

DEVELOPMENT SCHEDULE
RESIDENTIAL AGED CARE FACILITY
23-25 BASSETT STREET, MONA VALE

SITE AREA 6,500m²

FSR CALCULATIONS

EXISTING GFA (APPROVED DA)	PROPOSED GFA (\$4.55)
BASMENT	119m ²
GROUND FLOOR	3,144m ²
FIRST FLOOR	3,148m ²
EXISTING TOTAL	6,411m ²

EXISTING FSR 0.95:1

PROPOSED TOTAL GFA 6,411m²

PROPOSED FSR 0.98:1

RESIDENT ROOM NUMBERS

EXISTING (APPROVED DA)	PROPOSED (\$4.55)
GROUND FLOOR	55
FIRST FLOOR	63
EXISTING TOTAL	118

TOTAL PROPOSED WARD NUMBER 118

LANDSCAPE + COMMUNAL AREA CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021	
DEEP SOIL 15% SITE AREA	975m ²
LANDSCAPE 15m ² / WARD	1,865m ²
COMMUNAL AREA 10m ² / WARD	1,180m ²

PROPOSED LANDSCAPE AREAS	
DEEP SOIL 6m DIMENSION	1,024m ²
DEEP SOIL	824m ²
TOTAL DEEP SOIL	1,848m ²
PLANTER BEDS	279m ²

TOTAL LANDSCAPE AREAS 2,12m²

TOTAL COMMUNAL AREA 1,270m² (Internal courtyards + spaces)

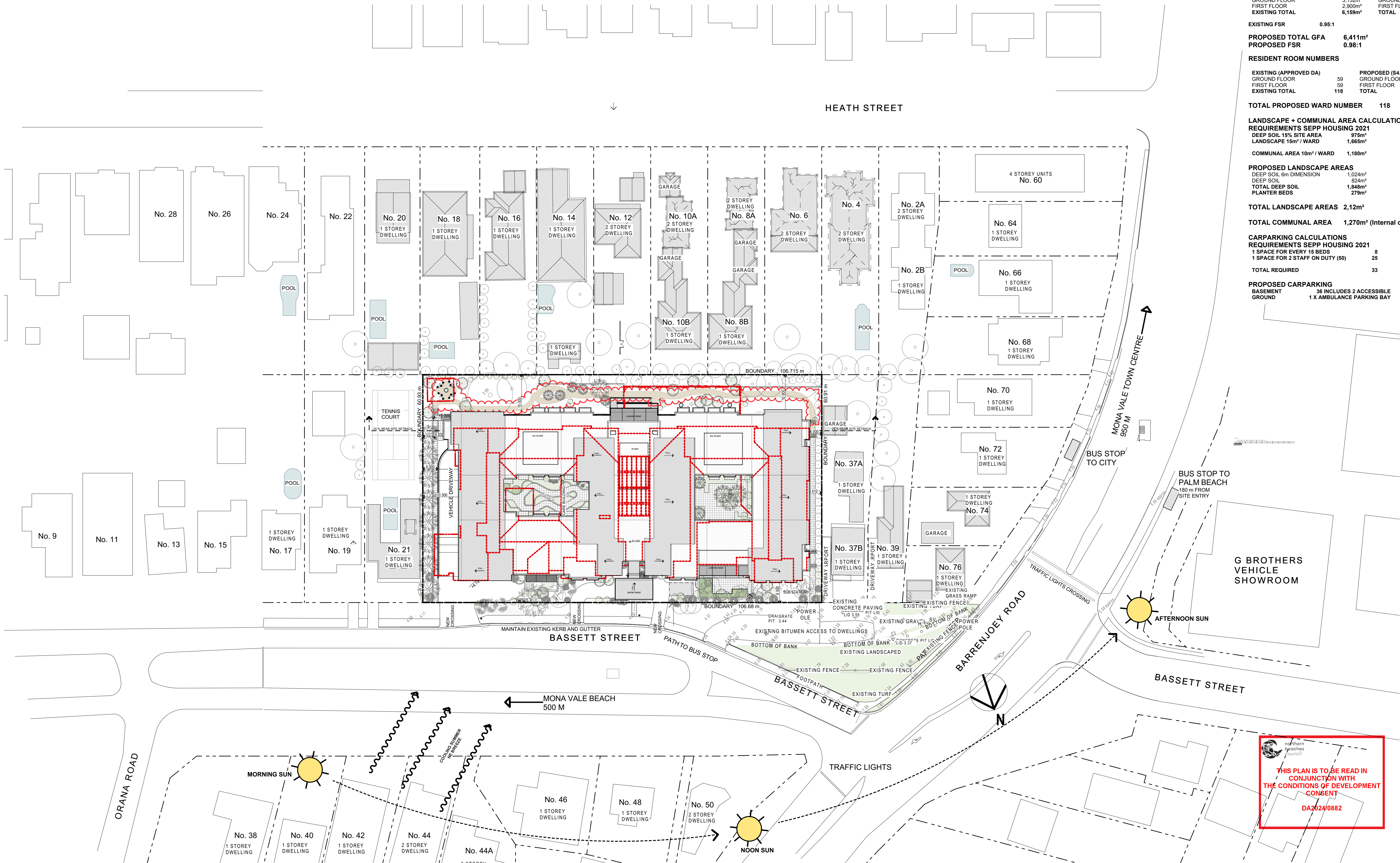
CARPARKING CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021

