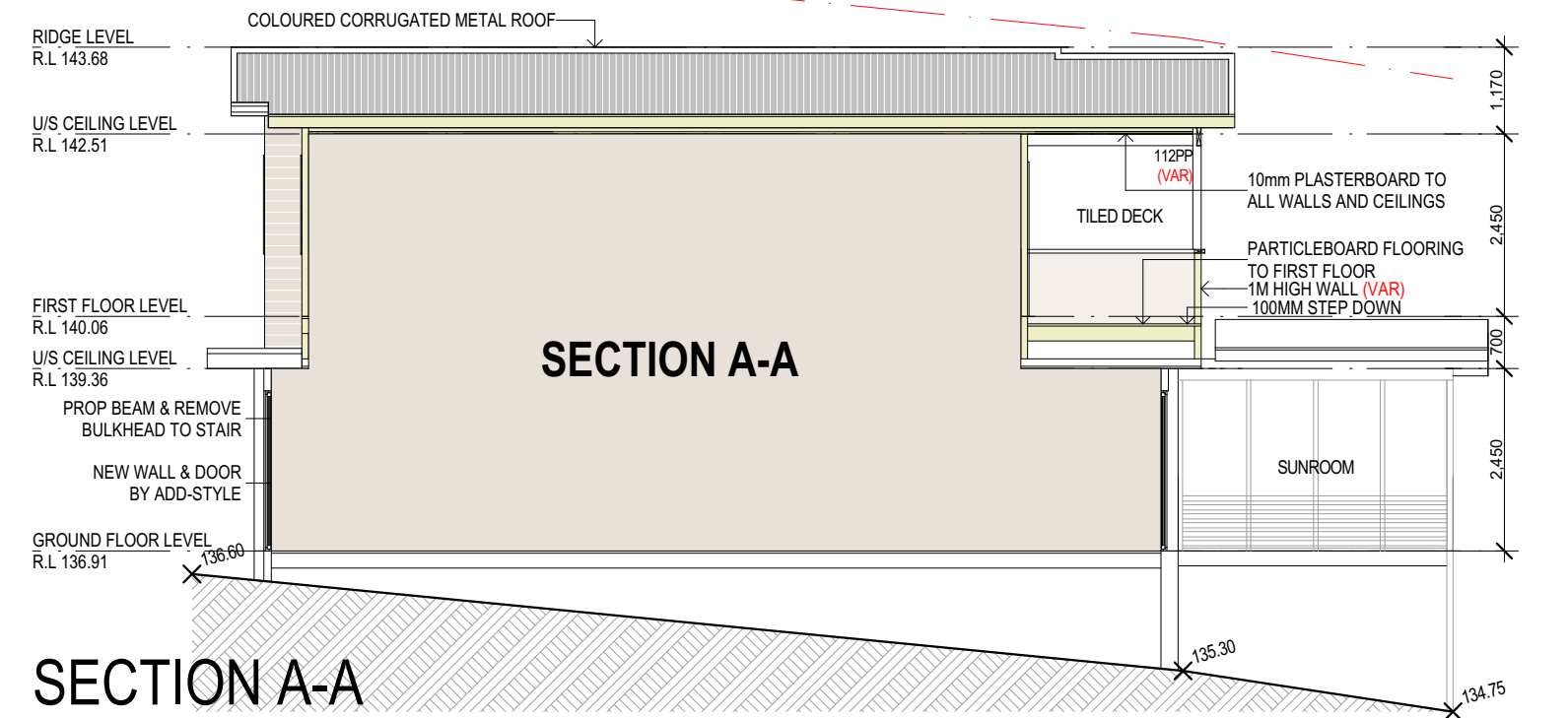
VARIATIONS	
- NO BULKHEAD TO B.I.C'S - RIPPLE GLASS FRAMELESS SHOWER SCREEN - TILED NICHE - TILED WINDOW REVEAL - 300 X 600MM FLOOR TILES - FEATURE WALL TILE - REINSTATE DECK - 2X 112PP TO DECK - 1M SOLD WALL TO DECK	

SANITARY DOOR - NCC/BCA PART 3.8.3	
PROVIDE 'LIFT OFF' HINGES WHERE SPAN IS WITHIN 1.2 METRES OF HINGED SIDE OF DOOR.	

