

LEGEND

AWN	-	LIGHTWEIGHT AWNING
BAL1	-	SOLID BALUSTRADE TO STR. ENG DETAIL. MIN 1M HIGH
BH	-	BULK HEAD
COL	-	STEEL COLUMN TO ENG. DETAILS
CONC	-	CONCRETE SLAB TO STR. ENG. DETAILS
COS	-	CHECK ON SITE
C1	-	GLASS PANEL - DARK RED
CT1	-	CERAMIC TILING
CT2	-	CERAMIC TILING
DP	-	CIRCULAR COLORBOND U.N.O. TO HYDR. ENG DETAILS
EJ	-	EXPANSION JOINT
EP1	-	EXTERNAL PAINT FINISH - LIGHT GREY. PRE-CAST CONCRETE
EP2	-	EXTERNAL PAINT FINISH - MID GREY. PRE-CAST CONCRETE
EP3	-	EXTERNAL PAINT FINISH - DARK GREY. PRE-CAST CONCRETE
EP4	-	EXTERNAL PAINT FINISH - DARK RED. PRE-CAST CONCRETE
EX	-	EXISTING
EXGL	-	EXISTING GROUND LEVEL
FFL	-	FINISHED FLOOR LEVEL
FL	-	FLASHING
G	-	COLORBOND HALF ROUND EAVES GUTTER TO HYDR. ENG DETAIL
GL1	-	ALUMINIUM FRAMED WINDOW & DOORS POWDERCOAT MONUMENT AND WINDOWS / U.N.O
GD	-	GRATED DRAIN
NTS	-	NOT TO SCALE
PB	-	PLASTERBOARD
OF	-	OVERFLOW
OSD	-	ON SITE DETENTION TANK TO STR. ENG DETAIL
RD1	-	STEEL ROLLER DOOR - MONUMENT (UNO)
RL	-	RELATIVE LEVEL (EQUIVALENT TO FINISHED FLOOR LEVEL)
RWH	-	RAINWATER HEAD
RWO	-	RAINWATER OUTLET
RWT	-	RAINWATER TANK
SD	-	SMOKE DETECTORS TO CODE
SFL	-	STRUCTURAL FLOOR LEVEL
WPM	-	WATERPROOF MEMBRANE



1 LOCALITY MAP - 69 BASSETT STREET MONA VALE
SCALE NTS



DRAWING LIST

A000	COVER PAGE	A104	ROOF PLAN	SK01	STREETSCAPE 65-75 BASSETT STREET	SK07	SHADOW DIAGRAM - WINTER 9am
A001	SITE PLAN AND SITE ANALYSIS			SK02	STREETSCAPE TENGAH CRESCENT CHARACTER ANALYSIS	SK08	SHADOW DIAGRAM - WINTER 12pm
A002	DEMOLITION PLAN AND EXCAVATION AND FILL PLAN	A201	NORTH ELEVATION			SK09	SHADOW DIAGRAM - WINTER 3pm
A003	LANDSCAPE PLAN AND PUBLIC DOMAIN PLAN	A202	SOUTH ELEVATION	SK03	PERSPECTIVE A - AERIAL FROM CORNER OF TENGAH CRESCENT AND BASSETT STREET	SK10	FLOOR SPACE RATIO
		A203	EAST ELEVATION	SK04	PERSPECTIVE B - VIEW FROM BASSETT STREET	SK11	BUILDING IDENTIFICATION SIGNAGE
A101	GROUND FLOOR PLAN	A204	WEST ELEVATION	SK05	PERSPECTIVE C - VIEW FROM CORNER OF TENGAH CRESCENT AND BASSETT STREET	SK12	FLOOD VOLUME CALCULATIONS
A102	FIRST FLOOR PLAN						
A103	SECOND FLOOR PLAN	A221	SECTION A-A	SK06	PERSPECTIVE D - VIEW FROM TENGAH CRESCENT	N01	NOTIFICATION PLAN
		A222	SECTION B-B				



SITE CONTEXT

THE PROPOSAL HAS BEEN DESIGNED TO SET THE STANDARD FOR A STORAGE FACILITY THAT PRIORITISES AND RESPECTS ITS SITE CONTEXT. THE PROPOSAL HAS ANALYSED AND PICKED THE BEST ELEMENTS OF THE STREET AND CONTEXT AND IMPROVED EACH ITEM. THE PROPOSAL HAS BEEN DESIGNED TO SET THE STANDARD FOR HIGH QUALITY DESIGN IN AN INDUSTRIAL SETTING. ITS USE AS VEHICLE STORAGE IS COMPATIBLE WITH THE AREA AND WILL HAVE MINIMAL IMPACT ON RESIDENTIAL NEIGHBOURS OPPOSITE.

1. TOPOGRAPHY

TOPOGRAPHY HAS A MINOR SLOPE TOWARDS THE SOUTH.

2. PUBLIC DOMAIN AND GROUND PLANE

THE PROPOSAL IS VISUALLY WELCOMING TOWARDS BASSETT STREET. THE PROPOSAL ADDS A HIGH QUALITY DESIGN TO THE CORNER OF TENGAH CRESCENT AND BASSETT STREET AND ENRICHES THE LANDSCAPING QUALITY AND QUANTITY ON THE GROUND PLANE. PLEASE REFER TO PUBLIC DOMAIN PLAN.

3. WATER AS A NATURAL & CONNECTED SYSTEM

THE PROPOSAL WILL BE ELEVATED ON CONCRETE PIERS TO ALLOW FLOODWATER TO FLOW BELOW AND REDUCE THE BUILT VOLUME THAT CURRENTLY EXISTS ON THE SITE. THE DEEP SOIL PLANTING AND NATIVE VEGETATION LOCATED NEAR THE RAINWATER TANK IS PLACED TO REFLECT AND RESPECT THE DIRECTION OF LIKELY STORMWATER AND FLOODING WATER FLOW. FOUR 20,000L RAINWATER TANKS WILL COLLECT RAINWATER FROM THE ROOF FOR RE-USE IN TOILETS AND FOR LANDSCAPE IRRIGATION.

4. TREE CANOPY & DEEP SOIL AND NATURAL & CONNECTED SYSTEMS

THE SELECTION OF HIGH QUALITY ENDEMIC NATIVE PLANT SPECIES, SUCH AS EUCALYPTUS ROBUSTA (EUCALYPT), CORYMBIA MACULATA (SPOTTED GUM), WESTRINGIA FRUTICOSA (COASTAL ROSEMARY) ARE SOME OF THE PLANTS THAT WILL BE USED TO LANDSCAPE THE STREET FRONTAGE WITH DEEP SOIL PLANTING. REFER TO LANDSCAPE PLAN.

5. SPATIAL ARRANGEMENT HIERARCHY

THE PROPOSED BUILDING ARTICULATES THE SETBACKS AND HAS A STEPPED FORM WITH A GREEN EDGE, REDUCING BULK AND SCALE.

6. PEDESTRIAN AMENITY & SAFETY

THE PROPOSAL RETAINS THE EXISTING BASSETT STREET FOOTPATH. REFER TO TRAFFIC ENGINEER CONSULTANT REPORT.

7. INCORPORATING EXISTING VEHICLE ENTRIES

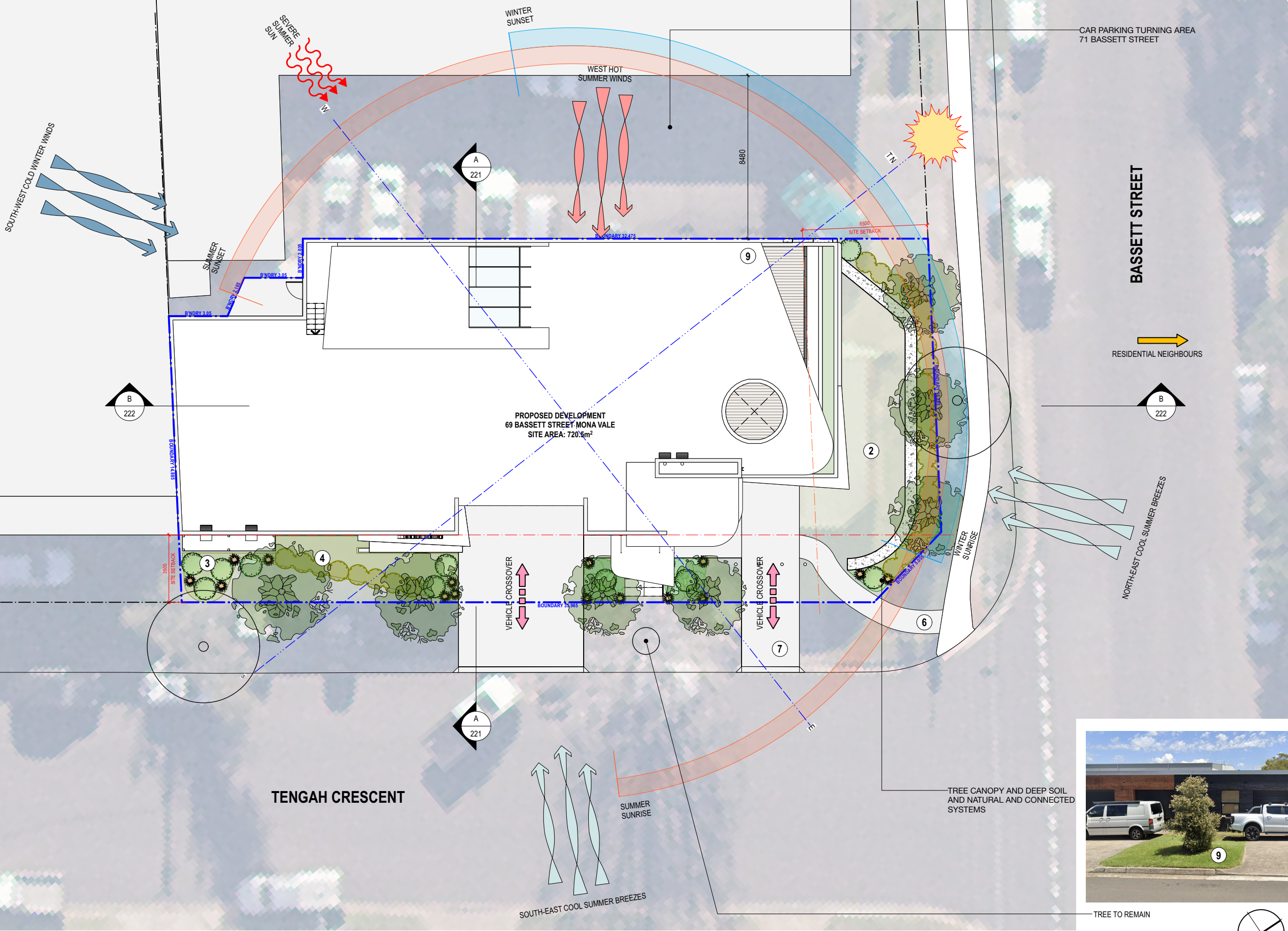
REFER TO TRAFFIC ENGINEER CONSULTANT REPORT.

8. VEGETATION

THE CURRENT SITE HAS NO VEGETATION OTHER THAN GRASS AND THREE SMALL TREES (INCLUDING ONE TREE BEING NON-CONTRIBUTORY).

9. SOLAR ACCESS

THE PROPOSAL IS PROTECTED AGAINST THE HARSH WESTERLY SUN, WHILE OPENING UP TO CATCH THE NORTHERN LIGHT. THE VOID WITHIN THE BUILDING BRINGS IN NATURAL LIGHT.



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CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

SITE PLAN AND SITE ANALYSIS

2204

1:200 @ A3

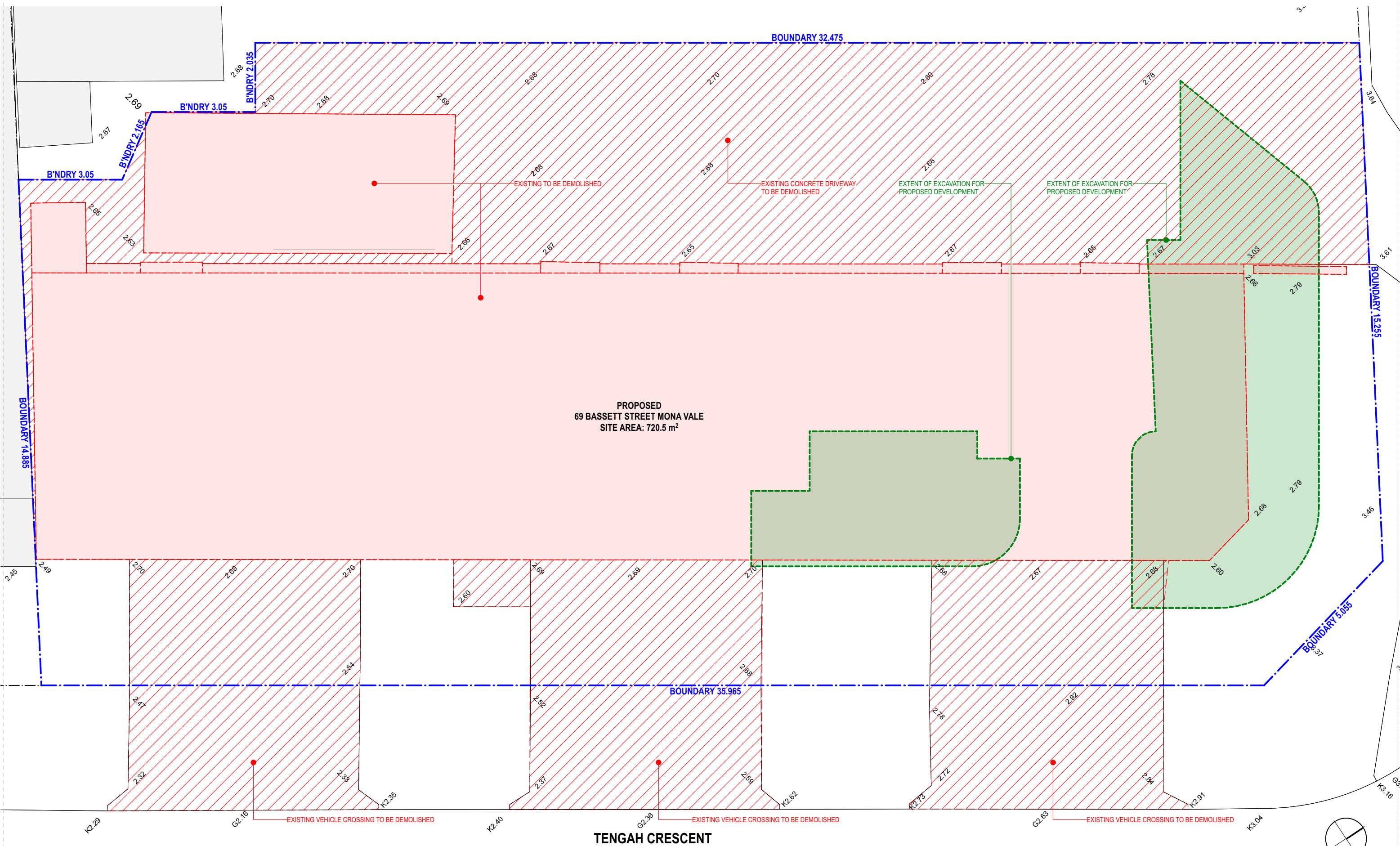
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69 BASSETT STREET MONA VALE

