



BASIX COMMITMENTS		
FIXTURES + SYSTEMS		
HOT WATER Gas instantaneous		
FIXTURES *The applicant must install shower heads with a min. 3 star water rating. *The applicant must install a toilet flushing system with a min. 3 star water rating. *The applicant must install kitchen taps with a min. 3 star water rating. *The applicant must install basin taps with a min. 3 star water rating.		
LIGHTING *The applicant must ensure a minimum of 40% or new or altered light fixtures are fitted with fluorescent, compact fluorescent or LED lamps		
CONSTRUCTION		
Construction floor above existing dwelling or building:	Additional Insulation nil	Other specifications
external wall: framed (weatherboard, fibro, metal clad):	R1.30 (or R1.70 incl. const)	
flat ceiling, pitched roof:	ceiling: R0.45 (up), roof: foil backed blanket (100mm)	dark (solar absorptance >70)
GLAZING REQUIREMENTS		
FRAME + GLASS TYPE W01 - W15 U Value: 6.44 / SHGC: 0.75		

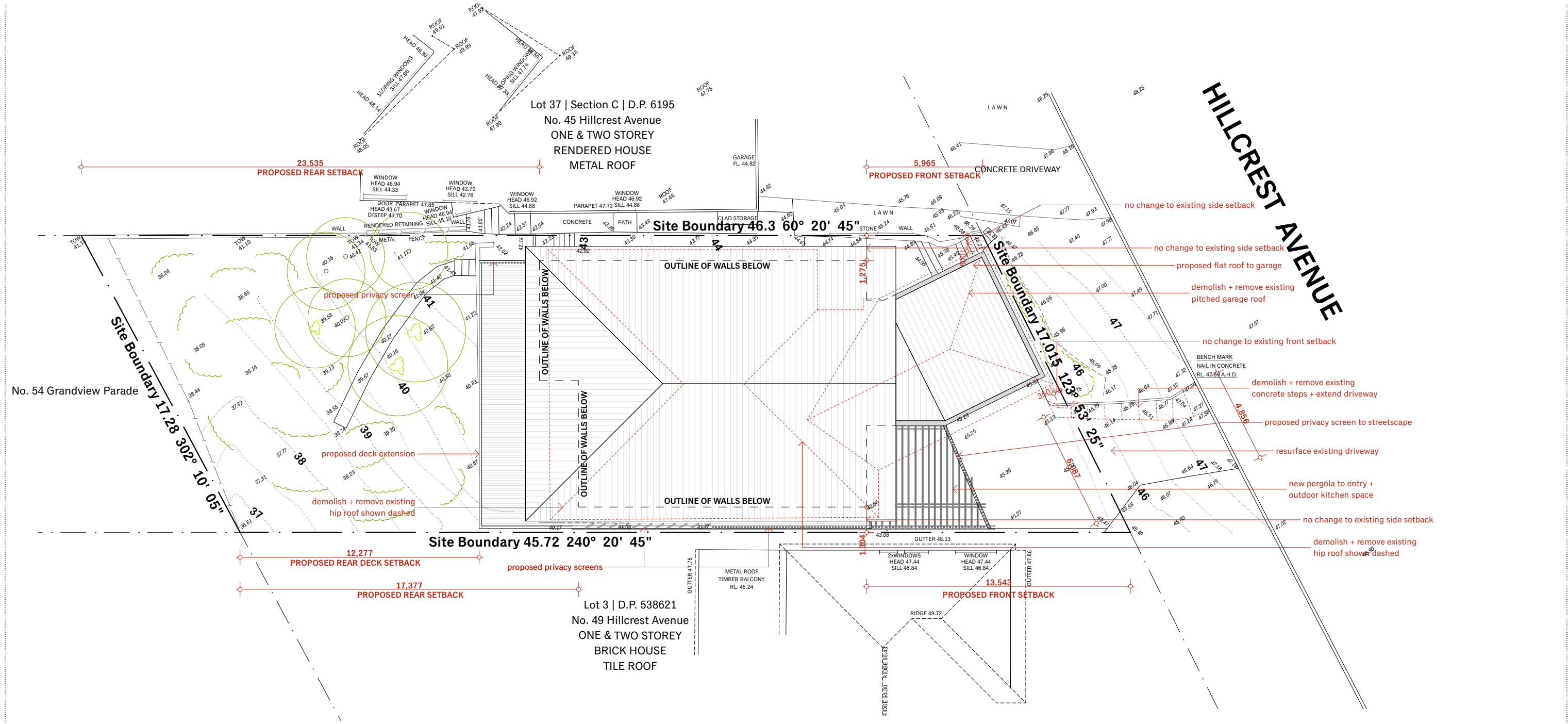
BRAILEY HOUSE

LOT 25| DP 11518
No.47 Hillcrest Avenue
MONA VALE | NSW | 2103

Architectural Documentation to accompany
Development Application for
Alterations + Additions to an existing dwelling.
For Mr E + Mrs C Brailey

DRAWING REGISTER		
DRG. NO.	SCALE	DRAWING NAME
A.101	1:200 @ A3	Site Analysis
A.102	1:200 @ A3	Site Plan
A.102	1:250 @ A3	Landscape Calcs
A.201	1:100 @ A3	Level One Plan
A.202	1:100 @ A3	Level Two Plan
A.301	1:100 @ A3	Elevations: North + South
A.302	1:100 @ A3	Elevations: East + West
A.401	1:100 @ A3	Sections: X-X
A.501	1:250 @ A3	Shadow Diagrams

