

PROJECT
NEW DWELLING
290 LOWER PLATEAU ROAD
BILGOLA

PROJECT STATUS
DEVELOPMENT APPLICATION

CLIENT
CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

DRAWING SCHEDULE - DA

A001	COVER PAGE
A101	PLAN SITE
A102	PLAN FOOTINGS
A103	PLAN LOWER FLOOR
A104	PLAN GROUND FLOOR
A105	PLAN FIRST FLOOR
A106	PLAN CLERESTORY
A107	PLAN ROOF
A201	ELEVATION SOUTH-EAST
A202	ELEVATION NORTH-EAST
A203	ELEVATION NORTH-WEST
A204	ELEVATION SOUTH-WEST
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A304	SECTION D
A305	SECTION E
A306	DRIVEWAY DETAILS
A401	SEDIMENT & EROSION CONITROL
A402	BASIX REQUIREMENTS
A701	WINDOW SCHEDULE
A702	WINDOW SCHEDULE
A703	DOOR SCHEDULE

A901	SHADOW DIAGRAMS
A902	SHADOW DIAGRAMS
A903	SHADOW DIAGRAMS
A904	SHADOW DIAGRAMS
A905	SHADOW DIAGRAMS
A906	SHADOW DIAGRAMS

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29/07/25	A	PRELIMINARY DA
25/08/25	B	PRELIMINARY DA
07/10/25	C	DA ISSUE

Darren Campbell Architecture Pty Ltd
B.ARCH (UNSW) RAIA · ACA
Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
P 0404 883 780
E darren@dcarchitect.com.au
W dcarchitect.com.au

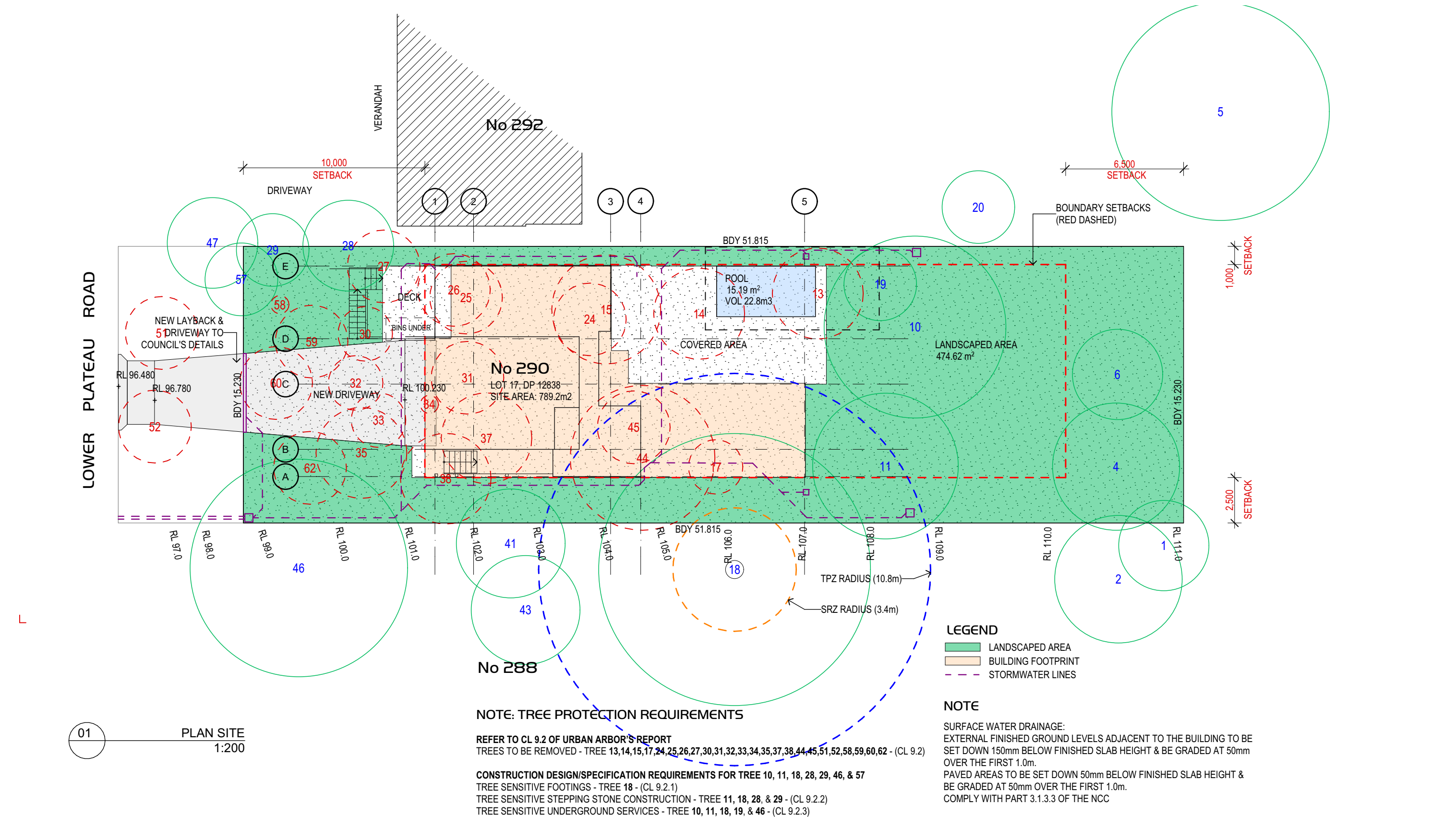


DARREN CAMPBELL ARCHITECTURE

PROJECT NEW DWELLING 290 LOWER PLATEAU ROAD BILGOLA
PROJECT STATUS DEVELOPMENT APPLICATION

CLIENT CARTY PROPERTY GROUP P/L TRADING AS CARTY HOMES
DRAWING TITLE COVER PAGE

+	PROJECT No J000142	DRAWN DC
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Darren Campbell Architecture Pty Ltd
B.Arch (UNSW) RAIA ACA
Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
P 0404 883 780
E darren@dcarchitect.com.au
W dcarchitect.com.au

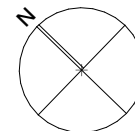


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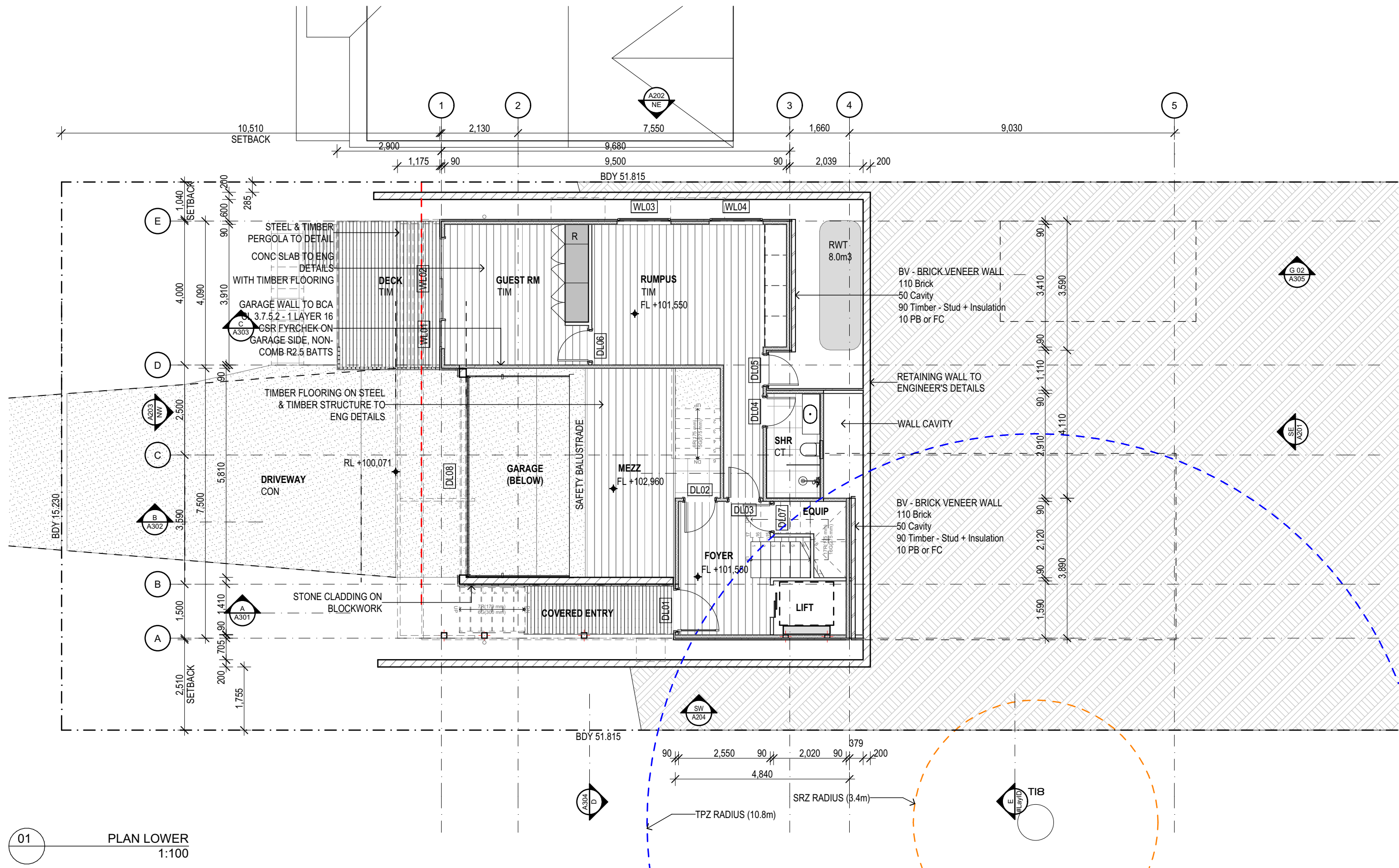
DRAWING TITLE
PLAN SITE



PROJECT No	DRAWN
J000142	DC
NUMBER	REVISION
AIOI	C



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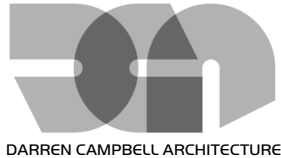
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Darren Campbell Architecture Pty Ltd
B.Arch (UNSW) RAIA - ACA
Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
P 0404 883 780
E darren@dcarchitect.com.au
W dcarchitect.com.au

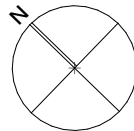


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290 LOWER PLATEAU ROAD BILGOLA

