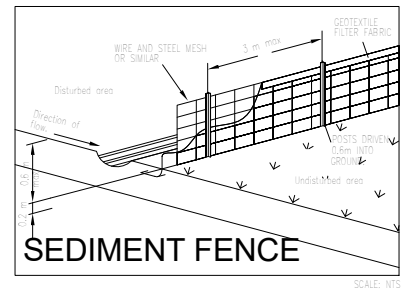
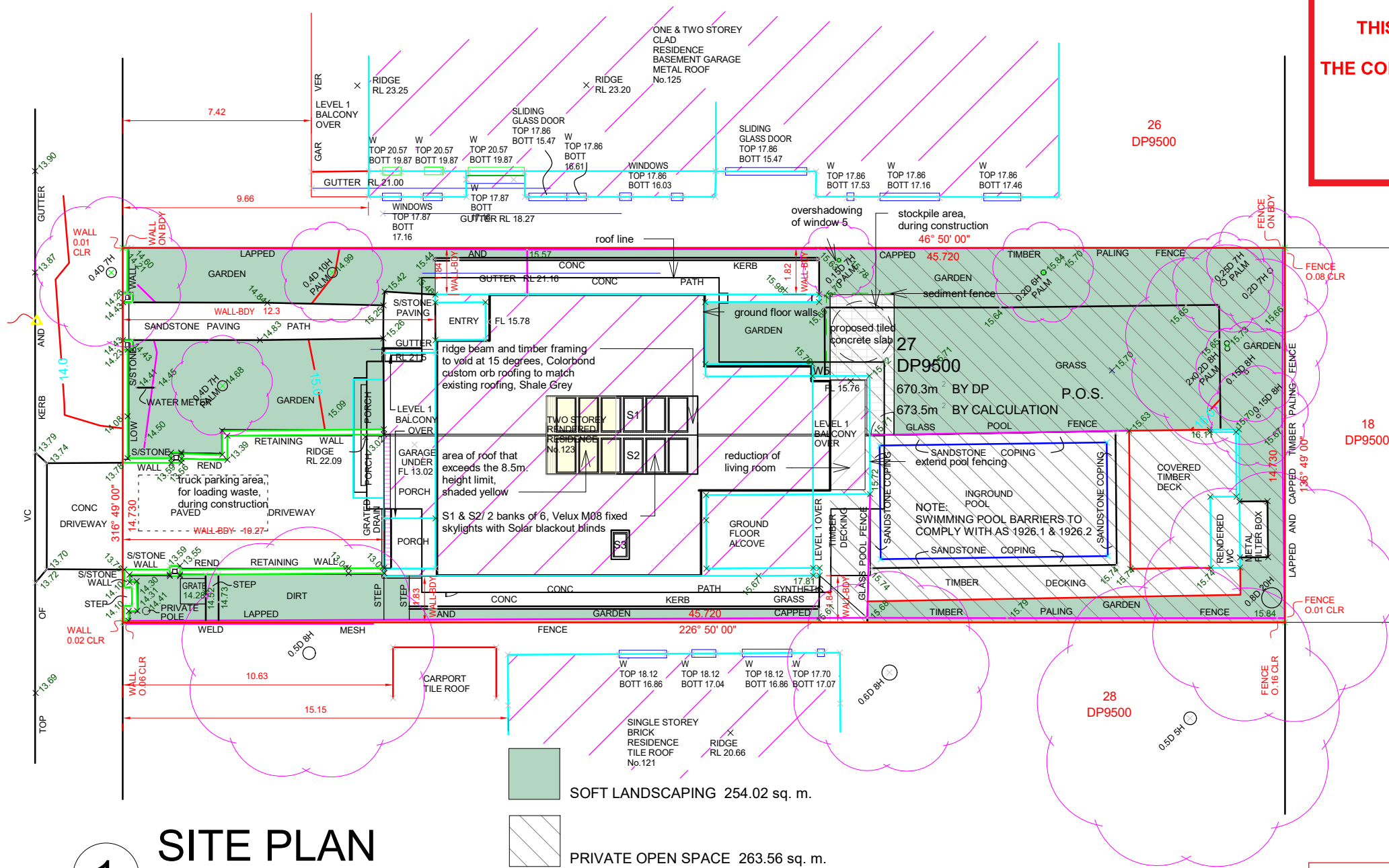


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DRAWING, AND ARE AN

BM CUT IN KERB RL 13.85 (AHD)
WATERVIEW STREET



DEVELOPMENT DATA

TOTAL SITE AREA:	670.30 sq. m.	PITTWATER LEP 2014 (8.5m. max.)
BUILDING HEIGHT:	9.08m. (unchanged). See, Request to vary a development standard.	PITTWATER DCP 2 I
EXISTING DATA:		
GROUND FLOOR AREA:	124.60 sq. m.	
FIRST FLOOR AREA:	121.70 sq. m.	
TOTAL FLOOR AREA:	246.30 sq. m.	
PROPOSED DATA:		
GROUND FLOOR AREA:	119.00 sq. m.	
FIRST FLOOR AREA:	121.70 sq. m.	
TOTAL FLOOR AREA:	240.70 sq. m.	
FLOOR AREA REDUCTION OF 5.6 sq. m.		
PROPOSED PATIO AREA IS	5.6 sq. m.	
PROPOSED TILED CONCRETE AREA	10.34 sq. m.	
EXISTING SOFT LANDSCAPING	286.10 sq. m. = 42.6%	
PROPOSED SOFT LANDSCAPING	275.76 sq. m. = 41.1% (60% req.)	
PRIVATE OPEN SPACE:	263.56 sq. m.	(80sq. m. required)

1 SITE PLAN
1 : 200

AUSTRALIAN HEIGHT DATUM

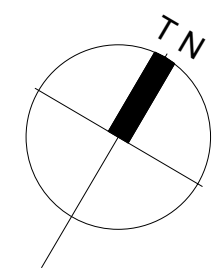
R & R Building & Renovations Pty. Ltd.

