

LOCATION MAP

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W3	N	1.1	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W5	N	1.1	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W6	S	2.6	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W7	S	4.2	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W8	W	1.3	3.2	1.6	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W9	N	0.9	0	0	external louvre/ blind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W10	N	0.7	0	0	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W11	N	11	2.4	0.1	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W13	S	10	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W14	S	4.1	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W15	W	3.5	0	0	eave/verandah/ pergola/ balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W16	S	3	0	0	eave/verandah/ pergola/ balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W17	S	4.5	0	0	eave/verandah/ pergola/ balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W18	N	1.9	0	0	eave/verandah/ pergola/ balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W19	N	1.2	0	0	eave/verandah/ pergola/ balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W20	N	1.3	0	0	eave/verandah/ pergola/ balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W21	N	3.8	0	0	external louvre/ blind (fixed)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
Skylight number	Area of glazing inc. frame (m2)		Shading device		Frame and glass type	
S1	1.1		no shading		timber, low-E internal/ argon fill/ clear external, (or U-value: 2.5, SHGC: 0.456)	

BASIX WINDOW SCHEDULE

DA SUBMISSION DRAWING LIST

- DA00

B

COVER PAGE
- DA01

C

SITE ANALYSIS
- DA02

D

GARAGE FLOOR PLAN
- DA03

D

GROUND FLOOR PLAN
- DA04

D

FIRST FLOOR PLAN
- DA05

D

ROOF PLAN
- DA06

D

SECTION A
- DA07

C

SECTION B
- DA08

D

SECTION C
- DA09

D

ELEVATION SOUTH
- DA10

D

ELEVATION NORTH
- DA11

C

ELEVATION EAST
- DA12

D

ELEVATION WEST
- DA13

E

AREA DIAGRAMS
- DA14

B

EXTERNAL MATERIALS
- DA15

B

SHADOW DIAGRAM 21 JUNE 9am
- DA16

A

SHADOW DIAGRAM 21 JUNE 12noon
- DA17

A

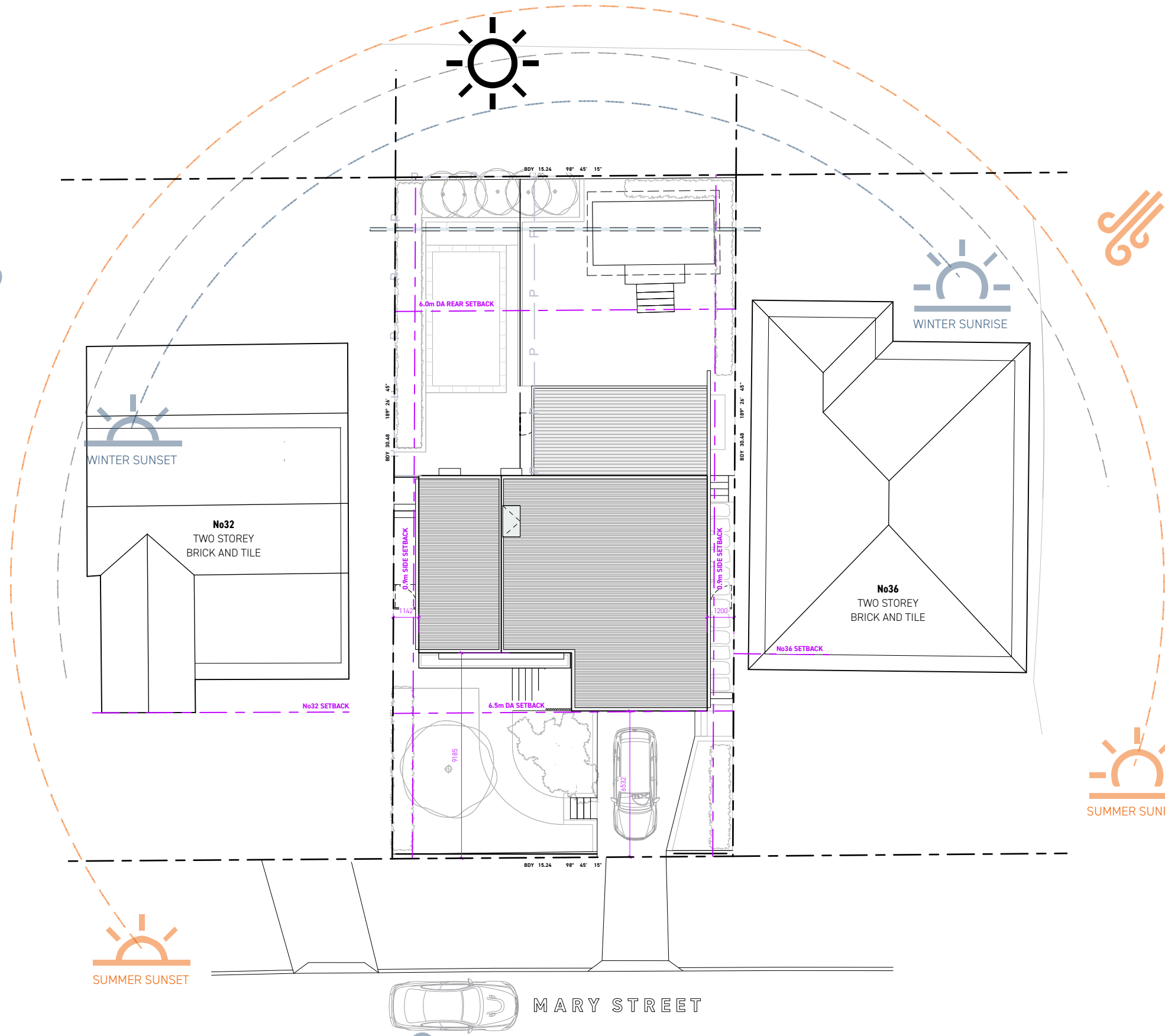
SHADOW DIAGRAM 21 JUNE 3pm
- DA18

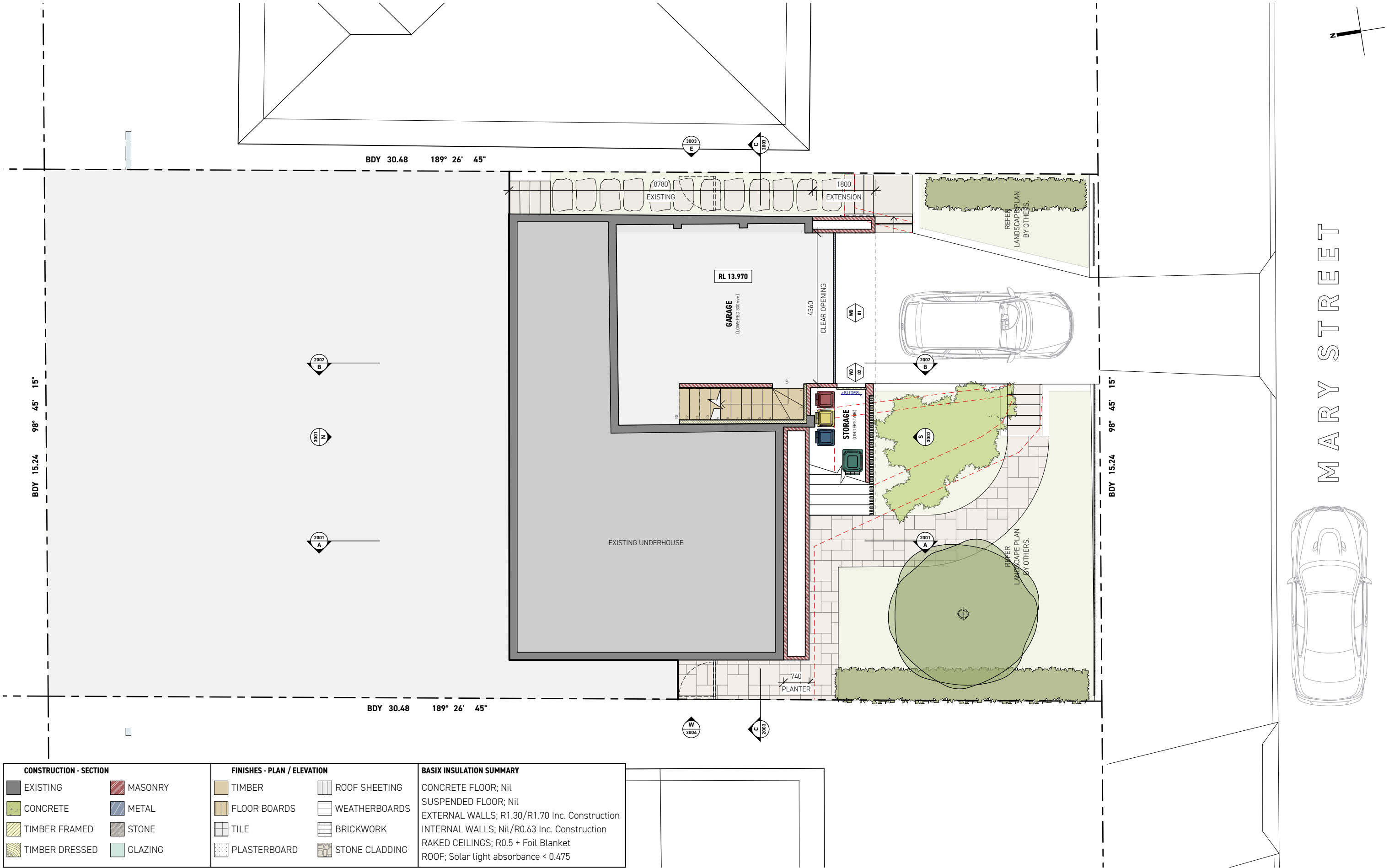
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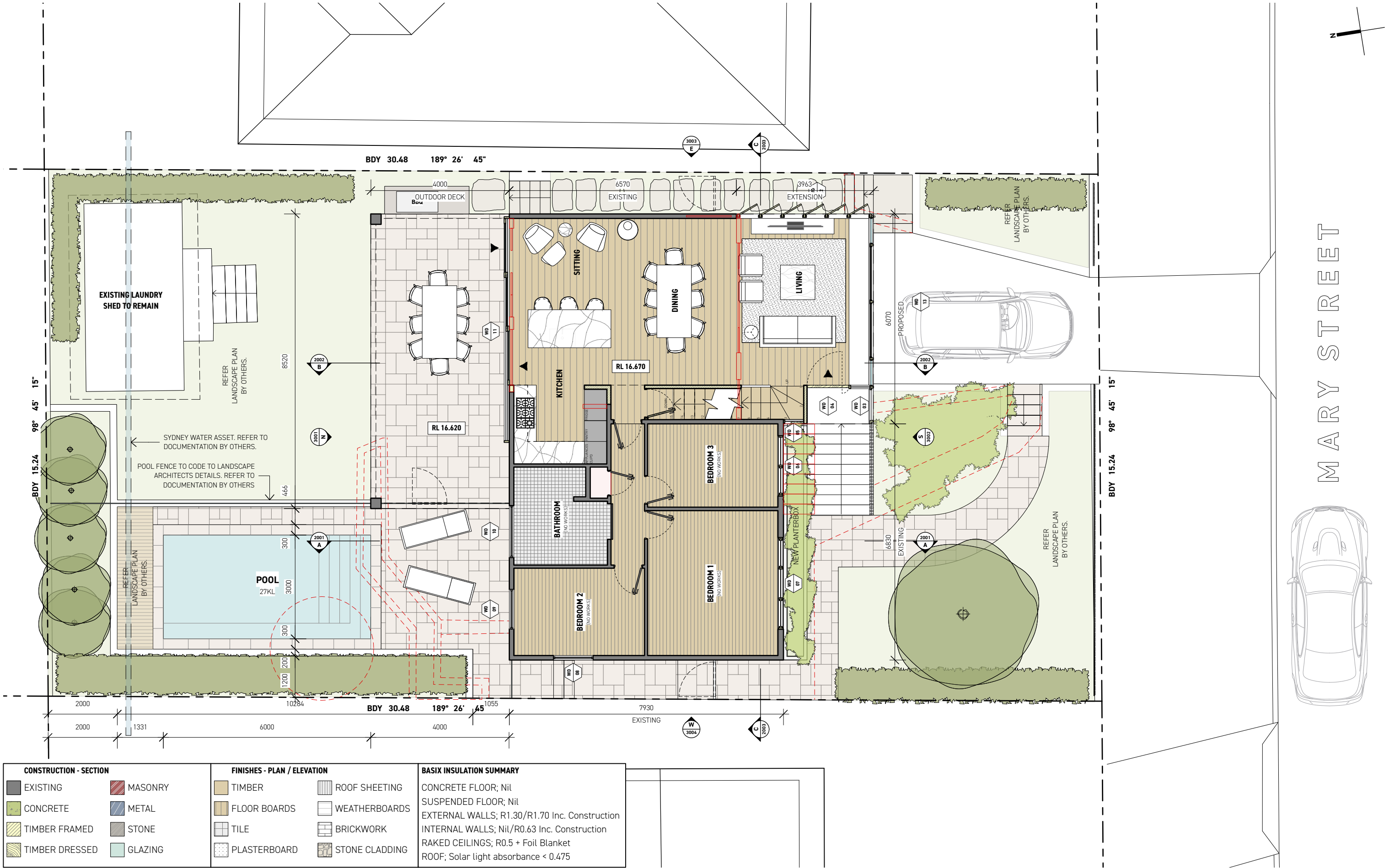
PHOTOMONTAGE
- DA19

A

LANDSCAPE COMPARISON







CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
EXISTING	MASONRY	TIMBER	ROOF SHEETING	
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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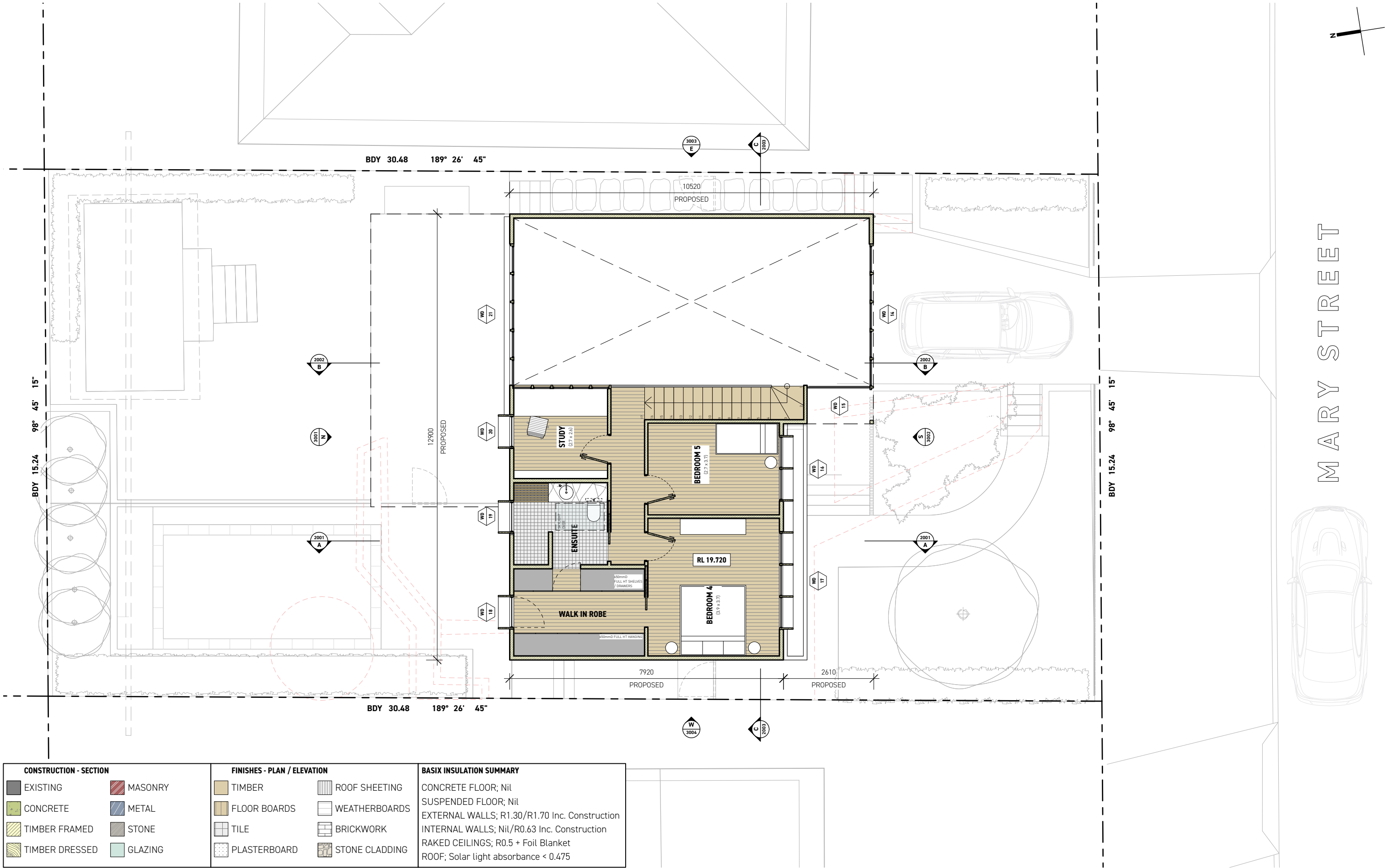
CLIENT  
**HAYDEN AND RACHAEL KEGG**  
SITE ADDRESS  
**34 MARY ST, BEACON HILL, 2100**

