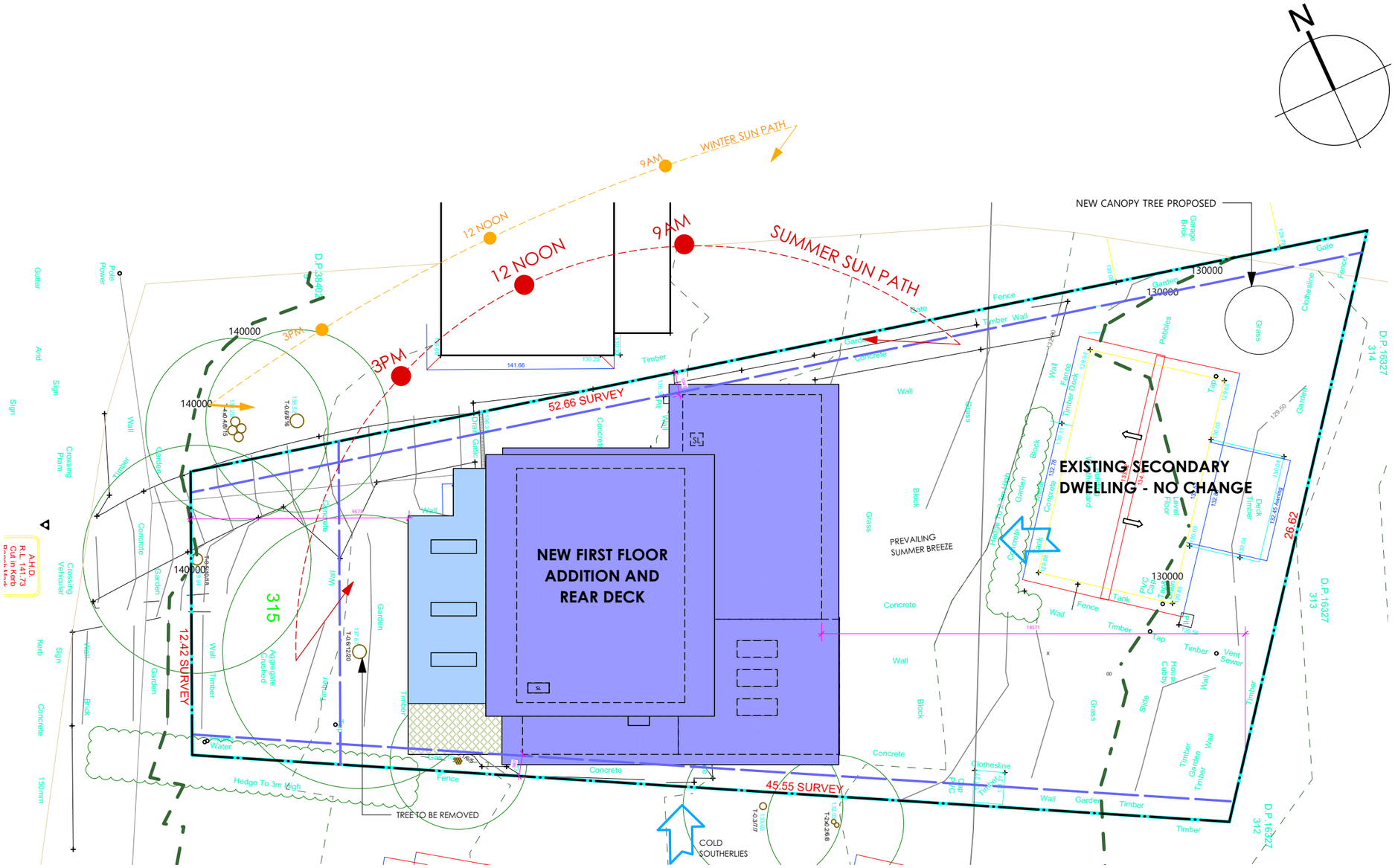
GENERAL NOTES

- BUILDING TO INCORPORATE BASIX COMMITMENTS TO COMPLY WITH THE ATTACHED BASIX CERTIFICATE NO. **A1752552 DATED 21 June 2024**
- 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 DRAINGAGE 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
- ALL BUILDING WORK TO BE BUILT TO NCC/BCA CORROSION PROTECTION CONSTRUCTION REQUIREMENTS (PART 6.3.9 & PART 7.2.2)

SITE AREA (M2)	**916.9m2**
FLOOR AREA	
EXISTING	208m2
PROPOSED	288.7m2
LANDSCAPE AREA	**60% MIN**
EXISTING	572.9
EXISTING (%)	**62.5%**
PROPOSED LANDSCAPED AREA	544.6
PROPOSED (%)	**59.4%**
HARD SURFACE	**m2**
EXTG HARD SURFACE	256.5m2
EXTG HARD SURFACE	76.3m2
PROPOSED HARD SURFACE	297.7m2
PROPOSED HARD SURFACE	76.3m2
MAX BUILDING HEIGHT (8.5m)	**8.5m**



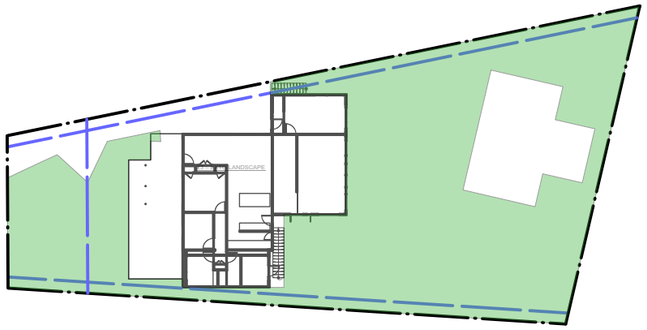
1 SITE PLAN AND ANALYSIS
Scale: 1:200

SEE SHEET A3 11.02 FOR SITE CONTROLS AND LANDSCAPED AREA DETAILS

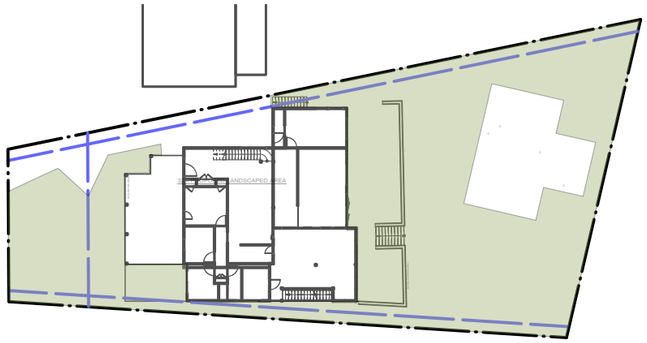
canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31	A3 11.01
	AS SHOWN @ A3	
SITE PLAN AND ANALYSIS	LP	
	LP	2



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	**60% MIN**
EXISTING	572.9
EXISTING (%)	**62.5%**
PROPOSED LANDSCAPED AREA	544.6
PROPOSED (%)	**59.4%**
HARD SURFACE	**m2**
EXTG HARD SURFACE	256.5m2
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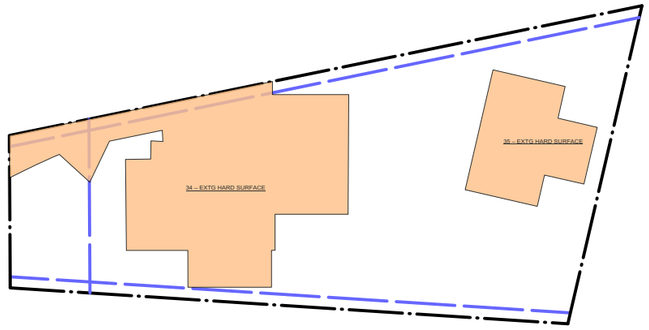
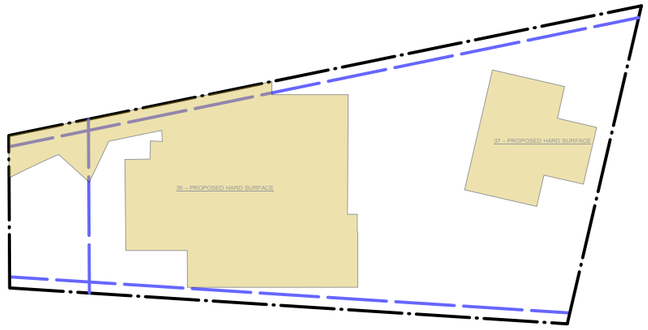
PROPOSED HARD SURFACE	297.7m2
PROPOSED HARD SURFACE	76.3m2
MAX BUILDING HEIGHT (8.5m)	**8.5m**



