

Accessed 30 Nov 2023 at 13:41

BUILDING HEIGHT	
PERMITTED MAX. BUILDING HEIGHT:	8.5m
PROPOSED MAX. BUILDING HEIGHT:	8.25m

FOR DETAILS: SEE THE BASIX CERTIFICATE NO. 1733445S

Alternative water

The applicant must install a rainwater tank of at least 4000 litres.
The rainwater tank to collect rain runoff from at least 170 m2 of the roof.
The applicant must connect the rainwater tank to:

- all toilets in the development
- the cold water tap that supplies each clothes washer
- at least one outdoor tap in the development

Fixtures

- Shower heads 3 star (>7.5 but <= 9.0 L/min)
- Toilets.....4 star
- Kitchen tap.....5 star
- Basin Taps.....5 star

Hot Water System: gas instantaneous with a performance of 5.0 stars /or a system with a higher energy rating/

Heating/Cooling: In at least 1 living area and 1 bedroom: 3-phase Air-conditioning; Energy rating: EER 2.5 - 3.0 (Zoned)

Ventilation

- At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light with timer off

·Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off

-Laundry: natural ventilation only, or no laundry; Operation control: n/a

Natural lighting
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

- The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.

Artificial lighting:
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

OTHER

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

- The applicant must install a fixed outdoor clothes drying line as part of the development.

Swimming pool

- The swimming pool must not have a volume greater than 56 kilolitres.
- The swimming pool must be outdoors.
- The development must not incorporate any heating system for the swimming pool.
- The applicant must install the following pump for the swimming pool in the development, or a pump with higher energy rating: single speed with a performance of 3 stars.
- The applicant must install a timer for the swimming pool pump in the development.

Alternative energy

- The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.
- The photovoltaic system must consist of photovoltaic collectors with the capacity to generate at least 2 peak kilowatts of electricity, installed at an angle of 0 degrees to the horizontal facing north.

The Basix certificate should be read in conjunction with the Nat hers certificate (including the additional notes pages 4 & 5).

FOR DETAILS: SEE THE NatHERS CERTIFICATE NO.
0009198466

Thermal Comfort-Simulation method

A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs. The dwelling design has been assessed with NatHERS software from an accredited assessor

External Walls

- Tilt up Concrete, No Insulation
- Tilt Up Concrete, Lined Timber Stud Frame, R2.5 Bulk Insulation
- Cavity Brick, Foil Sided Bubble Wrap, Anti-glare One Side

Internal Wall

- Single Skin Brick, R2.5 Bulk Insulation, No Air Gap (Against Garage)
- Single Skin Brick, No Insulation (All Others)

External Floor

- Concrete Slab on Ground
- Suspended Floor (Open to Air)- R2.5

Internal Floor/Ceiling

- Concrete Timber Framed Above Plasterboard, R2.0 Bulk Insulation (Above Garage)
- Concrete Timber Framed Above Plasterboard, No Insulation (All Others)

External Ceiling

- Concrete, Plasterboard with Timber Frame R5.0 Bulk Insulation
Unventilated roofspace

Roof

- ### Waterproofing Membrane, No Insulation, Only an Air Gap

Note: All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation

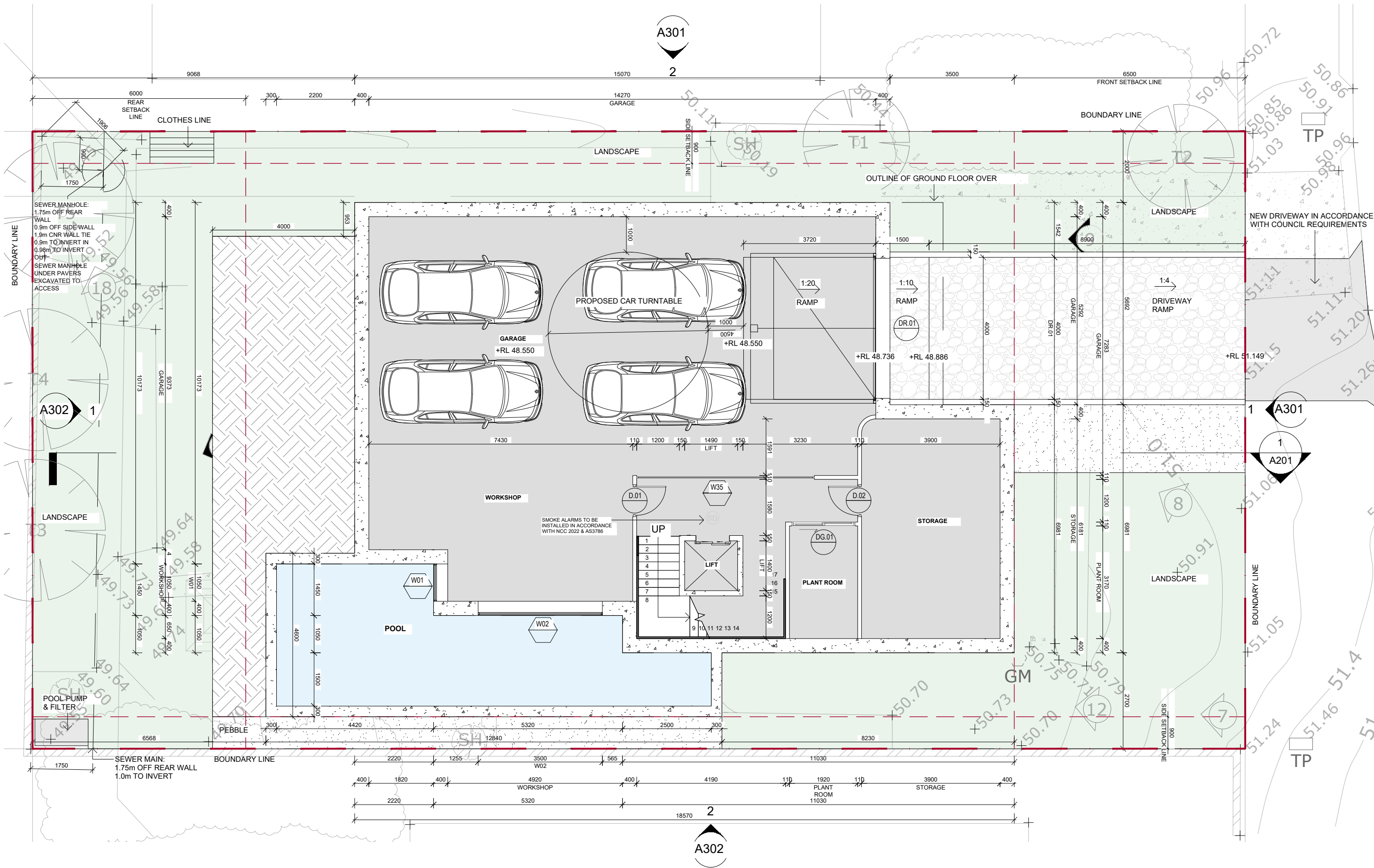
Note: All downlights: IC-F /IC-4/ (insulation covered/ including the control gears/) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN 60529:1992, European IEC 60509:1989

