

Drawing register

day21

month10

year19

Issue Date

DRAWING NUMBER

DRAWING NAME

SCALE

REVISION

A 00 COVERPAGE

A 00 SURVEY

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A 02 SITE ANALYSIS PLAN

A 03 DEMOLITION PLAN

A 04 EXCAVATION PLAN

A 05 GARAGE

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1:200

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1:100

1:200

1:100

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1:100

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1:100

1:100

1:100

1:100

1:100

1:100

1:250

1:200

1:200

1:200


1:200

1:200

1:250

1:250

1 Tabalum Rd, Balgowlah Heights



LOCATION PLAN (NTS)

N

Revision

Date

Revision Note

General Notes:

Project:

New Dwelling

Client:

Kevin Mooney

Address:

1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044

Drawing:

COVERPAGE

Project #:

MOO 0219

Issue Type:

DA01

Original Sheet Size:

A3

Issue Date:

21/10/2019

Scale @ A3:


Sheet #:

Revision:

Chkd:

Drawn:

A 00



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NOTES:

- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 2) AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 33346 RL 75.529 A.H.D.
- 4) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 5) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 6) SPOT LEVELS ARE ACCURATE.
- 7) BEARINGS SHOWN ARE ON TRUE NORTH.

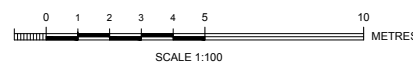
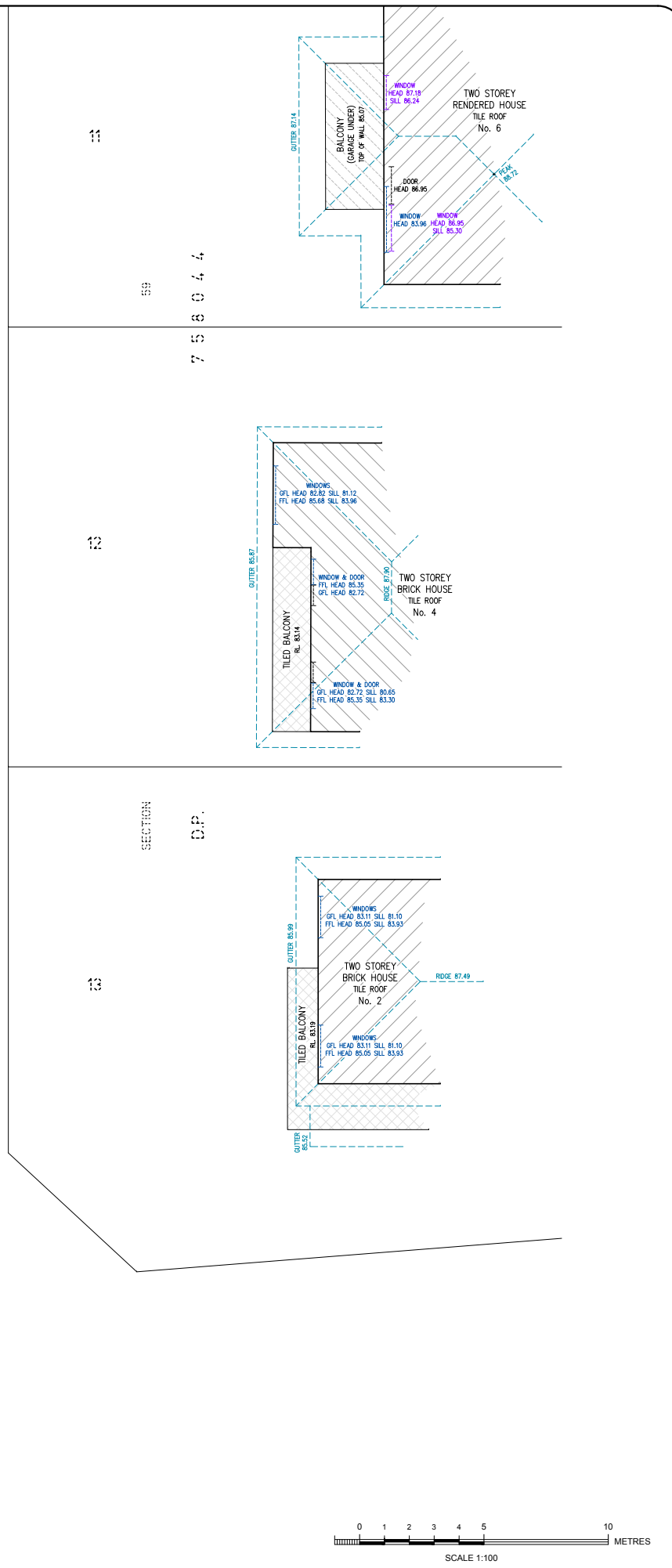
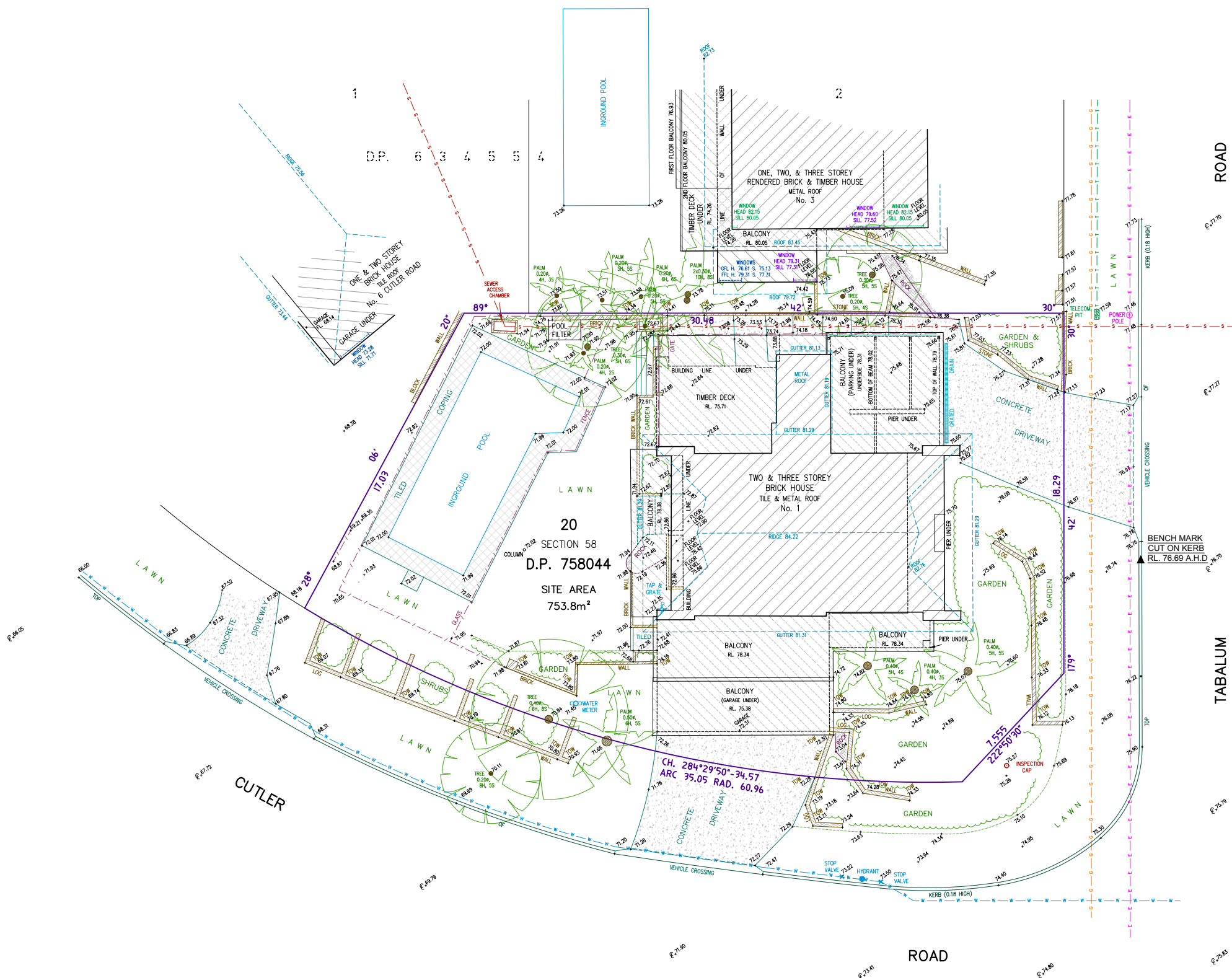


INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.
TEL. 1100



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Quality Surveying & Development Solutions

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PO Box 330, Forestville, NSW 2087
Phone: 9451 6757 Fax: 9975 3535
Email: survey@beeleth.com.au
ABN: 13 003 194 447
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LEGEND

TREE
0.10m SH. 45
DENOTES APPROX. 0.10m DIAMETER OF TREE
DENOTES APPROX. 5m HEIGHT OF TREE
DENOTES APPROX. 4m SPREAD OF TREE

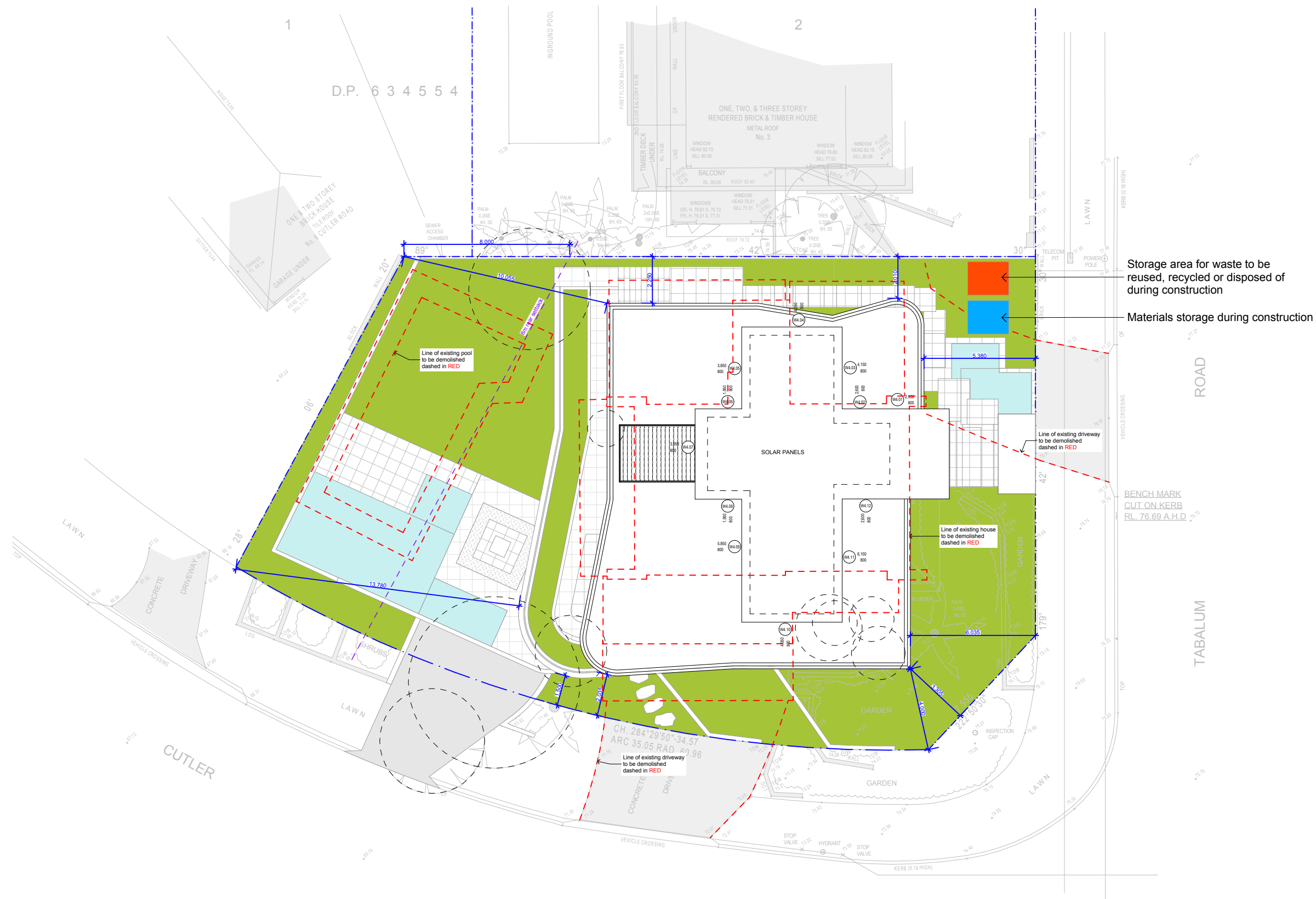
GUTTER
TOW
DENOTES CENTRE LINE OF ROAD
DENOTES TOP OF GUTTER
DENOTES TOP OF WALL

OVERHEAD ELECTRIC LINES
BOARDS SEWER
TELECOMMUNICATION LINES
WATER LINES
GAS LINES

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 20 SECTION 58 IN D.P. 758044 KNOWN AS No. 1 TABALUM ROAD, BALGOWLAH HEIGHTS.

L.G.A.: NORTHERN BEACHES

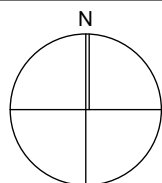
CLIENT	Mr K. MOONEY	REF No.	17288
PROPERTY	No. 1 TABALUM ROAD, BALGOWLAH HEIGHTS	SHEET No.	1 of 1
DATUM	A.H.D.	SCALE	1:100 @ B1
SURVEYED	A.M./B.W.	DRAWN	J.M.
		DATE	20/05/2019
		DWG No.	17288A
		REV No.	00



SITE PLAN
1:200

Trees to be removed or transplanted.
See accompanying arborist report

Refer to separate landscape plans
for detailed design/planting etc.

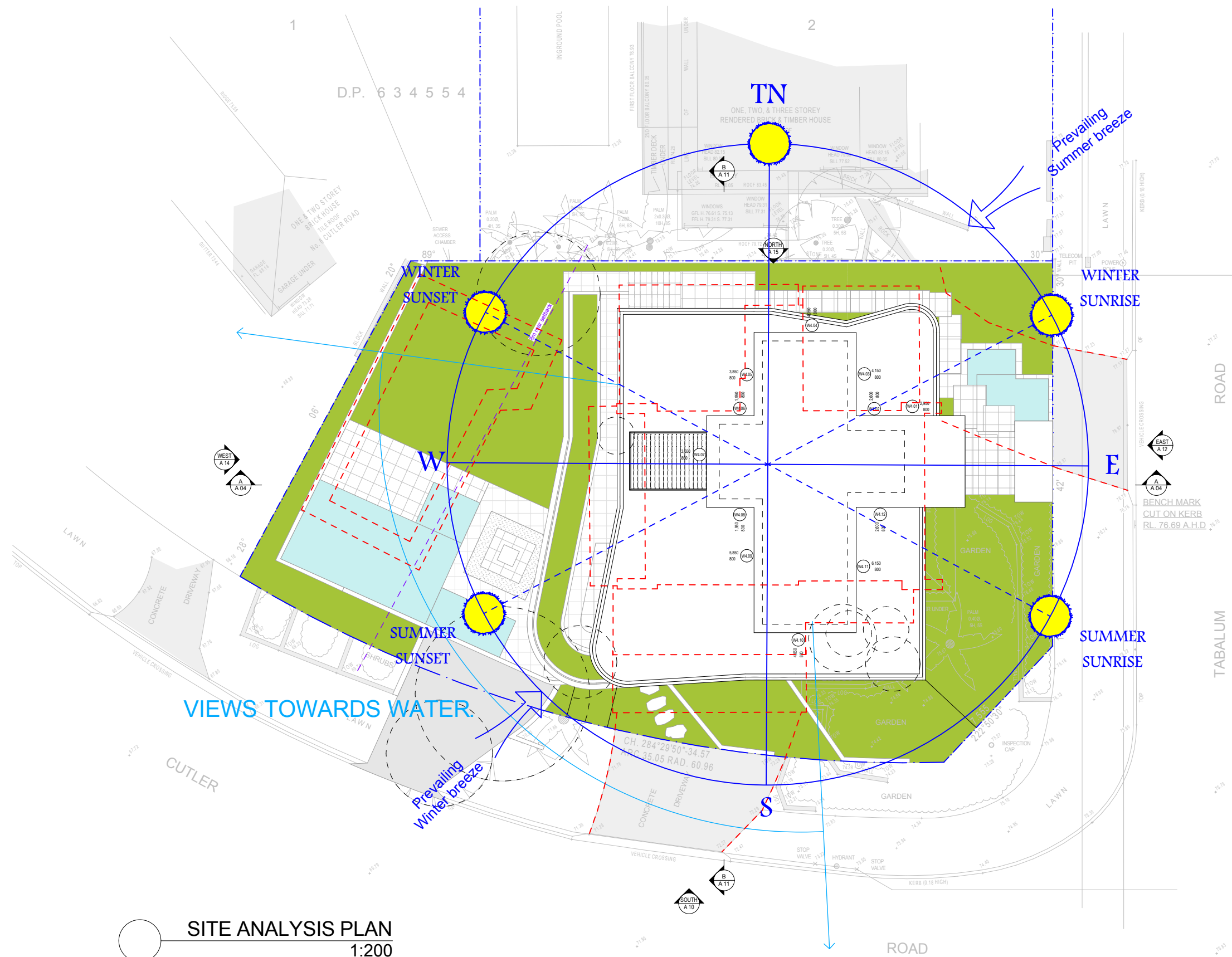


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General Notes:		

