

# DEVELOPMENT APPLICATION FOR SHOP TOP HOUSING 1749 - 1753 PITTWATER RD, MONA VALE

| No:  | DRAWING LIST                         |
|------|--------------------------------------|
| A 00 | COVER                                |
| A 01 | SITE PLAN                            |
| A 02 | BASEMENT 2                           |
| A 03 | BASEMENT 1                           |
| A 04 | LEVEL 1 - PITTWATER ROAD GROUND      |
| A 05 | LEVEL 2 - BARRON LANE GROUND         |
| A 06 | LEVEL 3                              |
| A 07 | LEVEL 4                              |
| A 08 | LEVEL 5                              |
| A 09 | LEVEL 6                              |
| A 10 | ELEVATIONS - NW & SE                 |
| A 11 | ELEVATIONS - NE & SW                 |
| A 12 | SECTION A & F                        |
| A 13 | SECTION B,C,D & E                    |
| A 14 | CONTEXT VIEWS 1                      |
| A 15 | CONTEXT VIEWS 2                      |
| A 16 | COURTYARD VIEWS                      |
| A 17 | SHADOW DIAGRAMS                      |
| A 18 | AREA CALCULATIONS                    |
| A 19 | VIEWS FROM SUN JUNE 21 - 13 M NEIGHB |
| A 20 | SUN ACCESS VIEWS                     |
| A 21 | SITE ANALYSIS                        |

| Apartment Schedule              |  |       |             |
|---------------------------------|--|-------|-------------|
| UNIT No.                        |  | TYPE  | AREA        |
| 01                              |  | 3 BED | 103.70      |
| 02                              |  | 3 BED | 104.64      |
| 03 (AFFORDABLE 1)               |  | 3 BED | 97.10       |
| 04 (AFFORDABLE 2)               |  | 3 BED | 99.55       |
| 05                              |  | 2 BED | 94.85       |
| 06 (AFFORDABLE 03)              |  | 1 BED | 51.01       |
| 07                              |  | 1 BED | 50.04       |
| 08                              |  | 3 BED | 102.63      |
| 09                              |  | 2 BED | 82.25       |
| 10                              |  | 1 BED | 50.16       |
| 11 (SILVER)                     |  | 2 BED | 77.57       |
| 12 (AFFORDABLE 4)               |  | 2 BED | 80.75       |
| 13 (AFFORDABLE 5 / ADAPTABLE 2) |  | 1 BED | 50.52       |
| 14 (AFFORDABLE 6 / SILVER)      |  | 2 BED | 77.84       |
| 15                              |  | 2 BED | 95.93       |
| 16 (AFFORDABLE 7)               |  | 1 BED | 50.68       |
| 17                              |  | 1 BED | 49.77       |
| 18                              |  | 3 BED | 103.01      |
| 19                              |  | 2 BED | 82.38       |
| 20 (ADAPTABLE 3)                |  | 1 BED | 50.16       |
| 21 (SILVER)                     |  | 2 BED | 75.64       |
| 22                              |  | 2 BED | 80.71       |
| 23 (ADAPTABLE 4)                |  | 1 BED | 50.52       |
| 24 (SILVER)                     |  | 2 BED | 77.84       |
| 25                              |  | 2 BED | 94.85       |
| 26                              |  | 1 BED | 53.96       |
| 27                              |  | 1 BED | 49.78       |
| 28                              |  | 3 BED | 102.42      |
| 29                              |  | 2 BED | 82.03       |
| 30                              |  | 1 BED | 50.16       |
| 31                              |  | 2 BED | 77.57       |
| 32                              |  | 3 BED | 102.10      |
| 33                              |  | 3 BED | 93.72       |
| 34                              |  | 2 BED | 78.93       |
| 35                              |  | 1 BED | 50.20       |
| 36                              |  | 3 BED | 107.71      |
|                                 |  |       | 2,782.68 m² |

| UNITS |    |                     |      | SOLAR | VENT  |
|-------|----|---------------------|------|-------|-------|
| L6    | 3  | 2x3B,               | 1x1B | 3     | 2     |
| L5    | 9  | 3x3B, 3x2B,         | 3x1B | 8     | 6     |
| L4    | 10 | 1x3B, 5x2B,         | 4x1B | 9     | 6     |
| L3    | 10 | 1x3B, 5x2B,         | 4x1B | 6     | 6     |
| L2    | 4  | 4x3B                |      | 0     | 4     |
| 36    |    | 11x3B, 13x2B, 12x1B |      | 26/36 | 24/36 |
|       |    |                     |      | 72 %  | 67 %  |

