

**SHADOWING:**  
DUE TO THE BLOCK'S ORIENTATION & THE LACK OF NEIGHBORING PROPERTIES TO THE EAST, WEST & SOUTH, NO NEW SHADOW DIAGRAM HAVE BEEN DRAWN AT THIS STAGE.

**BASIX:**  
THE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE CORRECT BASIX CERTIFICATE (A COPY IS ATTACHED). ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REPORT.

**SITE CALCULATIONS**

SITE AREA	558.9 SQ. M
EX. HARD SURFACE AREA:	
EX. SECONDARY DWELLING:	39.66 SQ. M
EX. GARAGE/SHED AREA	36.20 SQ. M
EX. DECK & PATH AREA	49.47 SQ. M*
EX. DRIVEWAY AREA	5.78 SQ. M
EX. HARD SURFACE AREA	131.11 SQ. M
	23.45%
PROPOSED WORKS:	
REMOVAL OF PART OF GARAGE	-11.85 SQ. M
NEW HOUSE	56.72 SQ. M
NEW HOUSE - CANTELVERED	14.25 SQ. M*
NEW PARKING BAY	39.00 SQ. M
NEW DECK & STAIRS	14.64+12.52
	27.16 SQ. M*
NEW HARD SURFACE AREA	256.39 SQ. M
	45.87% < 40%+6%
CARPARKING	2 CARS

- NOTES**
- ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB. ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
  - ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
  - ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY SEWER MAINS OR EASEMENTS OR ANY OTHER CONDITIONS WHICH WILL AFFECT THE BUILDING DESIGN.
  - FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
  - ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 'NATIONAL TIMBER FRAMING CODE A.S.1684'.
  - ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
  - FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
  - ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
  - ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
  - ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
  - MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
  - ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.

**BAL FZ CONSTRUCTION**

AS3959, 2018 LEVEL  
FOR MORE DETAILS, SEE SEP. REPORT

mark	date	amendments.
-	24/8/2021	issue to client for council approval

project.  
**New Residence**  
for  
**Mr. & Mrs. Lester**  
34 Plateau Road  
Biggla Plateau NSW 2107

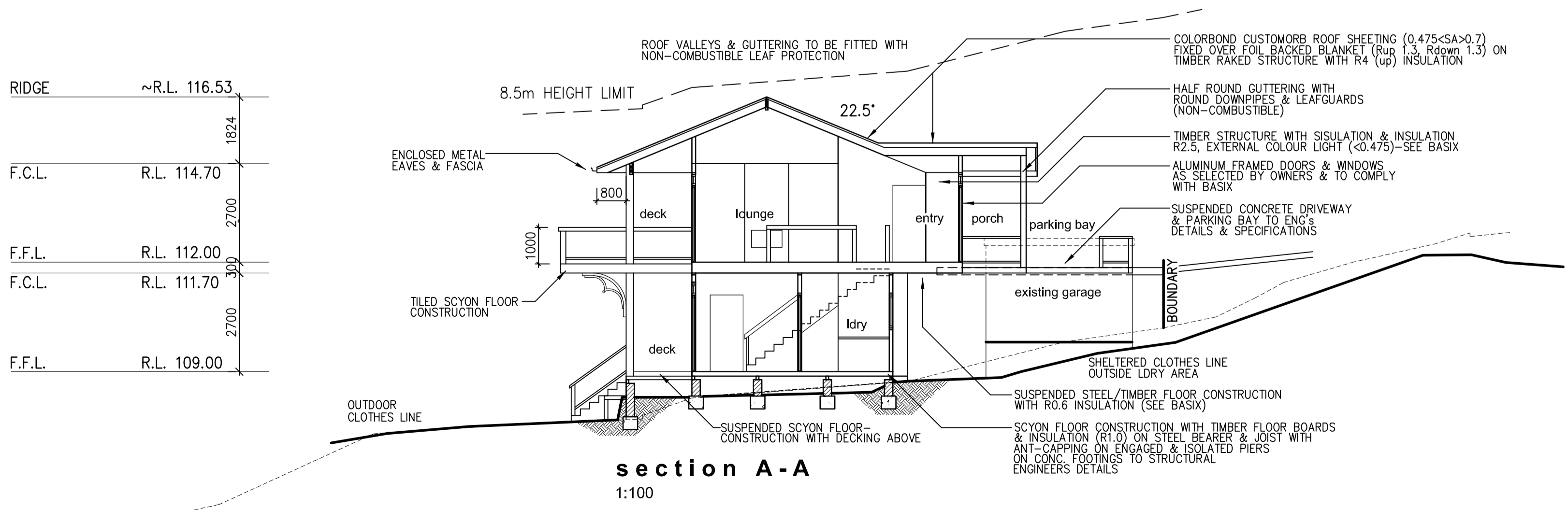
**WORKING DRAWINGS-  
site- & floor plan  
section**

