



SOUTH-EAST CORNER OF PROPOSED DEVELOPMENT



NORTH CORNER OF PROPOSED DEVELOPMENT
 *3D PERSPECTIVES INDICATIVE OF DESIGN INTENT ONLY

DEVELOPMENT APPLICATION

NEW MULTI-DWELLING HOUSES (TERRACES)
 + NEW SUBDIVISION

12 NAILON PLACE, MONA VALE, SYDNEY
 LOT 122 DP 5539

DEVELOPMENT APPLICATION DRAWING LIST

NO.	DRAWING NAME	SCALE	REV.
DA-00	COVERSHEET		A
DA-01	DEMOLITION PLAN	1:100	A
DA-02	SITE ANALYSIS PLAN	1:200	A
DA-03	SUBDIVISION PLAN	1:100	A
DA-04	SITE / ROOF PLAN	1:100	A
DA-05	GROUND FLOOR PLAN	1:100	A
DA-06	FIRST FLOOR PLAN	1:100	A
DA-07	STREET ELEVATIONS	1:100	A
DA-08	NORTH + SOUTH ELEVATIONS	1:100	A
DA-09	EAST + WEST ELEVATIONS	1:100	A
DA-10	SECTIONS	1:100	A
DA-11	LANDSCAPE CALCULATIONS	1:100	A
DA-12	FSR CALCULATIONS	1:200	A
DA-13	SHADOW DIAGRAMS - EXISTING	1:200	A
DA-14	SHADOW DIAGRAMS - PROPOSED	1:200	A

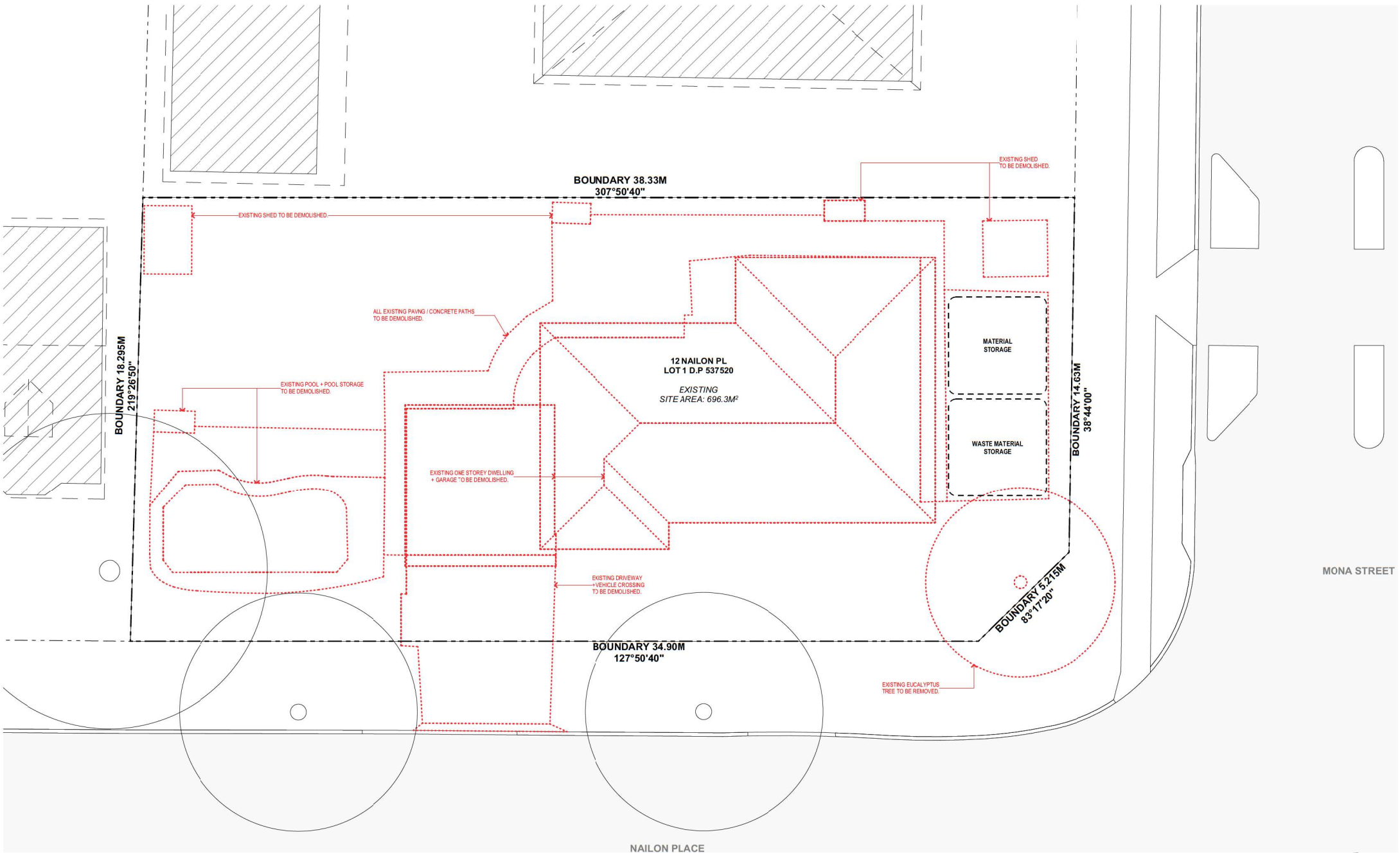
BASIX NOTES

- Metal roof with 70mm foil lined blanket (Colorbond Windspray)
- R3.0 insulation to all ceilings adjacent to roof (including terrace)
- External walls brick veneer + reflective sarking + R2.5 insulation
- External walls fc clad + R2.5 insulation
- Internal walls adjacent to garage & bath to include R2.5 insulation
- Separating walls between units core filled concrete block
- GF concrete slab on ground + R1.0 under slab & slab edge insulation for units 1 & 3
- FF framed floor + R2.5 insulation
- All louvre windows Breezway U=4.3 SHGC=0.57 +/-5%
- All other windows & sliding doors of units 1 & 3 AI thermally broken frames/ DG/low e U=3.1 SHGC=0.49 +/-10% (sliding/fixed) SHGC=0.39 +/-10% (awning)
- All other windows & sliding doors of unit 2 AI/SG/low e U=5.4 SHGC=0.58 +/-10% (sliding/fixed) SHGC=0.49 +/-10% (awning)
- External operable louvre/blinds to W1.05, 1.06, 1.13, 1.14, 3.04, 3.16 & 3.17
- All exhaust fans sealed
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- Ceiling fans to living, family & all bedrooms min 1200mm diameter



