

**DEVELOPMENT APPLICATION FOR SHOP TOP HOUSING
1749 - 1753 PITTWATER RD, MONA VALE**

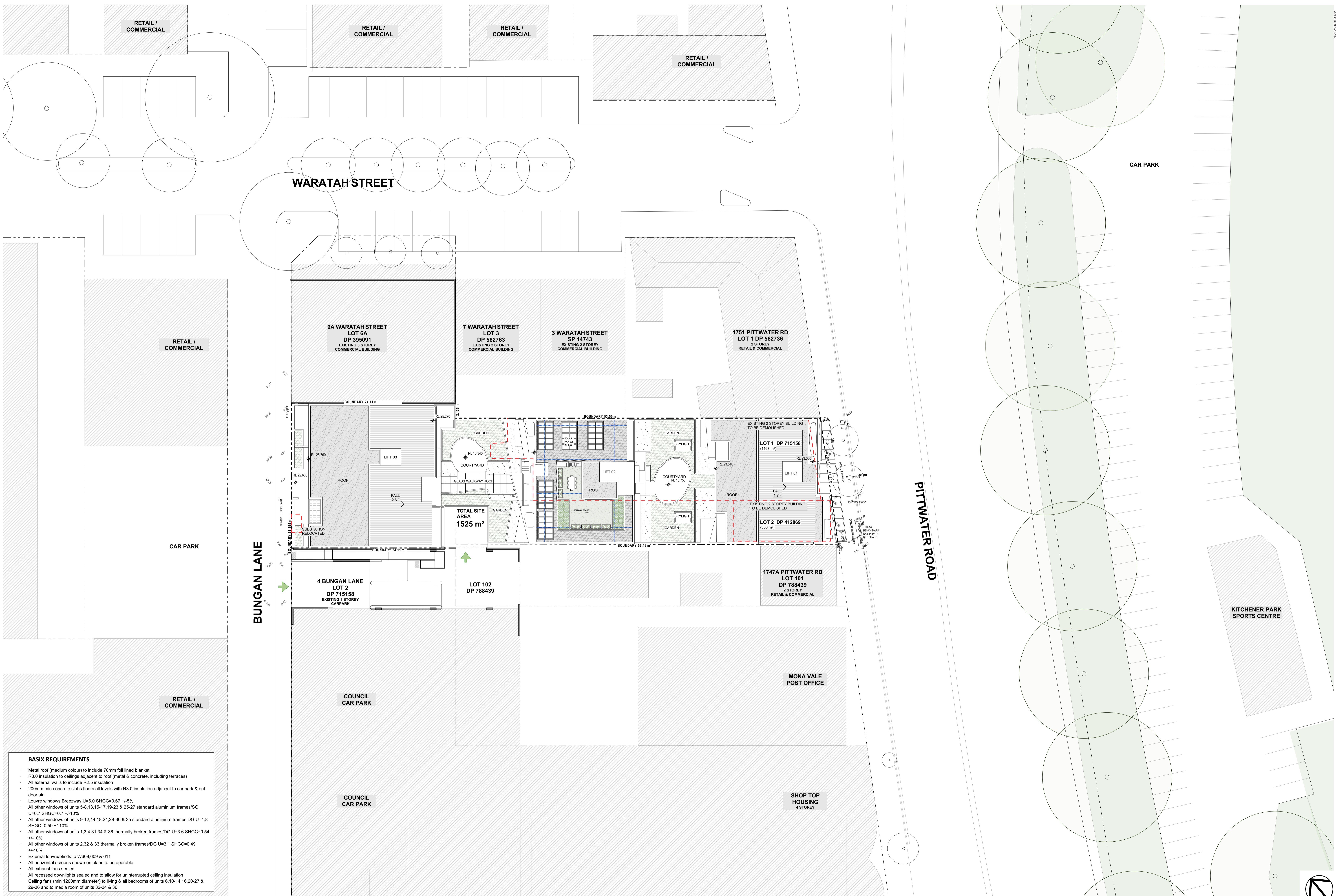
| No: | DRAWING LIST |
|------|---------------------------------|
| A 00 | COVER |
| A 01 | SITE PLAN |
| A 02 | BASEMENT 2 |
| A 03 | BASEMENT 1 |
| A 04 | LEVEL 1 - PITTWATER ROAD GROUND |
| A 05 | LEVEL 2 - BUNGAN LANE GROUND |
| A 06 | LEVEL 3 |
| A 07 | LEVEL 4 |
| A 08 | LEVEL 5 |
| A 09 | LEVEL 6 |
| A 10 | ELEVATIONS - NW & SE |
| A 11 | ELEVATIONS - NE & SW |
| A 12 | SECTION A & F |
| A 13 | SECTION B,C,D & E |
| A 14 | CONTEXT VIEWS 1 |
| A 15 | CONTEXT VIEWS 2 |
| A 16 | COURTYARD VIEWS |
| A 17 | SHADOW DIAGRAMS |
| A 18 | AREA CALCULATIONS |
| A 19 | VIEWS FROM SUN JUNE 21 |
| A 20 | SUN ACCESS VIEWS |
| A 21 | SITE ANALYSIS |

| Apartment Schedule | | | |
|----------------------------|-------|-------------------------|---------|
| UNIT No. | TYPE | AREA | |
| 01 | 3 BED | 103.70 | LEVEL 2 |
| 02 (AFFORDABLE 1) | 3 BED | 105.85 | LEVEL 2 |
| 03 | 3 BED | 104.48 | LEVEL 2 |
| 04 | 3 BED | 104.51 | LEVEL 2 |
| 05 | 2 BED | 97.61 | LEVEL 3 |
| 06 | 1 BED | 57.93 | LEVEL 3 |
| 07 (AFFORDABLE 2) | 1 BED | 51.39 | LEVEL 3 |
| 08 | 3 BED | 98.16 | LEVEL 3 |
| 09 (AFFORDABLE 3) | 2 BED | 81.11 | LEVEL 3 |
| 10 (ADAPTABLE 1) | 1 BED | 53.38 | LEVEL 3 |
| 11 (AFFORDABLE 4 / SILVER) | 2 BED | 73.66 | LEVEL 3 |
| 12 | 2 BED | 82.50 | LEVEL 3 |
| 13 (ADAPTABLE 2) | 1 BED | 52.35 | LEVEL 3 |
| 14 (AFFORDABLE 5 / SILVER) | 2 BED | 76.11 | LEVEL 3 |
| 15 | 2 BED | 97.61 | LEVEL 4 |
| 16 | 1 BED | 57.93 | LEVEL 4 |
| 17 (AFFORDABLE 6) | 1 BED | 51.41 | LEVEL 4 |
| 18 | 3 BED | 98.11 | LEVEL 4 |
| 19 | 2 BED | 81.11 | LEVEL 4 |
| 20 (ADAPTABLE 3) | 1 BED | 53.38 | LEVEL 4 |
| 21 (AFFORDABLE 7 / SILVER) | 2 BED | 74.26 | LEVEL 4 |
| 22 | 2 BED | 82.51 | LEVEL 4 |
| 23 (ADAPTABLE 4) | 1 BED | 52.34 | LEVEL 4 |
| 24 (AFFORDABLE 8 / SILVER) | 2 BED | 77.16 | LEVEL 4 |
| 25 | 2 BED | 97.61 | LEVEL 5 |
| 26 | 1 BED | 57.93 | LEVEL 5 |
| 27 | 1 BED | 51.40 | LEVEL 5 |
| 28 | 3 BED | 98.11 | LEVEL 5 |
| 29 | 2 BED | 80.43 | LEVEL 5 |
| 30 | 1 BED | 53.37 | LEVEL 5 |
| 31 | 2 BED | 75.40 | LEVEL 5 |
| 32 | 3 BED | 102.28 | LEVEL 5 |
| 33 | 3 BED | 100.02 | LEVEL 5 |
| 34 | 3 BED | 117.48 | LEVEL 6 |
| 35 | 1 BED | 50.15 | LEVEL 6 |
| 36 | 4 BED | 128.36 | LEVEL 6 |
| | | 2 881.10 m ² | |

| UNITS | | SOLAR | VENT |
|-------|----|---------------------|-------------|
| L6 | 3 | 2x3B, 1x1B | 3 2 |
| L5 | 9 | 3x3B, 3x2B, 3x1B | 8 6 |
| L4 | 10 | 1x3B, 5x2B, 4x1B | 9 6 |
| L3 | 10 | 1x3B, 5x2B, 4x1B | 6 6 |
| L2 | 4 | 4x3B | 0 4 |
| | 36 | 11x3B, 13x2B, 12x1B | 26/36 24/36 |
| | | | 72 % 67 % |



| BASIX REQUIREMENTS | |
|--------------------|--|
| - | Metal roof (medium colour) to include 70mm foil lined blanket |
| - | R3.0 insulation to ceilings adjacent to roof (metal & concrete, including terraces) |
| - | All external walls to include R2.5 insulation |
| - | 200mm min concrete slabs floors all levels with R3.0 insulation adjacent to car park & out door air |
| - | Louvre windows Breezway U=6.0 SHGC=0.67 +/-5% |
| - | All other windows of units 5-8, 13, 15-17, 19-23 & 25-27 standard aluminium frames/SG U=6.7 SHGC=0.7 +/-10% |
| - | All other windows of units 9-12, 14, 18, 24, 28-30 & 35 standard aluminium frames DG U=4.8 SHGC=0.59 +/-10% |
| - | All other windows of units 1, 3, 4, 31, 34 & 36 thermally broken frames/DG U=3.6 SHGC=0.54 +/-10% |
| - | All other windows of units 2, 32 & 33 thermally broken frames/DG U=3.1 SHGC=0.49 +/-10% |
| - | External louvre/blinds to W608,609 & 611 |
| - | All horizontal screens shown on plans to be operable |
| - | All exhaust fans sealed |
| - | All recessed downlights sealed and to allow for uninterrupted ceiling insulation |
| - | Ceiling fans (min 1200mm diameter) to living & all bedrooms of units 6, 10-14, 16, 20-27 & 29-36 and to media room of units 32-34 & 36 |



RETAIL / COMMERCIAL

RETAIL / COMMERCIAL

RETAIL / COMMERCIAL

RETAIL / COMMERCIAL

WARATAH STREET

CAR PARK

RETAIL / COMMERCIAL

9A WARATAH STREET
LOT 6A
DP 395091
EXISTING 3 STOREY
COMMERCIAL BUILDING

7 WARATAH STREET
LOT 3
DP 562763
EXISTING 2 STOREY
COMMERCIAL BUILDING

3 WARATAH STREET
SP 14743
EXISTING 2 STOREY
COMMERCIAL BUILDING

1751 PITTWATER RD
LOT 1 DP 562736
2 STOREY
RETAIL & COMMERCIAL

CAR PARK

BUNGAN LANE

4 BUNGAN LANE
LOT 2
DP 715158
EXISTING 3 STOREY
CARPARK

LOT 102
DP 788439

1747A PITTWATER RD
LOT 101
DP 788439
2 STOREY
RETAIL & COMMERCIAL

PITTWATER ROAD

KITCHENER PARK
SPORTS CENTRE

RETAIL / COMMERCIAL

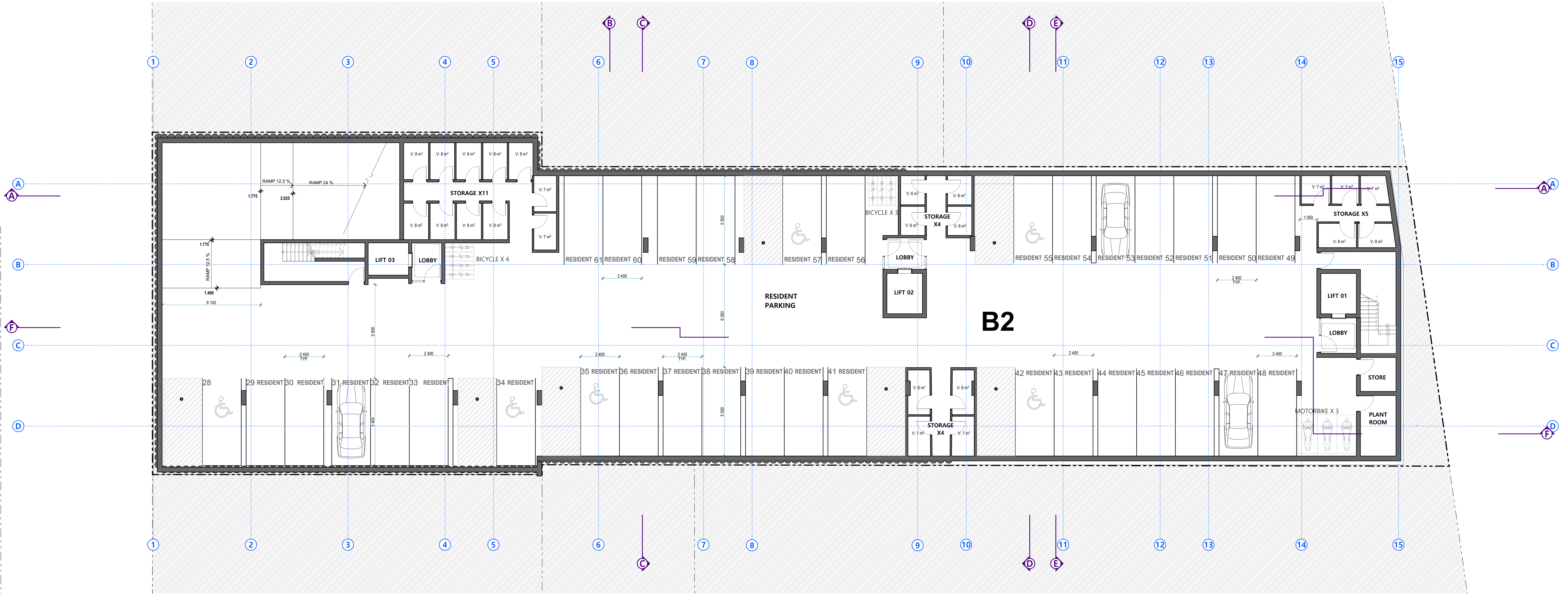
COUNCIL
CAR PARK

MONA VALE
POST OFFICE

COUNCIL
CAR PARK

SHOP TOP
HOUSING
4 STOREY

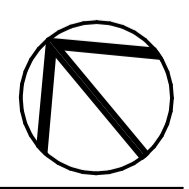
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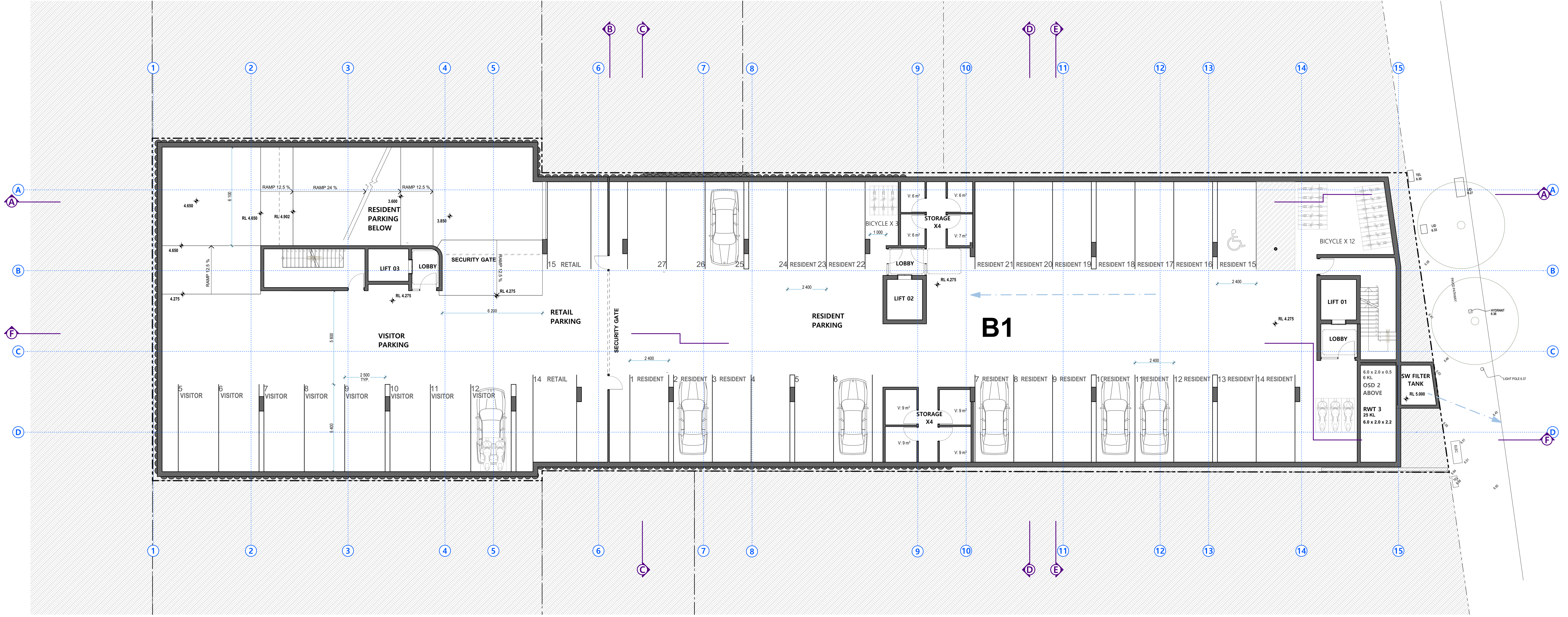


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CARPARK SCHEDULE

| APARTMENT | 3 BED | 2 BED | 1 BED | REQ. TOTAL | PROVIDED TOTAL |
|-------------------------|---|--------------|-----------|------------|----------------|
| L 6 | 2 | | 1 | | |
| L 5 | 3 | 3 | 3 | | |
| L 4 | 1 | 5 | 4 | | |
| L 3 | 1 | 5 | 4 | | |
| L 2 | 4 | | | | |
| TOTAL 36 | 11 | 13 | 12 | | |
| RESIDENT PARKING | @ 2.0 | @ 2.0 | @ 1.0 | 60 | 57 |
| VISITOR | @ 1/3 APARTMENTS | | | 12 | 12 |
| RETAIL | @ 1/30 m ² (450 m ²) | | | 15 | 16 |
| TOTAL CARS | | | | 87 | 85 |
| MOTORBIKE | @ 1/100 CAR SPACES | | | 1 | 12 |
| BICYCLE | @ 1/3 APARTMENTS | RETAIL MIN 4 | | 16 | 30 |

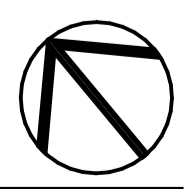


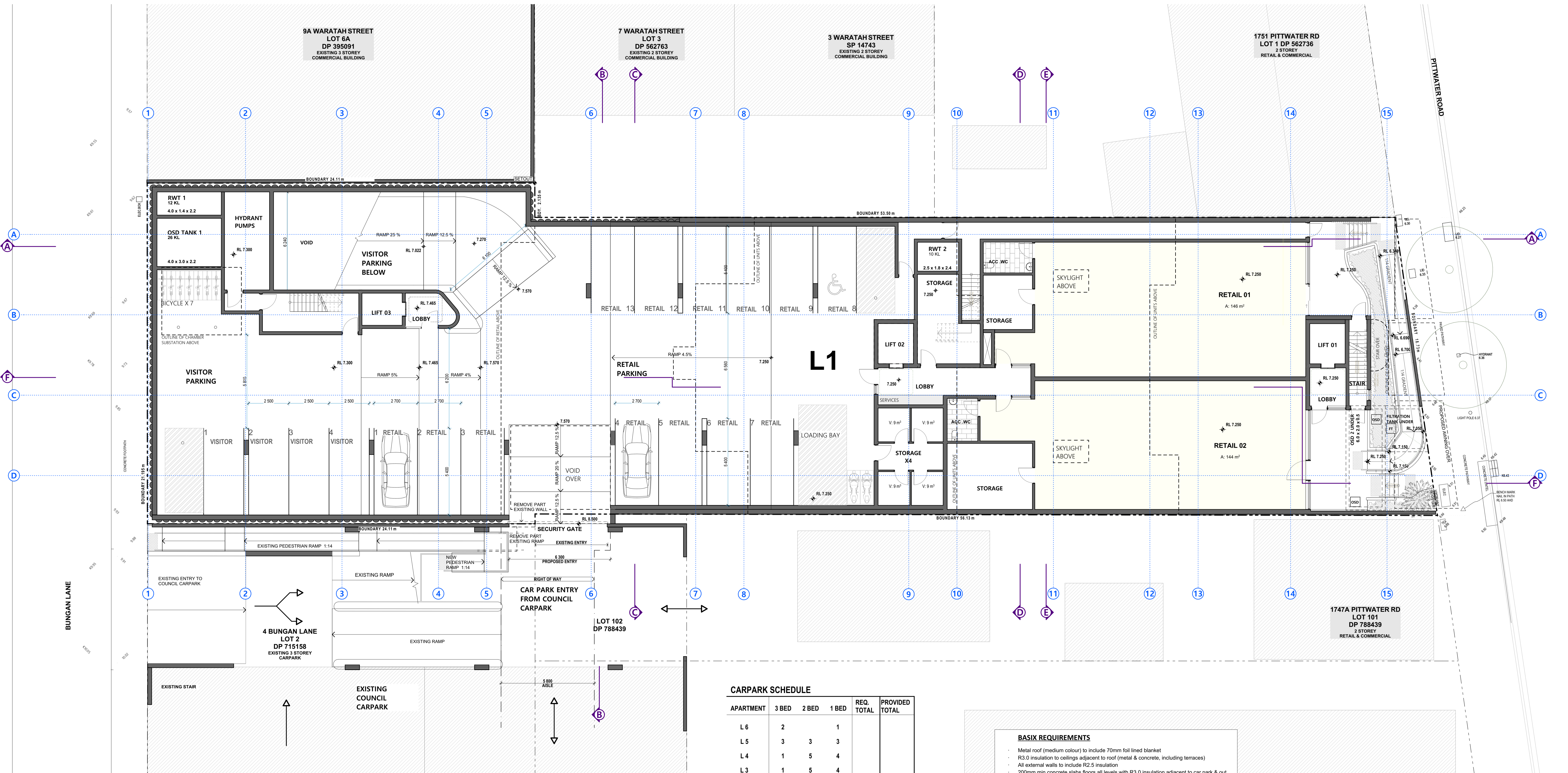


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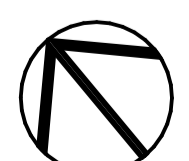