TITLE  
**GROUND FLOOR PLAN**  
STAGE  
**DEVELOPMENT APPLICATION**

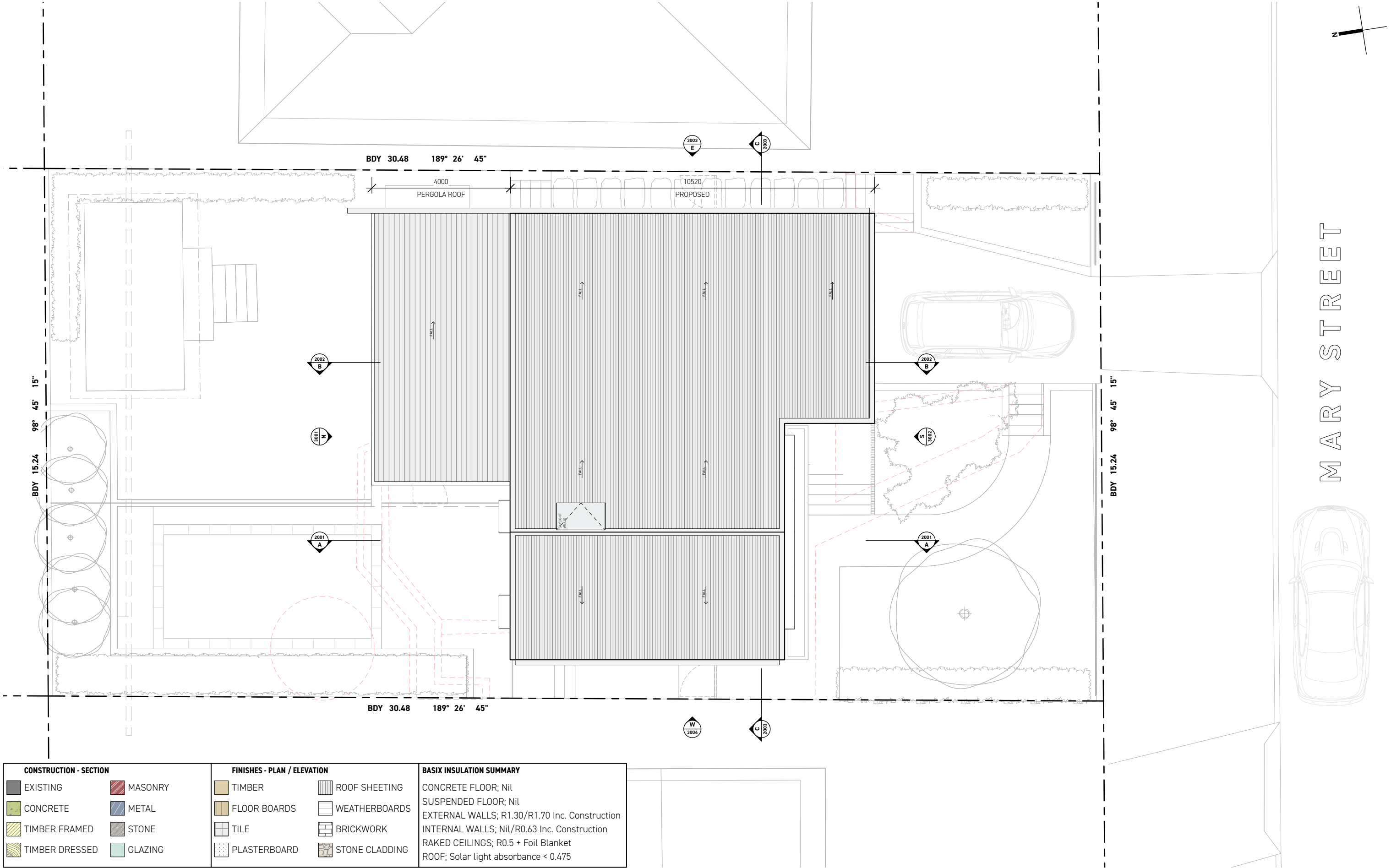
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SHEET  
**ISO A3**  
DATE  
**19/11/21**

DRG  
**DA03**  
REV  
**D**





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CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
EXISTING	MASONRY	TIMBER	ROOF SHEETING	CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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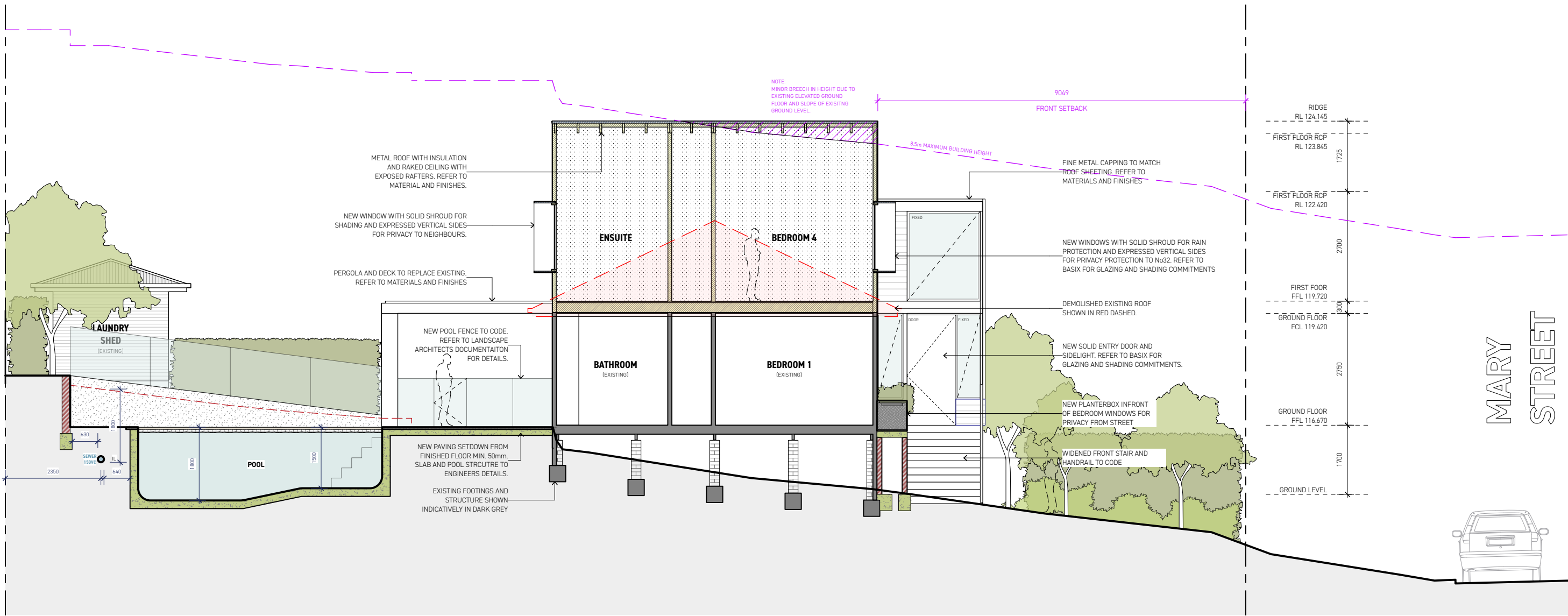
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SITE ADDRESS  
**34 MARY ST, BEACON HILL, 2100**

TITLE  
**ROOF PLAN**  
  
STAGE  
**DEVELOPMENT APPLICATION**

SCALE <b>1:100</b>	SHEET <b>ISO A3</b>	DRG <b>DA05</b>
DATE <b>19/11/21</b>		REV <b>D</b>



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
EXISTING	MASONRY	TIMBER	ROOF SHEETING	
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	
CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475				

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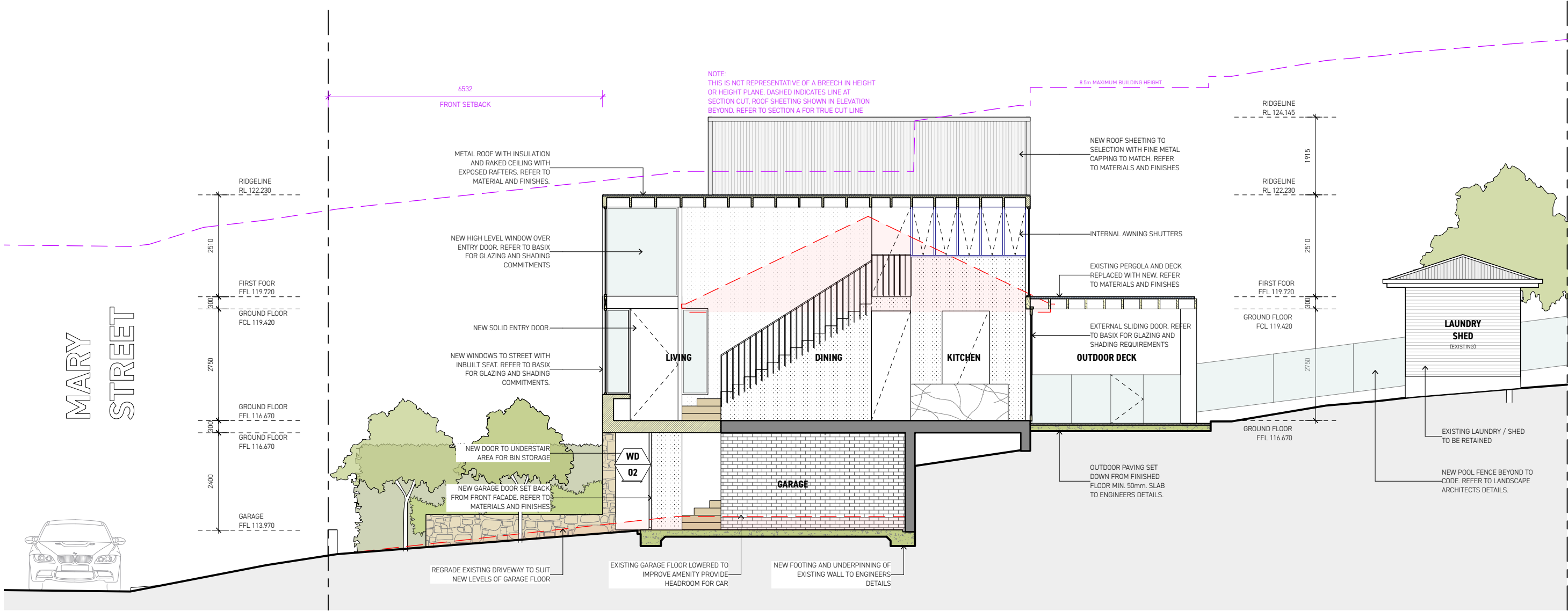
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




