

1803-1803A PITTWATER ROAD, MONA VALE, NSW 2103

RESIDENTIAL FLAT BUILDING

DA SUBMISSION



DRAWING LIST	
DA-000	COVER AND REGISTER
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DA-012	SITE PLAN - PROPOSED
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DA-702	ADG COMPLIANCE DIAGRAMS - LEVEL 1
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DA-901	SHADOW DIAGRAMS
DA-902	SHADOW DIAGRAMS
DA-903	SHADOW DIAGRAMS
DA-904	SHADOW DIAGRAMS

NathERS THERMAL COMFORT INCLUSIONS	
Glazing Doors/Windows Awning U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±5%) Fixed U-value: 4.80 (equal to or lower than) SHGC: 0.59(±5%) Sliding Door U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±5%) Louvres U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±5%)	
Upgrade applied as per thermal comfort upgrades table (no upgrade to louvre windows) Awning U-value: 3.20 (equal to or lower than) SHGC: 0.46 (±5%) Fixed U-value: 3.20 (equal to or lower than) SHGC: 0.49 (±5%) Sliding Door U-value: 3.20 (equal to or lower than) SHGC: 0.49 (±5%)	
Given values are AFRC total window system values (glass and frame) Note: BASIX Thermal Comfort Protocol Table 1 SHGC value of the unit should be within the range specified on the Assessor Certificate.	
Roof and ceiling Concrete roof, no insulation above Plasterboard ceiling with R2.0 insulation (insulation only value) to soffit of concrete where roof and/or balcony is over Plasterboard ceiling, no insulation where neighbouring units are above	
Upgrade applied as per thermal comfort upgrades table Plasterboard ceiling with R4.0 insulation (insulation only value) to soffit of concrete where roof and/or balcony is over	
External Colour Concrete (SA < 0.62)	
Ceiling Penetrations Sealed LED downlights at a maximum of one every 5.0m2. Once lighting plan has been developed NathERS certificate can be updated to improve specification.	
External Wall 200mm concrete, metal stud and plasterboard lining, with a minimum R2.5 insulation (insulation only value) Any concrete columns within the external wall envelope are assumed to have the same R2.5 insulation Thermal break applied as per NCC 2022 requirements.	
External Colour Default colour modelled	
Inter-tenancy walls Double steel stud walls between units, R1.5 each side Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required Thermal break applied as per NCC 2022 requirements.	
Walls within dwellings Plasterboard on studs – no insulation	
Floors Concrete with a minimum R1.0 subfloor insulation (insulation only value) required to units with carpark/bike store below Concrete between levels, no insulation required	
Floor coverings Tiles to bathrooms and laundry, timber elsewhere	
External Shading Shading as per stamped documentation	

SITE AREA		GROSS FLOOR AREA	
SITE AREA	1560 m²		
		Ground Floor	525 m²
		LEVEL 1	504 m²
		LEVEL 2	504 m²
		LEVEL 3	504 m²
		LEVEL 4	366 m²
		LEVEL 5	354 m²
			2756 m²
		FSR TOTAL	1.77 : 1

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NOTES

**Certificate No. #HR-Z6LU2X-02**
Scan QR code or follow website link for rating details.

Assessor name:Stefanie Simpson

Accreditation No.:HERA 10035

Property Address:1803-1803A PITTWATER ROAD, MONA VALE, NSW, 2103


<http://www.hera-software.com.au/pdf/HR-Z6LU2X-02>

E	20/10/2025	DA SUBMISSION
D	9/10/2025	COORDINATION
C	6/8/2025	PRE-DA ISSUE
B	16/07/2025	PRE-DA ISSUE
Rev	Date	Issue



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Project
MVE
1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

Title
COVER AND REGISTER

Dwg No DA-000		Project No 25004	
Rev E		Drawn By JC	Checked By CM



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NOTES

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- TITLE BOUNDARY
- EXTENT OF DEMOLITION WORKS
- TREES TO BE DEMOLISHED. REFER TO ARBORICULTURAL IMPACT ASSESSMENT REPORT FOR TREE DETAILS.
- LINE OF DBH
- LINE OF NRZ

DEMOLITION NOTES

- FFL, RL AND NGL LEVELS SHOWN ARE IN METERS TO AHD.
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 - ACCESS REPORT
 - BCA REPORT
 - CIVIL ENGINEER'S REPORTS
 - LANDSCAPE ARCHITECT'S REPORT
- WORKS TO ASSETS BEYOND THE PROPERTY BOUNDARY ARE TO BE TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY.
- SITE DEMOLITION TO BE UNDERTAKEN TO THE REQUIREMENTS OF THE CONSTRUCTION & DEMOLITION WASTE MANAGEMENT PLAN. REMOVE ALL DEMOLISHED STRUCTURES FROM SITE.

