



DRAWING LIST

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N01	NOTIFICATION PLAN

LEGEND

BG	BOX GUTTER
BLK	CONCRETE BLOCK RETAINING WALL TO ENG. DETAILS
BRK	BRICKWORK WALL TO ENG. DETAILS
CL	CEILING LEVEL
COL	STEEL COLUMN TO ENGINEERS DETAILS
CONC	REINFORCED CONCRETE SLAB TO ENG. DETAILS
COS	CHECK ON SITE
CPT	CARPET ON UNDERLAY
CT	CERAMIC FLOOR TILE ON SCREED
DP	COLORBOND FINISH RAINWATER CIRCULAR
	DOWNPIPE CONNECTED INTO EXISTING STORMWATER
	EXPANSION JOINT
EJ	EXISTING
EX	EXISTING GROUND LEVEL
EXGL	FINISHED FLOOR LEVEL
FFL	FLASHING
FL	FLOOR WASTE
FW	COLORBOND FINISH EAVES GUTTER
G	GRADED DRAIN
GD	POWDERCOAT ALUMINIUM FRAMED GLAZED DOORS
GL1	GLAZED BALUSTRADE
GLB	METAL ROOF SHEET ON SARKING AND INSULATION - (SEE BASIX)
MR	METAL SHEET WALL CLADDING ON SARKING AND INSULATION - (SEE BASIX)
MC	NOT TO SCALE
NTS	CERAMIC FLOOR TILES ON WATERPROOF MEMBRANE
PAV1	EXTERNAL PAVING
PAV2	POOL FENCING 1200mm HIGH
PF	RELATIVE LEVEL
RL	RAINWATER HEAD
RWH	TIMBER WINDOW SHUTTER TO DETAIL
SH	INTERNAL POLISHED TIMBER FLOOR BOARDS
TF	EXTERNAL TIMBER DECKING
TD	

BASIX

POOL	
OUTDOOR SWIMMING POOL:	VOLUME (MAX VOLUME): 46kL POOL COVER: YES POOL PUMP TIMER: YES HEATING SYSTEM: SOLAR (ELECTRIC BOOSTED)
RAINWATER TANK:	TANK SIZE: MIN 1153L
FIXTURES AND SYSTEMS	
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHTS TO BE FLURO, COMPACT FLURO OR LED LAMPS
FIXTURES:	ALL SHOWER HEADS: MIN 3 STAR ALL TOILET FLUSHING SYSTEMS: MIN 3 STAR ALL TAPS: MIN 3 STAR
CONSTRUCTION	
SUSPENDED FLOORS:	WITH ENCLOSED SUBFLOOR: R0.70 (DOWN) (OR R1.30 INCLUDING CONSTRUCTION)
EXTERNAL WALLS:	FRAMED: R1.30 (OR R1.70 INCLUDING CONSTRUCTION) BRICK VENEER: R1.16 (OR 1.70 INCLUDING CONSTRUCTION)
CEILINGS:	CEILING: R3.00 (UP) ROOF: FOIL/SARKING SOLAR ABSORPTANCE: MEDIUM 0.475 - 0.70)
GLAZING REQUIREMENTS	
FRAME AND GLASS: (REFER TO SCHEDULE)	STANDARD ALUMINIUM, SINGLE CLEAR OR U-VALUE: 7.63, SHGC: 0.75

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ALTERATIONS AND ADDITIONS
5 SURFVIEW ROAD MONA VALE

COVER SHEET

2222

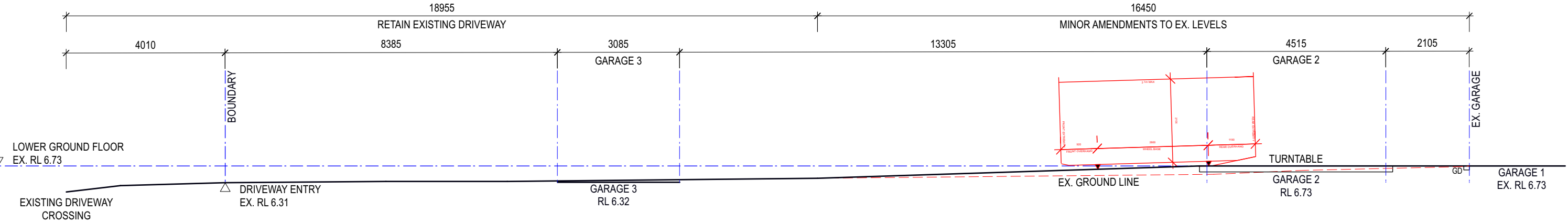
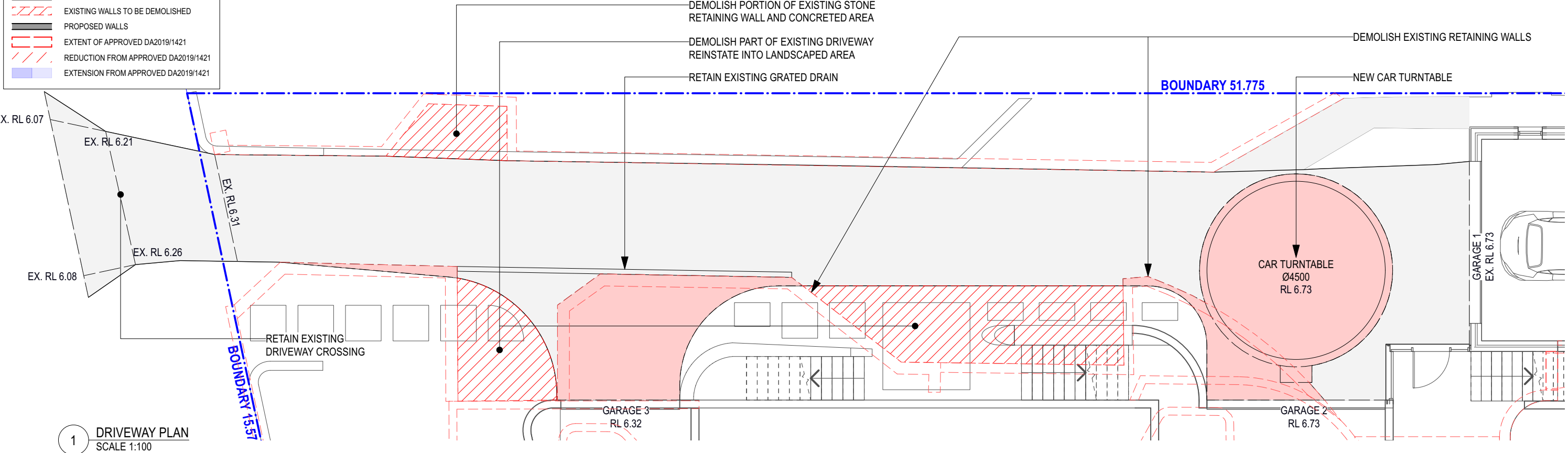
A000 B
OCTOBER 2022

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LEGEND

- EXISTING WALLS
- EXISTING WALLS TO BE DEMOLISHED
- PROPOSED WALLS
- EXTENT OF APPROVED DA2019/1421
- REDUCTION FROM APPROVED DA2019/1421
- EXTENSION FROM APPROVED DA2019/1421



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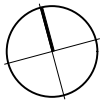
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5 SURFVIEW ROAD MONA VALE

DRIVEWAY PLAN

2222 A003 C
1:100 @ A3 OCTOBER 2022

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LEGEND

EXISTING WALLS

EXISTING WALLS TO BE DEMOLISHED

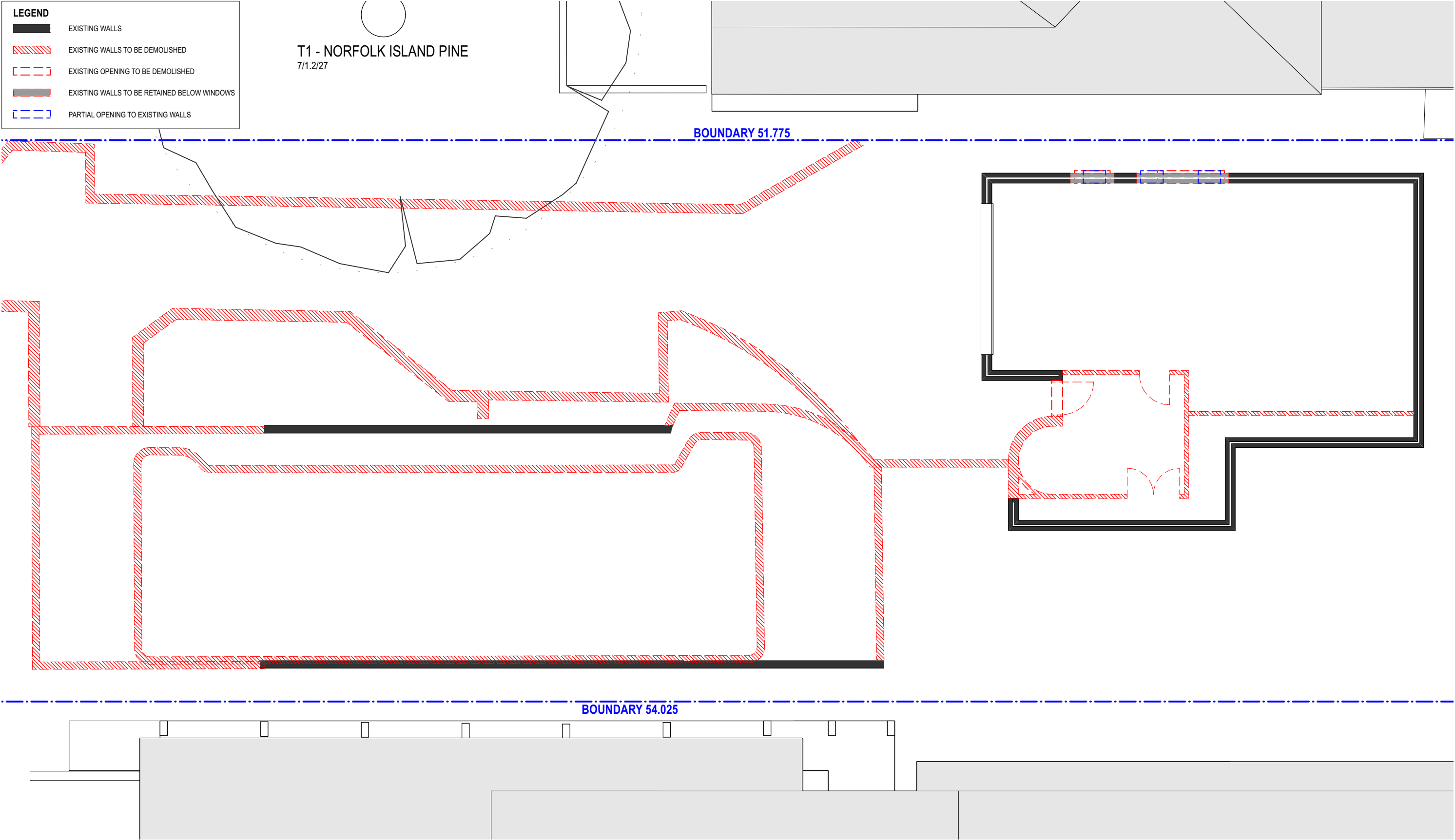
EXISTING OPENING TO BE DEMOLISHED

EXISTING WALLS TO BE RETAINED BELOW WINDOWS

PARTIAL OPENING TO EXISTING WALLS

T1 - NORFOLK ISLAND PINE

7/1.2/27



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ALTERATIONS AND ADDITIONS

5 SURFVIEW ROAD MONA VALE

DEMOLITION PLAN LOWER GROUND FLOOR

01:100 @ A3

2222

A011

B

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LEGEND

EXISTING WALLS

EXISTING WALLS TO BE DEMOLISHED

EXISTING OPENING TO BE DEMOLISHED

EXISTING WALLS TO BE RETAINED BELOW WINDOWS

PARTIAL OPENING TO EXISTING WALLS

T1 - NORFOLK ISLAND PINE

7/1.2/27

BOUNDARY 51.775

BOUNDARY 54.025

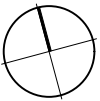
ALTERATIONS AND ADDITIONS

5 SURFVIEW ROAD MONA VALE

DEMOLITION PLAN GROUND FLOOR

2222 A012 B

1:100 @ A3 OCTOBER 2022



LEGEND

EXISTING WALLS

EXISTING WALLS TO BE DEMOLISHED

EXISTING OPENING TO BE DEMOLISHED

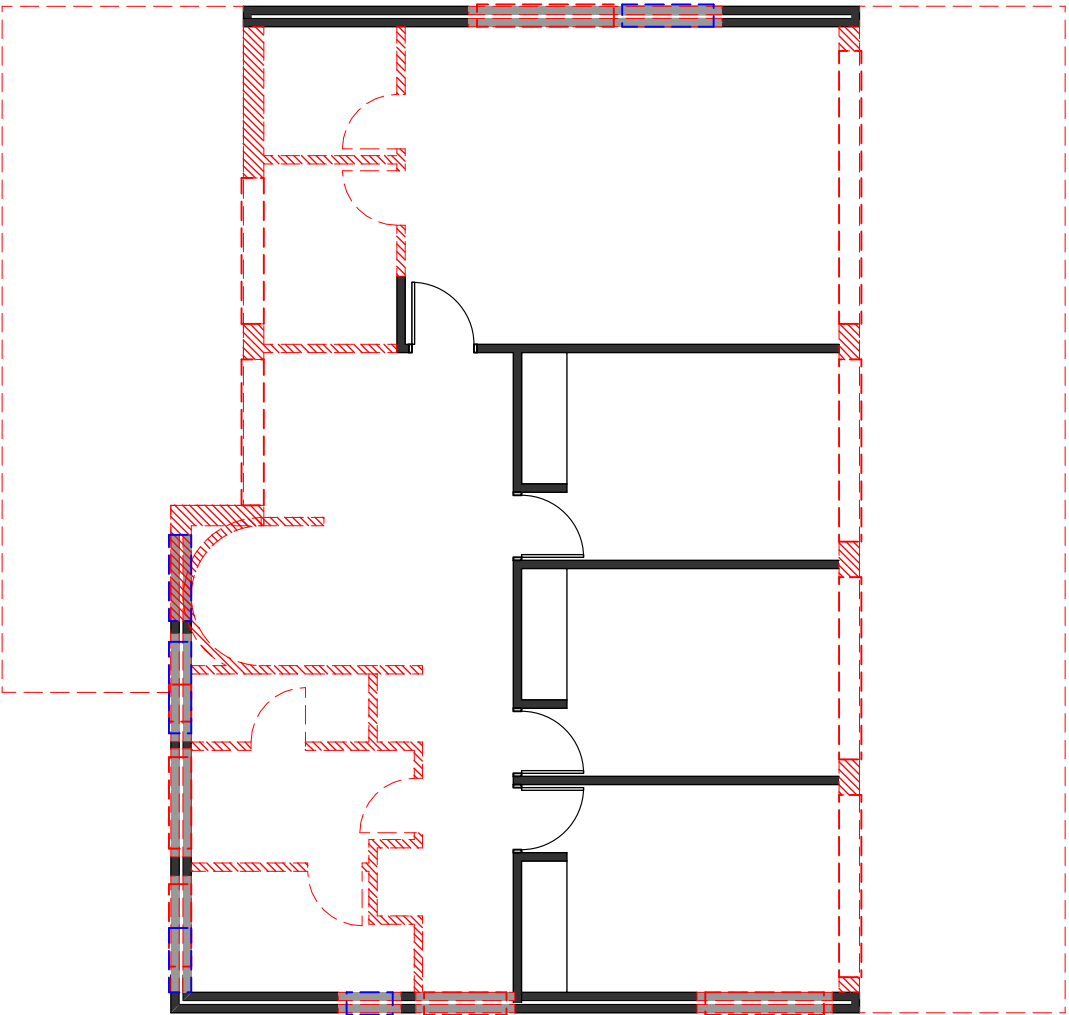
EXISTING WALLS TO BE RETAINED BELOW WINDOWS