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**HAYDEN AND RACHAEL KEGG**  
SITE ADDRESS  
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TITLE  
**SECTION A**  
STAGE  
**DEVELOPMENT APPLICATION**

SCALE <b>1:100</b>	SHEET <b>ISO A3</b>	DRG <b>DA06</b>
DATE <b>19/11/21</b>	REV	<b>D</b>



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
 EXISTING	 MASONRY	 TIMBER	 ROOF SHEETING	
 CONCRETE	 METAL	 FLOOR BOARDS	 WEATHERBOARDS	
 TIMBER FRAMED	 STONE	 TILE	 BRICKWORK	
 TIMBER DRESSED	 GLAZING	 PLASTERBOARD	 STONE CLADDING	
CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475				

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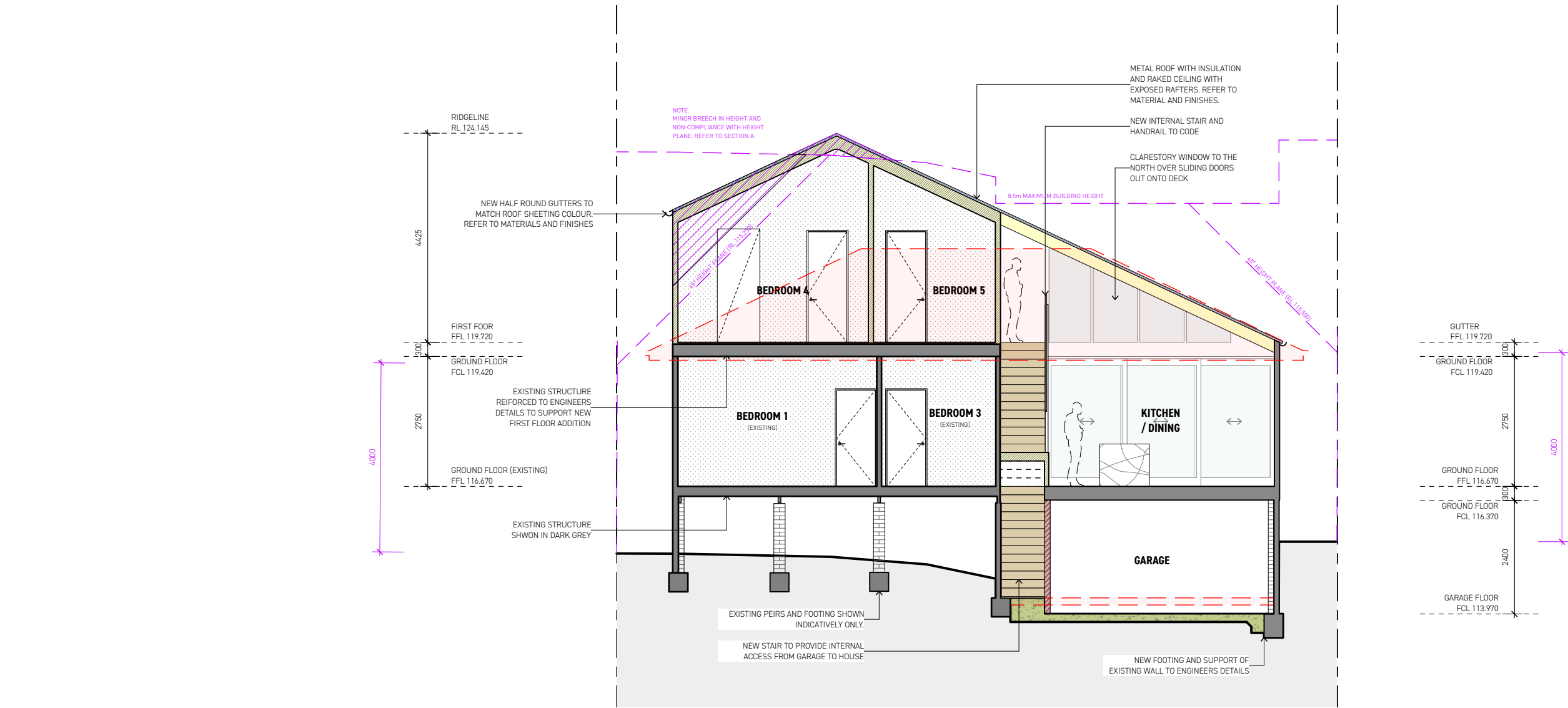
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CLIENT  
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SITE ADDRESS  
**34 MARY ST, BEACON HILL, 2100**

TITLE  
**SECTION B**  
STAGE  
**DEVELOPMENT APPLICATION**

SCALE <b>1:100</b>	SHEET <b>ISO A3</b>	DRG <b>DA07</b>
DATE <b>19/11/21</b>	REV <b>C</b>	





CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
EXISTING	MASONRY	TIMBER	ROOF SHEETING	
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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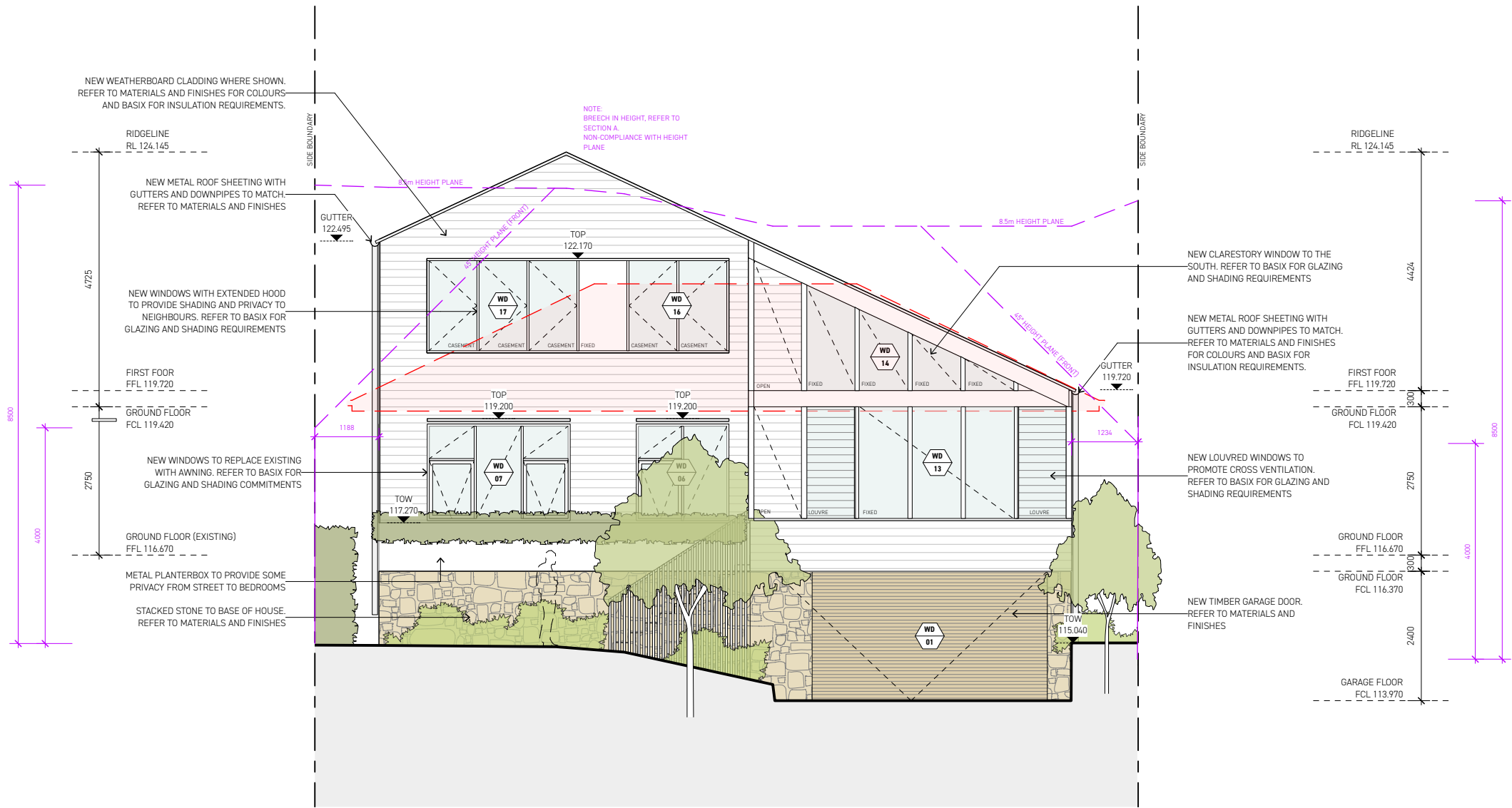
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SITE ADDRESS  
**34 MARY ST, BEACON HILL, 2100**

