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MATERIALS SHOWN ARE DEPICTIVE ONLY AND MAY NOT REFLECT THE SELECTED FINISHES.

REV	DESCRIPTION	BY	DATE
A	CONCEPT PLAN	FA	23/02/2021
B	CONCEPT PLAN	FA	02/03/2021
C	PRE LODGEMENT PLANS	FA	26/03/2021
D	PRE LODGEMENT PLANS	FA	29/03/2021
E	PRE LODGEMENT PLANS	FA	13/05/2021



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9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY FJA DESIGNS OFFICE IMMEDIATELY.

ALTECTIONS & ADDITIONS

JOB NUMBER FJ088

Perspectives

CLIENT

Sally Bird

LOCATION

Lot 279 No.17 Argyle Street  
Bilgola Plateau NSW 2107  
DP 16327

LGA Northern Beaches

DRAWN: FA SCALE: @ A3

DESIGN: NA FACADE: NA

SHEET NO: CONTRACT- 1

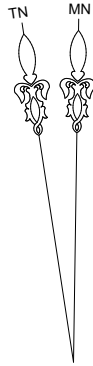
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Monday, 17 May 2021

PLAN OF

LOT 279 IN D.P. 16327  
AT No.17 ARGYLE ST., BILGOLA PLATEAU.

SCALE 1:100@A1 DATUM A.H.D.

SITE AREA = 490.5 M SQ.



LOT 7  
DP 222082

LOT 280  
DP 16327

LOT 279  
DP 16327

LOT 8  
DP 222082

LOT 278  
DP 16327

NOTES:

1. CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH. MINIMISE YOUR RISK AND DIAL 1100 BEFORE YOU DIG.
3. THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND TITLES OFFICE PLANS AND ARE SUBJECT TO FINAL SURVEY. BEARINGS SHOWN ARE BASED ON A TRUE MERIDIAN.
4. W DENOTES WINDOW. D DENOTES DOOR. WINDOW AND DOOR DEPTHS SHOWN ARE INDICATIVE ONLY.
5. ALL NEW WORKS MUST REFER TO THE BENCHMARK FOR LEVEL CONTROL.
6. TREE SPREADS ARE DIAGRAMMATIC ONLY AND MAY NOT BE SYMMETRICAL.
7. SRW, BRW, BLKRW, LRW, SLRW - DENOTE STONE, BRICK, BLOCK, LOG OR SLEEPER RETAINING WALL.
8. TOG, TOR DENOTE TOP OF GUTTER OR ROOF, K DENOTES TOP OF KERB, G DENOTES ROAD GUTTER.
9. SUBJECT LAND IS AFFECTED BY A COVENANT NO. M448405 WHICH HAS NOT BEEN INVESTIGATED.

DP SURVEYING

REGISTERED LAND & ENGINEERING SURVEYORS  
46 JOHN ST, AVALON BEACH 2107  
PHONE : 9918-3359, 0414183220  
EMAIL : david@dpsurveying.com.au  
DATE : 21 MARCH, 2019  
MY REF : 3210

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A	CONCEPT PLAN	FA	23/02/2021
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ALTECTIONS & ADDITIONS

JOB NUMBER FJ088

Survey

CLIENT

Sally Bird

LOCATION

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Bilgola Plateau NSW 2107

DP 16327

LGA Northern Beaches

DRAWN: FA SCALE: @ A3

DESIGN: NA FACADE: NA

SHEET NO: CONTRACT-2

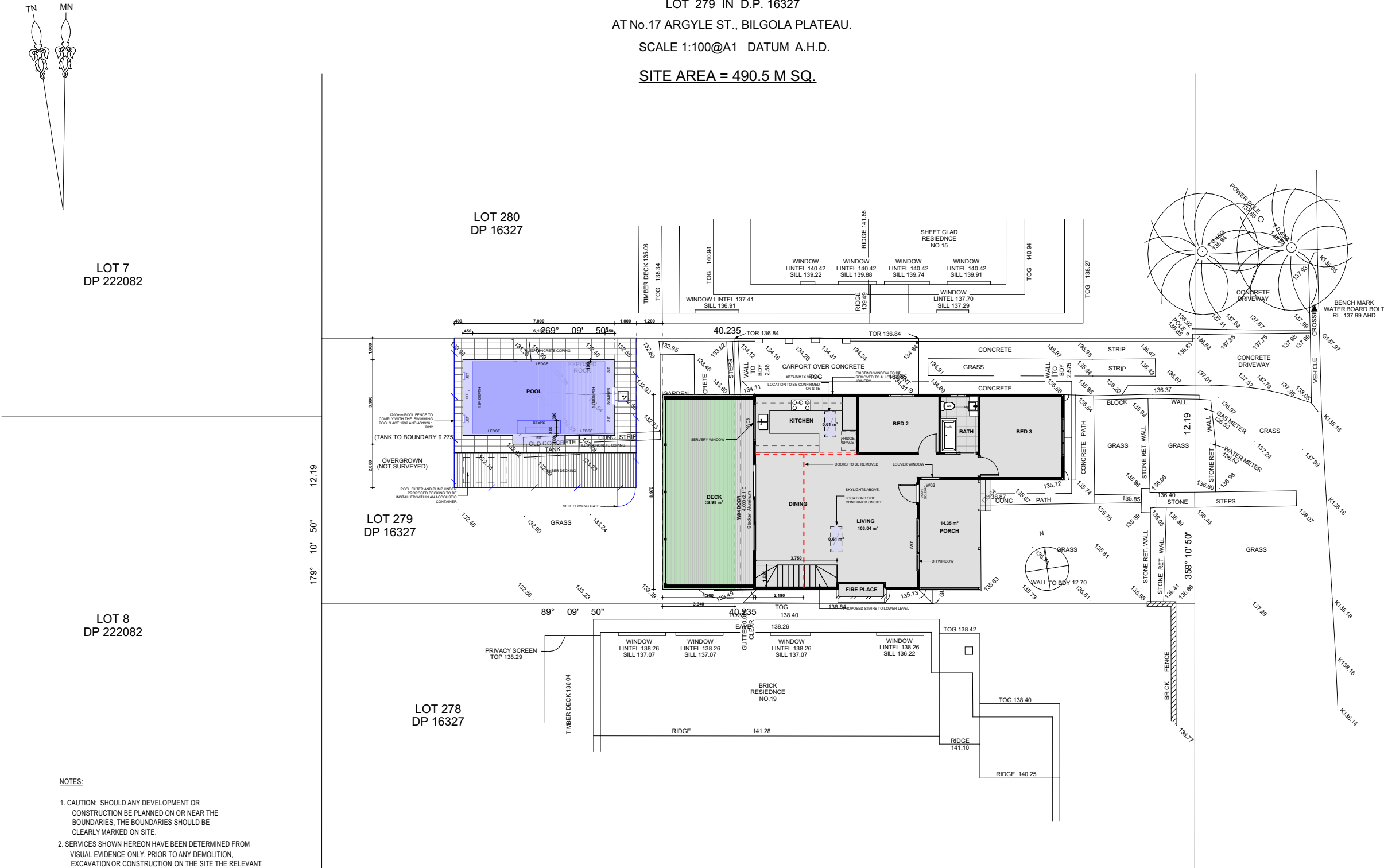
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## PLAN OF

