

ADDITIONS & ALTERATIONS

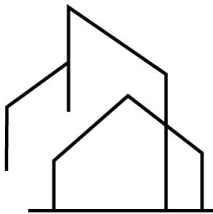
307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

FOR SCOT McALLAN

DRAWING SCHEDULE

DA00	COVER SHEET
DA01	SITE ANALYSIS
DA02	EXISTING SITE PLAN
DA03	PROPOSED SITE PLAN
DA04	EXISTING / DEMOLITION PLAN - GROUND LEVEL
DA05	PROPOSED GROUND LEVEL FLOOR PLAN
DA06	PROPOSED ROOF PLAN
DA07	ELEVATIONS
DA08	SECTIONS
DA09	EXTERIOR 3D PERSPECTIVES
DA10	EXTERNAL FINISHES SCHEDULE
DA11	SHADOW DIAGRAMS - 21ST JUNE
DA12	WASTE MANAGEMENT PLAN
DA13	WINDOW & DOOR SCHEDULE
DA14	BASIX REQUIREMENTS

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BUILDING DESIGN

BUSHFIRE PROTECTION

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SITE ANALYSIS

SCOT McALLAN
307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

ADDITIONS & ALTERATIONS
STAGE: DA SUBMISSION
NOT FOR CONSTRUCTION

Designed By ADRIAN JOON
Job No: 25018
Page No: DA01
Scale: A1 - 1:200 OR A3 - 1:400
Rev Date: 17.09.2025
Drawn By AJ
Amendment DA SUBMISSION



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P 0424 350 038
E adrian@designed2you.com.au



STREET VIEW



LOCATION MAP

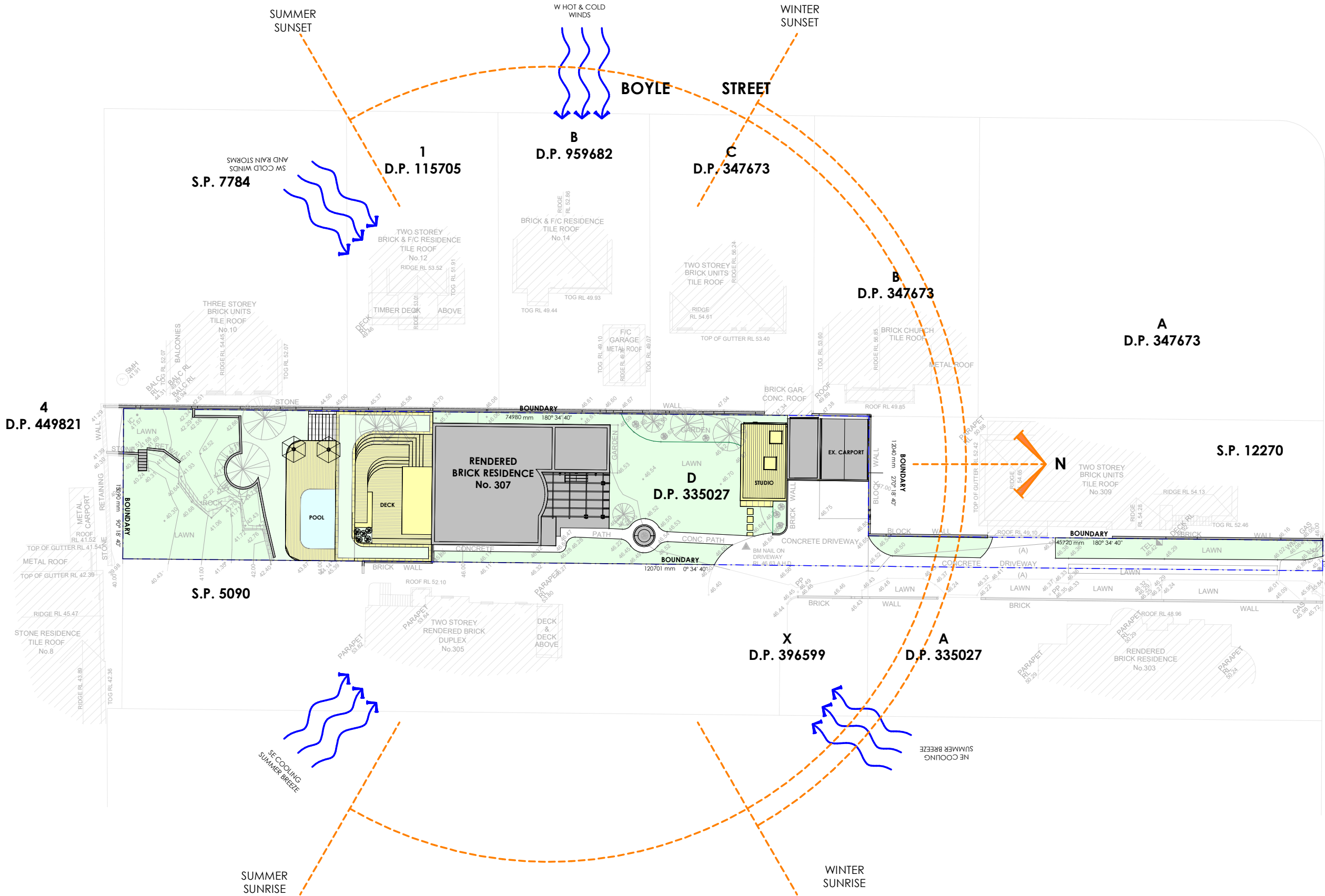


AERIAL MAP

SYDNEY ROAD

BOUNDARY
3050 mm 27° 18' 42"

BM NAIL TOP OF KERB
RL 45.41 A.H.D.







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LEGEND

-  TO BE DEMOLISHED
 -  EXISTING ELEMENTS
 -  EXISTING TREE TO REMAIN
 -  TREE TO BE REMOVED
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EXISTING SITE PLAN

SCOT McALLAN

307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

ADDITIONS & ALTERATIONS

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Designed By ADRIAN JOON
Job No: 25018
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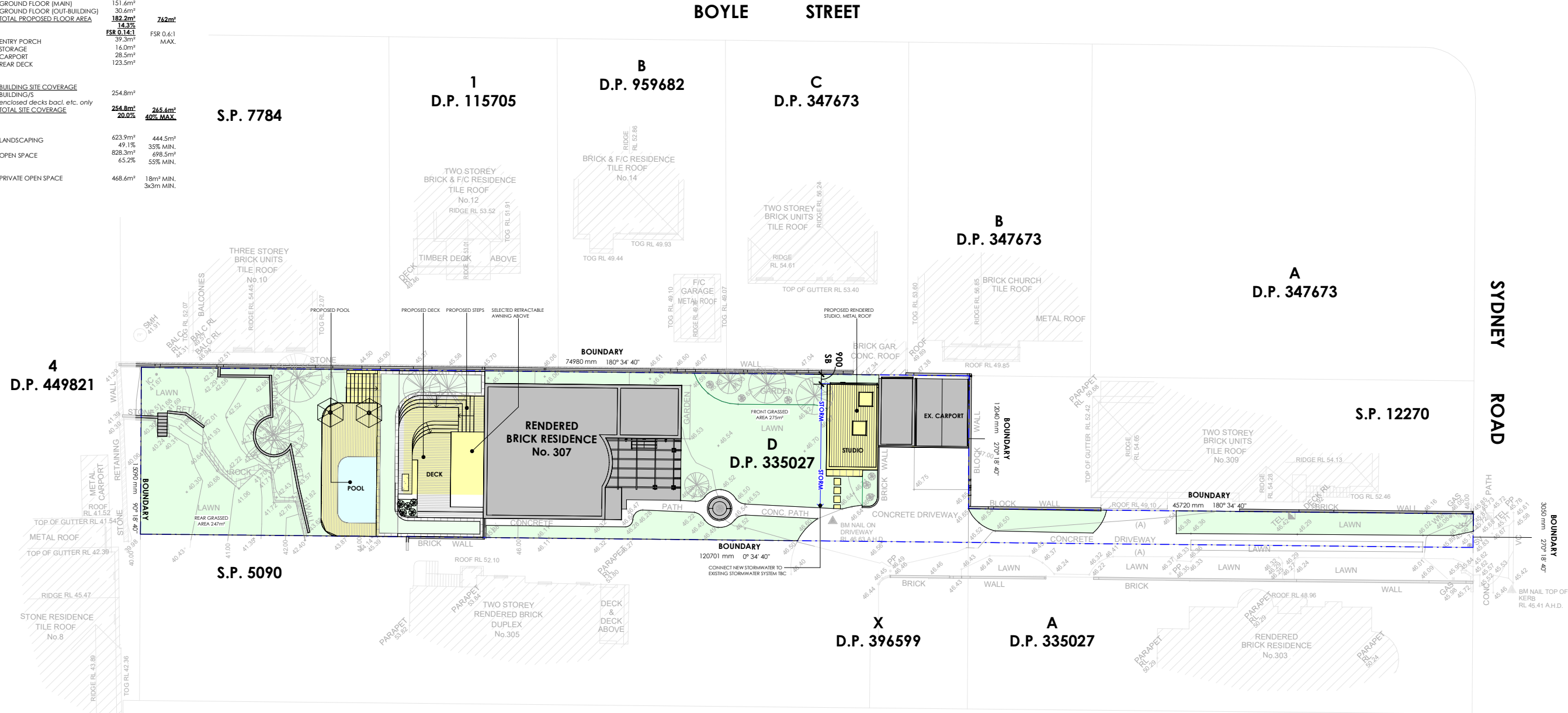
Adrian Joon
P 0424 350 038
E adrian@designed2you.com.au

