

Location Plan



Location	62 Beresford Rd Bellevue Hill NSW 2023 Australia Lot A 332414
Proposed Work	Residential Alterations and Additions
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Hydraulic	Paul Smith e: psmith@vosgroup.com.au VOS Group Suite 802, Level 8, 99 Mount Street North Sydney NSW 2060 02 8458 2700
Surveyor	Andrew Mason e: andrew@mason.net.au Frank M Mason & Co 2 Winslow Street, Milsons Point, NSW 2061 02 9929 6233
Landscape	William Dangar Dangar Barin Smith PO Box 239 Botany NSW, 1455 02 9316 9044

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Legend

BAL	Balustrade
GL-CL	Clear glazing
CU	Copper
MIR	Mirror
PV	Photovoltaic cells
SCR	Screen
SK	Skylight
ST	Stone
TOA	Top of awning
TOF	Top of fence
TOW	Top of wall
W	Window

BASIX notes

BASIX Certificate number: A442137

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank The applicant must install a rainwater tank of at least 1197 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 95 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 48.5 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: gas.	✓	✓	✓
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	✓

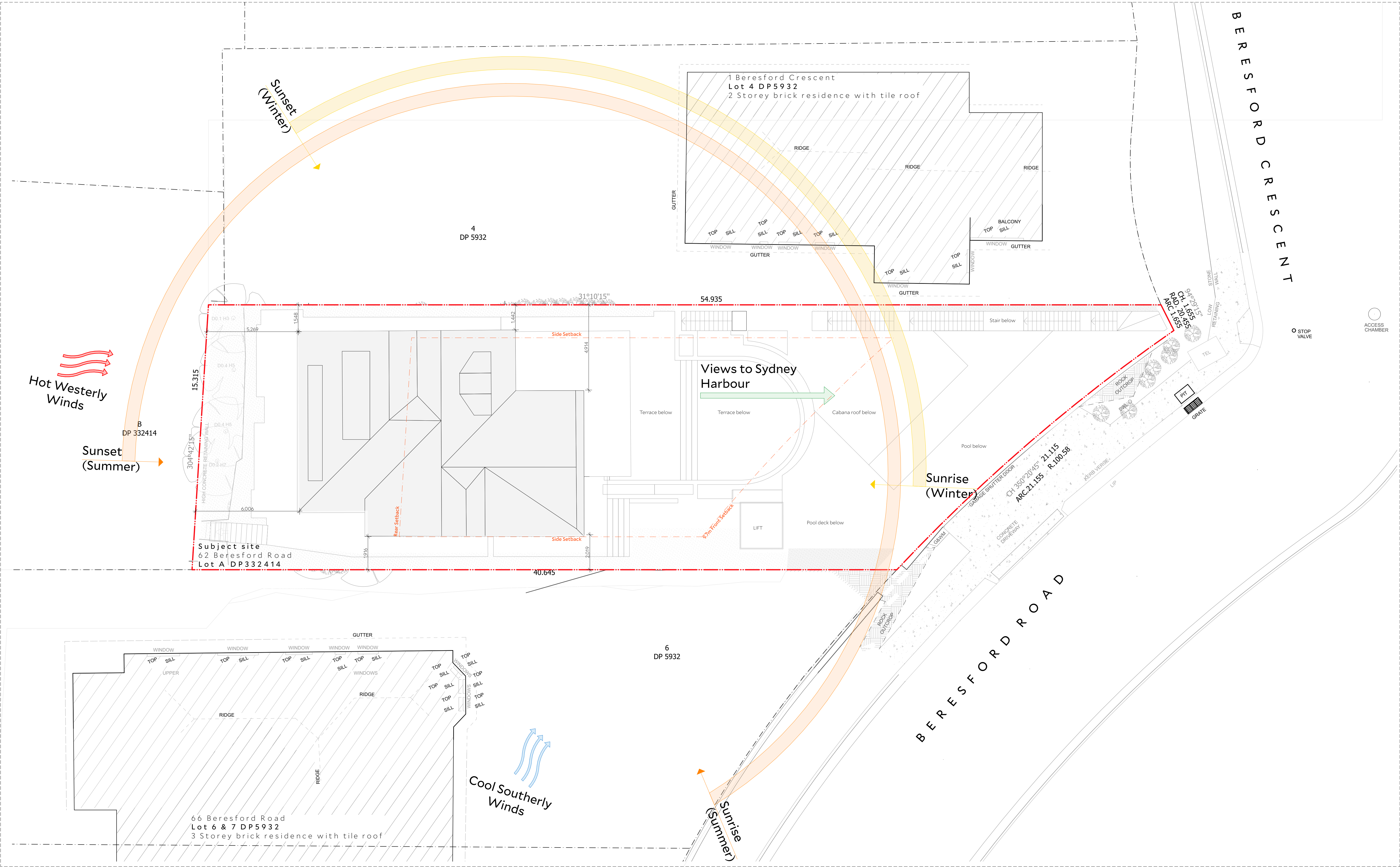
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03	2/7/21		For Coordination
04	21/9/21		Pre-DA Submission
05	26/11/21	EK	Consultant DA Coordination
06	2/12/21		Planner Review
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C	3/3/23	TD	LEC Revisions
D	3/3/23	TD	LEC Revisions
E	3/3/23	TD	LEC Revisions

BASIX notes

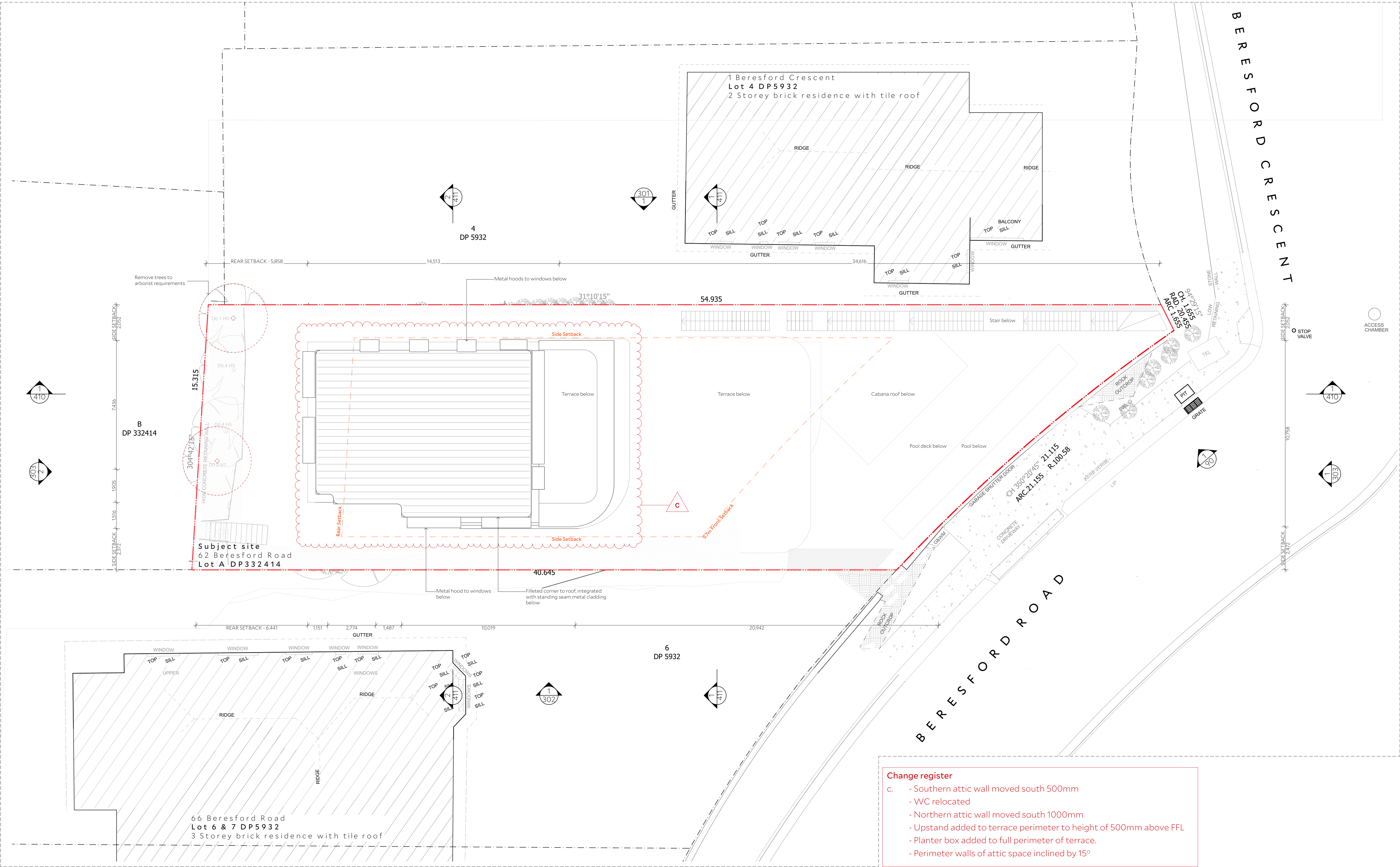
Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Insulation requirements						
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation 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 above garage: concrete (R0.6).	nil					
floor above existing dwelling or building.	nil					
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)					
flat ceiling, flat roof: concrete/plasterboard internal	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorbance > 0.70)				
Glazing requirements						
Show on DA Plans Show on CC/CDC Plans & specs Certifier Check						
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.						
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.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.						
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.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
W-04	NE	16.07	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-05	NE	3.79	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-06	NE	4.45	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-07	NE	19.9	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-08	NE	8.81	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-09	SE	3.33	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-10	SE	8.7	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-11	SE	6.28	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-12	SW	6.11	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-13	SW	2.51	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-14	NW	1.44	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-15	NW	3.07	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-16	NW	3.05	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-17	NW	15.93	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-18	NE	11.74	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-19	NE	5.87	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-20	NE	2.27	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-21	E	8.44	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-22	SE	2.7	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-23	SE	2.7	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-24	SE	1.64	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-25	SW	0.83	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-26	SW	2.5	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-27	NW	2.47	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-28	NW	1.85	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-29	NW	1.85	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-30	NW	6.3	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-31	NW	1.8	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-32	NW	14.23	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-33	NE	15.47	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-34	NE	1.69	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-35	SE	4.88	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-36	SE	8.09	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-37	SW	6.14	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-38	SW	6.14	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-39	NW	2.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-40	NW	2.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-41	NW	2.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W-42	NW	6.57	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
Glazed roofs						
The applicant must install the glazed roofs described in the table below, in accordance with the specifications listed in the table.						
The following requirements must also be satisfied in relation to each glazed roof:						
Glazed roofs glazing requirements						
Glazed roof number	Area of glazing (m2)	Shading device	Glass type			
SK-01	2.09	no shading	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
SK-02	2.09	no shading	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			
SK-03	2.09	no shading	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)			

Client	North
Zoe Clarkson and Jonathon Pearce 62 Beresford Rd Bellevue Hill NSW 2023	
Scale bar	

Project	Drawing title	Title Sheet
331 62 Beresford Rd Bellevue Hill, NSW	Scale Date Drawn by	NTS @ A1 26/11/21 EK
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1 Site Analysis Plan
1:100



