

DEVELOPMENT APPLICATION

Oakes's House

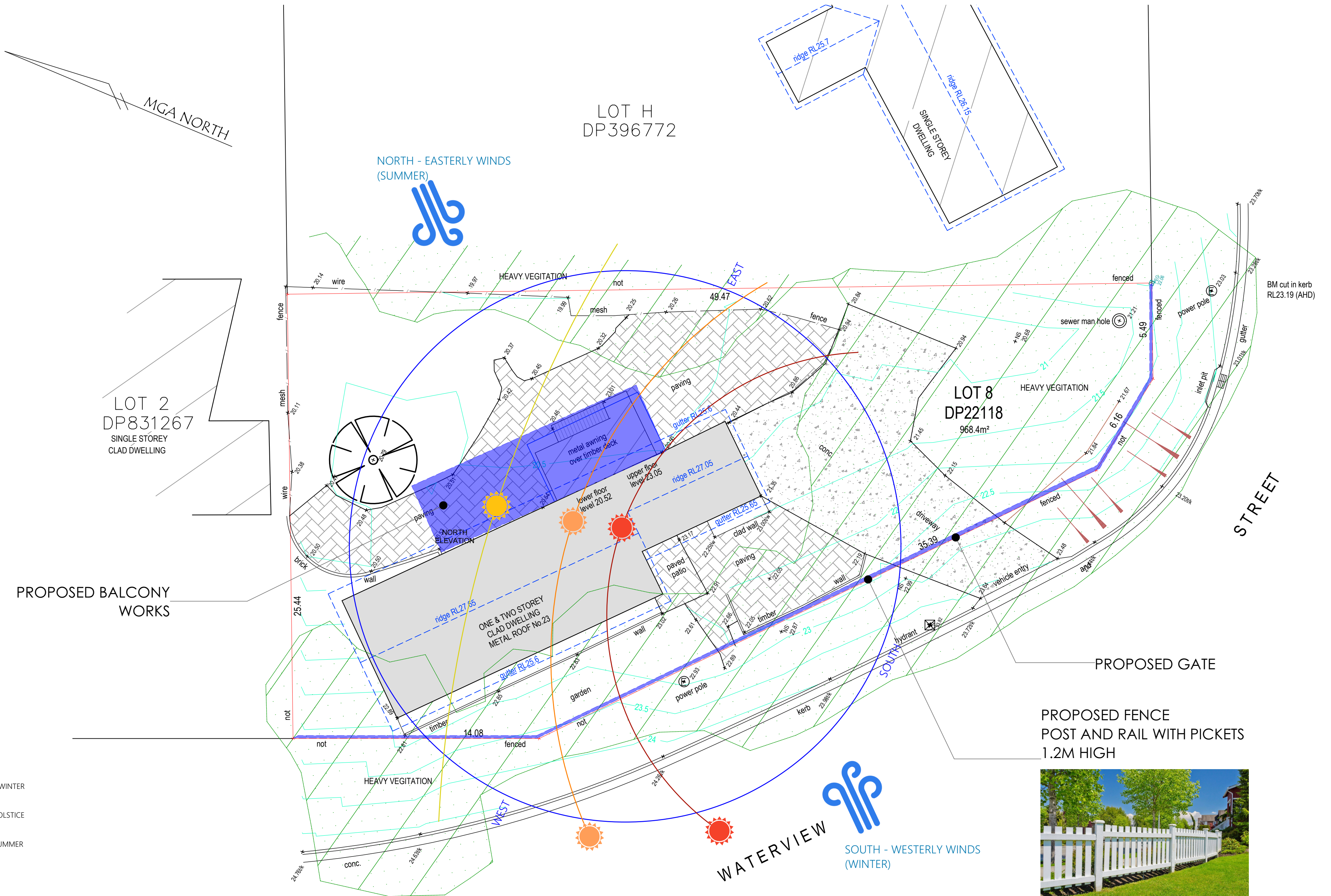
Location :  
23 Waterview Street, Mona Vale  
New South Wales, 2103  
Australia

Sheet Index					
Layout ID	Layout Name	Revision	Issued	Published	Remark
A.01.1	Sheet Index		<input type="checkbox"/>	<input type="checkbox"/>	
A.02.1	Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
A.03.1	0. Ground Floor Existing		<input type="checkbox"/>	<input type="checkbox"/>	
A.03.2	1. First Floor Existing		<input type="checkbox"/>	<input type="checkbox"/>	
A.04.1	E- 01 Front Elevation		<input type="checkbox"/>	<input type="checkbox"/>	
A.04.2	E- 02 Back Elevation		<input type="checkbox"/>	<input type="checkbox"/>	
A.04.3	E- 03 Right Elevation		<input type="checkbox"/>	<input type="checkbox"/>	
A.04.4	E- 04 Left Elevation		<input type="checkbox"/>	<input type="checkbox"/>	
A.05.1	A Building Section		<input type="checkbox"/>	<input type="checkbox"/>	
A.06.1	Window and Door Schedule		<input type="checkbox"/>	<input type="checkbox"/>	
A.06.2	Shadow Diagrams		<input type="checkbox"/>	<input type="checkbox"/>	



SITE LOCATION





0.

SITE ANALYSIS PLAN

1:100



NICK@COMPLETETRADE.COM.AU  
0439599675

All works to be in accordance with Building Code of Australia, Australian Standards, and with manufacturers recommendations and instructions. Do not scale off this drawing, use figured dimensions only. Verify all dimensions on site prior to construction. This drawing is copyright and may not be used without written consent.

Ben Oakes's House  
23 Waterview Street, Mona Vale  
New South Wales, 2103  
Australia

