DOCUMENTS BY OTHER CONSULTANTS



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SHEET NUMBER

DA 000	CC
DA 001	SIT
DA 002	PR
DA 003	DE
DA 003A	EX
DA 004	PR
DA 005	PR
DA 006	PR
DA 007	ELE
DA 008	ELE
DA 009	ELE
DA 010	ELE
DA 011	SEG
DA 012	SEG
DA 013	SH.
DA 014	SH.
DA 015	SH.
DA 016	ER
DA 017	STO
DA 018	EX
DA 019	LA
DA 020	DC
DA 021	DC
DA 022	ΡA
DA 023	DR
DA 025	ΒA
NP 001	NC
NP 002	NC

	BILGOLA BESPOKE P: 0408 552 202 E: hello@bilaolabespoke.com.au	PROJECT 22-002 BEACON HILL R	esidence	scale @ A3
BILGOLA BESPOKE	W: bilgolgbespoke.com.gu	project address 6 TUSCAN PLACE, BEACON HILL, SYDNEY, NSW, 2100	client AINSLIE SCHOBER & JOSEPH PESENTI	DRAWN BY LL CHECKED BY JM

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SURVEY PLAN BY SCS ENGINEERING SURVEYORS

STATEMENT OF ENVIRONMENTAL EFFECTS BY KIM BURRELL PLANNING

BUSHFIRE HAZARD ASSESSMENT REPORT BY BUSHFIRE PLANNING SERVICES

CAR PARK / ACCESS CERTIFICATION REPORT BY POSITIVE TRAFFIC

PMENT APPLICATION DRAWING...

SHEET NAME

OVER PAGE & DRAWING REGISTER TE ANALYSIS PLAN ROPOSED SITE PLAN EMOLITION PLAN (ISTING SITE PLAN ROPOSED GROUND FLOOR PLAN ROPOSED FIRST FLOOR PLAN