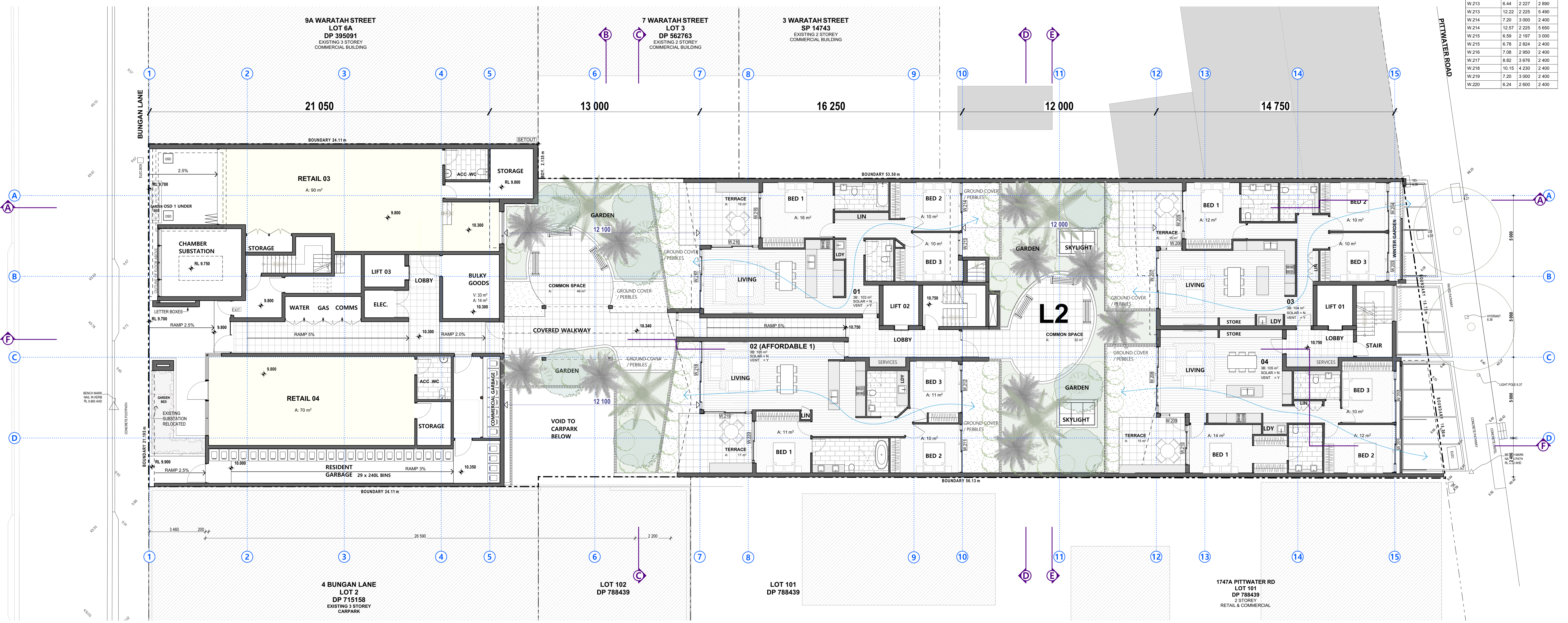
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| Window No. | Area | Width | Height |
|------------|-------|-------|--------|
| W.201 | 7.98 | 2.954 | 2.700 |
| W.202 | 8.62 | 3.192 | 2.700 |
| W.203 | 7.97 | 2.950 | 2.700 |
| W.204 | 8.02 | 2.970 | 2.700 |
| W.205 | 7.13 | 2.970 | 2.400 |
| W.206 | 3.79 | 1.350 | 2.810 |
| W.207 | 5.04 | 3.600 | 1.400 |
| W.208 | 5.77 | 4.120 | 1.400 |
| W.209 | 4.36 | 1.500 | 2.810 |
| W.210 | 5.89 | 2.454 | 2.400 |
| W.211 | 7.20 | 3.000 | 2.400 |
| W.212 | 7.20 | 3.000 | 2.400 |
| W.213 | 2.52 | 1.400 | 1.800 |
| W.213 | 6.44 | 2.227 | 2.890 |
| W.213 | 12.22 | 2.225 | 5.490 |
| W.214 | 7.20 | 3.000 | 2.400 |
| W.214 | 12.57 | 2.225 | 5.650 |
| W.215 | 6.59 | 2.197 | 3.000 |
| W.215 | 6.78 | 2.824 | 2.400 |
| W.216 | 7.08 | 2.950 | 2.400 |
| W.217 | 8.82 | 3.676 | 2.400 |
| W.218 | 10.15 | 4.230 | 2.400 |
| W.219 | 7.20 | 3.000 | 2.400 |
| W.220 | 6.24 | 2.600 | 2.400 |



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|------------|-------|-------|--------|
| W.301 | 8.02 | 2.971 | 2.700 |
| W.302 | 8.02 | 2.971 | 2.700 |
| W.303 | 8.02 | 2.971 | 2.700 |
| W.304 | 8.02 | 2.971 | 2.700 |
| W.305 | 11.33 | 4.720 | 2.400 |
| W.306 | 7.08 | 2.950 | 2.400 |
| W.307 | 4.32 | 1.800 | 2.400 |
| W.308 | 5.53 | 3.953 | 1.400 |
| W.309 | 9.96 | 4.150 | 2.400 |
| W.310 | 4.14 | 2.300 | 1.800 |
| W.312 | 4.20 | 3.000 | 1.400 |
| W.313 | 4.20 | 3.000 | 1.400 |
| W.314 | 7.20 | 3.000 | 2.400 |
| W.315 | 3.72 | 1.550 | 2.400 |
| W.316 | 9.96 | 4.150 | 2.400 |
| W.317 | 11.30 | 4.709 | 2.400 |
| W.318 | 2.30 | 1.350 | 1.700 |
| W.319 | 2.80 | 2.000 | 1.400 |
| W.320 | 6.10 | 2.540 | 2.400 |
| W.321 | 1.62 | 900 | 1.800 |
| W.322 | 1.62 | 900 | 1.800 |
| W.323 | 1.89 | 789 | 2.400 |
| W.324 | 6.78 | 2.825 | 2.400 |
| W.325 | 7.20 | 3.000 | 2.400 |
| W.326 | 7.20 | 3.000 | 2.400 |
| W.327 | 11.14 | 4.640 | 2.400 |
| W.328 | 7.08 | 2.950 | 2.400 |
| W.329 | 6.10 | 2.540 | 2.400 |
| W.330 | 6.16 | 2.800 | 2.200 |
| W.331 | 8.64 | 3.600 | 2.400 |

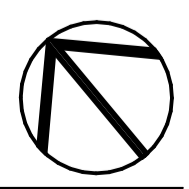


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|------------|-------|-------|--------|
| W.401 | 8.02 | 2.971 | 2.700 |
| W.402 | 8.02 | 2.971 | 2.700 |
| W.403 | 8.02 | 2.971 | 2.700 |
| W.404 | 8.02 | 2.971 | 2.700 |
| W.405 | 11.33 | 4.720 | 2.400 |
| W.406 | 4.32 | 1.800 | 2.400 |
| W.407 | 5.53 | 3.953 | 1.400 |
| W.408 | 6.84 | 2.850 | 2.400 |
| W.409 | 9.96 | 4.150 | 2.400 |
| W.410 | 4.14 | 2.300 | 1.800 |
| W.411 | 4.20 | 3.000 | 1.400 |
| W.412 | 4.20 | 3.000 | 1.400 |
| W.413 | 11.30 | 4.709 | 2.400 |
| W.414 | 6.84 | 2.850 | 2.400 |
| W.415 | 4.08 | 1.700 | 2.400 |
| W.416 | 7.20 | 3.000 | 2.400 |
| W.417 | 9.96 | 4.150 | 2.400 |
| W.418 | 2.43 | 1.350 | 1.800 |
| W.419 | 6.96 | 2.900 | 2.400 |
| W.420 | 6.10 | 2.540 | 2.400 |
| W.421 | 1.62 | 900 | 1.800 |
| W.422 | 1.62 | 900 | 1.800 |
| W.423 | 1.53 | 639 | 2.400 |
| W.424 | 7.20 | 3.000 | 2.400 |
| W.425 | 7.20 | 3.000 | 2.400 |
| W.426 | 7.20 | 3.000 | 2.400 |
| W.427 | 11.50 | 4.790 | 2.400 |
| W.428 | 7.08 | 2.950 | 2.400 |
| W.429 | 6.10 | 2.540 | 2.400 |
| W.430 | 8.64 | 3.600 | 2.400 |
| W.431 | 4.80 | 3.000 | 1.600 |
| W.433 | 6.16 | 2.800 | 2.200 |



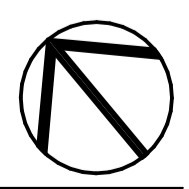
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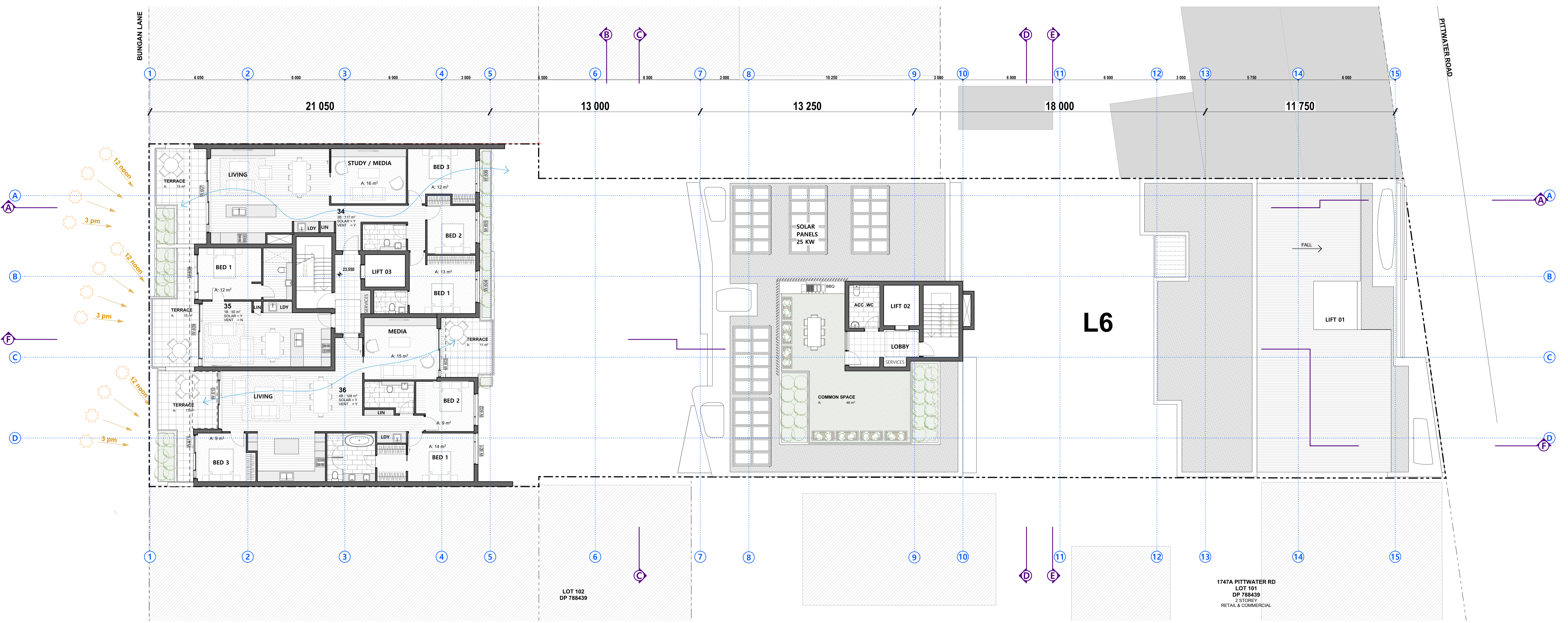
| Window No. | Area | Width | Height |
|------------|-------|-------|--------|
| W.501 | 8.97 | 3.660 | 2.450 |
| W.502 | 6.13 | 2.500 | 2.450 |
| W.503 | 13.28 | 5.420 | 2.450 |
| W.504 | 5.10 | 3.000 | 1.700 |
| W.504a | 6.21 | 2.300 | 2.700 |
| W.505 | 8.92 | 3.304 | 2.700 |
| W.505a | 3.92 | 1.450 | 2.700 |
| W.506 | 3.71 | 2.180 | 1.700 |
| W.507 | 4.86 | 2.860 | 1.700 |
| W.508 | 10.34 | 3.629 | 2.700 |
| W.509 | 4.14 | 2.300 | 1.800 |
| W.510 | 4.14 | 2.300 | 1.800 |
| W.511 | 4.20 | 3.000 | 1.400 |
| W.512 | 4.20 | 3.000 | 1.400 |
| W.513 | 12.72 | 4.709 | 2.700 |
| W.514 | 7.97 | 2.950 | 2.700 |
| W.515 | 4.59 | 1.700 | 2.700 |
| W.516 | 6.60 | 3.000 | 2.200 |
| W.517 | 11.20 | 4.150 | 2.700 |
| W.518 | 2.43 | 1.350 | 1.800 |
| W.519 | 6.96 | 2.900 | 2.400 |
| W.520 | 6.10 | 2.540 | 2.400 |
| W.521 | 1.62 | 900 | 1.800 |
| W.522 | 1.62 | 900 | 1.800 |
| W.523 | 1.89 | 789 | 2.400 |
| W.524 | 7.20 | 3.000 | 2.400 |
| W.525 | 7.20 | 3.000 | 2.400 |
| W.526 | 7.20 | 3.000 | 2.400 |
| W.527 | 11.50 | 4.780 | 2.400 |
| W.528 | 7.08 | 2.950 | 2.400 |
| W.529 | 6.10 | 2.540 | 2.400 |
| W.530 | 6.16 | 2.800 | 2.200 |
| W.531 | 8.64 | 3.600 | 2.400 |
| W.532 | 4.80 | 3.000 | 1.600 |



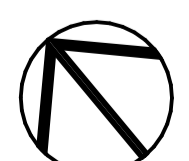
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- Metal roof (medium colour) to include 70mm foil lined blanket
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 - All external walls to include R2.5 insulation
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 - Louvre windows Breezway U=6.0 SHGC=0.67 +/-5%
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 - Ceiling fans (min 1200mm diameter) to living & all bedrooms of units 6,10-14,16,20-27 & 29-36 and to media room of units 32-34 & 36

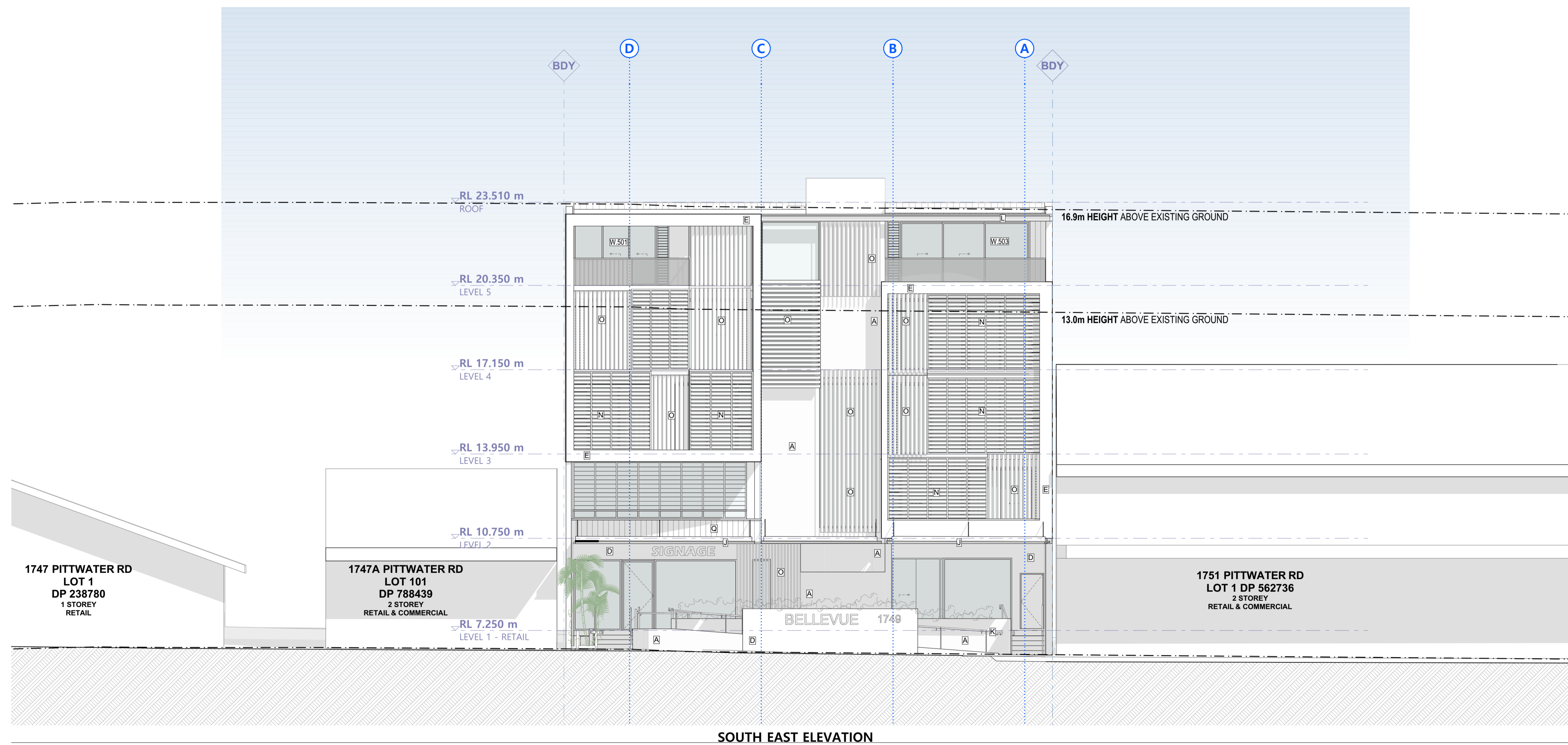
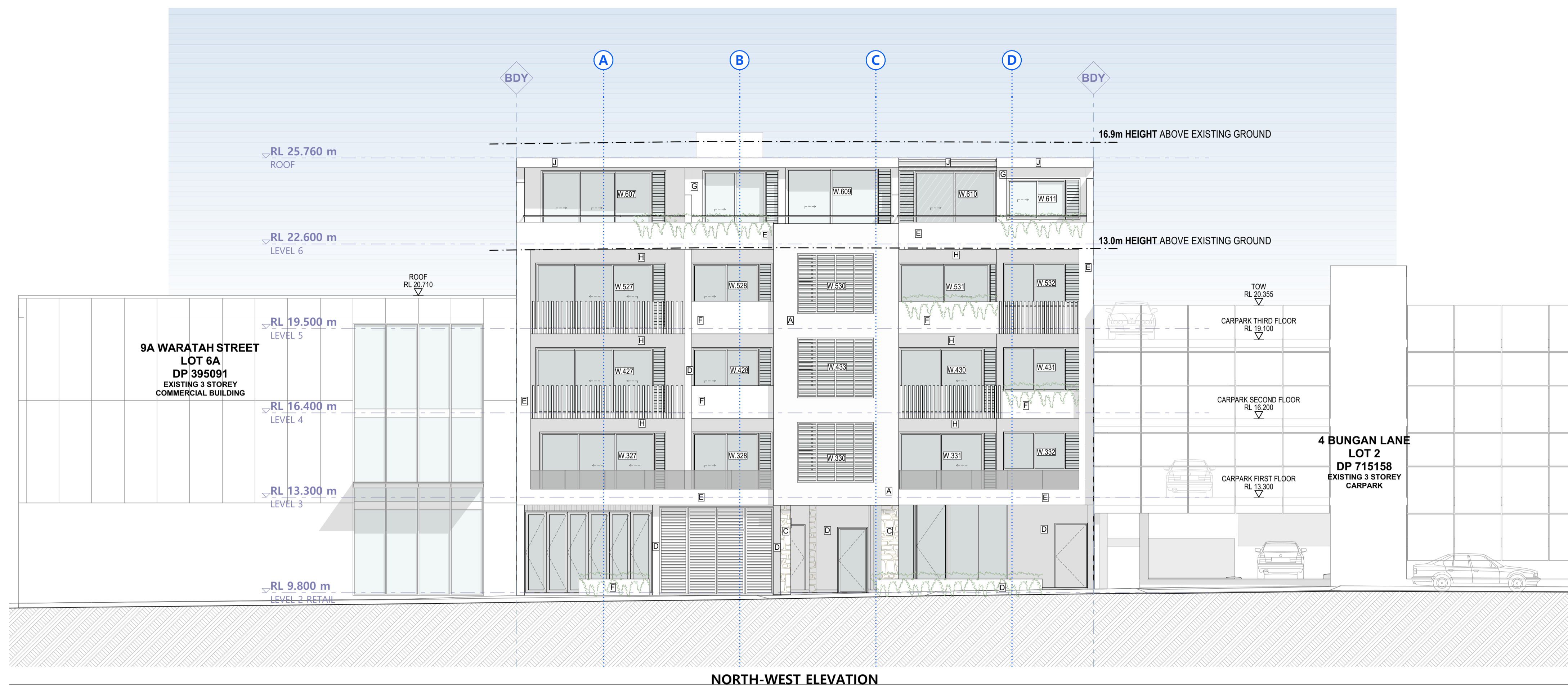


| Window No. | Area | Width | Height |
|------------|-------|-------|--------|
| W.601 | 3.47 | 1.925 | 1.800 |
| W.602 | 3.53 | 1.960 | 1.800 |
| W.603 | 7.25 | 3.020 | 2.400 |
| W.604 | 3.14 | 1.960 | 1.600 |
| W.605 | 3.14 | 1.960 | 1.600 |
| W.606 | 3.14 | 1.960 | 1.600 |
| W.607 | 12.39 | 4.990 | 2.700 |
| W.608 | 7.84 | 2.800 | 2.800 |
| W.609 | 10.92 | 3.900 | 2.800 |
| W.610 | 9.72 | 3.600 | 2.700 |
| W.611 | 4.04 | 2.700 | 1.496 |



