

RESIDENTIAL - ALTERATIONS AND ADDITIONS

89 BARRENJOEY ROAD, MONA VALE NSW 2106

NOTES

1. CONFIRM ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS AND STARTING CONSTRUCTION.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, NSW WORKCOVER AND ALL RELEVANT APPROVALS/REQUIREMENTS.
3. ALL WORKS TO BE IN ACCORDANCE WITH BASIX CERTIFICATE A362890 AND ALL ASSOCIATED DOCUMENTATION.
4. DEMOLISH EXISTING STRUCTURES AS SHOWN. WHERE REQUIRED, ALL DEMOLITION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 2601 AND NSW WORKCOVER REGULATIONS.
5. IF REQUIRED, ANY ASBESTOS REMOVAL SHALL BE UNDER TAKEN BY APPROPRIATELY QUALIFIED AND LICENSED CONTRACTORS AND ALL MATERIALS TREATED AND DISPOSED OF IN ACCORDANCE WITH NSW WORKCOVER REQUIREMENTS.
6. PROVIDE TERMITE TREATMENT TO WHOLE OF NEW CONSTRUCTION AREA IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 3660.
7. WHERE REQUIRED, PROVIDE WATER SERVICES, STORMWATER DRAINAGE, HOT WATER SERVICES AND SANITARY SERVICES, METERS, VENTS, WASTES, Etc. AS REQUIRED IN ACCORDANCE WITH AS 3500 AND AS 1547 AND THE BUILDING CODE OF AUSTRALIA. ALL NEW WATER PIPES ARE TO BE ACCOUSTICALLY INSULATED.
8. WHERE REQUIRED, PROVIDE ALL ELECTRICAL SERVICES, METERS, LIGHTING, EMERGENCY LIGHTING, SWITCHBOARDS, METERS, Etc. IN ACCORDANCE WITH AS 3000 AND AS 1680.
9. WHERE REQUIRED, ALL WET AREAS ARE TO BE WATER PROOFED, AND THE INSTALLATION CERTIFIED, IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 4200.
10. WHERE REQUIRED, PROVIDE ALL TIMBER FRAMING, TRUSSES, BEAMS, POSTS, Etc. AS REQUIRED, ALL IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 1684 TIMBER FRAMING CODE.
11. WHERE REQUIRED, PROVIDE ALL STEEL FRAMING, TRUSSES, BEAMS, COLUMNS, Etc. AS REQUIRED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 4100.
12. WHERE REQUIRED, PROVIDE ALL ROOFING AND ASSOCIATED GUTTERS, DOWNPIPES, FLASHINGS, INSULATION, Etc. IN ACCORDANCE WITH AS 2050, AS 2728, AS 4389, AND AS 3500 AND THE THE BUILDING CODE OF AUSTRALIA,.
13. WHERE REQUIRED, PROVIDE SMOKE ALARMS IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 3786 AND AS 2293.
14. WHERE REQUIRED, PROVIDE ALL DOORS AND DOOR HARDWARE AS REQUIRED IN ACCORDANCE WITH AS 2688, AS 1909, AS 3959.
15. WHERE REQUIRED, PROVIDE ALL WINDOWS, FRAMES, GLAZING, Etc. IN ACCORDANCE WITH AS 1288, AS 3715, AS 4667, AS 3959 AND THE REQUIREMENTS OF THE BASIX REPORT/S.
16. WHERE REQUIRED, ALL PREPARATION FOR PAINTING AND PAINTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1627, AS 2311, AS 2312.
17. WHERE REQUIRED, PROVIDE ALL WALL AND FLOOR TILING IN ACCORDANCE WITH AS 1884 & AS 2358

CONSTRUCTION STANDARDS

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT BCA REQUIREMENTS & AUSTRALIAN STANDARDS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

TRADE	STANDARD
SURVEYS: TECHNICAL DRAWING	AS 1100.40-1984
SAFETY: WORK HEALTH & SAFETY REGULATIONS 2011 & SAFE WORK AUSTRALIA HEALTH AND SAFETY AT WORK - PRINCIPLES AND PRACTICES	AS 1470
DEMOLITION: THE DEMOLITION OF STRUCTURES	AS 2601
EARTHWORKS & EXCAVATION: GEOTECHNICAL SITE INVESTIGATIONS EARTHWORKS COMPACTION TESTING	AS 1726. AS 1726. AS 1289.5.41 & AS 1289.5.4.2
STORM WATER & HYDRAULICS: WASTEWATER STORMWATER PLUMBING & DRAINAGE - WATER SERVICES PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE PLUMBING & DRAINAGE - HEATED WATER SERVICES COPPER PIPES & FITTINGS - INSTALLATION & COMMISSIONING DEGREES OF ELECTRICAL PROTECTION ELECTRICAL INSTALLATIONS	AS 1547 AS NZS 3500.3 AS/NZS 3500.1. AS/NZS 3500.2. AS/NZS 3500.4 AS 4809. AS 1939. AS/NZS 3000.
ELECTRICAL: ELECTRICAL WORK INTERIOR LIGHTING	AS/NZS 3000. AS/NZS 1680.
TERMITE MANAGEMENT: TERMITE MANAGEMENT	AS 3660
TIMBER FRAMING: TIMBER FRAMING CODE	AS1684
CONCRETE & MASONRY: FORMWORK DESIGN & CONSTRUCTION STEEL REINFORCING MATERIALS CONCRETE MATERIALS & CONSTRUCTION CONCRETE STRUCTURES FOR RETAINING LIQUIDS MATERIALS & CONSTRUCTION	AS 3610. AS1302, AS1303 & AS1304. AS 1379. AS 3600. AS3735. AS 3700.
STRUCTURAL STEEL: MATERIALS, CONSTRUCTION, FABRICATION & ERECTION	AS 4100.
WATERPROOFING: PLIABLE BUILDING MEMBRANES & UNDERLAYS - MATERIALS/INSTALLATION	AS/NZS 4200.1, AS/NZS 4200.2
ROOFING: DESIGN AND INSTALLATION PRE-PAINTED AND ORGANIC FILM/METAL LAMINATE PRODUCTS SAFETY MESH ROOF PLUMBING	AS 1562.1. AS 2728. AS/NZS 4389. AS/NZS 3500.3.2.

TRADE	STANDARD
DOORS & DOOR HARDWARE: FLUSH DOORS AND JOINERY DOORS INSTALLATION	AS 2688 & AS 3959. AS 1909.
WINDOWS & GLAZING: MATERIALS, SELECTION AND INSTALLATION CUT-TO-SIZE QUALITY LAMINATED AND TOUGHENED GLASS PROCESS METAL FINISHING - THERMOSET POWDER COATING FOR ARCHITECTURAL APPLICATIONS OF ALUMINUM AND ALUMINUM ALLOY SAFETY GLAZING MATERIALS IDENTIFY EACH PIECE OR PANEL	AS 2047, AS 3959 & AS 1288. AS/NZS 4667. AS/NZS 4667. AS 3715-2002 AS 1288.
PAINTING: GUIDE TO THE PAINTING OF BUILDINGS GUIDE TO THE PROTECTION OF STRUCTURAL STEEL AGAINST ATMOSPHERIC CORROSION BY THE USE OF PROTECTIVE COATINGS METAL FINISHING - PREPARATION AND PRE-TREATMENT OF SURFACES - ABRASIVE BLAST CLEANING OF STEEL	AS/NZS 2311 AS/NZS 2312 AS 1627.4-2005
TLING: AN INTRODUCTORY GUIDE TO THE SLIP RESISTANCE OF PEDESTRIAN SURFACE MATERIALS FLOOR COVERINGS - RESILIENT SHEET AND TILES - INSTALLATION PRACTICES ADHESIVES - FOR FIXING CERAMIC TILES	HB197:1999 AS 1884 AS 2358-1990
LANDSCAPING: SOILS FOR LANDSCAPING & GARDEN USE	AS 4419
PARKING: PARKING FACILITIES PART 1 OFF-STREET CAR PARKING	AS/NZS 2890.1:2004