PARTIAL OPENING TO EXISTING WALLS

T1 - NORFOLK ISLAND PINE

7/1.2/27

BOUNDARY 51.775



BOUNDARY 54.025

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ALTERATIONS AND ADDITIONS

5 SURFVIEW ROAD MONA VALE

DEMOLITION PLAN FIRST FLOOR



2222

A013

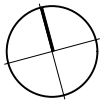
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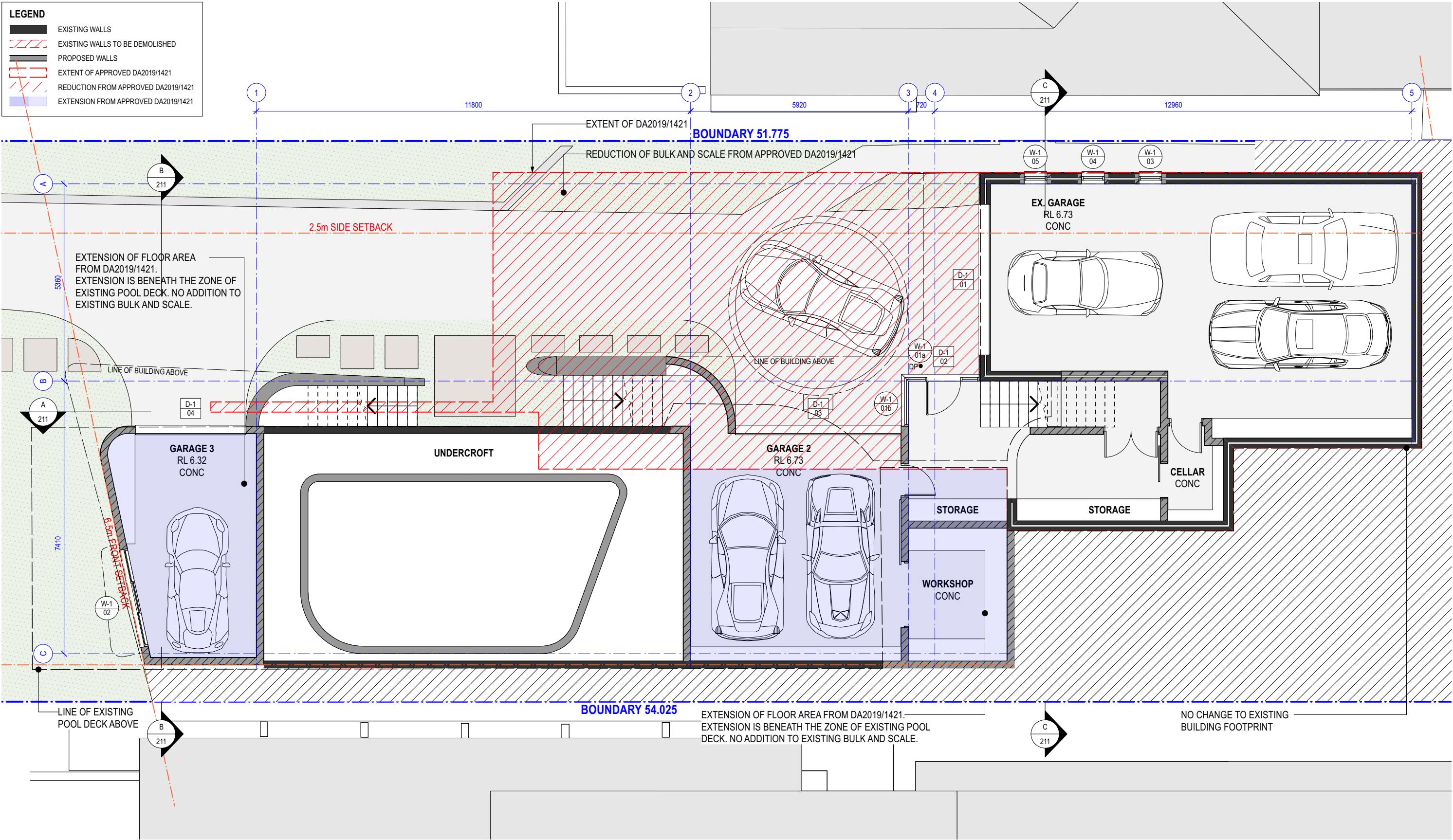
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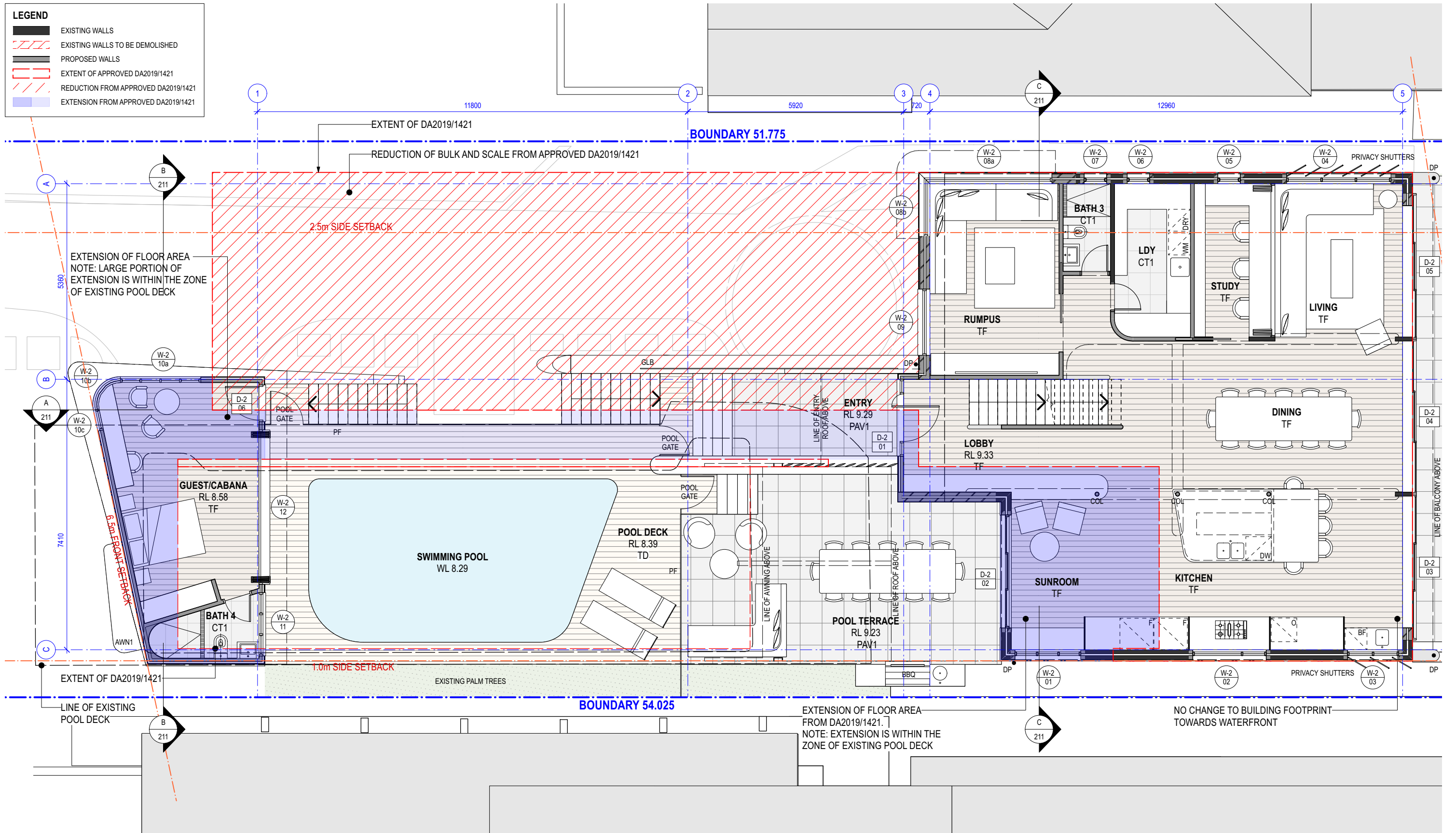
ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

LOWER GROUND FLOOR PLAN

0 1:100 5m

2222 A101 C
1:100 @ A3 OCTOBER 2022





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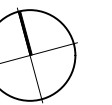
ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

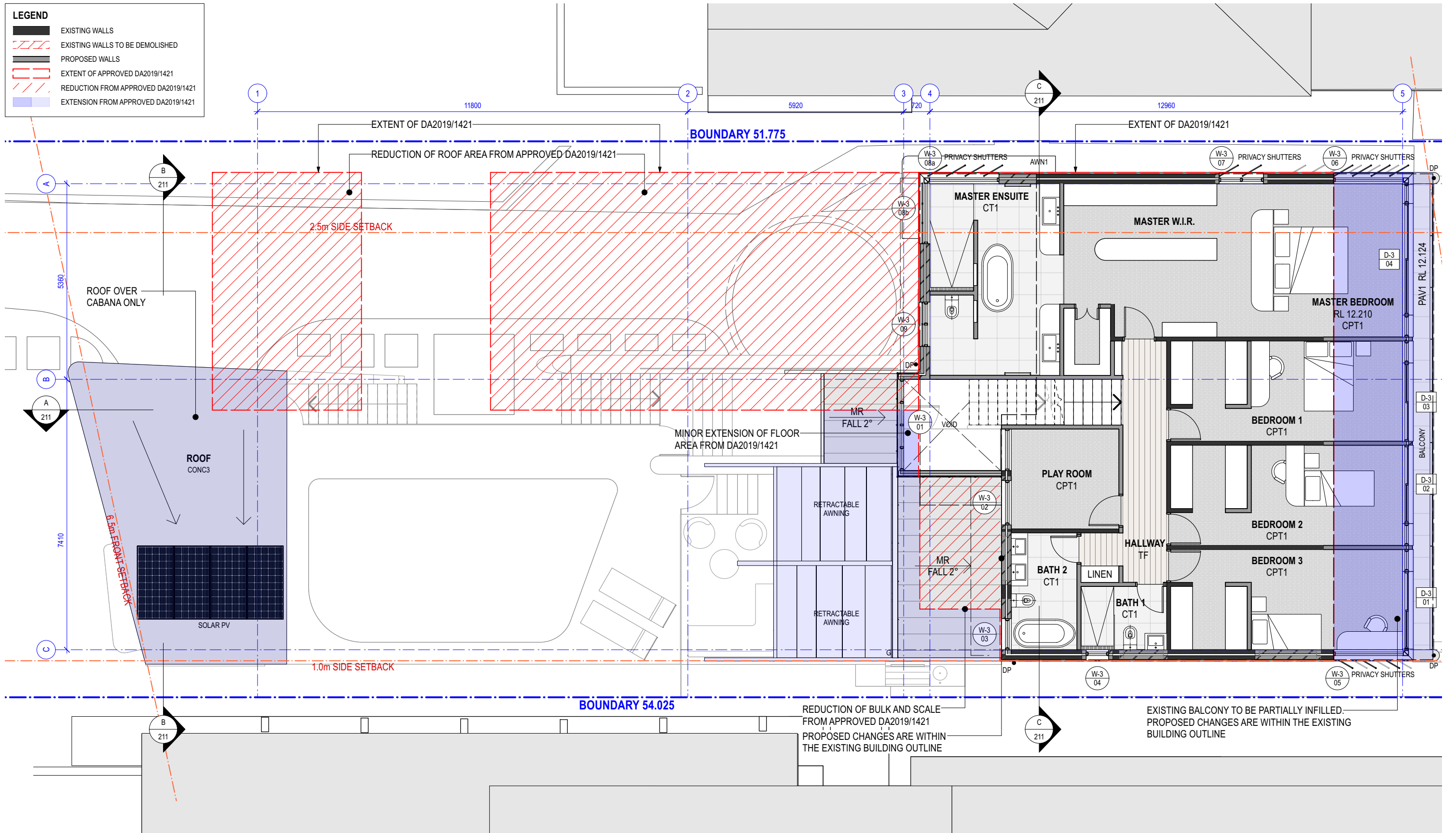
GROUND FLOOR PLAN

0 1:100 5m

2222 A102 D
1:100 @ A3 OCTOBER 2022

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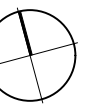
ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

FIRST FLOOR PLAN

0 1:100 5m

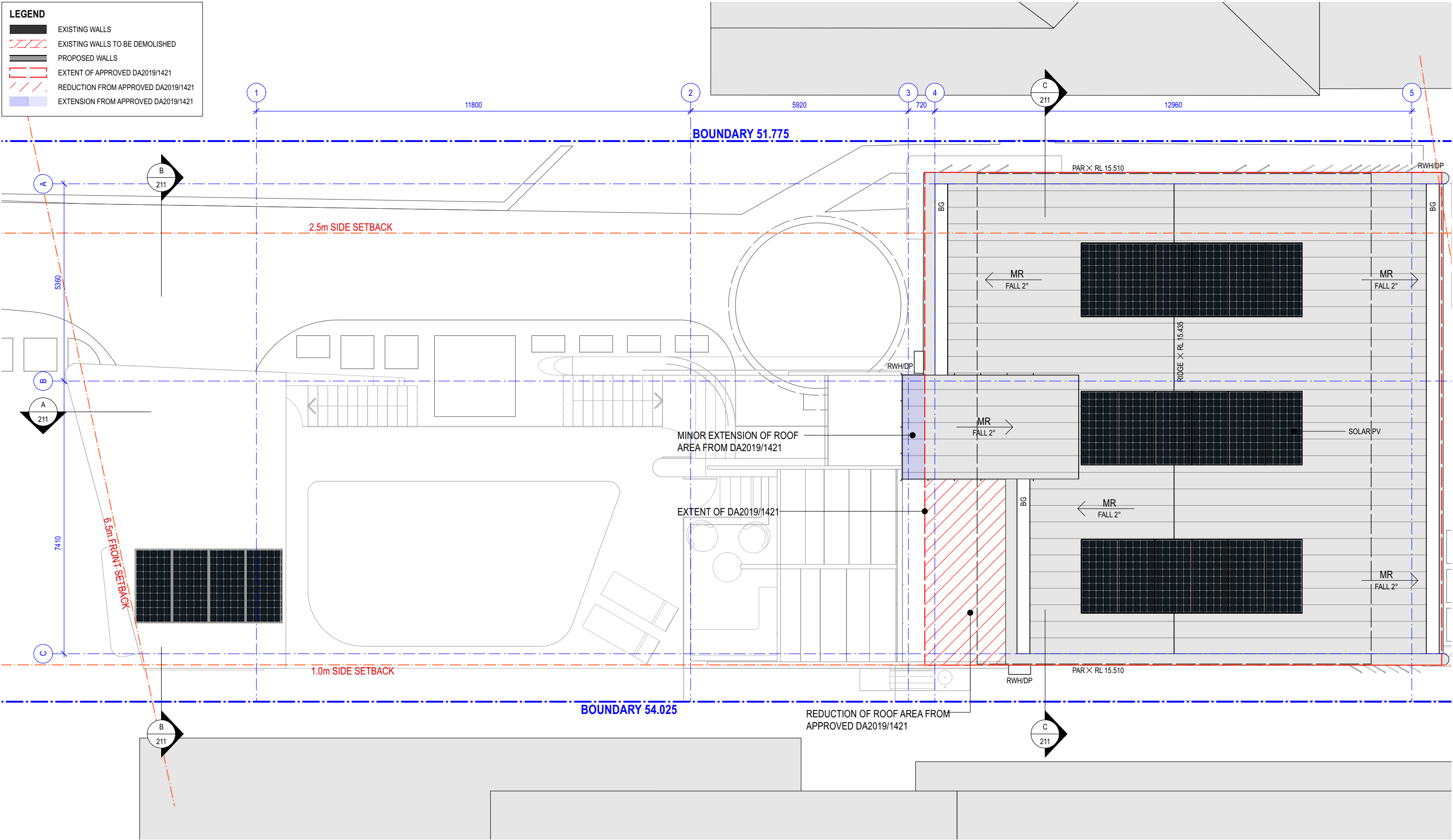
2222 A103 C
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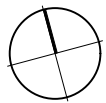
ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

