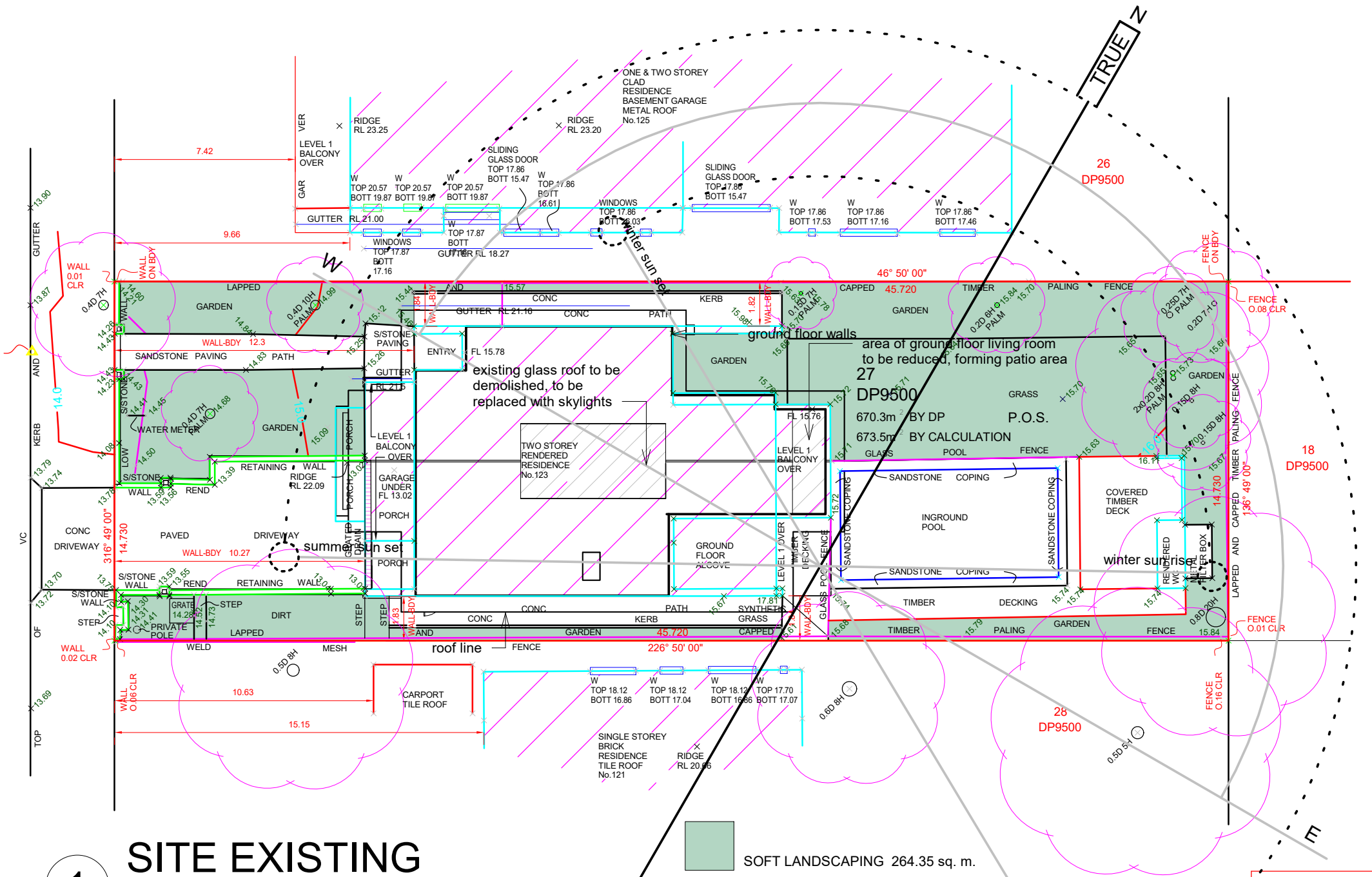


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BM CUT IN KERB
 RL 13.85
 (AHD)
 WATERVIEW STREET



SITE EXISTING

1

1 : 200

SOFT LANDSCAPING 264.35 sq. m.

