

GENERAL NOTES

ALL WORKS TO BE CARRIED OUT BY QUALIFIED TRADESMEN USING NEW MATERIALS & THE BEST OF THEIR RESPECTIVE KINDS INSTALLED TO THE SATISFACTION OF THE PROPRIETOR IN ACCORDANCE WITH THE BCA & AUSTRALIAN STANDARDS.

ALL MATERIALS AND FITTINGS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

THE TENDERERS ARE EXPECTED TO VISIT THE SITE OF THE PROPOSED WORKS BEFORE SUBMITTING THEIR TENDER & TO SATISFY THEMSELVES AS TO THE PRELIMINARY WORK INVOLVED & AS TO THE NATURE OF ALL WORK TO BE DONE UNDER THIS CONTRACT.

ANY ITEM NOT SHOWN ON THE DRAWINGS OR NOT SPECIFIED BUT WHICH IS NECESSARY FOR THE PROPER COMPLETION OF THE CONTRACT WILL FORM PART OF THE CONTRACT.

ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. UNLESS NOTED OTHERWISE DIMENSIONS SHOWN ARE IN MILLIMETERS. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS.

RELEVANT STANDARDS

AS 3740 2010	WATERPROOFING OF DOMESTIC AREAS
AS 2358 1990	ADHESIVES FOR FIXING CERAMIC TILES
AS/NZS 1260 2009	PVC - U PIPES AND FITTINGS FOR DRAINS, WASTE AND VENT APPLICATIONS
AS/NZS1477 2006	PVC PIPES AND FITTINGS FOR PRESSURE APPLICATIONS
AS/NZS3500 2003	PLUMBING AND DRAINAGE
AS 1684	RESIDENTIAL TIMBER FRAMED CONSTRUCTION
AS 2870 1996	RESIDENTIAL SLABS AND FOOTINGS
CONSTRUCTION	
AS 3600 2009	CONCRETE STRUCTURES
AS 1680	INTERIOR LIGHTING
AS/NZS 3000 2007	ELECTRICAL INSTALLATIONS
AS 3700	MASONRY STRUCTURES
AS/NZS 3679.1 2010	STRUCTURAL STEEL
AS 4100	STEEL STRUCTURES
AS 1720	TIMBER STRUCTURES
AS/NZS 2588	PLASTERBOARD
AS/NZS 2908.2	FIBRECEMENT
AS 1562.1	SHEET METAL ROOFING AND WALLING
AS3660.1 2014	TERMITE PROTECTION
AS/NZS 3500	HYDRAULIC PIPES, FITTINGS AND FIXTURES
AS 1657	STAIRS AND BALUSTRADES
AS 1668.2 2002	THE USE OF VENTILATION AND AIRCONDITIONING

BUSH FIRE REQUIREMENTS:

ALL CONSTRUCTION TO AS 3959 - 2009 - **BAL-FZ** REQUIREMENTS:

CONTRACTOR MUST COMPLY TO REQUIREMENTS DESCRIBED IN BUSHFIRE REPORT DATED 19 JULY 2020 BY *BUSHFIRE PLANNING SERVICES*

SPECIFICATION

CONCRETE SLABS AND FOOTINGS

NEW SLABS AND FOOTINGS ARE TO BE DESIGNED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER. PROVIDE KORDON OR EQUIVALENT APPROVED TERMITE BARRIER TO PERIMETER OF NEW SLAB & ALL SERVICES PENETRATIONS

TIMBER

ALL STRUCTURAL TIMBER TO BE DESIGNED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER. FOR PREFABRICATED ROOF TRUSSES SUBMIT SHOP DETAIL DRAWINGS CERTIFIED BY A PROFESSIONAL ENGINEER STATING THAT THE DESIGN HAS BEEN CARRIED OUT TO THE RELEVANT CURRENT STANDARDS' REQUIREMENT FOR THE CONFIGURATION AND LOADINGS.

ROOFING

INSTALL ROOF SHEETS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PROVIDE FLASHINGS, CAPPINGS, GUTTERS, RAINWATER HEADS, OUTLETS AND DOWNPIPES NECESSARY TO COMPLETE THE ROOF SYSTEM. METAL RAINWATER GOODS TO AS/ NZS 2179.1 OR CODEMARK CERTIFIED.

INTERNAL LININGS

SKIRTING & ARCHITRAVES: FJ PINE AS PER FINISHES SCHEDULE
FC & MR CSR GYPROCK TO BATHROOM WALLS, MR CSR GYPROCK TO CEILINGS IN BATHROOMS
SUPPLY AND INSTALL INSULATION IN WALL CAVITIES AS REQUIRED BY BCA SECTION J.

WATERPROOFING

WATERPROOF BATHROOM FLOORS FOR TILING WITH A POLYURATHANE LIQUID MEMBRANE

TILING

SUPPLY AND INSTALL SELECTED CERAMIC TILES TO BATHROOM WALLS AND FLOORS. PROVIDE FLEXIBLE SEALANT TO ALL INTERNAL CORNER JUNCTIONS AND AROUND RECESSED CABINET AND DOOR ARCHITRAVE JUNCTION WITH TILES .

DOORS & DOOR HARDWARE

SUPPLY AND INSTALL NEW DOORS AS SCHEDULED .
SUPPLY AND INSTALL NEW DOOR HARDWARE

DEMOLITION

TO BE IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S WASTEMANAGEMENT PLAN

PAINTING

PREPARE EACH SURFACE TO BE PAINTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. PAINT ALL NEW SURFACES WITH A SEALER COAT AND 2 FINISHING COATS.CEILINGS TO BE SATIN FINISH. DOORSETS TO BE GLOSS FINISH. PAINT TO HAVE LOW VOC.

ELECTRICAL

1. LIGHTING - SUPPLY AND INSTALL INTERNAL LIGHT FITTINGS. A MINIMUM OF 40% COMPACT FLUORECENT OR LED. SELECTION BY OWNERS. REFER TO DRAWINGS FOR LOCATIONS
2. SWITCHING AND POWER OUTLETS ARE TO BE INSTALLED TO MEET RELEVANT STANDARDS AND CURRENT REGULATIONS. POWER OUTLETS: REFER TO DRAWINGS FOR LOCATIONS & HEIGHTS. ACTUAL NUMBER AND LOCATIONS TO BE CONFIRMED ON SITE.
3. APPROVED FIREPROOF DOWNLIGHT COVERS MUST BE INSTALLED TO ALL DOWNLIGHTS IN CEILINGS WHERE INSULATION IS INSTALLED

SCHEDULE OF MATERIALS- REFER TO FIXTURES, FITTINGS & FINISHES SCHEDULE AND EXTERNAL FINISHES SCHEDULE.

METAL CLAD ROOF SHEETING – STANDING SEAM- LYSAGHT KLIPLOCK 700 HI- STRENGTH- COLOUR TBC
GUTTERING AND DOWNPIPES - COLORBOND STEEL , PAINTED TO MATCH.

LEAF GUARD TO GUTTERING - NON CORROSIVE METAL MESH

INTERNAL WALLS - PLASTERBOARD, PAINTED
INSULATION AS PER AS/NZS 4859.1 AND BASIX
EXTERNAL WALL CLADDING - FIBRE CEMENT/ METAL
WINDOWS – ALUMINIUM REFER WINDOW SCHEDULE AND BASIX

DOORS EXTERNAL – ALUMINIUM, GLAZED

DOORS INTERNAL – TIMBER, TIMBER JAMB.

SKIRTING -100mm h x 18mm- SPLAYED FJ PINE-PAINTED
ARCHITRAVES - 100mm h x 18mm FJ PINE-PAINTEDWHERE REQUIRED, UNLESS DOCUMENTED OTHERWISE.

CORNICES - N/A

LIGHT FITTINGS- SELECTION BY OWNERS. REFER BASIX
POLISHED CONCRETE FLOORING N/A

HARD WOOD TIMBER FLOORING (INTERNAL) – 155mm or 185mm X 19mm AS SHOWN ON PLANS

DECK : STEEL FRAMING WITH NON-COMBUSTIBLE FINISH (ALUMINIUM DECKING BOARDS/ TILES)

EXTERNAL FRAMING (PERGOLAS /DECK) - STEEL / PAINTED

EN-SUITE, BATHROOM & WET AREAS
COMPRESSED FIBRE CEMENT, WATERPROOFING AND TILING TO AS3740

WASTE - CONNECT TO ON SITE SEPTIC SYSTEM
WALL TILES AS PER INTERNAL ROOM ELEVATIONS & INTERNAL FINISHES SCHEDULE

FLOOR TILES TO ACHIEVE MINIMUM FALLS- SELECTION AS PER INTERNAL FINISHES SCHEDULE

MOISTURE RESISTANT MDF TO CARCASSES.
DOOR, DRAWER FRONTS AND BENCHTOP TBC

BASIX COMMITMENTS

FLOORS

- SUSPENDED TIMBER FLOOR = R1.30 INSULATION (INCLUDING CONSTRUCTION)
- FLOORS ABOVE EXISTING BUILDING - NIL INSULATION

EXTERNAL WALLS

TIMBER FRAMED, FIBRE CEMENT OR METAL CLADDING = R1.70 INSULATION - (INCLUDING CONSTRUCTION)

CEILINGS AND ROOF

FLAT/ MONO- PITCHED, METAL CLAD = R1.80 INSULATION / THERMOCELLULAR REFLECTIVE.

