

PROPOSED ALTERATION AND ADDITIONS TO
A RESIDENTIAL SINGLE DWELLING PRE DA SUBMISSION

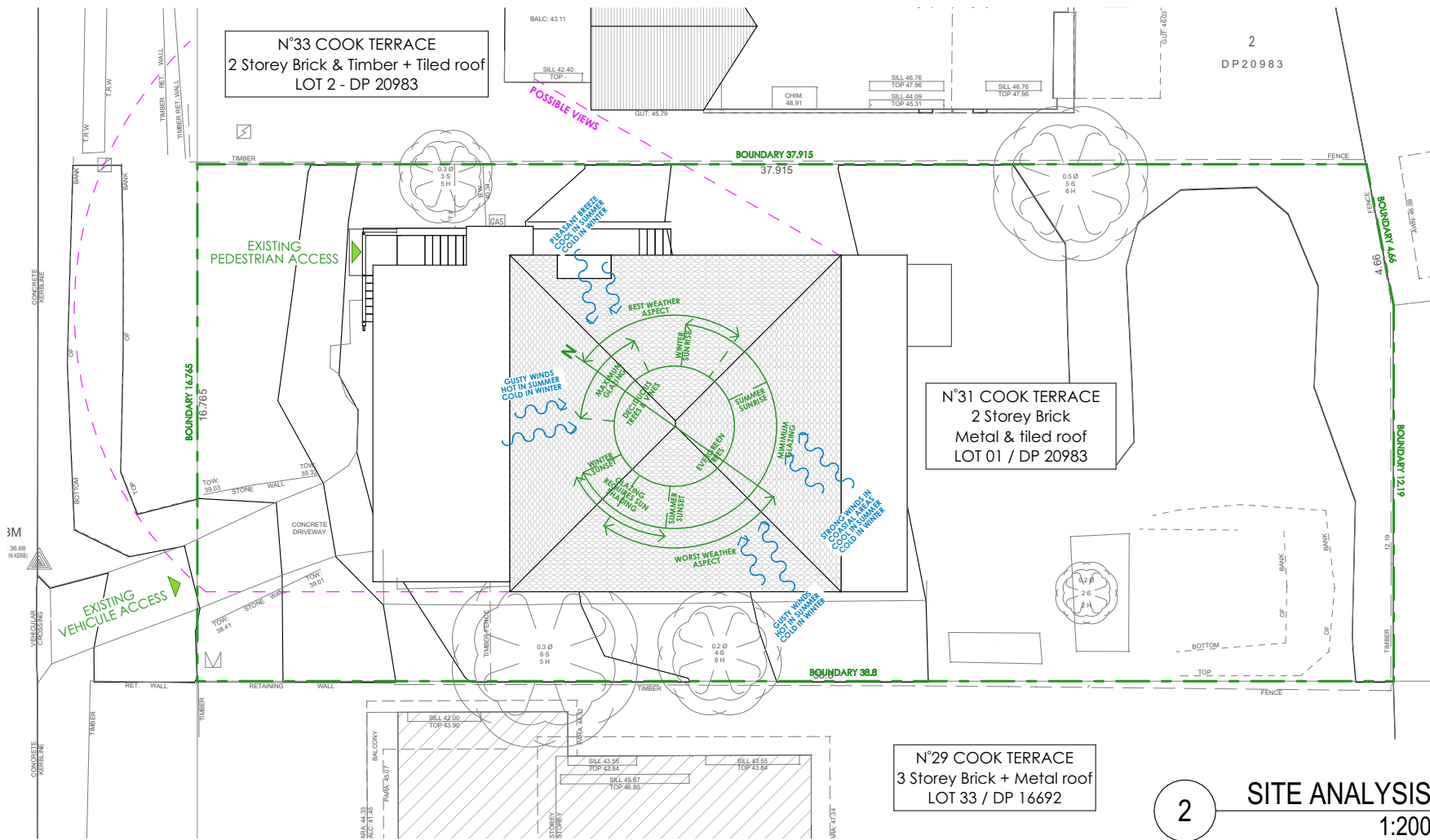


THE SITE

1

LOCATION PLAN

1:2000



2

SITE ANALYSIS

1:200

DRAWING #	DRAWING NAME	SCALE	SHEET SIZE	REVISION	DATE
A-000	COVER PAGE, DRAWING REGISTER & GENERAL NOTES	1:200, 1:100	A3	A	16.06.2025
A-020	SITE PLAN & AREA CALCULATIONS	1:200	A3	A	16.06.2025
A-100	EXISTING BASEMENT FLOOR PLAN	1:100	A3	A	16.06.2025
A-101	EXISTING GROUND FLOOR PLAN	1:100	A3	A	16.06.2025
A-102	EXISTING ROOF PLAN	1:100	A3	A	16.06.2025
A-110	DEMOLITION PLAN - BASEMENT	1:100	A3	A	16.06.2025
A-111	DEMOLITION PLAN - GROUND FLOOR	1:100	A3	A	16.06.2025
A-112	DEMOLITION PLAN - ROOF PLAN	1:100	A3	A	16.06.2025
A-120	PROPOSED BASEMENT FLOOR PLAN	1:100	A3	A	16.06.2025
A-121	PROPOSED GROUND FLOOR PLAN	1:100	A3	A	16.06.2025
A-122	PROPOSED FIRST FLOOR PLAN	1:100	A3	A	16.06.2025
A-123	PROPOSED ROOF PLAN	1:100	A3	A	16.06.2025
A-124	3D VIEWS		A3	A	16.06.2025
A-130	PROPOSED EXCAVATION & FILL PLAN	1:100	A3	A	16.06.2025
A-200	NORTH / FRONT ELEVATION	1:100	A3	A	16.06.2025
A-201	WEST / SIDE ELEVATION	1:100	A3	A	16.06.2025
A-202	SOUTH / REAR ELEVATION	1:100	A3	A	16.06.2025
A-203	EAST / SIDE ELEVATION	1:100	A3	A	16.06.2025
A-300	SECTION A	1:100	A3	A	16.06.2025
A-301	SECTION B	1:100	A3	A	16.06.2025
A-302	SECTIONS C & D	1:100	A3	A	16.06.2025
A-600	SHADOW DIAGRAMS - JUNE 21st - 9am	1:100	A3	A	16.06.2025
A-601	SHADOW DIAGRAMS - JUNE 21st - 12pm	1:100	A3	A	16.06.2025
A-602	SHADOW DIAGRAMS - JUNE 21st - 3pm	1:100	A3	A	16.06.2025
A-603	SHADOW DIAGRAMS 3D - JUNE 21st		A3	A	16.06.2025
A-700	SCHEDULE OF MATERIALS & FINISHES	1:100	A3	A	16.06.2025
A-701	CONCEPT SEDIMENT & EROSION CONTROL PLAN	1:100	A3	A	16.06.2025

GENERAL NOTES

- REFER TO REPORTS
- REFER ALL QUERIES & DISCREPANCIES TO THE ARCHITECT. ALL MEASUREMENTS ARE IN MM UNLESS OTHERWISE NOTED.

STANDARD OF WORK & REGULATIONS:

- ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) & NCC.
- ALL BUILDING WORKS WILL COMPLY WITH THE SCHEDULE OF BASIX COMMITMENTS SPECIFIED WITHIN THE SUBMITTED BASIX CERTIFICATE
- ALL BUILDING WORKS WILL BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS