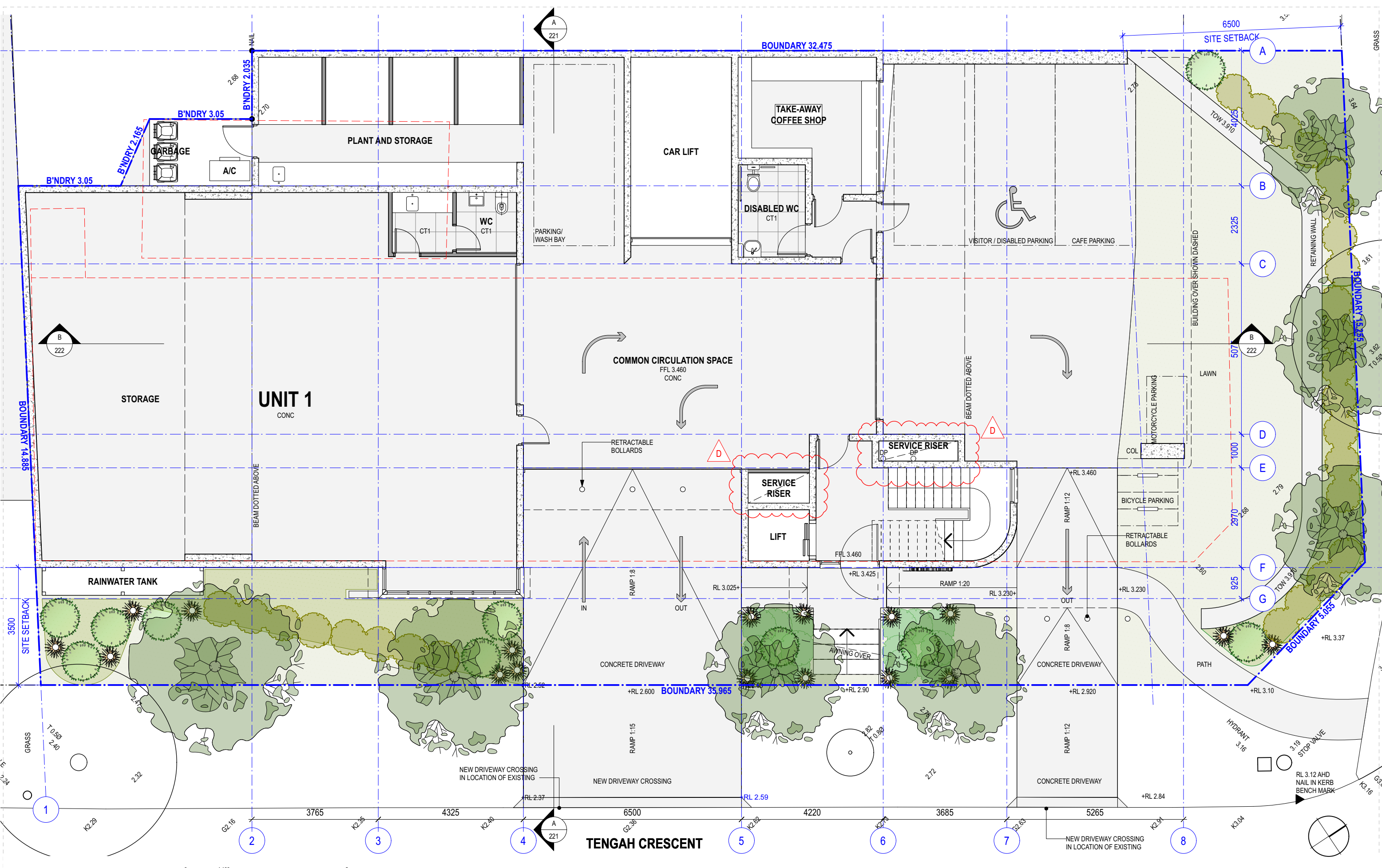
DEMOLITION PLAN &
EXCAVATION AND FILL PLAN

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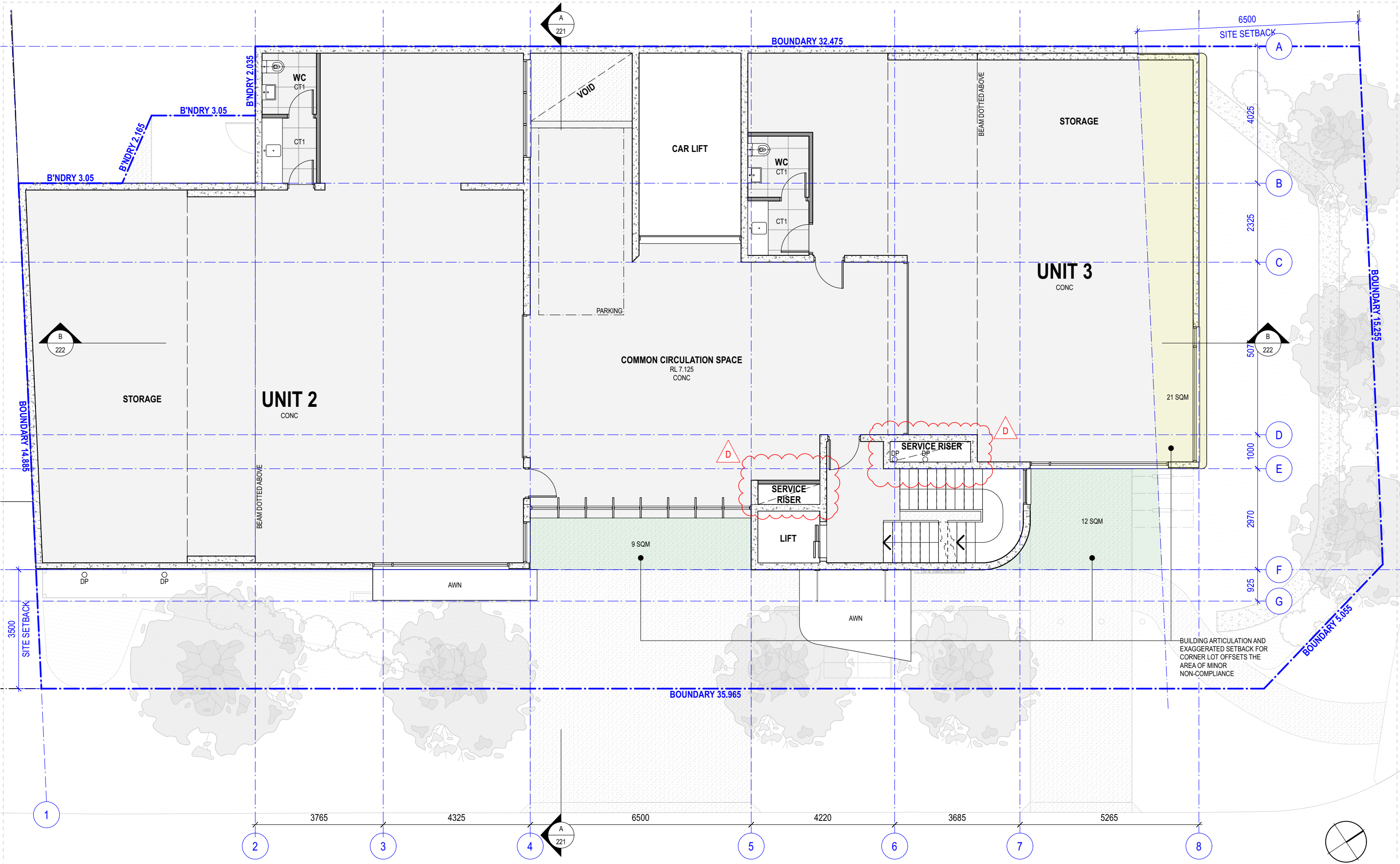
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CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

GROUND FLOOR PLAN

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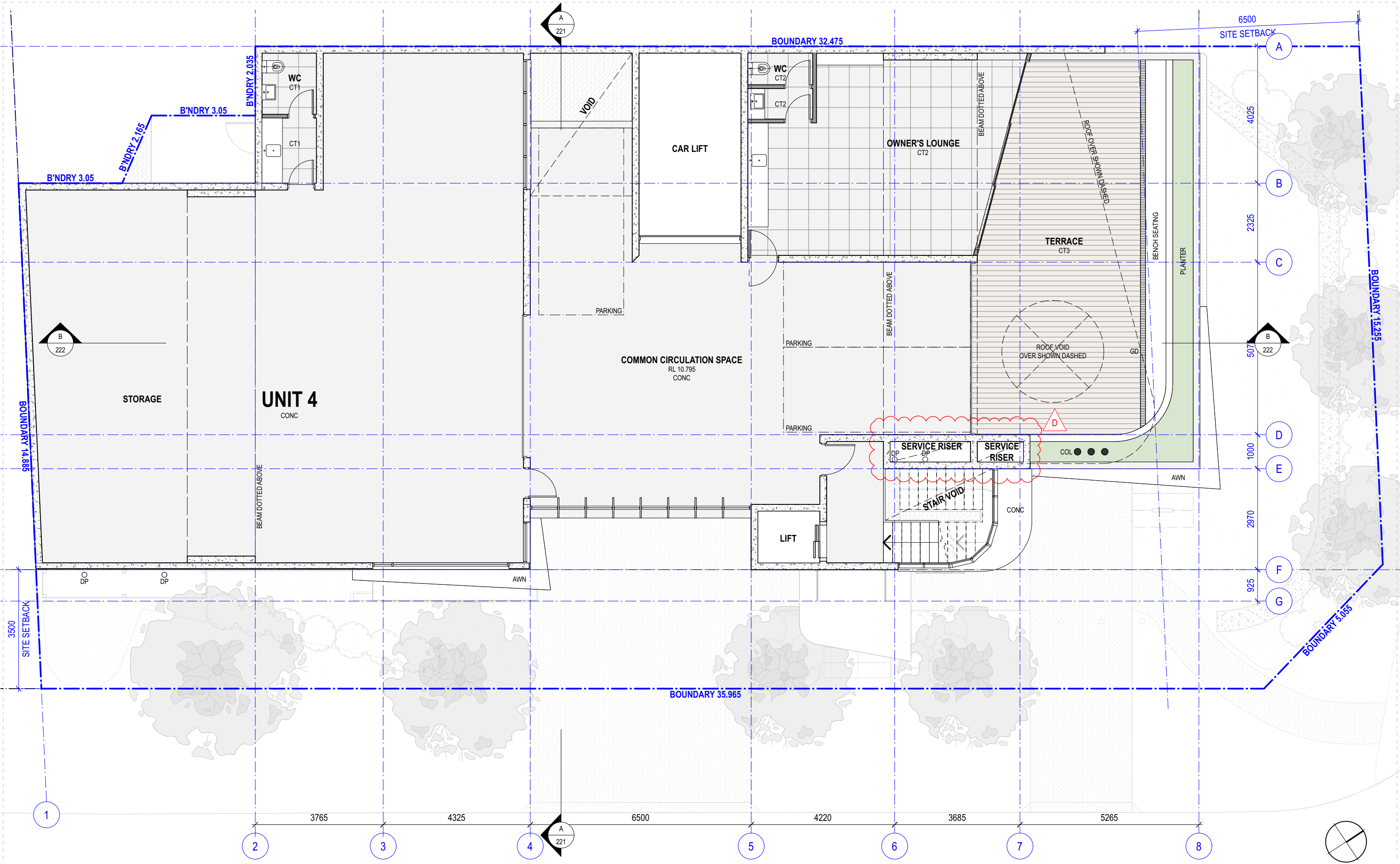
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FIRST FLOOR PLAN