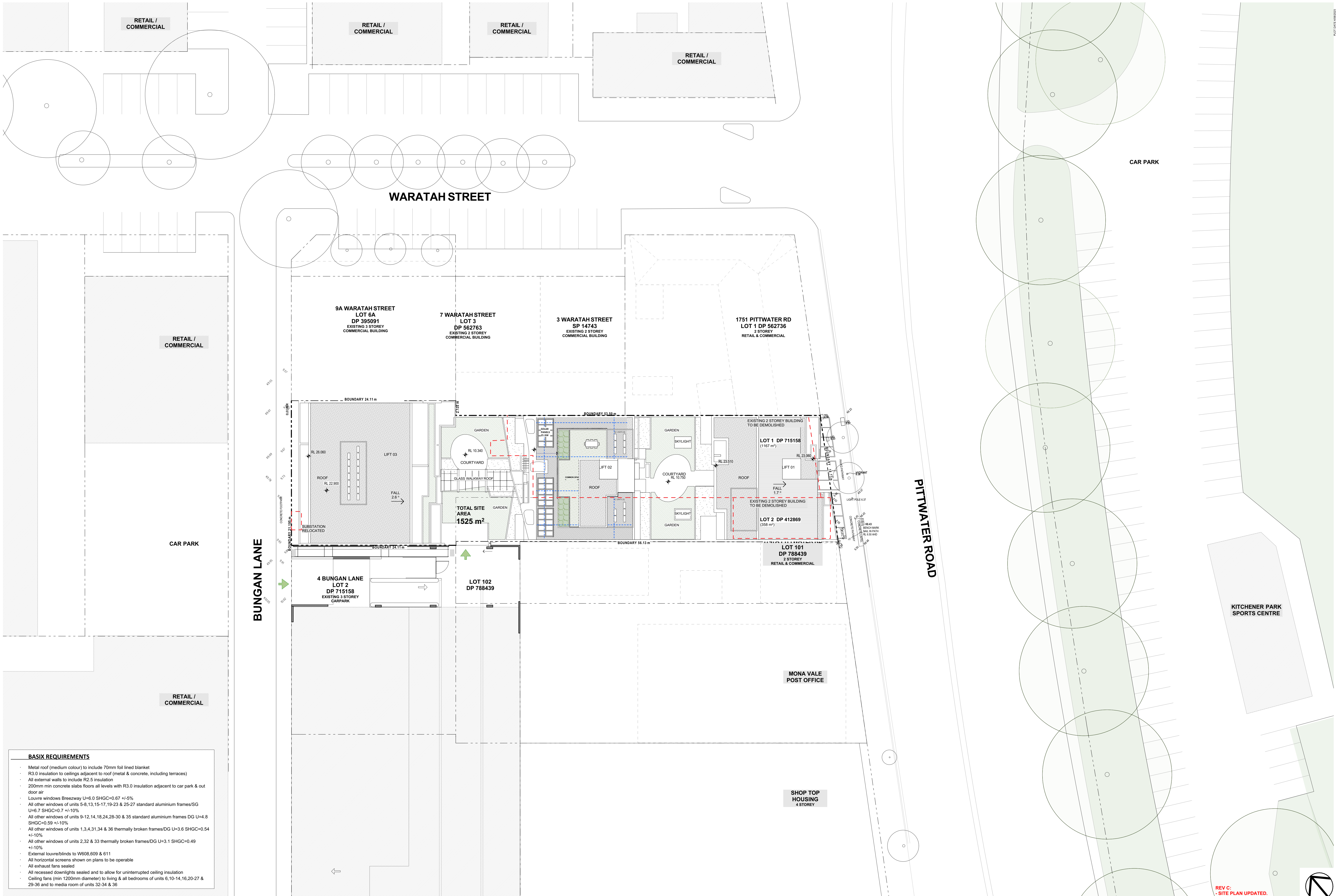


**REV C:**  
**- 3D RENDERS UPDATED.**  
**- UNIT SCHEDULE UPDATED.**

## **BASIX REQUIREMENTS**

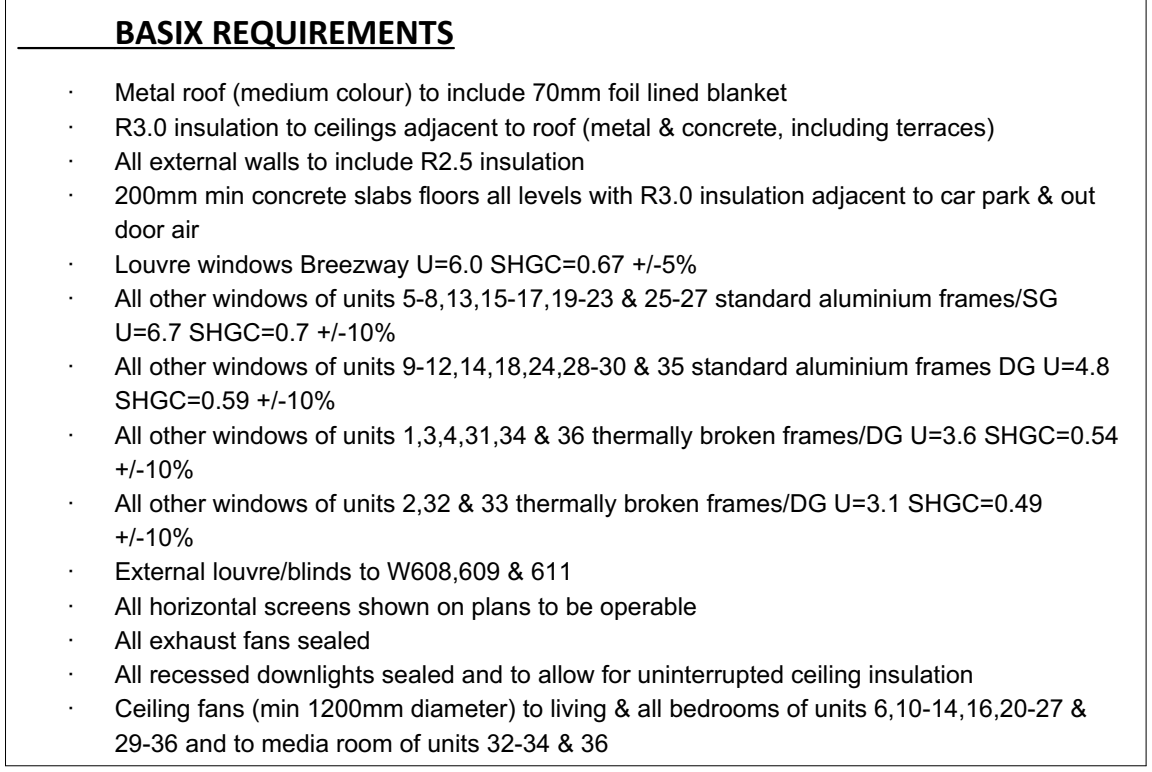
- Metal roof (medium coil) to include 70mm foil lined battenback
- R3 insulation to ceilings adjacent to roof (metal & concrete, including terraces)
- All external voids to include insulation
- 200mm min concrete slabs floors all levels with R3 insulation adjacent to car park, out door air
- Louvre windows Braceway U=0.6 SHGC=0.67 +/-5%
  - All other windows of U=5.8, 13.15, 17.19, 23.2 & 25 standard aluminium frames/SG U=6.7 SHGC=0.7 +/-5%
  - All other windows of U=1.32, 14.24, 28.30 & 35 standard aluminium frames DG U=0.4 SHGC=0.59 +/-10%
  - All other windows of U=1.34, 31.24 & 36 thermally broken frames DG U=0.6 SHGC=0.54 +/-10%
  - All other windows of U=2.32 & 33 thermally broken frames DG U=3.1 SHGC=0.49 +/-10%
- External louvre/blinds to W0608 609 & 611
- All horizontal screens shown on plans to be operable
- All external faces sealed
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- Ceiling fans (min 1200mm diameter) to living & all bedrooms of U=6, 10.14, 16, 20.27 & 26





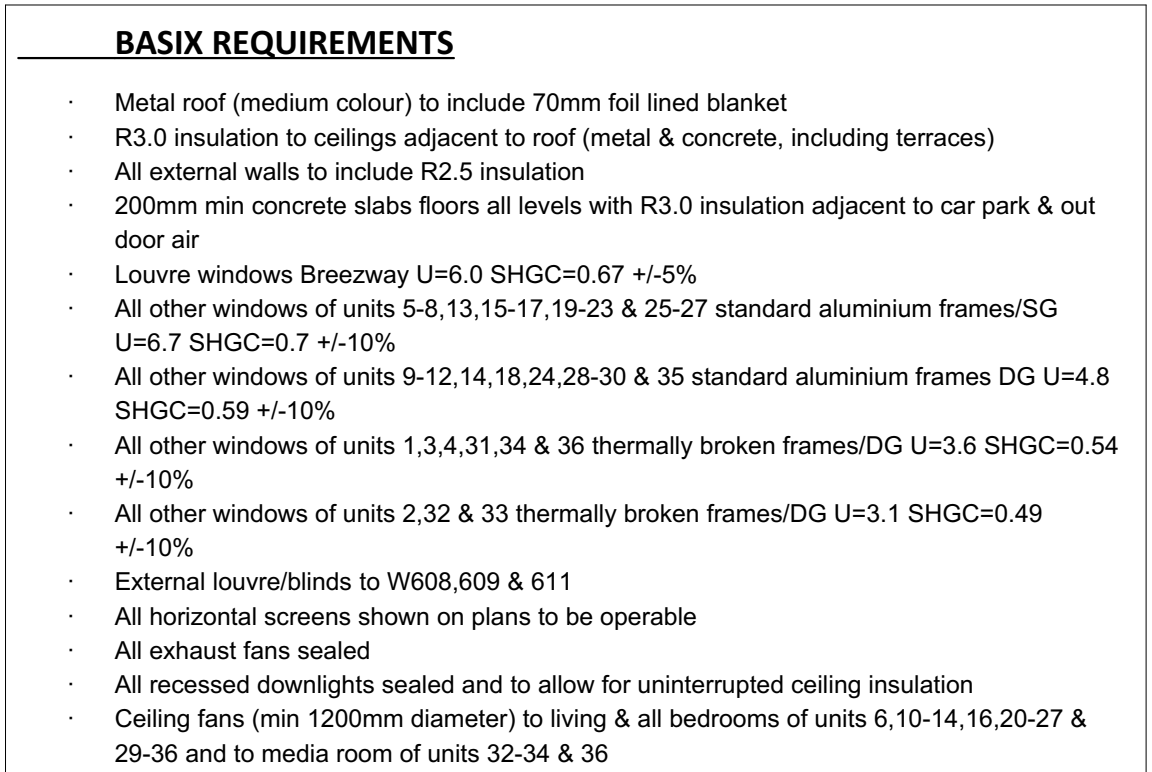
| BASIX REQUIREMENTS |                                                                                                                                     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| •                  | Metal roof (medium colour) to include 70mm foil lined blanket                                                                       |
| •                  | R3.0 insulation to ceilings adjacent to roof (metal & concrete, including terraces)                                                 |
| •                  | All external walls to include R2.5 insulation                                                                                       |
| •                  | 200mm min concrete slabs floors all levels with R3.0 insulation adjacent to car park & out door air                                 |
| •                  | Louvre windows Breezway U=6.0 SHGC=0.67 +/-5%                                                                                       |
| •                  | All other windows of units 5-8,13,15-17,19-23 & 25-27 standard aluminium frames/SG U=6.7 SHGC=0.7 +/-10%                            |
| •                  | All other windows of units 9-12,14,18,24,28-30 & 35 standard aluminium frames DG U=4.8 SHGC=0.59 +/-10%                             |
| •                  | All other windows of units 1,3,4,31,34 & 36 thermally broken frames/DG U=3.6 SHGC=0.54 +/-10%                                       |
| •                  | All other windows of units 2,32 & 33 thermally broken frames/DG U=3.1 SHGC=0.49 +/-10%                                              |
| •                  | External louvre/blinds to W608,609 & 611                                                                                            |
| •                  | All horizontal screens shown on plans to be operable                                                                                |
| •                  | All exhaust fans sealed                                                                                                             |
| •                  | All recessed downlights sealed and to allow for uninterrupted ceiling insulation                                                    |
| •                  | Ceiling fans (min 1200mm diameter) to living & all bedrooms of units 6,10-14,16,20-27 & 29-36 and to media room of units 32-34 & 36 |





