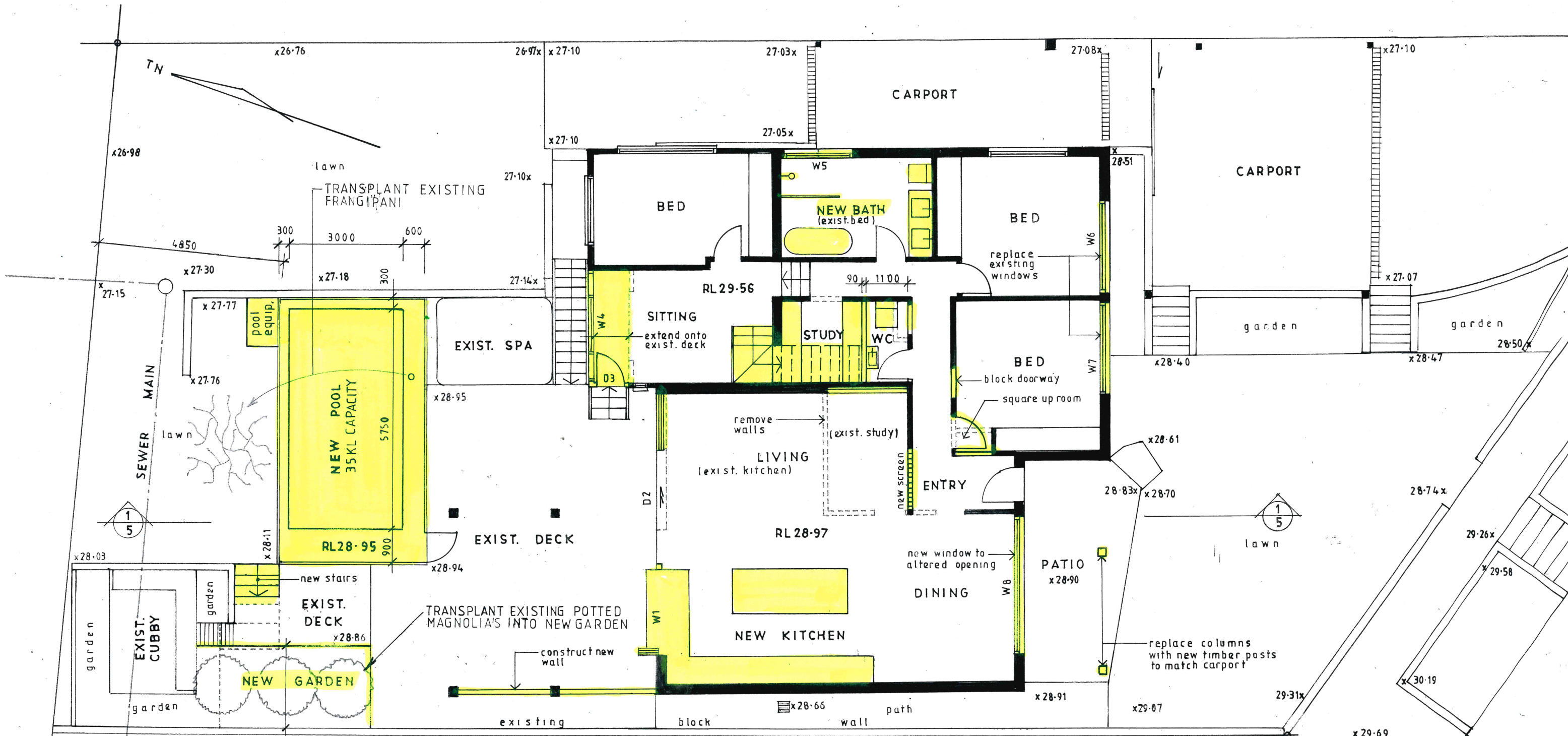




GROUND FLOOR PLAN

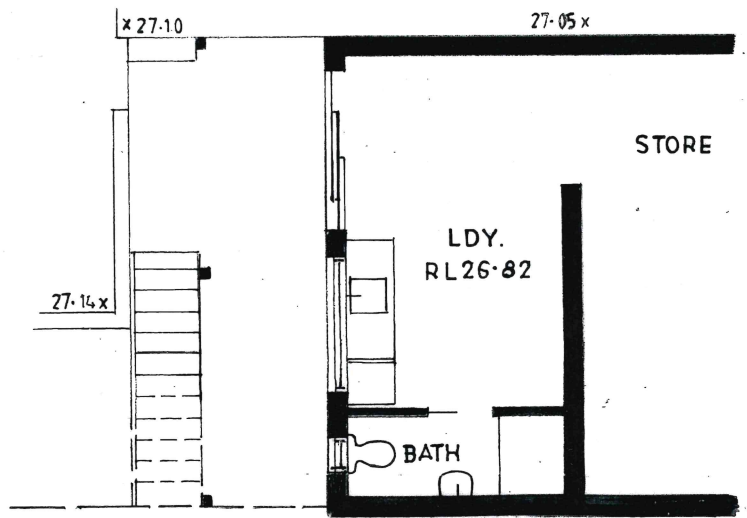
Window & Door Schedule

All windows and doors to be aluminium framed

Legend	Height	x Width	Description
W1	1500	x 2250	Bifold servery windows
D2	2400	x 4500	Stacking glass doors
D3	2100	x 860	Glass door
W4	1600	x 3100	Glass louvre/fixe louvre window
W5	800	x 1800	Awning windows
W6	1500	x 2400	Casement windows