DRAWING SCHEDULE

MV-DA000	COVER SHEET
MV-DA01	PROPOSED SITE PLAN
MV-DA02	SITE ANALYSIS PLAN
MV-DA04	EXISTING GROUND FLOOR PLAN
MV-DA05	DEMOLITION PLAN
MV-DA10	PROPOSED GROUND FLOOR PLAN
MV-DA11	WALL SETOUT PLAN
MV-DA15	PROPOSED ROOF PLAN
MV-DA20	PROPOSED ELEVATIONS 1
MV-DA21	PROPOSED ELEVATIONS 2
MV-DA25	PROPOSED SECTIONS
MV-DA40	NOTIFICATION PLAN (A4)

NOTE:

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PROJECT 39

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CUIENT

MR J LOGAN
89 BARRENJOEY ROAD, MONA VALE NSW 2106

PROJECT

ALTERATIONS AND ADDITIONS

PROJECT PHASE

DEVELOPMENT APPLICATION

DRAWING TITLE

COVER SHEET

SCALE

1:1 @ A3

DRAWN

SH

PLOT DATE

19/12/2022
6:53 AM

PROJECT No

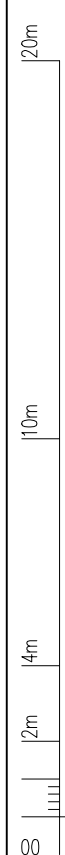
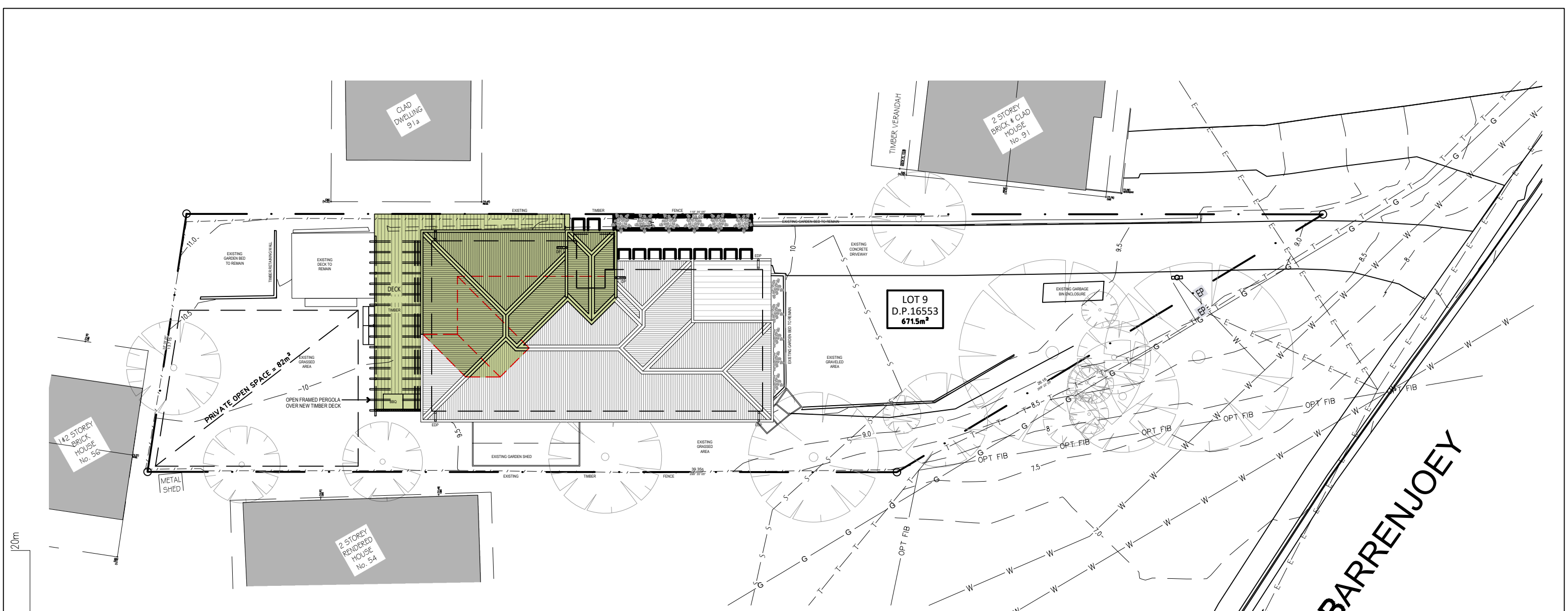
MV-01

DRAWING No

DA00

REVISION

01



01	ISSUED FOR DEVELOPMENT APPLICATION	SH	19.12.22
ISSUE	AMENDMENT DESCRIPTION	BY	DATE
AMENDMENTS			

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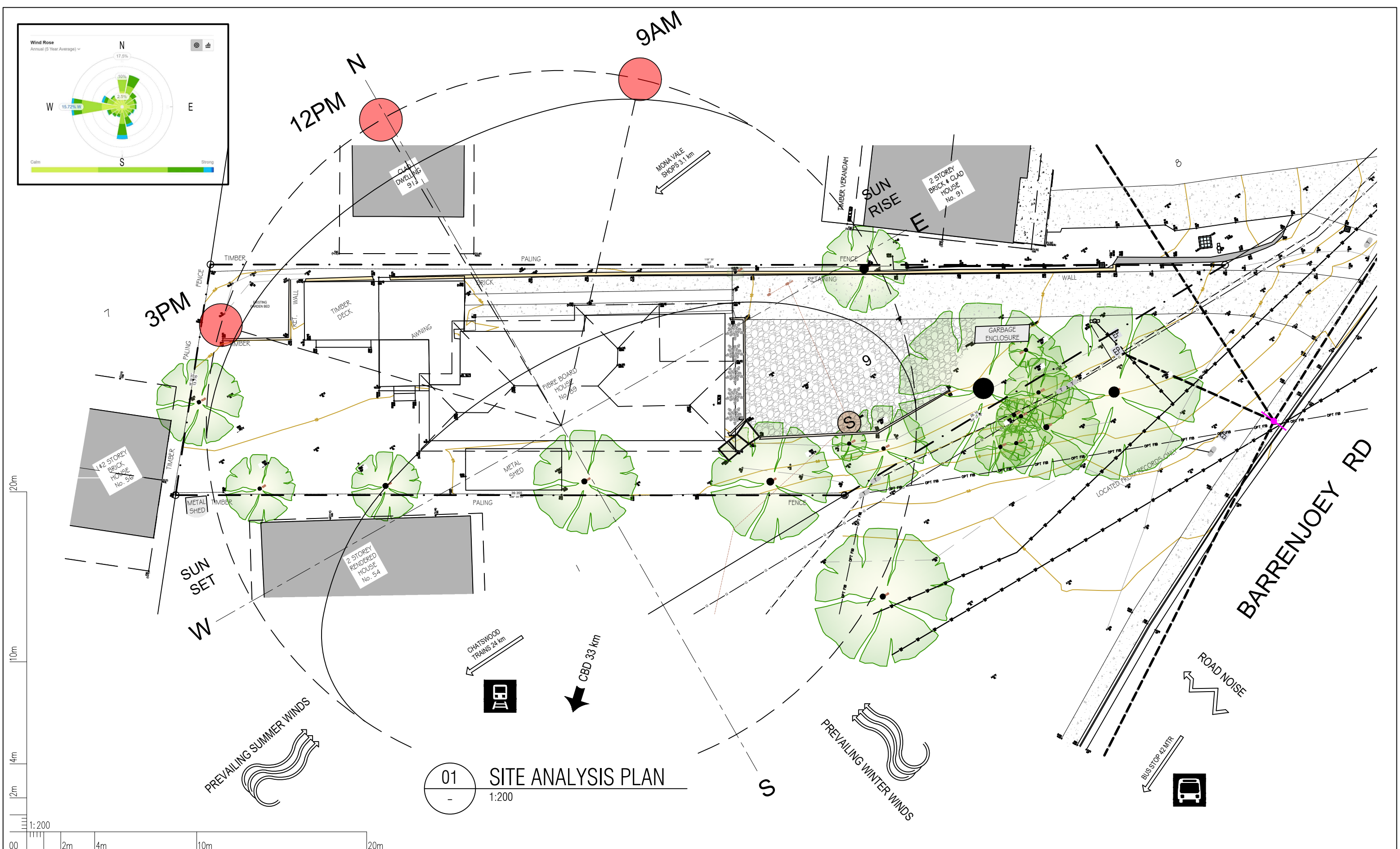
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PROJECT 39

