

SECTION 4.55 - DA2021/0487
NEW DWELLING HOUSE
40 BASSETT ST, MONA VALE

 northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2022/0119

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
A.07	SHADOW STUDIES
A.08	LANDSCAPE CALCULATION

WINDOW SCHEDULE					
Window No.	Width	Height	Sill Height	Window Type	Area
W1	1,200	2,350	-750	SIDE HUNG	2.82
W3	2,400	3,600	0	HINGE GLAZED DOOR; TRANSOM	8.64
W4	1,900	3,500	-400	FIXED WINDOW	6.65
W5	1,000	3,440	1,248	FIXED WINDOW	3.44
W6	1,000	2,940	1,748	FIXED WINDOW	2.94
W7	1,000	2,038	2,650	FIXED WINDOW	2.04
W8	1,200	1,400	1,000	SIDE HUNG	1.68
W9	900	2,400	0	HINGE GLAZED DOOR	2.16
W10	1,200	1,400	1,000	SIDE HUNG	1.68
W11	1,200	1,400	1,000	SIDE HUNG	1.68
W12	1,200	1,400	1,000	SIDE HUNG	1.68
W13	1,600	1,400	1,000	SIDE HUNG	2.24
W14	1,600	1,400	1,000	SIDE HUNG	2.24
W16	2,099	2,100	0	BI-FOLD DOOR	4.41
W16a	2,100	600	-16	LOUVRE 102 BLADE; TRANSOM	1.26
W17	2,100	2,100	0	BI-FOLD DOOR	4.41
W17a	2,100	600	-16	LOUVRE 102 BLADE; TRANSOM	1.26
W18	2,800	2,100	0	BI-FOLD DOOR	5.88
W18a	2,800	600	1	FIXED WINDOW; TRANSOM	1.68
W19	1,600	2,700	0	HINGE GLAZED DOOR; TRANSOM	4.32
W20	1,600	2,700	0	HINGE GLAZED DOOR; TRANSOM	4.32
W21	1,600	2,700	0	HINGE GLAZED DOOR; TRANSOM	4.32
W22	900	2,300	0	FIXED WINDOW	2.07
W23	900	2,300	0	FIXED WINDOW	2.07
W24	1,500	1,800	-2,400	SIDE HUNG	2.70
W25	1,500	1,800	-2,400	SIDE HUNG	2.70
W26	1,200	1,400	0	SIDE HUNG	1.68
W27	1,200	1,400	0	SIDE HUNG	1.68
W28	1,200	1,400	0	SIDE HUNG	1.68
W29	1,600	2,400	0	HINGE GLAZED DOOR	3.84
W30	1,600	2,400	0	HINGE GLAZED DOOR	3.84
W32	1,200	2,100	-750	SIDE HUNG	2.52
W33	1,200	1,600	1,000	SIDE HUNG	1.92
W34	1,200	1,600	1,000	SIDE HUNG	1.92
W37	600	1,600	-60	SIDE HUNG	0.96
W38	1,600	1,600	-60	SIDE HUNG	2.56
W38a	550	550	3,400	FIXED WINDOW	0.30
W39	600	1,600	-60	SIDE HUNG	0.96
W43	1,600	1,100	500	SIDE HUNG	1.76
W44	1,200	1,000	1,500	SIDE HUNG	1.20
W45	1,200	1,000	1,500	SIDE HUNG	1.20
W46	1,200	1,000	1,500	SIDE HUNG	1.20
W47	1,200	1,000	1,500	SIDE HUNG	1.20
W48	600	1,000	1,500	SIDE HUNG	0.60
W49	1,200	1,400	1,000	SIDE HUNG	1.68
W50	1,500	2,400	0	HINGE GLAZED DOOR; TRANSOM	3.60
W51	1,500	2,400	0	HINGE GLAZED DOOR; TRANSOM	3.60
W52	1,200	1,400	1,000	SIDE HUNG	1.68
W53	1,800	1,400	1,000	SIDE HUNG	2.52
W54	1,800	1,400	1,000	SIDE HUNG	2.52
W55	2,000	1,400	1,000	FIXED WINDOW	2.80
W56	600	1,000	1,600	SIDE HUNG	0.60
W57	1,200	1,000	1,600	SIDE HUNG	1.20
W58	600	1,000	1,600	SIDE HUNG	0.60
W59	600	1,000	1,600	SIDE HUNG	0.60
W60	1,500	2,400	0	HINGE GLAZED DOOR	3.60
W61	1,500	2,400	0	HINGE GLAZED DOOR	3.60

BASIX NOTES

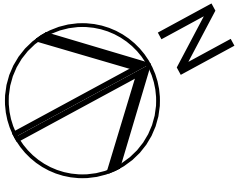
- shingle roof + sarking (roof a dark colour)
- R4.0 insulation batts to all ceilings & internal walls adjacent to roof space
- R3.0 insulation to raked ceilings & flat ceiling/flat roof
- Sarking + R2.5 batts to all external walls
- R2.0 insulation to all internal walls
- GF suspended concrete slab (minimum 150mm thickness) + R3.0 underslab insulation
- framed first floor to include R3.0 underfloor insulation
- louvre windows U=5.4 SHGC=0.58 (+/-10%)
- All other windows/glass doors aluminium framed/thermally broken frames/double glazed U=3.6 SHGC=0.47 +/-10% (hinged) SHGC=0.54 +/-10% (fixed)
- All windows/doors weather sealed
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- All exhaust fans sealed
- fireplace sealed



