

MATERIALS & SAMPLES BOARD:



CLADDING DARK TO MID GREY



WAETHERBOARD CLADDING



CUSTOM ORB METAL ROOF SHEETING. WINDSPRAY OR SIMILAR



WHITE ALUMINIUM FRAMED WINDOWS

ABBREVIATIONS:

bl balustrade
dp down pipe
ex'g existing
fg fixed glass
wb weatherboard cladding
mr metal roof
og operable glass
oh over hang
sg sliding glass
td timber deck

SHEET LIST

DA 001 COVER SHEET
DA 002 SITE ANALYSIS
DA 003 CALCULATIONS PLAN
DA 100 GROUND PLAN
DA 101 LEVEL 1 PLAN
DA 102 ROOF & DRAINAGE PLAN
DA 200 SOUTH EAST & NORTH EAST ELEVATIONS
DA 201 NORTH WEST & SOUTH WEST ELEVATIONS
DA 300 SECTIONS
DA_700 SHADOW DIAGRAMS 21 JUNE



location plan
167 Plateau Rd, Bilgola Plateau, NSW 2107

source: Google Maps

CONSULTANTS:

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DA For alterations and additions to existing building at:
167 PLATEAU RD, BILGOLA PLATEAU



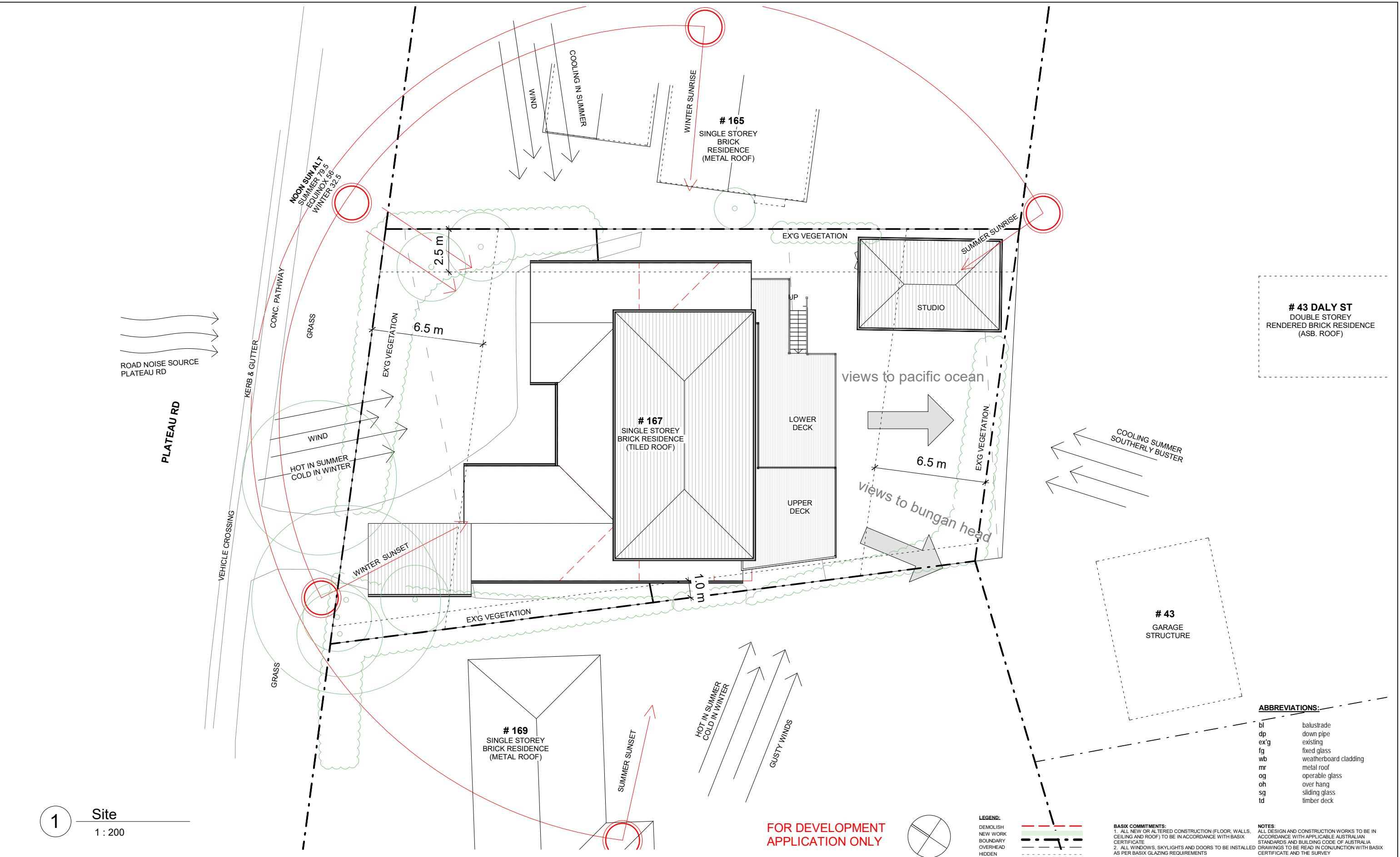
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ISSUE D DESCRIPTION DA submission DATE 05-6-19

