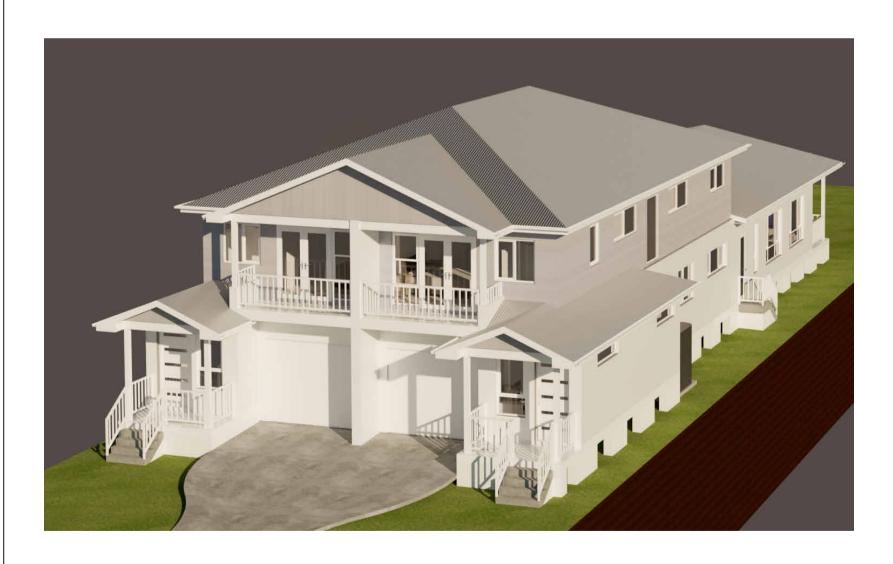
WATTLE COURT SYDNEY NORTH

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	Е	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

DA APPLICATION - NOT FOR CONSTRUCTION

WATTLE COURT HOMES BUILT FOR LIFE

CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE

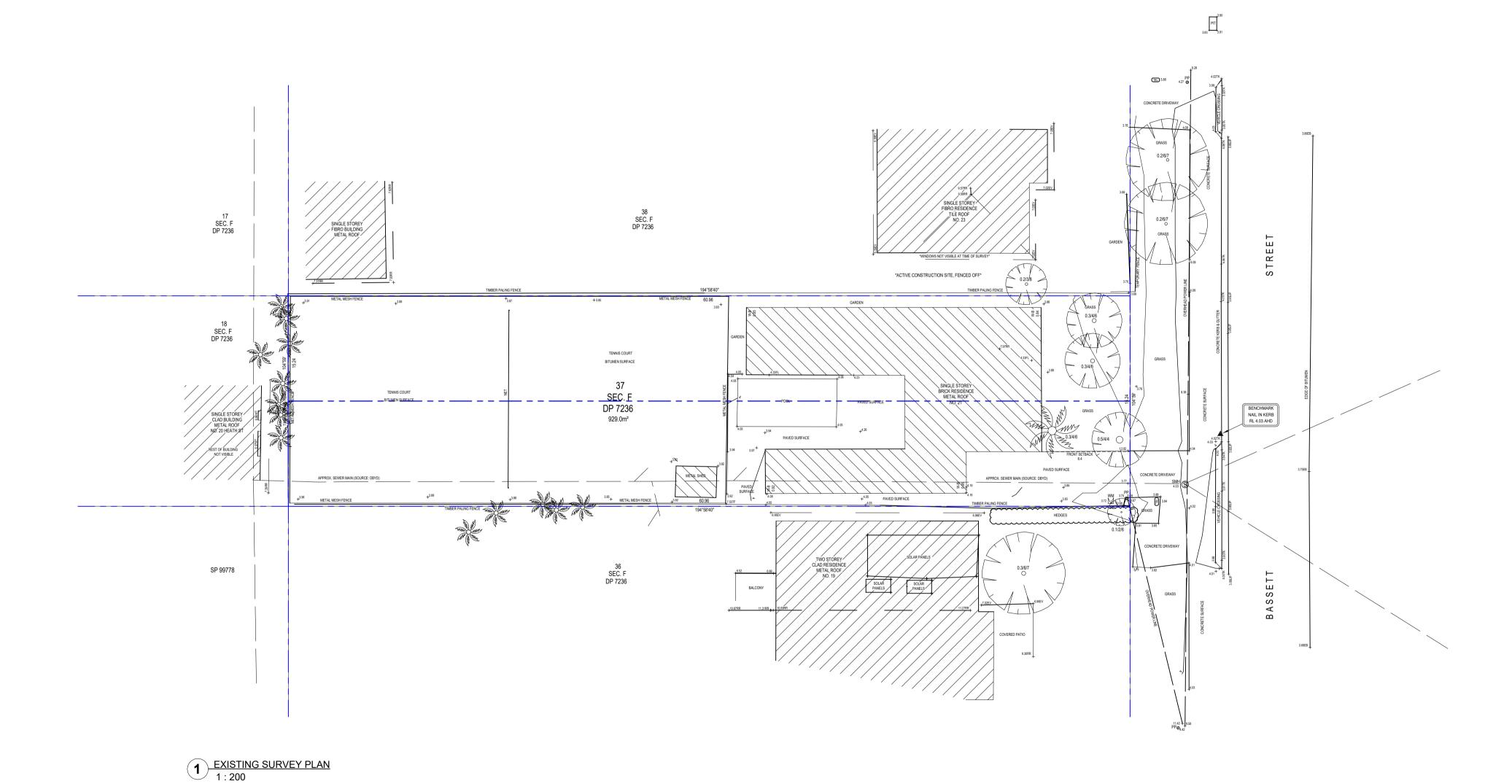
TO WATTLE COURT HOMES



© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

| DRAFTERS: | CLIENT: | DOUBLE STOREY DUPLEX | PROJECT: | SHEET NOT | SHEET SIZE: | SHEET NOT | REVISION: | REVI BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: COVER SHEET SCALE:

A2 A01 E 25/09/2025 JOB NO: NSN0017 DRAWN: DJH WCSN244



TSS TOTAL SURVEYING SOLUTIONS WATTLE COURT HOMES BUILT FOR LIFE

CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

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

DA APPLICATION - NOT FOR CONSTRUCTION

© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

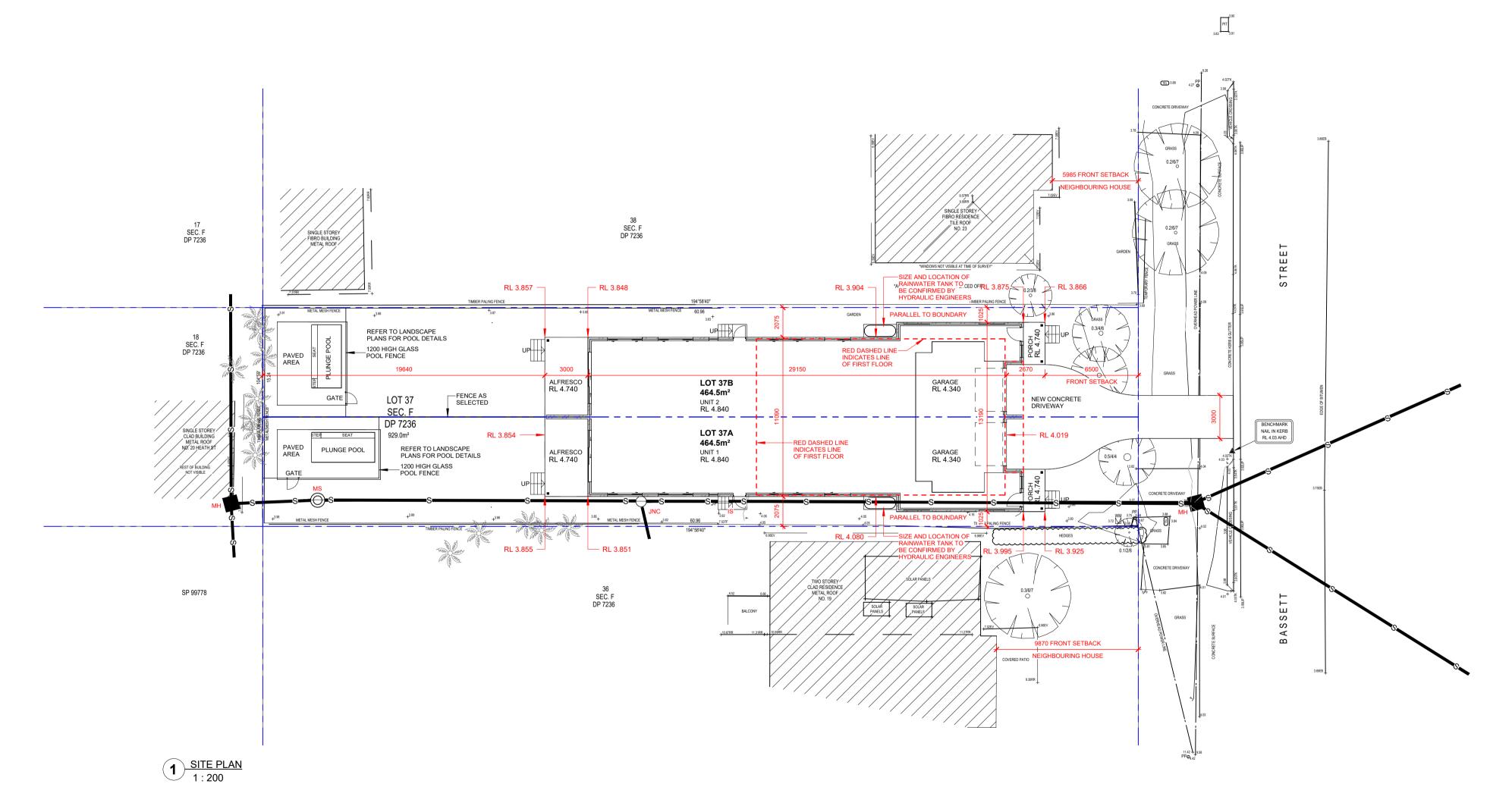
| DRAFTERS: | CLIENT: | DOUBLE STOREY DUPLEX | PROJECT: | SHEET SIZE: | SHEET NO: | REVISION: | REVI BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: EXISTING SURVEY PLAN SCALE: 1:200

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

> A2 A02 E 25/09/2025 APPLICATION DA JOB NO: NSN0017 DRAWN: DJH WCSN244







MINIMUM SETBACKS:

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

PROPOSED SETBACKS:

- SIDE SETBACK IS TO BE: 1.025m
- REAR SETBACK IS TO BE:

- 19.640m

• FRONT SETBACK IS TO BE: 6.500m

DA APPLICATION - NOT FOR CONSTRUCTION

CUSTOM DESIGN HAMPTONS FACADE

© COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

WATTLE COURT

HOMES BUILT FOR LIFE



BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: SITE PLAN SCALE: 1:200

0m 1m 2m 3m 4m 5m

A2 A03 E DATE: 25/09/2025 JOB NO: NSN0017 DA DRAWN: DJH WCSN244

214 m²

27 m²

242 m²

FSR

0.52

UNIT 1 - GROSS FLOOR AREAS (GFA)

UNIT 1 - SITE AREA & FSR

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

UNIT 2 - GROSS FLOOR AREAS (GFA)

SCALE BAR 1:200 © COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION, ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

| DOUBLE STOREY DUPLEX | PROJECT: | SHEET NIZE: SHEE

GROSS FLOOR AREA

SITE AREA

464.5 m²

GARAGE

TOTAL GFA:



GROSS FLOOR AREA

GARAGE

TOTAL GFA:

IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATE: DEPICT THE MOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE I ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

