DEVELOPMENT APPLICATION

ALTERATIONS + ADDITIONS

No. 201 PLATEAU ROAD, BILGOLA PLATEAU

BASIX® Certificate

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

Alterations and Additions

Certificate number: A420393

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

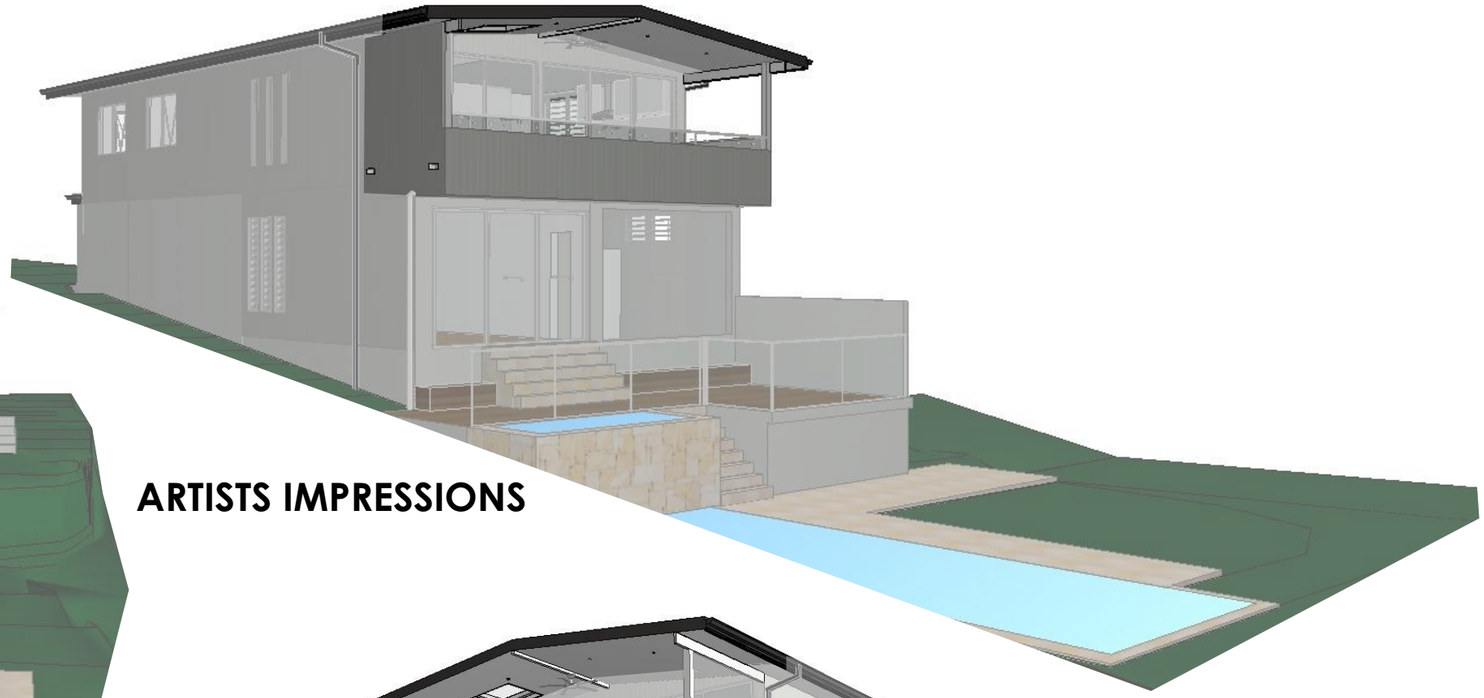
Secretary
Date of issue: Tuesday, 15. June 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning, Industry & Environment

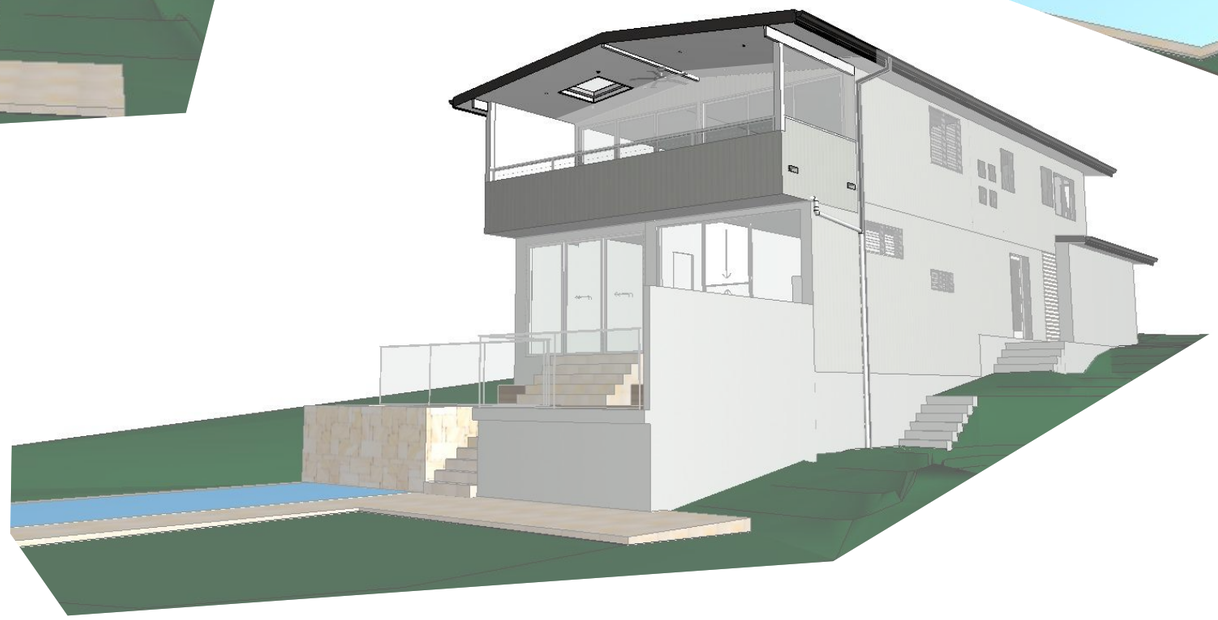
Description of project

Project address	
Project name	201 Plateau Road, Bilgola Plateau
Street address	201 Plateau Road Bilgola Plateau 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 16327
Lot number	327
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: AENEC - Office: 02 9994 8906
ABN (if applicable): 32612556377



