

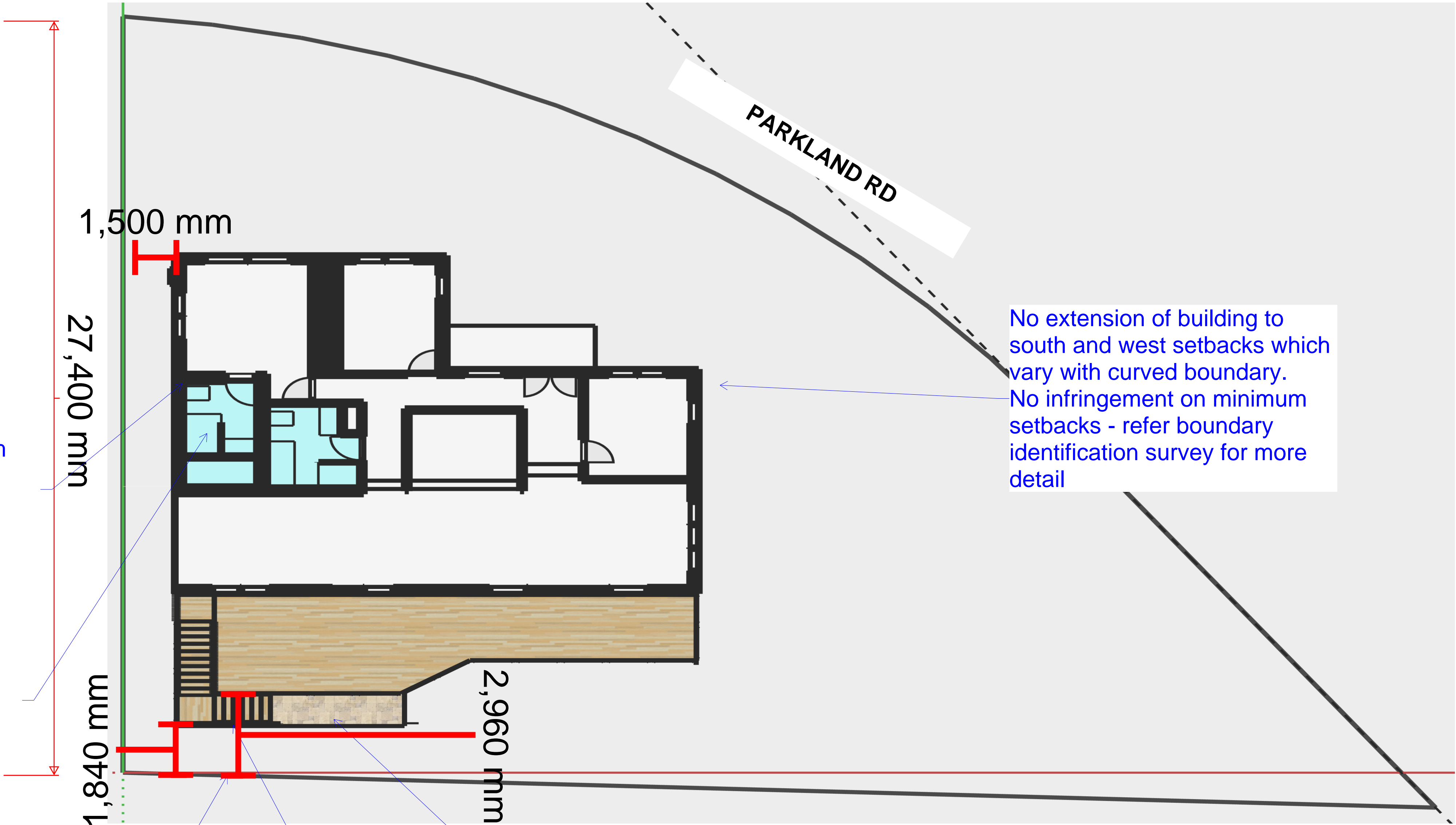
NOTES

Existing deck extends 2.5m into rear setback and is 4m from rear boundary

Extension of deck into rear setback is positioned over an existing retained concrete paved area at ground level

Only very minor reduction in landscaped area percentage refer calculations

Footings and deck/stair design to engineers details - to be completed



Existing side setback 1.5m not changed by ensuite extension or deck

Extension area within existing setback and building profile



Deck extended 1.2m into rear setback

Deck height of 3m above existing ground level will be min. 2.9m from rear boundary


