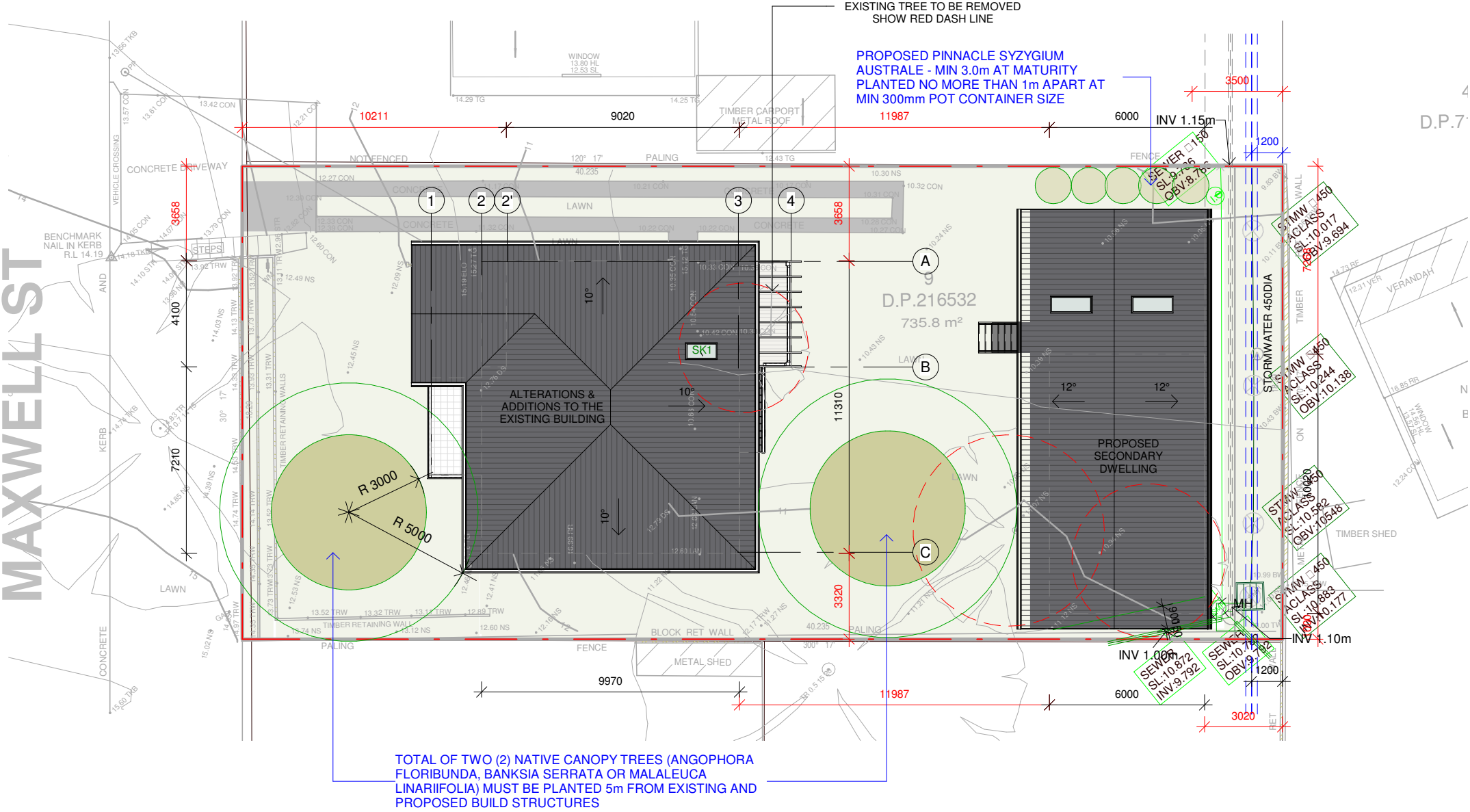


40 Maxwell St, Mona Vale 

MAXWELL ST



TOTAL OF TWO (2) NATIVE CANOPY TREES (ANGOPHORA FLORIBUNDA, BANKSIA SERRATA OR MALALEUCA LINARIIFOLIA) MUST BE PLANTED 5m FROM EXISTING AND PROPOSED BUILD STRUCTURES

EXISTING TREE TO BE REMOVED  
SHOW RED DASH LINE

PROPOSED PINNACLE SYZYGIIUM AUSTRALE - MIN 3.0m AT MATURITY  
PLANTED NO MORE THAN 1m APART AT MIN 300mm POT CONTAINER SIZE

CALCULATION TABLE			
ZONE	R2 - LOW DENSITY RESIDENTIAL		
HAZARDS	Geotechnical Hazard/ Flood Risk - Low to Med		
SITE AREA	735.8 m <sup>2</sup> ( By Survey)		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
BUILDING ENVELOPE	3.5m - SIDE BOUNDARY ENVELOPES		
	EXISTING	DEMOLISHED	PROPOSED
GFA - MAIN DWELLING	76.2 m <sup>2</sup>	m <sup>2</sup>	203m <sup>2</sup>
SECONDARY DWELLING	-	-	58m <sup>2</sup>
SITE COVERAGE	107 m <sup>2</sup> / 14.5 %	m <sup>2</sup>	260 m <sup>2</sup> / 35 %
HARD SURFACE	67 m <sup>2</sup>	m <sup>2</sup>	43 m <sup>2</sup>
SOFT LANDSCAPING	561.8 m <sup>2</sup> / 76.3 %	-	432.8 m <sup>2</sup> / 58.9 %

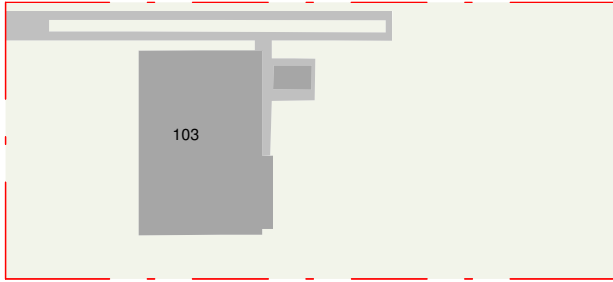
## 1 SITE PLAN

CC101 1 : 200

ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS

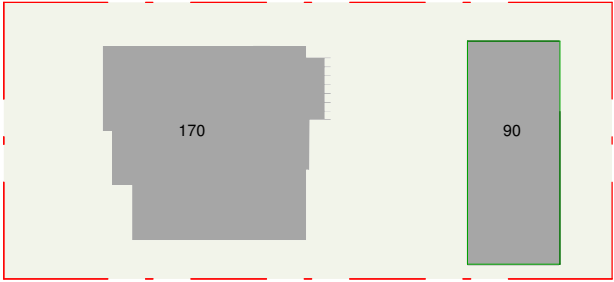
## 3 SITE PLAN ANALYSIS - EXISTING

CC101 1 : 500



## 4 SITE PLAN ANALYSIS - NEW PROPOSAL

CC101 1 : 500



### NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
  - Protection of site workers and the general public
  - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1
- All construction to comply with current BCA codes and Australian Standards.
- Stormwater system to be connected to existing.
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Sediment & Erosion control are to be installed and maintained during the life of the project

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	11.03.2019	DA ISSUE 3	KC	KM
4	29.10.2019	CC ISSUE	KM	
-	7.02.2020	SECTION 4.55	KM	

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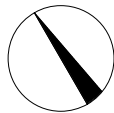
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Newport 21106  
Mobile: 0 414 310 171  
E: info@bsbd.com.au

