

no6 & no7 kara crescent bayview

development application - alterations & additions

SITE CALCULATIONS

Pittwater PLEP2014			
Control	Parameter	Compliance	Achieved
Zoning	C4 Environmental Living R5 Large Lot Residential	√ Complies	Single dwelling
Min. Lot Size	700m ²	√ Complies	8594m ²
Height of Building	8.5m	Refer cl.4.6	
Acid Sulphate Soils	Class 5	√ Complies	
Pittwater 21 DCP			
Private Open Space	>80m ²	√ Complies	259.75m ²
Off Street Parking	2 cars	√ Complies	4 cars (existing)
Pittwater 21 DCP – Bayview Heights Locality			
Front Building Line	20m	√ Complies	
Side Building Line	6.5m	√ Complies	
Rear Building Line	20m	Existing non-compliance	No change to existing
Building Envelope		Existing non-compliance	Existing improved
Landscape Area	80% of site area	70%	Existing improved



MATERIALS & FINISHES		ABBREVIATIONS	
al	aluminum	(e)	existing
bkc	common brickwork	atr	architrave
bkf	face brickwork	aw	aluminum window
blk	blockwork	bdy	boundary
ca	carpet	bwt	boiling water tap
conc	concrete	ch	ceiling height
cr	cement render	chs	circular hollow section
ct	ceramic tiles	cj	construction joint
dpm	damp proof membrane	ckt	cooktop
fc	fibre cement	col	column
fcc	fibre cement compressed	cor	cornice
fr	fire resistant	cpb	cupboard
gl	glass	dp	downpipe
gv	galvanized	dr	dryer
m	metal	dw	dishwasher
mb	membrane	dwr	drawer
mdf	medium density fibreboard	el	electricity
of	off form	eng	engineer
p	paint	eq	equal
pav	pavers	fcl	finished ceiling level
pb	plasterboard	ffl	finished floor level
ply	plywood	fin	finished size
rf	roofing	fs	fly screen
sp	set plaster	fsl	finished slab level
spt	structural particleboard	fw	floor waste
ss	stainless steel	fx	fixed
st	stone	g	gas
stl	steel	gpo	power point
t	tiles	hr	handrail
tb	timber	hws	hot water system
wp	waterproof	ins	insulation
wpm	waterproof membrane		
wr	water resistant		

jry	joinery
mt	meter
ngl	natural ground line
ov	oven
ovf	overflow
pfc	parallel flange channel
pit	pit drainage
pv	photovoltaic
ref	refrigerator
rh	rangehood
rhs	rectangular hollow section
rl	reduced level
rwh	rainwater head
scr	screen
sdh	sashless double hung
shr	shower
shs	square hollow section
sk	skirting
skl	skylight
sw	steel window
tap	tap
td	timber door
tw	timber window
ub	universal beam
uc	universal column
uds	underside
vos	verify on site
vp	vent pipe
w	water
wm	washing machine
wp	weather proof

tree to be retained per Arborist report

tree to be removed per Arborist

brick: red

concrete: light green

tiles: light red

stone: brown

timber: yellow

metal: light blue

BASIX CERTIFICATE #A494606 COMMITMENTS	
<u>Rainwater tank</u>: of at least 5140 litres on the site. <u>Swimming Pool</u>: must be outdoors & not have a capacity greater than 160 kilolitres <u>Hot water</u>: system in the development: electric storage plus photovoltaic system <u>Photovoltaic</u>: system with a capacity to generate at least 2.9 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system <u>Lighting</u>: minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps. <u>Fixtures</u>: - new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating - new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating - new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating. <u>Insulation requirements</u>: - concrete slab on ground floor - Nil - external wall: cavity brick - raked ceiling, pitched skillion roof: framed, ceiling R2.50(up): foil/sarking /dark(solar absorptance >70) - flat ceiling, flat roof: framed, ceiling R2.50(up): foil/sarking/dark(solar absorptance >70) <u>Glazing requirements</u> - The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table in the BASIX certificate	

issue	date	description
A	12/05/2023	DA submission

remember

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NOM REG NO. 8324

project

development application
6 & 7 kara crescent bayview

drawing no

DA 00
nts
2111

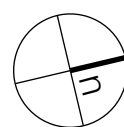
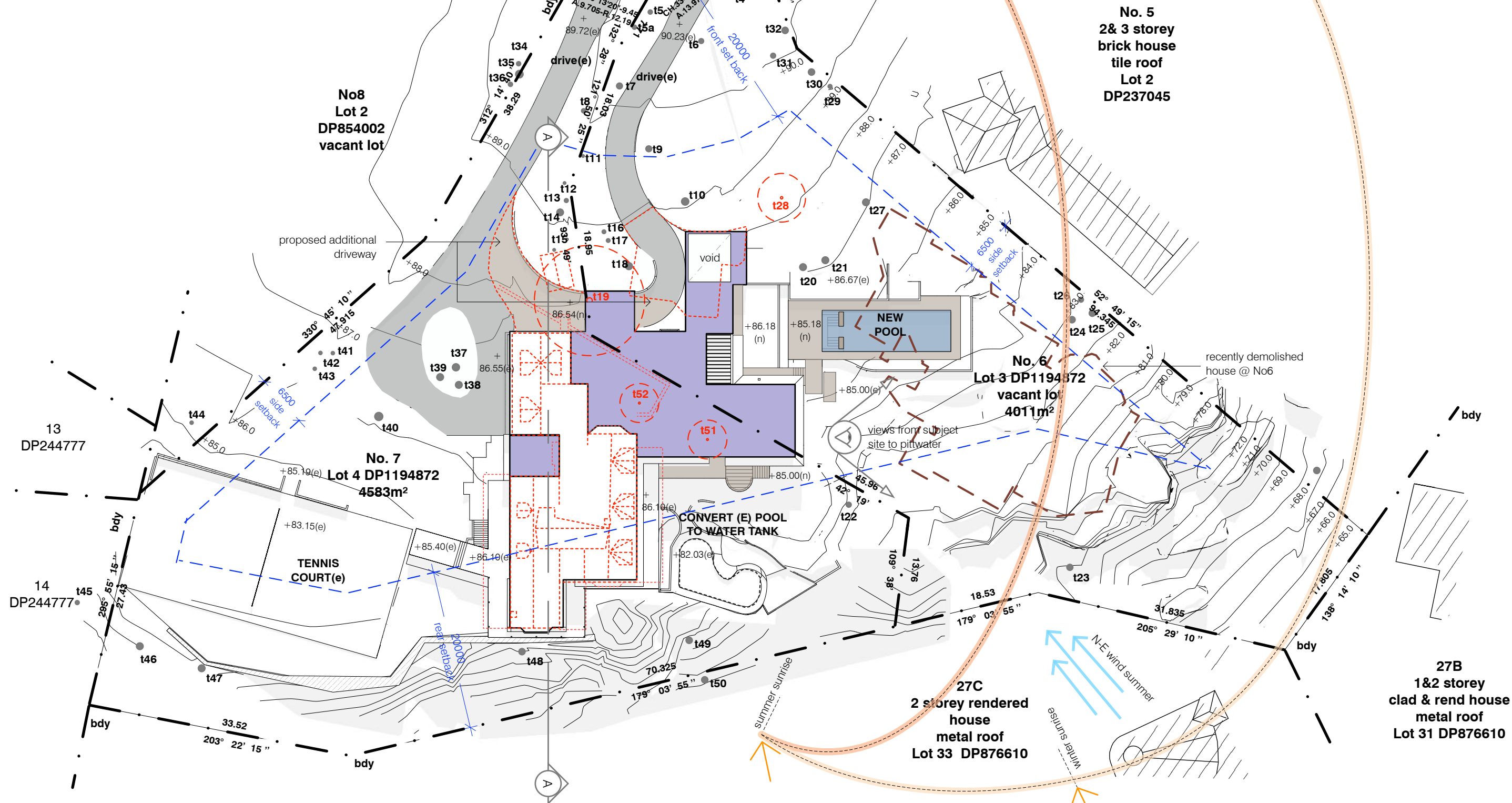
issue