scale. date.  
**1:100** **AUG 2021**

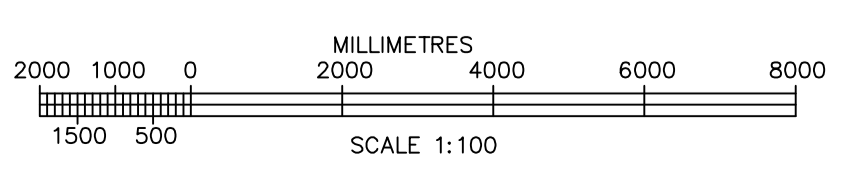
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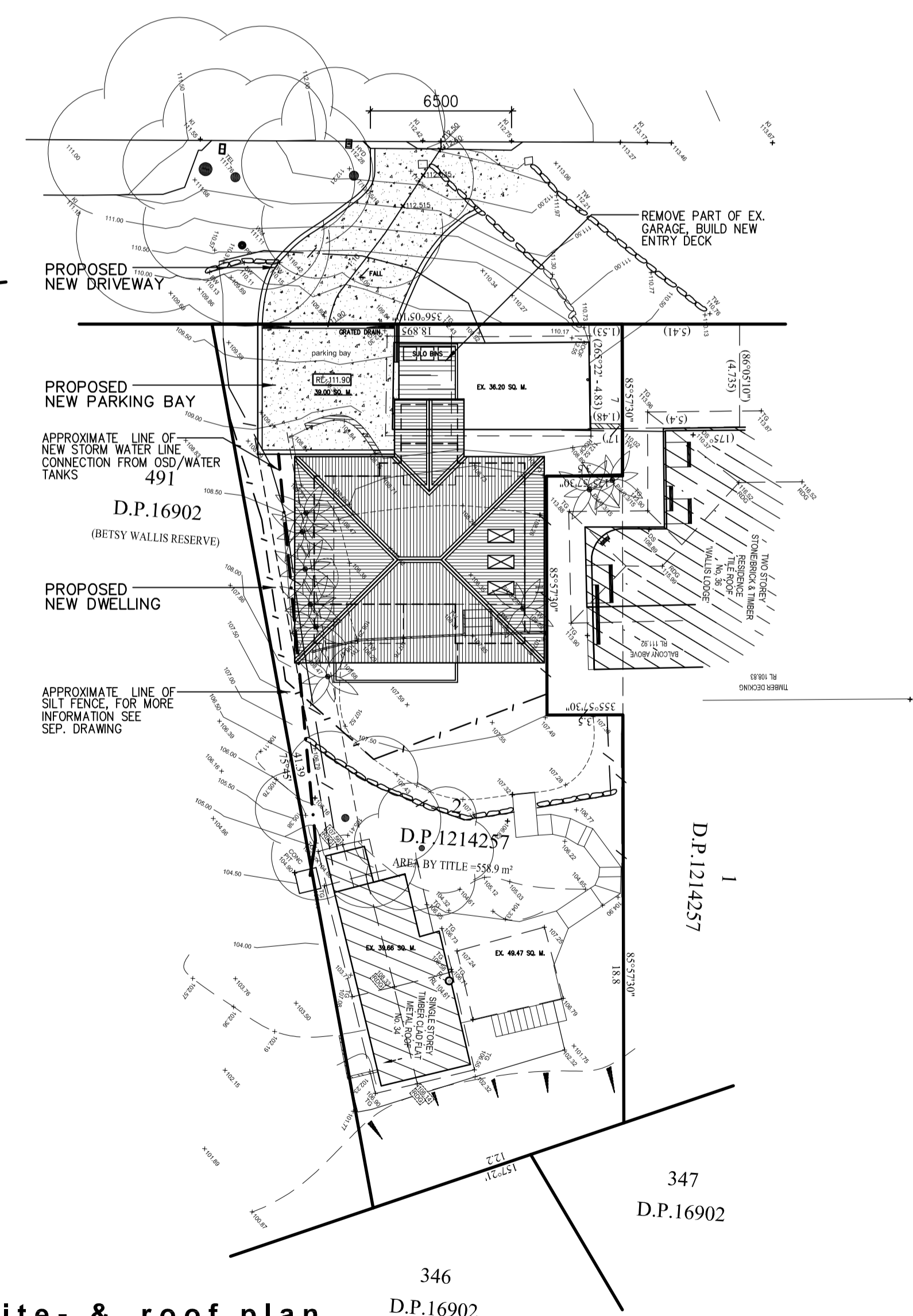
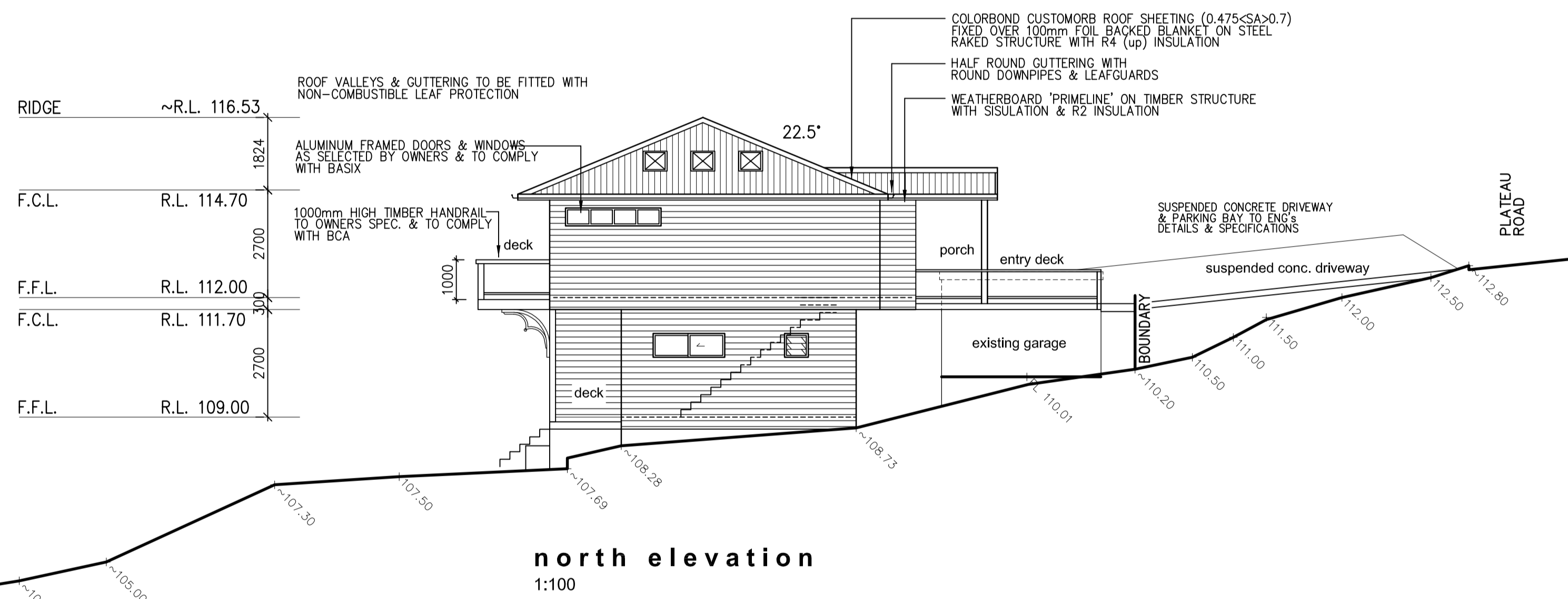