VIEW FROM BASSETT ST



VIEW FROM REAR



DATE	REV	DESCRIPTION
28/4/21	A	DA
7/7/21	B	DA - Revised
8/02/2022	C	S4.55

PROJECT
SECTION 4.55
40 BASSETT STREET, MONA VALE
LOT 26, SECT E, DP 6195

FOR SIMON EDWARDS

DRAWING TITLE
COVER SHEET

PROJECT NO.
2102

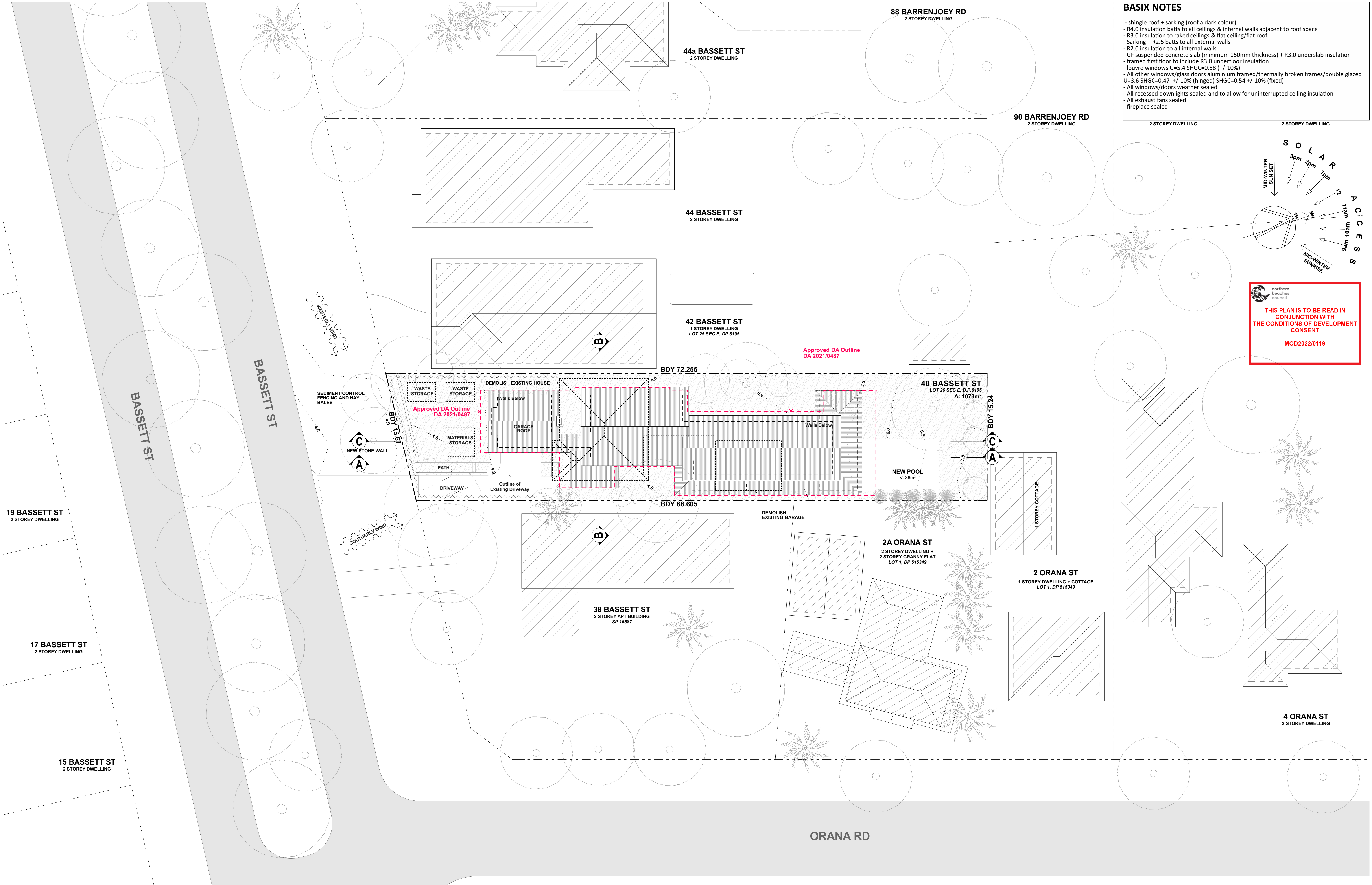
SCALE
@ A1

DRAWN BY
LT / AB

DRAWING NO.
A.00

PLOT DATE
8/02/2022

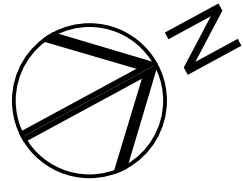
REVISION
B



- BASIX NOTES**
- shingle roof + sarking (roof a 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 + R2.5 batts to all external walls
 - R2.0 insulation to all internal walls
 - GF suspended concrete slab (minimum 150mm thickness) + R3.0 underslab insulation
 - framed first floor to include R3.0 underfloor insulation
 - louvre windows U=5.4 SHGC=0.58 (+/-10%)
 - All other windows/glass doors aluminium framed/thermally broken frames/double glazed U=3.6 SHGC=0.47 +/-10% (hinged) SHGC=0.54 +/-10% (fixed)
 - All windows/doors weather sealed
 - All recessed downlights sealed and to allow for uninterrupted ceiling insulation
 - All exhaust fans sealed
 - fireplace sealed