LOT 279 IN D.P. 16327  
AT No.17 ARGYLE ST., BILGOLA PLATEAU.  
SCALE 1:100@A1 DATUM A.H.D.

SITE AREA = 490.5 M SQ.



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### ALTECTIONS & ADDITIONS

JOB NUMBER FJ088

### Site Plan

### CLIENT

Sally Bird

### LOCATION

Lot 279 No.17 Argyle Street  
Bilgola Plateau NSW 2107

DP 16327

LGA Northern Beaches

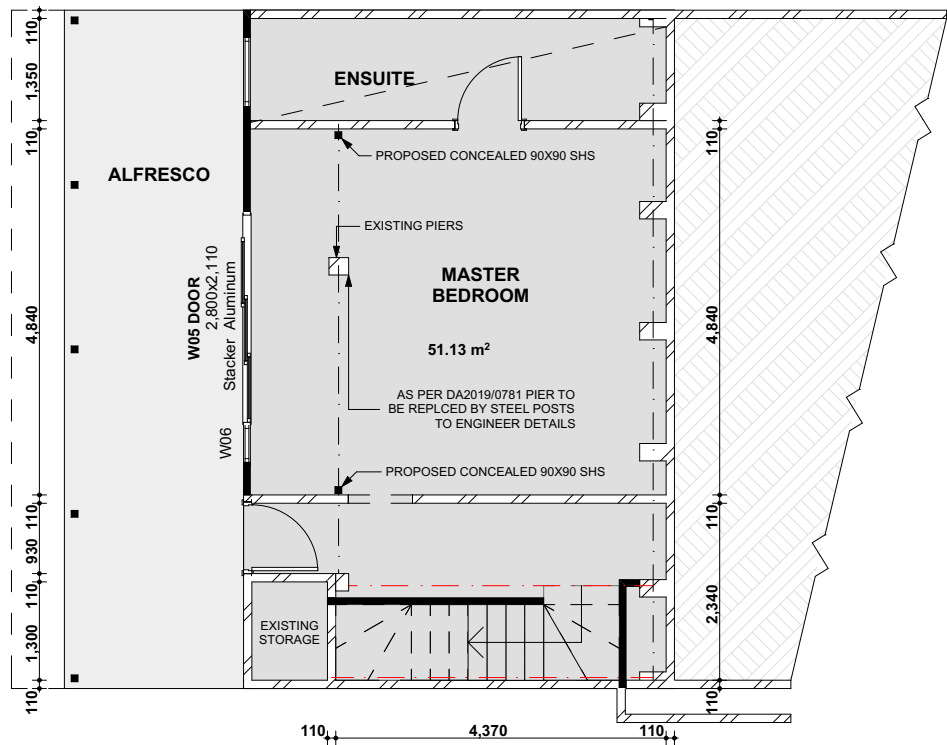
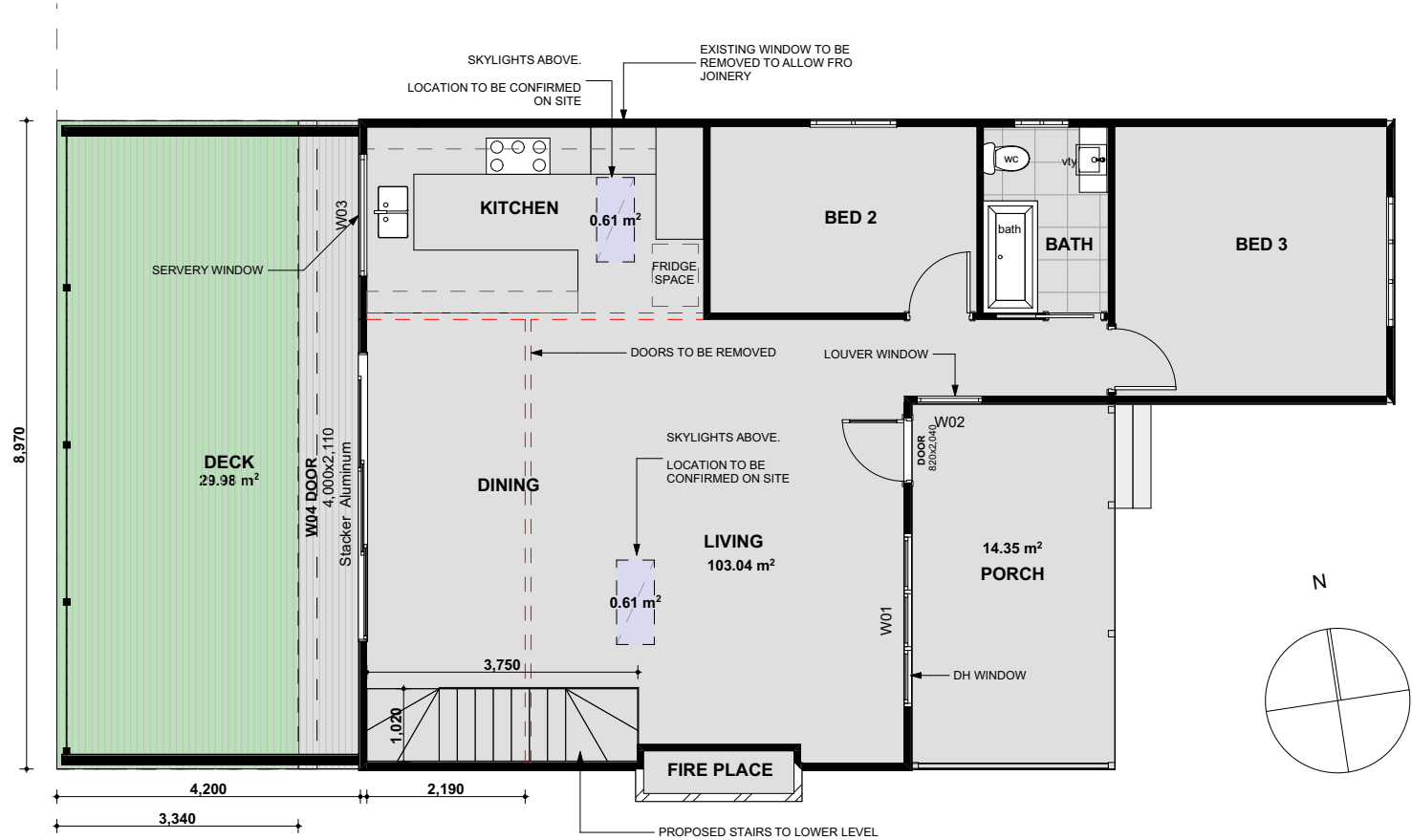
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DESIGN: NA FACADE: NA

