7 Nailon Place, Mona Vale, NSW 2013.

site location plan (nts)

north

plan reference key:

- proposed extended areas (additions)
- existing walls // structure retained
- upgraded exg. walls fire refer to BCA Audit Report x
- new walls fire rated refer to BCA Audit Report
- new glazed areas
- skylights
- demolitions
- new structural frame (to engineers details)
- new joinery

full height / counter level

drawing register

		Issue Date
		day 11
		month 4
		year 19
Drawing No.	**Drawing Title**	**Revision**
DA // 00	Drawing Register & Location Plan	o
DA // 01	Perspective Views // Existing	o
DA // 02	Compliance Table	o
DA // 03	Areas Calculation Plans	o
DA // 04	Site Layout Plan // Existing	o
DA // 05	Site Analysis Plan	o
DA // 06	Ground Floor Plan // Existing	o
DA // 07	Ground Floor Plan // Proposed	o
DA // 08	First Floor Plan // Existing	o
DA // 09	First Floor Plan // Proposed	o
DA // 10	Roof Plan // Proposed	o
DA // 11	Elevations // North Existing & Proposed	o
DA // 12	Elevations // South Existing & Proposed	o
DA // 13	Elevations // East Existing & Proposed	o
DA // 14	Elevations // West Existing & Proposed	o
DA // 15	Sections // Existing & Proposed	o
DA // 16	Perspective Views // Proposed	o
DA // 17	External Door & Window Schedule	o
DA // 18	External FinishesSchedule	o
DA // 19	Shadow Diagram June 21st 9am	o
DA // 20	Shadow Diagram June 21st 12pm	o
DA // 21	Shadow Diagram June 21st 3pm	o
DA // 22	Sediment & Erosion // Site Setup Plan	o
DA // 23	Sed & Erosion Control Details Sht 1	o
DA // 24	Sed & Erosion Control Details Sht 2	o
DA // 25	Sed & Erosion Control Details Sht 3	o
DA // AA	Notifications Plans	o

Document Distribution:		DA1
Clients -	D. & D. Baxter	o
Council -	Northern Beaches Council	o
Design Team -	Evolution Planning (SEE)	o
	iStruct Consulting Engineers (Stormwater Design)	o
	Wilson Consulting Engineers (Flood Risk Man. Report)	o
	Private Certifiers Autralia (BCA Audit Report)	o
	Construction Consultants (QS Cost Report)	o

Development Application (DA1)

address
7 Nailon Place, Mona Vale, NSW 2103.
LOT 7 IN DP241720

client
D. & D. Baxter

title
Site Location & Drawing Register

project
Alterations & additions

date:
11/4/19

drawn:
JOB

scale:

dwg. no.
DA // 00

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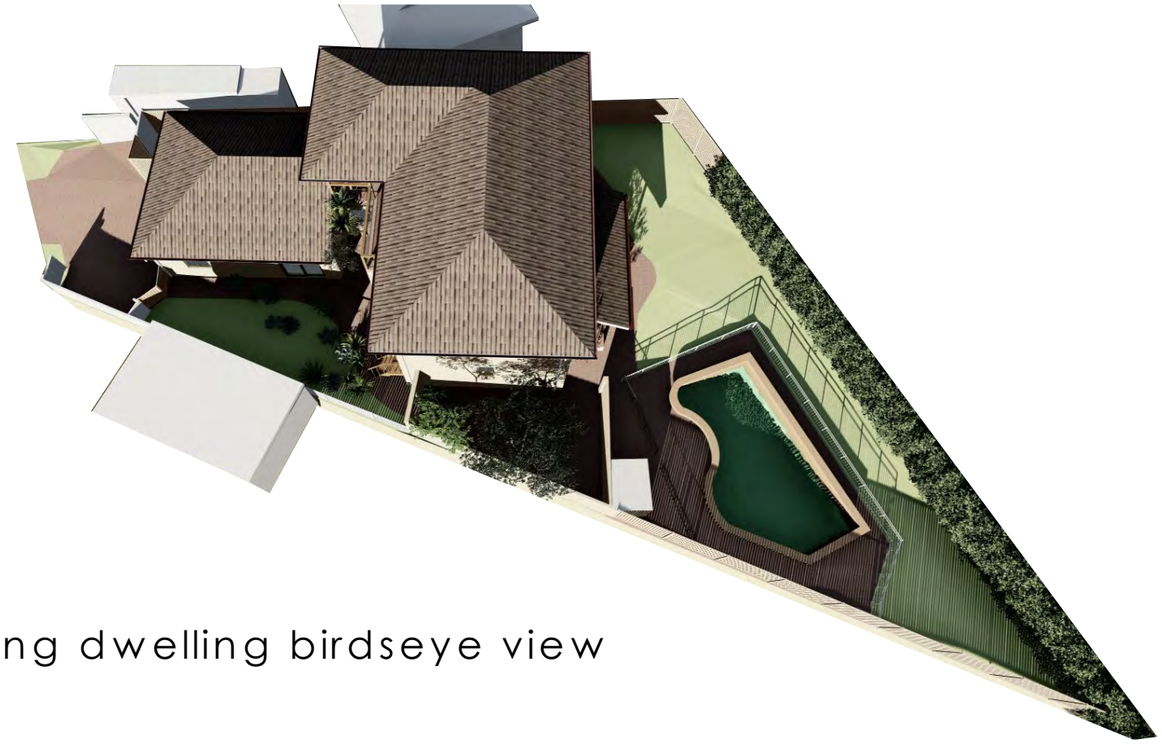
entry // existing

rear // existing



existing dwelling birdseye view

Development Application (DA1)

address 7 Nailon Place, Mona Vale, NSW 2103. LOT 7 IN DP241720	title Perspective Views // Existing	date: 11/4/19	scale: nts	ABN: 6890 243 5084 INFO@VIEWTHRU.COM.AU WWW.VIEWTHRU.COM.AU
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'dual occupancy application'
development application (D.A.1)

COMPLIANCE TABLE - AREA CALCULATIONS FOR DA (m2)

Pittwater Local Envoronmental Plan 2014 & Pittwater 21 Development Control Plan 2014