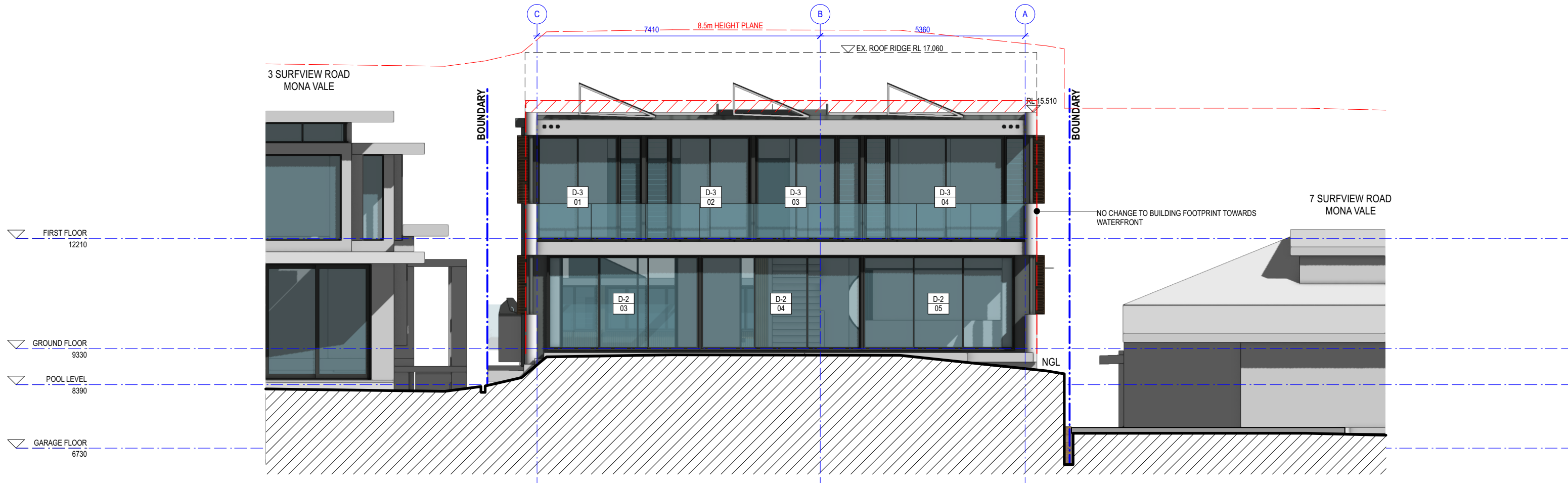
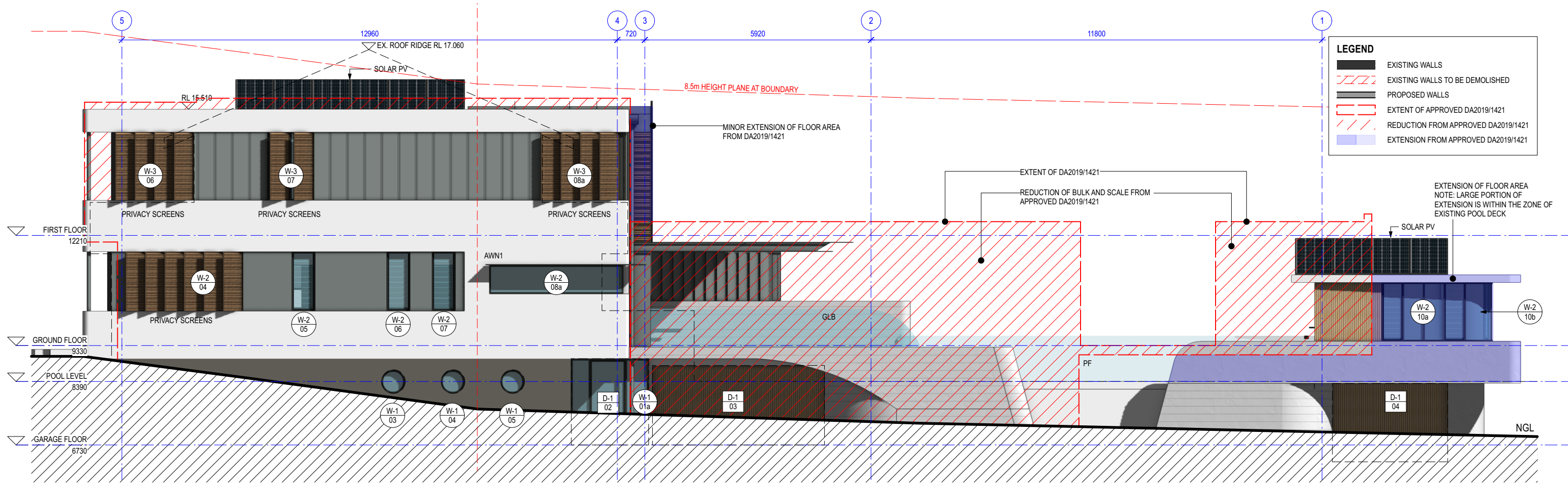
ROOF PLAN



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ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

NORTH AND EAST ELEVATION

2222

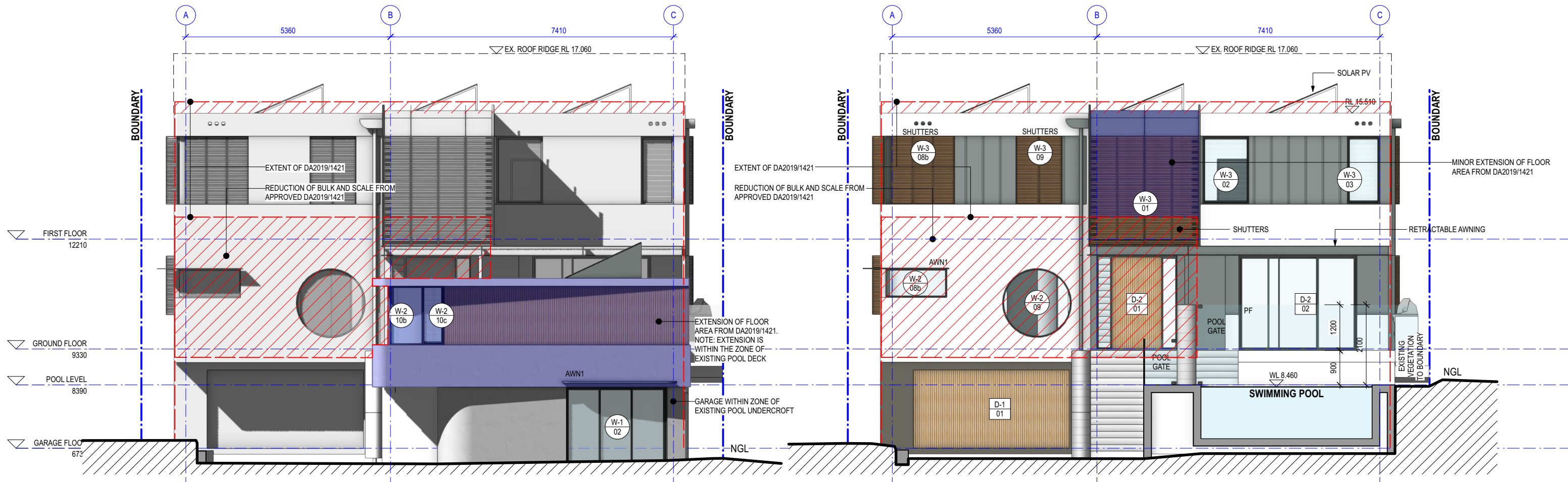
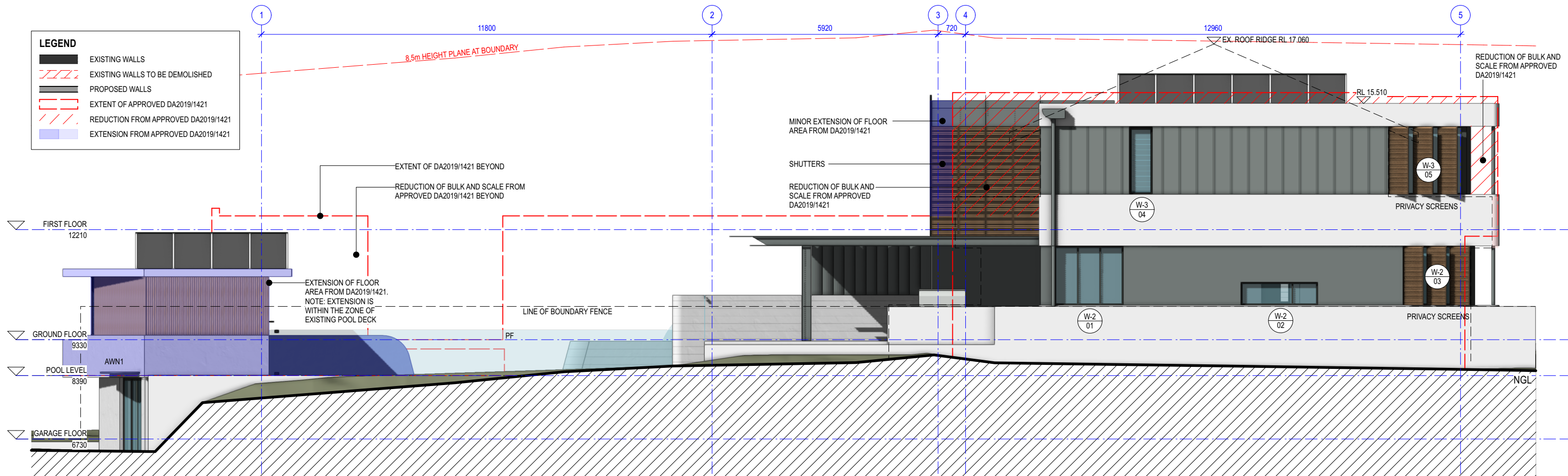
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A201 B

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ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

SOUTH AND WEST ELEVATION

2222

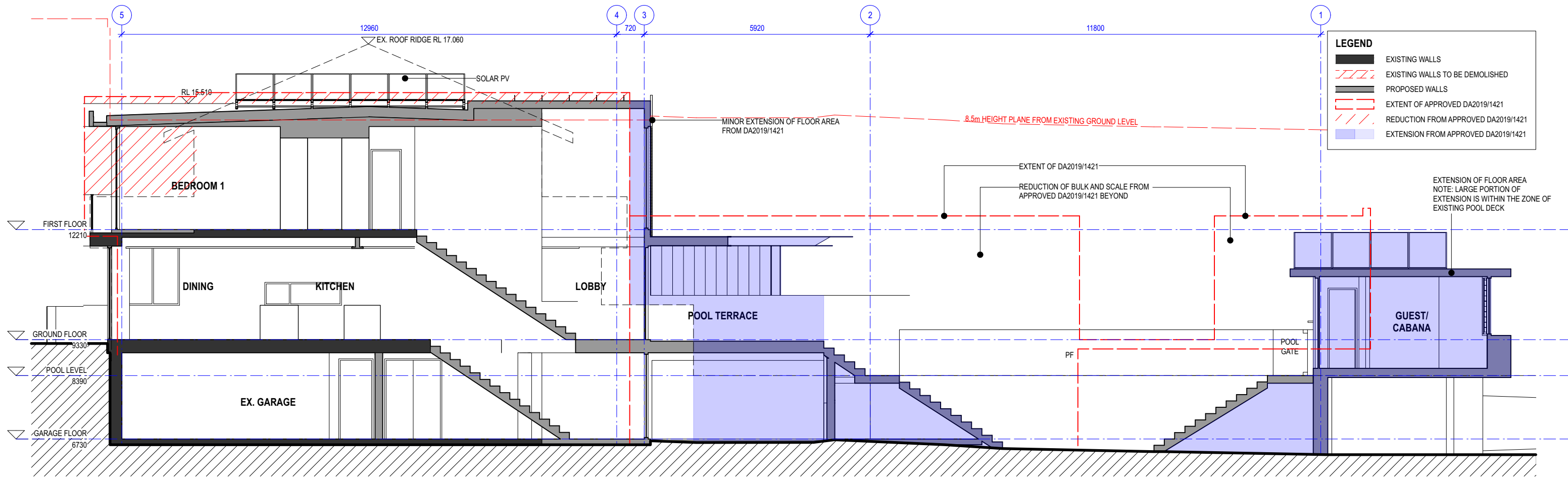
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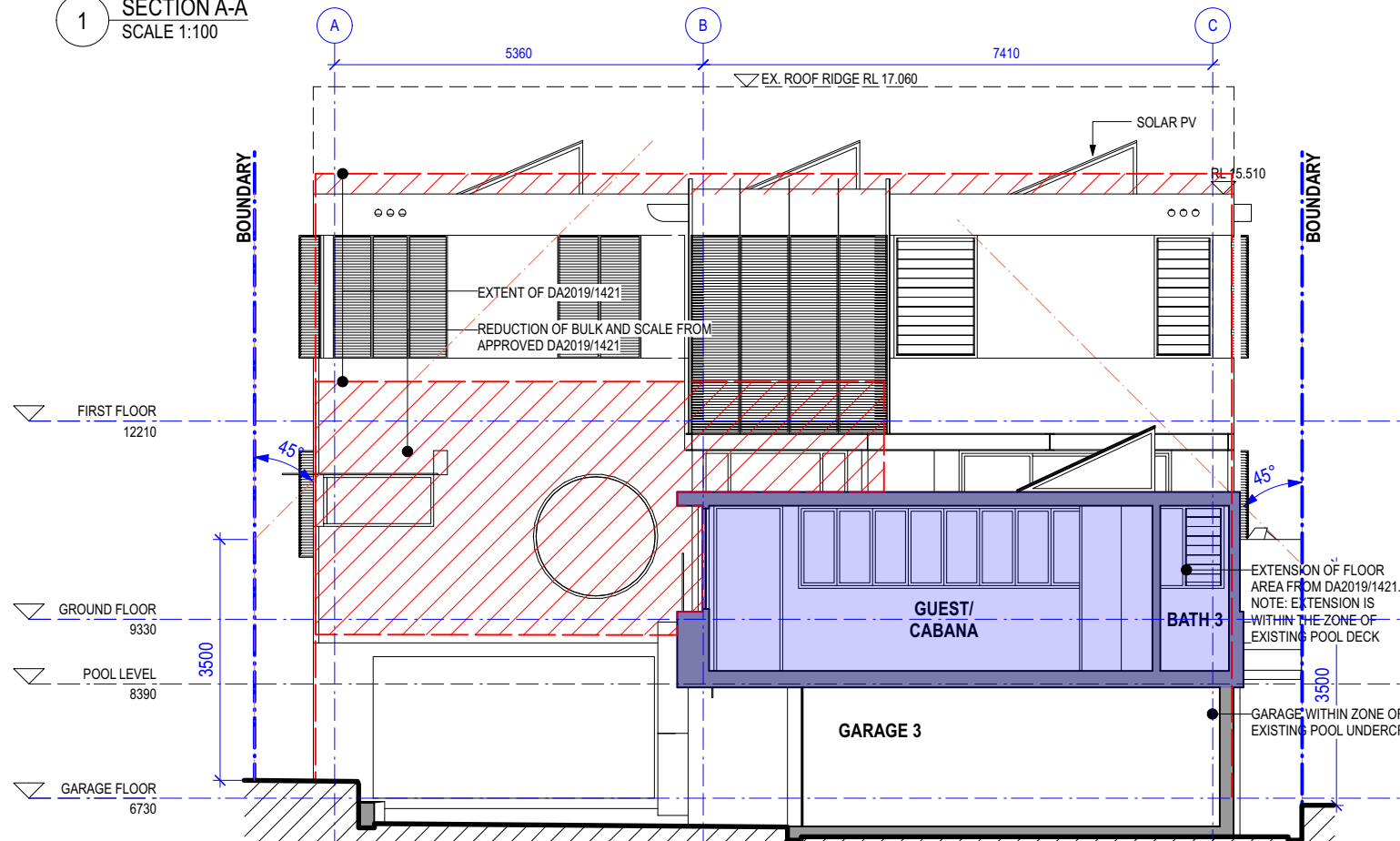
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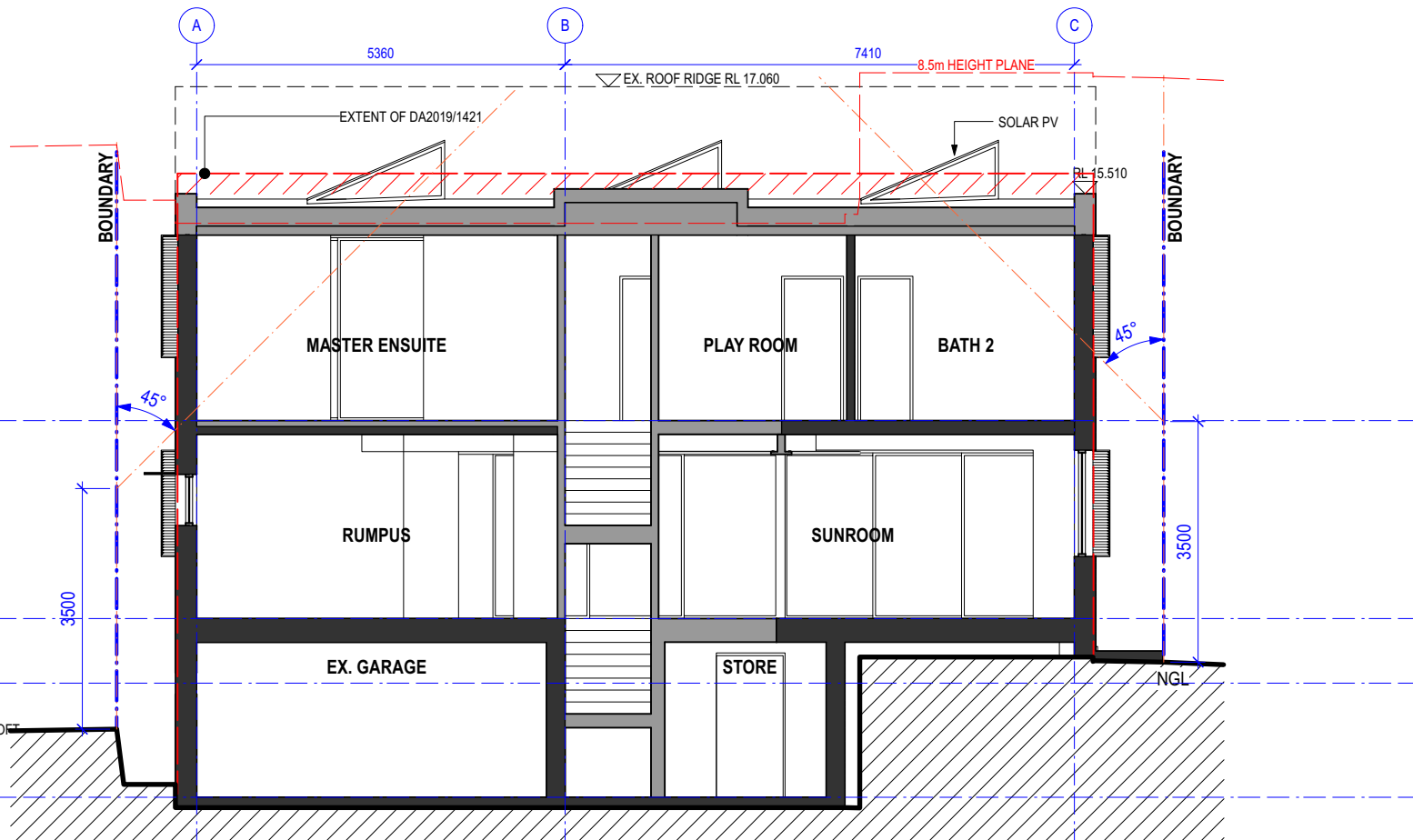