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2022/0119



DATE	REV	DESCRIPTION
28/4/21	A	DA
7/7/21	B	DA - Revised
8/02/2022	C	S4.55

PROJECT
SECTION 4.55
40 BASSETT STREET, MONA VALE
LOT 26, SECT E, DP 6195

FOR SIMON EDWARDS

DRAWING TITLE
SITE PLAN + SITE ANALYSIS

PROJECT NO.
2102

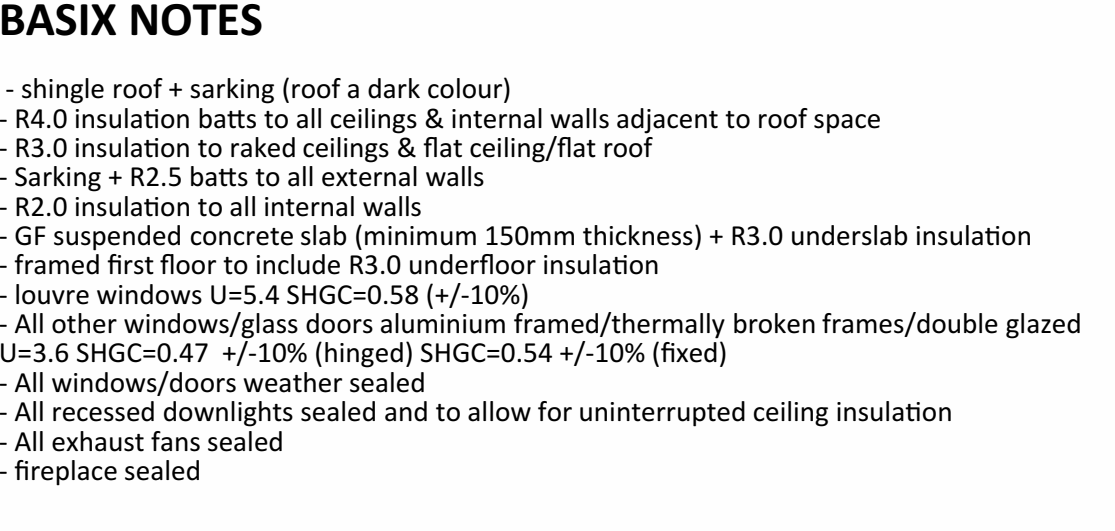
SCALE
1:200 @ A1

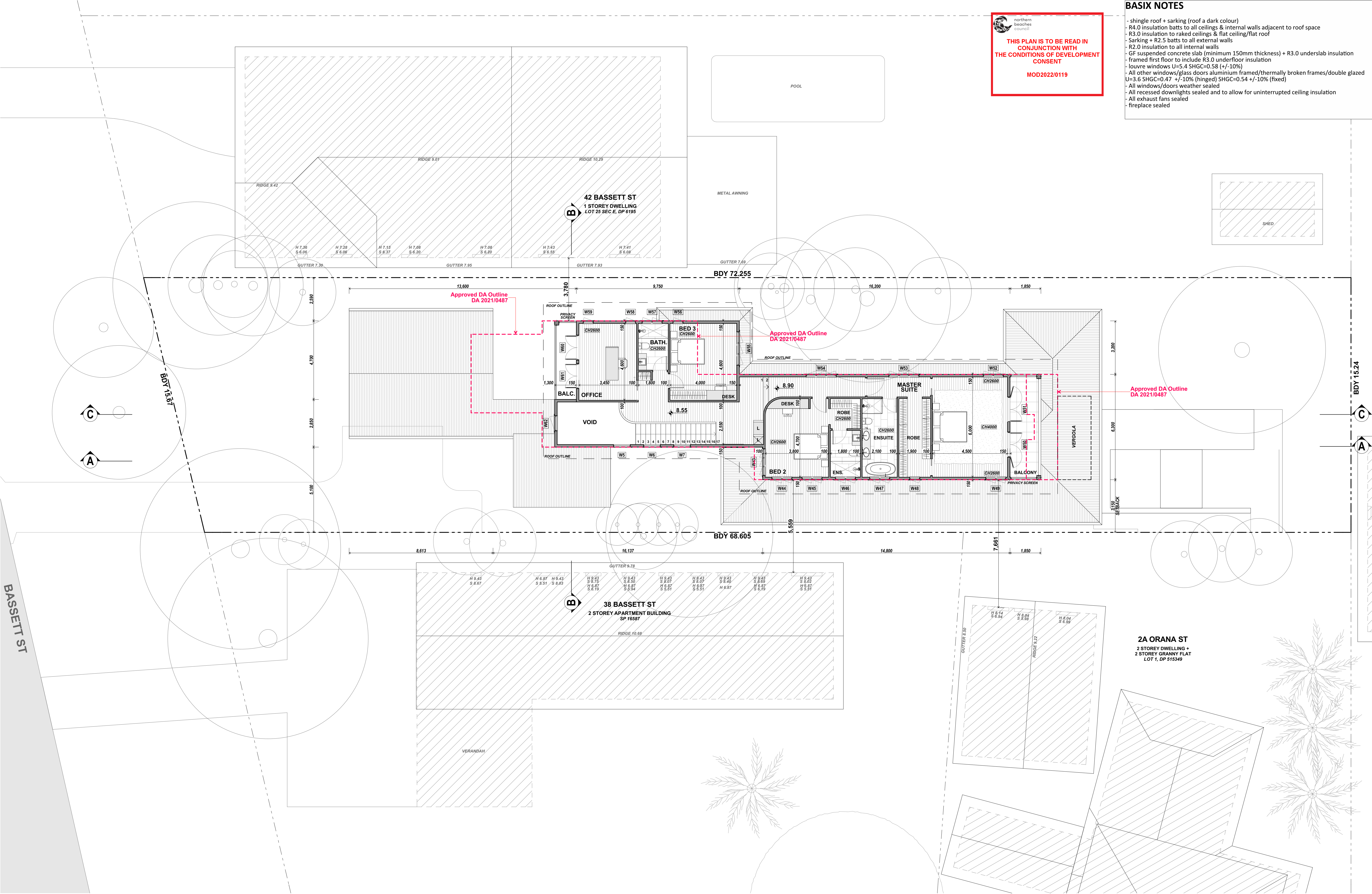
DRAWN BY
LT / AB

DRAWING NO.
A.01

PLOT DATE
8/02/2022

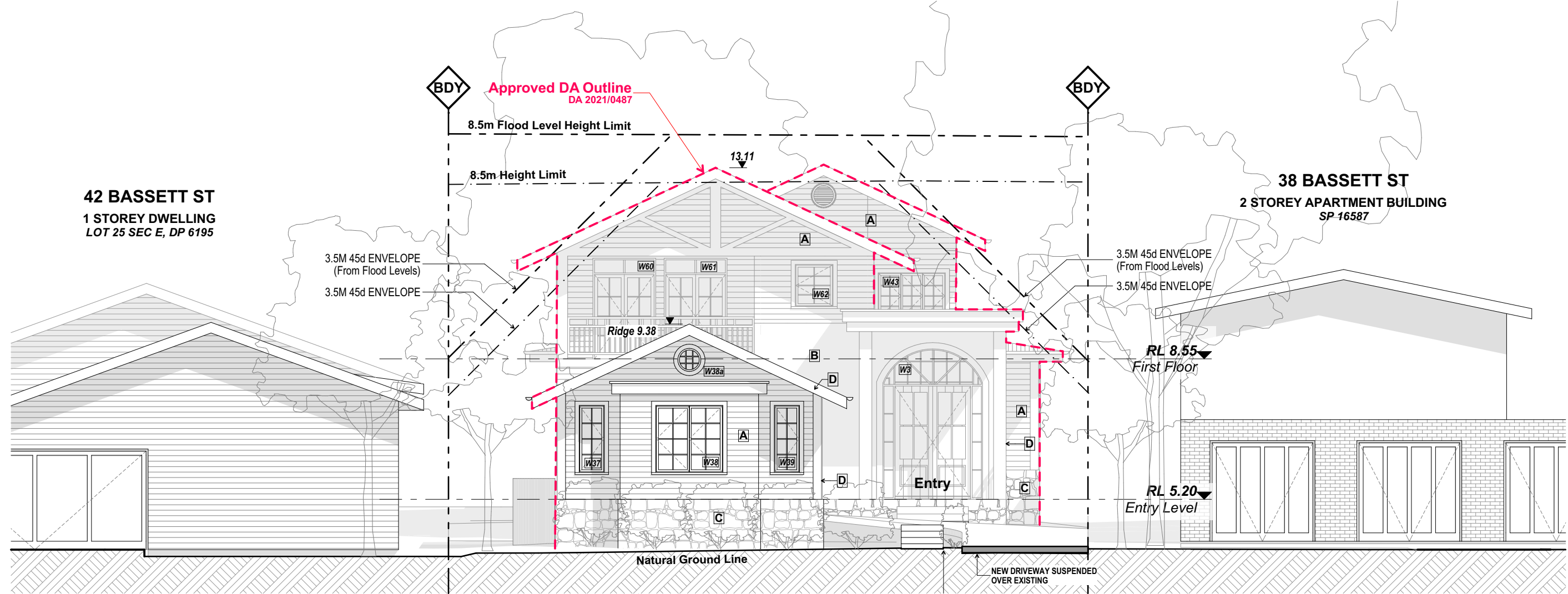
REVISION
B



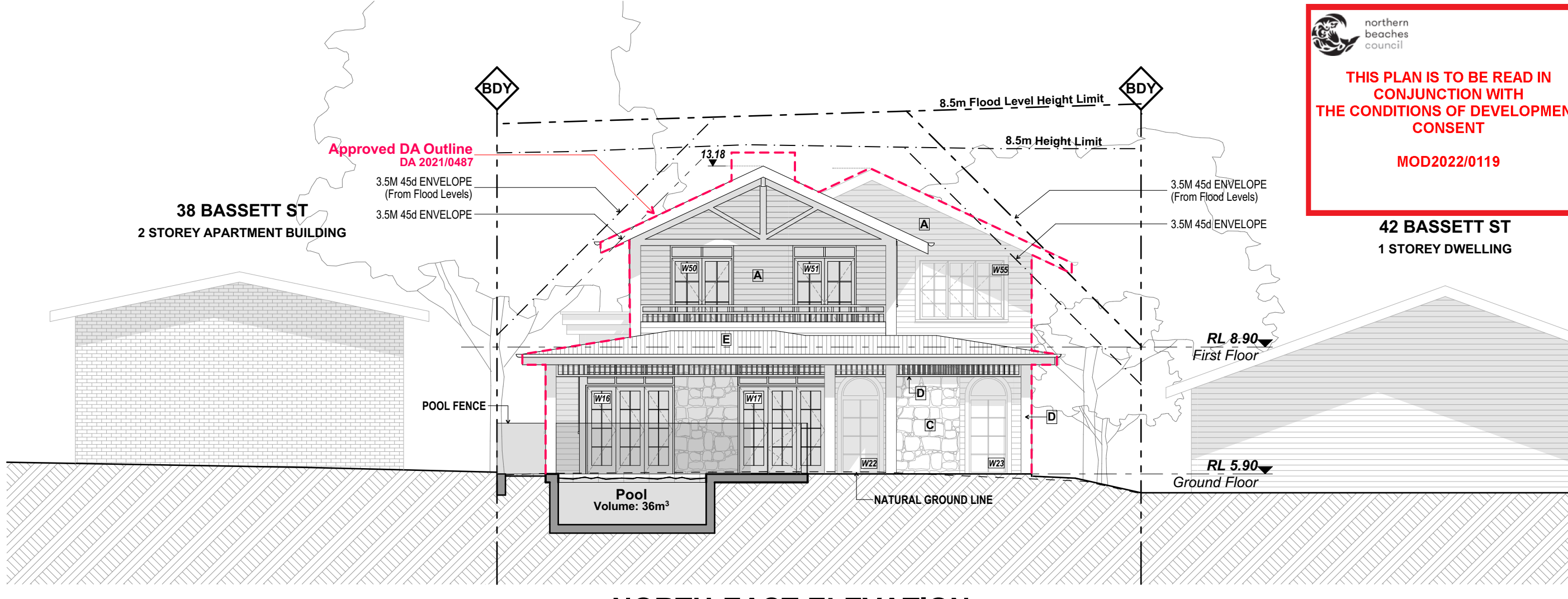


 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
MOD2022/0119

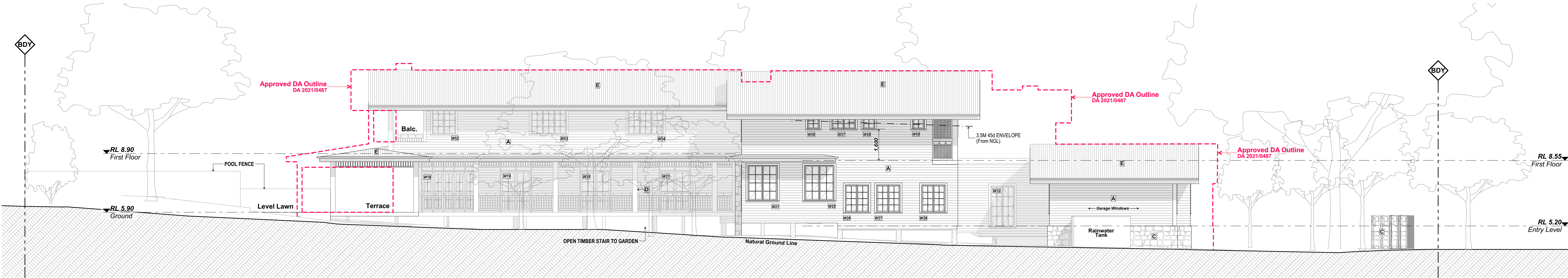
- BASIX NOTES**
- shingle roof + sarking (roof a dark colour)
 - R4.0 insulation batts to all ceilings & internal walls adjacent to roof space
 - R3.0 insulation to raked ceilings & flat ceiling/flat roof
 - Sarking + R2.5 batts to all external walls
 - R2.0 insulation to all internal walls
 - GF suspended concrete slab (minimum 150mm thickness) + R3.0 underslab insulation
 - framed first floor to include R3.0 underfloor insulation
 - louvre windows U=5.4 SHGC=0.58 (+/-10%)
 - All other windows/glass doors aluminium framed/thermally broken frames/double glazed U=3.6 SHGC=0.47 +/-10% (hinged) SHGC=0.54 +/-10% (fixed)
 - All windows/doors weather sealed
 - All recessed downlights sealed and to allow for uninterrupted ceiling insulation
 - All exhaust fans sealed
 - fireplace sealed