SHEET NO: CONTRACT- 3

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#### ALTECTIONS & ADDITIONS

JOB NUMBER FJ088

#### Floor Plan

#### CLIENT

Sally Bird

#### LOCATION

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LGA Northern Beaches

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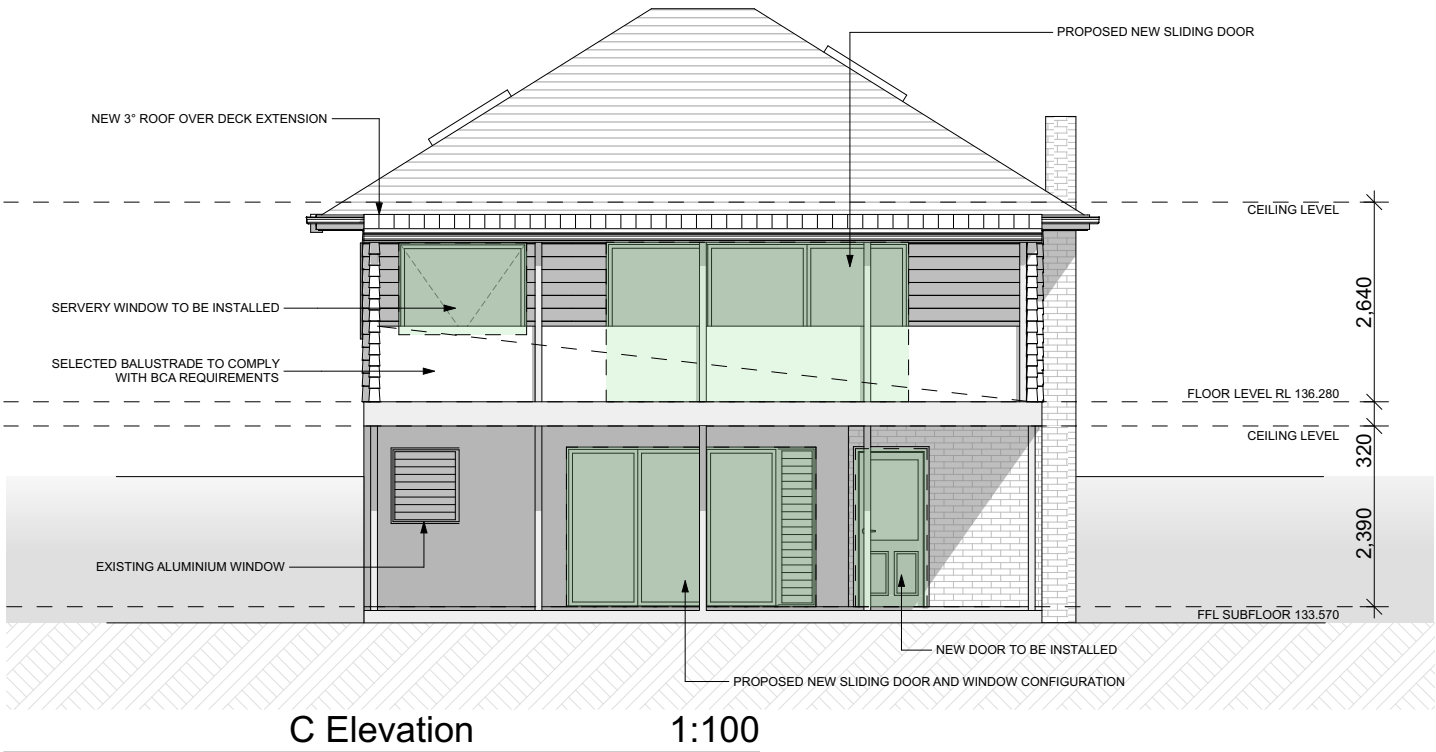
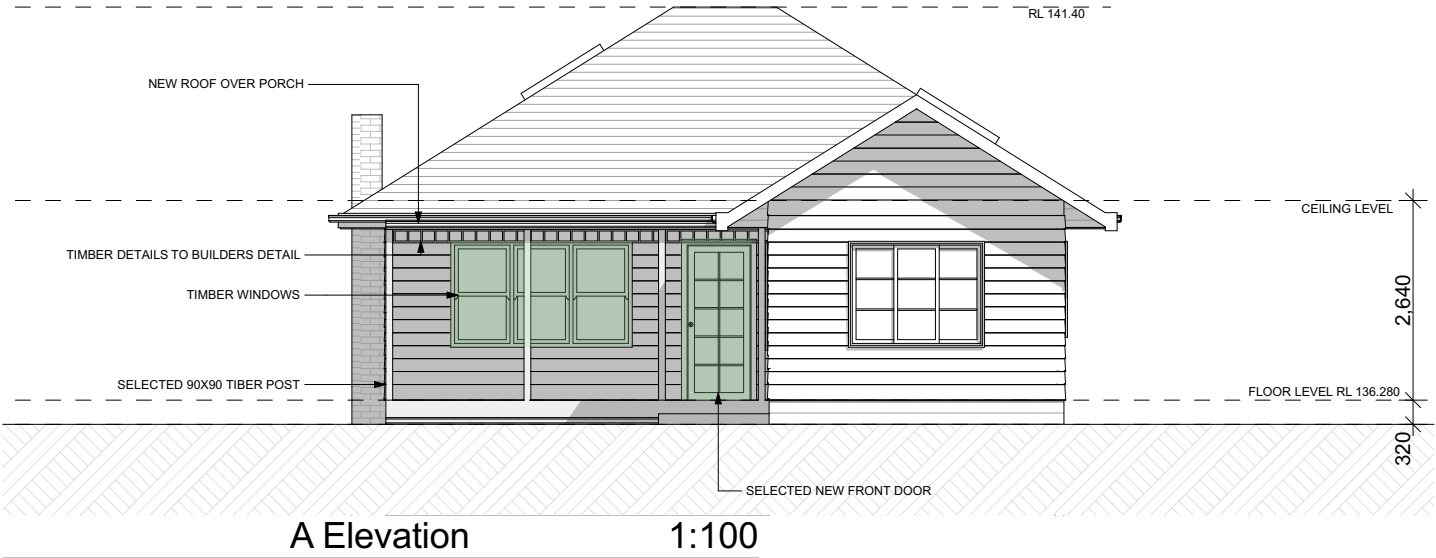
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#### ALTECTIONS & ADDITIONS

