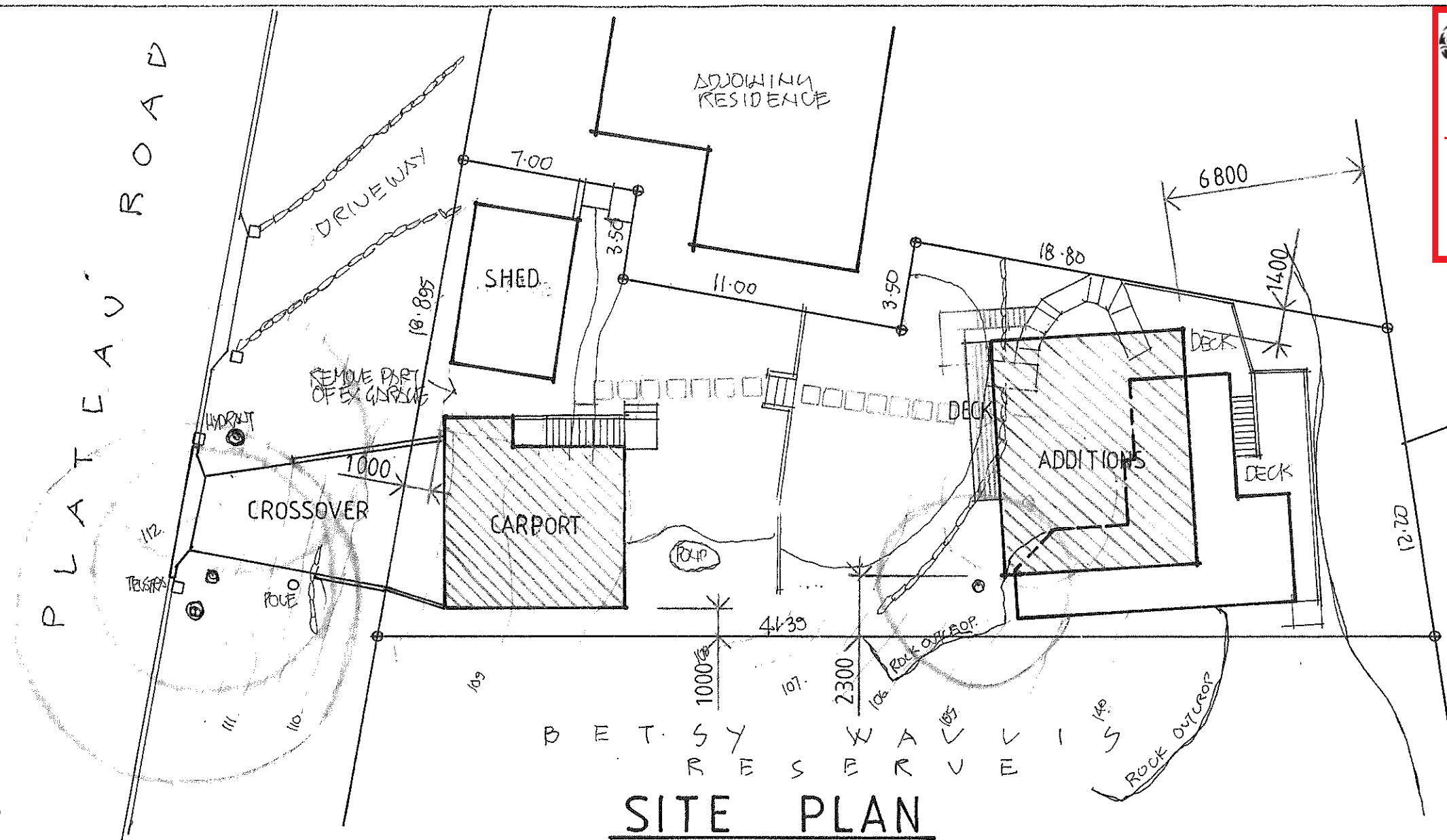
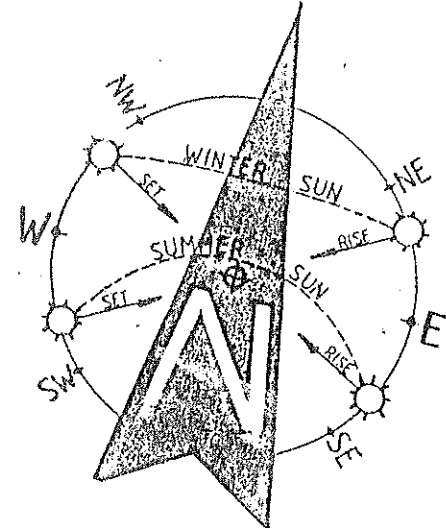


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2024/1034



SITE PLAN
LOT 2 IN D.P. 1214257



- 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.

DEVELOPMENT CALCULATIONS		
SITE AREA	558.90 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
RESIDENCE FLOOR	61.50	133.20
RESIDENCE ROOF	61.50	108.27
DECKS & STAIRS	33.55	38.33
GARAGE	36.90	—
SHED	—	25.83
CARPORT & STAIRS	—	53.86
DRIVEWAY	7.05	10.98
TOTAL HARD SURFACE	139.00 (24.87%)	237.27 (42.45%)
INCLUDING THE 6% VARIATION (33.54SQM)		
(FOR UNCOVERED DECK & PAVING OUTDOOR RECREATIONAL SPACE)		
TOTAL LANDSCAPING	453.44 (81.13%)	338.69 (60.60%)

CONSTRUCTION NOTES
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BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE

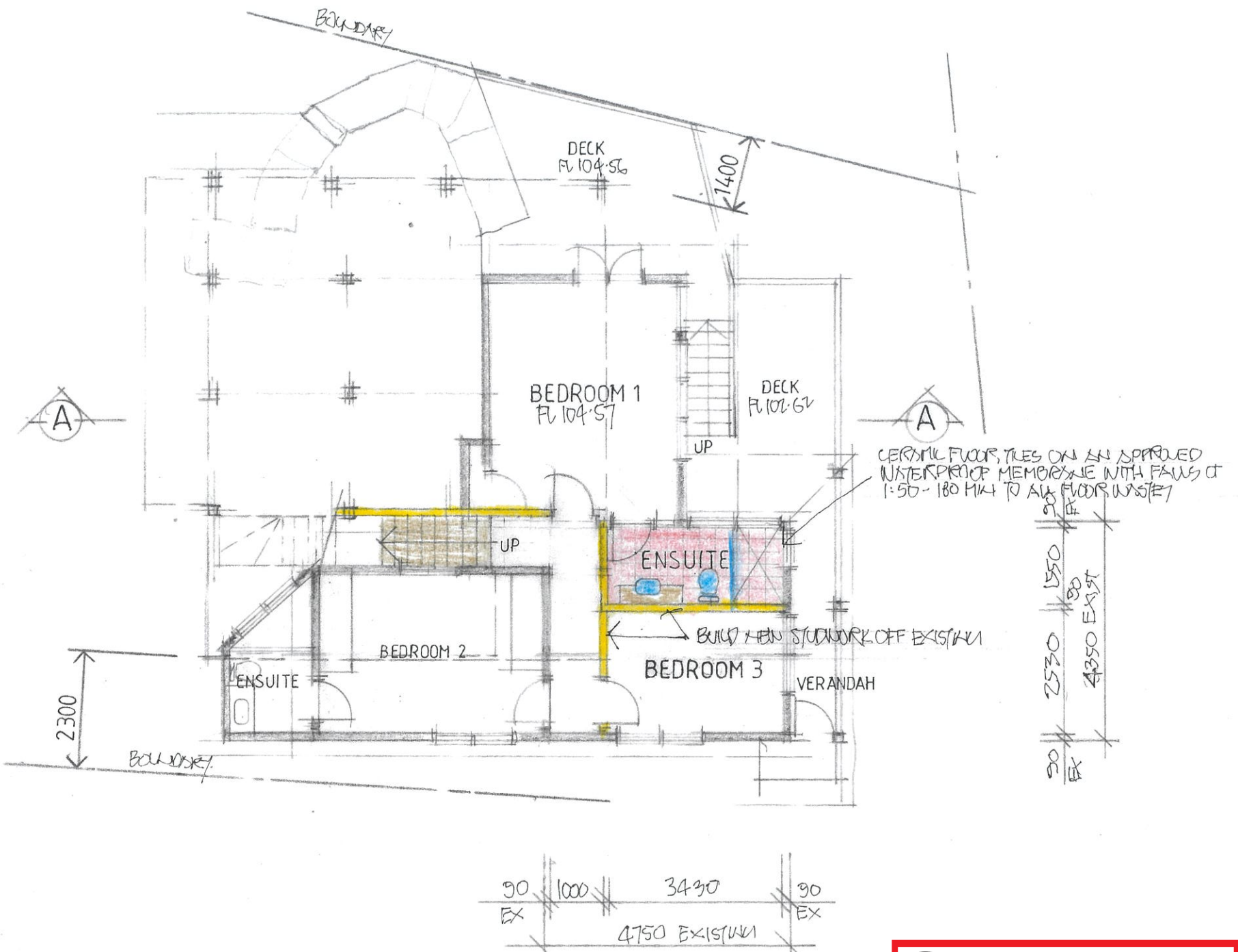
J.D. EVANS and COMPANY
DESIGN AND BUILDING CONSULTANTS
No. 5 ELAINE AVENUE, AVALON BEACH 2107
EMAIL JDECO.AVALON@GMAIL.COM
MOBILE 0418 976 596

PROJECT
PROPOSED ALTERATIONS/ADDITIONS
No. 34 PLATEAU ROAD
BILGOLA PLATEAU N. S. W. 2107
CLIENT
CRAIG & NICOLE LESTER

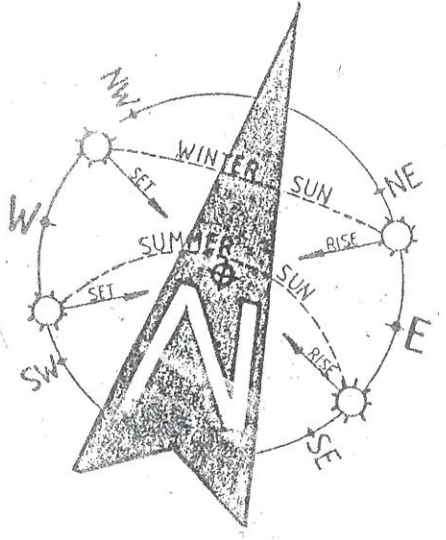
DATE 19/04/2024	SCALE 1:200
DRAWN JDE	CHECKED
DRAWING No. 2156-1	ISSUE

NOTES

- LIGHTING OF BATHROOMS & WC TO BE IN ACCORDANCE WITH NCC VOL.2 PART 3.8.4.2 AND AS/NZS 1680.0 1768.
- VENTILATION OF BATHROOMS, ENSUITES & WC'S TO BE IN ACCORDANCE WITH NCC VOL.2 PART H4D9 & AS / NZS 4200.
- 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).
- FIRE /SMOKE DETECTORS TO BE IN ACCORDANCE WITH NCC VOL.2 H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS.
- TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH NCC VOL. 2 PART H1D3 & PART 3.4 OF THE ABCB HOUSING PROVISIONS.
- SOUND INSULATION TO BE IN ACCORDANCE WITH NCC VOL. 2 PART H4D8 & Part 10.7 OF THE ABCB HOUSING PROVISIONS.
- ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
- ALL GLAZED ASSEMBLIES TO COMPLY WITH NCC VOL.2 PART H1D8(2)&(3).
- WATERPROOFING OF ALL WET AREAS TO COMPLY WITH NCC VOL.2 PART H4D2 & PART 10.2 OF THE ABCB HOUSING PROVISIONS
- ALL BALCONY STEP-DOWNS TO COMPLY WITH AS4654-2012
- STAIRS, HANDRAILS, BALUSTRADES TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOL. PART H5D3 & PARTS B 11.2 & 11.3 OF THE ABCB HOUSING PROVISIONS..
- PROTECTION OF OPEN-ABLE WINDOWS MUST COMPLY WITH AS2047-18 FOR ALUMINUM & AS2047 FOR TIMBER WINDOWS.
- GLAZING TO ALL BATHROOMS AND ENSUITES TO BE TOUGHENED GLASS.
- SLIP RESISTANCE TO COMPLY WITH NCC BCA VOL.2 H5D2 & CLAUSE 11.2.4 OF THE ABCB HOUSING PROVISIONS. AND AS 4586.



LOWER FLOOR PLAN



- 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.
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northern beaches council