CLIENT:	VINAY & FELICIA PRASAD	COVER SHEET			
PROJECT:	ALTERATIONS AND ADDITIONS	PROJECT NO.	18182	DA 001	
		DATE	05-6-19		
ADDRESS:	167 PLATEAU RD, BILGOLA PLATEAU	LOT: 4	DRAWN BY: wc		
		DP: 38402	CHECKED BY: -		



1 Site
1 : 200

43 DALY ST
DOUBLE STOREY
RENDERED BRICK RESIDENCE
(ASB. ROOF)

43
GARAGE
STRUCTURE

ABBREVIATIONS:
bl balustrade
dp down pipe
ex'g existing
fg fixed glass
vb weatherboard cladding
mr metal roof
og operable glass
oh over hang
sg sliding glass
td timber deck

NOTES:
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BASIX COMMITMENTS:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS

LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

FOR DEVELOPMENT
APPLICATION ONLY

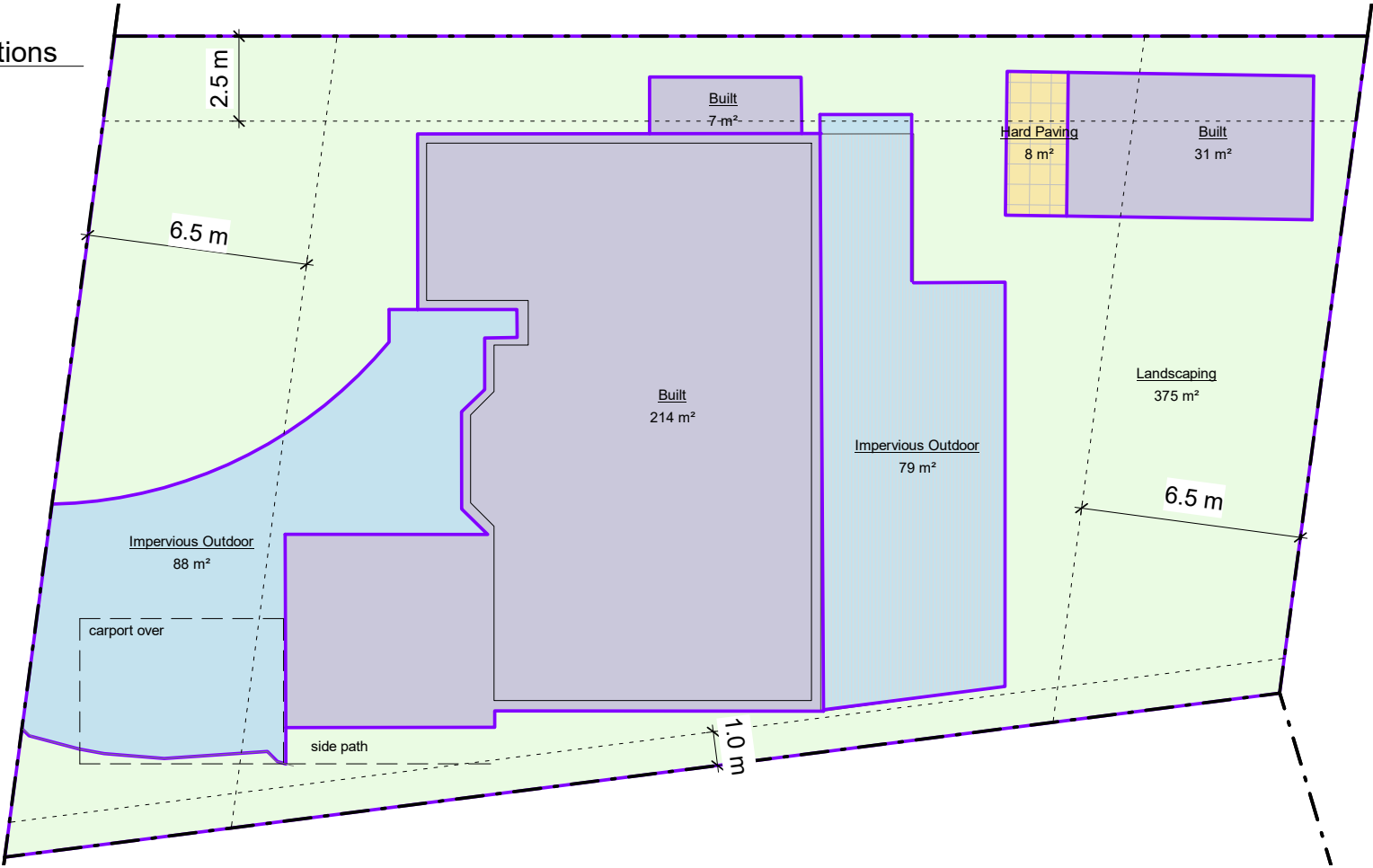


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ISSUE	DESCRIPTION	DATE
D	DA submission	05-6-19

CLIENT:	VINAY & FELICIA PRASAD
PROJECT:	ALTERATIONS AND ADDITIONS
ADDRESS:	167 PLATEAU RD, BILGOLA PLATEAU

SITE ANALYSIS					
PROJECT NO.		18182		DA 002	
DATE		05-6-19			
LOT:	4	DRAWN BY:	vb		
DP:	38402	CHECKED BY:	wc	SCALE:	As indicated



Built	252.04 m²	31.4%
Hard Paving	7.62 m²	0.9%
Impervious Outdoor	167.44 m²	20.9%
Landscaping	375.32 m²	46.8%
Pool	0.00 m²	0.0%

Site = 802.6m²
Target Landscaping = 481.6m²

Variation ii) 6% Imperv/Outdoor allowance = 48.2m² (6%)

Existing Total = 383m² (47.7%)
Proposed Total = 375m² (46.7%)
7.6m² increase or 1% increase

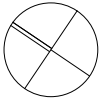
w Variation Landscaping = 52.7%