Local Goverment Area: Northern Beaches Council - Pittwater

	AREAS:	**Dual Occ. Application**			**CONTROLS:**		Pittwater Local Environmental Plan 2014								Pittwater 21 Development Control Plan - 2014 Part D - Mona Vale Locality		
		Dwelling #1		**Dwelling #2**													
	Site Area	**Ground Floor**	**First Floor**	**Ground Floor**	**LAND ZONE**	**ACID SULPHTE SOILS**	**BIO DIVERSITY**	**FLOOD RISK**	**FORESHORE BUILDING LINE**	**FLOOR SQUARE RATIO**	**GEO TECH HAZARD**	**HERITAGE or CONSERV. AREA**	**MAX. BUILDING HEIGHTS**	**BUSHFIRE PRONE LAND**	**FLOOR SPACE RATIO**	**LANDSCAPED AREA**	**PRIVATE OPEN SPACE**
CONTROL					*Low Density Residentail*		-	-	-	-	-	-	= 8.5 M MAX.	-	*0.4 : 1*	*MIN 50%* *= 400 sqm MIN.*	**DUAL OCC.** DWELLING #01 *80 sqm MIN O/A* DWELLING #02 *80 sqm MIN O/A* *off principal areas*
EXISTING	800.7 sqm	70 sqm	94 sqm	73.6 sqm	**R 2**	Class 2	-	-	-	-	-	NO	-	-	237.6 sqm GFA *0.29 : 1*	189 sqm = 23%	-
PROPOSED	800.7 sqm	85.9 sqm	89 sqm	78 sqm	**R 2**	Class 2	N/A	refer to Flood Risk Management Report	-	-	-	NO	No change to existing	-	252.9 sqm GFA *0.31 : 1*	406 sqm = 50.7% ***total site***	**DUAL OCC.** DWELLING #01 80 sqm + DWELLING #02 80 sqm
COMPLIANCE	**N/A**	**YES**	**YES**	**YES**	**YES**	**YES**	**N/A**	**YES**	**N/A**	**N/A**	**N/A**	**N/A**	**YES**	**N/A**	**YES**	**YES**	**YES**

to be read in conjunction with the following:

'Flood Risk Mangement Report' *prepared by Wilson Consulting Engineers*

'Statement of Environmental Effects' *prepared by Evolution Planning*

'BCA Audit Report' *prepared by Private Certifiers Australia*

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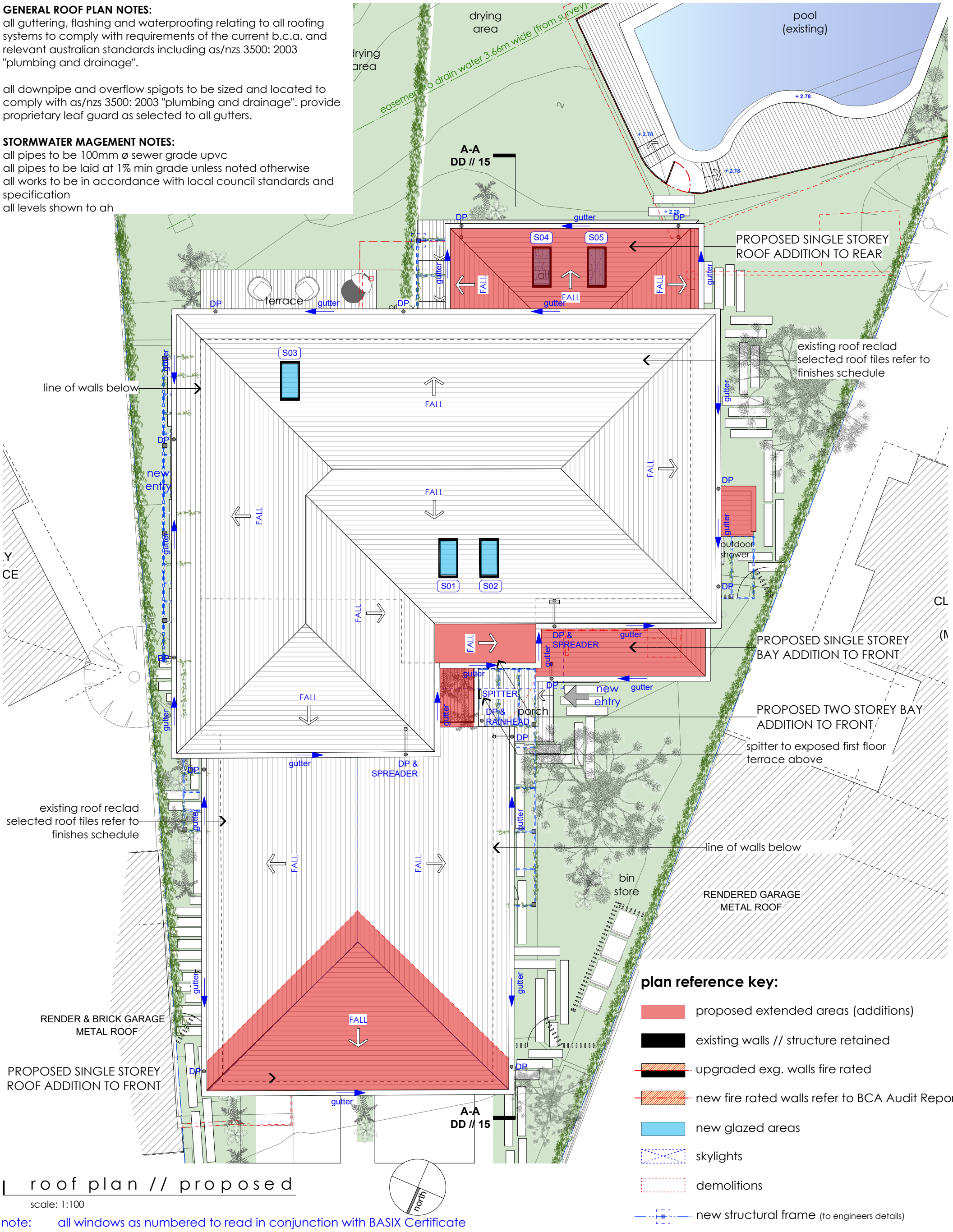
GENERAL ROOF PLAN NOTES:
all guttering, flashing and waterproofing relating to all roofing systems to comply with requirements of the current b.c.a. and relevant australian standards including as/nzs 3500: 2003 "plumbing and drainage".

all downpipe and overflow spigots to be sized and located to comply with as/nzs 3500: 2003 "plumbing and drainage". provide proprietary leaf guard as selected to all gutters.