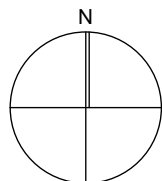
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Client:	Kevin Mooney			Project #:	MOO 0219	Issue Type:	DA01
Address:	1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044			Original Sheet Size:	A3	Issue Date:	21/10/2019
				Scale @ A3:	1:200	Sheet #:	Revision:
				Chkd:	Drawn:	A 01	

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SITE ANALYSIS PLAN
1:200

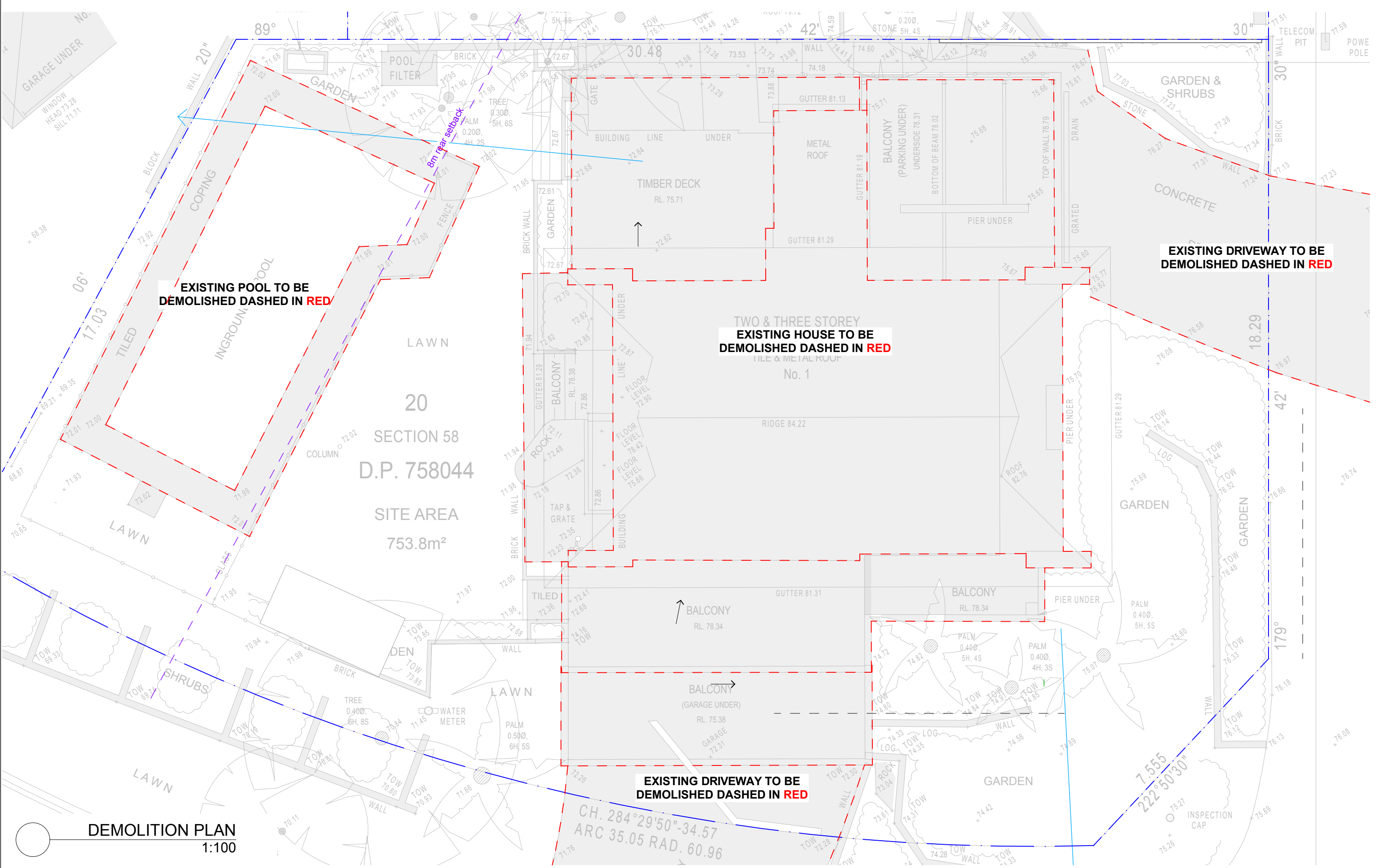


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General Notes:		

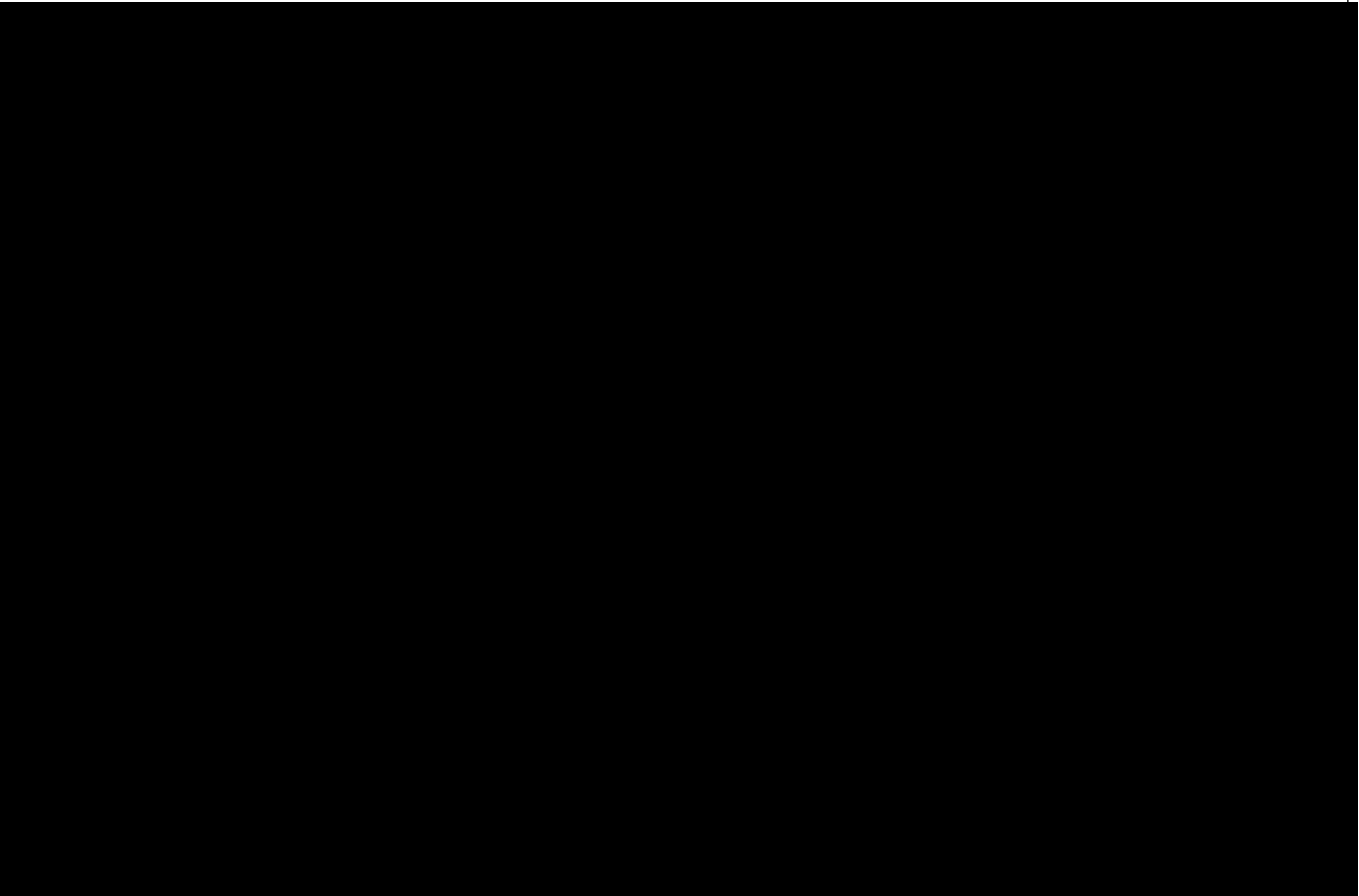
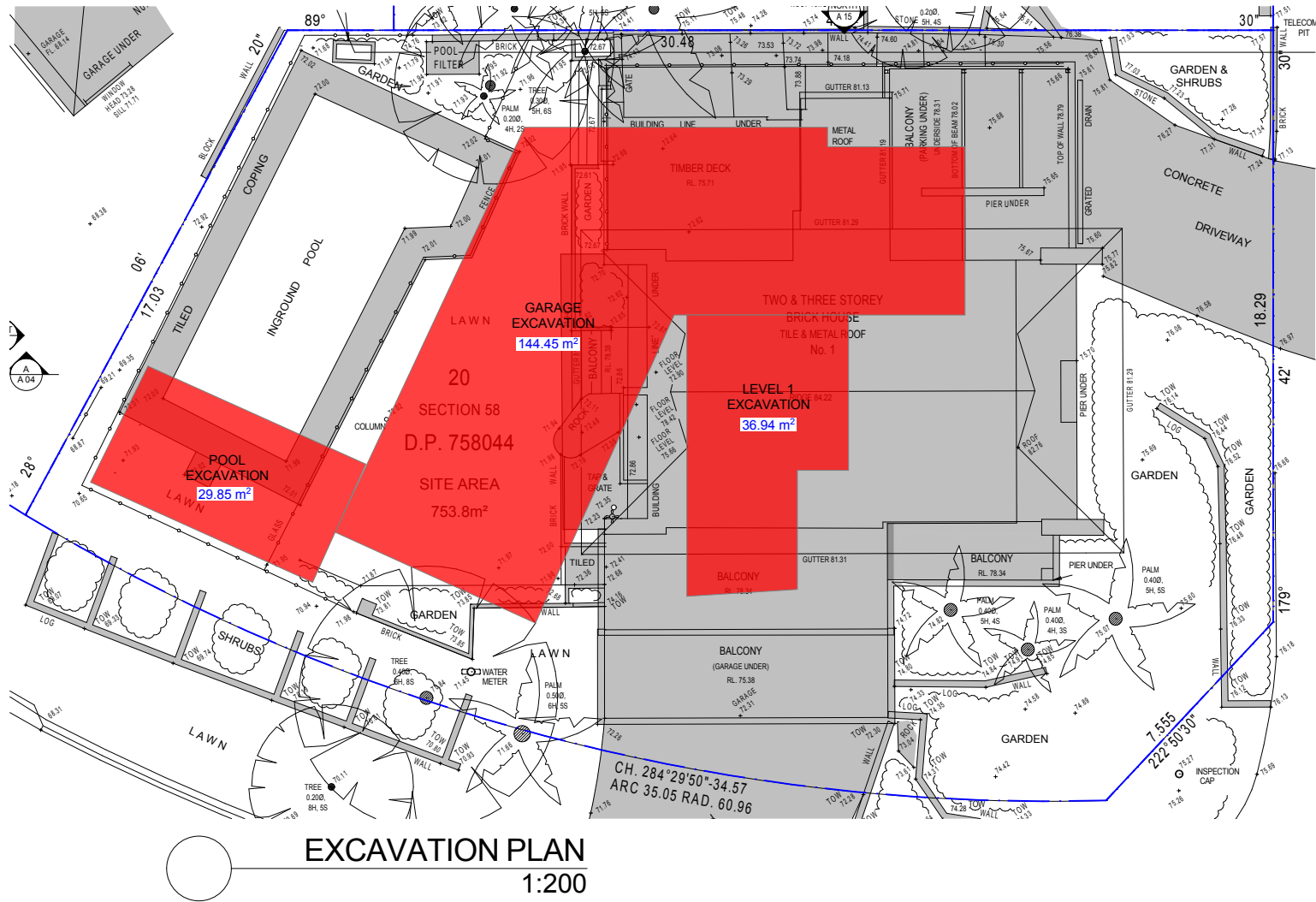
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Client:	Kevin Mooney	Project #:	MOO 0219	Issue Type:	DA01
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		Chkd:	Drawn:		Revision:


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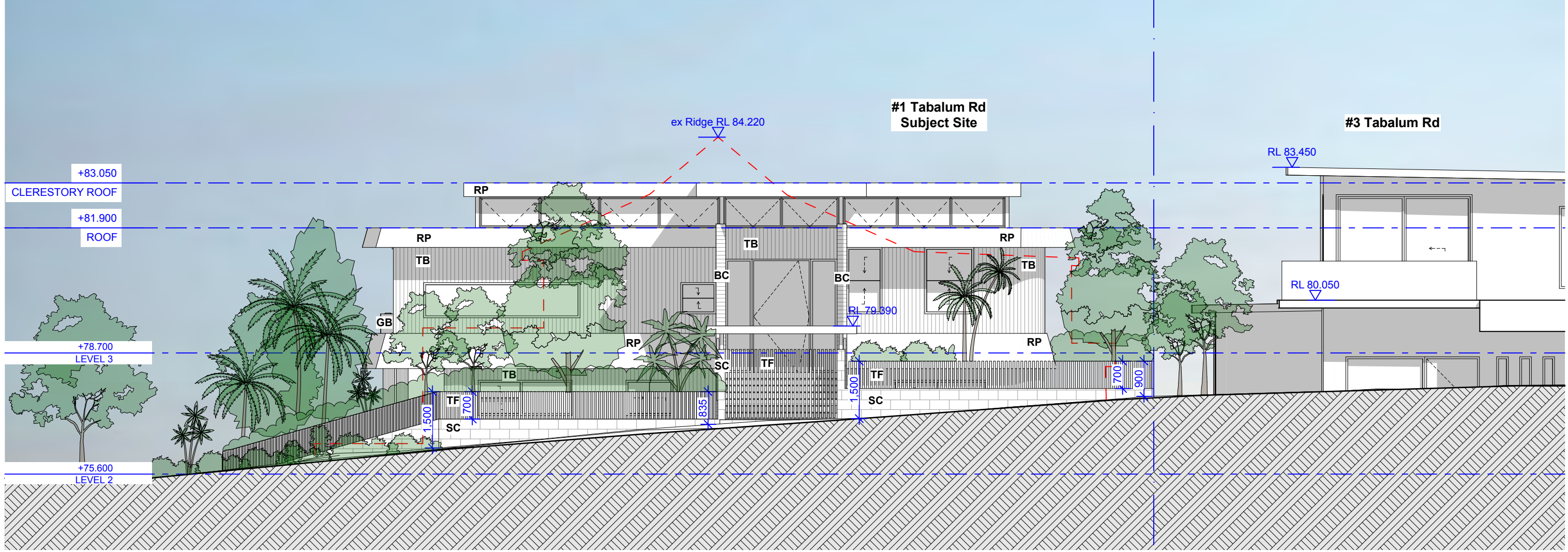
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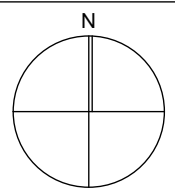
<div><div></div><div>N</div></div>	Revision	Date	Revision Note	Project: New Dwelling	Drawing: DEMOLITION PLAN	<div><div><div></div><div>sanctumdesign</div></div><div>209/40 Yeo Street (PO Box 277), Neutral Bay, NSW 2089 T (02) 9909 8844, F (02) 9909 8833, www.sanctumdesign.com.au Copyright © Sanctum Design Consultants PTY. LTD. A.B.N. 19 080 529 246 Principal: James Cooper. Member BDANSW Nominated Architect, Ian Bassett NSW Reg. No. 6987</div></div>
	General Notes:			Client: Kevin Mooney	Project #: MOO 0219	
				Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044	Original Sheet Size: A3	Issue Date: 21/10/2019
					Scale @ A3: 1:100	Sheet #: Revision:
					Chkd: Drawn:	A 03



	Revision	Date	Revision Note	Project: New Dwelling	Drawing: EXCAVATION PLAN			
				Client: Kevin Mooney	Project #:	MOO 0219	Issue Type:	DA01
	General Notes:			Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044	Original Sheet Size:	A3	Issue Date:	21/10/2019
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EAST ELEVATION
1:100



Revision	Date	Revision Note
General Notes:		