1 SECTION A-A
SCALE 1:100



2 SECTION B-B
SCALE 1:100



3 SECTION C-C
SCALE 1:100

ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

SECTIONS

2222

A221 B

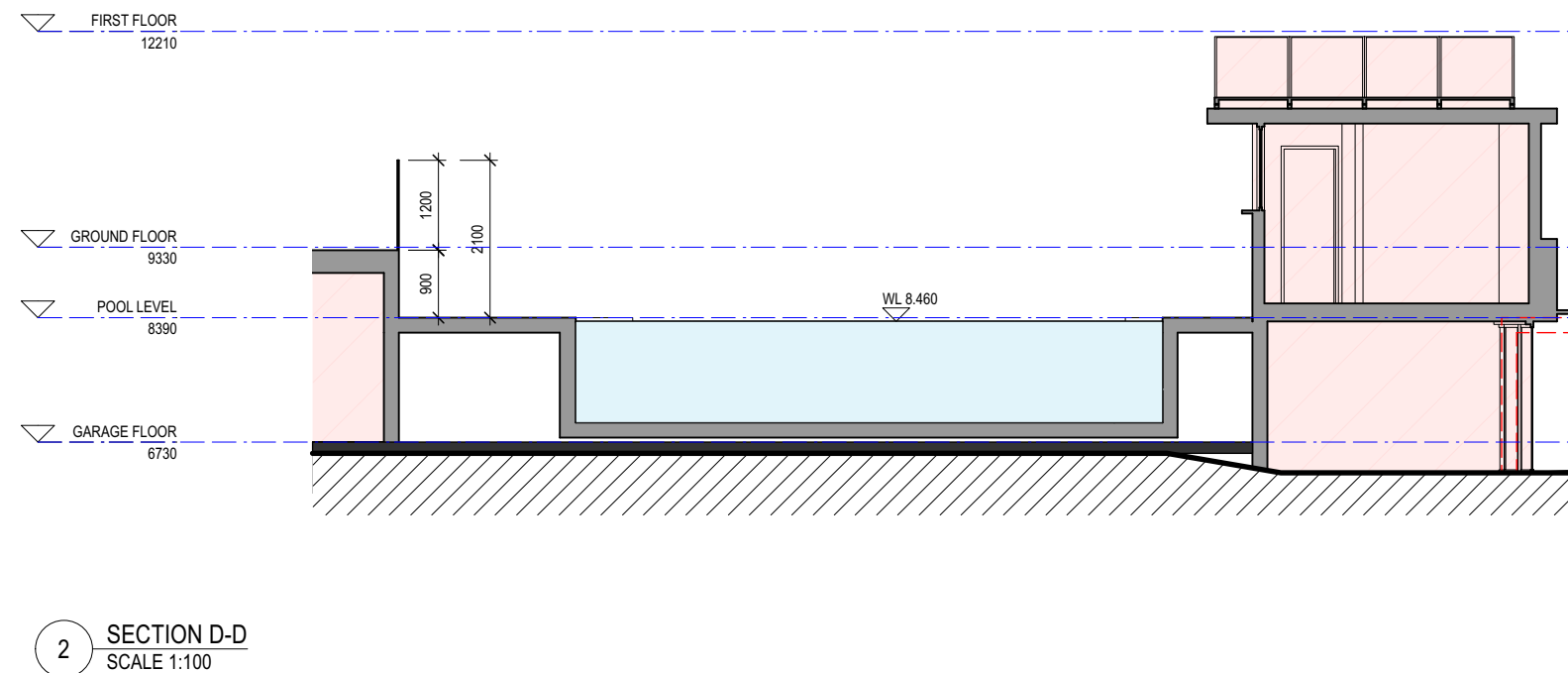
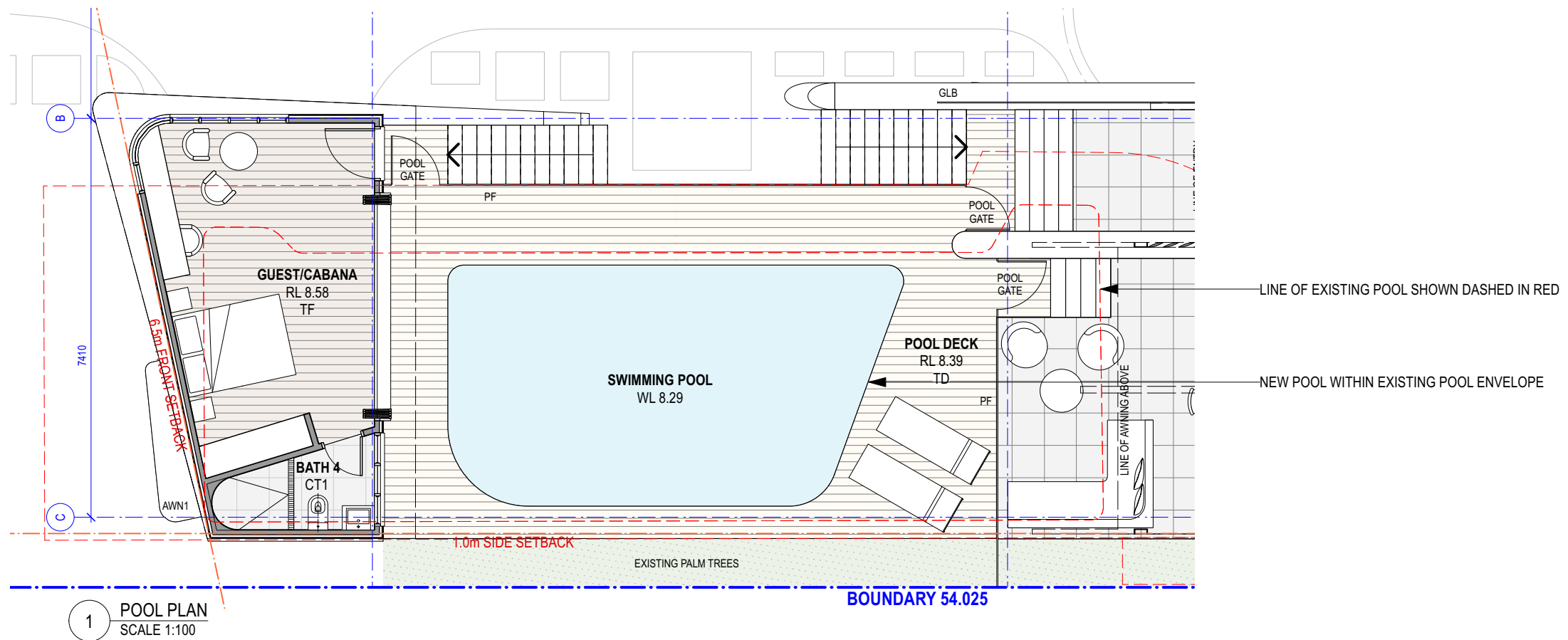
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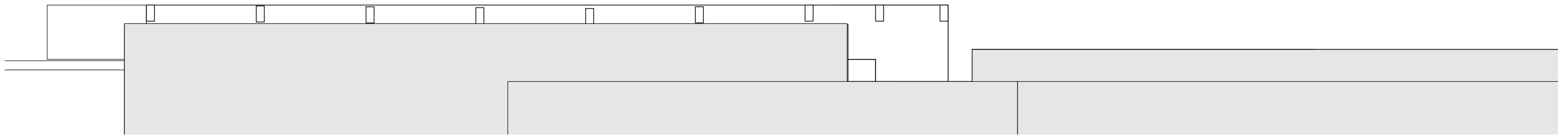
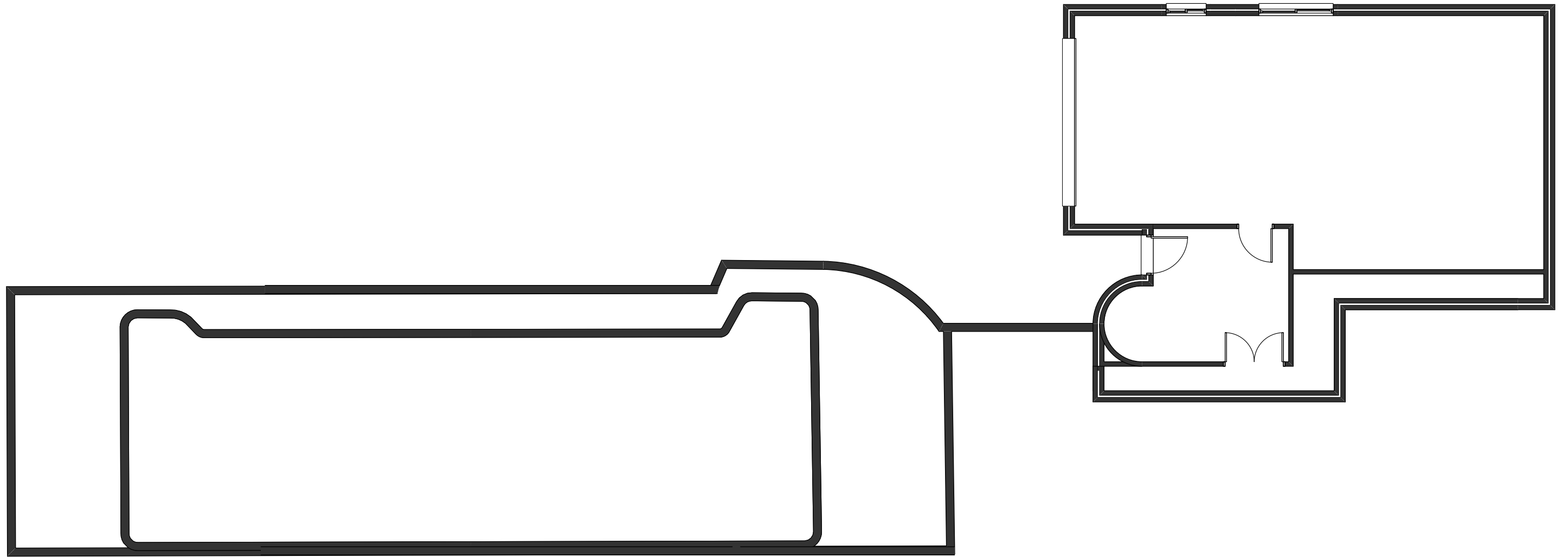
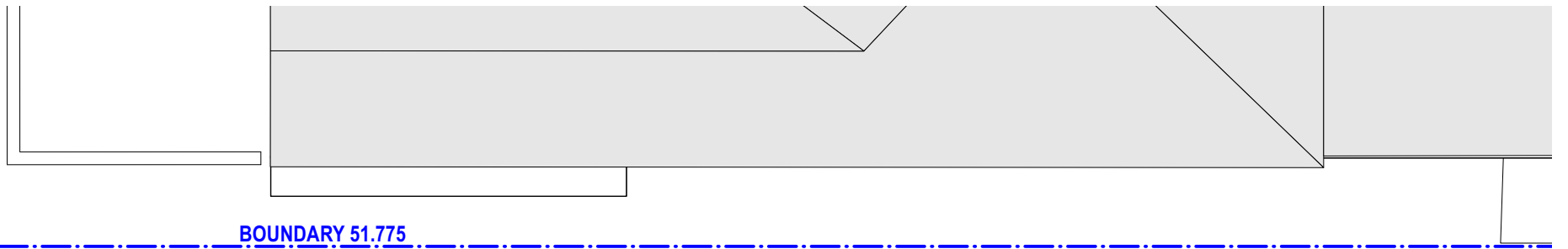
POOL PLAN AND SECTION

0 1:100 5m

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ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

EXISTING LOWER GROUND FLOOR PLAN

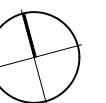
2222

1:100 @ A3

EX01

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0 1:100 5m

T1 - NORFOLK ISLAND PINE
7/1.2/27

BOUNDARY 51.775

BOUNDARY 54.025

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EXISTING GROUND FLOOR PLAN

0 1:100 5m

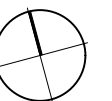
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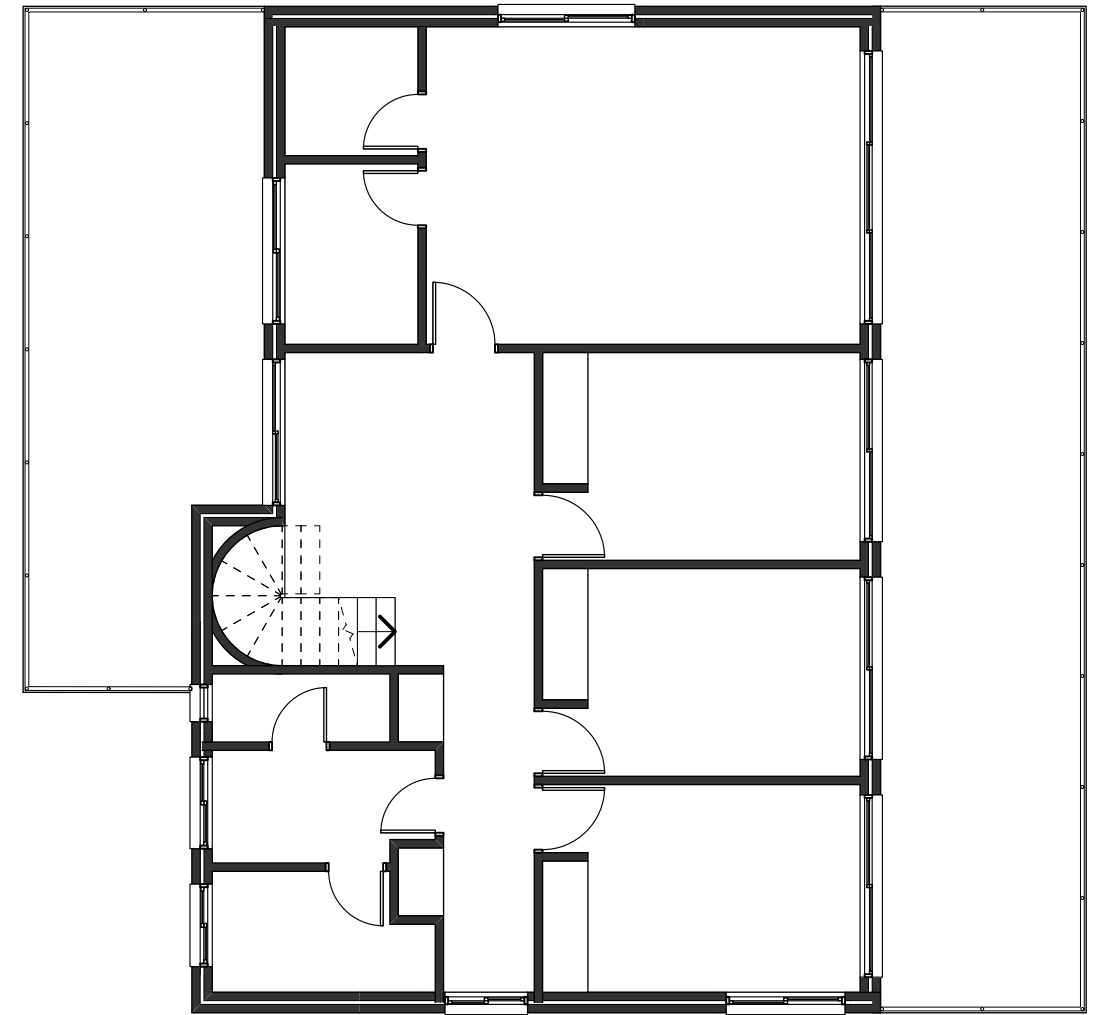
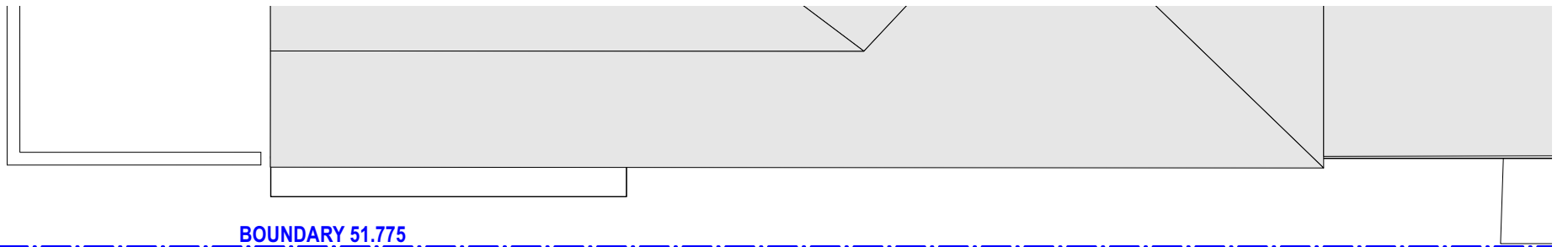
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EX02