NEW GLAZED WINDOWS & DOORS

- STANDARD ALUMINIUM FRAME - SINGLE CLEAR & - SINGLE PYROLYTIC, LOW -E

HOT WATER

GAS: INSTANTANEOUS

VENTILATION

NO COMMITMENTS

ARTIFICIAL LIGHTING - MINIMUM 40% OF NEW OR ALTERED LIGHTS TO BE DEDICATED LED

ALTERNATIVE ENERGY - 6.5KW PHOTOVOLTAIC SYSTEM

LANDSCAPE - NO COMMITMENTS

FIXTURES

SHOWER HEADS -MIN 3 STAR (<=9L/MIN)
TOILET -MIN 3 STAR (<4L/FLUSH)
KITCHEN /
BATHROOM TAPS -MIN 3 STAR(<=9L/MIN)

ALTERNATIVE WATER

NO BASIX COMMITMENTS.
- 5,000L WATER TANK PROVIDED FOR BUSHFIRE REQUIREMENTS



REFER TO BUSHFIRE REPORT & BASIX CERTIFICATE

ISSUE	DATE	REVISION	LEGEND
1	25.11.20	FOR DA	



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NOMINATED ARCHITECT:
Luke Barker 8910

GENERAL NOTES

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A001
scale:	
date:	JUNE
drawn:	F.AVICE
revision	1

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35A PLATEAU ROAD
AVALON BEACH, BILGOLA
NSW 2107

TITLE INDICATES THAT LOT 138 IN DP 16902 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- C99037 COVENANT (NOT INVESTIGATED)
- EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE

DIAGRAM CREATED BY:

- DP607430 RIGHT OF CARRIAGEWAY
- DP607430 RIGHT OF CARRIAGEWAY
- DP640418 EASEMENT FOR PARKING
- DP640418 RIGHT OF CARRIAGEWAY
- E876412 RIGHT OF CARRIAGEWAY CREATED BY DP607430 HAS BEEN RELEASED IN SO FAR AS IT AFFECTS THE PART SHOWN IN PLAN WITH E876412
- T571075 RIGHT OF CARRIAGEWAY CREATED BY DP607430 APPURTENANT TO THE LAND WITHIN DESCRIBED HAS BEEN RELEASED IN SO FAR AS IT AFFECTS THE PART SHOWN SO BURDENED IN DP607430

PLEASE REFER TO SITE SURVEY FOR DETAILS

LOT 138
DP 16902



ACCESS ONTO PLATEAU ROAD

CONCRETE DRIVEWAY

PARKING AREA: INCLUDES PART AS PER
DP640418:EASEMENT FOR PARKING
- REFER TO SITE SURVEY 888detail1
DATED 03.10.2018 BY WATERVIEW SERVEYING
SERVICES

EXISTING HOUSE

NEIGHBOURING PROPERTY
PROPERTY SUBJECTED TO THE FOLLOWING
PLANNING CONTROLS

- Coastal Management SEPP
- Bushfire Prone Land - Certified June 2013
- Sec 94 Plan for Residential Development
- Land Application Map
- Land Zoning Map - E4 Environmental Living

SOURCE- NORTHERN BEACHES COUNCIL
WEBSITE:
<https://services.northernbeaches.nsw.gov.au/icongis/in dex.html>



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

DA2021/0124

ISSUE	DATE	REVISION	LEGEND
1	15.05.19	PLANNING DISCUSSION	
2	28.06.19	CONSULTANT ISSUE	
3	06.01.20	CLIENT/ PLANNING REVIEW	
4	30.06.20	CLIENT UPDATE	
5	25.11.20	FOR DA	

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NOMINATED ARCHITECT:
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LOCATION PLAN

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY

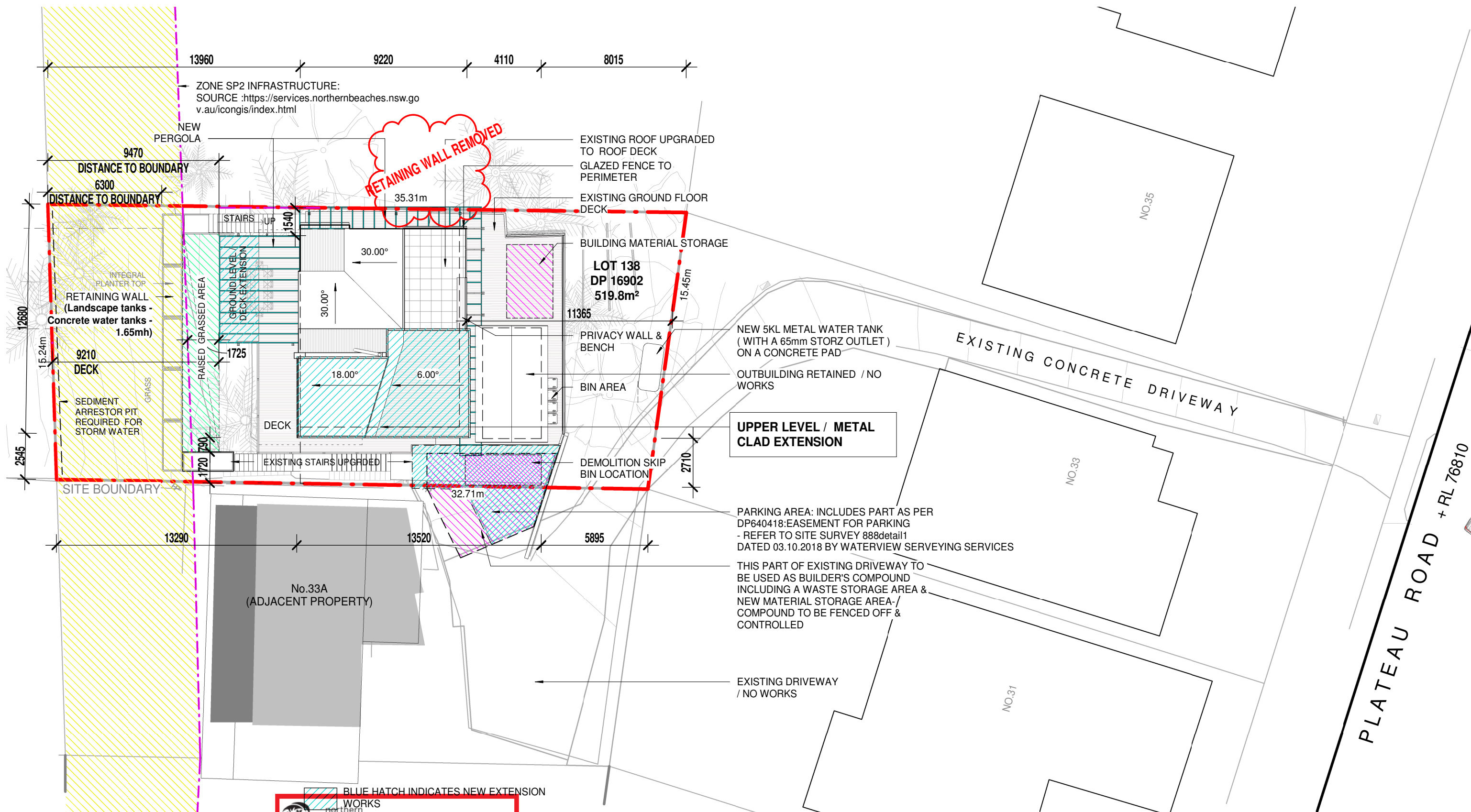
ADDRESS: 35 A PLATEAU ROAD

BILGOLA - LOT 138- DP.16902

sheet no.	A110
scale:	1 : 500
date:	JUNE
drawn:	F.AVICE
revision	5



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DA2021/0124

ISSUE	DATE	REVISION
5	01.05.20	EXTERNAL WORKS UPDATE
6	01.05.20	EXT. WORKS 2
7	30.06.20	CLIENT UPDATE
8	25.11.20	FOR DA
9	05.03.21	CONSTRUCTION WASTE MANAGEMENT INFORMATION ADDED
10	07.04.21	DA UPDATE 1