GFA
Total Gross Floor Area

Ground = 163.5m²
Level 1 = 77.5m²
Total GFA = 241m²

COMPLIANCE & CALCULATION TABLE				
Site Area	802.6m²			
Land Zoning (LEP)	E4 Environmental Living			
Flood Planning Zone	No			
Geotechnical Hazard Zone	Yes - Geotechnical Hazard H2			
Acid Sulfate Soils Zone	Class 5			
Biodiversity Zone	Yes - Whole site			
Heritage Item or Heritage Consrvation Area	No			
Bushfire Prone Land (2013)	Yes - Partial site - Buffer 100m & 30m			
Stormwater Management	OSD not required (less than 50m² additional impervious area)			
	Existing	Proposed	Required	Compliance
Landscaped Area (E4) Minimum of 60% landscaped Area (incl variation ii 6% - recreational use)	383m²(48%)+(6%)	375m²(47%)+(6%)	60%	1% increase on Ex'g non-compliance
Private Open Space Minimum of 80m2 (not more than 75% in front yard) Minimum Dimension Principal Area Principal Area Minimum Dimension	>250m² 5.4 m 79m² 5.4m	unchanged unchanged unchanged unchanged	Min 80m² 3 m 16m2 4 m	Yes Yes Yes Yes
Building Height Maximum Building Height (Area I)	5.4m	7.56 m	Max of 8.5m	Yes
Building Envelope (DCP) 3.5m, 45 deg plane to maximum building height	-	-	Max 3.5m	Yes
Setbacks R2 (DCP) Front Setback (6.5m or established building line) Side Setbacks (2.5m at least one side, 1m to other) Rear Setback	6.93m (house) 2.9m & 1.3m (house) 0.9m (studio)	2.01m (carport) 3.33m & 1.29m 0.9m (studio)	6.5m 2.5m & 1m 6.5m	Merit based assessment requested Yes Unchanged - Ex'g non-compliance Yes
Eaves	vary	>0.45m	Min 450mm width	Yes

