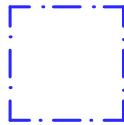


DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS TO
34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107
LOT 2 / DP 546543

NO:	SHEET NAME	DATE
DA00	TITLE PAGE	26/4/23
DA01	AREA CALCULATIONS	26/4/23
DA02	SITE ANALYSIS	26/4/23
DA03	SITE - WASTE - SEDIMENT PLAN	26/4/23
DA04	EXISTING LOWER GROUND FLOOR PLAN	26/4/23
DA05	PROPOSED LOWER GROUND FLOOR PLAN	26/4/23
DA06	EXISTING GROUND FLOOR PLAN	26/4/23
DA07	PROPOSED GROUND FLOOR PLAN	26/4/23
DA08	EXISTING ROOF PLAN	26/4/23
DA09	PROPOSED ROOF / CONCEPT STORMWATER PLAN	26/4/23
DA10	ELEVATIONS - NORTH	26/4/23
DA11	ELEVATIONS - SOUTH	26/4/23
DA12	ELEVATIONS - EAST	26/4/23
DA13	ELEVATIONS - WEST	26/4/23
DA14	SECTIONS - A	26/4/23
DA15	POOL PLANS	26/4/23
DA16	POOL SECTIONS - B & C	26/4/23
DA17	FINISHES BOARD	26/4/23
DA18	SHADOW DIAGRAM - JUNE 21ST - 9AM	26/4/23
DA19	SHADOW DIAGRAM - JUNE 21ST - 12PM	26/4/23
DA20	SHADOW DIAGRAM - JUNE 21ST - 3PM	26/4/23
DA21	BASIX REQUIREMENTS	26/4/23





SITE AREA:
1438.00m²



BUILDING FOOTPRINT



LANDSCAPE AREA:
(TOTAL + 6% IMPERVIOUS AREA 86.28 m²)
REQUIRED 50.00% (719.00 m²)
EXISTING 61.13% (879.06m²)
PROPOSED 49.97% (718.61m²)



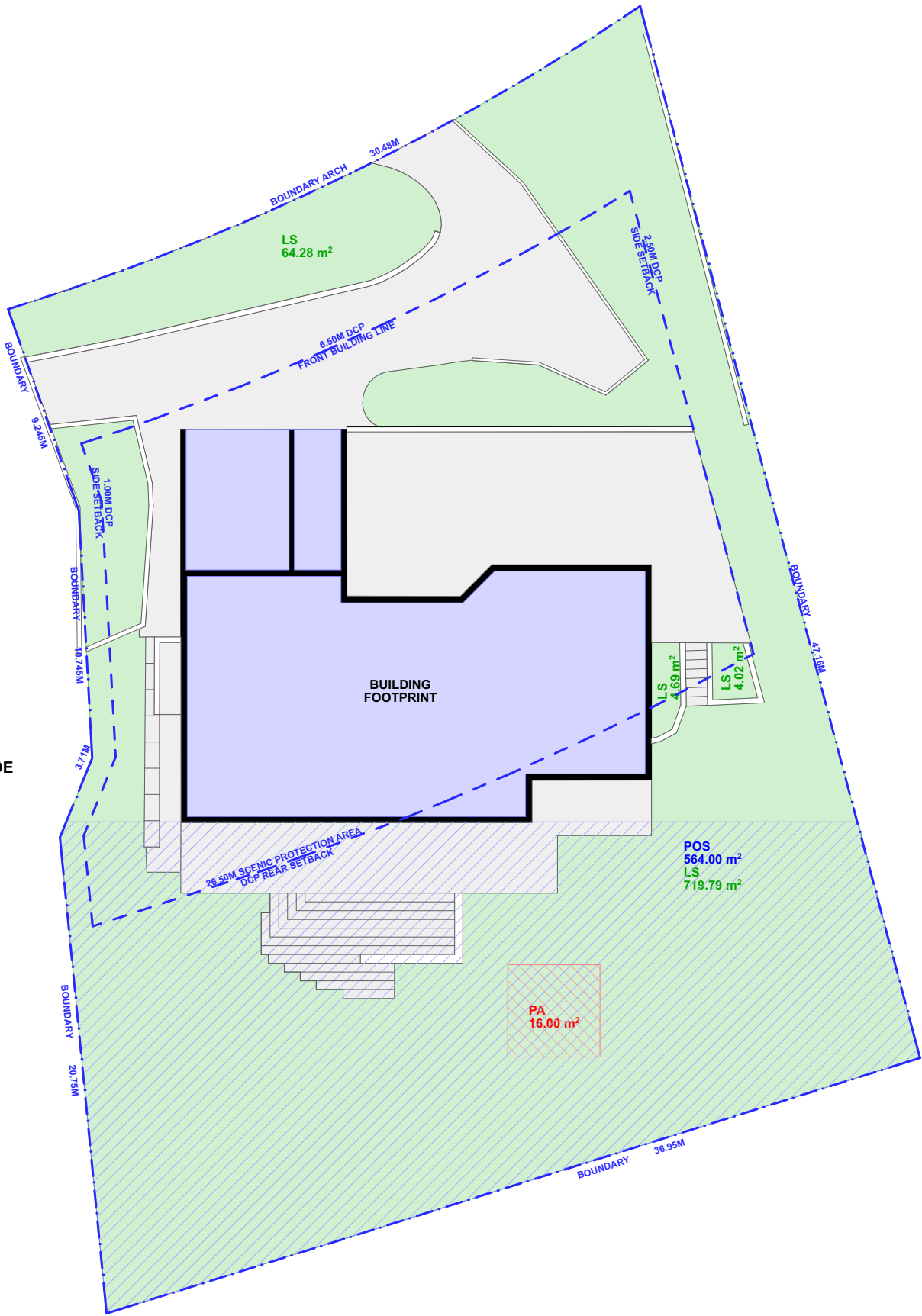
IMPERVIOUS AREA LESS THAN 1M WIDE



PRIVATE OPEN SPACE
REQUIRED 80.00m²
EXISTING 564.70m²
PROPOSED 564.70m²



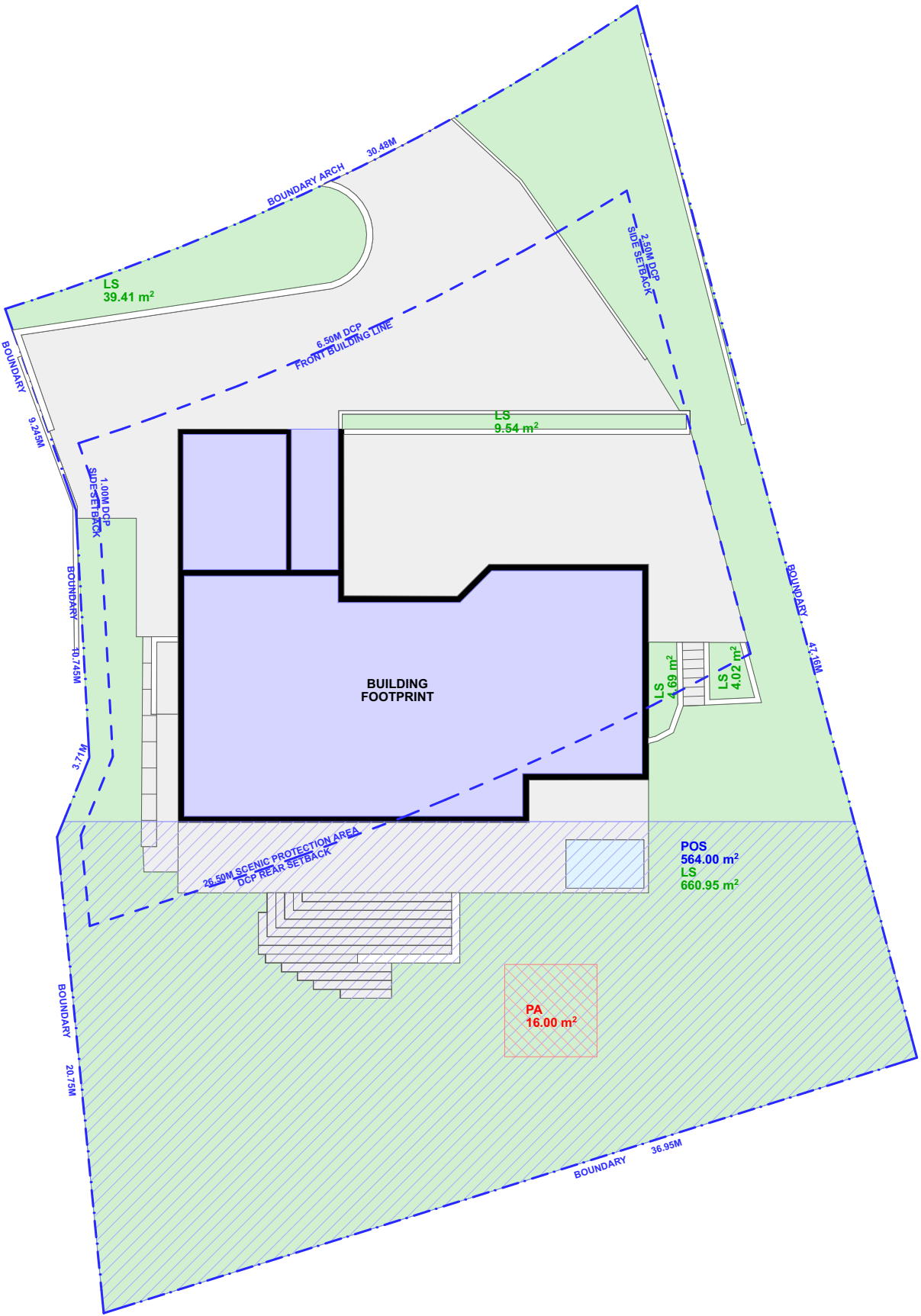
PRINCIPLE AREA:
REQUIRED 16.00m²
EXISTING 16.00m²
PROPOSED 16.00m²



1

EXISTING AREA CALCULATIONS

1:250



2

PROPOSED AREA CALCULATIONS

1:250



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NOTES

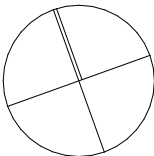
THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.

REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23

LEGEND

- DWELLING WALLS
- CONCRETE / PAVERS
- TIMBER DECK
- POOL / WATER

NORTH POINT



CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE:

AREA CALCULATIONS

SCALE:

1:200, 1:1 @A3

PROJECT NO:

1010

DATE:

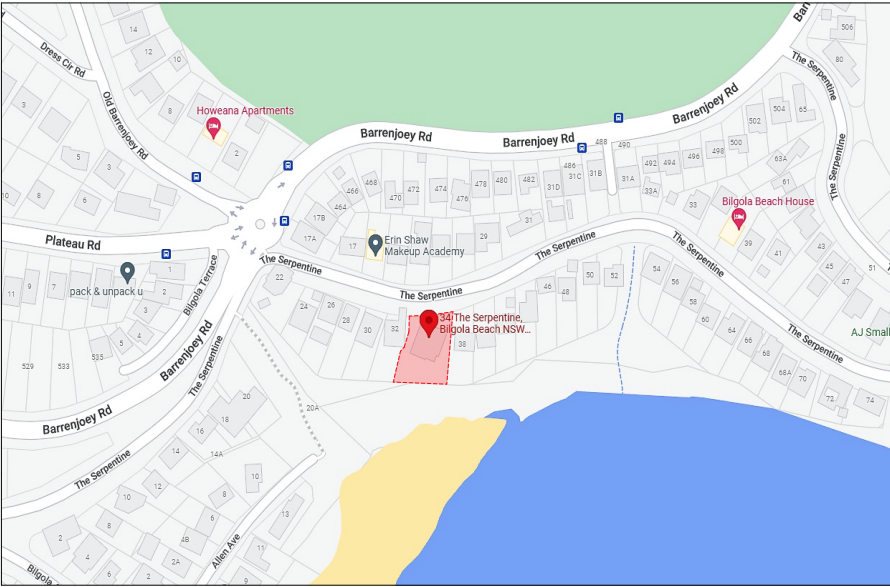
26/4/23

DRAWING NO:

DA01



EXTERNAL VIEW



LOCATION MAP



AERIAL MAP



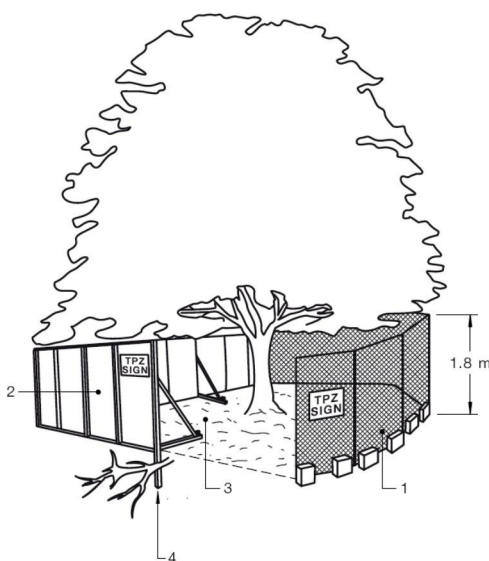
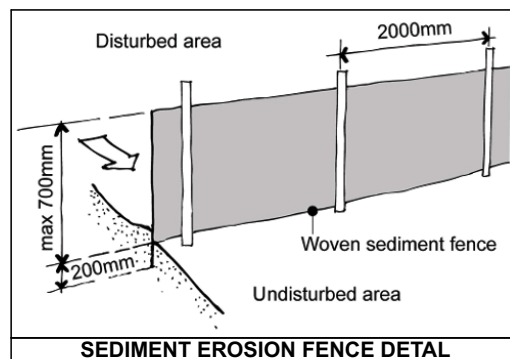
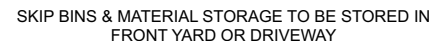
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SITE ANALYSIS

1:250

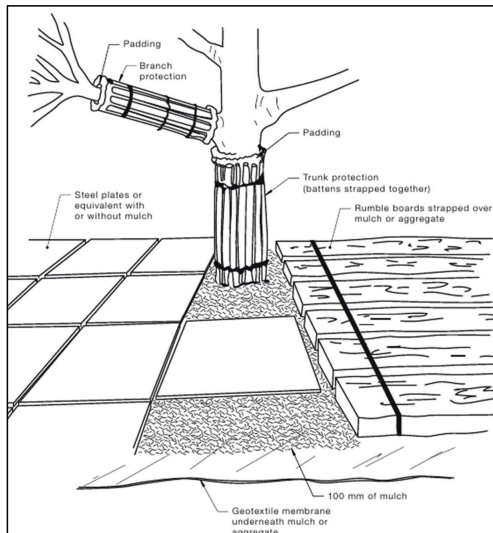
NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001

progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU		NOTES		REV.	NOTES.	INITIAL	DATE	LEGEND		ABBREVIATIONS		NORTH POINT		CLIENTS: ERIC & ALISON HODGES SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107		DRAWING TITLE: SITE ANALYSIS	
		THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.		A	DA SUBMISSION	SS	21.04.23	EXISTING DEMOLISHED EXISTING ROOF PROPOSED ROOF SEDIMENT EROSION FENCE	LANDSCAPE / GRASS CONCRETE / PAVERS TIMBER DECK POOL / WATER	DP: DEPOSIT PLAN RL: REDUCED LEVEL SP: STRATA PLAN		SCALE: 1:250 @A3				DATE: 26/4/23	
												PROJECT NO: 1010				DRAWING NO: DA02	



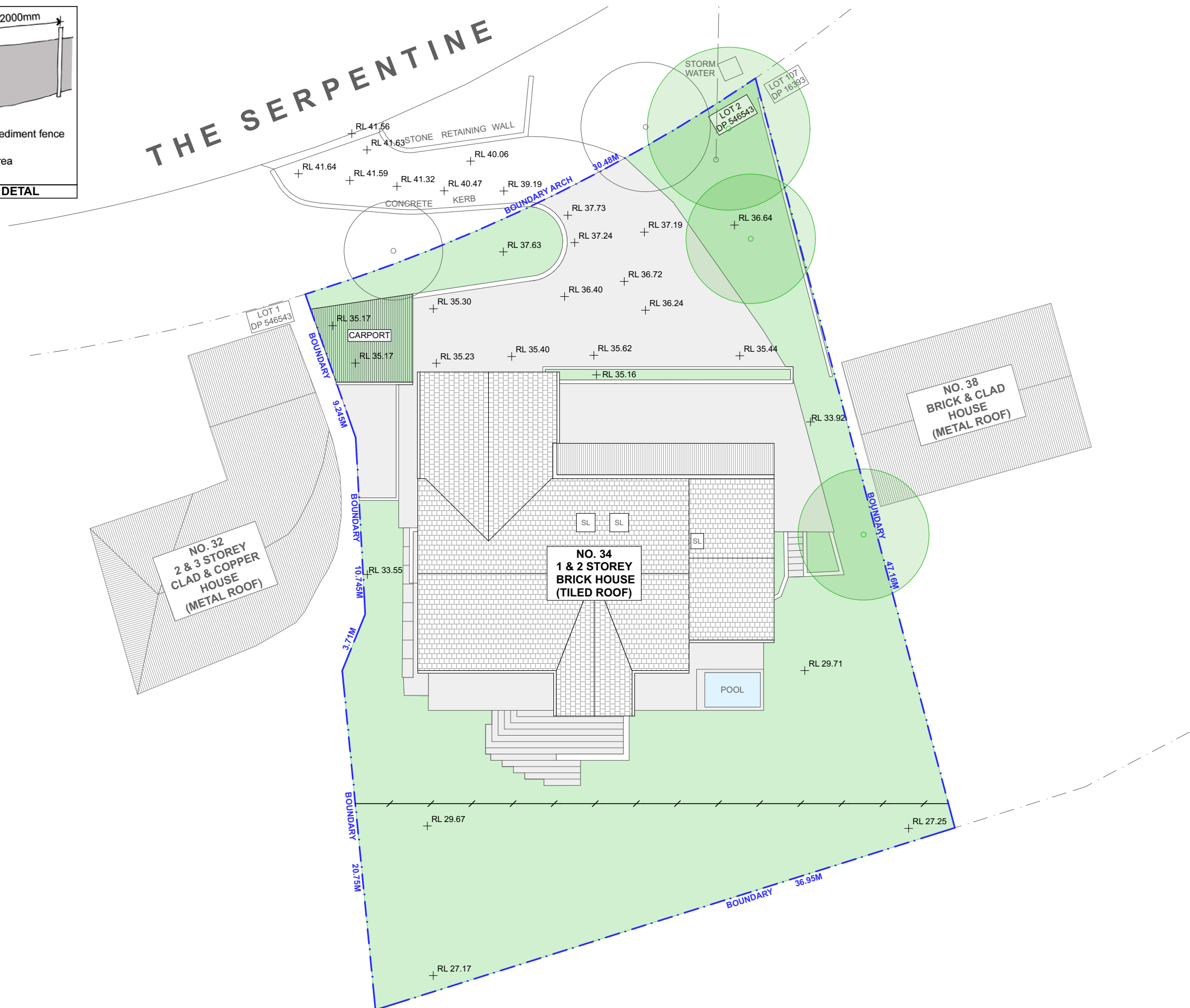
**TREE PROTECTION ZONE (TPZ)
FENCING (WHEN POSSIBLE):**

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS.