ARTISTS IMPRESSIONS



DRAWING INDEX

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Tuesday, June 15, 2021

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ISSUE	DATE	AMENDMENT
a	15.06.2021	DA SUBMISSION

PROJECT: **ALTERATIONS + ADDITIONS**
LOT 327 DP 16327 No. 201 PLATEAU ROAD, BILGOLA PLATEAU

SHEET TITLE: **COVER PAGE**

REVISION: a

CLIENT: **AVAKIAN**

SCALE: **NTS**

PROJECT No: **2105**

SITE CALCULATIONS

SITE AREA		490.52 m^2
LANDSCAPED AREA	34%	213.54 m^2
FSR		**0.38: 1**
RESIDENCE		
EXISTING LIVING		199.62 m^2
EXISTING DECK AREAS (EXISTING UPPER DECK TO BE REPLACED)		103.63 m^2
EXISTING GARAGE		37.16 m^2

BASIX COMMITMENTS

Project Specification	Form # AE0.3	Australian Energy Efficiency Consulting E:info@aenec.com.au P:0416 316 204		AENEC www.aenec.com.au
Project Address:	201 Plateau Road, Bilgola Plateau			
BASIX CERTIFICATION NUMBER: A420393				
This Project Specification outlines ONLY some of the BASIX commitments. For the full list, you must refer to BASIX document.				

External Walls Specification:

Type	Material	Added Insulation	Colour	Detail
Framed	Framed	R1.30	-	As per drawings

Internal Walls specification:

Type	Material	Added Insulation	Colour	Detail
Framed	Plasterboard	Nil	-	-

Roof Specification:

Type	Material	Added Insulation	Colour	Detail
Framed	As per Drawings	R2.50 + sarking	Dark	As per drawings

Floors Specification:

Type	Material	Added Insulation	Covering	Detail
Framed	As per Drawings	Nil	-	Above dwelling - Internal

Window Specification:

Frame material	Glazing	U Value	SHGC	Detail
Aluminum	Single	7.63 or Lower	0.75 or Lower	See BASIX

Skylight Specification:

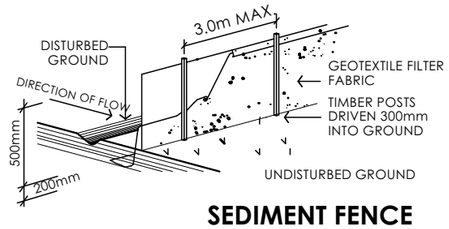
Frame material	Glazing	
U Value	SHGC	Detail

Various Notes if Applicable:			
Showerheads	3 star no grater than 9lt/min flow rate		
Toilet Flush	3 star or no grater than 4 litres/flush		
Kitchen taps	3 star no grater than 9lt/min flow rate		
Bathroom taps	3 star no grater than 9lt/min flow rate		
Rainwater tank	N/A	Pool	N/A

NOTES:
1. ALL DOWNLIGHTS TO BE : APPROVED NON VENTILATED WITH FIRERATED COVER/SHIELD TO ALLOW CONTINIOUS INSTALLATION OF INSULATION
2. ALL vents and/or wall openings to be the 'SEALED' type.
3. All insulation is to be installed in accordance with AS/NZS 4859.1
4. All windows to comply with AS2047

SITE NOTES:

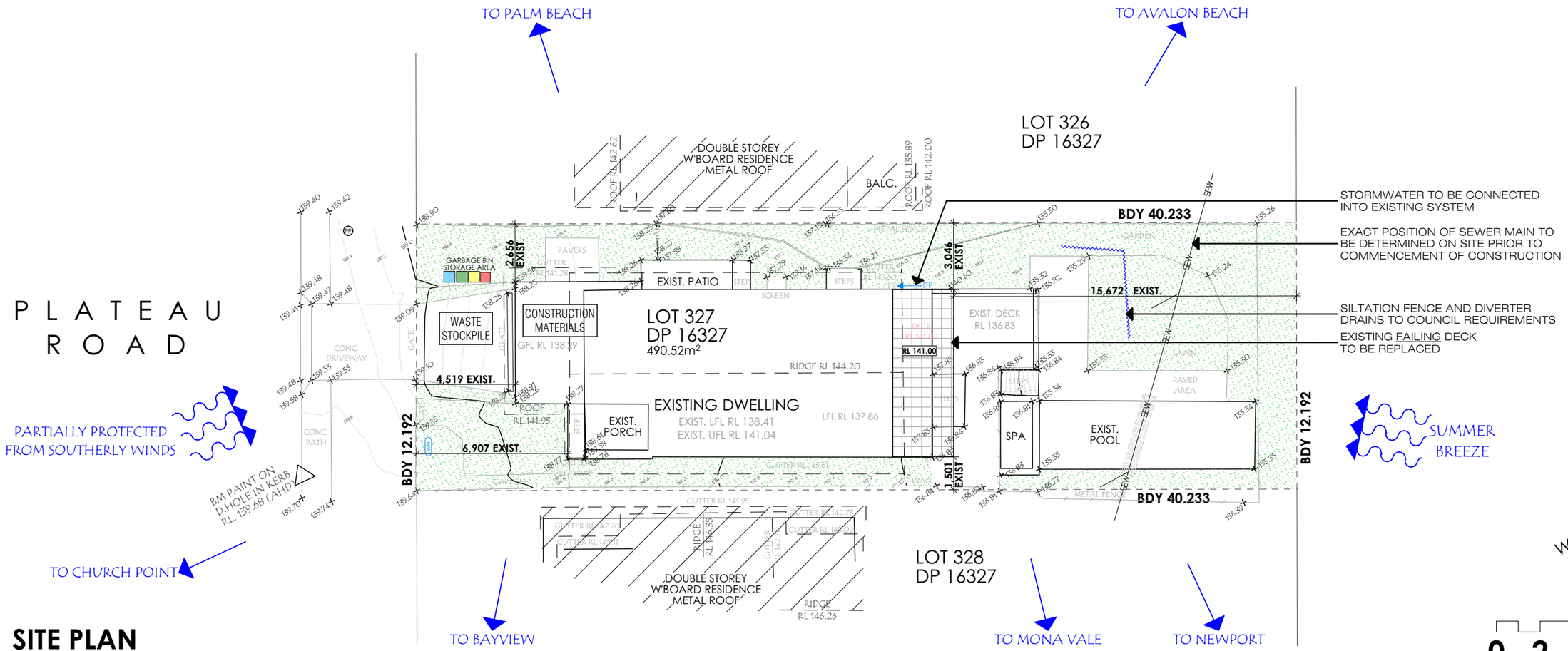
- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
- NO KNOWN WATERCOARSES OR WATERWAYS ON SITE
- NO CUT AND FILL REQUIRED
- PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
- STORMWATER TO BE CONNECTED INTO EXISTING SYSTEM
- NO EXISTING TREES TO BE REMOVED
- THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORISED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
- ALL LEVELS ARE TO AHD
- DRAINAGE/STORMWATER INDICATIVE ONLY:- SUBJECT TO SITE CONDITIONS



