

NOTE
-The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the building designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Andy's Home Design and is to be used only for work when authorised in writing by Andy's Home Design.
-All boundaries and contours are subject to survey drawing DA102. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
-All documents here within are subject to Australian Copyright Laws.



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CONSENT

DA2022/0761



Six Maps Location Plan

Site Plan, Analysis & Roof Plan
1:200

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Existing

Masonry

Concrete

Roof Above

Demolished

Timber

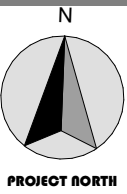
Concrete Block

Structure Above/ Below

Proposed

Demolition

Existing/ Remains as is



Andy's Home Design PTY LTD
Director: Andy Seller
ABN: 32 624 682 024
0430-592-043
info@andyshome.design

DRAWING TITLE:

SITE PLANS

Site Plan, Analysis & Roof Plan

SITE:

LOT 15 D.P. 240297

3 BRIONY PLACE MONA VALE NSW 2103

Drawn | Checked

Publish Date:

Project Status

Client

Project NO.

Revision NO.

Andy Seller |

2/05/2022

Concept Initiation

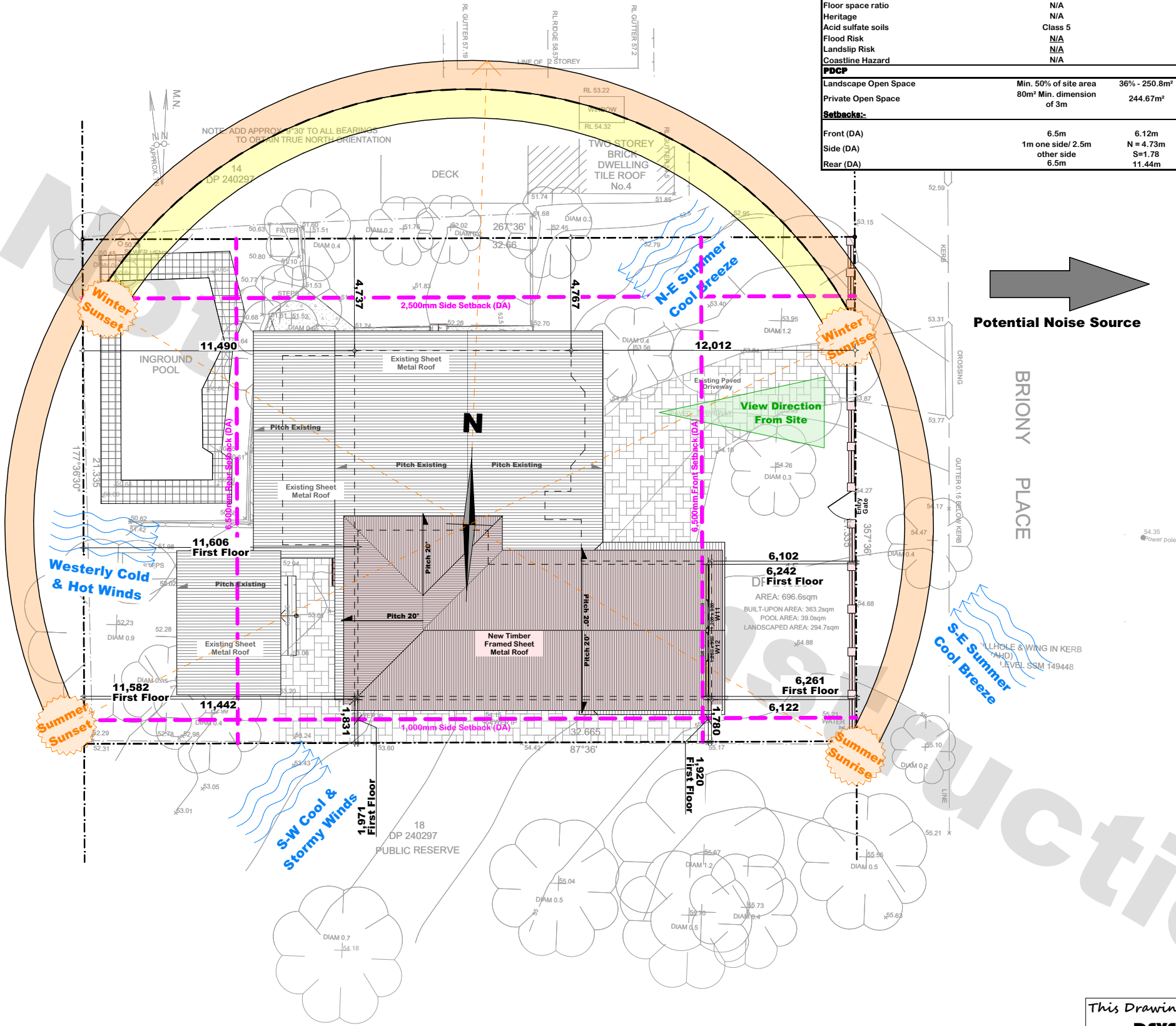
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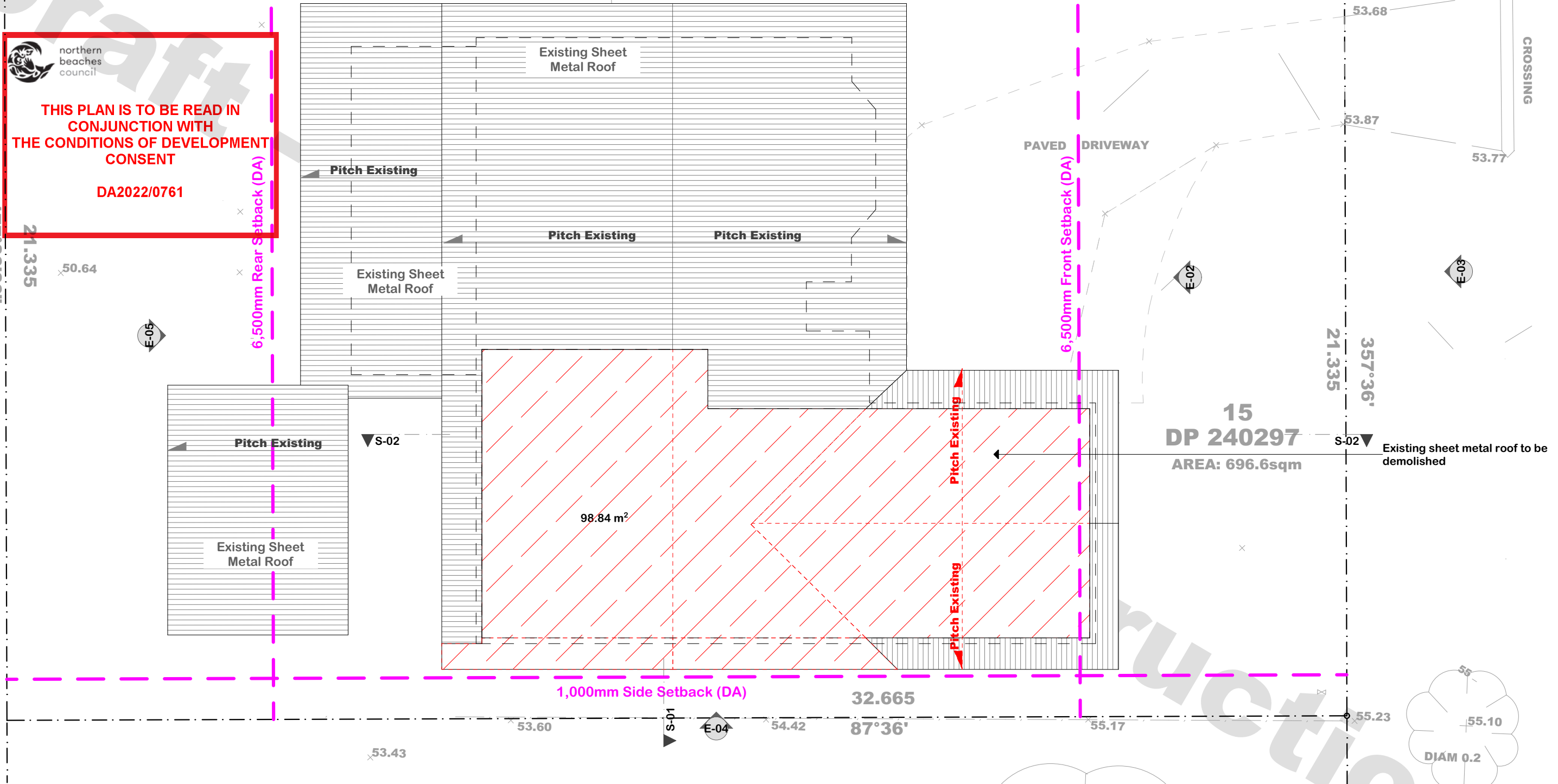
PROJECT NAME:
Project #3
DRAWING NO.
DA103