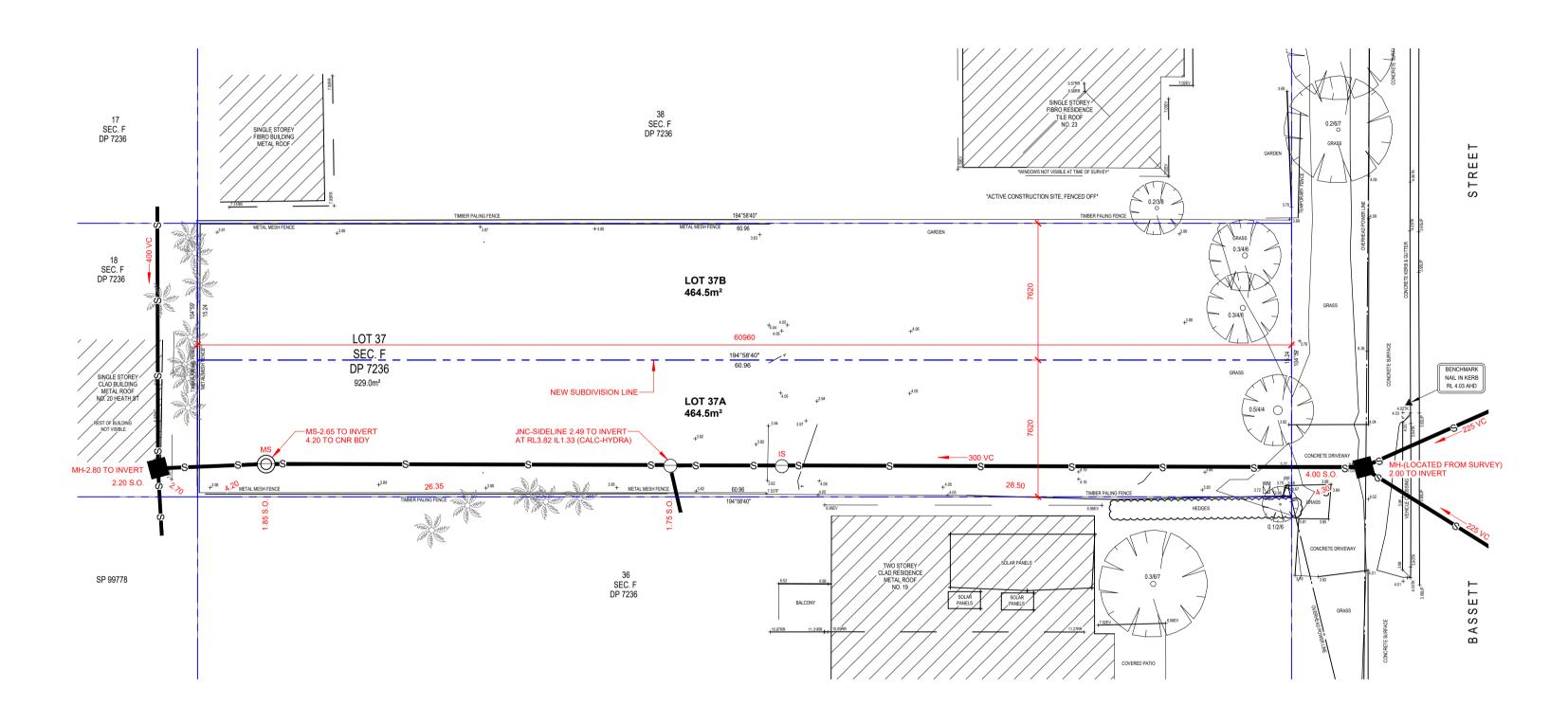
214 m²

27 m²

242 m²

DIMENSIONS INCLUDE CLADDING THICKNESS

DRAWING REVISION SCHEDULE



DA APPLICATION - NOT FOR CONSTRUCTION

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

WATTLE COURT HOMES BUILT FOR LIFE

CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES



© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

| DOUBLE STOREY DUPLEX | PROJECT: | SHEET NICE: BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: SUBDIVISION PLAN SCALE: 1:200

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





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	

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 FLOOI	R AREAS (GFA)
GROSS FLOOR AREA	214 m²
GARAGE	27 m²
TOTAL GFA:	242 m²

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

0m 1m 2m 3m 4m 5m DA APPLICATION - NOT FOR CONSTRUCTION SCALE BAR 1:200

WATTLE COURT HOMES BUILT FOR LIFE

6 PROPOSED FIRST FLOOR AREAS - UNIT 2 1:200

CUSTOM DESIGN KJR DRAFTING UNIT C4 - 3/29 BIRNIE AVENUE LIDCOMBE NSW 2141 ABN 15 078 937 238 (02) 8883 4344 kjrdrafting@kjr.net.au © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

HAMPTONS FACADE

© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

| DRAFTERS: | CLIENT: | DOUBLE STOREY DUPLEX | PROJECT: | SHEET NICE | SHEET NI BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: LANDSCAPE AREA PLAN SCALE: 1:200

A2 A05 E DATE: 25/09/2025 APPLICATION: DA ЈОВ NO: NSN0017 DRAWN: DJH WCSN244

DRAWING REVISION SCHEDULE

BES AS PER EMAIL DATED 29/05/2025 03/06/20 T - FIRST ISSUE 13/08/20 D POOL AS PER LANDSCAPE 04/09/20

ARCHITECTS PLANS

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

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

DIMENSIONS ARE TO FRAME SIZE ONLY **UNLESS NOTED OTHERWISE**

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

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 GAR TO GF FLOOR TO FLOOR = 500 mm No. OF RISERS = 3

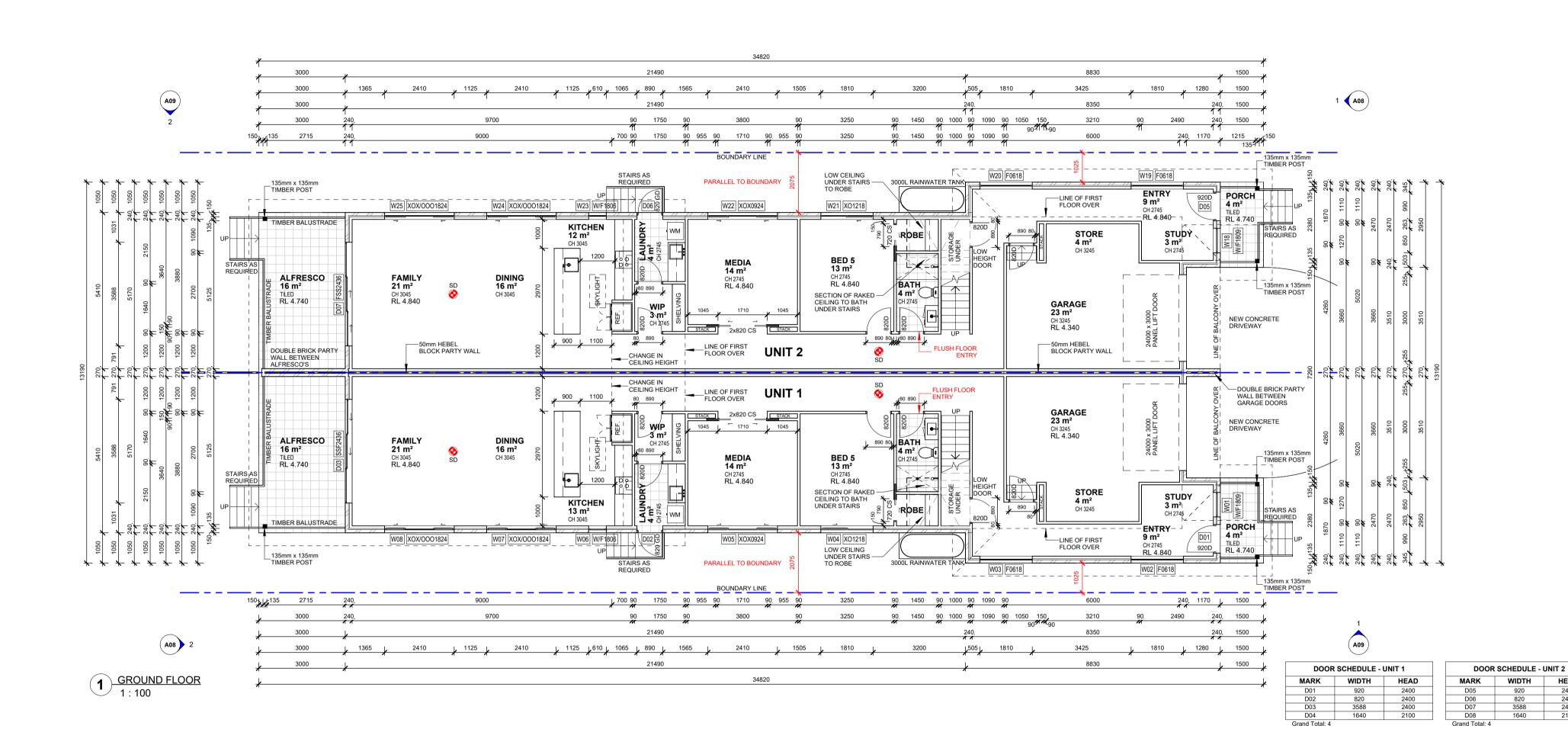
No. OF RISERS = 3 RISER HEIGHT = 166.7 mm TREAD DEPTH = 250 mm

STAIRS - UNIT 1 GF TO FF FLOOR TO FLOOR = 3080 mm No. OF RISERS = 17 RISER HEIGHT = 181.2 mm RISER HEIGHT = 166.7 mm TREAD DEPTH = 250 mm

TREAD DEPTH = 387.6 mm STAIRS - UNIT 2 - GAR TO GF STAIRS - UNIT 2 - GF TO FF FLOOR TO FLOOR = 500 mm FLOOR TO FLOOR = 3080 mm

No. OF RISERS = 17 RISER HEIGHT = 181.2 mm TREAD DEPTH = 387.6 mm

DRAWING REVISION SCHEDULE



0		
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%

5 m²

293 m²

2%

100%

VOID

TOTAL AREAS

UNIT 1 - PROPOSED FLOOR SPACES

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 m ²	2%	

6 m²

83 m²

5 m²

293 m²

EXTERNAL WALLS

TOTAL AREAS

VOID

GROSS FLOOR AREA

	© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTL
2%	
2%	WATTLE COLIDI
28%	WATTLE COURT
2%	
100%	HOMES BUILT FOR LIFE



© COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

DA APPLICATION - NOT FOR CONSTRUCTION

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

ט	OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PER	RMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FO
	CLIENT: DOUBLE STOREY DUPLEX	PROJECT:
	BICKERTON	21 BASSETT STREET
		MONA VALE NSW 2103
	DRAWING TITLE:	
	GROUND FLOOR PLAN	
		SCALE: 1:100

