

Alterations to an existing residence

5 Vista Ave, Balgowlah

Taylor Family

General Notes

Coordination

Where applicable refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify discrepancies between architectural and/or other consultant's documentation for direction prior to proceeding with the works.

Specifications and Schedules

Where applicable refer to and coordinate with relevant Specifications and Schedules. Written specifications and schedules take precedence to the extent of any discrepancy. Notify discrepancies between documents for direction prior to proceeding with the works.

Detail Drawings

Unless noted otherwise, refer to detail drawings for set-out information. Drawings at larger scales take precedence over drawings at smaller scales. Notify discrepancies for direction prior to proceeding with the works.

Execution of the works (Standards)

Execute the works in compliance with the current edition of the Building Code of Australia (as amended), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and Statutory Authorities.

Units of measurement

Unless noted otherwise:
- Dimensions are shown in millimetres; and
- Levels are shown in meters

To detail

Where a notation refers to an item as "...to detail" the applicable item is to be in accordance with the relevant Architect's detail.

Materials handling and storage

Unless noted otherwise material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

Structure

Foundations, footings, reinforced concrete, slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be designed and constructed in accordance with the Structural Engineer's details and specifications.

Hydraulics

Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be designed and constructed in accordance with the Local Authority, Statutory Authority, Hydraulic and/or Civil Works Consultant's requirements.

Erosion & Sediment Control

Apply erosion and sediment control measures in accordance with the Local Authority and, where applicable, Hydraulic or Civil Works Consultant's requirements to avoid erosion, sedimentation and/or contamination of the site, surrounds and stormwater drainage system. Apply measures to ensure that the site remains free of water and to prevent water flow over the new work. Erosion & sediment control measures are to be effective from commencement of the works (including demolition) and maintained throughout the course of the works until the site is fully stabilised.

Services (existing & proposed)

Confirm location of existing under and above-ground services and coordinate with the relevant service authority to ensure that services are handled in accordance with the relevant authorities instructions prior to commencement of demolition, excavation and/or construction works.

Levels

Levels shown are consistent with the datum and benchmarks shown on the associated detail survey. In most instances the surveyed levels will be indicated relative to Australian Height Datum. However the existing site levels and datum are to be confirmed on site with reference to the site survey documents.

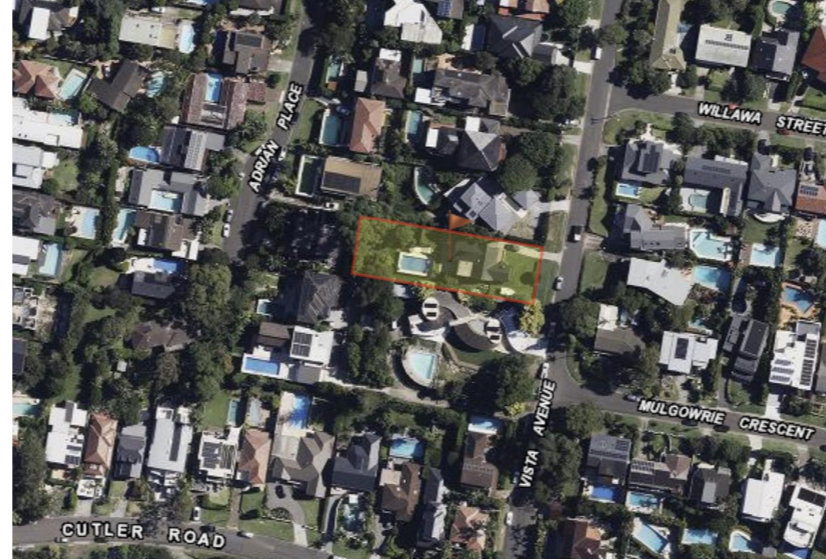
Interpretation

"Provide" means to supply and install.
"Required" means required by the contract documents or by the Local or Statutory Authorities.
"Proprietary" means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Standard Abbreviations

A/W	Accordance with
AFFL	Above finished floor level
AP	Access Panel
Awn	Awning
Bal	Balustrade
Bdy	(Property) Boundary
Bhd	Bulkhead
Bldg	Building
Bldr	Builder or building contractor
CJ	Control / construction joint
CL	Centre line
COS	Check / confirm on site
Crs	Centres
Dp	Downpipe
D,Dr	Door
Dwg	Drawing
Eng	Engineer(s)
Est	Estimated
Exst	Existing
Ext	External
FFL	Finished floor level
FGL	Finished ground level
FR	Fire rated
Fxd	Fixed
Gnd	Ground
Hr	Handrail
Hyd	Hydraulic
Inst	Instruction(s)
Int	Internal
Man	Manufacturer(s)
Nom	Nominal
NTS	Not to scale
O/A	Overall
O/H	Overhead
Own	Owner Proprietor Principal
Req	Requirement(s)
RL	Relative Level (to Datum)
Schd	Schedule(s)
SFL	Structural floor level
Sld	Sliding
Spec	Specification(s)
SSL	Structural slab level
Std	Standard
SDr	Surface drainage
SSD	Sub-surface drainage
TBA	To be advised
TBC	To be confirmed
TBD	To be demolished
TBR	To be removed
TOW	Top of wall
Typ	Typical
U/G	Under ground
UNO	Unless noted otherwise
U/S	Underside
W,Win	Window
W/	With
W/O	Without

Location Plan



Source: Six Maps NSW Planning

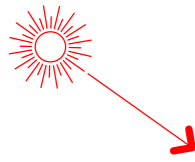
No.	Name	Rev	Date
DA000	Cover Sheet, Title Page & Notes	1	16/12/2024
DA010	Site Layout & Site Analysis - Existing	1	16/12/2024
DA011	Site Layout & Site Analysis - Proposed	1	16/12/2024
DA050	Compliance Plans (FSR, Landscape, OS)	1	16/12/2024
DA060	Erosion, Sediment, Stormwater & Waste Management Plan	1	16/12/2024
DA070	Landscape Plan	1	16/12/2024
DA100	Ground Floor Plan - Proposed	1	16/12/2024
DA300	Sections	1	16/12/2024
DA301	Detail Section - Garage	1	16/12/2024
DA302	Detail Section - Backyard	1	16/12/2024
DA400	North Elevations	1	16/12/2024
DA401	East Elevations	1	16/12/2024
DA402	South Elevations	1	16/12/2024
DA403	West Elevations	1	16/12/2024
DA404	Site Elevations	1	16/12/2024
DA900	Materials & Perspective Views	1	16/12/2024



Street View from Vista Ave
Source: buck&simple

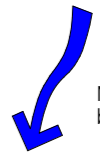
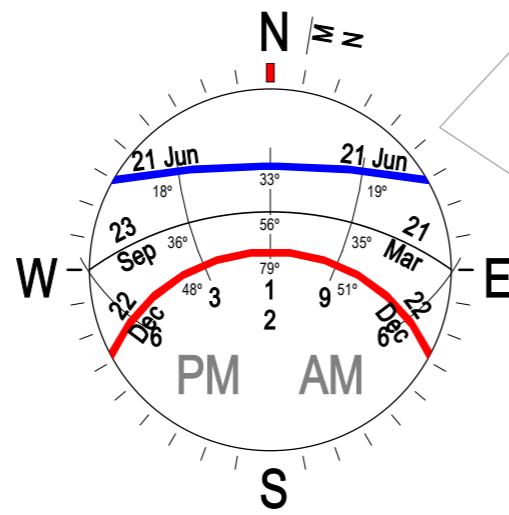
General Notes	Development Application	Rev	Date	Description
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Project Issue Date	Date	16/12/2024
Scale @ A3	By	BS BS
Project #	Drawing #	Rev
1275	DA000	1



Lot 91 DP 565179

Lot 92 DP 565179
7 Vista Ave



North-Easterly Summer breezes

Lot 100 DP 555865

Ex. Backyard

Ex. Backyard

Ex. Stair

Ex. Pool

Existing residence (not part of works)

Ex. Front yard

Existing ornamental tree retained

Demo ex. planter boxes to accomm. for new Garage

Ex. gated entry

Existing secondary Car parking

Existing layback & crossover (grass)