3 EXTG HARD SURFACE
Scale: 1:500

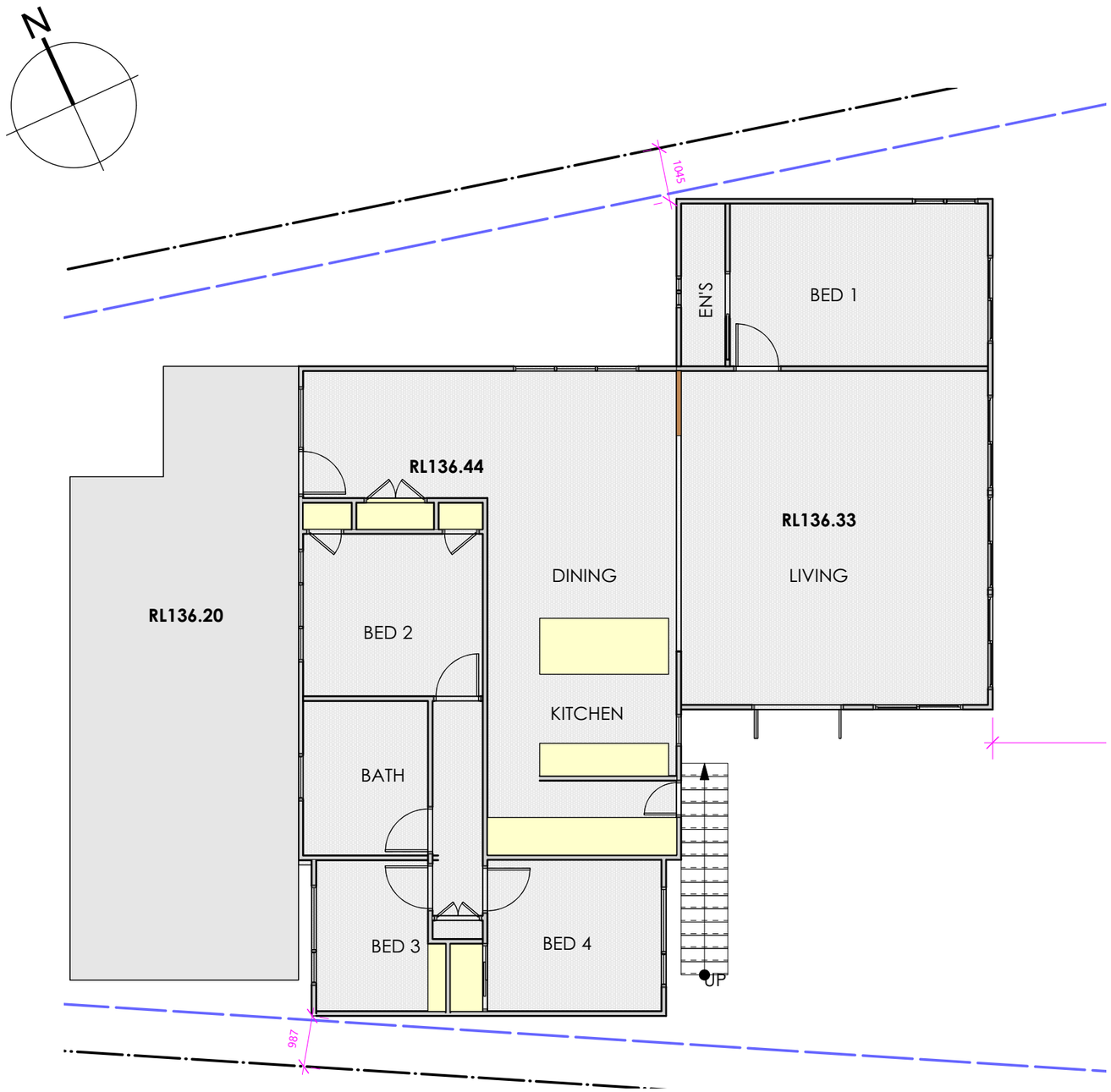


4 PROPOSED HARD SURFACE
Scale: 1:500

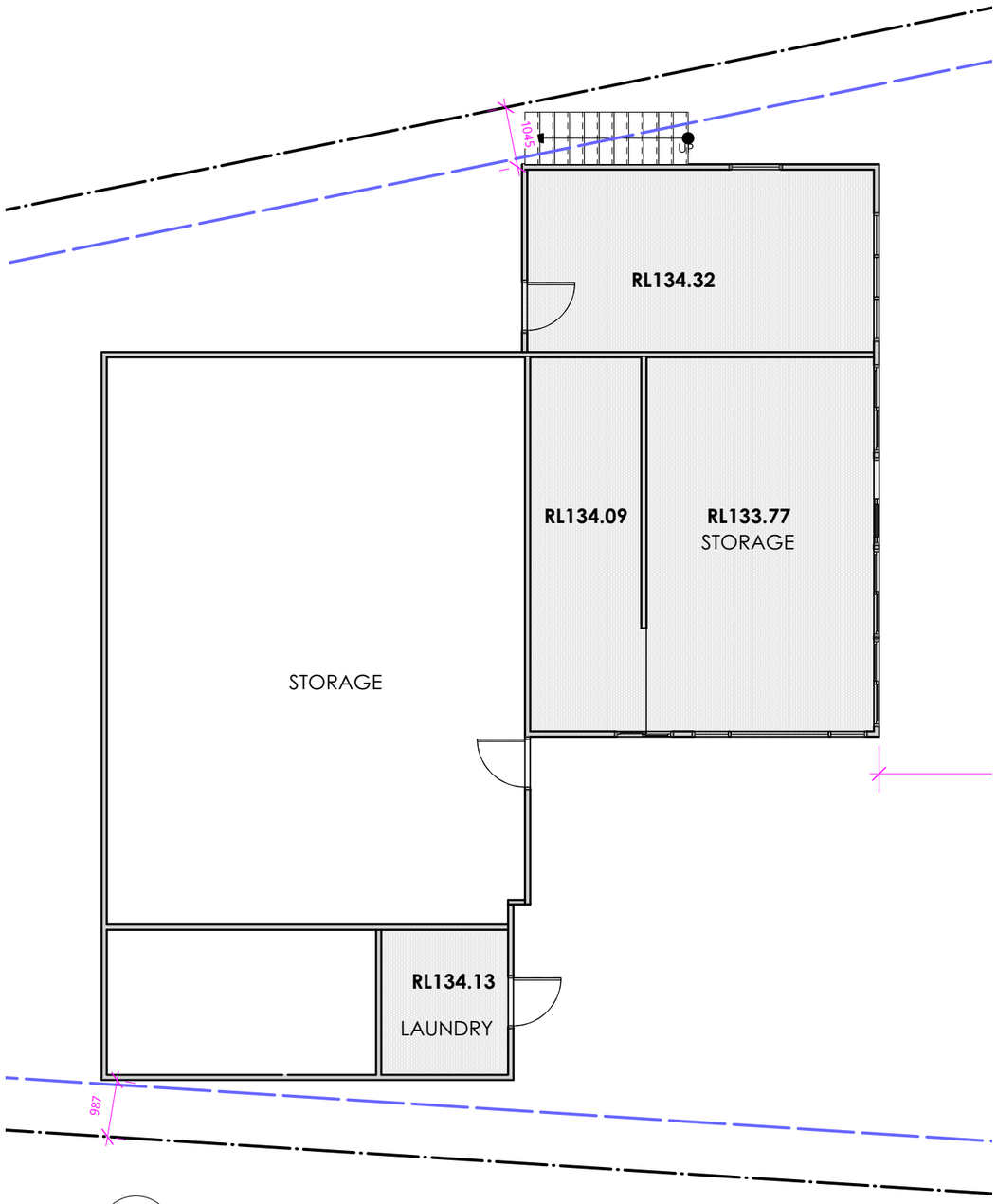
canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31	A3 11.02
	AS SHOWN @ A3	
LANDSCAPED AREA	LP	
	LP	2



