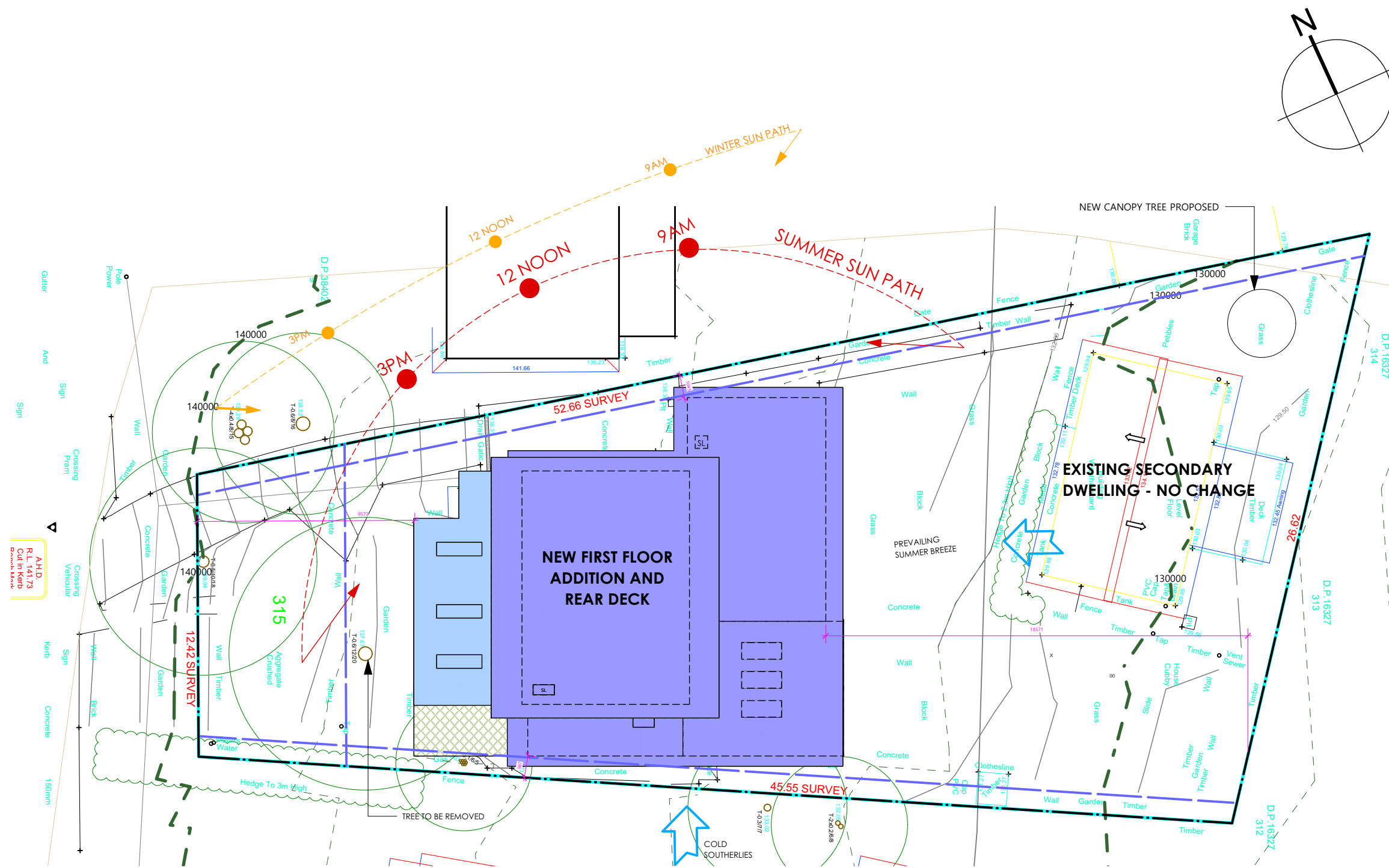


**GENERAL NOTES**

- BUILDING TO INCORPORATE BASIX COMMITMENTS TO COMPLY WITH THE ATTACHED BASIX CERTIFICATE NO. **A1752552 DATED 21 June 2024**
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AS3786-2014 'SMOKE ALARMS' AND PART 9.5.1- 'SMOKE ALARMS' OF THE NCC 2022 (NB. SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
- TERMITE MANAGEMENT TO COMPLY WITH AS3660-2000 'TERMITE MANAGEMENT - NEW BUILDING WORK'
- GLAZING TO COMPLY WITH AS1288-2006 'GLASS IN BUILDINGS - SELECTION AND INSTALLATION' AND AS2047-2014 'WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION'
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 'WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS'.
- ALL HOT WATER PIPES SHOULD BE INSULATED AS PER AS3500.4
- ALL REQUIRED FACILITIES FOR A CLASS 1 BUILDING TO BE INSTALLED AS REQUIRED BY PART F4 'SANITARY AND OTHER FACILITIES' OF THE 2022 NCC
- DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH THE BCA
- ELECTRICAL WIRING TO COMPLY WITH AS3000
- PLUMBING AND INTERNAL DRAINAGE TO COMPLY WITH AS3500 PART 5
- STORMWATER TO COMPLY WITH AS3500 PART 3
- STAIR CONSTRUCTION TO COMPLY WITH PART 11.2 - 'STAIR CONSTRUCTION OF THE NCC 2022 (NB. ALL STAIR TRENDS TO HAVE A SURFACE THAT IS SLIP RESISTANT IN ACCORDANCE WITH PART 11.2.4 OF THE NCC 2022