SEDIMENT FENCE
N.T.S

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO COUNCIL REQUIREMENTS.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



SITE PLAN
Scale 1:200

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ISSUE	DATE	AMENDMENT
a	15.06.2021	DA SUBMISSION

PROJECT: **ALTERATIONS + ADDITIONS**
LOT 327 DP 16327 No. 201 PLATEAU ROAD, BILGOLA PLATEAU

SHEET TITLE: **SITE PLAN + SITE ANALYSIS PLAN**

REVISION: a

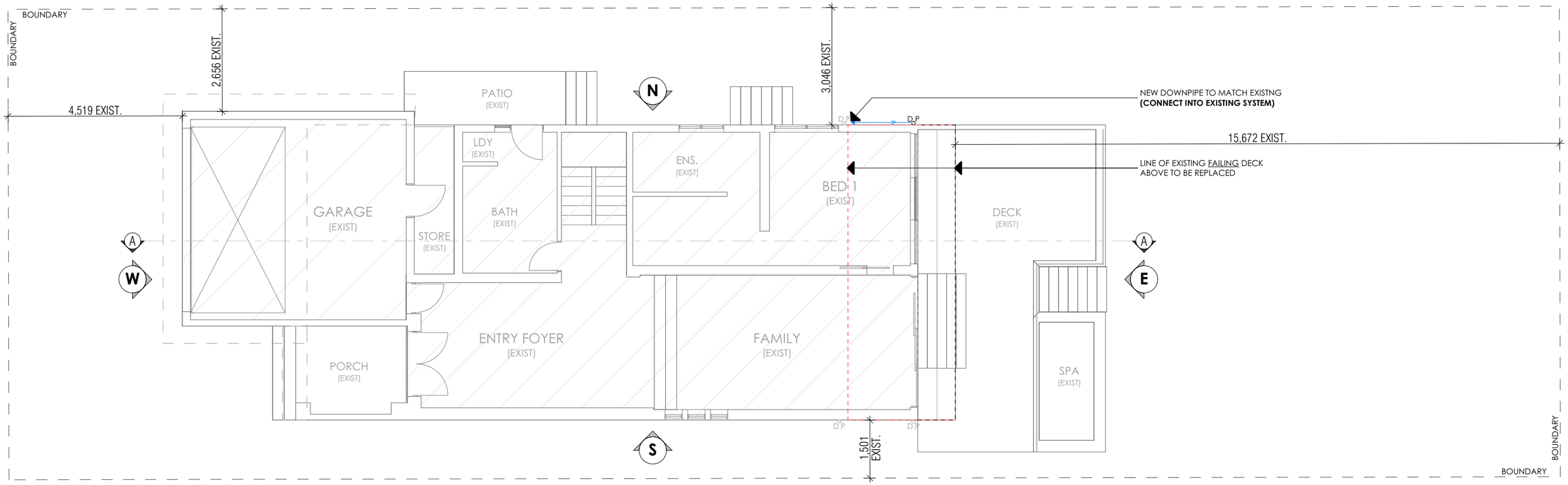
CLIENT: **AVAKIAN**

SCALE: **1:200**

PROJECT No: **2105**

AREA TABLE	AREA m2	SURFACE m2
EXISTING ROOF SHEETING	163.35	164.51
SELECTED ROOF SHEETING (TO MATCH EXISTING)	21.47	23.04
TOTAL	**184.82 m²**	**187.55 m²**

LOWER LEVEL (EXISTING)	96.53
UPPER LEVEL (EXISTING)	103.09
PORCH (EXISTING)	6.98
PATIO (EXISTING)	5.72
LOWER DECK (EXISTING)	32.28
UPPER DECK (TO BE REPLACED)	21.29
POOL / SPA SURROUNDS (EXISTING)	37.36
GARAGE (EXISTING)	37.16
TOTAL	**340.41 m²**



N

LEGEND

= EXISTING WALLS

= PROPOSED WALLS

= EXISTING WALLS TO BE REMOVED

0 2 4 10

LOWER FLOOR PLAN

Scale 1:100

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PROJECT: **ALTERATIONS + ADDITIONS**
LOT 327 DP 16327 No. 201 PLATEAU ROAD, BILGOLA PLATEAU