Ben Oakes

ISSUE

DESCRIPTION  
CONSTRUCTION

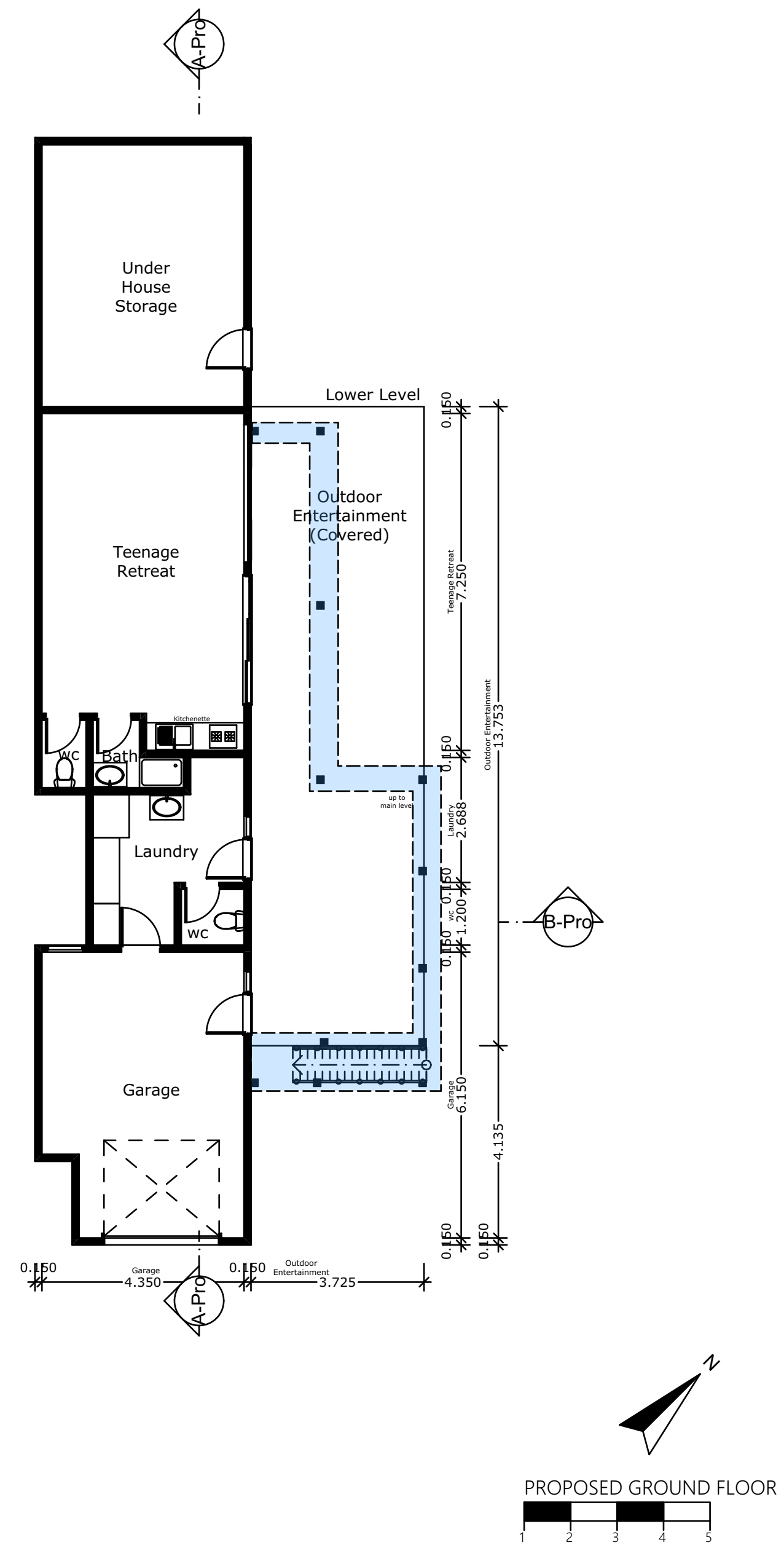
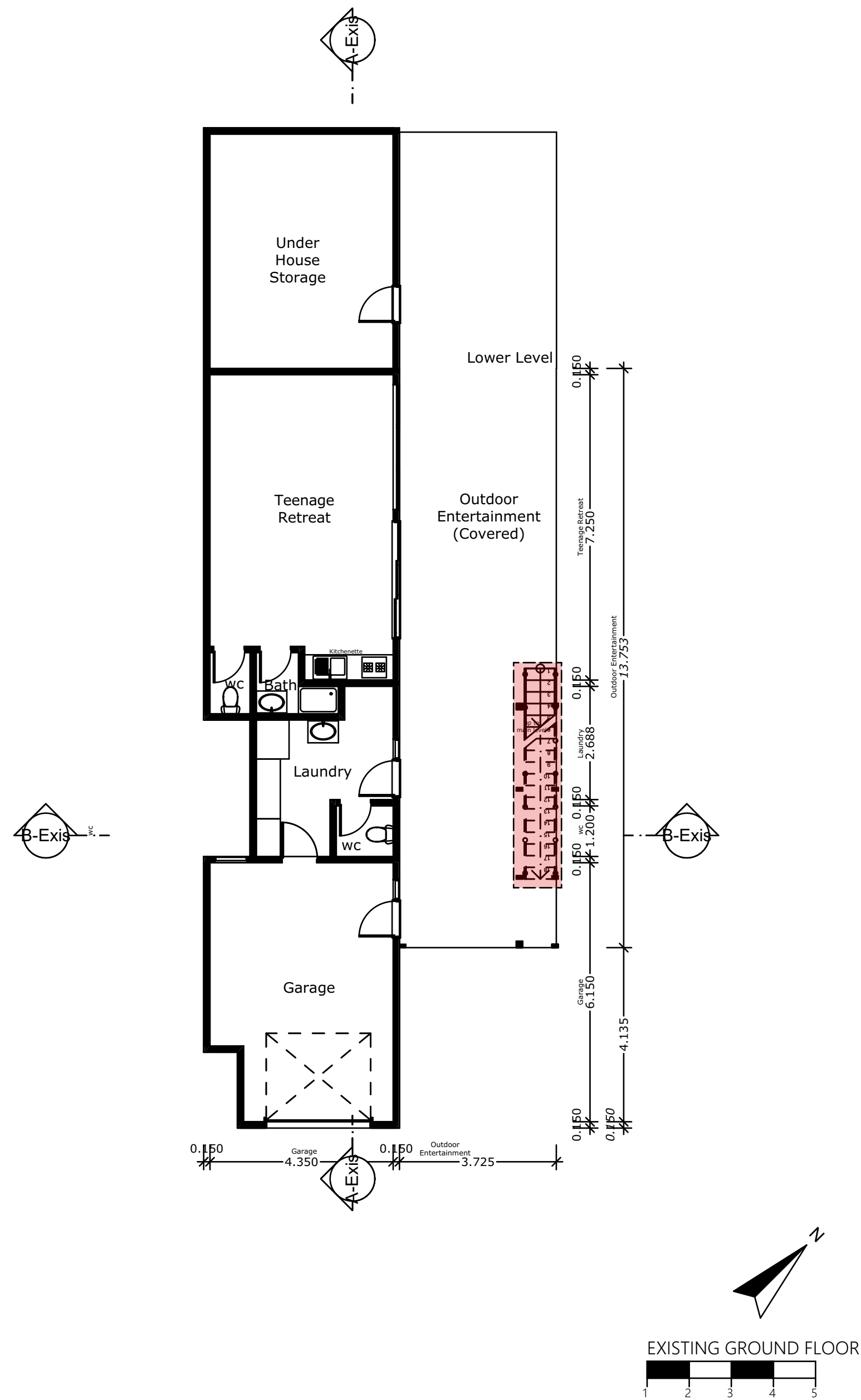
DATE  
29/09/2020