1m 2m 3m 4m 5m

SCALE BAR 1:100

SHEET SIZE:	SHEET No:	REVISION:	
A2	A06	E	
DATE: 2	25/09/20	025	
јов no: NS	N0017	APPLICATION: DA	
DRAWN: D	JH	WCSN244	

WINDOW SCHEDULE - UNIT 1

MARK WIDTH HEIGHT SILL HEAD

W01 850 1800 600 2400

W14 2170 860 1240 2100

W17 1570 600 1500 2100

W04

W05 2410

1810

 600
 1800
 2400

 600
 1800
 2400

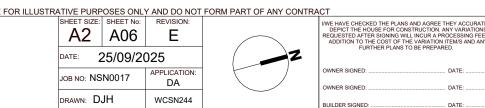
 1200
 1200
 2400

860 1540 2400

860 1240 2100 600 1500 2100

40 2100

900 2100 1240 2100



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

W31 2170 860 1240 2100

W34 1570 600 1500 2100

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

DIMENSIONS ARE TO FRAME SIZE ONLY UNLESS NOTED OTHERWISE

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

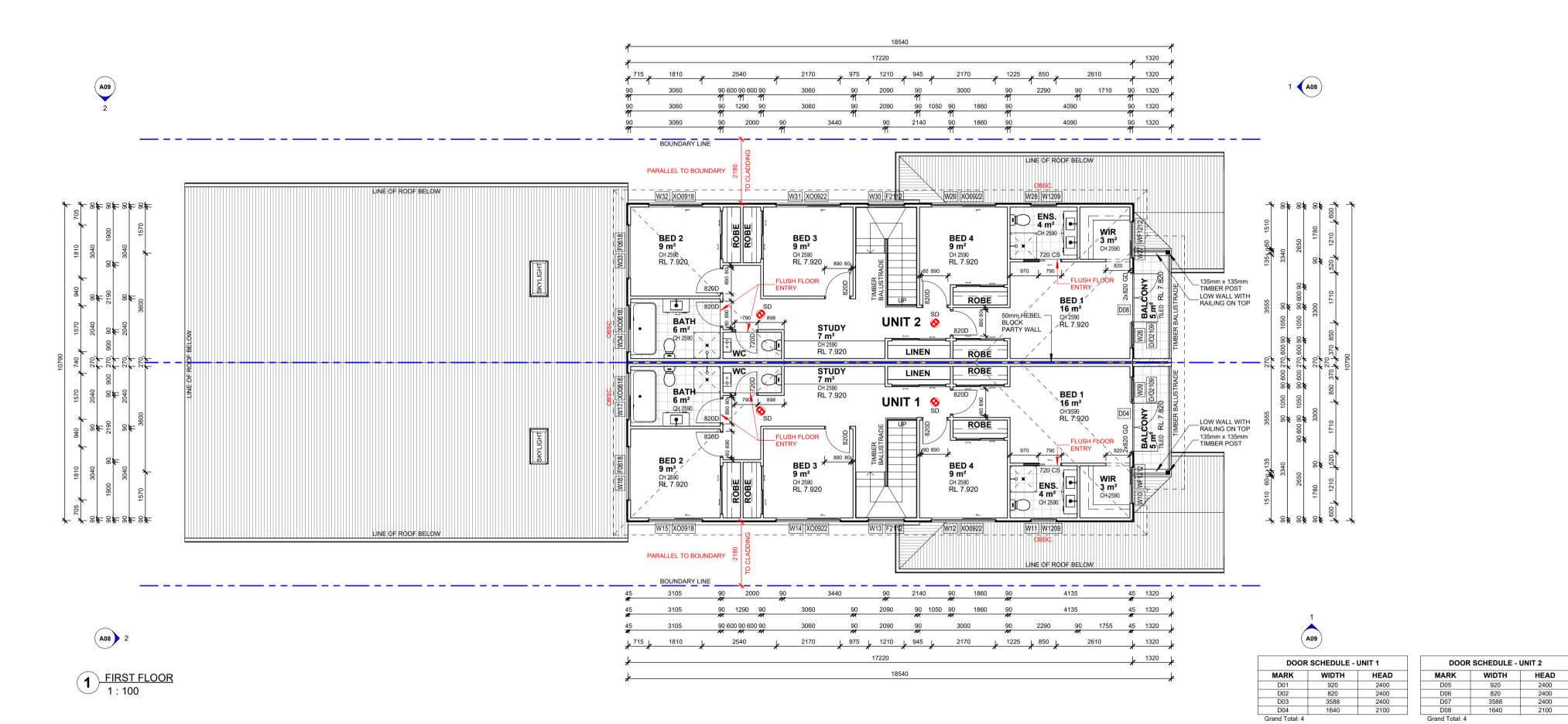
FALL MORE THAN 4 METRES.

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

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

DRAWING REVISION SCHEDULE

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



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

VOID

TOTAL AREAS

AKEA	%	AREA NAME	AKEA	%
		GROUND FLOOR		
16 m²	6%	ALFRESCO	16 m²	6%
15 m²	5%	EXTERNAL WALLS	15 m²	5%
27 m²	9%	GARAGE	27 m²	9%
131 m²	45%	GROSS FLOOR AREA	131 m²	45%
4 m²	2%	PORCH	4 m²	2%
				•
		FIRST FLOOR		
5 m²	2%	BALCONY	5 m²	2%
6 m²	2%	EXTERNAL WALLS	6 m²	2%
83 m²	28%	GROSS FLOOR AREA	83 m²	28%
5 m²	2%	VOID	5 m²	2%
293 m²	100%	TOTAL AREAS	293 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%	

5 m²	2%	
6 m²	2%	WATTLE COURT
83 m²	28%	WATTLE COURT
5 m²	2%	
293 m²	100%	HOMES BUILT FOR LIFE

© COPYRIGHT. THIS DRAWING REMAINS T	HE PROPERTY OF WATTLE O	OURT HOMES & IS PROVIDED FOR THE US	E AS DESCRIBED & MAY NOT BE US
			DRAFTERS:
		CUSTOM DESIGN	M KIR
WATTLE C	OURT	HAMPTONS FACADE	DRAFTING
			UNIT C4 - 3/29 BIRNIE AVENUE

© COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

DA APPLICATION - NOT FOR CONSTRUCTION

LOOKIDED & WINT HOT DE COED	OTT THE TOOL
TERS:	CLIENT: [
KJR DRAFTING	BICKE
IT C4 - 3/29 BIRNIE AVENUE LIDCOMBE NSW 2141	DRAWING T
	FIRST
kjrdrafting@kjr.net.au	

PRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PER	RMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRA	ATIVE PURP	POSES
T: DOUBLE STOREY DUPLEX	PROJECT:	SHEET SIZE:	SHEET
KERTON	21 BASSETT STREET	A2	A0
	MONA VALE NSW 2103	DATE: 2	25/09
ING TITLE: ST FLOOR PLAN		ЈОВ NO: NS	N0017
	SCALE: 1:100	DRAWN: D	JH

0m 1m 2m 3m 4m 5m SCALE BAR 1:100

2/	ATIVE PURP	OSES ONL'	Y AND DO NOT	FORM PART OF
	SHEET SIZE:	SHEET No:	REVISION:	
	A2	A07	E	
	DATE: 2	25/09/20	025	
	ЈОВ NO: NS	N0017	APPLICATION: DA	
	DRAWN: D	JH	WCSN244	

WINDOW SCHEDULE - UNIT 1

MARK WIDTH HEIGHT SILL HEAD

W01 850 1800 600 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

 W12
 2170
 360
 1240
 2160

 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

 600
 1800
 2400

 600
 1800
 2400

 1200
 1200
 2400

900 2100 1240 2100 40 2100

1810 1810 1810

l						
	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				
ANY	CONTRA	CT				
IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATE DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE II ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.						
)_		·			
		BUILDER SIGNE	D:		. DATE:	

DOOR SCHEDULE - UNIT 2

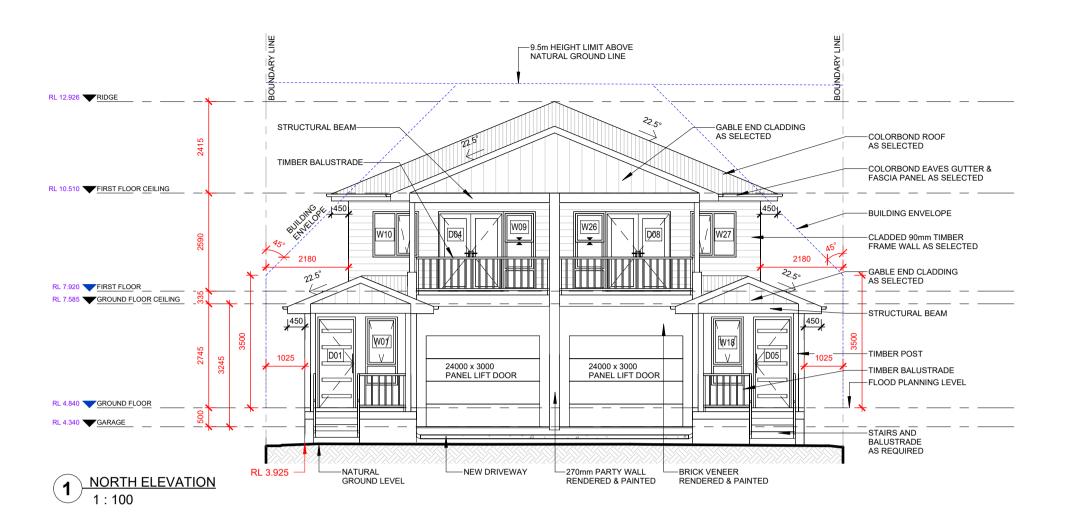
WIDTH

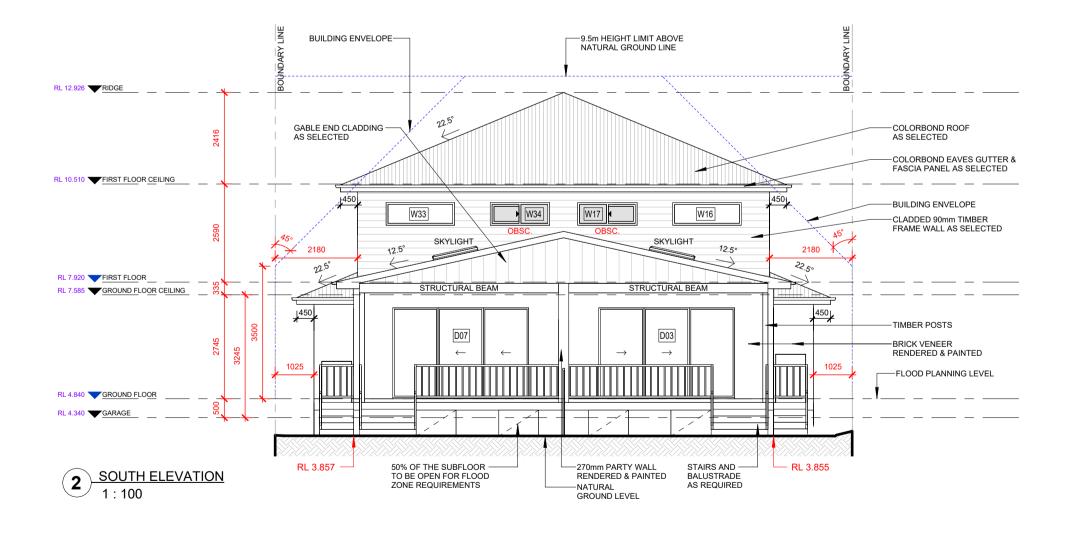
WINDOW SCHEDULE - UNIT 2

MARK

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







DOOR SCHEDULE - UNIT 2 DOOR SCHEDULE - UNIT 1 WIDTH WIDTH MARK D03 3588 2400 D07 3588 2400 D04 1640 2100 D08 1640 2100 Grand Total: 4

WINDOW SCHEDULE - UNIT 1 WINDOW SCHEDULE - UNIT 2

THINDON CONLEDGEE CHILL										-
RK	WIDTH	HEIGHT	SILL	HEAD		MARK	WIDTH	HEIGHT	SILL	HEAD
01	850	1800	600	2400		W18	850	1800	600	2400
02	1810	600	1800	2400		W19	1810	600	1800	2400
03	1810	600	1800	2400		W20	1810	600	1800	2400
04	1810	1200	1200	2400		W21	1810	1200	1200	2400
05	2410	860	1540	2400	1	W22	2410	860	1540	2400
06	610	1800	600	2400		W23	610	1800	600	2400
07	2410	1800	600	2400		W24	2410	1800	600	2400
08	2410	1800	600	2400		W25	2410	1800	600	2400
09	850	2060	40	2100	1	W26	850	2060	40	2100
10	1210	1200	900	2100		W27	1210	1200	900	2100
11	850	1200	900	2100		W28	850	1200	900	2100
12	2170	860	1240	2100		W29	2170	860	1240	2100
13	1210	2060	40	2100		W30	1210	2060	40	2100
14	2170	860	1240	2100		W31	2170	860	1240	2100
15	1810	860	1240	2100		W32	1810	860	1240	2100
16	1810	600	1500	2100		W33	1810	600	1500	2100
17	1570	600	1500	2100		W34	1570	600	1500	2100
and	Total: 17			•	•	Grand	Total: 17	•	•	

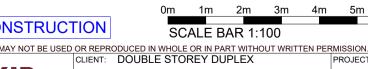
WALL & ROOF CLADDING.

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



© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

| DOUBLE STOREY DUPLEX | PROJECT: | SHEET NOT BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: ELEVATIONS

SCALE: 1:100

SCALE BAR 1:100

LUSIRA	ALIVE PURP	OSES ONL	T AND DO NOT
	SHEET SIZE:	SHEET No:	REVISION:
	A2	A08	E
	DATE: 2	025	
	ЈОВ NO: NS	N0017	APPLICATION: DA
	DRAWN: D	JH	WCSN244

<i>i</i> I
WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATE DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE! ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

WATTLE COURT

HOMES BUILT FOR LIFE

CUSTOM DESIGN

KJR DRAFTING HAMPTONS FACADE UNIT C4 - 3/29 BIRNIE AVENUE LIDCOMBE NSW 2141 ABN 15 078 937 238 (02) 8883 4344 kjrdrafting@kjr.net.au © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

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

DRAWING REVISION SCHEDULE ## 1940 - FIRST ISSUE 14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

14/05/20.

