

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				



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.

TOPOGRAPHY HAS A MINOR SLOPE TOWARDS THE SOUTH.

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.

THE PROPOSAL WILL BE ELEVATED ON CONCRETE PIERS TO ALLOW FLOODWATER TO FLOW BELOW AND REDUCE THE SOIL 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.

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.

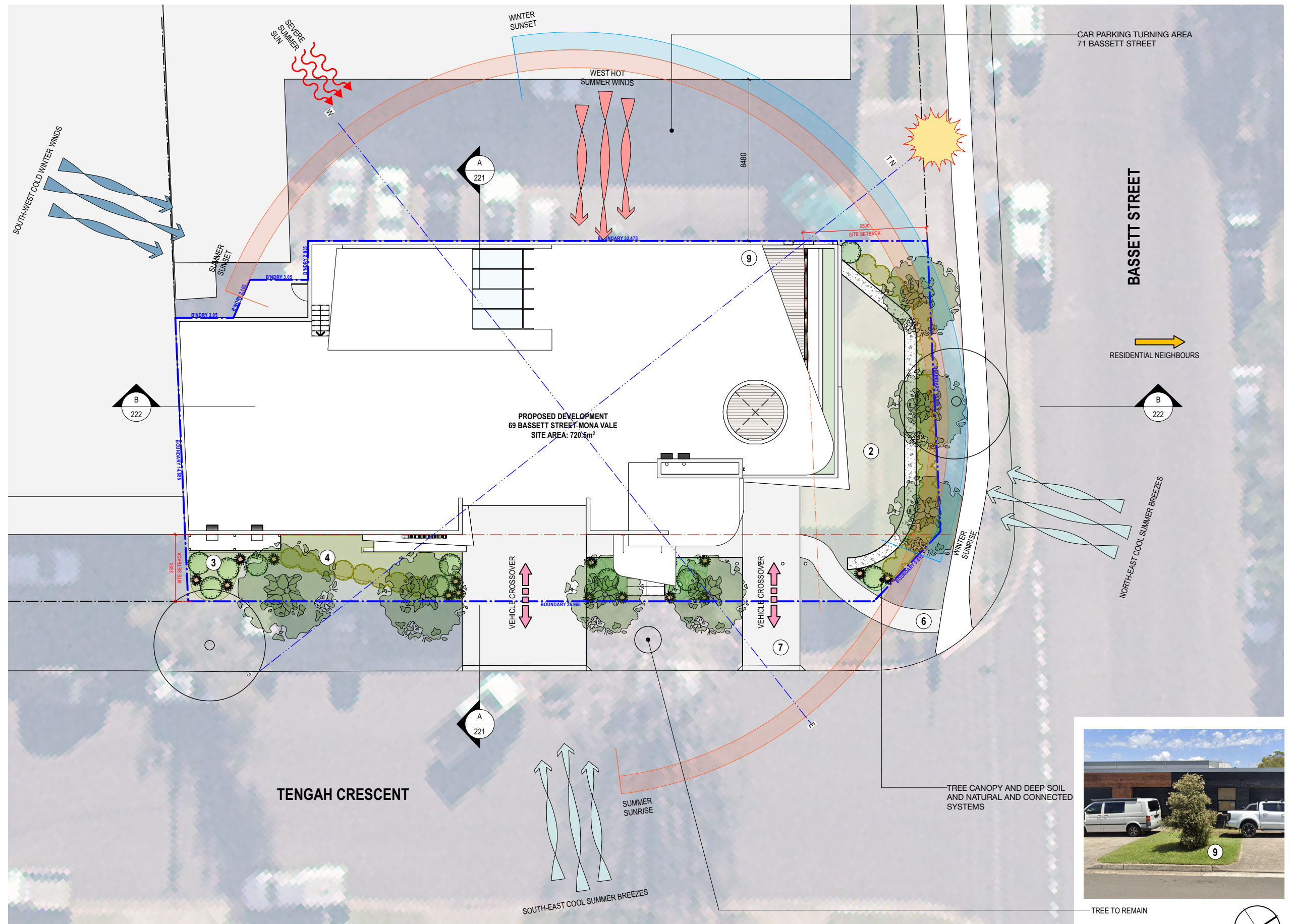
THE PROPOSED BUILDING ARTICULATES THE SETBACKS AND HAS A STEPPED FORM WITH A GREEN EDGE, REDUCING BULK AND SCALE.

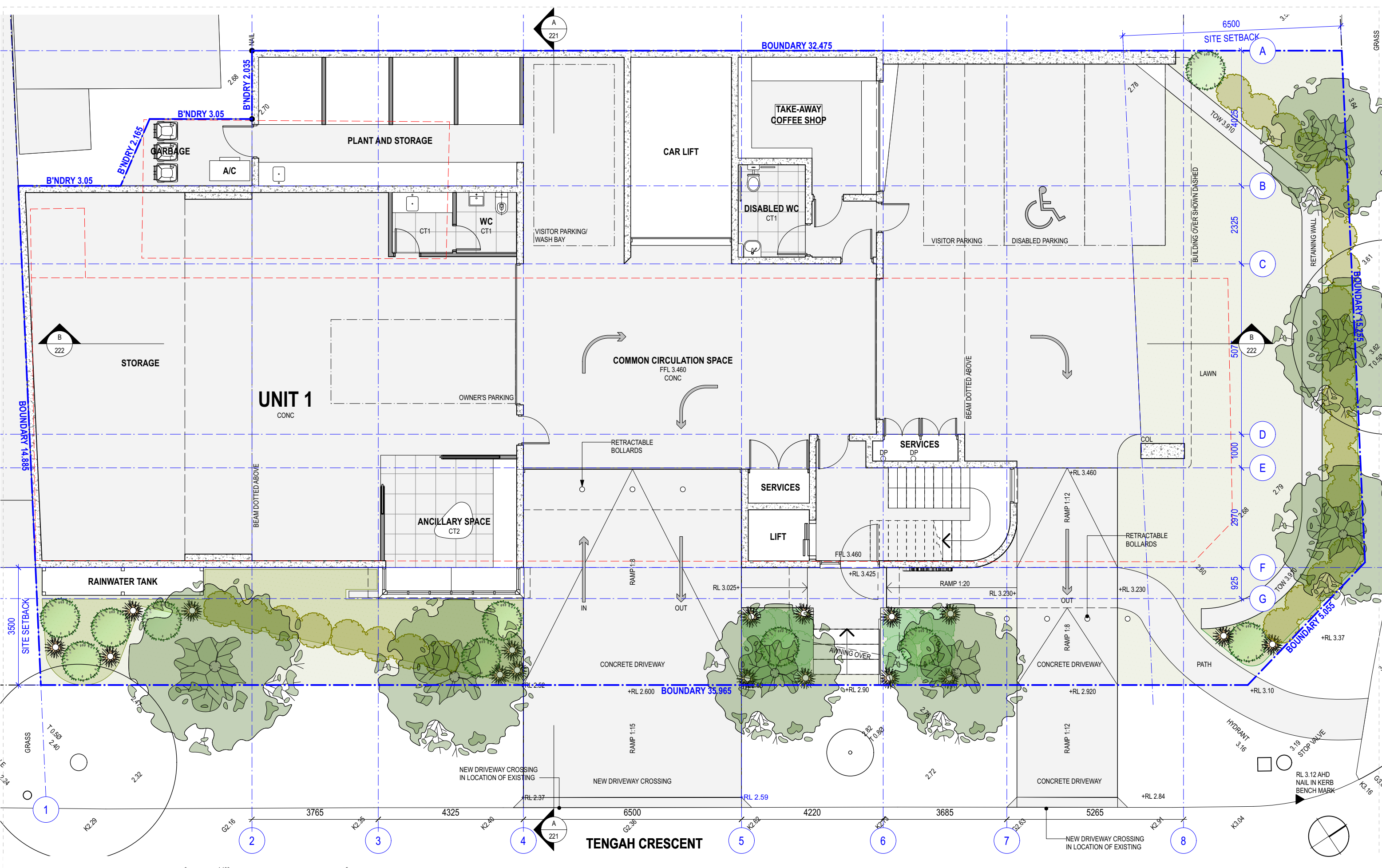
THE PROPOSAL RETAINS THE EXISTING BASSETT STREET FOOTPATH. REFER TO TRAFFIC ENGINEER CONSULTANT REPORT.

REFER TO TRAFFIC ENGINEER CONSULTANT REPORT.