Development Application - Project 3 - Alterations & Additions				
3 Briony Place, Mona Vale 2013, NSW				
Northern Beaches Council				
Site Area = 696.6m²		Lot 15 - DP 240297		
Planning Controls	Applied/Required	Existing	Proposed	Compliance
PLEP				
Min. Lot Size	700m²	696.6m²	Remains as is	Yes
Height of buildings	8.5m	5.2m	7.47m	Yes
Land Zone	C4- Environmental Living	C4- Environmental Living		
Floor space ratio	N/A			
Heritage	N/A			
Acid sulfate soils	Class 5			
Flood Risk	N/A			
Landslip Risk	N/A			
Coastline Hazard	N/A			
PDCP				
Landscape Open Space	Min. 50% of site area	36% - 250.8m²	36% - 250.8m²	Remains as is
Private Open Space	80m² Min. dimension of 3m	244.67m²	244.67m²	Remains as is
Setbacks:-				
Front (DA)	6.5m	6.12m	6.24m	Merit - Existing Non-compliance
Side (DA)	1m one side/ 2.5m other side	N = 4.73m S=1.78	N = 4.73m S=1.92	Yes
Rear (DA)	6.5m	11.44m	11.58m	Yes

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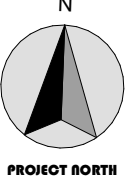
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Exist/Demo Roof
1:100
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LEGEND

Existing	Masonry	Concrete	Existing/ Remains as is
Demolished	Timber	Concrete Block	Roof Above
			Structure Above/ Below



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DRAWING TITLE:
EXIST/DEMO PLANS
Exist/Demo Roof

SITE:
LOT 15 D.P. 240297
3 BRIONY PLACE MONA VALE NSW 2103

Noise Management
Noise emission during building and demolition works to comply with relevant provisions of the Protections of the Environmental Operations Act 1997 & The Noise Control Manual by The EPA.