MATERIALS SCHEDULE			
CODE	SAMPLE	SPECIFICATION	EXAMPLE
CL-01		Board + Batten cladding Painted Lime washed finish Colour: Porters Paints Chalk NSW	
CL-02		Lysaght Enseam roof sheeting Colour: Monument	
PA-01		Bagged + Painted Lime Wash finish Colour: Porters Paints Chalk NSW	
DOOR + WINDOW FRAMES		Anodised Aluminium Colour: Black	



NORTHERN BEACHES COUNCIL CONTROLS

Site Area = 700.8m ²	Required	Existing	Proposed	Compliance
Pittwater LEP 2014				
4.3 Height of Buildings	Max 8.5m	8.0m	8.05m	Yes
Pittwater DCP 2014 - Part B: General Controls				
B3.1 Landslip Hazard	Refer Geotechnical Report			Yes
B6.1 Access + Driveways	4.0/4.5m	3.5/6.0m	4.8/6.0m	Yes
B6.3 Off Street Parking	5.7m x 6.0m	5.2m x 6.2m	5.2m x 6.2m	Yes
Pittwater DCP 2014 - Part C				
C1.7 Private Open Space	80m ²	80m ²	80m ²	Yes
C1.23 Eaves	Min 450mm	500mm	720mm	Yes
Pittwater DCP 2014 - Part D: D9 Mona Vale locality				
D9.6 Front Building Line	6.5 + 3.5m	350mm	350mm	No
D4.6 Side Building Line	2.5m + 1.0m	1.3m + 1.2m	1.3m + 1.2m	No / Yes
D4.6 Rear Building Line	6.5m	20.8m	17.3m	Yes
D4.8 Building Envelope	3.5m 45°	Refer Elevations	Refer Elevations	No
D4.10 Landscaping	60% 420.5m ²	42.1% 295.5m ²	42.1% 295.5m ²	No

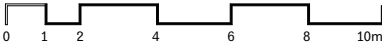


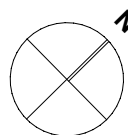
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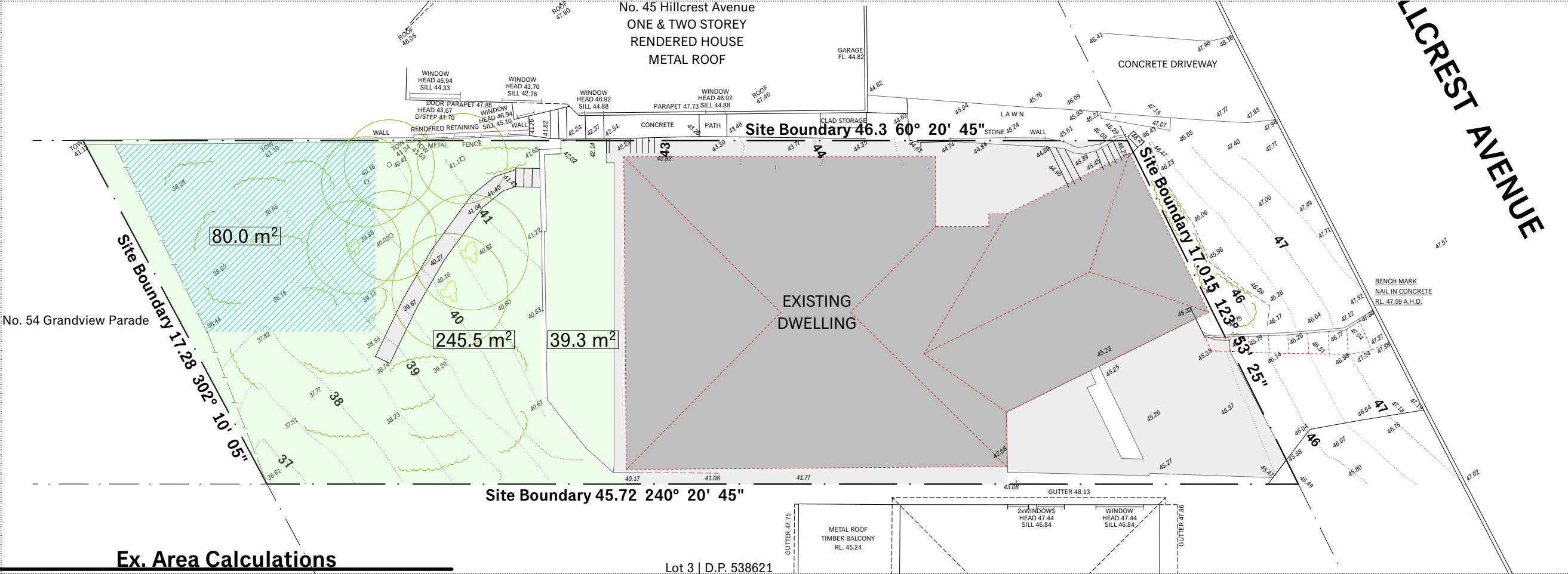
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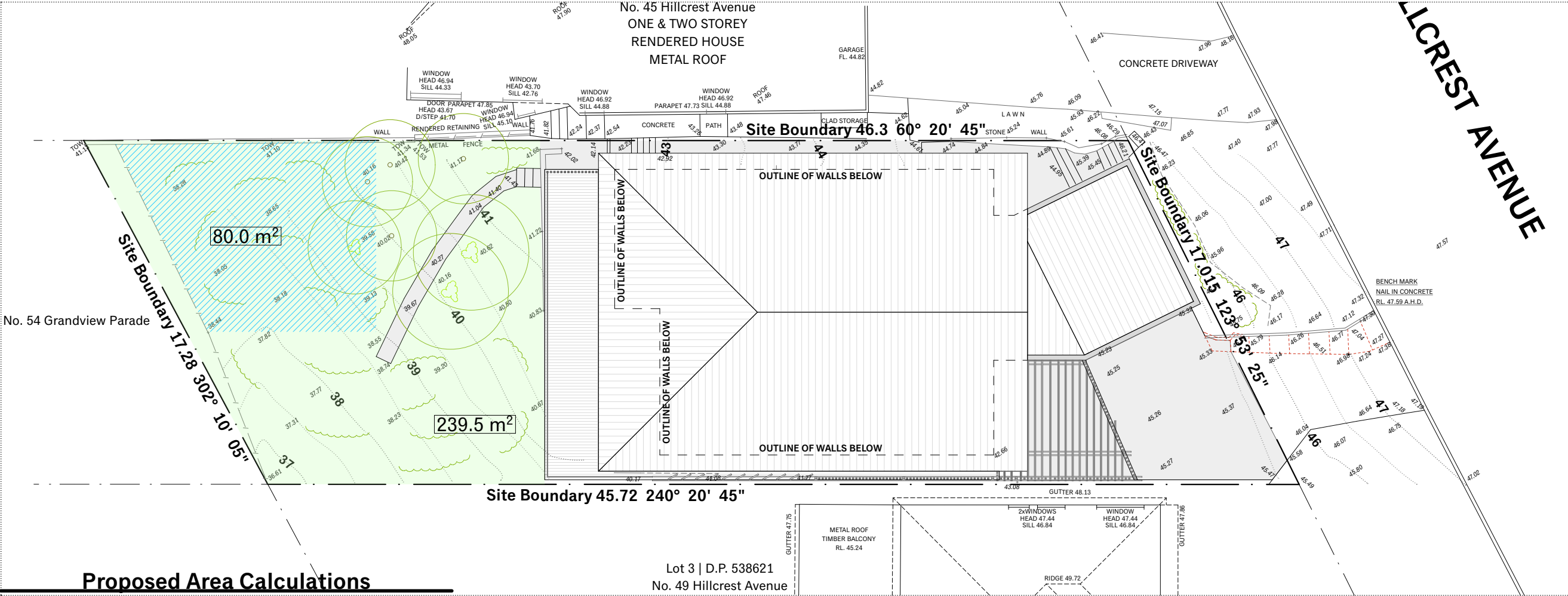
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DA - SITE PLAN			
Date	Iss.	Description	Date
			12.06.20 02 Prelim DA issue for review
			04.06.20 01 Prelim issue for consultants
Drawn :		KB	Project Number : 2001
Checked :		IB	Dwg No : A.102
			Issue : 02
			Date : JUNE 2020