Easement (see survey)

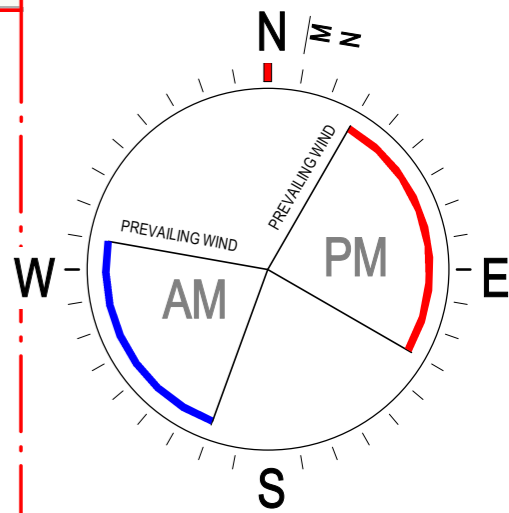
Indicative existing site stormwater services & easement for drainage

Lot 11 DP 240567

Lot 102 DP 1274269
3 Vista Ave



Inclement winter weather



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Development Application

No.	Description	Date
1	Development Application Issue	16/12/2024

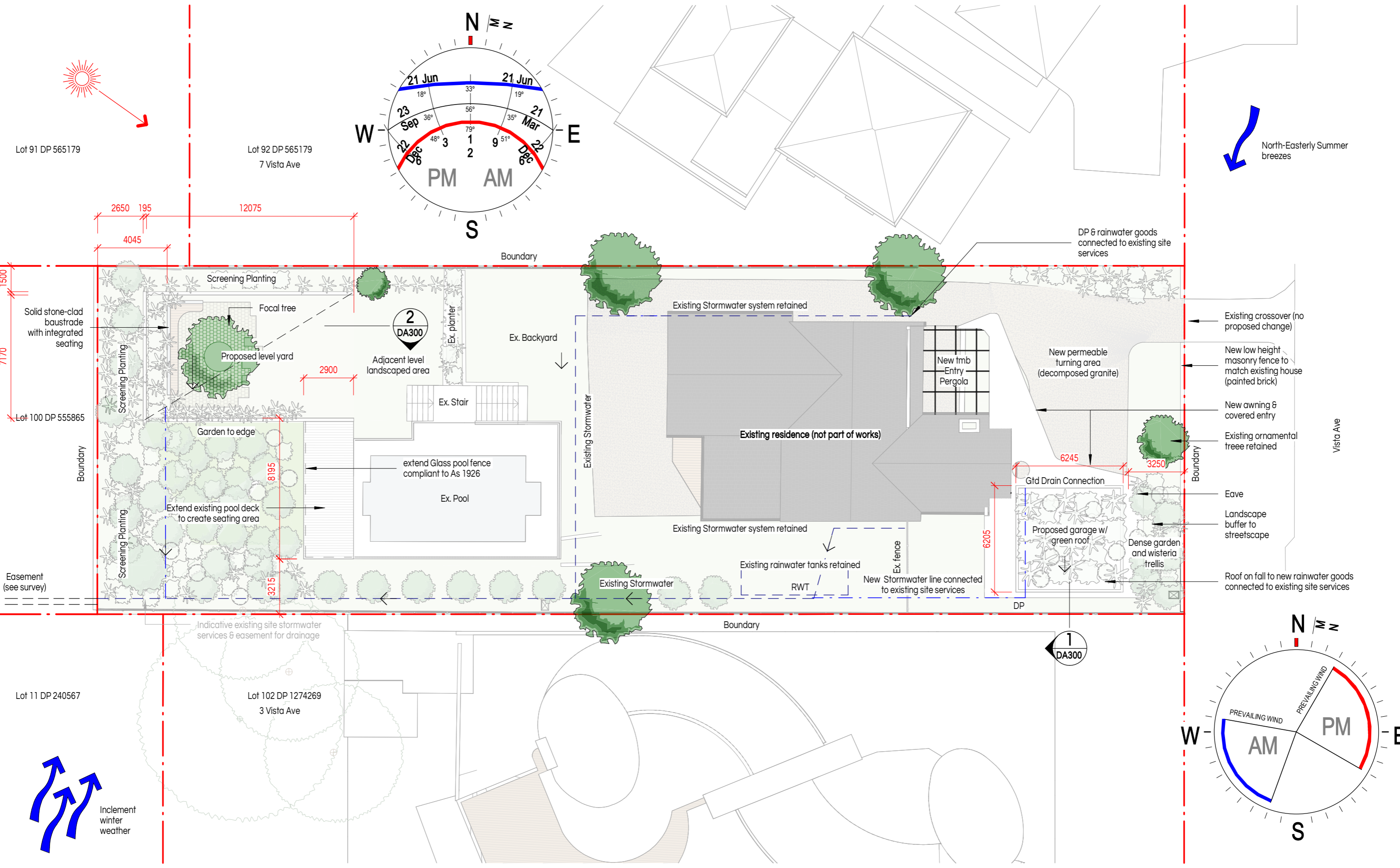
Project
Alterations to an existing residence

Location
5 Vista Ave, Balgowlah

Client
Taylor Family

Drawing
Site Layout & Site Analysis - Existing

Scale @ A3 1 : 200	Drawn by BS	Checked by BS
Project Issue Date August 2024	Sheet Issue Date 16/12/2024	
Project number 1275	Drawing # DA010	Revision 1



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Development Application

No.	Description	Date
1	Development Application Issue	16/12/2024

Project: Alterations to an existing residence
Location: 5 Vista Ave, Balgowlah
Client: Taylor Family
Drawing: Site Layout & Site Analysis - Proposed

Scale @ A3	1 : 200	Drawn by	BS	Checked by	BS
Project Issue Date	August 2024	Sheet Issue Date	16/12/2024		
Project number	1275	Drawing #	DA011	Revision	1

Lot 91 DP 565179

Lot 92 DP 565179
7 Vista Ave

Lot 100 DP 555865

Boundary

Boundary

Boundary

Vista Ave

2X AS2890 compliant vehicle parking spaces excluded from FSR as per Schedule 3 - Part A1 - Parking Rates and Requirements for Vehicles

Boundary

Lot 11 DP 240567

Lot 102 DP 1274269
3 Vista Ave

Legend

Landscaping	Proposed	Total Open Space OS4 Open Space Required minimum	Proposed	FSR Existing	Proposed
	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></div> Soft Landscaping </div>		670m ² = 52%	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid black; margin-right: 5px;"></div> Open Space </div>	975 m ² = 76%
<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></div> Hard Landscaping </div>	393 m ² = 30%		60% = 769 m ²		
<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></div> Site Coverage </div>	219 m ² = 18%				
<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid red; margin-right: 5px;"></div> Site Area </div>	1282 m ²				

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Project
Alterations to an existing residence