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Rev	Date	Issue



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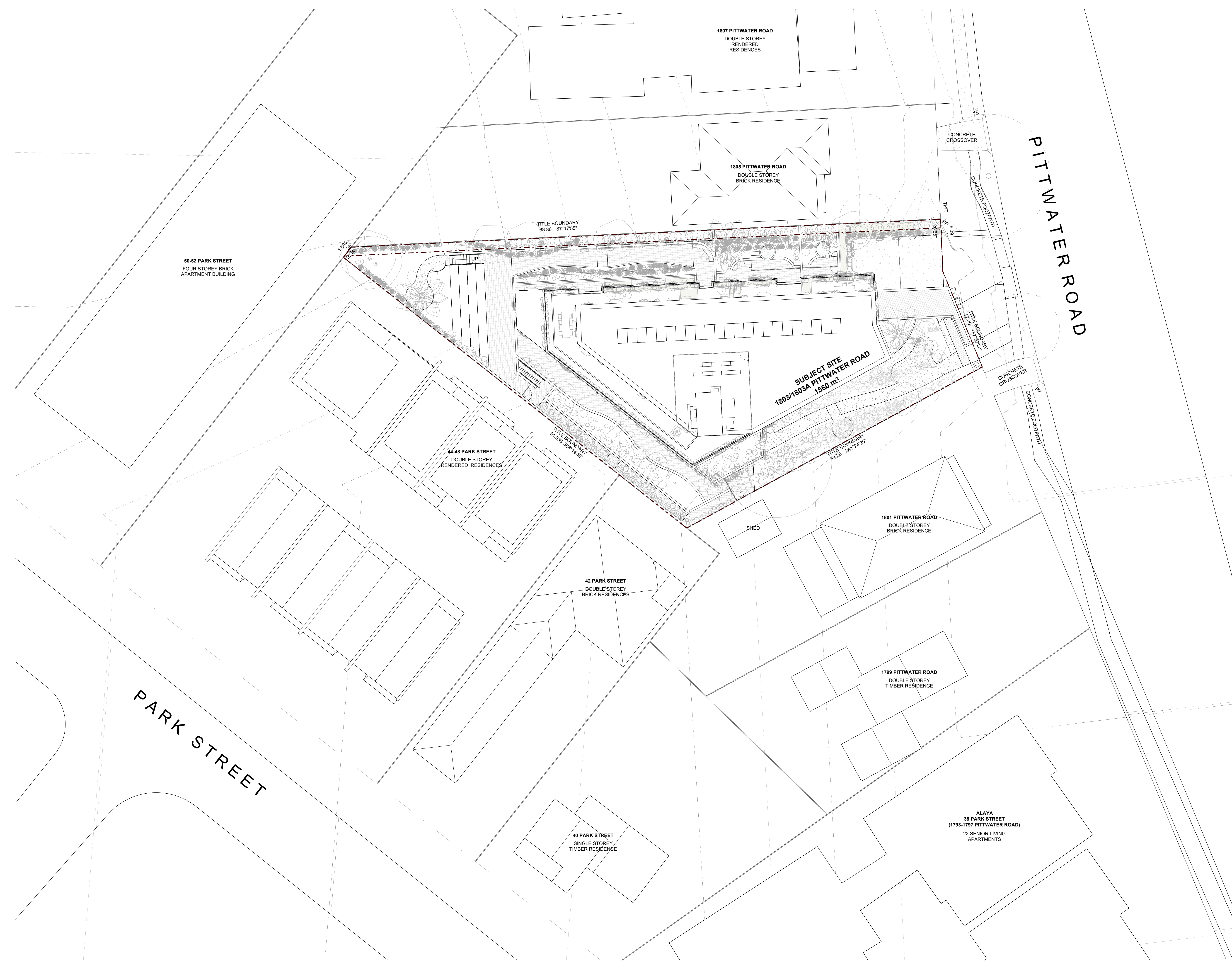
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Project
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1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

Title
SITE PLAN - DEMOLITION

Dwg No DA-011	Project No 25004
Rev C	Drawn By PD
Scale @ A1 As indicated	Checked By CM



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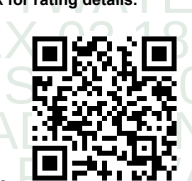
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- LANDSCAPE LAYOUT SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAIL. PLANTER BOXES TO BE CONNECTED TO IRRIGATION SYSTEM.
- ALL SERVICES TO BE ELECTRIC.
- RAINWATER TANK TO BE CONNECTED TO IRRIGATION SYSTEM.
- ALL FIXTURES AND APPLIANCES TO BE WATER EFFICIENT.
- BUILDING ENVELOPE TO MEET THE REQUIREMENTS OF THE BASIX REPORT. DOUBLE GLAZING TO ALL WINDOWS AND GLAZED DOORS.

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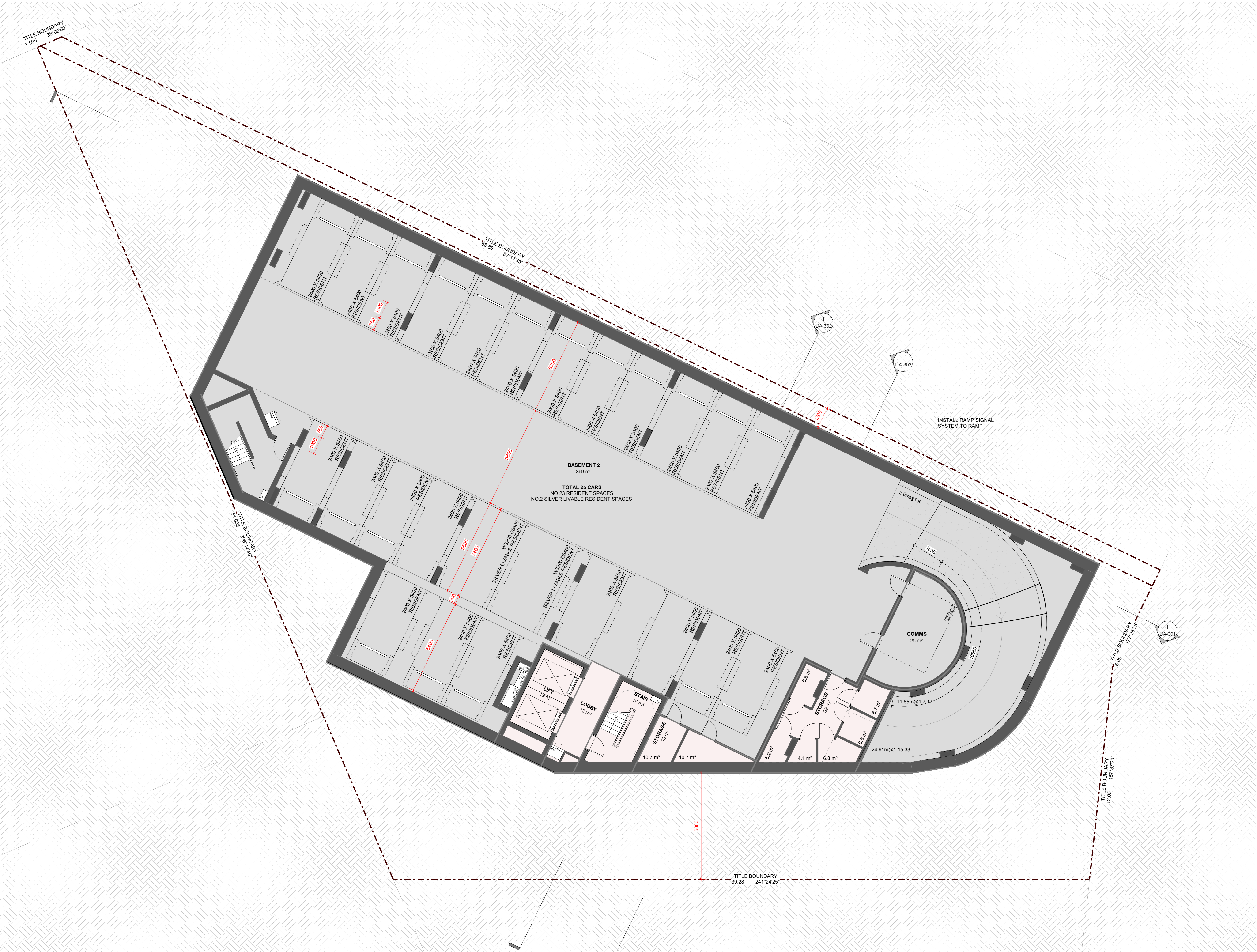
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Project
MVE
1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