PROJECT STATUS
DEVELOPMENT APPLICATION

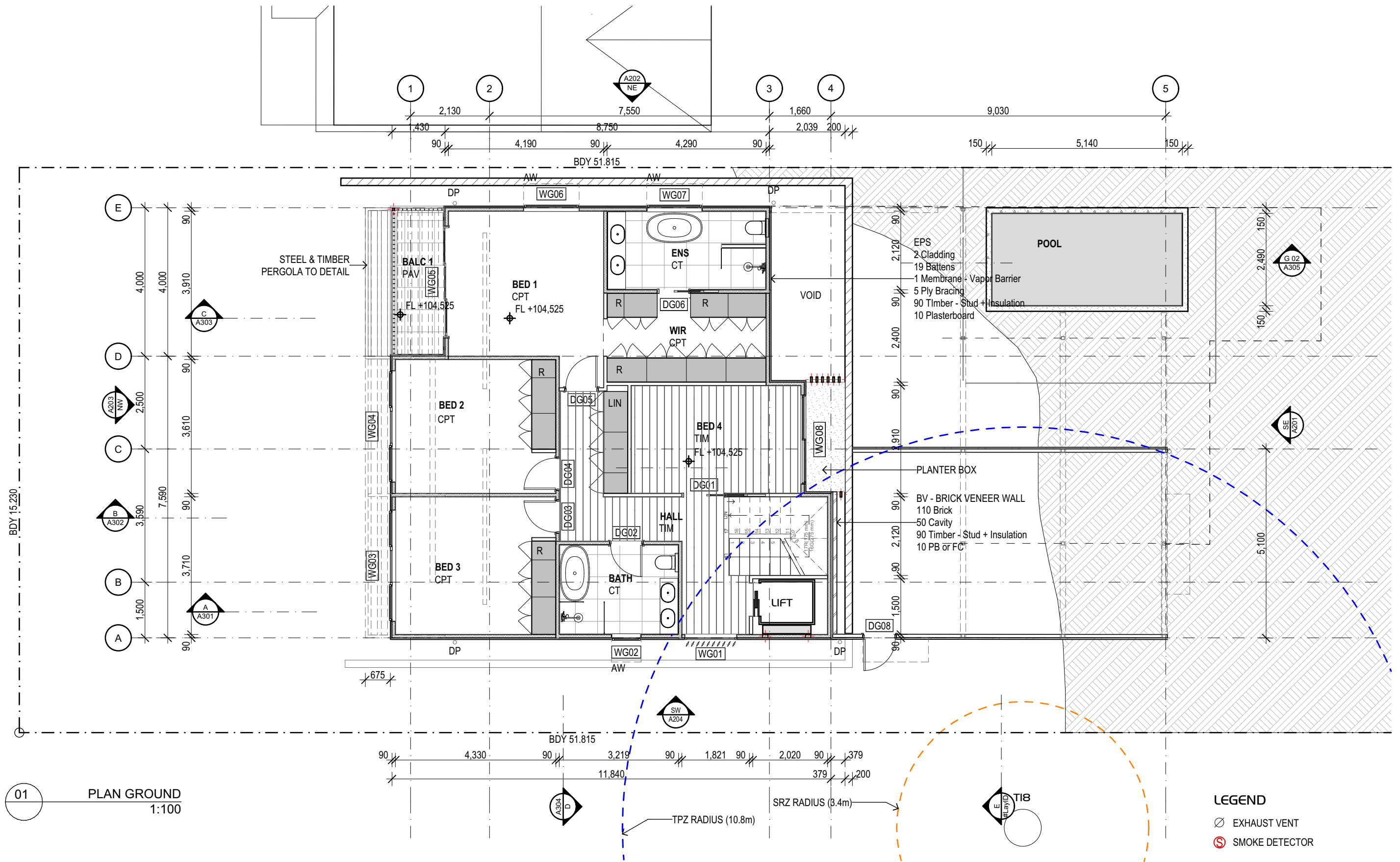
CLIENT
CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

DRAWING TITLE
PLAN LOWER FLOOR

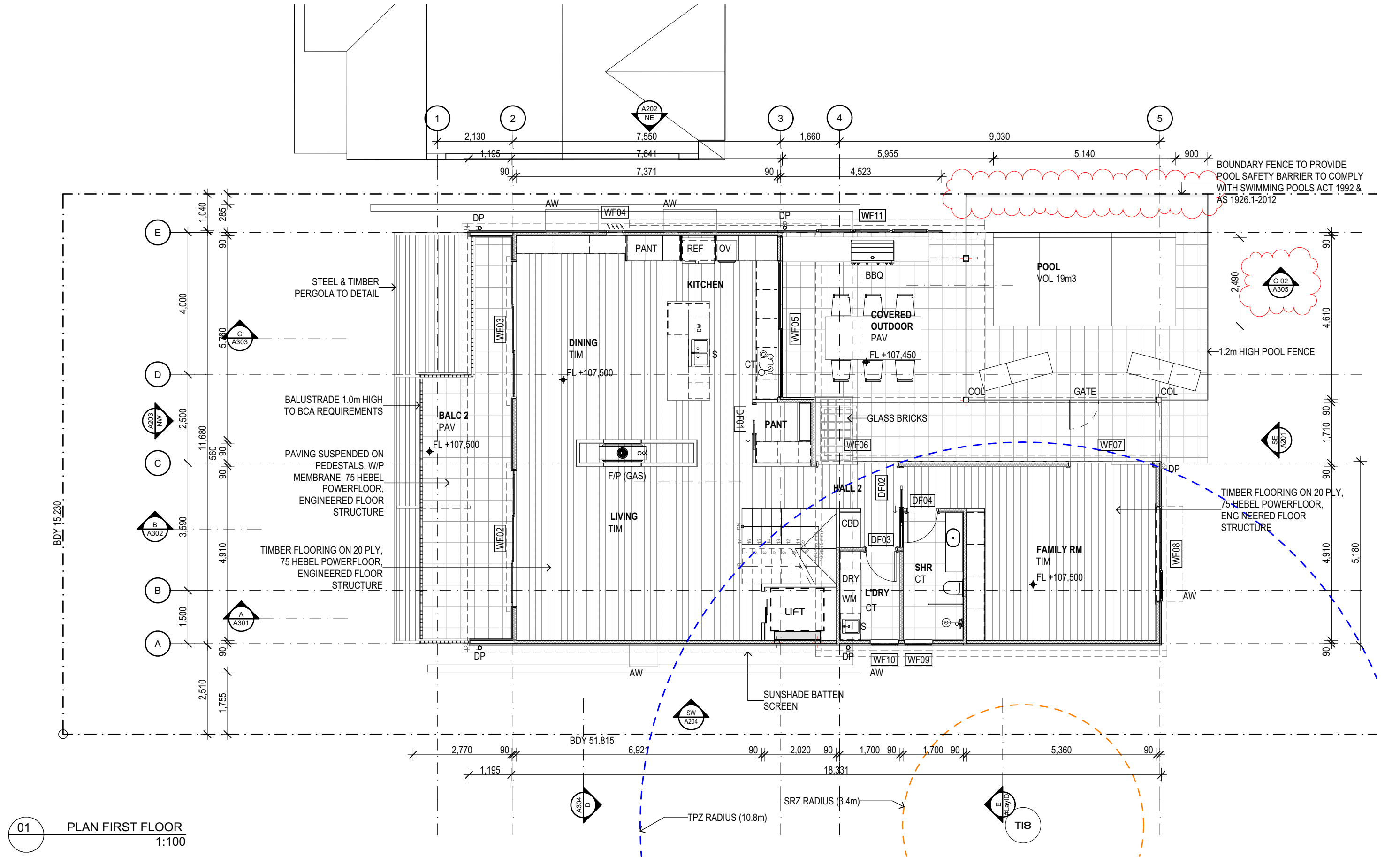


PROJECT No J000142
DRAWN DC

NUMBER A103
REVISION C



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			PROJECT STATUS DEVELOPMENT APPLICATION	DRAWING TITLE PLAN GROUND FLOOR		NUMBER A104 REVISION C



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Darren Campbell Architecture Pty Ltd
B.ARCH (UNSW) RAIA ACA
Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
P 0404 883 780
E darren@dcarchitect.com.au
W dcarchitect.com.au