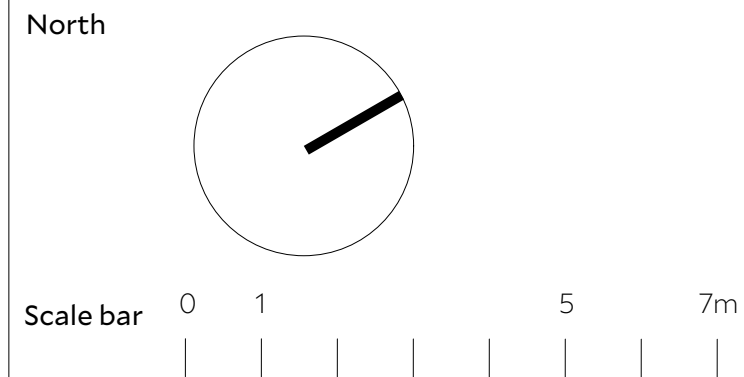
1 Site & Roof Level Plan Proposed
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Notes
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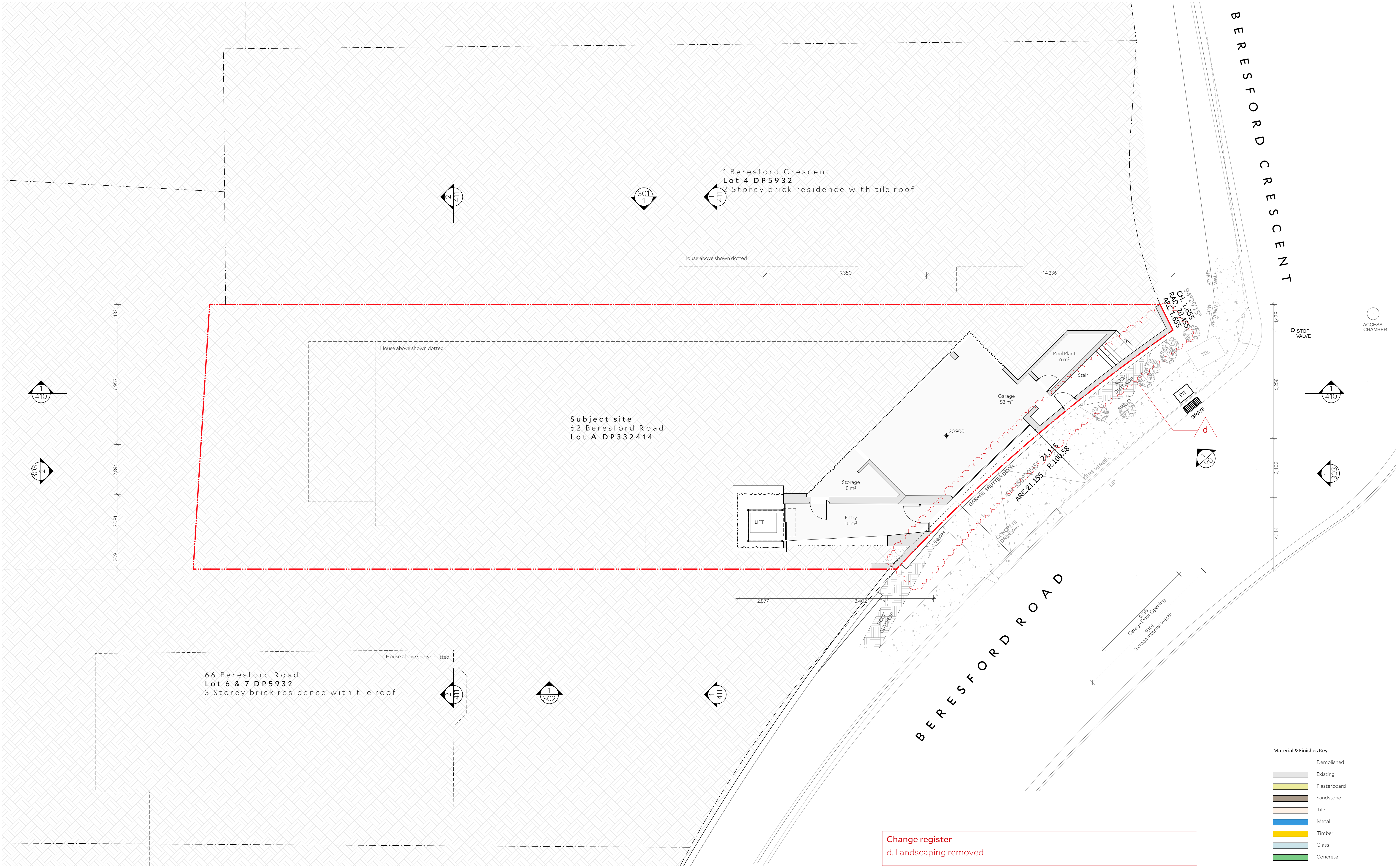
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02	2/12/21		Planner Review
A	12/1/22		DA Submission
B	13/2/23	TD	DA revisions
C	3/3/23	TD	LEC Revisions
D	3/3/23	TD	LEC Revisions
E	3/3/23	TD	LEC Revisions

Client
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Drawing title	Site Plan
Scale	1:100 @ A1
Date	26/11/21
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Drawing Number+ Revision	331_DA_102
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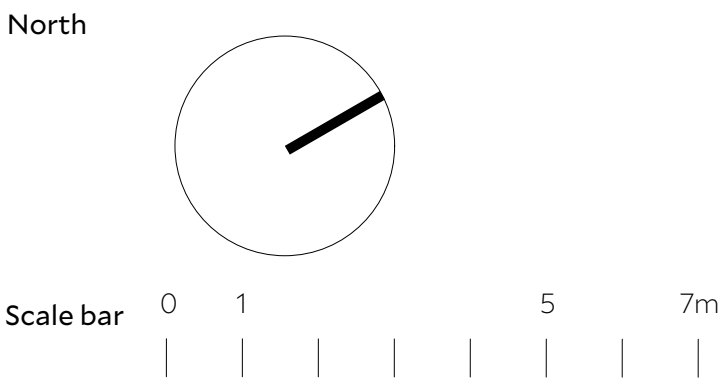
1 Garage Level Proposed
1:100

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No	Date	By	Note
07	2/12/21		Planner Review
A	12/1/22		DA Submission
B	9/3/22		Additional DA Information
C	8/2/23	TD	DA revisions
D	10/2/23	TD	DA revisions
E	13/2/23	TD	DA revisions
F	3/3/23	TD	LEC Revisions
G	3/3/23	TD	LEC Revisions
H	3/3/23	TD	LEC Revisions

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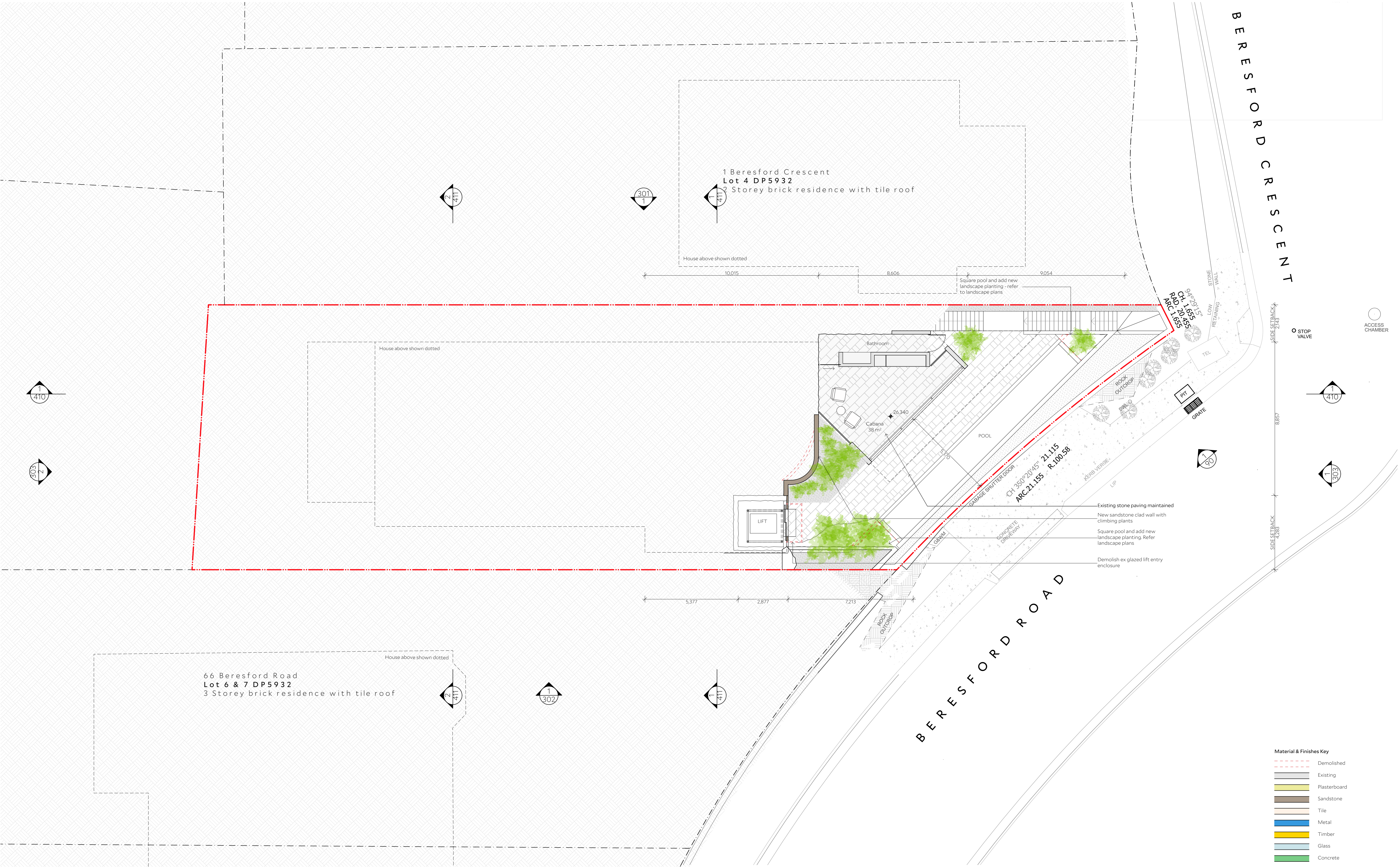


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Drawing title Garage Level Plan

Scale 1:100 @ A1
Date 26/11/21
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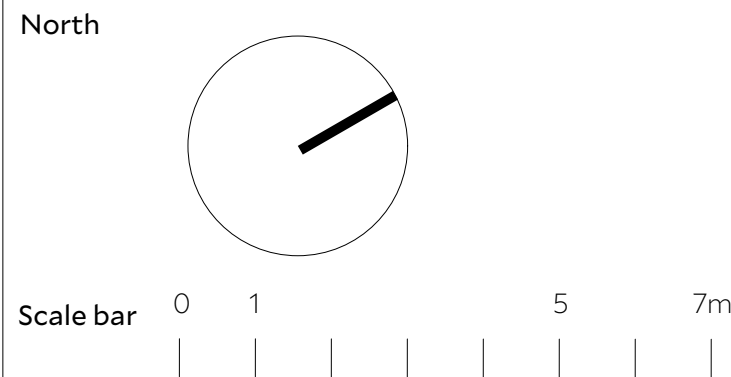
1 Pool Level Plan Proposed
1:100

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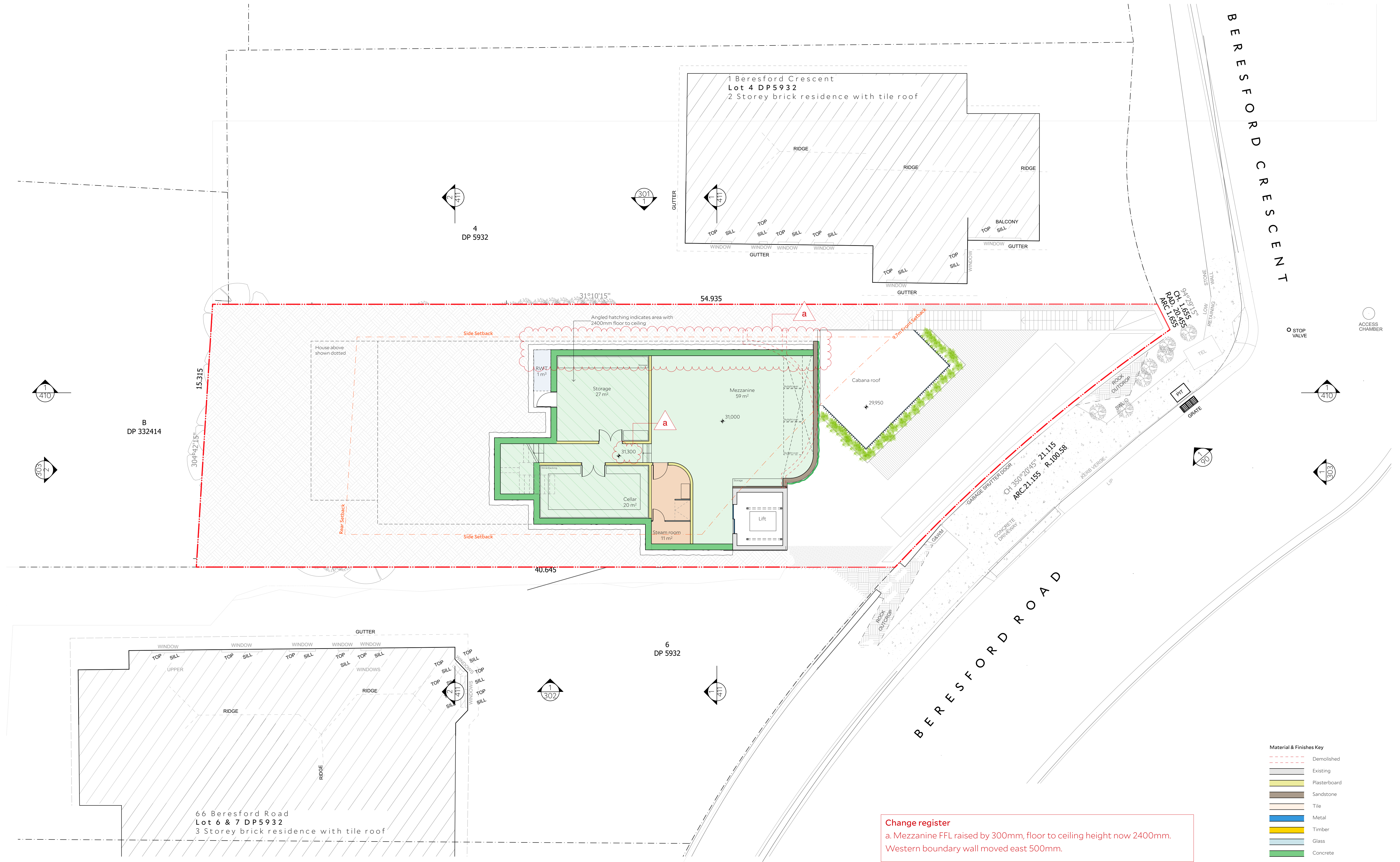
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07	2/12/21		Planner Review
A	12/1/22		DA Submission
B	8/2/23	TD	DA revisions
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F	3/3/23	TD	LEC Revisions
G	3/3/23	TD	LEC Revisions