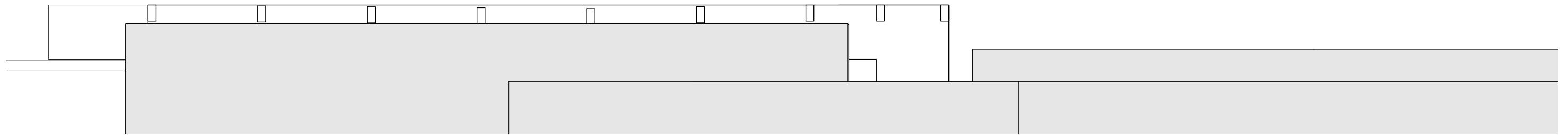
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ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

EXISTING FIRST FLOOR PLAN

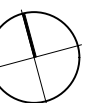
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1:100 @ A3

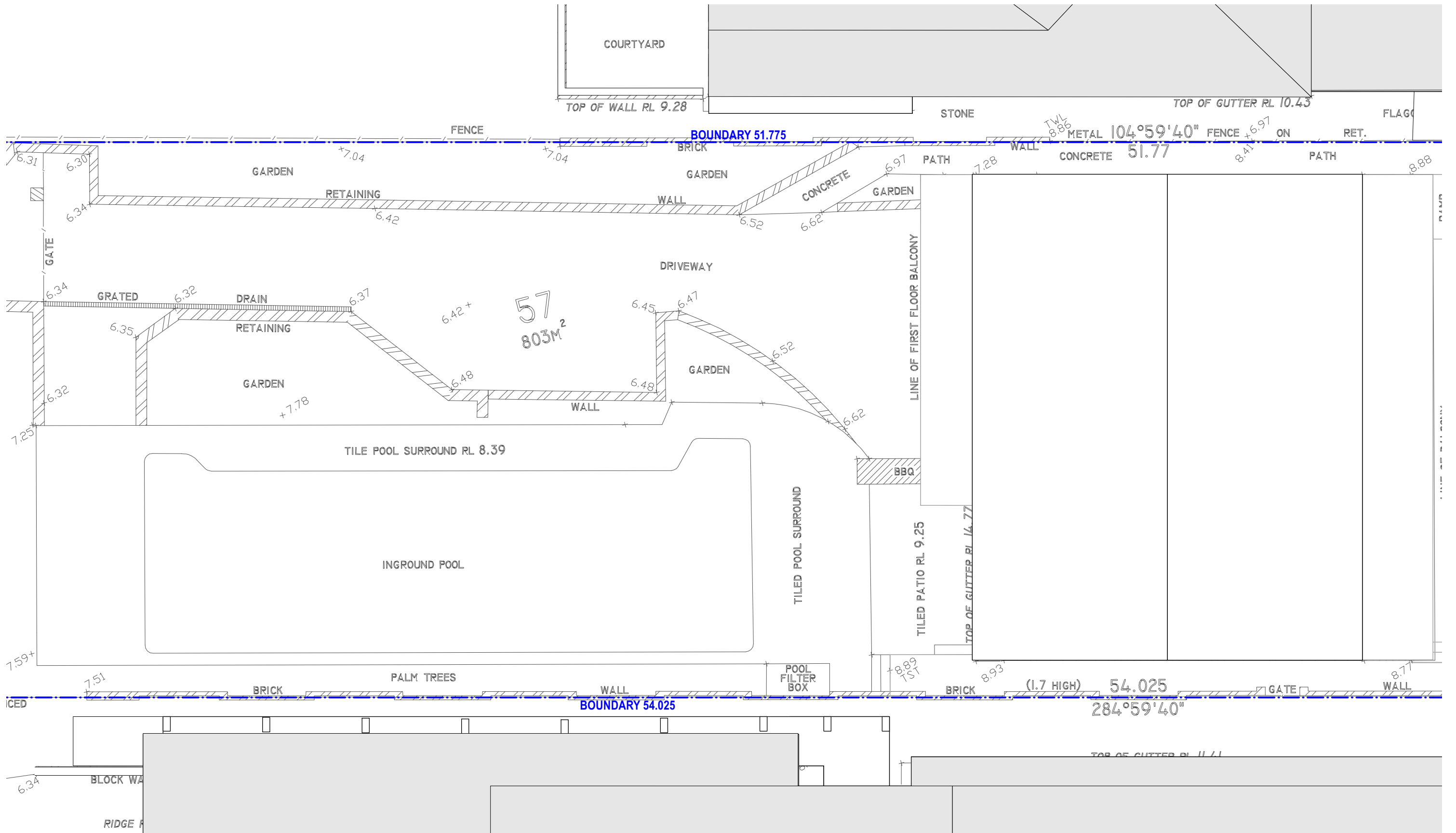
EX03

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0 1:100 5m



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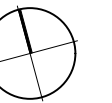
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EXISTING ROOF PLAN

0 1:100 5m



2222

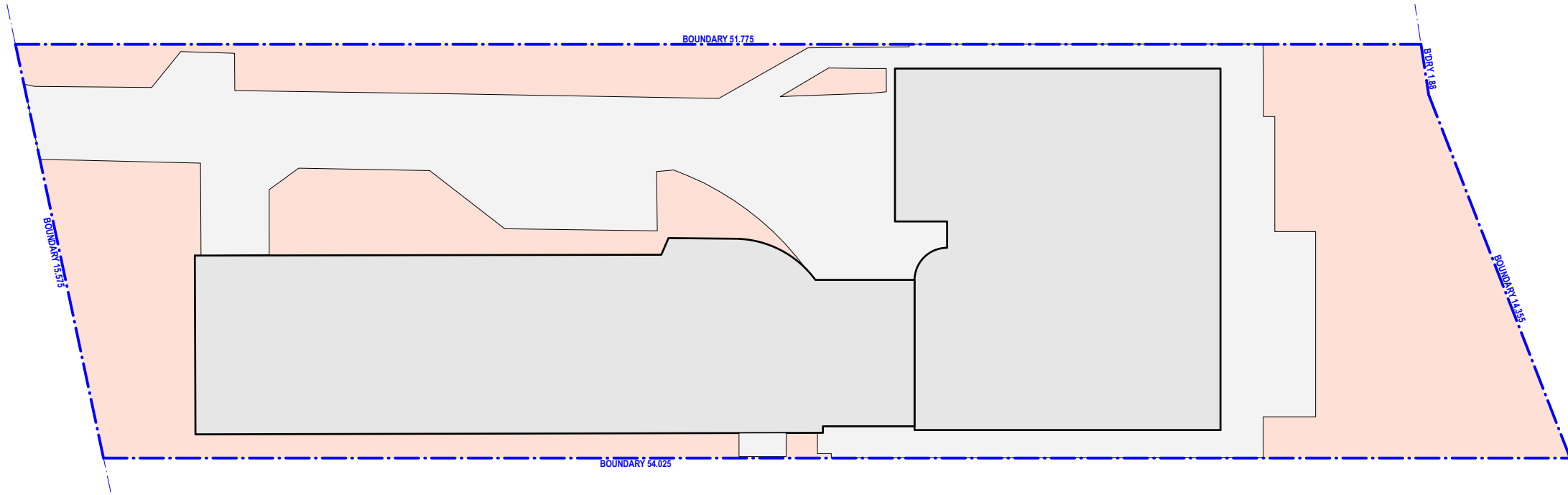
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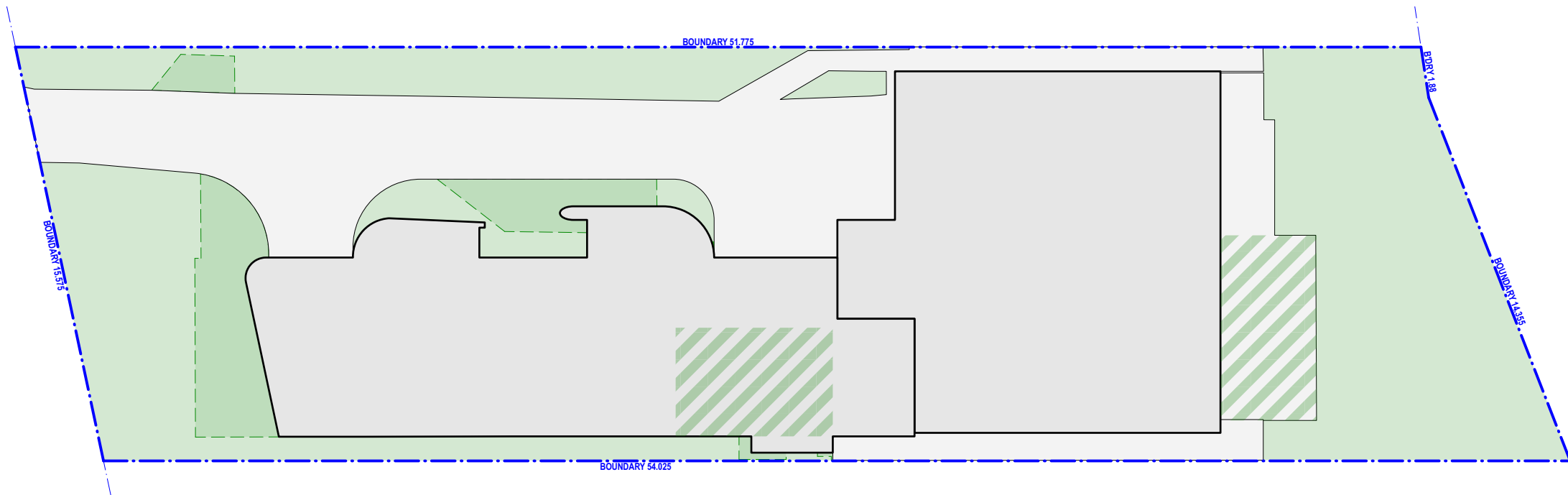
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1 EXISTING SITE PLAN
SCALE 1:200



2 S4.55 PROPOSED SITE PLAN
SCALE 1:200

	SITE AREA	803 sq.m
	LANDSCAPED AREA CONTROL	481.8 sq.m. – 60%
	EXISTING LANDSCAPED AREA	267.5 sq.m. – 33.3%
	DA APPROVED LANDSCAPED AREA <small>NOTE: NOT SHOWN (REFER TO DA2019/1421)</small>	211.0 sq.m. – 26.2%
	S4.55 PROPOSED LANDSCAPED AREA	276.8 sq.m. – 34.4%
	IMPERVIOUS OUTDOOR RECREATION	47.9 sq.m – 5.9%
	TOTAL LANDSCAPED AREA INCL. 6% VARIATION	324.7sq.m – 40.4% EXISTING CONDITION IMPROVED

VARIATIONS:

PROVIDED THE OUTCOMES OF THIS CONTROL ARE ACHIEVED, THE FOLLOWING MAY BE PERMITTED ON THE LANDSCAPED PROPORTION OF THE SITE:

- IMPERVIOUS AREAS LESS THAN 1m IN WIDTH (E.G. PATHWAYS AND THE LIKE);
- FOR SINGLE DWELLINGS ON LAND ZONED R2 LOW DENSITY RESIDENTIAL, UP TO 6% OF THE TOTAL SITE AREA MAY BE PROVIDED AS IMPERVIOUS LANDSCAPE TREATMENTS PROVIDING THESE AREAS ARE FOR OUTDOOR RECREATIONAL PURPOSES ONLY (E.G. ROOFED OR UNROOFED PERGOLAS, PAVED PRIVATE OPEN SPACE, PATIOS, PATHWAYS AND UNCOVERED DECKS NO HIGHER THAN 1m ABOVE GROUND LEVEL (EXISTING)).

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LANDSCAPED AREA CALCULATION

0 1:200 10m

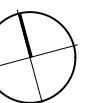
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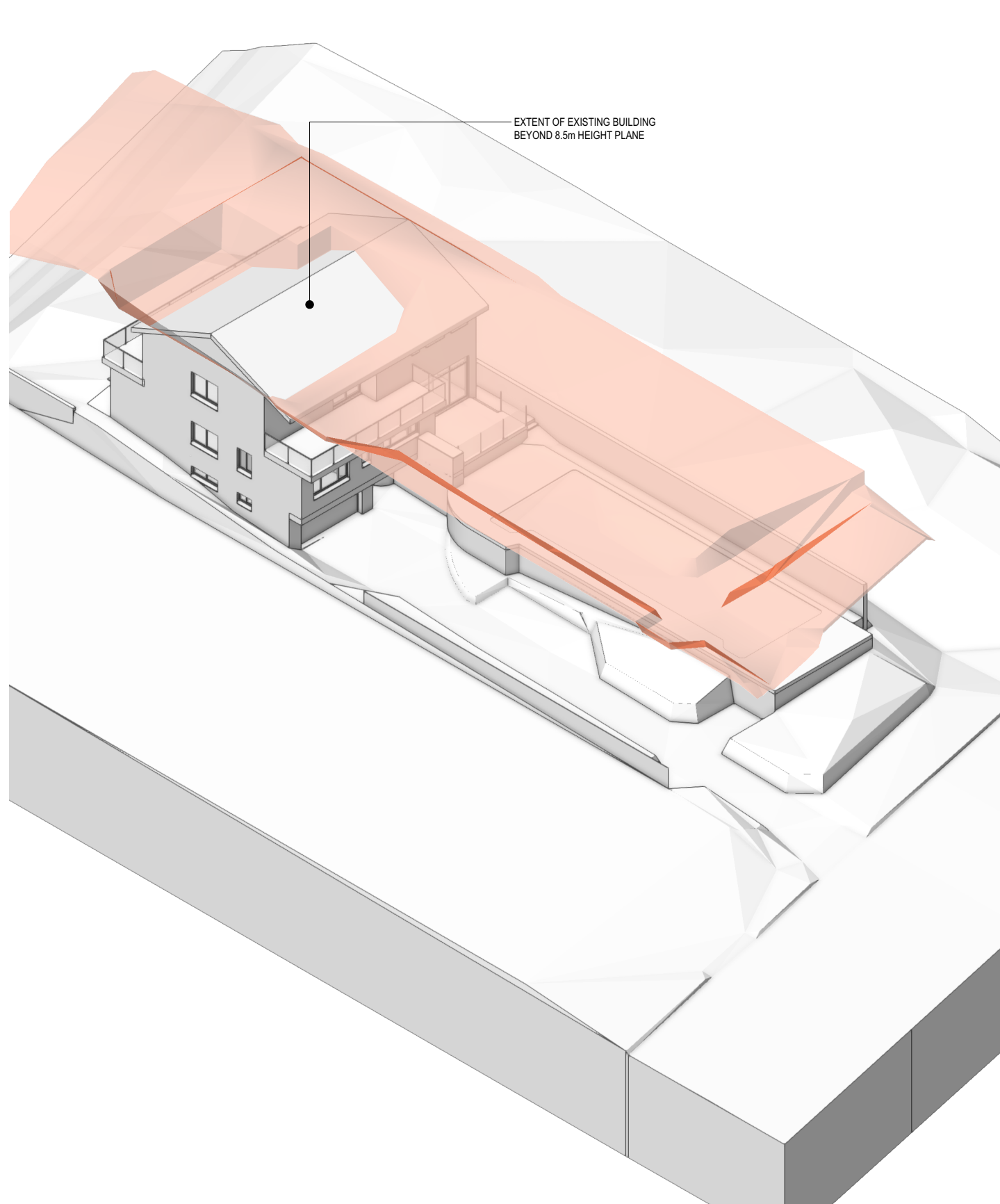
SK06 C

1:200 @ A3

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1 8.5m BUILDING HEIGHT PLANE
EXISTING

