

**LEGEND**

WATER MAIN  
TELSTRA PILLAR  
TELSTRA MARKER POST  
TELSTRA PIT  
TELEGRAPH POLE  
POWER POLE  
ELECTRICAL PILLAR  
POWER LIGHT POLE  
LIGHT POLE  
HYDRANT  
RECYCLED WATER  
WATER METER  
STOP VALVE  
WATER TAP  
GAS METER  
GAS DIRECTION MARKER  
GAS INSPECTION POINT  
SEWER MANHOLE  
STREET SIGN  
PRAM CROSSING  
VEHICLE CROSSING

SEWER VENT  
SEWER LAMP/POLE  
SEWER INSPECTION POINT  
SUBSOIL DRAIN  
STORMWATER PIT  
STORMWATER GRATE  
SURFACE INLET PIT  
UNTEL-KERB INLET PIT  
UNTEL-KERB INLET PIT WITH GRATE  
STORMWATER PIPE INCLUDING PIPE SIZE  
HEADWALL  
CLOTHES LINE  
TREE: Ø DIAMETER  
S SPREAD  
H HEIGHT

OVERHEAD ELECTRICITY LINE  
OVERHEAD TELECOM LINE  
SEWER LINE

L.G.A. : NORTHERN BEACHES  
PARISH : MANLY COVE  
COUNTY : CUMBERLAND

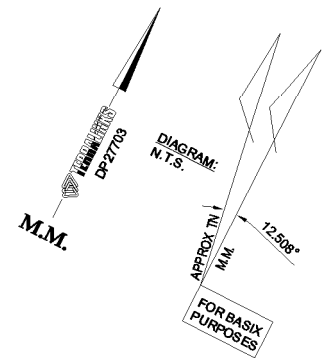


AREA LOT 4  
VIDE DP 27703: 613.4 m²  
BY CALC : 617.9 m²

WINDOW	SILL RL	HEIGHT	WIDTH	GLASS TYPE
1	115.60	1.20	1.52	CLEAR

**B.A.S**  
POSSIBLE ENCASEMENT REQUIRED

POSITION OF 3000L "THE EVOLUTION SERIES MKII" ABOVE GROUND RAIN WATER TANK 1 TO BE INSTALLED IN ACCORDANCE WITH COUNCIL GUIDELINES & THE NATIONAL PLUMBING & DRAINAGE CODE AS/NZS 3500. THE RAINWATER SUPPLY PLUMBING IS TO BE CONNECTED TO THE COLD WATER SUPPLY TO TOILETS, WASHING MACHINE & EXTERNAL GARDEN TAPS.



**MARINE CLASSIFICATION**  
**SL2**

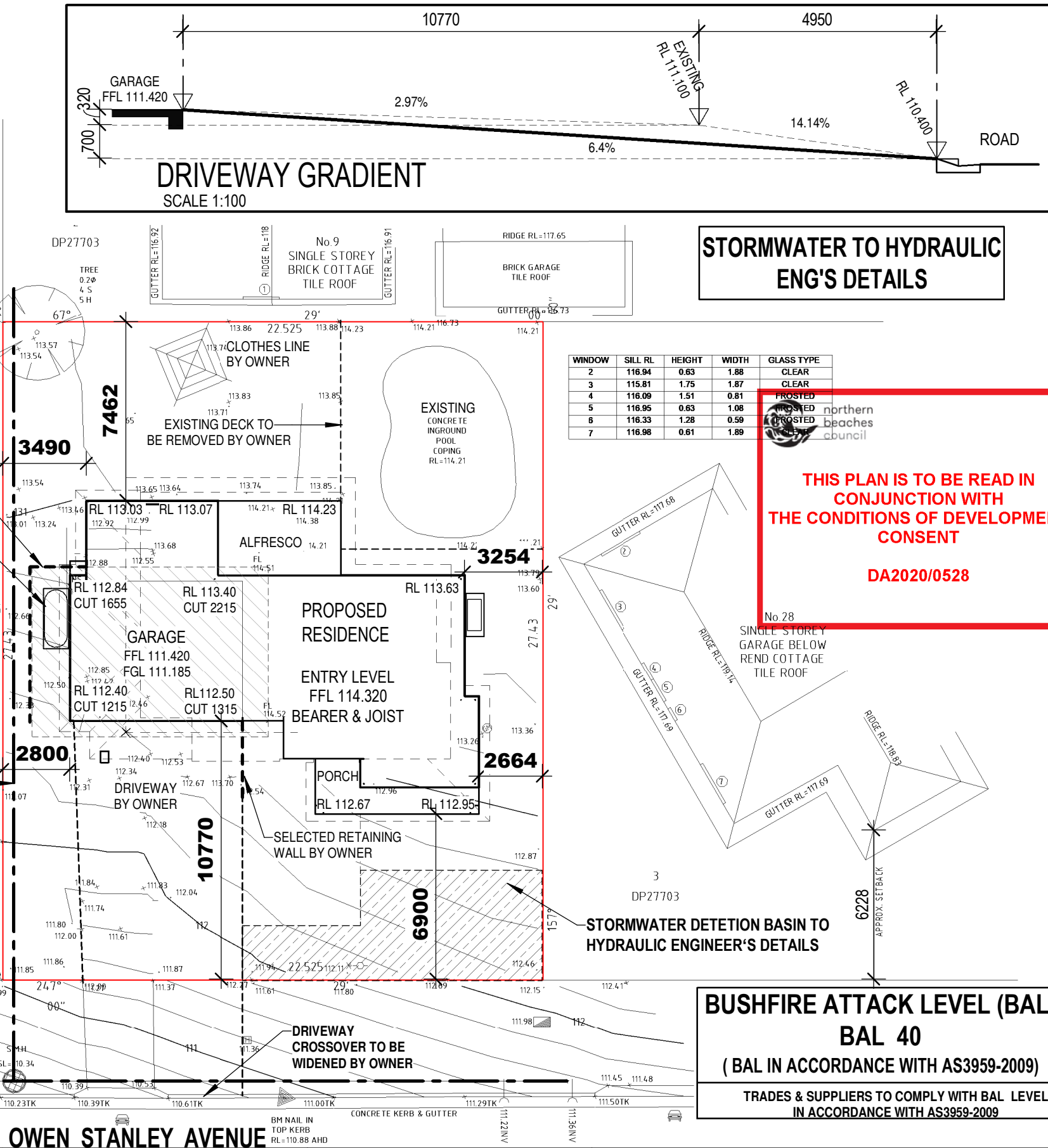
ALL TRADES & SUPPLIERS TO COMPLY WITH THE BCA AND ALL RELEVANT AUST STANDARDS

ORIGIN OF LEVELS :  
PM 2125 RL=127.53 (AHD) FOUND NEAR THE INTERSECTION OF PATRICK STREET & ETHIE ROAD.  
ACCURACY OF ORIGIN : ± 0.010m

## SITE PLAN

ISSUE	AMENDMENT	DATE
A	PPD (EB)	15.05.19
B	VARY B (EB)	02.09.19
C	VARY D (EB)	23.10.19
D	DRIVEWAY AMENDED (EC)	06.12.19
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20
F	GARAGE DOOR AMENDED (EC)	17.04.20

LOCATION: T:\First draft\17386\_DRY\Drawings\17386\_DRY.rvt



**STORMWATER TO HYDRAULIC  
ENG'S DETAILS**

WINDOW	SILL RL	HEIGHT	WIDTH	GLASS TYPE
2	116.94	0.63	1.88	CLEAR
3	115.81	1.75	1.87	CLEAR
4	116.09	1.51	0.81	PROTECTED
5	116.95	0.63	1.08	PROTECTED
6	116.33	1.28	0.59	PROTECTED
7	116.98	0.61	1.89	PROTECTED