JOB NUMBER FJ088

#### Elevations

#### CLIENT

Sally Bird

#### LOCATION

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DP 16327

LGA Northern Beaches

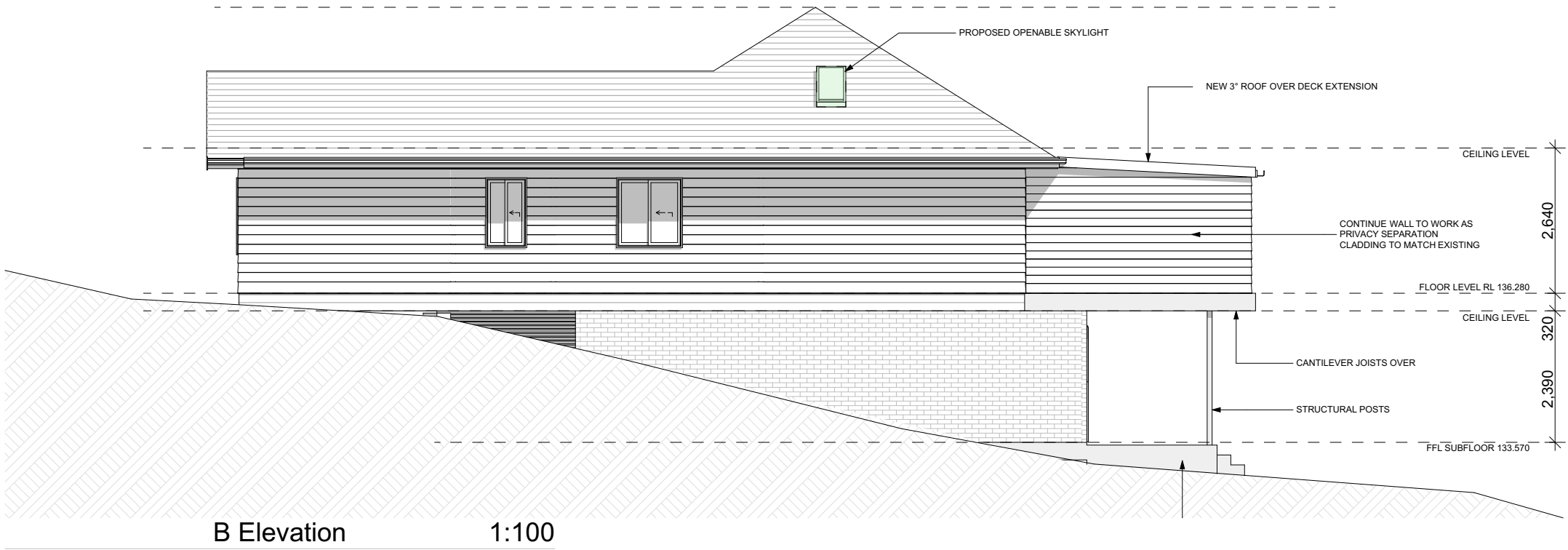
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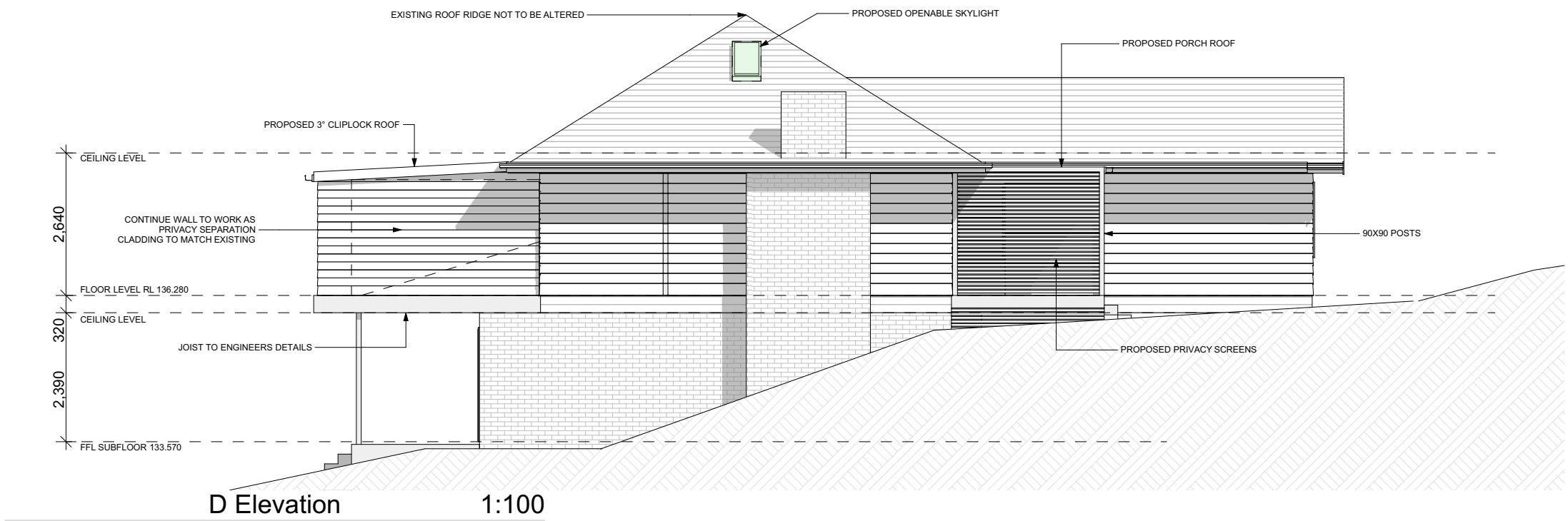
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B Elevation 1:100