LEGEND ANNOTATIONS

NEW PIT
GAS

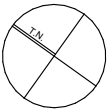
LEGEND ANNOTATIONS

CL CLADDING
MR METAL ROOF
ST STONE
TB TIMBER BATTENS

LEGEND

EXISTING ELEMENTS
DEMOLISHED ELEMENTS
PROPOSED ELEMENTS
BOUNDARY

RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE

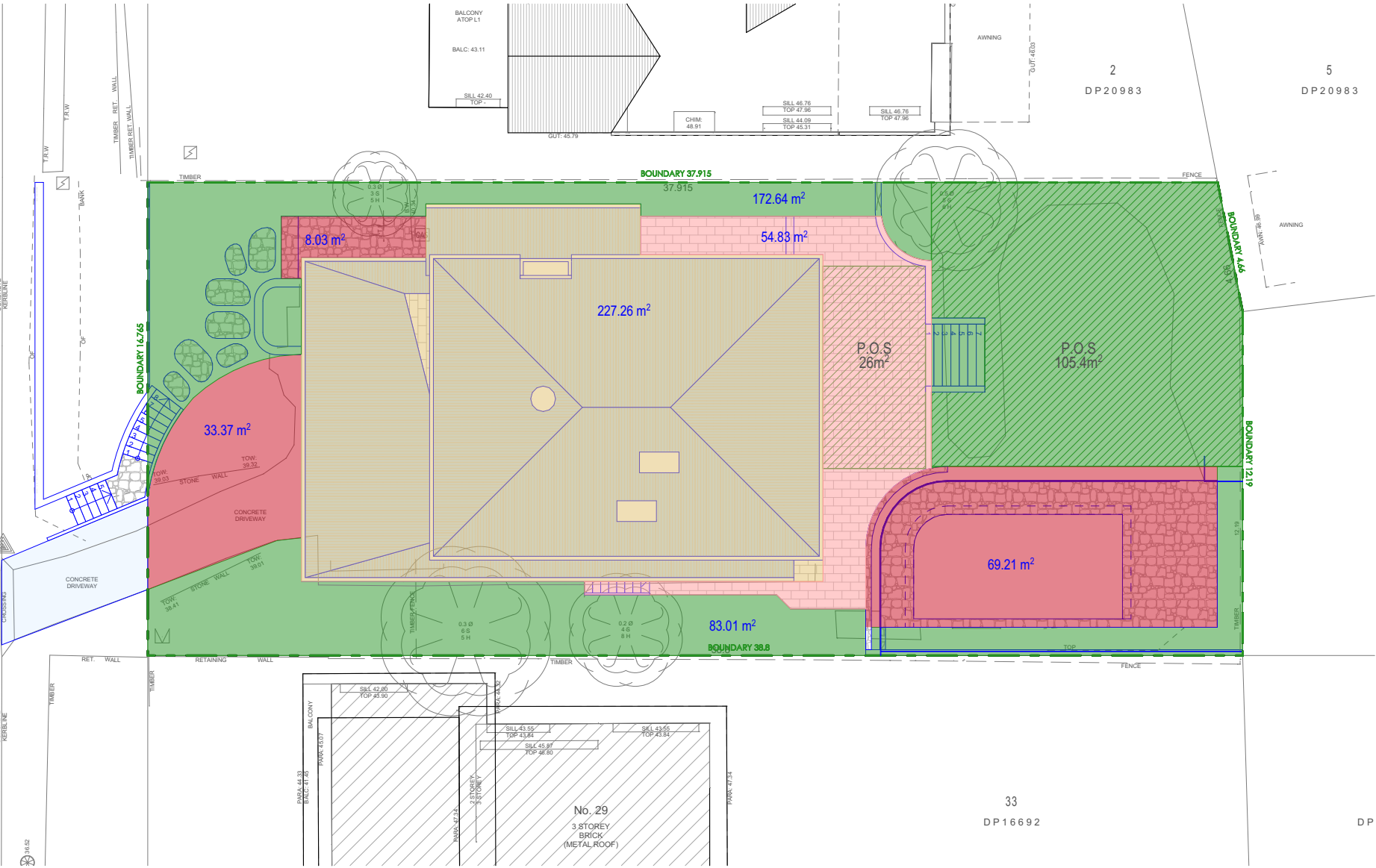
31 Cook Terrace,
Mona Vale

Lot 1 / DP 20983

DRAWING
SITE PLAN & AREA CALCULATIONS

DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:200@ A3

DWG NO.
A-020
REVISION
A



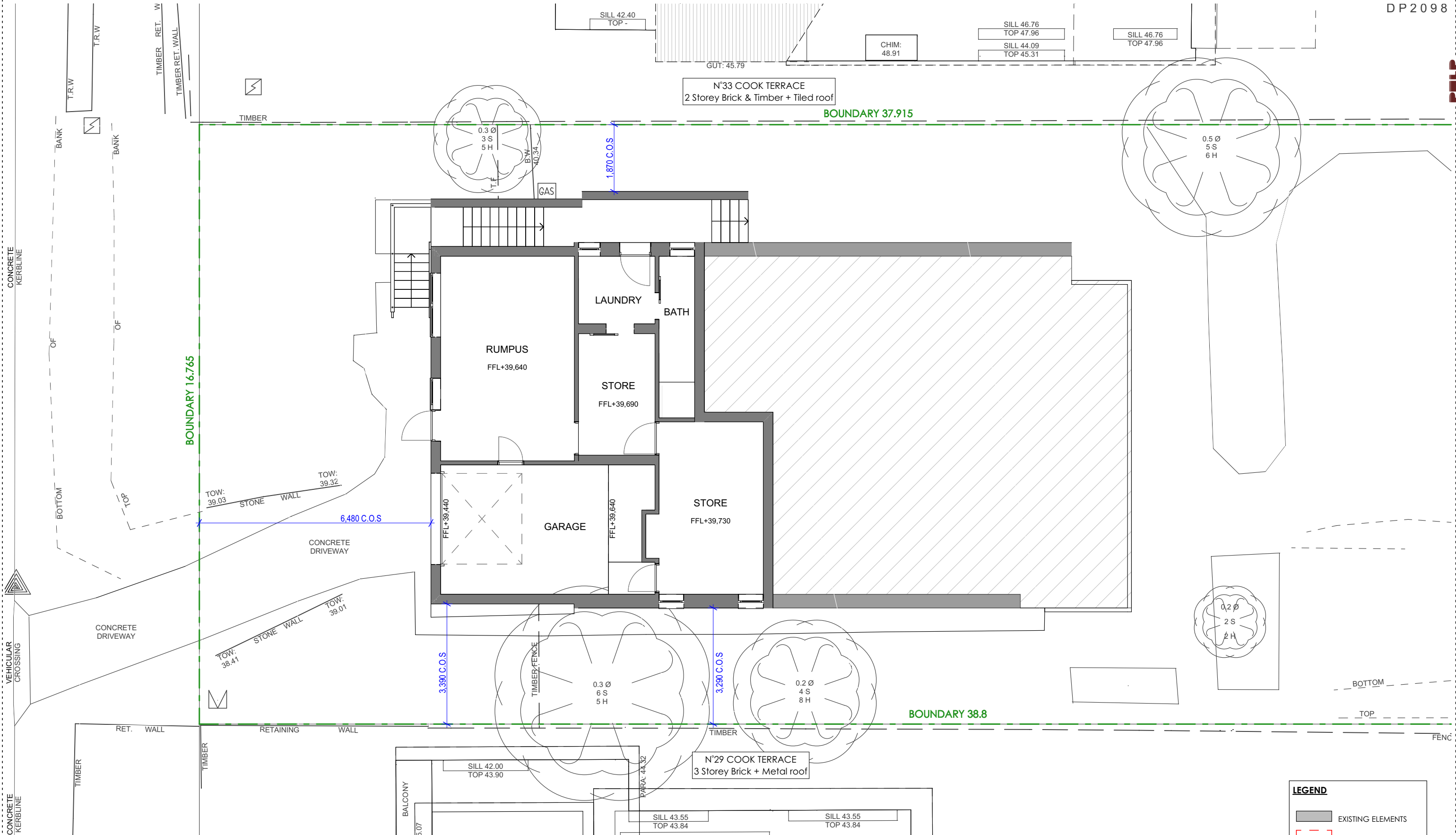
1 PROPOSED SITE PLAN + CALCULATIONS

1:200

SITE INFORMATION & BUILDING CONTROLS			
NORTHERN BEACHES COUNCIL (PREVIOUSLY PITTWATER COUNCIL)			
		COMPLIES WITH CONTROLS	COMMENTS
LOT:	1		
DP:	20983		
LAND ZONING:	AREA E4 / C4 (ENVIRONMENTAL LISTING)		
HEIGHT OF BUILDINGS:	8.5M	YES	
FSR:	N/A		
MINIMUM LOT SIZE:	N/A		
HERITAGE:	N/A		
LAND RESERVATION AQUISITION:	N/A		
FORESHORE BUILDING LINE:	N/A		
ACID SULFATE SOILS:	CLASS 5		
LOCAL ABORIGINAL LAND COUNCIL:	METROPOLITAN		
PRIVATE OPEN SPACE	Min. 3m wide		
PRIVATE OPEN SPACE (NO STEEPER THAN 1 IN 20)	AREA OF 80m² min.	YES; Total:137.4m²	

SETBACKS					
ORIENTATION	SIDE	CONTROL	EXISTING (mm)	PROPOSED (mm)	COMMENTS
NORTH WEST	FRONT	6.5m / AVERAGE STREET FRONT SETBACK	6480	5280 + 1200	FRONT BALCONY / ARTICULATION
SOUTH EAST	REAR	6.5m	14400	15000	REAR PLANTER / ARTICULATION
NORTH EAST	SIDE	1m (FOR ONE SIDE) 2.5m(FOR THE OTHER SIDE)	2990	1200	INCREASED WIDTH TO ENTRY WING
SOUTH WEST	SIDE	1m (FOR ONE SIDE) 2.5m (FOR THE OTHER SIDE)	3290	3290	RETAINED

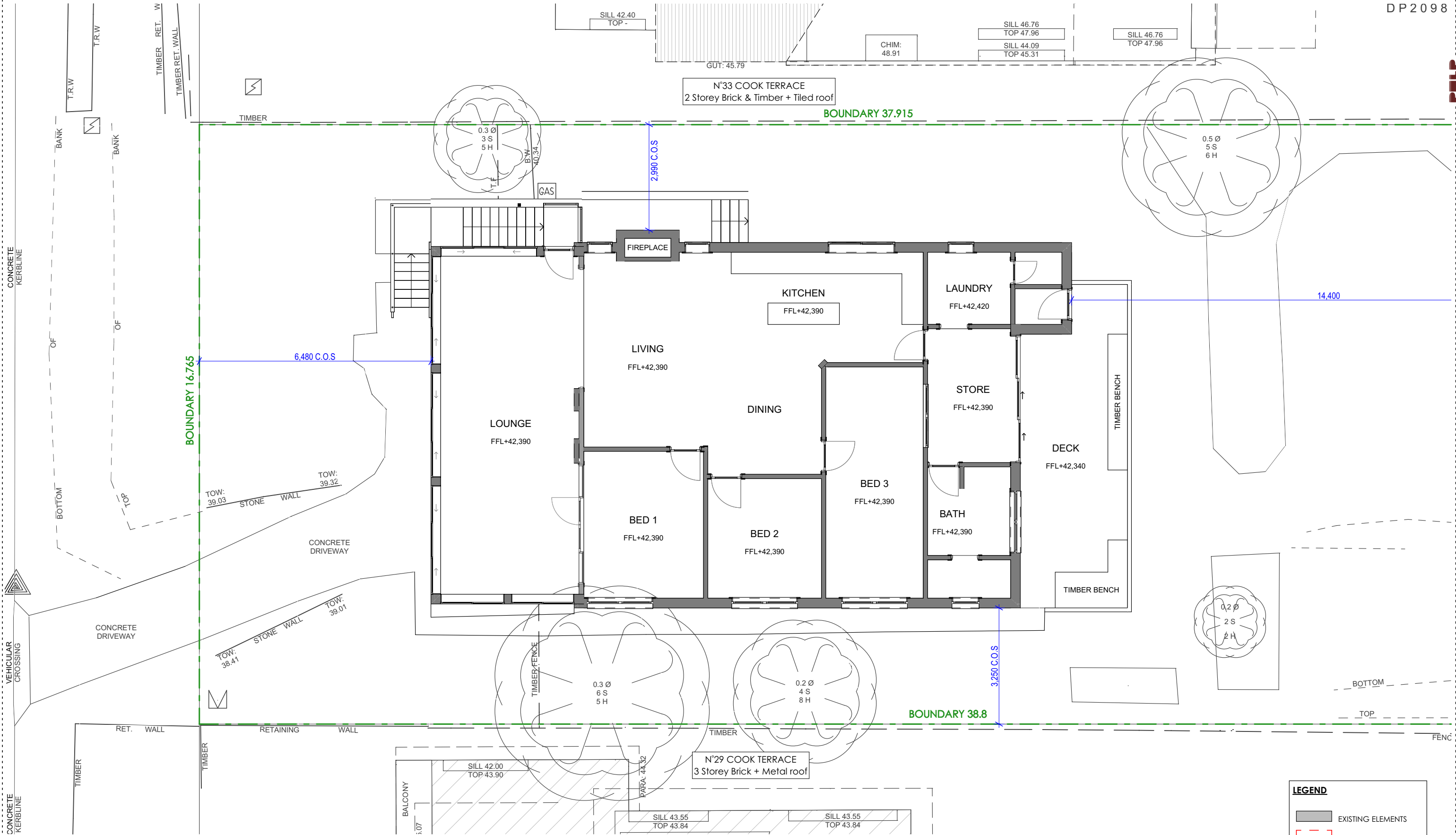
AREA CALCULATION					
COLOUR	DESCRIPTION	EXISTING AREA (SQM)	EXISTING % OF SITE COVERAGE	PROPOSED AREA (SQM)	PROPOSED % OF SITE COVERAGE
	DWELLING + GAR.	200.54m²	30.1%	227.26m²	35%
	LANDSCAPED AREA (SOFT)	396.32m²	61.1%	254.25m²	38.3%
	LANDSCAPED AREA (HARD)	32.81m²	5%	110.61m²	17%
	LANDSCAPED AREA (PERVIOUS)	18.24m²	3.8%	56.23m²	8.7%
	TOTAL LANDSCAPED	447.37m²	69%	421.09m²	64%
	TOTAL SITE	648m²	100%	648m²	100%



1 EXISTING BASEMENT FLOOR PLAN
1:100

LEGEND

- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS
- BOUNDARY



1 EXISTING GROUND FLOOR PLAN
1:100

LEGEND

- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS
- PROPOSED ELEMENTS
- BOUNDARY

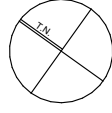


2/60-66 VINE STREET,
DARLINGTON NSW
T: 0408 845 970
E: ben@studiopulp.com.au
REGISTERED ARCHITECT:
NSW #12916 Benjamin Selke

CHECKED ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
DO NOT SCALE OFF DRAWING
ALL WORKS TO COMPLY WITH RELEVANT AUTHORITIES, NCC (FORMERLY BCA) AND AUSTRALIAN STANDARDS REQUIREMENTS
COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED BY STUDIO PULP