1 EXISTING GROUND FLOOR
Scale: 1:100

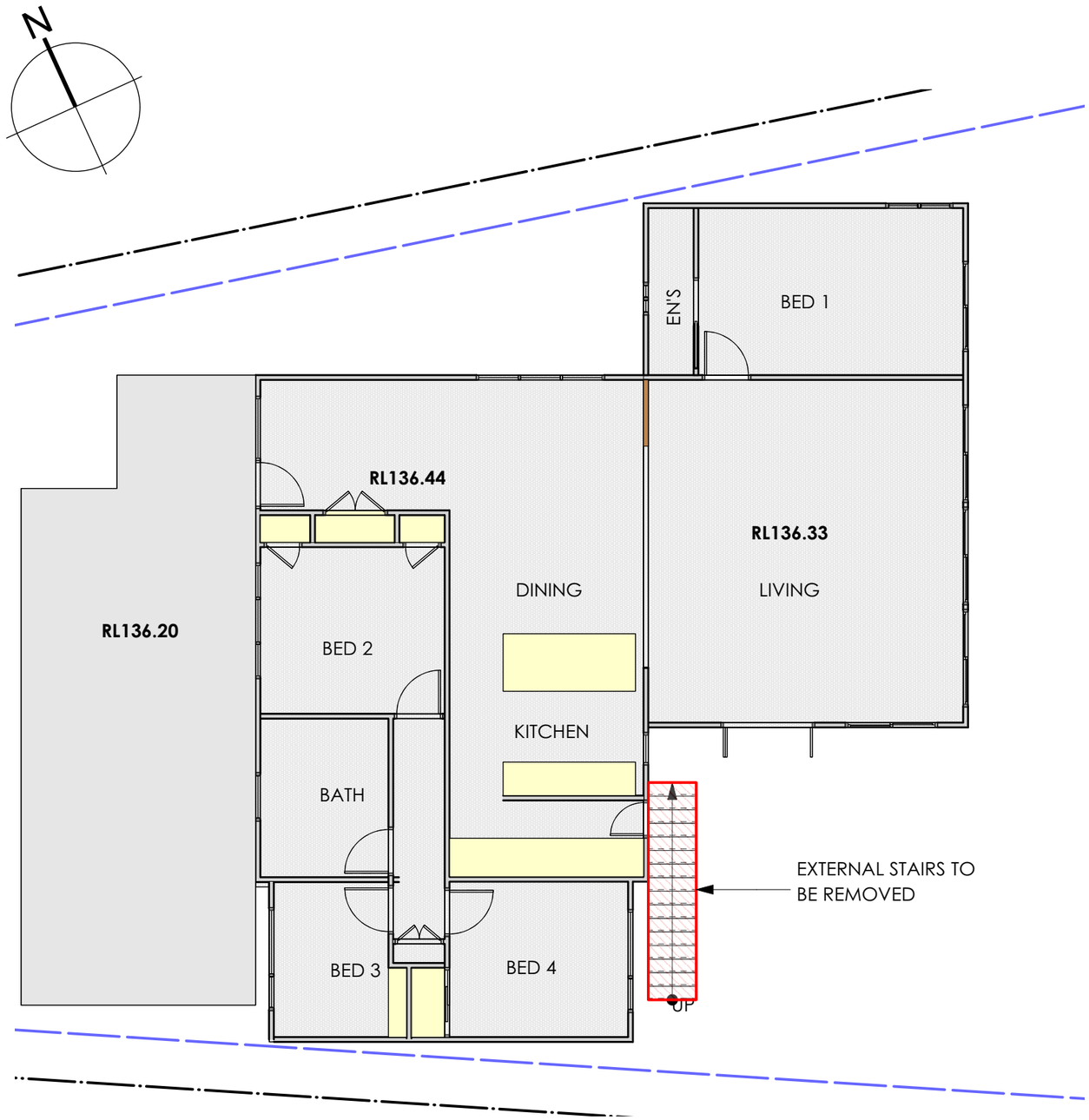


2 EXISTING LOWER GROUND
Scale: 1:100

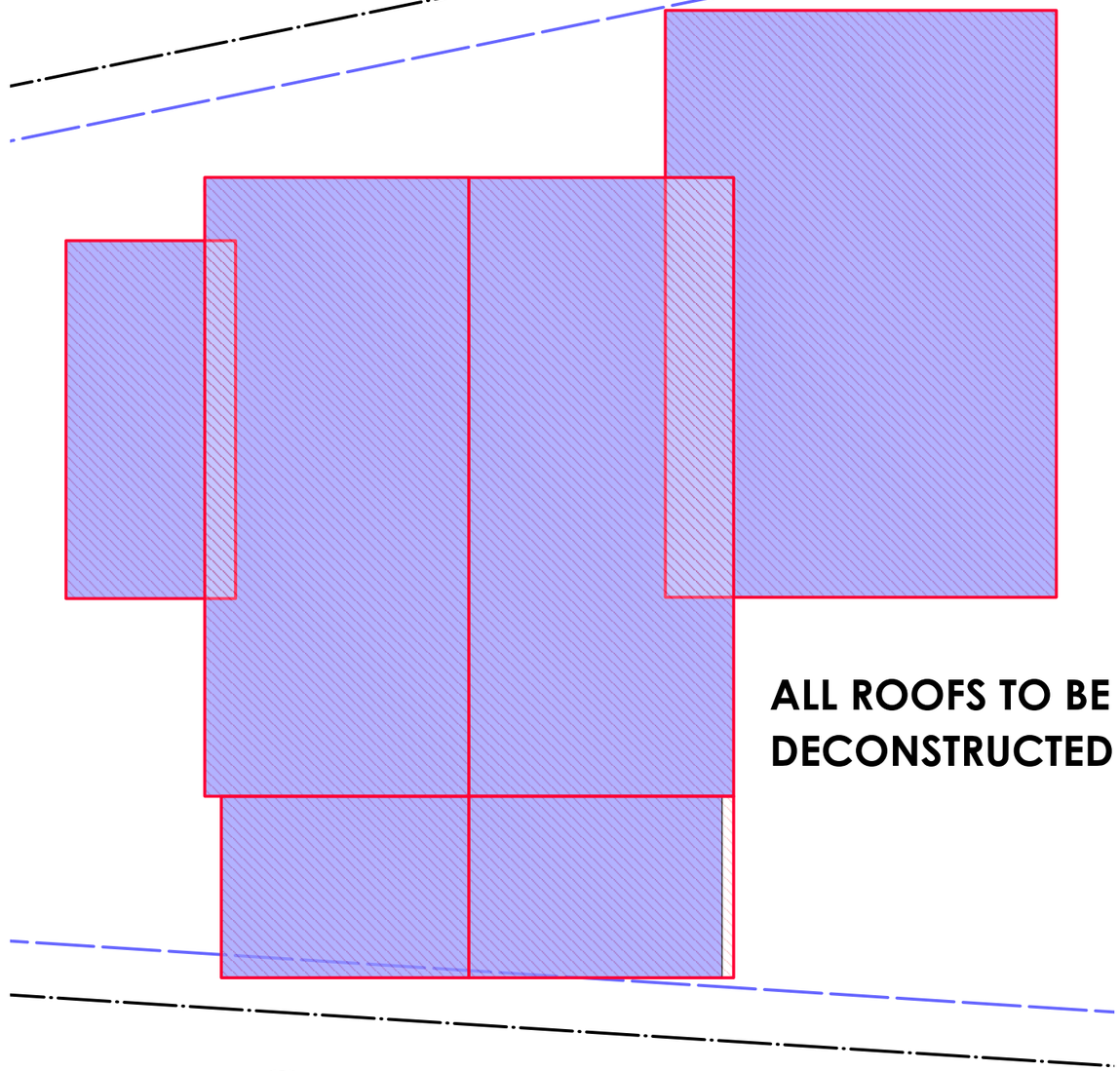
canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31 AS SHOWN @ A3	A3 20.01
EXISTING PLANS	LP LP	2



1 GROUND FLOOR DEMOLITION
Scale: 1:100



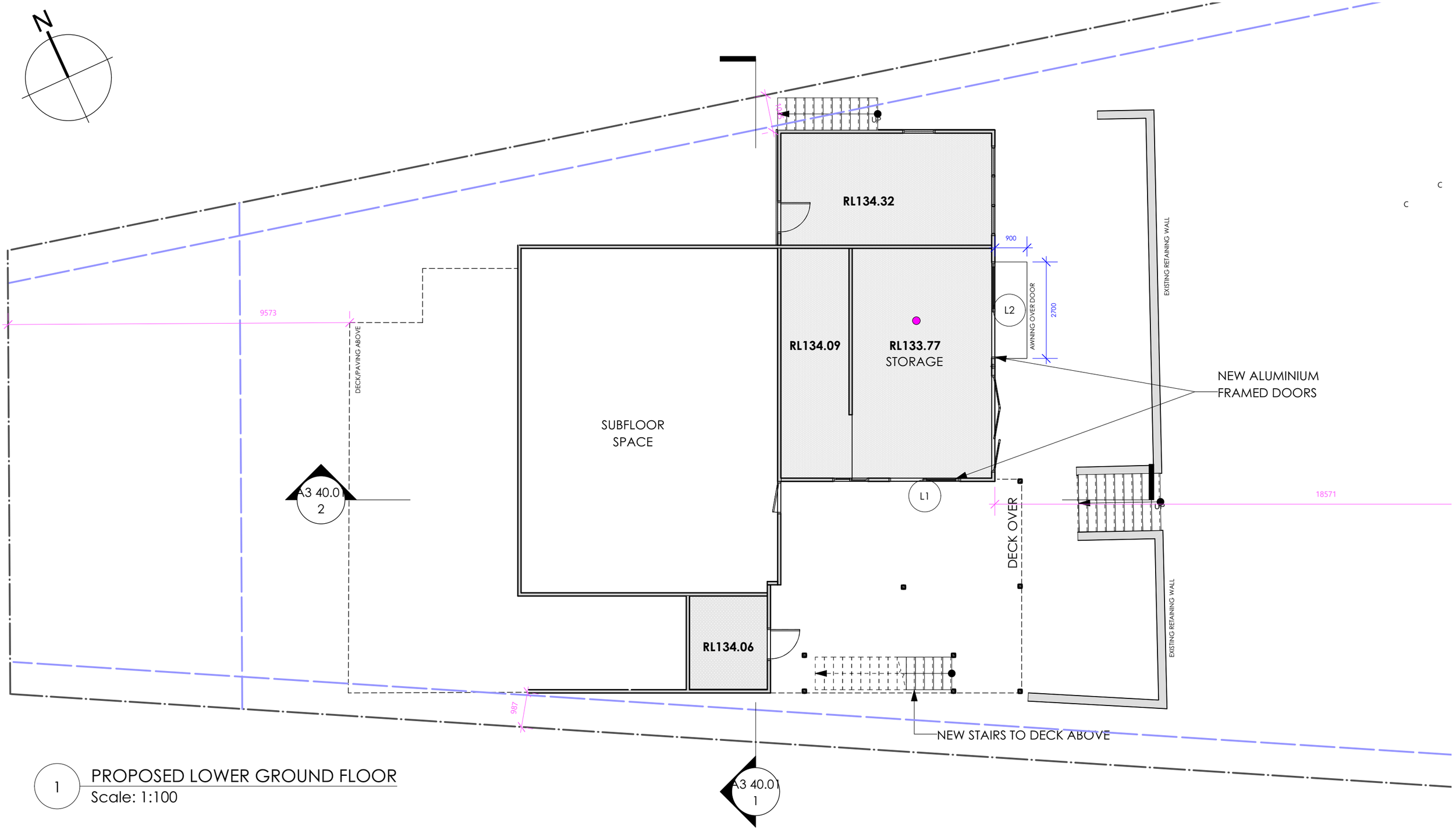
2 ROOF DEMOLITION
Scale: 1:100

TO BE DEMOLISHED/ DECONSTRUCTED

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31 AS SHOWN @ A3	A3 20.02
DEMOLITION PLAN	LP LP	2