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SITE AREA CALCULATIONS

	PROVIDED	REQUIRED
SITE AREA	1270m²	
EXISTING FLOOR AREA	151.4m²	
GROUND FLOOR		
TOTAL EXISTING FLOOR AREA	151.4m²	
ENTRY PORCH	39.3m²	11.9%
STORAGE	16.0m²	
CARPORIT	28.5m²	
PROPOSED FLOOR AREA	151.4m²	
GROUND FLOOR (MAIN)	30.6m²	
GROUND FLOOR (OUT-BUILDING)		
TOTAL PROPOSED FLOOR AREA	182.2m²	762m²
	14.3%	
FSR 0.14:1		FSR 0.6:1 MAX.
ENTRY PORCH	39.3m²	
STORAGE	16.0m²	
CARPORIT	28.5m²	
REAR DECK	123.5m²	
BUILDING SITE COVERAGE	254.8m²	
BUILDING/S enclosed decks balc. etc. only		
TOTAL SITE COVERAGE	254.8m²	265.4m²
	20.0%	40% MAX.
LANDSCAPING	623.9m²	444.5m²
OPEN SPACE	49.1%	35% MIN.
	828.3m²	698.5m²
	65.2%	55% MIN.
PRIVATE OPEN SPACE	468.6m²	18m² MIN.
		3x3m MIN.



PROPOSED SITE PLAN

SCOT McALLAN

307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

ADDITIONS & ALTERATIONS

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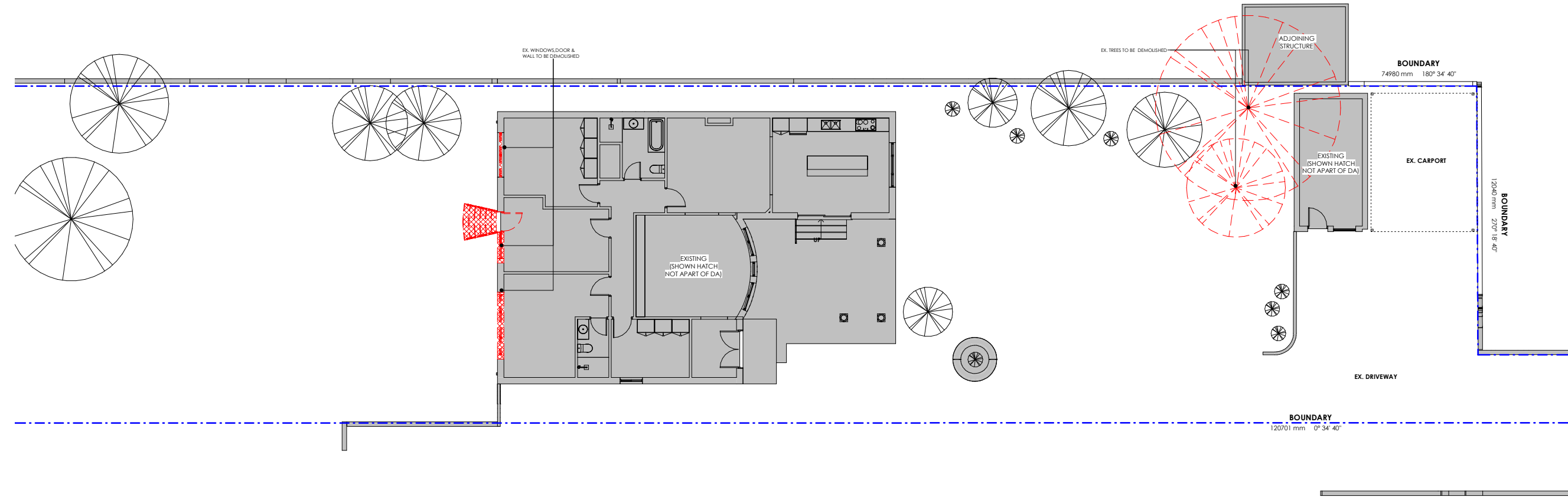
LEGEND

- EXISTING ELEMENTS
- PROPOSED ADDITIONS OR ALTERED ELEMENTS
- TREE - EXISTING
- TREE - PROPOSED

REFER TO ARBORIST REPORT FOR DETAILS

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EXISTING / DEMOLITION PLAN - GROUND LEVEL

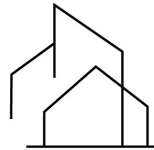
SCOT McALLAN

307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

ADDITIONS & ALTERATIONS

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Job No:	25018	Date:	17.09.2025
Page No:	DA04	Drawn By	AJ
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NOTES:

- LIFT OFF HINGES TO P'DR/W.C
- GLAZING TO COMPLY WITH BCA 2019 3.6 & AS1288
- SHOWER RECESS TO BE WATERPROOFED & GRADED TOWARDS SHOWER
- MAX. EXTERNAL DOOR THRESHOLD 190mm

LEGEND

DP	DOWNPIPE	W01	WINDOW TAG - REFER TO WINDOW SCHEDULE
EF	EXHAUST FAN	D01	DOOR TAG - REFER TO DOOR SCHEDULE
FW	FLOOR WASTE	TIMBER	SELECTED TIMBER FLOORING FINISH
HWU	HOT WATER UNIT	TL-00	SELECTED TILE FINISH
PAN	TOILET		
SHR	SHOWER		
VB	VANITY BASIN		

CARPET	SELECTED CARPET FLOORING FINISH
DECK	SELECTED TIMBER DECKING
CONC	CONCRETE FINISH
FFL 0.000 m	FINISHED FLOOR LEVEL

- WALL TAG - REFER TO WALL SCHEDULE
- EXHAUST FAN DUCTED EXTERNALLY

- ARTICULATION JOINT AS PER ENGINEER'S DESIGN AND MANUFACTURER'S SPEC'S
- SMOKE ALARM - TO BE INSTALLED IN ACCORDANCE WITH A.S. 3786 AND THE NCC. ALL SMOKE ALARMS ARE TO BE HARD WIRED AND INTERCONNECTED.

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- TREE - PROPOSED

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PROPOSED GROUND LEVEL FLOOR PLAN

SCOT McALLAN

307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

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STAGE: DA SUBMISSION
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Job No:	25018	Date:	17.09.2025
Page No:	DA05	Drawn By	AJ
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STORMWATER NOTE:

