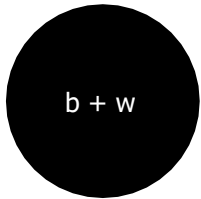


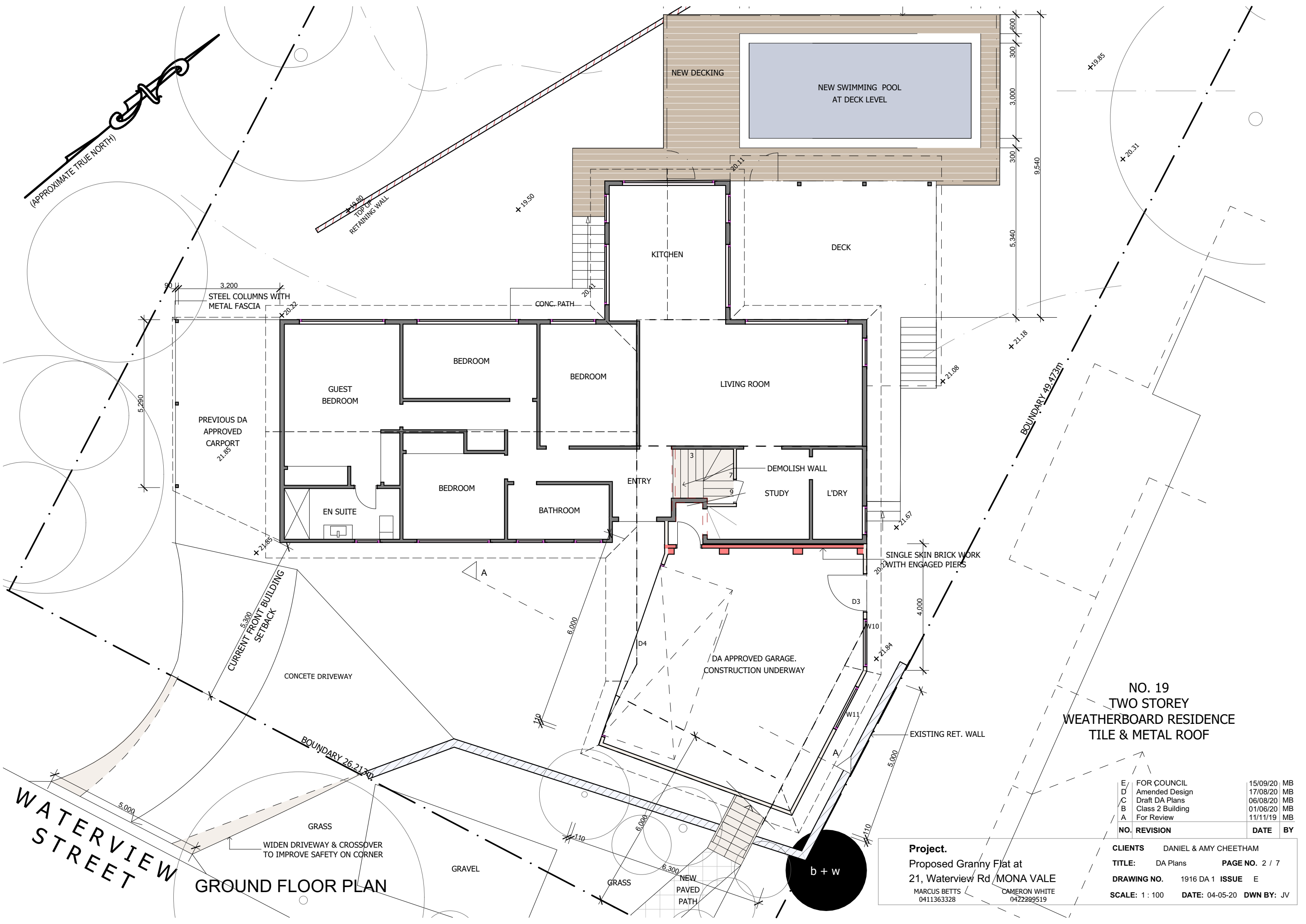
3D RENDER

SITE PLAN 1 : 200



Project.		CLIENTS DANIEL & AMY CHEETHAM	
Proposed Granny Flat at		TITLE: DA Plans PAGE NO. 1 / 7	
21, Waterview Rd MONA VALE		DRAWING NO. 1916 DA 1 ISSUE E	
MARCUS BETTS 0411363328		CAMERON WHITE 0422299519	
SCALE: 1 : 200		DATE: 04-05-20 DWN BY: JV	

