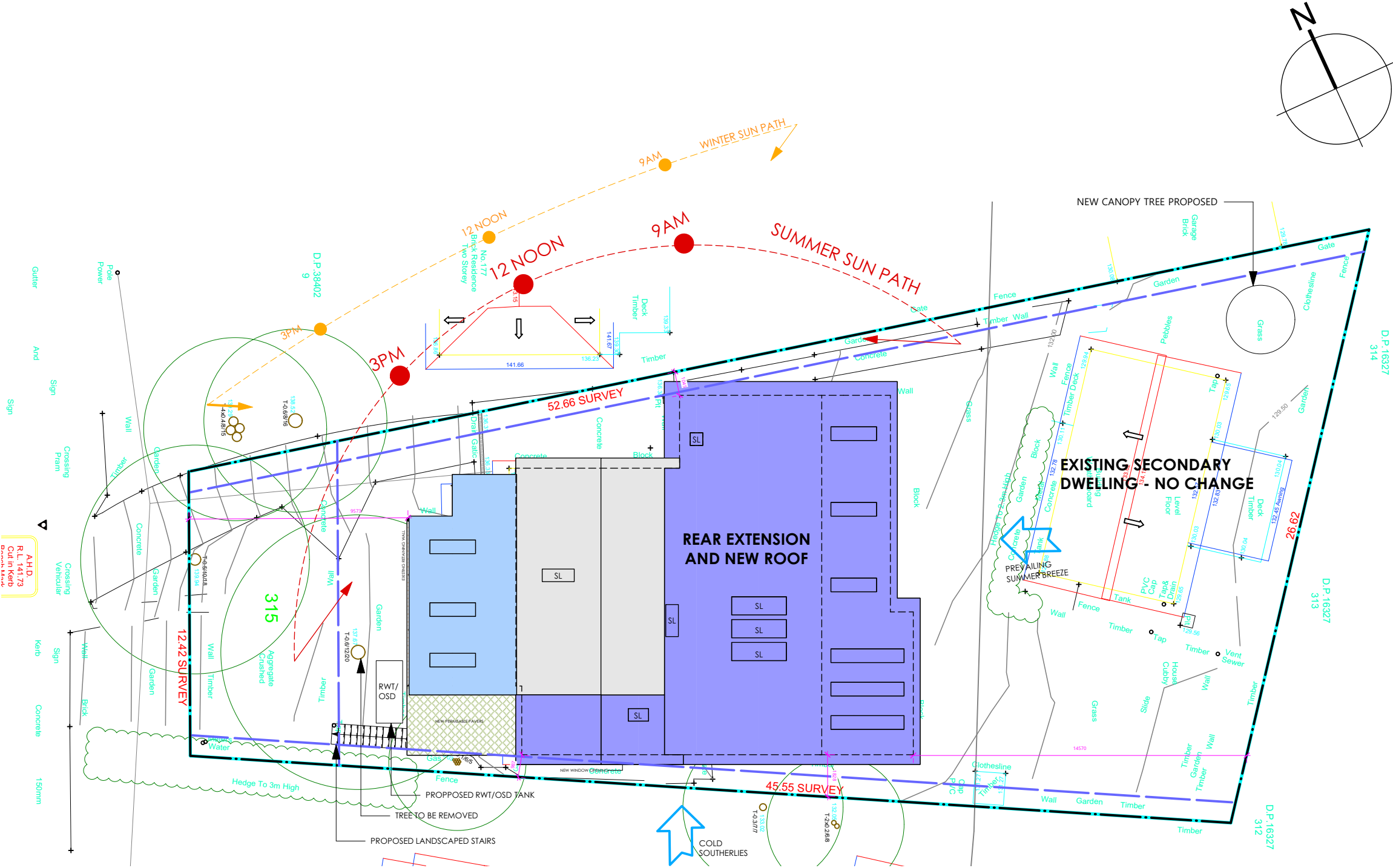


**GENERAL NOTES**

- BUILDING TO INCORPORATE BASIX COMMITMENTS TO COMPLY WITH THE ATTACHED BASIX CERTIFICATE NO. **A1375024 DATED 6 NOVEMBER 2023**
- 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 TREADS 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

|                            |         |
|----------------------------|---------|
| SITE AREA (M2)             | 916.9m2 |
| FLOOR AREA                 |         |
| EXISTING                   | 208m2   |
| PROPOSED                   | 288.7m2 |
| LANDSCAPE AREA             | 60% MIN |
| EXISTING                   | 580.6   |
| EXISTING (%)               | 63.3%   |
| PROPOSED LANDSCAPED AREA   | 525.3   |
| PROPOSED (%)               | 57.3%   |
| HARD SURFACE               | m2      |
| EXTG HARD SURFACE          | 256.5m2 |
| EXTG HARD SURFACE          | 76.3m2  |
| PROPOSED HARD SURFACE      | 317m2   |
| PROPOSED HARD SURFACE      | 76.3m2  |
| MAX BUILDING HEIGHT (8.5m) | 7.4m    |

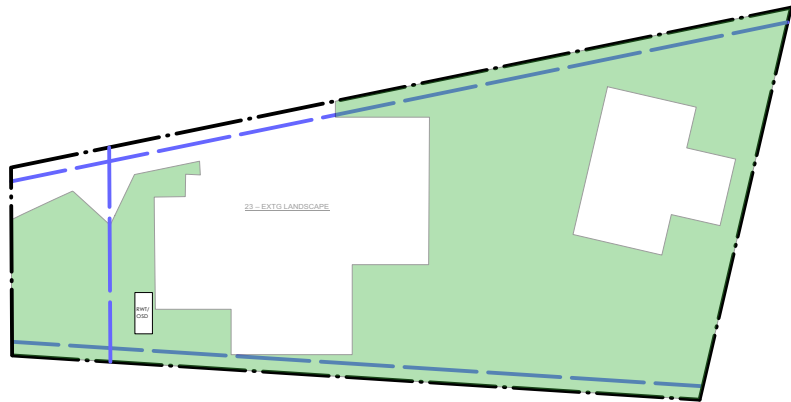
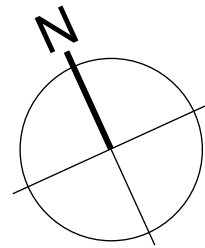


1 SITE PLAN AND ANALYSIS  
Scale: 1:200

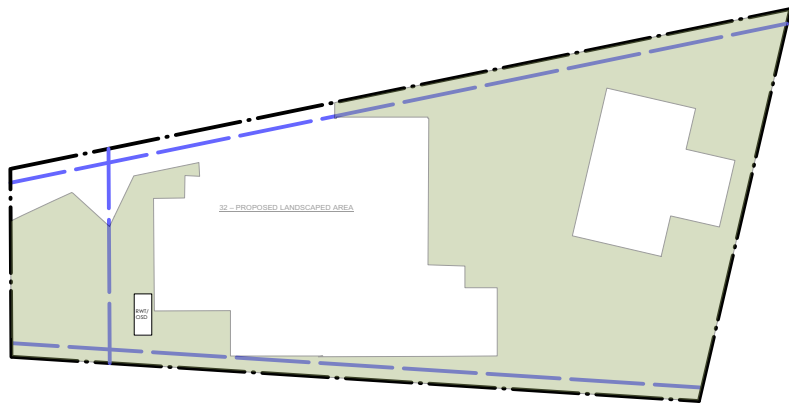
SEE SHEET A3 11.02  
FOR SITE CONTROLS  
AND LANDSCAPED  
AREA DETAILS

canopy design

|   |                             |                             |          |
|---|-----------------------------|-----------------------------|----------|
| 1 | 6/11/23                     | FOR DA                      |          |
|   | 179 PLATEAU RD, BILGOLA     |                             | C2       |
|   | CAMERON AND NEJKA MCGEACHIE | 2021-03-31<br>AS SHOWN @ A3 | A3 11.01 |
|   | SITE PLAN AND ANALYSIS      | LP                          |          |
|   |                             | LP                          | 1        |