CALCULATIONS	
	Private open space
	Existing: 80m²
	Proposed: 80m²
	Landscape area
	Existing: 284.8m²
	Proposed: 239.5m²
	Difference: 45.3m²
	Existing building footprint
	Existing impervious area
STORMWATER	
1. Impervious area increased by less than 50m² - therefore no OSD is required.	
2. Connect new downpipes to existing stormwater system	





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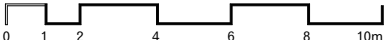
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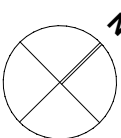
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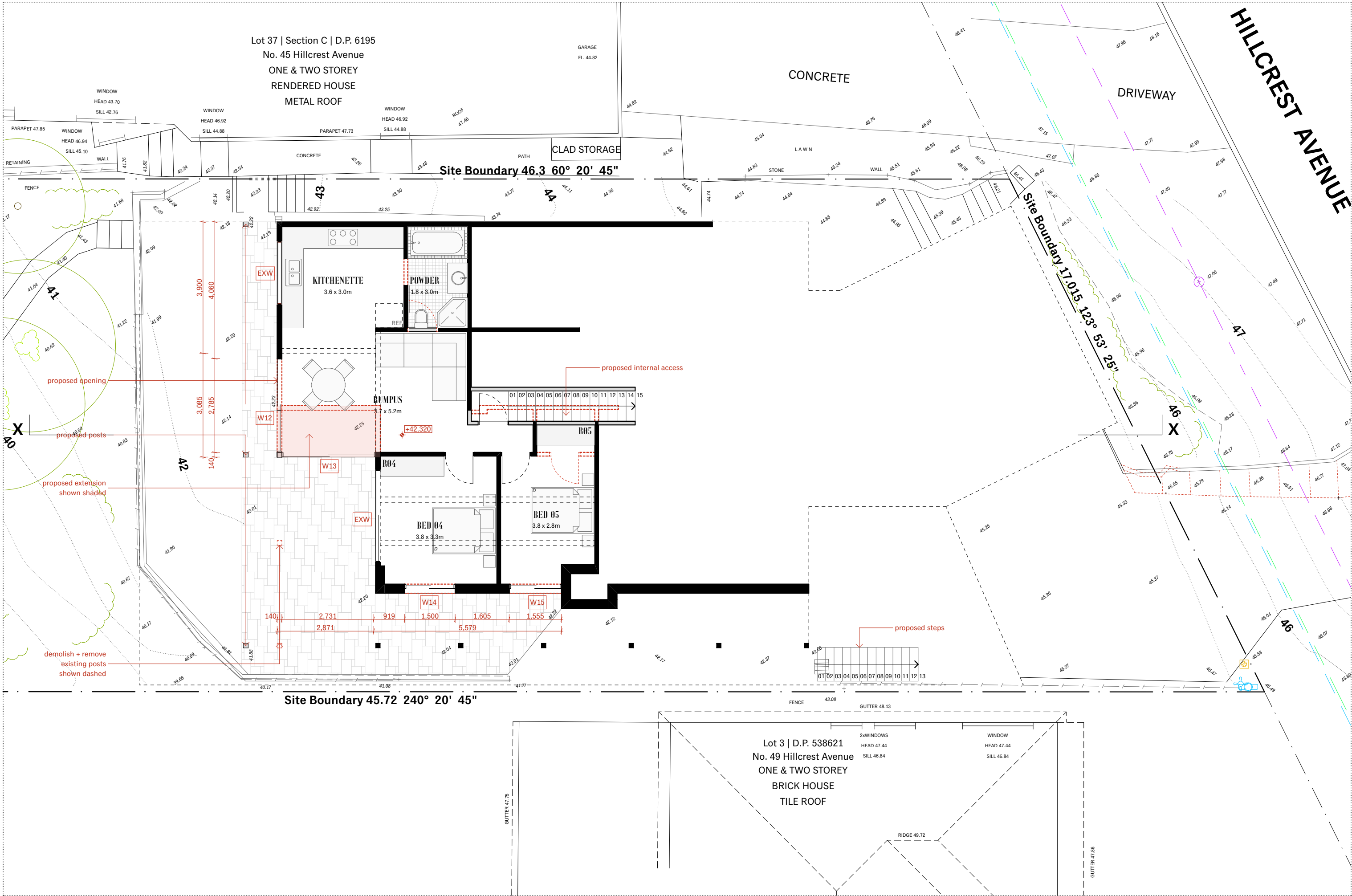
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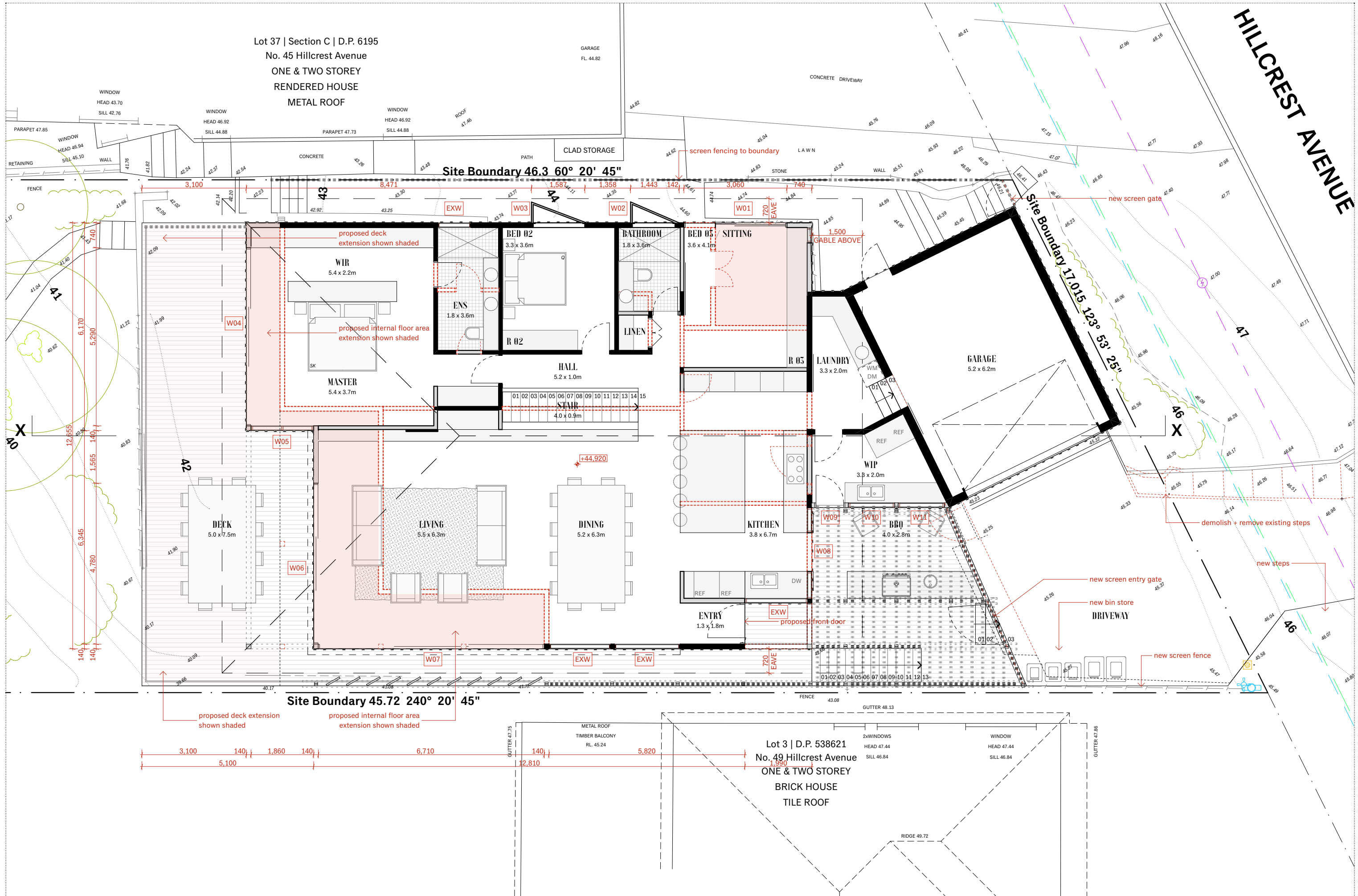