DRAWING : - A.02.1

CHECK : -

SCALE : 1:100

DRAWING : SITE ANALYSIS PLAN

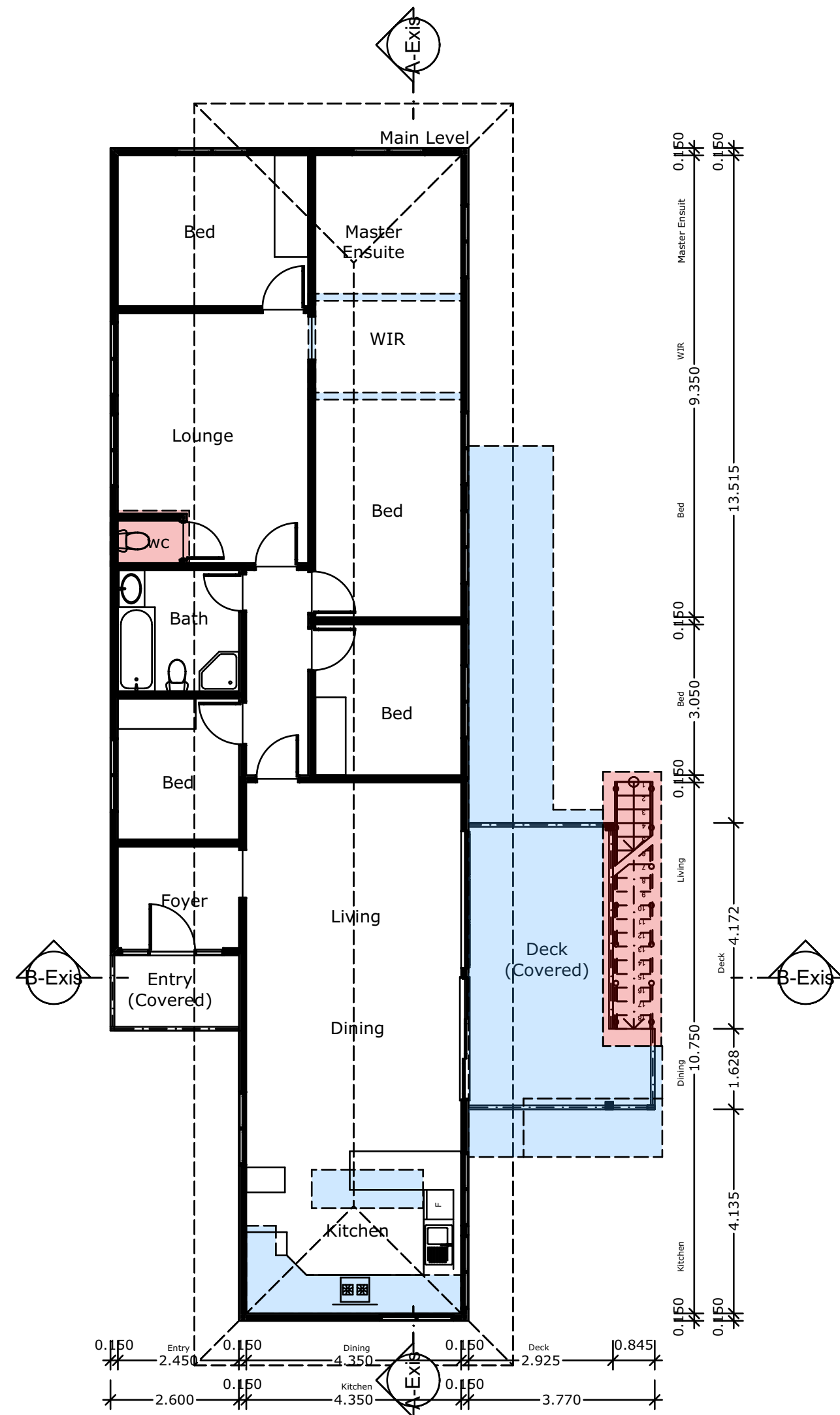


LEGEND:

- Existing
- Demolition
- Proposed

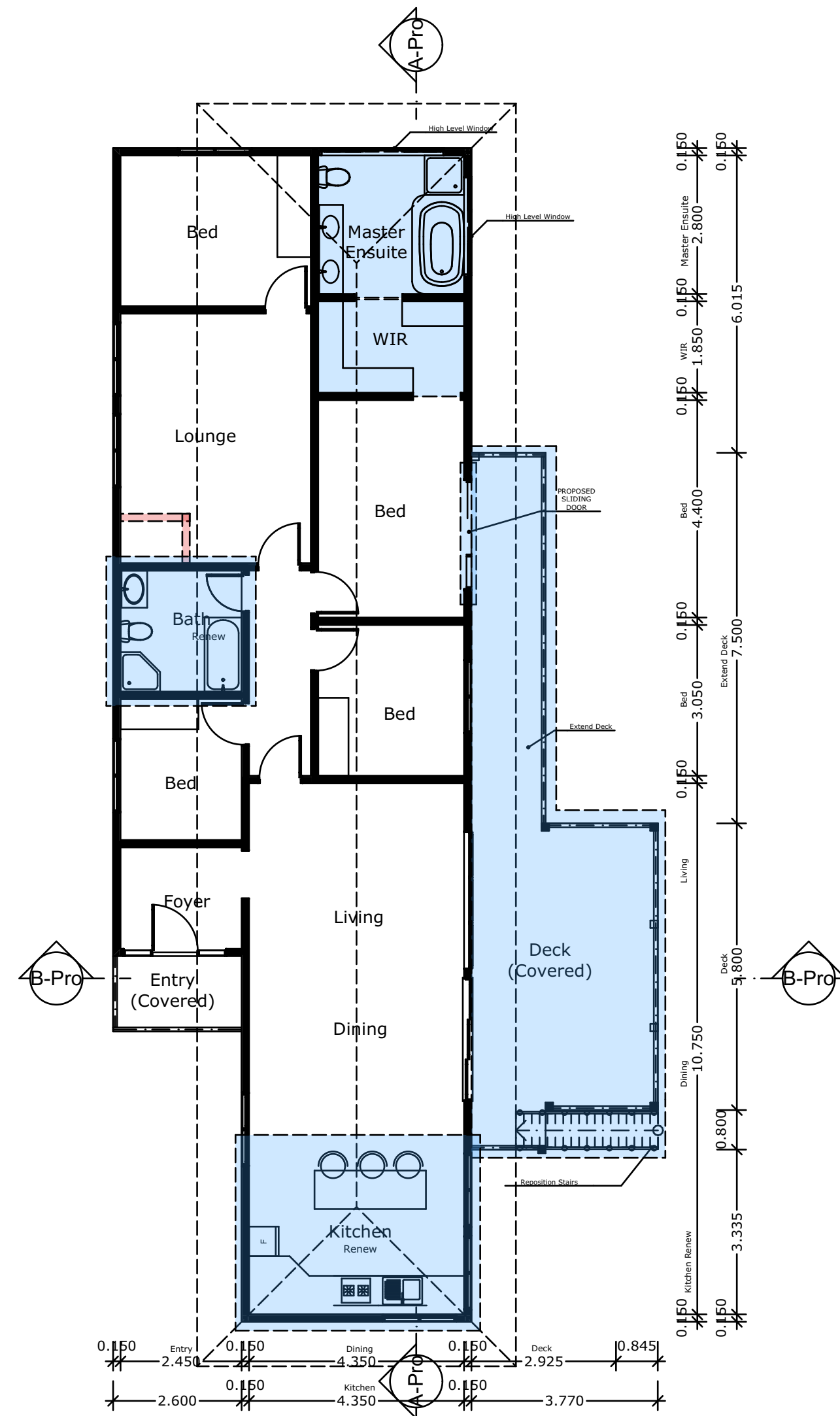
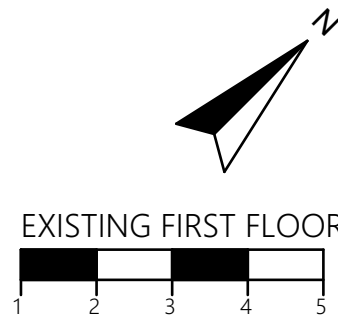
LEGEND:

- Existing
- Demolition
- Proposed



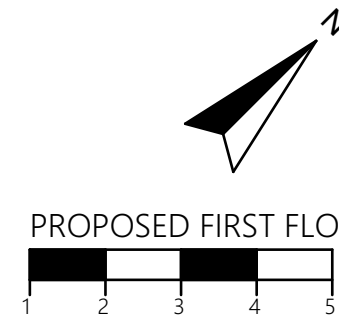
**LEGEND:**

- Existing
- Demolition
- Proposed



**LEGEND:**

- Existing
- Demolition
- Proposed



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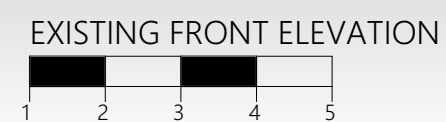
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Australia  
**Ben Oakes**

ISSUE	DESCRIPTION CONSTRUCTION	DATE
		29/09/2020
	DRAWING : - A.03.2	
	CHECK : -	
	SCALE : 1:100, 1:300	
	DRAWING : First Floor, First Floor (1), LEGEND	

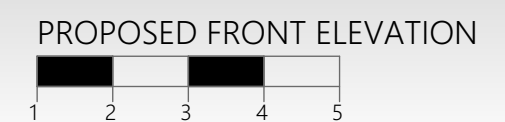






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DATE  
29/09/2020

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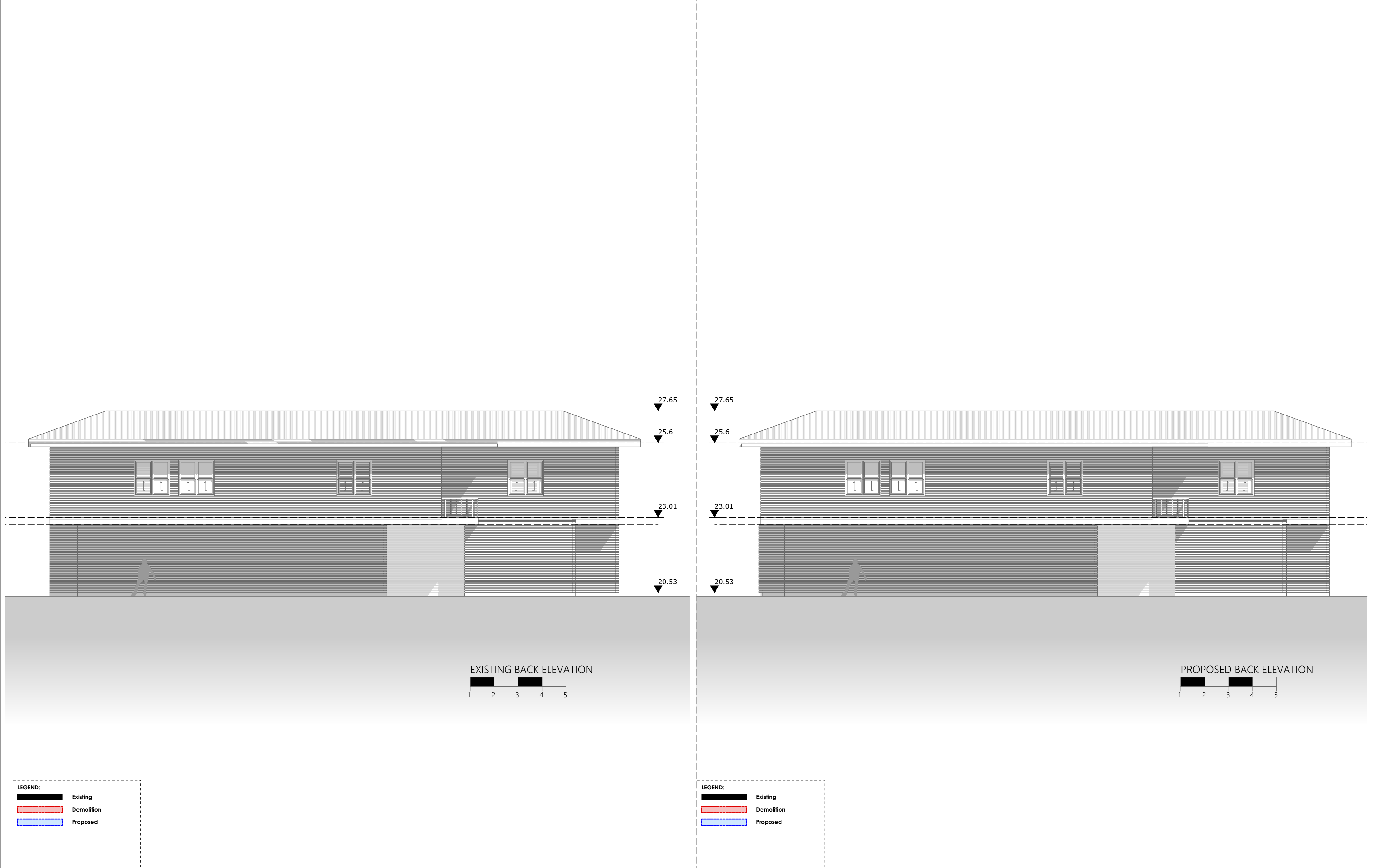
DRAWING : - A.04.1