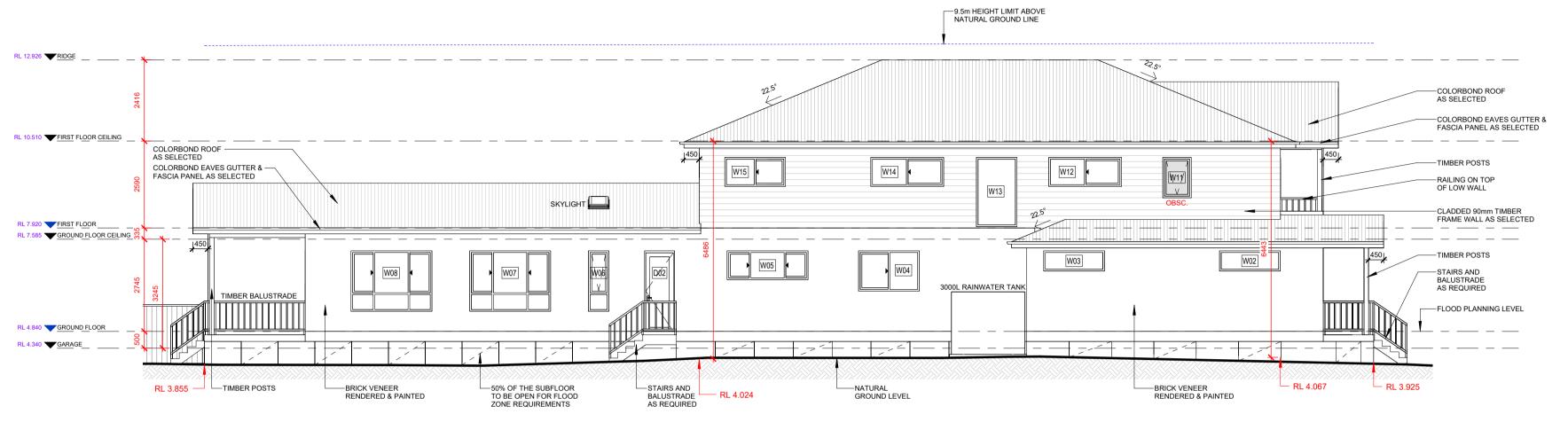
14/05/20.

14/05/20.

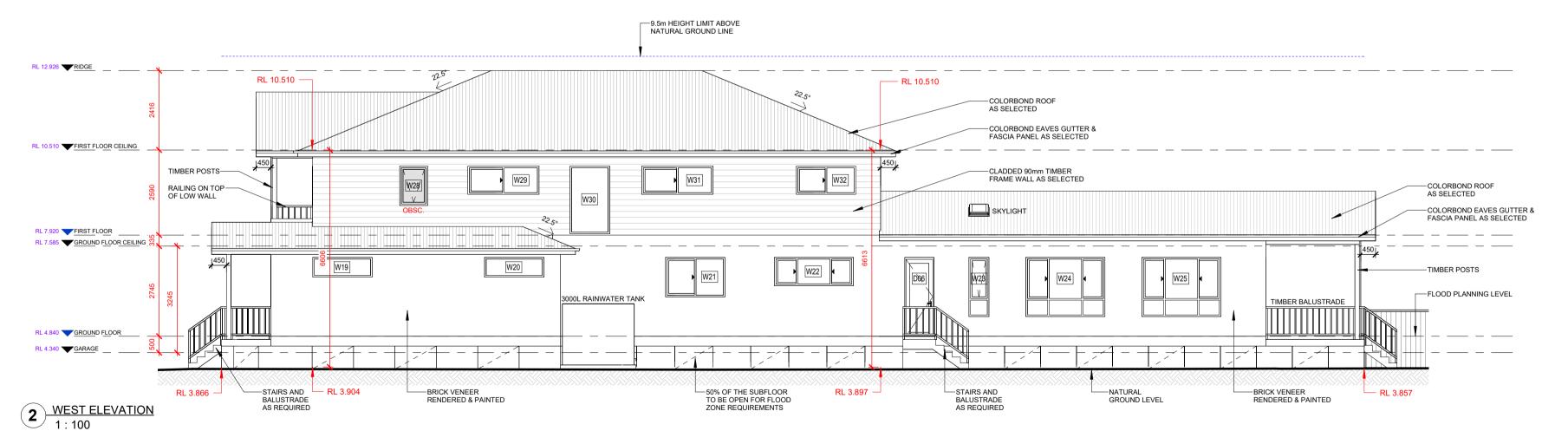
14/05/20.

14/05/20

ARCHITECTS PLANS
ADDED GROUND FLOOR SITE SETOUT 25/09/2025 SM



EAST ELEVATION 1:100



DOOR SCHEDULE - UNIT 1							
MARK WIDTH HEAD							
D01	920	2400					
D02	820	2400					
D03	3588	2400					
D04	1640	2100					
Crand Tatal: 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	Fotal: 17				

DOOR	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 2							
IARK	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			

WALL & ROOF CLADDING.

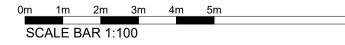
WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC VOLUME 2 - H1D7 PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE NCC FOR PRODUCT MATERIALS AND INSTALLATION.

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



© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

| DRAFTERS: | CLIENT: | DOUBLE STOREY DUPLEX | PROJECT: | SHEET NICE | SHEET NI BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: **ELEVATIONS**

SCALE: 1:100

A2 A09 25/09/2025 JOB NO: NSN0017 DA DRAWN: DJH WCSN244

WATTLE COURT HOMES BUILT FOR LIFE

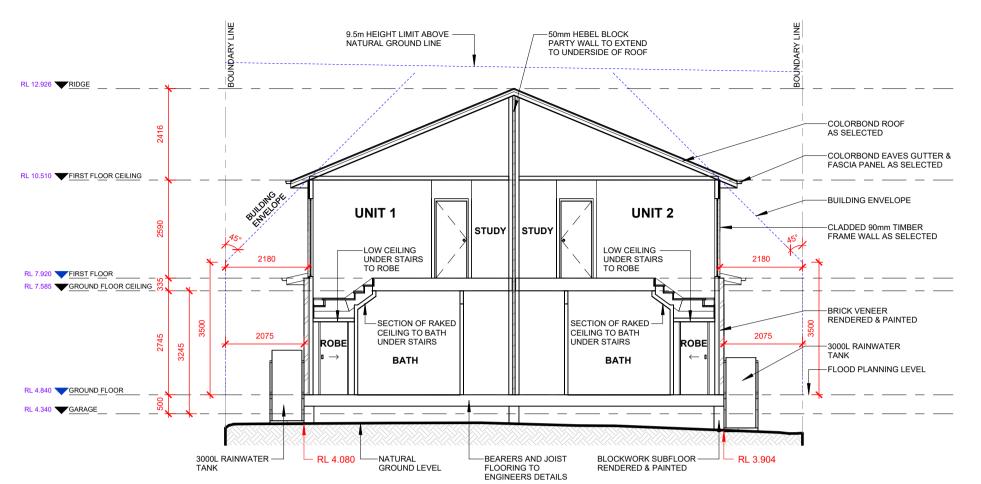
CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE (02) 8883 4344 kjrdrafting@kjr.net.au TO WATTLE COURT HOMES

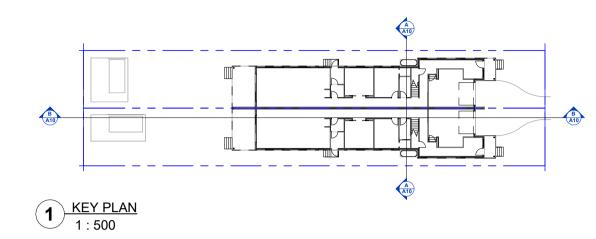
KJR DRAFTING UNIT C4 - 3/29 BIRNIE AVENUE LIDCOMBE NSW 2141 ABN 15 078 937 238



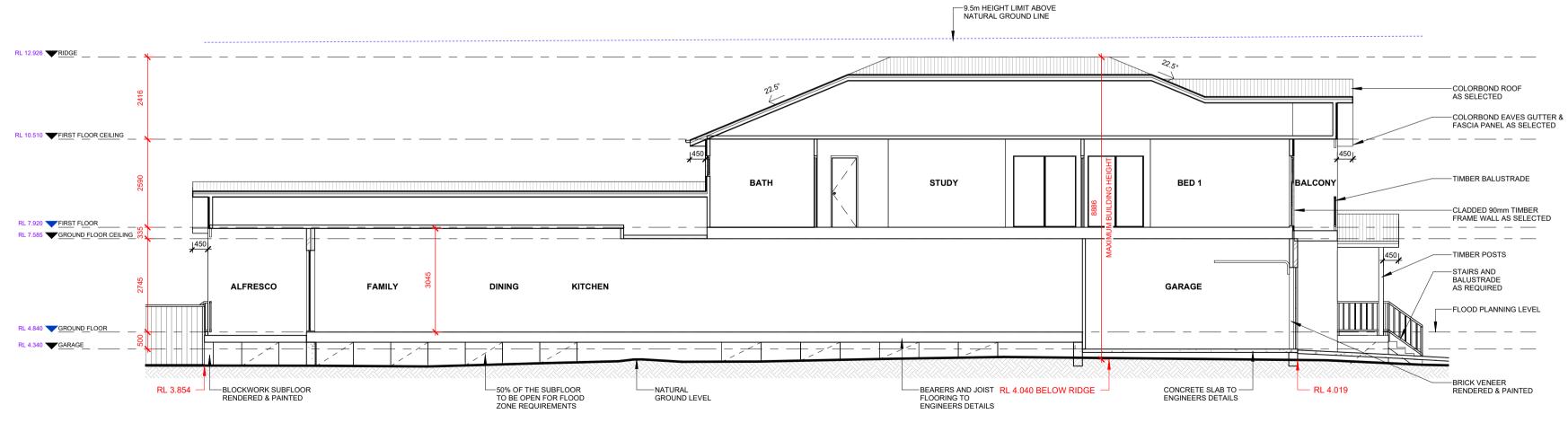
DRAWING REVISION SCHEDULE | CONCEPT PLAN - FIRST ISSUE | 14/05/2025 | 14/05/2025 | 14/05/2025 | 03/06/2025 | 03/06/2025 | 03/06/2025 | 03/06/2025 | 03/06/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | 04/09/2025 | ARCHITECTS PLANS

ADDED GROUND FLOOR SITE SETOUT 25/09/2025 SM





A SECTION AA 1: 100



B SECTION BB 1: 100

DA APPLICATION - NOT FOR CONSTRUCTION

© COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES SCALE BAR 1:100

CUSTOM DESIGN WATTLE COURT HAMPTONS FACADE HOMES BUILT FOR LIFE

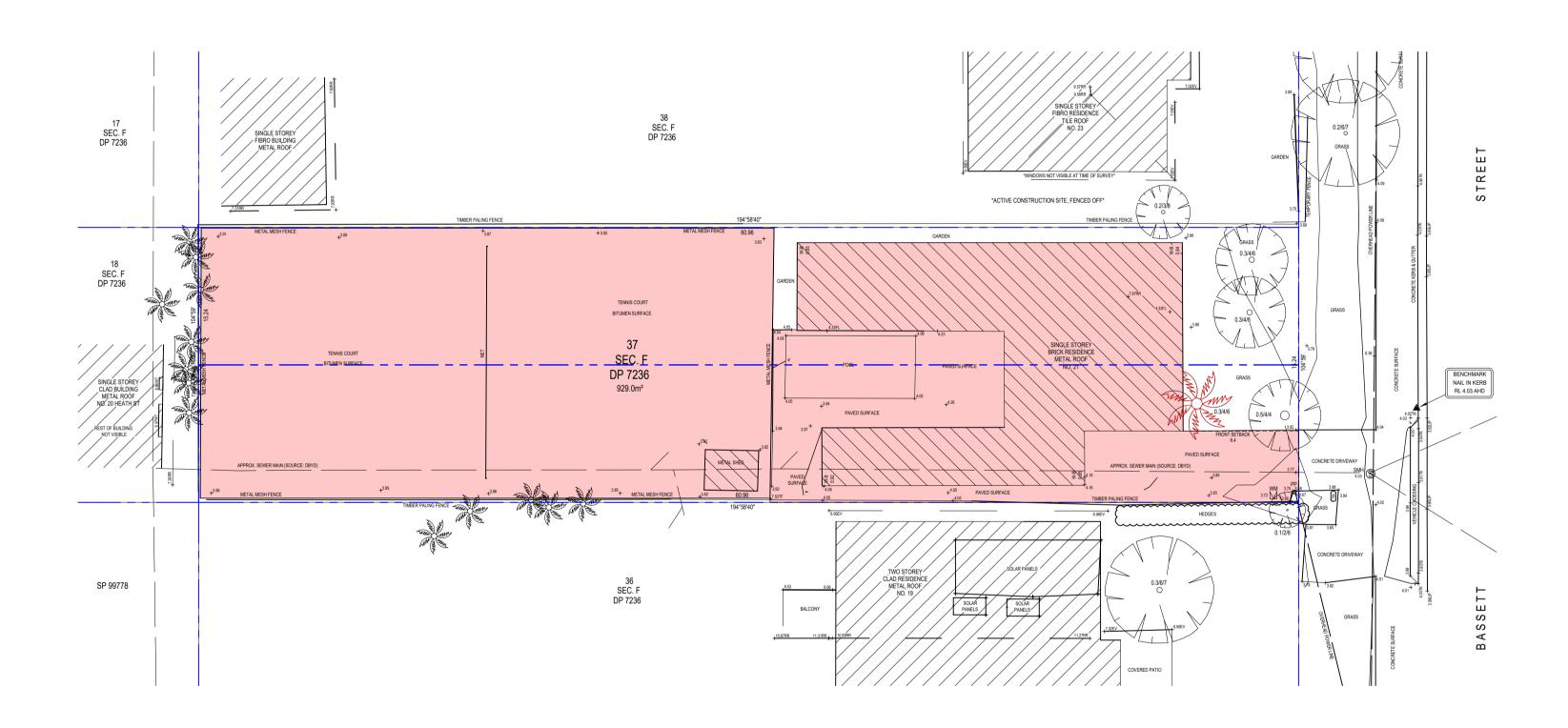
KJR DRAFTING UNIT C4 - 3/29 BIRNIE AVENUE LIDCOMBE NSW 2141 ABN 15 078 937 238 (02) 8883 4344 kjrdrafting@kjr.net.au

© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

| DRAFTERS: | CLIENT: | DOUBLE STOREY DUPLEX | PROJECT: | SHEET SIZE: | SHEET SIZE: | SHEET NO: | REVISION: | REVISION: | WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

| DRAFTERS: | CLIENT: | DOUBLE STOREY DUPLEX | PROJECT: | SHEET SIZE: | SHEET NO: | REVISION: | REVI BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: SECTIONS SCALE: As indicated

A2 A10 E 25/09/2025 APPLICATION DA JOB NO: NSN0017 DRAWN: DJH WCSN244



1 DEMOLITION PLAN 1:200

WORKS ARE SHOWN IN RED 0m 1m 2m 3m 4m 5m SCALE BAR 1:200

WATTLE COURT HOMES BUILT FOR LIFE

HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

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

DA APPLICATION - NOT FOR CONSTRUCTION

© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

CUSTOM DESIGN

DRAFTERS:

CLIENT: DOUBLE STOREY DUPLEX

PROJECT:

SHEET SIZE: SHEET NO: REVISION:

A2 A11 E

REVISION:

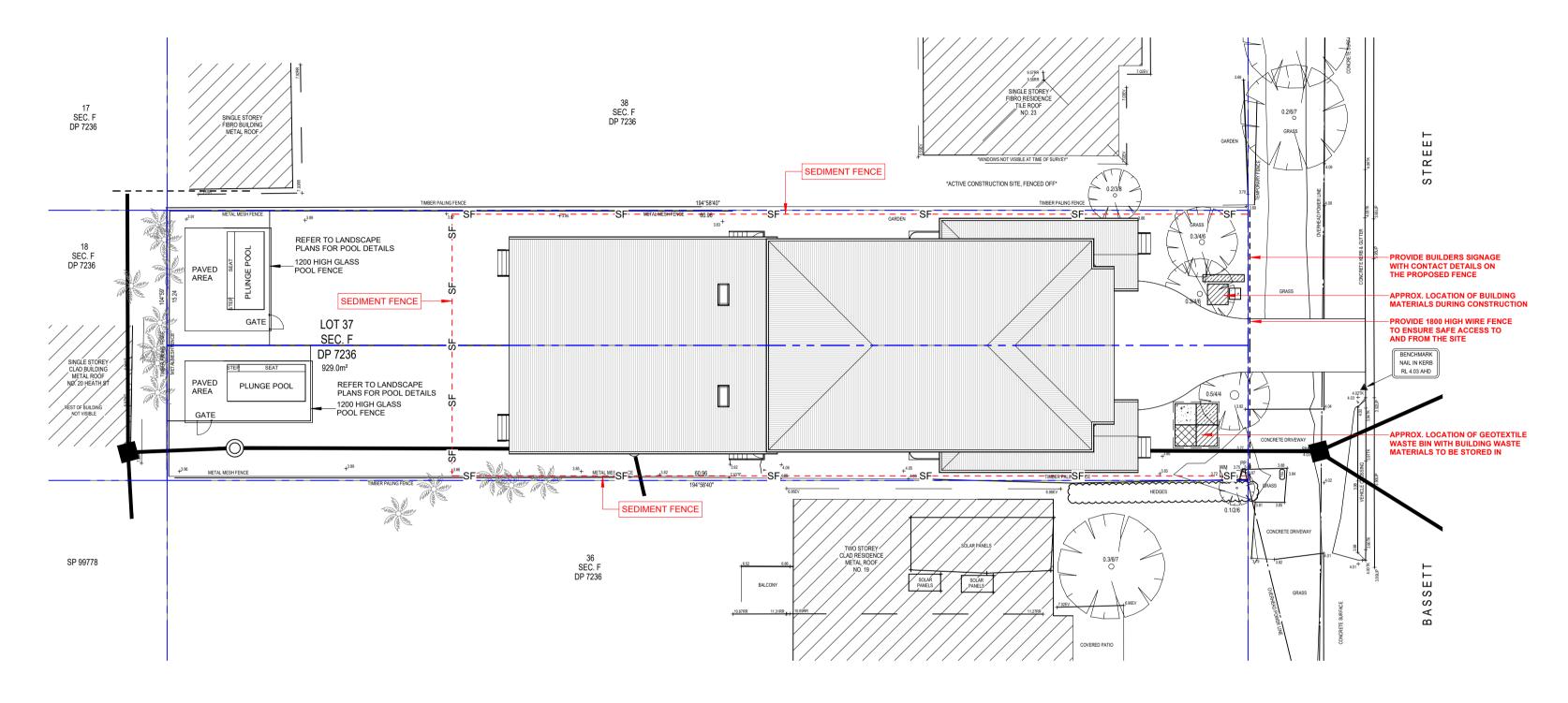
PROJECT:

SHEET SIZE: SHEET NO: REVISION:

A2 A11 E BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: DEMOLITION PLAN SCALE: 1:200

25/09/2025 APPLICATION DA JOB NO: NSN0017 DRAWN: DJH WCSN244

NOTE: ALL DEMOLITION

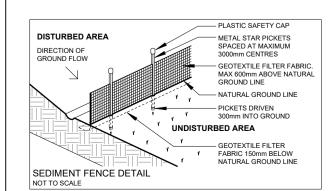


1 EROSION & SEDIMENT PLAN 1:200

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
- 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.

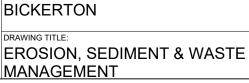
DA APPLICATION - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m SCALE BAR 1:200 © COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT OF ANY CONTRA

DIAL BEFORE

WATTLE COURT HOMES BUILT FOR LIFE





21 BASSETT STREET MONA VALE NSW 2103
WIGHT VALE HOW 2100

SCALE: 1:200

A2	A12	E
DATE: 2	25/09/20	025
JOB NO: NS	N0017	APPLICATION: DA
DRAWN: D	JH	WCSN244







DA APPLICATION - NOT FOR CONSTRUCTION

WATTLE COURT HOMES BUILT FOR LIFE

CUSTOM DESIGN HAMPTONS FACADE

© COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

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

BICKERTON DRAWING TITLE: 3D VIEWS

21 BASSETT STREET MONA VALE NSW 2103 NOT TO SCALE

© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION, ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

| DOUBLE STOREY DUPLEX | PROJECT: | SHEET NIZE: SHEE A2 A13 E DATE: 25/09/2025 APPLICATION: DA JOB NO: NSN0017 DRAWN: DJH WCSN244

PT PLAN - FIRST ISSUE ES AS PER EMAIL DATED 29/05/2025 - FIRST ISSUE POOL AS PER LANDSCAPE ARCHITECTS PLANS
ADDED GROUND FLOOR SITE SETOUT 25/09/2025 SM

DRAWING REVISION SCHEDULE . AMENDMENTS DATE B'
CONCEPT PLAN - FIRST ISSUE 14.056/2025 DJ
CHANGES AS PER EMAIL DATED 29/05/2025 DJ
DA SET - FIRST ISSUE 13008/2025 DJ
ADDED POOL AS PER LANDSCAPE 04/09/2025 DJ ARCHITECTS PLANS

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

BASIX™Certificate

Multi Dwelling Certificate number: 1808329M

NSW GOVERNMENT

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0012119930.

Certificate Prepared by Name / Company Name: CHAPMAN ENVIRONMENTAL SERVICES PTY LTD

21 Bassett Street
21 BASSETT STREET MONA VALE 2103
NORTHERN BEACHES

Target Pass

Deposited Plan 7236

Plan type and plan number

No. of residential flat buildings

Residential flat buildings: no. of dwellings Multi-dwelling housing: no. of dwellings

No. of single dwelling houses
Project score

No common areas specified.

Schedule of BASIX commitments

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

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

BASIX Department of Planning, Housing and www.basix.new.gov.au Version: 4.03 / EUCAL/PPTUS_03_01_0 Certificate No.: 1808329M Wednesday, 13 August 2025 page 1/15 Infrastructure

Description	of project			
Project address		Common area landscape		
Project name	21 Bassett Street	Common area lawn (m²)	0	
Street address	21 BASSETT STREET MONA VALE 2103	Common area garden (m²)	0	
Local Government Area	NORTHERN BEACHES	Area of indigenous or low water use	0	
Plan type and plan number	Deposited Plan 7236	species (m²)		
Lot No.	37	Assessor details and them	nal loads	
Section no.	F	Assessor number	20920	
Project type		Certificate number	0012119930	
No. of residential flat buildings	0	Climate zone	56	
Residential flat buildings: no. of dwellings	0	Project score		
Multi-dwelling housing: no. of dwellings	2	Water	✓ 41	Target 40
No. of single dwelling houses	0	Thermal Performance	✓ Pass	Target Pass
Site details		Energy	. 4 70	T1 TO
Site area (m²)	929		√ 72	Target 72
Roof area (m²)	445.3	Materials	✓ -28	Target n/a
Non-residential floor area (m²)	0		V -20	l arget n/a
Residential car spaces	4			
Non-residential car spaces	0			



BASIX Dipartment of Planning, Housing and www.basix.new.gov.au Venior. 4.03 / EUGLYPTUS_0_0_1_0 Certificate No.: 1808329M Wednesday, 13 August 2025 page 2/15 Instructivate Instructivate Instructivate Instruction Instructio

oms floor	ned floor den &	pecies	floor	ed floor	Species	
Dwelling no. No. of bedro Conditioned area (m²)	Uncondition area (m²) Area of gan lawn (m²)	Indigenous s (min area m²) (min area m²) (min area m²)	No. of bedroo Conditioned f area (m²)	Uncondition area (m²) Area of gard Iawn (m²)	(min area m	
1 4+ 214.2	11.6 220	0 2	4+ 214.2	11.6 220		

Schedule of BASIX commitments									
The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be compiled with.									
1. Commitments for multi-dwelling housing									
(a) Dwellings									
(i) Water	Show on DA plans	Show on CC/CDC 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 land 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 fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture 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 "HW recirculation or diversion" column of the table below.		~	~						
(e) The applicant must install:									
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	~						
(bb) 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 all toilets in the dwelling.		✓	~						
(e) 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.	~	~							
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		~							
(g) The pool or spa must be located as specified in the table.	>	>							
(h) 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.	>	>	~						
	•								

	l lr	ndividual pool		Individua	spa		Appliances	other efficie	ncy measures
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying lin
All dwellings						gas cooktop & electric oven			no
	Alternative energy					у			
Dwelling r	о.		Photovoltaic system (min rated electrical output in peak kW) Photovoltaic collector installation						n inputs
All dwelling	All dwellings -				-				
(iii) Therm	al Performance and N	Materials						Show on DA plans	Show on C
"Asses the app	olicant must attach the sor Certificate") to the licant is applying for a so attach the Assesso	development application complying develops	ation and cons nent certificate	truction certificate a for the proposed de	oplication for evelopment,	the proposed develo to that application). T	pment (or, if he applicant		
1 /	sessor Certificate mus								
	ails of the proposed de ate, including the detai				stent with the	details shown in this	BASIX		
		requires to be show	n on those pla			ed development, all i mp of endorsement f		~	
(d) The ap	rmal Comfort Protocol ted Assessor, to certif	y that this is the case							
(d) The ap the The Accred (e) The ap certification	rmal Comfort Protocol	he plans accompany ermal performance	ring the applic						•
Certific (d) The ap the The Accred (e) The ap certific develop (f) The aps Certific	rmal Comfort Protocol ted Assessor, to certif blicant must show on ti te, if applicable), all th	he plans accompany ermal performance d to calculate those he development in a with those aspects	ring the applic specifications specifications. accordance will of the develop	set out in the Asses	sor Certificate	e, and all aspects of t	he proposed Assessor		~