New stair extended 2.3m beyond existing deck into rear setback

Stair landing height 1.2m above existing ground will be min. 1.8m from rear boundary

Existing paved area not extended into rear setback - small extension to west only for stair landing

No extension of building to south and west setbacks which vary with curved boundary. No infringement on minimum setbacks - refer boundary identification survey for more detail

PROJECT	DRAWING	DRAWING NO.	REV	DRAWN	DATE	SCALE	
38 Parkland Rd Mona Vale	OVERALL LAYOUT PLAN	38P-PLN-001	00	WT	23/03/2025	1:100 (A1)	↓ N

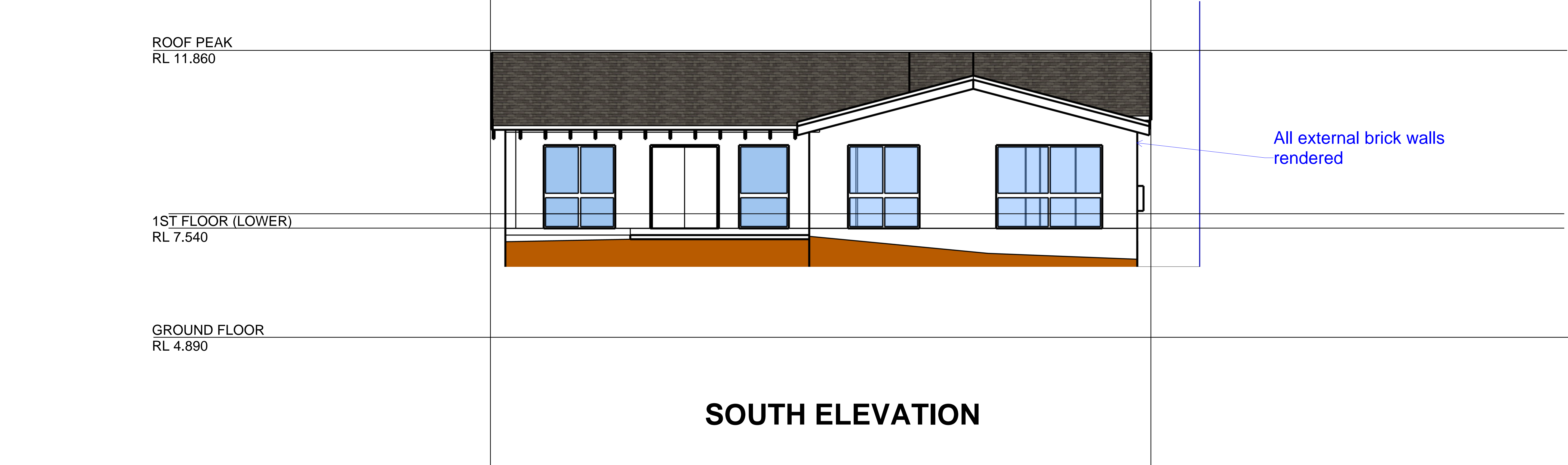
 northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0324