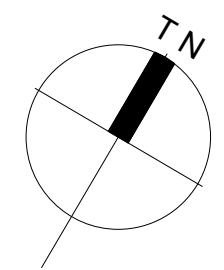
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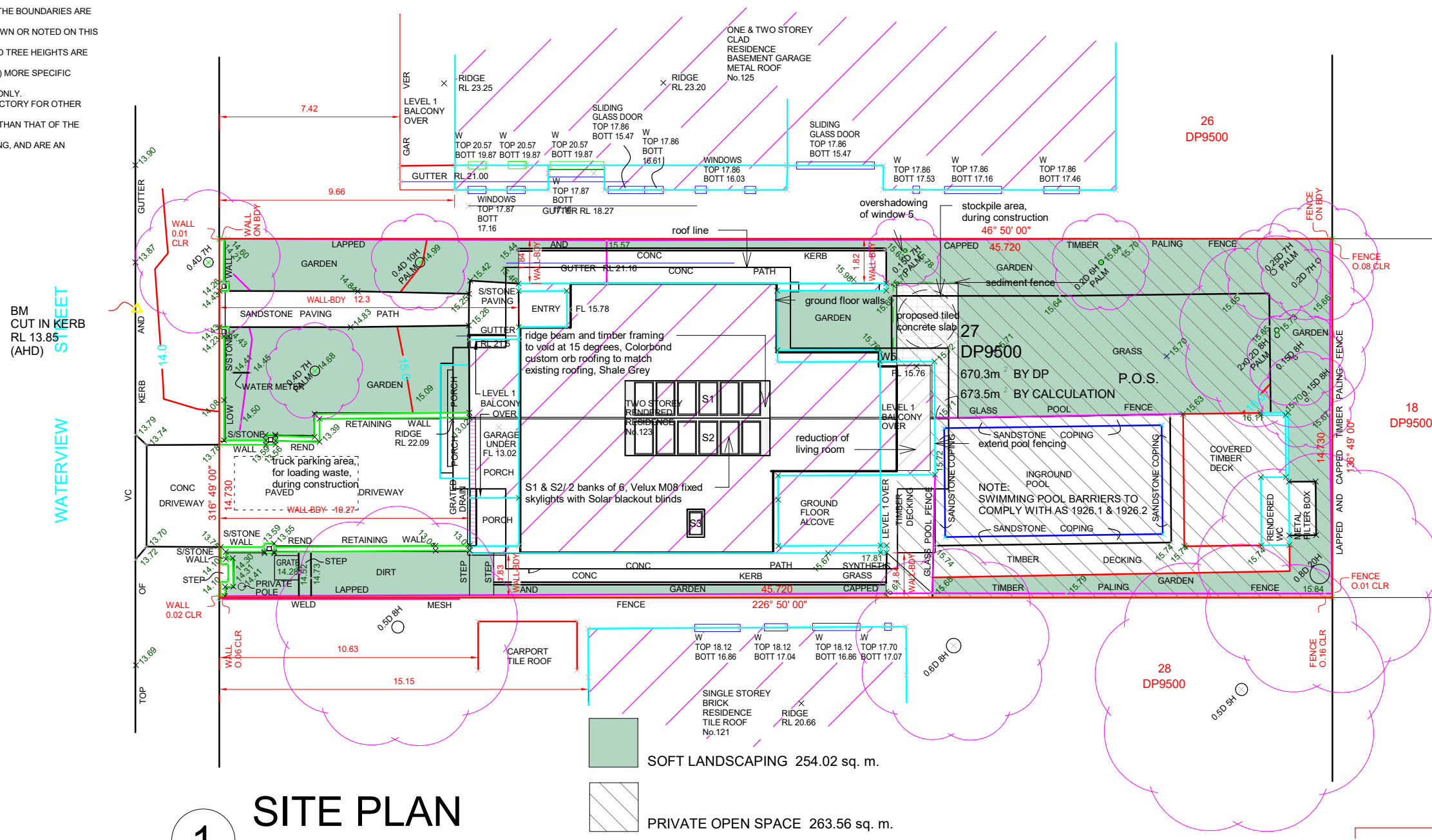
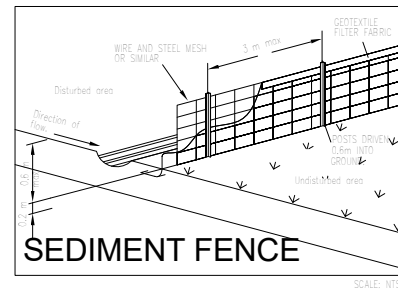
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Rev:	Date:	Description:

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			

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 BEEN SHOWN OR NOTED ON THIS
 ONLY AND TREE HEIGHTS ARE
 (RIPLINES) MORE SPECIFIC
 XIMATE ONLY.
 SATISFACTORY FOR OTHER
 BE LESS THAN THAT OF THE
 DRAWING, AND ARE AN



DEVELOPMENT DATA

TOTAL SITE AREA:	670.30 sq. m.	PITTWATER LEP 2014
BUILDING HEIGHT:	6 530mm (unchanged).	(8 500mm max.)
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)