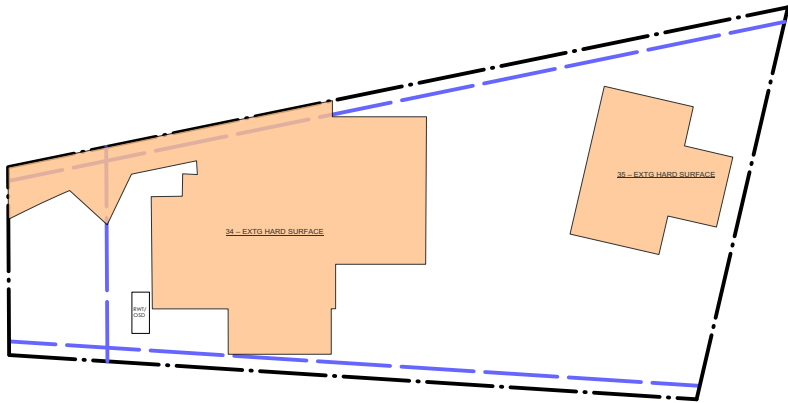


1 EXISTING LANDSCAPED AREA  
Scale: 1:500

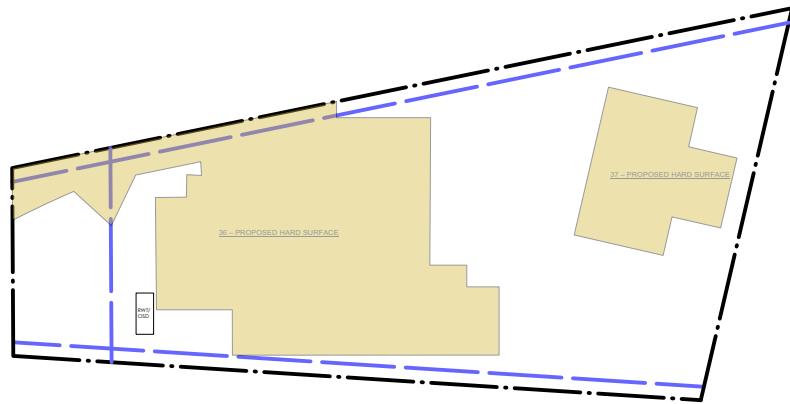


2 PROPOSED LANDSCAPED AREA  
Scale: 1:500

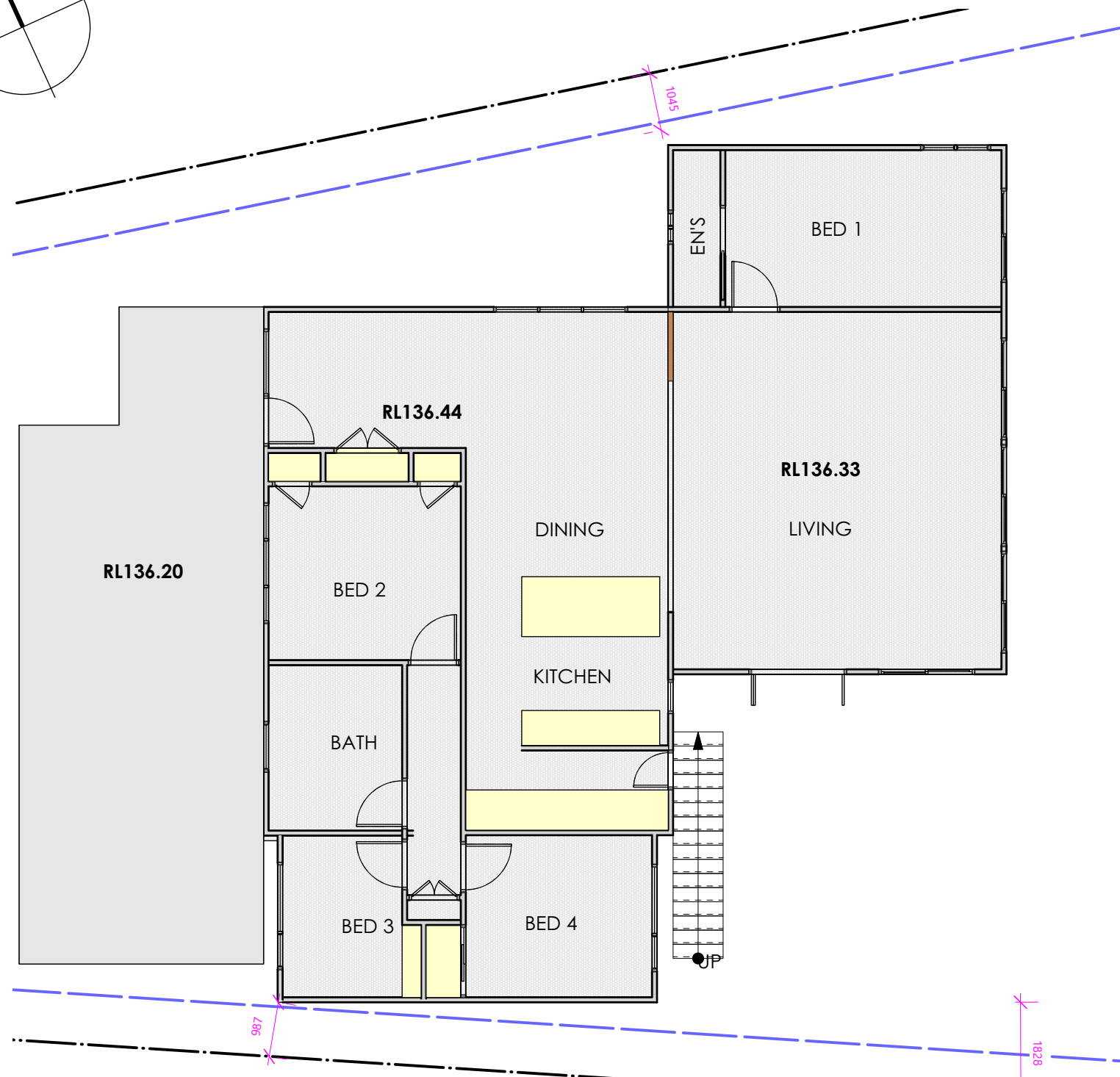
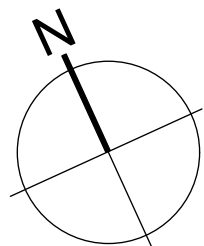
|                            |         |
|----------------------------|---------|
| SITE AREA (M2)             | 916.9m2 |
| FLOOR AREA                 |         |
| EXISTING                   | 208m2   |
| PROPOSED                   | 288.7m2 |
| LANDSCAPE AREA             |         |
| EXISTING                   | 580.6   |
| EXISTING (%)               | 63.3%   |
| PROPOSED LANDSCAPED AREA   | 525.3   |
| PROPOSED (%)               | 57.3%   |
| HARD SURFACE               |         |
| EXTG HARD SURFACE          | 256.5m2 |
| EXTG HARD SURFACE          | 76.3m2  |
| PROPOSED HARD SURFACE      | 317m2   |
| PROPOSED HARD SURFACE      | 76.3m2  |
| MAX BUILDING HEIGHT (8.5m) |         |
|                            | 7.4m    |



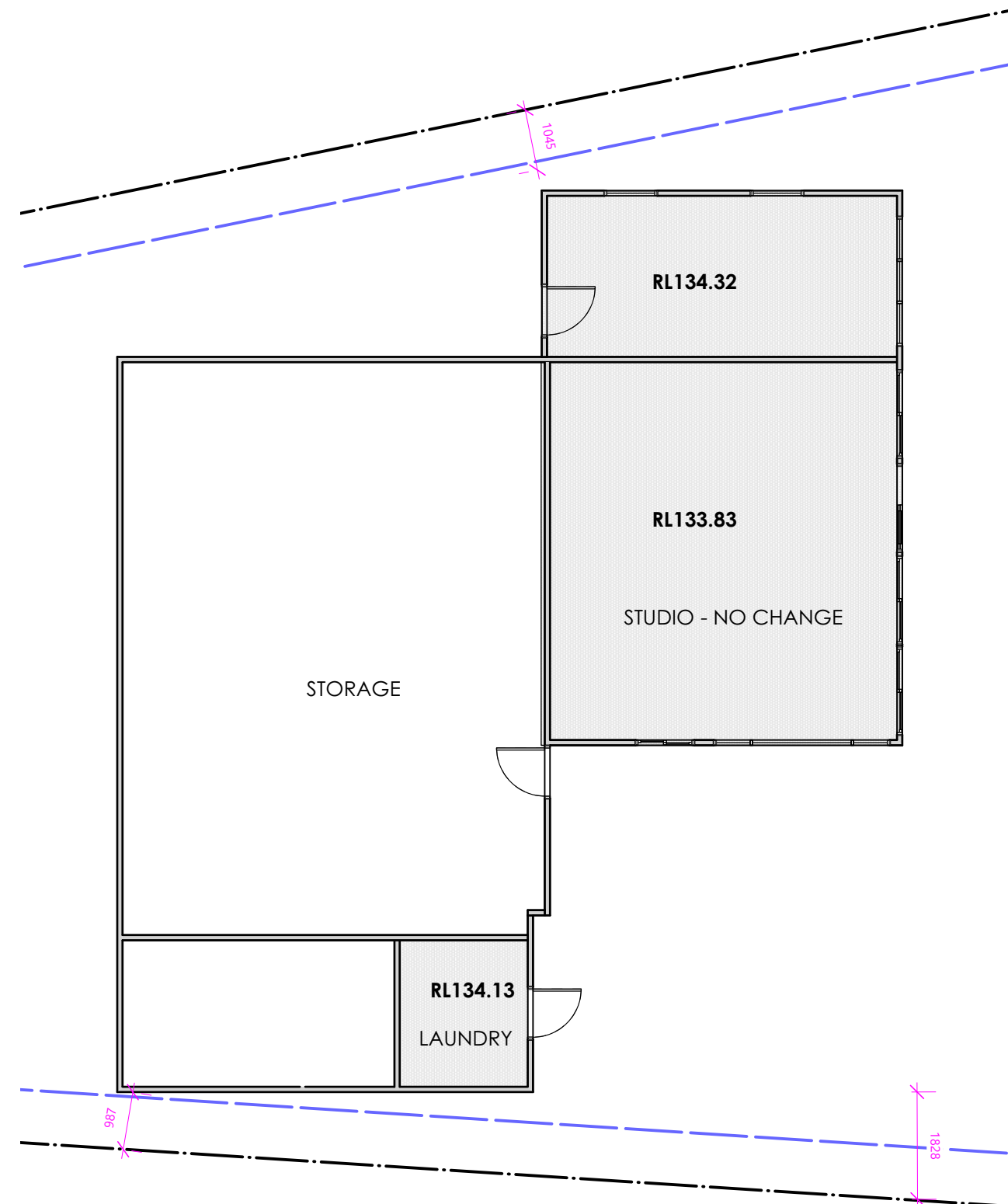
3 EXTG HARD SURFACE  
Scale: 1:500



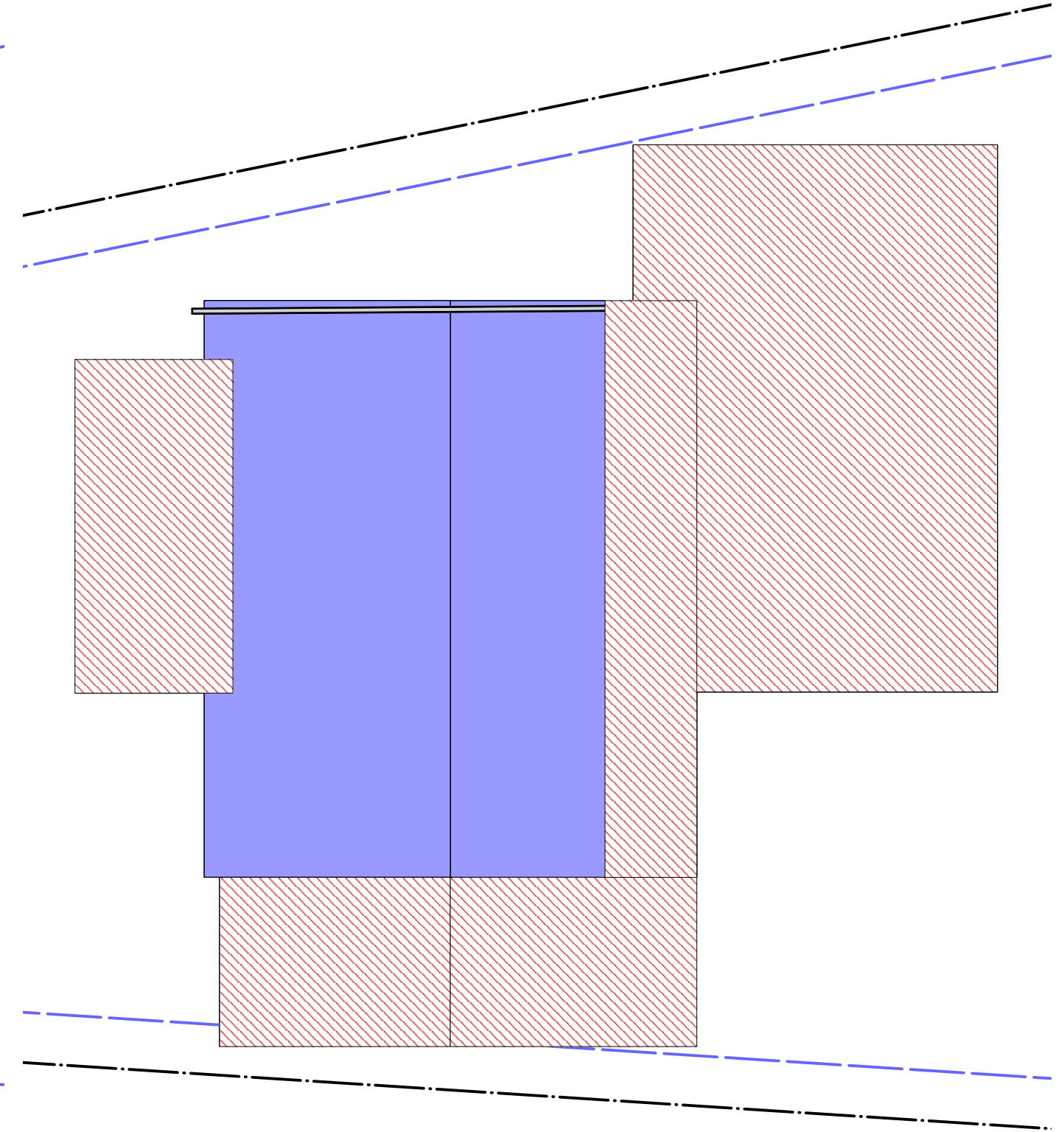
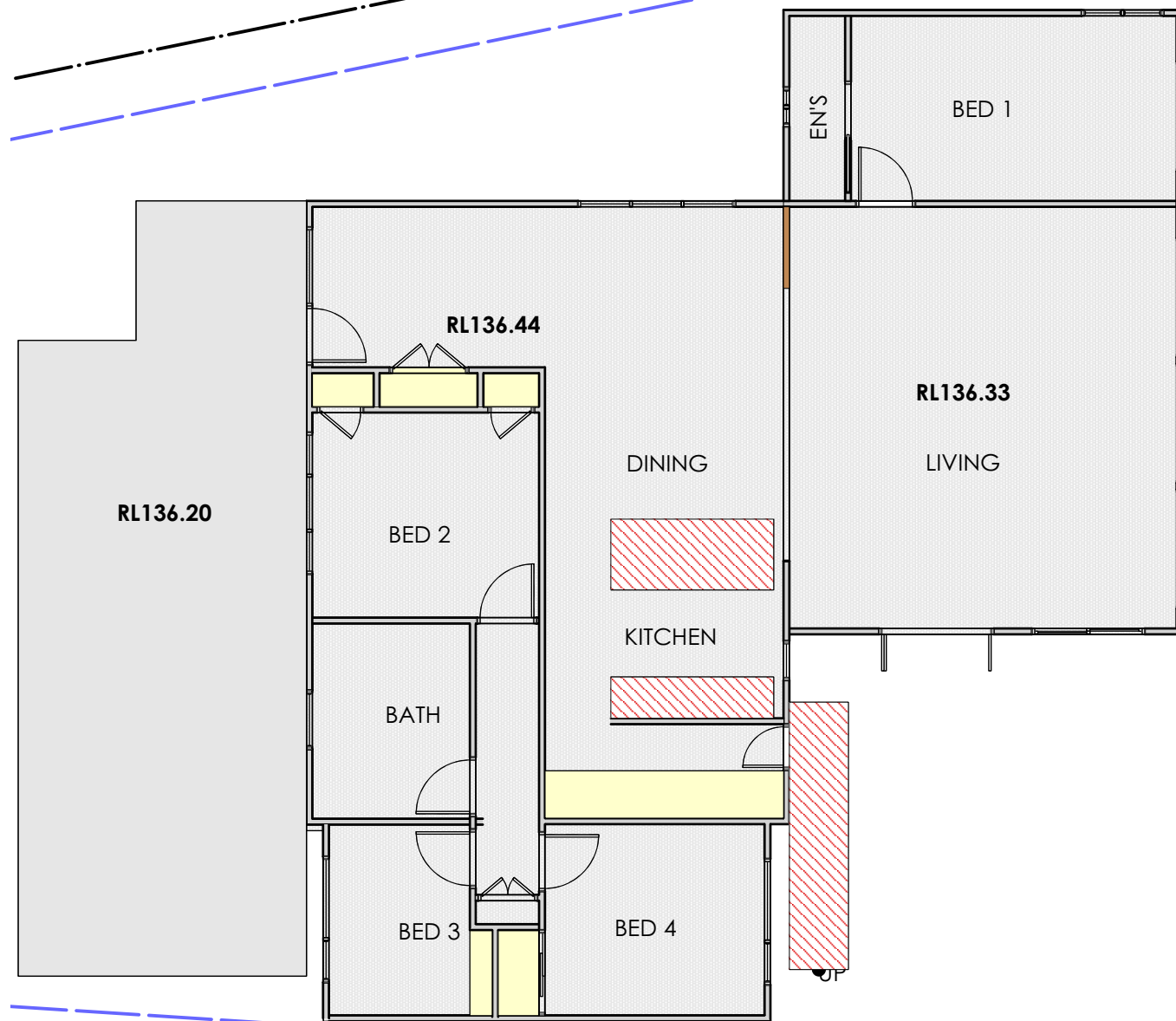
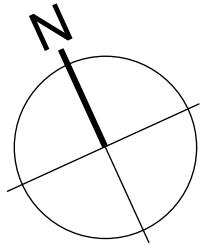
4 PROPOSED HARD SURFACE  
Scale: 1:500