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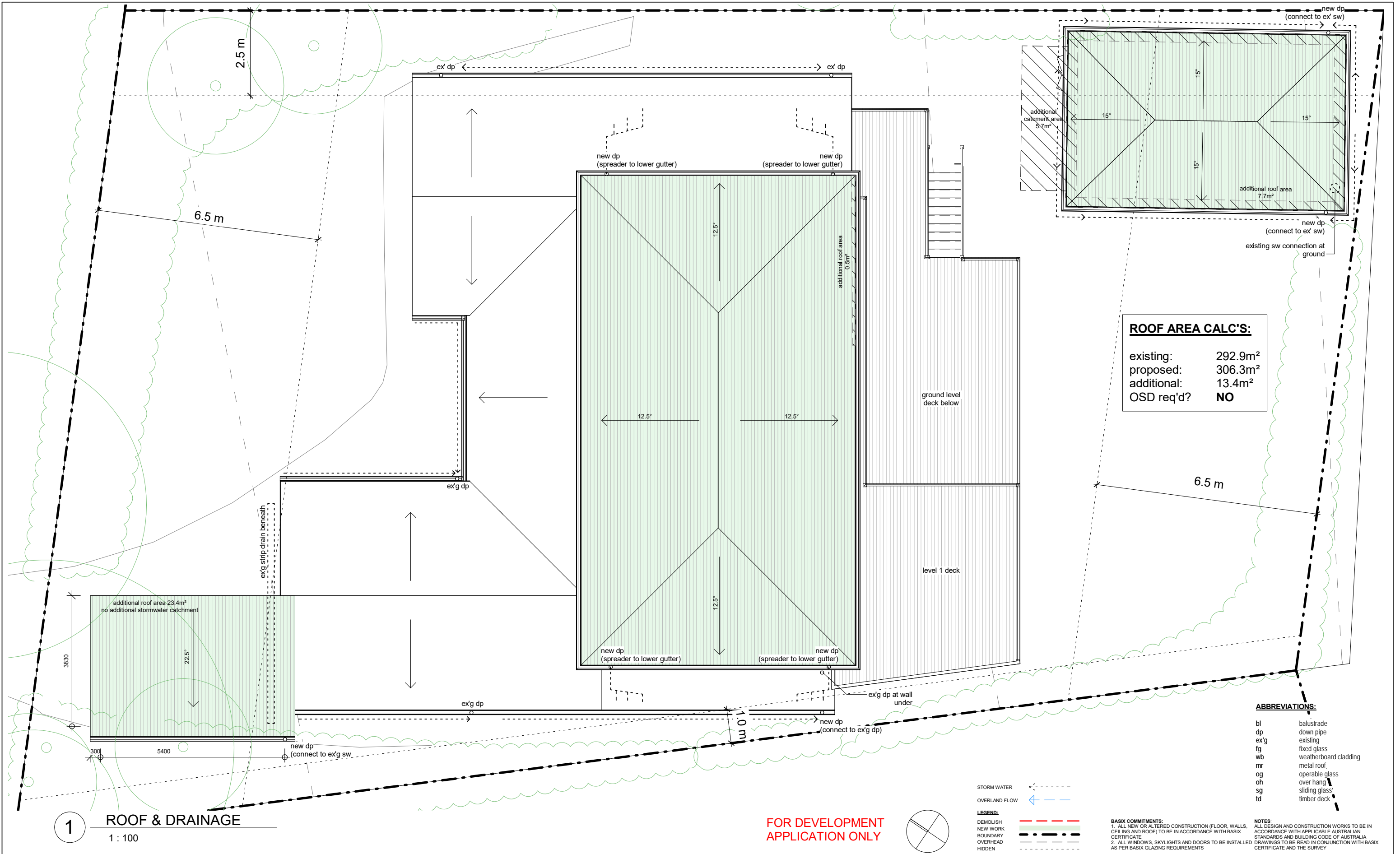
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ISSUE	DESCRIPTION	DATE
D	DA submission	05-6-19

