



ACTION PLANS

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DEVELOPMENT APPLICATION

These plans are for Development Approval only.

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA00	COVER	2/09/2020
DA01	SITE ANALYSIS	2/09/2020
DA02	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN	2/09/2020
DA03	SECONDARY DWELLING FLOOR PLAN	2/09/2020
DA04	NORTH / EAST ELEVATION	2/09/2020
DA05	SOUTH / WEST ELEVATION	2/09/2020
DA06	LONG / CROSS SECTION	2/09/2020
DA07	AREA CALCULATIONS	2/09/2020
DA08	WINTER SOLSTICE 9 AM	2/09/2020
DA09	WINTER SOLSTICE 12 PM	2/09/2020
DA10	WINTER SOLSTICE 3 PM	2/09/2020
DA11	BASIX COMMITMENTS	2/09/2020

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	36 GRANDVIEW PARADE MONA VALE NSW 2103			
LOT & DP/SP	LOT 22 DP 6195			
COUNCIL	NORTHERN BEACHS COUNCIL (PITTWATER)			
SITE AREA	973.78m ²			
FRONTAGE	15.24m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	E4 – ENVIRONMENTAL LIVING	E4	E4	YES
MINIMUM LOT SIZE	700m ²	973.78m ²	UNCHANGED	YES
FLOOR SPACE RATIO	NOT IDENTIFIED	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	8.5m	6.4m	UNCHANGED	YES
HAZARDS				
GEOTECHNICAL HAZARD H1/H2	WITHIN H2 HAZARD	N/A	N/A	N/A
DCP				
SIDE BOUNDARY ENVELOPE	3.5m	N/A	N/A	N/A
SIDE BOUNDARY SETBACKS	N: 2.5m S: 1m	N/A	N: 2.9m S: 2m	YES
FRONT BOUNDARY SETBACK	6.5m	9.9m	UNCHANGED	YES
REAR BOUNDARY SETBACK	6.5m	27.1m	6.7m	YES
LANDSCAPE AREA	60% (584.26m ²)	51% (498.54m ²)	48% (463.74m ²)	NO
PRIVATE OPEN SPACE	80m ²	110m ²	110m ²	YES

36 GRANDVIEW PARADE, MONA VALE, NSW 2103

NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY - PART 3.3 OF NCC INCLUDING AS3700
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPERATION - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPERATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAYAND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2009
- ALL CONSTRUCTION TO COMPLY TO AS3959- 2009

SITE ANALYSIS
1:200@A3



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A	11/08/2020	DEVELOPMENT APPLICATION	AL

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LEGEND
■ EXISTING
■ PROPOSED
- - - DEMOLISHED

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Robert & Julia Ellerton

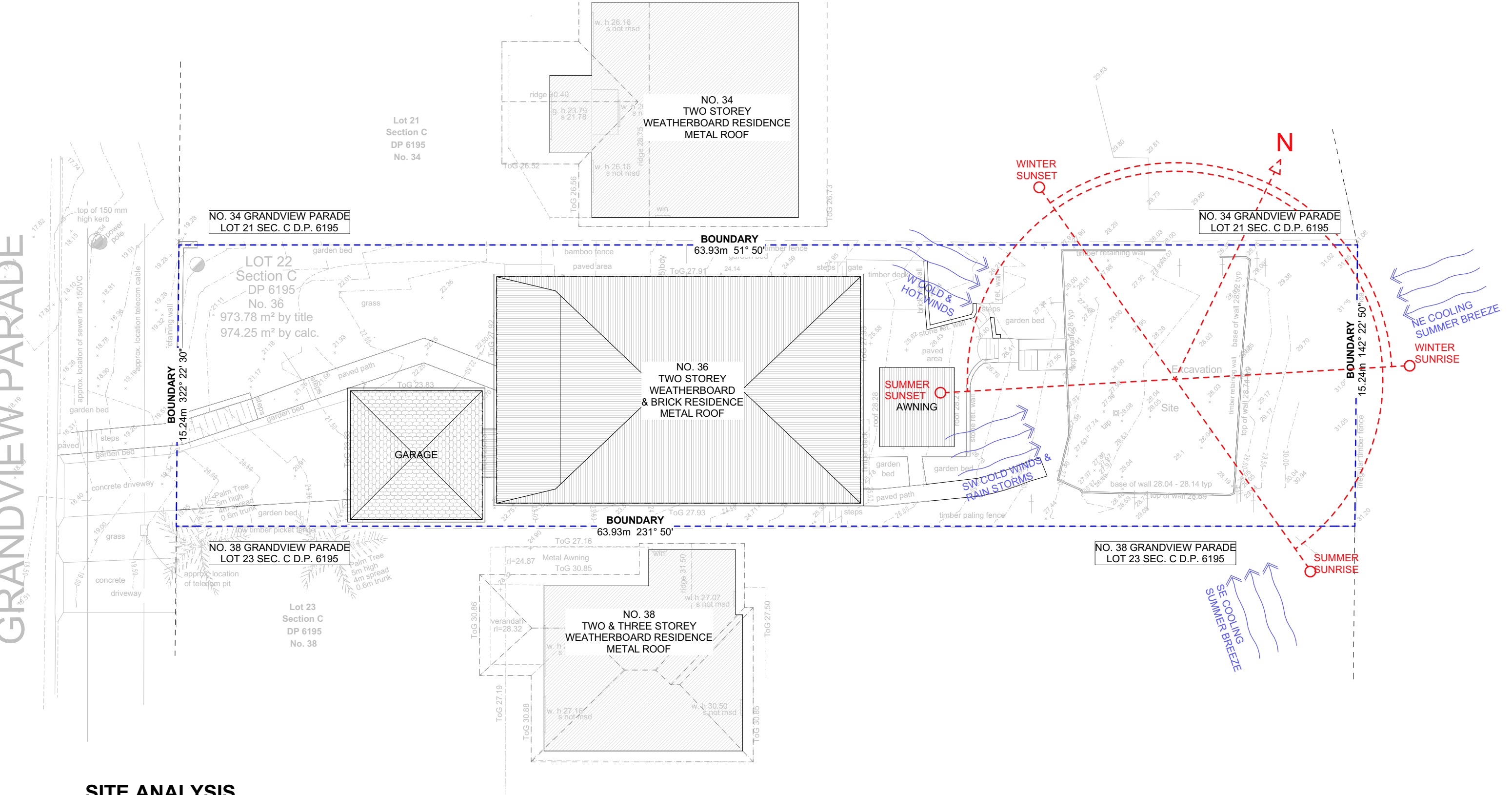
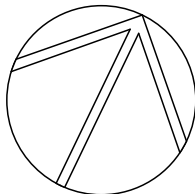
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36 GRANDVIEW PARADE, MONA VALE, NSW 2103