NORTH ELEVATION



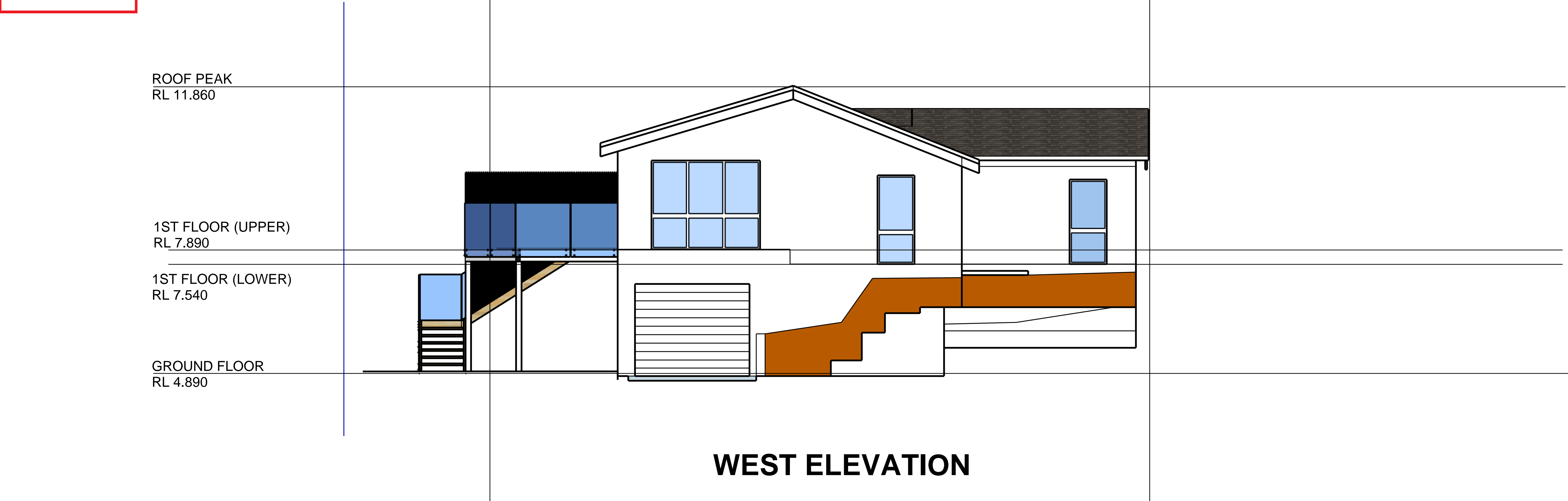
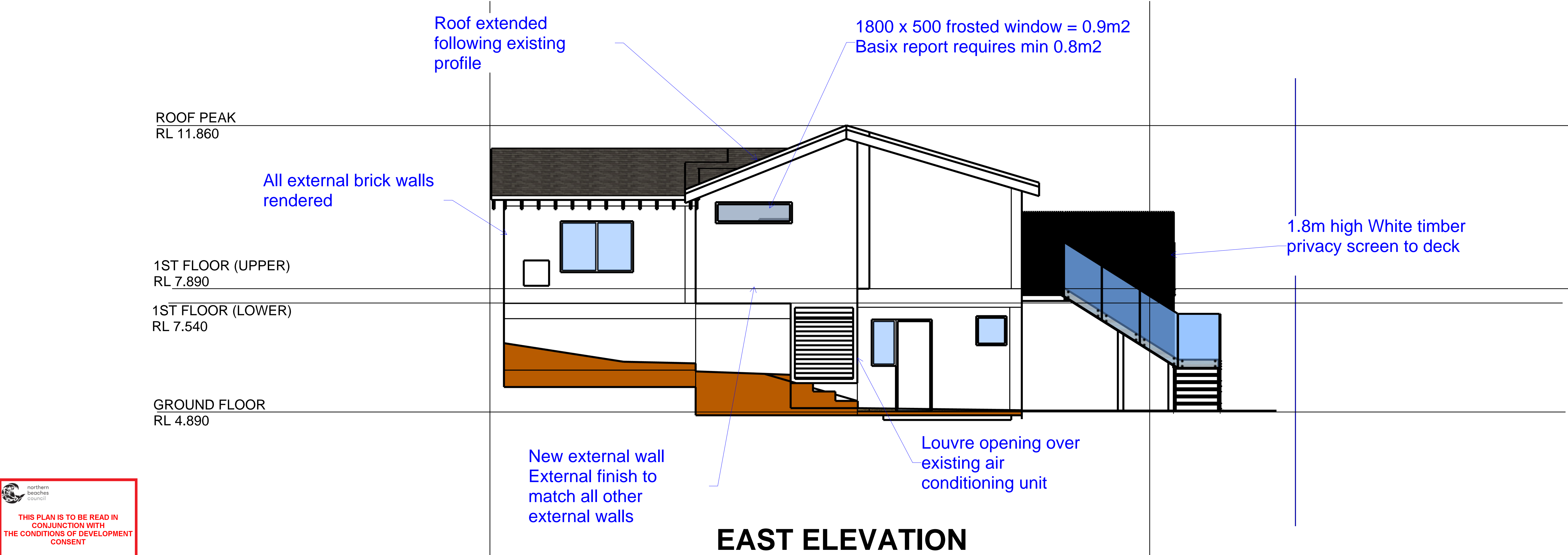
SOUTH ELEVATION

PROJECT	DRAWING	DRAWING NO.	REV	DRAWN	DATE	SCALE
38 Parkland Rd Mona Vale	NEW EXTERNAL ELEVATIONS - SHEET 1	38P-ELE-003	00	WT	23/03/2025	1:50 (A1)