**TREE PROTECTION ZONE (TPZ)
FENCING (NOT POSSIBLE):**

1. FOR TRUNK AND BRANCH PROTECTION USE BOARDS AND PADDING THAT WILL PREVENT DAMAGE TO BARK. BOARDS ARE TO BE STRAPPED TO TREES, NOT NAILED, OR SCREWED.
2. RUMBLE BOARDS SHOULD BE OF SUITABLE THICKNESS TO PREVENT SOIL COMPACTION AND ROOT DAMAGE.



1

SITE - WASTE - SEDIMENT PLAN

1:250

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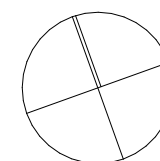
LEGEND

	EXISTING		LANDSCAPE / GRASS
	DEMOLISHED		CONCRETE / PAVERS
	EXISTING ROOF		TIMBER DECK
	PROPOSED ROOF		POOL / WATER
		SEDIMENT EROSION FENCE	

ABBREVIATIONS

DP: DEPOSIT PLAN
RL: REDUCED LEVEL
SP: STRATA PLAN

NORTH POINT



CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE:

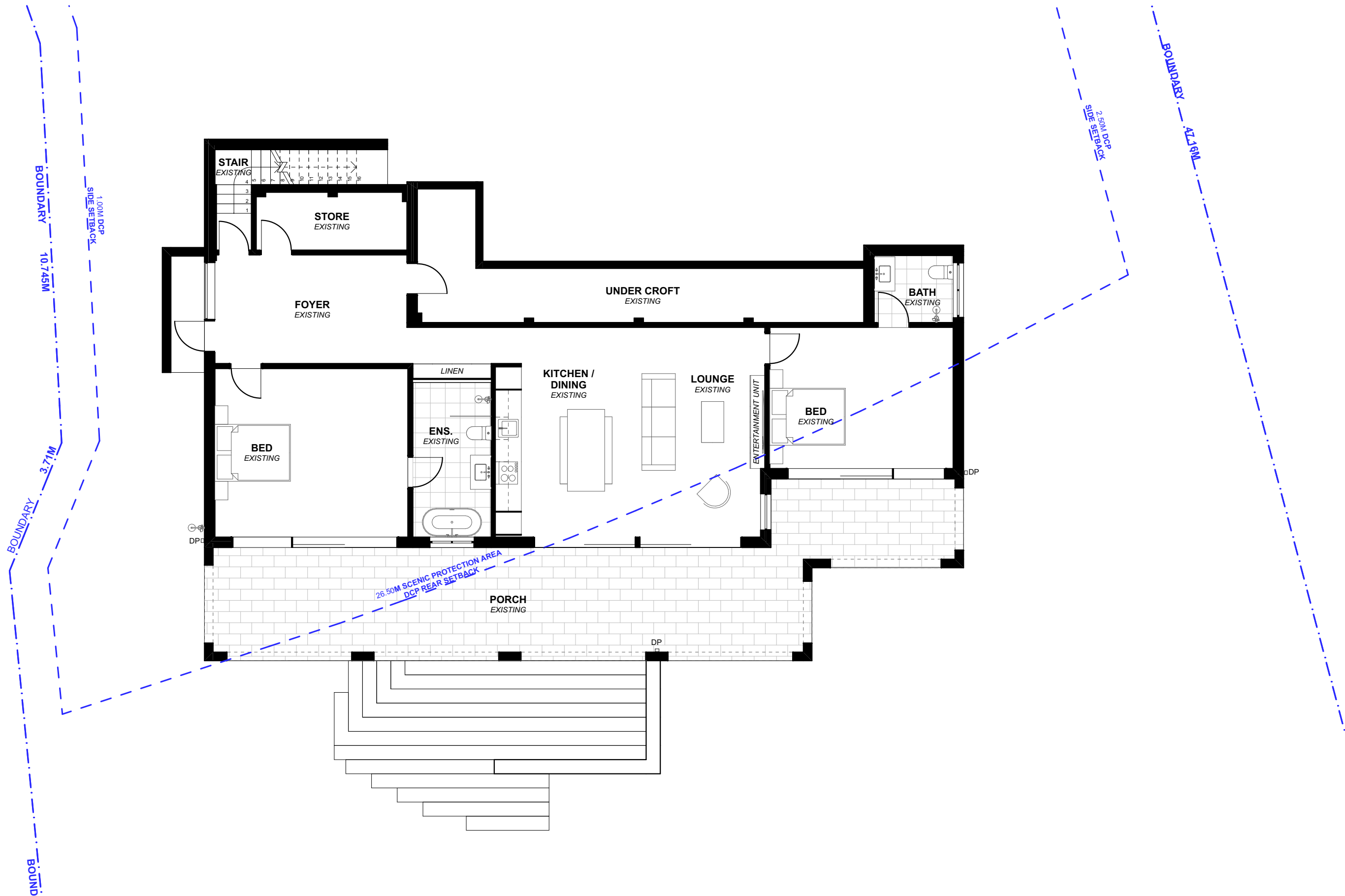
SITE - WASTE - SEDIMENT PLAN

SCALE:
1:250 @ A3

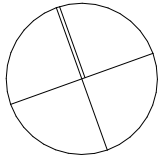
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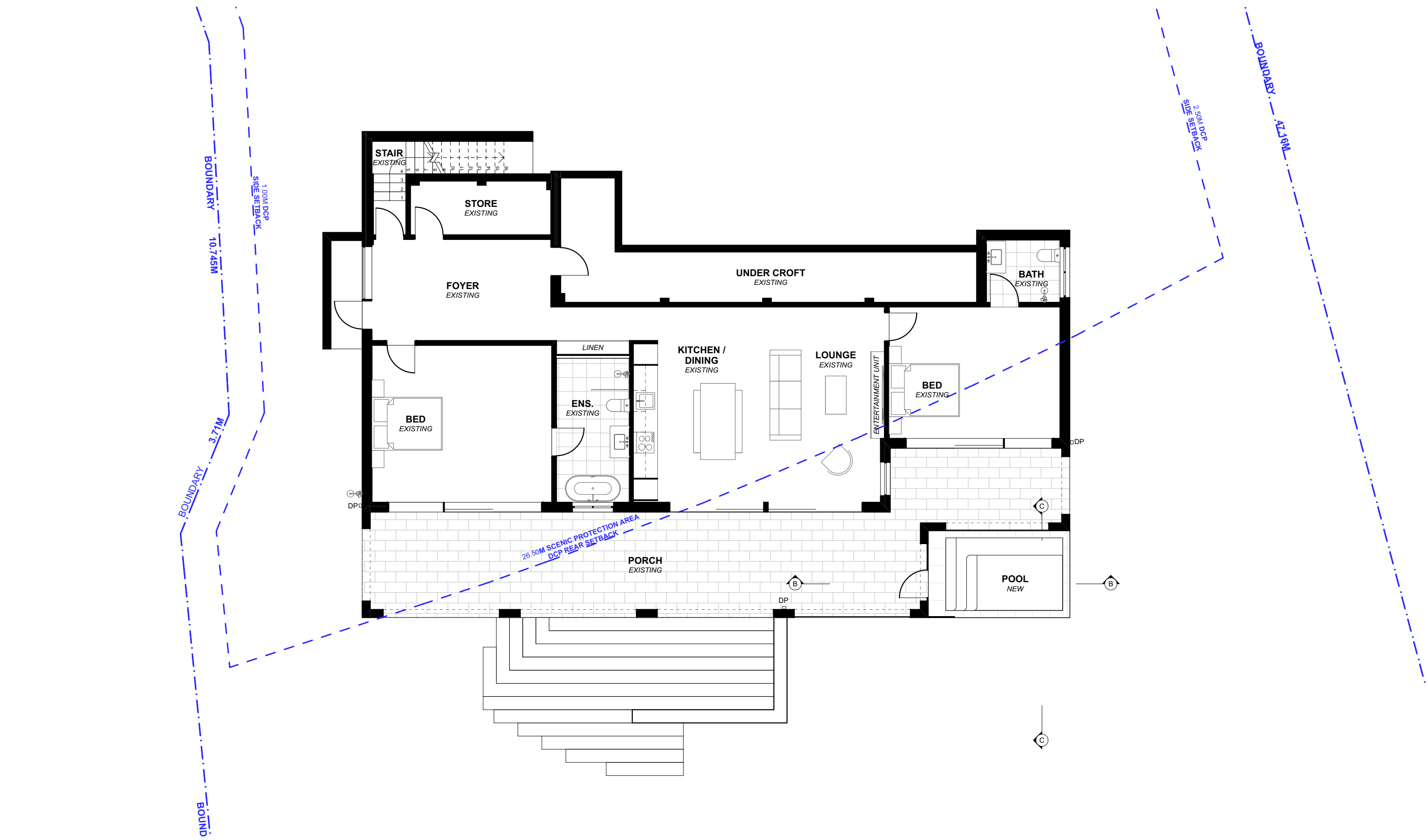
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DRAWING NO:
DA03