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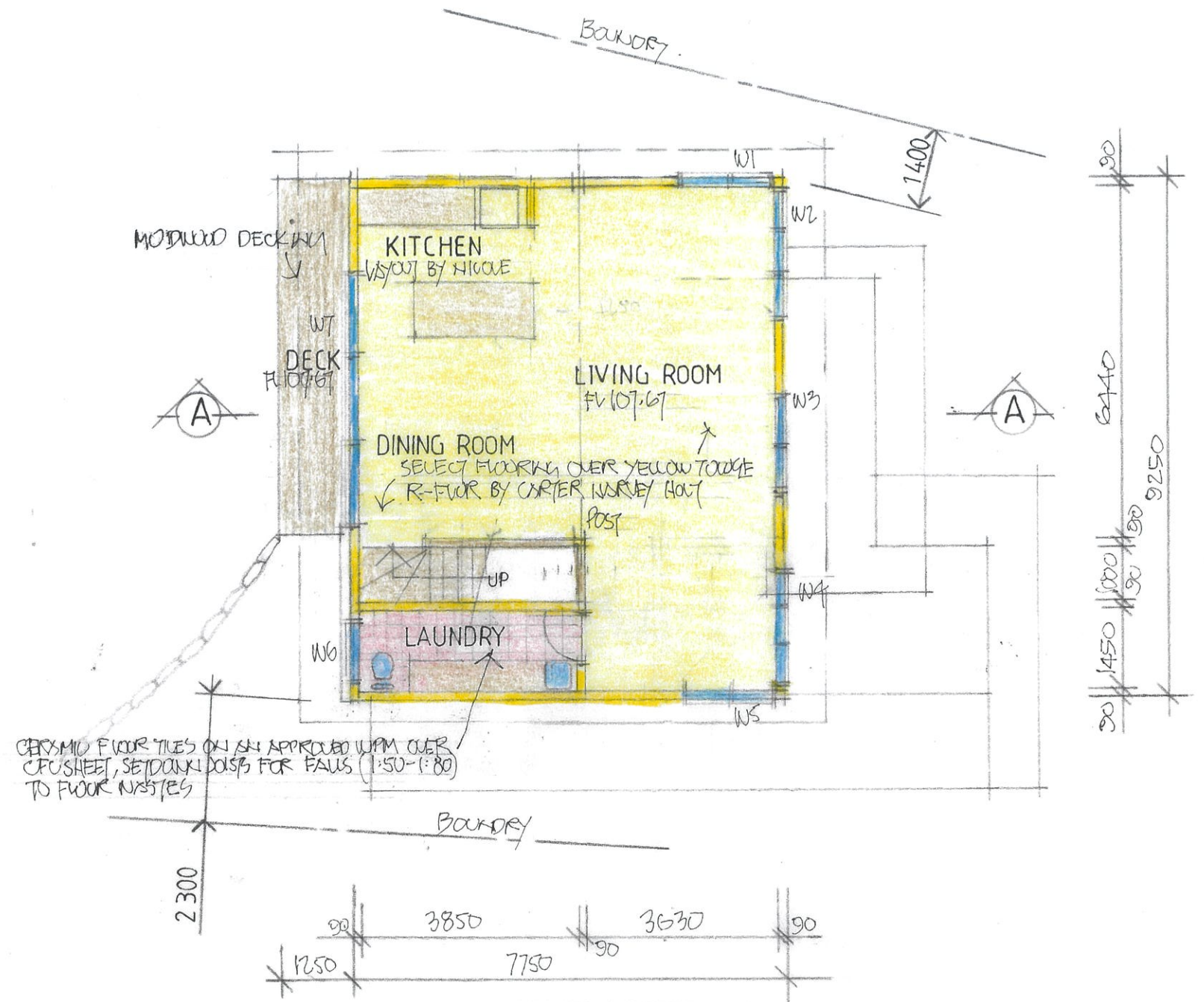
DATE 19/04/2024	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No.	ISSUE
2156-2	

WINDOW & GLAZED DOOR SCHEDULE			
No.	HEIGHT	WIDTH	AREA
W1	1.80	2.10	3.78
W2	1.80	1.80	3.24
W3	1.80	2.10	3.78
W4	1.80	1.60	2.88
W5	1.50	1.60	2.44
W6	1.00	1.50	1.50
W7	2.40	4.50	10.80

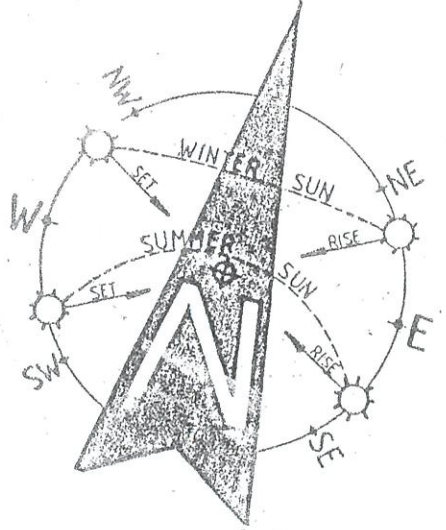


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UPPER FLOOR PLAN



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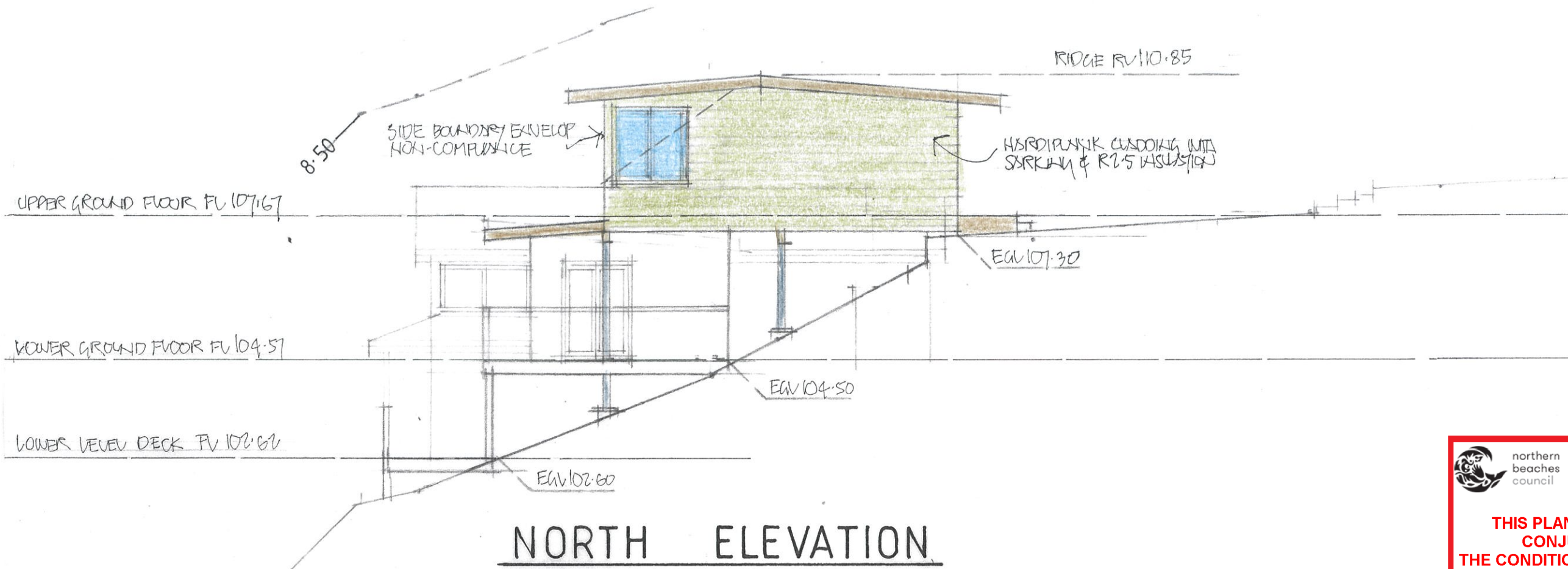
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NORTH ELEVATION