NOT FOR CONSTRUCTION

ReVID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

CLIENT
Emily Basham &
Tom Cotton

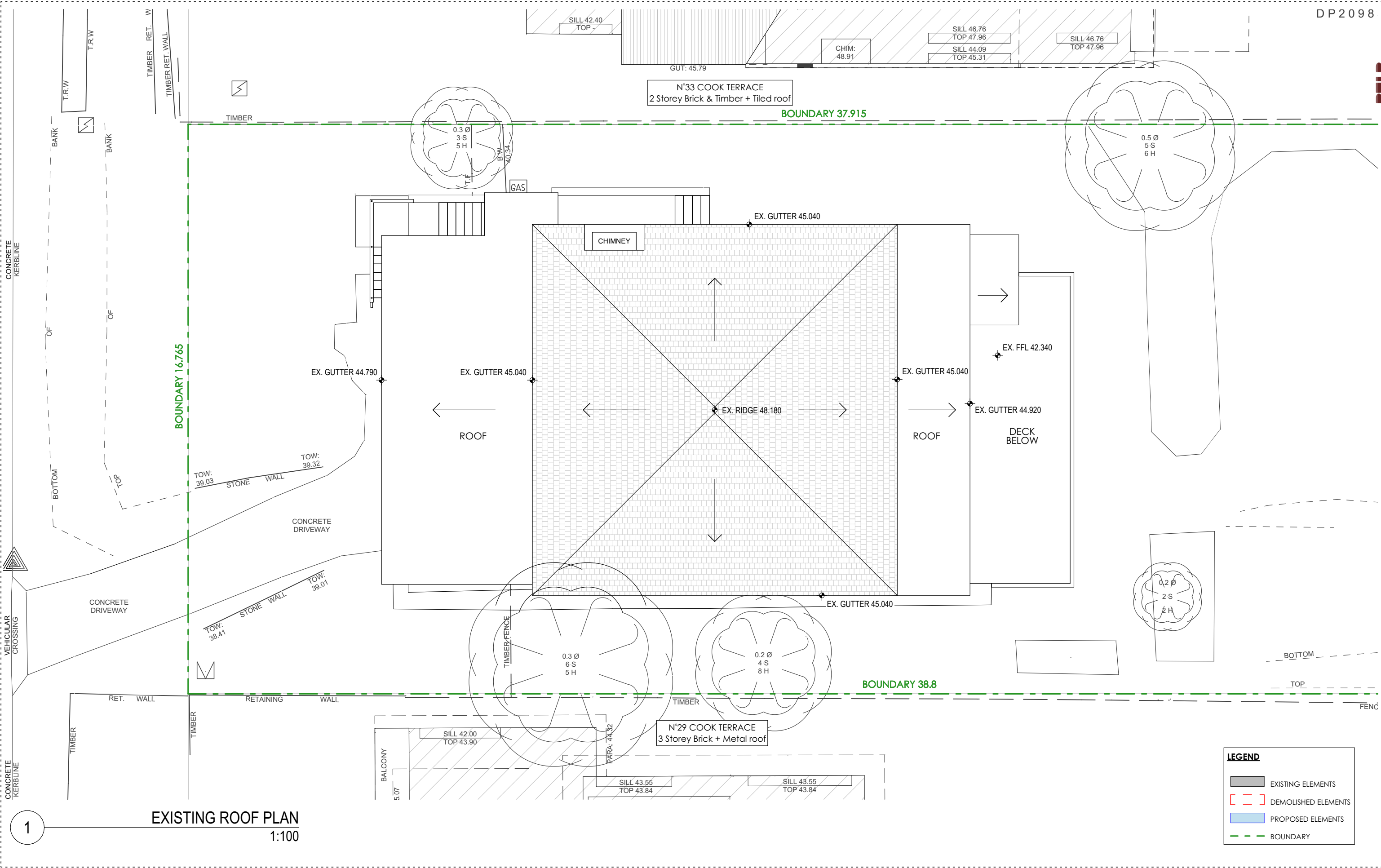
PROJECT
2408 - MONA VALE HOUSE

31 Cook Terrace,
Mona Vale

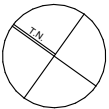
Lot 1 / DP 20983

DRAWING
EXISTING GROUND FLOOR PLAN

DRAWN BY LSK	DWG NO. A-101
CHECKED BY BS	REVISION A
SCALE 1:100@ A3	



RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE

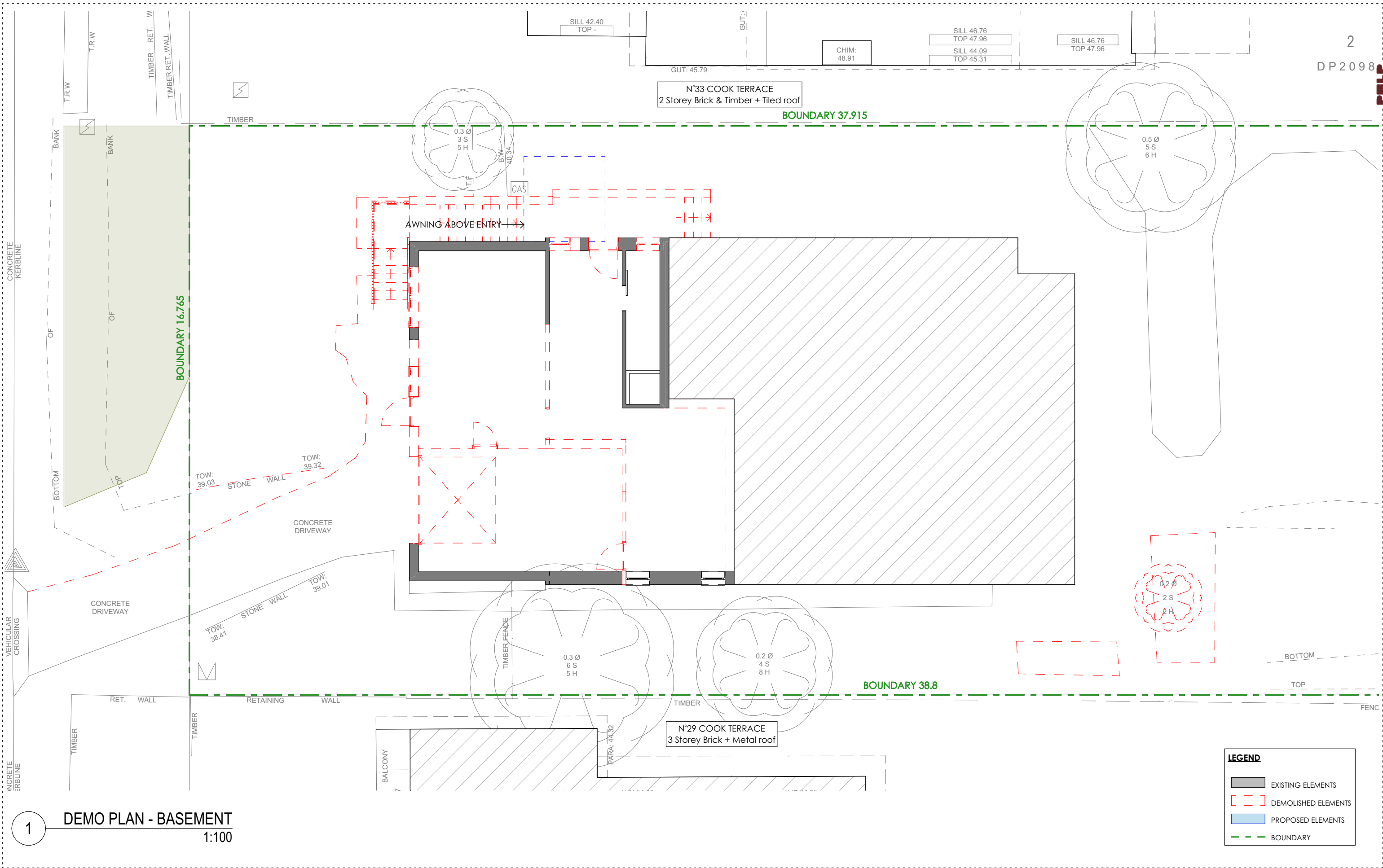
31 Cook Terrace,
Mona Vale

Lot 1 / DP 20983

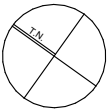
DRAWING
EXISTING ROOF PLAN

DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3

DWG NO.
A-102
REVISION
A



RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE

31 Cook Terrace,
Mona Vale

Lot 1 / DP 20983

DRAWING
DEMOLITION PLAN - BASEMENT

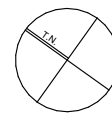
DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3

DWG NO.
A-110
REVISION
A

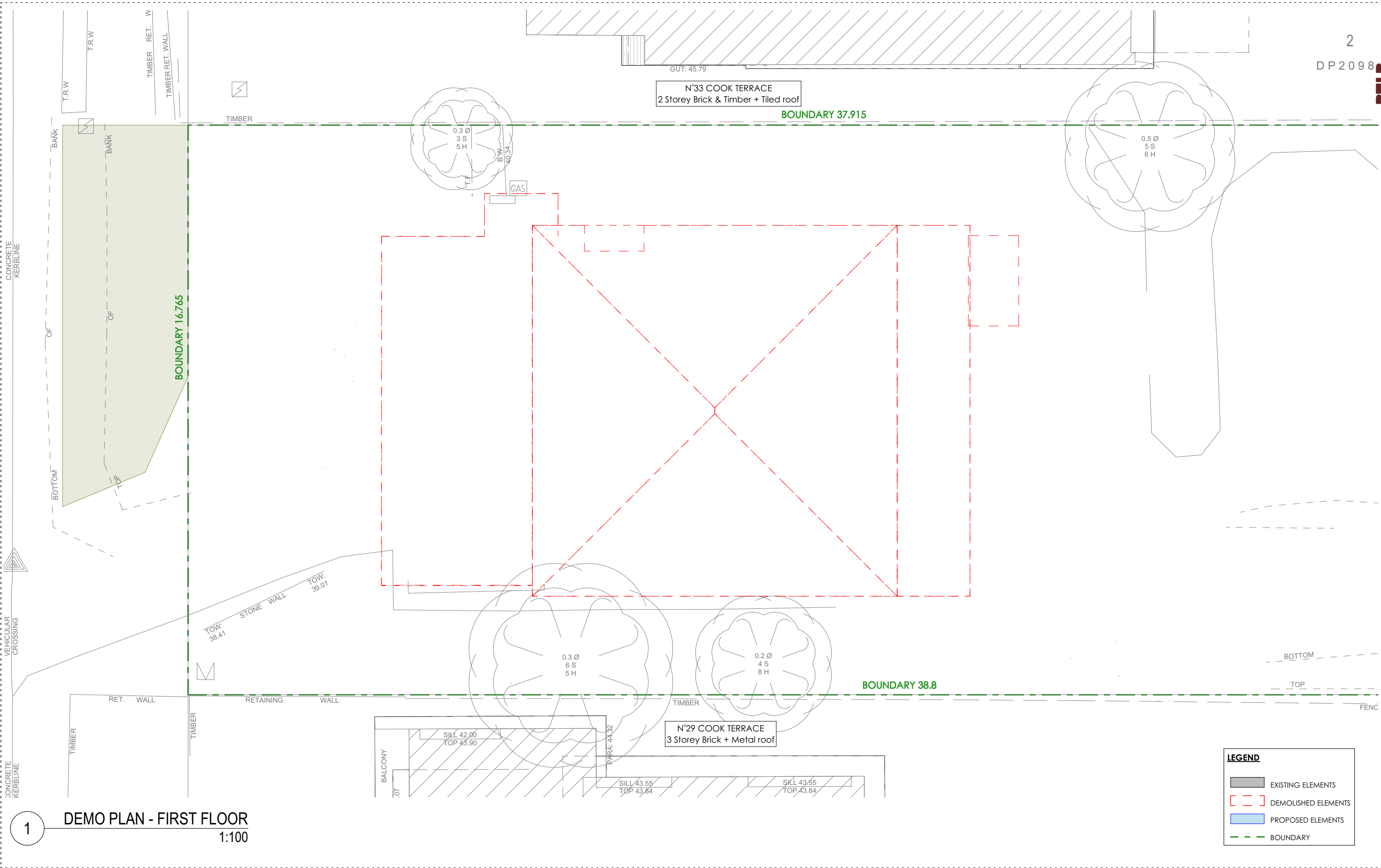


CHECKED ALL DIMENSIONS ON SITE PRIOR TO THE
COMMENCEMENT OF WORK
DO NOT SCALE OFF DRAWING
ALL WORKS TO COMPLY WITH RELEVANT AUTHORITIES, NCC
(FORMERLY BCA) AND AUSTRALIAN STANDARDS
REQUIREMENTS
COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED
BY STUDIO PULP

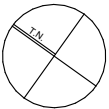
RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