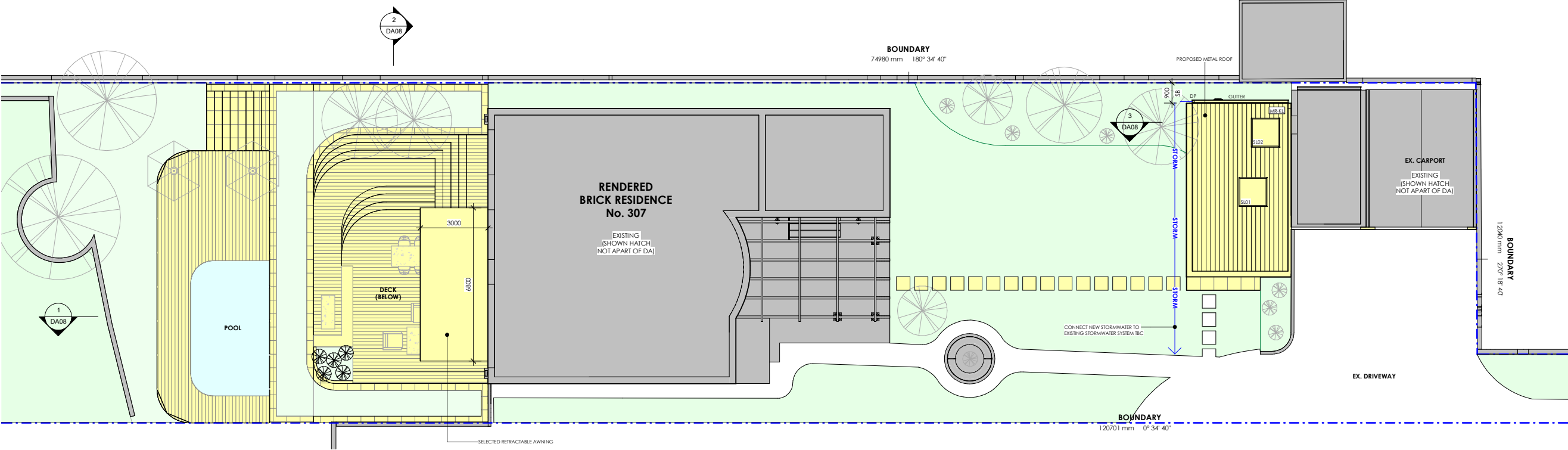
- ALL DRAINS SHALL RUN TO THE LEGAL POINT OF DISCHARGE AND SHALL CONFORM TO LOCAL COUNCIL REQUIREMENTS, THE B.C.A AND AS3500.3-2018
- 90mm Ø UPVC STORMWATER PIPES
- GENERALLY, 100mm Ø UPVC TO DRIVEWAYS
- MINIMUM FALL OF 1:80 WITH 300mm COVER
- DOWNPIPES TO HAVE A MAXIMUM SPACING OF 12 METRES
- STORMWATER DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500.3-2018
- ALL RAINWATER HEADS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500.3-2018
- REFER TO STORMWATER ENGINEER'S DRAWINGS FOR DETAILS.

DIMENSION NOTE:

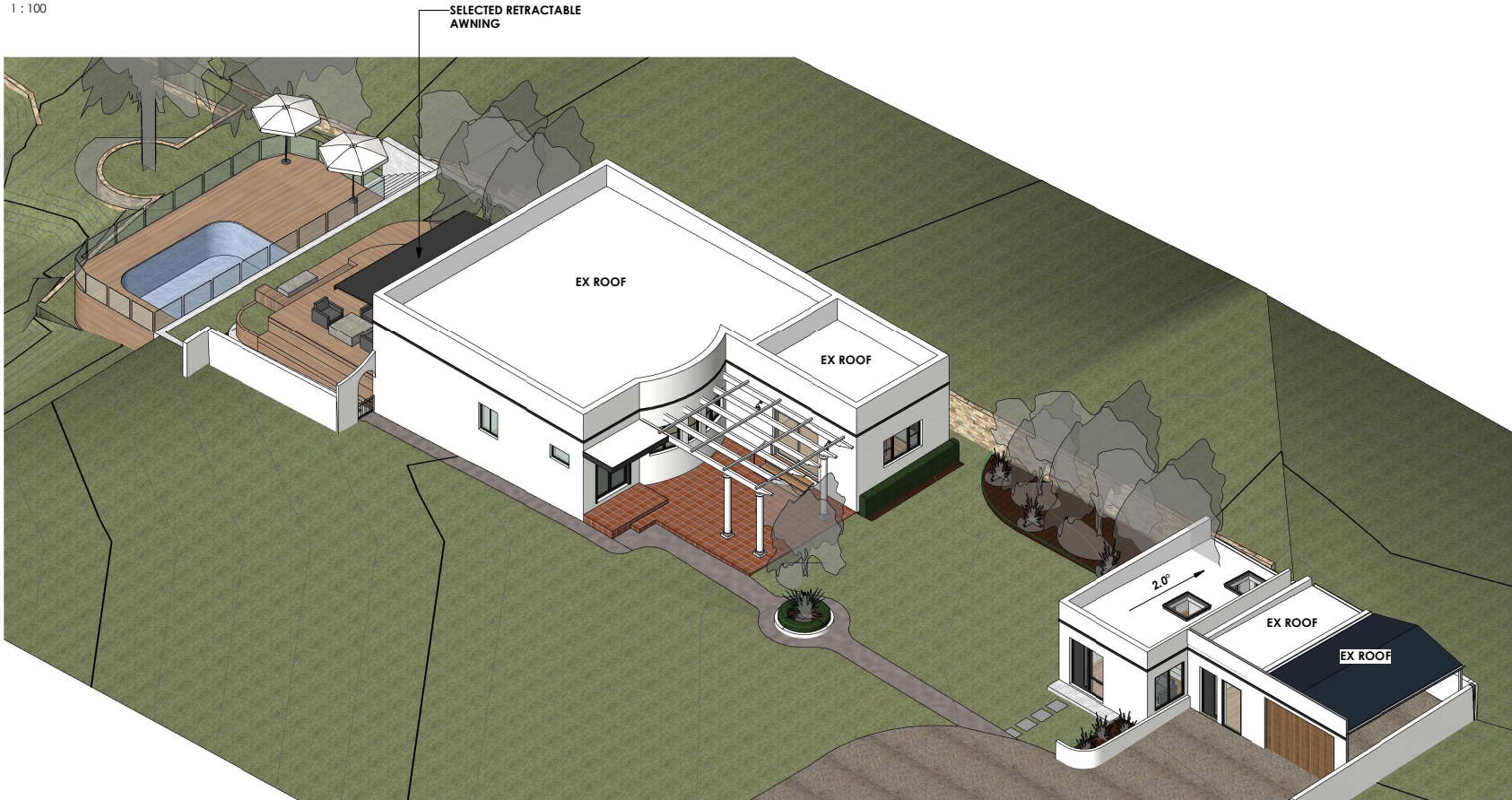
- PLEASE NOTE ALL DIMENSIONS ARE TO STUD WALL ONLY. ALLOW 75mm NOM. FOR FOAM BOARD THICKNESS WHERE REQUIRED.



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1 PROPOSED ROOF PLAN
1 : 100