DRAWING NO.
DA01

DATE
Wednesday, 2 September 2020

DRAWING NAME
SITE ANALYSIS

SCALE
1:200 @A3



SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN
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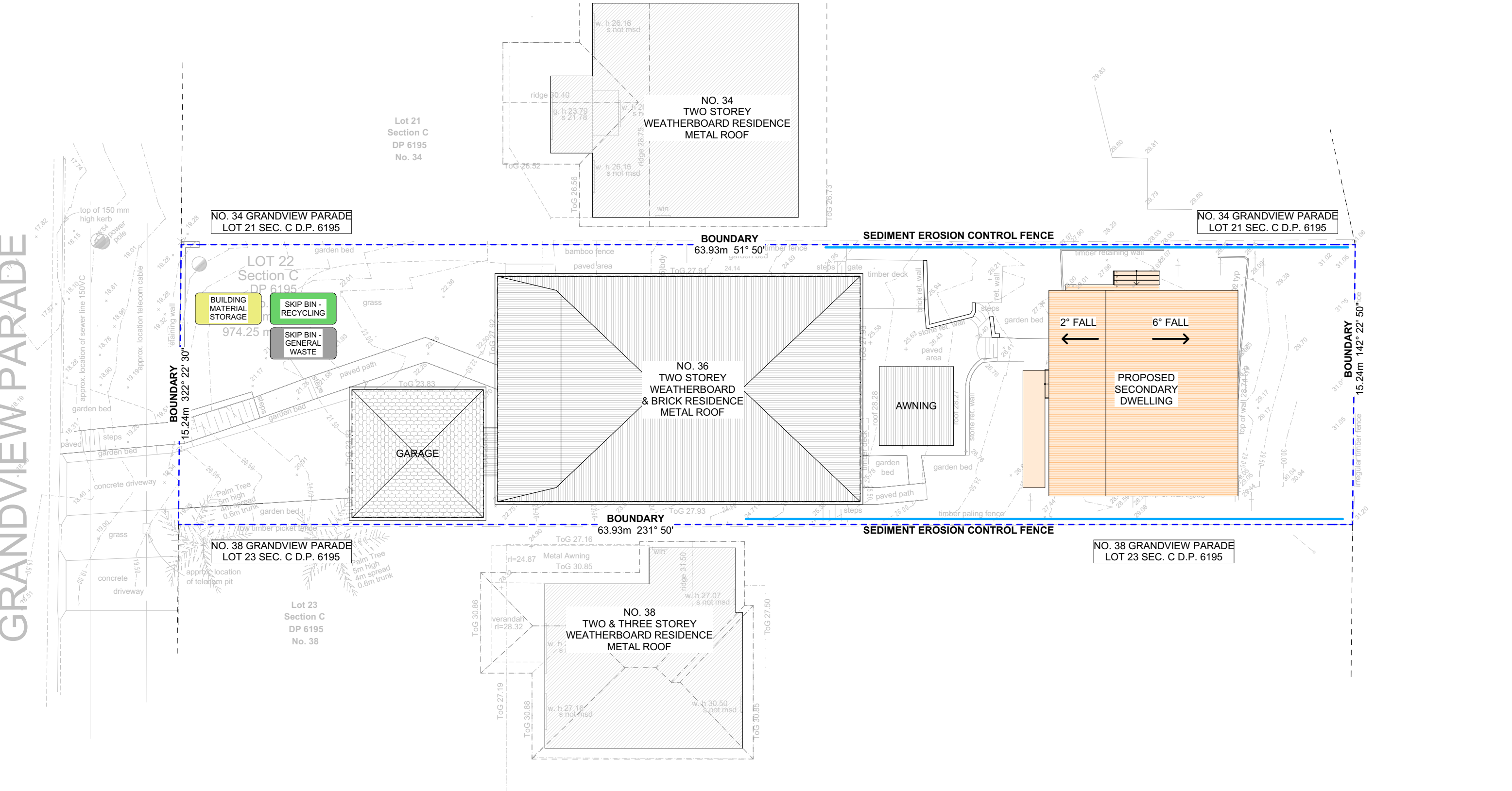
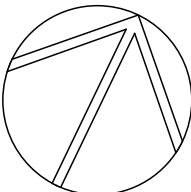
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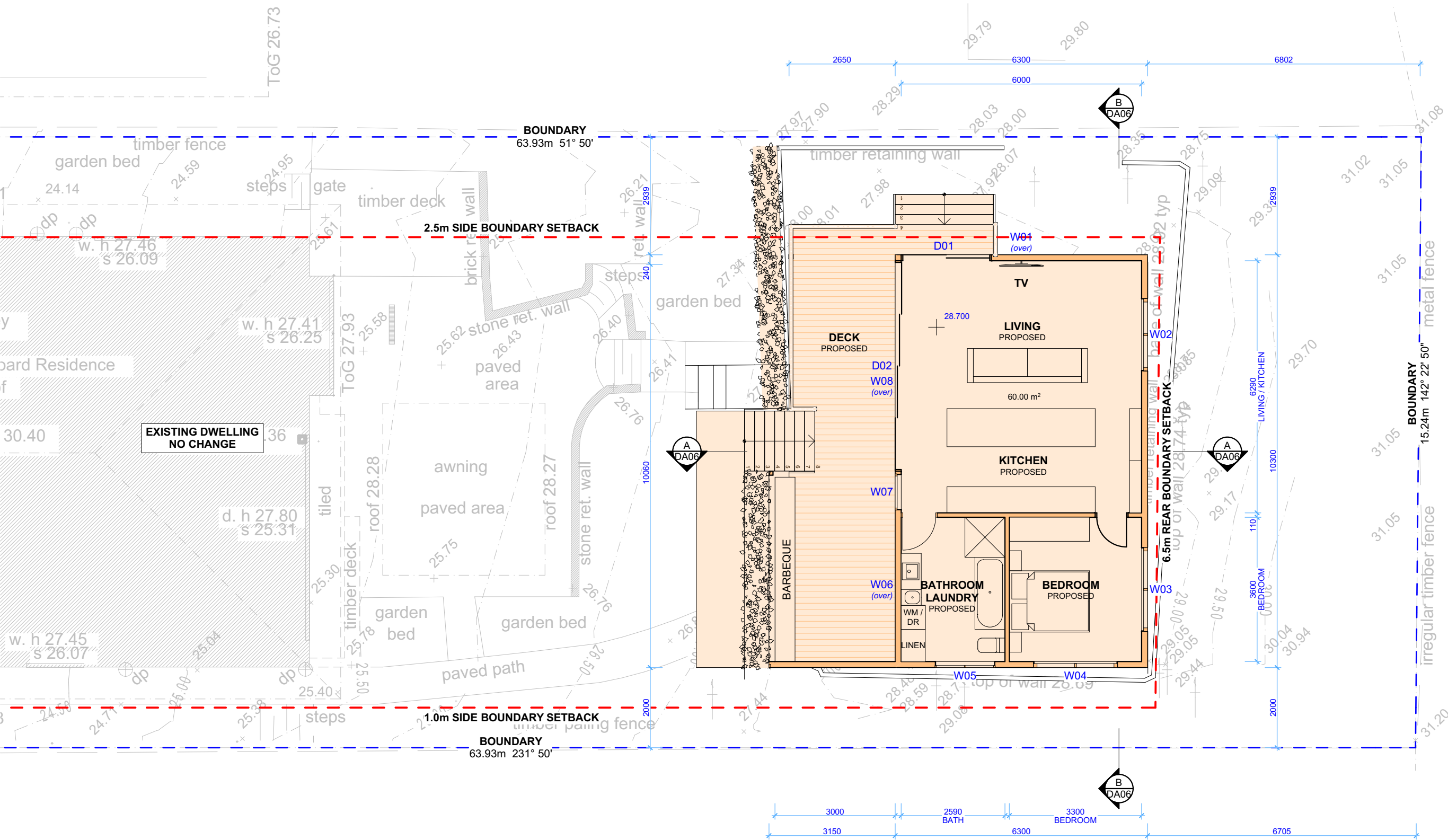
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DA02