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2020/0528**

**STORMWATER DETENTION BASIN TO  
HYDRAULIC ENGINEER'S DETAILS**

**BUSHFIRE ATTACK LEVEL (BAL)**  
**BAL 40**  
(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL  
IN ACCORDANCE WITH AS3959-2009

SITE DETAILS	
LOT NUMBER:	4
DP NUMBER:	27703
AREAS	
SITE AREA:	617.90m2
ENTRY LEVEL	137.59 m²
UPPER LEVEL	113.17 m²
GARAGE	43.08 m²
ALFRESCO	15.90 m²
BALCONY	12.99 m²
PORCH	9.43 m²
BALCONY 2	9.40 m²
Grand total	341.56 m²
DRIVEWAY:	74.00m2
SITE COVERAGE:	162.42m2 - 26.28%
PRIVATE OPEN SPACE:	194.12m2
PROJECT DETAILS:	
GROUND & FIRST FLOOR LIVING TOTAL:	293.84m2
ROOF AREA:	195.18m2
NO. OF BEDROOMS:	4
LANDSCAPE:	
TOTAL AREA OF VEGETATION:	292.54m2 - 47%
STORMWATER:	
RAINWATER TANK SIZE:	= 3000 litre
(-ABOVE GROUND)	
ROOF AREA CONNECTED TO RAINWATER TANK:	53.0% MIN MIN- 100.00m2 (to eng's details)
RAINWATER USES:	GARDEN/TOILET/LAUNDRY
SITE NOTES & CONDITIONS:	
-HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.	
-EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER.	
-EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION & TO REMAIN OUTSIDE OF BUILDING PLATFORM.	
-EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.	
-WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.	
-DIMENSIONS SHOWN ARE TO FRAME AND UNDERSIDE OF ROOF TRUSSES	
-FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY & WILL VARY ON SITE	
-ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER	
- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS	
FSR CALCULATIONS	
SITE AREA:	617.90m2
HOUSE AREAS:	
INTERNAL GARAGE FLOOR LIVING:	38.72m2
INTERNAL UPPER FLOOR LIVING:	118.70m2
INTERNAL FIRST FLOOR LIVING:	104.65m2
INTERNAL TOTAL:	262.07m2
FLOOR SPACE RATIO:	0.42:1
NOTE: FSR CALCULATED TO INTERNAL FACE OF EXTERNAL WALLS AS PER LEP DEFINITION	

ISSUE			AMENDMENT			DATE			PROPOSED RESIDENCE FOR:		
A			PFD (EB)			15.05.19			CLIENT: MR & MRS DRY		
B			VARY B (EB)			02.09.19			ADDRESS:		
C			VARY D (EB)			23.10.19			LOT 4, No 30 OWEN STANLEY AVE		
D			DRIVEWAY AMENDED (EC)			06.12.19			BEACON HILL		
E			VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)			13.04.20			Northern Beaches Council		
F			GARAGE DOOR AMENDED (EC)			17.04.20					

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**WINCREST**

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Wincrest Group Pty Ltd.  
ACN 135 562 873  
Builders License No. 213 442C  
18 Pitt St, Paramatta NSW 2150  
Ph:(02) 9635 1644 Fax:(02) 9633 4806

PREMIUM INCLUSIONS	
JOB NO: 17386	DATE: 06.12.19
DRAWN: EB	CHECKED: .
SCALE: As indicated	SHEET NO: 01
PLEASE DISCARD ALL OTHER PLANS	
DO NOT SCALE DRAWING	

LEGENDS

(720)	LIFT OFF DOOR HINGE
CJ*	CONTROL BRICK JOINT
MH	CEILING MAN HOLE
SA	SMOKE ALARM
DP	DOWN PIPE
AC	AC DUCTS
AC	AC CEILING GRILL

**BASIX**

ALL PLANS TO BE READ IN  
CONJUNCTION WITH THE BASIX  
CERTIFICATE AND ITS SCHEDULE OF  
COMMITMENTS, WHICH ARE TO BE  
COMPLIED WITH IN FULL

-PROVIDE **R4** GLASSWOOD BUK INSULATION TO  
JOIST OVER GARAGE CEILING.  
-PROVIDE **R2** GLASSWOOD BULK INSULATION TO  
UNDERSIDE OD ENTIRE BEARER&JOIST SECTION

EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS  
( IF REQUIRED ) ARE APPROX. ONLY  
AND MAY BE RE-POSITIONED ON SITE  
TO SUIT DIFFERENT CONSTRUCTION OR NOISE  
REQUIREMENTS. FINAL POSITION TO BE  
DETERMINED BY A/C CONTRACTOR

**BUSHFIRE ATTACK LEVEL (BAL)**

**BAL 40**

( BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL  
IN ACCORDANCE WITH AS3959-2009



northern  
beaches  
council

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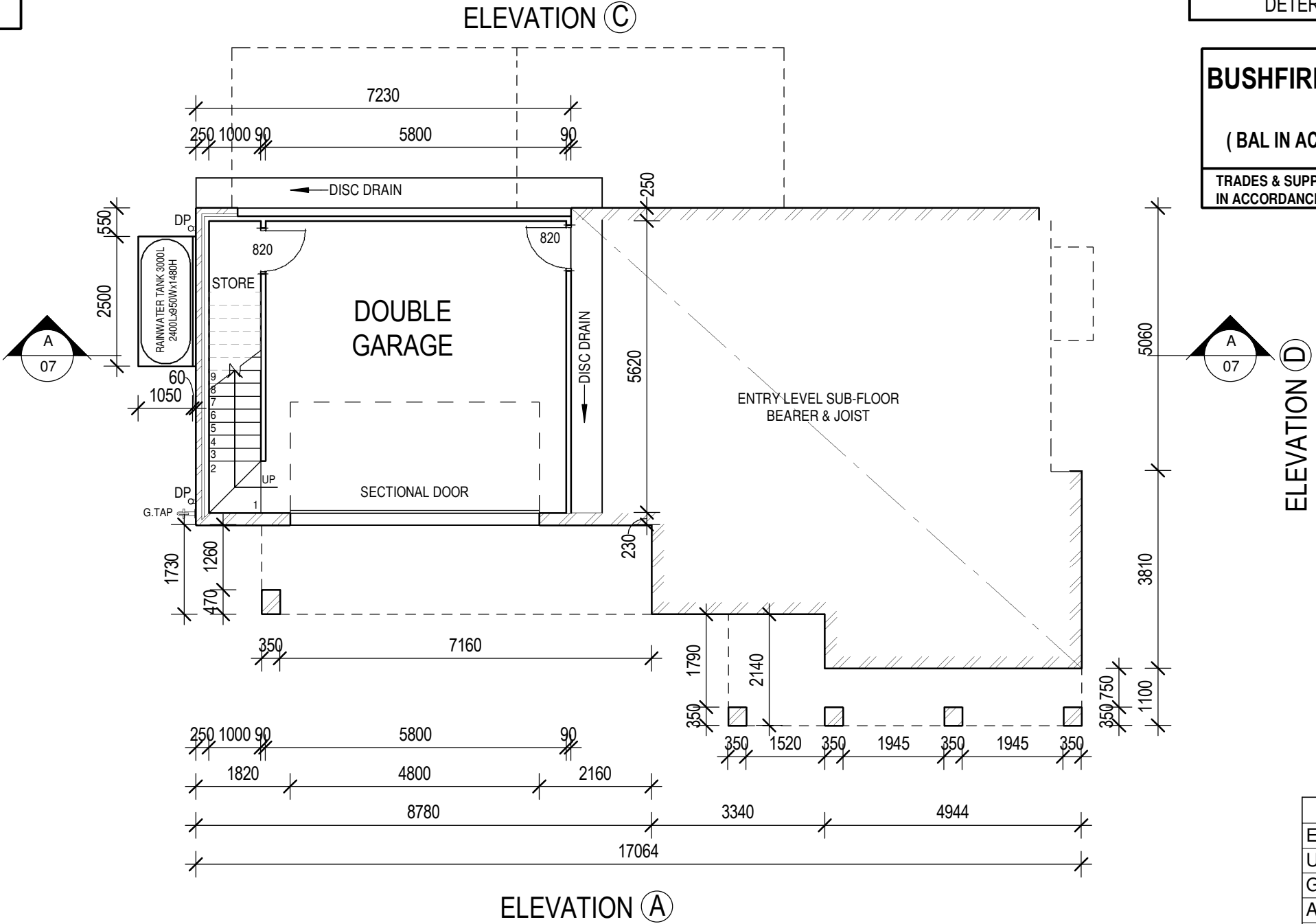
**DA2020/0528**