SOUTH ELEVATION


 northern
beaches
council

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DA2024/1034

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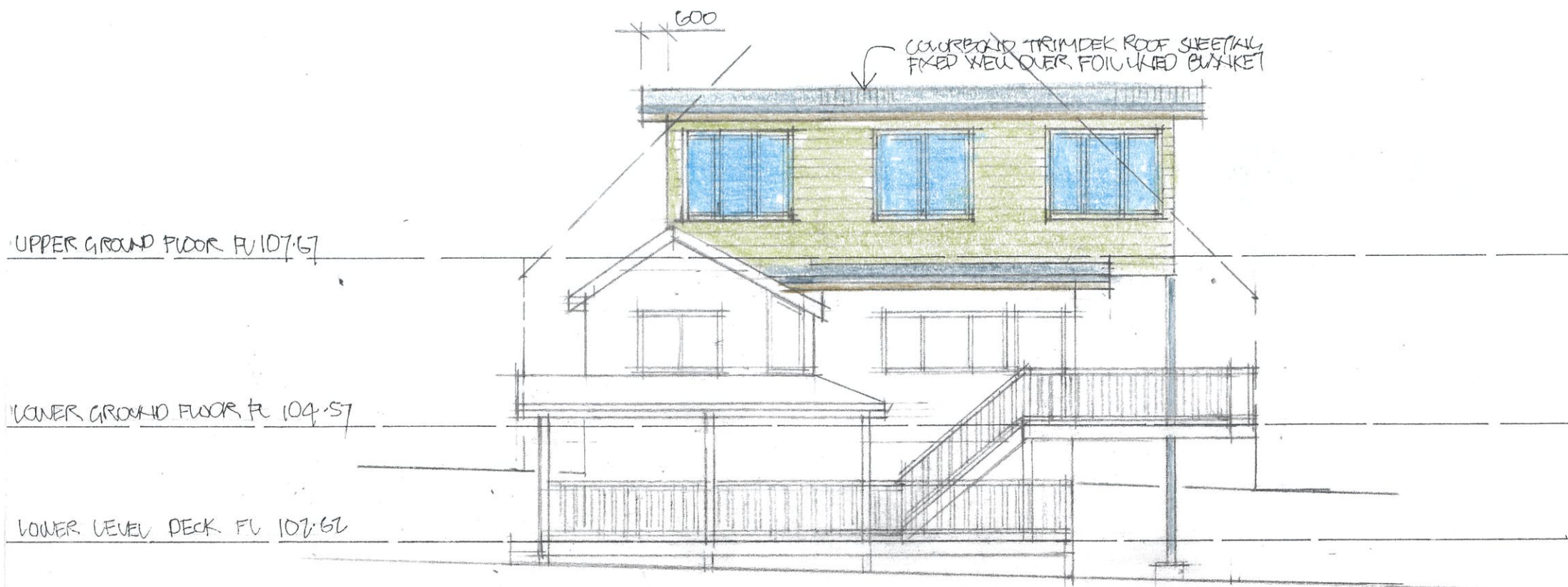
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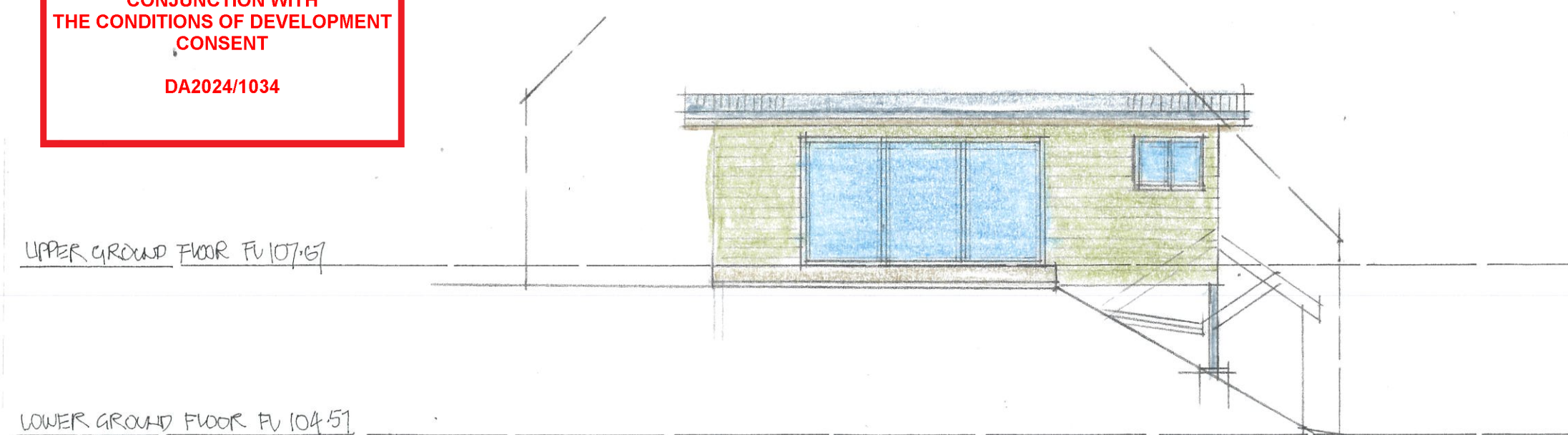


EAST ELEVATION

northern beaches council

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

DA2024/1034



WEST ELEVATION

BASI Certificate
Building Sustainability Index: www.basi.nsw.gov.au

Alterations and Additions

Certificate number: A1750203

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. It is built in accordance with the requirements set out below. Terms used in this certificate, or in the consent conditions, have the meaning given by the document entitled "BASI Definitions" dated 10/05/2022 published by the Department. This document is available at: www.basi.nsw.gov.au

Secretary
Date of issue: Thursday, 18 July 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project name	34 PLATEAU ROAD, BILGOLA PLATEAU
Street address	34 PLATEAU ROAD, BILGOLA PLATEAU 2107
Local Government Area	Northern Beaches Council
Plan type and number	Development Plan DP124257
Lot number	2
Section number	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my proposal is not more than \$50,000 or more, and does not include a pool (outdoor only).
NSW	NSW

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable): 82115340282

Fixtures and systems	Show on DA Plans	Show on COCCO Plans & specs	Comply
Lighting 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.			<input checked="" type="checkbox"/>
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. 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 5 litres per minute or maximum 3 star water rating.			<input checked="" type="checkbox"/>

