

1. DEMOLITION

Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:

- Protection of site workers and the general public
- Asbestos handling and disposal where applicable

2. PEST CONTROL

Termite protection to be provided in accordance with NCC 3.1.4 and AS 3660.1

3. TIMBER FRAMING / CLADDING

All timber framing shall comply with AS1684
All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies + installed with AS/NZS 4200.1 + AS/NZS 4200.2
All external wall Claddings must be complaint with the requirements of N.C.C. 2019 Vol 2 Part 3.5.4. deemed to satisfy provisions and AS/NZS 1859.4.

4. METAL ROOF

Metal Roof Design and Installation shall be in accordance with N.C.C 2019 Vol 2 Part 3.5.1. AS/NZS 156

5. STAIRS

All stairs providing access to comply with N.C.C. 2019 Vol2 Part 3.9.1 & 3.9.2 and AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet

6. BALUSTRADES

In accordance with NCC 3.9.2 - balustrades to be at least 1m above the FFL of balconies and landings , and no less rhan 865mm above nosing line of stairs ; incorporate openings no larger than 125mm and where the fall of >4m, to have no climbable members between 150-760mm
Balustrades to comply with AS1170 AS 1288 and AS/NZS 2208

7. WINDOWS

All windows to be restricted in accordance with N.C.C 2019 Vol 2 Part 3.9.2.6 & Part 3.9.2.7. Protection of openable windows where floor below is greater than 2 meters

8. WATERPROOFING

Waterproofing shall be carrier out in accordance with NCC 3.8.1 and AS4654-2012

9. CONDENSATION

Condensation Management must be adhered to in accordance with N.C.C. 2019 Vol 2 Part 3

9. SMOKE ALARMS

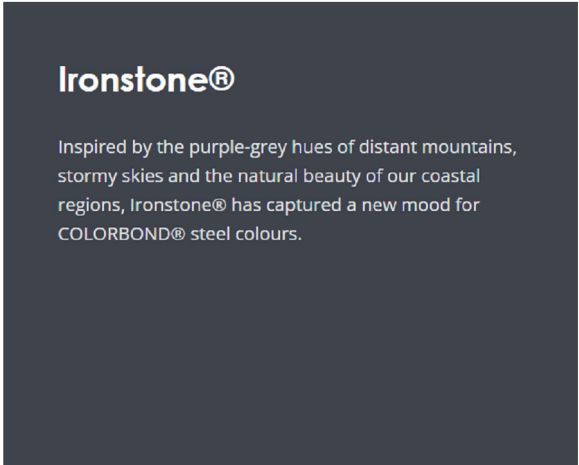
Proved hardwired & interconnected smoke and fire detection devices. Smoke alarms to be installed to AS 3786 and the N.C.C. 2019 Vol 2 Part 3.7.5

10. FIRE SAFTY

An external wall of Class 1 buildings and any openings in that wall must comply with NCC 3.7.2 if the wall is less than 900mm from an allotment boundary
Eaves within 900mm of allotment boundries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA

11. SEDIMENT CONTROL

Sediment & Erosion control are to be installed and maintained during the life of the project



ROOF COLOUR



SHEET LIST

Sheet Number	Sheet Name	Sheet Issue Date
A100	NOTES	20/12/2021
A101	SITE PLAN	20/12/2021
A102	DRIVEWAY	20/12/2021
A103	ROOF PLAN	20/12/2021
A104	GROUND FLOOR PLAN	20/12/2021
A105	FIRST FLOOR PLAN	20/12/2021
A106	ELEVATIONS	20/12/2021
A107	ELEVATIONS	02/23/22
A108	ELEVATIONS	20/12/2021
A109	SECTIONS	20/12/2021
A110	SECTIONS	20/12/2021
A111	WINDOW & DOOR SCHEDULE	20/12/2021
A112	DEMOLITION & WASTE MANAG.	12/20/21
A113	SHADOW DIA	20/12/2021

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	28.07.2021	ENVELOPES	KM	-
	29.11.2021	CONCEPT 4	KM	
1	20.12.2021	DA ISSUE	KM	

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BLUE SKY

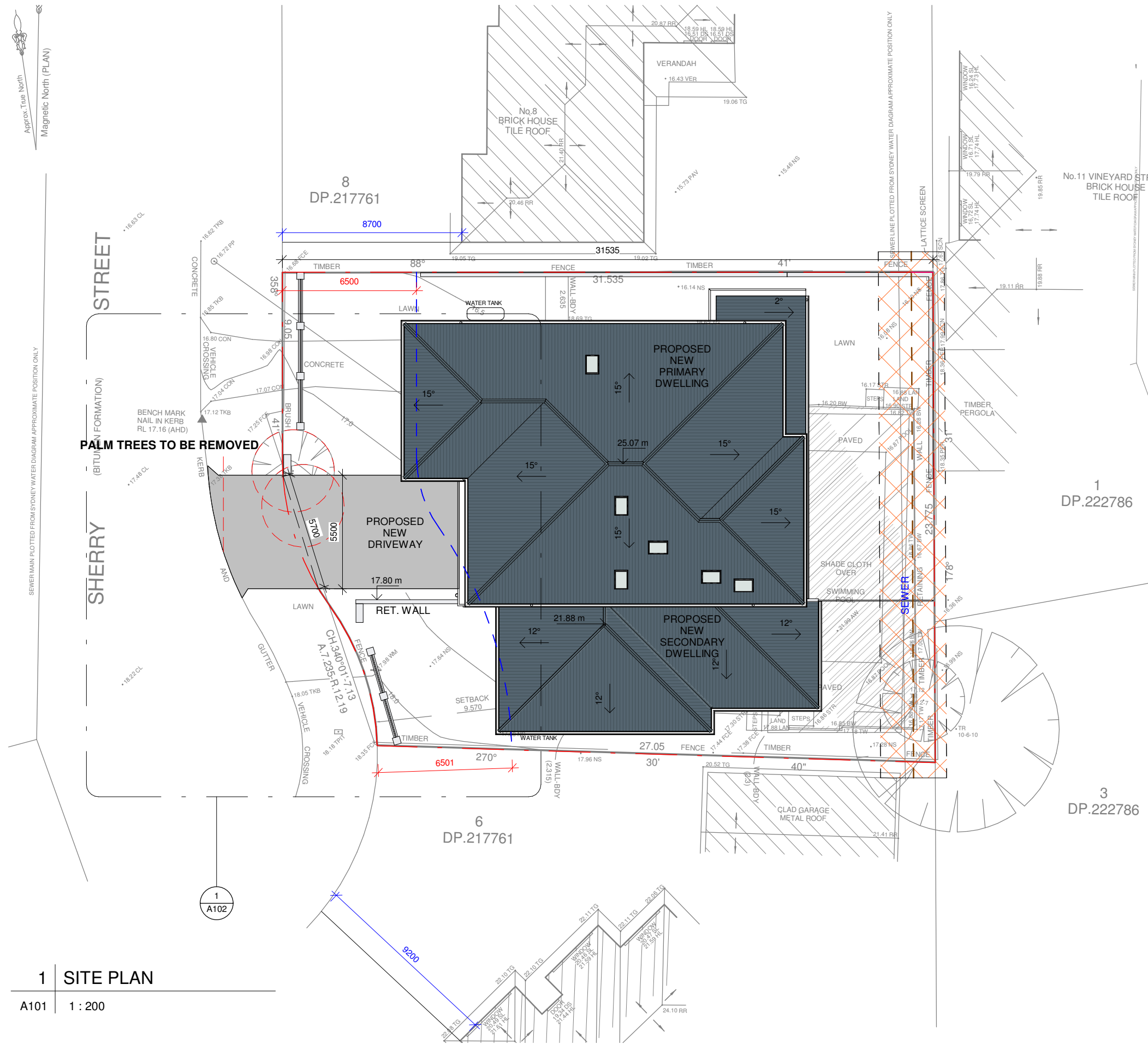
BUILDING DESIGNS

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:	NEW BUILD
PROJECT NO.:	2021014
AT:	7 SHERRY STREET, MONA VALE
FOR:	REBECCA & ALEX GILLESPIE

SHEET TITLE:	NOTES
SHEET NO:	A100
SCALE A3:	1 : 65



1 SITE PLAN

A101 1 : 200

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	28.07.2021	ENVELOPES	KM	-
-	29.11.2021	CONCEPT 4	KM	-
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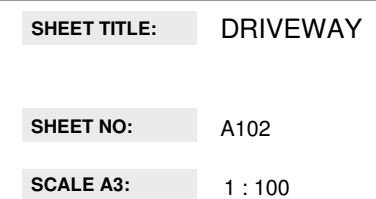
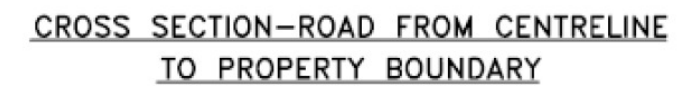