2 BIRDSEYE VIEW

PROPOSED ROOF PLAN

SCOT McALLAN

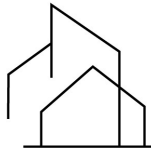
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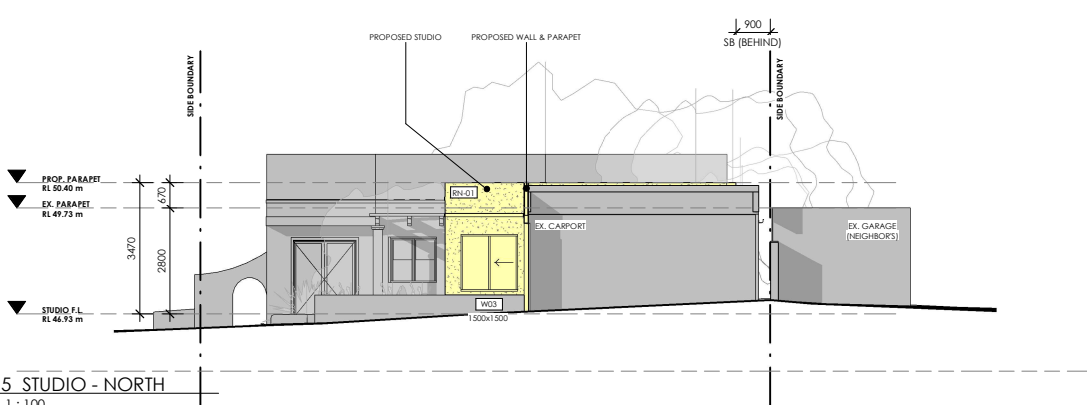
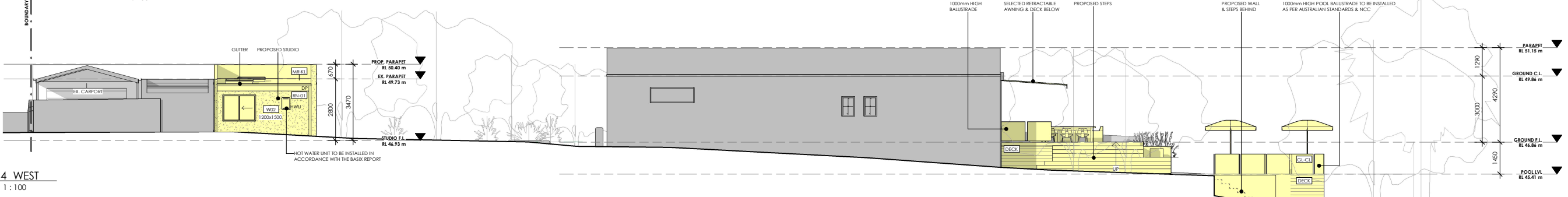
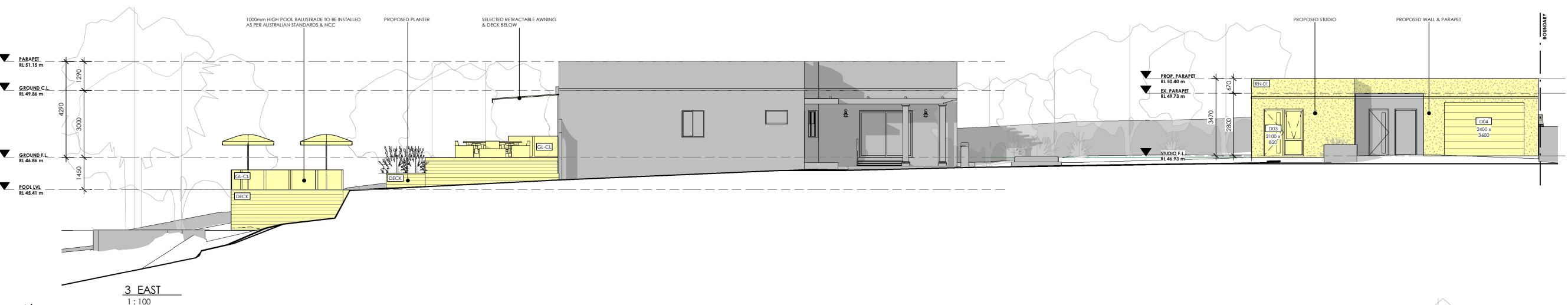
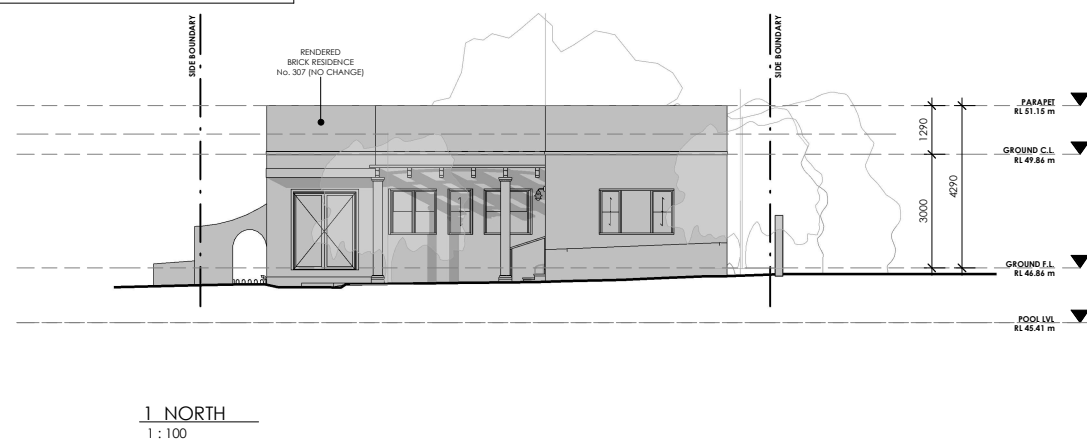
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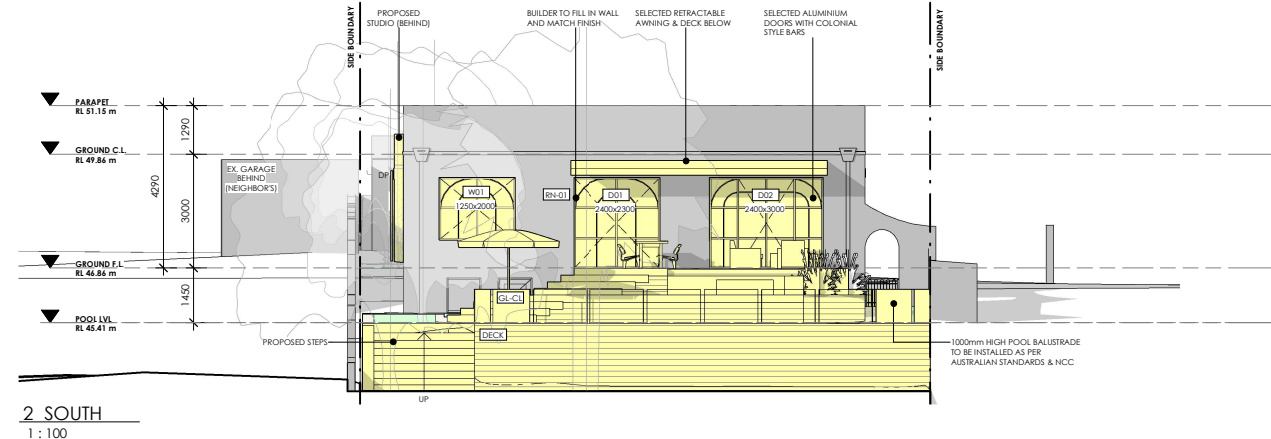
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BUSHFIRE PROTECTION

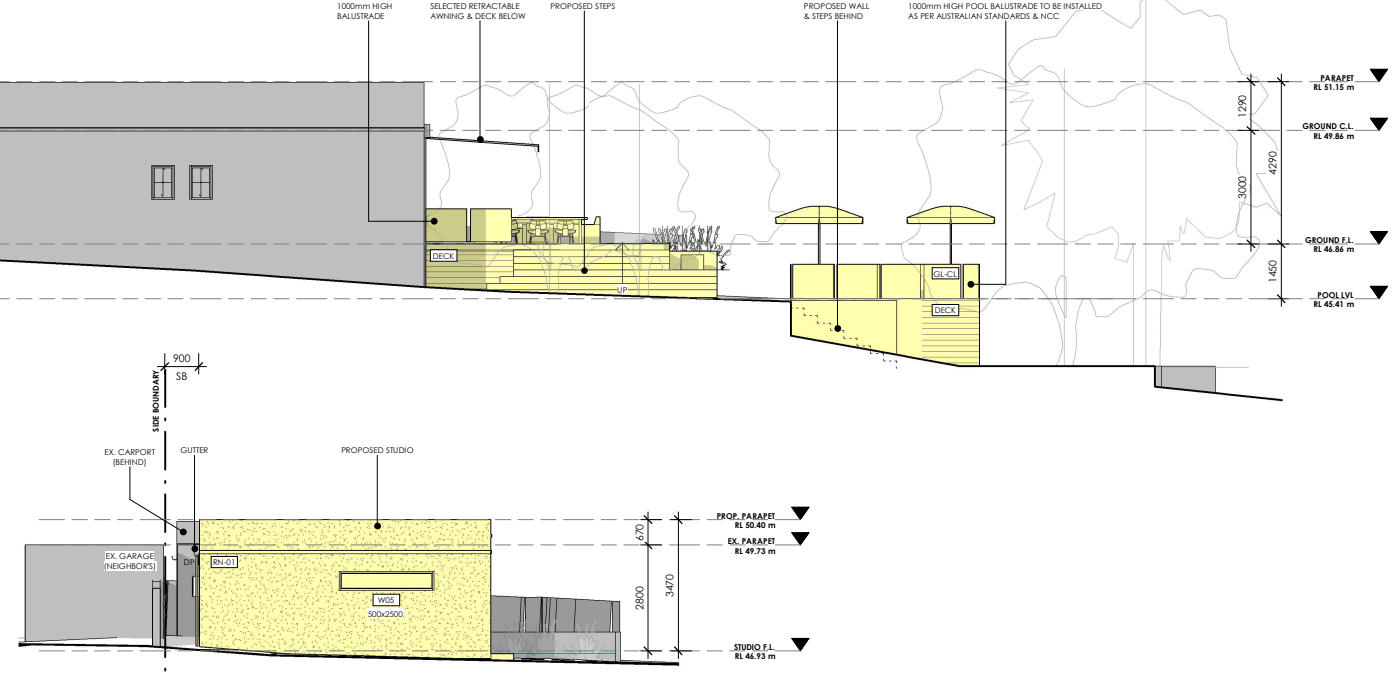
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5 STUDIO - NORTH
1 : 100



2 SOUTH
1 : 100



6 STUDIO - SOUTH
1 : 100

NOTES

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LEGEND

- EXISTING ELEMENTS
- PROPOSED ADDITIONS OR ALTERED ELEMENTS
- TREE - EXISTING
- TREE - PROPOSED

REFER TO ARBORIST REPORT FOR DETAILS

ELEVATIONS

SCOT McALLAN

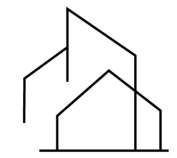
307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION
NOT FOR CONSTRUCTION

Designed By ADRIAN JOON
Job No: 25018
Page No: DA07
Scale: A1 - 1:100 OR A3 - 1:200

Rev E
Date: 17.09.2025
Drawn By AJ
Amendment DA SUBMISSION



DESIGNED 2 YOU
BUILDING DESIGN



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A.B.N: 68 658 673 986
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Adrian Joon
P 0424 350 038
E adrian@designed2you.com.au

BUSHFIRE PROTECTION

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INSULATION NOTES:

PROVISION OF THERMAL INSULATION TO BE PROVIDED AS REQUIRED BY B.C.A. REGULATION F6.2. AND BASIX AND NATHERS REPORT REFER TO BASIX AND NATHERS REPORT FOR DETAILS.