Note: (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

Note-Ceiling fans: For the number and the location, see the Nathe's certificate.

For additional information please refer to the additional notes on the Nathers certificate.

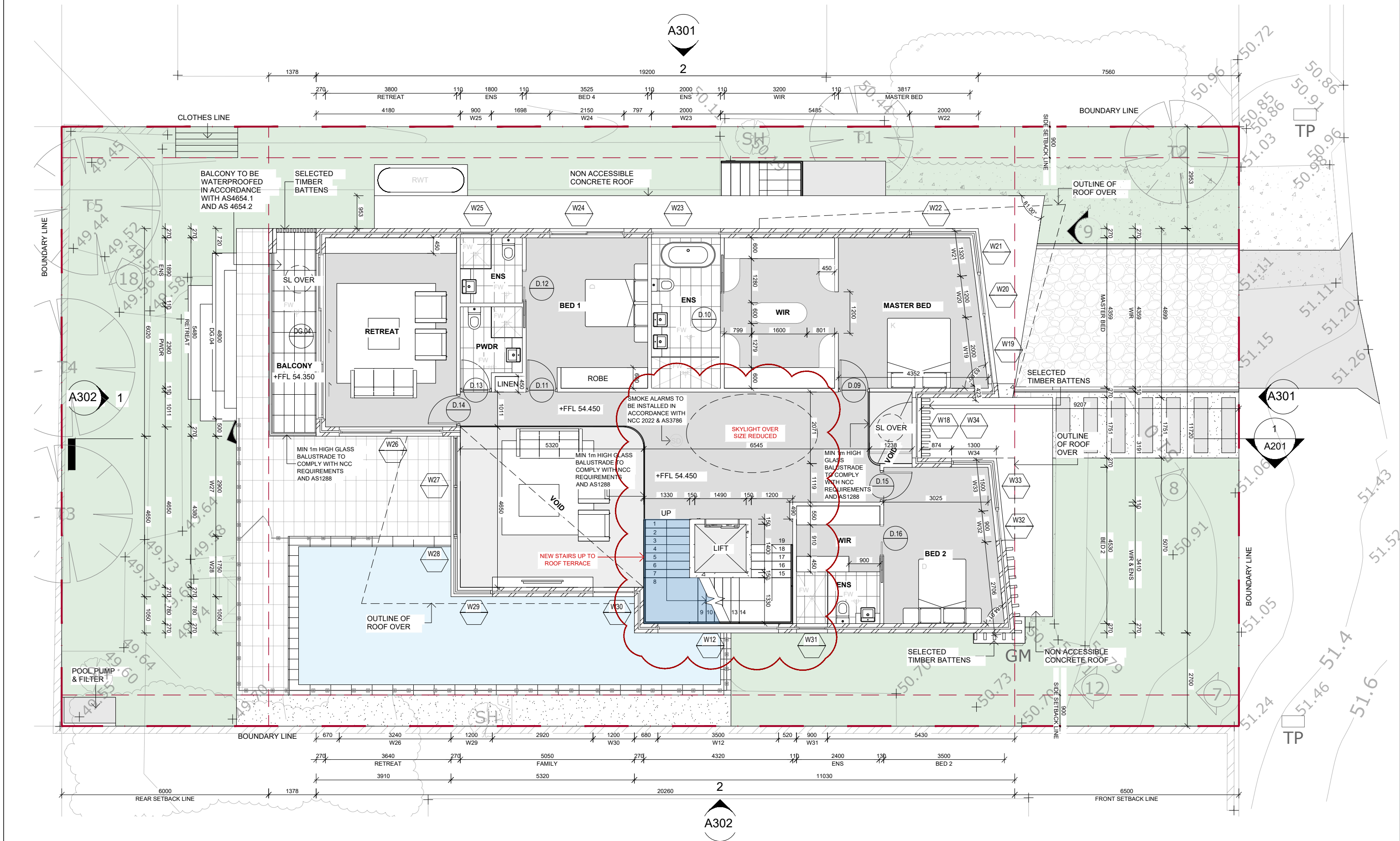




WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

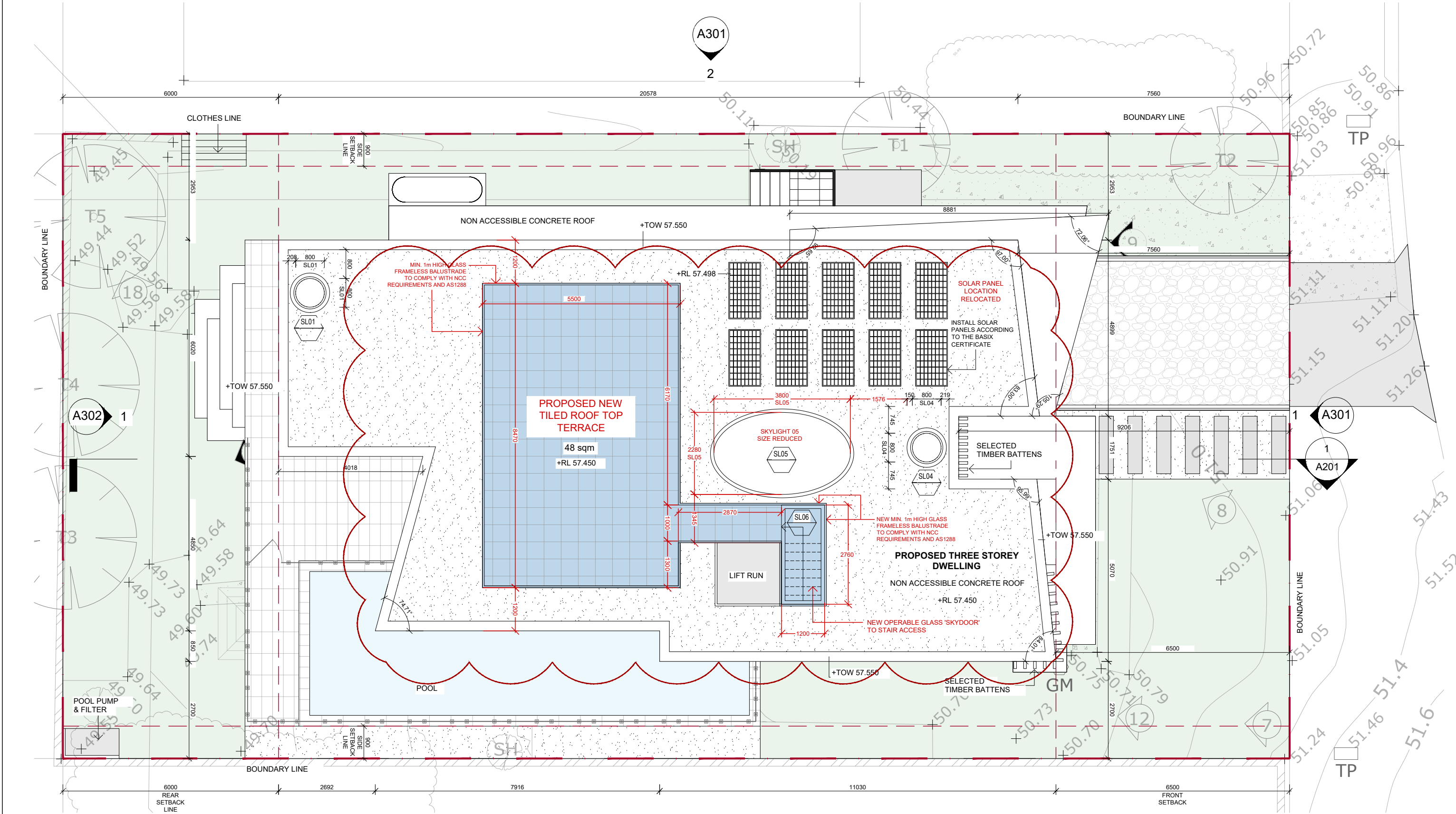
<div>NOT FOR CONSTRUCTION</div> <div>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK & VERIFY LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. THE PREPARATION OF SHOP DRAWINGS OR THE FABRICATION OF COMPONENTS. ALL CONSTRUCTION WORKS TO AS AND NCC STANDARDS.</div> <div>THIS DRAWING IS THE COPYRIGHT OF BESPOKE PROJECTS NSW AND IS PROTECTED UNDER THE COPYRIGHT ACT 1968. IT MAY NOT BE ALTERED, REPRODUCED OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS WITHOUT THE EXPRESS PERMISSION OF MH ARCHITECTS.</div>	REVISIONS		DESIGNED BY:	MODIFIED BY:	CLIENT:		PROJECT
	A	ISSUED FOR MODIFICATION	27.07.25	RESOLUTE			MH ARCHITECTS Pty Ltd
			P: (02) 8003 5885 E: Info@resolute.com.au	maggie@mharchitects.net.au www.mharchitects.net.au +61 416113221	MICHAEL HRONPOULOS & VANESSA ROWED		12 HOLLYWOOD STREET, MONTEREY, 2217
							DRAWING TITLE
							BASEMENT FLOOR PLAN
							<div><div>00.511.522.55m</div><div>SCALE: 1 : 100 @ A3</div><div>PLOT DATE : 29.07.2025</div><div>DRAWN BY: MAGGIE HASSOUN</div><div>Dee Why- MD01MD-101 A</div></div>