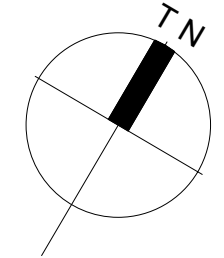
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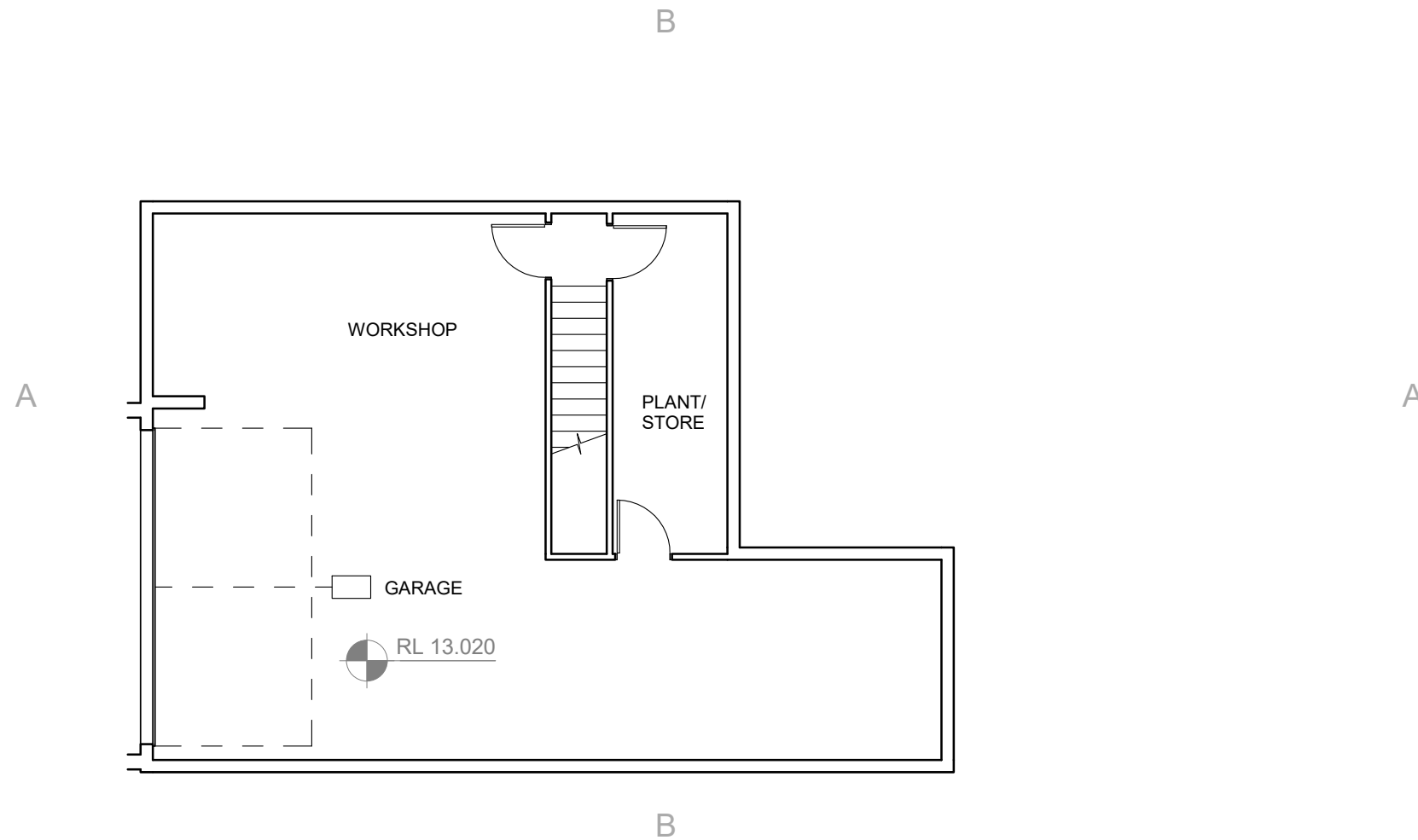
Rev:	Date:	Description:

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			



1 BASEMENT PLAN (UNCHANGED)
1 : 100

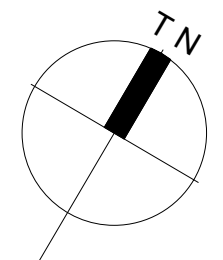
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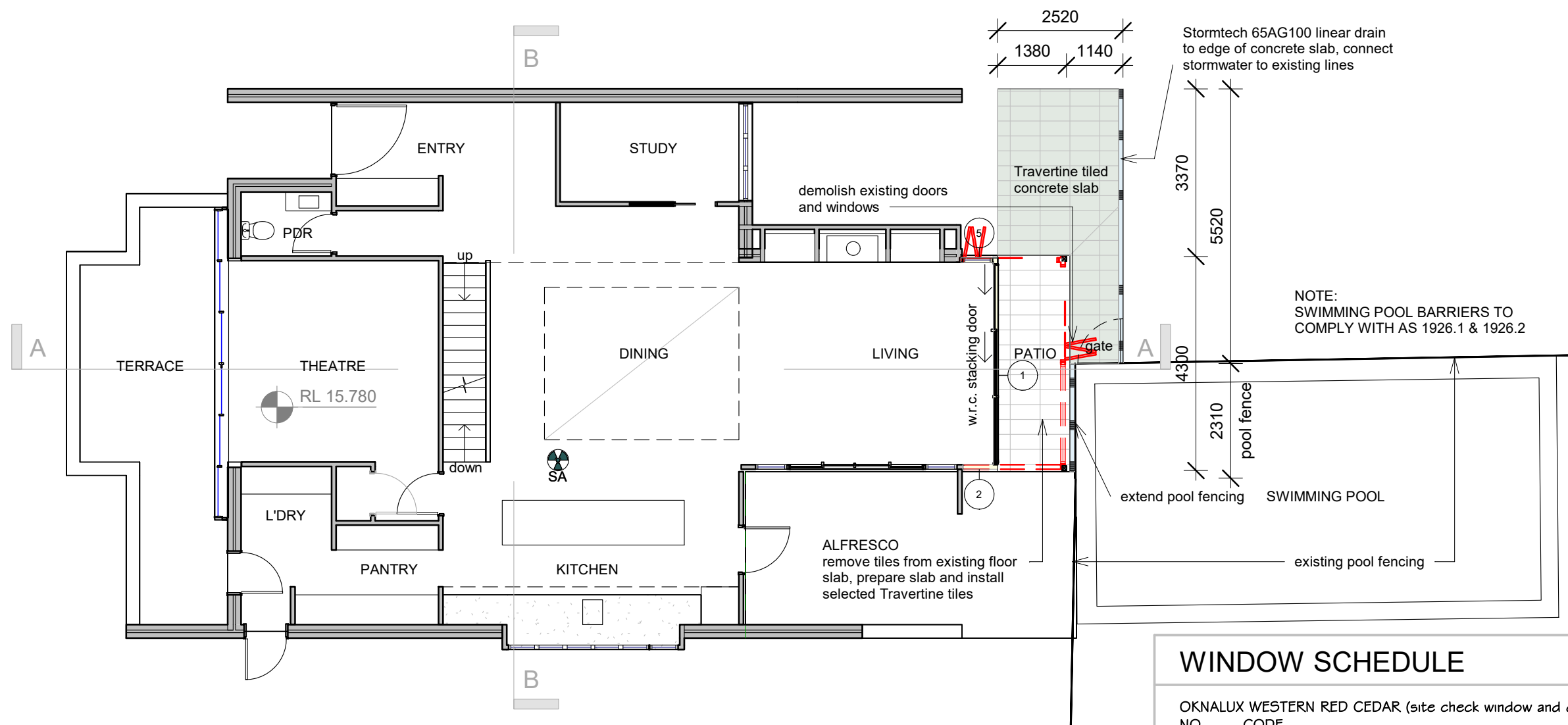
Rev:	Date:	Description:

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			

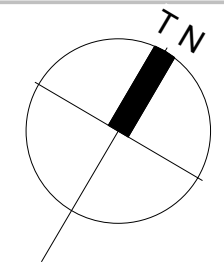
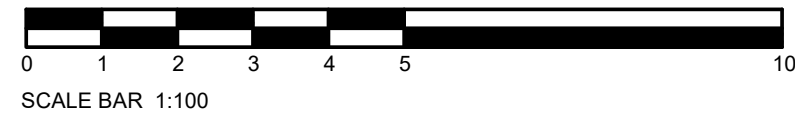


1 GROUND FLOOR PLAN
1 : 100

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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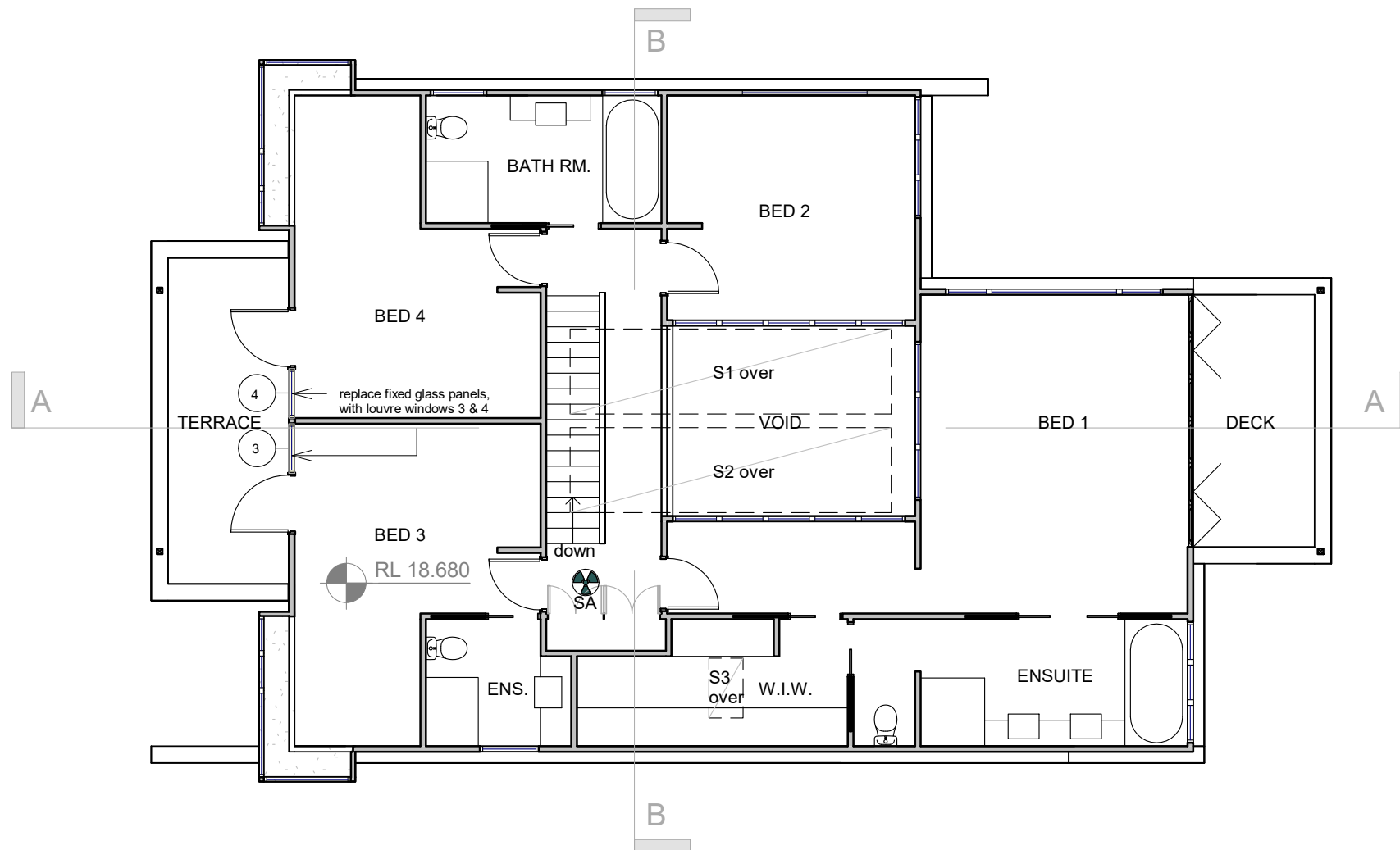
Rev:	Date:	Description:

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

Client:
M. SHANAHAN.