STORMWATER MAGEMENT NOTES:
all pipes to be 100mm ø sewer grade upvc
all pipes to be laid at 1% min grade unless noted otherwise
all works to be in accordance with local council standards and specification
all levels shown to ah



roof plan // proposed

scale: 1:100

note: all windows as numbered to read in conjunction with BASIX Certificate
to be read in conjunction with stormwater management plan

plan reference key:

- proposed extended areas (additions)
- existing walls // structure retained
- upgraded exg. walls fire rated
- new fire rated walls refer to BCA Audit Report
- new glazed areas
- skylights
- demolitions
- new structural frame (to engineers details)
- new joinery (full height / counter level)

Development Application (DA1)

address 7 Nailon Place, Mona Vale, NSW 2103. LOT 7 IN DP241720	title Roof Plan Plan // Proposed	date: 11/4/19	scale: 1 : 100 @ a3	ABN: 6890 243 5084 INFO@VIEWTHRU.COM.AU WWW.VIEWTHRU.COM.AU
client D. & D. Baxter	project Alterations & additions	drawn: JOB	dwg. no. **DA // 10**	 t: 043 7222 389 225 WOODLAND ST, BALGOWLAH, 2093

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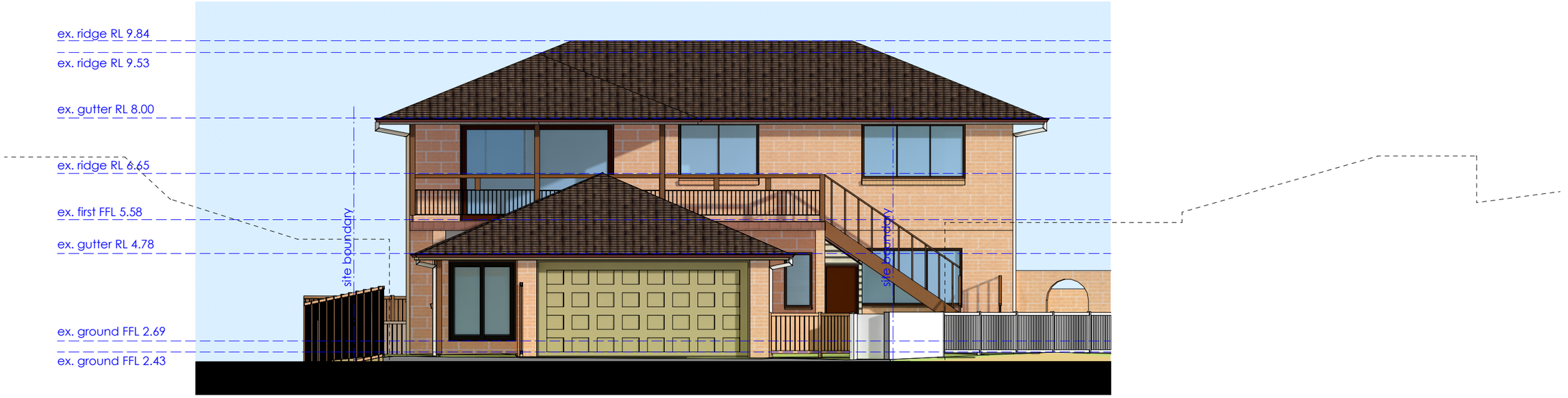
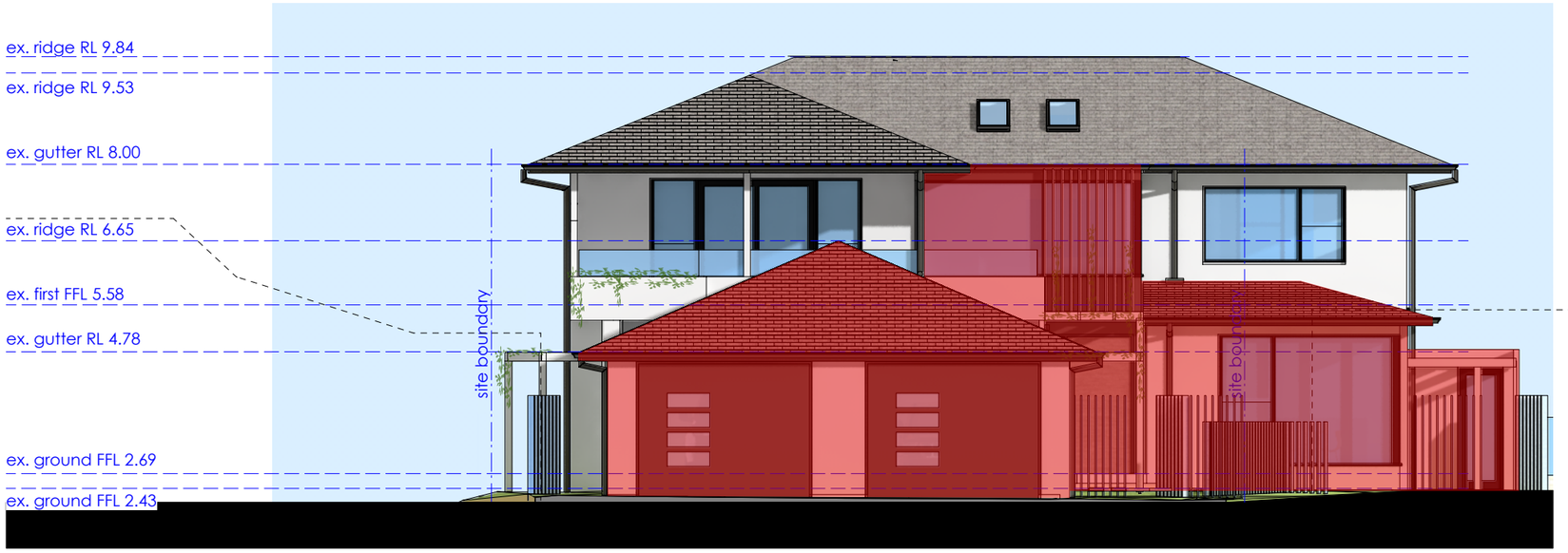


north elevation // existing

scale: 1:100



north elevation // proposed

scale: 1:100

Development Application (DA1)

address
7 Nailon Place, Mona Vale, NSW 2103.
LOT 7 IN DP241720

client
D. & D. Baxter

title
Elevations // North Exg. & Prop.

