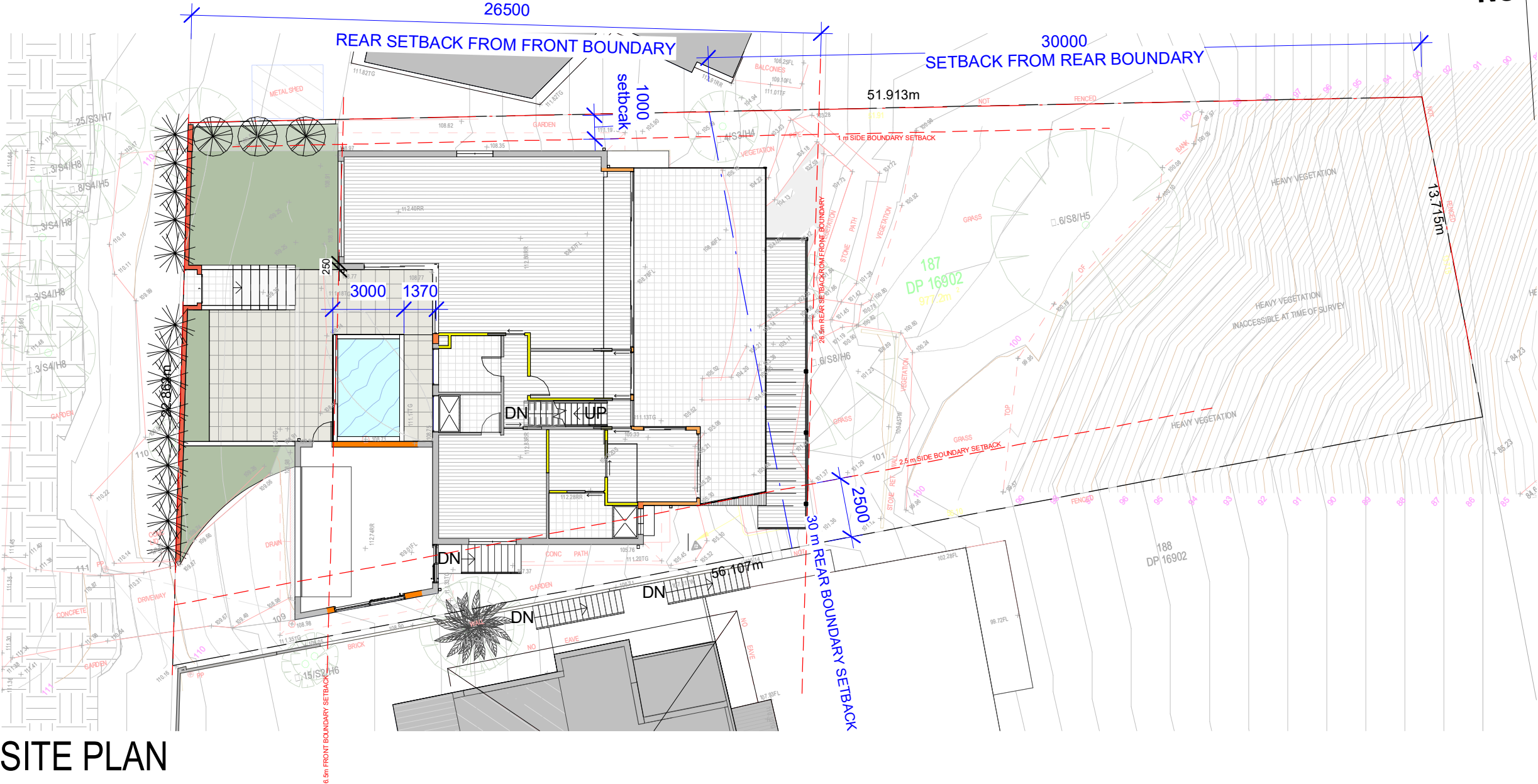


NOTES:

A	11/12/21	DA Issue	WFF
REV	DATE	DESCRIPTION	BY

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Project:	THE OUTLOOK		
At:	19 THE OUTLOOK NSW BILGOLA 2107		
Drawing:	SITE PLAN		
For:	MRS & MR BARBER		
Scale:	1 : 200	Date:	DEC 2021
Drawn:	WFF	Chk:	WFF
Job No.	20016	Dwg No.	A002
		Rev No.	A

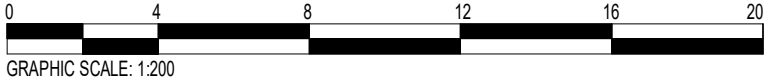


SITE PLAN

northern  
beaches  
council

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

DA2021/2569





NOTES:

DEMOLITION LEGEND

- REMOVED ELEMENTS
- DEMOLISHED WALLS/ELEMENTS
- DEMOLISH/ EXCAVATE AREA
- SECURITY FENCE
- SEDIMENT FENCE

ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ENGINEERS DESIGN AND DETAILS.

A	11/12/21	DA Issue	WFF
1	03/06/18	DA ISSUE	
REV	DATE	DESCRIPTION	BY

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Project:  
THE OUTLOOK

At:  
19 THE OUTLOOK  
NSW BILGOLA 2107

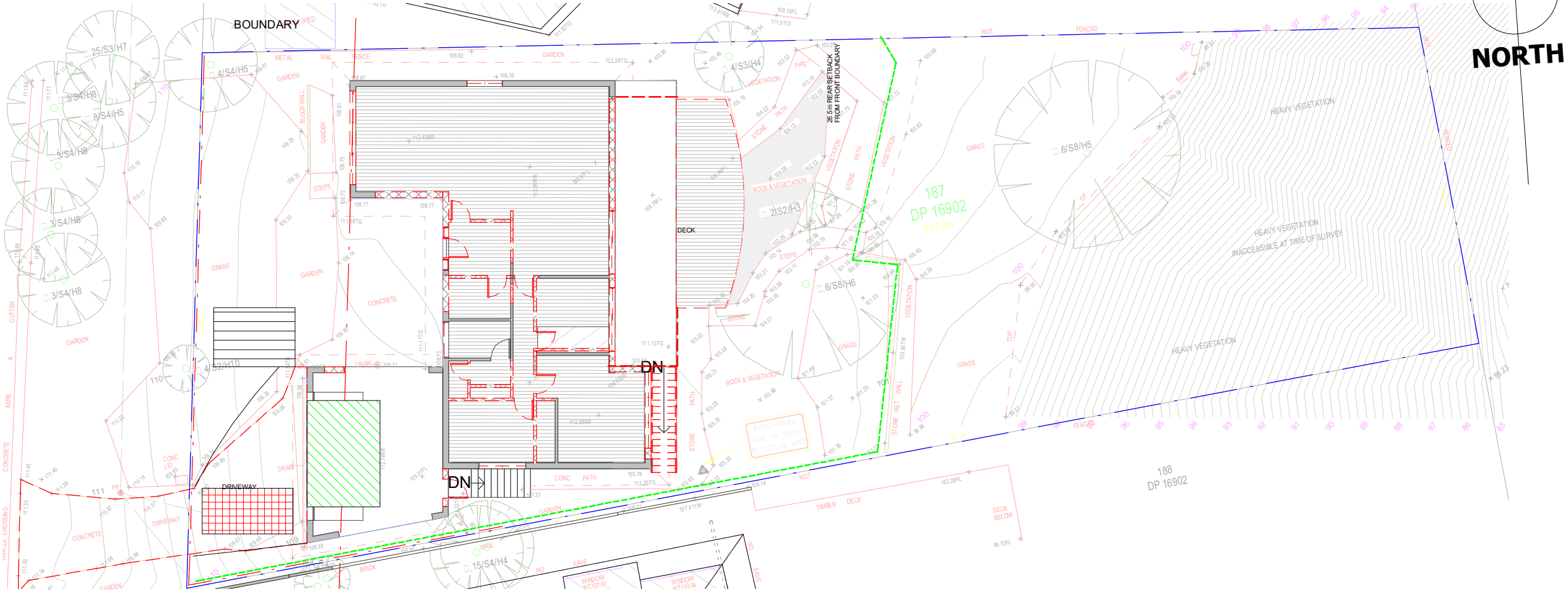
Drawing:  
EXISTING/DEMO FLOOR  
PLAN  
For:  
MRS & MR BARBER