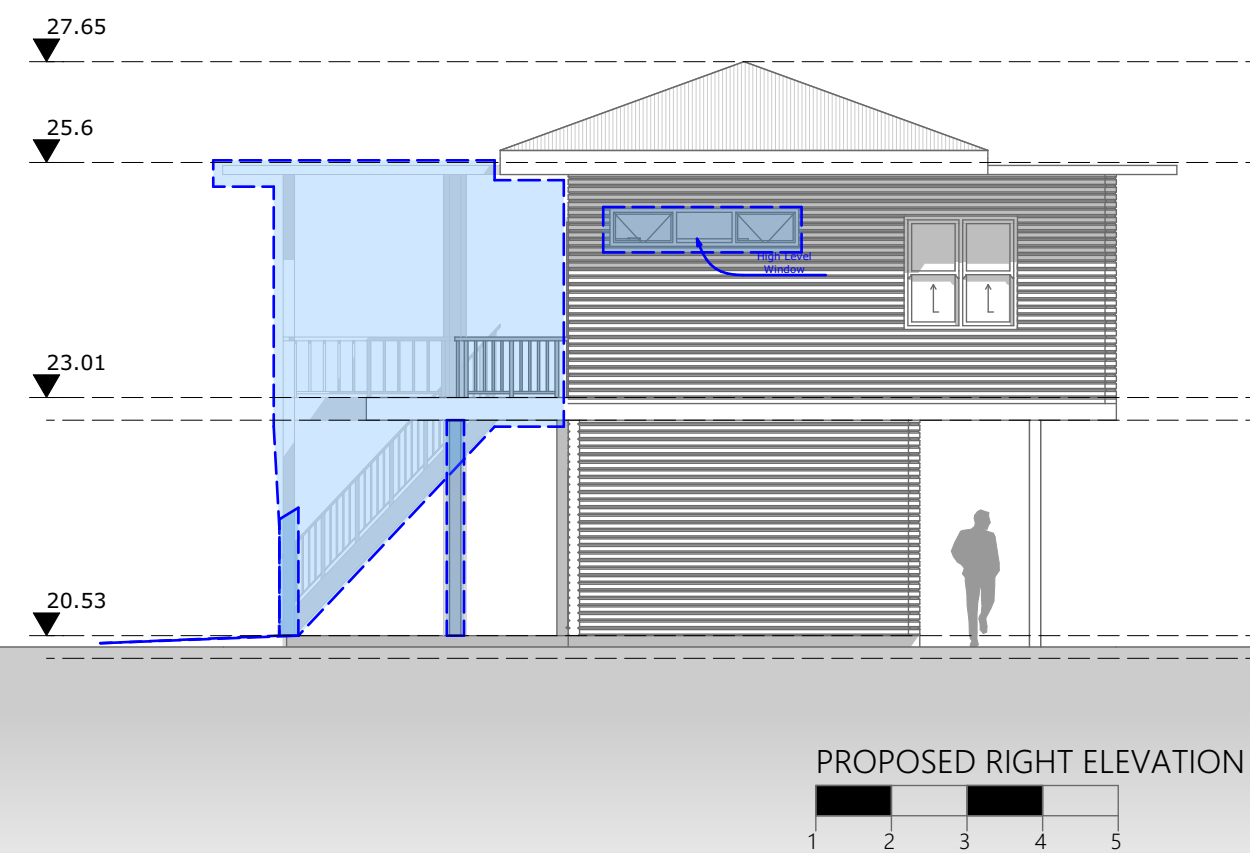
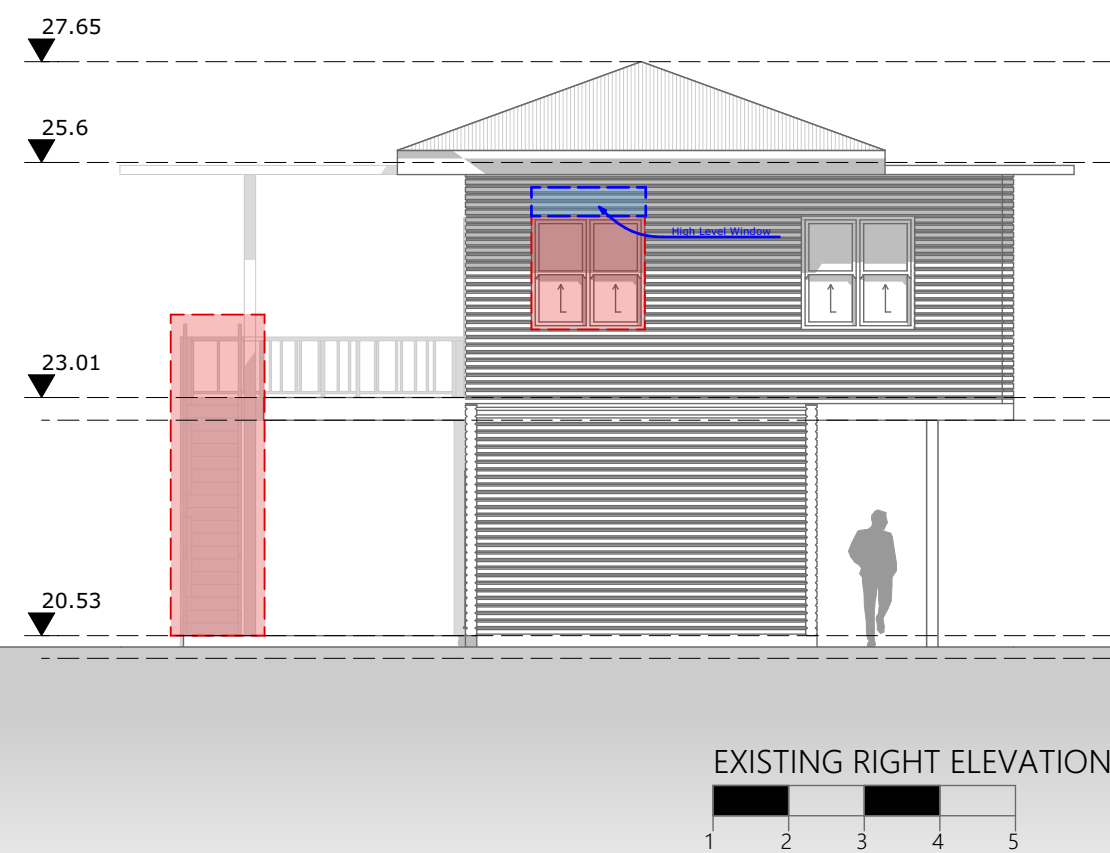
CHECK : -