E	FOR COUNCIL	15/09/20	MB
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NO.	REVISION	DATE	BY



WATERVIEW STREET

GROUND FLOOR PLAN

Project.
Proposed Granny Flat at
21, Waterview Rd / MONA VALE

MARCUS BETTS
0411363328

CAMERON WHITE
0422299519

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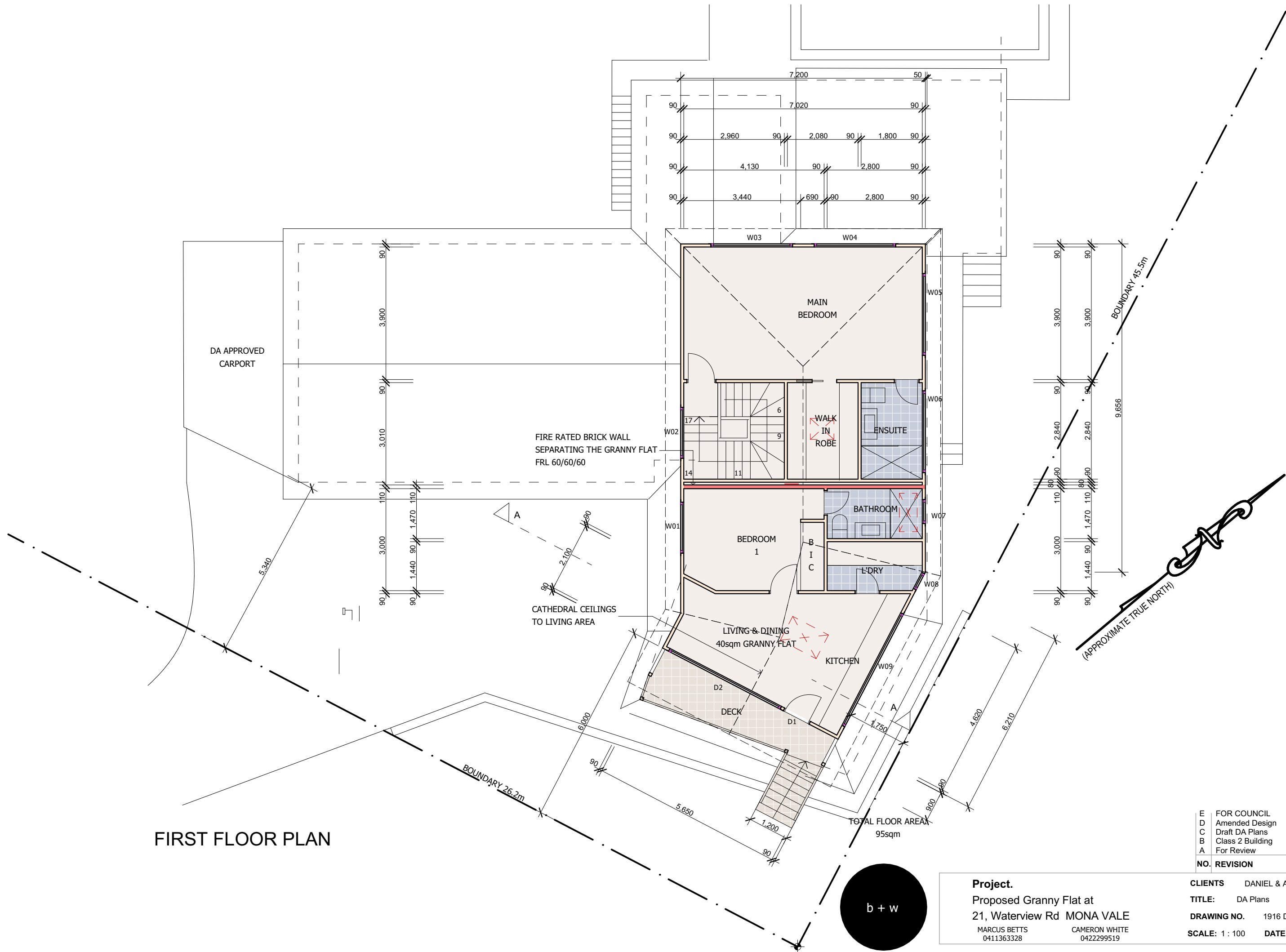
CLIENTS DANIEL & AMY CHEETHAM