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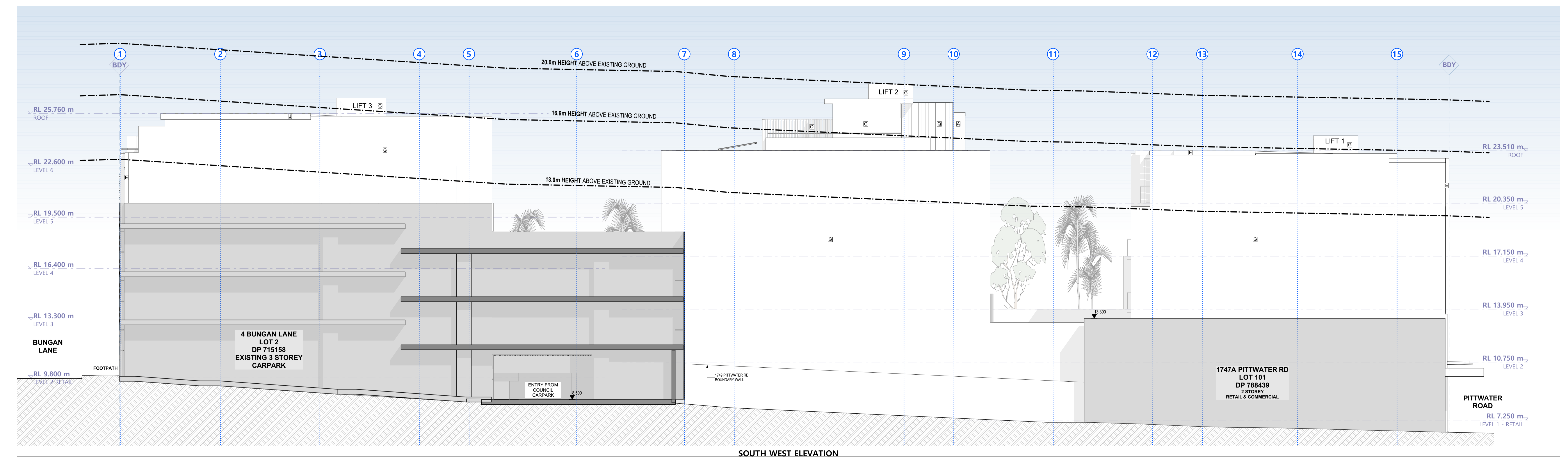
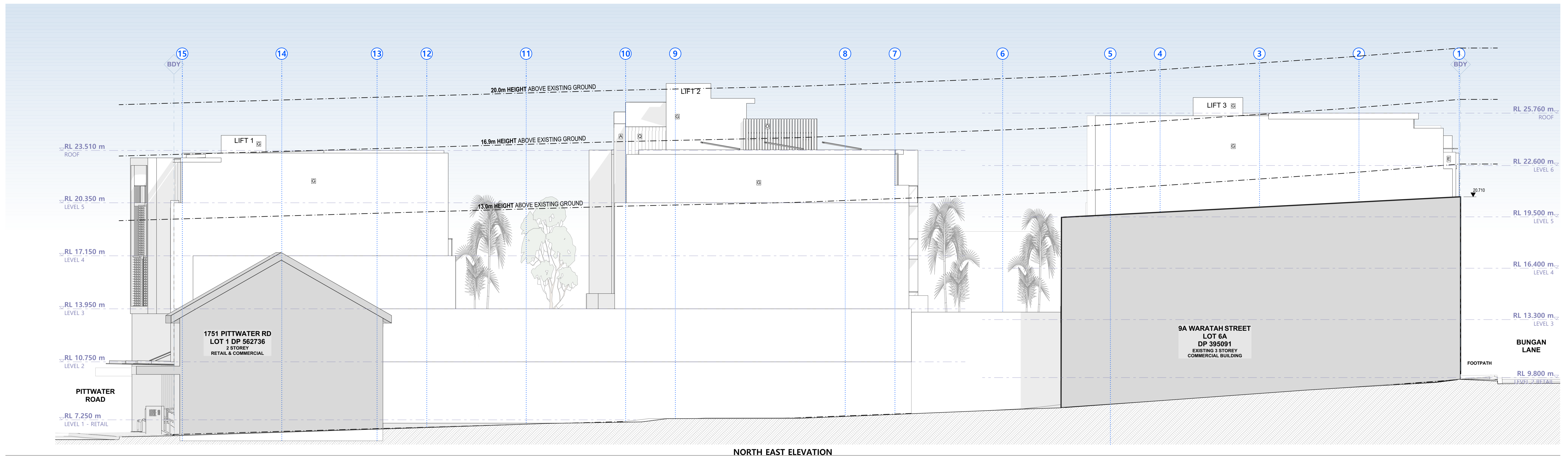




EXTERNAL FINISHES
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

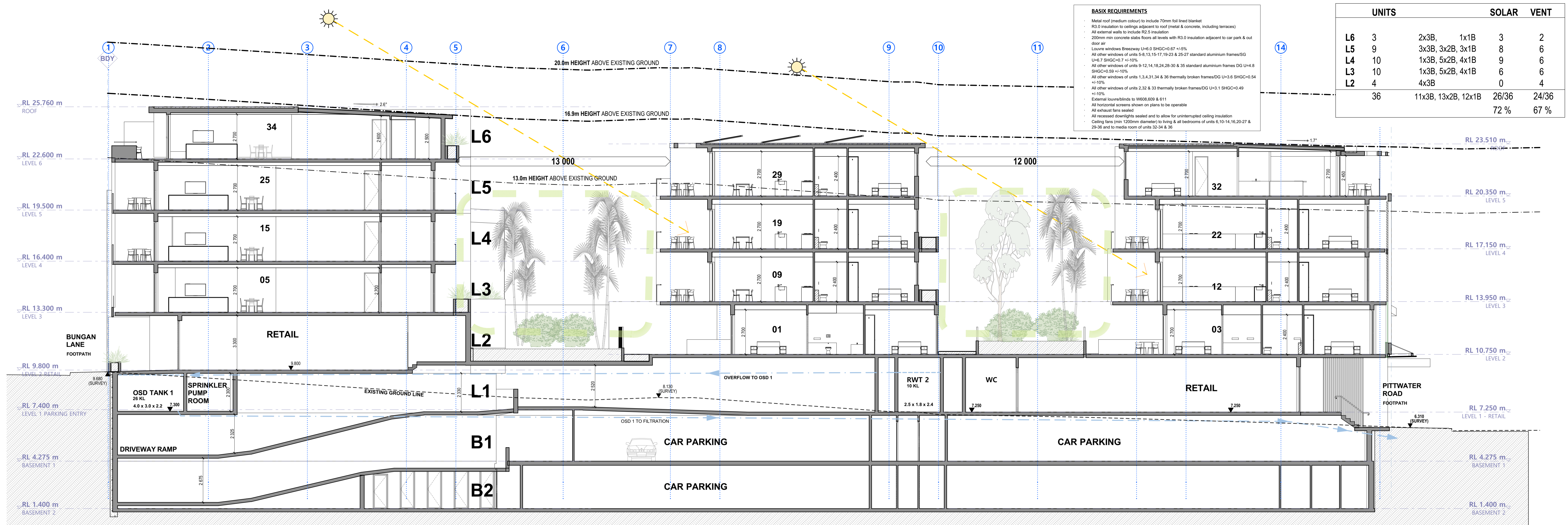
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|-------------------|---|--|----------------|--|----------------|---|--|---|--|---|------------------|---|--------------------------------|--|---|----------------|---|---|------------------|---|---------------------------------------|
| CONCRETE OFF FORM | | | STONE CLADDING | | RENDERED WALLS | | | | | | METALWORK COLOUR | | | | | FACADE SCREENS | | | FC WALL CLADDING | | |
| | A TEXTURED OFF FORM CONCRETE TIMBER GRAIN VERTICAL | B SMOOTH OFF FORM CONCRETE SHUTTER FACE SMOOTH FINISH | | C FEATURE STONE CLADDING ROUGH CUT ALPINE STONE | | D PAINTED RENDER COLOUR - WARM DARK GREY | E PAINTED RENDER COLOUR - OFF WHITE | F PAINTED RENDER COLOUR - PALE GREEN | G PAINTED RENDER COLOUR - BLUE GREY | H PAINTED RENDER COLOUR - GREY BROWN | | J FENCES / AWNING STRUCTURE COLOUR CS MONUMENT | K HANDRAILS COLOUR - CHROME | L FEATURE METALWORK COLOUR LIGHT RUST RED | M FEATURE METALWORK COLOUR - OFF WHITE | | N LOUVRE SCREENS ALUMINIUM TIMBERLOOK - DARK | O LOUVRE SCREENS ALUMINIUM TIMBERLOOK - PALE | | P FC WALL CLADDING FC WALL CLADDING COLOUR - PALE WARM GREY | Q VERTICAL WIDE COLOUR - DARK GREY |

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 - Ceiling fans (min 1200mm diameter) to living & all bedrooms of units 6,10-14,16,20-27 & 29-36 and to media room of units 32-34 & 36



EXTERNAL FINISHES
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| | | | | | | | | | | | | | | | | | | | | | |
|-------------------|---|--|----------------|--|----------------|---|--|---|--|---|------------------|---|--------------------------------|--|---|----------------|---|---|------------------|---|---------------------------------------|
| CONCRETE OFF FORM | | | STONE CLADDING | | RENDERED WALLS | | | | | | METALWORK COLOUR | | | | | FACADE SCREENS | | | FC WALL CLADDING | | |
| | A TEXTURED OFF FORM CONCRETE TIMBER GRAIN VERTICAL | B SMOOTH OFF FORM CONCRETE SHUTTER FACE SMOOTH FINISH | | C FEATURE STONE CLADDING ROUGH CUT ALPINE STONE | | D PAINTED RENDER COLOUR - WARM DARK GREY | E PAINTED RENDER COLOUR - OFF WHITE | F PAINTED RENDER COLOUR - PALE GREEN | G PAINTED RENDER COLOUR - BLUE GREY | H PAINTED RENDER COLOUR - GREY BROWN | | J FENCES / AWNING STRUCTURE COLOUR CS MONUMENT | K HANDRAILS COLOUR - CHROME | L FEATURE METALWORK COLOUR LIGHT RUST RED | M FEATURE METALWORK COLOUR - OFF WHITE | | N LOUVRE SCREENS ALUMINIUM TIMBERLOOK - DARK | O LOUVRE SCREENS ALUMINIUM TIMBERLOOK - PALE | | P FC VERTICAL NARROW COLOUR - PALE WARM GREY | Q VERTICAL WIDE COLOUR - DARK GREY |

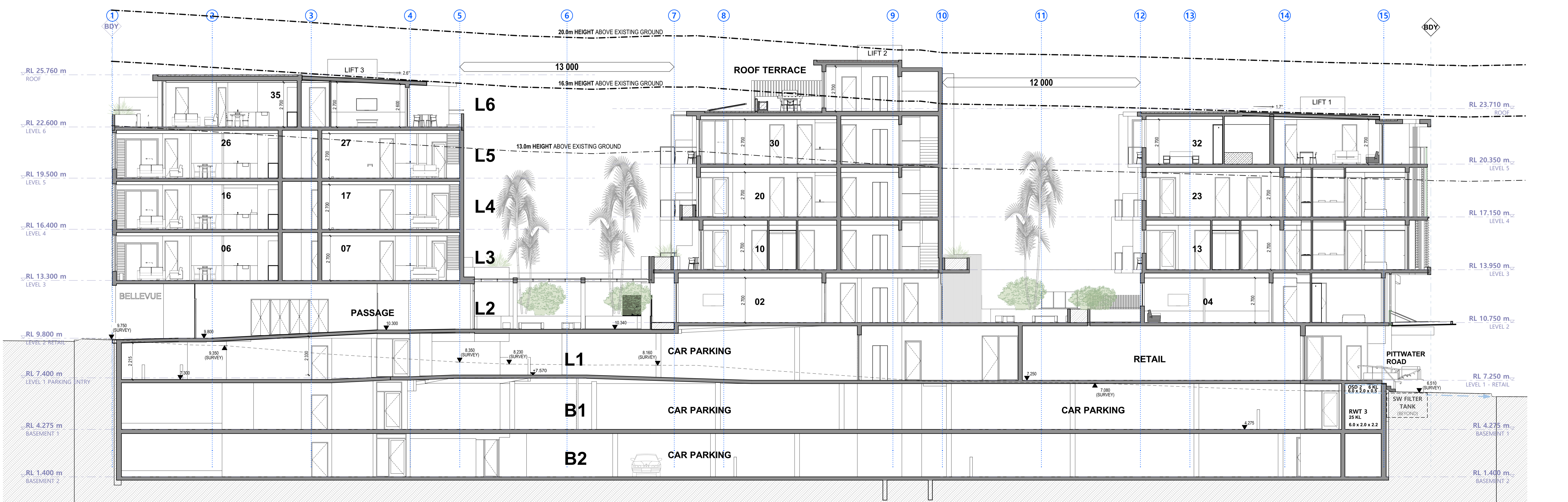


BASIX REQUIREMENTS

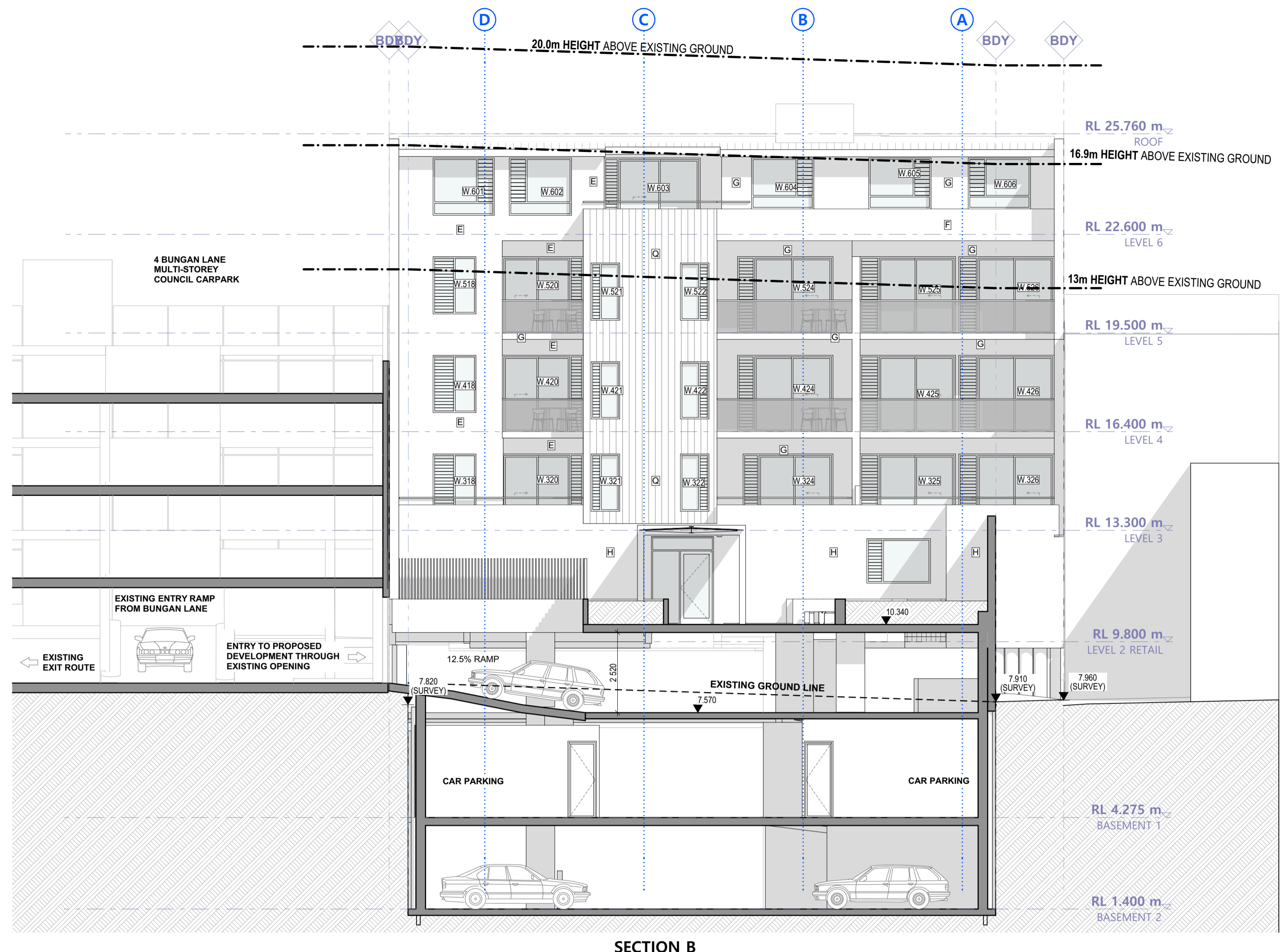
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- Louvre windows Breckway U=0.8 SHGC=0.67 +5%
- All other windows of units 9-12, 14, 15, 17, 19, 23 & 25-27 standard aluminium frames SG Line 7 SHGC=0.7 +10%
- All other windows of units 1-8, 10, 11, 13, 16, 18, 24, 28-30 & 35 standard aluminium frames DG U=4.8 SHGC=0.59 +10%
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| UNITS | | | SOLAR | VENT |
|-------|----|------------------|-------|-------|
| L6 | 3 | 2x3B, 1x1B | 3 | 2 |
| L5 | 9 | 3x3B, 3x2B, 3x1B | 8 | 6 |
| L4 | 10 | 1x3B, 5x2B, 4x1B | 9 | 6 |
| L3 | 10 | 1x3B, 5x2B, 4x1B | 6 | 6 |
| L2 | 4 | 4x3B | 0 | 4 |
| | | | 26/36 | 24/36 |
| | | | 72 % | 67 % |