project
Alterations & additions

date:
11/4/19

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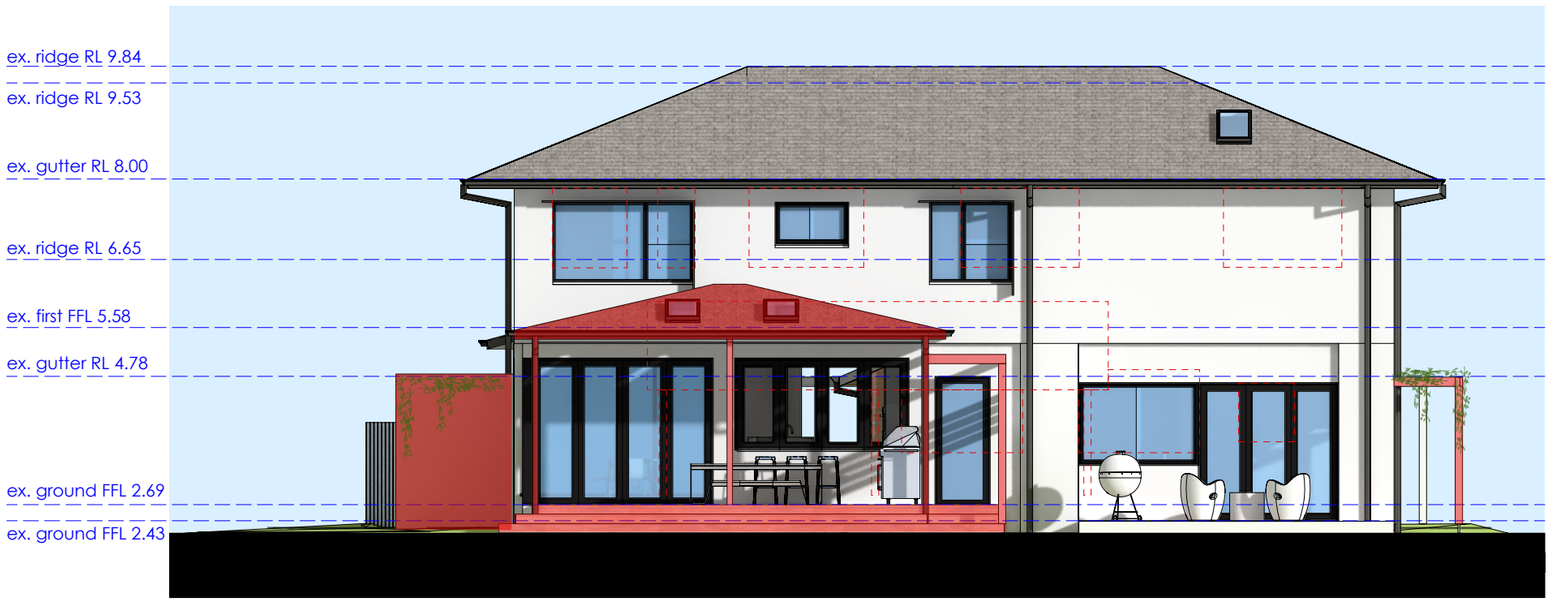
south elevation // existing

scale: 1:100



south elevation // proposed

scale: 1:100

Development Application (DA1)

address
7 Nailon Place, Mona Vale, NSW 2103.
LOT 7 IN DP241720

client
D. & D. Baxter

title
Elevations // South Exg. & Prop.

project
Alterations & additions

date:
11/4/19

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east elevation // existing

scale: 1:100

east elevation // proposed

scale: 1:100

Development Application (DA1)

address
7 Nailon Place, Mona Vale, NSW 2103.
LOT 7 IN DP241720

client
D. & D. Baxter

title
Elevations // East Exg. & Prop.

project
Alterations & additions

date:
11/4/19

drawn:
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scale:
1 : 100 @ a3

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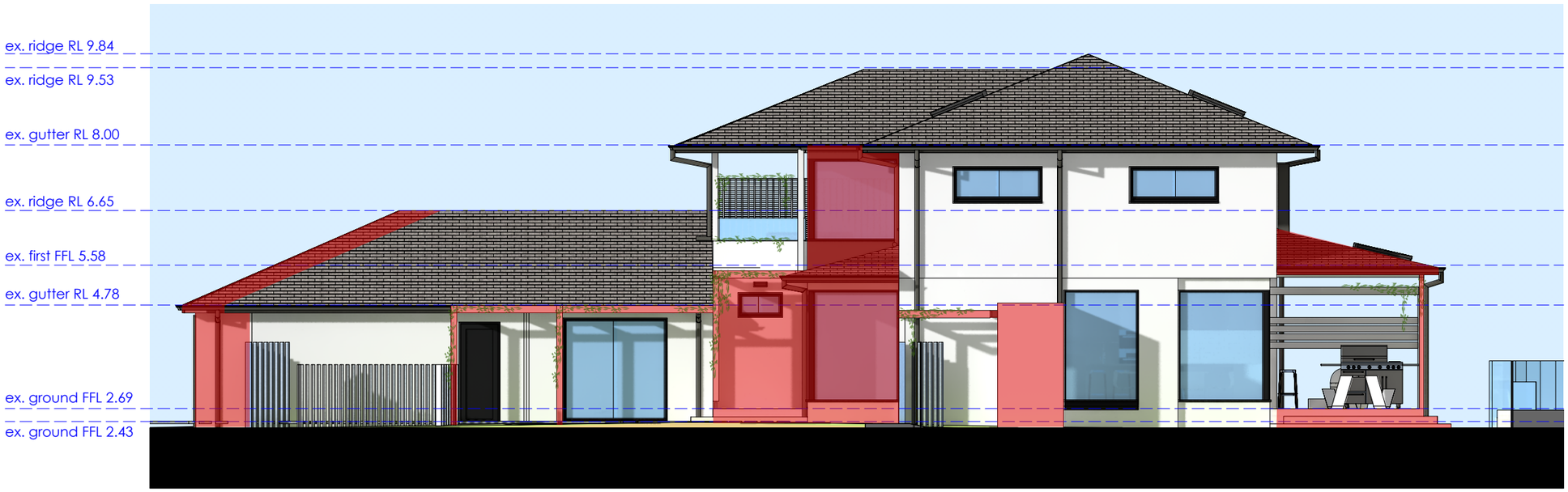
west elevation // existing

scale: 1:100



west elevation // proposed

scale: 1:100

Development Application (DA1)

address
7 Nailon Place, Mona Vale, NSW 2103.
LOT 7 IN DP241720

client
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title
Elevations // West Exg. & Prop.