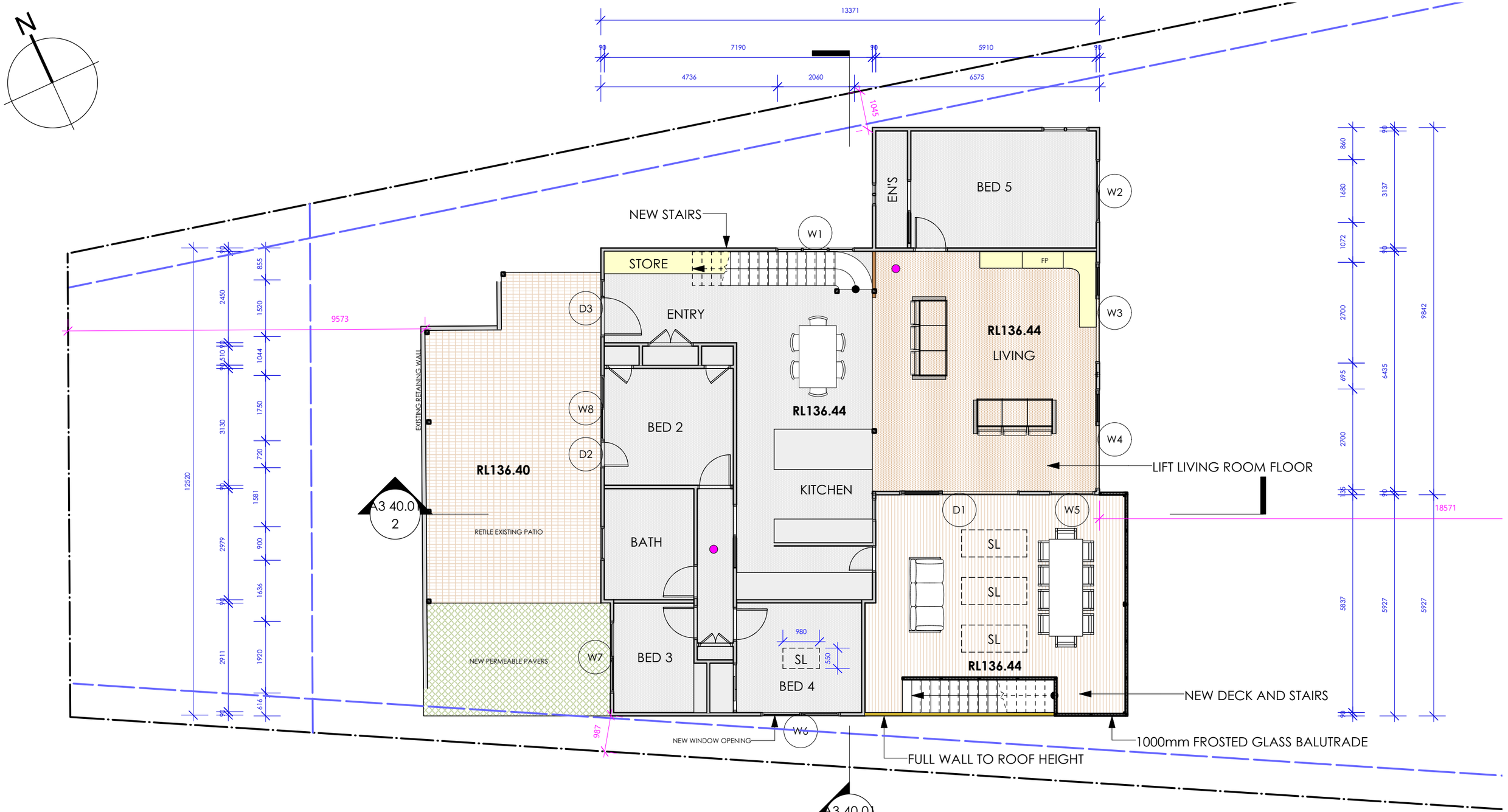


1 PROPOSED LOWER GROUND FLOOR
Scale: 1:100

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31 AS SHOWN @ A3 LP	A3 21.01
LOWER FLOOR PLAN	LP	2



1 PROPOSED GROUND FLOOR
Scale: 1:100

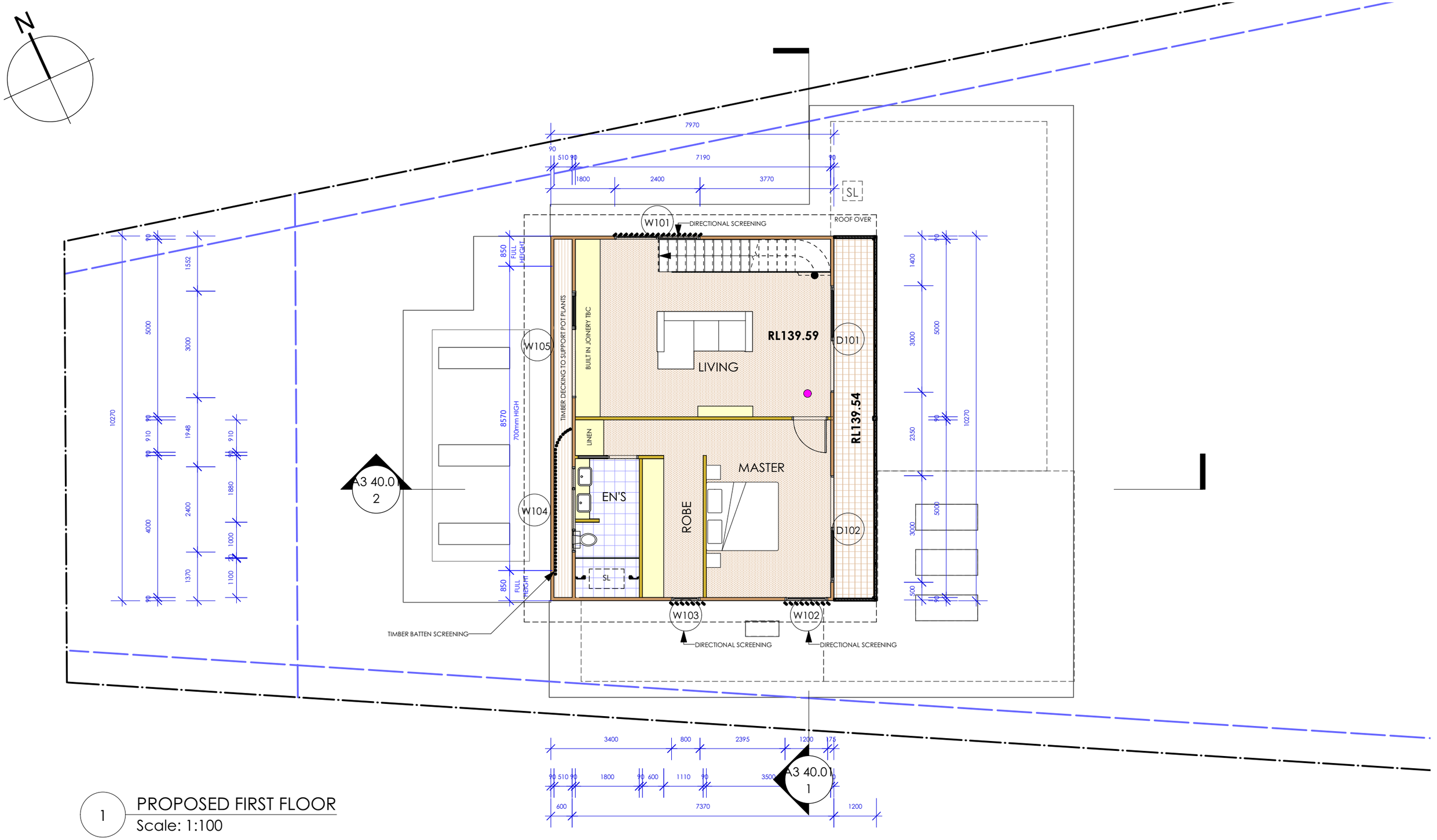
LEGEND

- **NEW TIMBER FLOOR:** TIMBER BEARERS AND JOISTS TO ENGINEERS DETAIL. FLOORING AND INSULATION AS SPECIFIED.
- **NEW EXTERNAL DECK:** FSC TIMBER DECKING BOARDS ON TIMBER STRUCTURE AS SPECIFED.
- **NEW EXTERNAL WALLS:** 90MM STUDS TO AS1684, INSULATE WITH R2.5 BATTS, WRAP WITH BREATHABLE MEMBRANE, CLADDING - GROUND AND LOWER - HORIZONTAL WEATHERBOARDS, UPPER FLOOR - VERTICAL WEATHERBOARDS
- **INTERNAL WALLS:** TIMBER STUD FRAME 90mm THICK; CLAD EACH SIDE WITH PLASTERBOARD (OR FC SHEET IN WET AREAS). R2 QUIETSTUFF.
- **JOINERY**
- **SMOKE DETECTOR**