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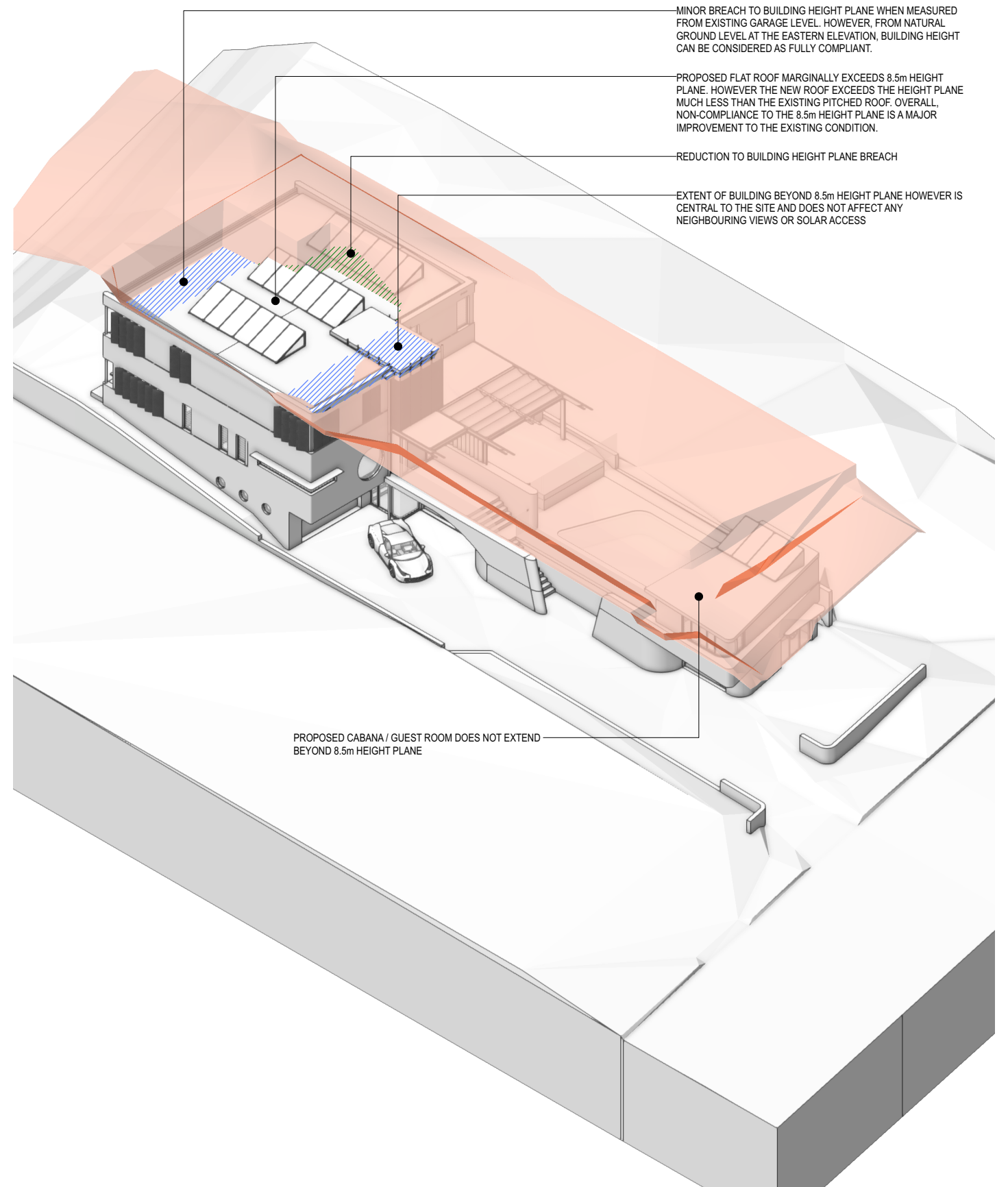
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ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE



2 8.5m BUILDING HEIGHT PLANE
PROPOSED

BUILDING HEIGHT PLANE

2222

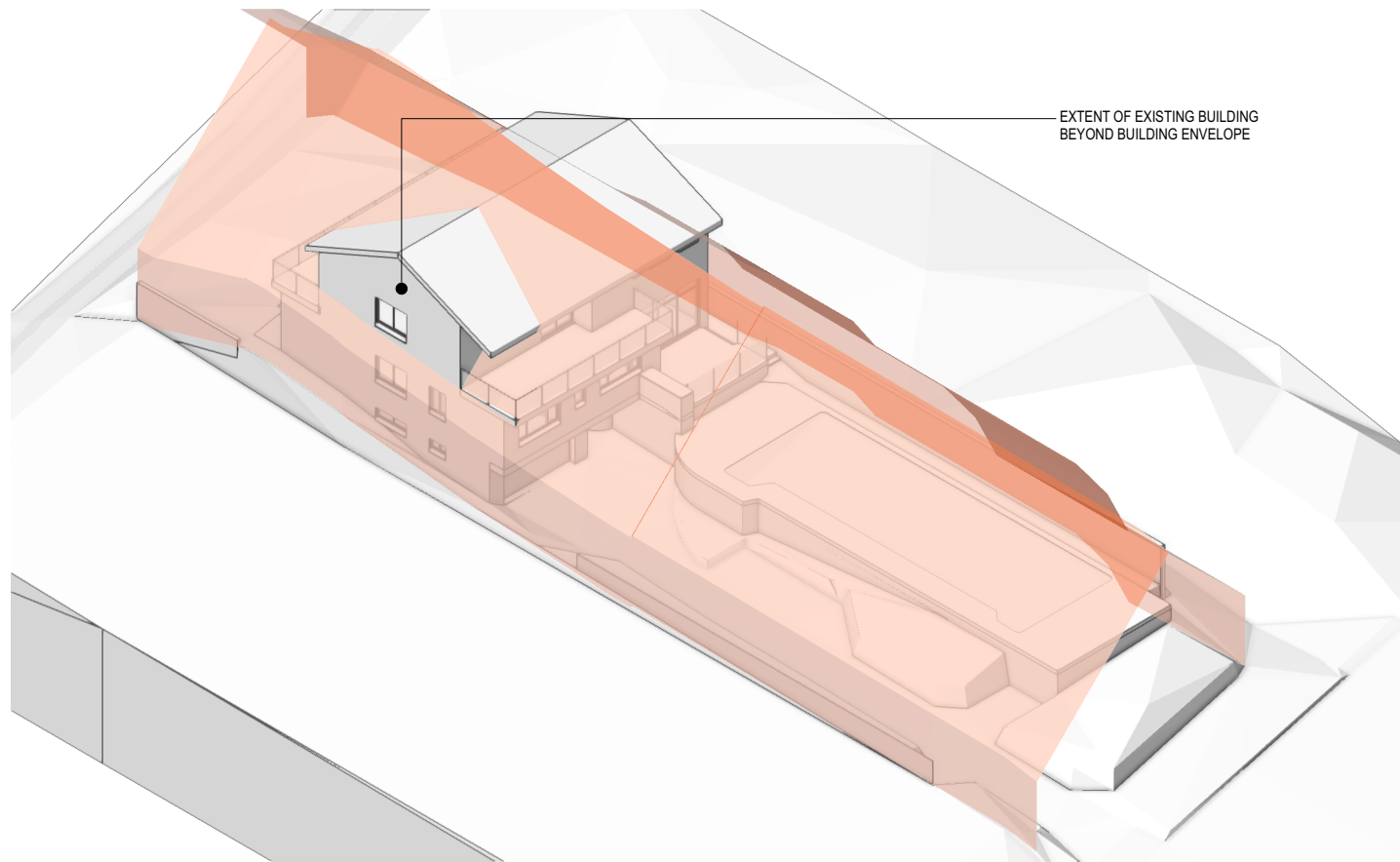
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SK07 B

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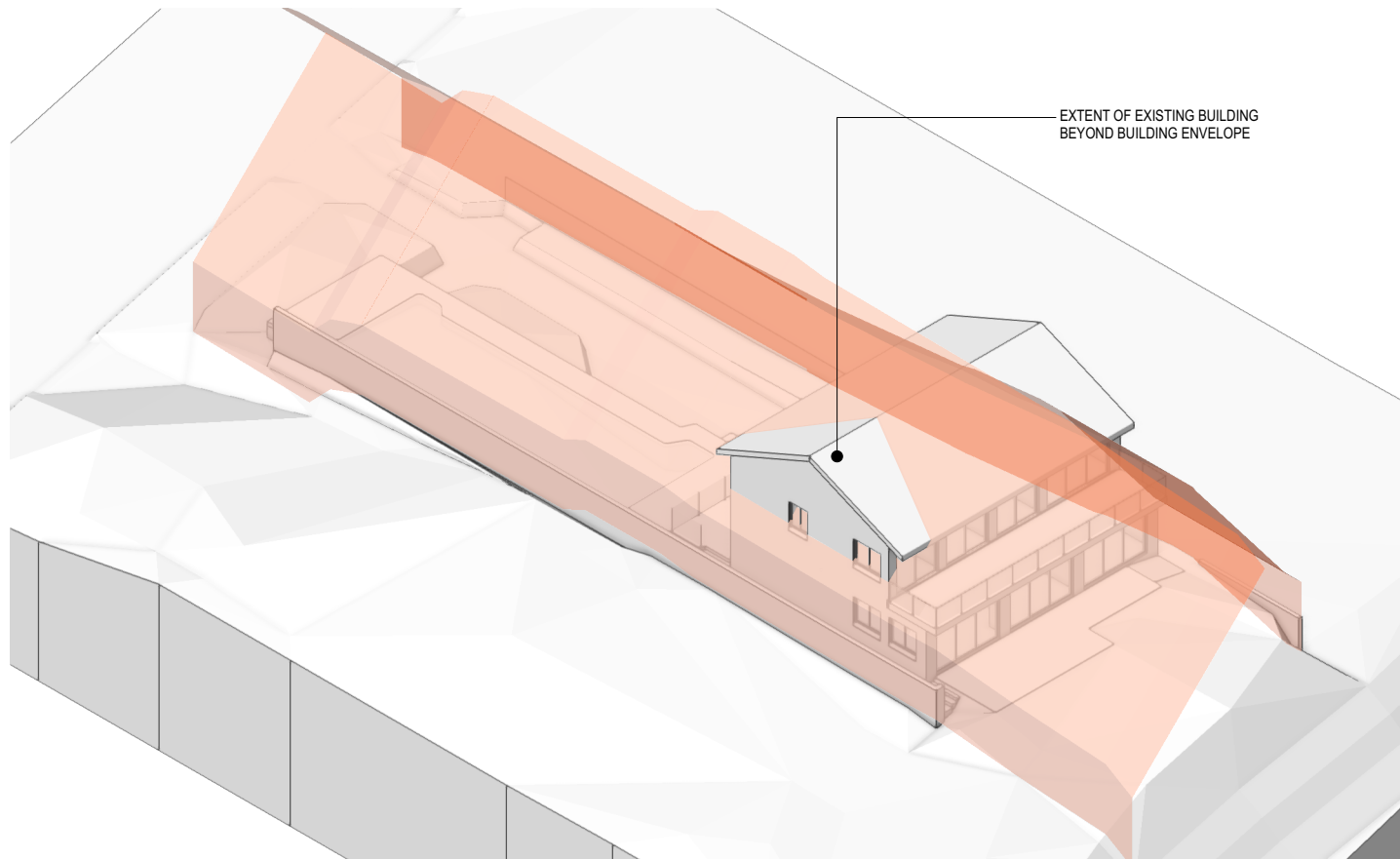
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1

BUILDING ENVELOPE EXISTING



2

BUILDING ENVELOPE EXISTING

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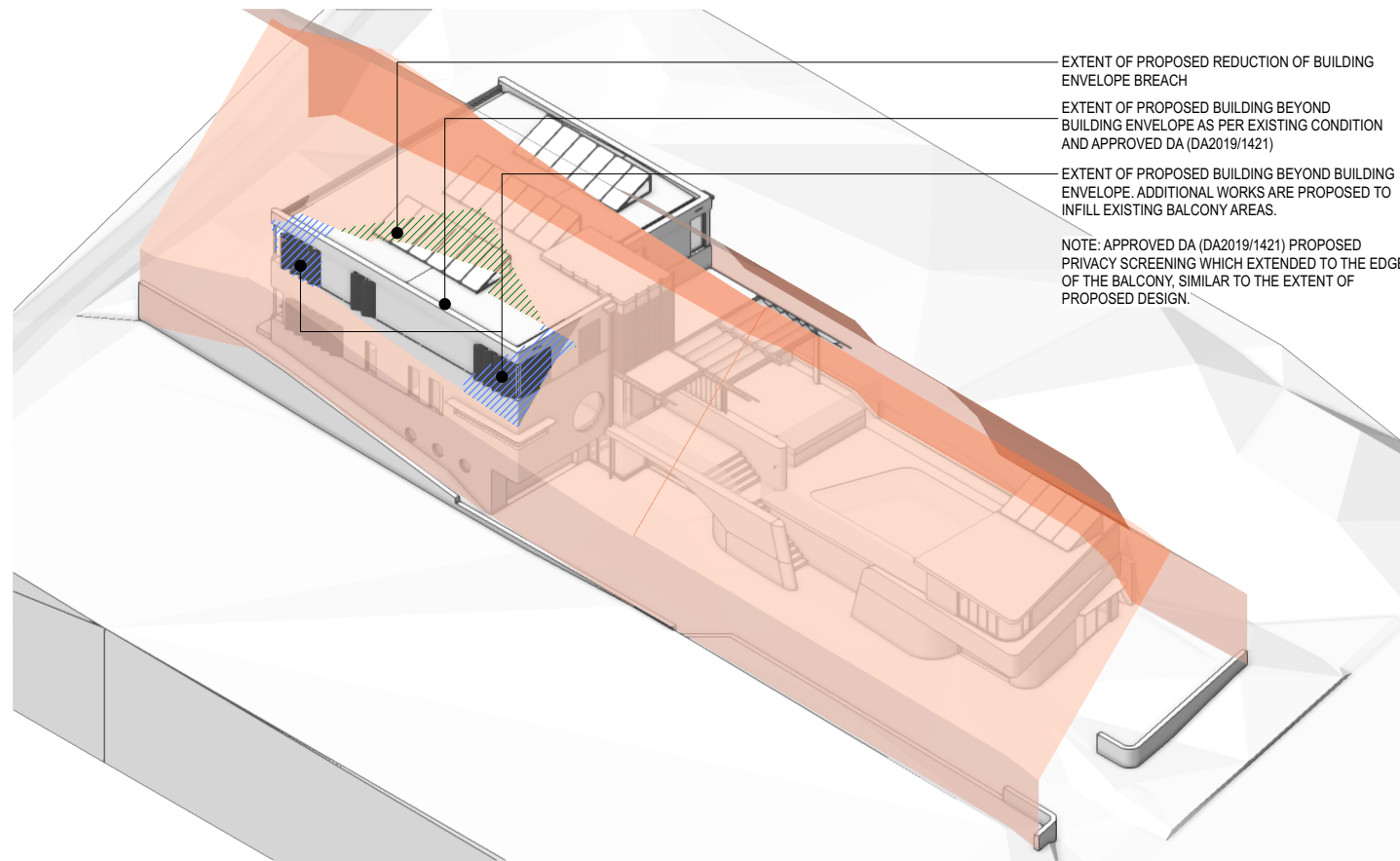
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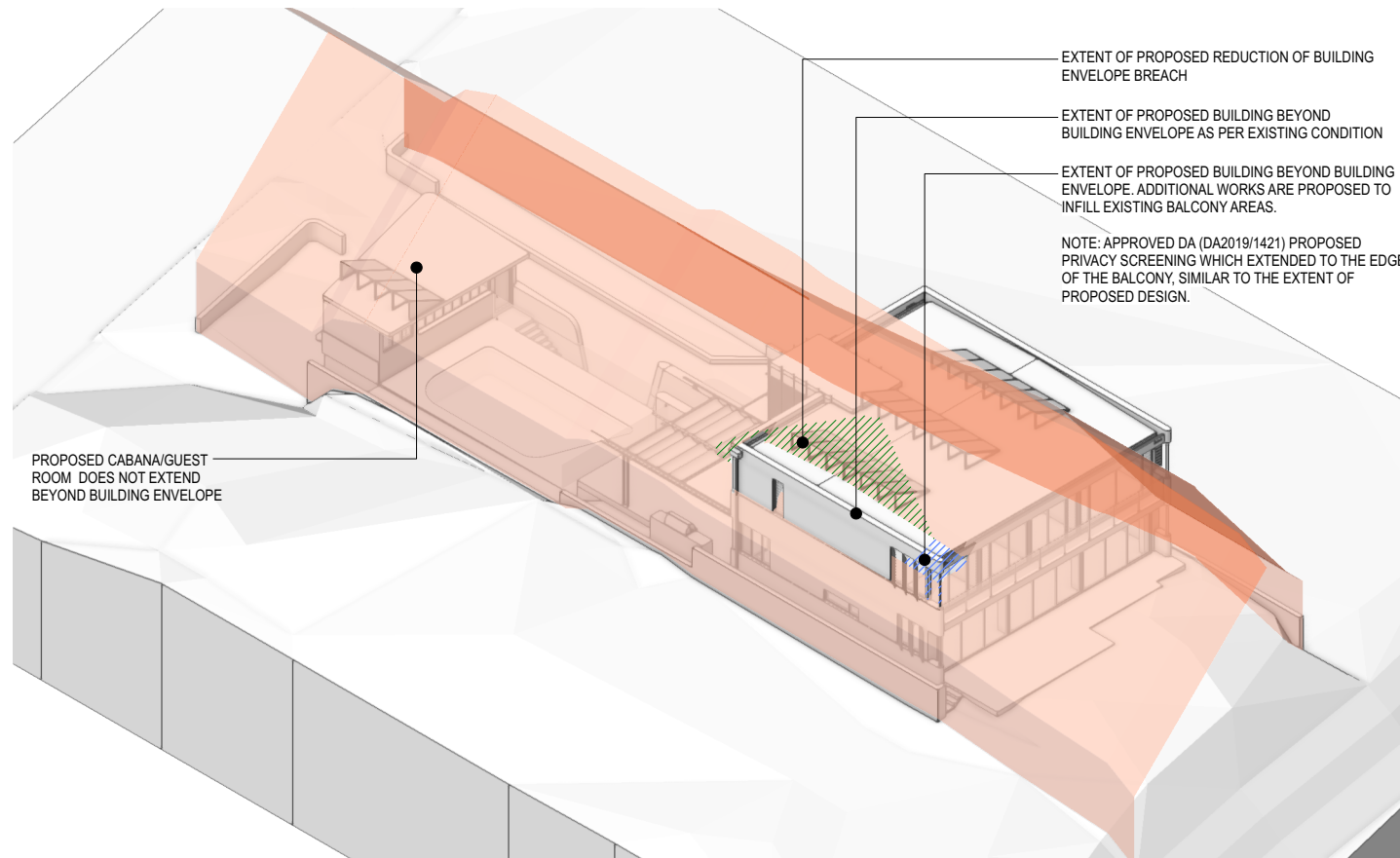
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3