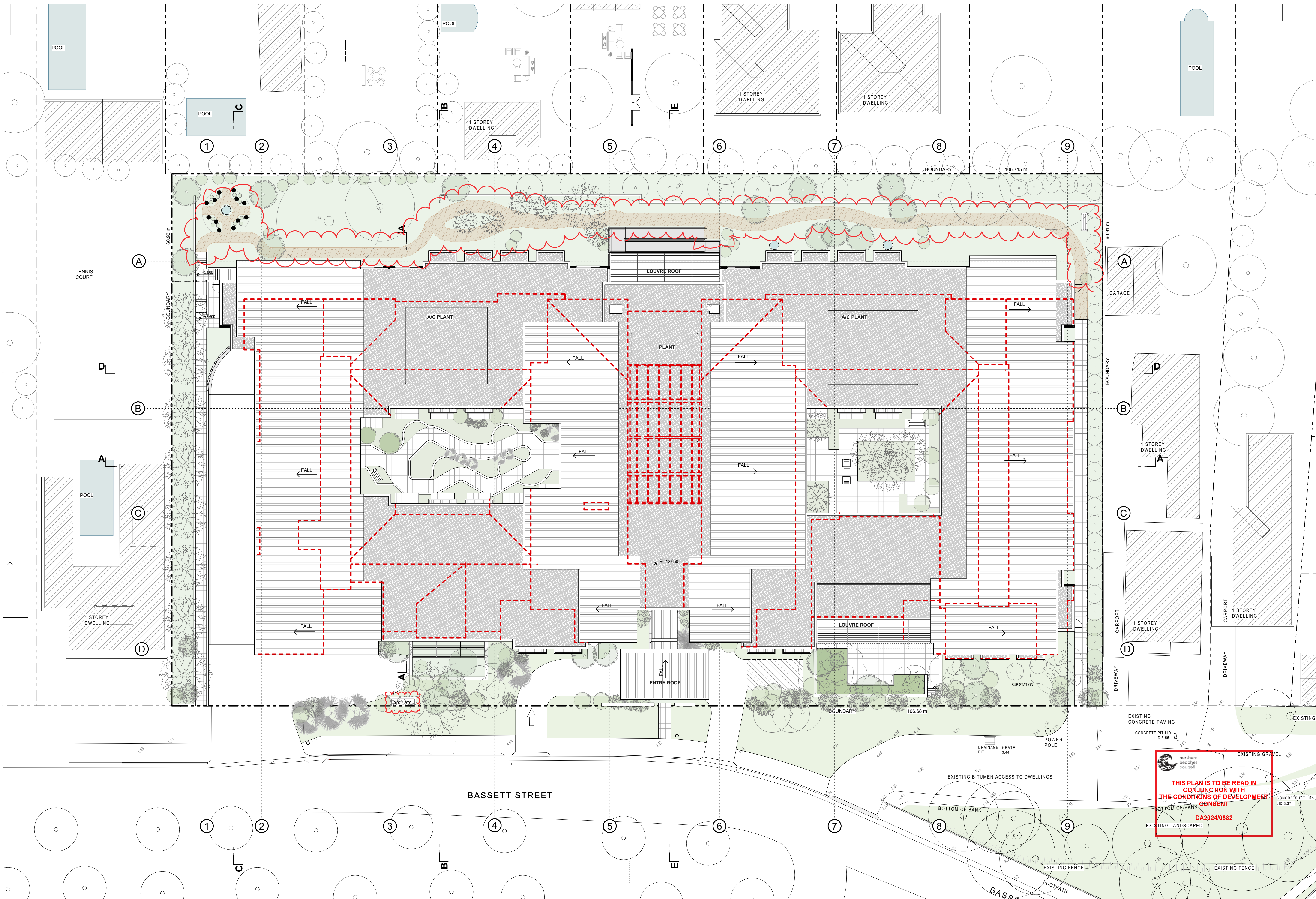
1 SPACE FOR EVERY 15 BEDS	8
1 SPACE FOR 2 STAFF ON DUTY (50)	25
TOTAL REQUIRED	33