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31	A3 21.02
	AS SHOWN @ A3	
GROUND FLOOR PLAN	LP	
	LP	2



1 PROPOSED FIRST FLOOR
Scale: 1:100

LEGEND

- **NEW TIMBER FLOOR:** TIMBER BEARERS AND JOISTS TO ENGINEERS DETAIL. FLOORING AND INSULATION AS SPECIFIED.
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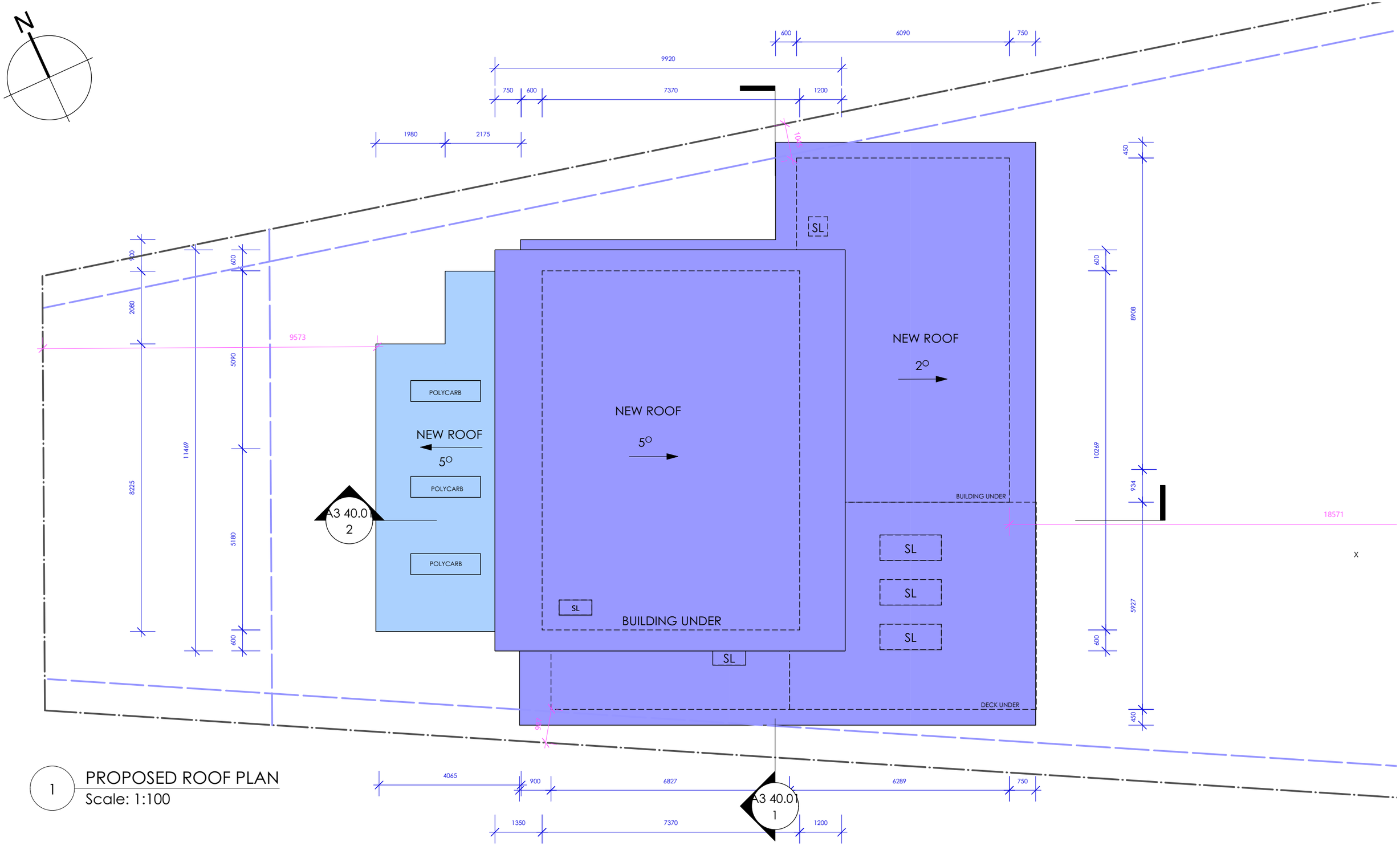
- **INTERNAL WALLS:** TIMBER STUD FRAME 90mm THICK; CLAD EACH SIDE WITH PLASTERBOARD (OR FC SHEET IN WET AREAS). R2 QUIETSTUFF.
- **JOINERY**
- **SMOKE DETECTOR**

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31	A3 21.03
	AS SHOWN @ A3	
FIRST FLOOR PLAN	LP	
	LP	2



1 PROPOSED ROOF PLAN
Scale: 1:100

LEGEND

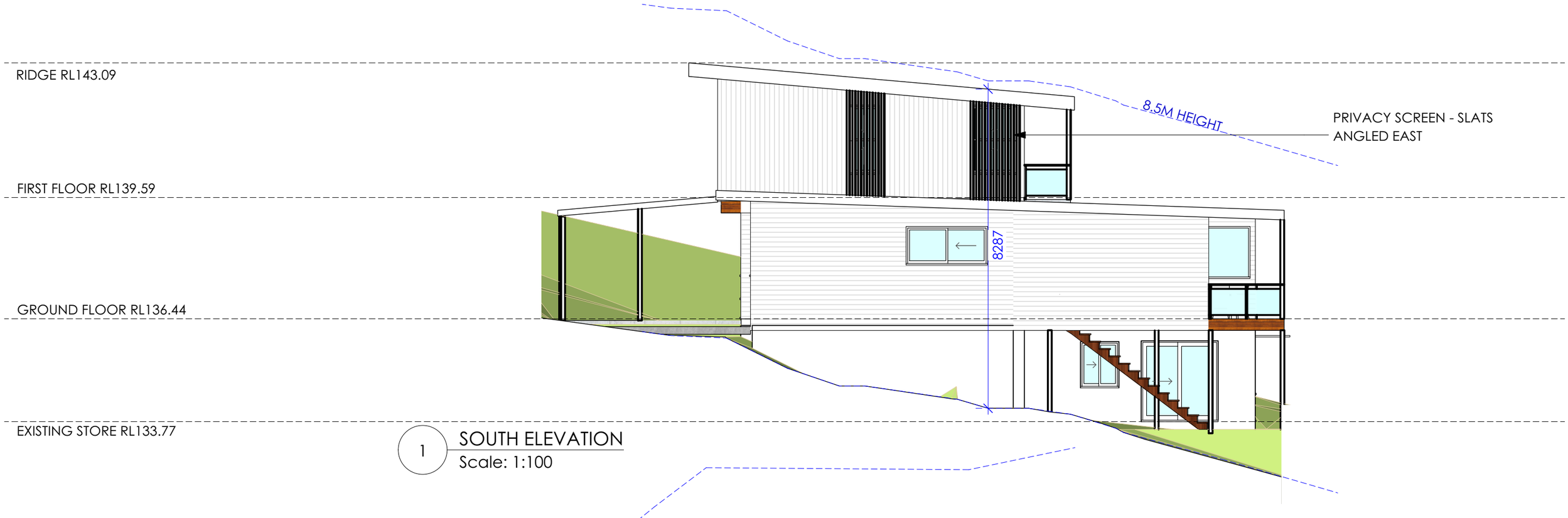
NEW ROOF: PROVIDE KLIPLOCK ROOF SHEETING OVER TIMBER STRUCTURE AND BATTENS WITH ROOF WRAP AS SPECIFIED. R4 BATTS, PLASTERBOARD.

NEW UNINSULATED ROOF: PROVIDE KLIPLOCK ROOF SHEETING OVER TIMBER STRUCTURE AND BATTENS.