ROPOSED ROOF PLAN

EVATION - NORTH

EVATION - EAST

EVATION - SOUTH

EVATION - WEST

ECTION A

ECTION B & SECTION C

HADOW DIAGRAMS - 9AM WINTER

HADOW DIAGRAMS - 12PM WINTER

ADOW DIAGRAMS - 3PM WINTER

ROSION CONTROL/WASTE MANAGEMENT PLAN

ORMWATER MANAGEMENT PLAN

TERNAL FINISHES & MATERIALS

ANDSCAPE & GFA CALCULATIONS

OORS AND WINDOWS A

OORS AND WINDOWS B

ARKING / TURNING CIRCLE DIAGRAM

RIVEWAY / EXCAVATION / FILL PLAN

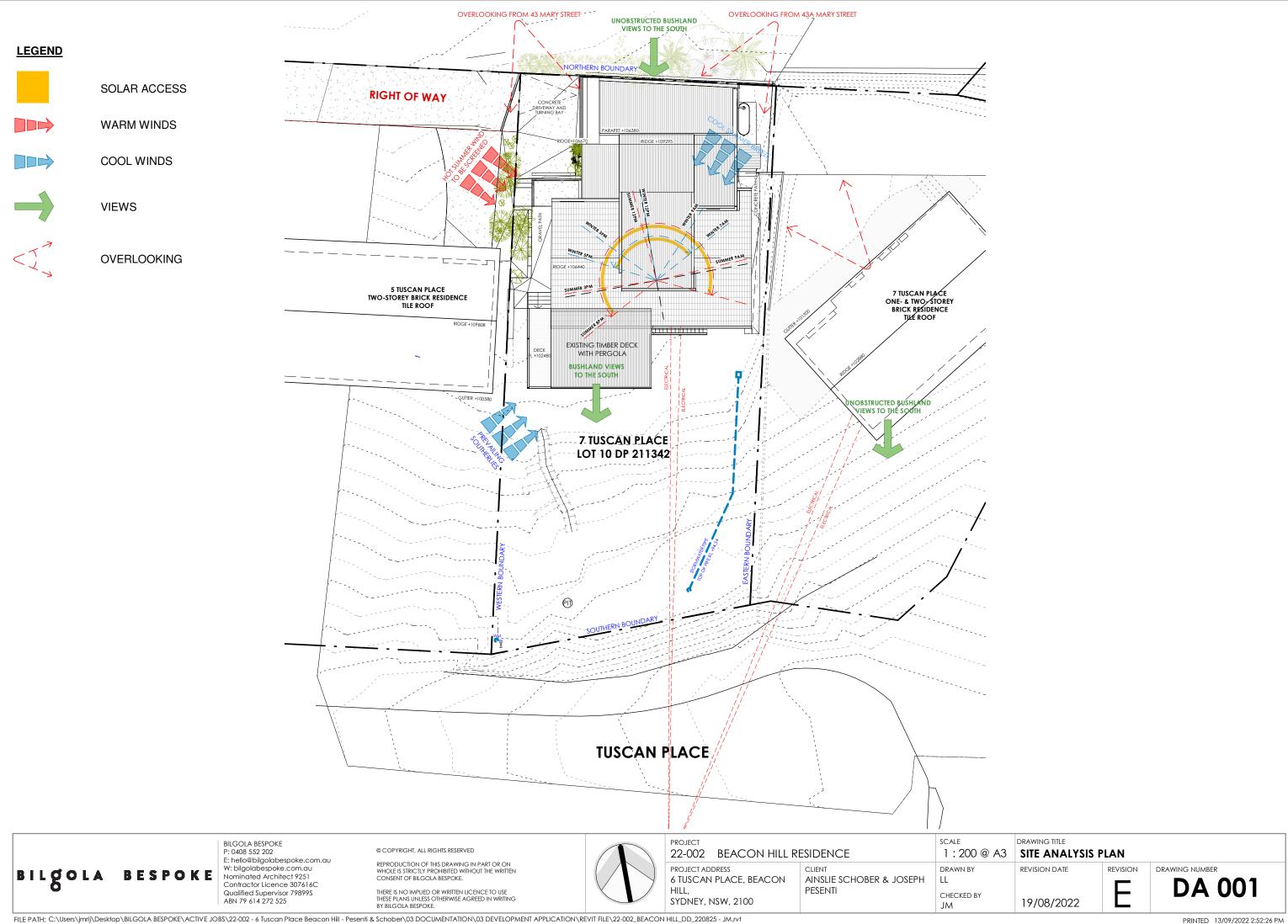
ASIX REQUIREMENTS

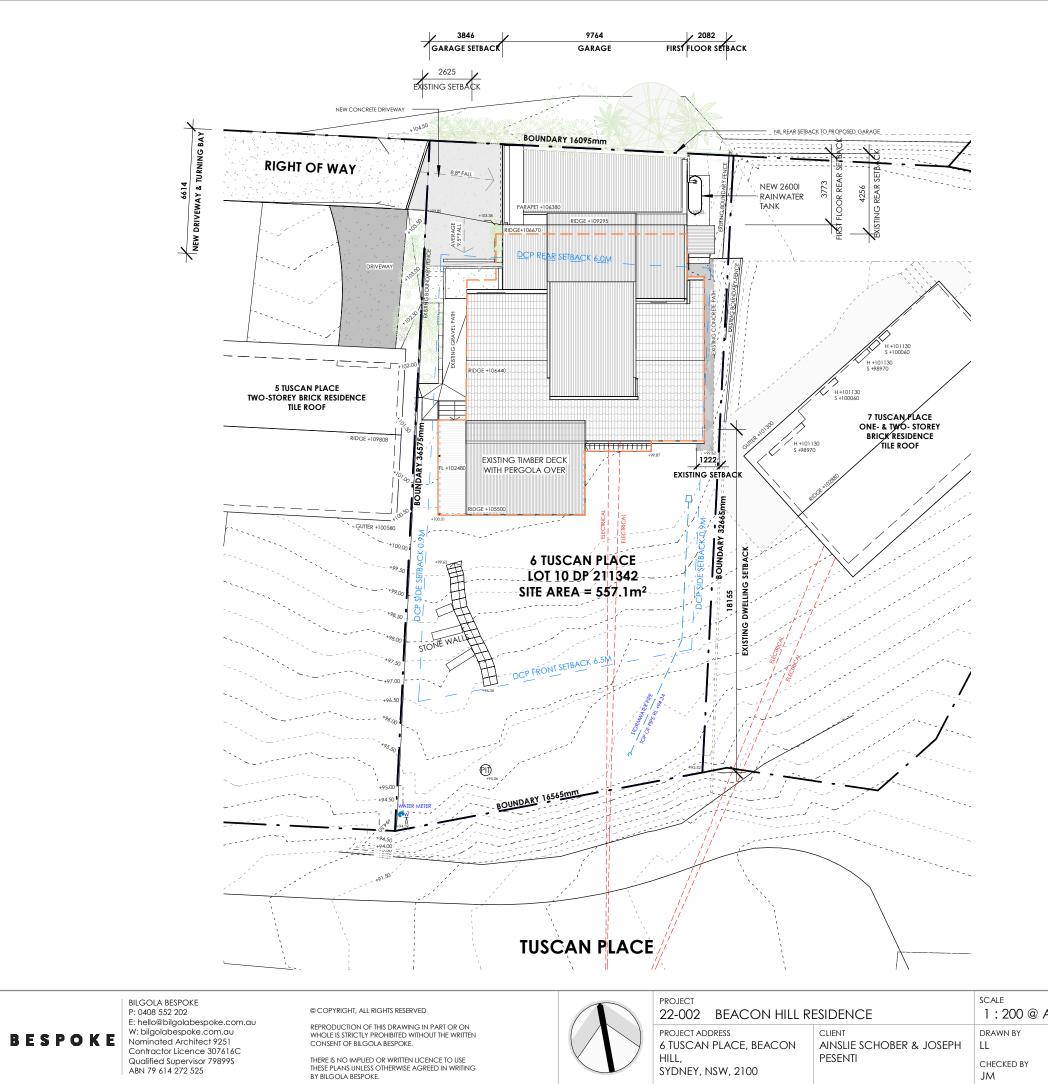
OTIFICATION PLAN A

OTIFICATION PLAN B

DRAWING TITLE **COVER PAGE & DRAWING REGISTER** REVISION DRAWING NUMBER **REVISION DATE DA 000** E 19/08/2022

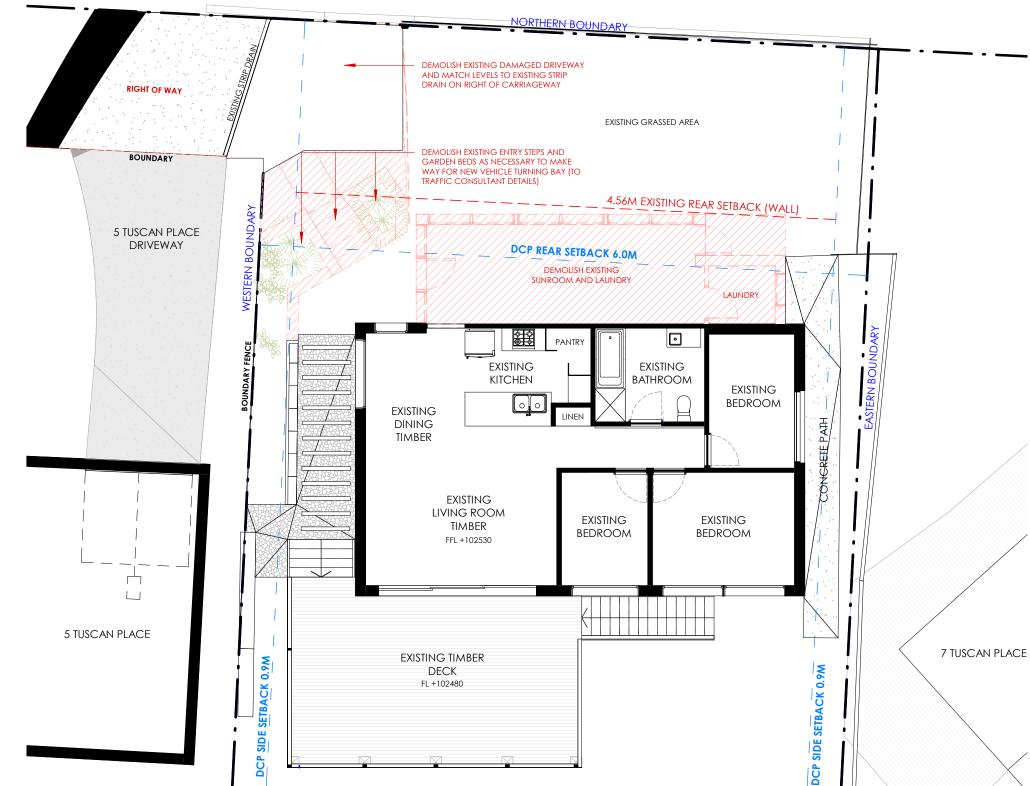
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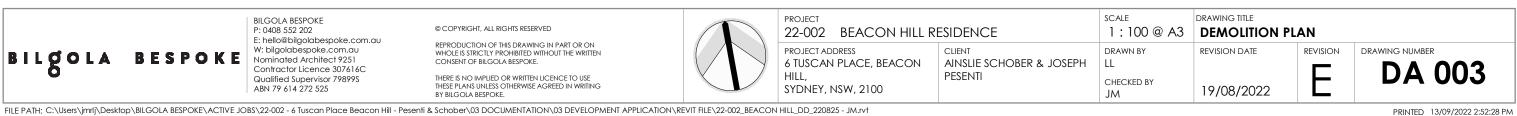




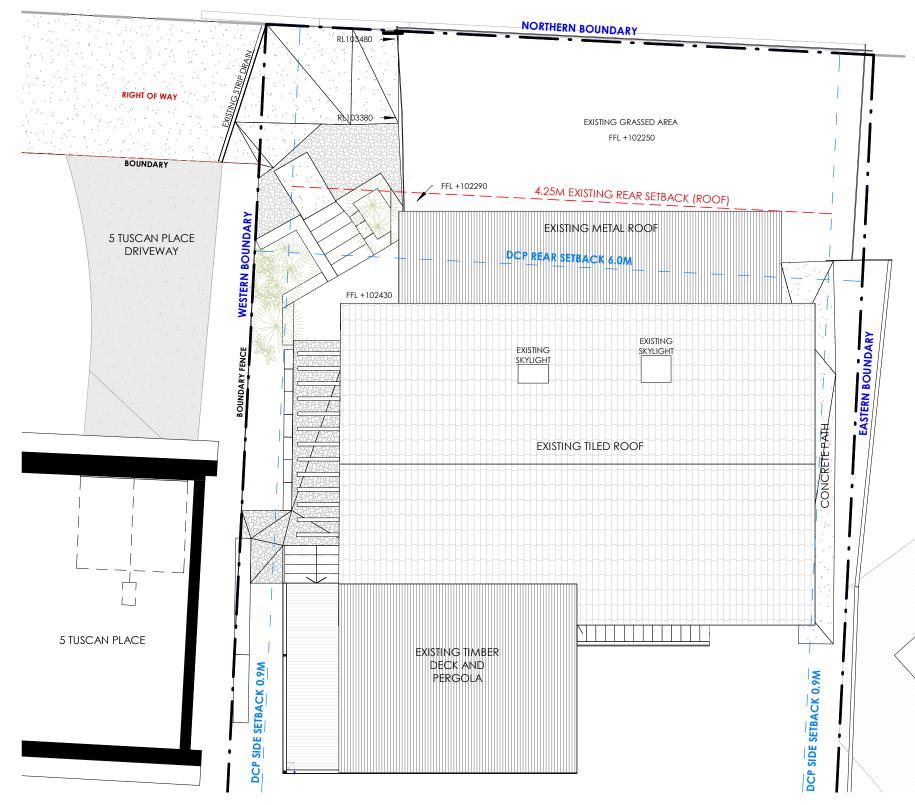
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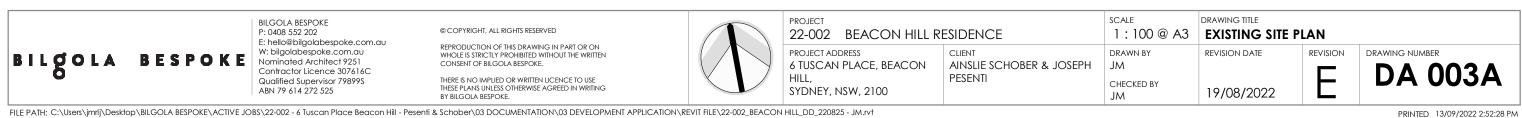




