

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	CONCEPT PLAN - FIRST ISSUE	14/05/2025	DJH
B	CHANGES AS PER EMAIL DATED 20/05/2025	03/06/2025	DJH
C	DA SET - FIRST ISSUE	13/08/2025	DJH
D	ADDED POOL AS PER LANDSCAPE ARCHITECTS PLANS	04/09/2025	DJH
E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM

WATTLE COURT SYDNEY NORTH

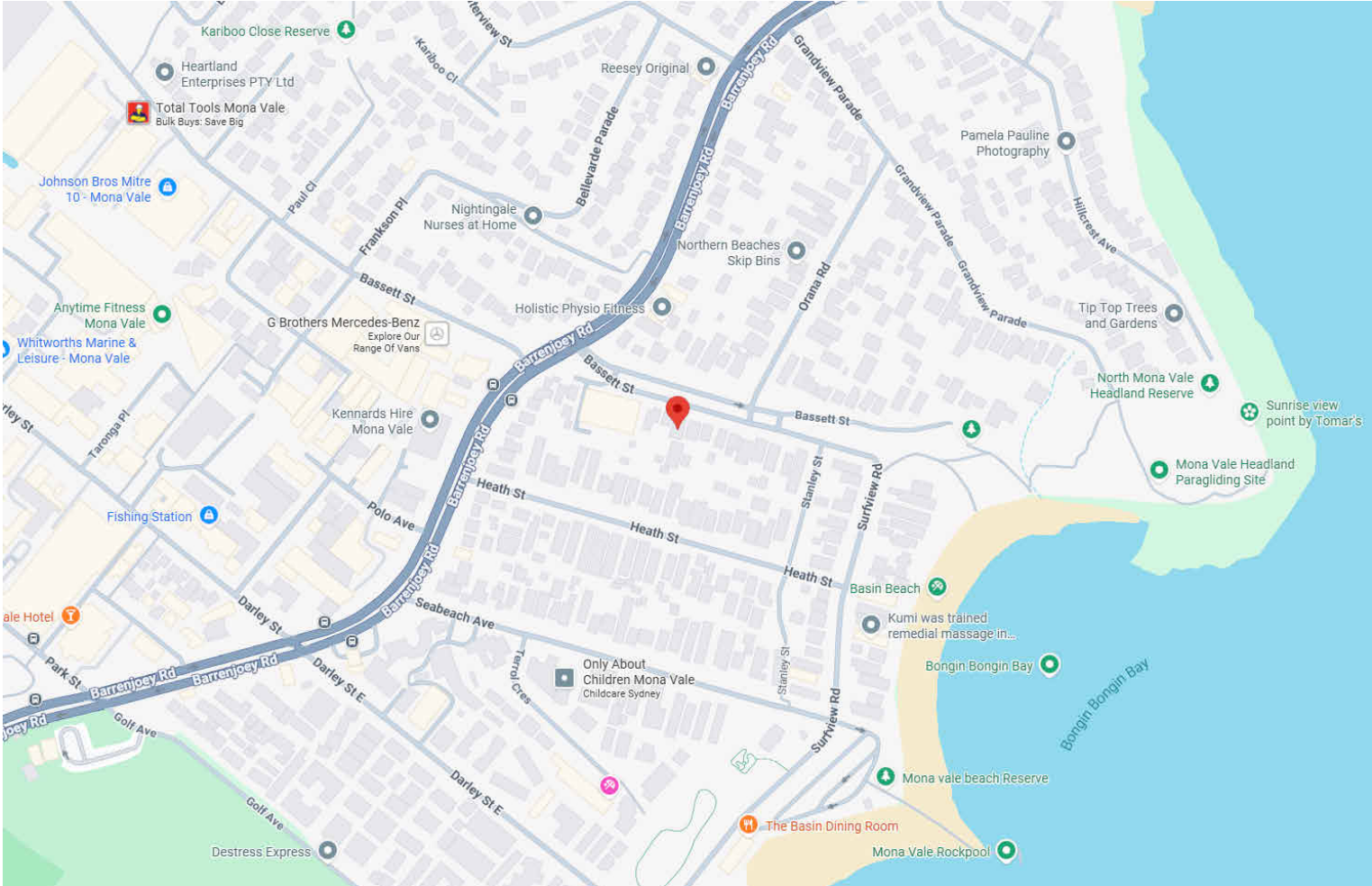
PROJECT: NEW DOUBLE STOREY DUPLEX
ADDRESS: 21 BASSETT STREET
MONA VALE NSW 2103

LOT #: 37
DP #: 7236
SECTION #: F



DRAWING REGISTER			
SHEET	SHEET NAME	REVISION	DATE
A01	COVER SHEET	E	25/09/2025
A02	EXISTING SURVEY PLAN	E	25/09/2025
A03	SITE PLAN	E	25/09/2025
A04	SUBDIVISION PLAN	E	25/09/2025
A05	LANDSCAPE AREA PLAN	E	25/09/2025
A06	GROUND FLOOR PLAN	E	25/09/2025
A07	FIRST FLOOR PLAN	E	25/09/2025
A08	ELEVATIONS	E	25/09/2025
A09	ELEVATIONS	E	25/09/2025
A10	SECTIONS	E	25/09/2025
A11	DEMOLITION PLAN	E	25/09/2025
A12	EROSION, SEDIMENT & WASTE MANAGEMENT	E	25/09/2025
A13	3D VIEWS	E	25/09/2025
A14	BASIX COMMITMENT	E	25/09/2025
A15	DRIVEWAY DETAILS	E	25/09/2025
A16	CONCRETE SLAB PLAN	E	25/09/2025
A17	SHADOW DIAGRAM	E	25/09/2025
A18	WASTE MANAGEMENT	E	25/09/2025
A19	SITE ANALYSIS	E	25/09/2025
A20	GROUND FLOOR SITE SETOUT PLAN	E	25/09/2025

Total Sheets: 20



DA APPLICATION - NOT FOR CONSTRUCTION

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DRAFTERS:
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kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DUPLEX

BICKERTON

DRAWING TITLE:
COVER SHEET

PROJECT:
21 BASSETT STREET
MONA VALE NSW 2103

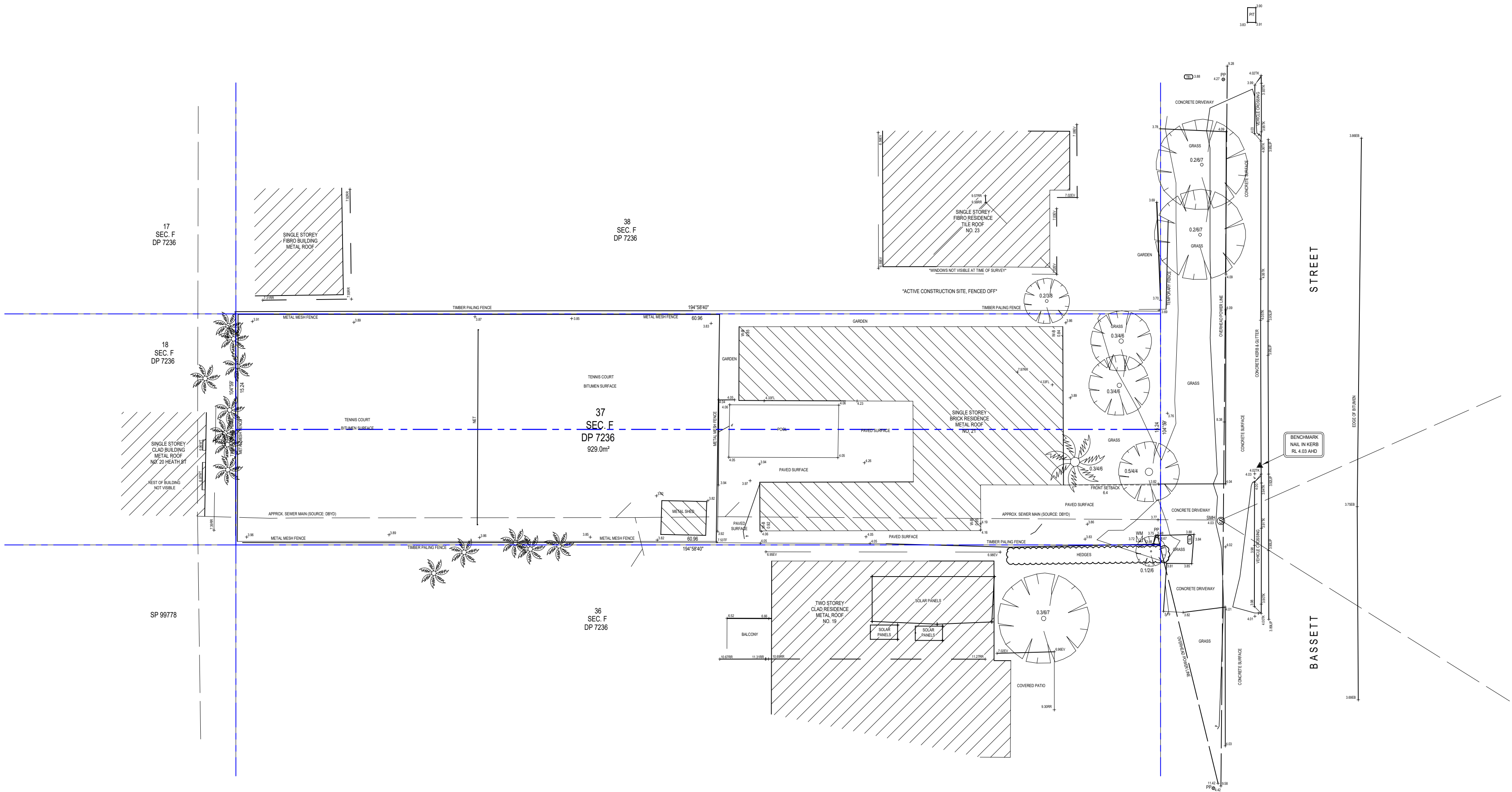
SCALE:

SHEET SIZE: **A2** SHEET No: **A01** REVISION: **E**
DATE: **25/09/2025**
JOB NO: **NSN0017** APPLICATION: **DA**
DRAWN: **DJH** WCSN244

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: _____ DATE: _____
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	CONCEPT PLAN - FIRST ISSUE	14/05/2025	DJH
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C	DA SET - FIRST ISSUE	13/06/2025	DJH
D	ADDED PPOK AS PER LANDSCAPE ARCHITECTS PLANS	04/06/2025	DJH
E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM



1 EXISTING SURVEY PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

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TSS TOTAL SURVEYING
SOLUTIONS

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DRAFTERS:



UNIT C4 - 3/29 BIRNIE AVENUE
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CLIENT: DOUBLE STOREY DUPLEX

BICKERTON

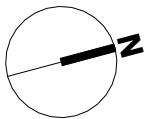
DRAWING TITLE:
EXISTING SURVEY PLAN

PROJECT:

21 BASSETT STREET
MONA VALE NSW 2103

SCALE: 1 : 200

SHEET SIZE:	SHEET No:	REVISION:
A2	A02	E
DATE:	25/09/2025	
JOB NO:	NSN0017	APPLICATION:
		DA
DRAWN:	DJH	WCSN244

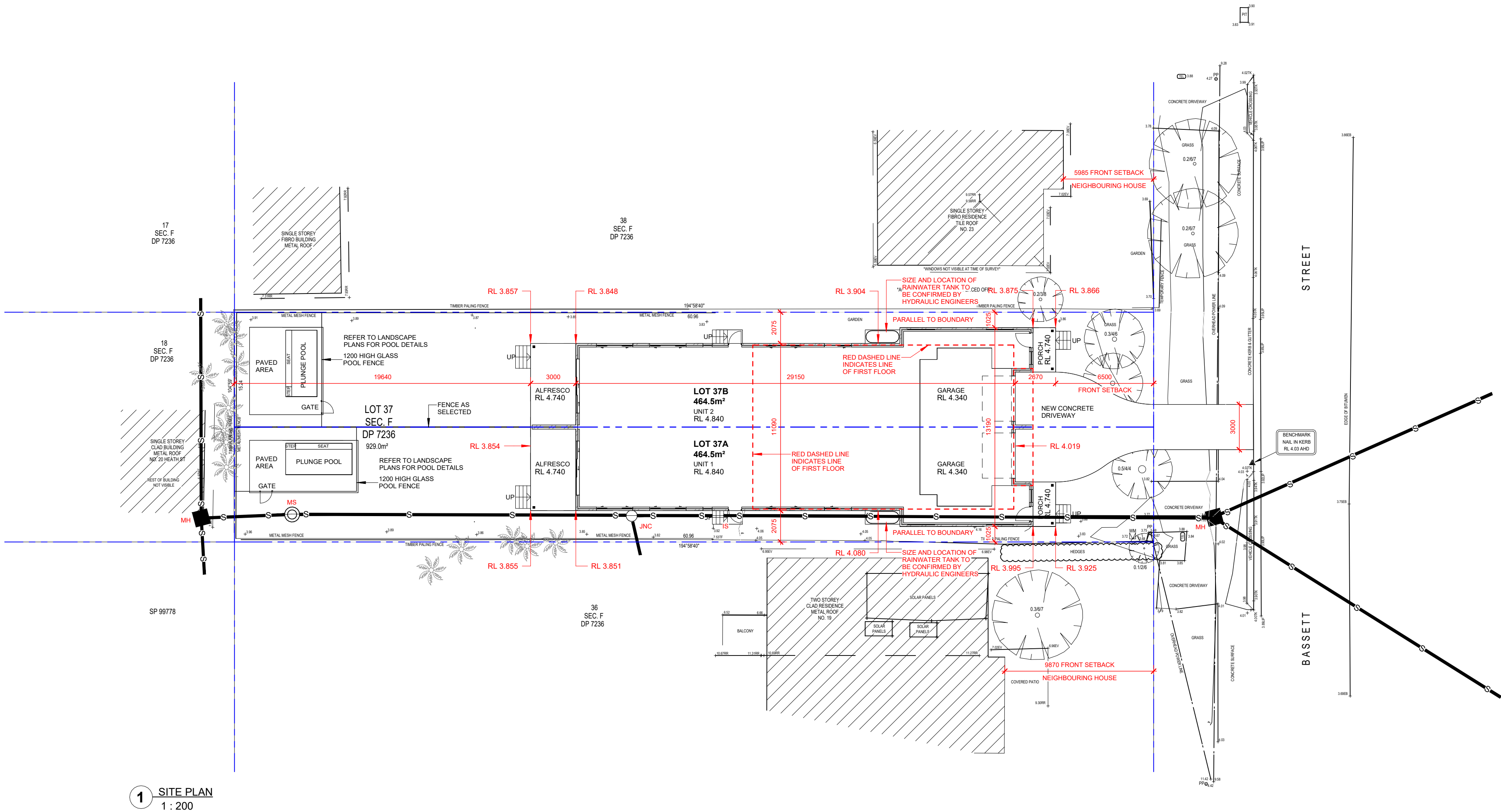


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BUILDER SIGNED: _____ DATE: _____

DIMENSIONS INCLUDE CLADDING THICKNESS

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	CONCEPT PLAN - FIRST ISSUE	14/05/2025	DJT
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1 SITE PLAN
1 : 200

MINIMUM SETBACKS:

- MINIMUM FRONT SETBACK: 6.5m
- MINIMUM SIDE SETBACK: 1m
- MINIMUM REAR SETBACK: 6.5m

PROPOSED SETBACKS:

- FRONT SETBACK IS TO BE: 6.500m
- SIDE SETBACK IS TO BE: 1.025m
- REAR SETBACK IS TO BE: 19.640m

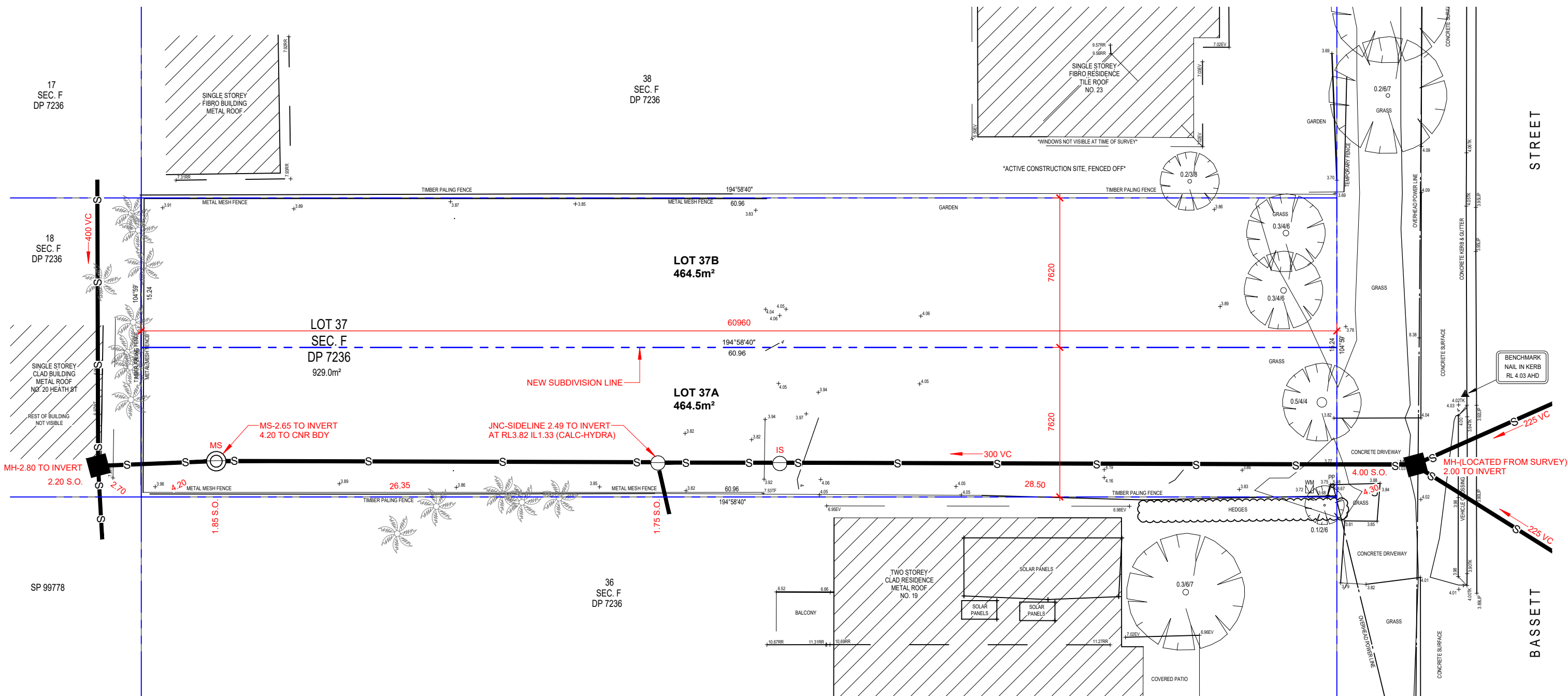
DA APPLICATION - NOT FOR CONSTRUCTION

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WATTLE COURT HOMES BUILT FOR LIFE	CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES	DRAFTERS: KJR UNIT C4 - 3/29 BIRNIE AVENUE LIDCOMBE NSW 2141 ABN 15 078 937 238 (02) 8893 4344 kjr.drafting@kjr.net.au	CLIENT: DOUBLE STOREY DUPLEX BICKERTON DRAWING TITLE: SITE PLAN	PROJECT: 21 BASSETT STREET MONA VALE NSW 2103 SCALE: 1 : 200	<table><tr><td>SHEET SIZE: A2</td><td>SHEET No: A03</td><td>REVISION: E</td></tr><tr><td>DATE: 25/09/2025</td><td>JOB NO: NSN0017</td><td>APPLICATION: DA</td></tr><tr><td>OWNER SIGNED:</td><td>DATE:</td><td>WCSN244</td></tr><tr><td>BUILDER SIGNED:</td><td>DATE:</td><td></td></tr></table>	SHEET SIZE: A2	SHEET No: A03	REVISION: E	DATE: 25/09/2025	JOB NO: NSN0017	APPLICATION: DA	OWNER SIGNED:	DATE:	WCSN244	BUILDER SIGNED:	DATE:		<p>I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.</p> <p>OWNER SIGNED: _____ DATE: _____ BUILDER SIGNED: _____ DATE: _____</p>
SHEET SIZE: A2	SHEET No: A03	REVISION: E																
DATE: 25/09/2025	JOB NO: NSN0017	APPLICATION: DA																
OWNER SIGNED:	DATE:	WCSN244																
BUILDER SIGNED:	DATE:																	

DIMENSIONS INCLUDE CLADDING THICKNESS

DRAWING REVISION SCHEDULE			
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E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM



1 SUBDIVISION PLAN
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

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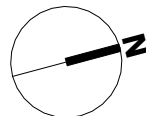
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DRAFTERS:
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kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DUPLEX
BICKERTON
DRAWING TITLE:
SUBDIVISION PLAN

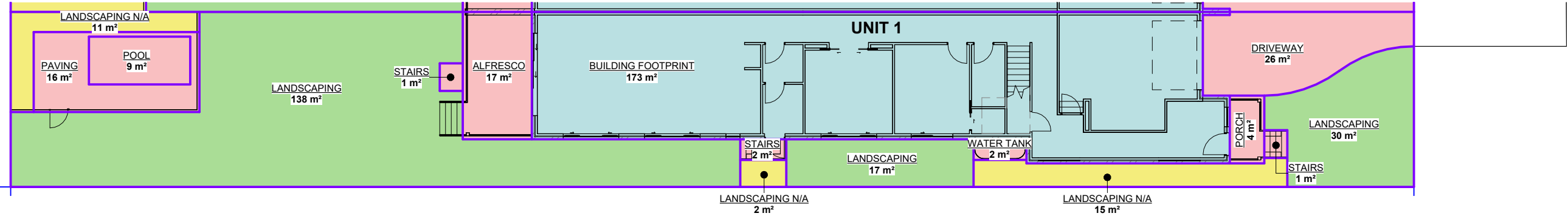
PROJECT:
**21 BASSETT STREET
MONA VALE NSW 2103**
SCALE: 1 : 200

SHEET SIZE: A2 A04 E
REVISION:
DATE: 25/09/2025
JOB NO: NSN0017 APPLICATION: DA
DRAWN: DJH WCSN244



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E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM



SITE COVERAGE COLOURS

- BUILDING FOOTPRINT
- HARD SURFACES
- LANDSCAPING - FRONT
- LANDSCAPING - REAR
- LANDSCAPING N/A
- OPEN LANDSCAPE

UNIT 1 - PROPOSED LANDSCAPE AREAS		
AREA NAME	AREA	%
BUILDING FOOTPRINT	173 m²	40%
HARD SURFACES	54 m²	13%
LANDSCAPING N/A	17 m²	4%
OPEN LANDSCAPE	185 m²	43%
TOTAL:	429 m²	100%

UNIT 1 - PROPOSED FLOOR SPACES		
AREA NAME	AREA	%

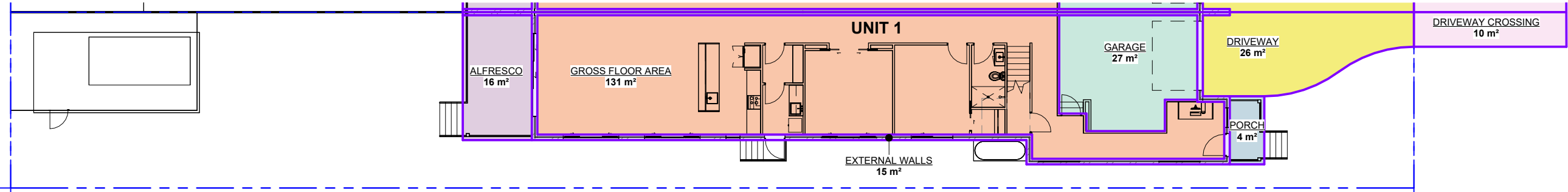
GROUND FLOOR		
ALFRESCO	16 m²	6%
EXTERNAL WALLS	15 m²	5%
GARAGE	27 m²	9%
GROSS FLOOR AREA	131 m²	45%
PORCH	4 m²	2%

FIRST FLOOR		
BALCONY	5 m²	2%
EXTERNAL WALLS	6 m²	2%
GROSS FLOOR AREA	83 m²	28%
VOID	5 m²	2%
TOTAL AREAS	293 m²	100%

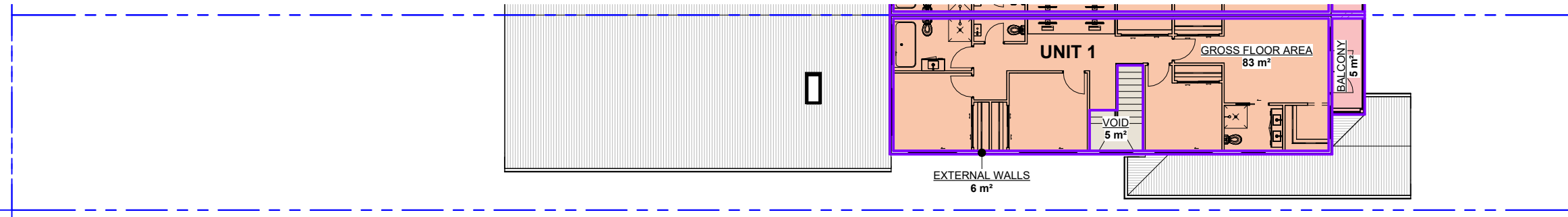
UNIT 1 - GROSS FLOOR AREAS (GFA)	
GROSS FLOOR AREA	214 m²
GARAGE	27 m²
TOTAL GFA:	242 m²

UNIT 1 - SITE AREA & FSR	
SITE AREA	FSR
464.5 m²	0.52

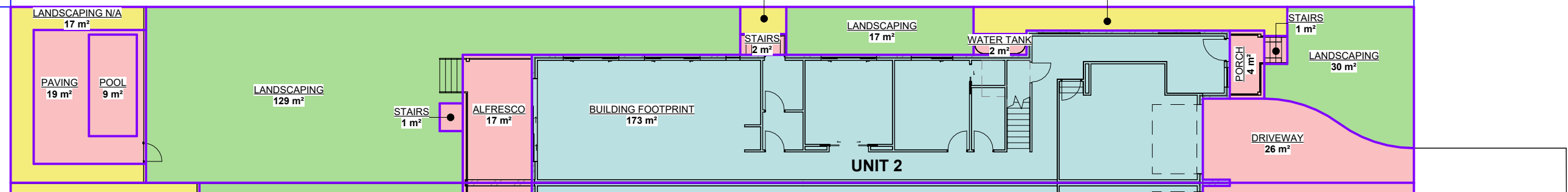
1 PROPOSED LANDSCAPE AREAS - UNIT 1
1 : 200



2 PROPOSED GROUND FLOOR AREAS - UNIT 1
1 : 200



3 PROPOSED FIRST FLOOR AREAS - UNIT 1
1 : 200



UNIT 2 - PROPOSED LANDSCAPE AREAS		
AREA NAME	AREA	%
BUILDING FOOTPRINT	173 m²	41%
HARD SURFACES	54 m²	13%
LANDSCAPING N/A	17 m²	4%
OPEN LANDSCAPE	176 m²	42%
TOTAL:	420 m²	100%

UNIT 2 - PROPOSED FLOOR SPACES		
AREA NAME	AREA	%

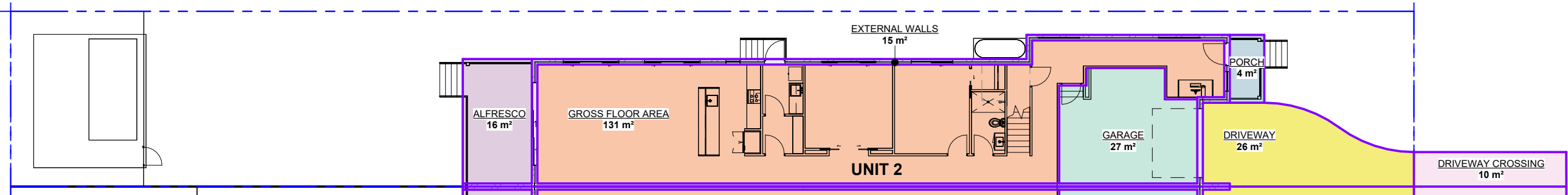
GROUND FLOOR		
ALFRESCO	16 m²	6%
EXTERNAL WALLS	15 m²	5%
GARAGE	27 m²	9%
GROSS FLOOR AREA	131 m²	45%
PORCH	4 m²	2%

FIRST FLOOR		
BALCONY	5 m²	2%
EXTERNAL WALLS	6 m²	2%
GROSS FLOOR AREA	83 m²	28%
VOID	5 m²	2%
TOTAL AREAS	293 m²	100%

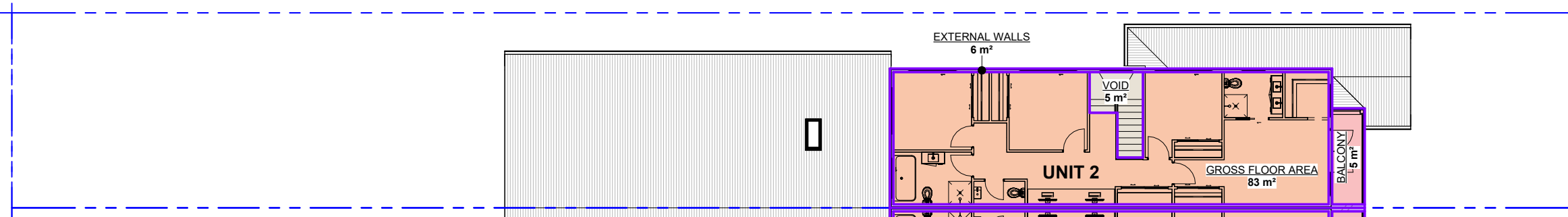
UNIT 2 - GROSS FLOOR AREAS (GFA)	
GROSS FLOOR AREA	214 m²
GARAGE	27 m²
TOTAL GFA:	242 m²

UNIT 2 - SITE AREA & FSR	
SITE AREA	FSR
464.5 m²	0.52

4 PROPOSED LANDSCAPE AREAS - UNIT 2
1 : 200



5 PROPOSED GROUND FLOOR AREAS - UNIT 2
1 : 200



6 PROPOSED FIRST FLOOR AREAS - UNIT 2
1 : 200

DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

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DRAFTERS:

KJR

DRAFTING

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ABN 15 078 937 238
(02) 8893 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DUPLEX

BICKERTON

DRAWING TITLE:
LANDSCAPE AREA PLAN

PROJECT:
21 BASSETT STREET
MONA VALE NSW 2103

SCALE: 1 : 200

SHEET SIZE: A2 A05 E

REVISION: E

DATE: 25/09/2025

JOB NO: NSN0017 APPLICATION: DA

DRAWN: DJH WCSN244

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OWNER SIGNED: _____ DATE: _____

OWNER SIGNED: _____ DATE: _____

BUILDER SIGNED: _____ DATE: _____

REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DIMENSIONS ARE TO FRAME SIZE ONLY UNLESS NOTED OTHERWISE

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH NCC VOLUME 2 - H5P1

BARRIERS AND HANDRAILS

NCC HOUSING PROVISIONS 11.3.4 NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE IT IS POSSIBLE TO FALL MORE THAN 4 METRES.

SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC VOLUME 2 - H3D6



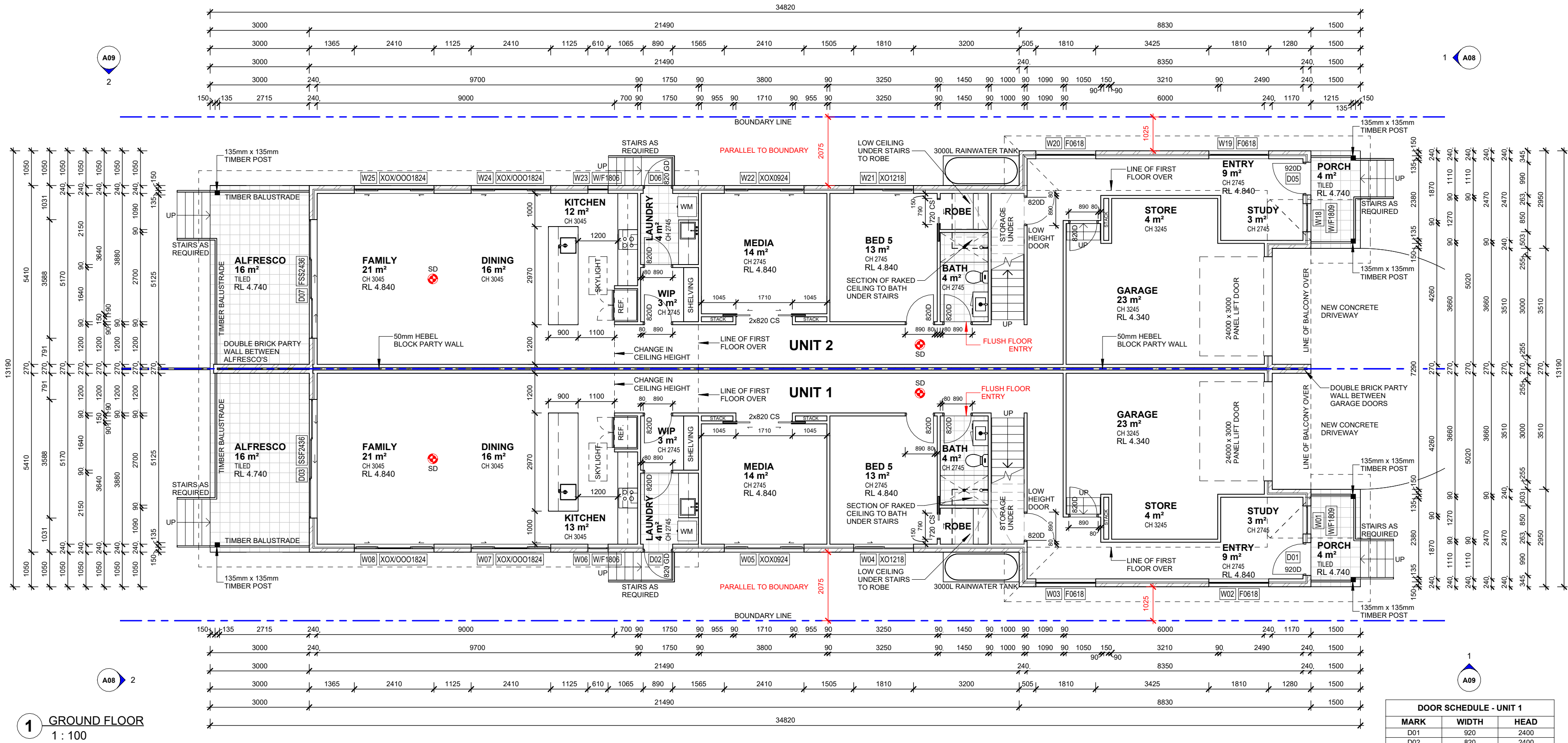
STAIRS - UNIT 1 GARTO GF
FLOOR TO FLOOR = 500 mm
No. OF RISERS = 3
RISER HEIGHT = 166.7 mm
TREAD DEPTH = 250 mm

STAIRS - UNIT 2 - GAR TO GF
FLOOR TO FLOOR = 500 mm
No. OF RISERS = 3
RISER HEIGHT = 166.7 mm
TREAD DEPTH = 250 mm

STAIRS - UNIT 1 GF TO FF
FLOOR TO FLOOR = 3080 mm
No. OF RISERS = 17
RISER HEIGHT = 181.2 mm
TREAD DEPTH = 387.6 mm

STAIRS - UNIT 2 - GF TO FF
FLOOR TO FLOOR = 3080 mm
No. OF RISERS = 17
RISER HEIGHT = 181.2 mm
TREAD DEPTH = 387.6 mm

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E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM



1 GROUND FLOOR
1 : 100

UNIT 1 - PROPOSED FLOOR SPACES		
AREA NAME	AREA	%

GROUND FLOOR

ALFRESCO	16 m ²	6%
EXTERNAL WALLS	15 m ²	5%
GARAGE	27 m ²	9%
GROSS FLOOR AREA	131 m ²	45%
PORCH	4 m ²	2%

FIRST FLOOR

BALCONY	5 m ²	2%
EXTERNAL WALLS	6 m ²	2%
GROSS FLOOR AREA	83 m ²	28%
VOID	5 m ²	2%
TOTAL AREAS	293 m ²	100%

UNIT 2 - PROPOSED FLOOR SPACES		
AREA NAME	AREA	%

GROUND FLOOR

ALFRESCO	16 m ²	6%
EXTERNAL WALLS	15 m ²	5%
GARAGE	27 m ²	9%
GROSS FLOOR AREA	131 m ²	45%
PORCH	4 m ²	2%

FIRST FLOOR

BALCONY	5 m ²	2%
EXTERNAL WALLS	6 m ²	2%
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TOTAL AREAS	293 m ²	100%

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kjrdrafting@kjr.net.au

CLIENT:

DOUBLE STOREY DUPLEX

BICKERTON

DRAWING TITLE:

GROUND FLOOR PLAN

PROJECT:

21 BASSETT STREET
MONA VALE NSW 2103

SCALE: 1 : 100

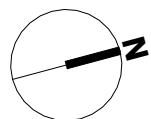
DOOR SCHEDULE - UNIT 1		
MARK	WIDTH	HEAD
D01	920	2400
D02	820	2400
D03	3588	2400
D04	1640	2100
Grand Total: 4		

DOOR SCHEDULE - UNIT 2		
MARK	WIDTH	HEAD
D05	920	2400
D06	820	2400
D07	3588	2400
D08	1640	2100
Grand Total: 4		

WINDOW SCHEDULE - UNIT 1				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	850	1800	600	2400
W02	1810	600	1800	2400
W03	1810	600	1800	2400
W04	1810	1200	1200	2400
W05	2410	860	1540	2400
W06	610	1800	600	2400
W07	2410	1800	600	2400
W08	2410	1800	600	2400
W09	850	2060	40	2100
W10	1210	1200	900	2100
W11	850	1200	900	2100
W12	2170	860	1240	2100
W13	1210	2060	40	2100
W14	2170	860	1240	2100
W15	1810	860	1240	2100
W16	1810	600	1500	2100
W17	1570	600	1500	2100
Grand Total: 17				

WINDOW SCHEDULE - UNIT 2				
MARK	WIDTH	HEIGHT	SILL	HEAD
W18	850	1800	600	2400
W19	1810	600	1800	2400
W20	1810	600	1800	2400
W21	1810	1200	1200	2400
W22	2410	860	1540	2400
W23	610	1800	600	2400
W24	2410	1800	600	2400
W25	2410	1800	600	2400
W26	850	2060	40	2100
W27	1210	1200	900	2100
W28	850	1200	900	2100
W29	2170	860	1240	2100
W30	1210	2060	40	2100
W31	2170	860	1240	2100
W32	1810	860	1240	2100
W33	1810	600	1500	2100
W34	1570	600	1500	2100
Grand Total: 17				

SHEET SIZE:	A2	A06	REVISION:	E
DATE:	25/09/2025			
JOB NO:	NSN0017	APPLICATION:	DA	
DRAWN:	DJH	WCSN244		



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY REPRESENT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: _____ DATE: _____

OWNER SIGNED: _____ DATE: _____

BUILDER SIGNED: _____ DATE: _____

REFER TO SPECIFICATION FOR COLOUR
SELECTION, FINAL LAYOUT & FINISHES
OF BATHROOM AND LAUNDRY

DIMENSIONS ARE TO FRAME SIZE ONLY
UNLESS NOTED OTHERWISE

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL
LENGTH OF THE FLIGHT AND A SLIP RESISTANT
FINISH TO THE EDGE OF THE NOSINGS TO
COMPLY WITH NCC VOLUME 2 - H5P1

BARRIERS AND HANDRAILS
NCC HOUSING PROVISIONS 11.3.4
NO HORIZONTAL ELEMENTS TO
FACILITATE CLIMBING BETWEEN 150mm
TO 760mm WHERE IT IS POSSIBLE TO
FALL MORE THAN 4 METRES.

SMOKE ALARMS

INSTALL AN INTERCONNECTED /
HARDWIRED SMOKE ALARM IN
ACCORDANCE WITH AS3786 AND
NCC VOLUME 2 - H3D6

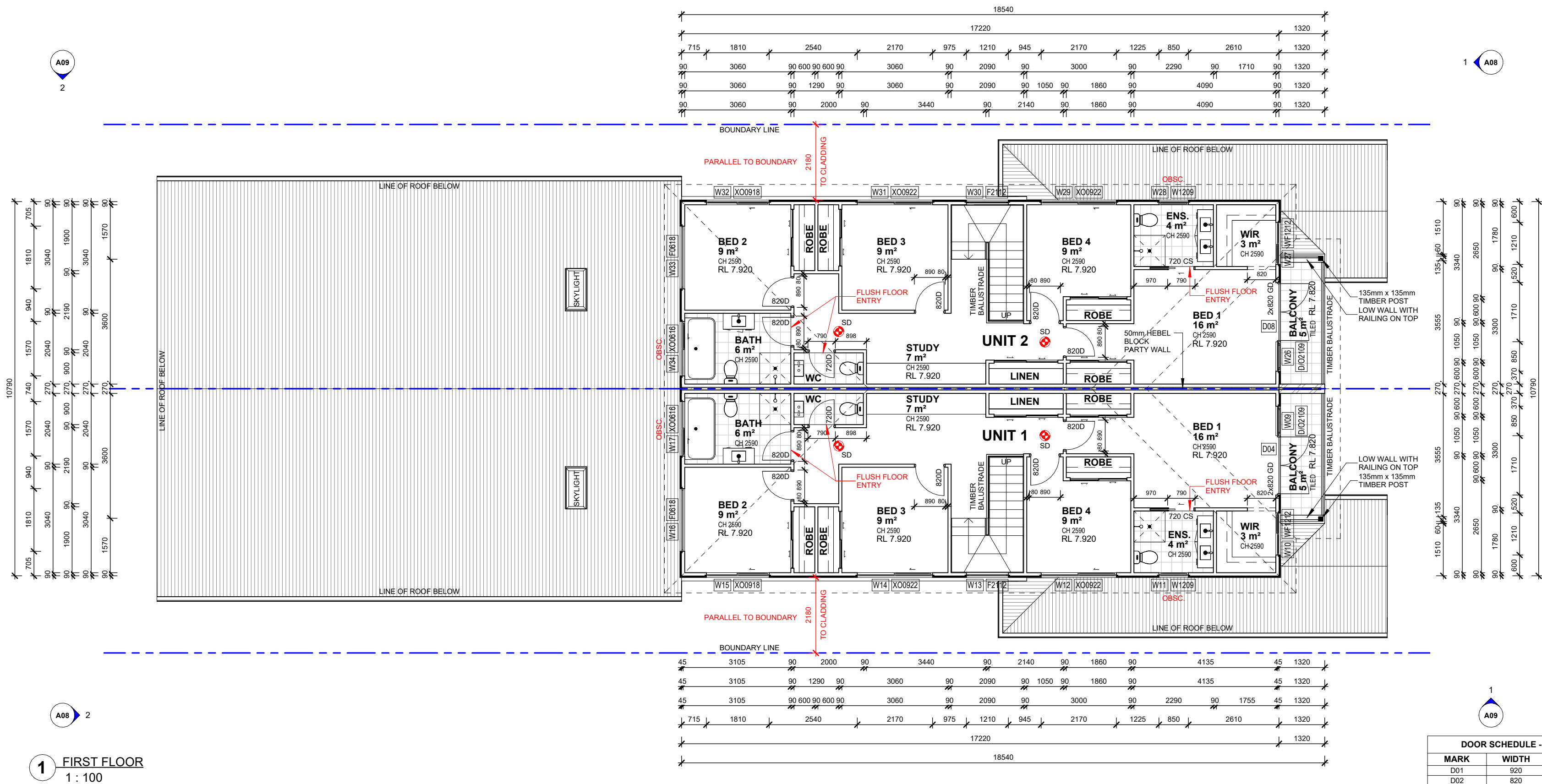


DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	CONCEPT PLAN - FIRST ISSUE	14/05/2025	DJH
B	CHANGES AS PER EMAIL DATED 29/05/2025	03/06/2025	DJH
C	IDA SET - FIRST ISSUE	13/06/2025	DJH
D	ADDED POSS. AS PER LANDSCAPE ARCHITECT'S PLANS	04/06/2025	DJH
E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM

STAIRS - UNIT 1 - GF TO FF
FLOOR TO FLOOR = 3080 mm
No. OF RISERS = 17
RISER HEIGHT = 181.2 mm
TREAD DEPTH = 387.6 mm

STAIRS - UNIT 2 - GF TO FF
FLOOR TO FLOOR = 3080 mm
No. OF RISERS = 17
RISER HEIGHT = 181.2 mm
TREAD DEPTH = 387.6 mm



DOOR SCHEDULE - UNIT 1		
MARK	WIDTH	HEAD
D01	920	2400
D02	820	2400
D03	3588	2400
D04	1640	2100
Grand Total: 4		

DOOR SCHEDULE - UNIT 2		
MARK	WIDTH	HEAD
D05	920	2400
D06	820	2400
D07	3588	2400
D08	1640	2100
Grand Total: 4		

WINDOW SCHEDULE - UNIT 1				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	850	1800	600	2400
W02	1810	600	1800	2400
W03	1810	600	1800	2400
W04	1810	1200	1200	2400
W05	2410	860	1540	2400
W06	610	1800	600	2400
W07	2410	1800	600	2400
W08	2410	1800	600	2400
W09	850	2060	40	2100
W10	1210	1200	900	2100
W11	850	1200	900	2100
W12	2170	860	1240	2100
W13	1210	2060	40	2100
W14	2170	860	1240	2100
W15	1810	860	1240	2100
W16	1810	600	1500	2100
W17	1570	600	1500	2100
Grand Total: 17				

WINDOW SCHEDULE - UNIT 2				
MARK	WIDTH	HEIGHT	SILL	HEAD
W18	850	1800	600	2400
W19	1810	600	1800	2400
W20	1810	600	1800	2400
W21	1810	1200	1200	2400
W22	2410	860	1540	2400
W23	610	1800	600	2400
W24	2410	1800	600	2400
W25	2410	1800	600	2400
W26	850	2060	40	2100
W27	1210	1200	900	2100
W28	850	1200	900	2100
W29	2170	860	1240	2100
W30	1210	2060	40	2100
W31	2170	860	1240	2100
W32	1810	860	1240	2100
W33	1810	600	1500	2100
W34	1570	600	1500	2100
Grand Total: 17				

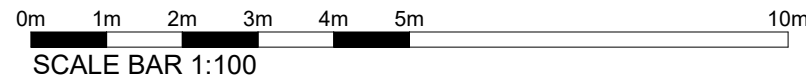
UNIT 1 - PROPOSED FLOOR SPACES		
AREA NAME	AREA	%
GROUND FLOOR		
ALFRESCO	16 m ²	6%
EXTERNAL WALLS	15 m ²	5%
GARAGE	27 m ²	9%
GROSS FLOOR AREA	131 m ²	45%
PORCH	4 m ²	2%

UNIT 2 - PROPOSED FLOOR SPACES		
AREA NAME	AREA	%
GROUND FLOOR		
ALFRESCO	16 m ²	6%
EXTERNAL WALLS	15 m ²	5%
GARAGE	27 m ²	9%
GROSS FLOOR AREA	131 m ²	45%
PORCH	4 m ²	2%

FIRST FLOOR		
BALCONY	5 m ²	2%
EXTERNAL WALLS	6 m ²	2%
GROSS FLOOR AREA	83 m ²	28%
VOID	5 m ²	2%
TOTAL AREAS	293 m ²	100%

FIRST FLOOR		
BALCONY	5 m ²	2%
EXTERNAL WALLS	6 m ²	2%
GROSS FLOOR AREA	83 m ²	28%
VOID	5 m ²	2%
TOTAL AREAS	293 m ²	100%

DA APPLICATION - NOT FOR CONSTRUCTION



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DRAFTERS:

UNIT C4 - 3/29 BIRNIE AVENUE
LIDCOMBE NSW 2141
ABN 15 078 937 238
(02) 8883 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DUPLEX

