

NILE RESIDENCE

PROPOSED TWO STOREY DWELLING & RETAINING WALLS

10 COURTLEY ROAD, BEACON HILL NSW 2100

DEVELOPMENT APPLICATION

DWG NO:	LAYOUT NAME	ISSUE
00.01	COVER SHEET	D
00.02	CONTOUR SURVEY	D
01.01	DEMOLITION PLAN	D
01.02	SITE PLAN	D
01.03	SITE ANALYSIS PLAN	D
02.01	GROUND FLOOR PLAN	D
02.02	FIRST FLOOR PLAN	D
02.03	ROOF PLAN	D
03.01	ELEVATIONS 01 & 02	D
03.02	ELEVATIONS 03 & 04	D
04.01	SECTION A & B	D
05.01	CONCEPT LANDSCAPE PLAN	D
06.01	SHADOW DIAGRAMS 22ND JUNE	D
06.02	SHADOW DIAGRAMS 22ND DEC	D
08.01	EXTERNAL DOOR SCHEDULE	D
08.02	WINDOW SCHEDULE - GROUND	D
08.03	WINDOW SCHEDULE - FIRST & SKYLIGHTS	D
09.01	SCHEDULE OF EXTERNAL FINISHES	D
09.02	3D PERSPECTIVE	D

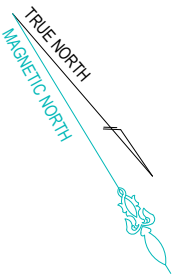


AUSTRALIAN STANDARDS AND BCA
ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT STATUTORY AND LOCAL REGULATION CODES AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

- EARTHWORKS
- GUTTERS / DOWNPIPES
- FOOTINGS AND SLABS
- MASONRY
- GLAZING
- SMOKE ALARMS
- WATERPROOFING WET AREAS
- ARTIFICIAL LIGHTING
- MECHANICAL VENTILATION
- STAIR CONSTRUCTION
- BALUSTRADES

- TO COMPLY WITH BCA pt 3.1.1
- TO COMPLY WITH AS/NZS 3500.3.2
- TO COMPLY WITH AS2670
- TO COMPLY WITH AS3700
- TO COMPLY WITH AS1288 and AS2047
- TO COMPLY WITH BCA pt 3.7.2 & AS3796
- TO COMPLY WITH AS3740
- TO COMPLY WITH BCA pt 3.8.4.3
- TO COMPLY WITH AS1668.2
- TO COMPLY WITH BCA pt 3.9.1
- TO COMPLY WITH BCA pt 3.9.2

BEARINGS SHOWN HAVE BEEN DEDUCED FROM
LAND & PROPERTY INFORMATION PLANS AND
ARE RELATED TO MAGNETIC NORTH.
TRUE NORTH IS APPROXIMATE ONLY.
FURTHER INVESTIGATION WILL BE REQUIRED
TO DETERMINE ACCURATE TRUE NORTH.



LEGEND

- HOT WATER TANK
- WATER METER
- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- SEWER TERMINAL MAINTENANCE SHAFT
- SEWER MAINTENANCE SHAFT
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- KERB OUTLET
- SERVICE CONDUIT
- TREE (DIAMETER)
- GARDEN BED
- SHRUB
- DENOTES PHOTO POINT
- DENOTES TELEPHONE BOOTH

ALL KERB LEVELS REPRESENT TOP OF KERB.

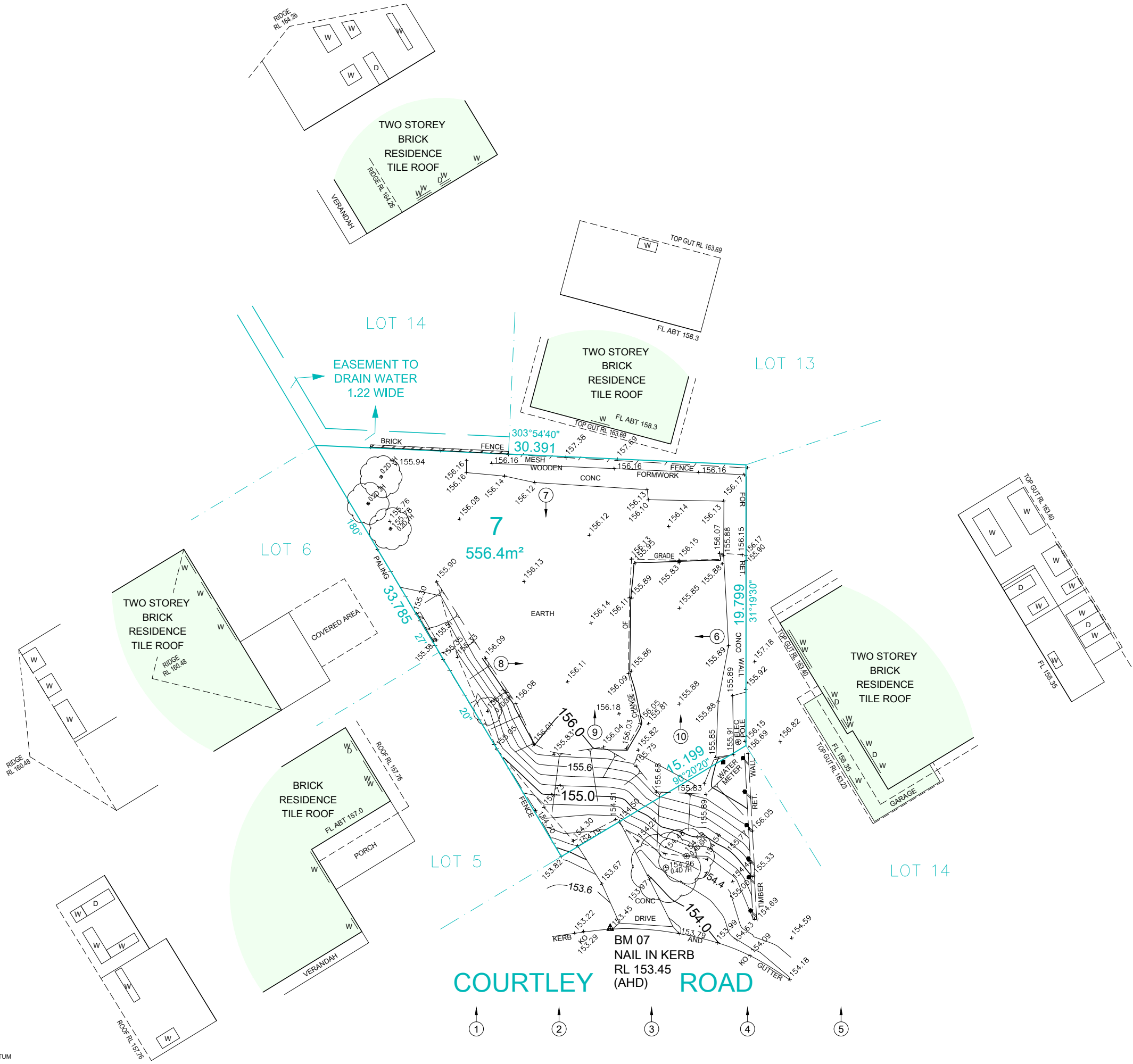
www.dialbeforeyoudig.com.au



DATUM OF LEVELS: AUSTRALIAN HEIGHT DATUM

ORIGIN OF LEVELS: SSM14783 RL145.062

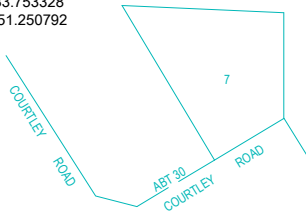
SOURCE OF LEVELS: SCIMS



REGISTERED SURVEYORS & LAND INFORMATION CONSULTANTS
Suite 1, Level 2, 42 Birnie Avenue Lidcombe, NSW 2141
Phone: 9646 5811, Fax: 9646 2311
Email: nswsurveying@strucerre.com.au
www.strucerre.com.au

LOCATION PLAN

UBD REF: 177, D6
LAT: -33.753328
LONG: 151.250792



No.	AMENDMENT	DATE
F		
E		
D		
C		
B		
A		

CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
DIMENSIONS AND AREAS HAVE BEEN DETERMINED FROM PLANS MADE AVAILABLE AT LPI, NSW AND ARE SUBJECT TO FINAL SURVEY.
BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
THE RELATIONSHIP OF IMPROVEMENTS & SURVEYED DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY.
SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH ACCURATE POSITION AND DEPTH OF ANY SERVICES.
DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.



DETAIL & CONTOUR SURVEY

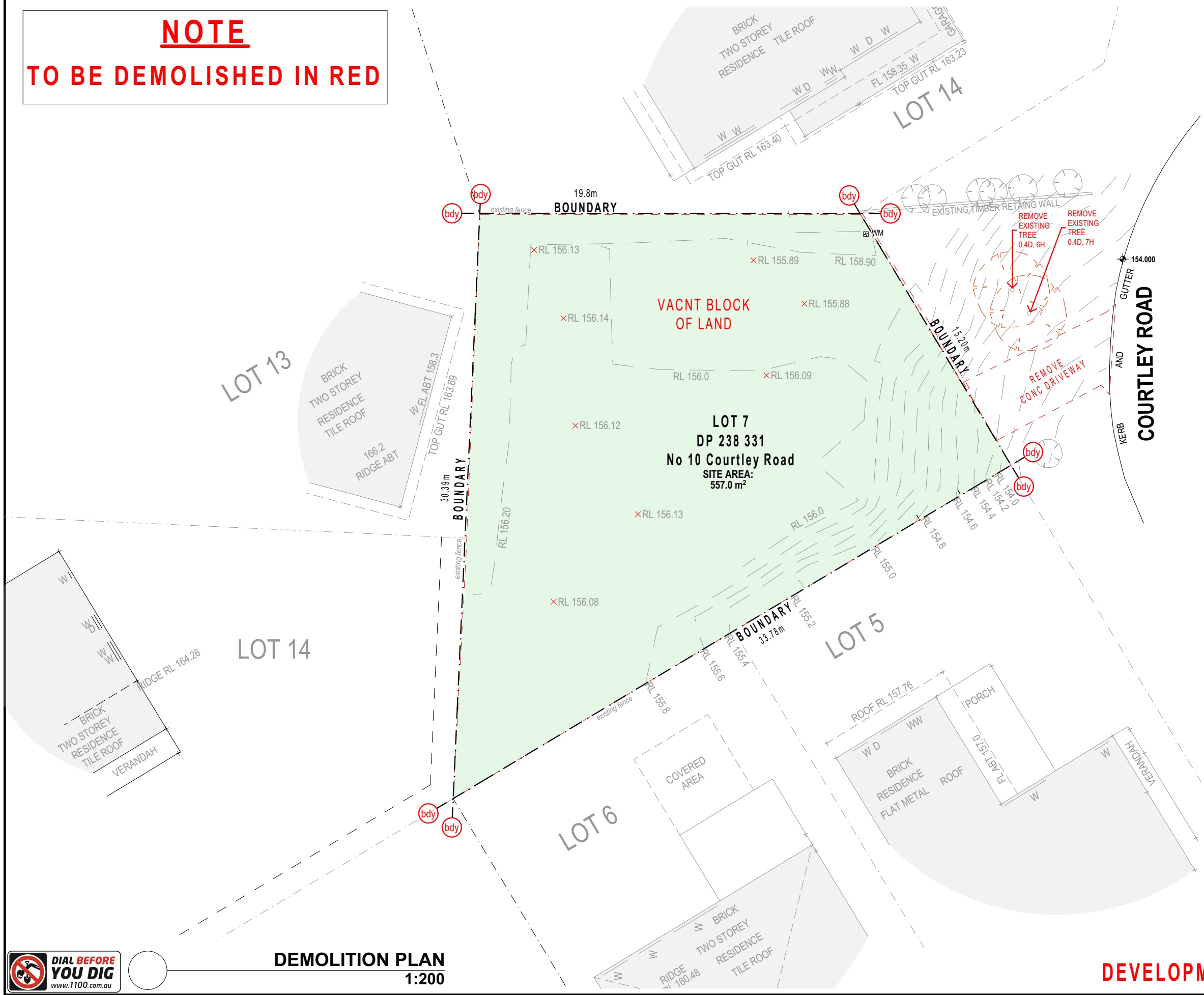
LOT 7 DP 238331
AT 10 COURTLEY ROAD, BEACON HILL

CLIENT: ALLURA Welcome to your home	REF: NILE 0880121
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SCALE 1: 200 A2		
DRAWN: T.N	JOB 1087/329806	DATE: 29.04.2020
CHECKED: IH	FILE NAME 329806	DATUM: AHD

NOTE
TO BE DEMOLISHED IN RED





DEMOLITION PLAN
1:200

ALLURA HOMES
PH : (02) 920 4122

THESE DRAWINGS REMAIN THE PROPERTY OF ALLURA HOMES PTY LTD AND CAN NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT.