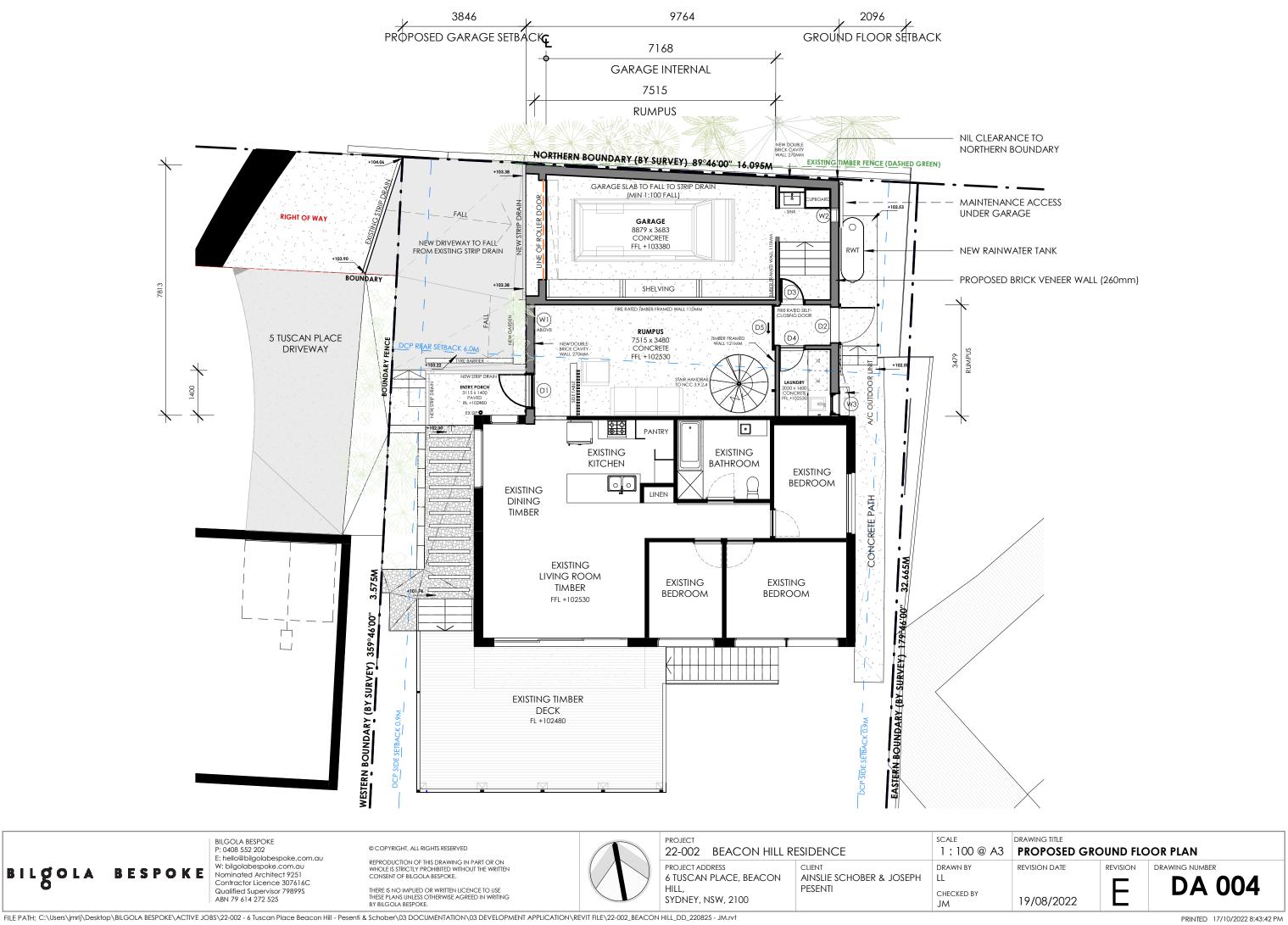


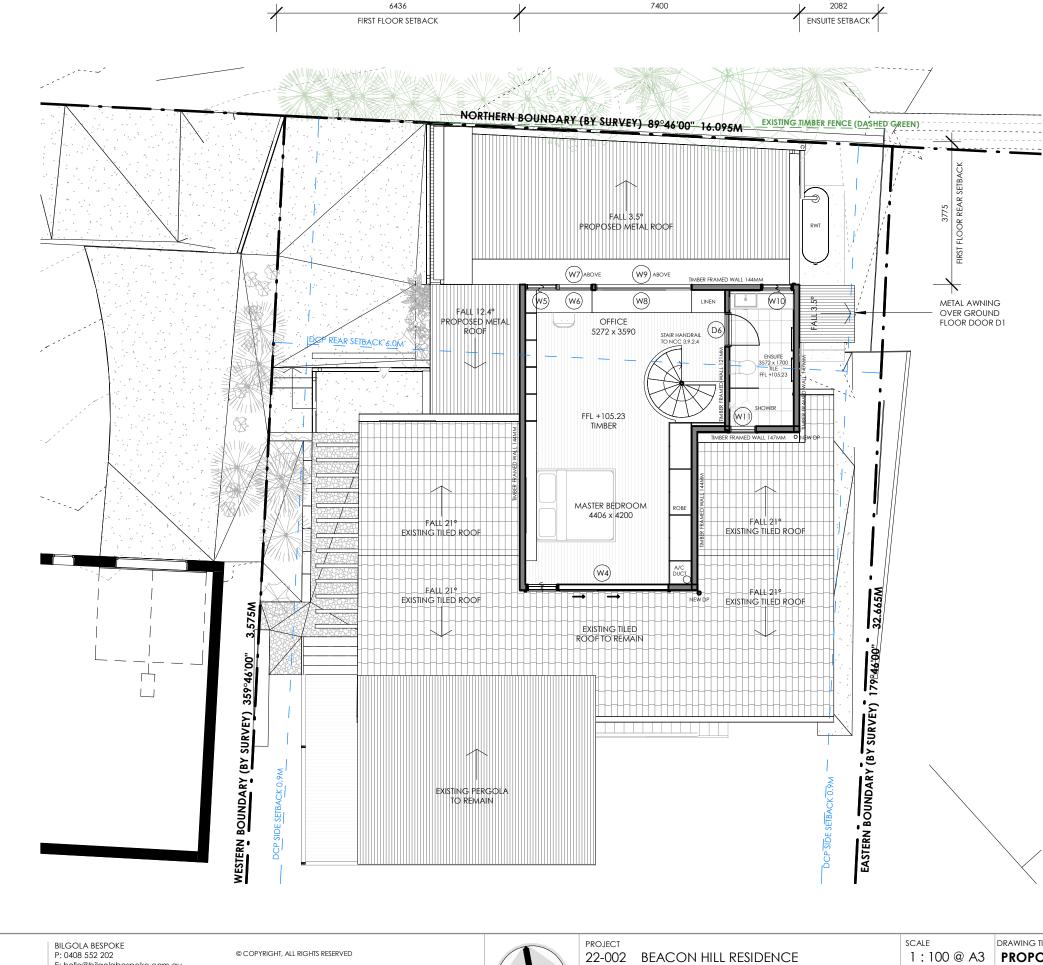














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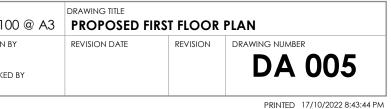
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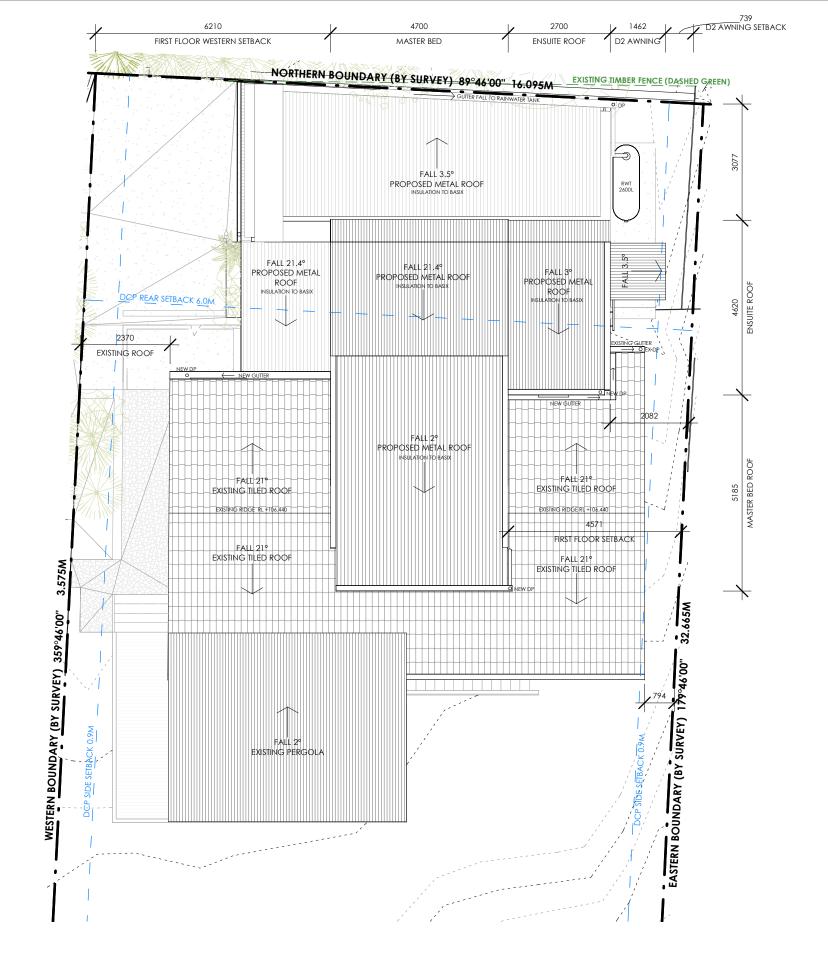
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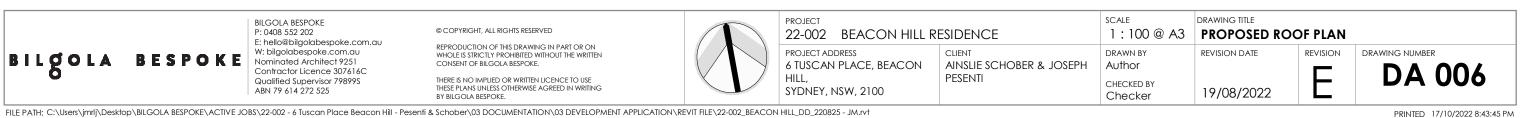
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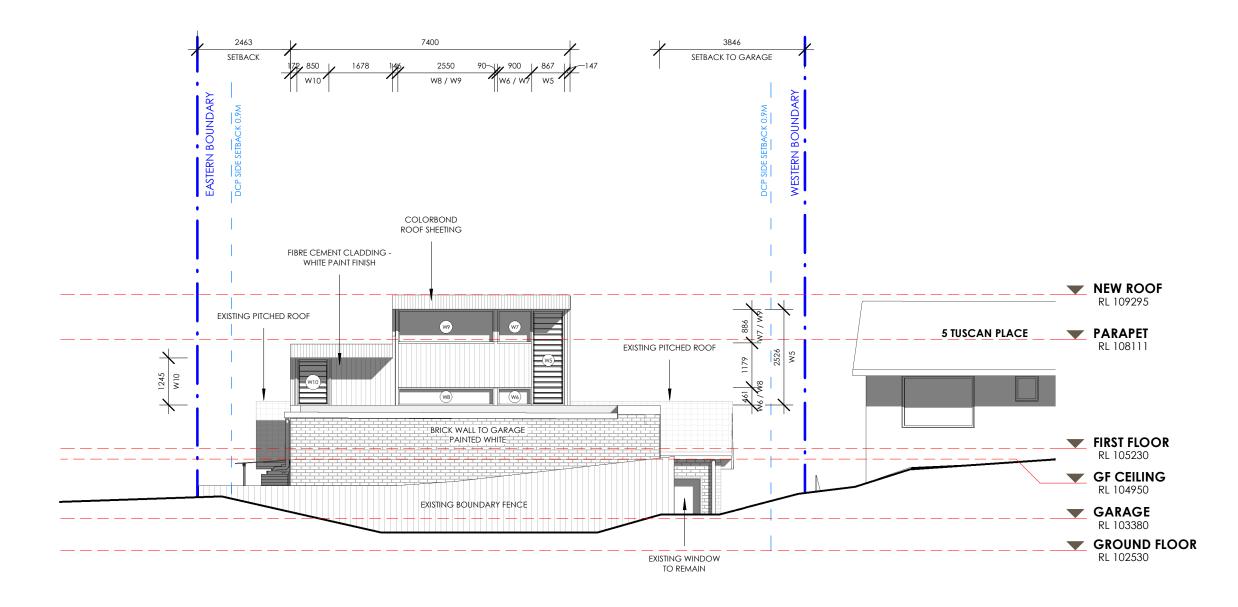
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PROJECT ADDRESS 6 TUSCAN PLACE, BEACON HILL, SYDNEY, NSW, 2100	CLIENT AINSLIE SCHOBER & JOSEPH PESENTI	DRAWN BY LL CHECKED BY JM

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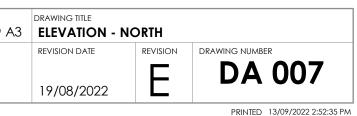