Construction	Show on DA Plans	Show on COCCO Plans & specs	Comply																				
Insulation requirements The applicant must comply with the new or altered construction (floors, walls, and ceilings) in accordance with the specifications listed in the table below, except that additional insulation is not required where the area of new construction is less than 2m ² . If insulation specified is not required for parts of altered construction where insulation already exists.			<input checked="" type="checkbox"/>																				
<table border="1"> <thead> <tr> <th>Construction</th> <th>Minimum R-value</th> <th>Minimum U-value</th> <th>Minimum SHGC</th> </tr> </thead> <tbody> <tr> <td>suspended floor with enclosed subfloor (R6 F1)</td> <td>R6 E3 (down) (or R1.33 including construction)</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>floor above existing dwelling or building</td> <td>R6</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>external wall, framed (weatherboard, fibre, metal cladding)</td> <td>R1.30 (or R1.70 including construction)</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>rigid ceiling, pitched/shallow roof frame</td> <td>ceiling: R1.30 (up), roof: battening</td> <td>medium (solar absorbance 0.475 - 0.70)</td> <td>N/A</td> </tr> </tbody> </table>	Construction	Minimum R-value	Minimum U-value	Minimum SHGC	suspended floor with enclosed subfloor (R6 F1)	R6 E3 (down) (or R1.33 including construction)	N/A	N/A	floor above existing dwelling or building	R6	N/A	N/A	external wall, framed (weatherboard, fibre, metal cladding)	R1.30 (or R1.70 including construction)	N/A	N/A	rigid ceiling, pitched/shallow roof frame	ceiling: R1.30 (up), roof: battening	medium (solar absorbance 0.475 - 0.70)	N/A			<input checked="" type="checkbox"/>
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Glazing requirements	Show on DA Plans	Show on COCCO Plans & specs	Comply
Windows and glazed doors The applicant must install new windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or low-e glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Performance Rating Council (NPRC) standards. For projections described in millimetres, the leading edge of each awning, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with front battens must have battens parallel to the window or glazed door above which they are situated unless the pergola also spans a perpendicular window. The spacing between battens must not be more than 50 mm.			<input checked="" type="checkbox"/>

Windows and glazed doors glazing requirements	Show on DA Plans	Show on COCCO Plans & specs	Comply																																										
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Lighted
In these comments, "applicant" means the person carrying out the development.
Comments identified with a "v" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Comments identified with a "v" in the "Show on COCCO plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Comments identified with a "v" in the "Comply" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

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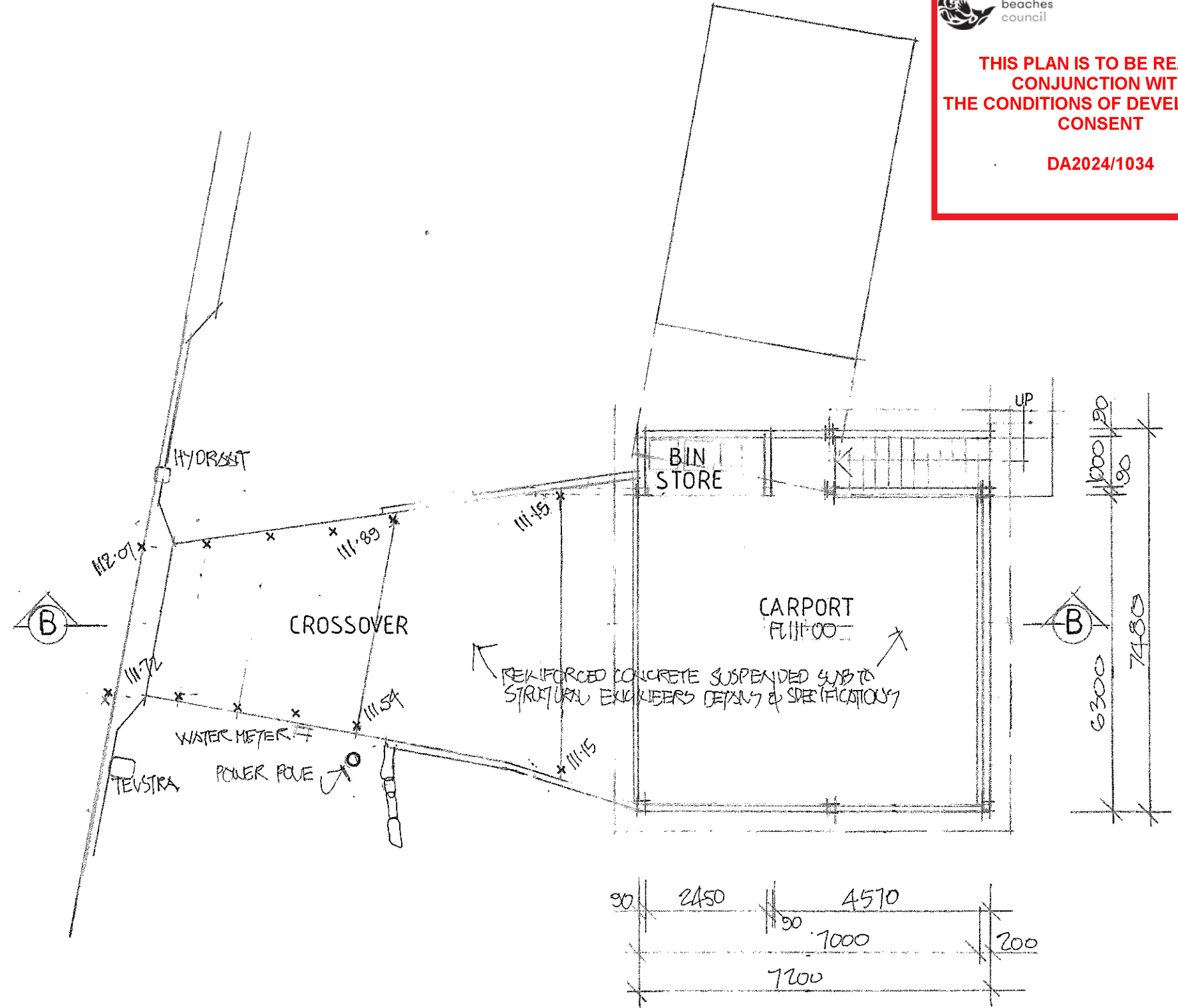
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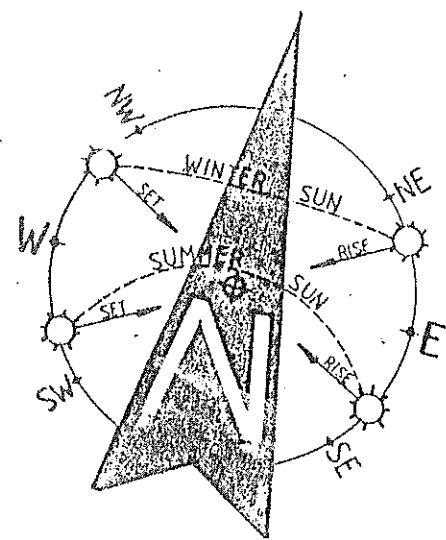
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DATE 19/04/2024 SCALE 1:100
DRAWN JDE CHECKED
DRAWING No. 2156-5 ISSUE



