

SECTION 4.55 - DA2021/0487

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
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

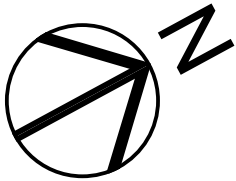
- shingle roof + sarking (roof a dark colour)
- R4.0 insulation batts to all ceilings & internal walls adjacent to roof space
- R3.0 insulation to raked ceilings & flat ceiling/flat roof
- Sarking + R2.5 batts to all external walls
- R2.0 insulation to all internal walls
- GF suspended concrete slab (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

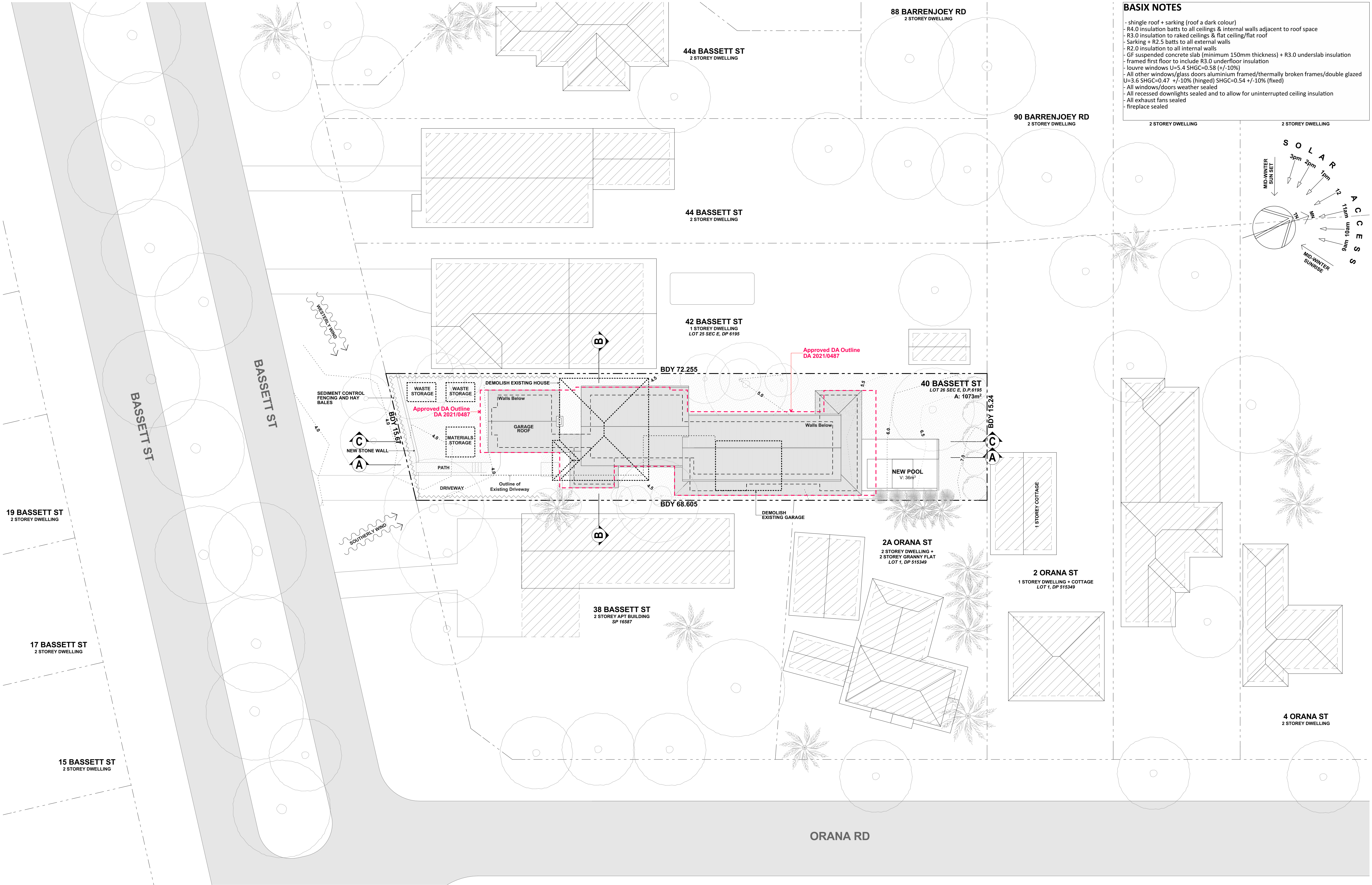


DATE	REV	DESCRIPTION
28/4/21	A	DA
7/7/21	B	DA - Revised
8/02/2022	C	S4.55

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

FOR SIMON EDWARDS

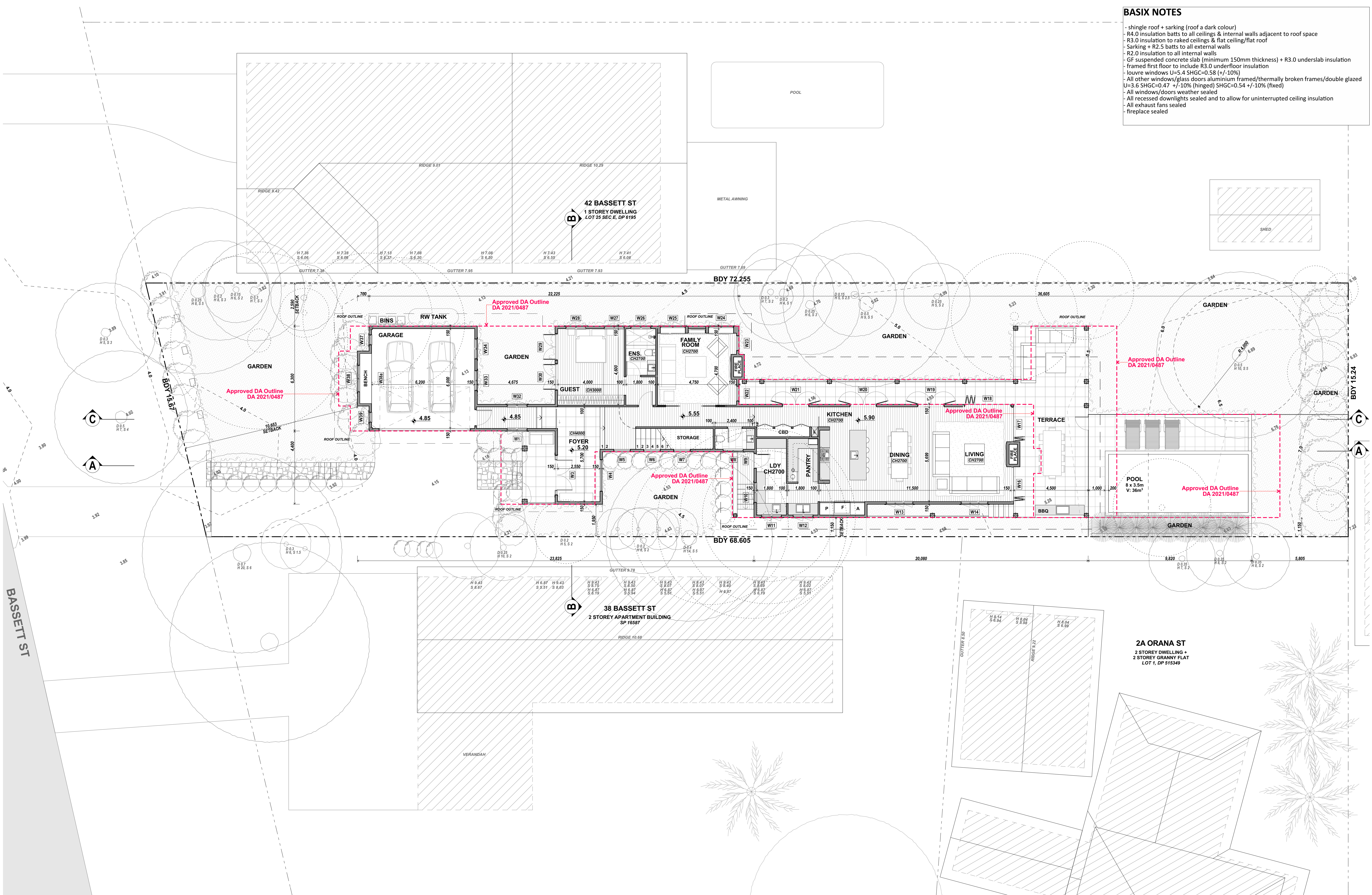
DRAWING TITLE		
COVER SHEET		
PROJECT NO. 2102	DRAWN BY LT / AB	PLOT DATE 8/02/2022
SCALE @ A1	DRAWING NO. A.00	REVISION B