Title
SITE PLAN - PROPOSED

Dwg No	DA-012		
Rev	Project No		
D	25004		
Scale @ A1	Drawn By	Checked By	
As indicated	JC PD	CM	



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4. LANDSCAPE LAYOUT SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAIL. PLANTER BOXES TO BE CONNECTED TO IRRIGATION SYSTEM.
5. ALL SERVICES TO BE ELECTRIC.
6. RAINWATER TANK TO BE CONNECTED TO IRRIGATION SYSTEM.
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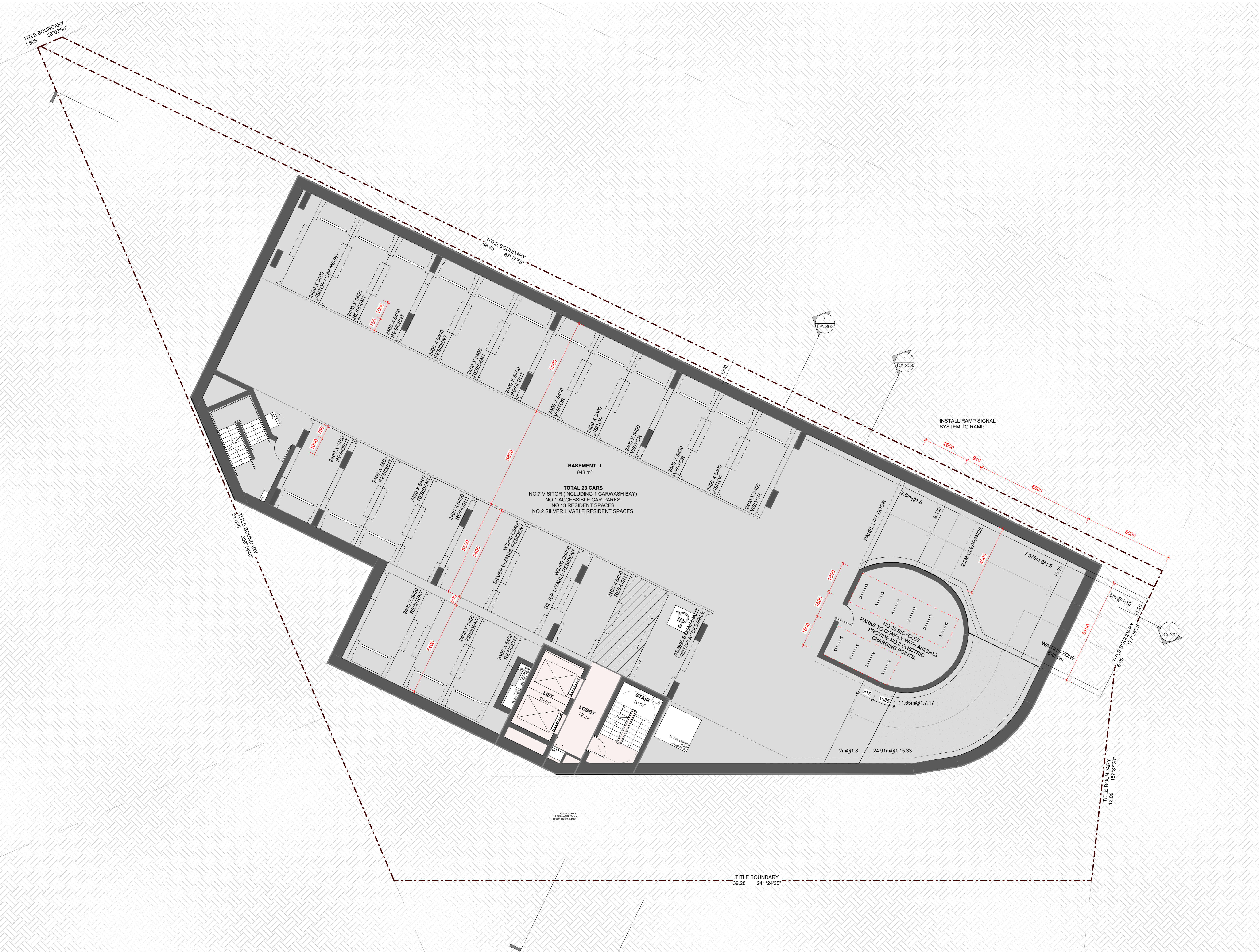
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Project
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1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

Title
**GENERAL ARRANGEMENT
PLAN - BASEMENT LEVEL 2**



1 FLOOR PLAN - BASEMENT -1
DA-201 SCALE 1 : 100

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Assessor name: **Stefanie Simpson**

Accreditation No.: **HERA 10035**

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Project
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1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

GENERAL ARRANGEMENT
PLAN - BASEMENT LEVEL 1

Dwg No	DA-102
Rev	E
Scale @ A1	1 : 100
Project No	25004
Drawn By	JC
Checked By	CM



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Project
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1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

Title
GENERAL ARRANGEMENT
PLAN - GROUND

Dwg No DA-103	Project No 25004
Rev E	Drawn By JC
Scale @ A1 1 : 100	Checked By CM



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Project
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1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

GENERAL ARRANGEMENT PLAN - LEVEL 1

Dwg No	DA-104	Project No	25004
Rev	E	Drawn By	JC
Scale @ A1	1 : 100	Checked By	CM



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Project
MVE
1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

GENERAL ARRANGEMENT PLAN - LEVEL 2

Dwg No	DA-105		
Rev	Project No 25004		
E	Scale @ A1 1 : 100	Drawn By JC	Checked By CM



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 - BCA REPORT
 - CIVIL ENGINEER'S REPORTS
 - LANDSCAPE ARCHITECT'S REPORT
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Assessor name: Stelanie Simpson
Accreditation No.: HERA 10035
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E	20/10/2025	DA SUBMISSION
D	9/10/2025	COORDINATION
C	6/8/2025	PRE-DA ISSUE
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Project
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1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

Title
**GENERAL ARRANGEMENT
PLAN - LEVEL 3**

Dwg No DA-106	Project No 25004
Rev E	Drawn By JC
Scale @ A1 1 : 100	Checked By CM