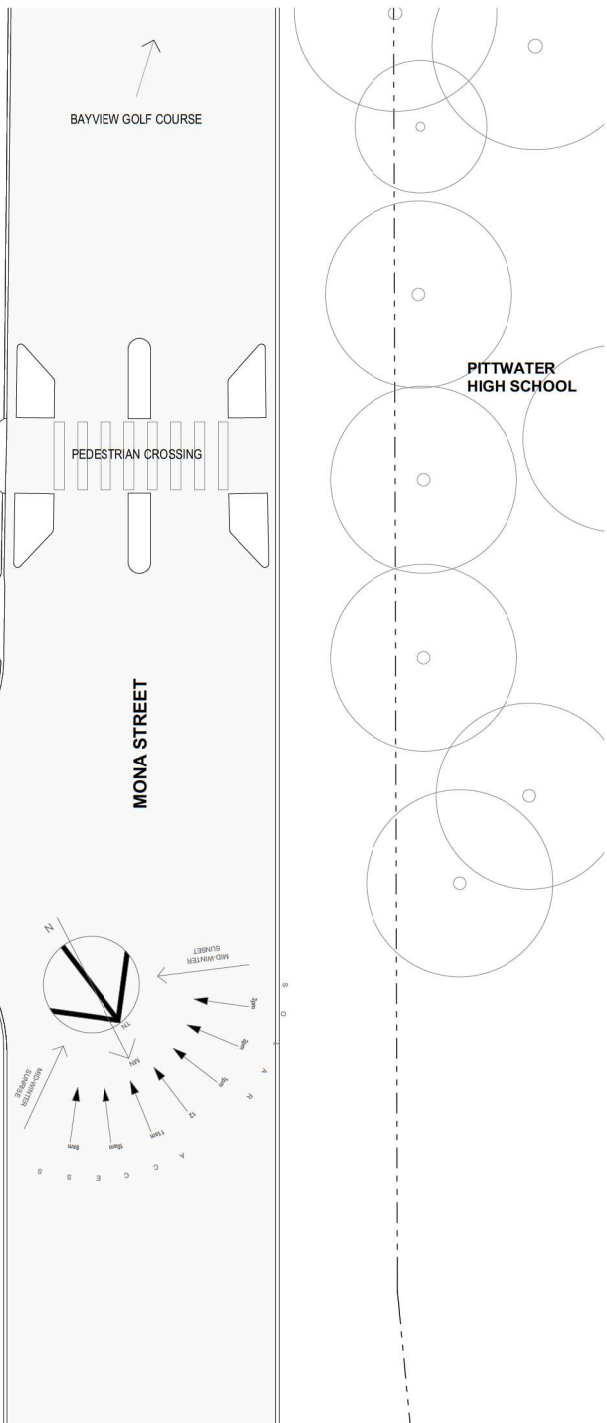
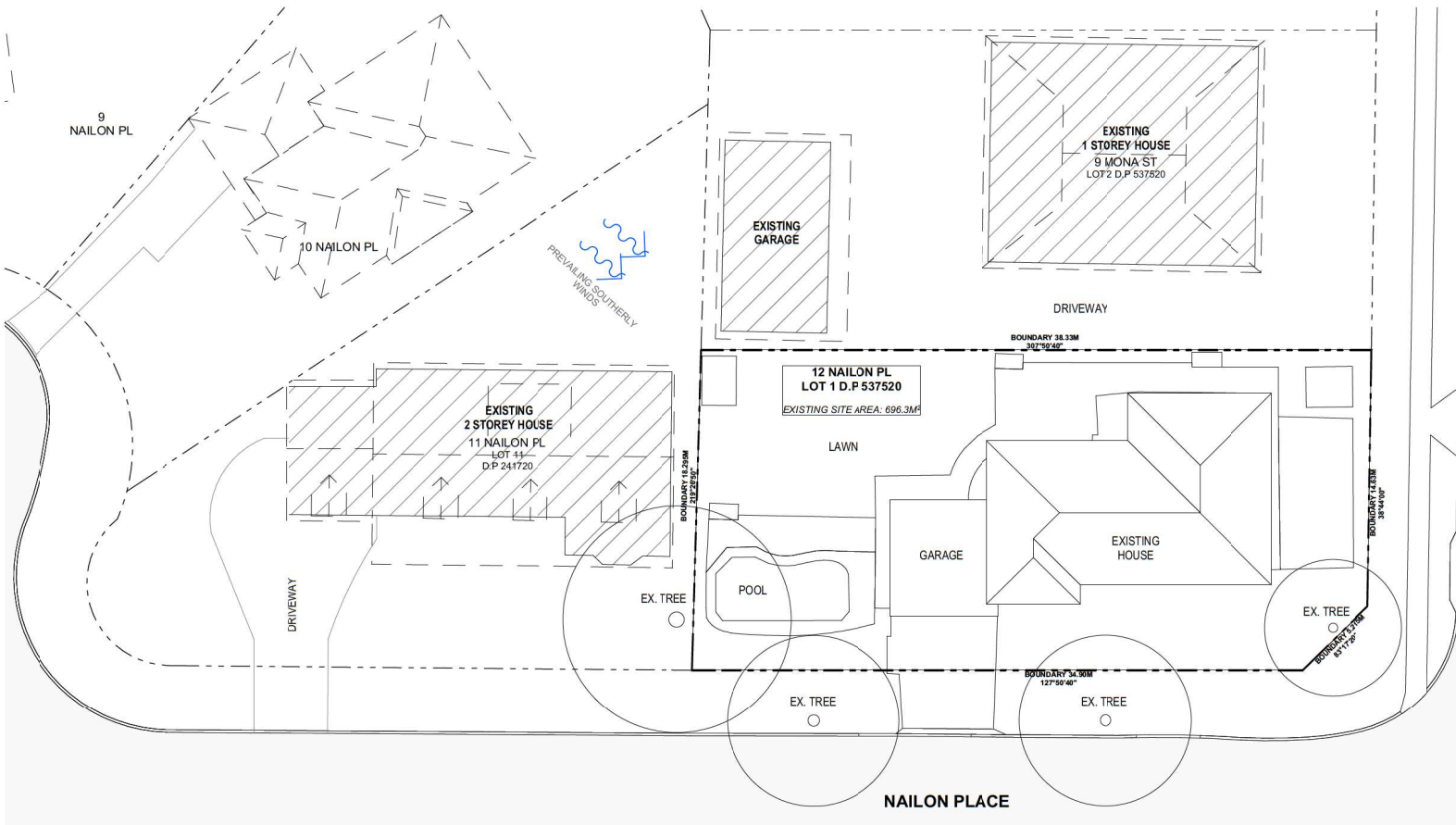
GARTNERTROVATO
 ARCHITECTS

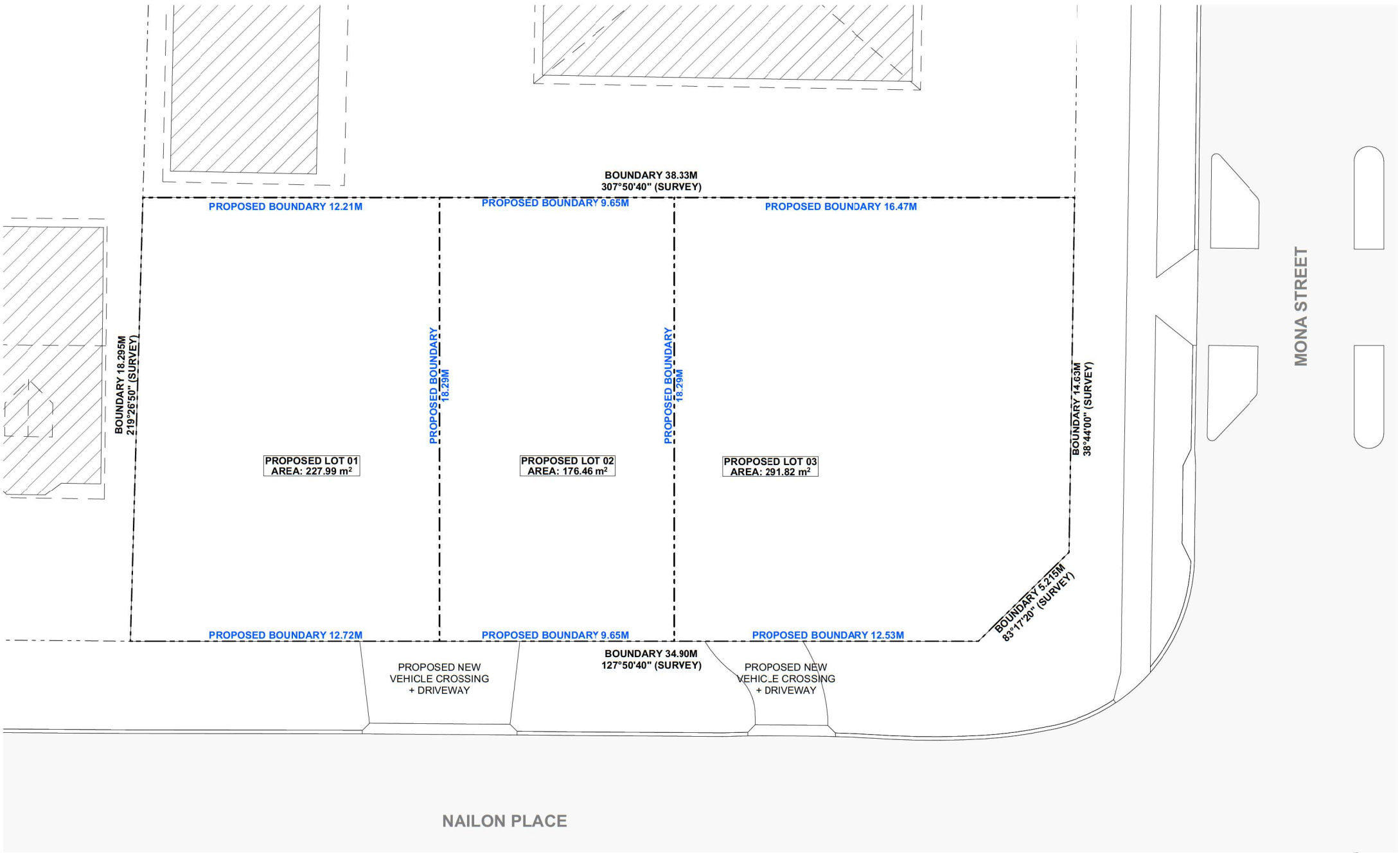
NOMINATED ARCHITECTS
 SEAN GARTNER 6072 | LUKE TROVATO 7094



Issue Date	Rev	Description	Drawn	Checked
17/07/2025	A	ISSUED FOR DEVELOPMENT APPLICATION	LE	LT