- BASIX NOTES**
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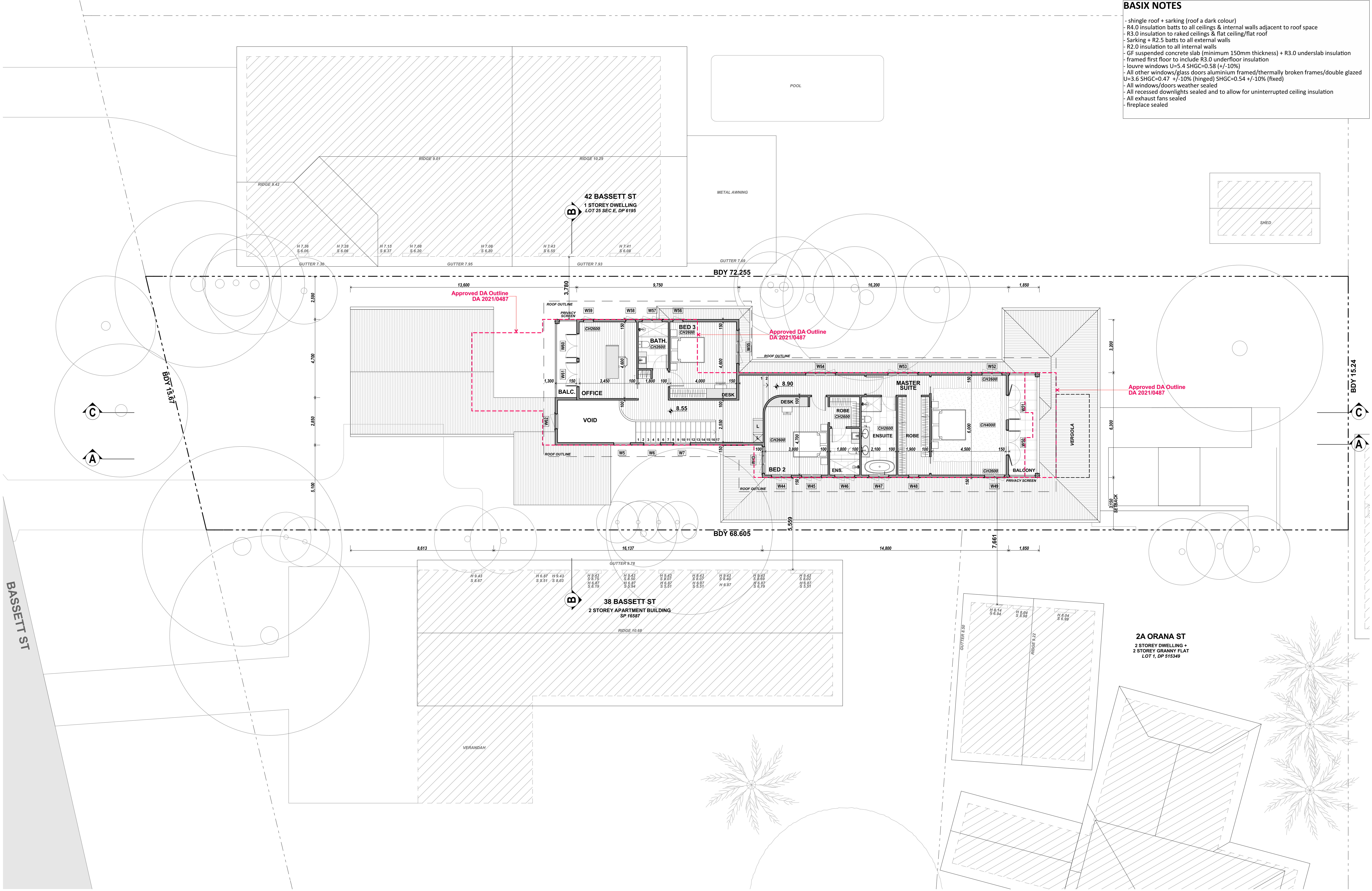
BASIX NOTES

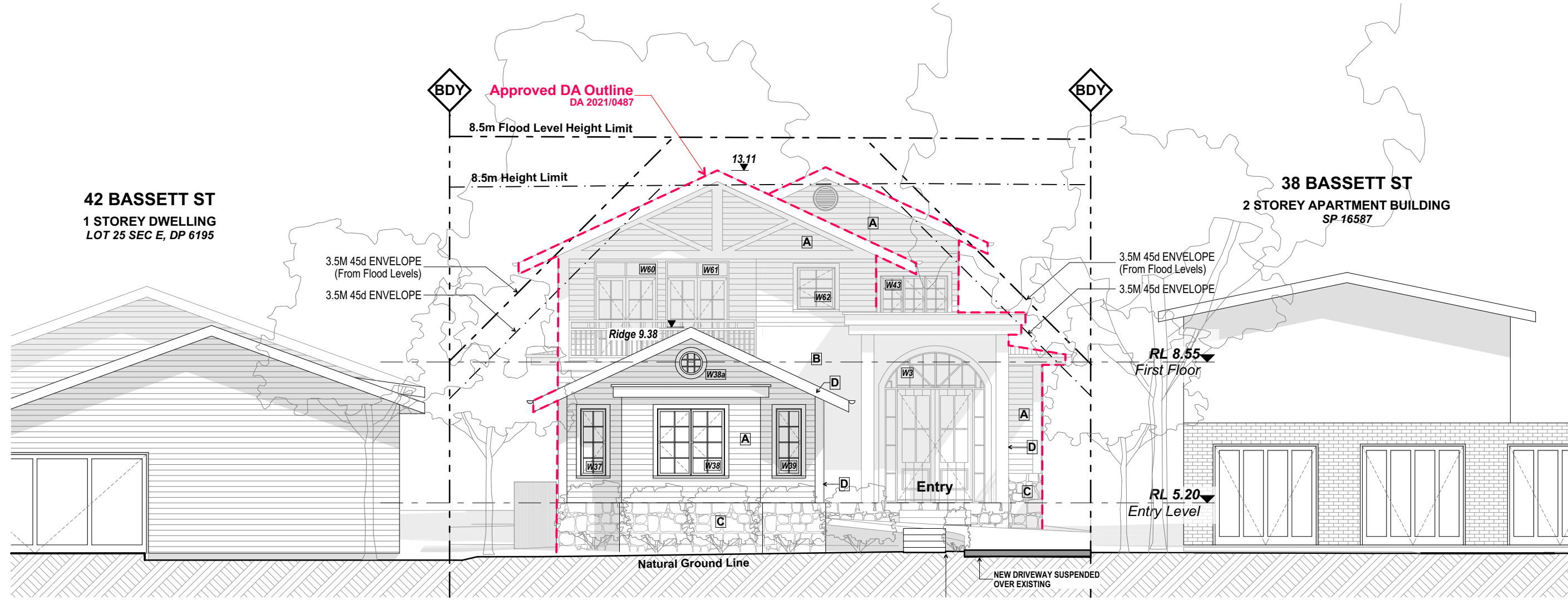
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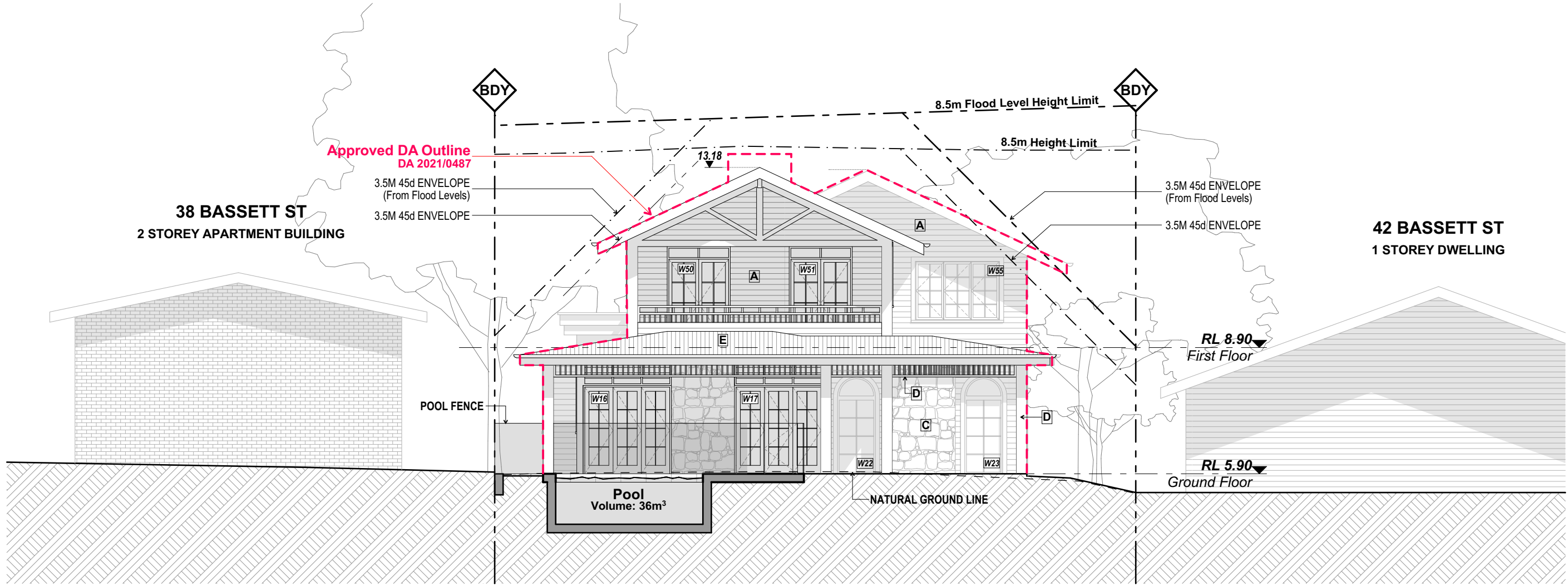
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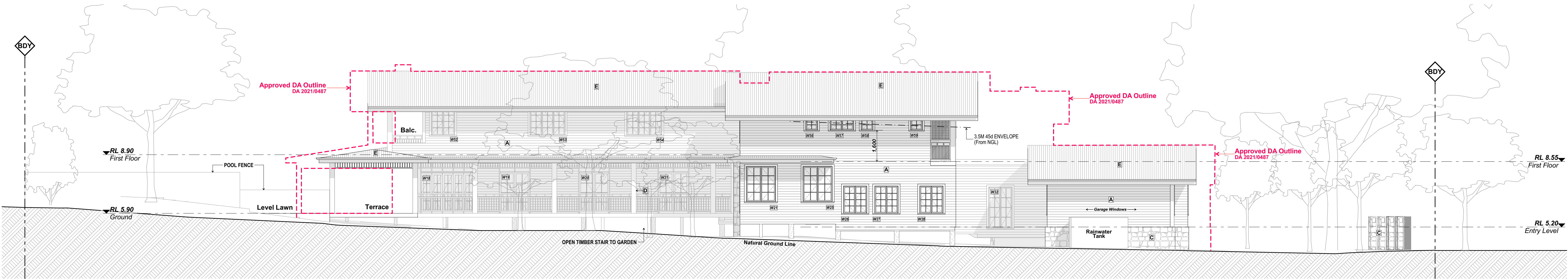