Location
5 Vista Ave, Balgowlah

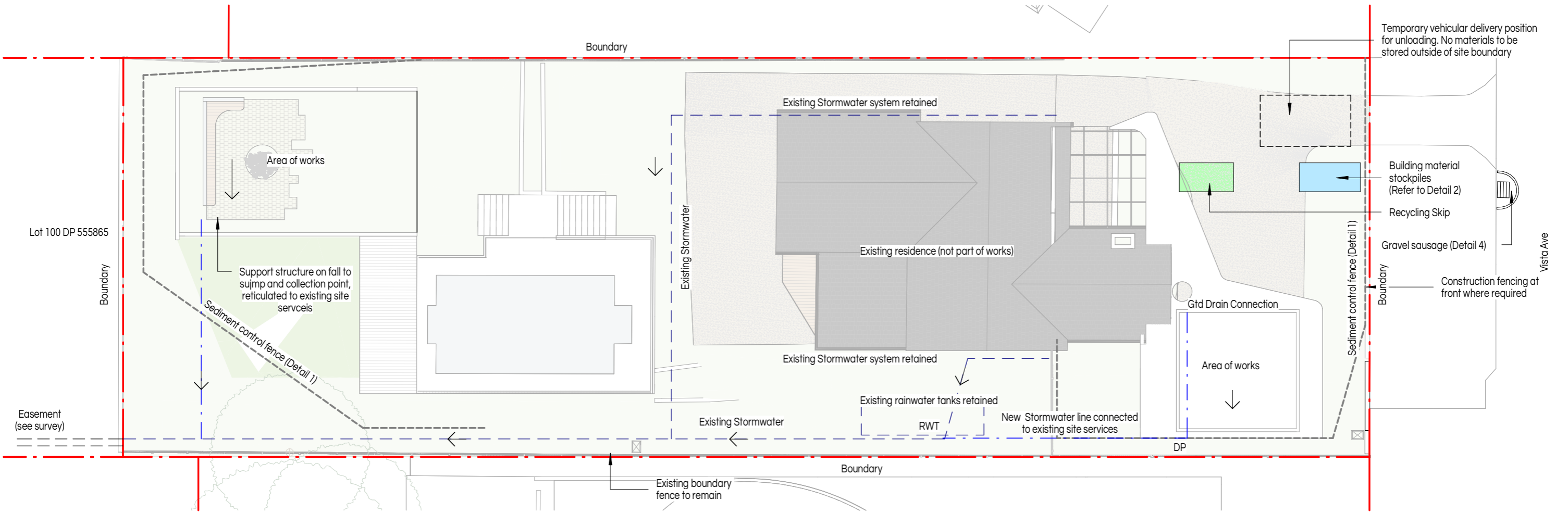
Client
Taylor Family

Drawing
Compliance Plans (FSR, Landscape, OS)

Scale @ A3	Drawn by	Checked by
As indicated	BS	BS
Project Issue Date	Sheet Issue Date	
August 2024	16/12/2024	
Project number	Drawing #	Revision
1275	DA050	1

Lot 91 DP 565179

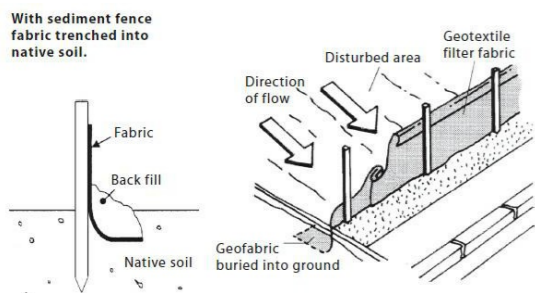
Lot 92 DP 565179
7 Vista Ave



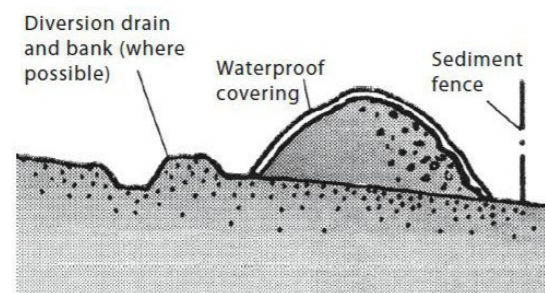
Lot 11 DP 240567

Lot 102 DP 1274269
3 Vista Ave

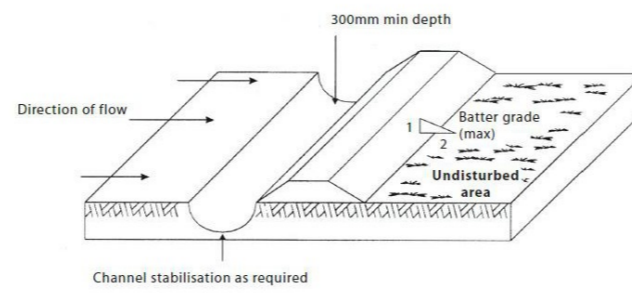
Note:
Gravel sausage to be used if there is any evidence of untreated runoff entering nearby stormwater inlets during construction (Refer to Detail 4)



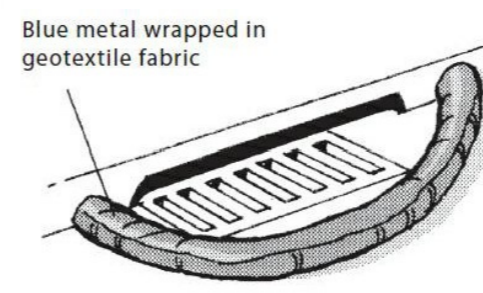
Detail 1 - Sediment Control Fence



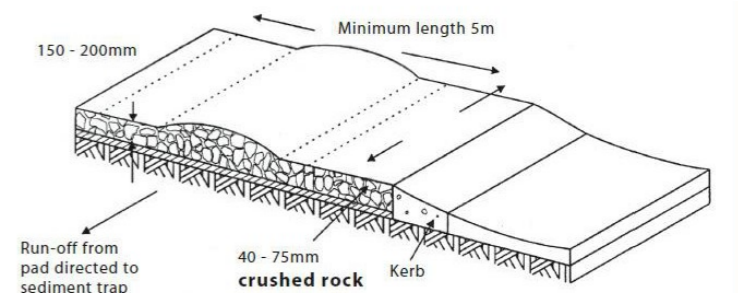
Detail 2 - Building Material Stockpiles



Detail 3 - Diversion Drain



Detail 4 - Gravel Sausage



Detail 5 - Stabilised Channel

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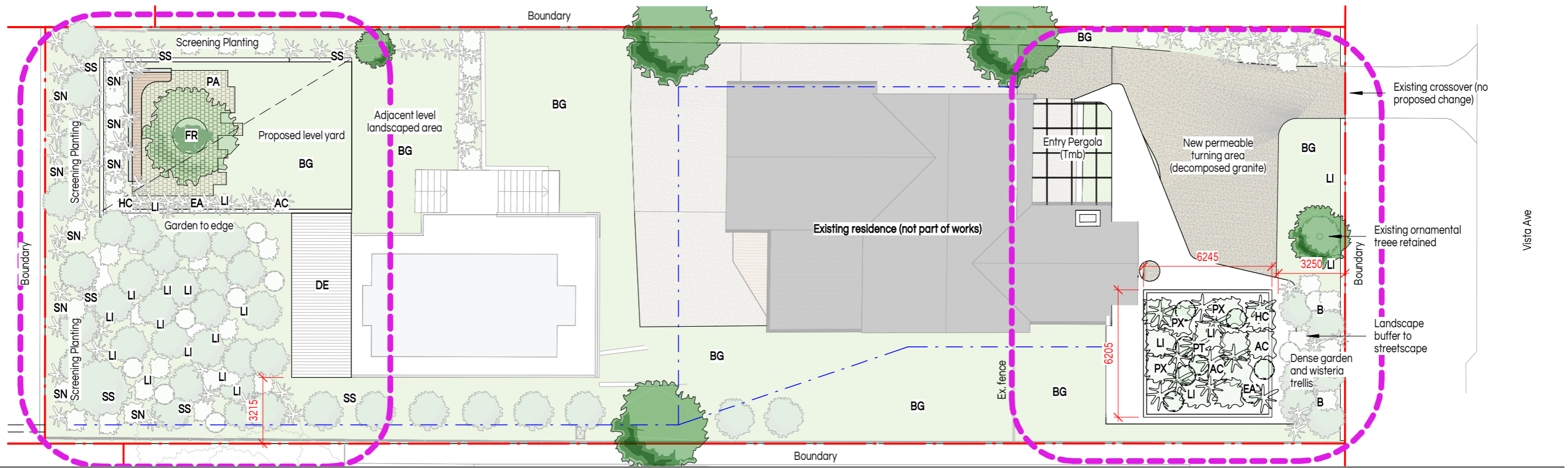
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Development Application

No.	Description	Date
1	Development Application Issue	16/12/2024

Project
Alterations to an existing residence
 Location
5 Vista Ave, Balgowlah
 Client
Taylor Family
 Drawing
Erosion, Sediment, Stormwater & Waste Management Plan

Scale @ A3	As indicated	Drawn by	BS	Checked by	BS
Project Issue Date	August 2024	Sheet Issue Date	16/12/2024		
Project number	1275	Drawing #	DA060	Revision	1



Proposed Species List & application.

Where suitable Australian plant species in a/w Native Plant Species Guide - Curl Curl Ward are to be utilised.