A SECTION A



F SECTION F

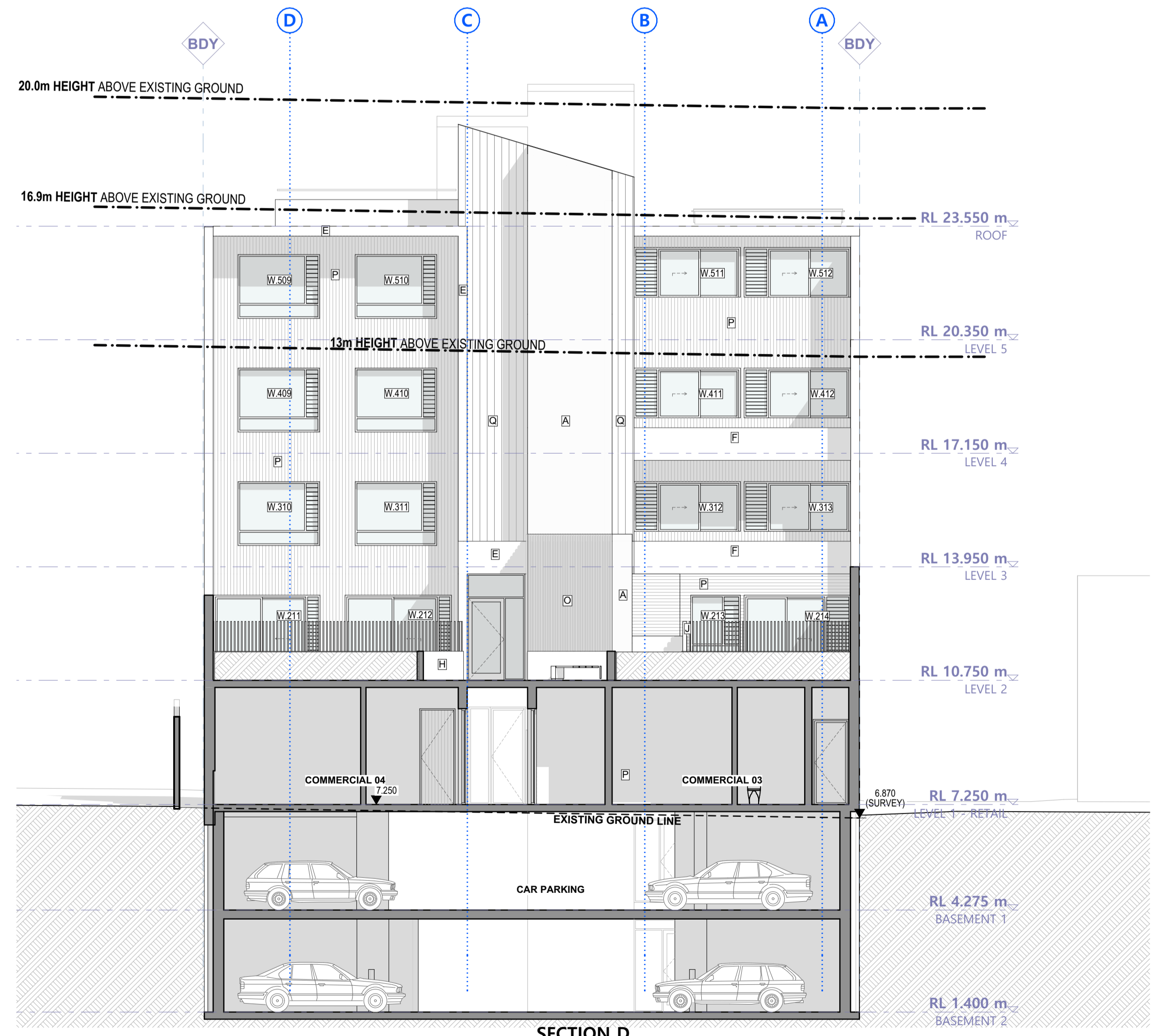


SECTION B

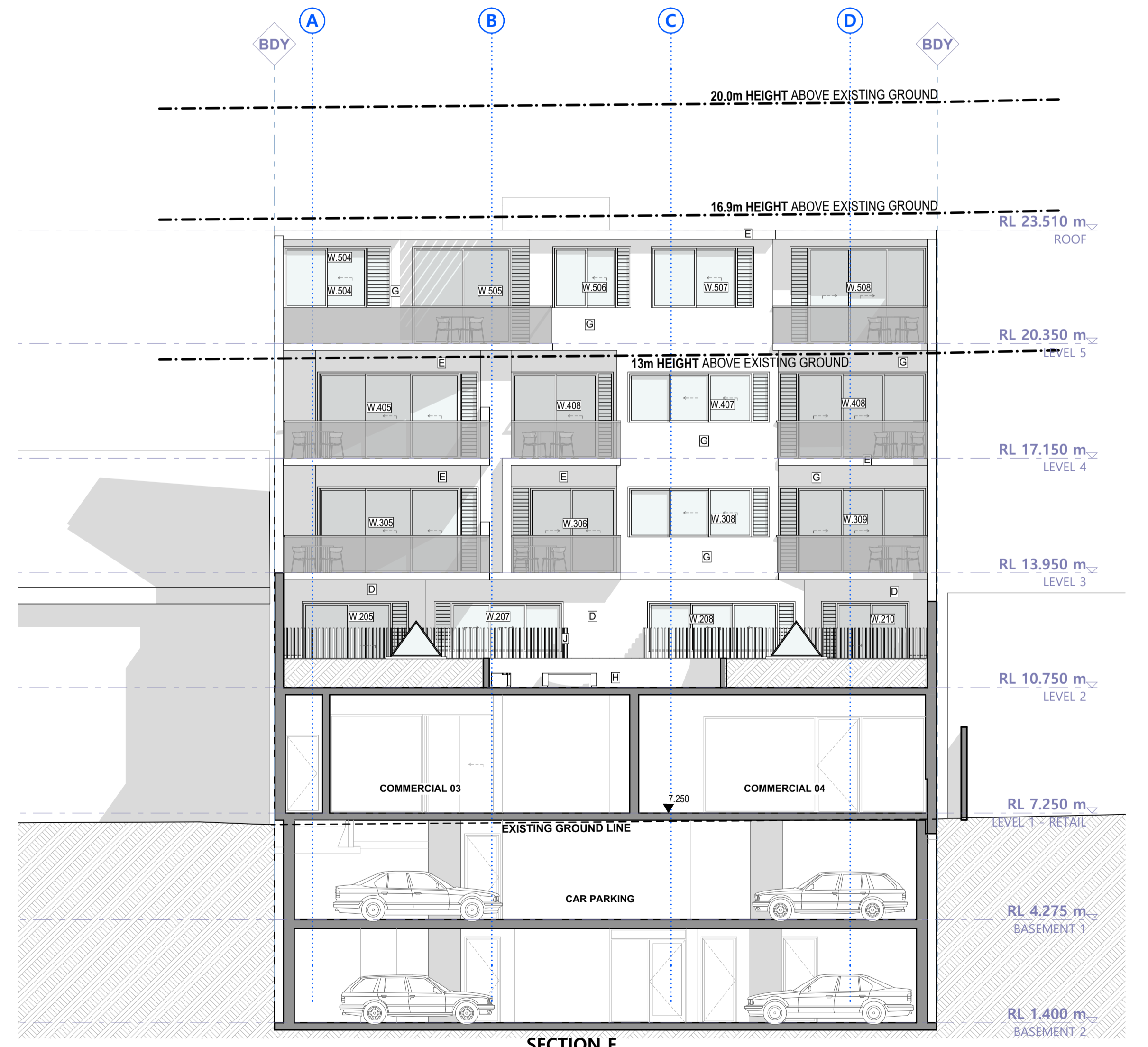


SECTION C

- WALL TYPES LEGEND**
- A1 - LIGHT-WEIGHT EXTERNAL WALL**
 - FIBRE CEMENT WEATHERBOARD CLADDING
 - 50 MM BATTEN
 - VAPOUR PERMEABLE SARKING
 - 16 MM THICK FIRE AND WATER-RESISTANT PLASTERBOARD
 - 92 MM STEEL STUD
 - GLASS WOOL INSULATION R = 2.5
 - 16 MM THICK FIRE-RESISTANT PLASTERBOARD
 - A2 - STRUCTURAL EXTERNAL WALL WITH FRL**
 - FIBRE CEMENT CLADDING
 - 50 MM BATTEN
 - VAPOUR PERMEABLE SARKING
 - 150 MM THICK AFS CONCRETE WALL
 - 20 MM AIR GAP
 - 64 MM STEEL STUD
 - GLASS WOOL INSULATION R = 2.5
 - 13 MM THICK PLASTERBOARD
 - A3 - STRUCTURAL BOUNDARY WALL WITH FRL**
 - 10 MM CEMENT RENDER
 - 200 MM THICK AFS CONCRETE WALL
 - 20 MM AIR GAP
 - 64 MM STEEL STUD
 - GLASS WOOL INSULATION R = 2.5
 - 13 MM THICK PLASTERBOARD
 - B1 - INTERTENANCY WALL - NON-LOAD BEARING**
 - 13 MM PLASTERBOARD
 - 35 MM CHANNEL
 - 50 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
 - 75 MM HEBEL POWER PANEL
 - 20 MM MINIMUM AIR GAP
 - 64 MM STEEL STUD
 - 75 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
 - 13 MM PLASTERBOARD
 - B2 - INTERTENANCY WALL - LOAD BEARING**
 - 13 MM PLASTERBOARD
 - 35 MM CHANNEL
 - 50 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
 - 150 MM MINIMUM AFS CONCRETE WALL
 - 20 MM MINIMUM AIR GAP
 - 64 MM STEEL STUD
 - 75 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
 - 13 MM PLASTERBOARD
 - C1 - INTERNAL PARTITION WALL**
 - 13 MM PLASTERBOARD
 - 64 MM STEEL STUD
 - 75 MM BRADFORD ACOUSTIGARD 11 ACOUSTIC INSULATION
 - 13 MM PLASTERBOARD



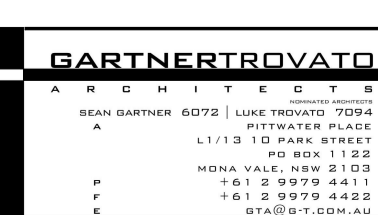
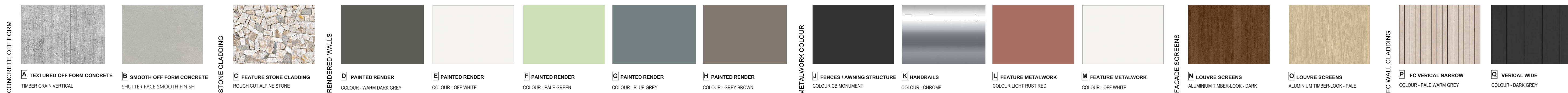
SECTION D



SECTION E

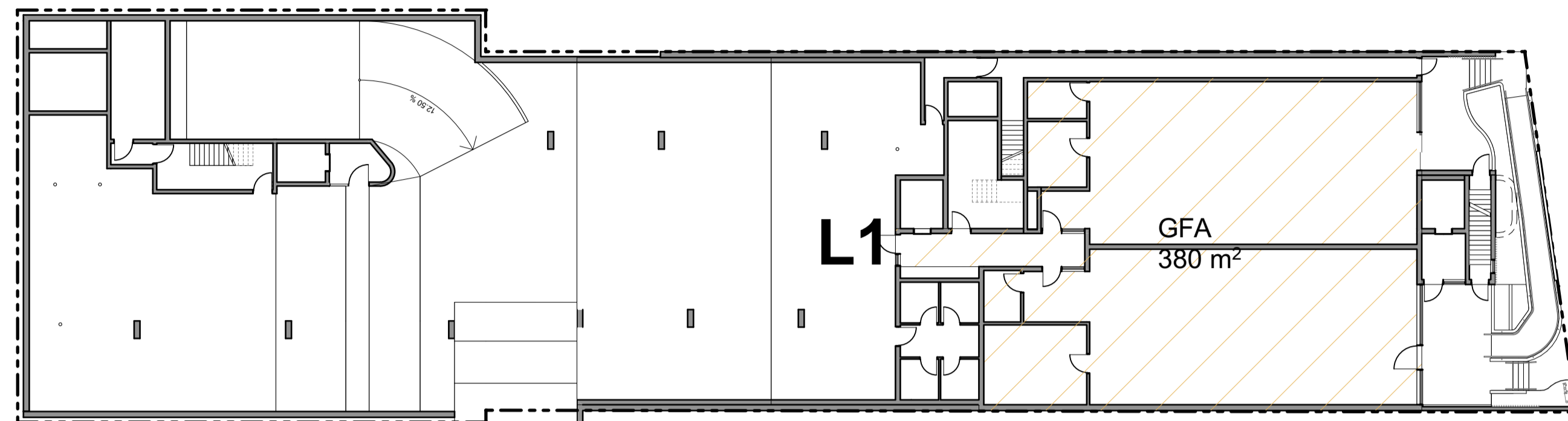
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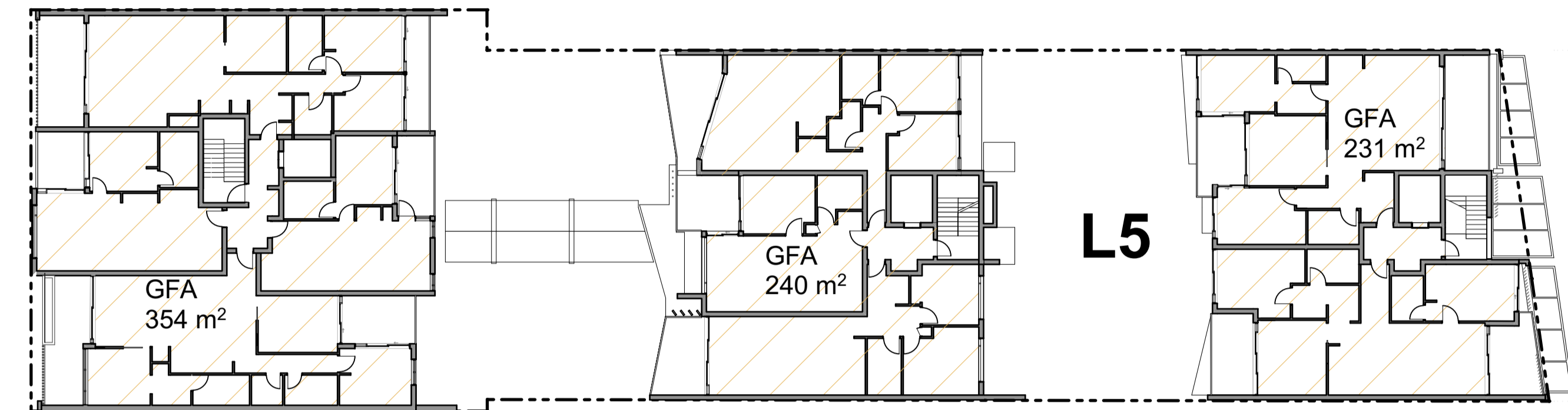


MONA VALE NSW
1758 PITTS WATER RD
2401
DP 12869

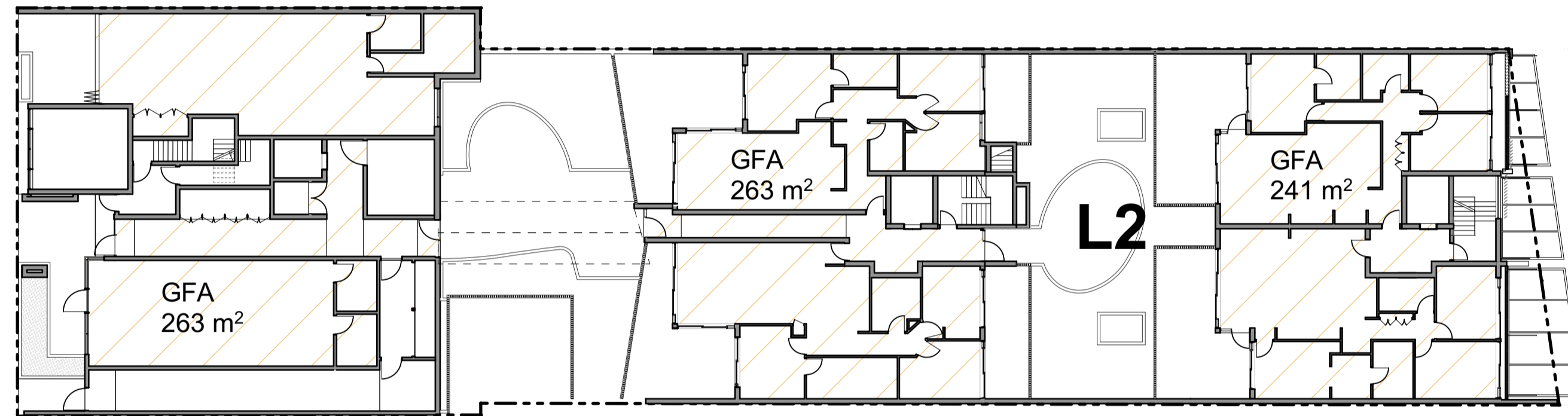
| Issue Date | Rev | Description | PROJ | ISSUE FOR | SECTION |
|------------|-----|--------------|---|-------------------|---------|
| NOV 2024 | A | ISSUE FOR DA | PROPOSED SHOP TOP HOUSING 1758 PITTS WATER RD MONA VALE NSW | SECTION B,C,D & E | |