A

last modified : 23.05.15
filename : 2111_20_230512_DA_pl

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- proposed paved area
- proposed addition to building footprint
- existing building footprint kept
- existing driveway



issue A
date 12/05/2023
description DA submission

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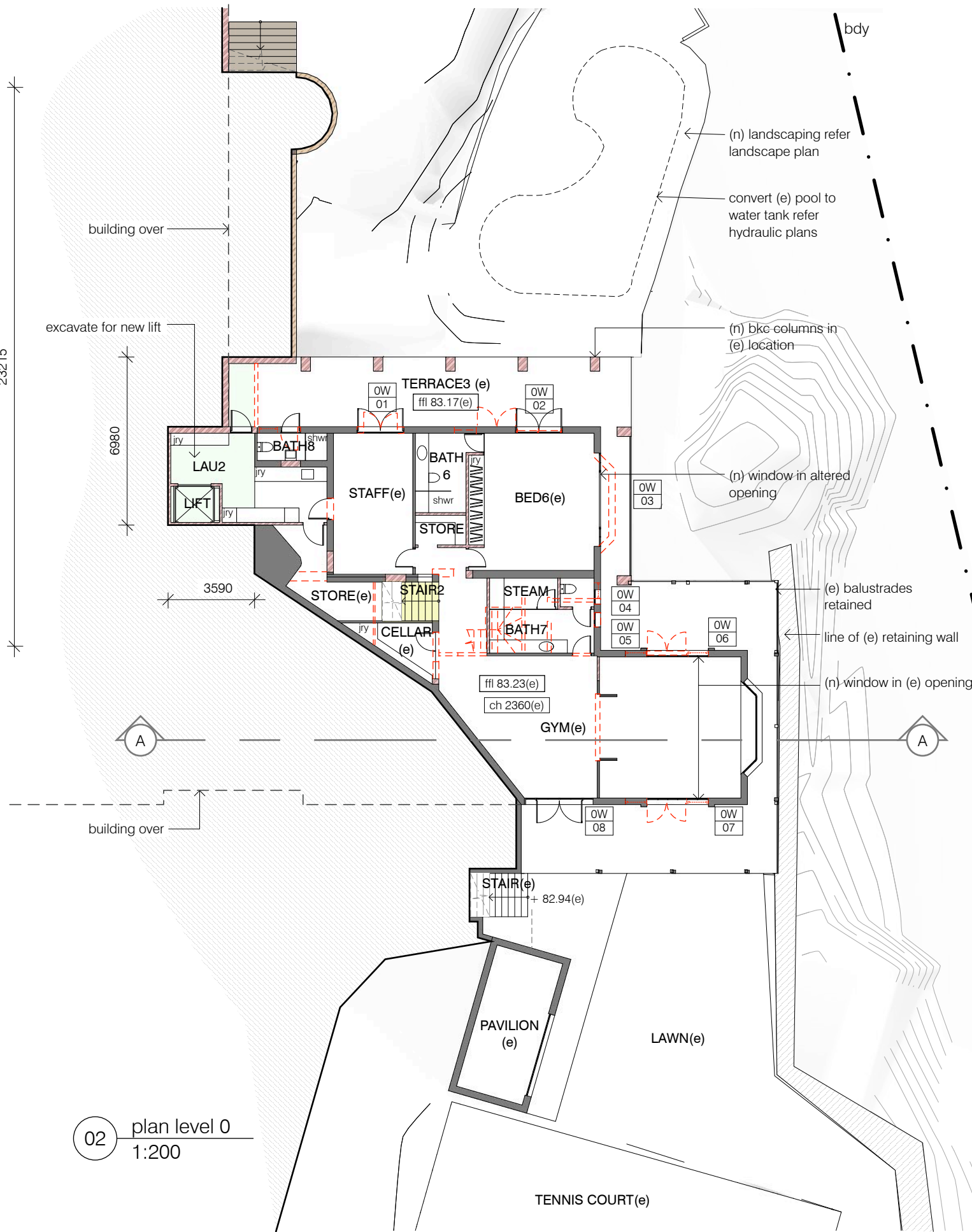
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site plan & site analysis
6 & 7 kara crescent
bayview

DA 01
1:500
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2111

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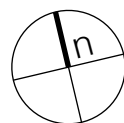




legend:

- TPZ
- SRZ
- TPZ encroachment

02 plan level 0
1:200



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plan level 0

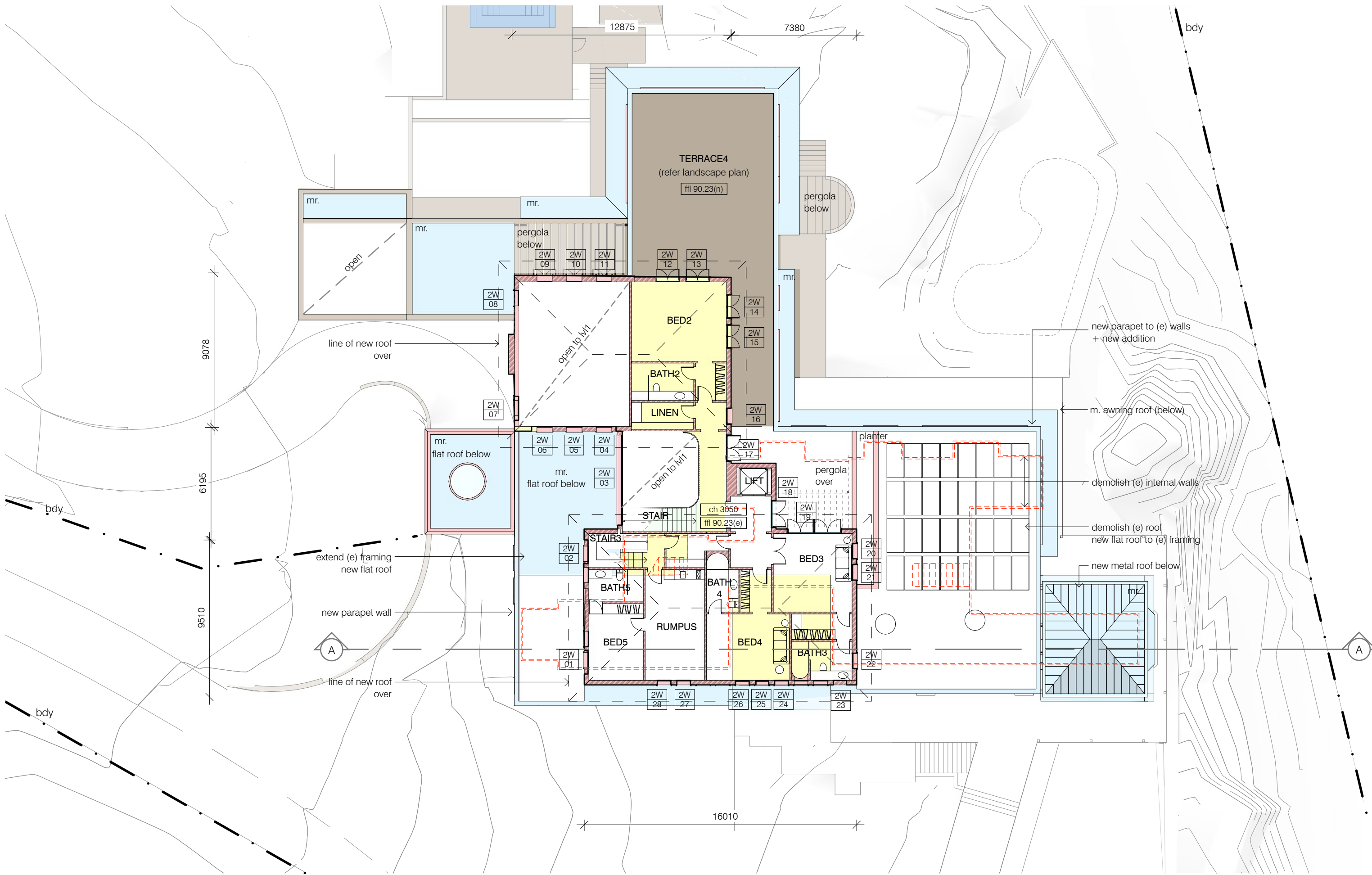
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bayview

job no drawing no
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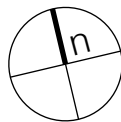
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10m



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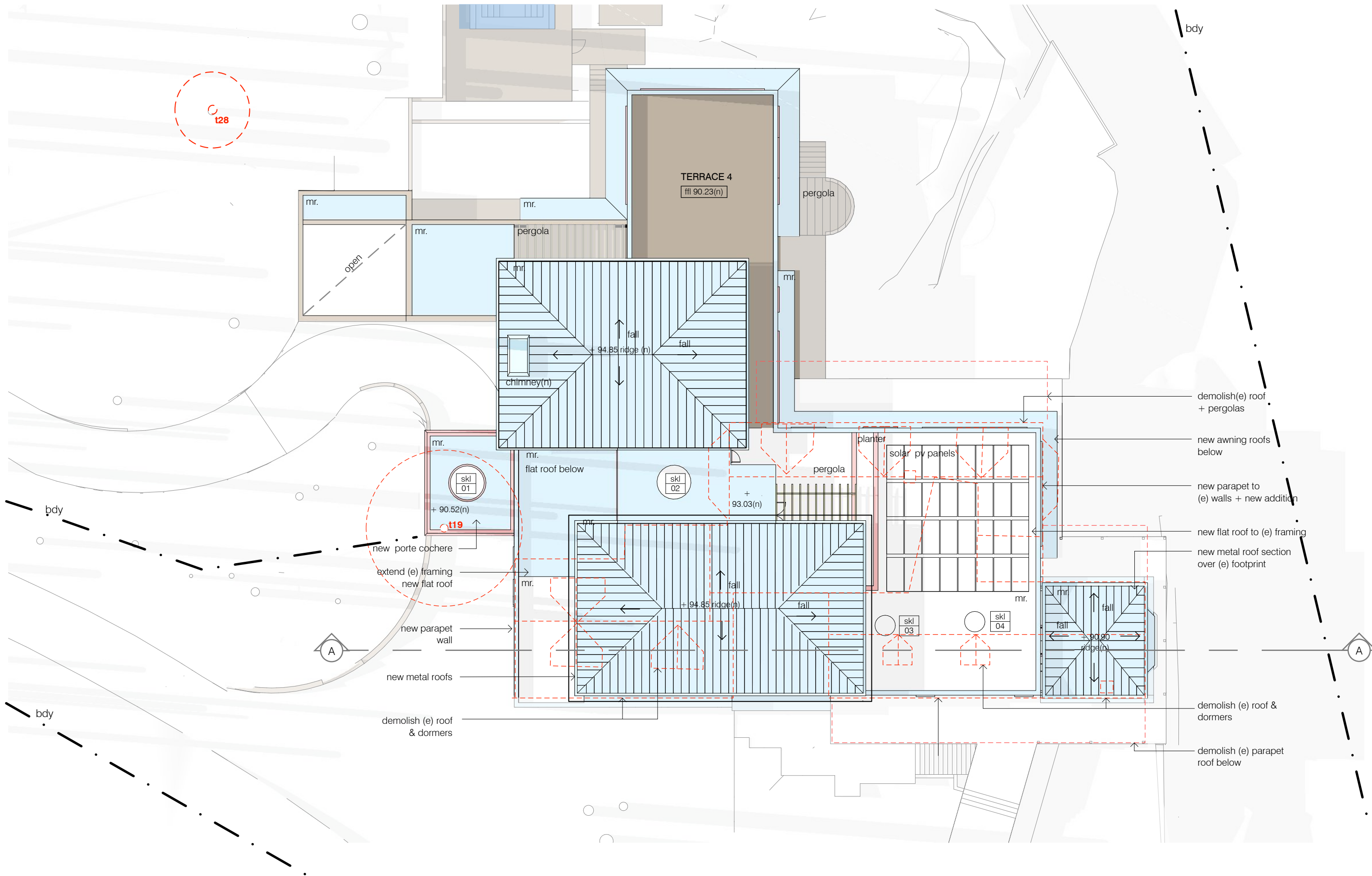
plan level2
 6 & 7 kara crescent
 bayview

DA 04
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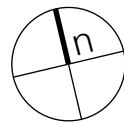
issue A