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CLIENT MR J LOGAN 89 BARRENJOEY ROAD, MONA VALE NSW 2106		DRAWING TITLE PROPOSED SITE PLAN	
PROJECT ALTERATIONS AND ADDITIONS	SCALE 1:200 @ A3	DRAWN SH	PLOT DATE 19/12/2022 6:54 AM
PROJECT PHASE DEVELOPMENT APPLICATION	PROJECT No MV-01	DRAWING No DA01	REVISION 01



					
	01	ISSUED FOR DEVELOPMENT APPLICATION	SH	19.12.22	
	ISSUE	AMENDMENT DESCRIPTION	BY	DATE	
	AMENDMENTS				

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PROJECT 39

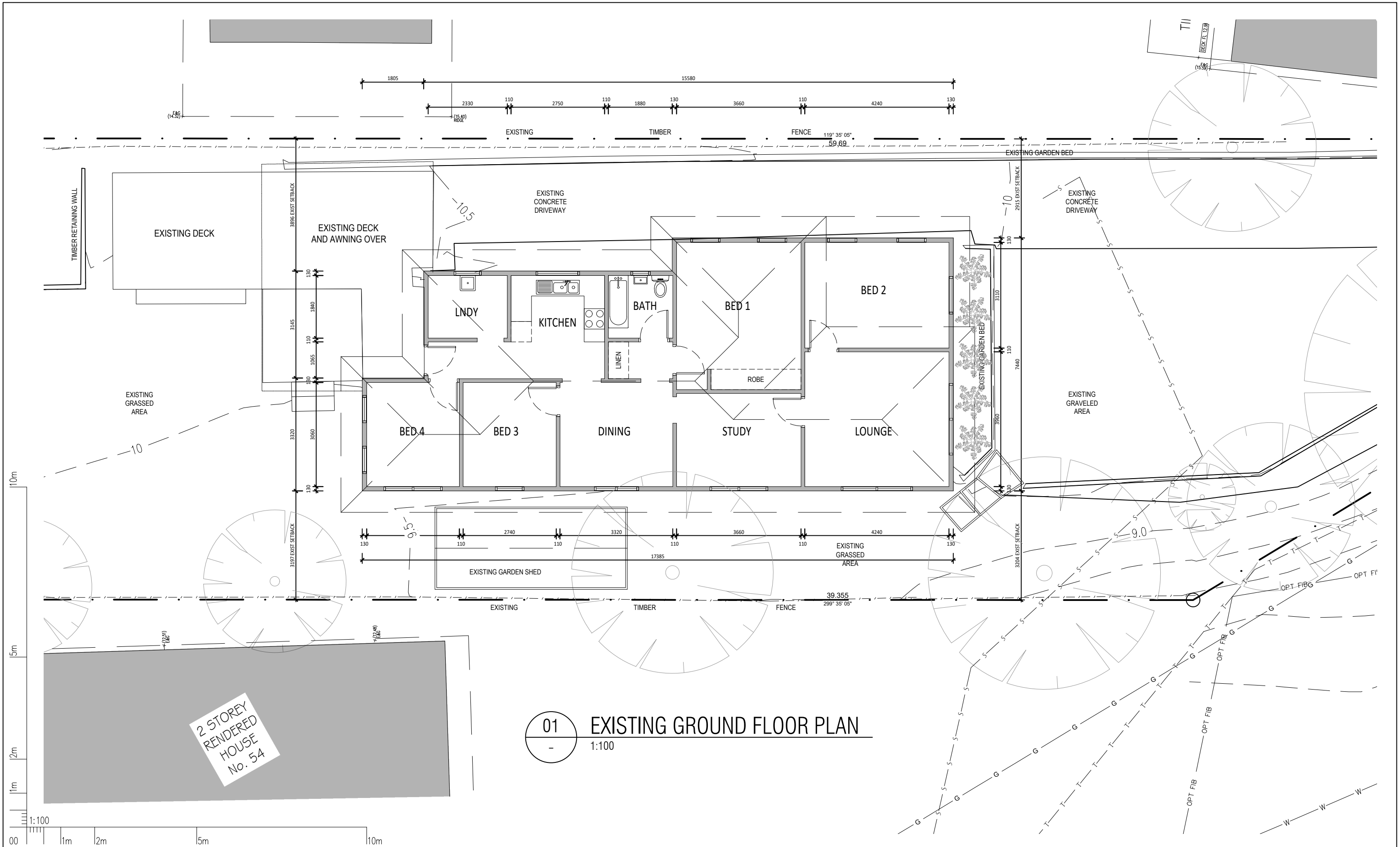
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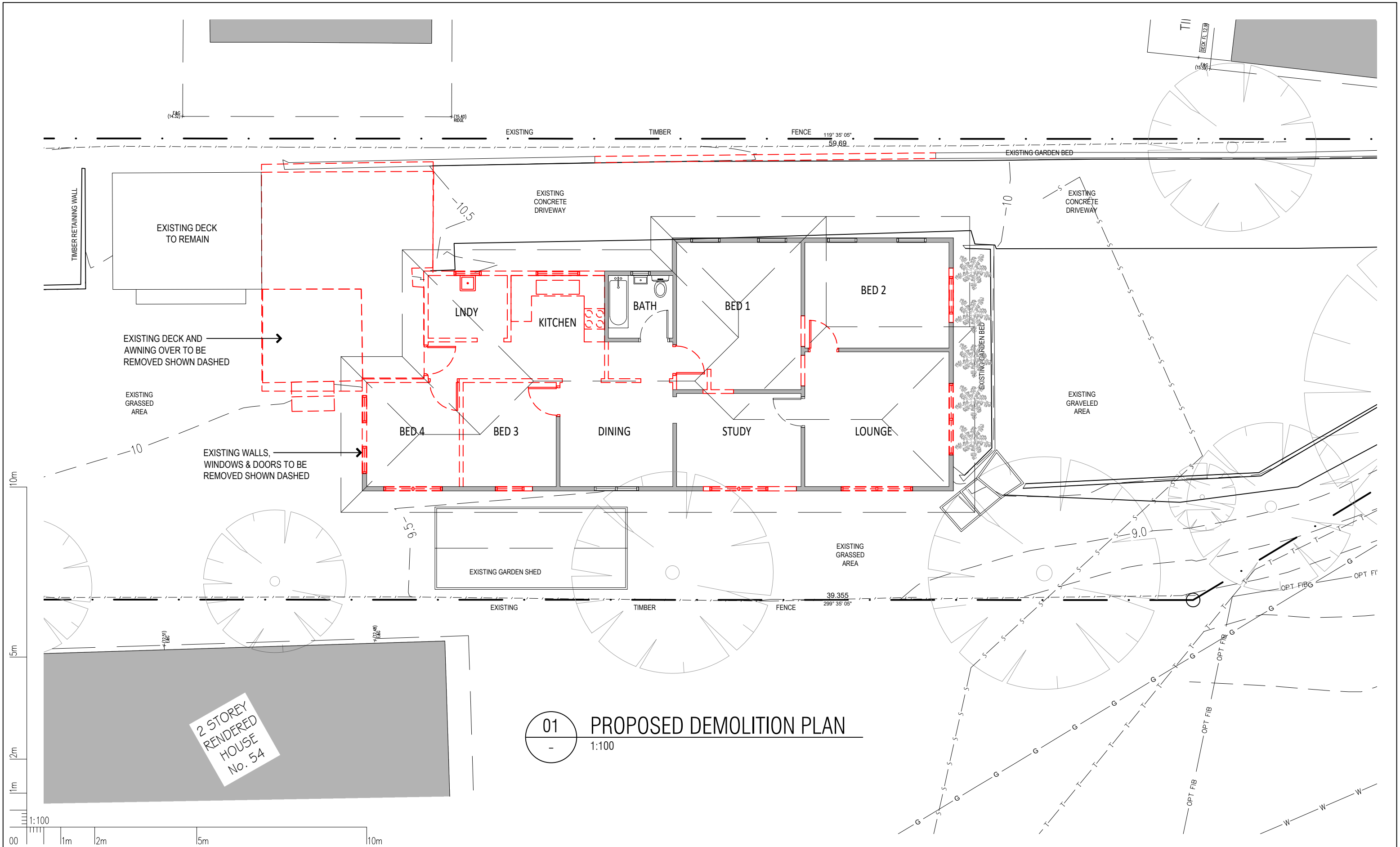