W7	1500	x 2400	Casement windows
W8	1500	x 3600	Casement windows

Glazing Note

W1,D2,W4 – W8 to be glazed with single clear glass to achieve a total system U-value: 6.44, SHGC: 0.75.
D3 to be glazed with single pyrolytic low-e glass to achieve a total system U-value:4.48,SHGC:0.46



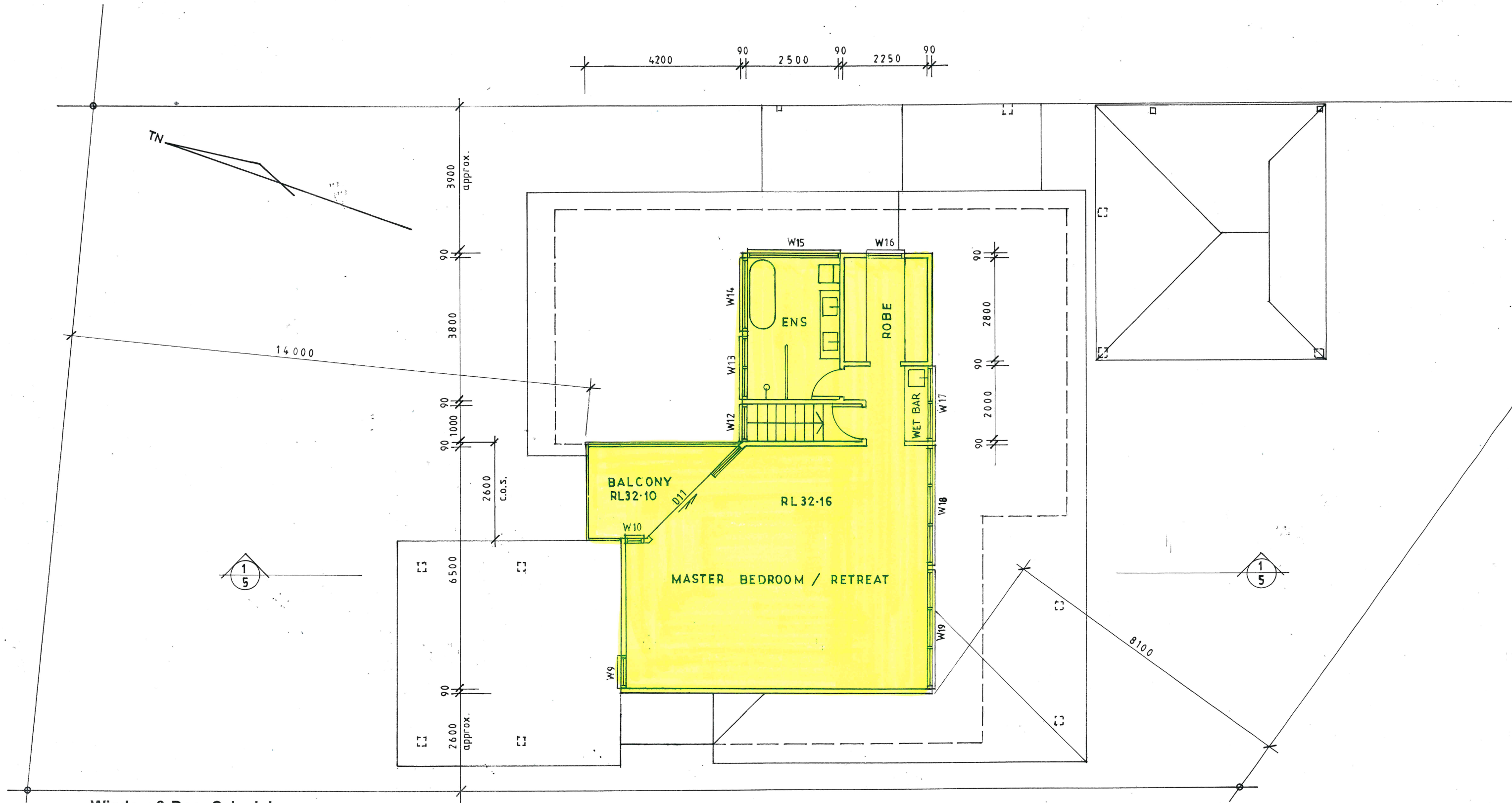
LOWER FLOOR PLAN

These plans are for formal planning assessment (DA or CDC) only not for construction

