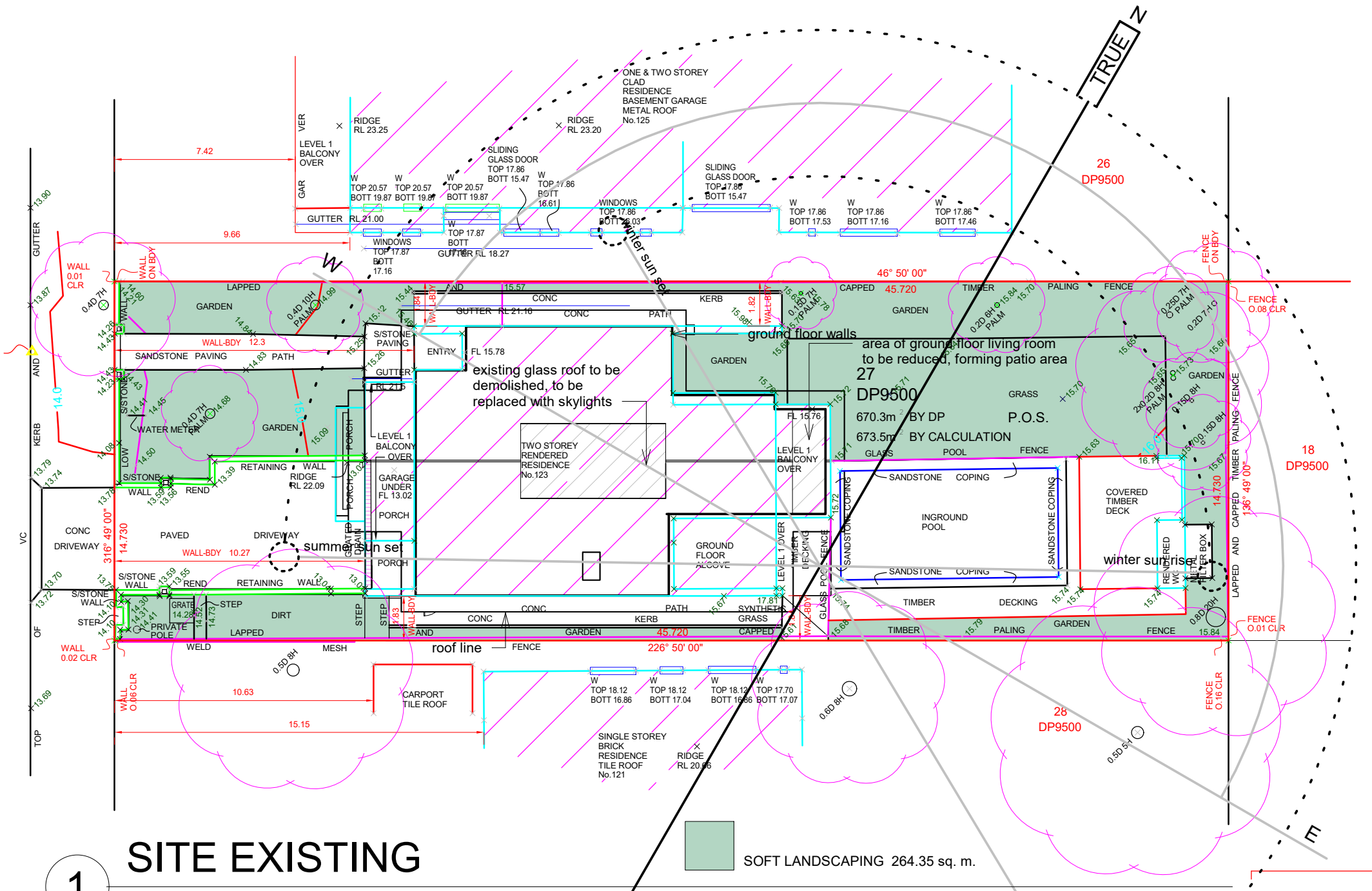


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SITE EXISTING

1

1 : 200

SOFT LANDSCAPING 264.35 sq. m.

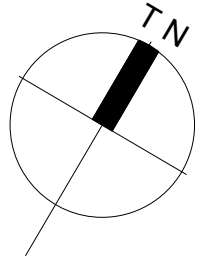
R & R Building & Renovations Pty. Ltd.

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

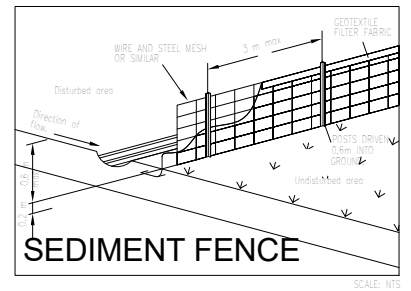
Project Name:
**PROPOSED ALTERATIONS & ADDITIONS
AT 123 WATERVIEW STREET MONA VALE**

Client:
M. SHANAHAN.