Notes:
 All planted areas to be mulched with 100mm layer of leaf litter.
 Trees above 300mm to be staked for 12 month establishment period.
 Drip irrigation system to be installed connected to water storage tank.

1) Hard Landscaping:

- DE Hardwood Decking
- PA Paving
- BO Landscaped Stair with Boulders



2) Shrubs and Ground Covers:

- CG Casuarina glauca 'Cousin It'
- LI Lomandra Longifolia 'Tanika' (Mat Rush)
- PX Philodendron 'Xanadu' (Philodendron Xanadu)
- AB Alocasia brisbanensis (Native Lily)
- RO Rosmarinus officinalis (Rosemary)
- TF Phormium tenax (New Zealand Flax)
- XA Xanthorrhoea spp. (Grass Tree)



3) Cascading:

- HC Hedera canariensis (Canarian Ivy),
- EA Epipremnum aureum (Devil's Ivy),
- AC Aptenia cordifolia (Baby Sun Rose),
- PQ Parthenocissus quinquefolia (Virginia creeper)
- RH Rhipsalis baccifera (Mistletoe Cactus)



4) Screening:

- SS Syzygium smithii 'Lilly Pilly'
- SN Strelitzia nicolai 'Giant Bird of Paradise'



6) Ornamental Shrubs & Trees:

- BR Banksia robur (Swamp Banksia)
- PT Pandanus Tectorius (Screw Pine)
- FR Frangipani



5) Climbers:

- B Bougainvillea 'Magnifica Traillii' (Bougainvillea)
- PP Pandorea pandorana (Wonga Wonga Vine)



7) Lawn:

- BG Buffalo Grass



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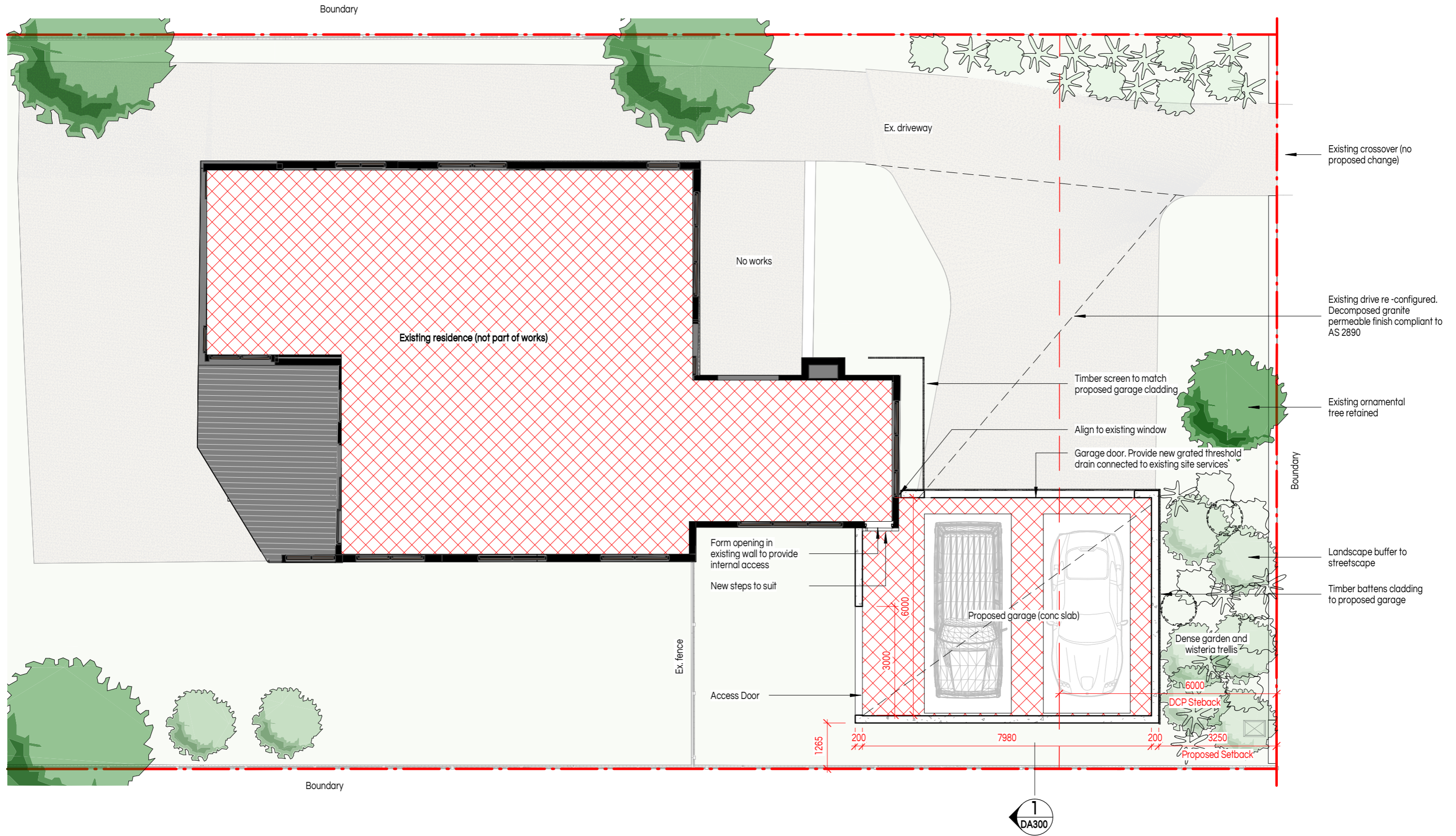
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Development Application

No.	Description	Date
1	Development Application Issue	16/12/2024

Project
 Alterations to an existing residence
Location
 5 Vista Ave, Balgowlah
Client
 Taylor Family
Drawing
 Landscape Plan

Scale @ A3	As indicated	Drawn by	BS	Checked by	BS
Project Issue Date	August 2024	Sheet Issue Date	16/12/2024		
Project number	1275	Drawing #	DA070	Revision	1



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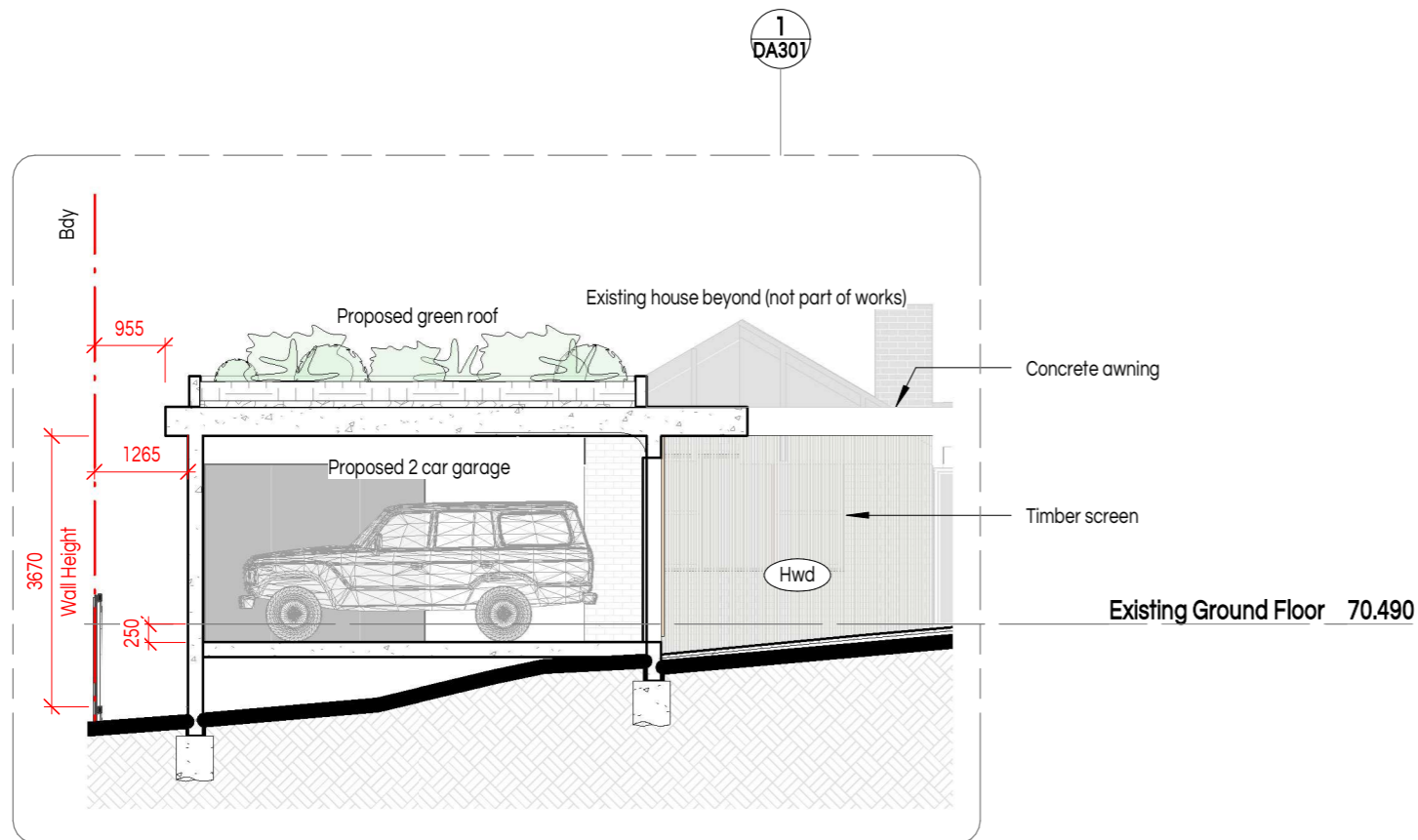
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Development Application