BUILDING ENVELOPE PROPOSED



4

BUILDING ENVELOPE PROPOSED

BUILDING ENVELOPE

2222

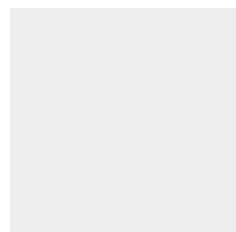
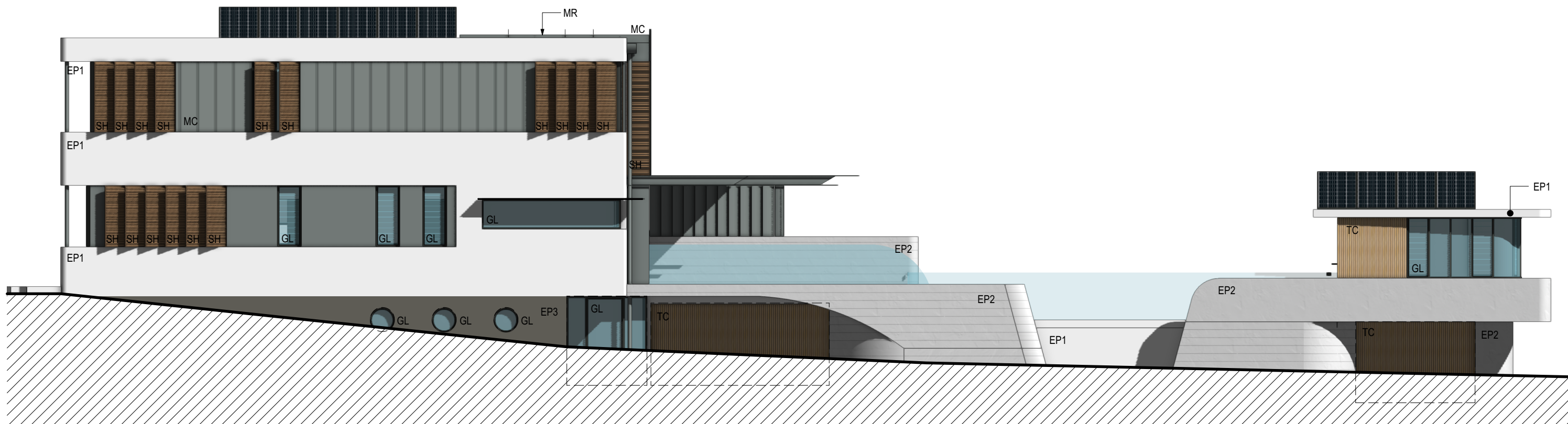
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SK08 C

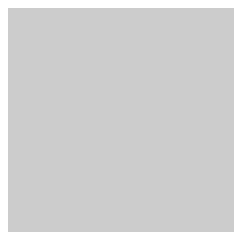
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EP1
LIGHT GREY - WHITE COLOUR



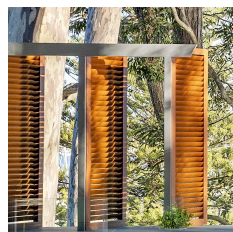
EP2
MID GREY COLOUR



EP3
DARK GREY COLOUR



TC
TIMBER CLADDING



SH
TIMBER LOOK ALUMINIUM SHUTTERS



GL
ALUMINIUM FRAMED WINDOWS
AND GLAZED DOORS
COLOURBOND MONUMENT



MR
METAL ROOF SHEETING
ZINCALUME



MC
METAL WALL CLADDING
ZINCALUME

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ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

EXTERNAL FINISHES SCHEDULE

0 1:100 5m

2222

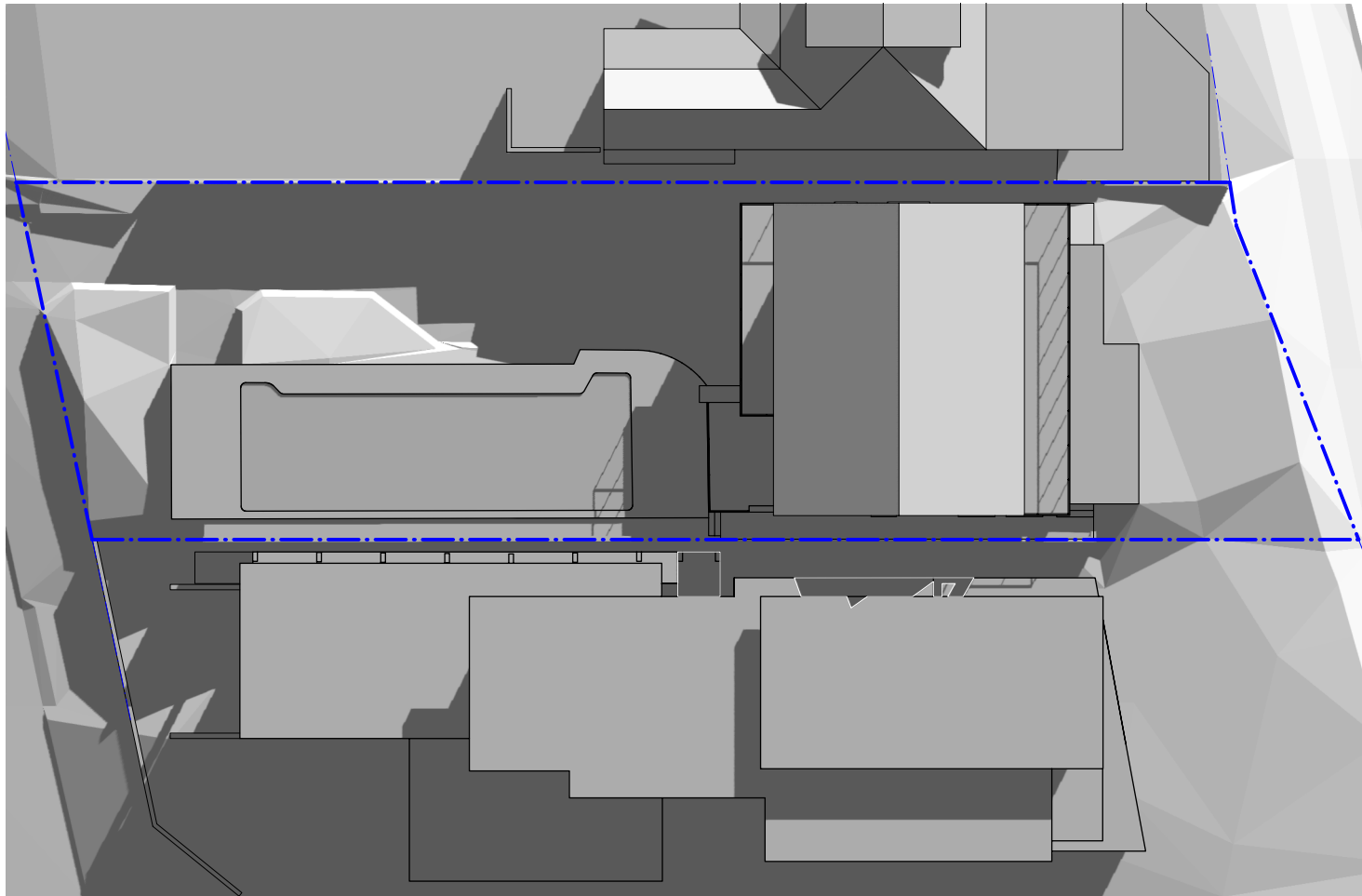
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SK09 C

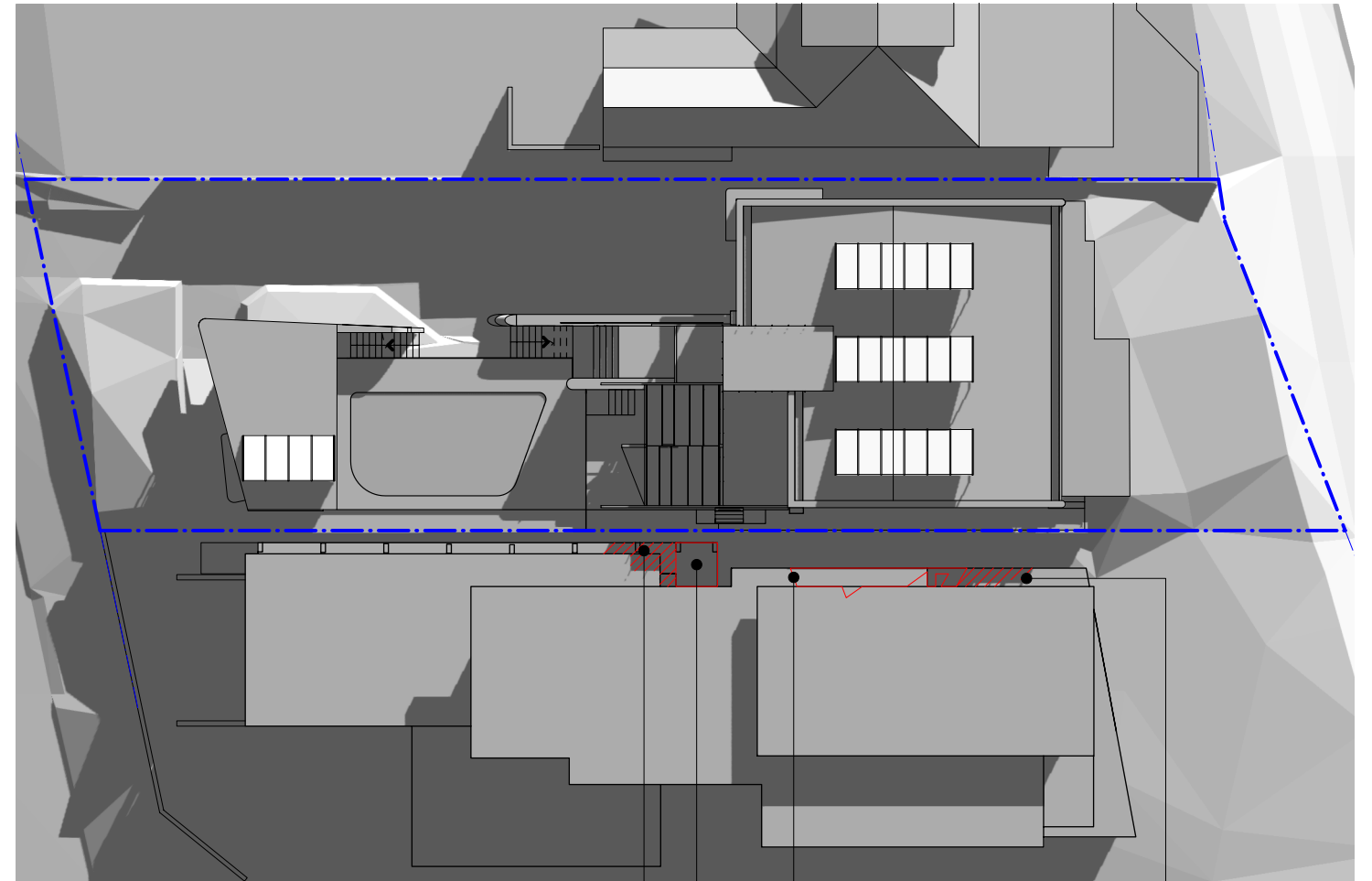
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1 EXISTING - WINTER 9AM



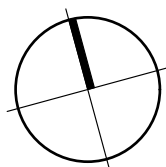
2 PROPOSED - WINTER 9AM

REDUCTION IN OVERSHADOWING DUE TO
PROPOSED FLAT ROOF
OVERSHADOWING AS PER
EXISTING CONDITION
ADDITIONAL OVERSHADOWING

FOR DEVELOPMENT APPLICATION ONLY

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ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

SHADOW DIAGRAMS - WINTER 9AM
1:300 @ A3

2222 SK11 B
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1 EXISTING - WINTER 12PM



2 PROPOSED - WINTER 12PM

REDUCTION IN OVERSHADOWING DUE TO PROPOSED FLAT ROOF
NO ADDITIONAL OVERSHADOWING CAUSED BY PROPOSED ADDITION AT FRONT

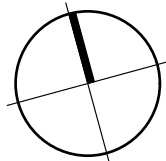
OVERSHADOWING AS PER EXISTING CONDITION

ADDITIONAL OVERSHADOWING

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ALTERATIONS AND ADDITIONS 5 SURFVIEW ROAD MONA VALE

SHADOW DIAGRAMS - WINTER 12PM

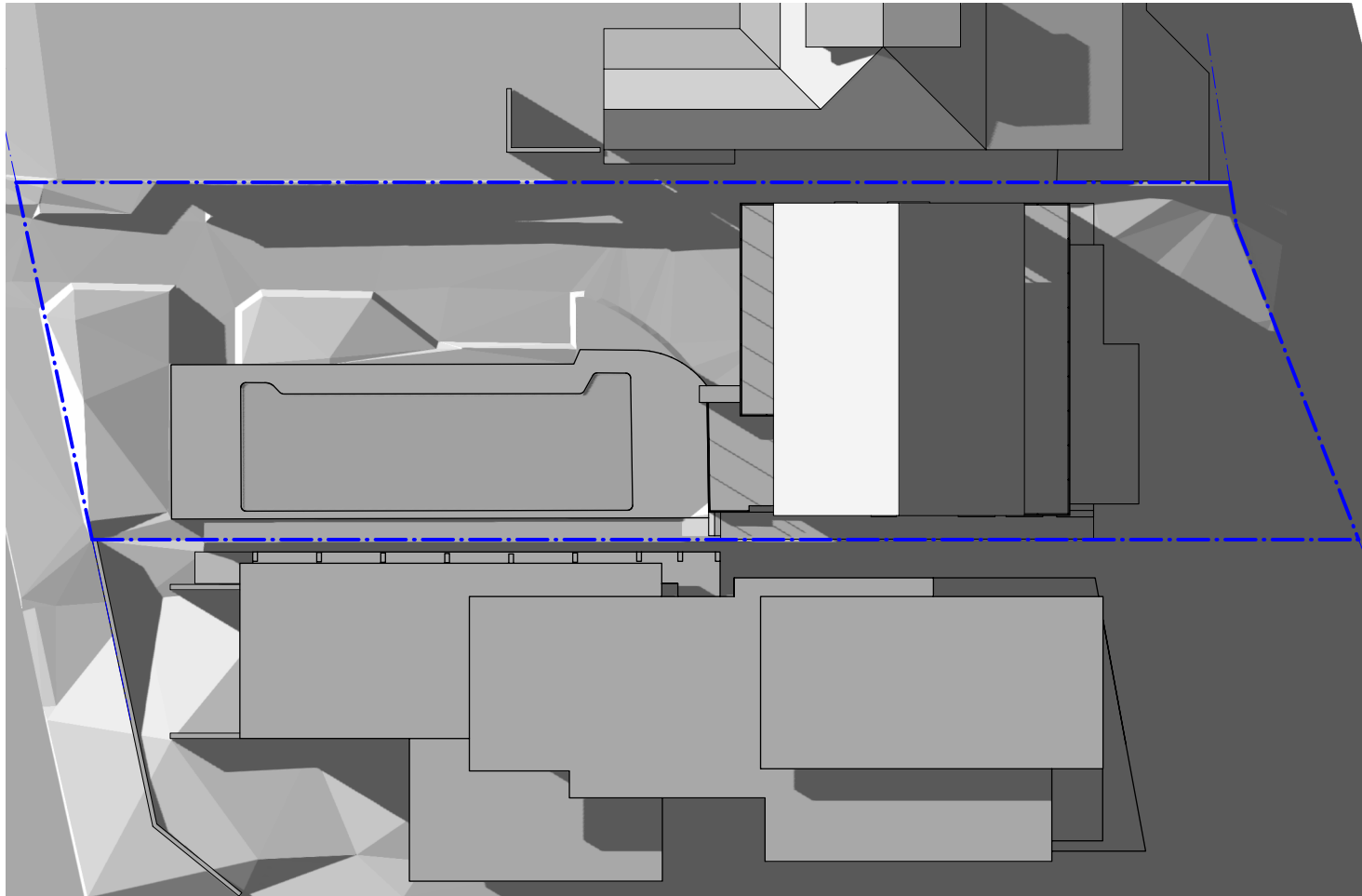
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2222 SK12 B