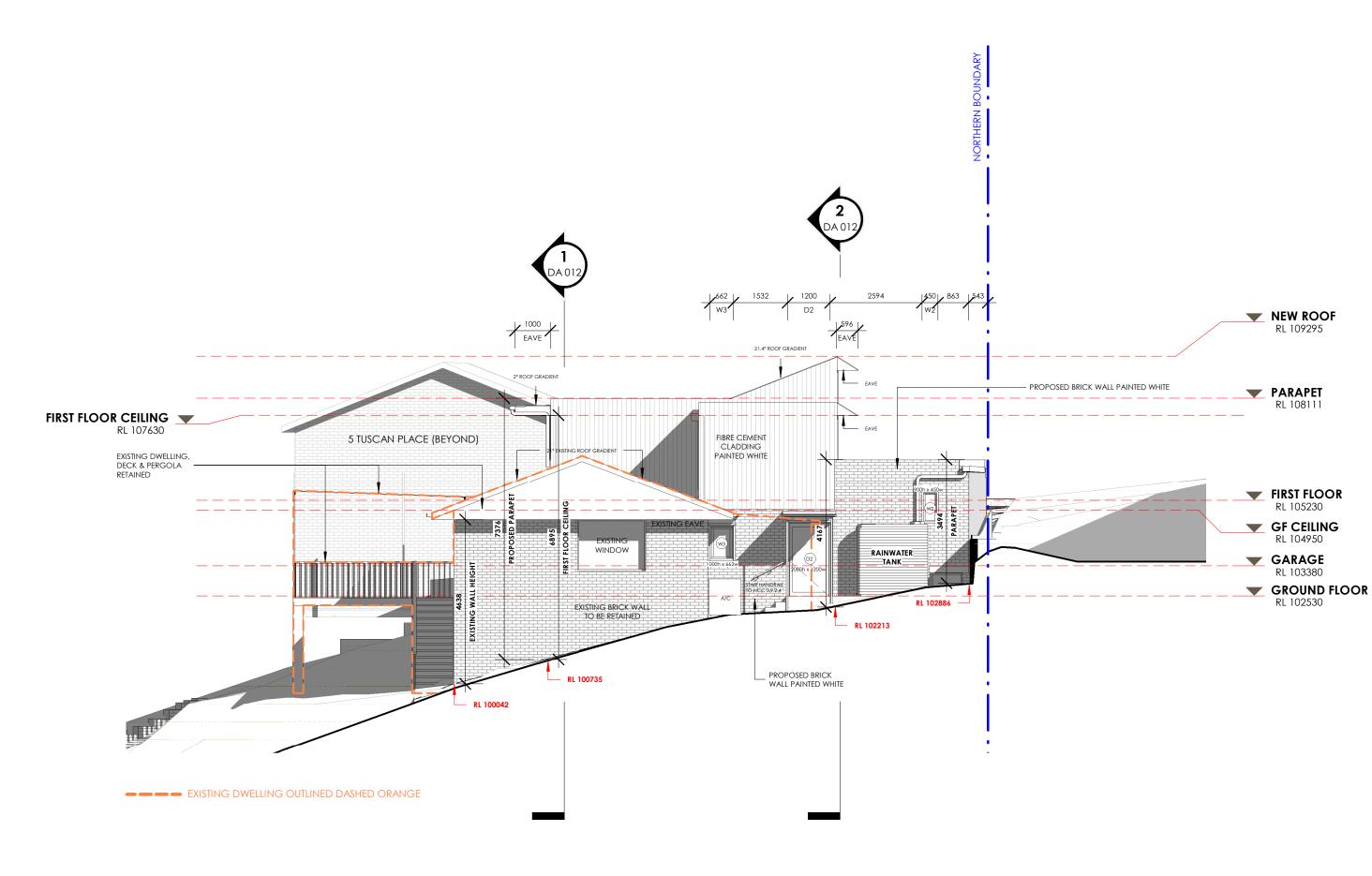




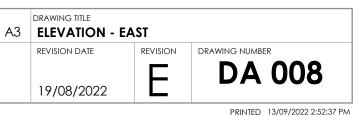


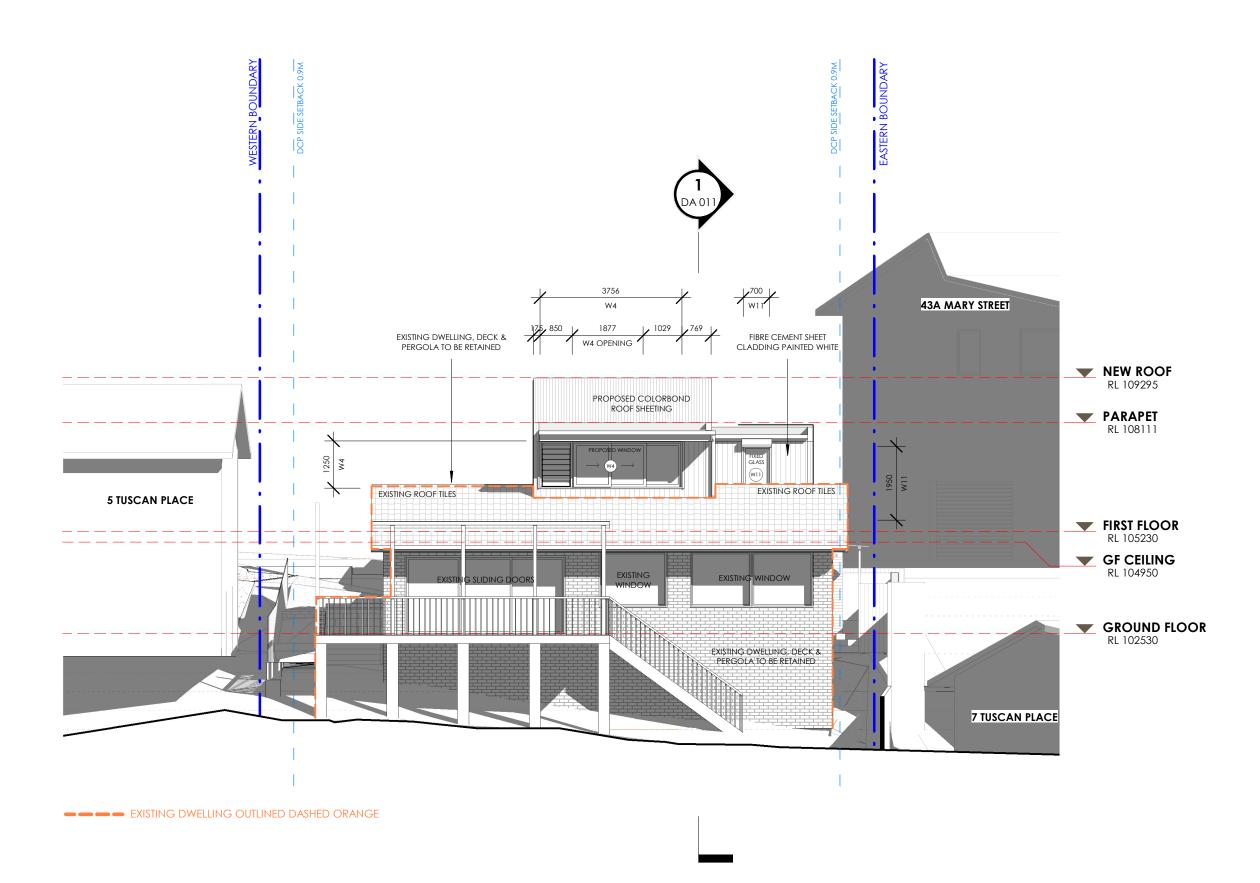
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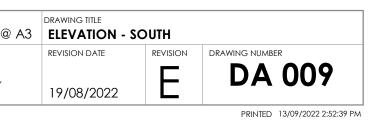
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BILDOLA BESPOKE Nominated Architect 9251 Contractor Licence 307616C Qualified Supervisor 79899S	PROJECT ADDRESS 6 TUSCAN PLACE, BEACON HILL, SYDNEY, NSW, 2100	CLIENT AINSLIE SCHOBER & JOSEPH PESENTI	DRAWN BY LL CHECKED BY JM	
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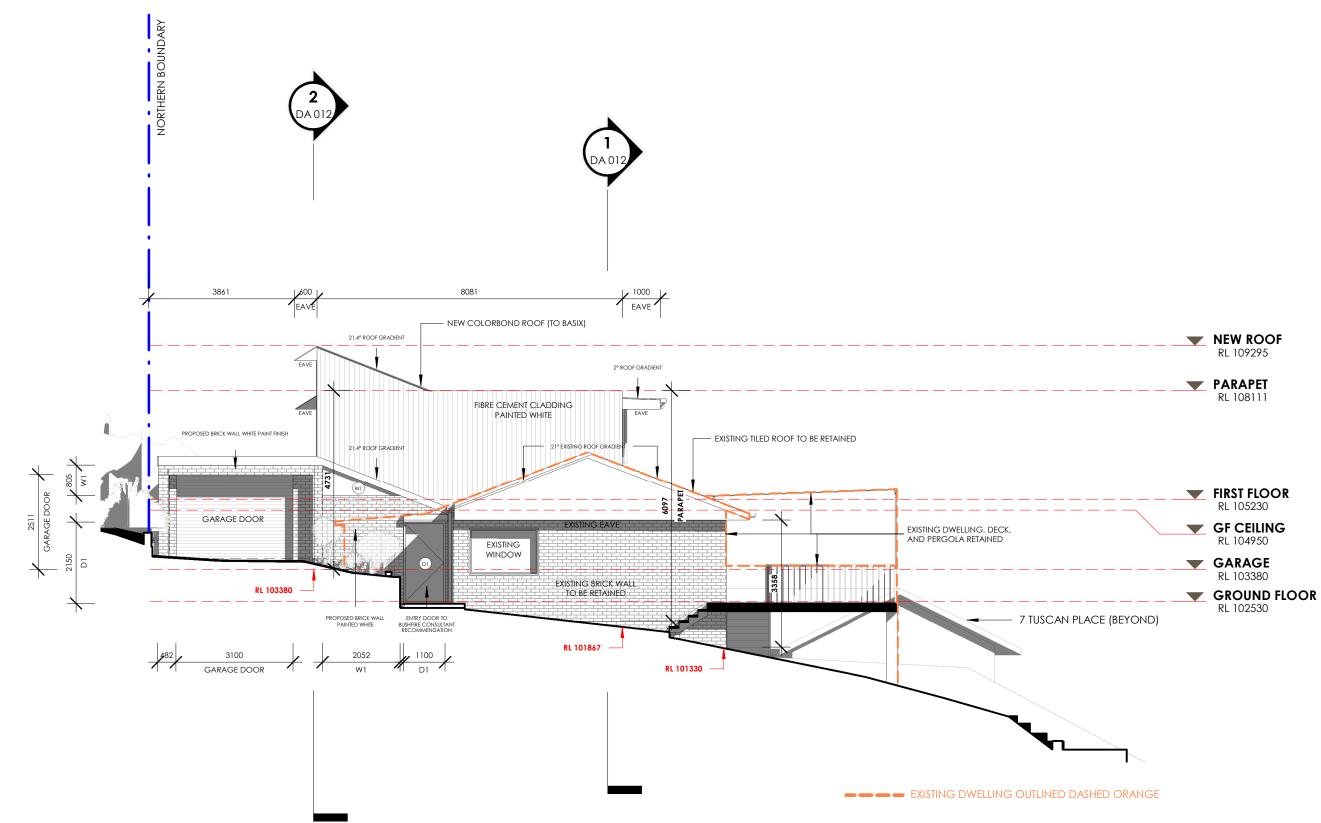




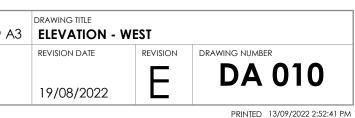
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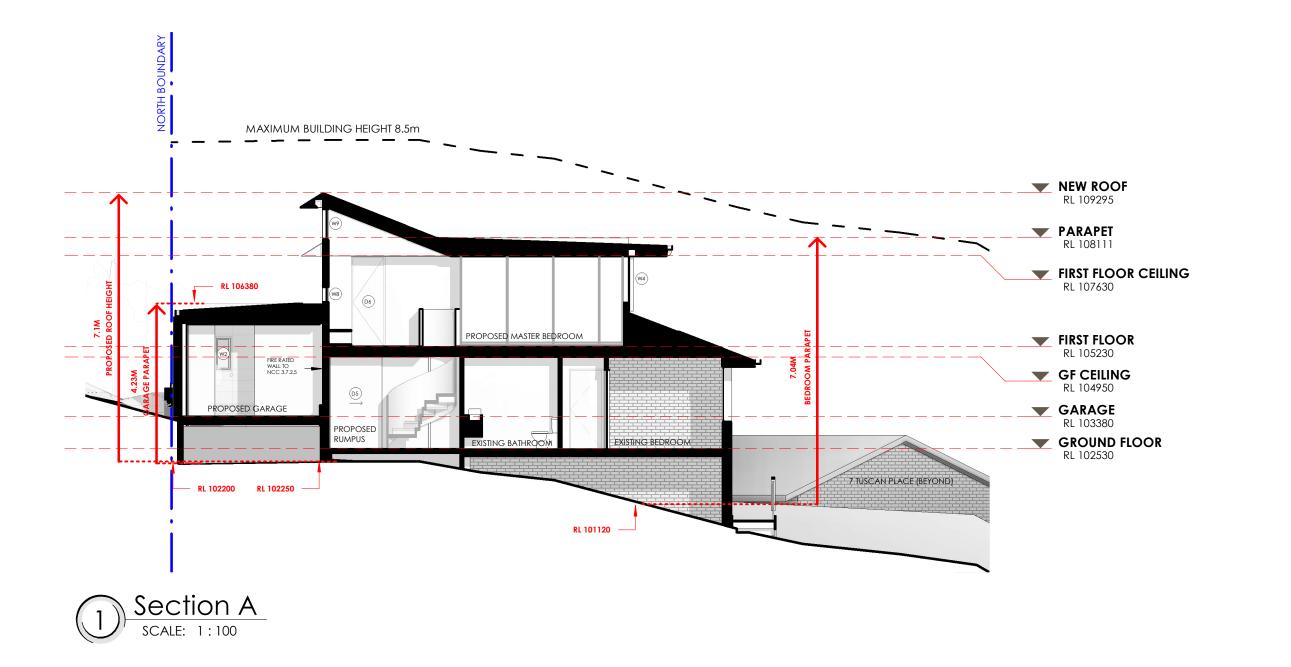
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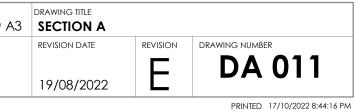


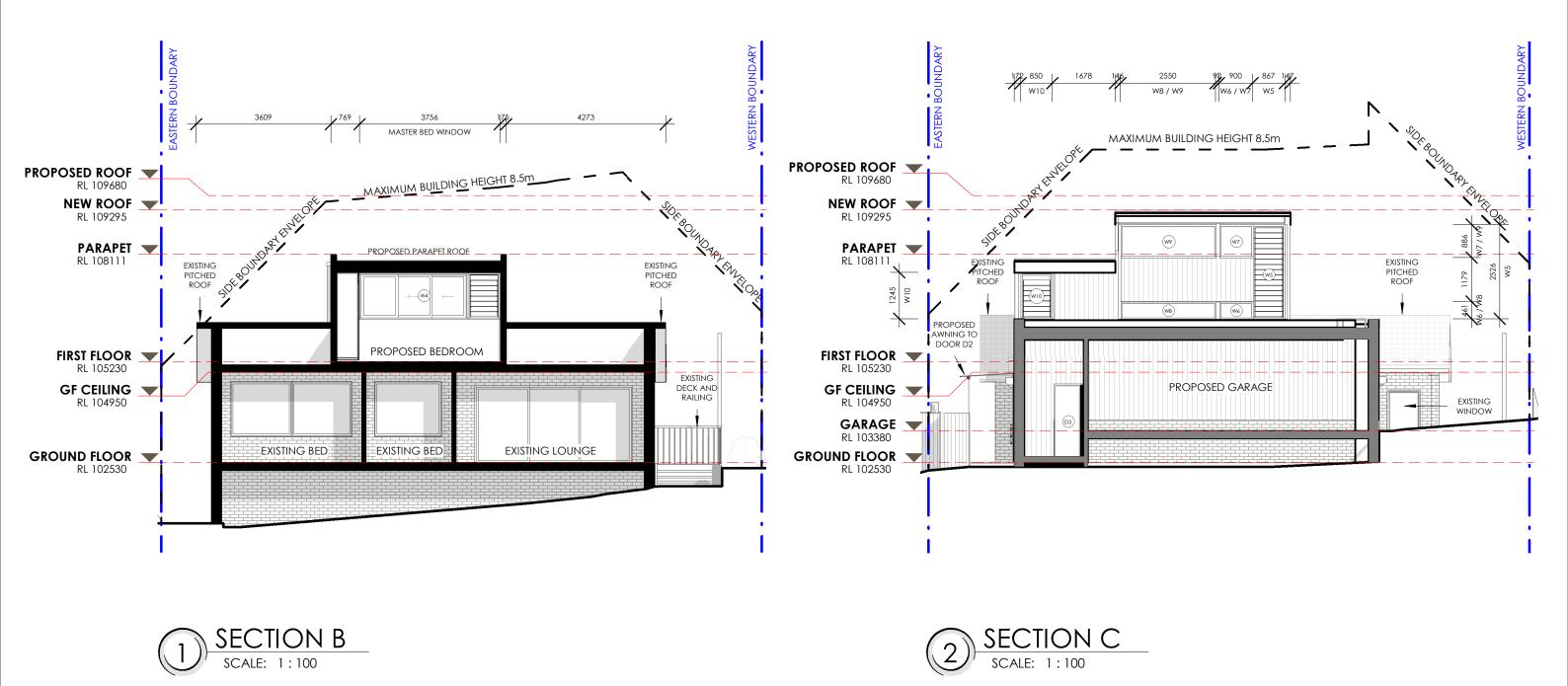
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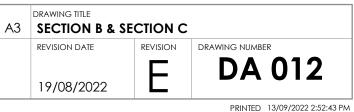