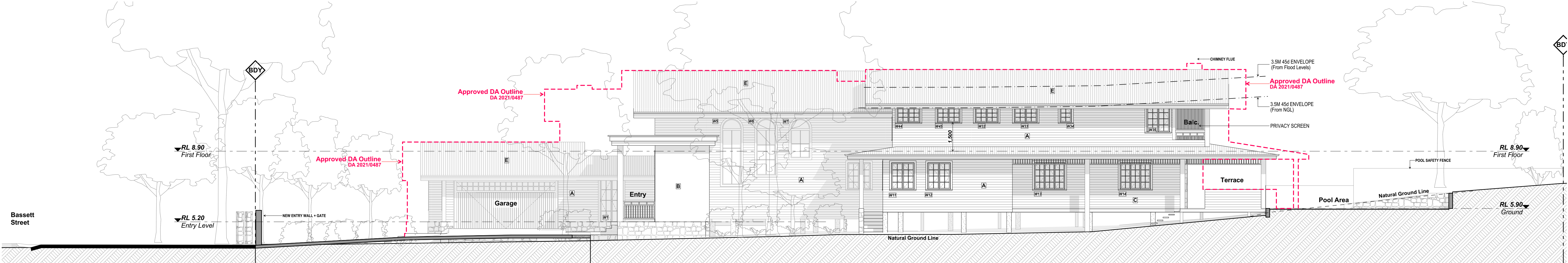
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