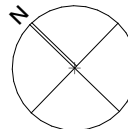


PROJECT
NEW DWELLING
290 LOWER PLATEAU ROAD BILGOLA

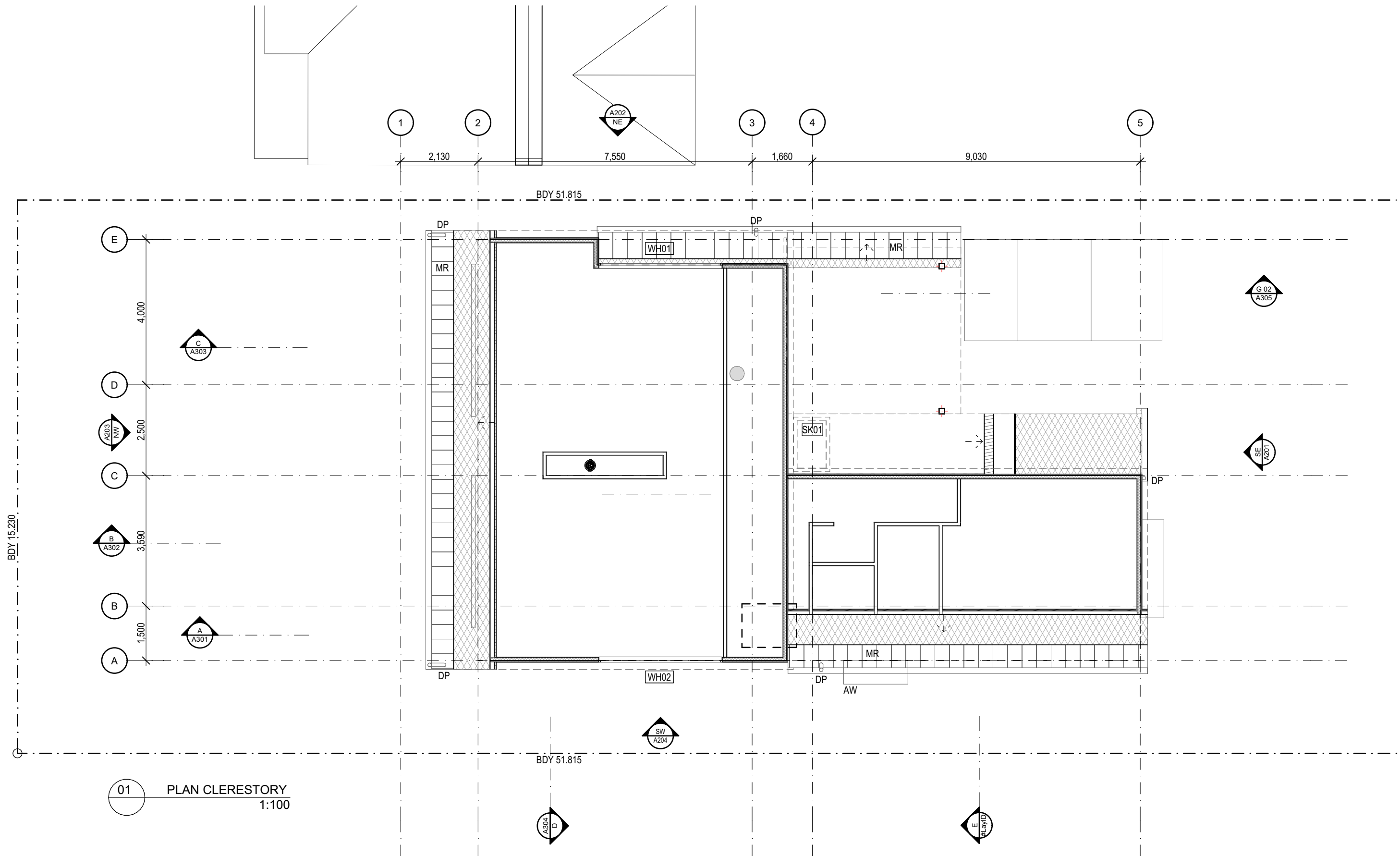
PROJECT STATUS
DEVELOPMENT APPLICATION

CLIENT
CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

DRAWING TITLE
PLAN FIRST FLOOR



PROJECT No	DRAWN
J000142	DC
NUMBER	REVISION
A105	C



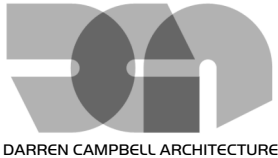
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B.ARCH (UNSW) RAIA · ACA
Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
P 0404 883 780
E darren@dcarchitect.com.au
W dcarchitect.com.au

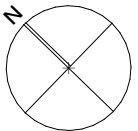


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290 LOWER PLATEAU ROAD BILGOLA

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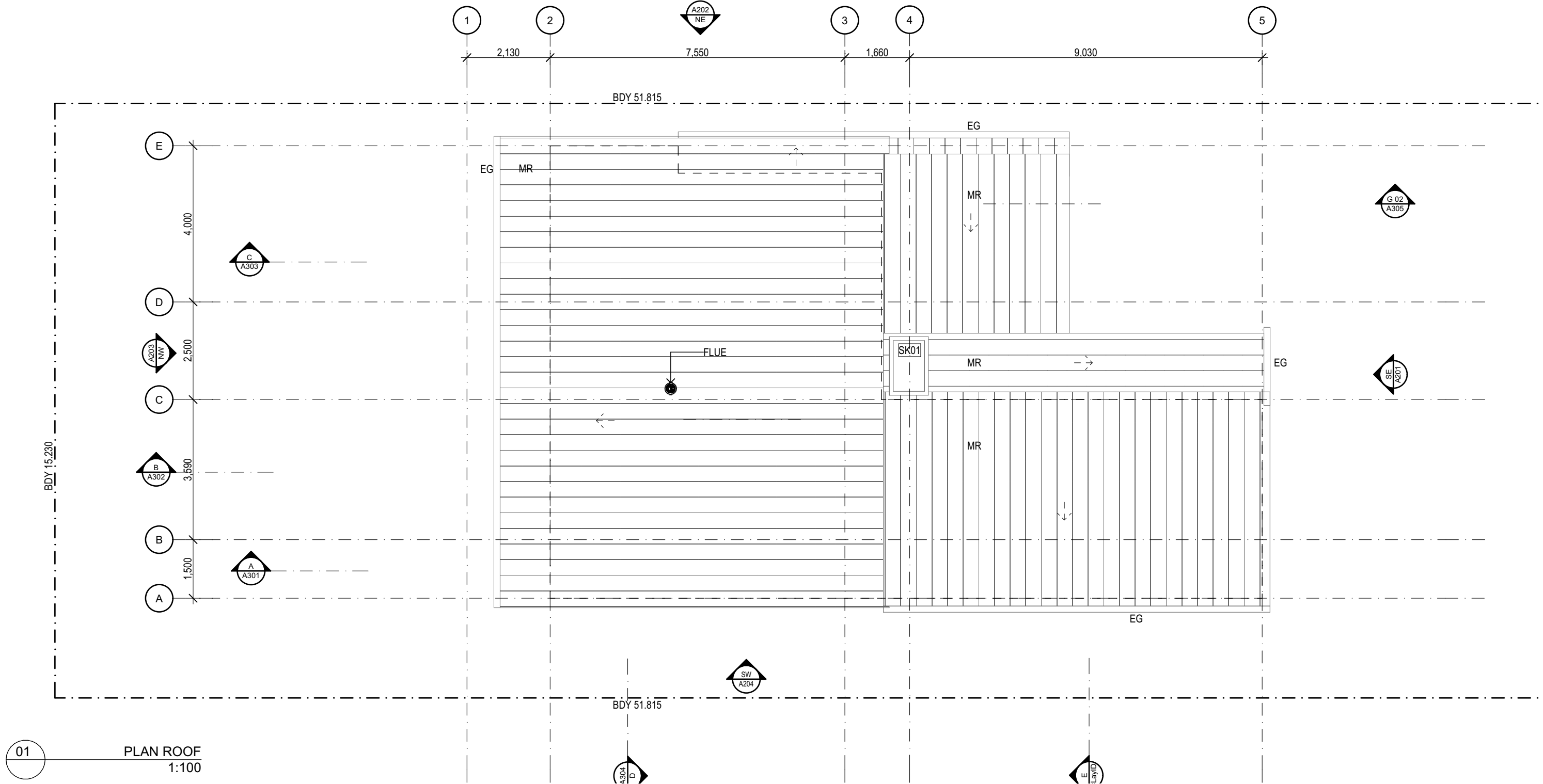
CLIENT
CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

DRAWING TITLE
PLAN CLERESTORY



PROJECT No J000142
DRAWN DC

NUMBER A106
REVISION C



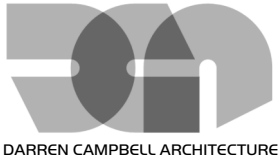
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Darren Campbell Architecture Pty Ltd
B.ARCH (UNSW) RAIA · ACA
Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
P 0404 883 780
E darren@dcarchitect.com.au
W dcarchitect.com.au

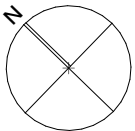


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290 LOWER PLATEAU ROAD BILGOLA

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CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

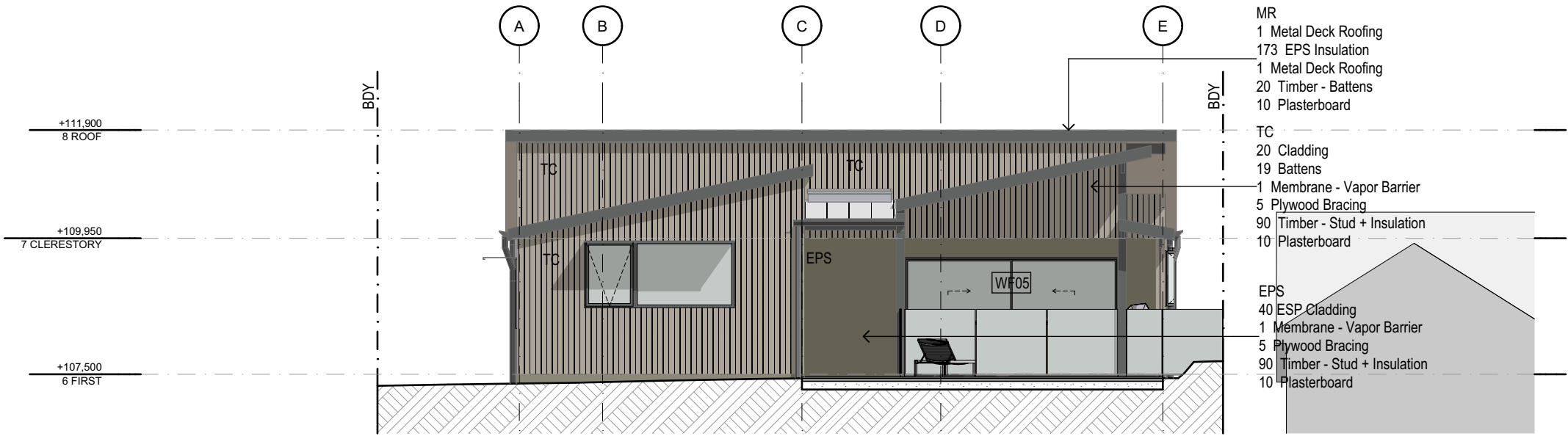
DRAWING TITLE
PLAN ROOF



PROJECT No J000142
DRAWN DC

NUMBER A107
REVISION C

- ABBREVIATIONS**
- AW AWNING (SUNHOOD)
 - BR BRICKWORK
 - CON CONCRETE
 - CT CERAMIC TILES
 - DP DOWNPIPE
 - EG EAVES GUTTER
 - EX EXISTING
 - F FIXED
 - FC FIBRE CEMENT CLADDING
 - LV LOUVRES - OPERABLE
 - MR METAL ROOFING
 - PV PHOTOVOLTAIC PANEL
 - TF TIMBER PALING FENCE



01 ELEVATION SOUTH-EAST
1:100

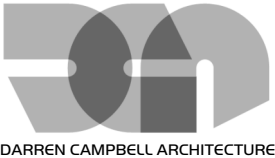
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Darren Campbell Architecture Pty Ltd
B.Arch (UNSW) RAIA · ACA
Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
P 0404 883 780
E darren@dcarchitect.com.au
W dcarchitect.com.au



