

DEVELOPMENT APPLICATION

NEW DWELLING HOUSE

40 BASSETT ST, MONA VALE

DRAWING LIST	
DWG No:	DESCRIPTION
A.00	COVER SHEET
A.01	SITE PLAN + SITE ANALYSIS
A.02	GROUND FLOOR PLAN
A.03	FIRST FLOOR PLAN
A.04	ELEVATIONS + MATERIALS
A.05	SECTIONS
A.06	SHADOW DIAGRAMS



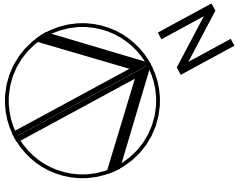
VIEW FROM BASSETT ST



VIEW FROM REAR

BASIX NOTES:

- Shingle roof + sarking (roof dark colour)
- R4.0 insulation batts to all ceilings & internal walls adjacent to roof space
 - R3.0 insulation to raked ceilings & flat ceiling/flat roof
 - Sarking plus R2.5 batts to all external walls
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 - Framed first floor to include R2.0 underfloor insulation
 - Louvre windows U=5.4 SHGC=0.58 (+/-10%)
 - All other windows/glass doors are aluminium thermally broken frames/DG/clear U=3.6 SHGC=0.47 +/-10% (hinged) SHGC=0.54 +/-10% (fixed)
 - All windows/door are weather sealed
 - All recessed downlights are sealed and to allow for uninterrupted ceiling insulation
 - All exhaust fans sealed
 - Fireplaces sealed

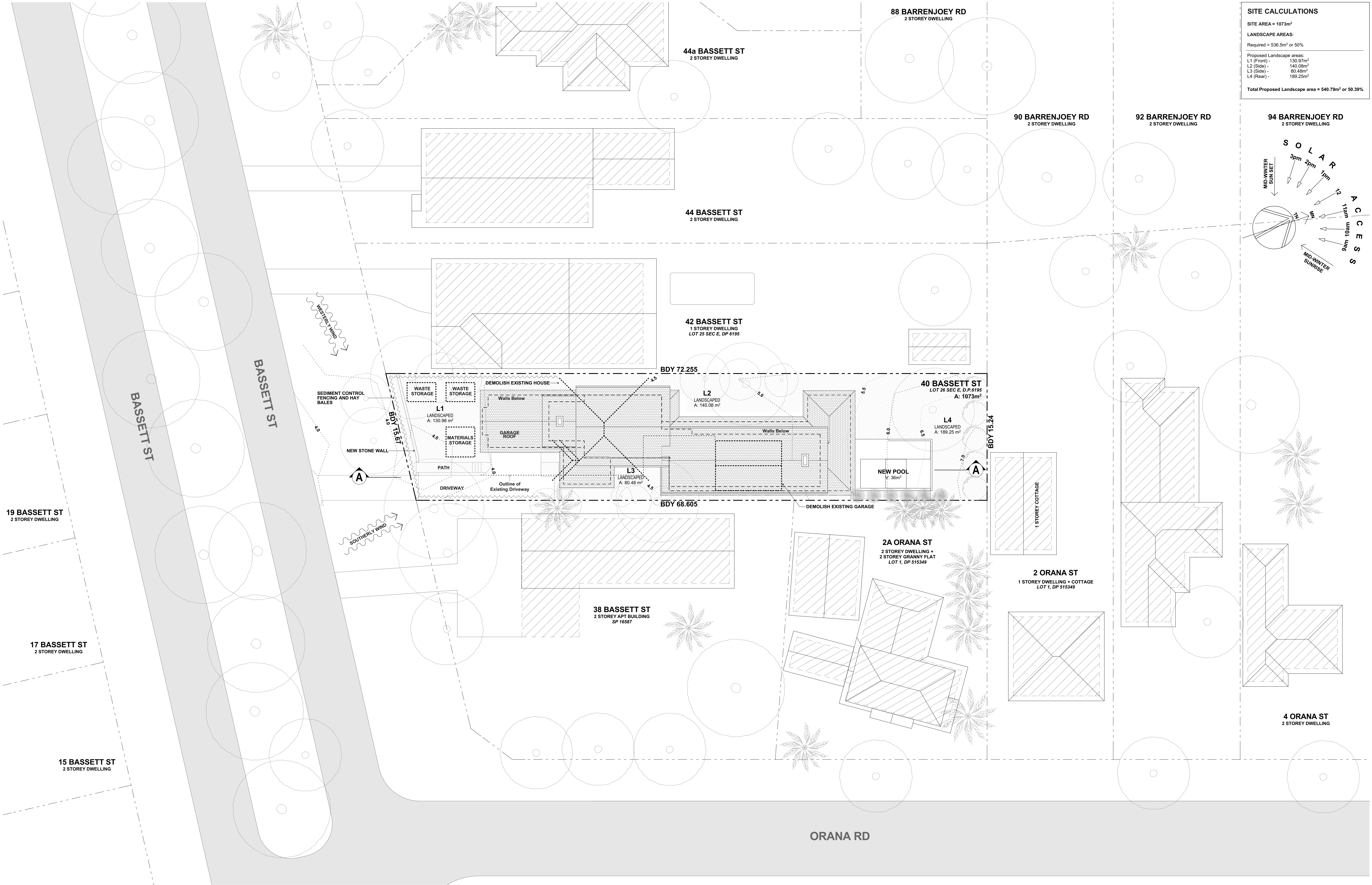


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29/04/2021	A	DA

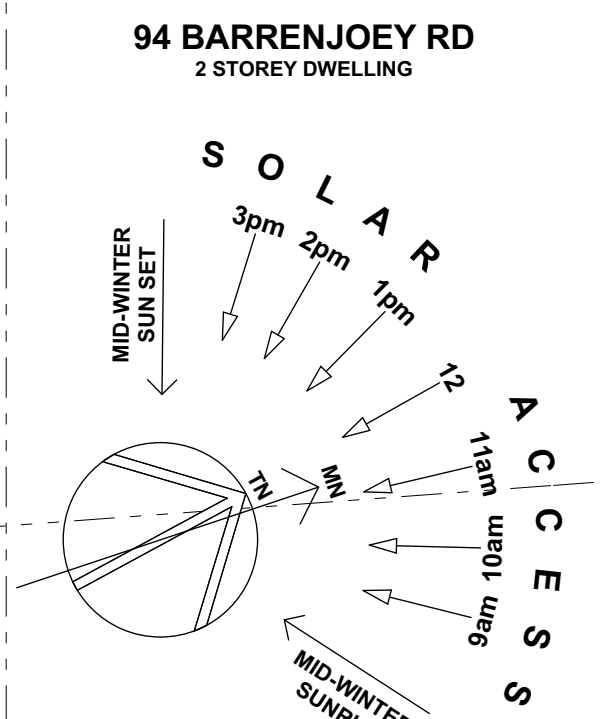
PROJECT
DEVELOPMENT APPLICATION
40 BASSETT STREET, MONA VALE
LOT 26, SECT E, DP 6195