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ALTERATIONS, ADDITIONS AND NEW SWIMMING POOL		
3 ELIMATTA ROAD MONA VALE LOT B D372473		
CLIENT JANELLE OSBORNE		
GROUND AND LOWER FLOOR PLANS		
DATE SEPTEMBER 2021	DRAWN J.WRIGHT	DRG. NO. 09-21-EL
SCALE 1:100	ISSUE: DA	SHEET NO. 1



Window & Door Schedule

All windows to be aluminium framed

Legend	Height	x	Width	Description
W9	2400	x	900	Awning window
W10	2400	x	550	Fixed window
D11	2400	x	3300	Stacking glass doors
W12	1400	x	1000	Awning window
W13	900	x	1850	Awning windows
W14	1400	x	1850	Sashless windows bottom fixed
W15	550	x	2500	Fixed window
W16	900	x	900	Awning window
W17	750	x	2000	Awning windows
W18	750	x	3200	Awning windows
W19	750	x	3200	Awning windows

Glazing Note

W9 – W13 to be glazed with single clear glass
to achieve a total system U-value: 6.44, SHGC: 0.75 .
W8, W14 - W18 to be glazed with single pyrolytic low-e glass
to achieve a total system U-value: 4.48, SHGC: 0.46

FIRST FLOOR PLAN

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**ALTERATIONS, ADDITIONS AND NEW
SWIMMING POOL**

3 ELIMATTA ROAD
MONA VALE LOT B D372473

CLIENT

JANELLE OSBORNE

FIRST FLOOR PLAN

DATE
SEPTEMBER 2021

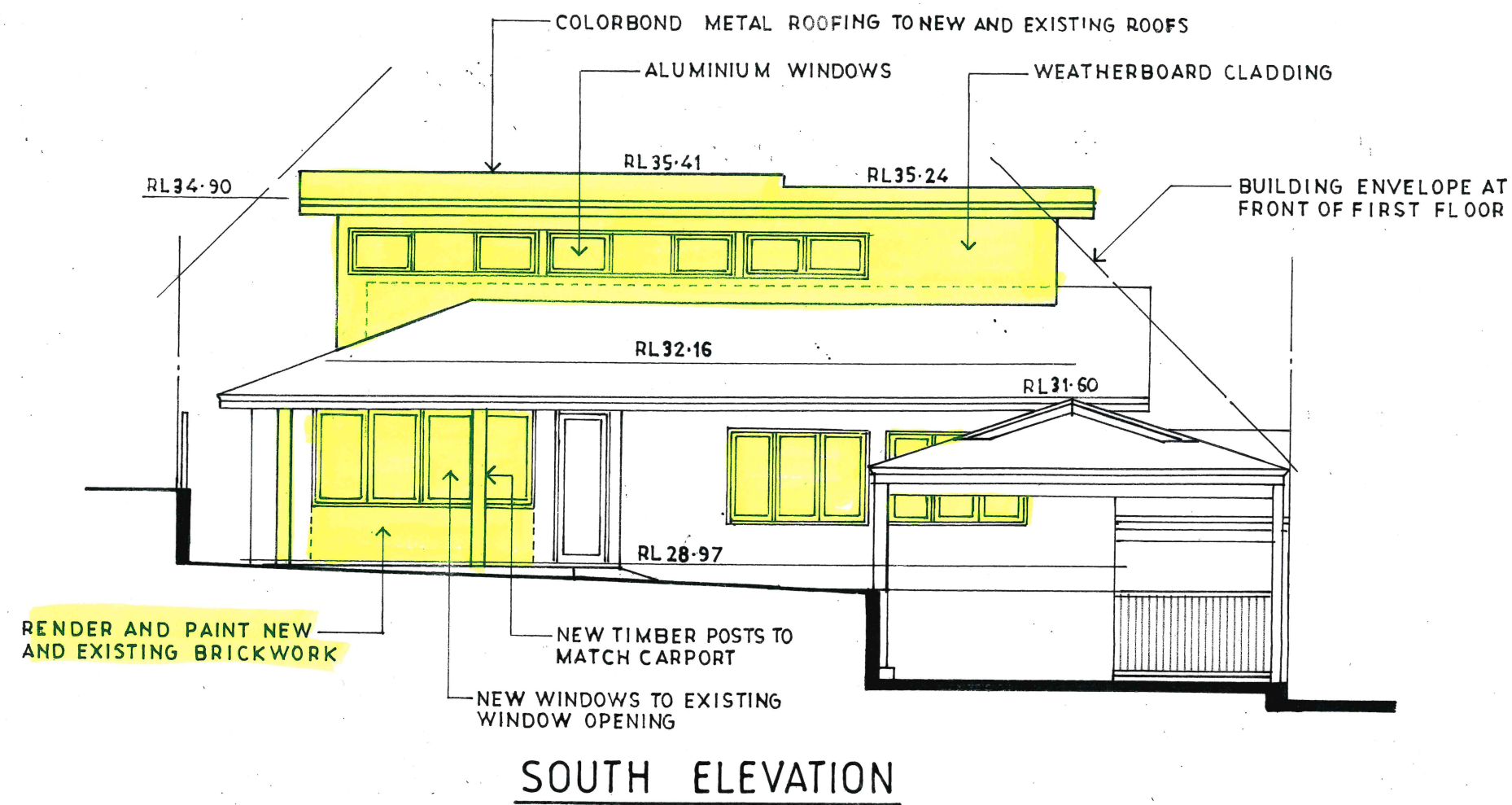
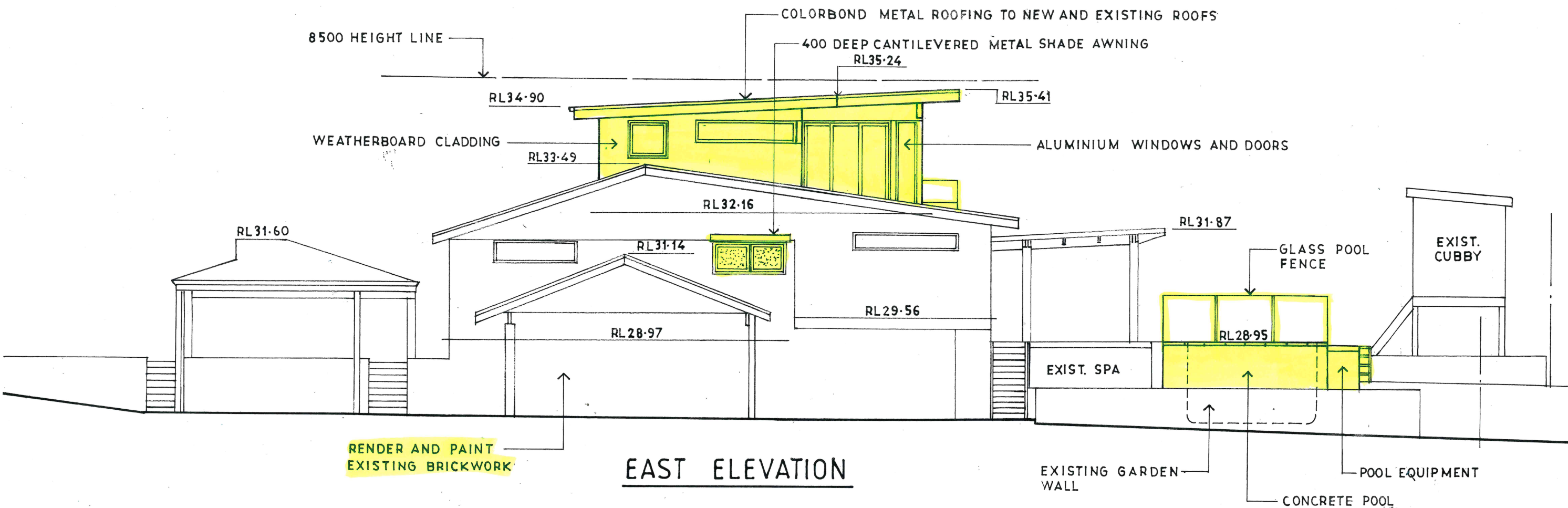
DRAWN
J.WRIGHT