PROPOSED CARPARKING

BASMENT	36 INCLUDES 2 ACCESSIBLE
GROUND	1 X AMBULANCE PARKING BAY



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2024/0882



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RESIDENTIAL AGED CARE FACILITY
23-25 BASSETT STREET, MONA VALE

SITE AREA 6,500m²

FSR CALCULATIONS		PROPOSED GFA (\$4.55)	
EXISTING GFA (APPROVED DA)		BASEMENT	119m ²
BASEMENT	127m ²	GROUND FLOOR	3,144m ²
GROUND FLOOR	3,132m ²	FIRST FLOOR	3,148m ²
FIRST FLOOR	2,900m ²	TOTAL	6,411m ²
EXISTING TOTAL	6,159m ²		

EXISTING FSR 0.95:1

PROPOSED TOTAL GFA 6,411m²
PROPOSED FSR 0.98:1

RESIDENT ROOM NUMBERS

EXISTING (APPROVED DA)		PROPOSED (\$4.55)	
GROUND FLOOR	59	GROUND FLOOR	55
FIRST FLOOR	59	FIRST FLOOR	53
EXISTING TOTAL	118	TOTAL	118

TOTAL PROPOSED WARD NUMBER 118

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PROPOSED LANDSCAPE AREAS	
DEEP SOIL 6m DIMENSION	1,016m ²
DEEP SOIL	824m ²
TOTAL DEEP SOIL	1,840m ²
PLANTER BEDS	279m ²

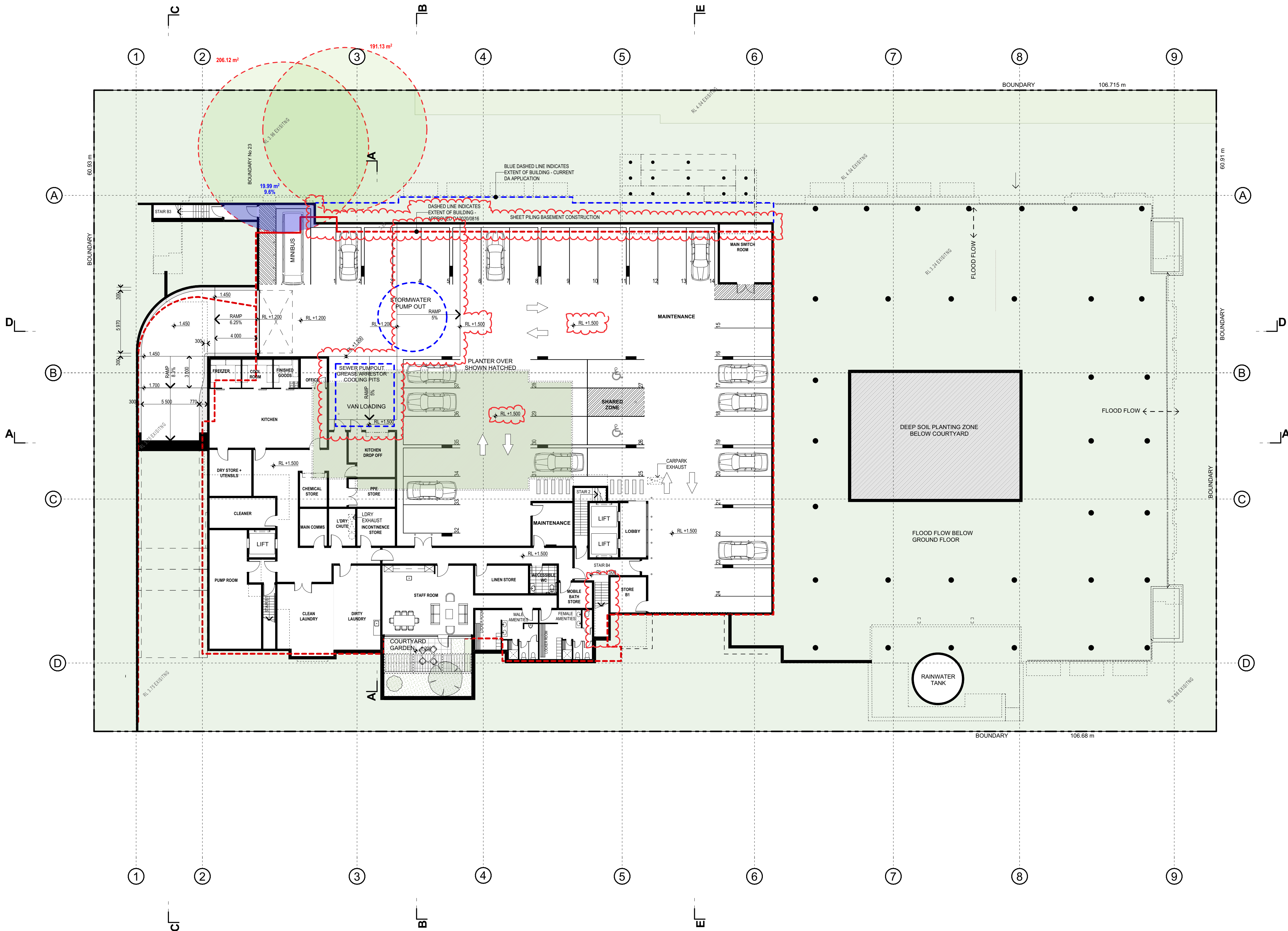
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PROPOSED TOTAL GFA 6,411m²