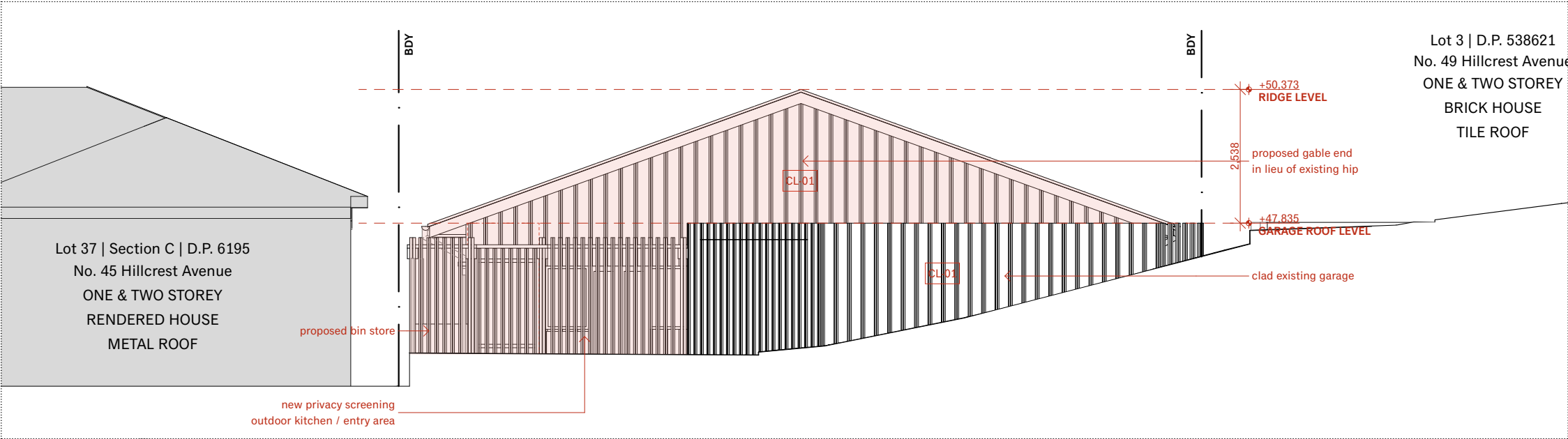


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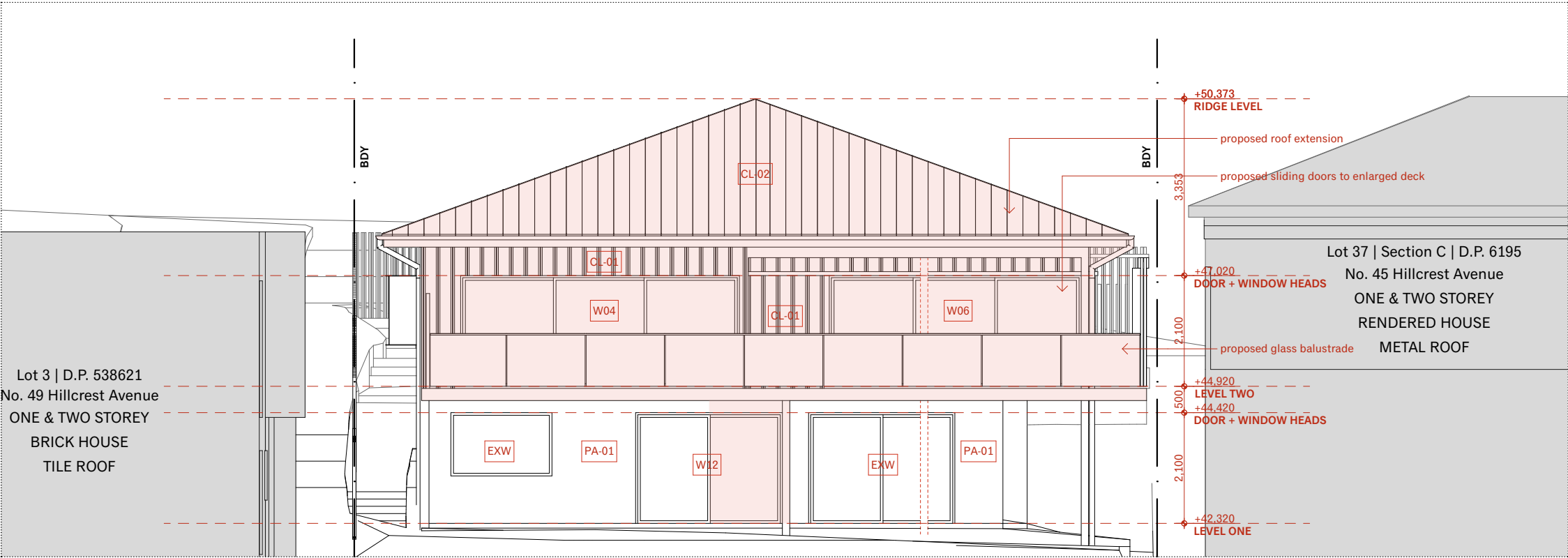
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Drawn :	KB	Project Number :	2001	Date :	JUNE 2020
Checked :	IB	Dwg No :	A.103	Issue :	02