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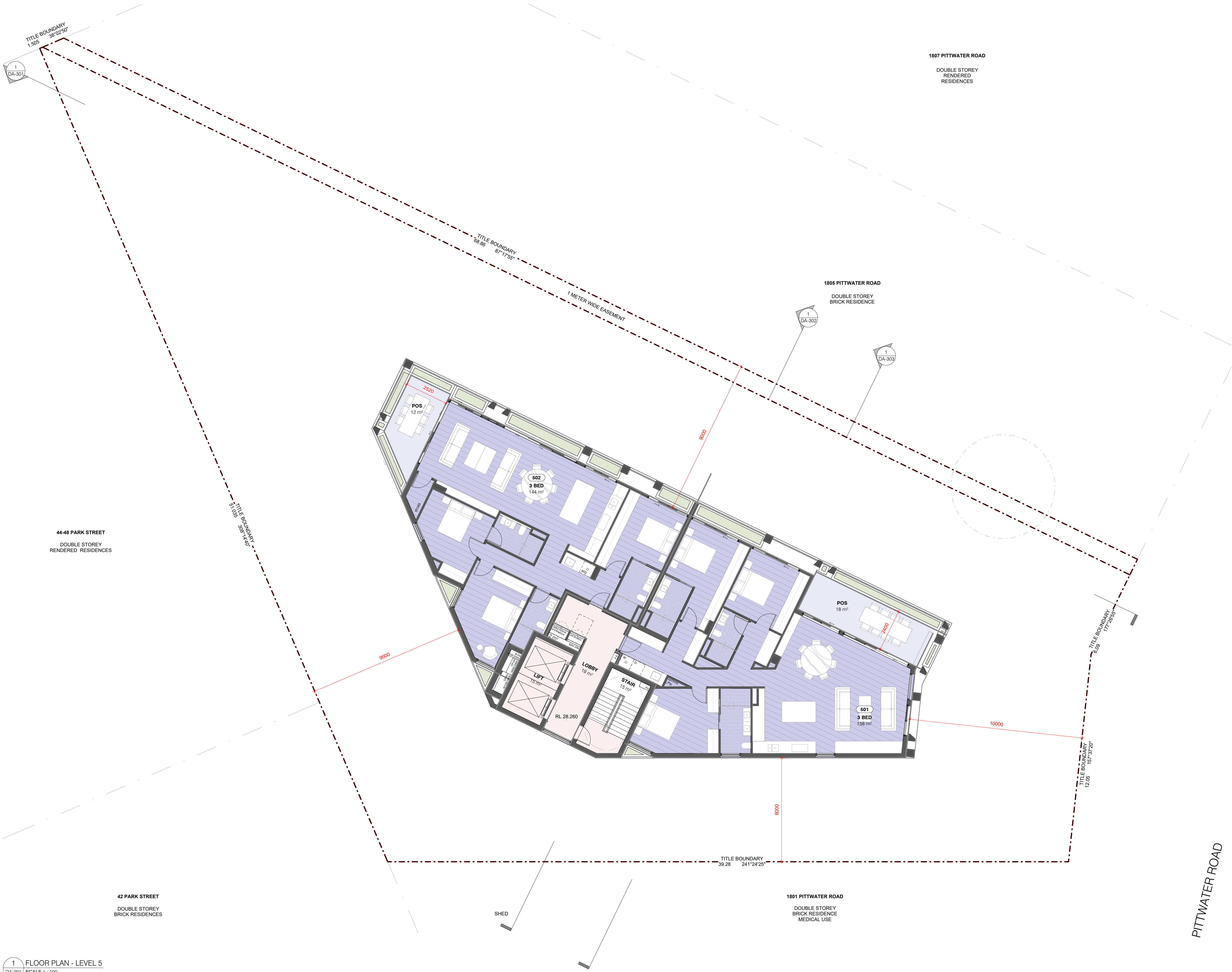
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Project
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1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

GENERAL ARRANGEMENT
PLAN - LEVEL 4

Dwg No	DA-107	Project No	25004
Rev	E	Drawn By	JC
Scale @ A1	1 : 100	Checked By	CM



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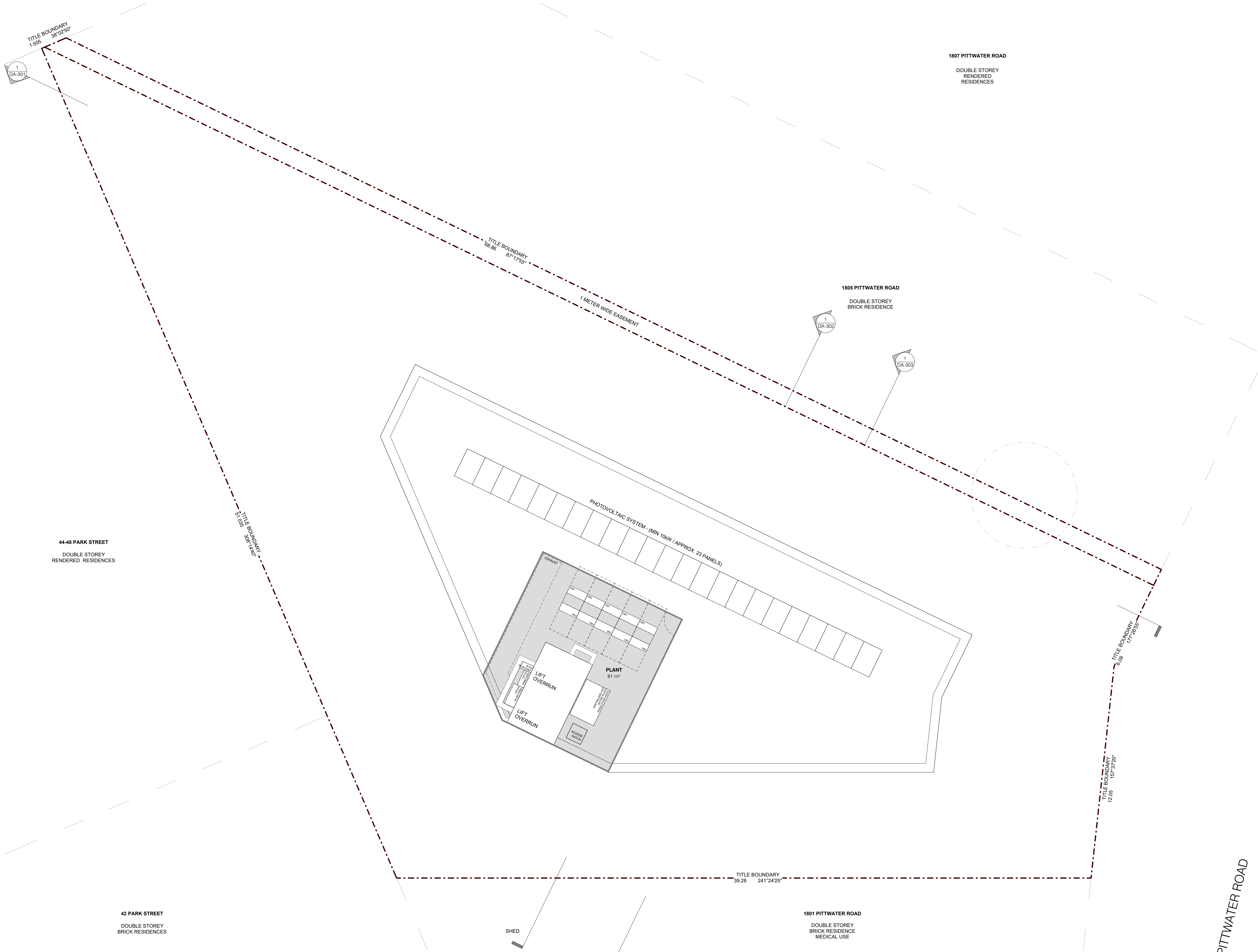
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Project
MVE
1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