DRG. NO.
09-21-EL

SCALE
1:100

ISSUE:
DA

SHEET NO.
2



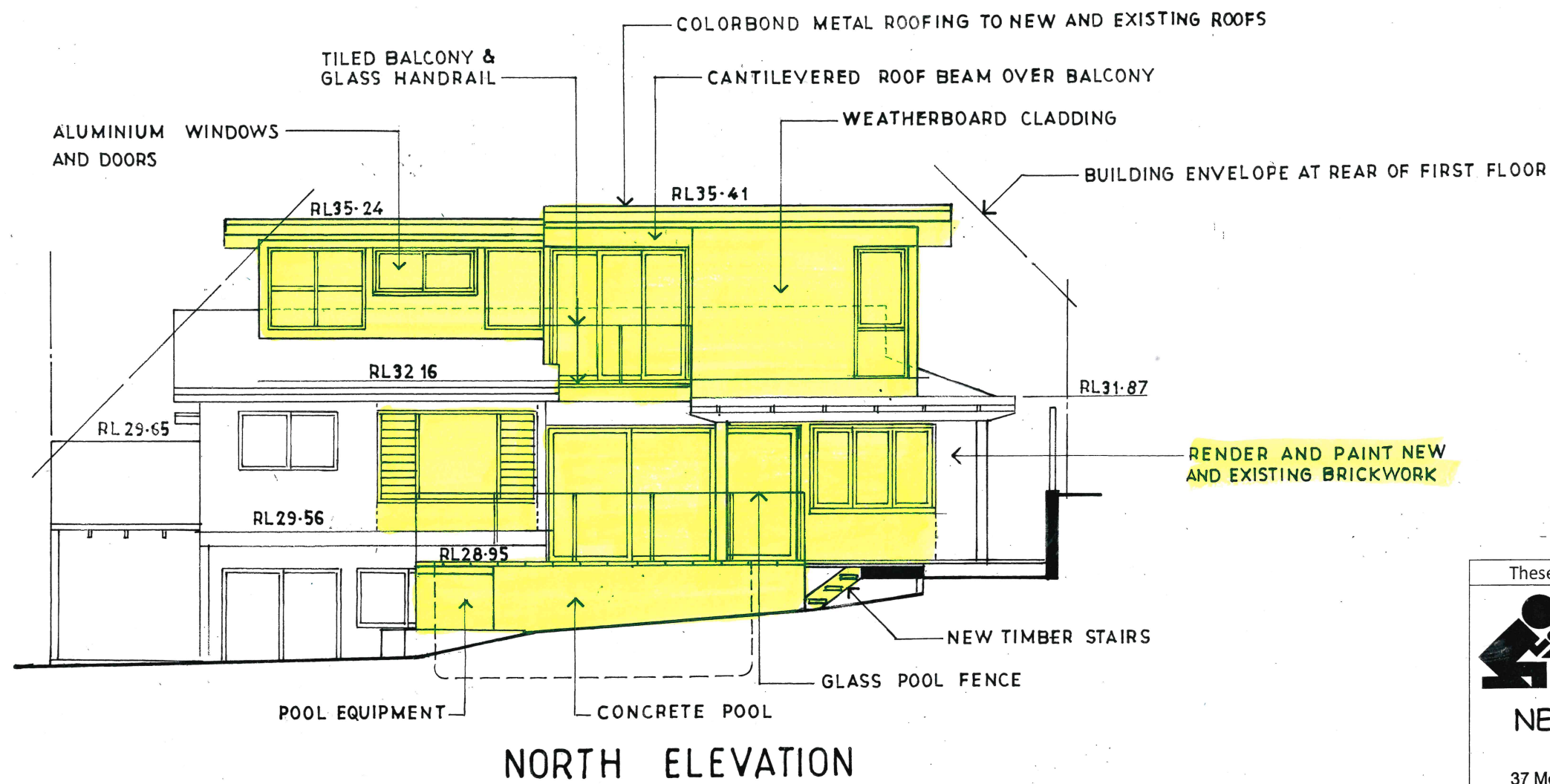
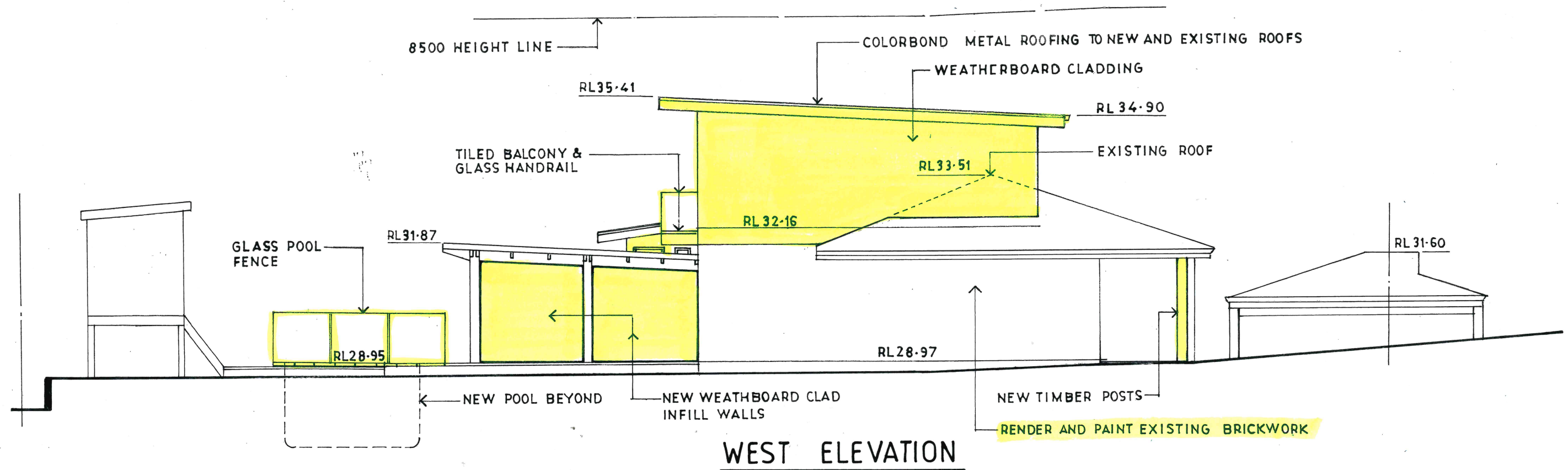
These plans are for formal planning assessment (DA or CDC) only not for construction