client
MRS.S & MR.F NILE

project
PROPOSED TWO STOREY DWELLING

site address
10 COURTLEY ROAD, BEACON HILL, NSW, 2100

project No.
80121

North

CUSTOM DESIGNED HOME

stage drawn checked scale @ A3
DA DR AS 1:200,

drawing
DEMOLITION PLAN

lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

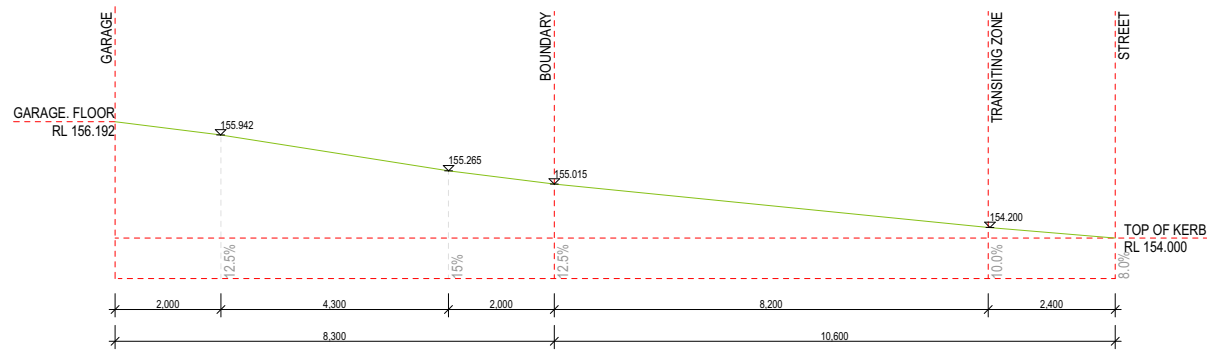
drawing # revision
00.01.01 D

File: 80121 - Nile - 10 Courtley Road Beacon Hill DA ISSUE D - 31.05.2021.ph | Date: 31/05/2021 | Time: 4:26 PM

AUSTRALIAN STANDARDS AND BCA
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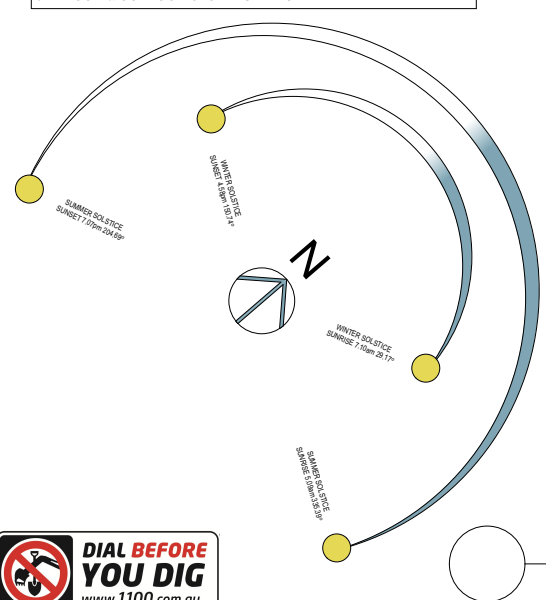


MAX. DRIVEWAY GRADIENT FOR 10 COURTLEY ROAD

<u>EXTERNAL COLOUR</u>			
ROOF	MEDIUM		
EXTERNAL WALL	MEDIUM		
<u>FUTURE FLOOR COVERING</u>			
GROUND FLOOR		FIRST FLOOR WALL	
ENTRY	TIMBER		
MUD	TILES	BEDS	CARPET
KITCHEN	TIMBER	HALL	CARPET
LIVING	TIMBER		
MEDIA	CARPET		
GUEST	CARPET		

BASIX NOTES

- WATER**
1. SHOWERHEADS: 4 STARS min
 2. TOILETS: 4 STARS min
 3. KITCHEN TAPS: 4 STARS min
 4. BATHROOM TAPS: 4 STARS min
 5. RAINWATER TANKS FOR GARDEN LAWN, TOILETS, LAUNDRY
 6. TOWN SUPPLY FOR HOT WATER & DRINKING
 7. OUTDOOR POOL - POOL SIZE (KL) TBC
 8. COVER TO POOL
- THERMAL**
1. WAFFLE POD SLAB: 225mm
 2. SUSPENDED TIMBER FLOOR: R3.5 BULK INSULATION
 3. EXTERNAL WALLS: R2.5 INSULATION
 4. INTERNAL WALLS (bath, laundry, wc): R2.0 INSULATION
 5. CEILING: R4.0 INSULATION
 6. ROOF: R1.5 BLANKET
 7. WINDOWS AS SINGLE CLEAR - AIRLIGHT WINDOWS (manufacturer) (refer to basix for glazing type)
 8. SKYLIGHTS: DOUBLE GLAZED
 9. SITE & ELECTRICAL PLAN REQUIRED FOR ASSESSMENT
- ENERGY**
1. GAS INSTANTANEOUS HOT WATER: 5 STARS min
 2. HEATING & COOLING TO DWELLING: DUCTING ONLY
 3. EXHAUST FANS & RANGE HOOD DUCTED TO ROOF OR FACADE
 4. LED OR FLURO LIGHTING
 5. POOL: NO HEATING
 6. 2kW PV SYSTEM
 7. GAS COOKTOP & ELECTRIC OVEN
 8. INDOOR & OUTDOOR CLOTHES LINES



SITE PLAN
1:200



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D 31/05/2021 UPDATED DA ISSUE D
C 06/04/2021 UPDATED DA ISSUE C
B 17/11/2020 DA SUBMISSION ISSUE B
A 14/09/2020 PRE DA MEETING ISSUE A
rev date revision notes

DR
DR
DR
DR
by



project No.
80121

CUSTOM DESIGNED HOME

stage	drawn	checked	scale @ A3
DA	DR	AS	1:200,

SITE PLAN

lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

drawing #
00.01.02

revision
D

- GENERAL NOTES**
1. ALL DIMENSIONS AND FLOOR AREA ARE TO BE VERIFIED BY BUILDER.
 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
 4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3 - 1990.
 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

CDC REQUIREMENTS

SITE AREA 557.3m²
LAND ZONING: R2
MAX HEIGHT OF BUILDING: 8.5m
MAXIMUM GFA: N/A
PROPOSED SITE COVERAGE: 211.8m² or 38%

LANDSCAPING
MINIMUM PERMISSIBLE LANDSCAPE: 40% or (minimum dimension 1500m)
MINIMUM LANDSCAPE AREA: 222.8m²
PROPOSED LANDSCAPE AREA 224.68m² or 40.3%
CUT & FILL MAXIMUM: 1,000mm
PRIVATE OPEN SPACE: 60m²

REQUIRED SETBACKS
REQUIRED FRONT SETBACK: N/A
FRONT SETBACK: 4,050mm
REQUIRED REAR SETBACK GF: N/A
REAR SETBACK GF: 3,809mm
REQUIRED REAR SETBACK FF: N/A
REAR SETBACK FF: 8,893mm
REQUIRED SIDE SETBACK GF: 900mm
SIDE SETBACK RH GF: 1,180mm
SIDE SETBACK LH GF: 1,522mm
REQUIRED SIDE SETBACK FF: N/A
SIDE SETBACK RH FF: 2,025mm
SIDE SETBACK LH FF: 1,522mm

BOUNDARIES
FRONT BOUNDARY WIDTH: 15,200mm
LH SIDE BOUNDARY LENGTH: 33,758mm
RH SIDE BOUNDARY LENGTH: 19,800mm
REAR BOUNDARY WIDTH: 30,390mm

GROSS FLOOR AREA OF BUILDING FOR DA

GROUND FLOOR: 188.99m²-17m²
EXCLUDING VERANDAH, PORCH, BALCONY, STAIR VOIDS INCLUDING GARAGE, OUT BUILDINGS AND ANY ENCLOSED SPACE WITH WALLS OVER 1.4m
FIRST FLOOR: 116.40m²
EXCLUDING VOID:
TOTAL GFA: 305.39m²

BUILDING QUANTITIES

GROUND FLOOR LIVING AREA: 161.18m²
GROUND FLOOR GARAGE AREA: 45.02m²
FIRST FLOOR LIVING AREA: 138.86m²
PROPOSED FLOOR AREA: 345.06m²
PORCH AREA: 4.90m²
ALFRESCO AREA: 27.96m²
BALCONIES: 4.30m²
TOTAL SLAB AREA (221.1m2)
INCL. AC & WATER TANK, INTEGRATED PADS (10m2)
TOTAL AREA
(LIVING / GARAGE / ALFRESCO / PORCH / BALCONIES) 382.22m²

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 2. ALL HANDRAILS TO COMPLY WITH BCA 3.9.1 STAIRWAY & RAMP CONSTRUCTION.
 3. POOL FENCING / GATE TO COMPLY WITH AUSTRALIAN STANDARDS AS 1926.1-2012
 4. GUTTERS/DOWNPIPES - COMPLY TO AS/NZS 3500.3.2