DRAWN BY LSK	DWG NO. A-111
CHECKED BY BS	REVISION A
SCALE 1:100@ A3	



ReVID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE

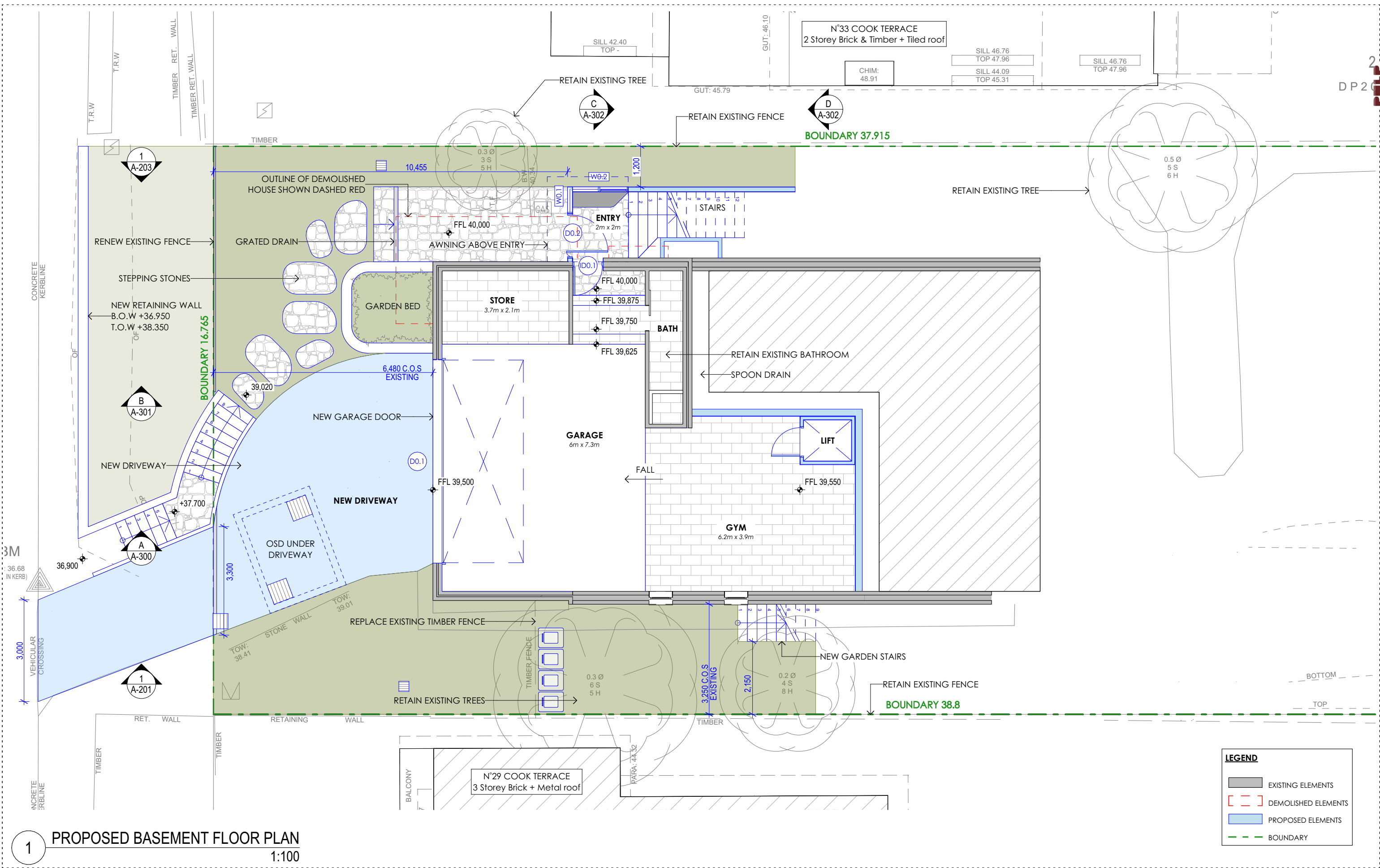
31 Cook Terrace,
Mona Vale

Lot 1 / DP 20983

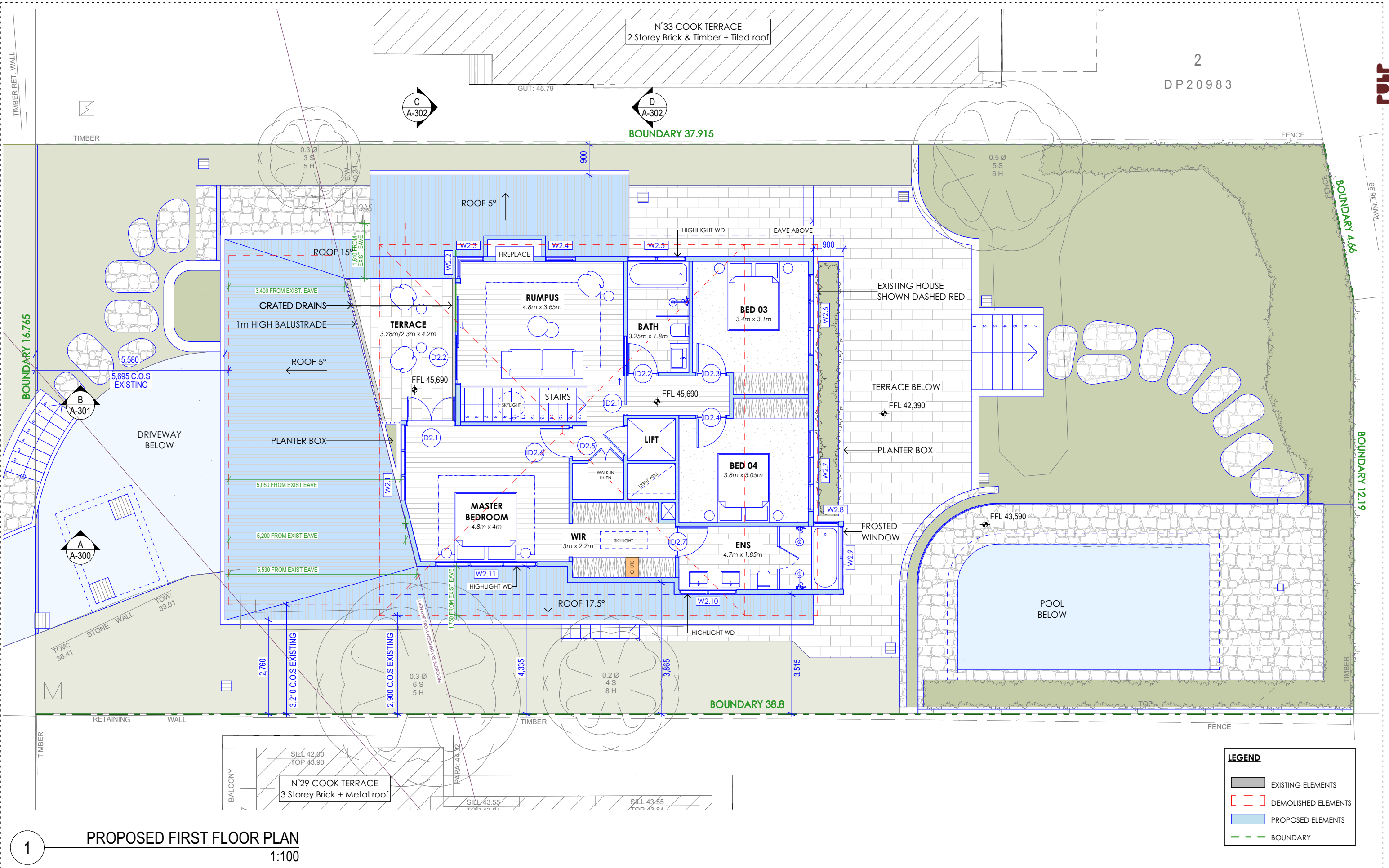
DRAWING
DEMOLITION PLAN - ROOF PLAN

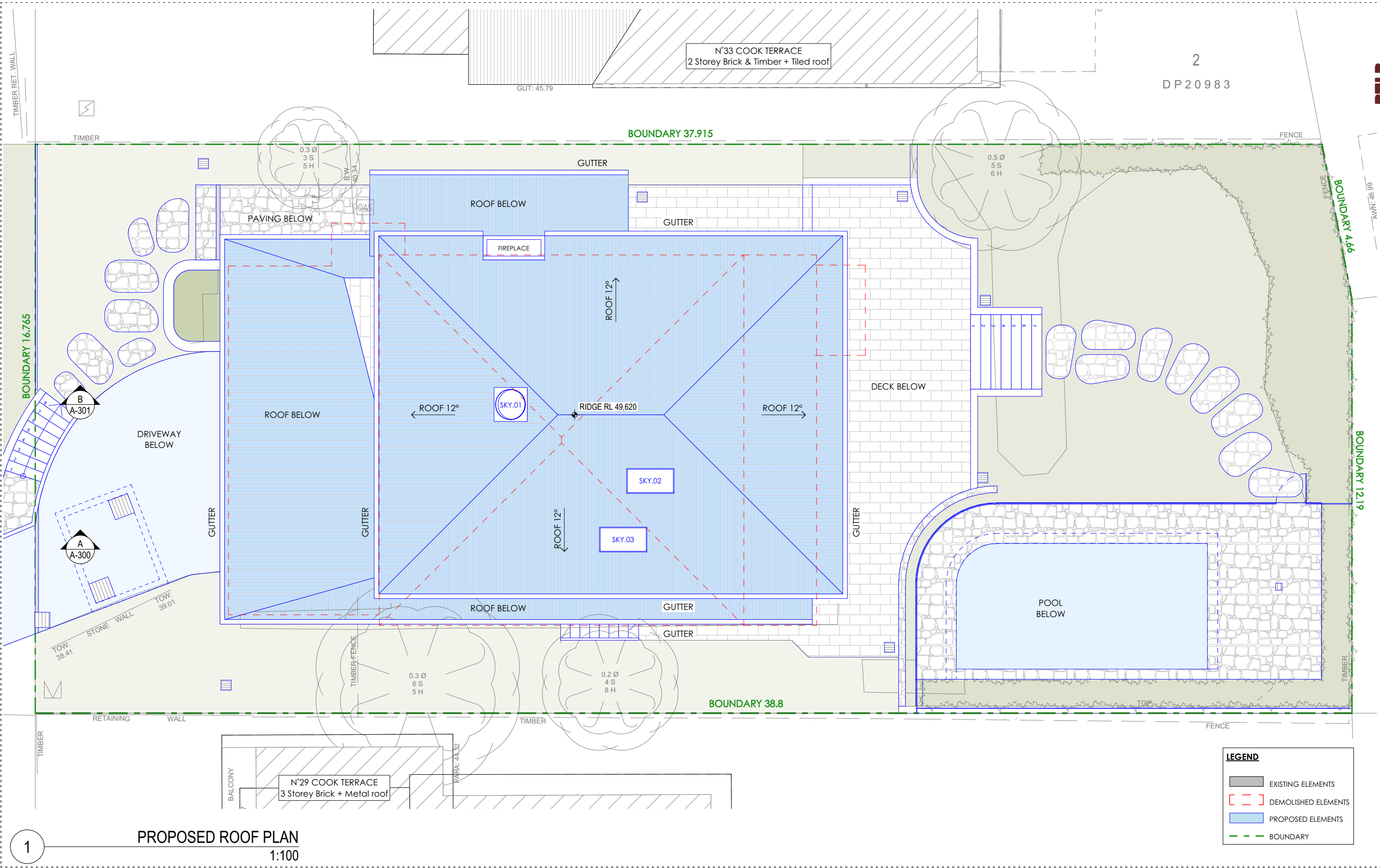
DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3