DESIGN REQUIREMENTS AND SPECIFICATION:

CONSTRUCTION

ADDITIONAL INSULATION REQUIRED (R-VALUE)

OTHER SPECIFICATIONS

- CONCRETE SLAB ON GROUND FLOOR

NIL

- EXTERNAL WALL: EXTERNAL INSULATED FACADE SYSTEM (EIFS)(FACADE PANEL: 75mm)

NIL

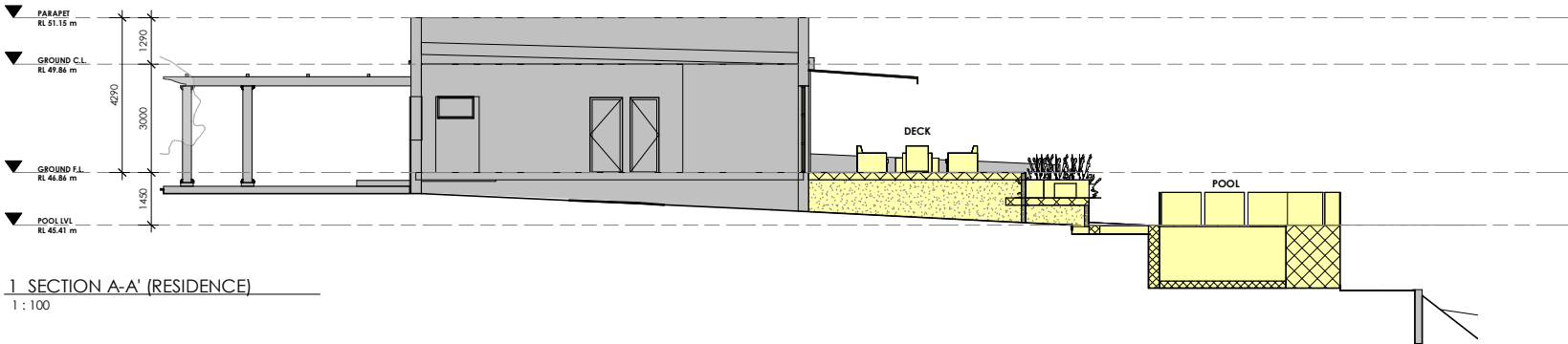
- FLAT CELING, FLAT ROOF: FRAMED

CEILING: R1.82 (UP), ROOF: FOIL/SARKING

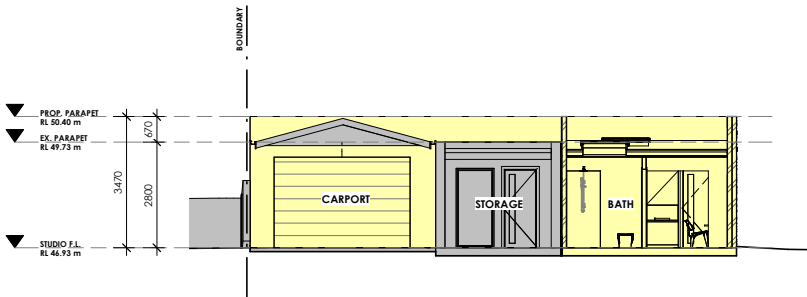
LIGHT (SOLAR ABSORPTANCE <0.475)

NOTE:

- INSULATION SPECIFIED MUST BE INSTALLED IN ACCORDANCE WITH PART 13.12 BUILDING FABRIC OF THE BUILDING CODE OF AUSTRALIA.
- IN SOME CLIMATE ZONES, INSULATION SHOULD BE INSTALLED WITH DUE CONSIDERATION OF CONDENSATION AND ASSOCIATED INTERACTION WITH ADJOINING BUILDING MATERIALS.



2 SECTION B-B' (RESIDENCE)
1 : 100



3 SECTION C-C' (STUDIO)
1 : 100

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- PROPOSED ADDITIONS OR ALTERED ELEMENTS
- TREE - EXISTING
- TREE - PROPOSED

REFER TO ARBORIST REPORT FOR DETAILS

SECTIONS

SCOT McALLAN

307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION
NOT FOR CONSTRUCTION

Designed By ADRIAN JOON
Job No: 25018
Page No: DA08
Scale: A1 - 1:100 OR A3 - 1:200

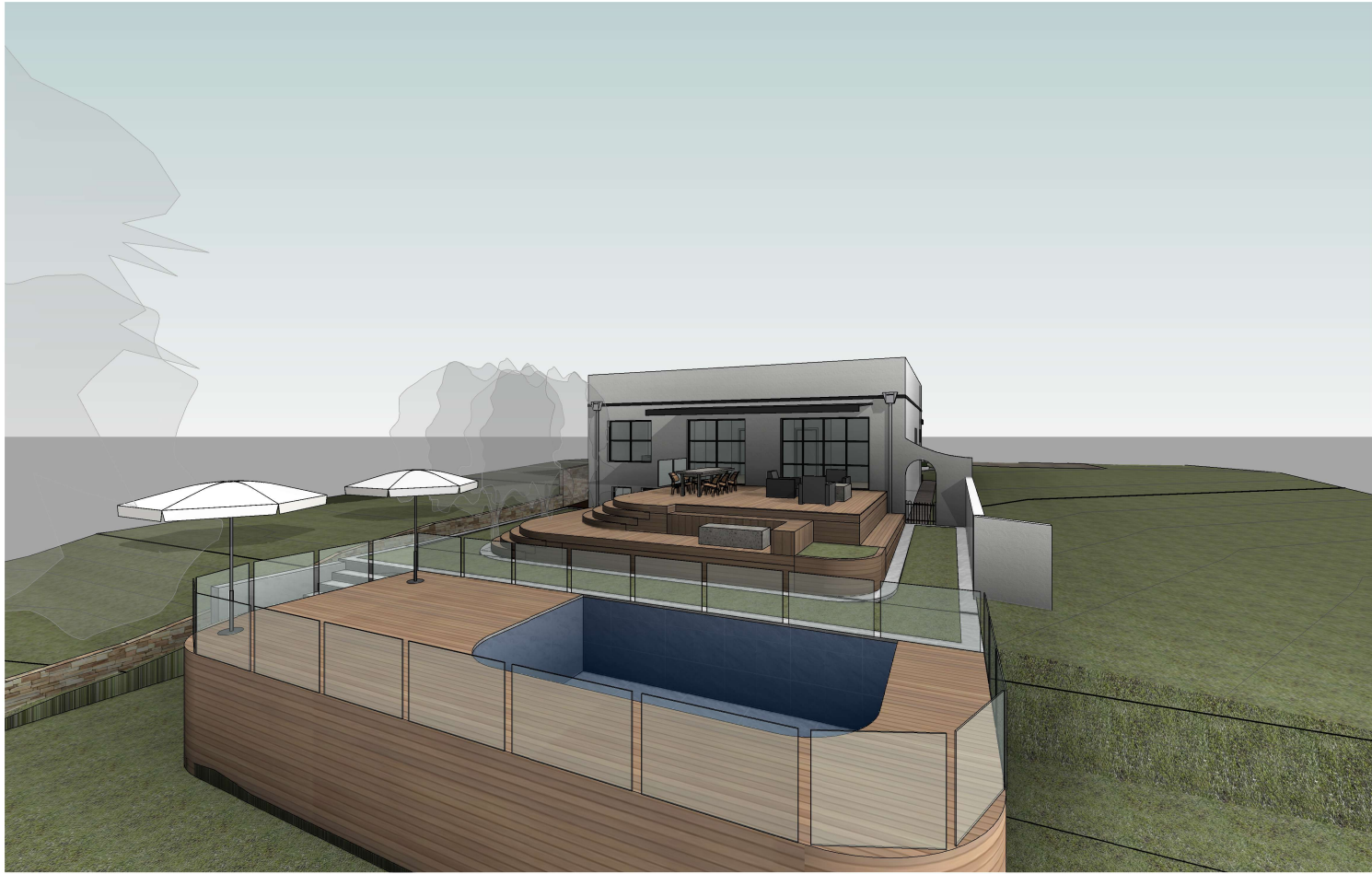
Rev E
Date: 17.09.2025
Drawn By AJ
Amendment DA SUBMISSION