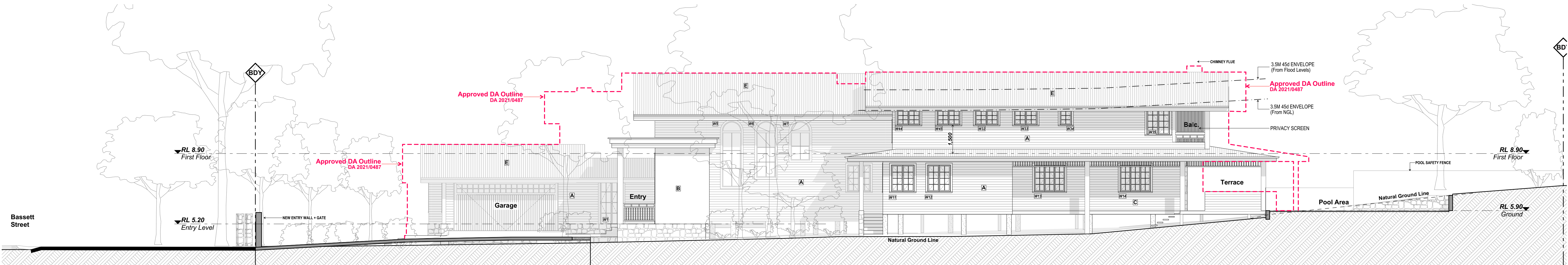
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