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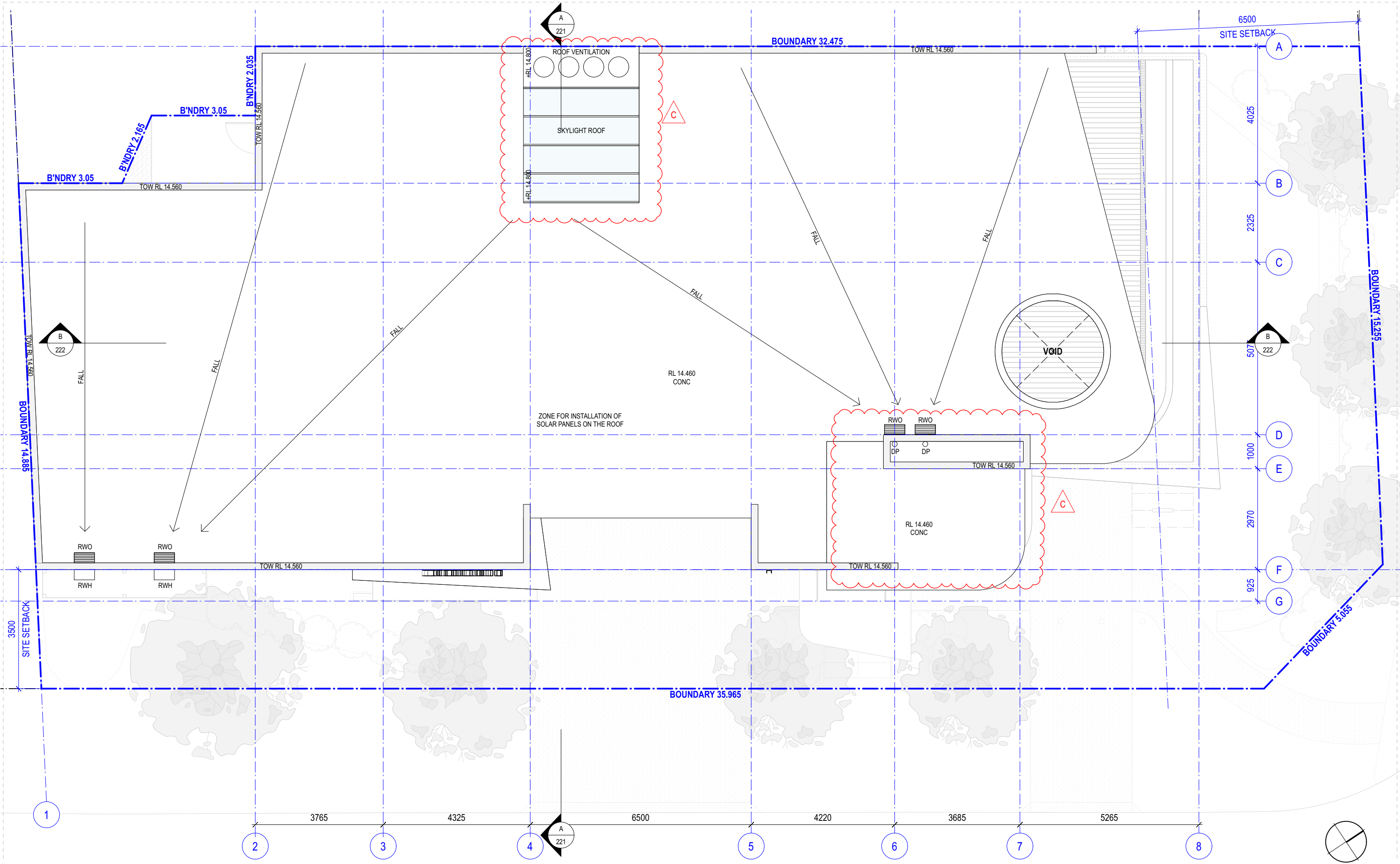
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SECOND FLOOR PLAN

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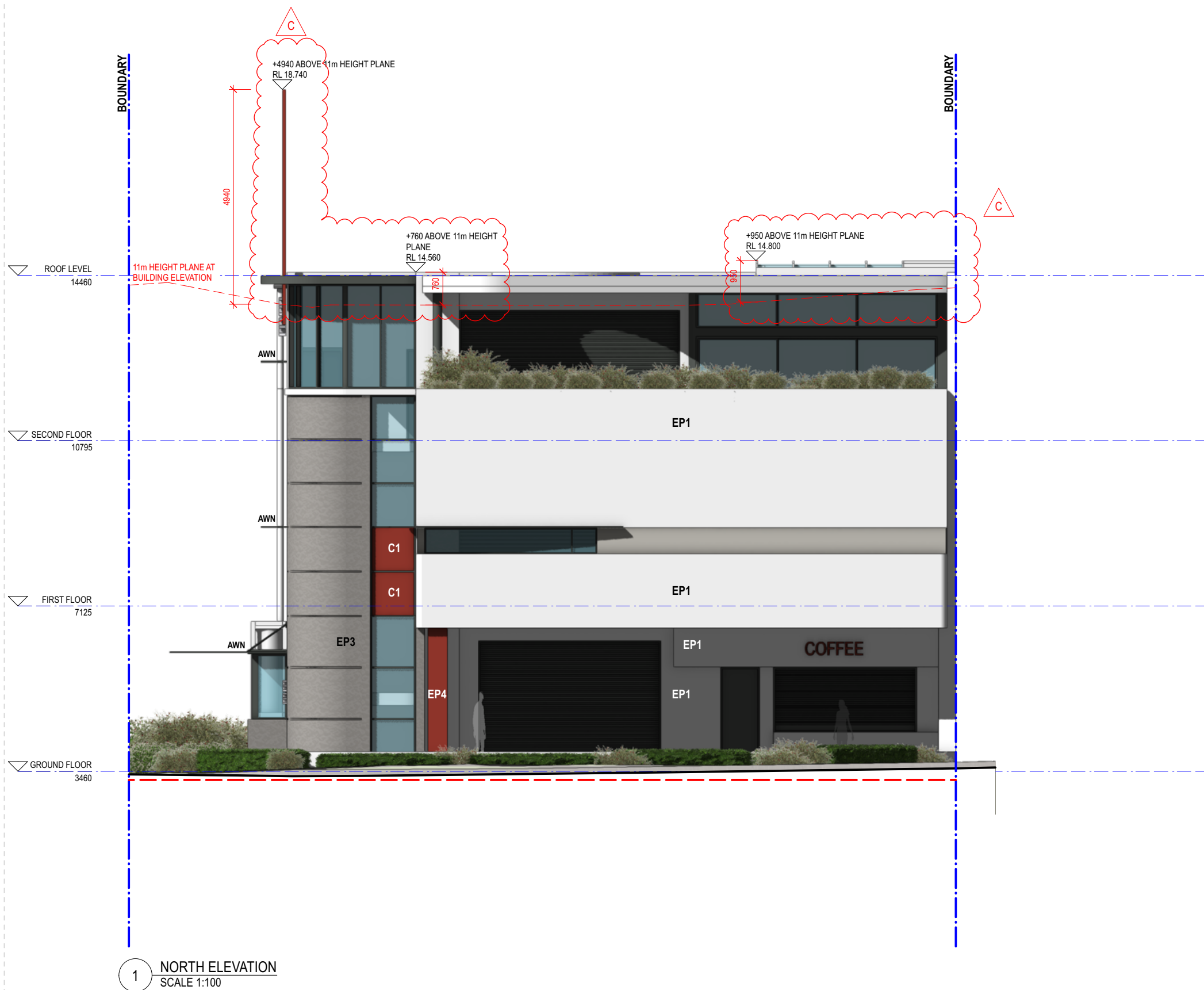


CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

ROOF PLAN

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NORTH ELEVATION

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CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

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1:100 @ A3

A201

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EXTERNAL FINISHES

EP1
PAINT FINISH
LIGHT GREY
PRE-CAST CONCRETE

EP2
PAINT FINISH
MID GREY
PRE-CAST CONCRETE

EP3
PAINT FINISH
DARK GREY
PRE-CAST CONCRETE

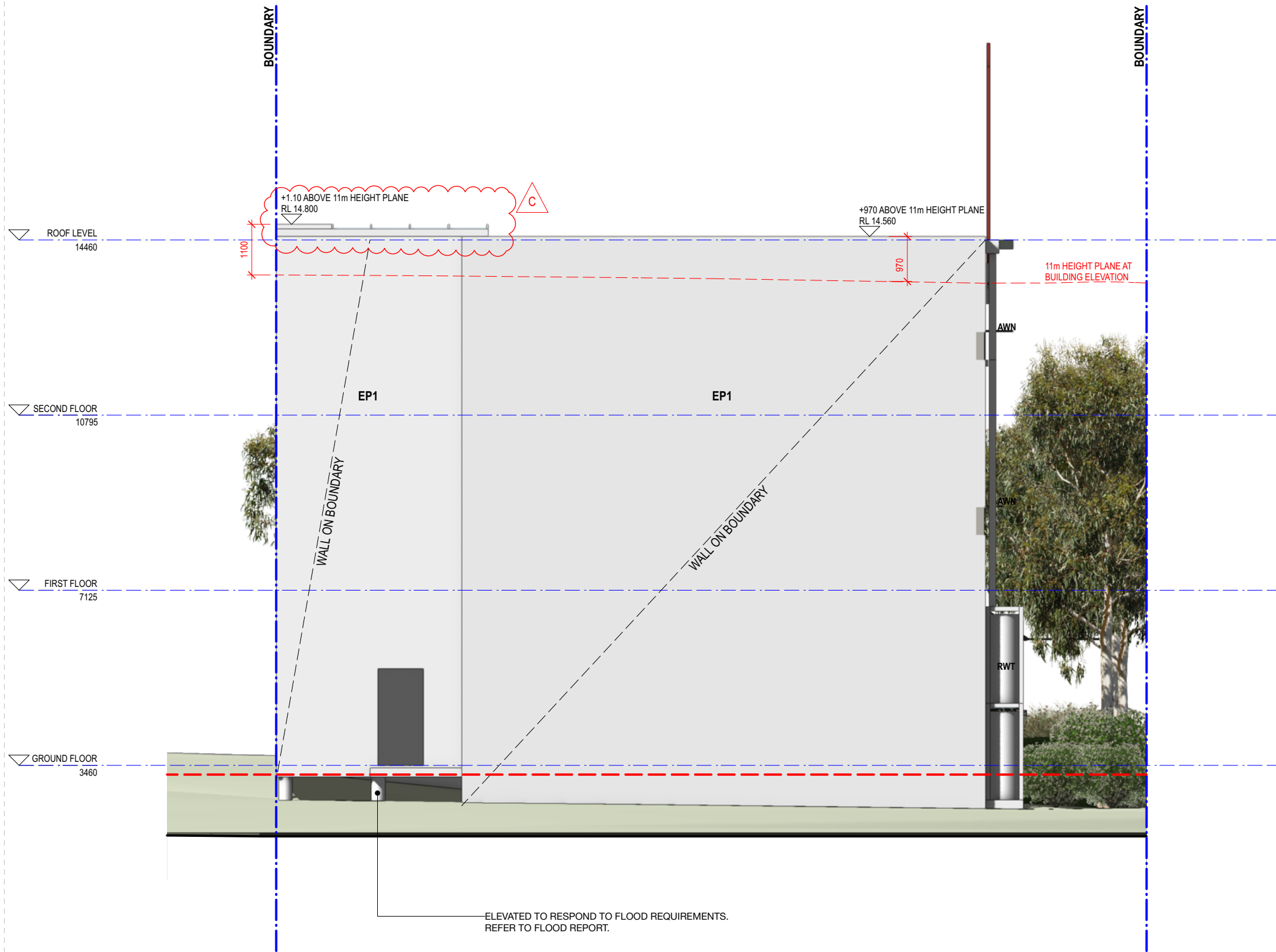
EP4
PAINT FINISH
DARK RED
PRE-CAST CONCRETE

C1
GLASS PANEL
DARK RED

RD1
STEEL ROLLER DOOR
MONUMENT (UNO)

GL1
ALUMINIUM FRAMED WINDOWS AND DOORS
POWDERCOAT MONUMENT (UNO)

AWN
METAL AWNING



1 SOUTH ELEVATION
SCALE 1:100

CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

SOUTH ELEVATION

2204

A202

C

1:100 @ A3

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1 EAST ELEVATION
SCALE 1:100

EAST ELEVATION

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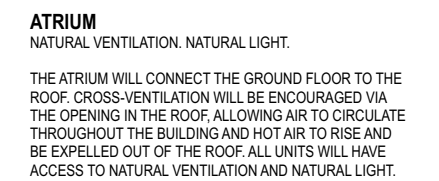
CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

2204 A203 C
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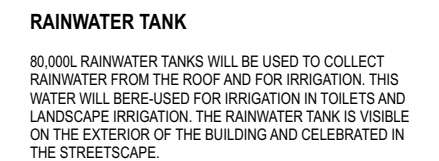
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THE PROPOSAL HAS BEEN DESIGNED TO SET THE STANDARD FOR A STORAGE FACILITY THAT PRIORITISES AND RESPECTS THE ENVIRONMENT. THE PROPOSAL IS HIGHLY EFFICIENT AND WILL INCLUDE, OFF-SITE CONSTRUCTION, CONCRETE PANEL STANDARDISATION, WHICH WILL REDUCE WASTE, FLOOD SENSITIVE DESIGN, NATIVE PLANTING, GREEN EDGES, ATRIUMS AND A TERRACE GARDEN EDGE WILL ALL WORK TO CREATE A NEW HIGH QUALITY DESIGN STANDARD FOR ENVIRONMENTALLY SUSTAINABLE DESIGN WITHIN THE EXISTING INDUSTRIAL CONTEXT AND BROADER NORTHERN BEACHES AREA.