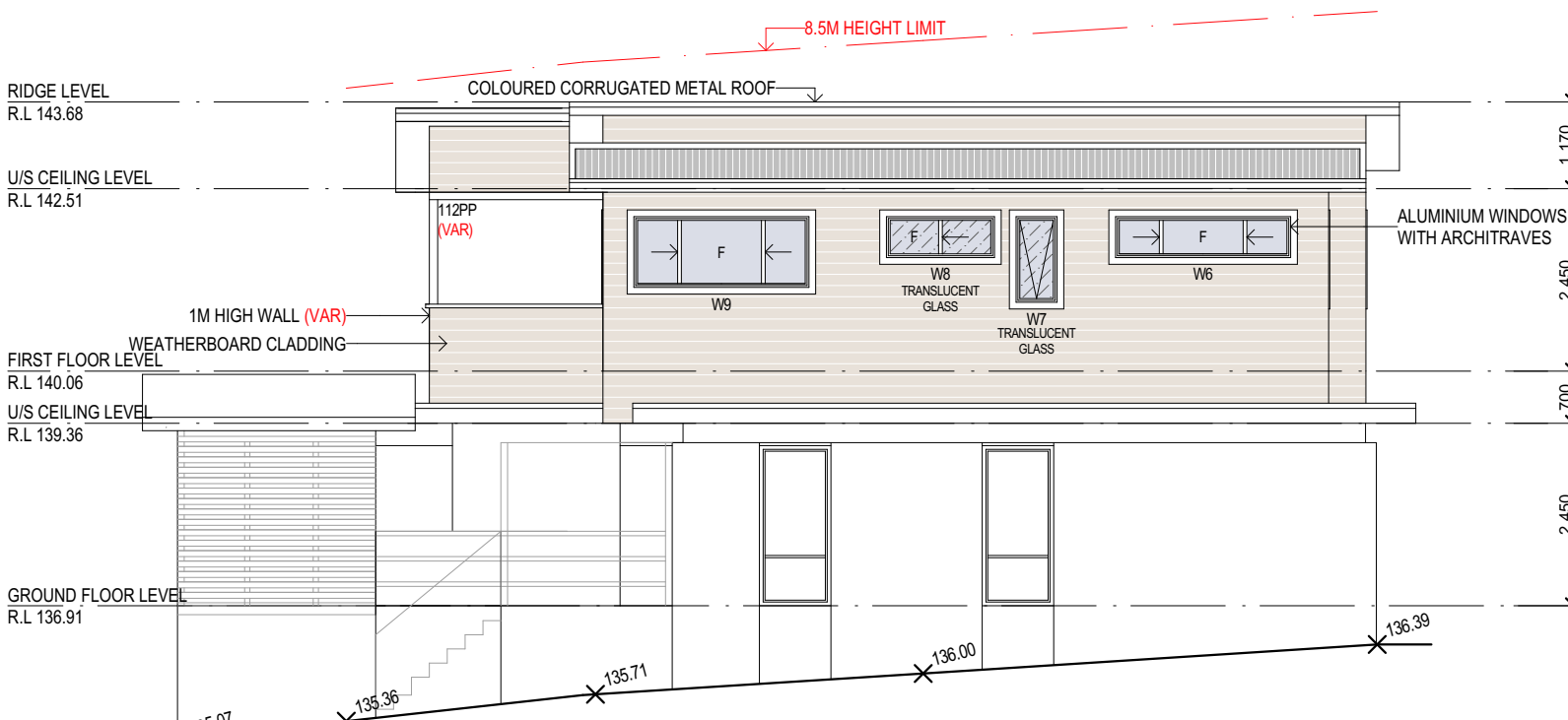
WALL AND ROOF CLADDING	
WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 VOL 2 PART 3.5 OF THE BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT TO THE REFERENCED ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.	
IMPORTANT NOTE: ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.	



NORTH ELEVATION



SECTION A-A



SOUTH ELEVATION



ARTIST'S IMPRESSION

FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING

I CERTIFY THAT WORK COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS WILL COMPLY WITH THE REGULATIONS REFERRED TO IN SECTION 81A(5) OF THE ENVIRONMENT PLANNING & ASSESSMENT ACT 1979	
C For Council 29/04/25 TH B For Council 29/04/25 TH A For Plan Meeting 09/04/25 TH	
NO. REVISION DATE BY	
DRAWN BY: TH CHECKED BY: CW SCALE: 1:100	
PROJECT TITLE: Proposed Additions at: 184 PLATEAU ROAD, BILGOLA PLATEAU NSW 2107	
TITLE: PLANS, ELEVATIONS AND SECTIONS DRAWING NO. 4513 DA 1 ISSUE C	

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