



Northern beaches designs

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DARIN & COOPER
RESIDENCE

Site - 14 Bassett Street, Mona Vale
Alterations & Additions

ARCHITECTURAL 3D'S FOR ILLUSTRATION ONLY

MATERIAL SCHEDULE



METAL ROOF

Lysaght longline ultra or similar
Colour - Monument or similar



CLADDING

Hardie Axon / Oblique or similar
to match existing wall color



FRAMES - WINDOWS & DOORS

Black aluminium



Revision	Date	
		The builder shall check & verify all dimensions & verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.
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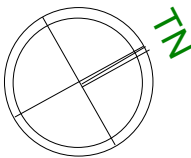
Northern beaches designs

WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

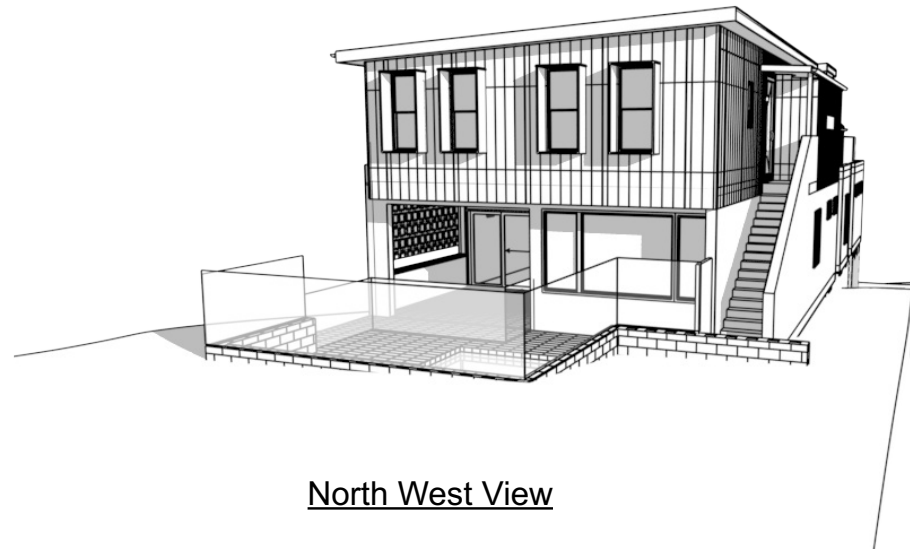
Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2

Client: DARIN & COOPER

Drawing:
Cover Page - Materials & Finishes



Drawn / Designed: MW	Date: 15.4.24
Project no:	Scale: N.T.S
Drawing No: DA1	Issue:



North West View



North East View



South West - Bassett Road View



South East - Bassett Road View

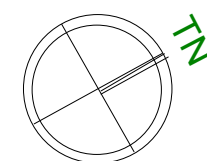
3D Perspectives

ARCHITECTURAL 3D'S FOR ILLUSTRATION ONLY

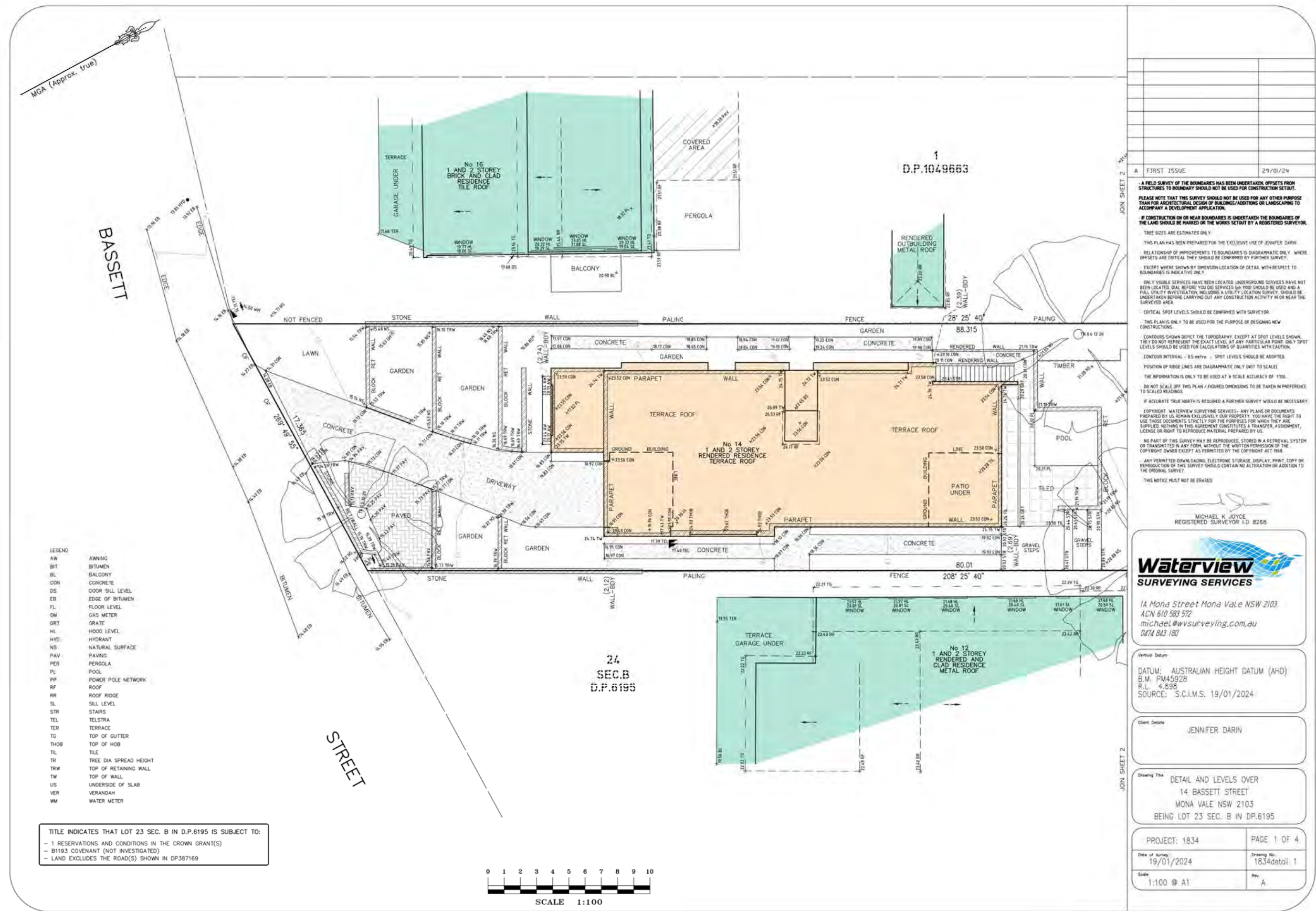
Revision	Date	
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Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2
Client: DARIN & COOPER
Drawing:
3D Perspectives



Drawn / Designed: MW	Date: 15.4.24
Project no:	Scale: N.T.S
Drawing No: DA2	Issue:

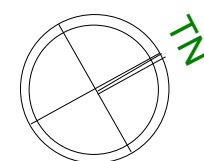


Survey Plan - Page 1

Revision	Date	
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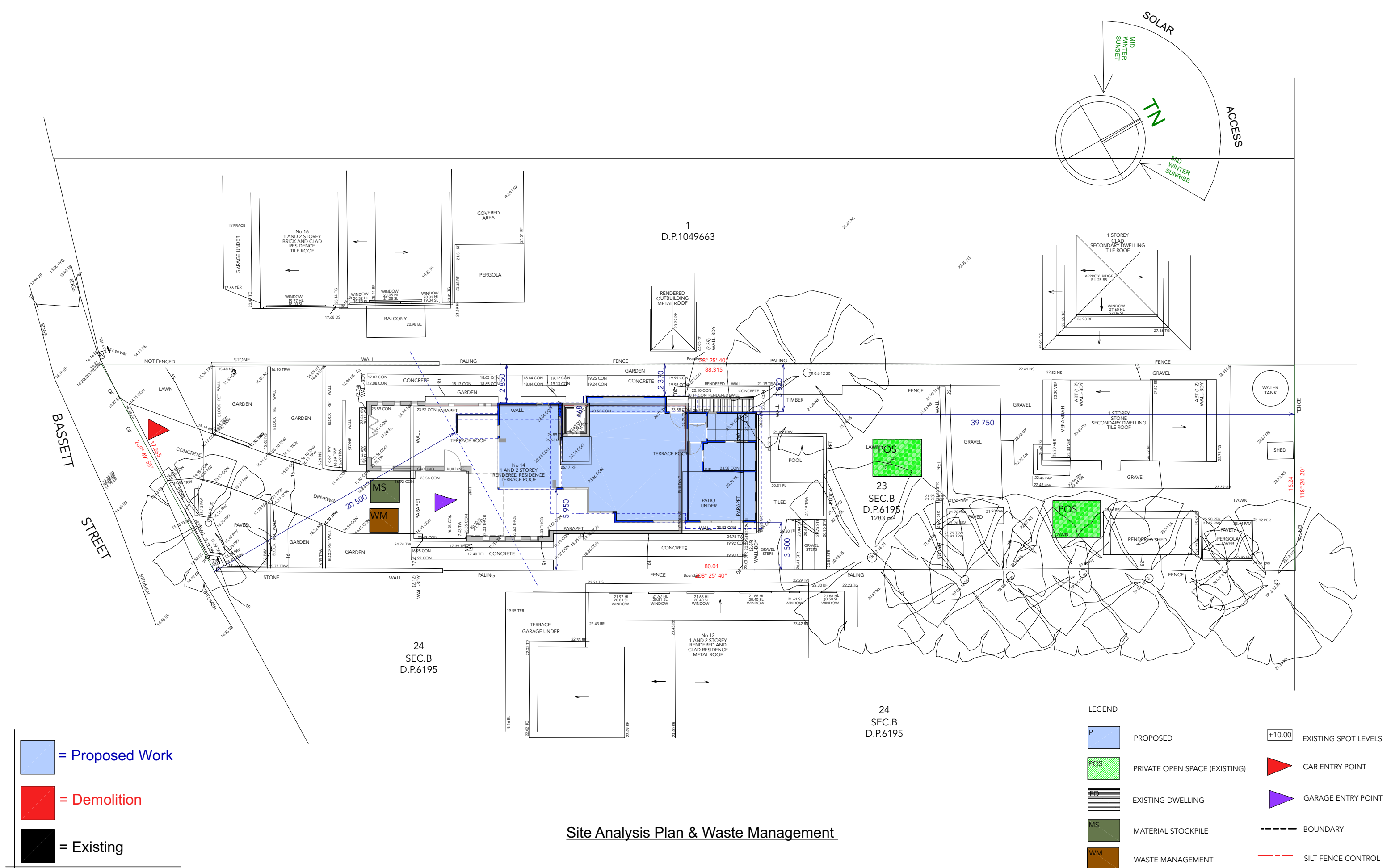


Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2
Client: DARIN & COOPER
Drawing:
Survey Plan - Page 1



Drawn / Designed: MW
Project no:
Drawing No: DA3

Date: 15.4.24
Scale: 1:250 - A3
Issue:



Revision	Date	

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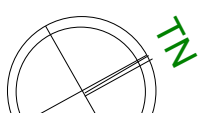


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Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2

Client: DARIN & COOPER

Drawing:
Site Analysis Plan & Waste Management



Drawn / Designed: MW

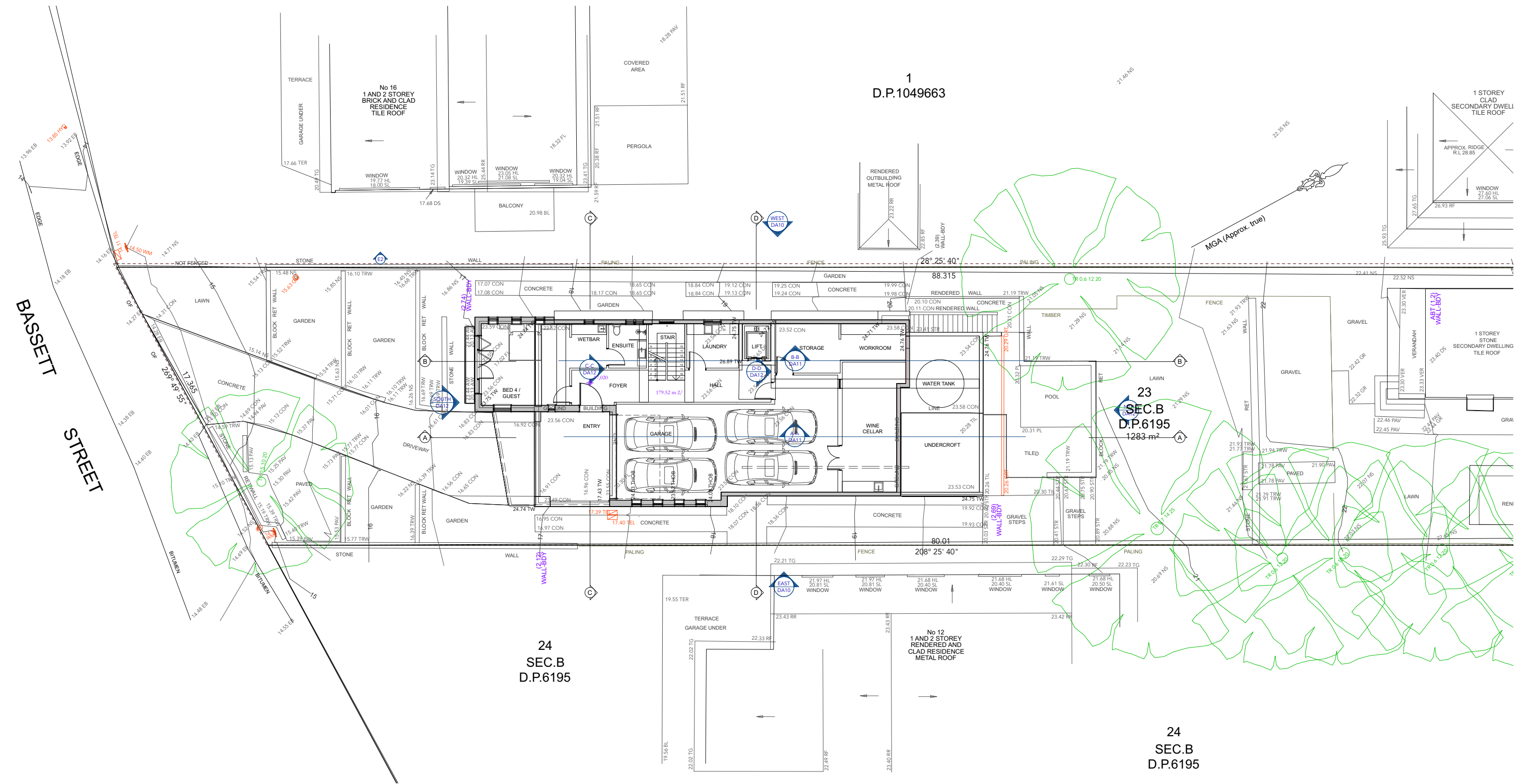
Project no:

Drawing No: DA5

Date: 15.4.24

Scale: 1:250 - A3

Issue:



Lower Floor Plan - (Unaltered)

Revision	Date	

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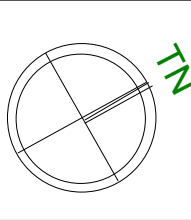


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Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2

Client: DARIN & COOPER

Drawing:
Lower Floor Plan - (Unaltered)



Drawn / Designed: MW

Project no:

Drawing No: DA6

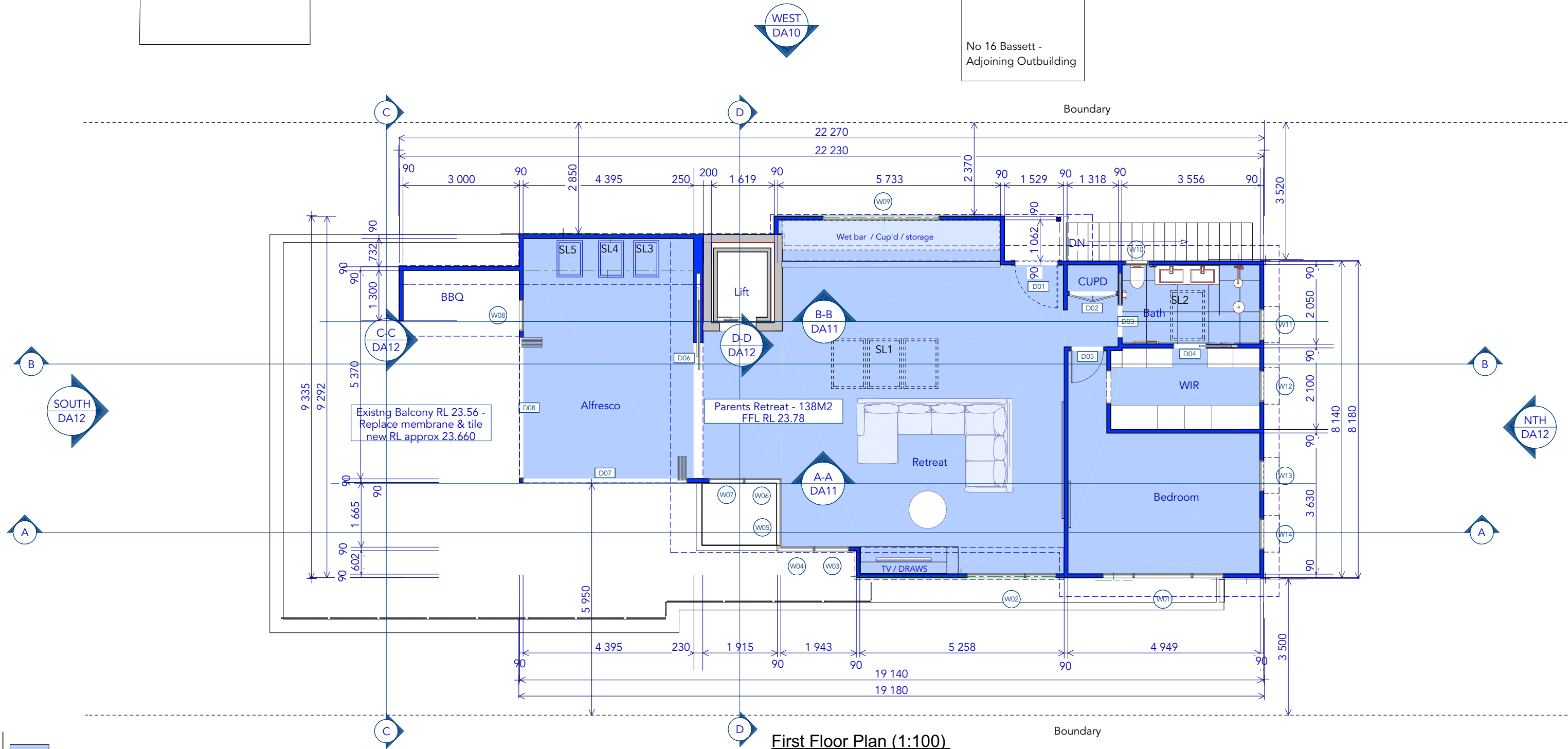
Date: 15.4.24

Scale: 1:200 A3

Issue:

No 16 Bassett - Adjoining dwelling

No 16 Bassett -
Adjoining Outbuilding



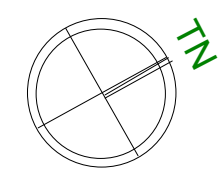
Revision	Date	

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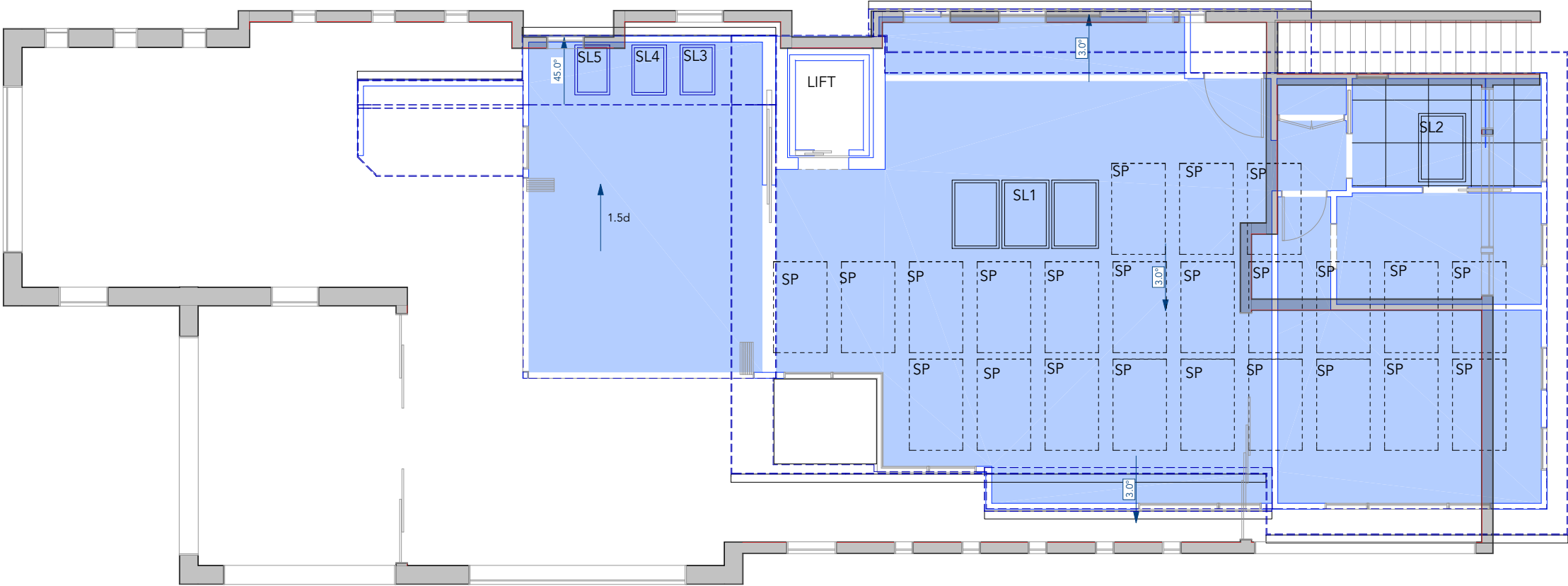
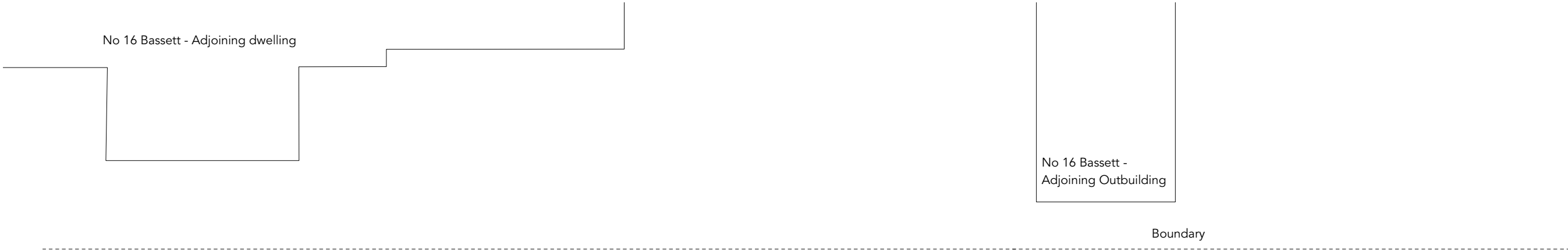
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Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2
Client: DARIN & COOPER
Drawing:
First Floor Plan (1:100)



Drawn / Designed: MW
Project no:
Drawing No: **DA8**
Date: 15.4.24
Scale: 1:100 A3
Issue:



- = Proposed Work
- = Demolition
- = Existing

Revision	Date	
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Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2

Client: DARIN & COOPER

**Drawing:
Roof Plan**

Drawn / Designed: *MW*

Project no:

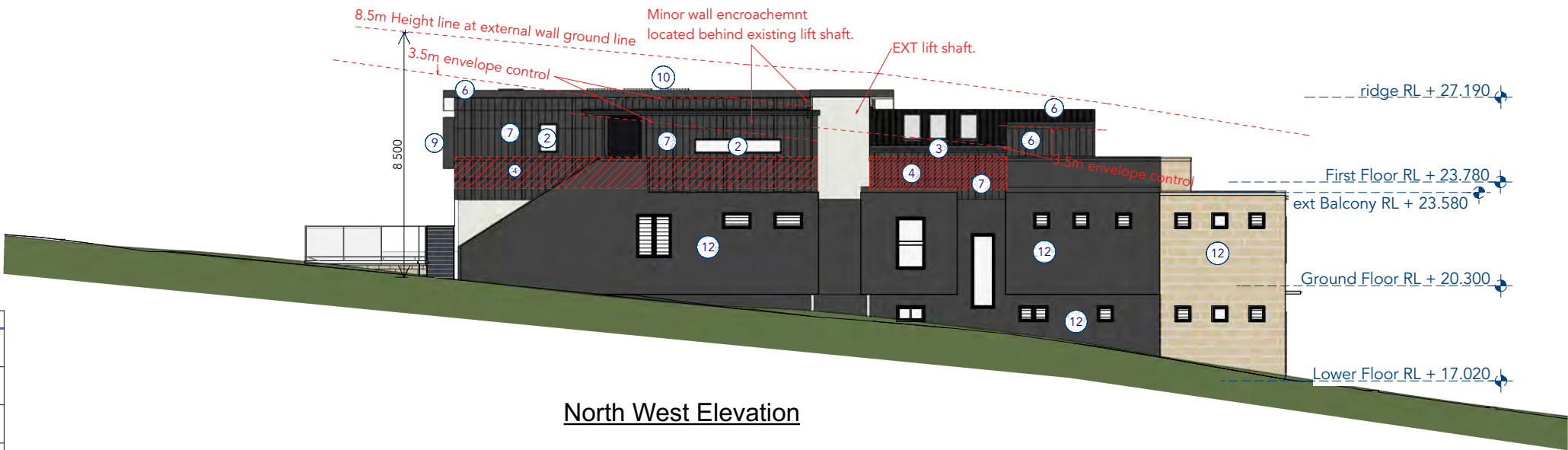
Drawing No: **DA9**

Date: 15.4.24

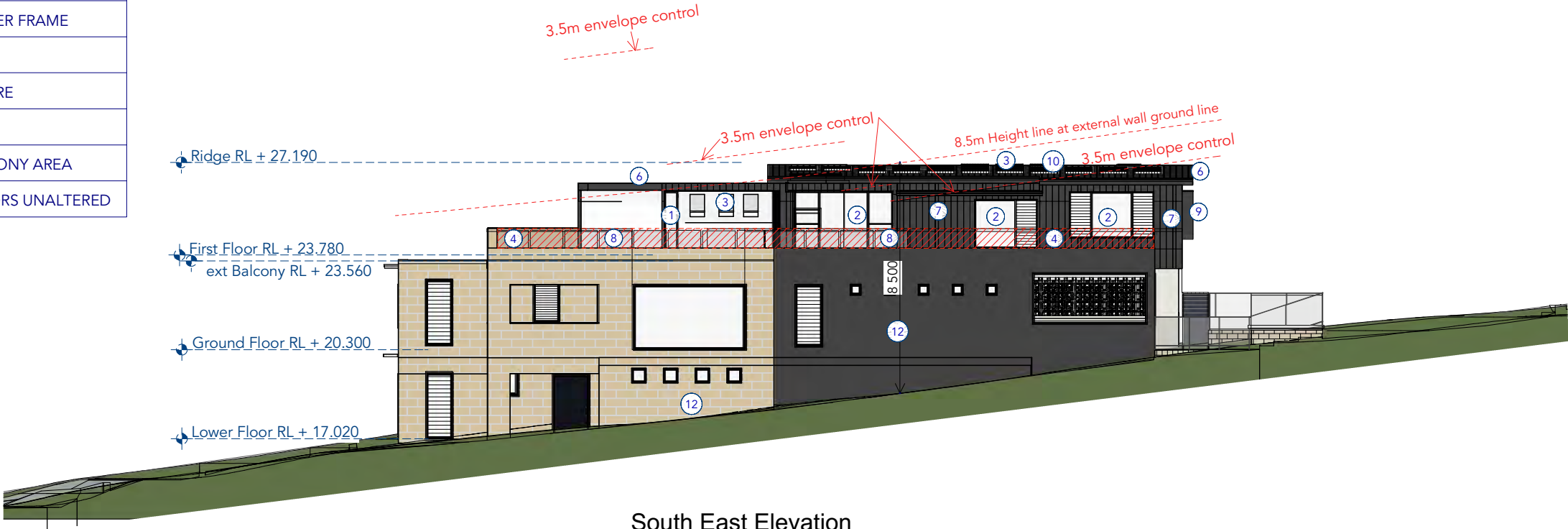
Scale: 1:100 A3

Issue:

NOTE SCHEDULE	
①	ALUMINIUM GLASS DOORS TO BASIX
②	ALUMINIUM WINDOW TO BASIX
③	NEW SKYLIGHTS
④	DEMOLISH CONCRETE ROOF PARAPHET
⑤	NEW TOPING SLAB, BEAMS & COLUMNS TO STRUCTURAL ENGINEERS DETAILS
⑥	TIMBER FRAMED ROOF WITH METAL CLADDING.
⑦	LIGHTWEIGHT CLADDING TO TIMBER FRAME
⑧	1M GLASS BALUSTRADE TO NCC
⑨	EXTERNAL ARCHITECTURAL FEATURE
⑩	SOLAR PANELS
⑪	NEW TILES & MEMBRANE TO BALCONY AREA
⑫	EXISTING LOWER & GROUND FLOORS UNALTERED