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Drawing title Pool Level Plan
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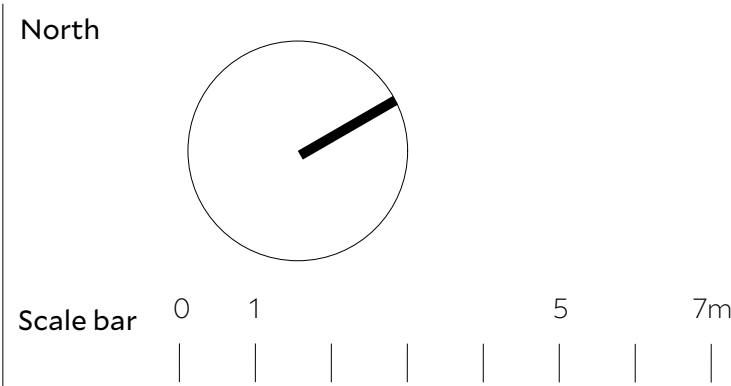
1 Mezzanine Level Plan Proposed
1:100

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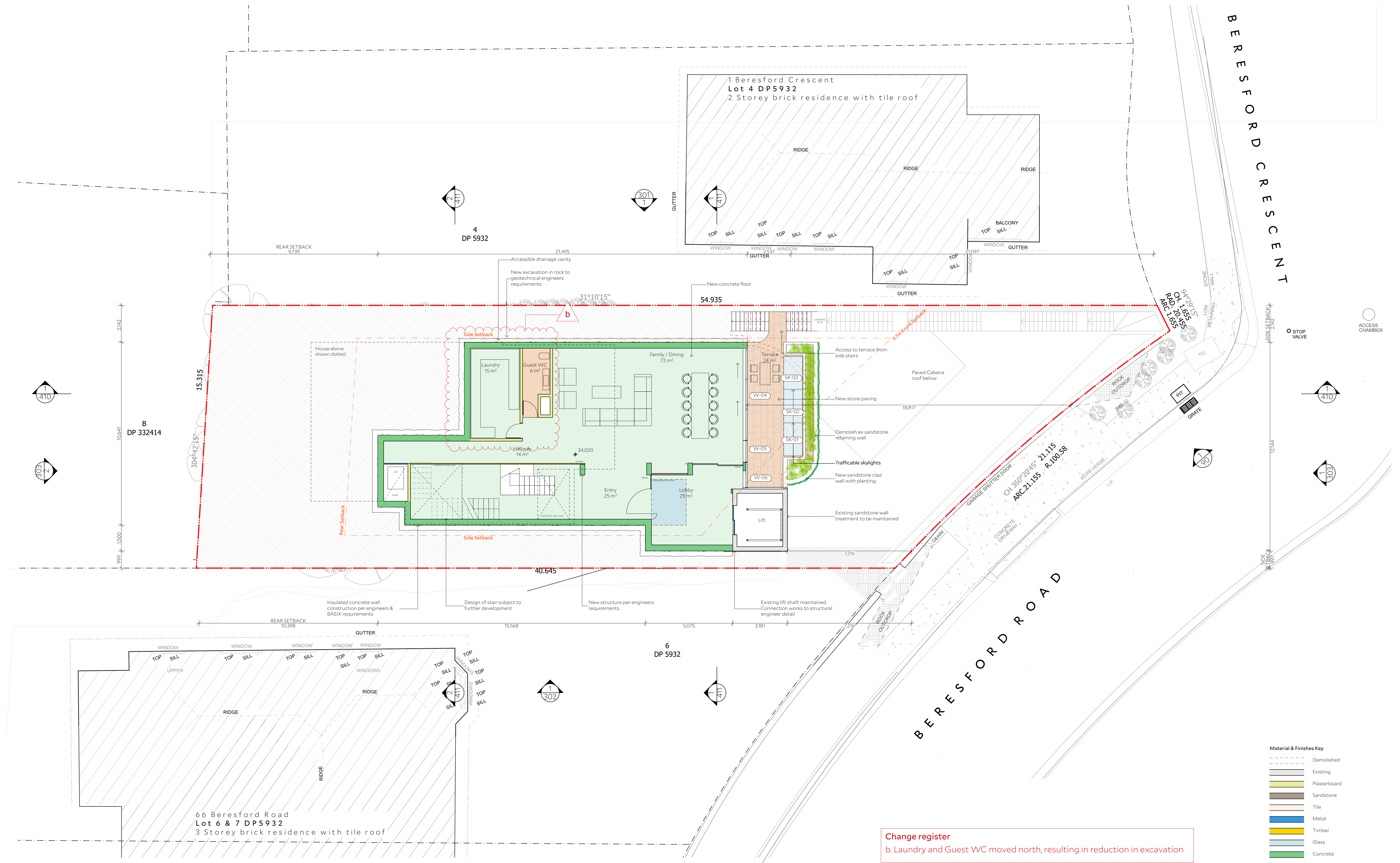
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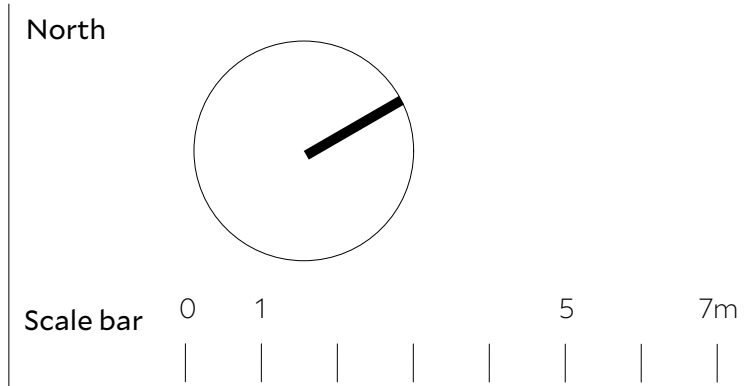
1
1:100
Lower Ground Level

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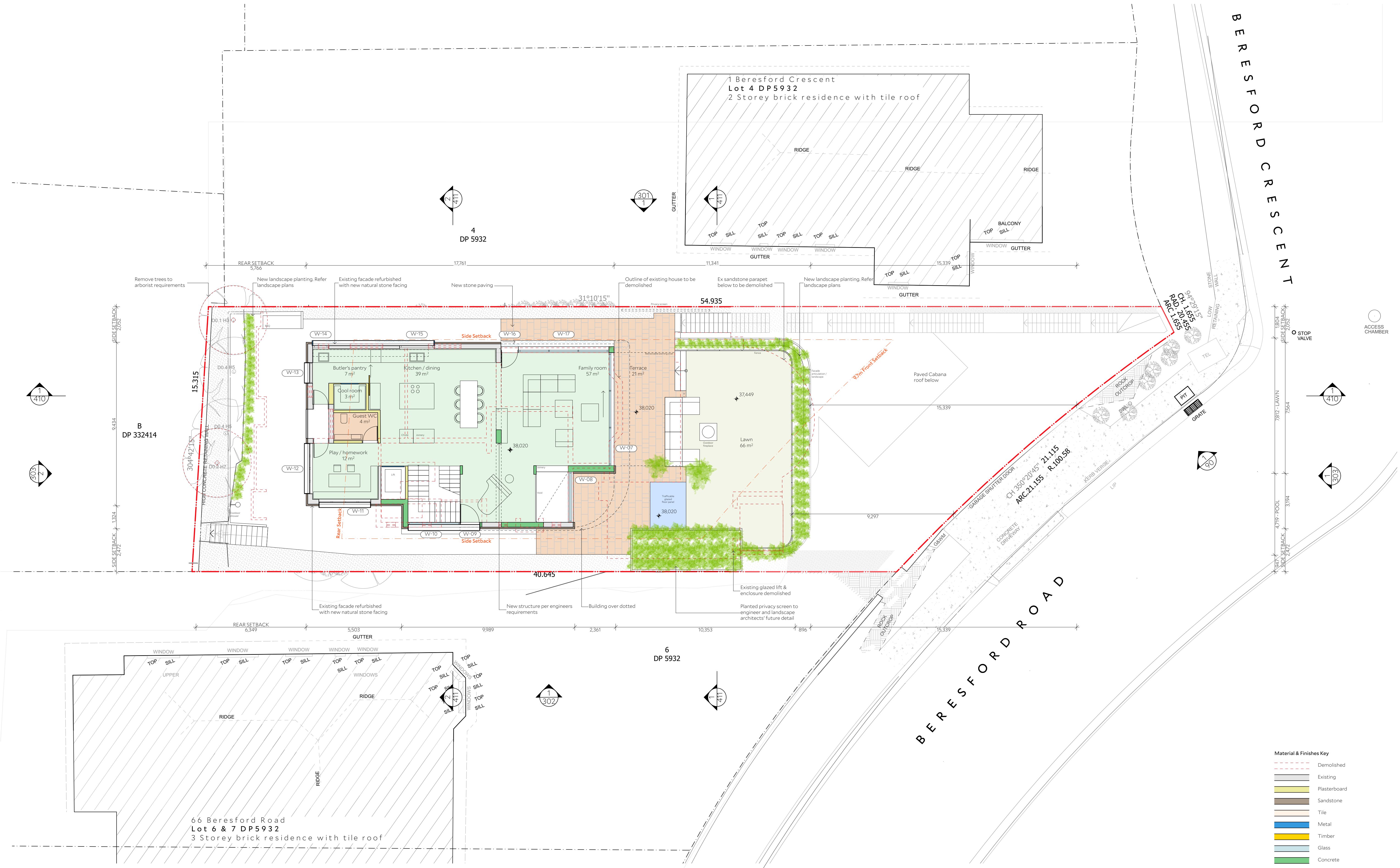
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G	3/3/23	TD	LEC Revisions

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G



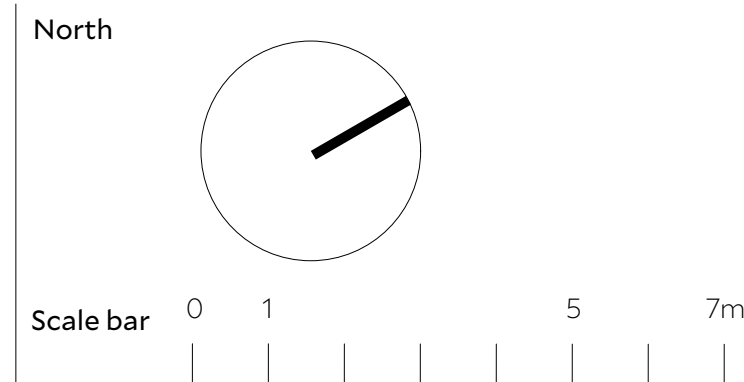
1 Ground Level Plan Proposed
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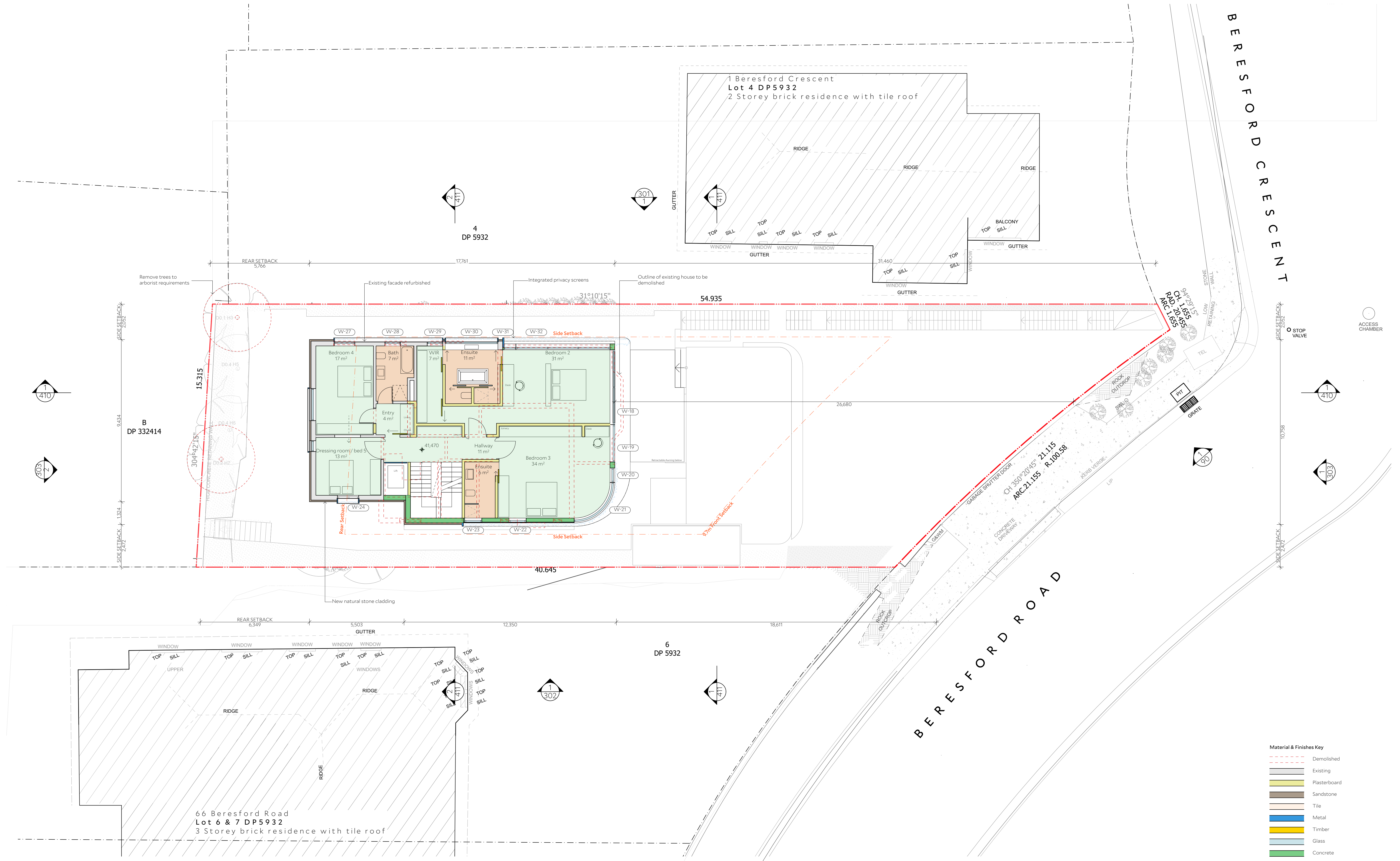
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G