project
Alterations & additions

date:
11/4/19

drawn:
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scale:
1 : 100 @ a3

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rear

Development Application (DA1)

address
7 Nailon Place, Mona Vale, NSW 2103.
LOT 7 IN DP241720

client
D. & D. Baxter

title
Perspective Views // Proposed

project
Alterations & additions

date:
11/4/19

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scale:
nts

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WINDOWS SCHEDULE

ID	Type	Opening Height	Opening Width	Unit Area	Glazing Type	Comments
W01	Sashless DH Window	2250 mm	3020 mm	6.795 m2	refer to BASIX	
W02	Fixed Glass Window	2250 mm	1740 mm	3.915 m2	refer to BASIX	
W03	Fixed Glass Window	2250 mm	1505 mm	3.386 m2	refer to BASIX	
W04	Fixed Glass Window	2250 mm	1740 mm	3.915 m2	refer to BASIX	
W05	Folding Door	1500 mm	2841 mm	4.261 m2	refer to BASIX	
W06	Sashless Sliding Window	1350 mm	1955 mm	2.639 m2	refer to BASIX	
W07	Sashless Sliding Window	700 mm	1800 mm	1.26 m2	refer to BASIX	
W08	Sashless Sliding Window	1350 mm	1300 mm	1.755 m2	refer to BASIX	
W09	Sashless Sliding Window	1350 mm	1300 mm	1.755 m2	refer to BASIX	
W10	Sashless Sliding Window	1350 mm	1300 mm	1.755 m2	refer to BASIX	
W11	Sashless Sliding Window	500 mm	900 mm	0.45 m2	refer to BASIX	
W12	Fixed Glass Window	1650 mm	3682.76 mm	6.077 m2	refer to BASIX	
W13	Fixed Glass Window	1650 mm	1695 mm	2.797 m2	refer to BASIX	
W14	Sashless Sliding Window	1300 mm	2450 mm	3.185 m2	refer to BASIX	
W15	Sashless Sliding Window	700 mm	1800 mm	1.26 m2	refer to BASIX	
W16	Sashless Sliding Window	700 mm	1800 mm	1.26 m2	refer to BASIX	
W17	Sashless Sliding Window	1300 mm	2310 mm	3.003 m2	refer to BASIX	
W18	Sashless Sliding Window	700 mm	1200 mm	0.84 m2	refer to BASIX	
W19	Sashless Sliding Window	1300 mm	1350 mm	1.755 m2	refer to BASIX	
W20	Sashless Sliding Window	700 mm	1350 mm	0.945 m2	refer to BASIX	
W21	Sashless Sliding Window	700 mm	1800 mm	1.26 m2	refer to BASIX	
W22	Fixed Glass Window	1650 mm	1695 mm	2.797 m2	refer to BASIX	

DOORS SCHEDULE

ID	Type	Opening Height	Opening Width	Unit Area	Glazing Type	No. Doors	Comments
D01	Pivot Left Door	2400 mm	1520 mm	3.648 m2	refer to BASIX		
D02	Folding Door	2400 mm	2960 mm	7.104 m2	refer to BASIX		
D03	Hinged Left Door	2100 mm	900 mm	1.89 m2	refer to BASIX		
D04	Folding Door	2250 mm	2289 mm	5.15 m2	refer to BASIX		
D05	Parallel Door System Left	2100 mm	1800 mm	3.78 m2	refer to BASIX		
D06	Sashless Sliding Window	2100 mm	2100 mm	4.41 m2	refer to BASIX		
D07	Sashless Sliding Window	2180 mm	3640 mm	7.935 m2	refer to BASIX		

external windows & doors notes:

1. All external glazing units to have aluminium frames as selected
2. window supplier to issue shop drawings for sign off prior to commencement of fabrication
3. Refer to BASIX for glazing spec and shading requirements
4. Dimensions given are nominal and to suit scheduled opening sizes
   Contractor to check all dimensions on site before proceeding
   Contact VIEW//THRU if dimensions conflict.
5. Refer to Elevations for fixed/openable sashes.
6. All window & door numbers corespond with BASIX reference
7. ALL glazing assemblies to comply with Bush Fire Report recommendations, certification to be issued prior to commencement of fabrication

Development Application (DA1)

address
7 Nailon Place, Mona Vale, NSW 2103.
LOT 7 IN DP241720

title
Ext. Door & Window Schedule

date:
11/4/19

scale:

client
D. & D. Baxter

project
Alterations & additions

drawn:
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TERRACOTTA REPLACEMENT ROOF TILES
Eg. Monier 'Nullabor' terracotta colour 'titan'
(charcoal black)

DECKING (to rear & pool)
BAL 29 Hardwood Selection
Natural Finish

HARDWOOD PRIVACY SCREENS
Color - eg. Domino
or similar

ALUMINIUM WINDOW AND EXTERNAL DOOR FRAMES
Color - eg. Domino
or similar

ALUMINIUM RAINWATER GOODS
Eg. high volume contemporary profile
'Colorbond - Monument

SMOOTH RENDER RENDER
Color - eg. Snow White
or similar

PAVERS
Eg. bluestone organic pavers

PAINTED HARDWOOD SHADING STRUCTURE
Color - eg. Snow White
or similar

external finishes schedule

Development Application (DA1)

address 7 Nailon Place, Mona Vale, NSW 2103. LOT 7 IN DP241720	title External finishes schedule	date: 11/4/19	scale:	ABN: 6890 243 5084 INFO@VIEWTHRU.COM.AU WWW.VIEWTHRU.COM.AU
client D. & D. Baxter	project Alterations & additions	drawn: JOB	dwg. no. **DA // 18**	t: 043 7222 389 225 WOODLAND ST, BALGOWLAH, 2093

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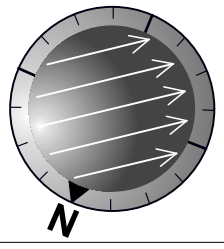
shadow diagrams reference key:

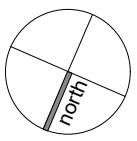
denotes existing shadows

denotes extent of existing shadows

denotes extent of additional shadows from proposal

9:00 AM
Sydney
June 21





existing // proposed

shadow diagrams

June 21st 9am

scale: 1: 200

Development Application (DA1)

address 7 Nailon Place, Mona Vale, NSW 2103. LOT 7 IN DP241720	title Shadow Diagram June 21st 9am	date: 11/4/19	scale: 1 : 200 @ a3	ABN: 6890 243 5084 INFO@VIEWTHRU.COM.AU WWW.VIEWTHRU.COM.AU
client D. & D. Baxter	project Alterations & additions	drawn: JOB	dwg. no. **DA // 19**	t: 043 7222 389 225 WOODLAND ST, BALGOWLAH, 2093

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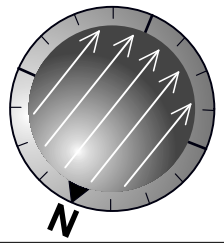
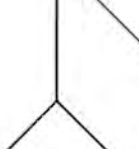
denotes extent of existing shadows

denotes extent of additional shadows from proposal

12:00 PM
Sydney
June 21





existing // proposed

shadow diagrams

June 21st 12pm

scale: 1: 200

Development Application (DA1)

address 7 Nailon Place, Mona Vale, NSW 2103. LOT 7 IN DP241720	title Shadow Diagram June 21st 12pm	date: 11/4/19	scale: 1 : 200 @ a3	ABN: 6890 243 5084 INFO@VIEWTHRU.COM.AU WWW.VIEWTHRU.COM.AU
client D. & D. Baxter	project Alterations & additions	drawn: JOB	dwg. no. **DA // 20**	t: 043 7222 389 225 WOODLAND ST, BALGOWLAH, 2093