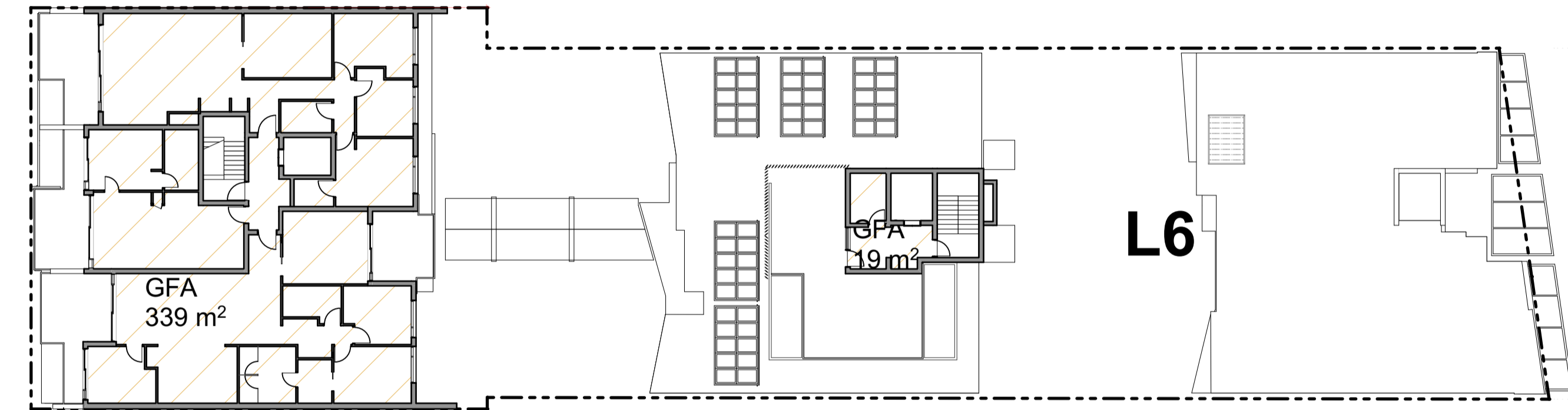
LEVEL 1 (PITTWATER RD GROUND) GFA



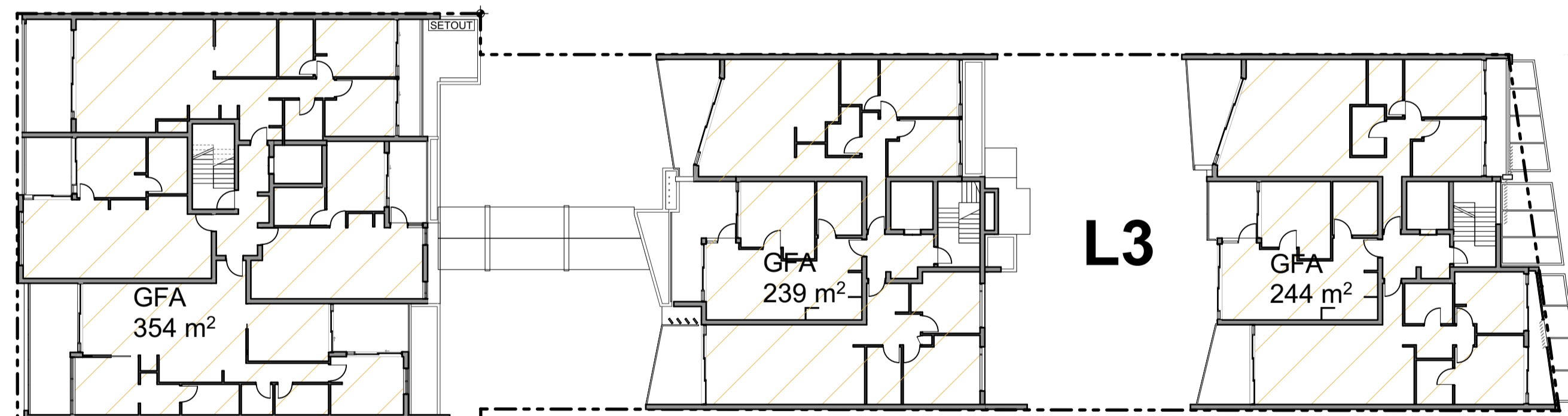
LEVEL 5 GFA



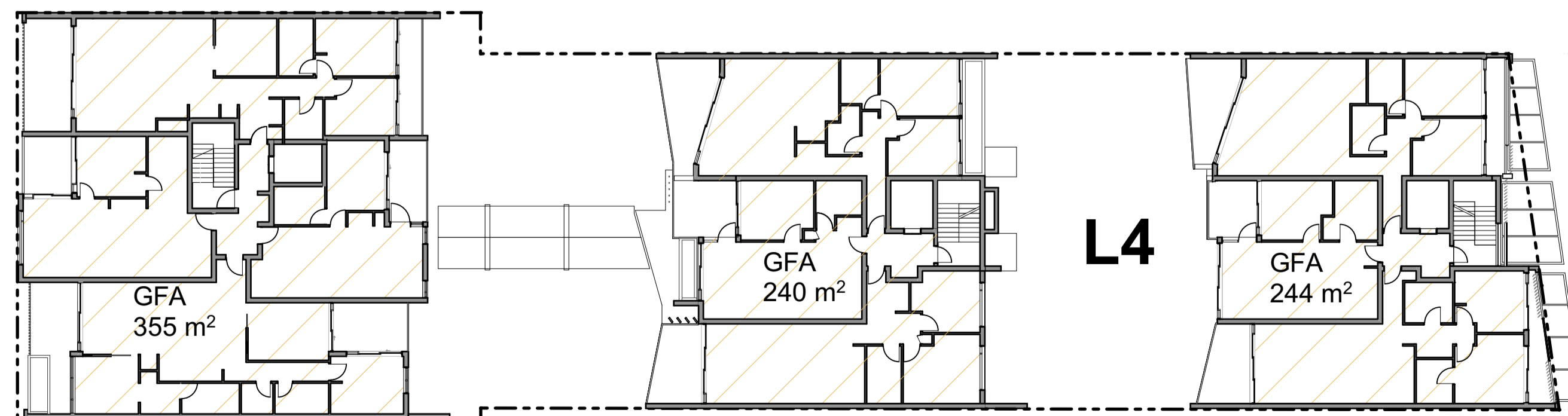
LEVEL 2 (BUNGAN LANE GROUND) GFA



LEVEL 6 GFA



LEVEL 3 GFA

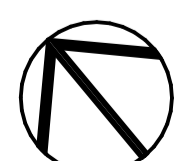


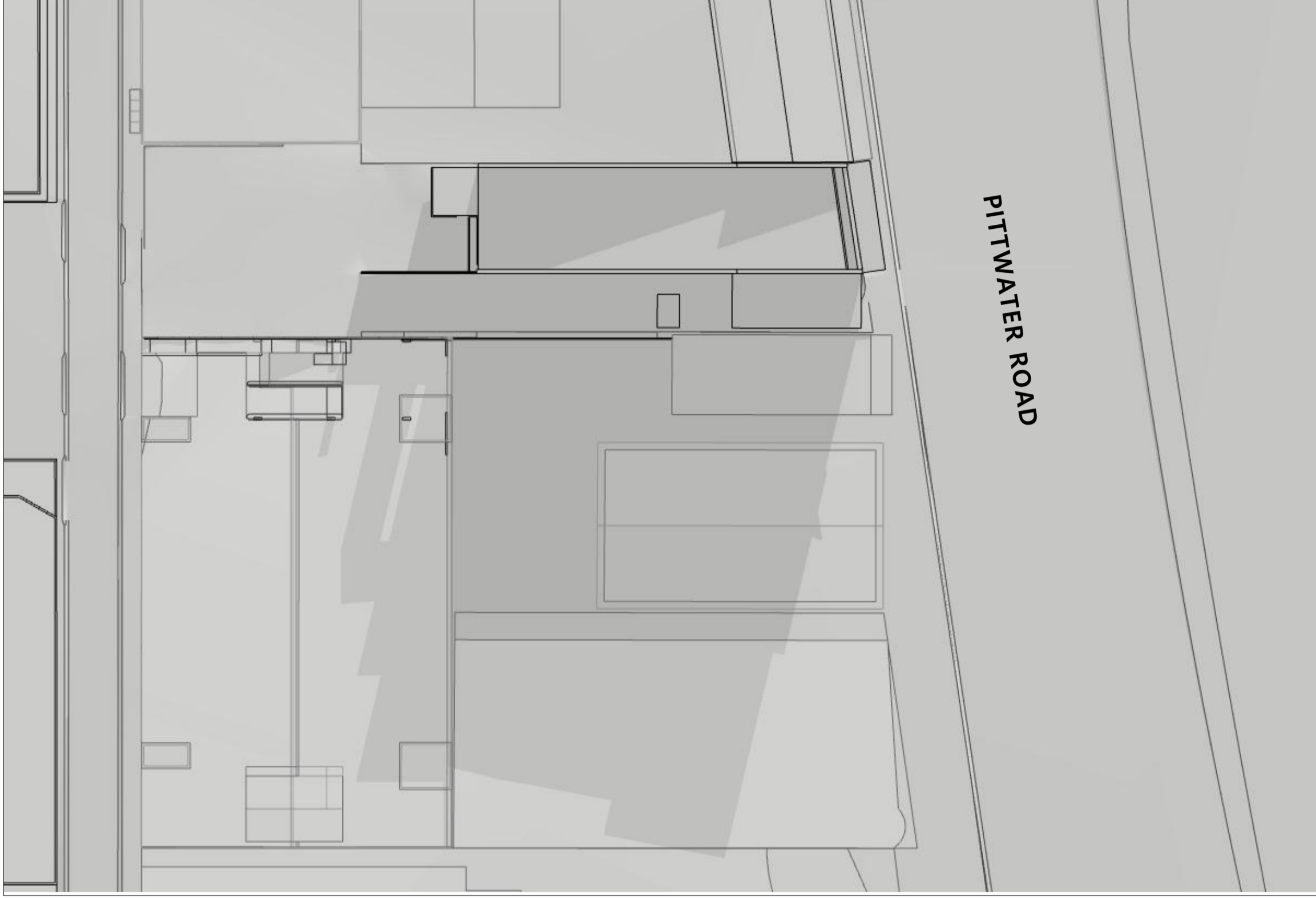
LEVEL 4 GFA

| GFA CALCULATION | |
|---------------------------------|-------------|
| LEVEL | AREA |
| LEVEL 1 - PITTWATER ROAD GROUND | 379.60 |
| LEVEL 2 - PITTWATER LANE GROUND | 240.90 |
| LEVEL 2 - BUNGAN LANE GROUND | 262.76 |
| LEVEL 2 - BUNGAN LANE GROUND | 263.02 |
| LEVEL 3 | 239.15 |
| LEVEL 3 | 243.99 |
| LEVEL 3 | 354.19 |
| LEVEL 4 | 240.21 |
| LEVEL 4 | 243.99 |