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

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

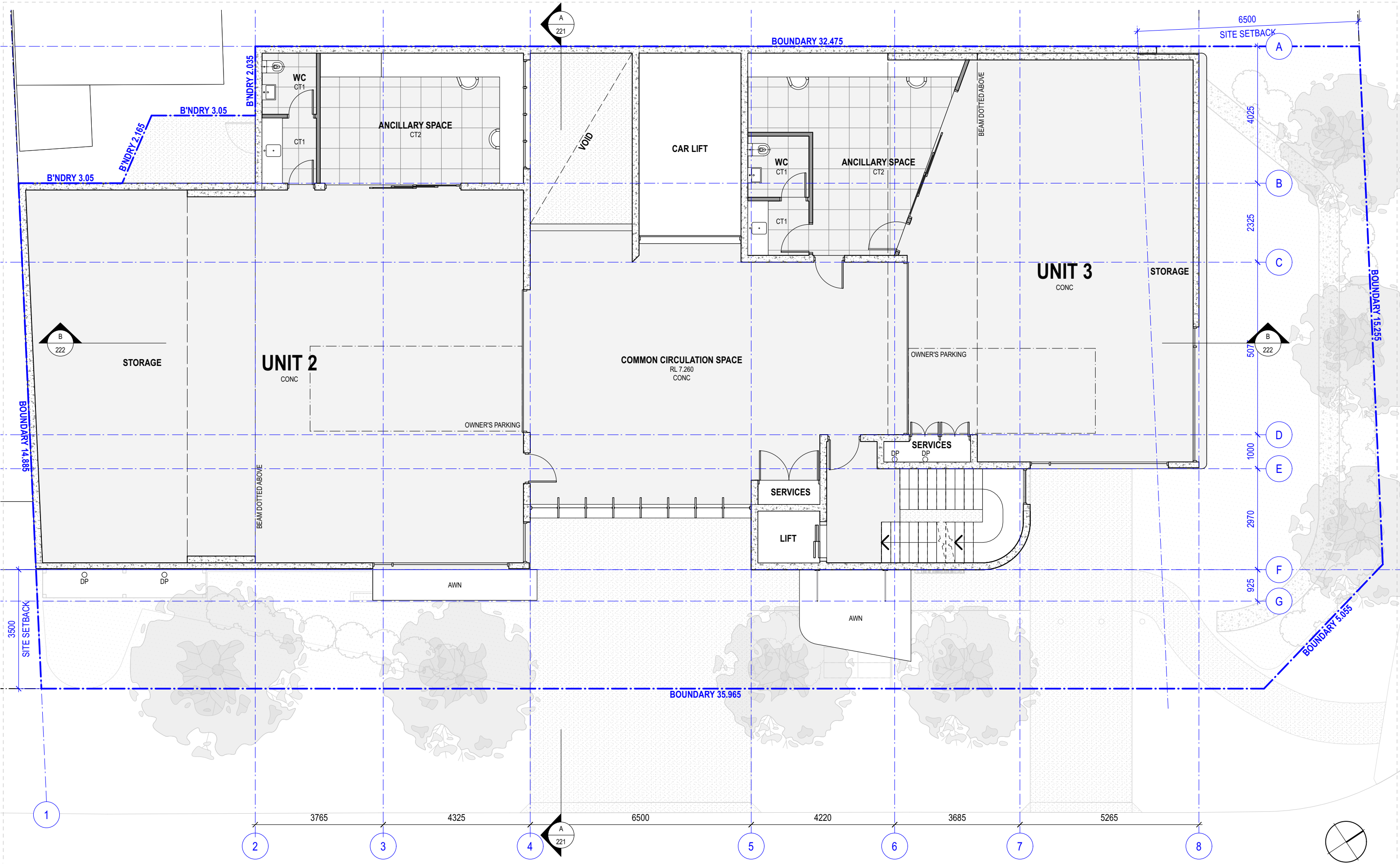
GROUND FLOOR PLAN

2204
1:100 @ A3

A101
DEC 2022

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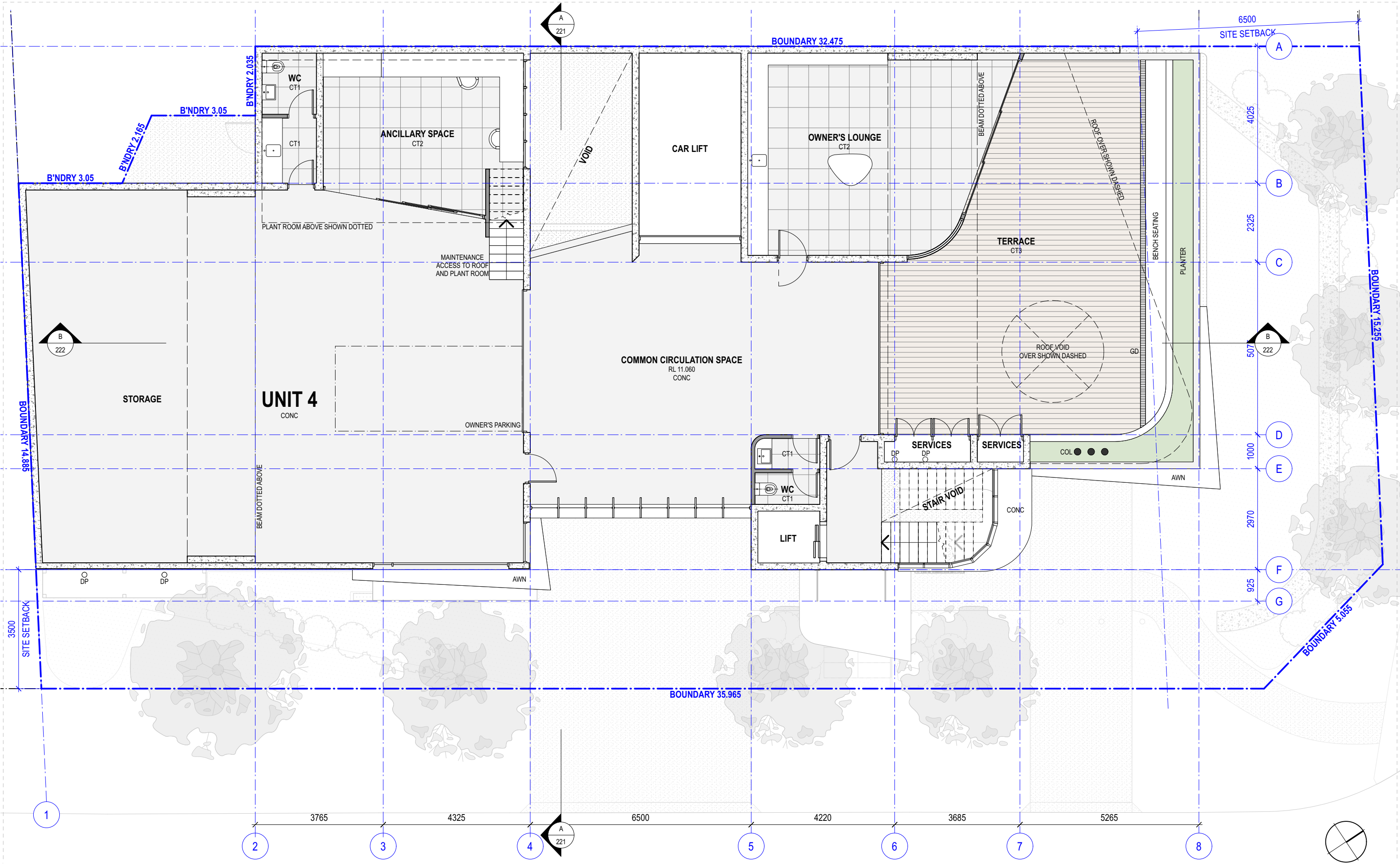
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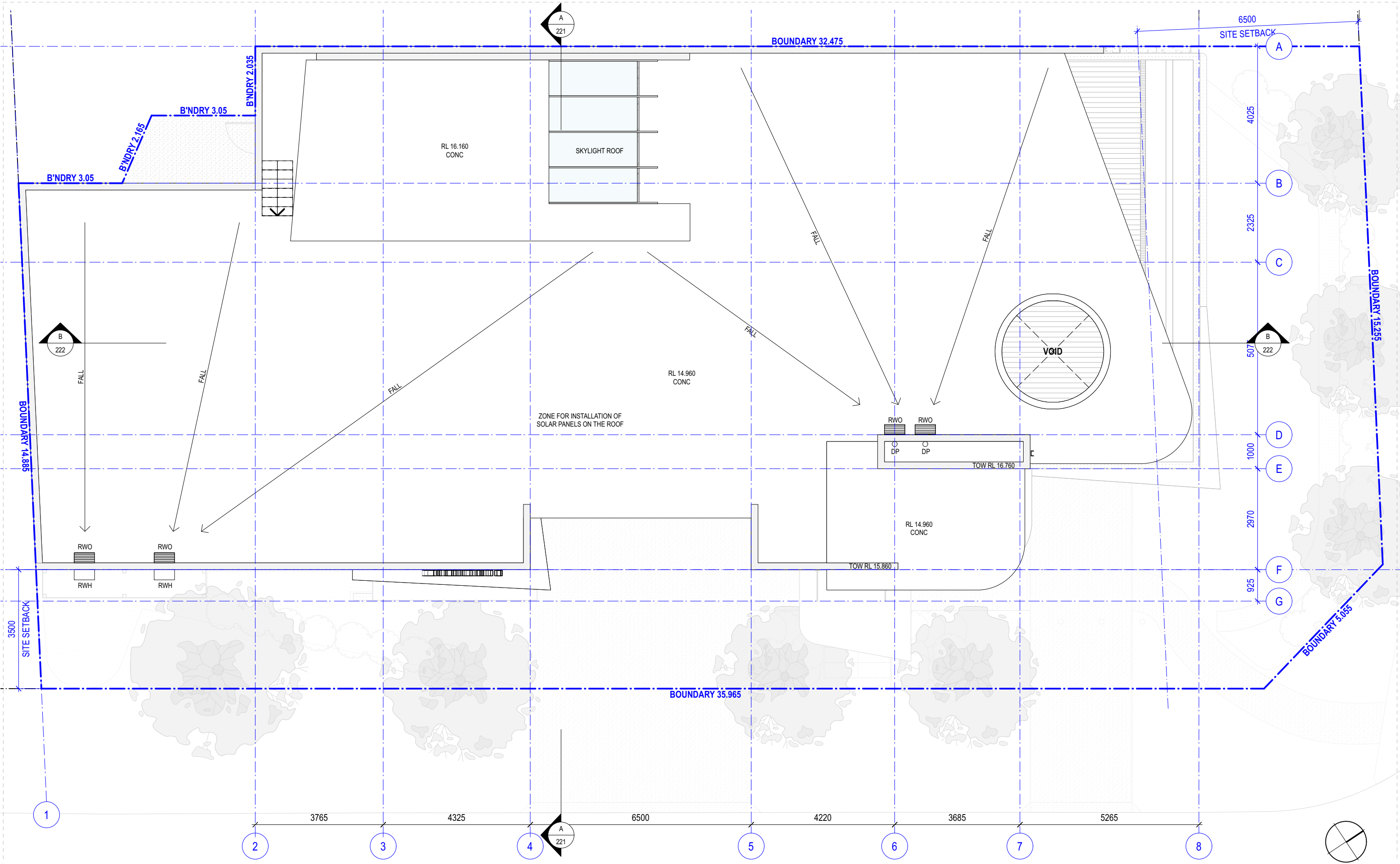
CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

