

ARCHITECTURAL DRAWING SCHEDULE :

202007/DA01	COVER SHEET
202007/DA02	SITE ANALYSIS PLAN
202007/DA03	SITE PLAN
202007/DA04	GROUND FLOOR PLAN
202007/DA05	LEVEL 1 FLOOR PLAN
202007/DA06	LEVEL 2 FLOOR PLAN
202007/DA07	LEVEL 3 FLOOR PLAN
202007/DA08	ROOF PLAN
202007/DA09	SECTIONS SHEET 1
202007/DA10	SECTIONS SHEET 2
202007/DA11	SECTIONS SHEET 3
202007/DA12	NORTH WEST ELEVATION
202007/DA13	SOUTH EAST ELEVATION
202007/DA14	NORTH EAST & SOUTH WEST ELEVATIONS
202007/DA15	PERSPECTIVE VIEWS
202007/DA16	PROPOSED LANDSCAPED AREA CALCULATION PLAN
202007/DA17	EROSION AND SEDIMENT CONTROL PLAN
202007/DA18	WASTE MANAGEMENT PLAN
202007/DA19	PLAN TO SHOW IMPERVIOUS AREA CALCULATIONS

AREA SCHEDULE :

Site area = 723.9m<sup>2</sup>

Existing Floor Area = 141.60m<sup>2</sup>

Proposed Additional Floor Area = 88.28m<sup>2</sup>

Proposed Total Floor Area = 229.88m<sup>2</sup>

GENERAL NOTES :

All works to comply with the Building code of Australia, all other relevant Australian Standards and Codes and the Pittwater LEP 2014 and Pittwater 21 DCP. Architectural drawings form PART ONLY of the DEVELOPMENT APPLICATION and are to be read in conjunction with the other components of the of the application, including :

- Statement of Environmental Effects
- BASIX Certificate
- Survey Drawing prepared by surveyor

BASIX COMPLIANCE (extract of relevant requirements) : Certificate No A402385

Rainwater tank

The applicant must install a rainwater tank of at least 890 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 175 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 37.8 kilolitres.

The swimming pool must have a pool cover.

The swimming pool must be shaded.

The applicant must install a pool pump timer for the swimming pool.

The applicant must install the following heating system for the swimming pool that is part of this development: gas.

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.00 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

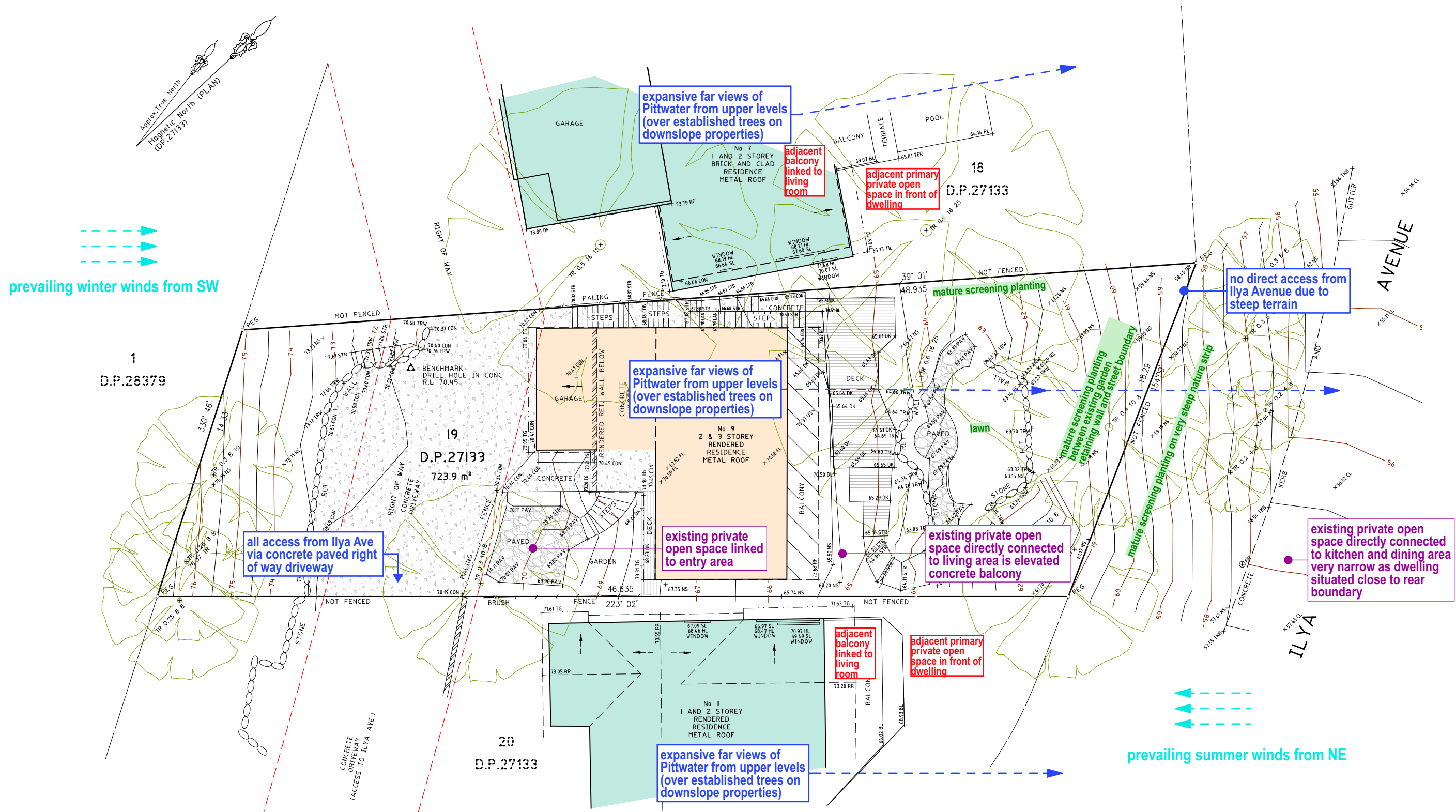
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

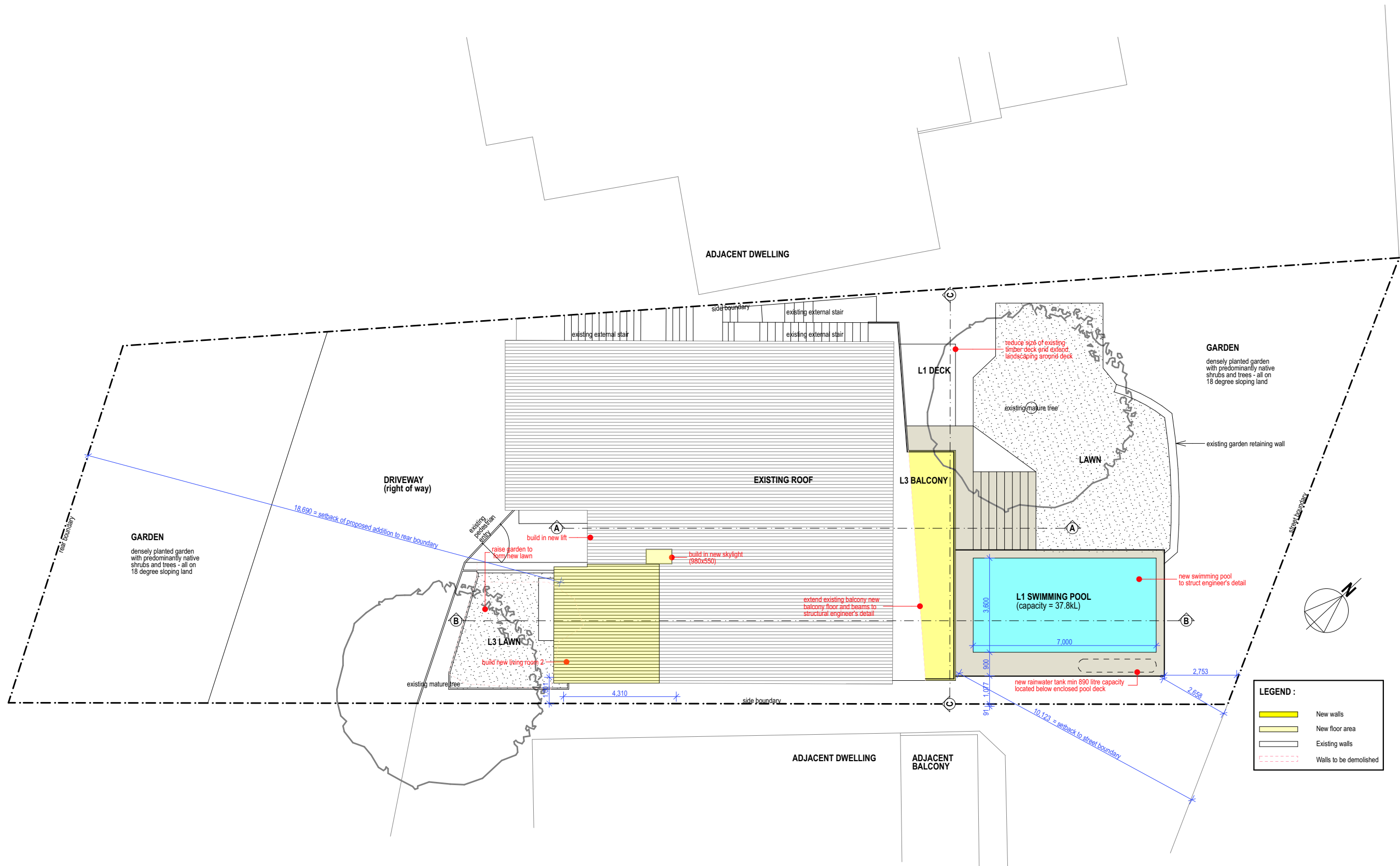
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