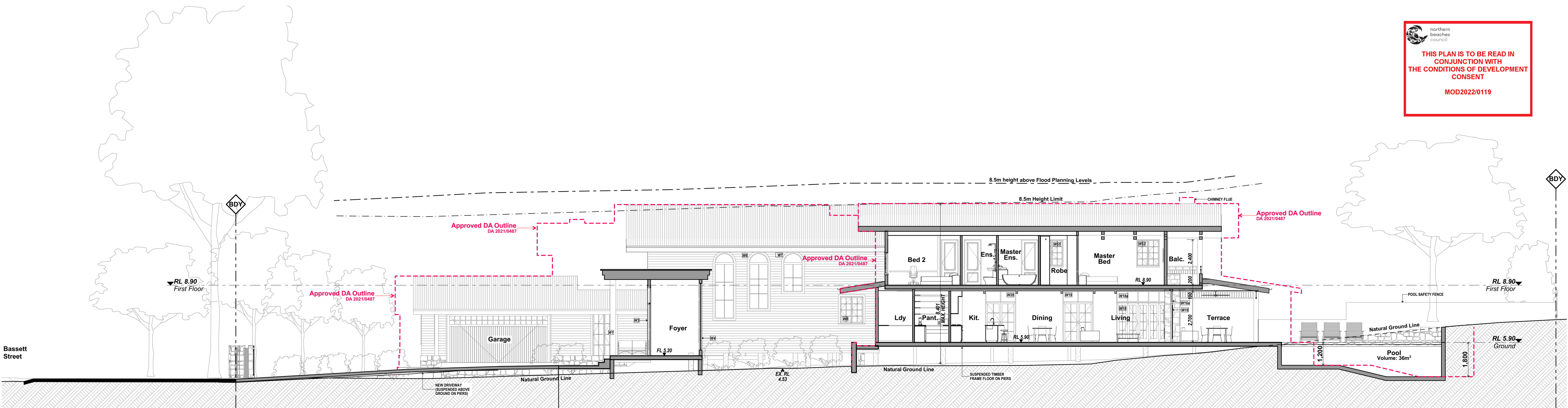


SOUTH EAST ELEVATION

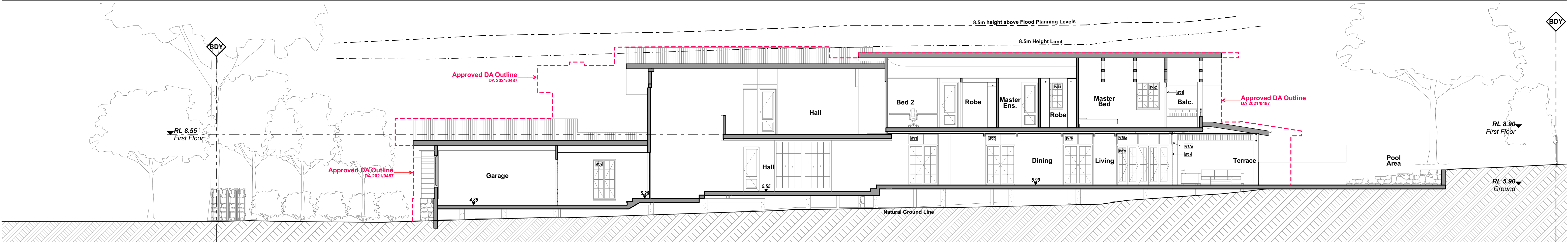
EXTERIOR FINISHES LEGEND

- 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

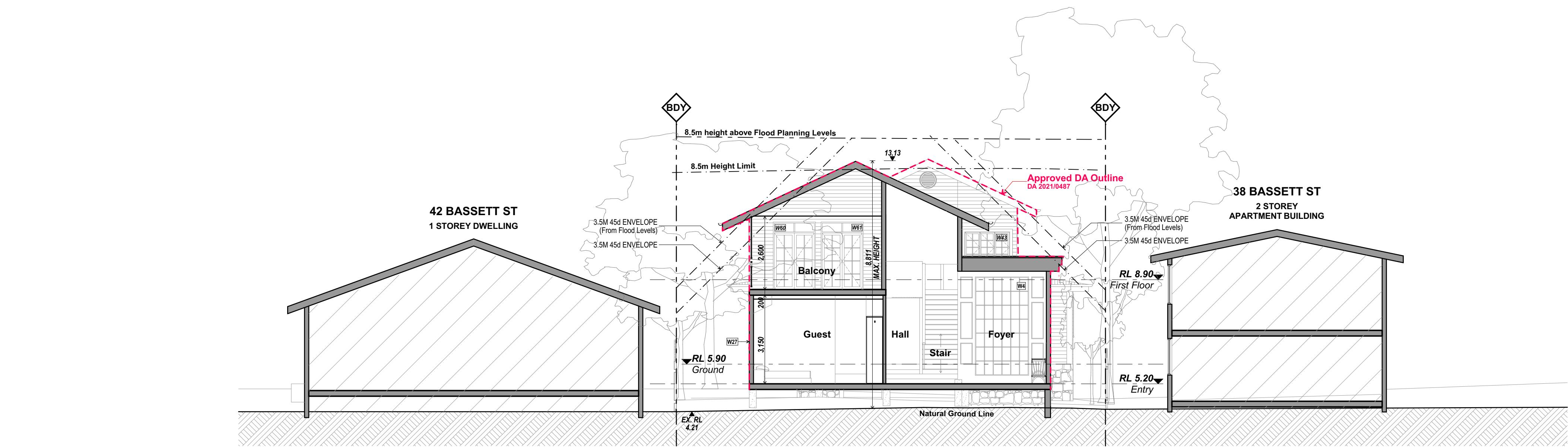




SECTION A



SECTION C



SECTION B

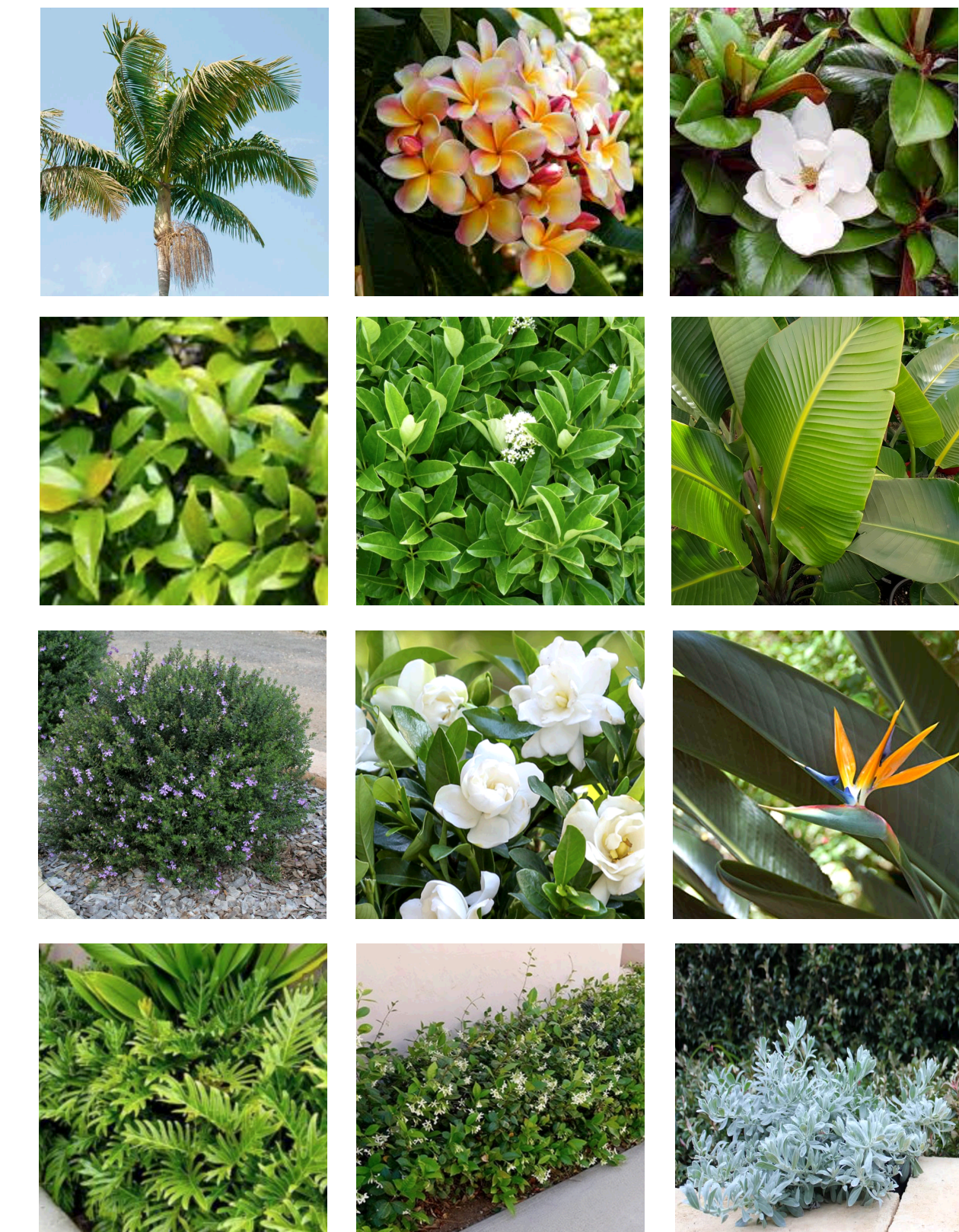
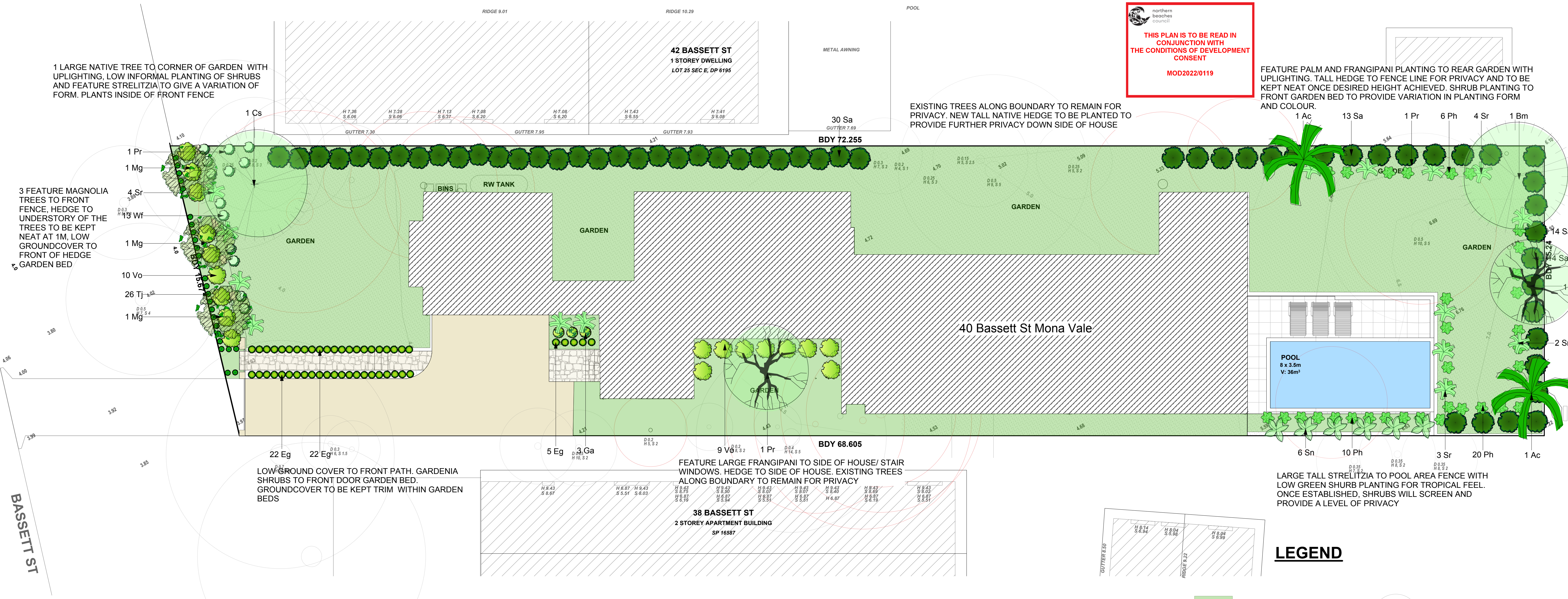
BASIX NOTES:

- Shingle roof + sarking (roof a 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 + R2.5 batts to all external walls
- R2.0 insulation to all internal walls
- GF suspended concrete slab (minimum 150mm thickness) + R3.0 underslab insulation
- framed first floor to include R3.0 underfloor insulation
- louvre windows U=5.4 SHGC=0.58 (+/-10%)
- All other windows/glass doors aluminium framed/thermally broken frames/double glazed U=3.5 SHGC=0.47 +/-10% (hinged) SHGC=0.64 +/-10% (fixed)
- All windows/doors weather sealed
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- All exhaust fans sealed
- fireplace sealed

DATE	REV	DESCRIPTION
28/4/21	A	DA
7/7/21	B	DA - Revised
8/02/2022	C	S4.55

PROJECT
SECTION 4.55
40 BASSETT STREET, MONA VALE
LOT 26, SECT E, DP 6195
FOR SIMON EDWARDS

DRAWING TITLE
SECTIONS
PROJECT NO.
2102
SCALE
1:100 @ A1
DRAWN BY
LT / AB
DRAWING NO.
A.05
PLOT DATE
8/02/2022
REVISION
C



PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	ID	NATIVE	QTY	POT SIZE	MATURE HEIGHT	MATURE WIDTH
LARGE TREES/SHRUB							
A. cunninghamiana	Bangalow Palm	Ac	YES	2	45L	25m	5m
Callistemon salignus	Willow Bottlebrush	Cs	YES	1	75L	10m	4m
Plumeria rubra	Frangipani 'tricolor'	Pr	NO	4	45L	5m	4m
Magnolia grandiflora	Magnolia 'teddy bear'	Mg	NO	3	45L	4m	3m
Backhousia myrtifolia	Grey Myrtle	Bm	YES	1	75L	4m	3m
Syzygium australe	Lilly Pilly 'elite'	Sa	YES	55	300mm	4m	2m
Strelitzia nicolai	Giant Bird of Paradise	Sn	NO	6	300mm	5m	2m
MEDIUM TREES/SHRUBS							
Westringia fruticosa	Coastal Rosemary	Wf	YES	13	300mm	2m	2m
Viburnum odoratissimum	Sweet viburnum	Vo	NO	19	300mm	2m	2m
Strelitzia reginae	Bird of Paradise	Sr	NO	15	300mm	1.3m	1.5m
Gardenia augusta	Gardenia 'florida'	Ga	NO	3	200mm	1m	1m
Philodendron	Philodendron 'xanadu'	Ph	YES	36	200mm	1m	1m
SMALL SHRUBS/ GRASSES							
Eremophila glabra	Eremphila 'blue horizon'	Eg	YES	47	100 mm	0.2m	1m
Trachelospermum jasminoides	Star Jasmine	Tj	NO	26	100 mm	0.3m	0.3m

SPECIFICATION NOTES

Soil:
New soil to all and plantings and garden beds using an organic garden mix, for general landscape use. Black soil, sand mix.