ARTICULATION ZONE

ARTICULATION DISTANCE: 1,707mm
TOTAL AREA: 26.00m²
ALLOWED AREA 25%: 6.50m²
PROPOSED BALCONY AREA: 4.30m²

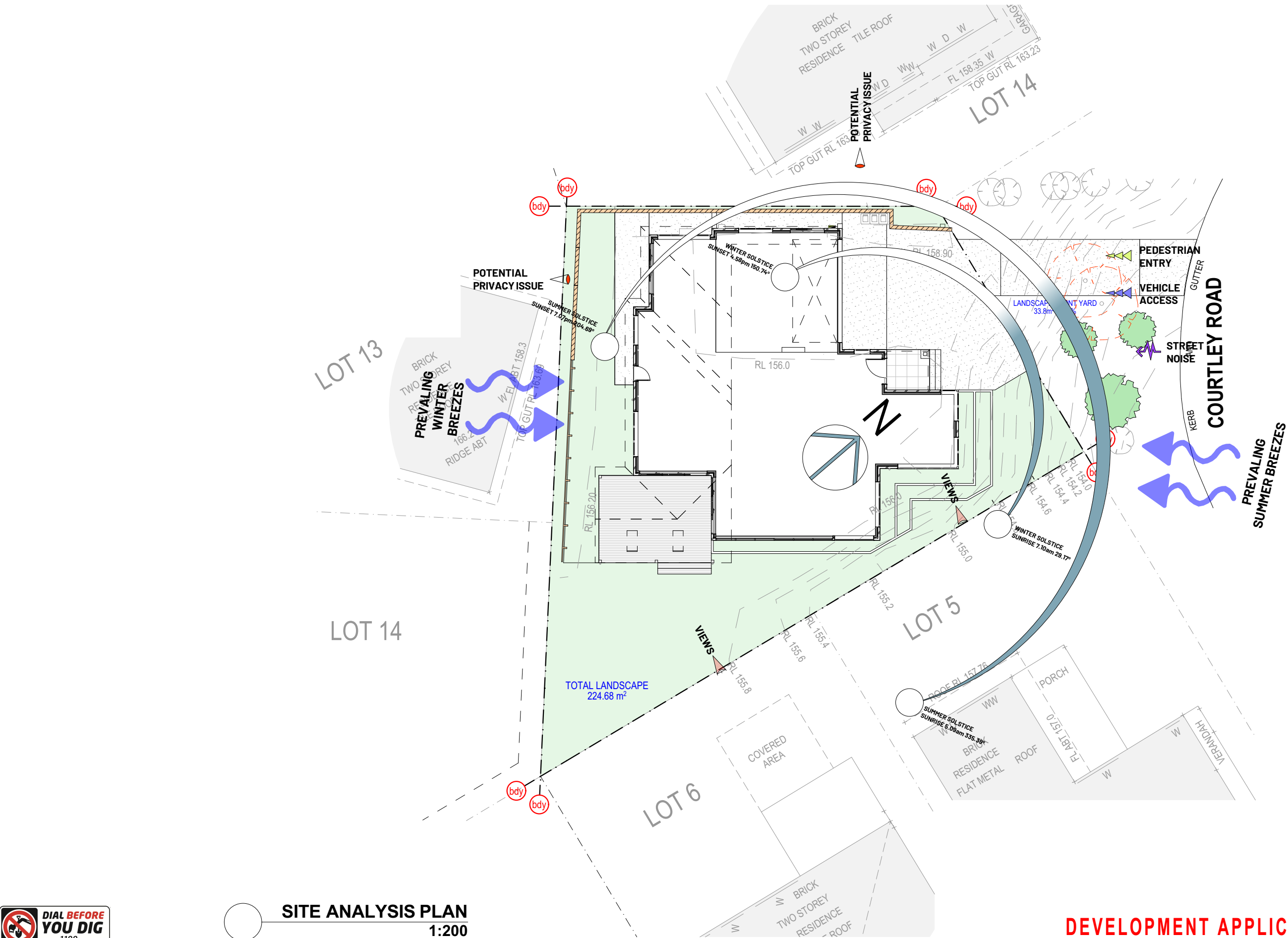
DEVELOPMENT APPLICATION

CLIENT SIGNATURE

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LEGEND

- PEDESTRIAN ENTRY
- VEHICLE ACCESS
- STREET NOISE
- POTENTIAL PRIVACY ISSUE
- VIEWS



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CUSTOM DESIGNED HOME

0 1 2 3 metres 4

stage	drawn	checked	scale @ A3
DA	DR	AS	1:200,

drawing
SITE ANALYSIS PLAN

lot no. | D.P. no. | dwelling type
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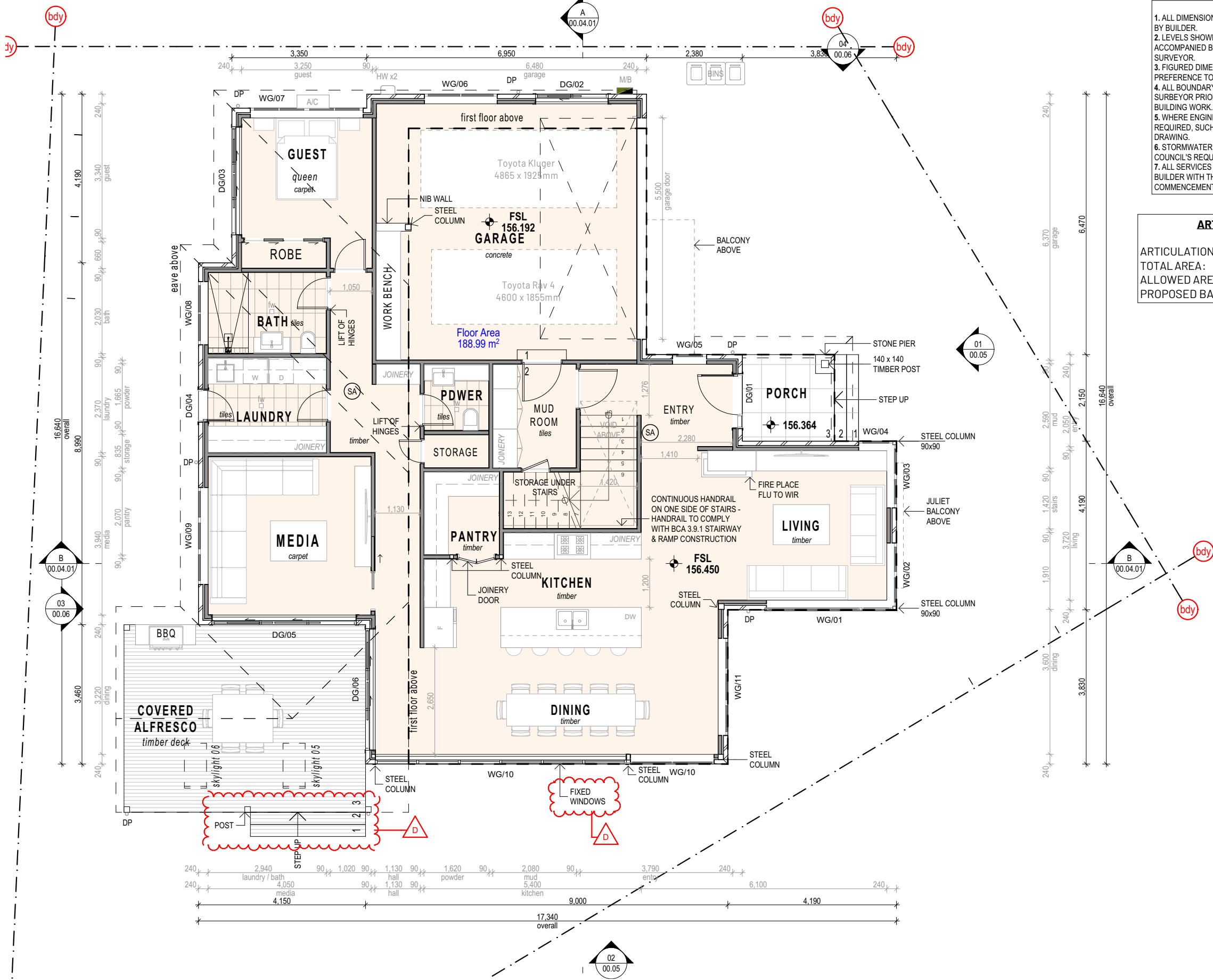
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revision
D

DEVELOPMENT APPLICATION

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TOTAL AREA: 26.00m²
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PROPOSED BALCONY AREA: 4.30m²

BASIS NOTES

WATER

1. SHOWERHEADS: 4 STARS min
2. TOILETS: 4 STARS min
3. KITCHEN TAPS: 4 STARS min
4. BATHROOM TAPS: 4 STARS min
5. RAINWATER TANKS FOR GARDEN LAWN, TOILETS, LAUNDRY
6. TOWN SUPPLY FOR HOT WATER & DRINKING
7. OUTDOOR POOL - POOL SIZE (KL) TBC
8. COVER TO POOL

THERMAL

1. WAFFLE POD SLAB: 225mm
2. SUSPENDED TIMBER FLOOR: R3.5 BULK INSULATION
3. EXTERNAL WALLS: R2.5 INSULATION
4. INTERNAL WALLS (bath, laundry, wc): R2.0 INSULATION
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GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO NCC AUSTRALIAN STANDARDS.
2. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE.
3. LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND SUBJECT TO SITE CONDITION AS DETERMINED BY BUILDER.

(SA) SMOKE ALARM

GROSS FLOOR AREA OF BUILDING FOR DA

GROUND FLOOR: 188.99m²-17m²
EXCLUDING VERANDAH, PORCH, BALCONY, STAIR VOIDS INCLUDING GARAGE, OUT BUILDINGS AND ANY ENCLOSED SPACE WITH WALLS OVER 1.4m
FIRST FLOOR: 116.40m²
EXCLUDING VOID:
TOTAL GFA: 305.39m²

BUILDING QUANTITIES

GROUND FLOOR LIVING AREA: 161.18m²
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DEVELOPMENT APPLICATION

CLIENT SIGNATURE

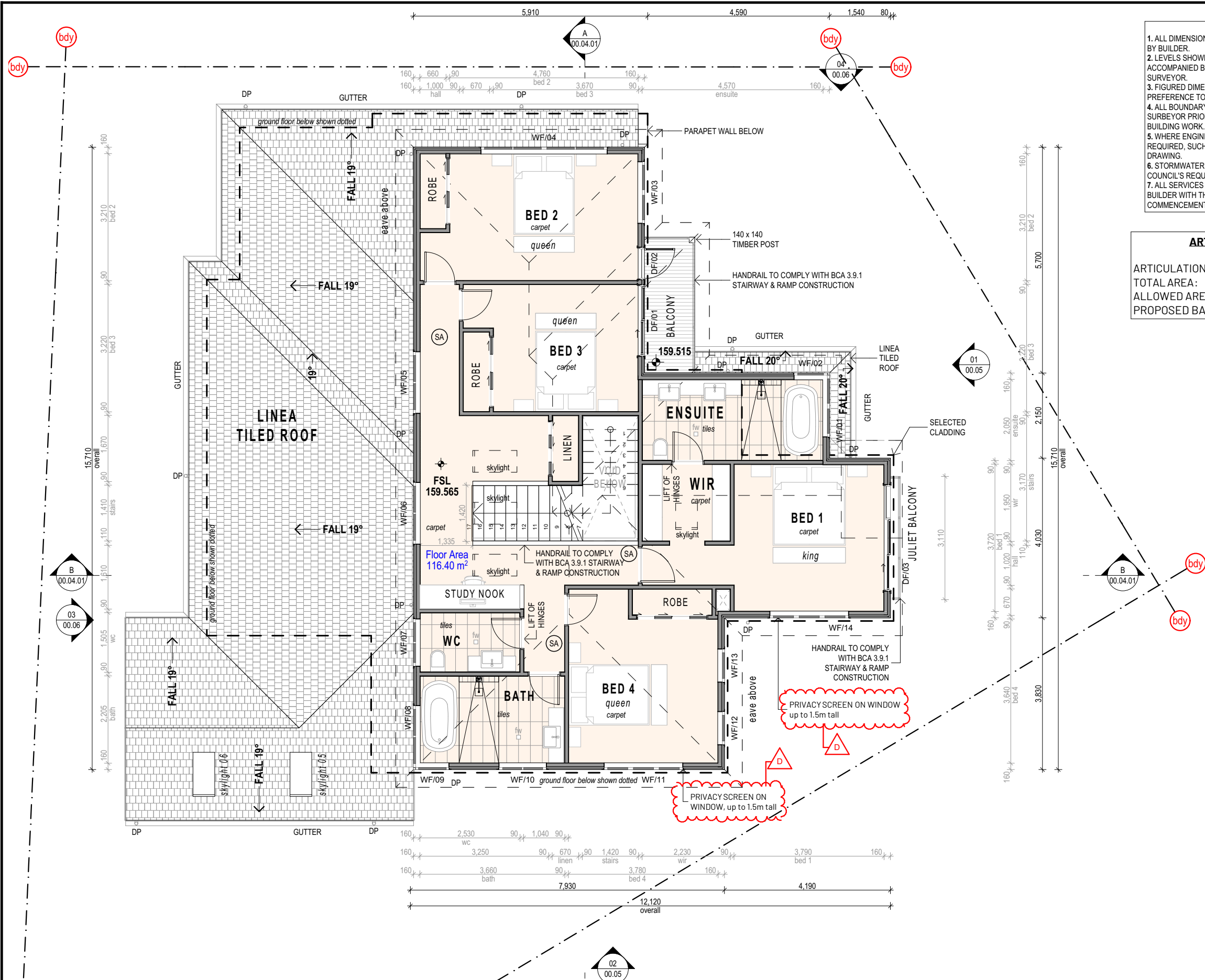
drawing
GROUND FLOOR

stage drawn checked scale @ A3
DA DR AS 1:100,

lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

drawing #
00.02.01

revision
D



GENERAL NOTES

1. ALL DIMENSIONS AND FLOOR AREA ARE TO BE VERIFIED BY BUILDER.
2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
4. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3 - 1990.
7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

ARTICULATION ZONE

ARTICULATION DISTANCE: 1,707mm
TOTAL AREA: 26.00m²
ALLOWED AREA 25%: 6.50m²
PROPOSED BALCONY AREA: 4.30m²

BASIS NOTES

WATER

1. SHOWERHEADS: 4 STARS min
2. TOILETS: 4 STARS min
3. KITCHEN TAPS: 4 STARS min
4. BATHROOM TAPS: 4 STARS min
5. RAINWATER TANKS FOR GARDEN LAWN, TOILETS, LAUNDRY
6. TOWN SUPPLY FOR HOT WATER & DRINKING
7. OUTDOOR POOL - POOL SIZE (KL) TBC
8. COVER TO POOL

THERMAL

1. WAFFLE POD SLAB: 225mm
2. SUSPENDED TIMBER FLOOR: R3.5 BULK INSULATION
3. EXTERNAL WALLS: R2.5 INSULATION
4. INTERNAL WALLS (bath, laundry, wc): R2.0 INSULATION
5. CEILINGS: R4.0 INSULATION
6. ROOF: R1.5 BLANKET
7. WINDOWS AS SINGLE CLEAR - AIRLIGHT WINDOWS (manufacturer) (refer to basis for glazing type)
8. SKYLIGHTS: DOUBLE GLAZED
9. SITE & ELECTRICAL PLAN REQUIRED FOR ASSESSMENT

ENERGY

1. GAS INSTANTANEOUS HOT WATER: 5 STARS min
2. HEATING & COOLING TO DWELLING: DUCTING ONLY
3. EXHAUST FANS & RANGE HOOD DUCTED TO ROOF OR FACADE
4. LED OR FLUORO LIGHTING
5. POOL: NO HEATING
6. 2kW PV SYSTEM
7. GAS COOKTOP & ELECTRIC OVEN
8. INDOOR & OUTDOOR CLOTHES LINES

AUSTRALIAN STANDARDS & BCA

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA & OTHER RELEVANT STATUTORY & LOCAL REGULATION CODES & MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.

1. INSTALL ALL SMOKE ALARMS ACCORDANCE TO PART 3.7.5 OF THE BCA.
2. ALL HANDRAILS TO COMPLY WITH BCA 3.9.1 STAIRWAY & RAMP CONSTRUCTION.
3. POOL FENCING / GATE TO COMPLY WITH AUSTRALIAN STANDARDS AS 1926.1-2012
4. GUTTERS/DOWNPIPES - COMPLY TO AS/NZS 3500.3.2

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(SA) SMOKE ALARM

GROSS FLOOR AREA OF BUILDING FOR DA

GROUND FLOOR: 188.99m²-17m²
EXCLUDING VERANDAH, PORCH, BALCONY, STAIR VOIDS INCLUDING GARAGE, OUT BUILDINGS AND ANY ENCLOSED SPACE WITH WALLS OVER 1.4m
FIRST FLOOR: 116.40m²
EXCLUDING VOID:
TOTAL GFA: 305.39m²

BUILDING QUANTITIES

GROUND FLOOR LIVING AREA: 161.18m²
GROUND FLOOR GARAGE AREA: 45.02m²
FIRST FLOOR LIVING AREA: 138.86m²
PROPOSED FLOOR AREA: 345.06m²
PORCH AREA: 4.90m²
ALFRESCO AREA: 27.96m²
BALCONIES: 4.30m²
TOTAL SLAB AREA (221.1m²)
INCL. AC & WATER TANK, INTEGRATED PADS (10m²)
TOTAL AREA
(LIVING / GARAGE / ALFRESCO / PORCH / BALCONIES) **382.22m²**



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ALLURA HOMES
PH : (02) 920 4122

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client
MRS.S & MR.F NILE
project
PROPOSED TWO STOREY DWELLING
site address
10 COURTLEY ROAD, BEACON HILL, NSW, 2100

D 31/05/2021 UPDATED DA ISSUE D
C 06/04/2021 UPDATED DA ISSUE C
B 17/11/2020 DA SUBMISSION ISSUE B
A 14/09/2020 PRE DA MEETING ISSUE A
rev date revision notes

DR
DR
DR
DR
by



project No.
80121

CUSTOM DESIGNED HOME

stage drawn checked scale @ A3
DA DR AS 1:100,

drawing
FIRST FLOOR

lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

drawing #
00.02.02
revision
D

DEVELOPMENT APPLICATION CLIENT SIGNATURE

File: 80121 - Nile - 10 Courtley Road Beacon Hill DA ISSUE D - 31.05.2021.pln | Date: 31/05/2021 | Time: 4:26 PM