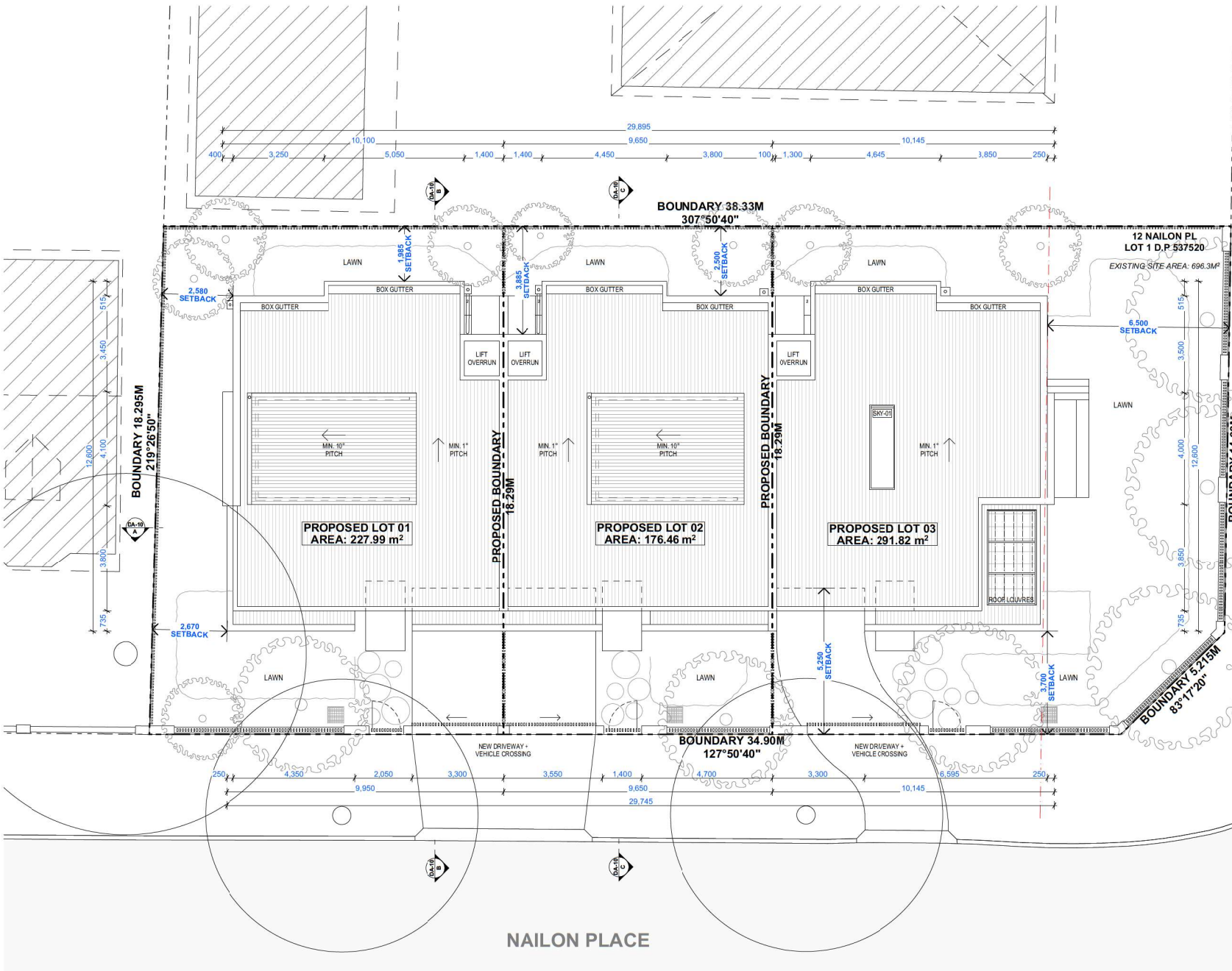






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0012074746 24 Jul 2025
 Assessor: Peter Cumming
 Accreditation No. 20042
 Address: Unit 1, 12 Nailon Place, Mona Vale, NSW, 2103
 7.7
 NATIONAL HOUSE
 29.5
 www.nationalhouse.com.au
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0012074738 24 Jul 2025
 Assessor: Peter Cumming
 Accreditation No. 20042
 Address: Unit 2, 12 Nailon Place, Mona Vale, NSW, 2103
 8.1
 NATIONAL HOUSE
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 www.nationalhouse.com.au
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0012074761 24 Jul 2025
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 Accreditation No. 20042
 Address: Unit 3, 12 Nailon Place, Mona Vale, NSW, 2103
 7.7
 NATIONAL HOUSE
 30.0
 www.nationalhouse.com.au
 hstar.com.au



MONA STREET



GARTNERTROVATO
 ARCHITECTS
 A P I T W A T E R P L A C E
 L I V I N G P A R K S T R E E T
 P O B O X 1 1 2 2
 M O N A V A L E, N S W 2 1 0 2
 P + 6 1 2 9 9 7 9 4 4 1 1
 F + 6 1 2 9 9 7 9 4 4 2 2
 E G T A @ G T C O M . A U

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PROJECT
NEST - MONA VALE
 MULTI-DWELLING HOUSES (TERRACES)
 12 NAILON PLACE, MONA VALE,
 SYDNEY NSW
 LOT 122 DP 5539
 FOR NEST PROJECT GROUP PTY LTD

DESCRIPTION
 SITE / ROOF PLAN

SCALE
 1:100 @ A2
 2508

DRAWN BY
 LT/LE
 DA-04

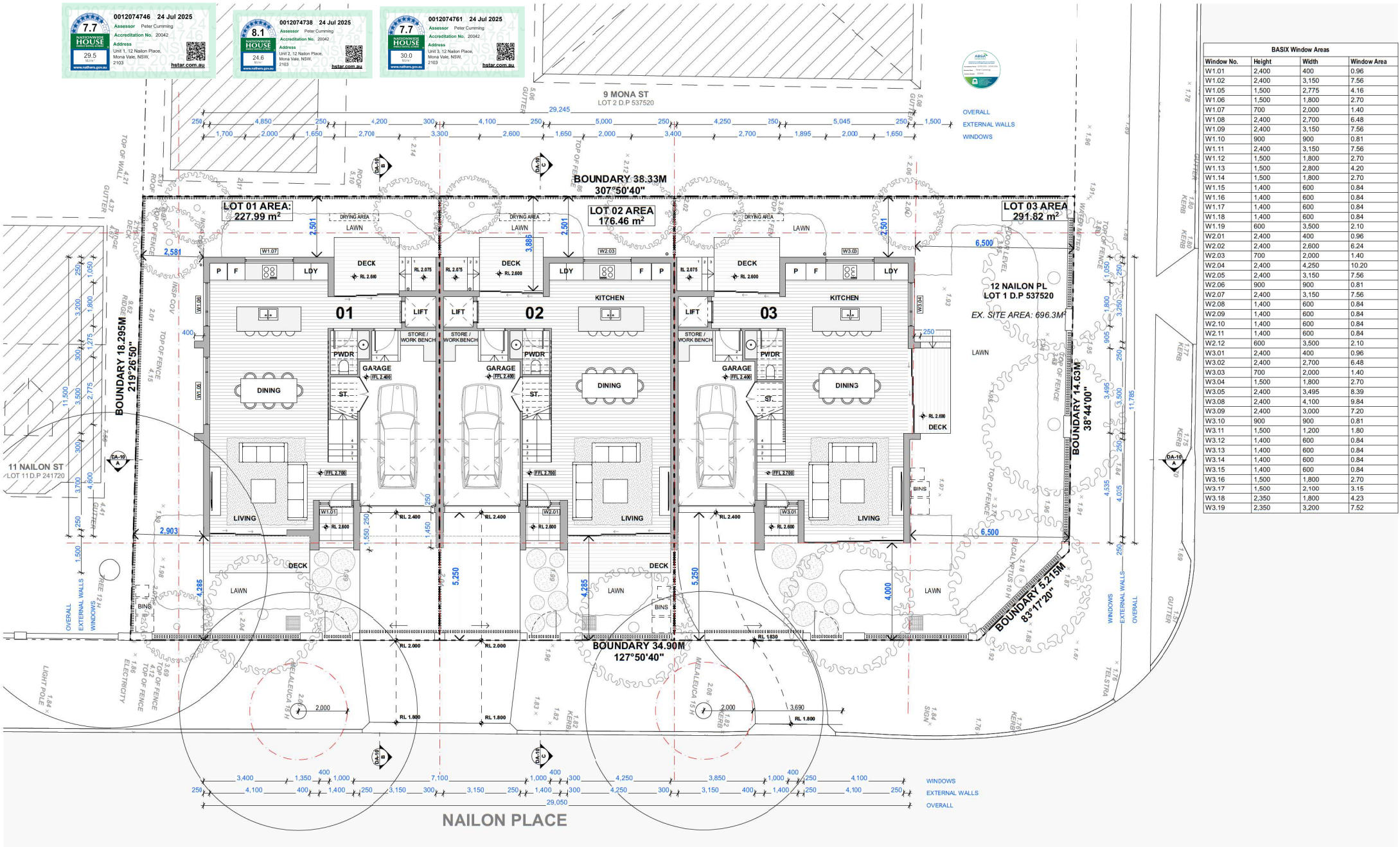
PLOT DATE
 24/07/2025

REVISION
 A

0012074746 24 Jul 2025
 Assessor Peter Cumming
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 Address
 Unit 2, 12 Nailon Place,
 Mona Vale, NSW,
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BASIX Window Areas			
Window No.	Height	Width	Window Area
W1.01	2,400	400	0.96
W1.02	2,400	3,150	7.56
W1.05	1,500	2,775	4.16
W1.06	1,500	1,800	2.70
W1.07	700	2,000	1.40
W1.08	2,400	2,700	6.48
W1.09	2,400	3,150	7.56
W1.10	900	900	0.81
W1.11	2,400	3,150	7.56
W1.12	1,500	1,800	2.70
W1.13	1,500	2,800	4.20
W1.14	1,500	1,800	2.70
W1.15	1,400	600	0.84
W1.16	1,400	600	0.84
W1.17	1,400	600	0.84
W1.18	1,400	600	0.84
W1.19	600	3,500	2.10
W2.01	2,400	400	0.96
W2.02	2,400	2,600	6.24
W2.03	700	2,000	1.40
W2.04	2,400	4,250	10.20
W2.05	2,400	3,150	7.56
W2.06	900	900	0.81
W2.07	2,400	3,150	7.56
W2.08	1,400	600	0.84
W2.09	1,400	600	0.84
W2.10	1,400	600	0.84
W2.11	1,400	600	0.84
W2.12	600	3,500	2.10
W3.01	2,400	400	0.96
W3.02	2,400	2,700	6.48
W3.03	700	2,000	1.40
W3.04	1,500	1,800	2.70
W3.05	2,400	3,495	8.39
W3.08	2,400	4,100	9.84
W3.09	2,400	3,000	7.20
W3.10	900	900	0.81
W3.11	1,500	1,200	1.80
W3.12	1,400	600	0.84
W3.13	1,400	600	0.84
W3.14	1,400	600	0.84
W3.15	1,400	600	0.84
W3.16	1,500	1,800	2.70
W3.17	1,500	2,100	3.15
W3.18	2,350	1,800	4.23
W3.19	2,350	3,200	7.52