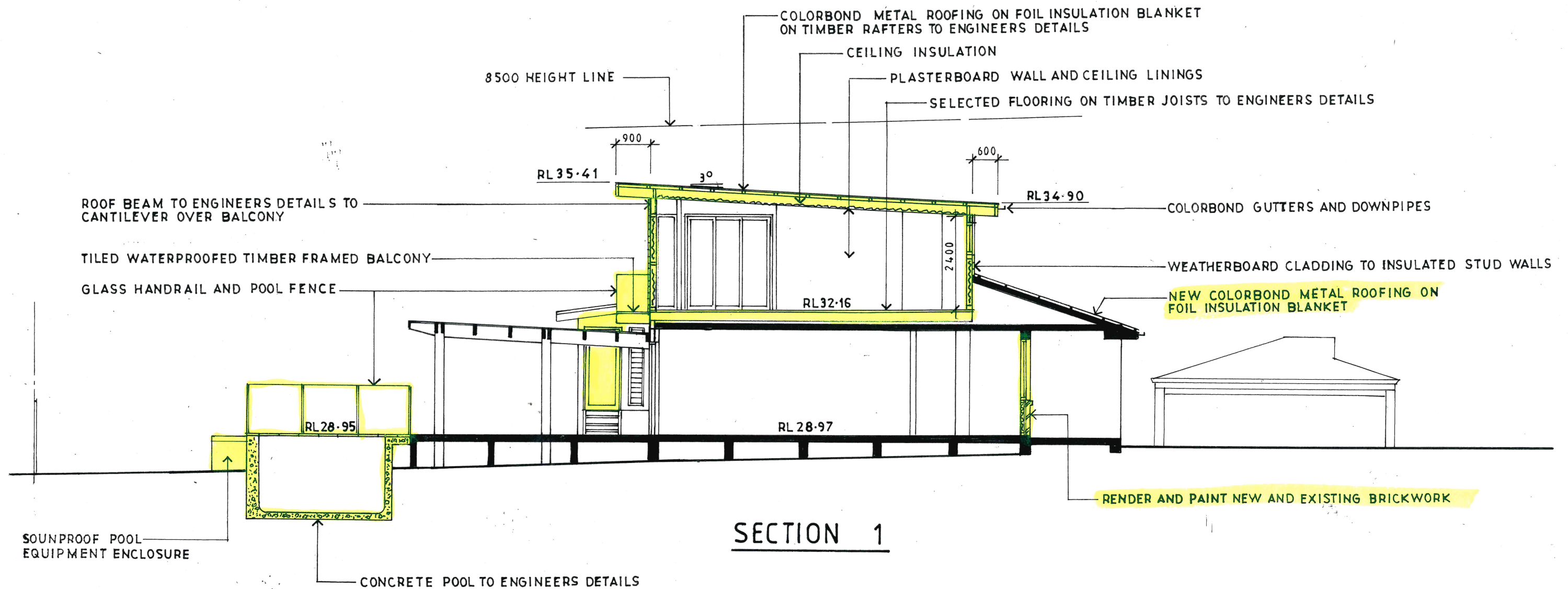
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ALTERATIONS, ADDITIONS AND NEW SWIMMING POOL 3 ELIMATTA ROAD MONA VALE LOT B D372473		
CLIENT JANELLE OSBORNE		
EAST AND SOUTH ELEVATION		
DATE SEPTEMBER 2021	DRAWN J.WRIGHT	DRG. NO. 09-21-EL
SCALE 1:100	ISSUE: DA	SHEET NO. 3