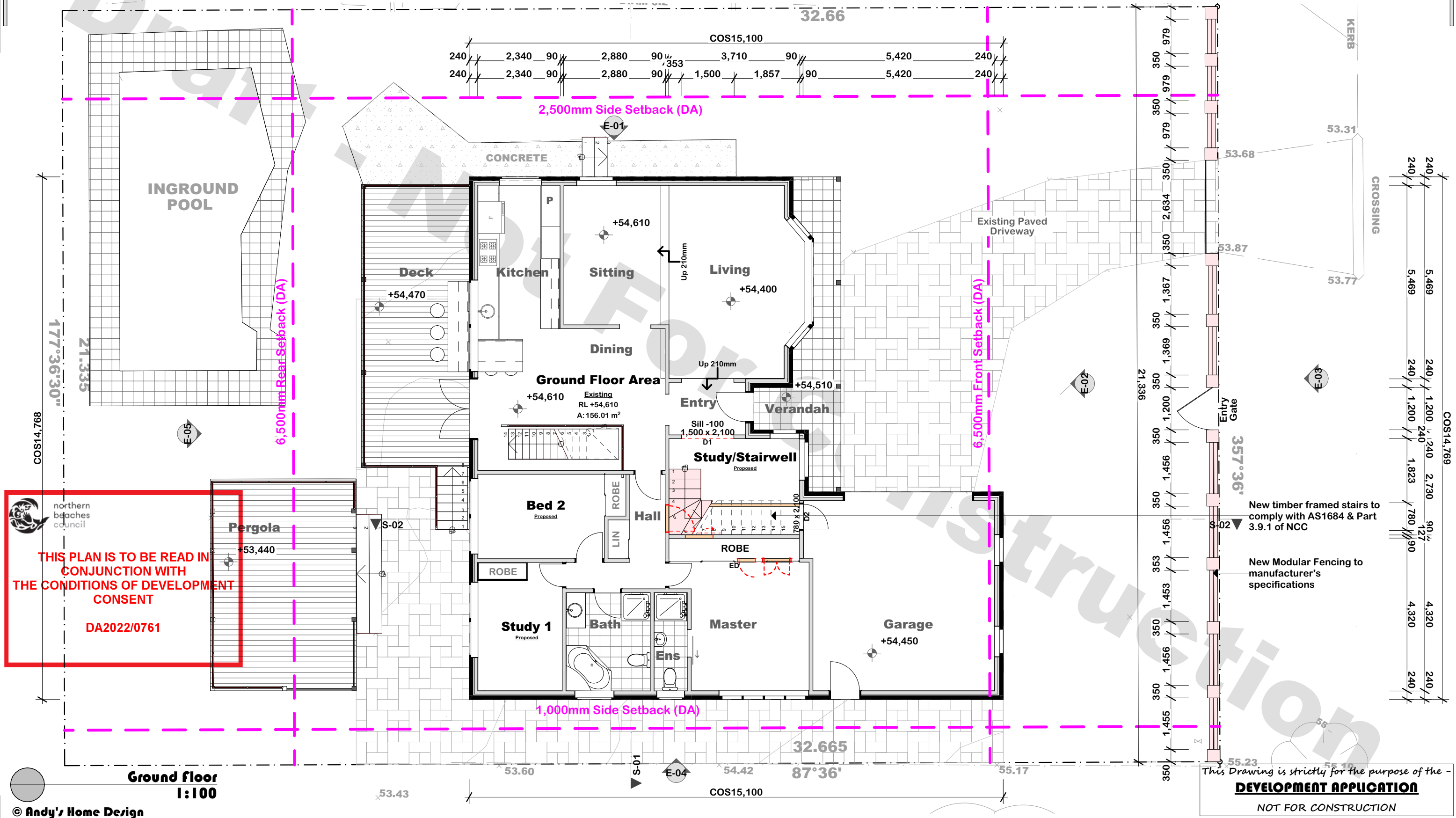
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PROJECT NAME:
Project #3

DRAWING NO.
DA203

ROOM NAME	Bath	Bed 2	Deck	Dining	Ens	Entry	Garage	Hall	Kitchen	Living	Master	Pergola	Sitting	Study 1	Study/Stairwell	Verandah
MEASURED AREA	6.59	8.72	24.36	17.54	2.60	3.18	27.97	5.20	13.15	19.46	12.94	24.68	11.67	8.62	10.16	10.78
STATUS	Existing	Proposed	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Proposed	Proposed	Existing



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LEGEND

Existing	Masonry	Concrete	Roof Above
Demolished	Timber	Concrete Block	Structure Above/ Below

PROJECT NORTH

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DRAWING TITLE: **PLANS**
Ground floor