CLIENT		DRAWING TITLE	
MR J LOGAN 89 BARRENJOEY ROAD, MONA VALE NSW 2106		SITE ANALYSIS PLAN	
PROJECT	SCALE	DRAWN	PLOT DATE
ALTERATIONS AND ADDITIONS	1:200 @ A3	SH	19/12/2022 6:54 AM
PROJECT PHASE	PROJECT No	DRAWING No	REVISION
DEVELOPMENT APPLICATION	MV-01	DA02	01

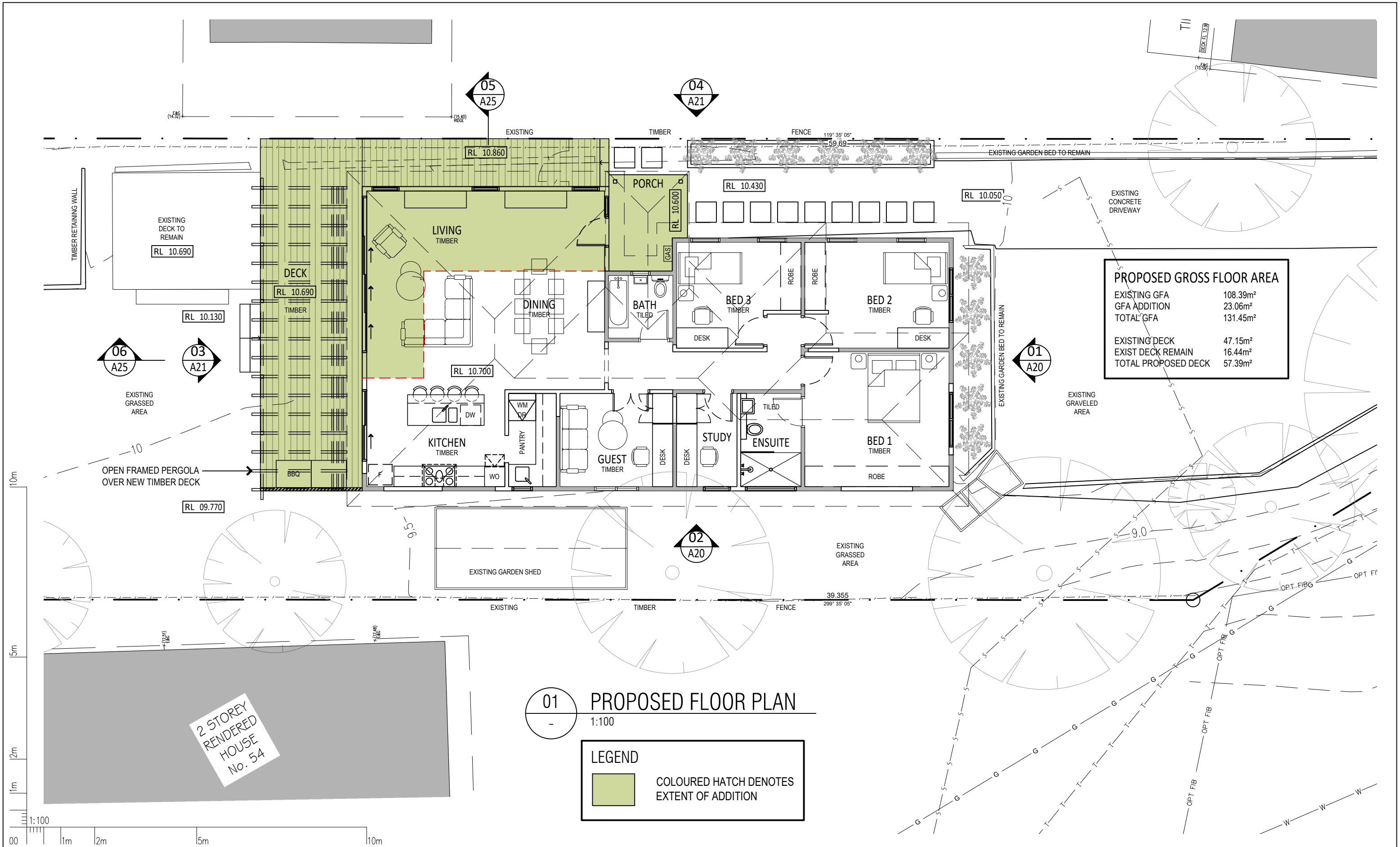
C:\Norm\temp\Project 39\08 Mona Vale\MV-DA02-SITE ANALYSIS PLAN.dwg