ABN 87 063 960 618 Lic. No. 67995C

The Renovation Specialist

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Fax: 9826 2205
Mob: 0418 261 172

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Fairfield Heights NSW 2165
Email: robert@randrbuild.com.au



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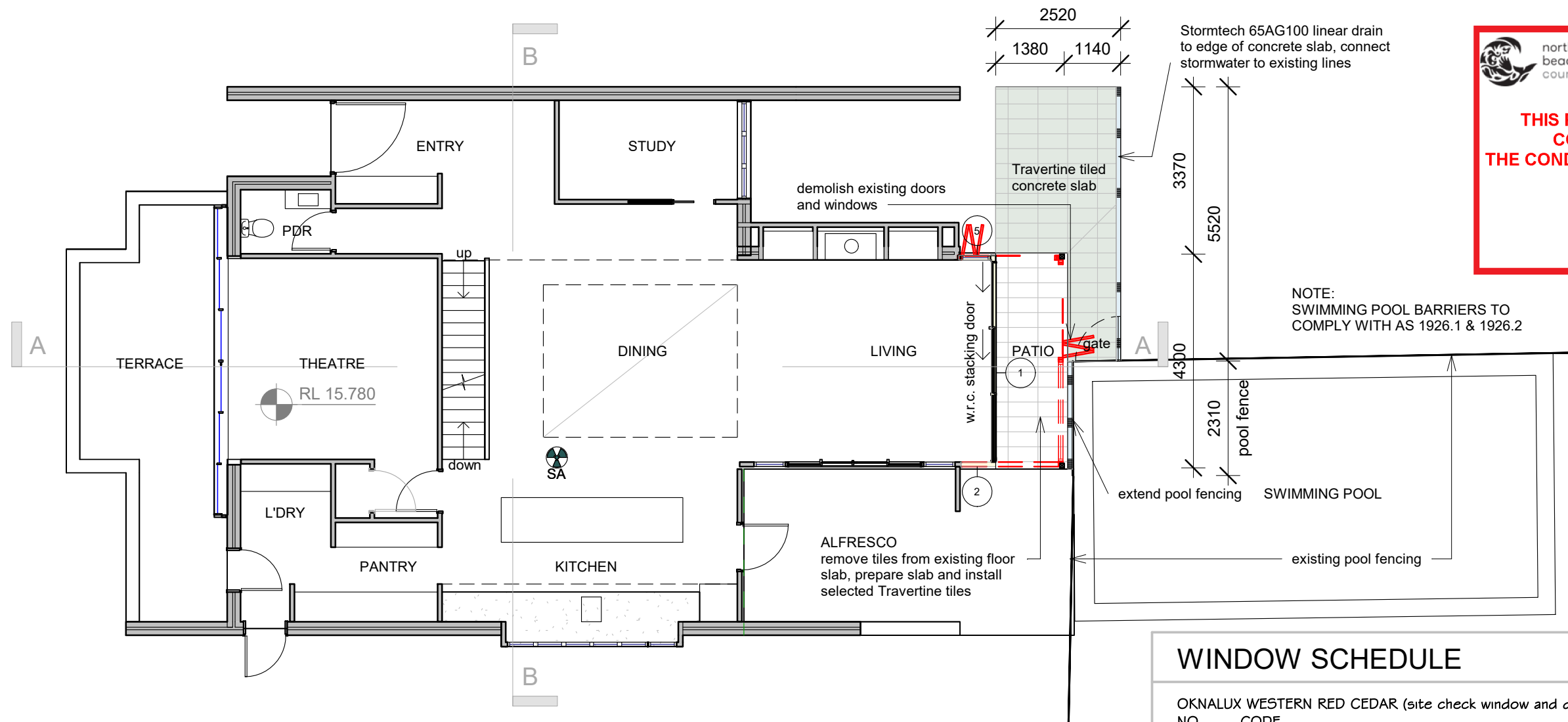
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Rev: Date: Description:

A 20-08-2024 Building height corrected relative to previously excavated basement level.