TITLE: DA Plans **PAGE NO.** 2 / 7

DRAWING NO. 1916 DA 1 **ISSUE** E

SCALE: 1 : 100 **DATE:** 04-05-20 **DWN BY:** JV

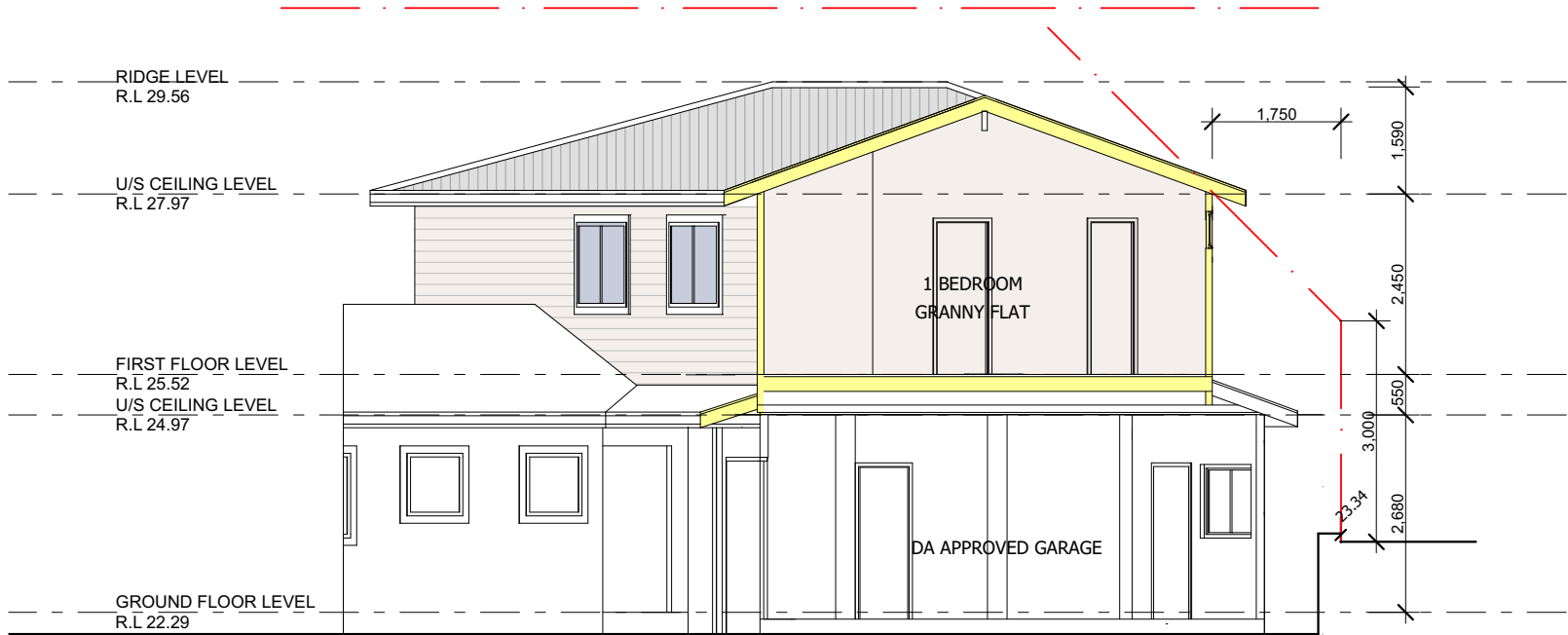
NO. 19
TWO STOREY
WEATHERBOARD RESIDENCE
TILE & METAL ROOF



FIRST FLOOR PLAN

E	FOR COUNCIL	15/09/20	MB
D	Amended Design	17/08/20	MB
C	Draft DA Plans	06/08/20	MB
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NO.	REVISION	DATE	BY