BICKERTON

DRAWING TITLE:
FIRST FLOOR PLAN

PROJECT:
21 BASSETT STREET
MONA VALE NSW 2103

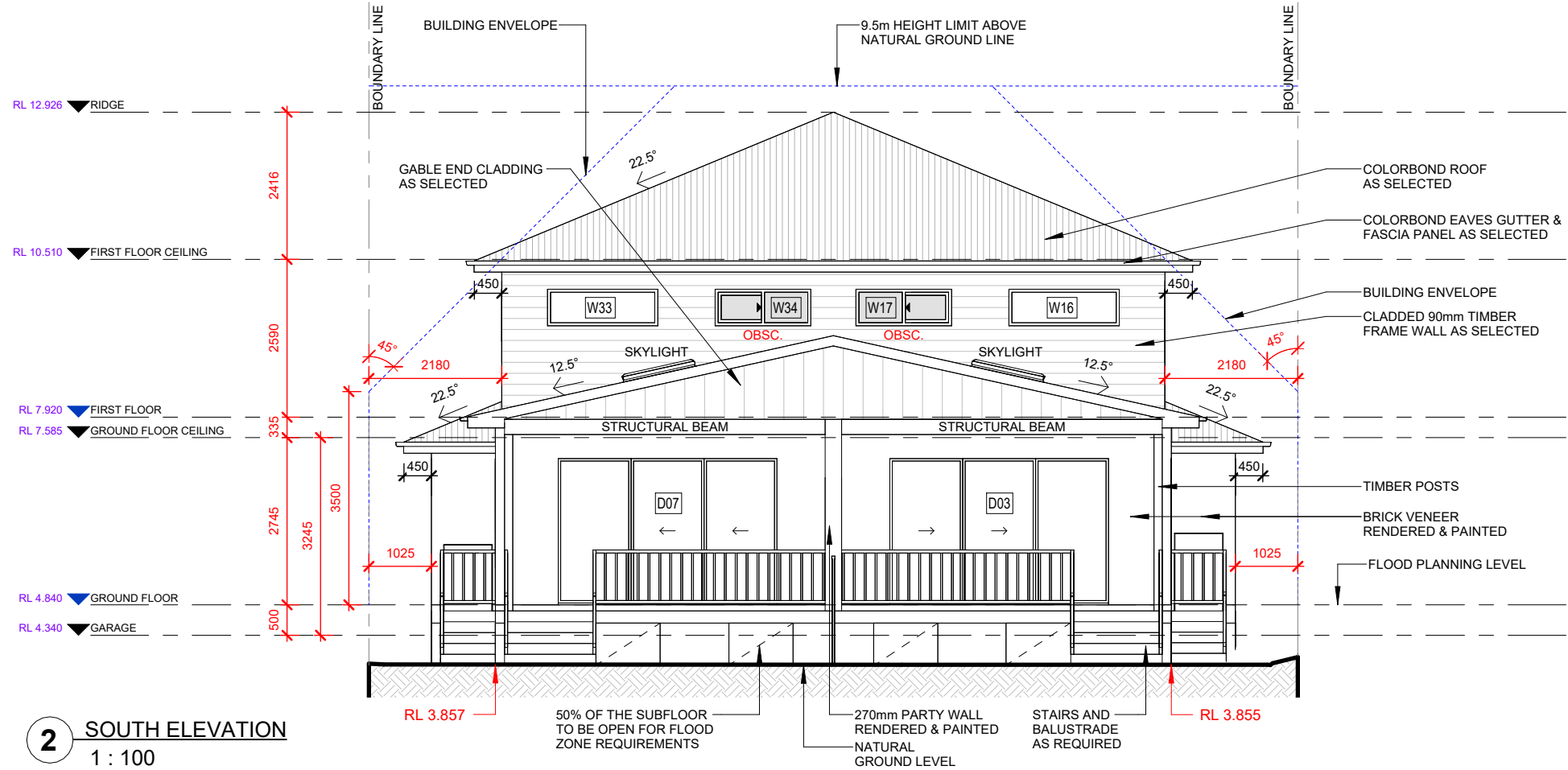
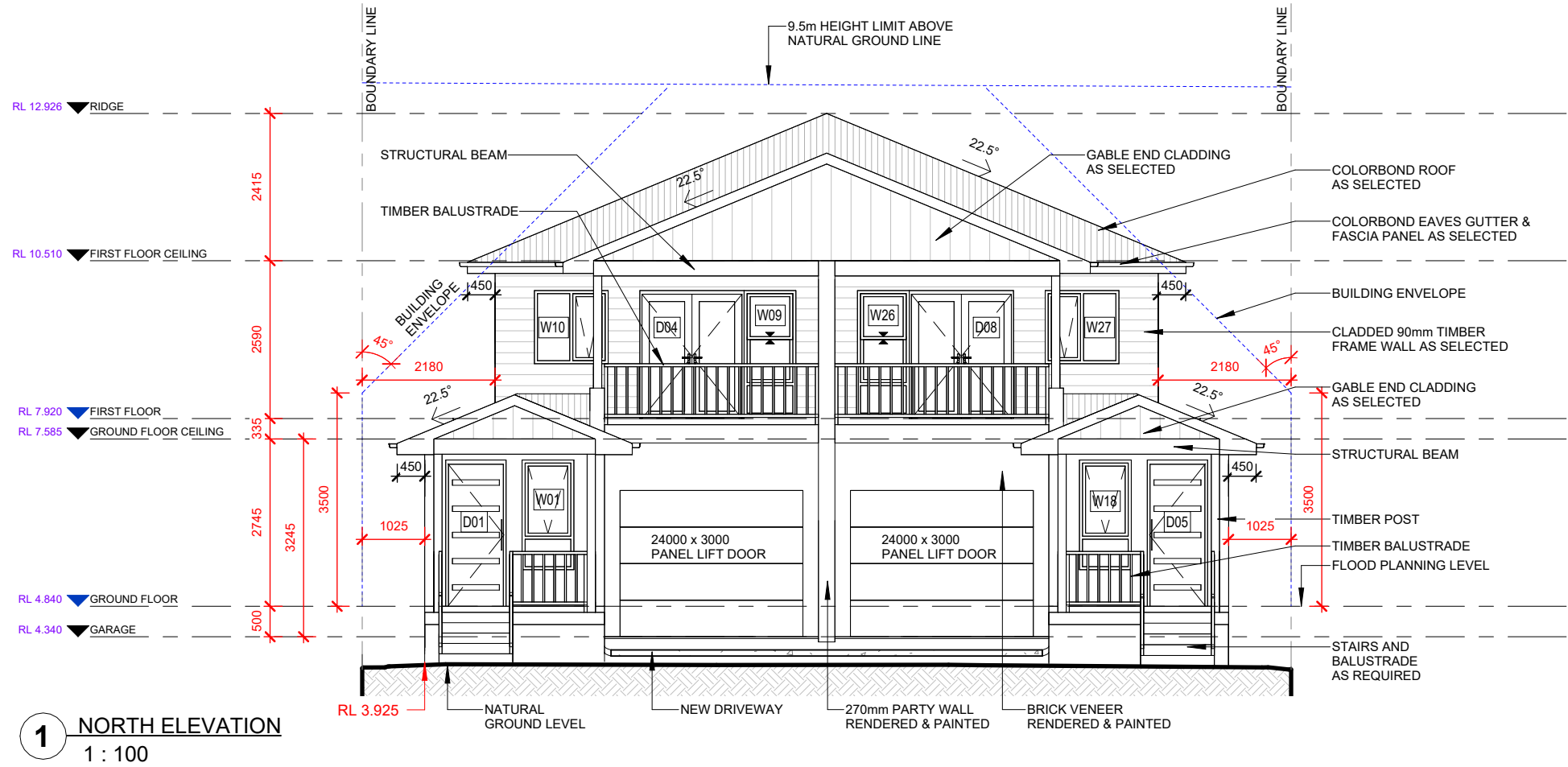
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SHEET SIZE:	SHEET No:	REVISION:
A2	A07	E
DATE:	25/09/2025	
JOB No:	NSN0017	APPLICATION:
		DA
DRAWN:	DJH	WCSN244

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: _____ DATE: _____
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BUILDER SIGNED: _____ DATE: _____

REFER TO SPECIFICATION FOR COLOUR
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DRAWING REVISION SCHEDULE			
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D	ADDED PPOOL AS PER LANDSCAPE ARCHITECTS PLANS	04/09/2025	DJH
E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM

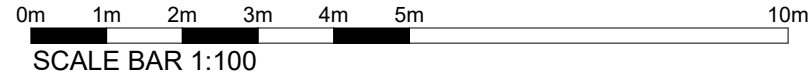


WALL & ROOF CLADDING.
WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC VOLUME 2 - H1D7 PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE NCC FOR PRODUCT MATERIALS AND INSTALLATION.
IMPORTANT NOTE:
ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

BARRIERS AND HANDRAILS
NCC HOUSING PROVISIONS 11.3.4
NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE IT IS POSSIBLE TO FALL MORE THAN 4 METRES.

WINDOWS
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC HOUSING PROVISIONS 11.3.7

DA APPLICATION - NOT FOR CONSTRUCTION

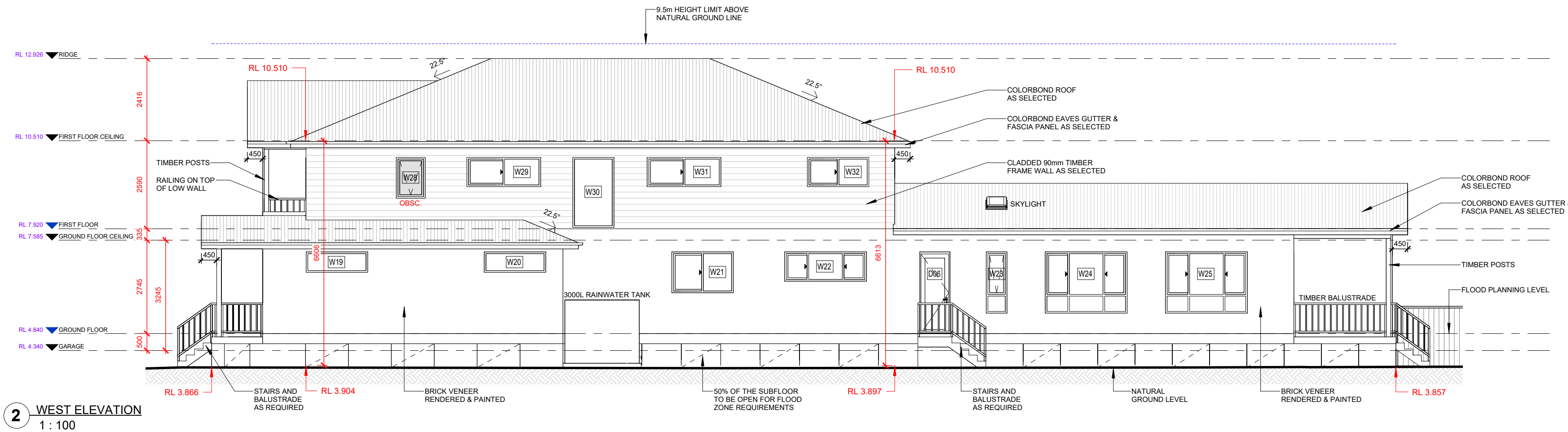
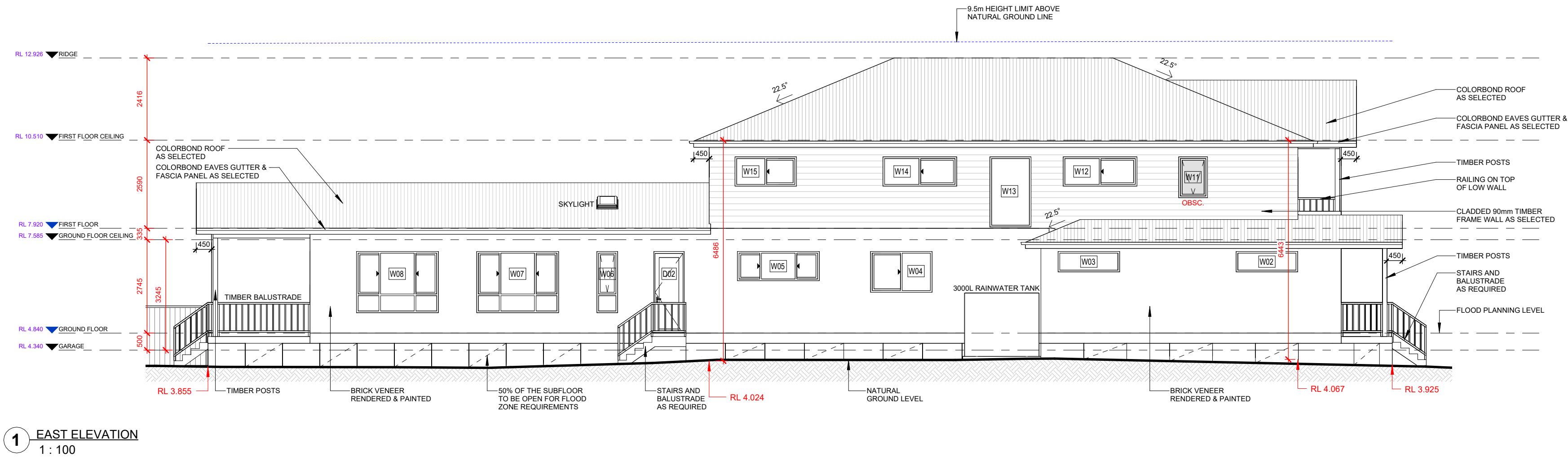


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REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DRAWING REVISION Schedule			
No.	AMENDMENTS	DATE	BY
A	CONCEPT PLAN - FIRST ISSUE	14/05/2025	DJH
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C	DA SET - FIRST ISSUE	13/08/2025	DJH
D	ADDED POOL AS PER LANDSCAPE ARCHITECTS PLANS	04/09/2025	DJH
E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM



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DRAFTERS:
KJR
UNIT C4 - 3/29 BIRNIE AVENUE
LIDCOMBE NSW 2141
ABN 15 078 937 238
(02) 8883 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DUPLEX
BICKERTON
DRAWING TITLE:
ELEVATIONS

PROJECT:
**21 BASSETT STREET
MONA VALE NSW 2103**
SCALE: 1 : 100

SHEET SIZE: **A2** SHEET No: **A09** REVISION: **E**

DATE: **25/09/2025**

JOB NO: **NSN0017** APPLICATION: **DA**

DRAWN: **DJH** WCSN244

I/VE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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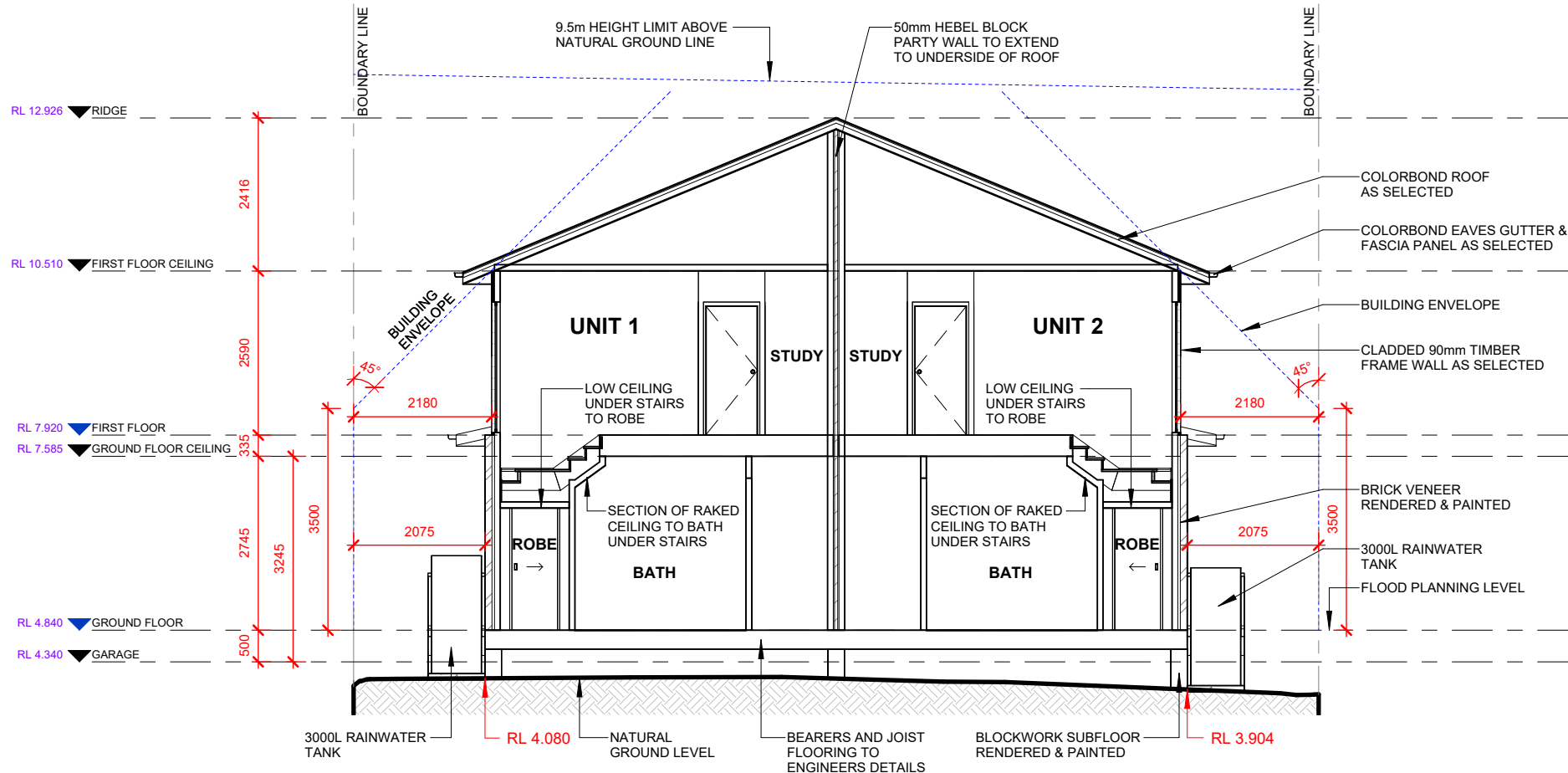
OWNER SIGNED: _____ DATE: _____