D Elevation 1:100



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#### Elevations

#### CLIENT

Sally Bird

#### LOCATION

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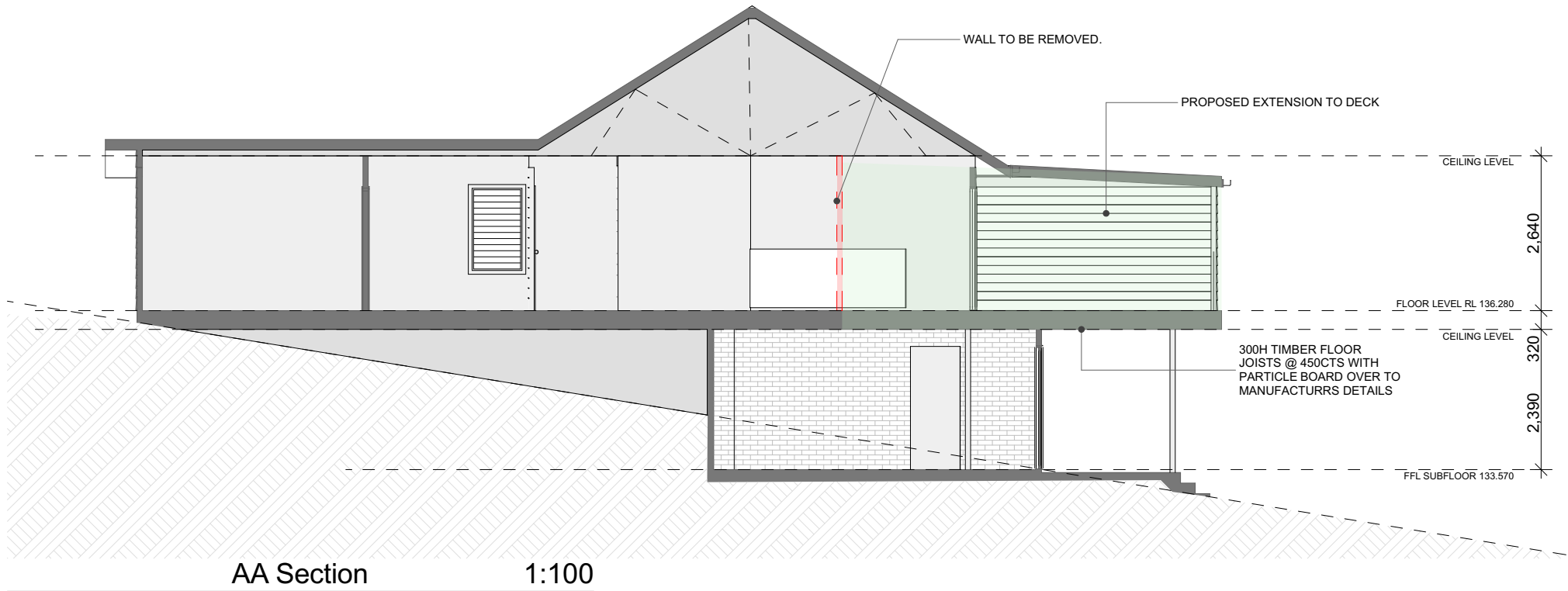
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#### Section

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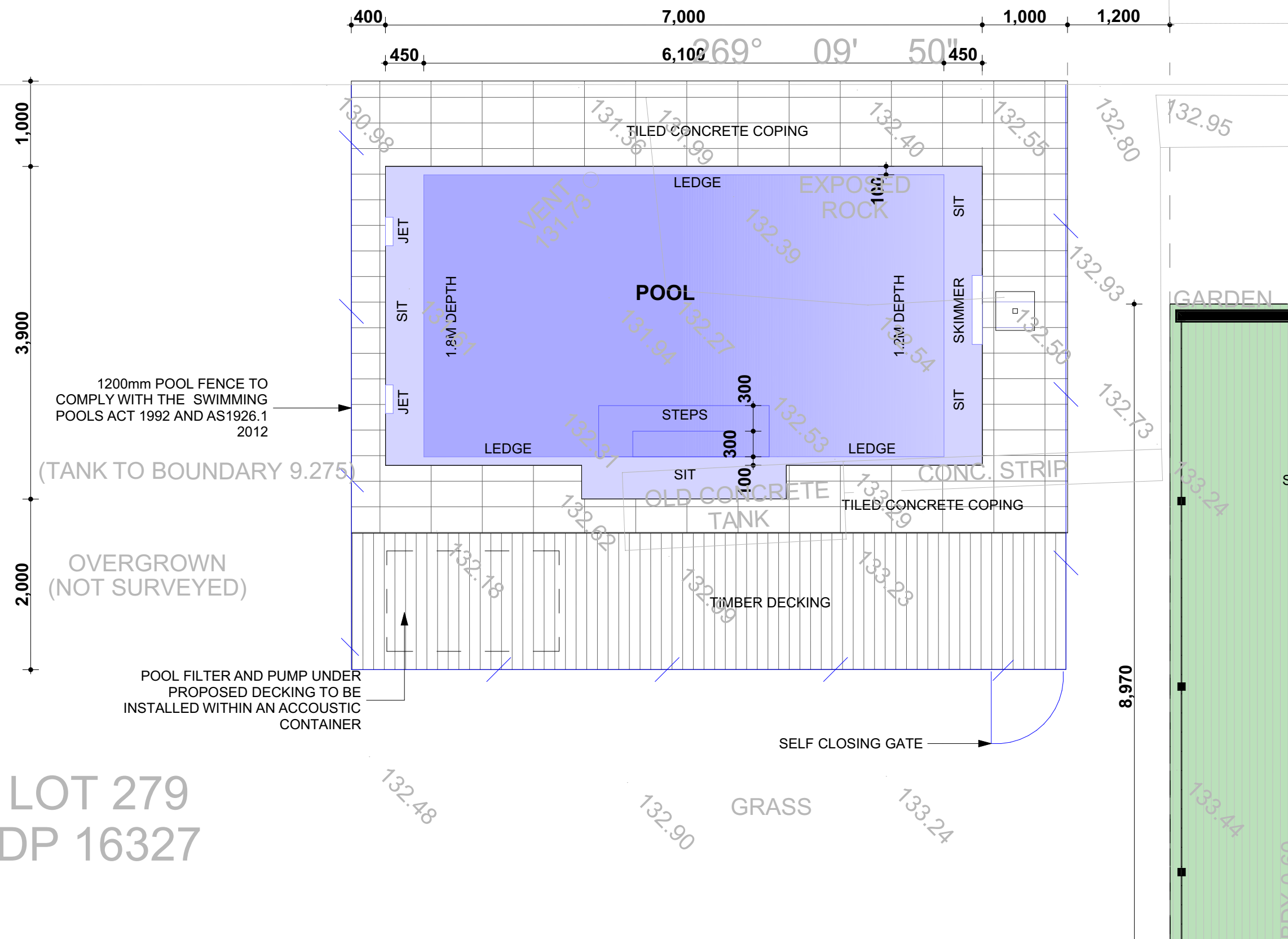
Monday, 17 May 2021