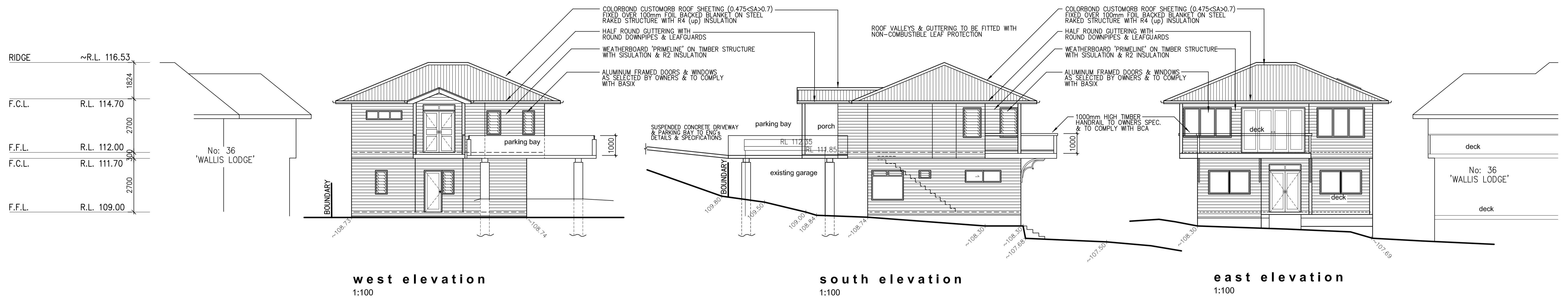
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project no.	sheet no.	of
	<b>A-133</b>	<b>1</b>
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	amendments.	-