SHEET TITLE: **LOWER FLOOR PLAN**

REVISION: a

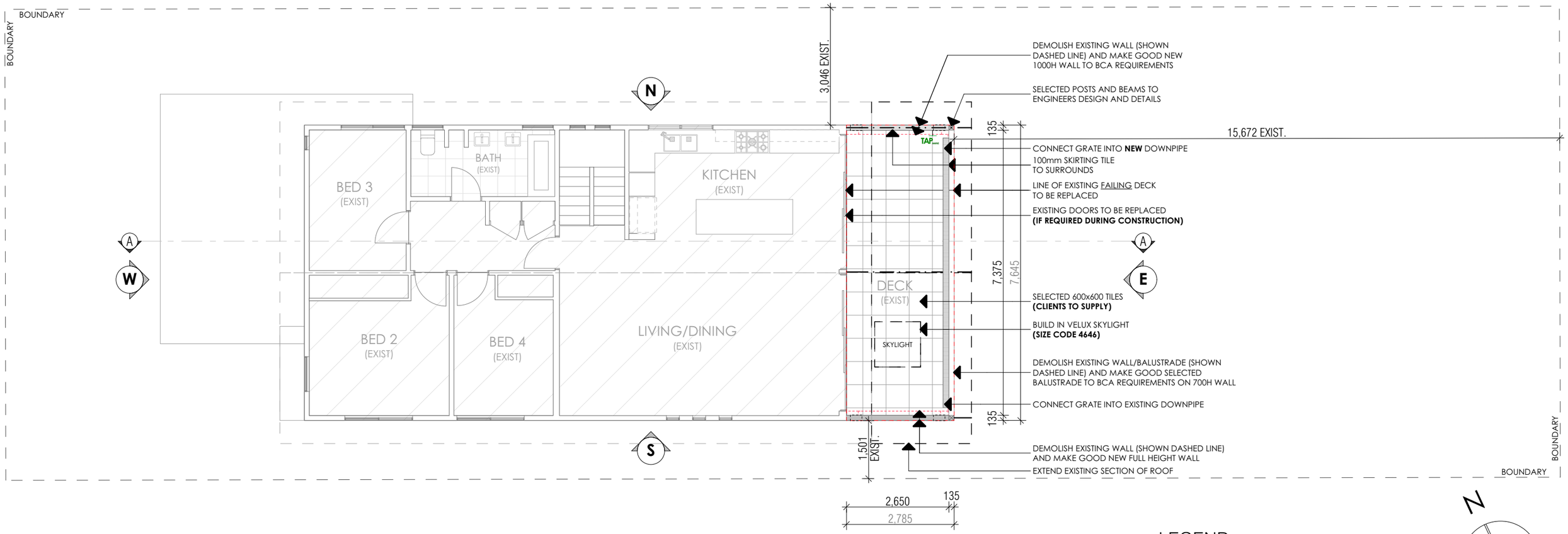
CLIENT: **AVAKIAN**

SCALE: **1:100**

PROJECT No: **2105**

AREA TABLE	AREA m2	SURFACE m2
EXISTING ROOF SHEETING	163.35	164.51
SELECTED ROOF SHEETING (TO MATCH EXISTING)	21.47	23.04
TOTAL	**184.82 m²**	**187.55 m²**

LOWER LEVEL (EXISTING)	96.53
UPPER LEVEL (EXISTING)	103.09
PORCH (EXISTING)	6.98
PATIO (EXISTING)	5.72
LOWER DECK (EXISTING)	32.28
UPPER DECK (TO BE REPLACED)	21.29
POOL / SPA SURROUNDS (EXISTING)	37.36
GARAGE (EXISTING)	37.16
TOTAL	**340.41 m²**



LEGEND

= EXISTING WALLS

= PROPOSED WALLS

= EXISTING WALLS TO BE REMOVED

N

0 2 4 10

UPPER FLOOR PLAN

Scale 1:100

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PROJECT: **ALTERATIONS + ADDITIONS**
LOT 327 DP 16327 No. 201 PLATEAU ROAD, BILGOLA PLATEAU