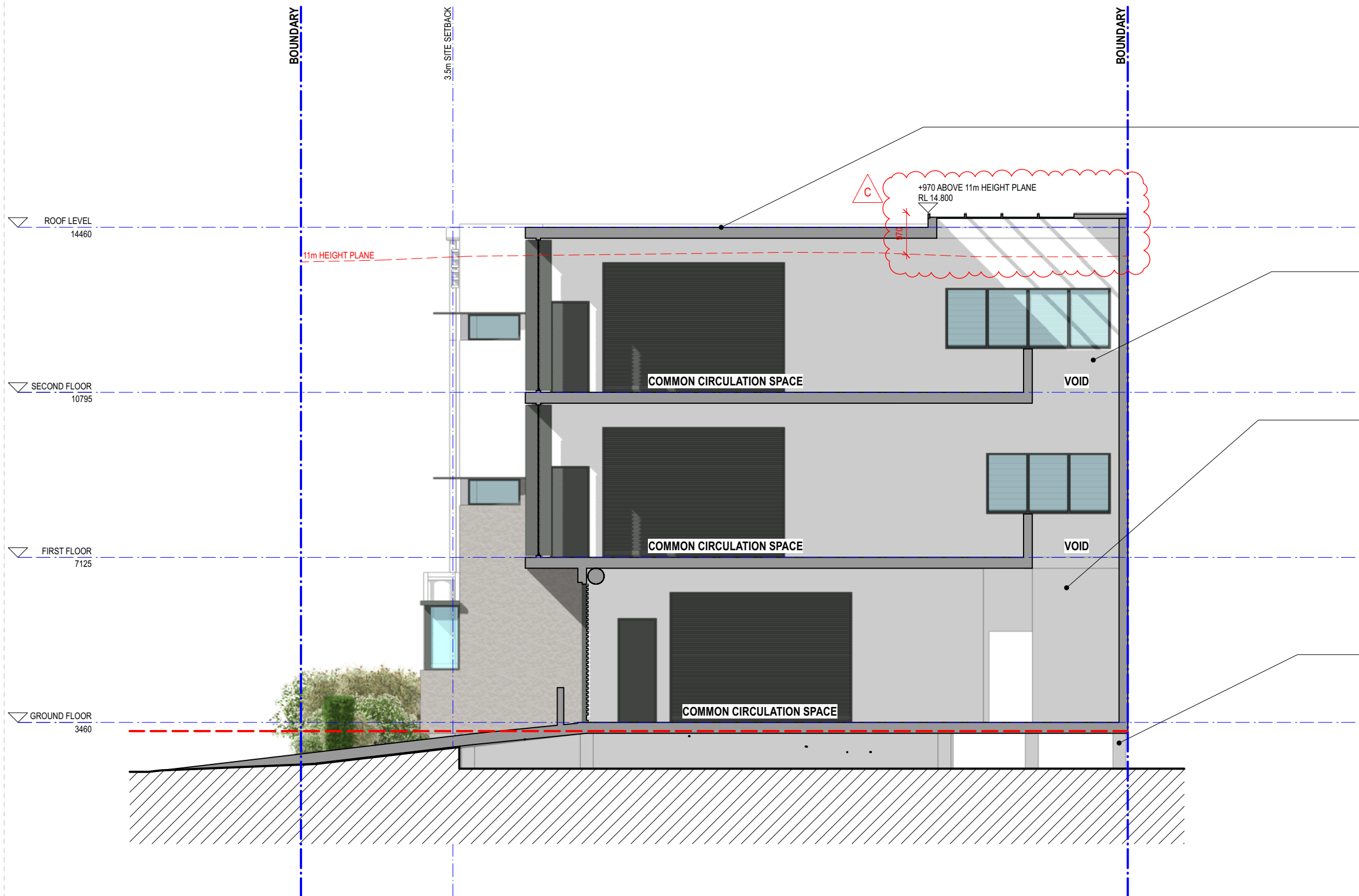
THE PROPOSED BUILDING WILL USE NATURAL LIGHT, NATURAL VENTILATION, CROSS VENTILATION AND THERMAL MASS TO REGULATE THE ENERGY USAGE OF THE BUILDING. TOILETS WILL USE WATER COLLECTED FROM THE ON-SITE RAINWATER TANK. SOLAR-PANELS WILL PROVIDE POWER TO THE BUILDING.

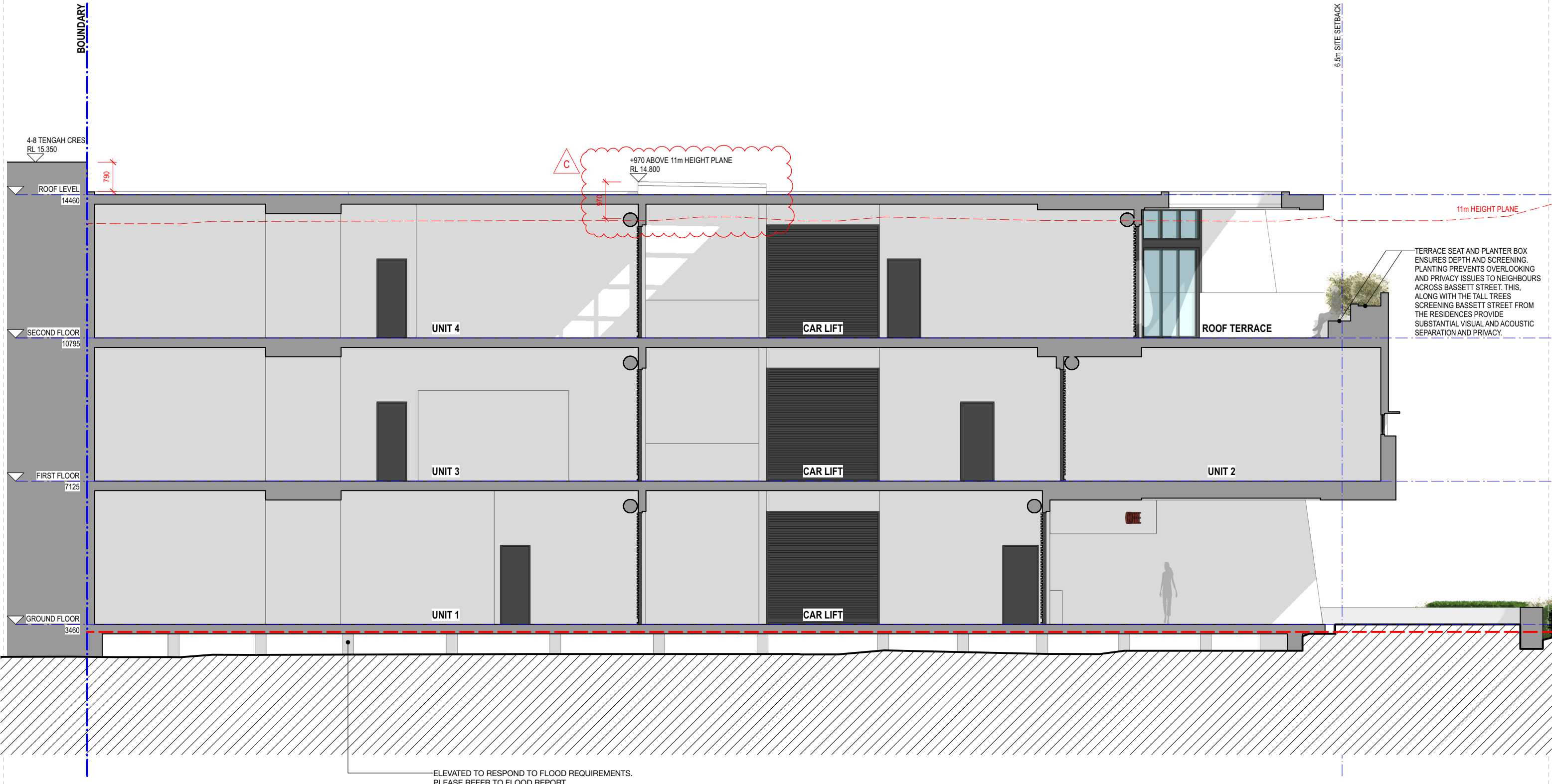


THE AIR-CONDITIONING SYSTEM WILL ACT AS A DE-HUMIDIFIER FOR THE CAR COLLECTIONS AND WILL BE CONNECTED TO THE SOLAR PANELS TO MAKE THEM ENERGY NEUTRAL.



THE PROPOSED BUILDING WILL BE ELEVATED WITH CONCRETE PIERS. IT WILL ALLOW FLOODWATER TO FLOW BELOW AND REDUCE THE BUILT VOLUME THAT CURRENTLY EXISTS ON THE SITE. THE DEEP SOIL PLANTING AND NATIVE VEGETATION LOCATED NEAR THE RAINWATER TANK IS PLACED TO REFLECT AND RESPECT THE DIRECTION OF LIKELY STORMWATER AND FLOOD WATER FLOW. PLEASE REFER TO STORMWATER AND FLOODING CONSULTANT REPORTS.





CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

SECTION B-B

2204 A222 B
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1 **BASSETT STREET CONTEXT**
STREETSCAPE



2 **BASSETT STREET CONTEXT**
PHOTOGRAPH STUDY

NOTE EXISTING TREE COVER TO RESIDENTIAL NEIGHBOURS

CONTEXT TO WEST OF STREET. PROPOSED SETBACK COMPLIES WITH STREET CONTEXT.

CONTEXT TO EAST OF STREET. NEIGHBOURS NON-COMPLYING LANDSCAPE SETBACK



4-8 TENGAH CRESCENT
MONA VALE
THREE-STOREY
DA APPROVED PROPOSAL

SUBJECT SITE
69 BASSETT STREET
MONA VALE
PROPOSED
THREE-STOREY BUILDING



DIRECTION OF FALL

T E N G A H C R E S C E N T

1 TENGGAH CRESCENT
ELEVATION A

DIRECTION TOWARDS
TENGGAH CRESCENT

10 TENGGAH CRESCENT
MONA VALE
EXISTING
TWO-STOREY BUILDING

4-8 TENGGAH CRESCENT
MONA VALE
THREE-STOREY
DA APPROVED PROPOSAL

SUBJECT SITE
69 BASSETT STREET
MONA VALE
PROPOSED
THREE-STOREY BUILDING

BASSETT STREET

RESIDENTIAL AREA



IMAGE PORTION SOURCED FROM COUNCIL DA APPLICATION SEARCH

DIRECTION OF FALL

T E N G A H C R E S C E N T

2 TENGGAH CRESCENT
SITE SECTION

DIRECTION TOWARDS
TENGGAH CRESCENT

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CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

STREETSCAPE
TENGGAH CRESCENT CHARACTER ANALYSIS

2204
NTS @ A3

SK02 A
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CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

PERSPECTIVE A
AERIAL FROM CORNER OF TENGAH CRESCENT
AND BASSETT STREET

2204
NTS @ A3

SK03 A
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CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

PERSPECTIVE B
VIEW FROM BASSETT STREET

2204
NTS @ A3

SK04 A
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CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

PERSPECTIVE C
VIEW FROM CORNER OF TENGAH CRESCENT
AND BASSETT STREET

2204
NTS @ A3

SK05 B
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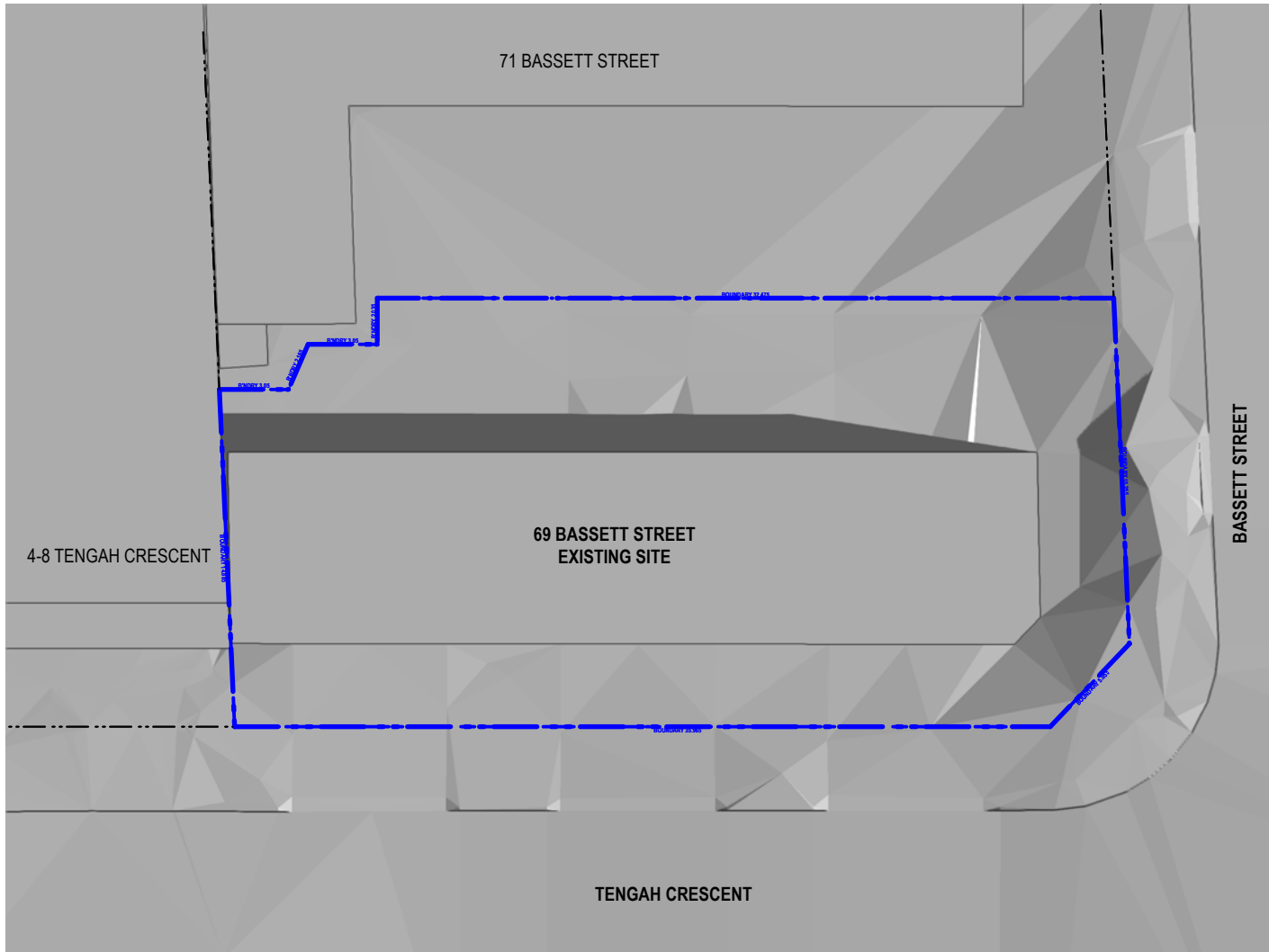
PERSPECTIVE D
VIEW FROM TENGAH CRESCENT