	1	Individual pool		Individua	l spa		Appliances o	ther efficier	ncy measures	
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	-	-	no	yes
						Alternative ener	gy			
Dwelling n		Photovoltaic s output in peak		ated electrical	Photovolta	ic collector installa	ation	Orientation	inputs	
All dwelling:	s	-								
(iii) Therm	al Performance and	i Materials						Show on DA plans	Show on CC/CD plans & specs	C Certifier check
(a) The application (a) Th	plicant must attach t sor Certificate") to the blicant is applying for	ne certificate referred t e development applica a complying developn	tion and con- nent certificat	struction certificate a e for the proposed d	pplication for evelopment, t	the proposed development that application). To	te (the opment (or, if The applicant			
(a) The app "Assess the app must al	plicant must attach t sor Certificate") to the blicant is applying for lso attach the Asses	ne certificate referred t e development applica	tion and con nent certificat oplication for	struction certificate a e for the proposed d a final occupation ce	pplication for evelopment, t ertificate for th	the proposed develon to that application). It is proposed develop	te (the opment (or, if The applicant ment.			
(a) The app "Assess the app must al (b) The As	plicant must attach t sor Certificate") to the blicant is applying for iso attach the Asses sessor Certificate m tails of the proposed	ne certificate referred to e development applice a complying development Certificate to the ap ust have been issued to development on the A	tion and con- nent certificat oplication for ny an Accredit ssessor Certi	struction certificate a e for the proposed d a final occupation ce ted Assessor in acco ficate must be consi	application for evelopment, to ertificate for the ordance with t	the proposed develo to that application). I e proposed develop the Thermal Comfort	te (the opment (or, if The applicant ment. t Protocol.			
(a) The app "Asses: the app must al (b) The As (c) The det Certific (d) The app the The	plicant must attach t sor Certificate") to the licant is applying for so attach the Asses sessor Certificate m tails of the proposed ate, including the de plicant must show or srmal Comfort Protor	ne certificate referred t e development applica a complying developn sor Certificate to the ap ust have been issued t	tion and con- nent certificat oplication for ny an Accredi ssessor Certi rmal Loads" ing the devel n on those pl	struction certificate a e for the proposed d a final occupation ce ted Assessor in acco ficate must be consi table below.	application for evelopment, to ertificate for the ordance with to stent with the for the propos	the proposed develor that application). To e proposed develop he Thermal Comfort details shown in this ed development, all	te (the opment (or, if fhe applicant ment. the Protocol. s BASIX			
(a) The app "Assessithe app must al (b) The As (c) The det Certific (d) The app the The Accred (e) The app certifice	plicant must attach t sor Certificate") to the blicant is applying for so attach the Asses sessor Certificate ma tails of the proposed ate, including the de plicant must show or ormal Comfort Proto- tited Assessor, to ce	ne certificate referred to e development applica a complying development or Certificate to the apust have been issued to development on the Atalis shown in the "The in the plans accompany of requires to be show	ition and con- nent certificat pplication for ry an Accredi ssessor Certi mal Loads": ing the devel n on those pl b. ing the applic specifications	struction certificate a de de final occupation de tel Assessor in acco- ficate must be consi- table below. opment application fi ans. Those plans mi eation for a construct set out in the Asses to the proposed to the trans.	pplication for evelopment, to entificate for the ordance with the stent with the for the propos- ust bear a sta- tion certificate	the proposed devek to that application). The proposed develop he Thermal Comfort details shown in this ed development, all imp of endorsement cor complying deve	te (the opment (or, if fine applicant ment. Protocol. BASIX matters which from the	DA plans		
(a) The app "Assess the app must al al (b) The As (c) The def Certific (d) The app the The Accred (e) The app certificate (vi) The app Certificate (f)	plicant must attach t sor Certificate") to the licant is applying for so attach the Asses sessor Certificate malais of the proposed ate, including the de plicant must show or small Comfort Protoc tellad Assessor, to certificate and seed, if applicable), all soment which were un olicant must construct at the accordance of the accordance of the seed of the accordance of the accordance of the seed of the accordance of the accordance of the accordance of the seed of the accordance of the accordance of the accordance of the seed of the accordance of t	ne certificate referred to e development applicate a complying development applicate a complying development control to the against have been issued to development on the Atalia shown in the "The the plans accompany of requires to be show tiffy that this is the case the plans accompany themal performance to	tion and con- tent certification for a pplication for a sy an Accredit ssessor Certification and the ssessor Certification and the seven ing the developed in a con- specification applications specification and the seven coordance with the seven and the s	struction certificate a for the proposed d a final occupation ce ted Assessor in accordinate must be considered below. Opposed the policy of the property of t	application for evelopment, the intificate for the ordance with the stent with the for the proposust bear a sta- tion certificate issor Certificate mance specificate	the proposed develo- to that application). To e proposed develop he Thermal Comfort details shown in this ed development, all imp of endorsement is (or complying develop, and all aspects of cations set out in the	te (the oppment (or, if The applicant ment. Protocol. BASIX matters which from the lopment the proposed	DA plans		

Ing All All All All Balborn recirculation clothes washers flushing laps diversion diversion.

| All All All All Balborn recirculation clothes washers with the pathway of t

(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 install each hot water system specified for the dwelling in the table below, so that the dwelling is hot vater is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system to the dwelling, so that the towelling's hot water is supplied by that central system specified for that room in the table below. Each such ventilation system man have the operation control specified for in the table to the other cooling and heating systems specified for the dwelling, the ventilation system appeals of the dwelling. The ventilation system appeals the state of the dwelling in the system specified for that or the table below. Each such ventilation system in the table below, first at least 11 injurglaction area of the dwelling in the date to the other and the dwelling in the system must provide for dayinght zoning between living areas and bedrooms.

(a) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below four only to the eacht specified for that room or area. The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting dode (LED) lighting. If the term "decicated" is specified for a particular room or each, then the light fillings in that room or area must only be capable of being used for fluorescent lighting or light emitting dicke (LED) lighting.

(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skyling to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skyling the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:

(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:

All gas instantaneous - 6 individual fan, ducted to façade or roof at a far witch on/off to façade or roof at a far witch on/off to façade or roof a far witch on/off to facade or roof a far witch

BASIX Department of Planning, Housing and www.basix.nsw.gov.au Version: 4.03 / EUCAL/YPTUS_03_01_0 Certificate No.: 1808329M Wednesday, 13 August 2025 page 815 infrastructure

(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.

(a) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;

(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table. If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".

The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling is electrical system. Show on DA plans Show on CC/CDC Certifier check

~

~

(ii) Energy

(ii) Energy

) The applicant must install in the dwelling:

(iii) Thermal Pe									Show on CC/CDC plans & specs	Certifier check	
		loor, install insula meter of the slab		alue of not less than 1.0	underneath the s	lab and around	the vertical				
(h) The applicar	nt must constr	uct the floors and	walls of the dev	elopment in accordanc	e with the specific	ations listed in t	he table below.	>	~	~	
		n The plans acco Assessor Certific		levelopment application	for The proposed	development,	The locations of	>			
				plication for a construct in the Assessor Certifi		ion certificate (or complying development cate.			~		
						Thermal load	3				
Dwelling no.		Area adj	usted heating le	oad (in MJ/m²/yr)	Area adjusted	cooling load (in MJ/m²/yr)	Area adjuste	d total load (in M	J/m²/yr)	
		20			9.6			29.600			
ull other dwelling	gs	16.1			13.3	29.400					
					Construction	of floors and w	alls				
Dwelling no.	Conc (m²)	crete slab on gro		ended floor with oper loor (m²)	Suspended enclosed su		Suspended garage (m²)	floor above	Primarily ram mudbrick wa	med earth or	
III dwellings	-		138.3		-	- 28.3			no		
	Floor types										
		Concrete	slab on groun	d	Suspended flo	oor above enc	osed subfloor	Suspende	ed floor above op	en subfloor	
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	
III dwellings	-			conventional slab				particle board, frame: timber - H2 treated softwood	138.3		

		DA plans	plans & specs	check			-				
a suspended floor, install insulation with an R-value of not less than 1.0 alges of the perimeter of the slab.	underneath the slab and around the vertical				.,	eas and central systems/facil	ities				
ant must construct the floors and walls of the development in accordance	with the specifications listed in the table below.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			(i) Water				Show on DA plans	Show on CC/CDC plans & specs	Certifie check
nt must show on The plans accompanying The development application for set out in The Assessor Certificate.	or The proposed development, The locations of	,		(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.					~	~	
nt must show on the plans accompanying the application for a construction if applicable), the locations of ceiling fans set out in the Assessor Certification.			V		(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.			~	~	~	
	Thermal loads		(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.				~	_			
	Area adjusted cooling load (in MJ/m²/yr)		ed total load (in M	J/m²/yr)	(d) A pool or spa	(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.				_	
	9.6 13.3	29.600 29.400			(e) The applicant	must install each fire sprinkler sys	stem listed in the table so that the system	n is configured as specified in the table.		~	~
	Construction of floors and walls				(f) The applicant	must ensure that the central coolin	ng system for a cooling tower is configure	ed as specified in the table.		~	~
Concrete slab on ground Suspended floor with open subfloor (m²)	Suspended floor with Suspende enclosed subfloor (m²) garage (m	d floor above	Primarily ran mudbrick wa	nmed earth or	Common area	Showerheads rating	Toilets rating	Taps rating C	lothes washer	s rating	
- 138.3	- 28.3		no		All common areas	no common facility	no common facility	no common facility no	common laund	Iry facility	
Floor types											
Concrete slab on ground Area (m²) Insulation Low Dematerialisation	Suspended floor above enclosed subfloor Construction Area (m²) Insulation	Suspen	n Area (m²)	en subfloor Insulation	(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifie check
	type	type	Area (III-)	instractori				a common area specified in the table below, ast meet the efficiency measure specified.		_	~
conventional slab -		particle board frame: timbe - H2 treated softwood		-	in the table be	elow, the lighting specified for that at also install a centralised lighting	nust install, as the "primary type of artific common area. This lighting must meet t control system or Building Management			~	~
							res specified in the "Central energy syste and meet the specifications, listed for it	ems" column of the table below. In each	J.		T .

	Floor types										
		oor above ha		Suspend	ed floor abo	ve garage			Garage fl	oor	
Dwelling no.	Construction type		Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
All dwellings	particle board, frame: timber - H2 treated softwood	64	-	particle board, frame: timber - H2 treated softwood	28.3	fibreglass batts or roll	concrete - suspended	28.4	-	-	conventional slab
	External	walls									
			Extern	al wall type 1					External wall	type 2	
Dwelling no.	Wall typ	e A	Area (m²)	Insulation	Low	emissions on	Wall type	Area (m²) In:	sulation	Low emissions option
All dwellings	brick vene frame : tir - H2 treat softwood	mber	0.4	fibreglass bat roll	ts or none		framed (fibre cement sheet or boards), frame : timber - H2 treated softwood	80.4	fibr roll	eglass batts or	none
	External	walls									
			Extern	al wall type 3					External wall	type 4	
Dwelling no.	Wall typ	e A	Area (m²)	Insulation	Low	emissions on	Wall type	Area (m²) Ins	sulation	Low emissions option
All dwellings	-	-		-	-			-	-		-
	Interna	l walls									
		Internal wal	ls shared with	garage		Internal v	all type 1			Internal wall ty	pe 2
Dwelling no.	Wall ty	pe Ar	rea (m²)	Insulation	Wall type	Area (r	n²) Insula	tion W	/all type	Area (m²)	Insulation
All dwellings	plasterb frame: ti - H2 trea softwood	mber ated	5	fibreglass batts or roll	plasterboard frame: timbe - H2 treated softwood	er	-			-	-

	energy systems	Туре	Specification		
Other		-	-		

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

In these commitments, "applicant" means the person carrying out the development.

The applicant must identify each develing, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate or complying development certificate, for the proposed development, using the same identifying letter or reference as a given to that development involves the arrection of a building of both president and apply the plans and the same identificate.