DWG NO.
A-112
REVISION
A

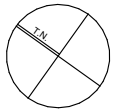








ReVID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

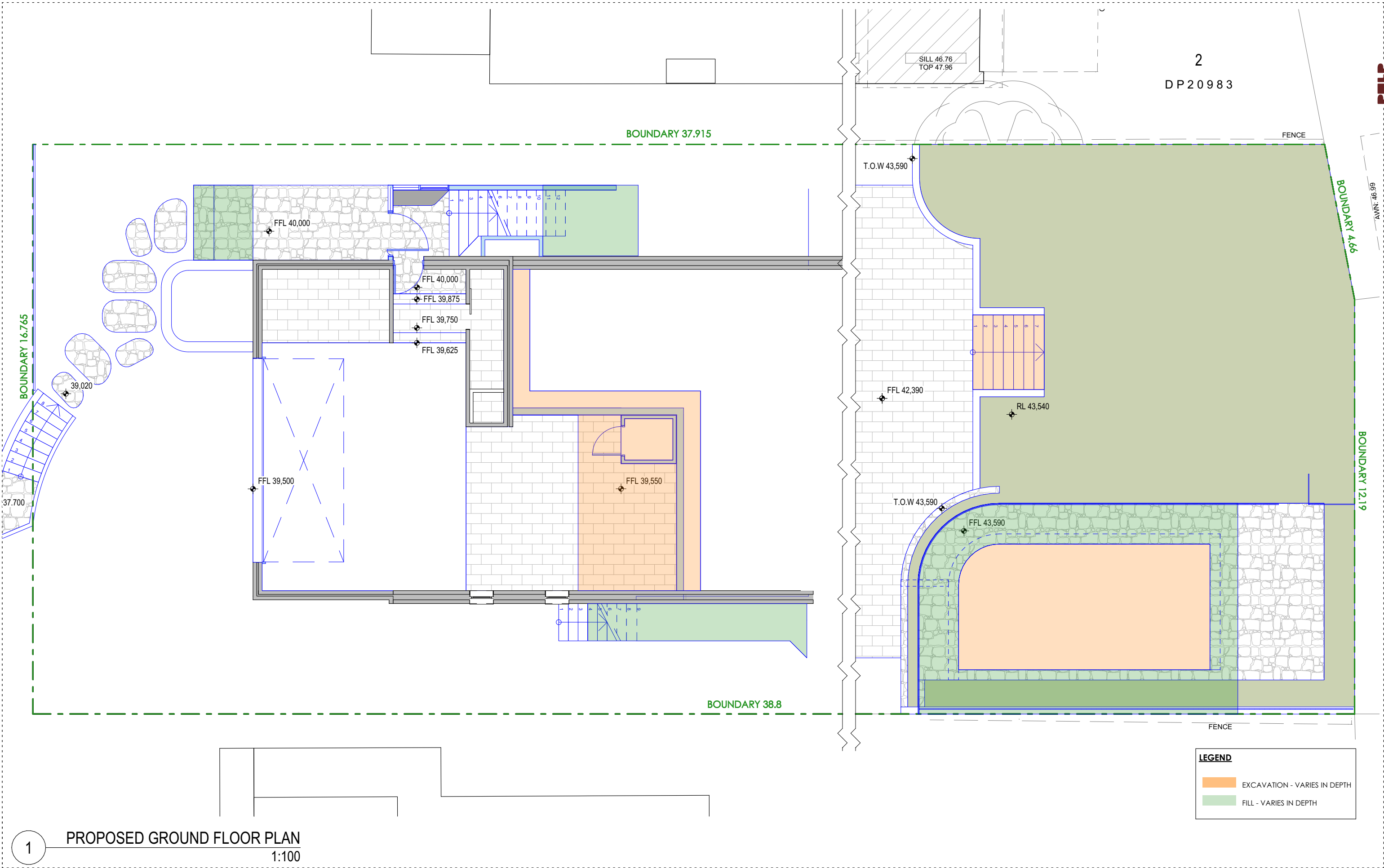
CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983

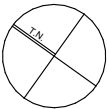
DRAWING
PROPOSED ROOF PLAN

DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3

DWG NO.
A-123
REVISION
A



ReVID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE

31 Cook Terrace,
Mona Vale

Lot 1 / DP 20983

DRAWING
**PROPOSED EXCAVATION & FILL
PLAN**

DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3

DWG NO.
A-130
REVISION
A

RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA

ISSUE FOR

Development
Application

CLIENT
Emily Basham &
Tom Cotton

PROJECT

2408 - MONA VALE HOUSE

31 Cook Terrace,
Mona Vale

Lot 1 / DP 20983

DRAWING

NORTH / FRONT ELEVATION

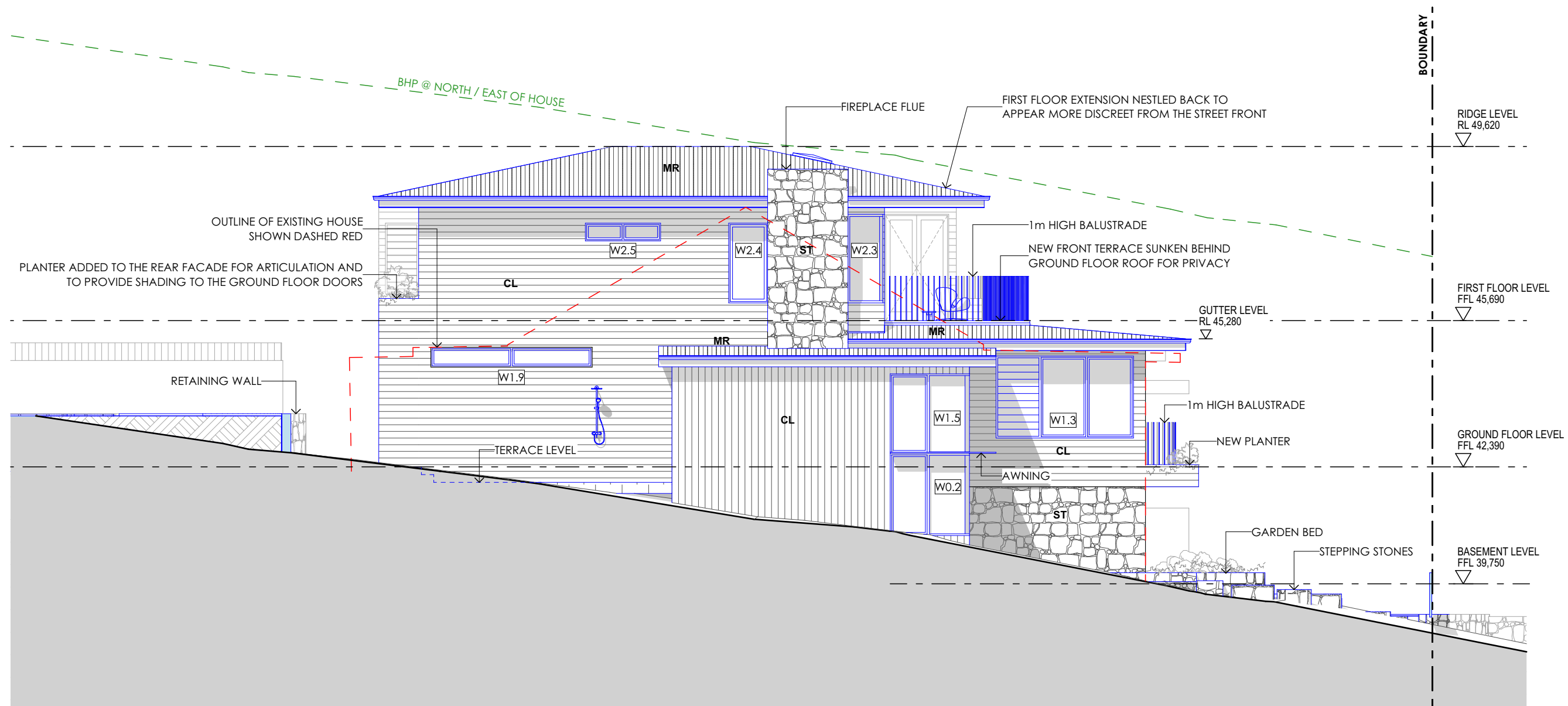
DRAWN BY LSK CHECKED BY BS SCALE 1:100@ A3	DWG NO. A-200 REVISION A
---	---

1

CHECKED ALL DIMENSIONS ON SITE PRIOR TO THE
COMMENCEMENT OF WORK
DO NOT SCALE OFF DRAWING
ALL WORKS TO COMPLY WITH RELEVANT AUTHORITIES, NCC
(FORMERLY BCA) AND AUSTRALIAN STANDARDS
REQUIREMENTS
COPYRIGHT IN ALL DOCUMENTS AND DRAWINGS PREPARED
BY STUDIO PULP

RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA

DWG NO.
A-202
REVISION
A

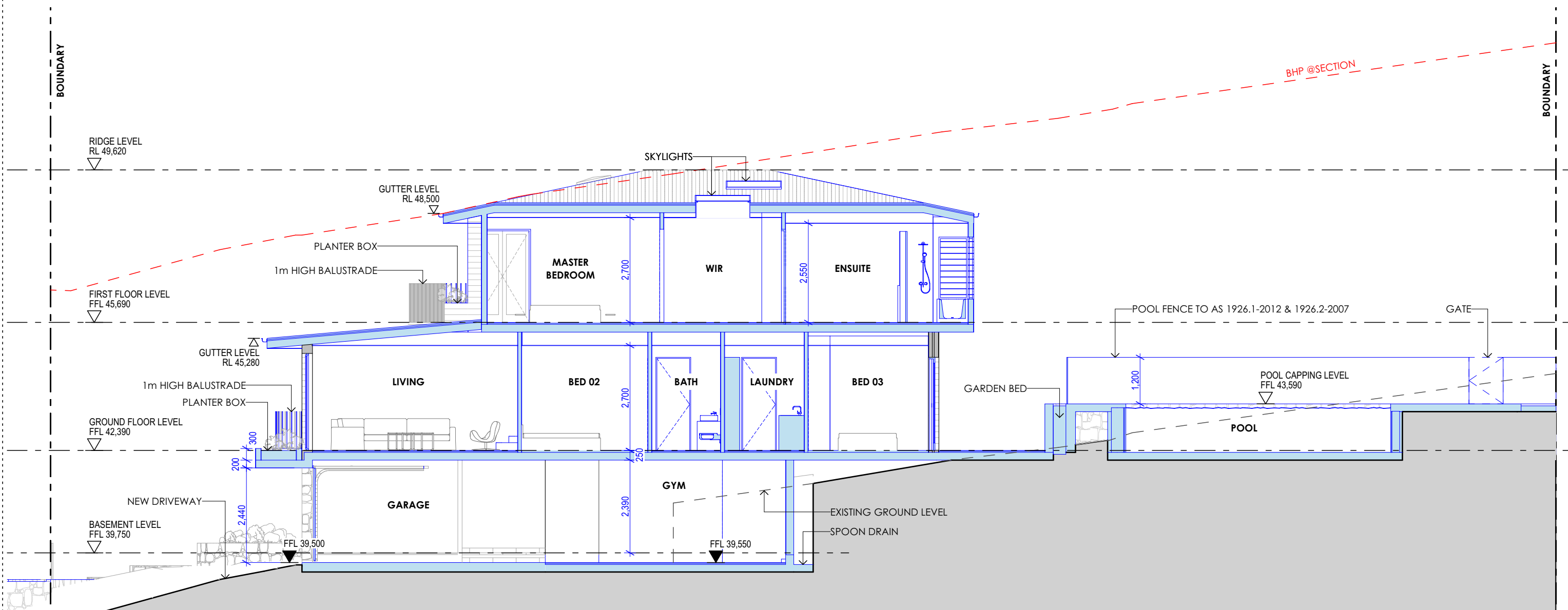


1

SIDE / EAST ELEVATION
1:100

RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA

ISSUE FOR
Development
ApplicationCLIENT
Emily Basham &
Tom CottonPROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983DRAWING
EAST / SIDE ELEVATIONDRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3DWG NO.
A-203
REVISION
A