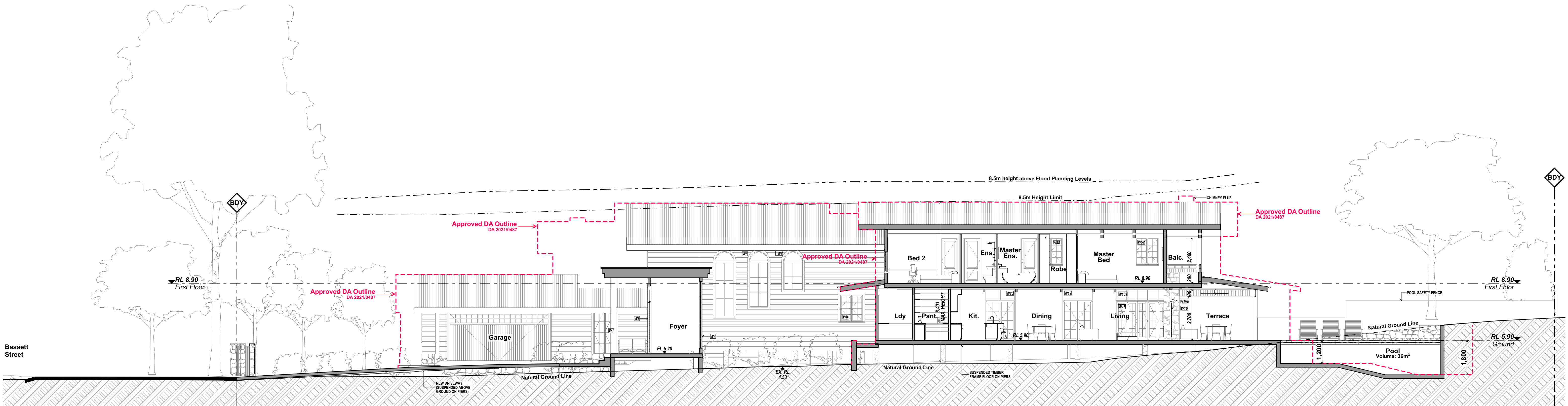


SOUTH EAST ELEVATION

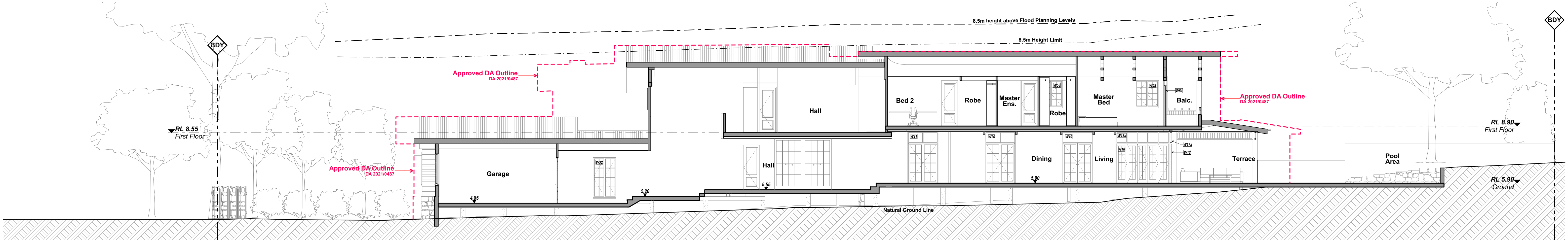
EXTERIOR FINISHES LEGEND

- 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

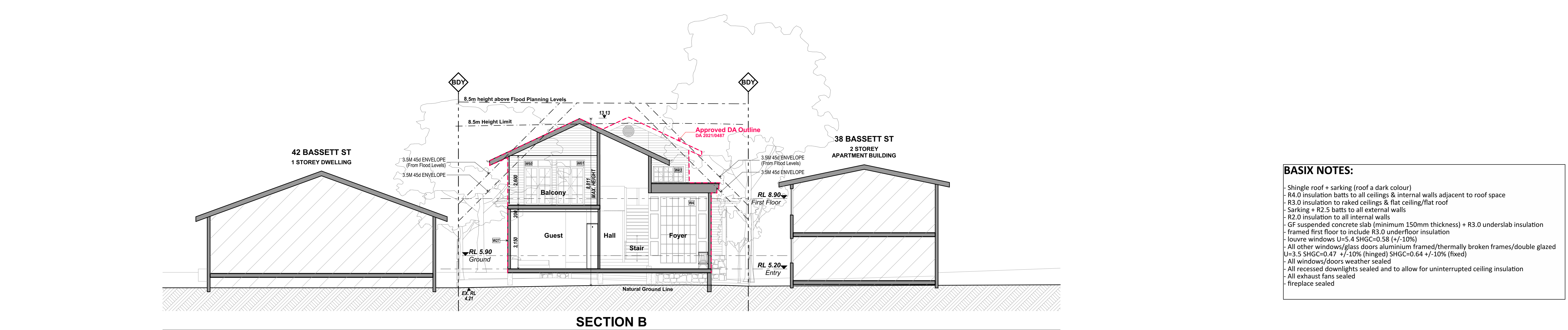




SECTION A

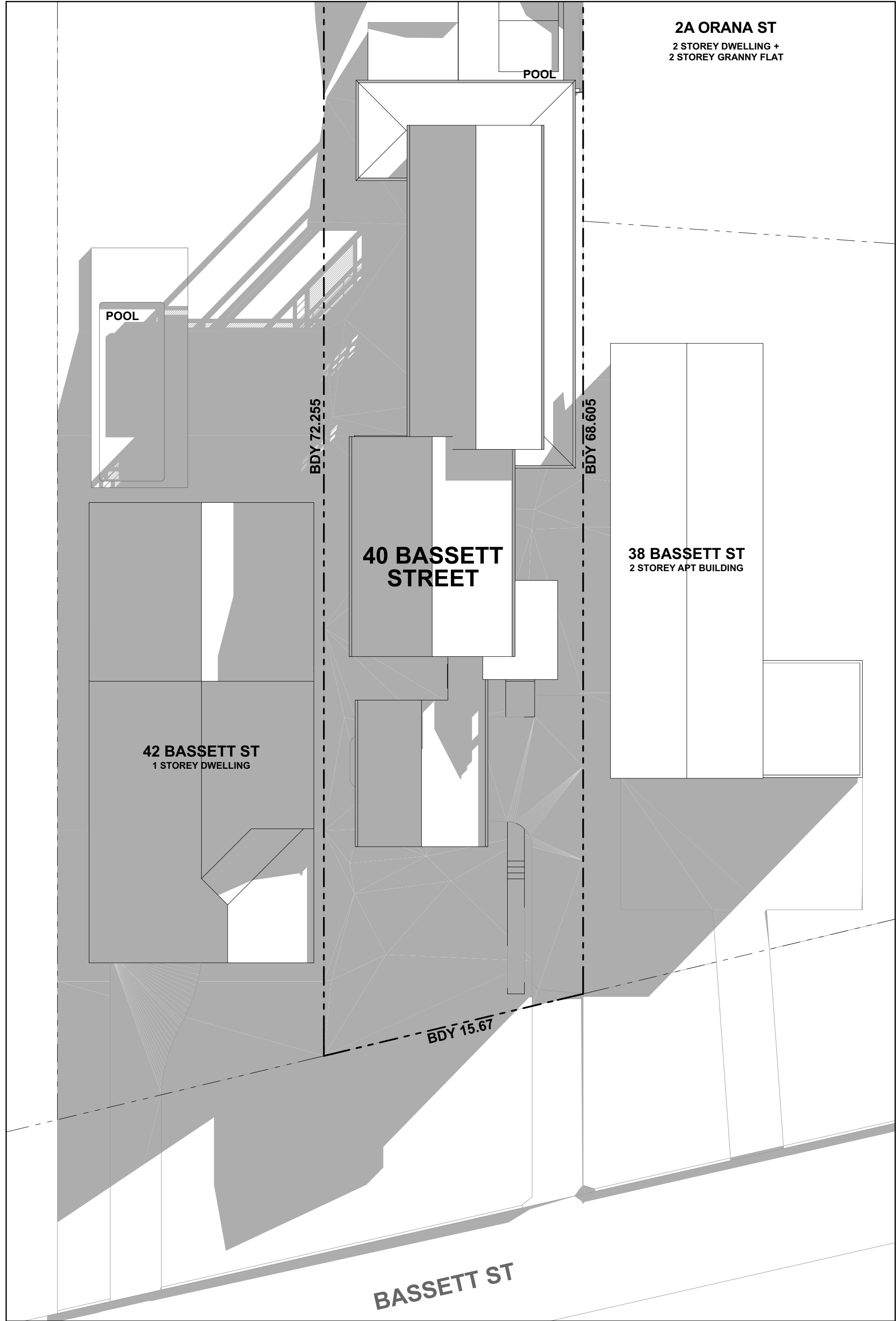


SECTION C



SECTION B

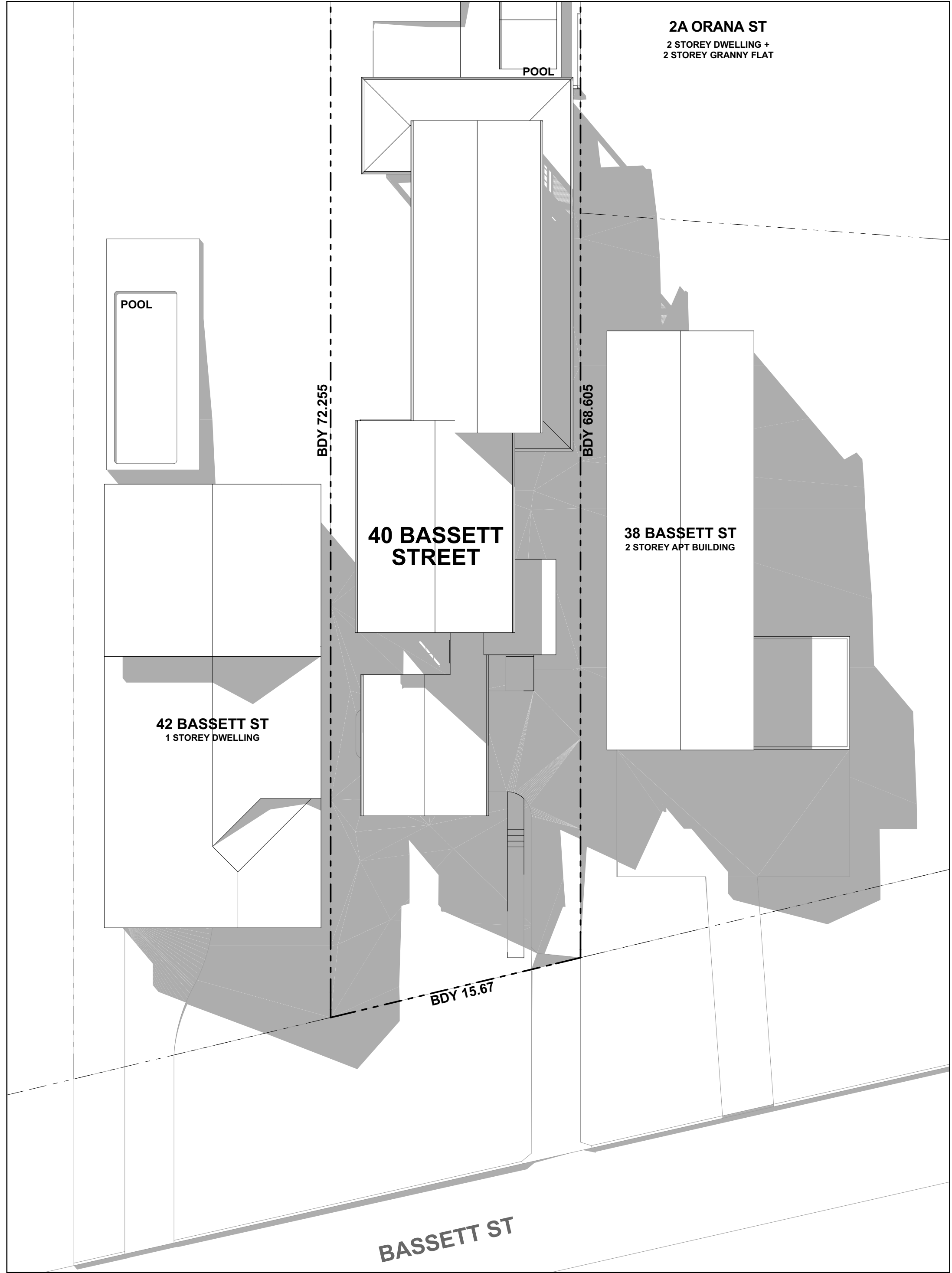
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21 JUNE 9AM