2204
NTS @ A3

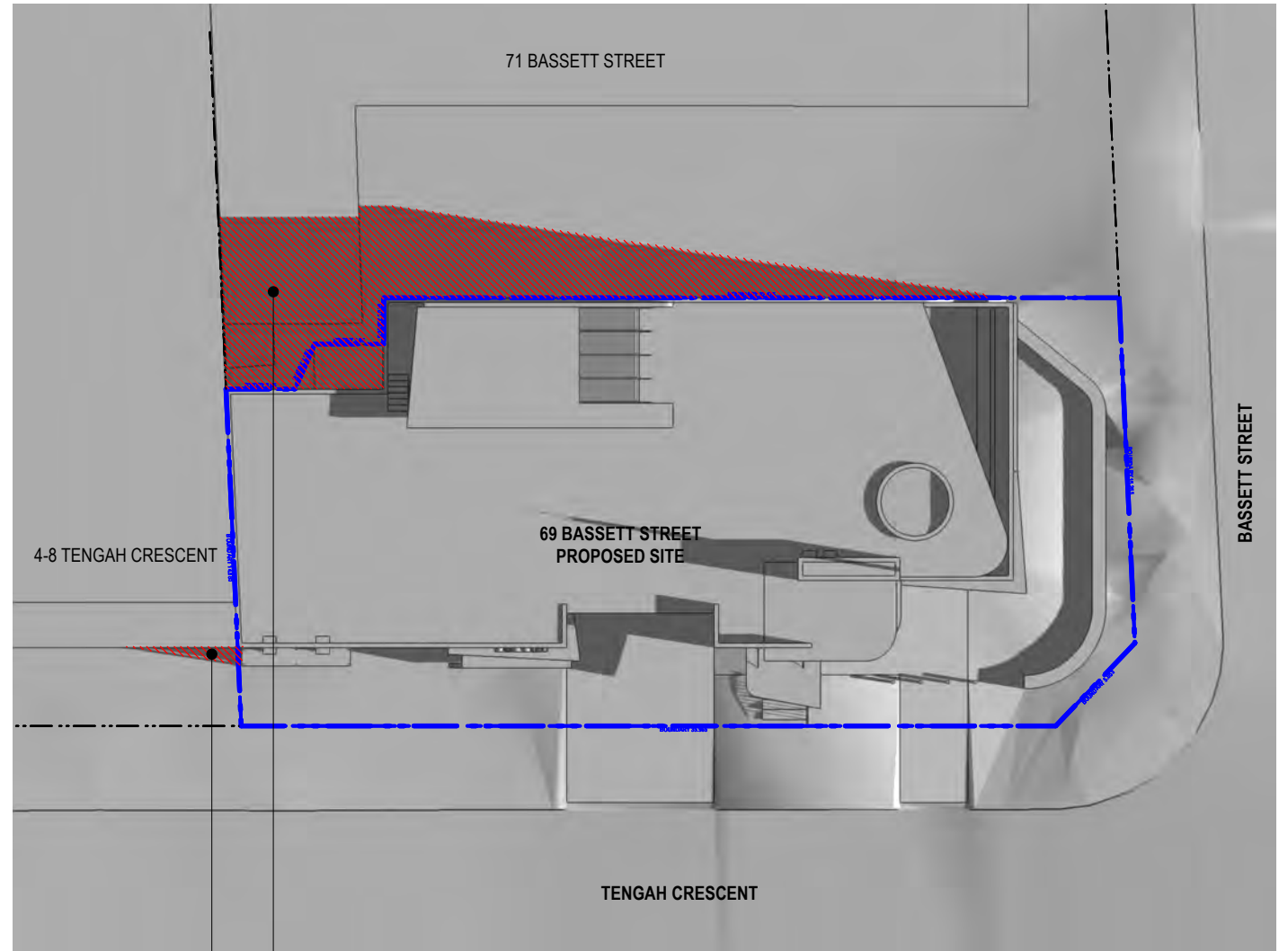
SK06 A
FEB 2023

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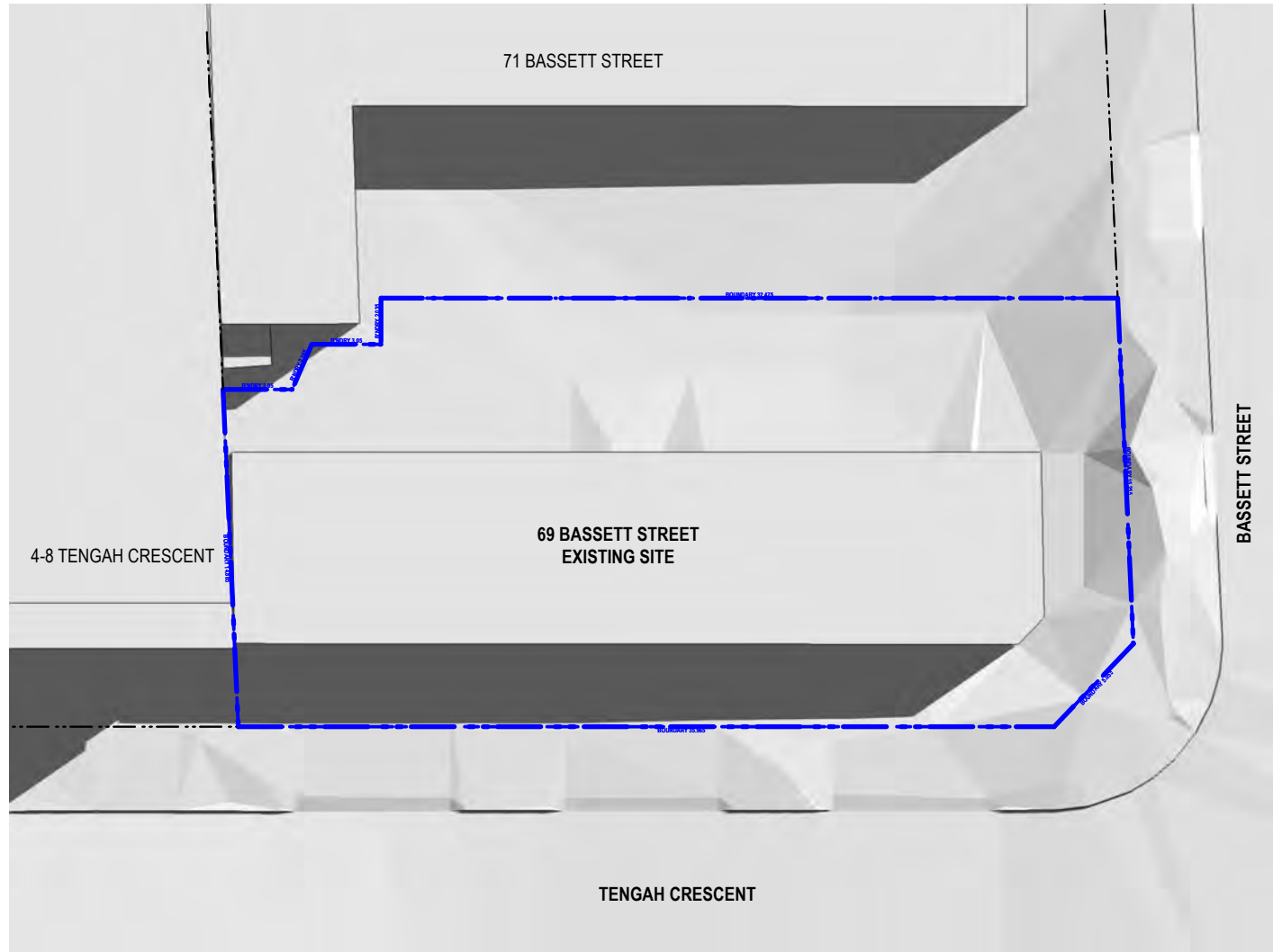


1 EXISTING - WINTER 9AM

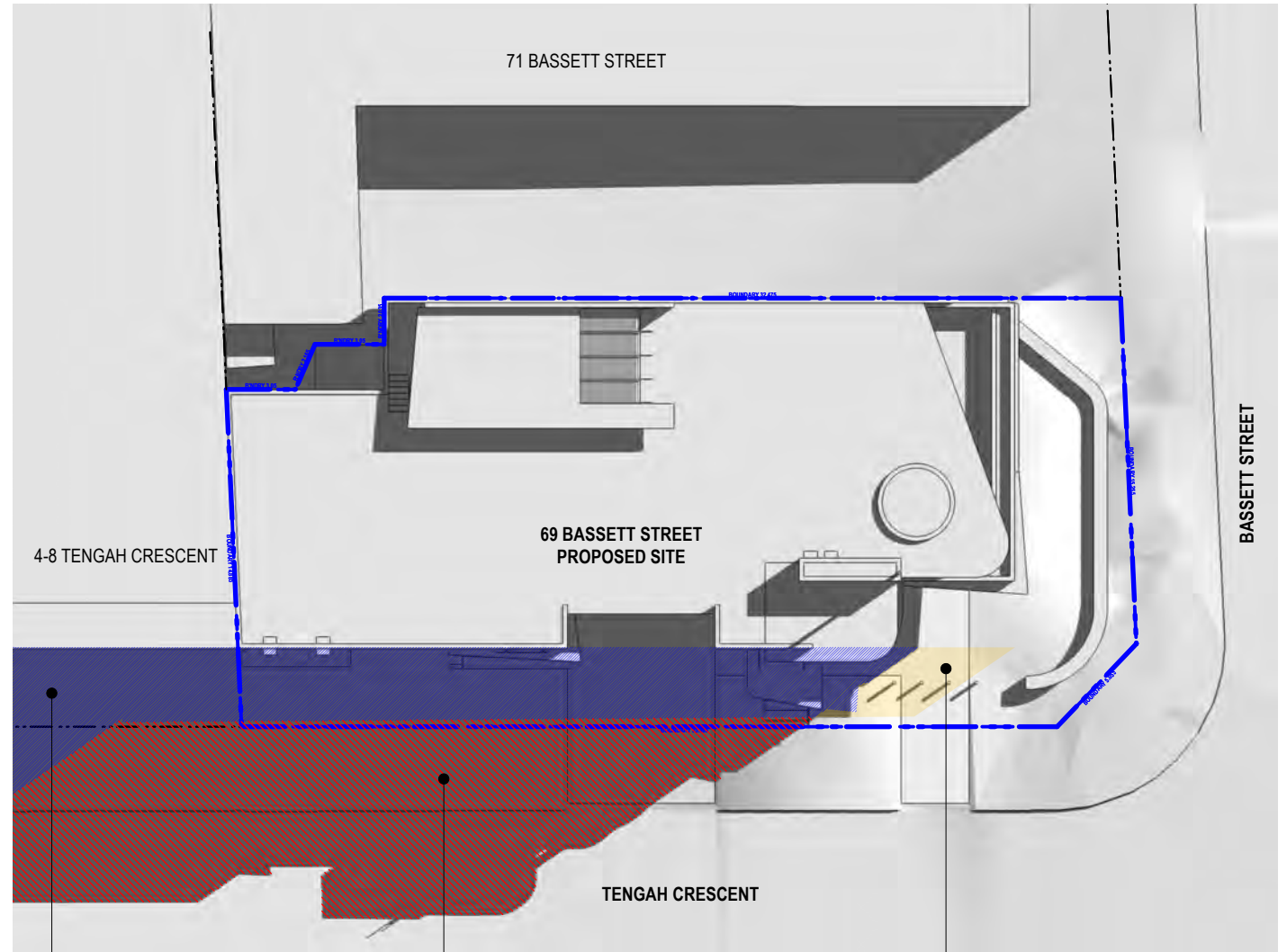


2 PROPOSED - WINTER 9AM





1 EXISTING - WINTER 12PM



2 PROPOSED - WINTER 12PM

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CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

SHADOW DIAGRAM - WINTER 12PM

2204

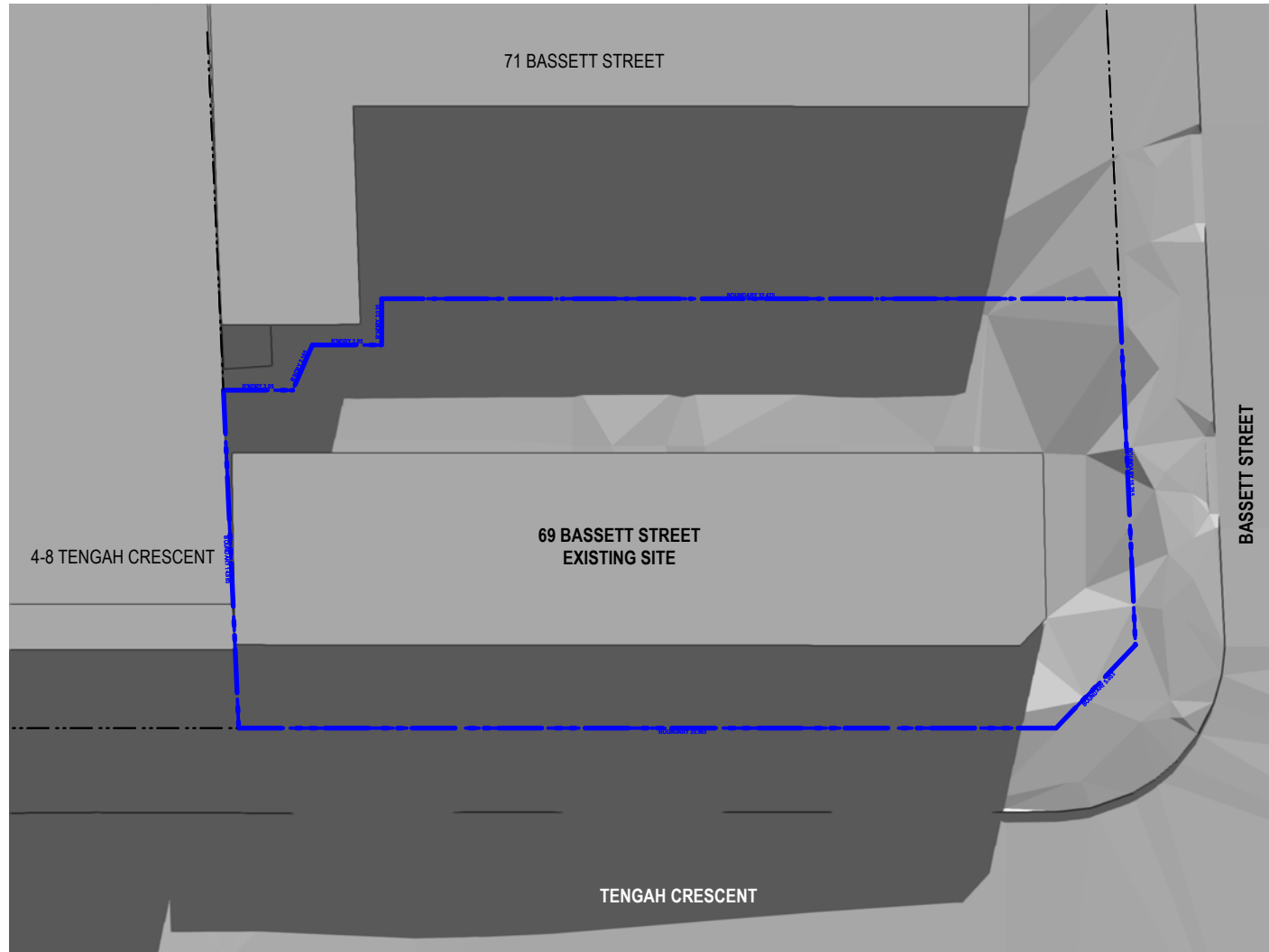
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SK08 A