AUSTRALIAN STANDARDS & BCA

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(SA) SMOKE ALARM

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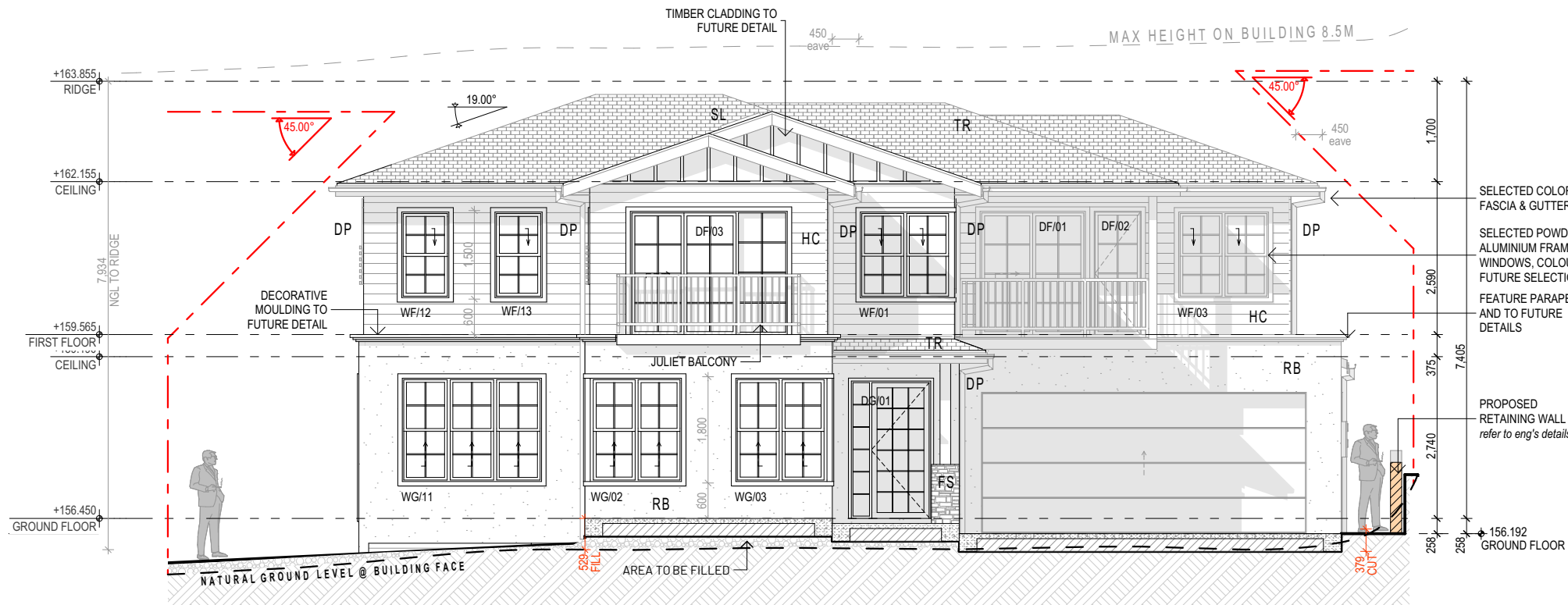
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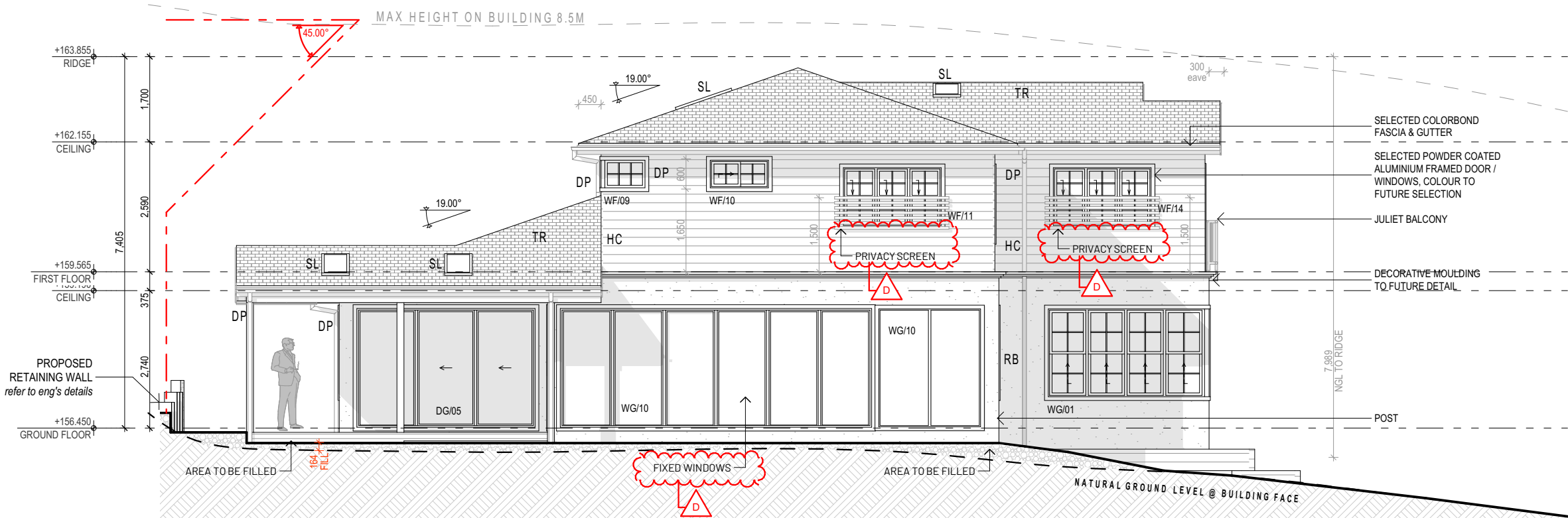
LEGEND

CB	COLOURBOND
TR	TILED ROOF
FB	FACEBRICK
HC	HORIZONTAL CLADDING
DR	DECO WOOD
WB	RENDERED BRICK
MC	MATRIX CLADDING
SL	SKYLIGHT
DP	DOWNPipe
NRG	NRG BOARD RENDER OVER
FS	FEATURE STONE CLADDING

NOTE:
PROTECTION OF OPENABLE
WINDOWS IN ACCORDANCE WITH
3.9.2.6



01 ELEVATION 01 NORTH
1:100



02 ELEVATION 02 EAST
1:100

DEVELOPMENT APPLICATION

CLIENT SIGNATURE



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D 31/05/2021 UPDATED DA ISSUE D
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rev date revision notes

DR
DR
DR
DR
by

project No.
80121

CUSTOM DESIGNED HOME

0 1 2 3 metres 4
stage drawn checked scale @ A3
DA DR AS 1:100,

drawing

ELEVATIONS 01 & 02

lot no. | D.P. no. | dwelling type

Lot -7 | D.P. -DP 238 331

drawing #

00.03.01

revision

D

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7. OUTDOOR POOL - POOL SIZE (KL) TBC	
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THERMAL

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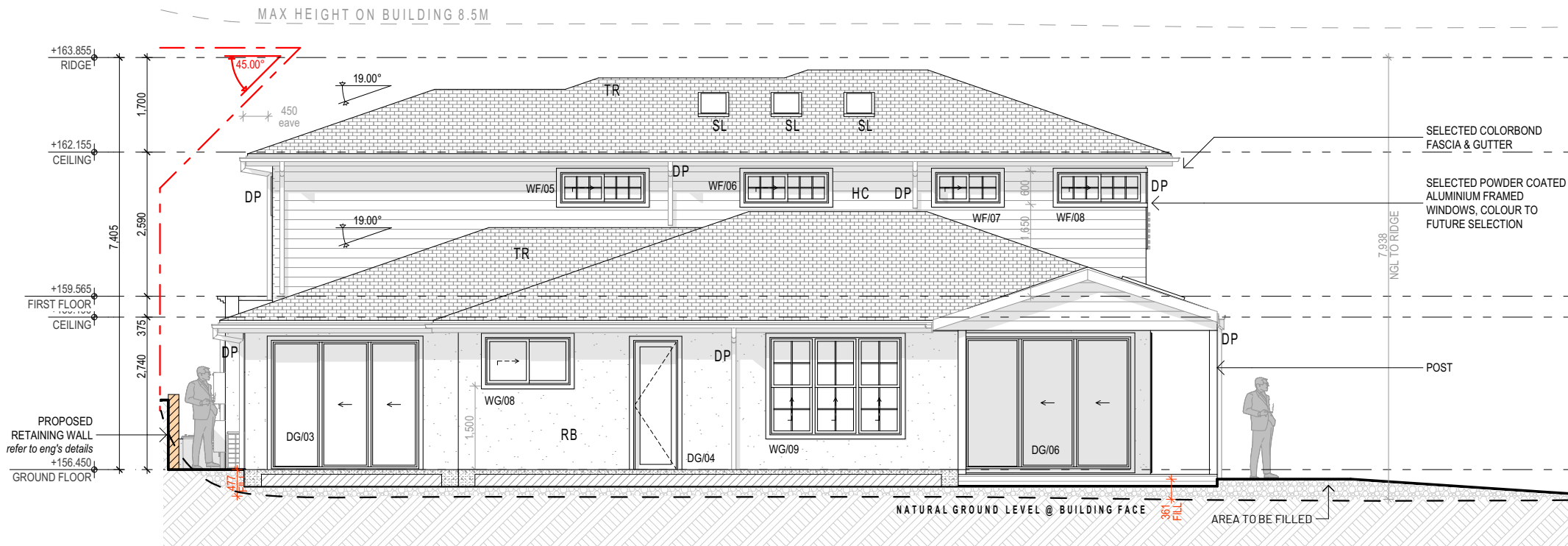
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5. POOL:	NO HEATING
6. 2kW PV SYSTEM	
7. GAS COOKTOP & ELECTRIC OVEN	
8. INDOOR & OUTDOOR CLOTHES LINES	

LEGEND

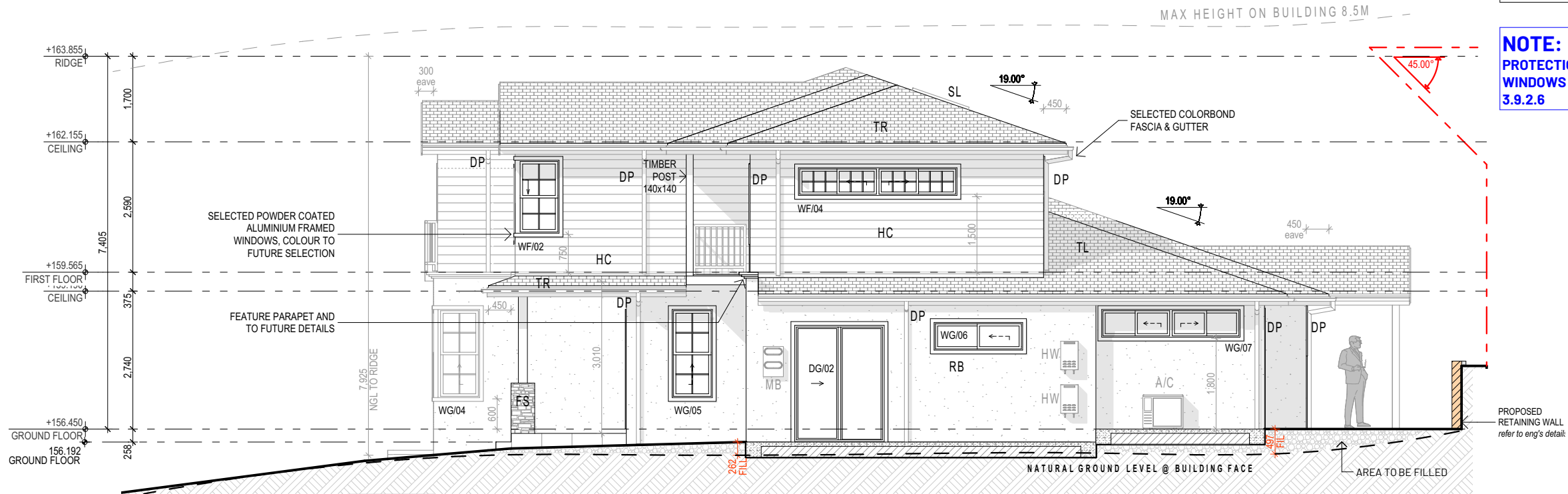
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SL	SKYLIGHT
DP	DOWNPipe
NRG	NRG BOARD RENDER OVER
FS	FEATURE STONE CLADDING

NOTE:
PROTECTION OF OPENABLE
WINDOWS IN ACCORDANCE WITH
3.9.2.6



01

ELEVATION 03 SOUTH
1:100



02

ELEVATION 04 WEST
1:100

DEVELOPMENT APPLICATION

CLIENT SIGNATURE



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D	31/05/2021	UPDATED DA ISSUE D
C	06/04/2021	UPDATED DA ISSUE C
B	17/11/2020	DA SUBMISSION ISSUE B
A	14/09/2020	PRE DA MEETING ISSUE A
rev	date	revision notes