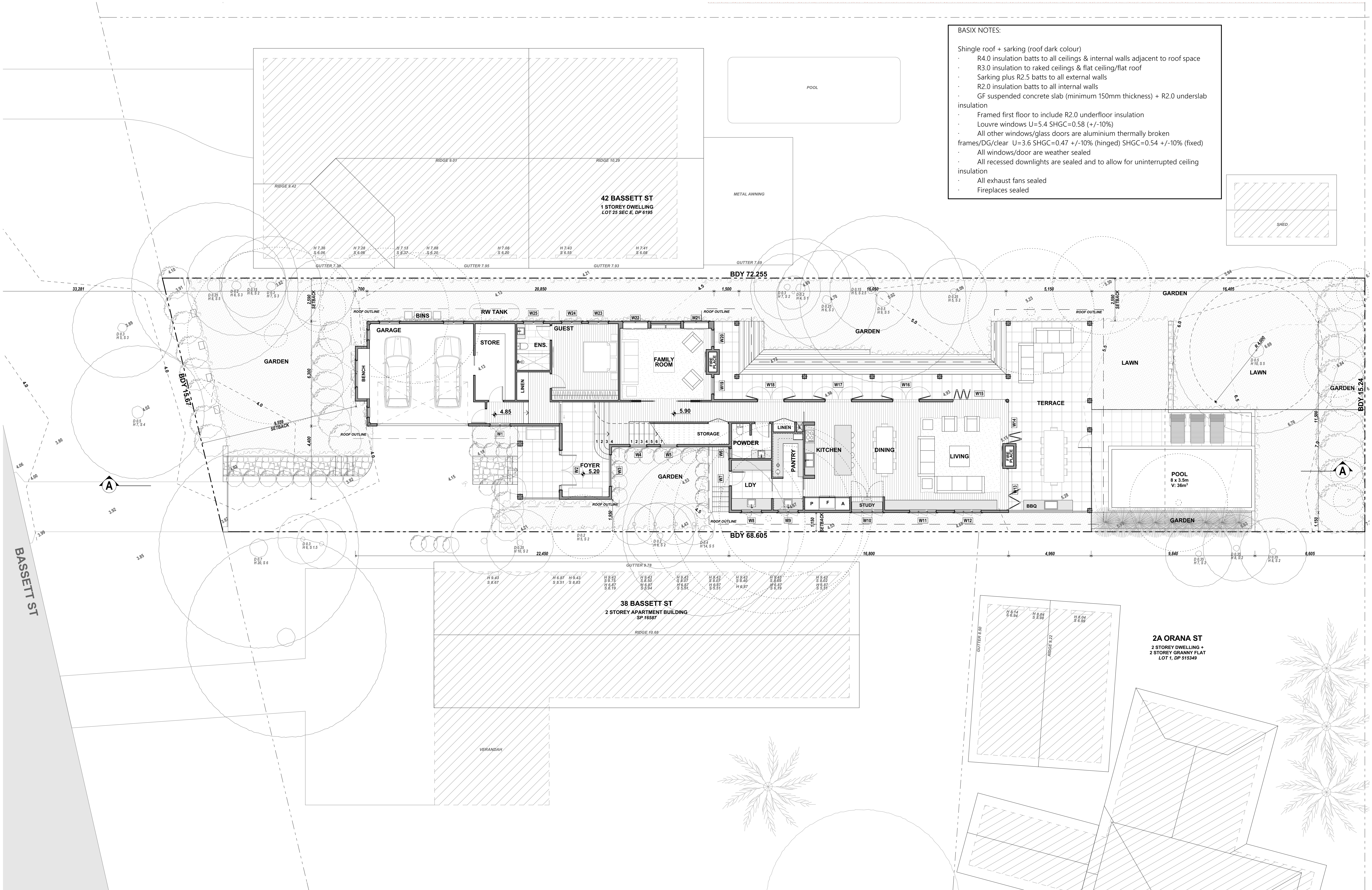
FOR SIMON EDWARDS

DRAWING TITLE		
COVER SHEET		
PROJECT NO. 2102	DRAWN BY LT / AB	PLOT DATE 29/04/2021
SCALE @ A1	DRAWING NO. A.00	REVISION A

