



THIS PLAN IS TO BE READ IN
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THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2020/0400

Site Boundary 70.415 28° 25' 35"

Site Boundary 74.060 208° 25' 35"

Lot A
Section B
DP998329
No.35
Rendered Residence

STORAGE
4.9 X 5.8m

4.0X1.2m
PDR

STORAGE
5.0 X 3.6m

BEDROOM /
OFFICE
5.8 X 4.4m

TV ROOM
5.8 X 6.4m

01

proposed internal access
from garage above

1.450

5.772

Lot 34
Section B
DP6195
No.39
Rendered Residence

FROSTED
WINDOW
UNTEL 28.02
SILL 26.75

RIDGE 29.39

TOG 28.16

TOG 28.51

TOG 28.50

TOG 28.19

ROOF OVER
TIMBER DECK
25.90

TOG 28.51

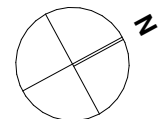
TOG 28.50

TOG 28.19

ROOF OVER
TIMBER DECK
25.90

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S4.55 : BASEMENT

Drawn : IB Project Number : 1802 Date : AUG 2020
Checked : IB Drawing No. : A.03 Issue : E

Date	Is	Description
05/08/20	E	S4.55(2) submission
04/02/20	D	Redesign Bed 03 / Bath / Bed 04
15/09/19	B	DA SUBMISSION
01/04/19	A	DA SUBMISSION
05/02/19	01	Preliminary DA