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10m



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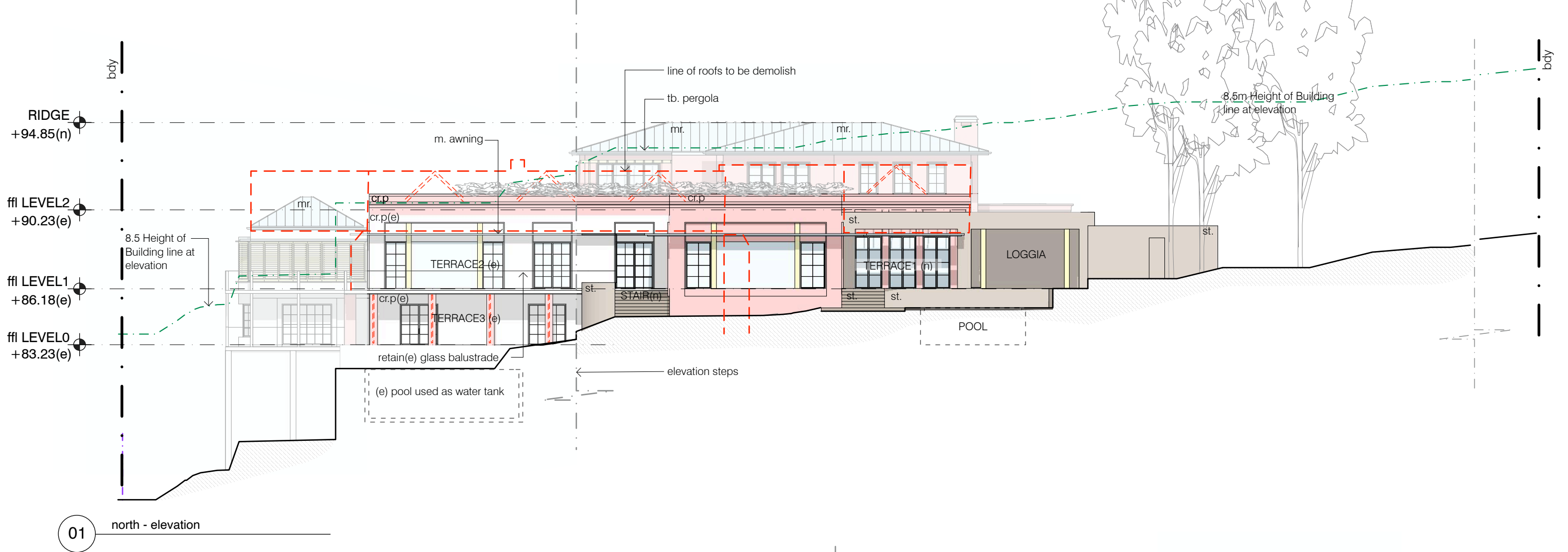
project drawing
roof plan
6 & 7 kara crescent
bayview

drawing no
DA 05
1:200
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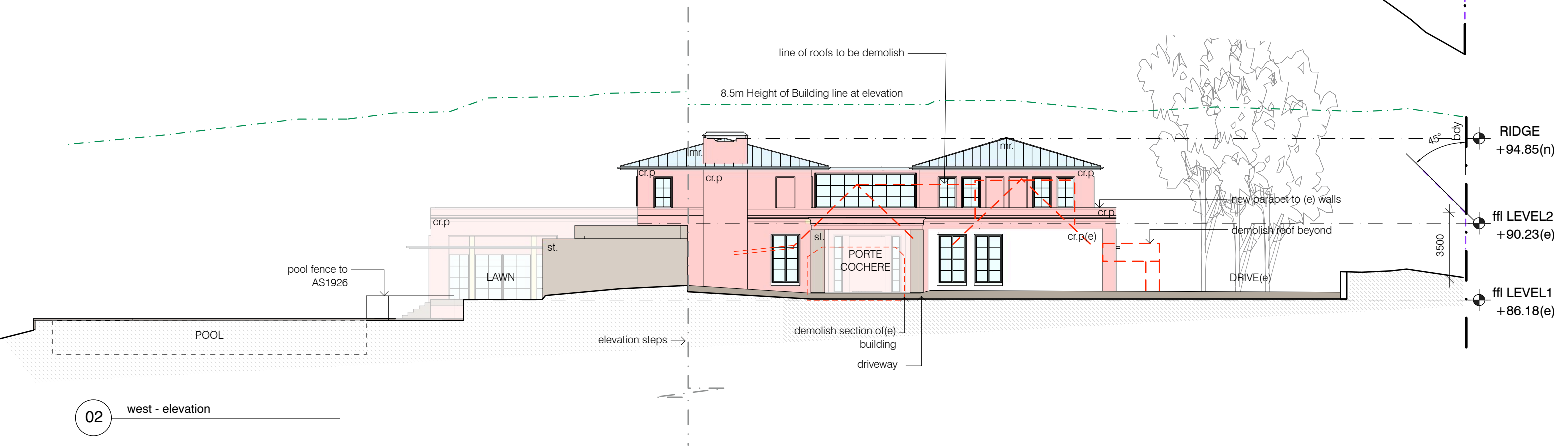
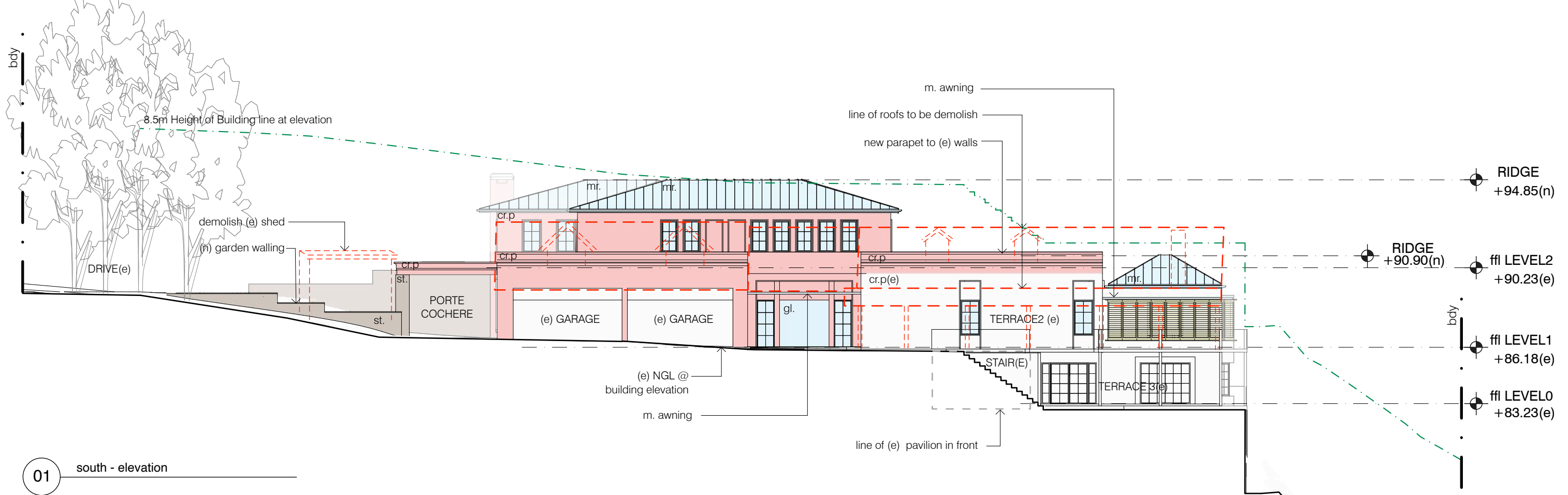
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elevation north & east
6 & 7 kara crescent
bayview