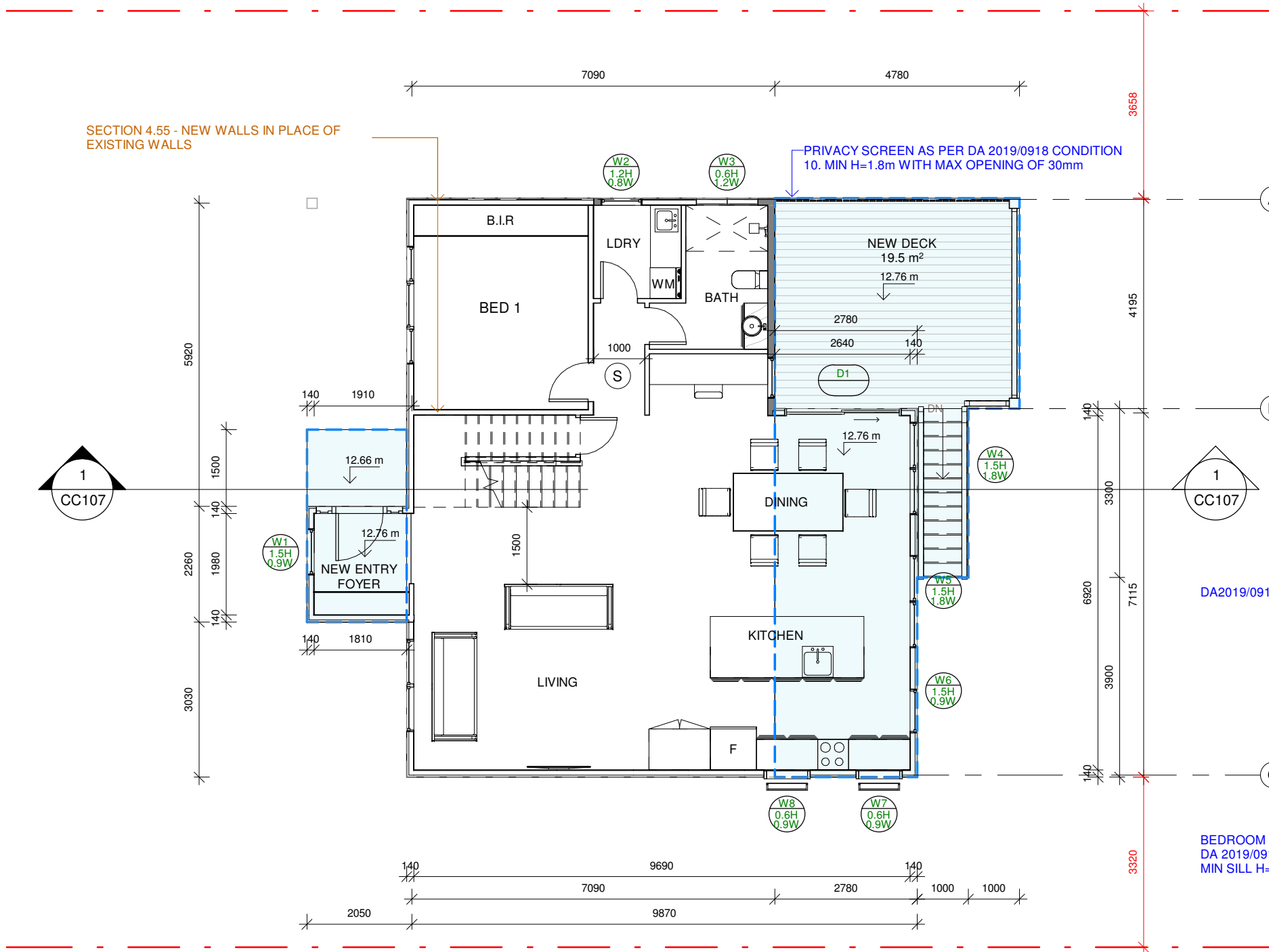
[www.blueskybuildingdesigns.com.au](http://www.blueskybuildingdesigns.com.au)

**PROJECT TITLE:** ALTERATION & ADDITION  
**PROJECT NO.:** 2018080  
**AT:** 40 Maxwell St, Mona Vale  
**FOR:** Jake & Rebecca Wicks

**SHEET TITLE:** SITE PLAN  
**SHEET NO:** CC101  
**SCALE A3:** As indicated

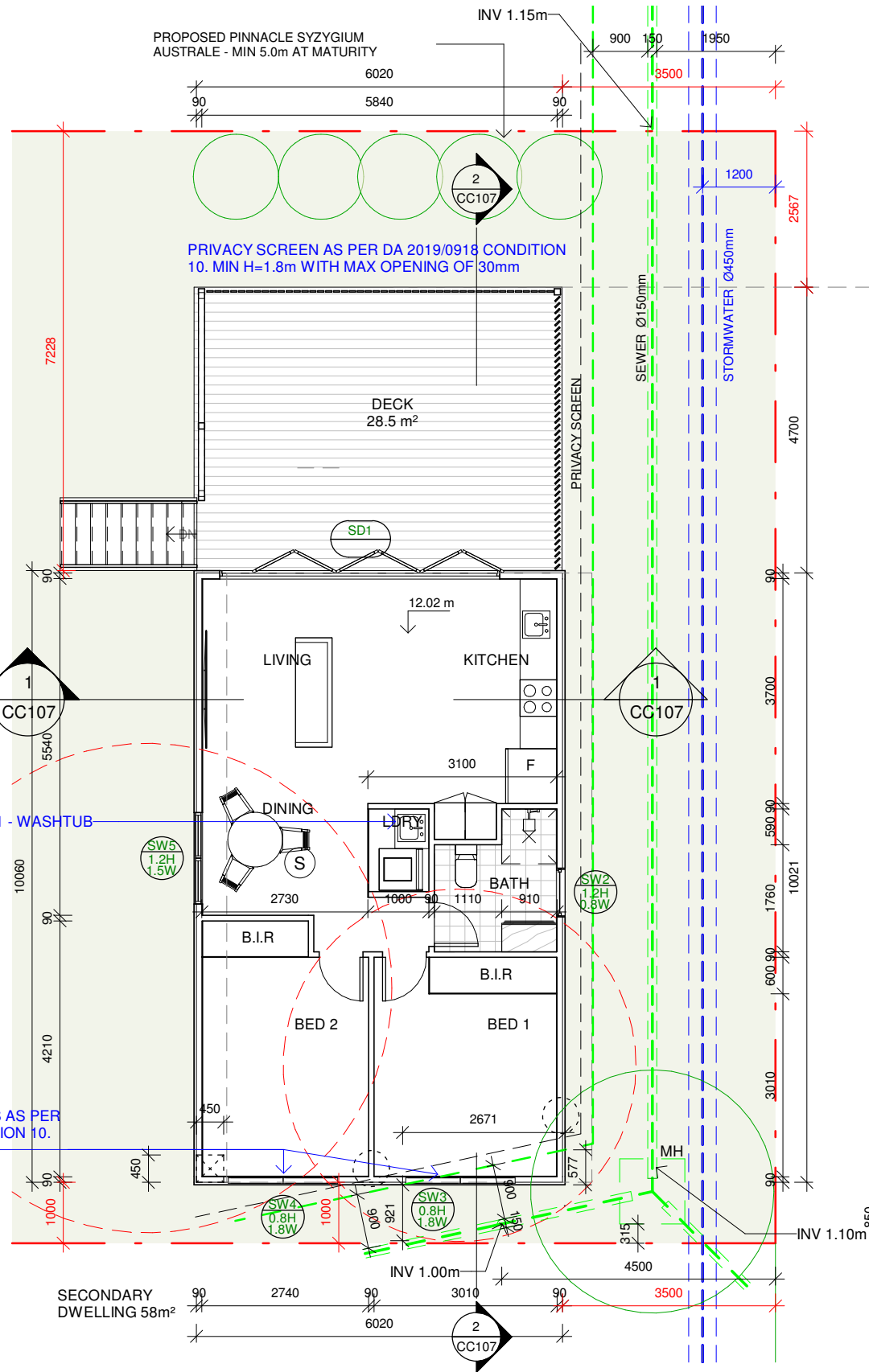


ALL NEW ELECTRICAL EQUIPMENT, POWER POINTS, WIRING, FUEL LINES, SEWERAGE SYSTEMS OR ANY OTHER SERVICE PIPES AND CONNECTIONS MUST BE WATERPROOFED AND/OR LOCATED ABOVE THE FLOOD PLANNING LEVEL.  
ALL EXISTING ELECTRICAL EQUIPMENT AND POWER POINTS LOCATED BELOW THE FLOOD PLANNING LEVEL MUST HAVE RESIDUAL CURRENT DEVICES INSTALLED CUT ELECTRICITY SUPPLY DURING FLOOD EVENTS.