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PROPOSED SITE PLAN

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no. **A112**

scale: **1 : 200**

date: **JUNE**

drawn: **F.AVICE**

revision **10**



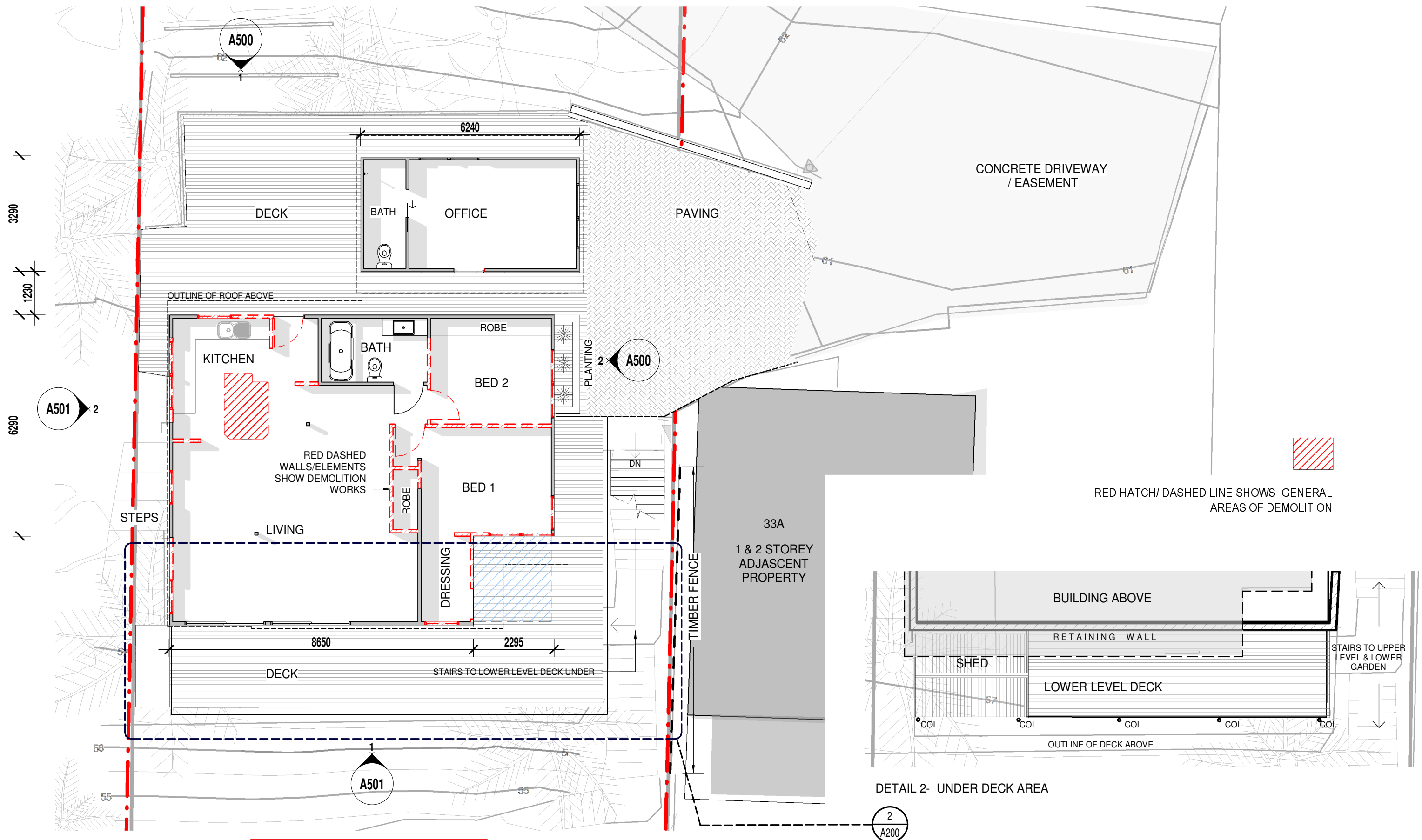


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LEGEND

DA2021/0124

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ISSUE	DATE	REVISION
1	15.05.19	PLANNING DISCUSSION
2	28.06.19	CONSULTANT ISSUE
3	06.01.20	CLIENT/PLANNING REVIEW
4	25.11.20	FOR DA

LEGEND



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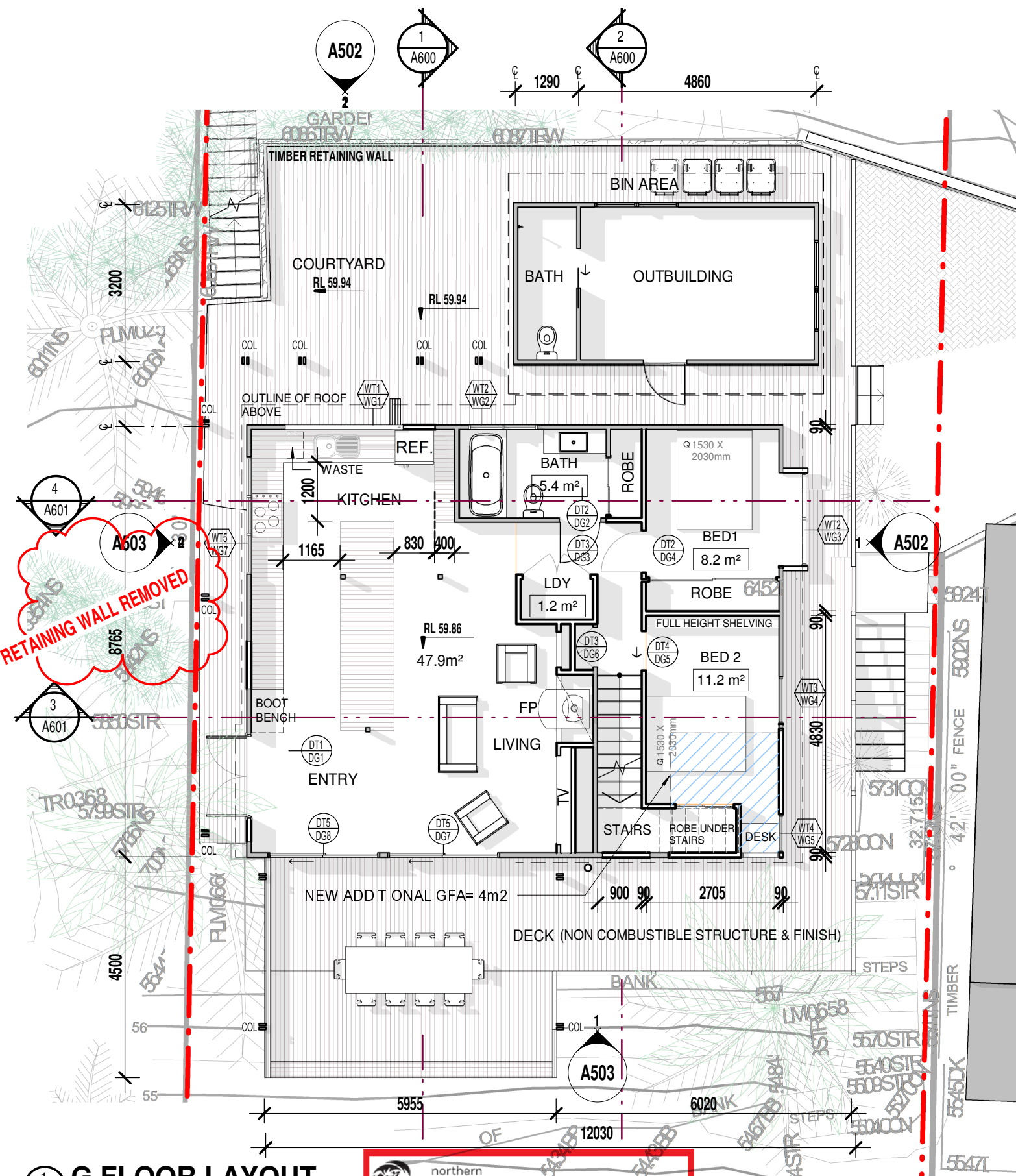
EXISTING/ DEMOLITION PLAN

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A200
scale:	1 : 100
date:	JUNE
drawn:	F.AVICE
revision	4

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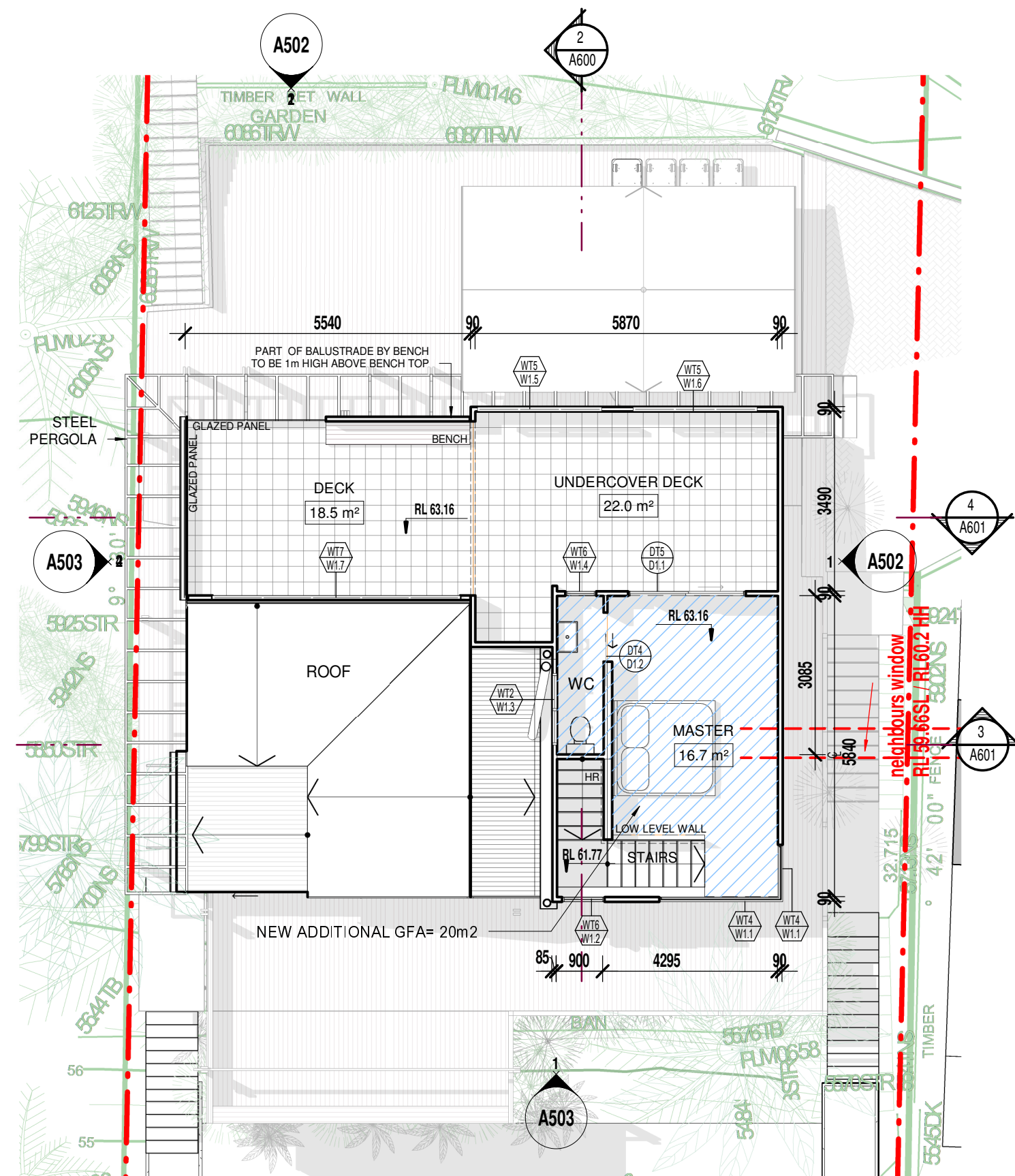
1 G.FLOOR LAYOUT
1 : 100

ISSUE	DATE	REVISION
1	15.05.19	PLANNING DISCUSSION
2	28.06.19	CONSULTANT ISSUE
3	06.01.20	CLIENT/ PLANNING REVIEW
4	24.02.20	CLIENT UPDATE 1
5	25.11.20	FOR DA
6	07.04.21	DA UPDATE 1