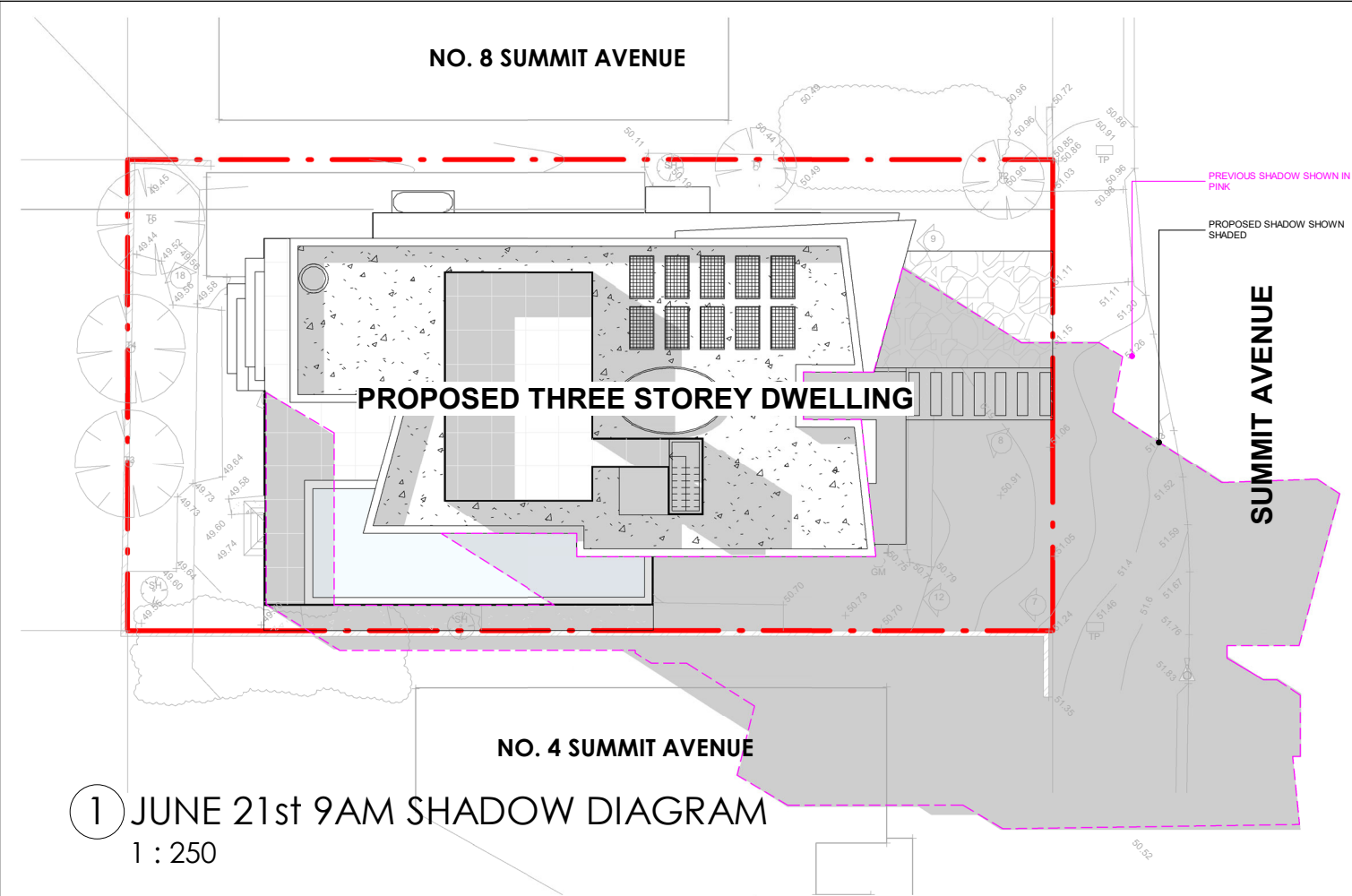
WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

<div>© MH ARCHITECTS PTY LTD</div> <div>NOT FOR CONSTRUCTION DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK & VERIFY LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. THE PREPARATION OF SHOP DRAWINGS OR THE FABRICATION OF COMPONENTS. ALL CONSTRUCTION WORKS TO AS AND NCC STANDARDS. THIS DRAWING IS THE COPYRIGHT OF BESPOKE PROJECTS NSW AND IS PROTECTED UNDER THE COPYRIGHT ACT 1968. IT MAY NOT BE ALTERED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS PERMISSION OF MH ARCHITECTS.</div>	REVISIONS	DESIGNED BY:	MODIFIED BY:	CLIENT:		PROJECT	<div>0 0.5 1 1.5 2 2.5 5m</div> <div>SCALE: 1 : 100 @ A3</div> <div>PLOT DATE : 29.07.2025</div> <div>DRAWN BY: MAGGIE HASSOUN</div> <div>Dee Why- MD01 MD-103 A</div>
	A ISSUED FOR MODIFICATION 27.07.25	RESOLUTE	P: (02) 8003 5885 E: Info@resolute.com.au	<div>MH ARCHITECTS Pty Ltd</div> <div>maggie@mharchitects.net.au</div> <div>www.mharchitects.net.au</div> <div>+61 416113221</div>		MICHAEL HRONOPOULOS & VANESSA ROWED	