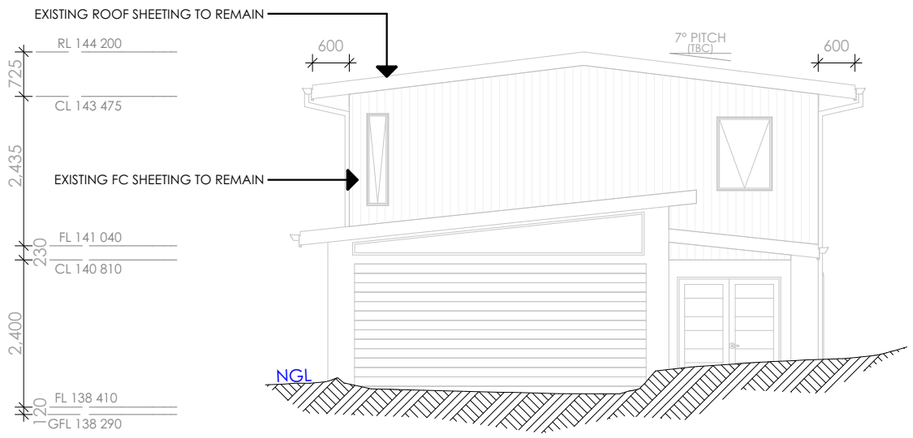
SHEET TITLE: **UPPER FLOOR PLAN**

REVISION: a

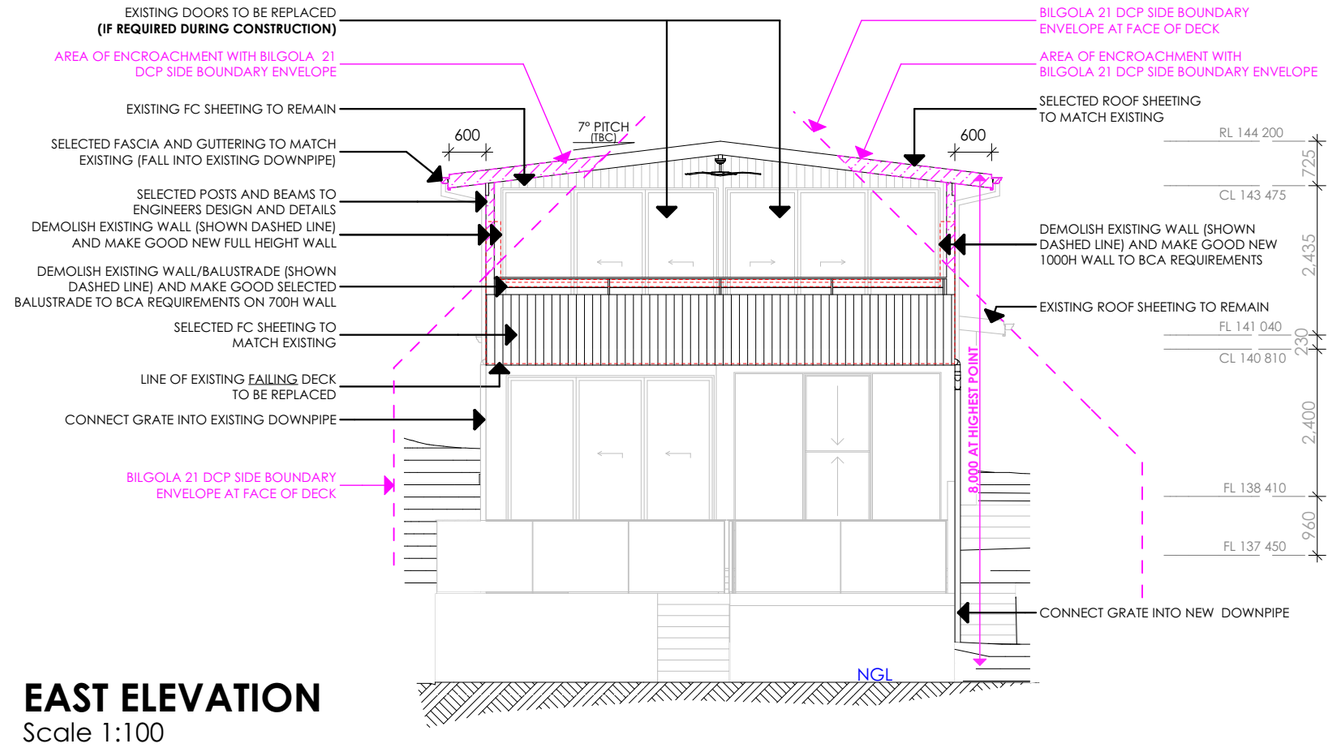
CLIENT: **AVAKIAN**

SCALE: **1:100**

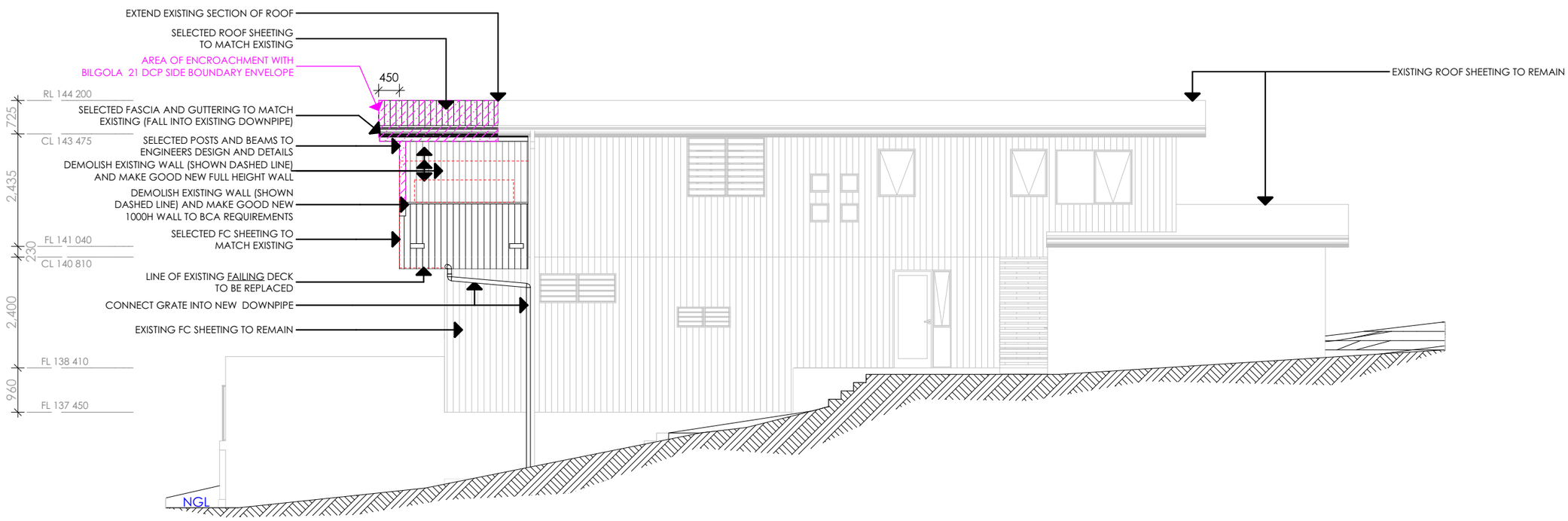
PROJECT No: **2105**



WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100

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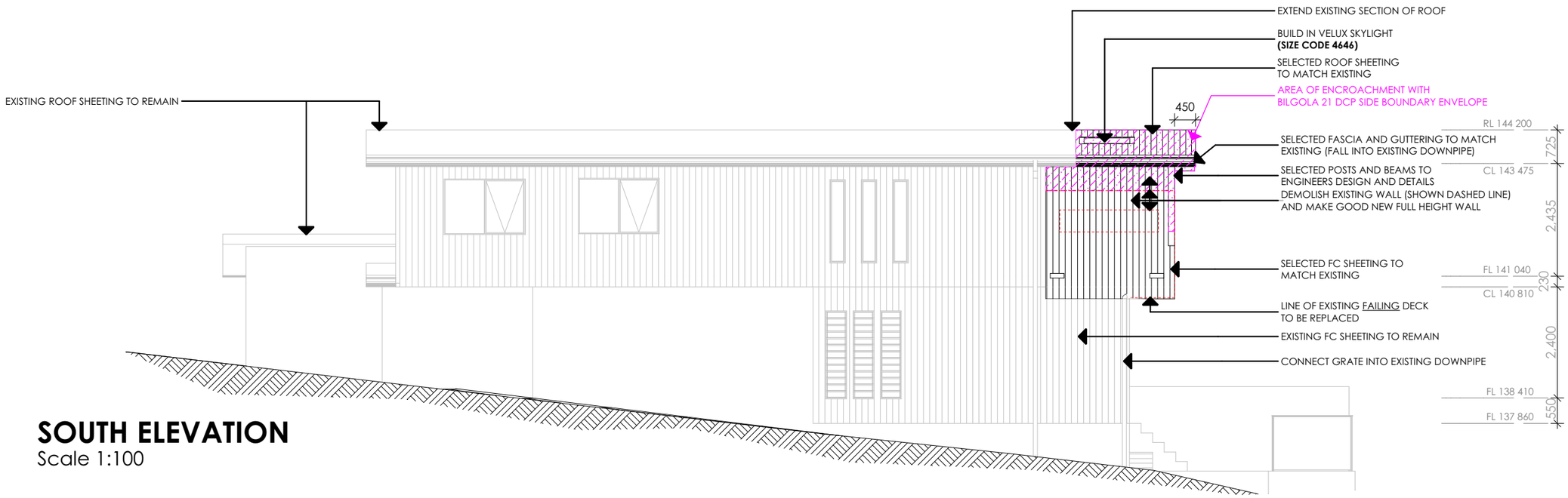