SCALE : 1:100, 1:300

DRAWING : Existing Front Elevation, Proposed Front Elevation, LEGEND







LEGEND:

Existing

Demolition

Proposed

LEGEND:

Existing

Demolition

Proposed

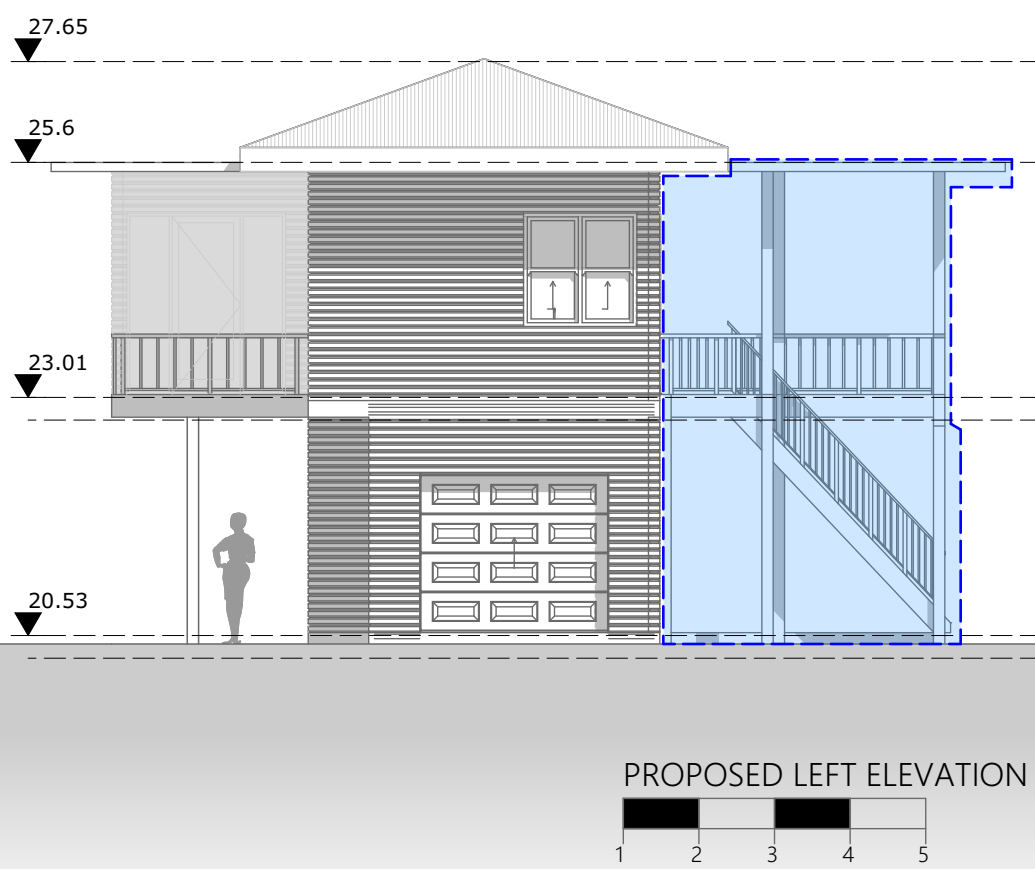


LEGEND:

Existing

Demolition

Proposed



LEGEND:

Existing

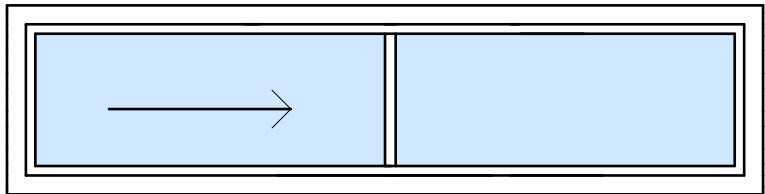
Demolition

Proposed



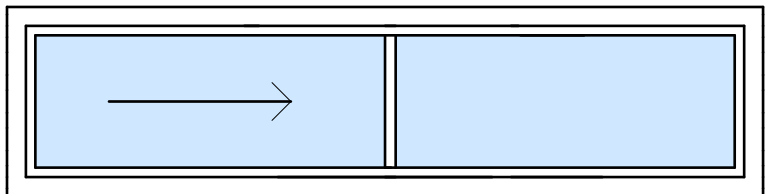


W1



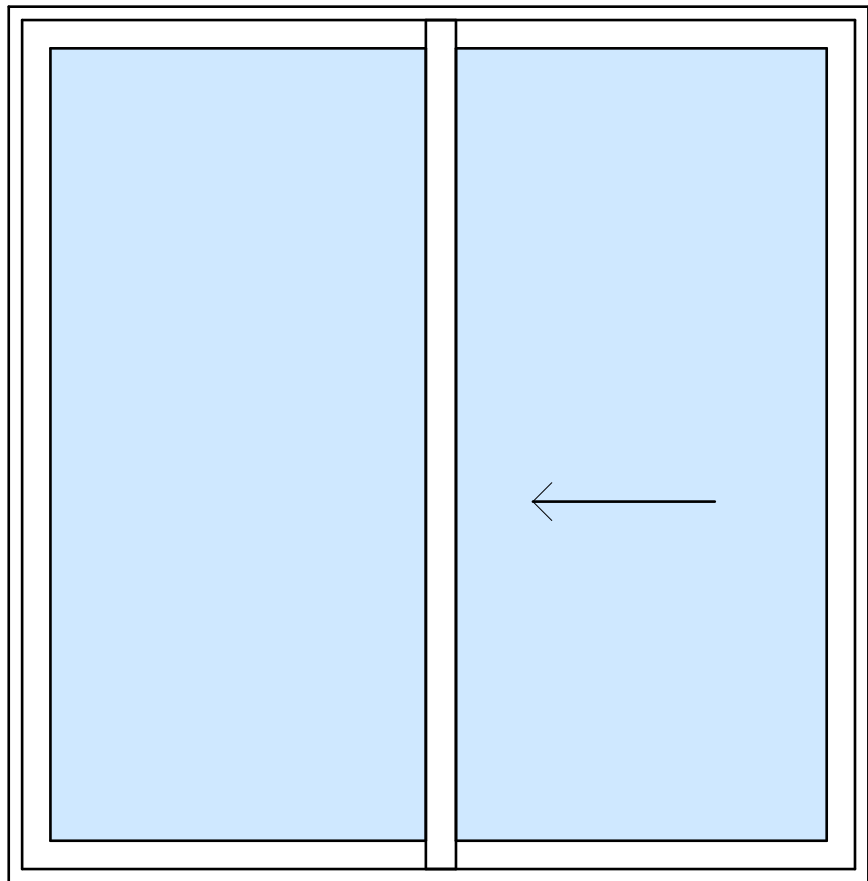
2000mm W X 500mm H

W2



2000mm W X 500mm H

W3



2200mm W X 2280mm H

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A391898

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Tuesday, 29, September 2020  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Mona Vale
Street address	23 Waterview Street Mona Vale 2103
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 22118
Lot number	8
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Complete Trade Pty Ltd