LEGEND
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DA2021/0124

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2 F.FLOOR
1 : 100

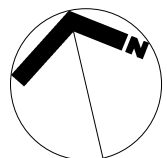
BLUE HATCH INDICATES NEW EXTENSION WORKS

NEW ADDITIONAL GFA :
G.FLOOR (4m2) + F.FLOOR (20m2) = 24m2

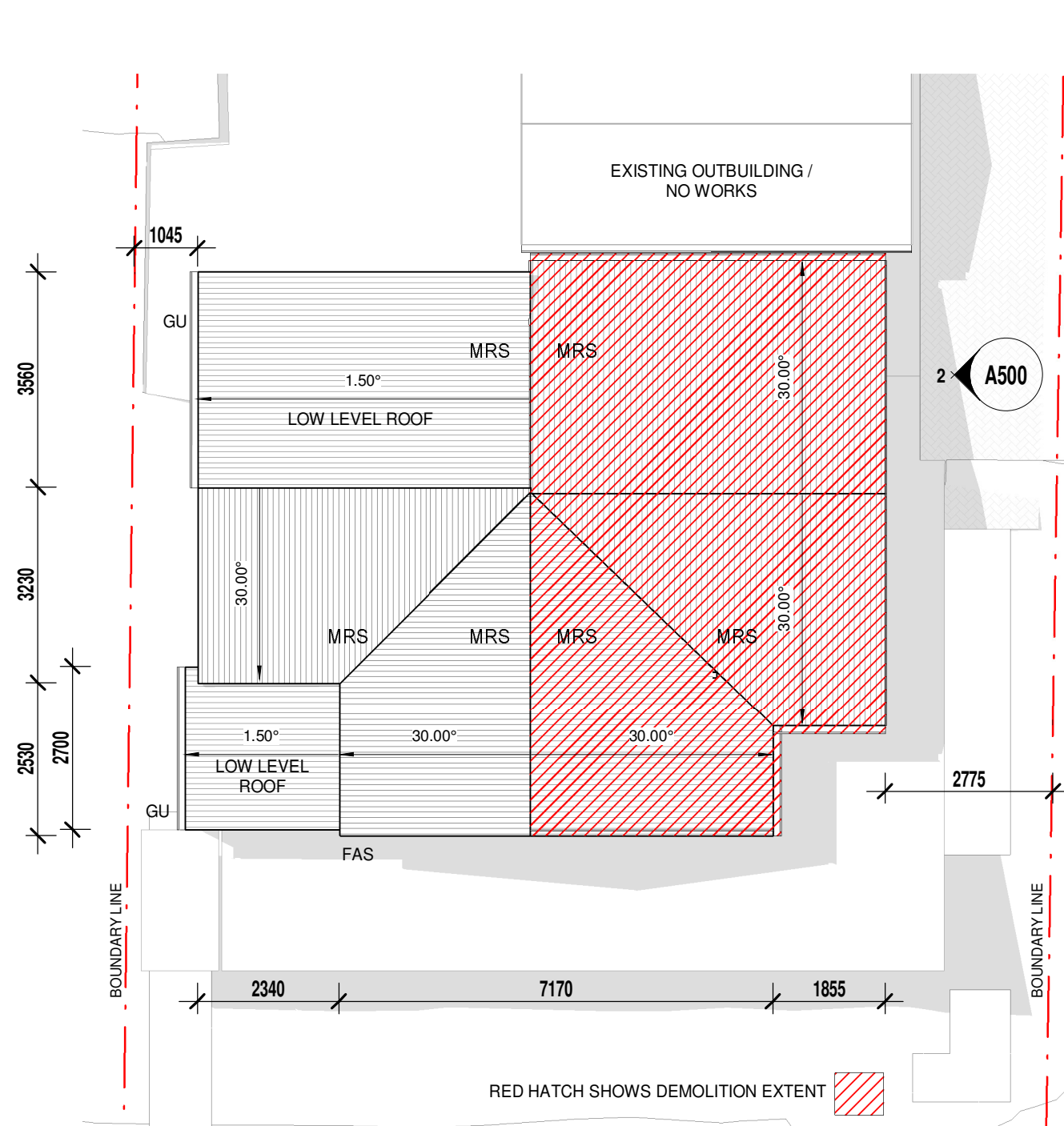
PROPOSED FLOOR PLANS

1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

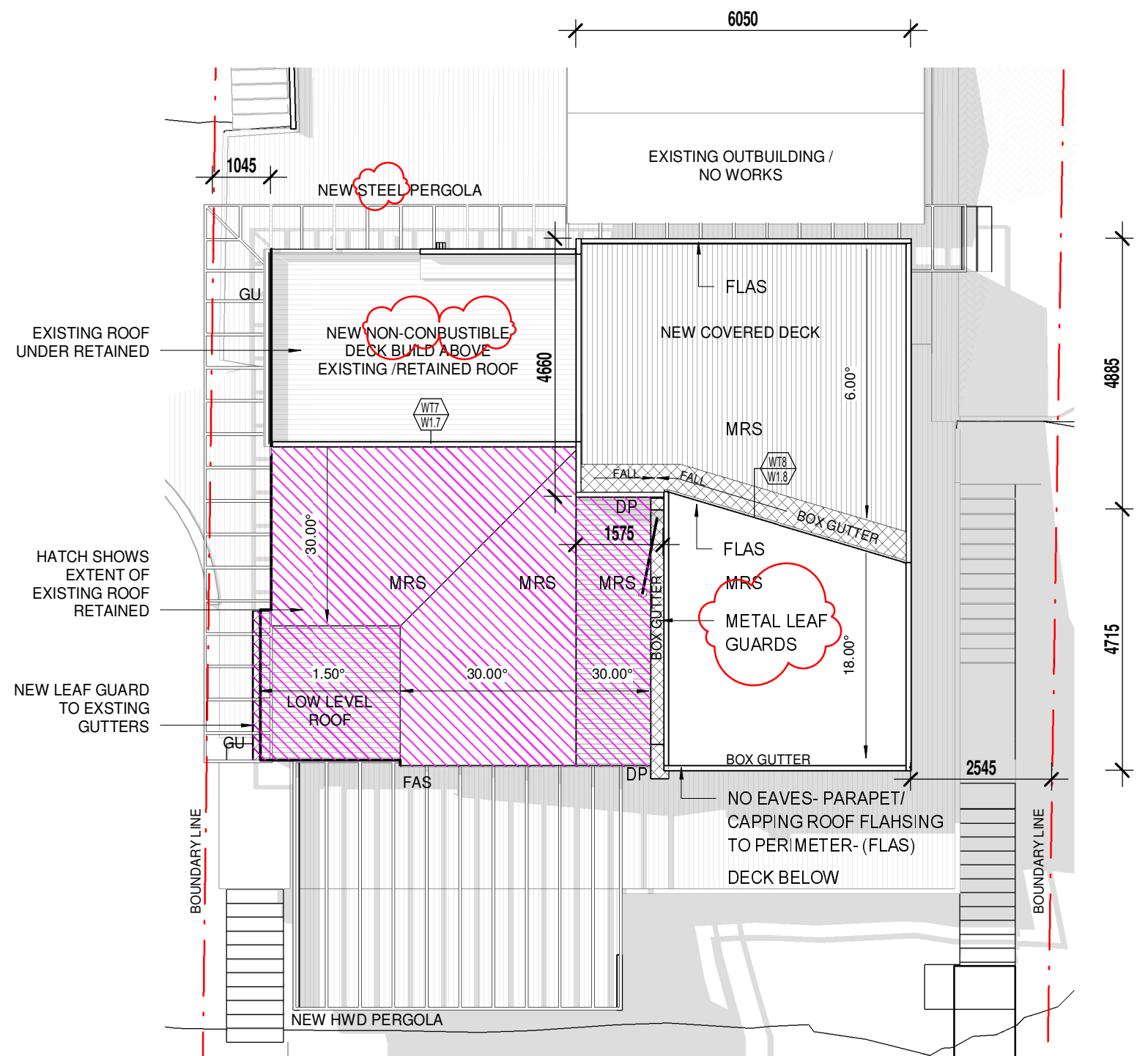
sheet no. **A201**
scale: **1 : 100**
date: **JUNE**
drawn: **F.AVICE**
revision **6**



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1 EXISTING ROOF PLAN
1 : 100



2 PROPOSED ROOF PLAN
1 : 100

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DA2021/0124

ISSUE	DATE	REVISION
1	06.01.20	CLIENT/ PLANNING REVIEW
2	25.11.20	FOR DA

LEGEND



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Trading as: Barker Studio

NOMINATED ARCHITECT:
Luke Barker 8910

EXISTING /PROPOSED ROOF PLANS

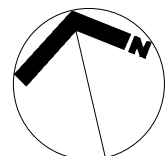
1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY

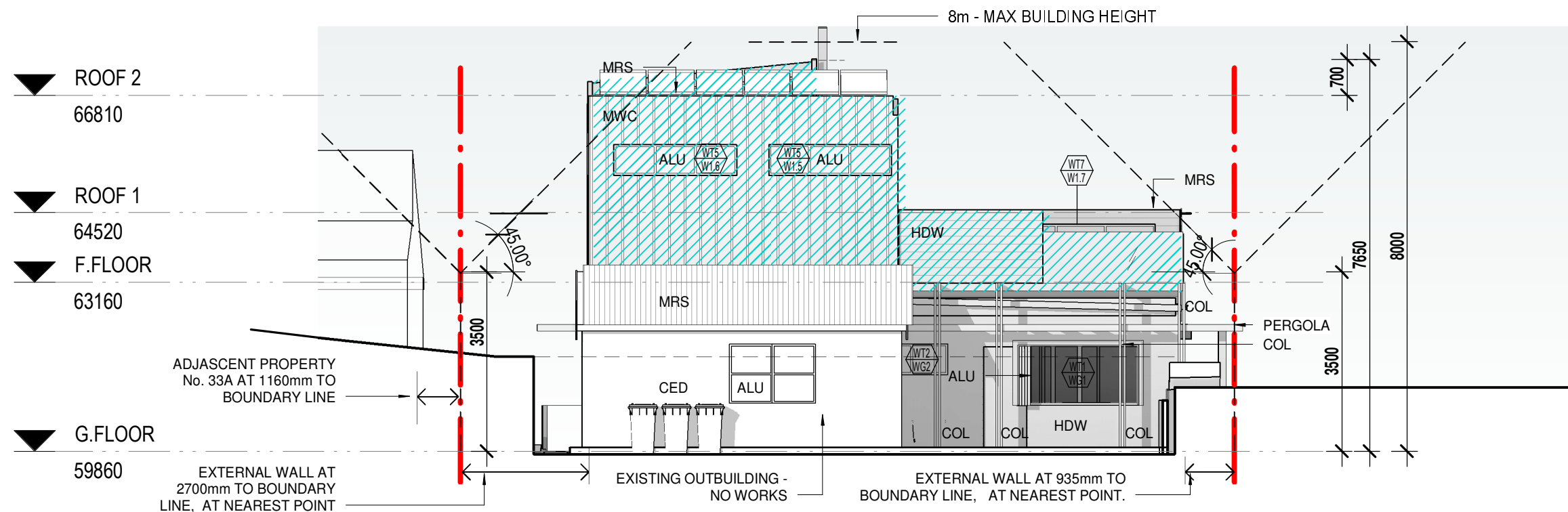
ADDRESS: 35 A PLATEAU ROAD

BILGOLA - LOT 138- DP.16902

sheet no.	A400
scale:	1 : 100
date:	JUNE
drawn:	F.AVICE
revision	2



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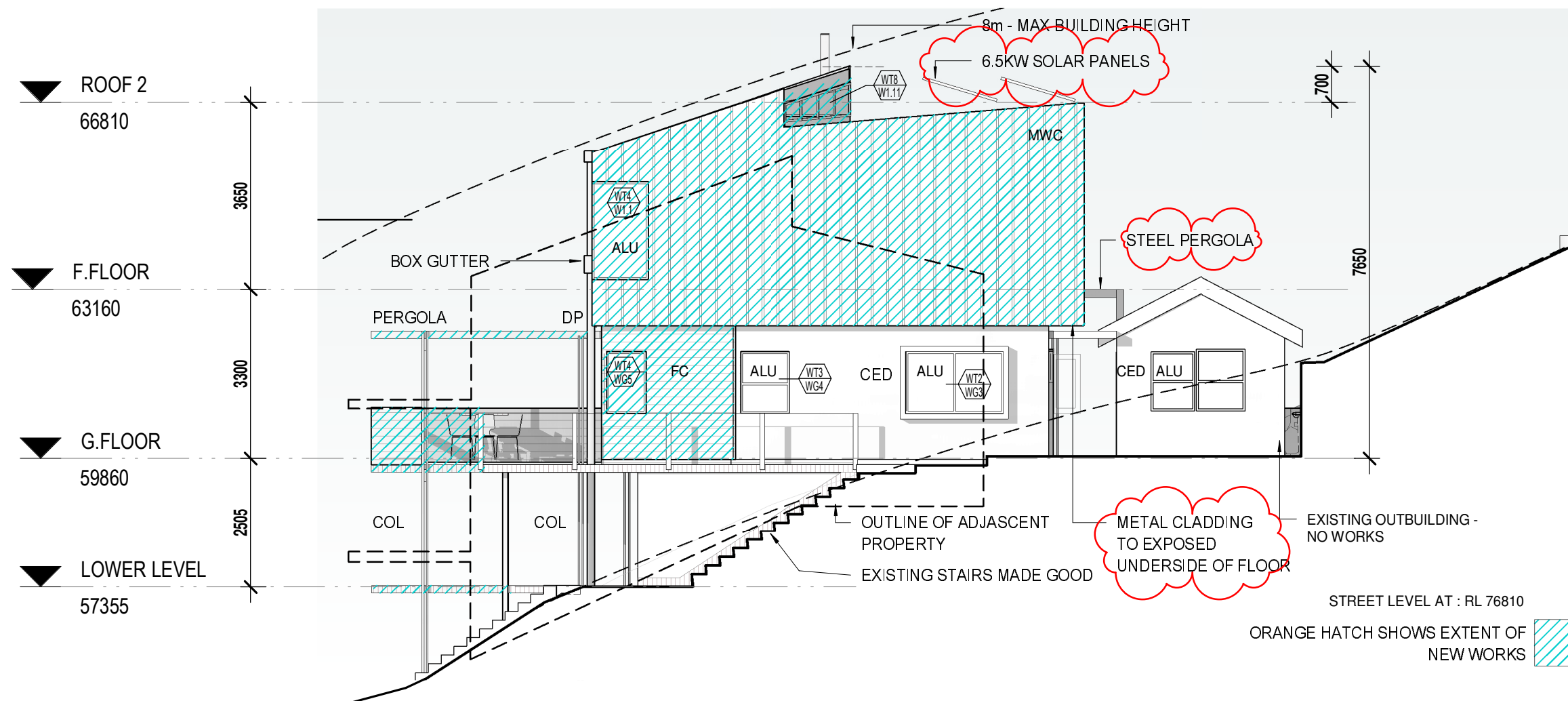


2 North Elevation
1 : 100



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DA2021/0124



1 East Elevation
1 : 100

LEGEND

ALU	ALUMINIUM FRAME (WINDOW / DOOR)
BLK	BLOCKWORK
CED	EXISTING CEDAR CLADDING RETAINED MADE GOOD & REPAINTED
COL	STEEL COLUMN
DP	DOWN PIPE
MRS	METAL ROOF SHEETING
MWC	METAL WALL CLADDING
FAS	FASCIA
FC	FIBRE CEMENT SHEETING
GL	GLASS FENCE
GU	METAL GUTTER
PB	PLASTERBOARD
STN	STONE WORK

ISSUE	DATE	REVISION
1	15.05.19	PLANNING DISCUSSION
2	28.06.19	CONSULTANT ISSUE
3	06.01.20	CLIENT/ PLANNING REVIEW
4	25.11.20	FOR DA