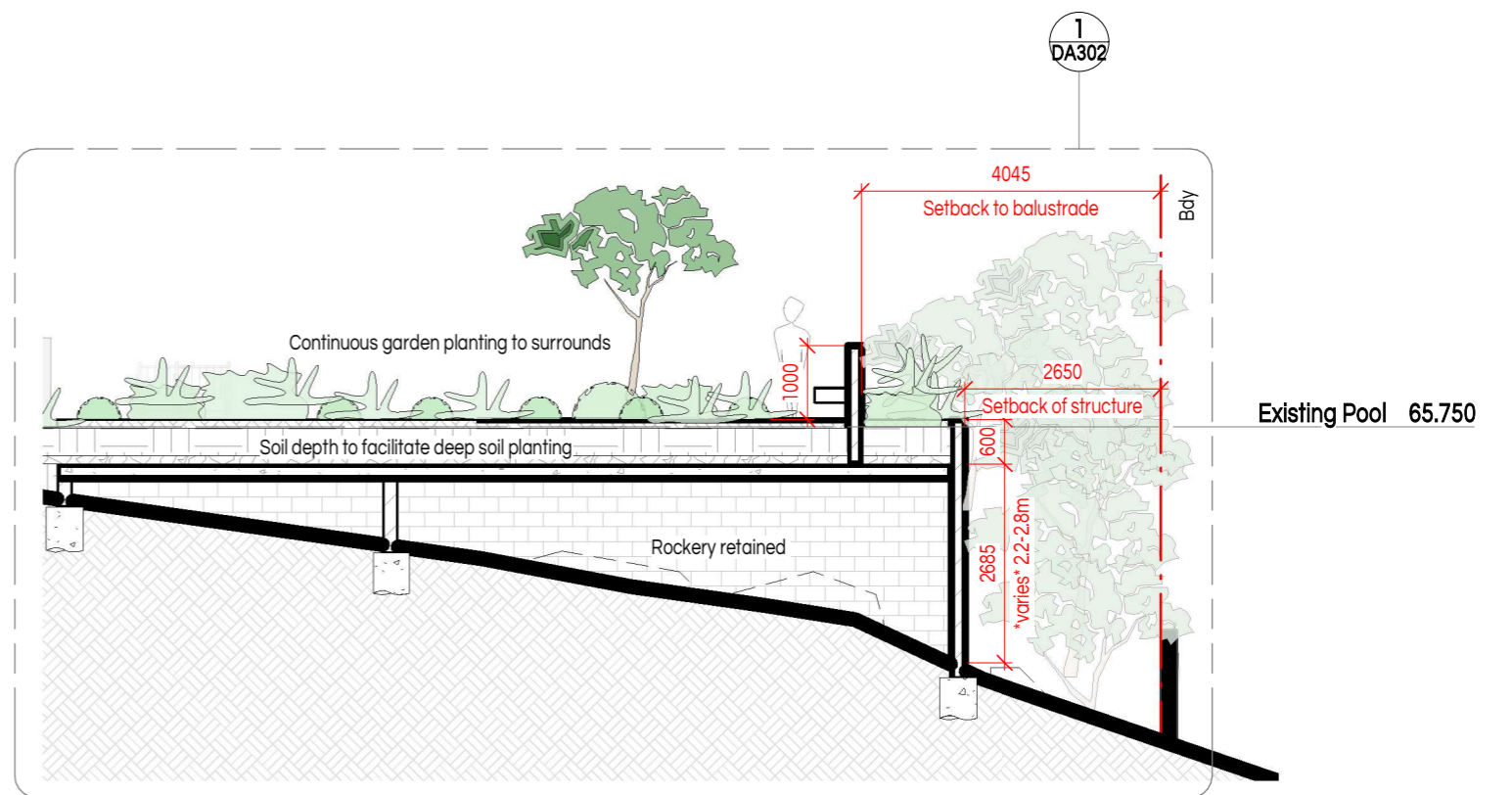
No.	Description	Date
1	Development Application Issue	16/12/2024

Project
Alterations to an existing residence
Location
5 Vista Ave, Balgowlah
Client
Taylor Family
Drawing
Ground Floor Plan - Proposed

Scale @ A3	1 : 100	Drawn by	BS	Checked by	BS
Project Issue Date	August 2024	Sheet Issue Date	16/12/2024		
Project number	1275	Drawing #	DA100	Revision	1



1 Section - Garage
1:100



2 Section - Backyard
1:100

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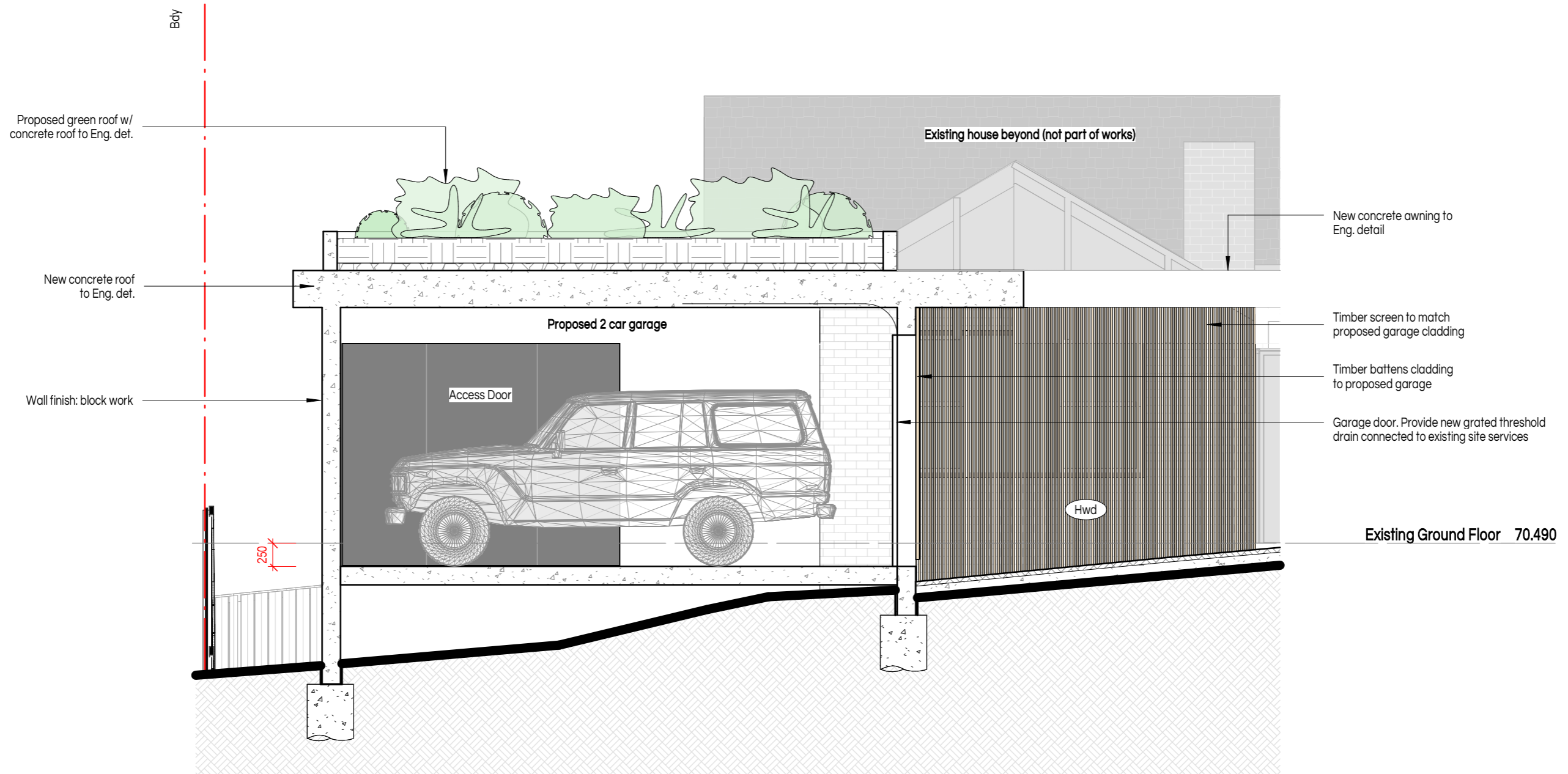
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No.	Description	Date
1	Development Application Issue	16/12/2024