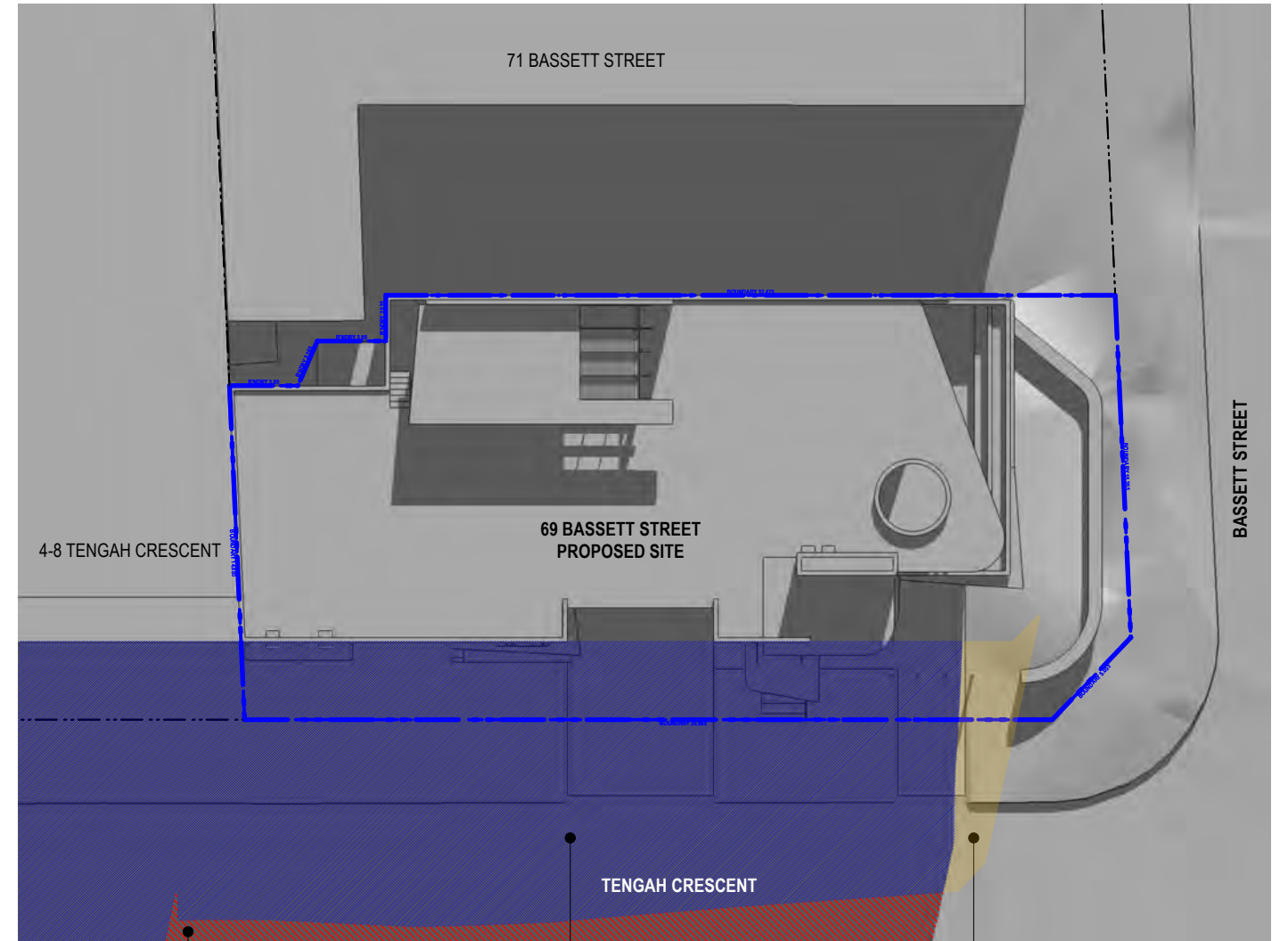
FEBRUARY 2023

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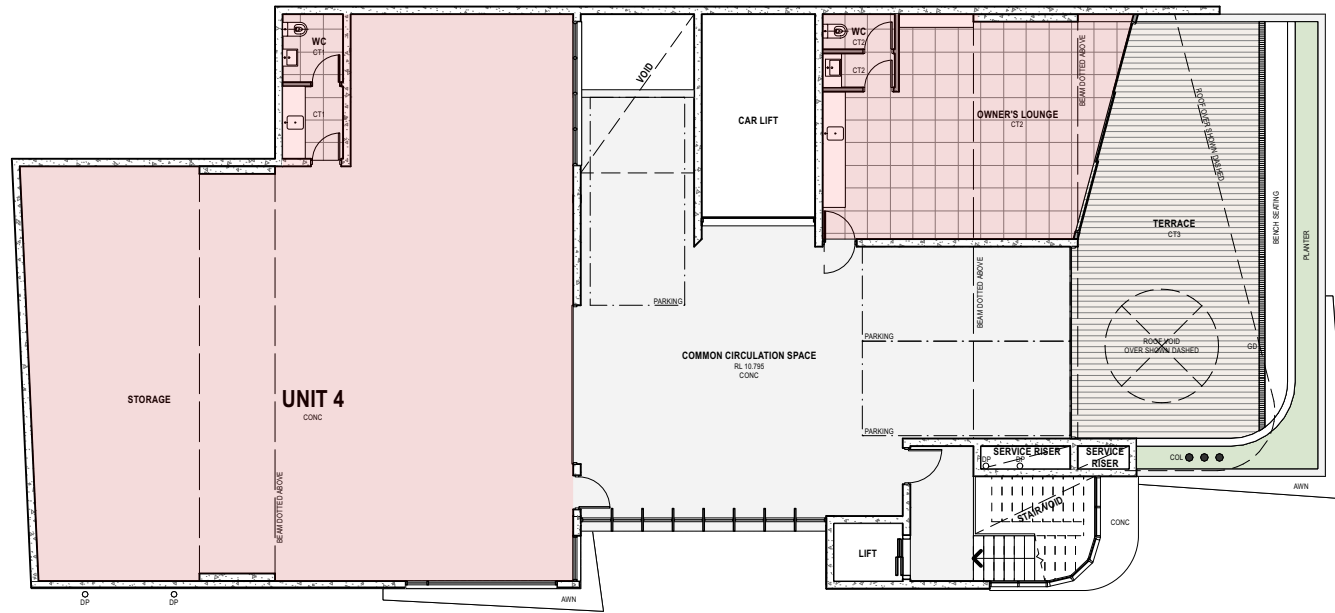
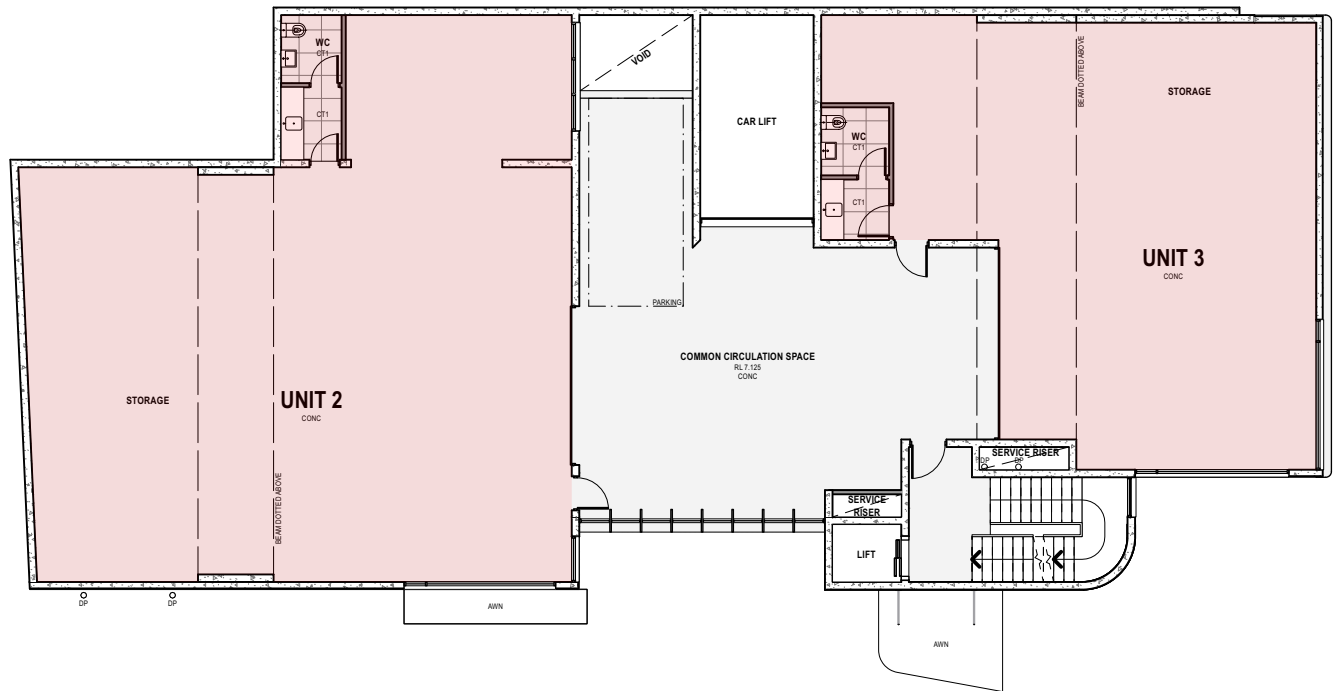
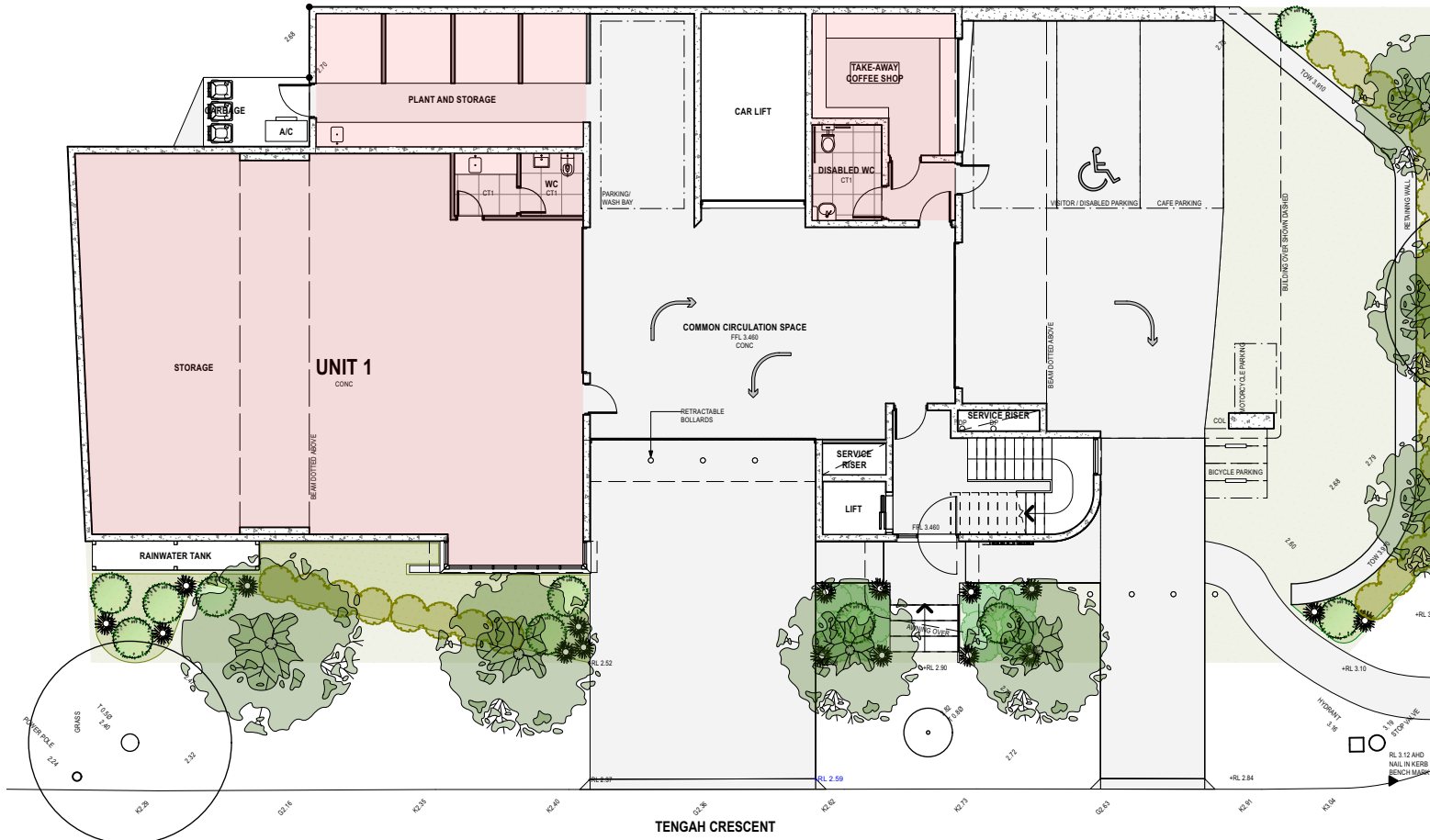


1 EXISTING - WINTER 3PM



2 PROPOSED - WINTER 3PM





GROUND FLOOR

214 SQM

FIRST FLOOR

313 SQM

SECOND FLOOR

231 SQM

TOTAL: 758 SQM
SITE AREA: 720.5 SQM

FSR: 1:1

PROPOSAL: 1.05:1

5% NON-COMPLIANCE

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and **includes**—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but **excludes**—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

4.5 Calculation of floor space ratio and site area

(1) Objectives The objectives of this clause are as follows—

- (a) to define floor space ratio,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to—
 - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
 - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
 - (iii) require community land and public places to be dealt with separately.

(2) Definition of "floor space ratio" The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

(4) Exclusions from site area The following land must be excluded from the site area—

- (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
- (b) community land or a public place (except as provided by subclause (7)).