SITE: **3 BRIONY PLACE MONA VALE NSW 2103**

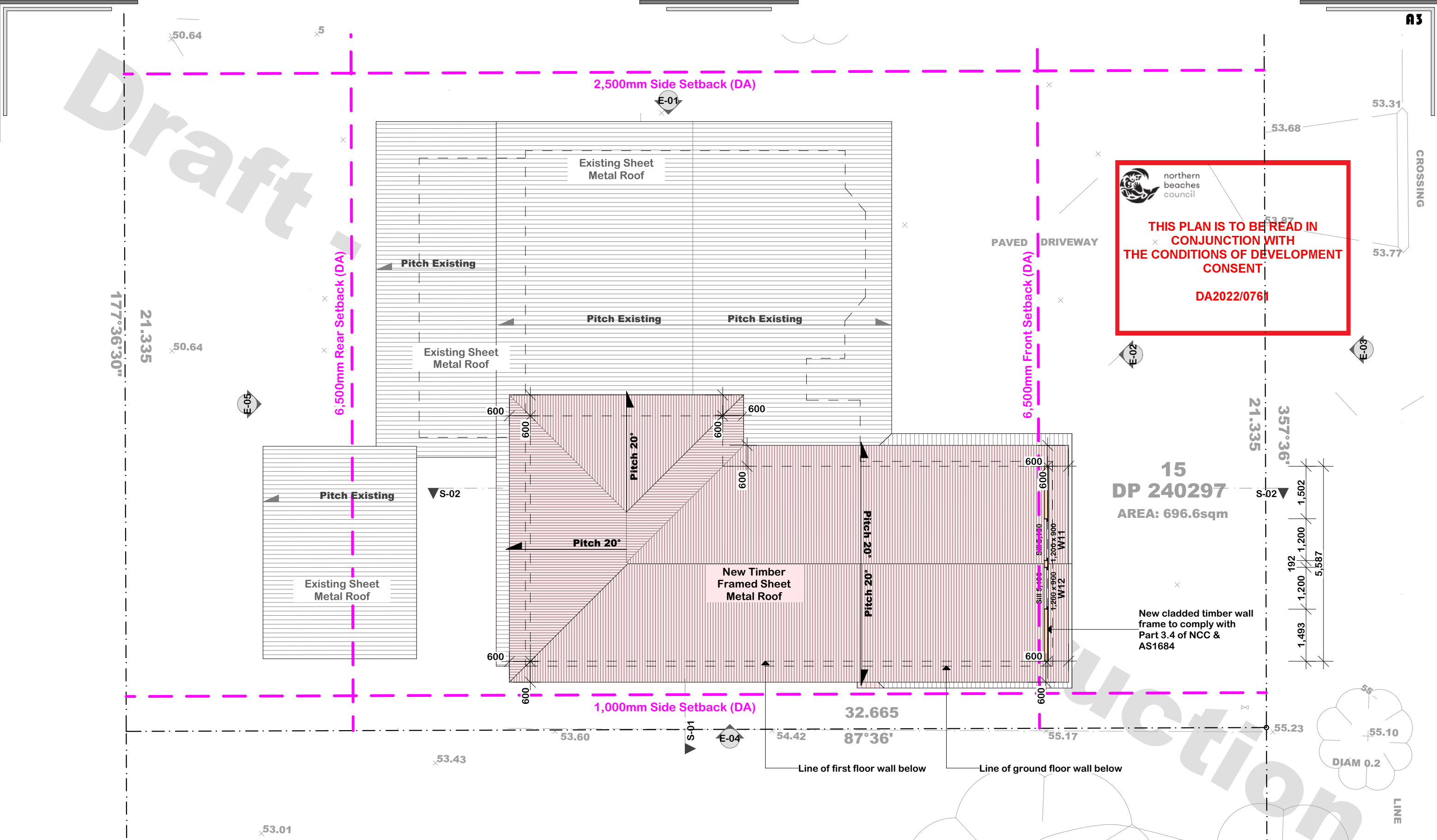
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Project NO.
Revision NO.

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PROJECT NAME:
Project #3

DRAWING NO.
DA302

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15
DP 240297
AREA: 696.6sqm

New cladded timber wall
frame to comply with
Part 3.4 of NCC &
AS1684

Roof Plan
1:100

18
DP 240297
PUBLIC RESERVE

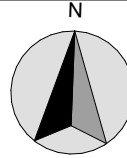
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LEGEND

Existing	Masonry	Concrete	Existing/ Remains as is
Demolished	Timber	Concrete Block	Roof Above
			Strucure Above/ Below

 PROJECT NORTH

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0430-592-043
info@andyshome.design

DRAWING TITLE: **PLANS**
Roof Plan

SITE: **3 BRIONY PLACE MONA VALE NSW 2103**

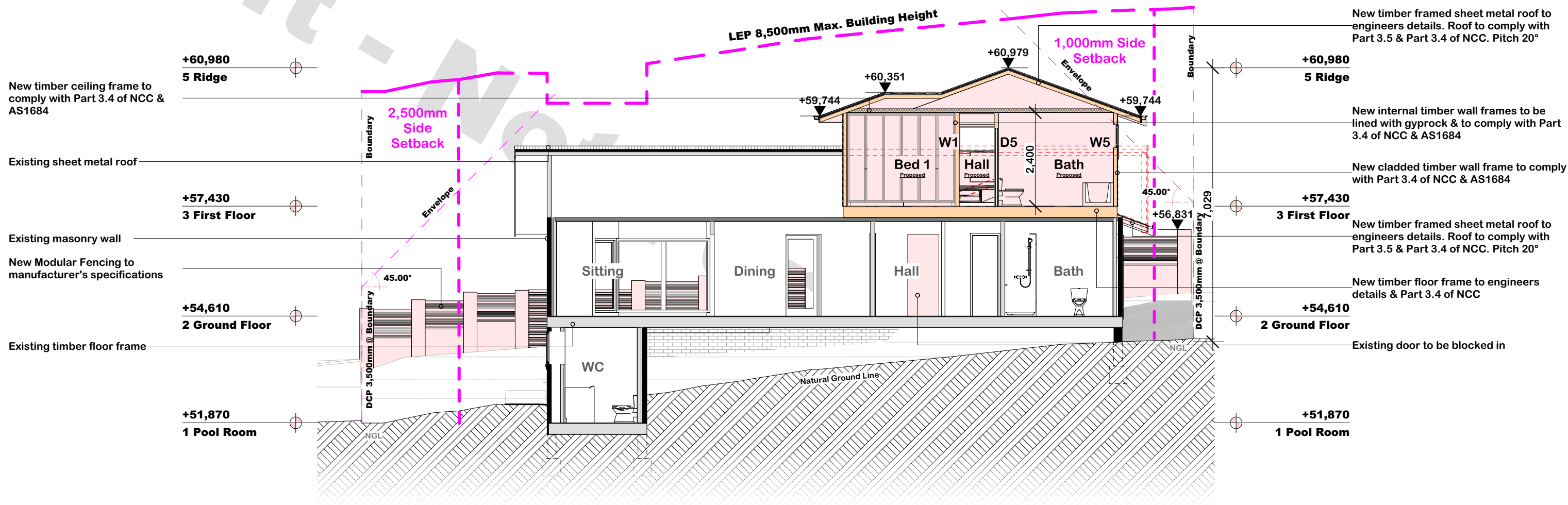
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Publish Date:
Project Status
Client
Project NO.
Revision NO.