DR
DR
DR
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by

project No.
80121

CUSTOM DESIGNED HOME

0 1 2 3 metres 4			
stage	drawn	checked	scale @ A3
DA	DR	AS	1:100,

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ELEVATIONS 03 & 04

lot no. | D.P. no. | dwelling type

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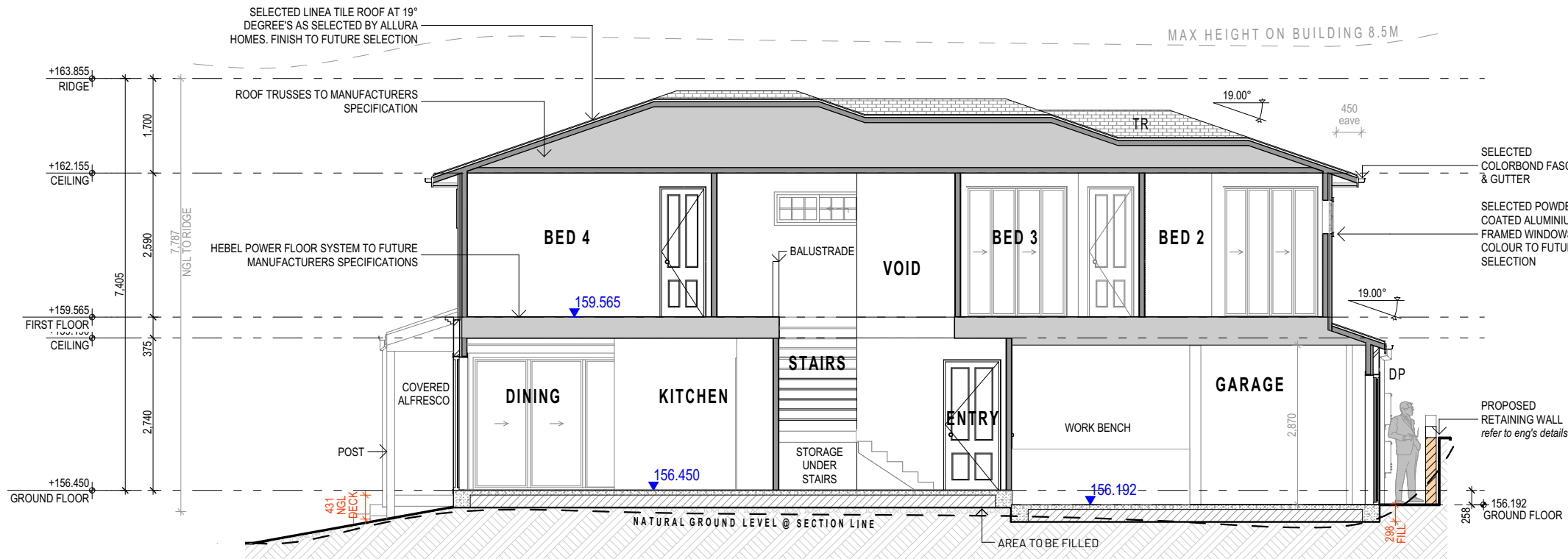
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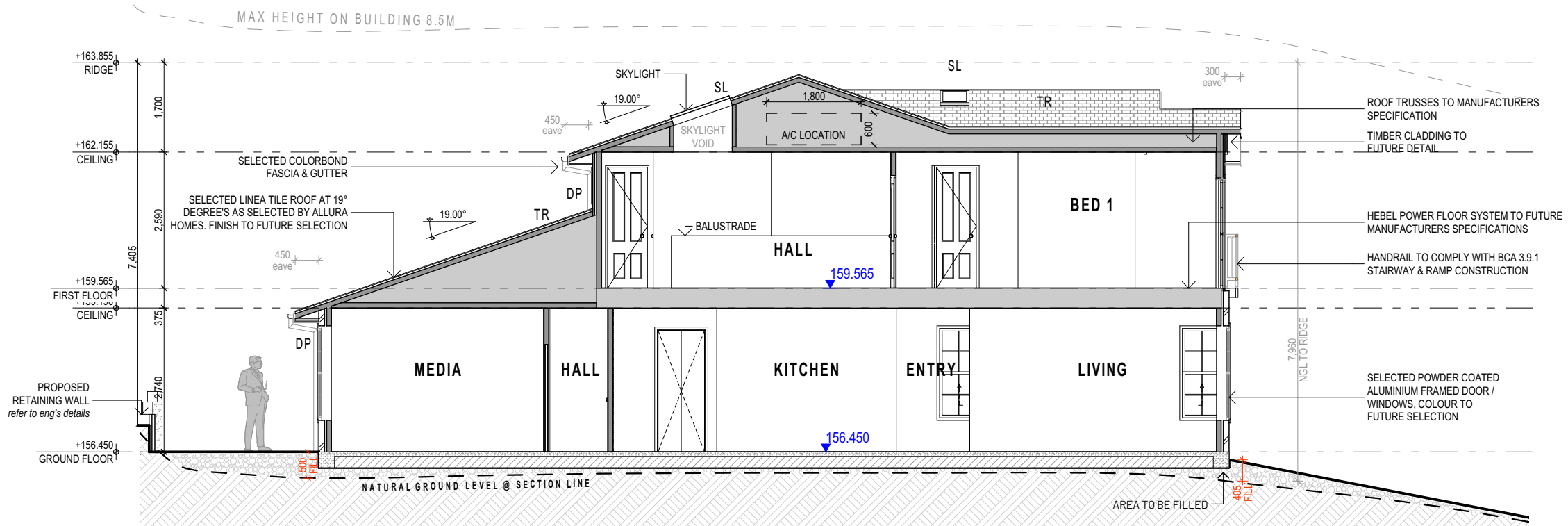
LEGEND

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NRG	NRG BOARD RENDER OVER
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A

SECTION A
1:100



B

SECTION B
1:100

DEVELOPMENT APPLICATION

CLIENT SIGNATURE

File: 80121 - Nile - 10 Courtley Road Beacon Hill DA ISSUE D - 31.05.2021.ph | Date: 31/05/2021 | Time: 4:27 PM



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site address

10 COURTLEY ROAD,
BEACON HILL, NSW, 2100

D 31/05/2021 UPDATED DA ISSUE D
C 06/04/2021 UPDATED DA ISSUE C
B 17/11/2020 DA SUBMISSION ISSUE B
A 14/09/2020 PRE DA MEETING ISSUE A
rev date revision notes

DR
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by

project No.
80121

CUSTOM DESIGNED HOME

0 1 2 3 metres 4			
stage	drawn	checked	scale @ A3
DA	DR	AS	1:100,

drawing

SECTIONS A & B

lot no. | D.P. no. | dwelling type

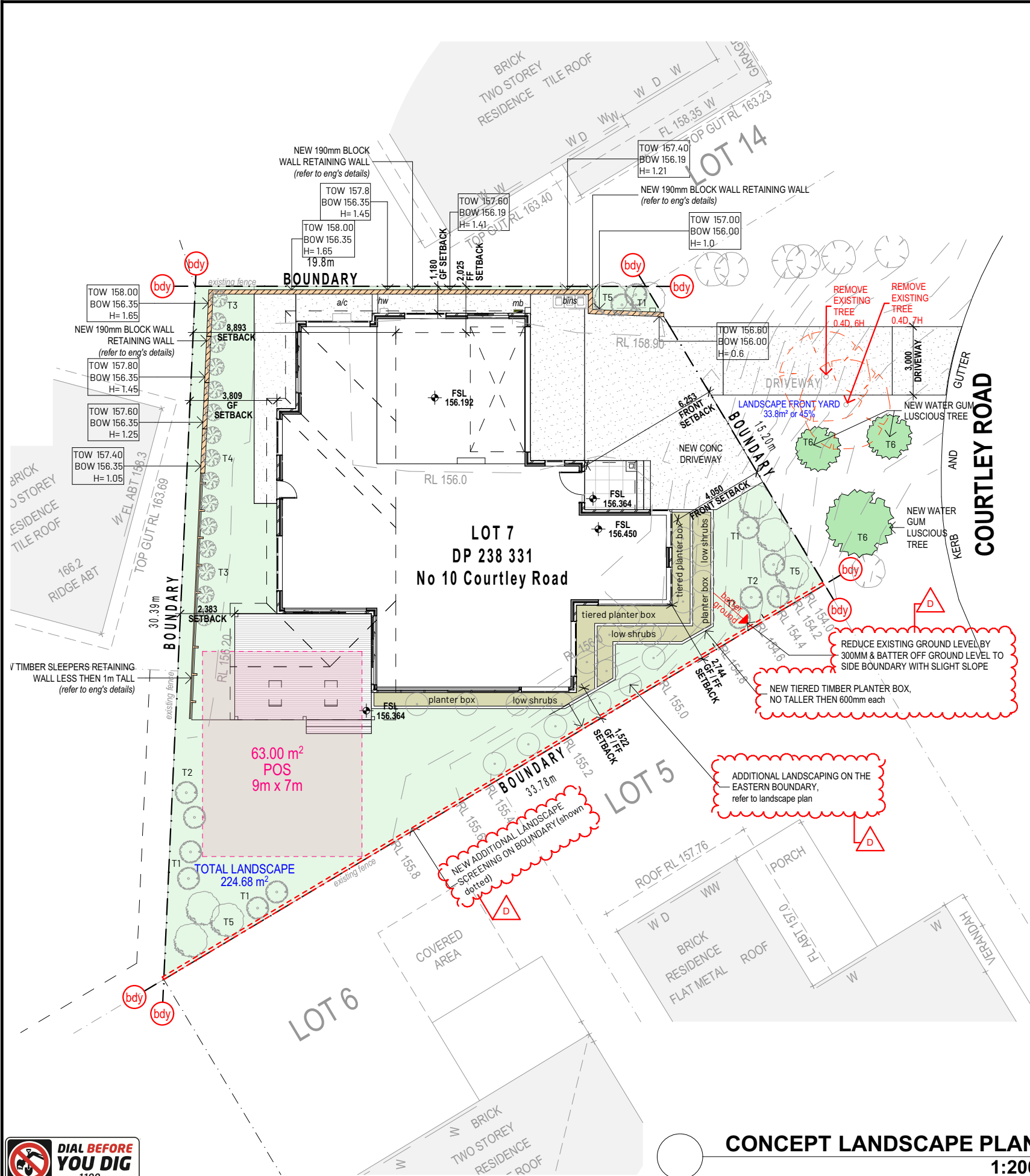
Lot -7 | D.P. -DP 238 331

drawing #

00.04.01

revision

D



CONCEPT LANDSCAPE PLAN

1:200

NOTES

1. ALL LANDSCAPE WORKS SHALL BE CARREID OUT BY MEMBERS OF THE LANDSCAPE CONTRACTORS ASSOCIATION OF AUSTRALIA
2. CONTRACTORS MUST VERIFY ALL DIMENSIONS AT THE SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS WHICH MUST BE APPROVED BEFORE MANUFACTURING.
3. DO NOT SCALE DRAWING, IF IN DOUBT - ASK
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, HYDRAULIC AND SURVEY PLANS.
5. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED AS PER ARBORIST REPORT & COUNCIL REQUIREMENTS.
6. ALL PRUNING SHALL BE IN ACCORDANCE WITH THE AS 4373.
7. THOROUGHLY ERADICATE WEEDS FROM ALL GARDEN AREAS.
8. NO VARIATION TO THE WORKS TO BE CARREID OUT WITHOUT PRIOR APPROVAL FROM OWNER.
9. ALL MATERIALS TO BE THE BEST OF THEIR RESPECTIVE KINDS AND SHALL COMPLY WITH APPROVED SAMPLE TYPE SUBMITTED OR SPECIFIED.
10. SUBSTITUTION OF PLANT SPECIES OR VARIETIES WILL NOT BE PERMITTED
11. UNLESS OTHERWISE SPECIFIED OR DIRECTED, ALL INSTRUCTIONS ARE TO BE ISSUED BY THE CONSULTING LANDSCAPE DESIGNER.
12. ALL STORMWATER OUTLETS & SURFACE RUN OFF SHALL BE TO HYDRAULIC ENGINEERS DETAIL.
13. PROVIDE SUB-SOIL DRAINAGE TO GARDEN BEDS & LAWNS AREA WHERE REQUIRED - TO BE CONFIRMED ON SITE.
14. REFER TO SURVEY PLAN FOR POSITION OF ALL EXISTING SERVICES.
15. REFER TO ARCHITECTURAL ELEVATIONS & SECTIONS FOR EXISTING AND PROPOSED GROUND LINES.
16. ALL LANDSCAPE WORKS SHALL COMPLY WITH ALL COUNCILS DA & CC CONDITIONS AND ALL RELEVANT 'AUSTRALIAN STANDARDS' AND AUS SPEC NO.1 SPECIFICATION C273 - LANDSCAPING.
17. IRRIGATION SYSTEMS - IF REQUIRED, SHALL BE DESIGNED & INSTALLED TO COMPLY WITH AS 2698, AS 2698.1 - 1994, AS 2698.2-1985, AS 2698.3-1990, WATERBOARD AND OTHER RELEVANT AUTHORITY REGULATIONS.

MAINTENANCE

ALL LANDSCAPE WORKS ARE TO BE MAINTAINED FOR A PERIOD OF 12 MONTHS (OR AS REQUIRED BY COUNCIL DA CONSENT) BY LANDSCAPE CONTRACTOR AFTER FINAL COMPLETED AND SHALL BE MAINTAINED AT ALL TIMES IN A SUITABLE MANNER. REPLACE ALL PLANTS WHICH HAVE FAILED WITH THE SAME SPECIES. MULCH IS TO BE MAINTAINED AT SPECIFIED DEPTH. ALL PLANTS AND TURF SHALL BE WATERED ON A REGULAR BASIS TO MAINTAIN MOISTURE LEVELS REQUIRED FOR OPTIMUM GROWTH. ALL GARDEN AREAS ARE TO BE MAINTAINED FREE FROM WEEDS.

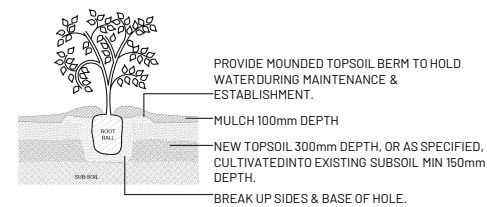
PROPOSED PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	QUANTITY
GROUND COVER				
T1 LIRIOPE MUSCARI	TURF LILY	0.5M	0.2L	6
T2 CLIVEA MINIATE	KAFFIR LILY	0.5M	0.2L	7
LOW SHRUBS				
T3 CAMELLIA JAPONICA	CAMELLIA	1M	0.3L	10
T4 RHAPHIOLEPIS UMBELLATA	INDIAN HAWTHORNE	1.5M	0.3L	5
TALL SHRUBS				
T5 MURRAYA PANICULATA	MURRAYA	3M	25L	8
TREES				
T6 TRISTANOPSIS LAURINA	WATER GUM	5-12M	100L	3

LEGEND

- CONCRETE
- TIMBER DECK
- SELECTED TILES
- TURF SELECTED BY CLIENT
- PRIVATE OPEN SPACE (POS)
- HOT WATER SYSTEM
- METER BOX
- AIR CONDITIONING UNIT
- LAPPED & CAPPED TIMBER FENCING TO BE NATURAL OR CLEAR FINISH ONLY.