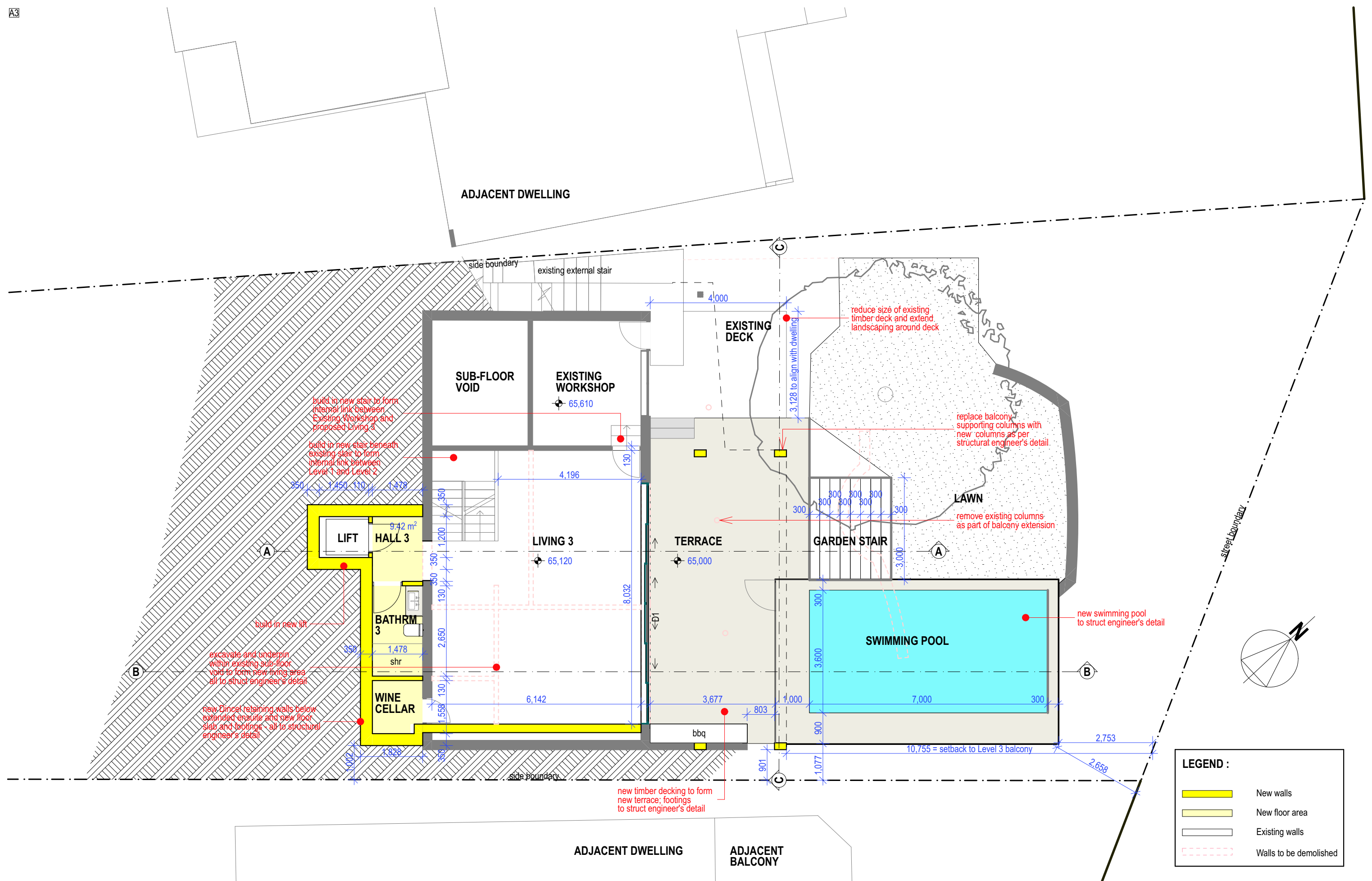
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	SE	1.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	SE	1.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	NE	16.33	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	SW	8.92	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)