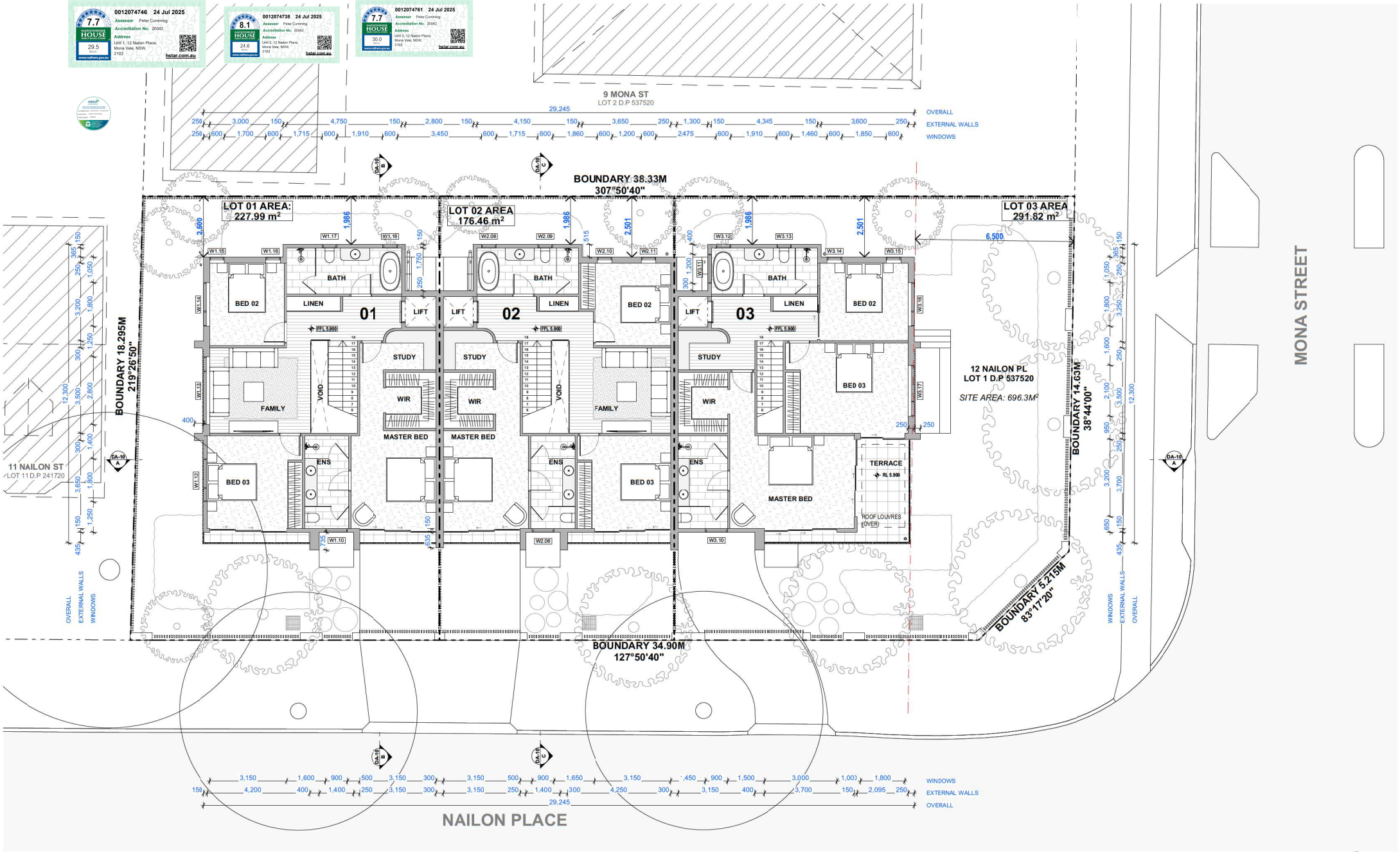
GARTNER TROVATO
 ARCHITECTS
 111/113 PARK STREET
 SYDNEY NSW 2000
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 +61 2 9979 4411
 +61 2 9979 4422
 G.T.A@G-T.COM.AU

Issue Date	Rev	Description	Drawn	Checked
17/07/2025	A	ISSUED FOR DEVELOPMENT APPLICATION	LE	LT

PROJECT: **NEST - MONA VALE**
 MULTI-DWELLING HOUSES (TERRACES)
 12 NAILON PLACE, MONA VALE,
 SYDNEY NSW
 LOT 122 DP 5539
 FOR NEST PROJECT GROUP PTY LTD

SCALE: 1:100 @ A2
 PROJECT NO: 2508
 DRAWING NO: DA-05

DATE: 24/07/2025
 DRAWN BY: LT/LE
 CHECKED BY: LT
 PROJECT NO: 2508
 DRAWING NO: DA-05



MONA STREET



GARTNER TROVATO
 ARCHITECTS
 A PITWATER PLACE
 1/113 PARK STREET
 PO BOX 1123
 MONA VALE, NSW 2102
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Issue Date	Rev	Description	Drawn	Checked
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PROJECT
 NEST - MONA VALE
 MULTI-DWELLING HOUSES (TERRACES)
 12 NAILON PLACE, MONA VALE,
 SYDNEY NSW
 LOT 122 DP 5539
 FOR NEST PROJECT GROUP PTY LTD

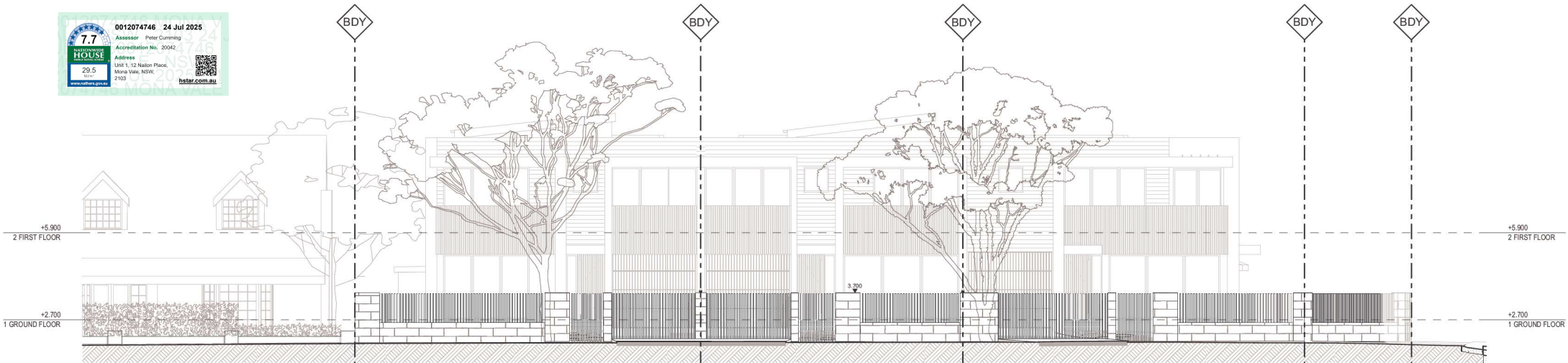
DRAWING TITLE
 FIRST FLOOR PLAN

SCALE
 1:100 @ A2
 2508

DRAWN BY
 LT/LE
 DA-06

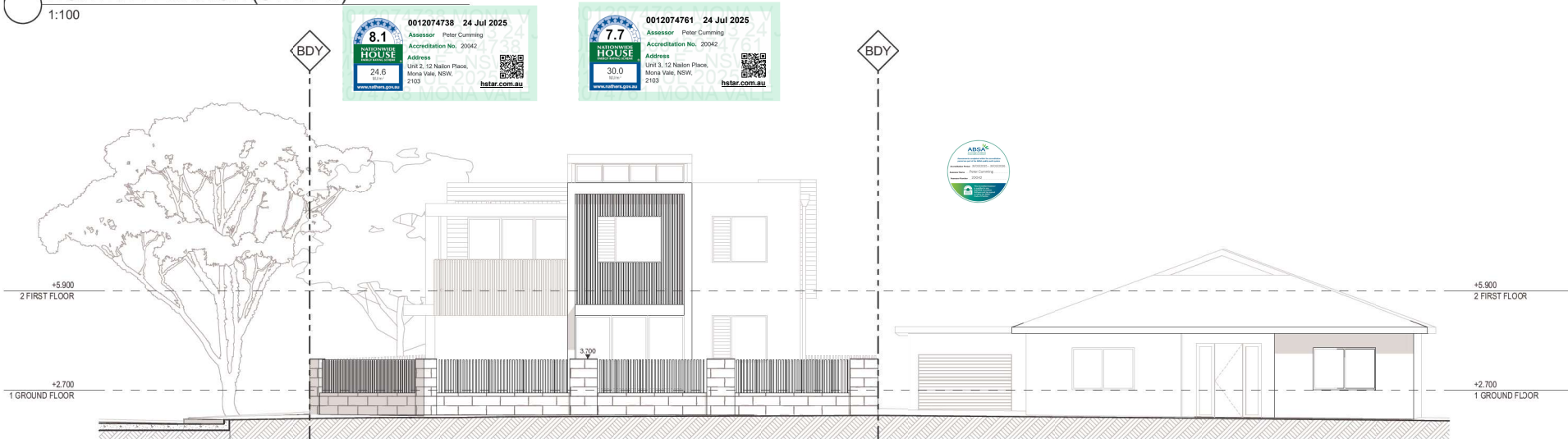
PLOT DATE
 24/07/2025

REVISION
 A



NORTH ELEVATION (STREET)