North West Elevation



South East Elevation

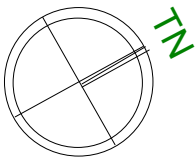
Elevations Plan SE & NW

Revision	Date	

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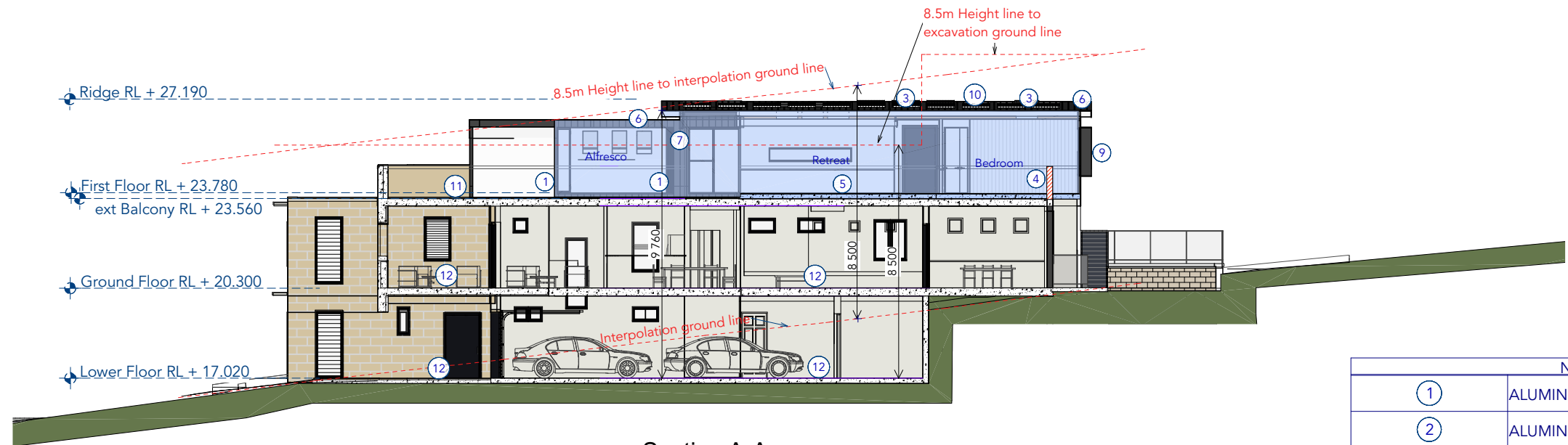


Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2
Client: DARIN & COOPER
Drawing:
Elevations Plan SE & NW



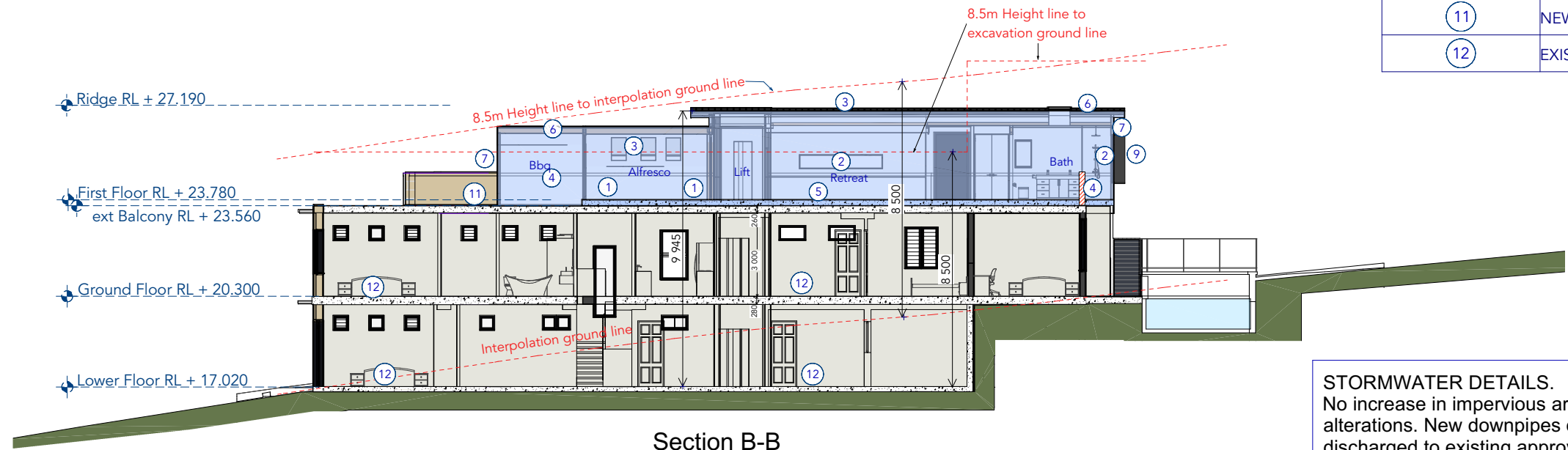
Drawn / Designed: MW
Project no:
Drawing No: **DA10**

Date:
15.4.24
Scale:
1:200 A3
Issue:



Section A-A

NOTE SCHEDULE	
①	ALUMINIUM GLASS DOORS TO BASIX
②	ALUMINIUM WINDOW TO BASIX
③	NEW SKYLIGHTS
④	DEMOLISH CONCRETE ROOF PARAPHET
⑤	NEW TOPING SLAB, BEAMS & COLUMNS TO STRUCTURAL ENGINEERS DETAILS
⑥	TIMBER FRAMED ROOF WITH METAL CLADDING.
⑦	LIGHTWEIGHT CLADDING TO TIMBER FRAME
⑧	1M GLASS BALUSTRADE TO NCC
⑨	EXTERNAL ARCHITECTURAL FEATURE
⑩	SOLAR PANELS
⑪	NEW TILES & MEMBRANE TO BALCONY AREA
⑫	EXISTING LOWER & GROUND FLOORS UNALTERED



Section B-B

STORMWATER DETAILS.
No increase in impervious area by 50m2. No OSD required for alterations. New downpipes connected to existing stormwater lines & discharged to existing approved street drainage system.

Section A-A, B-B

 = Proposed Work

Revision	Date	

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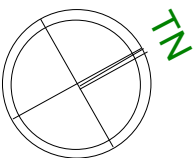


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Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2