LEGEND

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PROPOSED ELEVATIONS PG 1

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY

ADDRESS: 35 A PLATEAU ROAD

BILGOLA - LOT 138- DP.16902

sheet no. **A502**

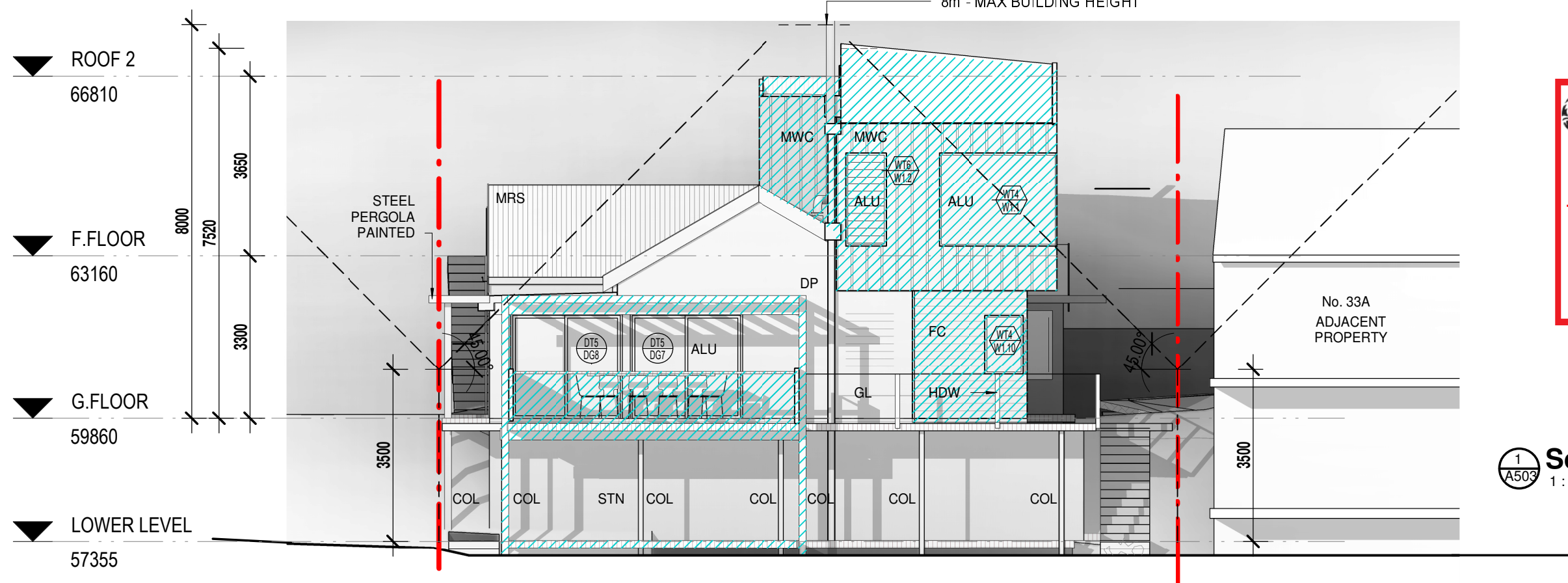
scale **As indicated**

date: **JUNE**

drawn: **F.AVICE**

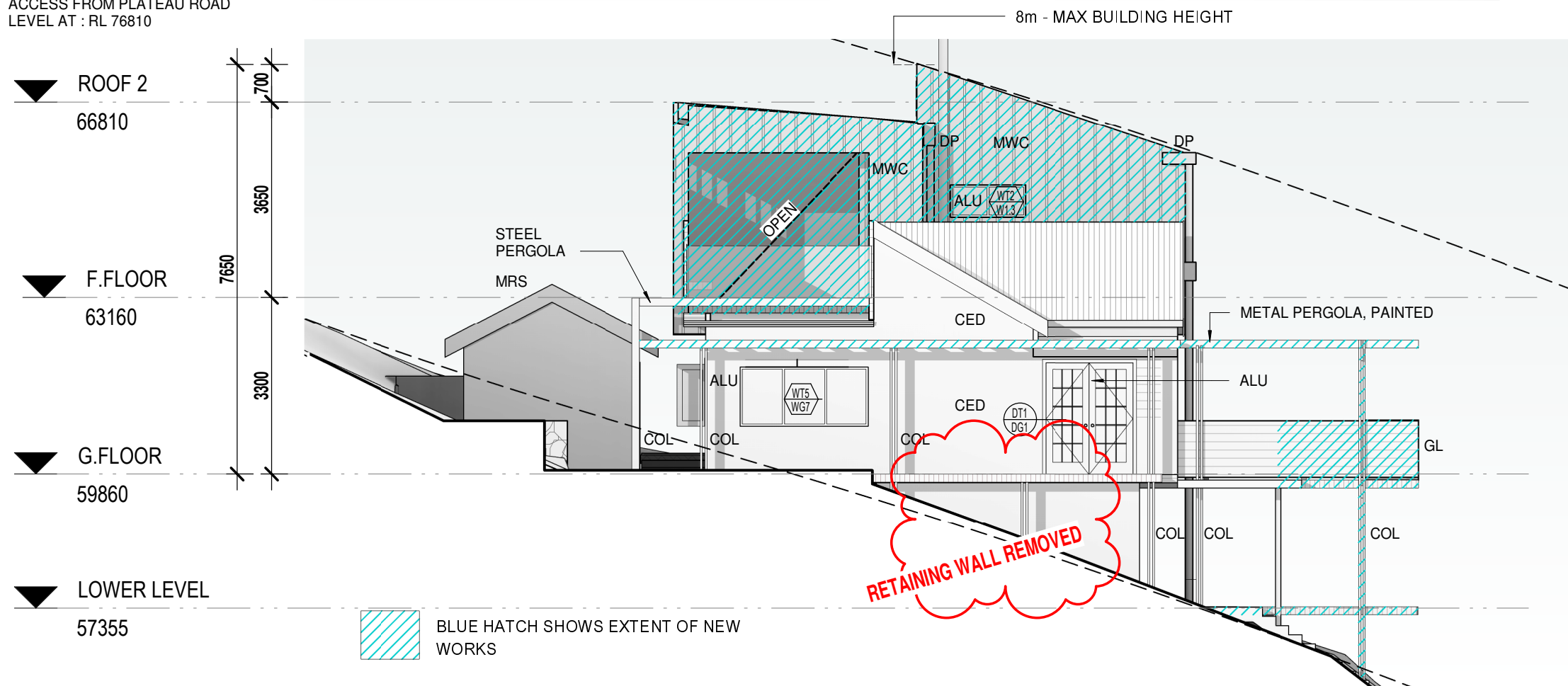
revision **4**

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1 South Elevation
A503 1:100

ACCESS FROM PLATEAU ROAD
LEVEL AT : RL 76810



2 West Elevation
A503 1:100

LEGEND

ALU	ALUMINIUM FRAME (WINDOW / DOOR)
BLK	BLOCKWORK
CED	EXISTING CEDAR CLADDING RETAINED MADE GOOD & REPAINTED
COL	STEEL COLUMN
DP	DOWN PIPE
MRS	METAL ROOF SHEETING
MWC	METAL WALL CLADDING
FAS	FASCIA
FC	FIBRE CEMENT SHEETING
GL	GLASS FENCE
GU	METAL GUTTER
PB	PLASTERBOARD
STN	STONE WORK

ISSUE	DATE	REVISION
1	15.05.19	PLANNING DISCUSSION
2	28.06.19	CONSULTANT ISSUE
3	06.01.20	CLIENT/ PLANNING REVIEW
4	25.11.20	FOR DA
5	07.04.21	DA UPDATE 1

LEGEND

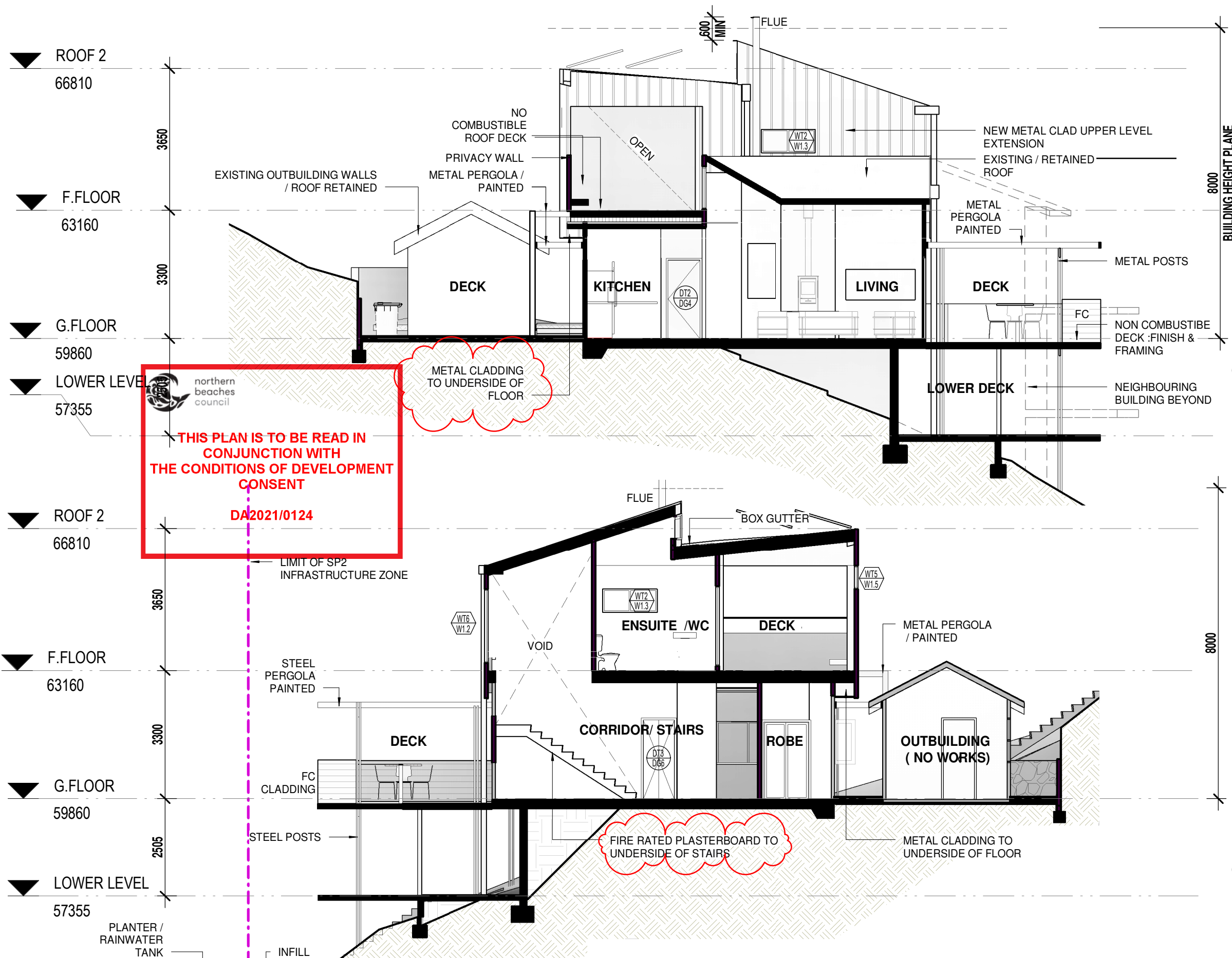
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PROPOSED ELEVATIONS PG 2

1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A503
scale	As indicated
date:	JUNE
drawn:	F.AVICE
revision	5

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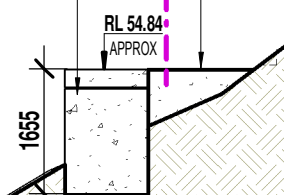


1 Section 1
A600 1:100

2 Section 2
A600 1:100

ISSUE	DATE	REVISION
1	15.05.19	PLANNING DISCUSSION
2	28.06.19	CONSULTANT ISSUE
3	06.01.20	CLIENT/ PLANNING REVIEW
4	26.10.20	DIMENSION /NOTE UPDATE
5	25.11.20	FOR DA

LEGEND



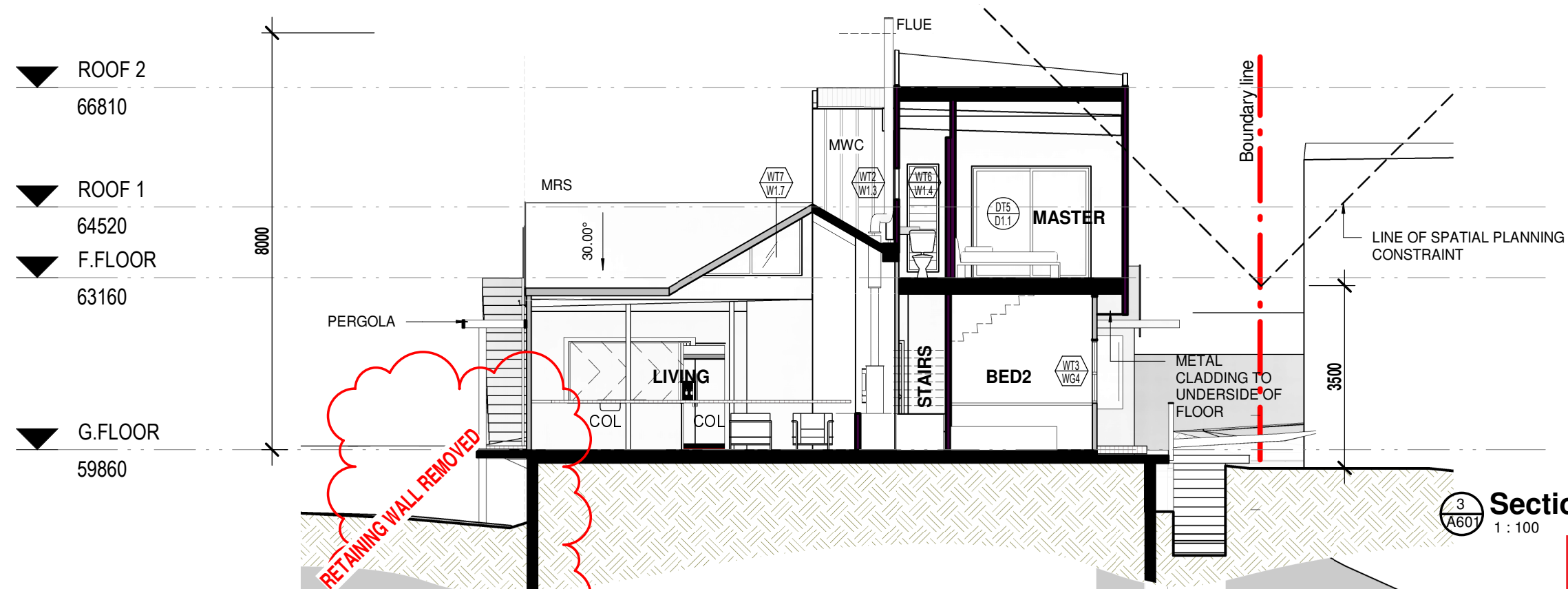
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PROPOSED SECTIONS PG 1