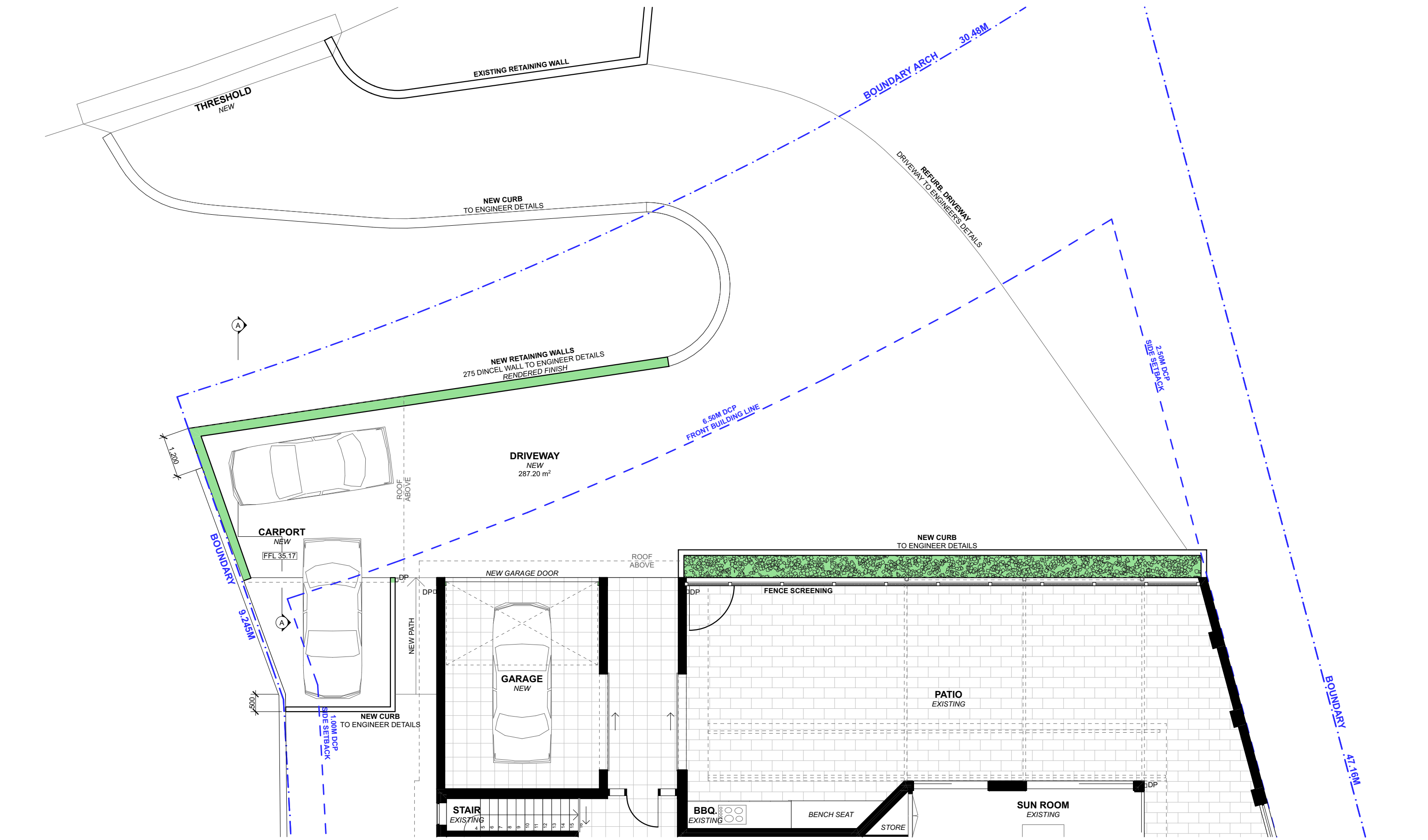
1 EXISTING LOWER GROUND FLOOR PLAN 1:100

 progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND EXISTING DEMOLISHED PROPOSED	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL FW: FLOOR WASTE HWS: HOT WATER SYSTEM RL: REDUCED LEVEL SA: SMOKE ALARM	NORTH POINT 	CLIENTS: ERIC & ALISON HODGES		DRAWING TITLE: EXISTING LOWER GROUND FLOOR PLAN	
		A	DA SUBMISSION	SS	21.04.23				SCALE: 1:100 @A3		DATE: 26/4/23	
									SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107		PROJECT NO: 1010	
											DRAWING NO: DA04	



1 PROPOSED LOWER GROUND FLOOR PLAN 1:100

	progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU	NOTES				REV.		NOTES.		INITIAL	DATE	LEGEND ■ EXISTING □ DEMOLISHED ■ PROPOSED	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL FW: FLOOR WASTE HWS: HOT WATER SYSTEM RL: REDUCED LEVEL SA: SMOKE ALARM	NORTH POINT 	CLIENTS: ERIC & ALISON HODGES		DRAWING TITLE: PROPOSED LOWER GROUND FLOOR PLAN	
		THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.				A	DA SUBMISSION	SS	21.04.23	SCALE: 1:100 @A3					DATE: 26/4/23			
										PROJECT NO: 1010					DRAWING NO: DA05			



1 PROPOSED GROUND FLOOR PLAN 1:100



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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23

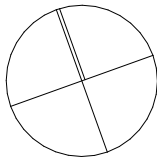
LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
FW: FLOOR WASTE
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM

NORTH POINT



CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

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BILGOLA BEACH, NSW, 2107

DRAWING TITLE:

PROPOSED GROUND FLOOR PLAN

SCALE:

1:100 @A3

DATE:

26/4/23

PROJECT NO:

1010

DRAWING NO:

DA07

EXISTING ROOF PLAN

1:100

NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001



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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23

LEGEND

EXISTING

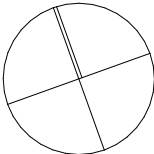
DEMOLISHED

PROPOSED

ABBREVIATIONS

CPD: CUPBOARD
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DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
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SA: SMOKE ALARM

NORTH POINT



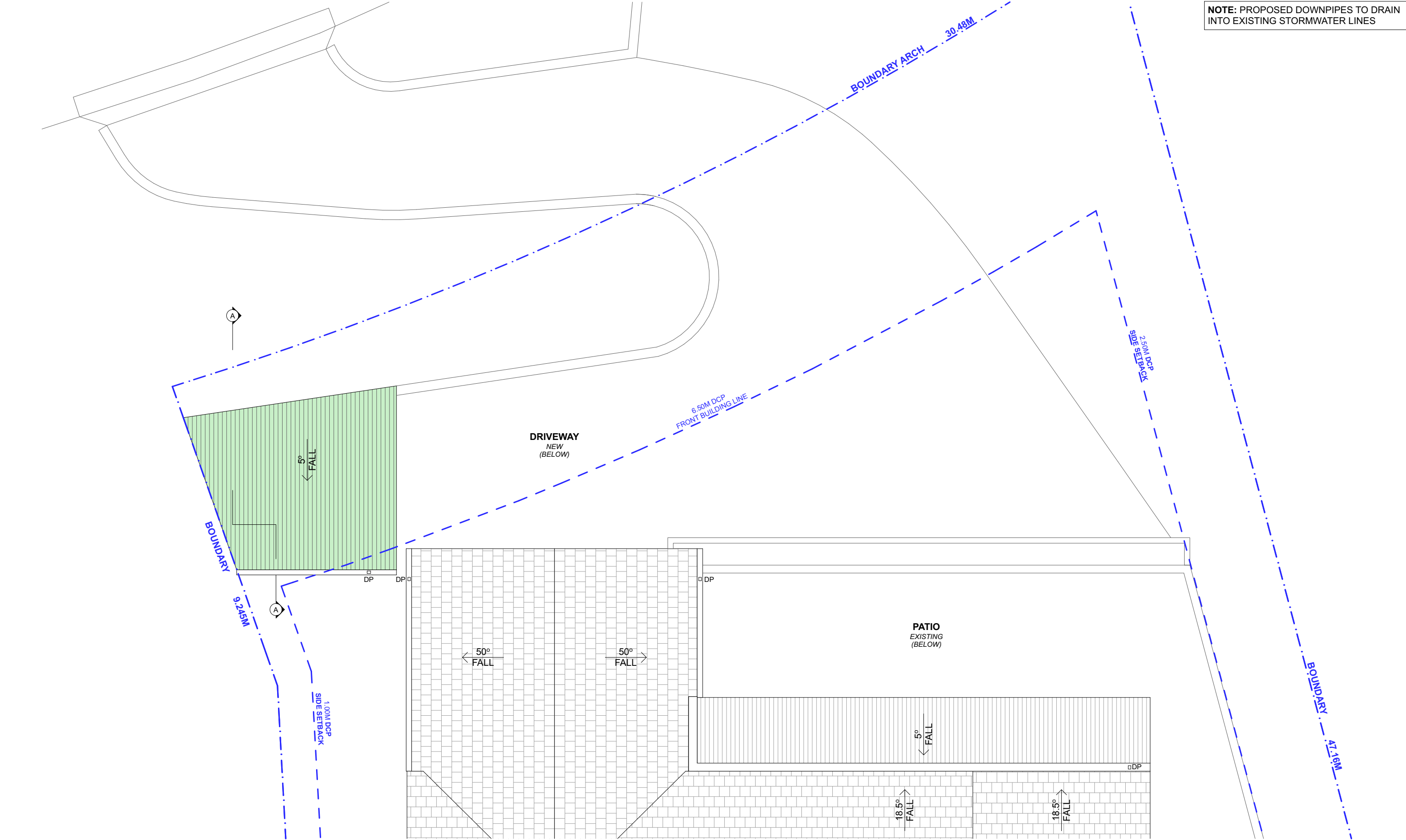
CLIENTS:

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SITE ADDRESS:

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BILGOLA BEACH, NSW, 2107

DRAWING TITLE:	
EXISTING ROOF PLAN	
SCALE:	DATE:
1:100 @A3	26/4/23
PROJECT NO:	DRAWING NO:
1010	DA08



1 PROPOSED ROOF / CONCEPT STORMWATER PLAN 1:100



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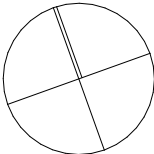
LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

ABBREVIATIONS

CPD: CUPBOARD
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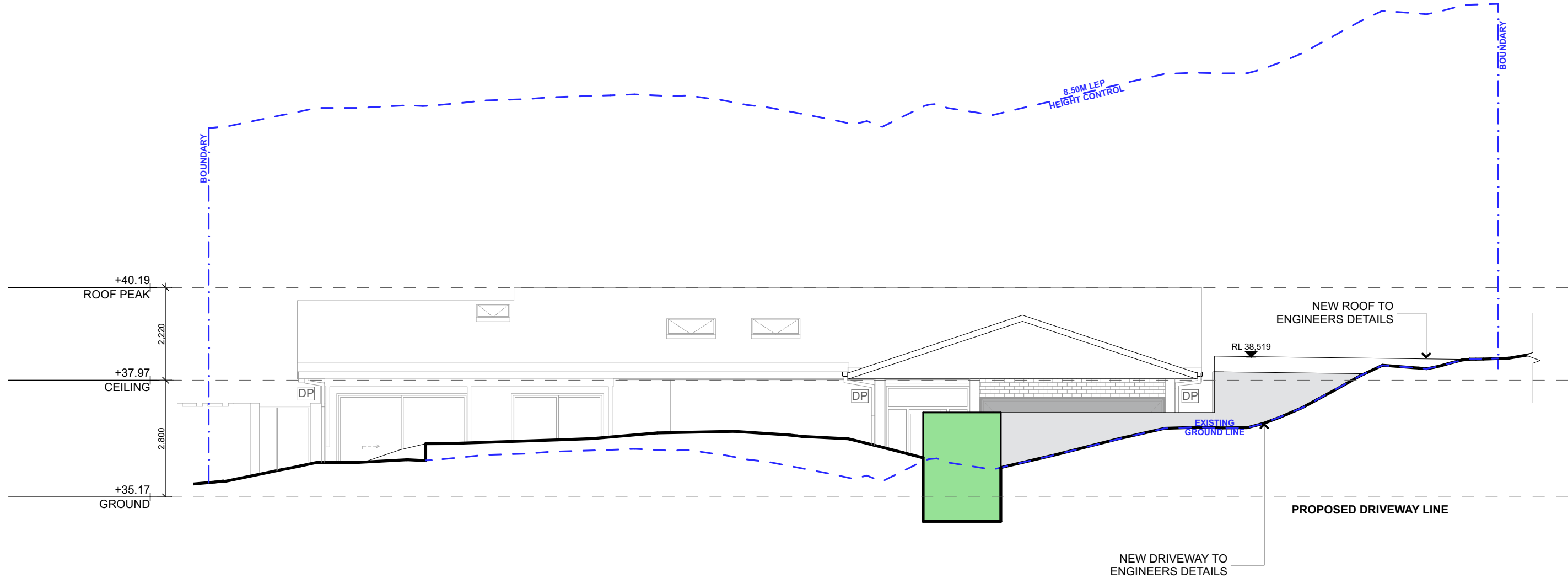
NORTH POINT



CLIENTS:
ERIC & ALISON HODGES

SITE ADDRESS:
34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE: PROPOSED ROOF / CONCEPT STORMWATER PLAN	
SCALE: 1:100 @A3	DATE: 26/4/23
PROJECT NO: 1010	DRAWING NO: DA09



NOTE: SETBACKS HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON FLOOR PLANS

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		A	DA SUBMISSION	SS	21.04.23				SCALE:	DATE:
									1:100 @A3	26/4/23
									PROJECT NO:	DRAWING NO:
									1010	DA10



NOTE: SETBACKS HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON FLOOR PLANS



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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23

LEGEND

EXISTING

DEMOLISHED

WHITE BAGGED BRICKWORK

ROOF SHEET COLORBOND - SURFMIST

GLASS

MONUMENT FLAT PAINT

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL

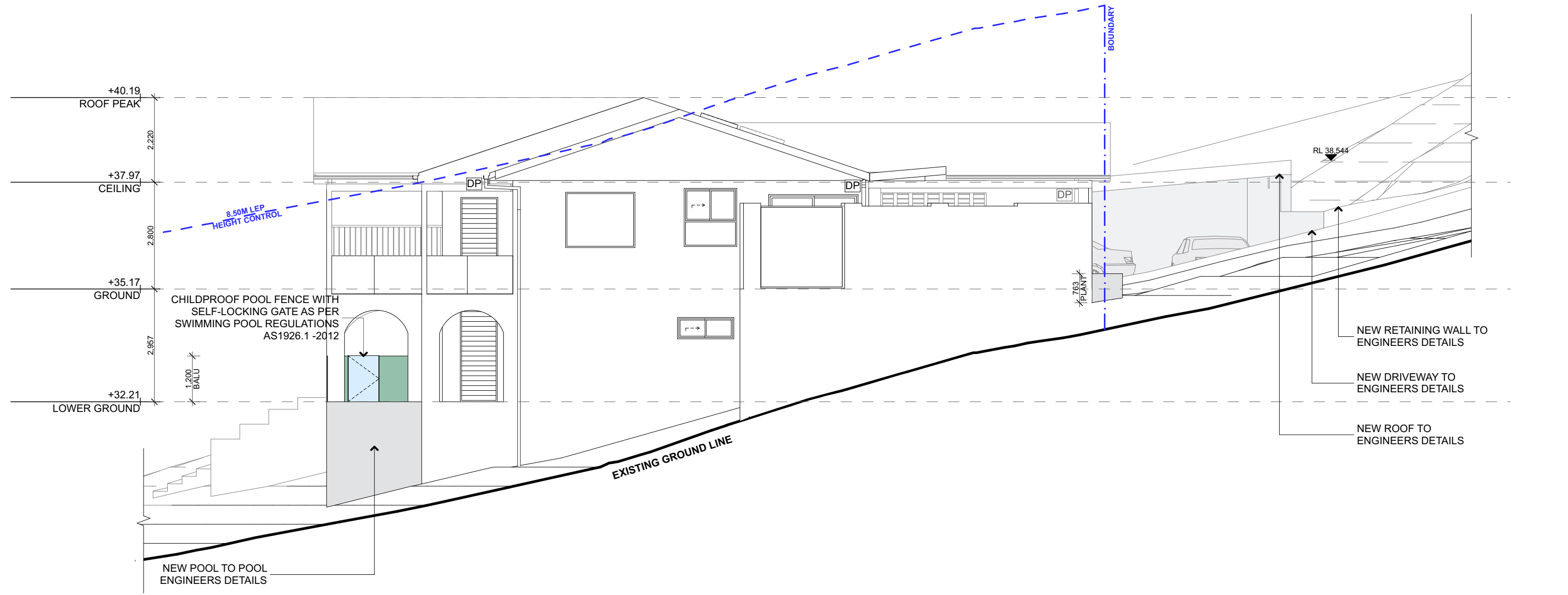
CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE: ELEVATIONS - SOUTH	
SCALE: 1:100 @A3	DATE: 26/4/23
PROJECT NO: 1010	DRAWING NO: DA11