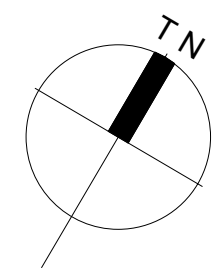
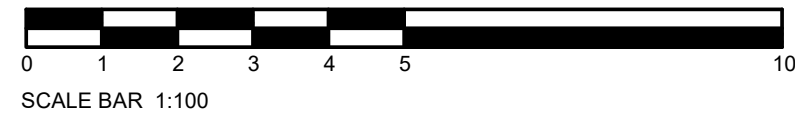
Drawing Details:
GROUND FLOOR PLAN

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



1 FIRST FLOOR PLAN
1 : 100

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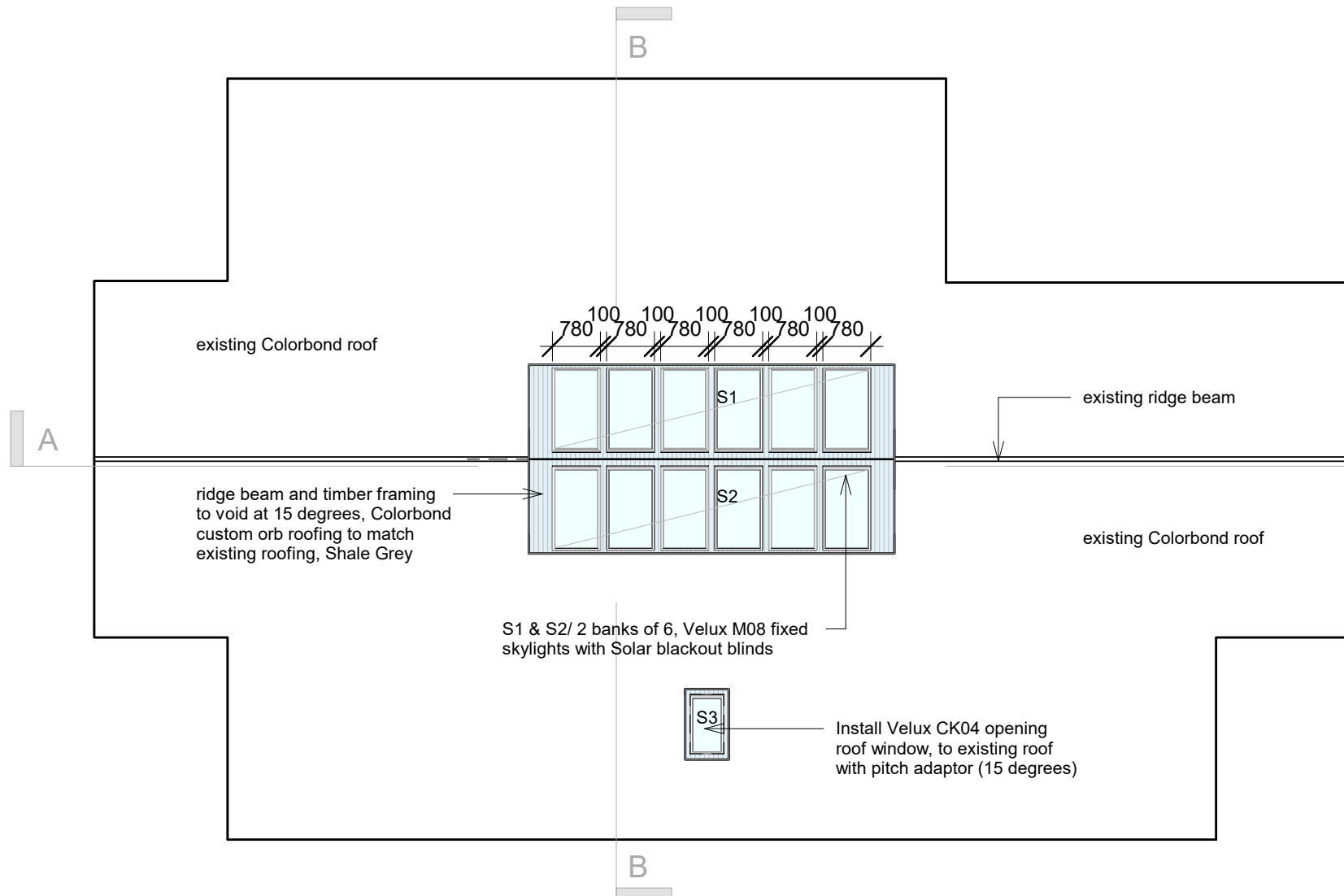


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Rev:	Date:	Description:

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			



ROOF PLAN

1 : 100

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.

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

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.

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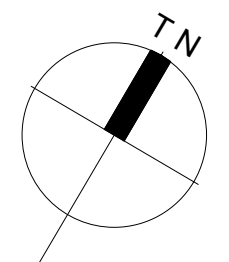
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SCALE BAR 1:100



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Rev: Date: Description:

Project Name:

PROPOSED ALTERATIONS & ADDITIONS
 AT 123 WATERVIEW STREET MONA VALE

Client:

M. SHANAHAN.

Drawing Details:

ROOF PLAN

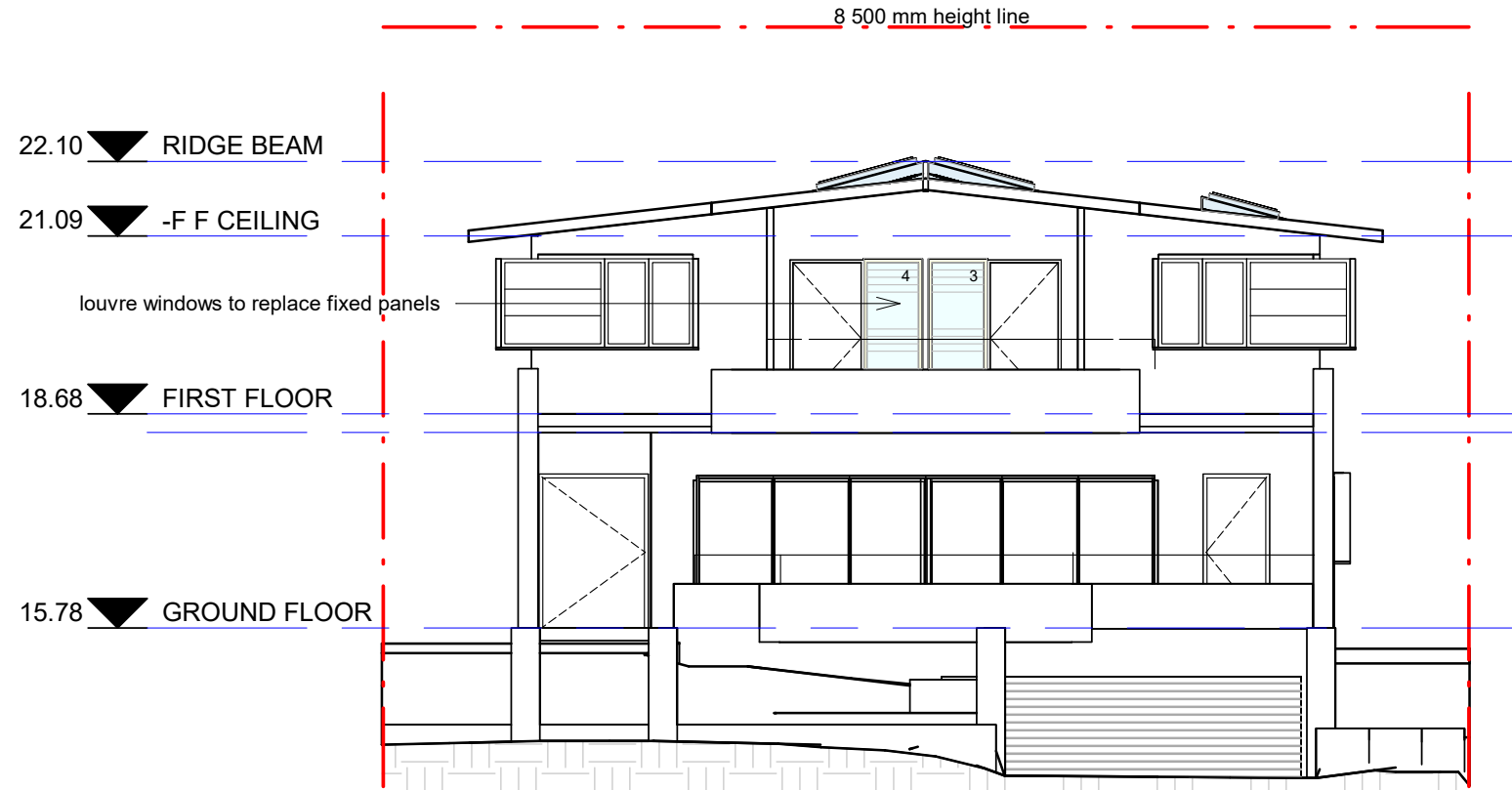
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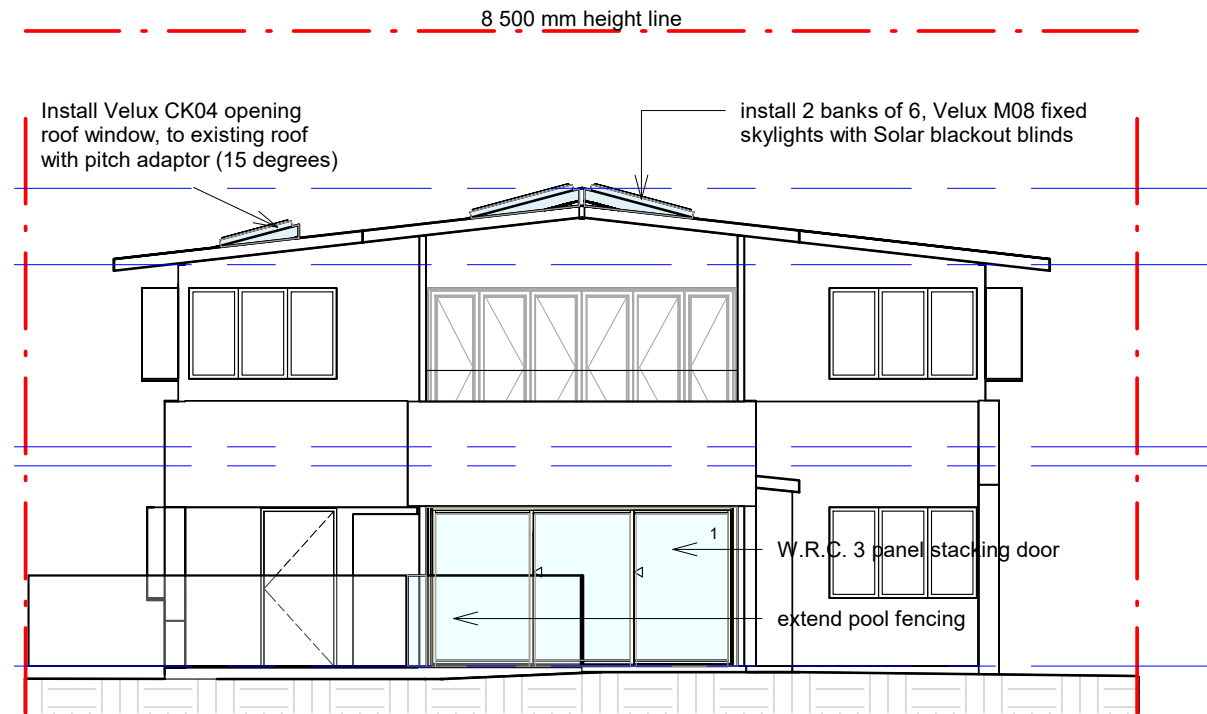
Project No: 010732

Drawing No: Rev.