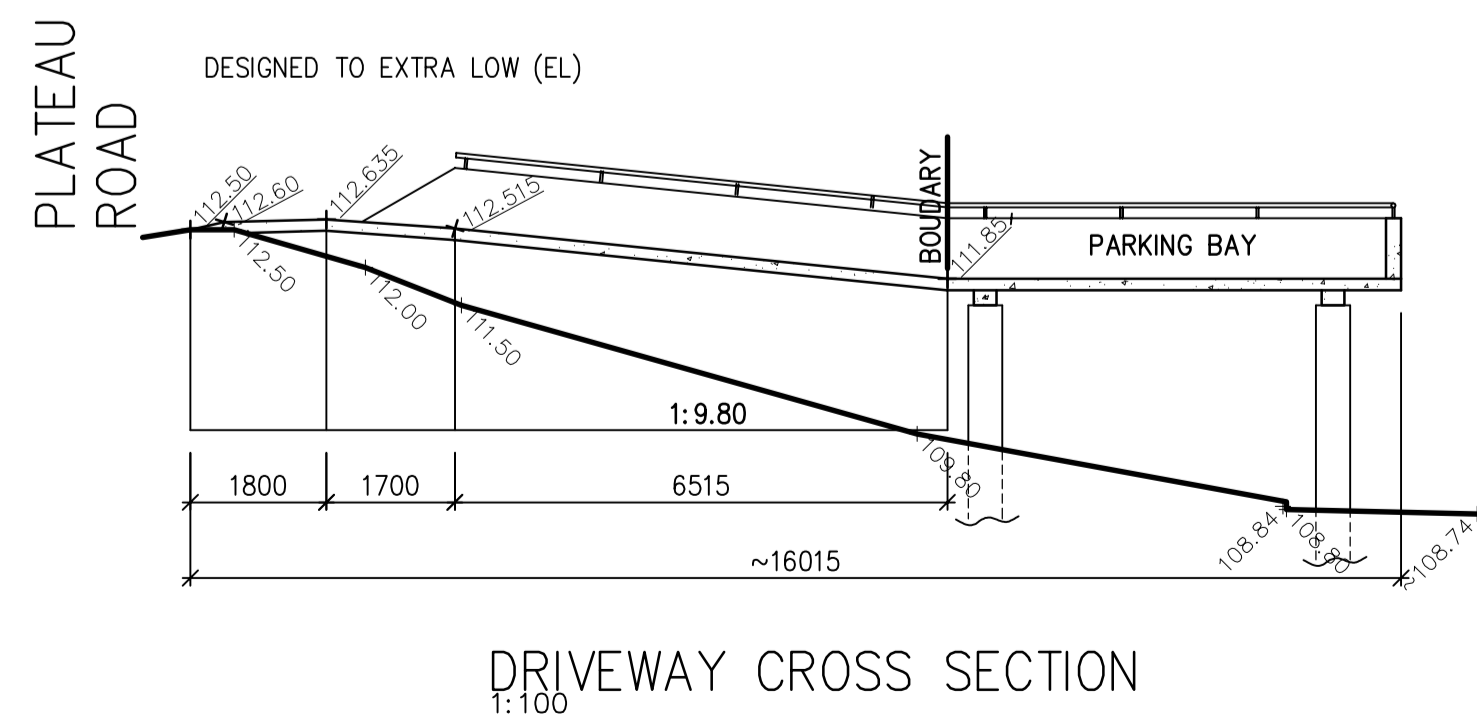


- NOTES:**
- \*LIGHTING: ALL LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT COMPACT OR LED LAMPS.
  - \*ALL DOORS & WINDOWS TO BE INSTALLED AS SPECIFIED ON THE LIST IN BASIX - SLIDING & LOUVRES: ALUMINUM, U-VALUE: 4.80 SHGC: 0.59, CASEMENT & BI-FOLD DOORS ALUMINUM U-VALUE: 4.80, SHGC: 0.51
  - \*ALL TAPS, FIXTURES FITTINGS & TOILETS TO BE MINIMUM WATER RATING OF 4 STARS
  - \*NEW HOT WATER SYSTEM TO BE SOLAR GAS BOOSTED WITH 41 TO 45 STC'S OR BETTER
  - \*COOLING SYSTEM: CEILING FANS ONLY
  - \*HEATING SYSTEM: GAS FIXED FLUED HEATER, 4 STAR MIN.
  - \*VENTILATION: KITCHEN & BATHROOM - FAN DUCTED TO EXTERNAL WALL/ROOF, MANUAL ON/OFF SWITCH LAUNDRY - NATURAL VENTILATION
  - \*GAS COOKTOP & OVEN
  - \*WELL VENTILATED REFRIGERATOR SPACE
  - \*A FIXED OUTDOOR CLOTHES LINE AS WELL AS A SHELTERED CLOTHES DRYING LINE TO BE INSTALLED
  - \*RAINWATER TANKS OF AT LEAST 2800L TO BE INSTALLED COLLECTING RAIN RUNOFF FROM MINIMUM 113sq.m. OF ROOF
  - \*AT LEAST ONE OUTDOOR TAP AND ALL TOILETS IN THE DEVELOPMENT TO BE CONNECTED TO THE RAINWATER TANK.