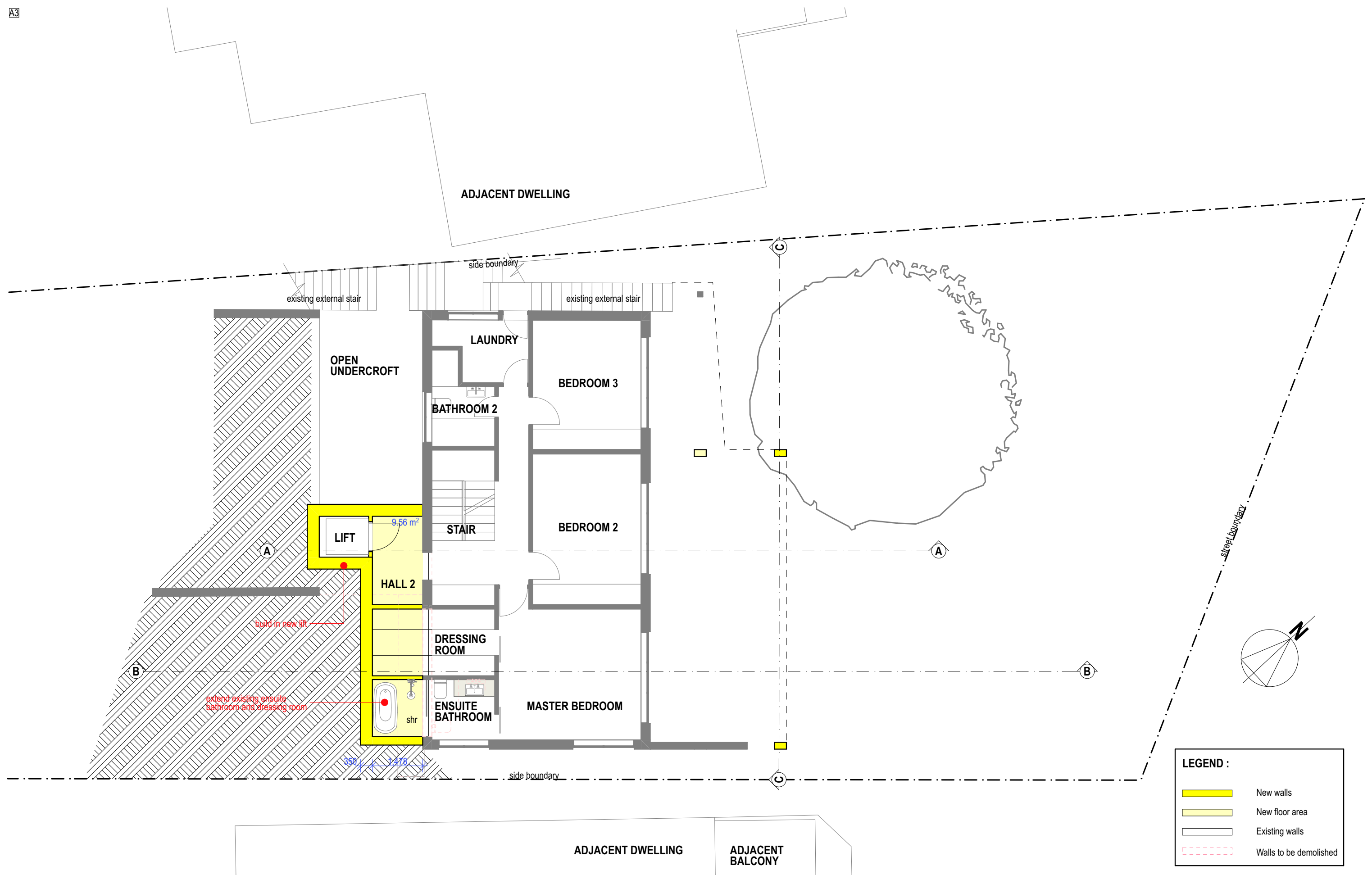




**DA APPLICATION :            LEVEL 1 FLOOR PLAN**

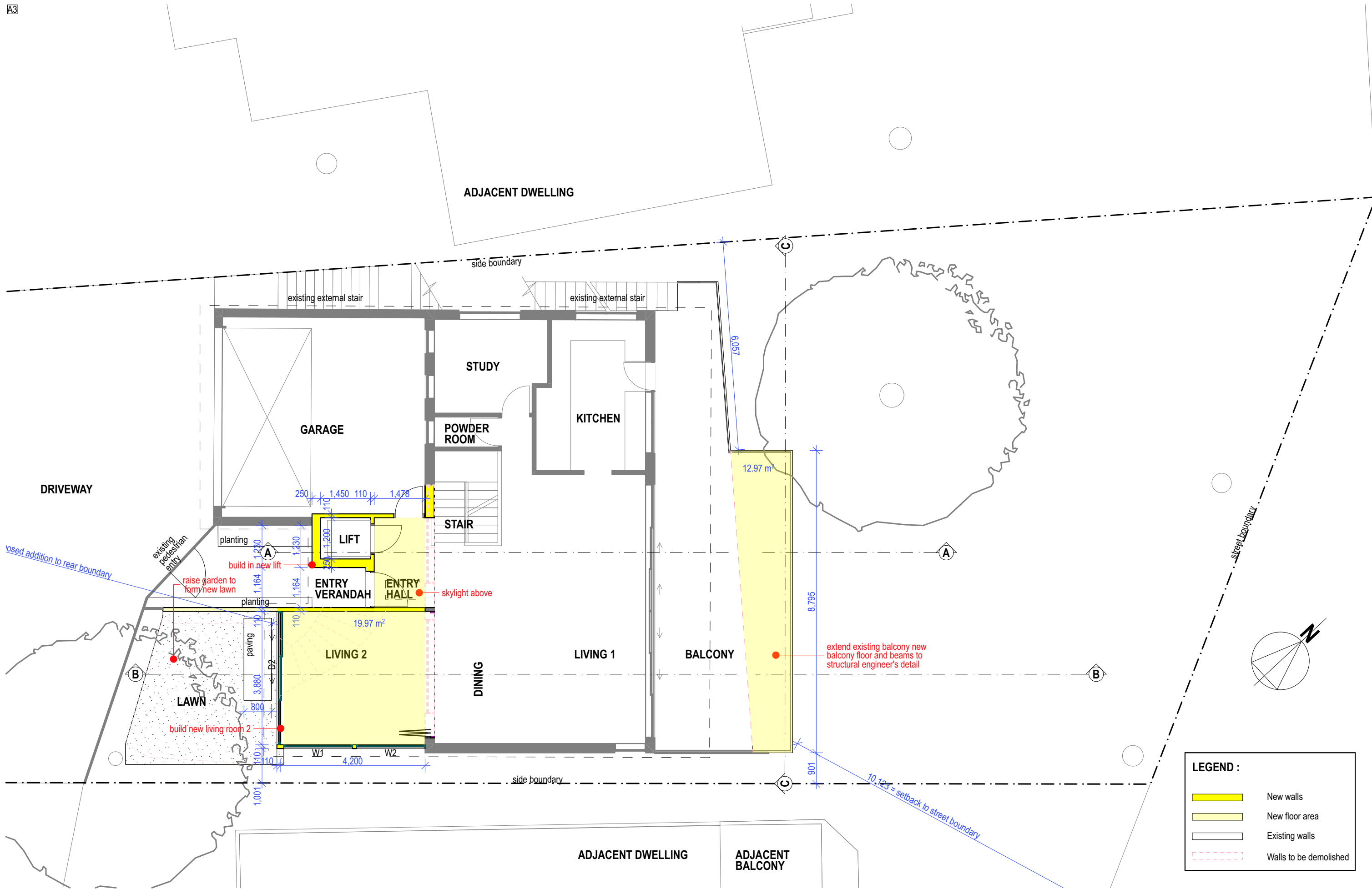
## PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 9 ILYA AVENUE, BAYVIEW HEIGHTS