1 MAIN DWELLING - GFL

- NEW TIMBER STUD WALL (EXTERNAL)
- NEW TIMBER STUD WALL (INTERNAL)
- EXISTING WALL



2 SECONDARY DWELLING - GFL

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-	7.02.2020	SECTION 4.55	KM	

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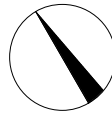
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PROJECT TITLE: ALTERATION & ADDITION  
PROJECT NO.: 2018080  
AT: 40 Maxwell St, Mona Vale  
FOR: Jake & Rebecca Wicks

SHEET TITLE: GROUND FLOOR PLAN  
SHEET NO: CC102  
SCALE A3: 1 : 100





## Woodland Grey®

Woodland Grey® is inspired by the depth of cool green forest, the canopy of eucalyptus on a rugged mountain plateau, the twisted bark and deep olive green leaves of teatree along the coast, the mossy boulders and ferns found in mountain crevices.

COLORBOND ROOFING

### NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
  - Protection of site workers and the general public
  - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1 part 3.1.3
- Waterproofing shall be carried out in accordance with NCC Vol.2
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Smoke alarms to be installed in accordance with NCC 3.7.5 vol.2 2019
- Sediment & Erosion control are to be installed and maintained during the life of the project
- All construction to comply with current NCC codes and Australian Standards.

## 1 | MAIN DWELLING - FFL

CC103 | 1 : 100

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3	11.03.2019	DA ISSUE 3	KC	KM
4	29.10.2019	CC ISSUE	KM	
-	7.02.2020	SECTION 4.55	KM	

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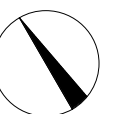
Mobile: 0 414 310 171

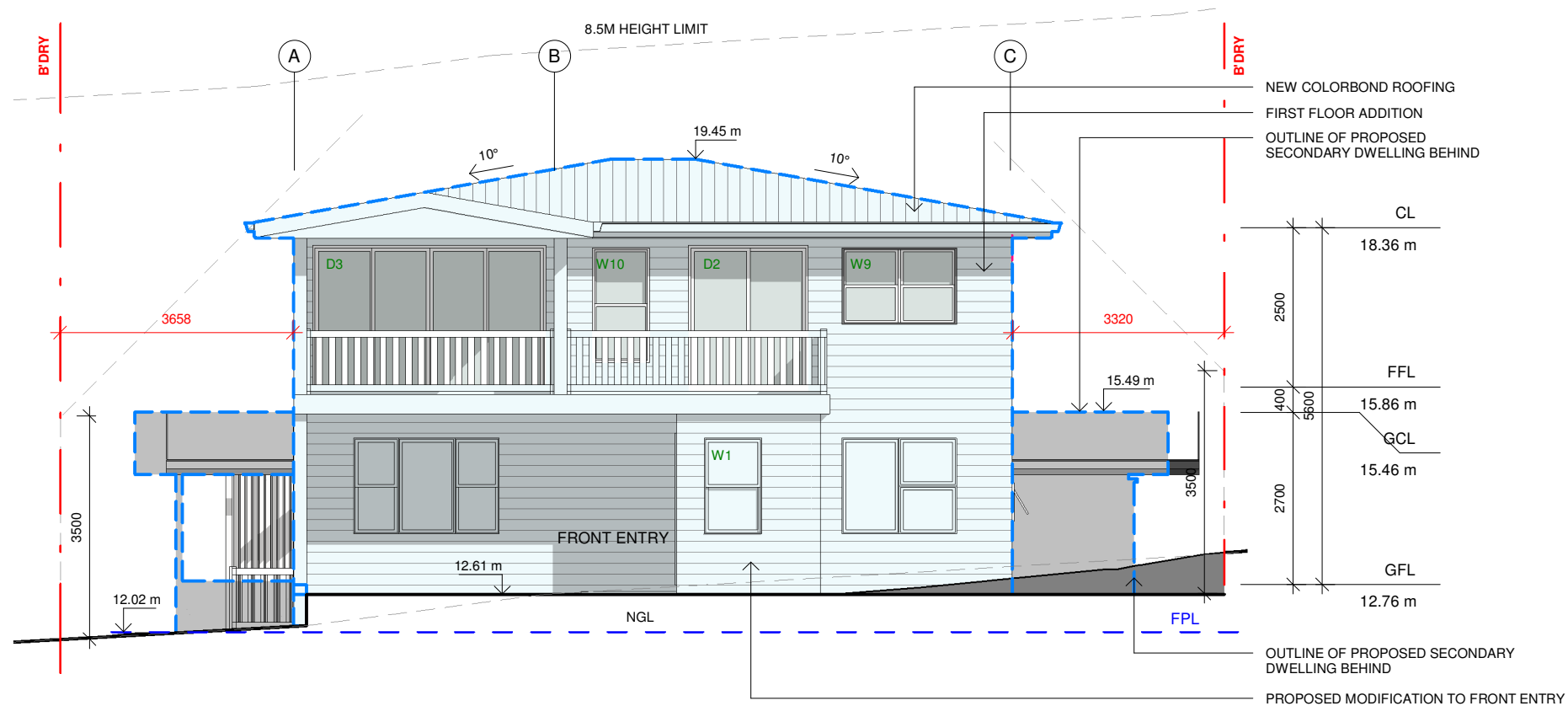
E: info@bsbd.com.au

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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks

SHEET TITLE:	FIRST FLOOR PLAN
SHEET NO:	CC103
SCALE A3:	As indicated





### WINDOW SCHEDULE

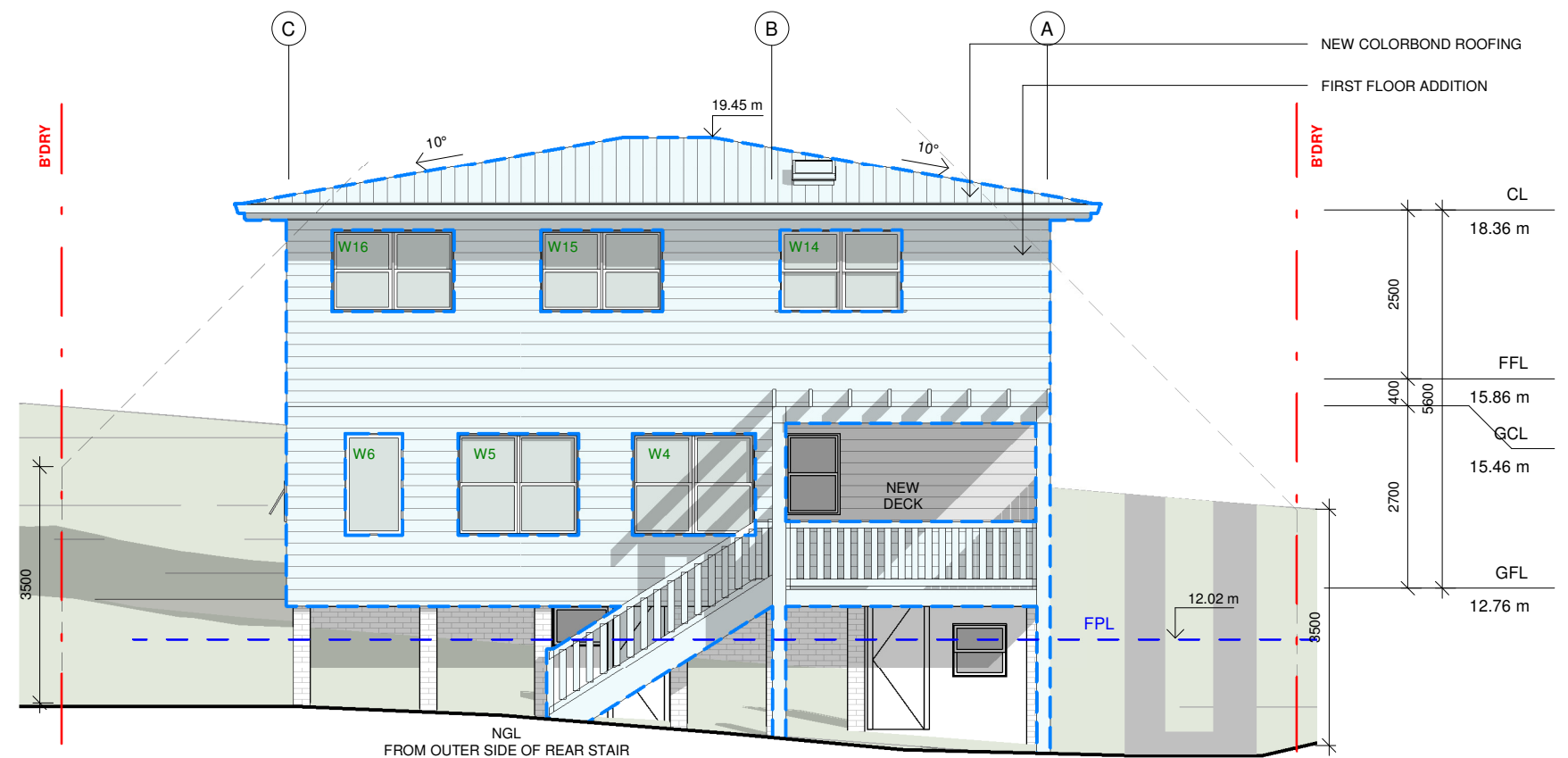
Mark	Width	Height	Sill Height	Comments
W9	1800	1200	1000	
W16	1800	1200	1000	
W15	1800	1200	1000	
W11	600	1500	700	
W1	900	1500	800	
W10	900	1800	400	
W5	1800	1500	800	
W2	800	1200	1100	
W3	1200	600	1700	
W4	1800	1500	800	
W12	1800	600	1600	
W13	1800	600	1600	
W14	1800	1200	1000	
W6	850	1500	800	
W8	900	600	1000	
W7	900	600	1000	