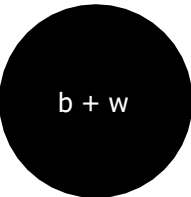
Project.		CLIENTS DANIEL & AMY CHEETHAM	
Proposed Granny Flat at		TITLE: DA Plans	PAGE NO. 3 / 7
21, Waterview Rd MONA VALE		DRAWING NO. 1916 DA 1	ISSUE E
MARCUS BETTS 0411363328		CAMERON WHITE 0422299519	
SCALE: 1 : 100		DATE: 04-05-20	DWN BY: JV



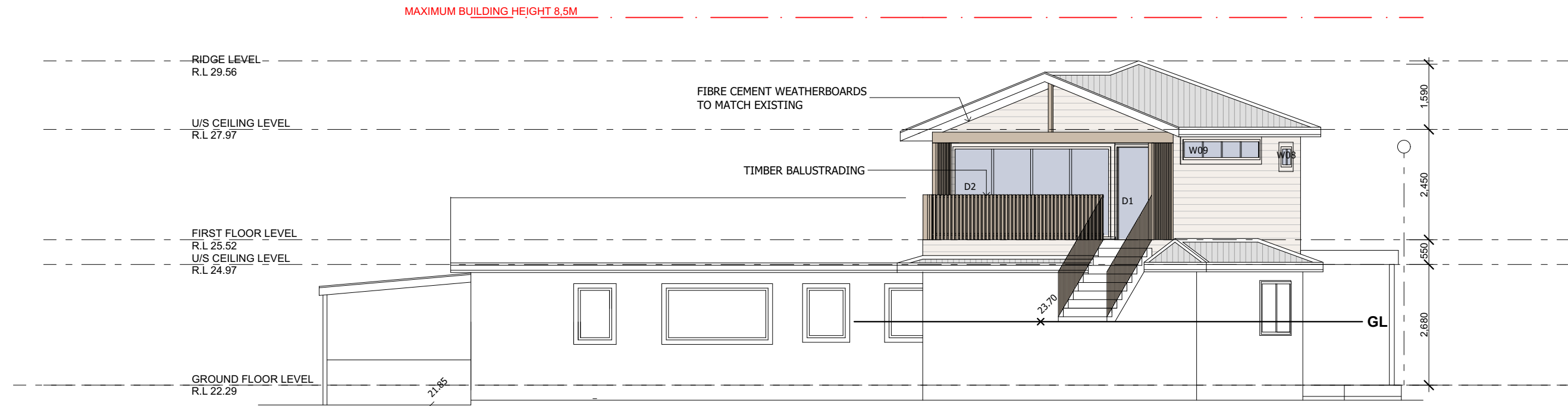
SECTION A-A

FRAMING NOTES.	
ROOF PITCH	18 DEGREES TO MATCH EXISTING
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm MATCH EXISTING
FRAME AND TRUSS CENTRES	TO ENGINEER DETAIL
LEGEND & GENERAL NOTES	
B.O	WORK TO BE DONE BY OTHERS
O.T.A	OWNER TO ADVISE BUILDER
O.B.&H	OPEN BALUSTRADING AND HANDRAIL
90P	90 x 90 TIMBER POST
115PP	115 x 115 TIMBER PRIMED POST
100SP	100 x 100 STEEL POST
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
C.O.S	TO BE CHECKED ON SITE
GENERAL NOTES	
- ALL WORK IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT STANDARDS BY THE STANDARDS ASSOCIATION OF AUSTRALIA.	
-ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO BETTSWHITE PRIOR TO CONSTRUCTION	
-BUILDER TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN AND ENGINEERING PLANS ARE STRICTLY COMPLIED WITH	
OPEN SPACE CALCULATIONS	
SITE AREA	1296 sqm
PERMISSIBLE LANDSCAPED AREA 40% OF SITE	518.4sqm
PROPOSED LANDSCAPED AREA	895.9sqm
PERMISSIBLE FLOOR SPACE	400 sqm
EXISTING FLOOR SPACE	136.7
PROPOSED UPSTAIRS ADDITION	50.0
1 BEDROOM GRANNY FLAT	40.0
PROPOSED TOTAL FLOOR AREA	226.7sqm
STORMWATER DRAINAGE	
RETAIN EXISTING STORMWATER DRAINAGE SYSTEM	
WINDOW SCHEDULE	
W1	ASW1200 X 1500
W2	ASW1200 X 1500
W3	ASW1200 X 2400
W4	ASW1200 X 2400
W5	ASW500 X 2400
W6	ASW500 x 2400
W7	ASW500 X 700
W8	AAW500 X 500
W9	ASW400 X 3700
D2	ASD2100 X 3700

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Project.	CLIENTS	DANIEL & AMY CHEETHAM
Proposed Granny Flat at	TITLE:	DA Plans PAGE NO. 4 / 7
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SOUTH EAST ELEVATION



NORTH EAST ELEVATION

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CLIENTS	DANIEL & AMY CHEETHAM		
TITLE:	DA Plans	PAGE NO.	5 / 7
DRAWING NO.	1916 DA 1	ISSUE	E
SCALE:	1 : 100	DATE:	04-05-20
DWN BY:	JV		

Project.
Proposed Granny Flat at
21, Waterview Rd MONA VALE
MARCUS BETTS 0411363328
CAMERON WHITE 0422299519

b + w



Project.
Proposed Granny Flat at
21, Waterview Rd MONA VALE
MARCUS BETTS CAMERON WHITE
0411363328 0422299519

CLIENTS DANIEL & AMY CHEETHAM

TITLE: DA Plans **PAGE NO.** 6 / 7