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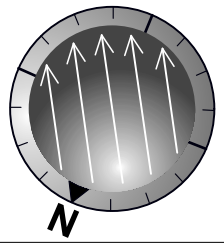
shadow diagrams reference key:

denotes existing shadows

denotes extent of existing shadows

denotes extent of additional shadows from proposal

3:00 PM
Sydney
June 21



existing // proposed

shadow diagrams

June 21st 3pm

scale: 1: 200

Development Application (DA1)

address 7 Nailon Place, Mona Vale, NSW 2103. LOT 7 IN DP241720	title Shadow Diagram June 21st 3pm	date: 11/4/19	scale: 1 : 200 @ a3	ABN: 6890 243 5084 INFO@VIEWTHRU.COM.AU WWW.VIEWTHRU.COM.AU
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SEDIMENT & EROSION CONTROL - DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS

controling contamination on site

avoid contamination of stormwater with sediment. use diversion devices to reduce the volume of stormwater reaching the disturbed area. on compact urban sites avoid overland flow through the work area by installing the final stormwater drainage system as early as possible in the construction process. before installation of the final stormwater system, install an up-slope perimeter bank and catch drain connected to a temporary drop pipe, to take uncontaminated stormwater directly to the stormwater system. on steep sites, line catch drains with turf or geotextile fabric.

uncontaminated stormwater from the channel should discharge to the stormwater system. in some cases discharge onto non-erodable areas of land is permissible. check with your local council. do not allow discharge into neighbouring properties. roof drainage must discharge to the stormwater system, unless rainwater is being harvested. complete the final stormwater drainage system before the roof is installed. connect using either temporary or permanent downpipes

designated site manager/builder

prior to commencement of work a site manager or builder must be nominated. the site manager or builder will be responsible and liable for all works carried out on the site. this assumes the resonsibility for the actions of all subcontracted parties as well as advising them of council's requirements when carrying out works.

topsoil management

prior to the stripping of topsoil, the vegetative cover must be redueced by either slashing or mowing.

all topsoil is to be retained and protected for reuse on site.

soil stockpiles must not be located on nature strips, footpaths, roadways, kerbs, accessways, within drainage lines/flows/paths or around or against tree shrubs. sediment control measures must be incorporated with any resulting stockpile. the stockpile can be protected from erosion by covering it with an impervious material, in conjunction with the installation of a sediment fence around it.

if stockpiles are to remain for more than one month they are to be grassed immediately and stabilised within fourteen days. surplus topsoil must be reasonably removed from site.

builidng material stockpiling

sufficient area must be allocated within the site for such storage of building materials, demolition waste, waste containers, etc. as will be required.

sediment fences

a sediment fence should be located along the downslope boundary(s)of the site, on the construction side of the turf filter strip or native vegetation , and around all stockpiles of material on the site.

vehicle movements

to limit disturbance to the site and tracking of material onto the street all vehicles and plant equipment are to use a single entry/exit point unless coumcil has approved alternative arrangements.

access points and aprking areas are to be stabilised with compacted sub-grade as soon as possible after their formation.

where spillage does occur it is to be contained immediately and carefully removed. the area affected is to be restored to a standard equal to or better than its previous condition.

all vehicles are to be washed prior to existing the site. this serves the purpose of removing site material on the vehicle and prevents it from being deposited on the road network adjacent to the site and thus, the storwater system. all polluted water must be retained on site for treatment before it is discharged into the stormwater system.

no vehicle associated with the work is to be parked on a footpath or public reserve.

all vehilces visitng the site during demolition, excavation and/or construction works, are to comply with the parking requirements in that area.

sediment traps

where a sediment fence is not used appropriate sediment traps should be located at all points where stormwater leaves the construction site or leaves the gutter and enters the drainage system. a common technique is the gravel sausage.

diversion channels

a diversion channel is an excavated earth ditch or path. these structures aree used to intercept and direct run-off to a desired location where possible.

all stormwater run-off flowing onto disturbed areas, including stockpiles, must be intercepted, diverted and/or safely disposed of. this can be achived by constructing a temporary earth bank around the upslope extent of the construction site where the diversion does not affect the neighbouring properties.

dust control

all trucks/utes must cover their loads at all times.

appropriate methods are to be employed to prevent blowing dust creating an unacceptable hazard or nuisance on the site or down wind. production of dust can be minimised by limiting area of earthworks, watering and progressive vegetation.

where dust is created as a result works and/or soil exposure, the bare soil areas must be watered, during and/or at the end of each day to lay the dust.

earth movong activities should be avoided where winds are sufficiently strong enough to raise visible dust.

erosion & sediment controls

appropriate erosion and sediment controls must be implemented on all sites that involve soil disturbance. the measures must be in place prior to the commencement of work.

those controls are to be monitored and maintained in order to serve their intended function for the duration of thw works or until such time as the site is fully stabilised. if any controls are damaged or become ineffective during the course of the works they are to be reinstated or replaced immediately. sufficient access to these controls must be provided in case of the need to repair.

post-construction and erosion control

stabilise the site as soon as possible after construction, or while the last trades are finishing, to minimise the potential for ongoing soil erosion. turf lawns are commonly used to stabilise soil but their high water consumption can be an environmental burden. native ground cover plants do the same thing with considerably lower water use. avoid replacing native vegetation with turf.

mulch (straw or other material) can be used on open garden beds to protect soil and support plant growth. mulch spread to a depth of 75-100mm minimises soil and water loss and controls weed growth. mulch may be less suitable on steep sites and in high wind areas.

temporary, quick germinating grasses such as rye and oats can be used to stabilise soil until slower growing plants can be established. this method is only effective after the grass seeds have germinated and established a root structure.

semi permeable paving can be used to stabilise areas of the site. avoid excessive use of hard surfaces that prevent stormwater being absorbed. biodegradable erosion control mats are useful when revegetating steep slopes.

integrate landscaping strategy with sediment control. for example, diversion channels and trenches that filter sediment can be used with rubble in the base to create a deep root planting opportunity.