DA 06
1:200
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10m

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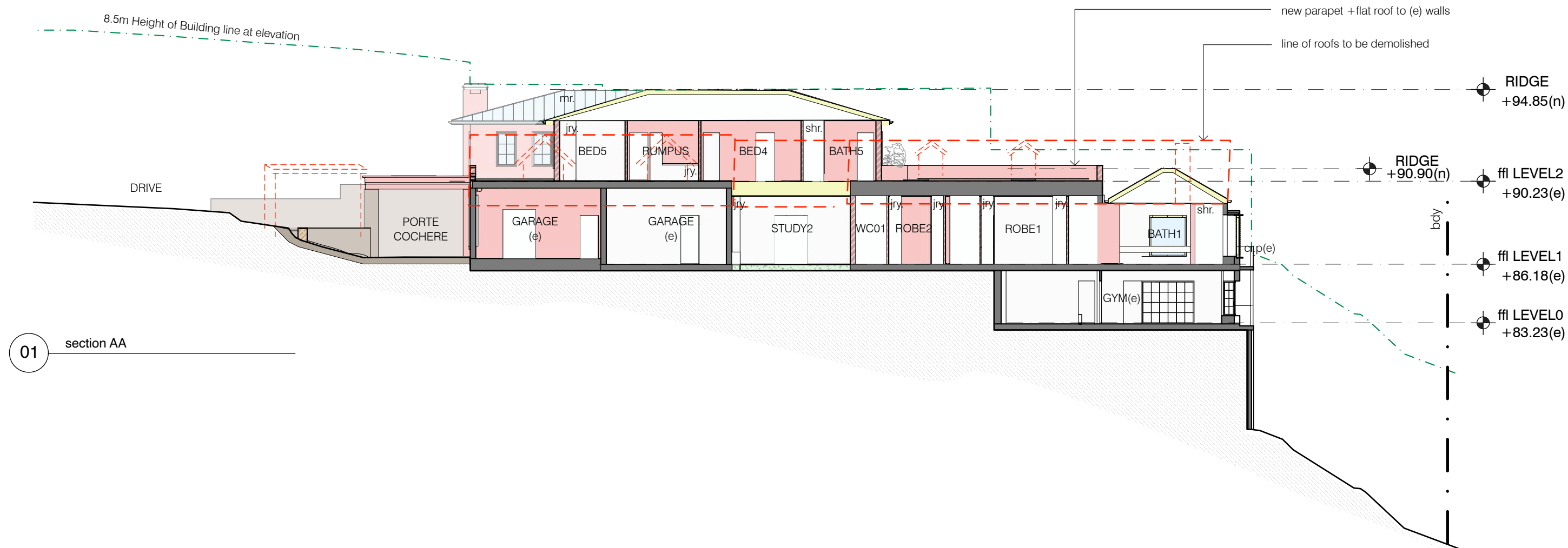
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project drawing
elevation south & west
6 & 7 kara crescent
bayview

job no
drawing no
DA 07
1:200
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2111

issue
A

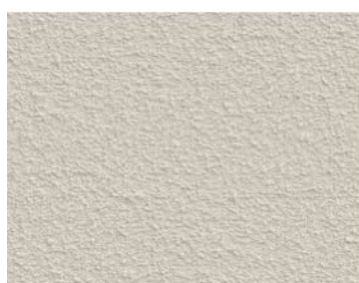
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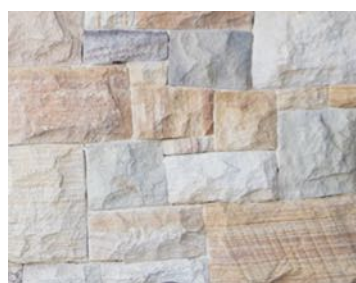
01 section AA



metal windows



render walls



stone cladding



metal roof



pool



existing landscape



landscape walls & stairs

02 schedule of materials

10m

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section AA/schedule of materials
 6 & 7 kara crescent bayview
 DA 08
 1:200
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 2111

issue A

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 existing & proposed shadow

**no additional shadows cast onto
adjoining land**

No. 5
2& 3 storey
brick house
tile roof
Lot 2
DP237045

No. 6
Lot 3 DP1194872
vacant lot
4011m²

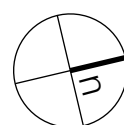
**No8
Lot 2
DP854002
vacant lot**

No. 7
Lot 4 DP1194872
4583m²

**TENNIS
COURT(e)**

27C
2 storey rendered
house
metal roof
Lot 33 DP876610

27B
1&2 storey
clad & rend house
metal roof
Lot 31 DP876610



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plan shadow
diagram 9am
6 & 7 kara crescent
bayview

DA 09 issue A
1:500
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2111

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architecture



shadow diagram - 12:00pm 21/06
altitude: 25.71° azimuth: 328.66°

existing & proposed shadow

no additional shadows cast onto adjoining land

**No. 5
2& 3 storey
brick house
tile roof
Lot 2
DP237045**

No. 6
Lot 3 DP1194872
vacant lot
4011m²

**No8
Lot 2
DP854002
vacant lot**

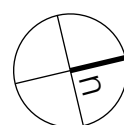
No. 7
Lot 4 DP1194872
4583m²

**TENNIS
COURT(e)**

27C
2 storey rendered
house
metal roof
Lot 33 DP876610

27B
1&2 storey
clad & rend house
metal roof
Lot 31 DP876610

10m



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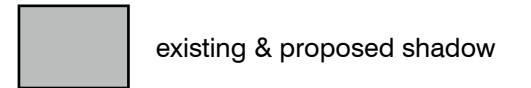
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plan shadow
diagram 12pm
6 & 7 kara crescent
bayview

DA 10
1:500
last modified : 23.05.15
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no additional shadows cast onto adjoining land

No. 5
2& 3 storey
brick house
tile roof
Lot 2
DP237045

No. 6
Lot 3 DP1194872
vacant lot
4011m²

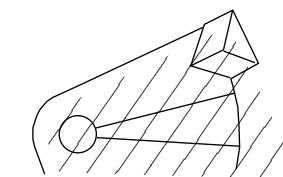
No8
Lot 2
DP854002
vacant lot

No. 7
Lot 4 DP1194872
4583m²

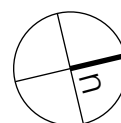
TENNIS
COURT(e)

27C
2 storey rendered
house
metal roof
Lot 33 DP876610

27B
1&2 storey
clad & rend house
metal roof
Lot 31 DP876610



10m



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plan shadow
diagram 3pm
6 & 7 kara crescent
bayview

DA 11
1:500
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issue A

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Calculations

Landscape Area			
Site Area (No6 + No7)			8,594m ²
Control (R5 Zone)	80%		6,875.2m ²
Existing (No6 + No7)	64%		5,477.7m ²
Proposed (No6 + No7)	70%		5,989m ²