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Single Dwelling

Certificate number: 1099441S_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 15 September 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Daniel & Amy CHEETHAM_03	
Street address	21 Waterview Road MONA VALE 2103	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 396772	
Lot no.	H IN	
Section no.	-	
Project type	attached dwelling house	
No. of bedrooms	1	
Project score		
Water	✓ 53	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 65	Target 50

Certificate Prepared by	
Name / Company Name:	Marcus Betts
ABN (if applicable):	N/A

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 31.5 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-East facing					
W9	400	3700	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
W7	500	700	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
W8	500	500	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
W5	500	2400	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
W6	500	2400	aluminium, single, clear	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
South-East facing					
D2	2100	3700	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 900 mm, 900 mm above head of window or glazed door	not overshadowed
South-West facing					
W01	1200	1500	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
W02	1200	1500	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
North-West facing					
W3	1200	2400	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed
W4	1200	2400	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 600 mm, 200 mm above head of window or glazed door	not overshadowed

Description of project

Project address		Assessor details and thermal loads	
Project name	Daniel & Amy CHEETHAM_03	Assessor number	n/a
Street address	21 Waterview Road MONA VALE 2103	Certificate number	n/a
Local Government Area	Northern Beaches Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 396772	Area adjusted cooling load (MJ/m²·year)	n/a
Lot no.	H IN	Area adjusted heating load (MJ/m²·year)	n/a
Section no.	-	Project score	
Project type		Water	✓ 53 Target 40
Project type	attached dwelling house	Thermal Comfort	✓ Pass Target Pass
No. of bedrooms	1	Energy	✓ 65 Target 50
Site details			
Site area (m²)	1296		
Roof area (m²)	83		
Conditioned floor area (m2)	182.6		
Unconditioned floor area (m2)	216.6		
Total area of garden and lawn (m2)	714		