**MARINE CLASSIFICATION**

**SL2**

ALL TRADES & SUPPLIERS TO COMPLY  
WITH THE BCA AND ALL RELEVANT AUST STANDARDS

**GARAGE FLOOR PLAN**

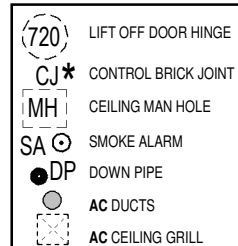


**AREAS**

ENTRY LEVEL	137.59 m <sup>2</sup>
UPPER LEVEL	113.17 m <sup>2</sup>
GARAGE	43.08 m <sup>2</sup>
ALFRESCO	15.90 m <sup>2</sup>
BALCONY	12.99 m <sup>2</sup>
PORCH	9.43 m <sup>2</sup>
BALCONY 2	9.40 m <sup>2</sup>
Grand total	341.56 m <sup>2</sup>

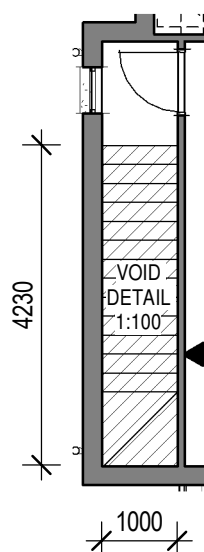
ISSUE	AMENDMENT	DATE	<p>Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.</p>	<div><p>BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806</p></div>	PROPOSED RESIDENCE FOR:	PREMIUM INCLUSIONS	
A	PFD (EB)	15.05.19			CLIENT: MR & MRS DRY	JOB NO: 17386	DATE: 06.12.19
B	VARY B (EB)	02.09.19			ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council	DRAWN: EB	CHECKED:.
C	VARY D (EB)	23.10.19				SCALE: 1 : 100	SHEET NO: 02
D	DRIVEWAY AMENDED (EC)	06.12.19				PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20				DO NOT SCALE DRAWING	
F	GARAGE DOOR AMENDED (EC)	17.04.20					
LOCATION: T:\First draft\17386_DRY\Drawings\17386_DRY.rvt							

## LEGENDS

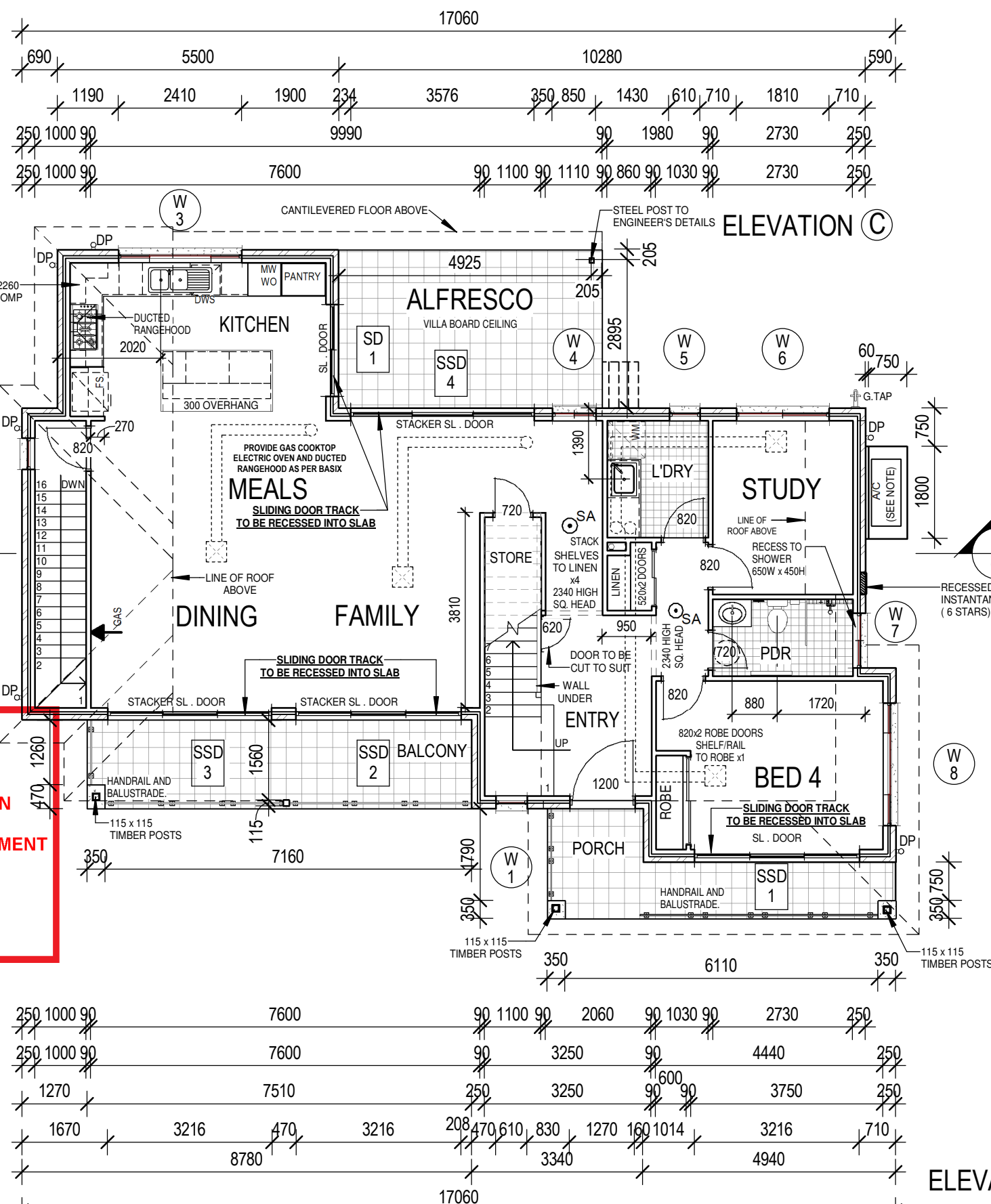
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**BAL 40**  
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2340H DOORS TO UPPER LEVEL

ELEVATION (B)

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CONSENT

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CERTIFICATE AND ITS SCHEDULE OF  
COMMITMENTS, WHICH ARE TO BE  
COMPLIED WITH IN FULL**UPPER FLOOR PLAN**

ELEVATION (C)

ELEVATION (D)

ELEVATION (A)

**MARINE CLASSIFICATION**  
**SL2**ALL TRADES & SUPPLIERS TO COMPLY  
WITH THE BCA AND ALL RELEVANT AUST STANDARDS

ISSUE	AMENDMENT	DATE
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C	VARY D (EB)	23.10.19
D	DRIVEWAY AMENDED (EC)	06.12.19
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20
F	GARAGE DOOR AMENDED (EC)	17.04.20

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ACN 135 562 873  
Builders License No. 213 442C  
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Ph:(02) 9635 1644 Fax:(02) 9633 4806

PROPOSED RESIDENCE FOR:

CLIENT: MR &amp; MRS DRY

ADDRESS:

LOT 4, No 30 OWEN STANLEY AVE  
BEACON HILL  
Northern Beaches Council

PREMIUM INCLUSIONS

JOB NO: 17386 DATE: 06.12.19

DRAWN: EB CHECKED: .