TITLE  
**SECTION C**  
STAGE  
**DEVELOPMENT APPLICATION**

SCALE  
**1:100**  
DATE  
**19/11/21**

SHEET  
**ISO A3**

DRG  
**DA08**  
REV  
**D**



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
EXISTING	MASONRY	TIMBER	ROOF SHEETING	CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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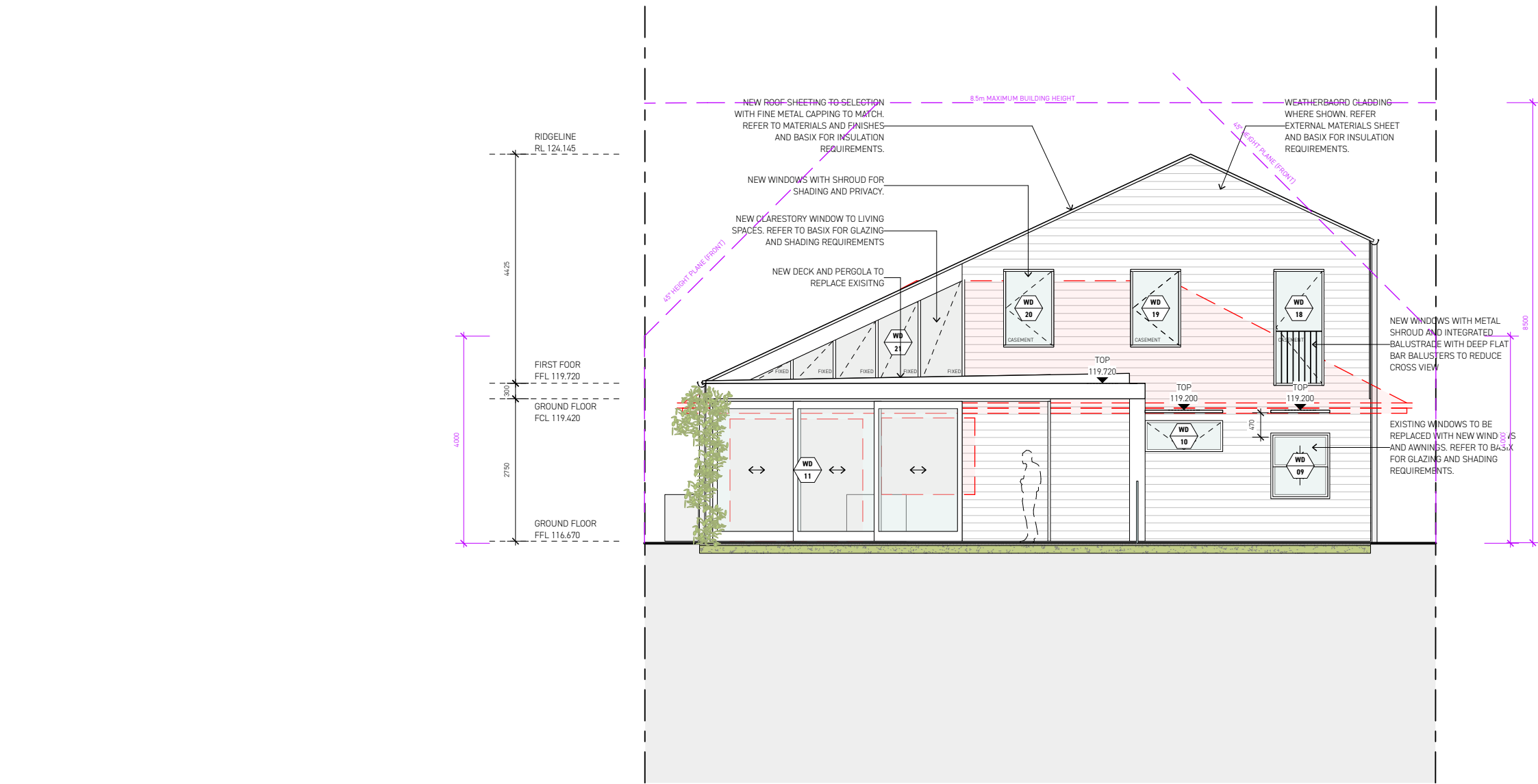
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SITE ADDRESS  
**34 MARY ST, BEACON HILL, 2100**

















TITLE  
**SOUTH ELEVATION (STREET)**  
STAGE  
**DEVELOPMENT APPLICATION**

SCALE  
**1:100**  
DATE  
**19/11/21**

SHEET  
**ISO A3**

DRG  
**DA09**  
REV  
**D**



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
 EXISTING	 MASONRY	 TIMBER	 ROOF SHEETING	
 CONCRETE	 METAL	 FLOOR BOARDS	 WEATHERBOARDS	
 TIMBER FRAMED	 STONE	 TILE	 BRICKWORK	
 TIMBER DRESSED	 GLAZING	 PLASTERBOARD	 STONE CLADDING	
CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475				

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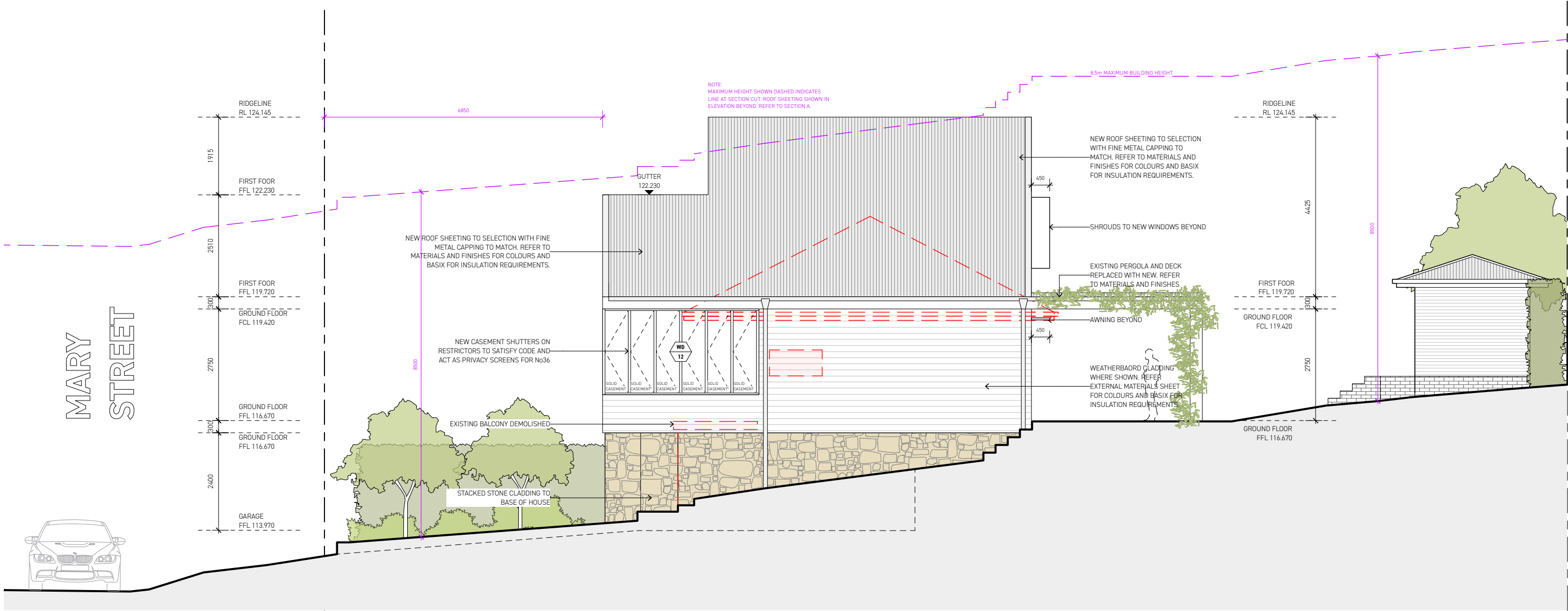
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SITE ADDRESS  
**34 MARY ST, BEACON HILL, 2100**

TITLE  
**NORTH ELEVATION (REAR)**  
STAGE  
**DEVELOPMENT APPLICATION**

SCALE  
**1:100**  
DATE  
**19/11/21**

SHEET  
**ISO A3**

DRG  
**DA10**  
REV  
**D**



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
EXISTING	MASONRY	TIMBER	ROOF SHEETING	
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	
CONCRETE FLOOR; Nil				SUSPENDED FLOOR; Nil
EXTERNAL WALLS; R1.30/R1.70 Inc. Construction				INTERNAL WALLS; Nil/R0.63 Inc. Construction
RAKED CEILINGS; R0.5 + Foil Blanket				ROOF; Solar light absorbance < 0.475