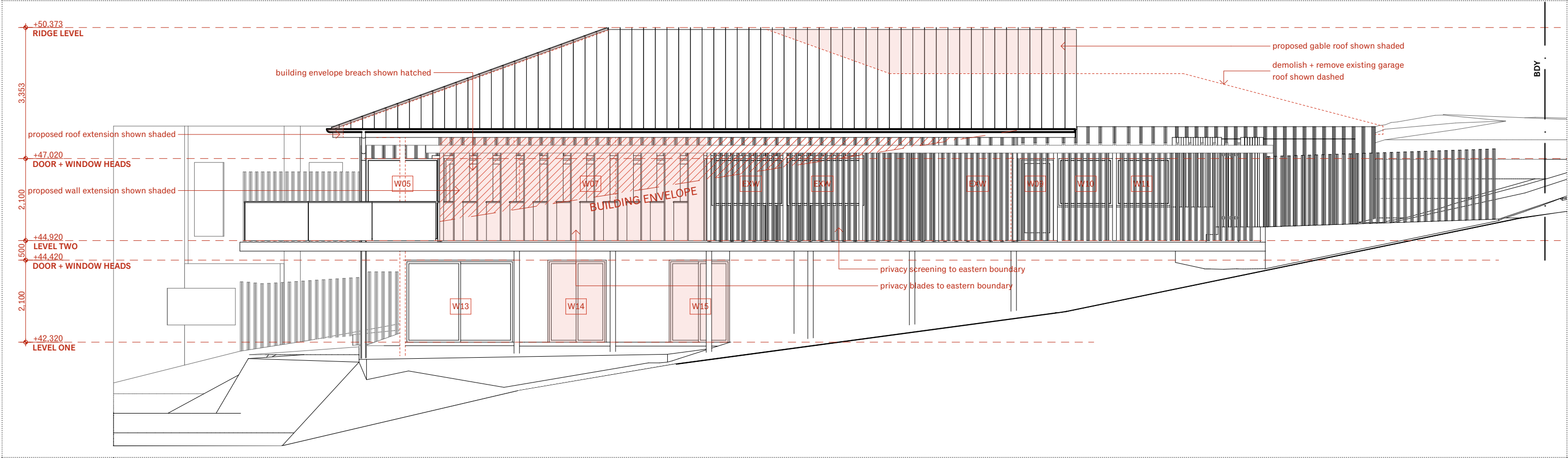




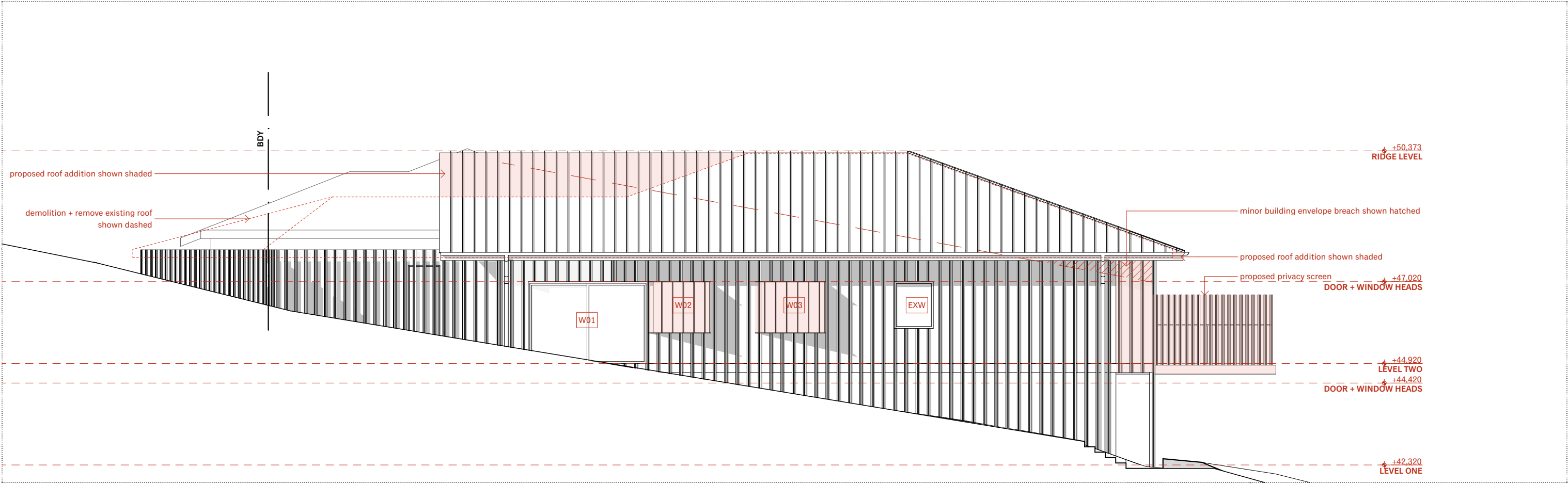
North Elevation



South Elevation



East Elevation



West Elevation



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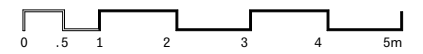
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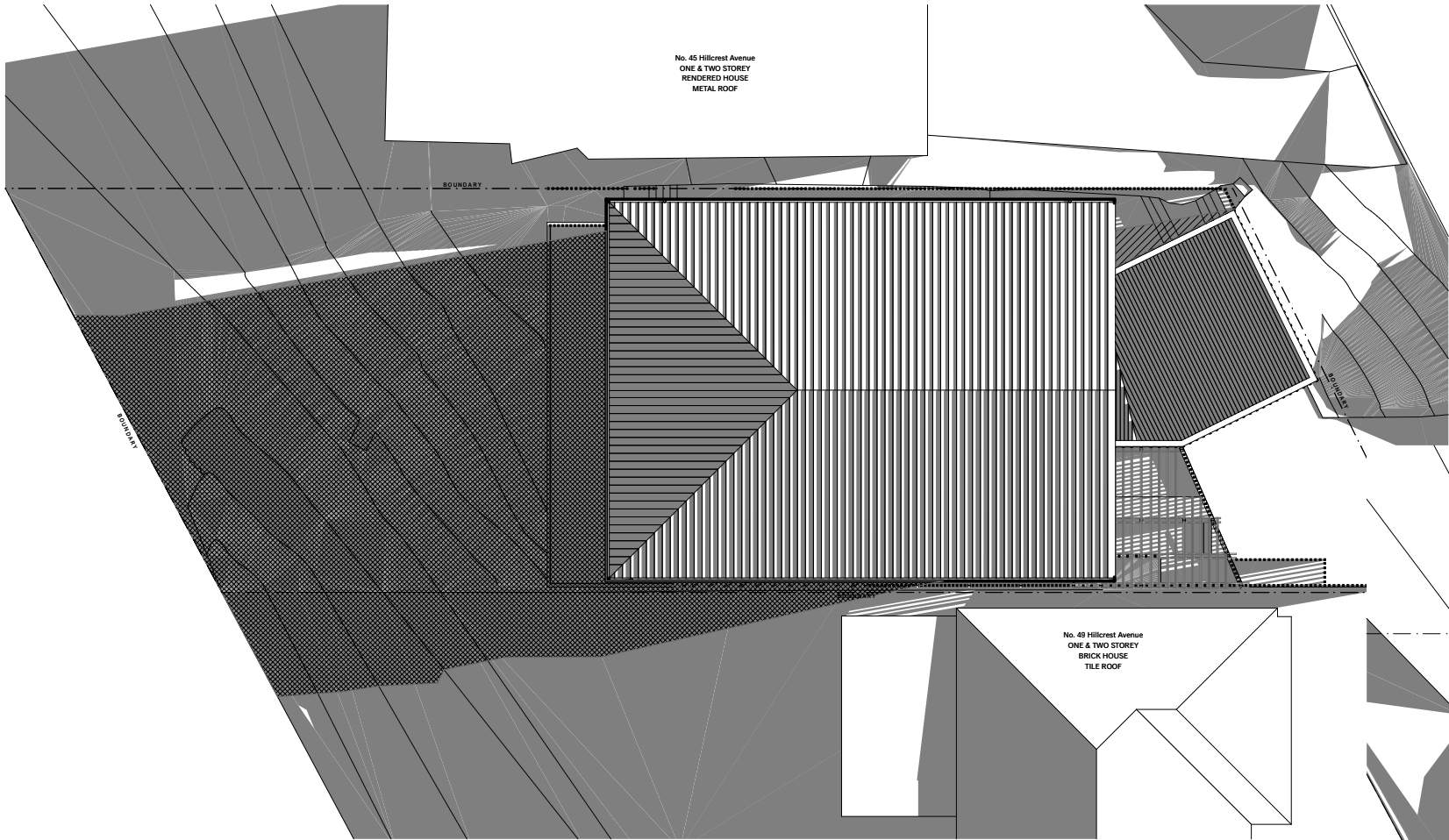
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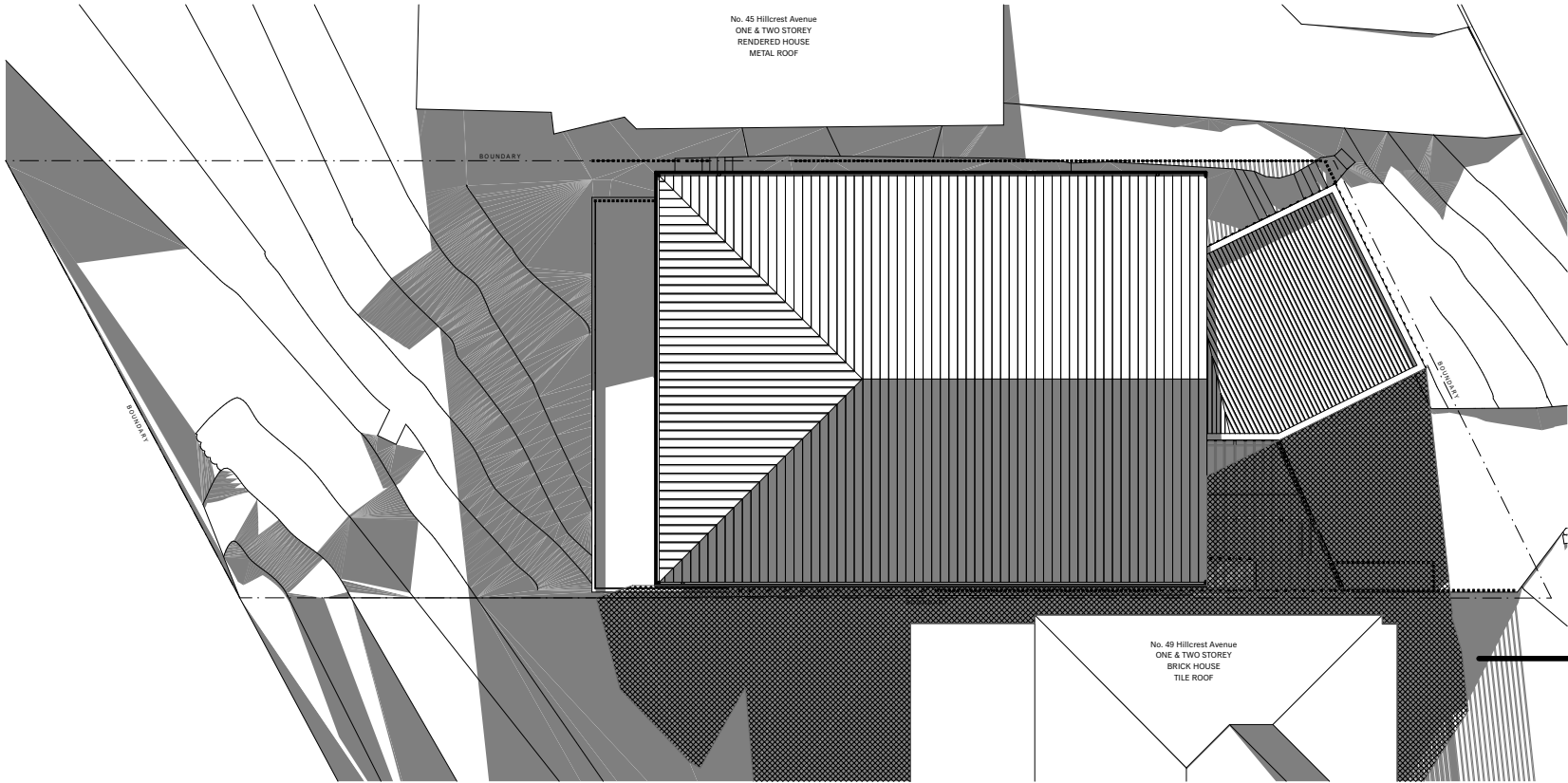