Project: **New Dwelling**

Client: **Kevin Mooney**

Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing: **EAST ELEVATION**

Project #: **MOO 0219** Issue Type: **DA01**

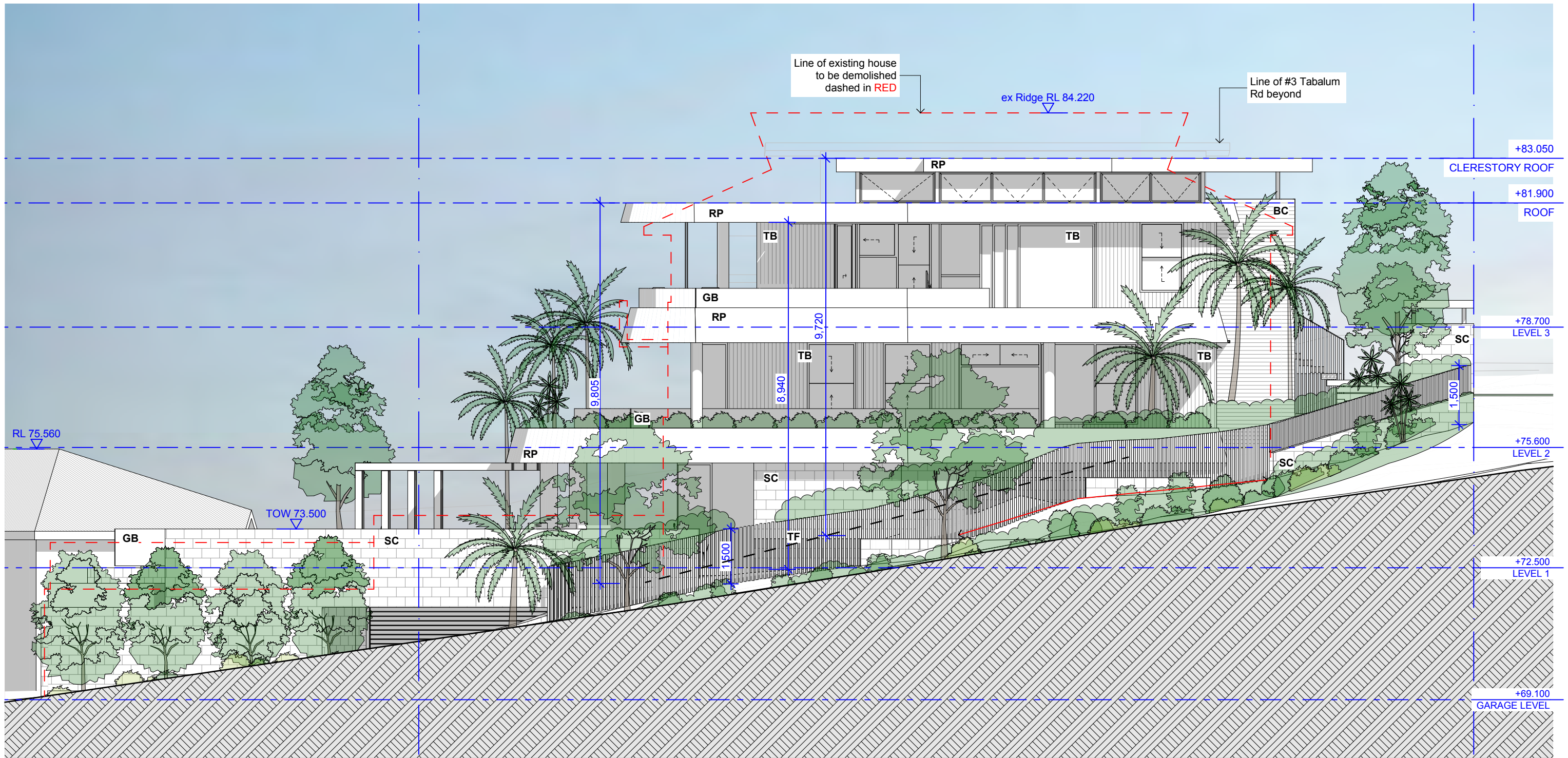
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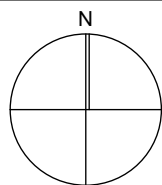
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SOUTH ELEVATION
1:100



Revision	Date	Revision Note
General Notes:		

Project: **New Dwelling**

Client: **Kevin Mooney**

Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing: **SOUTH ELEVATION**

Project #: **MOO 0219** Issue Type: **DA01**

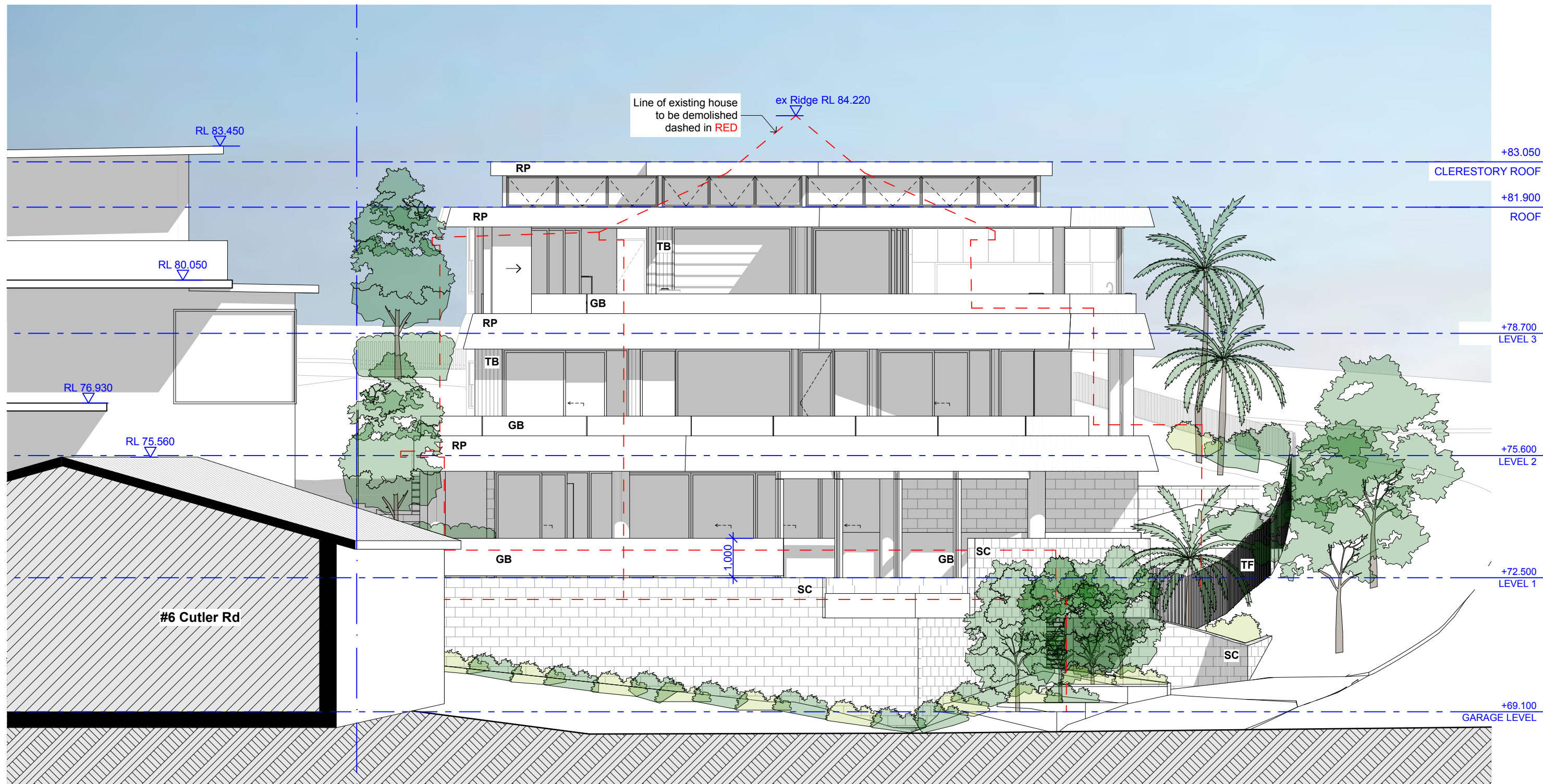
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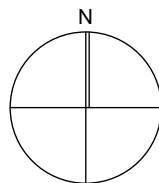
Chkd: Drawn: Revision:

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WEST ELEVATION
1:100

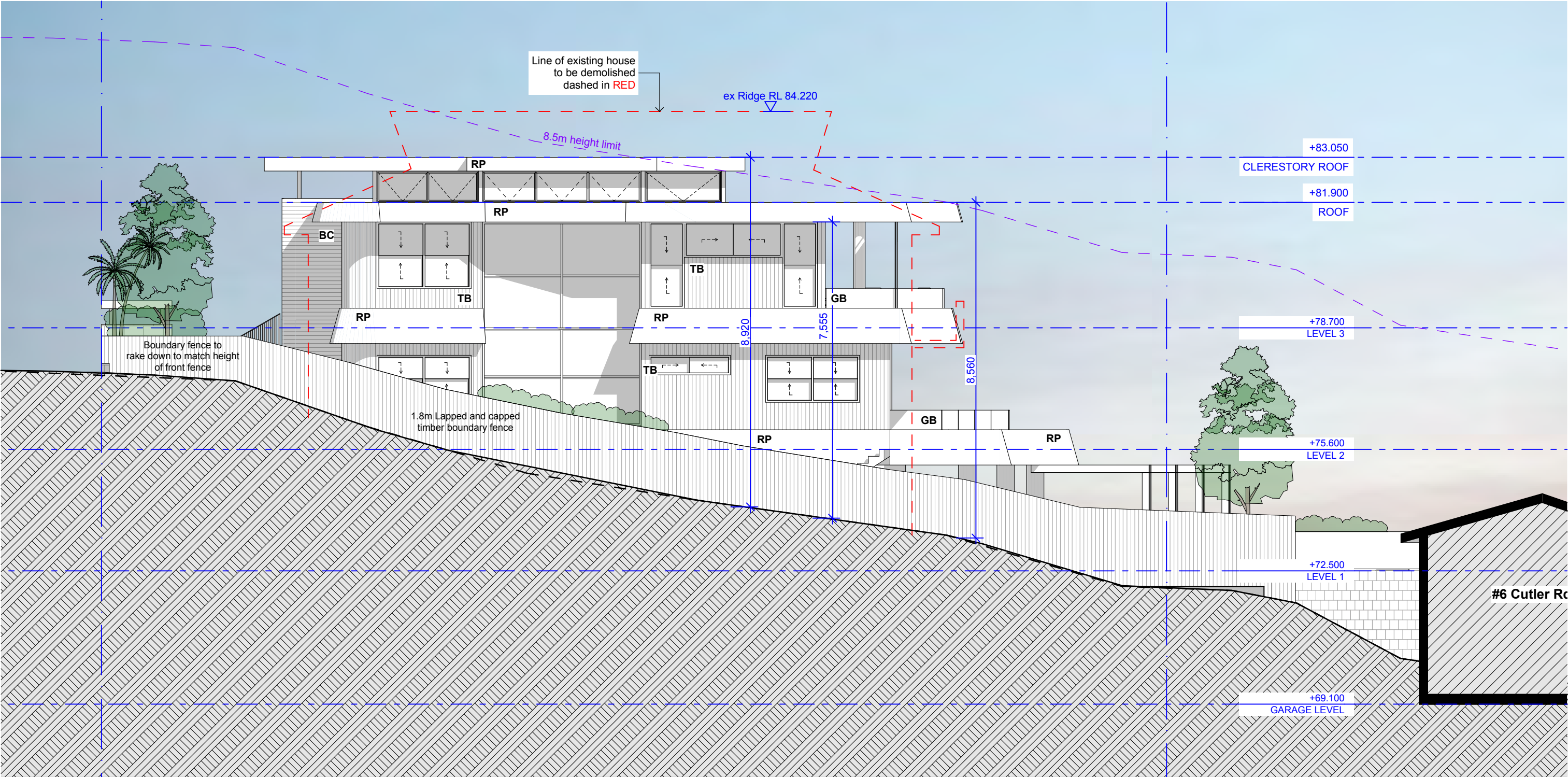


Revision	Date	Revision Note
General Notes:		

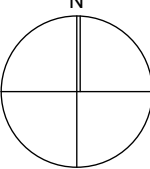
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Client: **Kevin Mooney**
Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing: **WEST ELEVATION**
Project #: **MOO 0219** Issue Type: **DA01**
Original Sheet Size: **A3** Issue Date: **21/10/2019**
Scale @ A3: **1:100** Sheet #: **A 14**
Chkd: **Drawn:**

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 NORTH ELEVATION
1:100

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				Client: Kevin Mooney	Project #:	MOO 0219	Issue Type:		DA01
	General Notes:				Original Sheet Size:	A3	Issue Date:		21/10/2019
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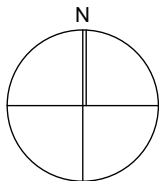
3D VIEW 1



3D VIEW 2



3D VIEW 3



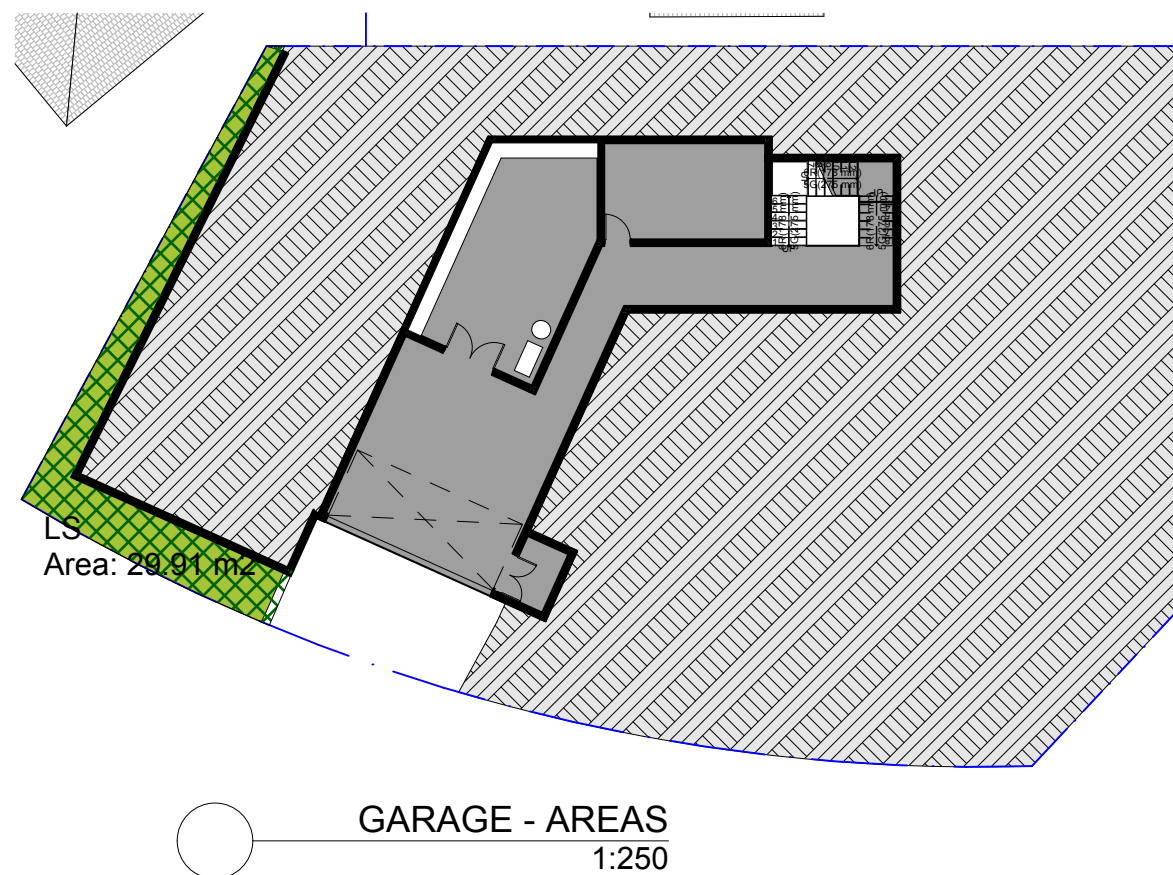
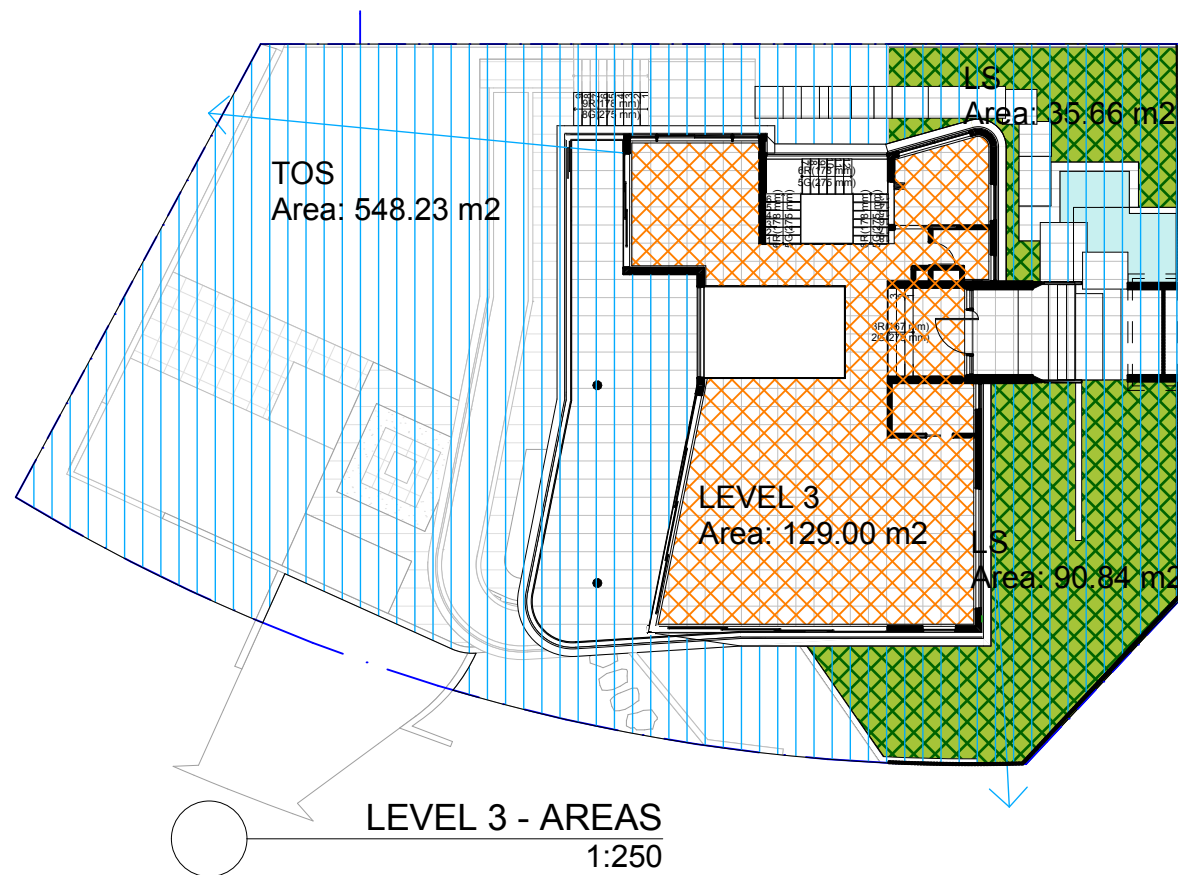
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General Notes:		