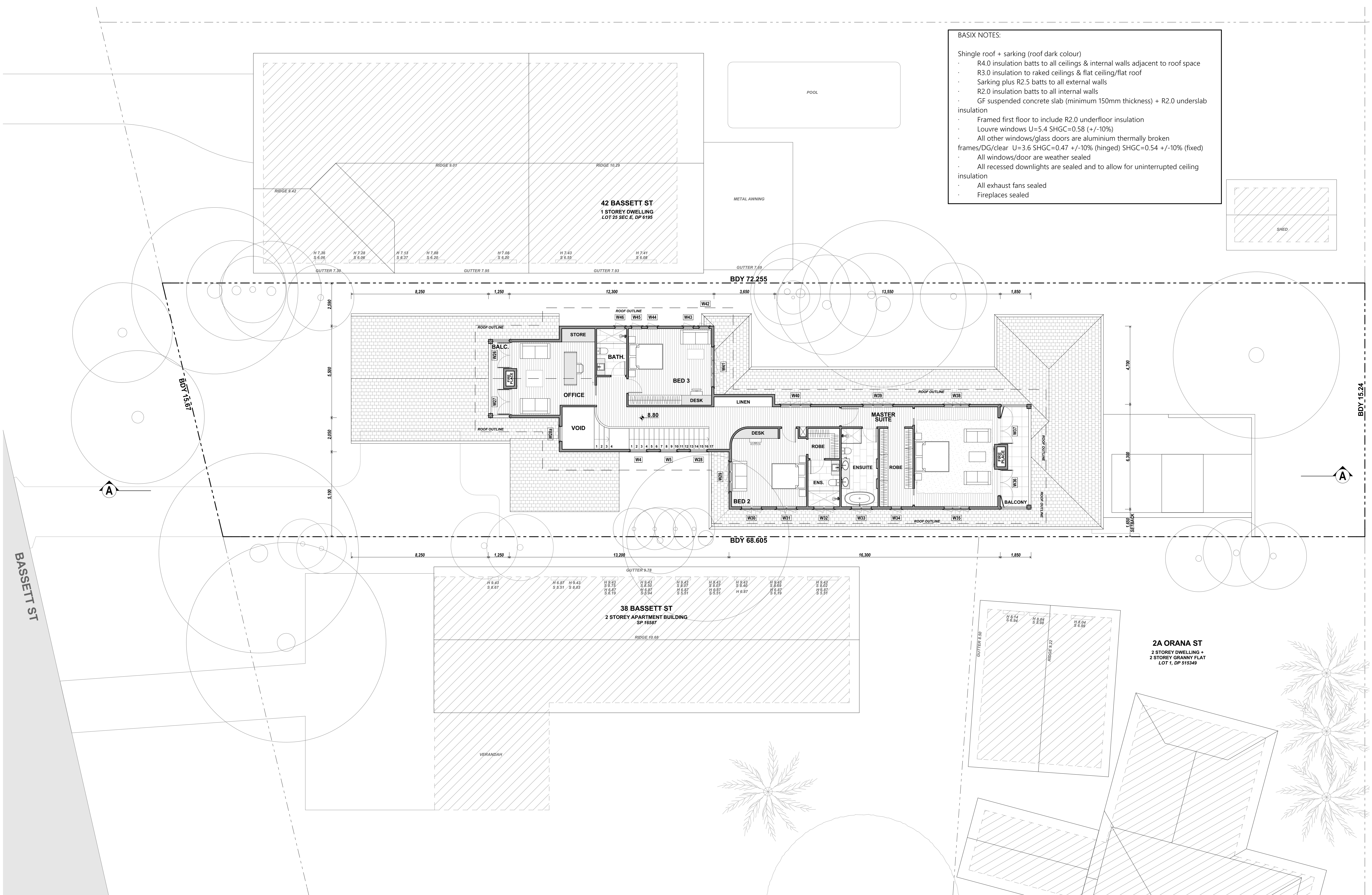


SITE CALCULATIONS	
SITE AREA = 1073m ²	
LANDSCAPE AREAS:	
Required = 536.5m ² or 50%	
Proposed Landscape areas:	
L1 (Front) -	130.97m ²
L2 (Side) -	140.08m ²
L3 (Side) -	80.48m ²
L4 (Rear) -	189.25m ²
Total Proposed Landscape area = 540.78m ² or 50.39%	