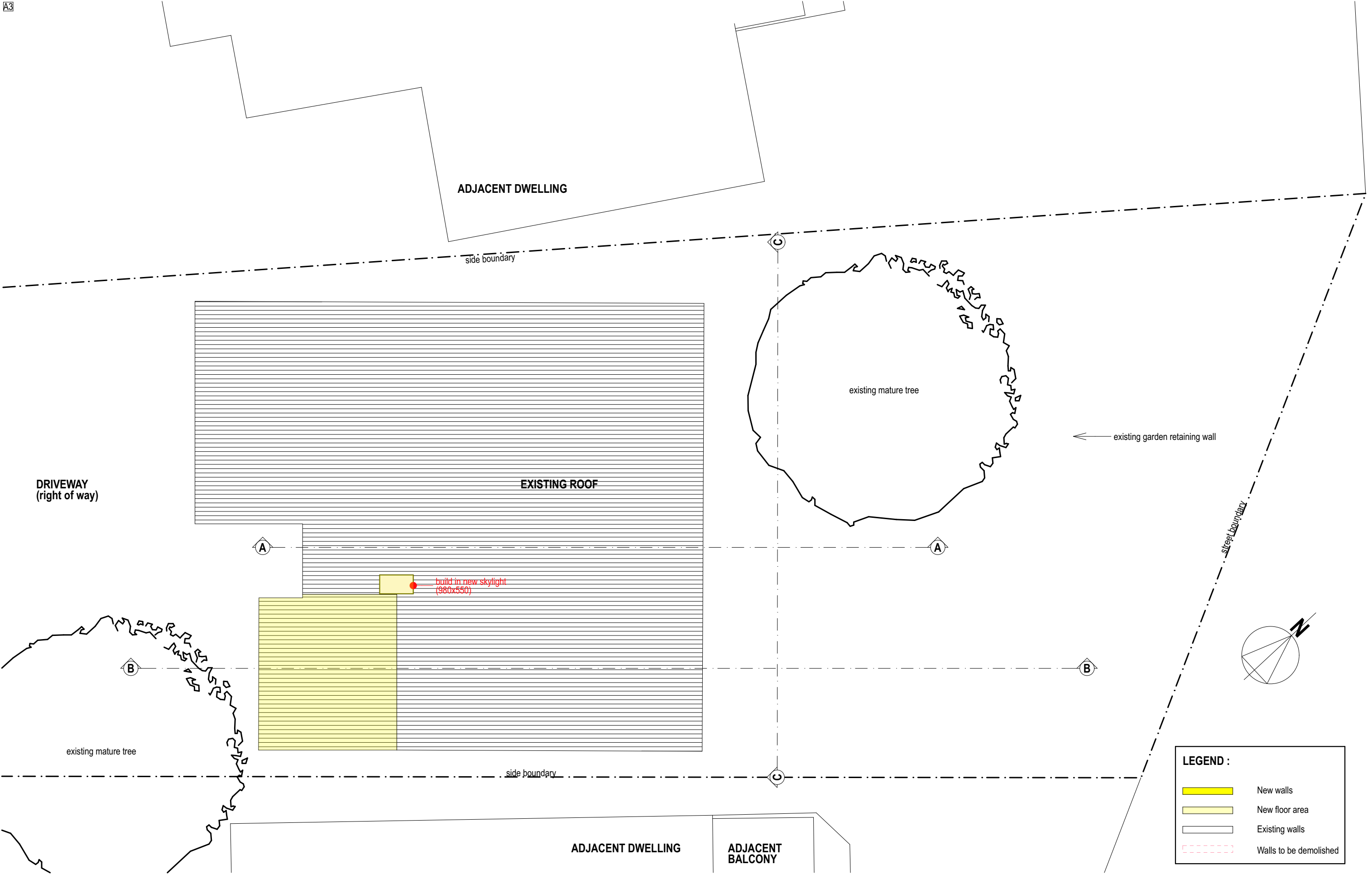


**DA APPLICATION :                    LEVEL 2 FLOOR PLAN**

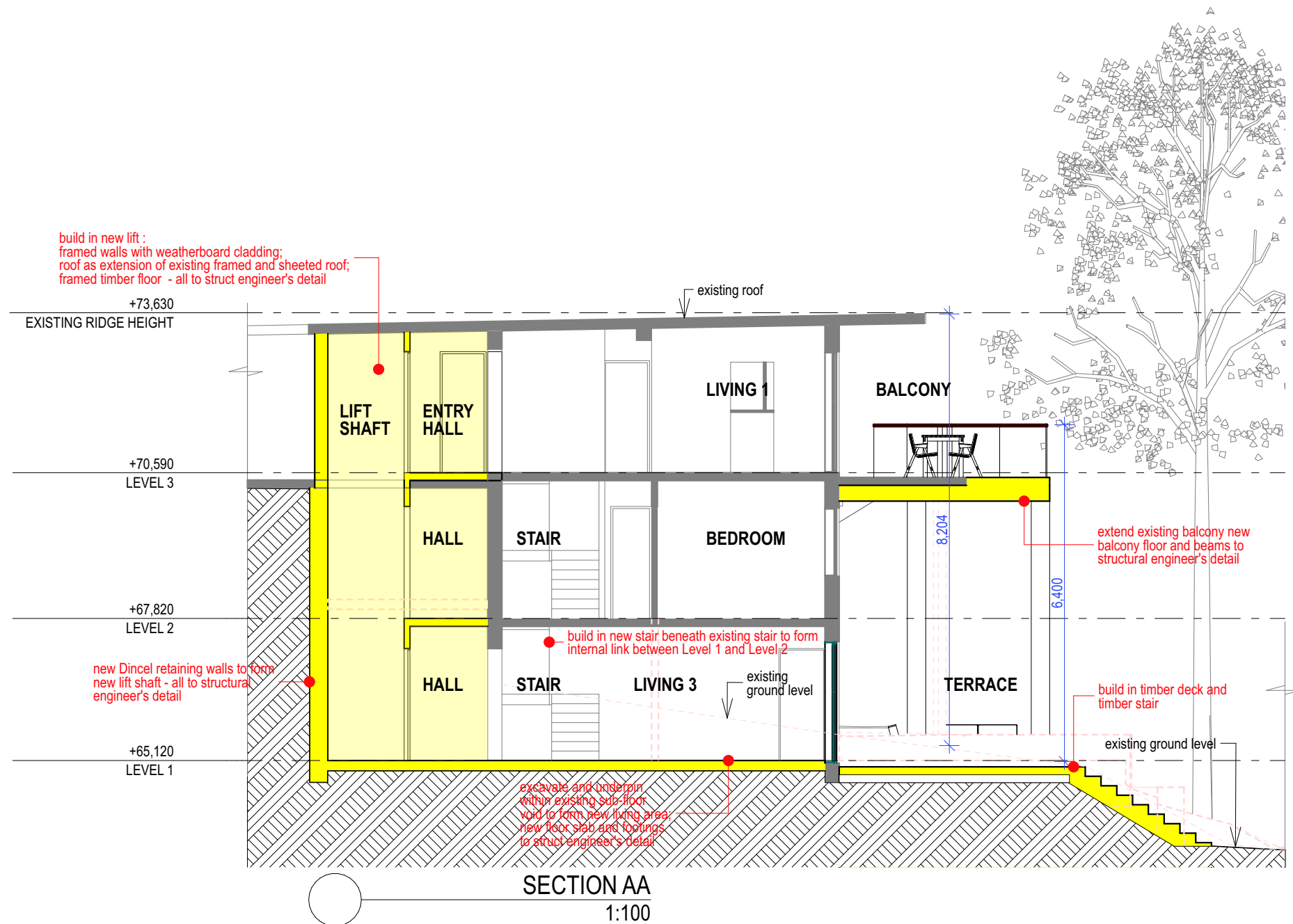
## PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 9 ILYA AVENUE, BAYVIEW HEIGHTS



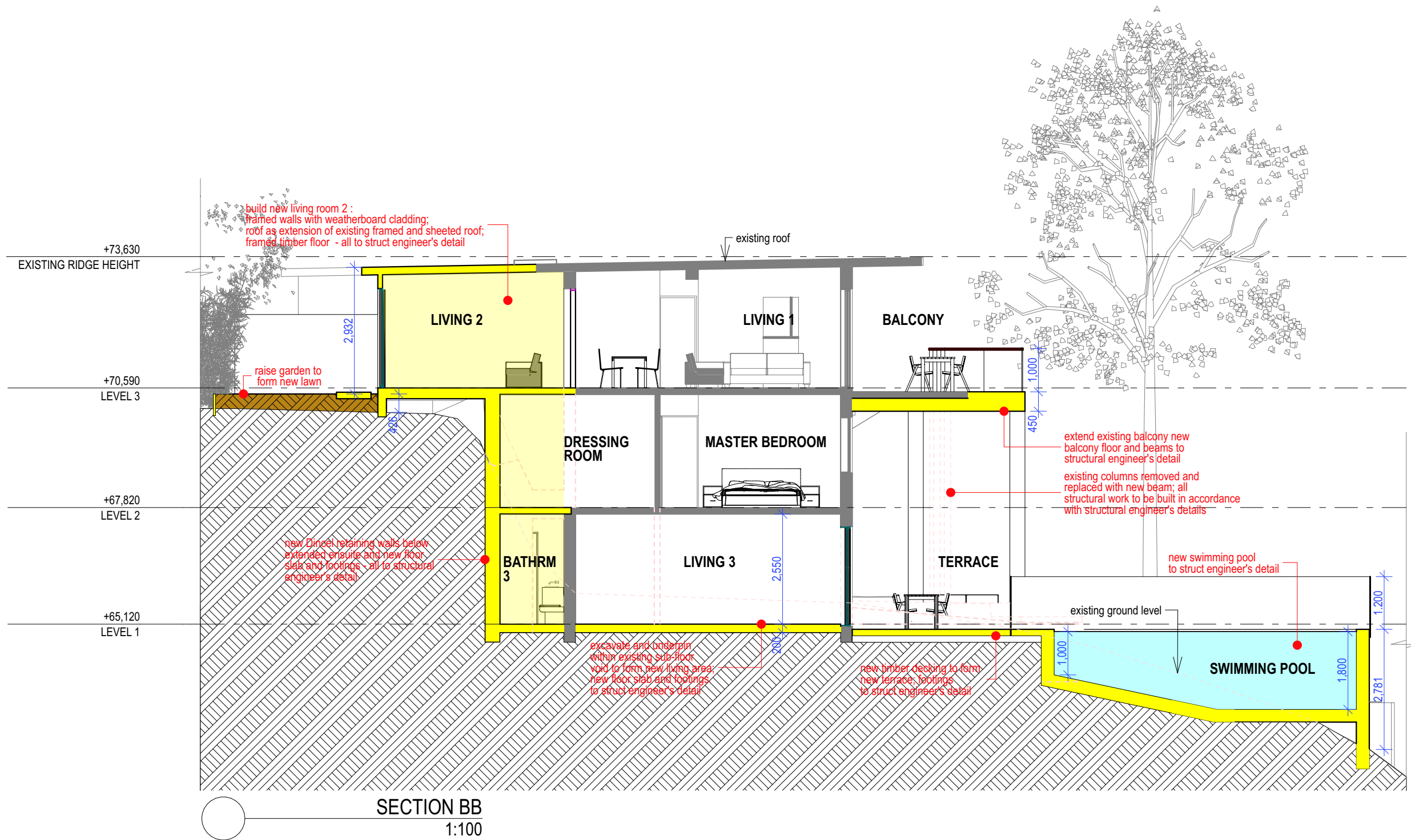
DA APPLICATION : **LEVEL 3 FLOOR PLAN** **PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 9 ILYA AVENUE, BAYVIEW HEIGHTS**