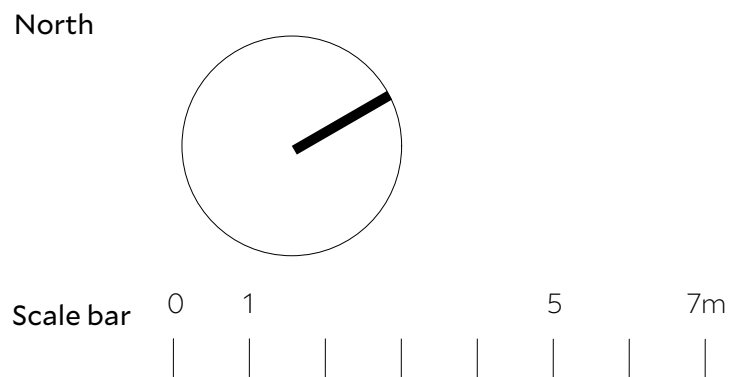
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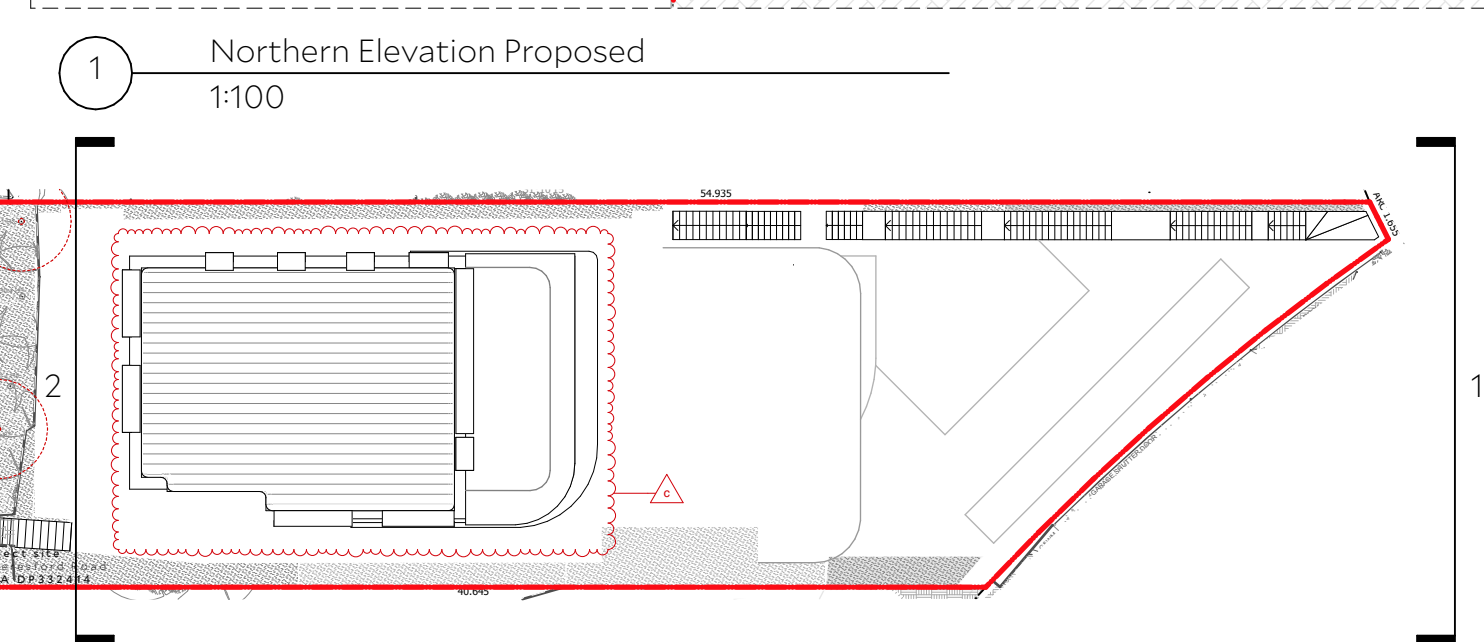
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Drawing Number+ Revision 331_DA_205



Material & Finishes Key

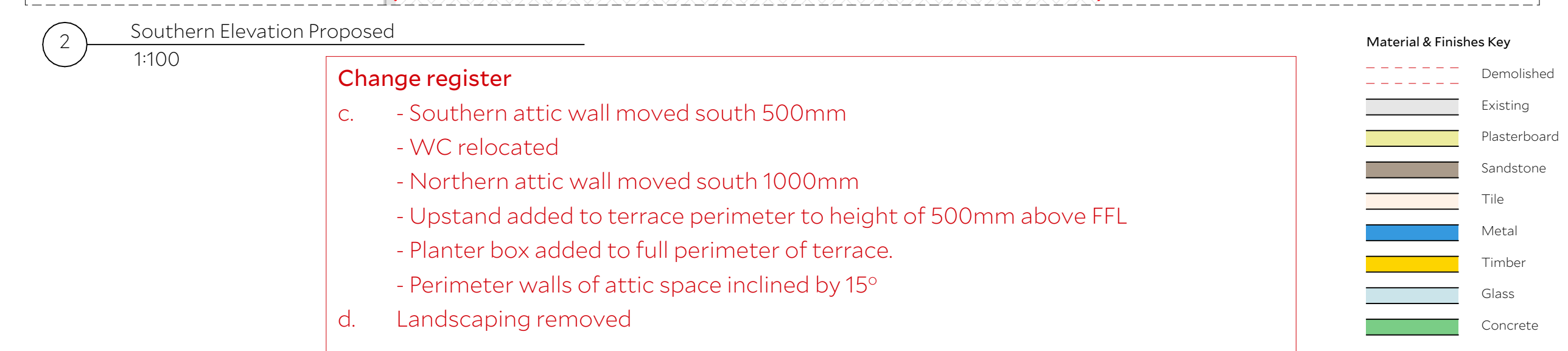
	Demolished
	Existing
	Plasterboard
	Sandstone
	Tile
	Metal
	Timber
	Glass
	Concrete



No	Date	By	Note
02	21/9/21		Pre-DA Submission
03	26/11/21	EK	Consultant DA Coordination
04	2/12/21		Planner Review
A	12/1/22		DA Submission
B	13/2/23	TD	DA revisions
C	22/2/23	TD	DA revisions
D	3/3/23	TD	LEC Revisions
E	3/3/23	TD	LEC Revisions
F	3/3/23	TD	LEC Revisions

Client

Zoe Clarkson and Jonathon Pearce
62 Beresford Rd
Bellevue Hill NSW 2023



- Change register**
- c.
- Southern attic wall moved south 500mm
 - WC relocated
 - Northern attic wall moved south 1000mm
 - Upstand added to terrace perimeter to height of 500mm above FFL
 - Planter box added to full perimeter of terrace.
 - Perimeter walls of attic space inclined by 15°
- d. Landscaping removed

Material & Finishes Key

	Demolished
	Existing
	Plasterboard
	Sandstone
	Tile
	Metal
	Timber
	Glass
	Concrete

North



Project

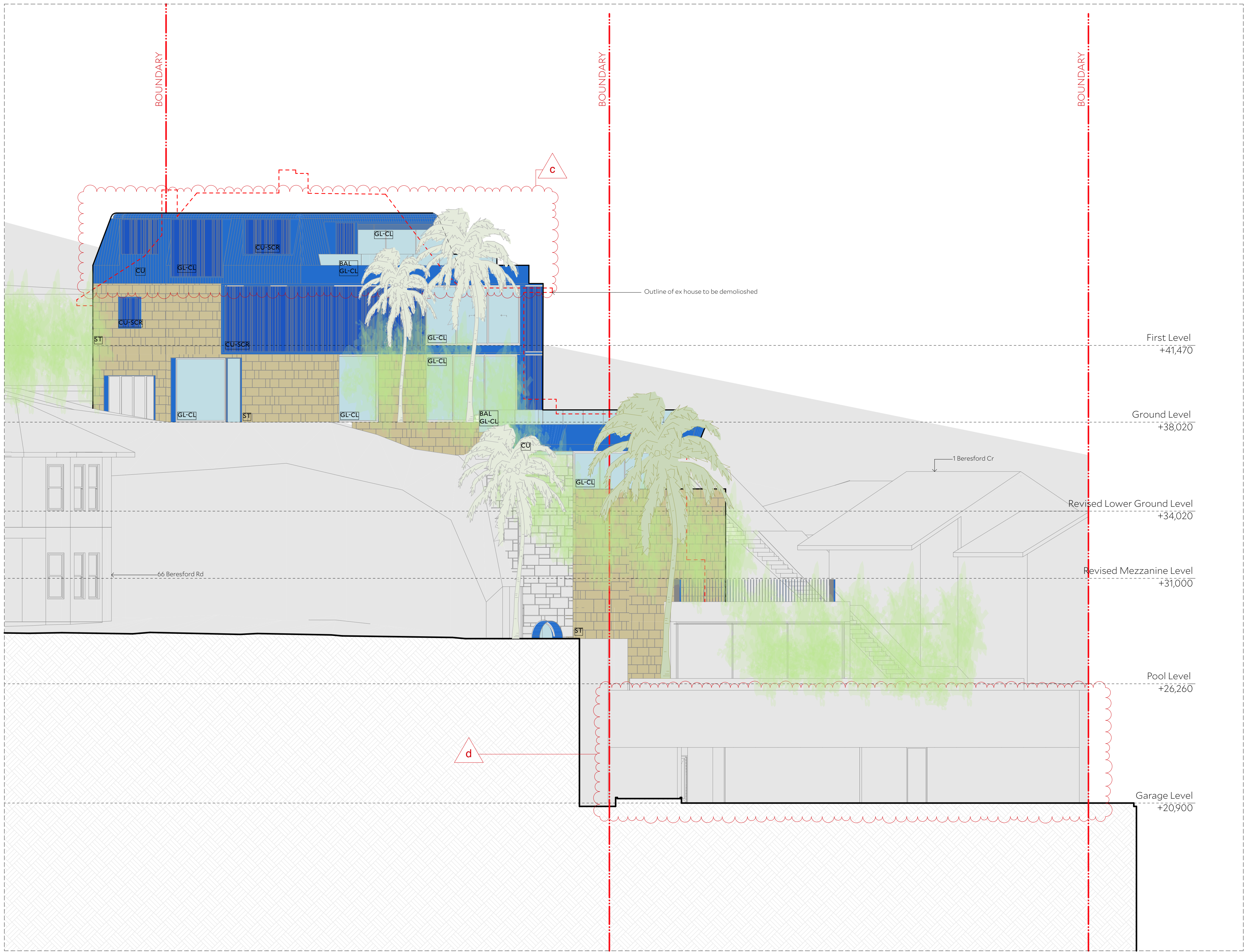
331
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Bellevue Hill, NSW

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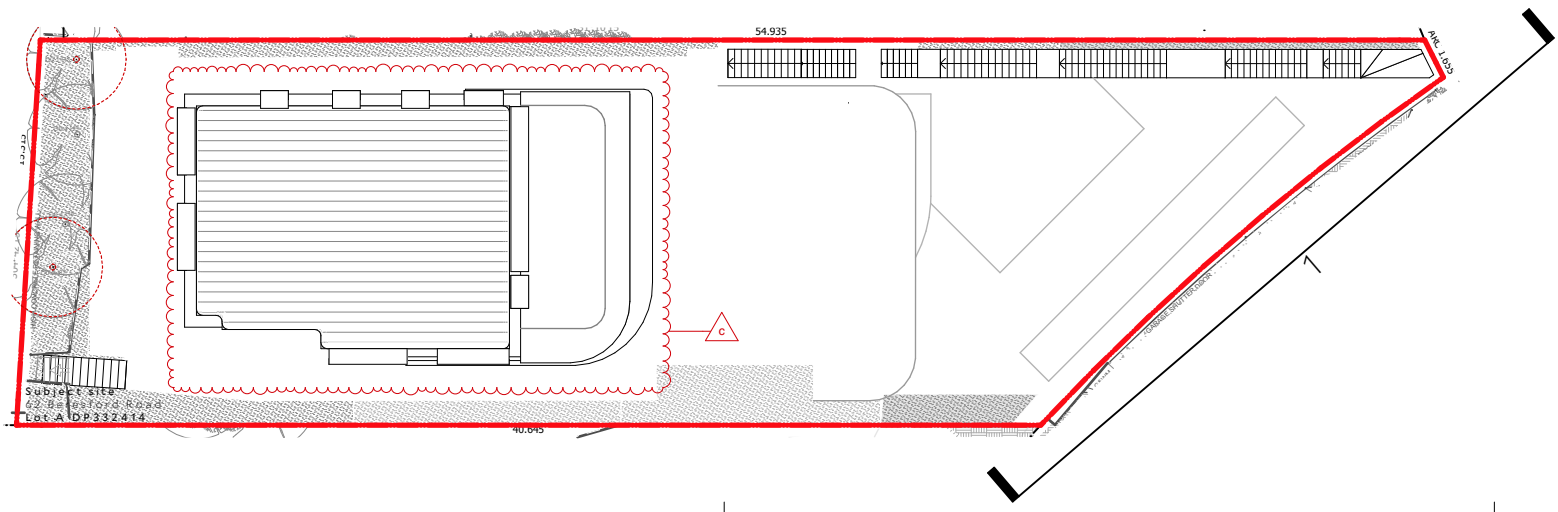
Drawing title	Elevations Proposed
---------------	---------------------