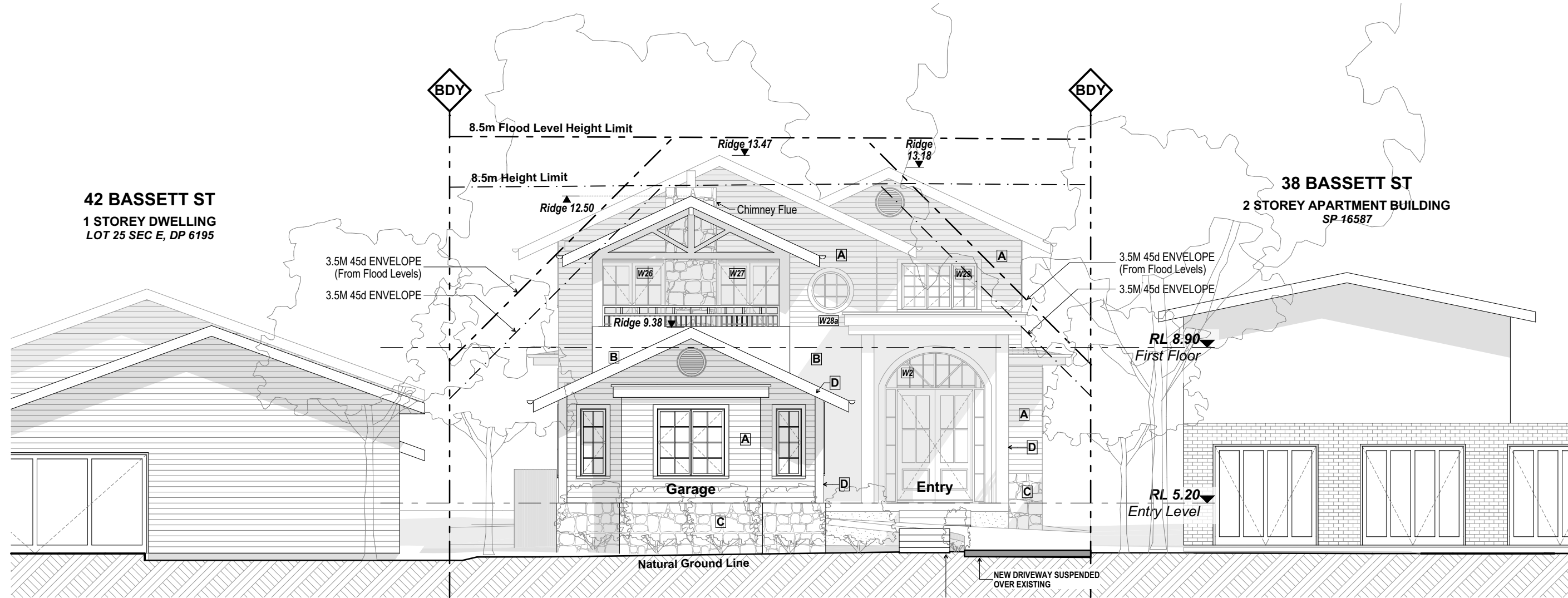




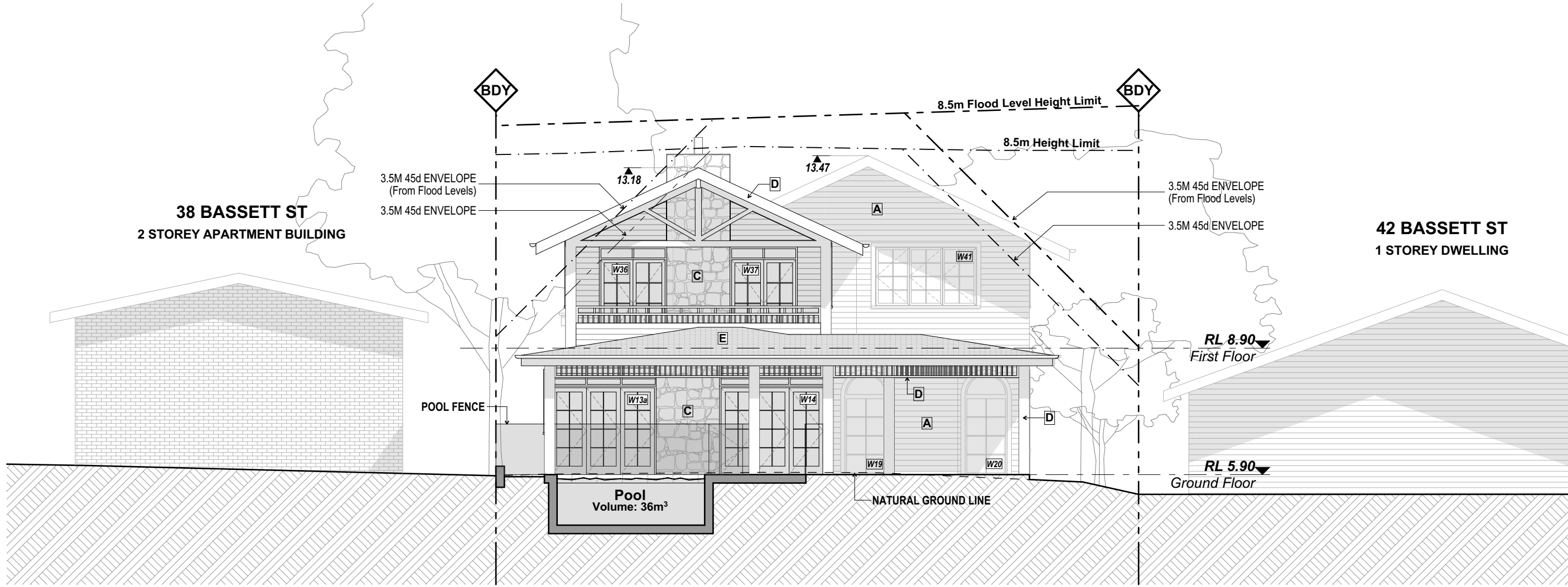
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SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

EXTERIOR FINISHES LEGEND

- A WEATHERBOARDS, PAINT FINISH "TRIPLE SEA FOG"
- B FC CLADDING, DARK GREY PAINT FINISH
- C SANDSTONE CLADDING
- D TIMBER, WHITE PAINT FINISH
- E SHINGLE ROOFING, MID GREY

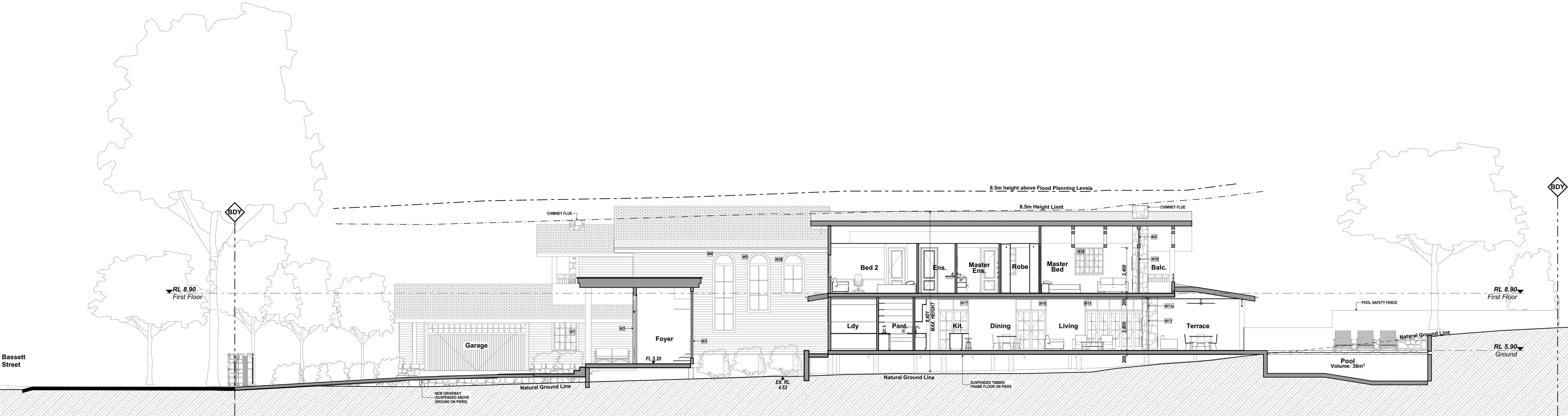


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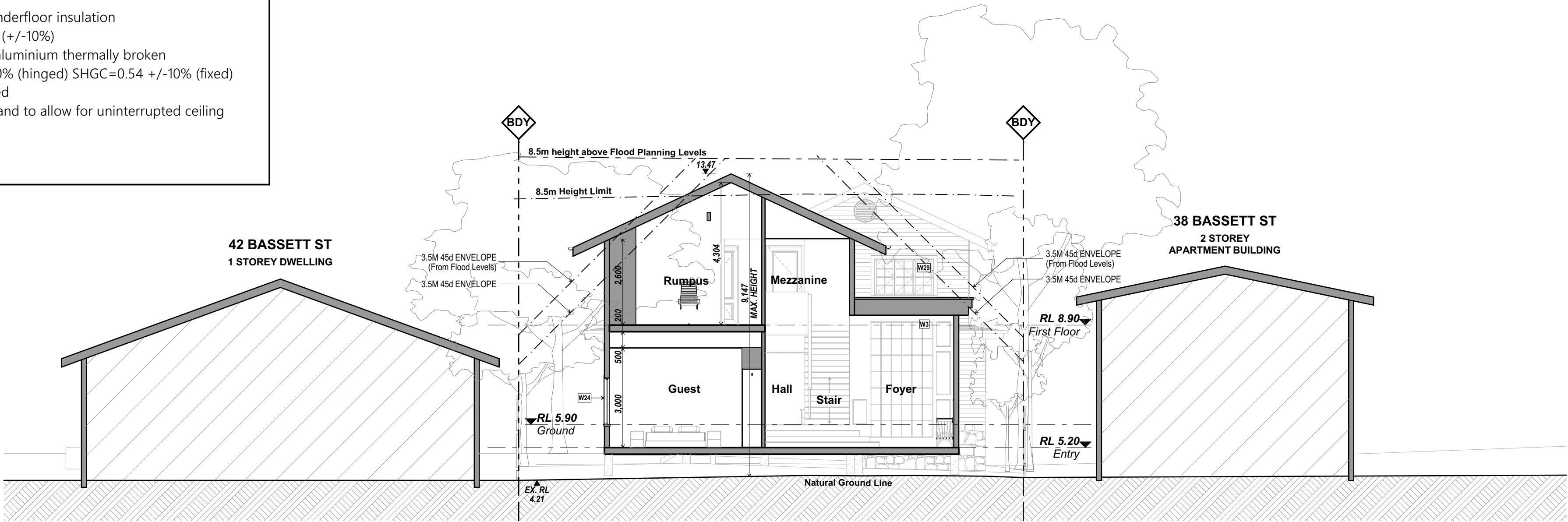
DRAWING TITLE
ELEVATIONS + MATERIALS
PROJECT NO.
2102
SCALE
1:100 @ A1
DRAWN BY
LT / AB
DRAWING NO.
A.04
PLOT DATE
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REVISION
A