Client: DARIN & COOPER

Drawing:
Section A-A, B-B



Drawn / Designed: *MW*

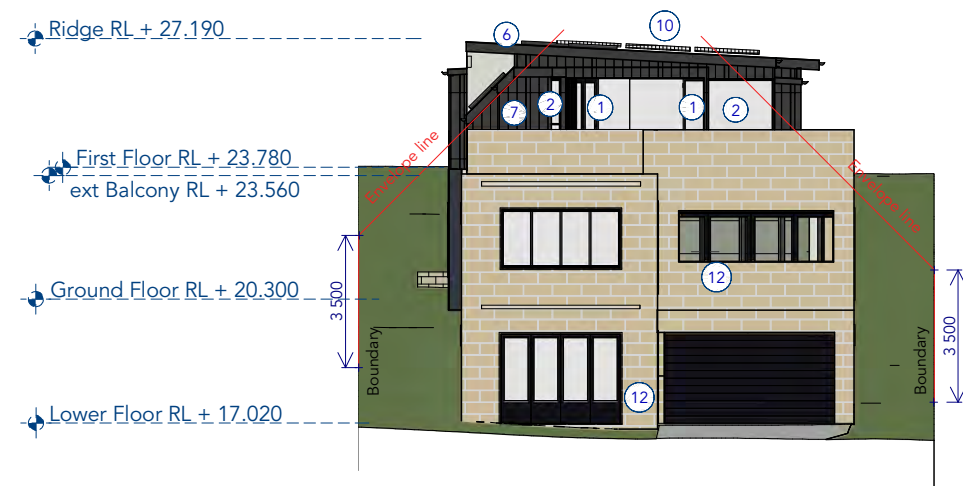
Project no: _____

Drawing No: **DA11**

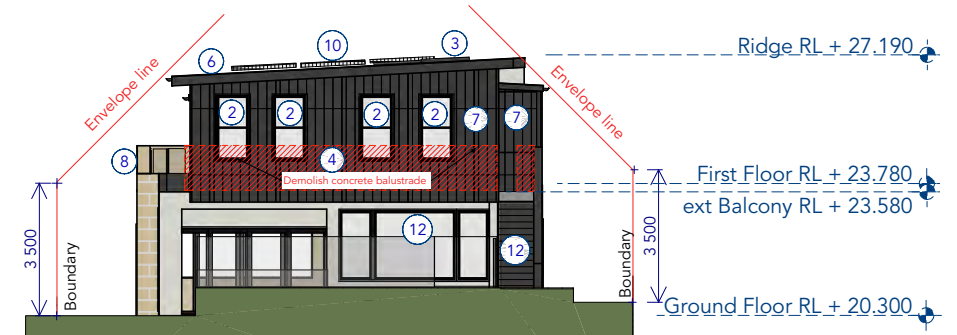
Date: 15.4.24

Scale: 1:200 A3

Issue: _____

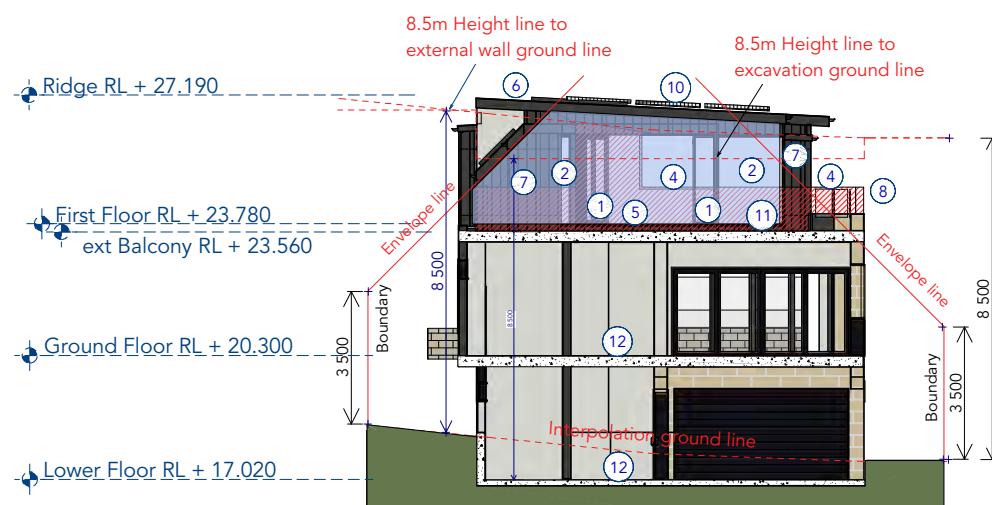


South West Elevation

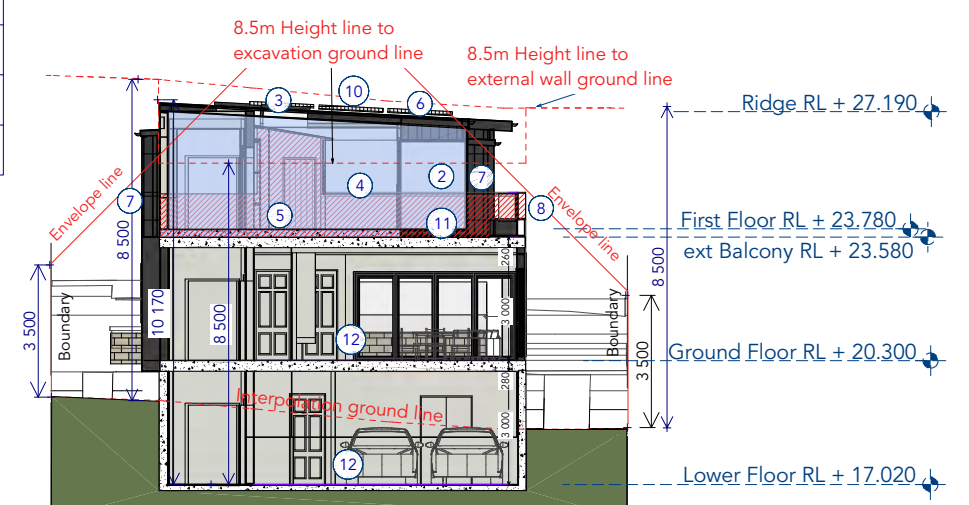


North East Elevation

NOTE SCHEDULE	
(1)	ALUMINIUM GLASS DOORS TO BASIX
(2)	ALUMINIUM WINDOW TO BASIX
(3)	NEW SKYLIGHTS
(4)	DEMOLISH CONCRETE ROOF PARAPHET
(5)	NEW TOPING SLAB, BEAMS & COLUMNS TO STRUCTURAL ENGINEERS DETAILS
(6)	TIMBER FRAMED ROOF WITH METAL CLADDING.
(7)	LIGHTWEIGHT CLADDING TO TIMBER FRAME
(8)	1M GLASS BALUSTRADE TO NCC
(9)	EXTERNAL ARCHITECTURAL FEATURE
(10)	SOLAR PANELS
(11)	NEW TILES & MEMBRANE TO BALCONY AREA
(12)	EXISTING LOWER & GROUND FLOORS UNALTERED



Section C-C



Section D-D

= Proposed Work

= Demolition

Elevations Plan NE & SW. Section C-C, D-D

Revision	Date	

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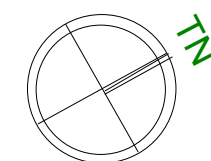
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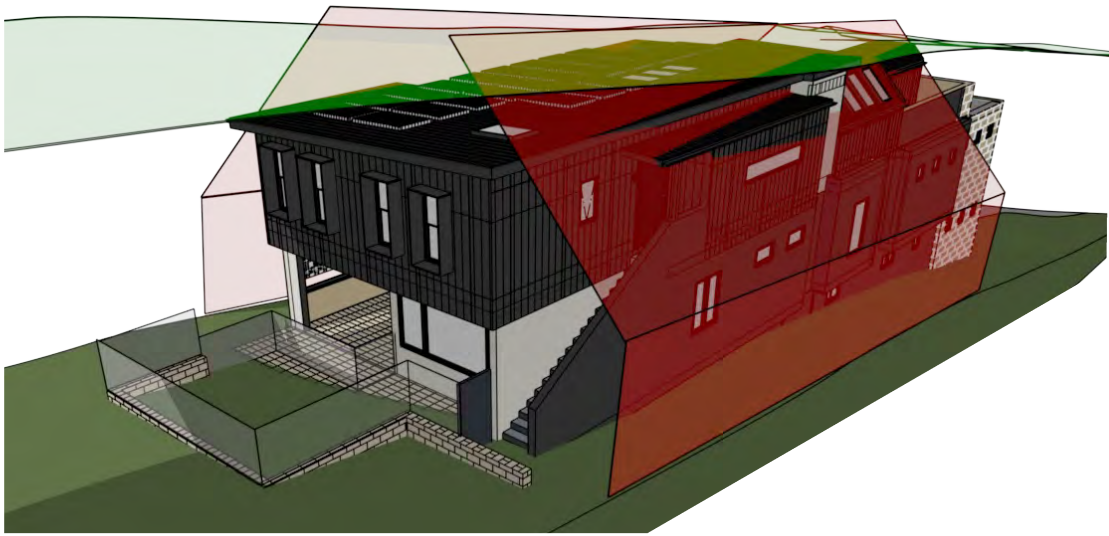
Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2

Client: DARIN & COOPER

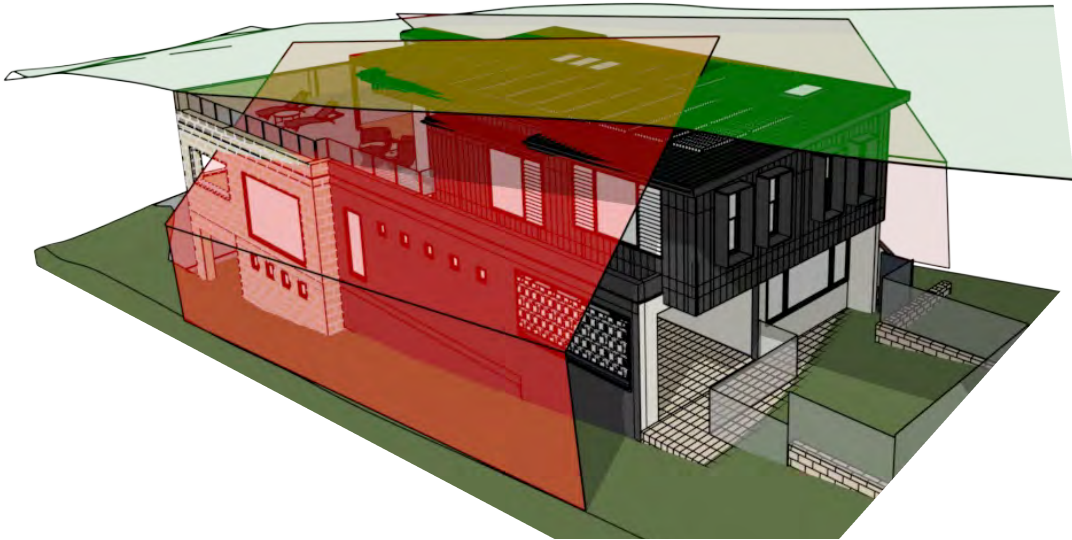
Drawing:
Elevations Plan NE & SW. Section C-C, D-D



Drawn / Designed: <i>MW</i>	Date: 15.4.24
Project no:	Scale: 1:200 A3
Drawing No: DA12	Issue:



North West View

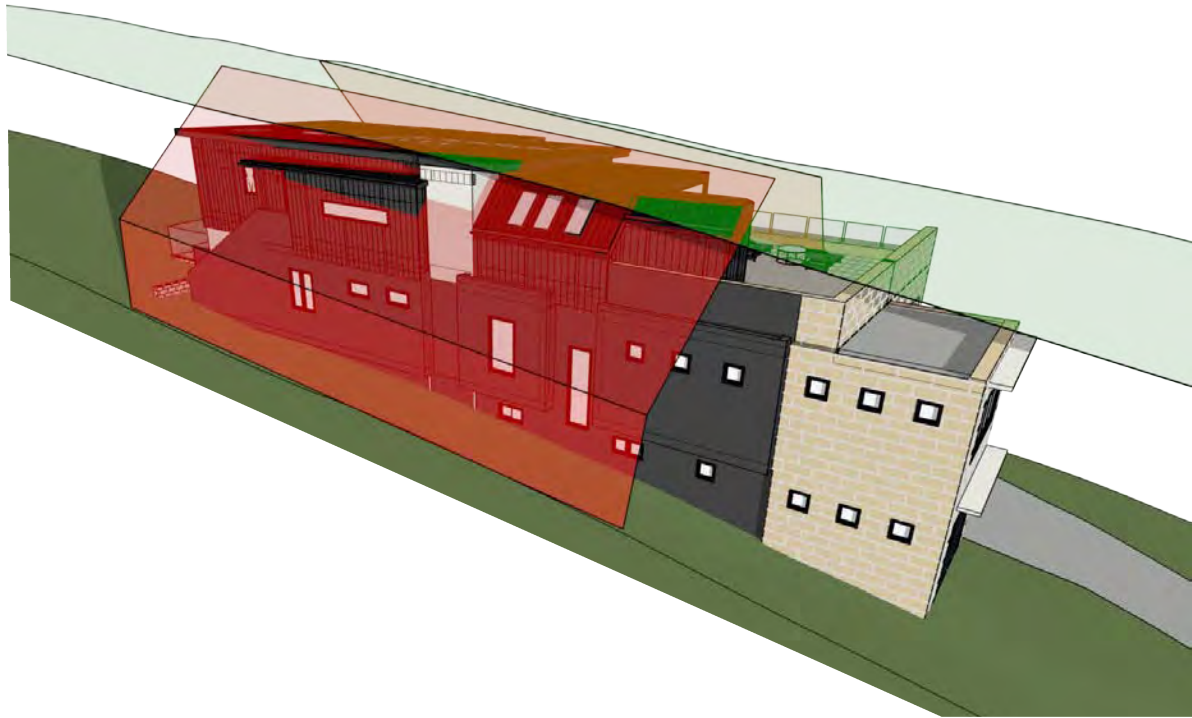


North East View

3.5m Envelope & 8.5m Height @ External walls - 3D Perspectives



South East View



South West View

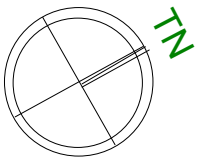
Revision	Date

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Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2
Client: DARIN & COOPER