#### WINDOW SIZES ARE NOMINAL ONLY, WINDOW MANUFACTURERS STANDARD SIZES SHOULD BE APPLIED

Window List				
Window Code	W01	W02	W03	W04 DOOR
Height	1,400	1,450	1,213	2,110
Width	2,400	900	1,690	4,000
Head height	2,100	2,110	2,100	2,110
Surface Area	3.36	1.31	2.05	8.44
Material	Timber	Timber	Aluminium	Aluminium
Quantity	1	1	1	1
Preview				

Window List			
Window Code	W05 DOOR	W06	
Height	2,110	2,110	
Width	2,800	500	
Head height	2,110	2,110	
Surface Area	5.91	1.06	
Material	Aluminium	Aluminium	
Quantity	1	1	6
Preview			

**CODE KEY**  
CSD= CAVITY SLIDING DOOR  
LOH=LIFT OF HINGE DOORS  
DG= DOUBLE GLASS (REFER TO TENDER)  
OBS= OBSCURE GLAZING AS SELECTED  
RD= ROBE DOOR  
MR=MIRROR  
SP=SPECIALY MADE  
SQ SET= SQUARE SET OPEINING  
SHR= SHOWER LOCATION  
AA= ALUMINIUM AWNING WINDOW  
AS= ALUMINIUM SLIDING WINDOW  
ASDI= ALUMINIUM SLIDING DOOR  
ASSD= ALUMINIUM STACKER DOOR  
CR= OPEN CORNER (NO POST)  
EXT= EXTERNAL DOOR (CLEAR GLAZING U.N.O.)



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9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY FJA DESIGNS OFFICE IMMEDIATELY.