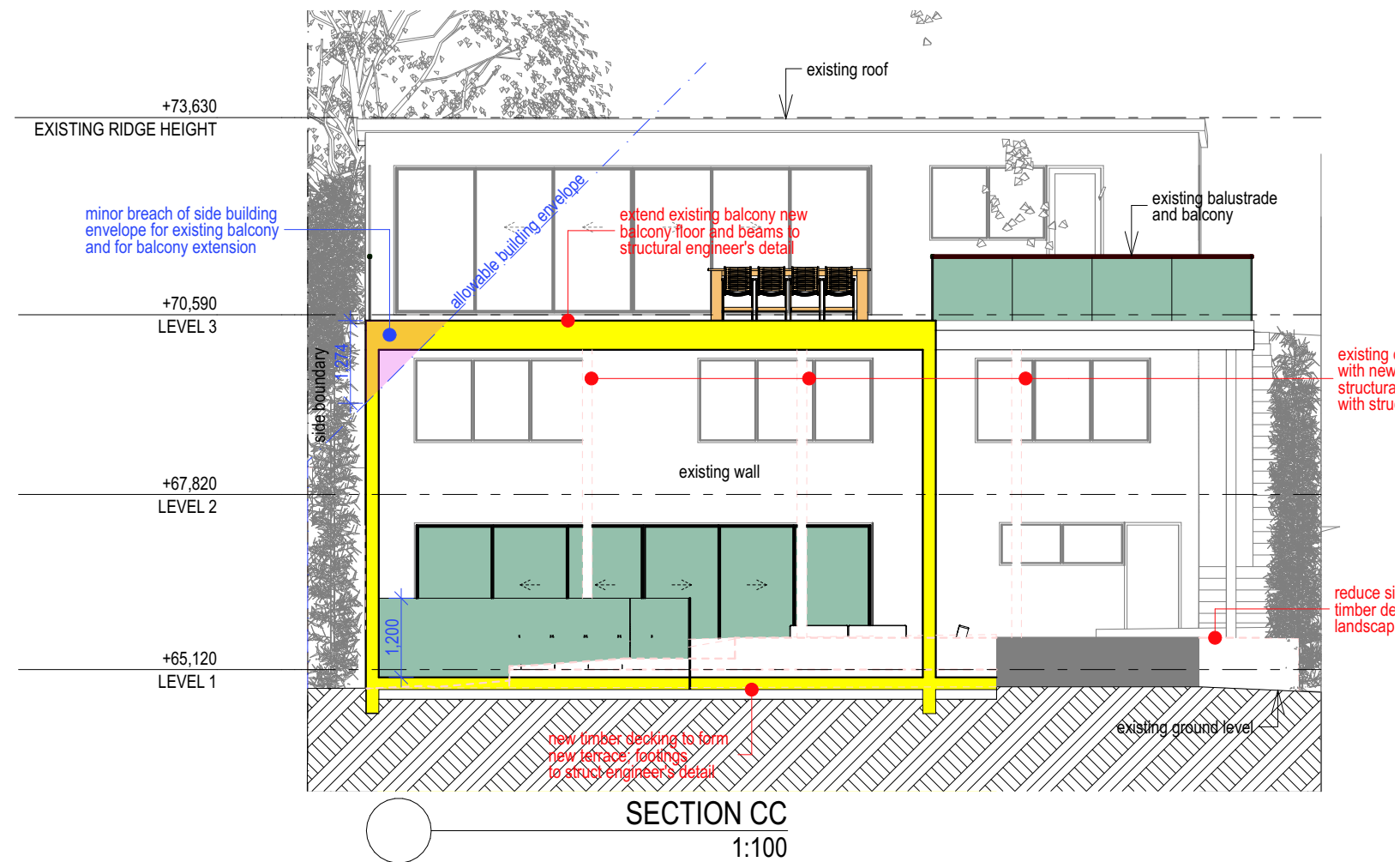


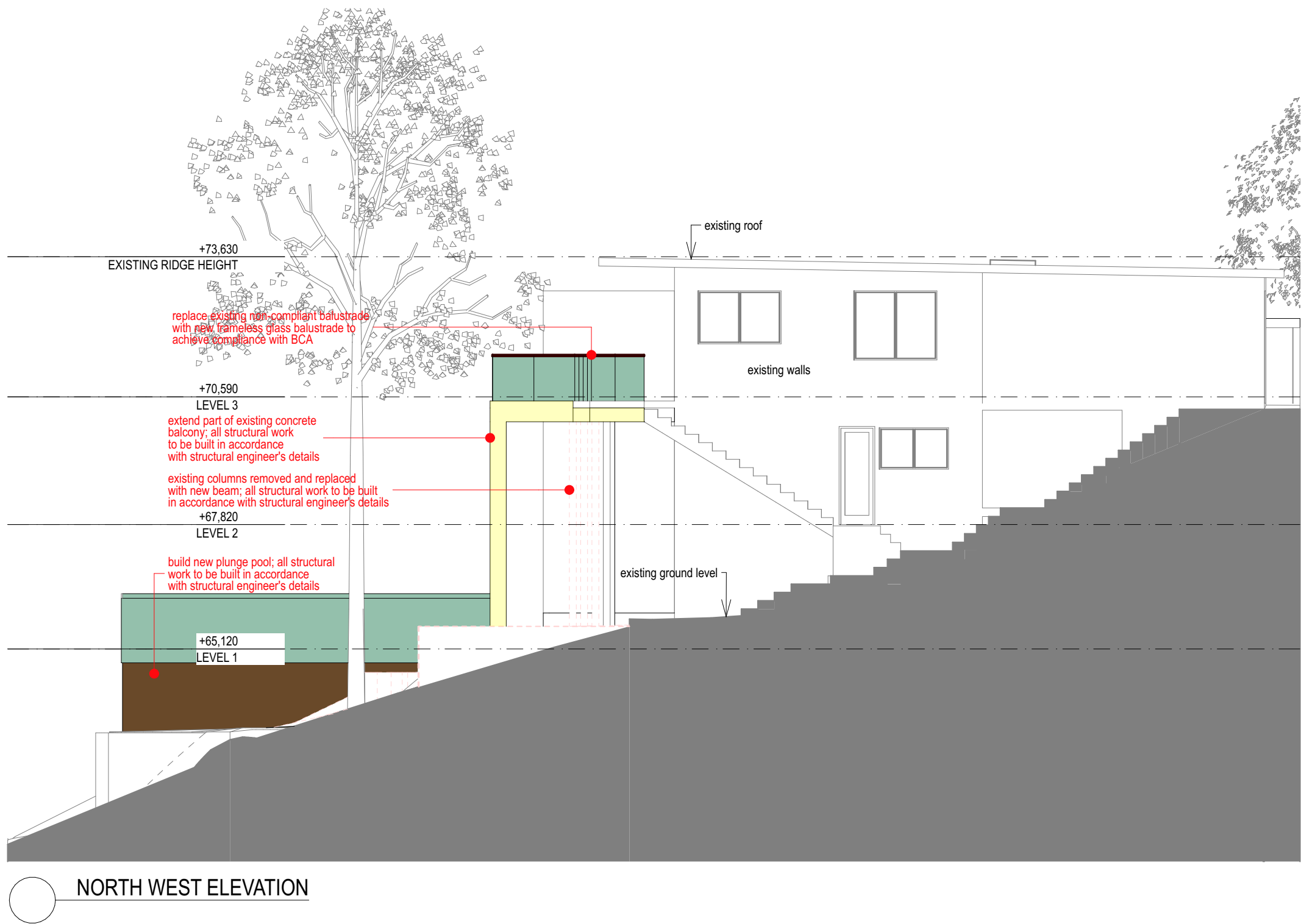
DA APPLICATION : ROOF PLAN PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 9 ILYA AVENUE, BAYVIEW HEIGHTS