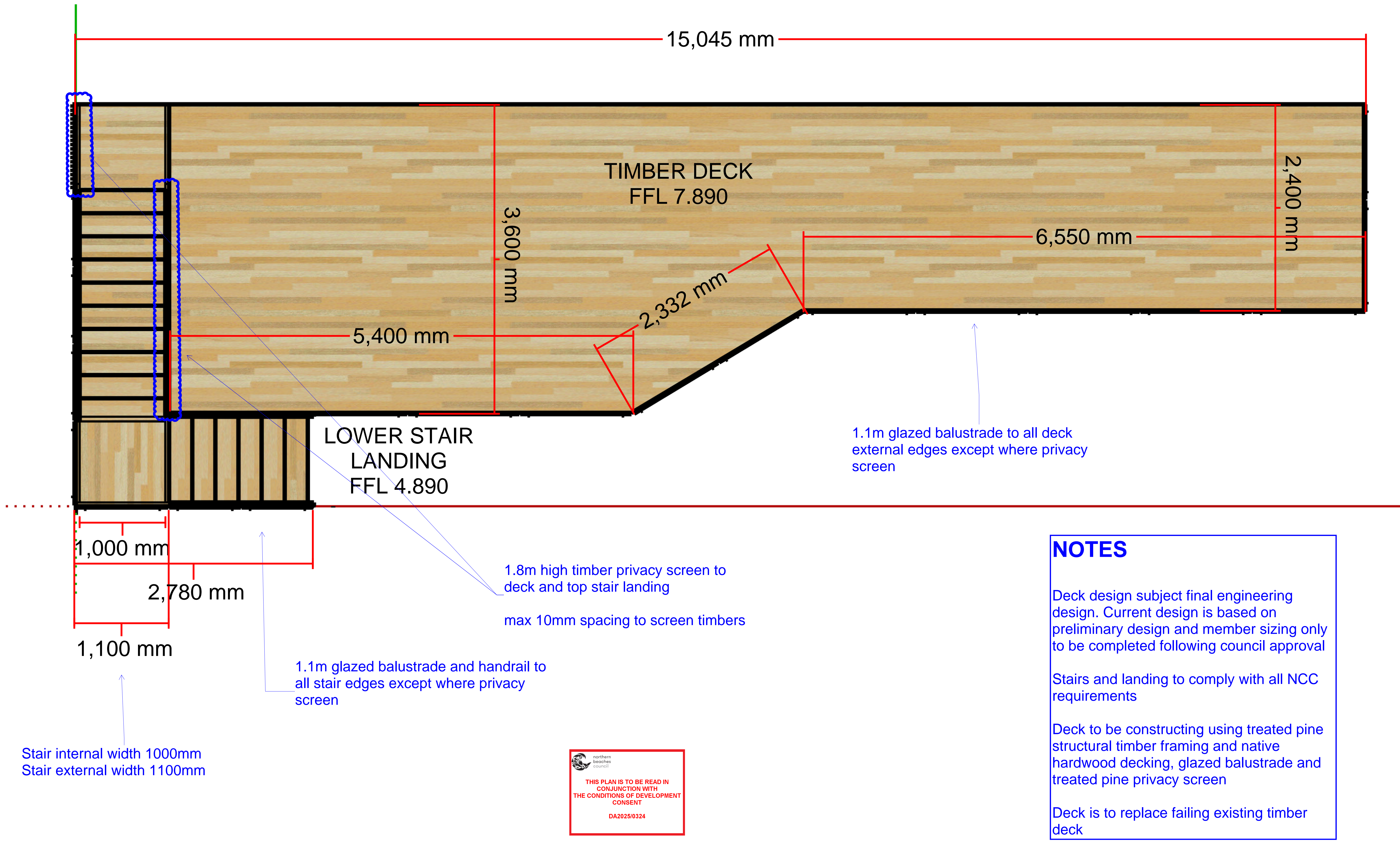
 northern
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DA2025/0324



PROJECT	DRAWING	DRAWING NO.	REV	DRAWN	DATE	SCALE
38 Parkland Rd Mona Vale	NEW EXTERNAL ELEVATIONS - SHEET 2	38P-ELE-004	00	WT	23/03/2025	1:50 (A1)



PROJECT	DRAWING	DRAWING NO.	REV	DRAWN	DATE	SCALE	
38 Parkland Rd Mona Vale	DECK PLANS - PLAN VIEW	38P-PLN-002	00	WT	23/03/2025	1:20 (A1)	