Project Name:
PROPOSED ALTERATIONS & ADDITIONS AT 123 WATERVIEW STREET MONA VALE
Client:
M. SHANAHAN.
Drawing Details:
SITE PLAN

Date:	18-07-2024	Design/Drawn:	RM
Scale:	As indicated	Dwg size:	A3
Project No:		010732	
Drawing No:		Rev.	
DA 2-A			





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DA2024/0992

1 GROUND FLOOR PLAN
1 : 100

WINDOW SCHEDULE

OKNALUX WESTERN RED CEDAR (site check window and door dimensions)

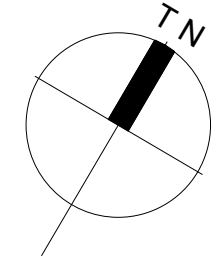
NO.	CODE	GLASS
1	WRCSTACKER 3 PANEL (2100 X 4100)	6.38mm laminated.
2	WRCFW 2107 (2100 X 715) 2 horizontal bars	6.38mm laminated.
3	WRCLOUVRE (2100 X 790)	6.0mm tgh. low E
4	WRCLOUVRE (2100 X 790)	6.0mm tgh. low E
5	WRCLOUVRE (2100 X 715)	6.0mm tgh. low E

SKYLIGHT SCHEDULE

S1	BANK OF 6, VELUX MOB FIXED, blackout solar blinds	High performance double glazing.
S2	BANK OF 6, VELUX MOB FIXED, blackout solar blinds	High performance double glazing.
S3	VELUX GPL CKO4, OPENABLE with pitch adaptor.	High performance double glazing.

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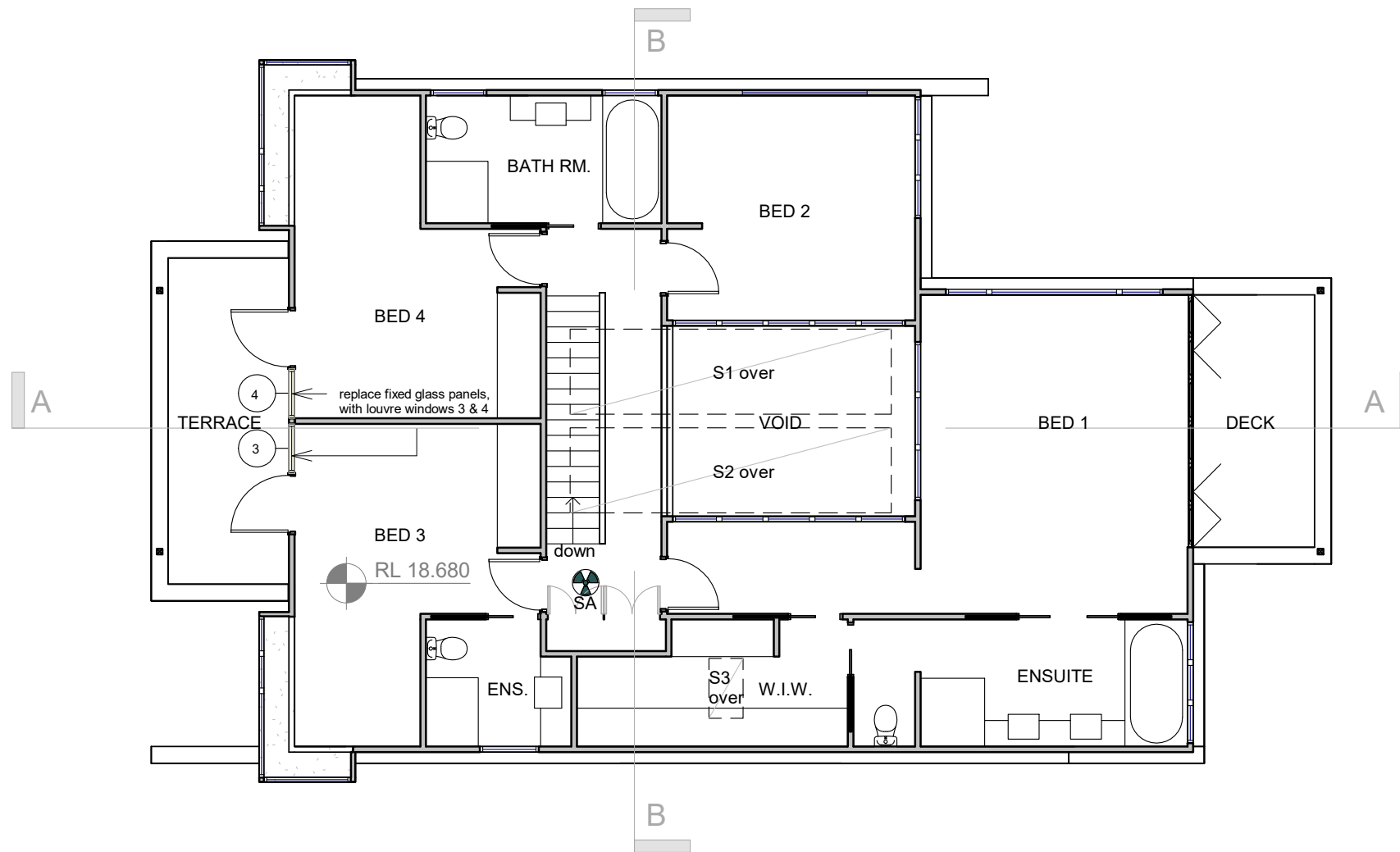
Rev:	Date:	Description:
A	20-08-2024	Building height corrected relative to previously excavated basement level.

Project Name:
PROPOSED ALTERATIONS & ADDITIONS AT 123 WATERVIEW STREET MONA VALE

Client:
M. SHANAHAN.