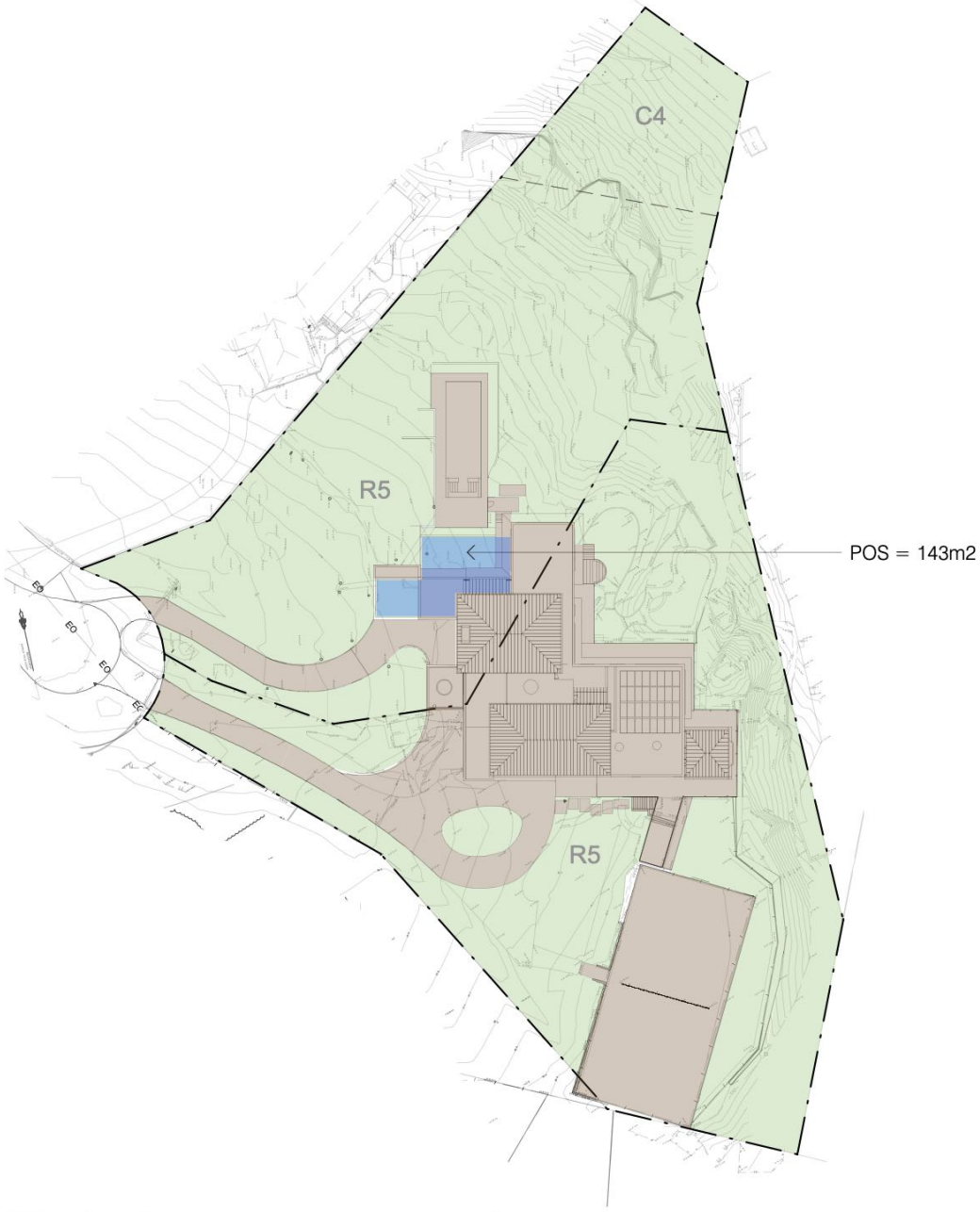
Impervious Area			
Existing			3,081m ²
Proposed			2,867m ²

Total impervious area reduced therefore OSD not required

- Landscape Area
- Impervious Area
- Private Open Space (POS)



01 landscape area - existing
Scale: 1:1000



02 landscape area - proposed
Scale: 1:1000



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project drawing
photo montage:
existing
6 & 7 kara crescent
bayview

drawing no
DA 13
NTS
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project drawing

photo montage:
proposed
6 & 7 kara crescent
bayview

job no drawing no

DA 14
NTS

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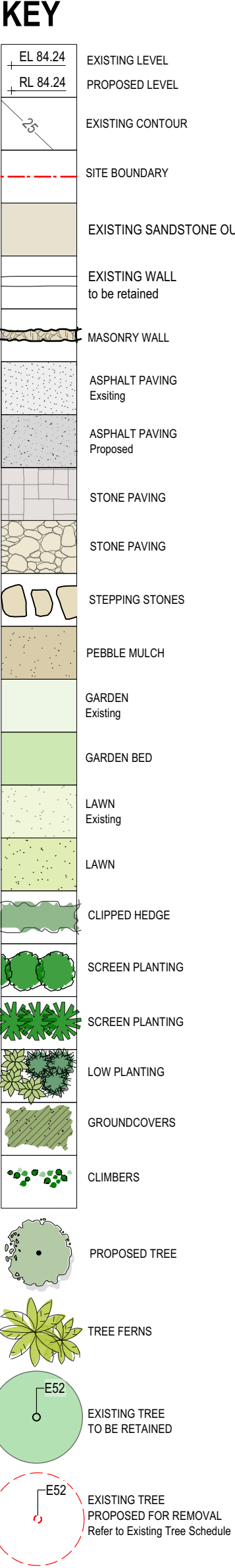
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EXISTING TREE SCHEDULE						
Tree No	Genus Species	Common Name	Height	Canopy	Caliper	Action
E01	Eucalyptus punctata	Grey Gum	13000	10000	410	Retain
E02	Angophora costata	Sydney Red Gum	14000	9000	250	Retain
E03	Allocasuarina torulosa	Forest Oak	10000	10000	350	Retain
E04	Eucalyptus punctata	Grey Ironbark	12000	10000	360	Retain
E05	Allocasuarina torulosa	Forest Oak	6000	6000	130	Retain
E06	Eucalyptus punctata	Grey Gum	8000	6000	100	Retain
E07	Angophora costata	Sydney Red Gum	15000	12000	480	Retain
E08	Angophora costata	Sydney Red Gum	15000	10000	400	Retain
E09	Eucalyptus punctata	Grey Gum	15000	12000	400	Retain
E10	Eucalyptus punctata	Grey Gum	18000	16000	520	Retain
E11	Brachychiton acerifolius	Mawarra Flame Tree	9000	6000	300	Retain
E12	Corymbia gummifera	Red Bloodwood	11000	8000	220	Retain
E13	Angophora costata	Sydney Red Gum	11000	8000	280	Retain
E14	Angophora costata	Sydney Red Gum	18000	14000	500	Retain
E15	Corymbia maculata	Spotted Gum	18000	8000	350	Retain
E16	Allocasuarina torulosa	Forest Oak	7000	12000	450	Retain
E17	Angophora costata	Sydney Red Gum	11000	8000	280	Retain
E18	Eucalyptus punctata	Grey Ironbark	17000	12000	400	Retain
E19	Eucalyptus punctata	Grey Gum	18000	12000	480	Remove
E20	Eucalyptus punctata	Grey Ironbark	18000	16000	520	Retain
E21	Eucalyptus punctata	Grey Ironbark	23000	18000	600	Retain
E22	Ulmus parvifolia	Chinese Elm	7000	12000	400	Retain
E23	Angophora costata	Sydney Red Gum	18000	12000	530	Retain
E24	Corymbia maculata	Spotted Gum	18000	14000	530	Retain
E25	Corymbia maculata	Spotted Gum	17000	14000	570	Retain
E26	Livistona australis	Cabbage-tree Palm	5000	4000	360	Retain
E27	Angophora costata	Sydney Red Gum	20000	16000	800	Retain
E28	Pittosporum undulatum	Native Daphne	4000	8000	220	Remove
E29	Allocasuarina torulosa	Forest Oak	10000	6000	370	Retain
E30	Acacia elata	Cedar Wattle	14000	10000	580	Retain
E31	Eucalyptus punctata	Grey Ironbark	12000	12000	410	Retain
E32	Eucalyptus punctata	Grey Gum	22000	18000	540	Retain
E33	Brachychiton acerifolius	Mawarra Flame Tree	8000	6000	300	Retain
E34	Eucalyptus alba	Large-fruited Red Mahogany	12000	8000	350	Retain
E35	Angophora costata	Sydney Red Gum	12000	12000	410	Retain
E36	Angophora costata	Sydney Red Gum	9000	8000	200	Retain
E37	Eucalyptus alba	Large-fruited Red Mahogany	18000	12000	600	Retain
E38	Eucalyptus alba	Large-fruited Red Mahogany	14000	14000	520	Retain
E39	Eucalyptus alba	Large-fruited Red Mahogany	20000	12000	1050	Retain
E40	Eucalyptus punctata	Grey Ironbark	22000	20000	830	Retain
E41	Xylomya serotum	Xylomya	8000	8000	310	Retain
E42	Xylomya serotum	Xylomya	7000	8000	300	Retain
E43	Xylomya serotum	Xylomya	7000	8000	340	Retain
E44	Eucalyptus punctata	Grey Gum	17000	16000	550	Retain
E45	Angophora costata	Sydney Red Gum	7000	6000	200	Retain
E46	Angophora costata	Sydney Red Gum	14000	16000	600	Retain
E47	Angophora costata	Sydney Red Gum	15000	14000	600	Retain
E48	Allocasuarina torulosa	Forest Oak	7000	10000	450	Retain
E49	Allocasuarina torulosa	Forest Oak	8000	4000	170	Retain
E50	Allocasuarina torulosa	Forest Oak	9000	8000	330	Retain
E51	Magnolia speciosa	Southern Magnolia	5000	4000	100	Remove
E52	Banksia laevigata	Black Locust	3000	4000	180	Remove