  - \*A MINIMUM OF 100sq.m OF INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE SITE.
  - \*SMOKE ALARM TO BE FITTED IN ACCORDANCE TO BCA AS 3786-2014. •





- ALL CONSTRUCTION WITHIN THE ROAD RESERVE TO BE IN PLAIN UNCOLOURED CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 20 MPa.
- MINIMUM THICKNESS OF CONCRETE TO BE 130mm.
- AT LEAST 24 HOURS NOTICE OF INTENTION TO PLACE CONCRETE WITHIN THE ROAD RESERVE SHALL BE GIVEN TO COUNCIL AND NO CONCRETE SHALL BE PLACED UNTIL THE FORMWORK HAS BEEN APPROVED.



BAL FZ CONSTRUCTION		
AS3959, 2018 LEVEL FOR MORE DETAILS, SEE SEP. REPORT		
mark	date	description
-	24/8/2021	issue to client for council approval
		amendments.

project:  
New Residence  
for  
**Mr. & Mrs. Lester**  
34 Plateau Road  
Bilgola Plateau NSW 2107

drawing title:  
**WORKING DRAWINGS-  
elevations, site- & roof plan,  
driveway cross section**

scale: 1:100 / 1:200  
date: AUG 2021

Draftperson:  
**ANNA HENRY**  
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<b>A-133</b>	<b>2</b>	<b>2</b>
	amendments.	-