FIRST FLOOR PLAN

2204 A102 A
1:100 @ A3 DEC 2022







CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

ROOF PLAN

2204 A104 A
1:100 @ A3 DEC 2022



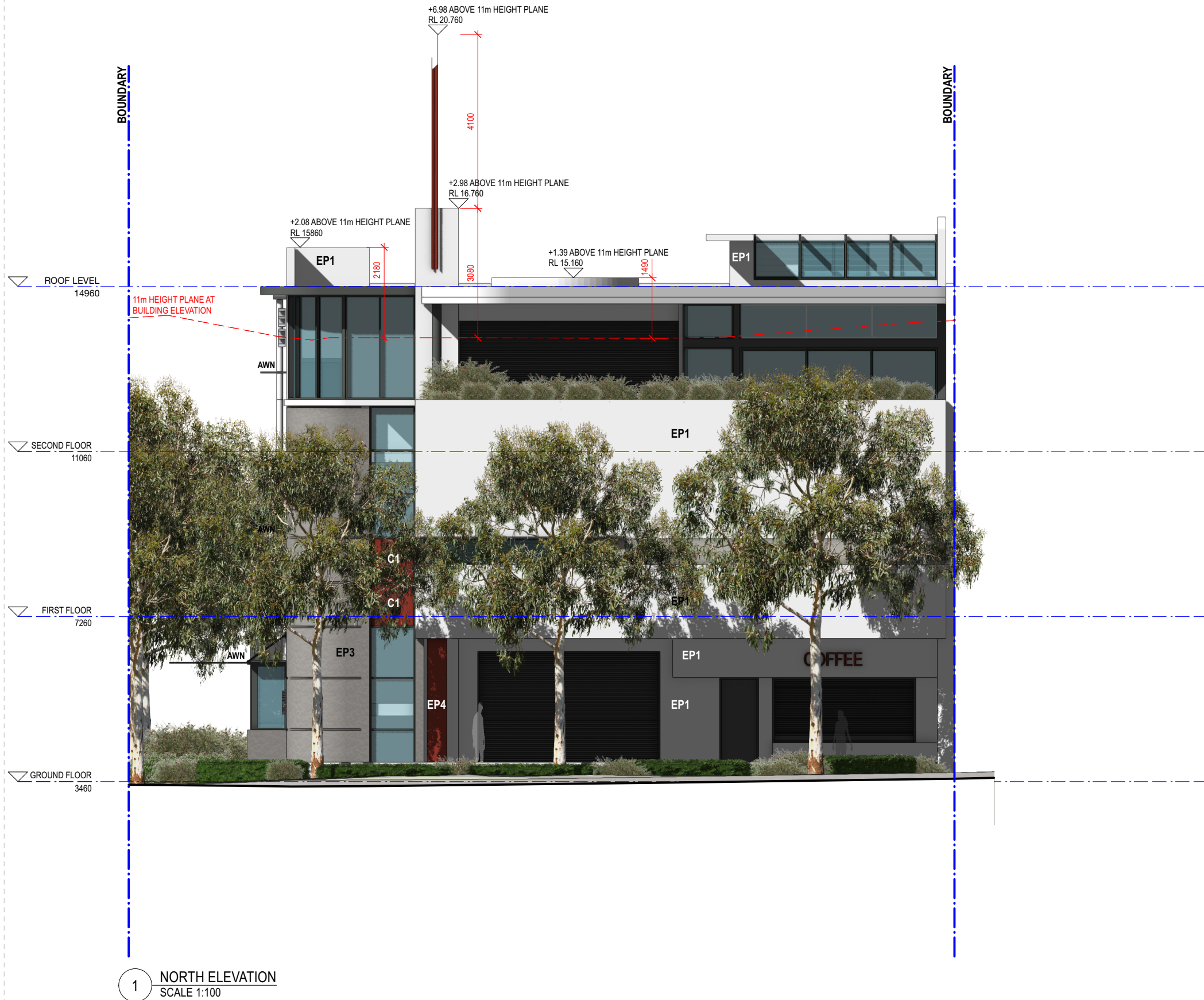
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EXTERNAL FINISHES

- 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

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NORTH ELEVATION

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1:100 @ A3

A201
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1 EAST ELEVATION
SCALE 1:100

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CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

EAST ELEVATION

2204

1:100 @ A3

A203

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ENVIRONMENTAL FEATURES

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.

ENERGY & WATER SAVING DESIGN AND DEVICES

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.



ATRIUM

NATURAL VENTILATION. NATURAL LIGHT.

THE ATRIUM WILL CONNECT THE GROUND FLOOR TO THE ROOF. CROSS-VENTILATION WILL BE ENCOURAGED VIA THE OPENING IN THE ROOF, ALLOWING AIR TO CIRCULATE THROUGHOUT THE BUILDING AND HOT AIR TO RISE AND BE EXPELLED OUT OF THE ROOF. ALL UNITS WILL HAVE ACCESS TO NATURAL VENTILATION AND NATURAL LIGHT.

AIR-CONDITIONING SYSTEM

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.



RAINWATER TANK

80,000L RAINWATER TANKS WILL BE USED TO COLLECT RAINWATER FROM THE ROOF AND FOR IRRIGATION. THIS WATER WILL BE RE-USED FOR IRRIGATION IN TOILETS AND LANDSCAPE IRRIGATION. THE RAINWATER TANK IS VISIBLE ON THE EXTERIOR OF THE BUILDING AND CELEBRATED IN THE STREETScape.

FLOOD RESPONSE

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.



0 1:100 5m

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CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

SECTION A-A

2204

1:100 @ A3

A221

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CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

SECTION B-B

2204 A222 A
1:100 @ A3 DEC 2022

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1 **BASSETT STREET CONTEXT**
STREETSCAPE



VIEW TOWARDS PAUL CLOSE



VIEW TOWARDS MITRE 10 BASSETT STREET



RECENT BUILDING AT 43 BASSETT STREET IS BUILT WITHIN SETBACK FOR CORNER LOT

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



1 TENGGAH CRESCENT
ELEVATION A

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

2 TENGGAH CRESCENT
SITE SECTION

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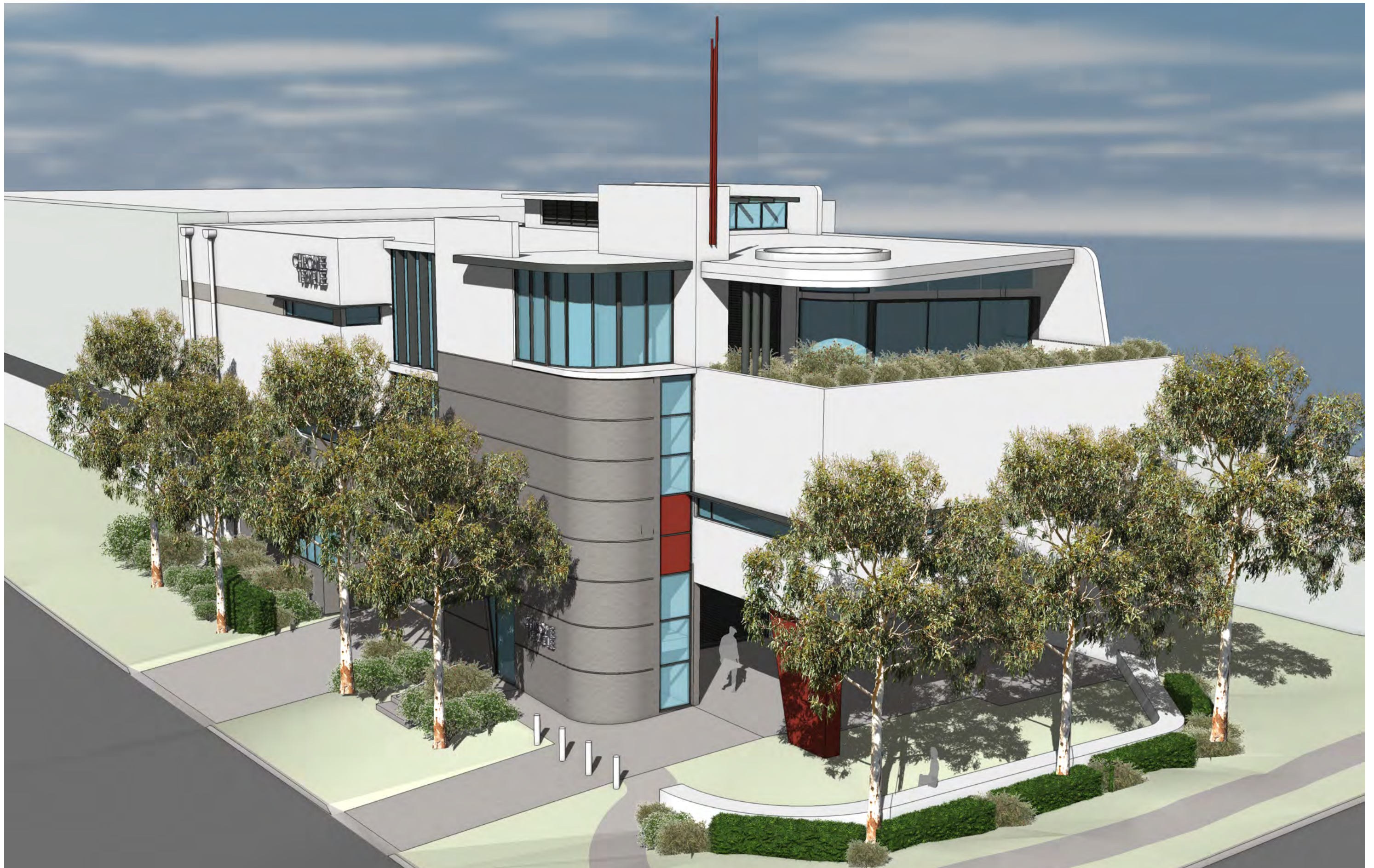
CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