21 JUNE 12 NOON



21 JUNE 3PM

38 BASSET ST

FRONT VIEW

12 PM



1 PM



2 PM



3 PM



4 PM



REAR VIEW



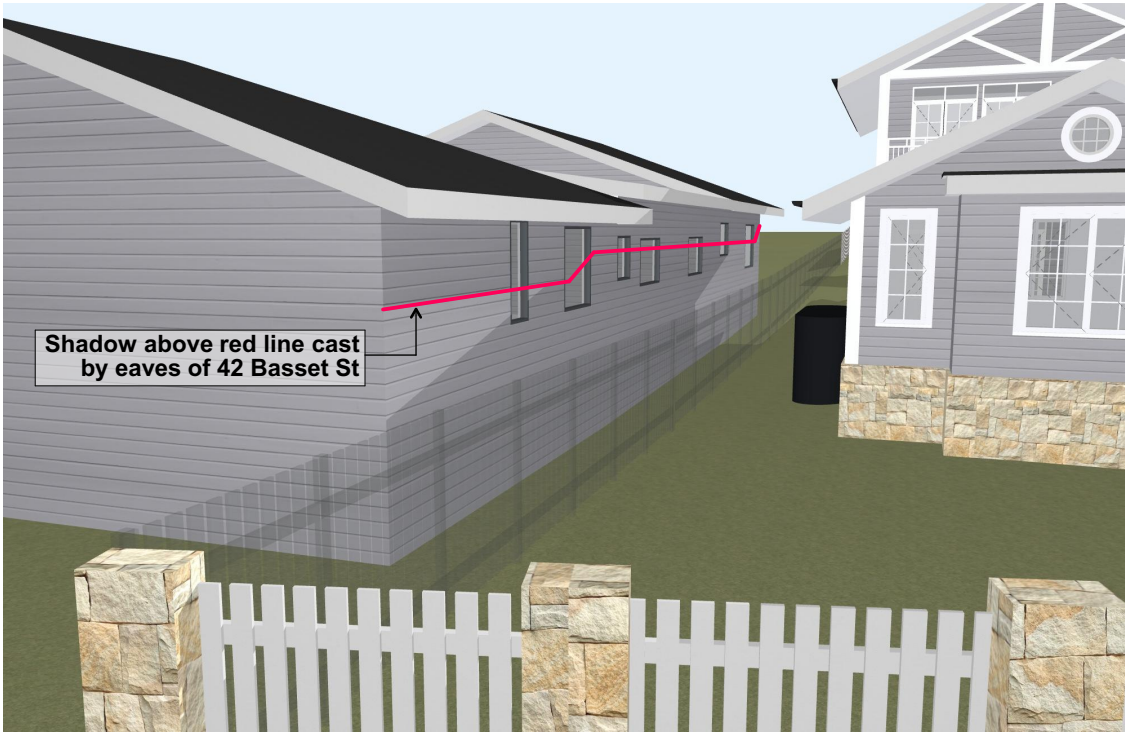
42 BASSET ST

FRONT VIEW

9 AM



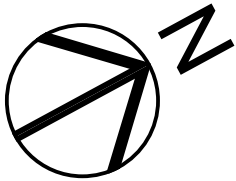
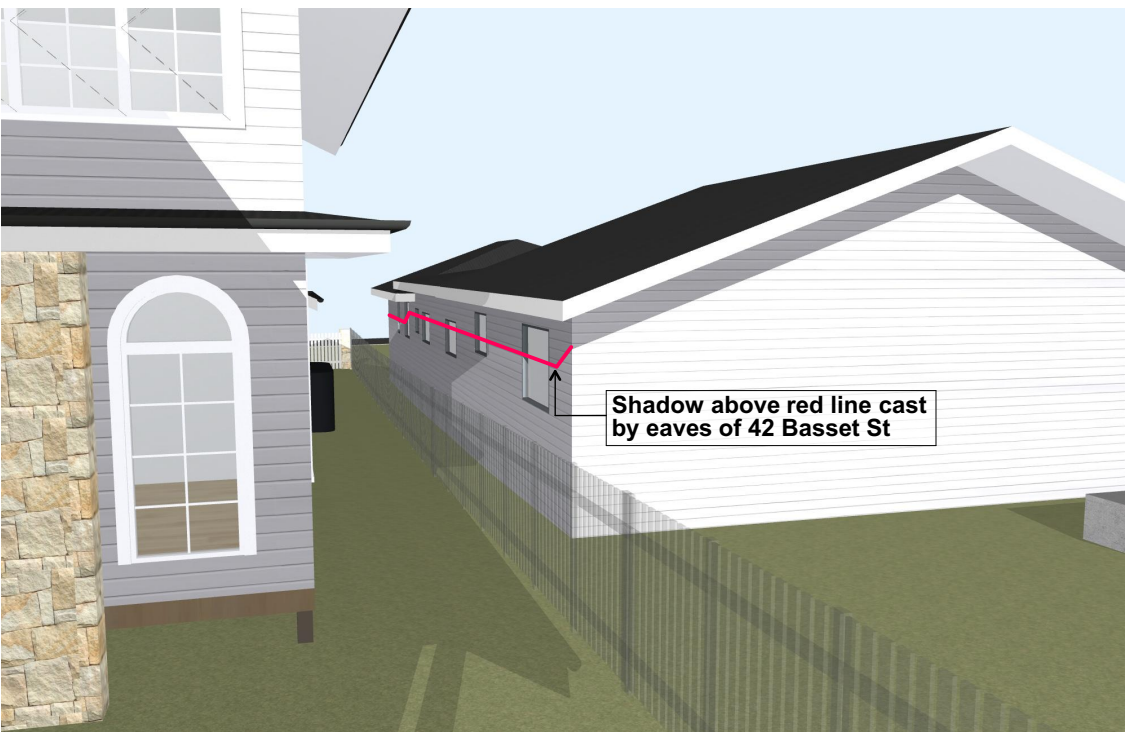
10 AM



11 AM



REAR VIEW



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
SHADOW STUDIES

PROJECT NO.
2102

SCALE
@ A1

DRAWN BY
LT / AB

DRAWING NO.
A.07

PLOT DATE
8/02/2022

REVISION
B

SITE CALCULATIONS

SITE AREA = 1073m²

LANDSCAPE AREAS:

Required = 536.5m² or 50%

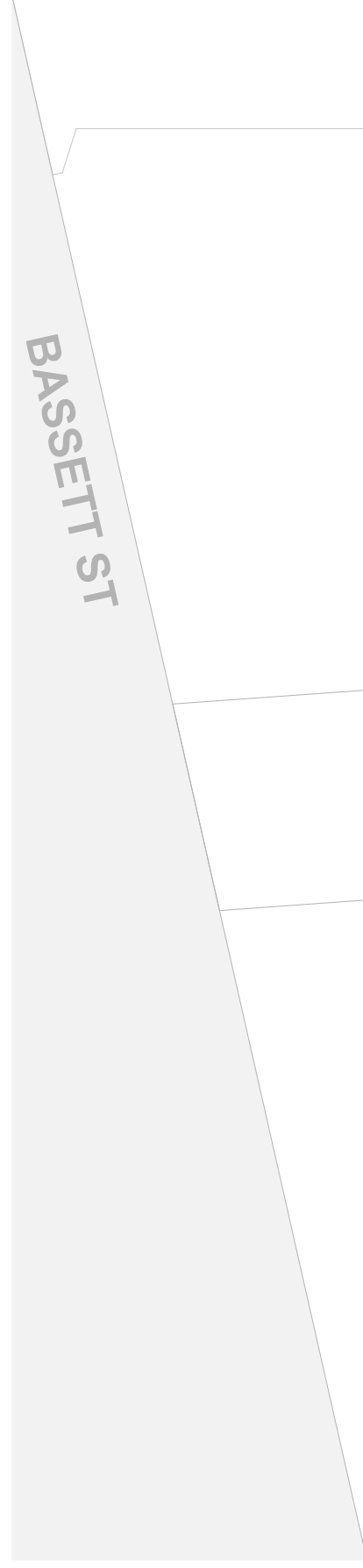
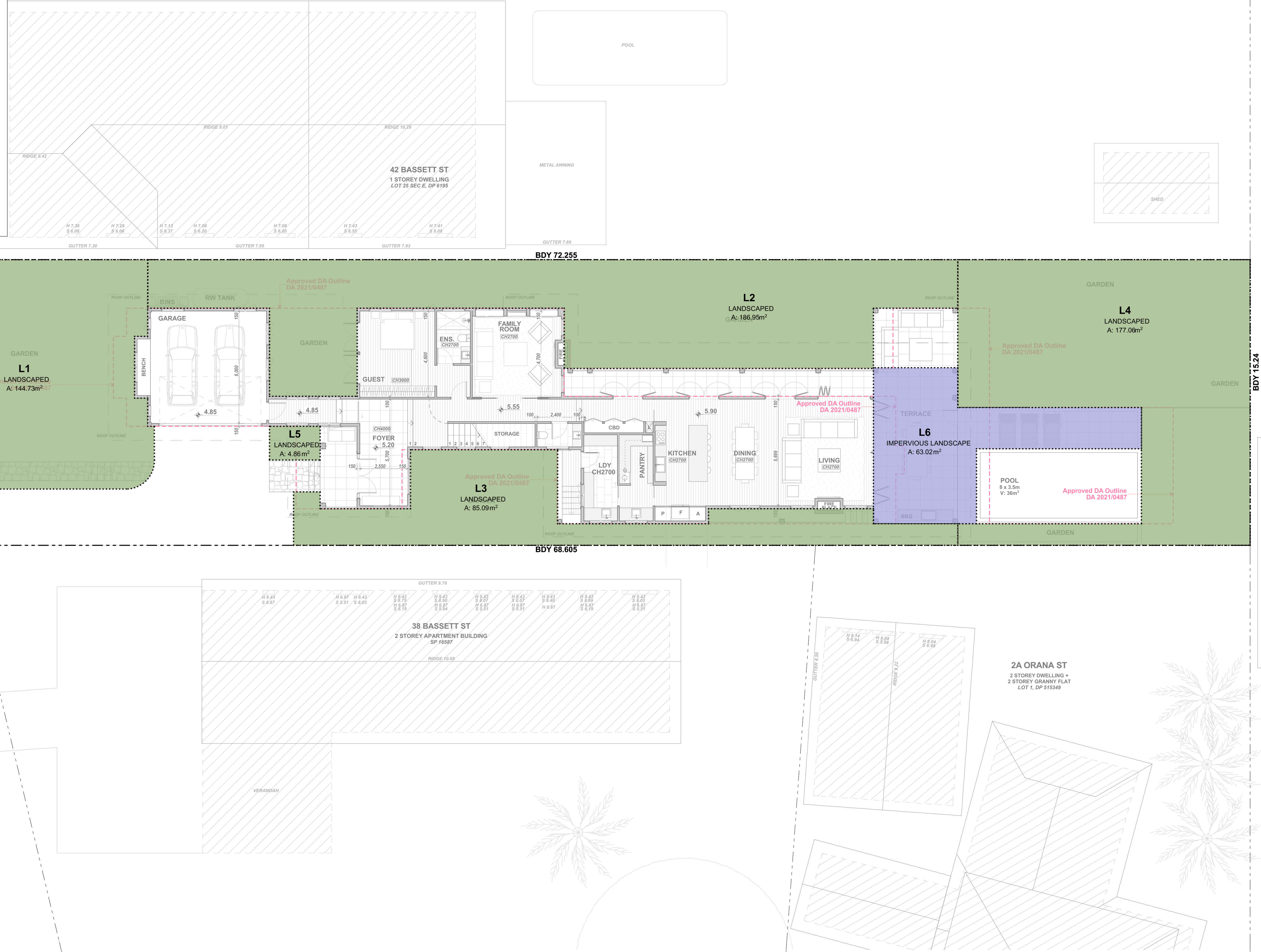
Proposed Landscape areas:

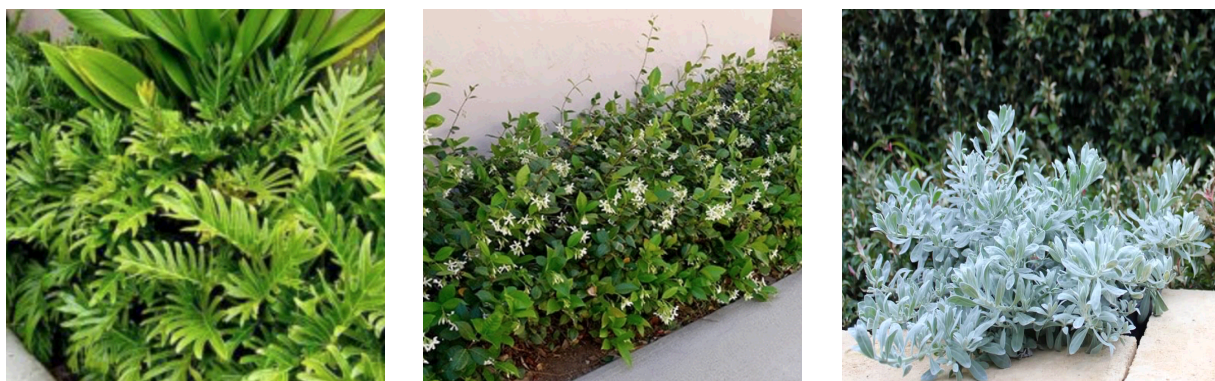
- L1 (Front) - 144.73m²
- L2 (Side) - 186.95m²
- L3 (Side) - 85.09m²
- L4 (Rear) - 177.06m²
- L5 (Entry) - 4.86m²
- L6 (Terrace) - 63.02m² (Impervious Landscape 5.93%)*

Proposed Landscape area = 598.69m² or 55.79%

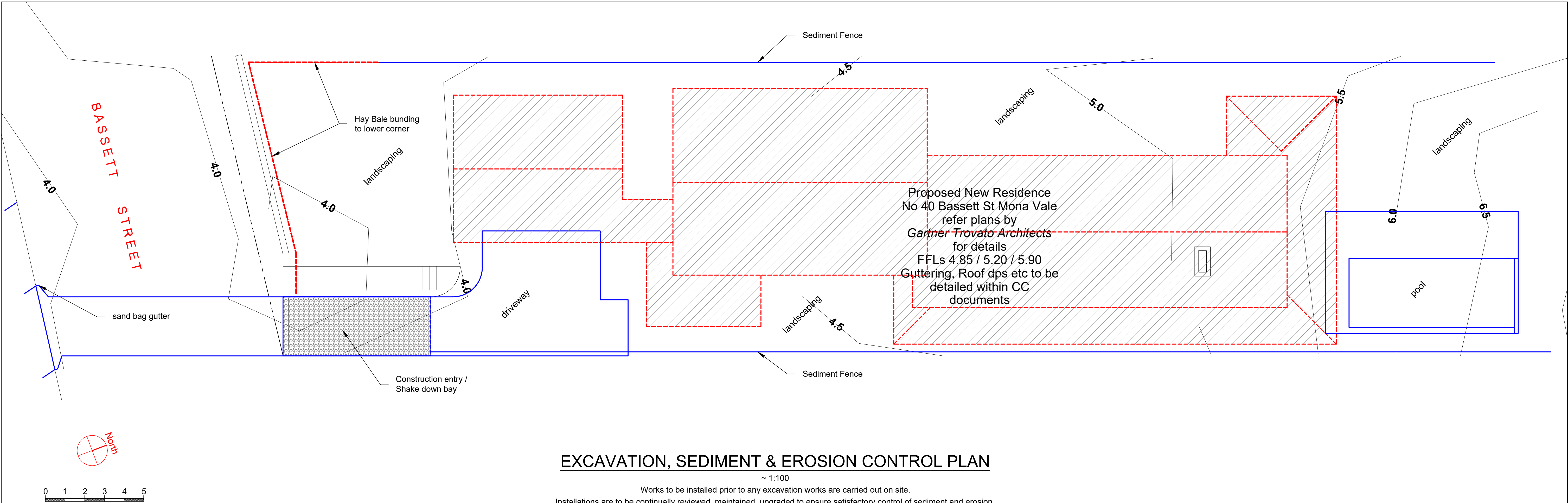
* Impervious landscape treatment allowed = 64m² or 6%