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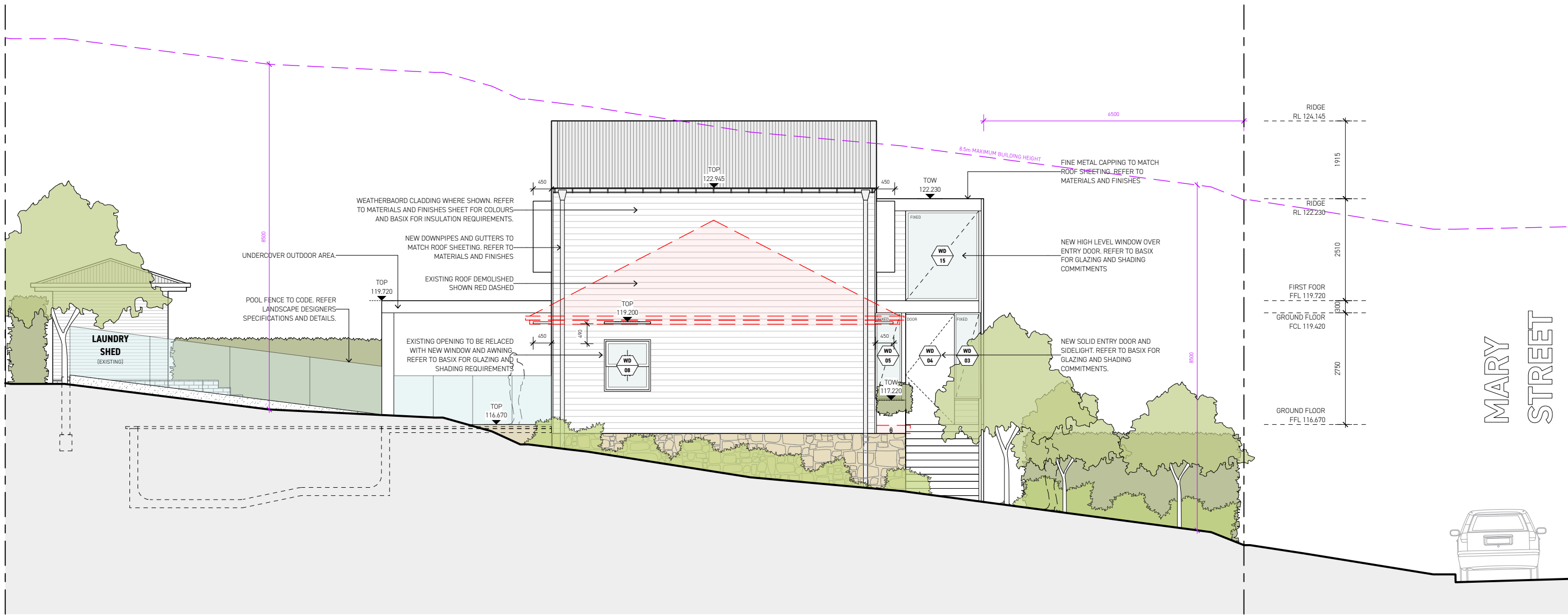
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CLIENT  
**HAYDEN AND RACHAEL KEGG**  
SITE ADDRESS  
**34 MARY ST, BEACON HILL, 2100**

TITLE  
**EAST ELEVATION**  
STAGE  
**DEVELOPMENT APPLICATION**

SCALE  
**1:100**  
SHEET  
**ISO A3**  
DATE  
**19/11/21**  
DRG  
**DA11**  
REV  
**C**



CONSTRUCTION - SECTION		FINISHES - PLAN / ELEVATION		BASIX INSULATION SUMMARY
EXISTING	MASONRY	TIMBER	ROOF SHEETING	CONCRETE FLOOR; Nil SUSPENDED FLOOR; Nil EXTERNAL WALLS; R1.30/R1.70 Inc. Construction INTERNAL WALLS; Nil/R0.63 Inc. Construction RAKED CEILINGS; R0.5 + Foil Blanket ROOF; Solar light absorbance < 0.475
CONCRETE	METAL	FLOOR BOARDS	WEATHERBOARDS	
TIMBER FRAMED	STONE	TILE	BRICKWORK	
TIMBER DRESSED	GLAZING	PLASTERBOARD	STONE CLADDING	

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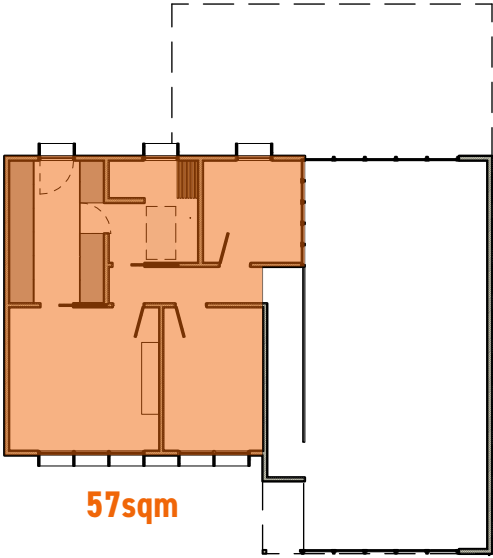
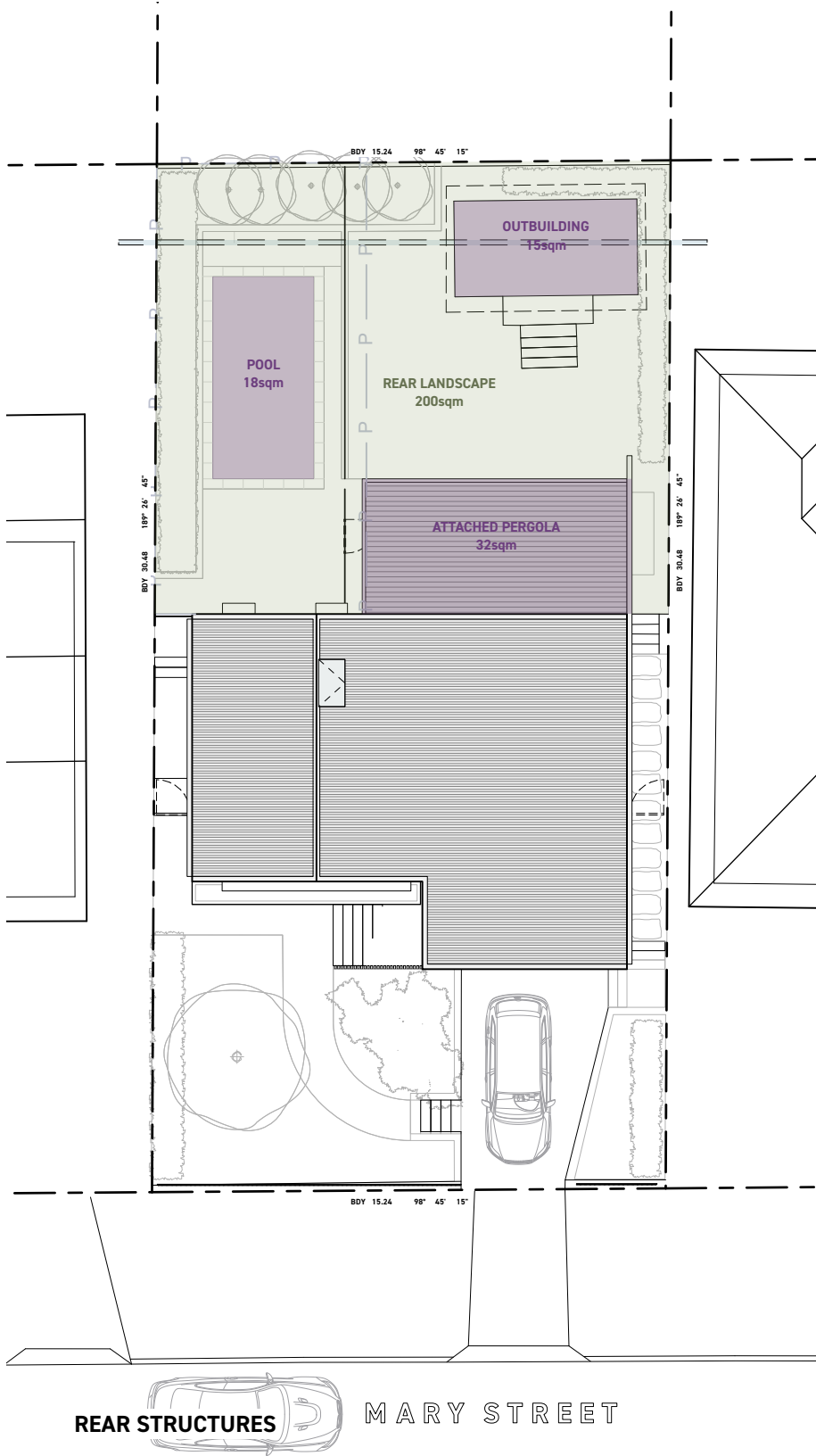
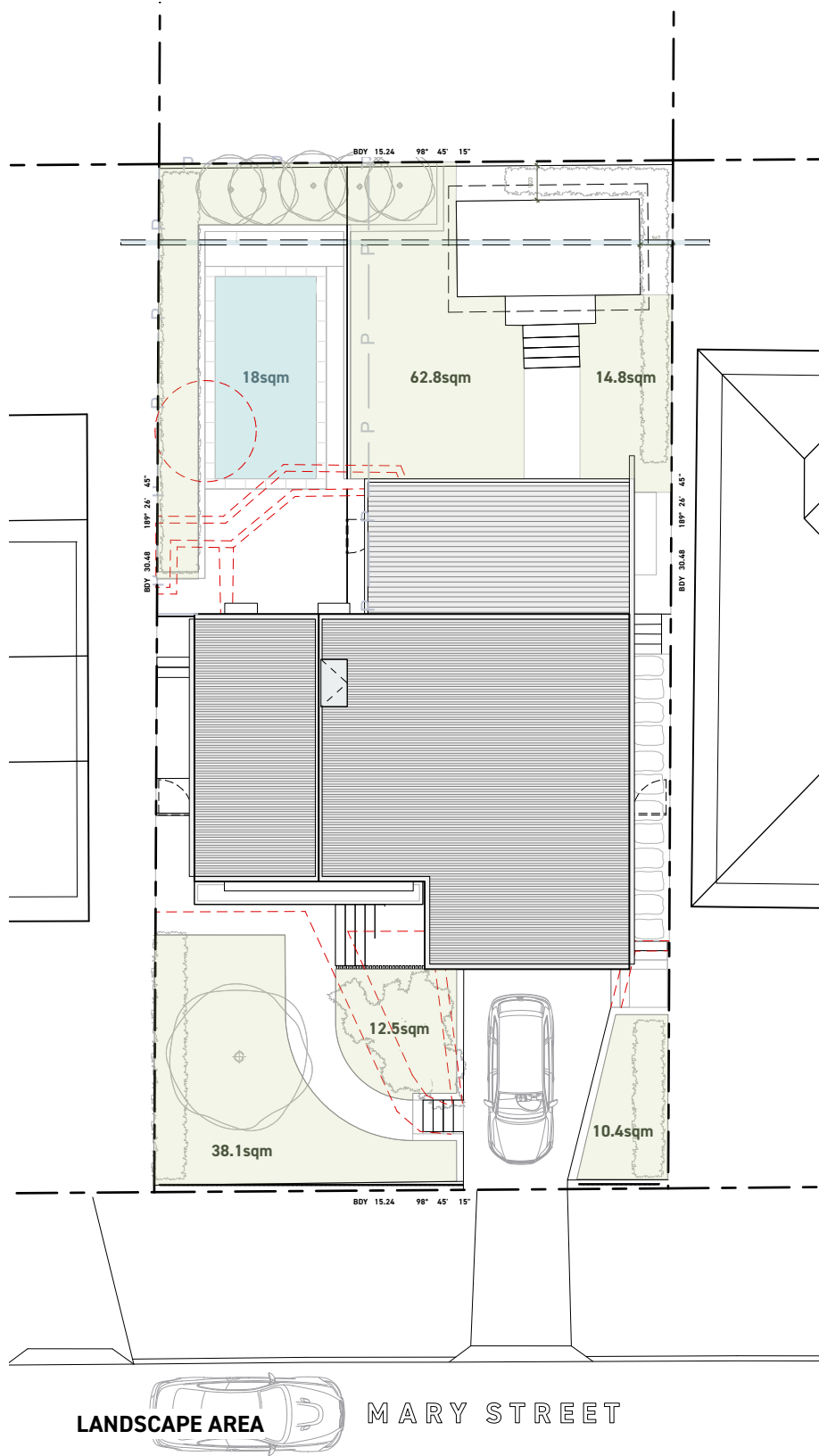
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CLIENT  
**HAYDEN AND RACHAEL KEGG**  
SITE ADDRESS  
**34 MARY ST, BEACON HILL, 2100**