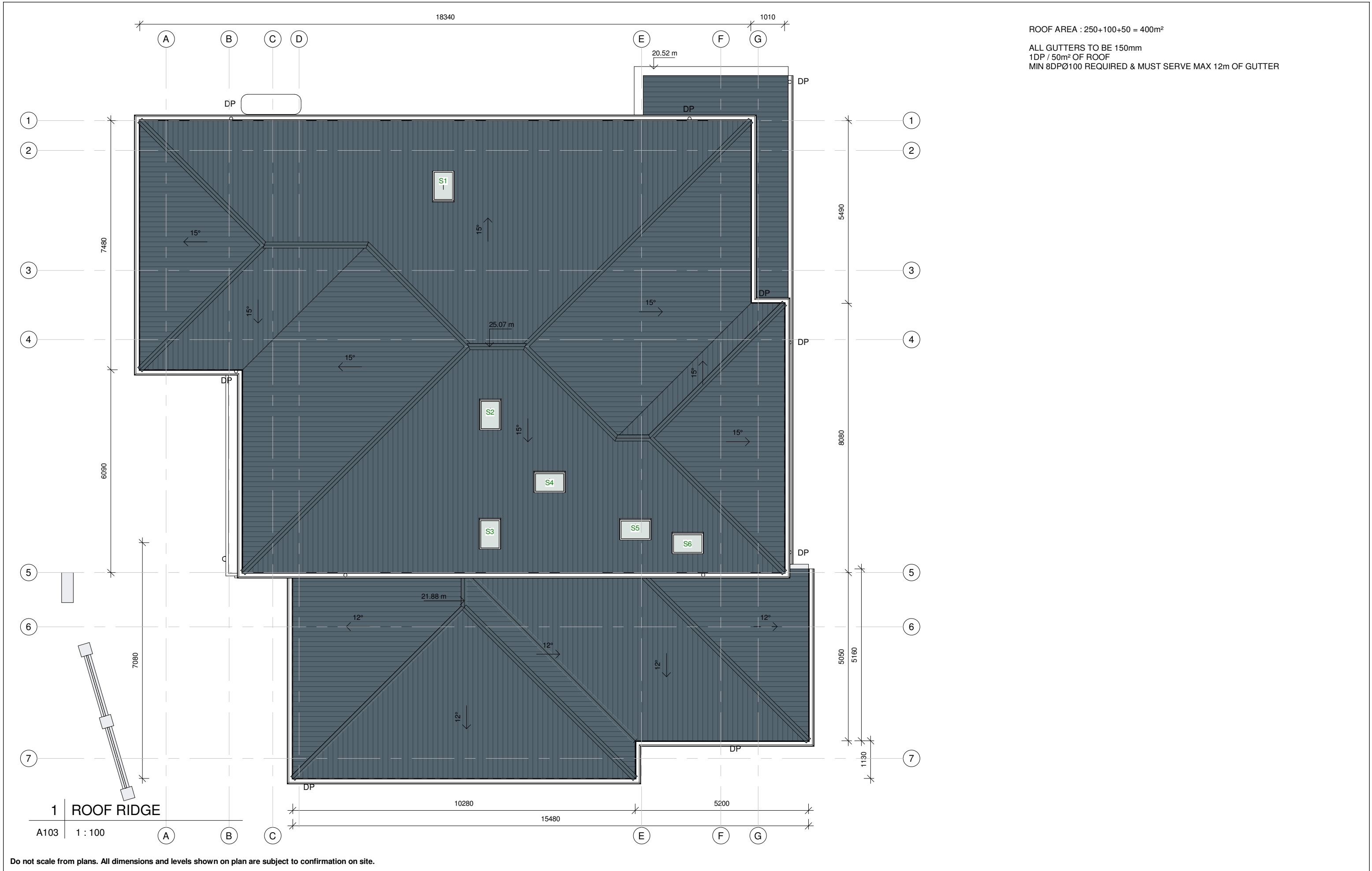
2 SITE CALCULATIONS - PROPOSED

A101 1 : 400

CALCULATION TABLE

ZONE	R2 - LOW DENSITY RESIDENTIAL
TITLE	LOT 7 DP 217761
HAZARDS	FLOOD RISK - LOW RISK
SITE AREA	704m ²
MAX. BUILDING HEIGHT	Hmax = 8.5 m
PROPOSED	
HOUSE - GFA	136m ² +175m ² = 311m ²
GARAGE + STORAGE - GFA	49m ²
SECONDARY DWELLING - GFA	60m ²
SITE COVERAGE	276+29 = 305m ² / 43.0%
HARD SURFACE	44+6.5 = 50.5m ² / 7.0%
SOFT LANDSCAPED AREA	348.5m ² / 50%





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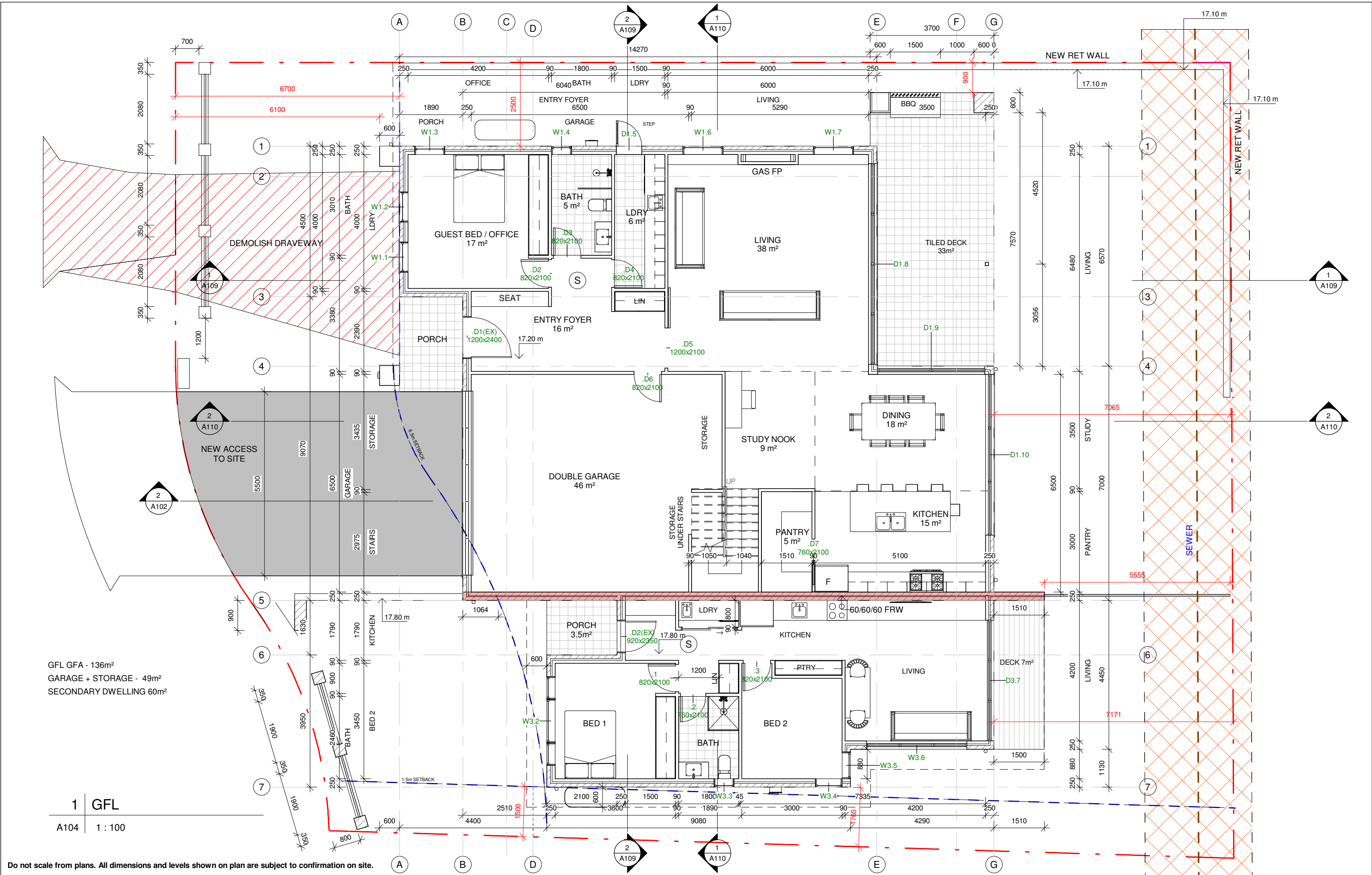
BUILDING DESIGNS

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www.blueskybuildingdesigns.com.au

PROJECT TITLE:	NEW BUILD
PROJECT NO.:	2021014
AT:	7 SHERRY STREET, MONA VALE
FOR:	REBECCA & ALEX GILLESPIE

SHEET TITLE:	ROOF PLAN
SHEET NO:	A103
SCALE A3:	1 : 100



GFL GFA - 136m²
GARAGE + STORAGE - 49m²
SECONDARY DWELLING 60m²

1 | GFL
A104 | 1 : 100

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
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-	29.11.2021	CONCEPT 4	KM	-
1	20.12.2021	DA ISSUE	KM	-

BLUE SKY

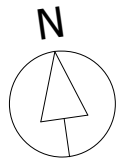
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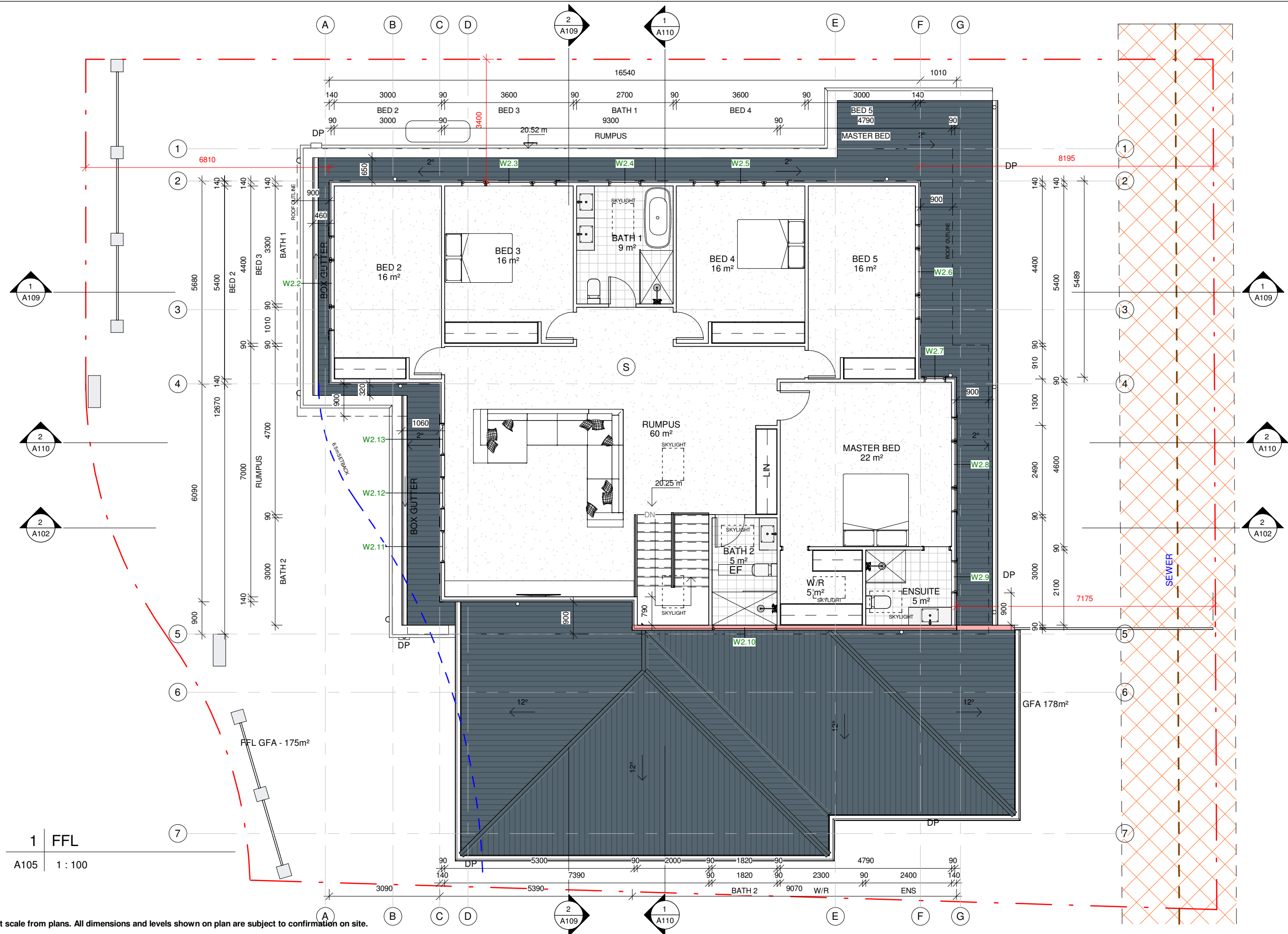
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PROJECT TITLE: NEW BUILD
PROJECT NO.: 2021014
AT: 7 SHERRY STREET, MONA VALE
FOR: REBECCA & ALEX GILLESPIE