DA 6



1 SOUTH WEST ELEVATION
1 : 100



2 NORTH EAST ELEVATION
1 : 100

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Rev: Date: Description:

Project Name:

PROPOSED ALTERATIONS & ADDITIONS
AT 123 WATERVIEW STREET MONA VALE

Client:

M. SHANAHAN.

Drawing Details:

ELEVATIONS

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

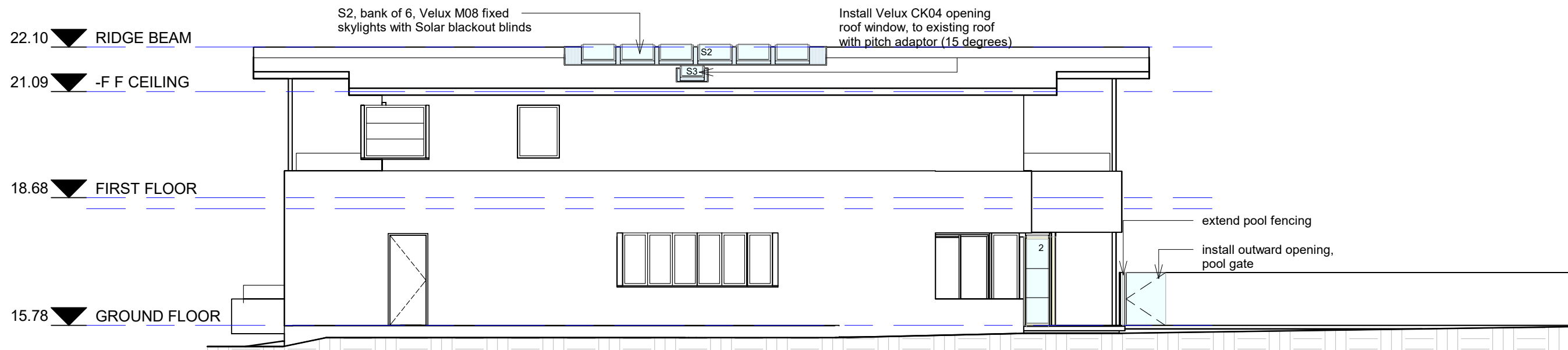
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Project No: 010732

Drawing No: Rev.