INDICATIVE PLANT SCHEDULE						
ID	Latin Name	Common Name	Pot Size	Quantity	Mature Height	Mature Spread
TREES						
A.co	Angophora costata	Sydney Red Gum	25L	1	15 - 17m	10 - 12m
E.re	Elaeocarpus reticulatus	Blueberry Ash	45L	2	5 - 10m	6 - 10m
S.au	Syzygium australe	Brush Cherry	75L	9	5 - 10m	1.2 - 2.0m
PALMS						
SHRUBS						
A.ul	Acacia ulicifolia	Prickly Moses	gro-tube	21	0.9 - 1.5m	1.2 - 2.0m
B.mj	Buxus microphylla var japonica	Japanese Box	200mm	46	1.5 - 2m	1.2 - 2.0m
B.ob	Breynia oblongifolia	Coffee Bush	gro-tube	29	1.5 - 3m	0.6 - 0.9m
B.sp	Banksia spinulosa	Hairpin Banksia	gro-tube	9	2 - 3m	1.5 - 2m
B.spd	Banksia spinulosa Dwarf	Dwarf Hairpin Banksia	gro-tube	22	3 - 4m	3.5 - 6m
M.cn	Macrozamia communis	Burrawang Cycad	200mm	13	1.5 - 3m	2.0 - 3.5m
P.fl	Pultanea flexilis	Grazeful bush-pea	gro-tube	37	0.9 - 1.5m	0.0 - 0.3m
P.lin	Pterocarya linearis	Narrow Leaved Geebung	140mm	40	3 - 5m	0.9 - 1.2m
W.fr	Westringia fruticosa	Coastal Rosemary	140mm	133	0.9 - 1.5m	0.9 - 1.2m
X.ma	Xanthorrhoea macronema	Bottlebrush Grass Tree	gro-tube	54	0.90 - 1.50m	0.9 - 1.2m
GRASSES						
D.ca	Dianella caerulea	Blue Flax-lily	140mm	65	0.45 - 0.6m	0.3 - 0.6m
E.st	Entolasia stricta	Wiry Panic	gro-tube	23	0.75 - 0.90m	0.3 - 0.6m
L.co	Lomandra confertifolia	Mat-rush	140mm	189	0.3 - 0.45m	0.6 - 0.9m
L.lo	Lomandra longifolia	Spiny-headed Mat-Rush	gro-tube	556	0.75 - 0.9m	0.9 - 1.2m
L.mu	Lomandra multiflora	Many-flowered Mat-rush	gro-tube	72	0.3 - 0.45m	0.0 - 0.3m
L.ta	Lomandra longifolia 'Tanika'	Fine-Leaved Mat Rush	gro-tube	778	0.6 - 0.75m	0.6 - 0.9m
M.st	Microlaena stipoides	Weeping Grass	gro-tube	26	0.6 - 0.75m	0.6 - 0.9m
P.af	Poa affinis	Tussock Grass	gro-tube	197	0.9 - 1.5m	0.0 - 0.3m
T.au	Themeda australis	Kangaroo Grass	gro-tube	296	0.9 - 1.5m	0.3 - 0.6m
GROUNDCOVERS						
C.pa	Caesia parviflora	Pale Grass lily	gro-tube	28	0.45 - 0.60m	0.0 - 0.3m
H.vi	Hardenbergia violacea	False Sarsaparilla	140mm	29	0.75 - 0.9m	1.2 - 2.0m
L.fi	Lomandra filiformis	Wattle Mat-rush	140mm	9	0.0 - 0.3m	0.0 - 0.3m
V.he	Viola hederacea	Native Violet	140mm	200	0.0 - 0.3m	1.2 - 2.0m
SUCCULENTS						
FERNS						
C.co	Cyathea cooperi	Scaly Tree Fern	45L	5	10 - 15m	0.6 - 0.9m
C.du	Calochlaena dubia	False Bracken Fern	140mm	178	0.9 - 1.5m	0.0 - 0.3m
P.ec	Pteridium esculentum	Austral Bracken	140mm	57	0.90 - 1.50m	0.6 - 0.9m
CLIMBERS						
B.sc	Billardiera scandens	Apple Berry	gro-tube	24	1.5 - 3m	0.0 - 0.3m
Car	Clematis aristata	Old Man's Beard	gro-tube	18	5 - 10m	0.6 - 0.9m
C.hy	Cissus hypoglauca	Water Vine	gro-tube	18	3 - 5m	0.6 - 0.9m

NOTE: At least 80% of planting incorporates native vegetation (as per species found on the site or listed in Pittwater Spotted Gum Endangered Ecological Community).