Project Alterations to an existing residence	
Location 5 Vista Ave, Balgowlah	
Client Taylor Family	
Drawing Sections	

Scale @ A3 1:100	Drawn by BS	Checked by BS
Project Issue Date August 2024	Sheet Issue Date 16/12/2024	
Project number 1275	Drawing # DA300	Revision 1



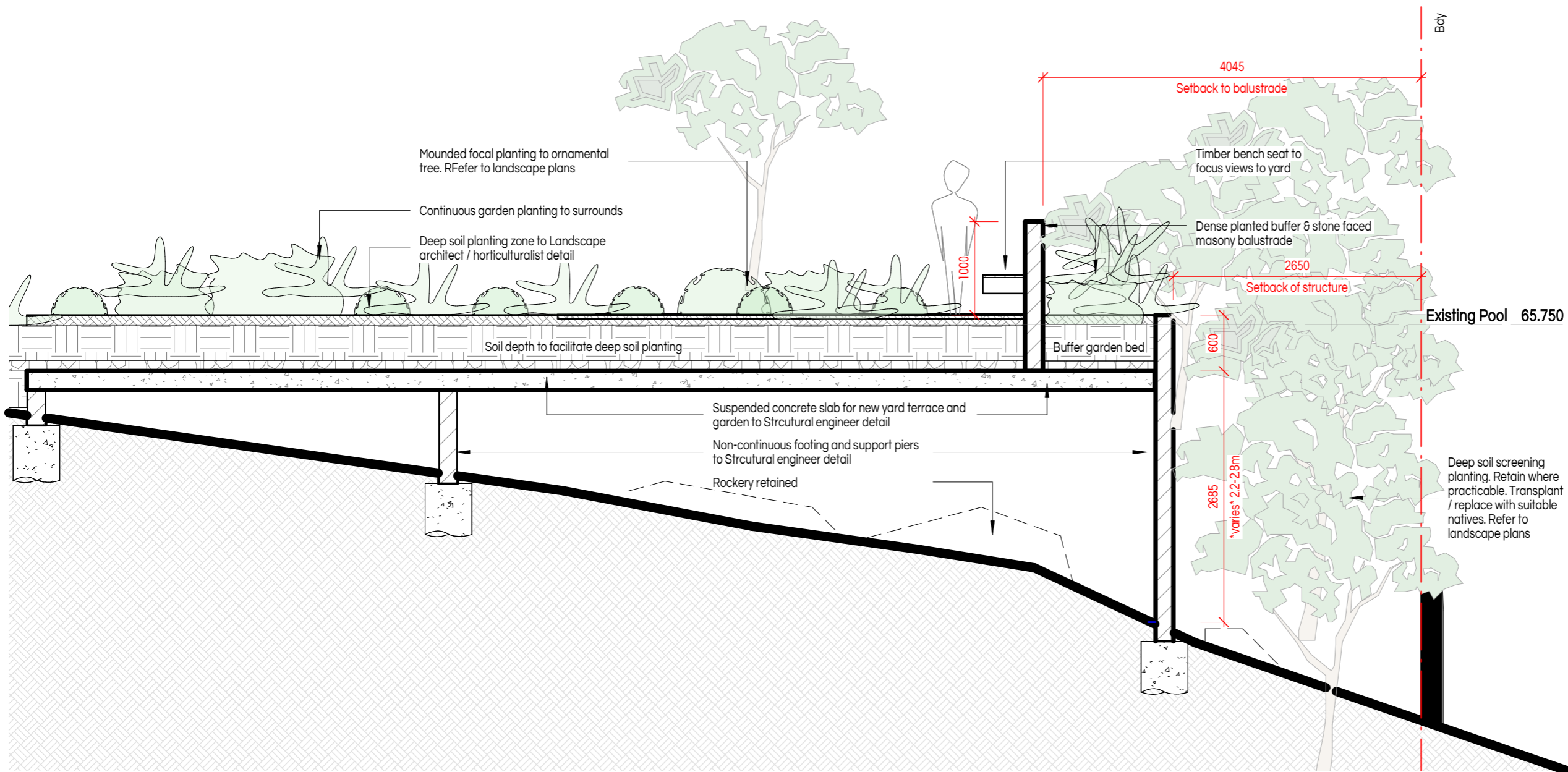
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Project
Alterations to an existing residence
Location
5 Vista Ave, Balgowlah
Client
Taylor Family
Drawing
Detail Section - Garage

Scale @ A3	1 : 50	Drawn by	BS	Checked by	BS
Project Issue Date	August 2024	Sheet Issue Date	16/12/2024		
Project number	1275	Drawing #	DA301	Revision	1



View West - Existing Screening planting to retained /transplanted to new arrangement



View South - Existing Screening planting to retained /transplanted to new arrangement

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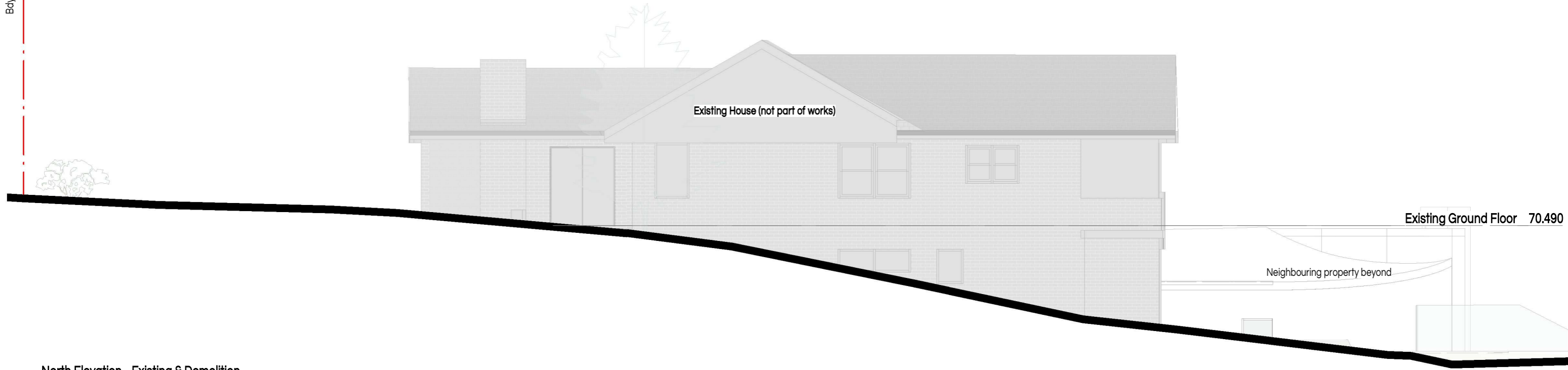
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Project Alterations to an existing residence	
Location 5 Vista Ave, Balgowlah	
Client Taylor Family	
Drawing Detail Section - Backyard	