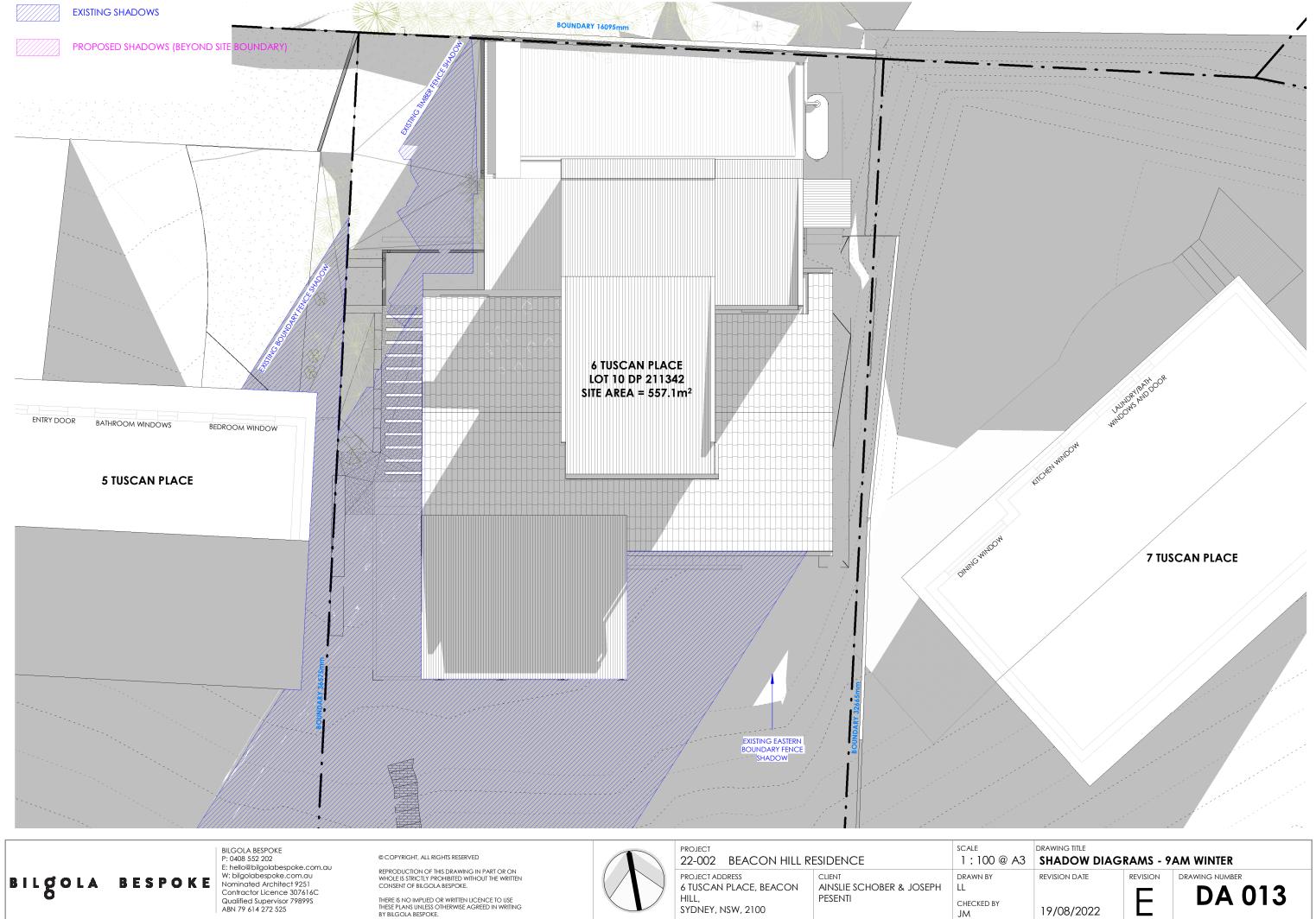
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BILGOLA BESPOKE W: bilgolabespoke.com.au Nominated Architect 9251 Contractor Licence 307616C Qualified Supervisor 79899S ABN 79 614 272 525	W: bilgolabespoke.com.au Nominated Architect 9251 Contractor Licence 307616C Qualified Supervisor 79899S	project address 6 TUSCAN PLACE, BEACON HILL, SYDNEY, NSW, 2100	CLIENT AINSLIE SCHOBER & JOSEPH PESENTI	DRAWN BY LL CHECKED BY JM





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project 22-002	BEACON HILL RI	ESIDENCE
PROJECT AD 6 TUSCAN HILL, SYDNEY, N	PLACE, BEACON	CLIENT AINSLIE SCHOBER & JOSEPH PESENTI

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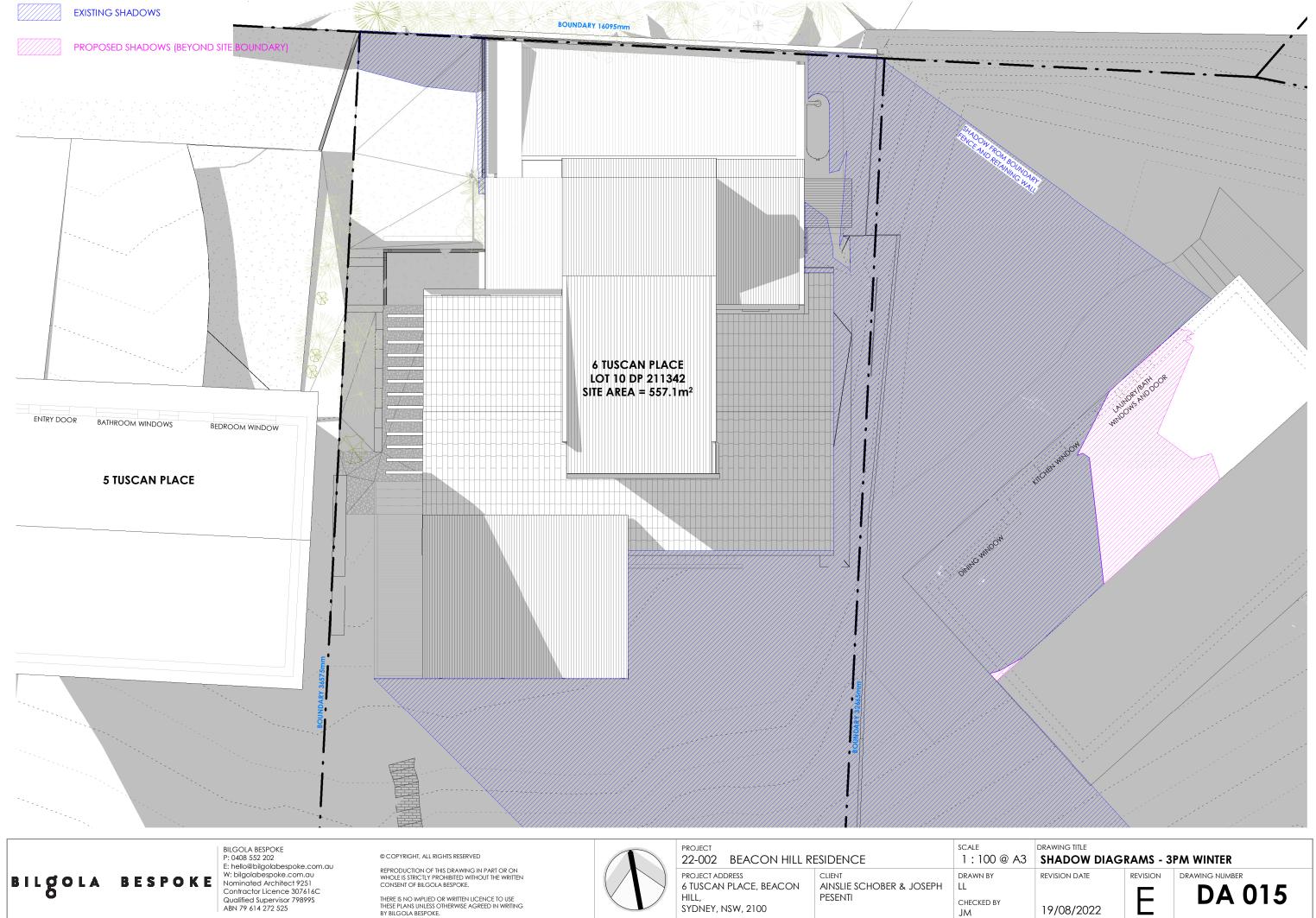
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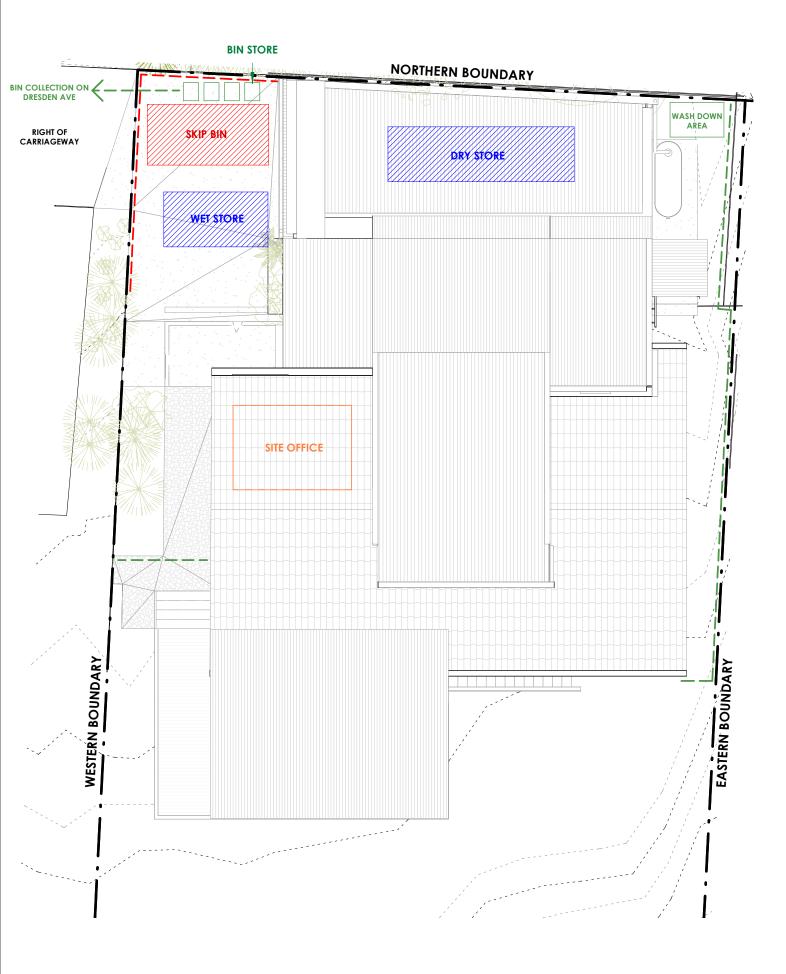
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 · _ · _	SITE BOUNDARY
	SEDIMENT CONTROL
	SITE FENCING

NOTES:

LIMITED ISSUE DATE 28/03/22. IT MAY VARY FROM ACTUAL SITE CONDITIONS. CHECK ON SITE PRIOR TO COMMENCEMENT OF WORKS.