| APARTMENT               | 3 BED                                        | 2 BED            | 1 BED       | REQ. TOTAL | PROVIDED TOTAL |
|-------------------------|----------------------------------------------|------------------|-------------|------------|----------------|
| L 6                     | 2                                            |                  | 1           |            |                |
| L 5                     | 3                                            | 3                | 3           |            |                |
| L 4                     | 1                                            | 5                | 4           |            |                |
| L 3                     | 1                                            | 5                | 4           |            |                |
| L 2                     | 4                                            |                  |             |            |                |
| <b>TOTAL 36</b>         | <b>11</b>                                    | <b>13</b>        | <b>12</b>   |            |                |
| <b>RESIDENT PARKING</b> | @ 2.0<br>22                                  | @ 2.0<br>28      | @ 1.0<br>12 | <b>60</b>  | <b>57</b>      |
| <b>VISITOR</b>          | @ 1/3 APARTMENTS                             |                  |             | <b>12</b>  | <b>12</b>      |
| <b>RETAIL</b>           | @ 1/300 m <sup>2</sup> (450 m <sup>2</sup> ) |                  |             | <b>15</b>  | <b>16</b>      |
| <b>TOTAL CARS</b>       |                                              |                  |             | <b>87</b>  | <b>85</b>      |
| <b>MOTORBIKE</b>        | @ 1/100 CAR SPACES                           |                  |             | <b>1</b>   | <b>12</b>      |
| <b>BICYCLE</b>          | @ 1/3 APARTMENTS<br>12                       | RETAIL<br>MIN. 4 |             | <b>16</b>  | <b>30</b>      |





| APARTMENT               | 3 BED                                         | 2 BED            | 1 BED       | REQ. TOTAL | PROVIDED TOTAL |
|-------------------------|-----------------------------------------------|------------------|-------------|------------|----------------|
| L 6                     | 2                                             |                  | 1           |            |                |
| L 5                     | 3                                             | 3                | 3           |            |                |
| L 4                     | 1                                             | 5                | 4           |            |                |
| L 3                     | 1                                             | 5                | 4           |            |                |
| L 2                     | 4                                             |                  |             |            |                |
| <b>TOTAL 36</b>         | <b>11</b>                                     | <b>13</b>        | <b>12</b>   |            |                |
| <b>RESIDENT PARKING</b> | @ 2.0<br>22                                   | @ 2.0<br>26      | @ 1.0<br>12 | <b>60</b>  | <b>57</b>      |
| <b>VISITOR</b>          | @ 1 / 3 APARTMENTS                            |                  |             | <b>12</b>  | <b>12</b>      |
| <b>RETAIL</b>           | @ 1 / 30 m <sup>2</sup> (450 m <sup>2</sup> ) |                  |             | <b>15</b>  | <b>16</b>      |
| <b>TOTAL CARS</b>       |                                               |                  |             | <b>87</b>  | <b>85</b>      |
| <b>MOTORBIKE</b>        | @ 1 / 100 CAR SPACES                          |                  |             | <b>1</b>   | <b>12</b>      |
| <b>BICYCLE</b>          | @ 1 / 3 APARTMENTS<br>12                      | RETAIL<br>MIN. 4 |             | <b>16</b>  | <b>30</b>      |







**WARATAH STREET**

**1 - 9 WARATAH STREET**  
FUTURE 4 STOREY DEVELOPMENT  
13 M MAXIMUM HEIGHT  
TOTAL UNITS IN DEVELOPMENT = 52  
SOLAR = 40 / 52 (77%)  
VENT = 32 / 52 (62%)

**9 WARATAH STREET**  
SOLAR = 4 / 4 = 100%  
VENT = 3 / 4 = 75%

**3 - 7 WARATAH STREET**  
SOLAR = 3 / 4 = 75%  
VENT = 2 / 4 = 50%

**1 WARATAH STREET**  
SOLAR = 3 / 5 = 60%  
VENT = 3 / 5 = 60%

**1751 PITTWATER RD**  
LOT 1 DP 562736  
2 STOREY  
RETAIL & COMMERCIAL

**1747 - 1747A PITTWATER ROAD**  
FUTURE 5 STOREY DEVELOPMENT  
16 M MAXIMUM HEIGHT  
TOTAL UNITS IN DEVELOPMENT = 30  
SOLAR = 21 / 30 (70%)  
VENT = 28 / 30 (93%)

**1747A PITTWATER RD**  
LOT 101 DP 788439  
EXISTING 2 STOREY  
RETAIL & COMMERCIAL

**4 BUNGAN LANE**  
LOT 2 DP 715158  
EXISTING 3 STOREY  
CARPARK

**LOT 102 DP 788439**

**LOT 101 DP 788439**

**RETAIL 03**  
A: 93 m²

**RETAIL 04**  
A: 68 m²

**RETAIL 05**  
A: 100 m²

**RETAIL 06**  
A: 100 m²

**RETAIL 07**  
A: 100 m²

**RETAIL 08**  
A: 100 m²

**RETAIL 09**  
A: 100 m²

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**RETAIL 135**  
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**RETAIL 136**

[illegible]



WARATAH STREET

1 - 9 WARATAH STREET

FUTURE 4 STOREY DEVELOPMENT  
13 M MAXIMUM HEIGHT  
TOTAL 13 UNITS PER FLOOR  
TOTAL UNITS IN DEVELOPMENT = 52  
SOLAR = 40 / 52 (77%)  
VENT = 32 / 52 (62%)