DATE
Wednesday, 2 September 2020


DRAWING NAME
SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN

SCALE
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SECONDARY DWELLING FLOOR PLAN
1:100@A3



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DRAWING NO.

DA03

DATE

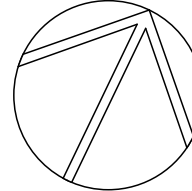
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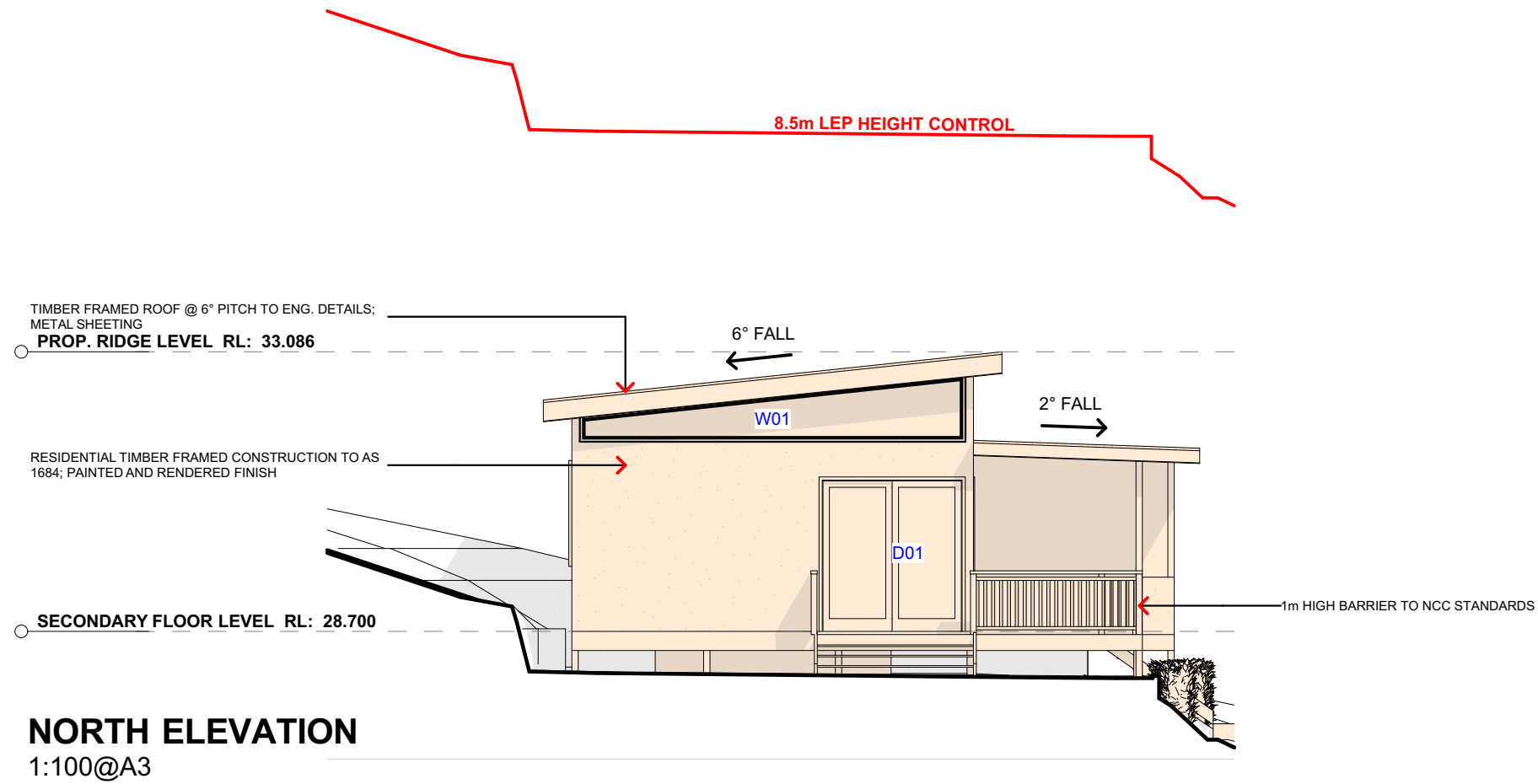
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SECONDARY DWELLING FLOOR PLAN