Mulch:
Fine pine bark mulch blend (15mm) or approved equivalent. Mulch to contain no weed traces.

Plants:
To use specified plant species only. New plants must be in strong, healthy condition, free from disease and insect damage.

Turf:
To use fine leaf buffalo with excellent drought and shade tolerance, Sapphire buffalo or approved equivalent. All new turfed areas to be graded, leveled with new turf top soil, 300mm dressing. Turf to be laid level, firm joints and flush to all adjoining surfaces.

Garden Beds:
All indicated garden beds to use edging to retain soil and turf from disturbing plants. Use of either treated pine or hardwood or approved equivalent, top of edging to be 15mm above turf level.

Maintenance:
Adequate care to be taken for 12 week period of planting establishment. Ensure plants are free from weeds, watered regularly, turf mowed and any failed plants are replaced.

Preparation of planting:
To all planting areas, excavate a hole for each plant large enough to provide no less than twice the depth and twice the diameter of the plant root ball.

Soil Depths:
Min soil depths are as follows:
- min 300mm for lawns
- min 600mm for shrub planting
- min 1000mm for trees

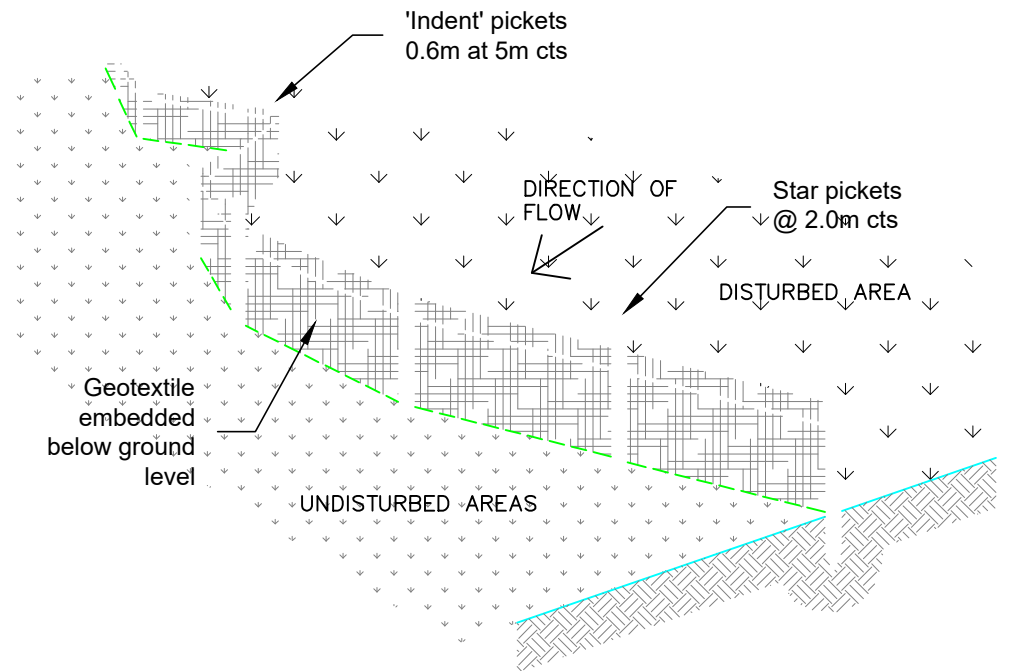
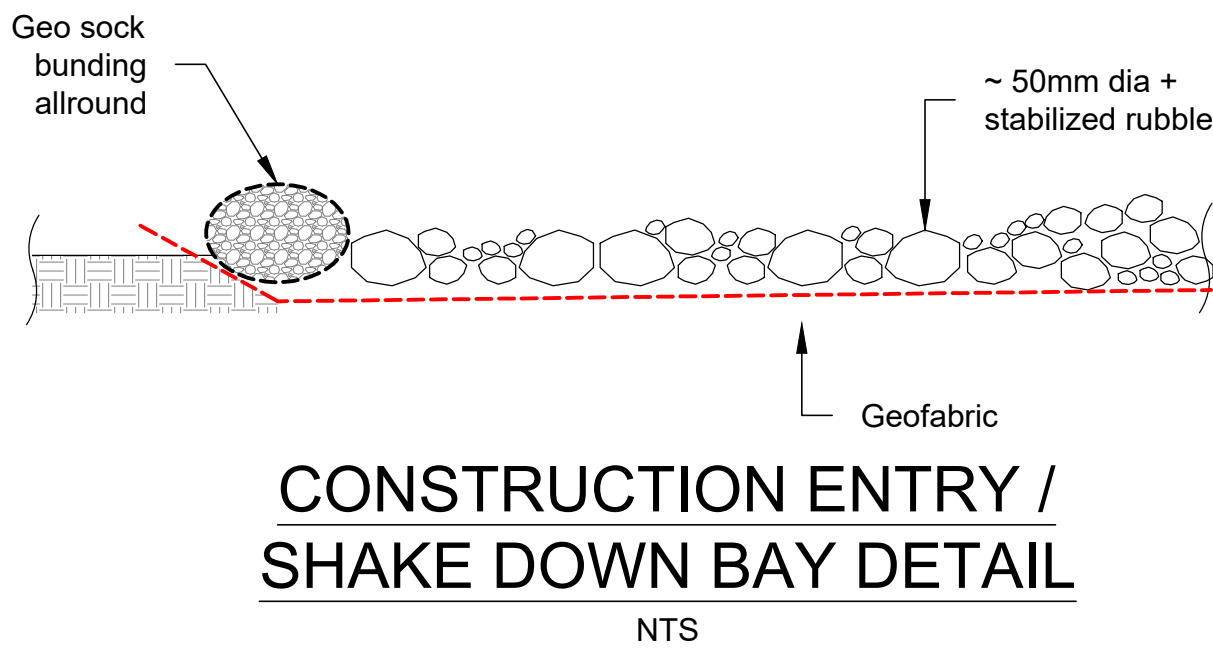
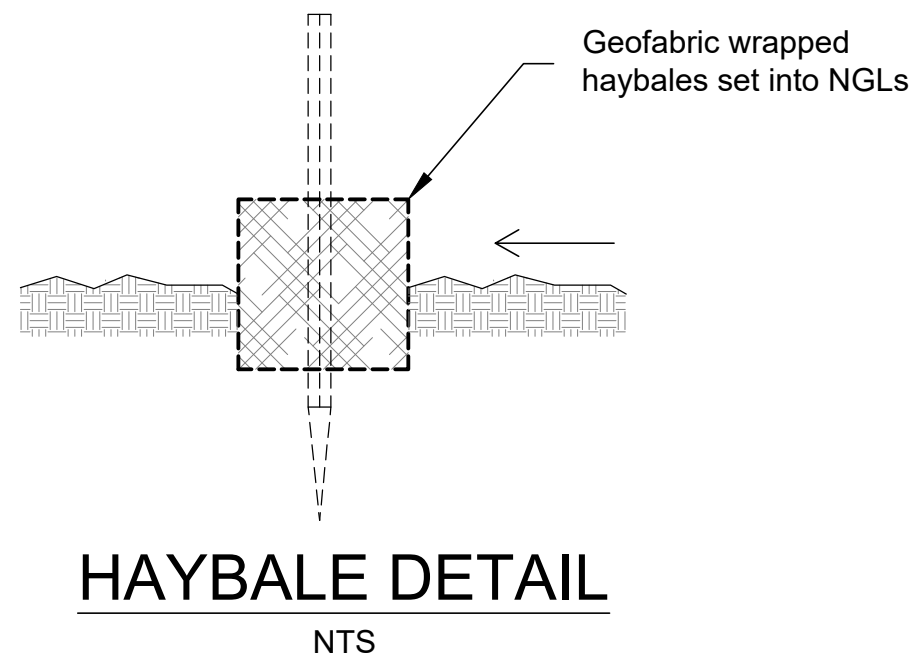
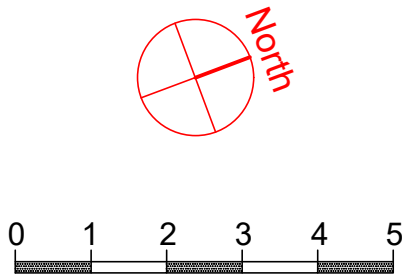
Staking:
For new tree planting, use two straight hardwood stakes, drive them into the ground, one on either side of the tree, avoiding damage to the plants roots. Secure with nylon or hessian ties to stabilise the plant and remain until the tree can safely support itself. Stakes to be 25x25x1800mm hardwood.