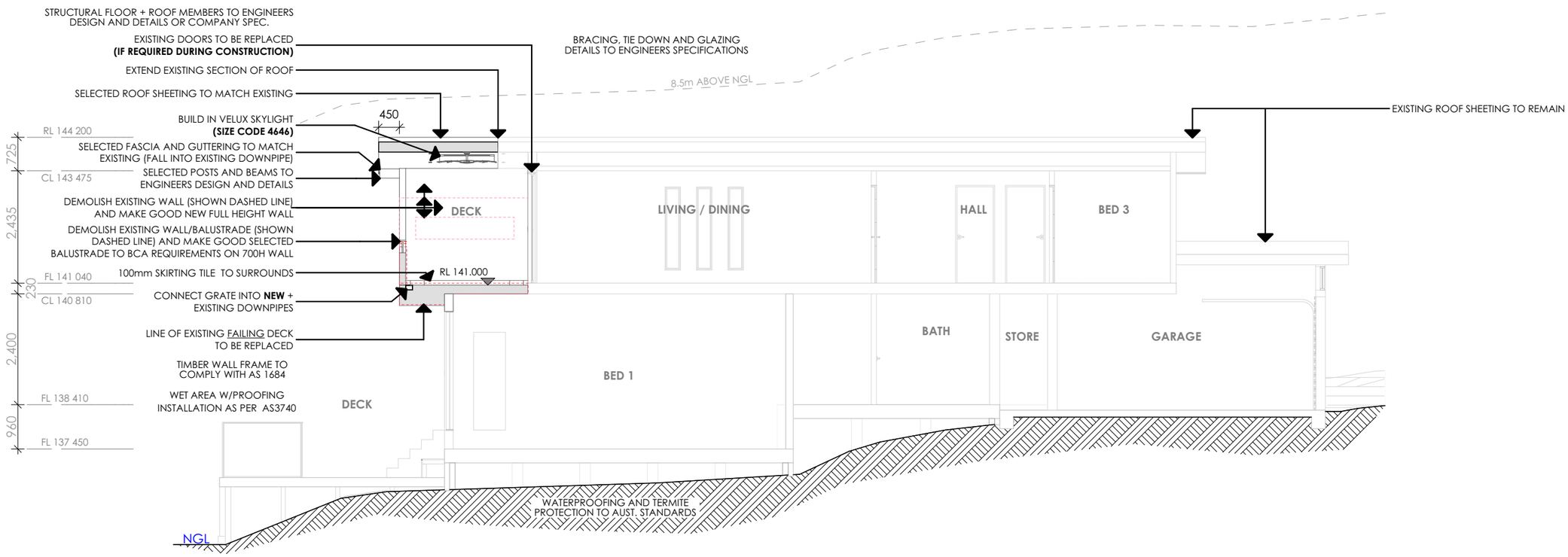
ISSUE	DATE	AMENDMENT
a	15.06.2021	DA SUBMISSION

PROJECT: ALTERATIONS + ADDITIONS LOT 327 DP 16327 No. 201 PLATEAU ROAD, BILGOLA PLATEAU	SHEET TITLE: ELEVATIONS		REVISION: a
CLIENT: AVAKIAN	SCALE: 1:100	PROJECT No: 2105	5/9



SOUTH ELEVATION
Scale 1:100



SECTION A-A
Scale 1:100

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ISSUE	DATE	AMENDMENT
a	15.06.2021	DA SUBMISSION