STREETSCAPE
TENGGAH CRESCENT CHARACTER ANALYSIS

2204
NTS @ A3
SK02
DEC 2022
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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 A
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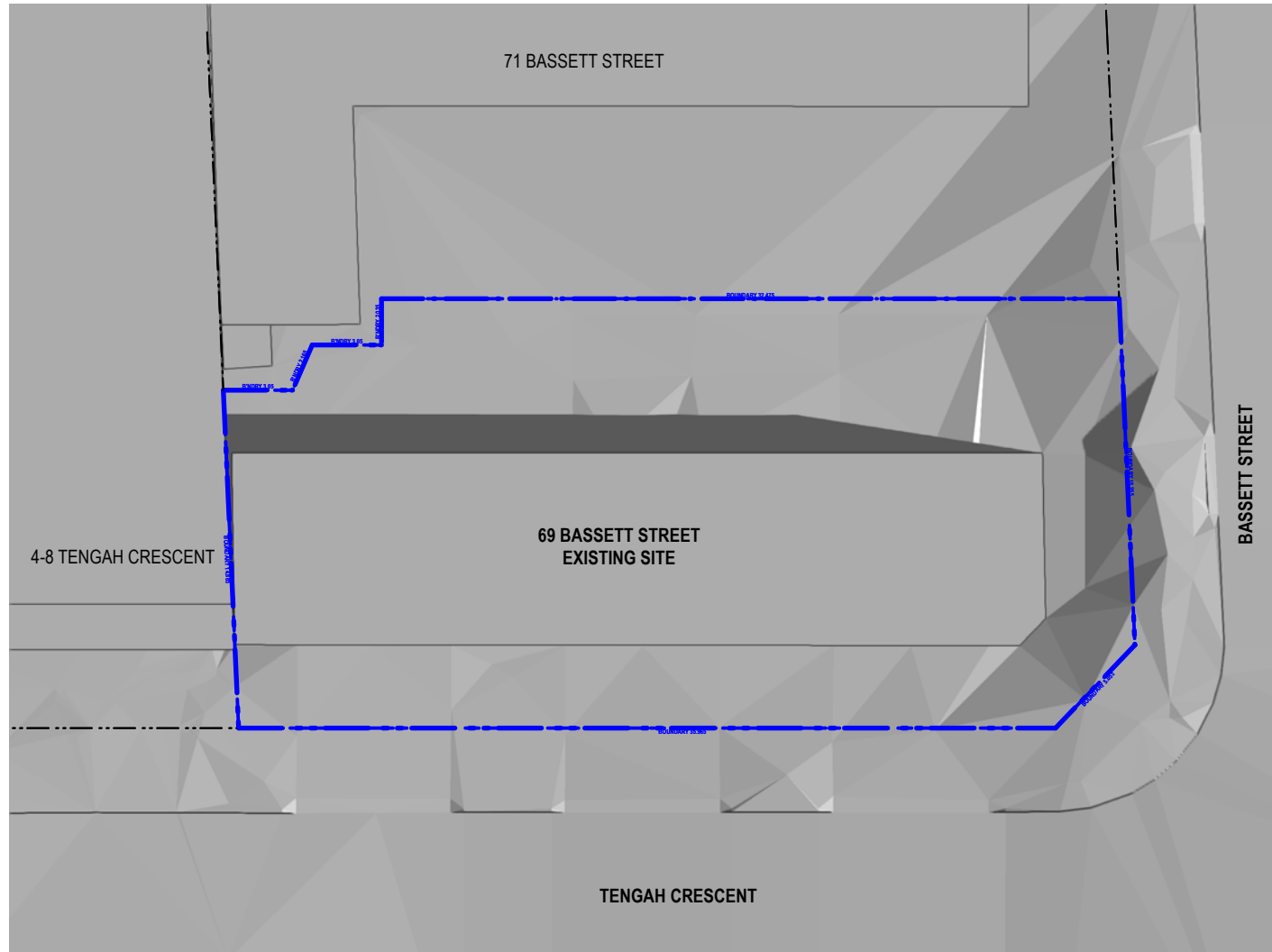
PERSPECTIVE D
VIEW FROM TENGAH CRESCENT

2204
NTS @ A3

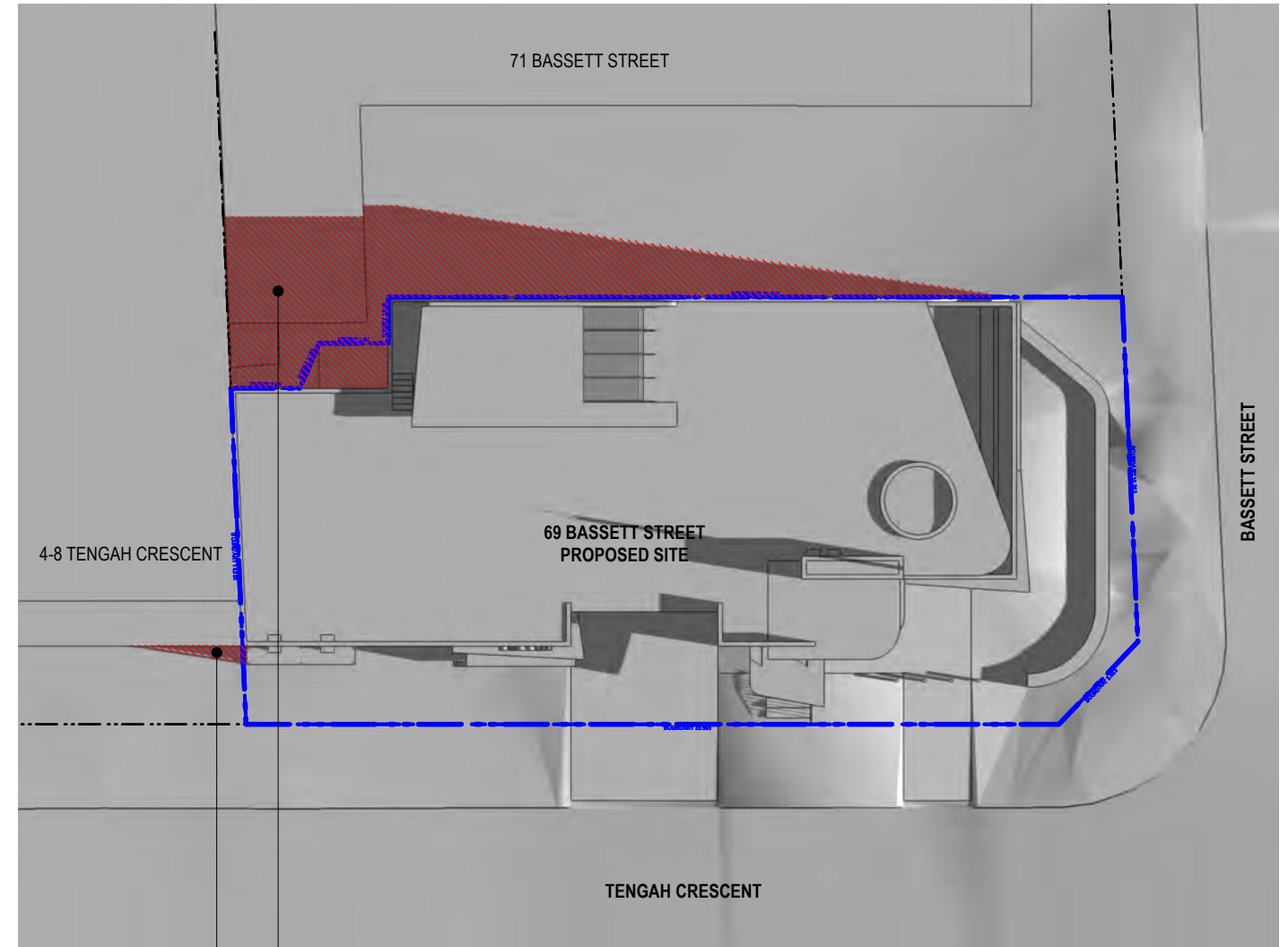
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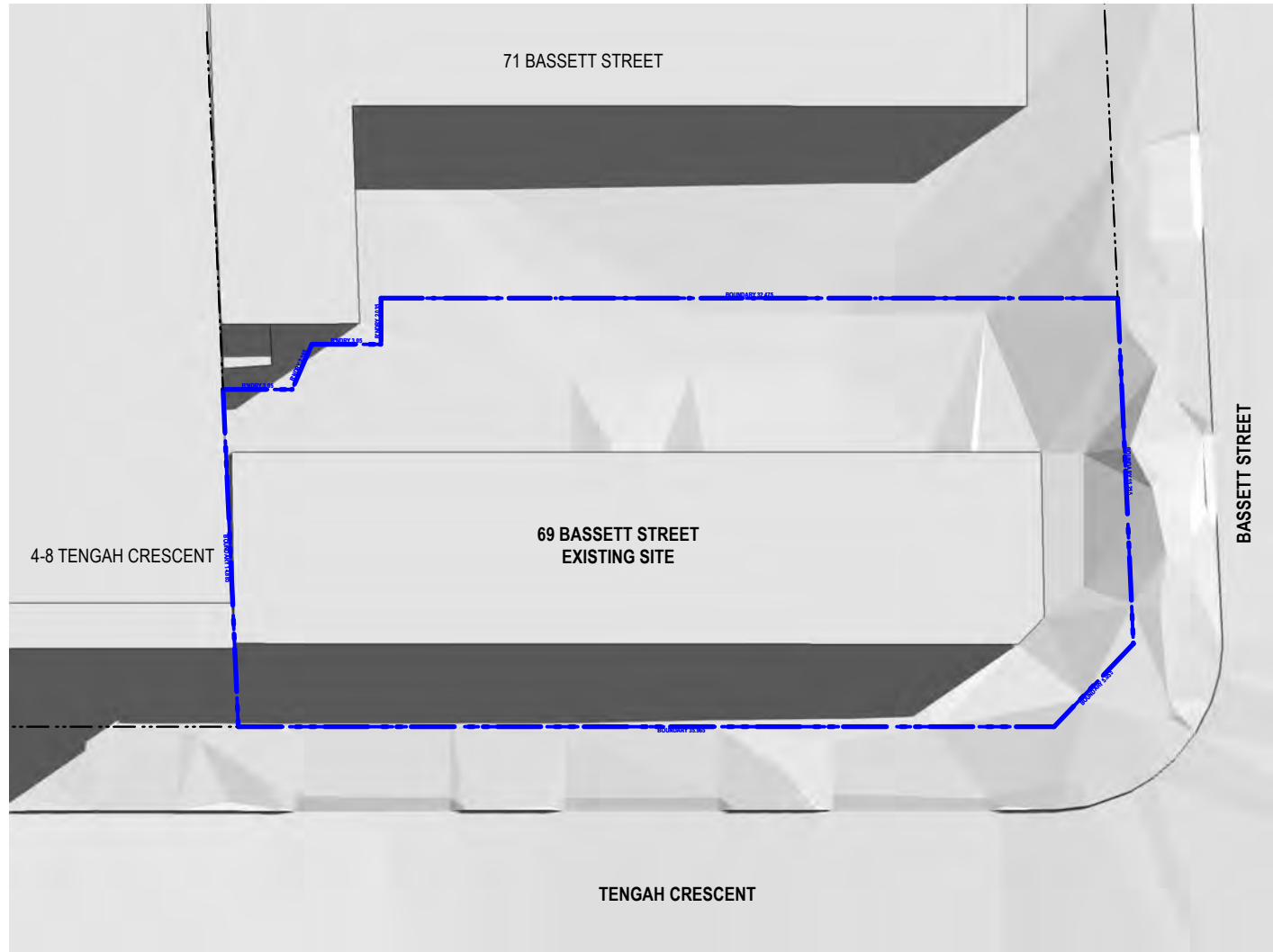