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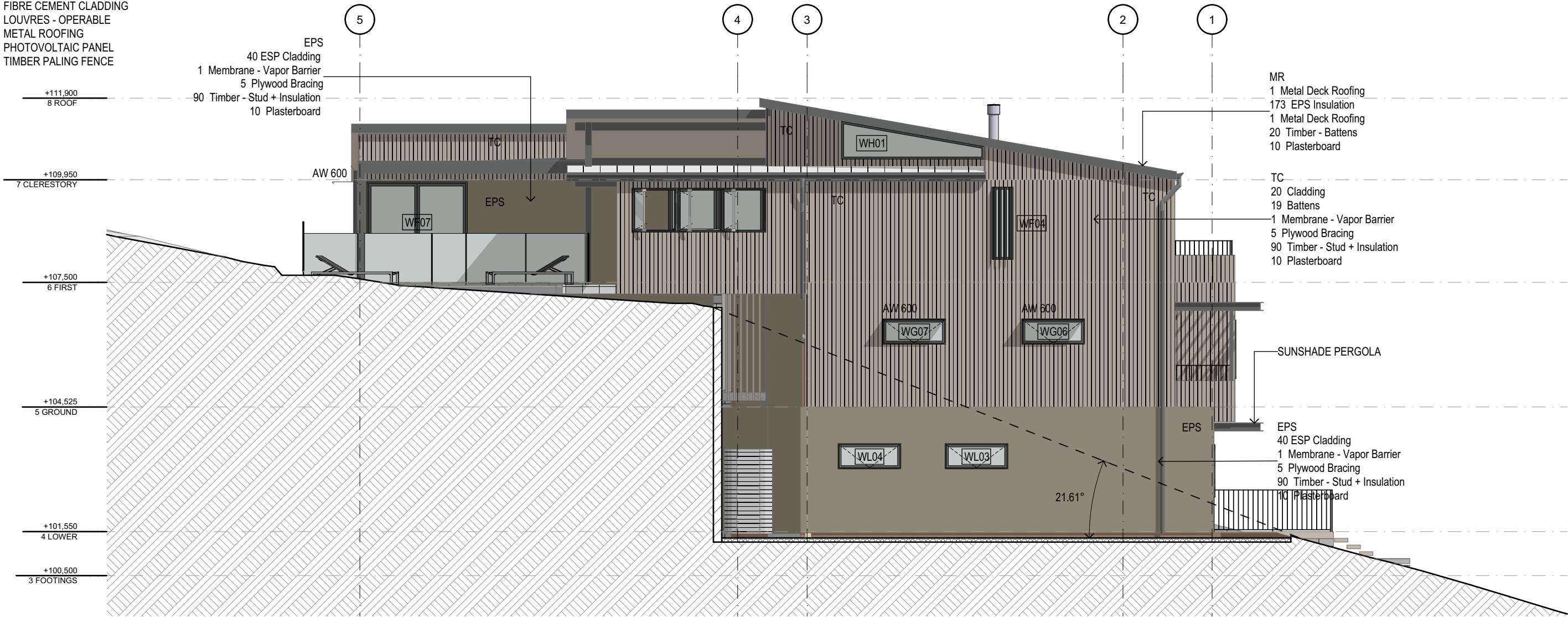
DRAWING TITLE
ELEVATION SOUTH-EAST

+

PROJECT No J000142
DRAWN DC

NUMBER A201
REVISION C

- ABBREVIATIONS**
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 - BR BRICKWORK
 - CON CONCRETE
 - CT CERAMIC TILES
 - DP DOWNPIPE
 - EG EAVES GUTTER
 - EX EXISTING
 - F FIXED
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 - LV LOUVRES - OPERABLE
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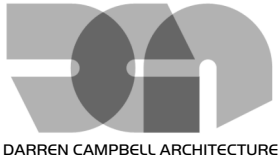


01 ELEVATION NORTH-EAST
1:100

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- REVISIONS**
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|----------|---|----------------|
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| 07/10/25 | C | DA ISSUE |

Darren Campbell Architecture Pty Ltd
B.Arch (UNSW) RAIA - ACA
Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
P 0404 883 780
E darren@dcarchitect.com.au
W dcarchitect.com.au



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DRAWING TITLE
ELEVATION NORTH-EAST

PROJECT No J000142
DRAWN DC

NUMBER A202
REVISION C

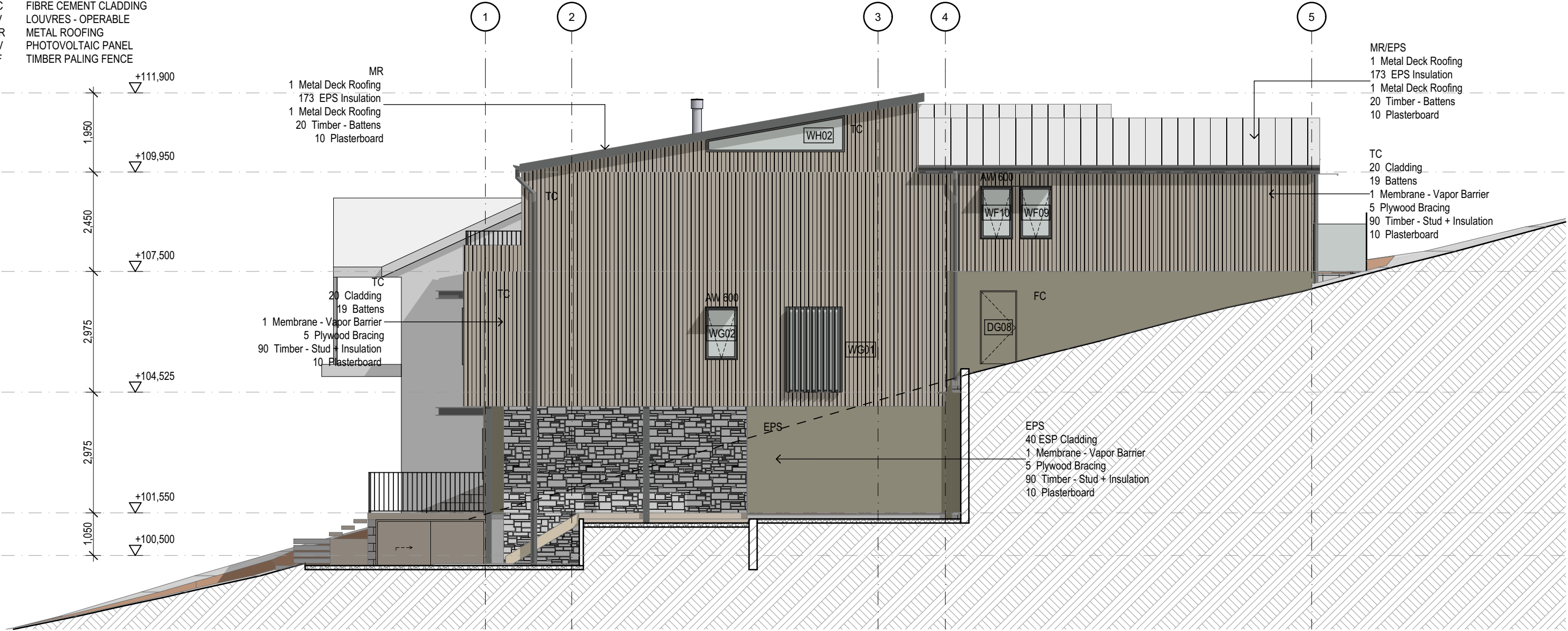
- ABBREVIATIONS**
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 - BR BRICKWORK
 - CON CONCRETE
 - CT CERAMIC TILES
 - DP DOWNPIPE
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01 ELEVATION NORTH-WEST
1:100

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- ABBREVIATIONS**
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 - BR BRICKWORK
 - CON CONCRETE
 - CT CERAMIC TILES
 - DP DOWNPIPE
 - EG EAVES GUTTER
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01 ELEVATION SOUTH-WEST
1:100

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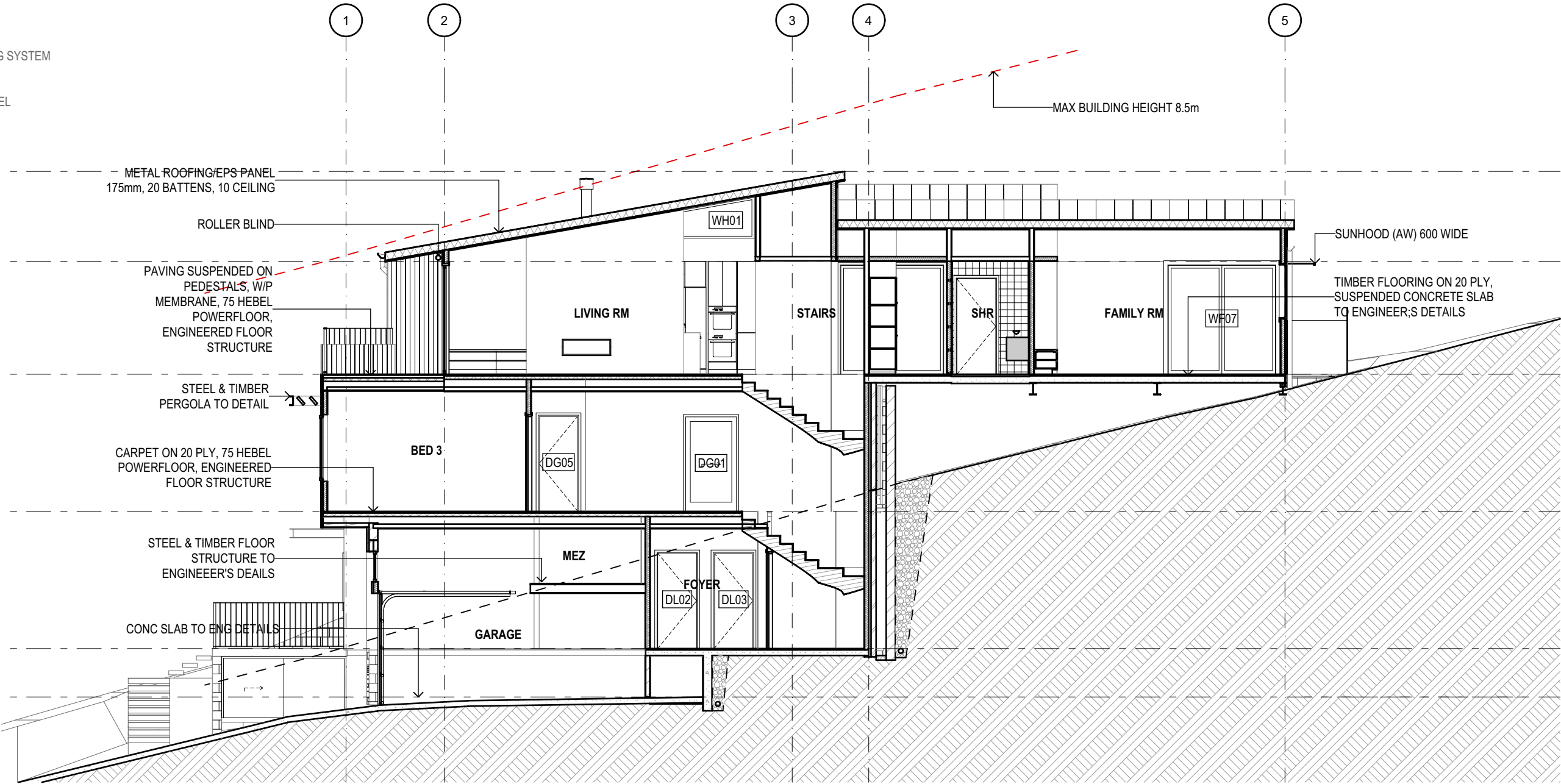
NUMBER A204
REVISION C