Drawing:
3.5m Envelope & 8.5m Height - 3D Perspectives



Drawn / Designed: MW

Project no:

Drawing No: **DA13**

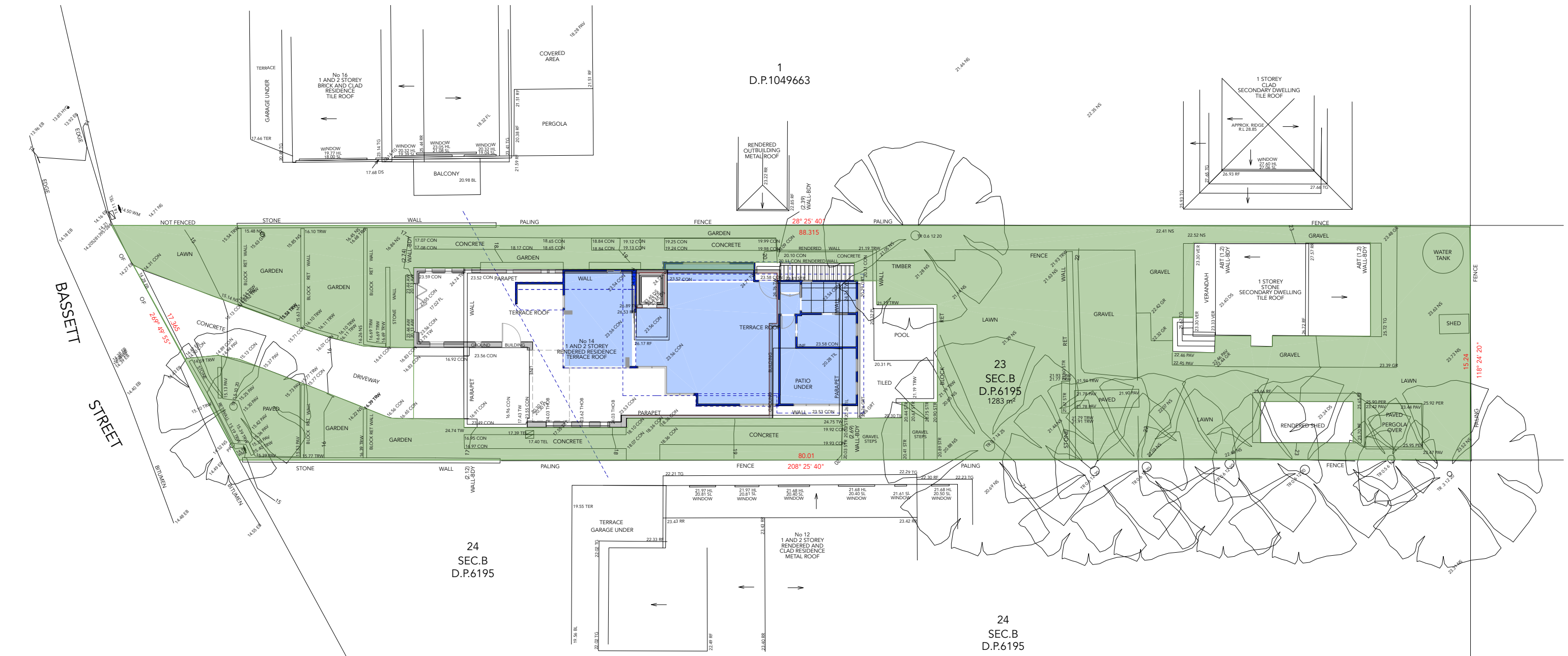
Date:

15.4.24

Scale:

N.T.S

Issue:



SITE AREA = 1283M2

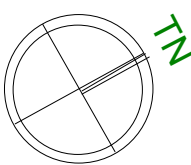
- LANDSCAPED AREA EXISTING = 795M2 (61.96%)
- LANDSCAPED AREA PROPOSED (UNALTERED) = 795M2 (61.96%)

Landscape Open Space Plan

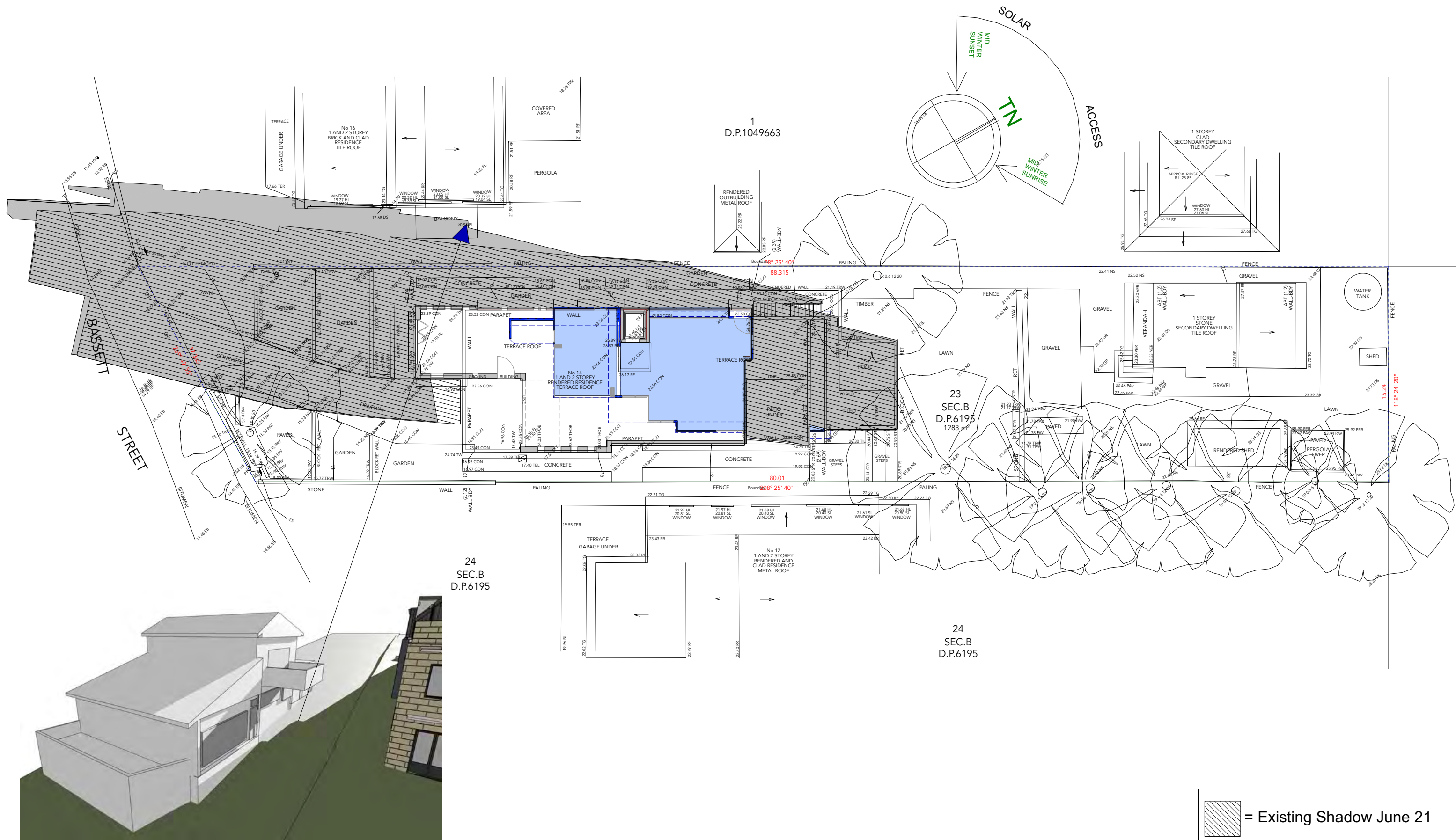
Revision	Date	
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Project: 14 Bassett Street, Mon Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2
Client: DARIN & COOPER
Drawing:
Landscape Open Space Plan



Drawn / Designed: MW	Date: 15.4.24
Project no:	Scale: 1:250 A3
Drawing No: DA14	Issue:



Revision	Date	

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BUILDING DESIGNER

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Builder Lic no 62547C. ABN 47 121 229 166.

Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2

Client: DARIN & COOPER

Drawing:
Solar June 21 - 9AM

Drawn / Designed: *MW*

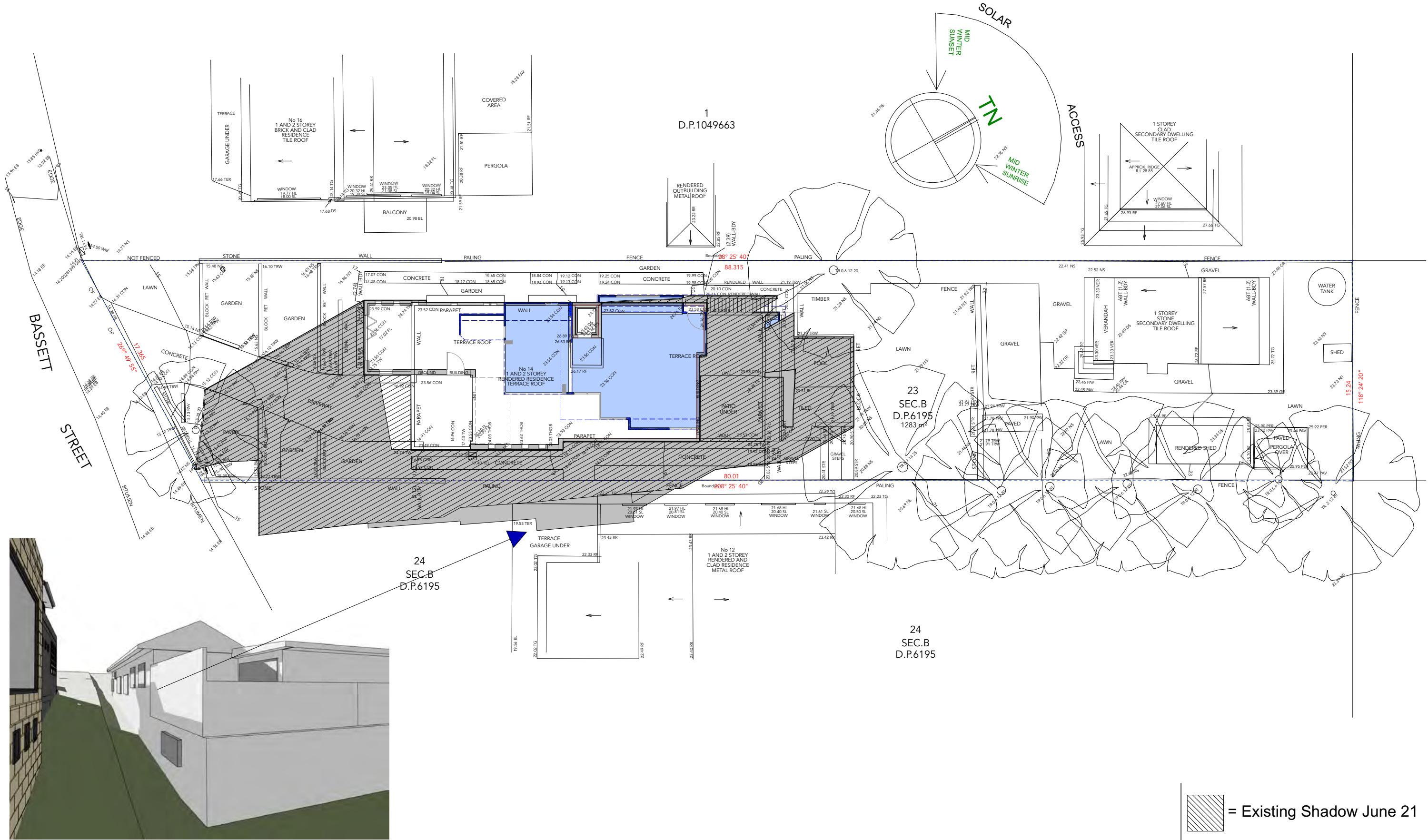
Project no:

Drawing No: **DA15**

Date: 15.4.24

Scale: 1:250 A3

Issue:



3D ELEVATION
PROPOSED SHADOW LINE 12 NOON

Solar June 21 - 12 NOON

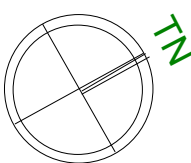
Revision	Date	

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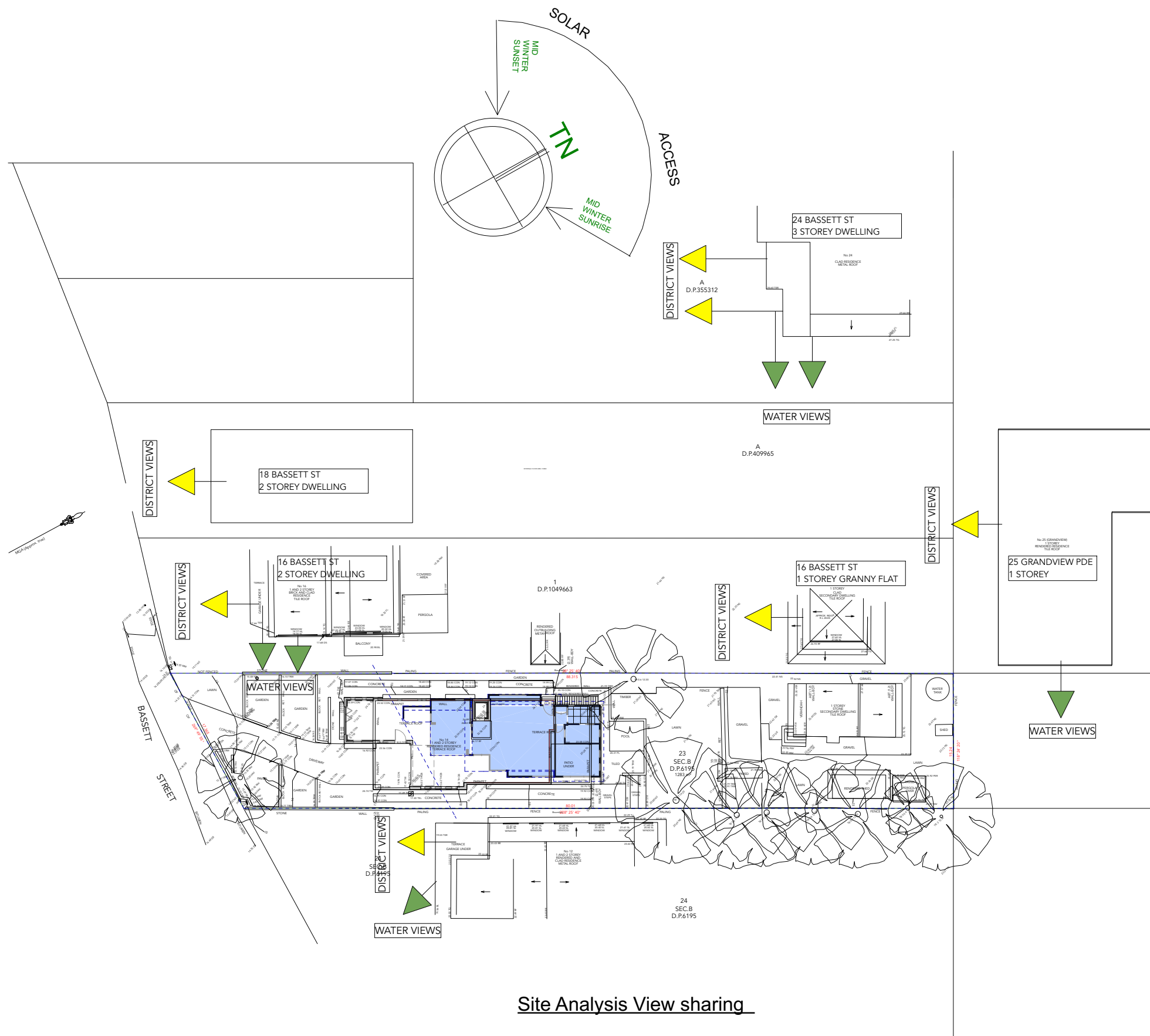


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Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2
Client: DARIN & COOPER
Drawing:
Solar June 21 - 12 NOON



Drawn / Designed: MW	Date: 15.4.24
Project no:	Scale: 1:250 A3
Drawing No: DA16	Issue:



Site Analysis View sharing



AERIAL MAP (SIX MAPS) GF - Granny Flat (1 Storey)

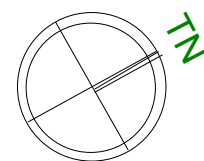
VIEW SHARING			
ADDRESS	DESCRIPTION	VIEW	VIEW IMPACT
16 BASSETT ST, MONA VALE	1 STOREY GRANNY FLAT	DISTRICT	UNALTERED / NO IMPACT
16 BASSETT ST, MONA VALE	2 STOREY DWELLING	DISTRICT / WATER	UNALTERED / NO IMPACT
18 BASSETT ST, MONA VALE	2 STOREY DWELLING	DISTRICT	UNALTERED / NO IMPACT
24 BASSETT ST, MONA VALE	3 STOREY DWELLING	DISTRICT / WATER	UNALTERED / NO IMPACT
25 GRANDVIEW PDE, MONA VALE	1 STOREY DWELLING	DISTRICT / WATER	UNALTERED / NO IMPACT
29 GRANDVIEW PDE, MONA VALE	2 STOREY DWELLING	DISTRICT / WATER	UNALTERED / NO IMPACT
31 GRANDVIEW PDE, MONA VALE	1 STOREY DWELLING	DISTRICT	UNALTERED / NO IMPACT

Revision	Date	

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Project: 14 Bassett Street, Monavale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2
Client: DARIN & COOPER
Drawing:
Site Analysis View sharing



Drawn / Designed: MW	Date: 15.4.24
Project no:	Scale: 1:500 - A3
Drawing No: DA18	Issue:

Alterations and Additions

Certificate number: A1742332

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 04 April 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project address	
Project name	BASSETT
Street address	14 BASSETT Street MONA VALE 2103
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP6195
Lot number	23
Section number	B
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Whnigate trust	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)			

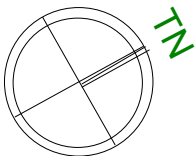
Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	SE	5.3	0	0	eave/verandah/pergola/balcony >=600 mm	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W2	SE	4.14	0	0	none	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W3	SE	2.16	0	0	none	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W4	SE	2.16	0	0	none	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			
W5	SW	4.08	0	0	none	aluminium, double Lo-Tsol/air gap/clear, (U-value: 4.9, SHGC: 0.33)			

Basix Plan

Revision	Date	
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Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2
Client: DARIN & COOPER
Drawing:
Basix Plan



Drawn / Designed: MW	Date: 15.4.24
Project no:	Scale: N.T.S
Drawing No: DA19	Issue:

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	SE	2.16	0	0	none	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W7	SE	2.16	0	0	none	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W8	SW	1.92	0	0	eave/ verandah/ pergoia/balcony >=900 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W9	NW	1.5	0	0	none	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W10	NW	0.6	0	0	none	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W11	NE	1.36	0	0	projection/ height above sill ratio >=0.23	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W12	NE	1.36	0	0	projection/ height above sill ratio >=0.23	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W13	NE	1.36	0	0	projection/ height above sill ratio >=0.23	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W14	NE	1.36	0	0	projection/ height above sill ratio >=0.23	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
D07	SE	10.08	0	0	none	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
D08	SW	8.64	0	0	none	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights									
The applicant must install the skylights in accordance with the specifications listed in the table below.							✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:								✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.								✓	✓
Skylights glazing requirements									
Skylight number	Area of glazing inc. frame (m2)		Shading device		Frame and glass type				
S1	2.76		no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				
S2	0.92		no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				
S3	0.65		no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				
S4	0.65		no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				
S5	0.65		no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

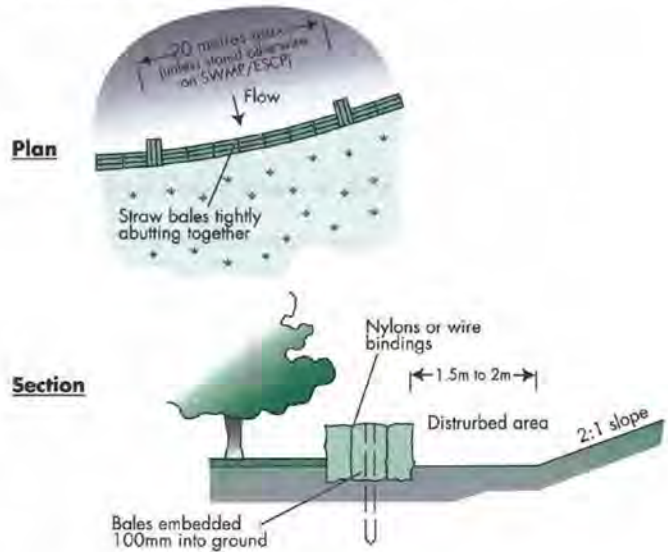
Basix Plan

SEDIMENT CONTROL PLAN

EROSION & SEDIMENT NOTES.

Minimise area to be cleared and leave as much vegetation as possible. Install temporary fences to define 'no go' areas that are not to be disturbed.
Install sediment fence(s) along the low side of the site before work begins.
Divert water around the work site and stabilise channels, but ensure that you do not flood the neighbouring property.
Establish a single stabilised entry/exit point. Clearly mark the access point and give an access map that has a delivery point indicated for all supplies.
Leave or lay a kerb-side turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment.
Check the erosion and sediment controls every day and keep them in good working condition.
Stockpile topsoil within the sediment controlled zone.
Always be aware of the weather forecast.
Stabilise exposed earth banks (e.g. vegetation, erosion control mats).
Fill in and compact all trenches immediately after services have been laid.
Install site waste receptacles (mini-skip, bins, wind-proof litter receptors).
Sweep the road and footpath every day and put soil behind the sediment controls. Hosing down roads and footpaths is unacceptable.
Connect downpipes from the guttering to the stormwater drain as soon as the roof is installed.
Revegetate the site as soon as possible. The erosion and sediment control devices must be kept in place until 70% of the site has been revegetated.

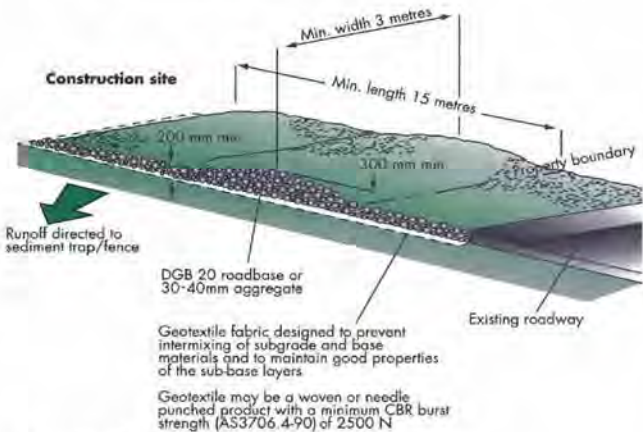
STRAW BALES



Construction Notes

- Construct the straw bale filter as close as possible to being parallel to the contours of the site.
- Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.
- Ensure that the maximum height of the filter is one bale.
- Embed each bale in the ground 75 mm to 100 mm and anchor with two 1.2 metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600 mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
- Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.
- Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

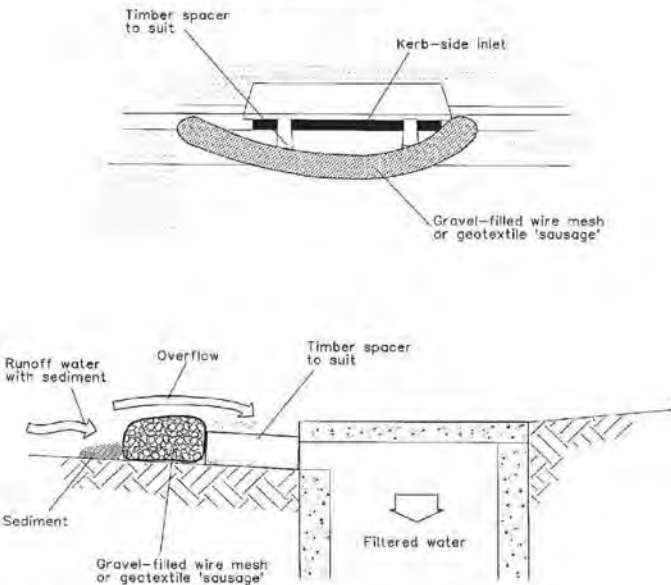
STABILISED ENTRY / EXIT



Construction Notes

- Strip at least 150 mm of topsoil, level area and stockpile on site if space available.
- Compact sub-grade.
- Cover area with needle-punched geotextile.
- Construct a 200 mm thick pad over geotextile using aggregate at least 40 mm in size. Minimum length 1.5 metres or to building alignment. Minimum width 3 metres.
- Construct diversion hump immediately within boundary to divert water to a sediment fence or other sediment trap.

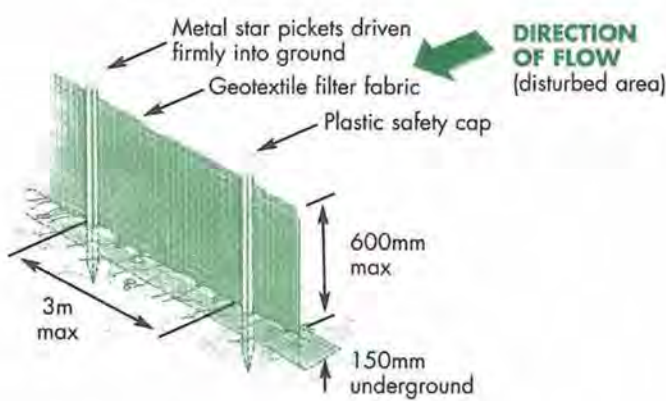
INLET SEDIMENT TRAP



Construction Notes

- Install filters to kerb inlets only at sag points.
- Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
- Form an elliptical cross-section about 150 mm high x 400 mm wide.
- Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
- Form a seal with the kerb to prevent sediment bypassing the filter.
- Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

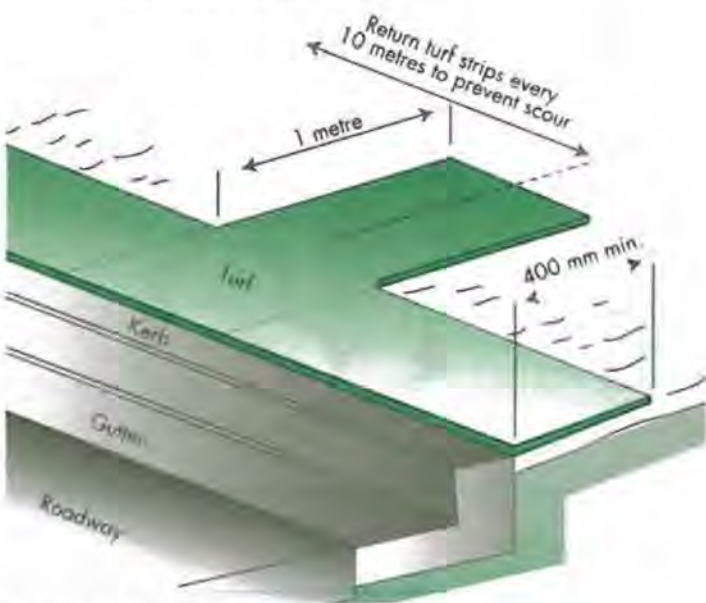
SEDIMENT FENCING



Construction Notes

- Construct sediment fences as close as possible to follow the contours of the site.
- Drive 1.5 metre long posts into ground, maximum 3 metres apart.
- Staple to 40 mm square hardwood posts or wire tied to steel posts.
- Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
- Backfill trench over base of fabric and compact on both sides.

GRASS FILTER STRIPS



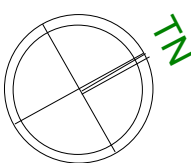
Construction Notes

- Install a 400-mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
- Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
- Rehabilitate disturbed soil behind the

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Project: 14 Bassett Street, Mona Vale
Alterations & Additions
Lot 23, DP6195, Site Area - 1283M2
Client: DARIN & COOPER
Drawing:
Sediment Control Plan



Drawn / Designed: MW
Project no:
Drawing No: DA21

Date:
15.4.24
Scale:
N.T.S
Issue:

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS
Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION
Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

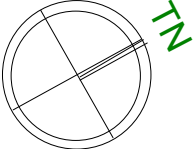
This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

Work Health and Safety Regulation - important information

Revision	Date	The builder shall check & verify all dimensions & verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent Northern Beaches designs.		 WWW: northernbd.com.au, E: info@northernbd.com.au M: 0432 125 244. Accreditation no. bdaa 6369 Builder Lic no 62547C. ABN 47 121 229 166.	Project: 14 Bassett Street, Mona Vale Alterations & Additions Lot 23, DP6195, Site Area - 1283M2 Client: DARIN & COOPER Drawing: Work Health & Safety Plan		Drawn / Designed: MW Project no: Drawing No: DA22	Date: 15.4.24 Scale: N.T.S Issue:
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