ABN (if applicable): 28627248971

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W1	NW	0.8	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W2	NE	0.8	4	7	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W3	NE	5.4	4	7	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		



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ISSUE

DESCRIPTION  
CONSTRUCTION

DATE  
29/09/2020

DRAWING : - A.06.1

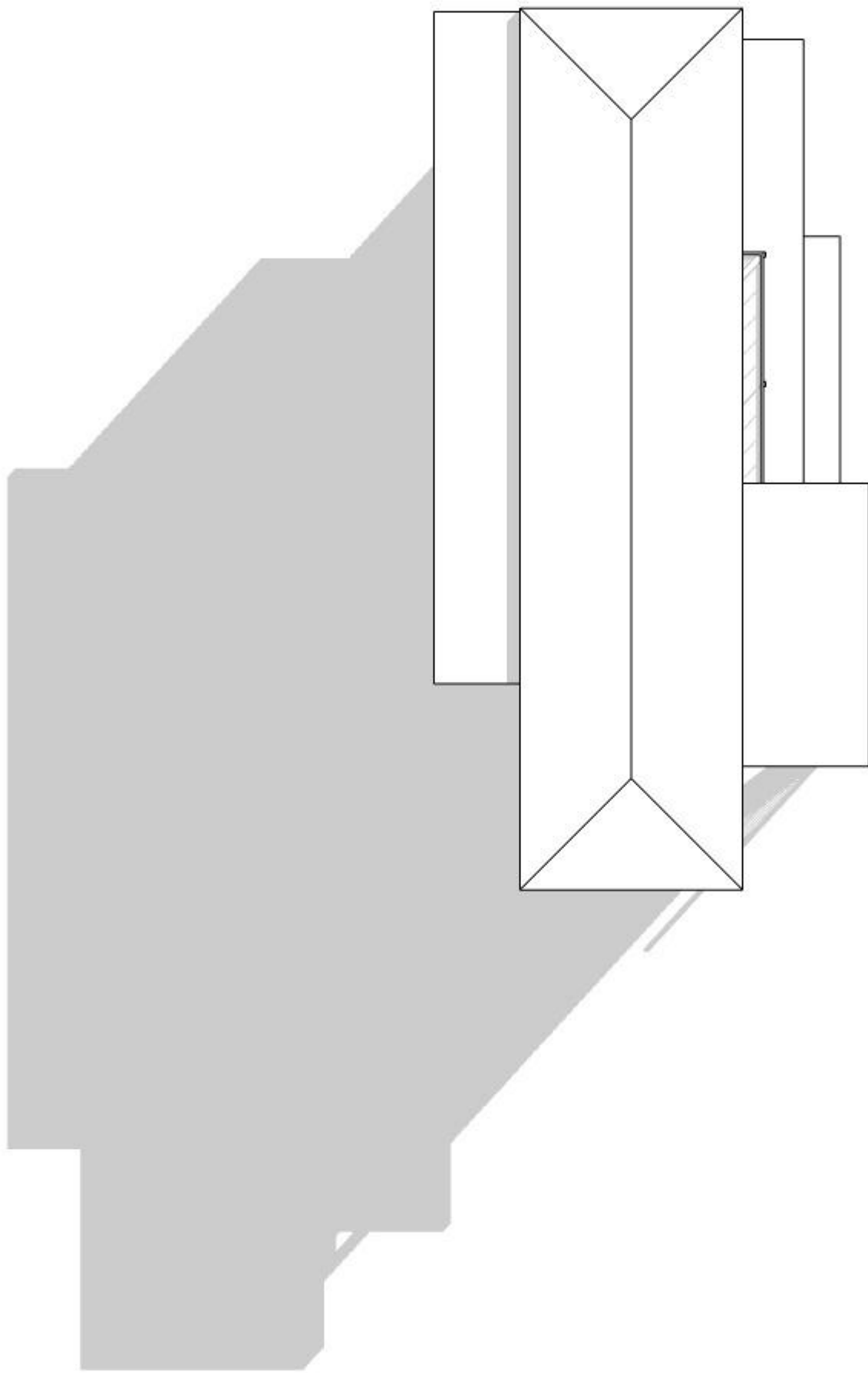
CHECK : -

SCALE : 1:20, 1:1.3

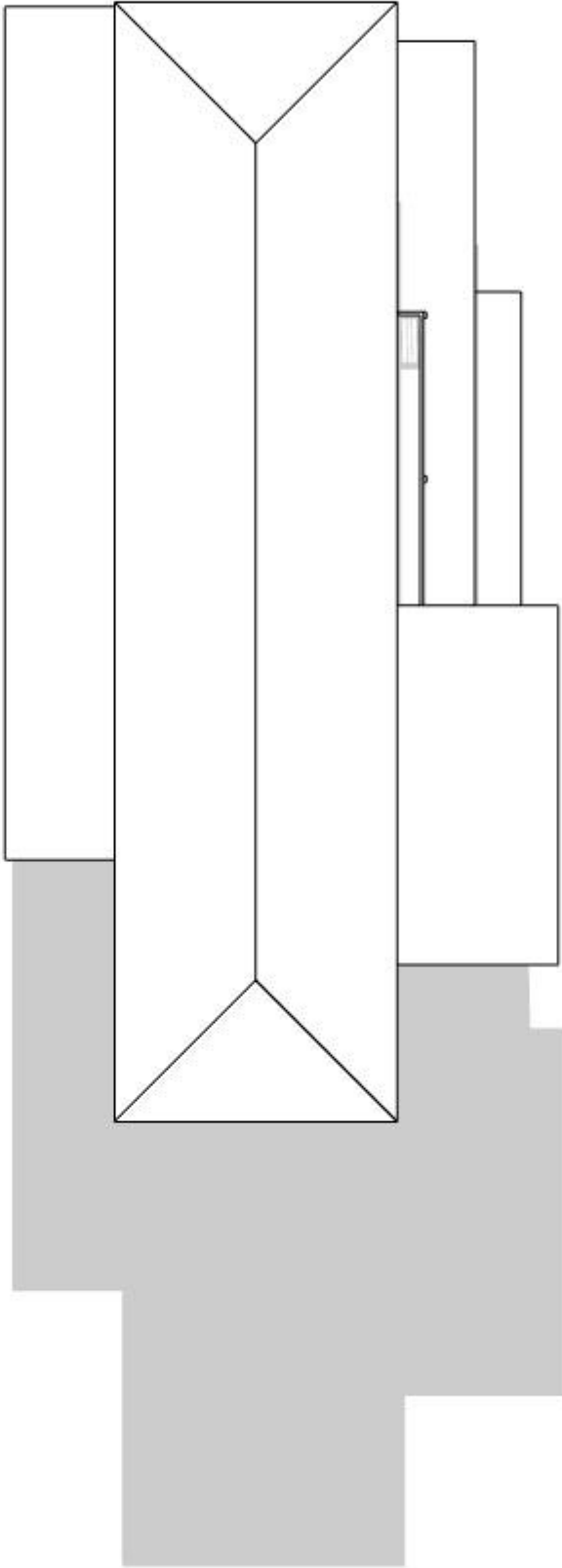
DRAWING : Ground Floor (1), basix\_certificate