1 EXISTING GROUND FLOOR  
Scale: 1:100

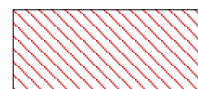


2 EXISTING LOWER GROUND  
Scale: 1:100



1 GROUND FLOOR DEMOLITION  
Scale: 1:100

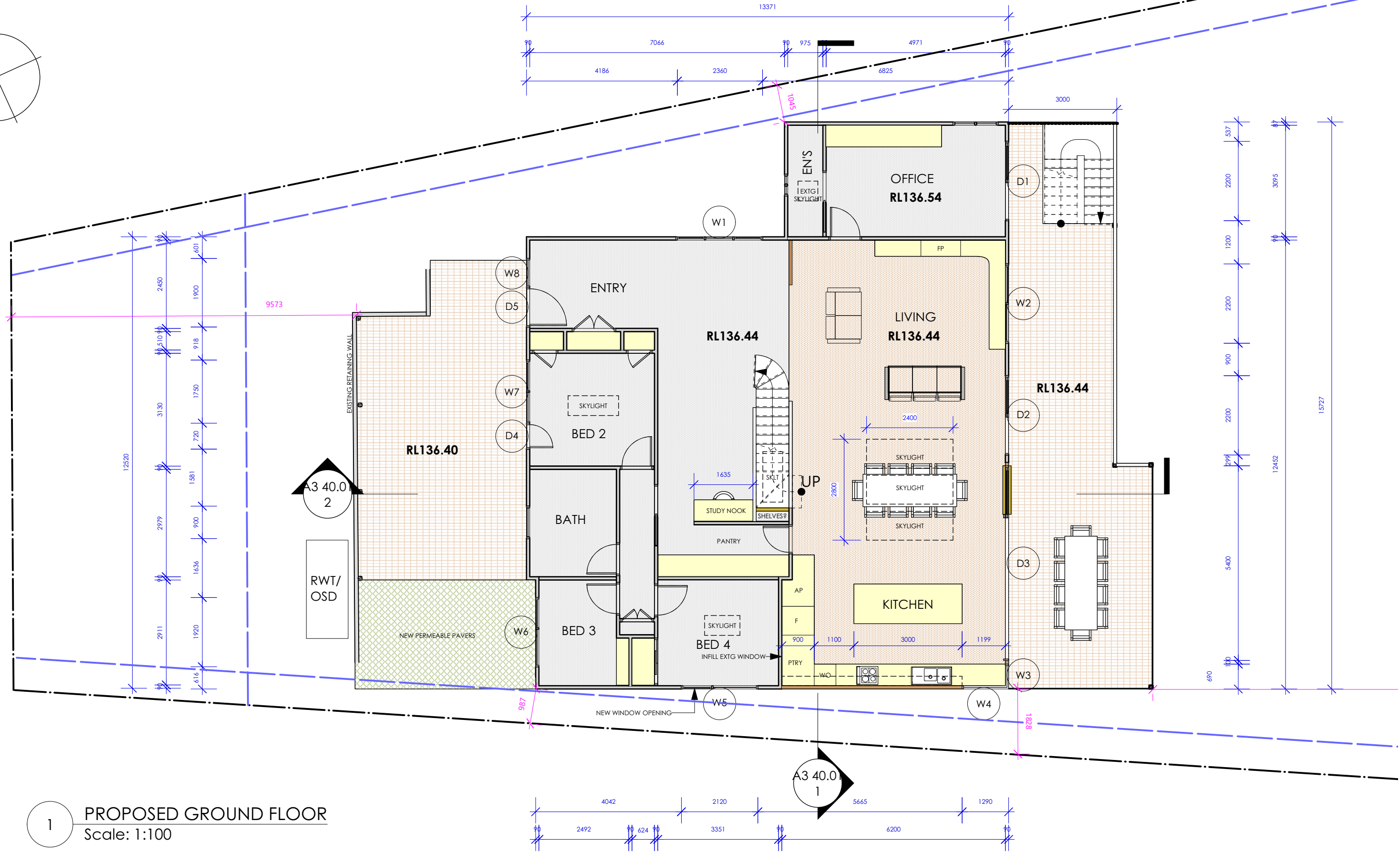
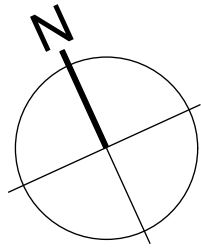
2 ROOF DEMOLITION  
Scale: 1:100



TO BE DEMOLISHED/ DECONSTRUCTED



|                             |         |        |  |               |
|-----------------------------|---------|--------|--|---------------|
| 1                           | 6/11/23 | FOR DA |  |               |
| 179 PLATEAU RD, BILGOLA     |         |        |  | C2            |
| CAMERON AND NEJKA MCGEACHIE |         |        |  | 2021-03-31    |
| DEMOLITION PLAN             |         |        |  | AS SHOWN @ A3 |
|                             |         |        |  | LP            |
|                             |         |        |  | 1             |