CLIENT:	VINAY & FELICIA PRASAD	CALCULATIONS PLAN	
PROJECT:	ALTERATIONS AND ADDITIONS	PROJECT NO.	18182
		DATE	05-6-19
ADDRESS:	167 PLATEAU RD, BILGOLA PLATEAU	LOT: 4	DRAWN BY: wc
		DP: 38402	CHECKED BY: wc
		SCALE:	1 : 200



1

ROOF & DRAINAGE

1 : 100

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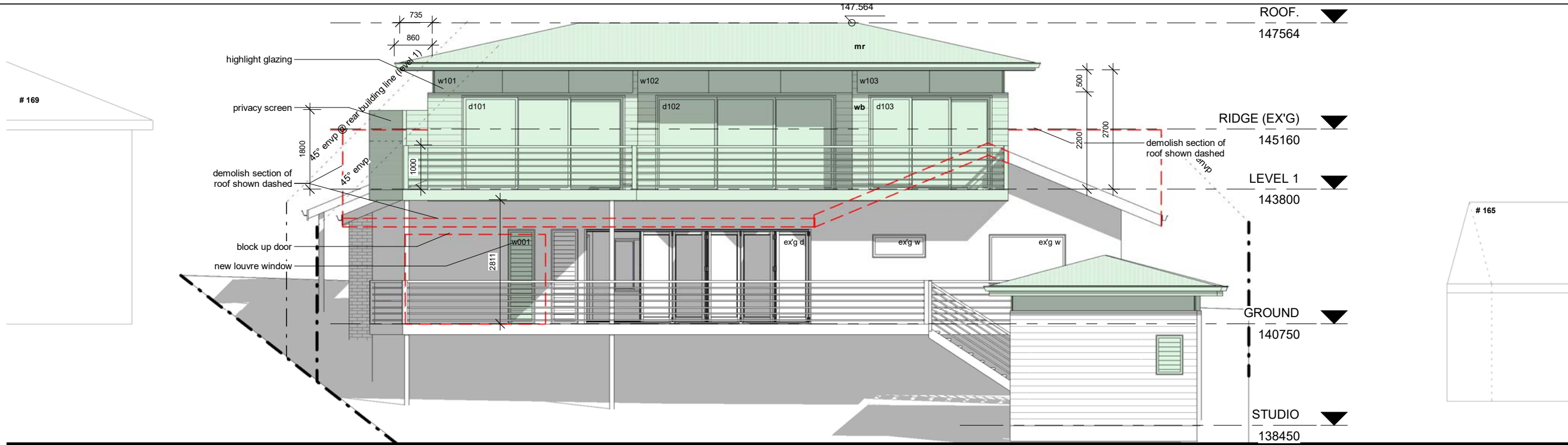
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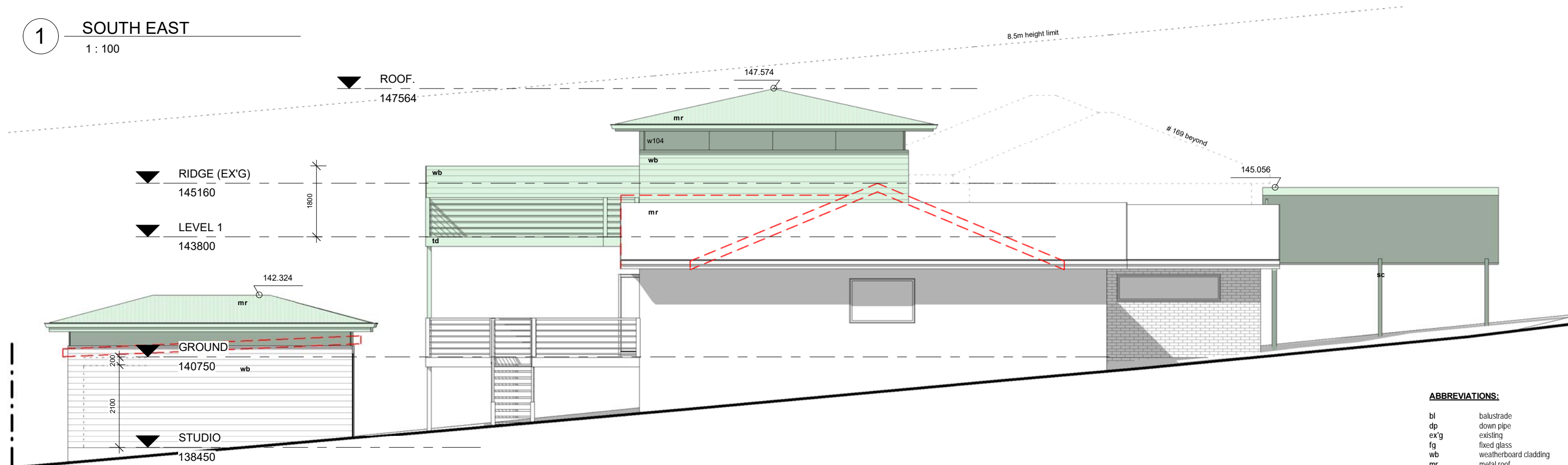
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ISSUE	DESCRIPTION	DATE
D	DA submission	05-6-19