CROSSOVER & CARPORT FLOOR



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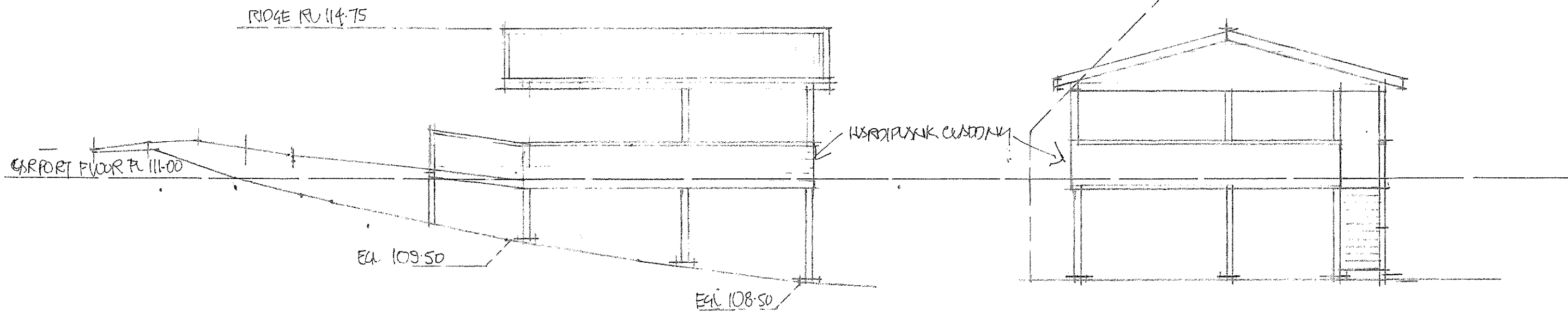
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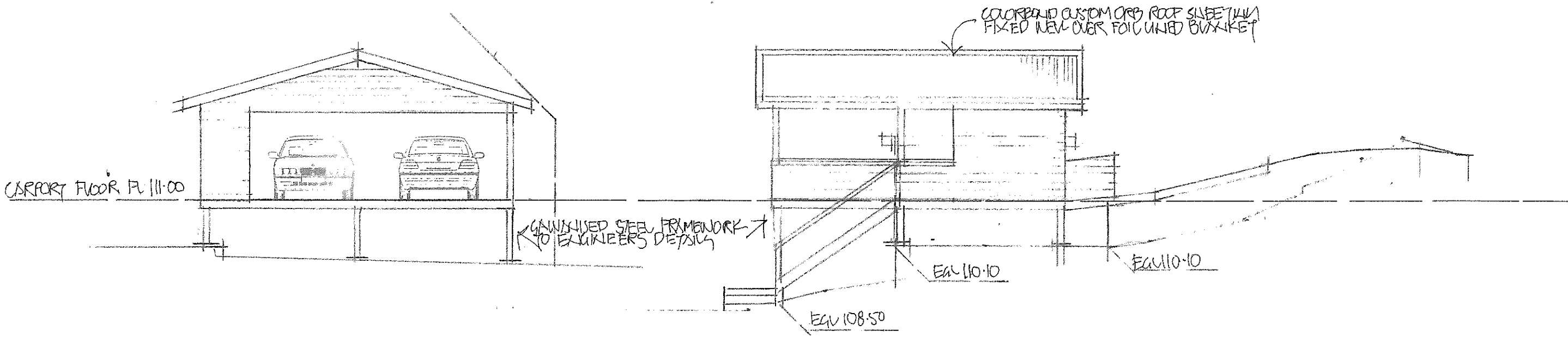
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No. 34 PLATEAU ROAD
BILGOLA PLATEAU N. S. W. 2107
CLIENT
CRAIG & NICOLE LESTER

DATE 19/04/2024 SCALE 1:100
DRAWN JOE CHECKED
DRAWING No. **2156-6** ISSUE



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION


NORTH ELEVATION


 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 DA2024/1034

CONSTRUCTION NOTES
 ALL BUILDING WORKS MUST BE CARRIED OUT WITH THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (NCC 2022) & THE ABCB HOUSING PROVISIONS.