2. PRIOR TO COMMENCING OF DEMOLITION WORK CONFIRM THE REQUIREMENT AND PROCEDURE FOR TEMPORARY SUPPORT. PROPPING AND BUILDING STABILITY WITH THE PRINCIPAL CONTRACTOR.

3. CO-ORDINATE TEMPORARY SUPPORT, PROPPING AND BUILDING STABILITY WITH PRINCIPAL CONTRACTOR DURING DEMOLITION AS REQUIRED.

4. RETAIN EXISTING STRUCTURE IN ACCORDANCE WITH STRUCTURAL ENGINEERS REQUIREMENTS.

5. PROVIDE NEW STRUCTURE IN ACCORDANCE WITH STRUCTURAL ENGINEERS REQUIREMENTS.

6. PROVIDE TEMPORARY SUPPORT AND PROPPING IN ACCORDANCE WITH STRUCTURAL ENGINEERS REQUIREMENTS.

NOTES FOR PRINCIPAL CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION WORK:

1. ALL ELECTRICAL MAINS, TELEVISION CABLE, AND TELEPHONE CABLE DISCONNECTION TO BE CARRIED OUT BY QUALIFIED ELECTRICAL CONTRACTOR. TEMPORARY ELECTRICAL SUPPLY TO BE INSTALLED PRIOR TO DEMOLITION.

2. ALL GAS, WATER, SEWERAGE, AND STORMWATER SYSTEMS TO THE HOUSE TO BE DISCONNECTED BY QUALIFIED PLUMBER AS **REQUIRED.**

3. PRINCIPAL CONTRACTOR TO MAINTAIN A CLEAN AND SAFE SITE AT ALL TIMES.

WASTE MANAGEMENT DURING CONSTRUCTION

WASTE MATERIAL WILL BE STORED, COVERED AND SECURED ON SITE IN WASTE SKIPS TO BE LOCATED ON THE DRIVEWAY WITHIN THE LOT BOUNDARY. ALL STOCKPILES TO BE CLEARED FROM DRAINS, GUTTERS AND FOOTPATHS. DISTURBED AREAS TO BE MINIMISED. CONTRACTOR TO KEEP WASTE SKIP DOCKETS AS PROOF OF RECYCLING.

ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER. WASH DOWN AREA WITH APPROPRIATE GEO-TEXTILE SILT TRAP FENCING TO BE INSTALLED THROUGHOUT CONSTRUCTION.

ACCESS AND REMOVAL WILL USE APPROPRIATE TYPE AND SIZE OF VEHICLES. TRAFFIC CONTROL MEASURES TO BE PUT IN PLACE WHEN NECESSARY TO NOT INTERFERE WITH THE FREE FLOW OF TRAFFIC. CONSTRUCTION SITE TO BE MADE SECURE FROM PUBLIC. ENSURE STORMWATER LINES TO BE CONNECTED TO APPROVED SYSTEM AS SOON AS POSSIBLE.

ALL RETAINED VEGETATION TO BE DULY PROTECTED, UNLESS NOTED OTHERWISE.

ON-GOING WASTE MANAGEMENT

ON-GOING WASTE MANAGEMENT WILL UTILISE COUNCIL'S EXISTING SERVICES WITH PROVISION FOR FOUR 140L STORED WITHIN THE PROPOSED GARAGE.

TREE PROTECTION

PROJECT

HILL

1. RETAIN AND PROTECT EXISTING TREES AND VEGETATION NOT FOR REMOVAL THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD.

2. ALL THE EXISTING TREES AND VEGETATION NOT FOR REMOVAL MUST BE CLEARLY MARKED AND HAVE PROTECTION DEVICES IN PLACE TO PREVENT SOIL COMPACTION AND MACHINERY DAMAGE.

3. TREE ROOTS GREATER THAN 50MM DIAMETER ARE NOT TO BE REMOVED UNLESS APPROVED BY A QUALIFIED ARBORIST ON SITE. ALL STRUCTURES ARE TO BRIDGE ROOTS UNLESS DIRECTED BY A QUALIFIED ARBORIST ON SITE.

TREE PROTECTION MEASURES MUST COMPLY WITH THE AS 4970-2009 PROTECTION OF TREES ON DEVELOPMENT SITES.

SCALE



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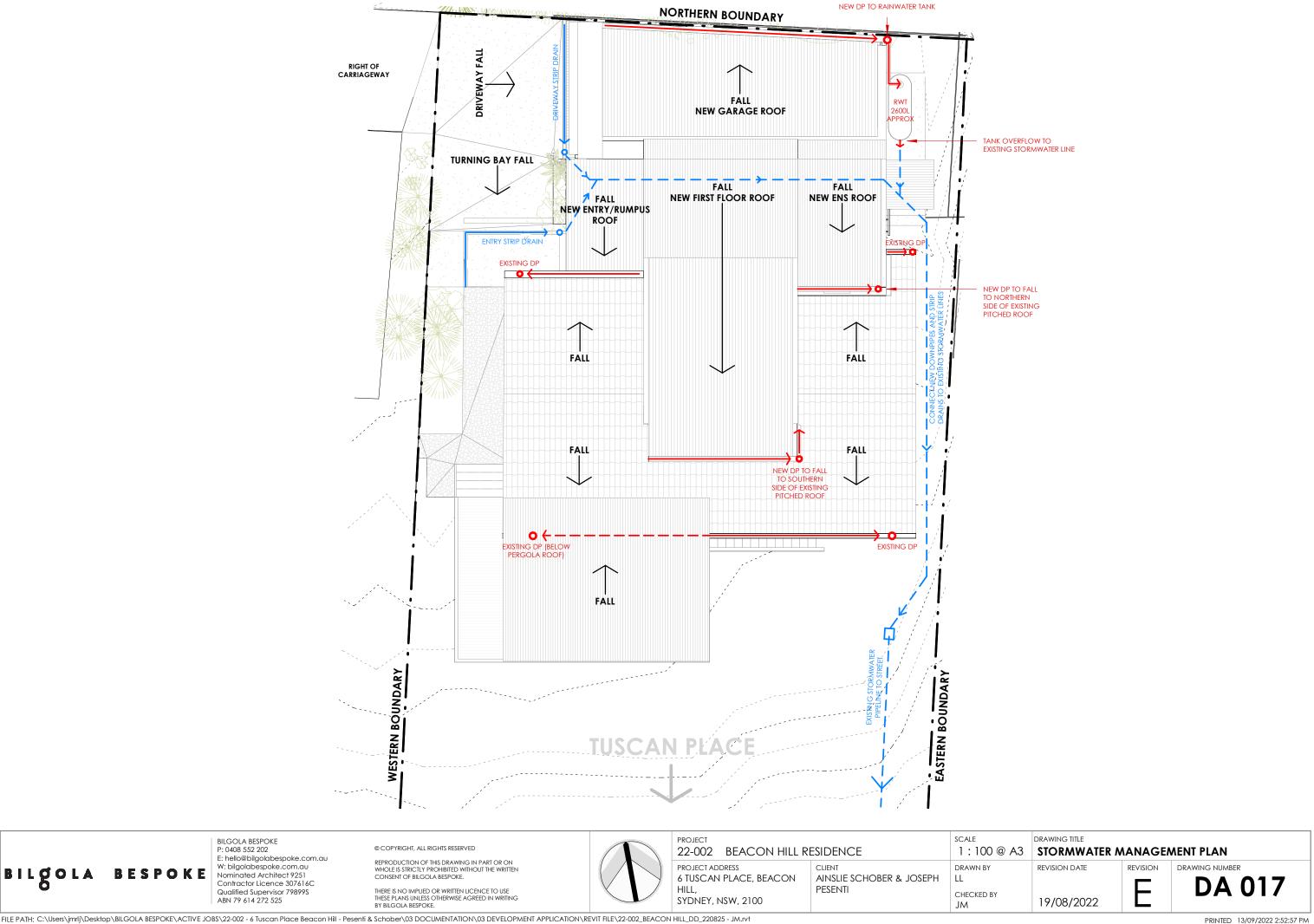
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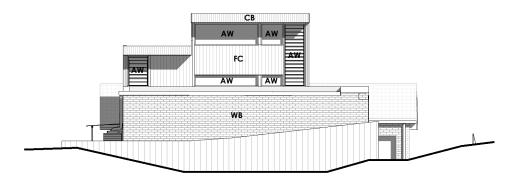
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22-002 BEACON HILL RESIDENCE 1:100@ PROJECT ADDRESS DRAWN BY CLIENT 6 TUSCAN PLACE, BEACON AINSLIE SCHOBER & JOSEPH LL PESENTI CHECKED BY SYDNEY, NSW, 2100 JM

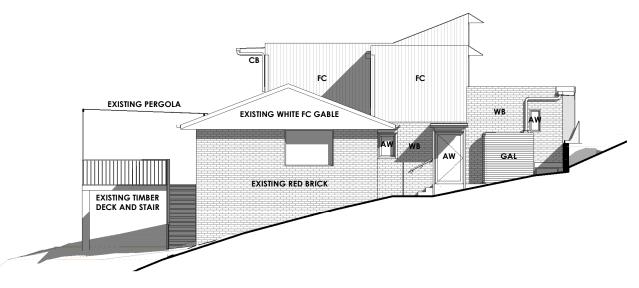
1. EXISTING SITE INFORMATION SHOWN IS FROM THE SURVEY "16046-DET-01" PREPARED BY S.C.S. ENGINEERING SURVEYORS PTY

2 A3	DRAWING TITLE EROSION CON	TROL/WA	STE MANAGEMENT PLAN
	REVISION DATE		DA 016





NORTHERN ELEVATION



EASTERN ELEVATION

PROJECT

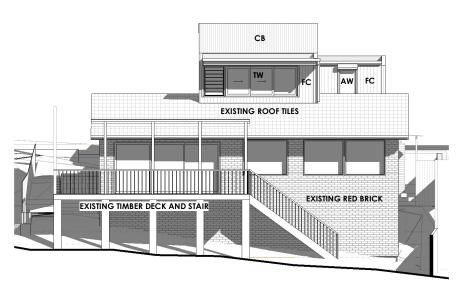
HILL,

PROJECT ADDRESS

SYDNEY, NSW, 2100

6 TUSCAN PLACE, BEACON

22-002 BEACON HILL RESIDENCE



CB FC CB SI ASS EXISTING WHITE FC GABLE CB EXISTING RED BRICK WESTERN ELEVATION

SOUTHERN ELEVATION



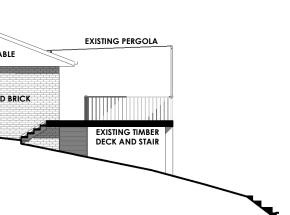


GAL - GALVANISED RAINWATER TANK

esidence	^{SCALE} 1:150@A3	DRAWING TITLE	HES & MA	TERIALS
CLIENT AINSLIE SCHOBER & JOSEPH PESENTI	DRAWN BY LL CHECKED BY JM	REVISION DATE	REVISION	DRAWING NUMBER