Scale	1:100 @ A1
Date	26/11/21
Drawn by	EK

Drawing
Number+
Revision



1 North-East Elevation Proposed
1:100



- Change register**
- c. - Southern attic wall moved south 500mm
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Material & Finishes Key	
	Demolished
	Existing
	Plasterboard
	Sandstone
	Tile
	Metal
	Timber
	Glass
	Concrete

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Notes
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No	Date	By	Note
A	8/2/23	TD	DA revisions
B	13/2/23	TD	DA revisions
C	3/3/23	TD	LEC Revisions
D	3/3/23	TD	LEC Revisions
E	3/3/23	TD	LEC Revisions

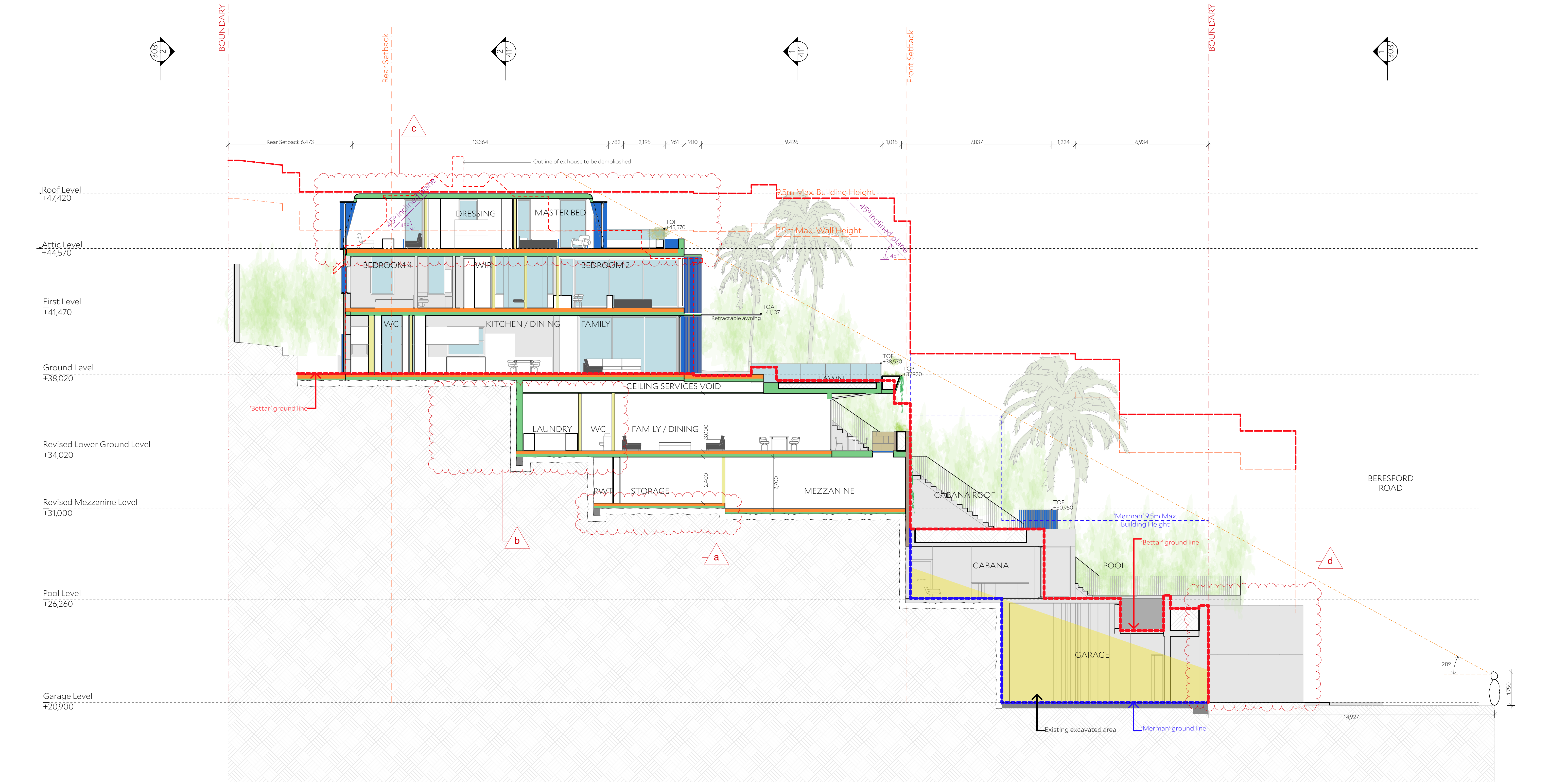
Client
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North

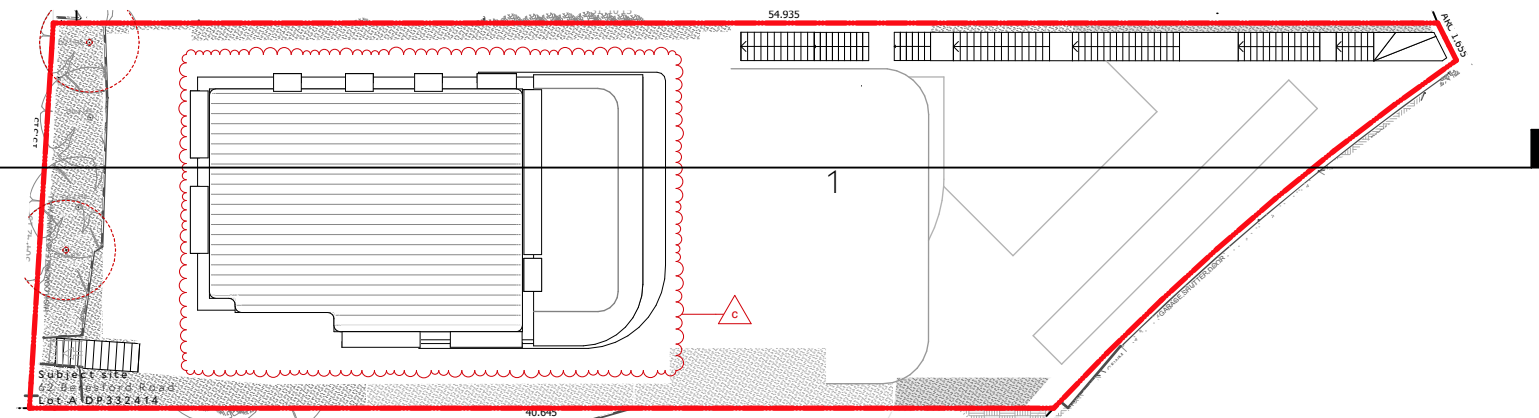
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Project
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Drawing title Elevations Proposed
Scale @ A1
Date
Drawn by TD
Drawing Number+ 331_90
Revision

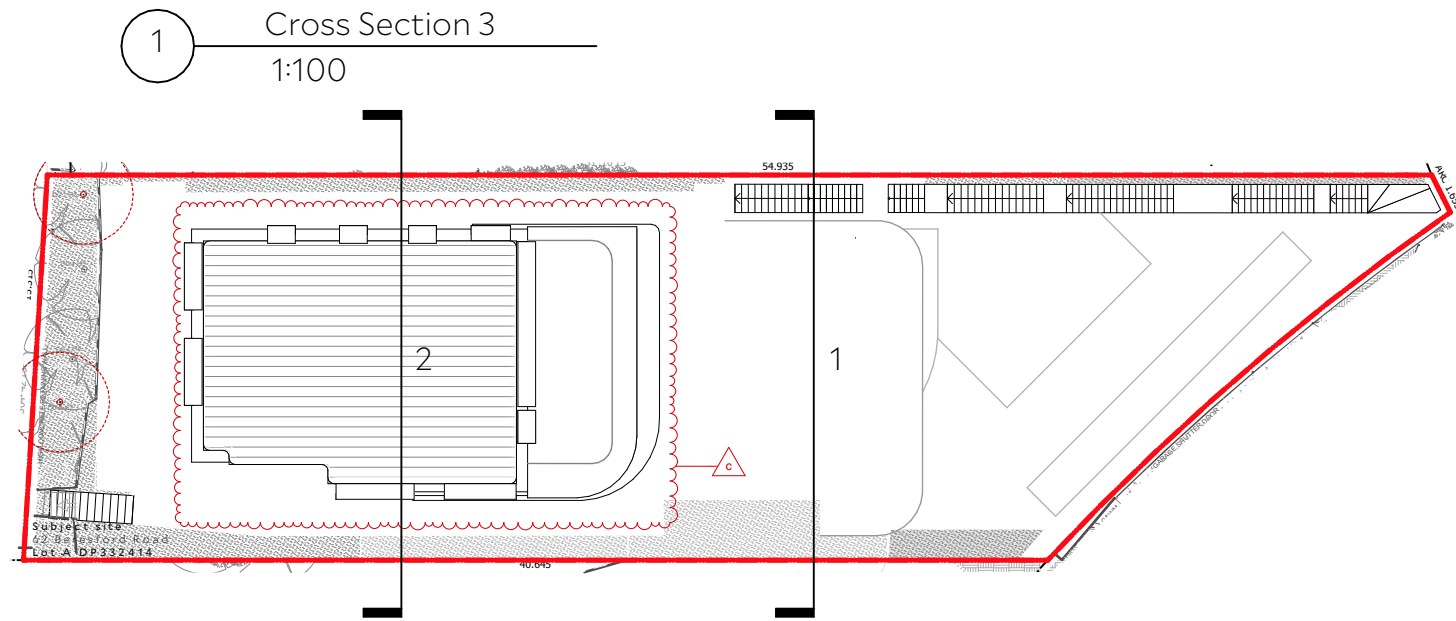
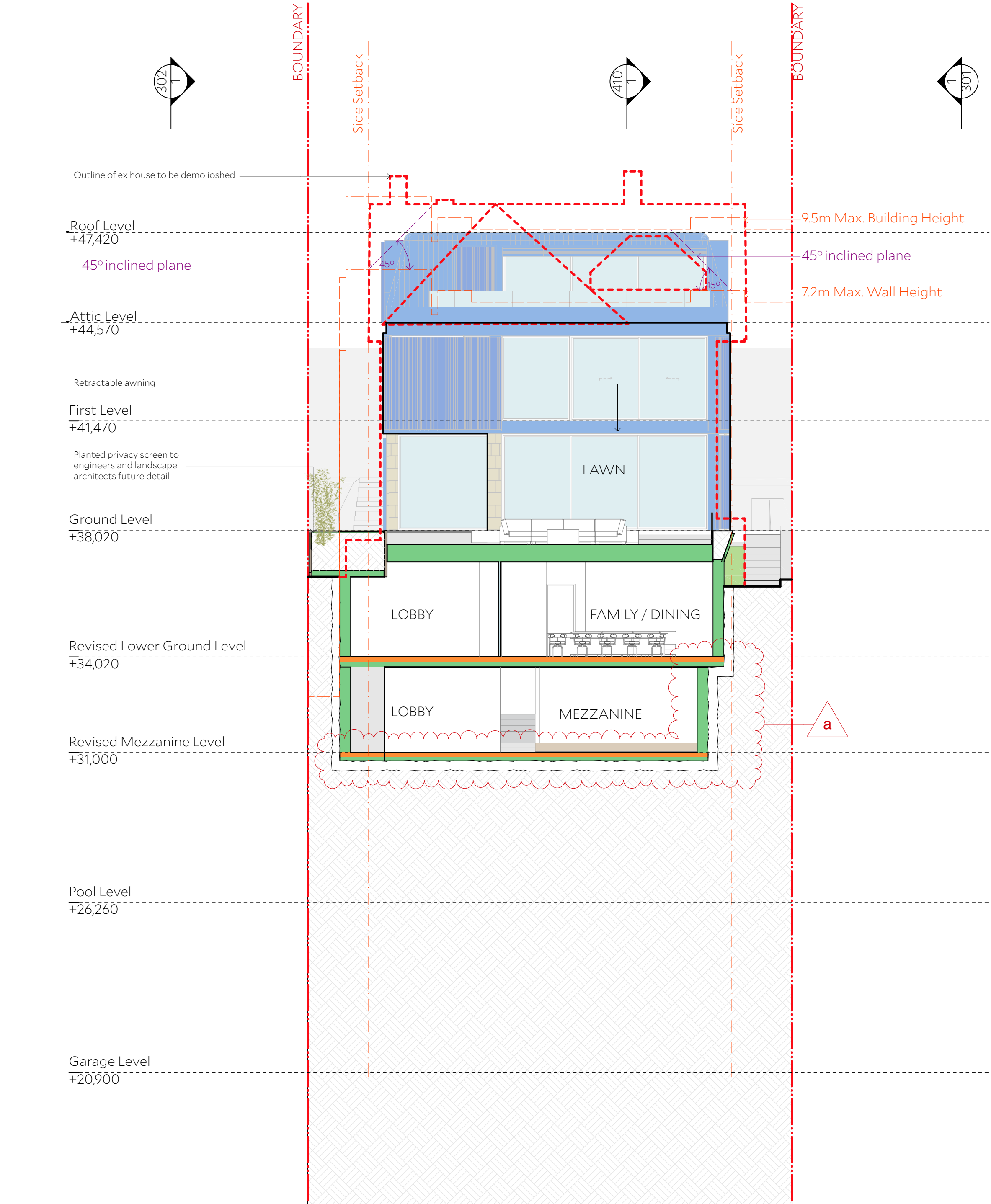