SHEET TITLE: GROUND FLOOR PLAN
SHEET NO: A104
SCALE A3: 1 : 100



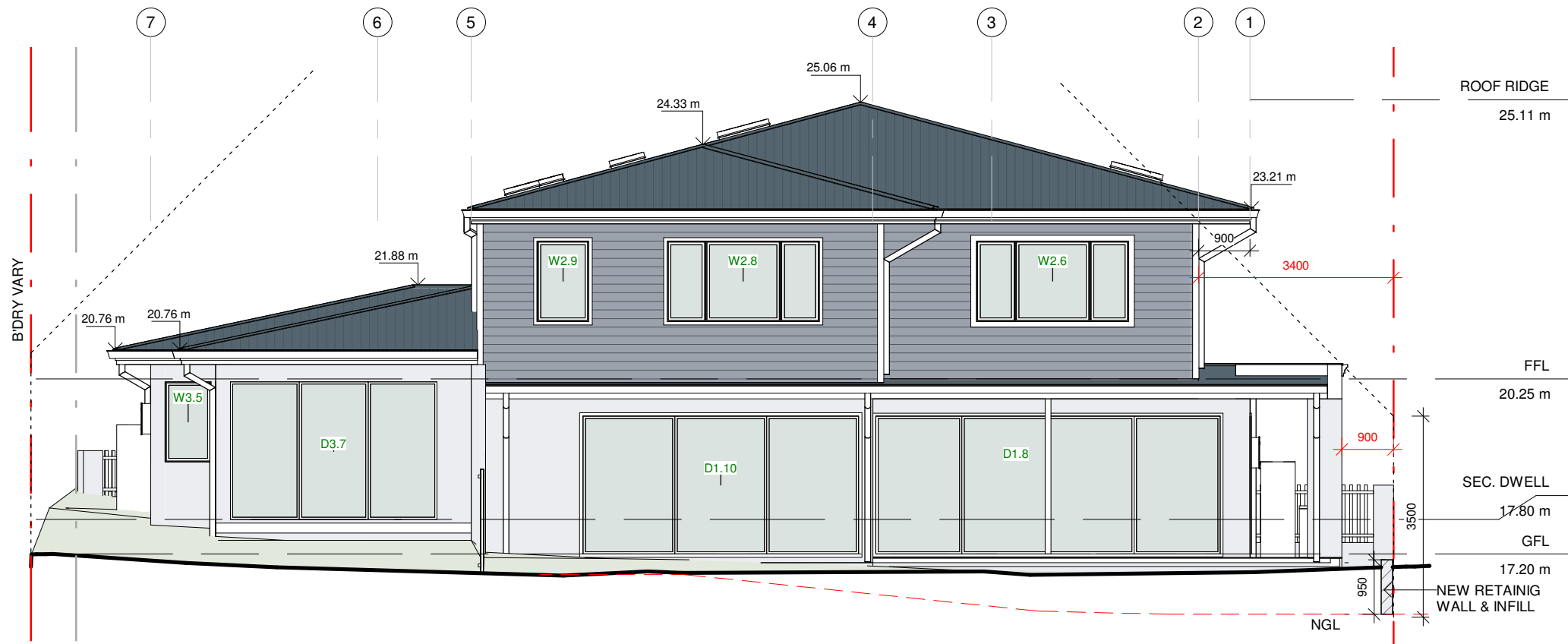


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1 EAST ELEVATION

A107 1:100

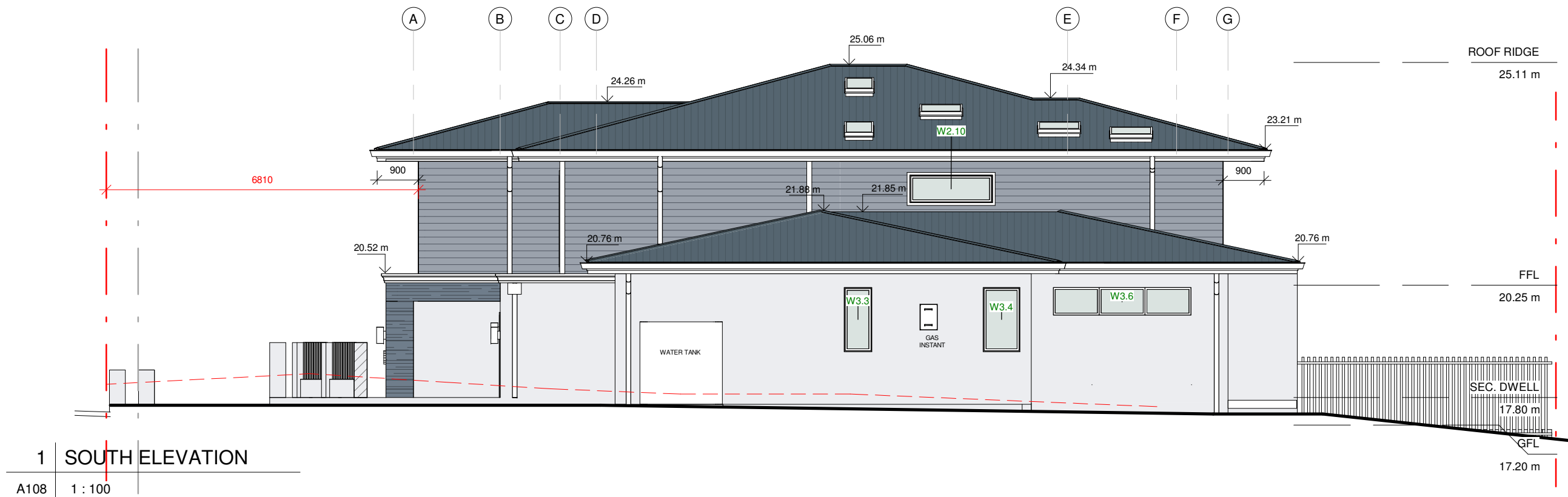


2 NORTH ELEVATION

A107 1:100

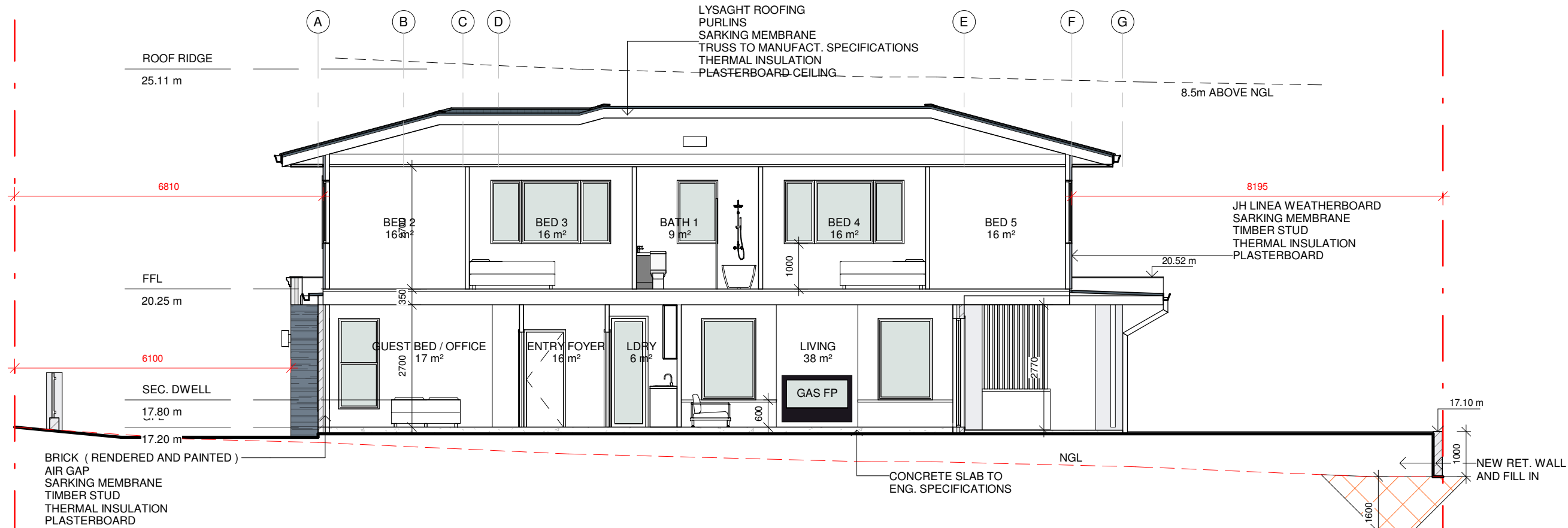
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-	29.11.2021	CONCEPT 4	KM	-
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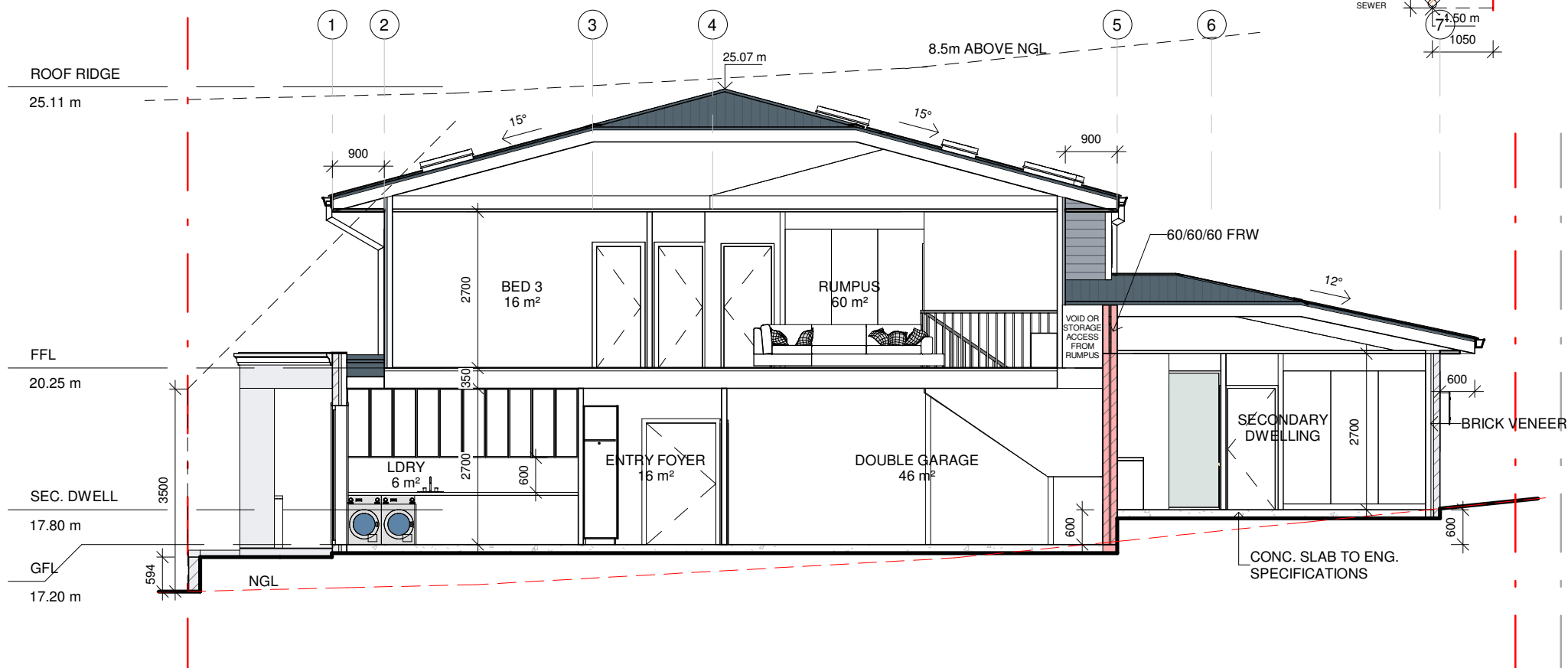
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-	28.07.2021	ENVELOPES	KM	-
-	29.11.2021	CONCEPT 4	KM	-
1	20.12.2021	DA ISSUE	KM	-