1 EXISTING - WINTER 9AM

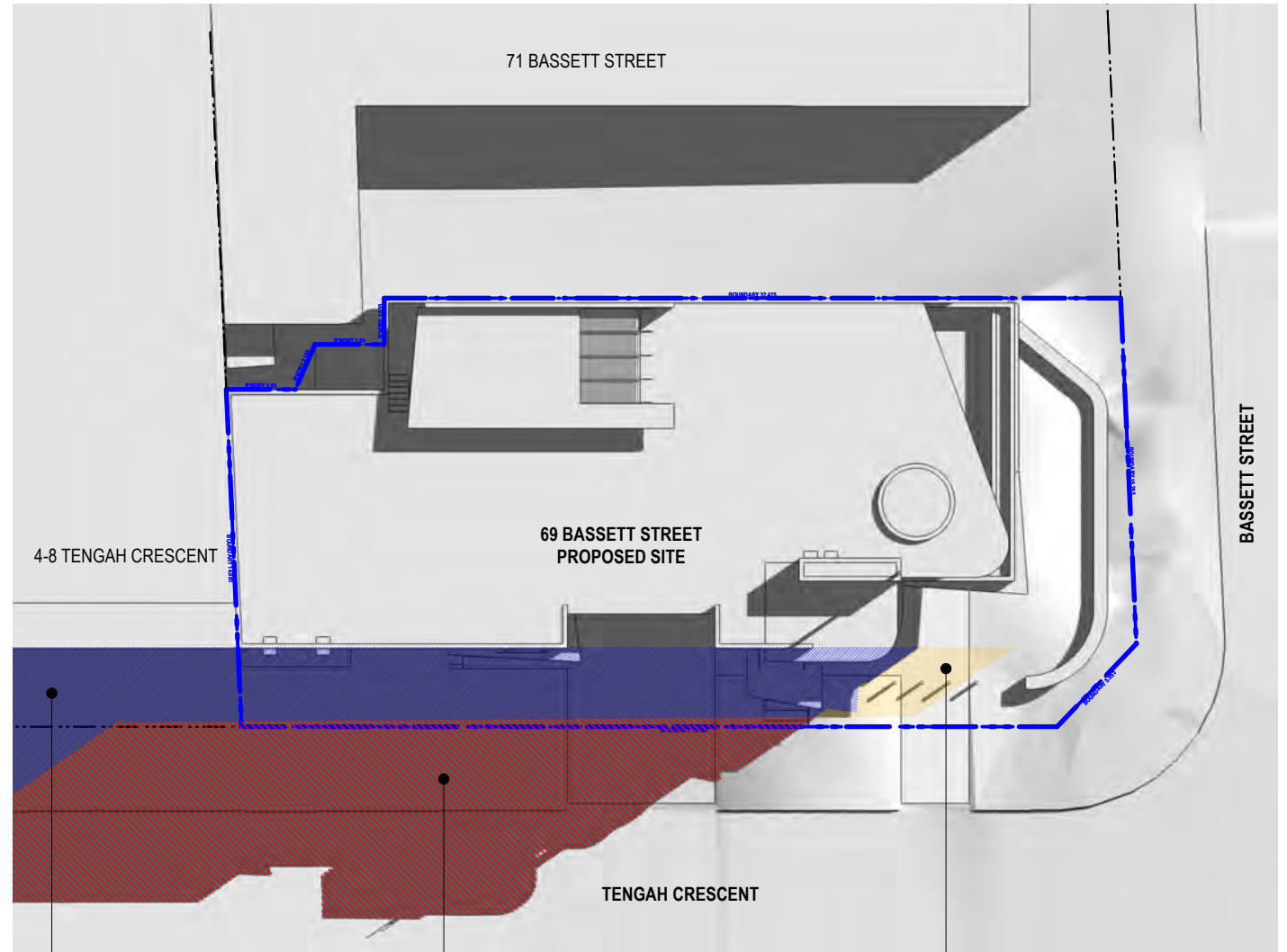


2 PROPOSED - WINTER 9AM





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

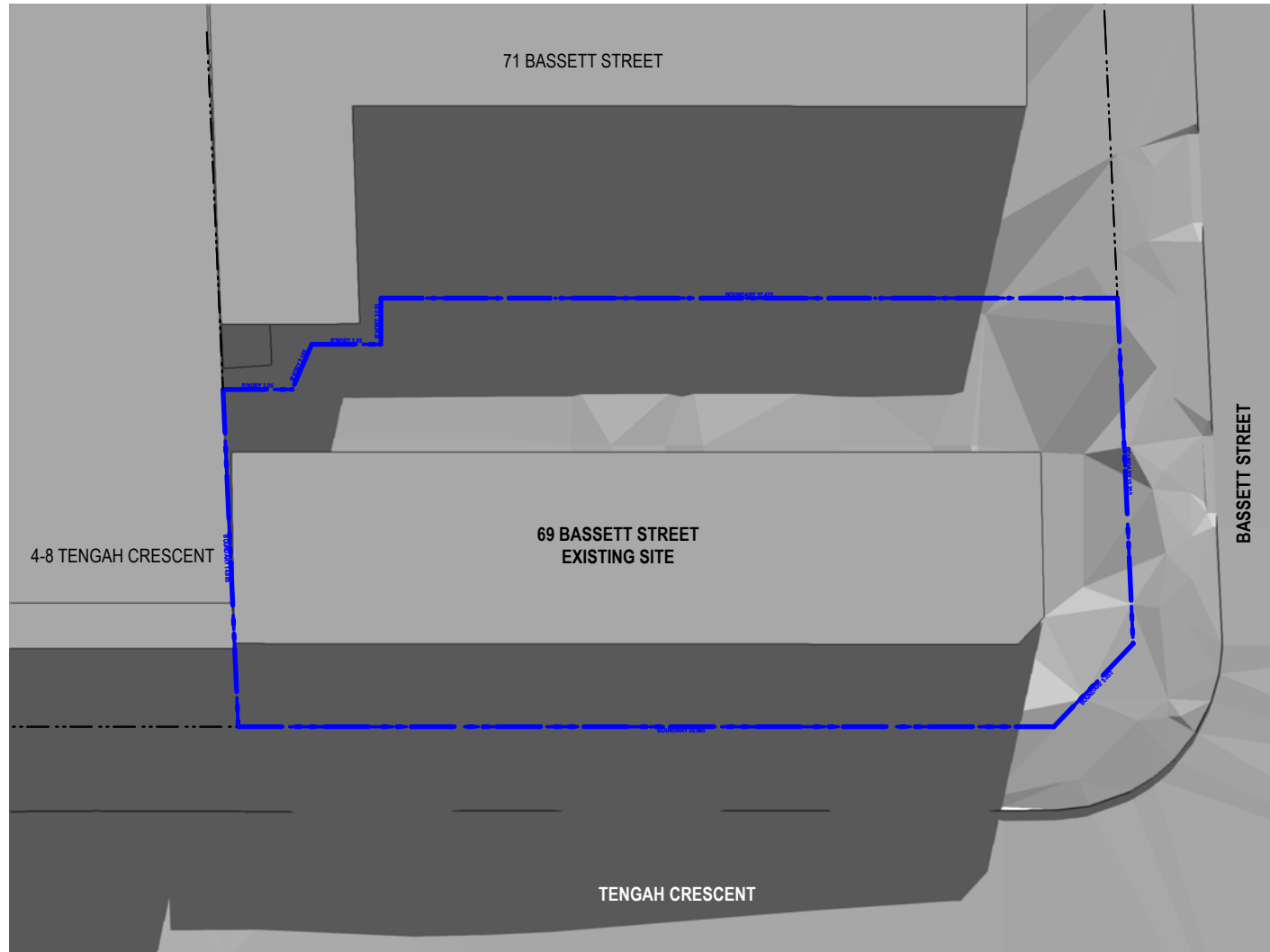
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SK08 A