9 WARATAH STREET

SOLAR = 4 / 4 = 100%  
VENT = 3 / 4 = 75%

3 - 7 WARATAH STREET

SOLAR = 3 / 4 = 75%  
VENT = 2 / 4 = 50%

1 WARATAH STREET

SOLAR = 3 / 5 = 60%  
VENT = 3 / 5 = 60%

WINDOW SCHEDULE BASIX L3

| Window No. | Area | Width | Height |
|------------|------|-------|--------|
| W.301      | 8    | 2,971 | 2,700  |
| W.302      | 8    | 2,971 | 2,700  |
| W.303      | 8    | 2,971 | 2,700  |
| W.304      | 8    | 3,002 | 2,700  |
| W.305      | 8    | 2,986 | 2,700  |
| W.306      | 7    | 3,100 | 2,400  |
| W.307      | 4    | 1,800 | 2,400  |
| W.308      | 6    | 3,953 | 1,400  |
| W.309      | 10   | 4,150 | 2,400  |
| W.310      | 4    | 2,300 | 1,800  |
| W.311      | 4    | 2,300 | 1,800  |
| W.312      | 4    | 3,000 | 1,400  |
| W.313      | 4    | 3,006 | 1,400  |
| W.314      | 7    | 3,000 | 2,400  |
| W.315      | 3    | 1,400 | 2,400  |
| W.316      | 10   | 4,150 | 2,400  |
| W.317      | 7    | 3,100 | 2,400  |
| W.318      | 2    | 1,350 | 1,700  |
| W.319      | 3    | 2,000 | 1,400  |
| W.320      | 7    | 2,900 | 2,400  |
| W.321      | 6    | 2,540 | 2,400  |
| W.322      | 2    | 900   | 1,800  |
| W.323      | 2    | 900   | 1,800  |
| W.324      | 1    | 500   | 2,400  |
| W.325      | 8    | 3,200 | 2,400  |
| W.326      | 7    | 3,000 | 2,400  |
| W.327      | 11   | 4,640 | 2,400  |
| W.328      | 7    | 3,000 | 2,400  |
| W.329      | 6    | 2,300 | 2,400  |
| W.330      | 6    | 2,800 | 2,200  |
| W.331      | 7    | 3,000 | 2,400  |

BUNGAN LANE

PITTWATER ROAD

L3

GARTNERTROYAT

Project: 1747-1747A Pittwater Road  
Lot 101  
DP 78439  
Scale: 1:100 @ B1  
Date: 10/06/2025  
Author: A.06

LEVEL 3

1747-1747A PITTWATER ROAD  
MONA VALE NSW  
Lot 1 DP 715158 Lot 2 DP 412869  
Scale: 1:100 @ B1  
Date: 10/06/2025  
Author: A.06



WARATAH STREET

| WINDOW SCHEDULE BASIX L4 |       |       |        |  |
|--------------------------|-------|-------|--------|--|
| Window No.               | Area  | Width | Height |  |
| W.401                    | 8.02  | 2.971 | 2.700  |  |
| W.402                    | 8.02  | 2.971 | 2.700  |  |
| W.405                    | 11.33 | 4.720 | 2.400  |  |
| W.406                    | 4.32  | 1.800 | 2.400  |  |
| W.407                    | 5.53  | 3.953 | 1.400  |  |
| W.408                    | 7.44  | 3.100 | 2.400  |  |
| W.408                    | 9.96  | 4.150 | 2.400  |  |
| W.409                    | 4.14  | 2.300 | 1.800  |  |
| W.410                    | 4.14  | 2.300 | 1.800  |  |
| W.411                    | 4.20  | 3.000 | 1.400  |  |
| W.412                    | 4.21  | 3.006 | 1.400  |  |
| W.413                    | 11.30 | 4.709 | 2.400  |  |
| W.414                    | 7.44  | 3.100 | 2.400  |  |
| W.415                    | 3.84  | 1.600 | 2.400  |  |
| W.416                    | 7.20  | 3.000 | 2.400  |  |
| W.417                    | 9.96  | 4.150 | 2.400  |  |
| W.418                    | 2.43  | 1.350 | 1.800  |  |
| W.419                    | 6.96  | 2.900 | 2.400  |  |
| W.420                    | 6.10  | 2.540 | 2.400  |  |
| W.421                    | 1.62  | 900   | 1.800  |  |
| W.422                    | 1.62  | 900   | 1.800  |  |
| W.423                    | 0.84  | 350   | 2.400  |  |
| W.424                    | 7.68  | 3.200 | 2.400  |  |
| W.425                    | 7.20  | 3.000 | 2.400  |  |
| W.426                    | 7.20  | 3.000 | 2.400  |  |
| W.427                    | 11.50 | 4.790 | 2.400  |  |
| W.428                    | 7.20  | 3.000 | 2.400  |  |
| W.429                    | 5.52  | 2.300 | 2.400  |  |
| W.430                    | 6.16  | 2.800 | 2.200  |  |
| W.431                    | 7.20  | 3.000 | 2.400  |  |
| W.432                    | 7.46  | 3.110 | 2.400  |  |
| W.433                    | 4.20  | 3.000 | 1.400  |  |

1 - 9 WARATAH STREET

FUTURE 4 STOREY DEVELOPMENT  
13 M MAXIMUM HEIGHT  
TOTAL 13 UNITS PER FLOOR  
TOTAL UNITS IN DEVELOPMENT = 52  
SOLAR = 40 / 52 (77%)  
VENT = 32 / 52 (62%)

9 WARATAH STREET

SOLAR = 4 / 4 = 100%  
VENT = 3 / 4 = 75%

3 - 7 WARATAH STREET

SOLAR = 3 / 4 = 75%  
VENT = 2 / 4 = 50%

1 WARATAH STREET

SOLAR = 3 / 5 = 60%  
VENT = 3 / 5 = 60%

BUNGAN LANE

PITTWATER ROAD

L4

REV C:  
SET-BACK DIMENSIONS ADDED TO BUNGAN LANE.  
FUTURE DEVELOPMENT TO 1747 PITTWATER ROAD ADDED.  
AFFORDABLE UNITS RE-ALLOCATED  
STORAGE VOLUMES ADDED TO UNITS.  
LIVING ROOM DIMENSIONS ADDED TO BUNGAN LANE TOWER.  
NIB WALLS TO BOUNDARY ADDED AND DIMENSIONED.

GARTNERTROYAT

Project: 1747-1747A Pittwater Road  
Lot: 101 DP 788439  
Scale: 1:100 @ B1  
Date: 10/06/2025  
Drawn by: A.07  
Checked by: A.07

| Issue Date | Rev | Description                                              |
|------------|-----|----------------------------------------------------------|
| 10/06/25   | A   | ISSUE FOR DA                                             |
| 25/07/25   | B   | REVISIONS AS CLOUSED TO COMPLY WITH COUNCIL REQUIREMENTS |
| 25/07/25   | C   | REVISIONS AS CLOUSED TO COMPLY WITH COUNCIL REQUIREMENTS |