DESIGNED 2 YOU
BUILDING DESIGN



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EXTERIOR 3D PERSPECTIVES

SCOT McALLAN

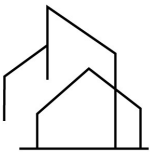
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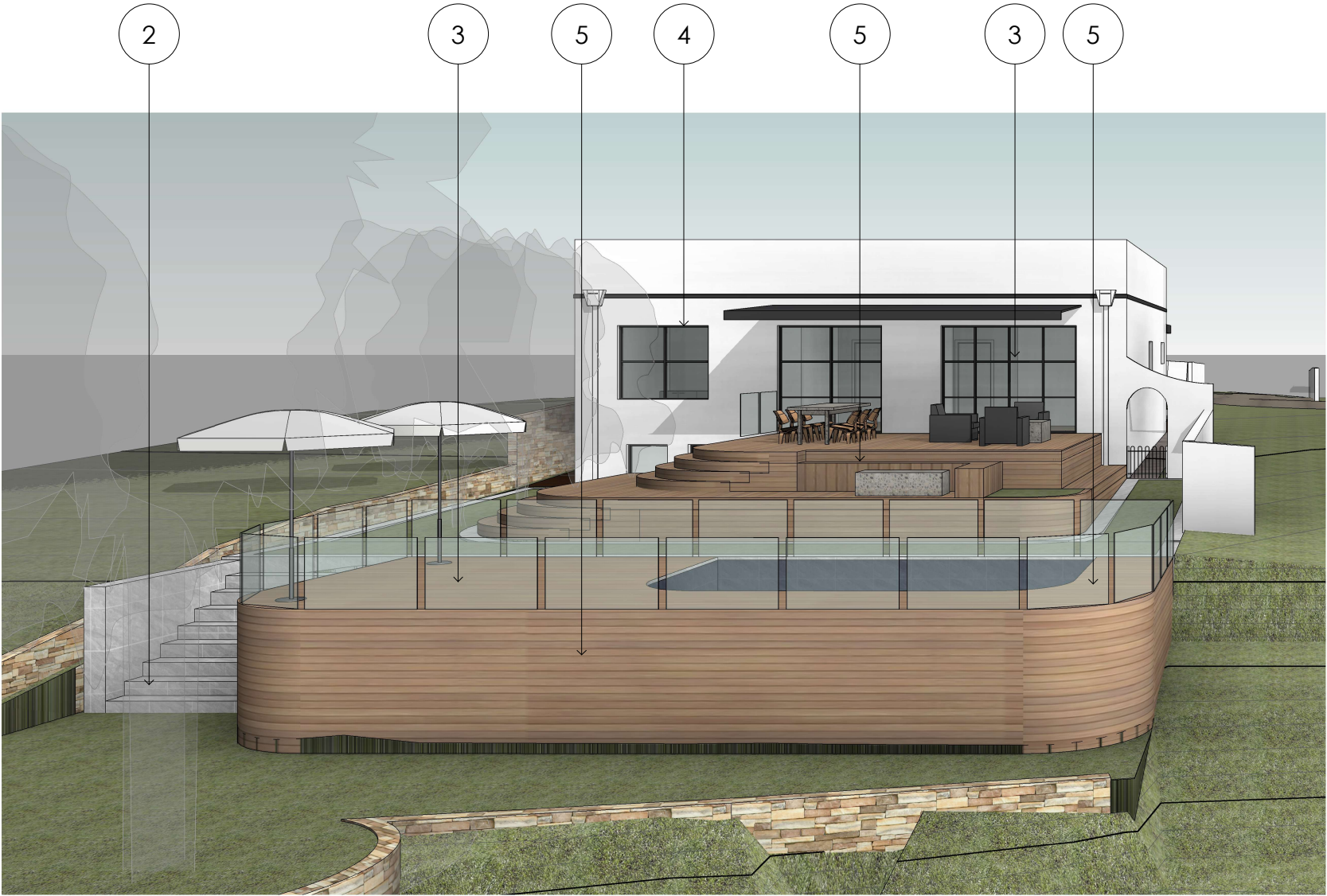
Designed By ADRIAN JOON
Job No: 25018
Page No: DA09
Scale

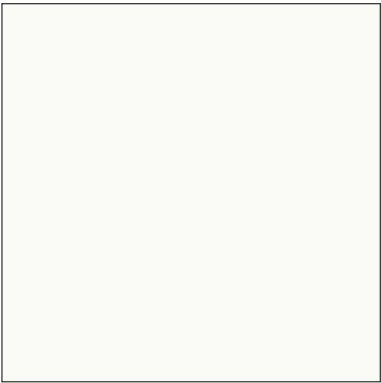

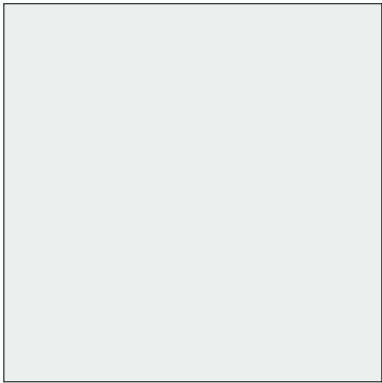

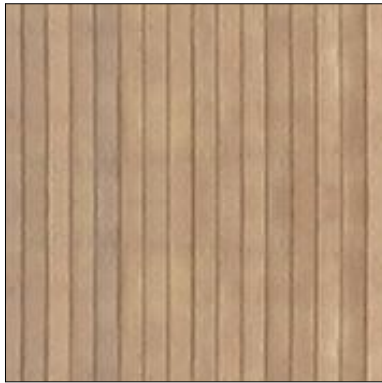


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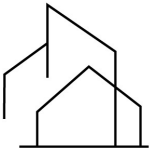
MATERIAL SCHEDULE						
						
1. RN-01	2. TL-01	3. GL-CL	4. C-MN	5. TIMBER	6. TIMBER DOOR	7. MR-KL
Render Colour: Dulux "Natural White" or similar to match with existing	Selected tiles 600x600mm	Glass clear (non-tinted)	Window & door frame Precoloured aluminium Colour: - Colorbond "Monument" or similar Wall moulding Colour: - Colorbond "Monument" or similar	Selected timber deck	Selected garage door	Precoloured kliplok roofing Colour: Colorbond "Surfmist" or similar

EXTERNAL FINISHES SCHEDULE

SCOT McALLAN
307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

ADDITIONS & ALTERATIONS
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NOT FOR CONSTRUCTION

Designed By	ADRIAN JOON	Rev	E
Job No:	25018	Date:	17.09.2025
Page No:	DA10	Drawn By	AJ
Scale	DA SUBMISSION	Amendment	DA SUBMISSION