Project: **New Dwelling**
Client: **Kevin Mooney**
Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing: **3D VIEWS**
Project #: **MOO 0219** Issue Type: **DA01**
Original Sheet Size: **A3** Issue Date: **21/10/2019**
Scale @ A3: Sheet #:
Chkd: Drawn: **A 16**



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SITE AREA = 753.8m²

GFA	
LEVEL 1	55.35
LEVEL 2	136.37
LEVEL 3	129.00
	320.72 m²

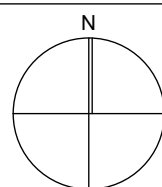
FSR = 0.425:1

TOTAL OPEN SPACE	
LEVEL 3	548.23
	548.23 m²

REQUIRED = 452.28m²

LANDSCAPE AREA	
GARAGE LEVEL	29.91
LEVEL 1	100.50
LEVEL 2	76.23
LEVEL 3	126.50
	333.14 m²

REQUIRED LANDSCAPE AREA
181m²



Revision	Date	Revision Note
General Notes:		

Project: **New Dwelling**

Client: **Kevin Mooney**

Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing: **AREA CALCULATIONS**

Project #: **MOO 0219** Issue Type: **DA01**

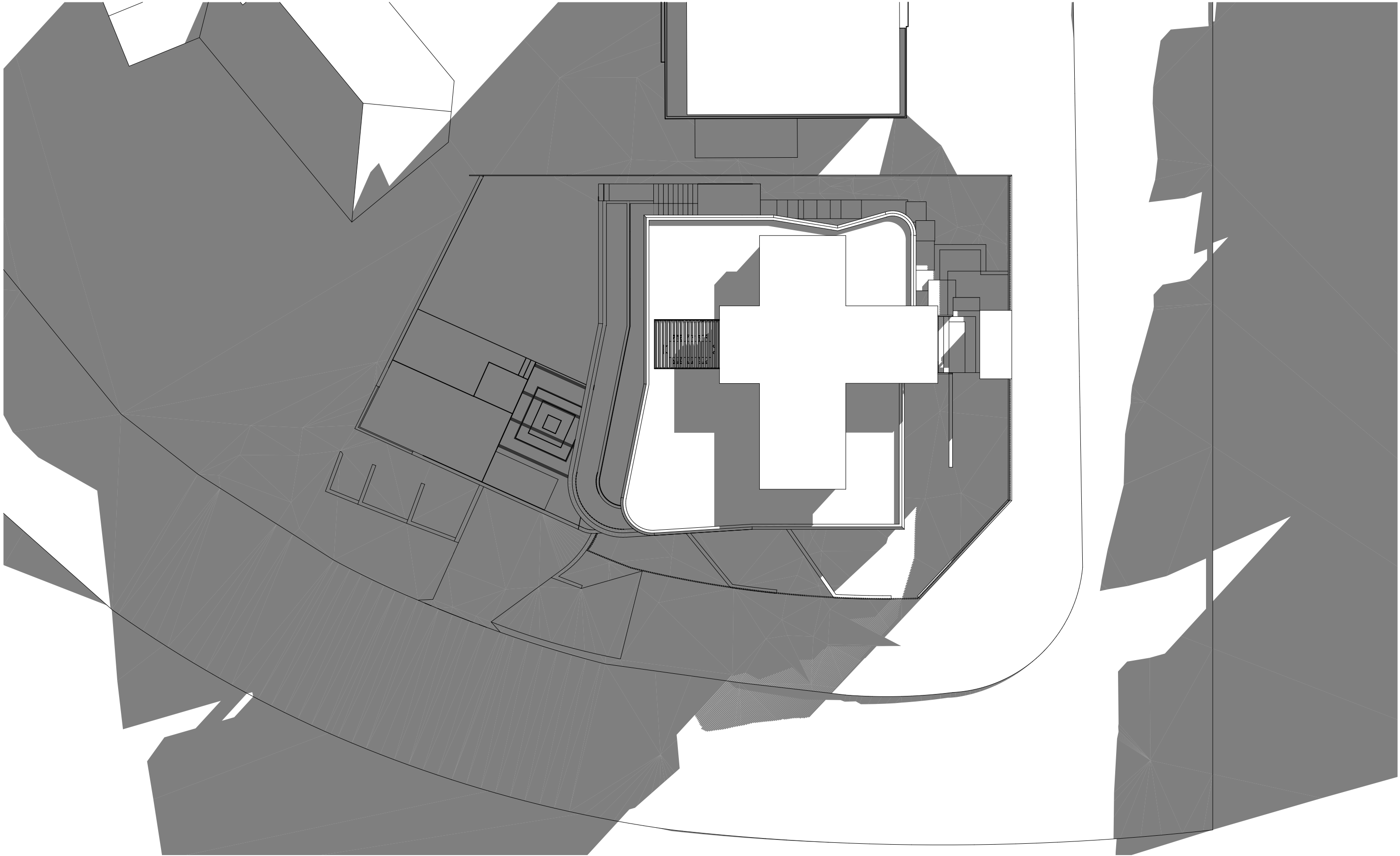
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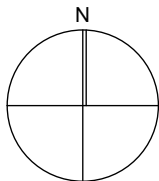
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<div><div>N</div><div></div></div>	Revision	Date	Revision Note	Project: New Dwelling	Drawing: SHADOW DIAGRAMS - JUNE 21 - 9am - EXISTING			<div><div><div></div><div>sanctumdesign</div></div><div>209/40 Yeo Street (PO Box 277), Neutral Bay, NSW 2089 T (02) 9909 8844, F (02) 9909 8833, www.sanctumdesign.com.au Copyright © Sanctum Design Consultants PTY. LTD. A.B.N. 19 080 529 246 Principal: James Cooper. Member BDANSW Nominated Architect, Ian Bassett NSW Reg. No. 6987</div></div>	
				Client: Kevin Mooney	Project #:	MOO 0219	Issue Type:		DA01
	General Notes:			Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044	Original Sheet Size:	A3	Issue Date:	21/10/2019	
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					Chkd:	Drawn:			



Shadows - 9am - June 21 - Proposed
1:200



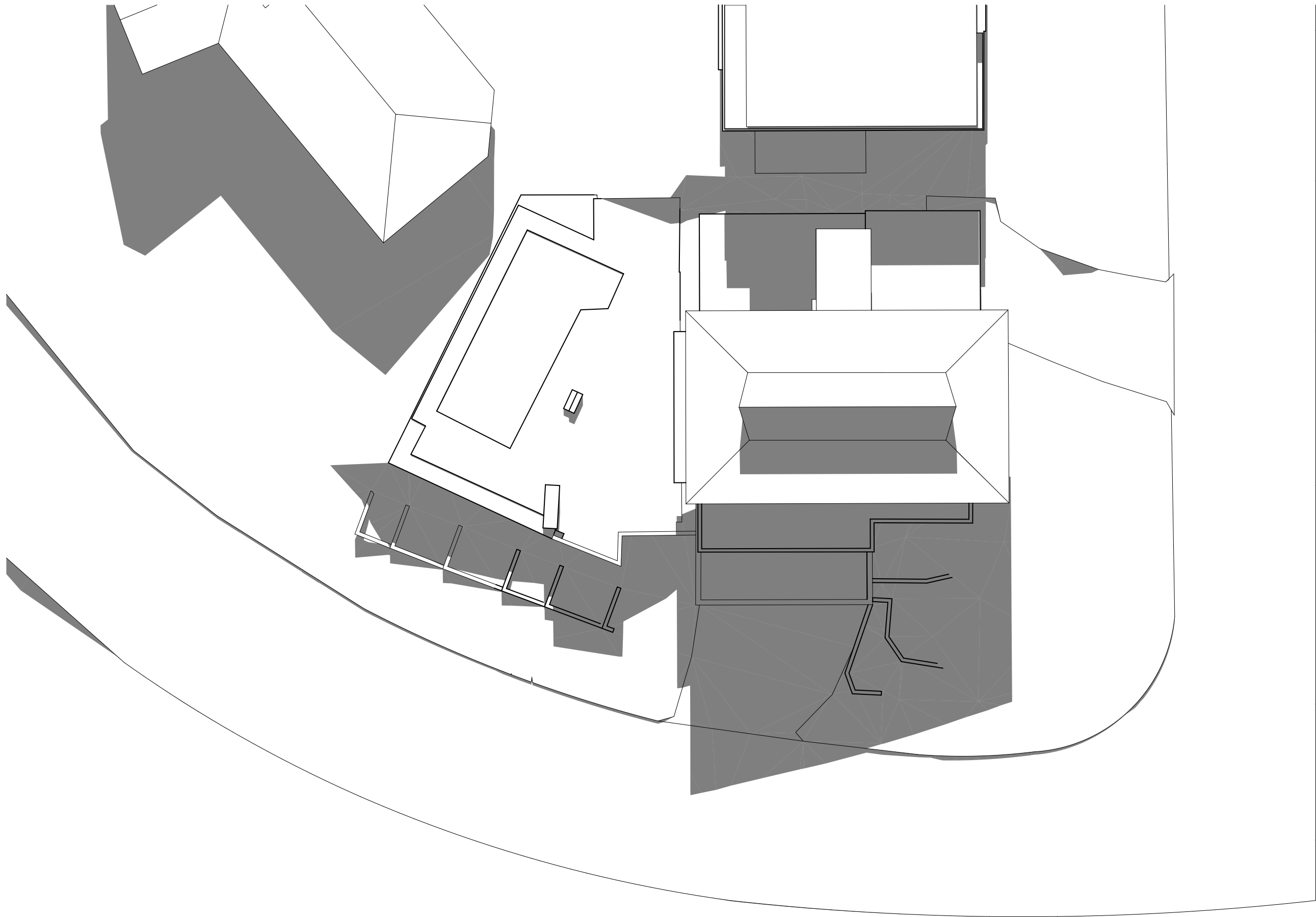
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General Notes:		

Project:	New Dwelling
Client:	Kevin Mooney
Address:	1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044

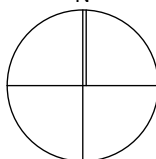

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Scale @ A3:	1:200	Sheet #:	A 19
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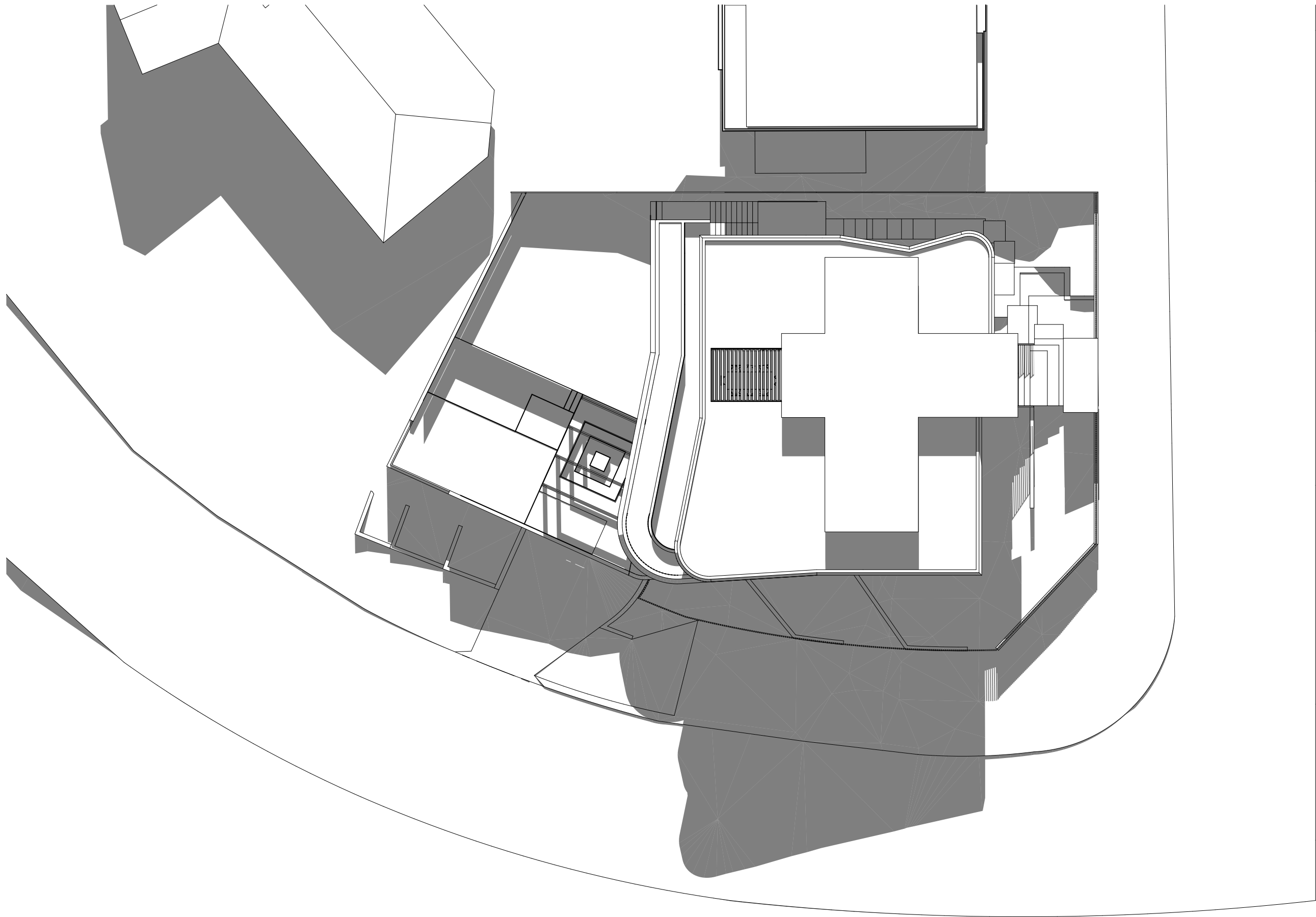


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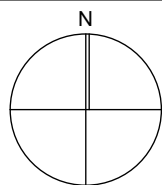


Shadows - 12pm - June 21 - Existing
1:200

	Revision	Date	Revision Note	Project: New Dwelling	Drawing: SHADOW DIAGRAMS - JUNE 21 - 12pm - EXISTING			 209/40 Yeo Street (PO Box 277), Neutral Bay, NSW 2089 T (02) 9909 8844, F (02) 9909 8833, www.sanctumdesign.com.au Copyright © Sanctum Design Consultants PTY. LTD. A.B.N. 19 080 529 246 Principal: James Cooper. Member BDANSW Nominated Architect, Ian Bassett NSW Reg. No. 6987	
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	General Notes:				Scale @ A3:	1:200	Sheet #:		Revision:
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Shadows - 12pm - June 21 - Proposed
1:200



Revision	Date	Revision Note
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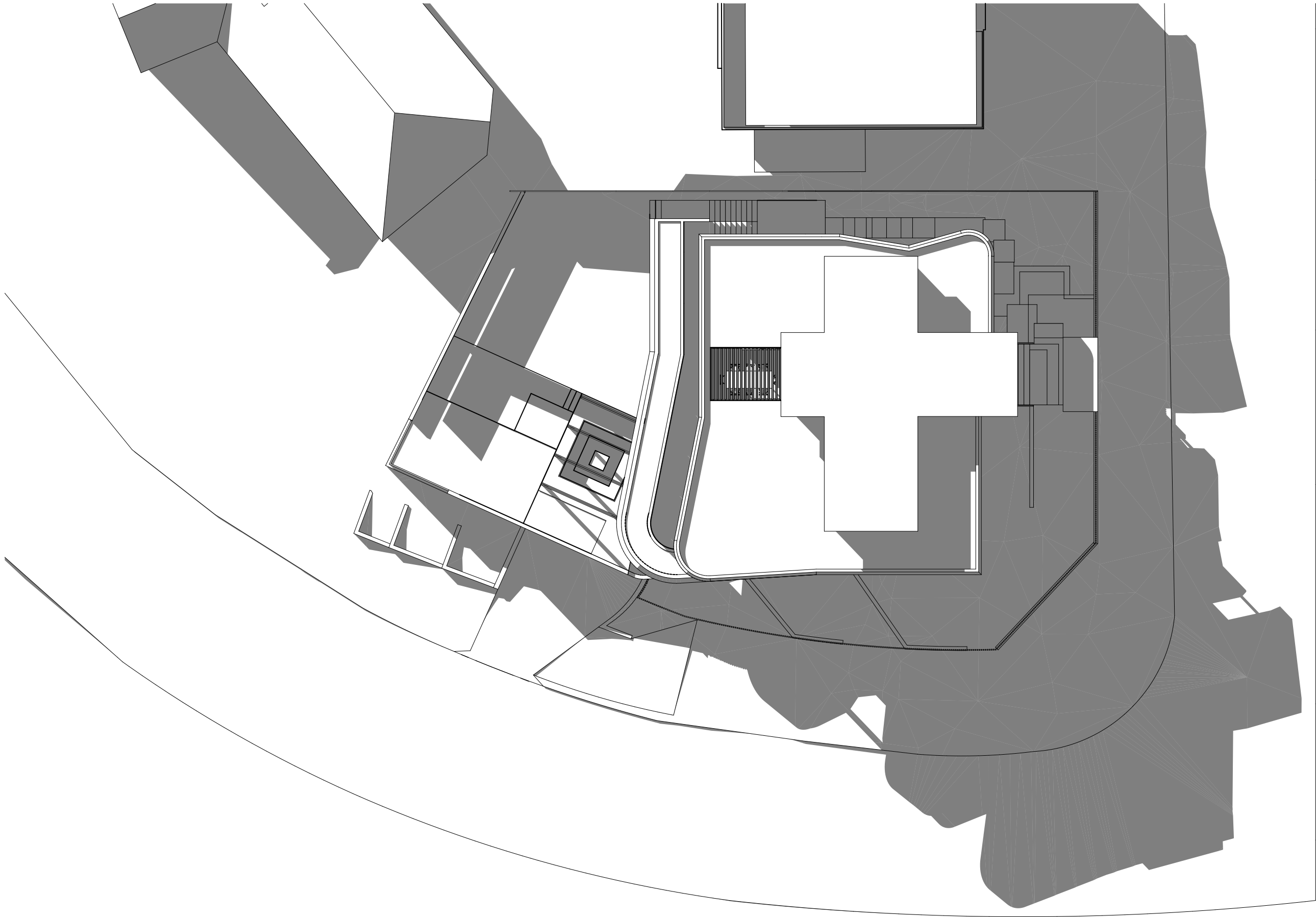
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Chkd:	Drawn:	Revision:	