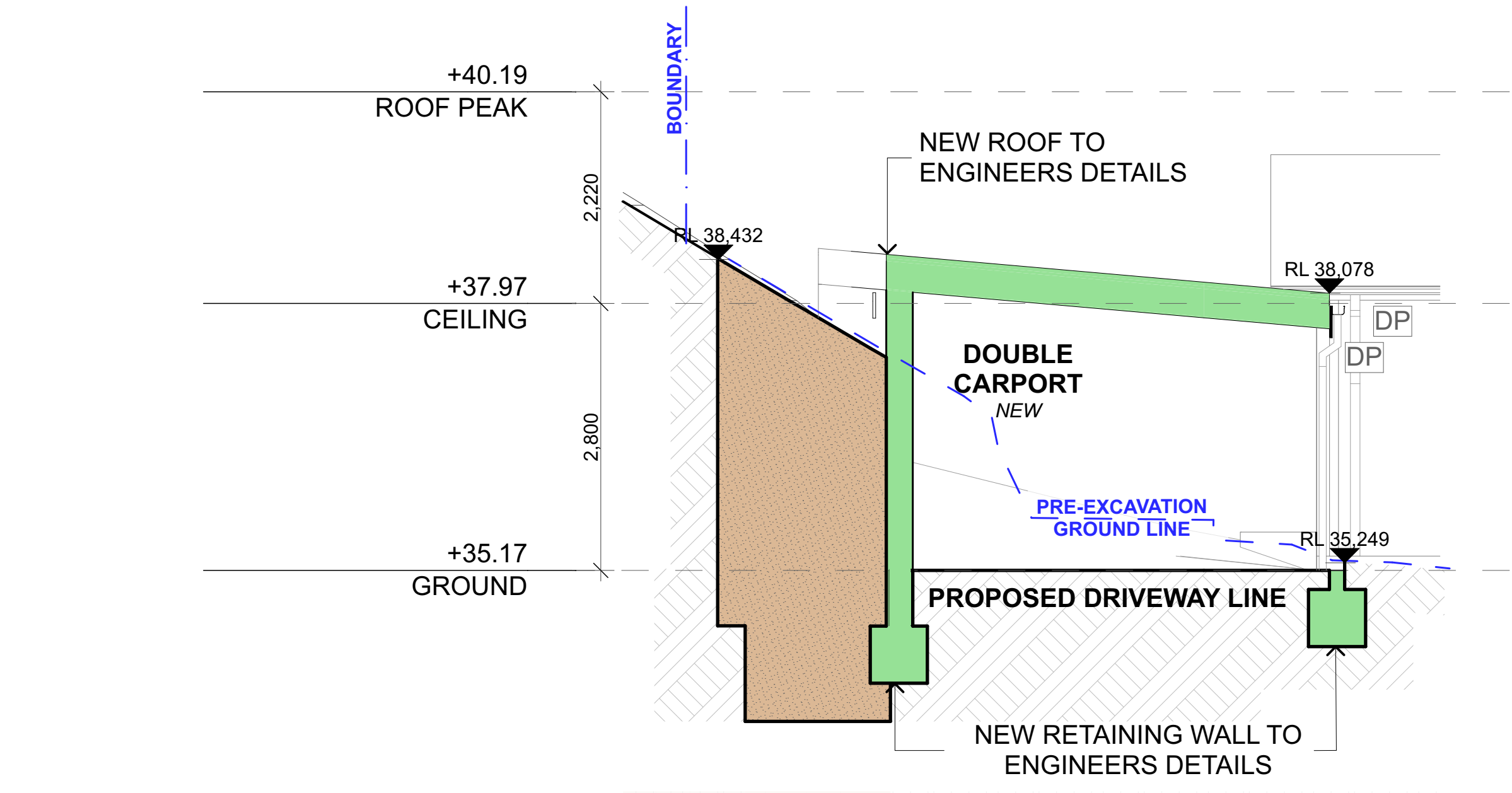
1

EAST ELEVATION

1:100

NOTE: SETBACKS HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON FLOOR PLANS

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									PROJECT NO: 1010	DRAWING NO: DA12