Title
**GENERAL ARRANGEMENT
PLAN - LEVEL 5**

Dwg No DA-108	Project No 25004
Rev E	Drawn By JC
Scale @ A1 1 : 100	Checked By CM



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1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

Title
**GENERAL ARRANGEMENT
PLAN - ROOF**

Dwg No DA-109	Project No 25004
Rev D	Drawn By JC
Scale @ A1 1 : 100	Checked By CM

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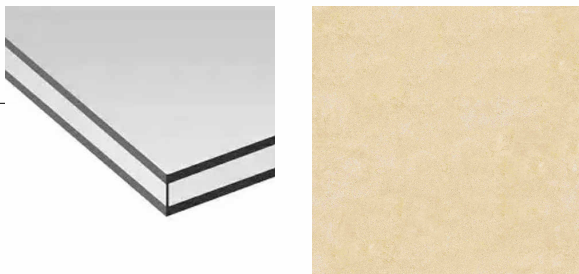
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ARCHITECTURAL FINISHES SCHEDULE

A-GL01 Clear Glazing - Double Glazed Windows & Toughened Glass Balustrade
A-RN01 Render - Sandstone Toned



A-MT01 Metal - Gunmetal
A-ST01 Sandstone



C	9/10/2025	COORDINATION
B	16/07/2025	PRE-DA ISSUE
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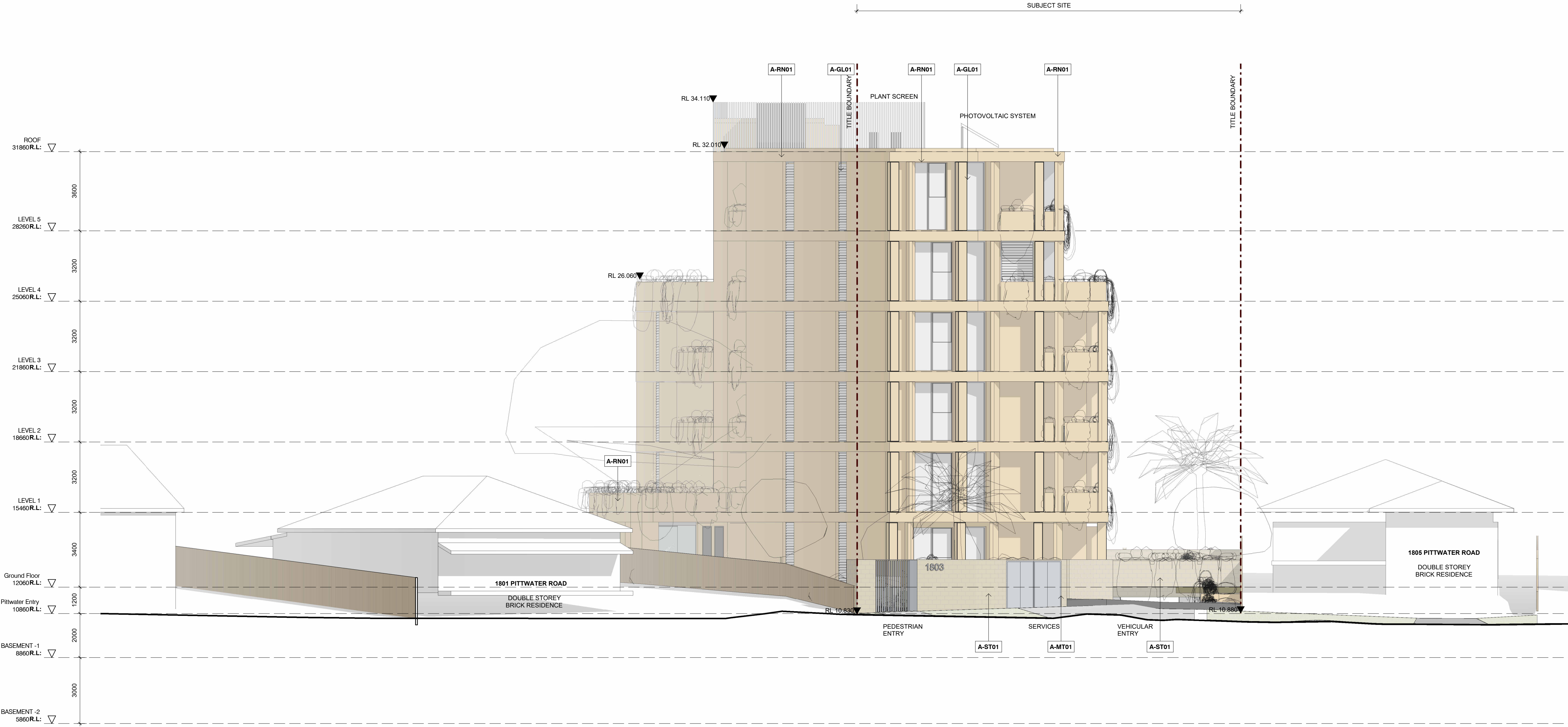
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Project
MVE
1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

Title
**EAST ELEVATION -
PITTWATER ROAD**

Dwg No DA-201	Project No 25004
Rev C	Drawn By JC
Scale @ A1 As indicated	Checked By CM



1 EAST ELEVATION (PITTWATER ROAD)
SCALE 1:100

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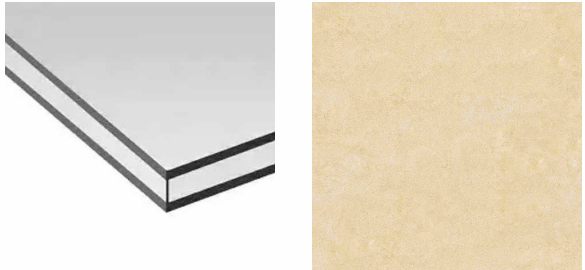
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Assessor name	Stefanie Simpson
Accreditation No.	HERA 10035
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ARCHITECTURAL FINISHES SCHEDULE