SCALE: 1 : 100 SHEET NO: 03

PLEASE DISCARD ALL OTHER PLANS

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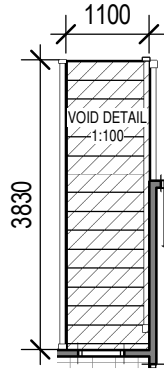


LEGENDS

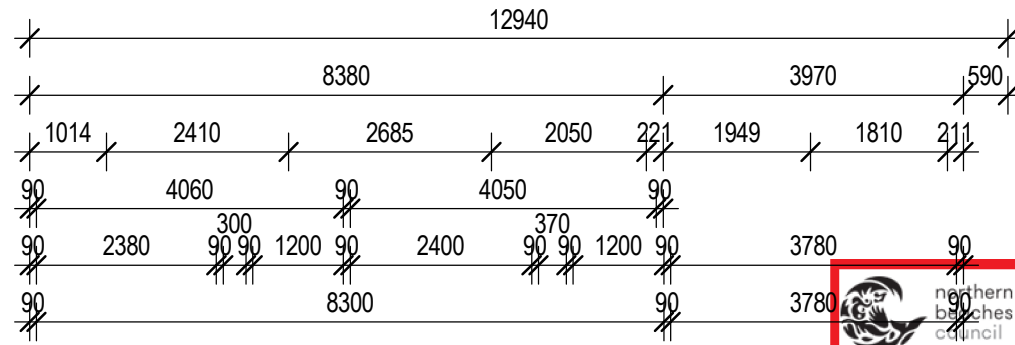
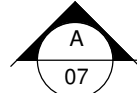
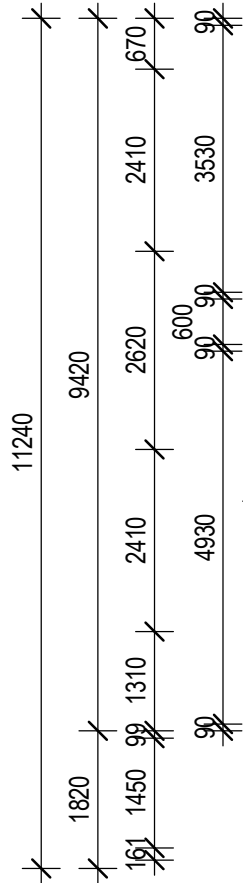
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- CJ\* CONTROL BRICK JOINT
- MH CEILING MAN HOLE
- SA SMOKE ALARM
- DP DOWN PIPE
- AC DUCTS
- AC CEILING GRILL

**BUSHFIRE ATTACK LEVEL (BAL)**  
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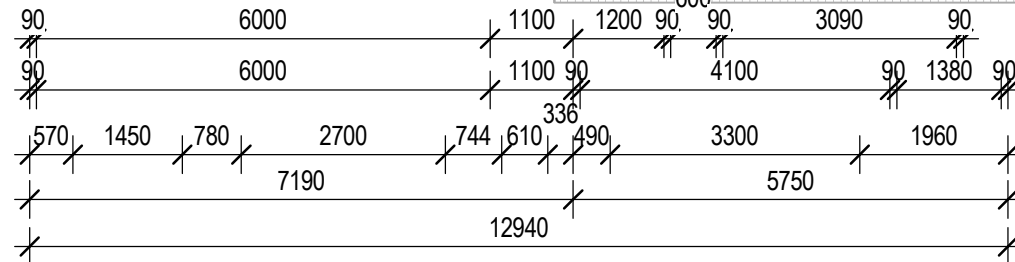
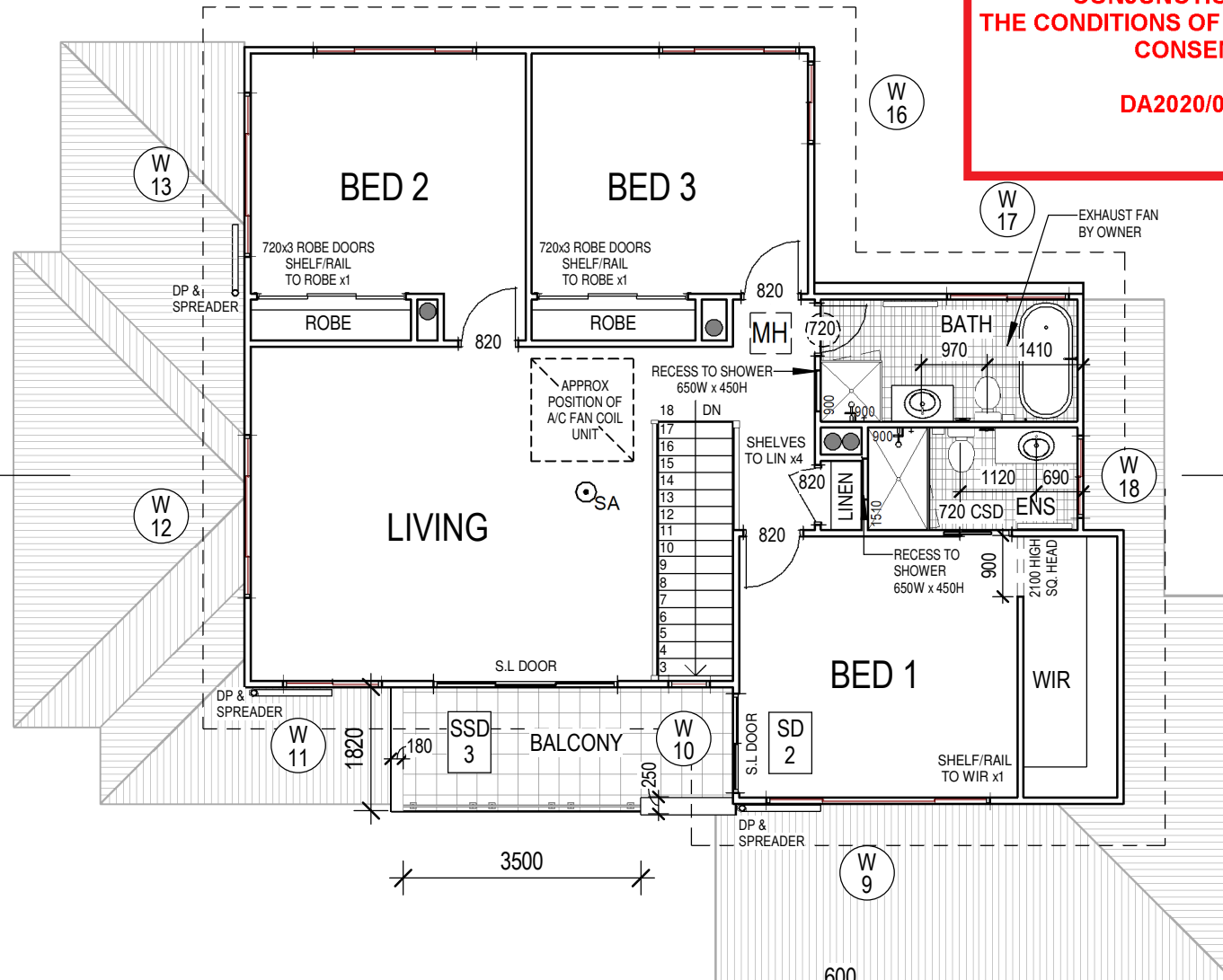
ELEVATION (B)



ELEVATION (C)