AW	AWNING (SUNHOOD)
BR	BRICKWORK
CAB	CABINET
CON	CONCRETE
CPT	CARPET
CT	CERAMIC TILES
DP	DOWNPIPE
EG	EAVES GUTTER
EX	EXISTING
MBR	MEMBRANE ROOFING SYSTEM
MR	METAL ROOFING
PAV	PAVERS
PV	PHOTOVOLTAIC PANEL
R	ROBE
RT	ROOF TILES
S	SINK
TC	TIMBER CLADDING



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- ABBREVIATIONS
- AW AWNING (SUNHOOD)
 - BR BRICKWORK
 - CAB CABINET
 - CON CONCRETE
 - CPT CARPET
 - CT CERAMIC TILES
 - DP DOWNPIPE
 - EG EAVES GUTTER
 - EX EXISTING
 - MBR MEMBRANE ROOFING SYSTEM
 - MR METAL ROOFING
 - PAV PAVERS
 - PV PHOTOVOLTAIC PANEL
 - R ROBE
 - RT ROOF TILES
 - S SINK
 - TC TIMBER CLADDING



01 SECTION B
1:100

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Darren Campbell Architecture Pty Ltd
B.Arch (UNSW) RAIA · ACA
Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
P 0404 883 780
E darren@dcarchitect.com.au
W dcarchitect.com.au



PROJECT
NEW DWELLING
290 LOWER PLATEAU ROAD BILGOLA

PROJECT STATUS
DEVELOPMENT APPLICATION

CLIENT
CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

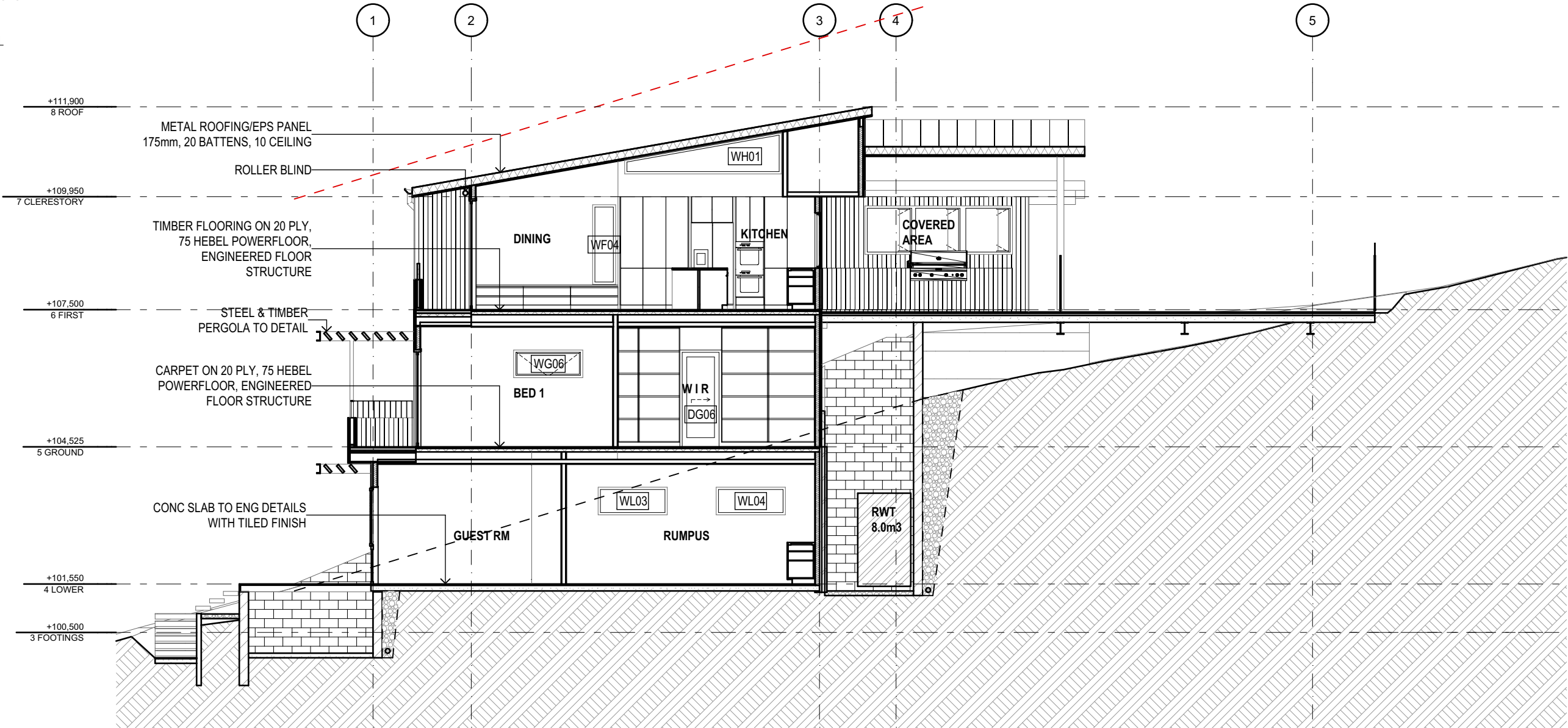
DRAWING TITLE
SECTION B

PROJECT No J000142
DRAWN DC

NUMBER A302
REVISION C

ABBREVIATIONS

AW	AWNING (SUNHOOD)
BR	BRICKWORK
CAB	CABINET
CON	CONCRETE
CPT	CARPET
CT	CERAMIC TILES
DP	DOWNPIPE
EG	EAVES GUTTER
EX	EXISTING
MBR	MEMBRANE ROOFING SYSTEM
MR	METAL ROOFING
PAV	PAVERS
PV	PHOTOVOLTAIC PANEL
R	ROBE
RT	ROOF TILES
S	SINK
TC	TIMBER CLADDING



C SECTION A
1:100

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REVISIONS

29/07/25	A	PRELIMINARY DA
25/08/25	B	PRELIMINARY DA
07/10/25	C	DA ISSUE

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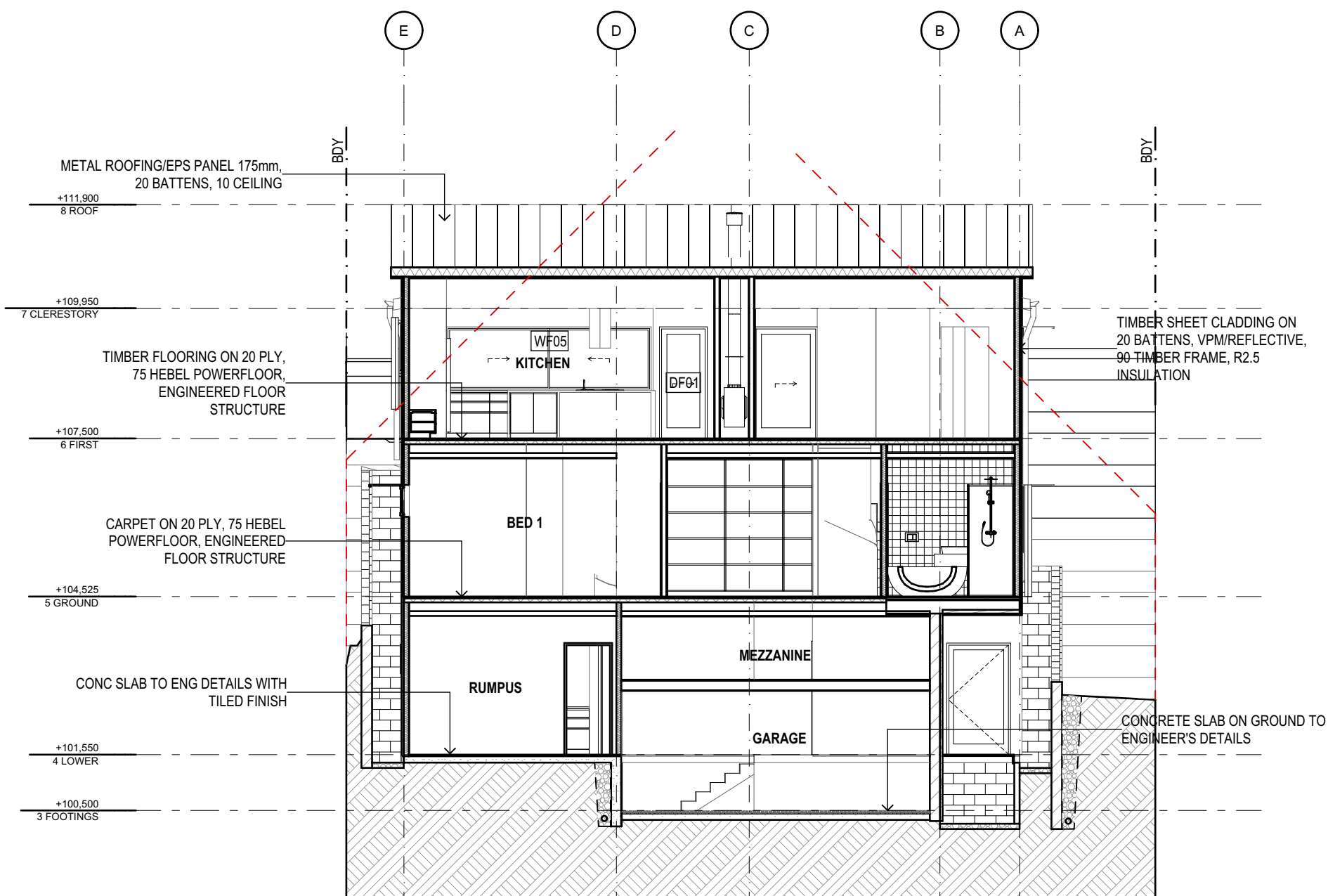
CLIENT
CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

DRAWING TITLE
SECTION C

PROJECT No J000142
DRAWN DC

NUMBER A303
REVISION C

Table with 2 columns: Abbreviation and Description. Includes entries for AW (Awning), BR (Brickwork), CAB (Cabinet), CON (Concrete), CPT (Carpet), CT (Ceramic Tiles), DP (Downpipe), EG (Eaves Gutter), EX (Existing), MBR (Membrane Roofing System), MR (Metal Roofing), PAV (Pavers), PV (Photovoltaic Panel), R (Roof), RT (Roof Tiles), S (Sink), and TC (Timber Cladding).