SECTION A

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SECTION B

WINDOW SCHEDULE					
Window No.	Width	Height	Sill Height	Window Type	Area
W1	1,200	1,600	0	SIDE HUNG	1.92
W2	2,400	3,600	0	HINGE GLAZED DOOR; TRANSOM	8.64
W3	1,900	3,500	-400	FIXED WINDOW	6.65
W4	1,000	4,000	1,038	FIXED WINDOW	4.00
W5	1,000	2,940	2,098	FIXED WINDOW	2.94
W6	600	800	1,600	SIDE HUNG	0.48
W7	900	2,400	0	HINGE GLAZED DOOR	2.16
W8	1,200	1,400	1,000	SIDE HUNG	1.68
W9	1,200	1,400	1,000	SIDE HUNG	1.68
W10	1,900	600	1,000	SIDE HUNG	1.14
W11	1,600	1,400	1,000	SIDE HUNG	2.24
W12	1,600	1,400	1,000	SIDE HUNG	2.24
W13	2,500	2,100	0	BI-FOLD DOOR	5.25
W13a	2,518	800	0	LOUVRE 102 BLADE; TRANSOM	1.51
W14	2,500	2,100	0	BI-FOLD DOOR	5.25
W14a	2,500	600	0	LOUVRE 102 BLADE; TRANSOM	1.50
W15	3,200	2,100	0	BI-FOLD DOOR	6.72
W15a	3,200	600	0	FIXED WINDOW; TRANSOM	1.92
W16	1,600	2,700	0	HINGE GLAZED DOOR; TRANSOM	4.32
W17	1,600	2,700	0	HINGE GLAZED DOOR; TRANSOM	4.32
W18	1,600	2,700	0	HINGE GLAZED DOOR; TRANSOM	4.32
W19	1,000	2,400	0	FIXED WINDOW	2.40
W20	1,000	2,400	0	FIXED WINDOW	2.40
W21	1,500	1,800	-2,400	SIDE HUNG	2.70
W22	1,500	1,800	-2,400	SIDE HUNG	2.70
W23	1,200	1,400	0	SIDE HUNG	1.68
W24	1,200	1,400	0	SIDE HUNG	1.68
W25	1,200	1,400	0	SIDE HUNG	1.68
W26	1,600	2,100	0	HINGE GLAZED DOOR	3.36
W27	1,600	2,100	0	HINGE GLAZED DOOR	0.44
W28	1,000	2,038	3,000	FIXED WINDOW	2.04
W28a	900	900	400	FIXED WINDOW	0.44
W29	1,800	1,100	900	SIDE HUNG	1.98
W30	1,200	1,600	1,000	SIDE HUNG	1.92
W31	1,200	1,600	1,000	SIDE HUNG	1.92
W32	1,200	1,600	1,000	SIDE HUNG	1.92
W33	1,200	1,600	1,000	SIDE HUNG	1.92
W34	600	1,600	1,000	SIDE HUNG	0.96
W35	1,500	1,400	1,000	SIDE HUNG	2.10
W36	1,600	2,400	0	HINGE GLAZED DOOR; TRANSOM	3.84
W37	1,600	2,400	0	HINGE GLAZED DOOR; TRANSOM	3.84
W38	1,500	1,400	1,000	SIDE HUNG	2.10
W39	1,800	1,400	1,000	SIDE HUNG	0.97
W40	1,800	1,400	1,000	SIDE HUNG	2.52
W41	2,400	1,400	1,000	FIXED WINDOW	0.97
W42	600	1,600	1,000	SIDE HUNG	0.96
W43	600	1,600	1,000	SIDE HUNG	0.96
W44	600	1,600	1,000	SIDE HUNG	0.96
W45	600	1,600	1,000	SIDE HUNG	0.96
W46	600	1,600	1,000	SIDE HUNG	0.96