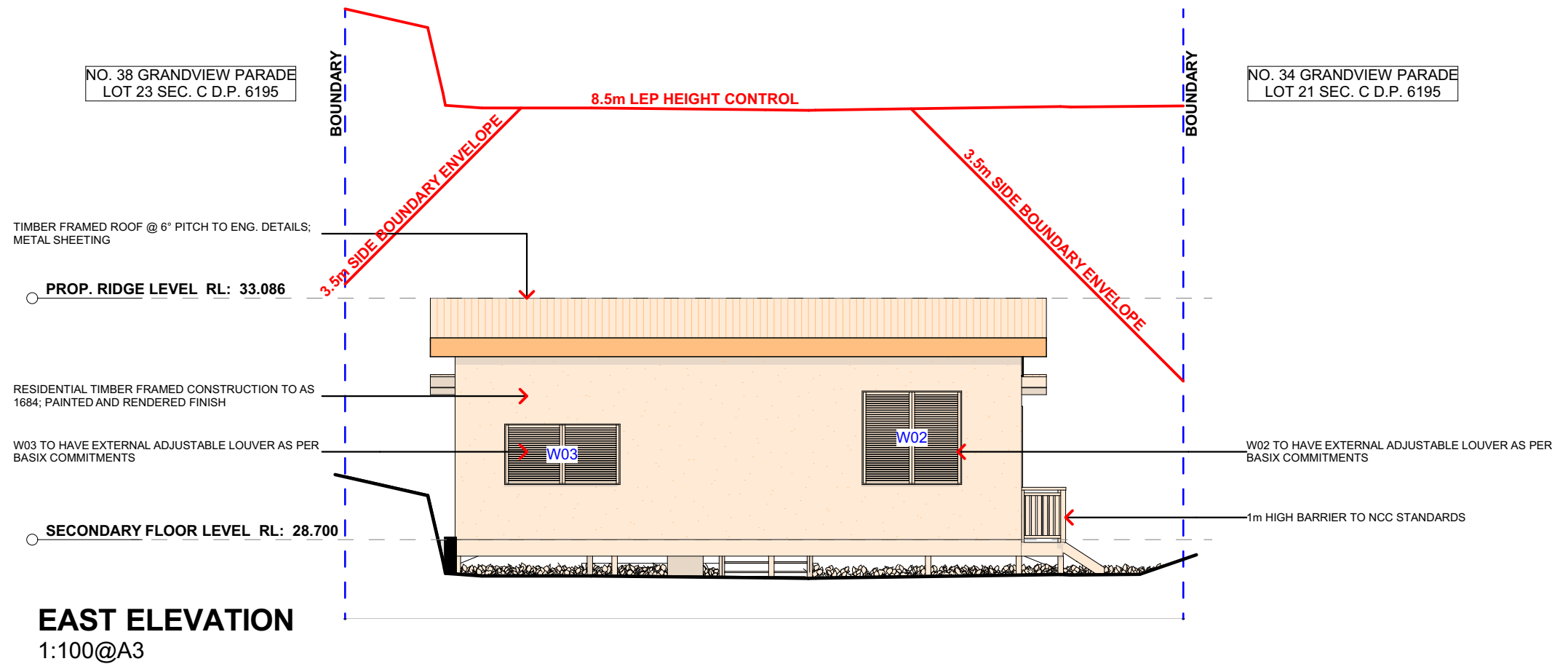
SCALE

1:100 @A3





NORTH ELEVATION
1:100@A3



EAST ELEVATION
1:100@A3



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DA04

DATE

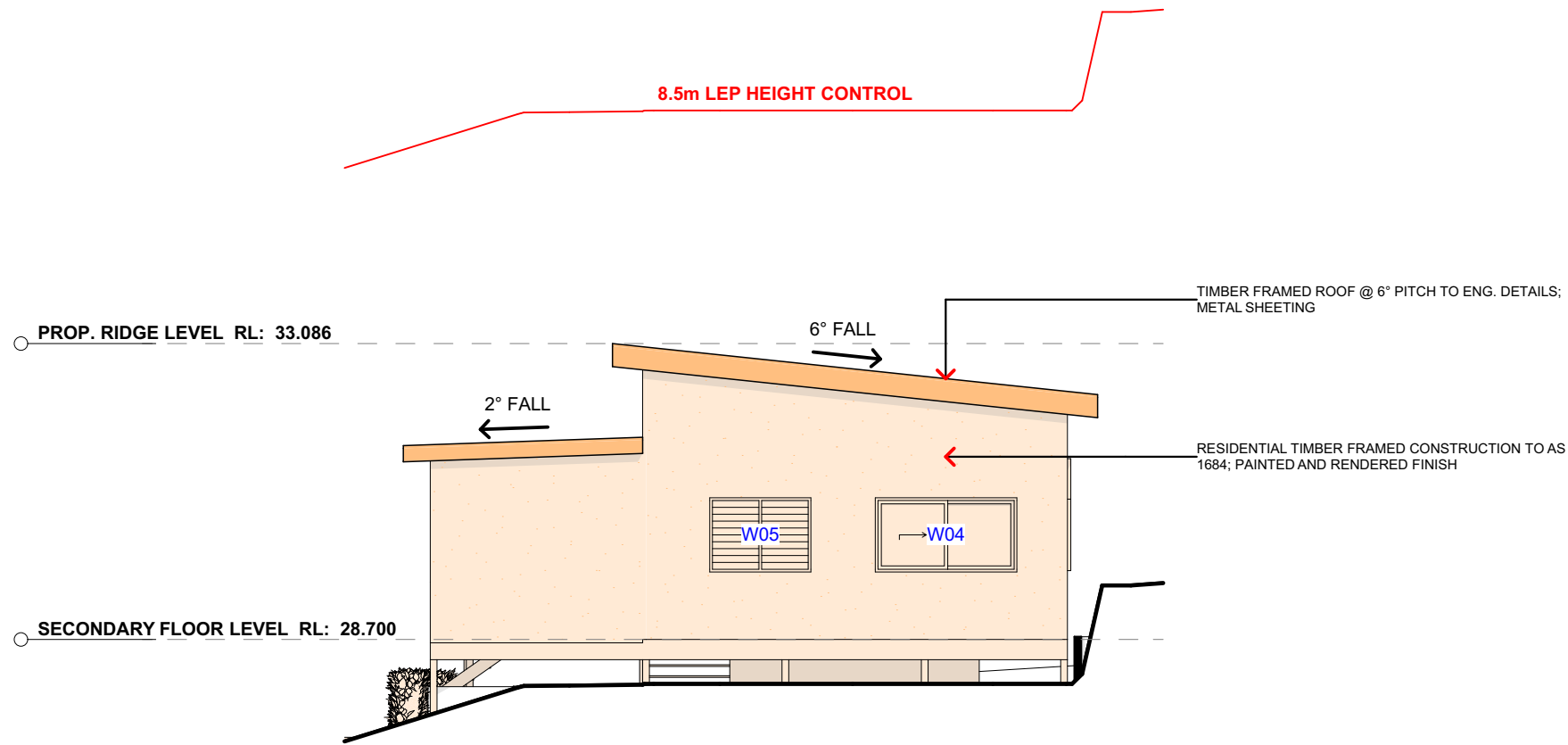
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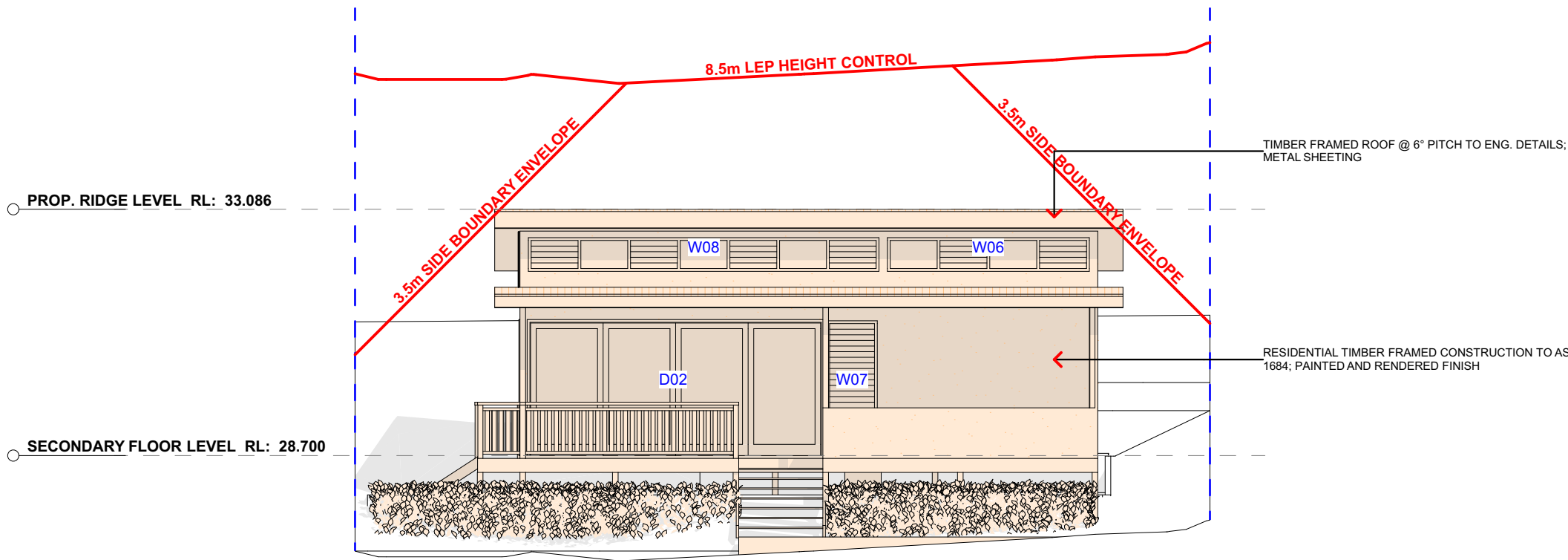
NORTH / EAST ELEVATION