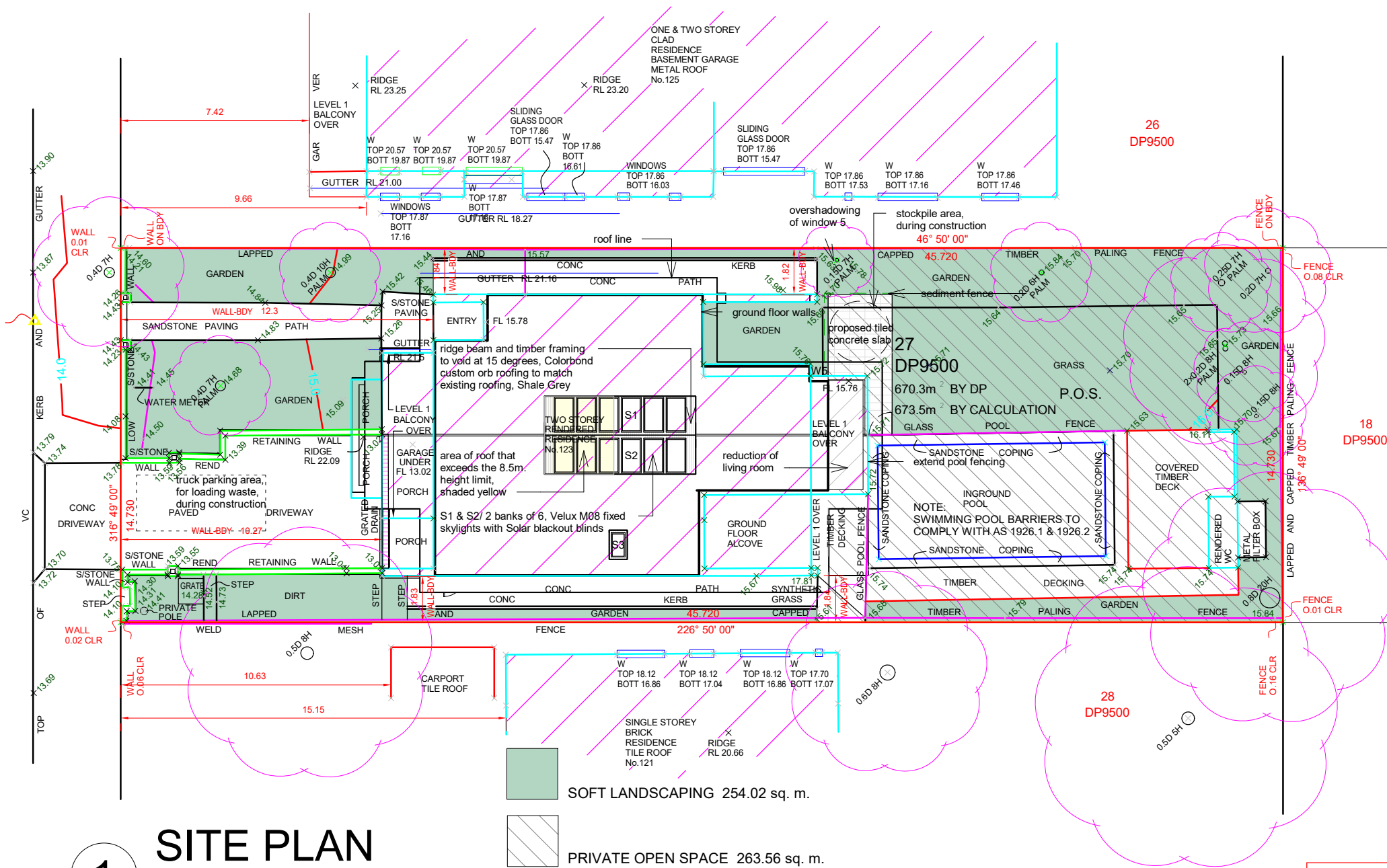
Drawing Details:
EXISTING SITE PLAN

Date:	18-07-2024	Design/Drawn:	RM
Scale:	1 : 200	Dwg size:	A3
Project No:		010732	
Drawing No:		Rev.	
DA 1- A			

OR NEAR THE BOUNDARIES ARE
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 ONLY AND TREE HEIGHTS ARE
 (RIPLINES) MORE SPECIFIC
 XIMATE ONLY.
 SATISFACTORY FOR OTHER
 BE LESS THAN THAT OF THE
 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)

SITE PLAN

1 : 200

AUSTRALIAN HEIGHT DATUM

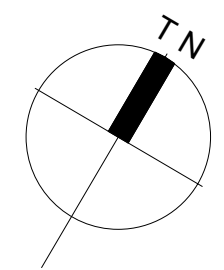
SOFT LANDSCAPING 254.02 sq. m.
 PRIVATE OPEN SPACE 263.56 sq. m.

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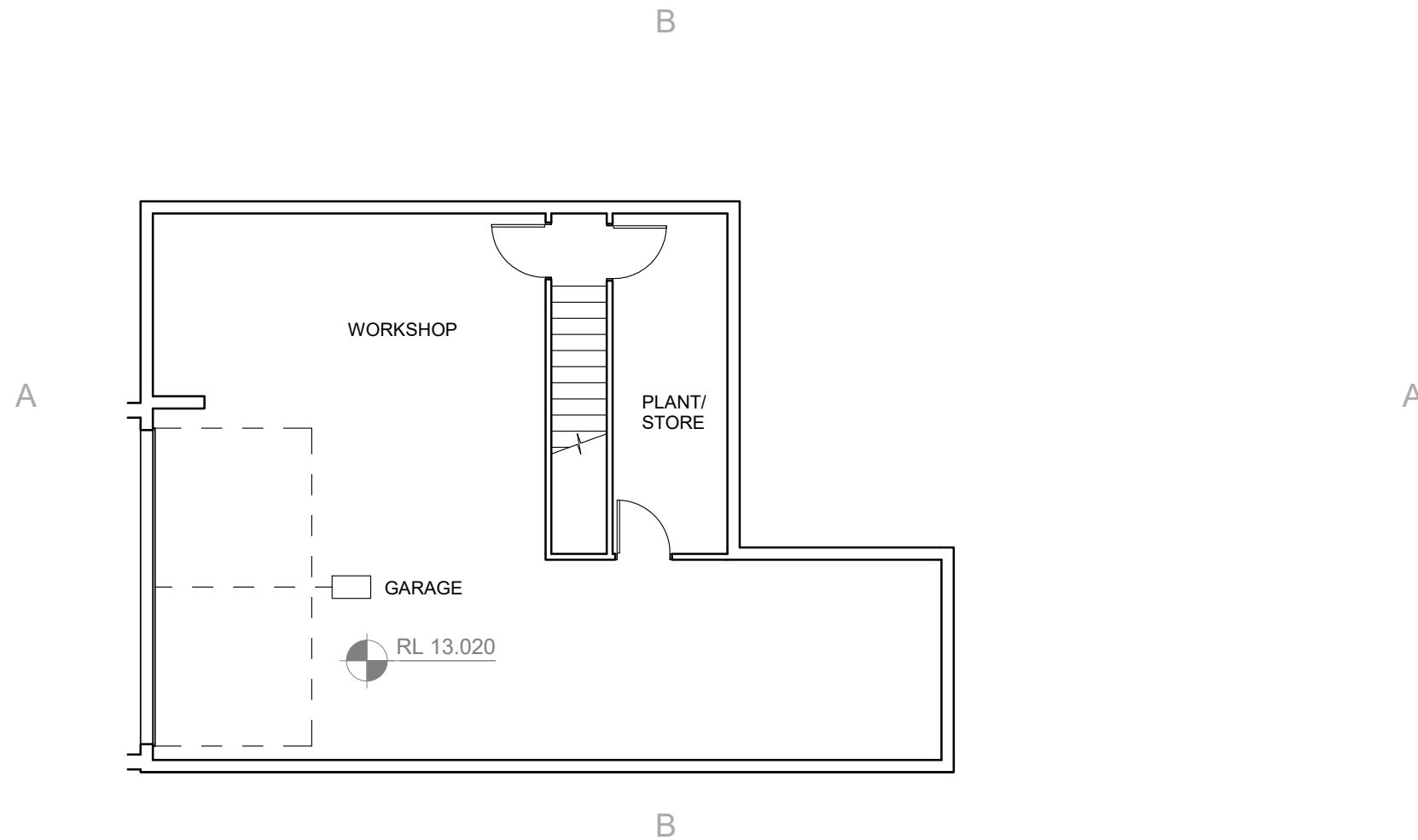
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Rev: Date: Description:

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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			



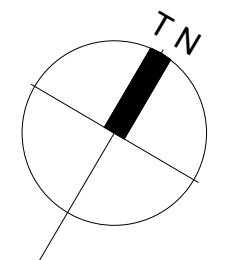
1 **BASEMENT PLAN** (UNCHANGED)
1 : 100

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

Client:
M. SHANAHAN.

Drawing Details:
BASEMENT PLAN

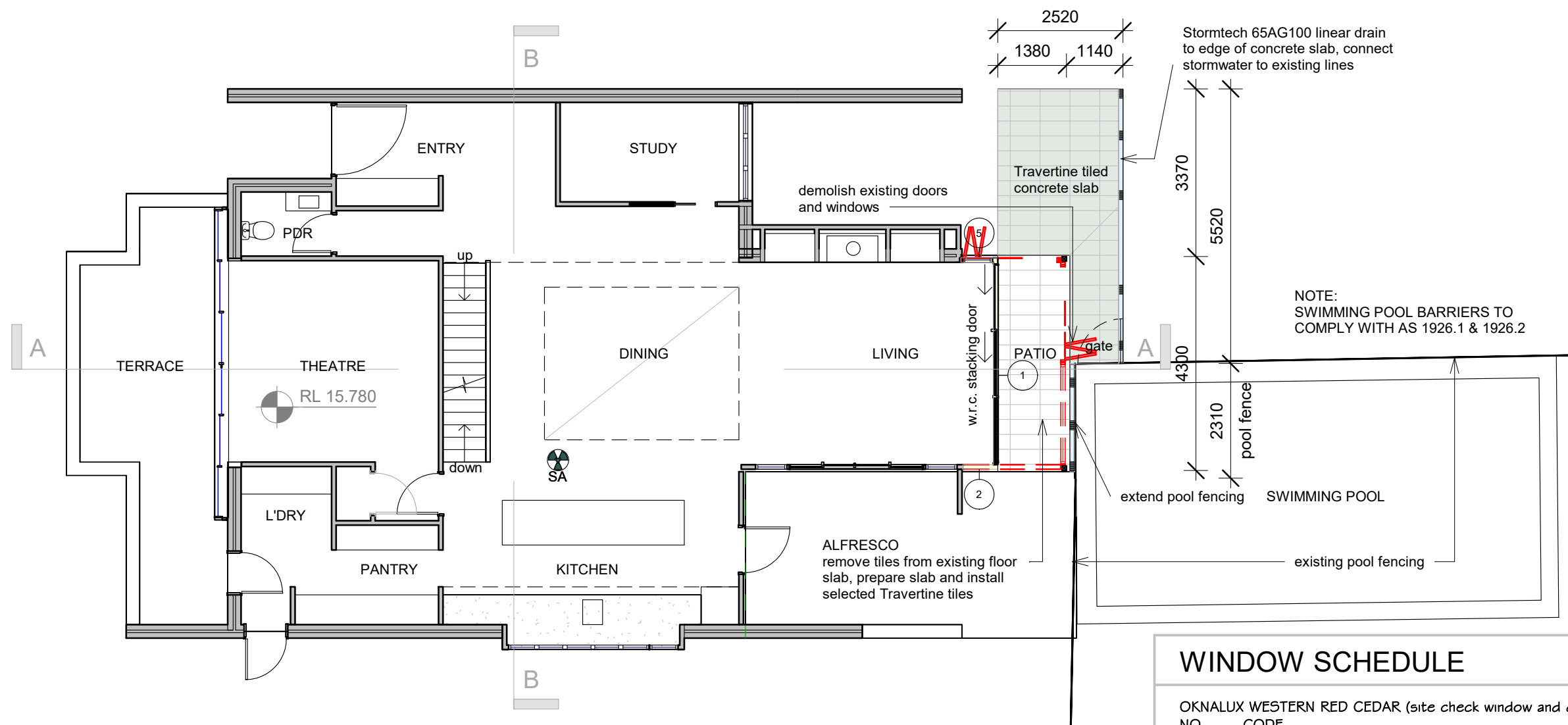
Date: 18-07-2024 Design/Drawn: RM

Scale: 1 : 100 Dwg size: A3

Project No: 010732

Drawing No: Rev.