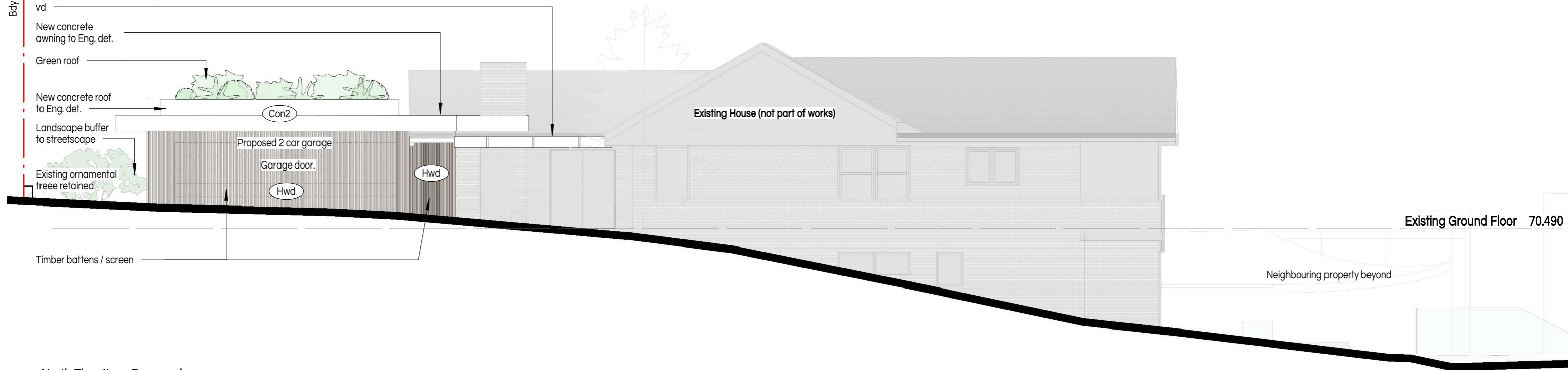
Scale @ A3 As indicated	Drawn by BS	Checked by BS
Project Issue Date August 2024	Sheet Issue Date 16/12/2024	
Project number 1275	Drawing # DA302	Revision 1

Bdy



North Elevation - Existing & Demolition

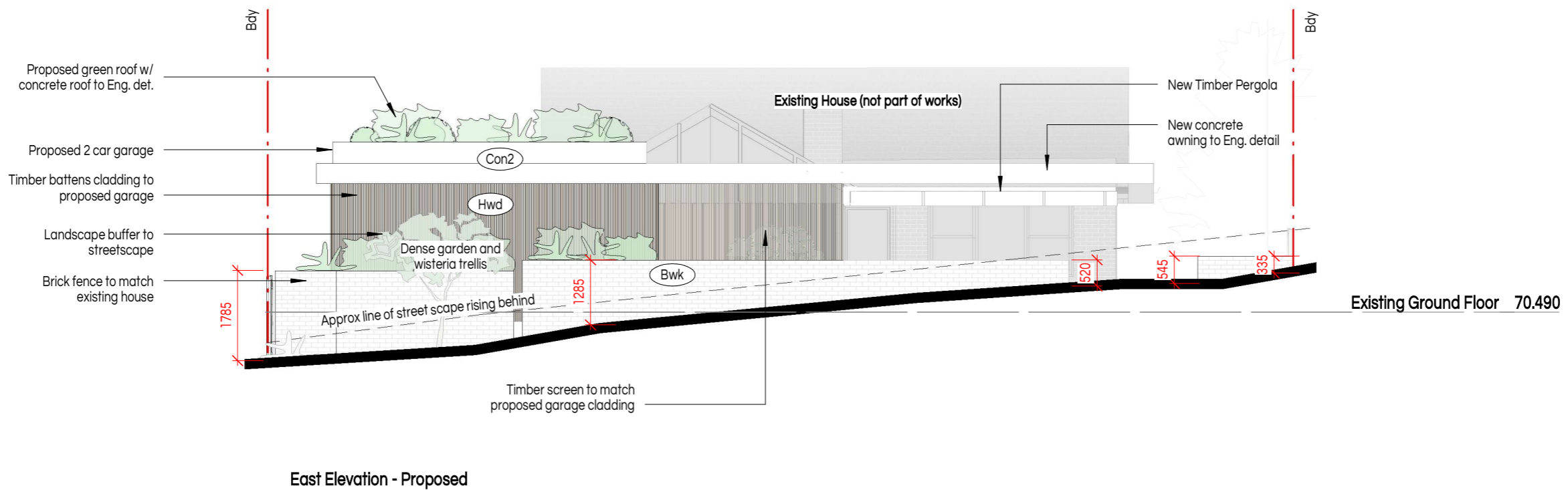
Bdy



North Elevation - Proposed

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		<p>Location</p> <p>5 Vista Ave, Balgowlah</p>	<p>Project Issue Date</p> <p>August 2024</p>	<p>Sheet Issue Date</p> <p>16/12/2024</p>	<p>Client</p> <p>Taylor Family</p>	<p>Project number</p> <p>1275</p>	<p>Drawing #</p> <p>DA400</p>	<p>Revision</p> <p>1</p>
		<p>Client</p> <p>Taylor Family</p>	<p>Drawing</p> <p>North Elevations</p>	<p>Project number</p> <p>1275</p>	<p>Drawing #</p> <p>DA400</p>	<p>Revision</p> <p>1</p>	<p>Project number</p> <p>1275</p>	<p>Drawing #</p> <p>DA400</p>
		<p>Drawing</p> <p>North Elevations</p>	<p>Project number</p> <p>1275</p>	<p>Drawing #</p> <p>DA400</p>	<p>Revision</p> <p>1</p>	<p>Project number</p> <p>1275</p>	<p>Drawing #</p> <p>DA400</p>	<p>Revision</p> <p>1</p>



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NSW #8631 VIC #19664
www.buckandsimple.com
Development Application

No.	Description	Date
1	Development Application Issue	16/12/2024

Project Alterations to an existing residence
Location 5 Vista Ave, Balgowlah
Client Taylor Family
Drawing East Elevations

Scale @ A3 1 : 100	Drawn by BS	Checked by BS
Project Issue Date August 2024	Sheet Issue Date 16/12/2024	
Project number 1275	Drawing # DA401	Revision 1