Development Application (DA1)

address 7 Nailon Place, Mona Vale, NSW 2103. LOT 7 IN DP241720	title Sed & Erosion Control Details Sht 1	date: 11/4/19	scale:	ABN: 6890 243 5084 INFO@VIEWTHRU.COM.AU WWW.VIEWTHRU.COM.AU
client D. & D. Baxter	project Alterations & additions	drawn: JOB	 dwg. no. **DA // 23**	t: 043 7222 389 225 WOODLAND ST, BALGOWLAH, 2093

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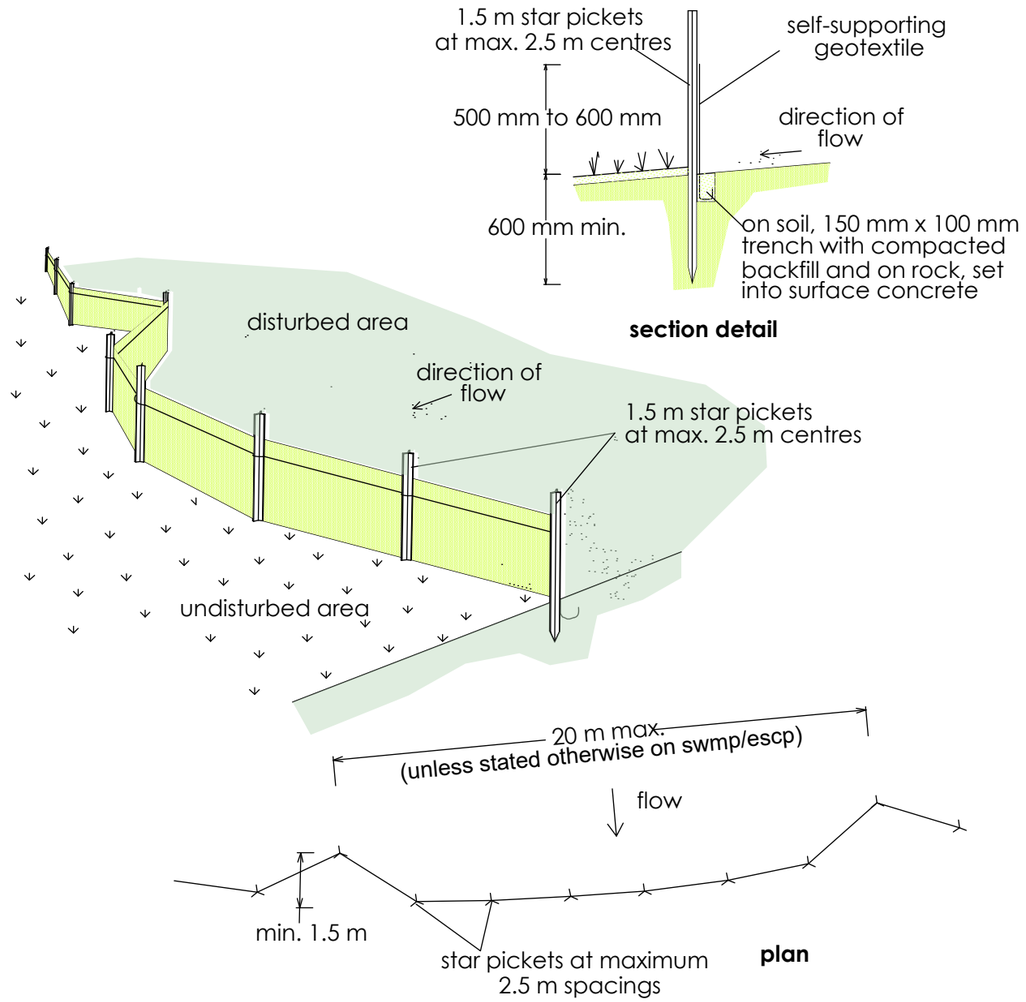
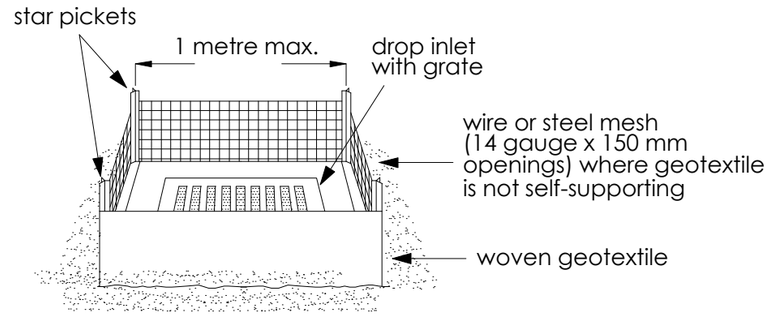
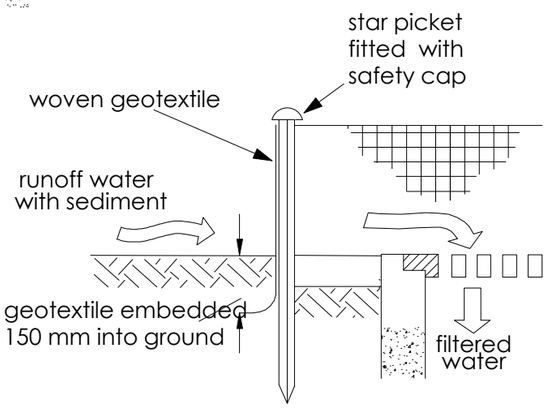


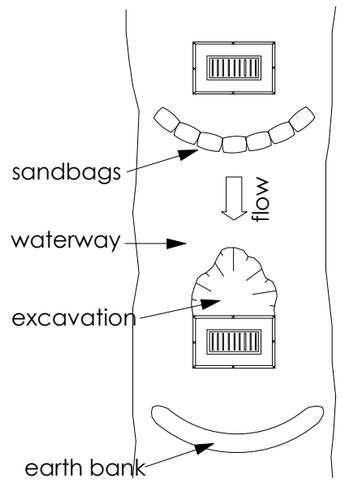
construction notes

1. construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. the catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. ensure any star pickets are fitted with safety caps.
4. fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. fix the geotextile with wire ties or as recommended by the manufacturer. only use geotextile specifically produced for sediment fencing. the use of shade cloth for this purpose is not satisfactory.
5. join sections of fabric at a support post with a 150-mm overlap.
6. backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

sediment fence — sd 6-8







for drop inlets at non-sag points, sandbags, earth bank or excavation used to create artificial sag point

construction notes

1. fabricate a sediment barrier made from geotextile or straw bales.
2. follow standard drawing 6-7 and standard drawing 6-8 for installation procedures for the straw bales or geofabric. reduce the picket spacing to 1 metre centres.
3. in waterways, artificial sag points can be created with sandbags or earth banks as shown in the drawing.
4. do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