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TW - CLEAR FINISH TIMBER WINDOW (WESTERN RED CEDAR, BLACKBUTT, OR SIMILAR)



TD - CLEAR FINISH TIMBER DOOR (WESTERN RED CEDAR, BLACKBUTT, OR SIMILAR)

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TUSCAN PLACE

PLANTING LEGEND							
SYMBOL	BOTANNICAL NAME	COMMON NAME	POT SIZE	HEIGHT	WIDTH		
	LOMANDRA LONGIFOLIA TANKIA	LOMANDRA TANKIA	14CM	0.6M	0.6M		
	DIANELLA REVOLUTA "SEASPRAY" - FLAX LILY	DIANELLA SEASPRAY	14CM	1M	1M		
	LOMANDRA LONGIFOLIA SPINY HEADED MAT RUSH	LOMANDRA LONGIFOLIA	14CM	1M	1м		

D1 - LANDSCAPED OPEN SP SETTING - WARRINGAH DCP 40M² OF SITE MUST BE LAND

D2 - PRIVATE OPEN SPACE -2011 - DWELLING HOUSES W BEDROOMS = MINIMUM 60/ SPACE WITH MINIMUM DIME

EXISTING GFA

PROPOSED GROUND FLOOF PROPOSED FIRST FLOOR GFA

SITE AREA (BY SURVEY) PROPOSED FSR (N/A)

Hardwood stakes as described above and 50mm hessian band stapled to stake

50mm depth of mulch as specified to base of tree, finish just below footpath & kerb level

Concrete or asphalt footpath reinstated over structural soil system to Engineering detail

Structural soil Benedicts Smart Mix No.3 or approved equivalent) under reinstated paving. Depth typically 500mm beneath the pavement profile to suit or as dictated by underlying services

SECTION



DIANELLA SEASPRAY



SCALE

JM

JM

GRAAGBY

 ∞

 \odot

LOMANDRA TANKIA



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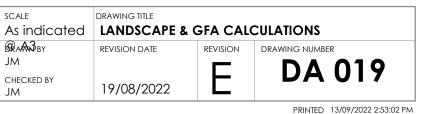
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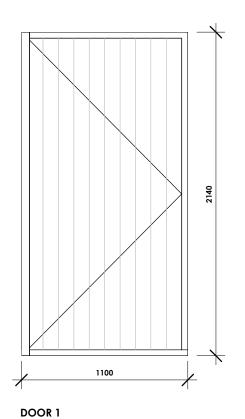
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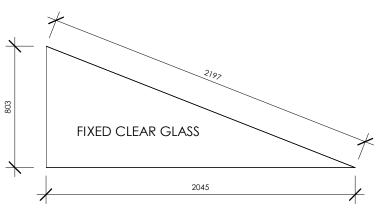
PACE AND	LANDSCAPE C	CALCULATION			
P 2011 = MI	BUSHLAND NIMUM DPEN SPACE	SUBJECT SITE CONTAINS 335M ² OF LANDSCAPED OPEN SPACE. LOT AREA = 557.1M ² . THEREFORE 60% OF SITE IS LANDSCAPED OPEN AREA.			
- WARRING WITH 3 OR N DM ² PRIVATE IENSIONS O	IORE OPEN	SUBJECT SITE CONTAINS PRIVATE OPEN SPACE TO THE SOUTH OF THE DWELLING (INCLUDING RAISED DECK) OF 209.9M ² .			
	AREA SC	CHEDULE			
	- 96.193M ²				
DR GFA FA	- 110.145M² - 40.9M² - 151.045M²				
	557.1M ² 0.27:1				
	stem collar Soil Type A - Impor	at it is kept at least 50mm clear of the rted organic topsoil mix to 200mm to all to the extent of surface planting ral soil			
	Ensure potted soil level	level and stem collar is set at kerb			
↓ • [/////	 ////// Roar	d			



LOMANDRA LONGIFOLIA



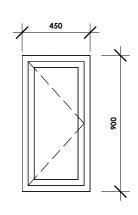




WINDOW 1 RUMPUS (WEST)

- CLEAR GLASS

WINDOW TO BE BUSHIRE COMPLIANT TO CONSULTANT SPECS



GLASS

WINDOW 2 GARAGE - EAST FRAME MATERIAL - ALUMINIUM (AS REQUIRED

867

CLEAR GLASS LOUVRE

FOR COMPLIANCE) - OPAQUE

MATERIAL GLASS

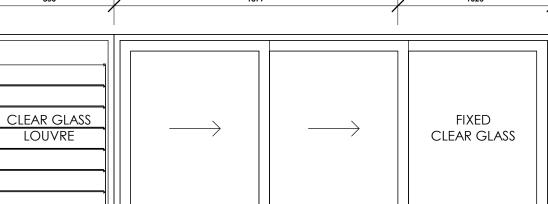


WINDOW 5 OFFICE NORTH	H (WEST)		WINDOW 7 OFFICE NOR
MATERIAL	- ALUMINIUM AS REQUIRED FOR COMPLIANCE		MATERIAL GLASS
GLASS	- CLEAR	ALL DO	ORS AND

	BILGOLA BESPOKE P: 0408 552 202 E: hello@bilaolabespoke.com.au	PROJECT 22-002 BEACON HILL RESIDENCE		scale 1:25@A3	DRAWING TITLE DOORS AND WINDOWS A		
BILGOLA BESPOKE OCTO Contractor Licence 307616C Qualified Supervisor 79899S ABN 79 614 272 525	PROJECT ADDRESS 6 TUSCAN PLACE, BEACON HILL, SYDNEY, NSW, 2100	CLIENT AINSLIE SCHOBER & JOSEPH PESENTI	DRAWN BY JM CHECKED BY JM	REVISION DATE		DRAWING NUMBER	
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WINDOW 4

MASTER BEDROOM - SOUTH

MATERIAL FRAME	- TIMBER (AS REQUIRED FOR COMPLIANCE) - 140X40
FRAME	- 140/40
SILL	- 160X40
GLASS	- CLEAR

850

JAMB

FRAME MATERIAL - TIMBER (AS REQUIRED FOR COMPLIANCE) - 115X40 DOOR THICKNESS - 35MM (OR MIN REQUIREMENT) DOOR LEAF - V GROOVE / SHIPLAP

- CLEAR

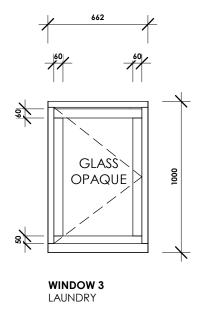
GLASS

(ENTRY)

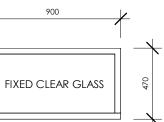
245

1877 1025

GLASS - CL

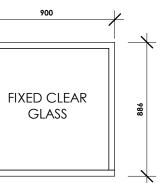


FRAME MATERIAL - ALUMINIUM (AS REQUIRED FOR COMPLIANCE) - CLEAR GLASS



WINDOW 6 Office North (Low)

- ALUMINIUM (AS REQUIRED FOR COMPLIANCE) - CLEAR



RTH (HIGH)

- ALUMINIUM (AS REQUIRED FOR COMPLIANCE) - CLEAR

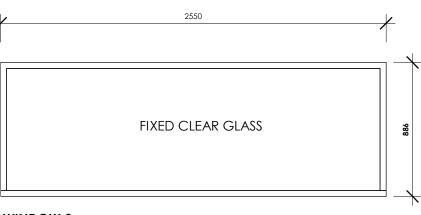
WINDOWS VIEWED FROM OUTSIDE



WINDOW 8

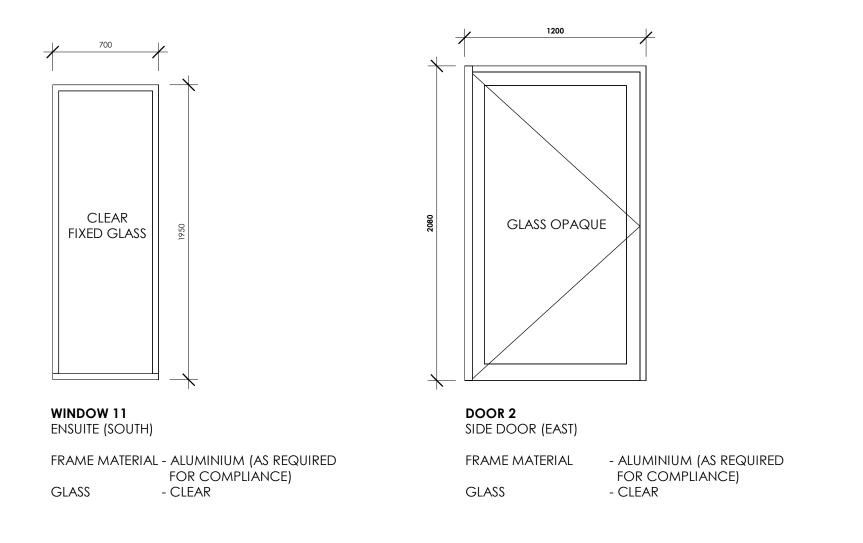
OFFICE NORTH (LOW)

FRAME MATERIAL	- ALUMINIUM (AS REQUIRED
	FOR COMPLIANCE)
GLASS	- CLEAR



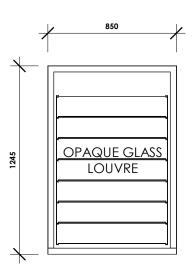
WINDOW 9 OFFICE NORTH (HIGH)

FRAME MATERIAL	- ALUMINIUM (AS REQUIRED FOR
	COMPLIANCE)
GLASS	- CLEAR



		BILGOLA BESPOKE P: 0408 552 202 E: hello@bilgolabespoke.com.au	PROJECT 22-002 BEACON HILL RESIDENCE		scale 1:25@A3	DRAWING TITLE DOORS AND WINDOWS B		В
IL O O L A	B E S P O K E	W: bilgolabespoke com qu	PROJECT ADDRESS 6 TUSCAN PLACE, BEACON HILL, SYDNEY, NSW, 2100	CLIENT AINSLIE SCHOBER & JOSEPH PESENTI	DRAWN BY JM CHECKED BY JM	REVISION DATE		DRAWING NUMBER