This note applies if the proposed development involves the arrection of a building of both presidential and non-residential purposes of the hange of use of a building for both residential purposes in a given to the development of the plans of the plans of the development of the plans of the development of the plans of the development of the development of the plans of the development of the development of the plans of the development of the plans of the development of the development of the plans of the development of the development of the development of the development of the plans of the development of the development of the plans of the development of the d

Legend

. Commitments identified with a ** in the *Show on DA plans* column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development). Commitments identified with a "\u2219" in the "Show on CCICDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

3. Commitments identified with a ** in the *Certifier check* column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled!.

DA APPLICATION - NOT FOR CONSTRUCTION

WATTLE COURT HOMES BUILT FOR LIFE

CUSTOM DESIGN HAMPTONS FACADE

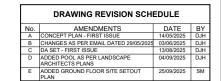
© COPYRIGHT EXCLUSIVE

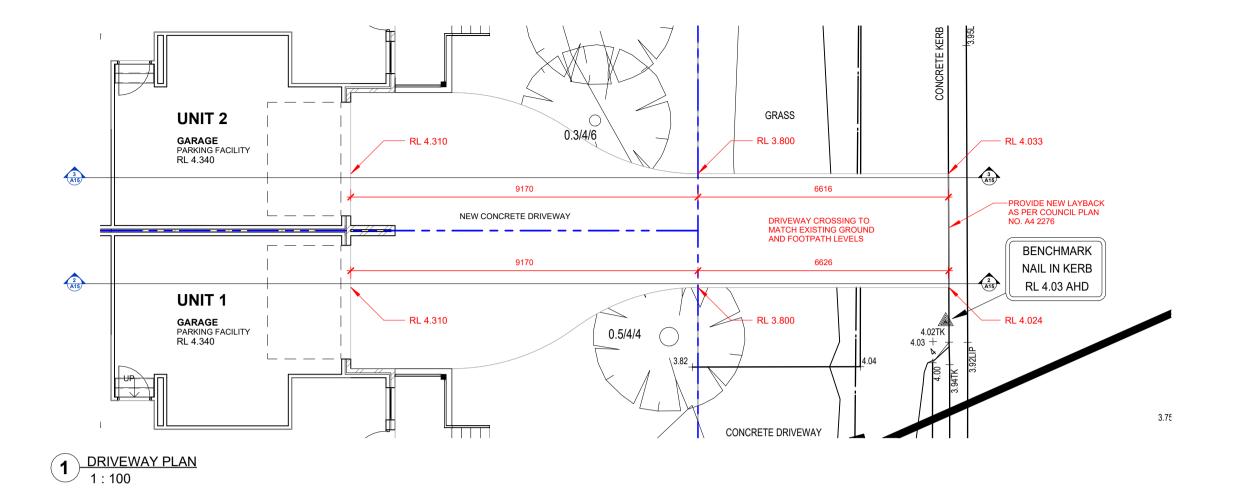
TO WATTLE COURT HOMES

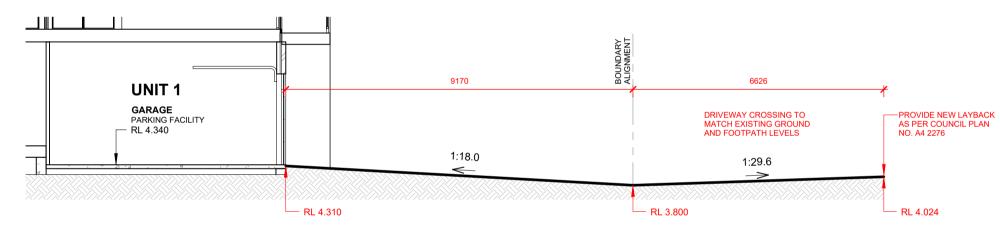


OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PER	RMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE F
CLIENT: DOUBLE STOREY DUPLEX	PROJECT:
	21 BASSETT STREET MONA VALE NSW 2103
DRAWING TITLE:	WONT VILL NOV 2100
BASIX COMMITMENT	
	SCALE:

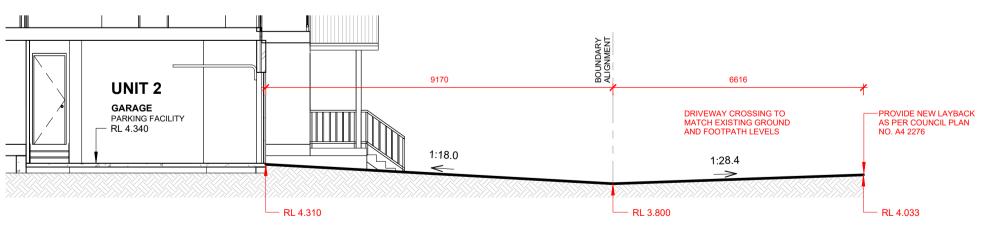
E FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT
SHEET SIZE: SHEET No: REVISION: A2 A14 E DATE: 25/09/2025 JOB NO: NSN0017 DA RAWN: DJH WCSN244







2 DRIVEWAY SECTION - UNIT 1 1:100



3 DRIVEWAY SECTION - UNIT 2 1:100





WATTLE COURT HOMES BUILT FOR LIFE

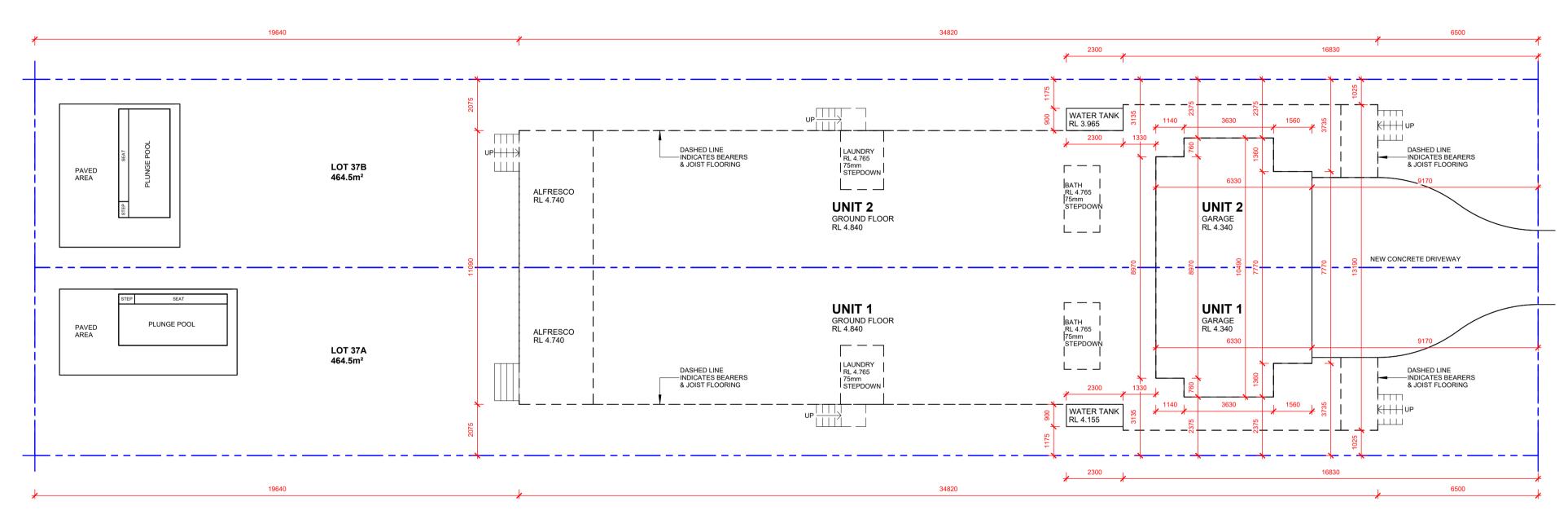


ENT: DOUBLE STOREY DUPLEX	PROJECT:
	21 BASSETT STREET MONA VALE NSW 2103
AWING TITLE:	WON/ V/LE NOW 2100
RIVEWAY DETAILS	
	SCALE: 1:100

A2 A15 E DATE: 25/09/2025 APPLICATIO DA JOB NO: NSN0017 DRAWN: DJH WCSN244



Z	IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATED DEPICT THE HOUSE FOR CONSTRUCTION, ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST O'THE VARIATION TIEMS AND ANY FURTHER PLANS TO BE PREPARED.	′
	OWNER SIGNED: DATE:	
	OWNER SIGNED: DATE:	
	BUILDER SIGNED: DATE:	



1 CONCRETE SLAB PLAN

DA APPLICATION - NOT FOR CONSTRUCTION

SCALE BAR 1:125 © COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

DRAFTERS:

CLIENT:

DOUBLE STOREY DUPLEX

PROJECT:

SHEET SIZE: SHEET NO: REVISION:

LIMIT OF ANY CONTRACT

OF A STORY OF A STOR

WATTLE COURT HOMES BUILT FOR LIFE

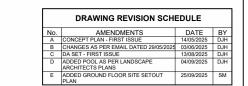
CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

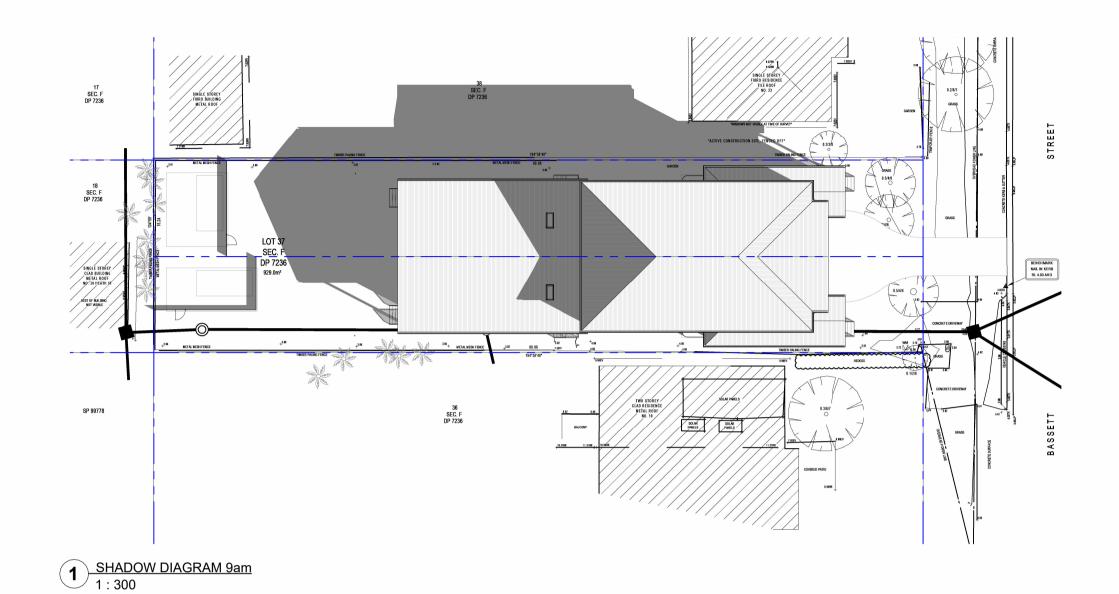


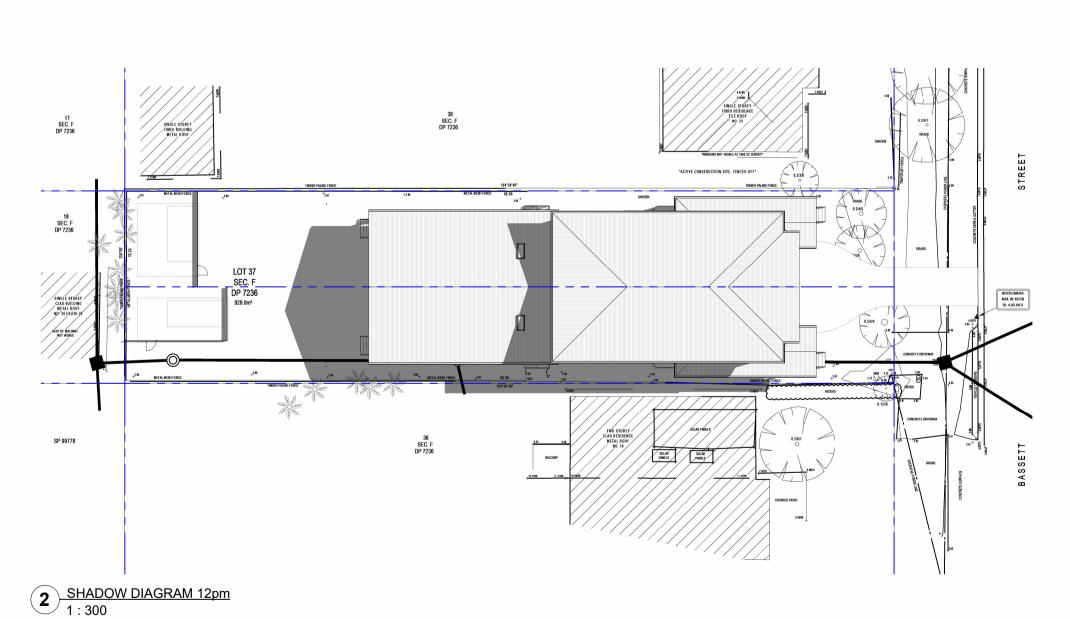
BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: CONCRETE SLAB PLAN SCALE: 1:125