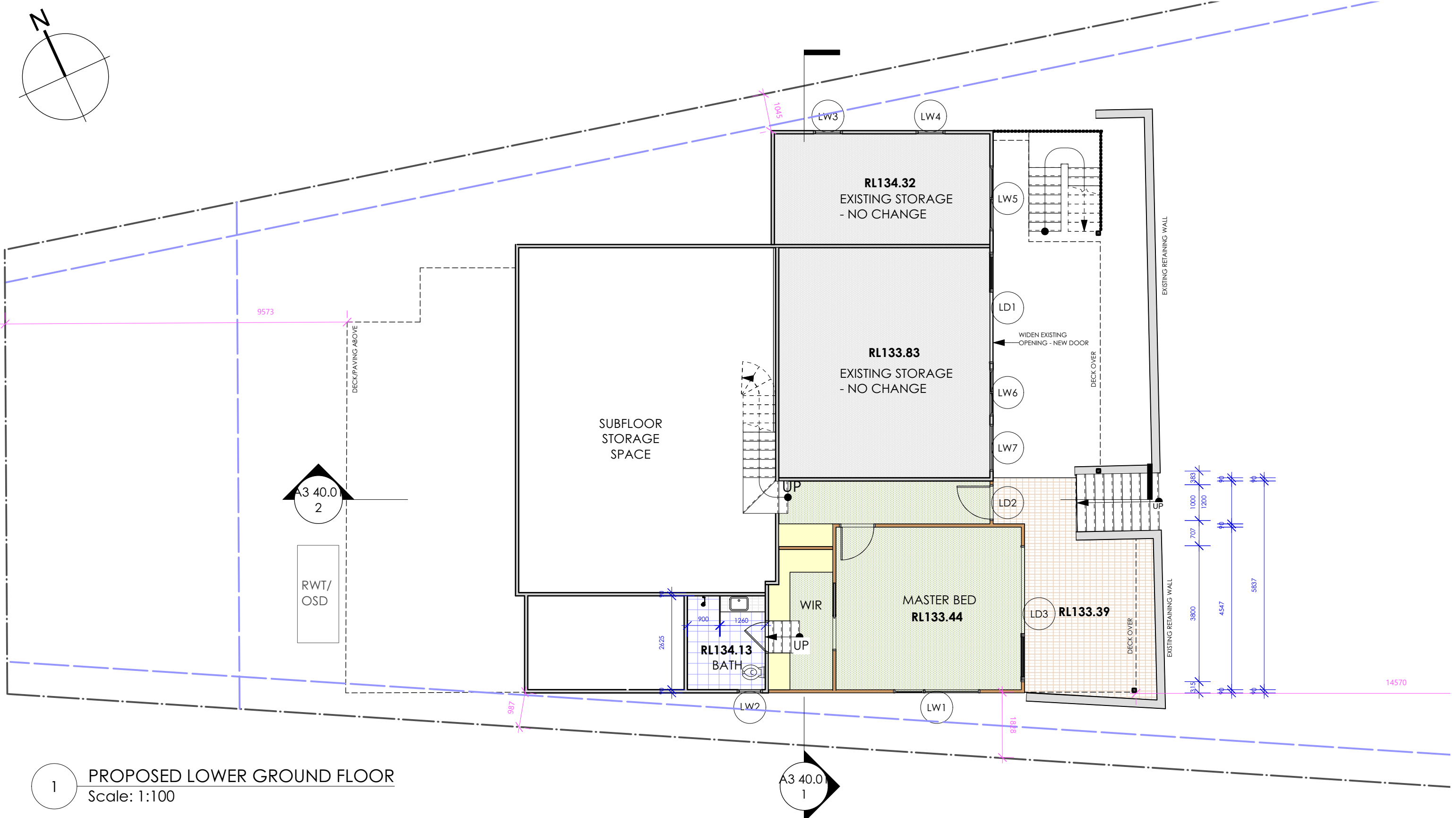
1 PROPOSED GROUND FLOOR  
Scale: 1:100

LEGEND

- NEW CONCRETE SLAB:** TO ENGINEER'S SPEC. FINISH AS SPECIFIED.
- NEW TIMBER FLOOR:** TIMBER BEARERS AND JOISTS TO ENGINEERS DETAIL. FLOORING AND INSULATION AS SPECIFIED.
- NEW EXTERNAL TILED DECK:** TIMBER STRUCTURE TO ENGINEER SPEC. TILES OVER FC SHEETING AND WATERPROOFING AS SPECIFIED.
- NEW UNINSULATED ROOF:** PROVIDE KLIPLOCK ROOF SHEETING OVER TIMBER STRUCTURE AND BATTENS.
- NEW ROOF:** PROVIDE KLIPLOCK ROOF SHEETING OVER TIMBER STRUCTURE AND BATTENS WITH ROOF WRAP AS SPECIFIED. R4 Batts, PLASTERBOARD.
- NEW EXTERNAL WALLS:** 90MM STUDS TO AS1684, INSULATE WITH R2.5 Batts, WRAP WITH BREATHABLE MEMBRANE, CLADDING - LOWER GROUND - RECYCLED BRICK VENEER, UPPER FLOOR - WEATHERTEX WEATHERGROOVE.
- INTERNAL WALLS:** TIMBER STUD FRAME 90mm THICK; CLAD EACH SIDE WITH PLASTERBOARD (OR FC SHEET IN WET AREAS). R2 QUIETSTUFF.
- JOINERY**



|                             |  |         |               |
|-----------------------------|--|---------|---------------|
| 1                           |  | 6/11/23 | FOR DA        |
| 179 PLATEAU RD, BILGOLA     |  |         | C2            |
| CAMERON AND NEJKA MCGEACHIE |  |         | 2021-03-31    |
| GROUND FLOOR PLAN           |  |         | AS SHOWN @ A3 |
|                             |  |         | LP            |
|                             |  |         | LP            |
|                             |  |         | 1             |



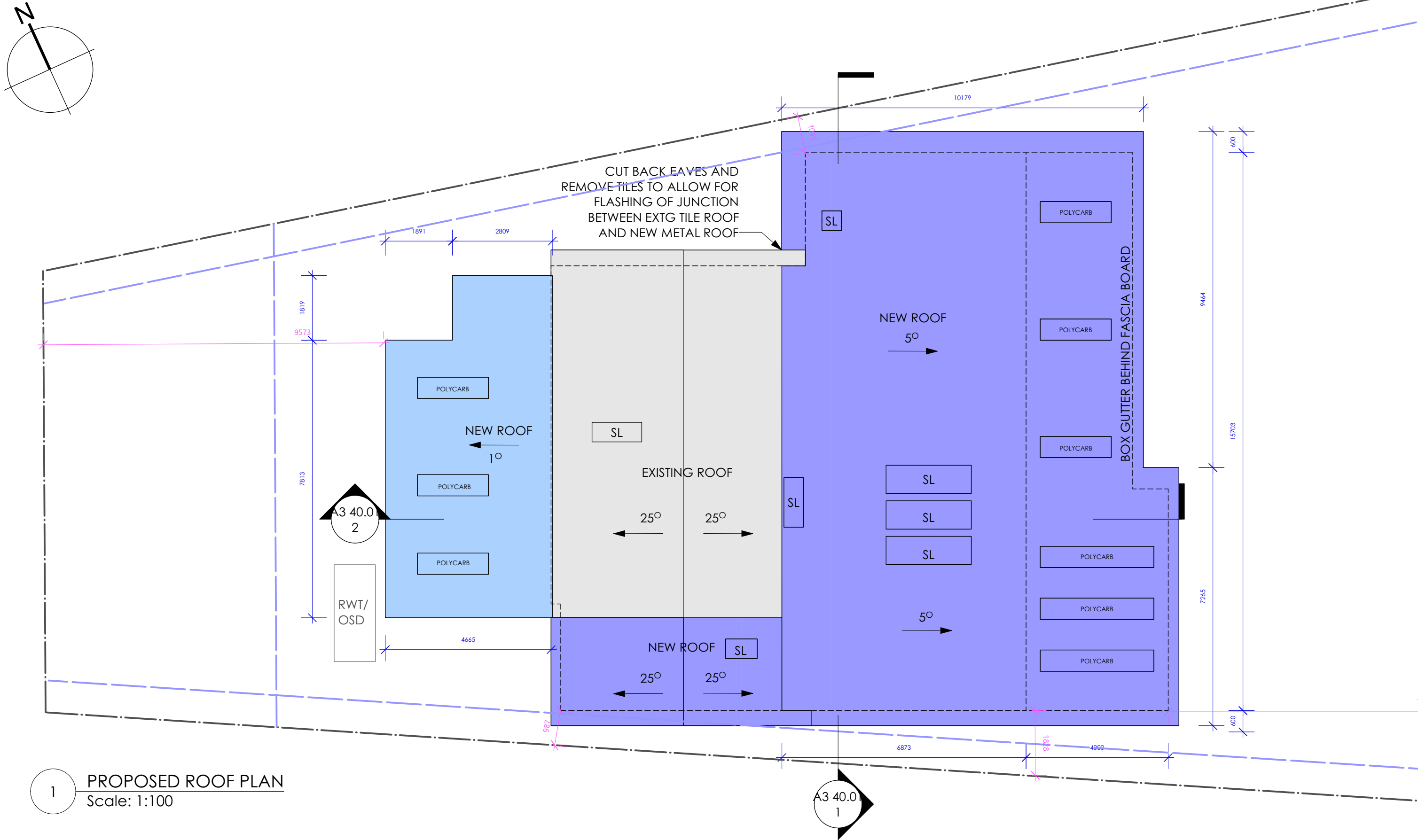
1 PROPOSED LOWER GROUND FLOOR  
Scale: 1:100

LEGEND

- NEW CONCRETE SLAB:** TO ENGINEER'S SPEC. FINISH AS SPECIFIED.
- NEW TIMBER FLOOR:** TIMBER BEARERS AND JOISTS TO ENGINEERS DETAIL. FLOORING AND INSULATION AS SPECIFIED.
- NEW EXTERNAL TILED DECK:** TIMBER STRUCTURE TO ENGINEER SPEC. TILES OVER FC SHEETING AND WATERPROOFING AS SPECIFIED.
- NEW UNINSULATED ROOF:** PROVIDE KLIPLOCK ROOF SHEETING OVER TIMBER STRUCTURE AND BATTENS.
- NEW ROOF:** PROVIDE KLIPLOCK ROOF SHEETING OVER TIMBER STRUCTURE AND BATTENS WITH ROOF WRAP AS SPECIFIED. R4 BATT, PLASTERBOARD.
- NEW EXTERNAL WALLS:** 90MM STUDS TO AS1684, INSULATE WITH R2.5 BATT, WRAP WITH BREATHABLE MEMBRANE, CLADDING - LOWER GROUND - RECYCLED BRICK VENEER, UPPER FLOOR - WEATHERTEX WEATHERGROOVE.
- INTERNAL WALLS:** TIMBER STUD FRAME 90mm THICK; CLAD EACH SIDE WITH PLASTERBOARD (OR FC SHEET IN WET AREAS). R2 QUIETSTUFF.
- JOINERY**



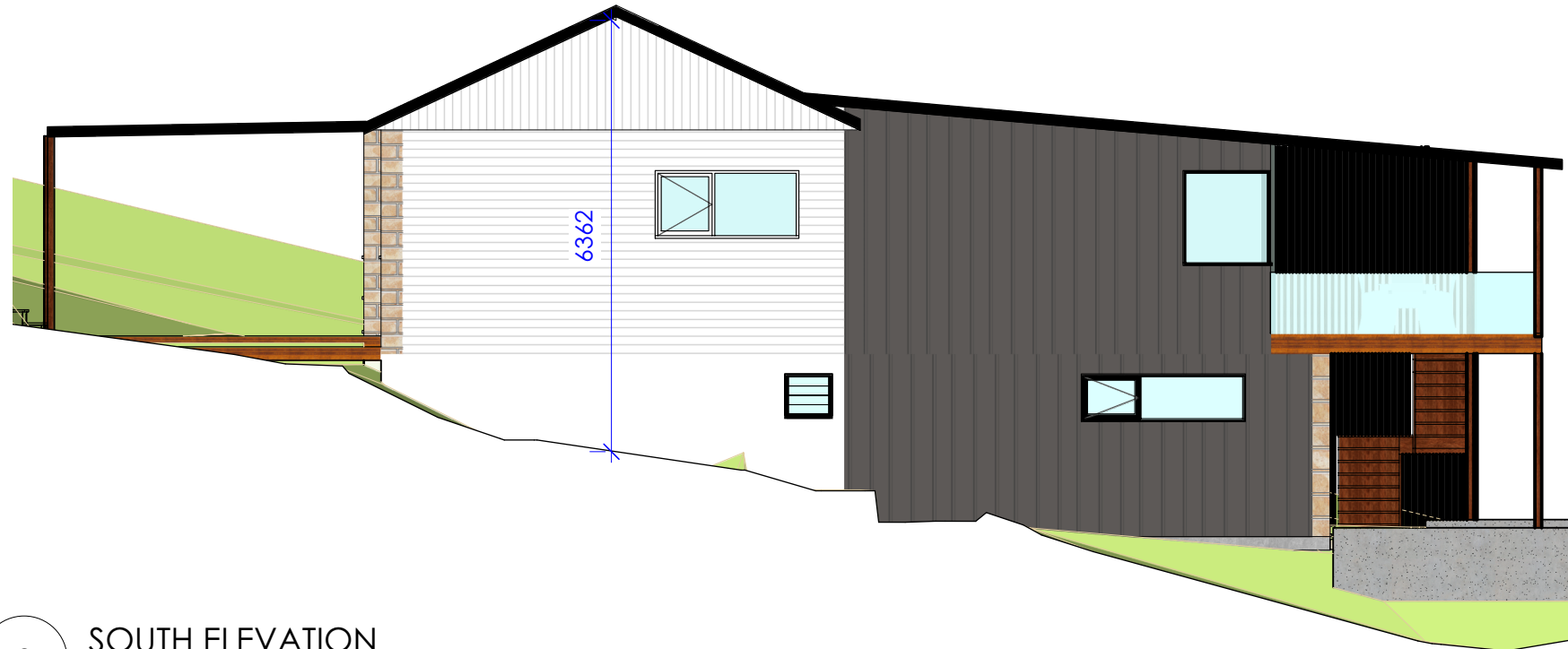
|   |         |        |                             |               |
|---|---------|--------|-----------------------------|---------------|
| 1 | 6/11/23 | FOR DA | 179 PLATEAU RD, BILGOLA     | C2            |
|   |         |        | CAMERON AND NEJKA MCGEACHIE | 2021-03-31    |
|   |         |        | LOWER FLOOR PLAN            | AS SHOWN @ A3 |
|   |         |        |                             | LP            |
|   |         |        |                             | 1             |