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BUILDING DESIGN



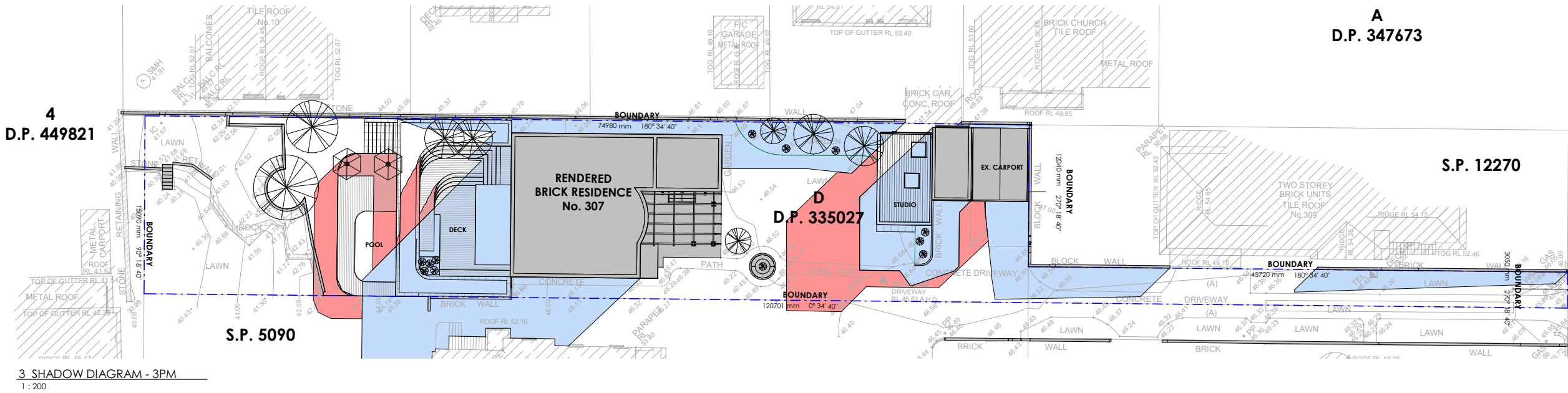
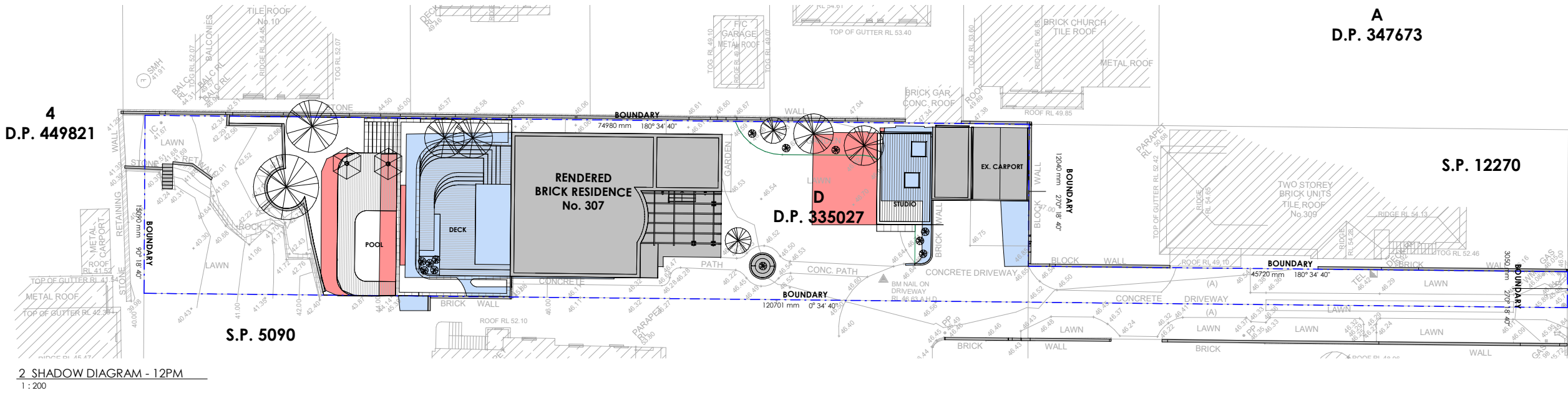
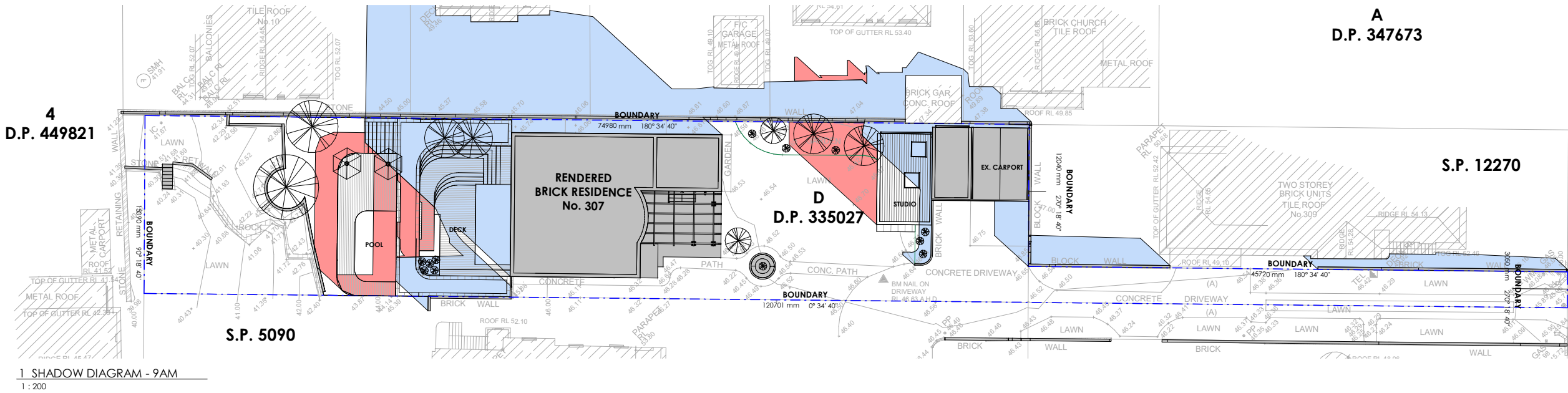
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LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS



SHADOW DIAGRAMS - 21ST JUNE

SCOT McALLAN

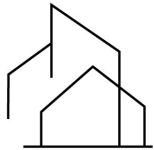
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STAGE: DA SUBMISSION
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Designed By ADRIAN JOON
Job No: 25018
Page No: DA11
Scale: A1 - 1:200 OR A3 - 1:400

Rev E
Date: 17.09.2025
Drawn By AJ
Amendment DA SUBMISSION



DESIGNED 2 YOU
BUILDING DESIGN



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GENERAL NOTES

EROSION AND SEDIMENT CONTROL
SILT FENCE AROUND PERIMETER OF THE PROPERTY AS INDICATED. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY BY SITE MANAGER.

SITE ACCESS POINT PROVIDE KERB AND LAYBACK SEDIMENT GRID SILTRAPS

WASTE & RECYCLING MANAGEMENT
WASTE MATERIAL WILL BE STORED ONSITE UNTIL TRUCK OR SKIP IS AVAILABLE FOR PICK UP FROM STREET. MATERIALS FOR RECYCLING WILL BE SEPARATED AND STORED APPROPRIATELY SO WASTE AND RECYCLING REQUIREMENTS ARE REDUCED.

WASTE DURING CONSTRUCTION
SKIPS WILL BE POSITIONED IN THE OFF STREET PARKING AFTER CONSTRUCTION.

AFTER CONSTRUCTION WASTE AND RECYCLING BINS WILL BE STORED AT FRONT OF PROPERTY WITH ACCESS TO CLEANING FACILITIES.

COUNCIL APPROVAL WILL BE OBTAINED PRIOR TO PLACEMENT OF ANY MATERIALS ON THE FOOTPATH.

ALL STOCKPILES TO BE CLEAR OF DRAINS, GUTTERS AND FOOTPATHS.

STORMWATER AND DRAINAGE
USING EXISTING STORMWATER WILL REMAIN AS EXISTING AND ALL WORK WILL BE IN ACCORDANCE TO COUNCIL REQUIREMENTS.

DRAINAGE IS TO REMAIN AS EXISTING TO STORMWATER

ROADS AND FOOTPATH TO BE SWEEP DAILY.

HOURS OF OPERATION NOT TO EXCEED THOSE NOTED IN COUNCIL POLICY

MATERIAL NOTES:
NO RAINFOREST TIMERS OR TIMBER CUT FROM OLD GROWTH FOREST TO BE USED IN CONSTRUCTION. GENERALLY STRUCTURAL TIMBER TO BE TREATED PINE AND COMPOSITE BEAMS.

REFER WASTE MANAGEMENT PLAN FOR RECYCLING AND MATERIALS TO BE REMOVED FROM SITE. WASTE MANAGEMENT PLAN IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD.

HAZARDOUS MATERIALS AND ASBESTOS REMOVAL TO BE IN ACCORDANCE WITH REQUIREMENTS OF THE RELEVANT LEGISLATION , CODES, STANDARDS AND GUIDELINES PRIOR TO ANY DEMOLITION. PRIOR TO ANY REMOVAL OF ASBESTOS FULL DETAILS TO BE SUBMITTED TO COUNCIL ON THE METHOD OF CONTAINMENT AND CONTROL OF EMISSION OF FIBRES TO THE AIR.