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SOUTH ELEVATION
1:100@A3



WEST ELEVATION
1:100@A3



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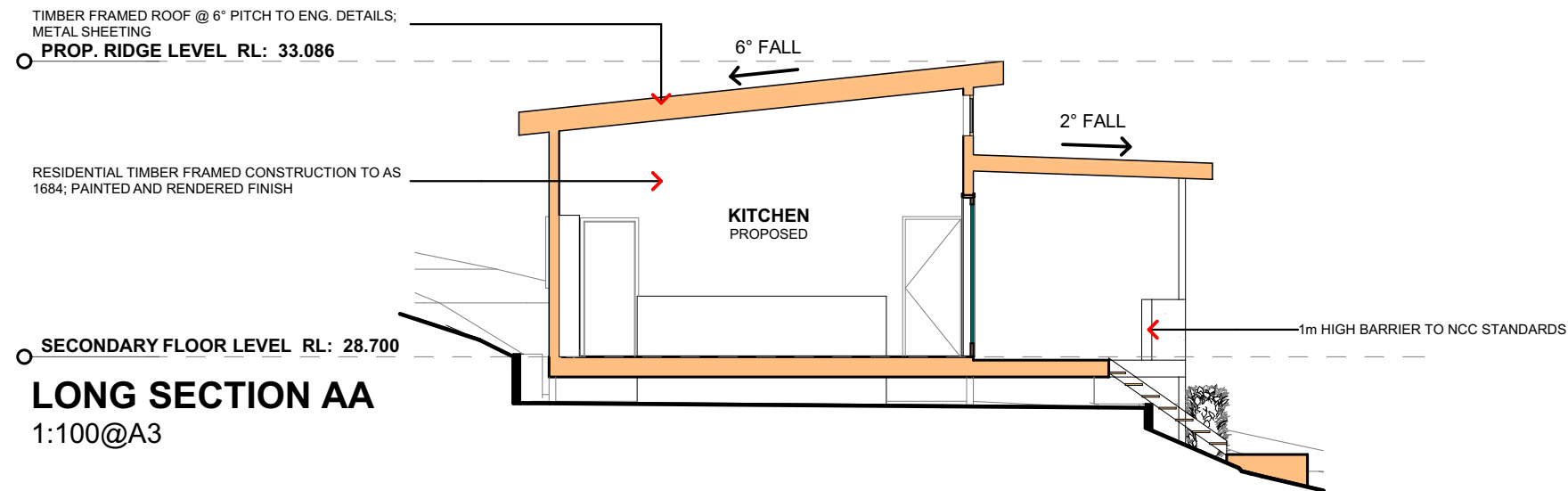
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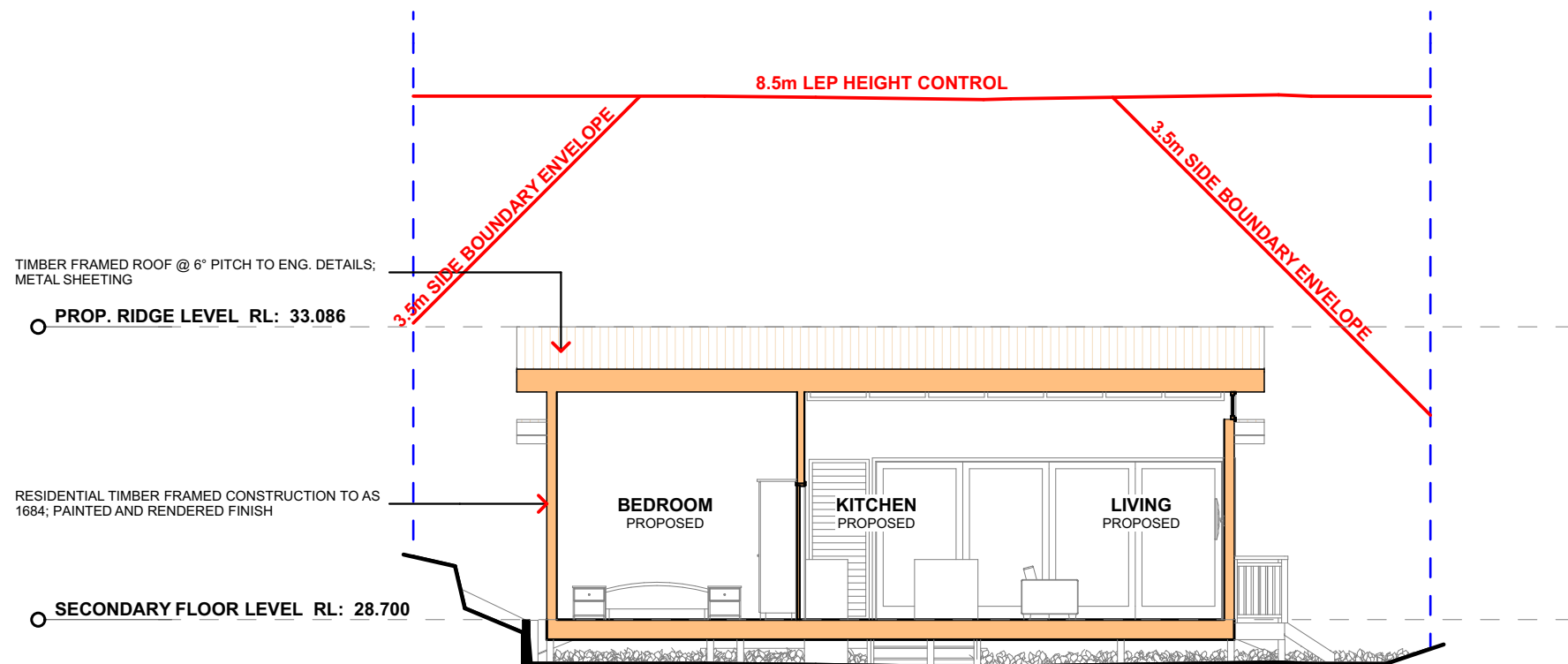
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DRAWING NAME
SOUTH / WEST ELEVATION