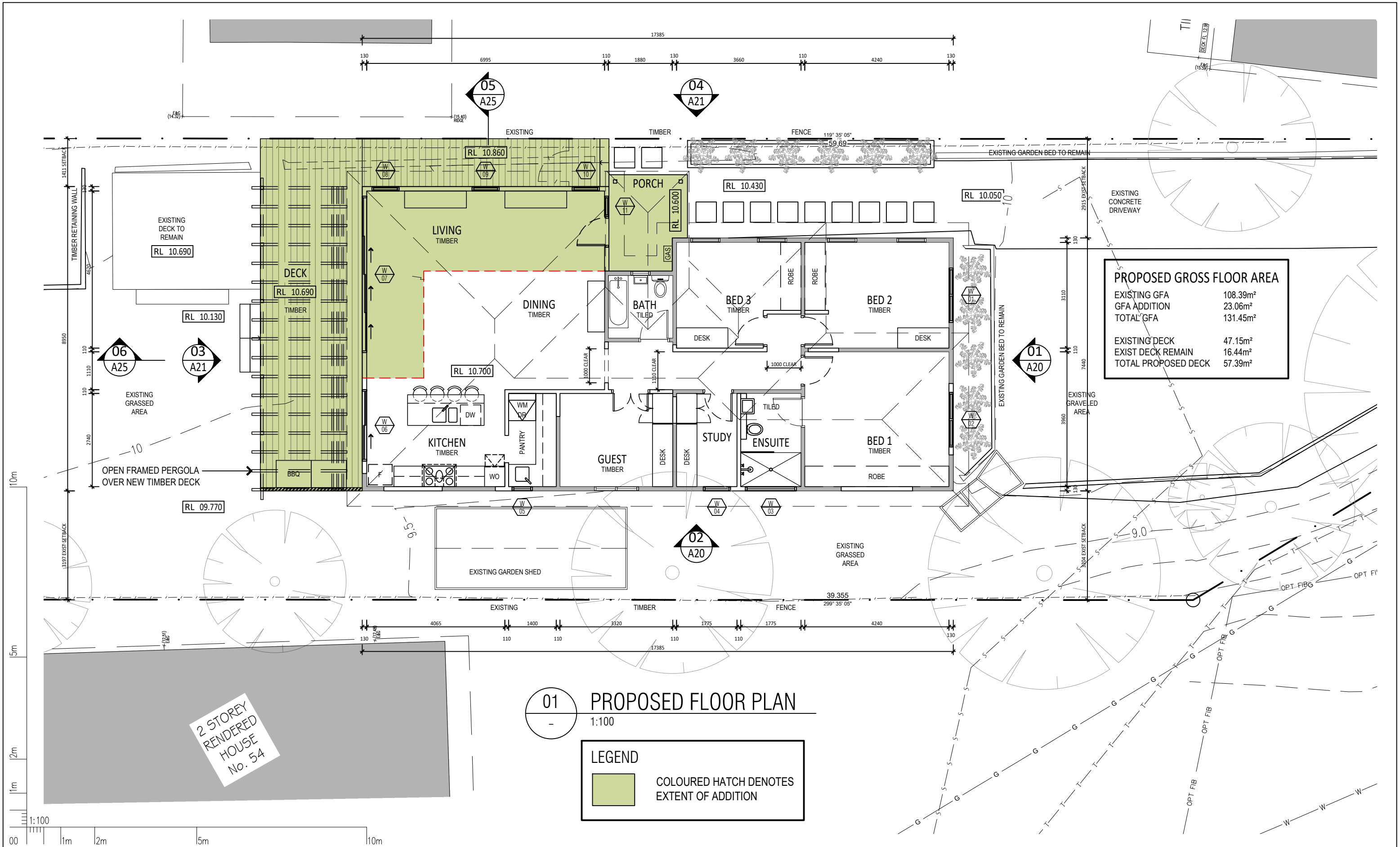


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PROJECT ALTERATIONS AND ADDITIONS		PROJECT No MV-01		PROJECT PHASE DEVELOPMENT APPLICATION		SCALE 1:100 @ A3		DRAWN SH		PLOT DATE 19/12/2022 6:54 AM
PROJECT No MV-01		PROJECT PHASE DEVELOPMENT APPLICATION		DRAWING No DA04		REVISION 01				
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01	ISSUED FOR DEVELOPMENT APPLICATION	SH	19.12.22
ISSUE	AMENDMENT DESCRIPTION	BY	DATE
AMENDMENTS			

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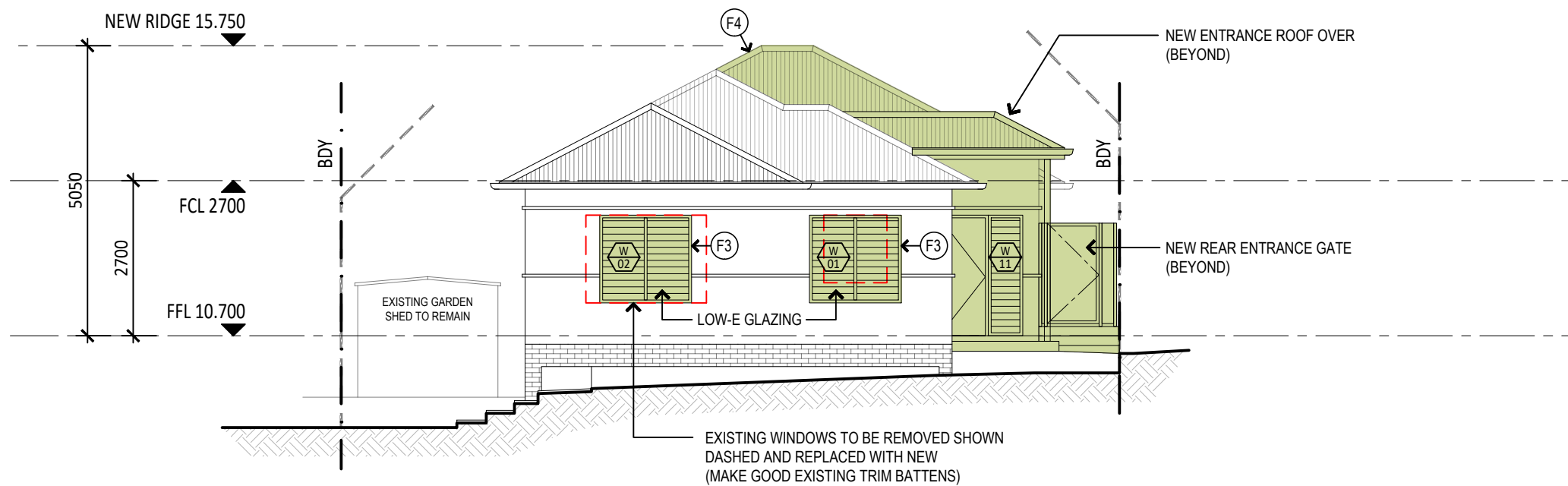
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PROJECT 39

Mob: 0439 490 024

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CLIENT		DRAWING TITLE	
MR J LOGAN		GROUND FLOOR WALL SETOUT PLAN	
89 BARRENJOEY ROAD, MONA VALE NSW 2106			
PROJECT	ALTERATIONS AND ADDITIONS	SCALE	DRAWN
		1:100 @ A3	SH
PROJECT PHASE	DEVELOPMENT APPLICATION	PLOT DATE	19/12/2022 6:54 AM
		REVISION	
		MV-01	DA11 01



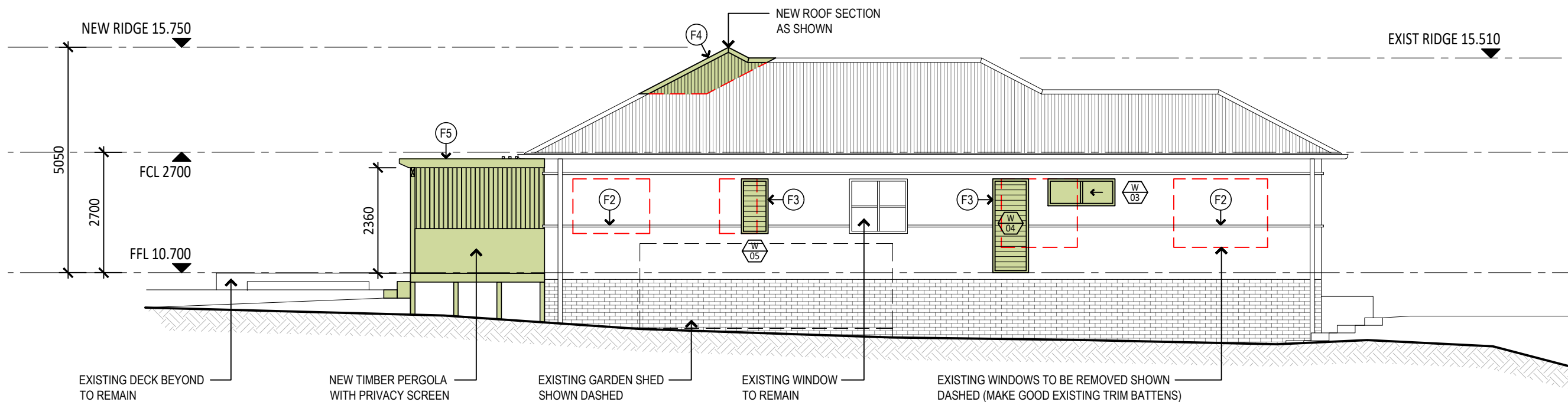
FINISHES LEGEND

- (F1) NEW EXTERNAL FC WALLS: DULUX - WHITE BOX (TO MATCH EXISTING)
- (F2) NEW BATTENS, TRIMS & FASCIA: DULUX - VIVID WHITE (TO MATCH EXISTING)
- (F3) WINDOW & DOOR FRAMES: COLOUR - PEARL WHITE (OR SIMILAR)
- (F4) NEW ROOF SHEETING: COLORBOND - SHALE GREY (TO MATCH EXISTING)
- (F5) TIMBER DECKING - RECYCLED TIMBER (PINE OR HARDWOOD)

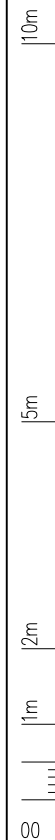
LEGEND

- COLOURED HATCH DENOTES EXTENT OF ADDITION

01 PROPOSED EAST ELEVATION
1:100



02 PROPOSED SOUTH ELEVATION
1:100



NOTE:

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PROJECT 39

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PROJECT
ALTERATIONS AND ADDITIONS