OWNER SIGNED: _____ DATE: _____

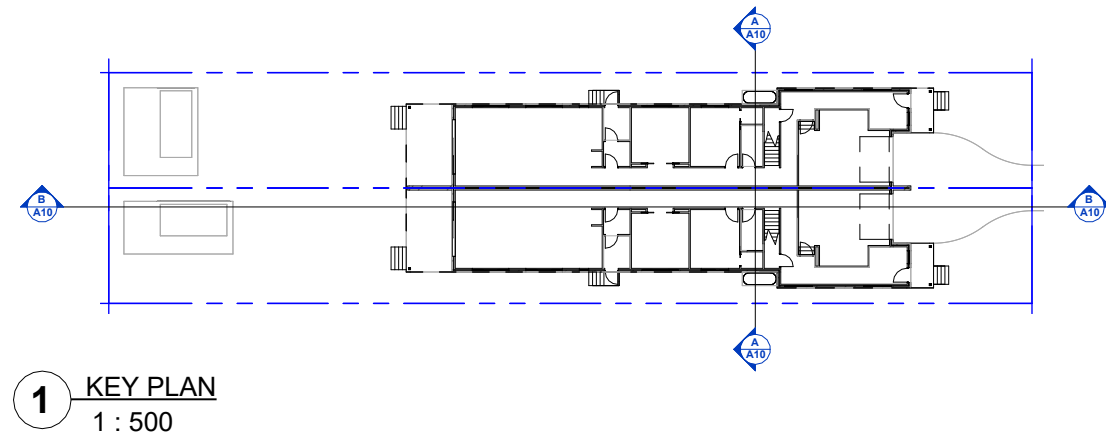
BUILDER SIGNED: _____ DATE: _____

REFER TO SPECIFICATION FOR COLOUR
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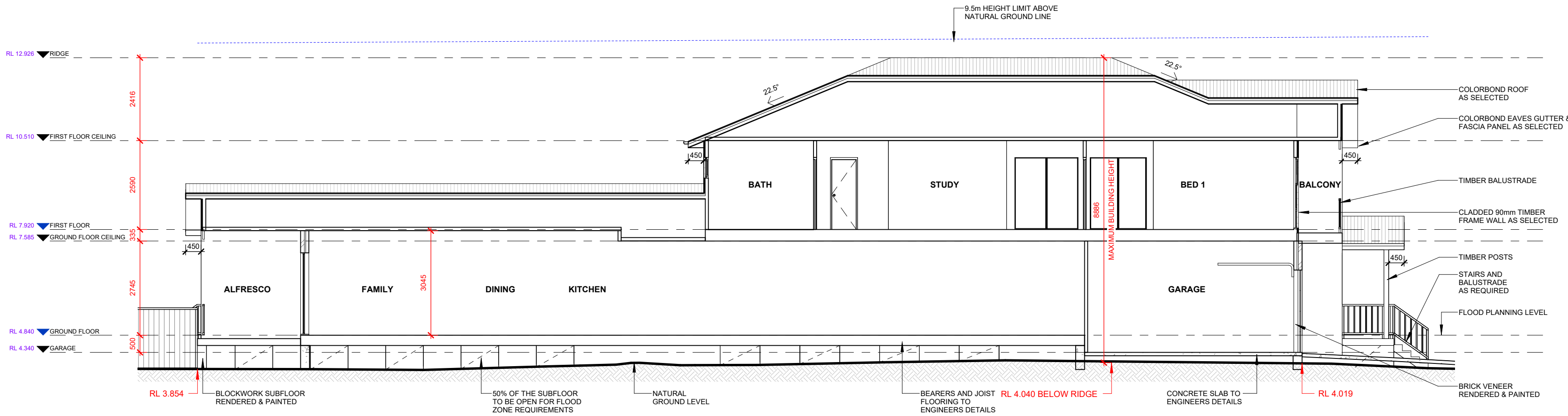
DRAWING REVISION SCHEDULE			
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A	CONCEPT PLAN - FIRST ISSUE	14/05/2025	DJH
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A SECTION AA
1 : 100

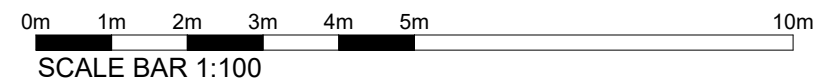


1 KEY PLAN
1 : 500



B SECTION BB
1 : 100

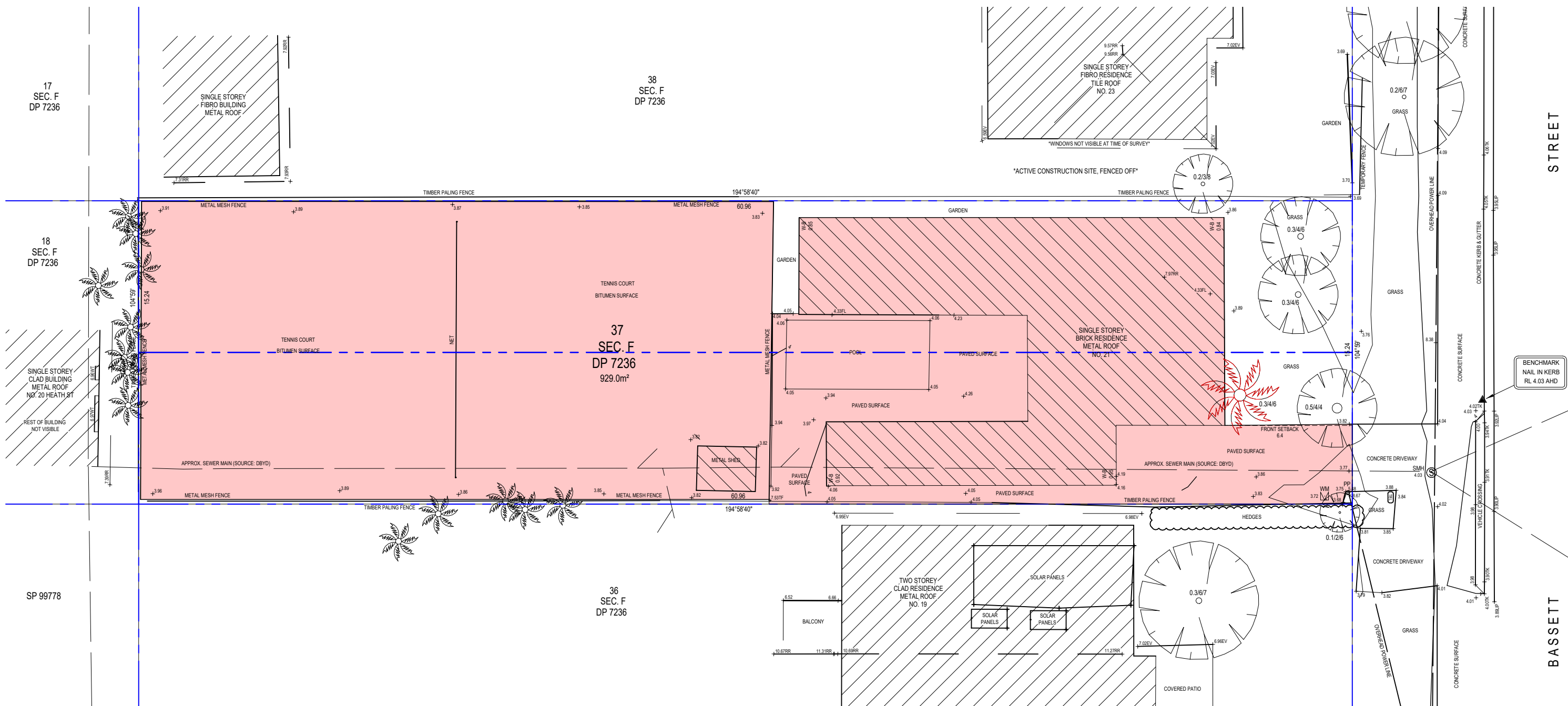
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			DRAWING TITLE: SECTIONS	SCALE: As indicated	DATE: 25/09/2025	JOB NO: NSN0017	APPLICATION: DA	

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	CONCEPT PLAN - FIRST ISSUE	14/05/2025	DJH
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1 DEMOLITION PLAN
1 : 200

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

NOTE: ALL DEMOLITION
WORKS ARE SHOWN IN RED

DA APPLICATION - NOT FOR CONSTRUCTION

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ABN 15 078 937 238
(02) 8883 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DUPLEX

BICKERTON

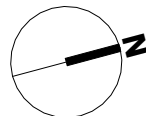
DRAWING TITLE:
DEMOLITION PLAN

PROJECT:

21 BASSETT STREET
MONA VALE NSW 2103

SCALE: 1 : 200

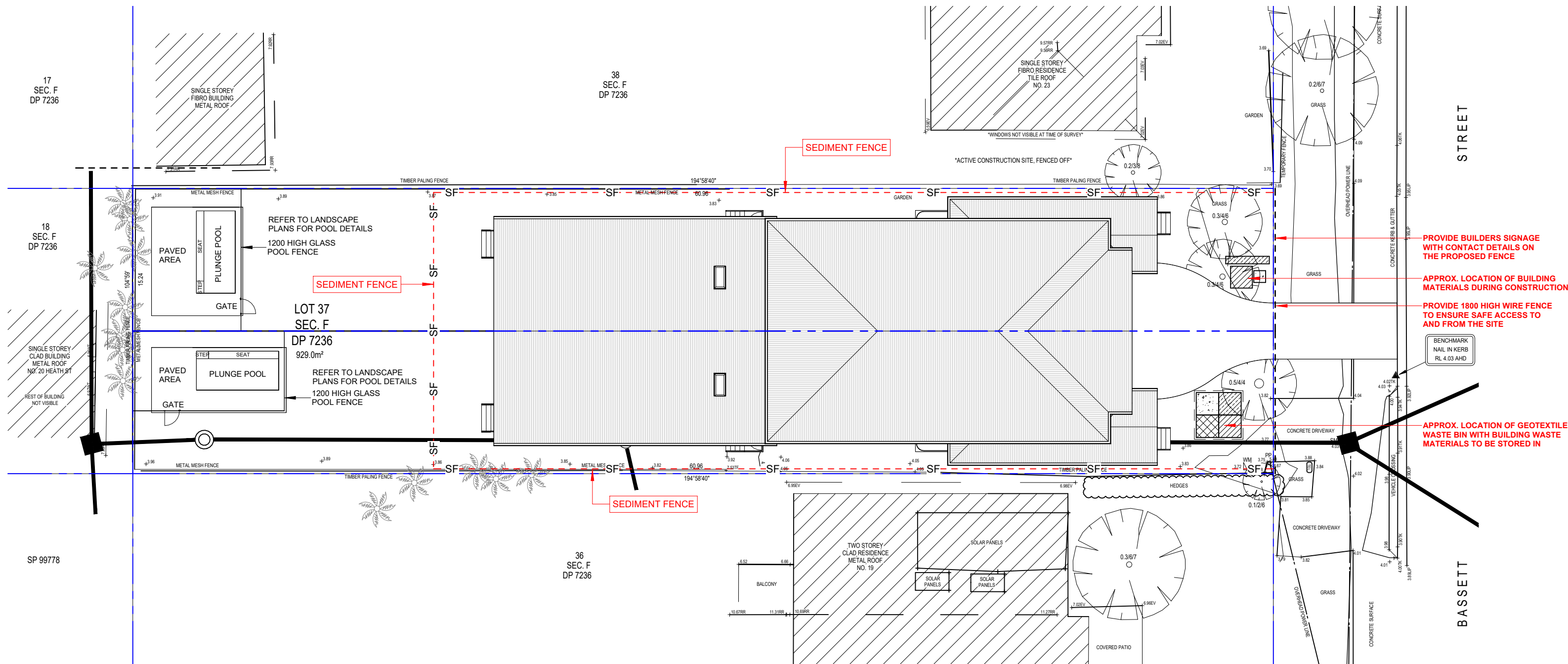
SHEET SIZE:	SHEET No:	REVISION:
A2	A11	E
DATE:	25/09/2025	
JOB NO:	NSN0017	APPLICATION: DA
DRAWN:	DJH	WCSN244



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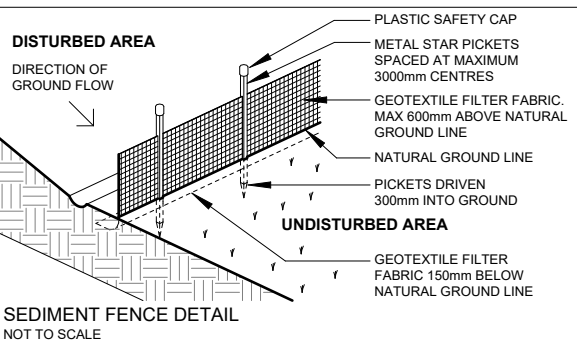


1 EROSION & SEDIMENT PLAN
1 : 200

SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL & TOP SOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL THE DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO STRIPPED AND STOCKPILED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AREA AREAS WHERE WATER MAY CONCENTRATE.
- STOCKPILE TOPSOIL SEPARATELY FROM SUBSOIL.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.



BOUNDARY NOTES:

- BOUNDARY INFORMATION SUPPLIED BY OWNER
- CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORKS

SETOUT NOTES:

- BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORKS
- BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.

DA APPLICATION - NOT FOR CONSTRUCTION

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DRAFTERS:

KJR

DRAFTING

UNIT C4 - 3/29 BIRNIE AVENUE

LIDCOMBE NSW 2141

ABN 15 078 937 238

(02) 8883 4344

kjrdrafting@kjr.net.au

CLIENT:

DOUBLE STOREY DUPLEX

BICKERTON

21 BASSETT STREET

MONA VALE NSW 2103

DRAWING TITLE:

EROSION, SEDIMENT & WASTE MANAGEMENT

PROJECT:

21 BASSETT STREET

MONA VALE NSW 2103

SCALE: 1 : 200

SHEET SIZE:

SHEET No:

REVISION:

A2

A12

E

DATE:

25/09/2025

JOB NO:

NSN0017

APPLICATION:

DA

DRAWN:

DJH

WCSN244

OWNER SIGNED:

DATE:

BUILDER SIGNED:

DATE:

DIAL BEFORE YOU DIG

www.1100.com.au

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.