SCALE
1:100 @A3



LONG SECTION AA
1:100@A3



CROSS SECTION BB
1:100@A3



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 PROPOSED
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DA06

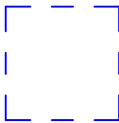
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DRAWING NAME
LONG / CROSS SECTION

SCALE
1:100 @A3

AREA CALCULATIONS

1:200@A3



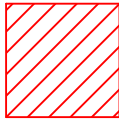
SITE AREA:
973.78m²



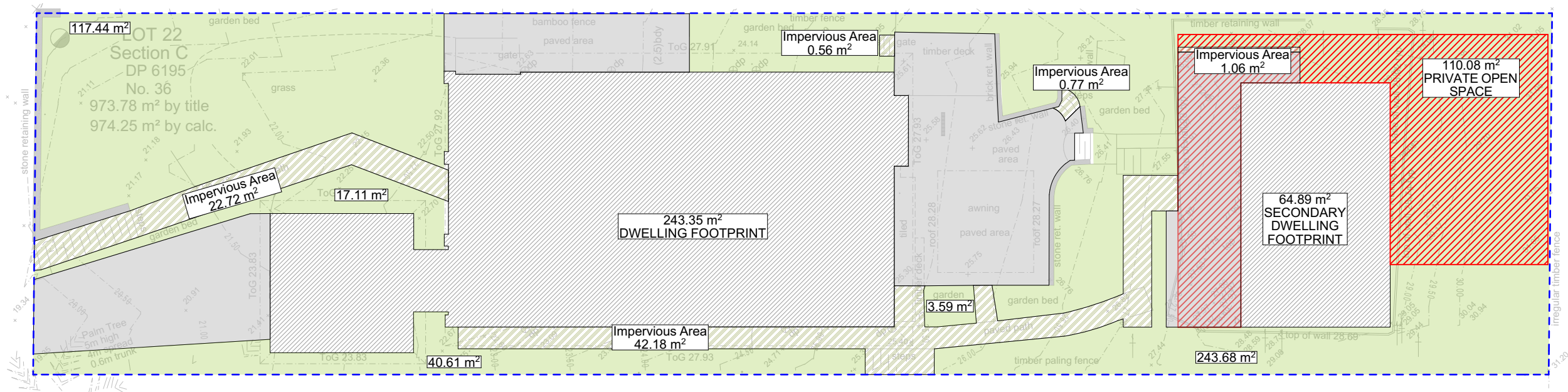
LANDSCAPE AREA:
Soft Landscaping: 405.32m²
Impervious landscape area: 58.42m²(6%)
Total: 48% (463.74m²)



DWELLING FOOTPRINT:
308.24m²



PRIVATE OPEN SPACE
110.08m²



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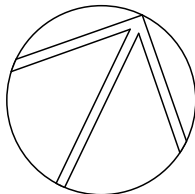
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DA07