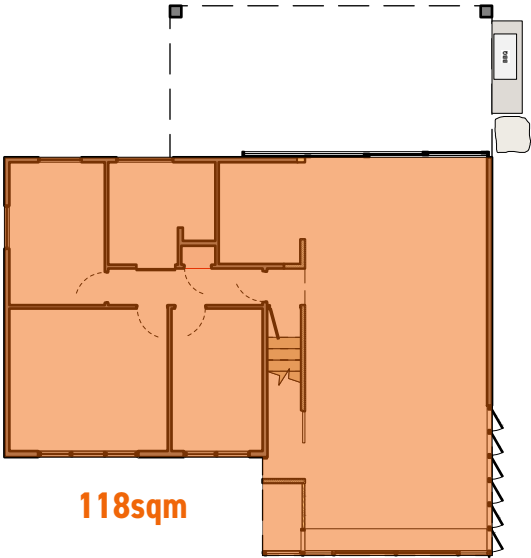
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**WEST ELEVATION**  
STAGE  
**DEVELOPMENT APPLICATION**

SCALE <b>1:100</b>	SHEET <b>ISO A3</b>	DRG <b>DA12</b>
DATE <b>19/11/21</b>	REV	<b>D</b>





FIRST FLOOR AREA



GROUND FLOOR AREA

WINDOW SHROUD

Metal shroud painted white  
Provides shading and privacy  
Min,450mm Protrusion



EXPOSED RATERS AND LINING BOARDS

Timber painted white



GARAGE DOOR

Oiled Australian Hardwood timber



SANDSTONE WALLS

Natural sandstone cladding to base of house



WEATHERBOARD

Painted white with minimal trim to match

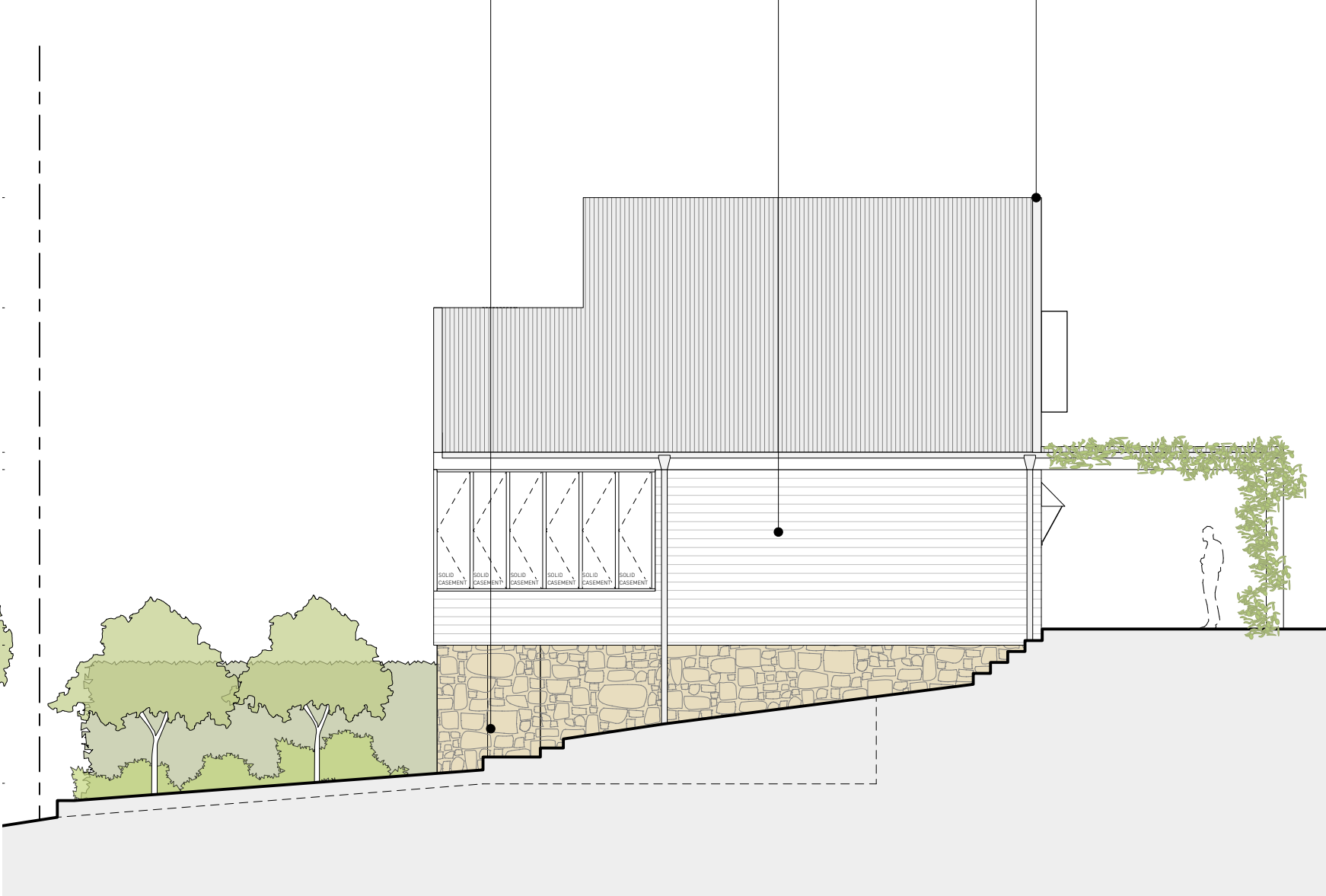


METAL ROOFING

'Surfmist' with matching capping, flashing, downpies and half round gutters.