1 Long Section 1
1:100



- Change register**
- a. Mezzanine FFL raised by 300mm, floor to ceiling height now 2400mm
 - b. Laundry and Guest WC moved north, resulting in reduction in excavation
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Material & Finishes Key	
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No	Date	By	Note
01	2/7/21		For Coordination
02	26/11/21	EK	Consultant DA Coordination
03	2/12/21		Planner Review
A	12/1/22		DA Submission
B	13/2/23	TD	DA revisions
C	3/3/23	TD	LEC Revisions
D	3/3/23	TD	LEC Revisions
E	3/3/23	TD	LEC Revisions

Client
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62 Beresford Rd
Bellevue Hill NSW 2023

North

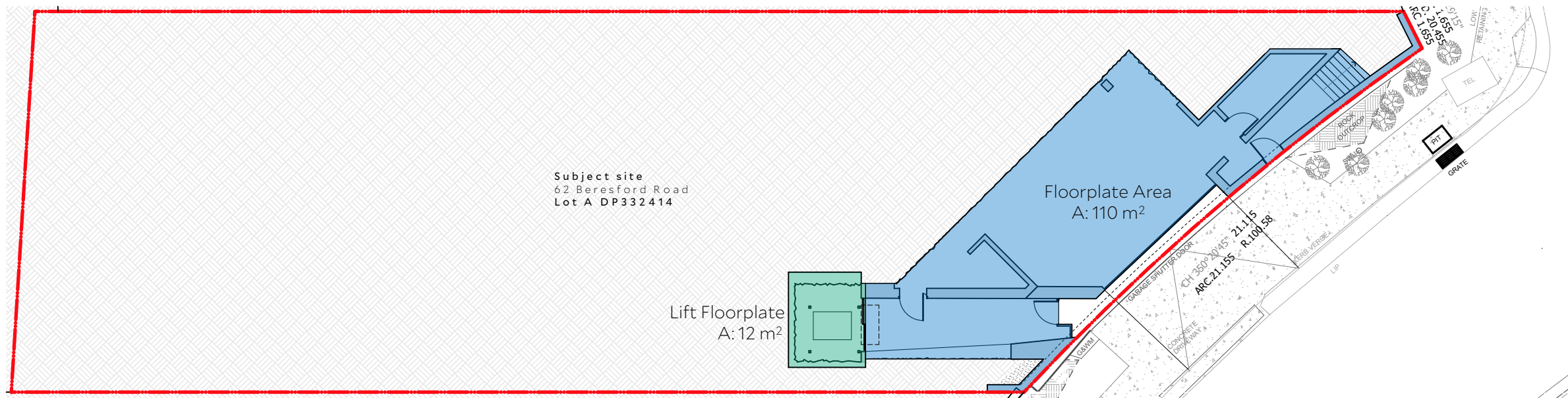
Scale bar 0 1 5 7m

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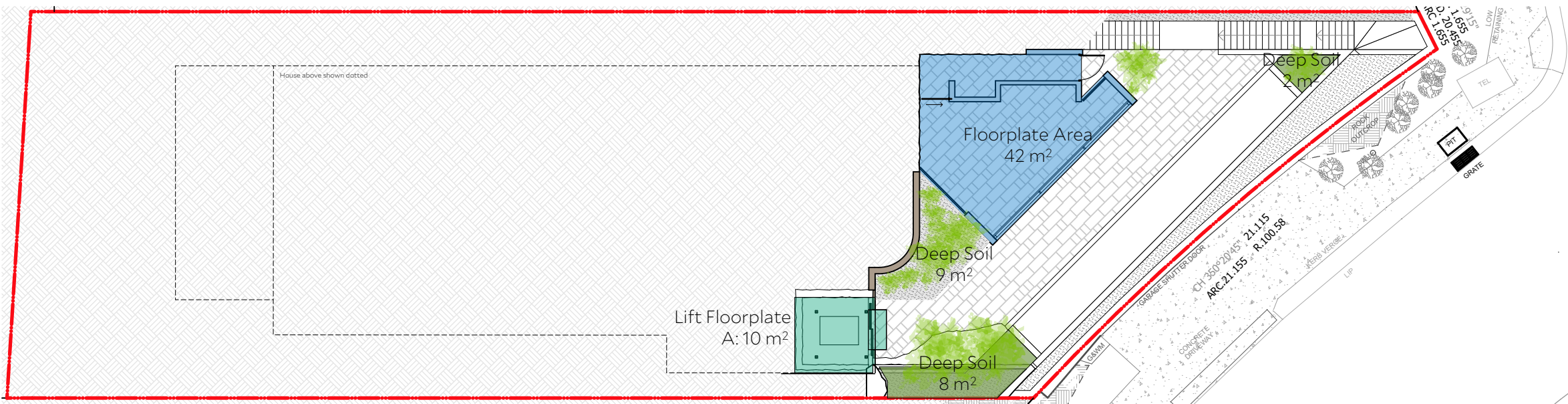
Drawing title Sections Proposed
Scale 1:100 @ A1
Date 26/11/21
Drawn by EK
Drawing Number+ Revision 331_DA_411
E

Change register
a. - Mezzanine FFL raised by 300mm, floor to ceiling height now 2400mm
- Western boundary wall moved east 500mm
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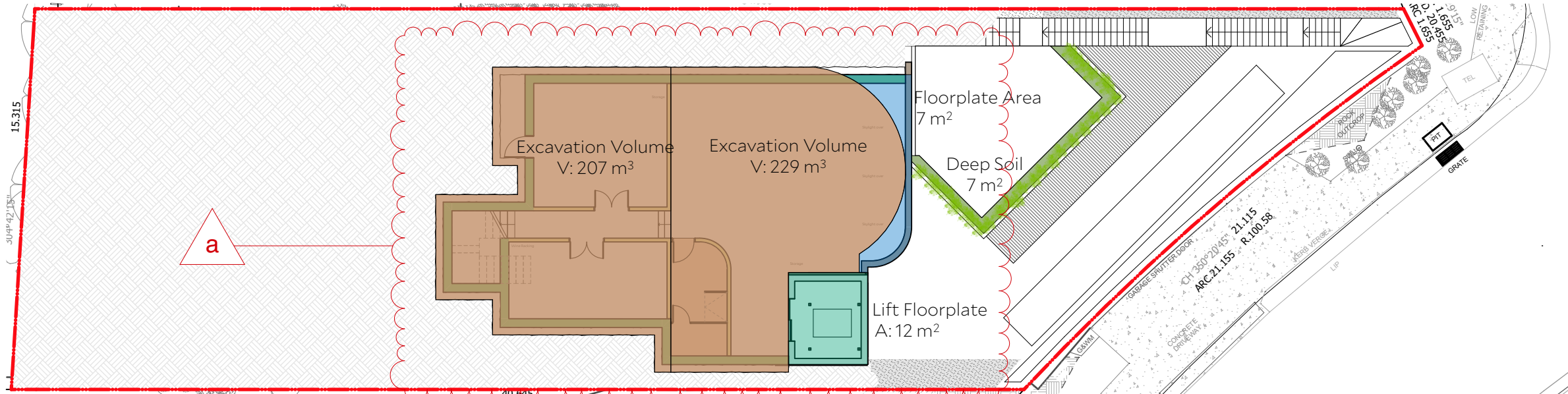
Material & Finishes Key
- Demolished
- Existing
- Plasterboard
- Sandstone
- Tile
- Metal
- Timber
- Glass
- Concrete