Thermal Comfort Commitments			Show on DA plans	Show on CC/CBC plans & specs	Certifier check
General features					
The dwelling must not have more than 2 storeys.			✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.			✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.			✓	✓	✓
The dwelling must not contain third level habitable attic room.			✓	✓	✓
Floor, walls and ceiling/roof					
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.			✓	✓	✓
Construction	Additional insulation required (R-Value)	Other specifications			
floor - above habitable rooms or mezzanine, framed	nil				
floor - suspended floor above garage, framed	nil				
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)				
ceiling and roof - flat ceiling / pitched roof	ceiling: 1.7 (up), roof: foil backed blanket (100 mm)	gable end vents; light (solar absorbance < 0.475)			
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 2 (up), roof: foil backed blanket (100 mm)	framed; light (solar absorbance < 0.475)			
Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.				
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.				

Energy Commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water					
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous.			✓	✓	✓
Cooling system					
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a				✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a				✓	✓
Heating system					
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.				✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.				✓	✓
Ventilation					
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light				✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: interlocked to light				✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: interlocked to light				✓	✓
Artificial lighting					
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 2 of the bedrooms / study; dedicated • at least 1 of the living / dining rooms; dedicated • the kitchen; dedicated				✓	✓

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.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 700 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Swimming pool			

Thermal Comfort Commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights					
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.			✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.			✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door: • For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear • For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.			✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).			✓	✓	✓
The following requirements must also be satisfied in relation to each skylight: • External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed				✓	✓

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	1.00	aluminium, moulded plastic single clear	adjustable awning or blind
S02	1.00	aluminium, moulded plastic single clear	adjustable awning or blind

Energy Commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated				✓	✓
Natural lighting					
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.			✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.			✓	✓	✓
Swimming pool					
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar (electric boosted)				✓	
The applicant must install a timer for the swimming pool pump in the development.				✓	
Alternative energy					
The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.			✓	✓	✓
Other					
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.				✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.				✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.				✓	

BASIX REQUIREMENTS

b + w

Project.

Proposed Granny Flat at
21, Waterview Rd MONA VALE
MARCUS BETTS
0411363328
CAMERON WHITE
0422299519

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CLIENTS DANIEL & AMY CHEETHAM