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PROJECT NAME:
Project #3

DRAWING NO.
DA304



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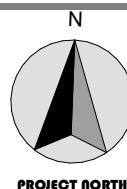
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LEGEND

Existing	Masonry	Concrete	Existing/ Remains as is
Demolished	Timber	Concrete Block	Roof Above
			Structure Above/ Below



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DRAWING TITLE:

SECTIONS
Section 1

SITE:

LOT 15 D.P. 240297

3 BRIONY PLACE MONA VALE NSW 2103

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Project Status

Client

Project NO.

Revision NO.

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Concept Initiation

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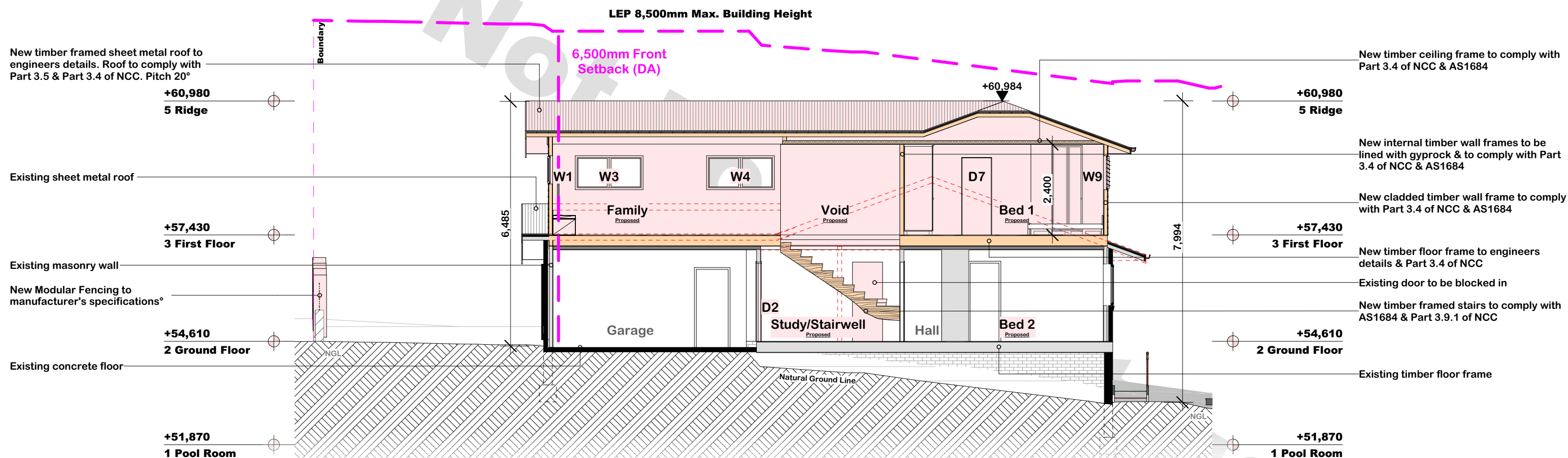


PROJECT NAME:

Project #3

DRAWING NO.

DA400



S-02

I-Section
1:100



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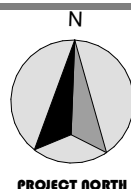
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LEGEND

Existing	Masonry	Concrete	Existing/ Remains as is
Demolished	Timber	Concrete Block	Structure Above/ Below



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DRAWING TITLE:

SECTIONS
Section 2

SITE:

3 BRIONY PLACE MONA VALE NSW 2103

LOT 15 D.P. 240297

Drawn | Checked

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Project Status

Client

Project NO.

Revision NO.

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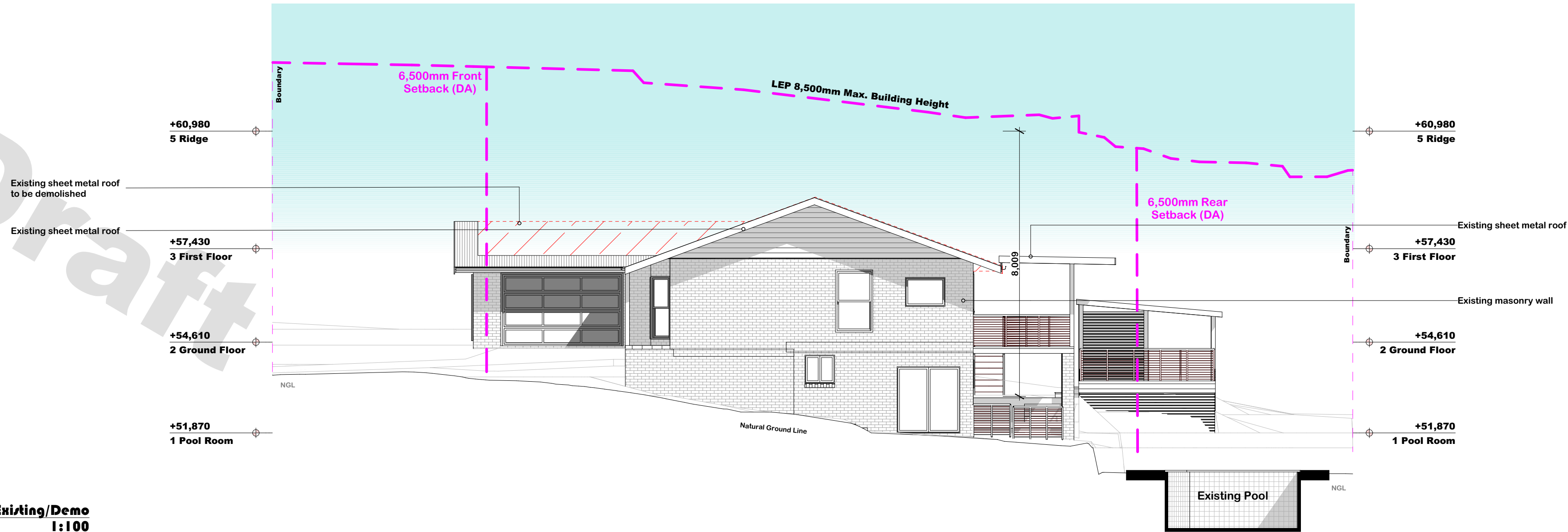
PROJECT NAME:

Project #3

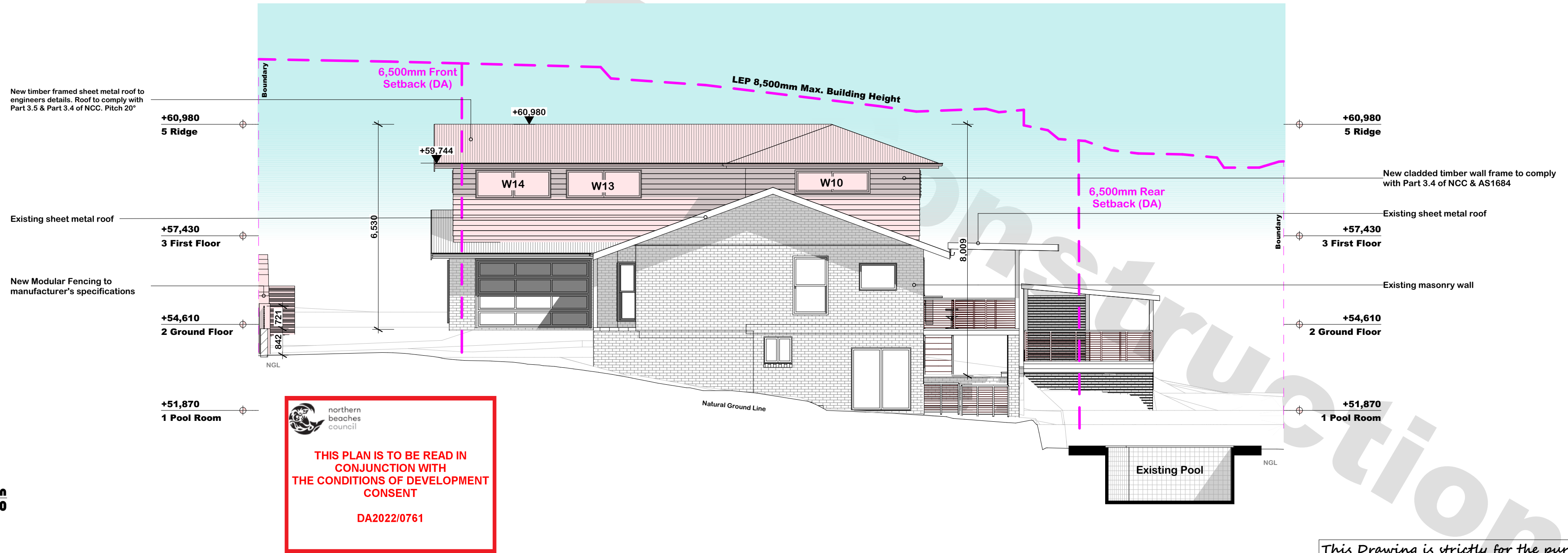
DRAWING NO.

DA401

E-01 North Elevation - Existing/Demo
1:100



E-01 Nort Elevation
1:100

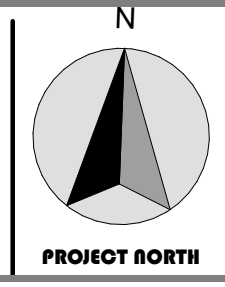


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LEGEND

Existing	Masonry	Concrete	Existing/ Remains as is
Demolished	Timber	Concrete Block	Strutcre Above/ Below



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DRAWING TITLE: **ELEVATIONS North Elevations**

SITE: **3 BRIONY PLACE MONA VALE NSW 2103**

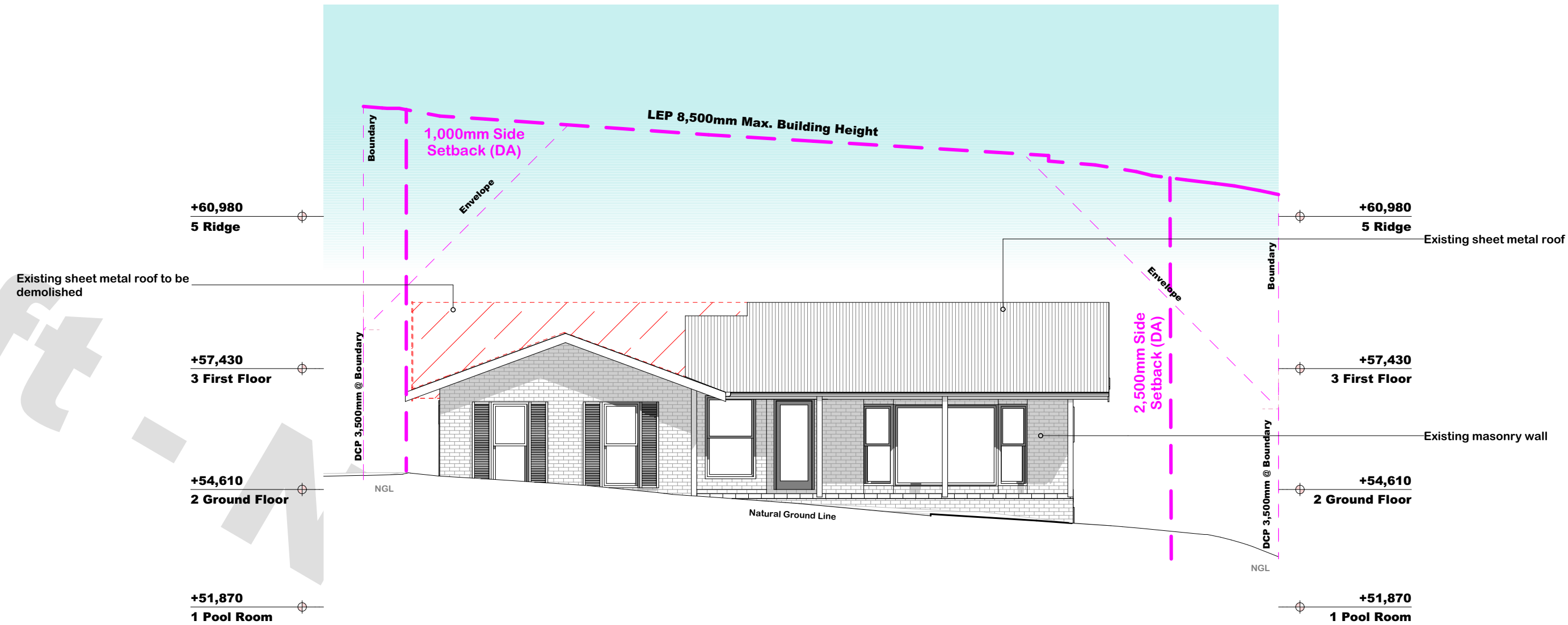
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Publish Date: 2/05/2022
Project Status: Concept Initiation
Client: ROBERT & JANICE McCOLM
Project NO: 3AHDD0122
Revision NO: 01