### DOOR SCHEDULE

Mark	Width	Height	Comments
D3	3600	2200	
D2	1800	2200	
D1	2200	2300	

## 1 NW ELEVATION

CC104 1 : 100



## 2 SE ELEVATION

CC104 1 : 100

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	11.03.2019	DA ISSUE 3	KC	KM
4	29.10.2019	CC ISSUE	KM	
-	7.02.2020	SECTION 4.55	KM	

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**PROJECT TITLE:** ALTERATION & ADDITION

**PROJECT NO.:** 2018080

**AT:** 40 Maxwell St, Mona Vale

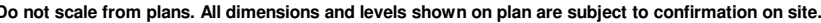
**FOR:** Jake & Rebecca Wicks

**SHEET TITLE:** MAIN DWELLING - ELEVATIONS

**SHEET NO:** CC104

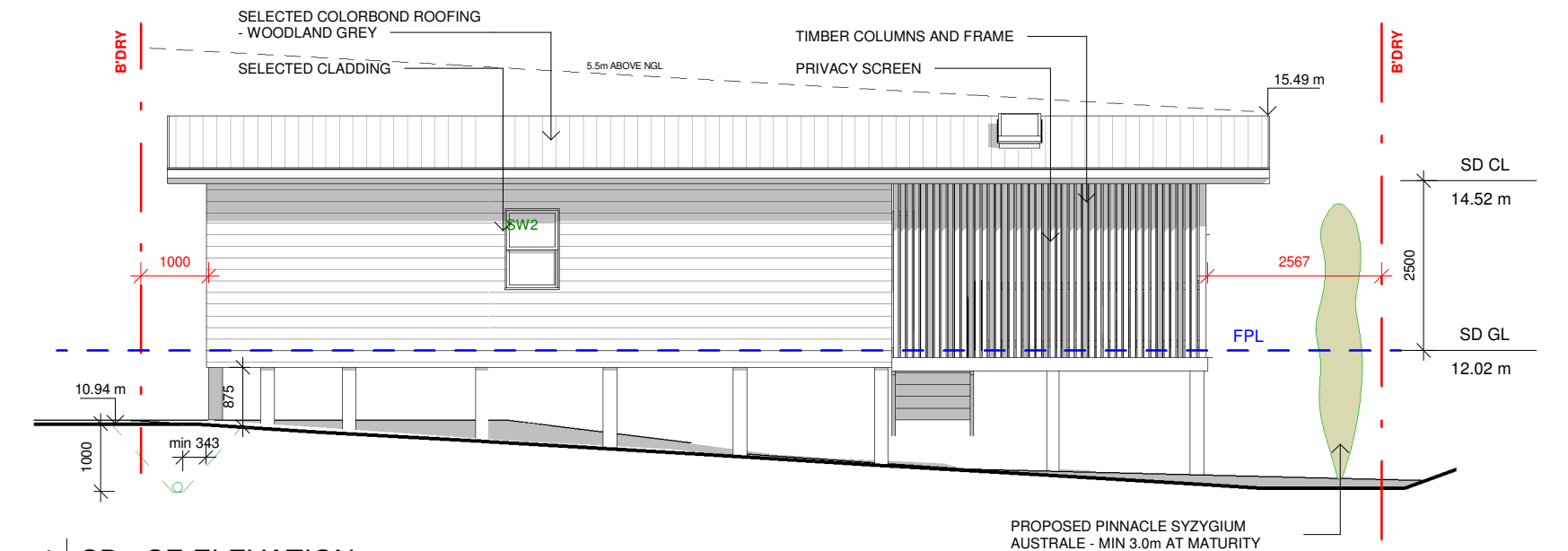
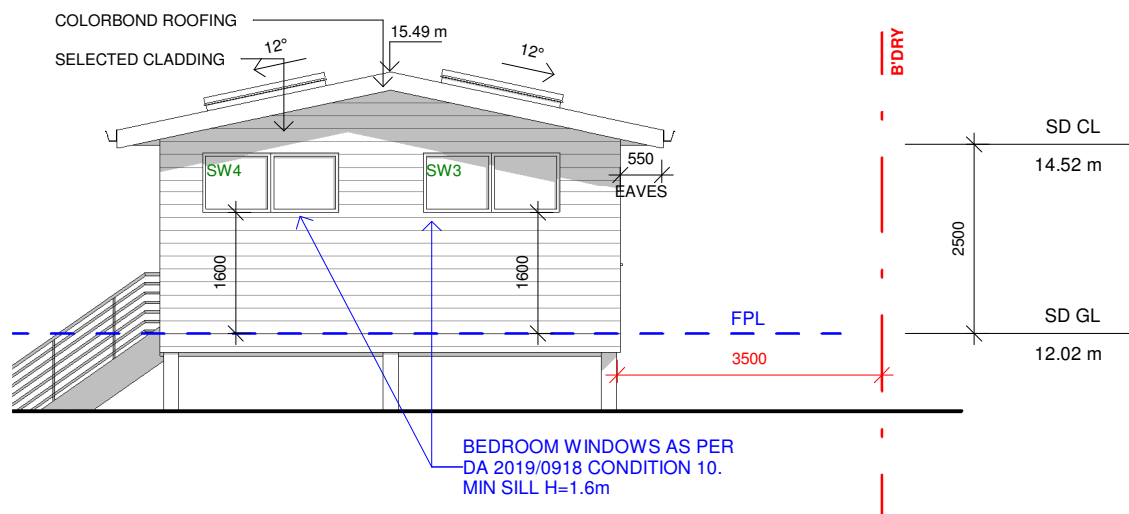
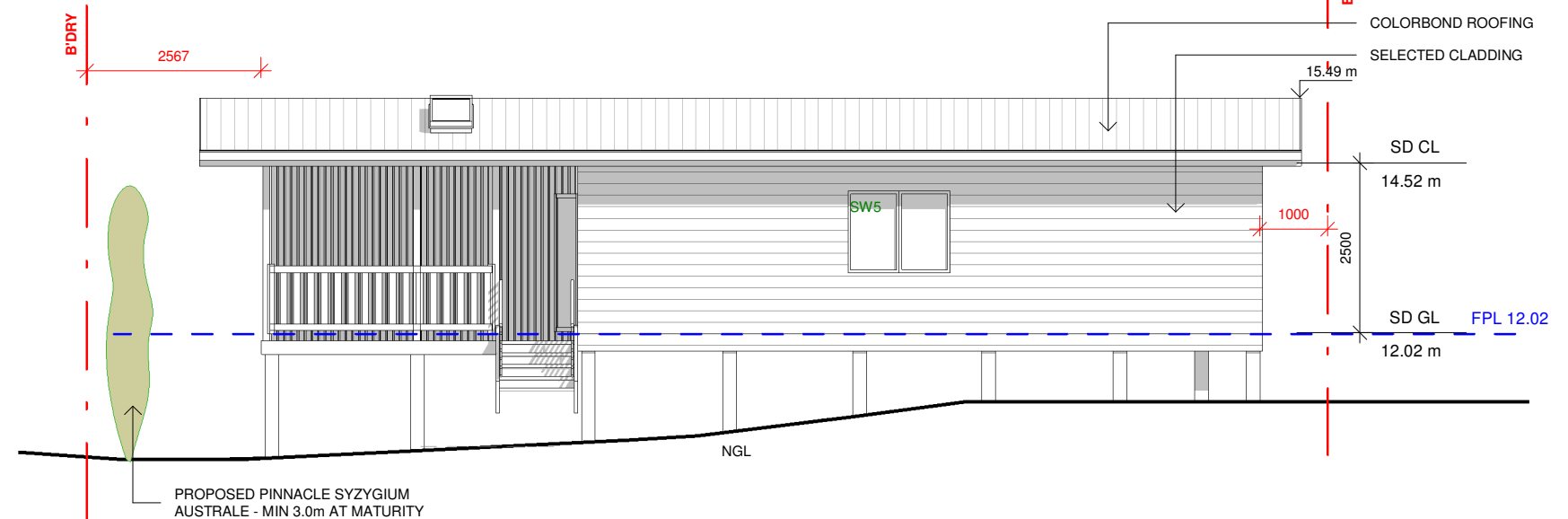
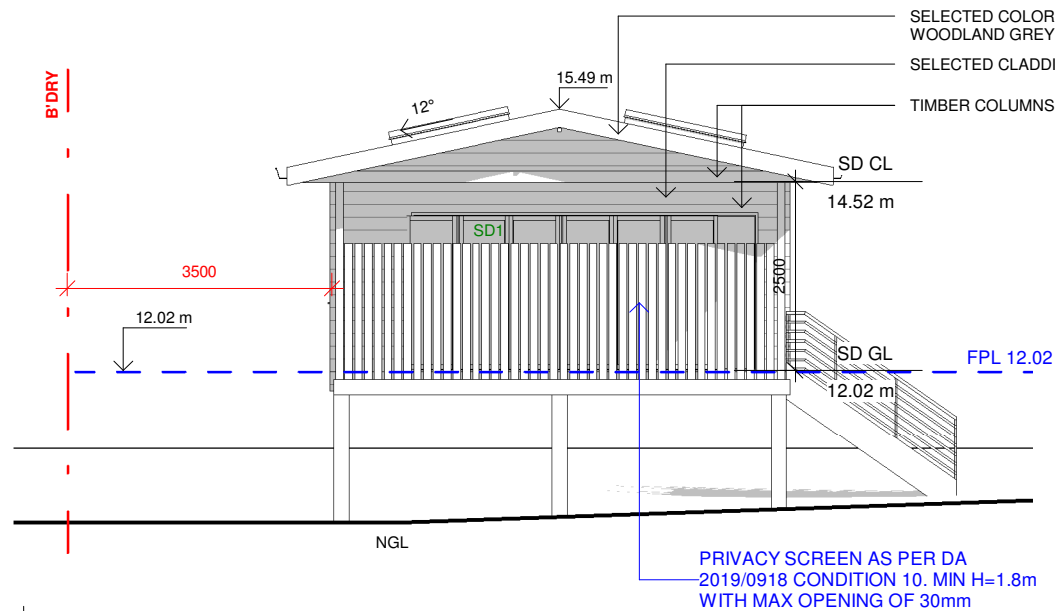
**SCALE A3:** 1 : 100