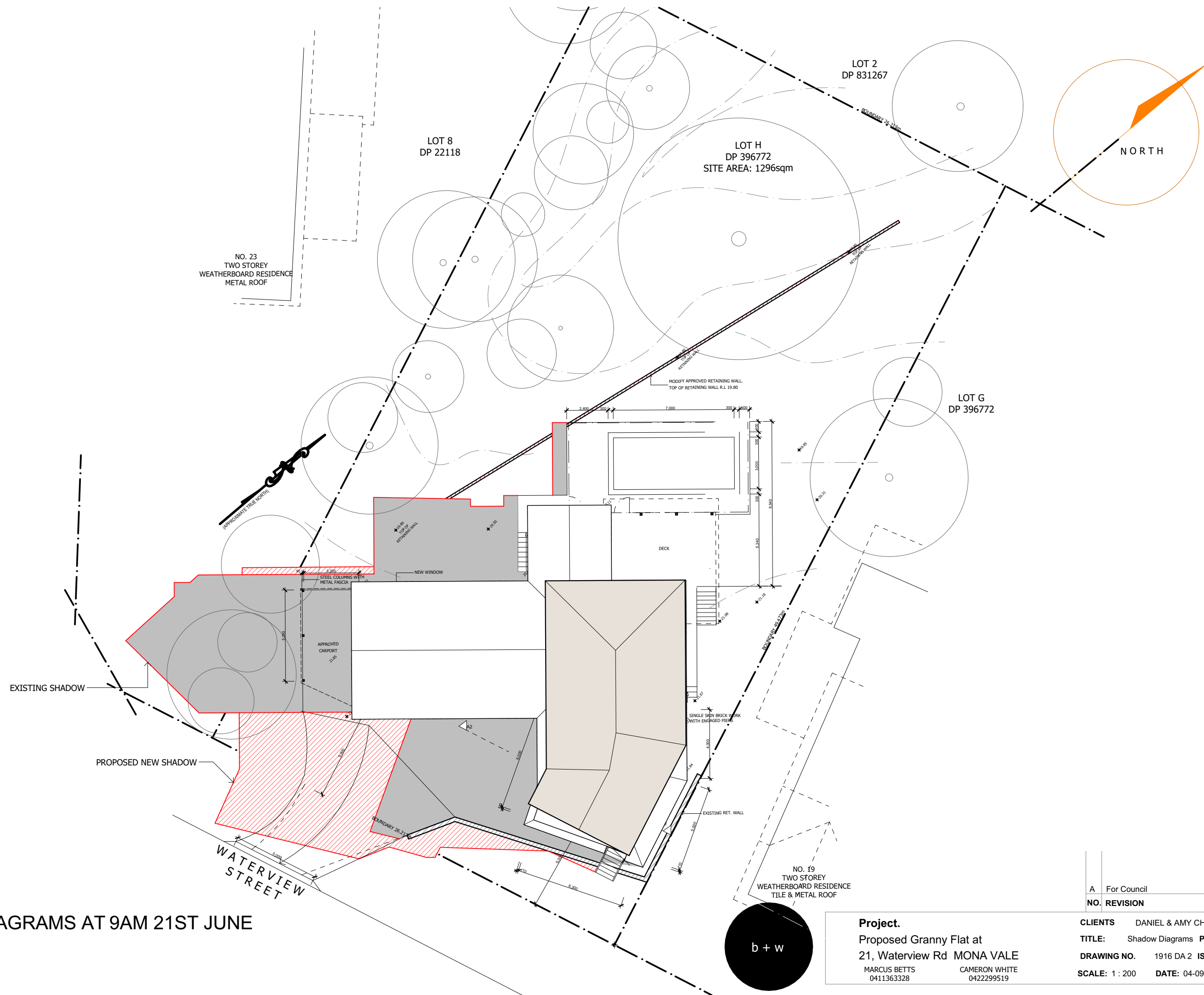
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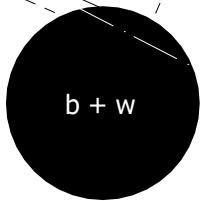
SCALE: 1 : 100 DATE: 04-05-20 DWN BY: JV



A	For Council	04/09/20	MB
NO.	REVISION	DATE	BY
CLIENTS	DANIEL & AMY CHEETHAM		
TITLE:	Shadow Diagrams PAGE NO. 1 / 4		
DRAWING NO.	1916 DA 2	ISSUE	A
SCALE: 1 : 200	DATE: 04-09-20	DWN BY:	MB



SHADOW DIAGRAMS AT 9AM 21ST JUNE



Project. Proposed Granny Flat at 21, Waterview Rd MONA VALE		CLIENTS DANIEL & AMY CHEETHAM	
MARCUS BETTS 0411363328		CAMERON WHITE 0422299519	
		TITLE: Shadow Diagrams	PAGE NO. / 4
		DRAWING NO. 1916 DA 2	ISSUE A
		SCALE: 1 : 200	DATE: 04-09-20 DWN BY: MB