A-GL01 Clear Glazing - Double Glazed Windows & Toughened Glass Balustrade
A-RN01 Render - Sandstone Toned



A-MT01 Metal - Gunmetal
A-ST01 Sandstone



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Project
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NORTH ELEVATION

Dwg No	DA-202
Rev	C
Scale @ A1	As indicated
Project No	25004
Drawn By	JC
Checked By	CM



1 NORTH ELEVATION
SCALE 1 : 100

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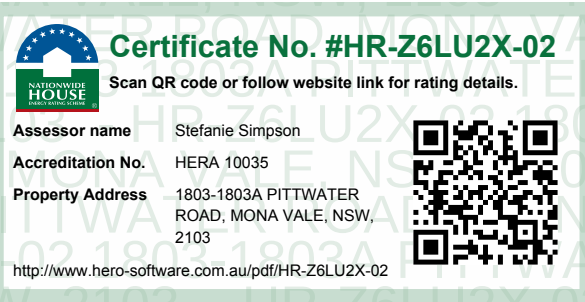
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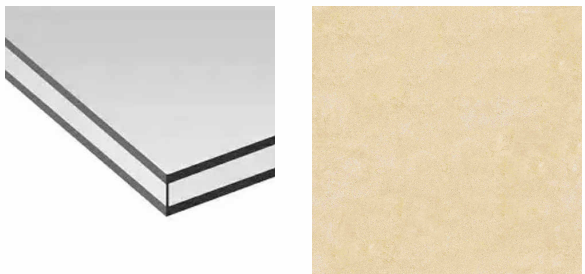
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ARCHITECTURAL FINISHES SCHEDULE

A-GL01 Clear Glazing - Double Glazed Windows & Toughened Glass Balustrade
A-RN01 Render - Sandstone Toned



A-MT01 Metal - Gunmetal
A-ST01 Sandstone



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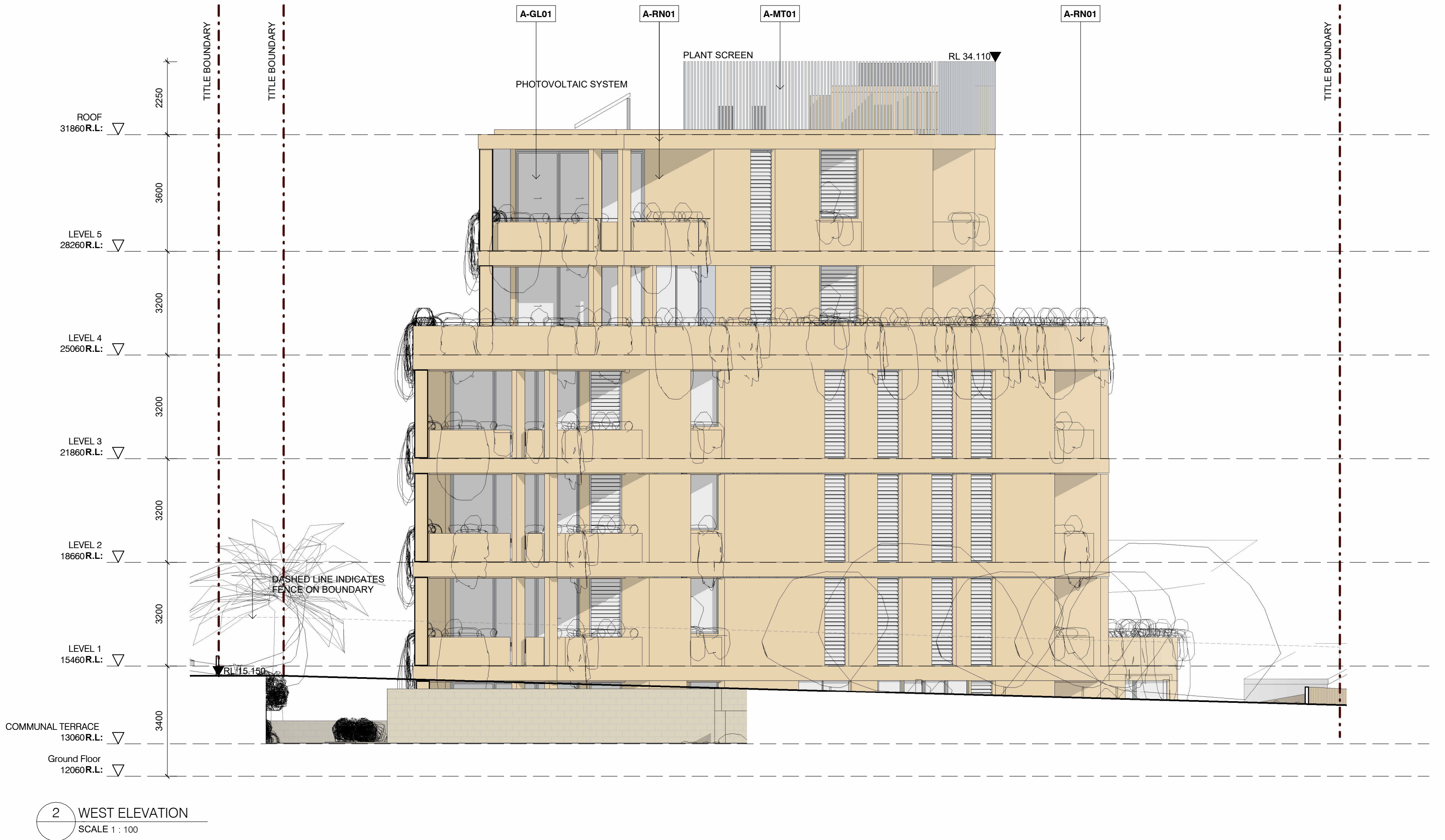
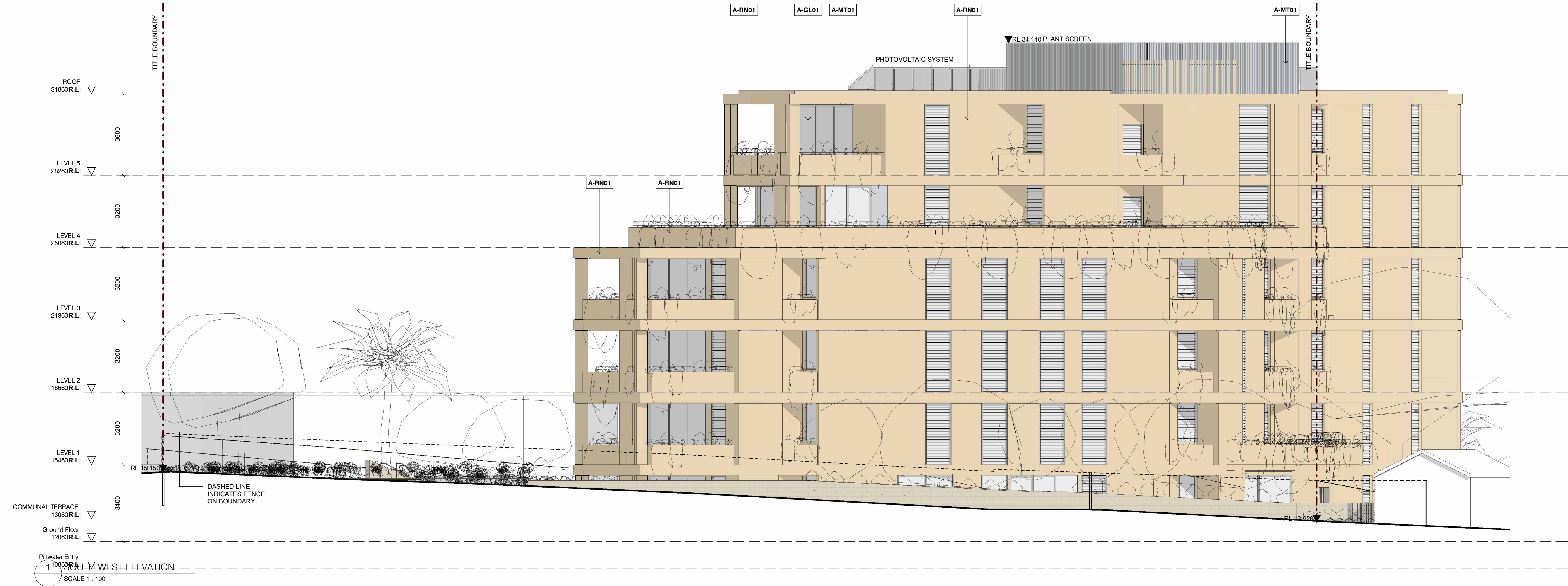
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Project
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1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