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#### SD - WINDOW SCHEDULE

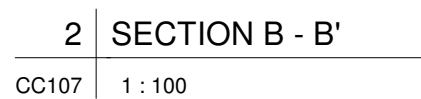
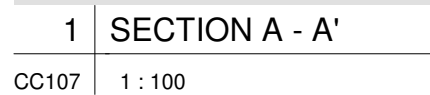
Mark	Width	Height	Sill Height	Comments
SW5	1500	1200	900	
SW4	1800	800	1600	
SW3	1800	800	1600	
SW2	800	1200	900	

#### SD - DOOR SCHEDULE

Mark	Width	Height	Comments
SD1	4600	2100	

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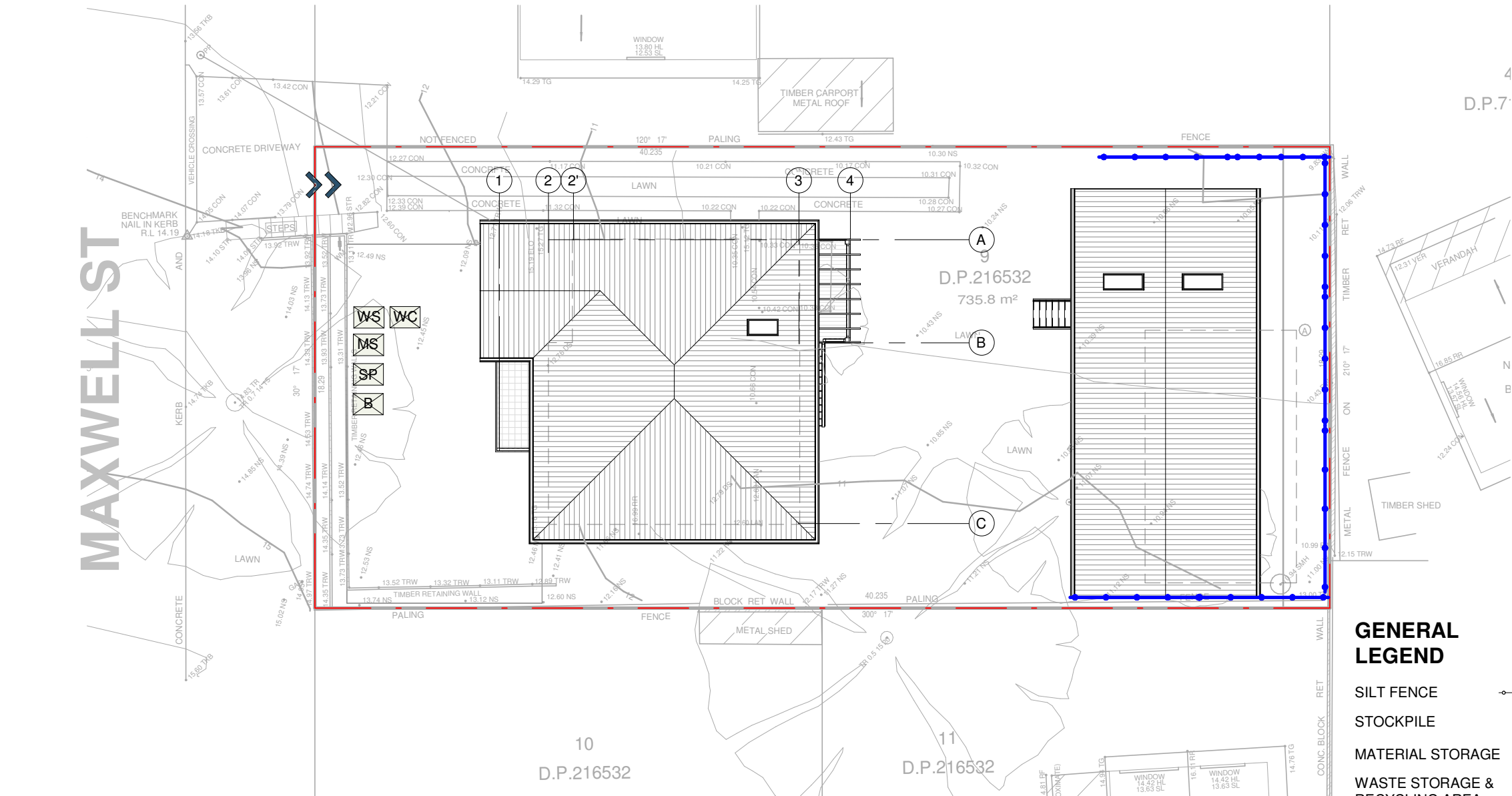
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
3	11.03.2019	DA ISSUE 3	KC	KM
4	29.10.2019	CC ISSUE	KM	
-	7.02.2020	SECTION 4.55	KM	