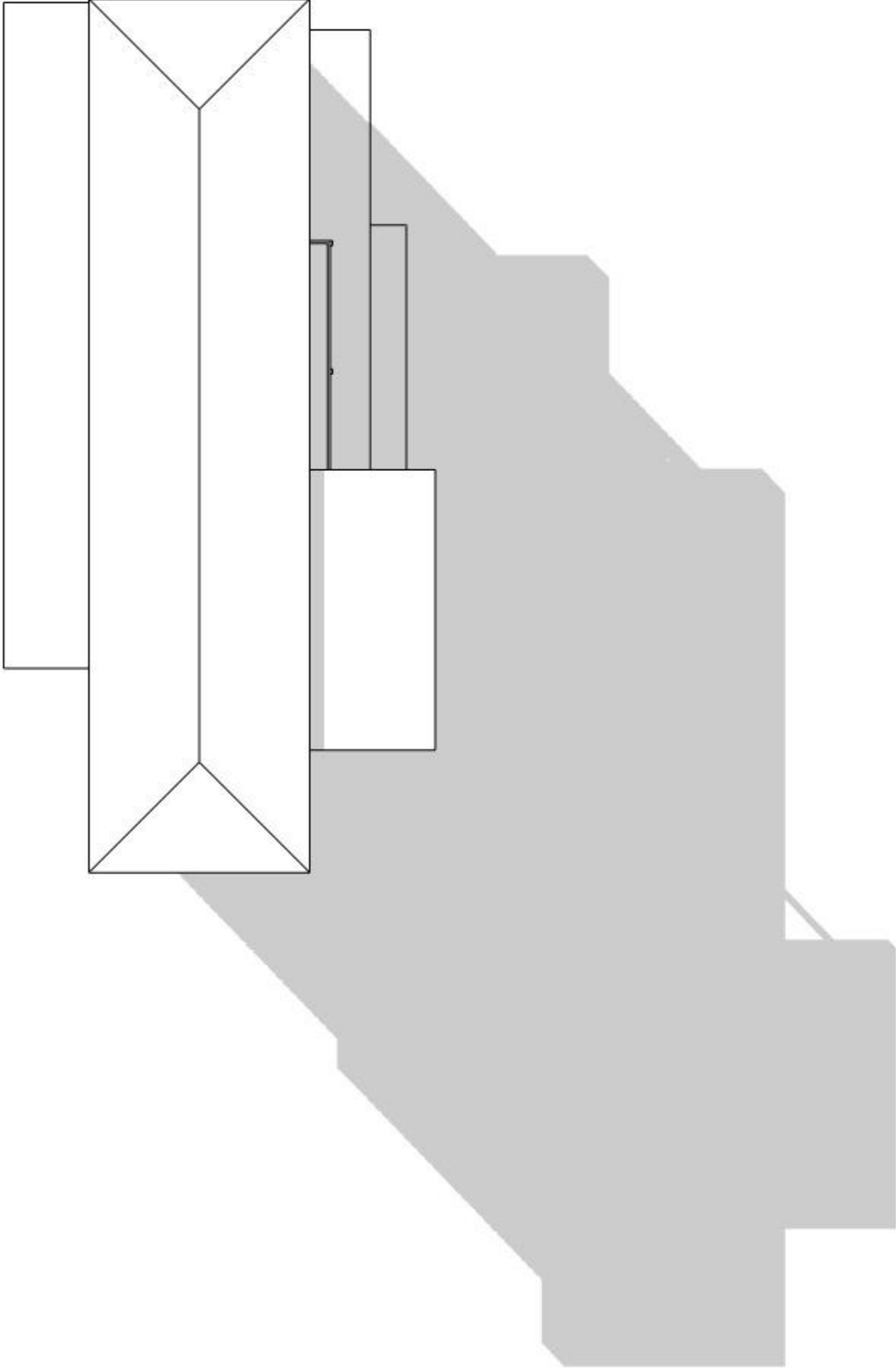




9AM 21st JUNE - SHADOW DIAGRAM



MIDDAY 21st JUNE - SHADOW DIAGRAM



3PM 21st JUNE - SHADOW DIAGRAM

**PROPOSED WORKS DOES NOT ALTER THE SHADOW DIAGRAM FROM EXISTING**

Place Name

23 Waterview Street, Mona Vale

Find

Add the country code for better results. Ex: London, UK

Latitude

-33.670430

Longitude

151.310720

Project Location

Project Name: Oaks

Site Full Address: 23 Waterview Street Mona Vale

Latitude: 33° 40' 13.5480" S

Longitude: 151° 18' 38.5920" E

Time Zone (UTC): (UTC+10:00) Canbe...elbourne, Sydney

Altitude (Sea Level): 0.0 m

Project North: 90.0°

Note: Changing Project Location will affect the Sun position, including in 3D Views and Cameras with stored Date and Time.

Show in Google Maps...

Cancel

OK

**CERTIFICATION OF SHADOW DIAGRAMS**

We hereby certify that the shadow diagrams submitted with this proposal are:

- in accordance with the Survey (prepared by a registered Surveyor) which is required to be submitted with the proposal;
- drawn to true – north
- to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June
- to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area