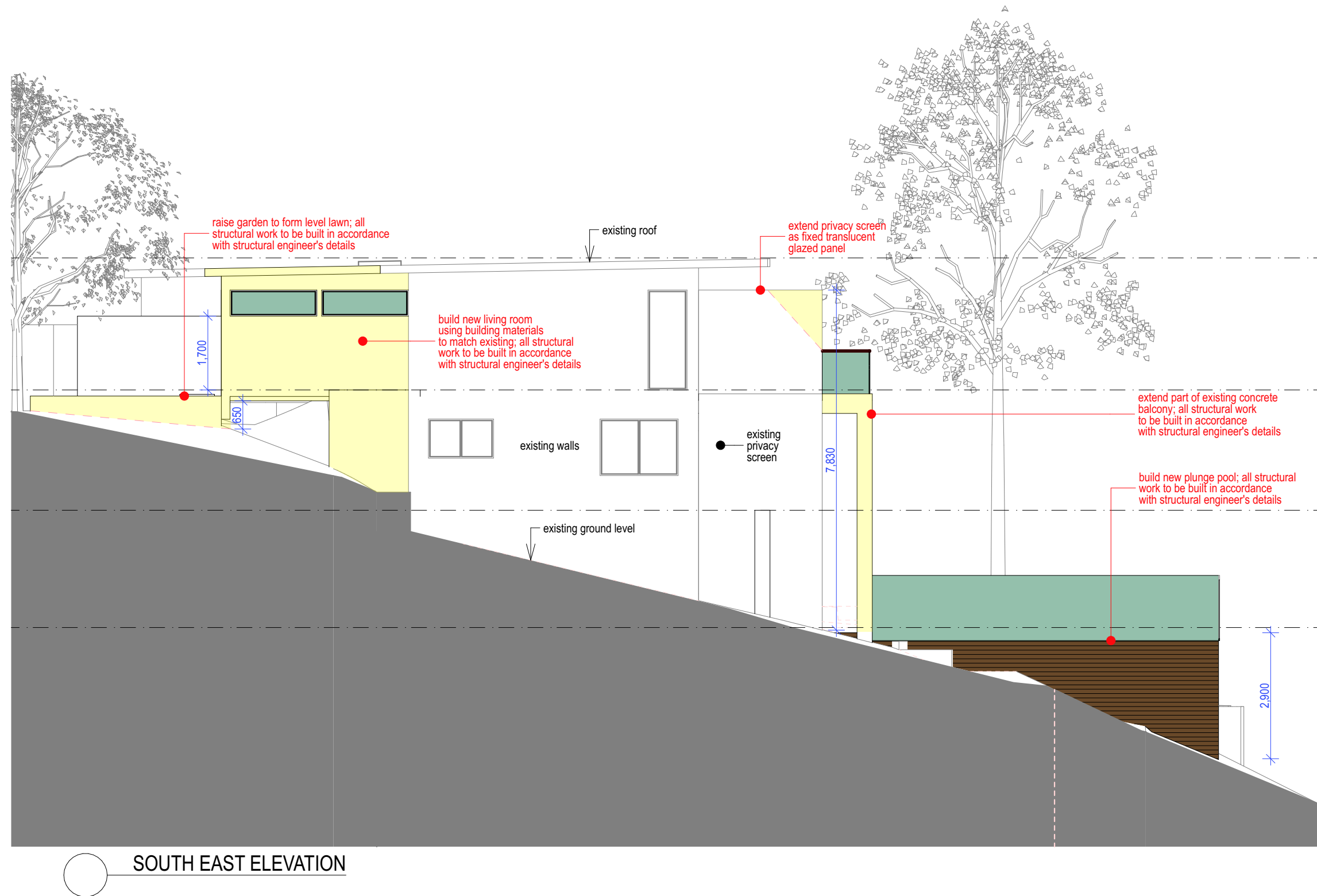








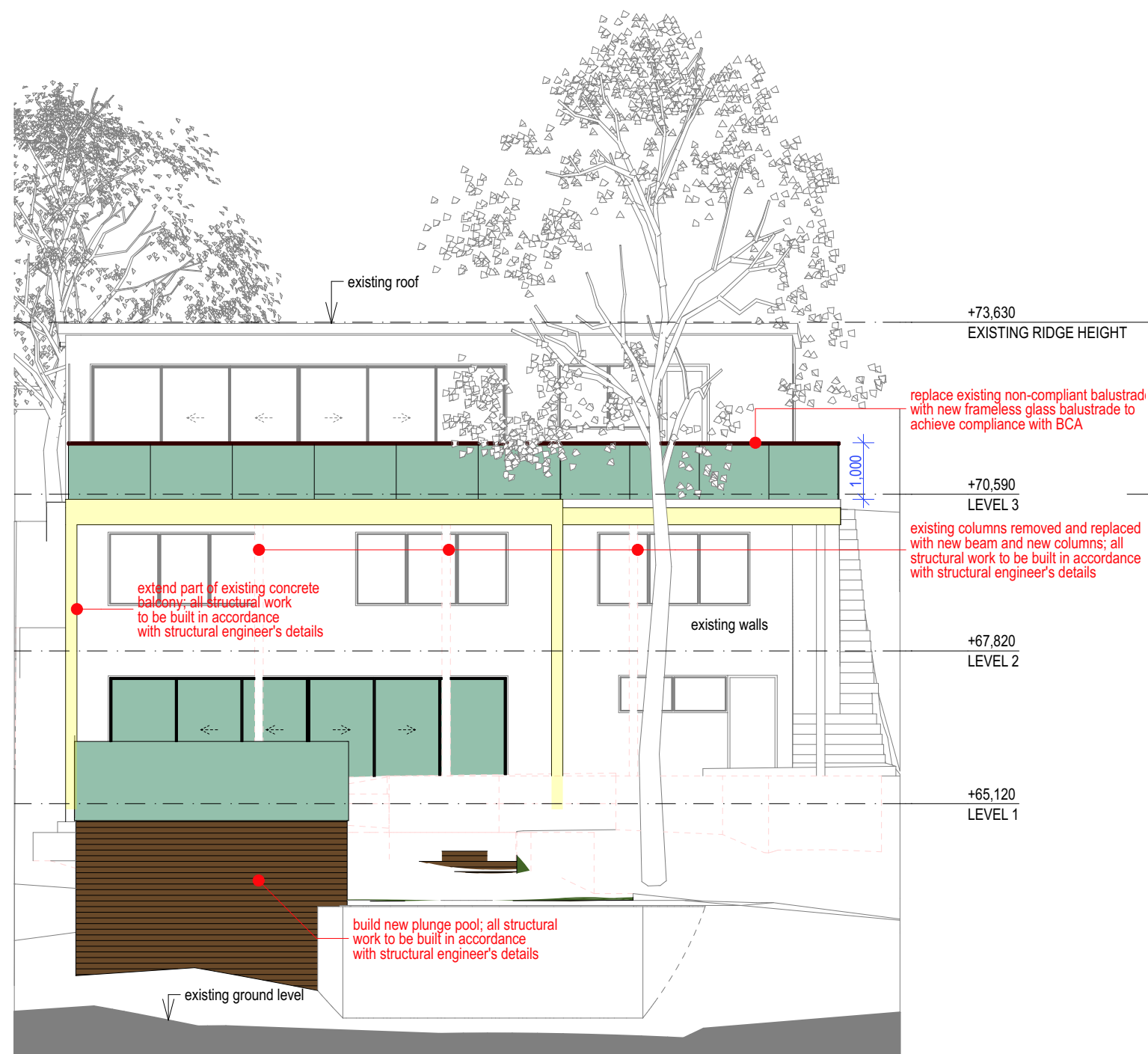




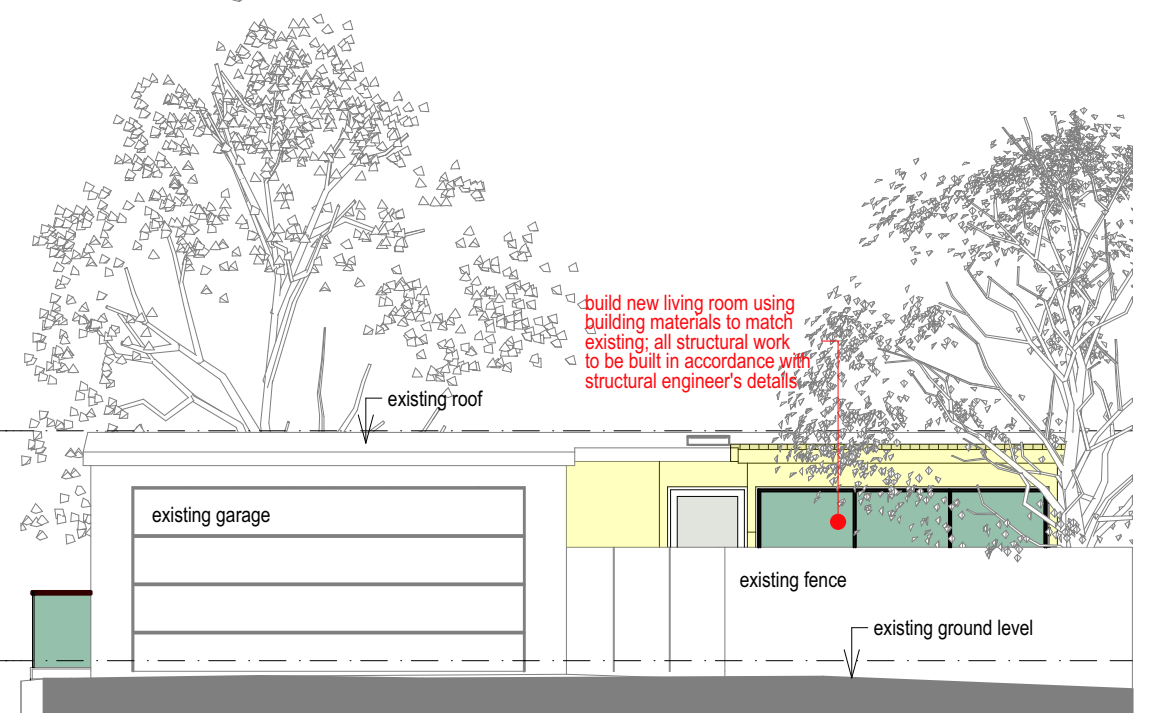
DA APPLICATION : SOUTH EAST ELEVATION

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 9 ILYA AVENUE, BAYVIEW HEIGHTS





NORTH EAST ELEVATION



SOUTH WEST ELEVATION



AERIAL VIEW FROM REAR GARDEN

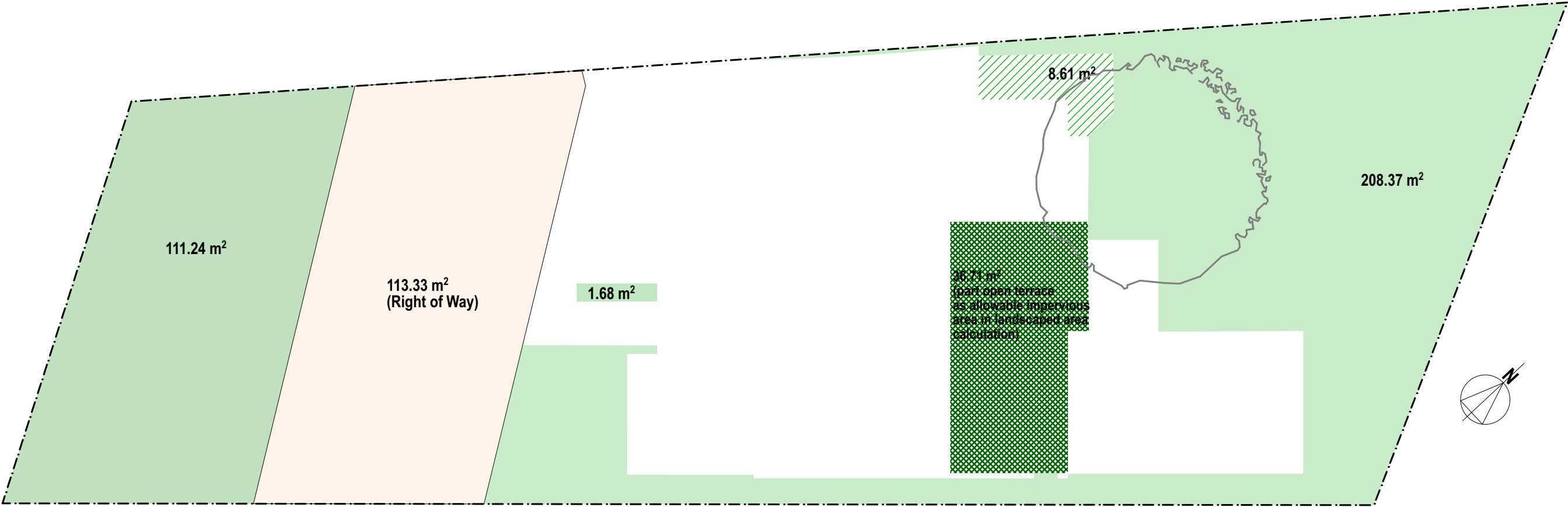


VIEW FROM DRIVEWAY

LANDSCAPED AREA CALCULATION :

Site Area = 723.9m<sup>2</sup>  
Right of Way (for driveway) = 113.3m<sup>2</sup>  
The usable site area is 610.57m<sup>2</sup> (site area - right of way = usable site area)  
Required minimum landscaped area = 60% of site area - in this instance - 60% of usable site area  
60% of 610.57m<sup>2</sup> = 366.34m<sup>2</sup>.  
6% of 610.57m<sup>2</sup> = 36.63m<sup>2</sup> (allowable inclusion of impervious open terrace area in landscaped area calculation)  
Minimum total soft landscaped area required = 329.71m<sup>2</sup> (inclusive of pathways less than 1.0m in width).