PROPOSED SHOP TOP HOUSING  
1747-1747A PITTWATER RD  
MONA VALE NSW  
LEVEL 4  
LOT 1 DP 715158 + LOT 2 DP 412869  
2401





# WARATAH STREET

| Window No. | Area | Width | Height |
|------------|------|-------|--------|
| W.501      | 9    | 3,806 | 2,450  |
| W.502      | 7    | 3,000 | 2,450  |
| W.503      | 13   | 5,420 | 2,450  |
| W.504      | 5    | 3,000 | 1,700  |
| W.504a     | 5    | 1,900 | 2,700  |
| W.505      | 9    | 3,304 | 2,700  |
| W.505a     | 4    | 1,550 | 2,700  |
| W.506      | 4    | 2,180 | 1,700  |
| W.507      | 5    | 2,860 | 1,700  |
| W.508      | 10   | 3,806 | 2,700  |
| W.509      | 4    | 2,300 | 1,800  |
| W.510      | 4    | 2,300 | 1,800  |
| W.511      | 4    | 3,000 | 1,400  |
| W.512      | 4    | 3,006 | 1,400  |
| W.513      | 13   | 4,709 | 2,700  |
| W.514      | 8    | 3,100 | 2,700  |
| W.515      | 5    | 1,700 | 2,700  |
| W.516      | 7    | 3,000 | 2,200  |
| W.517      | 11   | 4,150 | 2,700  |
| W.518      | 2    | 1,350 | 1,800  |
| W.519      | 7    | 2,900 | 2,400  |
| W.520      | 6    | 2,540 | 2,400  |
| W.521      | 2    | 900   | 1,800  |
| W.522      | 2    | 900   | 1,800  |
| W.523      | 1    | 500   | 1,800  |
| W.524      | 5    | 3,200 | 2,400  |
| W.525      | 7    | 3,000 | 2,400  |
| W.526      | 7    | 3,000 | 2,400  |
| W.527      | 11   | 4,780 | 2,400  |
| W.528      | 8    | 3,150 | 2,400  |
| W.529      | 6    | 2,300 | 2,400  |
| W.530      | 6    | 2,800 | 2,200  |
| W.531      | 7    | 3,000 | 2,400  |
| W.532      | 7    | 3,110 | 2,400  |



REV C:  
SET-BACK DIMENSIONS ADDED TO BUNGAN LANE.  
FUTURE DEVELOPMENT TO 1747 PITTWATER ROAD ADDED.  
STORAGE VOLUMES ADDED TO UNITS.  
LIVING ROOM DIMENSIONS ADDED TO BUNGAN LANE TOWER.  
NIB WALLS TO BOUNDARY ADDED AND DIMENSIONED.



| WINDOW SCHEDULE BASIX L6 |       |       |        |
|--------------------------|-------|-------|--------|
| Window No.               | Area  | Width | Height |
| W.601                    | 7.80  | 3.000 | 2.600  |
| W.602                    | 8.03  | 3.090 | 2.600  |
| W.603                    | 7.93  | 3.050 | 2.600  |
| W.604                    | 7.80  | 3.000 | 2.600  |
| W.605                    | 8.32  | 3.200 | 2.600  |
| W.606                    | 12.39 | 4.500 | 2.700  |
| W.607                    | 8.96  | 3.200 | 2.800  |
| W.608                    | 10.63 | 3.797 | 2.800  |
| W.609                    | 11.20 | 4.000 | 2.800  |
| W.610                    | 7.98  | 2.850 | 2.800  |

PLOT DATE: 4/06/2025

WARATAH STREET

PITTWATER ROAD

PITTWATER ROAD

BUNGAN LANE

9A WARATAH STREET  
LOT 6A  
DP 395091  
EXISTING 3 STOREY  
COMMERCIAL BUILDING

7 WARATAH STREET  
LOT 3  
DP 562763  
EXISTING 2 STOREY  
RETAIL & COMMERCIAL

3 WARATAH STREET  
SP 14743  
EXISTING 2 STOREY  
RETAIL & COMMERCIAL

1751 PITTWATER RD  
LOT 1 DP 562736  
2 STOREY  
RETAIL & COMMERCIAL

4 BUNGAN LANE  
LOT 2  
DP 715158  
EXISTING 3 STOREY  
CARPARK

LOT 102  
DP 788439

1747A PITTWATER RD  
LOT 101  
DP 788439  
EXISTING 2 STOREY  
RETAIL & COMMERCIAL

1747 - 1747A  
PITTWATER ROAD  
FUTURE 5 STOREY DEVELOPMENT  
16 M MAXIMUM HEIGHT  
TOTAL UNITS IN DEVELOPMENT = 30  
SOLAR = 21 / 30 (70%)  
VENT = 28 / 30 (93%)

- REV C:
- SET-BACK DIMENSIONS ADDED TO BUNGAN LANE.
  - FUTURE DEVELOPMENT TO 1747 PITTWATER ROAD ADDED.
  - STORAGE VOLUMES ADDED TO UNITS.
  - LIVING ROOM DIMENSIONS ADDED TO BUNGAN LANE TOWER.
  - NIS WALLS TO BOUNDARY ADDED AND DIMENSIONED.
  - AC UNITS ADDED TO ROOFS.
  - EXTENT OF ROOF ON PITTWATER ROAD TOWER REDUCED.
  - COVERED AREA ADDED TO COMMON SPACE.
  - SET-BACKS TO BUNGAN LANE TOWER INCREASED, UNIT LAYOUTS REVISED.

GARTNEROTVATO

Project: 1747 - 1747A Pittwater Road  
Lot: 101  
DP: 788439  
Scale: 1:100 @ B1  
Date: 4/06/2025  
Author: A.09