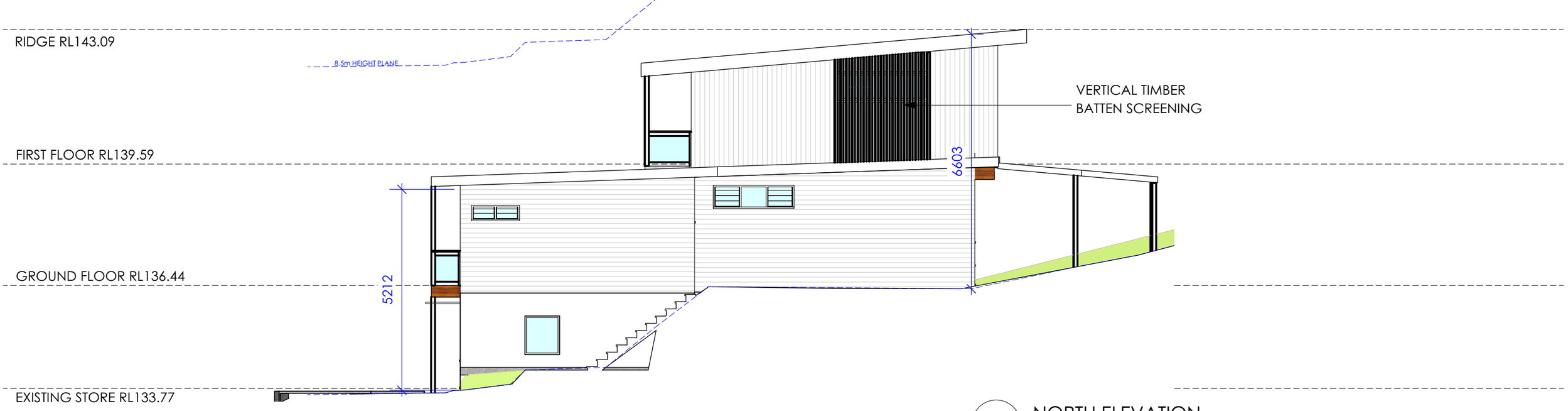
canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31	A3 21.04
	AS SHOWN @ A3	
ROOF PLAN	LP	
	LP	2



1 SOUTH ELEVATION
Scale: 1:100



2 NORTH ELEVATION
Scale: 1:100

LEGEND

- WEATHERBOARD CLADDING - PAINTED LIGHT
- VERTICAL GROOVED WEATHERBOARD CLADDING - PAINTED LIGHT
- ROOF - SHALE GREY COLORBOND

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31	A3 30.01
	AS SHOWN @ A3	
ELEVATIONS	LP	
	LP	2

RIDGE RL143.09

FIRST FLOOR RL139.59

OPAQUE/TRANSLUCENT
GLASS ON SOUTH
FACING BALUSTRADE

GROUND FLOOR RL136.44

EXISTING STORE RL133.77

3 EAST ELEVATION
Scale: 1:100

RIDGE RL143.09

FIRST FLOOR RL139.59

VERTICAL TIMBER
BATTEN SCREENING

GROUND FLOOR RL136.44

4 WEST ELEVATION
Scale: 1:100

LEGEND

WEATHERBOARD CLADDING - PAINTED LIGHT

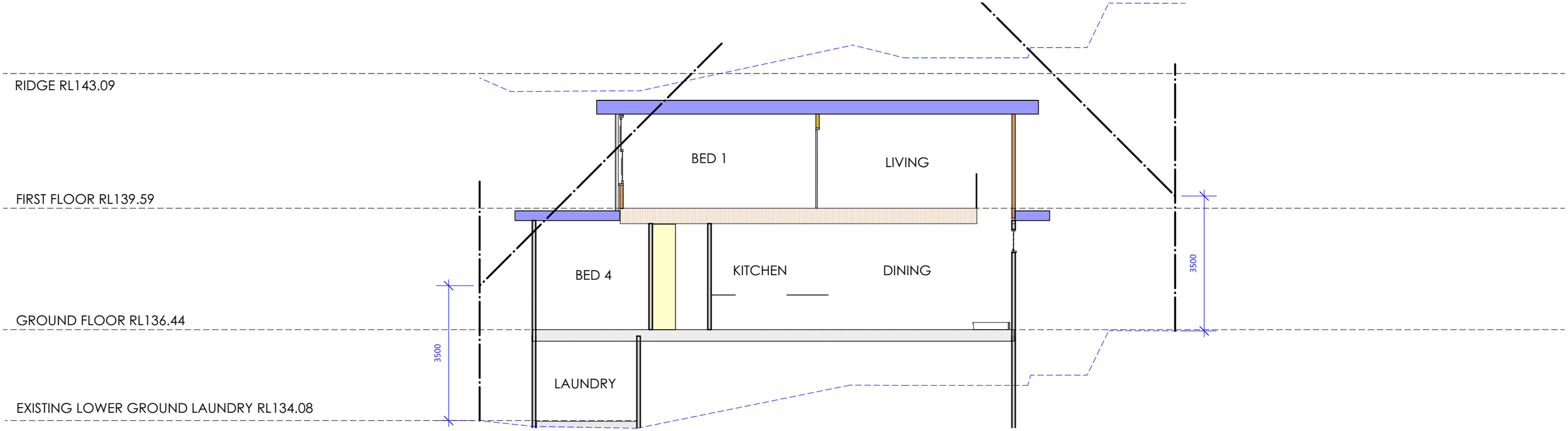
VERTICAL GROOVED WEATHERBOARD CLADDING - PAINTED LIGHT

ROOF - SHALE GREY COLORBOND

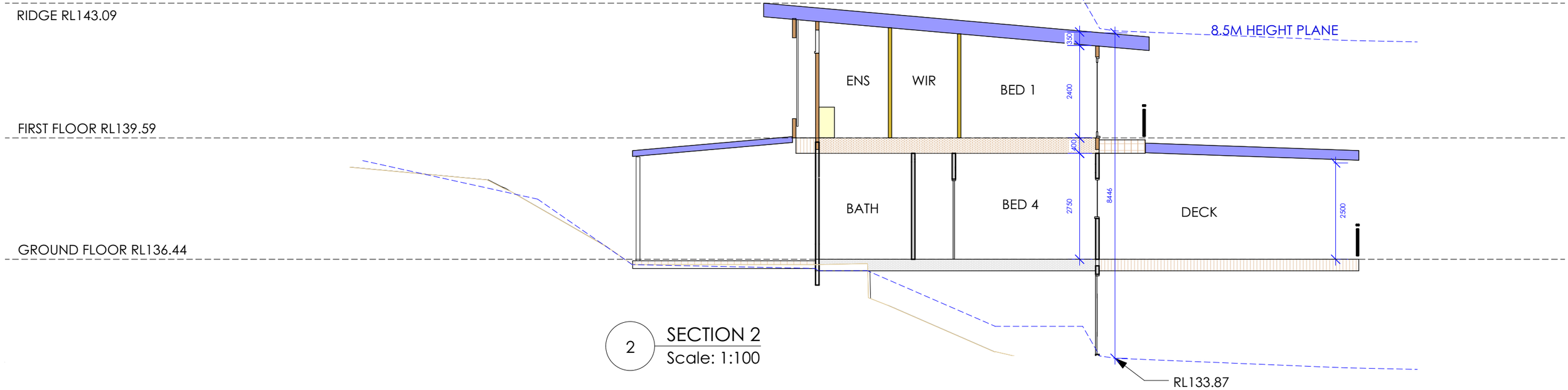
canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31 AS SHOWN @ A3	A3 30.02
ELEVATIONS	LP LP	2



1 SECTION 1
Scale: 1:100



2 SECTION 2
Scale: 1:100

LEGEND

- **NEW TIMBER FLOOR:** TIMBER BEARERS AND JOISTS TO ENGINEERS DETAIL. FLOORING AND INSULATION AS SPECIFIED.
- **NEW EXTERNAL DECK:** FSC TIMBER DECKING BOARDS ON TIMBER STRUCTURE AS SPECIFED.
- **NEW EXTERNAL WALLS:** 90MM STUDS TO AS1684, INSULATE WITH R2.5 BATTS, WRAP WITH BREATHABLE MEMBRANE, CLADDING - GROUND AND LOWER - HORIZONTAL WEATHERBOARDS, UPPER FLOOR - VERTICAL WEATHERBOARDS
- **INTERNAL WALLS:** TIMBER STUD FRAME 90mm THICK; CLAD EACH SIDE WITH PLASTERBOARD (OR FC SHEET IN WET AREAS). R2 QUIETSTUFF.
- **JOINERY**
- **SMOKE DETECTOR**

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31 AS SHOWN @ A3	A3 40.01
SECTIONS	LP LP	2

DEMOLITION & EXCAVATION STAGE

Material	Estimated Waste		Reuse and Recycling	
	Volume (m/cube)	Weight (t)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE 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