1:100



WEST ELEVATION (STREET)

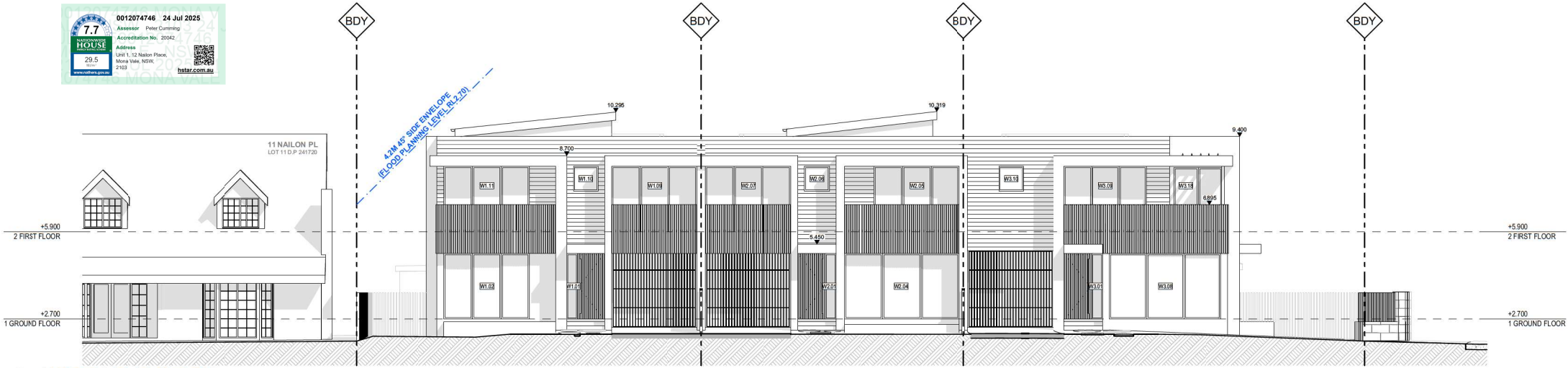
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EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

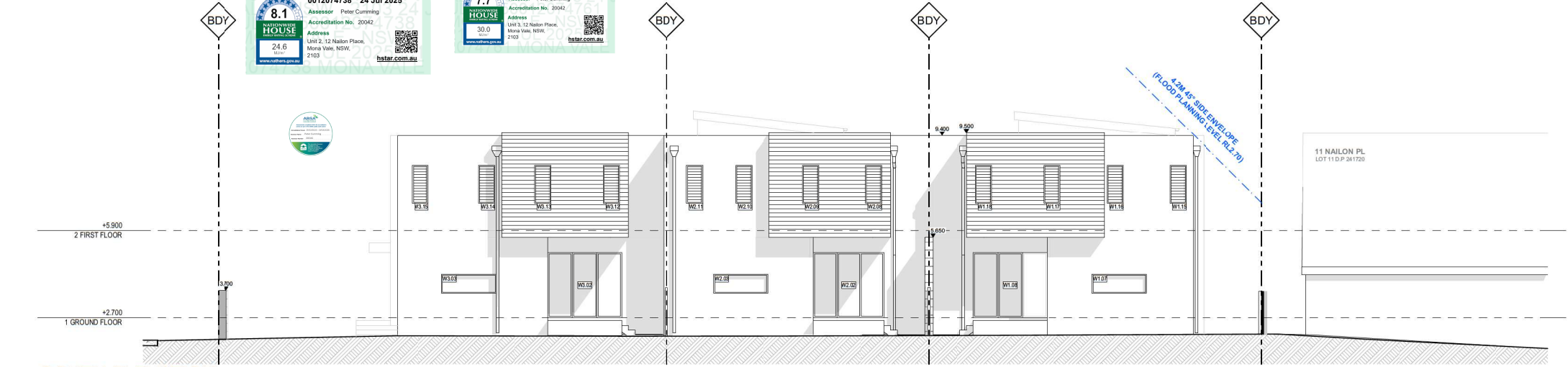
CLADDING			RENDER		PAINT		ROOF		SCREENS		OTHER	
	A MAIN LIGHT CLADDING WEATHERBOARDS PAINT FINISH	B STONE CLADDING SANDSTONE		C LIGHT RENDER RENDER WITH PAINT FINISH LIGHT GREY		D MAIN LIGHT PAINT WHITE PAINT		E METAL ROOF STANDING SEAM ROOF SHEETING COLOUR "WINDSPRAY"		F VERTICAL BATTENS ALUMINIUM BATTENS NATURAL TIMBER LOOK		G BALUSTRADE CLEAR, TOUGHENED GLASS BALUSTRADE

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NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

EXTERNAL FINISHES

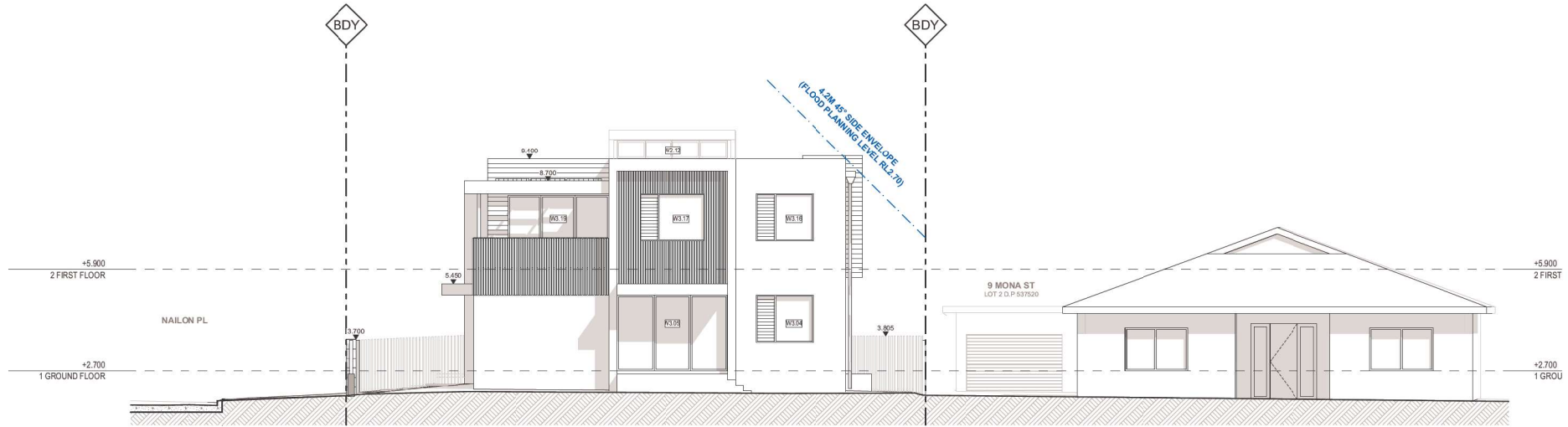
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CLADDING			RENDER		PAINT		ROOF		SCREENS		OTHER	
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EAST ELEVATION

1:100



WEST ELEVATION

1:100

EXTERNAL FINISHES

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CLADDING			RENDER		PAINT		ROOF		SCREENS		OTHER	
	A MAIN LIGHT CLADDING WEATHERBOARDS PAINT FINISH	B STONE CLADDING SANDSTONE		C LIGHT RENDER RENDER WITH PAINT FINISH LIGHT GREY		D MAIN LIGHT PAINT WHITE PAINT		E METAL ROOF STANDING SEAM ROOF SHEETING COLOUR "WINDSPRAY"		F VERTICAL BATTENS ALUMINIUM BATTENS NATURAL TIMBER LOOK		G BALUSTRADE CLEAR, TOUGHENED GLASS BALUSTRADE

GARTNER TROVATO

ARCHITECTS

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NOMINATED ARCHITECTS
SEAN GARTNER 6072 | LUKE TROVATO 7094

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12 NAILON PLACE, MONA VALE,
SYDNEY NSW
LOT 122 DP 5539
FOR NEST PROJECT GROUP PTY LTD