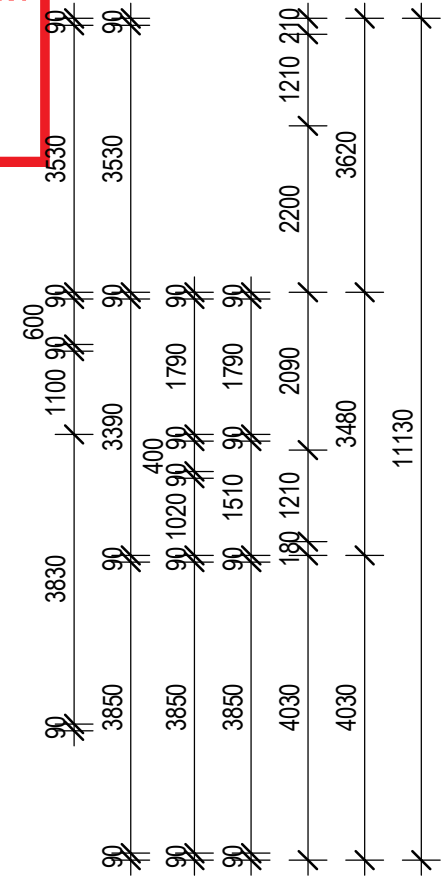
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ELEVATION (A)

ELEVATION (D)



**MARINE CLASSIFICATION**  
**SL2**

ALL TRADES & SUPPLIERS TO COMPLY  
WITH THE BCA AND ALL RELEVANT AUST STANDARDS

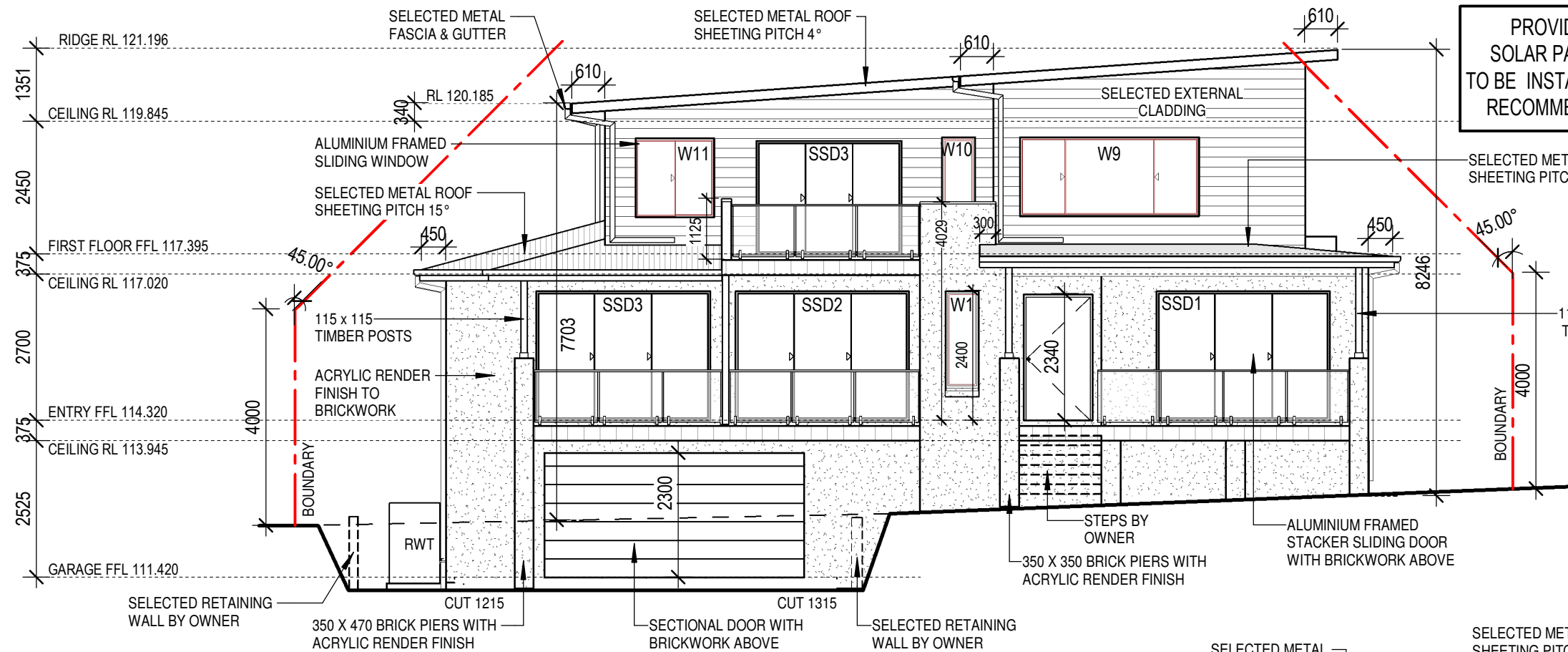
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**FIRST FLOOR PLAN**

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A		PFD (EB)	15.05.19			ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council		JOB NO: 17386	DATE: 06.12.19
B		VARY B (EB)	02.09.19					DRAWN: EB	CHECKED: Checker
C		VARY D (EB)	23.10.19					SCALE: 1 : 100	SHEET NO: 04
D		DRIVEWAY AMENDED (EC)	06.12.19					PLEASE DISCARD ALL OTHER PLANS	
E		VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20					<b>DO NOT SCALE DRAWING</b>	
F		GARAGE DOOR AMENDED (EC)	17.04.20						