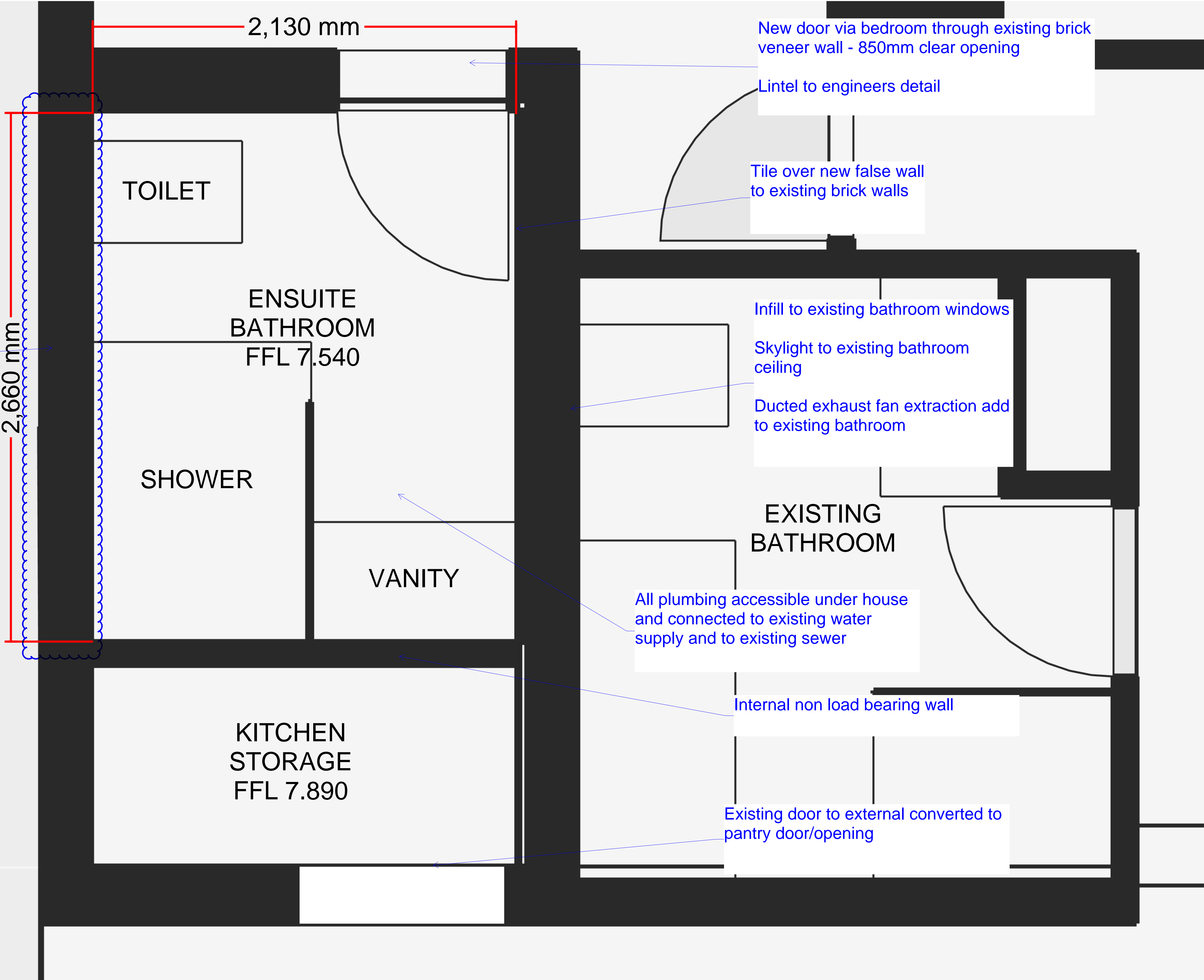


New external load bearing wall
Brick veneer to match existing or other
to engineers details

Wall support to span from existing
walls to allow existing HVAC exhaust
below

NOTES

- All plumbing accessible under house and connected to existing water supply and to existing sewer
- Kitchen storage FFL to match adjacent kitchen on first floor upper
- Bathroom FFL to match adj. bedroom on first floor lower
- Operable opaque window install to east wall
- Exhaust fan to ceiling



PROJECT	DRAWING	DRAWING NO.	REV	DRAWN	DATE	SCALE	
38 Parkland Rd Mona Vale	NEW BATHROOM INTERNAL LAYOUT PLAN	38P-PLN-003	00	WT	23/03/2025	1:10 (A1)	↓ N