<b>SHEET TITLE:</b>	SECTIONS
<b>SHEET NO:</b>	CC107
<b>SCALE A3:</b>	1 : 100



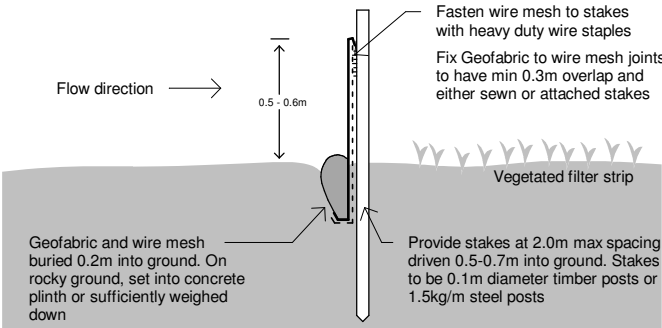
MAXWELL ST



## 1 SEDIMENT CONTROL PLAN

CC108 1 : 200

**DISTURBED AREA** **UNDISTURBED AREA**

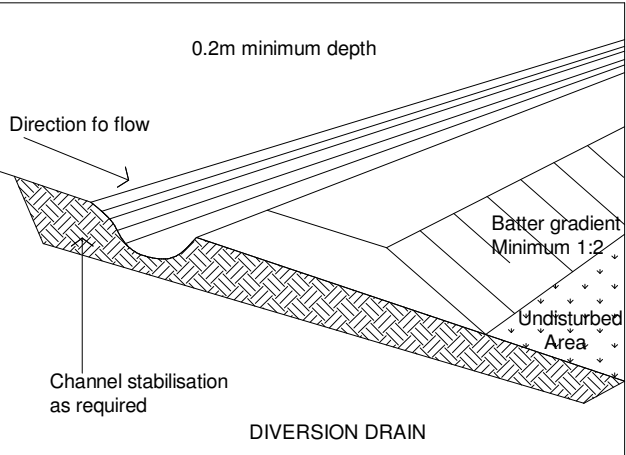
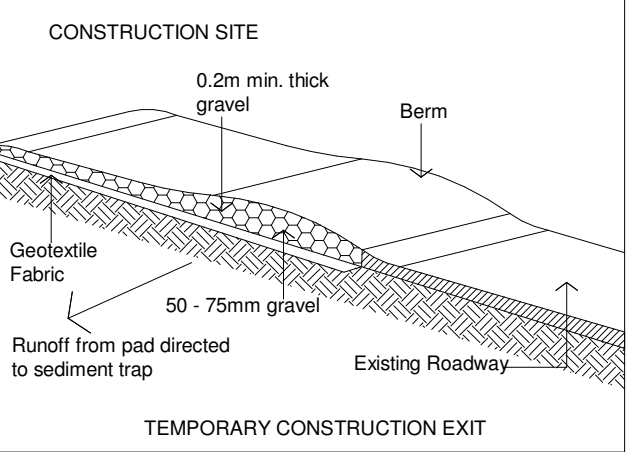
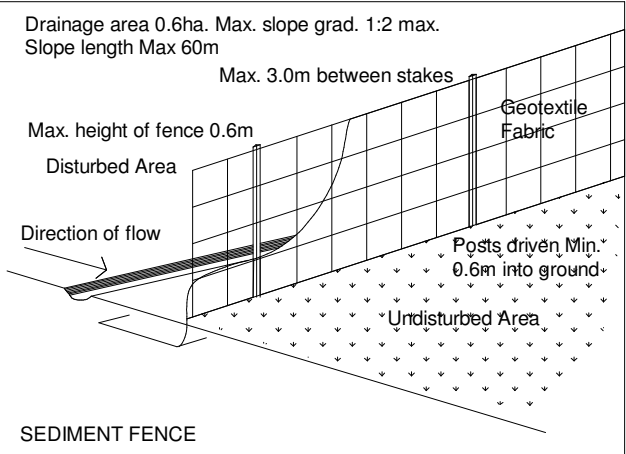


### SILT FENCE DETAIL & NOTES:

1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
3. Significant downward slopes should use the curved installation method
4. Stockpiles of soil and building materials must be contained by a silt fence
5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
6. Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

### GENERAL LEGEND

- SILT FENCE
- STOCKPILE
- MATERIAL STORAGE
- WASTE STORAGE & RECYCLING AREA
- GARBAGE BIN
- ONSITE TOILET
- ACCESS FOR VEHICLES



### WASTE MANAGEMENT PLAN

#### CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction waste will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

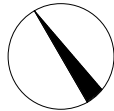
#### KEY ACTIONS :

1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

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4	29.10.2019	CC ISSUE	KM	
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3 STREET VIEW