LOCATION: T:\First draft\17386\_DRY\Drawings\17386\_DRY.rvt



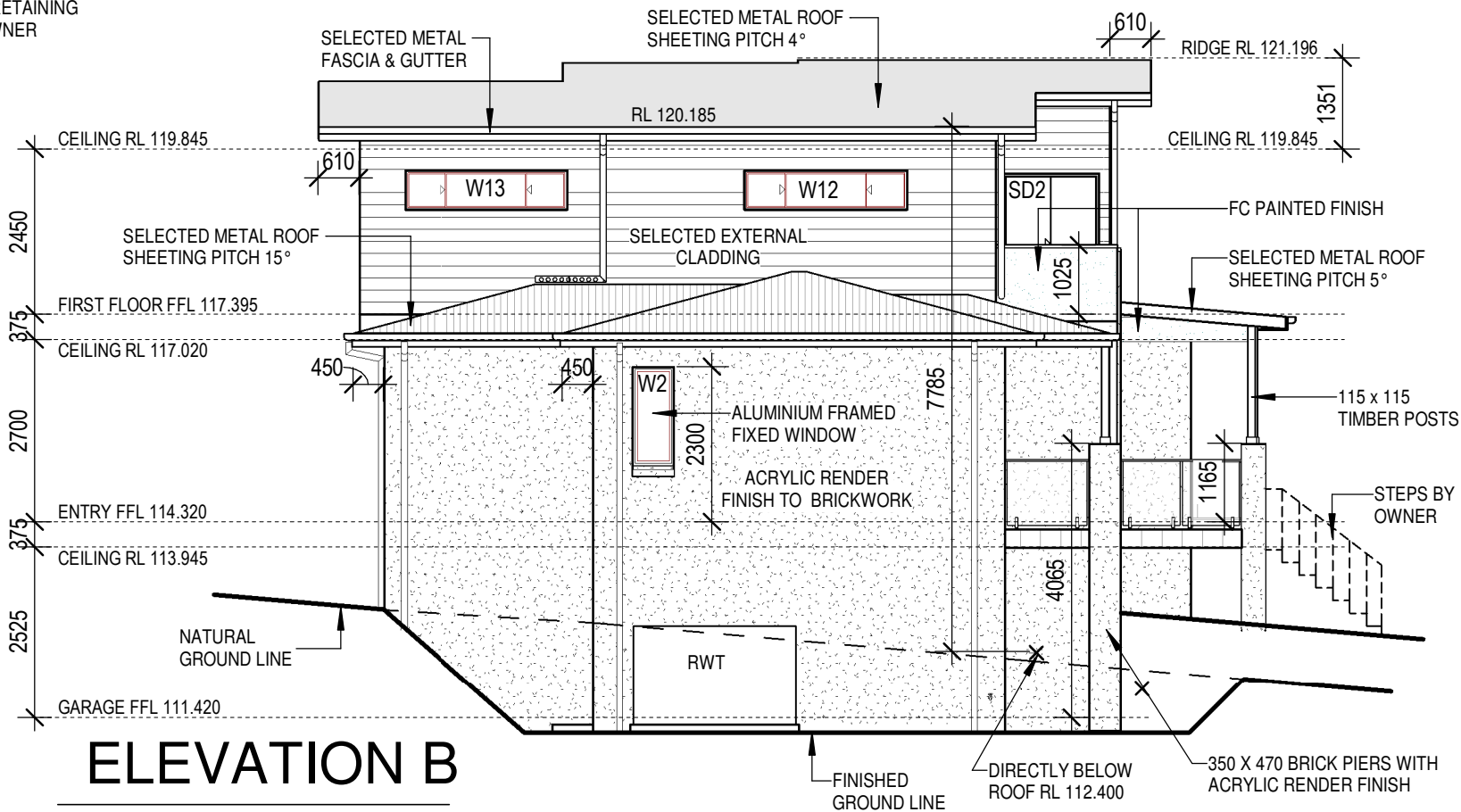
ELEVATION A

1 : 100

 northern  
beaches  
council

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**DA2020/0528**



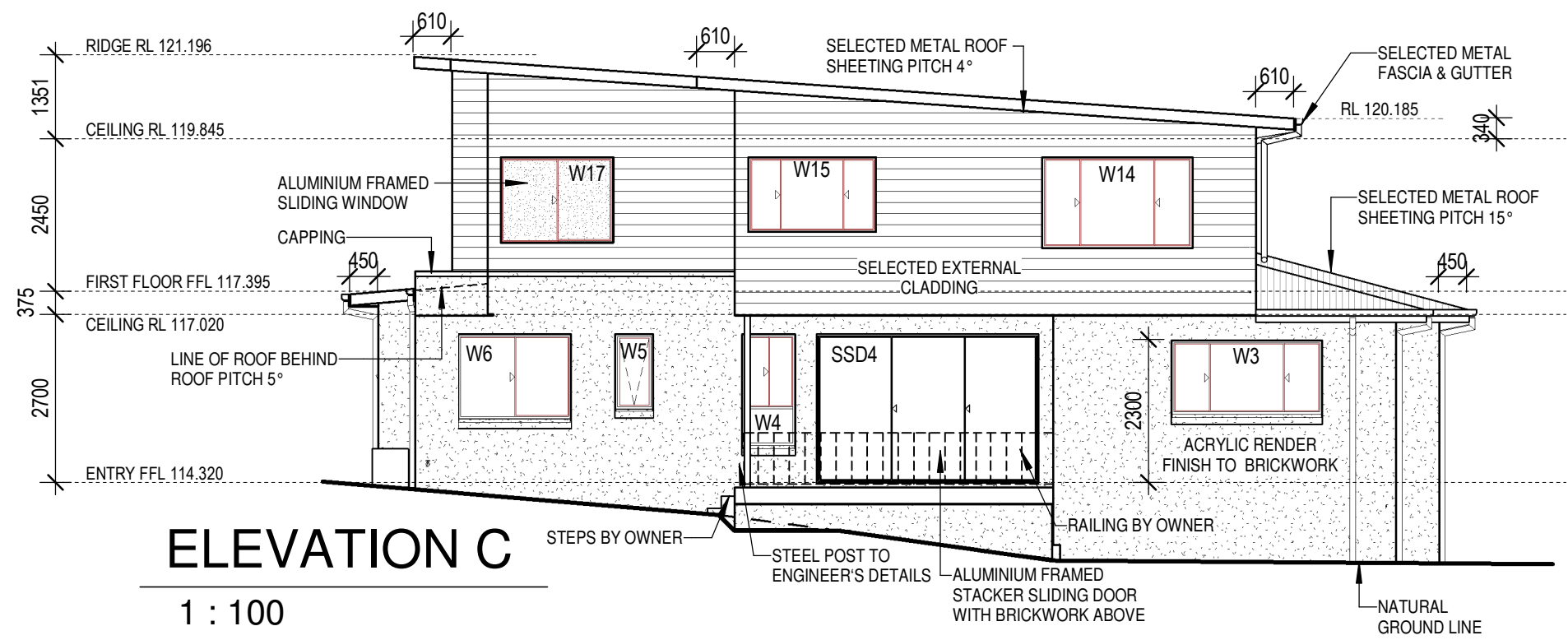
ELEVATION B

1 : 100

# ELEVATIONS

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A B C D E F			PFD (EB) VARY B (EB) VARY D (EB) DRIVEWAY AMENDED (EC) VAR# G & H AND HYDRAULIC UPDATED + FFD (HT) GARAGE DOOR AMENDED (EC)			15.05.19 02.09.19 23.10.19 06.12.19 13.04.20 17.04.20	CLIENT: MR & MRS DRY		JOB NO: 17386	DATE: 06.12.19
LOCATION: T:\First draft\17386_DRY\Drawings\17386_DRY.rvt						ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council		DRAWN: EB	CHECKED: .	
								SCALE: 1 : 100	SHEET NO: 05	
								PLEASE DISCARD ALL OTHER PLANS		
								DO NOT SCALE DRAWING		

LOCATION: T:\First draft\17386\_DRY\Drawings\17386\_DRY.rvt



ELEVATION C

1 : 100

PROVIDE 5kw SOLAR PV SYSTEM  
SOLAR PANELS AND THEIR LOCATION  
TO BE INSTALLED AS PER MANUFACTURES  
RECOMMENDATIONS AND GUIDELINES