IAN BENNETT

DESIGN STUDIO

SUITE 3 / 334 BARRENJOEY ROAD
PO BOX 1007
NEWPORT BEACH NSW 2106

+61 410 633 943
IANBENNETT.CO
STUDIO@IANBENNETT.CO

Mr E + Mrs S Ryan

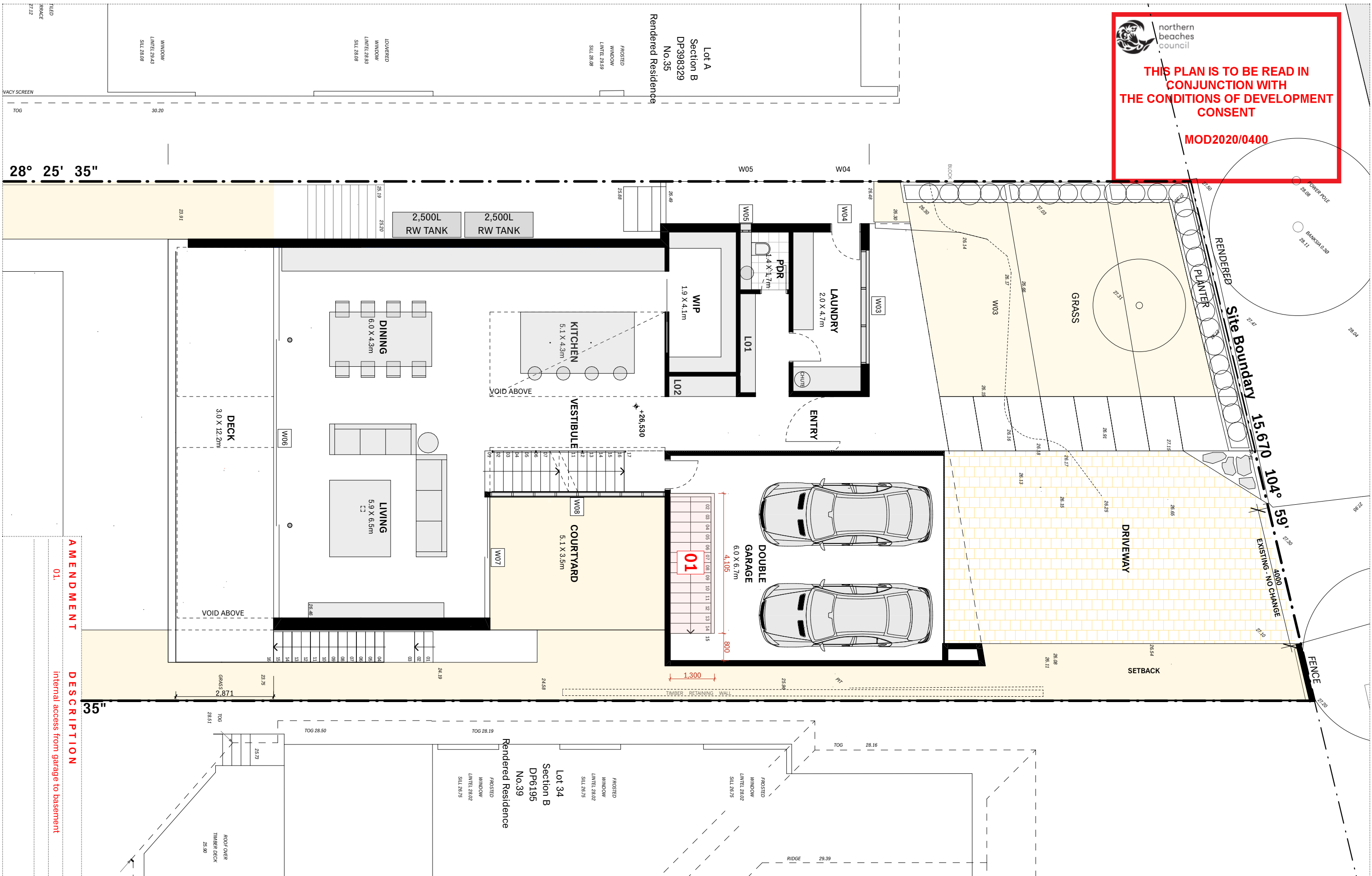
MONA VALE HOUSE

Lot 35 | Section B | DP6195
No.37 Grandview Parade