ON-GOING WASTE MANAGEMENT

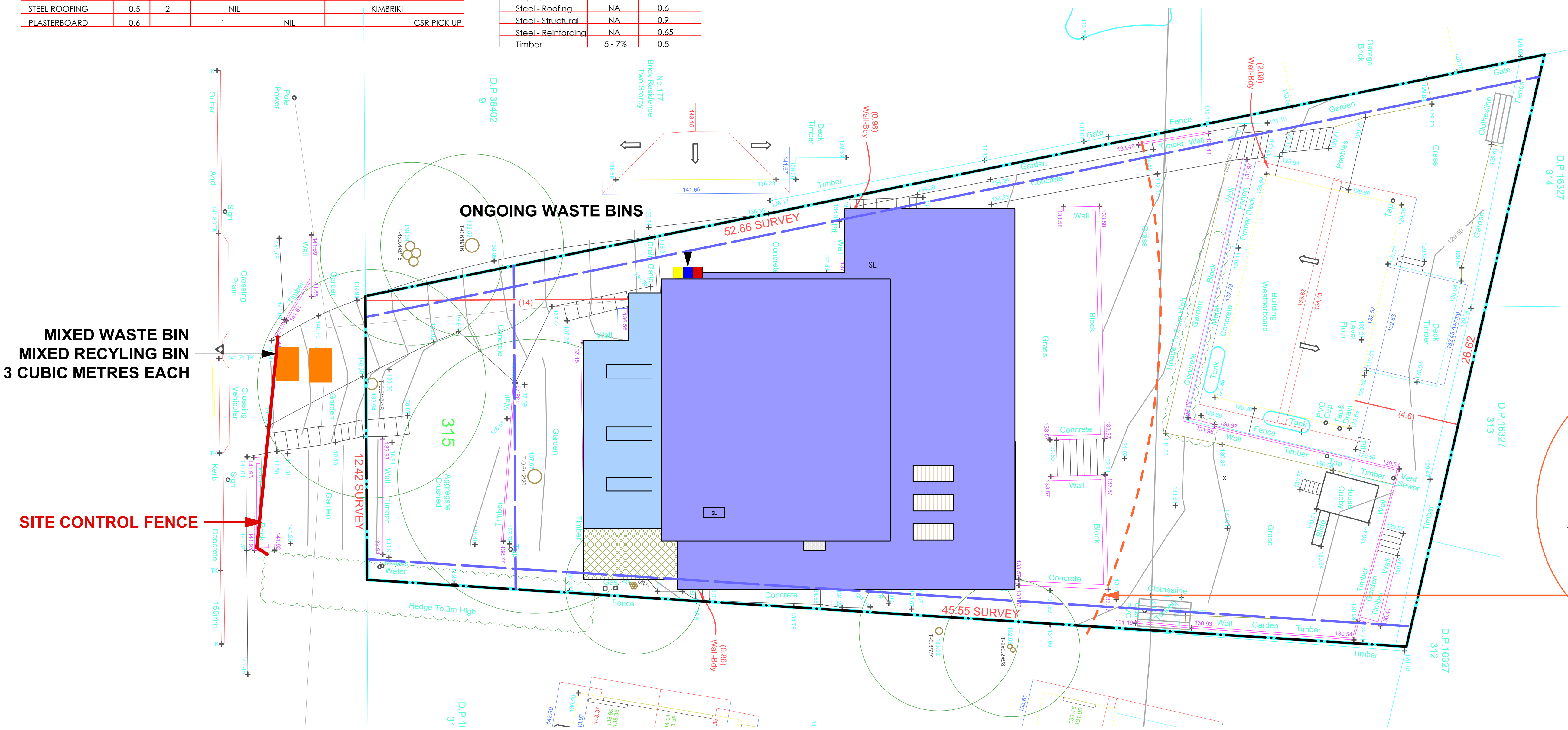
Type Of Waste To Be Generated	Expected Vol. Per Week	Proposed On-Site Storage And Treatment Facilities	DESTINATION
	Litres or m/cube		recycling, disposal, specify contractor
GENERAL WASTE	80LT	COUNCIL BIN	COUNCIL WASTE COLLECTION
MIXED RECYCLING	140LT	COUNCIL BIN	COUNCIL WASTE COLLECTION
GREEN	240LT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

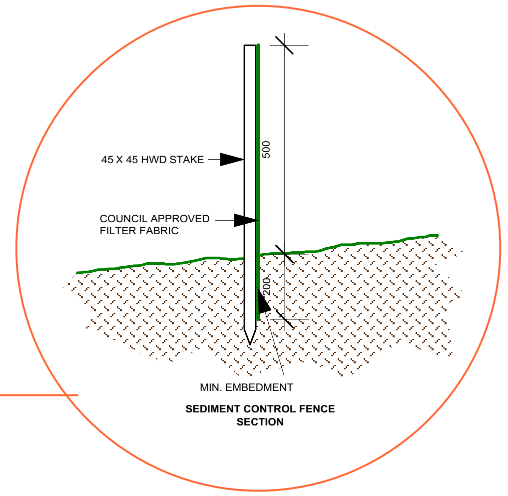
CONSTRUCTION STAGE

Material	Estimated Waste		Reuse and Recycling	
	Volume (m/cube)	Weight (t)	ON-SITE Specify proposed reuse or on-site recycling methods	OFF-SITE 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

ESTIMATING CONSTRUCTION WASTE

MATERIAL	Average % waste	Tonnes per m/cube
Bricks	NA	1.3
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





1 WASTE MANAGEMENT AND SOIL EROSION PLAN
Scale: 1:200

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

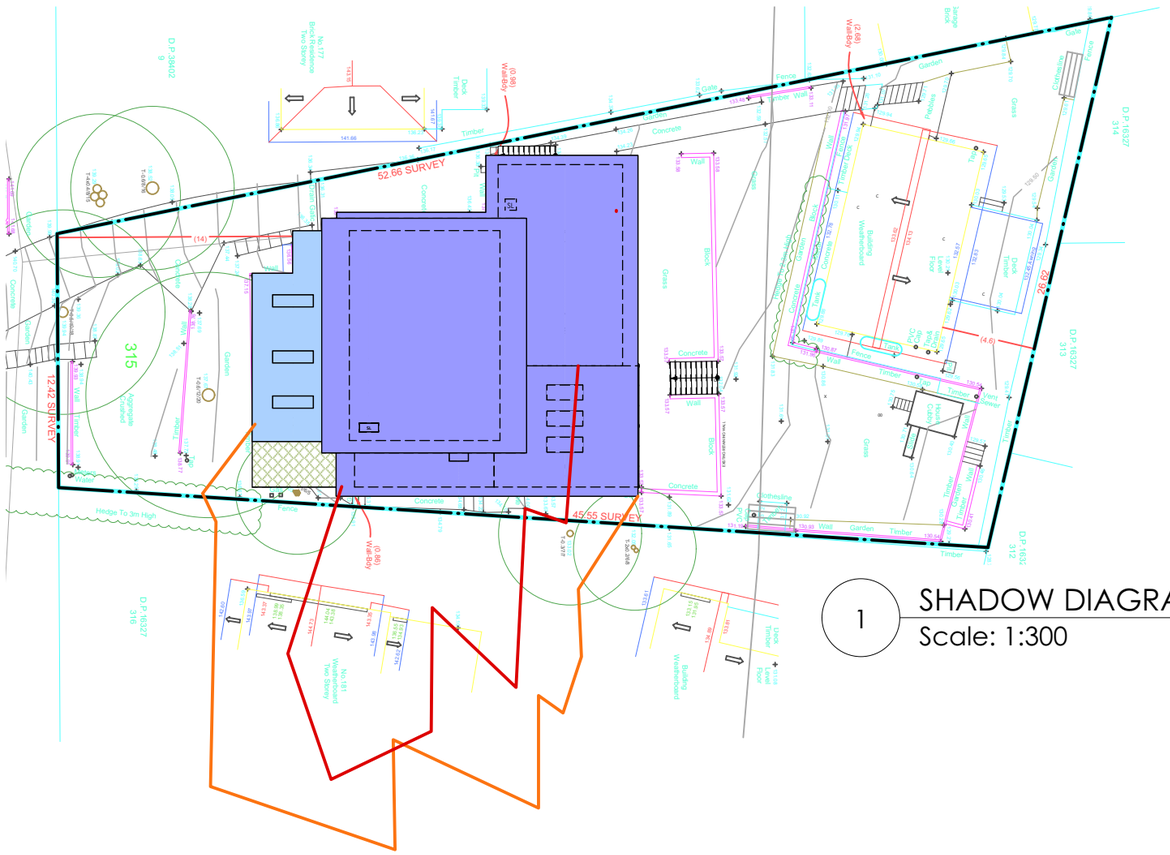
179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31 AS SHOWN @ A3	A3 50.01
WASTE MANAGEMENT AND SOIL EROSION PLAN	LP LP	2