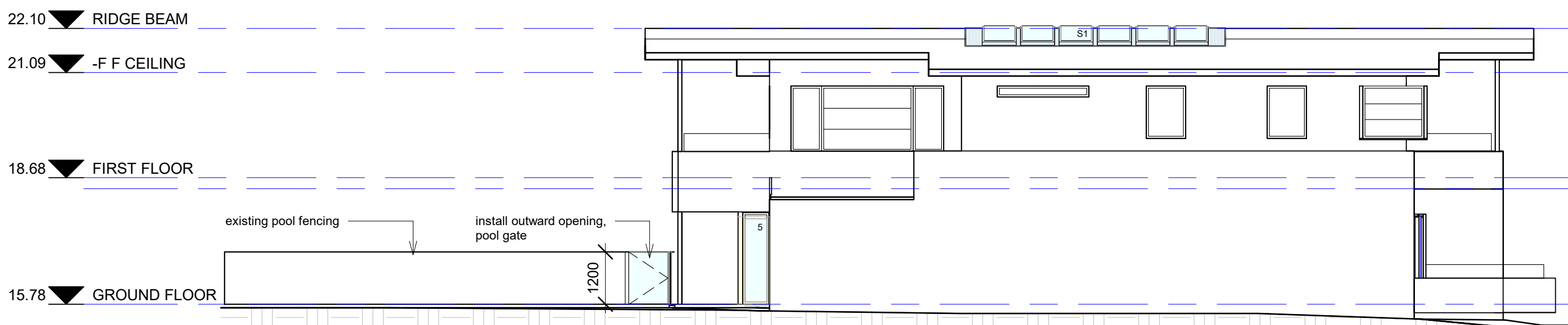
DA 7

8 500 mm height line



1 SOUTH EAST ELEVATION
1 : 100

8 500 mm height line



2 NORTH WEST ELEVATION
1 : 100

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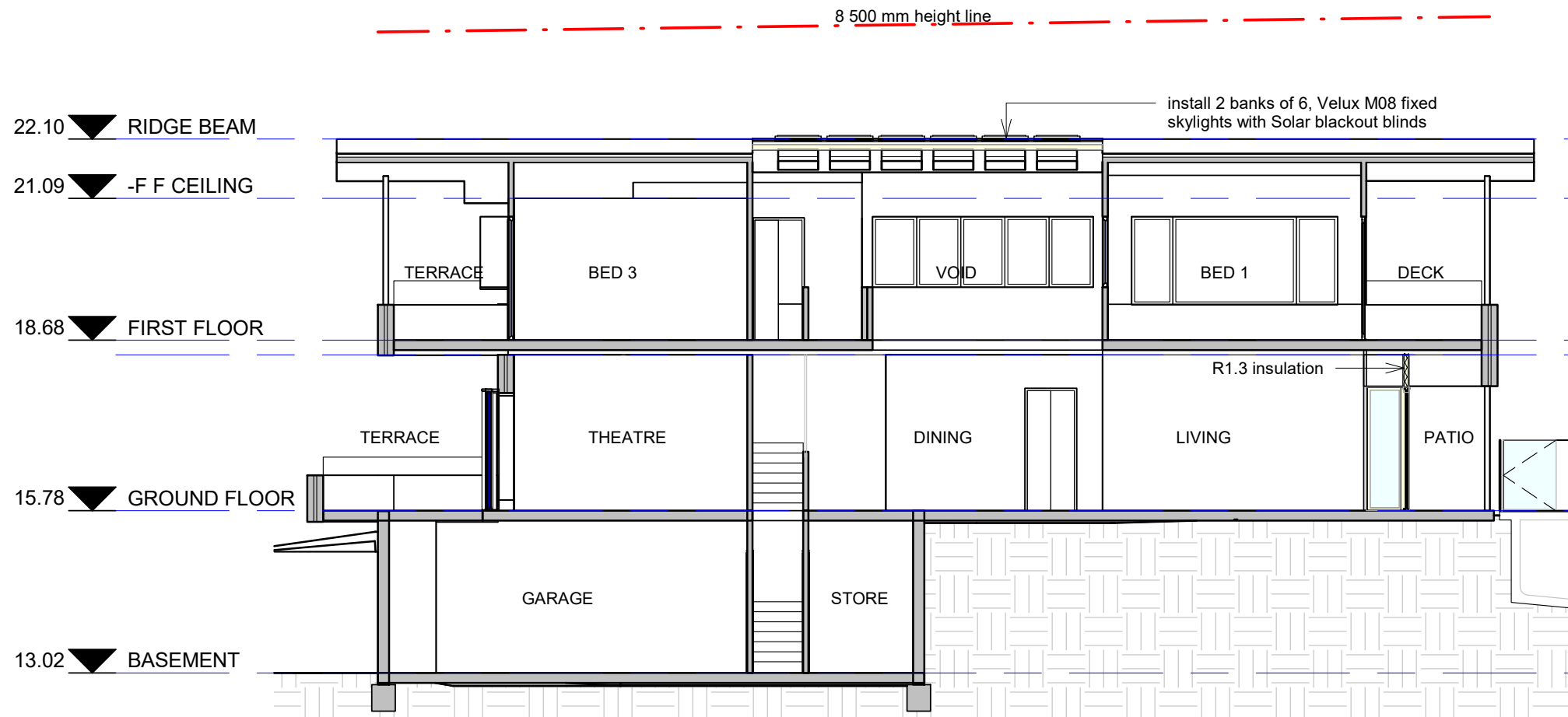
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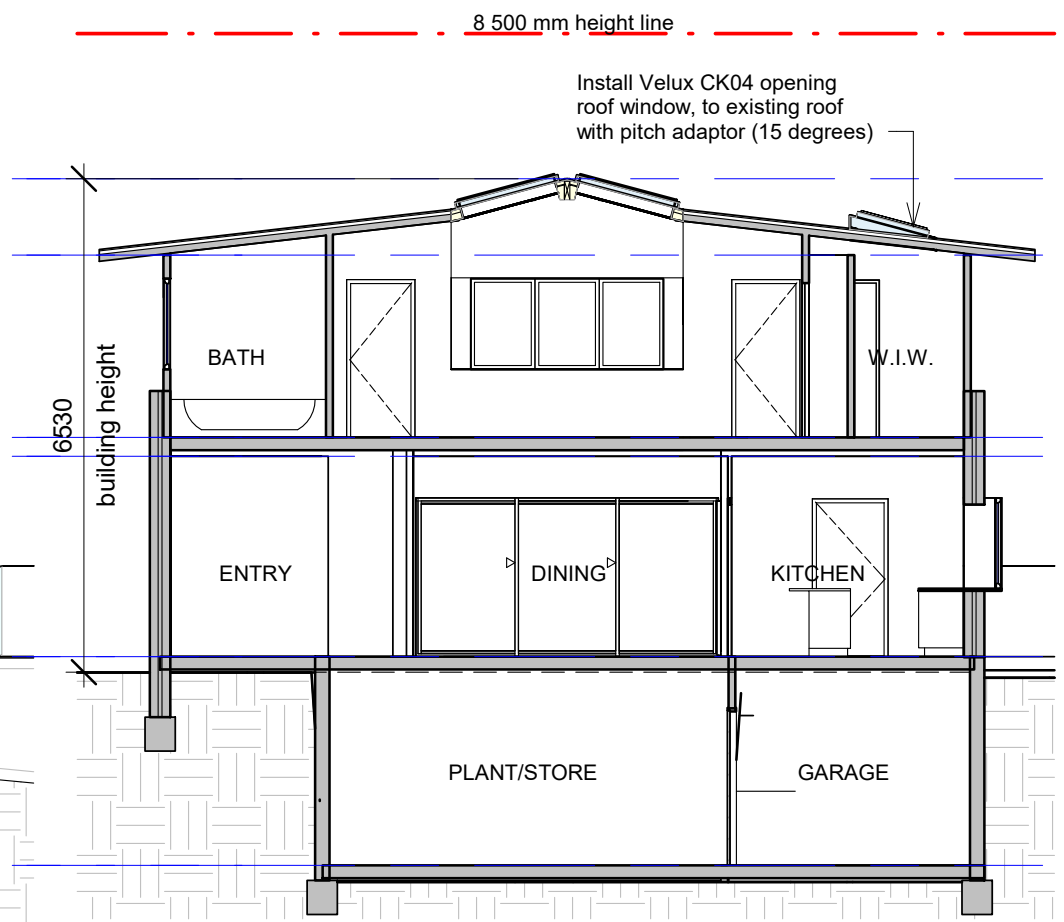
Rev:	Date:	Description:

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 8			



1 SECTION A - A
1 : 100



2 SECTION B - B
1 : 100

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Rev:	Date:	Description:

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			