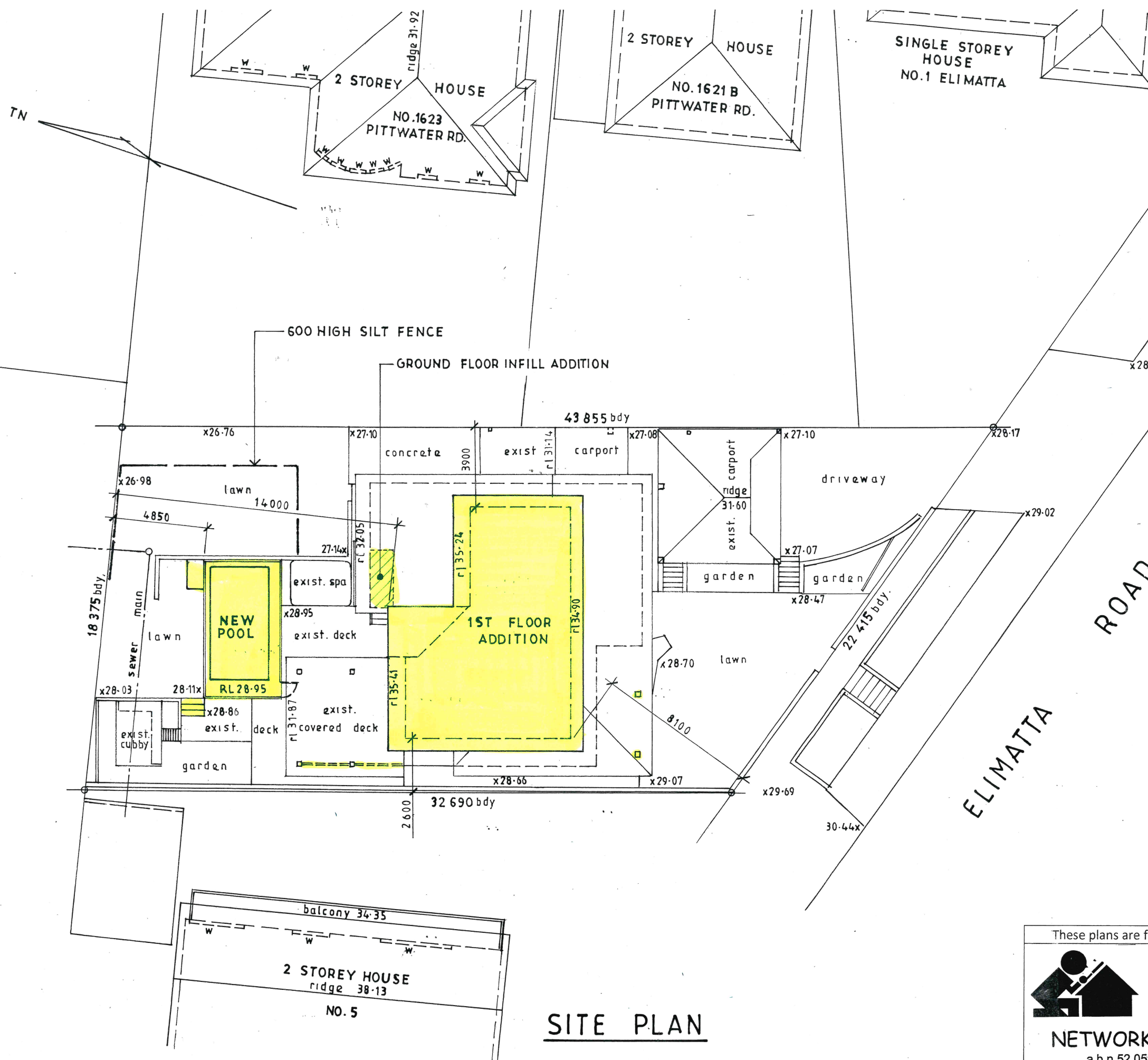
These plans are for formal planning assessment (DA or CDC) only not for construction			
 John Wright NETWORK DESIGN a.b.n.52 057 985 118 37 McKillop Road Beacon Hill 2100 M. 0417 459 596 alwayswright@optusnet.com.au	ALTERATIONS, ADDITIONS AND NEW SWIMMING POOL 3 ELIMATTA ROAD MONA VALE LOT B D372473		
	CLIENT JANELLE OSBORNE		
	WEST AND NORTH ELEVATION		
	DATE SEPTEMBER 2021	DRAWN J.WRIGHT	DRG. NO. 09-21-EL
	SCALE 1:100	ISSUE: DA	SHEET NO. 4