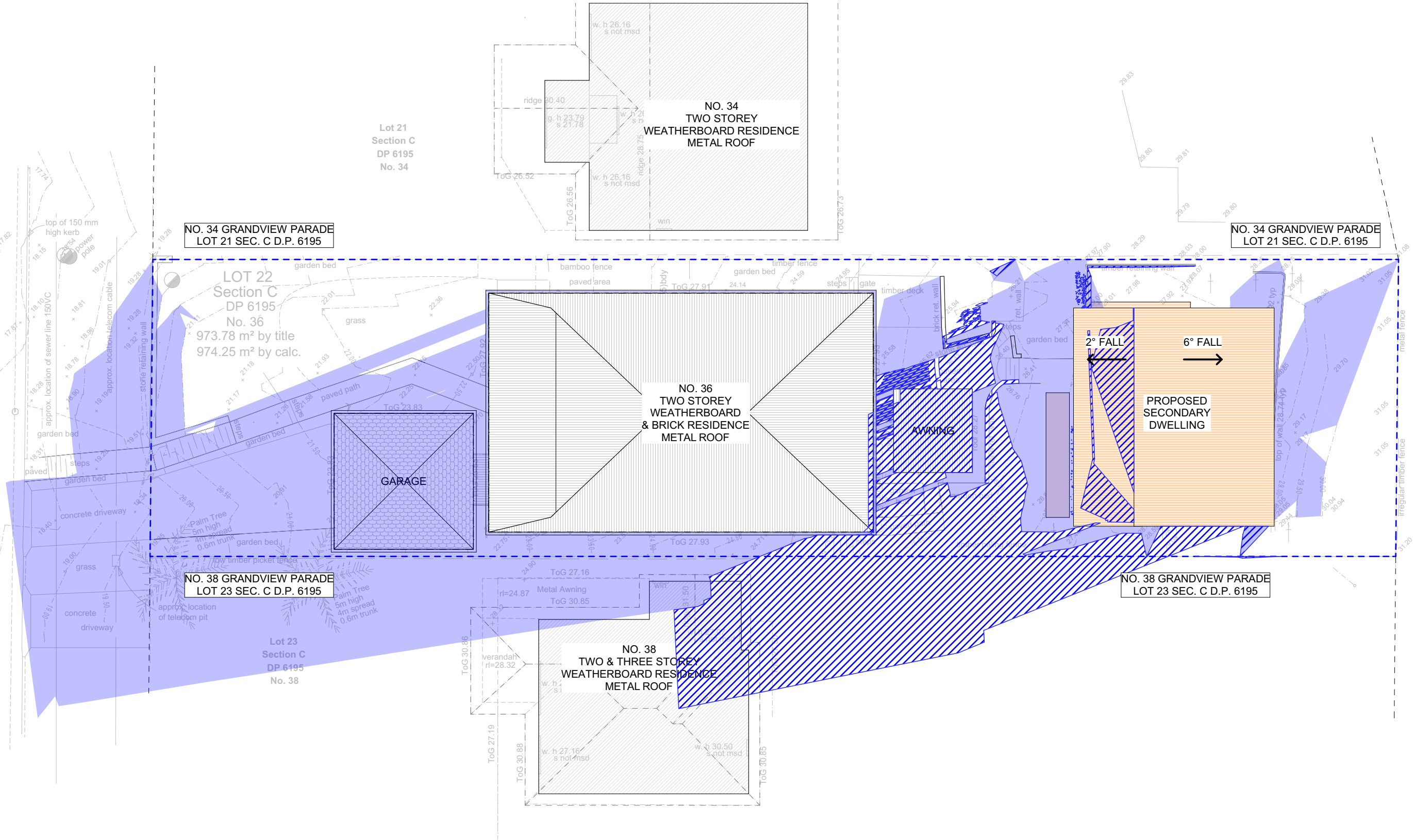
DATE
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September 2020

DRAWING NAME
AREA CALCULATIONS

SCALE
1:200 @A3



GRANDVIEW PARADE



WINTER SOLSTICE 9AM
1:200@A3



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LEGEND

 EXISTING SHADOWS

 PROPOSED SHADOWS

CLIENT

Robert & Julia Ellerton

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36 GRANDVIEW PARADE, MONA VALE, NSW 2103

DRAWING NO.

DA08

DATE

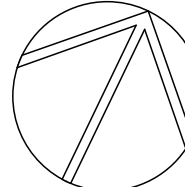
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DRAWING NAME

WINTER SOLSTICE 9 AM

SCALE

1:200 @A3



GRANDVIEW PARADE

WINTER SOLSTICE 12PM
1:200@A3



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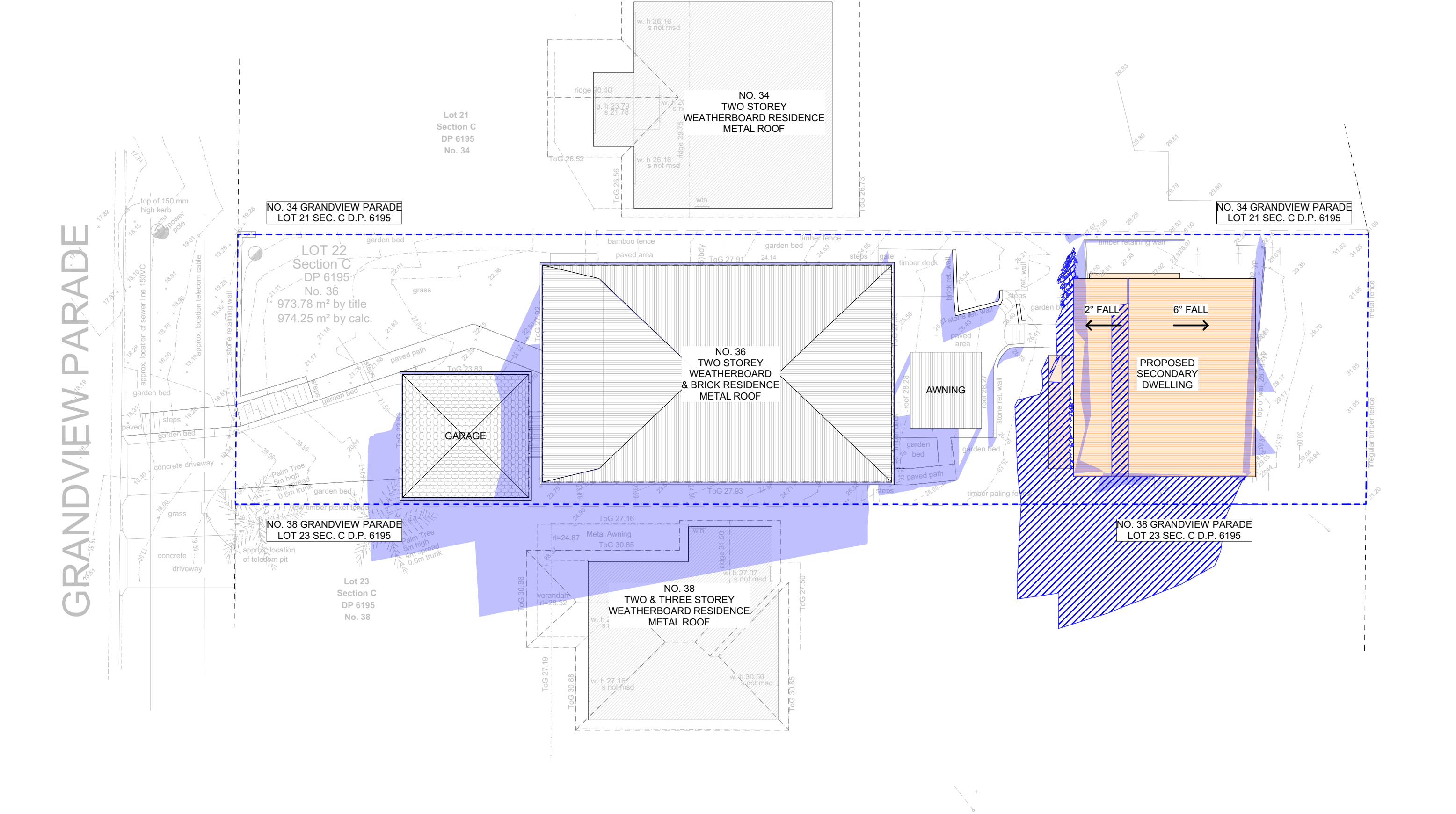
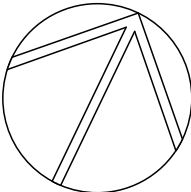
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LEGEND
<div></div> EXISTING SHADOWS
<div></div> PROPOSED SHADOWS