01 SECTION D
1:100

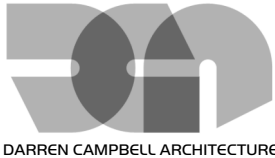
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290 LOWER PLATEAU ROAD BILGOLA

PROJECT STATUS
DEVELOPMENT APPLICATION

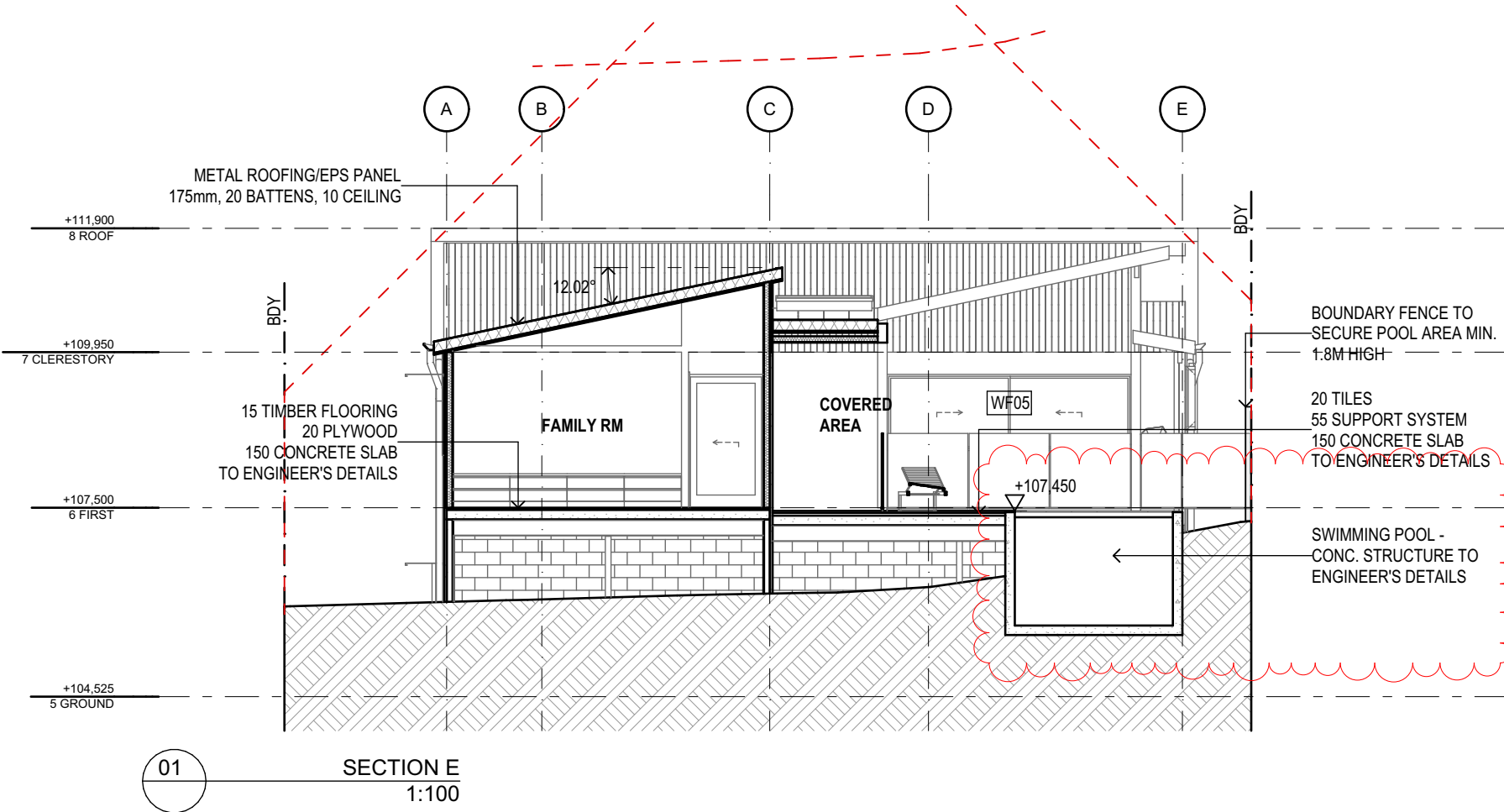
CLIENT
CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

DRAWING TITLE
SECTION D

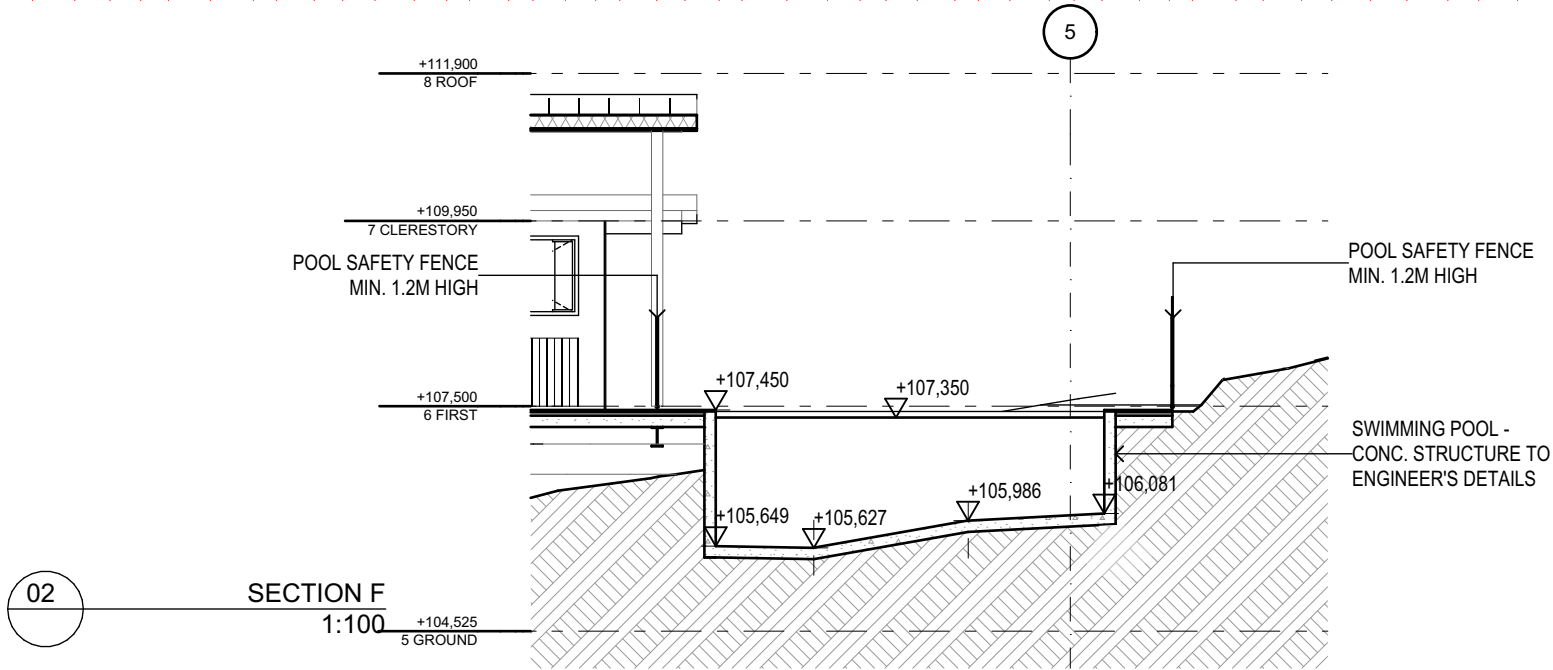
PROJECT No DRAWN
J000142 DC

NUMBER REVISION
A304 C

ABBREVIATIONS	
AW	AWNING (SUNHOOD)
BR	BRICKWORK
CAB	CABINET
CON	CONCRETE
CPT	CARPET
CT	CERAMIC TILES
DP	DOWNPIPE
EG	EAVES GUTTER
EX	EXISTING
MBR	MEMBRANE ROOFING SYSTEM
MR	METAL ROOFING
PAV	PAVERS
PV	PHOTOVOLTAIC PANEL
R	ROBE
RT	ROOF TILES
S	SINK
TC	TIMBER CLADDING



- POOL FENCE NOTES**
- POOL SAFETY BARRIER TO COMPLY WITH AS 1926.1-2023 AND BCA VOL 2 PART 3.10.1.
 - MIN. HEIGHT 1200 MM ABOVE FINISHED GROUND.
 - MAX. GROUND CLEARANCE 100 MM.
 - NO CLIMBABLE OBJECTS WITHIN 900 MM OF OUTSIDE FACE OF FENCE.
 - HORIZONTAL MEMBERS SPACED TO PREVENT FOOTHOLDS WITHIN 900 MM OF TOP OF FENCE.
 - GATES TO SWING AWAY FROM POOL AREA, SELF-CLOSING AND SELF-LATCHING.
 - LATCH RELEASE HEIGHT: ≥1500 MM ABOVE GROUND (OR ≥1400 MM ABOVE LATCH AND ≥1000 MM BELOW GATE TOP IF INTERNAL).
 - BOUNDARY FENCE AS BARRIER: MIN. 1800 MM HIGH ON POOL SIDE, NON-CLIMBABLE WITHIN 900 MM ZONE.