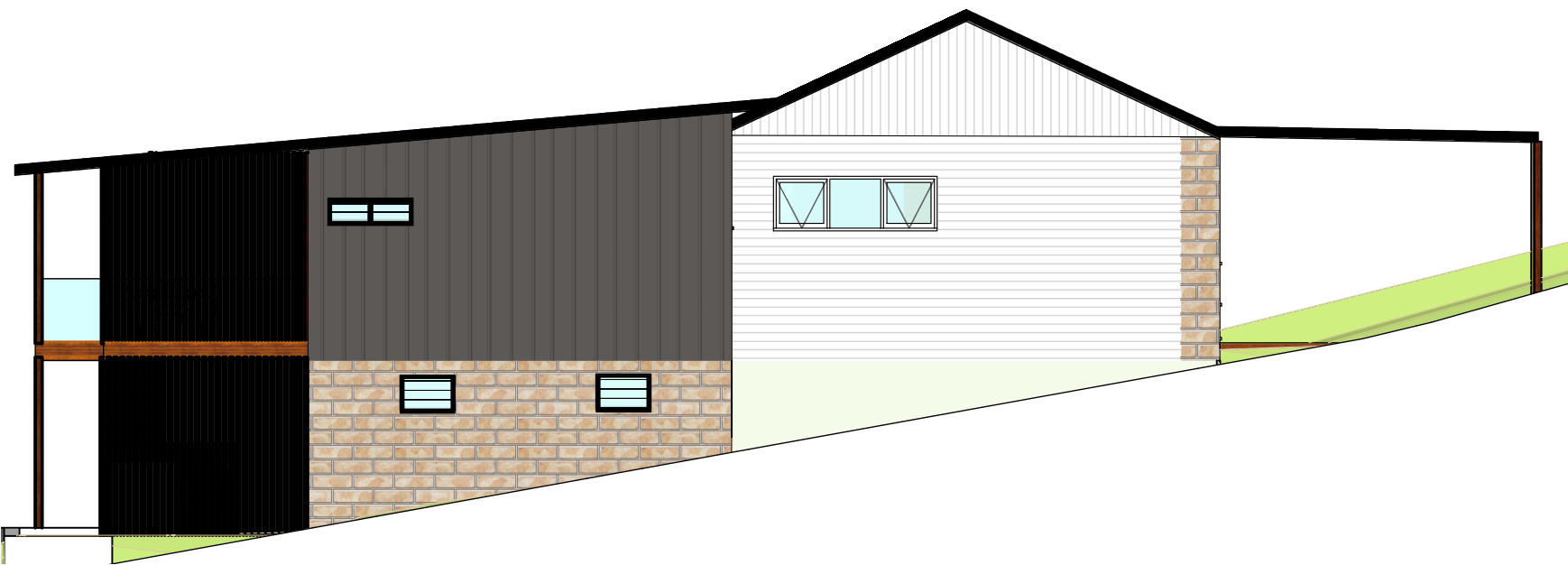
|   |         |        |                             |               |
|---|---------|--------|-----------------------------|---------------|
| 1 | 6/11/23 | FOR DA | 179 PLATEAU RD, BILGOLA     | C2            |
|   |         |        | CAMERON AND NEJKA MCGEACHIE | 2021-03-31    |
|   |         |        | ROOF PLAN                   | AS SHOWN @ A3 |
|   |         |        |                             | LP            |
|   |         |        |                             | LP            |
|   |         |        |                             | 1             |



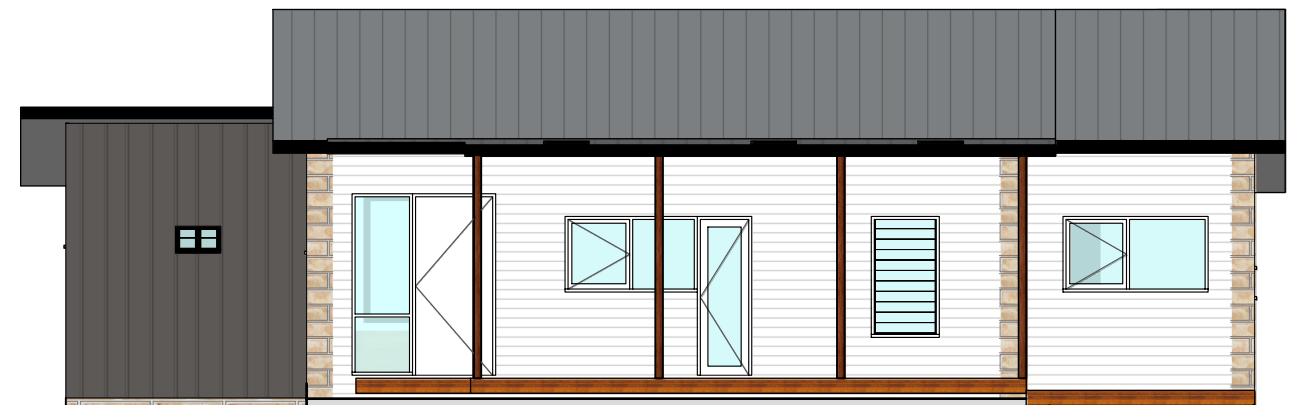
1 EAST ELEVATION  
Scale: 1:100



2 SOUTH ELEVATION  
Scale: 1:100



3 NORTH ELEVATION  
Scale: 1:100



4 WEST ELEVATION  
Scale: 1:100

## LEGEND



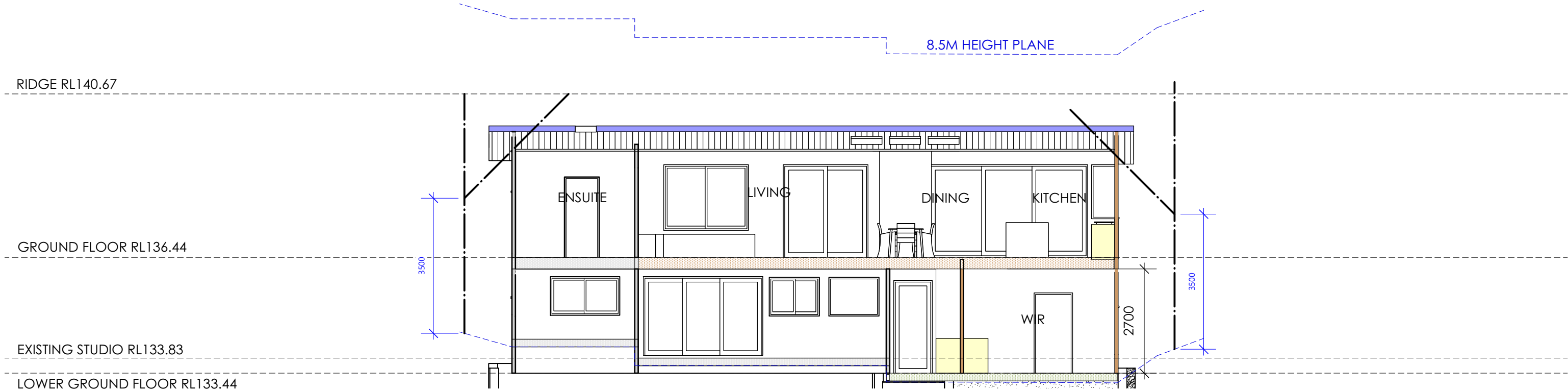
WEATHERBOARD CLADDING - PAINTED LIGHT



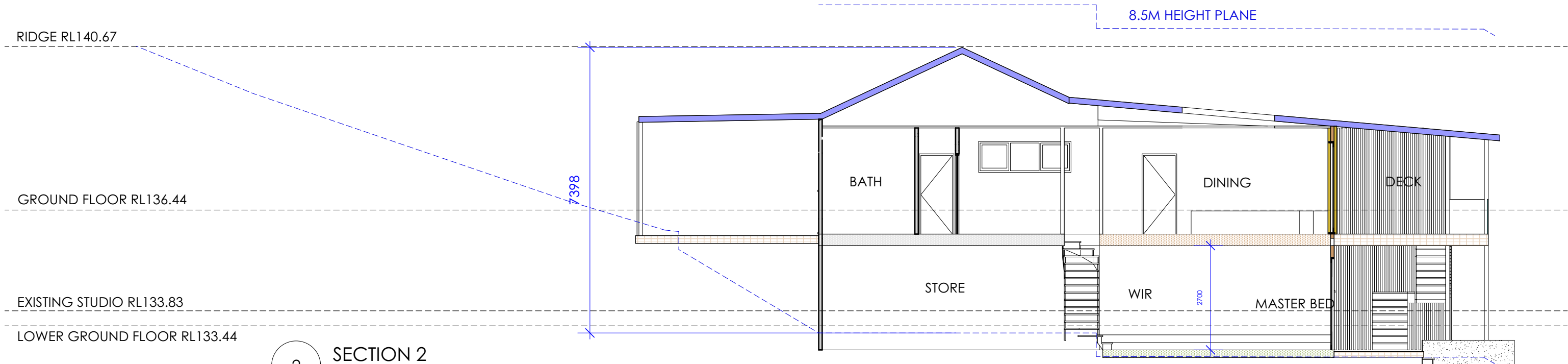
CLADDING - VERTICALLY GROOVED CLADDING



|                             |         |        |               |
|-----------------------------|---------|--------|---------------|
| 1                           | 6/11/23 | FOR DA |               |
| 179 PLATEAU RD, BILGOLA     |         |        | C2            |
| CAMERON AND NEJKA MCGEACHIE |         |        | 2021-03-31    |
| ELEVATIONS                  |         |        | AS SHOWN @ A3 |
|                             |         |        | LP            |
|                             |         |        | 1             |



1 SECTION 1  
Scale: 1:100



2 SECTION 2  
Scale: 1:100

### LEGEND

- NEW CONCRETE SLAB:** TO ENGINEER'S SPEC. FINISH AS SPECIFIED.
- NEW TIMBER FLOOR:** TIMBER BEARERS AND JOISTS TO ENGINEERS DETAIL. FLOORING AND INSULATION AS SPECIFIED.
- NEW EXTERNAL TILED DECK:** TIMBER STRUCTURE TO ENGINEER SPEC. TILES OVER FC SHEETING AND WATERPROOFING AS SPECIFIED.
- NEW UNINSULATED ROOF:** PROVIDE KLIPLOCK ROOF SHEETING OVER TIMBER STRUCTURE AND BATTENS.
- NEW ROOF:** PROVIDE KLIPLOCK ROOF SHEETING OVER TIMBER STRUCTURE AND BATTENS WITH ROOF WRAP AS SPECIFIED. R4 BATTs, PLASTERBOARD.
- NEW EXTERNAL WALLS:** 90MM STUDS TO AS1684, INSULATE WITH R2.5 BATTs, WRAP WITH BREATHABLE MEMBRANE, CLADDING - LOWER GROUND - RECYCLED BRICK VENEER, UPPER FLOOR - WEATHERTEX WEATHERGROOVE.
- INTERNAL WALLS:** TIMBER STUD FRAME 90mm THICK; CLAD EACH SIDE WITH PLASTERBOARD (OR FC SHEET IN WET AREAS). R2 QUIETSTUFF.
- JOINERY**