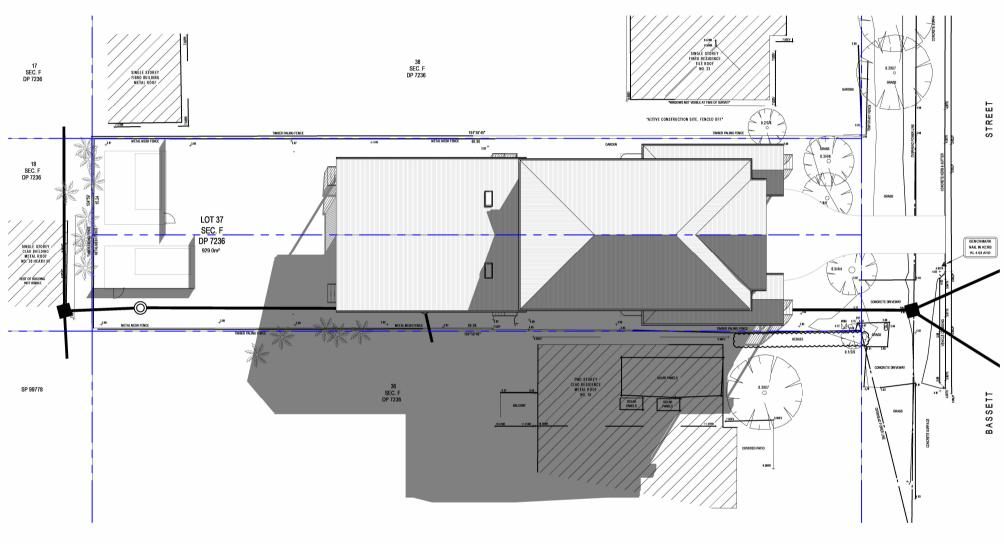
A2 A16 E DATE: 25/09/2025 APPLICATION DA JOB NO: NSN0017 DRAWN: DJH WCSN244











3 SHADOW DIAGRAM 3pm 1:300

DA APPLICATION - NOT FOR CONSTRUCTION

0m1m2m3m4m5m 1 SCALE BAR 1:300

SHADOW DIAGRAMS FOR 21ST JUNE

WATTLE COURT HOMES BUILT FOR LIFE

HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

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

© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

CUSTOM DESIGN

DRAFTERS:

CLIENT: DOUBLE STOREY DUPLEX

PROJECT:

SHEET SIZE: SHEET NO: REVISION:

A2 A17 E

REVISION:

PROJECT:

SHEET SIZE: SHEET NO: REVISION:

SHEET SIZE: SHEET NO: SHEET NO: SHEET SIZE: SHEET SIZE: SHEET SIZE: SHEET NO: SHEET SIZE: SHEET SIZE: SHEET SIZE: SHEET SIZE: SHEET SIZE: BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: SHADOW DIAGRAM SCALE: 1:300

DATE: 25/09/2025 APPLICATION DA JOB NO: NSN0017 DRAWN: DJH WCSN244

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

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	

MATERIAL	S 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

DA APPLICATION - NOT FOR CONSTRUCTION

WATTLE COURT HOMES BUILT FOR LIFE

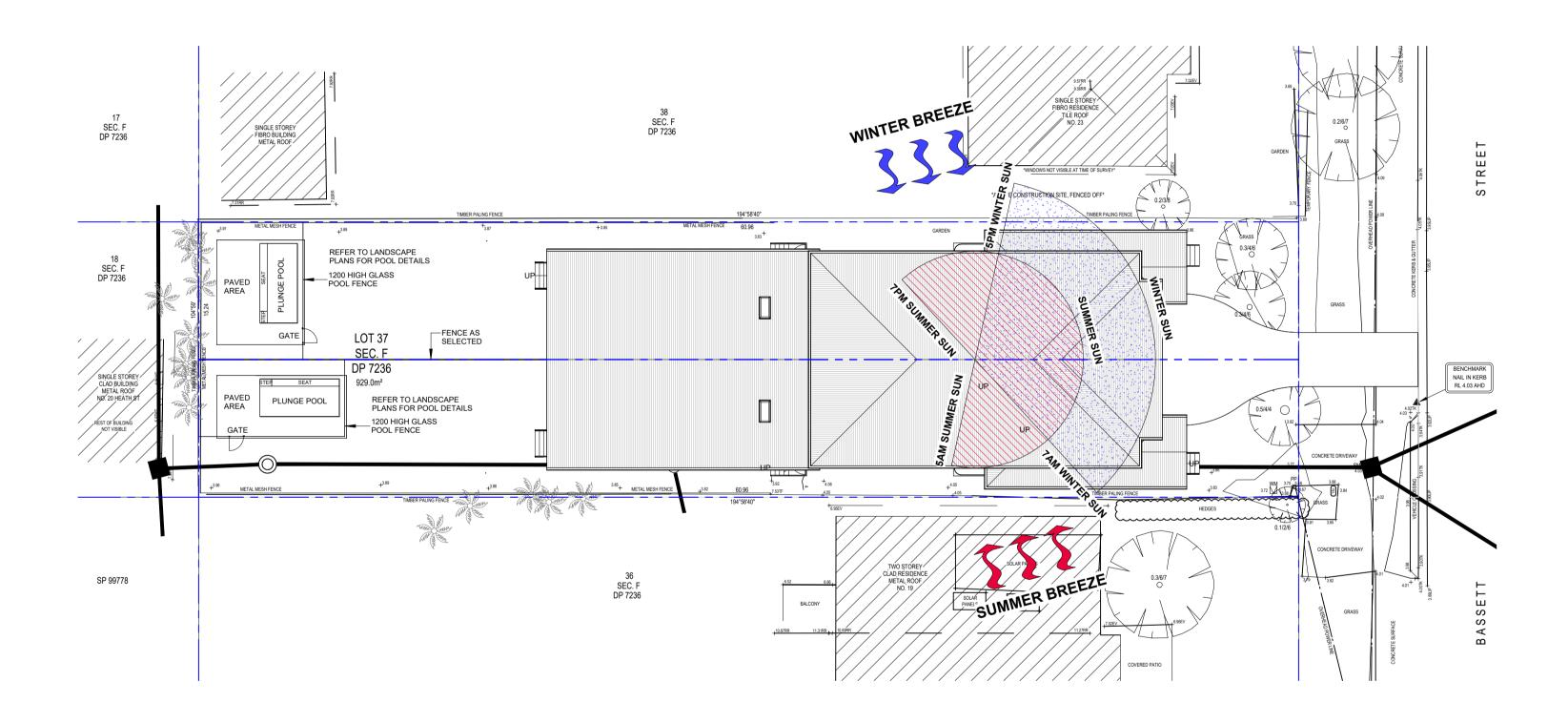
CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES



© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

| DRAFTERS: | CLIENT: | DOUBLE STOREY DUPLEX | PROJECT: | SHEET NICE: | SHEE BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: WASTE MANAGEMENT SCALE: 1:1

A2 A18 E DATE: 25/09/2025 JOB NO: NSN0017 APPLICATION: DA DRAWN: DJH WCSN244



SITE ANALYSIS PLAN

DA APPLICATION - NOT FOR CONSTRUCTION

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

WATTLE COURT HOMES BUILT FOR LIFE

CUSTOM DESIGN HAMPTONS FACADE © COPYRIGHT EXCLUSIVE TO WATTLE COURT HOMES

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

© COPYRIGHT. THIS DRAWING REMAINS THE PROPERTY OF WATTLE COURT HOMES & IS PROVIDED FOR THE USE AS DESCRIBED & MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ANY LANDSCAPING (WHEN SHOWN) ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT FORM PART OF ANY CONTRACT

DRAFTERS:

CLIENT:

DOUBLE STOREY DUPLEX

PROJECT:

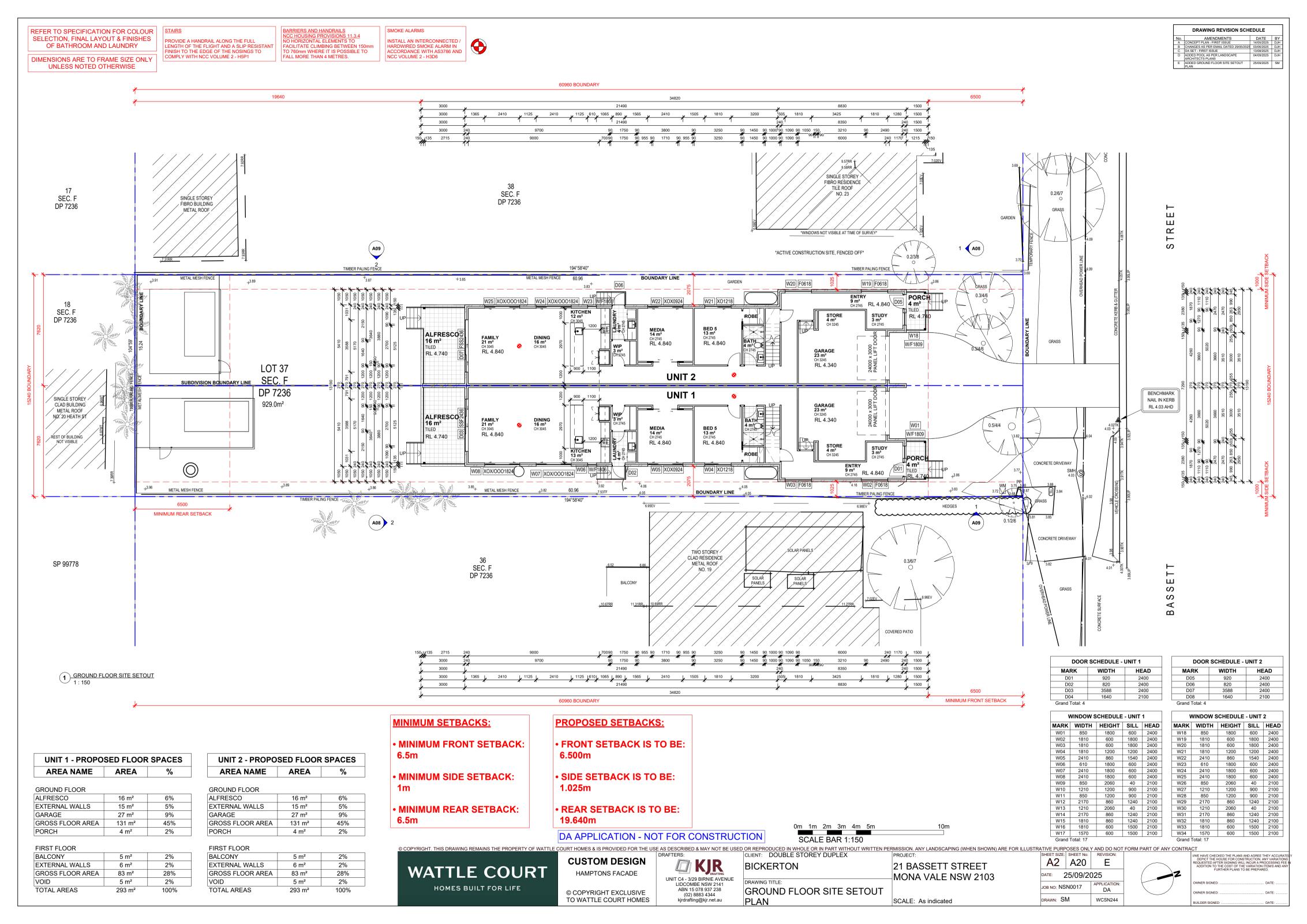
SHEET SIZE: SHEET NO: REVISION:

SHEET SIZE: SHEET NO: REVISION:

INV. BICKERTON 21 BASSETT STREET MONA VALE NSW 2103 DRAWING TITLE: SITE ANALYSIS SCALE: 1:200

A2 A19 E DATE: 25/09/2025 APPLICATION DA JOB NO: NSN0017 DRAWN: DJH WCSN244





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