CLIENT:	VINAY & FELICIA PRASAD	ROOF & DRAINAGE PLAN
PROJECT:	ALTERATIONS AND ADDITIONS	PROJECT NO. 18182
ADDRESS:	167 PLATEAU RD, BILGOLA PLATEAU	DATE 05-6-19
		LOT: 4 DRAWN BY: vb
		DP: 38402 CHECKED BY: wc
		SCALE: 1 : 100



1 SOUTH EAST
1 : 100



2 NORTH EAST
1 : 100

ABBREVIATIONS:

bl	balustrade
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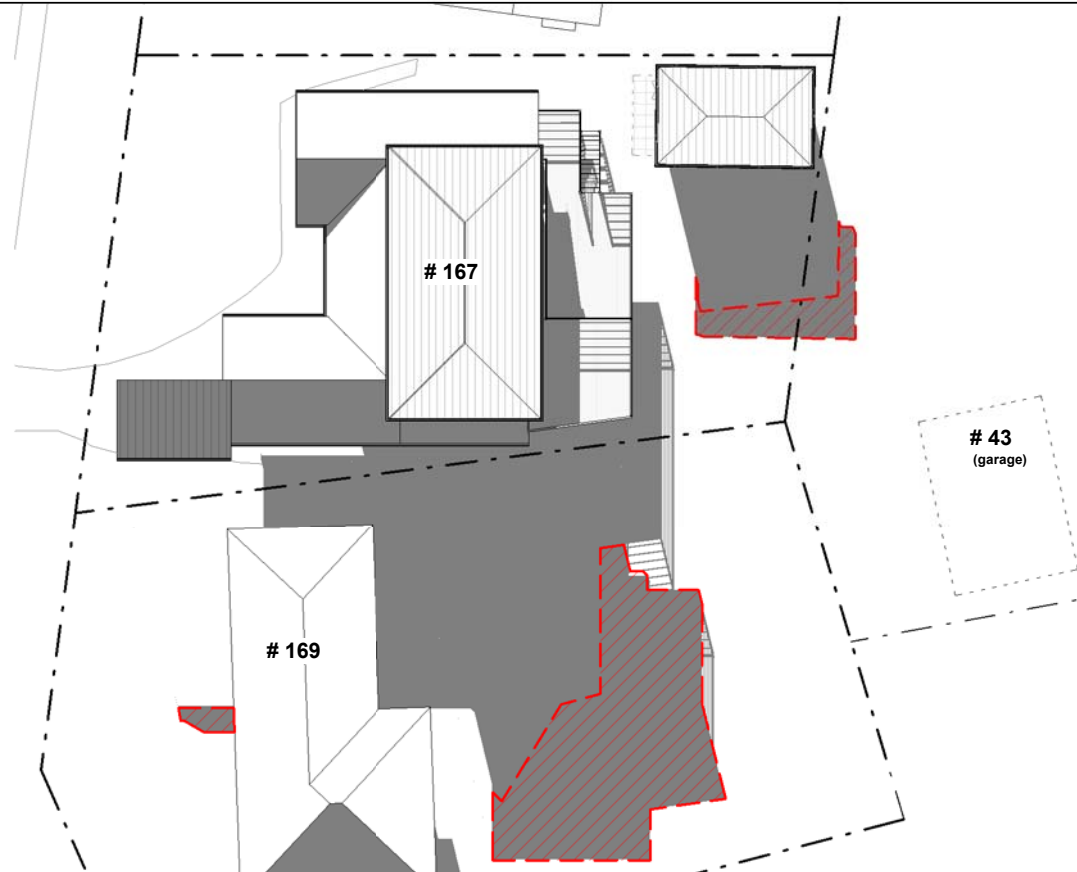
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ADDRESS:	167 PLATEAU RD, BILGOLA PLATEAU