MONA VALE | NSW | 2103



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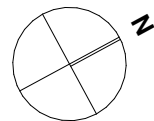
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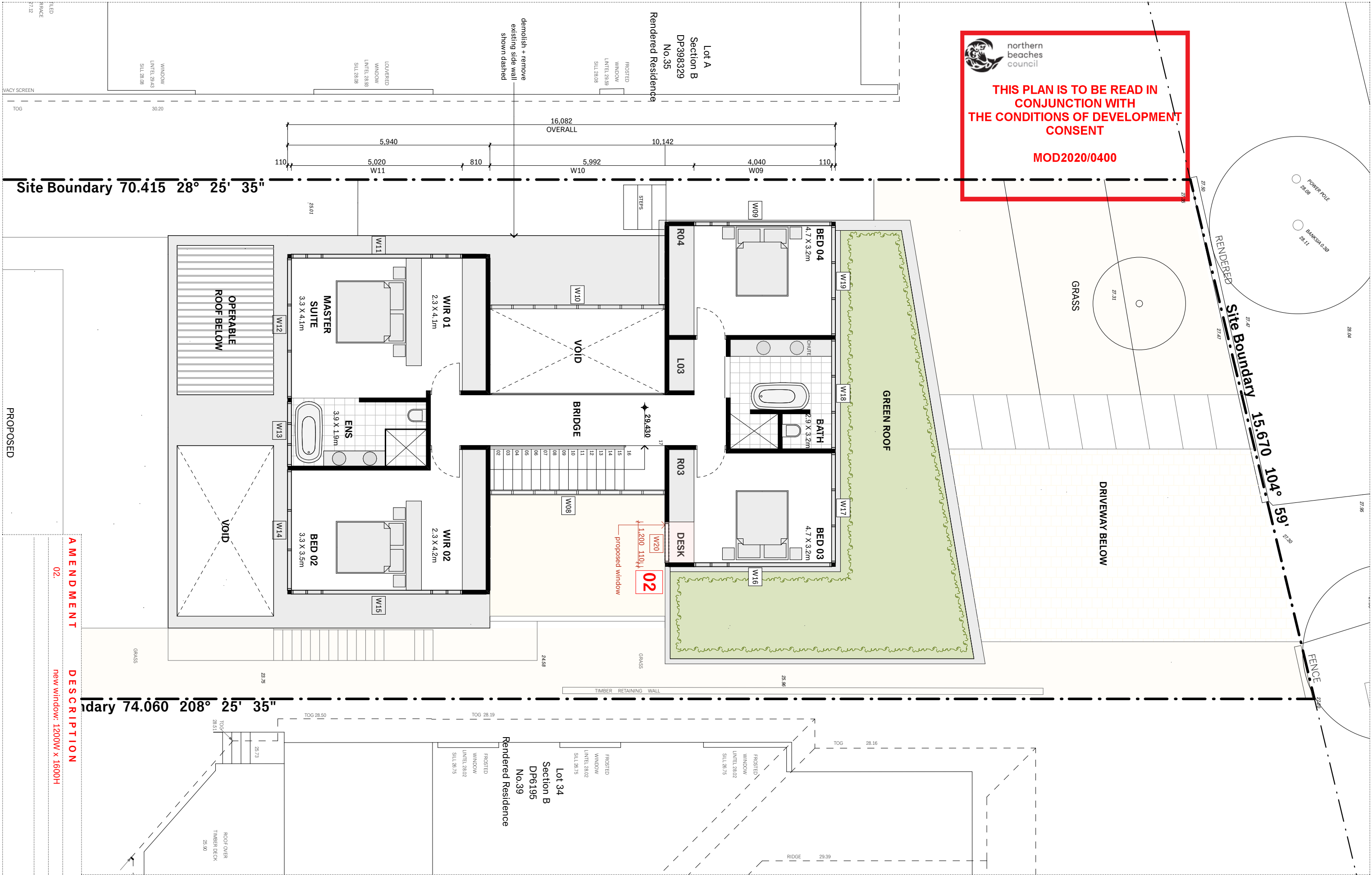
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0 .5 1 2 3 4 5m