Drawing Details:
GROUND FLOOR PLAN

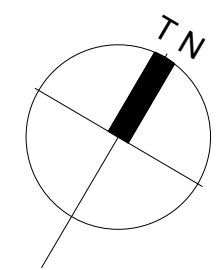
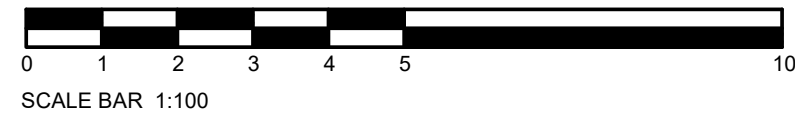
Date:	18-07-2024	Design/Drawn:	RM
Scale:	1 : 100	Dwg size:	A3
Project No:		010732	
Drawing No:		Rev.	
DA 4-A			



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1 **FIRST FLOOR PLAN**
1 : 100

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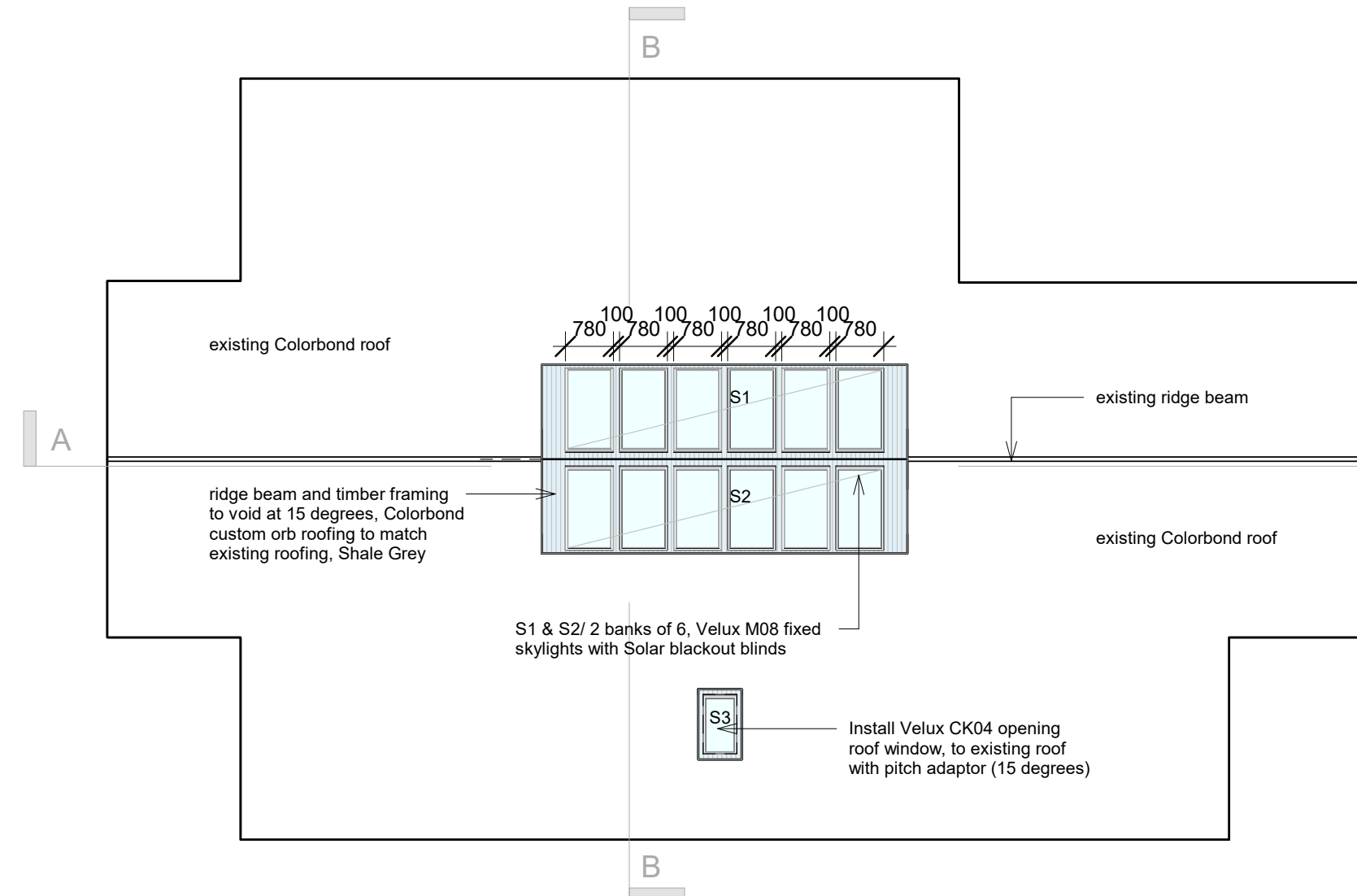


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Project Name:
PROPOSED ALTERATIONS & ADDITIONS AT 123 WATERVIEW STREET MONA VALE
 Client:
M. SHANAHAN.
 Drawing Details:
FIRST FLOOR PLAN

Date:	18-07-2024	Design/Drawn:	RM
Scale:	1 : 100	Dwg size:	A3
Project No:		010732	
Drawing No:		Rev.	
DA 5-A			



SUMMARY OF BASIX COMMITMENTS

CERTIFICATE NO. A1756148

FIXTURES AND SYSTEMS.
LIGHTING.
 40% OF NEW OR ALTERED LIGHT FIXTURES ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

CONSTRUCTION.
INSULATION REQUIREMENTS.
 EXTERNAL WALLS: FRAMED. R1.3 INSULATION

GLAZING REQUIREMENTS.
WINDOWS AND GLAZED DOORS.