PROPOSED FSR 0.98:1

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FIRST FLOOR 59	FIRST FLOOR 63
EXISTING TOTAL 118	TOTAL 118

TOTAL PROPOSED WARD NUMBER 118

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REQUIREMENTS SEPP HOUSING 2021

DEEP SOIL 15% SITE AREA 975m²

LANDSCAPE 15m² / WARD 1,865m²

COMMUNAL AREA 10m² / WARD 1,180m²

PROPOSED LANDSCAPE AREAS

DEEP SOIL 6m DIMENSION 1,016m²

DEEP SOIL 824m²

TOTAL DEEP SOIL 1,840m²

PLANTER BEDS 279m²

TOTAL LANDSCAPE AREAS 2,12m²

TOTAL COMMUNAL AREA 1,270m² (Internal courtyards + spaces)

CARPARKING CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021

1 SPACE FOR EVERY 15 BEDS 8

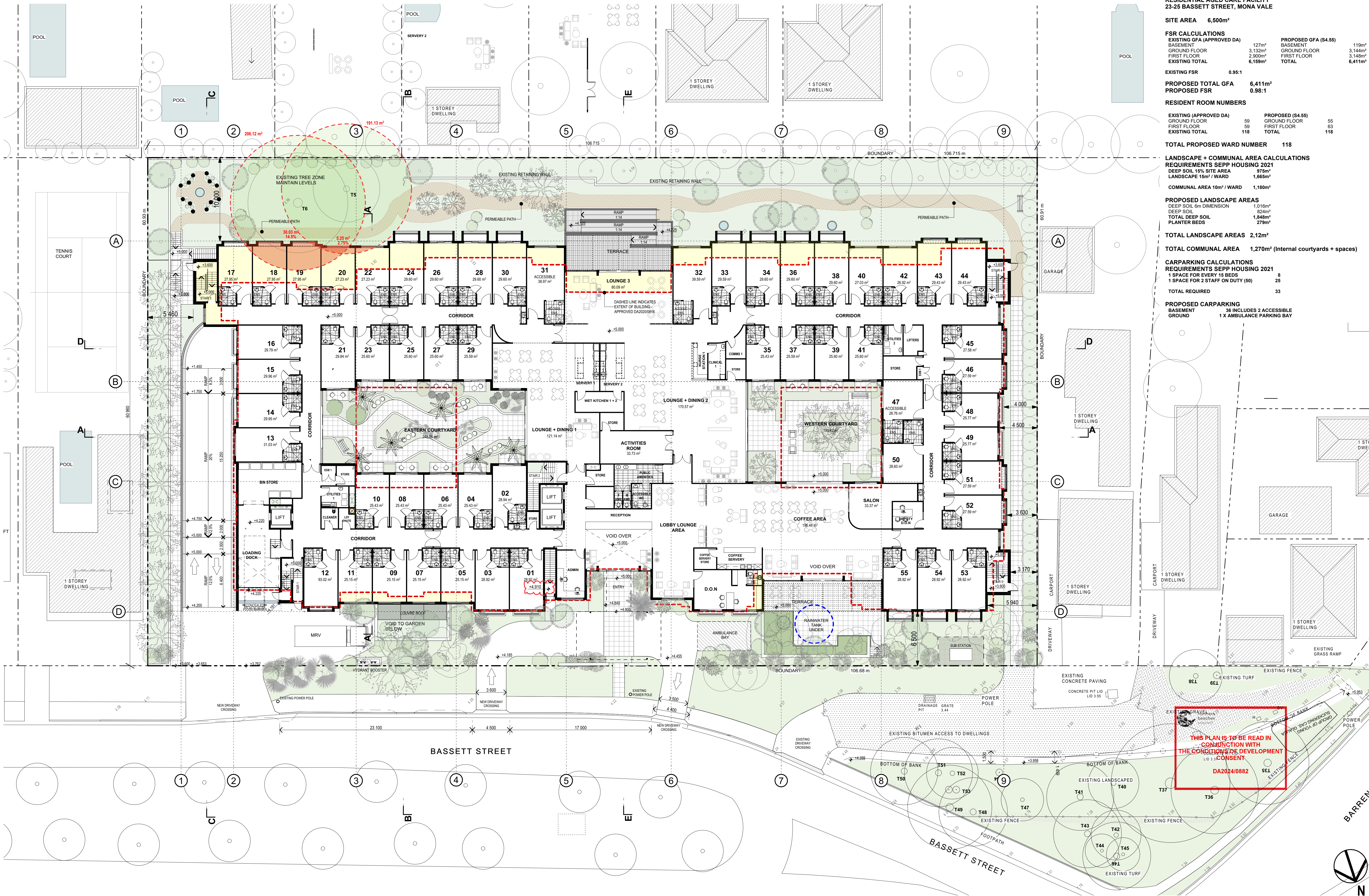
1 SPACE FOR 2 STAFF ON DUTY (50) 25

TOTAL REQUIRED 33

PROPOSED CARPARKING

BASEMENT 36 INCLUDES 2 ACCESSIBLE

GROUND 1 X AMBULANCE PARKING BAY



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GARTNERTROVATO

ARCHITECTS

1/113 10 PARK STREET
MONA VALE NSW 2103