SOUTH EAST & NORTH EAST ELEVATIONS

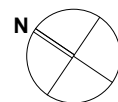
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DATE	05-6-19	
LOT: 4	DRAWN BY: wc	
DP: 38402	CHECKED BY: wc	SCALE: 1 : 100



1 SHADOWS 0900
1 : 400



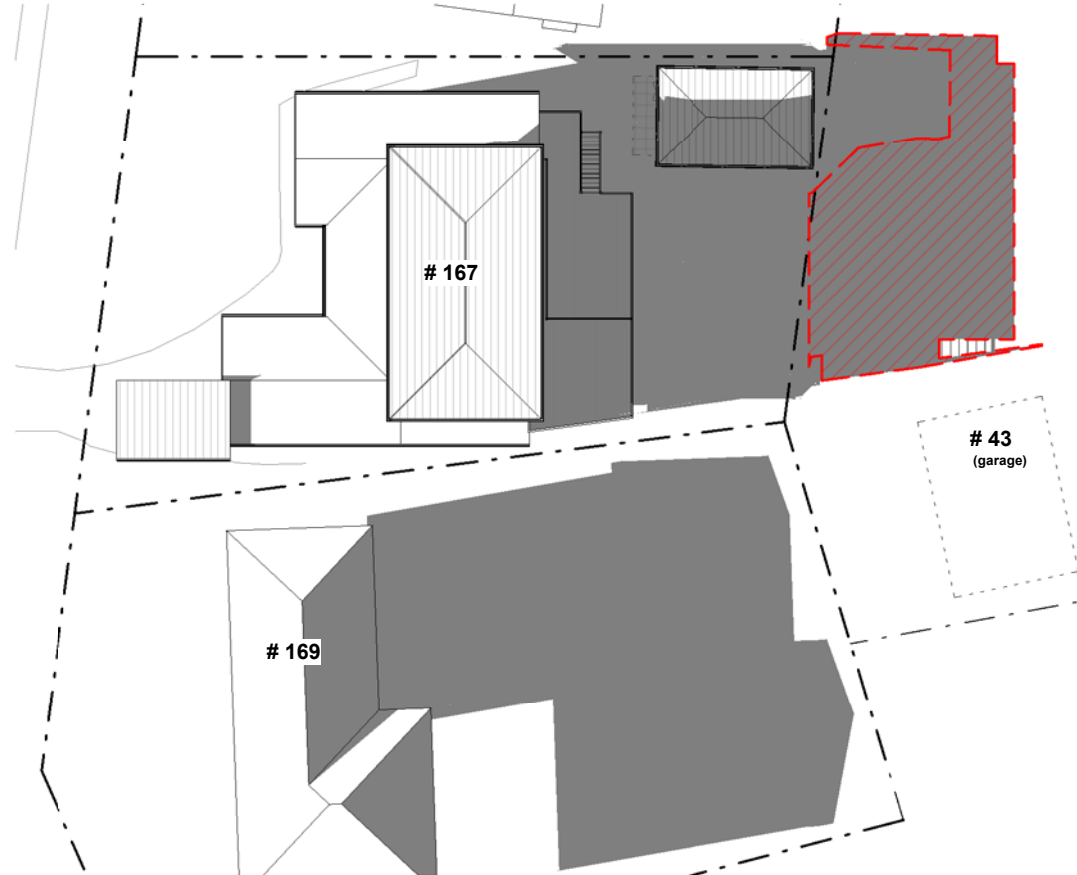
3 SHADOWS 1300
1 : 400



ADDITIONAL OVERSHADOWING



2 SHADOWS 1100
1 : 400



4 SHADOWS 1500
1 : 400



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ISSUE	DESCRIPTION	DATE
D	DA submission	05-6-19

CLIENT:	VINAY & FELICIA PRASAD	SHADOW DIAGRAMS 21 JUNE	
PROJECT:	ALTERATIONS AND ADDITIONS	PROJECT NO.	18182
ADDRESS:	167 PLATEAU RD, BILGOLA PLATEAU	DATE	05-6-19
		LOT: 4	DRAWN BY: vb
		DP: 38402	CHECKED BY: wc
		SCALE:	As indicated

DA_700