1 Section 1

A109 1 : 100

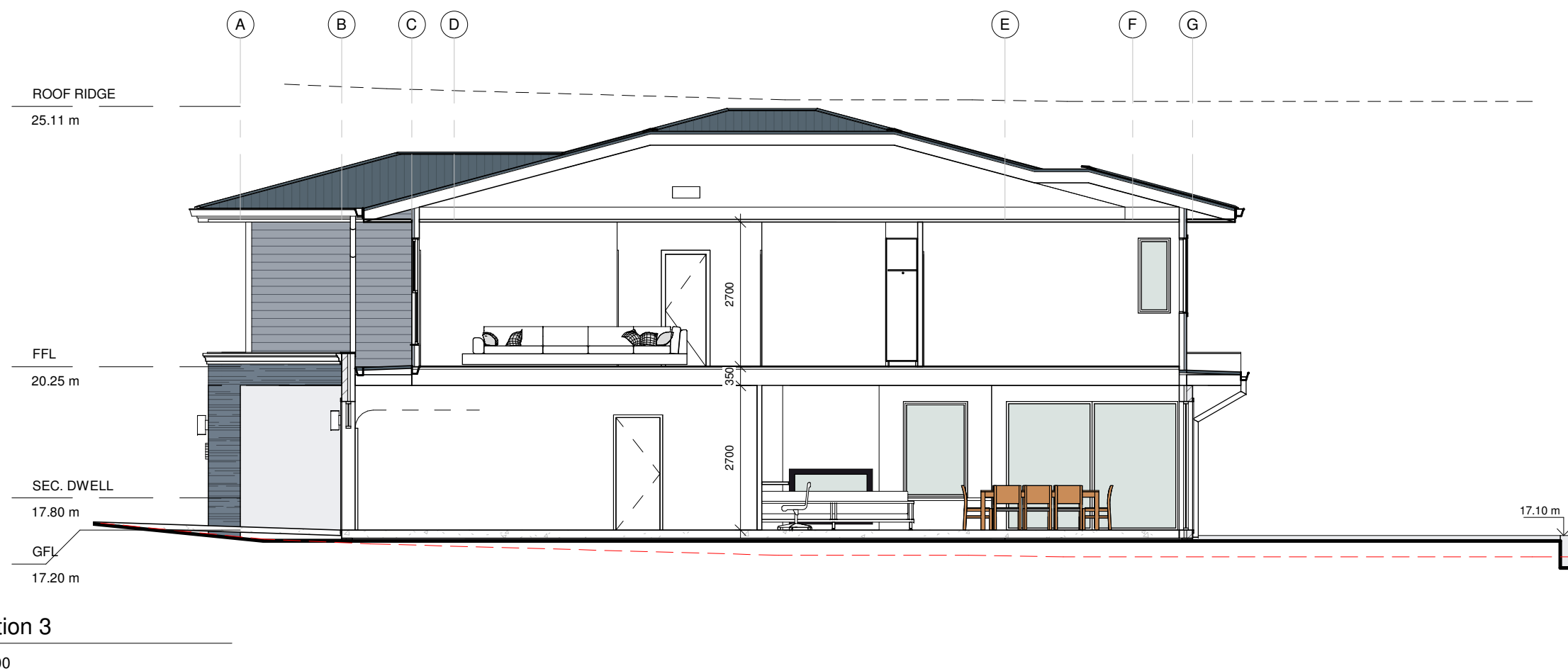
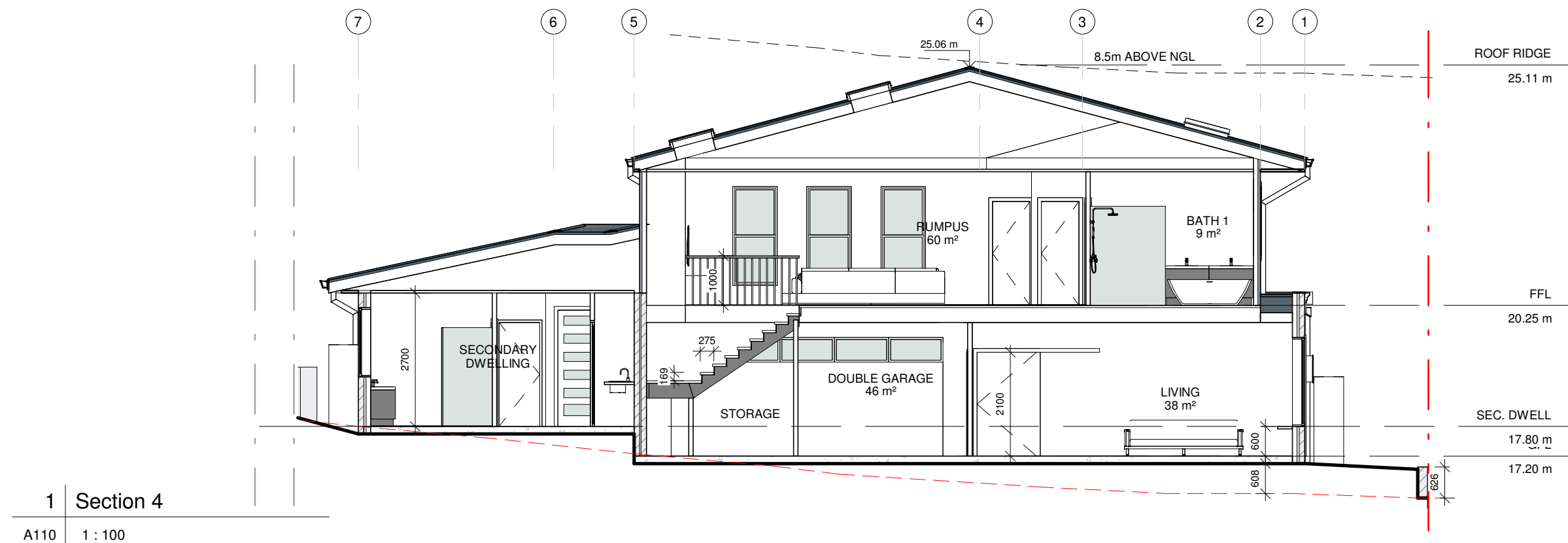