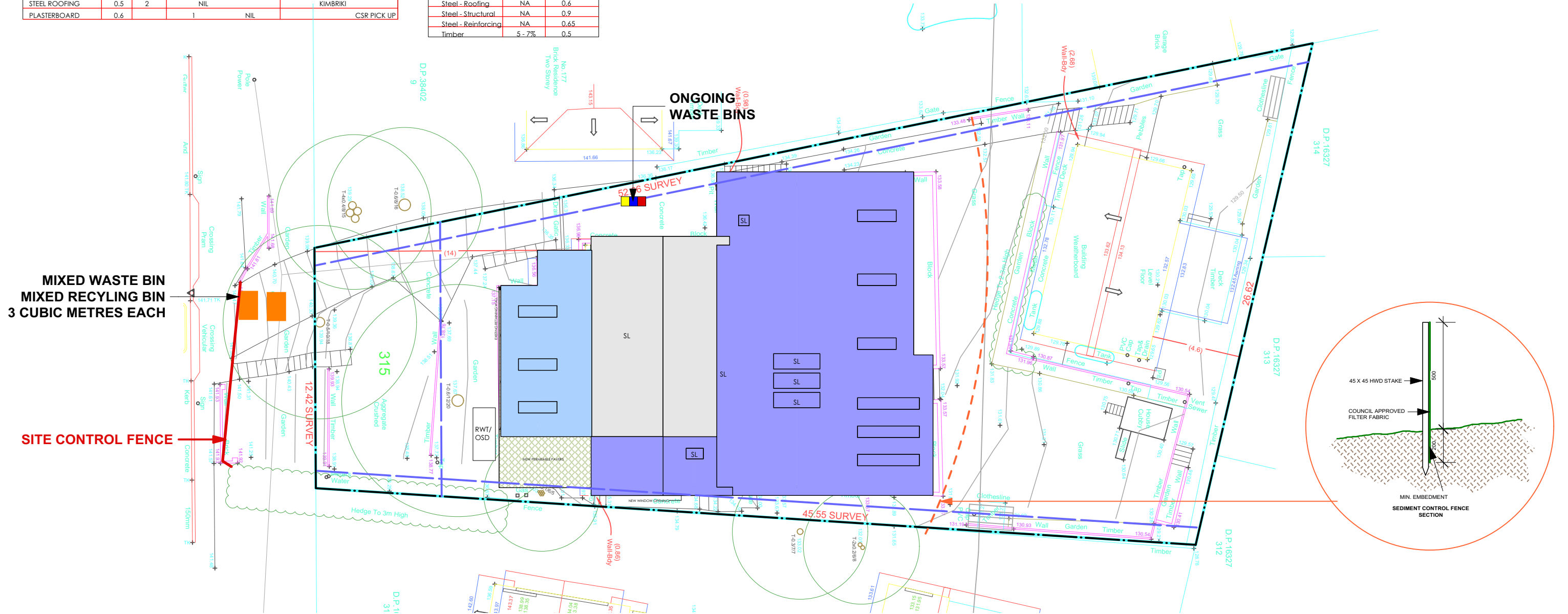
|                             |         |        |  |               |
|-----------------------------|---------|--------|--|---------------|
| 1                           | 6/11/23 | FOR DA |  |               |
| 179 PLATEAU RD, BILGOLA     |         |        |  | C2            |
| CAMERON AND NEJKA MCGEACHIE |         |        |  | 2021-03-31    |
| SECTIONS                    |         |        |  | AS SHOWN @ A3 |
|                             |         |        |  | LP            |
|                             |         |        |  | LP            |
|                             |         |        |  | A3 40.01      |
|                             |         |        |  | 1             |

| DEMOLITION & EXCAVATION STAGE |                                       |               |                                                     |                                         |
|-------------------------------|---------------------------------------|---------------|-----------------------------------------------------|-----------------------------------------|
|                               |                                       |               | Reuse and Recycling                                 |                                         |
|                               |                                       |               | ON-SITE                                             | OFF-SITE                                |
| Material                      | Estimated Waste<br>Volume<br>(m/cube) | Weight<br>(t) | Specify proposed reuse or on-site recycling methods | Specify contractor and recycling outlet |
| EARTH                         | 0                                     | NIL           | N/A                                                 | N/A                                     |
| TIMBER OFF CUTS               | 2                                     | 1             | AS POSSIBLE (nOGGINS ETC.)                          | KIMBRIKI                                |
| STEEL ROOFING                 | 0.5                                   | 2             | NIL                                                 | KIMBRIKI                                |
| PLASTERBOARD                  | 0.6                                   | 1             | NIL                                                 | CSR PICK UP                             |

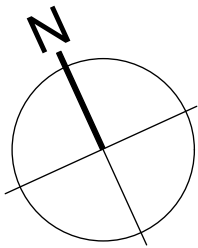
| CONSTRUCTION STAGE |                  |            |                                                                                            |
|--------------------|------------------|------------|--------------------------------------------------------------------------------------------|
| Material           | Estimated Waste  |            | Reuse and Recycling                                                                        |
|                    | Volume (m³/cube) | Weight (t) | <div> <div>ON-SITE</div> <div>OFF-SITE</div> </div>                                        |
| EARTH              | 0                | NIL        | <div> <div>Specify proposed reuse or on-site recycling methods</div> <div>N/A</div> </div> |
| TIMBER ROOF CUTS   | 2                | 1          | <div> <div>AS POSSIBLE (nOGGINS ETC.)</div> <div>KIMBRIKI</div> </div>                     |
| STEEL ROOFING      | 0.5              | 2          | <div> <div>NIL</div> <div>KIMBRIKI</div> </div>                                            |
| PLASTERBOARD       | 0.6              |            | <div> <div>1                      NIL</div> <div>CSR PICK UP</div> </div>                  |

| ON-GOING WASTE MANAGEMENT     |                        |                                                   |                                         |
|-------------------------------|------------------------|---------------------------------------------------|-----------------------------------------|
| Type Of Waste To Be Generated | Expected Vol. Per Week | Proposed On-Site Storage And Treatment Facilities | DESTINATION                             |
|                               | Litres or m/cube       |                                                   | recycling, disposal, specify contractor |
| GENERAL WASTE                 | 80LT                   | COUNCIL BIN                                       | COUNCIL WASTE COLLECTION                |
| MIXED RECYCLING               | 140LT                  | COUNCIL BIN                                       | COUNCIL WASTE COLLECTION                |
| GREEN                         | 240LT                  | COUNCIL BIN                                       | COUNCIL WASTE COLLECTION                |

| ESTIMATING CONSTRUCTION WASTE |                 |                                |
|-------------------------------|-----------------|--------------------------------|
| MATERIAL                      | Average % waste | Tonnes per m <sup>3</sup> cube |
| Bricks                        | 5 - 10%         | 0.4                            |
| Concrete                      | 3 - 5%          | 1.1                            |
| Plasterboard                  | 5 - 20%         | 0.4                            |
| Roof Tiles                    | 2 - 5%          | 1.3                            |
| General Site Waste            | 100%            | 0.2                            |
| Paper/Cardboard               | NA              | ??                             |
| Steel - Roofing               | NA              | 0.6                            |
| Steel - Structural            | NA              | 0.9                            |
| Steel - Reinforcing           | NA              | 0.65                           |
| Timber                        | 5 - 7%          | 0.5                            |



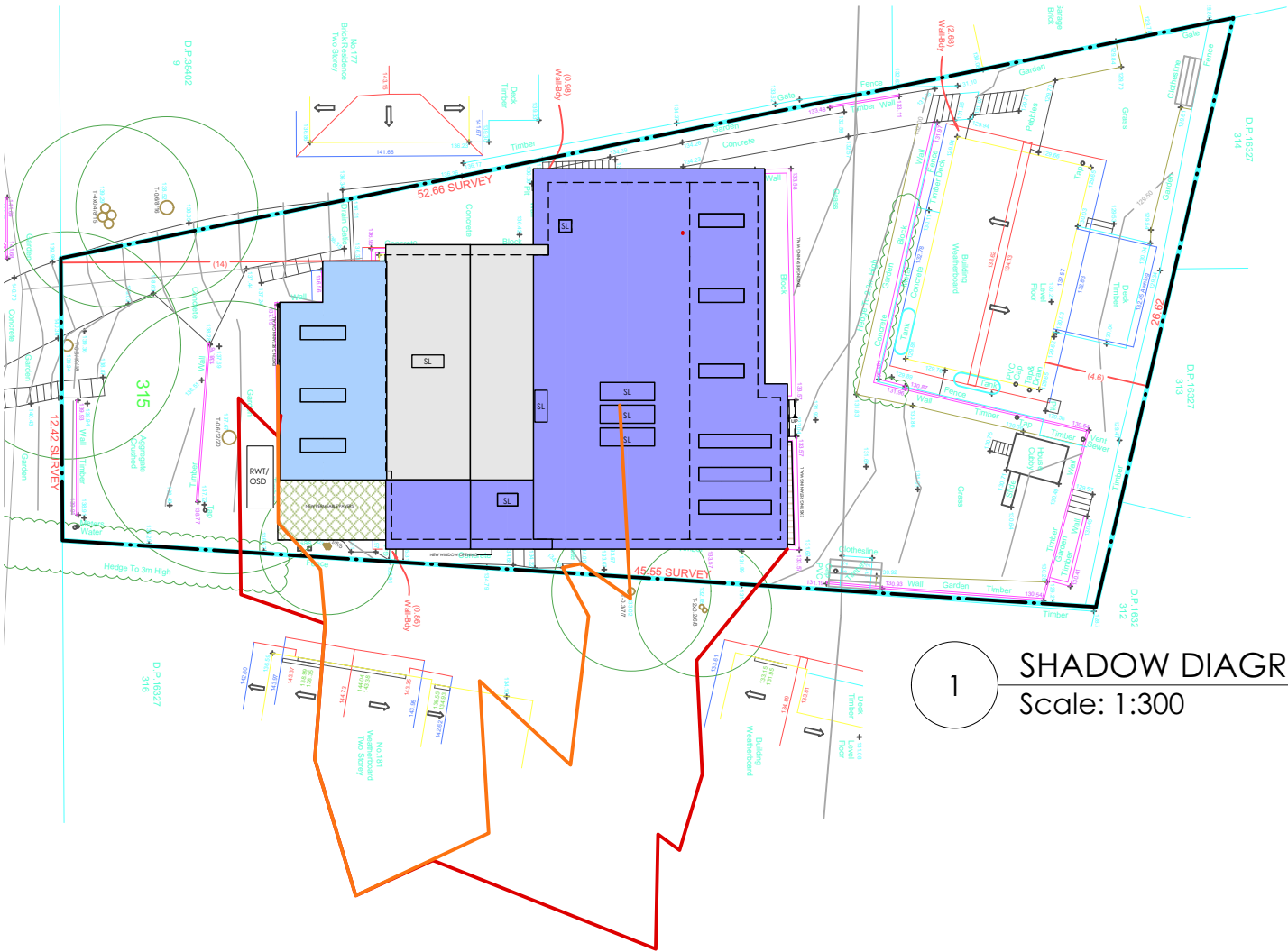
WASTE MANAGEMENT AND SOIL EROSION PLAN  
Scale: 1:200