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WINDOW 10 ENSUITE NORTH

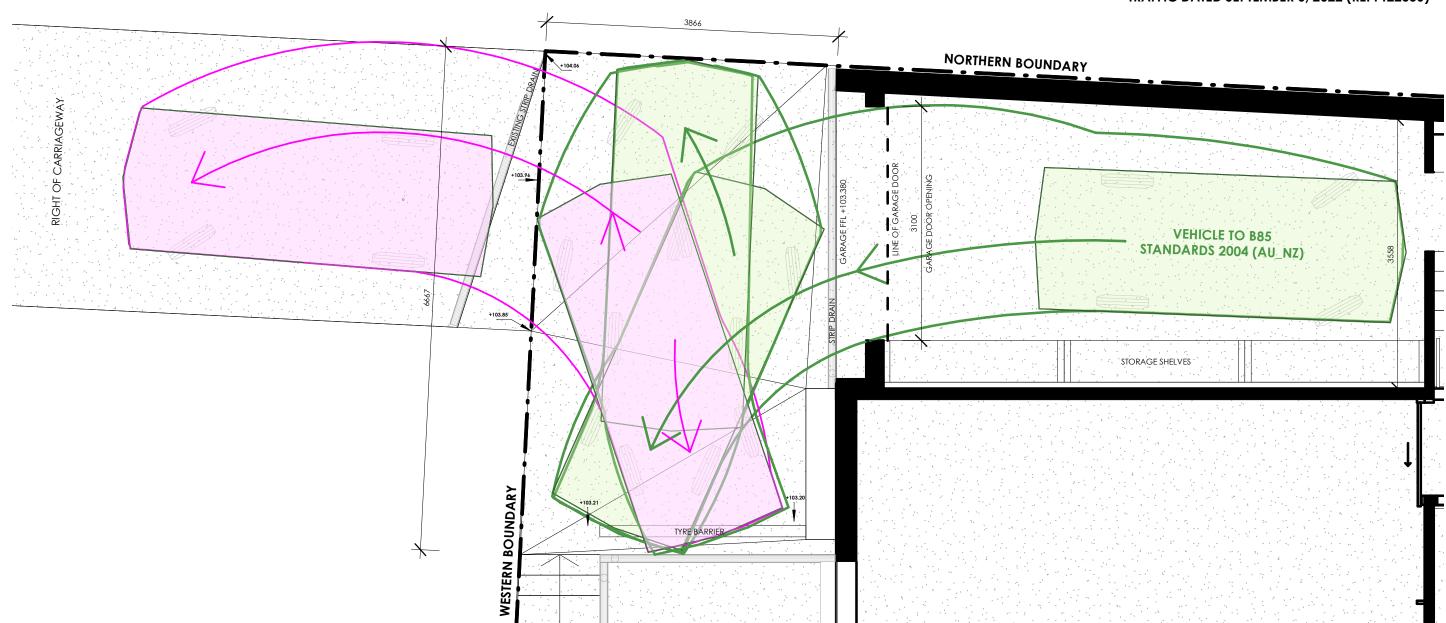
FRAME MATERIAL

GLASS

ALUMINIUM (AS REQUIRED FOR COMPLIANCE)
 CLEAR

ALL DOORS AND WINDOWS VIEWED FROM OUTSIDE

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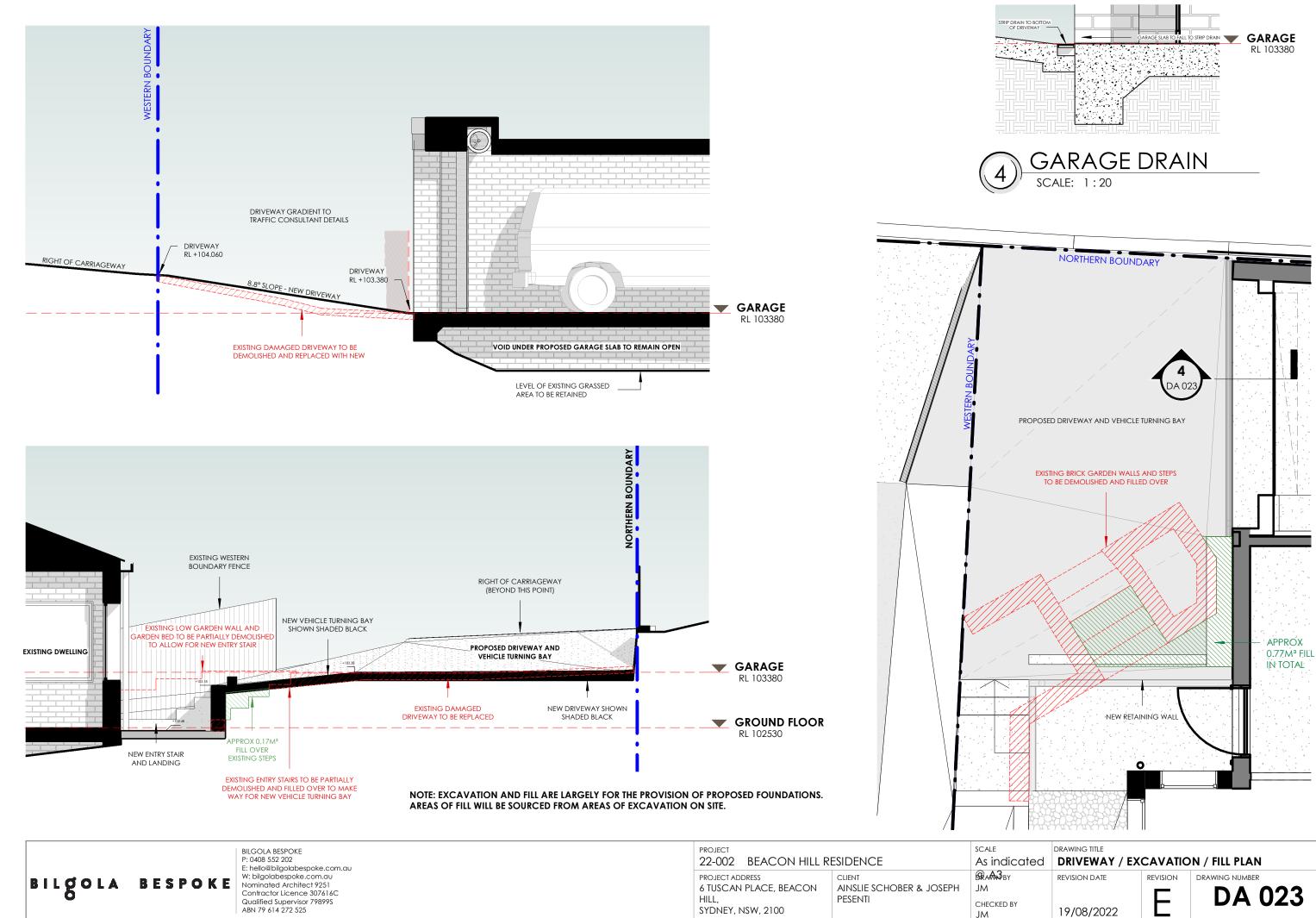


		BILGOLA BESPOKE P: 0408 552 202 E: hello@bilaolabespoke.com.au	© COPYRIGHT, ALL RIGHTS RESERVED	PROJECT 22-002 BEACON HILL F	scale 1:50@A	
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0		Qualified Supervisor 79899S ABN 79 614 272 525	THERE IS NO IMPLIED OR WRITEN LICENCE TO USE THESE PLANS UNLESS OTHERWISE AGREED IN WRITING BY BILGOLA BESPOKE.	HILL, SYDNEY, NSW, 2100	PESENTI	CHECKED BY JM

REFER TO CAR PARK / ACCESS CERTIFICATION REPORT PREPARED BY DEAN BRODIE OF POSITIVE TRAFFIC DATED SEPTEMBER 6, 2022 (RE: PT22056)

A3	DRAWING TITLE PARKING / TUI	RCLE DIAGRAM
	revision date	DRAWING NUMBER

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19/08/2022

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BASIX°Certificate

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

Alterations and Additions

Certificate number: A473382_02

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: Tuesday, 13, September 2022 To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW	Planning, Industry & Environment
GOVERNMENT	Environment

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifie 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.		\checkmark	~
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
nsulation requirements					
The applicant must construct the new or altered the table below, except that a) additional insulat is not required for parts of altered construction v	tion is not required where the area of new const		~	~	~
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil				
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)				
floor above existing dwelling or building.	nil				
external wall: cavity brick	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
external wall: brick veneer	R1.16 (or R1.70 including construction)				
internal wall shared with garage: plasterboard (R0.36)	nil				
raked ceiling, pitched/skillion roof: framed	ceiling: R1.50 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)			
flat ceiling, flat roof: framed	ceiling: R1.40 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)			

Project name	6 Tuscan Place Beacon Hill_02
Street address	6 Tuscan Place Beacon Hill 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 211342
Lot number	10
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more and does not include a pool (and/or spa).

	requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Windows	s and glazed	doors							
					hading devices, in accordance with r each window and glazed door.	the specifications listed in the table below.	~	\checkmark	~
The follow	ving requiremen	nts must also	be satisfi	ed in relation	n to each window and glazed door:			~	~
have a U-	value and a So	lar Heat Gai	n Coefficie	ent (SHGC)		ed glass may either match the description, or, ble below. Total system U-values and SHGCs s.		~	~
For project above the	ctions described head of the wi	d in millimetro ndow or glaz	es, the lea red door a	iding edge o nd no more	f each eave, pergola, verandah, bal than 2400 mm above the sill.	Icony or awning must be no more than 500 mm	~	\checkmark	~
Pergolas	with polycarbon	nate roof or s	im <mark>il</mark> ar tran	slucent mate	erial must have a shading coefficien	nt of less than 0.35.		~	~
9									
Pergolas					e window or glazed door above whi ens must not be more than 50 mm.	ich they are situated, unless the pergola also		\checkmark	~
Pergolas shades a Overshad	perpendicular v	vindow. The s or vegetation	spacing b	etween batte e of the heigl	ens must not be more than 50 mm.		~	~	* *
Pergolas shades a Overshad specified Window	perpendicular v lowing buildings in the 'overshad vs and glaze	vindow. The s or vegetatic dowing' colur d doors g	spacing b on must be nn in the t lazing r	etween batte of the heigi able below.	ens must not be more than 50 mm. ht and distance from the centre and nts		~	~	* *
Pergolas shades a Overshad specified Window	perpendicular v lowing buildings in the 'overshad	vindow. The s or vegetatic dowing' colur d doors g	spacing b on must be nn in the t lazing r	etween batte e of the heigh able below. equireme	ens must not be more than 50 mm. ht and distance from the centre and		V	~	~ ~
Pergolas shades a Overshad specified Window Window	perpendicular v lowing buildings in the 'overshad vs and glaze	vindow. The s or vegetation dowing' colur od doors g ion Area of glass inc. frame	spacing b on must be nn in the t lazing r Oversha Height	etween batte e of the heigl able below. equireme adowing Distance	ens must not be more than 50 mm. ht and distance from the centre and nts	I the base of the window and glazed door, as	~	~	*
Pergolas shades a Overshad specified Window / Nindow / no.	perpendicular v lowing buildings in the 'overshad vs and glaze / door Orientati	vindow. The s or vegetation dowing' colurn d doors g ion Area of glass inc. frame (m2)	spacing b on must be mn in the t lazing r Oversha Height (m)	etween batte a of the heigl able below. equireme adowing Distance (m)	ens must not be more than 50 mm. ht and distance from the centre and nts Shading device	I the base of the window and glazed door, as Frame and glass type standard aluminium, single clear, (or	~	~	* *
Pergolas shades a Overshad specified Window Window / no.	perpendicular v lowing buildings in the 'overshad vs and glaze (door Orientati	vindow. The s or vegetatic dowing colur d doors g ion Area of glass inc. frame (m2) 0.8	spacing b on must be min in the t lazing r Oversha Height (m) 0	etween batte a of the heigi able below. equiremen adowing Distance (m) 0	ens must not be more than 50 mm. ht and distance from the centre and nts Shading device none eave/verandah/pergola/balcony	the base of the window and glazed door, as Frame and glass type standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or	~	~	* *

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Window / door	Orientation	Area of	Oversha	adowing	Shading device	Frame and glass type			
no.		glass inc. frame (m2)	Height (m)	Distance (m)					
W6	N	0.4	2.5	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	N	0.79	0.88	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W8	N	1.19	2.5	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	Ν	2.25	0.88	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	N	1	1.25	0.6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	S	1.36	1.95	0.25	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D2	E	2.49	2.1	1.46	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			



BILGOLA BESPOKE P: 0408 552 202 E: hello@bilgolabespoke.com.au W: bilgolabespoke.com.au Nominated Architect 9251 Contractor Licence 307616C Qualified Supervisor 79899S ABN 79 614 272 525

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-002 BEACON HILL RE	esidence	scale @ A3
dect address USCAN PLACE, BEACON L, DNEY, NSW, 2100	client AINSLIE SCHOBER & JOSEPH PESENTI	DRAWN BY JM CHECKED BY JM

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REVISION DATE		DA 025

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