PROJECT: **ALTERATIONS + ADDITIONS**
LOT 327 DP 16327 No. 201 PLATEAU ROAD, BILGOLA PLATEAU

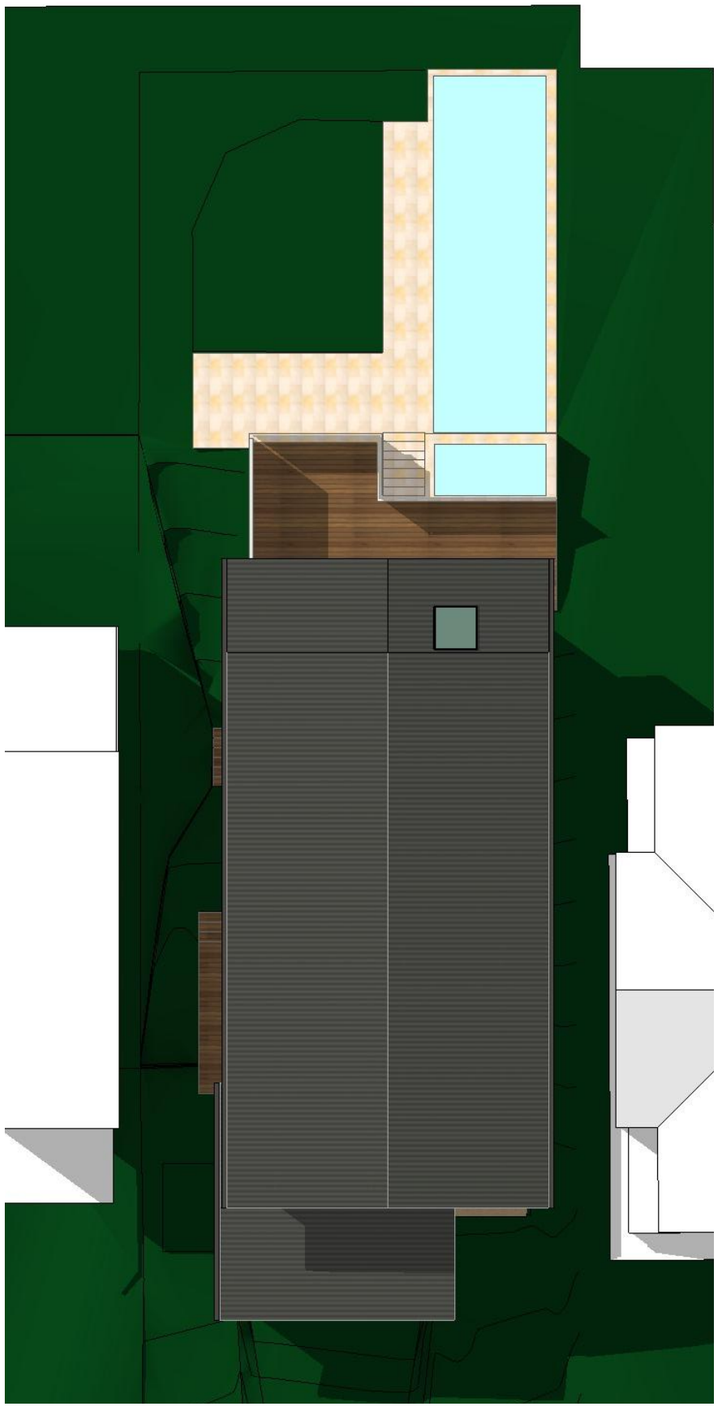
SHEET TITLE: **SOUTH ELEVATION + SECTION**