Scale: As indicated Date: DEC 2021

Drawn: WFF Chk: WFF

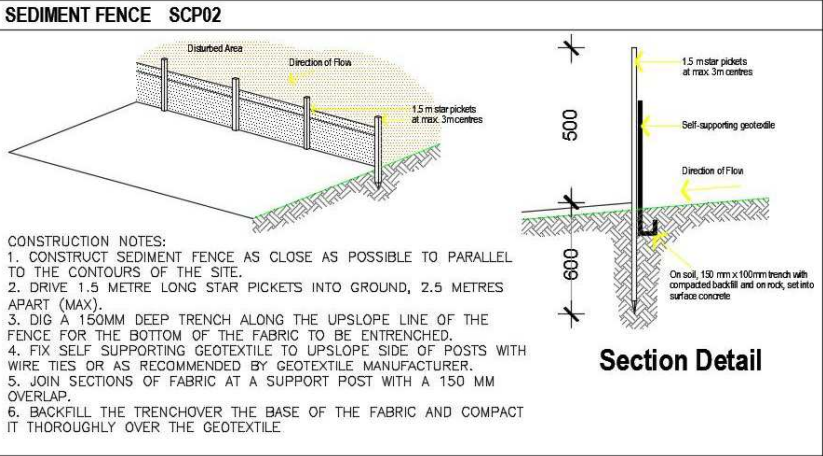
Job No. 20016 Dwg No. A100 Rev No. A

11/12/2021 8:59:54 AM



DEMOLITION & WASTE MANAGEMENT PLAN

- Sediment and Erosion Controls must be in place before works are commenced on site
- Material from site is not to be tracked onto the road by vehicles entering or leaving the site. At the end of each working day all Dust /Dirt or other Sediment shall be swept off the road and contained within the site.
- Sediment and erosion controls must be inspected daily and defects repaired.
- Provide Sediment and erosion controls at the stormwater outlet.
- ALTERNATE OPTIONS: The use of other forms of sediment control are allowable , other than the detail of this page, with the approval of the certifying authority.
- Separate out all materials into stockpiles as indicated on the plan. Not these locations are to be managed throughout the project to allow for the optimum work area.
- Asbestos Materials (or suspected aesbestos materials) must be demolished and removed from site by a Specialist Contractor in accordance with Workcovers "Code of practice"

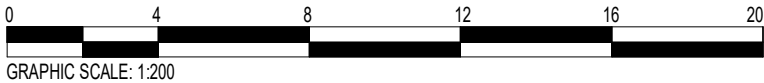


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**DA2021/2569**

LEGEND

- VEGETABLE MATTER STOCKPILE
- WASTE STOCKPILE AREA
- RECYCLE STOCKPILE AREA
- WASHDOWN AREA
- SKIP BIN AREA
- HAYBALE FENCE
- SEDIMENT FENCE
- CONSTRUCTION FENCE







## NOTES:

## NEW WORKS LEGEND

- NEW WORKS AREA
- NEW WALLS - EXTERNAL
- NEW WALLS - INTERNAL
- NEW WINDOWS
- NEW ALTERATIONS/FITOUT
- BLOCK EXISTING OPENINGS
- EXISTING WALLS



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THE CONDITIONS OF DEVELOPMENT  
CONSENT

DA2021/2569

REV	DATE	DESCRIPTION	BY
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Project:  
THE OUTLOOKAt:  
19 THE OUTLOOK  
NSW BILGOLA 2107Drawing:  
PROPOSED GROUND  
FLOOR  
For:  
MRS & MR BARBER

Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

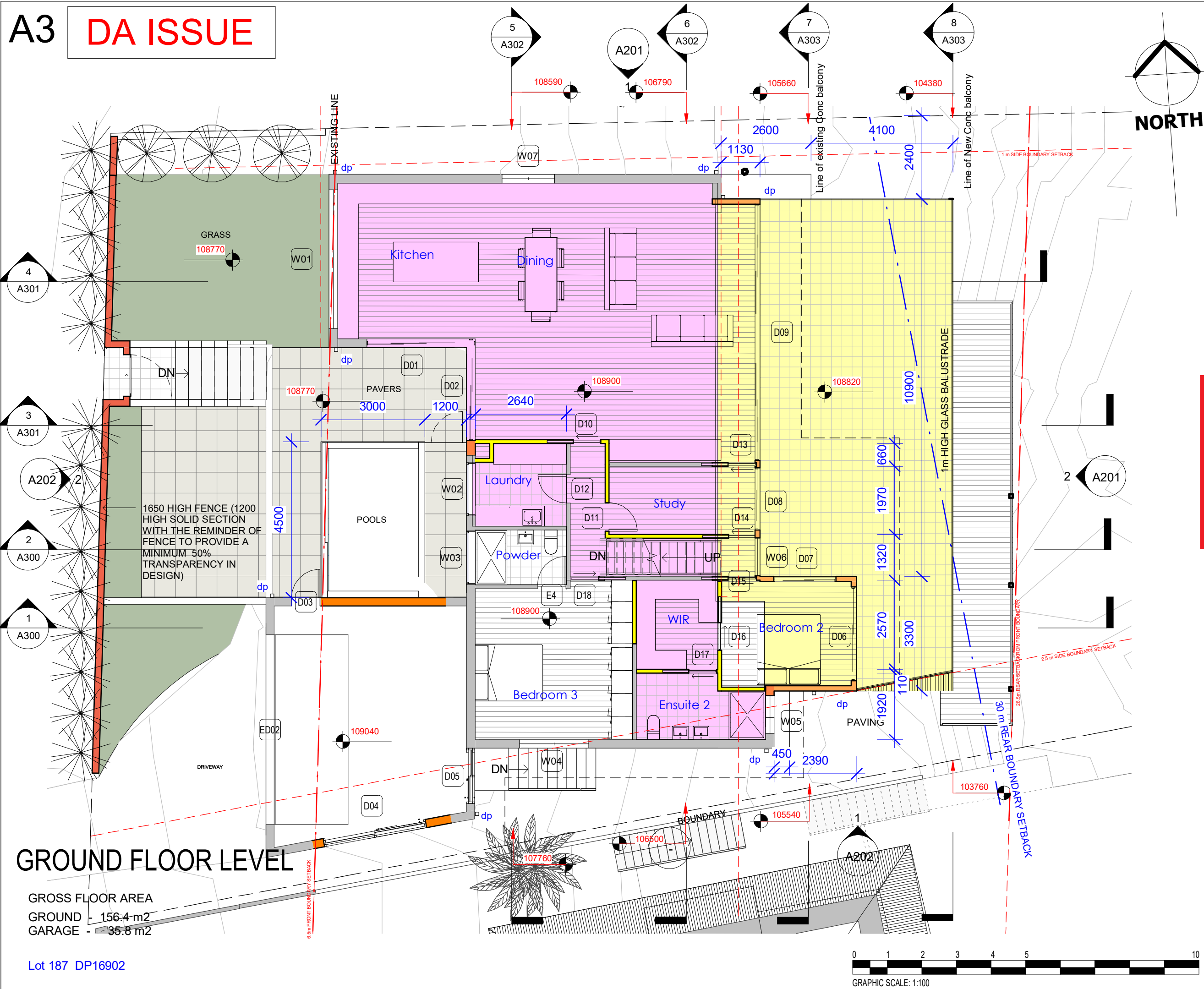
Job No. 20016 Dwg No. A101 Rev No. A

11/12/2021 8:59:54 AM

## GROUND FLOOR LEVEL

GROSS FLOOR AREA  
GROUND - 156.4 m<sup>2</sup>  
GARAGE - 35.8 m<sup>2</sup>

Lot 187 DP16902





NOTES:

NEW WORKS LEGEND

- NEW WORKS AREA
- NEW WALLS - EXTERNAL
- NEW WALLS - INTERNAL
- NEW WINDOWS
- NEW ALTERATIONS/FITOUT
- BLOCK EXISTING OPENINGS
- EXISTING WALLS

A	11/12/21	DA Issue	WFF
REV	DATE	DESCRIPTION	BY

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Project:  
THE OUTLOOK

At:  
19 THE OUTLOOK  
NSW BILGOLA 2107

Drawing:  
LOWER TERRACE

For:  
MRS & MR BARBER

Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

Job No. 20016 Dwg No. A102 Rev No. A

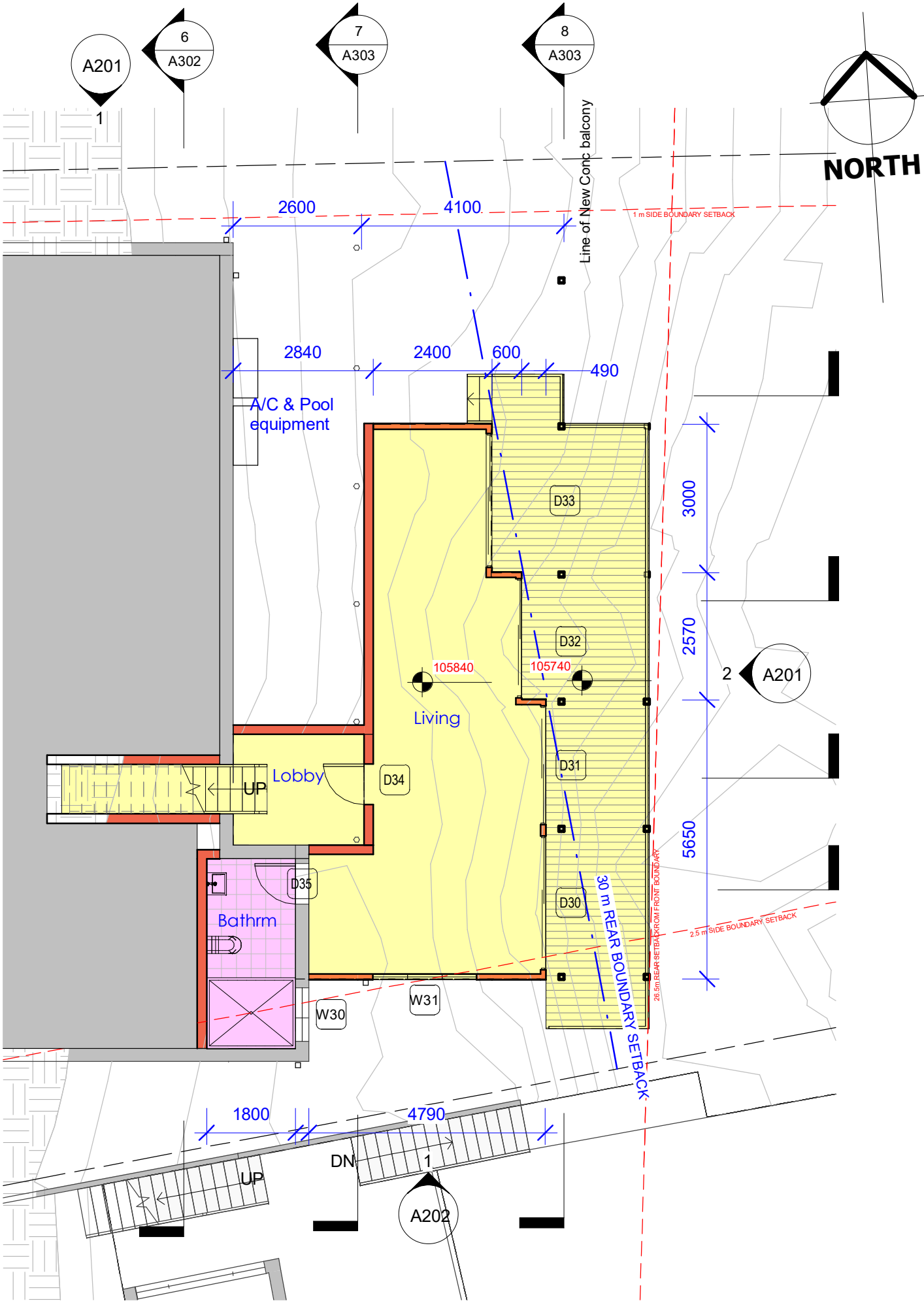
11/12/2021 8:59:55 AM

 northern beaches council  
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**DA2021/2569**