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

No.	AMENDMENT	DATE

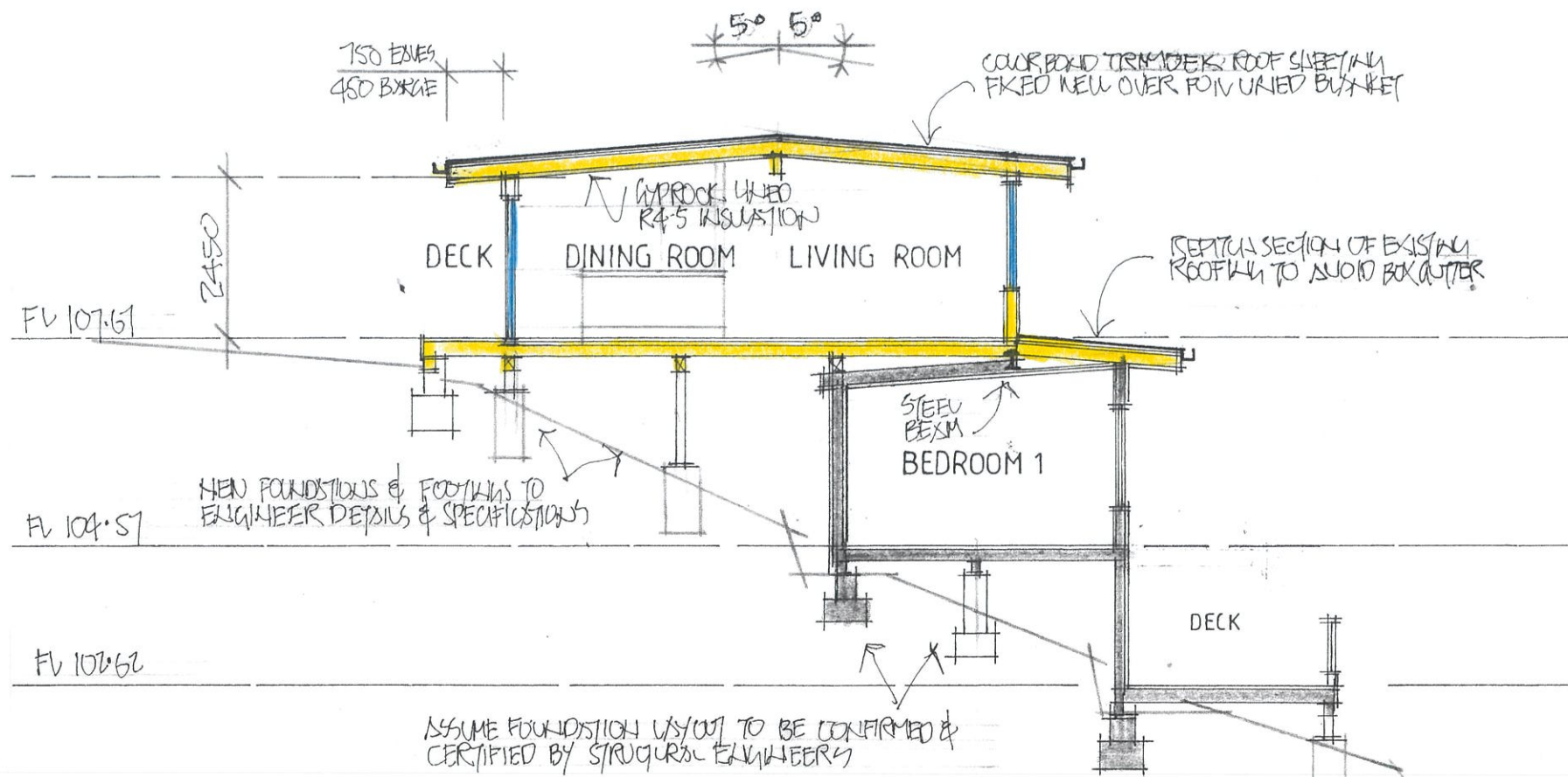

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PROJECT
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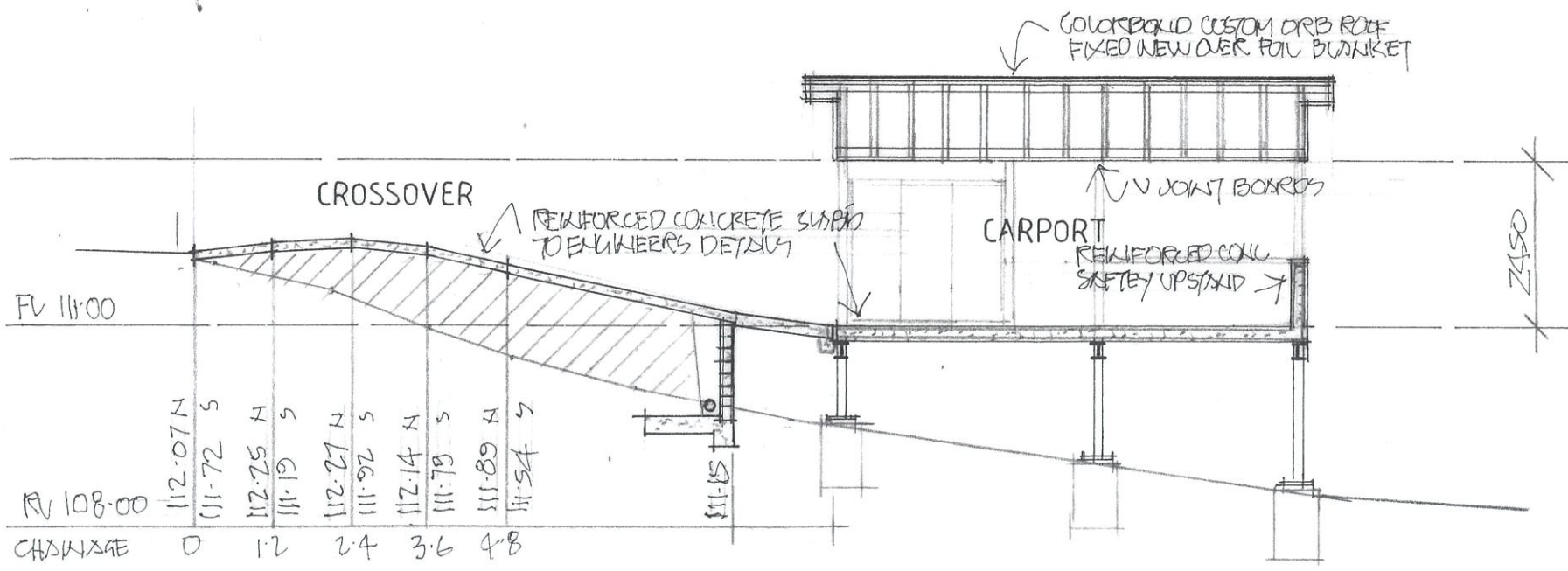
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SECTION A - A



SECTION B - B

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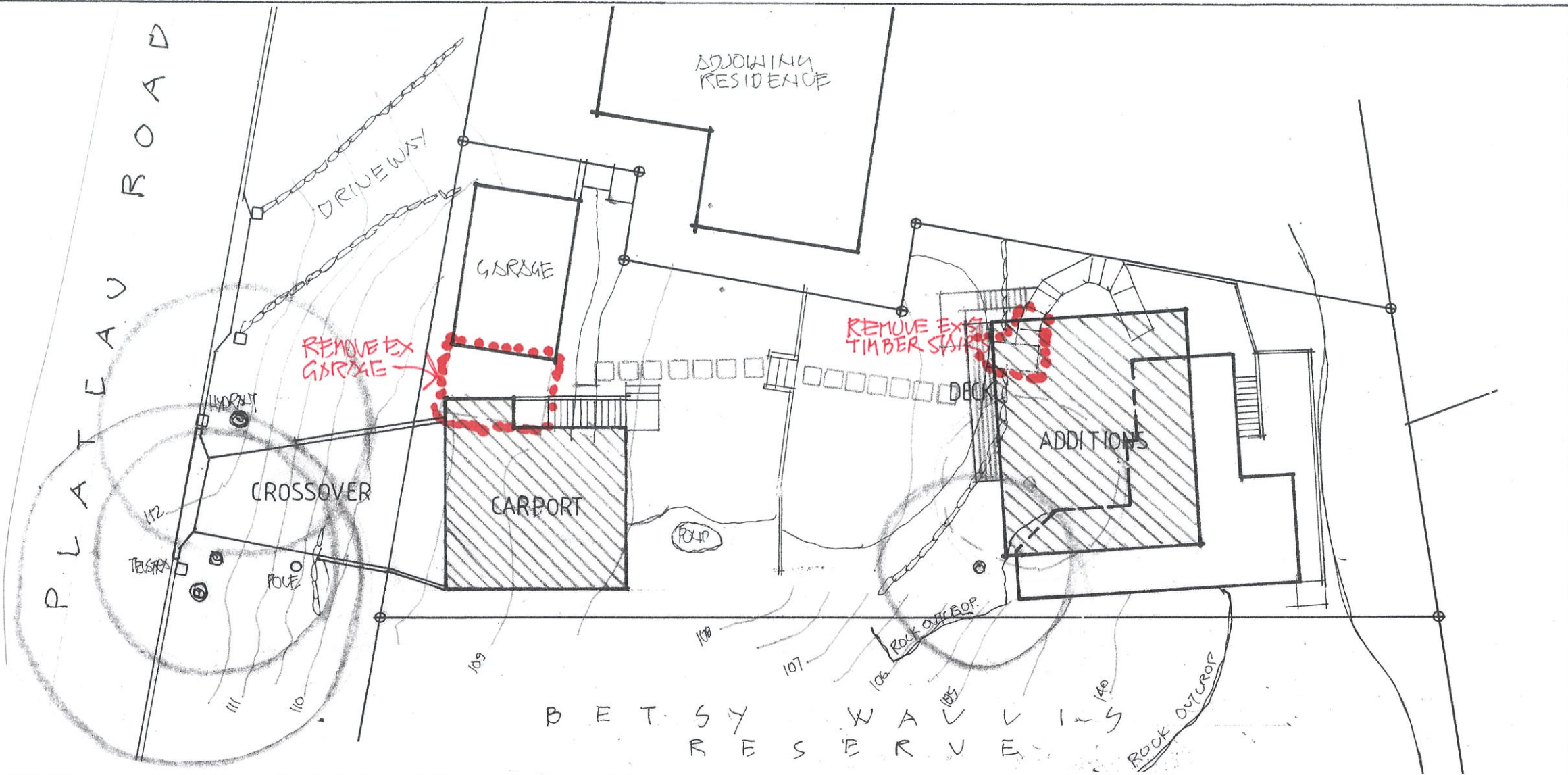
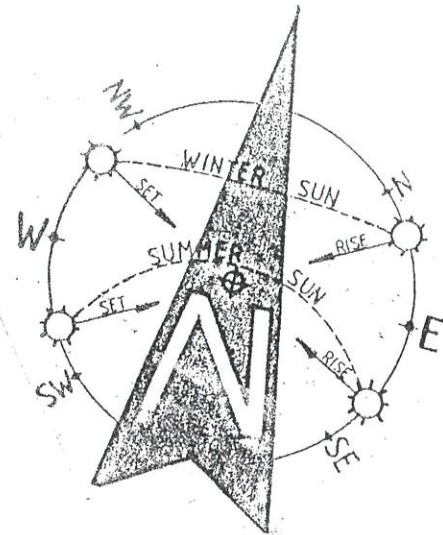
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DEMOLITION MANAGEMENT SPECIFICATION