P 02 9979 4213
F 02 9979 4212
GARTNERTROVATO.COM.AU

DATE REV DESCRIPTION

04/06/24 A ISSUED FOR DEVELOPMENT APPLICATION

19/08/24 B DA AMENDMENTS

14/11/24 C AMENDED DA

DRAWN CHECK

DVI LT

DVI LT

CLIENT

THOMPSON HEALTH CARE

PROJECT

THOMPSON HEALTH BASSETT

PROPOSED ALTERATIONS + ADDITIONS TO AN

APPROVED RESIDENTIAL AGED CARE FACILITY

23-25 BASSETT STREET, MONA VALE

LOT 2 DP 748426 + LOT 38 DP 7236

FOR THOMPSON HEALTH CARE

DRAWING TITLE

FIRST FLOOR LEVEL

SCALE 1:200 @ A1

1816

DA2-05

DRAWN BY

DVILT

APRIL 2024

REVISION

C

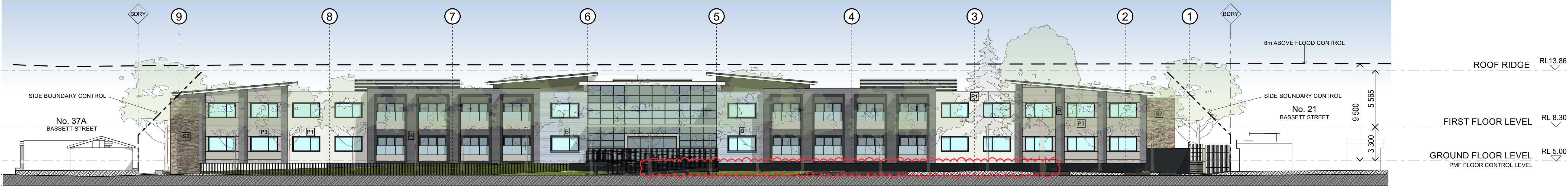




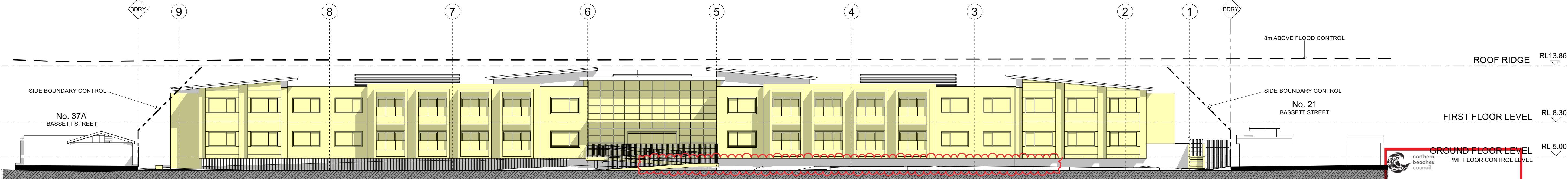
NORTH ELEVATION



[PROPOSED] NORTH ELEVATION



SOUTH ELEVATION



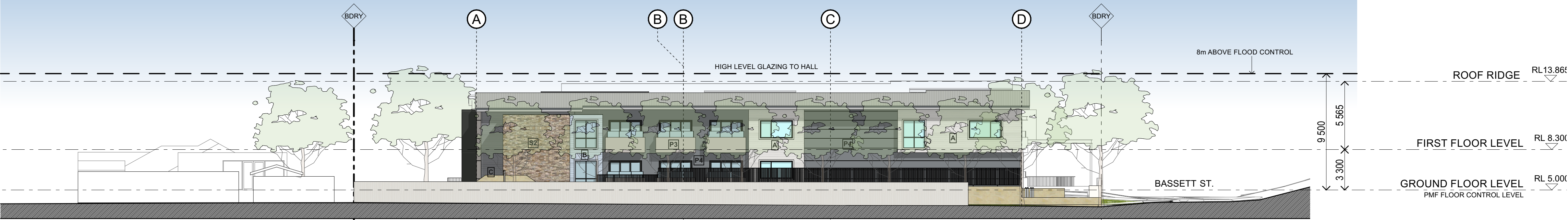
[PROPOSED] SOUTH ELEVATION

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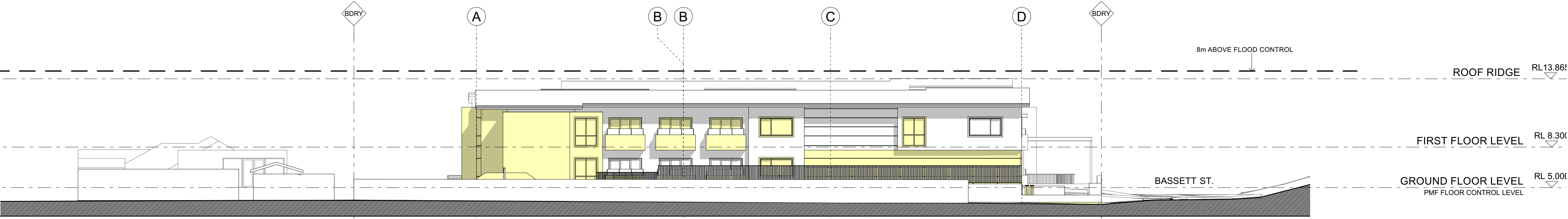
PROPOSED AMENDMENTS TO APPROVED DEVELOPMENT APPLICATION 2020/0816

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