1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A600
scale:	1 : 100
date:	JUNE
drawn:	F.AVICE
revision	5

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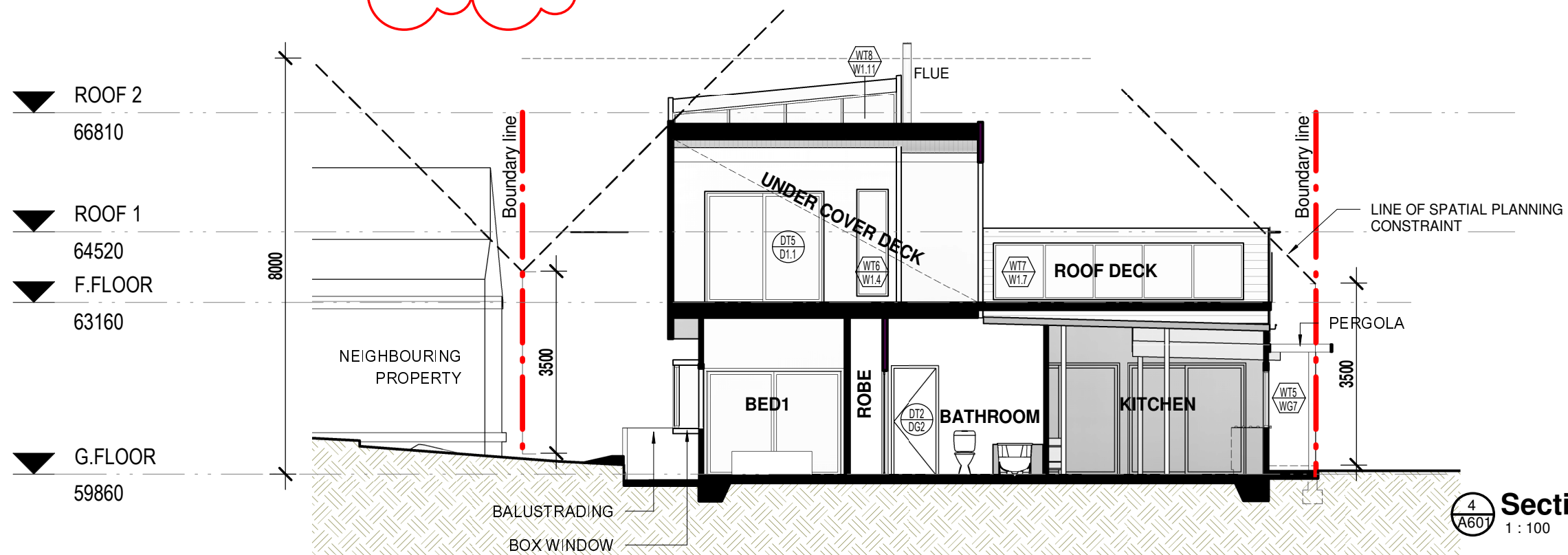


Section 3
1 : 100



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

DA2021/0124



Section 4
1 : 100

ISSUE	DATE	REVISION
1	15.05.19	PLANNING DISCUSSION
2	28.06.19	CONSULTANT ISSUE
3	06.01.20	CLIENT/ PLANNING REVIEW
4	25.11.20	FOR DA
5	07.04.21	DA UPDATE 1

LEGEND

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Trading as: Barker Studio ©
NOMINATED ARCHITECT:
Luke Barker 8910

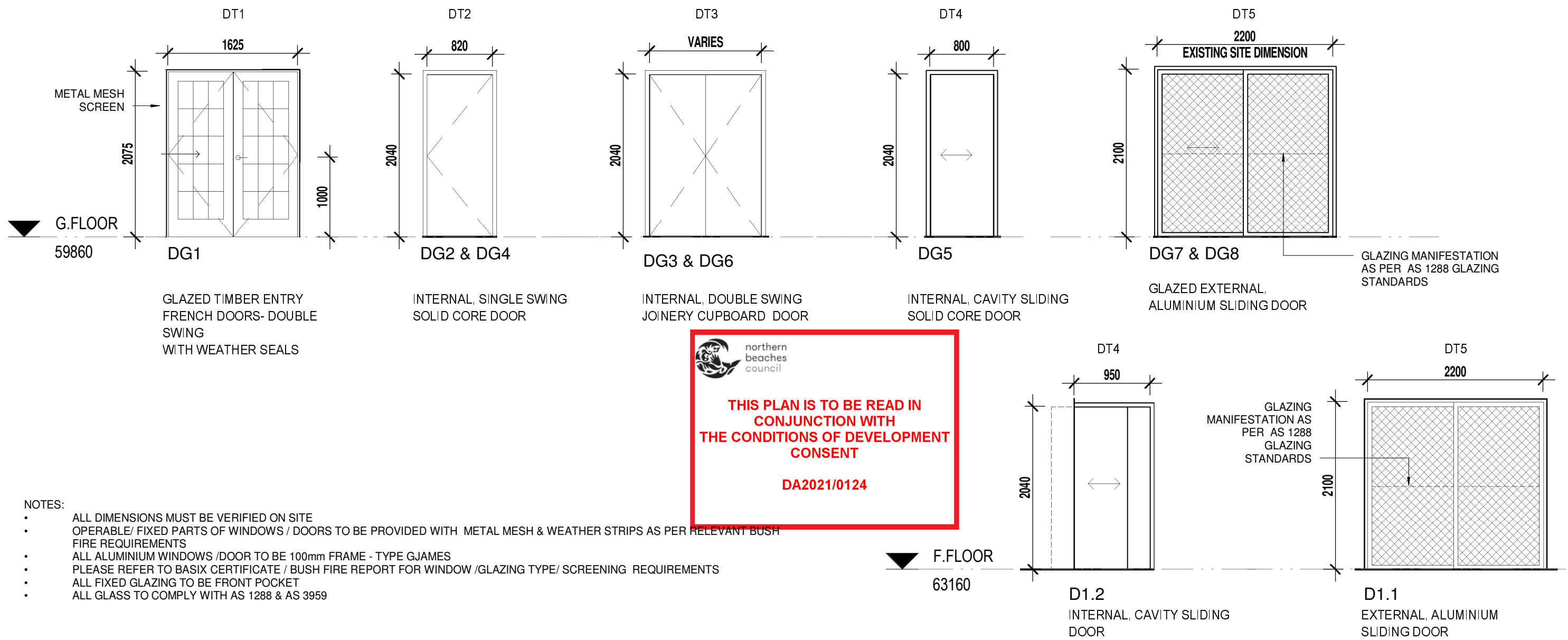
PROPOSED SECTIONS PG 2

1807- A 1807-A ALTERATIONS & ADDITIONS
CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A601
scale:	1 : 100
date:	JUNE
drawn:	F.AVICE
revision	5

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DOOR SCHEDULE							
Door No.	Door Type	Location	Height	Width	Door Finish	Frame Finish	Comments
D1.1	DT5	MASTER	2100	2200	POWDERCOATED ALU	POWDERCOATED ALU	WITH METAL MESH SCREENS
D1.2	DT4	WC	2040	950	PAINTED	PAINTED	CAVITY SLIDER WITH RECESSED HANDLE
DG1	DT1	ENTRY	2075	1626	HARDWOOD- CLEAR SEALED	HARDWOOD CLEAR SEALED	GLAZED ENTRY DOOR WITH WEATHER SEALS
DG2	DT2	BATH	2040	820	PAINTED	PAINTED	EXISTING DOOR- MAKE GOOD & FINISH TO MATCH NEW
DG3	DT3	LAUNDRY	2040	1400	PAINTED	PAINTED	JOINERY DOOR
DG4	DT2	BED 1	2040	820	SOLID CORE - PAINTED	PAINTED	NONE
DG5	DT4	BED 2	2040	800	PAINTED	PAINTED	CAVITY SLIDER WITH RECESSED HANDLE
DG6	DT3	CUPBOARD	2040	800	PAINTED	PAINTED	JOINERY DOOR
DG7	DT5	LIVING	2100	2200	POWDERCOATED ALU	POWDERCOATED ALU	EXISTING GLAZED SLIDING DOOR RETAINED- UPGRADE SUBJECT TO BUSH FIRE REQUIREMENTS
DG8	DT5	LIVING	2100	2200	POWDERCOATED ALU	POWDERCOATED ALU	EXISTING GLAZED SLIDING DOOR RETAINED- UPGRADE SUBJECT TO BUSH FIRE REQUIREMENTS