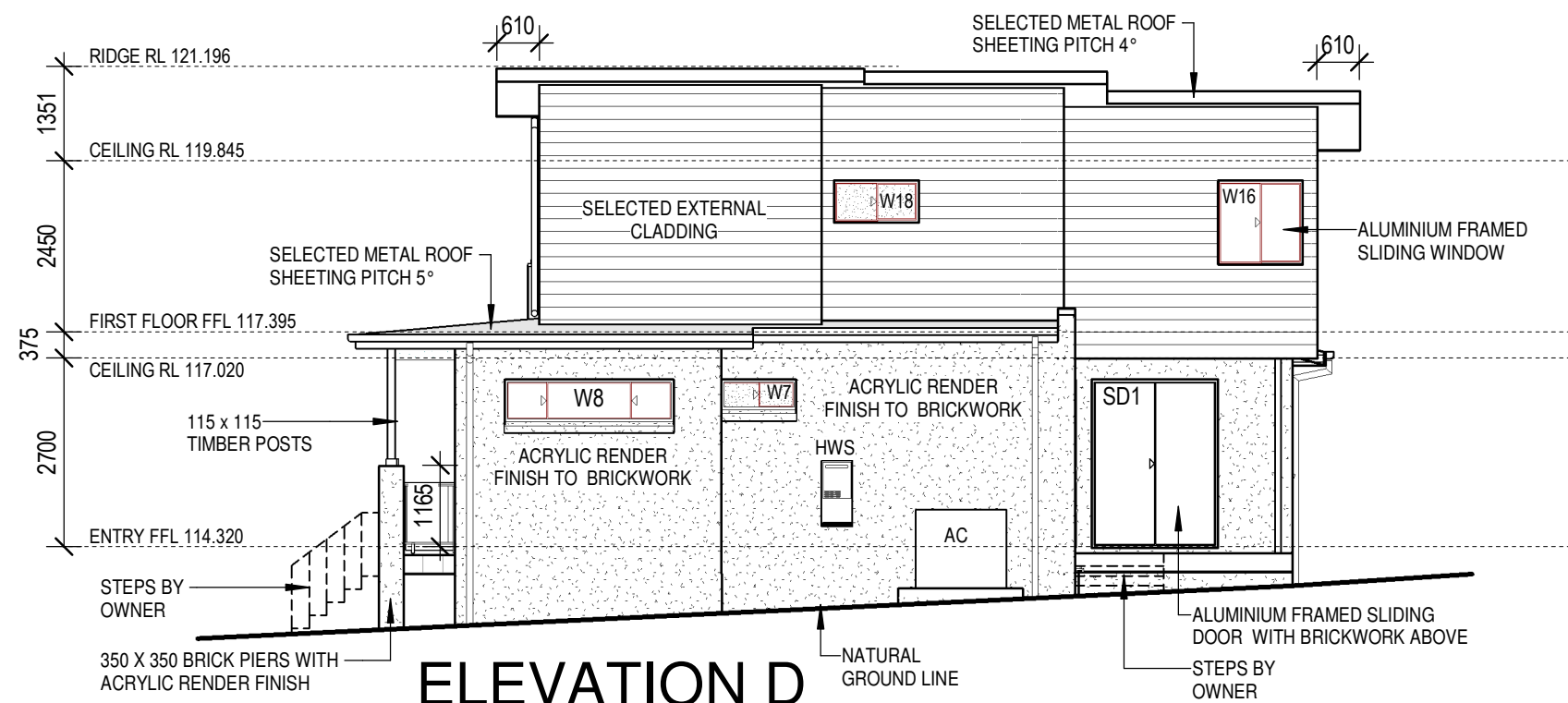
NOTE:

- FIRST FLOOR WINDOW HEADS TO BE PLACED @2166
- ENTRY FLOOR WINDOW HEAD HEIGHT 2400 ABOVE FFL TO U/S STEEL ARCH BAR
- ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.

 northern beaches council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0528**



ELEVATION D

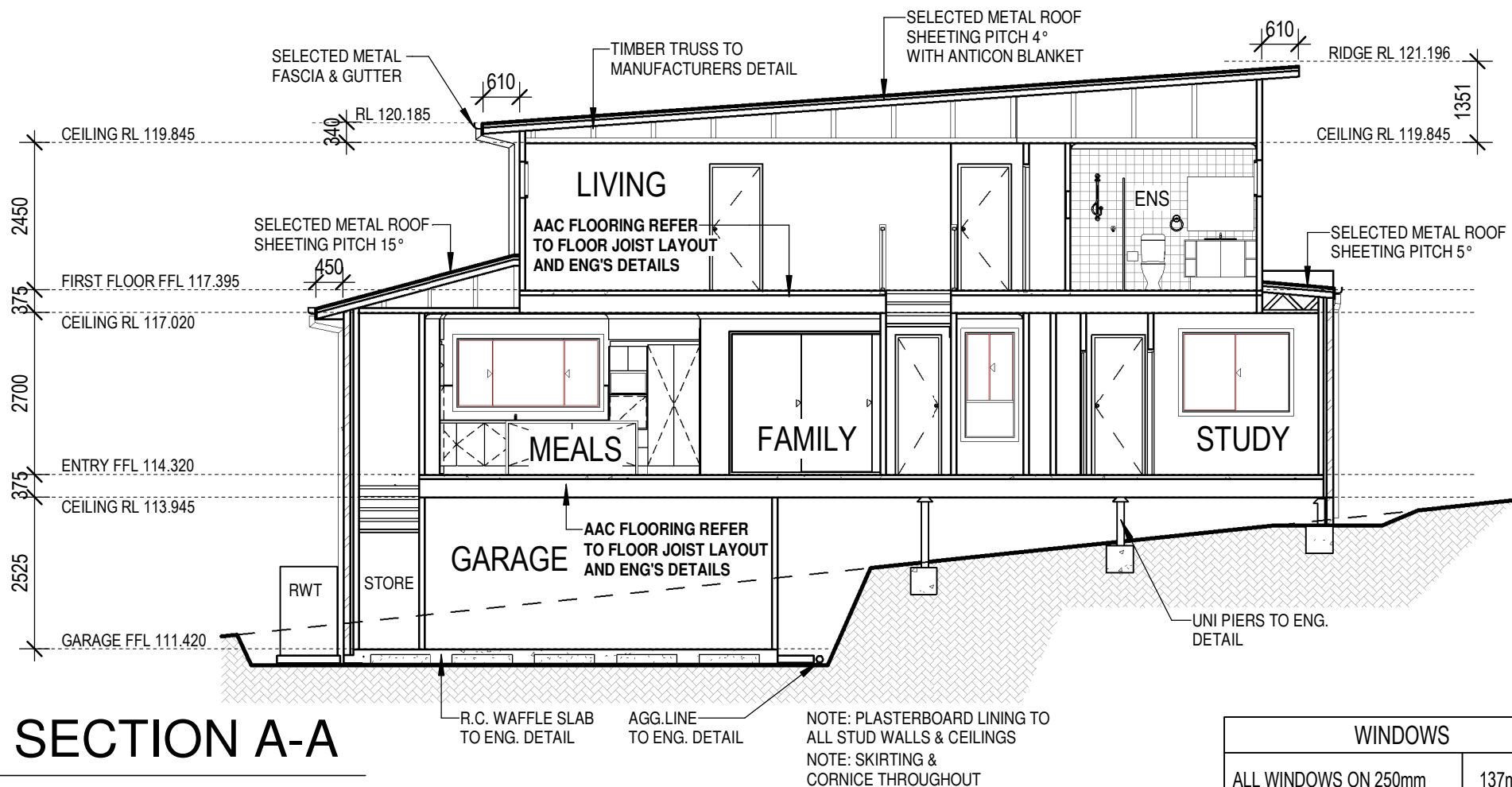
1 : 100

ELEVATIONS

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A		PFD (EB)	15.05.19			CLIENT: MR & MRS DRY		JOB NO: 17386	DATE: 06.12.19
B		VARY B (EB)	02.09.19			ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council		DRAWN: EB	CHECKED:.
C		VARY D (EB)	23.10.19					SCALE: 1 : 100	SHEET NO: 06
D		DRIVEWAY AMENDED (EC)	06.12.19					PLEASE DISCARD ALL OTHER PLANS	
E		VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20						
F		GARAGE DOOR AMENDED (EC)	17.04.20						
LOCATION: T:\First draft\17386 DRY\Drawings\17386_DRY.rvt						DO NOT SCALE DRAWING			