SHADOW DIAGRAMS - JUNE 21ST

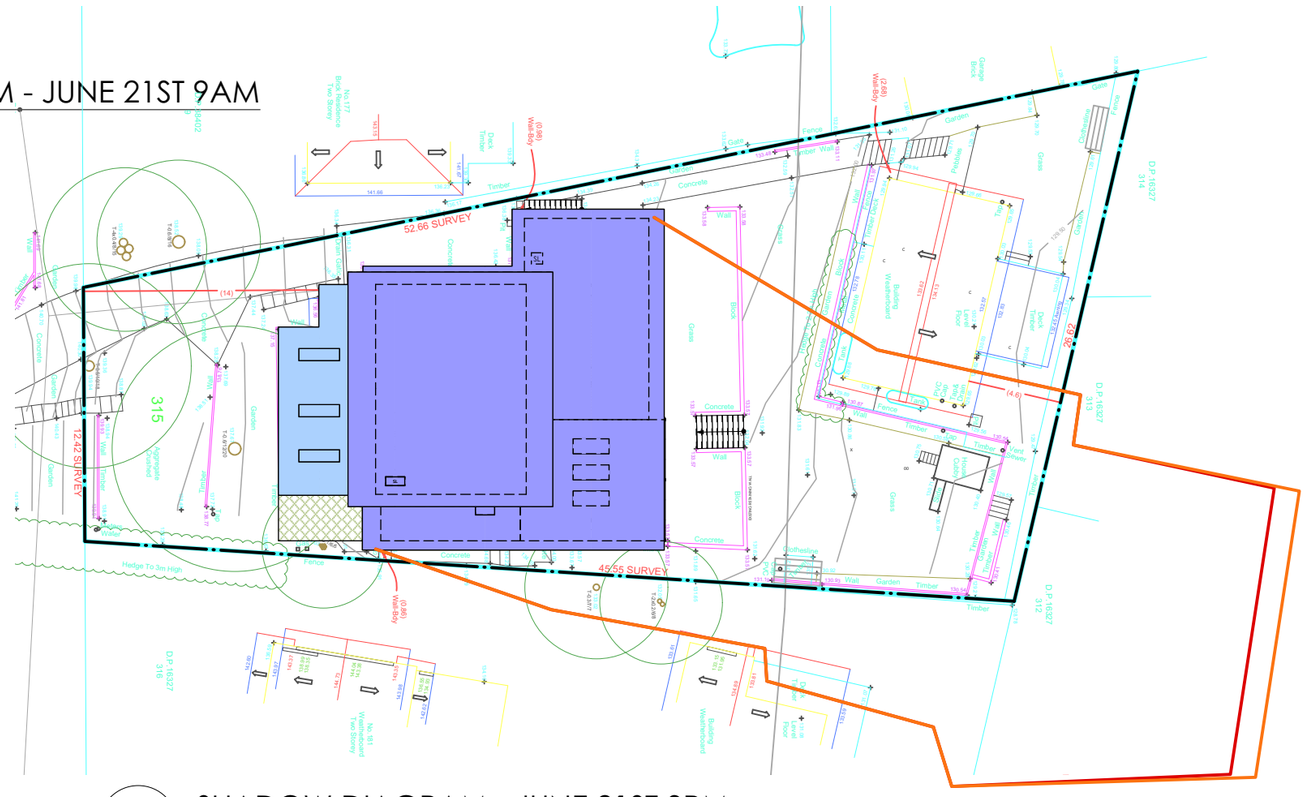
LEGEND

EXTG SHADOW

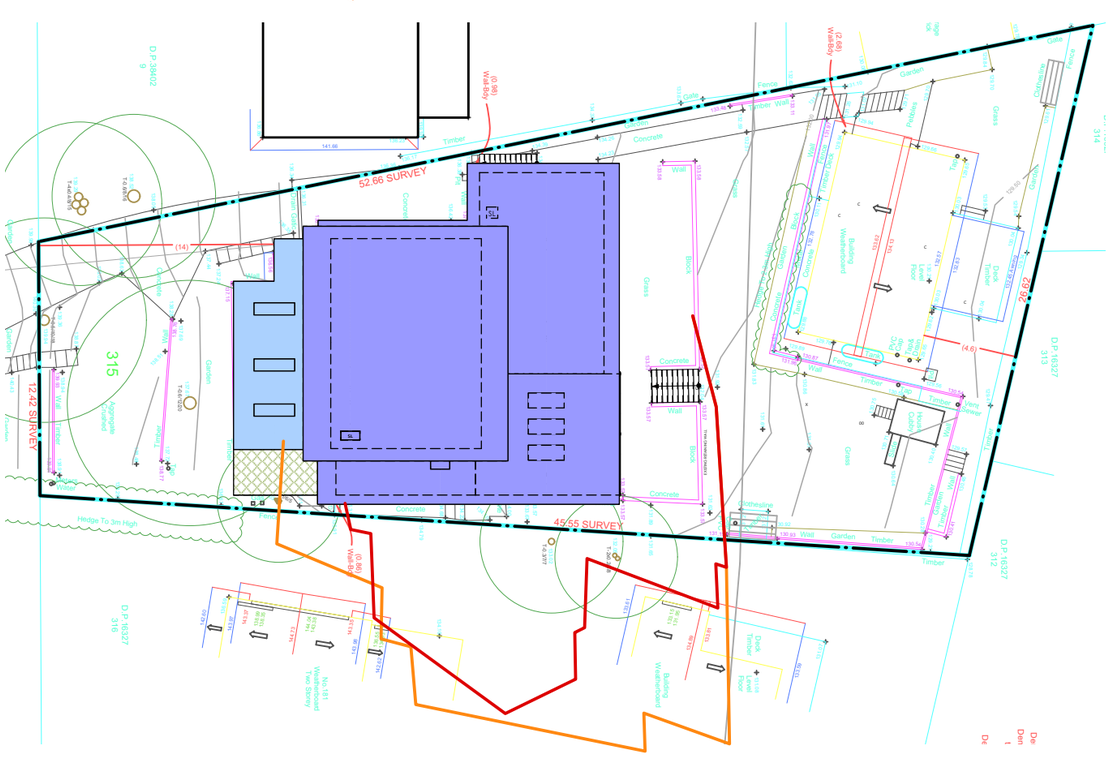
PROPOSED SHADOW



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

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31	A3 60.01
	AS SHOWN @ A3	
SHADOW DIAGRAMS	LP	
	LP	2

WINDOW & DOOR SCHEDULE - GROUND FLOOR

FRAMES - ALUMINIUM

GLAZING - DOUBLE GLAZED U.N.O

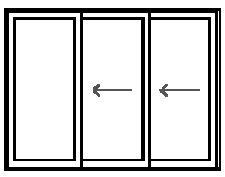
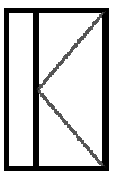
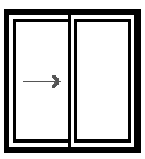
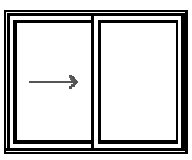
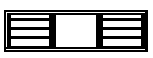
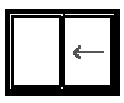
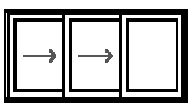
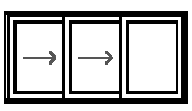
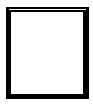
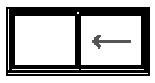
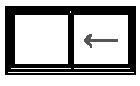
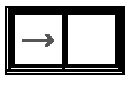
BASIX CERTIFICATE: A1752552 DATED 21 June 2024

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 CLEARENCES, 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	3200	7.68	YES	METAL	NO	N/A	
	D2	2100	720	1.512	YES	METAL	NO	N/A	
	D3	2400	1520	3.648	NO	N/A	NO	N/A	FROSTED
	L1	2100	2000	4.2	NO	N/A	NO	N/A	
	L2	2100	2700	5.67	YES	N/A	YES	N/A	
	W1	600	2100	1.26	YES	METAL	NO	N/A	FROSTED
	W2	1250	1680	2.1	YES	METAL	NO	N/A	
	W3	1350	2700	3.645	YES	METAL	NO	N/A	
	W4	1350	2700	3.645	YES	METAL	NO	N/A	
	W5	1350	1200	1.62	NO	N/A	NO	N/A	
	W6	1000	2120	2.12	YES	METAL	YES	TBC	
	W7	1000	1920	1.92	YES	METAL	NO	N/A	
	W8	1000	1750	1.75	YES	METAL	NO	N/A	

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31 AS SHOWN @ A3	A3 70.01
WINDOW AND DOOR SCHEDULE - GROUND	LP LP	2

WINDOW & DOOR SCHEDULE - LOWER FLOOR

FRAMES - ALUMINIUM

GLAZING - DOUBLE GLAZED U.N.O

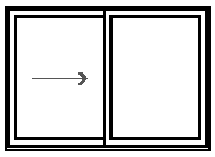
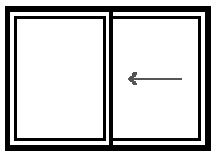
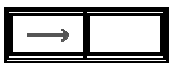
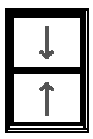
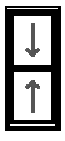
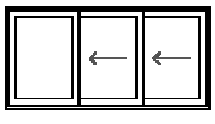
BASIX CERTIFICATE: A1752552 DATED 21 June 2024

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 CLEARENCES, 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
	D101	2100	3000	4.72	NO	N/A	YES	N/A	
	D102	2100	3000	4.72	NO	N/A	YES	N/A	
	W101	800	2400	1.3	YES	METAL	YES	N/A	
	W102	1800	1200	1.58	YES	METAL	YES	N/A	
	W103	1800	800	0.96	YES	METAL	YES	N/A	
	W104	600	2400	1.69	YES	METAL	YES	N/A	
	W105	1500	3000	3.02	YES	METAL	YES	N/A	

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31	A3 70.02
	AS SHOWN @ A3	
WINDOW AND DOOR SCHEDULE - FIRST	LP	
	LP	2

BASIX® Certificate

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

Alterations and Additions

Certificate number: A1752552

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

Secretary
Date of issue: Friday, 21 June 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project address	
Project name	Bilgola Plateau
Street address	179 PLATEAU Road BILGOLA PLATEAU 2107
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP16327
Lot number	315
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is $50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: LAUREN PEVY	
ABN (if applicable): 65869543838	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
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.		✔	✔
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✔	✔
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✔	✔
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✔	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✔	✔	✔

Construction	Additional insulation required (R-value)	Other specifications
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: R1.24 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:		✔	✔
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
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.	✔	✔	✔
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.		✔	✔

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	1.26	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W101	N	2.24	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W2	E	2.1	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W3	E	3.6	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W4	E	3.6	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
D101	E	6.3	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
D102	E	6.3	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
L1	E	5.7	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
L2	S	4.2	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	S	1.62	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
D1	S	7.7	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W6	S	2.12	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W7	W	1.9	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
D2	W	1.5	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W8	W	1.75	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
D3	W	0.96	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W104	W	1.44	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W105	W	4.5	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights			
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.		✔	✔

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.55	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)
S2	0.55	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

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.

canopy design

2	17/8/24	FOR DA
1	21/6/24	FOR DA

179 PLATEAU RD, BILGOLA		C2
CAMERON AND NEJKA MCGEACHIE	2021-03-31	A3 90.01
	AS SHOWN @ A3	
BASIX	LP	
	LP	2