THE PROCEDURES TO BE TAKEN BEFORE AND DURING THE DEMOLITION WORKS SHALL BE IN ACCORDANCE WITH AS 2601-2001 DEMOLITION OF STRUCTURES AND THE FOLLOWING ADDITIONAL REQUIREMENTS:

1.0 General

- 1.1 In addition to complying with the above mentioned Australian Standard the demolition works will also comply with the Building Regulations applicable to the state of Victoria and the following Australian Standards and Codes of Practice:
 - a) AS 2436 - 1981 Guide to Noise Control
 - b) O.H & S. - Code of Practice for Demolition - (1991 No 14)
 - c) O.H & S. - Code of Practice for Building and Construction Workplaces - (1990 No 13)
 - d) O.H & S. - (Asbestos) Regulations - 2003
 - e) Occupation Health and Safety (Asbestos) Regulations 1992

1.2 An outline of the extent of the demolition is shown on the Working Drawings. These drawings are not intended to be a complete statement of the works.

2.0 Demolition and Removal:

2.1 I have inspected the site and have made my own assessment of the prevailing site conditions, including the position of all existing services, the extent of all demolition, etc., the nature of the access together with the requirements of all other works necessary to facilitate the completion of the contract.

3.0 Precautions Prior to Demolition Works:

Demolition will not commence until the precautionary measures have been inspected and approved by the relevant Building Surveyor.

- 3.1 Security fencing shall be provided around the perimeter of the demolition site and any additional precautionary measures taken, as may be necessary to prevent unauthorised entry to the site at all times during the demolition period.
- 3.2 Notices lettered "Danger! Demolition in Progress" or a similar message shall be fixed to the ending at appropriate places to warn the public.
- 3.3 The erection of hoardings, outriggers and scaffolding shall be constructed in accordance with the requirements of the Responsible Authorities and the applicable Australian Standards.
- 3.4 All electrical, gas, water, sewer, steam and other service lines not required in the demolition process shall be shut off, capped or disconnected at or outside the building line, before the demolition works commence.
- 3.5 The relevant statutory authorities shall be notified in advance and their approvals or services, if necessary shall be obtained.
- 3.6 Any service retained for demolition will be adequately protected and if necessary, arrangements shall be made with the relevant authority to fully protect any overhead wires.
- 3.07 The necessary permits and consents will be obtained from the appropriate authorities before demolition works begin for any building that is classified as a Historic Building, Heritage Building, listed in the National Trust or a building that is significant or of special interest, or a building that requires a Town Planning Permit from the relevant Council.

4.0 Other Precautions

- 4.1 An approved asbestos removalist will be appointed to determine as far as practicable, whether asbestos is present in the workplace, prior to the demolition works taking place.
- 4.2 The approved asbestos removalist will provide documentary evidence stating that he/she is registered by the Health and Safety Organisation as a Grade A or Grade B removalist.
- 4.3 The handling of materials containing asbestos shall be in accordance with the Occupational Health and Safety (Asbestos) Regulations 2003.
- 4.4 Prior to the commencement of demolition, the building site shall be examined by the principal contractor and a competent specialist, to determine as far as practicable, the presence of any noxious, toxic or explosive material or other conditions that could become dangerous or disturbed during the demolition. The nature and location of each hazard shall be recorded and noted to the relevant Building Surveyor.
- 4.5 Due care must be exercised when demolishing building/s that contain hazardous materials.
- 4.6 Adequate fire extinguishing equipment will be available on site at all times and the principal contractor and his or her employees shall be trained in its use in combating class A, B and C type fires.

5.0 Precautions During Demolition Works

Demolition and removal of the building shall be undertaken in a careful and proper manner and with a minimum disturbance to the adjoining owners and to the public and the occupants.

- 5.1 All excavations must be fenced or guarded against being a danger to life or property. No excavations will occur which are greater than 1m in depth.
- 5.2 Manual demolitions will be conducted on non-load bearing brick and timber walls and the roof. The building will be completely stripped leaving the skeleton of the building for mechanical demolition.
- 5.3 Mechanical demolition will be achieved by Jack Hammering, drilling and other mechanical means of non-load bearing and non-prestressed concrete where necessary. Rope pulling of brick walls will also be used. Mechanical machinery will be used to completely demolish the remaining skeleton of the building.

- 5.4 All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed member is removed.
- 5.5 Dust creating materials shall be lowered by hoisting apparatus or removed by material chutes.
- 5.6 Walls on the boundary will be demolished by hand.
- 5.7 Walls shall not be left free standing without temporary bracing or supports.
- 5.8 No wall, chimney or other structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration.
- 5.9 Any asbestos present in the building shall be removed by a registered asbestos removalist.
- 5.10 Procedures and method of demolition will be adequate to prevent injury to persons and avoid damage to neighbouring property.
- 5.11 The plant equipment shall be adequately maintained as per the Occupational Health and Safety (Plant) Regulations.
- 5.12 Facilities and equipment as described in the Code of Practice for asbestos removal shall be provided where necessary.
- 5.13 Containers for the disposal of debris shall be provided.
- 5.14 No material will be left on site as to cause danger to the public.
- 5.15 No material will be dropped more than 2m in height.
- 5.16 No combustible material and rubbish will be left on site as to cause a fire hazard.
- 5.17 No burning of any debris will occur on site.
- 5.18 Explosives shall not be used during demolition process.

6.0 Completion

The site shall be cleared of all debris to the satisfaction of the Relevant Building Surveyor.



DEMOLITION MANAGEMENT PLAN

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