South Elevation - Existing & Demolition



South Elevation - Proposed

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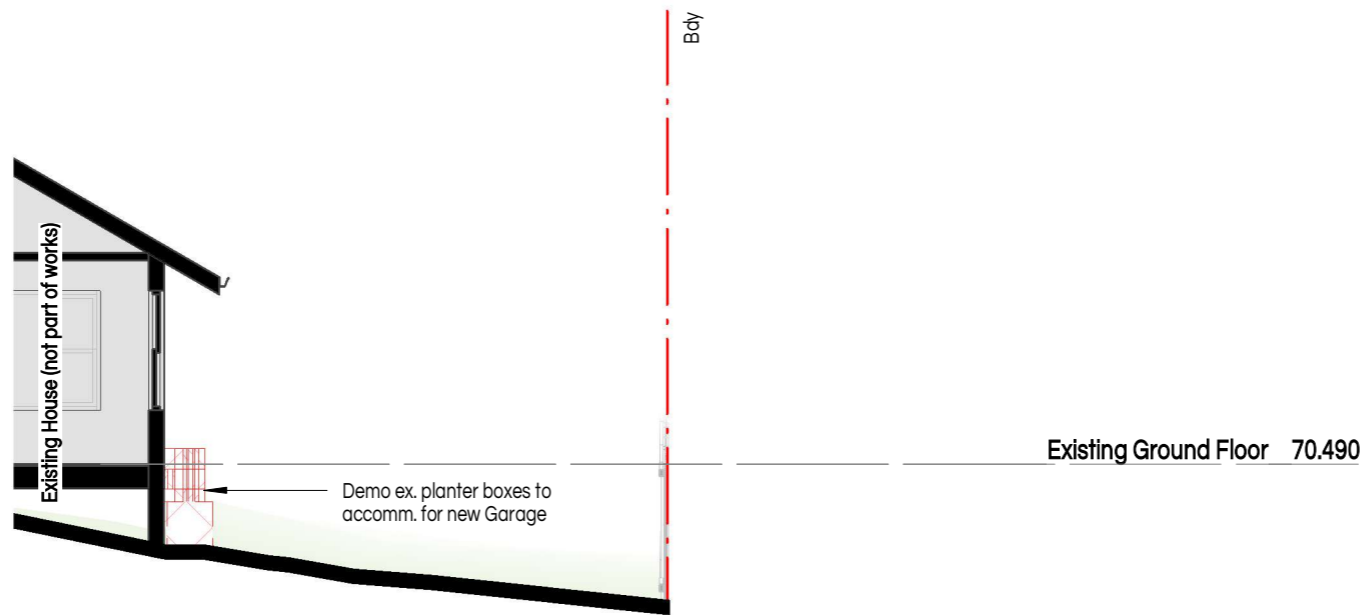
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No.	Description	Date
1	Development Application Issue	16/12/2024

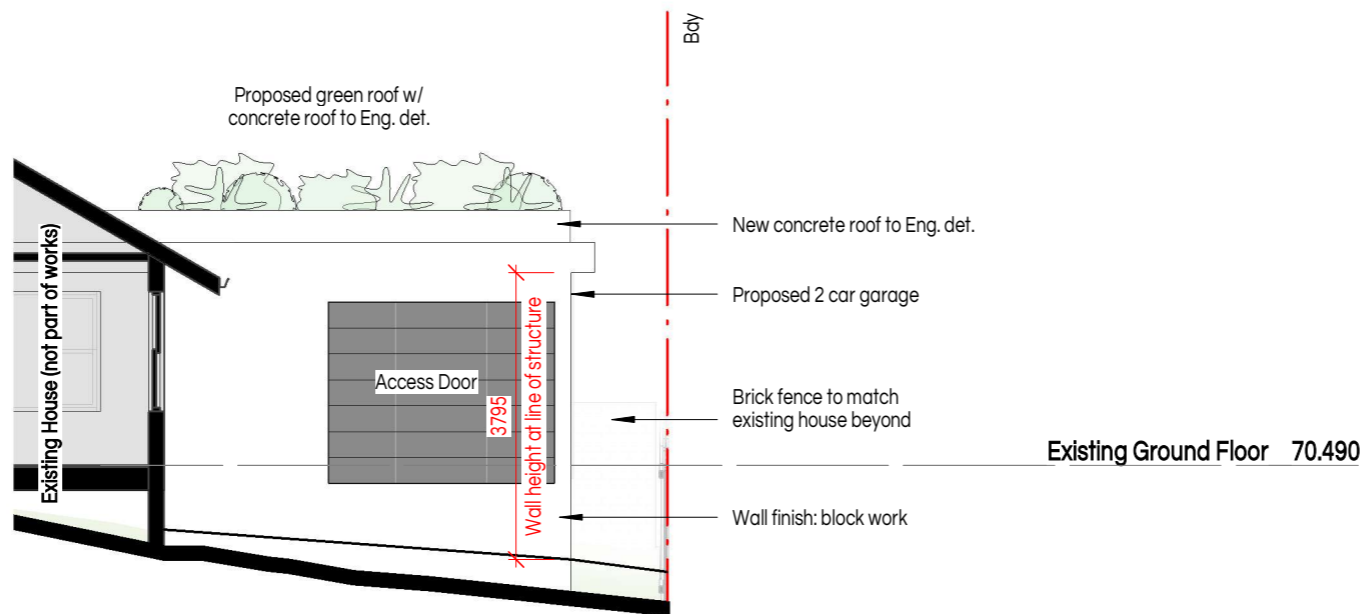
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Development Application

Project Alterations to an existing residence	
Location 5 Vista Ave, Balgowlah	
Client Taylor Family	
Drawing South Elevations	

Scale @ A3 1 : 100	Drawn by BS	Checked by BS
Project Issue Date August 2024	Sheet Issue Date 16/12/2024	
Project number 1275	Drawing # DA402	Revision 1



West Elevation - Existing & Demolition



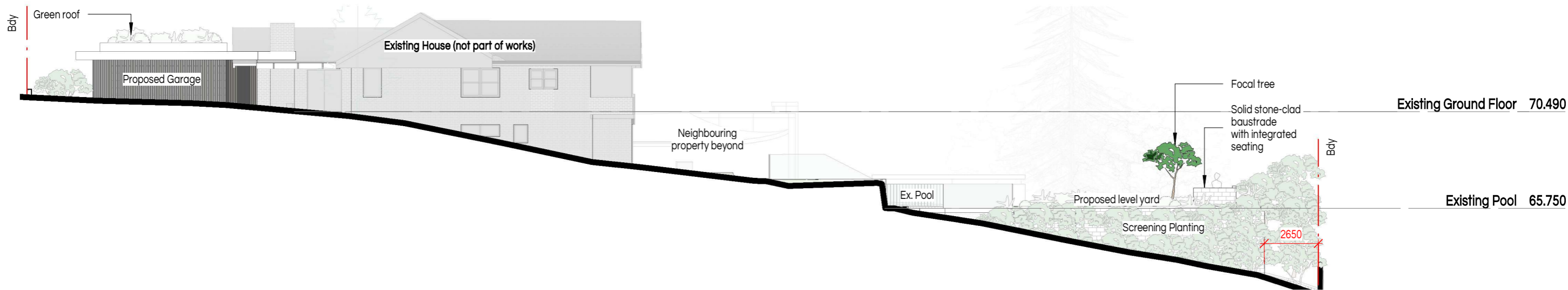
West Elevation - Proposed

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No.	Description	Date					
1	Development Application Issue	16/12/2024					

<p>Project Alterations to an existing residence</p>
<p>Location 5 Vista Ave, Balgowlah</p>
<p>Client Taylor Family</p>
<p>Drawing West Elevations</p>

Scale @ A3 1 : 100	Drawn by BS	Checked by BS
Project Issue Date August 2024	Sheet Issue Date 16/12/2024	
Project number 1275	Drawing # DA403	Revision 1



1 North Site Elevation - Proposed
1:200



2 South Site Elevation - Proposed
1:200

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Development Application

No.	Description	Date
1	Development Application Issue	16/12/2024

Project Alterations to an existing residence		
Location 5 Vista Ave, Balgowlah		
Client Taylor Family		
Drawing Site Elevations		

Scale @ A3 1:200	Drawn by BS	Checked by BS
Project Issue Date August 2024	Sheet Issue Date 16/12/2024	
Project number 1275	Drawing # DA404	Revision 1



Proposed green roof w/
concrete roof to Eng. det.

Timber battens cladding to
proposed garage

Landscape buffer to
streetscape

Brick fence of match
existing house

Street View from Vista Ave
Source: buck&simple



Aerial View from Vista Ave
Source: buck&simple



Dense planted buffer & stone faced
masonry balustrade

Timber bench seat to
focus views to yard

Continuous garden planting to surrounds

Mounded focal planting to ornamental
tree. RFefer to landscape plans

Deep soil planting zone to Landscape
architect / horticulturalist detail

Backyard perspective view
Source: buck&simple

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		<p>Location</p> <p>5 Vista Ave, Balgowlah</p>	<p>Project Issue Date</p> <p>August 2024</p>	<p>Sheet Issue Date</p> <p>16/12/2024</p>	<p>Client</p> <p>Taylor Family</p>	<p>Project number</p> <p>1275</p>	<p>Drawing #</p> <p>DA900</p>	<p>Revision</p> <p>1</p>
		<p>Drawing</p> <p>Materials & Perspective Views</p>						