LOWER FLOOR LEVEL

GROSS FLOOR AREA - 50.6 m2

Lot 187 DP16902



A3

DA ISSUE

WILLOUGHBY  
ARCHITECTS

PO Box 535 Willoughby NSW  
P: 02 99582595 F: 02 99582585  
E: architects@willoughbyarchitects.com.au  
nom architect: W Farmilo Reg No 6390



NOTES:

NEW WORKS LEGEND

- NEW WORKS AREA
- NEW WALLS - EXTERNAL
- NEW WALLS - INTERNAL
- NEW WINDOWS
- NEW ALTERATIONS/FITOUT
- BLOCK EXISTING OPENINGS
- EXISTING WALLS



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CONSENT

DA2021/2569

REV	DATE	DESCRIPTION	BY
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Project:  
THE OUTLOOK

At:  
19 THE OUTLOOK  
NSW BILGOLA 2107

Drawing:  
PROPOSED FIRST FLOOR

For:  
MRS & MR BARBER

Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

Job No. 20016 Dwg No. A103 Rev No. A

11/12/2021 8:59:55 AM

FIRST FLOOR LEVEL

GROSS FLOOR AREA - 49.0 m2

Lot 187 DP16902



GRAPHIC SCALE: 1:100





NOTES:



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REV	DATE	DESCRIPTION	BY
A	11/12/21	DA Issue	WFF
11	19/11/19	DA ISSUE	
6	07/04/19	FOR APPROVAL	
4	22/02/18	DA ISSUE	
3	11/07/18	DA ISSUE	
1	03/06/18	DA ISSUE	

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Project:  
THE OUTLOOK

At:  
19 THE OUTLOOK  
NSW BILGOLA 2107

Drawing:  
ROOF PLAN

For:  
MRS & MR BARBER

Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

Job No. 20016 Dwg No. A110 Rev No. A

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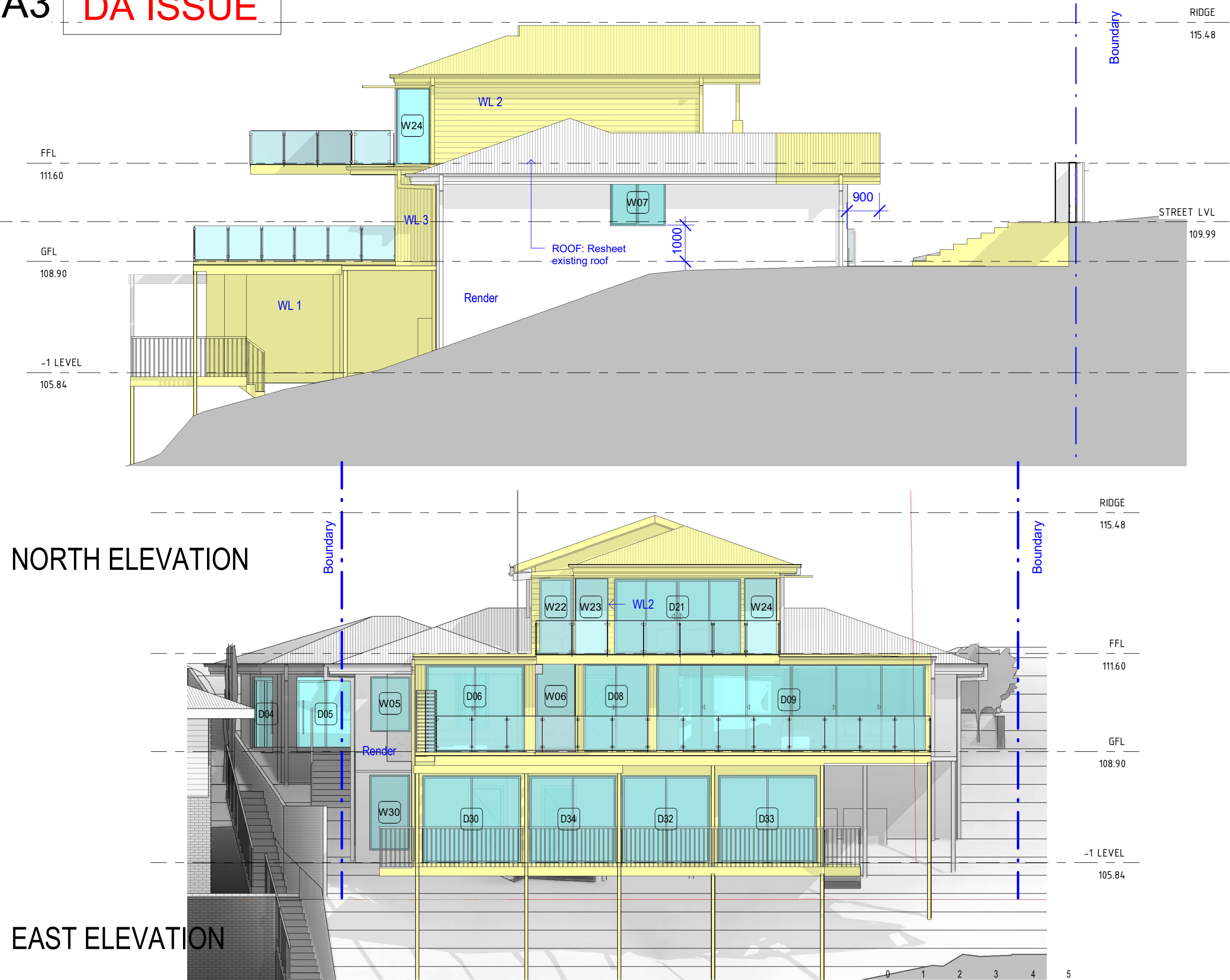
ROOF PLAN

Lot 187 DP16902

NORTH ELEVATION

EAST ELEVATION

Lot 187 DP16902



NOTES:



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REV	DATE	DESCRIPTION	BY
A	11/12/21	DA Issue	WFF

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Project:  
THE OUTLOOK

At:  
19 THE OUTLOOK  
NSW BILGOLA 2107

Drawing:  
NORTH AND EAST  
ELEVATIONS

For:  
MRS & MR BARBER

Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

Job No. 20016 Dwg No. A201 Rev No. A

NOTES:



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CONSENT

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REV	DATE	DESCRIPTION	BY
A	11/12/21	DA Issue	WFF

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Project:  
THE OUTLOOK

At:  
19 THE OUTLOOK  
NSW BILGOLA 2107

Drawing:  
SOUTH AND WEST  
ELEVATIONS

For:  
MRS & MR BARBER

Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

Job No. 20016 Dwg No. A202 Rev No. A

11/12/2021 9:00:01 AM







NOTES:



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Project:  
THE OUTLOOK

At:  
19 THE OUTLOOK  
NSW BILGOLA 2107

Drawing:  
SECTIONS

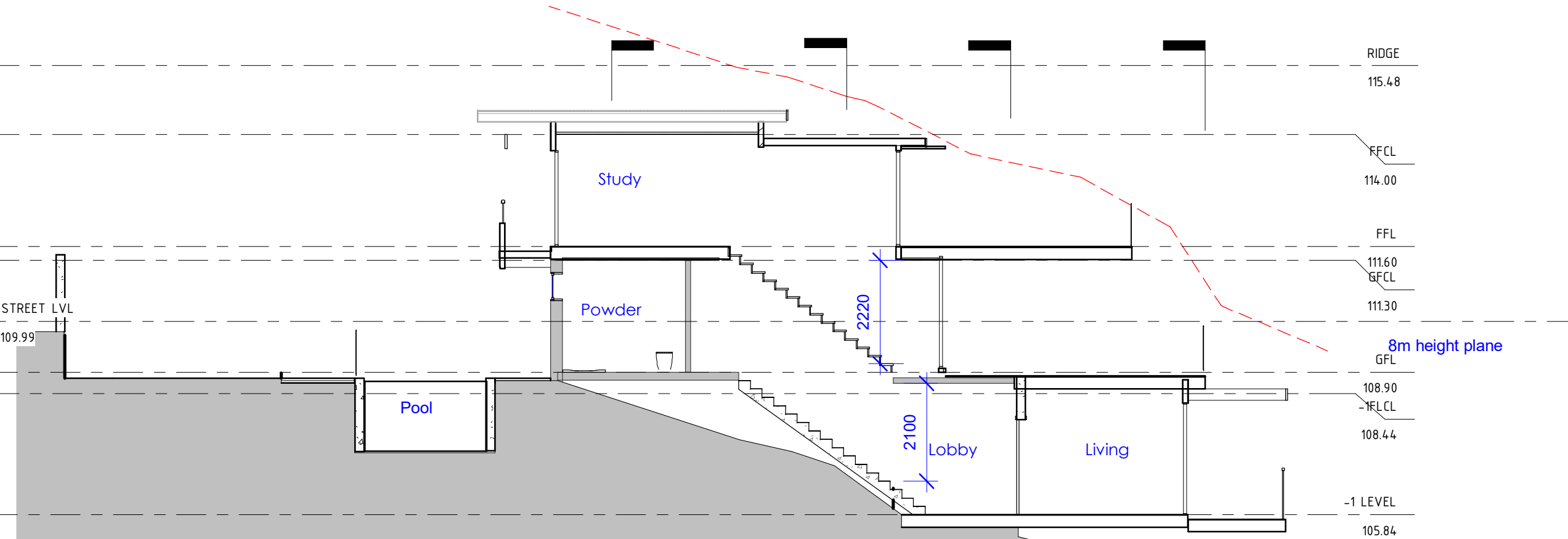
For:  
MRS & MR BARBER

Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

Job No. 20016 Dwg No. A300 Rev No. A

SECTION 1



SECTION 2

Lot 187 DP16902

NOTES:



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Project:  
THE OUTLOOK

At:  
19 THE OUTLOOK  
NSW BILGOLA 2107

Drawing:  
SECTIONS

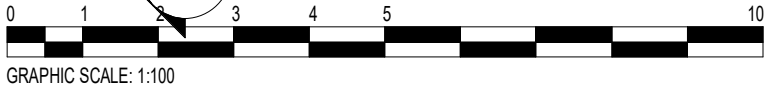
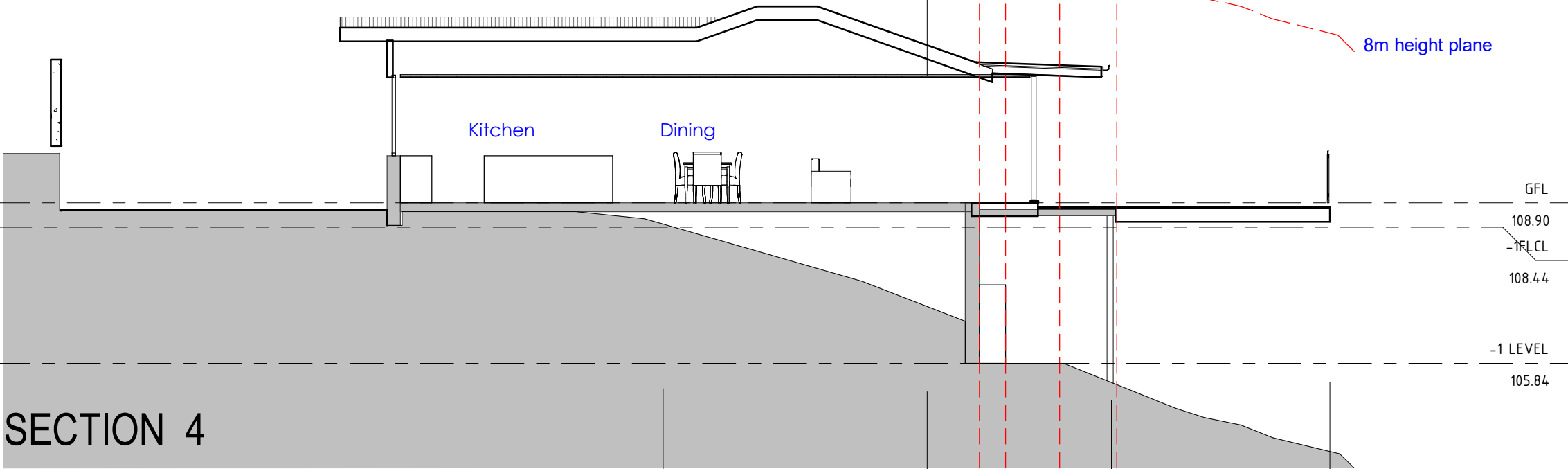
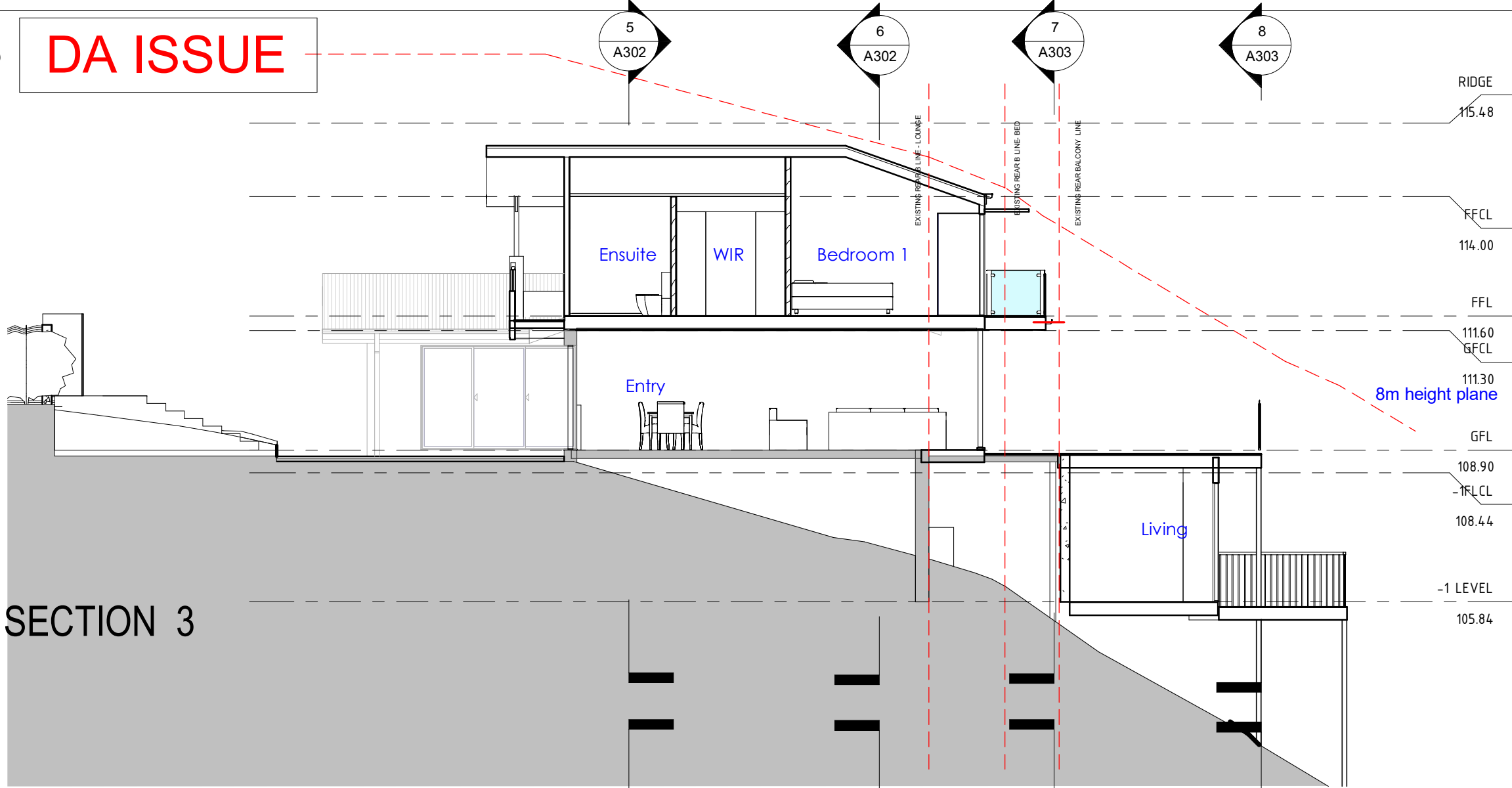
For:  
MRS & MR BARBER

Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

Job No. 20016 Dwg No. A301 Rev No. A

11/12/2021 9:00:02 AM





NOTES:



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THE CONDITIONS OF DEVELOPMENT  
CONSENT

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REV	DATE	DESCRIPTION	BY
A	11/12/21	DA Issue	WFF

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Project:  
THE OUTLOOK

At:  
19 THE OUTLOOK  
NSW BILGOLA 2107

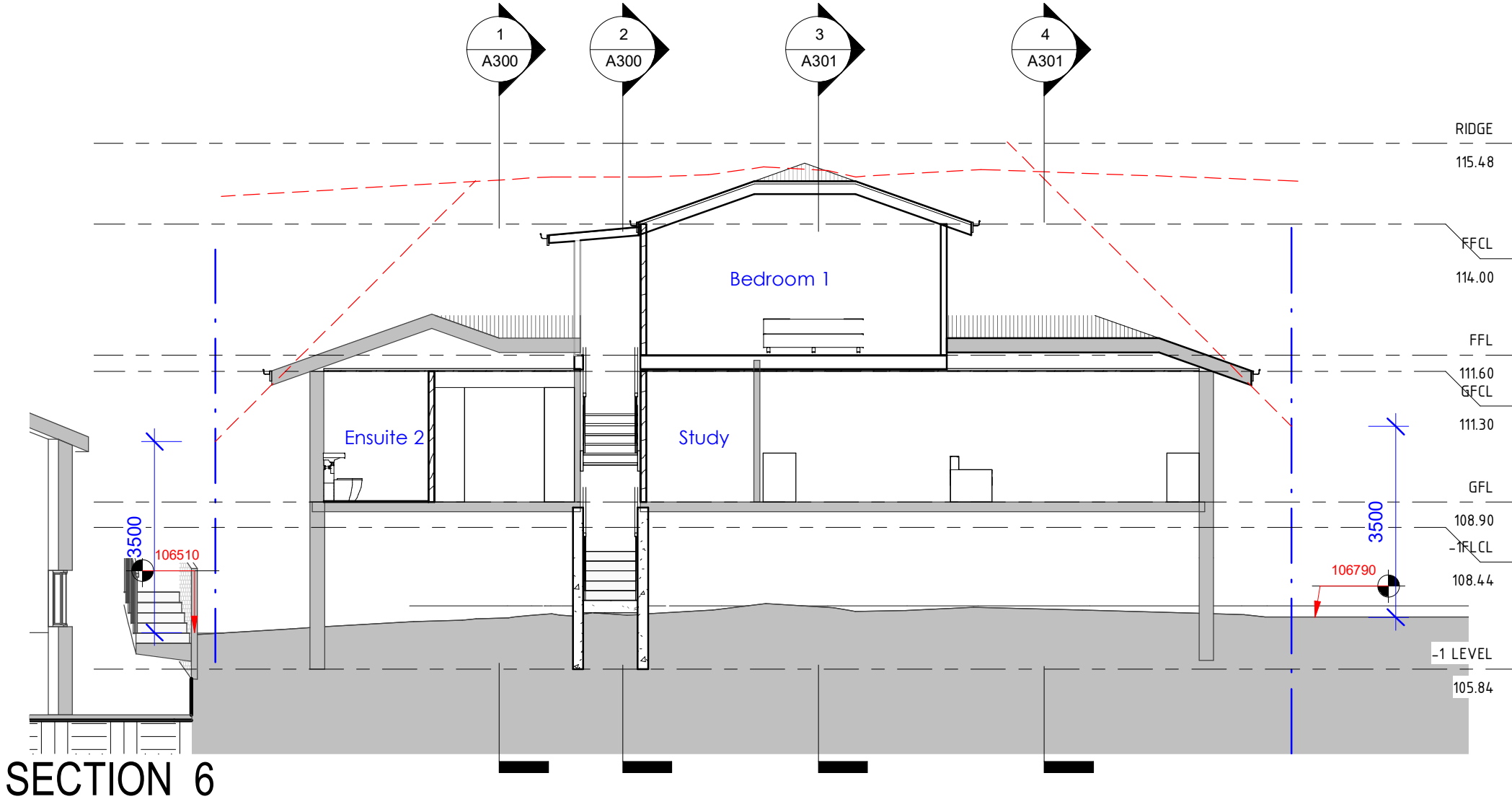
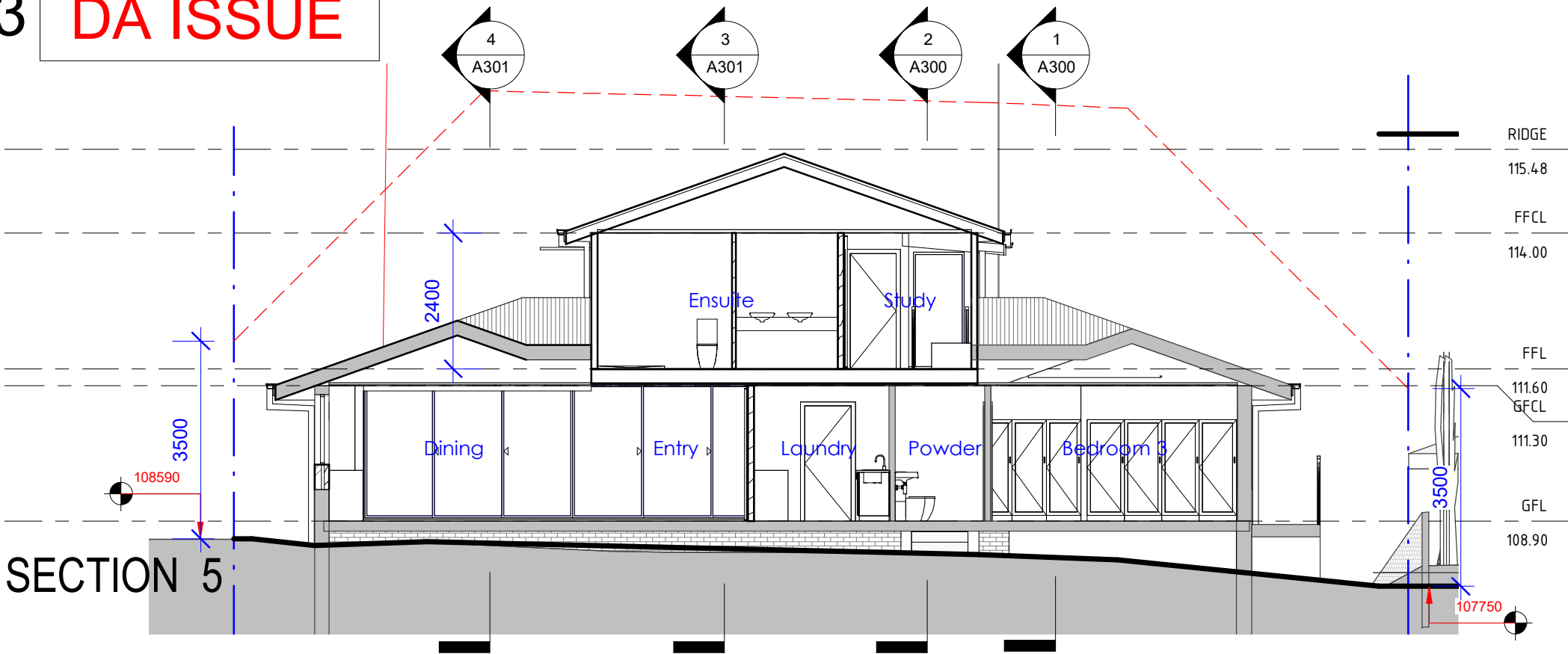
Drawing:  
SECTIONS