Date	Is	Description
05/08/20	E	S4.55(2) submission
04/02/20	D	Redesign Bed 03 / Bath / Bed 04
15/09/19	B	DA SUBMISSION
01/04/19	A	DA SUBMISSION
05/02/19	01	Preliminary DA

S4.55 : GROUND FLOOR

Drawn : IB Project Number : 1802 Date : AUG 2020
Checked : IB Drawing No. : A.04 Issue : E



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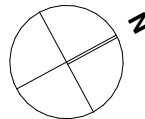
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IANBENNETT.CO
STUDIO@IANBENNETT.CO

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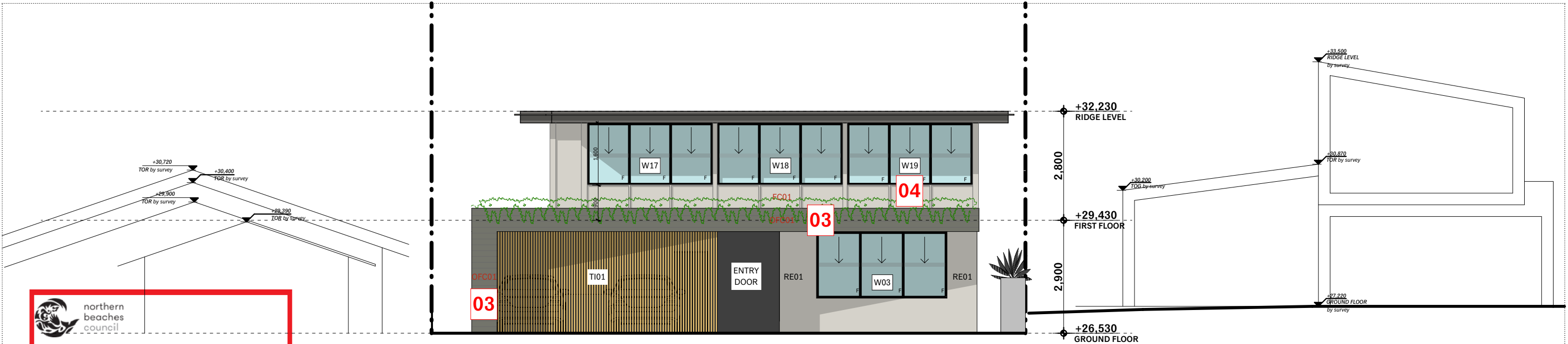
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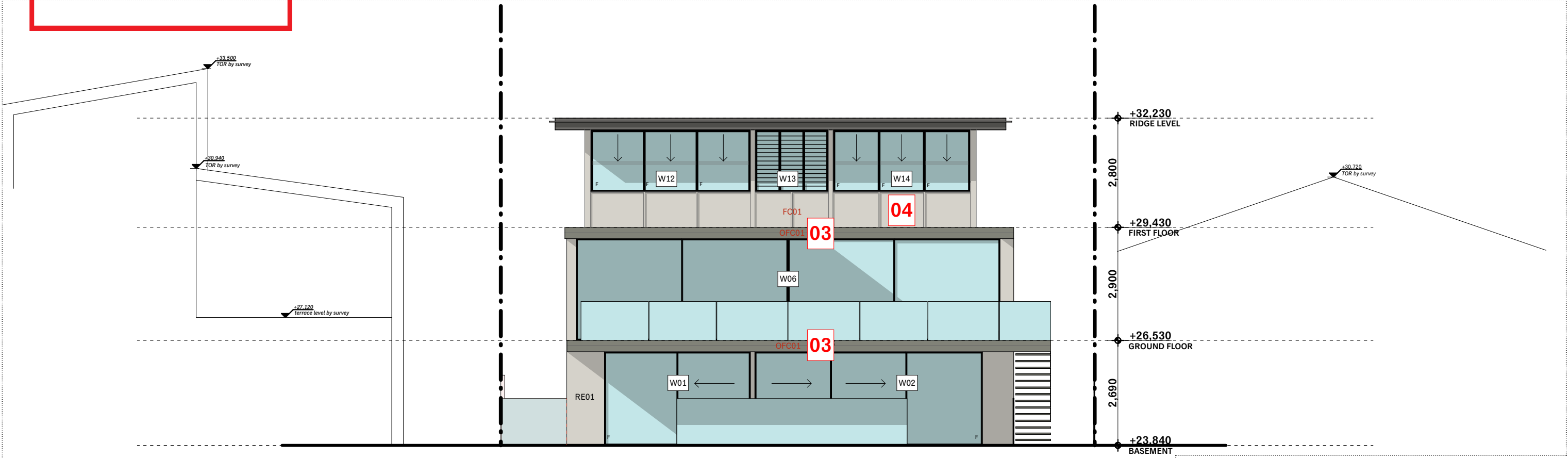
Date	Is	Description
05/08/20	E	S4.55(2) submission
04/02/20	D	Redesign Bed 03 / Bath / Bed 04
16/01/20	C	View Line Diagram
15/09/19	B	DA SUBMISSION
01/04/19	A	DA SUBMISSION
05/02/19	01	Preliminary DA

S4.55 : FIRST FLOOR

Drawn : IB Project Number : 1802 Date : AUG 2020
Checked : IB Drawing No. : **A.05** Issue : **E**



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

A M E N D M E N T	D E S C R I P T I O N
03.	material change to off form concrete
04.	material change to lightweight cladding



IAN BENNETT
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0 .5 1 2 3 4 5m

Date	Is	Description
17/08/20	E	S4.55(2) submission
07/02/20	D	Eastern setback to first floor northern pavilion increased by 1.0m
25/11/19	C	Section amended to better represent sub floor depth
15/09/19	B	DA SUBMISSION
01/04/19	A	DA SUBMISSION
05/02/19	01	Preliminary DA

S4.55 : NE + SW ELEVATIONS

Drawn : IB Project Number : 1802 Date : AUG 2020
Checked : IB Drawing No. : **A.06** Issue : **E**