NO.	AREA	SHADING DEVICE	FRAME & GLASS TYPE
W1	8.4	EAVE >= 900	TIMBER, SINGLE PYROLITIC LOW-E
W2	1.6	NONE	TIMBER, SINGLE PYROLITIC LOW-E
W3	1.6	EAVE >= 900	TIMBER, SINGLE PYROLITIC LOW-E
W4	1.6	EAVE >= 900	TIMBER, SINGLE PYROLITIC LOW-E
W5	1.6	EAVES >= 900	TIMBER, SINGLE PYROLITIC LOW-E

SKYLIGHTS.

NO.	AREA	SHADING	GLASS TYPE
S1	6.55	NO SHADING	TIMBER, LOW-E INT./ARGON/ CLEAR
S2	6.55	NO SHADING	TIMBER, LOW-E INT./ARGON/ CLEAR
S3	0.54	NO SHADING	TIMBER, LOW-E INT./ARGON/ CLEAR

WINDOW SCHEDULE

OKNALUX WESTERN RED CEDAR (site check window and door dimensions)

NO.	CODE	GLASS
1	WRCSTACKER 3 PANEL (2100 X 4100)	6.38mm laminated.
2	WRCFW 2107 (2100 X 715) 2 horizontal bars	6.38mm laminated.
3	WRCLOUVRE (2100 X 790)	6.0mm tgh. low E
4	WRCLOUVRE (2100 X 790)	6.0mm tgh. low E
5	WRCLOUVRE (2100 X 715)	6.0mm tgh. low E

SKYLIGHT SCHEDULE

NO.	DESCRIPTION	GLASS
S1	BANK OF 6, VELUX M08 FIXED, blackout solar blinds	High performance double glazing.
S2	BANK OF 6, VELUX M08 FIXED, blackout solar blinds	High performance double glazing.
S3	VELUX GPL CK04, OPENABLE with pitch adaptor.	High performance double glazing.

1 ROOF PLAN

1 : 100

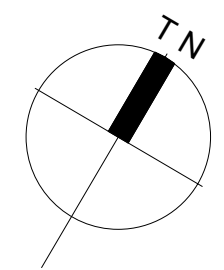
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PROPOSED ALTERATIONS & ADDITIONS AT 123 WATERVIEW STREET MONA VALE

Client:
M. SHANAHAN.