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DRAWING TITLE
SECTIONS

PROJECT NO.
2102

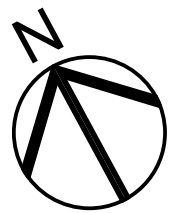
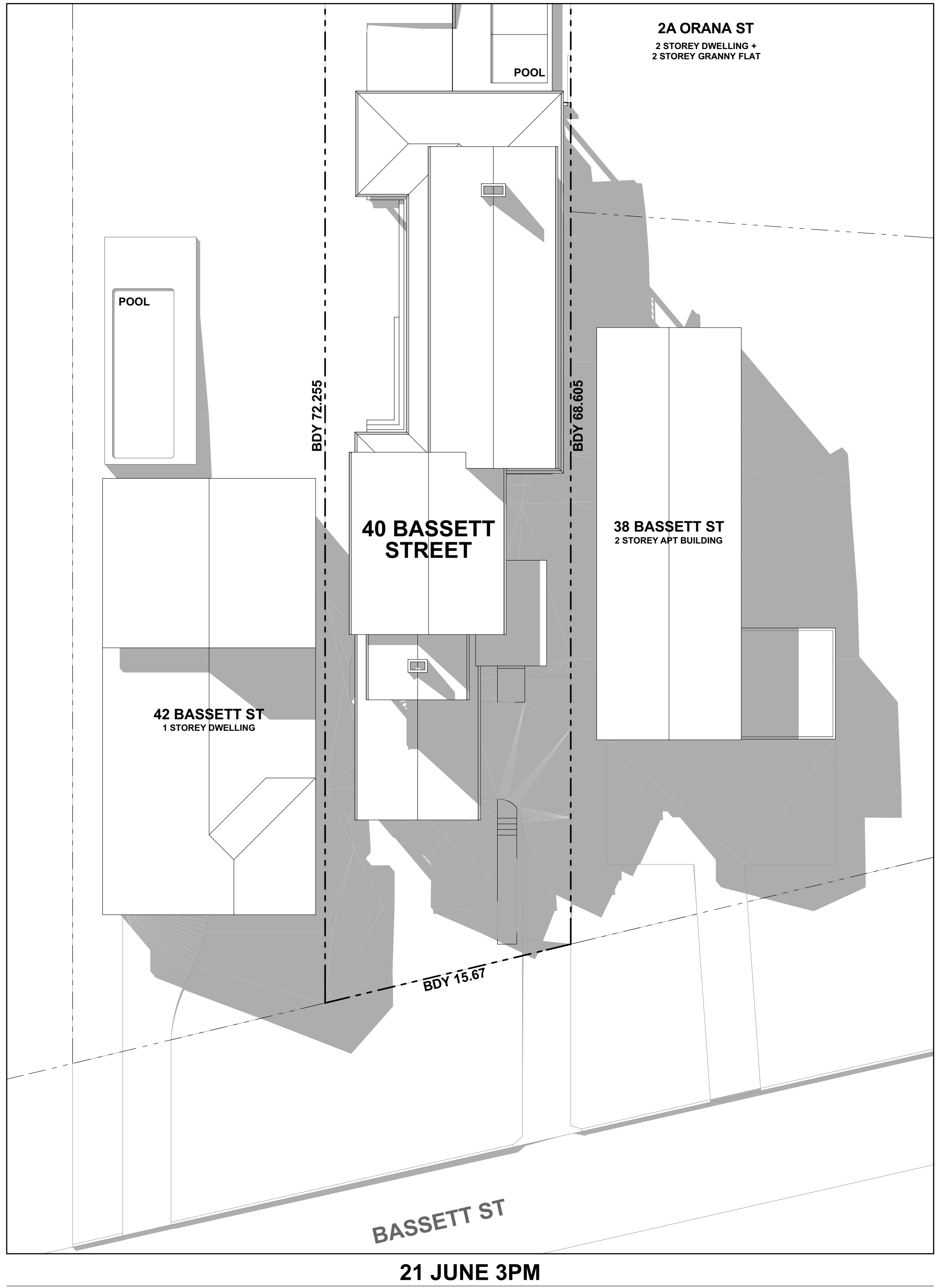
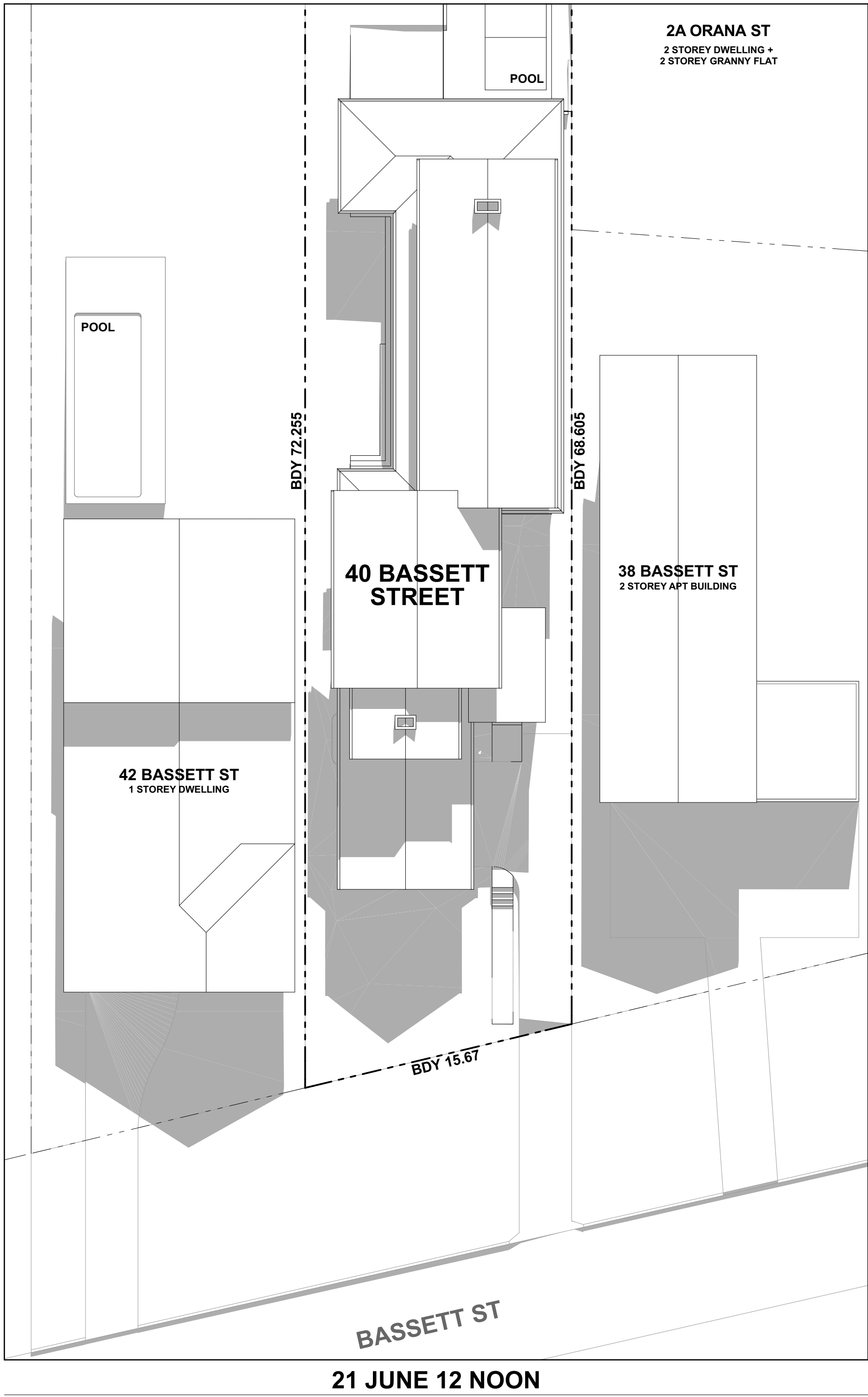
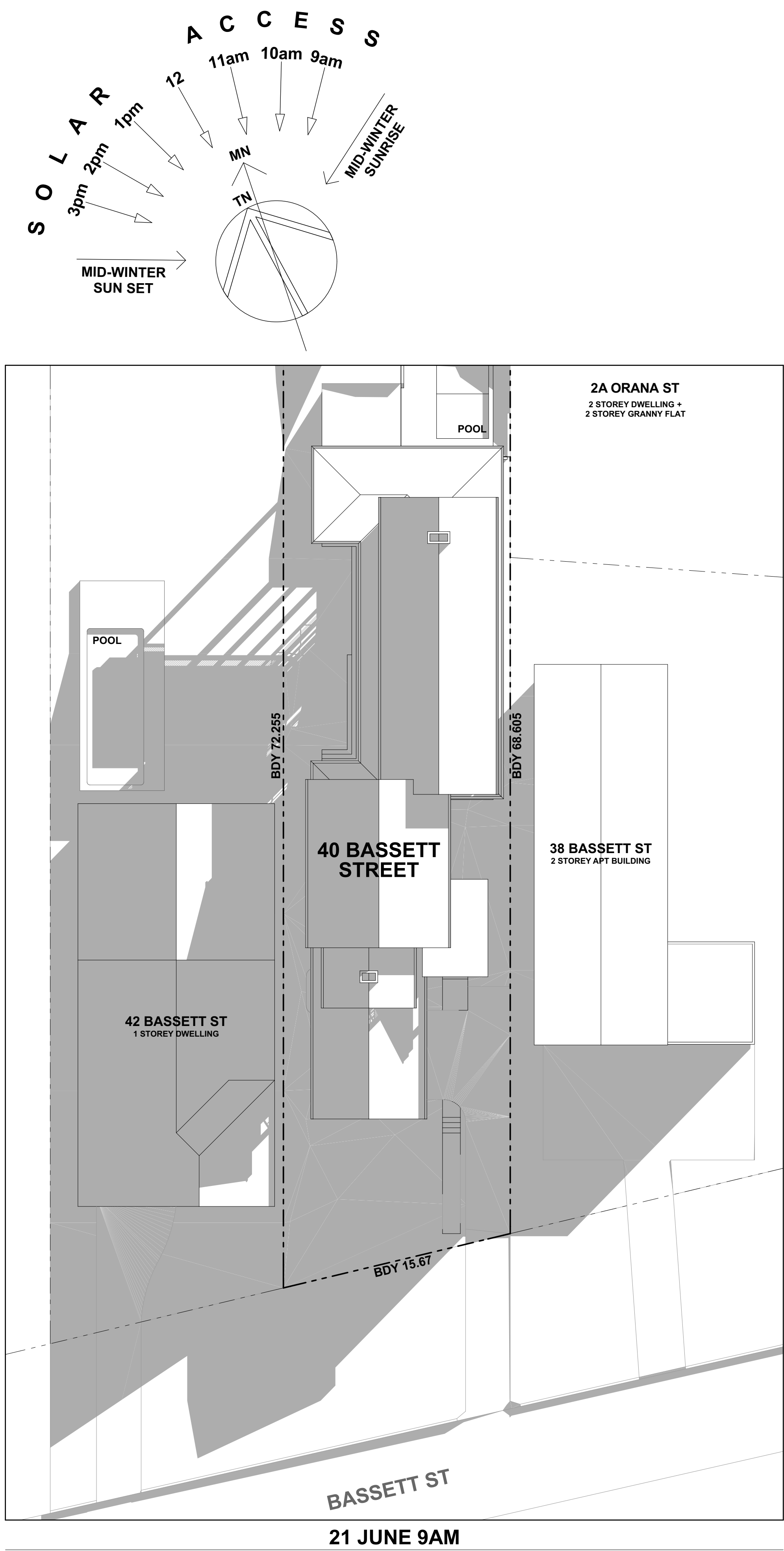
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DRAWN BY
LT / AB