- REMOVE TREE
- RETAIN EXISTING TREE



- NOTE:
1. DIG HOLE TWICE AS DEEP AS ROOT BALL & ALLOW AT LEAST 200mm AROUND SIDES FOR BACKFILLING WITH TOPSOIL.
 2. APPLY FERTILISER IN BASE OF HOLE. COVER WITH TOP SOIL. AVOID ROOT CONTACT.
 3. PLACE PLANT IN CENTRE OF HOLE. BACKFILL WITH SPECIFIED TOPSOIL, FIRING PROGRESSIVELY.
 4. WATER WELL INTO SAUCER AROUND CROWN OF PLANT.
 5. STAKE LARGER SHRUBS WHERE NECESSARY USING 50x50x1200mm HARDWOOD STAKES.

NOTE:
WIDTH OF PLANTING IS:
3: TIMES ROOT BALL DIAMETER IN HIGHLY COMPACTED SOIL.
2: TIMES ROOT BALL DIAMETER MINIMUM IN ALL OTHERS.
1: WHERE AVAILABLE PLANTING SPACE IS AVAILABLE.

ENSURE TREE'S ARE PLACED SO AS TO MATCH CROWN OF ROOT BALL WITH SURROUNDING SURFACE LEVEL. CAREFULLY PRUNE OFF ANY GIRDING ROOTS FROM ROOT BALL.

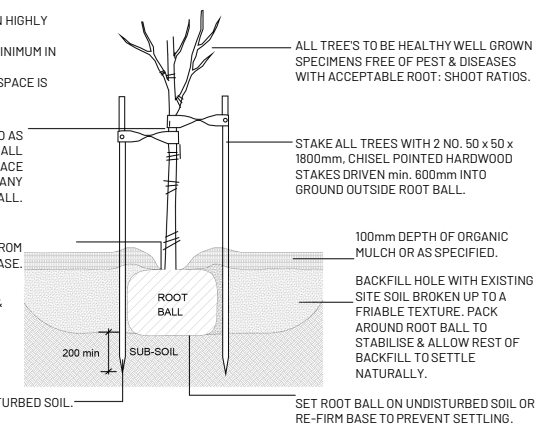
KEEP TOPSOIL/MULCH AWAY FROM TRUNK BASE.

NOTE:
FOR SLOPES GREATER THEN 1:8 & IF ROOT BALL IS RAISED ABOVE GRADE FROM RAISING RING OF SOIL & MULCH TO DIRECT WWATER INTO ROOT BALL.

EXTEND STAKES INTO UNDISTURBED SOIL.

GROSS FLOOR AREA OF BUILDING FOR DA

GROUND FLOOR: 188.99m²-17m²
EXCLUDING VERANDAH, PORCH, BALCONY, STAIR VOIDS
INCLUDING GARAGE, OUT BUILDINGS AND ANY
ENCLOSED SPACE WITH WALLS OVER 1.4m
FIRST FLOOR: 116.40m²
EXCLUDING VOID:
TOTAL GFA: 305.39m²



DEVELOPMENT APPLICATION

CLIENT SIGNATURE



AUSTRALIAN STANDARDS AND BCA
ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT STATUTORY AND LOCAL REGULATION CODES AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

- EARTHWORKS
 - GUTTERS / DOWNPIPES
 - FOOTINGS AND SLABS
 - MASONRY
 - GLAZING
 - SMOKE ALARMS
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 - TO COMPLY WITH AS2670
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 - TO COMPLY WITH BCA pt 3.7.2.2 & AS3706
 - TO COMPLY WITH AS3740
 - TO COMPLY WITH BCA pt 3.8.4.3
 - TO COMPLY WITH AS1668.2
 - TO COMPLY WITH BCA pt 3.9.1
 - TO COMPLY WITH BCA pt 3.9.2



ALLURA HOMES
PH: (02) 920 4122

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CONSENT.

client
MRS.S & MR.F NILE
project
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CUSTOM DESIGNED HOME

stage	drawn	checked	scale @ A3
DA	DR	AS	1:200,

CONCEPT LANDSCAPE PLAN

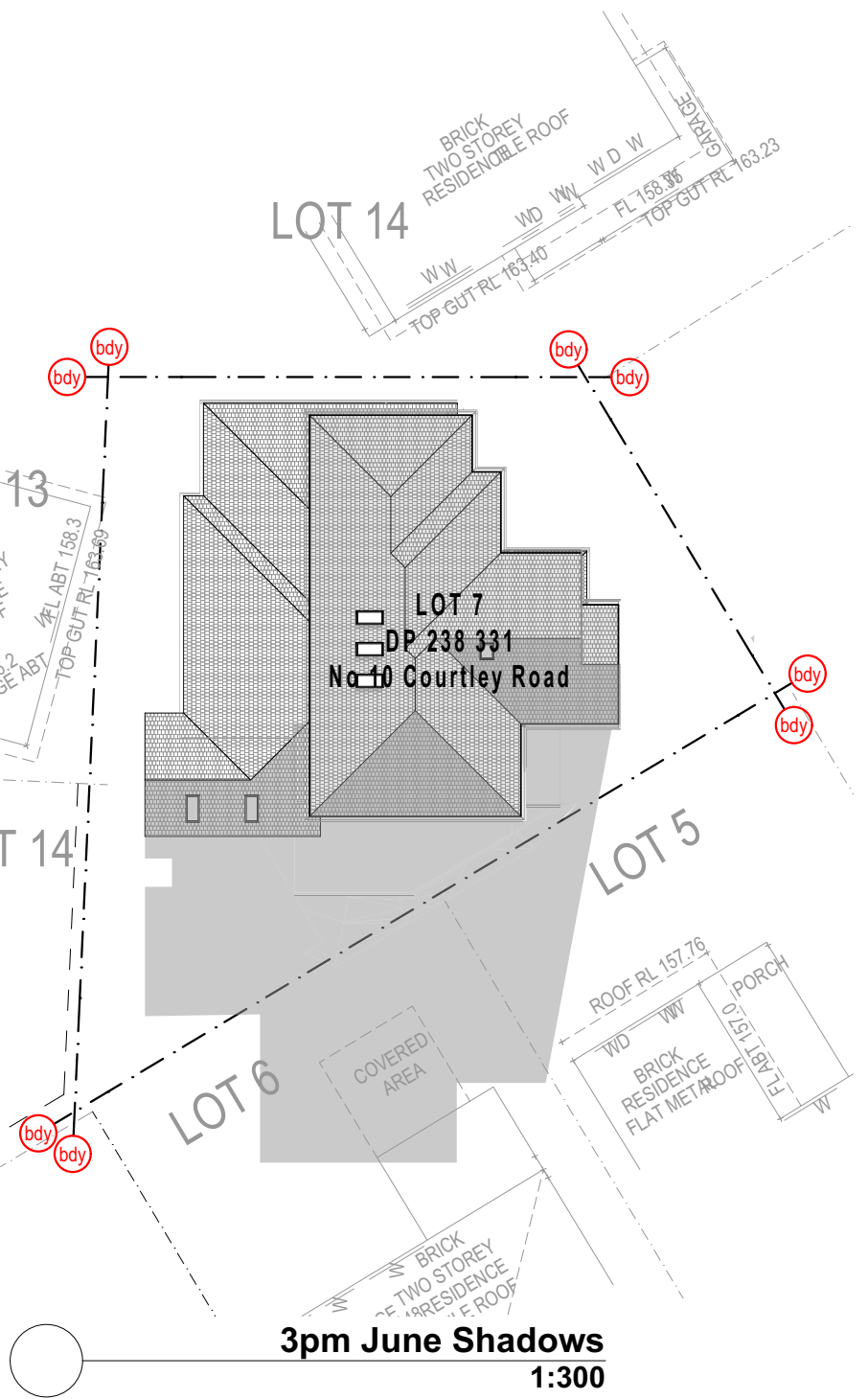
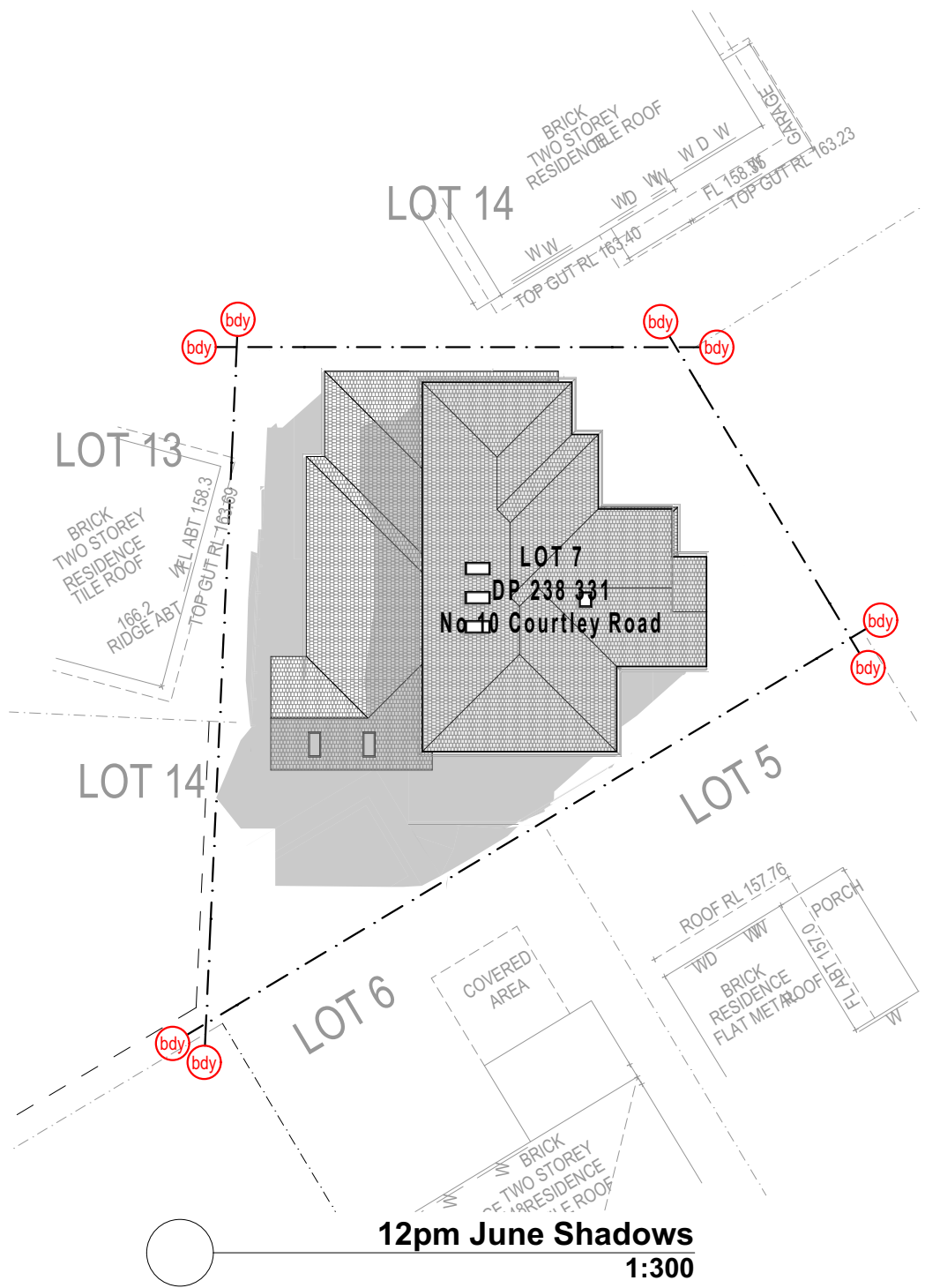
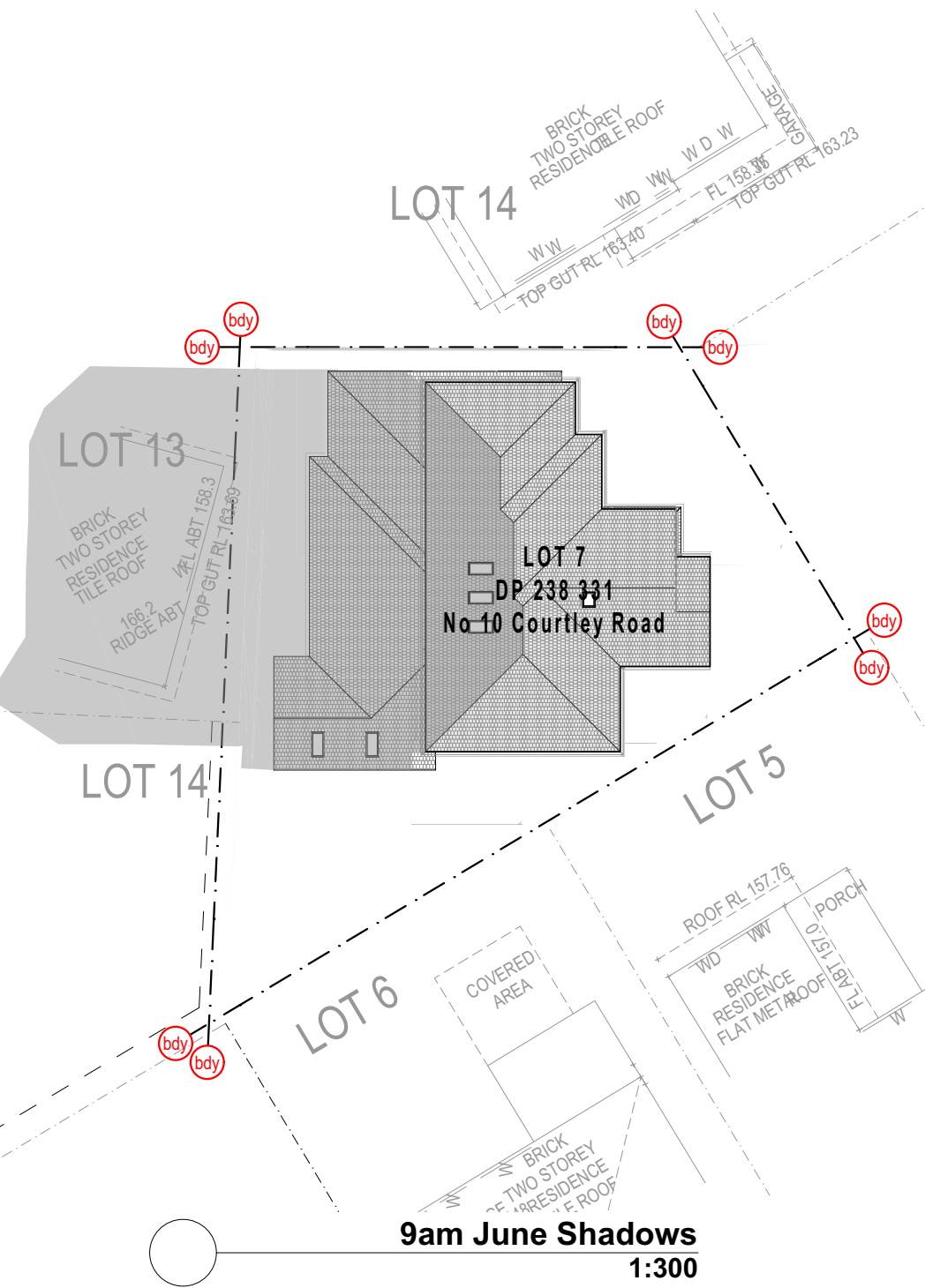
lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