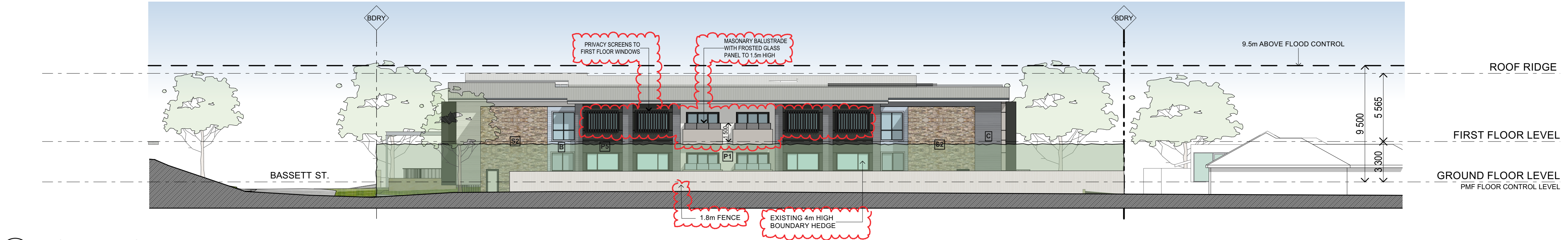
WEATHERBOARD CLADDING		STONE CLADDING		WINDOW FRAMES		METALWORK COLOUR		ROOF FINISHES	
A WEATHERBOARD JH PRIMELINE NEWPORT 170 RESENE HALF ALABASTER		S1 MAIN STONE CLADDING SMOOTH FACE SANDSTONE		W1 POWDERCOAT ALUMINIUM INTERPON SABLE BASS		M1 DARK METALWORK COLOUR - COLORBOND BASALT		R1 METAL SHEET ROOFING COLORBOND - SHALE GREY	
B WEATHERBOARD JH PRIMELINE NEWPORT 170 RESENE BREATHLESS		S2 FEATURE STONE CLADDING ALPINE STONE WALL		W2 POWDERCOAT ALUMINIUM INTERPON SABLE BASS		M2 LIGHT METALWORK COLOUR - METALLIC SILVER GREY		R2 PEBBLE ROOF BALAST RIVER PEBBLE	
C WEATHERBOARD JH PRIMELINE NEWPORT 170 RESENE QUARTER BALTIC SEA		P1 RENDER + PAINT RESENE HALF ALABASTER		P2 RENDER + PAINT RESENE HALF ALABASTER		P3 RENDER + PAINT RESENE EIGHTH FRIAR GREY		P4 RENDER + PAINT RESENE QUARTER BALTIC SEA	
P5 RENDER + PAINT RESENE DOUBLE GRAVEL		P6 RENDER + PAINT RESENE FOUNDRY		P7 COLOUR - RESENE FINCH					