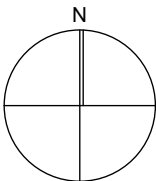
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<div><div>N</div><div></div></div>	Revision	Date	Revision Note	Project: New Dwelling	Drawing: SHADOW DIAGRAMS - JUNE 21 - 3pm - EXISTING			<div><div><div></div><div>sanctumdesign</div></div><div>209/40 Yeo Street (PO Box 277), Neutral Bay, NSW 2089 T (02) 9909 8844, F (02) 9909 8833, www.sanctumdesign.com.au Copyright © Sanctum Design Consultants PTY. LTD. A.B.N. 19 080 529 246 Principal: James Cooper. Member BDANSW Nominated Architect, Ian Bassett NSW Reg. No. 6987</div></div>	
	General Notes:			Client: Kevin Mooney	Project #:	MOO 0219	Issue Type:		DA01
				Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044	Original Sheet Size:	A3	Issue Date:	21/10/2019	
					Scale @ A3:	1:200	Sheet #:	A 22	Revision:
					Chkd:	Drawn:			



Shadows - 3pm - June 21 - Proposed
1:200



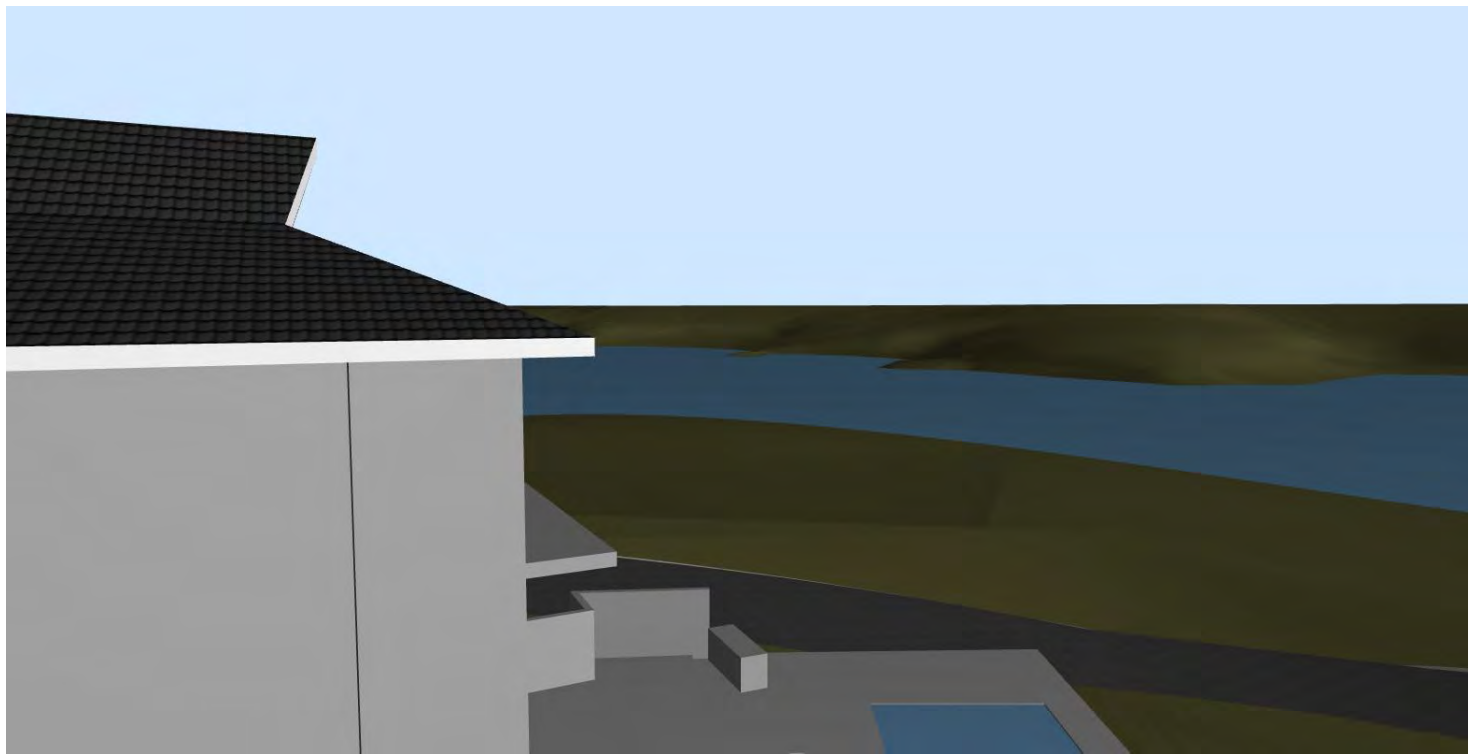
Revision	Date	Revision Note
General Notes:		


Project:	New Dwelling
Client:	Kevin Mooney
Address:	1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044

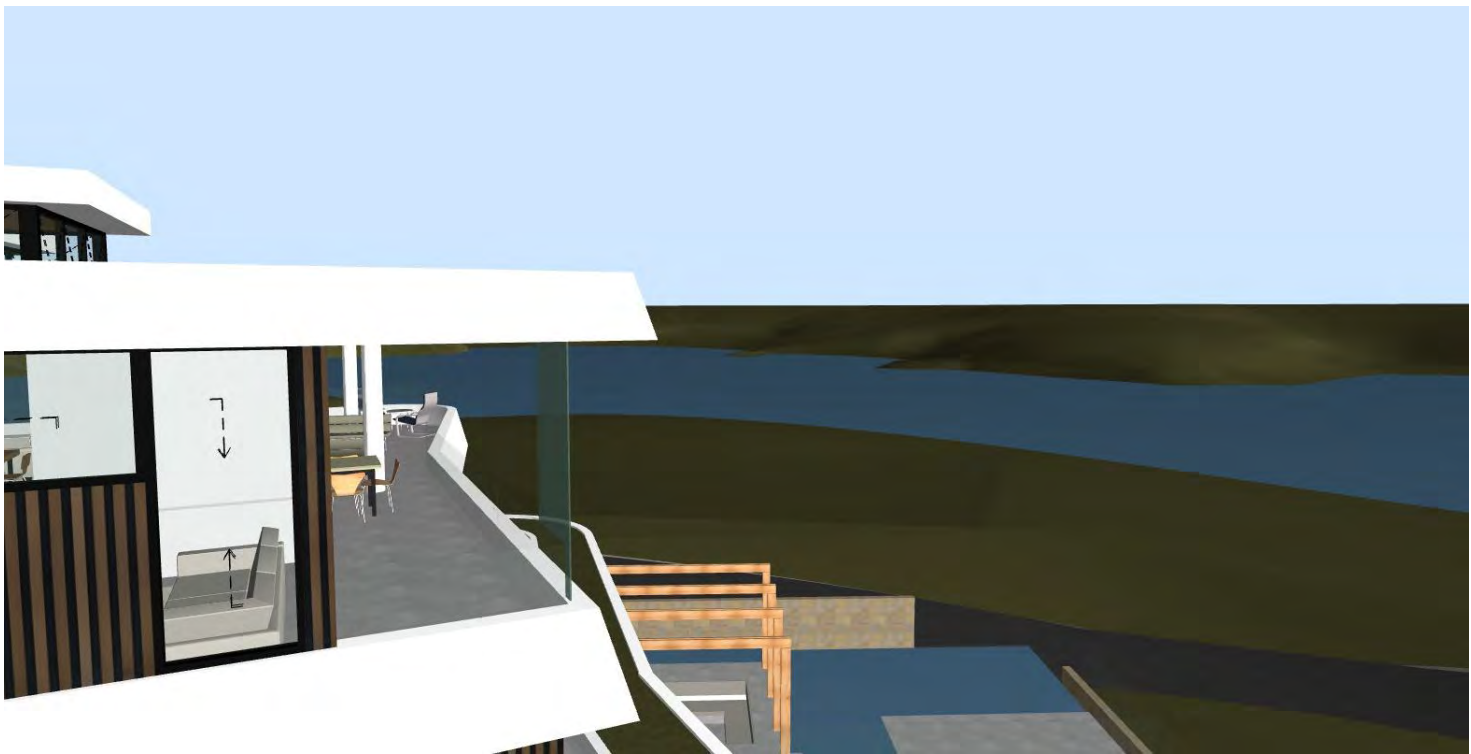
Drawing:	SHADOW DIAGRAMS - JUNE 21 - 3pm - PROPOSED		
Project #:	MOO 0219	Issue Type:	DA01
Original Sheet Size:	A3	Issue Date:	21/10/2019
Scale @ A3:	1:200	Sheet #:	A 23
Chkd:	Drawn:	Revision:	



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Nominated Architect, Ian Bassett NSW Reg. No. 6987



 #3 View South - Existing




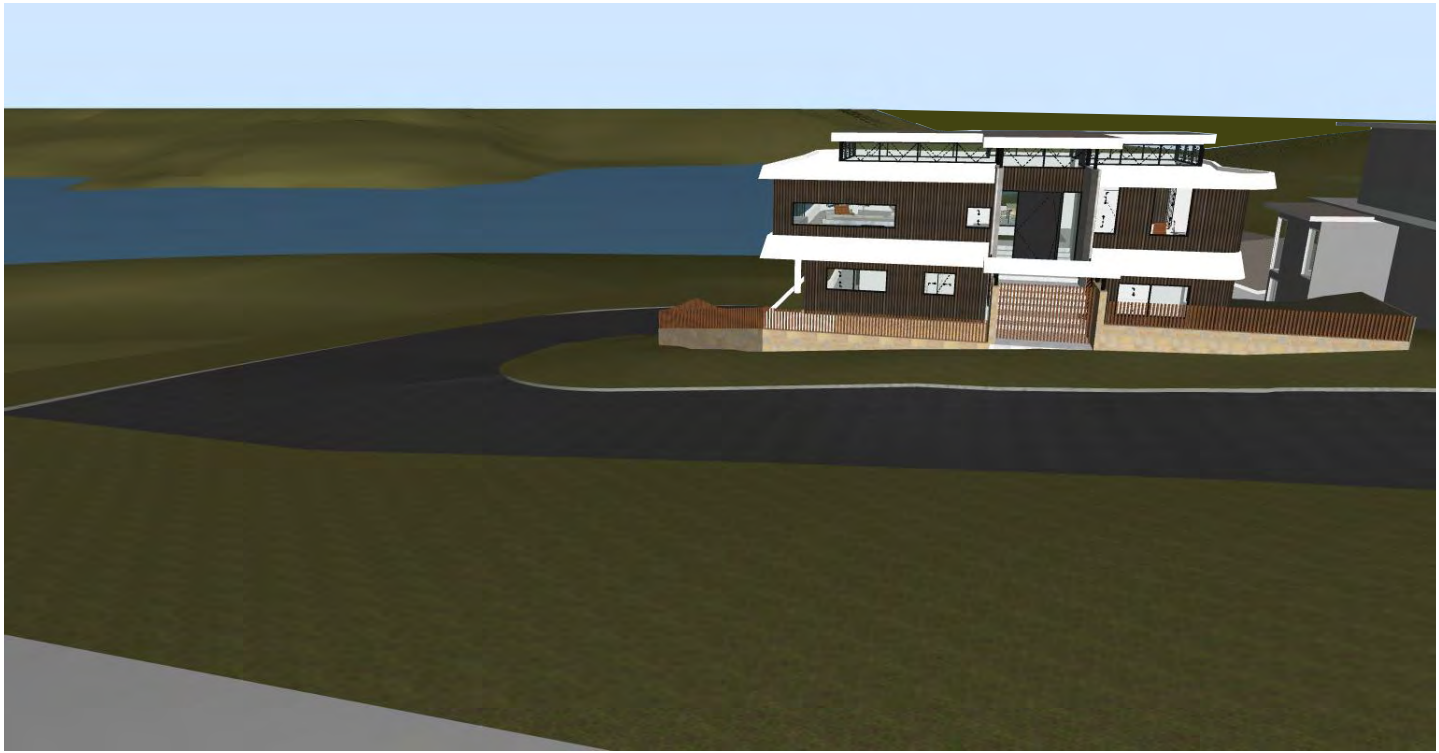
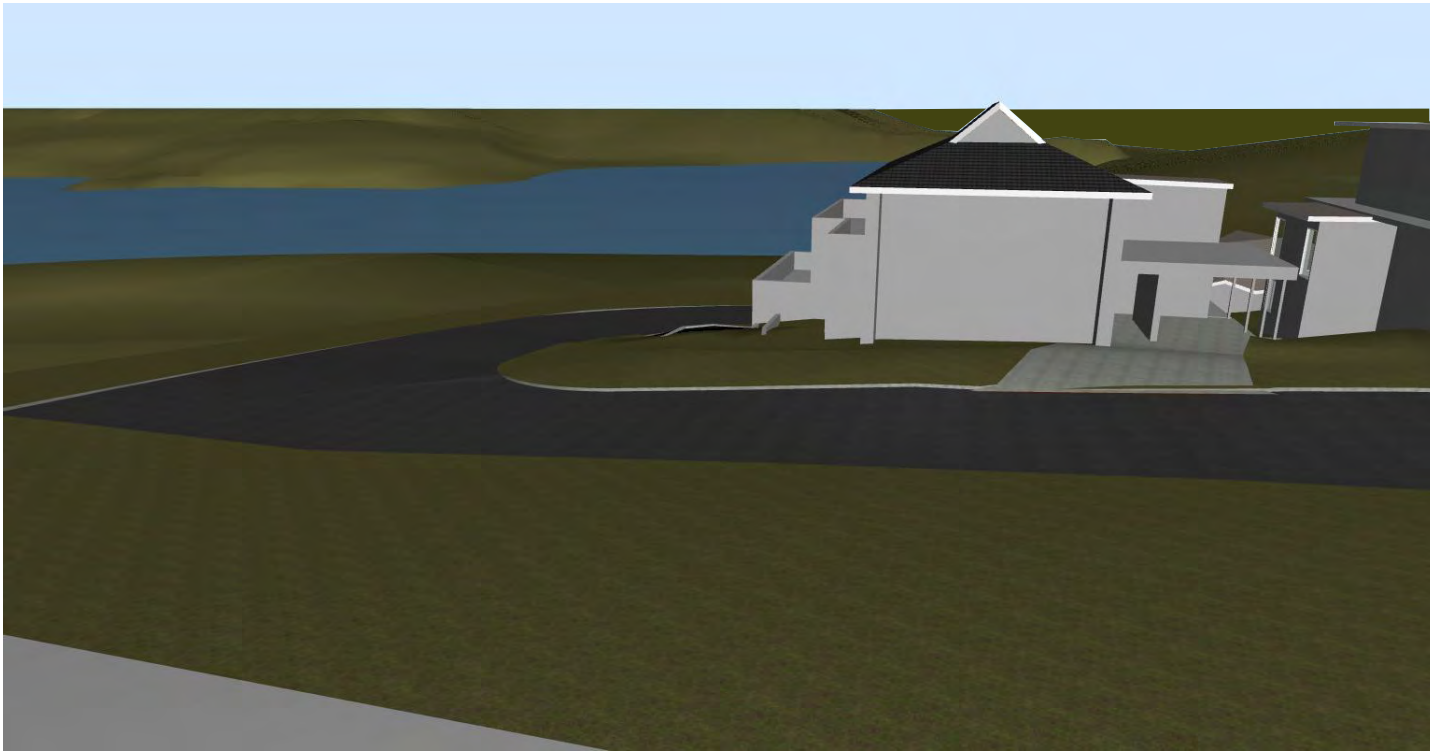
 #3 View South - Proposed



 Photo looking South



 Photo looking South-West



#2 View West - Existing



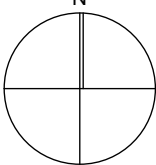

#2 View West - Proposed



Photo looking South-West



Photo looking West

	Revision	Date	Revision Note	Project: New Dwelling	Drawing: VIEW ANALYSIS FROM #2			 209/40 Yeo Street (PO Box 277), Neutral Bay, NSW 2089 T (02) 9909 8844, F (02) 9909 8833, www.sanctumdesign.com.au Copyright © Sanctum Design Consultants PTY. LTD. A.B.N. 19 080 529 246 Principal: James Cooper. Member BDANSW Nominated Architect, Ian Bassett NSW Reg. No. 6987
				Client: Kevin Mooney	Project #: MOO 0219	Issue Type: DA01		
	General Notes:			Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044	Original Sheet Size: A3	Issue Date: 21/10/2019	Revision:	
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					Chkd:	Drawn:		