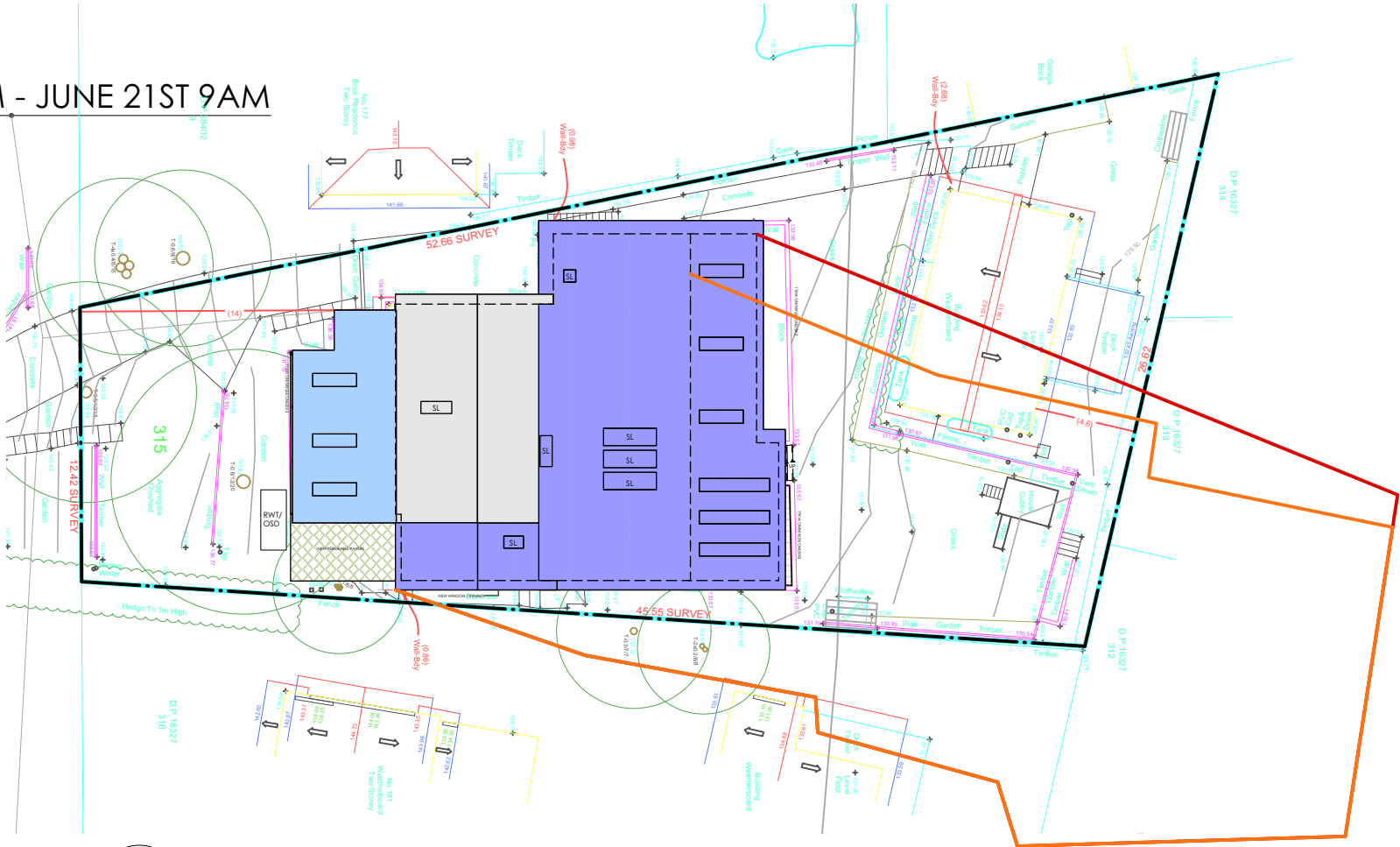
SHADOW DIAGRAMS - JUNE 21ST

LEGEND

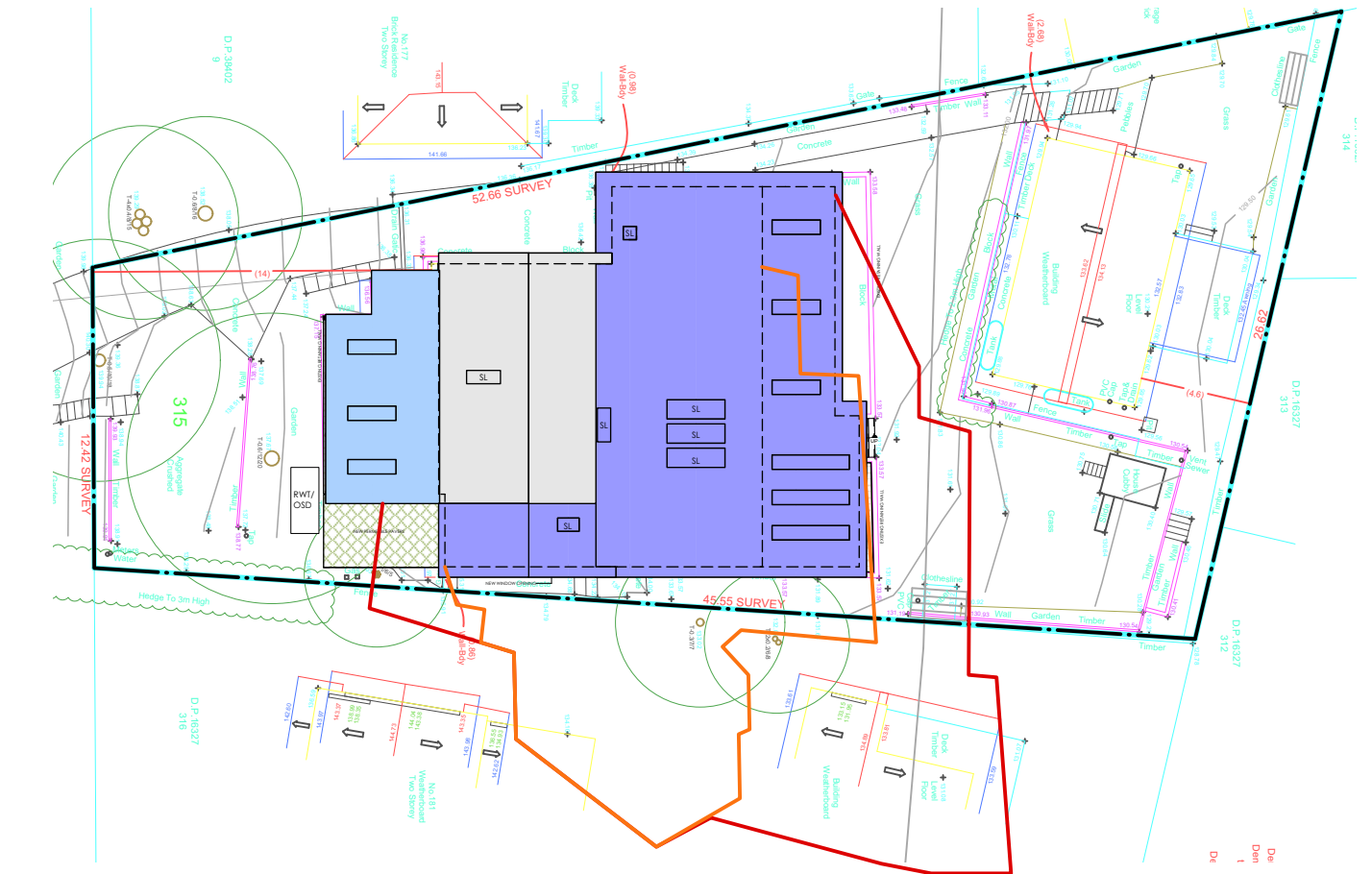
- EXTG SHADOW
- PROPOSED SHADOW



1 SHADOW DIAGRAM - JUNE 21ST 9AM  
Scale: 1:300



3 SHADOW DIAGRAM - JUNE 21ST 3PM  
Scale: 1:300



2 SHADOW DIAGRAM - JUNE 21ST NOON  
Scale: 1:300



|            |               |                             |          |
|------------|---------------|-----------------------------|----------|
| 6/11/23    | FOR DA        | 179 PLATEAU RD, BILGOLA     | C2       |
| 2021-03-31 | AS SHOWN @ A3 | CAMERON AND NEJKA MCGEACHIE | A3 60.01 |
| LP         |               | SHADOW DIAGRAMS             | 1        |

WINDOW & DOOR SCHEDULE - GROUND FLOOR

FRAMES - ALUMINIUM

GLAZING - DOUBLE GLAZED U.N.O

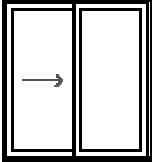
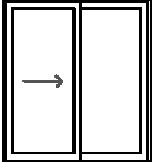
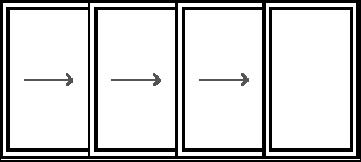
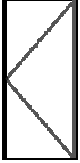
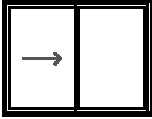
BASIX CERTIFICATE: A1375024 DATED 6 NOVEMBER 2023

BASIX COMMITMENTS: ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH THE BASIX CERTIFICATE NUMBER NOMINATED. IN THE EVENT OF ANY DISCREPANCY THE HIGHER STANDARD SHALL BE COMPILED WITH.

ALL DIMENSIONS SHOWN ON EXTERNAL DOORS AND WINDOWS ARE EXTERNAL FRAME SIZES. ACTUAL FRAME SIZES MUST ALLOW FOR REVEALS AND INSTALLATION CLEARANCES, WHICH MUST BE ADDED TO THESE NOTIONAL SIZES - ASSUMED 5mm ALL ROUND.

CHECK MEASURE ALL DIMENSIONS ON SITE PRIOR TO ORDER/MANUFACTURE. ALL WINDOWS & EXTERNAL DOORS TO HAVE INSTALLATION CLEARANCES FOAM-FILLED.

WINDOWS - GROUND FLOOR

| IMAGE                                                                               | ID | HEIGHT | WIDTH | AREA (M2) | FLYSCREENS | FLYSCREEN MATERIAL | RESTRICTED OPENING | RESTRICTED OPENING METHOD | NOTES |
|-------------------------------------------------------------------------------------|----|--------|-------|-----------|------------|--------------------|--------------------|---------------------------|-------|
|    | D1 | 2400   | 2200  | 5.28      | YES        | METAL              | NO                 | N/A                       |       |
|    | D2 | 2400   | 2200  | 5.28      | YES        | METAL              | NO                 | N/A                       |       |
|    | D3 | 2400   | 5400  | 12.96     | YES        | METAL              | NO                 | N/A                       |       |
|  | D4 | 2100   | 720   | 1.512     | YES        | METAL              | NO                 | N/A                       |       |
|  | D5 | 2400   | 1100  | 2.64      | YES        | METAL              | NO                 | N/A                       |       |
|  | W1 | 800    | 2400  | 1.92      | YES        | METAL              | NO                 | N/A                       |       |
|  | W2 | 1700   | 2200  | 3.74      | YES        | METAL              | NO                 | N/A                       |       |
|  | W3 | 1400   | 600   | 0.84      | NO         | N/A                | NO                 | N/A                       |       |
|  | W4 | 1400   | 1200  | 1.68      | NO         | N/A                | NO                 | N/A                       |       |
|  | W5 | 1000   | 2120  | 2.12      | YES        | METAL              | YES                | TBC                       |       |
|  | W6 | 1000   | 1920  | 1.92      | YES        | METAL              | NO                 | N/A                       |       |
|  | W7 | 1000   | 1750  | 1.75      | YES        | METAL              | NO                 | N/A                       |       |
|  | W8 | 2400   | 800   | 1.92      | YES        | METAL              | NO                 | N/A                       |       |



WINDOW & DOOR SCHEDULE - LOWER FLOOR

FRAMES - ALUMINIUM

GLAZING - DOUBLE GLAZED U.N.O

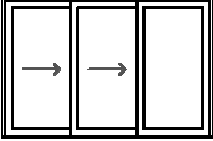
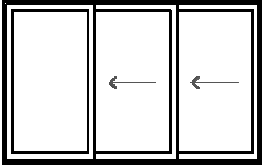
BASIX CERTIFICATE: A1375024 DATED 6 NOVEMBER 2023

BASIX COMMITMENTS: ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH THE BASIX CERTIFICATE NUMBER NOMINATED. IN THE EVENT OF ANY DISCREPANCY THE HIGHER STANDARD SHALL BE COMPILED WITH.

ALL DIMENSIONS SHOWN ON EXTERNAL DOORS AND WINDOWS ARE EXTERNAL FRAME SIZES. ACTUAL FRAME SIZES MUST ALLOW FOR REVEALS AND INSTALLATION CLEARANCES, WHICH MUST BE ADDED TO THESE NOTIONAL SIZES - ASSUMED 5mm ALL ROUND.

CHECK MEASURE ALL DIMENSIONS ON SITE PRIOR TO ORDER/MANUFACTURE. ALL WINDOWS & EXTERNAL DOORS TO HAVE INSTALLATION CLEARANCES FOAM-FILLED.