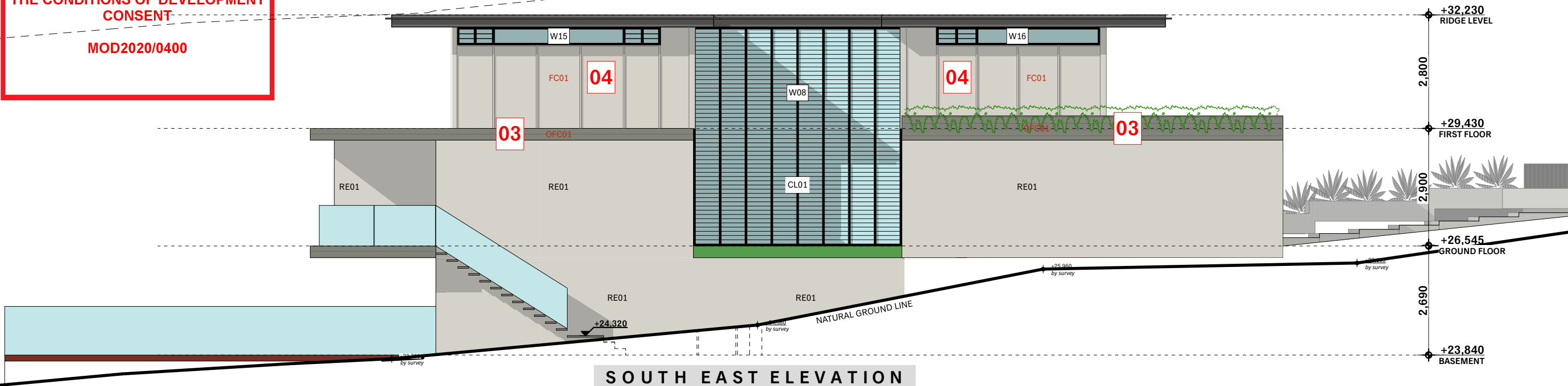


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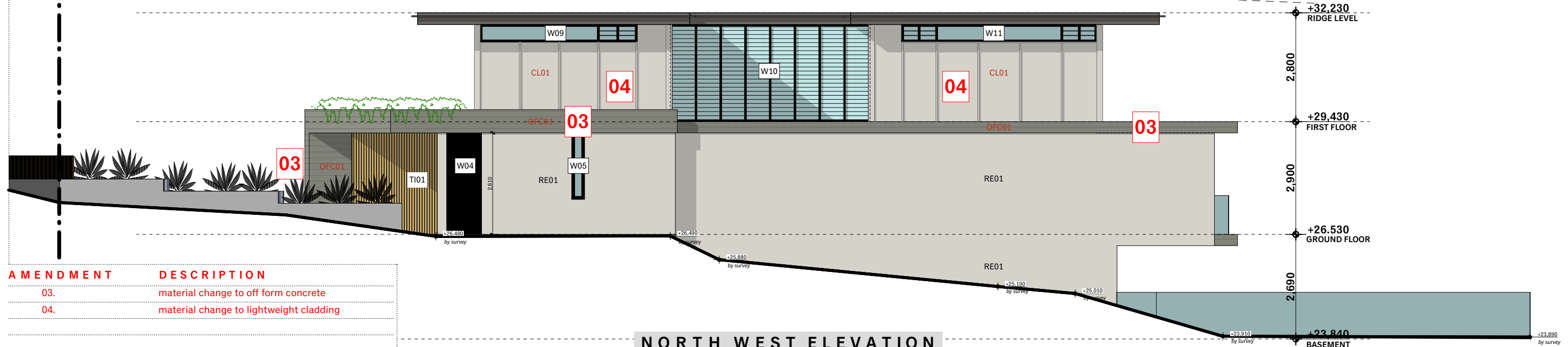
MOD2020/0400

8.5m MAX BUILDING HEIGHT LIMIT



SOUTH EAST ELEVATION

8.5m MAX BUILDING HEIGHT LIMIT



NORTH WEST ELEVATION

AMENDMENT	DESCRIPTION
03.	material change to off form concrete
04.	material change to lightweight cladding