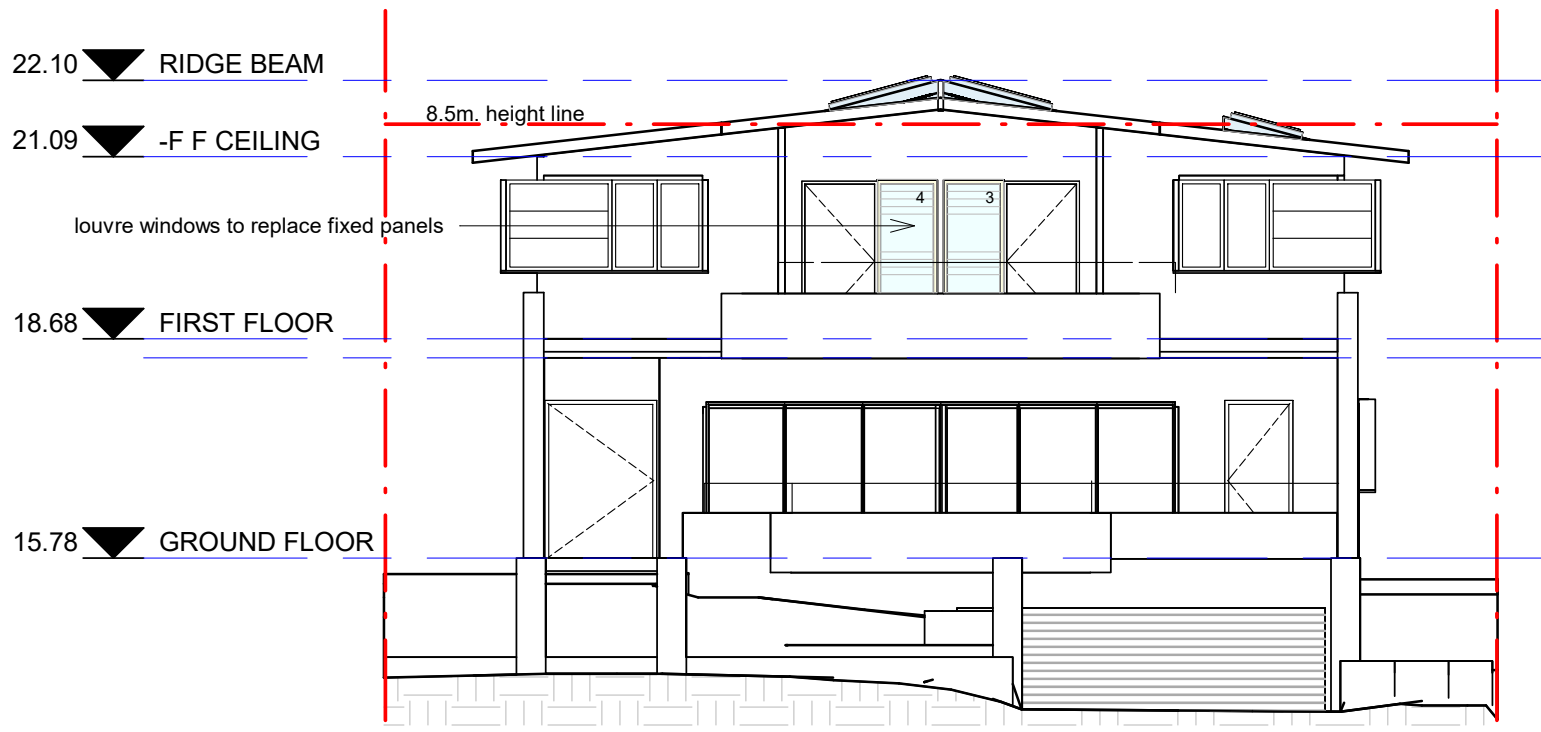
Drawing Details:
ROOF PLAN

Date:	18-07-2024	Design/Drawn:	RM
Scale:	1 : 100	Dwg size:	A3
Project No:		010732	
Drawing No:		Rev.	
DA 6-A			

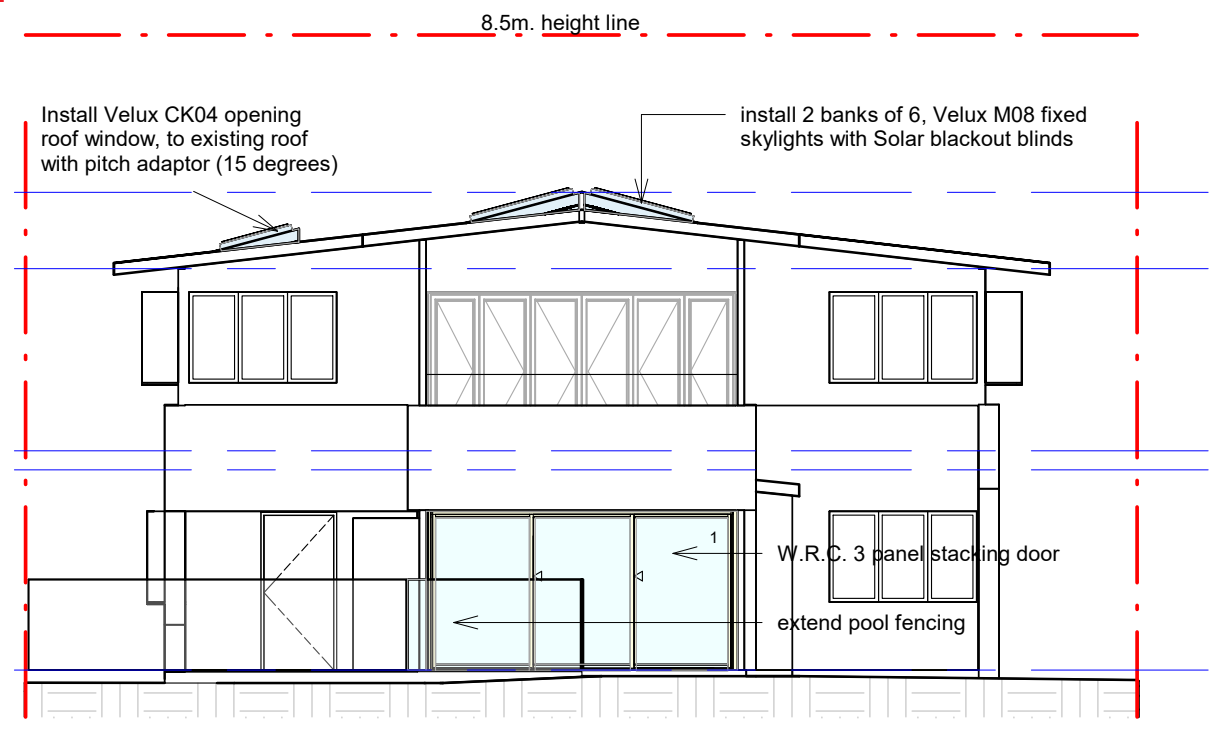


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1 SOUTH WEST ELEVATION
1 : 100



2 NORTH EAST ELEVATION
1 : 100

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Project Name:
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Client:
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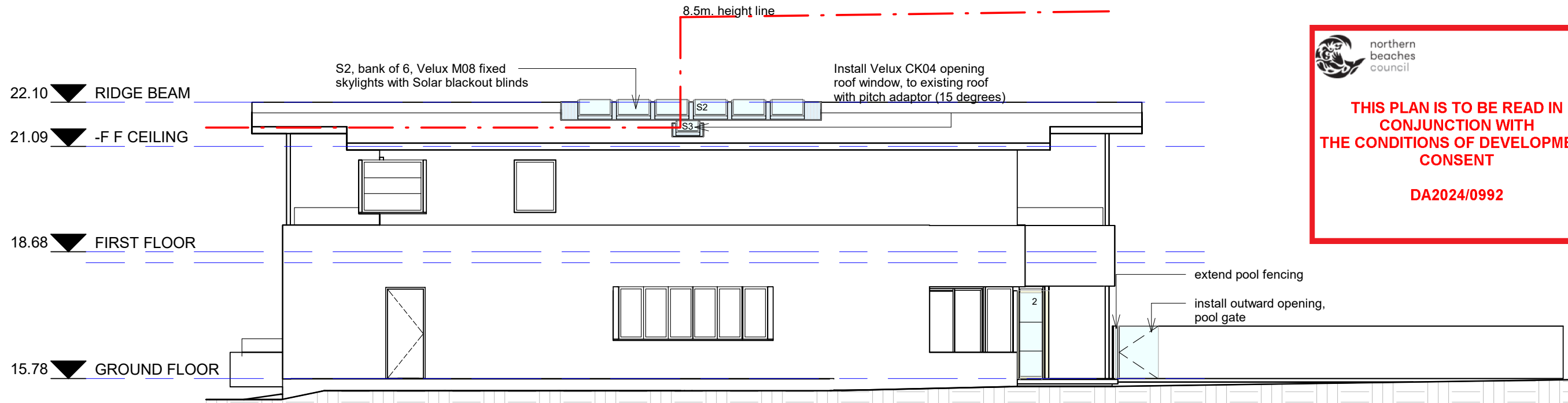
Drawing Details:
ELEVATIONS