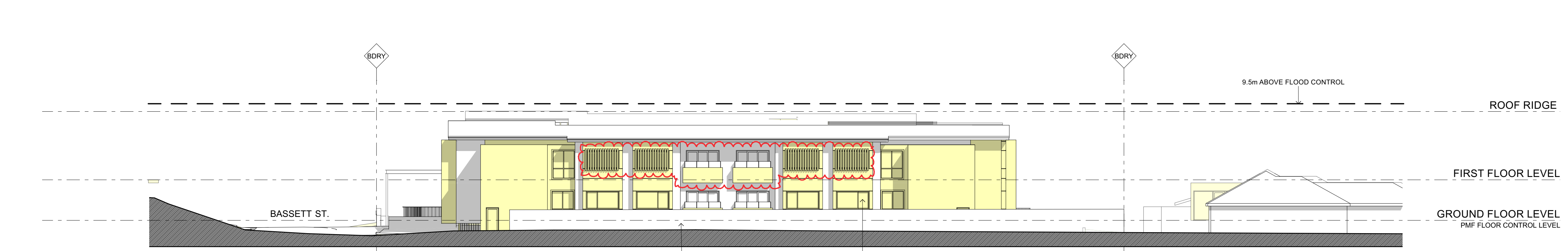
EAST ELEVATION



[PROPOSED] EAST ELEVATION



WEST ELEVATION



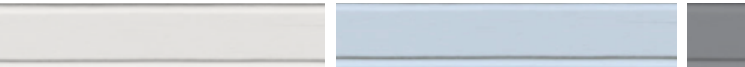







[PROPOSED] WEST ELEVATION

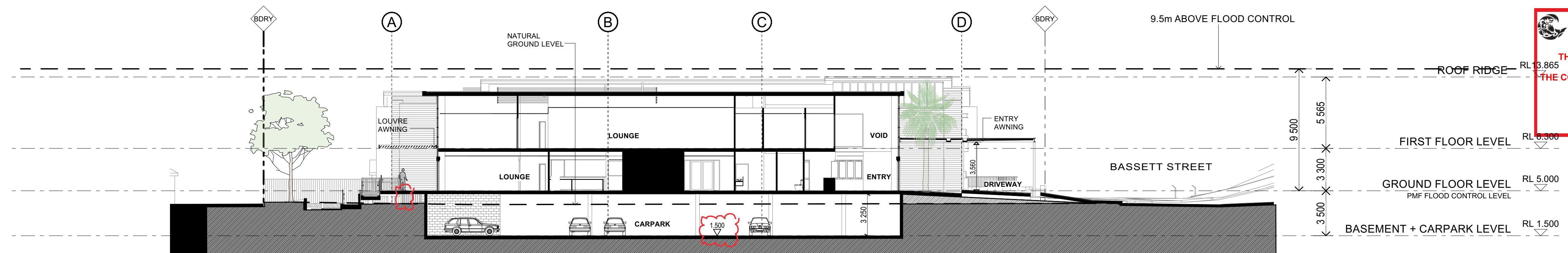
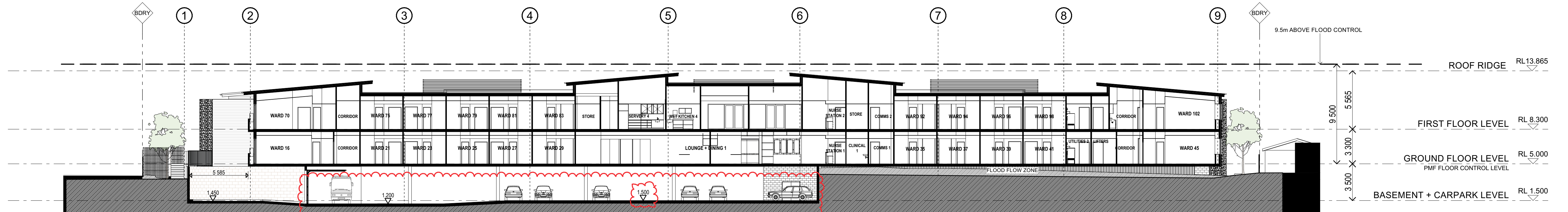
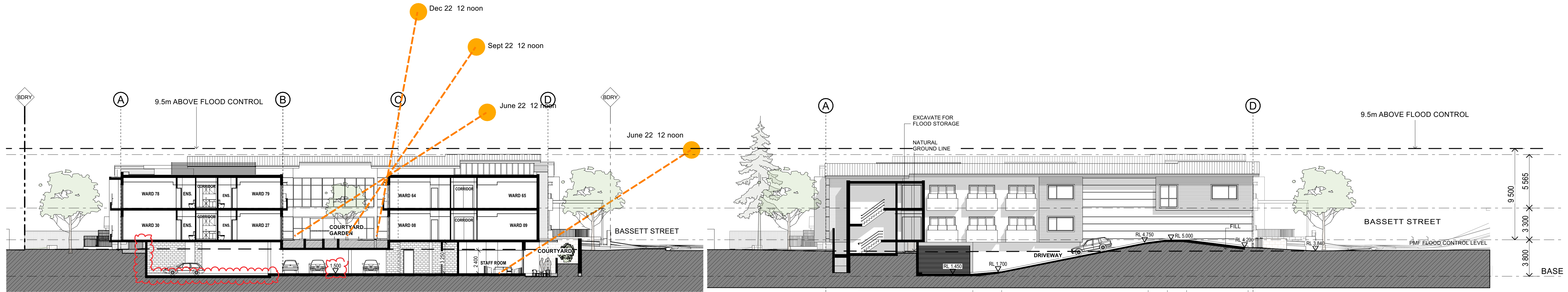
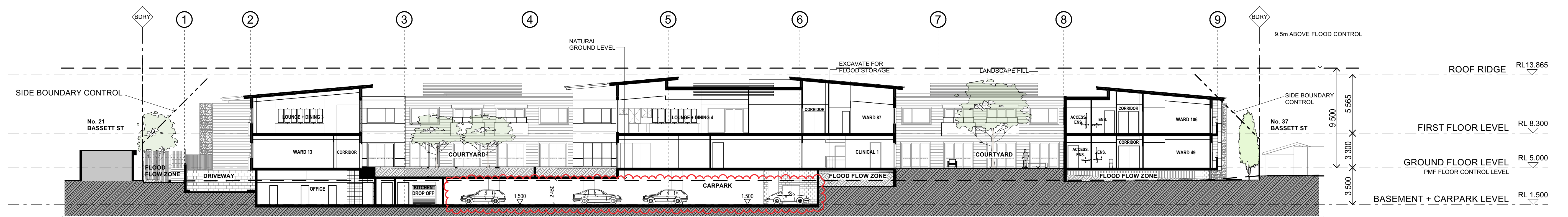
northern
beaches
council