Title
WEST ELEVATION

Dwg No DA-203	Project No 25004
Rev C	Drawn By JC
Scale @ A1 As indicated	Checked By CM





1 SOUTH EAST ELEVATION
SCALE 1 : 100

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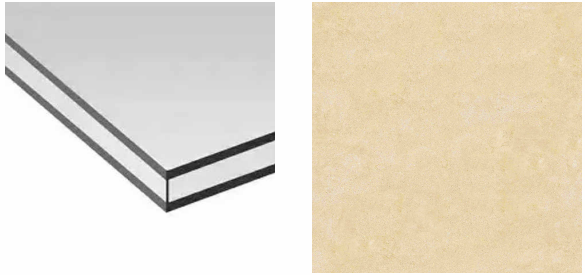
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ARCHITECTURAL FINISHES SCHEDULE

A-GL01 Clear Glazing - Double Glazed Windows & Toughened Glass Balustrade
A-RN01 Render - Sandstone Toned



A-MT01 Metal - Gunmetal



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Project
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Title
SOUTH EAST ELEVATION

Dwg No DA-204	Project No 25004
Rev C	Drawn By JC
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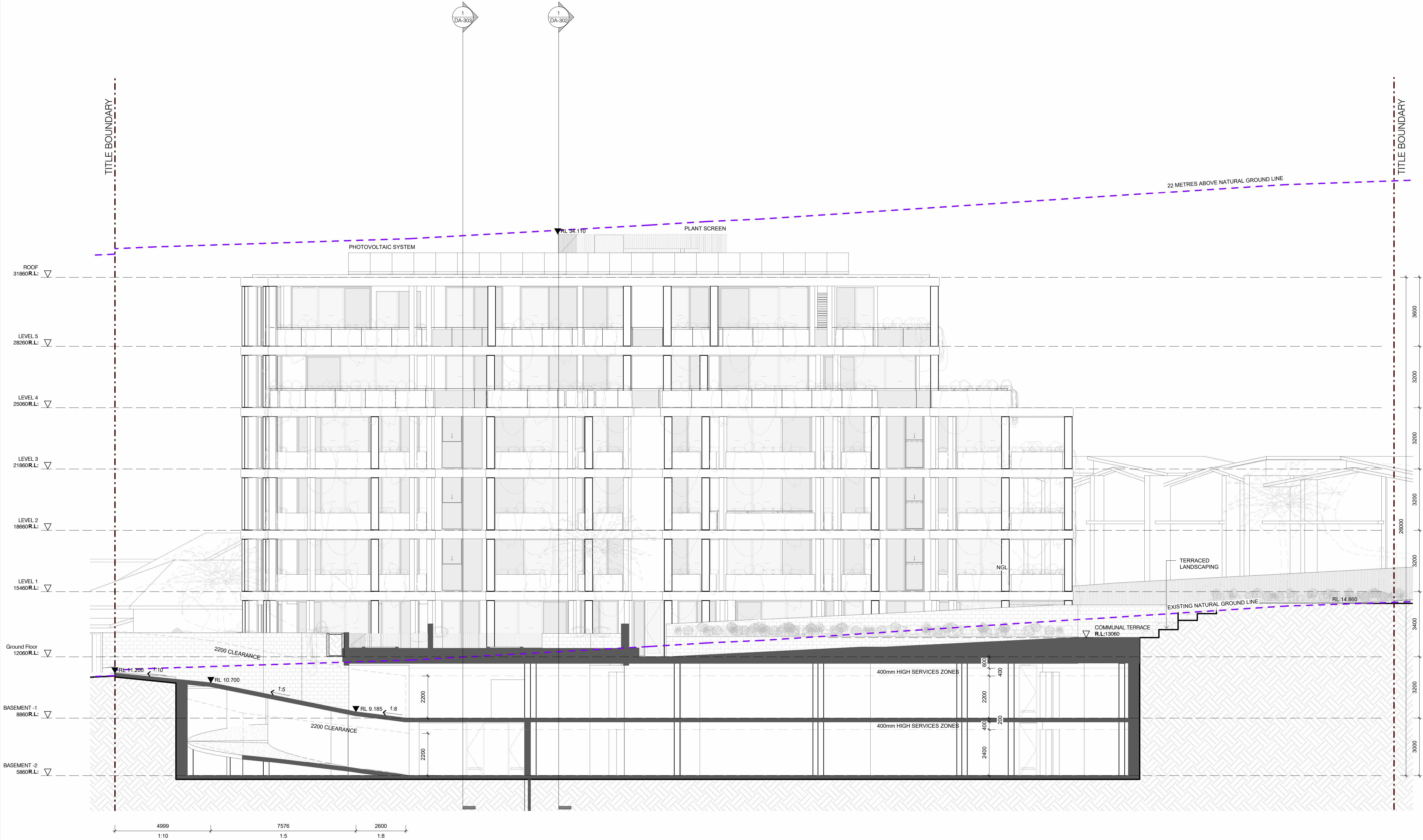
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MVE
1803 - 1803A PITTWATER ROAD, MONA VALE, NSW 2103