PROJECT NAME: **Project #3**

DRAWING NO: **DA500**

E-02 East Elevation - Existing/Demo
1:100



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E-02 East Elevation
1:100

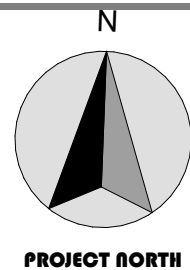


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LEGEND

Existing	Masonry	Concrete	Existing/ Remains as is
Demolished	Timber	Concrete Block	Structure Above/ Below



Andy's Home Design PTY LTD
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0430-592-043
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DRAWING TITLE:

ELEVATIONS East Elevations

SITE:

LOT 15 D.P. 240297

3 BRIONY PLACE MONA VALE NSW 2103

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Publish Date:

Project Status

Client

Project NO.

Revision NO.

Andy Seller |

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ROBERT & JANICE McCOLM

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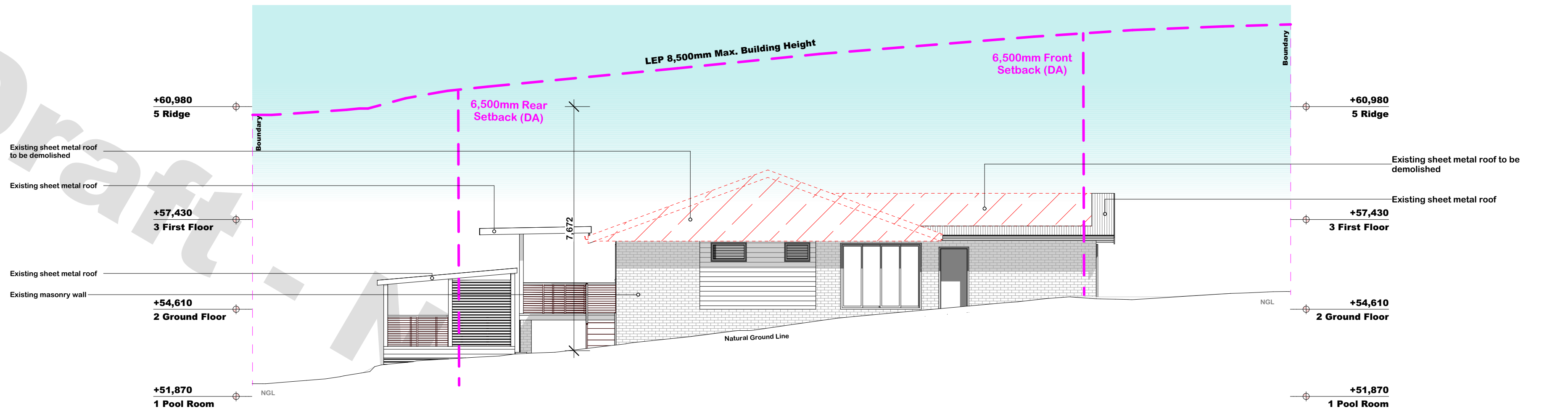


PROJECT NAME:

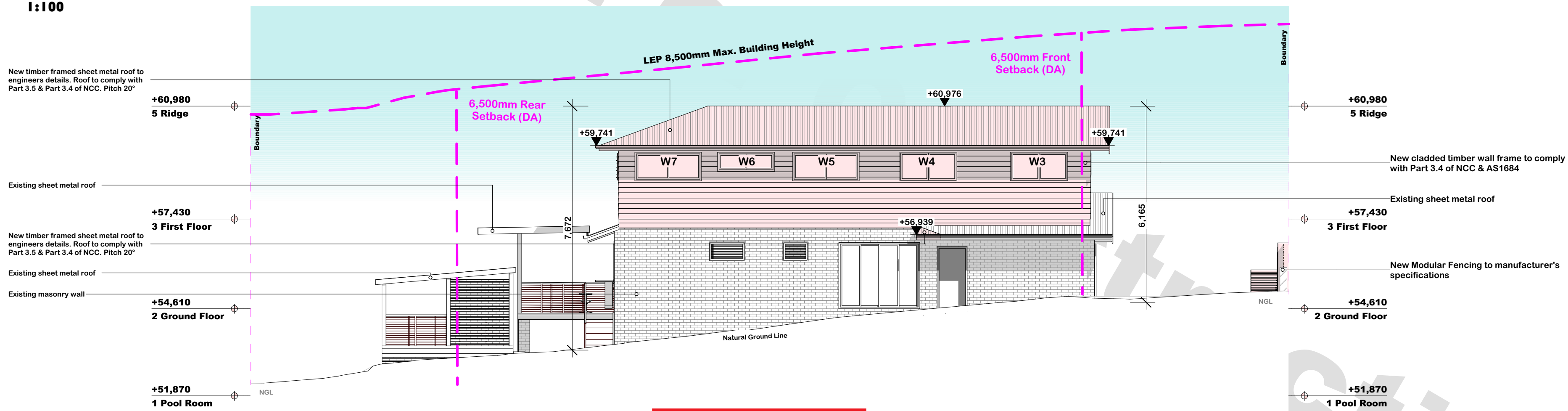
Project #3

DRAWING NO.

DA501



E-01 South Elevation - Existing/Demo
1:100



E-01 South Elevation
1:100

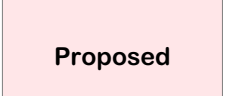
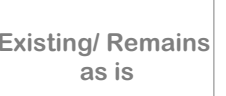
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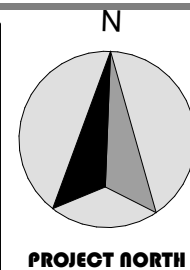
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LEGEND			
			
Existing	Masonry	Concrete	Roof Above
Demolished	Timber	Concrete Block	Structure Above/ Below



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DRAWING TITLE:

**ELEVATIONS
South Elevations**

SITE:

LOT 15 D.P. 240297

3 BRIONY PLACE MONA VALE NSW 2103

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Publish Date:

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Revision NO.

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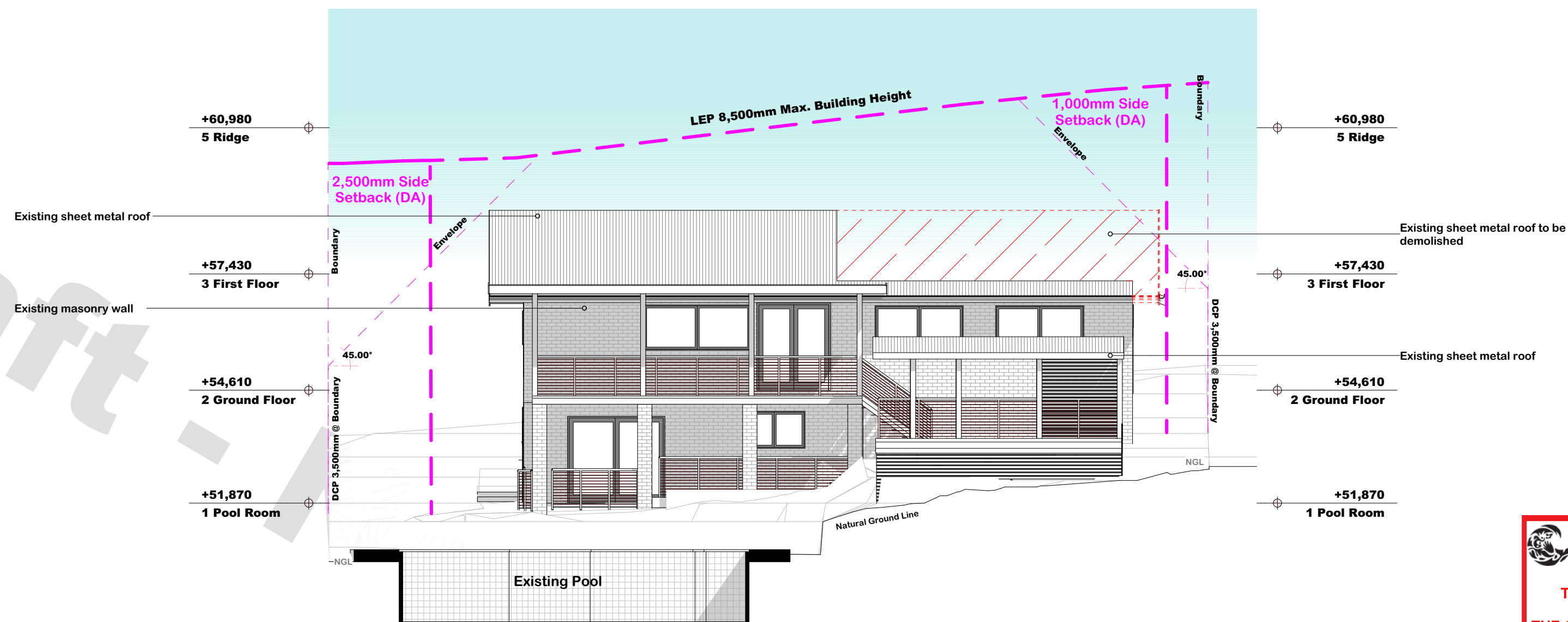


PROJECT NAME:

Project #3

DRAWING NO.

DA503



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E-05 West Elevation - Existing/Demo
1:100



E-05 **West Elevation**
1:100

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Proposed

Demolished

Existing

Masonry

Timber

Concrete

Concrete Block

Roof Above

Structure Above/ Below

LEGEND

N

PROJECT NORTH

Andy's Home Design PTY LTD

Director: Andy Sellar

ABN: 32 624 682 024

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DRAWING TITLE:

ELEVATIONS

West Elevations

SITE:

LOT 15 D.P. 240297

3 BRIONY PLACE MONA VALE NSW 2103

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Revision NO.

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PROJECT NAME:

Project #3

DRAWING NO.

DA504

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