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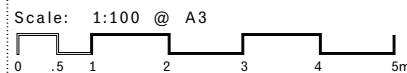
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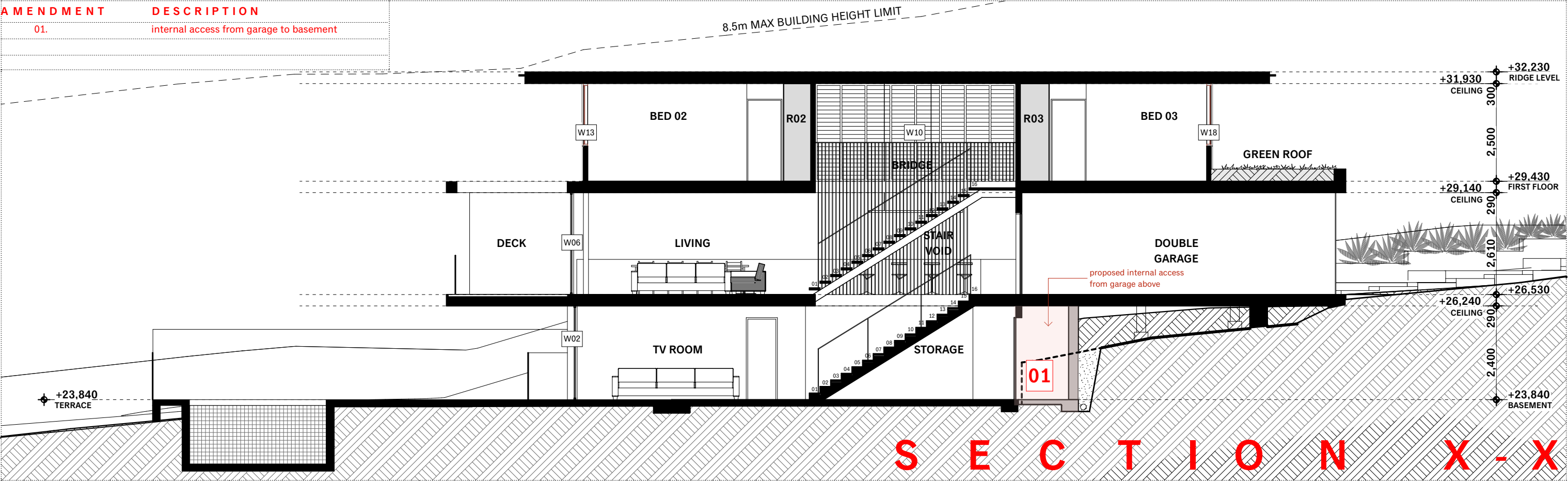
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S4.55 : SE + NW ELEVATIONS

17/08/20	E	S4.55(2) submission	Drawn :	IB	Project Number :	1802	Date :	AUG 2020
07/02/20	D	Eastern setback to first floor northern pavilion increased by 1.0m	Checked :	IB	Drawing No. :	A.07	Issue :	E
25/11/19	C	Section amended to better represent sub floor depth						
15/09/19	B	DA SUBMISSION						
01/04/19	A	DA SUBMISSION						
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Date	Is	Description						





northern beaches council

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- BASIX NOTES:
- HOT WATER

*Gas instantaneous
- LIGHTING

The applicant must ensure that a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent or LED lamps
- FIXTURES

*The applicant must ensure new or altered shower heads have a flow rate no greater than 9L per minute or a 3 star water rating.

*The applicant ensure new or altered toilets have a flow rate no greater than 4L per average flush or minimum 3 star water rating.

*The applicant ensure new or altered taps have a flow rate no greater than 9L per minute or minimum 3 star water rating.
- INSULATION REQUIREMENTS

*Floor: concrete slab on ground floor: nil

*Suspended floor with enclosed floor: R1.3 (including construction)

*External wall: Brick veneer: R1.7 (including construction)

*External wall: External insulated facade system: nil

*Internal wall shared with garage: plasterboard R0.36

*Flat ceiling Flat Roof framed: Ceiling: R2.08 (up) Roof: foil backed blanket (55mm) Colour: Medium
- WINDOWS, GLAZED DOORS + SKYLIGHTS

All Windows: U-Value: 7.63 | SHGC: 0.75



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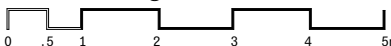
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S4.55 : SECTIONS				
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15/09/19	B	DA SUBMISSION	Checked :	IB
01/04/19	A	DA SUBMISSION	Drawing No. :	A.08
05/02/19	01	Preliminary DA	Issue :	E
Date	Is	Description		