## ALTERATIONS & ADDITIONS

**JOB NUMBER**      FJ088

## Pool

## CLIENT

Sally Bird

## LOCATION

Lot 279 No.17 Argyle Street  
Bilgola Plateau NSW 2107

DP 16327

**LGA** Northern Beaches

**DRAWN:** FA      **SCALE:** @ A3

DESIGN: NA      FACADE: NA

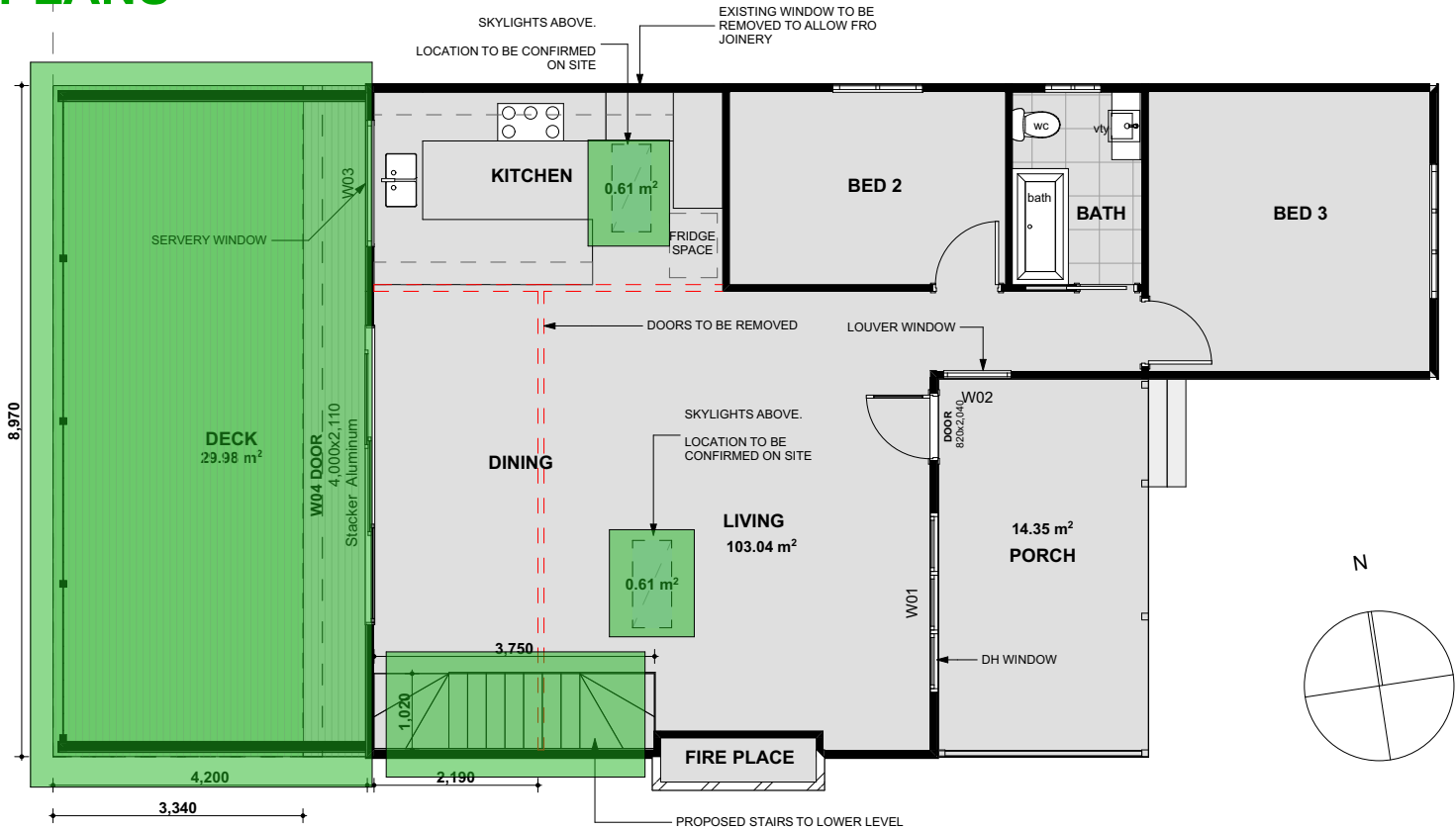
**SHEET NO:** CONTRACT-8

DATE PRINTED

Monday, 17 May 2021

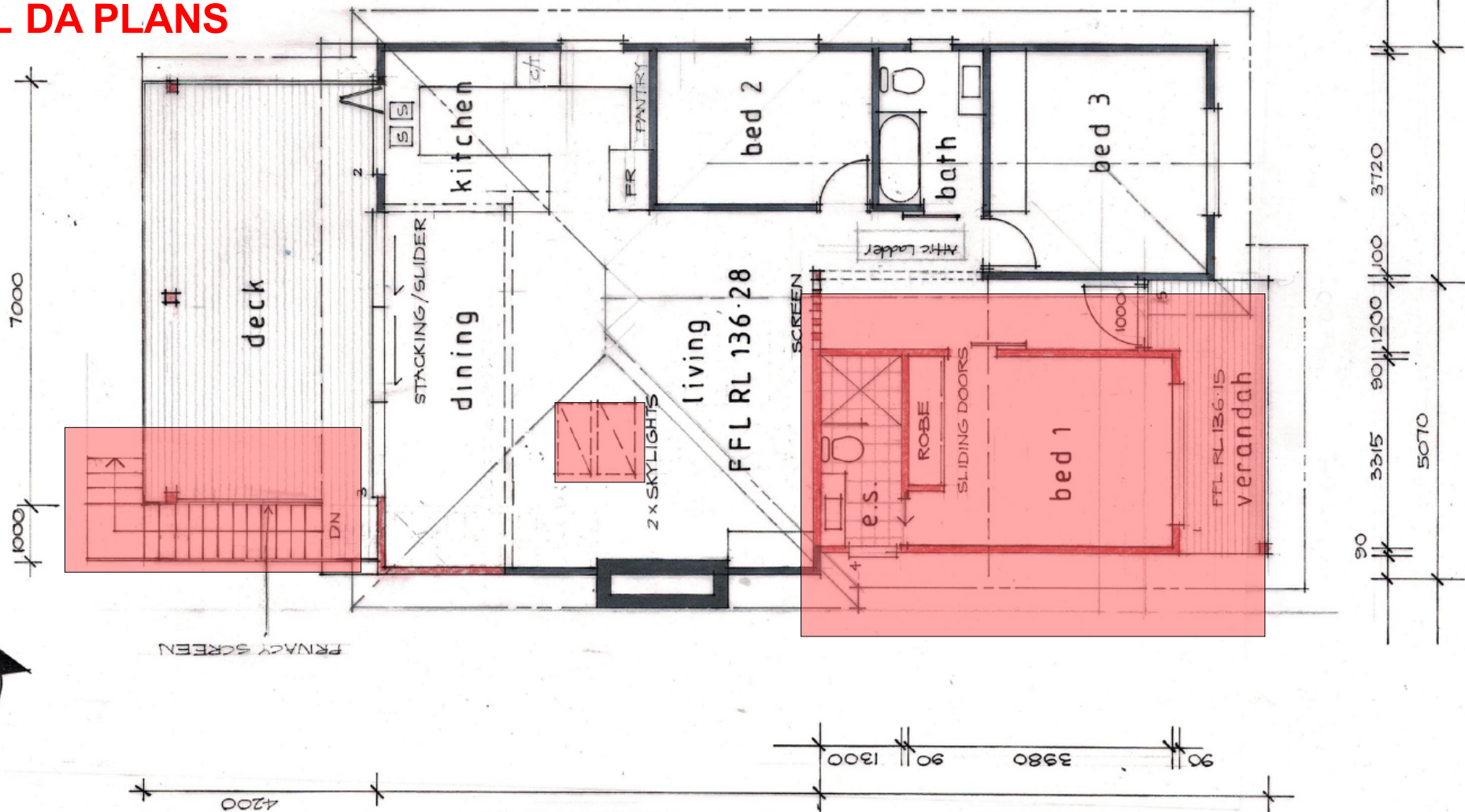


PROPOSED PLANS



ORIGINAL DA PLANS

DA2019/0781



REV	DESCRIPTION	BY	DATE
A	CONCEPT PLAN	FA	23/02/2021
B	CONCEPT PLAN	FA	02/03/2021
C	PRE LODGEMENT PLANS	FA	26/03/2021
D	PRE LODGEMENT PLANS	FA	29/03/2021
E	PRE LODGEMENT PLANS	FA	13/05/2021



FJA Designs

ARCHITECTURAL + INTERIOR DESIGNERS

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www.fjadesigns.com.au

0433540881

fernando@fjadesigns.com.au

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ALTECTIONS & ADDITIONS

JOB NUMBER FJ088

Modification Plan

CLIENT

Sally Bird

LOCATION

Lot 279 No.17 Argyle Street

Bilgola Plateau NSW 2107

DP 16327

LGA Northern Beaches

DRAWN: FA SCALE: 1:100 @ A3

DESIGN: NA FACADE: NA

SHEET NO: CONTRACT-9

DATE PRINTED

Monday, 17 May 2021

NEW TO PROPOSAL

REMOVED FROM PROPOSAL

REV	DESCRIPTION	BY	DATE
A	CONCEPT PLAN	FA	23/02/2021
B	CONCEPT PLAN	FA	02/03/2021
C	PRE LODGEMENT PLANS	FA	26/03/2021
D	PRE LODGEMENT PLANS	FA	29/03/2021
E	PRE LODGEMENT PLANS	FA	13/05/2021