CLIENT TITLE
EAST + WEST ELEVATIONS

SCALE
1:100 @ A2
2508

DRAWN BY
DA-09

PLOT DATE
24/07/2025

PROJECT NO.
2508

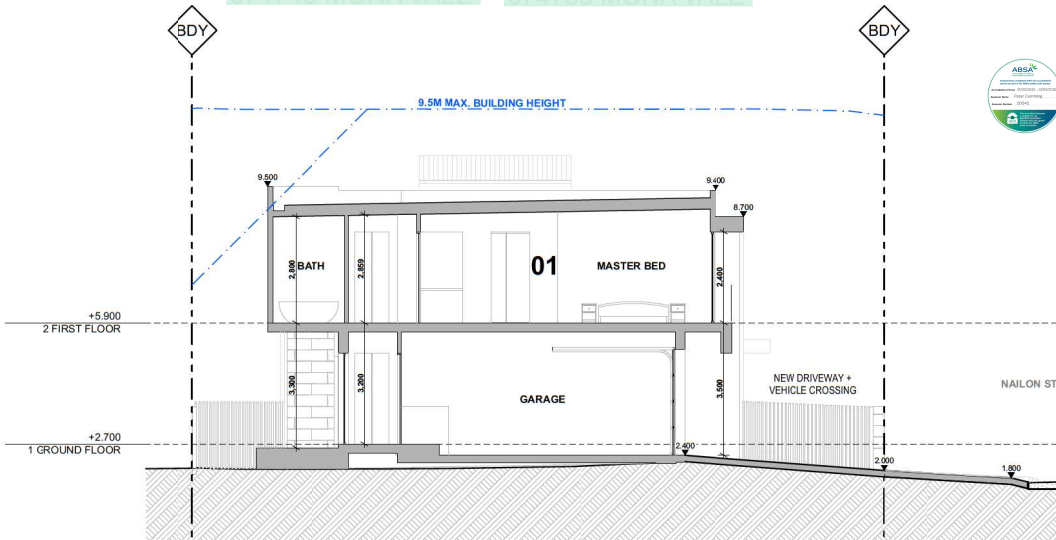
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DA-09

FIGURE NO.
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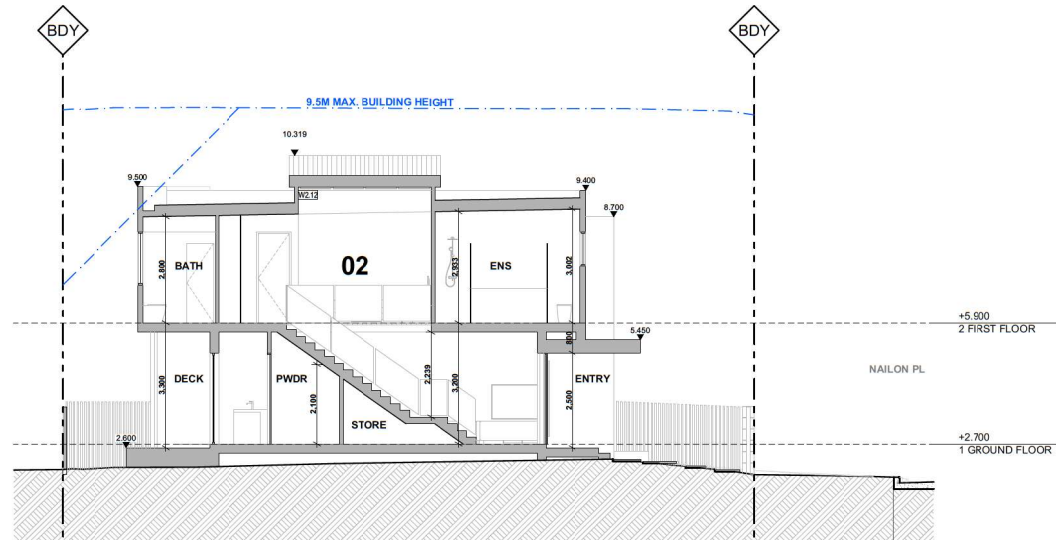
SECTION A

1:100



SECTION B

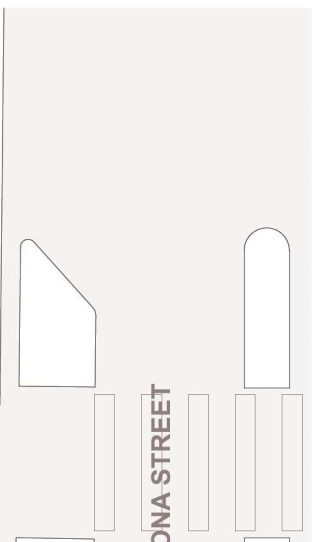
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SECTION C

1:100

Issue Date	Rev	Description	Drawn	Checked
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LANDSCAPE AREA CALCULATIONS
 SITE AREA: 696.3M²
 LANDSCAPE AREA:
 = L01.1 + L02.1 + L02.2 + L03.1 + L03.2
 = 289.03M² OR 41.51%
 TOTAL LANDSCAPE AREA (INCL. 6% IMPERVIOUS TREATMENT):
 = L01.1 + L02.1 + L02.2 + L03.1 + L03.2 + 42.73M²
 = 331.76M² OR 47.65%
PITTSWATER DCP 21 LANDSCAPE REQUIREMENT:
 50% OR 348.15M²

DEEP SOIL CALCULATIONS
 LOT 01 (227.99M²): 95.64M² OR 41.95%
 LOT 02 (176.46M²): 41.83M² OR 23.71%
 LOT 03 (291.82M²): 151.56M² OR 51.94%
SEPP 21 (HOUSING) DEEP SOIL REQUIREMENT:
 20% PER DWELLING FOR SITES BETWEEN 150-300M²

TREE CANOPY COVERAGE
 LOT 01 (227.99M²): 2 SMALL TREES
 LOT 02 (176.46M²): 1 SMALL TREE
 LOT 03 (291.82M²): 2 SMALL TREES
TREE CANOPY GUIDE FOR LOW-MID RISE HOUSING:
 20% TREE CANOPY AREA PER DWELLING OR
 1 SMALL TREE PER 200M² PER DWELLING FOR SITES BETWEEN 150-300M²

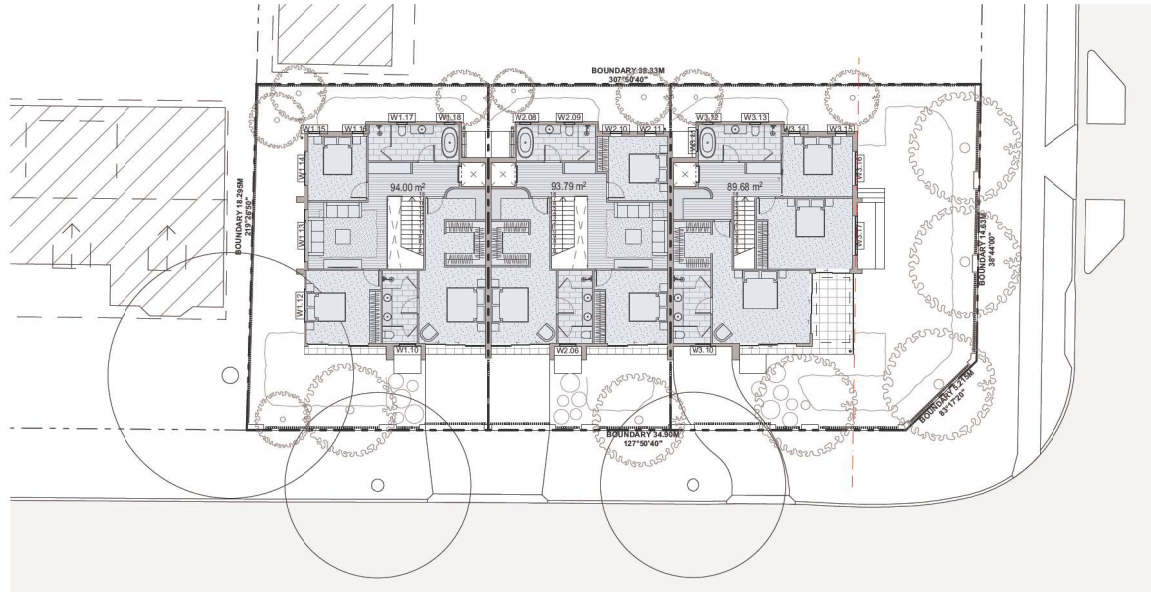
PRIVATE OPEN SPACE CALCULATIONS
 SITE AREA: 696.3M²
 LOT 01 (FLOOR AREA: 158.49M²):
 REQUIRED: 23.77M² PROPOSED: 37.27M²
 LOT 02 (FLOOR AREA: 159.28M²):
 REQUIRED: 23.89M² PROPOSED: 34.16M²
 LOT 03 (FLOOR AREA: 157M²):
 REQUIRED: 23.55M² PROPOSED: 42.82M²
PITTSWATER DCP 21 REQUIREMENT:
 15% OF EACH DWELLING'S TOTAL FLOOR AREA.