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kjrdrafting@kjr.net.au

CLIENT:

DOUBLE STOREY DUPLEX

BICKERTON

DRAWING TITLE:

3D VIEWS

PROJECT:

21 BASSETT STREET
MONA VALE NSW 2103

NOT TO SCALE

SHEET SIZE:	SHEET No:	REVISION:
A2	A13	E
DATE: 25/09/2025		
JOB NO: NSN0017	APPLICATION: DA	
DRAWN: DJH	WCSN244	

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: _____ DATE: _____

OWNER SIGNED: _____ DATE: _____

BUILDER SIGNED: _____ DATE: _____

DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	CONCEPT PLAN - FIRST ISSUE	14/05/2025	DJH
B	CHANGES AS PER EMAIL DATED 20/05/2025	03/06/2025	DJH
C	DA SET - FIRST ISSUE	13/08/2025	DJH
D	ADDED POOL, AS PER LANDSCAPE ARCHITECTS PLANS	04/09/2025	DJH
E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1508329M

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 meanings given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/infrastructure

Secretary
Date of Issue: Wednesday, 13 August 2025
To be valid, the certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS Certificate 0012119935.

Project summary			
Project name	21 Bassett Street		
Street address	21 BASSETT STREET MONA VALE 2103		
Local Government Area	NORTHERN BEACHES		
Plan type and plan number	Occupied Plan: 7236		
Lot No.	37		
Section no.	F		
No. of residential flat buildings	0		
Residential flat buildings: no. of dwellings	0		
Multi-dwelling housing: no. of dwellings	2		
No. of single dwelling houses	0		
Project score			
Water	✓ 41	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 72	Target 72	
Materials	✓ 28	Target n/a	

Certificate Prepared by			
Name / Company Name:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD		
ABN (if applicable)			

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_B3_P1_0 Certificate No.: 1508329M Wednesday, 13 August 2025 page 1/15

Description of project

Project address		Common area landscape	
Project name	21 Bassett Street	Common area lawn (m ²)	0
Street address	21 BASSETT STREET MONA VALE 2103	Common area garden (m ²)	0
Local Government Area	NORTHERN BEACHES	Area of indigenous or low water use species (m ²)	0
Plan type and plan number	Occupied Plan: 7236	Assessor details and thermal loads	
Lot No.	37	Assessor number	20920
Section	F	Certificate number	0012119920
Project type		Climate zone	56
No. of residential flat buildings	0	Project score	
Residential flat buildings: no. of dwellings	0	Water	✓ 41 Target 40
Multi-dwelling housing: no. of dwellings	2	Thermal Performance	✓ Pass Target Pass
No. of single dwelling houses	0	Energy	✓ 72 Target 72
Site details		Materials	✓ 28 Target n/a
Site area (m ²)	429		
Roof area (m ²)	445.3		
Non-residential floor area (m ²)	0		
Residential car spaces	4		
Non-residential car spaces	0		

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_B3_P1_0 Certificate No.: 1508329M Wednesday, 13 August 2025 page 2/15

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling housing

Dwelling no.	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
1	4	214.2	11.6	220	0		2	4	214.2	11.6	220	0

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No common areas specified.

Project summary			
Project name	21 Bassett Street		
Street address	21 BASSETT STREET MONA VALE 2103		
Local Government Area	NORTHERN BEACHES		
Plan type and plan number	Occupied Plan: 7236		
Lot No.	37		
Section no.	F		
No. of residential flat buildings	0		
Residential flat buildings: no. of dwellings	0		
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Project score			
Water	✓ 41	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 72	Target 72	
Materials	✓ 28	Target n/a	

Certificate Prepared by			
Name / Company Name:	CHAPMAN ENVIRONMENTAL SERVICES PTY LTD		
ABN (if applicable)			

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_B3_P1_0 Certificate No.: 1508329M Wednesday, 13 August 2025 page 4/15

Schedule of BASIX commitments

1. Commitments for multi-dwelling housing

- (a) Dwellings
(i) Water
(ii) Energy
(iii) Thermal Performance and Materials

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (b) Common areas and central systems/facilities
(i) Water
(ii) Energy

- (c) Common areas and central systems/facilities
(i) Water
(ii) Energy

Project summary			
Project name	21 Bassett Street		
Street address	21 BASSETT STREET MONA VALE 2103		
Local Government Area	NORTHERN BEACHES		
Plan type and plan number	Occupied Plan: 7236		
Lot No.	37		
Section	F		
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Residential flat buildings: no. of dwellings	0		
Multi-dwelling housing: no. of dwellings	2		
No. of single dwelling houses	0		
Site details			
Site area (m ²)	429		
Roof area (m ²)	445.3		
Non-residential floor area (m ²)	0		
Residential car spaces	4		
Non-residential car spaces	0		

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_B3_P1_0 Certificate No.: 1508329M Wednesday, 13 August 2025 page 5/15

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water	Show on DA plans	Show on CCQDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	✓	✓	
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of and specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table.	✓	✓	✓
(c) If a rating is specified in the table below for a feature or appliance to be installed in the dwelling, the applicant must ensure that each such feature and appliance meets the rating specified for it.	✓	✓	✓
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "Hot recirculation or diversion" column of the table below.	✓	✓	✓
(e) The applicant must install:			
(ea) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "Hot recirculation or diversion" column of the table below; and	✓	✓	✓
(eb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to a table in the dwelling.	✓	✓	✓
(ec) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	✓
(ed) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	✓
(ee) The pool or spa must be located as specified in the table.	✓	✓	✓
(f) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_B3_P1_0 Certificate No.: 1508329M Wednesday, 13 August 2025 page 6/15

Project summary			
Project name	21 Bassett Street		
Street address	21 BASSETT STREET MONA VALE 2103		
Local Government Area	NORTHERN BEACHES		
Plan type and plan number	Occupied Plan: 7236		
Lot No.	37		
Section no.	F		
No. of residential flat buildings	0		
Residential flat buildings: no. of dwellings	0		
Multi-dwelling housing: no. of dwellings	2		
No. of single dwelling houses	0		
Project score			
Water	✓ 41	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 72	Target 72	
Materials	✓ 28	Target n/a	

Project summary			
Project name	21 Bassett Street		
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Residential flat buildings: no. of dwellings	0		
Multi-dwelling housing: no. of dwellings	2		
No. of single dwelling houses	0		
Site details			
Site area (m ²)	429		
Roof area (m ²)	445.3		
Non-residential floor area (m ²)	0		
Residential car spaces	4		
Non-residential car spaces	0		

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_B3_P1_0 Certificate No.: 1508329M Wednesday, 13 August 2025 page 7/15

Project summary			
Project name	21 Bassett Street		
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Residential flat buildings: no. of dwellings	0		
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Non-residential car spaces	0		

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BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_B3_P1_0 Certificate No.: 1508329M Wednesday, 13 August 2025 page 9/15

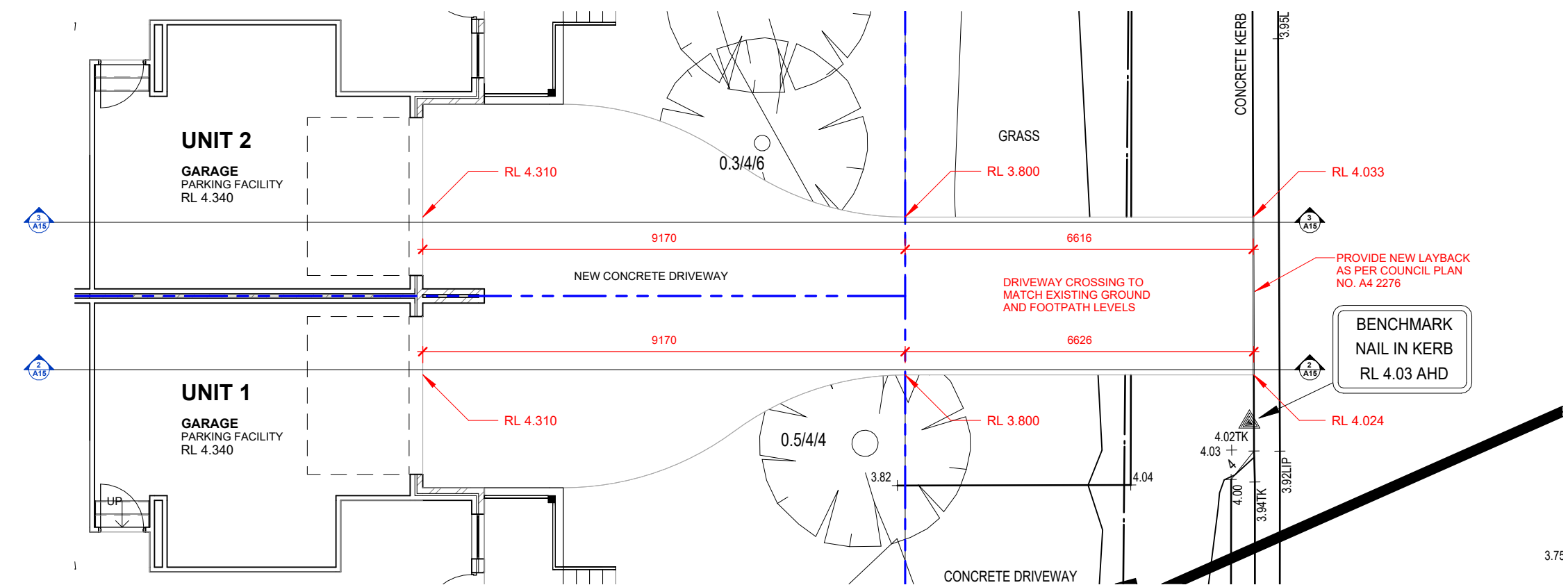
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No. of single dwelling houses	0		
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Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 72	Target 72	
Materials	✓ 28	Target n/a	

Project summary			
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Energy	✓ 72	Target 72	
Materials	✓ 28	Target n/a	

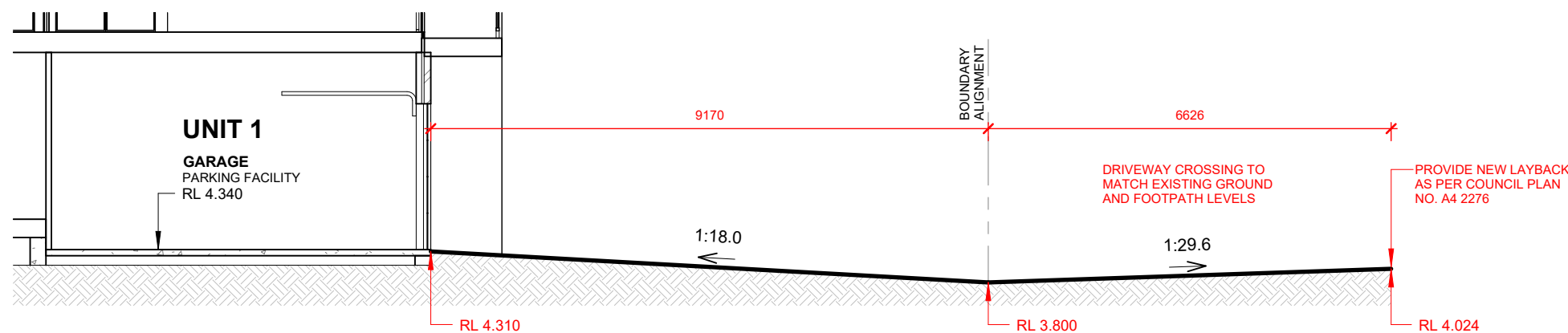
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Project score			
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Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 72	Target 72	
Materials	✓ 28	Target n/a	

Floor types		Concrete slab on ground			Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation type	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
All dwellings	-	-	-	conventional slab	-	-	-	particle board, frame, timber +10 treated softwood	138.3	-

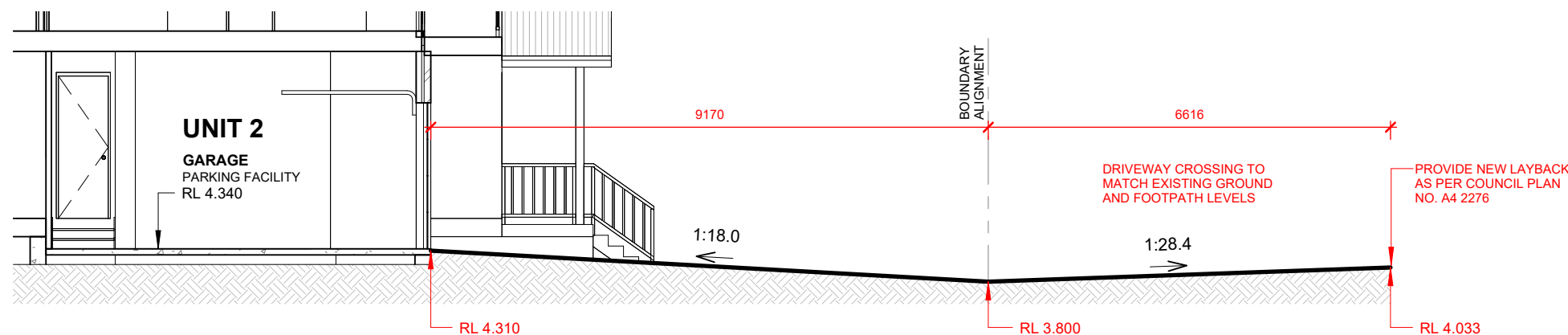
DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	CONCEPT PLAN - FIRST ISSUE	14/05/2025	DJH
B	CHANGES AS PER EMAIL DATED 29/05/2025	03/06/2025	DJH
C	DA SET - FIRST ISSUE	13/08/2025	DJH
D	ADDED PSQL AS PER LANDSCAPE ARCHITECTS PLANS	04/09/2025	DJH
E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM



1 DRIVEWAY PLAN
1 : 100

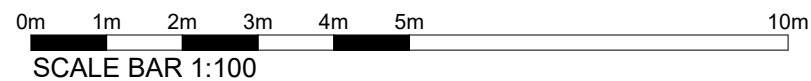


2 DRIVEWAY SECTION - UNIT 1
1 : 100



3 DRIVEWAY SECTION - UNIT 2
1 : 100

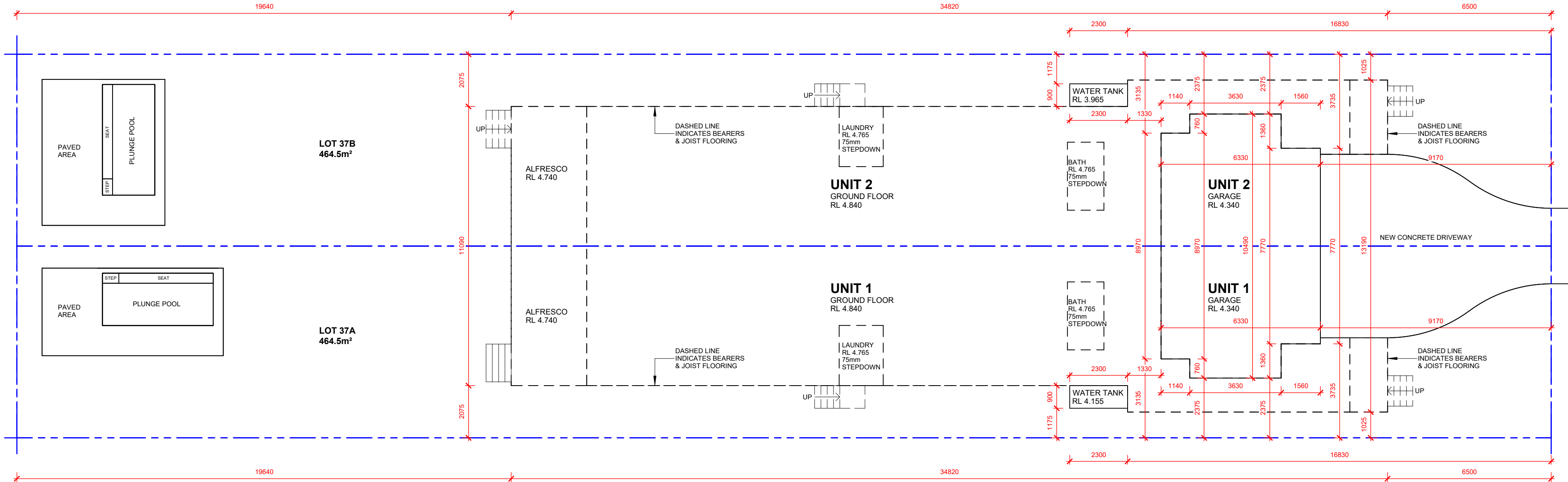
DA APPLICATION - NOT FOR CONSTRUCTION



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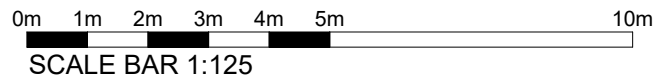
WATTLE COURT HOMES BUILT FOR LIFE	CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES	DRAFTERS: KJR UNIT C4 - 3/29 BIRNIE AVENUE LIDCOMBE NSW 2141 ABN 15 078 937 238 (02) 8893 4344 kjrdrafting@kjr.net.au	CLIENT: DOUBLE STOREY DUPLEX BICKERTON DRAWING TITLE: DRIVEWAY DETAILS	PROJECT: 21 BASSETT STREET MONA VALE NSW 2103 SCALE: 1 : 100	<table><tr><td>SHEET SIZE: A2</td><td>SHEET No: A15</td><td>REVISION: E</td></tr><tr><td colspan="3">DATE: 25/09/2025</td></tr><tr><td>JOB NO: NSN0017</td><td colspan="2">APPLICATION: DA</td></tr><tr><td>DRAWN: DJH</td><td colspan="2">WCSN244</td></tr></table>	SHEET SIZE: A2	SHEET No: A15	REVISION: E	DATE: 25/09/2025			JOB NO: NSN0017	APPLICATION: DA		DRAWN: DJH	WCSN244		<table><tr><td>OWNER SIGNED:</td><td>DATE:</td></tr><tr><td>OWNER SIGNED:</td><td>DATE:</td></tr><tr><td>BUILDER SIGNED:</td><td>DATE:</td></tr></table>	OWNER SIGNED:	DATE:	OWNER SIGNED:	DATE:	BUILDER SIGNED:	DATE:
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E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM



