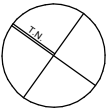


RevID	Date	Transmittal Set Name
A	16/06/2025	ISSUE FOR DA



ISSUE FOR
Development
Application

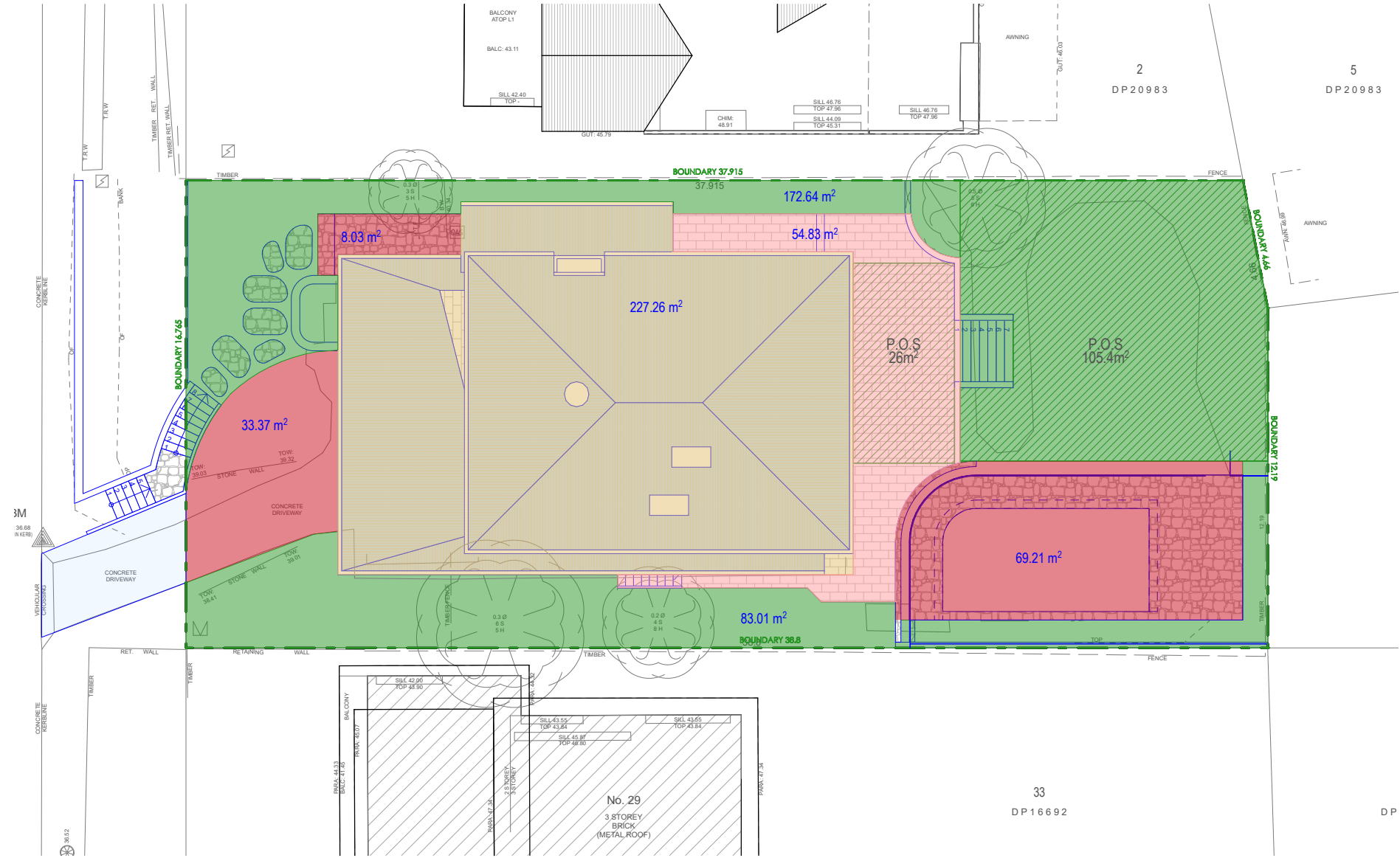
CLIENT
Emily Basham &
Tom Cotton

PROJECT
2408 - MONA VALE HOUSE
31 Cook Terrace,
Mona Vale
Lot 1 / DP 20983

DRAWING
SITE PLAN & AREA CALCULATIONS

DRAWN BY
LSK
CHECKED BY
BS
SCALE
1:200@ A3

DWG NO.
A-020
REVISION
A



PROPOSED SITE PLAN + CALCULATIONS

1

1:200

SITE INFORMATION & BUILDING CONTROLS			
NORTHERN BEACHES COUNCIL (PREVIOUSLY PITTWATER COUNCIL)			
		COMPLIES WITH CONTROLS	COMMENTS
LOT:	1		
DP:	20983		
LAND ZONING:	AREA E4 / C4 (ENVIRONMENTAL LISTING)		
HEIGHT OF BUILDINGS:	8.5M	YES	
FSR:	N/A		
MINIMUM LOT SIZE:	N/A		
HERITAGE:	N/A		
LAND RESERVATION AQUISITION:	N/A		
FORESHORE BUILDING LINE:	N/A		
ACID SULFATE SOILS:	CLASS 5		
LOCAL ABORIGINAL LAND COUNCIL:	METROPOLITAN		
PRIVATE OPEN SPACE	Min. 3m wide		
PRIVATE OPEN SPACE (NO STEEPER THAN 1 IN 20)	AREA OF 80m² min.	YES; Total:137.4m²	

SETBACKS					
ORIENTATION	SIDE	CONTROL	EXISTING (mm)	PROPOSED (mm)	COMMENTS
NORTH WEST	FRONT	6.5m / AVERAGE STREET FRONT SETBACK	6480	5280 + 1200	FRONT BALCONY / ARTICULATION
SOUTH EAST	REAR	6.5m	14400	15000	REAR PLANTER / ARTICULATION
NORTH EAST	SIDE	1m (FOR ONE SIDE) 2.5m (FOR THE OTHER SIDE)	2990	1200	INCREASED WIDTH TO ENTRY WING
SOUTH WEST	SIDE	1m (FOR ONE SIDE) 2.5m (FOR THE OTHER SIDE)	3290	3290	RETAINED

AREA CALCULATION					
COLOUR	DESCRIPTION	EXISTING AREA (SQM)	EXISTING % OF SITE COVERAGE	PROPOSED AREA (SQM)	PROPOSED % OF SITE COVERAGE
	DWELLING + GAR.	200.54m²	30.1%	227.26m²	35%
	LANDSCAPED AREA (SOFT)	396.32m²	61.1%	254.25m²	38.3%
	LANDSCAPED AREA (HARD)	32.81m²	5%	110.61m²	17%
	LANDSCAPED AREA (PERVIOUS)	18.24m²	3.8%	56.23m²	8.7%
	TOTAL LANDSCAPED	447.37m²	69%	421.09m²	64%
	TOTAL SITE	648m²	100%	648m²	100%