PROJECT PHASE
DEVELOPMENT APPLICATION

DRAWING TITLE
PROPOSED ELEVATIONS 1

SCALE
1:100 @ A3

DRAWN
SH

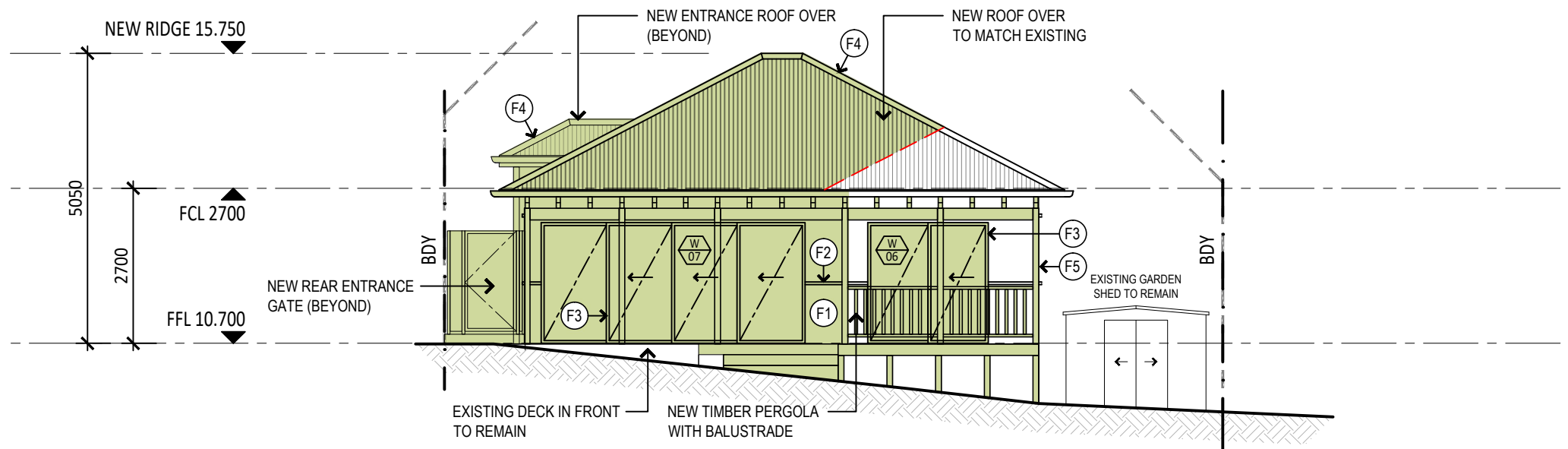
PLOT DATE
19/12/2022
6:54 AM

PROJECT No
MV-01

DRAWING No
DA20

REVISION
01

01	ISSUED FOR DEVELOPMENT APPLICATION	SH	19.12.22
ISSUE	AMENDMENT DESCRIPTION	BY	DATE
AMENDMENTS			



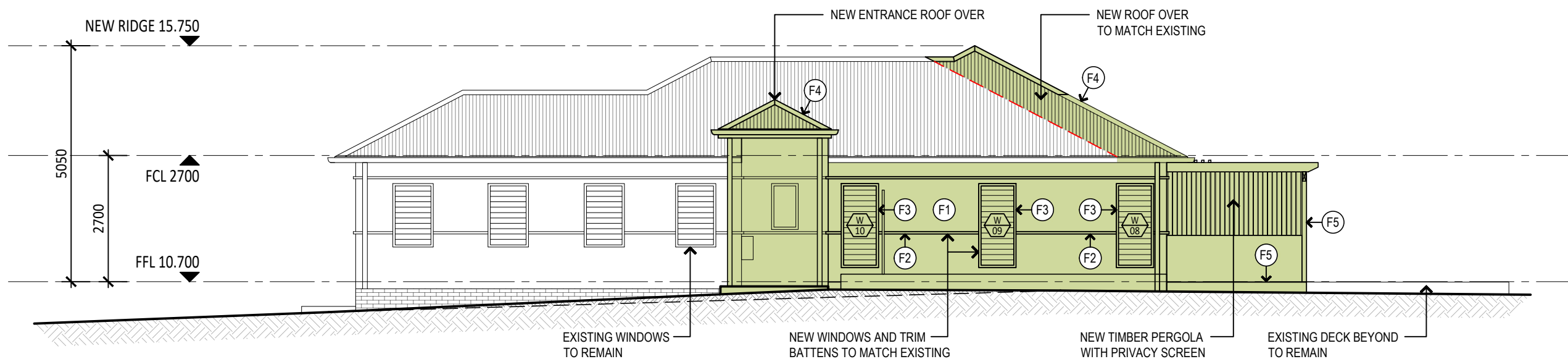
FINISHES LEGEND

- (F1) NEW EXTERNAL FC WALLS: DULUX - WHITE BOX (TO MATCH EXISTING)
- (F2) NEW BATTENS, TRIMS & FASCIA: DULUX - VIVID WHITE (TO MATCH EXISTING)
- (F3) WINDOW & DOOR FRAMES: COLOUR - PEARL WHITE (OR SIMILAR)
- (F4) NEW ROOF SHEETING: COLORBOND - SHALE GREY (TO MATCH EXISTING)
- (F5) TIMBER DECKING - RECYCLED TIMBER (PINE OR HARDWOOD)

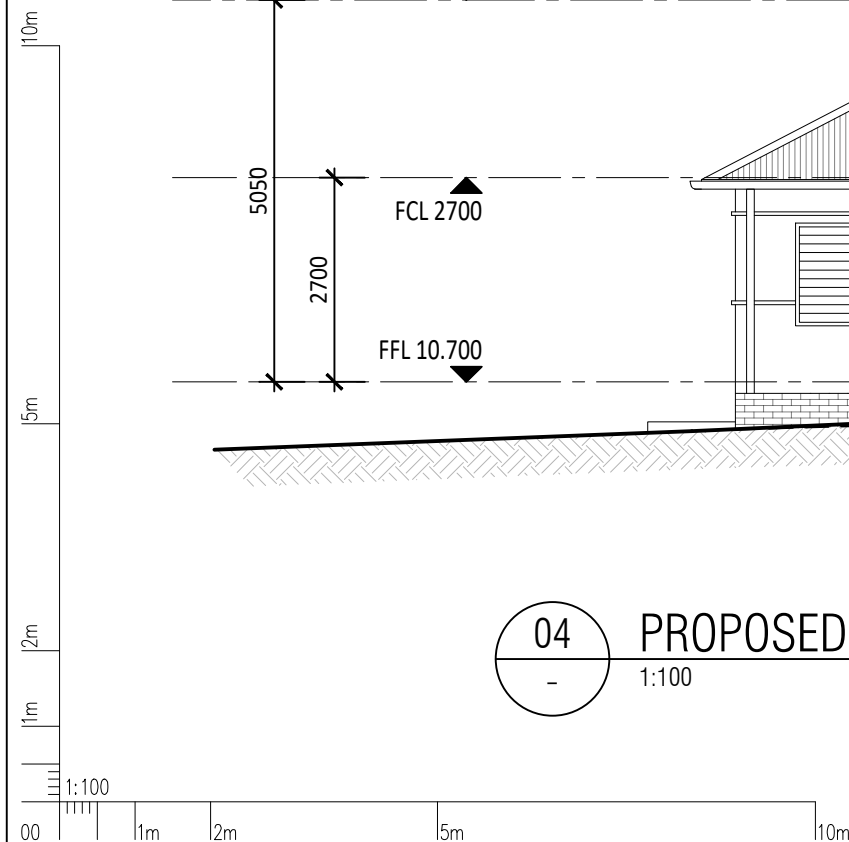
LEGEND

- COLOURED HATCH DENOTES EXTENT OF ADDITION

03 PROPOSED WEST ELEVATION
1:100



04 PROPOSED NORTH ELEVATION
1:100



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PROJECT
ALTERATIONS AND ADDITIONS