TOTAL Landscape Area = 661.71m² or 61.66%





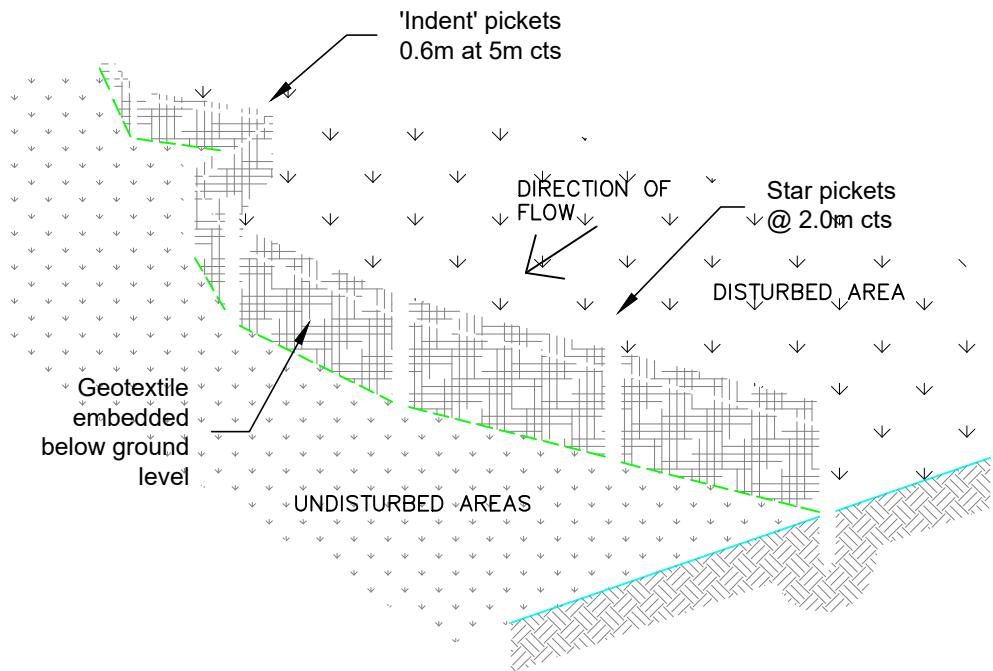
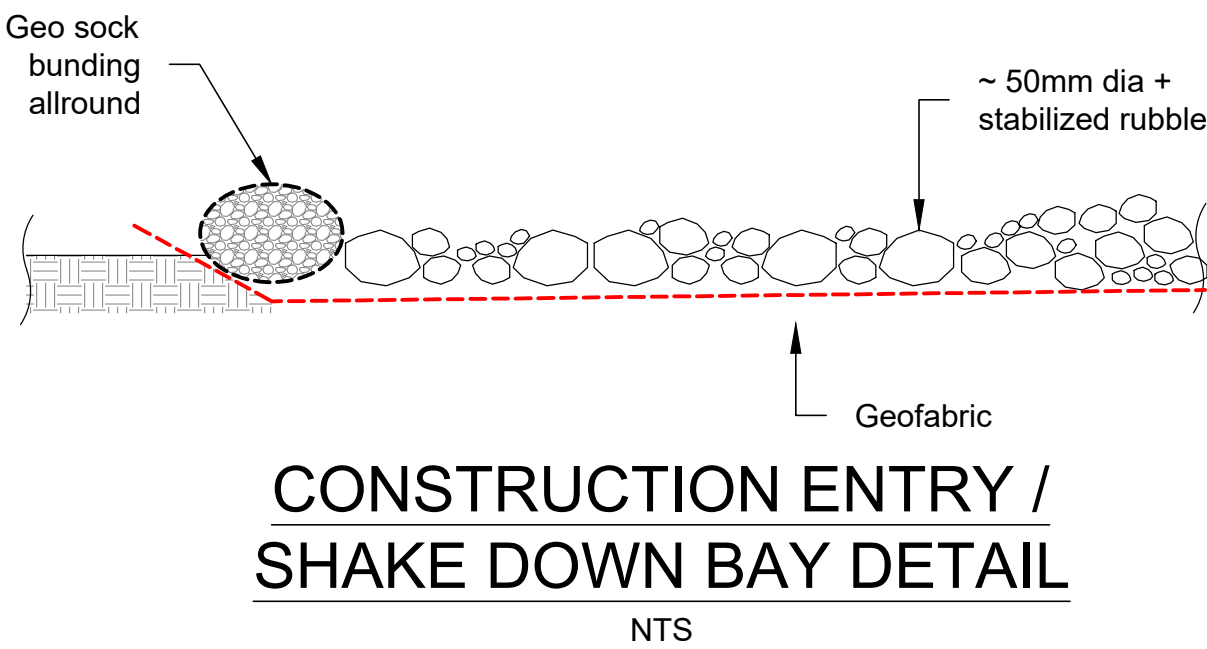
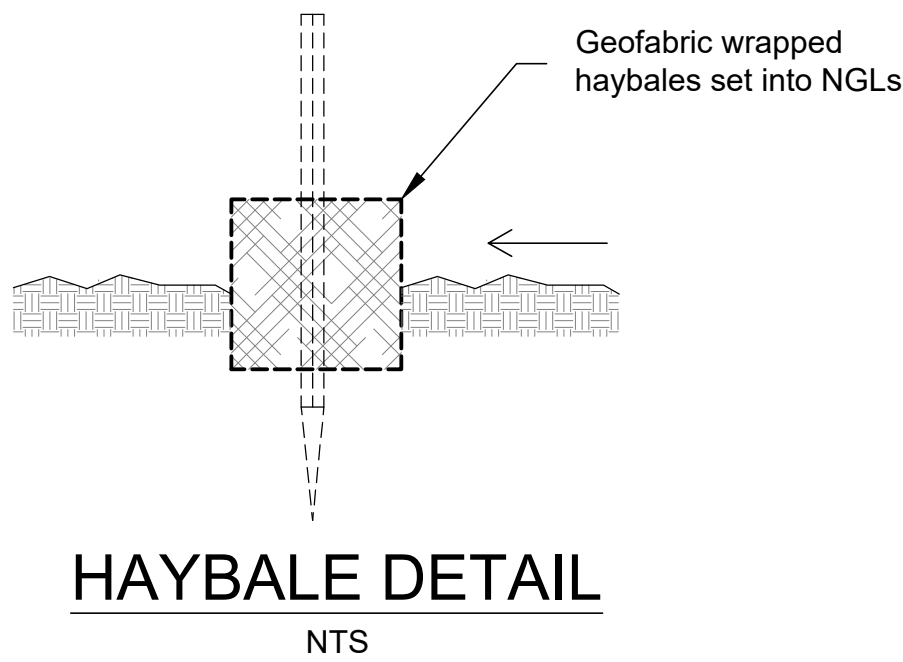
A	NB	SECOND ISSUE	20.12.2021
No.	BY	AMENDMENT	DATE
PROJECT			
PROPOSED DEVELOPMENT 40 BASSETT ST MONA VALE			
Contractor must verify all dimensions and levels on site before commencing any work or making any shop drawings. All dimensions in millimetres unless noted otherwise. Figured dimensions are to 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.			
 cabarita LANDSCAPES		Nick Bubalo BLArch PO BOX 1548 MONA VALE NSW 1860 PH: 0403 985 160 EM: n.bubalo@bigpond.com	
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 Bassett			A



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.

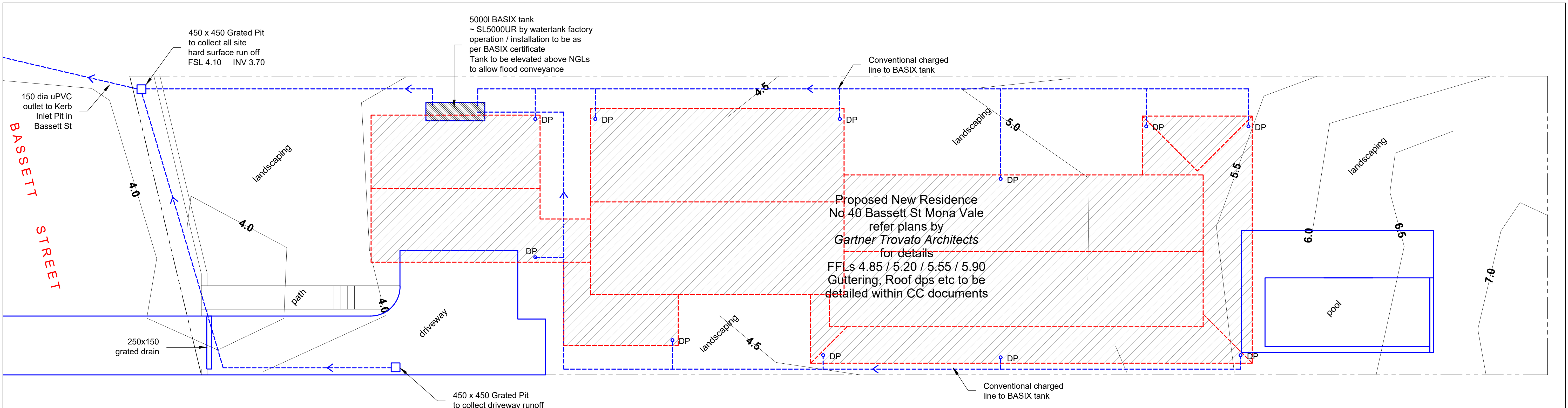


- SEDIMENT FENCE CONSTRUCTION NOTES:
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW.
 2. CUT A 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

	ISSUE:			Barrenjoey Consulting Engineers pty ltd Stormwater Structural Civil PO Box 672 Avalon NSW 2107 M: 0418 620 330 E: lucas@barrenjoey.com.au ABN: 15124694917 ACN: 124694917	PROJECT: PROPOSED NEW RESIDENCE 40 BASSETT ST MONA VALE for ~ S. EDWARDS	DRAWING : SEDIMENT & EROSION CONTROL PLAN	Job No : 210301A	Drawing No CIV1 DA
	DA	02. 02. 2022	Issued for DA submission				Document Certification Barrenjoey Consulting Engineers pty ltd per Lucas Molloy MEA CPEng MER Director	