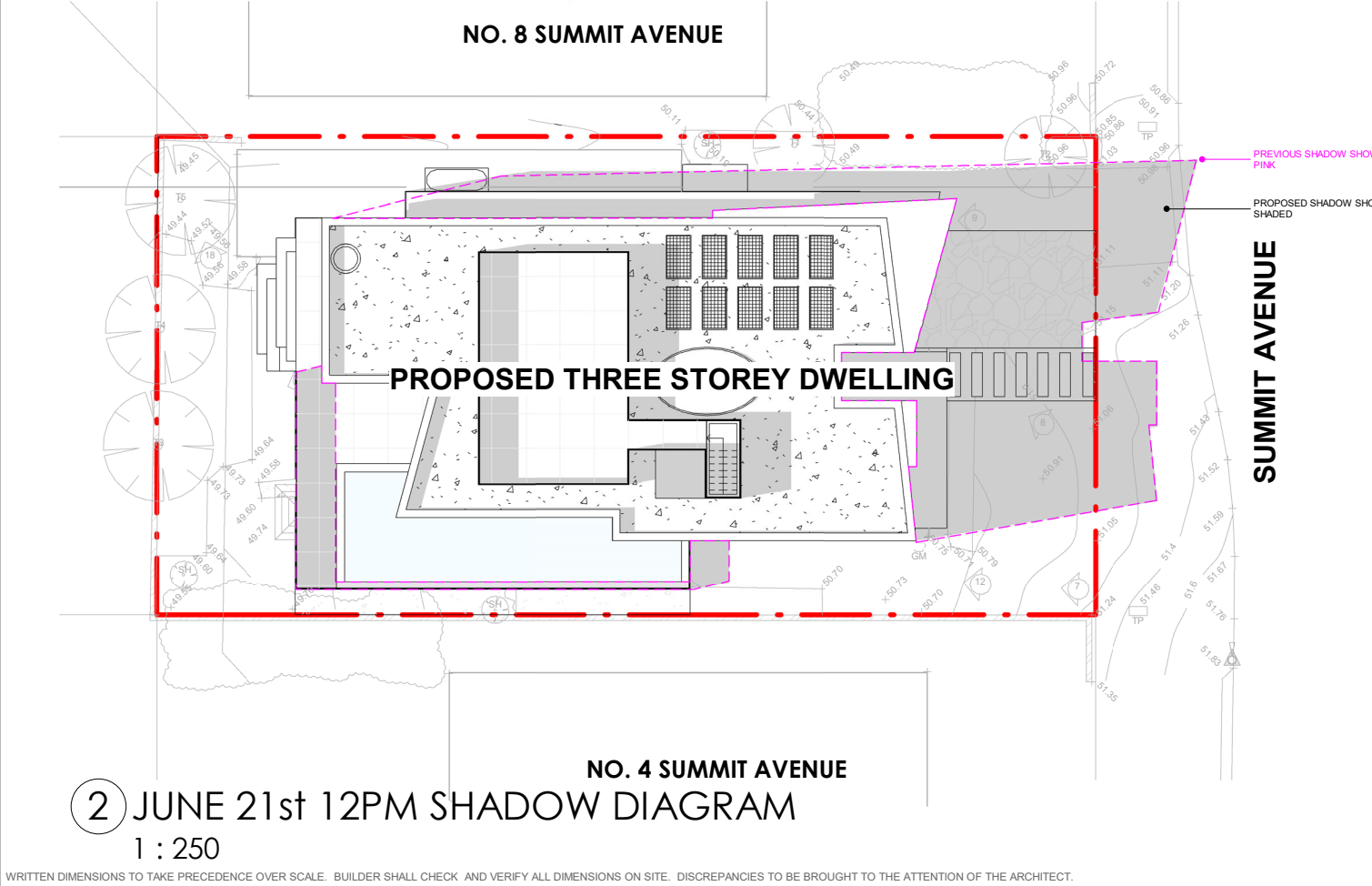


WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

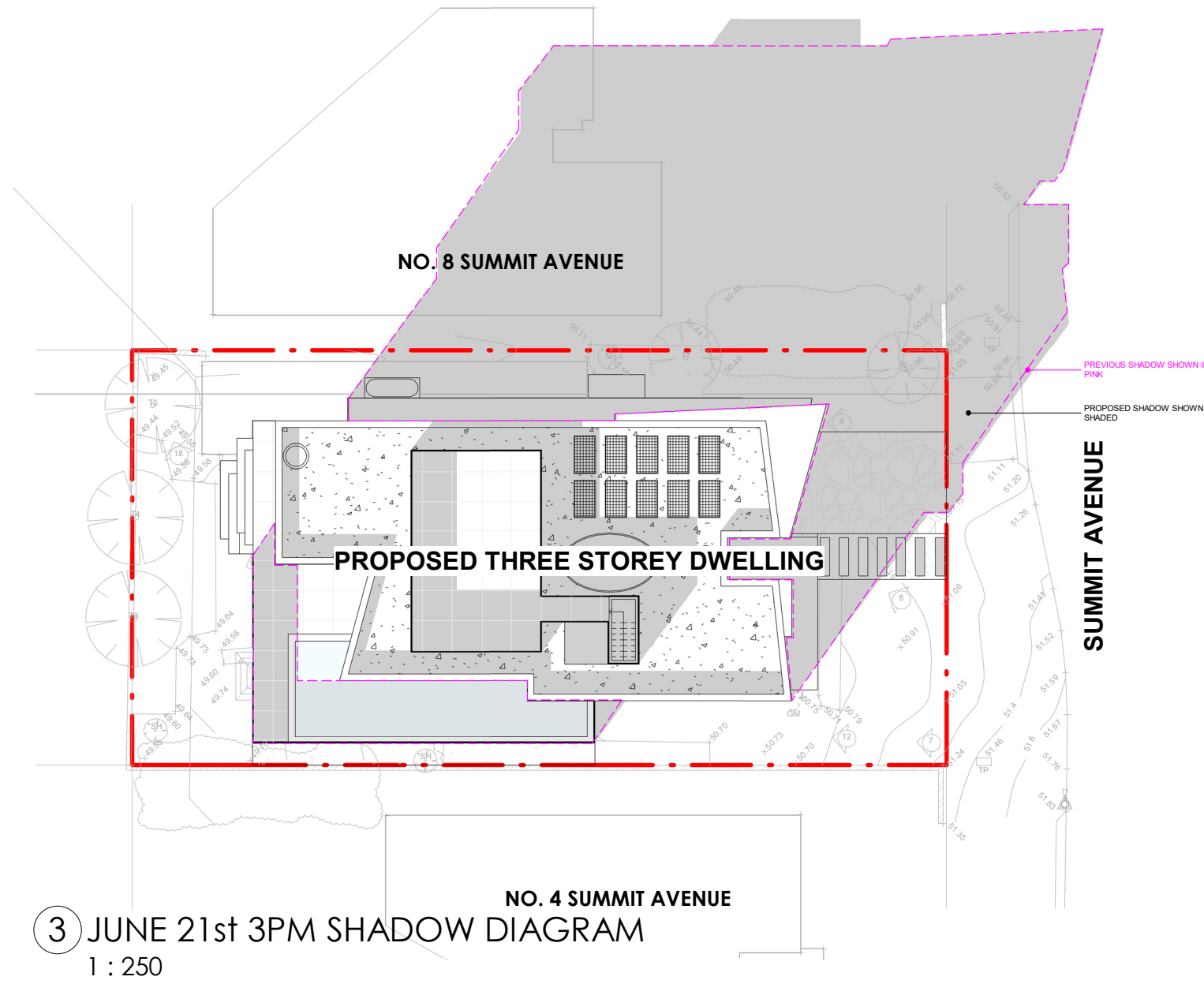
© MH ARCHITECTS PTY LTD	REVISIONS		DESIGNED BY:	MODIFIED BY:	CLIENT:		PROJECT		
	A ISSUED FOR MODIFICATION		27.07.25		MH ARCHITECTS Pty Ltd		MICHAEL HRONOPOULOS & VANESSA ROWED		MODIFICATIONS TO PROPOSED NEW DWELLING
			RESOLUTE						6 SUMMIT AVE, DEE WHY
NOT FOR CONSTRUCTION DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK & VERIFY LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. THE PREPARATION OF SHOP DRAWINGS OR THE FABRICATION OF COMPONENTS. ALL CONSTRUCTION WORKS TO AS AND NCC STANDARDS. THIS DRAWING IS THE COPYRIGHT OF BESPOKE PROJECTS NSW AND IS PROTECTED UNDER THE COPYRIGHT ACT 1968. IT MAY NOT BE ALTERED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS PERMISSION OF MH ARCHITECTS.		P: (02) 8003 5885 E: Info@resolute.com.au		maggie@mharchitects.net.au www.mharchitects.net.au +61 416113221	DRAWING TITLE ROOF PLAN		DRAWN BY: MAGGIE HASSOUN	Dee Why- MD01 MD-104 A	