| LEVEL 4 | 354.93 |
| LEVEL 5 | 230.82 |
| LEVEL 5 | 240.21 |
| LEVEL 5 | 354.19 |
| LEVEL 6 | 19.16 |
| LEVEL 6 | 338.91 |
| LEVEL 6 | 4 006.03 m² |

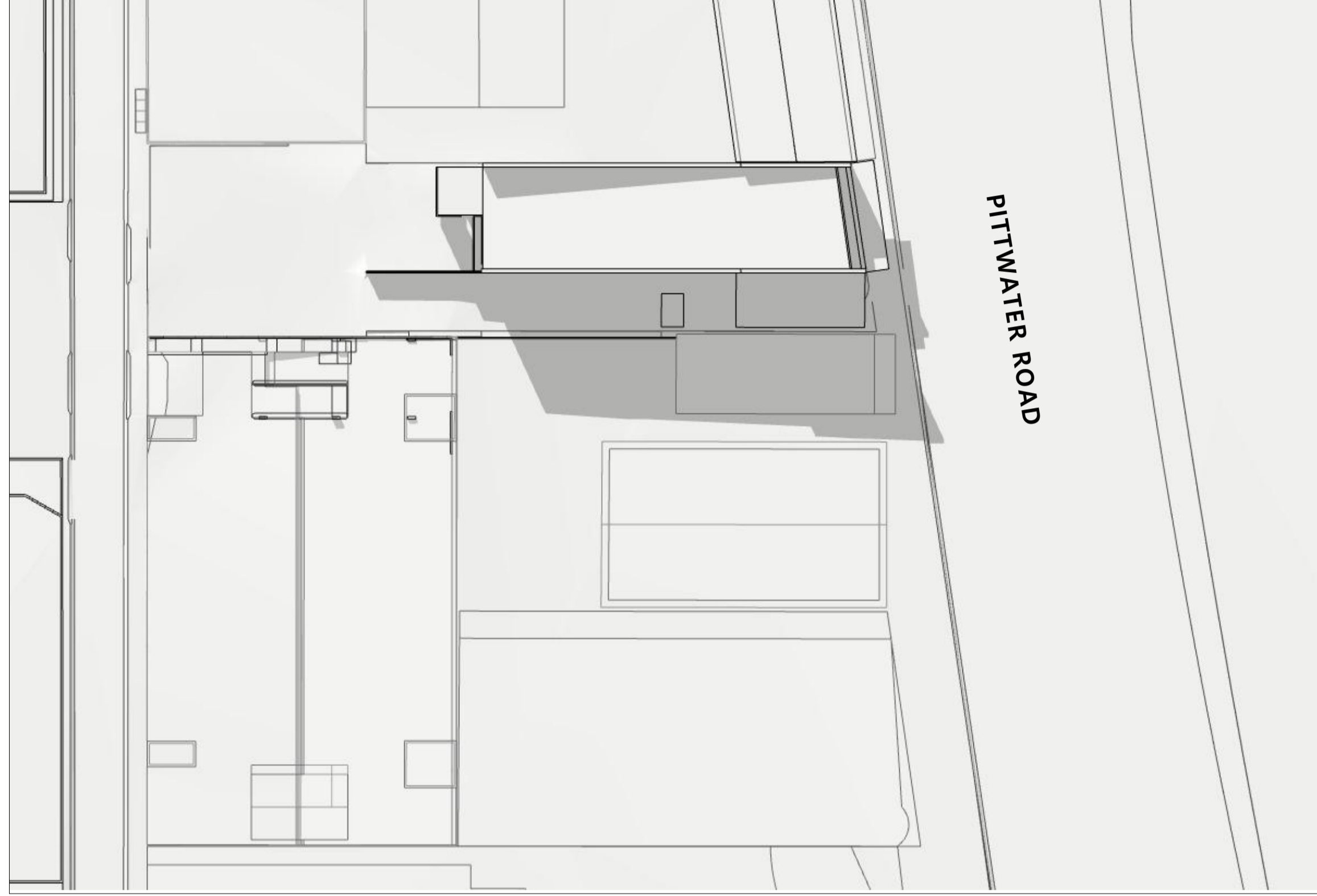
SITE 1,525 m²
GFA 4,006.3 m²
FSR 2.6 : 1

AFFORDABLE HOUSING REQUIREMENT 15% - 601 m²
 PROVIDED - 604 m²

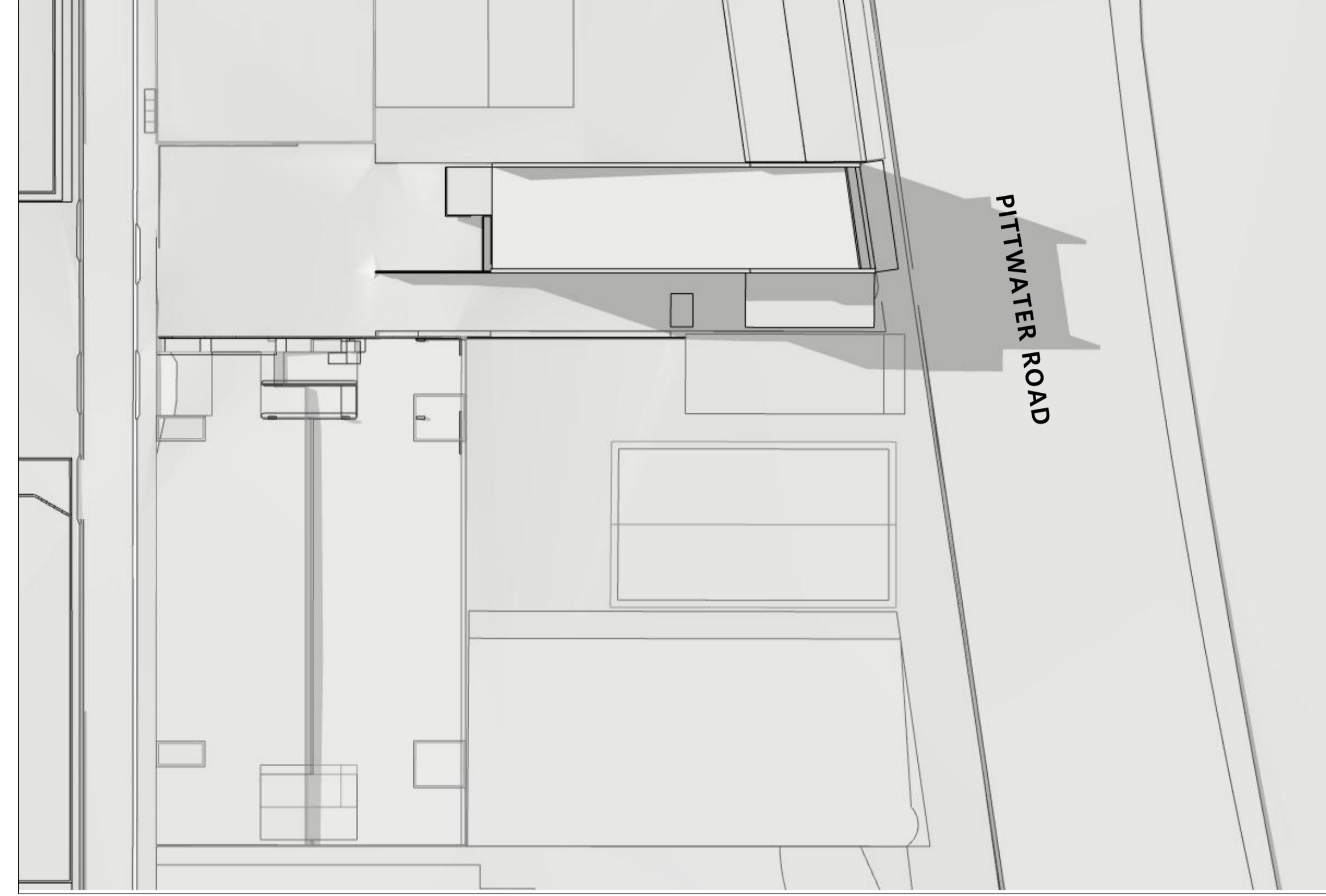




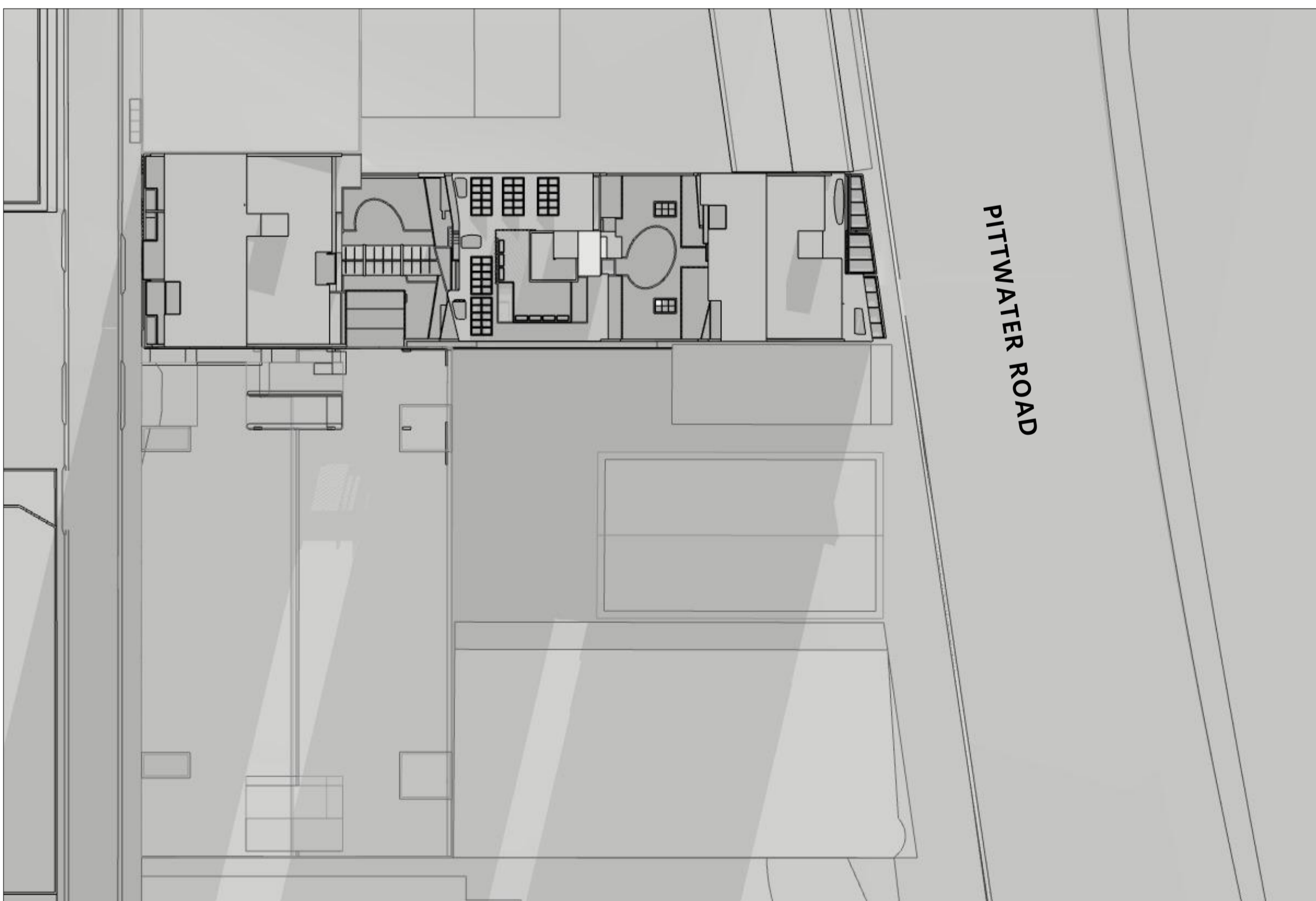
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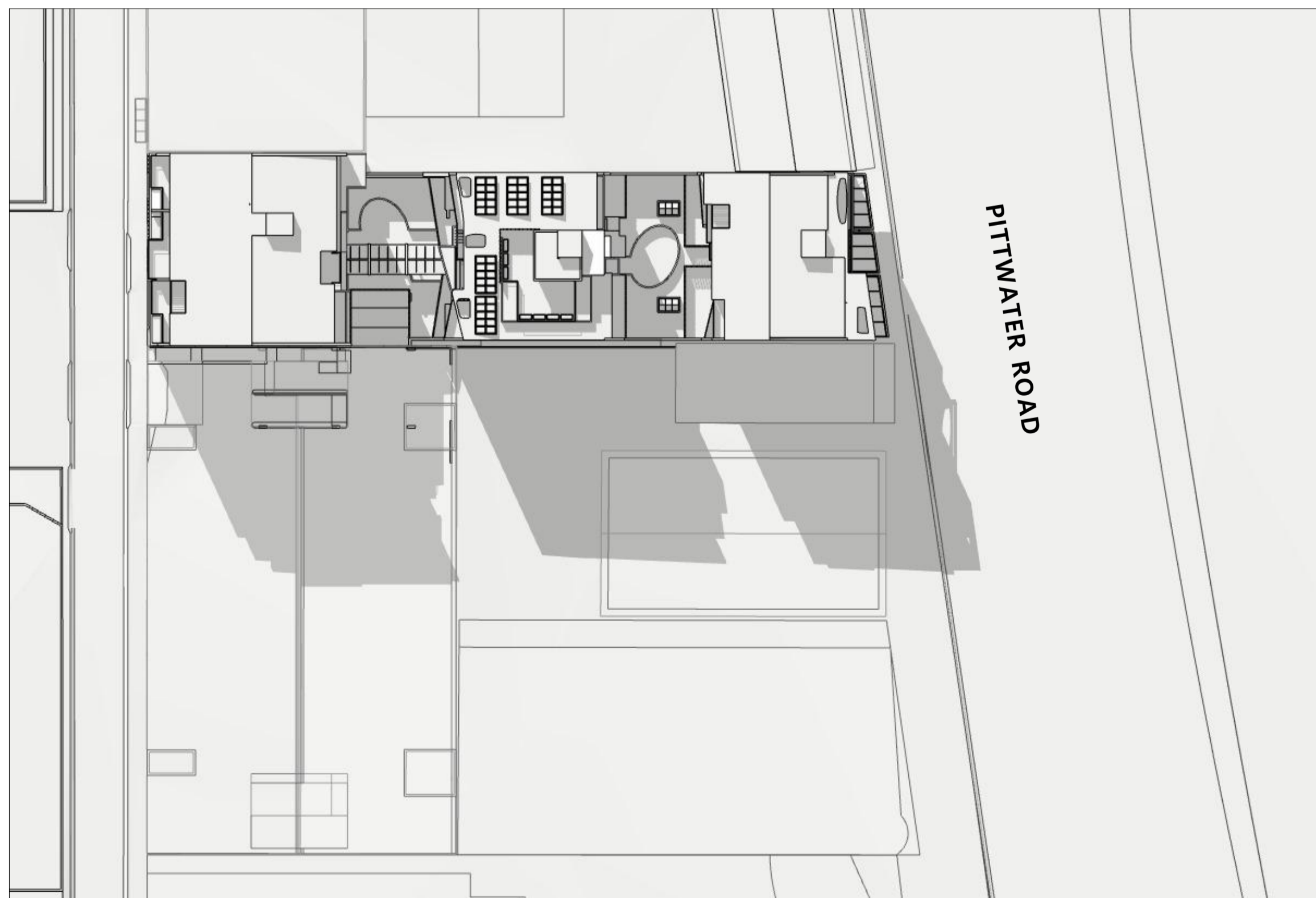
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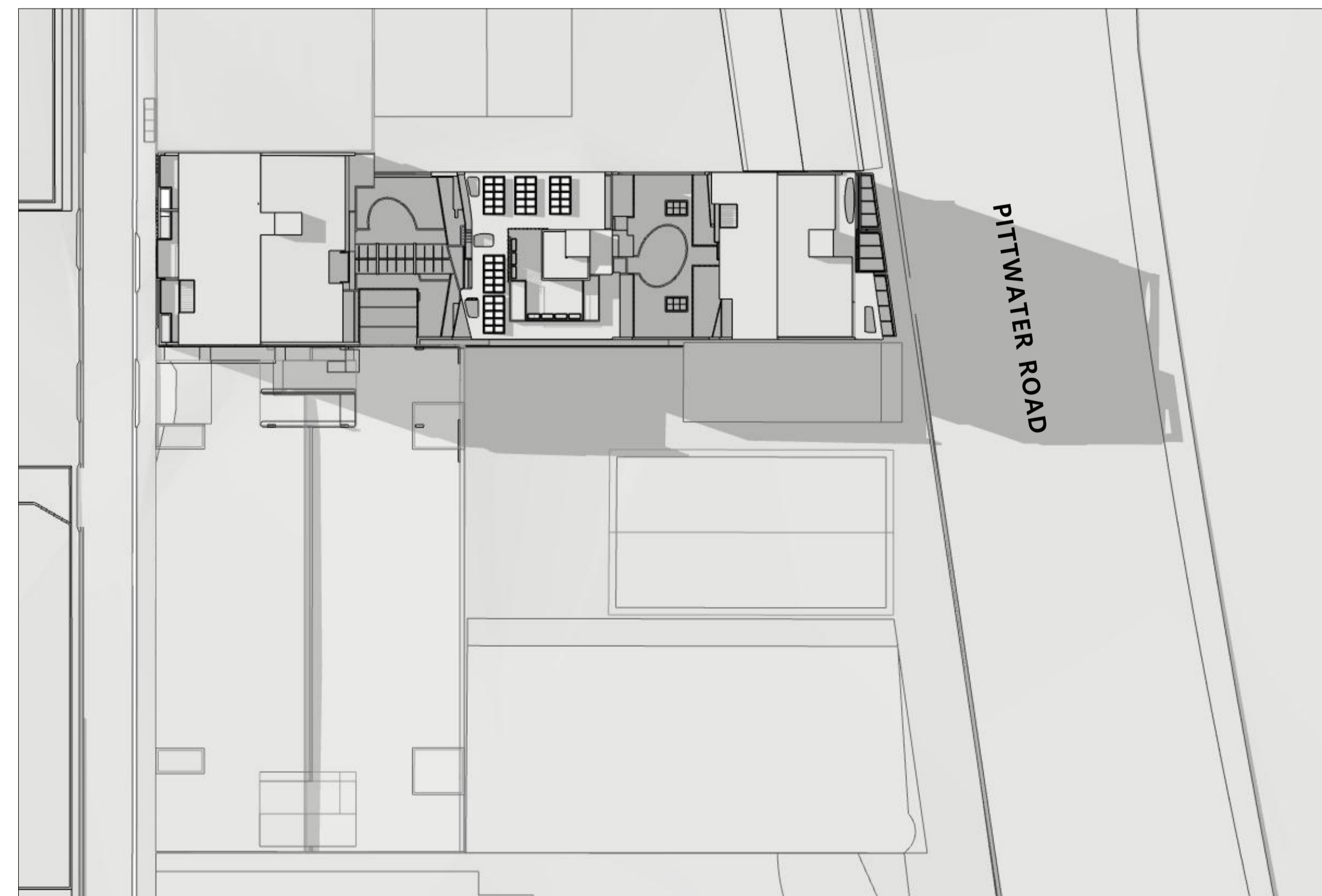
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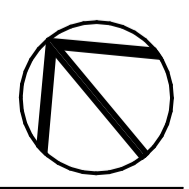
JUNE 9 AM PROPOSED