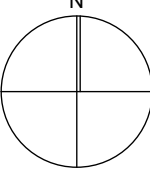

 #4 View West - Existing




 #4 View West - Proposed




 Photo looking South-West

	Revision	Date	Revision Note	Project: New Dwelling	Drawing: VIEW ANALYSIS FROM #4	 209/40 Yeo Street (PO Box 277), Neutral Bay, NSW 2089 T (02) 9909 8844, F (02) 9909 8833, www.sanctumdesign.com.au Copyright © Sanctum Design Consultants PTY. LTD. A.B.N. 19 080 529 246 Principal: James Cooper. Member BDANSW Nominated Architect, Ian Bassett NSW Reg. No. 6987
				Client: Kevin Mooney	Project #: MOO 0219 Issue Type: DA01	
	General Notes:			Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044	Original Sheet Size: A3 Issue Date: 21/10/2019	
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



 #6 View South-West - Existing

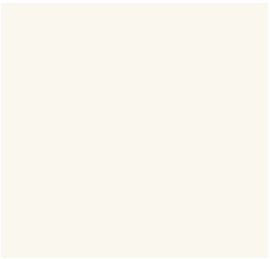



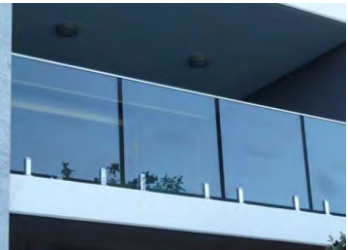




 #6 View South-West - Existing

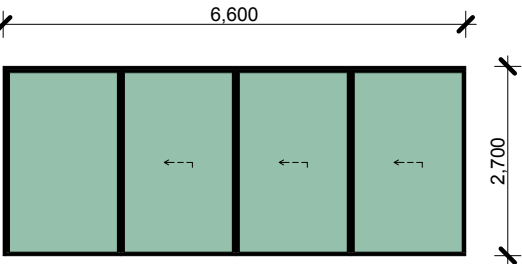
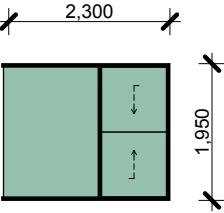
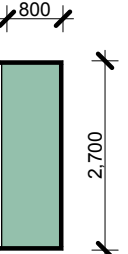

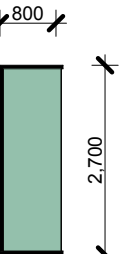
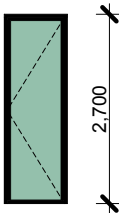
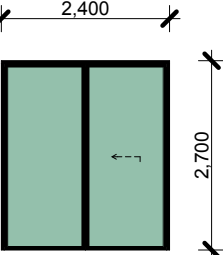
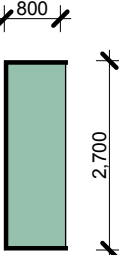
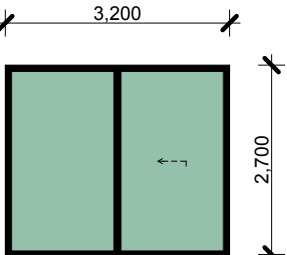
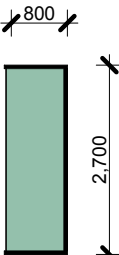
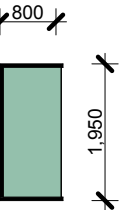
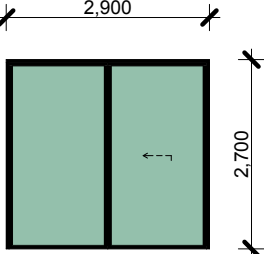


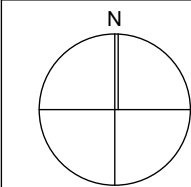
 Photo looking South-West

	Revision	Date	Revision Note	Project: New Dwelling	Drawing: VIEW ANALYSIS FROM #6			 209/40 Yeo Street (PO Box 277), Neutral Bay, NSW 2089 T (02) 9909 8844, F (02) 9909 8833, www.sanctumdesign.com.au <small>Copyright © Sanctum Design Consultants PTY. LTD. A.B.N. 19 080 529 246 Principal: James Cooper. Member BDANSW Nominated Architect, Ian Bassett NSW Reg. No. 6987</small>
				Client: Kevin Mooney	Project #:	MOO 0219	Issue Type:	DA01
	General Notes:			Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044	Original Sheet Size:	A3	Issue Date:	21/10/2019
					Scale @ A3:		Sheet #:	A 27
					Chkd:	Drawn:		Revision:

RP Render and paint Painted Dulux 'Natural White'		TB Timber Battens	
SC Sandstone cladding		BC Board-formed concrete	
GB Glass balustrade		TF Timber batten fence	
CS Cobblestone paving Stone TBC			

NOTE:
All colour selections shall be sampled and swatch tested on subject surface prior to final application. Colours represented on this schedule do NOT necessarily reflect true colours.

WINDOW No	VIEW FROM OUTSIDE	TYPE	SIZE - W x H (mm)	HEAD (nom.)	UNIT AREA (m²)	GLAZING TYPE	FRAME TYPE	WINDOW No	VIEW FROM OUTSIDE	TYPE	SIZE - W x H (mm)	HEAD (nom.)	UNIT AREA (m²)	GLAZING TYPE	FRAME TYPE
W1.01		SLIDING DOORS	6,600×2,700	2,700	17.82	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.02b		FIXED & SASHLESS DOUBLE HUNG (SILICON JOINT)	2,300×1,950	2,700	4.49	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W1.02a		FIXED CORNER WINDOW (SILICON JOINT)	800×2,700	2,700	2.16	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.03		FIXED	2,940×2,700	2,700	7.94	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W1.02b		FIXED CORNER WINDOW (SILICON JOINT)	800×2,700	2,700	2.16	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.04		HINGED DOOR	900×2,700	2,700	2.43	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W1.03		SLIDING DOOR	2,400×2,700	2,700	6.48	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.05a		FIXED CORNER WINDOW (SILICON JOINT)	800×2,700	2,700	2.16	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W2.01		SLIDING DOOR	3,200×2,700	2,700	8.64	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.05b		FIXED CORNER WINDOW (SILICON JOINT)	800×2,700	2,700	2.16	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W2.02a		FIXED CORNER WINDOW (SILICON JOINT)	800×1,950	2,700	1.56	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.06		SLIDING DOOR	2,900×2,700	2,700	7.83	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.



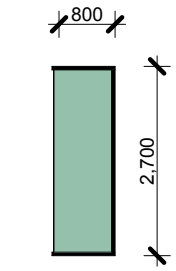
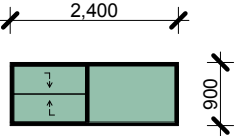
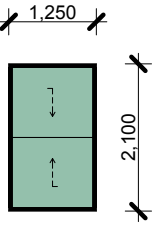
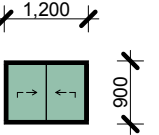
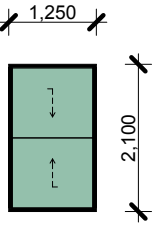
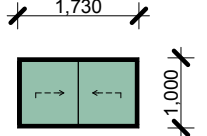
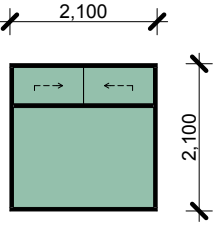
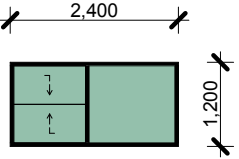
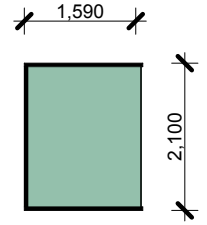
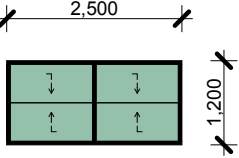
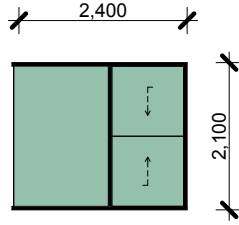
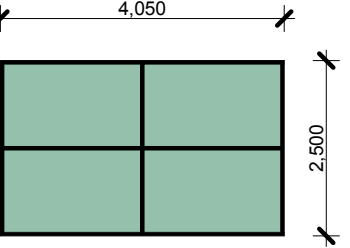
Revision	Date	Revision Note
General Notes:		

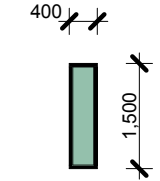
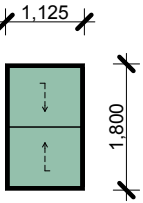
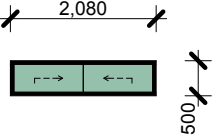
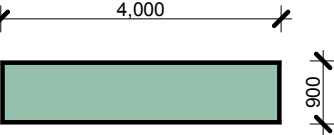
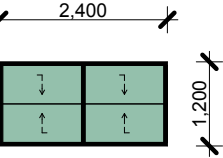
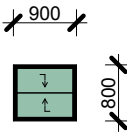
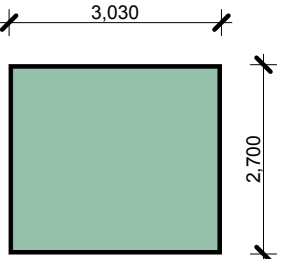
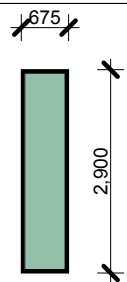
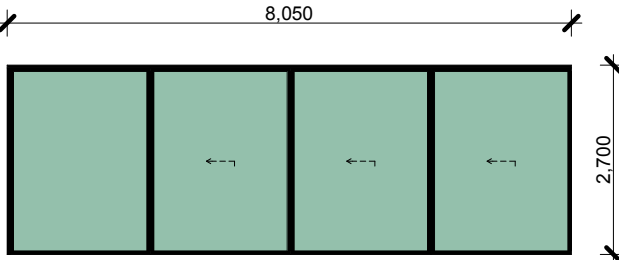
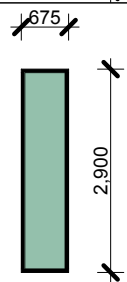
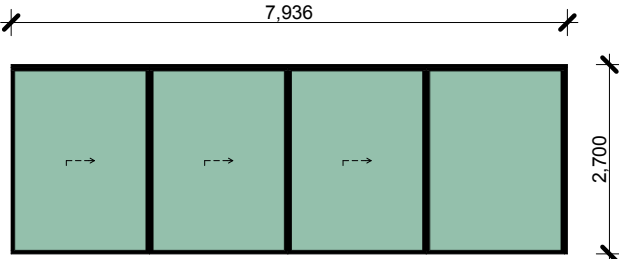
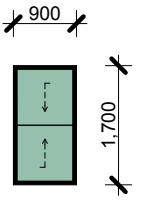
Project:	New Dwelling	Drawing:	WINDOW SCHEDULE 1
Client:	Kevin Mooney	Project #:	MOO 0219
Address:	1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044	Issue Type:	DA01
		Original Sheet Size:	A3
		Issue Date:	21/10/2019
		Scale @ A3:	
		Sheet #:	Revision:
		Chkd:	Drawn:
			A 29



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Principal: James Cooper. Member BDANSW
Nominated Architect, Ian Bassett NSW Reg. No. 6987

WINDOW No	VIEW FROM OUTSIDE	TYPE	SIZE - W x H (mm)	HEAD (nom.)	UNIT AREA (m²)	GLAZING TYPE	FRAME TYPE	WINDOW No	VIEW FROM OUTSIDE	TYPE	SIZE - W x H (mm)	HEAD (nom.)	UNIT AREA (m²)	GLAZING TYPE	FRAME TYPE
W2.07b		FIXED CORNER WINDOW (SILICON JOINT)	800×2,700	2,700	2.16	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.12		FIXED & SASHLESS DOUBLE HUNG	2,400×900	2,400	2.16	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W2.08		SASHLESS DOUBLE HUNG	1,250×2,100	2,700	2.63	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.13		SLIDING	1,200×900	2,400	1.08	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W2.09		SASHLESS DOUBLE HUNG	1,250×2,100	2,700	2.63	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.14		SLIDING	1,730×1,000	2,400	1.73	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W2.10		FIXED & SLIDING	2,100×2,100	2,700	4.41	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.15		FIXED & SASHLESS DOUBLE HUNG	2,400×1,200	2,400	2.88	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W2.11a		FIXED (SILICON JOINT)	1,590×2,100	2,700	3.34	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.16		SASHLESS DOUBLE HUNG	2,500×1,200	2,400	3.00	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W2.11b		FIXED & SASHLESS DOUBLE HUNG (SILICON JOINT)	2,400×2,100	2,700	5.04	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W2.17		FIXED	4,050×2,500		10.12	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.

WINDOW No	VIEW FROM OUTSIDE	TYPE	SIZE - W x H (mm)	HEAD (nom.)	UNIT AREA (m²)	GLAZING TYPE	FRAME TYPE	WINDOW No	VIEW FROM OUTSIDE	TYPE	SIZE - W x H (mm)	HEAD (nom.)	UNIT AREA (m²)	GLAZING TYPE	FRAME TYPE
W2.18		FIXED	400×1,500	2,400	0.60	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W3.04		SASHLESS DOUBLE HUNG	1,125×1,800	2,700	2.03	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W2.19		SLIDING	2,080×500	2,400	1.04	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W3.05		FIXED	4,000×900	1,800	3.60	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W2.20		SASHLESS DOUBLE HUNG	2,400×1,200	2,400	2.88	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W3.06		SASHLESS DOUBLE HUNG	900×800	1,800	0.72	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W3.01		FIXED	3,030×2,700	2,700	8.18	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W3.07		FIXED	675×2,900	2,900	1.96	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W3.02		SLIDING	8,050×2,700	2,700	21.74	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W3.08		FIXED	675×2,900	2,900	1.96	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W3.03		SLIDING	7,936×2,700	2,700	21.43	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W3.09		SASHLESS DOUBLE HUNG	900×1,700	2,700	1.53	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.

Revision

Date

Revision Note

Project:

New Dwelling

Client:

Kevin Mooney

Address:

1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044

Drawing:

WINDOW SCHEDULE 3

Project #:

MOO 0219

Issue Type:

DA01

Original Sheet Size:

A3

Issue Date:

21/10/2019

Scale @ A3:

Sheet #:

Revision:

Chkd:

Drawn:

A 31

General Notes:

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Principal: James Cooper. Member BDANSW

Nominated Architect, Ian Bassett NSW Reg. No. 6987

WINDOW No	VIEW FROM OUTSIDE	TYPE	SIZE - W x H (mm)	HEAD (nom.)	UNIT AREA (m²)	GLAZING TYPE	FRAME TYPE	WINDOW No	VIEW FROM OUTSIDE	TYPE	SIZE - W x H (mm)	HEAD (nom.)	UNIT AREA (m²)	GLAZING TYPE	FRAME TYPE
W3.10		SASHLESS DOUBLE HUNG	1,250×1,700	2,700	2.13	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W3.16		SLIDING	3,800×2,700	2,700	10.26	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W3.11		SASHLESS DOUBLE HUNG	2,500×1,700	2,700	4.25	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W4.01		AWNING	2,950×800	Ceiling	2.36	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W3.12		FIXED	4,050×2,750	2,700	11.14	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W4.02		AWNING	2,600×800	Ceiling	2.08	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W3.13		SASHLESS DOUBLE HUNG	900×2,200	2,700	1.98	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W4.03		AWNING	4,150×800	Ceiling	3.32	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W3.14		SASHLESS DOUBLE HUNG	2,500×900	2,700	2.25	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W4.04		AWNING	4,050×800	Ceiling	3.24	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.
W3.15		SASHLESS DOUBLE HUNG	900×2,200	2,700	1.98	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.	W4.05		AWNING	3,850×800	Ceiling	3.08	AS PER BASIX REQUIREMENTS. CLEAR OR NEUTRAL, TO BE CONFIRMED BY OWNER	AS PER BASIX REQUIREMENTS. MATT BLACK.