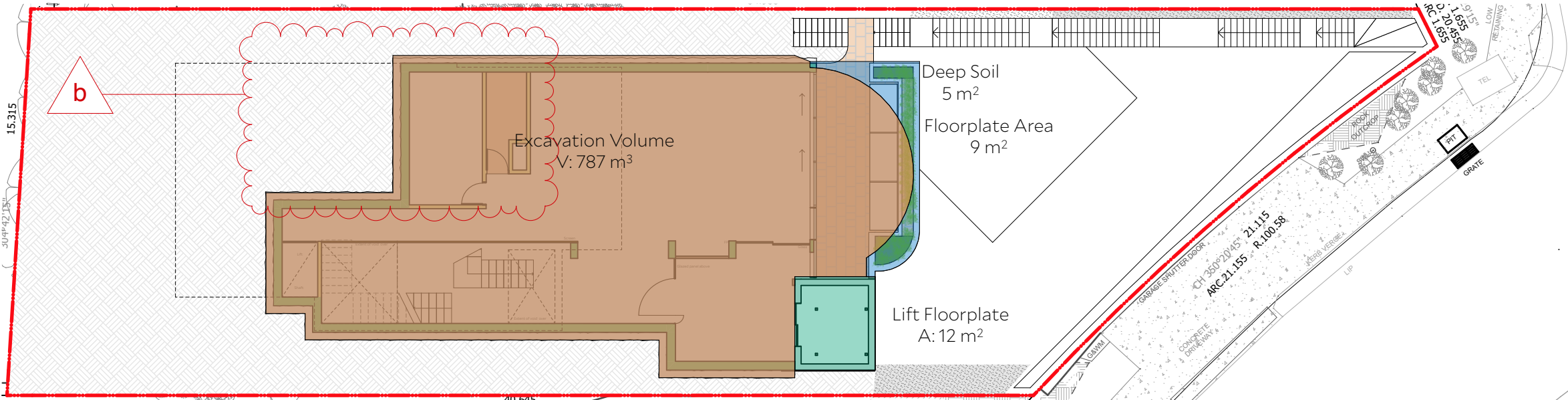
1 Garage Level
1:200



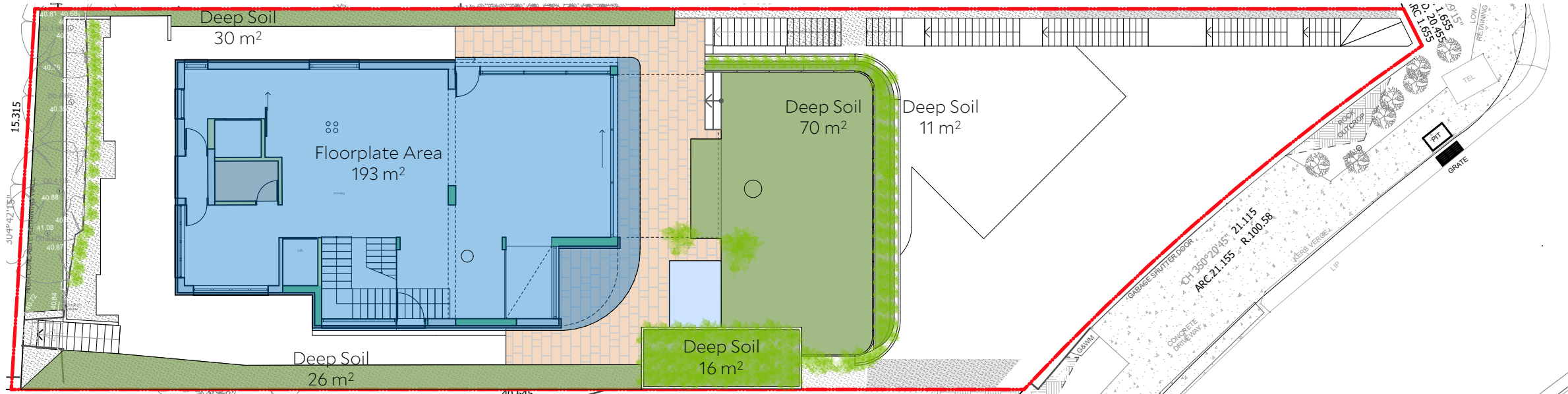
2 Pool Level
1:200



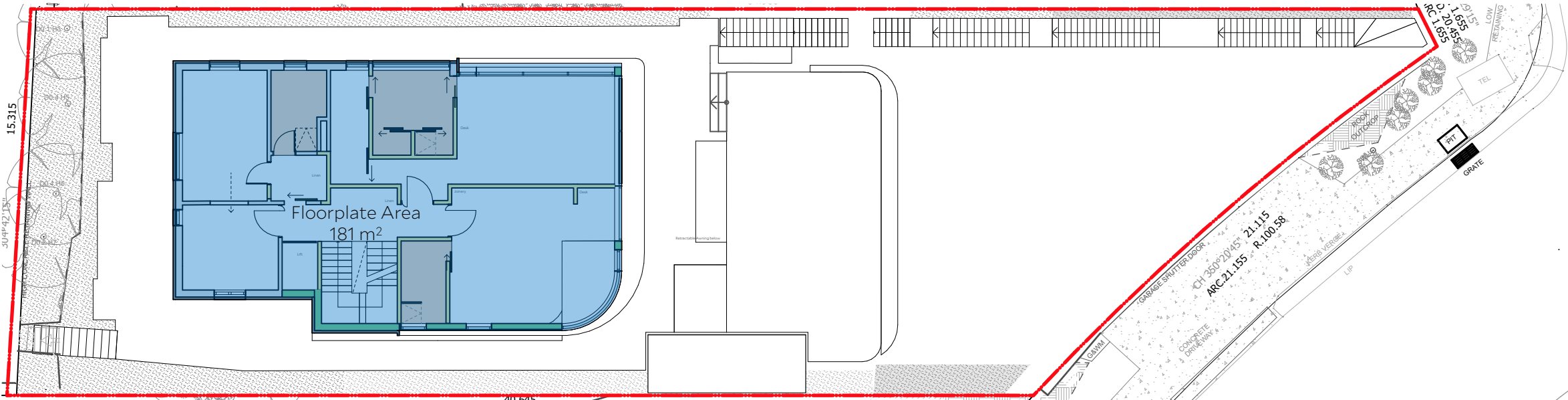
3 Mezzanine Level
1:200



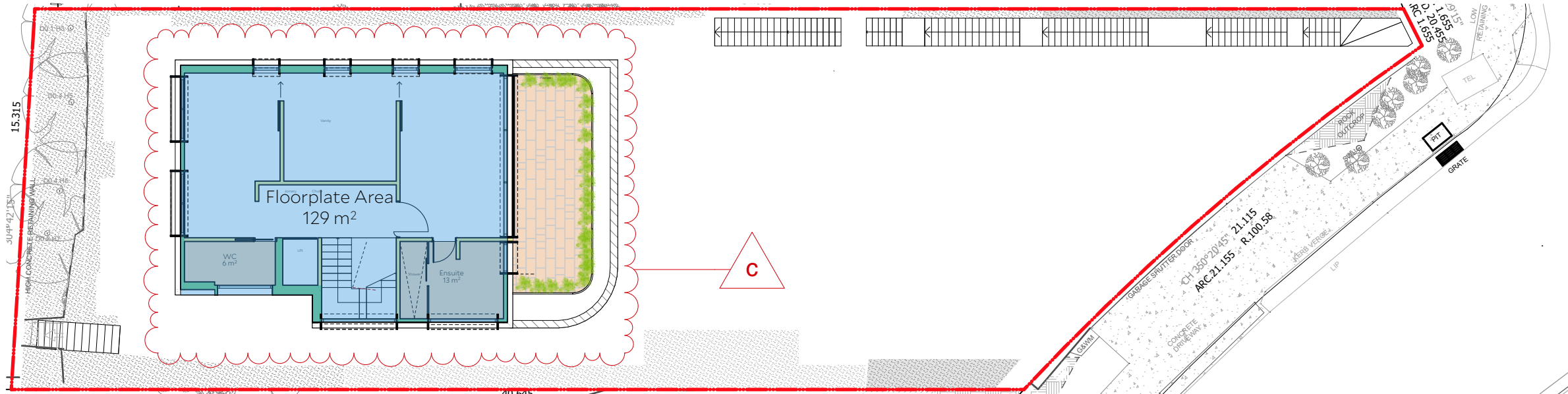
4 Lower Ground Level
1:200



5 Ground Level
1:200



6 First Level
1:200

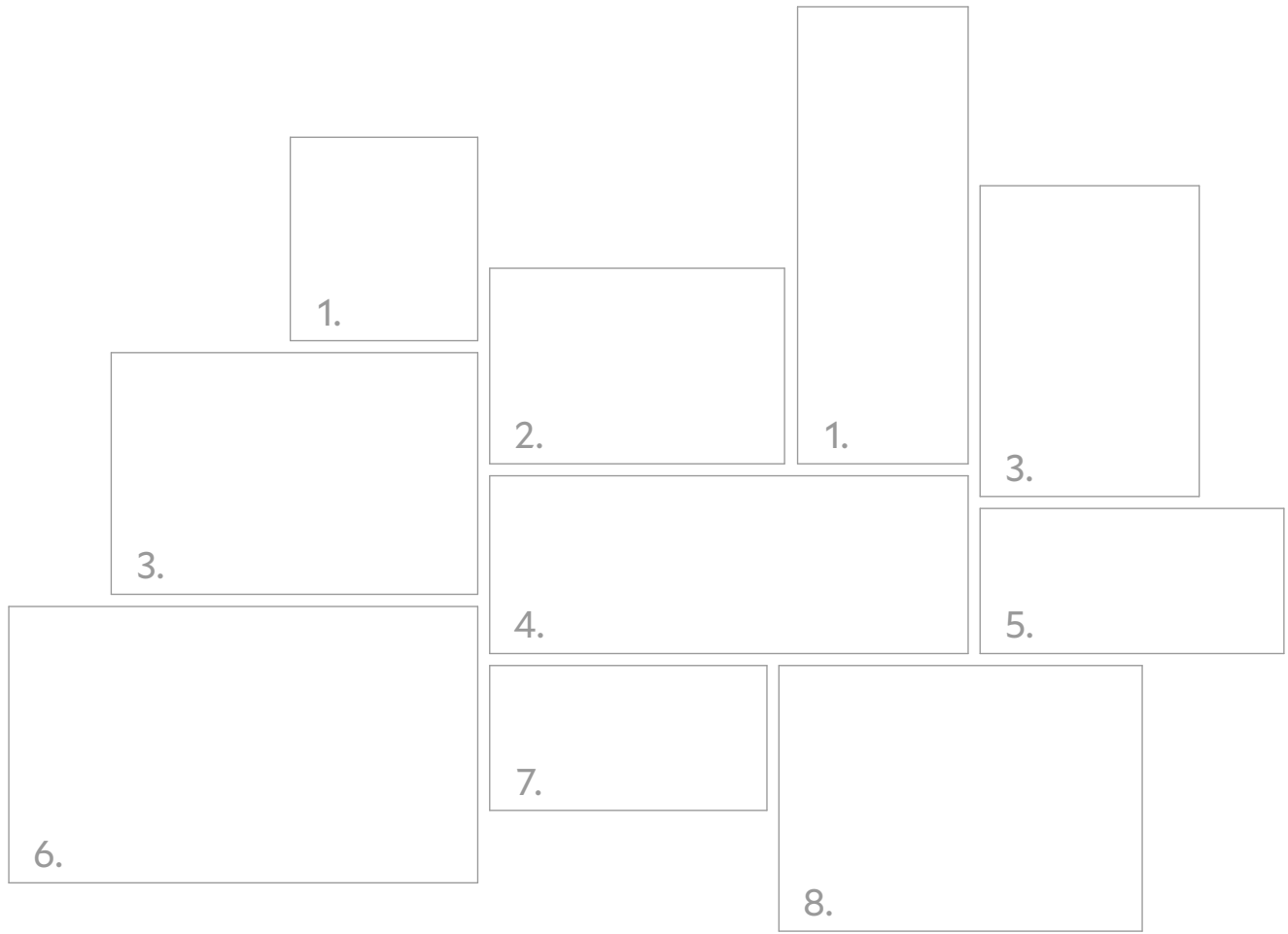


7 Attic Level
1:200

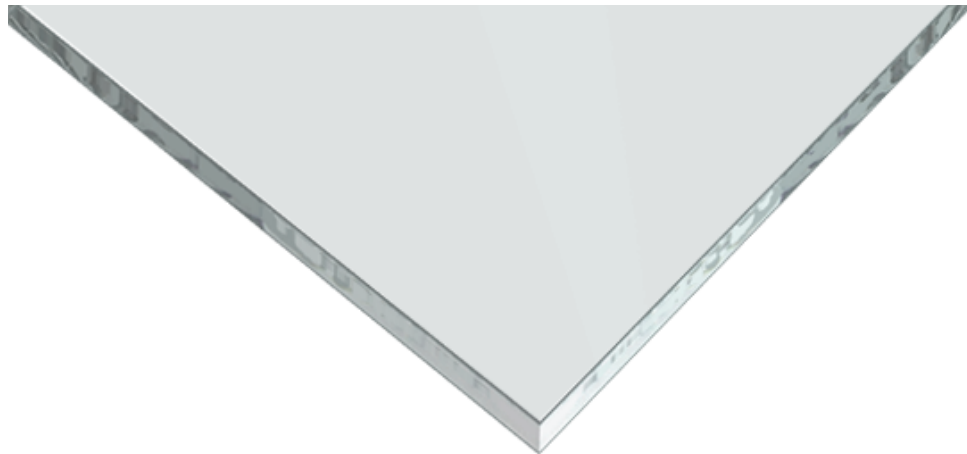
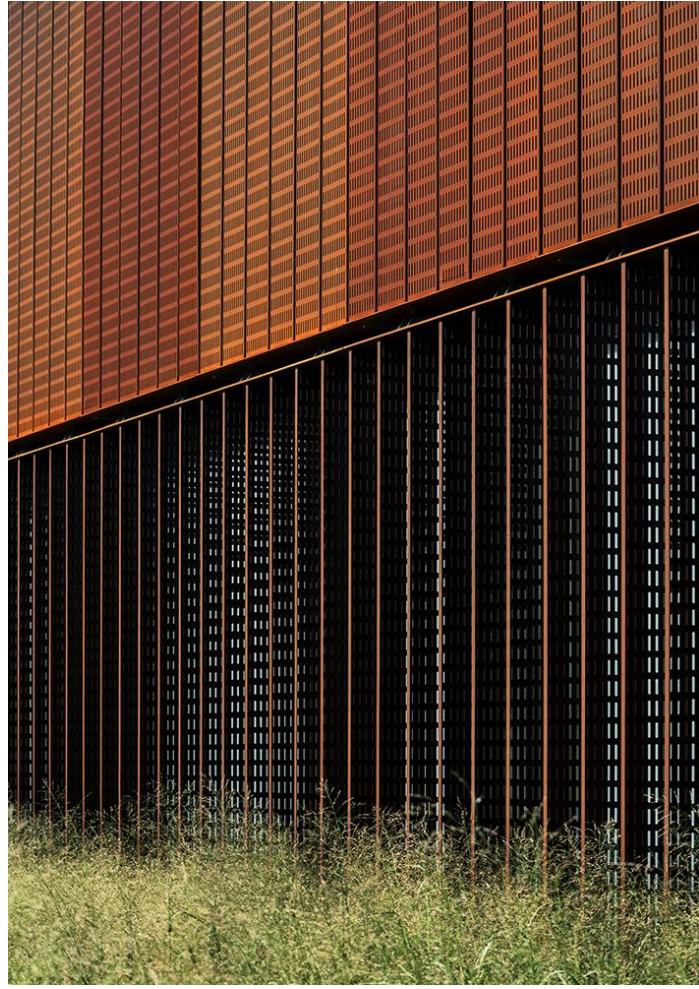
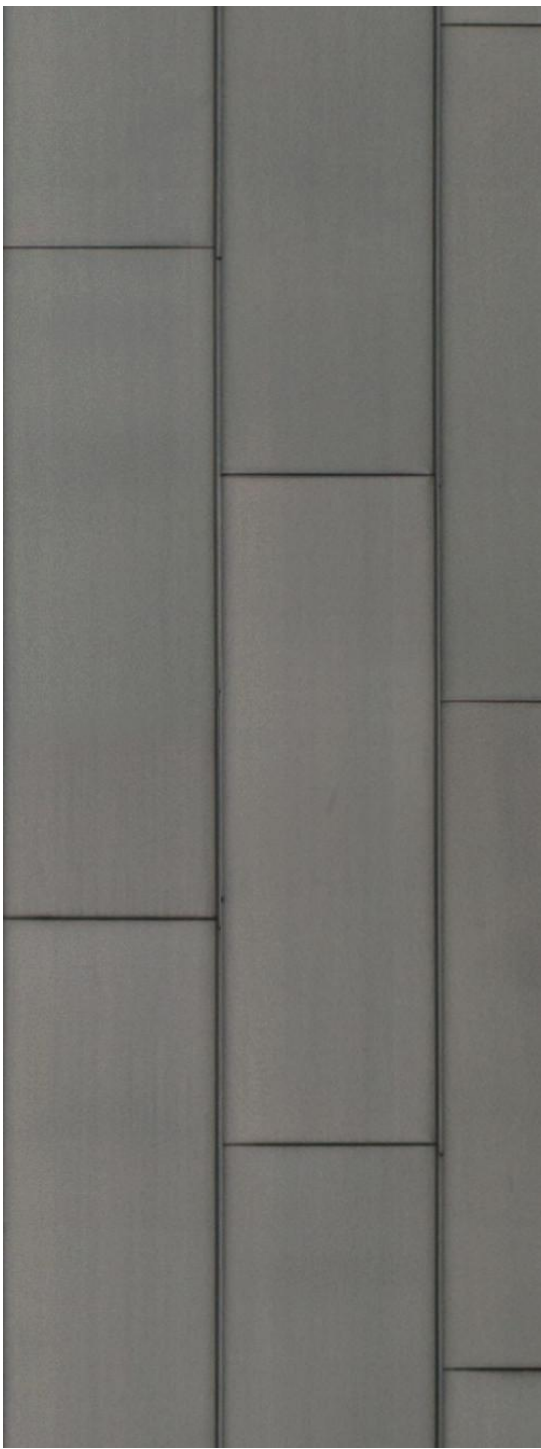
Buildable Area (m²)	295
Maximum permitted total floorplate (m²)	486.75

Level	Floorplate Area (m²)	Excavation Volume (m³)	Existing Deep Soil Area (m²)	Proposed Deep Soil Area (m²)
Garage	122 (110 w/o lift)	-	-	-
Pool	52 (42 w/o lift)	-	16	19
Mezzanine	21 (9 w/o lift)	436	-	7
Lower Ground	21 (9 w/o lift)	787	-	5
Ground	193	-	104	153
First	181	-	-	-
Attic	129	-	-	-
Total	719 (673 w/o lift)	1223	120	184