NOTE:
- All levels should be verified prior to construction.
- This plan should be used in conjunction with all other architectural and engineering documentation where applicable.
- Refer to architectural drawings for fences, walls, driveway profiles, steps, pool details.

A		NB		SECOND ISSUE		20.12.2021	
No.		BY		AMENDMENT		DATE	
PROJECT							
PROPOSED DEVELOPMENT 40 BASSETT ST MONA VALE							
Contractor must verify all dimensions and levels on site before commencing any work or making any shop drawings. All dimensions in millimetres unless noted otherwise.							
Figured dimensions are to be used in preference to scaling from drawing. This document is copyright and shall remain the property of CABARITA LANDSCAPES. Unauthorised amendment, retention, copying and use of this document, in any form what so ever, is prohibited.							
				Nick Bubalo BArch PO BOX 1548 MONA VALE NSW 1660 PH: 0403 986 160 EM: n.bubalo@bigpond.com			
cabarita							
LANDSCAPES							
DWG TITLE							
LANDSCAPE PLAN							
..							
..							
SCALE		DRAWN BY		DATE		DWG. SIZE	
1:100		NB		20.12.21		A1	
JOB NO.				QUOTE NO.			
01				Q			
DWG NO.						AMENDMENT	
01 - 40 Basset						A	

~ 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.

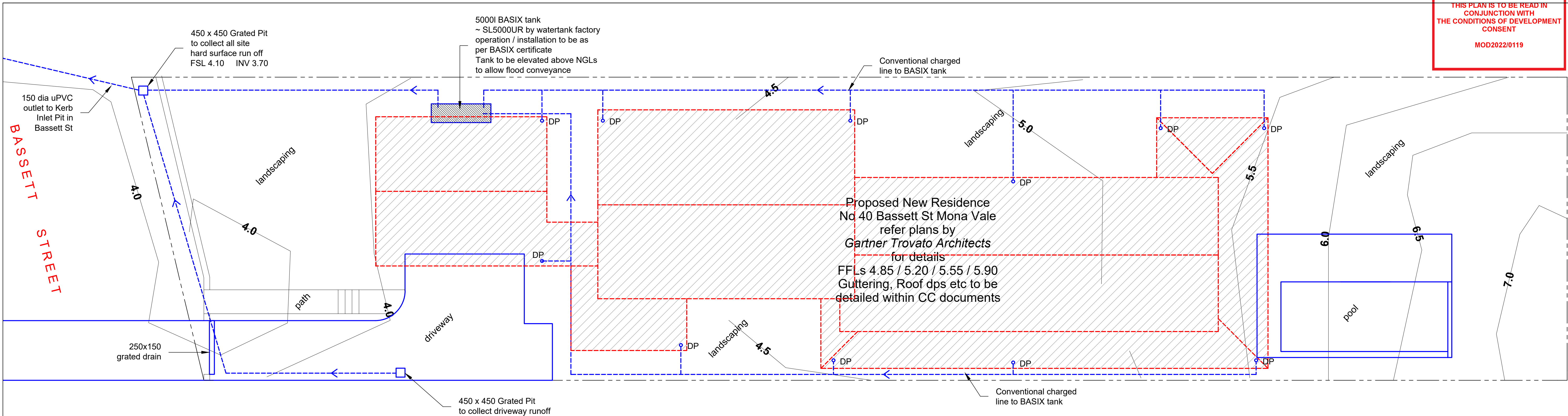


SEDIMENT FENCE CONSTRUCTION NOTES:

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 THE DOWNDRAIN. THE FENCE SHOULD BE PLACED AT THE CATCHMENT AREA. 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 FABRIC POSTS TO BE PLACED AT 2.5m INTERVALS (MAX).
3. DRIVE 1.5m LONG STAKE PITKINS INTO GROUND @ 2.5m INTERVALS (MAX) AT THE DOWNDRAIN EDGE OF THE TRENCH. ENSURE ANY STAKE PITKINS ARE FITTED WITH SAFETY CAPS.
4. GO TO THE PORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE TOP OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE NIPS AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR 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. COVER THE TRENCH OVER THE TOP OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

NTS

	ISSUE:			Barrenjoey Consulting Engineers Pty Ltd	PROJECT:	DRAWING :	Job No : 210301A	Drawing No CIV1 DA
	DA	02. 02. 2022	Issued for DA submission	Stormwater FO Box 672 Avalon NSW 2107 M: 0818 620 330 E: lucas@bceengineering.com ABN: 15124694917 ACN: 124694917	PROPOSED NEW RESIDENCE 40 BASSETT ST MONA VALE for ~ S. EDWARDS	SEDIMENT & EROSION CONTROL PLAN	Document Certification Barrenjoey Consulting Engineers Pty Ltd per Lucas Molloy MEA OPEN MER Director	



STORMWATER MANAGEMENT PLAN

~ 1:100

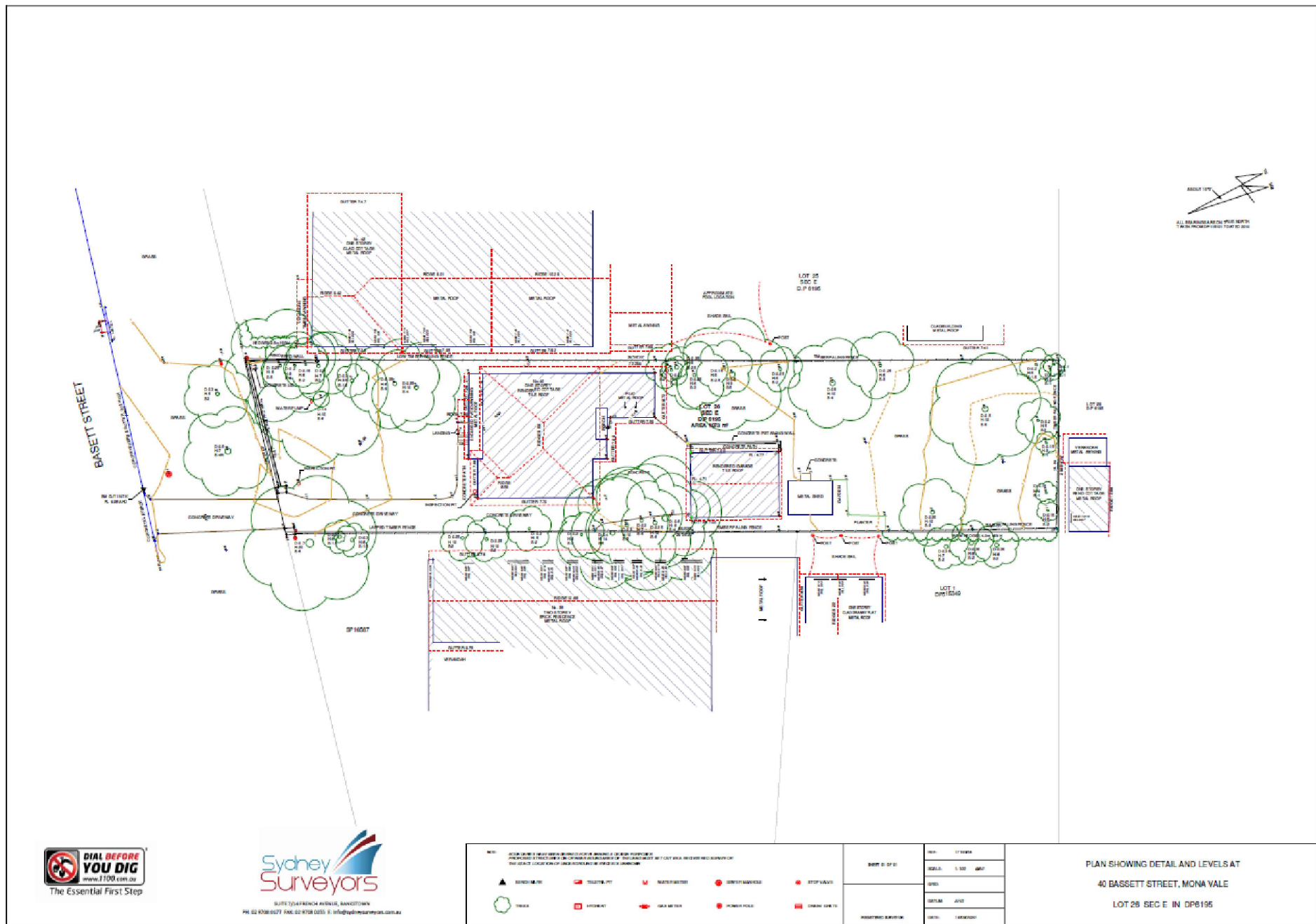
ALL WORKS TO BE OF A CONVENTIONAL NATURE AS PER NCC / BCA AND AS 3500.3 REQUIREMENTS.