Total proposed soft landscaped area = 329.90m<sup>2</sup>

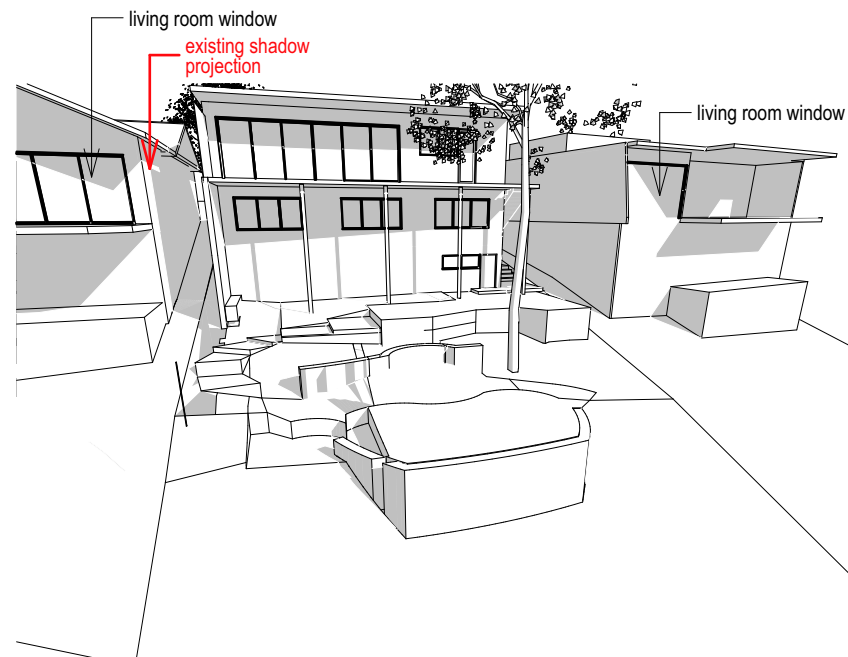






**VIEW SHOWING NORTH EAST FACADE OF DEVELOPMENT  
AT 9 ILYA AVENUE :**

**EXISTING SHADOW PROJECTIONS : 9am 21 JUNE**



**VIEW SHOWING NORTH EAST FACADE OF DEVELOPMENT  
AT 9 ILYA AVENUE :**

**EXISTING SHADOW PROJECTIONS : 12pm 21 JUNE**



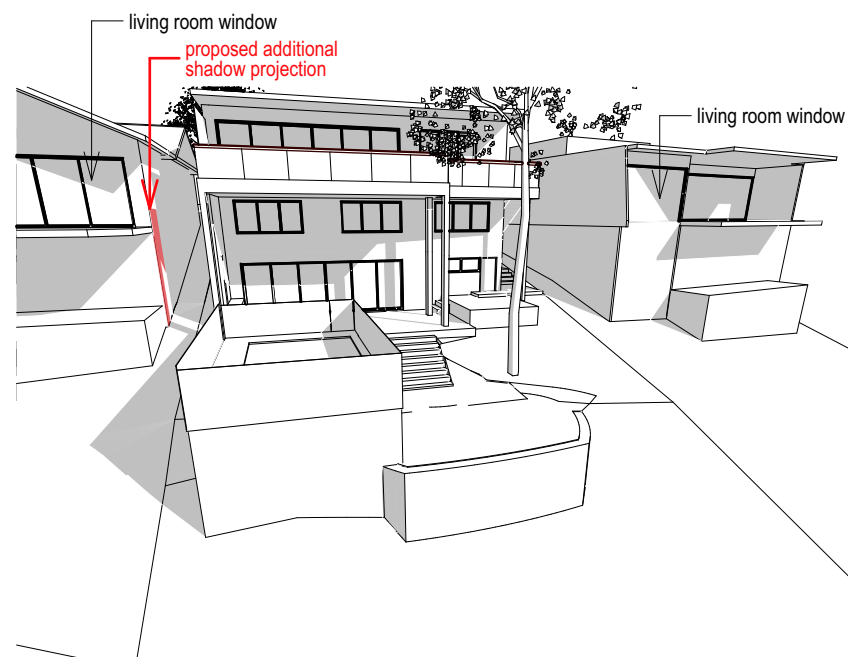
**VIEW SHOWING NORTH EAST FACADE OF DEVELOPMENT  
AT 9 ILYA AVENUE :**

**EXISTING SHADOW PROJECTIONS : 3pm 21 JUNE**



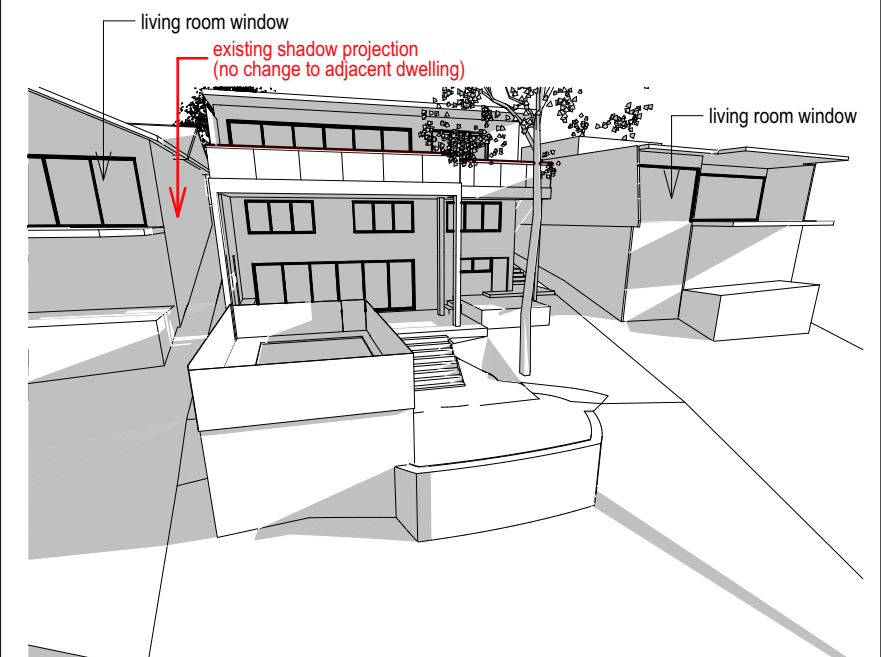
**VIEW SHOWING NORTH EAST FACADE OF DEVELOPMENT  
AT 9 ILYA AVENUE :**

**PROPOSED SHADOW PROJECTIONS : 9am 21 JUNE**



**VIEW SHOWING NORTH EAST FACADE OF DEVELOPMENT  
AT 9 ILYA AVENUE :**

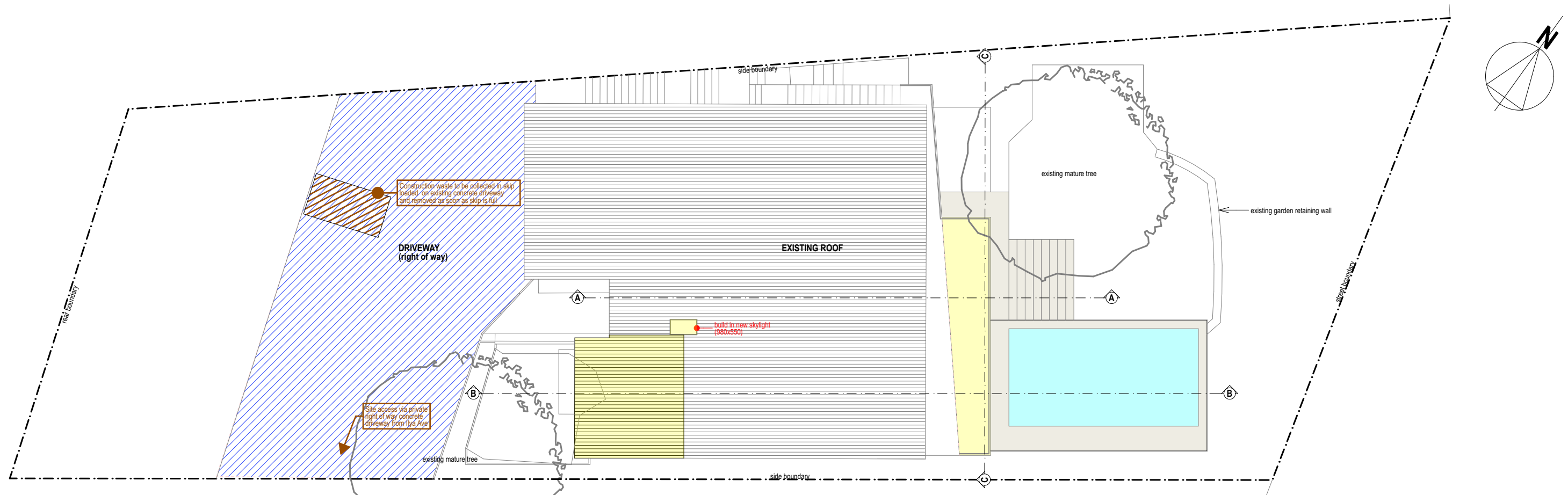
**PROPOSED SHADOW PROJECTIONS : 12pm 21 JUNE**