geotextile inlet filter — sd 6-12

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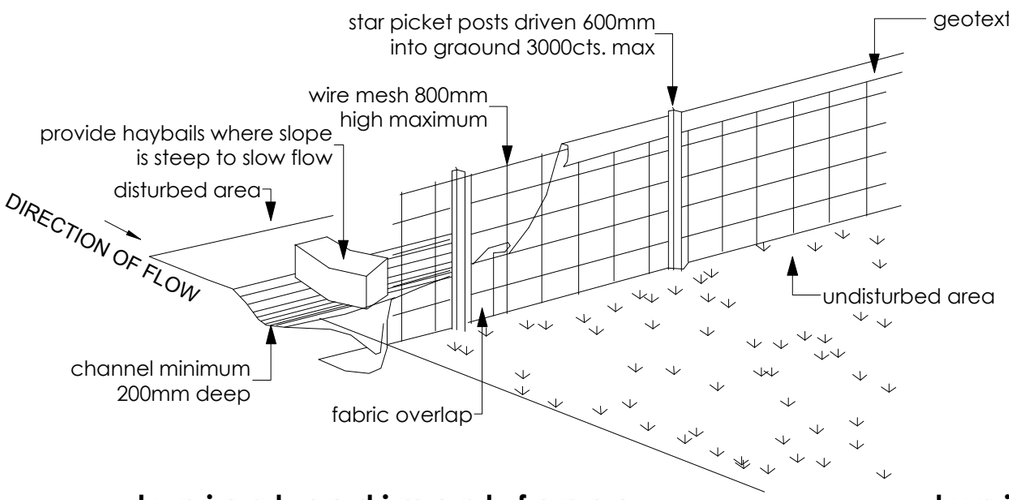
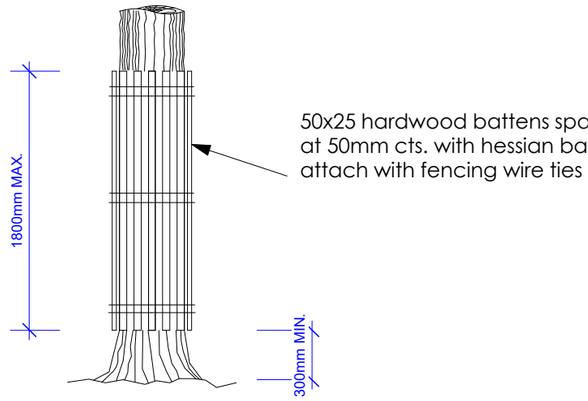
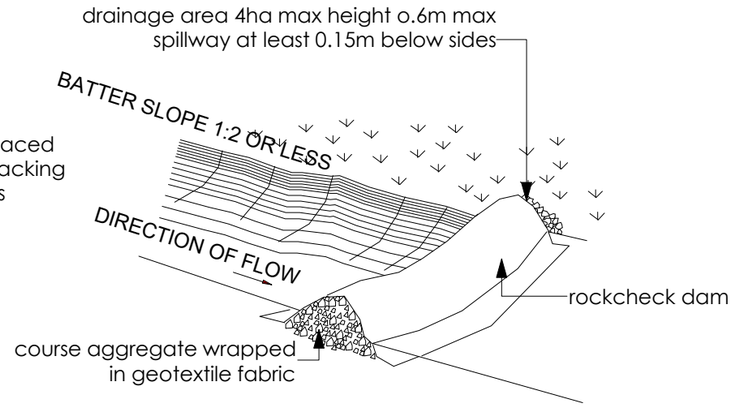
SEDIMENT & EROSION CONTROL - DETAILS TO BE FOLLOWED BY SITE MANAGER / CONSTRUCTION WORKERS



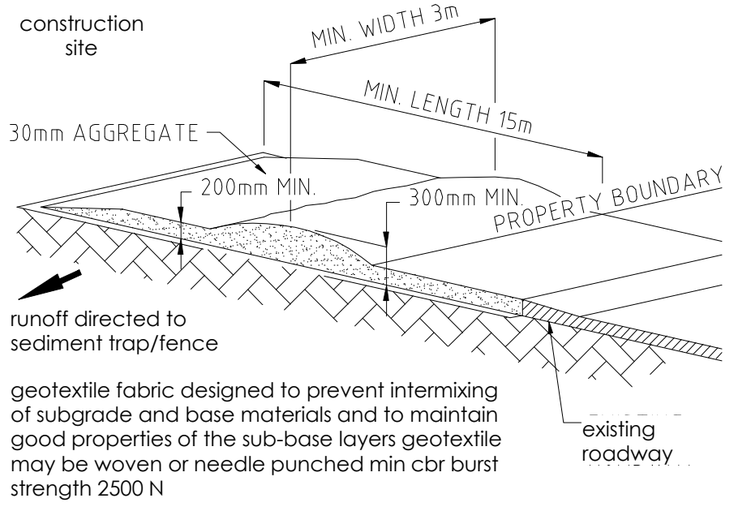
typical sediment fence
scale nts



typical tree protection
scale nts

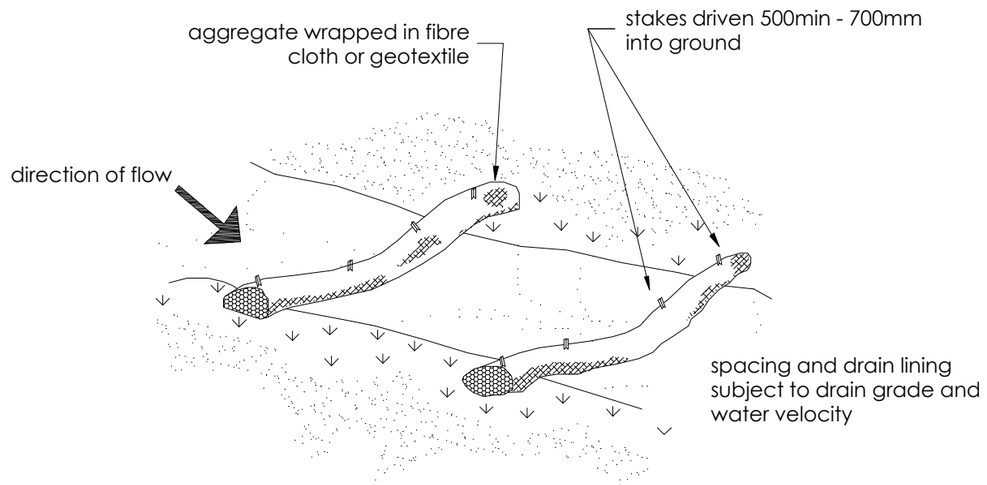


typical diversion channel
scale nts



geotextile fabric designed to prevent intermixing of subgrade and base materials and to maintain good properties of the sub-base layers geotextile may be woven or needle punched min cbr burst strength 2500 N

stabilised site access
scale nts



gravel sock check
scale nts

Development Application (DA1)

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