1 JUNE 21st 9AM SHADOW DIAGRAM
1 : 250




2 JUNE 21st 12PM SHADOW DIAGRAM
1 : 250



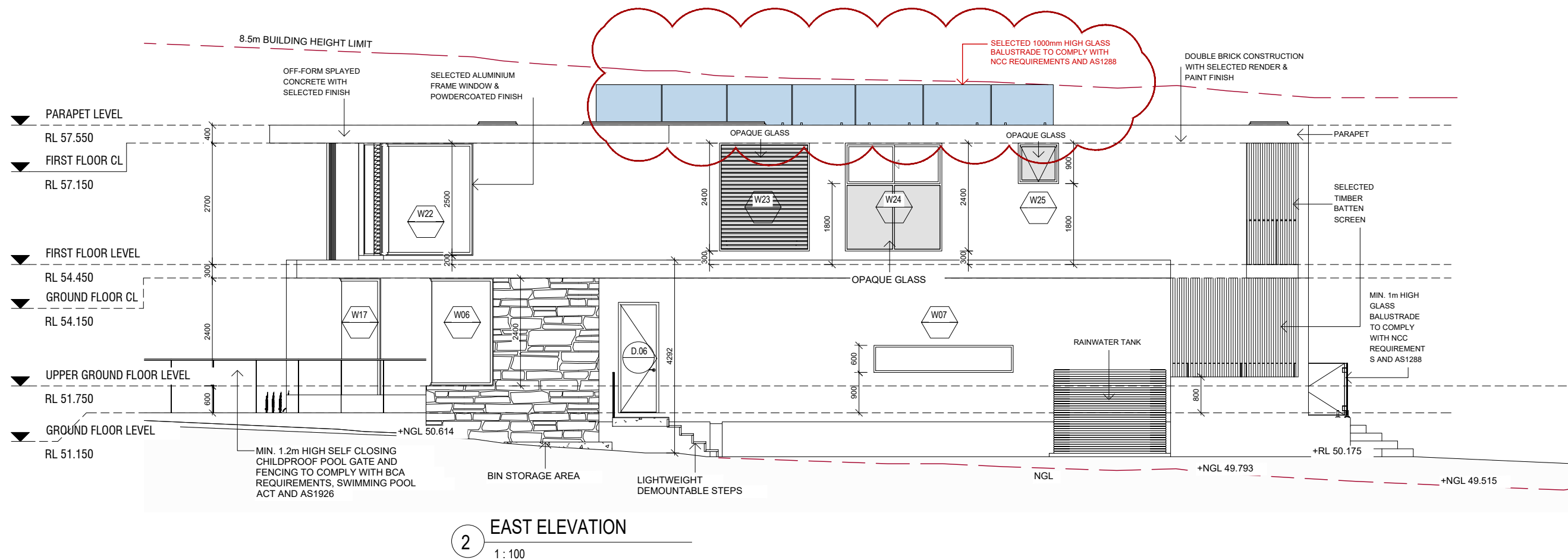
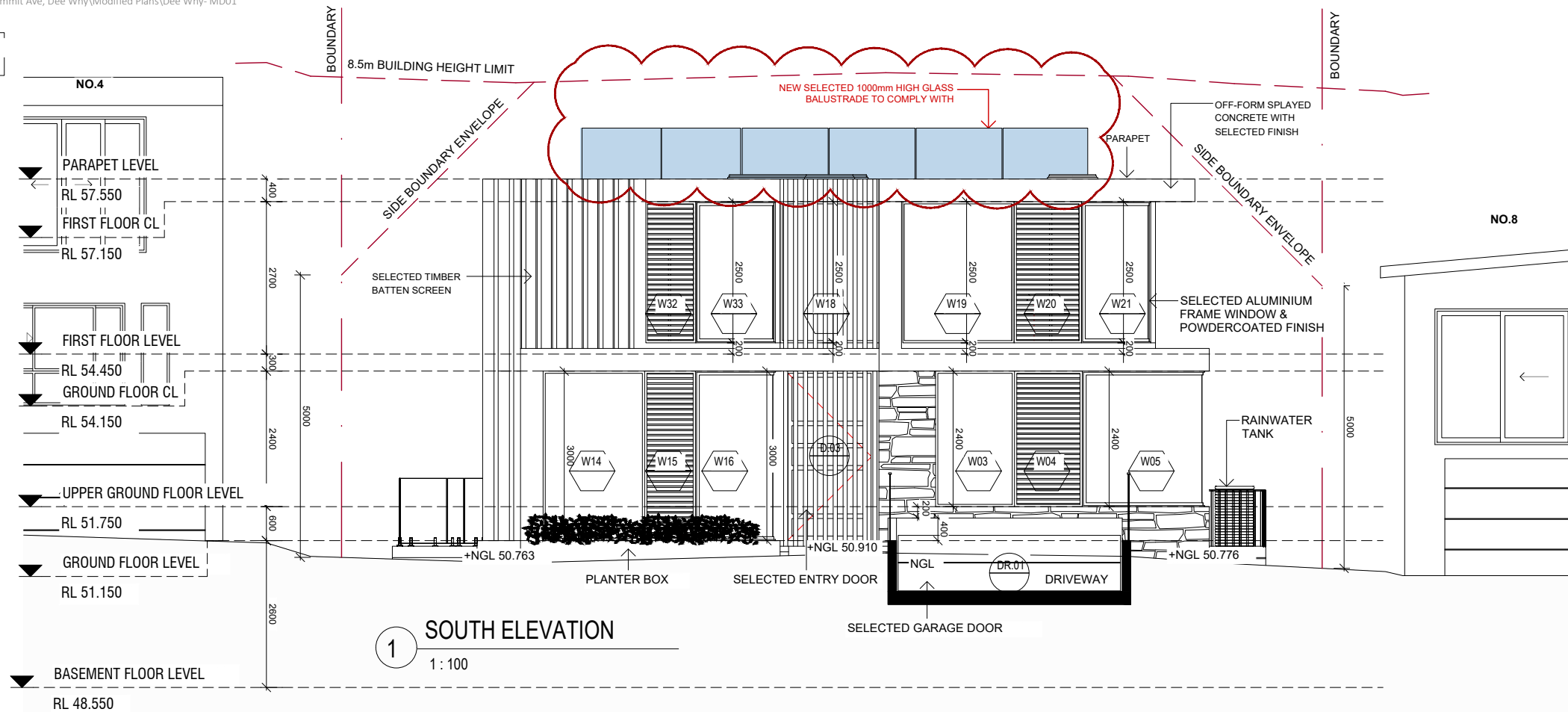
3 JUNE 21st 3PM SHADOW DIAGRAM
1 : 250