D110



2 REAR VIEW

D110



1 KITCHEN - MAIN

D110



4 PROPOSED SECONDARY

D110

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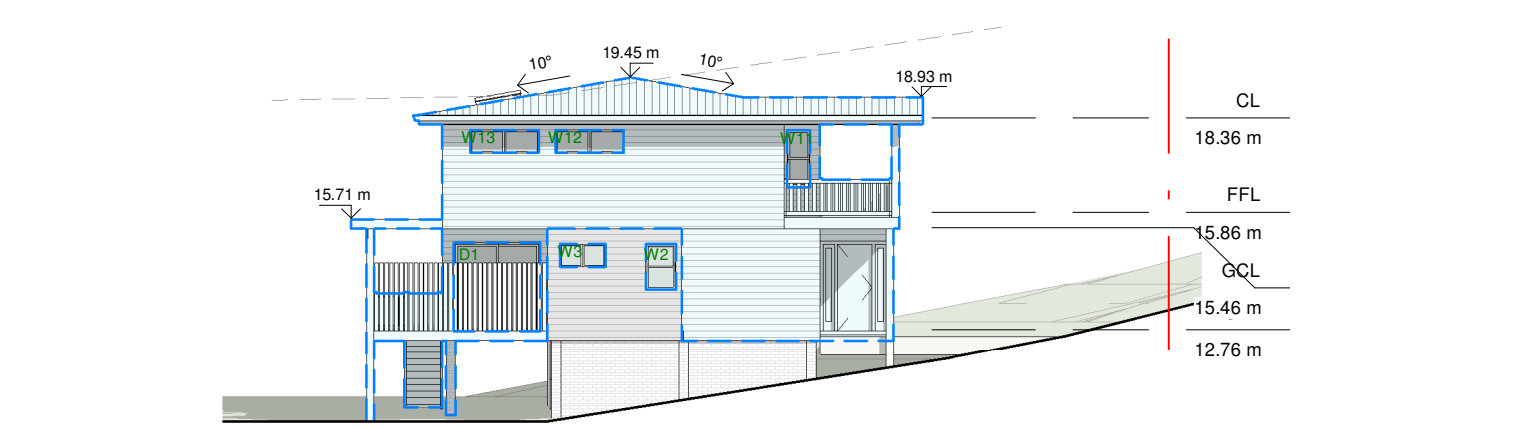
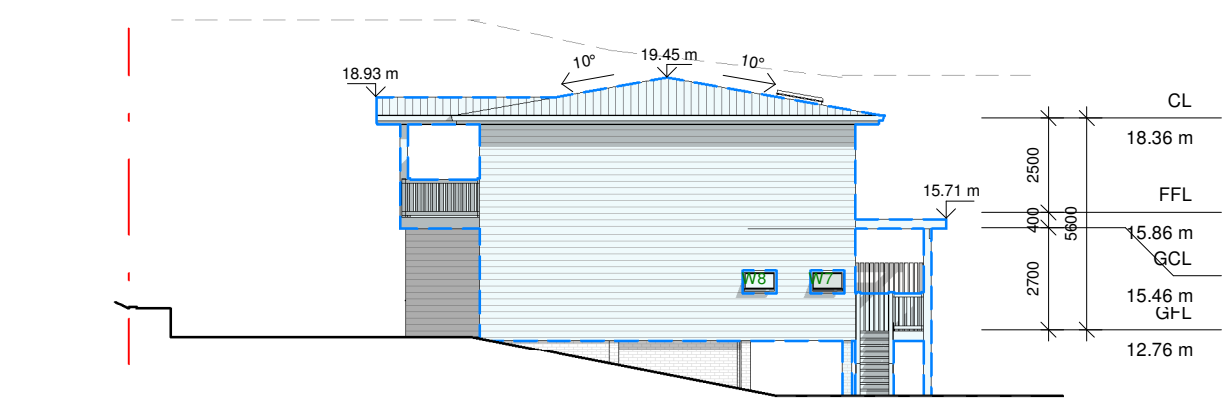
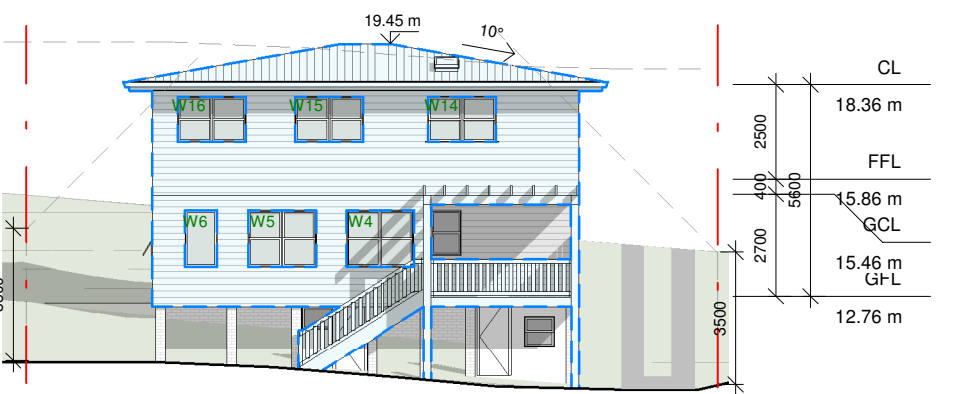
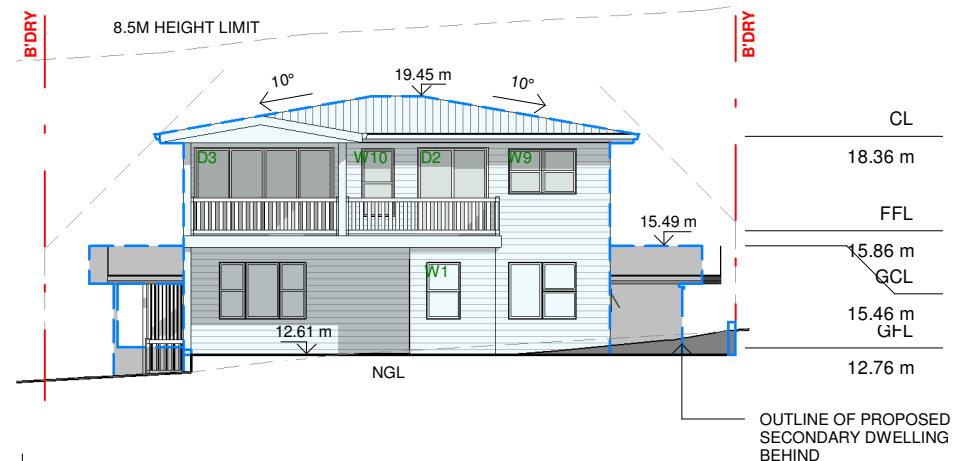
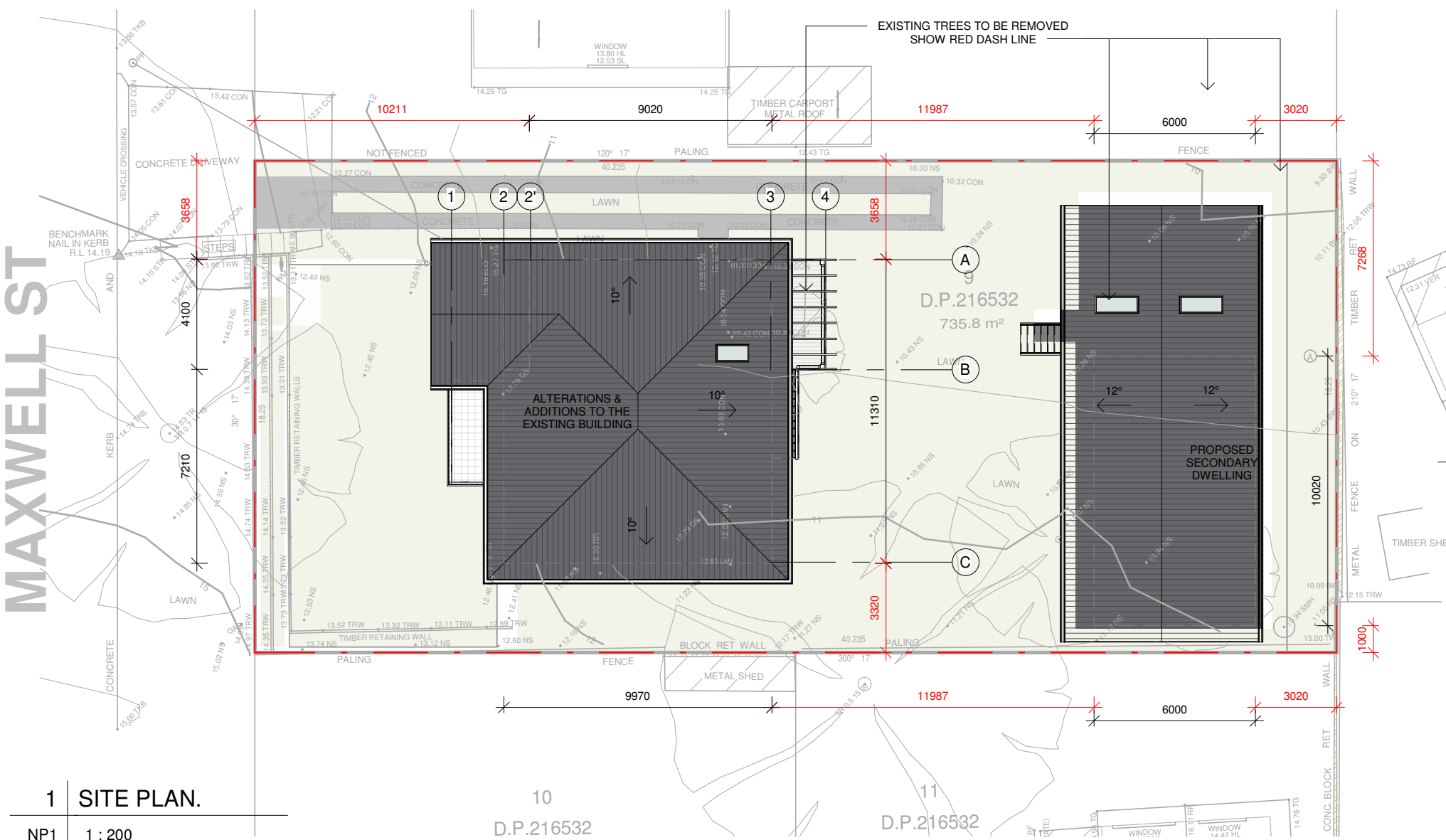
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
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NOTIFICATION