ISSUE	DATE	REVISION	LEGEND
1	06.01.20	CLIENT/ PLANNING REVIEW	
2	25.11.20	FOR DA	

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NOMINATED ARCHITECT:

Luke Barker 8910

DOOR SCHEDULE

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY

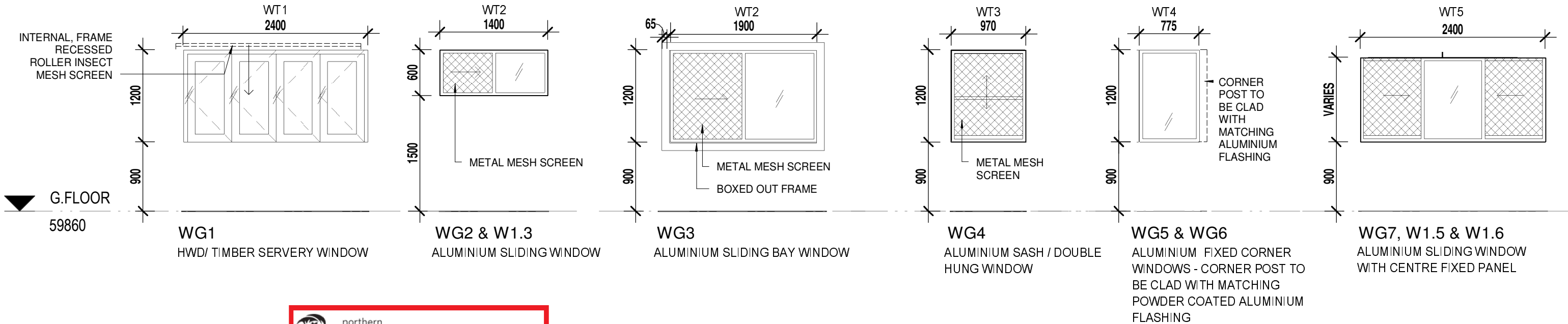
ADDRESS: 35 A PLATEAU ROAD

BILGOLA - LOT 138- DP.16902

sheet no.	A900
scale:	1 : 50
date:	JUNE
drawn:	F.AVICE
revision	2



WINDOW SCHEDULE							
Window No.	Window Type	Location	Width	Height	area	Material	Comments
W1.1	WT4	MASTER	2400	1900	4.6 m²	POWDERCOATED ALUMINIUM	FIXED CORNER WINDOW - SEE ELEVATIONS FOR DIMENSIONS
W1.2	WT6	STAIRS	820	1900	1.6 m²	POWDERCOATED ALUMINIUM	LOUVER WINDOW WITH EXTERNAL METAL MESH SCREEN
W1.3	WT2	WC	1400	600	0.8 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN
W1.4	WT6	WC	600	2057	1.2 m²	POWDERCOATED ALUMINIUM	LOUVER WINDOW WITH EXTERNAL METAL MESH SCREEN
W1.5	WT5	DECK	2400	600	1.4 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN
W1.6	WT5	DECK	2400	600	1.4 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN
W1.7	WT7	DECK	4810	1100	5.3 m²	POWDERCOATED ALUMINIUM	LOW LEVEL WINDOW TO UPPER DECK - GLASS= SINGLE LOW-E
W1.8	WT8	MASTER ROOF	4480	360	1.6 m²	POWDERCOATED ALUMINIUM	WEDGE SHAPED FIXED ROOF WINDOW- 360mm H AT LOWEST POINT- TO SITE DIMS
WG1	WT1	KITCHEN	2400	1200	2.9 m²	POWDERCOATED ALUMINIUM	TIMBER SPECIES TO RELEVANT BAL REQUIREMENTS + TOP FRAME RECESSED ROLLER INSECT SCREEN
WG2	WT2	BATH	1400	600	0.8 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN
WG3	WT2	BED 1	1900	1200	2.3 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN
WG4	WT3	BED 2	970	1200	1.2 m²	POWDERCOATED ALUMINIUM	DOUBLE HUNG WLUMINIUM WINDOW + METAL MESH INSECT SCREEN
WG5	WT4	BED 2	775	1200	0.9 m²	POWDERCOATED ALUMINIUM	EXISTING - RETAINED
WG6	WT4	BED 2	775	1200	0.9 m²	POWDERCOATED ALUMINIUM	EXISTING - RETAINED
WG7	WT5	KITCHEN	2400	1100	2.6 m²	POWDERCOATED ALUMINIUM	SLIDING WINDOW + METAL MESH SCREEN



 **northern beaches council**

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

DA2021/0124

- NOTES:
- ALL DIMENSIONS MUST BE VERIFIED ON SITE
 - OPERABLE/ FIXED PARTS OF WINDOWS / DOORS TO BE PROVIDED WITH METAL MESH & WEATHER STRIPS AS PER RELEVANT BUSH FIRE REQUIREMENTS
 - ALL ALUMINIUM WINDOWS /DOOR TO BE 100mm FRAME - TYPE GJAMES
 - PLEASE REFER TO BASIX CERTIFICATE / BUSH FIRE REPORT FOR WINDOW /GLAZING TYPE/ SCREENING REQUIREMENTS
 - ALL FIXED GLAZING TO BE FRONT POCKET
 - ALL GLASS TO COMPLY WITH AS 1288 & AS 3959

ISSUE	DATE	REVISION	LEGEND
1	06.01.20	CLIENT/ PLANNING REVIEW	
2	24.02.20	CLIENT UPDATE 1	
3	25.11.20	FOR DA	

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Trading as: Barker Studio

NOMINATED ARCHITECT:
Luke Barker 8910

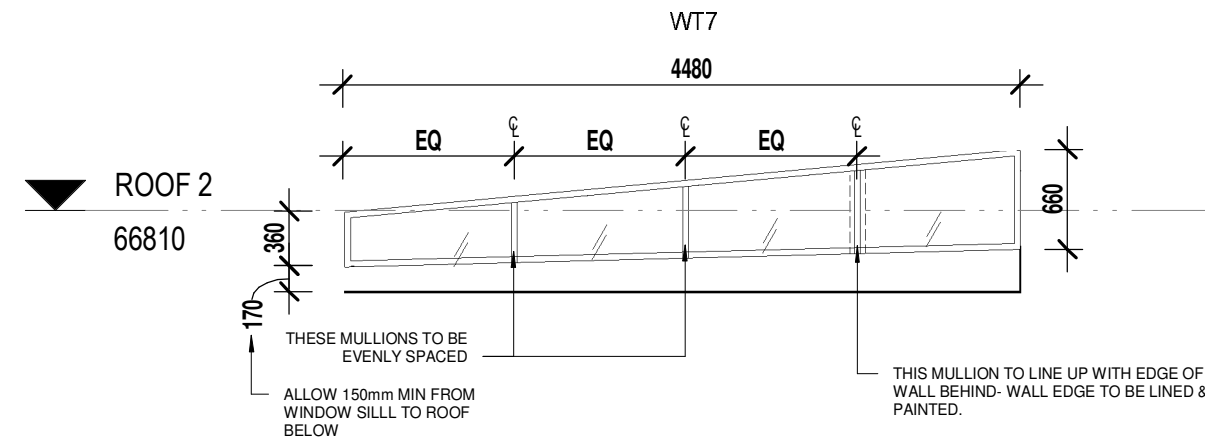
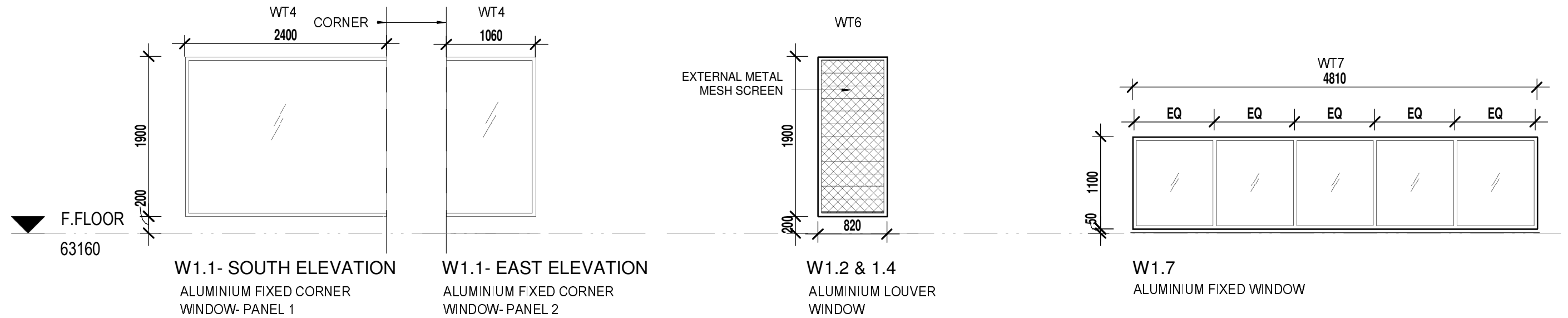
WINDOW SCHEDULE - PG1

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY
ADDRESS: 35 A PLATEAU ROAD
BILGOLA - LOT 138- DP.16902

sheet no.	A901
scale:	1 : 50
date:	JUNE
drawn:	F.AVICE
revision	3

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NOTES:

- ALL DIMENSIONS MUST BE VERIFIED ON SITE
- OPERABLE/ FIXED PARTS OF WINDOWS / DOORS TO BE PROVIDED WITH METAL MESH & WEATHER STRIPS AS PER RELEVANT BUSH FIRE REQUIREMENTS
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Trading as: Barker Studio

NOMINATED ARCHITECT:
Luke Barker 8910

WINDOW SCHEDULE - PG2

1807- A 1807-A ALTERATIONS & ADDITIONS

CLIENT NAME: PHILL & JESS NOSWORTHY

ADDRESS: 35 A PLATEAU ROAD

BILGOLA - LOT 138- DP.16902

sheet no.	A902
scale:	1 : 50
date:	JUNE
drawn:	F.AVICE
revision	2

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