1 CONCRETE SLAB PLAN
1 : 125

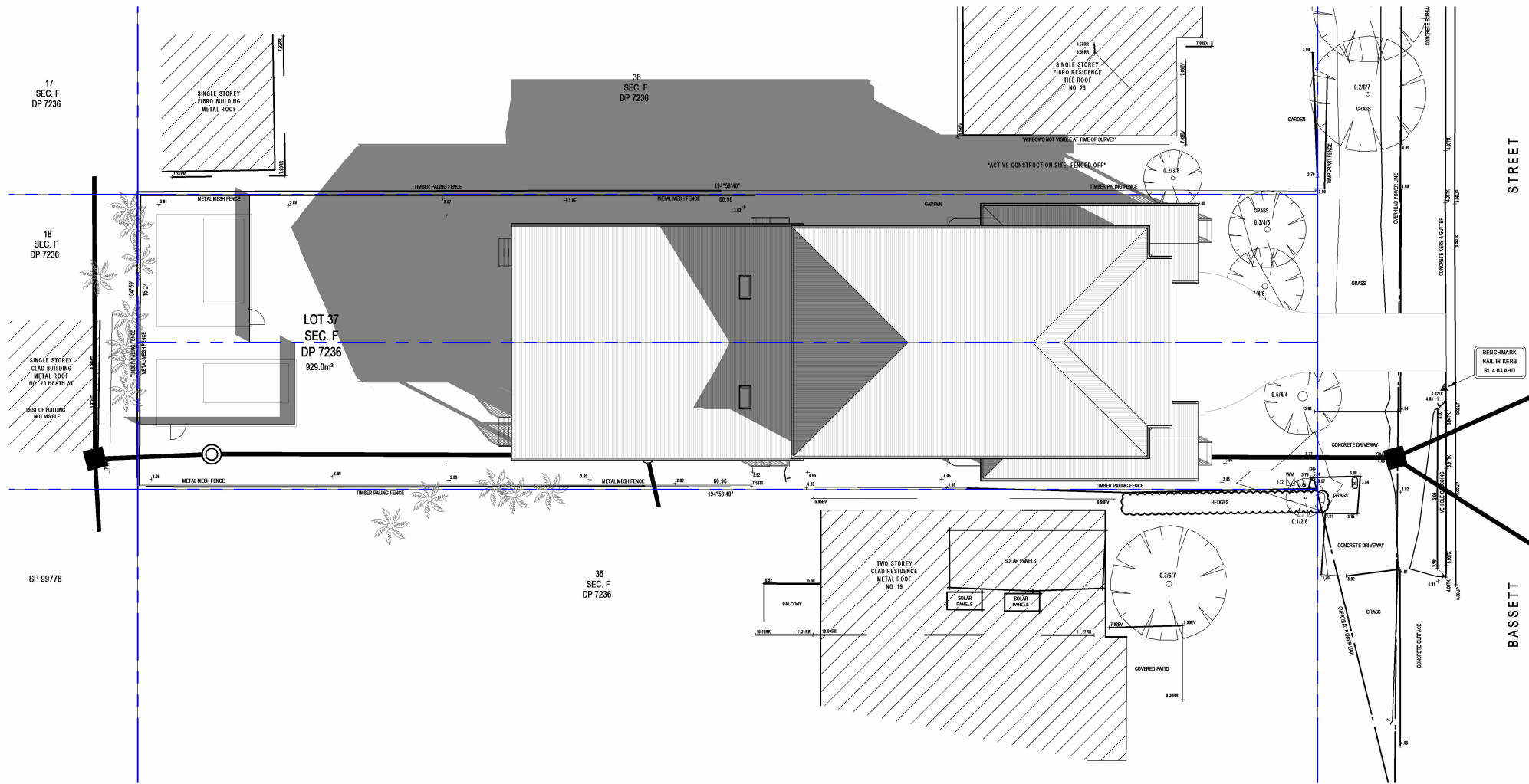
DA APPLICATION - NOT FOR CONSTRUCTION



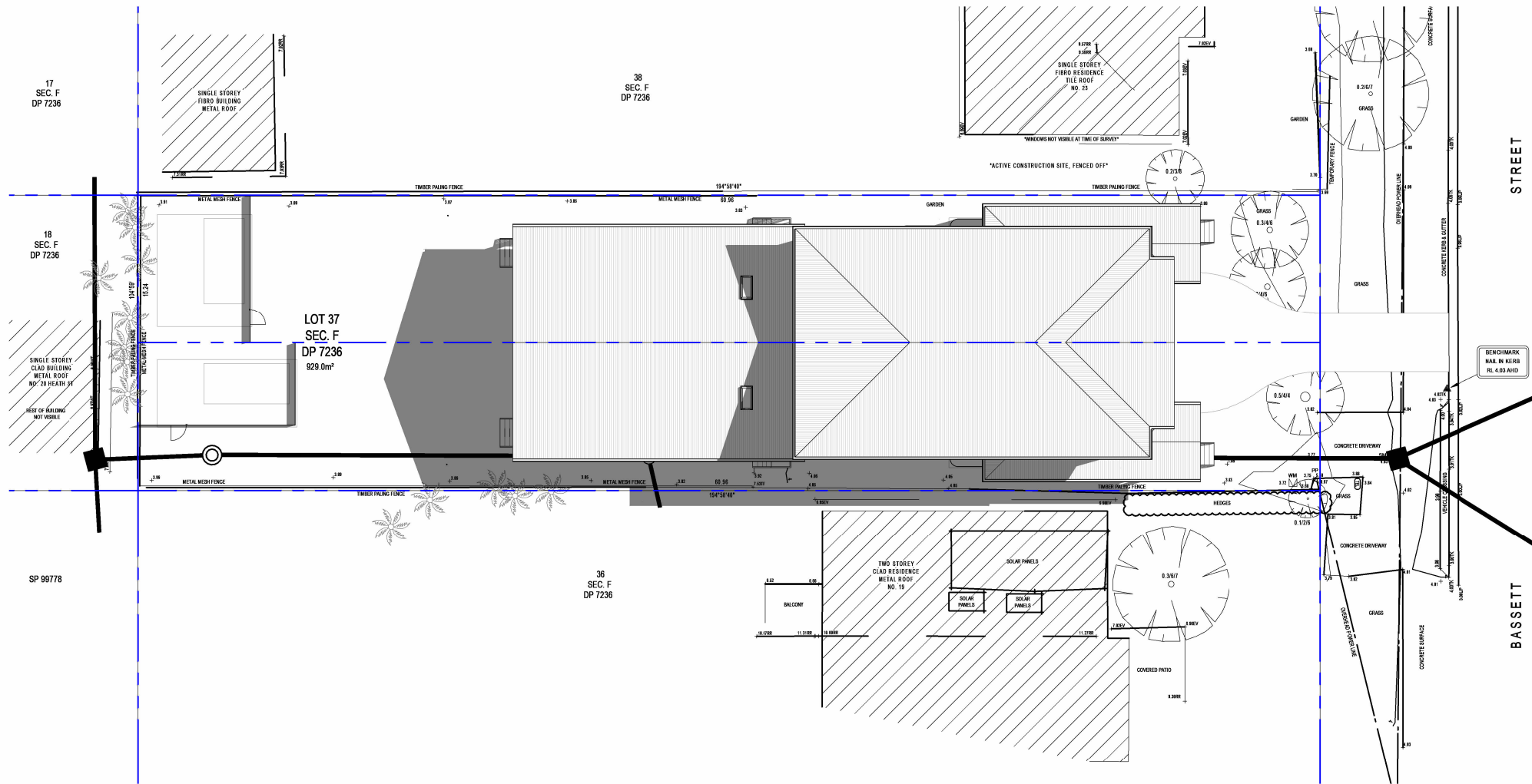
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WATTLE COURT HOMES BUILT FOR LIFE	CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES	DRAFTERS: KJR UNIT C4 - 3/29 BIRNIE AVENUE LIDCOMBE NSW 2141 ABN 15 078 937 238 (02) 8893 4344 kjrdrafting@kjr.net.au	CLIENT: DOUBLE STOREY DUPLEX	PROJECT: 21 BASSETT STREET MONA VALE NSW 2103	SHEET SIZE: A2 SHEET No: A16 DATE: 25/09/2025 JOB NO: NSN0017 DRAWN: DJH	REVISION: E APPLICATION: DA WCSN244		I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED. OWNER SIGNED: _____ DATE: _____ OWNER SIGNED: _____ DATE: _____ BUILDER SIGNED: _____ DATE: _____
			DRAWING TITLE: CONCRETE SLAB PLAN	SCALE: 1 : 125				

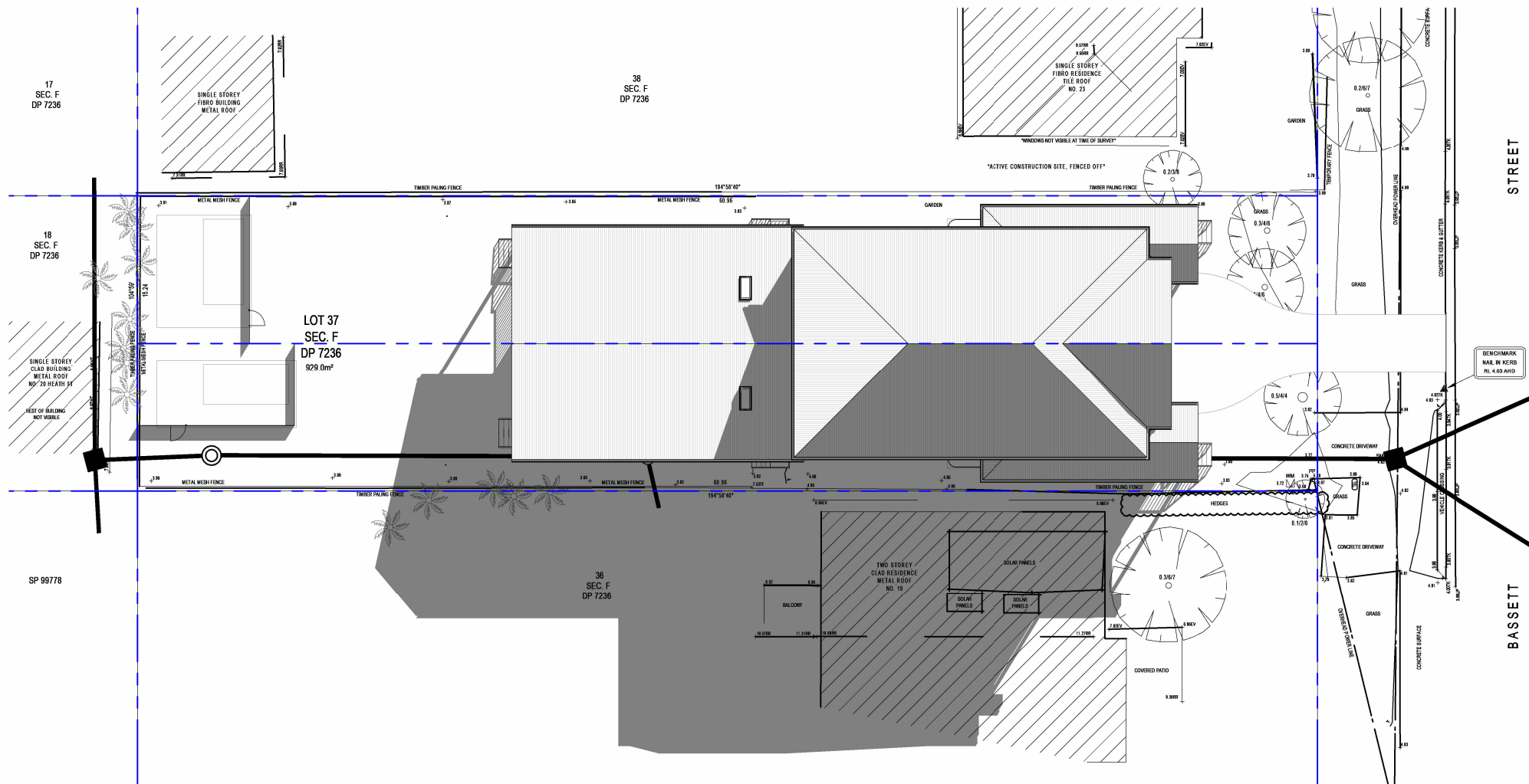
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1 SHADOW DIAGRAM 9am
1 : 300



2 SHADOW DIAGRAM 12pm
1 : 300



3 SHADOW DIAGRAM 3pm
1 : 300

DA APPLICATION - NOT FOR CONSTRUCTION



SHADOW DIAGRAMS FOR 21ST JUNE

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DRAFTERS:
KJR
UNIT C4 - 3/29 BIRNIE AVENUE
LIDCOMBE NSW 2141
ABN 15 078 937 238
(02) 8883 4544
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DUPLEX

BICKERTON

DRAWING TITLE:
SHADOW DIAGRAM

PROJECT:
**21 BASSETT STREET
MONA VALE NSW 2103**

SCALE: 1 : 300

SHEET SIZE: A2	SHEET No: A17	REVISION: E
DATE: 25/09/2025		
JOB NO: NSN0017	APPLICATION: DA	
DRAWN: DJH	WCSN244	

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WASTE MANAGEMENT PLAN FOR PROPOSED 2 STOREY DWELLING AT:
21 BASSETT STREET, MONA VALE NSW 2103

DEMOLITION PHASE				
MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	Estimated volume (m3)	On-Site Specify proposed reuse or on-site recycling method	Offsite Specify contractor and recycling outlet	Specify contractor or landfill site
Green waste	2	Chip and compost for landscaping and new gardens	-	Nil to landfill
Bricks	15		Waste Management centre for recycling	Nil to landfill
Concrete	20		Waste Management centre for recycling	Nil to landfill
Timber	10	Used for formwork and studwork, site shed or temporary fence	Long lengths of good quality timber to Timber Recycling Company. Lengths less than 1 meter to Waste Management centre for recycling	Nil to landfill
Plasterboard	10		Waste Management centre	Taken to landfill
Roof tiles	8		Good tiles to Waste Management centre for recycling; sell to second hand building supplies	Nil to landfill
Metals	2		Waste Management centre for recycling	Nil to landfill
Asbestos	5		Cart to licensed asbestos tip	Taken to landfill