Revision	Date	Revision Note
General Notes:		

Project:
New Dwelling

Client:
Kevin Mooney

Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Drawing:
WINDOW SCHEDULE 4

Project #:
MOO 0219

Original Sheet Size:
A3

Scale @ A3:

Chkd:

Issue Type:
DA01

Issue Date:
21/10/2019

Sheet #:

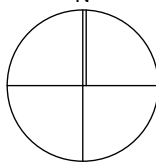
Drawn:


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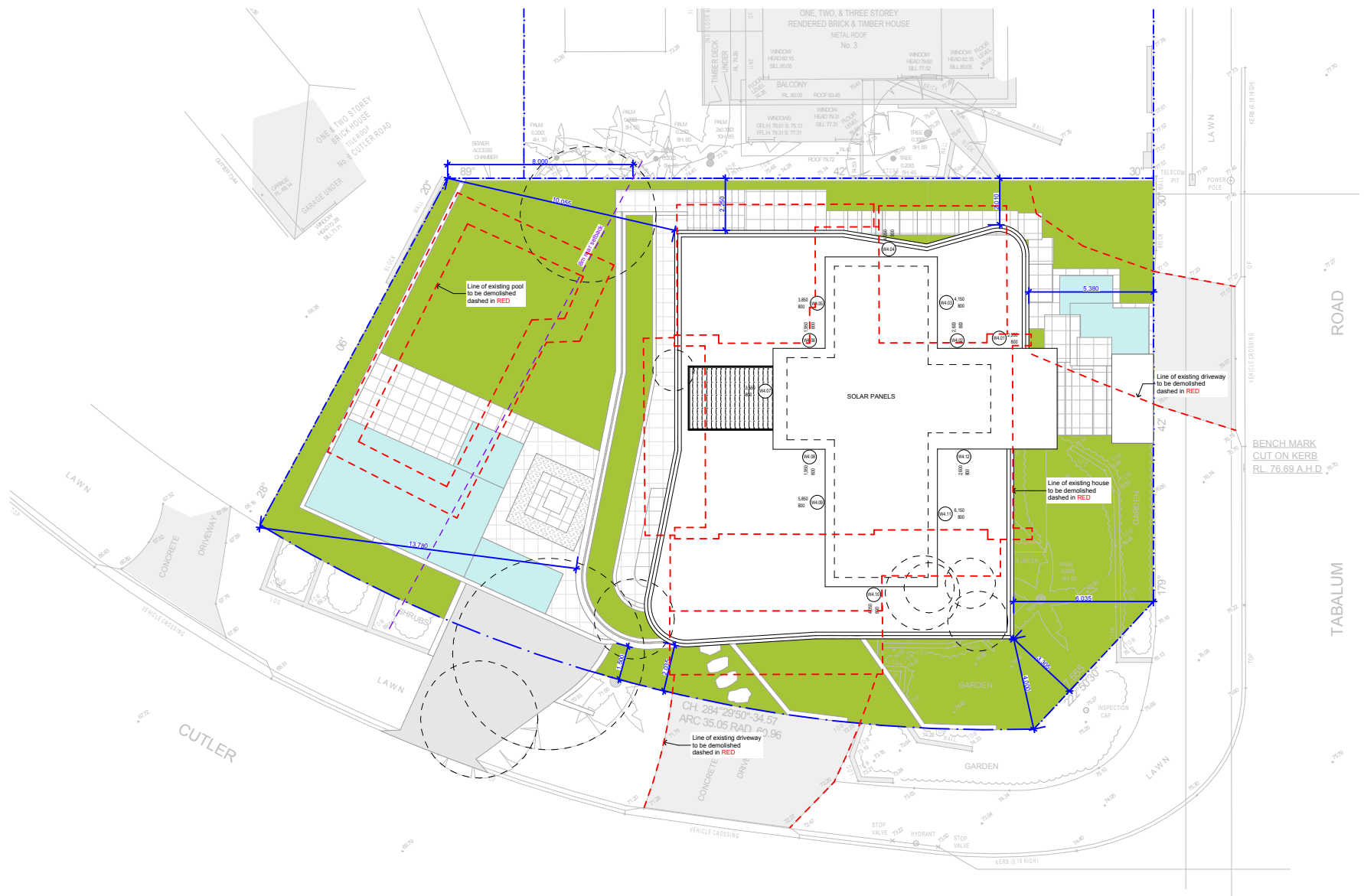
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Principal: James Cooper. Member BDANSW
Nominated Architect, Ian Bassett NSW Reg. No. 6987

<div>NatHERS Thermal Comfort & BASIX Inclusions - 1 Tabalum Road, Balgowlah Heights</div> <div><div>Glazing Doors/Windows</div><div>Aluminium frame double performance glazing: U-value: 2.90 (equal to or lower than) SHGC: 0.51 (±10%) Given values are AFRC total window system values (glass and frame)</div></div> <div><div>Roof</div><div>Concrete with R1.0 external insulation</div></div> <div><div>External Colour</div><div>Light (SA<0.475)</div></div> <div><div>Ceiling</div><div>Plasterboard ceiling with R4.5 insulation (insulation only value) to soffit of concrete where roof is over Plasterboard ceiling with R2.5 insulation (insulation only value) to soffit of concrete where balcony is over Plasterboard ceiling with an R2.5 to garage ceiling where habitable rooms above</div></div> <div><div>Ceiling Penetrations</div><div>1 sealed LED light per 4m² of ceiling area</div></div> <div><div>External Wall</div><div>Concrete walls with R2.5 insulation (insulation only value) plasterboard lined</div></div> <div><div>External Colour</div><div>Light (SA<0.475)</div></div> <div><div>Walls within dwellings</div><div>Concrete</div></div> <div><div>Floors</div><div>Concrete slab on ground with a minimum R2.5 insulation (insulation only value) Suspended concrete with a minimum R3.0 insulation (insulation only value) Concrete between levels, no insulation required</div></div> <div><div>Floor coverings</div><div>Timber to bedrooms and tiles elsewhere</div></div> <div><div>Alternative water</div><div>Tank size: 5,000L Collecting from 200m2 roof area Connected to outdoor tap for irrigation of landscaping</div></div> <div><div>Alternative Energy</div><div>Solar Photovoltaic system minimum of 5.0 peak KW</div></div> <div><div>Hot water system</div><div>5 star gas instantaneous</div></div>				
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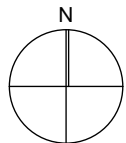
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				Client: Kevin Mooney	Project #:	MOO 0219	Issue Type: DA01				
	General Notes:			Address: 1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044	Original Sheet Size:	A3	Issue Date: 21/10/2019				
					Scale @ A3:		Sheet #: A 34				
										Chkd:	Drawn:



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Principal: James Cooper. Member BDANSW
Nominated Architect, Ian Bassett NSW Reg. No. 6987



SITE PLAN
1:250



Revision Date Revision Note

Project:

New Dwelling

Drawing:

NOTIFICATION PLAN

Client:

Kevin Mooney

Project #:

MOO 0219

Issue Type:

DA01

Original Sheet Size:

A3

Issue Date:

22/10/2019

General Notes:

Address:

**1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

Scale @ A3:

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Sheet #:

Revision:

Chkd:

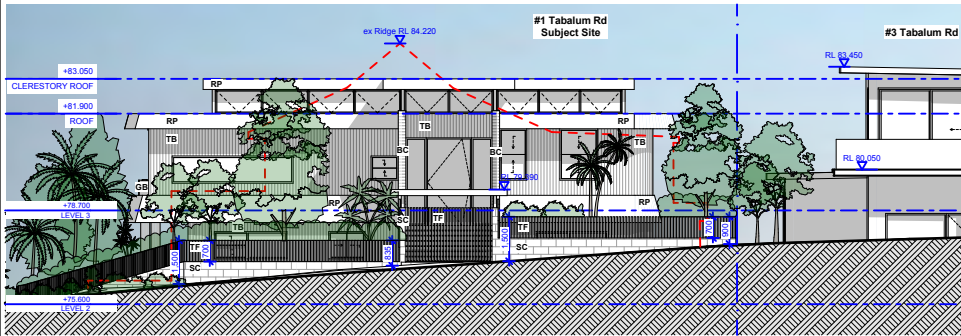
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A 35

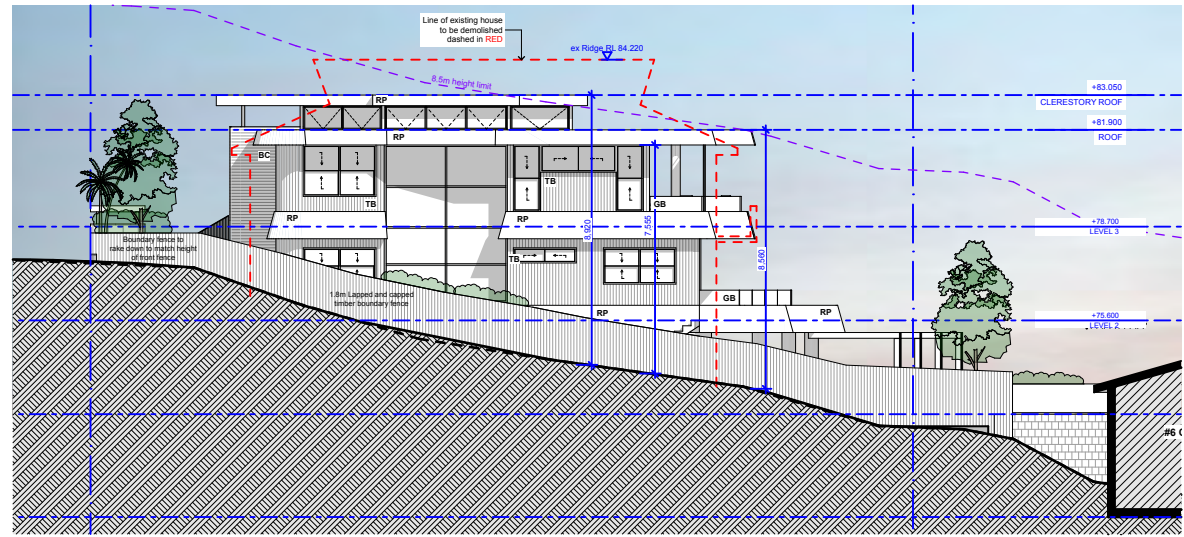
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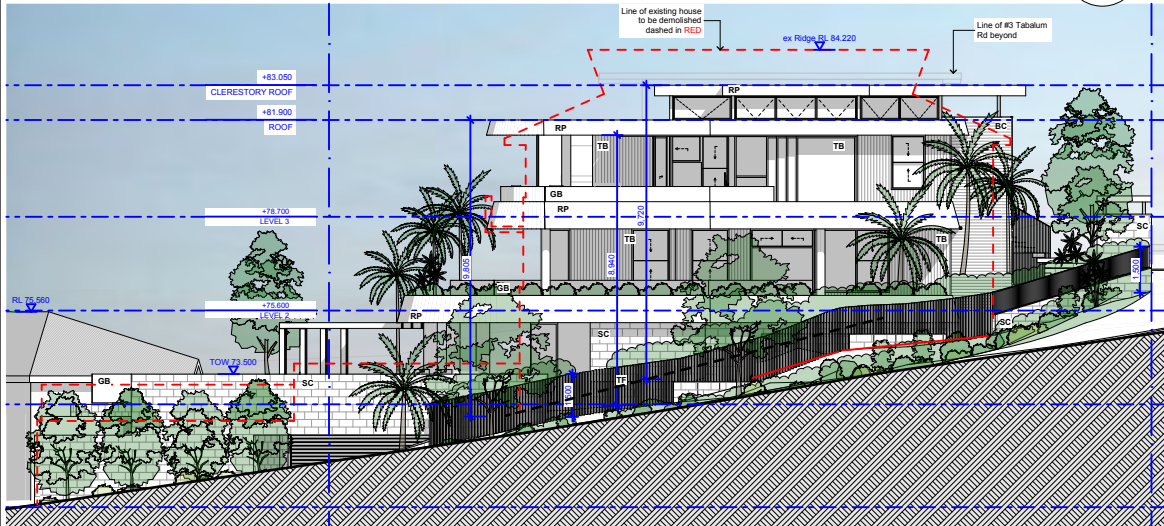
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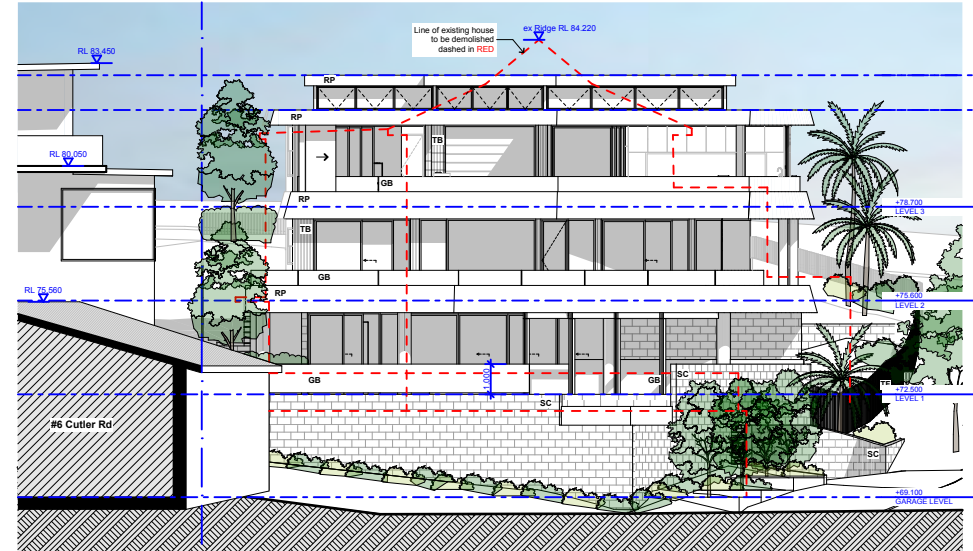
EAST ELEVATION
1:250



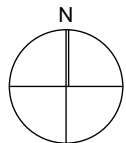
NORTH ELEVATION
1:250



SOUTH ELEVATION
1:250



WEST ELEVATION
1:250



Revision Date Revision Note

Project:

New Dwelling

Drawing:

NOTIFICATION PLAN

Client:

Kevin Mooney

Project #:

MOO 0219

Issue Type:

DA01

Original Sheet Size:

A3

Issue Date:

22/10/2019

Scale @ A3:

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Sheet #:

Revision:

Chkd:

Drawn:

A 36

General Notes:

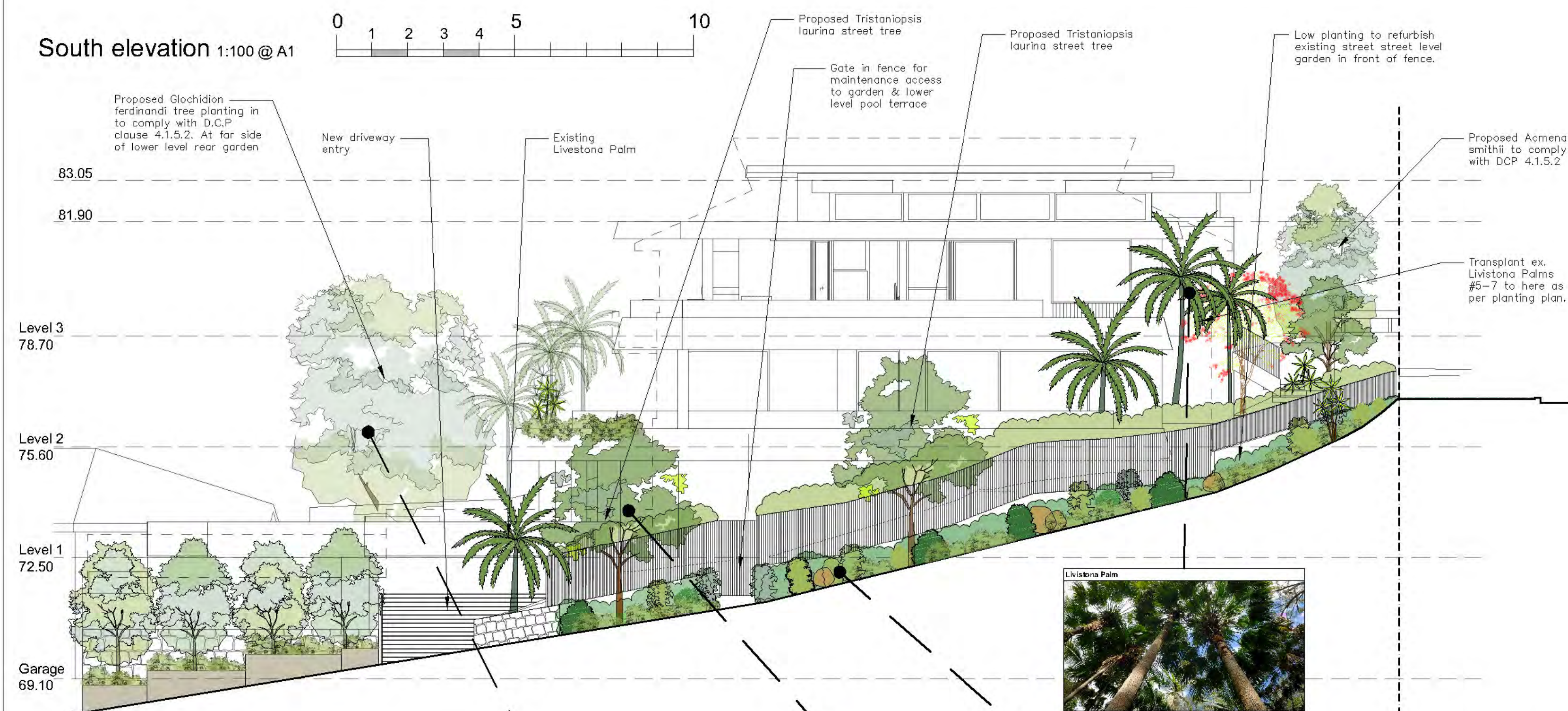
Address: **1 Tabalum Rd, Balgowlah Heights
Lot 20, Section 58, DP 758044**