ASBESTOS REMOVAL AND TRANSPORTATION WORKS ARE TO FULLY COMPLY WITH WORKCOVER NSW AND THE EPA AS WELL AS "CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS (NOHSC:202(1988))" AND SPECIFICALLY NORTHERN BEACHES COUNCIL'S ASBESTOS POLICY AND NATIONAL OCCUPATIONAL HEALTH AND SAFETY COMMISSIONS: CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS 2000 (1988)

CONSTRUCTION MANAGEMENT
SITE DELIVERIES AND ACCESS TO BE MADE FROM THE STREET USING EXISTING ACCESS POINTS.

LOADING AND UNLOADING OF EXCAVATION MACHINES, FORM WORK AND BUILDING MATERIALS TO BE IN STREET USING SUITABLE WARNING SIGNS ERECTED DURING OPERATIONS.

SOIL AND EXCAVATION
MATERIAL FROM SITE IS NOT TO BE TRACKED ONTO THE ROAD BY VEHICLES/MACHINERY ENTERING OR LEAVING THE SITE. CLEAR DUST/SOIL OR OTHER CONSTRUCTION MATERIAL TO BE SWEEP OFF PAVEMENT / ROADWAY AND CONTAINED WITHIN THE SITE.

DEMOLISHED WORKS TO BE SPRAYED WITH WATER ONTO POROUS SURFACE ONLY TO SUPPRESS DUST. COVERS TO BE MADE SECURE OVER CEMENT WHEN SITE NOT IN USE TO RESTRICT CONCRETE BLOWING AROUND

DURING DEMOLITION / CONSTRUCTION KEEP FOOTPATH & ROAD CLEAR OF VEHICLE & MATERIALS.

A CRANE IS NOT ANTICIPATED.



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WASTE MANAGEMENT PLAN

SCOT McALLAN

307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

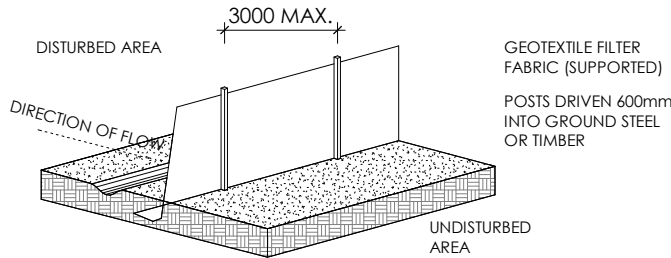
ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION
NOT FOR CONSTRUCTION

Designed By ADRIAN JOON
Job No: 25018
Page No: DA12
Scale A1 - 1:200 OR A3 - 1:400
Rev E
Date: 17.09.2025
Drawn By AJ
Amendment DA SUBMISSION



DESIGNED 2 YOU
BUILDING DESIGN



SEDIMENT FENCE DETAIL

SUITABLE FOR DRAINAGE AREA OF 0.6HA MAX. AND SLOPE GRADIENT OF 1:2 MAX. WITH LENGTH OF 60m MAX.

BUSHFIRE PROTECTION

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SCHEDULE - WINDOW							
WINDOW No.	HEIGHT	WIDTH	SILL	MATERIAL	STYLE	GLAZING TYPE	ROOM
GROUND F.L.							
W01	1650	2000	750	POWDERCOATED ALUMINIUM - MONUMENT	AWNING	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	BEDROOM
STUDIO F.L.							
W02	1200	1500	900	POWDERCOATED ALUMINIUM - MONUMENT	SLIDING	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	BATH
W03	1500	1500	600	POWDERCOATED ALUMINIUM - MONUMENT	SLIDING	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	STUDIO
W04	2100	900	0	POWDERCOATED ALUMINIUM - MONUMENT	AWNING	ALUMINIUM SINGLE LO-TSOL LOW-E (U-VALUE: 5.6, SHGC: 0.36)	STUDIO
W05	500	2500	1600	POWDERCOATED ALUMINIUM - MONUMENT	AWNING	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	STUDIO

SCHEDULE - DOOR							
DOOR No.	HEIGHT	WIDTH	SILL	MATERIAL	STYLE	GLAZING TYPE	ROOM
GROUND F.L.							
D01	2400	2300	0	POWDERCOATED ALUMINIUM - MONUMENT	2 PANEL HINGED	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	STUDY
D02	2400	3000	0	POWDERCOATED ALUMINIUM - MONUMENT	4 PANEL FIXED, HINGED,HIGNED, FIXED	IMPROVED ALUMINIUM, SINGLE CLEAR, (U-VALUE: 6.44, SHGC: 0.75)	M. BEDROOM
D03	2100	820	0	POWDERCOATED ALUMINIUM - MONUMENT	HINGED DOOR	N/A	STUDIO
D04	2400	3600	0	ALUMINIUM FRAME - TIMBER FINISH	SECTIONAL GARAGE DOOR	N/A	CARPORT

SCHEDULE - SKYLIGHT						
SKYLIGHT No.	HEIGHT	WIDTH	MATERIAL	STYLE	GLAZING TYPE	ROOM
SL02	1180	1140	POWDERCOATED ALUMINIUM - MONUMENT	VELUX ELECTRIC SKYLIGHT (VSE)	LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL, (OR U-VALUE: 2.9, SHGC: 0456)	STUDIO
SL03	1180	1140	POWDERCOATED ALUMINIUM - MONUMENT	VELUX ELECTRIC SKYLIGHT (VSE)	LOW-E INTERNAL/ARGON FILL/CLEAR EXTERNAL, (OR U-VALUE: 2.9, SHGC: 0456)	BATH

NOTES

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9.

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10.

INSTALL ALL DOOR HARDWARE AT A HEIGHT OF 1000MM ABOVE THE FINISHED FLOOR LEVEL (AFL).
11.

ENSURE PROPER FALLS IN BATHROOM FLOORS ACCORDING TO AS1428.1 REGULATIONS.
12.

ALL DEMOLITION MUST BE CARRIED OUT IN ACCORDANCE WITH A.S 2601-2001.
13.

LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER TO ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

WINDOW & DOOR NOTE:
ALL WINDOWS AND DOORS MANUFACTURER TO BE CONFIRMED BY OWNER.
- IMPROVED ALUMINIUM FRAMED, SINGLE CLEAR UNLESS NOTED OTHERWISE.
- SIZES SHOWN ARE NOMINAL SIZES ONLY AND ARE SUBJECT TO MANUFACTURERS STANDARD SIZE AND PROFILE.
- ALL GLAZING IS TO COMPLY WITH AS 1288. (2006) AND AS 2047 (1999)
- BEDROOM WINDOWS 2.0M ABOVE GROUND LEVEL TO BE RESTRICTED TO 125MM MAX. OPENING WITH A CHILD RESISTANT MECHANISM OR WINDOW RESTRAINED BY A DEVICE IN ACCORDANCE WITH BCA 2022.
- WINDOW AND DOOR SCHEDULE TO BE READ IN CONJUNCTION WITH THE ACOUSTIC AND BASIX REPORTS.
- ACOUSTIC AND BASIX REPORTS TAKE PRECEDENCE OVER PLANS.
- ACOUSTIC SEALS ARE REQUIRED TO BE INSTALLED AROUND THE DOOR FRAME AND DOOR AS PER ACOUSTIC REPORT REFER TO REPORT FOR DETAILS.
- ENTRY SIDELIGHT WINDOW TO BE GRADE A SAFETY GLASS.
- WINDOWS IN BATHROOM AND ENSUITE BELOW 2m TO BE GRADE A SAFETY GLASS.
- GLASS IN DOORS TO BE GRADE A SAFETY GLASS AND COMPLY WITH AS1288.
- SHOWER SCREENS TO BE TOUGHENED SAFETY GLASS.

WINDOW & DOOR SCHEDULE

SCOT McALLAN

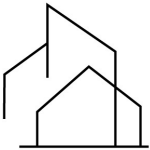
307 SYDNEY ROAD, BALGOWLAH NSW
LOT D - DP335027

ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION
NOT FOR CONSTRUCTION

Designed By ADRIAN JOON
Job No: 25018
Page No: DA13
Scale

Rev E
Date: 17.09.2025
Drawn By AJ
Amendment DA SUBMISSION



DESIGNED 2 YOU
BUILDING DESIGN



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Adrian Joon
P 0424 350 038
E adrian@designed2you.com.au