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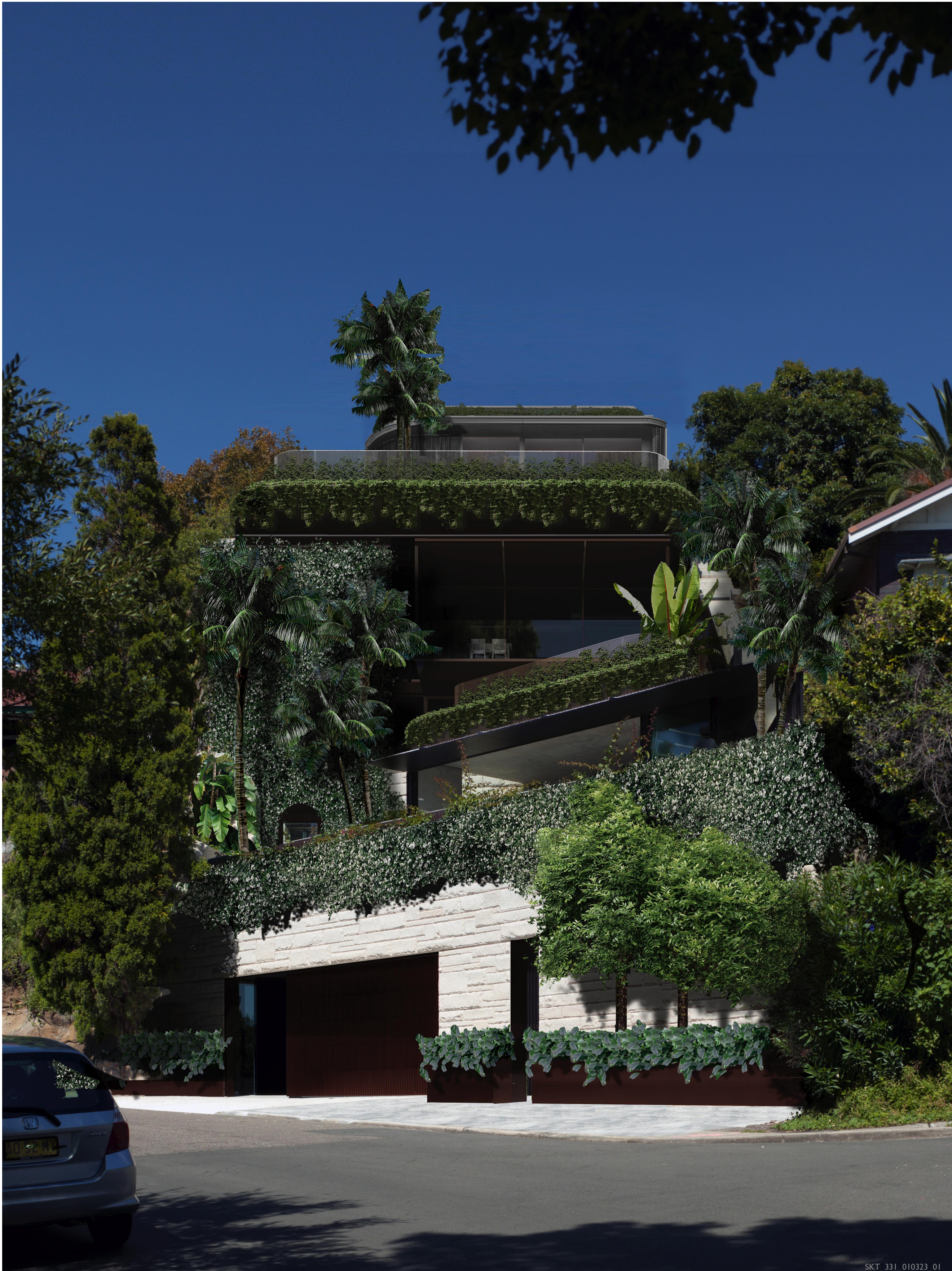


1. **Metal cladding**
- Standing seam
- Finishes vary from pale zinc to blackened bronze
2. **Stone**
- Pale natural stone cladding
- Textured finish
3. **Perforated metal screen**
- Perforations vary but meet privacy screen requirements
- Copper or bronze finish, integrated with windows and window shrouds
4. **Stone**
- Set in concrete mortar
- Textured finish
5. **Glazing**
- Window, door and balustrade glazing
- Clear finish
6. **Aluminium framed, glazed doors**
- Powdercoat finish
- Thin frames
7. **Steel Balustrade**
- To match existing
- Powdercoat finish
8. **Frameless glass balustrade**
- Clear glazing





1 Existing view from Beresford Rd



2 Revised montage view from Beresford Rd

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01	21/9/21		Pre-DA Submission
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D	3/3/23	TD	LEC Revisions

Client
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62 Beresford Rd
Bellevue Hill NSW 2023

North

Scale bar

Project
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62 Beresford Rd
Bellevue Hill, NSW

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Drawing title Photomontage

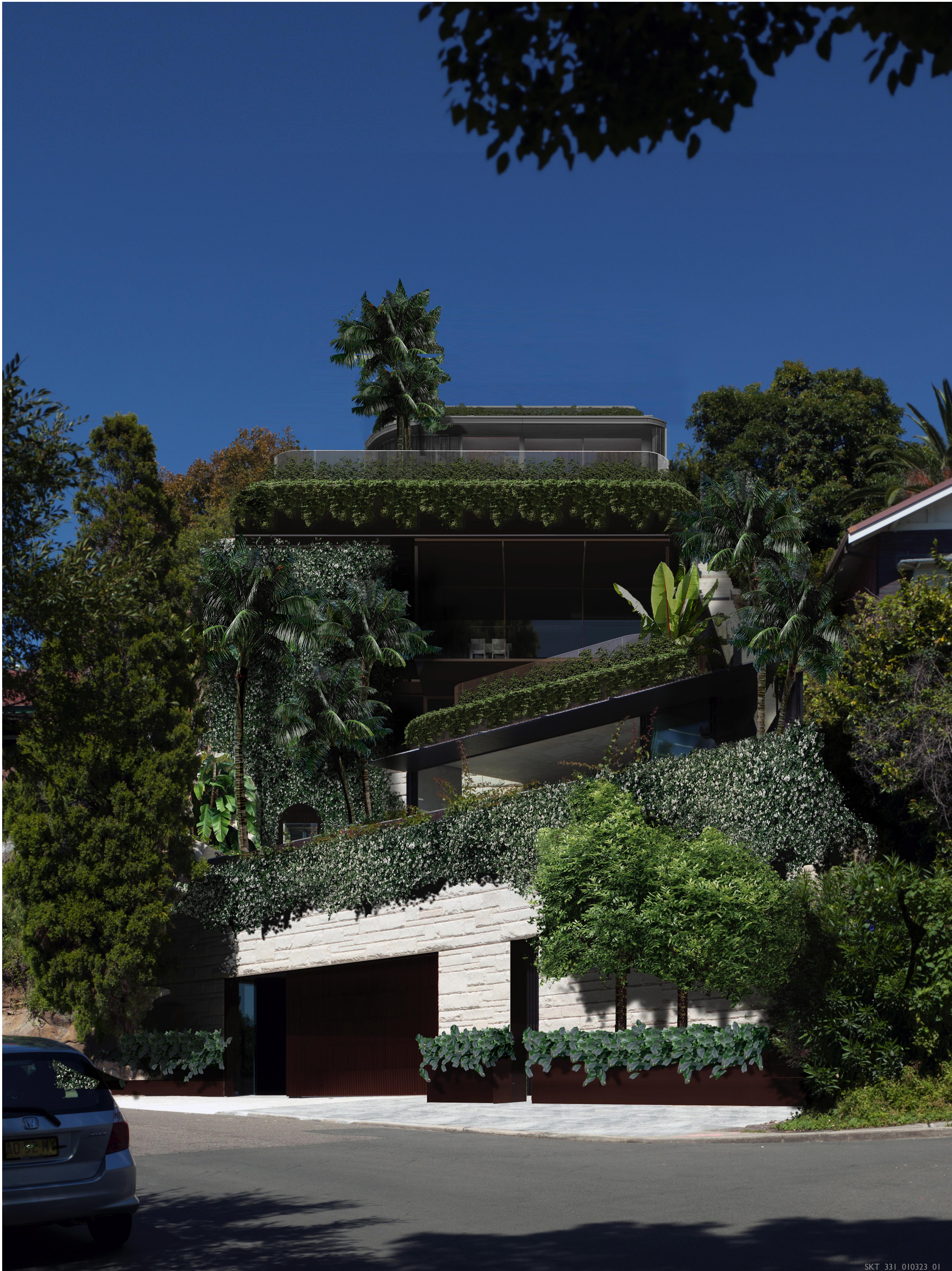
Scale
Date
Drawn by

NTS @ A1
21/09/21
EK

Drawing
Number+
Revision

331_DA_96

D



A Revised montage view from Beresford Rd

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A	3/3/23	TD	LEC Revisions
B	3/3/23	TD	LEC Revisions
C	3/3/23	TD	LEC Revisions

Client
Zoe Clarkson and Jonathon Pearce
62 Beresford Rd
Bellevue Hill NSW 2023

North

Scale bar

Project
331
62 Beresford Rd
Bellevue Hill, NSW

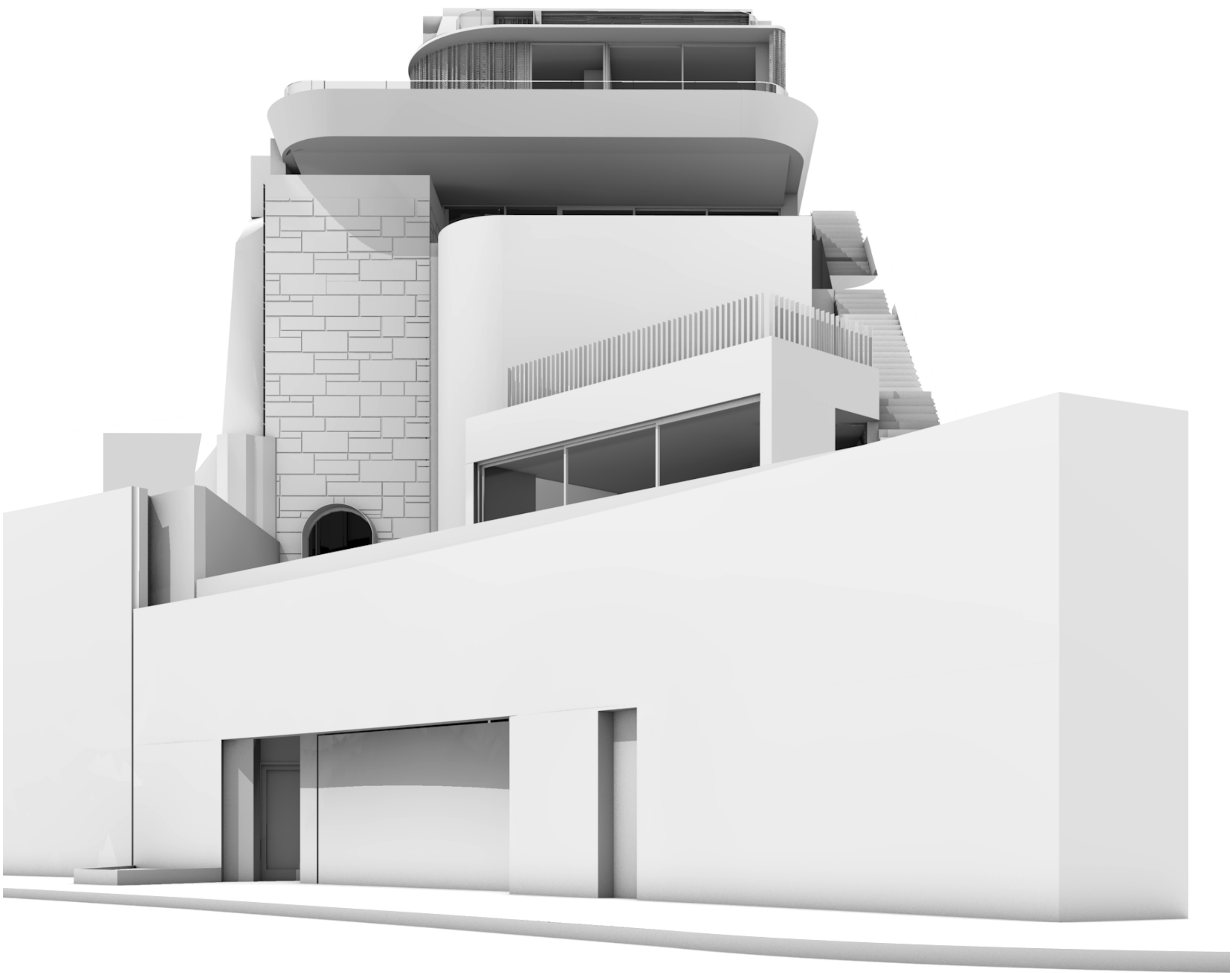
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Drawing title Photomontage

Scale
Date
Drawn by
NTS @ A1

Drawing
Number+
Revision
331_DA_101

C



A Revised white card view from Beresford Rd

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A	3/3/23	TD	LEC Revisions
B	3/3/23	TD	LEC Revisions
C	3/3/23	TD	LEC Revisions

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Bellevue Hill NSW 2023

North

Scale bar

Project
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Drawing title	CAD 3D Massing Study	
Scale	NTS @ A1	
Date		
Drawn by		
Drawing Number+ Revision	331_DA_102	C