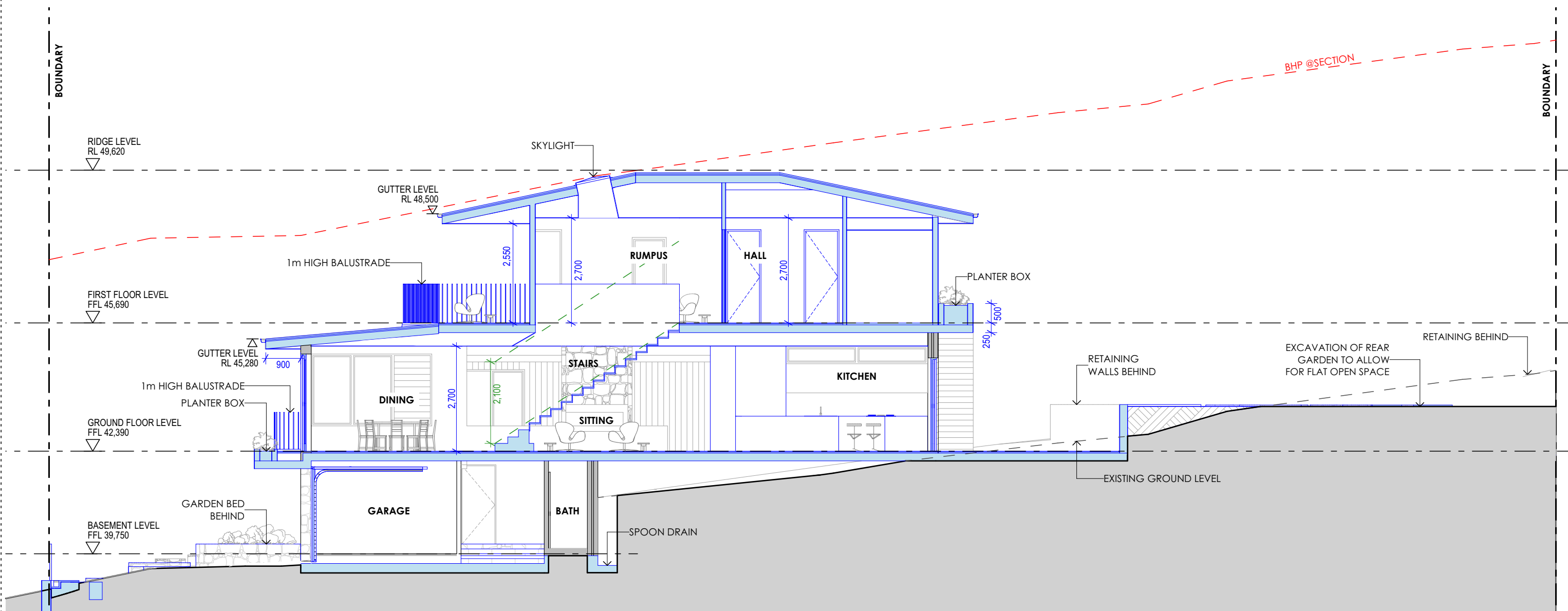
A

PROPOSED LONGITUDINAL SECTION

1:100

ReVID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA

ISSUE FOR
Development
ApplicationCLIENT
Emily Basham &
Tom CottonPROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983DRAWING
SECTION ADRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3DWG NO.
A-300
REVISION
A



B

PROPOSED LONGITUDINAL SECTION

1:100

RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA

ISSUE FOR
Development
Application

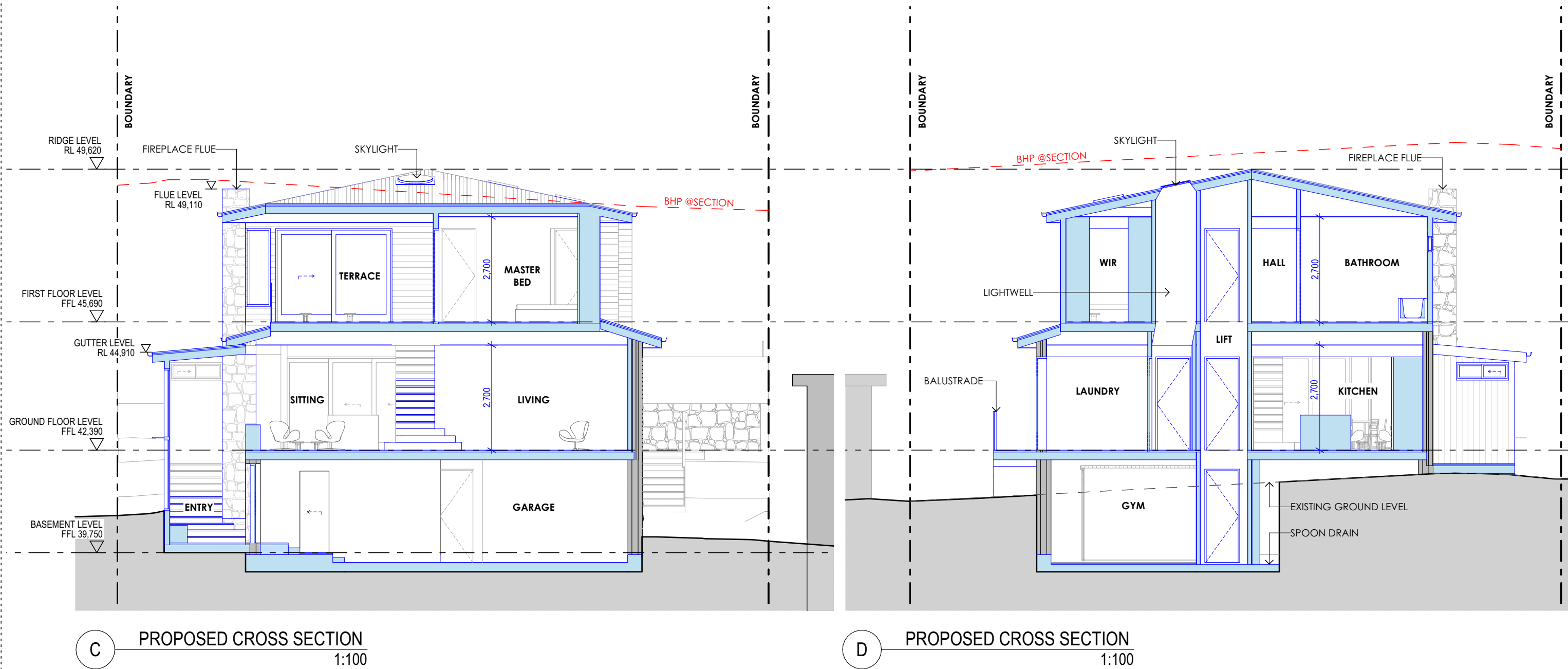
CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983

DRAWING
SECTION B

DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3

DWG NO.
A-301
REVISION
A



ReVID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA

ISSUE FOR
Development
Application

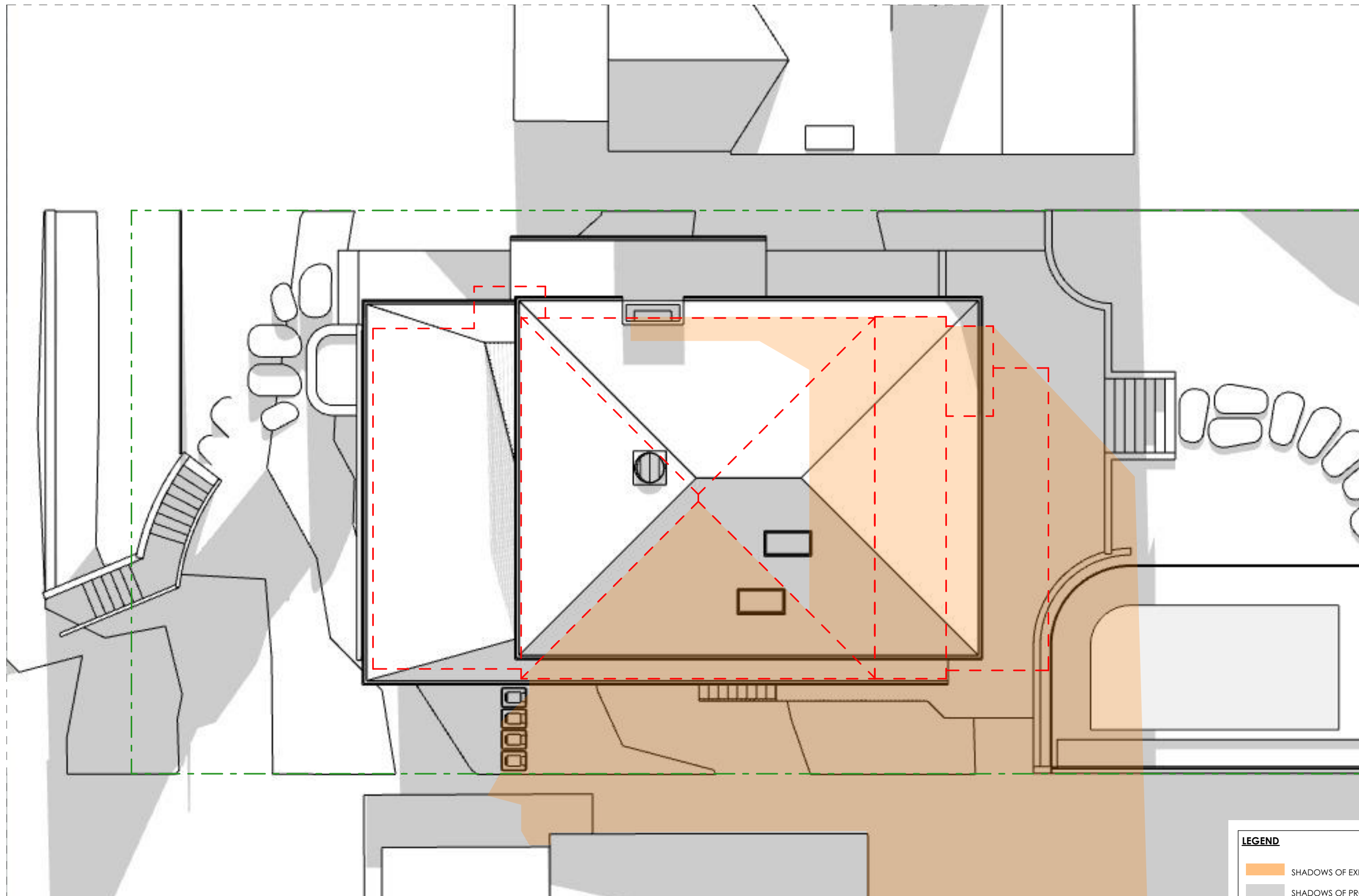
CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983