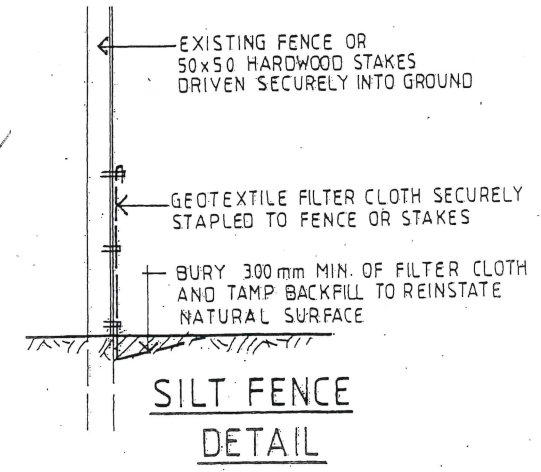
Notes

1. All dimensions to be checked on site by builder prior to the commencement of works. Figured dimensions to be used. Do not scale drawing. All dimensions in millimetres unless shown otherwise.
2. All concrete works to be in accordance with AS3600 and Engineers plans and specifications.
3. All timber framing to AS1684 & 1720. Any proprietary timber elements used to manufacturers relevant span tables for their intended use.
4. All steelwork to AS4100.
5. All new glazing to AS 1288. Windows and doors to be installed in accordance to manufacturers details. Flashing details to comply with the relevant exposure condition for each window or door.
6. All works generally to be in accordance with local council bylaws and the Building Code of Australia.
7. All work to be left in a safe and stable condition at the end of each day.
8. Pool fencing to be in accordance with AS1926.1: fencing for swimming pools.

These plans are for formal planning assessment (DA or CDC) only not for construction				
 John Wright NETWORK DESIGN a.b.n.52 057 985 118 37 McKillop Road Beacon Hill 2100 M. 0417 459 596 alwayswright@optusnet.com.au	ALTERATIONS, ADDITIONS AND NEW SWIMMING POOL 3 ELIMATTA ROAD MONA VALE LOT B D372473			
	CLIENT JANELLE OSBORNE			
	SECTION			
	DATE SEPTEMBER 2021	DRAWN J.WRIGHT	DRG. NO. 09-21-EL	
	SCALE 1:100	ISSUE: DA	SHEET NO. 5	



- Sediment and Erosion Control**
- Install 600 high silt fence as shown.
 - Clear fences of sediment periodically and after periods of heavy rain.
 - Repair any damage to silt fence immediately.
 - Brush clean truck tyres before leaving site.
 - Clean up spillages outside silt fence immediately.



Site Calculations m²

Site Area	699.8
Landscaped Area	
Vegetated areas	
Proposed	220.9
Impervious Landscaping allowance (6%)	42.0
(portion of rear deck)	
Total (37.6%)	262.9
Required (50%)	349.9

SITE PLAN

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ALTERATIONS, ADDITIONS AND NEW SWIMMING POOL		
3 ELIMATTA ROAD MONA VALE LOT B D372473		
CLIENT JANELLE OSBORNE		
SITE PLAN		
DATE SEPTEMBER 2021	DRAWN J.WRIGHT	DRG. NO. 09-21-EL
SCALE 1:200	ISSUE: DA	SHEET NO. 6

BASI Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A435293_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 12, October 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Pool and Spa
Outdoor swimming pool
The swimming pool must be outdoors.
The swimming pool must not have a capacity greater than 35 kilolitres.
The swimming pool must have a pool cover.
The applicant must install a pool pump timer for the swimming pool.
The applicant must install the following heating system for the swimming pool that is part of this development: solar only.

Project address	
Project name	3 Elimatta Road, Mona Vale_02
Street address	3 Elimatta Road Mona Vale 2103
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 372473
Lot number	B
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Glazing requirements
Windows and glazed doors
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
The following requirements must also be satisfied in relation to each window and glazed door:
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	3.38	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D2	N	10.8	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	W	1.81	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	N	4.96	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	E	1.44	0	0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	S	3.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	S	3.6	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W8	S	5.4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	N	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W10	E	1.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D11	NE	7.92	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W12	N	1.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W13	N	1.67	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W14	N	2.59	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W15	E	1.38	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W16	E	0.81	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W17	S	1.5	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W18	S	2.4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W19	S	2.4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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	CLIENT JANELLE OSBORNE		
	BASIX COMMITMENTS		
	DATE SEPTEMBER 2021	DRAWN J.WRIGHT	DRG. NO. 09-21-EL
	SCALE NO SCALE	ISSUE: DA	SHEET NO. 7

Schedule of Finishes

Alterations and additions
3 Elimatta Road, Mona Vale



Windspray

NEW METAL ROOF – COLORBOND WINDSPRAY

Evening Haze®



NEW WEATHERBOARD CLADDING AND RENDERED WALLS - DULUX EVENING HAZE

NEW ALUMINIUM WINDOWS AND DOORS - GREY