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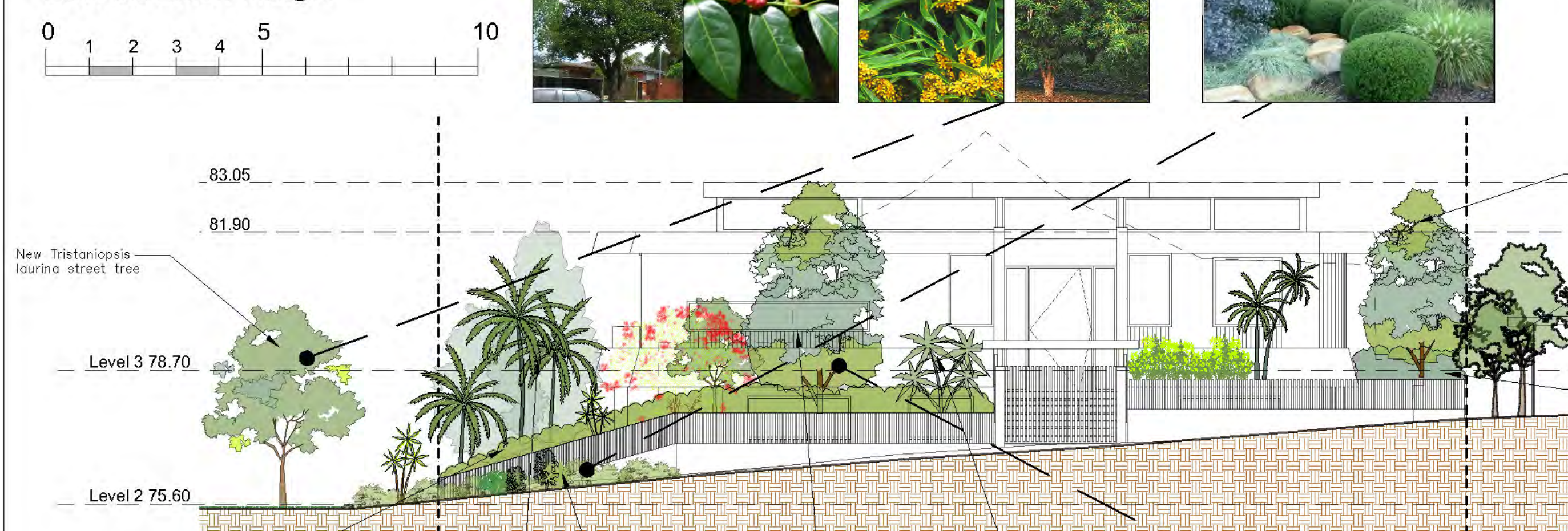
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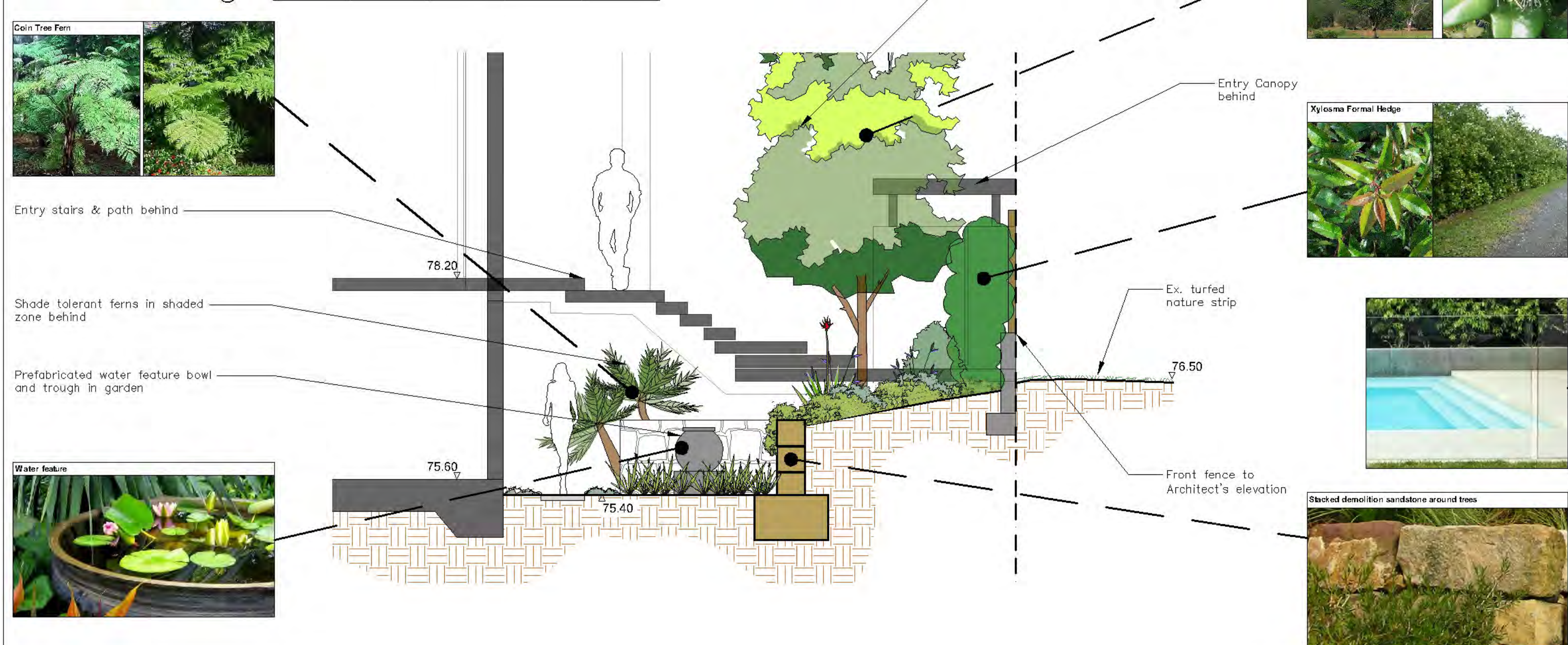
South elevation 1:100 @ A1



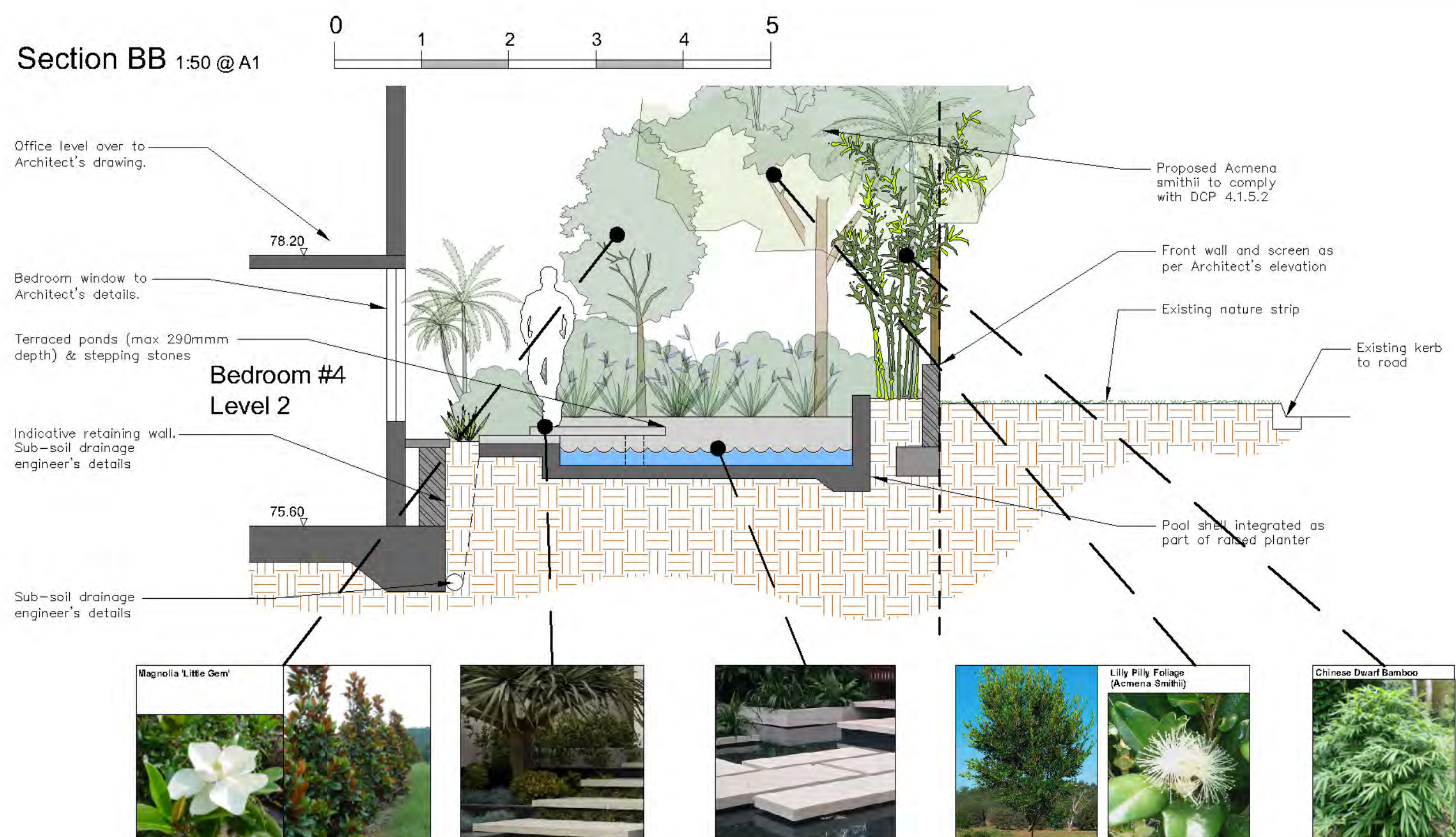
East elevation 1:100 @ A1



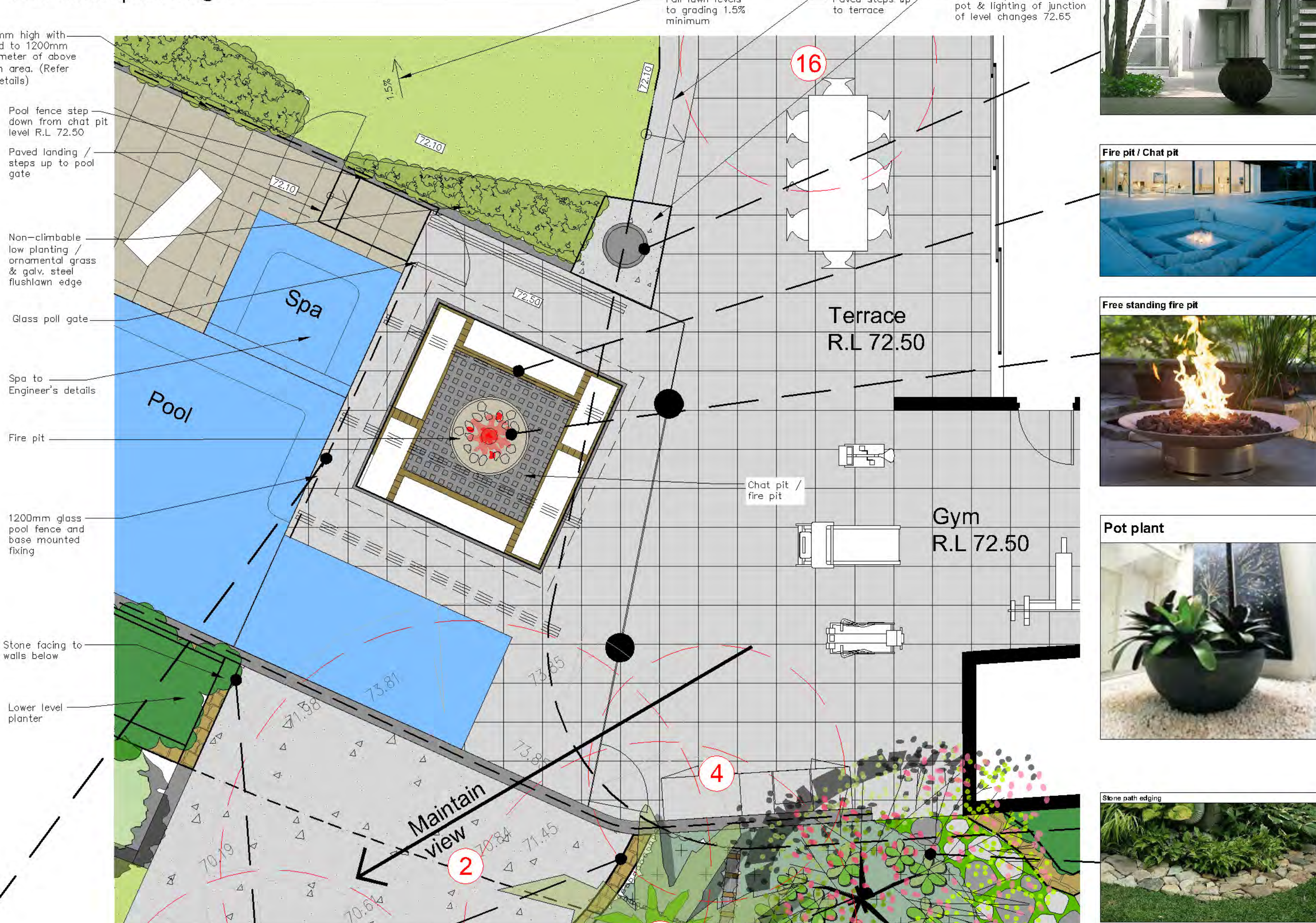
Section AA 1:50 @ A1

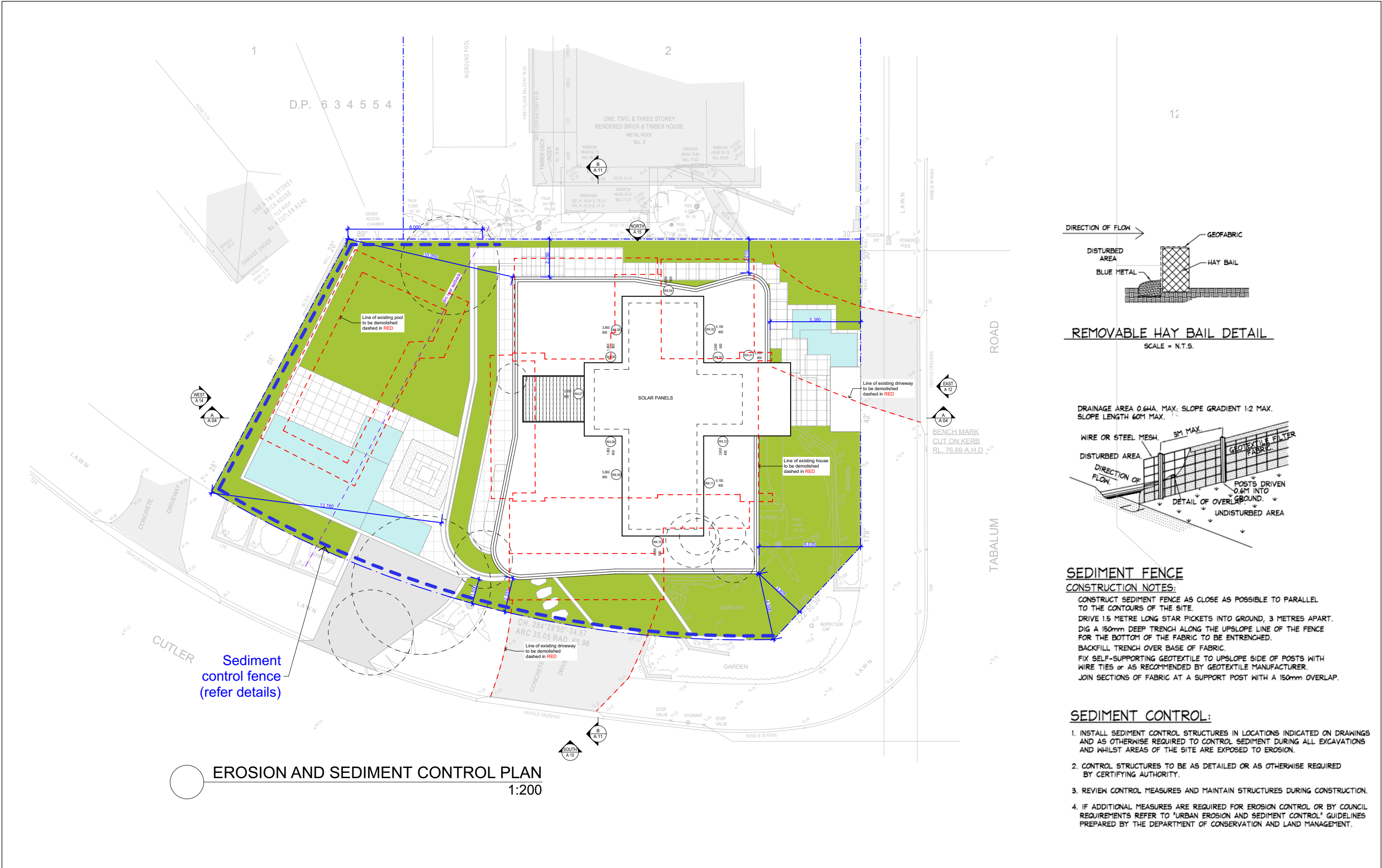


Section BB 1:50 @ A1



Pool detail plan 1:50 @ A1





<div><div>N</div></div>	Revision	Date	Revision Note	Project: New Dwelling	Drawing: EROSION AND SEDIMENT CONTROL PLAN			<div><div>209/40 Yeo Street (PO Box 277), Neutral Bay, NSW 2089 T (02) 9909 8844, F (02) 9909 8833, www.sanctumdesign.com.au Copyright © Sanctum Design Consultants PTY. LTD. A.B.N. 19 080 529 246 Principal: James Cooper. Member BDANSW Nominated Architect, Ian Bassett NSW Reg. No. 6987</div></div>	
				Client: Kevin Mooney	Project #:	MOO 0219	Issue Type:		DD01
	General Notes:				Original Sheet Size:	A3	Issue Date:		26/09/2019
Address:					1 Tabalum Rd, Balgowlah Heights Lot 20, Section 58, DP 758044			Scale @ A3:	1:200
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