WINDOWS - GROUND FLOOR

| IMAGE                                                                               | ID  | HEIGHT | WIDTH | GLAZED AREA | FLYSCREENS | FLYSCREEN MATERIAL | RESTRICTED OPENING | RESTRICTED OPENING METHOD | NOTES   |
|-------------------------------------------------------------------------------------|-----|--------|-------|-------------|------------|--------------------|--------------------|---------------------------|---------|
|    | LD1 | 2040   | 3100  | 4.66        | YES        | METAL              | NO                 | N/A                       |         |
|    | LD2 | 2400   | 1000  | 1.54        | NO         | N/A                | NO                 | N/A                       |         |
|    | LD3 | 2400   | 3800  | 6.97        | NO         | N/A                | NO                 | N/A                       |         |
|  | LW1 | 700    | 2420  | 1.28        | YES        | METAL              | NO                 | N/A                       |         |
|  | LW2 | 650    | 700   | 0.67        | YES        | METAL              | NO                 | N/A                       | FROSTED |
|  | LW3 | 550    | 800   | 0.65        | YES        | METAL              | NO                 | N/A                       | FROSTED |
|  | LW4 | 550    | 800   | 0.65        | YES        | METAL              | NO                 | N/A                       | FROSTED |
|  | LW5 | 1000   | 1800  | 1.26        | YES        | METAL              | NO                 | N/A                       |         |
|  | LW6 | 1000   | 1300  | 0.86        | YES        | METAL              | NO                 | N/A                       |         |
|  | LW7 | 1000   | 1300  | 1.12        | NO         | N/A                | NO                 | N/A                       |         |



Alterations and Additions

Certificate number: A1375024

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 Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Monday, 06 November 2023  
To be valid, this certificate must be lodged within 3 months of the date of issue.



|                                                                                              |                                                                                             |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Project address                                                                              |                                                                                             |
| Project name                                                                                 | 179 Plateau Rd, Bilgola                                                                     |
| Street address                                                                               | 179 PLATEAU Road BILGOLA PLATEAU 2107                                                       |
| Local Government Area                                                                        | Northern Beaches Council                                                                    |
| Plan type and number                                                                         | Deposited Plan DP16927                                                                      |
| Lot number                                                                                   | 315                                                                                         |
| 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 does not include a pool (and/or spa). |
| N/A                                                                                          | N/A                                                                                         |
| Certificate Prepared by <small>(please complete before submitting to Council or PCA)</small> |                                                                                             |
| Name / Company Name: LAUREN PEVY                                                             |                                                                                             |
| ABN (if applicable): 65869543838                                                             |                                                                                             |

page 1/10

BASIX Certificate number A1375024

page 2/10

| Fixtures and systems                                                                                                                                               | Show on<br>DA Plans | Show on CC/CDC<br>Plans & specs | Certifier<br>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.                                 |                     | ✓                               |                    |

Planning Industry And Environment

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

BASIX Certificate number A1375024

page 3/10

| Construction                                                                                                                                                                                                                                                                                                                                                                                          | Show on<br>DA Plans                                     | Show on CC/CDC<br>Plans & specs | Certifier<br>Check |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------|--------------------|
| <b>Insulation requirements</b>                                                                                                                                                                                                                                                                                                                                                                        |                                                         |                                 |                    |
| 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 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists. |                                                         |                                 |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                       | ✓                                                       | ✓                               | ✓                  |
| <b>Construction</b>                                                                                                                                                                                                                                                                                                                                                                                   |                                                         |                                 |                    |
| Additional insulation required (R-value)                                                                                                                                                                                                                                                                                                                                                              | Other specifications                                    |                                 |                    |
| concrete slab on ground floor.                                                                                                                                                                                                                                                                                                                                                                        | nil                                                     | N/A                             |                    |
| floor above existing dwelling or building.                                                                                                                                                                                                                                                                                                                                                            | nil                                                     | N/A                             |                    |
| external wall: framed (weatherboard, fibro, metal clad)                                                                                                                                                                                                                                                                                                                                               | R1.30 (or R1.70 including construction)                 |                                 |                    |
| raked ceiling, pitched/skillion roof: framed                                                                                                                                                                                                                                                                                                                                                          | ceiling: R0.74 (up), roof: foil backed blanket (100 mm) | dark (solar absorbance > 0.70)  |                    |

Planning Industry And Environment

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

BASIX Certificate number A1375024

page 4/10

| Glazing requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Show on<br>DA Plans | Show on CC/CDC<br>Plans & specs | Certifier<br>Check |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------|--------------------|
| <b>Windows and glazed doors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                                 |                    |
| 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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted. |                     | ✓                               | ✓                  |
| 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.                                                                                                                                                                                                                                                                                 | ✓                   | ✓                               | ✓                  |
| For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.                                                                                                                                                                                                                                                                                                                             | ✓                   | ✓                               | ✓                  |
| Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.                                                                                                                                                                                                                                                                                                                                                                                            |                     | ✓                               | ✓                  |
| Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.                                                                                                                                                                                                                                                                             |                     | ✓                               | ✓                  |

Planning Industry And Environment

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

BASIX Certificate number A1375024

page 5/10

| Glazing requirements                                 |             |                                                 |                          |                            |                                          |                                                                       | Show on<br>DA Plans | Show on CC/CDC<br>Plans & specs | Certifier<br>Check |
|------------------------------------------------------|-------------|-------------------------------------------------|--------------------------|----------------------------|------------------------------------------|-----------------------------------------------------------------------|---------------------|---------------------------------|--------------------|
| <b>Windows and glazed doors glazing requirements</b> |             |                                                 |                          |                            |                                          |                                                                       |                     |                                 |                    |
| Window/door number                                   | Orientation | Area of glass including frame (m <sup>2</sup> ) | Overshadowing height (m) | Overshadowing distance (m) | Shading device                           | Frame and glass type                                                  |                     |                                 |                    |
| W1                                                   | N           | 1.92                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | aluminium, double Lo-Tisolair gap/ clear, (U-value: 4.9, SHGC: 0.33)  |                     |                                 |                    |
| W2                                                   | E           | 3.74                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| W3                                                   | E           | 0.84                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| W4                                                   | S           | 1.68                                            | 0                        | 0                          | none                                     | aluminium, double Lo-Tisolair gap/ clear, (U-value: 4.9, SHGC: 0.33)  |                     |                                 |                    |
| W5                                                   | S           | 2012                                            | 0                        | 0                          | none                                     | aluminium, double Lo-Tisolair gap/ clear, (U-value: 4.9, SHGC: 0.33)  |                     |                                 |                    |

Planning Industry And Environment

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

BASIX Certificate number A1375024

page 6/10

| Glazing requirements |             |                                                 |                          |                            |                                          |                                                                       | Show on<br>DA Plans | Show on CC/CDC<br>Plans & specs | Certifier<br>Check |
|----------------------|-------------|-------------------------------------------------|--------------------------|----------------------------|------------------------------------------|-----------------------------------------------------------------------|---------------------|---------------------------------|--------------------|
| Window/door number   | Orientation | Area of glass including frame (m <sup>2</sup> ) | Overshadowing height (m) | Overshadowing distance (m) | Shading device                           | Frame and glass type                                                  |                     |                                 |                    |
| W6                   | W           | 1.92                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| W7                   | W           | 1.75                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| W8                   | W           | 1.92                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| LW1                  | S           | 1.28                                            | 0                        | 0                          | none                                     | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| LW2                  | S           | 0.67                                            | 0                        | 0                          | none                                     | improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)          |                     |                                 |                    |

Planning Industry And Environment

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

BASIX Certificate number A1375024

page 7/10

| Glazing requirements                                 |             |                                                 |                          |                            |                                          |                                                                       | Show on<br>DA Plans | Show on CC/CDC<br>Plans & specs | Certifier<br>Check |
|------------------------------------------------------|-------------|-------------------------------------------------|--------------------------|----------------------------|------------------------------------------|-----------------------------------------------------------------------|---------------------|---------------------------------|--------------------|
| <b>Windows and glazed doors glazing requirements</b> |             |                                                 |                          |                            |                                          |                                                                       |                     |                                 |                    |
| Window/door number                                   | Orientation | Area of glass including frame (m <sup>2</sup> ) | Overshadowing height (m) | Overshadowing distance (m) | Shading device                           | Frame and glass type                                                  |                     |                                 |                    |
| LW3                                                  | N           | 0.65                                            | 0                        | 0                          | none                                     | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)         |                     |                                 |                    |
| LW5                                                  | E           | 1.26                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)         |                     |                                 |                    |
| LW6                                                  | E           | 0.86                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| LW7                                                  | E           | 1.12                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| D1                                                   | E           | 5.28                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |

Planning Industry And Environment

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

BASIX Certificate number A1375024

page 8/10

| Glazing requirements |             |                                                 |                          |                            |                                            |                                                                       | Show on<br>DA Plans | Show on CC/CDC<br>Plans & specs | Certifier<br>Check |
|----------------------|-------------|-------------------------------------------------|--------------------------|----------------------------|--------------------------------------------|-----------------------------------------------------------------------|---------------------|---------------------------------|--------------------|
| Window/door number   | Orientation | Area of glass including frame (m <sup>2</sup> ) | Overshadowing height (m) | Overshadowing distance (m) | Shading device                             | Frame and glass type                                                  |                     |                                 |                    |
| D2                   | E           | 5.28                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm   | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| D3                   | E           | 12.96                                           | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm   | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| D4                   | W           | 1.5                                             | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm   | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| LD1                  | E           | 4.66                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm   | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| LD2                  | E           | 1.54                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm   | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| LD3                  | E           | 6.97                                            | 0                        | 0                          | eave/ verandah/ pergola/balcony >=900 mm   | improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66) |                     |                                 |                    |
| LW8                  | N           | 0.65                                            | 0                        | 0                          | projection/ height above sill ratio >=0.23 | improved aluminium, single pyrolytic low-e, (U-                       |                     |                                 |                    |

Planning Industry And Environment

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

BASIX Certificate number A1375024

page 9/10

| Glazing requirements                                                                                                                                        |                                              |                                     |                                                                          | Show on<br>DA Plans | Show on CC/CDC<br>Plans & specs | Certifier<br>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 louvers must fully shade the skylight above which they are situated when fully drawn or closed.                                        |                                              |                                     |                                                                          |                     | ✓                               | ✓                  |
| <b>Skylights glazing requirements</b>                                                                                                                       |                                              |                                     |                                                                          |                     |                                 |                    |
| Skylight number                                                                                                                                             | Area of glazing inc. frame (m <sup>2</sup> ) | Shading device                      | Frame and glass type                                                     |                     |                                 |                    |
| S1                                                                                                                                                          | 6.7                                          | external adjustable awning or blind | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |                     |                                 |                    |
| S2                                                                                                                                                          | 0.77                                         | external adjustable awning or blind | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |                     |                                 |                    |
| S3                                                                                                                                                          | 0.55                                         | external adjustable awning or blind | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |                     |                                 |                    |
| S4                                                                                                                                                          | 0.77                                         | external adjustable awning or blind | aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808) |                     |                                 |                    |

Planning Industry And Environment

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

BASIX Certificate number A1375024

page 10/10

|                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Legend</b>                                                                                                                                                                                                                                            |
| 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.                                           |



|                             |            |               |          |
|-----------------------------|------------|---------------|----------|
| 1                           | 6/11/23    | FOR DA        |          |
| 179 PLATEAU RD, BILGOLA     |            |               | C2       |
| CAMERON AND NEJKA MCGEACHIE |            |               |          |
| BASIX                       |            |               |          |
|                             | 2021-03-31 | AS SHOWN @ A3 | A3 90.01 |
|                             | LP         |               |          |
|                             | LP         |               | 1        |