SOUTH ELEVATION



EAST ELEVATION

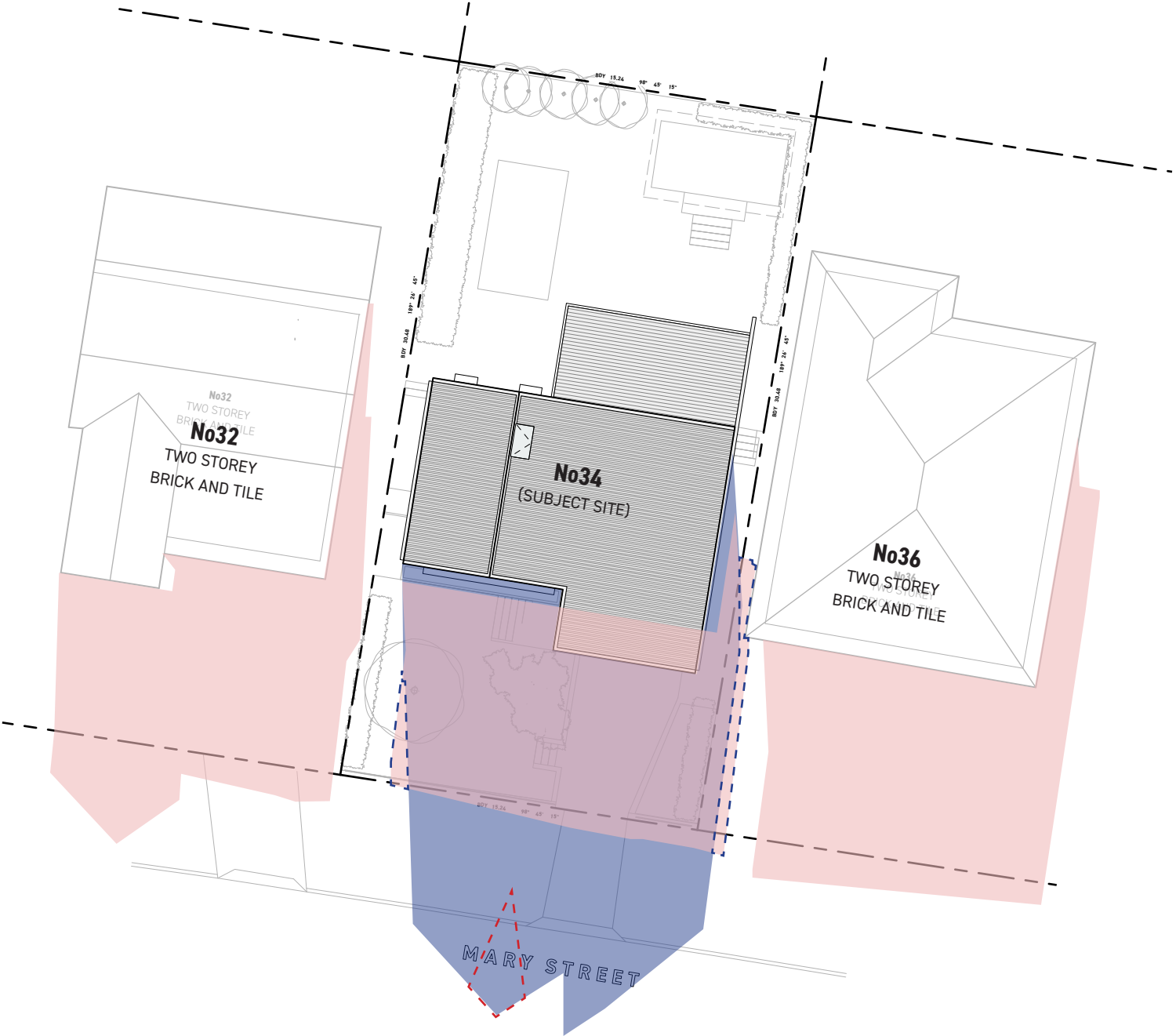
SHADOW DIAGRAM - 21 JUNE 9AM

- EXISTING SHADOW
- PROPOSED SHADOW OVER EXISTING
- PROPOSED ADDITONAL
- SHADOW AS RESULT OF BREECH IN HEIGHT



SHADOW DIAGRAM - 21 JUNE 12NOON

- EXISTING SHADOW
- PROPOSED SHADOW OVER EXISTING
- PROPOSED ADDITONAL SHADOW
- SHADOW AS RESULT OF BREECH IN HEIGHT
- SHADOW REDUCED AS A RESULT OF DEVELOPMENT



SHADOW DIAGRAM - 21 JUNE 3PM

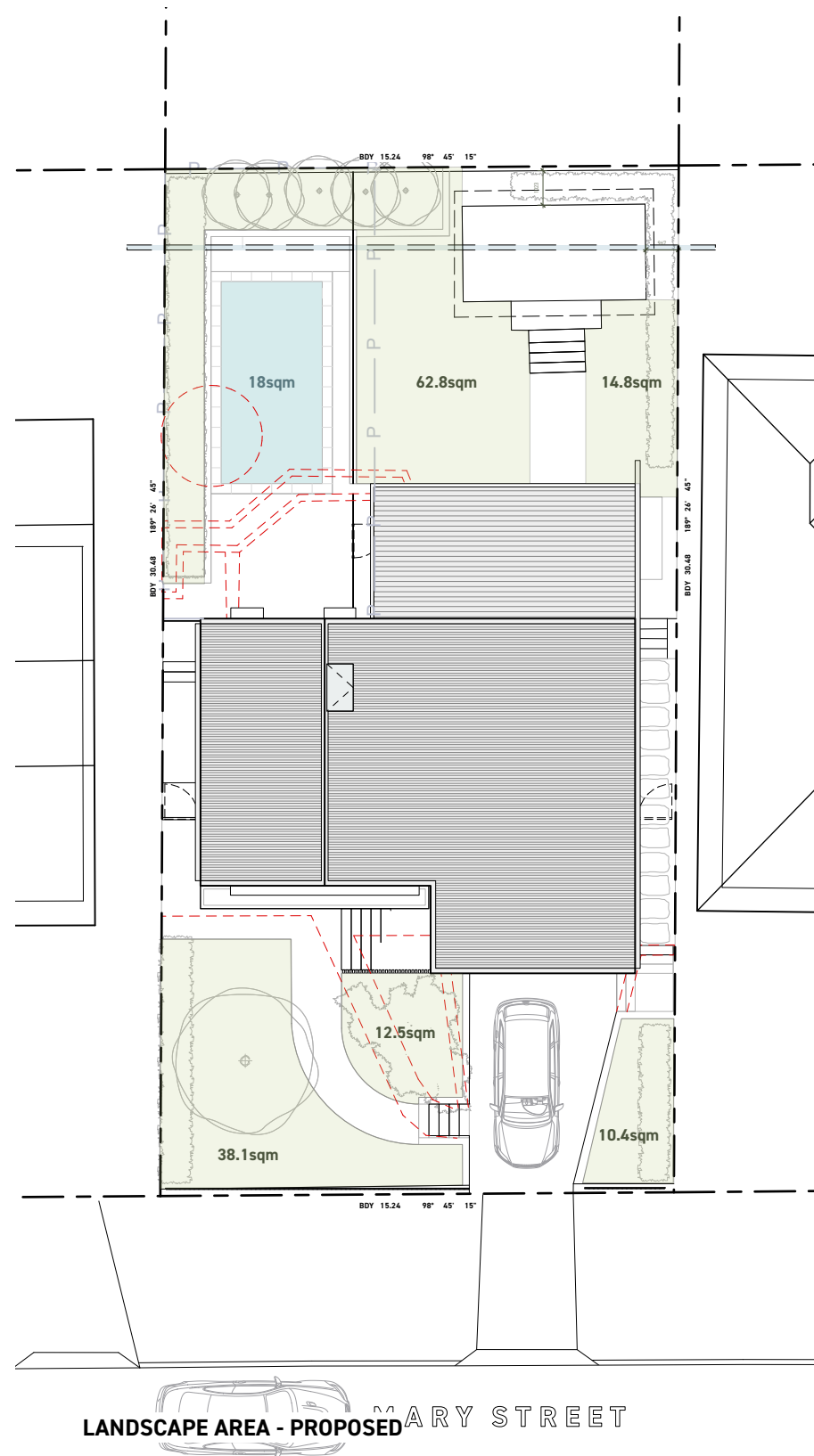
- EXISTING SHADOW
- PROPOSED SHADOW OVER EXISTING
- PROPOSED ADDITONAL
- SHADOW AS RESULT OF BREECH IN HEIGHT
- SHADOW REDUCED AS A RESULT OF DEVELOPMENT











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CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION, ALERT DESIGNER OF ERRORS, OMISSIONS OR MISCALCULATIONS. ALL DIMENSIONS ARE IN MILLIMETRES. ALL WORK TO COMPLY WITH RELEVANT NATIONAL CONSTRUCTION CODES AND AUSTRALIAN STANDARDS. DESIGN DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS. WHERE DISCREPANCIES OCCUR, THE MORE DETAILED INSTRUCTION SHALL APPLY.

# THREE LETTERS

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TITLE	<b>LANDSCAPE COMPARISON</b>
STAGE	<b>DEVELOPMENT APPLICATION</b>

SCALE  
**1:200**

SHEET  
**ISO A3**

DATE  
**19/11/21**

DRG **DA19**  
REV **A**