DA 3-A



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.

GROUND FLOOR PLAN

1 : 100

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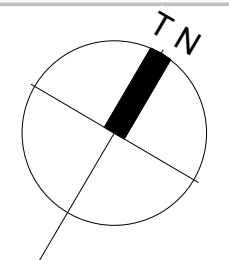
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SCALE BAR 1:100



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Project Name:

PROPOSED ALTERATIONS & ADDITIONS
AT 123 WATERVIEW STREET MONA VALE

Client:

M. SHANAHAN.

Drawing Details:

GROUND FLOOR PLAN

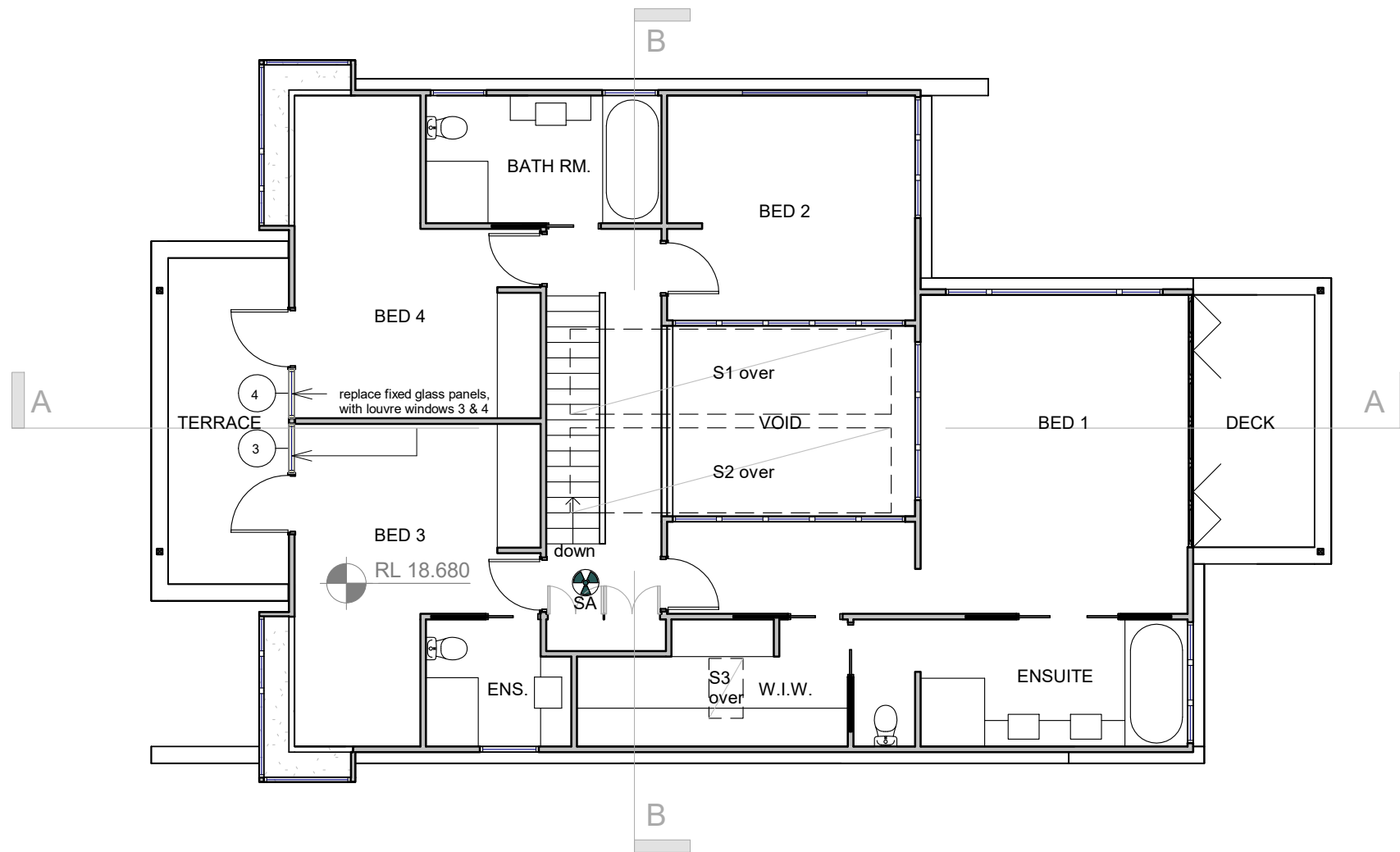
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Project No: 010732

Drawing No: Rev.

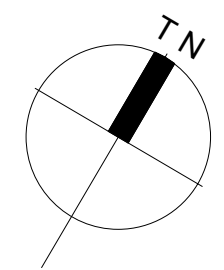
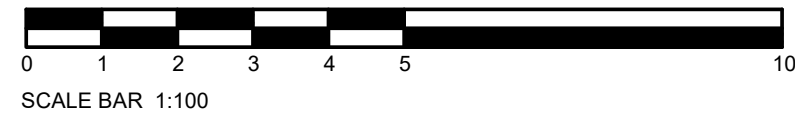
DA 4-A