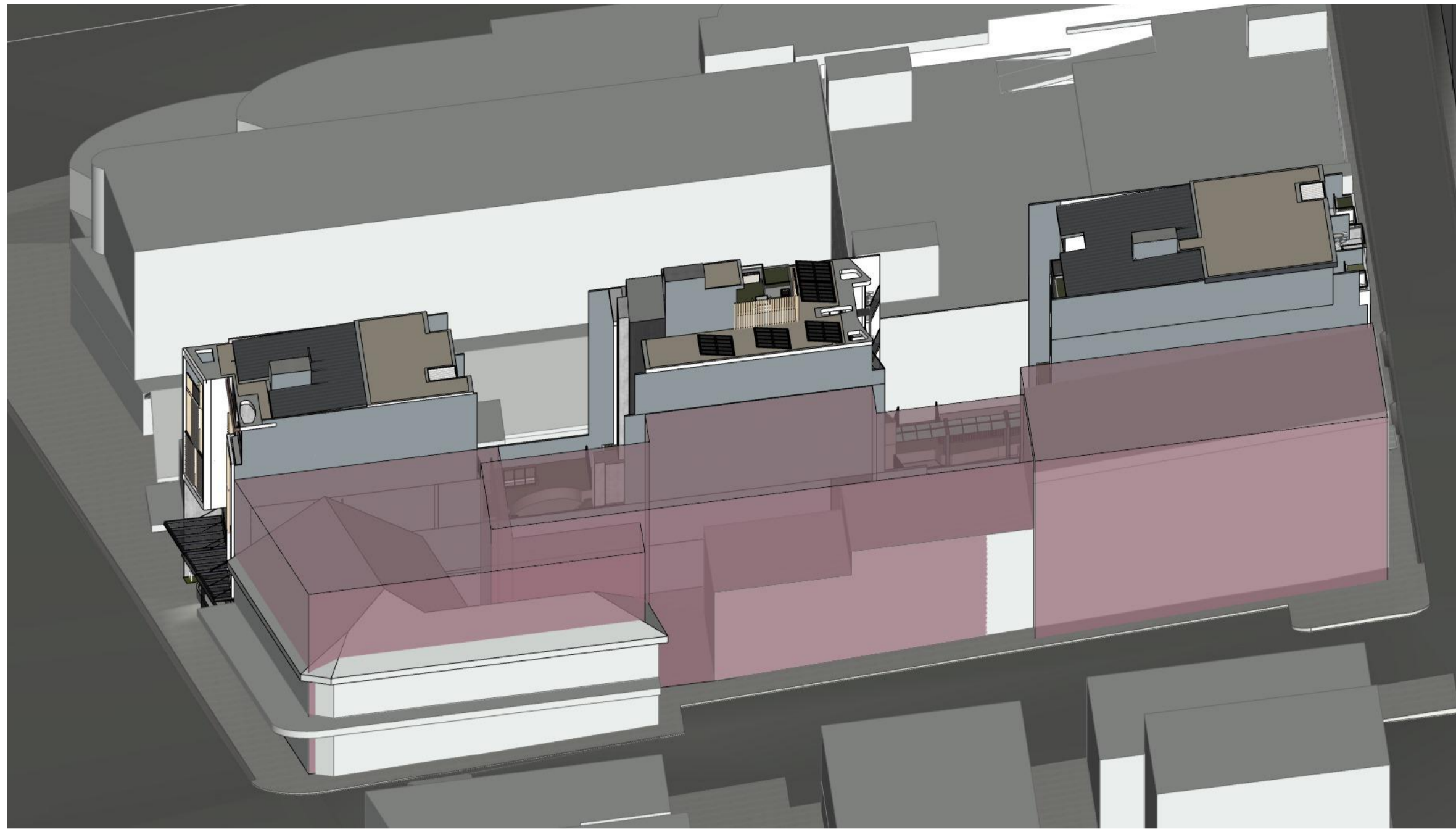


JUNE 12PM PROPOSED



JUNE 3PM PROPOSED





9 AM



10 AM



11 AM



12 PM



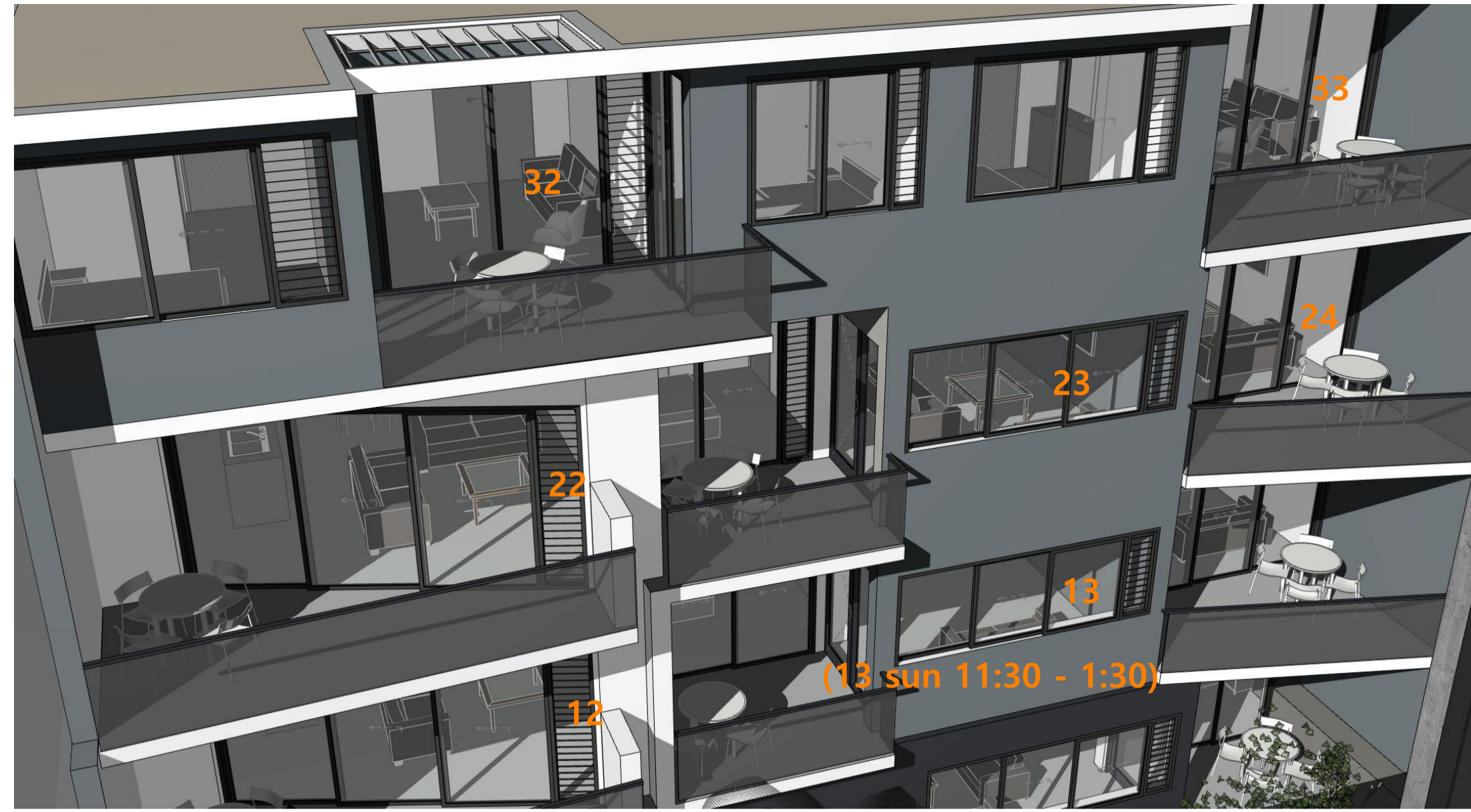
1 PM



2 PM



3 PM



SUN ACCESS VIEW 01 - 12PM



SUN ACCESS VIEW 01 - 1PM



SUN ACCESS VIEW 01 - 2PM



SUN ACCESS VIEW 02 - 12PM



SUN ACCESS VIEW 02 - 1PM



SUN ACCESS VIEW 02 - 2PM



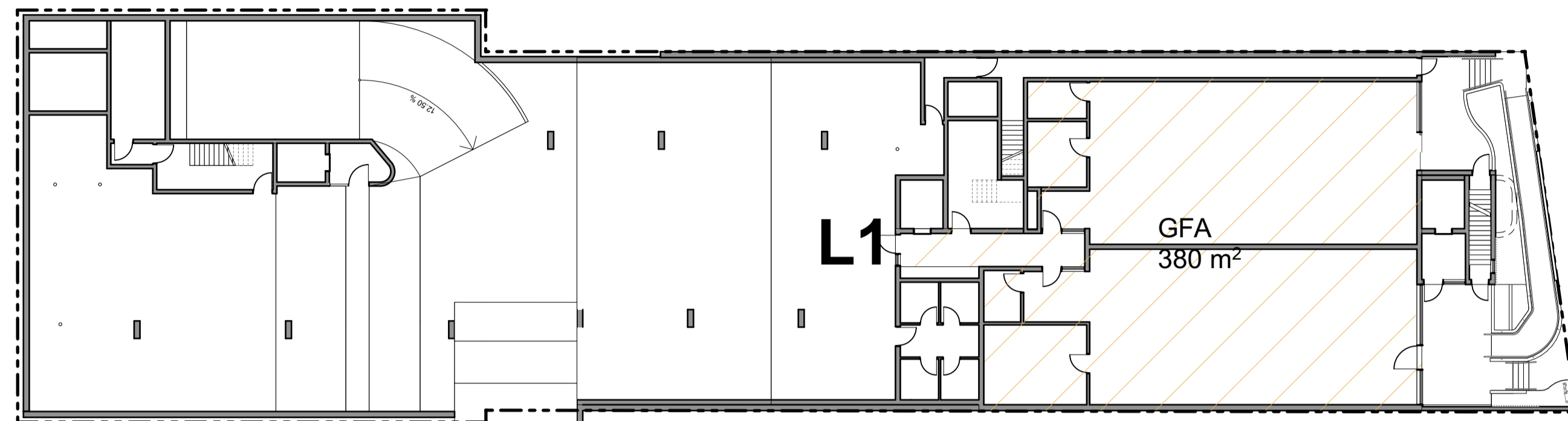
SUN ACCESS VIEW 03 - 1PM



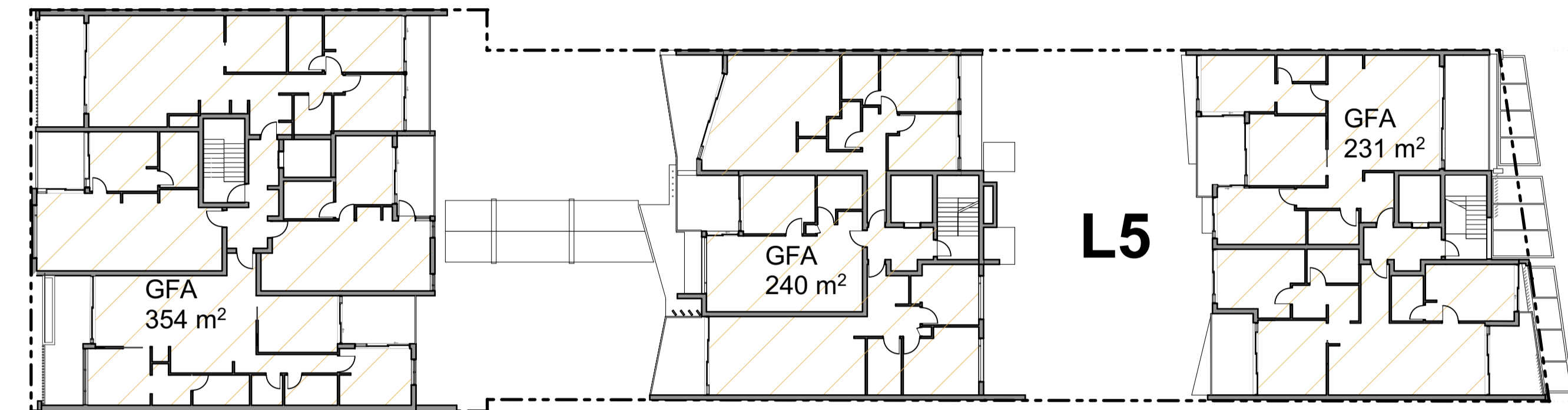
SUN ACCESS VIEW 03 - 2PM



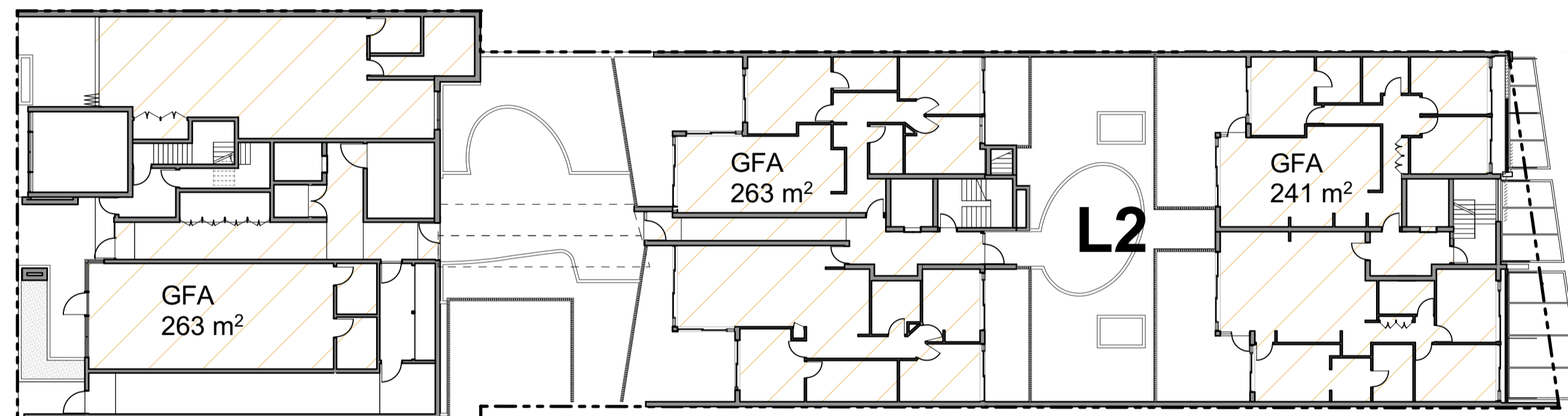
SUN ACCESS VIEW 03 - 3PM



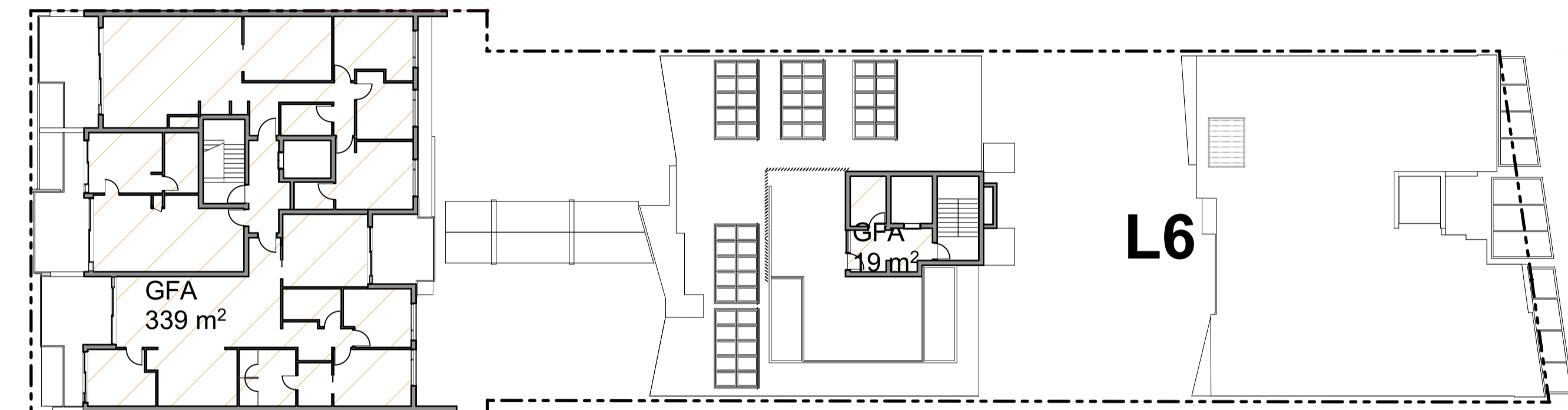
LEVEL 1 (PITTWATER RD GROUND) GFA



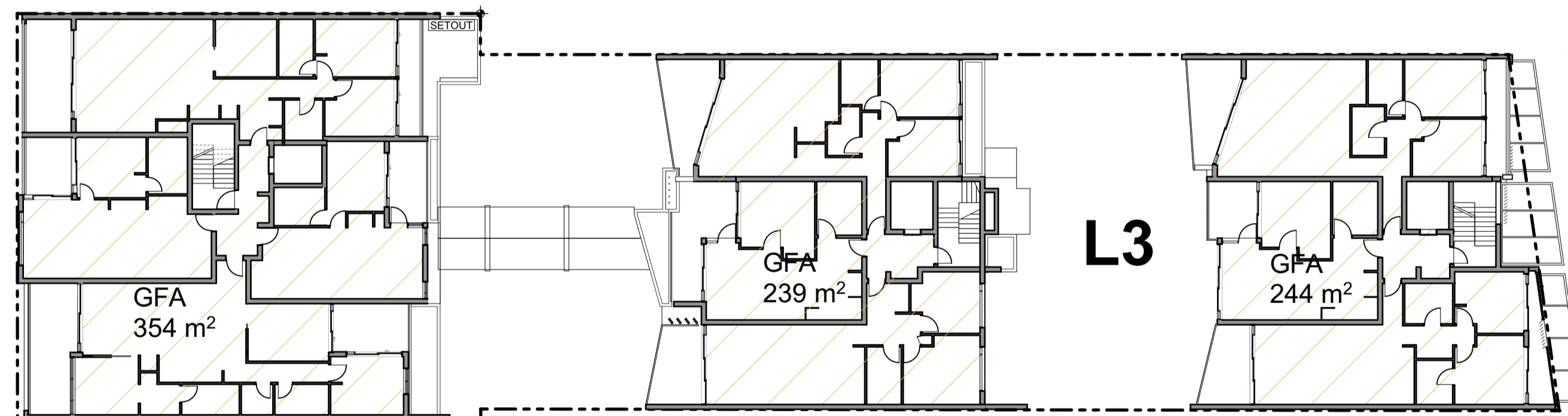
LEVEL 5 GFA



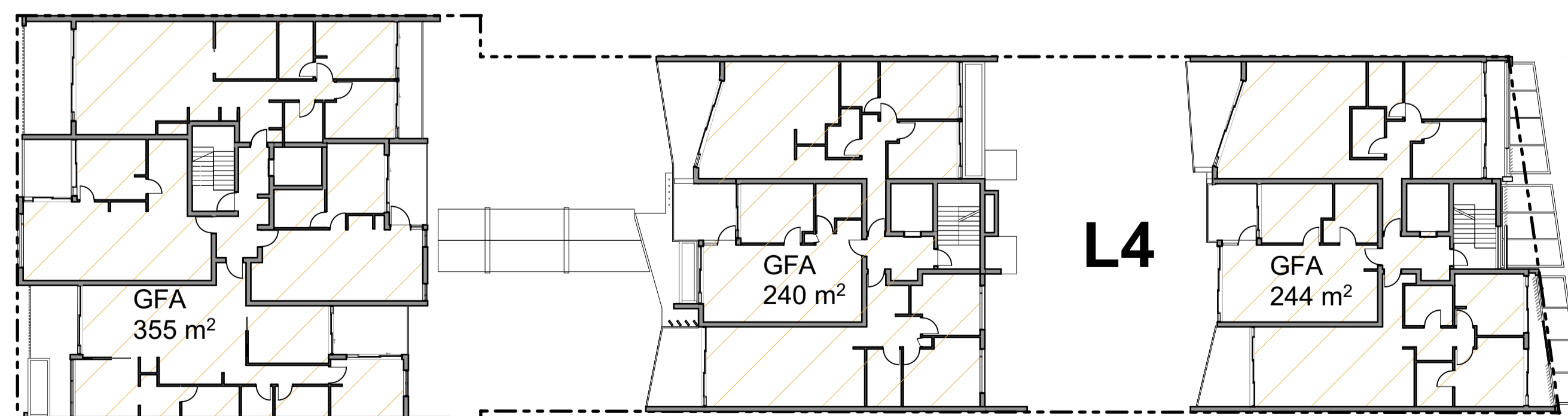
LEVEL 2 (BUNGAN LANE GROUND) GFA



LEVEL 6 GFA



LEVEL 3 GFA

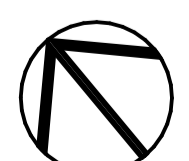


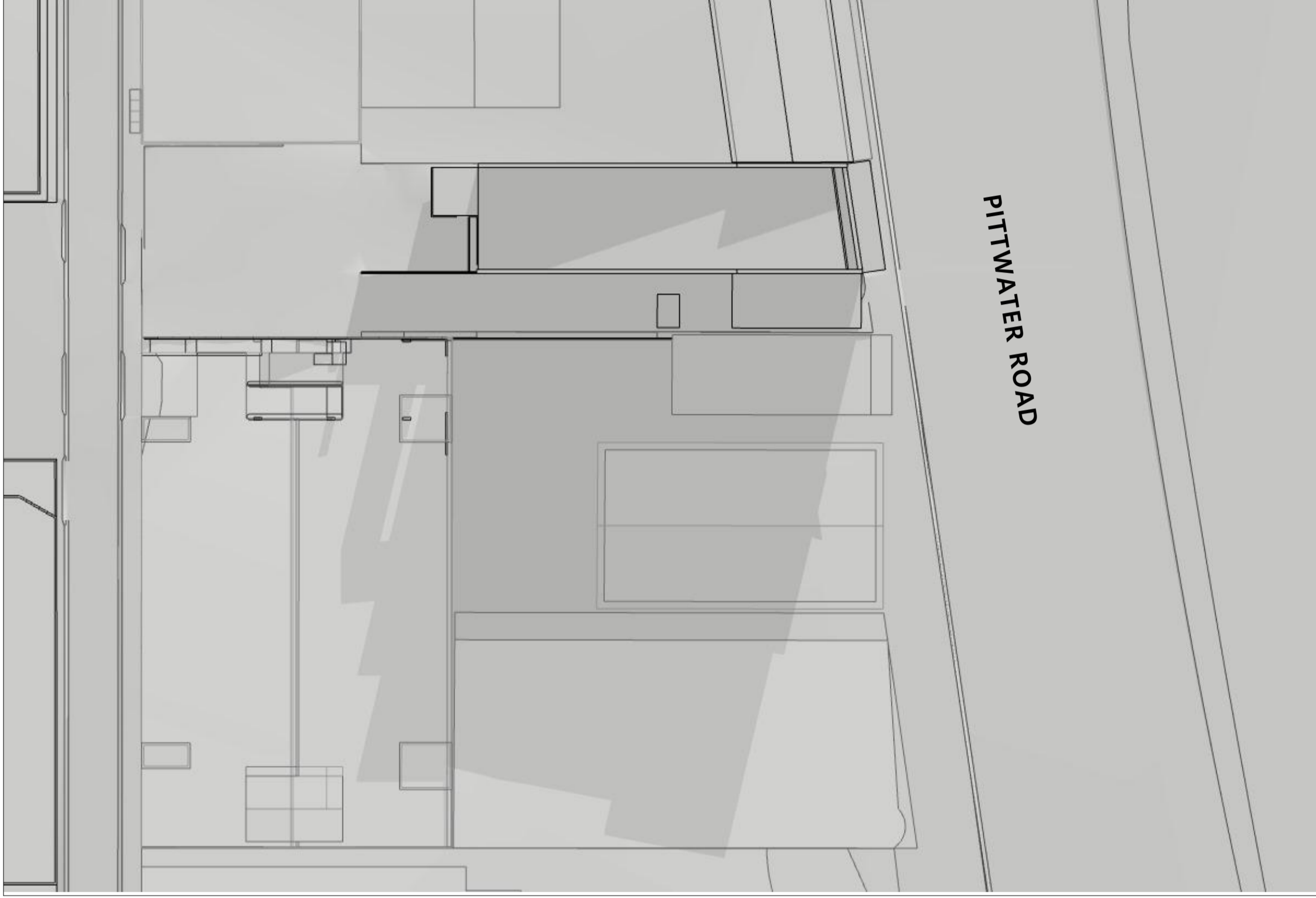
LEVEL 4 GFA

| GFA CALCULATION | |
|---------------------------------|-------------|
| LEVEL | AREA |
| LEVEL 1 - PITTWATER ROAD GROUND | 379.60 |
| LEVEL 2 - PITTWATER LANE GROUND | 240.90 |
| LEVEL 2 - BUNGAN LANE GROUND | 262.76 |
| LEVEL 2 - BUNGAN LANE GROUND | 263.02 |
| LEVEL 3 | 239.15 |
| LEVEL 3 | 243.99 |
| LEVEL 3 | 354.19 |
| LEVEL 4 | 240.21 |
| LEVEL 4 | 243.99 |
| LEVEL 4 | 354.93 |
| LEVEL 5 | 230.82 |
| LEVEL 5 | 240.21 |
| LEVEL 5 | 354.19 |
| LEVEL 6 | 19.16 |
| LEVEL 6 | 338.91 |
| LEVEL 6 | 4 006.03 m² |

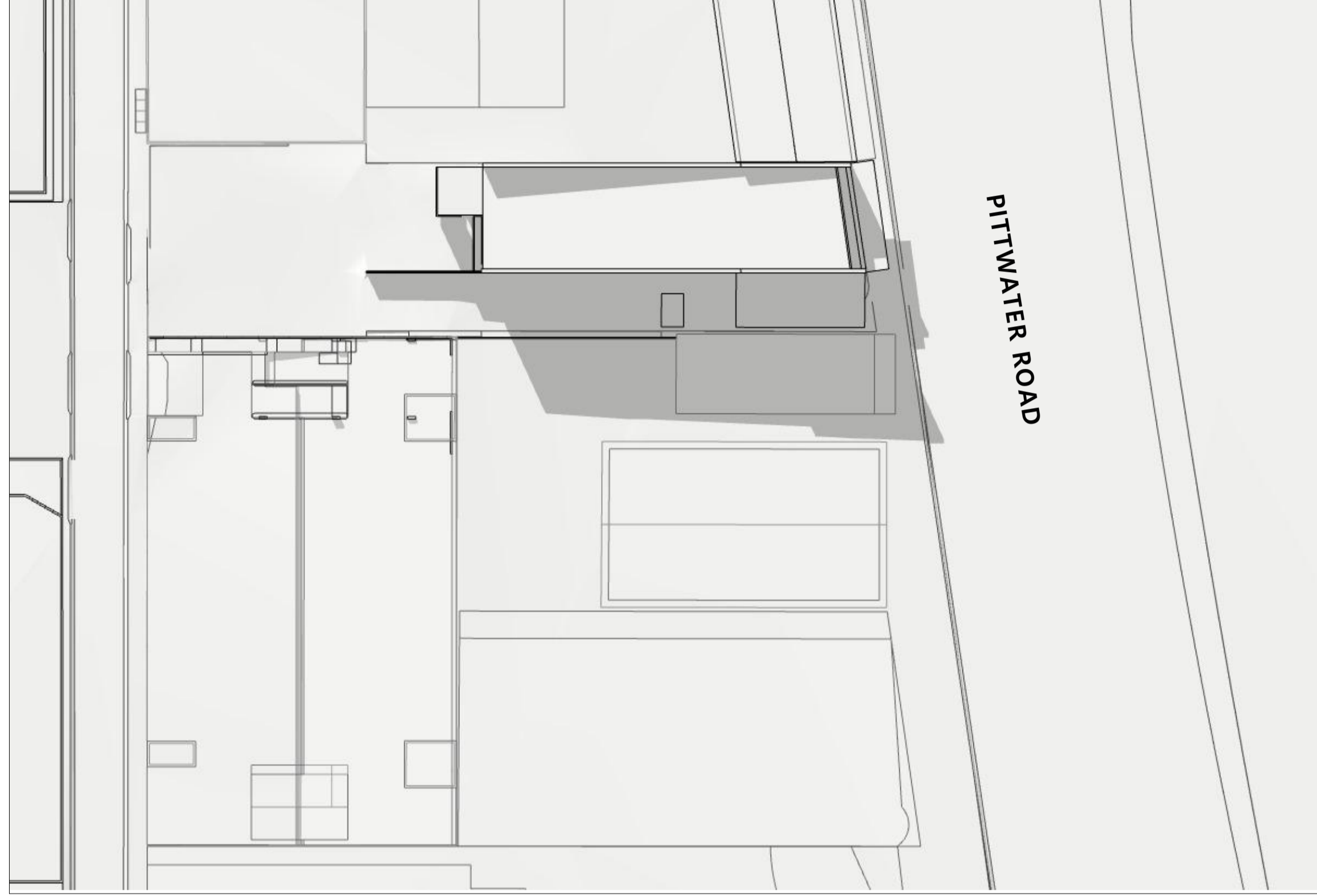
SITE 1,525 m²
GFA 4,006.3 m²
FSR 2.6 : 1