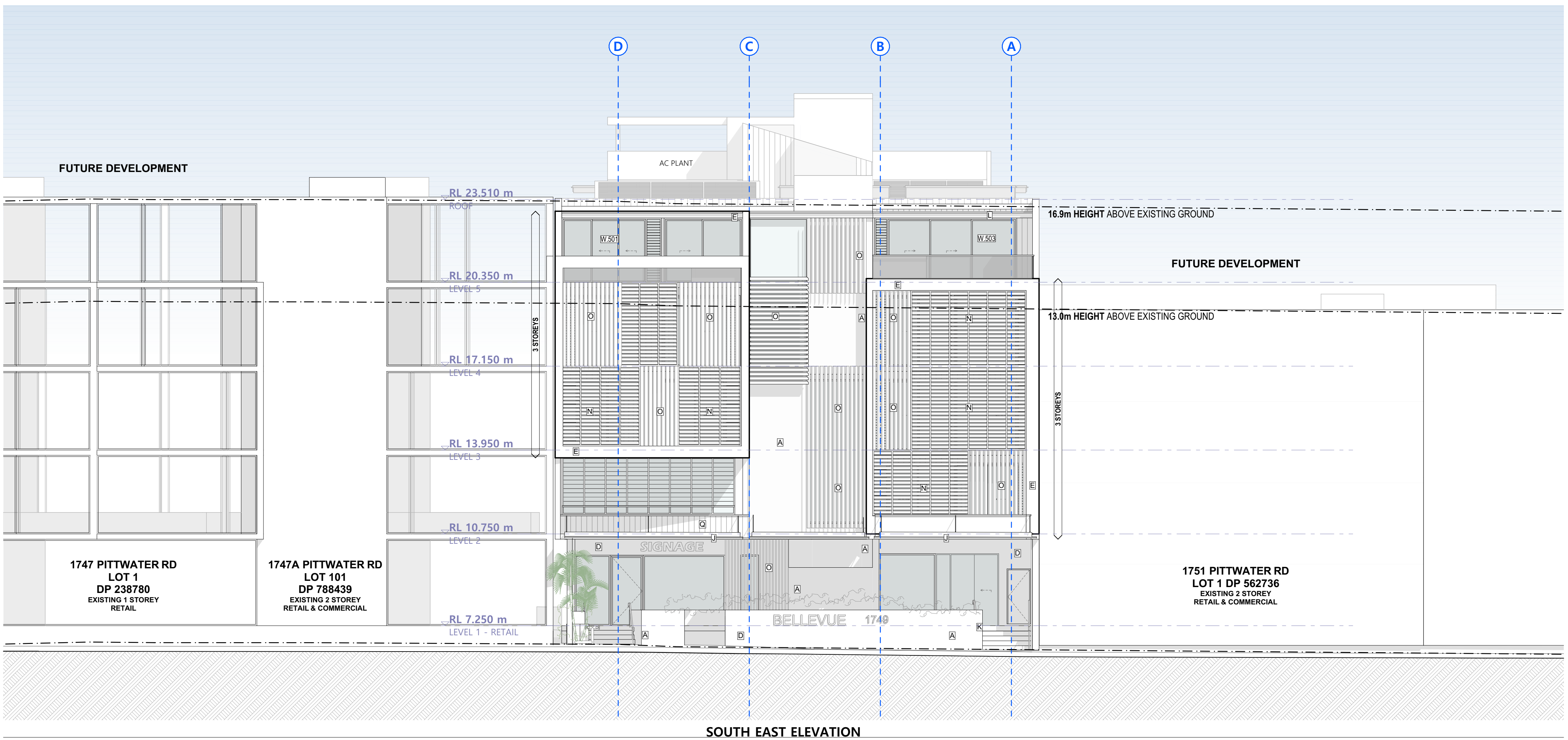
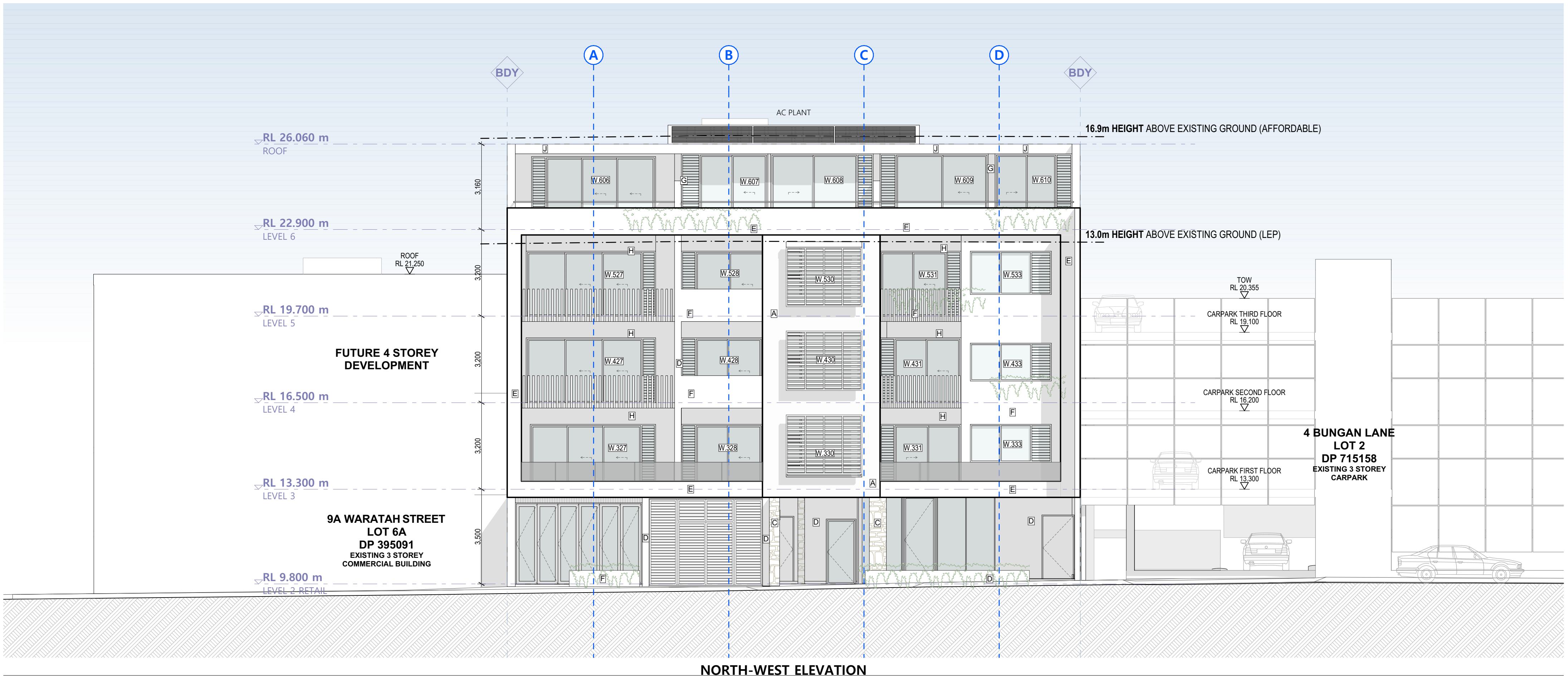
| Issue Date | Rev | Description                                              |
|------------|-----|----------------------------------------------------------|
| NOV 2024   | A   | ISSUE FOR DA                                             |
| 19/05/25   | B   | REVISIONS AS CLOUDED TO COMPLY WITH COUNCIL REQUIREMENTS |
| 25/07/25   | C   | REVISIONS AS CLOUDED TO COMPLY WITH COUNCIL REQUIREMENTS |

| Project                   | Location               | Level   |
|---------------------------|------------------------|---------|
| PROPOSED SHOP TOP HOUSING | 1748-1753 PITTWATER RD | LEVEL 6 |
| MONA VALE                 | NSW                    |         |

| Scale      | Author | Date      |
|------------|--------|-----------|
| 1:100 @ B1 | A.09   | 4/06/2025 |
| 2401       |        |           |

LOT 1 DP 715158 + LOT 2 DP 412869





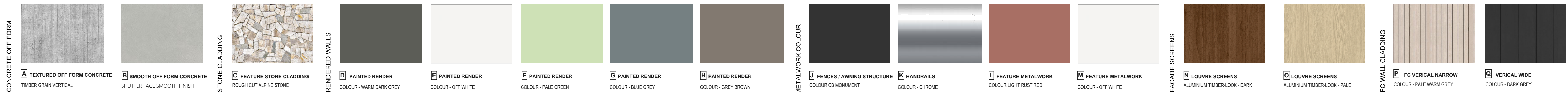
REV C:  
- PITTWATER ROAD FACADE REVISED.  
- FLOOR TO FLOOR HEIGHTS OF BUNGAN LANE TOWER INCREASED TO 3.2 M.

#### BASIX REQUIREMENTS

- Metal roof (medium colour) to include 70mm foil lined blanket
- R3.0 insulation to ceilings adjacent to roof (metal & concrete, including terraces)
- All external walls to include R2.5 insulation
- 200mm min concrete slabs floors all levels with R3.0 insulation adjacent to car park & out door air
- Louvre windows Breezway U=6.0 SHGC=0.67 +/-5%
- All other windows of units 5-8,13,15-17,19-23 & 25-27 standard aluminium frames/SG U=6.7 SHGC=0.7 +/-10%
- All other windows of units 9-12,14,18,24,28-30 & 35 standard aluminium frames DG U=4.8 SHGC=0.59 +/-10%
- All other windows of units 1,3,4,31,34 & 36 thermally broken frames/DG U=3.6 SHGC=0.54 +/-10%
- All other windows of units 2,32 & 33 thermally broken frames/DG U=3.1 SHGC=0.49 +/-10%
- External louvre/blinds to W608,609 & 611
- All horizontal screens shown on plans to be operable
- All exhaust fans sealed
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- Ceiling fans (min 1200mm diameter) to living & all bedrooms of units 6,10-14,16,20-27 & 29-36 and to media room of units 32-34 & 36

#### EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY



GARTNEROVATO

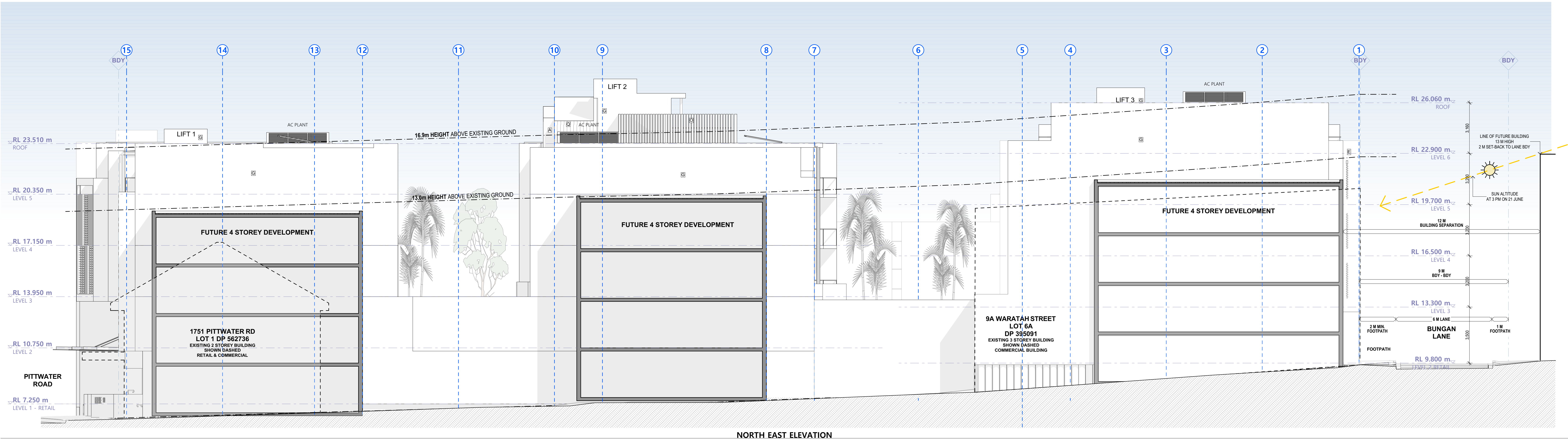
MONA VALE 4072 | LAND SERVICES | 02 9575 4433  
111/115 Pittwater Rd, Mona Vale NSW 1508  
P: 02 9575 4433  
F: 02 9575 4433  
WWW.GARTNEROVATO.COM.AU

Issue Date: NOV 2024  
Rev: A  
Description: ISSUE FOR DA  
16-06-25  
25-07-25  
B: REVISIONS AS CLOUDED TO COMPLY WITH COUNCIL REQUIREMENTS  
C: REVISIONS AS CLOUDED TO COMPLY WITH COUNCIL REQUIREMENTS

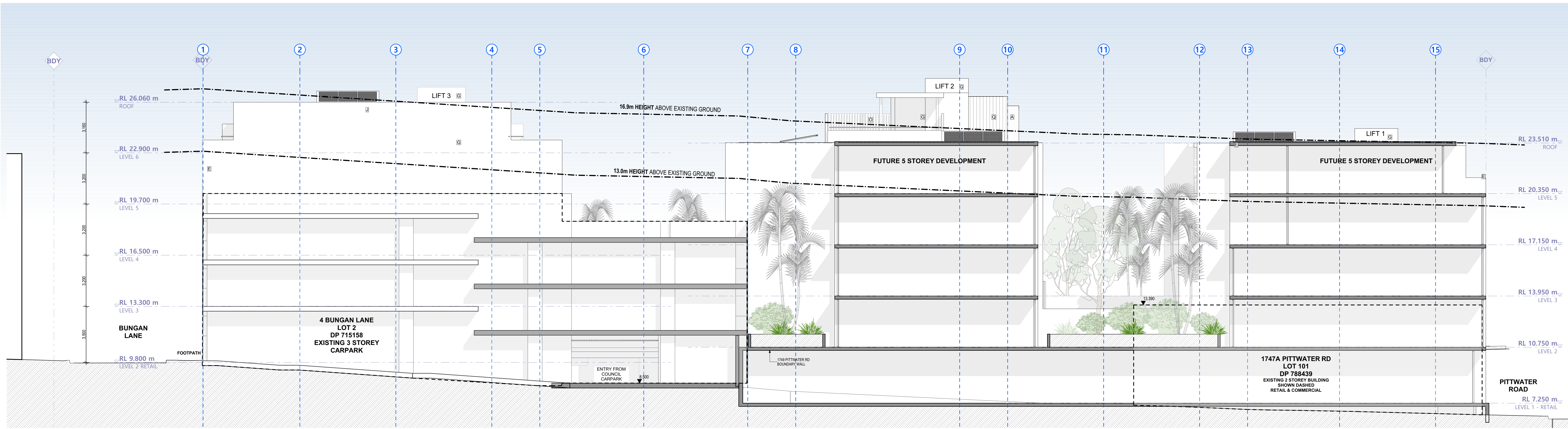
PROPOSED SHOP TOP HOUSING  
1748-1751 PITTWATER RD  
MONA VALE NSW

ELEVATIONS - NW & SE  
SCALE: 1:100 @ B1  
PROJECT NO: 2401  
DRAWN BY: SG / DH  
DATE: 4/08/2025  
CHECKED BY: A 10  
APPROVED BY: C





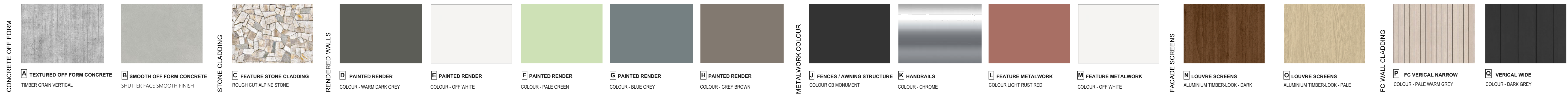
NORTH EAST ELEVATION



SOUTH WEST ELEVATION

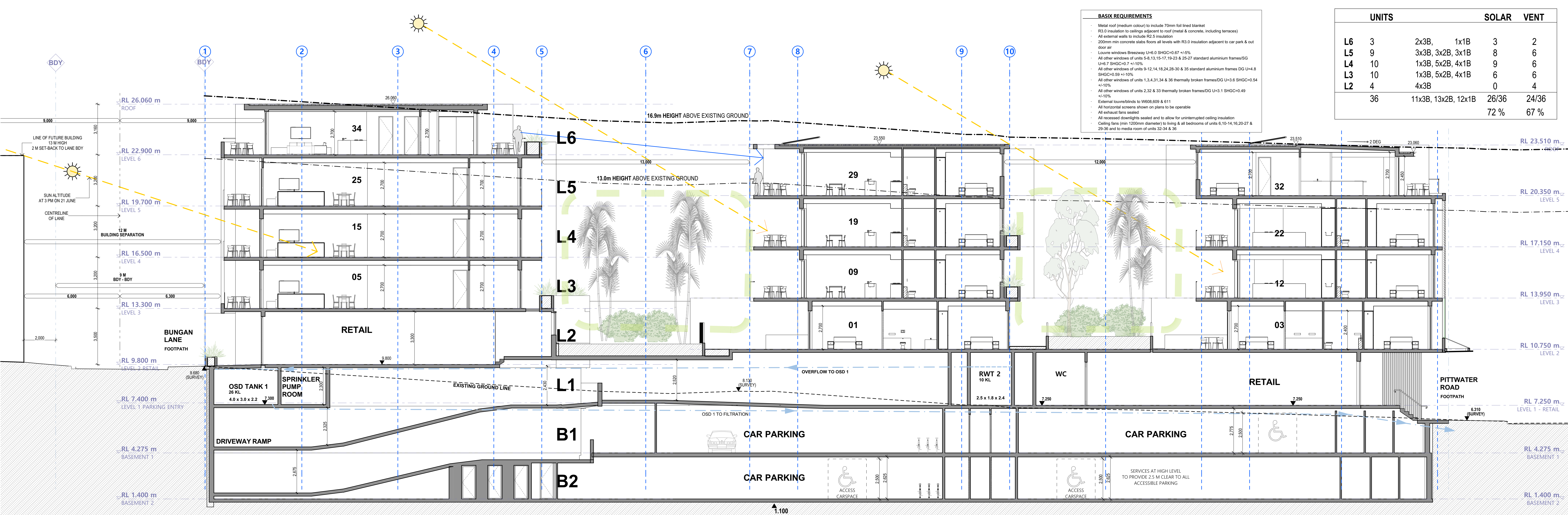
EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY



REV C:  
- PITTWATER ROAD FACADE REVISED.  
- FLOOR TO FLOOR HEIGHTS OF BUNGAN LANE TOWER INCREASED TO 3.2 M.  
- AC UNITS ADDED TO ROOFS.  
- FUTURE DEVELOPMENTS ADDED TO ADJACENT PROPERTIES.



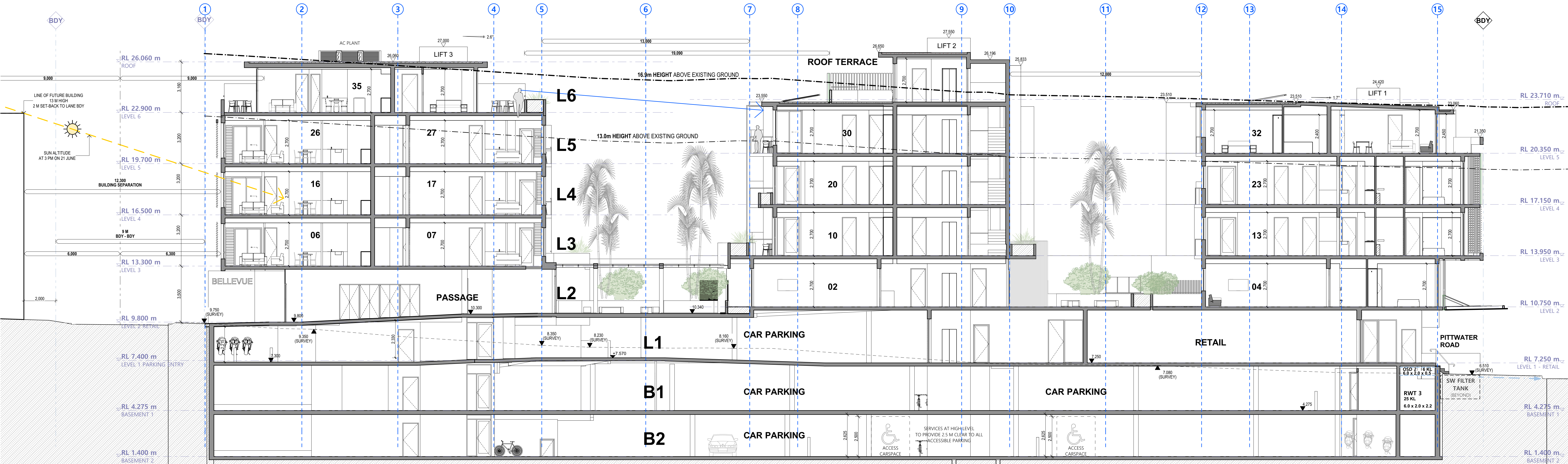


A

SECTION A

| BASIS REQUIREMENTS |                                                                                                                                     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| -                  | Metal roof (medium colour) to include 70mm fall lined blanket                                                                       |
| -                  | R3.0 insulation to ceilings adjacent to roof (mezz & concrete, including terraces)                                                  |
| -                  | All external walls to include R2.5 insulation                                                                                       |
| -                  | 200mm min concrete slabs floors all levels with R3.0 insulation adjacent to car park & out door air                                 |
| -                  | Louvre windows Brezway U=0.5 SHGC=0.67 +/-0%                                                                                        |
| -                  | All other windows of units 5-8,13,15-17,19-23 & 25-27 standard aluminium frames/SG                                                  |
| -                  | Unit 7 SHGC=0.77 +/-0%                                                                                                              |
| -                  | All other windows of units 9-12,14,16,24,28-30 & 35 standard aluminium frames DG U=4.8 SHGC=0.59 +/-10%                             |
| -                  | All other windows of units 1,3,4,31,34 & 36 thermally broken frames/DG U=3.6 SHGC=0.54 +/-10%                                       |
| -                  | All other windows of units 2,32 & 33 thermally broken frames/DG U=3.1 SHGC=0.49 +/-10%                                              |
| -                  | External louvreblinds to W608,609 & 611                                                                                             |
| -                  | All horizontal screens shown on plans to be operable                                                                                |
| -                  | All exhaust fans sealed                                                                                                             |
| -                  | All recessed downlights sealed and to allow for uninterrupted ceiling insulation                                                    |
| -                  | Ceiling fans (min 1200mm diameter) to living & all bedrooms of units 6,10-14,16,20-27 & 29-36 and to media room of units 32-34 & 36 |

| UNITS |    |                     | SOLAR | VENT  |
|-------|----|---------------------|-------|-------|
| L6    | 3  | 2x3B, 1x1B          | 3     | 2     |
| L5    | 9  | 3x3B, 3x2B, 3x1B    | 8     | 6     |
| L4    | 10 | 1x3B, 5x2B, 4x1B    | 9     | 6     |
| L3    | 10 | 1x3B, 5x2B, 4x1B    | 6     | 6     |
| L2    | 4  | 4x3B                | 0     | 4     |
|       | 36 | 11x3B, 13x2B, 12x1B | 26/36 | 24/36 |
|       |    |                     | 72 %  | 67 %  |



F

SECTION F

REV C:  
- PITTWATER ROAD FACADE REVISED.  
- FLOOR TO FLOOR HEIGHTS OF BUNGAN LANE TOWER INCREASED TO 3.2 M.  
- AC UNITS ADDED TO ROOFS.  
- CLEARANCE DIMENSIONS ADDED TO ACCESSIBLE CAR SPACES.





- SIX REQUIREMENTS**
- al roof (medium colour) to include 70mm foil lined blanket
- 0 insulation to ceilings adjacent to roof (metal & concrete, including terraces)
- external walls to include R2.5 insulation
- min concrete slab floors all levels with R3.0 insulation adjacent to car park & on
- air
- 0 windows Breezway U=6.0 SHGC=0.67 ±5%
- other windows of units 8, 15, 18-17, 19-23 & 25-27 standard aluminium frames/SG
- 7.6 SHGC=0.7 ±10%
- other windows of units 9-12, 14, 18, 24, 28-30 & 35 standard aluminium frames/DG U=
- 3C=0.59 ±10%
- other windows of units 1, 3, 4, 31-34 & 36 thermally broken frames/DG U=3.6 SHGC=
- 0
- other windows of units 2, 32 & 33 thermally broken frames/DG U=3.1 SHGC=0.49
- 0%
- outhern louvers/bld to W608, 609 & 611
- horizontal screens shown on plans to be operable
- exhaust fans sealed
- recessed downlights sealed and to allow for uninterrupted ceiling insulation
- ing fans (min 1200mm diameter) to living & all bedrooms of units 6, 10-14, 16-20, 27
- 36 and to media room of units 23-34 36



## EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

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