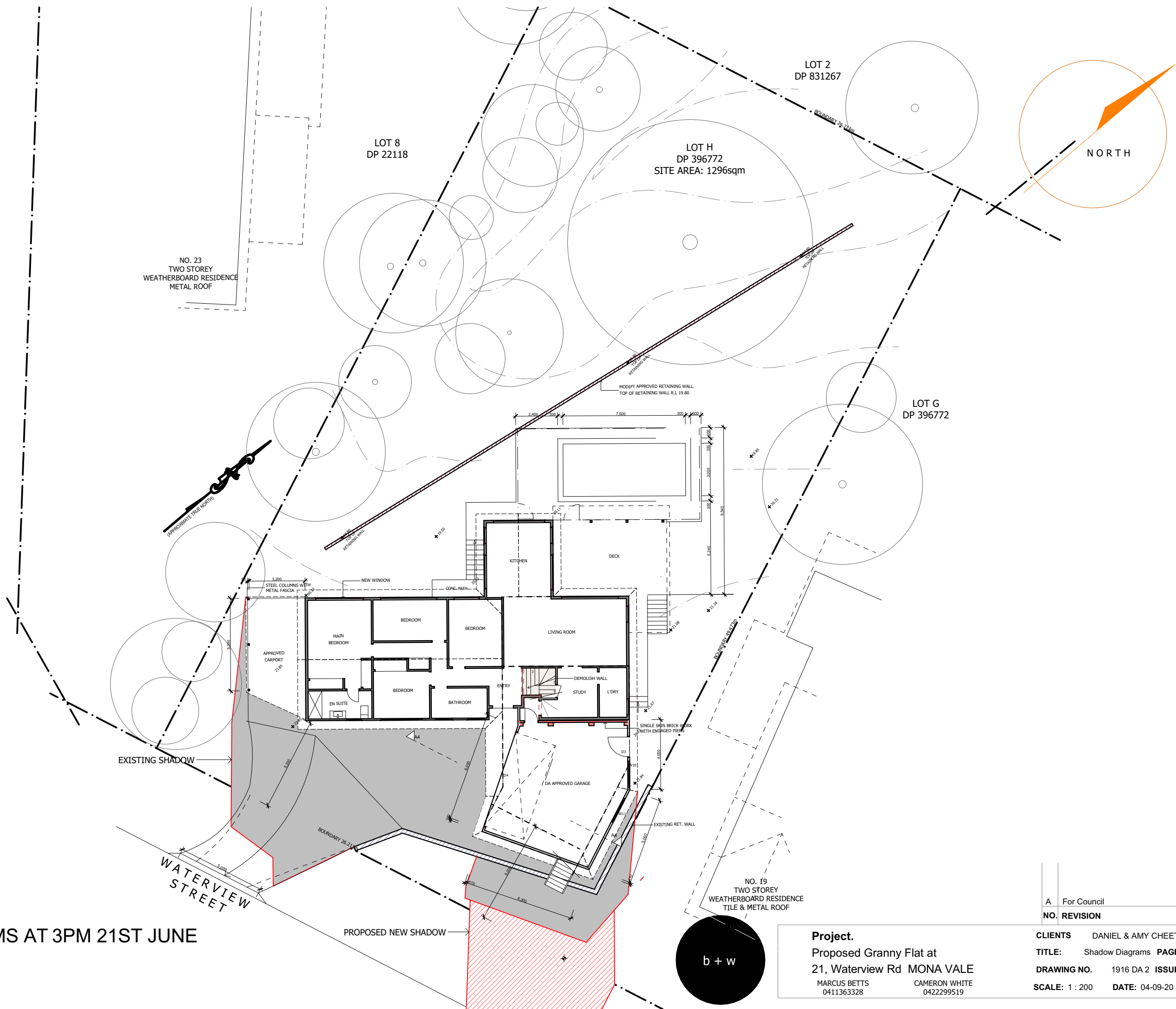
SHADOW RAMS Adjusted 3PM 21ST JUNE

$$b + w$$

Proposed Granny Flat at
21, Waterview Rd MONA VALE
MARCUS BETTS CAMERON WHITE
0411363328 0422299519

CAMERON WHITE
0422299519

A	For Council	04/09/20	MB
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CLIENTS DANIEL & AMY CHEETHAM TITLE: Shadow Diagrams PAGE NO. / 4 DRAWING NO. 1916 DA 2 ISSUE A SCALE: 1 : 200 DATE: 04-09-20 DWN BY: MB			



SHADOW DIAGRAMS AT 3PM 21ST JUNE

Project.		CLIENTS		DANIEL & AMY CHEETHAM	
Proposed Granny Flat at		TITLE:		Shadow Diagrams PAGE NO. / 4	
21, Waterview Rd MONA VALE		DRAWING NO.		1916 DA 2 ISSUE A	
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