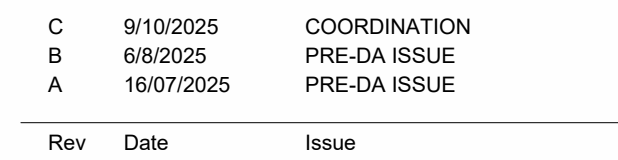
BUILDING SECTION

Dwg No	DA-301	Project No	25004
Rev	C	Drawn By	JC
Scale @ A1	1 : 100	Checked By	CM

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— . — . — TITLE BOUNDARY

1. FFL, RL AND NGL LEVELS SHOWN ARE IN METERS TO AHD.
2. ORDINANCES TO BE READ IN CONJUNCTION WITH CONSULTANT REPORTS INCLUDING:
 - LAND SURVEY
 - TRAFFIC & PARKING REPORT
 - CONSTRUCTION & DEMOLITION WASTE MANAGEMENT PLAN
 - ARBORICULTURAL IMPACT ASSESSMENT REPORT
 - ACCESS REPORT
 - BCA REPORT
 - CIVIL ENGINEER'S REPORTS
 - LANDSCAPE ARCHITECT'S REPORT
3. WORKS TO ASSETS BEYOND THE PROPERTY BOUNDARY ARE TO COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY.
4. LANDSCAPE LAYOUT SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAIL. PLANTER BOXES TO BE CONNECTED TO IRRIGATION SYSTEM.
5. ALTERNATES TO BE ELECTRICAL.
6. RAINWATER TANK TO BE CONNECTED TO IRRIGATION SYSTEM.
7. ALL FIXTURES AND APPLIANCES TO BE WATER EFFICIENT.
8. BUILDING ENVELOPE TO MEET THE REQUIREMENTS OF THE BASIX REPORT. DOUBLE GLAZING TO ALL WINDOWS AND GLAZED DOORS.



Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the Architects / Designers studio prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of stamped shop drawings. Drawings issued subject to the approval of the relevant building surveyor.

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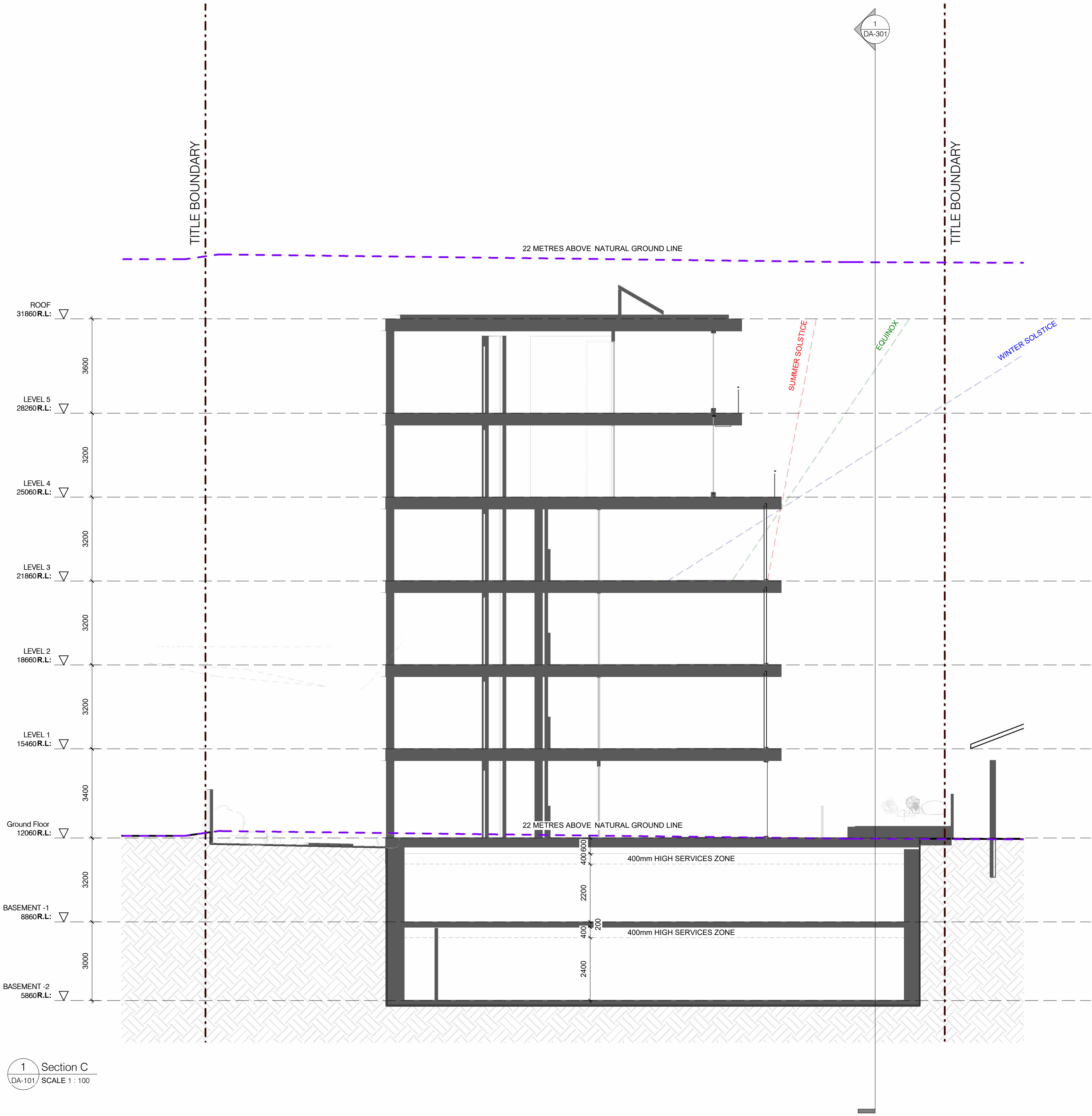
NOTES

LEGEND

--- TITLE BOUNDARY

GENERAL NOTE

- FFL, RL AND NGL LEVELS SHOWN ARE IN METERS TO AHD.
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B	9/10/2025	COORDINATION
A	6/8/2025	PRE-DA ISSUE
Rev	Date	Issue



DA SUBMISSION

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Project
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