LEGEND

- LANDSCAPE AREA
- IMPERVIOUS LANDSCAPE TREATMENT
- PRIVATE OPEN SPACE
- PROPOSED TREE

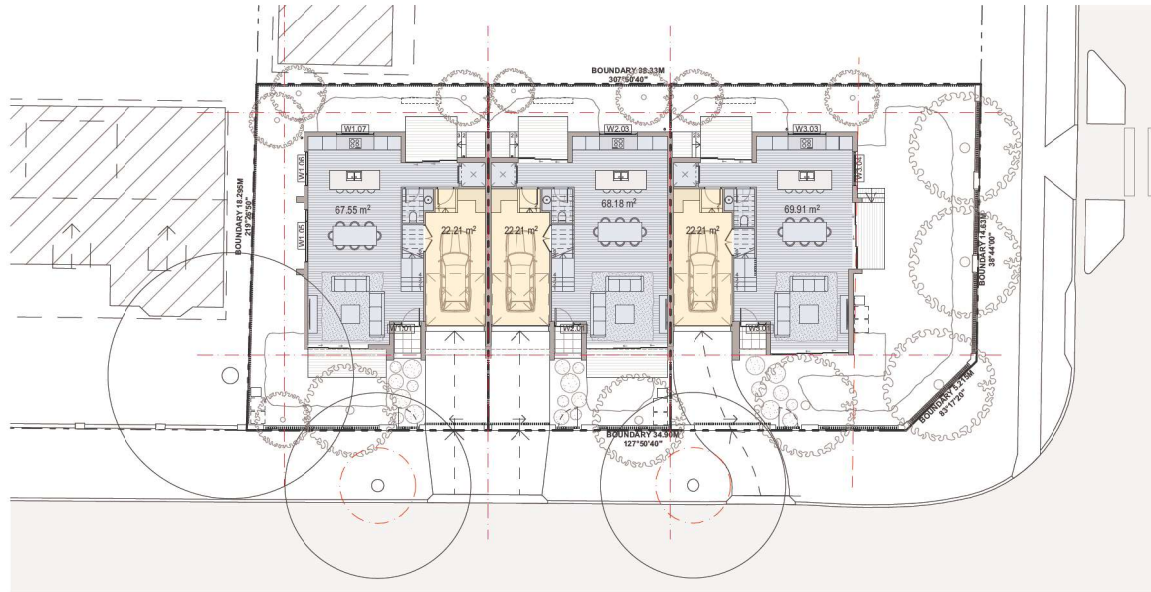


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FIRST FLOOR FSR PLAN
1:200

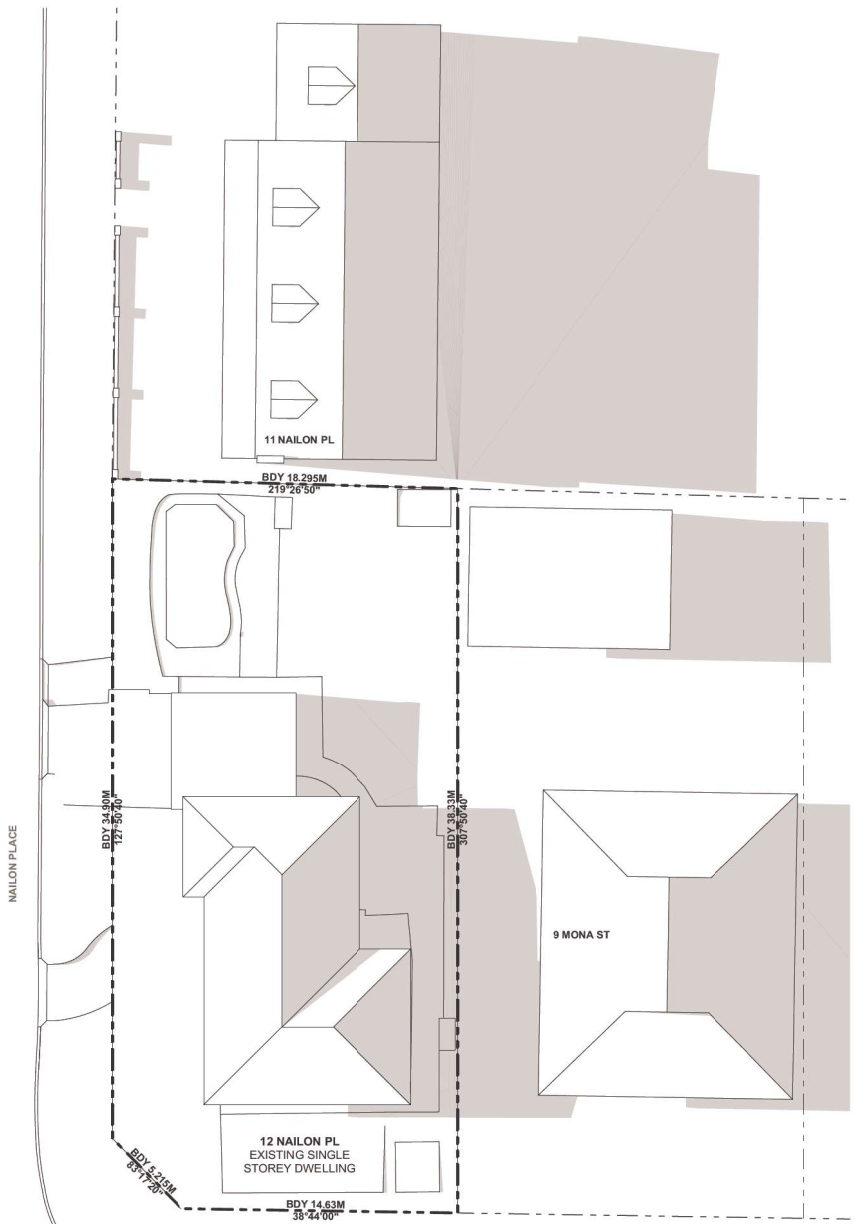
FSR CALCULATIONS
 SITE AREA: 696.3M²
 SEPP 2021 - LOW & MID-RISE HOUSING REQUIREMENT: 0.7:1
PROPOSED FSR: 0.69:1



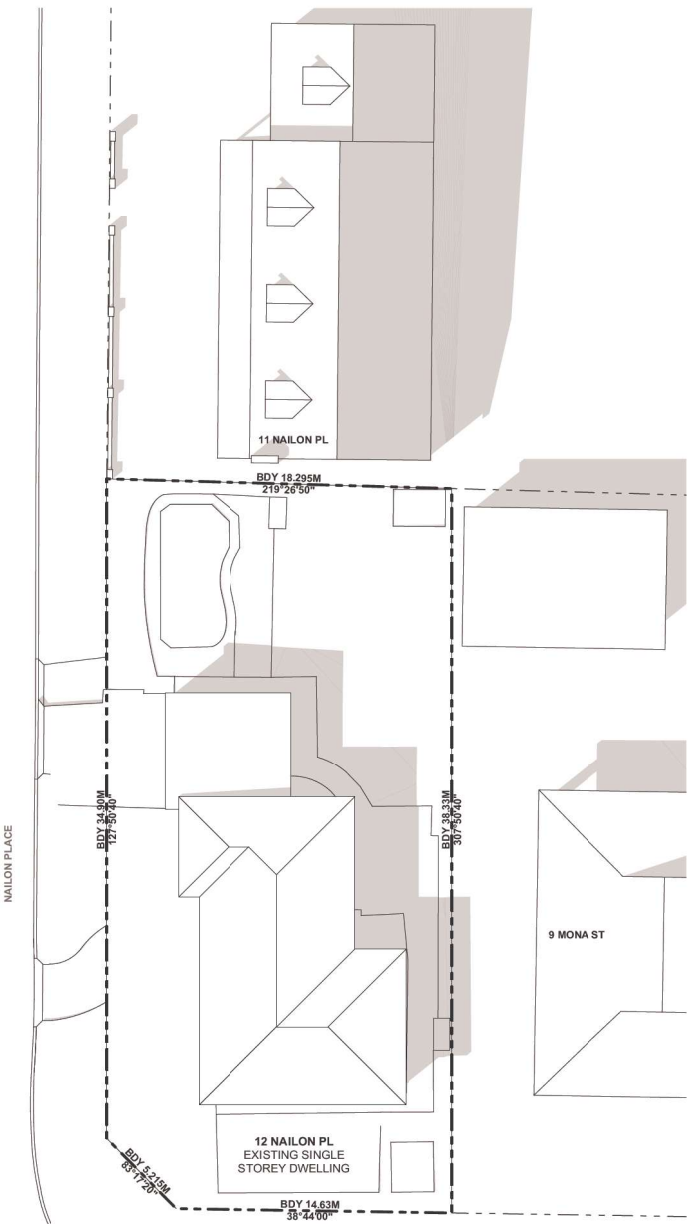
GROUND FLOOR FSR PLAN
1:200

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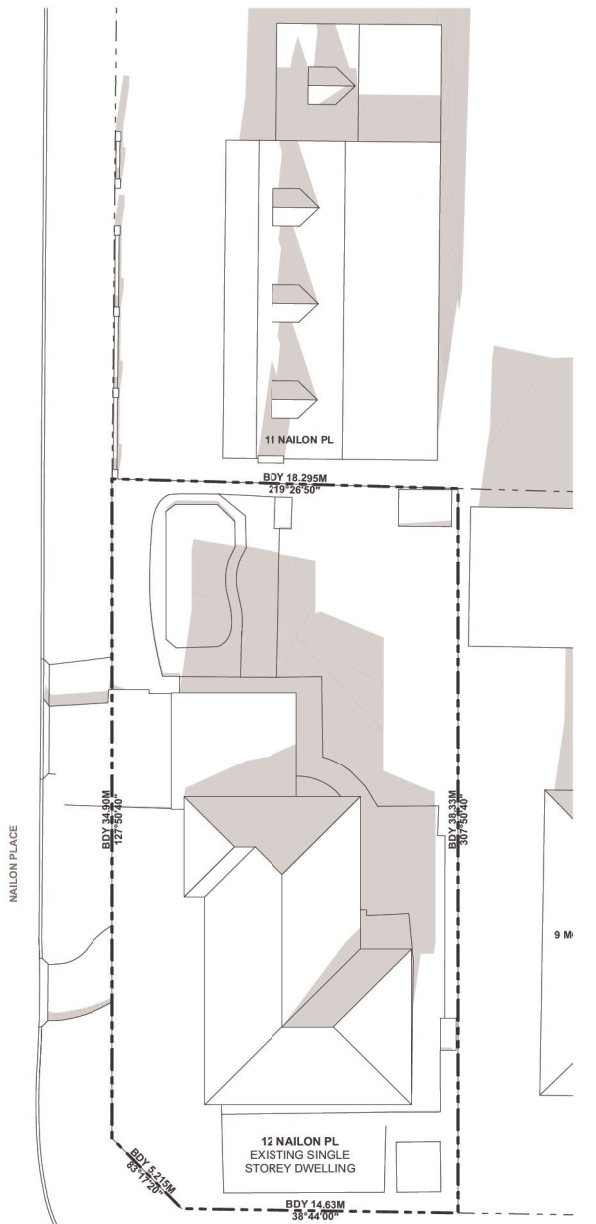