2 Section 2

A109 1 : 100

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-	28.07.2021	ENVELOPES	KM	-
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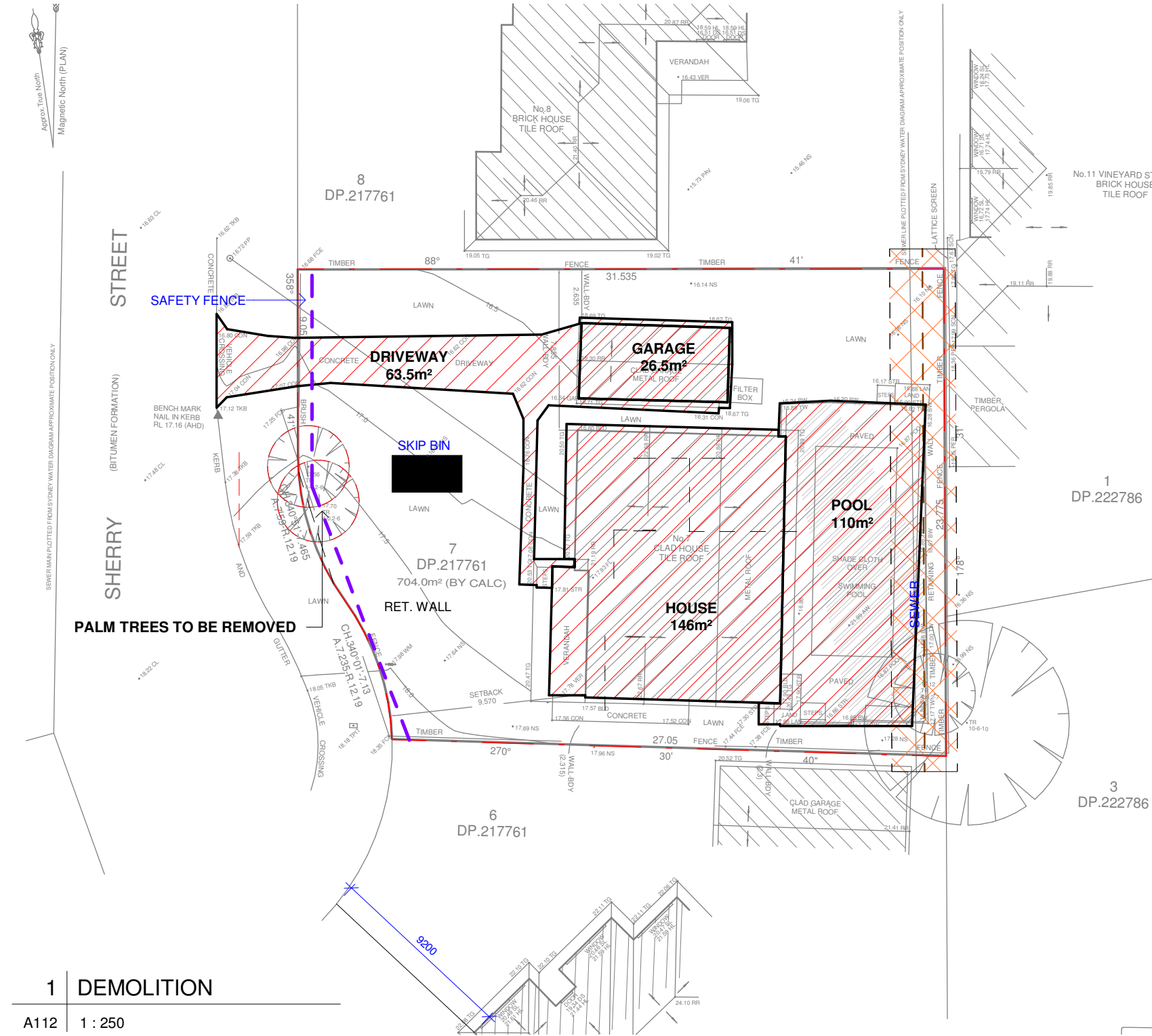
WINDOW AND DOOR SCHEDULE

1 : 50

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ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	28.07.2021	ENVELOPES	KM	-
	29.11.2021	CONCEPT 4	KM	
1	20.12.2021	DA ISSUE	KM	

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WASTE MANAGEMENT PLAN					
MATERIAL ON SITE			DESTINATION		
TYPE OF MATERIAL	ESTIMATED VOLUME		REUSE OR RECYCLING		DISPOSAL
	DEMOLITION	CONSTRUCTION	ON-SITE	OFF-SITE	
EXCAVATION MATERIAL	100m³		DISPOSED ON SITE (FILL IN)		
GREEN WASTE	30m³		DISPOSED ON SITE (FILL IN)		
BRICKS	5t			KIMBRIKI RECYCLE	
CONCRETE	3t			KIMBRIKI RECYCLE	
TIMBER	100m³	2m³		KIMBRIKI RECYCLE	
PLASTER BOARDS	50m³	1m³			KIMBRIKI BY BUILDER
ASBESTOS	TBC PRIOR DEMO.				ASBESTOS REMOVALIST
ROOF TILES	5t				
METALS	10m³	0.1m³		KIMBRIKI RECYCLE	
GLASS	20m³			KIMBRIKI RECYCLE	
PLASTIC					
OTHERS	10m³	1m³			KIMBRIKI BY BUILDER

WASTE MANAGEMENT PLAN

CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as, dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

KEY ACTIONS :

1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling .Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

2 | WASTE MANAGEMENT PLAN

A112 1 : 65

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-	28.07.2021	ENVELOPES	KM	-
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1	20.12.2021	DA ISSUE	KM	



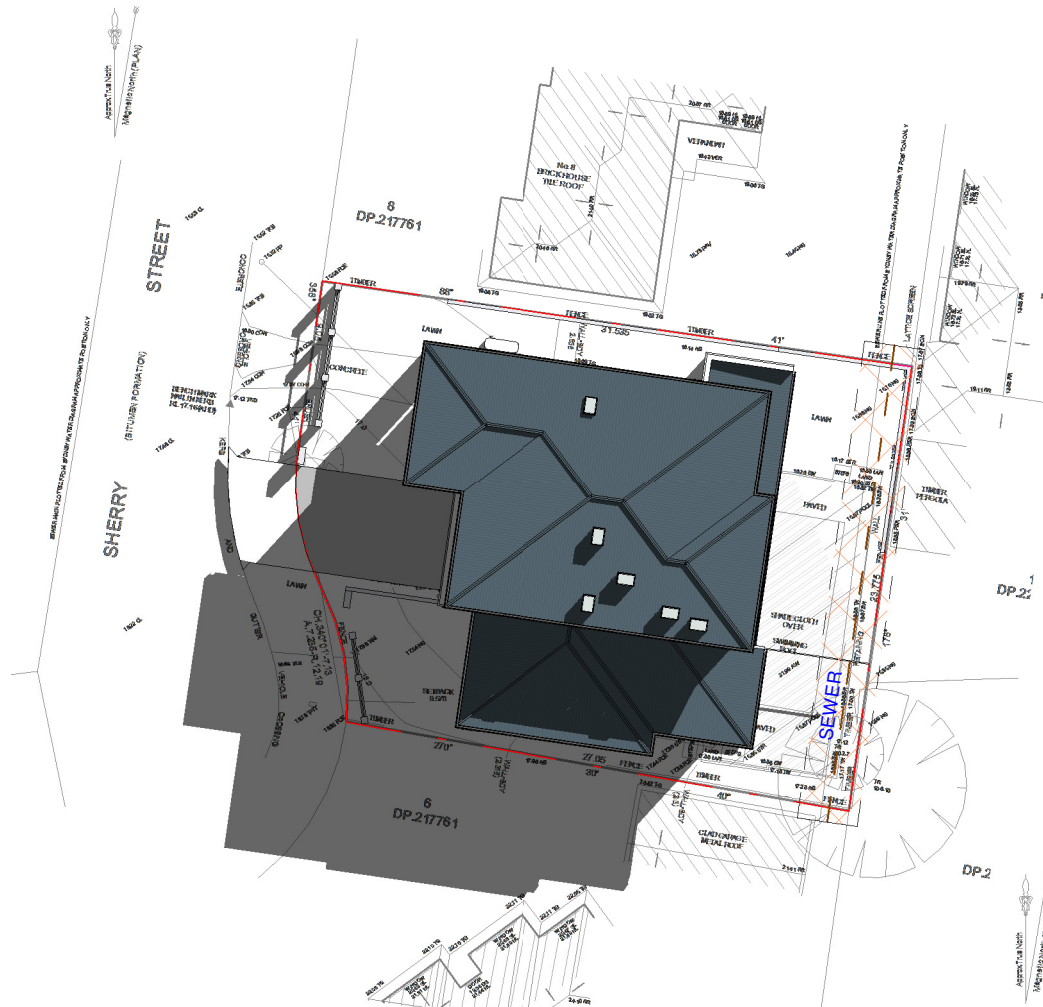
PROJECT TITLE:	NEW BUILD
PROJECT NO.:	2021014
AT:	7 SHERRY STREET, MONA VALE
FOR:	REBECCA & ALEX GILLESPIE

SHEET TITLE: DEMOLITION & WASTE MANAG.

SHEET NO: A112

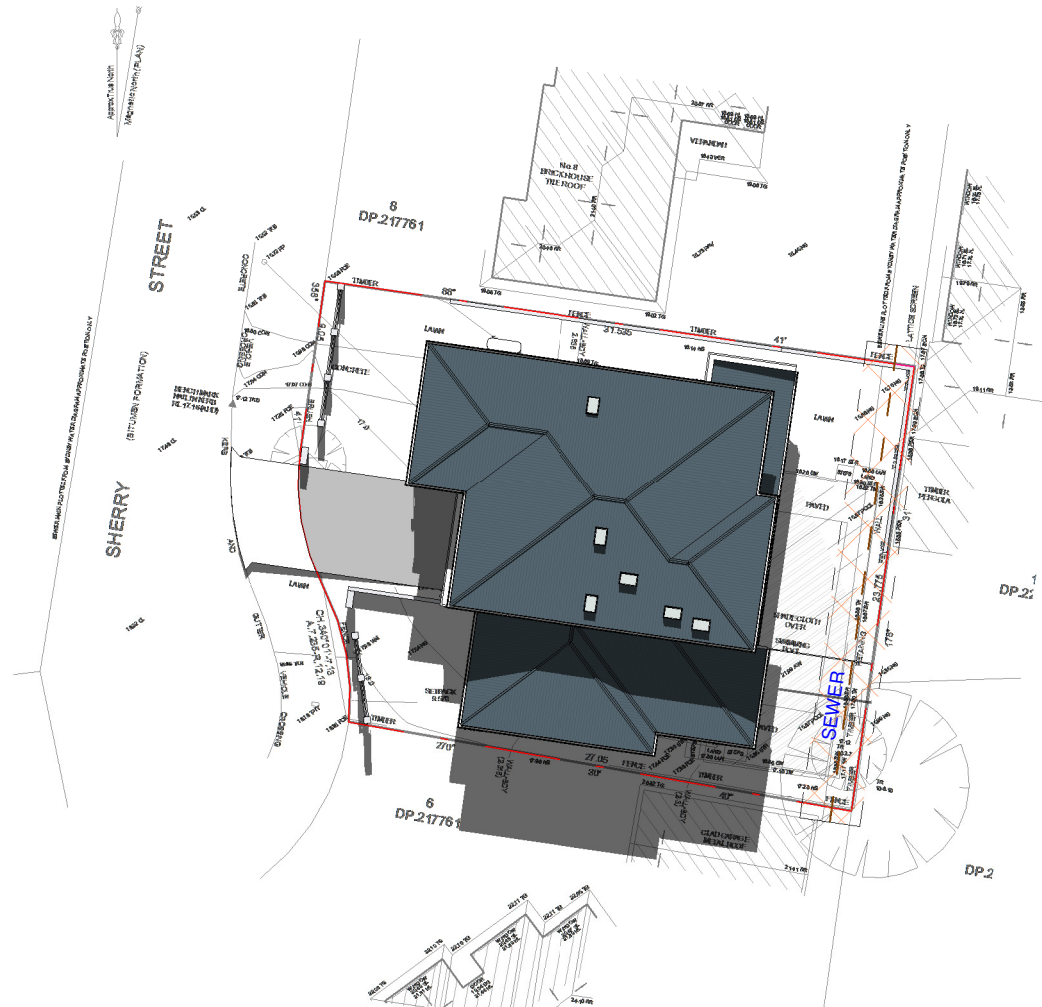
SCALE A3: As indicated

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1 SHADOW DIA - 21ST JUNE 9AM

A113 1 : 400



2 SHADOW DIA - 21ST JUNE 12PM

A113 1 : 400



3 SHADOW DIA - 21ST JUNE 3PM

A113 1 : 400

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	28.07.2021	ENVELOPES	KM	-
-	29.11.2021	CONCEPT 4	KM	-
1	20.12.2021	DA ISSUE	KM	-

BLUE SKY

BUILDING DESIGNS

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AT:	7 SHERRY STREET, MONA VALE
FOR:	REBECCA & ALEX GILLESPIE

SHEET TITLE:	SHADOW DIA
SHEET NO:	A113
SCALE A3:	1 : 400

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Current Street View of property.