PROJECT PHASE
DEVELOPMENT APPLICATION

DRAWING TITLE
PROPOSED ELEVATIONS 2

SCALE
1:100 @ A3

DRAWN
SH

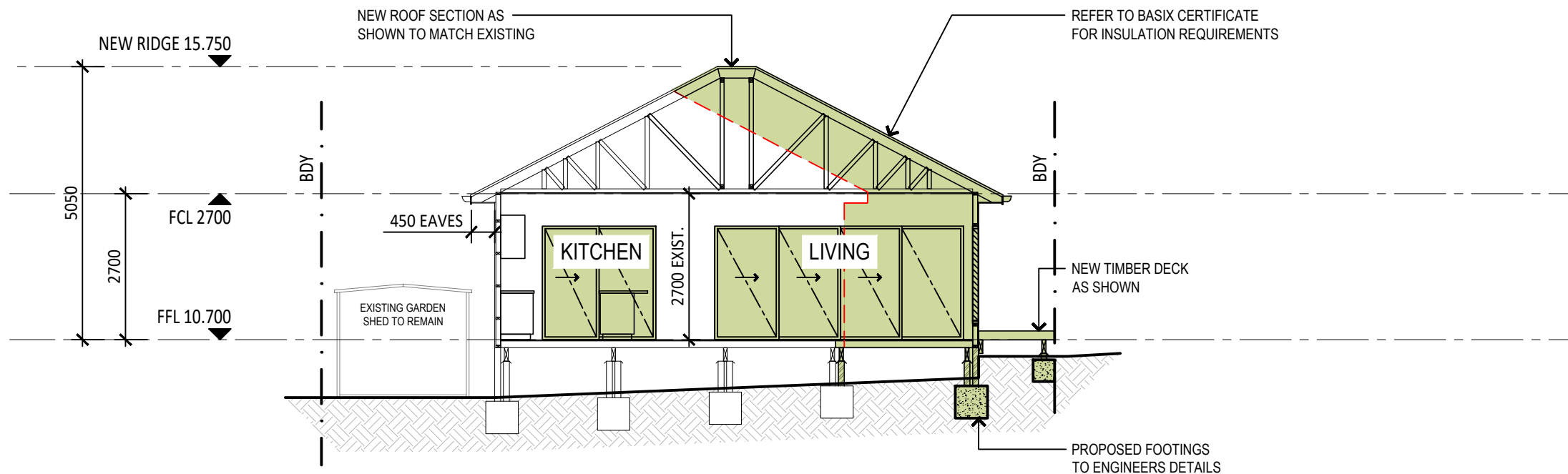
PLOT DATE
19/12/2022
6:55 AM

PROJECT No
MV-01

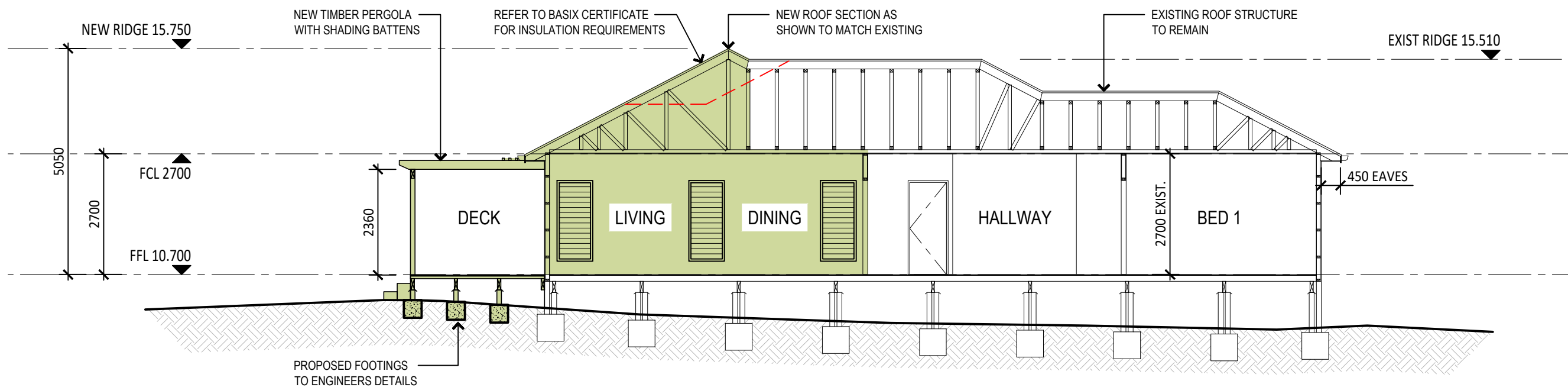
DRAWING No
DA21

REVISION
01

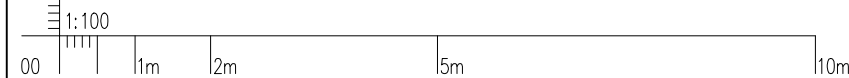
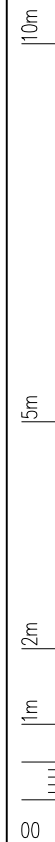
01	ISSUED FOR DEVELOPMENT APPLICATION	SH	19.12.22
ISSUE	AMENDMENT DESCRIPTION	BY	DATE
AMENDMENTS			



05 PROPOSED SECTION 1
1:100



06 PROPOSED SECTION 2
1:100



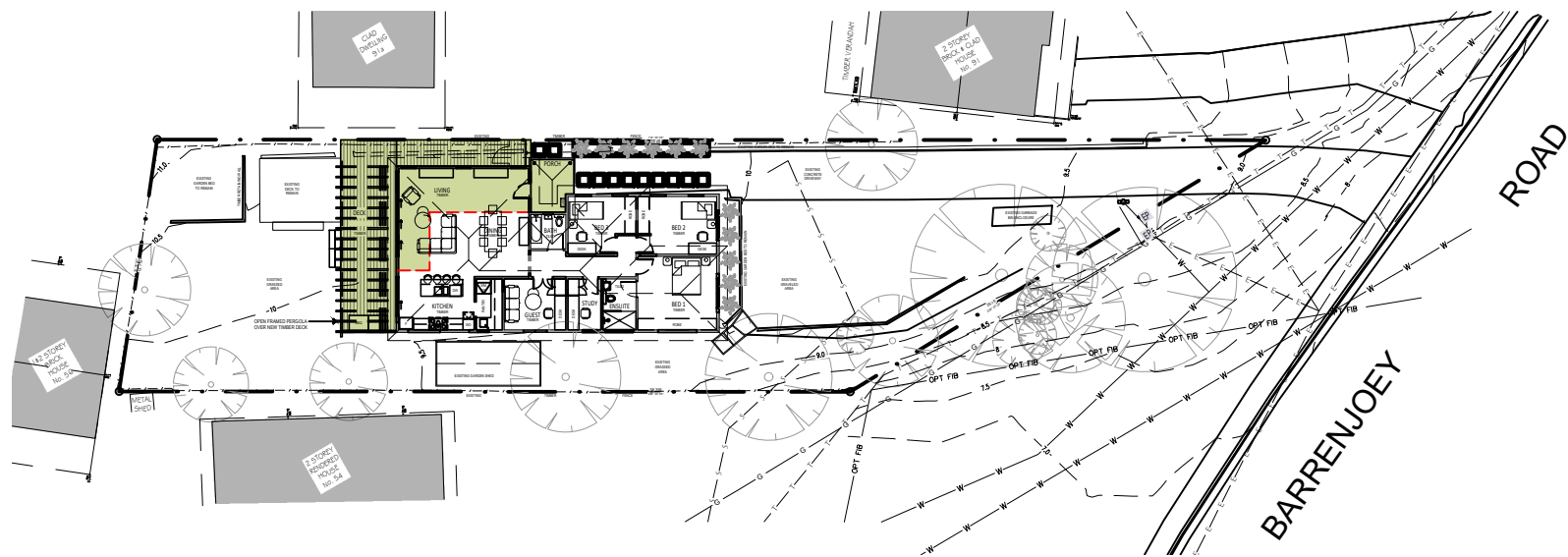
01	ISSUED FOR DEVELOPMENT APPLICATION	SH	19.12.22		
ISSUE	AMENDMENT DESCRIPTION	BY	DATE		
AMENDMENTS					