1 FIRST FLOOR PLAN
1 : 100

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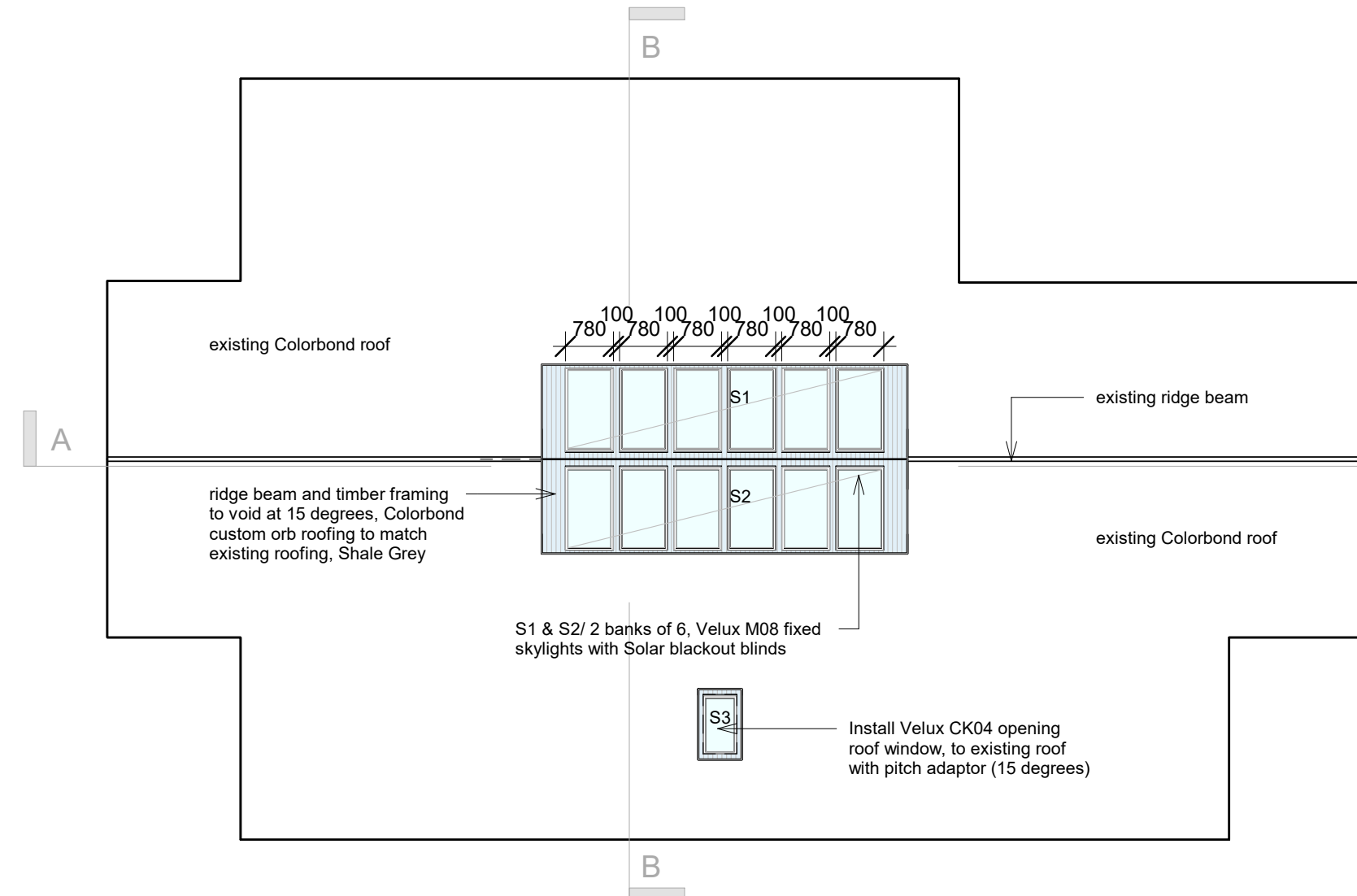
Rev:	Date:	Description:
A	20-08-2024	Building height corrected relative to previously excavated basement level.

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

Client:
M. SHANAHAN.

Drawing Details:
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 TYPE
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.

ROOF PLAN

1

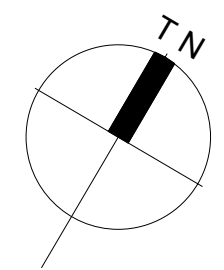
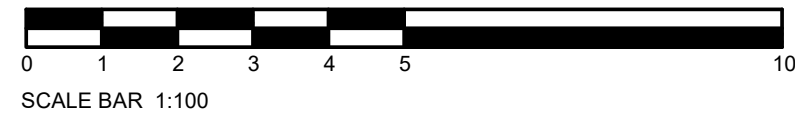
1 : 100

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Rev: Date: Description:

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

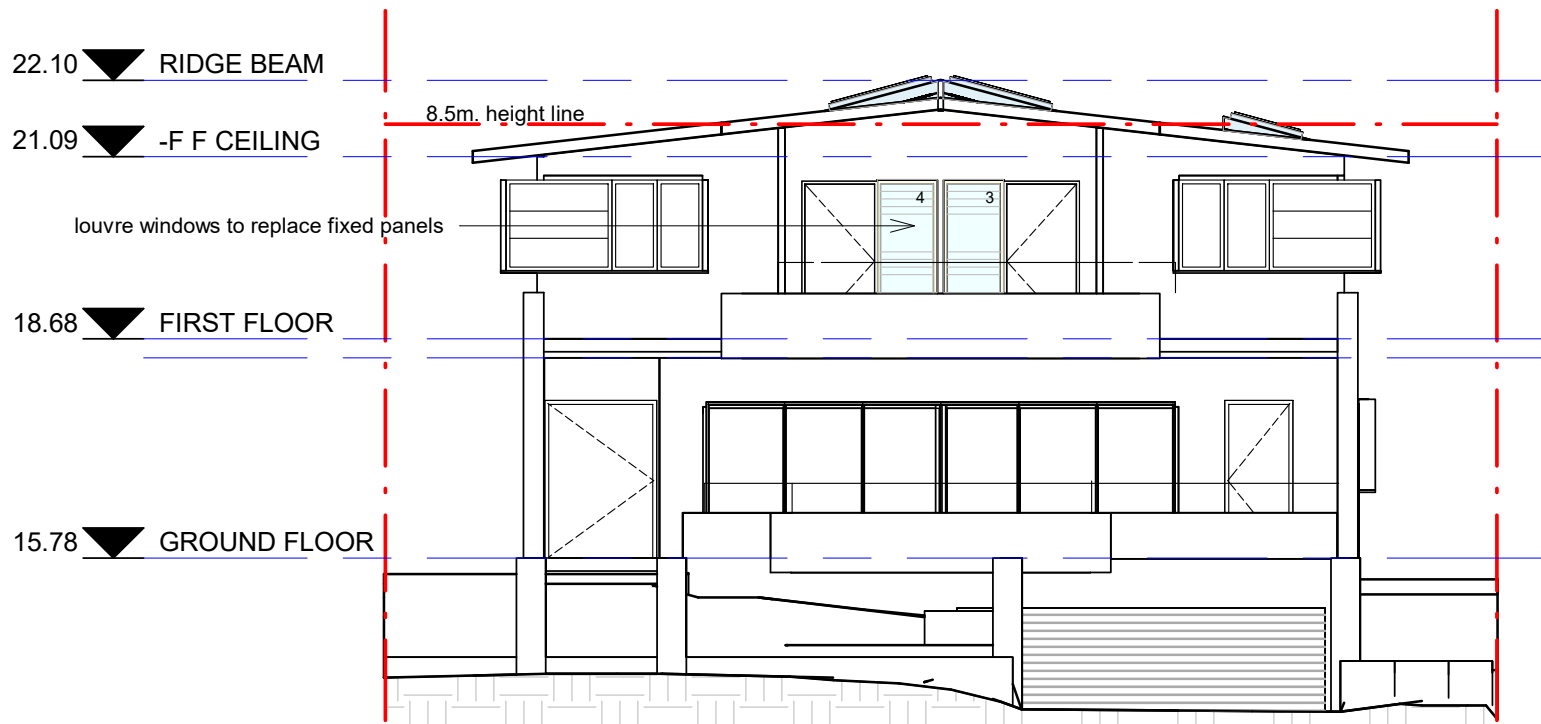
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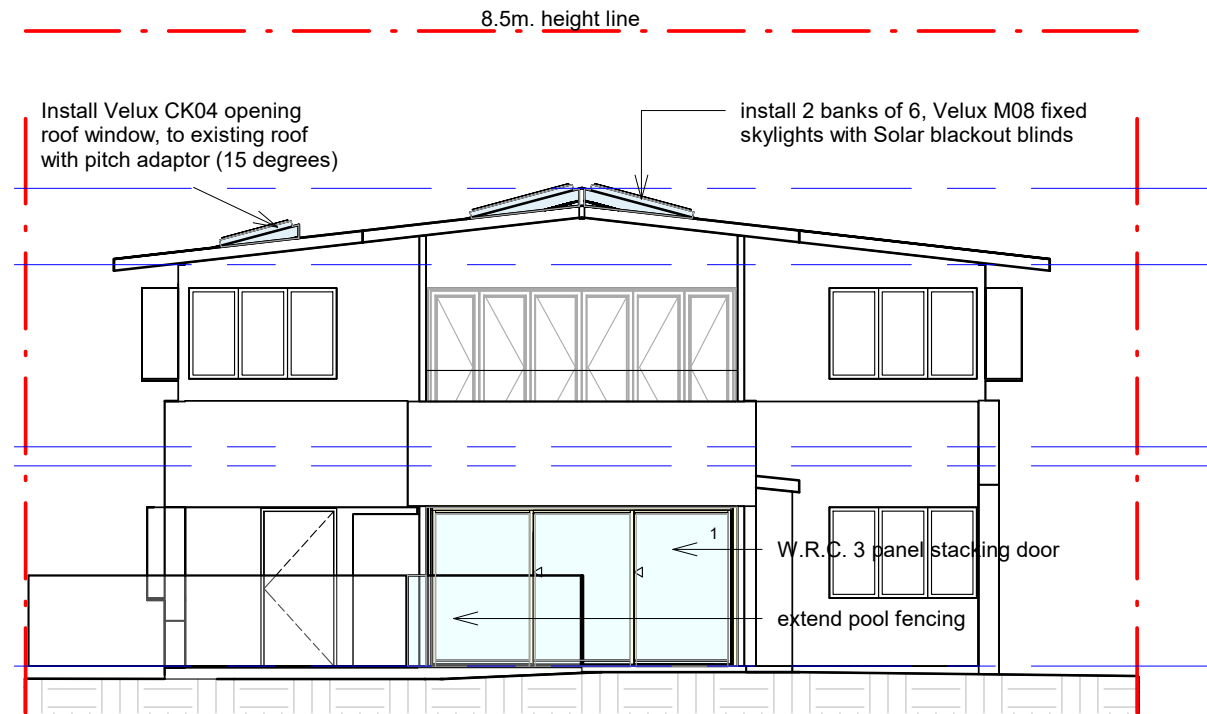
Project No: 010732

Drawing No: Rev.