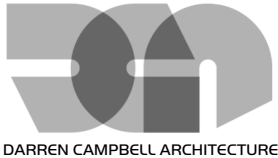
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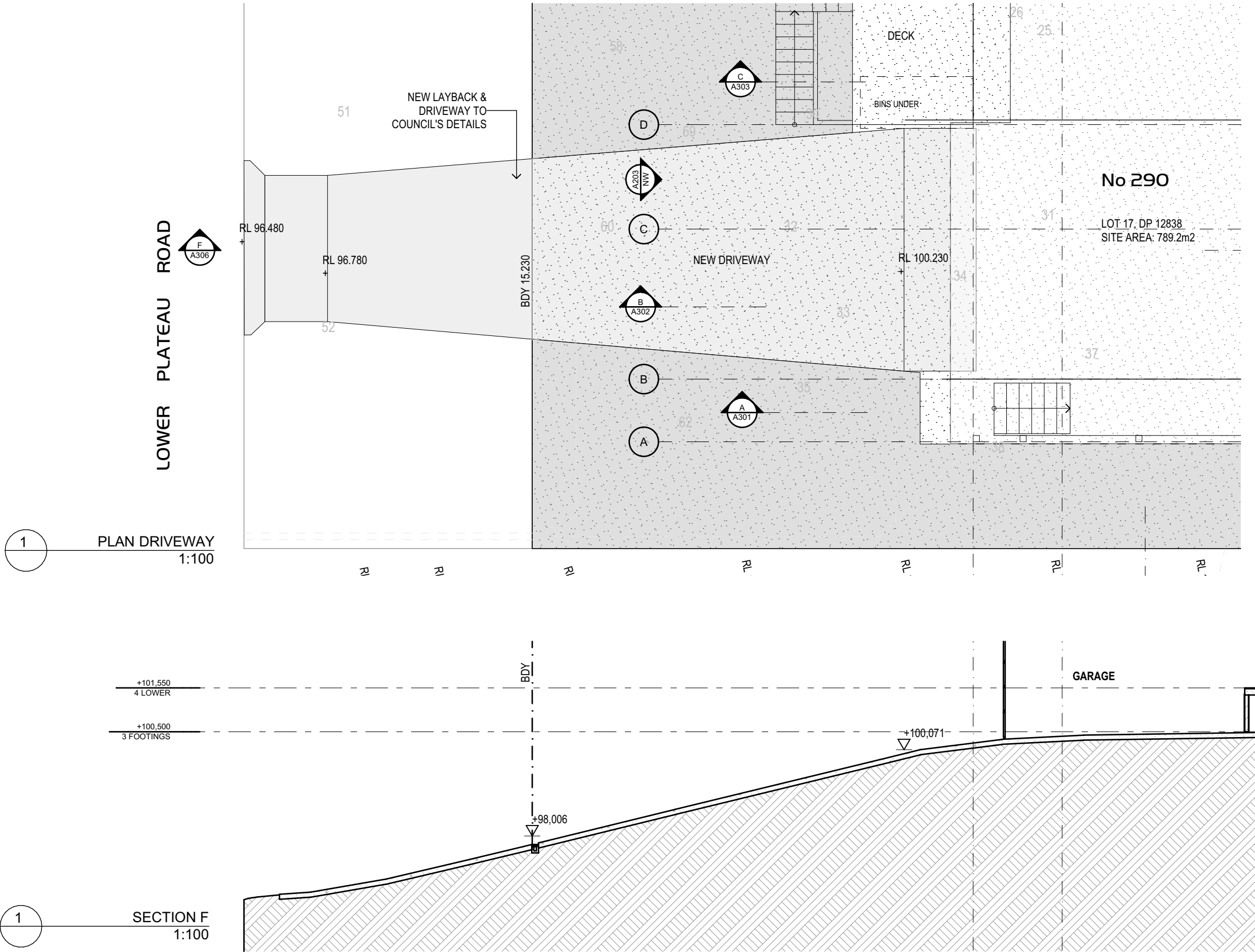
PROJECT STATUS
DEVELOPMENT APPLICATION

CLIENT
CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

DRAWING TITLE
SECTION E

PROJECT No J000142
DRAWN DC

NUMBER A305
REVISION C



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25/08/25	B	PRELIMINARY DA
07/10/25	C	DA ISSUE

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Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
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E darren@dcarchitect.com.au
W dcarchitect.com.au



PROJECT
NEW DWELLING
290 LOWER PLATEAU ROAD BILGOLA

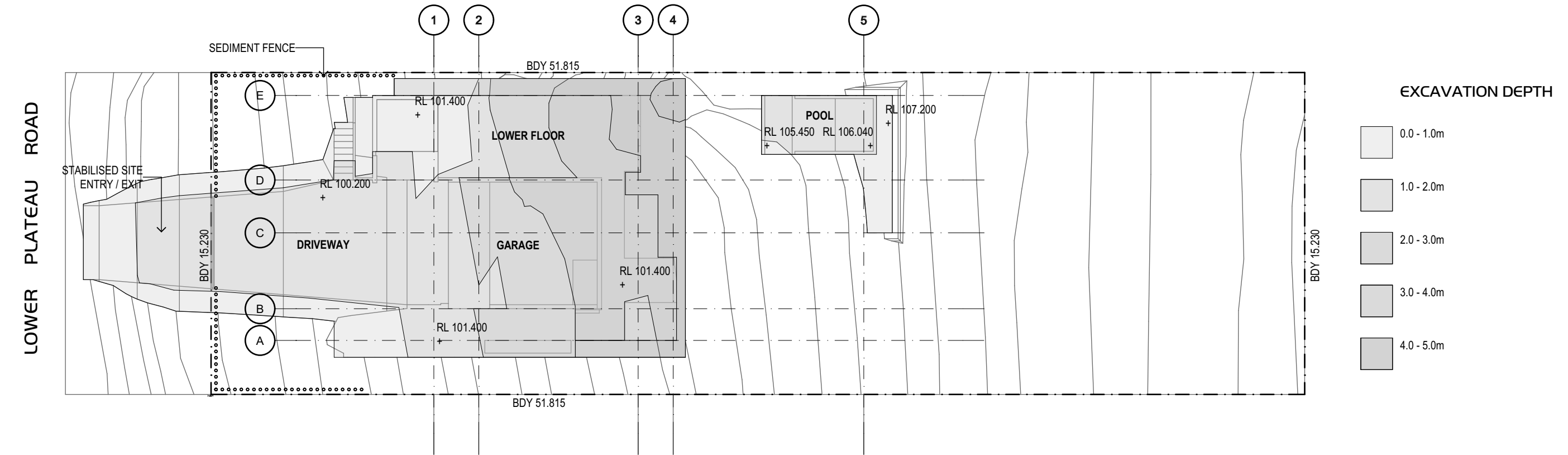
PROJECT STATUS
DEVELOPMENT APPLICATION

CLIENT
CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

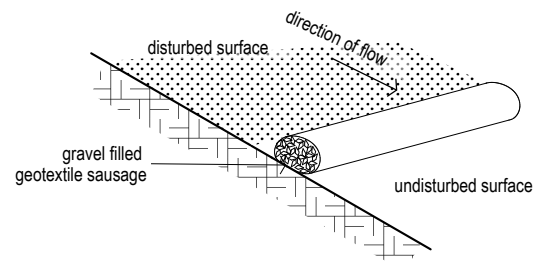
DRAWING TITLE
DRIVEWAY DETAILS

PROJECT No J000142
DRAWN DC

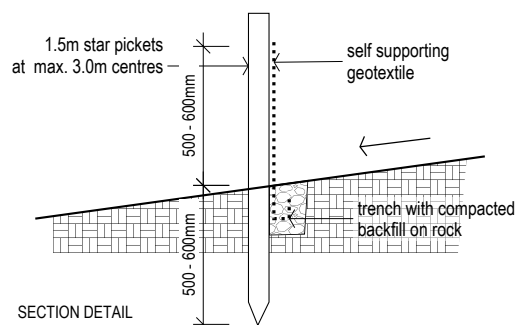
NUMBER A306
REVISION C



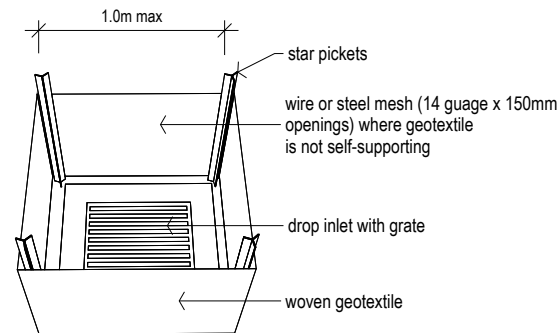
01 PLAN EXCAVATION
1:200



DETAIL - GRAVEL SAUSAGE



DETAIL - SEDIMENT FENCE



DETAIL - PIT PROTECTION

EROSION & SEDIMENT CONTROL MEASURES

CONTRACTOR TO ENSURE THAT SEDIMENT IMPACTS ARE MINIMISED DURING THE ENTIRE CONSTRUCTION PERIOD. APPLY THE FOLLOWING PROVISIONS:

- P1 Divert clean water around the construction site to prevent contamination.
- P2 Retain as much natural vegetation as possible and limit site disturbance to minimise the risk of pollution.
- P3 Control stormwater that enters the construction site from upstream.
- P4 Divert stormwater from undisturbed upper slopes onto stable areas.
- P5 Retain and stockpile all excavated topsoil on site for future landscaping where feasible.
- P6 Prevent sediment/silt from entering adjoining public or private property (especially drains) by installing sediment control devices at the low side of sites and wash down areas.
- P7 Provide a single, stabilised entry/exit point to the site. Sediment or building materials should be prevented from reaching the road or Council's stormwater system. Sediment shall be removed by sweeping, shovelling or sponging. Under no circumstances shall sediment be hosed.
- P8 Where a work zone permit over public property is applicable, ensure that appropriate debris control devices are implemented to prevent spillage of building materials into stormwater drains.
- P9 Compact all drainage lines when backfilling.
- P10 Revegetate all disturbed areas, after on-site works are completed, in order to stabilise surface.
- P11 Maintain all sediment control devices during construction and earthworks to standards acceptable to Council.

LEGEND

SEDIMENT FENCE, GEOTEXTILE FILTER FABRIC OVER 600MM HIGH WIRE MESH. EMBED LOWER END OF FABRIC 200MM INTO GROUND AND FIX TO POSTS 900-1200MM LONG, SPACED AT 2 TO 3M CENTRES. LOCATE TO PREVENT SEDIMENTS LEAVING THE SITE.

TEMPORARY SAFETY FENCE 1.8M HIGH WITH APPROVED DUST CONTROL FABRIC ATTACHED TO THE INSIDE FACE, LOCATE AS NECESSARY TO SECURE THE SITE.

GRAVEL SAUSAGE - BLUE METAL AGGREGATE WRAPPED IN GEOTEXTILE FILTER FABRIC REINFORCED WITH WIRE MESH

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PROJECT STATUS	DRAWING TITLE	NUMBER	REVISION		
DEVELOPMENT APPLICATION	SEDIMENT & EROSION CONTROL	A401	C		

BASIX - THERMAL PERFORMANCE REQUIREMENTS

- METAL ROOF (MEDIUM COLOUR) WITH REFLECTIVE FOIL + 175mm RIGID FOAM INSULATION
- R5.0 INSULATION TO CEILINGS AND INTERNAL WALLS ADJACENT TO ROOF SPACE
- ALL CEILINGS LINED WITH 10mm PLASTERBOARD
- EXTERNAL WALLS AS MARKED ON PLANS (DARK COLOUR MAX SA 0.75)
- TIMBER CLAD TO INCLUDE 30mm RIGID BOARD + R2.5 BULK INSULATION (TOTAL CONSTRUCTION R3.8)
- EPS CLAD TOTAL CONSTRUCTION R3.92
- BRICK VENEER WITH REFLECTIVE FOIL + R2.5
- ALL INTERNAL WALLS TO INCLUDE R2.5 INSULATION
- LGF CONCRETE SLAB ON GROUND (MIN 150mm) + R2.0 UNDERSLAB & SLAB EDGE INSULATION (EXCEPT GARAGE)
- GF & FF FRAMED AS SHOWN ON PLANS WITH R3.0 INSULATION ADJACENT TO GARAGE, SUBFLOOR & OUTDOOR AIR
- ENTRY DOOR U=1.6 SHGC=0.35 +/-5%
- SLIDING DOORS U=1.7 SHGC=0.36 +/-5%
- SLIDING WINDOWS U=1.8 SHGC=0.32 +/-5%
- FIXED WINDOWS U=1.7 SHGC=0.53 +/-5%
- AWNING WINDOWS U=1.8 SHGC=0.32 +/-5% (NE & NW)
- AWNING WINDOWS U=2.0 SHGC=0.52 +/-5% (SE & SW)
- EXTERNAL VENETIAN BLINDS TO WG01 & WF04 & EXTERNAL ROLLER BLINDS TO WF02 & WF03
- ALL EXHAUST FANS SEALED
- ALL RECESSED DOWNLIGHTS SEALED AND TO ALLOW FOR UNINTERRUPTED CEILING INSULATION
- CEILING FANS TO LIVING(X2), RUMPUS, FAMILY & ALL BEDROOMS MIN 1200mm DIAMETER