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

<p>MHARCHITECTS PTY LTD</p> <p>NOTE FOR CONSTRUCTION</p> <p>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK & VERIFY LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. THE PREPARATION OF SHOP DRAWINGS OR THE FABRICATION OF COMPONENTS ALL CONSTRUCTION WORKS TO AS AND NCC STANDARDS.</p> <p>THIS DRAWING IS THE COPYRIGHT OF BESPOKE PROJECTS NSW AND IS PROTECTED UNDER THE COPYRIGHT ACT 1968. IT MAY NOT BE ALTERED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS PERMISSION OF</p>	<p>REVISIONS</p>	<p> MH ARCHITECTS Pty Ltd</p> <p>maggie@mharchitects.net.au www.mharchitects.net.au +61 416113221</p>	<p>CLIENT:</p> <p>MICHAEL HRONOPOULOS & VANESSA ROWED</p>		<p>6 SUMMIT AVE, DEE WHY</p> <p>DRAWING TITLE SHADOWS</p>	<p>SCALE 1 : 250 @ A3</p> <p>PLOT DATE 18.07.25</p> <p>DRAWN BY KAC</p> <p>LOT 9 , 30019 MD-105 A</p>
---	------------------	---	--	--	---	---



NOTE: FIRST FLOOR BEDROOM WINDOWS TO BE PROVIDED WITH LOCKABLE DEVICES



WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

© MH ARCHITECTS PTY LTD

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS
ONLY. CHECK & VERIFY LEVELS
AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT
OF ANY WORK. THE PREPARATION OF SHOP DRAWINGS OR
THE FABRICATION OF COMPONENTS. ALL CONSTRUCTION
WORKS TO AS AND NCC STANDARDS.
THIS DRAWING IS THE COPYRIGHT OF BESPOKE PROJECTS
NSW AND IS PROTECTED UNDER THE COPYRIGHT ACT
1968. IT MAY NOT BE ALTERED, REPRODUCED OR
TRANSMITTED IN ANY FORM OR
BY ANY MEANS WITHOUT THE EXPRESS PERMISSION OF
MH ARCHITECTS.

REVISIONS

A ISSUED FOR MODIFICATION 27.07.25

DESIGNED BY:

RESOLUTE

P: (02) 8003 5885
E: info@resolute.com.au

MODIFIED BY:



MH ARCHITECTS Pty Ltd

maggie@mharchitects.net.au
www.mharchitects.net.au
+61 416113221

CLIENT:

MICHAEL HRONOPOULOS &
VANESSA ROWED

PROJECT

MODIFICATIONS TO PROPOSED NEW DWELLING
6 SUMMIT AVE, DEE WHY

DRAWING TITLE

ELEVATIONS- SHEET 1

0 0.5 1 1.5 2 2.5 5m

SCALE: 1:100 @ A3

PLOT DATE: 29.07.2025

DRAWN BY: MAGGIE HASSOUN

Dee Why- MD01

MD-301 A

DOUBLE BRICK CONSTRUCTION WITH SELECTED RENDER & PAINT FINISH

NEW SELECTED 1000mm HIGH GLASS BALUSTRADE TO COMPLY WITH NCC REQUIREMENTS AND AS1288

SELECTED ALUMINIUM FRAME WINDOW & POWDERCOATED FINISH

8.5m BUILDING HEIGHT LIMIT

BOUNDARY

PARAPET LEVEL
RL 57.550

FIRST FLOOR CL
RL 57.150

FIRST FLOOR LEVEL
RL 54.450

GROUND FLOOR CL
RL 54.150

GROUND FLOOR LEVEL
RL 51.150

RAINWATER TANK

MIN. 1m HIGH OPAQUE GLASS BALUSTRADE TO COMPLY WITH NCC REQUIREMENTS AND AS1288

W27

W28

W09

DG.04

DG.03

DG.02

+FFL 51.050
COPING LEVEL

+RL 50.175

+NGL 49.655

NGL

+NGL 49.701

MIN. 1.2m HIGH SELF CLOSING CHILDPROOF POOL GATE AND FENCING TO COMPLY WITH BCA REQUIREMENTS, SWIMMING POOL ACT AND AS1926

NORTH ELEVATION

Architectural elevation drawing of a building facade. The drawing shows a long wall with several windows and a balcony. Key features include:

- Top Left:** A red cloud-shaped callout points to a blue balustrade, labeled "SELECTED 1000mm HIGH GLASS BALUSTRADE TO COMPLY WITH NCC REQUIREMENTS AND AS1288".
- Top:** A red dashed line indicates the "8.5m BUILDING HEIGHT LIMIT".
- Bottom:** A red dashed line indicates the "NGL" (Natural Ground Level). A black line at the bottom left indicates the "SWIMMING POOL".
- Right Side:** A balcony with a glass balustrade is labeled "MIN. 1m HIGH GLASS BALUSTRADE TO COMPLY WITH NCC REQUIREMENTS AND AS1288". A level marker "+NGL 50.720" is shown near the balcony.
- Wall Construction:** A section of the wall is labeled "DOUBLE BRICK CONSTRUCTION WITH SELECTED RENDER PAINT FINISH".
- Windows:** Labeled W08, W09, W10, W11, W12, W13, W29, W30, and W31. Dimensions for window heights are provided: 2700, 3000, 900, and 1800. Widths are 6669 and 9009.
- Balcony:** Labeled "OPAQUE GLASS" and "SELECTED TIMBER BATTEN SCREEN".

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.