Date:	18-07-2024	Design/Drawn:	RM
Scale:	1 : 100	Dwg size:	A3
Project No:		010732	
Drawing No:		Rev.	
DA 7-A			

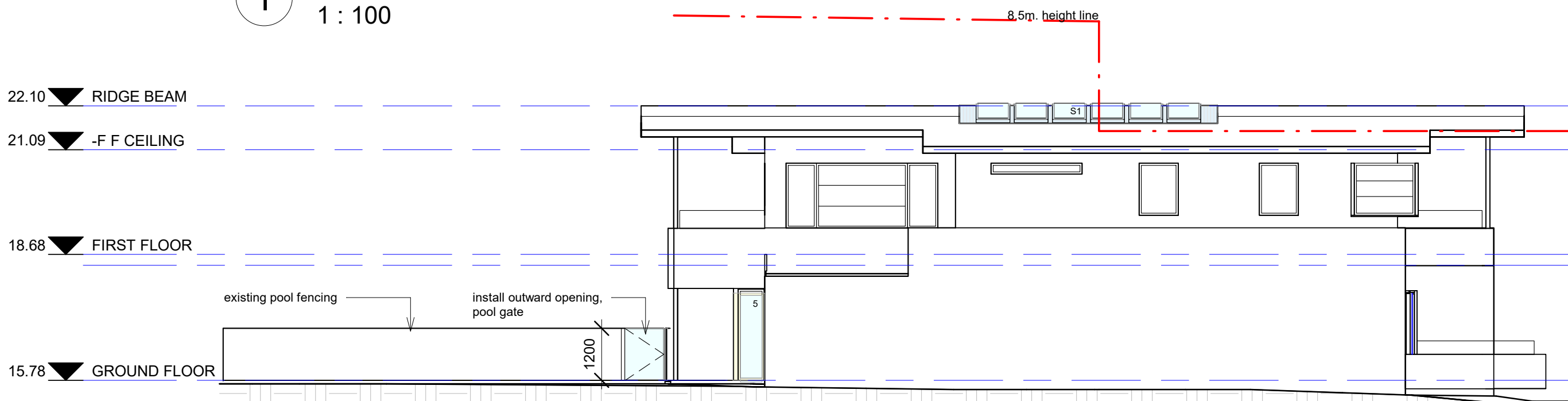
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1 SOUTH EAST ELEVATION
1 : 100



2 NORTH WEST ELEVATION
1 : 100

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Rev:	Date:	Description:
A	20-08-2024	Building height corrected relative to previously excavated basement level.

Project Name:
**PROPOSED ALTERATIONS & ADDITIONS
AT 123 WATERVIEW STREET MONA VALE**

Client:
M. SHANAHAN.