drawing #
00.05.01

revision
D

LENGEND

PROPOSED WINTER SHADOWS



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DR
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by



CUSTOM DESIGNED HOME

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stage	drawn	checked	scale @ A3
DA	DR	AS	1:300

drawing
SHADOW DIAGRAMS 22ND JUNE

lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

drawing #
00.05.01

revision
D

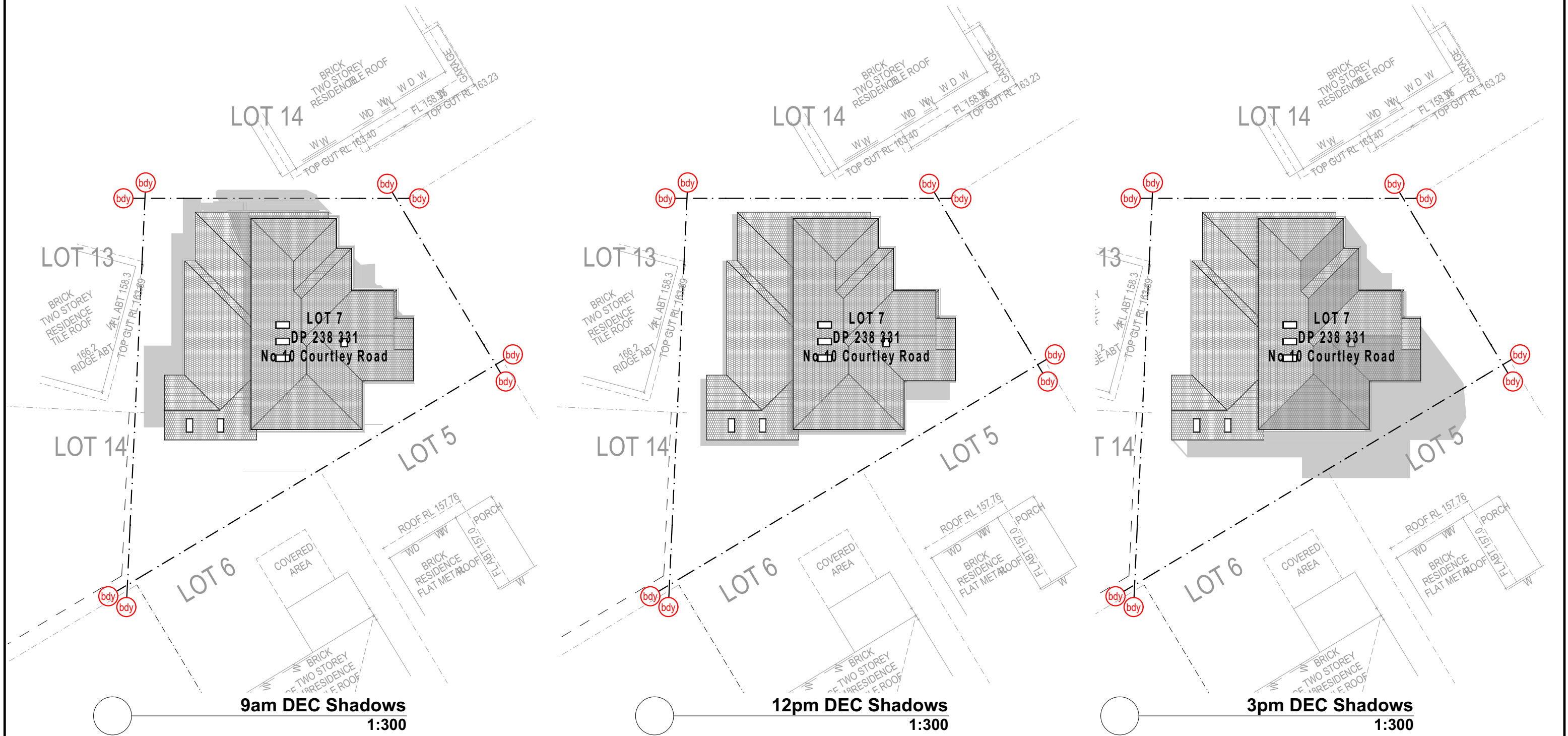
DEVELOPMENT APPLICATION

CLIENT SIGNATURE

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LENGEND

PROPOSED SUMMER SHADOWS





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by

project No.
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North

CUSTOM DESIGNED HOME

0 1 2 3 metres 4

stage	drawn	checked	scale @ A3
DA	DR	AS	1:300

drawing
SHADOW DIAGRAMS 22ND DEC

lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

drawing #
00.05.02

revision
D

DEVELOPMENT APPLICATION CLIENT SIGNATURE

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EXTERNAL DOOR - GROUND

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS
DG/01	GROUND FLOOR		2,340	1,370	ALUM. FRAMED GLASS DOOR
DG/02	GROUND FLOOR		2,340	1,810	ALUM. FRAMED SLIDING GLASS DOOR
DG/03	GROUND FLOOR		2,340	2,685	ALUM. FRAMED SLIDING STACKER DOOR GLASS DOOR
DG/04	GROUND FLOOR		2,340	820	ALUM. FRAMED GLASS DOOR
DG/05	GROUND FLOOR		2,400	3,585	ALUM. FRAMED SLIDING STACKER DOOR GLASS DOOR
DG/06	GROUND FLOOR		2,400	3,020	ALUM. FRAMED SLIDING STACKER DOOR GLASS DOOR

EXTERNAL DOOR - GROUND

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS

EXTERNAL DOOR - FIRST

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS
DF/01	FIRST FLOOR		2,100	1,810	ALUM. FRAMED GLASS SLIDING DOOR
DF/02	FIRST FLOOR		2,100	820	ALUM. FRAMED GLASS DOOR
DF/03	FIRST FLOOR		2,100	2,685	ALUM. FRAMED GLASS SLIDING DOOR

NOTE:
LOW E COMFORTPLUS GLAZING UNLESS NOMINATED

NOTE:
ALL NOMINATED SIZES ARE TO BRICK OPENINGS

ALL DOORS & WINDOWS TO BE VIEWED FROM OUTSIDE
NOTE:
- ALL WINDOW OPENINGS IN BEDROOMS WHERE THE LEVEL BELOW IS MORE THAN 2M TO BE RESTRICTED TO COMPLY WITH N.C.C cl 3.9.2.5
- CHECK ALL DIMENSIONS AND MEASURE BUILT OPENINGS ON SITE PRIOR TO MANUFACTURE.
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- ALL SLIDING & AWNING FRAMED WINDOWS TO HAVE INSECT SCREENS SUPPLIED AND FITTED.
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DEVELOPMENT APPLICATION



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CUSTOM DESIGNED HOME

0 1 2 3 metres 4

stage	drawn	checked	scale @ A3
DA	DR	AS	

drawing
EXTERNAL DOOR SCHEDULE

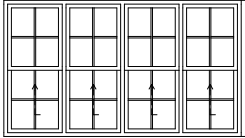
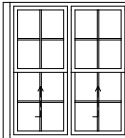
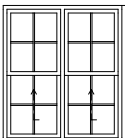
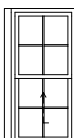
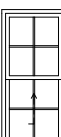
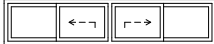
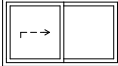
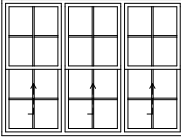
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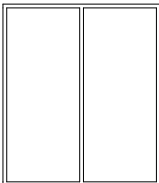
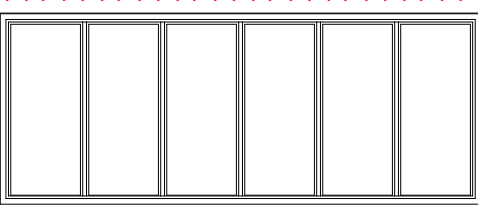
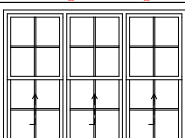
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File: 80121 - Nile - 10 Courtley Road Beacon Hill DA ISSUE D - 31.05.2021.ph | Date: 31/05/2021 | Time: 4:27 PM

WINDOWS - GROUND FLOOR

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS
WG/01	GROUND FLOOR		1,800	3,140	CORNER WINDOW, ALUM. FRAMED DOUBLE HUNG WINDOW
WG/02	GROUND FLOOR		1,800	1,570	CORNER WINDOW, ALUM. FRAMED DOUBLE HUNG WINDOW
WG/03	GROUND FLOOR		1,800	1,570	CORNER WINDOW, ALUM. FRAMED DOUBLE HUNG WINDOW
WG/04	GROUND FLOOR		1,800	850	CORNER WINDOW, ALUM. FRAMED DOUBLE HUNG WINDOW
WG/05	GROUND FLOOR		1,800	850	ALUM. FRAMED DOUBLE HUNG WINDOW
WG/06	GROUND FLOOR		600	1,810	ALUM. FRAMED SLIDING WINDOW
WG/07	GROUND FLOOR		600	2,800	ALUM. FRAMED SLIDING WINDOW
WG/08	GROUND FLOOR		900	1,570	ALUM. FRAMED SLIDING WINDOW
WG/09	GROUND FLOOR		1,800	2,410	ALUM. FRAMED DOUBLE HUNG WINDOW

WINDOWS - GROUND FLOOR

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS
WG/10	GROUND FLOOR		2,400	2,080	ALUM. FRAMED FIXED WINDOW
WG/10	GROUND FLOOR		2,400	6,240	ALUM. FRAMED FIXED WINDOW
WG/11	GROUND FLOOR		1,800	2,410	ALUM. FRAMED DOUBLE HUNG WINDOW

NOTE:
LOW E COMFORTPLUS GLAZING UNLESS NOMINATED

NOTE:
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DEVELOPMENT APPLICATION CLIENT SIGNATURE



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ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT STATUTORY AND LOCAL REGULATION CODES AND WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

- EARTHWORKS
- GUTTERS / DOWNPIPES
- FOOTINGS AND SLABS
- MASONRY
- GLAZING
- SMOKE ALARMS
- WATERPROOFING WET AREAS
- ARTIFICIAL LIGHTING
- MECHANICAL VENTILATION
- STAIR CONSTRUCTION
- BALUSTRADES

- TO COMPLY WITH BCA pt 3.1.1
- TO COMPLY WITH AS/NZS 3600.3.2
- TO COMPLY WITH AS2670
- TO COMPLY WITH AS3700
- TO COMPLY WITH AS1288 and AS2047
- TO COMPLY WITH BCA pt 3.7.2 & AS3796
- TO COMPLY WITH AS3740
- TO COMPLY WITH BCA pt 3.8.4.3
- TO COMPLY WITH AS1668.2
- TO COMPLY WITH BCA pt 3.9.1
- TO COMPLY WITH BCA pt 3.9.2



ALLURA HOMES
PH : (02) 920 4122

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client
MRS.S & MR.F NILE
project
PROPOSED TWO STOREY DWELLING
site address
**10 COURTLEY ROAD,
BEACON HILL, NSW, 2100**