CONSTRUCTION PHASE

MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	Estimated volume (m3)	On-Site Specify proposed reuse or on-site recycling method	Offsite Specify contractor and recycling outlet	Specify contractor or landfill site
Excavation Material	5	Re-use for backfill under slab. Remove top soil and stockpile for use in landscaping	-	
Green waste	Nil			
Bricks	2		Excess bricks returned to supplier	Nil to landfill
Concrete	2		Excess concrete returned to supplier	Nil to landfill
Timber	2		Excess timber returned to supplier	Nil to landfill
Plasterboard	0.5		Excess plasterboard returned to supplier	Nil to landfill
Roof colorbond	0.5		Excess colorbond roof returned to supplier	Nil to landfill
Metals	0.1		Waste Management centre for recycling	Nil to landfill

USE OF PREMISES

Type of Waste to be Generated	Expected volume per week (m3)	On-Site Specify proposed reuse or on-site recycling method	Destination
Food, general domestic waste	0.4	Bins located on site	Disposal via council rubbish removal
Paper, Cardboard	0.1	Bins located on site	Disposal via council recycling collection
Glass, Bottles	0.1	Bins located on site	Disposal via council recycling collection

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DRAFTERS:



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(02) 8893 4344
kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DUPLEX

BICKERTON

DRAWING TITLE:

WASTE MANAGEMENT

PROJECT:

21 BASSETT STREET
MONA VALE NSW 2103

SCALE: 1 : 1

SHEET SIZE:

A2

SHEET No:

A18

REVISION:

E

DATE: 25/09/2025

JOB NO: NSN0017

APPLICATION: DA

DRAWN: DJH

WCSN244

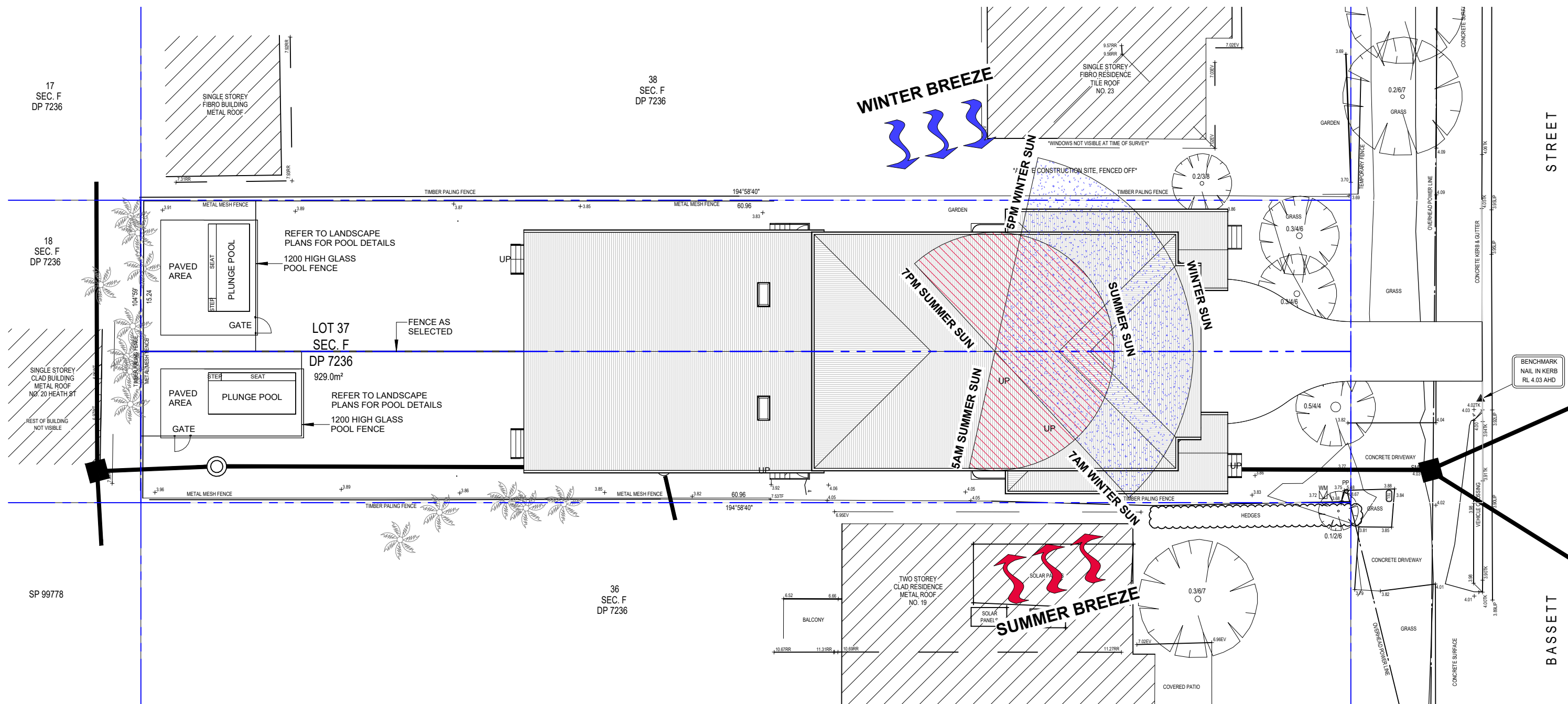
I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE BY
A	CONCEPT PLAN - FIRST ISSUE	14/05/2025 DJH
B	CHANGES AS PER EMAIL DATED 29/05/2025	03/06/2025 DJH
C	DA SET - FIRST ISSUE	13/06/2025 DJH
D	ADDED POOL, AS PER LANDSCAPE ARCHITECTS PLANS	04/06/2025 DJH
E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025 SM



1 SITE ANALYSIS PLAN
1 : 200

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0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:200

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WATTLE COURT HOMES BUILT FOR LIFE	CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES	DRAFTERS: KJR UNIT C4 - 3/29 BIRNIE AVENUE LIDCOMBE NSW 2141 ABN 15 078 937 238 (02) 8883 4344 kjrdrafting@kjr.net.au	CLIENT: DOUBLE STOREY DUPLEX	PROJECT: 21 BASSETT STREET MONA VALE NSW 2103	SHEET SIZE: A2 A19 E	REVISION: E
			DRAWING TITLE: SITE ANALYSIS	DATE: 25/09/2025	JOB NO: NSN0017	APPLICATION: DA
			OWNER SIGNED: _____	DATE: _____	DRAWN: DJH	WCSN244
			BUILDER SIGNED: _____	DATE: _____		

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OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DIMENSIONS ARE TO FRAME SIZE ONLY UNLESS NOTED OTHERWISE

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH NCC VOLUME 2 - H5P1

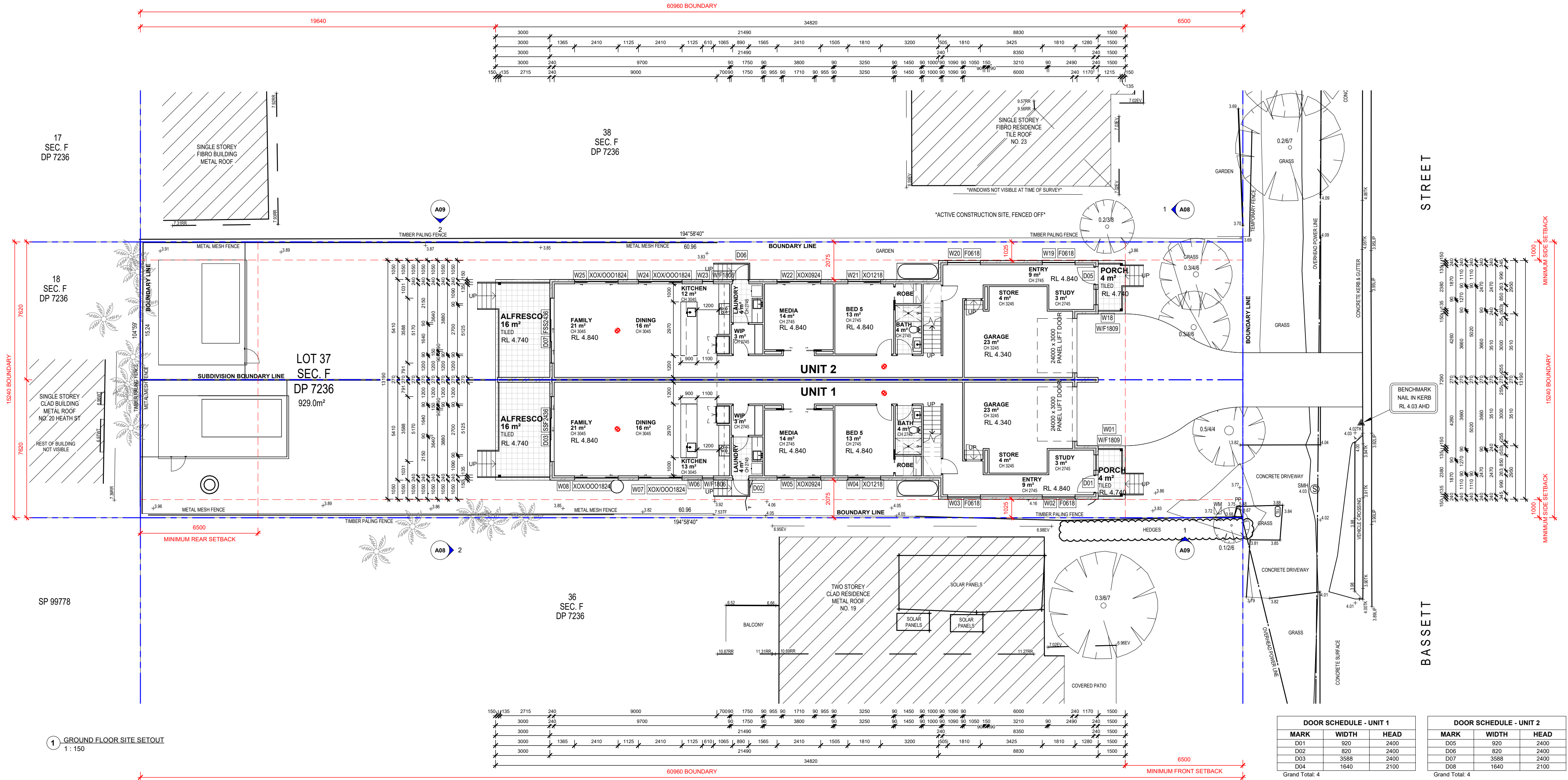
BARRIERS AND HANDRAILS
NCC HOUSING PROVISIONS 11.3.4
NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE IT IS POSSIBLE TO FALL MORE THAN 4 METRES.

SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC VOLUME 2 - H3D6



DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	CONCEPT PLAN - FIRST ISSUE	14/05/2025	DJH
B	CHANGES AS PER EMAIL DATED 29/05/2025	03/06/2025	DJH
C	DA SET - FIRST ISSUE	13/06/2025	DJH
D	ADDED PERS. AS PER LANDSCAPE ARCHITECT'S PLANS	04/06/2025	DJH
E	ADDED GROUND FLOOR SITE SETOUT PLAN	25/09/2025	SM



1 GROUND FLOOR SITE SETOUT
1 : 150

UNIT 1 - PROPOSED FLOOR SPACES		
AREA NAME	AREA	%
GROUND FLOOR		
ALFRESCO	16 m ²	6%
EXTERNAL WALLS	15 m ²	5%
GARAGE	27 m ²	9%
GROSS FLOOR AREA	131 m ²	45%
PORCH	4 m ²	2%

FIRST FLOOR		
BALCONY	5 m ²	2%
EXTERNAL WALLS	6 m ²	2%
GROSS FLOOR AREA	83 m ²	28%
VOID	5 m ²	2%
TOTAL AREAS	293 m ²	100%

UNIT 2 - PROPOSED FLOOR SPACES		
AREA NAME	AREA	%
GROUND FLOOR		
ALFRESCO	16 m ²	6%
EXTERNAL WALLS	15 m ²	5%
GARAGE	27 m ²	9%
GROSS FLOOR AREA	131 m ²	45%
PORCH	4 m ²	2%

FIRST FLOOR		
BALCONY	5 m ²	2%
EXTERNAL WALLS	6 m ²	2%
GROSS FLOOR AREA	83 m ²	28%
VOID	5 m ²	2%
TOTAL AREAS	293 m ²	100%

MINIMUM SETBACKS:

- MINIMUM FRONT SETBACK: 6.5m
- MINIMUM SIDE SETBACK: 1m
- MINIMUM REAR SETBACK: 6.5m

PROPOSED SETBACKS:

- FRONT SETBACK IS TO BE: 6.500m
- SIDE SETBACK IS TO BE: 1.025m
- REAR SETBACK IS TO BE: 19.640m

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(02) 8883 4344
kjdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DUPLEX

BICKERTON

DRAWING TITLE:
GROUND FLOOR SITE SETOUT PLAN

PROJECT:

**21 BASSETT STREET
MONA VALE NSW 2103**

SCALE: As indicated

0m 1m 2m 3m 4m 5m 10m
SCALE BAR 1:150

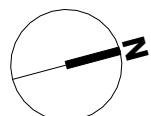
DOOR SCHEDULE - UNIT 1		
MARK	WIDTH	HEAD
D01	920	2400
D02	820	2400
D03	3588	2400
D04	1640	2100
Grand Total: 4		

DOOR SCHEDULE - UNIT 2		
MARK	WIDTH	HEAD
D05	920	2400
D06	820	2400
D07	3588	2400
D08	1640	2100
Grand Total: 4		

WINDOW SCHEDULE - UNIT 1				
MARK	WIDTH	HEIGHT	SILL	HEAD
W01	850	1800	600	2400
W02	1810	600	1800	2400
W03	1810	600	1800	2400
W04	1810	1200	1200	2400
W05	2410	860	1540	2400
W06	610	1800	600	2400
W07	2410	1800	600	2400
W08	2410	1800	600	2400
W09	850	2060	40	2100
W10	1210	1200	900	2100
W11	850	1200	900	2100
W12	2170	860	1240	2100
W13	1210	2060	40	2100
W14	2170	860	1240	2100
W15	1810	860	1240	2100
W16	1810	600	1500	2100
W17	1570	600	1500	2100
Grand Total: 17				

WINDOW SCHEDULE - UNIT 2				
MARK	WIDTH	HEIGHT	SILL	HEAD
W18	850	1800	600	2400
W19	1810	600	1800	2400
W20	1810	600	1800	2400
W21	1810	1200	1200	2400
W22	2410	860	1540	2400
W23	610	1800	600	2400
W24	2410	1800	600	2400
W25	2410	1800	600	2400
W26	850	2060	40	2100
W27	1210	1200	900	2100
W28	850	1200	900	2100
W29	2170	860	1240	2100
W30	1210	2060	40	2100
W31	2170	860	1240	2100
W32	1810	860	1240	2100
W33	1810	600	1500	2100
W34	1570	600	1500	2100
Grand Total: 17				

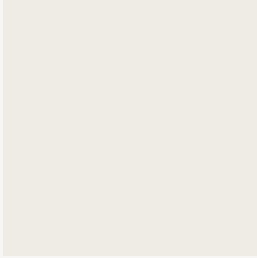
SHEET SIZE:	A2	A20	E
DATE:	25/09/2025		
JOB NO:	NSN0017	APPLICATION:	DA
DRAWN:	SM	WCSN244	



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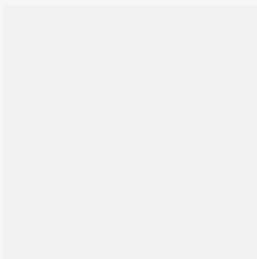
OWNER SIGNED: _____ DATE: _____
BUILDER SIGNED: _____ DATE: _____

EXTERNAL COLOUR SCHEDULE



External Wall Colour

Dulux Natural White



External Trim Colour

Dulux Lexicon Quarter



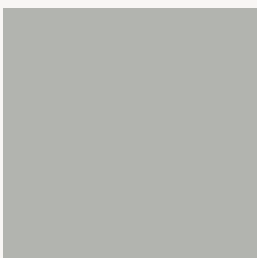
Window Frame Colour

Textura White



Garage Door Colour

Colorbond Dover White



Roof Sheet Colour

Colorbond Shale Grey