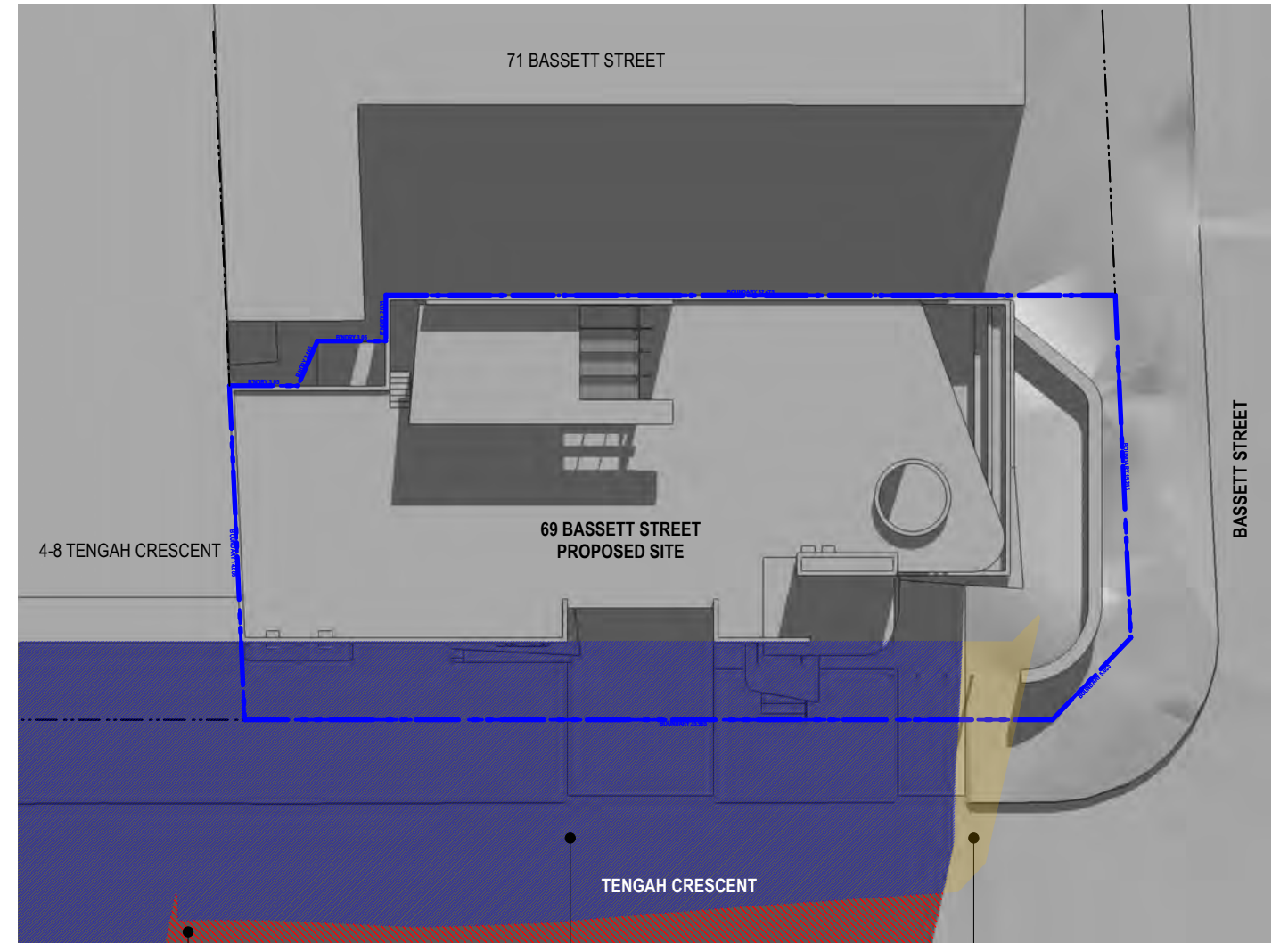
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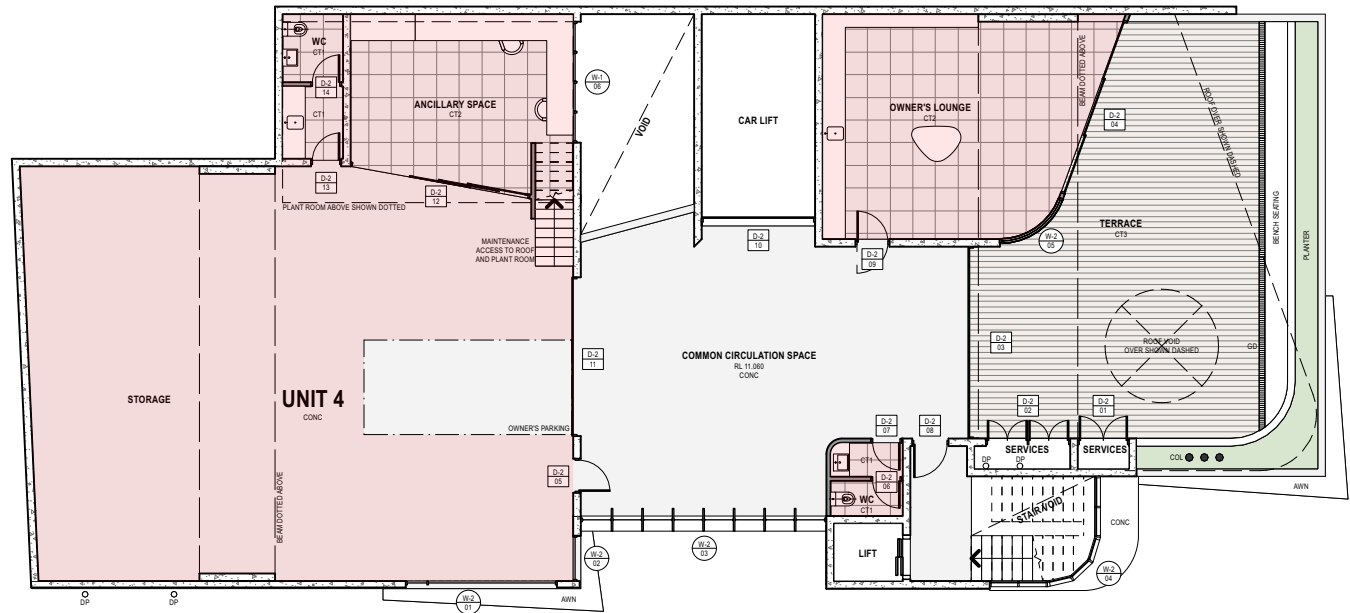
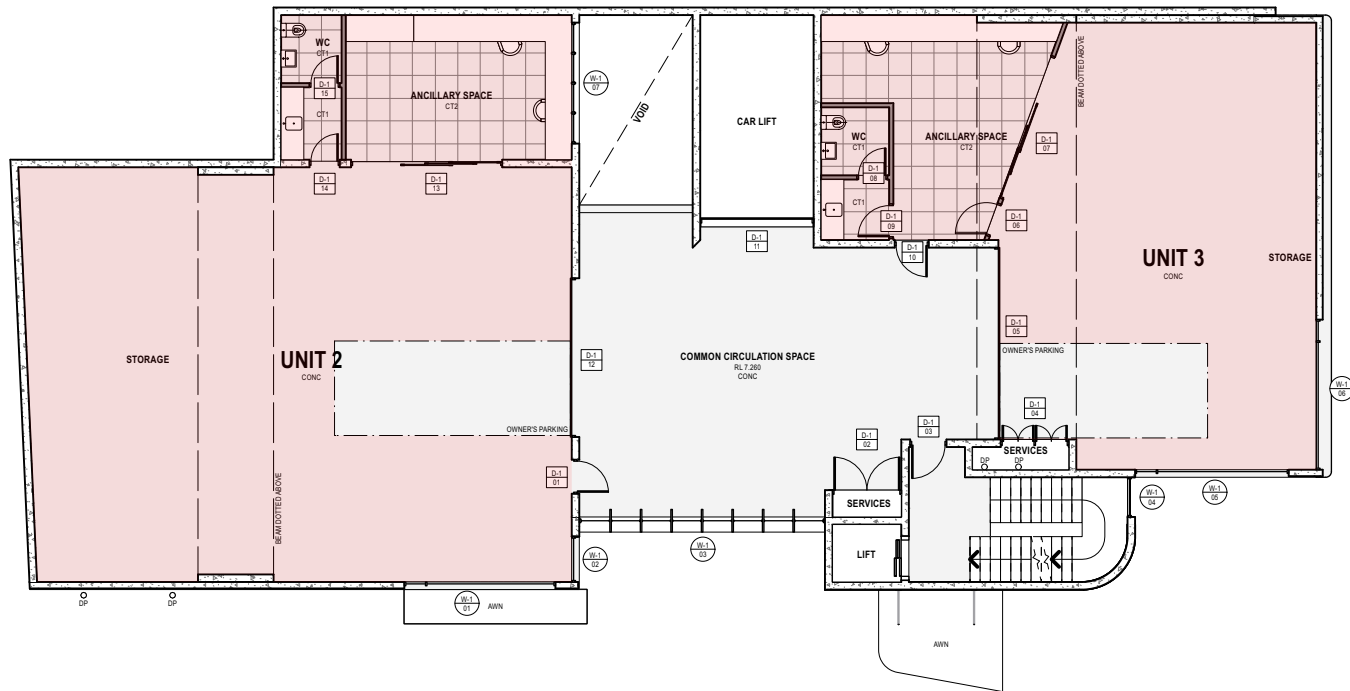
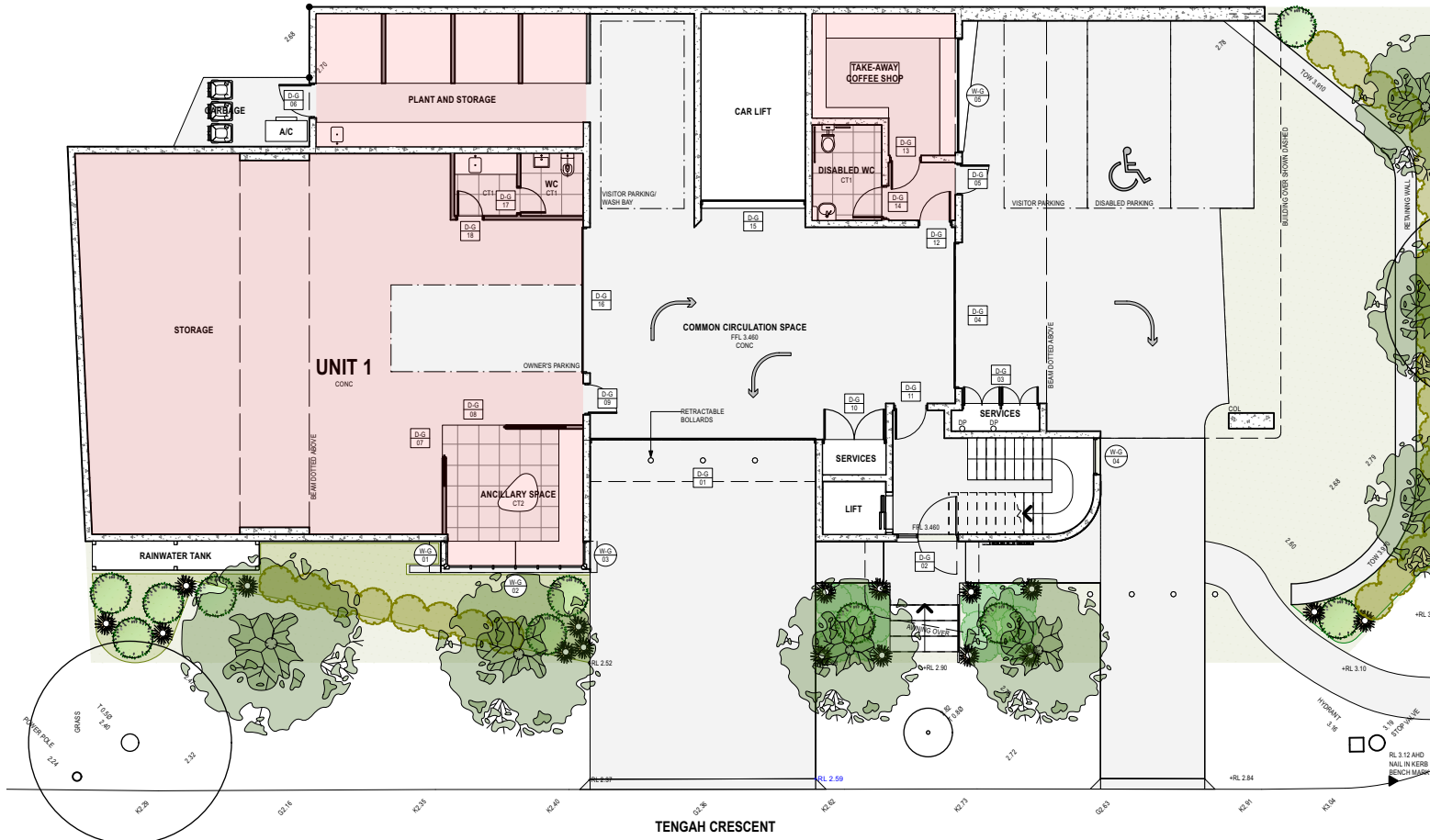