For:  
MRS & MR BARBER

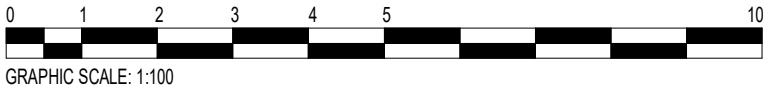
Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

Job No. 20016 Dwg No. A302 Rev No. A



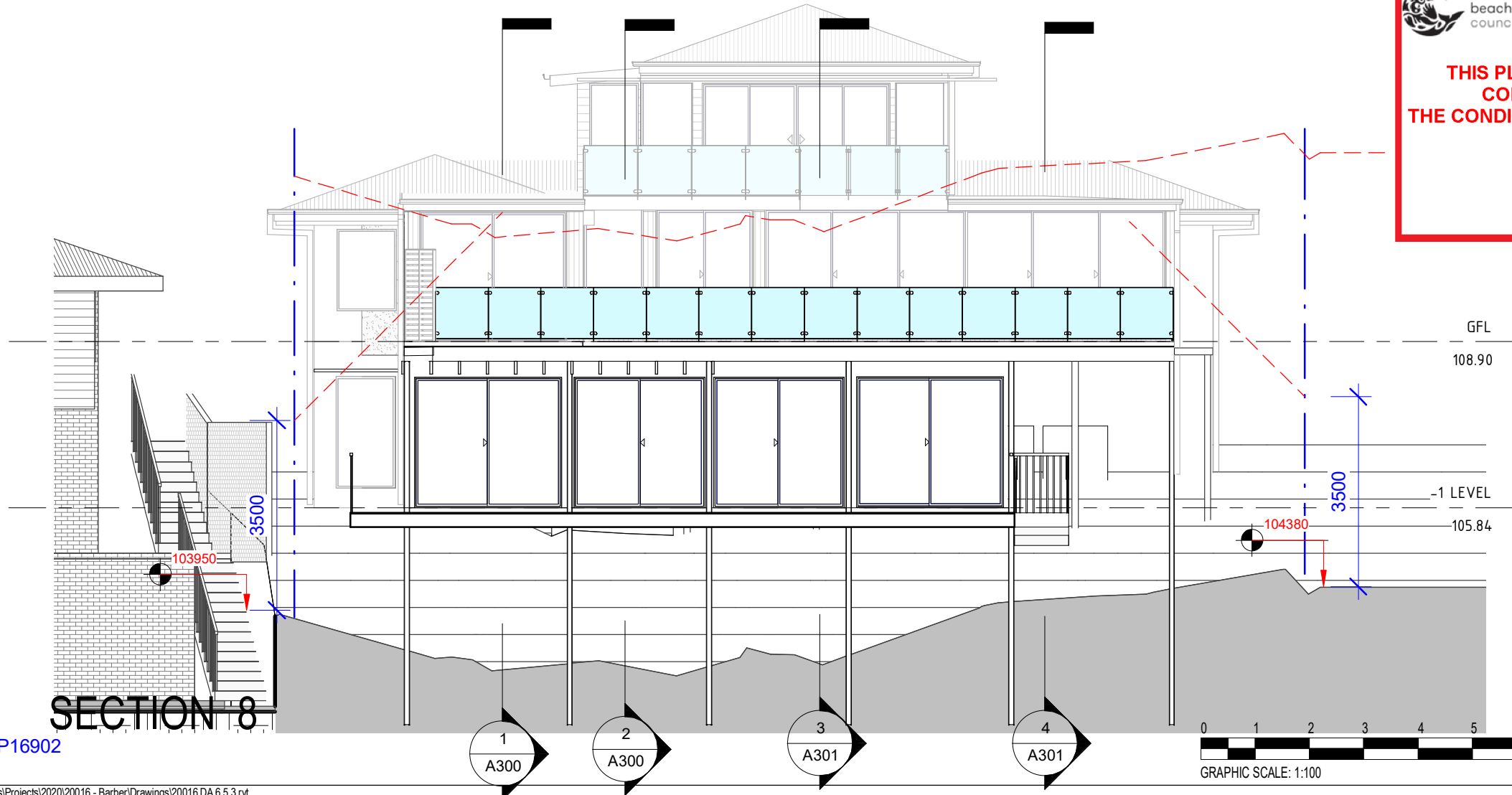
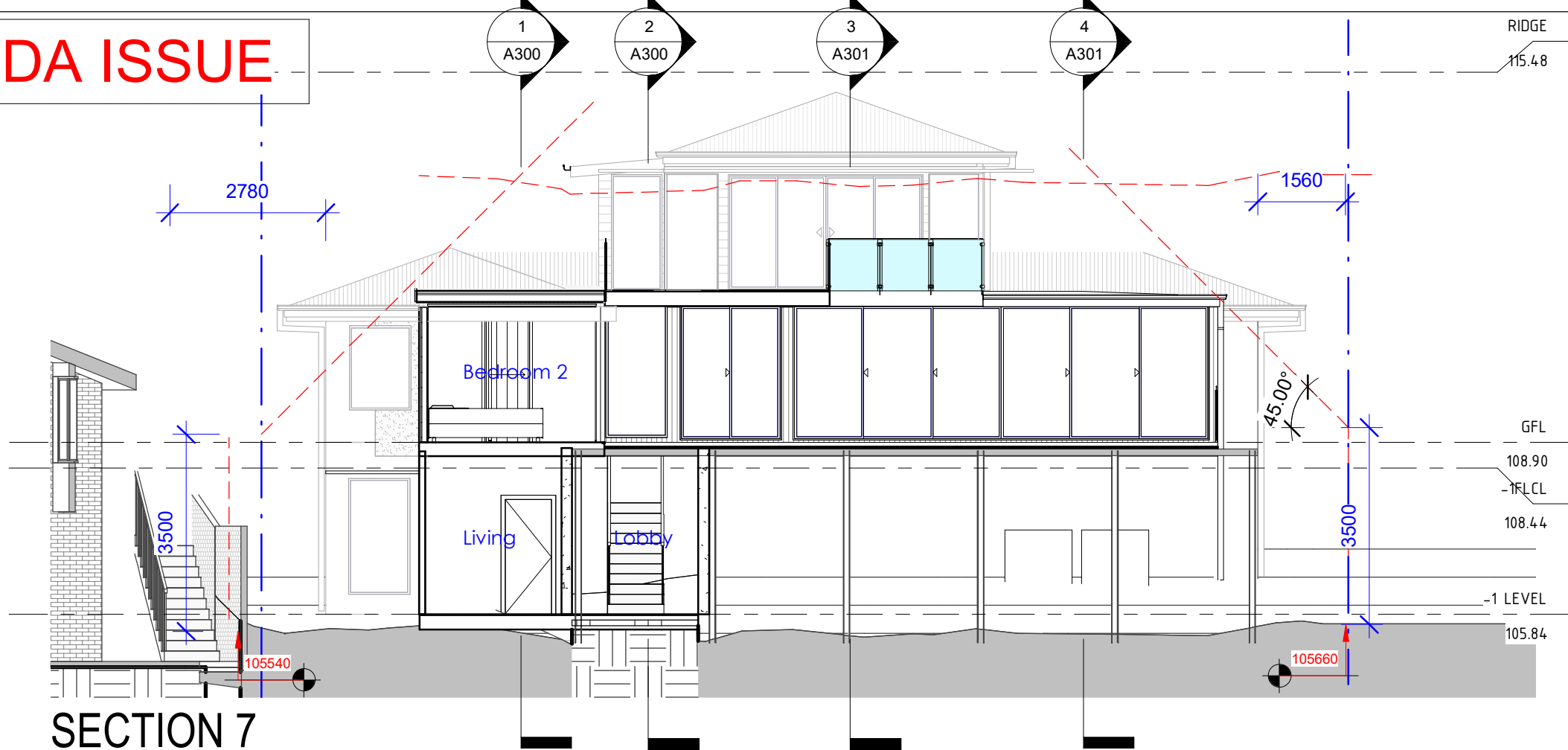
SECTION 6







NOTES:  
  
Building elements shown in "half tone grey" are beyond the cut plane of the section



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**DA2021/2569**

A	11/12/21	DA Issue	WFF
REV	DATE	DESCRIPTION	BY

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Project:  
**THE OUTLOOK**

At:  
**19 THE OUTLOOK  
NSW BILGOLA 2107**

Drawing:  
**SECTIONS**

For:  
**MRS & MR BARBER**

Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

Job No. 20016 Dwg No. **A303** Rev No. **A**



A3 DA ISSUE

Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 912 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 250 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 30 kilolitres.

The swimming pool must have a pool cover.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: solar (gas boosted).

Fixtures and systems

Hot water

The applicant must install the following hot water system in the development: gas instantaneous.

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.

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

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)

AREA	COLOUR
Roof	Colourbond Dark Grey
Walls	Mid Grey
Windows	Aluminium
As per Pittwater DCP D 3.3 Building Colours	

Lot 187 DP16902

Colour Schdule

Glazing requirements						
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.						
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	W	6.2	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	W	1	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	W	1	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	S	3.1	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	E	1.65	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	E	2.7	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	N	1.8	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W20	W	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W21	W	1.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W22	E	1.8	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W23A	S	1.9	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W23B	E	1.9	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W24A	E	1.9	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W24B	N	1.9	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W30	E	2.3	0	0	projection/height above sill ratio >=0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W31	S	1.3	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	S	6.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	W	6.1	0	0	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	S	6.3	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D5	E	3.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D6	E	6.5	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D7	N	4.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D8	E	4.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D9	E	17.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D20	W	3.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D21	E	7.3	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D30	E	6.5	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D31	E	6.5	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D32	E	5.8	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D33	E	6.6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

WILLOUGHBY ARCHITECTS

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NOTES:



northern beaches council

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

DA2021/2569

A	11/12/21	DA Issue	WFF
REV	DATE	DESCRIPTION	BY

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Project:  
THE OUTLOOK

At:  
19 THE OUTLOOK  
NSW BILGOLA 2107

Drawing:  
BASIX & COLOUR  
SCHEDULE  
For:  
MRS & MR BARBER

Scale: 1 : 100 Date: DEC 2021

Drawn: WFF Chk: WFF

Job No. 20016 Dwg No. A401 Rev No. A

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