DRAWING NO.
A.05

PLOT DATE
29/04/2021

REVISION
A



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DRAWING TITLE
SHADOW DIAGRAMS

PROJECT NO.
2102

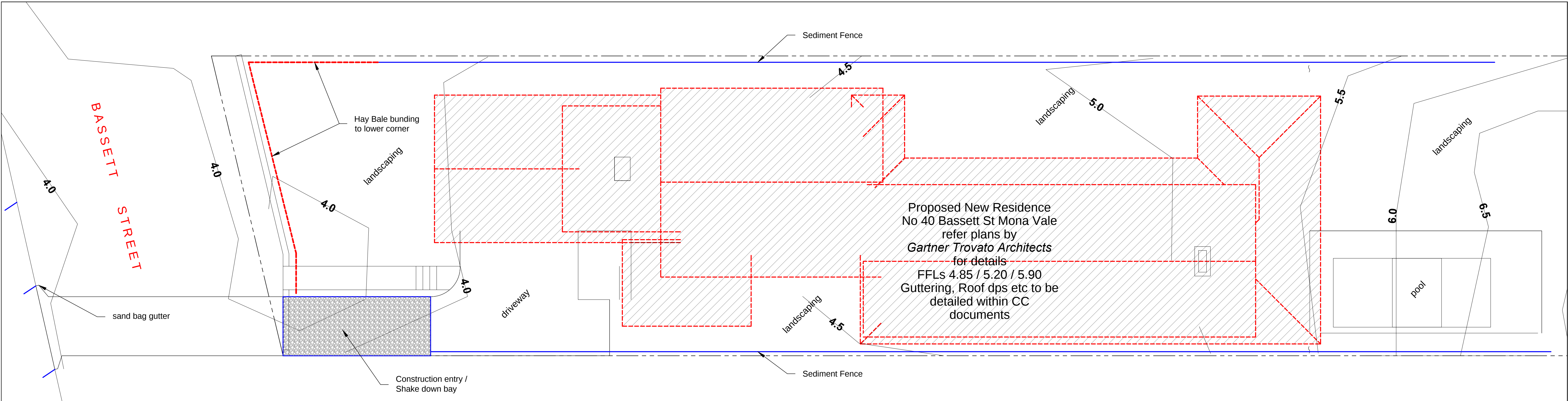
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DRAWN BY
LT / AB