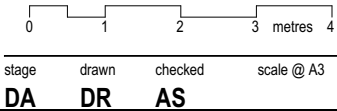
D 31/05/2021 UPDATED DA ISSUE D
C 06/04/2021 UPDATED DA ISSUE C
B 17/11/2020 DA SUBMISSION ISSUE B
A 14/09/2020 PRE DA MEETING ISSUE A

rev date revision notes

DR
DR
DR
DR
DR
by

project No.
80121

CUSTOM DESIGNED HOME



drawing
WINDOW SCHEDULE GROUND

lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

drawing #
00.08.02

revision
D

WINDOWS - FIRST FLOOR

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS
WF/01	FIRST FLOOR		1,500	1,570	CORNER WINDOW, ALUM. FRAMED DOUBLE HUNG WINDOW
WF/02	FIRST FLOOR		1,500	850	CORNER WINDOW, ALUM. FRAMED DOUBLE HUNG WINDOW
WF/03	FIRST FLOOR		1,500	1,570	ALUM. FRAMED DOUBLE HUNG WINDOW
WF/04	FIRST FLOOR		600	3,200	ALUM. FRAMED SLIDING WINDOW
WF/05	FIRST FLOOR		600	1,570	ALUM. FRAMED SLIDING WINDOW
WF/06	FIRST FLOOR		600	1,570	ALUM. FRAMED SLIDING WINDOW
WF/07	FIRST FLOOR		600	1,210	ALUM. FRAMED SLIDING WINDOW
WF/08	FIRST FLOOR		600	1,570	CORNER WINDOW, ALUM. FRAMED SLIDING WINDOW
WF/09	FIRST FLOOR		600	850	CORNER WINDOW, ALUM. FRAMED FIXED WINDOW
WF/10	FIRST FLOOR		600	1,210	ALUM. FRAMED SLIDING WINDOW
WF/11	FIRST FLOOR		1,200	2,000	- ALUM. FRAMED DOUBLE HUNG WINDOW
WF/12	FIRST FLOOR		1,500	850	ALUM. FRAMED DOUBLE HUNG WINDOW

WINDOWS - FIRST FLOOR

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS
WF/13	FIRST FLOOR		1,500	850	ALUM. FRAMED DOUBLE HUNG WINDOW
WF/14	FIRST FLOOR		1,200	2,000	- ALUM. FRAMED DOUBLE HUNG WINDOW

SKYLIGHTS

ID	STOREY	ELEVATION VIEWED FROM OUTSIDE	(H) FRAME HEIGHT INCLUDING SUBSILL - REVEAL NOT INCLUDING	(W) FRAME WIDTH - REVEAL NOT INCLUDED	COMMENTS
SK/01	CEILING		---	---	550 x 700
SK/02	CEILING		---	---	550 x 1180
SK/03	CEILING		---	---	550 x 1180
SK/04	CEILING		---	---	550 x 1180
SK/05	FIRST FLOOR		---	---	550 x 1180
SK/06	FIRST FLOOR		---	---	550 x 1180

NOTE:
PROTECTION OF OPENABLE WINDOWS ON FIRST FLOOR IN ACCORDANCE WITH BCA 3.9.2.6

NOTE:
LOW E COMFORTPLUS GLAZING UNLESS NOMINATED

NOTE:
ALL NOMINATED SIZES ARE TO BRICK OPENINGS

ALL DOORS & WINDOWS TO BE VIEWED FROM OUTSIDE
NOTE:
- ALL WINDOW OPENINGS IN BEDROOMS WHERE THE LEVEL BELOW IS MORE THAN 2M TO BE RESTRICTED TO COMPLY WITH N.C.C cl 3.9.2.5
- CHECK ALL DIMENSIONS AND MEASURE BUILT OPENINGS ON SITE PRIOR TO MANUFACTURE.
- ALL CASEMENT WINDOWS TO BE FITTED WITH FRICTION STAYS.
- ALL SLIDING & AWNING FRAMED WINDOWS TO HAVE INSECT SCREENS SUPPLIED AND FITTED.
- ALL HANDLES AND LOCKS TO BE DELETED TO ALLOW FOR FUTURE SELECTION.
- FS DENOTES FIXED GLAZED SASH.
- ALL GLASS TO COMPLY WITH AS 1288. AS MINIMUM BUT FOR ALL NEW WINDOWS ALLOW AS MINIMUM,
FOR 6.3MM LAMINATED GLASS FOR ACOUSTIC PURPOSES.
- ALL GLASS TO BE CLEAR GLASS UNLESS NOTED.
- ALL OBSCURE GLASS WILL BE NOTED.
- WINDOWS WITH COMFORT PLUS CLEAR GLASS LABELED.
- FOR ALL OTHER GLASS REQUIREMENTS, REFER TO THE BASIX CERTIFICATE.

DEVELOPMENT APPLICATION



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site address
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D	31/05/2021	UPDATED DA ISSUE D	DR
C	06/04/2021	UPDATED DA ISSUE C	DR
B	17/11/2020	DA SUBMISSION ISSUE B	DR
A	14/09/2020	PRE DA MEETING ISSUE A	DR
rev	date	revision notes	by

project No.
80121

CUSTOM DESIGNED HOME

0 1 2 3 metres 4

stage	drawn	checked	scale @ A3
DA	DR	AS	

drawing
WINDOW SCHEDULE FIRST & SKYLIGHTS

lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

drawing #
00.08.03

revision
D

CLIENT SIGNATURE

File: 80121 - Nile - 10 Courtley Road Beacon Hill DA ISSUE D - 31.05.2021.ppt | Date: 31/05/2021 | Time: 4:27 PM

PROJECT NUMBER: 80121
SITE ADDRESS: 10 COURTLEY RD, BEACON HILL
CLIENT NAME/S: FRED AND SILVANA NILE
CLIENTS EMAIL: SILVANA.NILE@OUTLOOK.COM
CLIENTS CONTACT NO: 0435 513 359

STAGE 1.

COLOUR & DESIGN SELECTIONS

HOT WATER UNIT		IMAGE	VARIATION NO.
SUPPLIER: MODEL:	RINNAI INFINITY B26		
FASCIA		IMAGE	VARIATION NO.
COLOUR:	PEARL WHITE		
GUTTER		IMAGE	VARIATION NO.
COLOUR:	COLORBOND - MONUMENT		
DOWNPIPES		IMAGE	VARIATION NO.
COLOUR:	WATTYL - COLORBOND WINDSPRAY		
RAIN WATER TANK		IMAGE	VARIATION NO.
COLOUR:	N/A - UNDERGROUND		
GROUND FLOOR CLADDING		IMAGE	VARIATION NO.
SUPPLIER: TYPE: WIDTH: COLOUR: LOCATION:	N/A		
FIRST FLOOR CLADDING		IMAGE	VARIATION NO.
SUPPLIER: TYPE: WIDTH: COLOUR: LOCATION:	JAMES HARDIE LINEA 180MM WATTYL - COLORBOND WINDSPRAY FIRST FLOOR PERIMETER		
DECORATIVE MOULDING		IMAGE	VARIATION NO.
SUPPLIER: TYPE: COLOUR:	EZY BUILD D06 WATTYL - CALCIUM		
SIGNED:	APPROVED	DATE:	
SIGNED:		DATE:	

By signing this document, the owner acknowledges that these selections override any items in the original signed tender and that if any further changes are made, an administration fee of \$1,000.00 plus GST per change may apply. The owner also acknowledges that colour, texture and patterns may vary from images displayed. Whilst all products in this document are available at time of selections, should specific products not be in stock or discontinued at time of order, an alternative product will be proposed for approval.

2 ALLURA HOMES | STAGE 1 COLOUR & DESIGN SELECTIONS

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STAGE 1.

COLOUR & DESIGN SELECTIONS

GROUND FLOOR BRICK		IMAGE	VARIATION NO.
SUPPLIER: RANGE: COLOUR: MORTAR JOINT STYLE:	PGH BRICKS COMMONS N/A FLUSH		
FIRST FLOOR BRICK		IMAGE	VARIATION NO.
SUPPLIER: RANGE: COLOUR: MORTAR JOINT STYLE:	N/A		
CULTURED STONE		IMAGE	VARIATION NO.
SUPPLIER: CODE: GROUT: LOCATION:	CTM FLOORING 9236/01 WAL, ROC GRI 400 X 600 OLIVE (BLACK TRIM) FRONT ENTRY PIER		
GROUND FLOOR RENDER		IMAGE	VARIATION NO.
COLOUR: LOCATION:	WATTYL - COLORBOND WINDSPRAY FIRST FLOOR PERIMETER		
FIRST FLOOR RENDER		IMAGE	VARIATION NO.
COLOUR: LOCATION:	N/A		
GARAGE DOOR		IMAGE	VARIATION NO.
SUPPLIER: PROFILE: WINDOWS: COLOUR: FINISH:	DYNAMIC DOOR SERVICE RANCH N/A PERISHER WHITE WOODGRAIN		
EXTERNAL BALUSTRADE		IMAGE	VARIATION NO.
TYPE: COLOUR:	ALUMINIUM BALUSTRADE PEARL WHITE		
ALUMINIUM DOORS & WINDOWS, FLYSCREENS, LAUNDRY DOOR		IMAGE	VARIATION NO.
COLOUR: OBSCURED GLASS:	PEARL WHITE REMOVABLE FILM ONLY TO WG/08, WF/11, WF/14		
SIGNED:	APPROVED	DATE:	
SIGNED:		DATE:	

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3 ALLURA HOMES | STAGE 1 COLOUR & DESIGN SELECTIONS

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STAGE 1.

COLOUR & DESIGN SELECTIONS

ROOF TILES		IMAGE	VARIATION NO.
SUPPLIER: TYPE: COLOUR: RIDGE TYPE:	MONIER HORIZON BARRAMUNDI LAPPED		
PERGOLA ROOF		IMAGE	VARIATION NO.
DESCRIPTION: COLOUR:	TWIN WALL POLYCARBONATE ROOFING GREY		
COLORBOND ROOF		IMAGE	VARIATION NO.
COLOUR:	COLORBOND - MONUMENT		
SKYLIGHTS		IMAGE	VARIATION NO.
SUPPLIER: MODEL: SIZE: LOCATION:	VELUX FIXED SKYLIGHT SQUARE SET OPENING VARIES REFER TO PLANS		
PRIVACY SCREENS		IMAGE	VARIATION NO.
COLOUR:	PEARL WHITE		
ENTRANCE DOOR & SIDELIGHT		IMAGE	VARIATION NO.
SUPPLIER: RANGE: DESIGN CODE: SIZE: COLOUR OR STAIN: GLASS:	HUME DOORS & TIMBER JOINERY - ENTRANCE JUST10 & JUST5 2340MM X 970MM & 2340MM X 400MM WATTYL - CALCIUM CLEAR		PCV 01 ITEM 1-2
DRIVEWAY		IMAGE	VARIATION NO.
MATERIAL: COLOUR:	PLAIN CONCRETE N/A		
LETTERBOX		IMAGE	VARIATION NO.
TYPE: COLOUR:	PLYMOUTH PILLAR WATTYL - COLORBOND WINDSPRAY		
SIGNED:	APPROVED	DATE:	
SIGNED:		DATE:	

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STAGE 1.

COLOUR & DESIGN SELECTIONS

CLOTHESLINE		IMAGE	VARIATION NO.
COLOUR:	BASALT Midnight Sky		
FENCING & GATES		IMAGE	VARIATION NO.
TYPE: COLOUR:	ALUMINIUM COLORBOND - MONUMENT DISCLAIMER: BY SIGNING THIS DOCUMENT, YOU ARE CONFIRMING THAT THIS SELECTION HAS BEEN DISCUSSED WITH NEIGHBOURING PROPERTY OWNERS. ALLURA HOMES HOLDS NO RESPONSIBILITY FOR RECOUPING ANY FUNDS FROM NEIGHBOURING PROPERTY OWNERS.		
FIREPLACE		IMAGE	VARIATION NO.
MODEL: FASCIA: MANTLE & FUEL BED: LOCATION:	JETMASTER H-550X-AU TRIM 550 & CRANBOURNE 700 LIMESTONE MANTLE & HEARTH LOOSET GROUND FLOOR LIVING		
AIR CONDITIONING		IMAGE	VARIATION NO.
SUPPLIER: MODEL: GRILLE TYPE: TRUNKING COLOUR:	EPIC AIR ACTRON ESP PLUS 19.32KW 3-PHASE DUCTED SYSTEM CIRCULAR GRILLES (SAME AS DOWNPIPES) WATTYL - COLORBOND WINDSPRAY		
SERVICES LOCATIONS		IMAGE	VARIATION NO.
GAS POINT LOCATIONS: EXTERNAL TAPS:	COOKTOP, BBQ, GAS HEATER, FIREPLACE UNDER METERBOX, EASTERN RETAINING WALL, WATER TANK		
CORNICE		IMAGE	VARIATION NO.
SUPPLIER: TYPE: LOCATION:	USS BORAL SQUARESET THROUGHOUT EXC. GARAGE (COVERED 90MM) & WET AREAS		
SKIRTING		IMAGE	VARIATION NO.
SUPPLIER: TYPE:	HUME DOORS & TIMBER HALF SPLAYED (92MM X 18MM)		
ARCHITRAVES		IMAGE	VARIATION NO.
SUPPLIER: TYPE:	HUME DOORS & TIMBER HALF SPLAYED (67MM X 18MM)		
SIGNED:	APPROVED	DATE:	
SIGNED:		DATE:	

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5 ALLURA HOMES | STAGE 1 COLOUR & DESIGN SELECTIONS



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rev date revision notes

DR
DR
DR
DR
DR
by

project No.
80121

CUSTOM DESIGNED HOME

stage	drawn	checked	scale @ A3
DA	DR	AS	1:2.22

drawing

SCHEDULE OF EXTERNAL FINISHES

lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

drawing #
00.09.01

revision
D

DEVELOPMENT APPLICATION CLIENT SIGNATURE

File: 80121 - Nile - 10 Courtley Road Beacon Hill DA ISSUE D - 31.05.2021.pln | Date: 31/05/2021 | Time: 4:27 PM



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ALLURA
Welcome to your home

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DR
DR
DR
DR
DR
by

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CUSTOM DESIGNED HOME

stage	drawn	checked	scale @ A3
DA	DR	AS	

drawing

3D PERSPECTIVE

lot no. | D.P. no. | dwelling type
Lot -7 | D.P. -DP 238 331

drawing #
00.09.02

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