**VIEW SHOWING NORTH EAST FACADE OF DEVELOPMENT  
AT 9 ILYA AVENUE :**

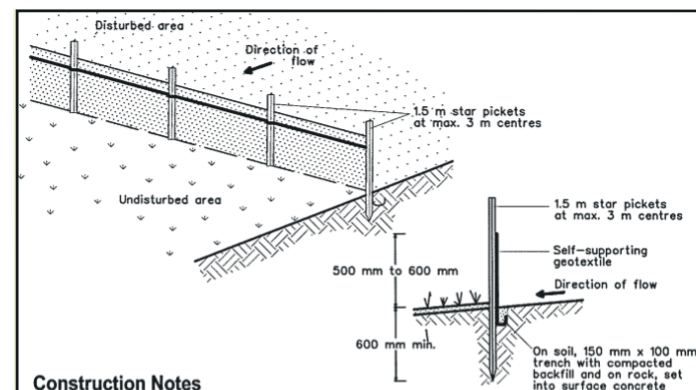
**PROPOSED SHADOW PROJECTIONS : 3pm 21 JUNE**





**KEY :**

- |   |                                |
|---|--------------------------------|
|  | SEDIMENT CONTROL BARRIER FENCE |
|  | ZONE OF NEW WORK               |
|  | STABILISED SITE ACCESS         |
|  | WALLS/ROOF TO BE DEMOLISHED    |

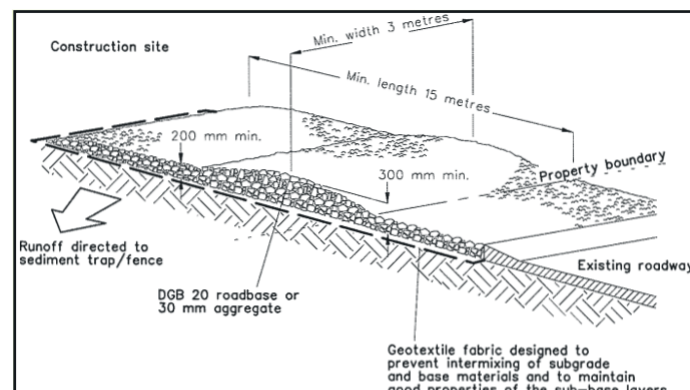


### Construction Notes

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
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

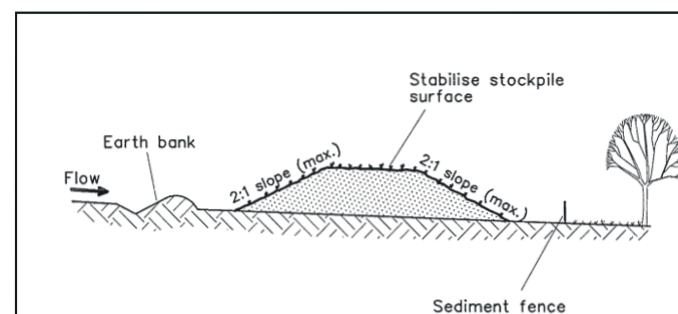


### Construction Notes

- Strip topsoil and level site.
- Compact subgrade.
- Cover area with needle-punched geotextile.
- Construct 200 mm thick pad over geotextile using roadbase or 30 mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
- Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

STABILISED SITE ACCESS

SD 6-14



### Construction Notes

1. Where possible locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
2. Construct on the contour as a low, flat, elongated mound.
3. Where there is sufficient area topsoil stockpiles shall be less than 2 metres in height.
4. Rehabilitate in accordance with the SWMP/ESCP.
5. Construct earth bank (Standard Drawing 5-5) on the upslope side to divert run off around the stockpile and a sediment fence (Standard Drawing 6-8) 1 to 2 metres downslope of stockpile.

**TOPSOIL STOCKPILE**

SD 4-1

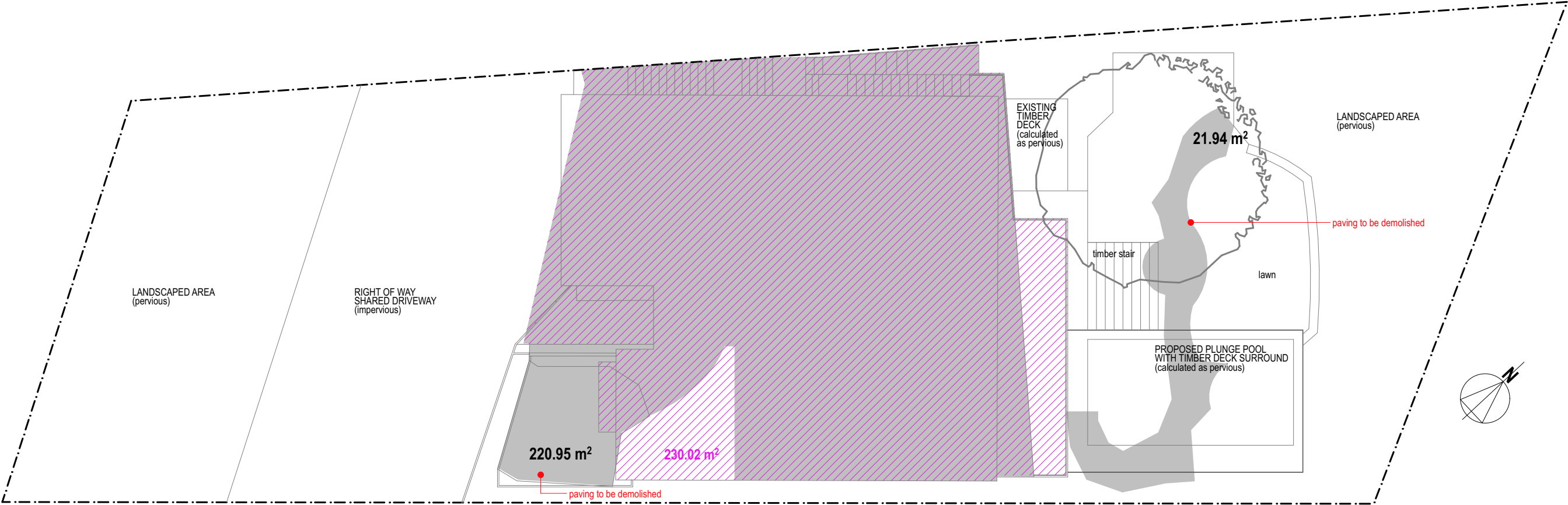
**NOTES FOR SEDIMENT AND EROSION CONTROL :**



1. Site works will not start until the erosion and sediment control works outlined in clauses 2 to 4, below, are installed and functional.
2. The entry to and departure of vehicles from the site will be confined to one stabilised point. Sediment or barrier fencing will be used to restrict all vehicular movements to that point. The existing concrete paved driveway provides stabilised access. All materials will be transported across the common concrete paved driveway which is a right of way through the southern third of the site. Exclusive use parkings (2x) for the subject site are located on the southern part of the paved driveway. This area will be the materials handling zone for the project.
3. Sediment fences and barrier fences will be installed as shown on the attached drawing. Disturbance to the site in terms of excavation will be minimised; as far as possible, existing vegetated areas are to be preserved.
4. Any topsoil from the work's area will be stripped and stockpiled for later use in landscaping the site although there is no expectation for removal of any topsoil.
5. All stockpiles will be placed on the flat lawn in the existing front garden which is partially enclosed by an existing masonry garden wall.
7. Approved bins for building waste, concrete and mortar slurries, paints, acid washings and litter will be provided within the existing double garage and arrangements made for regular collection and disposal.
9. Topsoil will be re-spread and all disturbed areas will be stabilised within 20 working days of the completion of works.
10. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

**DA APPLICATION : EROSION AND SEDIMENT CONTROL PLAN**

## PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 9 ILYA AVENUE, BAYVIEW HEIGHTS





LEGEND FOR IMPERVIOUS AREA CALCULATION (EXCLUDING RIGHT OF WAY) :	
	existing impervious area = 220.95m <sup>2</sup> + 21.94m <sup>2</sup> = 242.89m <sup>2</sup>
	proposed impervious area = 230.02m <sup>2</sup>
NETT DECREASE IN IMPERVIOUS AREA OF 12.87m <sup>2</sup>	