1 EXISTING - WINTER 3PM



2 PROPOSED - WINTER 3PM





GROUND FLOOR

201 SQM

FIRST FLOOR

284 SQM

SECOND FLOOR

218.5 SQM

TOTAL: 703.5 SQM

SITE AREA: 720.5 SQM

FSR: 1:1

PROPOSAL: 0.98:1

COMPLIES

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—**

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

- to define floor space ratio,
- 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—
 - prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
 - 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
 - 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—

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

0 1:200 10m

ISSUED FOR DEVELOPMENT APPLICATION
AMENDMENT

LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
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ON THIS BLOCK 2020-A

14/4/23
DATE

B
REVISION

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CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

FLOOR SPACE RATIO

2204

SK10

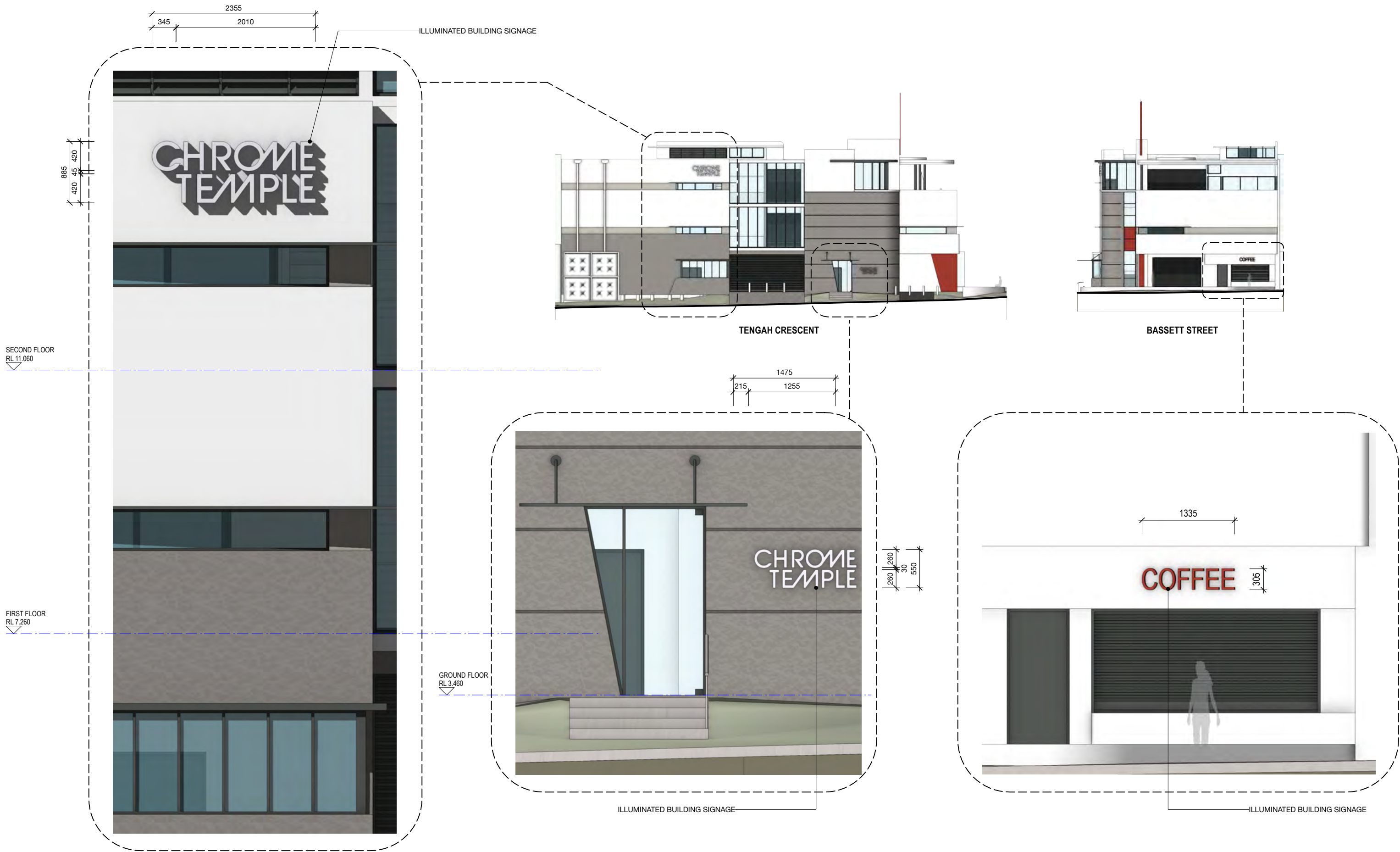
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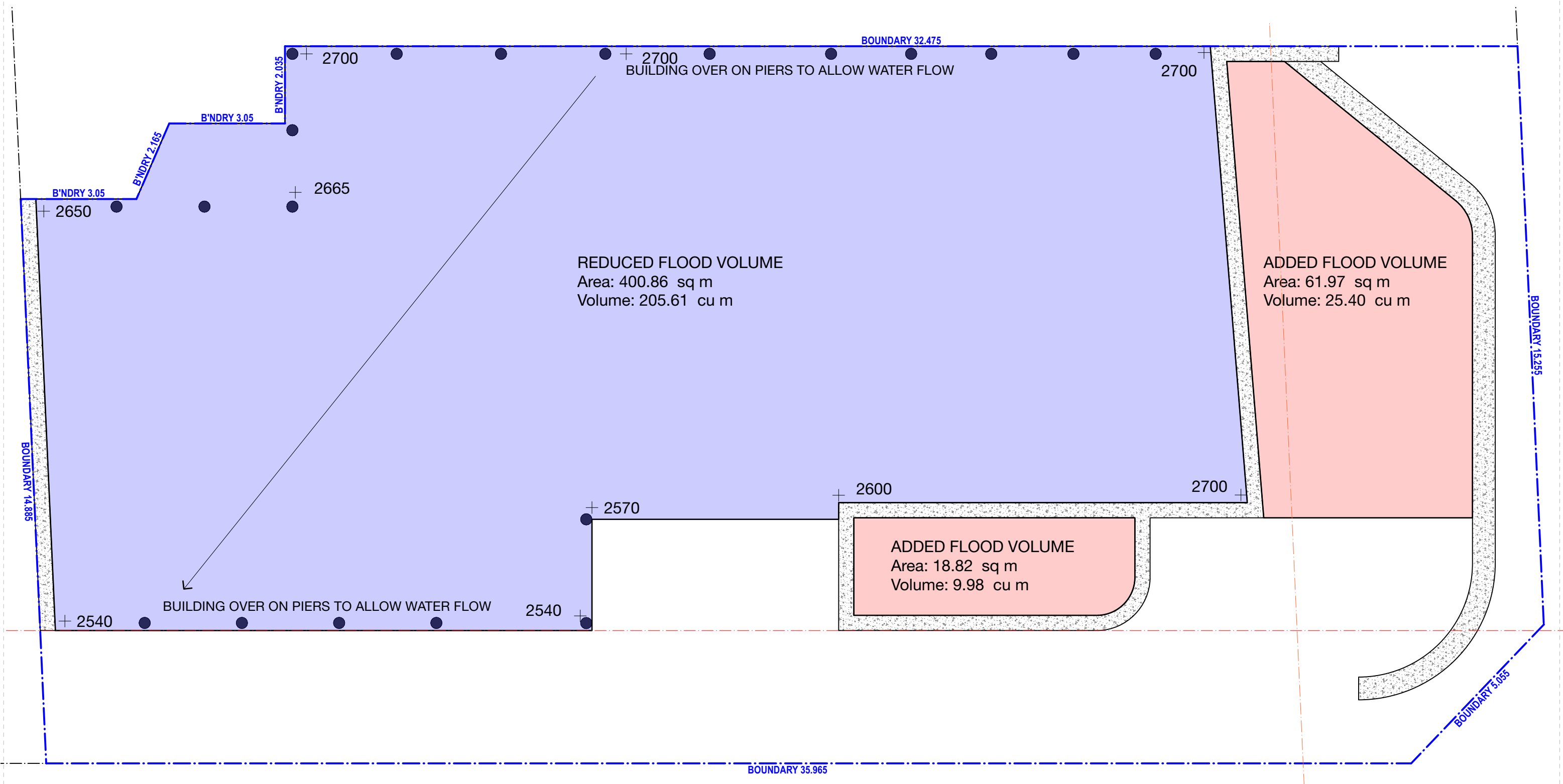
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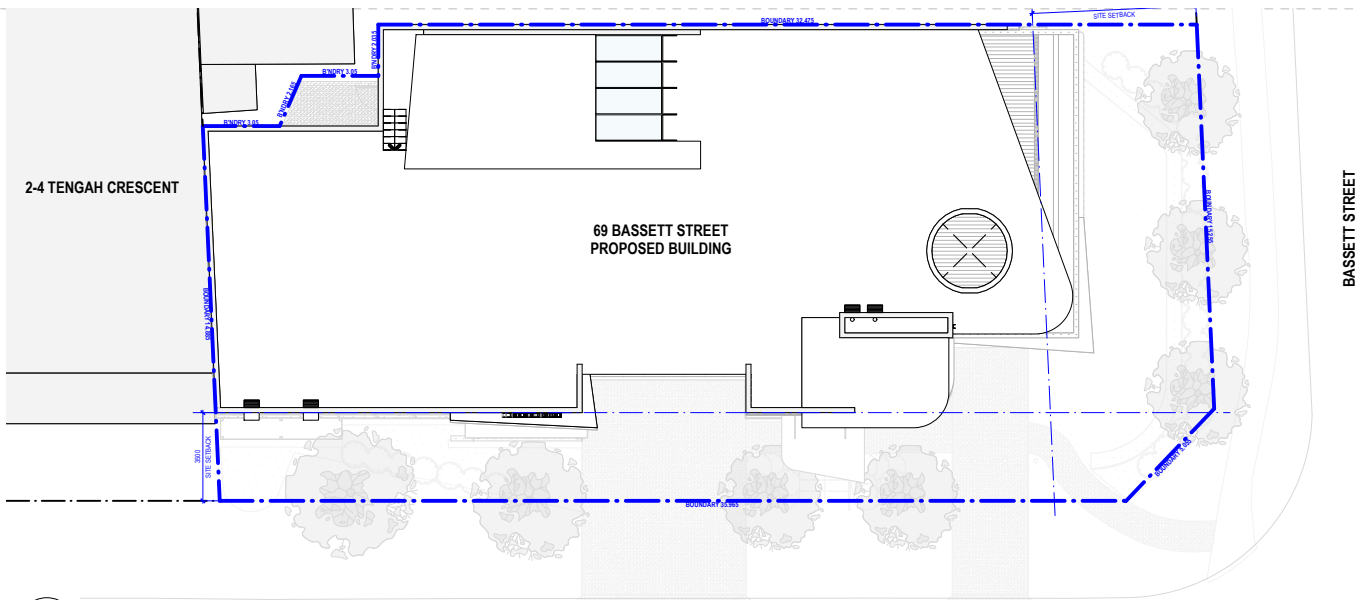
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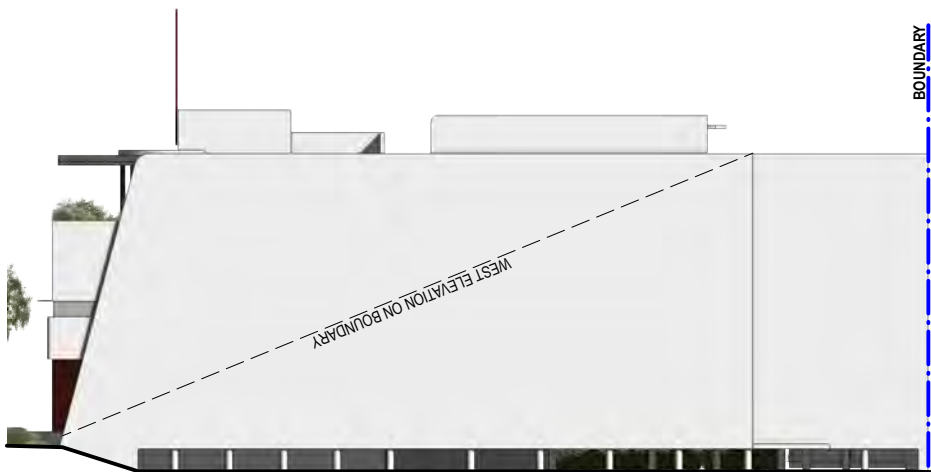
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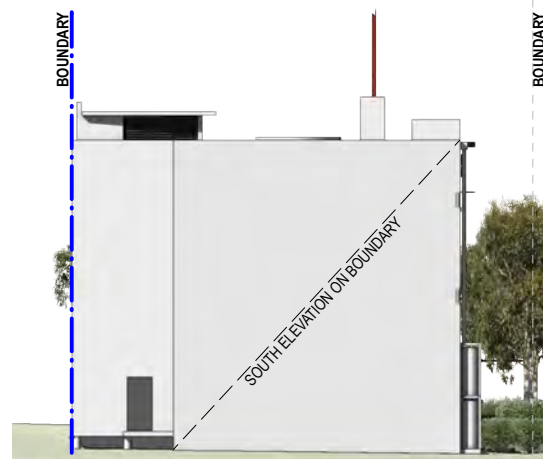
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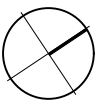
3 NORTH ELEVATION
SCALE 1:300



4 WEST ELEVATION
SCALE 1:300



5 SOUTH ELEVATION
SCALE 1:300



NOTIFICATION PLAN

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CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

2204
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