DA 6-A



1 SOUTH WEST ELEVATION
1 : 100



2 NORTH EAST ELEVATION
1 : 100

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Project Name:

PROPOSED ALTERATIONS & ADDITIONS
AT 123 WATERVIEW STREET MONA VALE

Client:

M. SHANAHAN.

Drawing Details:

ELEVATIONS

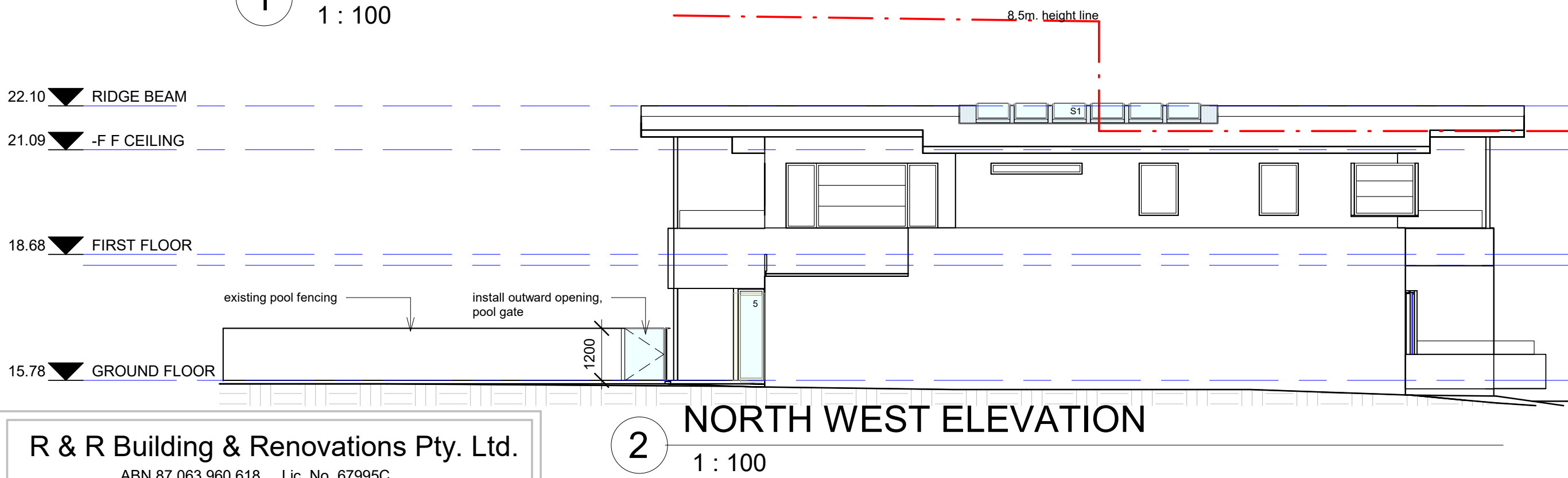
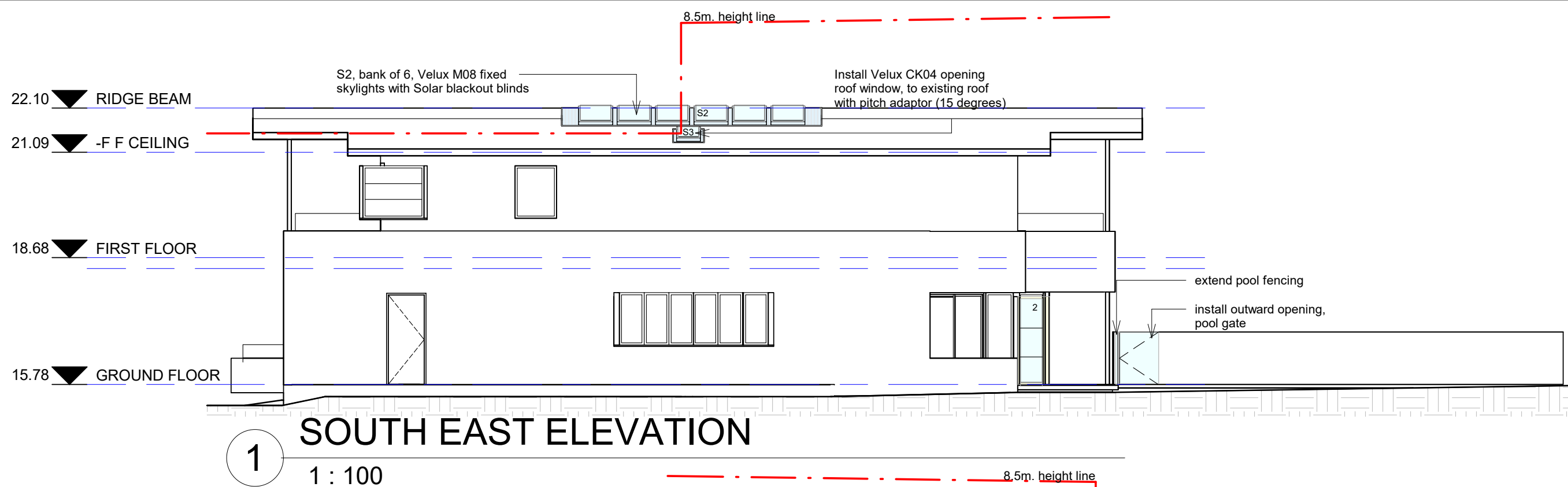
Date: 18-07-2024 Design/Drawn: RM

Scale: 1 : 100 Dwg size: A3

Project No: 010732

Drawing No: Rev.

DA 7-A



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Project Name:

PROPOSED ALTERATIONS & ADDITIONS
 AT 123 WATERVIEW STREET MONA VALE

Client:

M. SHANAHAN.

Drawing Details:

ELEVATIONS

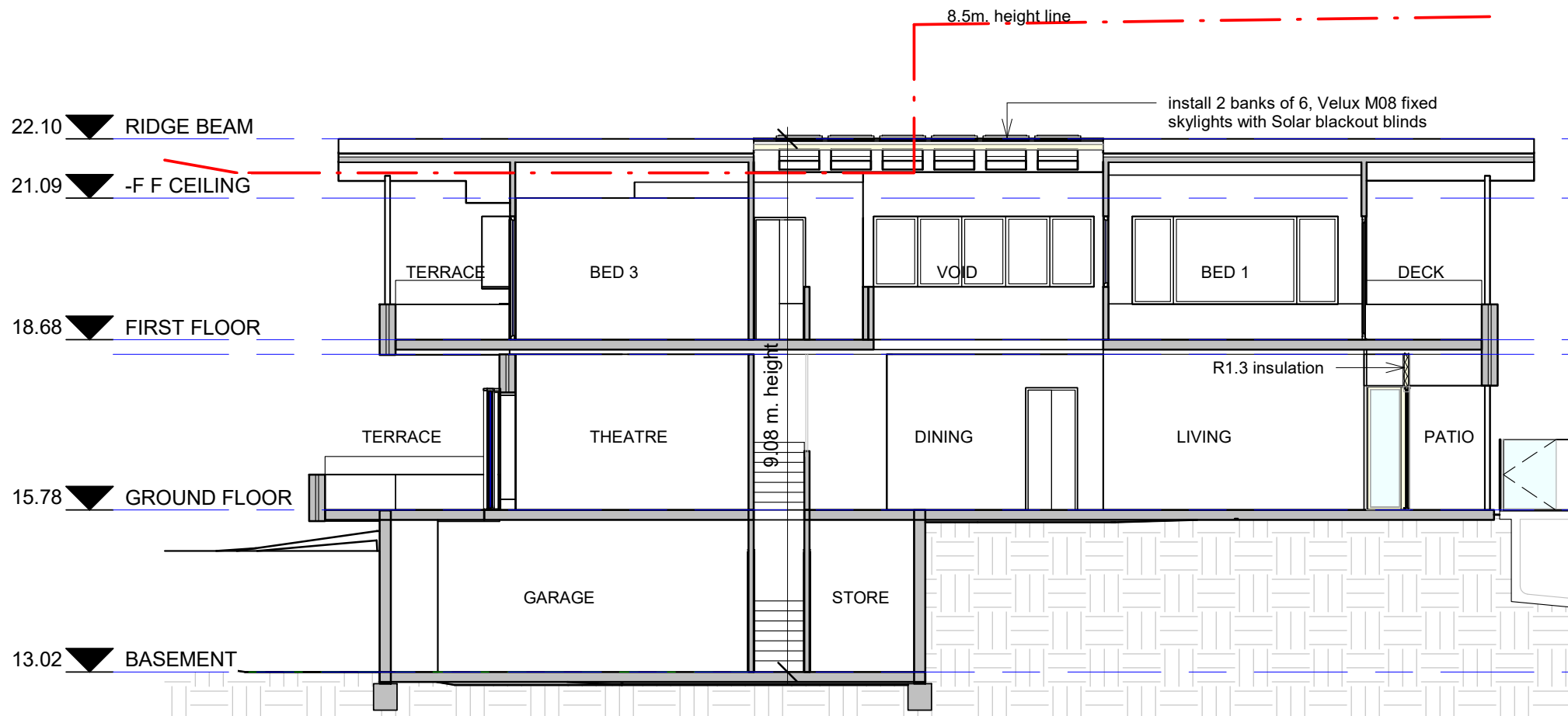
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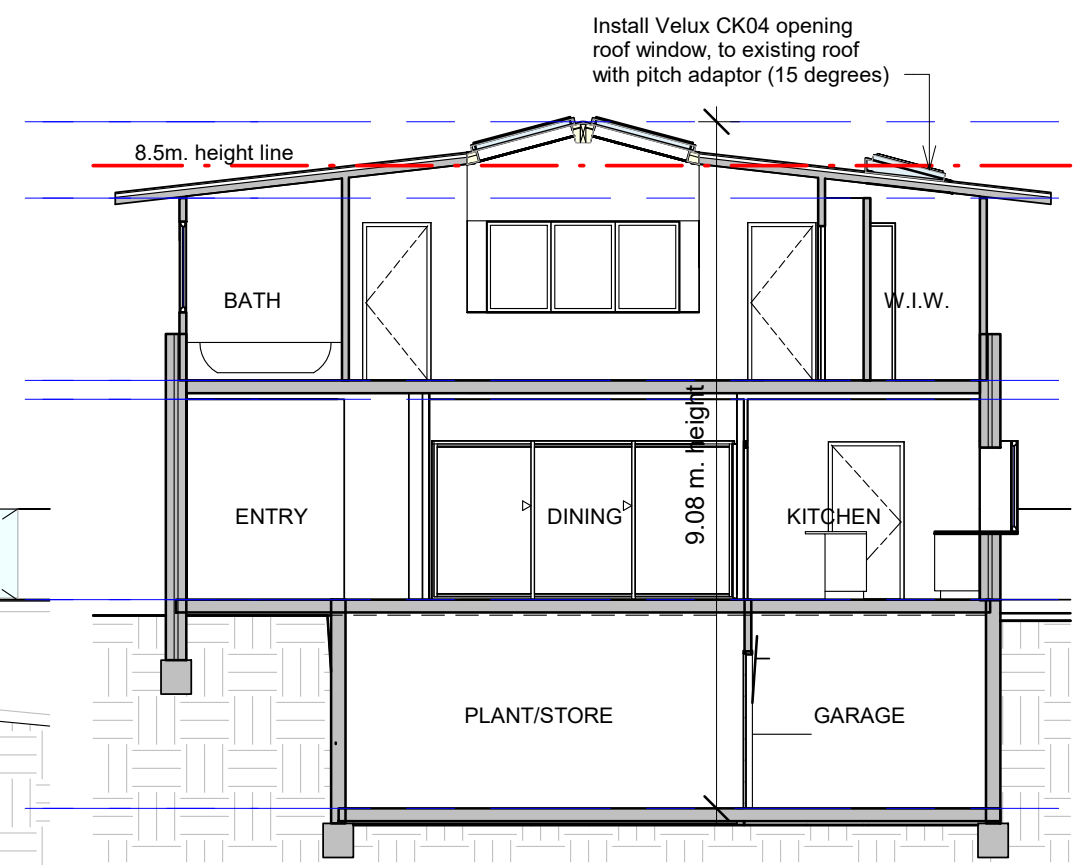
Project No: 010732

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			