LOCATION: T:\First draft\17386\_DRY\Drawings\17386\_DRY.rvt





## GENERAL NOTES:

- PROVIDE GRANITGARD PEST CONTROL SYSTEM OR SIMILAR TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE & LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN.
- PROVIDE R4.0 GLASSWOOL CEILING INSULATION TO ROOF SPACE OF LIVING AREAS AND **JOIST OVER GARAGE CEILING**
- PROVIDE R2.0 GLASSWOOL WALL INSULATION TO EXTERNAL WALLS OF LIVING AREAS AND **UNDERSIDE OF ENTIRE BEARER & JOIST SECTION.**
- WELS RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- WELS RATED SHOWERHEADS.
- WELS RATED TOILET CISTERNS REQUIRED.
- PROVIDE 3,000 LITRE COLORBOND STEEL AQUAPLATE TANK.
- NO EXHAUST FANS UNLESS REQUIRED FOR MECHANICAL VENTILATION
- PROVIDE WEATHER STRIPS TO ALL EXTERNAL HINGED DOORS.
- GAS/ELECTRONIC INSTANTANEOUS HOT WATER SERVICE ( 6 STARS)
- 75mm GAP BETWEEN FRIDGE & WALL TO BE MAINTAINED.
- PROVIDE NATURAL GAS PLUMBING FOR COOKTOP & 1 INTERNAL HEATING POINT.
- MANHOLE POSITION IS APPROXIMATE ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT CONSTRUCTION CONSTRAINTS OR REQUIREMENTS
- PRIMARY TYPE OF ARTIFICIAL LIGHTING -FLUORESCENT OR LIGHT EMITTING DIODE (LED) AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MAY ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS TO THE FOLLOWING ROOMS: AT LEAST 5 OF THE BEDROOMS / STUDY AT LEAST 3 OF THE LIVING/DINING ROOMS, THE KITCHEN, ALL BATHROOMS/TOILETS, THE LAUNDRY & ALL HALLWAYS



**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0528**

### WINDOWS

ALL WINDOWS ON 250mm  
BRICK VENEER WALLS

137mm  
REVEALS

### WINDOWS

ALL WINDOWS ON 90mm  
LIGHTWEIGHT WALL SYSTEM

100mm  
REVEALS

### BASIX

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CERTIFICATE AND ITS SCHEDULE OF  
COMMITMENTS, WHICH ARE TO BE  
COMPLIED WITH IN FULL

### MARINE CLASSIFICATION SL2

ALL TRADES & SUPPLIERS TO COMPLY  
WITH THE BCA AND ALL RELEVANT AUST STANDARDS

### Window and Sl . door Schedule

wt	Window No.	Height	Width	Window Style	Glazing
W	1	1800	610	FIXED	CLEAR
W	2	1457	610	FIXED	CLEAR
W	3	1200	2410	SLIDING	CLEAR
W	4	1800	850	SLIDING	CLEAR
W	5	1200	610	AWNING	OBS
W	6	1372	1810	SLIDING	CLEAR DOUBLE GLAZED
W	7	429	1070	SLIDING	OBS / TG TILED REVEL
W	8	600	2410	SLIDING	CLEAR DOUBLE GLAZED
W	9	1457	3300	SLIDING	CLEAR DOUBLE GLAZED
W	10	1800	610	FIXED	CLEAR
W	11	1457	1450	SLIDING	CLEAR DOUBLE GLAZED
W	12	600	2410	SLIDING	CLEAR DOUBLE GLAZED
W	13	600	2410	SLIDING	CLEAR DOUBLE GLAZED
W	14	1457	2410	SLIDING	CLEAR DOUBLE GLAZED
W	15	1200	2050	SLIDING	CLEAR DOUBLE GLAZED
W	16	1200	1210	SLIDING	CLEAR DOUBLE GLAZED
W	17	1372	1810	SLIDING	OBS / TG
W	18	600	1210	SLIDING	OBS / TG
SSD	1	2400	3216	STACKER SL.DOOR	CLEAR
SSD	2	2400	3216	STACKER SL.DOOR	CLEAR
SSD	3	2400	3216	STACKER SL.DOOR	CLEAR
SSD	3	2100	2700	STACKER SL. DOOR	CLEAR
SSD	4	2400	3576	STACKER SL.DOOR	CLEAR
SD	1	2400	1810	SLIDING DOOR	CLEAR
SD	2	2100	1450	SLIDING DOOR	CLEAR

#### NOTE:

Windows typically with **double glazing** - Awning Uw 4.8 & SHGC 0.51, Sliding / fixed Uw 4.4 & SHGC 0.61, Double hung Uw 4.4 & SHGC 0.60

#### NOTE:

Doors typically with standard glass - Sliding doors and stacking doors Uw 6.25 & SHGC 0.72, Bifold door Uw 6.12 & SHGC 0.76

#### NOTE:

ALL BED ROOM WINDOW OPENINGS HIGHER THAN 2.0m FROM FINISHED GROUND LEVEL TO BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.9.2.5 VOLUME 2 OF THE BUILDING CODE OF AUSTRALIA

### BUSHFIRE ATTACK LEVEL (BAL)

**BAL 40**

( BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL  
IN ACCORDANCE WITH AS3959-2009

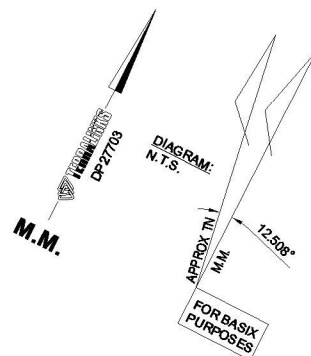
## SECTION/SCHEDULES

ISSUE	AMENDMENT	DATE	Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.	 BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806	PROPOSED RESIDENCE FOR:  CLIENT: MR & MRS DRY  ADDRESS: <b>LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council</b>	PREMIUM INCLUSIONS	
A	PFD (EB)	15.05.19				JOB NO: 17386	DATE: 06.12.19
B	VARY B (EB)	02.09.19				DRAWN: EB	CHECKED: .
C	VARY D (EB)	23.10.19				SCALE: 1 : 100	SHEET NO: 07
D	DRIVEWAY AMENDED (EC)	06.12.19				PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20				<b>DO NOT SCALE DRAWING</b>	
F	GARAGE DOOR AMENDED (EC)	17.04.20					

LOCATION: T:\First draft\17386\_DRY\Drawings\17386\_DRY.rvt

B.A.S

POSSIBLE ENCASEMENT REQUIRED

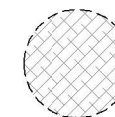


## STORMWATER TO HYDRAULIC ENG'S DETAILS

## LEGEND



Material Stockpile  
area.



Waste stockpile &  
material sorting area.



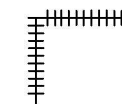
Storage recycling bins  
for segregated waste.



Chemical toilets.



Temporary builders d/way  
to E.P.A. requirements.



Fit standard 600 high green  
silt fence (refer to detail).



Trees to be removed.

**NOTE:** All waste materials to be  
taken to an approved waste  
disposal site.

SELECTED RETAINING  
WALL BY OWNER

No. 32  
SINGLE STOREY  
BRICK COTTAGE  
METAL ROOF

RIDGE RL=116.47

APPROX LOCATION  
OF SEWER MAIN

5  
DP27703

GARAGE

PROPOSED  
RESIDENCE

ENTRY LEVEL

DRIVEWAY BY  
OWNER

SELECTED RETAINING  
WALL BY OWNER

OWEN STANLEY AVENUE

## EROSION & SEDIMENT CONTROL PLAN

ISSUE	AMENDMENT	DATE	Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.	 BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806	PROPOSED RESIDENCE FOR: CLIENT: MR & MRS DRY	PREMIUM INCLUSIONS	
A	PFD (EB)	15.05.19			ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council	JOB NO: 17386	DATE: 06.12.19
B	VARY B (EB)	02.09.19				DRAWN: Author	CHECKED: Checker
C	VARY D (EB)	23.10.19				SCALE: 1 : 200	SHEET NO: 08
D	DRIVEWAY AMENDED (EC)	06.12.19				PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20				DO NOT SCALE DRAWING	
F	GARAGE DOOR AMENDED (EC)	17.04.20					

LOCATION: C:\Users\Alex\Desktop\TRANSFER TO USB\17386\_DRY\17386\_DRY.rvt



**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2020/0528**

**BUSHFIRE ATTACK LEVEL (BAL)**  
**BAL 40**

(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL  
IN ACCORDANCE WITH AS3959-2009

**MARINE CLASSIFICATION**  
**SL2**

ALL TRADES & SUPPLIERS TO COMPLY  
WITH THE BCA AND ALL RELEVANT AUST STANDARDS