REVISION: a

CLIENT: **AVAKIAN**

SCALE: **1:100**

PROJECT No: **2105**

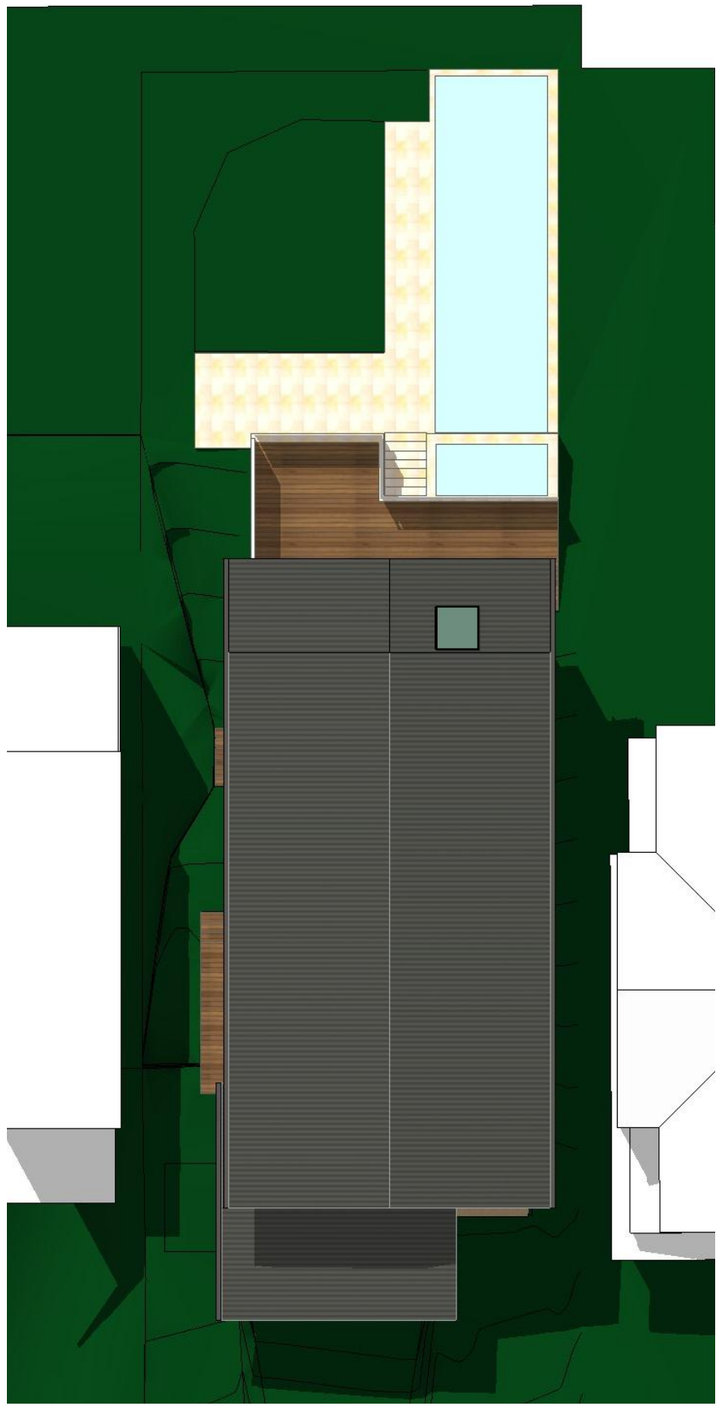


PLATEAU ROAD

21 MAR 9AM

PLATEAU ROAD

21 JUNE 9AM



PLATEAU ROAD

21 DEC 9AM

Tuesday, June 15, 2021

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ISSUE	DATE	AMENDMENT
a	15.06.2021	DA SUBMISSION

PROJECT: **ALTERATIONS + ADDITIONS**
LOT 327 DP 16327 No. 201 PLATEAU ROAD, BILGOLA PLATEAU

SHEET TITLE: **SHADOW DIAGRAMS AT 9AM**

REVISION: a

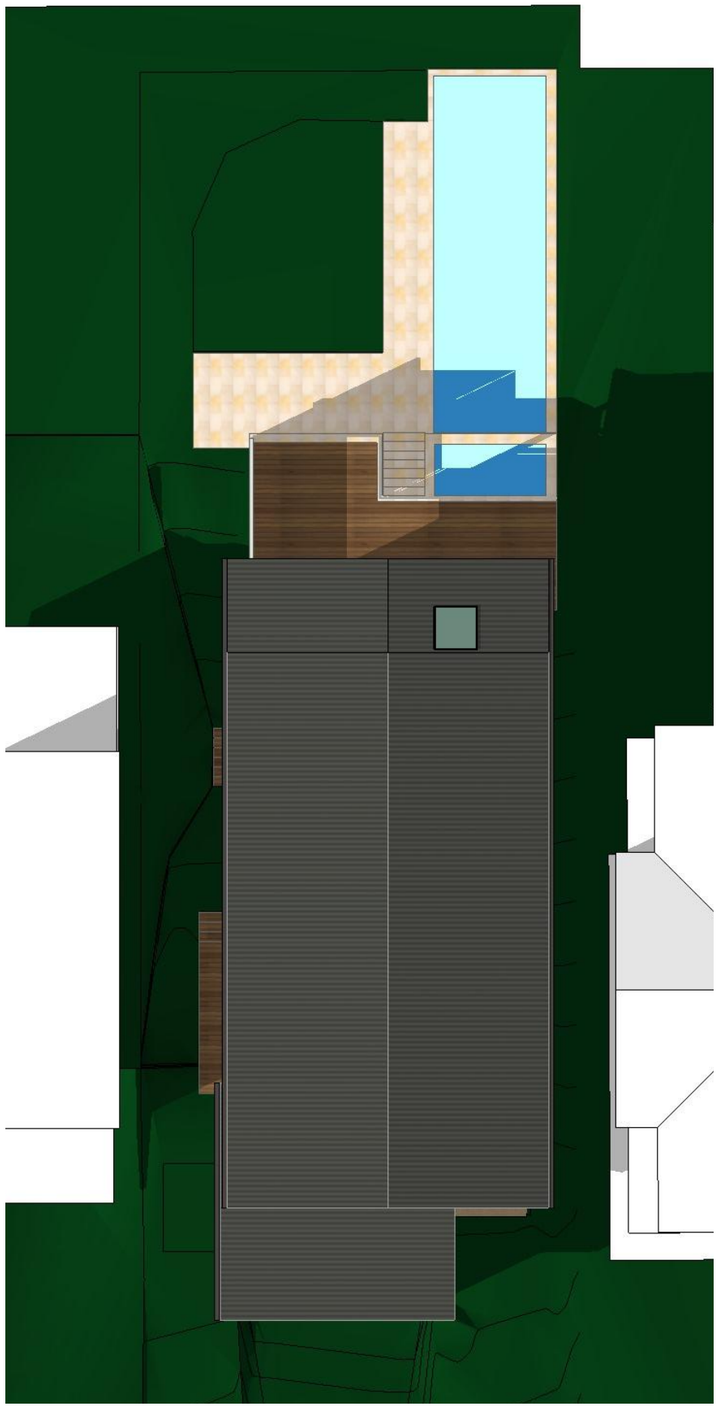
CLIENT: **AVAKIAN**

SCALE: **NTS**

PROJECT No: **2105**

PLATEAU ROAD

21 MAR 12PM



PLATEAU ROAD

21 JUN 12PM

PLATEAU ROAD

21 DEC 12PM

Tuesday, June 15, 2021

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ISSUE	DATE	AMENDMENT
a	15.06.2021	DA SUBMISSION

PROJECT: **ALTERATIONS + ADDITIONS**
LOT 327 DP 16327 No. 201 PLATEAU ROAD, BILGOLA PLATEAU

SHEET TITLE: **SHADOW DIAGRAMS AT 12PM**

REVISION: a

CLIENT: **AVAKIAN**

SCALE: **NTS**

PROJECT No: **2105**

PLATEAU ROAD

21 MAR 3PM

PLATEAU ROAD

21 JUN 3PM

PLATEAU ROAD

21 DEC 3PM

Tuesday, June 15, 2021

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ISSUE	DATE	AMENDMENT
a	15.06.2021	DA SUBMISSION

PROJECT: **ALTERATIONS + ADDITIONS**
LOT 327 DP 16327 No. 201 PLATEAU ROAD, BILGOLA PLATEAU

SHEET TITLE: **SHADOW DIAGRAMS AT 3PM**

REVISION: a

CLIENT: **AVAKIAN**

SCALE: **NTS**

PROJECT No: **2105**

9/9