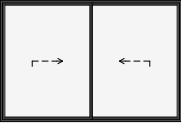
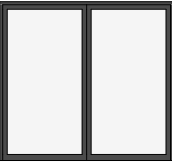
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				PROJECT STATUS DEVELOPMENT APPLICATION	DRAWING TITLE BASIX REQUIREMENTS		NUMBER REVISION A402 C

WINDOW SCHEDULE							
WINDOW No	WF02	WF03	WF04	WF05	WF06	WF07	WF08
OPENING SIZE	3,913×2,406	3,900×2,400	500×1,725	3,856×1,200	2,300×2,400	2,400×2,400	2,700×1,200
SILL HEIGHT	0	0	550	900	0	0	1,200
HEAD HEIGHT	2,400	2,400	2,275	2,100	2,400	2,400	2,400
AREA m2	9.36	9.36	0.86	4.63	5.52	5.76	3.24
EXTERIOR VIEW							
PLAN							
FRAME TYPE	TIM	TIM	TIM	TIM	TIM	TIM	TIM

WINDOW SCHEDULE								
WINDOW No	WF09	WF10	WF11	WG01	WG02	WG03	WG04	WG05
OPENING SIZE	800×1,300	800×1,300	3,200×1,050	1,400×2,100	800×1,300	3,000×1,450	3,000×1,450	3,013×2,106
SILL HEIGHT	800	800	1,200	0	800	650	650	0
HEAD HEIGHT	2,100	2,100	2,250	2,100	2,100	2,100	2,100	2,100
AREA m2	1.04	1.04	3.36	2.94	1.04	4.35	4.35	6.30
EXTERIOR VIEW								
PLAN								
FRAME TYPE	TIM	TIM	TIM	TIM	TIM	TIM	TIM	TIM

ABBREVIATIONS	
AL	ALUMINIUM FRAME
AW	AWNING SASH
F	FIXED PANEL
GD	GLAZED DOOR
SD	SLIDING DOOR
TIM	TIMBER FRAME

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			PROJECT STATUS DEVELOPMENT APPLICATION	DRAWING TITLE WINDOW SCHEDULE		NUMBER A70I
						REVISION C

WINDOW SCHEDULE								
WINDOW No	WG06	WG07	WG08	WH01	WH02	WL01	WL02	WL03
OPENING SIZE	1,500×600	1,500×600	2,400×1,600	3,400×900	3,400×900	800×2,100	2,300×2,100	1,500×600
SILL HEIGHT	1,500	1,500	800	495	495	0	0	1,500
HEAD HEIGHT	2,100	2,100	2,400	1,395	1,395	2,100	2,100	2,100
AREA m2	0.90	0.90	3.84	3.06	3.06	1.68	4.83	0.90
EXTERIOR VIEW								
PLAN								
FRAME TYPE	TIM	TIM	TIM	TIM	TIM	TIM	TIM	TIM

WINDOW SCHEDULE	
WINDOW No	WL04
OPENING SIZE	1,500×600
SILL HEIGHT	1,500
HEAD HEIGHT	2,100
AREA m2	0.90
EXTERIOR VIEW	
PLAN	
FRAME TYPE	TIM

ABBREVIATIONS

AL	ALUMINIUM FRAME
AW	AWNING SASH
F	FIXED PANEL
GD	GLAZED DOOR
SD	SLIDING DOOR
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			PROJECT STATUS DEVELOPMENT APPLICATION	DRAWING TITLE WINDOW SCHEDULE		NUMBER A702
						REVISION C

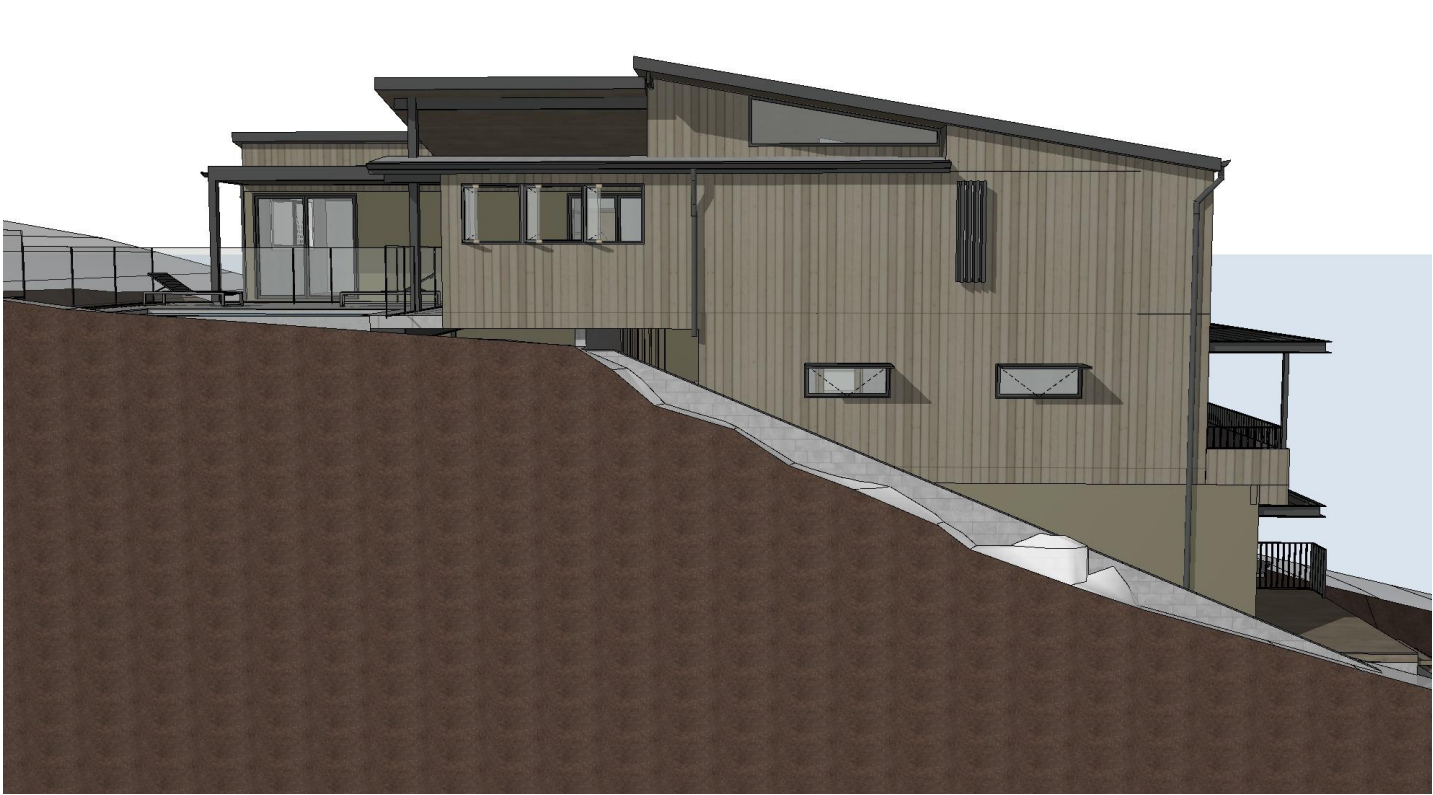
DOOR SCHEDULE										
ID	DF01	DF02	DF03	DF04	DG01	DG02	DG03	DG04	DG05	DG06
OPENING SIZE	900×2,100	1,200×2,100	900×2,100	900×2,100	1,200×2,100	900×2,100	900×2,100	900×2,100	900×2,100	900×2,100
HEAD HEIGHT	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
SILL HEIGHT	0	0	0	0	0	0	0	0	0	0
AREA m2	1.89	2.52	1.89	1.89	2.52	1.89	1.89	1.89	1.89	1.89
EXTERIOR VIEW										
PLAN										
FRAME	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER
NOTES	Internal	Internal	Internal	Internal	Internal	Internal	Internal	Internal	Internal	Internal

DOOR SCHEDULE										
ID	DG08	DL01	DL02	DL03	DL04	DL05	DL06	DL07	DL08	DL08
OPENING SIZE	900×1,800	1,200×2,100	900×2,100	900×2,100	850×2,100	900×2,100	900×2,100	800×2,100	2,698×1,330	5,500×2,400
HEAD HEIGHT	2,500	2,100	2,100	2,100	2,100	2,100	2,100	2,100	880	2,250
SILL HEIGHT	700	0	0	0	0	0	0	0	-450	-150
AREA m2	1.62	2.52	1.89	1.89	1.79	1.89	1.89	1.68	3.59	13.20
EXTERIOR VIEW										
PLAN										
FRAME	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	STEEL
NOTES	Internal	EXTERNAL	Internal	Internal	Internal	EXTERNAL	Internal	Internal	LIFT	EXTERNAL

ABBREVIATIONS

AL	ALUMINIUM FRAME
AW	AWNING SASH
F	FIXED PANEL
GD	GLAZED DOOR
SD	SLIDING DOOR
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3. BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.		07/10/25 C DA ISSUE	PROJECT STATUS	DRAWING TITLE	NUMBER	REVISION			
4. REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO CONSTRUCTION.			DEVELOPMENT APPLICATION	DOOR SCHEDULE	A703	C			
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REVISIONS		
29/07/25	A	PRELIMINARY DA
25/08/25	B	PRELIMINARY DA
07/10/25	C	DA ISSUE

Darren Campbell Architecture Pty Ltd
B.ARCH (UNSW) RAIA · ACA
Architect ARB NSW #6122
Design Practitioner Reg #DEP0003829
PO BOX 330 Crows Nest
P 0404 883 780
E darren@dcarchitect.com.au
W dcarchitect.com.au



DARREN CAMPBELL ARCHITECTURE

PROJECT
NEW DWELLING
290 LOWER PLATEAU ROAD BILGOLA

PROJECT STATUS
DEVELOPMENT APPLICATION

CLIENT
CARTY PROPERTY GROUP P/L
TRADING AS CARTY HOMES

DRAWING TITLE
3D VIEWS

PROJECT No	DRAWN
J000142	DC
NUMBER	REVISION
SK 401	C