STORMWATER MANAGEMENT PLAN

~ 1:100

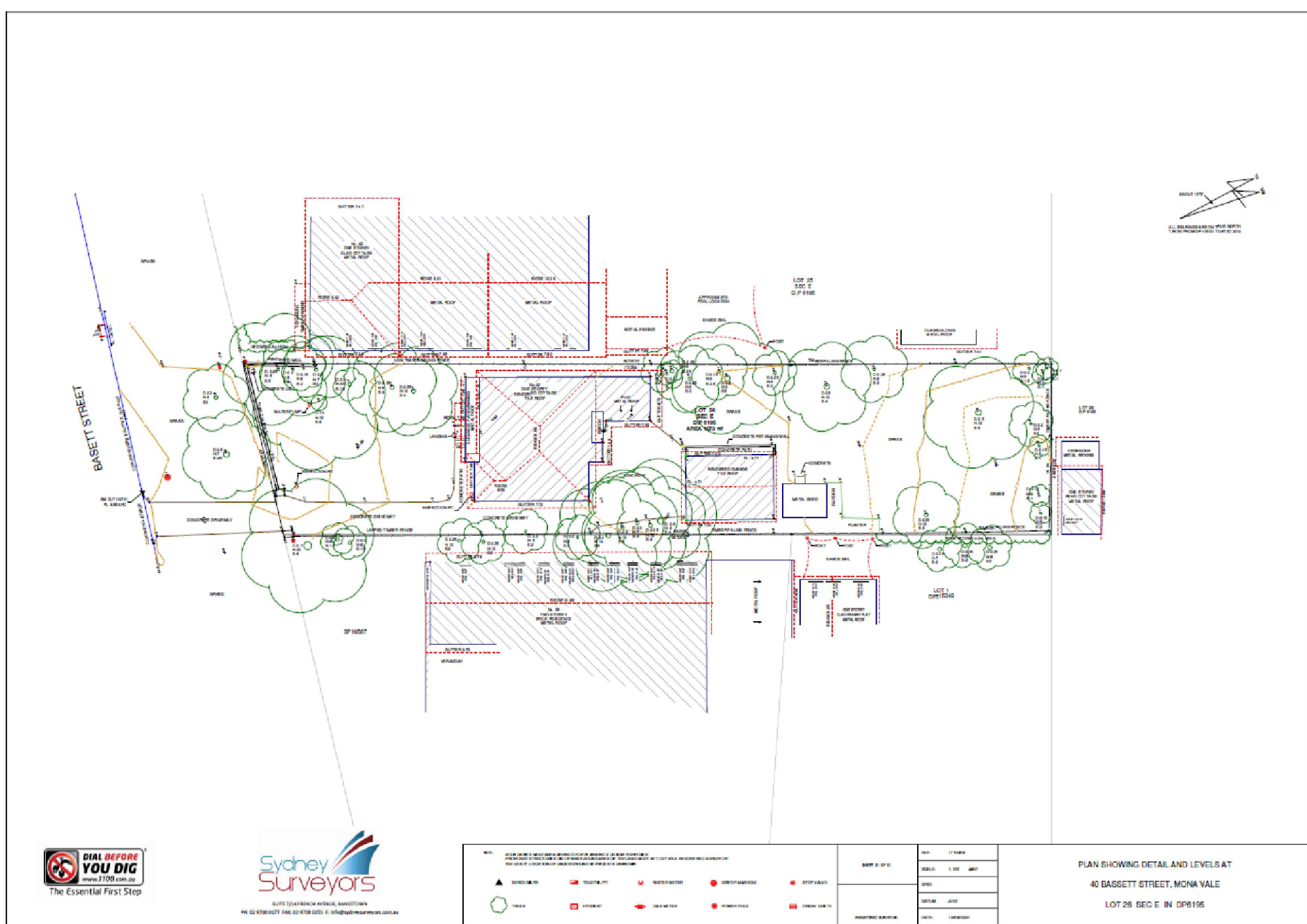
ALL WORKS TO BE OF A CONVENTIONAL NATURE AS PER NCC / BCA AND AS 3500.3 REQUIREMENTS.

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

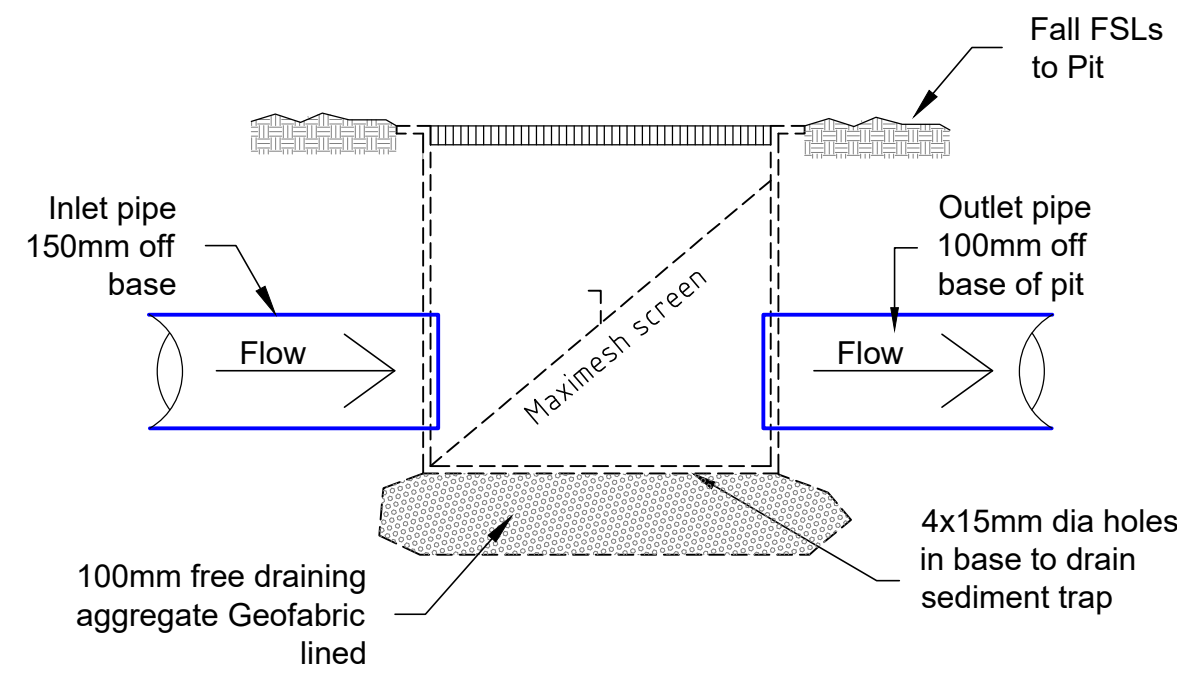
NOTES

1. All roof collection components (ie gutters / DPs etc) are to be located / sized by the Developments contracting Plumber for a **5 % AEP** event capacity.
2. All pipes to be uPVC to AS 1254:2002.
3. All pipes to be laid at the grade required to match pit invert levels.
4. All pipes to be installed and laid in accordance with AS 3500.3:2003.
5. All roof guttering/ down pipes / valley gutters / box gutters etc are to be sized and installed in accordance with AS 3500.3:2003.
6. 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 .
7. All pits greater than 600mm in depth are to be proprietary precast concrete (approved by the Engineer).
8. 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).
9. All works are to be inspected and certified by the Principle Certifying Authority prior to backfilling.
10. 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.
11. The system is too be flushed and cleaned of all sediment and debris annually.
12. The system will require regular cleaning and maintenance to ensure its ability to function is maintained.
13. 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 a engineer every 20yrs.
14. 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.



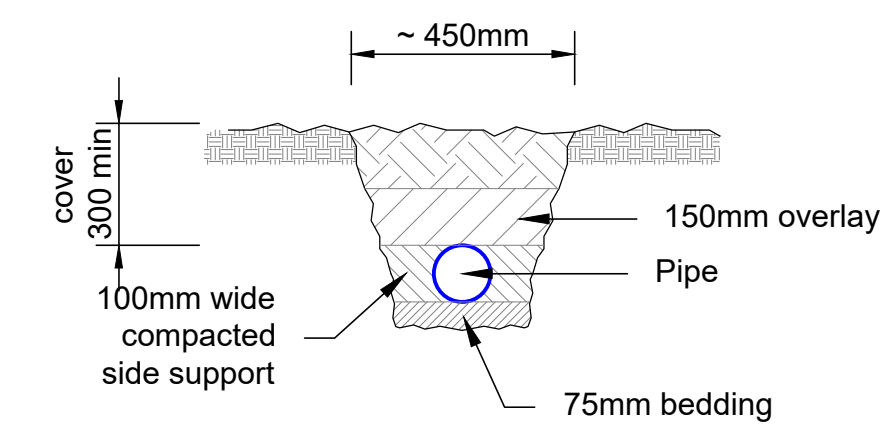
EXISTING SITE SURVEY

~ NTS



TYPICAL PIT DETAIL

~ 1 : 20



TYPICAL uPVC PIPE & TRENCH DETAIL

~ 1 : 20

Bedding / overlay to be -

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

ISSUE:			Barrenjoey Consulting Engineers Pty Ltd			PROJECT:		DRAWING :		Job No :	Drawing No
DA	02. 02. 2022	Issued for DA submission	Stormwater	Structural	Civil	PROPOSED NEW RESIDENCE 40 BASSETT ST MONA VALE for ~ S. EDWARDS		STORMWATER MANAGEMENT PLAN		210301A	SW1 DA
			PO Box 672 Avonlea NSW 2107 M: 0418 620 330 E: lucas@barrenjoey.com.au ABN: 15124694917 ACN: 124694917							Document Certification Barrenjoey Consulting Engineers Pty Ltd per Lucas Molloy MBE OPEM NER Director	