C	15/05/23	Issued For DA	PM
REVISION	DATE	REVISION NOTE	BY

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PROJECT
Proposed Alterations & Additions

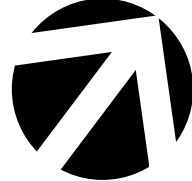
ADDRESS
7 Kara Crescent, Bayview

CLIENT
Matthew & Louise Baxter

DRAWING
Landscape DA Plan

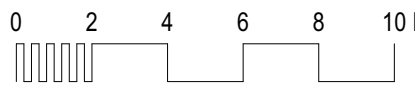
spirit level
spirit level designs pty ltd
514 cleveland street, surry hills nsw 2010
tel: 02 8399 0660
email: inspired@spiritlevel.com.au
ABN: 58 078 310 826

PROJECT #	1924	DWG STATUS	
DWG DATE	31/3/2023	CAD FILE NAME	Baxter.vwx
PLLOT DATE	15/05/2023	DWG #	REVISION
ORIGINAL SHEET SIZE	ISO A1		
SCALE @ SHEET SIZE	1:250		
DRAWN	PM	CHKD	HM



L100 C
OF 4

LANDSCAPE DA PLAN
Scale: 1:200



REFER TO SHEET L101

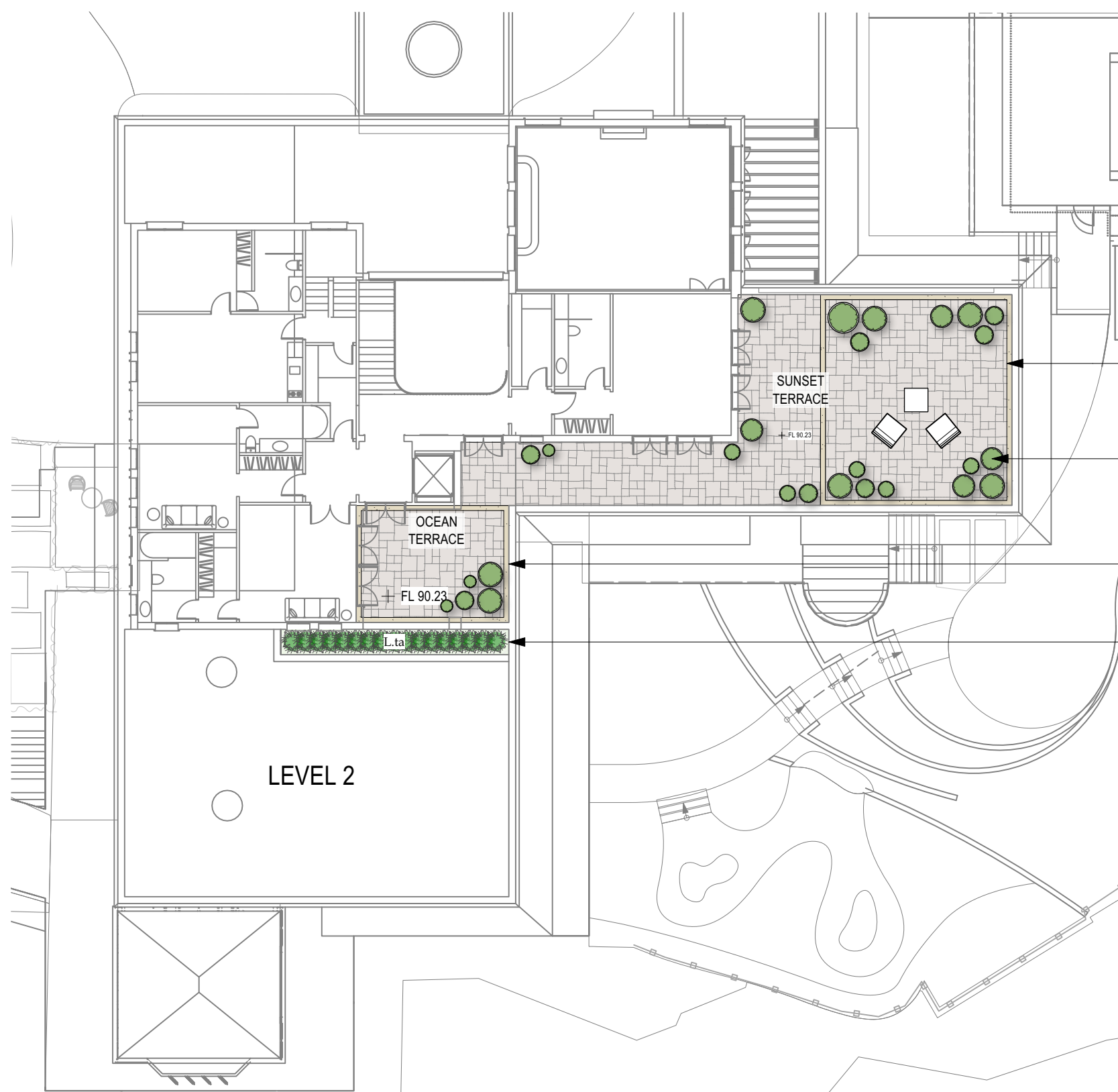
FEATURE TREE SET WITHIN LOW MOUNDED PLANTING
- Eleocharis reticulatus

ENTRY GARDEN WITH LARGE FORMAT STONE PLATFORMS
PROVIDING ACCESS FROM DRIVEWAY TO STUDY OR LOWER
GARDEN LEVEL



1 LANDSCAPE DA PLAN - CONTINUED
Scale: 1:200

0 2 4 6 8 10 M



2 LANDSCAPE DA PLAN - LEVEL 2
Scale: 1:200

0 2 4 6 8 10 M

KEY

- EL 84.24
RL 84.24
- EXISTING LEVEL
PROPOSED LEVEL
- EXISTING CONTOUR
- SITE BOUNDARY
- EXISTING SANDSTONE OUT
- EXISTING WALL
to be retained
- MASONRY WALL
- ASPHALT PAVING
Existing
- ASPHALT PAVING
Proposed
- STONE PAVING
- STONE PAVING
- STEPPING STONES
- PEBBLE MULCH
- GARDEN
Existing
- GARDEN BED
- LAWN
Existing
- LAWN
- CLIPPED HEDGE
- SCREEN PLANTING
- SCREEN PLANTING
- LOW PLANTING
- GROUNDCOVERS
- CLIMBERS
- PROPOSED TREE
- TREE FERNS
- EXISTING TREE
TO BE RETAINED
- EXISTING TREE
PROPOSED FOR REMOVAL
Refer to Existing Tree Schedule

B	15/05/23	Issued For DA	PM
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spirit level

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ABN: 58 078 310 826

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L101 B
OF 4