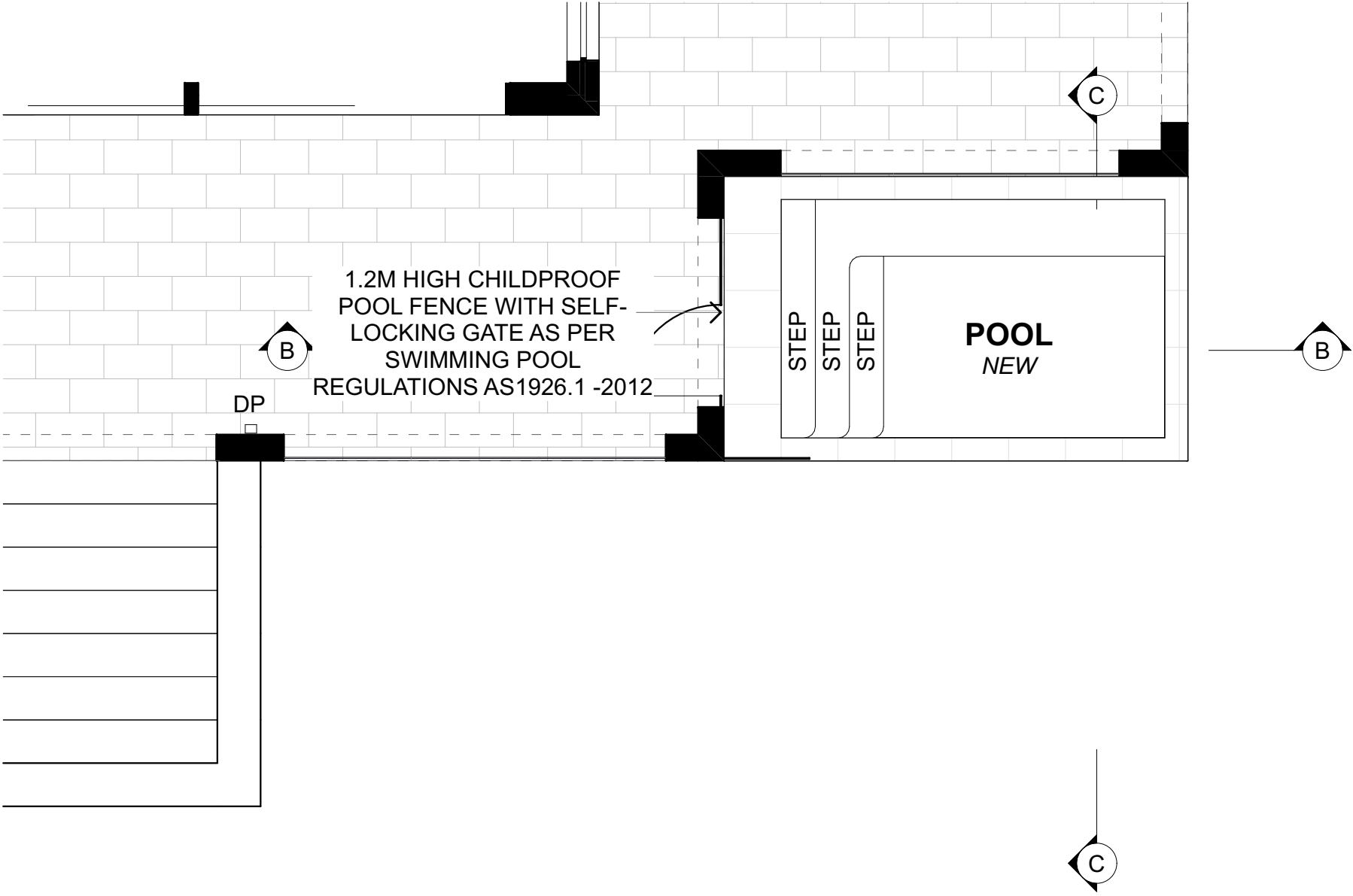


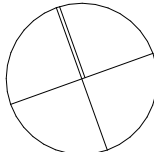
SECTION A

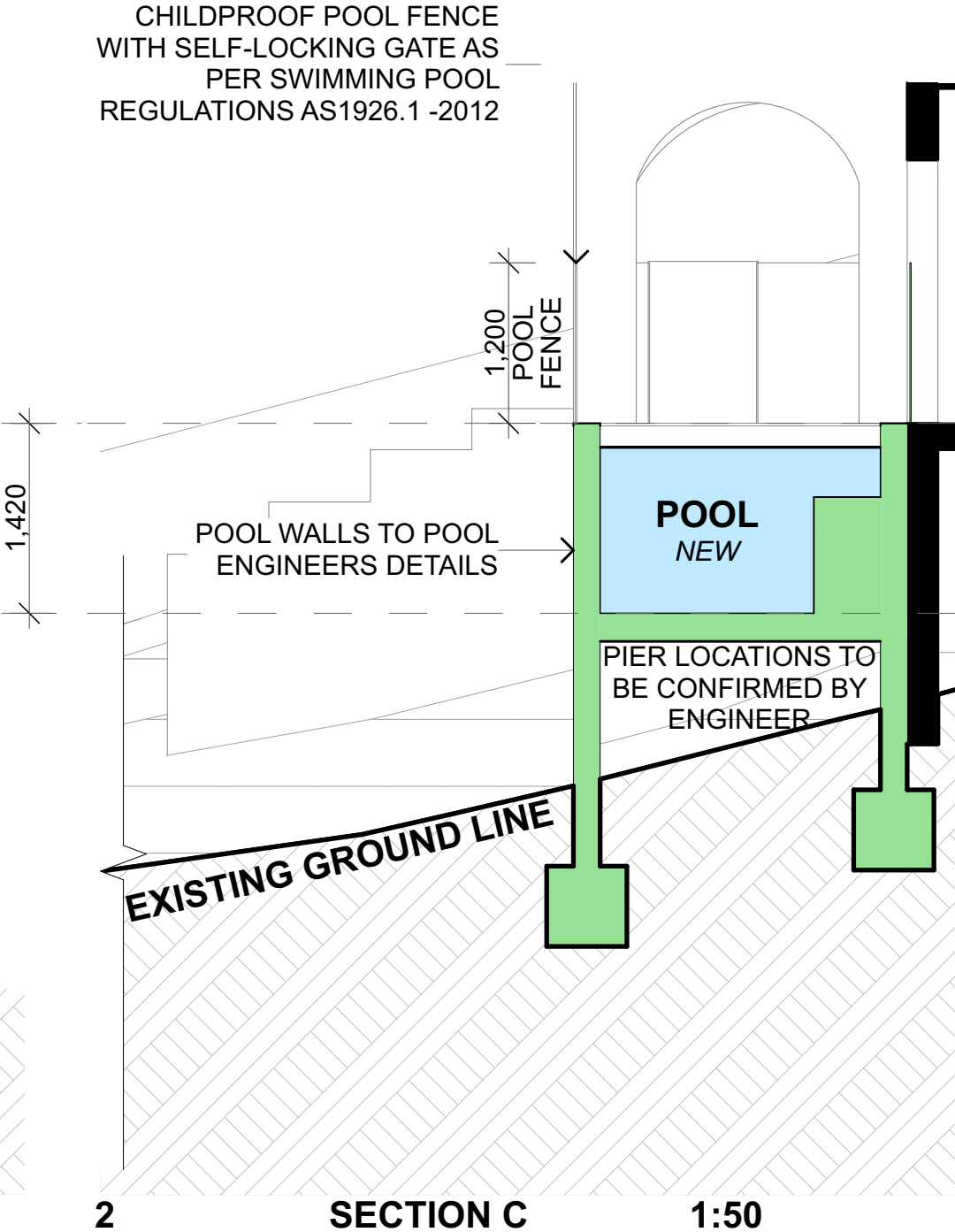
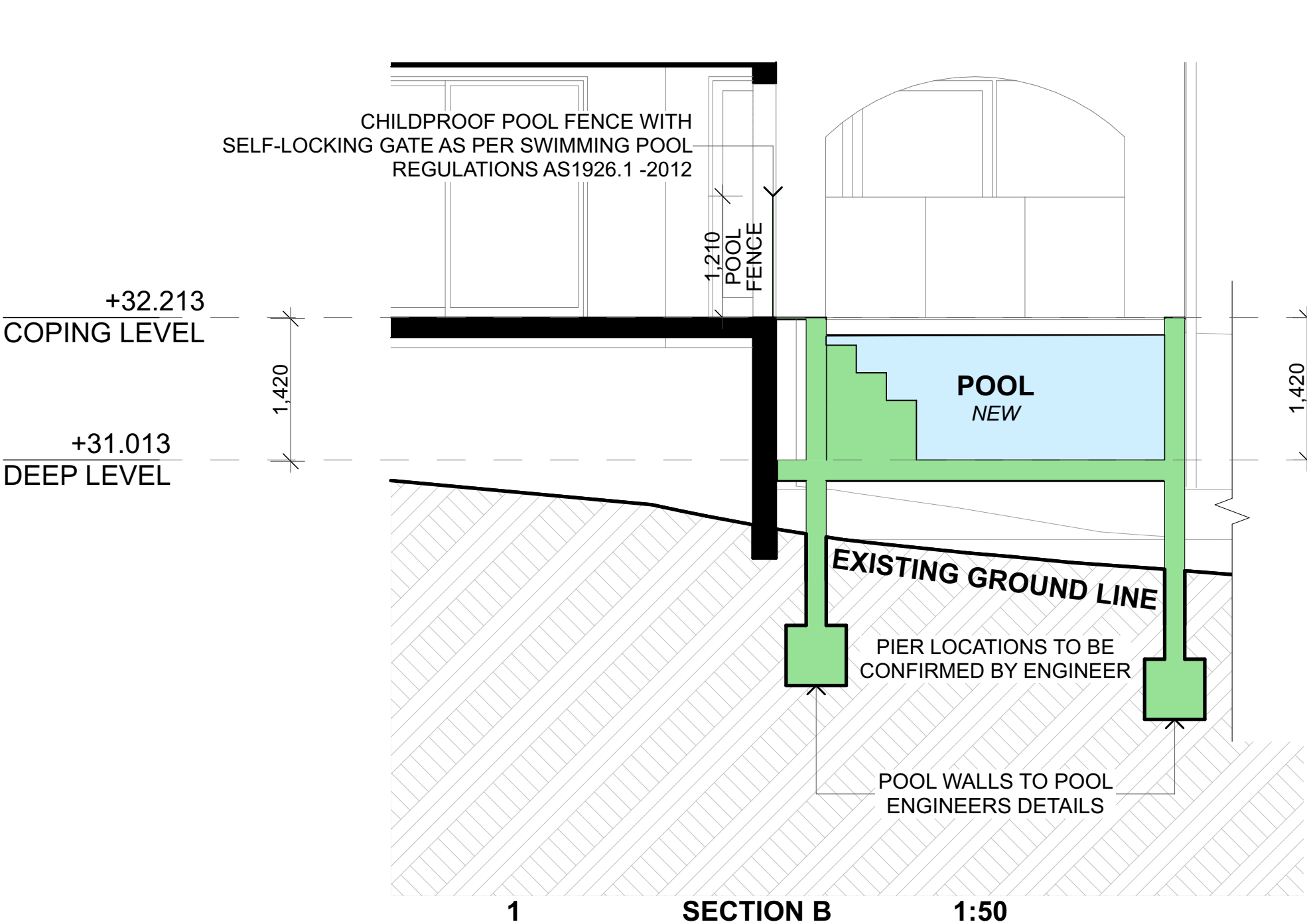
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NOTE: SETBACKS HAVE NOT BEEN SHOWN DUE TO SPLAYED LOT BOUNDARIES, WITH SETBACKS BEST REPRESENTED ON FLOOR PLANS

 progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND EXISTING DEMOLISHED PROPOSED	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL HWS: HOT WATER SYSTEM RL: REDUCED LEVEL	Clients: ERIC & ALISON HODGES Site Address: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107	DRAWING TITLE: SECTIONS - A	
		A	DA SUBMISSION	SS	21.04.23					
								SCALE: 1:50 @A3	DATE: 26/4/23	
								PROJECT NO: 1010	DRAWING NO: DA14	



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		ERIC & ALISON HODGES		POOL PLANS								
		SCALE:		DATE:								
		1:50 @A3		26/4/23								
		PROJECT NO:		DRAWING NO:								
		1010		DA15								
		SITE ADDRESS:										
34 THE SERPENTINE												
BILGOLA BEACH, NSW, 2107												





**POOL TILES
TO MATCH EXISTING EXTERIOR TILES**



**GARAGE DOOR
PAINTED GREY OR SIMILAR**



**ROOF
COLORBOND - SURFMIST
TO MATCH EXISTING**



**RETAINING WALLS
PAINTED WHITE OR SIMILAR**



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NOTES

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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23

CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE:

FINISHES BOARD

SCALE:

NTS

DATE:

26/4/23

PROJECT NO:

1010

DRAWING NO:

DA17



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NOTES

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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23

LEGEND

EXISTING SHADOWS

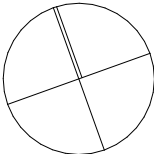
PROPOSED SHADOW REDUCTIONS

PROPOSED SHADOW ADDITIONS

ABBREVIATIONS

DP: DEPOSIT PLAN
SP: STRATA PLAN

NORTH POINT



CLIENTS:

ERIC & ALISON HODGES

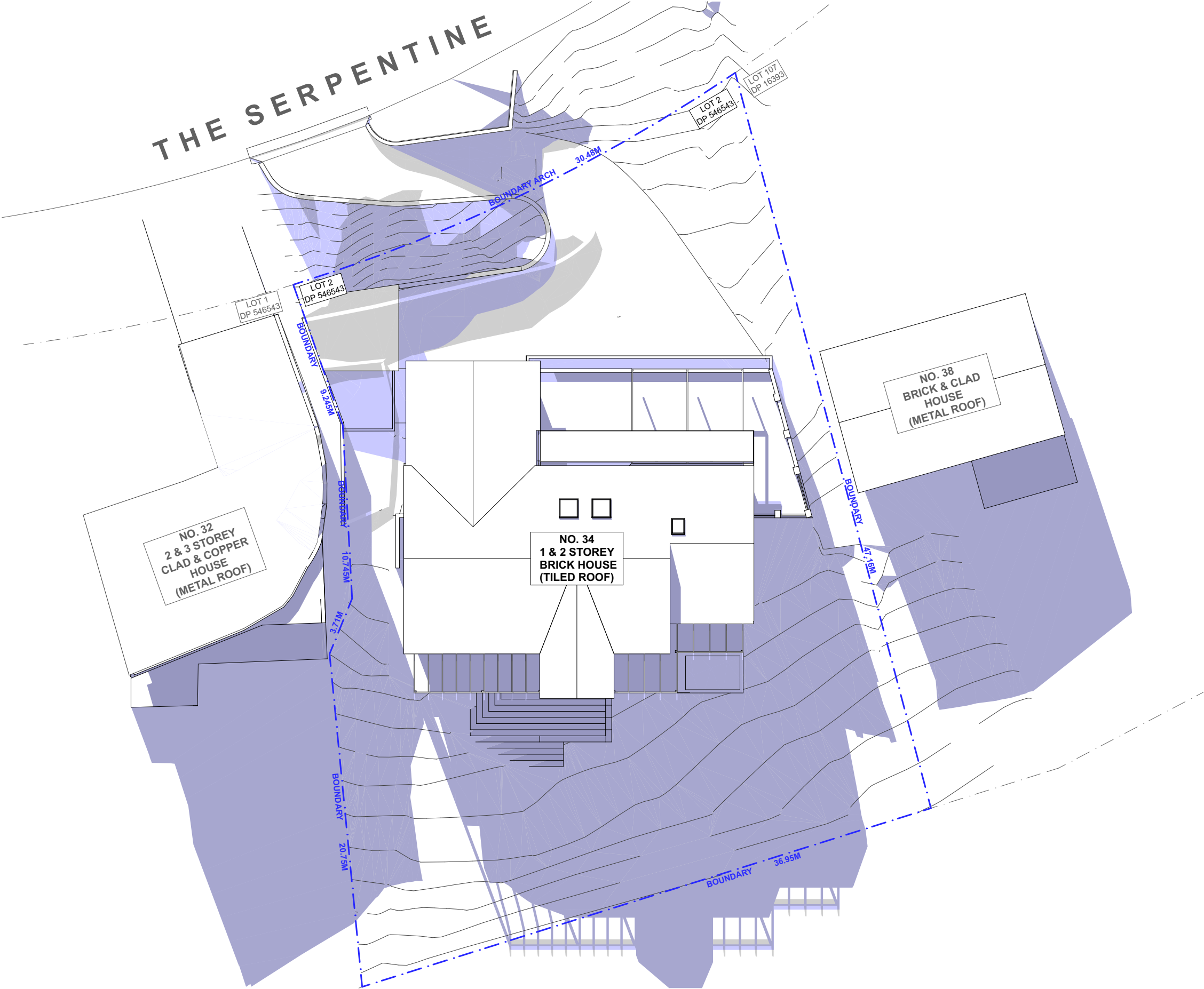
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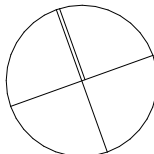
34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

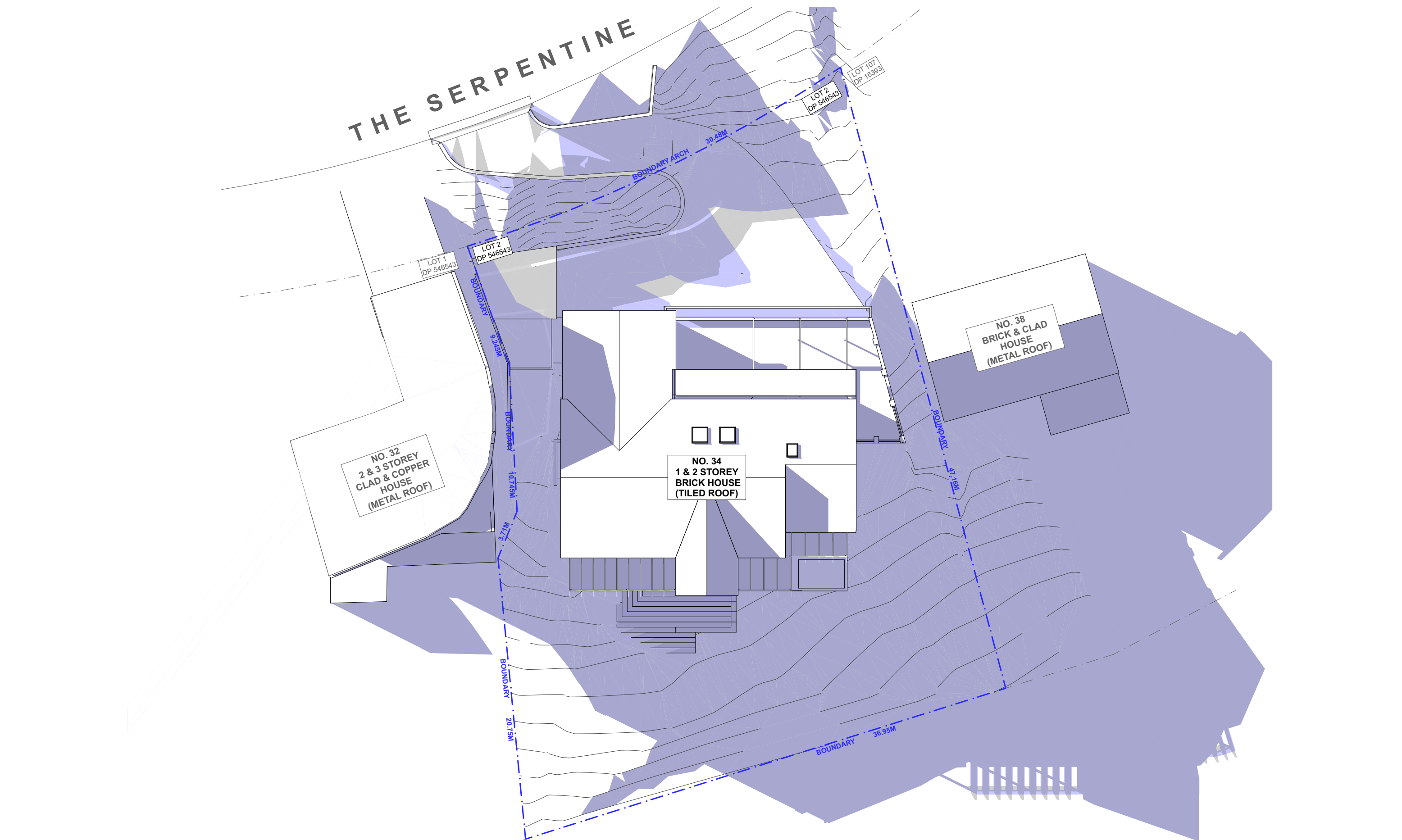
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SHADOW DIAGRAM - JUNE 21ST - 9AM

SCALE:	DATE:
1:250 @A3	26/4/23
PROJECT NO:	DRAWING NO:
1010	DA18



 progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND EXISTING SHADOWS PROPOSED SHADOW REDUCTIONS PROPOSED SHADOW ADDITIONS	ABBREVIATIONS DP: DEPOSIT PLAN SP: STRATA PLAN	NORTH POINT 	CLIENTS: ERIC & ALISON HODGES SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107	DRAWING TITLE:			
		A	DA SUBMISSION	SS	21.04.23					SHADOW DIAGRAM - JUNE 21ST - 12PM			
										SCALE:	DATE:		
										1:250 @A3	26/4/23		
												PROJECT NO:	DRAWING NO:
												1010	DA19



01

SHADOW DIAGRAM - JUNE 21 - 3PM

1:250



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REV.	NOTES.	INITIAL	DATE
A	DA SUBMISSION	SS	21.04.23

LEGEND

 EXISTING SHADOWS

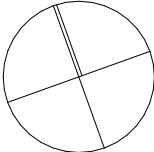
 PROPOSED SHADOW REDUCTIONS

 PROPOSED SHADOW ADDITIONS

ABBREVIATIONS

DP: DEPOSIT PLAN
SP: STRATA PLAN

NORTH POINT



CLIENTS:

ERIC & ALISON HODGES

SITE ADDRESS:

34 THE SERPENTINE
BILGOLA BEACH, NSW, 2107

DRAWING TITLE: SHADOW DIAGRAM - JUNE 21ST - 3PM	
SCALE: 1:250 @A3	DATE: 26/4/23
PROJECT NO: 1010	DRAWING NO: DA20

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A482605

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

Secretary
Date of issue: Friday, 21, April 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	BILGOLA BEACH - 34 THE SERPENTINE
Street address	34 The Serpentine The Serpentine Bilgola Beach 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 546543
Lot number	2
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).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Progressive Plans
ABN (if applicable): 59879808402

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.

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.			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		
external wall: brick veneer	R1.16 (or R1.70 including construction)		

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	✔	✔	✔
The swimming pool must not have a capacity greater than 10.04 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.		✔	✔

 progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	NOTES - DOORS, WINDOWS & SKYLIGHTS TO BE CHECK MEASURED ON SITE BY BUILDER/SUPPLIER BEFORE ORDER - NEW WINDOWS TO BEDROOMS IN ACCORDANCE WITH PART 3.9.2.6 OF NCC - NEW WINDOWS TO ROOMS OTHER THAN BEDROOMS IN ACCORDANCE WITH PART 3.9.2.7 OF NCC	CLIENTS: ERIC & ALISON HODGES		DRAWING TITLE: BASIX REQUIREMENTS	
		A	DA SUBMISSION	SS	21.04.23		SITE ADDRESS: 34 THE SERPENTINE BILGOLA BEACH, NSW, 2107		SCALE:	DATE: 26/4/23
							PROJECT NO: 1010		DRAWING NO: DA21	