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DRAWING NO.
DA09
DATE
Wednesday, 2 September 2020

DRAWING NAME
WINTER SOLSTICE 12 PM
SCALE
1:200 @A3



GRANDVIEW PARADE

WINTER SOLSTICE 3PM
1:200@A3



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LEGEND
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 PROPOSED SHADOWS

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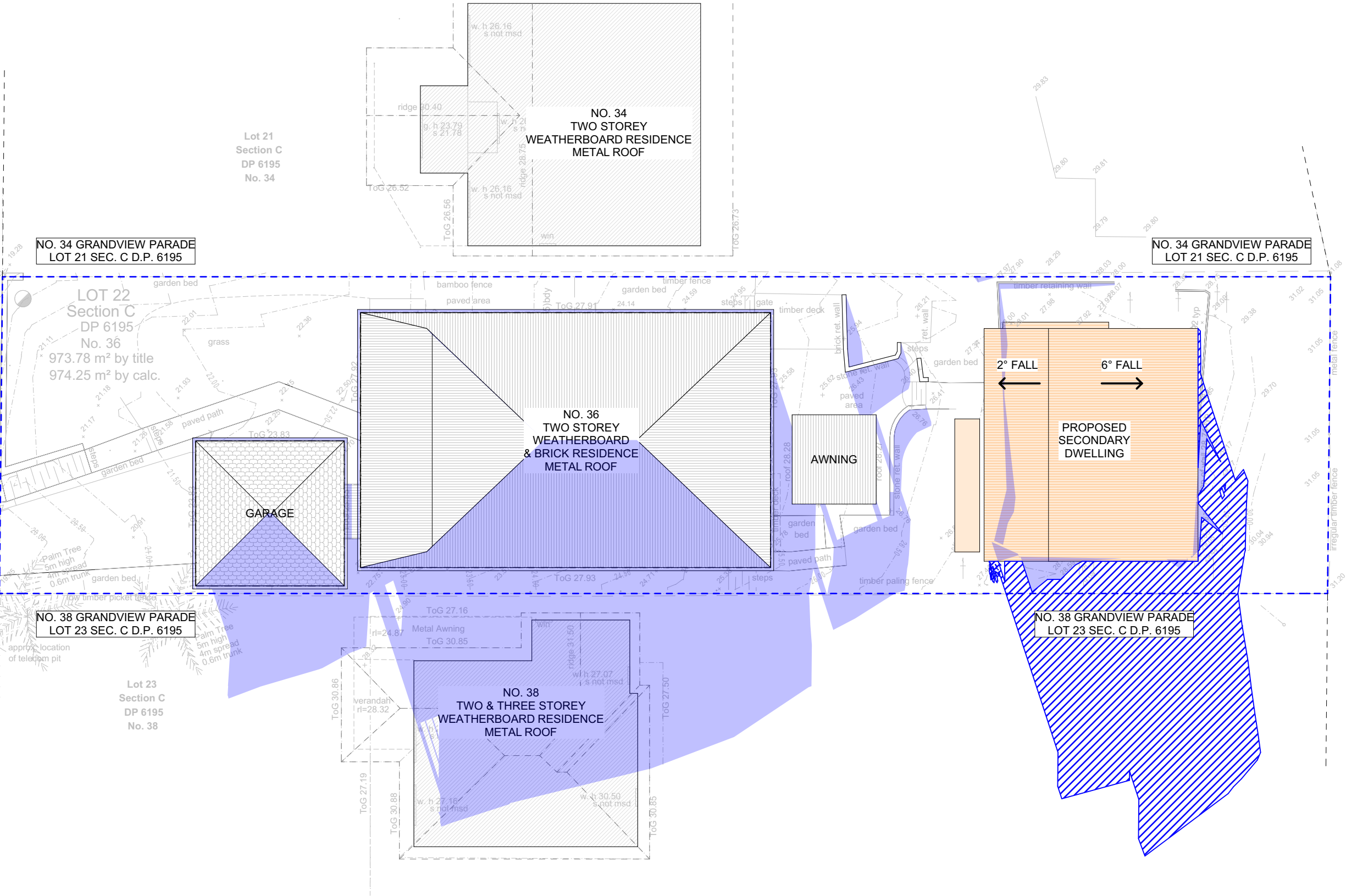
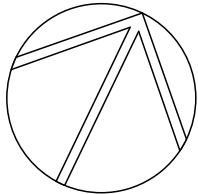
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DRAWING NO.
DA10

DATE
Wednesday, 2 September 2020

DRAWING NAME
WINTER SOLSTICE 3 PM

SCALE
1:200 @A3



BASIX Thermal comfort inclusions
Floors Suspended timber with R2.0 insulation (insulation only value) to open and enclosed suspended areas
External Walls Lightweight cladding on framed walls with R2.5 insulation (insulation only value) and Thermoseal Wall Wrap or equivalent minimum R-total R _t 3.56 External Colour: Medium (0.475 < SA < 0.7) Walls within dwellings Plasterboard on studs, no insulation required
Glazing Doors/Windows Single low-e glazing with aluminium frame to louvered windows: Group B – louvered windows U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%) High performance glazing and frame system to all remaining windows: Group B – sliding doors/windows + fixed glazing U-value: 2.9 (equal to or lower than) SHGC: 0.42 (±10%) Given values are AFRC total window system values (glass and frame)
Skylights None
Ceilings Plasterboard ceiling with R4.0 insulation (insulation only value) where roof above or balcony above Ceiling Penetrations Downlights as per NatHERS assessment Assumed sealed LED downlights, one every 2.5m ²
Roof Metal roof with foil backed blanket (R _u 1.3 and R _d 1.3) (ie. Bradfords Anticon 60) External Colour Medium (0.475 < SA < 0.7)
Floor coverings Carpet to bedrooms, timber to living and tiles to bathroom
External Shading Shading as per stamped drawings Windows W02 & W03 require external adjustable louvers or blinds
Ventilation All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings
BASIX water inclusions
Rainwater tank 3,500L rainwater tank collecting from114m ² of roof area Connected to garden
BASIX Energy inclusions
Hot water Gas instantaneous – 6 star
Alternative energy Photovoltaic system - minimum 2.5kW peak