IT IS TO BE NOTED THAT THE SITE IS IN A FLOOD ZONING AREA, THAT THE RESIDENCE WILL BE ELEVATED ABOVE NGLs TO ALLOW FOR THE CONVEYANCE OF FLOOD WATERS ACROSS THE SITE AND THAT THE SITE IS LOCATED AT THE LOWER END OF THE FLOOD EXTENTS / AREAS CATCHMENT. IT IS THEREFORE RECOMMENDED THAT ANY ON SITE STORMWATER DETENTION SYSTEM REQUIREMENT (AS PER NORTHERN BEACHES COUNCIL WATER MANAGEMENT FOR DEVELOPMENT POLICY 9.3.1 ONSITE STORMWATER DISPOSAL REGION 1 - NORTHERN CATCHMENTS) BE WAIVED AS IT IS SOUND ENGINEERING PRACTICE TO AVOID THE STORAGE OF ONSITE / IN FLOOD FLOWS DURING A FLOOD EVENT AS THIS PRACTICE MAYBE BE DETRIMENTAL TO THE FLOOD CONVEYANCE.

STORMWATER

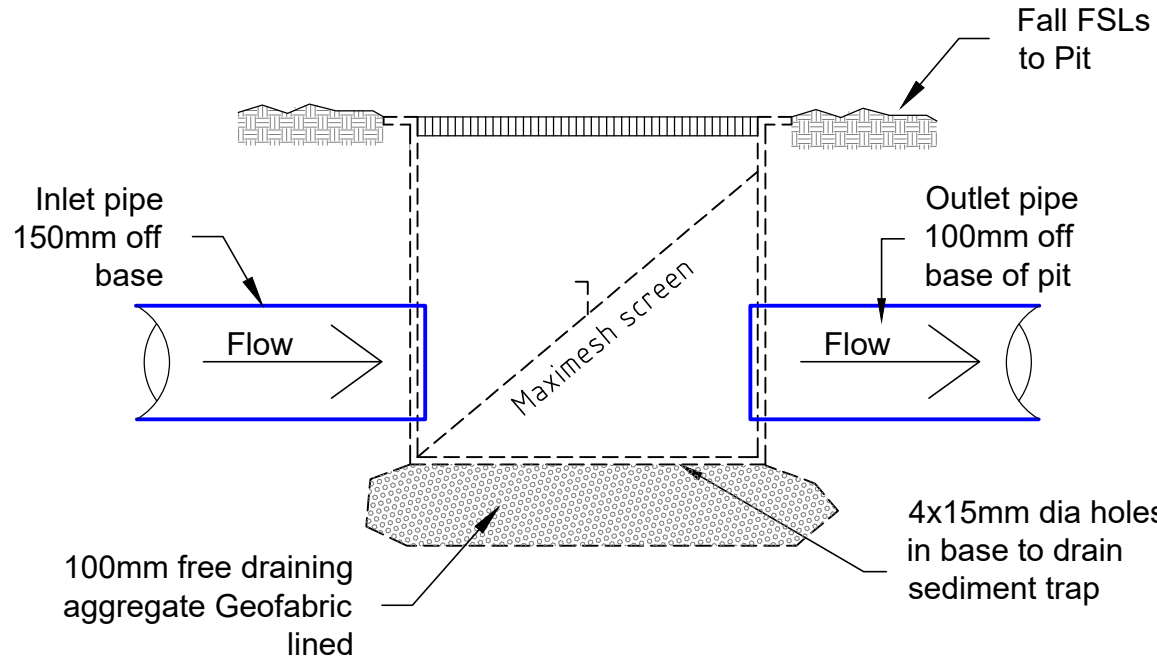
NOTES

- All roof collection components (ie gutters / DPs etc) are to be located / sized by the Developments contracting Plumber for a **5 % AEP** event capacity.
- All pipes to be uPVC to AS 1254:2002.
- All pipes to be laid at the grade required to match pit invert levels.
- All pipes to be installed and laid in accordance with AS 3500.3:2003.
- All roof guttering/ down pipes / valley gutters / box gutters etc are to be sized and installed in accordance with AS 3500.3:2003.
- All pits are to be proprietary uv resistant polypropylene or similar unless noted (approved by the Engineer) and are to include a min 50mm sediment trap in the base and a maximesh screen laid at 45° across the pit to protect the outlet pipe.
- All pits greater than 600mm in depth are to be proprietary precast concrete (approved by the Engineer).
- All pits greater than 1000mm in depth are to have adequate access requirements in accordance with OH&S/Workcover requirements (ie; minimum dimensions 900x900mm with step irons).
- All works are to be inspected and certified by the Principle Certifying Authority prior to backfilling.
- All works requiring certification by the Engineer will require a works as executed survey prepared by a registered Surveyor detailing all levels etc as on the Engineering plans.
- The system is to be flushed and cleaned of all sediment and debris annually.
- The system will require regular cleaning and maintenance to ensure its ability to function is maintained.
- To ensure the system's ability to function is maintained it is to be inspected and certified as operating effectively by a licensed plumber every 5 years, and an engineer every 20yrs.
- All existing predevelopment catchment area run-off conditions exiting the site are to be maintained with no run-off flows being diverted from the predevelopment condition.



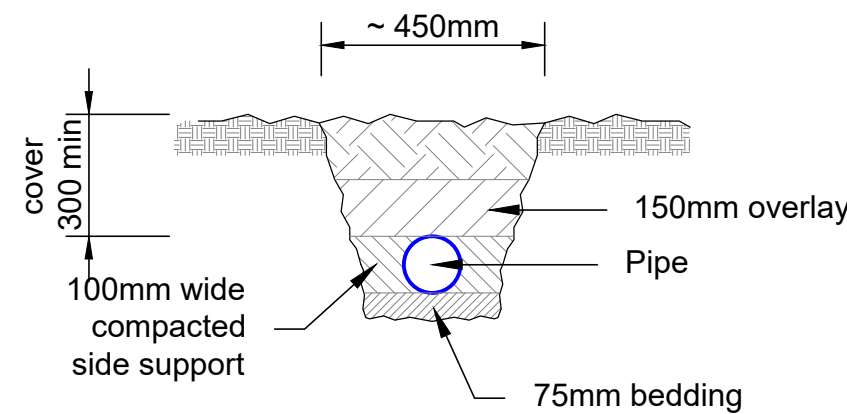
EXISTING SITE SURVEY

~ NTS



TYPICAL PIT DETAIL

~ 1 : 20



TYPICAL uPVC PIPE & TRENCH DETAIL

~ 1 : 20

Bedding / overlay to be -

- sand, free from rock, hard or sharp objects
- max 14mm crushed rock or gravel
- the excavated material free of rock, hard or sharp objects and broken up with no soil lumps > 75mm dia

ISSUE:

DA

02. 02. 2022

Issued for DA submission

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 :

STORMWATER MANAGEMENT
PLAN

Job No :

210301A

Drawing No

SW1 DA

Document Certification

Barrenjoey Consulting Engineers Pty Ltd
per
Lucas Molloy MEA OPEN NER Director