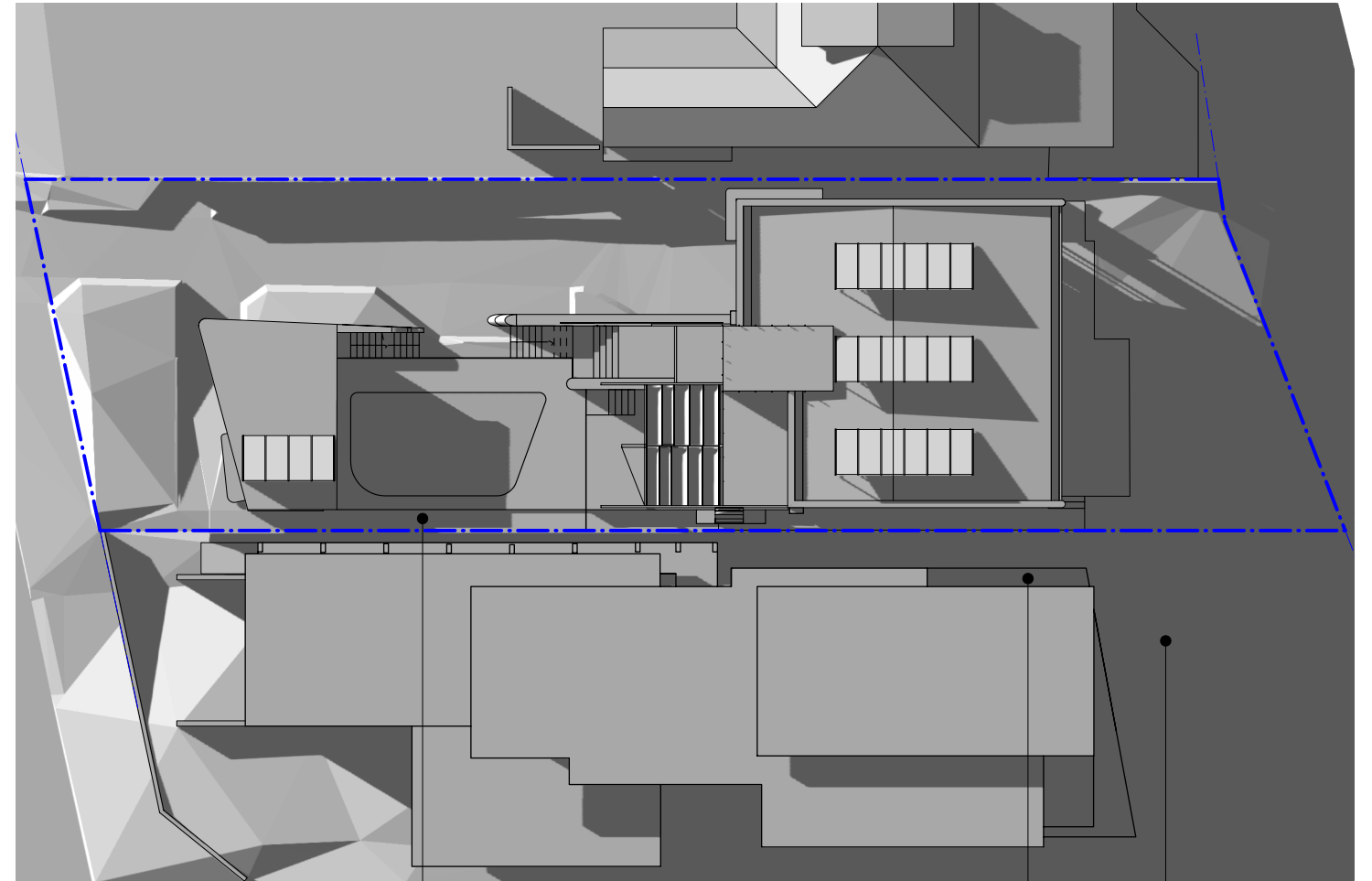
NOVEMBER 2022

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1 EXISTING - WINTER 3PM



2 PROPOSED - WINTER 3PM

NO ADDITIONAL OVERSHADOWING CAUSED BY
PROPOSED ADDITION AT FRONT

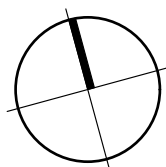
OVERSHADOWING AS PER
EXISTING CONDITION

NO ADDITIONAL OVERSHADOWING

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SHADOW DIAGRAMS - WINTER 3PM

1:300 @ A3

2222 SK13 B

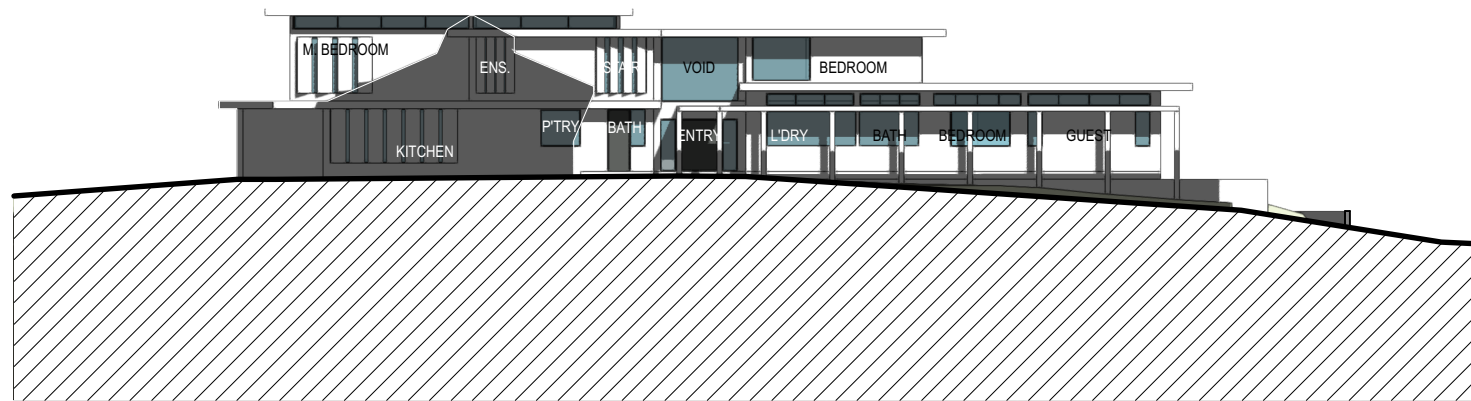
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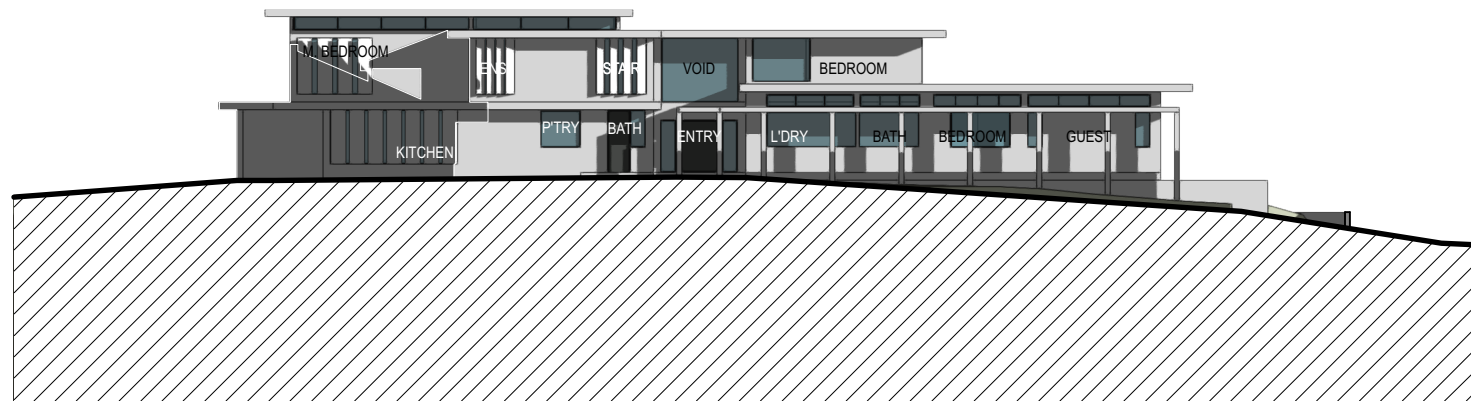




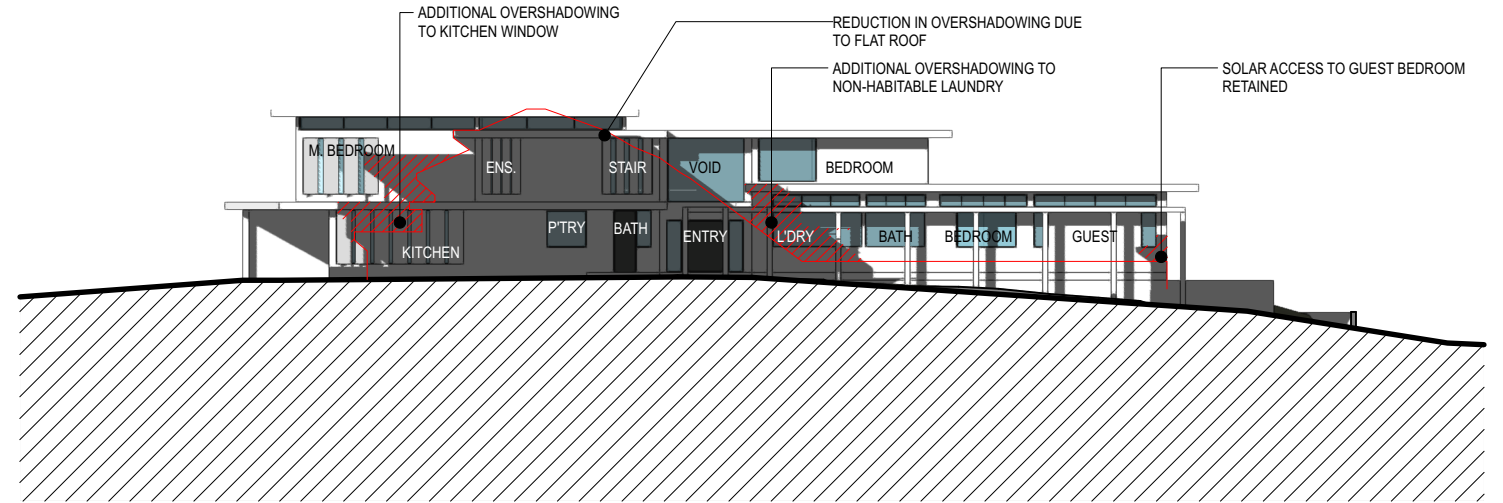
1 EXISTING - WINTER 9AM
3 SURFVIEW ROAD MONA VALE



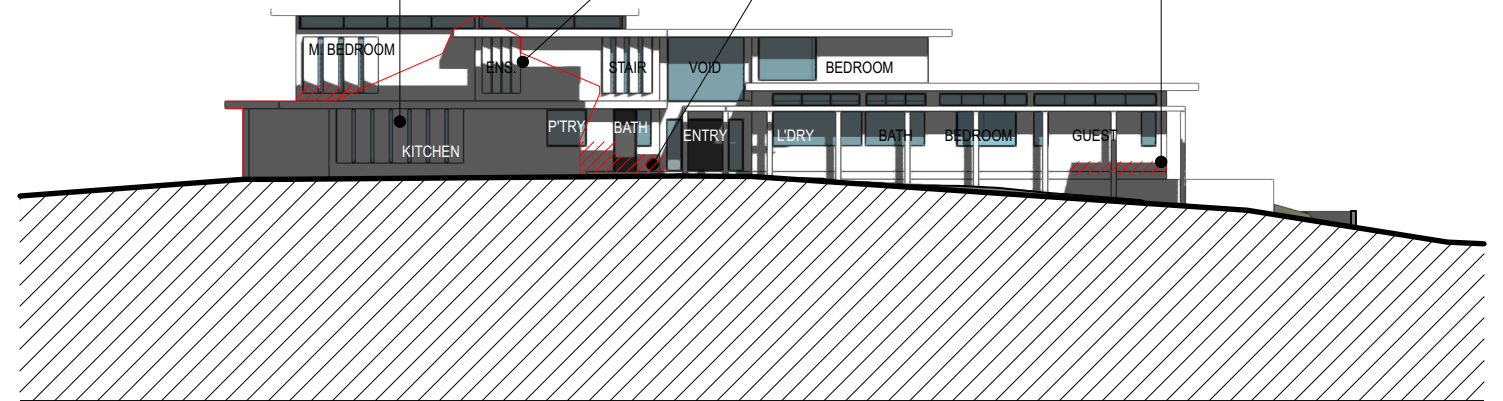
3 EXISTING - WINTER 12PM
3 SURFVIEW ROAD MONA VALE



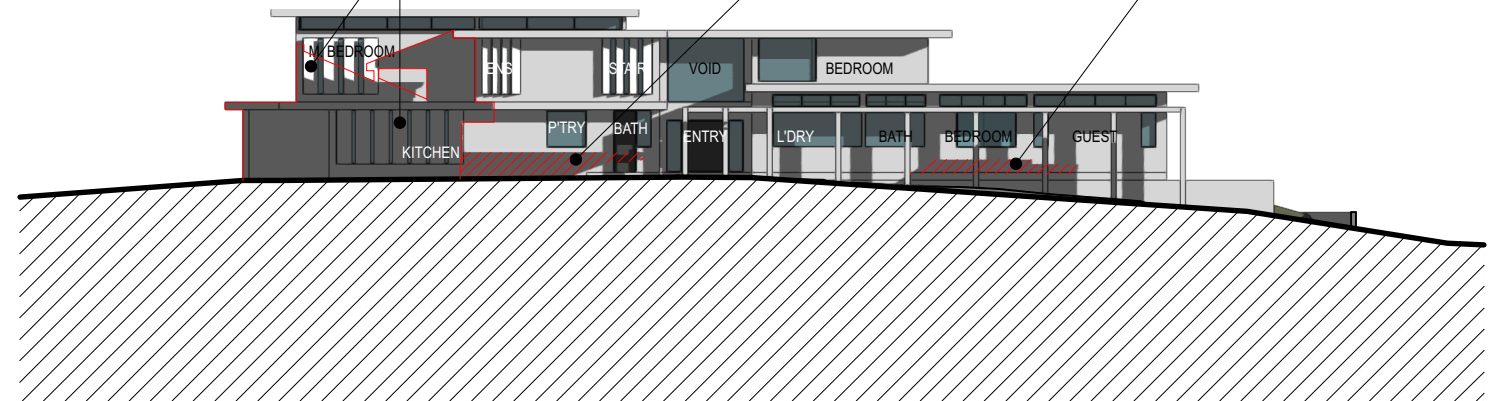
5 EXISTING - WINTER 12PM
3 SURFVIEW ROAD MONA VALE



2 PROPOSED - WINTER 9AM
3 SURFVIEW ROAD MONA VALE



4 PROPOSED - WINTER 12PM
3 SURFVIEW ROAD MONA VALE



6 PROPOSED - WINTER 12PM
3 SURFVIEW ROAD MONA VALE

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SHADOW DIAGRAMS - ELEVATIONS

1:300 @ A3

2222 SK14 B

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