Drawing Details:
ELEVATIONS

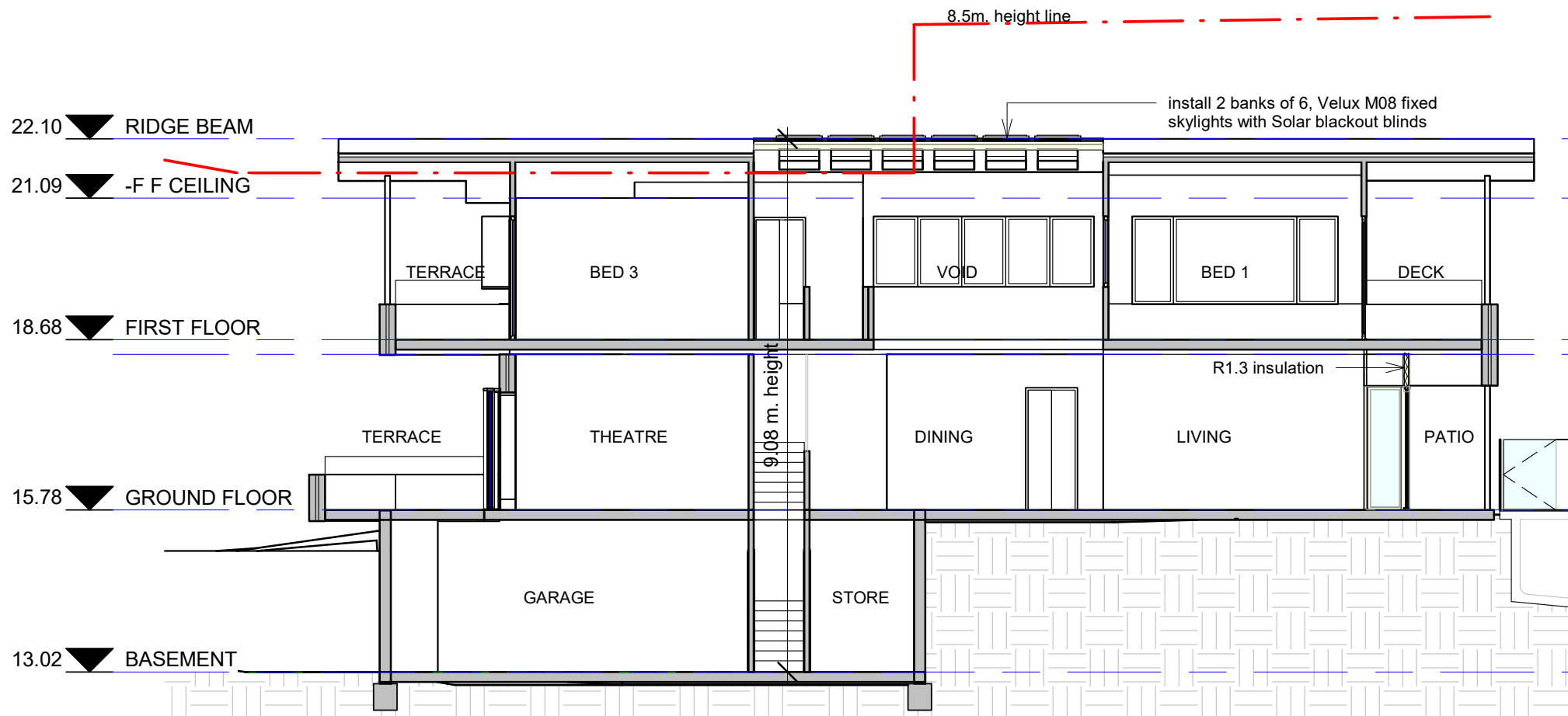
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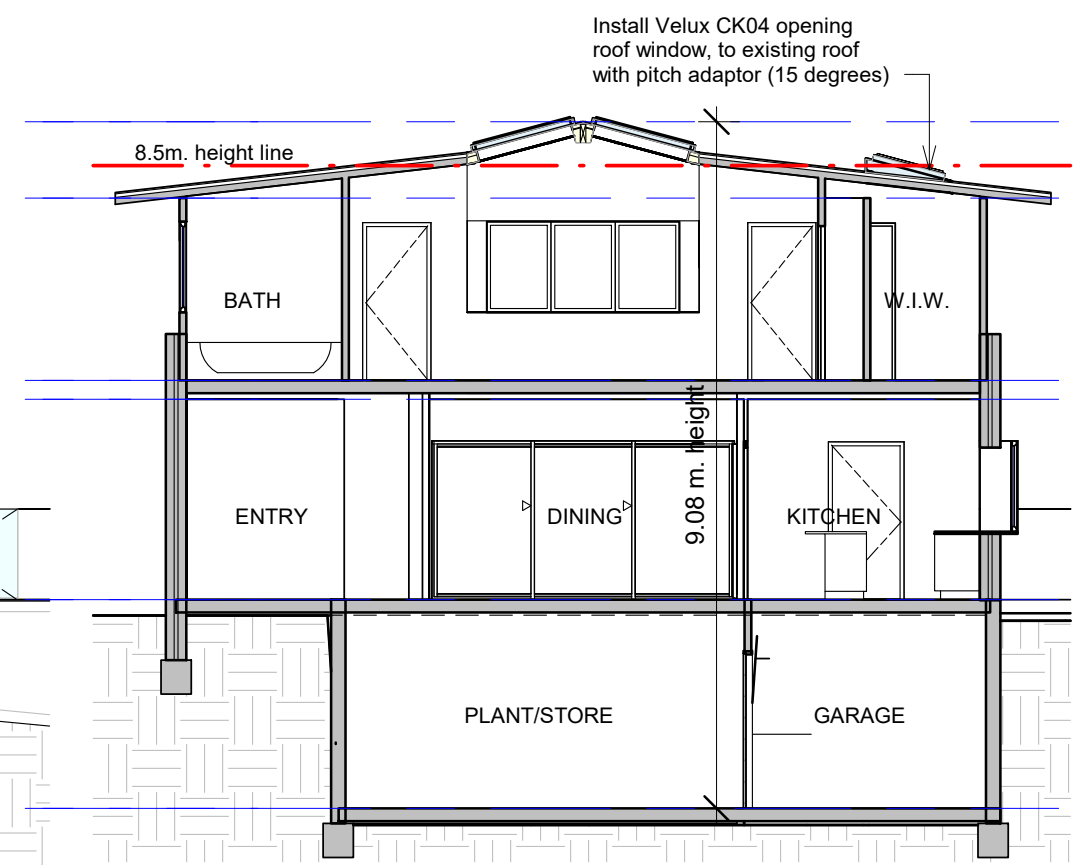
Project No: 010732

Drawing No: Rev.

DA 8-A



1 SECTION A - A
1 : 100



2 SECTION B - B
1 : 100

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Project Name:
PROPOSED ALTERATIONS & ADDITIONS AT 123 WATERVIEW STREET MONA VALE
 Client:
M. SHANAHAN.
 Drawing Details:
SECTIONS

Date:	18-07-2024	Design/Drawn:	RM
Scale:	1 : 100	Dwg size:	A3
Project No:		010732	
Drawing No:		Rev.	
DA 9-A			