MAXWELL ST



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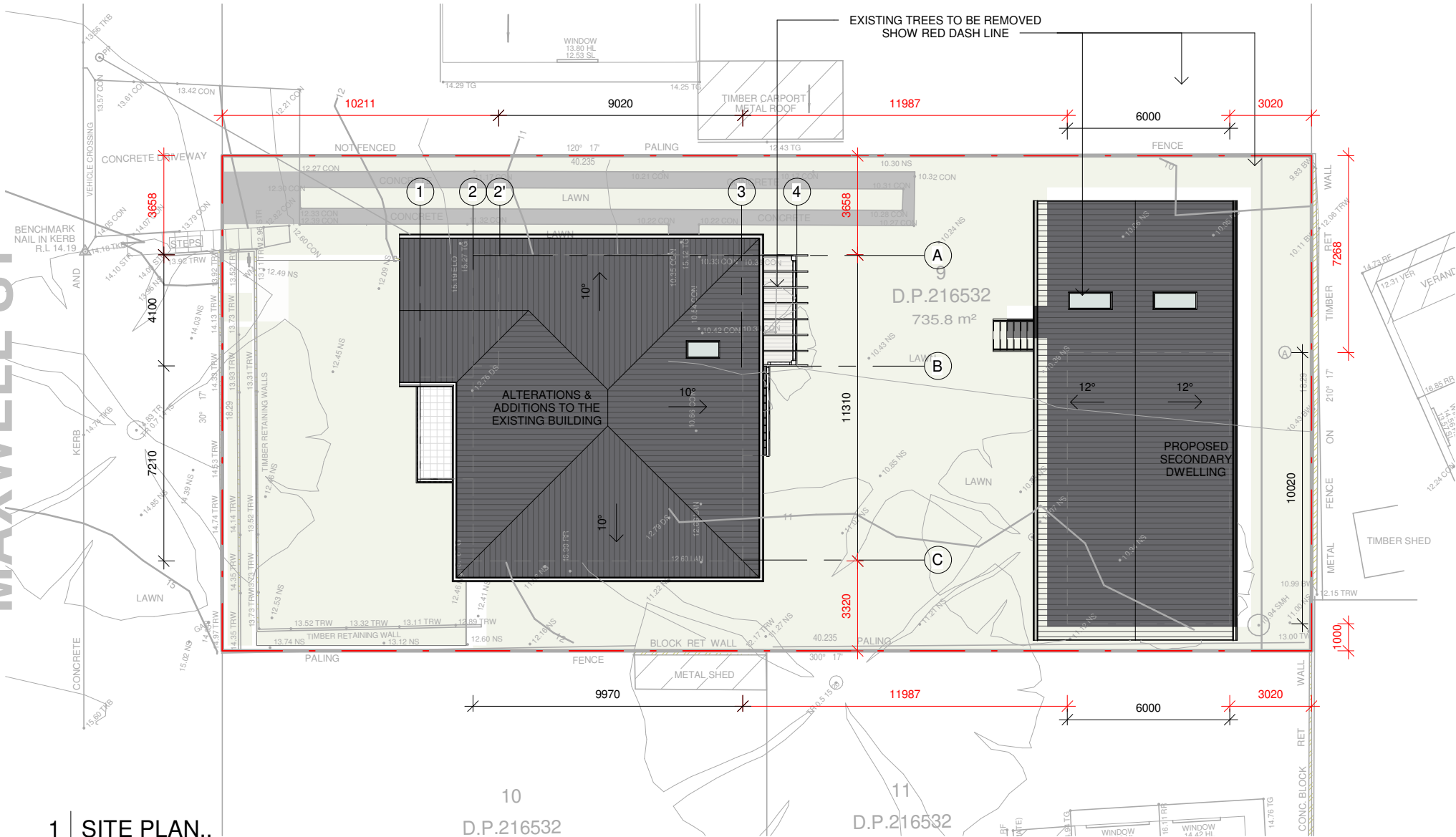
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PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks

SHEET TITLE:	NOTIFICATION - MAIN DWELLING
SHEET NO:	NP1
SCALE A3:	1 : 200

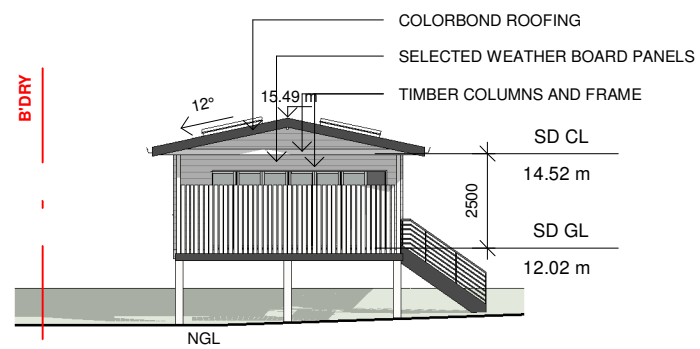
# NOTIFICATION

MAXWELL ST



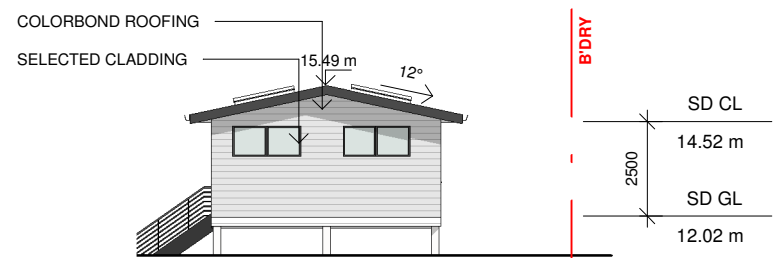
1 SITE PLAN..

NP2 1 : 200



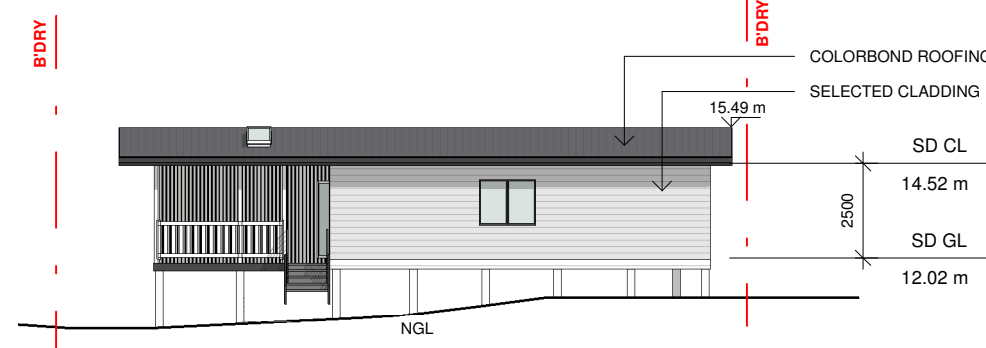
2 SD - NE ELEVATION.

NP2 1 : 200



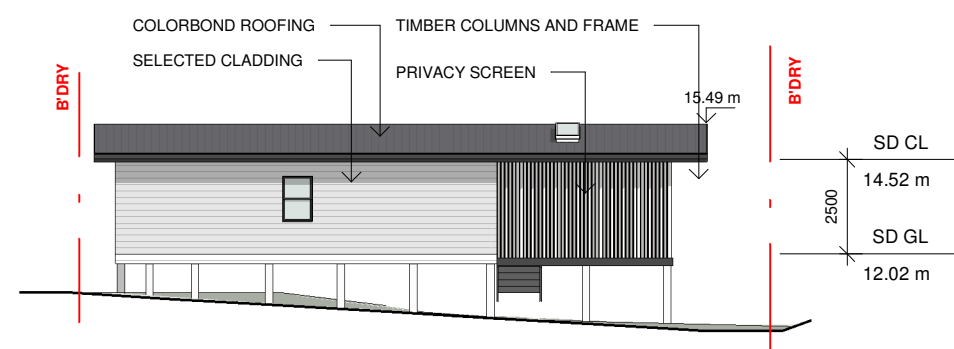
3 SD - SW ELEVATION.

NP2 1 : 200



4 SD - NW ELEVATION.

NP2 1 : 200



5 SD - SE ELEVATION.

NP2 1 : 200

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PROJECT NO.:	2018080
AT:	40 Maxwell St, Mona Vale
FOR:	Jake & Rebecca Wicks

SHEET TITLE:	NOTIFICATION - SD
SHEET NO:	NP2
SCALE A3:	1 : 200

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