DRAWING NO.
A.06

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29/04/2021

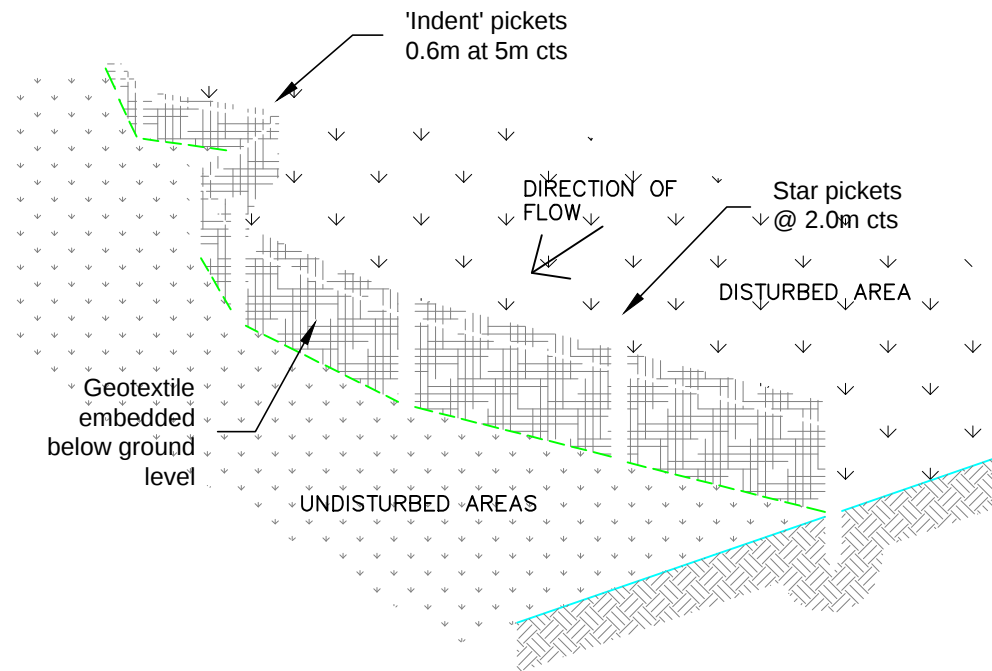
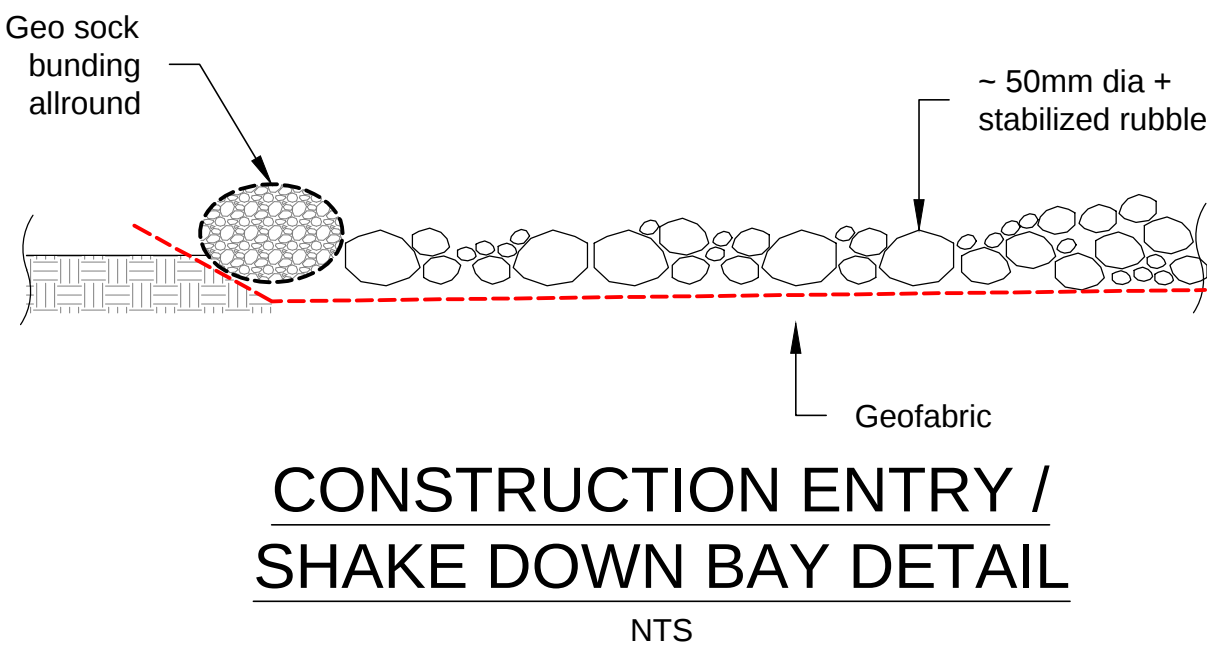
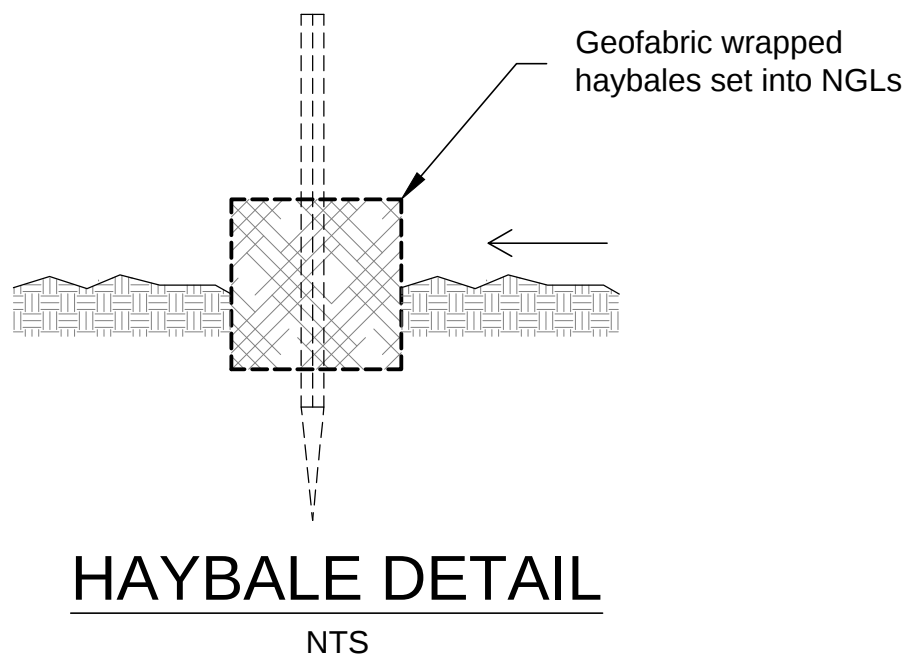
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EXCAVATION, SEDIMENT & EROSION CONTROL PLAN

~ 1:100

Works to be installed prior to any excavation works are carried out on site.
Installations are to be continually reviewed, maintained, upgraded to ensure satisfactory control of sediment and erosion.



SEDIMENT FENCE CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND @ 2.5m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE DETAIL

NTS

A1

ISSUE:		
PreLim	03 05 2021	Issued for comment

Barrenjoey Consulting Engineers pty ltd
Stormwater Structural Civil
PO Box 672
Avonlea NSW 2117
M: 0418 620 330
E: lucas@barrenjoey.com.au
ABN: 13124694917
ACN: 124694917

PROJECT:
**PROPOSED
NEW RESIDENCE
40 BASSETT ST
MONA VALE
for ~ S. EDWARDS**

DRAWING :
**SEDIMENT & EROSION
CONTROL PLAN**

Job No :
210301
Drawing No
CIV1
PreLim
Document Certification
Barrenjoey Consulting Engineers pty ltd
per
Lucas Molloy MIEA CPEng NEER Director