Aerial View of property.



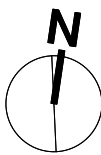
Proposed Dwelling Render by Blue Sky Building Designs

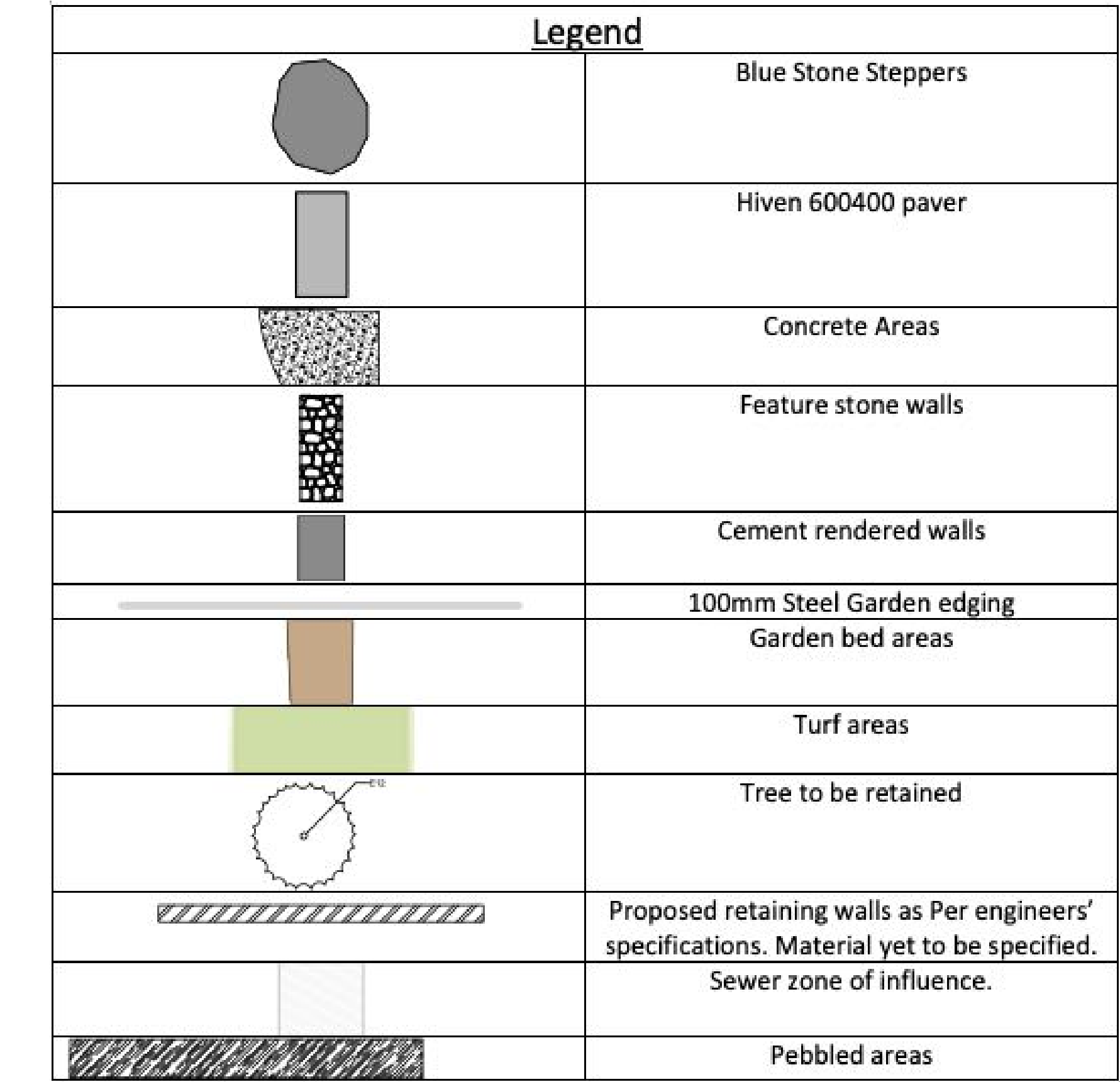
Drawing List

1	Cover Page
2	Plan Proposed New Dwelling Site P
2a	Concept
3	Plan-Softscape
4	Plan-Hardscape
5	Sections
6	Material Finish Schedule
7	Planting Plan
8	Plant Examples

Site Information

Site Location: 7 Sherry Street Mona Vale 2103 . NSW
Wind Region: A2
Climate Region: Warm Temperate
Site Aspect: West Facing Block
Site topography: Sloping Block from South to North.
Site Information: The site is a sloping block from South to north. The proposed dwelling will consist of a main house and a Secondary wing along the southern boundary. These two seperate dwellings will be seperated accordignyl with the use of Boundary fences and screening plants.
Planting schemes will be considered thoughtfully too match in with the Local council DCP and LEP and Take into consideration the desires of the client.





Trees onsite	
To Be Removed	
Type: Archontophoenix cunninghamiana Size 3m tall 1.5m wide trunk diameter 2-300mm	Reason: Undesirable location, Attracting pests and vermin. Another native feature tree to be planted. (Banksia integrifolia)
Type: Archontophoenix cunninghamiana Size 3m tall 1.5m wide trunk diameter 2-300mm	Reason: Undesirable location. Attracting pests and vermin. Another native feature tree to be planted. (Banksia integrifolia)
Trees to be retained	
Type: Eucalyptus. Existing Eucalyptus overhang south eastern boundary located on the border of the property in neighbouring property.	Reason: No reason to remove. Arborist may need to be contacted in regards to a TPZ during construction
Type: Lagerstroemia indica. Existing on south eastern boundary to be retained.	Reason: no reason to remove, once again consider consultation from Arborist in regards to TPZ during build.

Notes:

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- 2) The contractor to verify all dimensions, coordinate services and components
- 3) prior to commencement of site work or off-site fabrication and installation.
- 4) If construction must be built to minimum requirement set out by the Building Code of Australia and relevant Australian Standards. Designer is to be notified immediately of any discrepancies to above and confirmation sought.
- 5) Copyright on this drawing and design retained by Blue Sky Landscaping and Design
- 6) All drawings are for Viewing purposes only. They must be read in conjunction with the Most recent site survey plan. All RLS will be adjusted as per the most recent site survey.

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ORIGINAL DRAWING AT A1 SIZE

Drawn By

Checked B

CAD File Name

Mona Vale .vwx

T:0401653557

10/21

E:Rich@blueskylandscaping.com

Project No.

Final Approval

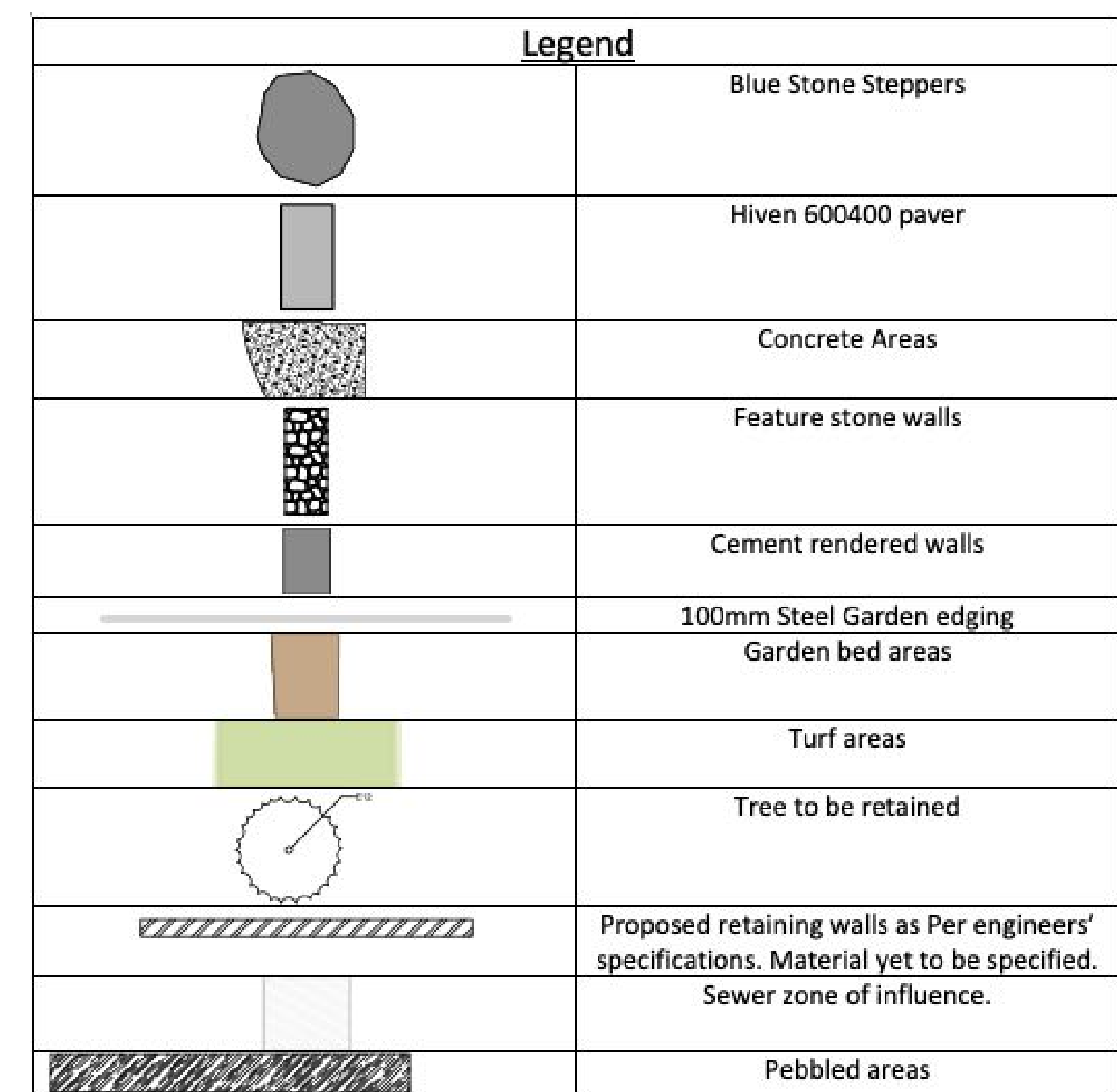
2022/SYD31

Drawing No.