- BALUSTRADES CONSTRUCTION TO COMPLY WITH PART 11.3 - 'BALUSTRADES' OF THE NCC 2022 AND AS1170
- GLASS BALUSTRADES TO COMPLY WITH AS1170 AND AS1288
- ALL NEW OPENABLE WINDOWS WITHIN A BEDROOM WITH A FLOOR LEVEL 2M OR MORE ABOVE A SURFACE BENEATH TO BE PROTECTED IN ACCORDANCE WITH PART 3.9.2.5 OF THE BCA
- INTERNAL TO EXTERNAL GROUND LEVELS COMPLYING WITH PART 3.3 OF THE NCC 2022
- BALCONY STEP DOWNS COMPLYING WITH AS4654-2012
- DAMP PROOF MEMBRANE MUST BE 'HIGH IMPACT', 0.2mm THICK POLYETHYLENE FILM
- ALL BUILDING WORK TO BE LOCATED WHOLLY WITHIN THE ALLOTMENT BOUNDARIES
- ALL BUILDING WORK TO BE BUILT TO NCC/BCA CORROSION PROTECTION CONSTRUCTION REQUIREMENTS (PART 6.3.9 & PART 7.2.2)

<b>SITE AREA (M2)</b>	<b>916.9m2</b>
<b>FLOOR AREA</b>	
EXISTING	208m2
PROPOSED	288.7m2
<b>LANDSCAPE AREA</b>	<b>60% MIN</b>
EXISTING	572.9
<b>EXISTING (%)</b>	<b>62.5%</b>
PROPOSED LANDSCAPED AREA	544.6
<b>PROPOSED (%)</b>	<b>59.4%</b>
<b>HARD SURFACE</b>	<b>m2</b>
EXTG HARD SURFACE	256.5m2
EXTG HARD SURFACE	76.3m2
PROPOSED HARD SURFACE	297.7m2
PROPOSED HARD SURFACE	76.3m2
<b>MAX BUILDING HEIGHT (8.5m)</b>	<b>9.1m</b>



1 SITE PLAN AND ANALYSIS  
Scale: 1:200

**SEE SHEET A3 11.02 FOR SITE CONTROLS AND LANDSCAPED AREA DETAILS**



1	21/6/24	FOR DA	
179 PLATEAU RD, BILGOLA			C2
CAMERON AND NEJKA MCGEACHIE			2021-03-31
SITE PLAN AND ANALYSIS			AS SHOWN @ A3
			LP
			LP
			A3 11.01
			1