21 JUNE 9AM - EXISTING SHADOWS
1:200



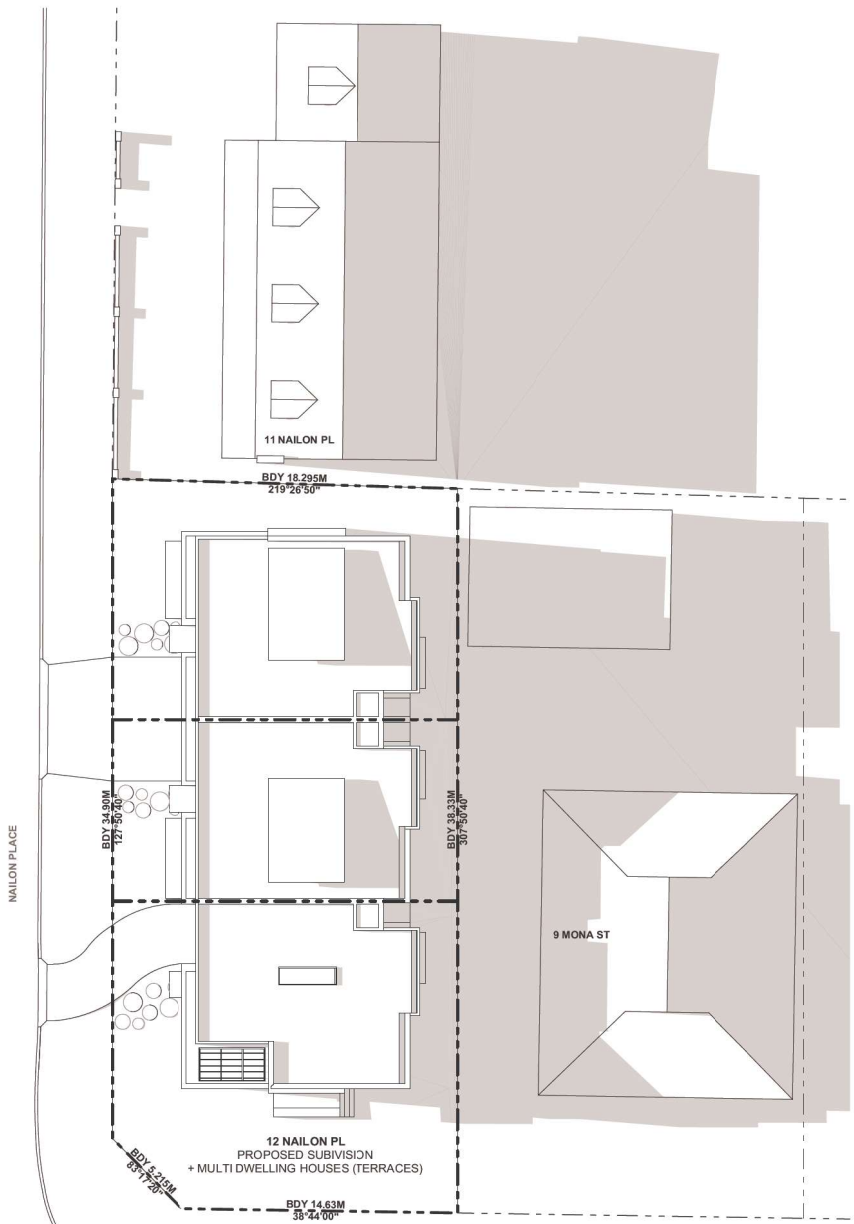
21 JUNE 12PM - EXISTING SHADOWS
1:200



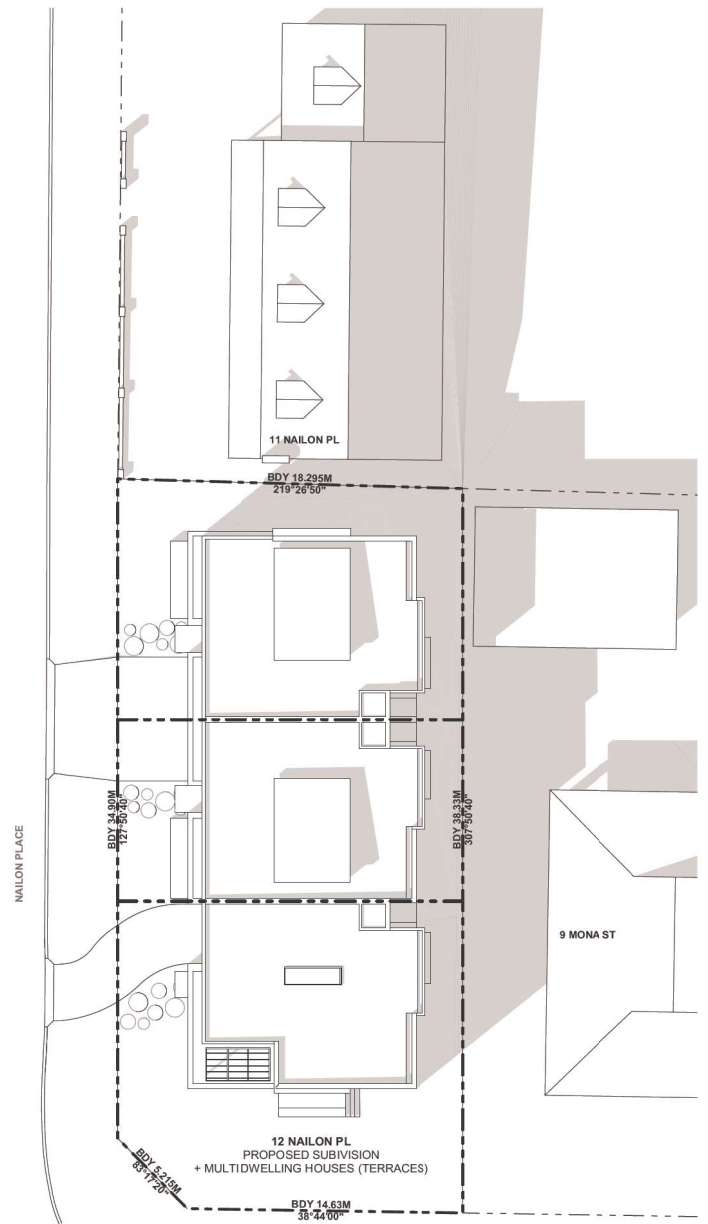
21 JUNE 3PM - EXISTING SHADOWS
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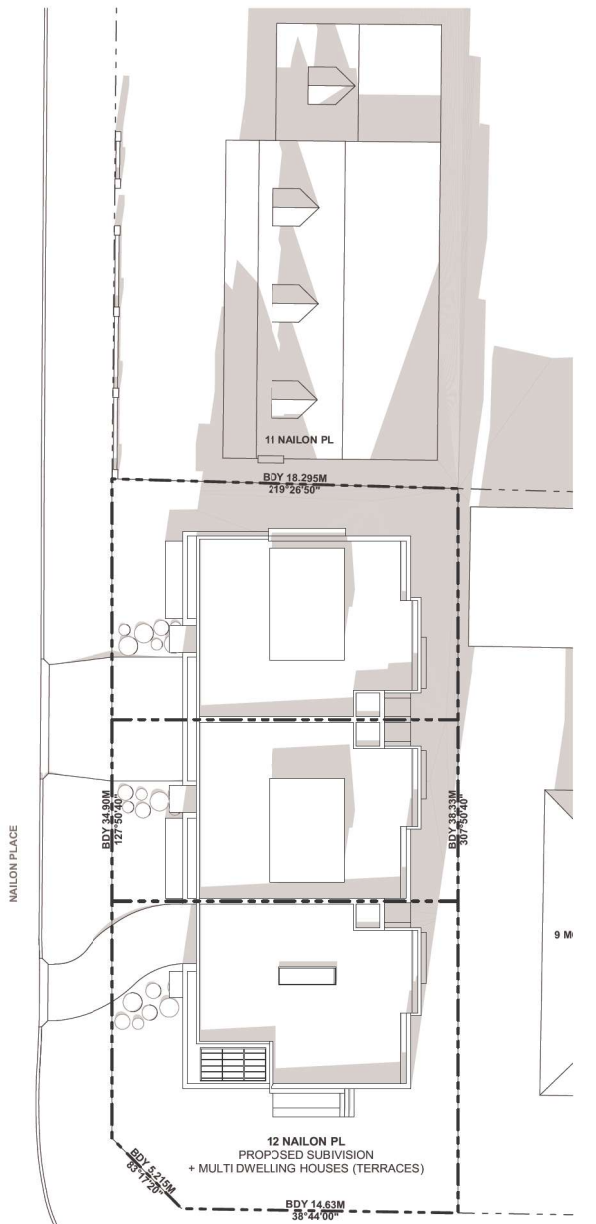
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21 JUNE 9AM - PROPOSED SHADOWS
1:200



21 JUNE 12PM - PROPOSED SHADOWS
1:200



21 JUNE 3PM - PROPOSED SHADOWS
1:200



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