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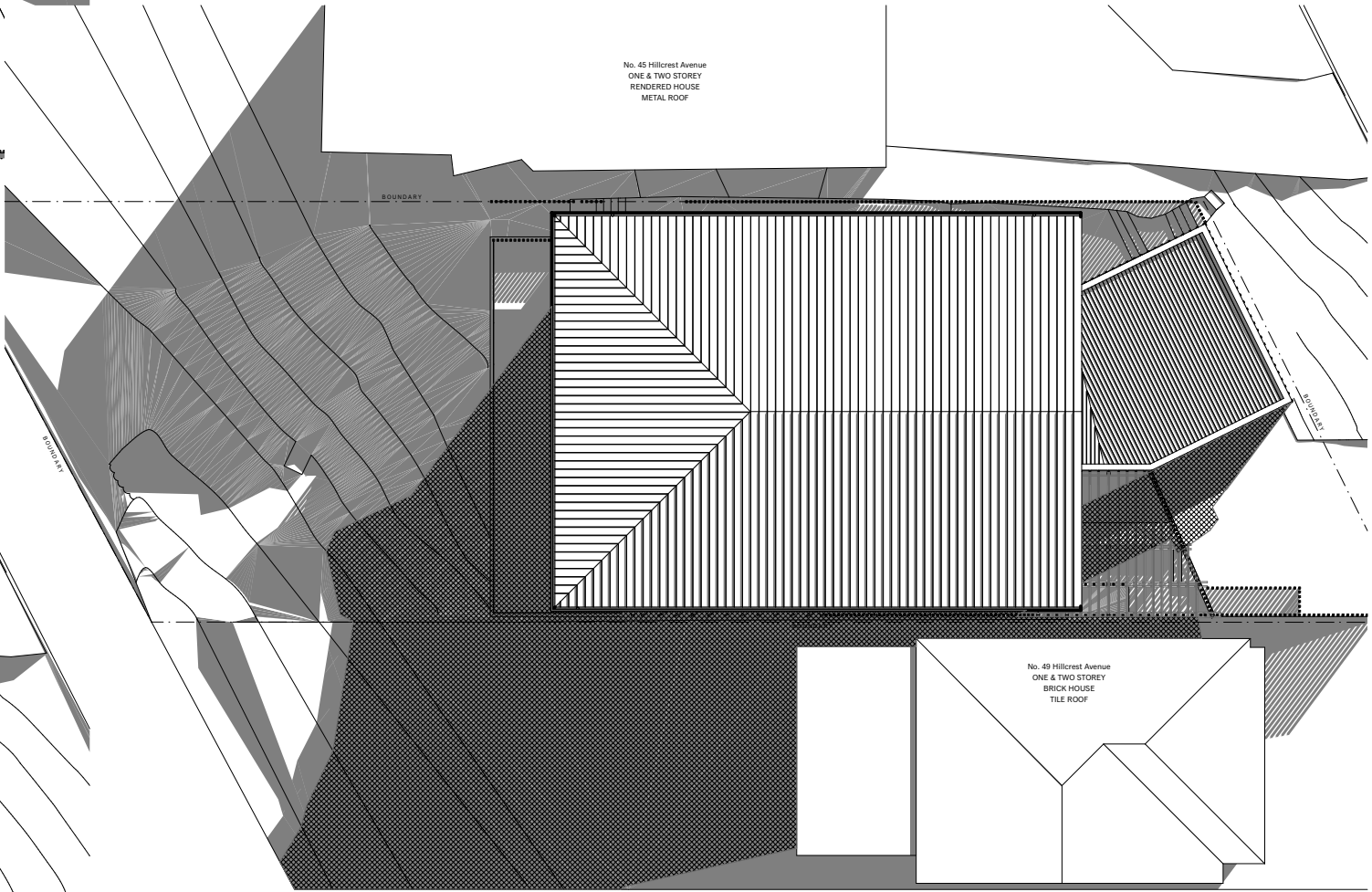
DA - EAST + WEST ELEVATIONS			
Date		Is.	
Description		Description	
12.06.20		02 Prelim DA issue for review	
04.06.20		01 Prelim issue for consultants	
Drawn :		KB Project Number : 2001	
Date :		JUNE 2020	
Checked :		IB Dwg No : A.302	
		Issue : 02	



Shadow Diagram 9am



Shadow Diagram 3pm



Shadow Diagram 12pm



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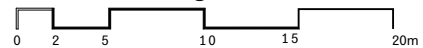
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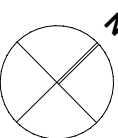
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			12.06.20	02	Prelim DA issue for review

DA - SHADOW DIAGRAMS					
Drawn :	KB	Project Number :	2001	Date :	JUNE 2020
Checked :	IB	Dwg No :	A.501	Issue :	02