DRAWING
SECTIONS C & D

DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3

DWG NO.
A-302
REVISION
A



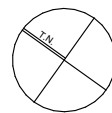
1

21st JUNE - 9am

LEGEND

- SHADOWS OF EXISTING STRUCTURES
- SHADOWS OF PROPOSED STRUCTURES
- OUTLINE OF EXISTING HOUSE
- BOUNDARY

ReVID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

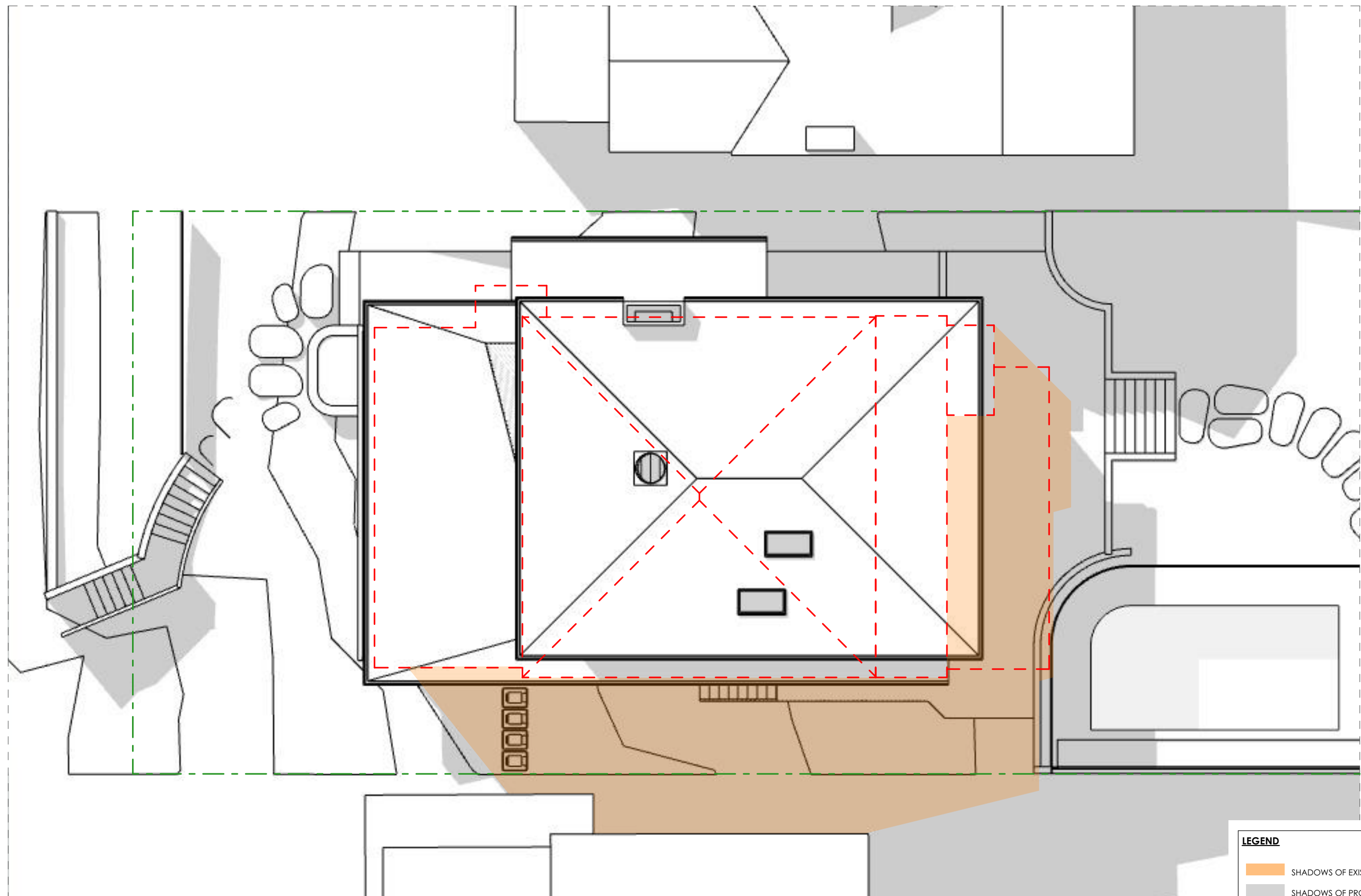
CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983

DRAWING
**SHADOW DIAGRAMS - JUNE 21st -
9am**

DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3

DWG NO.
A-600
REVISION
A

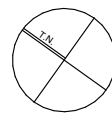
**LEGEND**

- SHADOWS OF EXISTING STRUCTURES
- SHADOWS OF PROPOSED STRUCTURES
- OUTLINE OF EXISTING HOUSE
- BOUNDARY

1

21st JUNE - 12pm

Revid	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

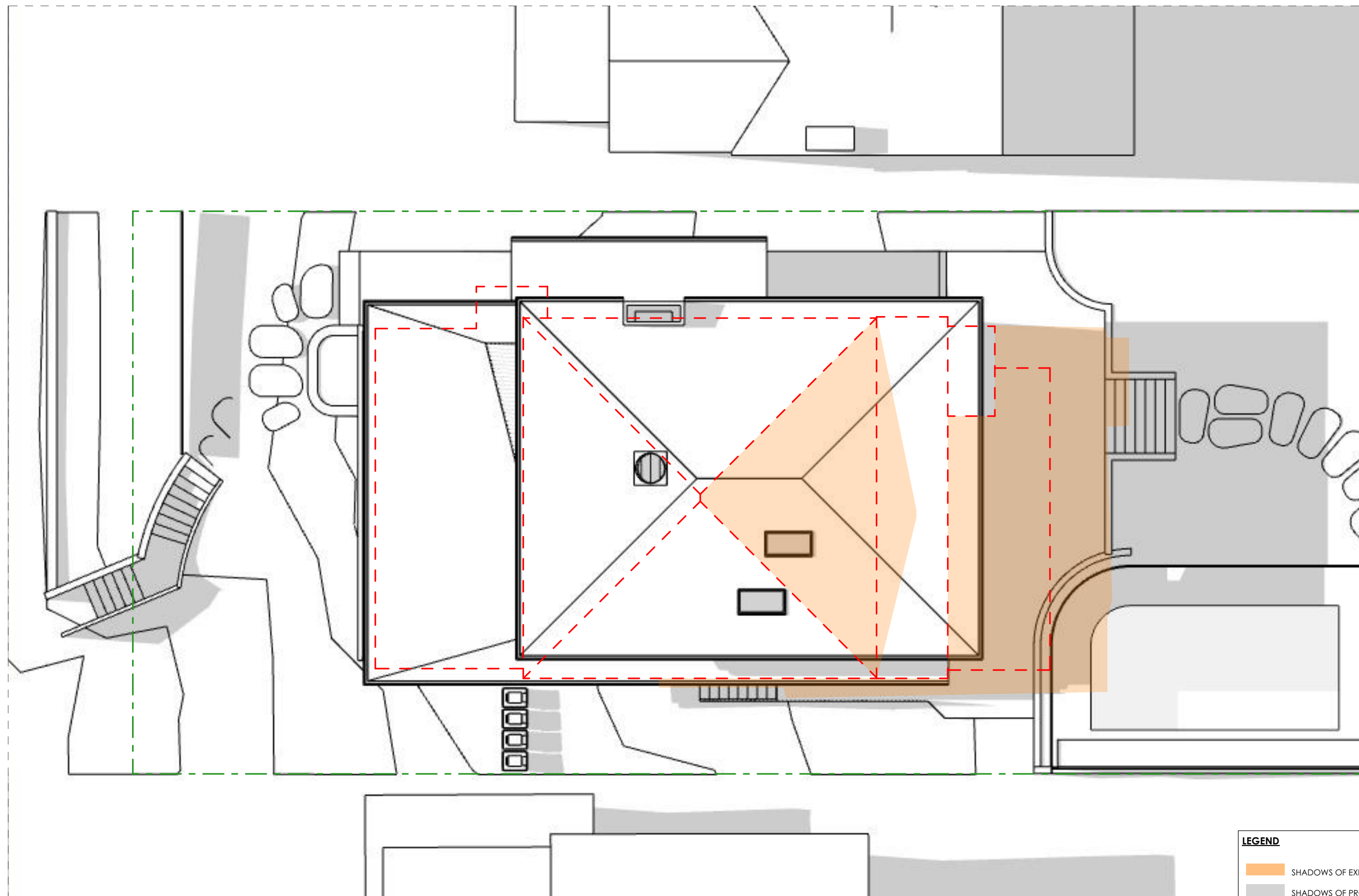
CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983

DRAWING
**SHADOW DIAGRAMS - JUNE 21st -
12pm**

DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3

DWG NO.
A-601
REVISION
A

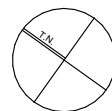
**LEGEND**

- SHADOWS OF EXISTING STRUCTURES
- SHADOWS OF PROPOSED STRUCTURES
- OUTLINE OF EXISTING HOUSE
- BOUNDARY

1

21st JUNE - 3pm

RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

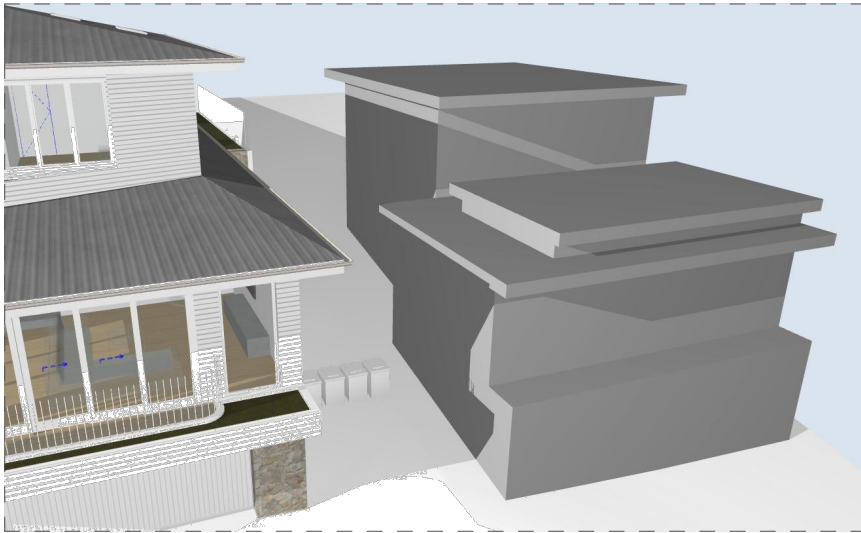
CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983

DRAWING
**SHADOW DIAGRAMS - JUNE 21st -
3pm**

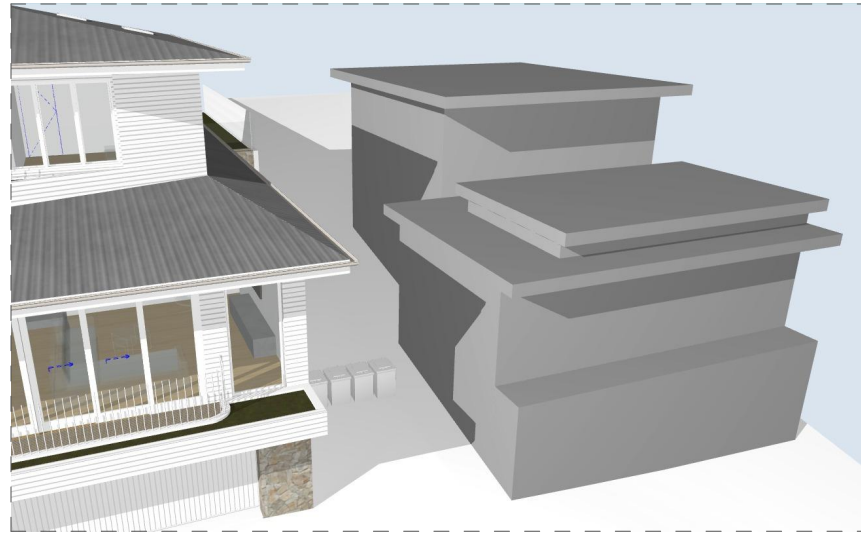
DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:100@ A3