ARCHITECTURAL + INTERIOR DESIGNERS

[www.fjadesigns.com.au](http://www.fjadesigns.com.au)

**www.fjadesigns.com.au**  
0433540881  
[fernando@fjadesigns.com.au](mailto:fernando@fjadesigns.com.au)

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ALTECTIONS & ADDITIONS

JOB NUMBER    FJ088

Window Schedule

CLIENT

Sally Bird

LOCATION

Lot 279 No.17 Argyle Street  
Bilgola Plateau NSW 2107

DP 16327

LGA Northern Beaches

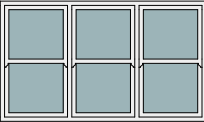
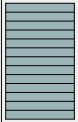
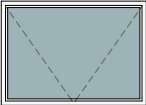
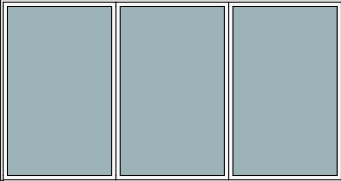
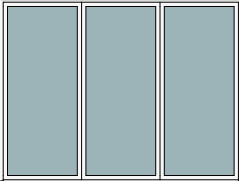

DRAWN: FA    SCALE: @ A3

DESIGN: NA    FACADE: NA

SHEET NO: CONTRACT- 10

DATE PRINTED  
Monday, 17 May 2021

**CODE KEY**  
CSD= CAVITY SLIDING DOOR  
LOH=LIFT OF HINGE DOORS  
DG= DOUBLE GLASS (REFER TO TENDER)  
OBS= OBSCURE GLAZING AS SELECTED  
RD= ROBE DOOR  
MR=MIRROR  
SP=SPECIALY MADE  
SQ SET= SQUARE SET OPEINING  
SHR= SHOWER LOCATION  
AA= ALUMINIUM AWNING WINDOW  
AS= ALUMINIUM SLIDING WINDOW  
ASDI= ALUMINIUM SLIDING DOOR  
ASSD= ALUMINIUM STACKER DOOR  
CR= OPEN CORNER (NO POST)  
EXT= EXTERNAL DOOR (CLEAR GLAZING U.N.O.)

Window List							
Window Code	W01	W02	W03	W04 DOOR	W05 DOOR	W06	
Height	1,400	1,450	1,213	2,110	2,110	2,110	
Width	2,400	900	1,690	4,000	2,800	500	
Head height	2,100	2,110	2,100	2,110	2,110	2,110	
Surface Area	3.36	1.31	2.05	8.44	5.91	1.06	
Material	Timber	Timber	Aluminium	Aluminium	Aluminium	Aluminium	
Quantity	1	1	1	1	1	1	6
Preview							

WINDOW SIZES ARE NOMINAL ONLY, WINDOW MANUFACTURERS STANDARD SIZES SHOULD BE APPLIED

# BASIX®Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Alterations and Additions

Certificate number: A411555\_02

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](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Tuesday, 30, March 2021  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,  
Industry &  
Environment

Description of project

Project address	
Project name	17 Argyle St Bilgola_02
Street address	17 Argyle Street Bulgola Plateau 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 16327
Lot number	279
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 includes a pool (and/or spa).

<b>Certificate Prepared by</b> (please complete before submitting to Council or PCA)
Name / Company Name: FJA Designs Pty Ltd
ABN (if applicable): 52637108313

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Outdoor swimming pool</b>			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 30 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier 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 DA Plans	Show on CC/CDC Plans & specs	Certifier Check															
Insulation requirements																		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/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 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓															
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>suspended floor with open subfloor: framed (R0.7).</td><td>R0.8 (down) (or R1.50 including construction)</td><td></td></tr><tr><td>floor above existing dwelling or building.</td><td>nil</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>raked ceiling, pitched/skillion roof: framed</td><td>ceiling: R3.00 (up), roof: foil/sarking</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>		Construction	Additional insulation required (R-value)	Other specifications	suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)		floor above existing dwelling or building.	nil		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)		✓
Construction	Additional insulation required (R-value)	Other specifications																
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raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)																

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors									
The applicant must install the 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 toned 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 Fenestration Rating Council (NFRC) conditions.								✓	✓
For projections described in millimetres, the leading edge of each eave, 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.							✓	✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W1	W	3.36	0	0	awning (fixed) >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W2	S	1.31	0	0	awning (fixed) >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
W3	E	2.05	0	0	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	E	8.44	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	E	5.91	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	E	1.06	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Skylights									

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check								
<b>Skylights</b>											
The applicant must install the skylights in accordance with the specifications listed in the table below.	✓	✓	✓								
The following requirements must also be satisfied in relation to each skylight:		✓	✓								
Each skylight 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.		✓	✓								
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.		✓	✓								
<b>Skylights glazing requirements</b>											
<table><tr><th>Skylight number</th><th>Area of glazing inc. frame (m2)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>S1</td><td>0.6</td><td>no shading</td><td>aluminium, moulded plastic single clear, (or U-value: 5.71, SHGC: 0.66)</td></tr></table>	Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type	S1	0.6	no shading	aluminium, moulded plastic single clear, (or U-value: 5.71, SHGC: 0.66)			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type								
S1	0.6	no shading	aluminium, moulded plastic single clear, (or U-value: 5.71, SHGC: 0.66)								

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" 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).
Commitments identified with a "✓" in the "Show on CC/CDC 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.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

REV	DESCRIPTION	BY	DATE
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### ALTECTIONS & ADDITIONS

JOB NUMBER FJ088

### BASIX requirements

#### CLIENT

Sally Bird

#### LOCATION

Lot 279 No.17 Argyle Street  
Bilgola Plateau NSW 2107

DP 16327

LGA Northern Beaches

DRAWN: FA SCALE: @ A3

DESIGN: NA FACADE: NA

SHEET NO: CONTRACT- 11

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