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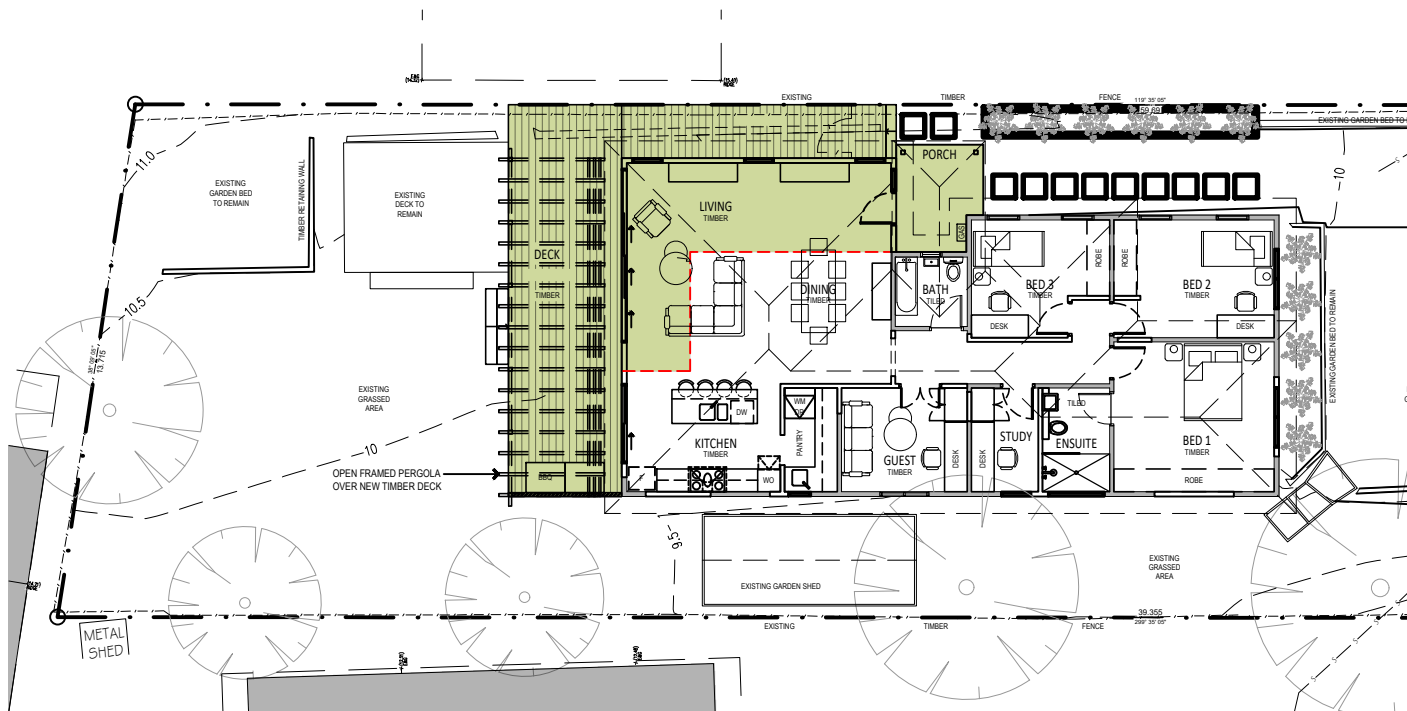
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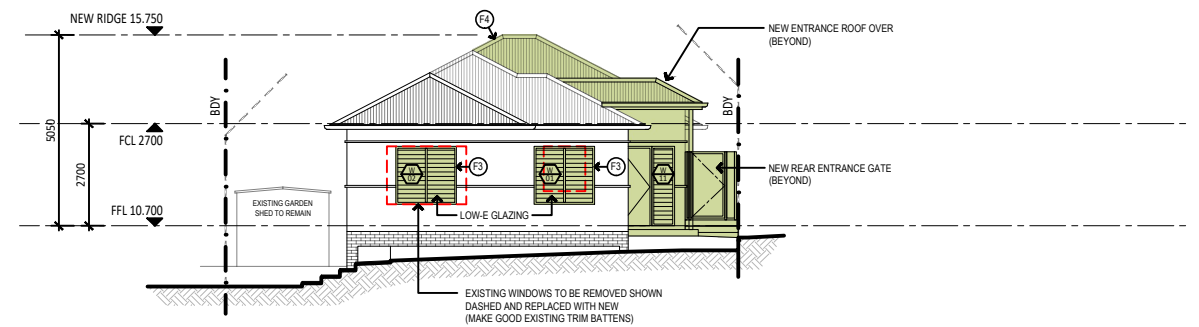
CLIENT MR J LOGAN 89 BARRENJOEY ROAD, MONA VALE NSW 2106		DRAWING TITLE PROPOSED SECTIONS		
PROJECT ALTERATIONS AND ADDITIONS	SCALE 1:100 @ A3	DRAWN SH	PLOT DATE 19/12/2022 6:55 AM	
PROJECT PHASE DEVELOPMENT APPLICATION	PROJECT No MV-01	DRAWING No DA25	REVISION 01	



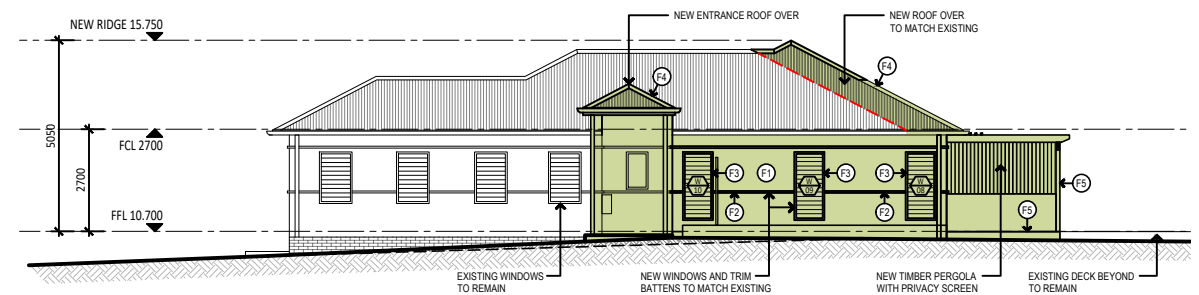
01 PROPOSED SITE PLAN
1:800



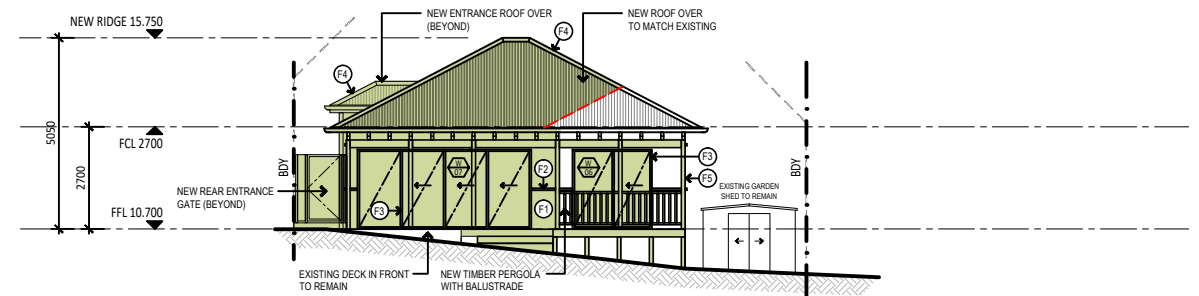
02 PROPOSED FLOOR PLAN
1:400



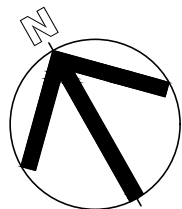
03 EAST ELEVATION
1:400



04 NORTH ELEVATION
1:400



05 WEST ELEVATION
1:400



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PROJECT

ALTERATIONS AND ADDITIONS

PROJECT PHASE

DEVELOPMENT APPLICATION

DRAWING TITLE

NOTIFICATION PLAN
(A4)

SCALE

AS SHOWN @ A4

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SH

PLOT DATE

19/12/2022
6:53 AM

PROJECT No

MV-01


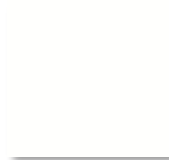


DRAWING No

DA40

REVISION

01



REV	Code	Item	General Location	Supplier and Specification	Cost/Comment/Image
EXTERNAL					
	F1	External FC Walls	New extension	Dulux White Box To match existing	
	F2	Battens Trims Fascias	New Extension	Dulux Vivid White	
	F3	Window and door frames	New louvre windows and bi- fold doors	Pearl White Or similar	
	F4	Roof Sheeting Gutters	Proposed New Roof sheeting	Colorbond Shale Grey (or similar) to match existing	
	F5	Timber Decking	Proposed new rear decking	Recycled Timber/Pine or hardwood	