DWG NO.
A-602
REVISION
A



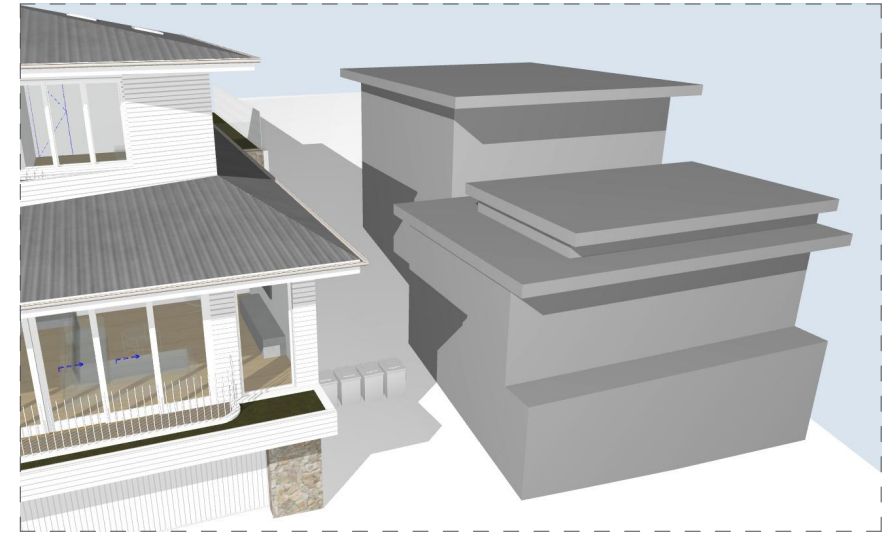
1

21st JUNE - 9am



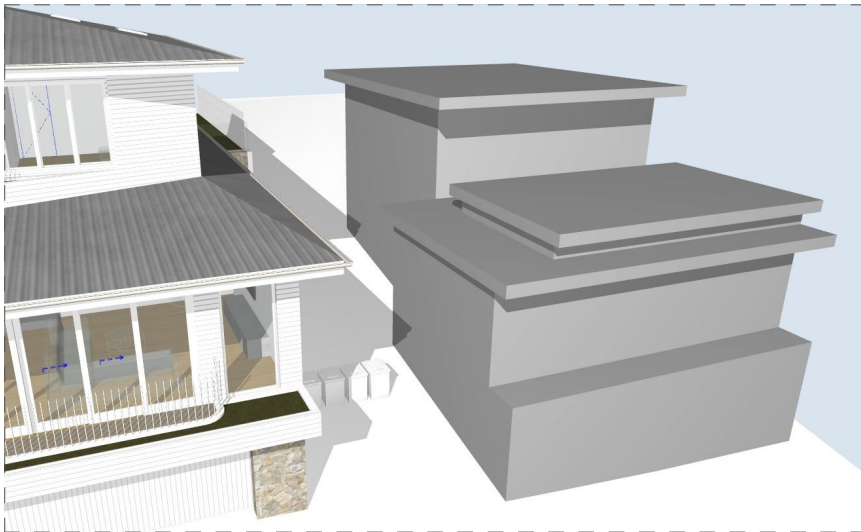
2

21st JUNE - 10am



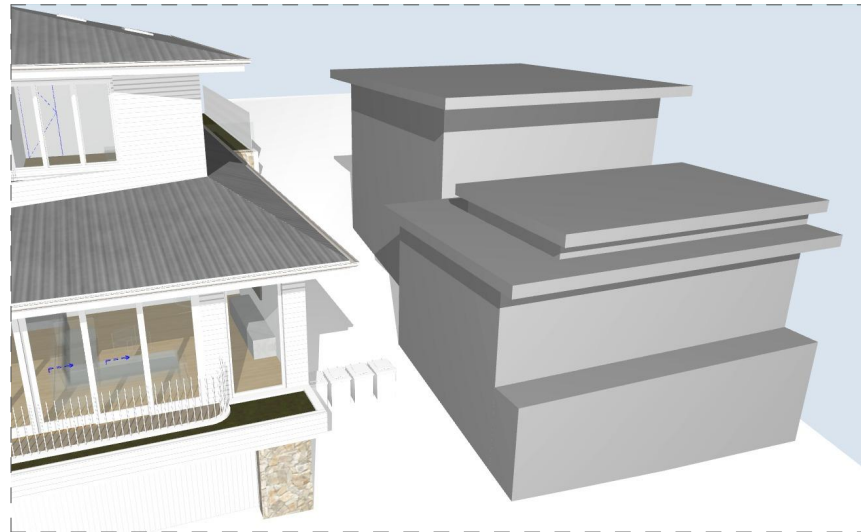
3

21st JUNE - 11am



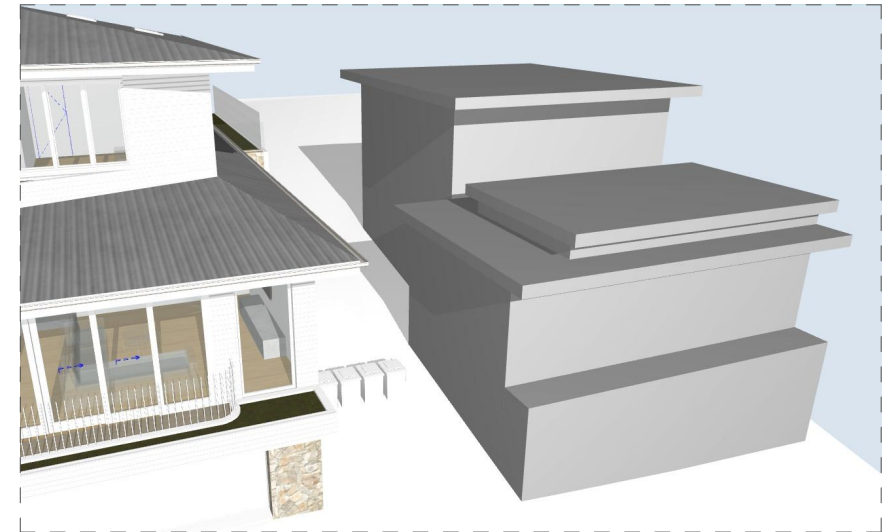
4

21st JUNE - 12pm



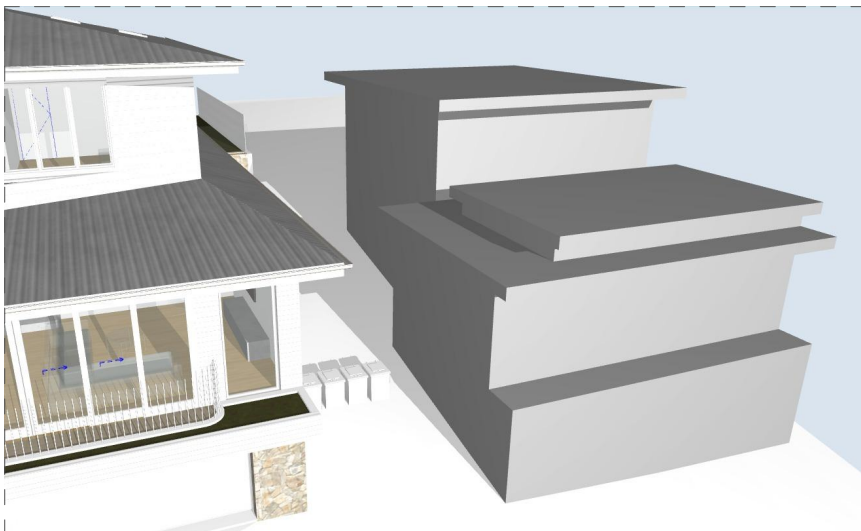
5

21st JUNE - 1pm



6

21st JUNE - 2pm



7

21st JUNE - 3pm

Revid	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA

ISSUE FOR
Development
Application

CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983

DRAWING
SHADOW DIAGRAMS 3D - JUNE 21st

DRAWN BY
LSK
CHECKED BY
BS
SCALE
@ A3

DWG NO.
A-603
REVISION
A



01. ST - Stone wall cladding



02. MR - Corrugated Roof Colourbond. Windspray or similar



03. DR - Painted timber sliding doors. Dulux white or similar



04. WD - Painted timber windows. Dulux white or similar



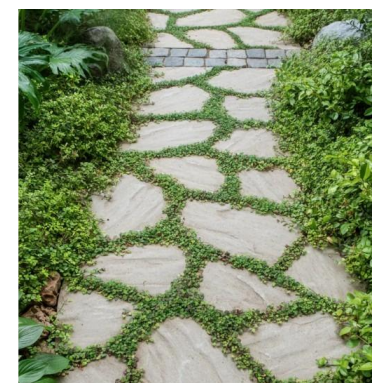
05. CL - V-groove timber cladding. Dulux white or similar



06. TB - Entry door with timber panelling

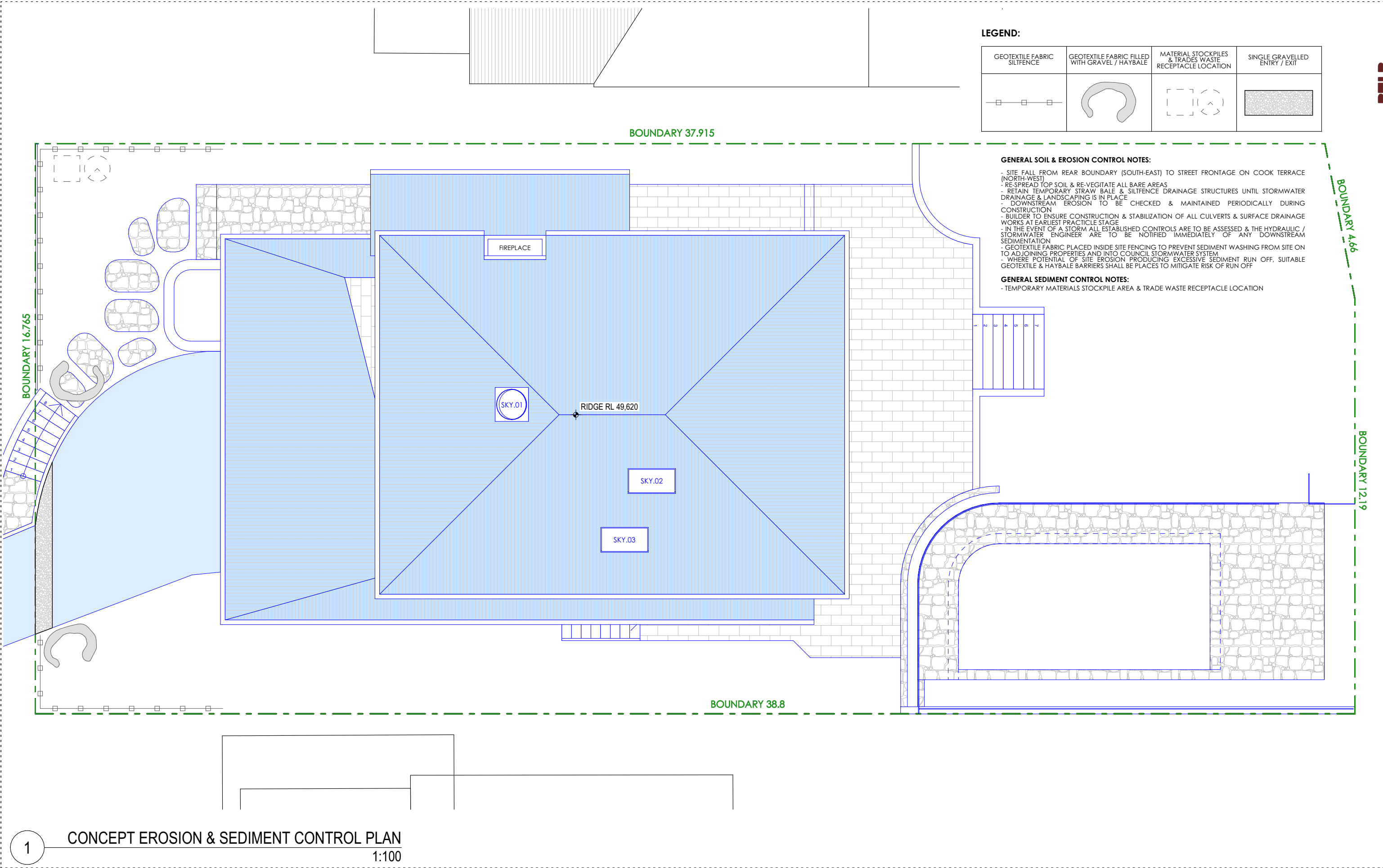


07. TB - Garage door with timber panelling



08. STEP ST. - Stepping stones Natural limestone or similar





1

CONCEPT EROSION & SEDIMENT CONTROL PLAN
1:100

RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA

ISSUE FOR
Development
Application

CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983

DRAWING
**CONCEPT SEDIMENT & EROSION
CONTROL PLAN**

DRAWN BY LSK CHECKED BY BS SCALE 1:100@ A3	DWG NO. A-701 REVISION A
---	---