AFFORDABLE HOUSING REQUIREMENT 15% - 601 m²
 PROVIDED - 604 m²

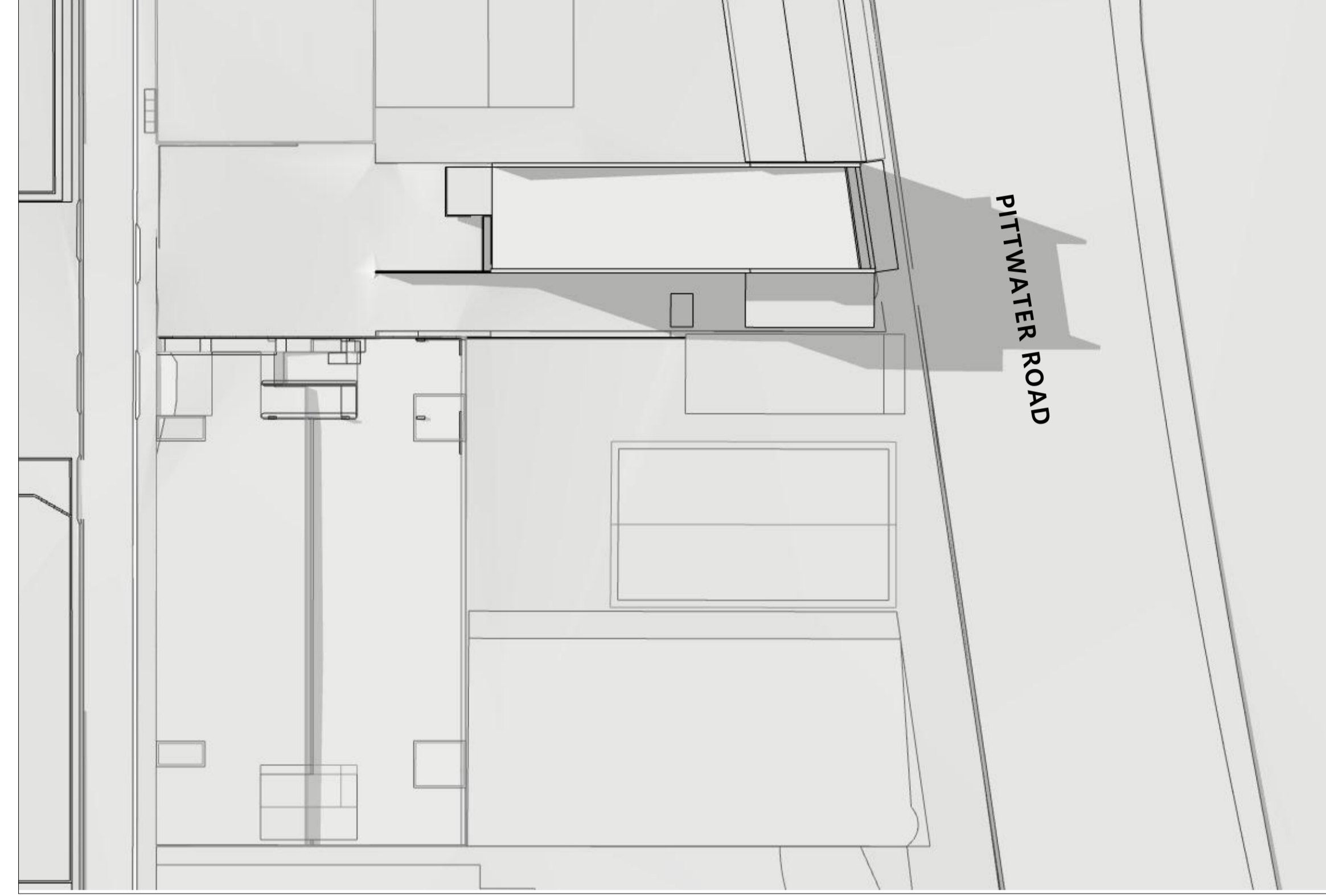




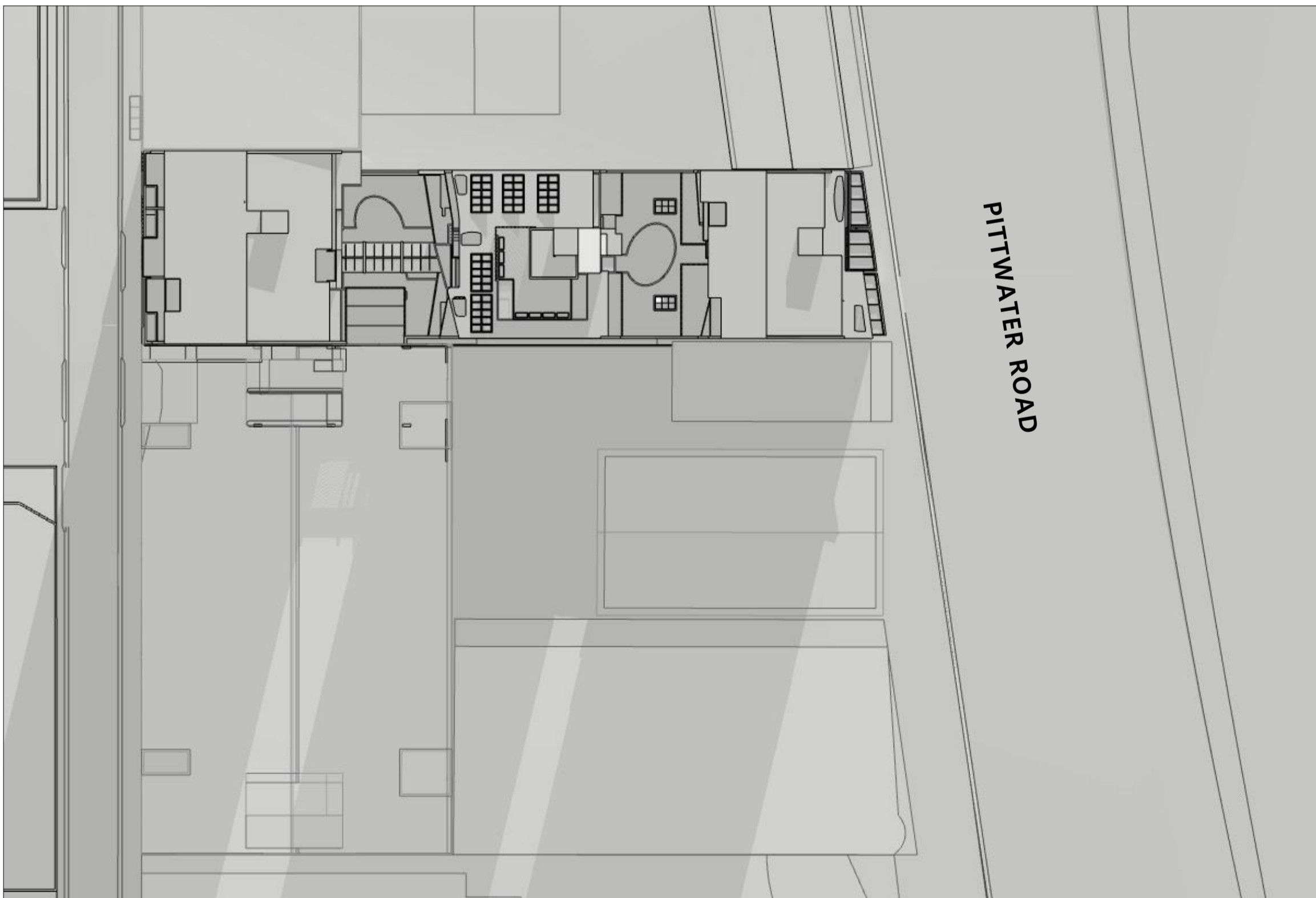
JUNE 9AM EXISTING



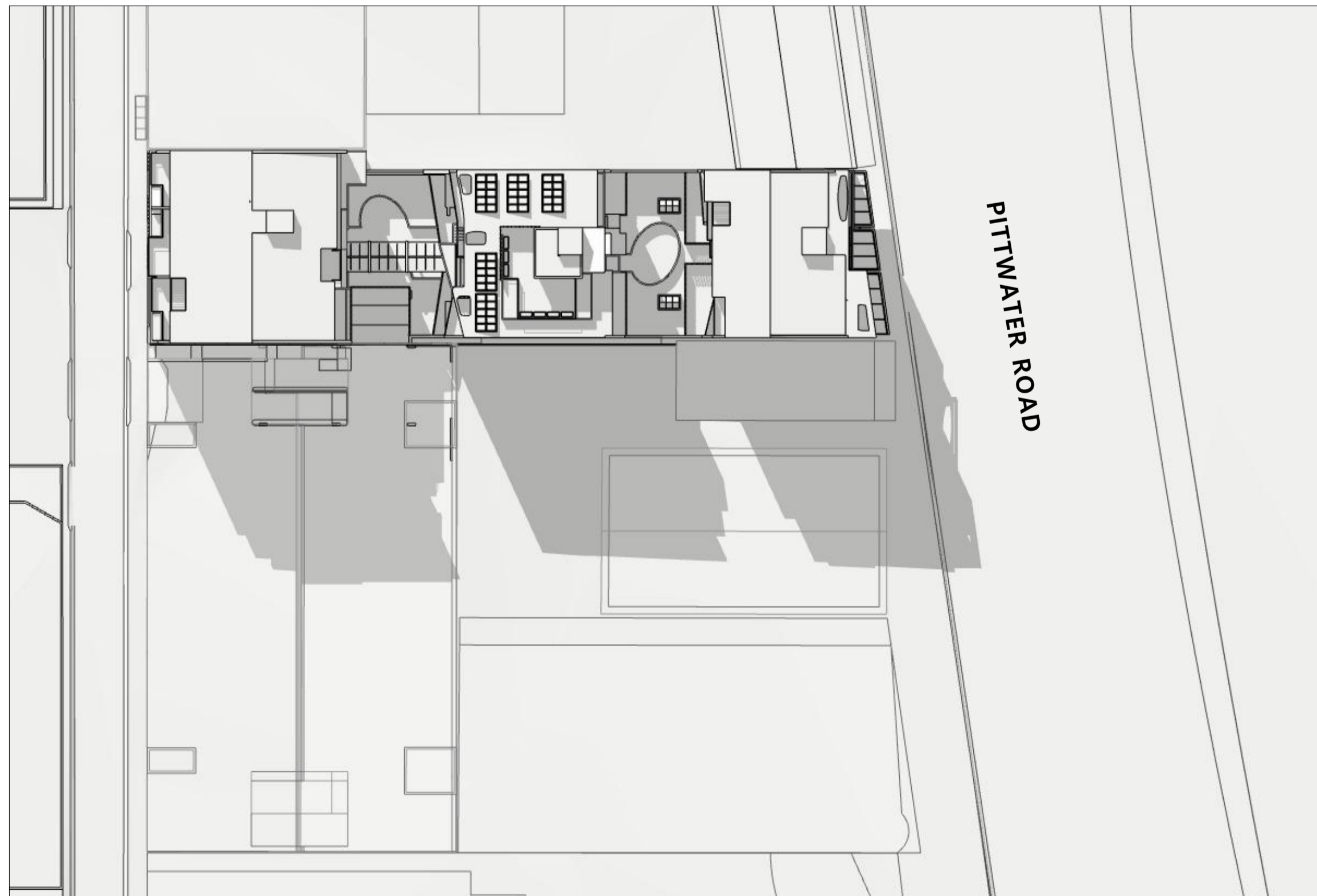
JUNE 12PM EXISTING



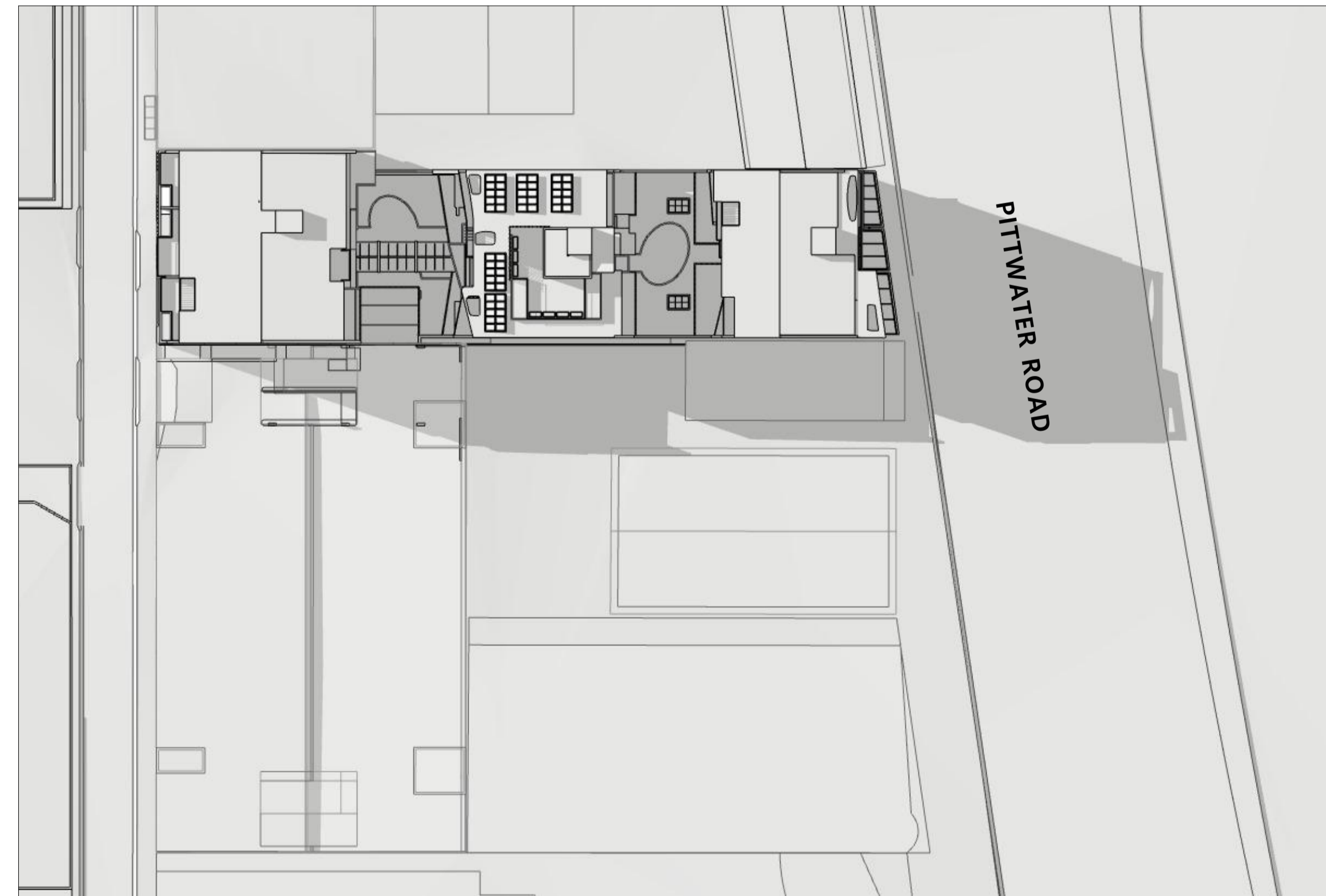
JUNE 3PM EXISTING



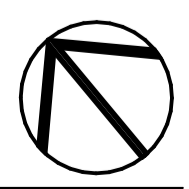
JUNE 9 AM PROPOSED

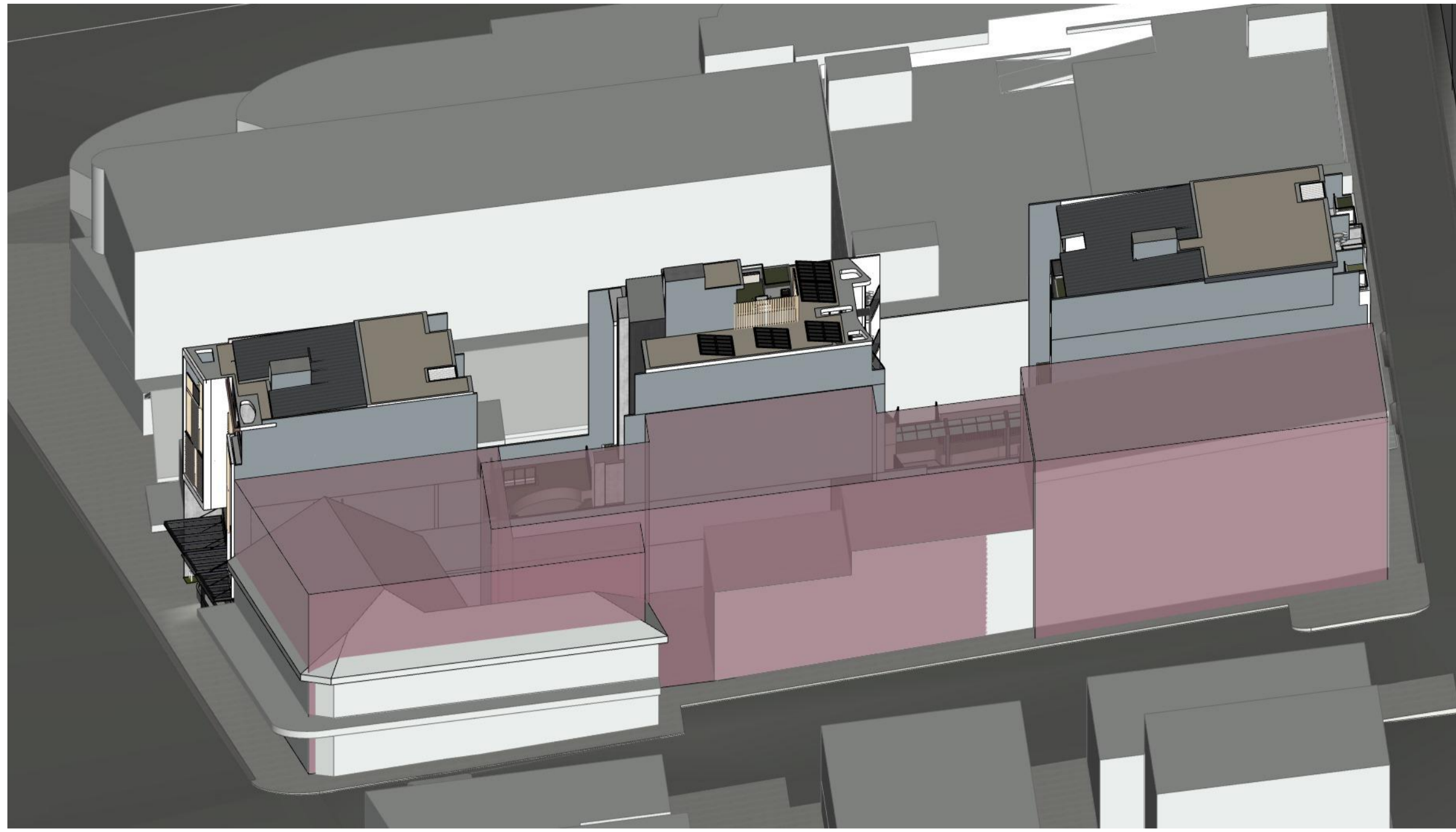


JUNE 12PM PROPOSED



JUNE 3PM PROPOSED





9 AM



10 AM



11 AM



12 PM



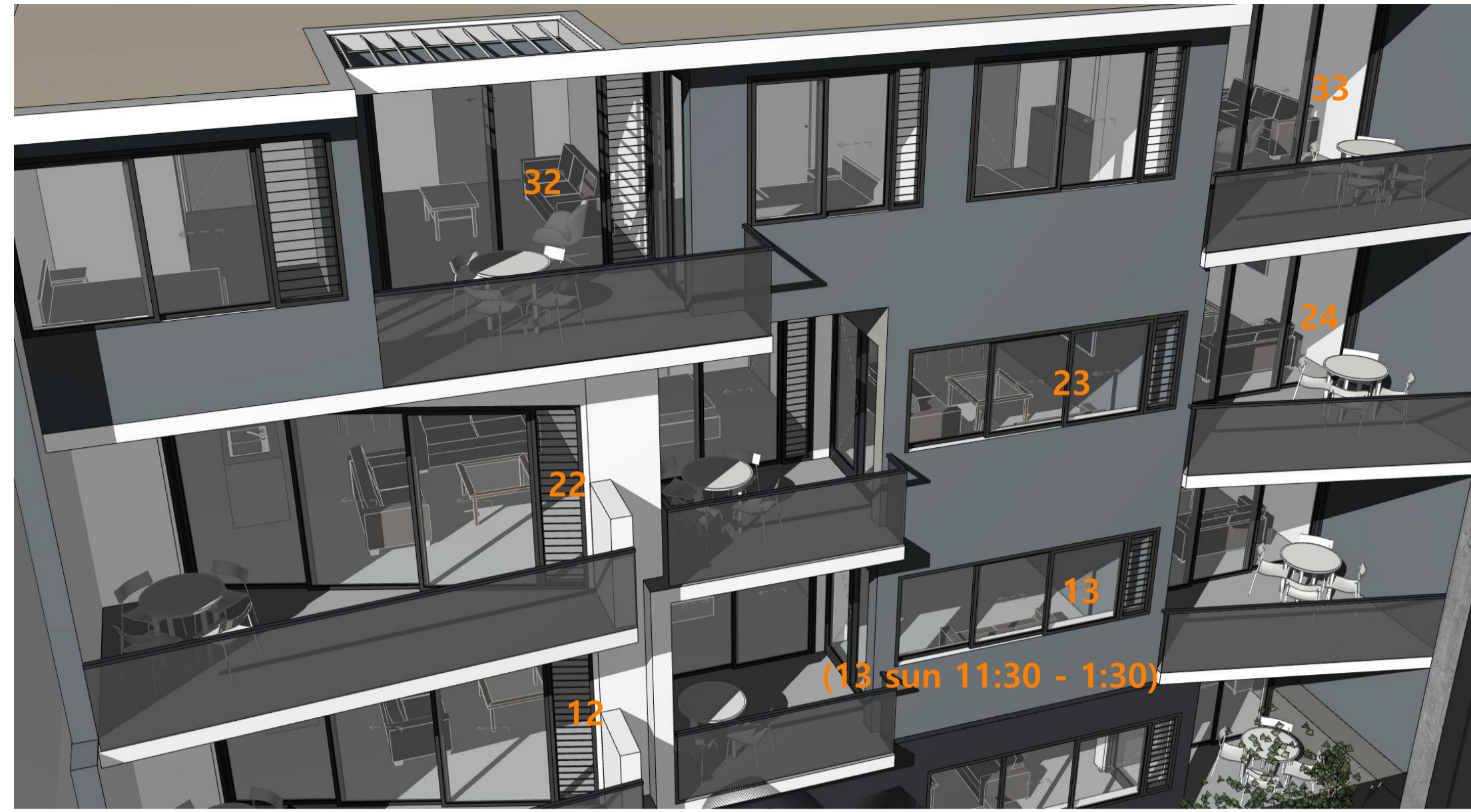
1 PM



2 PM



3 PM



SUN ACCESS VIEW 01 - 12PM



SUN ACCESS VIEW 01 - 1PM



SUN ACCESS VIEW 01 - 2PM



SUN ACCESS VIEW 02 - 12PM



SUN ACCESS VIEW 02 - 1PM



SUN ACCESS VIEW 02 - 2PM



SUN ACCESS VIEW 03 - 1PM



SUN ACCESS VIEW 03 - 2PM



SUN ACCESS VIEW 03 - 3PM



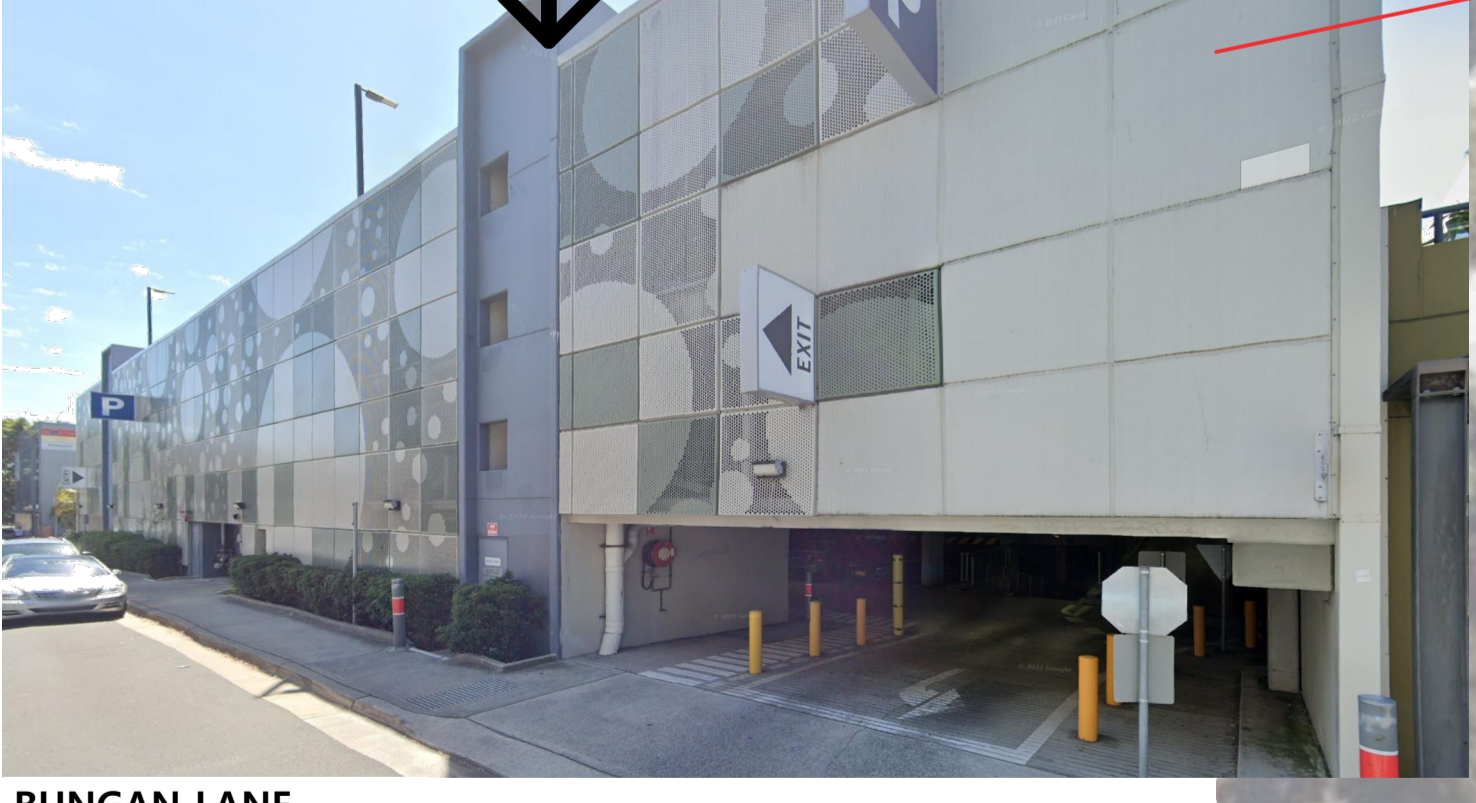
9 BUNGAN STREET
STOREY BUILDING



A WARATAH STREET
STOREY BUILDING



BUNGAN LANE
EXISTING ENTRY TO SITE



BUNGAN LANE
STOREY BUILDING



1751 PITTWATER ROAD
2 STOREY BUILDING



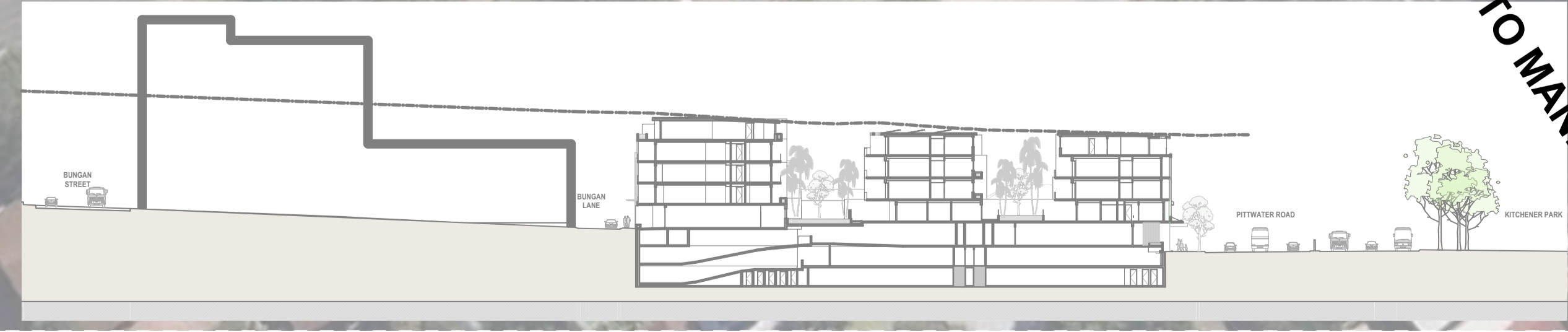
PITTWATER ROAD
EXISTING ENTRY TO SITE



1745 PITTWATER ROAD
4 STOREY BUILDING



20 BUNGAN STREET
8 STOREY BUILDING



SECTION PROPOSED DEVELOPMENT