Rev #

2a

OF 9



Type	Botanical Name	Common names	Size	Quantity	Mature Size
<u>Trees</u>					
	Bambusa Slender weaver	Bamboo slender	300mm	32	4-8m
	Banksia integrifolia	Coastal banksia	100ltr	2	4-8m
	Grevillea moon light	Grevillea moonlight	45ltr	1	3-4m
<u>Shrubs</u>					
	Agave attenuata	Agave	300mm	4	500mm-1m
	Banksia spinulosa	Candle sticks banksia	300mm	3	1-2m
	Kalanchoe copper spoons	Copper spoons	300mm	7	500mm
	Metrosideros excelsa	NZ Christmas bush	300mm	10	500mm
	Viburnum odoratissimum	Viburnum	200mm	34	1m
	Westringia fruticosa	Coastal rosemary	300mm	16	500mm
<u>Ground cover/grasses</u>					
	Carpobrotus	Pigface	140mm	10	1m-5m
	Lomandra tanika	Lomandra tanika	140mm	40	400mm
	Miscanthus sinensis	Chinese winter grass	200mm	7	500mm-1m
	Senecio mandraliscae	Chalksticks	140mm	25	500mm
	Zoysia tenuifolium	Zoysia no mow	140mm (if possible get the squares/tiles of it)	29	500mm

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4) Copyright on this drawing and design retained by Blue Sky Landscaping and Design
5) All Site RLS are for Viewing purposes only. They must be read

Structural Engineer:

To Be Specified

All Elements of the plan that need structural engineer specifications must be sought prior to the commencement of any construction works. Engineer plans must be supplied to the contractor and all approval bodies. These are not engineer plans and do not specify any structural elements of the project. it is a Concept only.

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Plan-Softscape

Sherry Street.

7 Sherry Street Mona Vale NSW 2103

Blue Sky Landscaping and Designs

Noraville 2263

Status

For Approval

SCALE

1:100

2022/SYD31

Drawing No.

Rev #

3

OF 9

ORIGINAL DRAWING AT A1 SIZE: A4 REDUCTION: 35.35%.

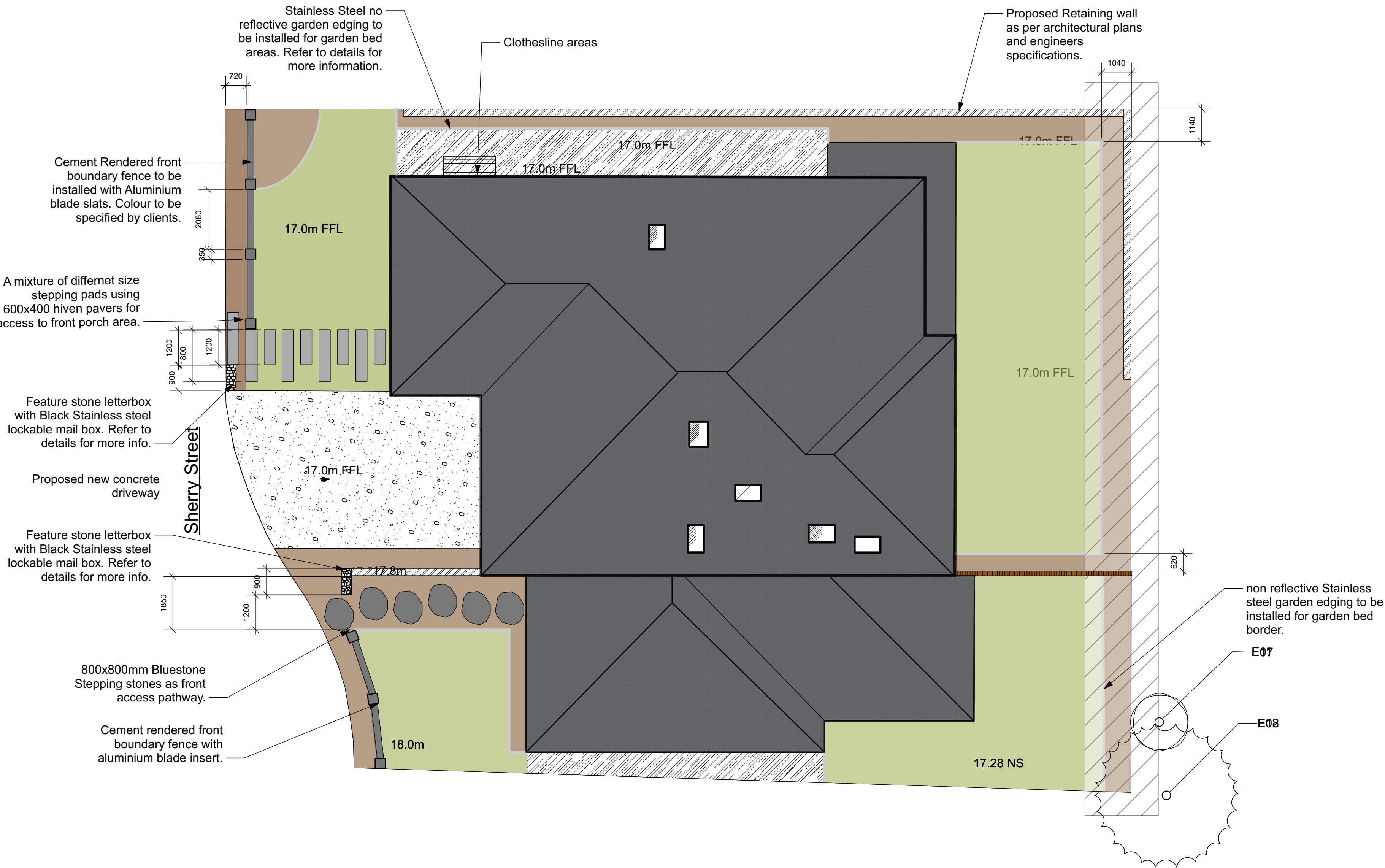
Dwg Date: 25/10/21

Plot Date:

Rebecca Gillespie.
Mona Vale .vwx

T:0401663557

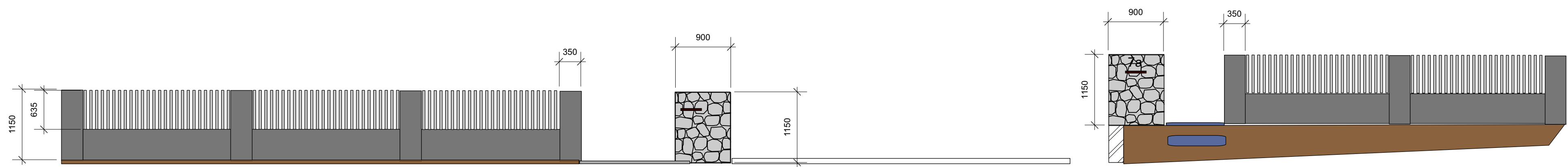
E:Rich@blueskylandscaping.co



Legend	
	Blue Stone Steppers
	Hiven 600400 paver
	Concrete Areas
	Feature stone walls
	Cement rendered walls
	100mm Steel Garden edging
	Garden bed areas
	Turf areas
	Tree to be retained
	Proposed retaining walls as Per engineers' specifications. Material yet to be specified.
	Sewer zone of influence.
	Pebbled areas



Street Scope View. Westerly Elevation



Front Boundary Fence



Lovato Wall cladding: Artisan exterior



Lovato Wall cladding: Cement Render



Hiven Paving
600x400x30mm.
Supplier: Artisan Exterior



Crushed White pebbles

Supplier: ANL



Black mulch
Supplier: ANL



Blue Stone Steppers
Supplier: ACM Landscape supplies



Aluminium Blade Fence
Supplier: MV Welding



Steel Eging 100mm
Supplier: Ideal edging

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Notes:

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Material Finish Schedule

Sherry Street.

7 Sherry Street Mona Vale NSW 2103

Status

For Approval

Project No.

2022/SYD31

SCALE

1:100

ORIGINAL DRAWING AT A1 SIZE.

A4 REDUCTION: 35.35%.

Drawn By

RW

Dwg Date:

25/10/21

Checked By

EP

Plot Date:

CAD File Name

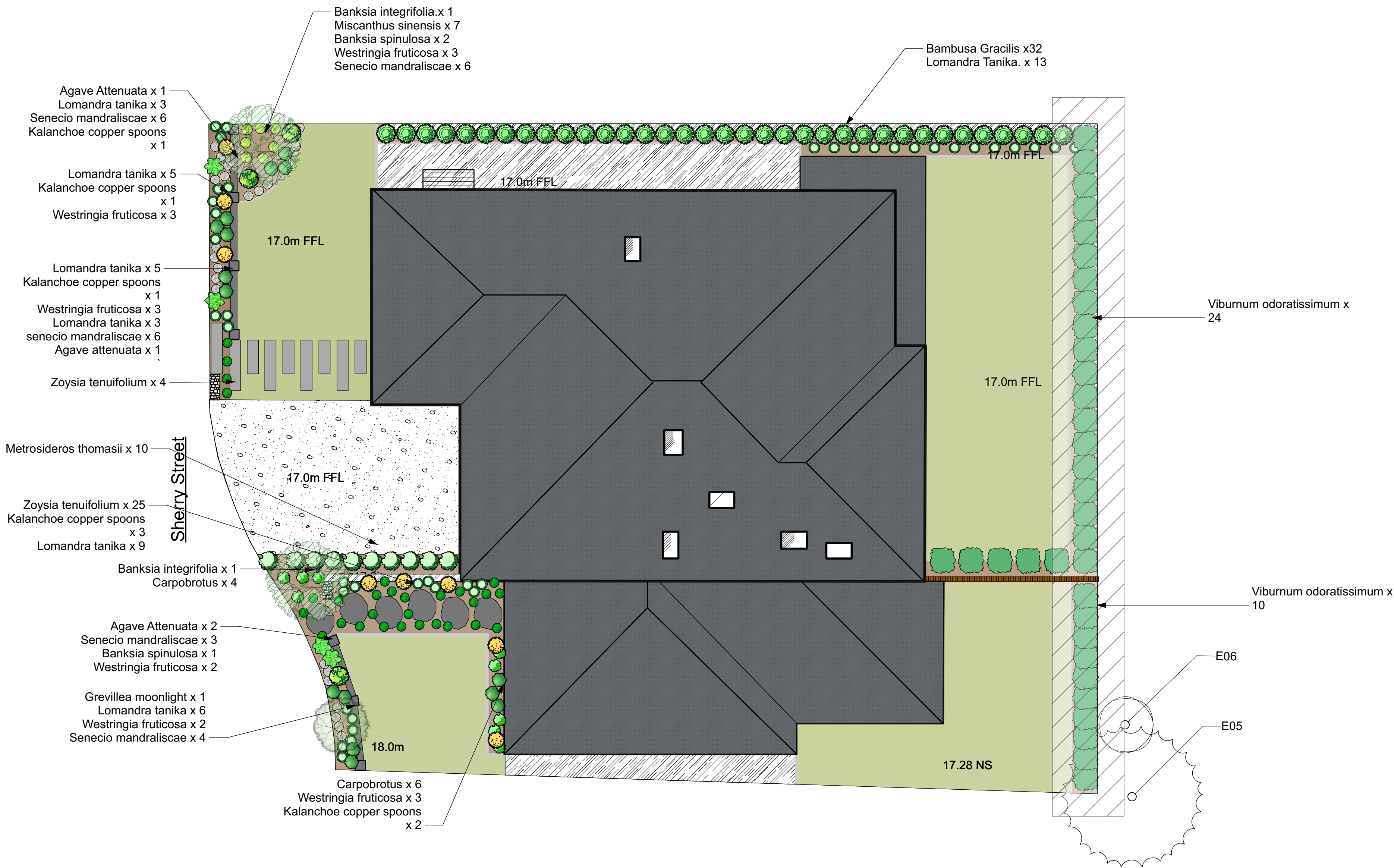
Rebecca Gillespie.
Mona Vale.vwx

Drawing No.

Rev #

6

OF 9



Legend	
	Blue Stone Steppers
	Hiven 600400 paver
	Concrete Areas
	Feature stone walls
	Cement rendered walls
	100mm Steel Garden edging
	Garden bed areas
	Turf areas
	Tree to be retained
	Proposed retaining walls as Per engineers' specifications. Material yet to be specified.
	Sewer zone of influence.
	Pebbled areas

Plant Schedule

Type	Botanical Name	Common names	Size	Quantity	Mature Size
Trees					
	Bambusa Slender weaver	Bamboo slender	300mm	32	4-8m
	Banksia integrifolia	Coastal banksia	100ltr	2	4-8m
	Grevillea moon light	Grevillea moonlight	45ltr	1	3-4m
Shrubs					
	Agave attenuata	Agave	300mm	4	500mm-1m
	Banksia spinulosa	Candle sticks banksia	300mm	3	1-2m
	Kalanchoe copper spoons	Copper spoons	300mm	7	500mm
	Metrosideros excelsa	NZ Christmas bush	300mm	10	500mm
	Viburnum odoratissimum	Viburnum	200mm	34	1m
	Westringia fruticosa	Coastal rosemary	300mm	16	500mm
Ground cover/grasses					
	Carpobrotus	Pigface	140mm	10	1m-5m
	Lomandra tanika	Lomandra tanika	140mm	40	400mm
	Miscanthus sinensis	Chinese winter grass	200mm	7	500mm-1m
	Senecio mandraliscae	Chalksticks	140mm	25	500mm
	Zoysia tenuifolium	Zoysia no mow	140mm (if possible get the squares/tiles of it)	29	500mm

Please contact Blue sky landscaping and Designs immediately if any discrepnencies are noted.
If certain plants are not available seek alternatives reccomended by the supplier or call Blue sky landscaping to dsicuss other alternative plantings.

Notes:
1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Blue Sky Landscaping and Designs. is to be immediately notified of any discrepancies.
2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Designer is to be notified immediately of any discrepancies to the above, and confirmation sought.
4) Copyright on this drawing and design retained by Blue Sky Landscaping and Design
5) All Site RLS are for Viewing purposes only. They must be read in conjunction with the Most recent site survey plan. All RLS will be adjusted as per the most recent site survey.

Structural Engineer:
To Be Specified

All Elements of the plan that need structural engineer specifications must be sought prior to the commencement of any construction works. Engineer plans must be supplied to the contractor and all approval bodies. These are not engineer plans and do not specify any structural elements of the project. it is a Concept only.

Planting Plan

Sherry Street.

7 Sherry Street Mona Vale NSW 2103

Status

For Approval

SCALE

ORIGINAL DRAWING AT A1 SIZE.

A4 REDUCTION: 35.35%.

1:100

Drawn By

RW

Dwg Date:

25/10/21

Checked By

EP

Plot Date:

CAD File Name

Rebecca Gillespie.
Mona Vale .vwx

2022/SYD31

Drawing No.

Rev #

7

OF 9



Botanical Name: Banksia integrifolia
Common name: Coastal Banksia



Botanical name: Lomandra tanika
Common Name: Lomandra



Botanical name: Senecio mandraliscae
Common Name: chalk sticks



Botanical Name: Miscanthus chinensis
Common name: Miscanthus Grass



Botanical Name: Kalanchoe Copper spoons
Common name: Copper spoons



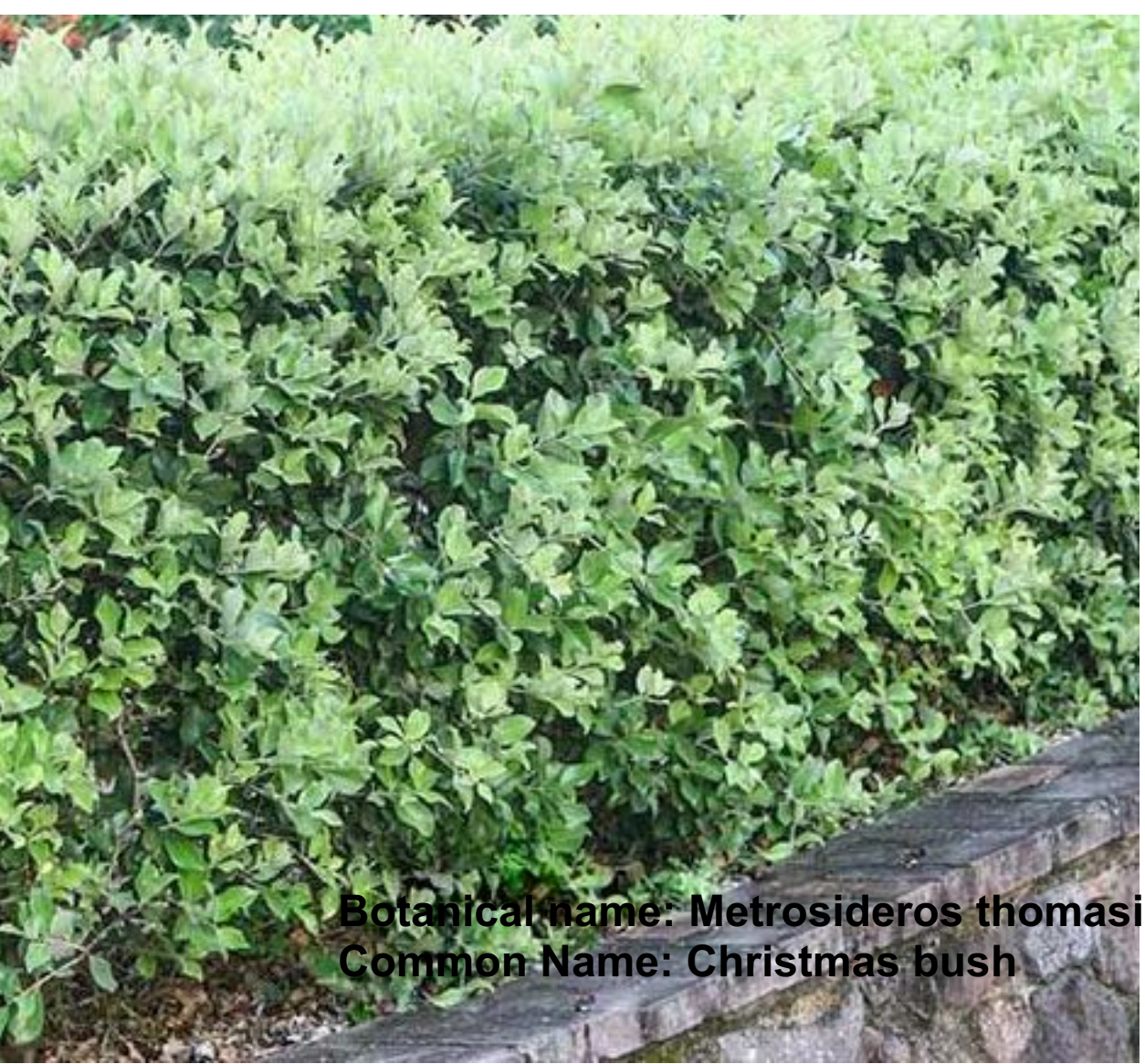
Botanical name: Zoysia tenuifolium
Common Name: Zoysia Groundcover



Botanical name: Bambusa textilis gracilis
Common Name: Bamboo slender



Botanical Name: Carpobrotus
Common name: Pigface



Botanical Name: Metrosideros thomasi
Common Name: Christmas bush



Botanical name: Viburnum odoratissimum
Common Name: Viburnum



Botanical Name: Westringia fruticosa
Common name: Coastal rosemary



Botanical Name: Agave attenuata
Common name: agave



Botanical name: Banksia Spinulosa
Common Name: candle stick banksia



Notes:
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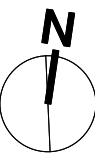
Structural Engineer:
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Plant Examples

Sherry Street.

7 Sherry Street Mona Vale NSW 2103



Status

For Approval

SCALE 1:100

ORIGINAL DRAWING AT A1 SIZE. A4 REDUCTION: 35.35%.

Drawn By: RW Dwg Date: 25/10/21

Checked By: EP Plot Date:

CAD File Name: Rebecca Gillespie. Mona Vale.vwx

Project No.

2022/SYD31

Drawing No. Rev #

8

OF 9