0 1:200 10m

RE-ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENT

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6/2/24
DATE

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CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

FLOOR SPACE RATIO

2204

SK10

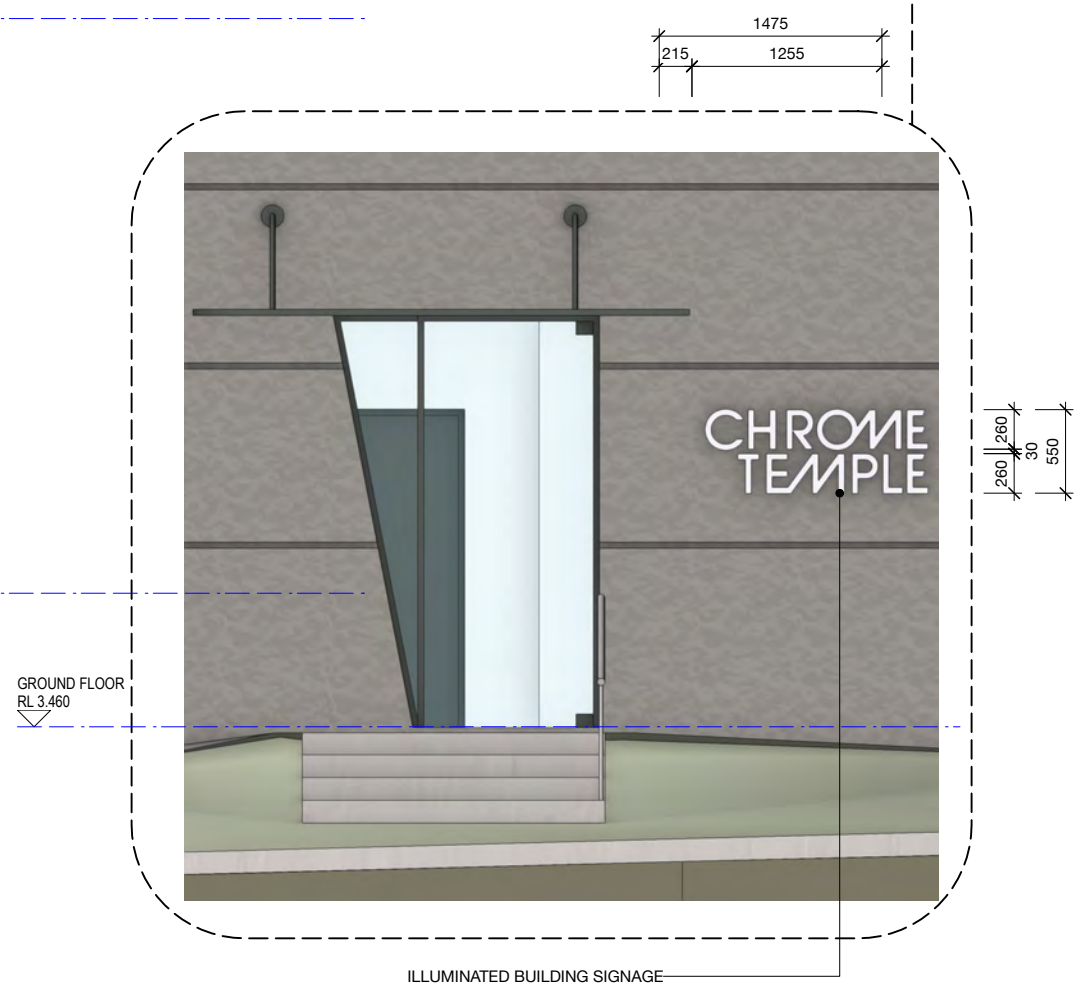
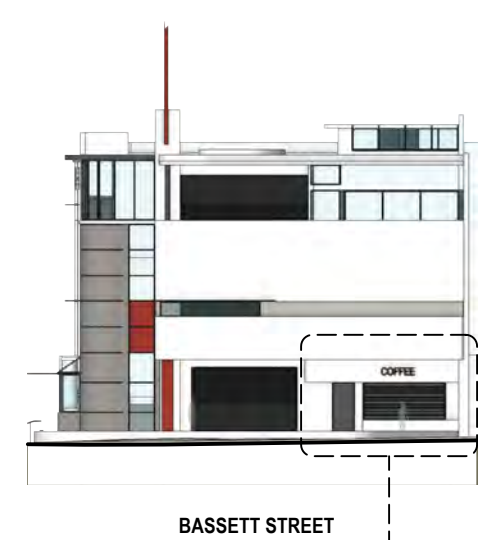
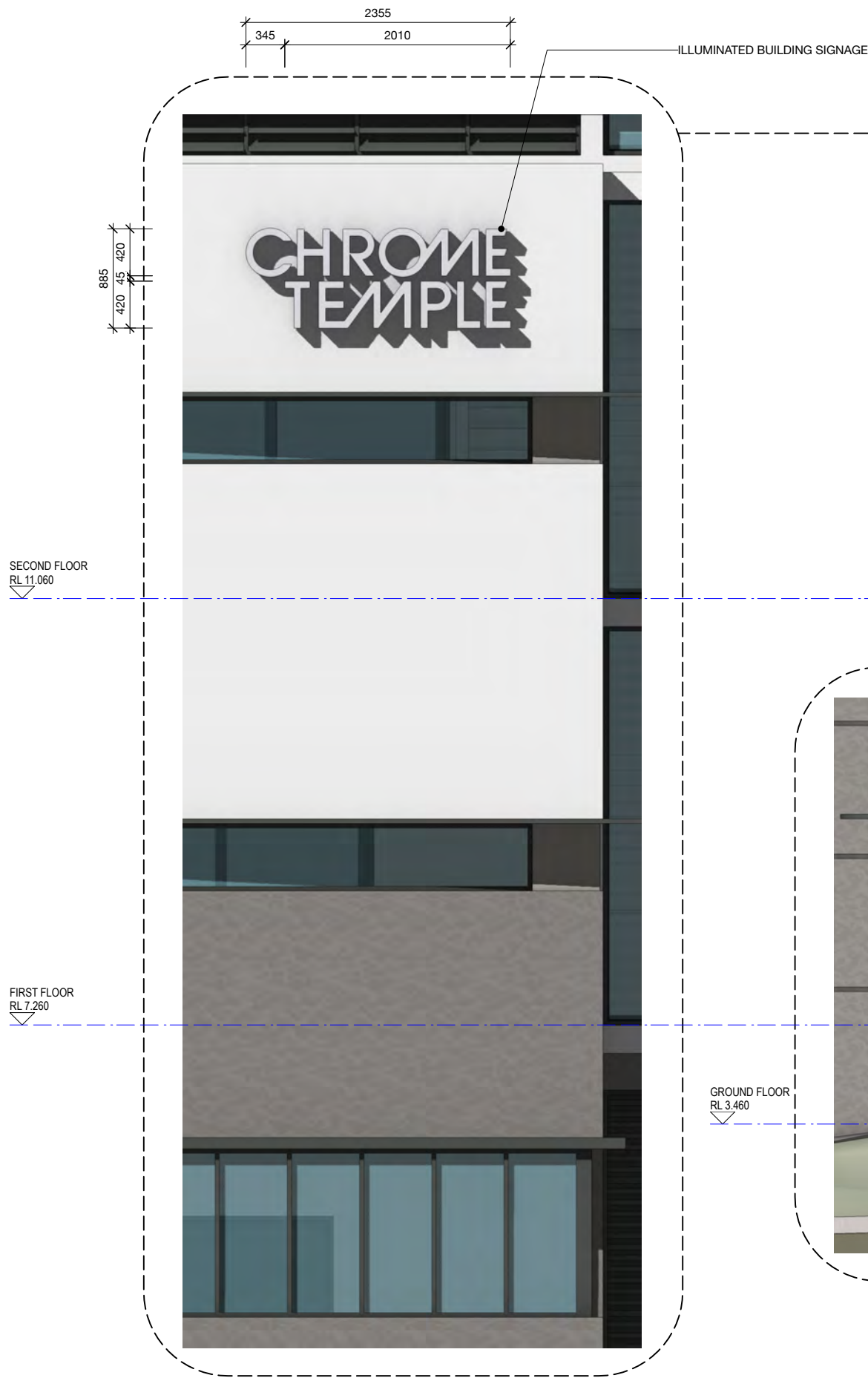
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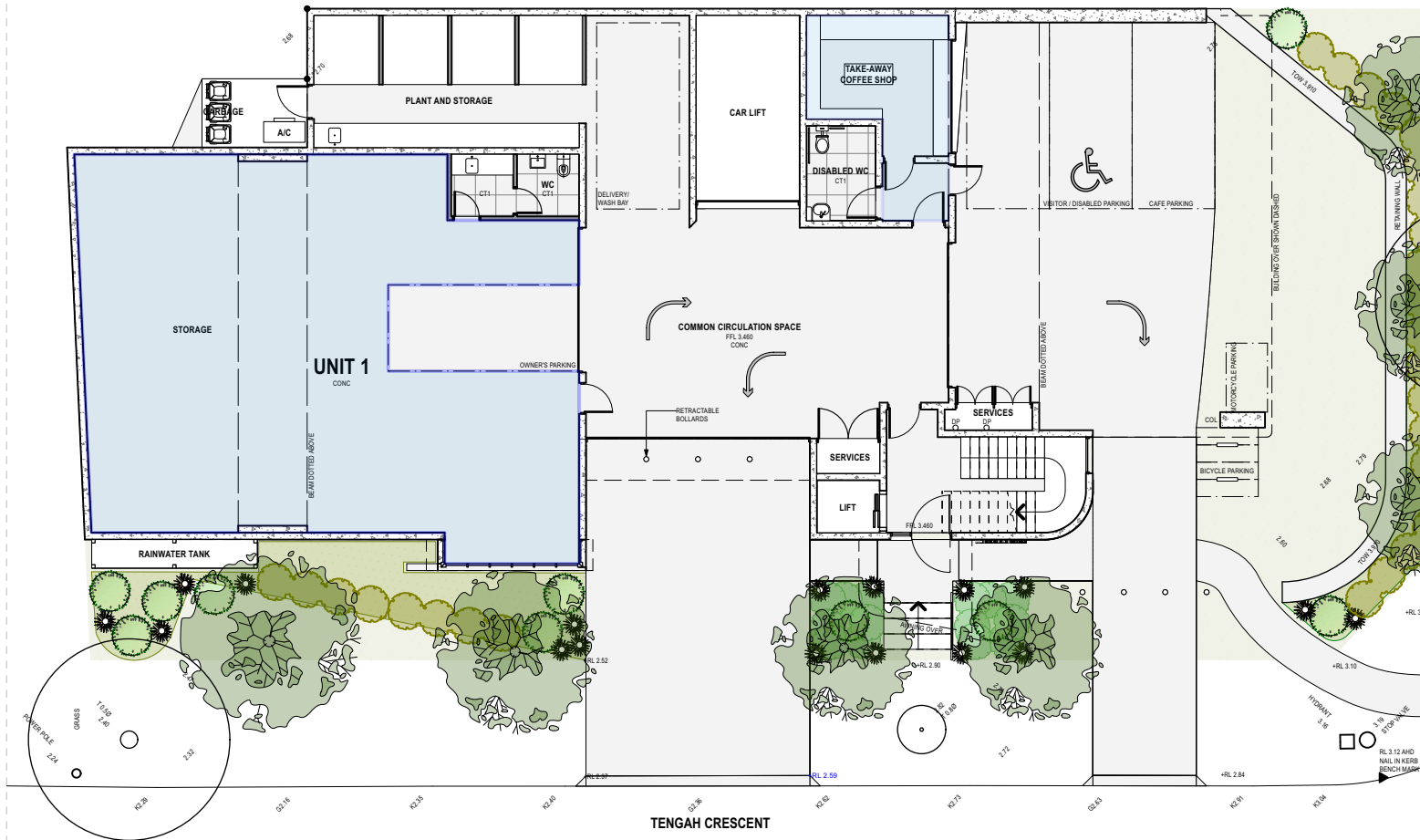
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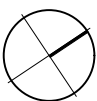
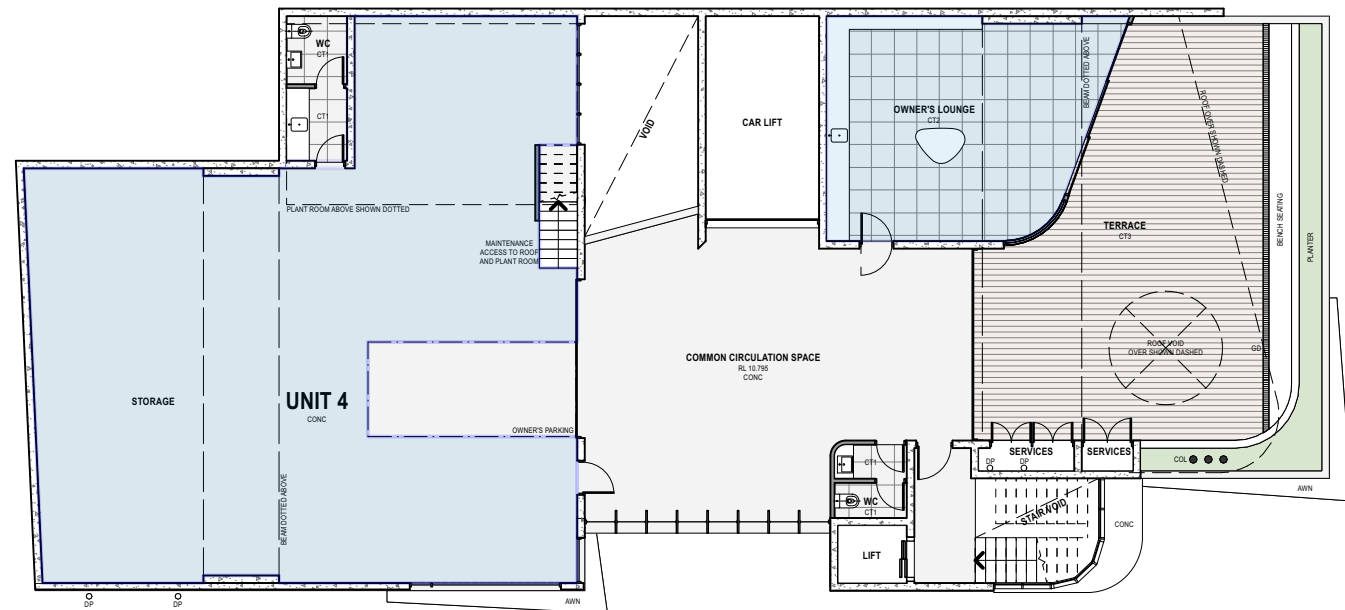
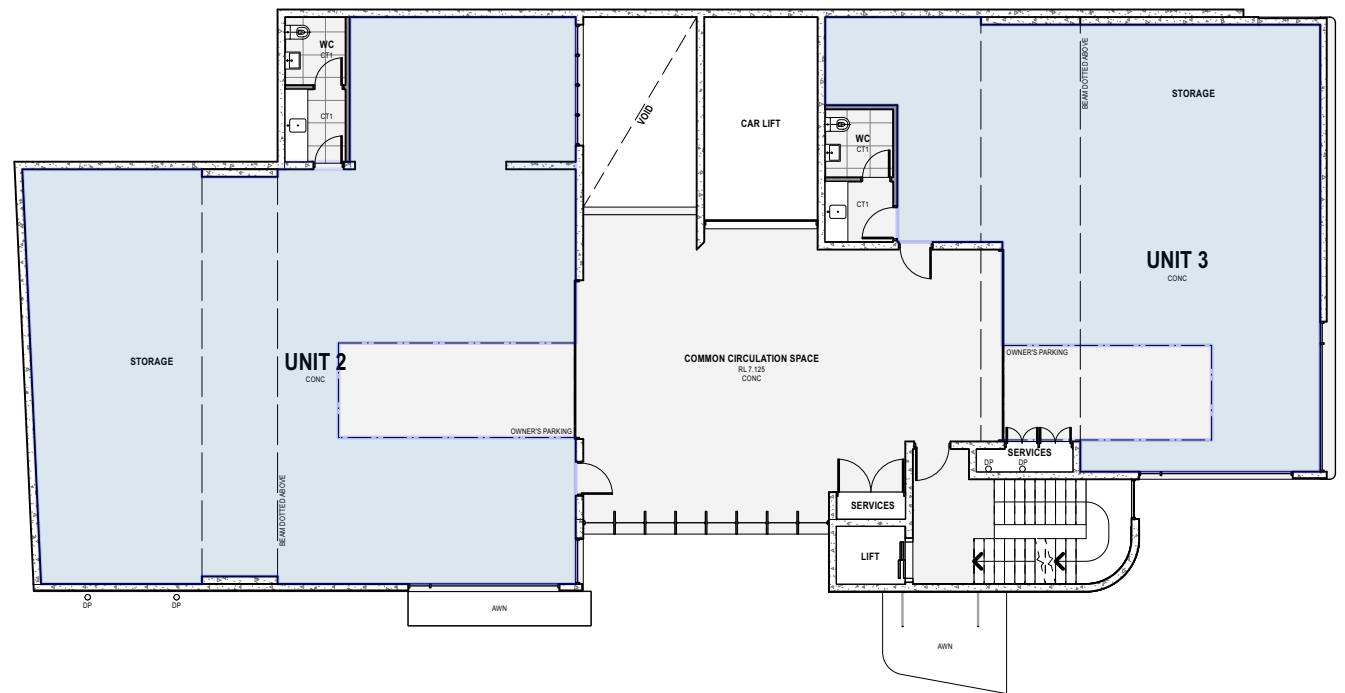
GLA:

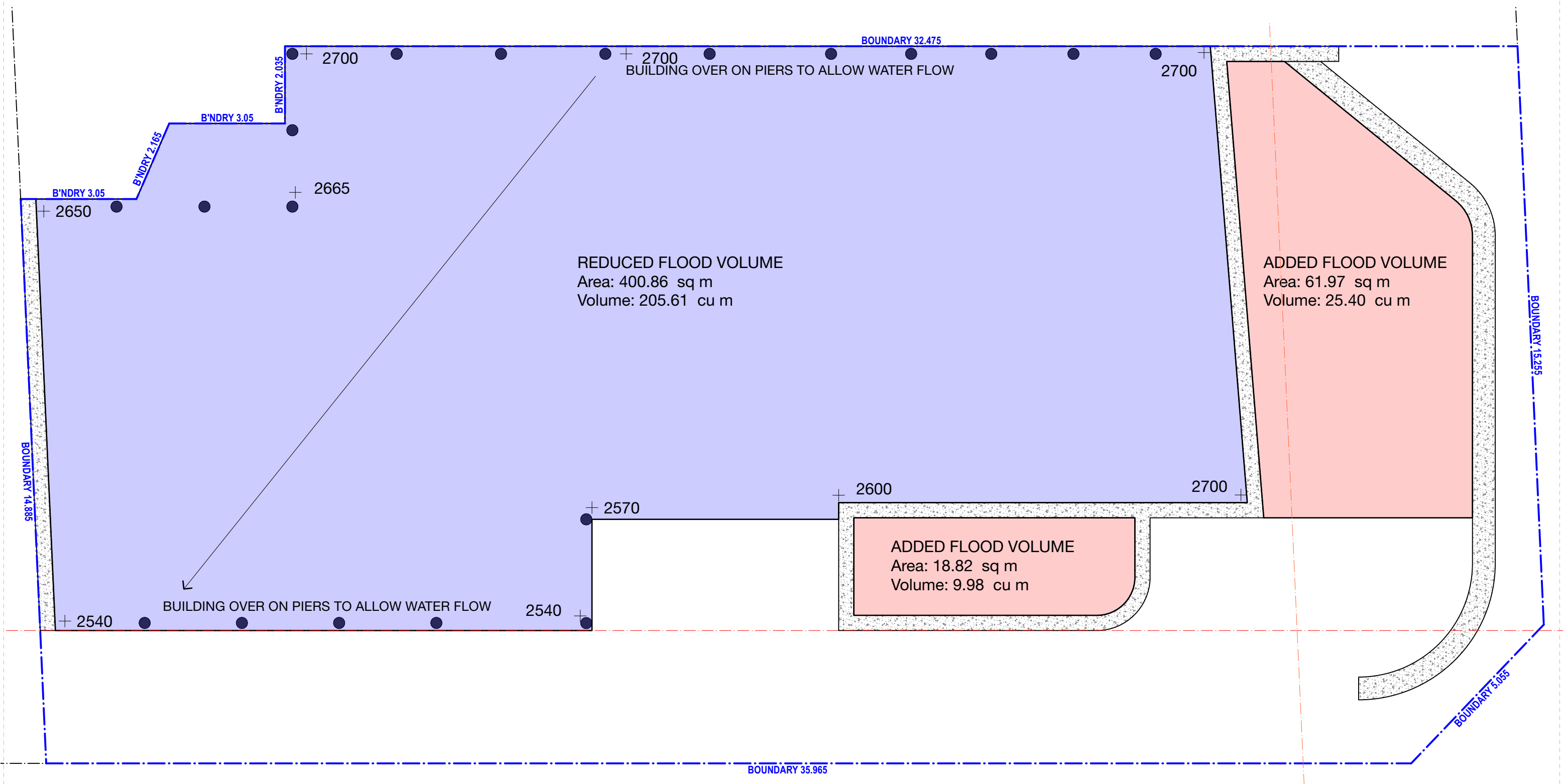
UNIT 1:	140 SQM
TAKE-AWAY COFFE SHOP:	18 SQM
UNIT 2:	166 SQM
UNIT 3:	105 SQM
UNIT 4:	165 SQM
OWNERS LOUNGE:	40.5 SQM
TOTAL:	634.5 SQM

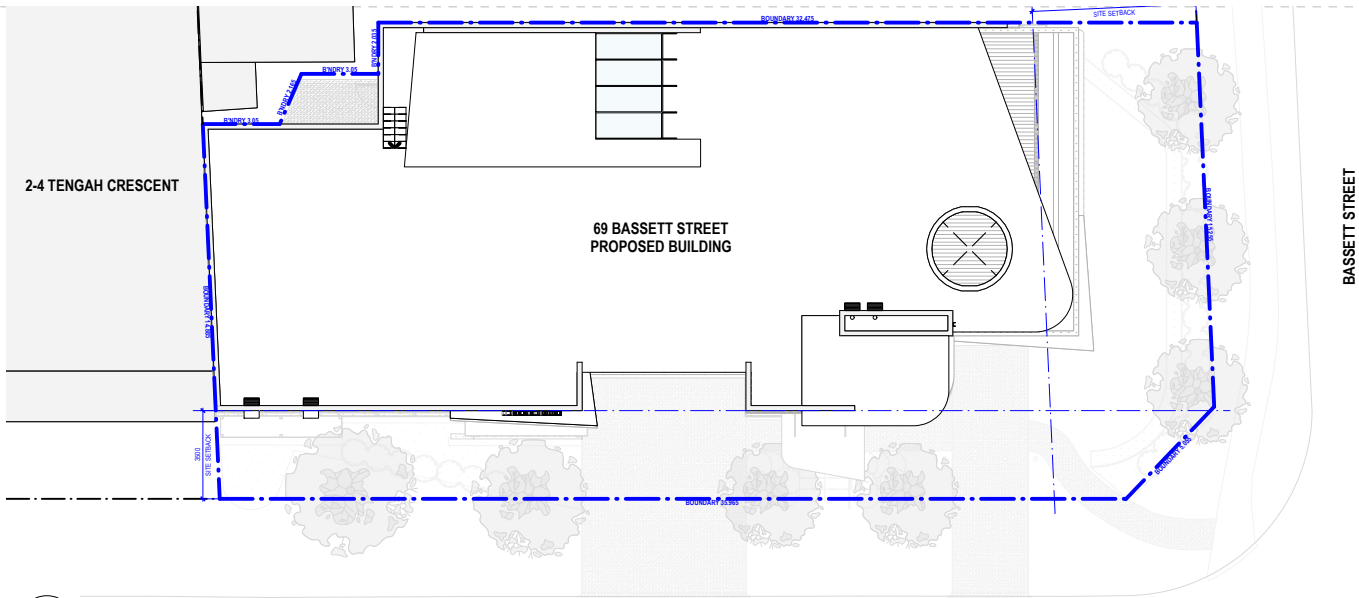
According to the Method of Measurement for Lettable Area from the Property Council of Australia:

- "Gross Lettable Area is the floor space contained within a tenancy at each floor level using the following rules: in the case of external building walls, measuring from the dominant portion of the outside faces of walls of the building alignment; and,
- 2.1.1 additional facilities specially constructed for individual tenants that are not covered in section 2.3
- 2.2 additional facilities specially constructed for individual tenants that are not covered in section 2.3
- 2.3 Excluded from the lettable area of each tenancy in a multiple tenanted building area:
- 2.3.1 the following areas:
- 2.3.2 stairs, accessways, fire stairs, toilets, recessed doorways, cupboards, telecommunications cupboards, fire hose reel cupboards, lift shafts, escalators, smoke lobbies, plant/motor rooms; and tea rooms and other service areas;
- 2.3.3 where all are provided as standard facilities in the building;
- 2.3.4 areas set aside for the provision of services, such as electrical or telephone ducts and air conditioning risers to the floor, where such facilities are standard facilities in the building;
- 2.3.5 areas dedicated as public spaces or thoroughfares that are non for exclusive use of occupiers of the floor or building, such as foyers, atria and accessways in lift and building service areas;
- 2.3.6 areas and accessways set aside for use by service vehicles and for delivery of goods, where such areas are not for the exclusive use of occupiers of a tenancy.
- 2.4 Treatment of Balconies, Verandahs etc.
- Balconies, terraces, planter boxes, verandahs, awnings and covered areas should be excluded from tenancy area calculations..."

http://gowproperty.com.au/wp-content/uploads/2017/07/BOMA-Method-of-Measurement-Pages-1_23.pdf







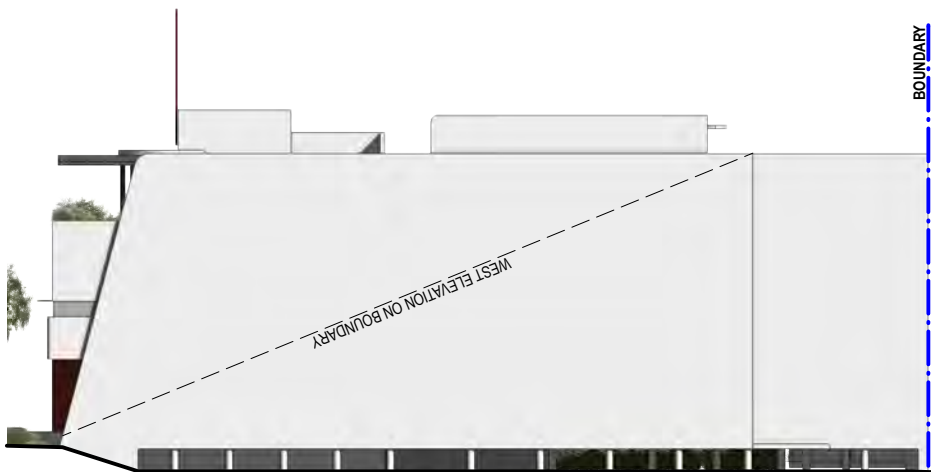
1 ROOF PLAN
SCALE 1:300



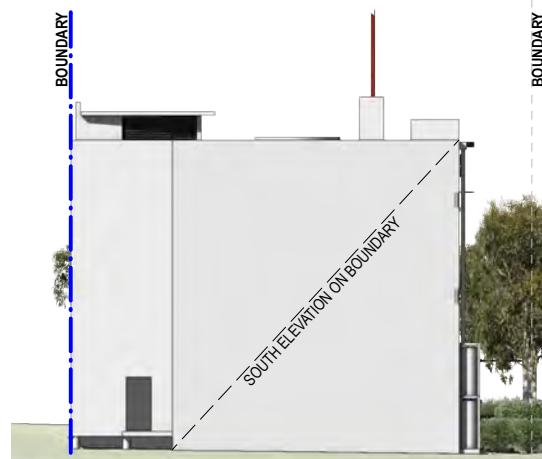
2 EAST ELEVATION
SCALE 1:300



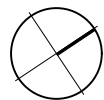
3 NORTH ELEVATION
SCALE 1:300



4 WEST ELEVATION
SCALE 1:300



5 SOUTH ELEVATION
SCALE 1:300



NOTIFICATION PLAN

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10/11/22 14:00 2022

CHROME TEMPLE GARAGE
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1:300 @ A4

N01 A
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