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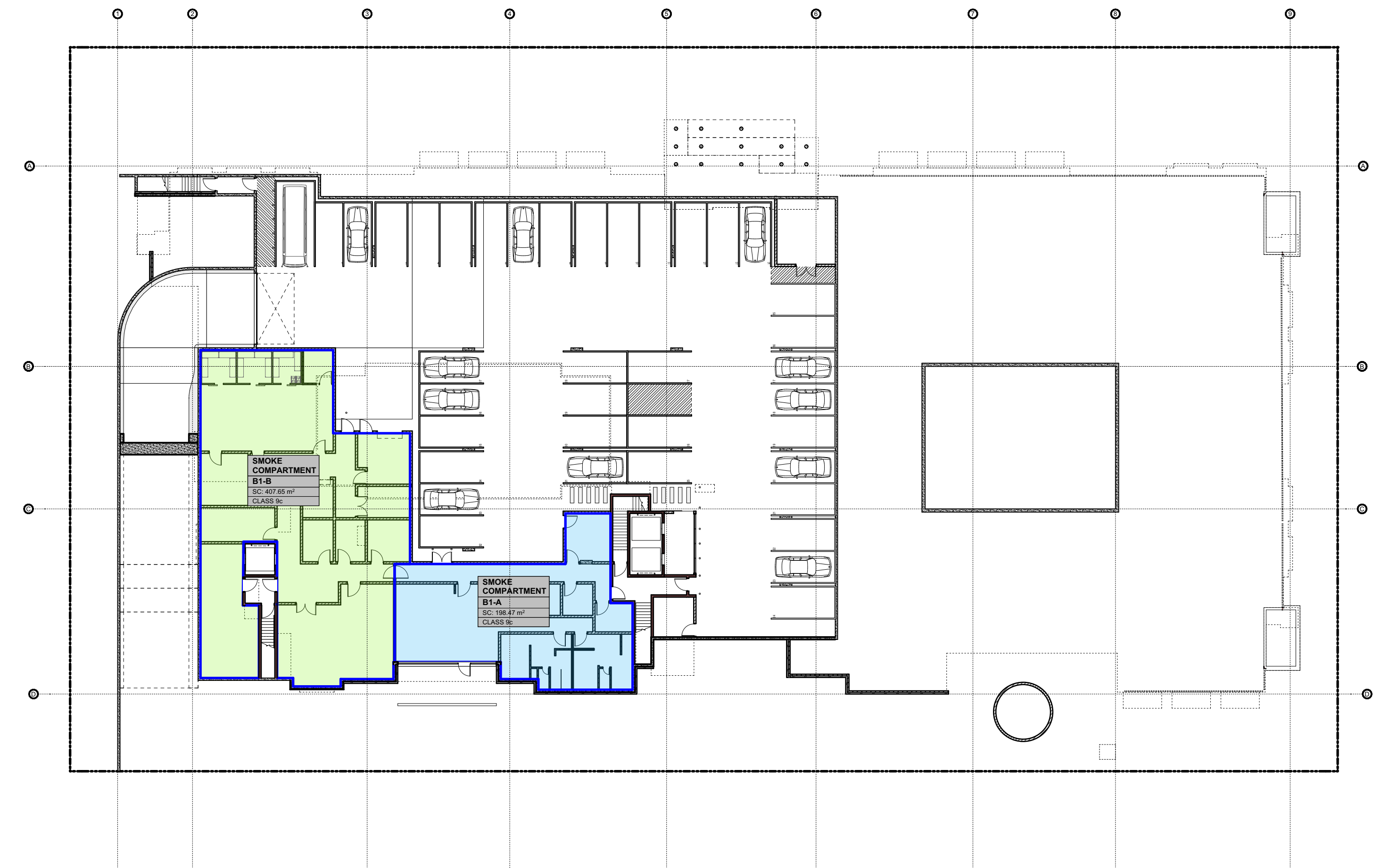
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DEVELOPMENT APPLICATION 2020/0816

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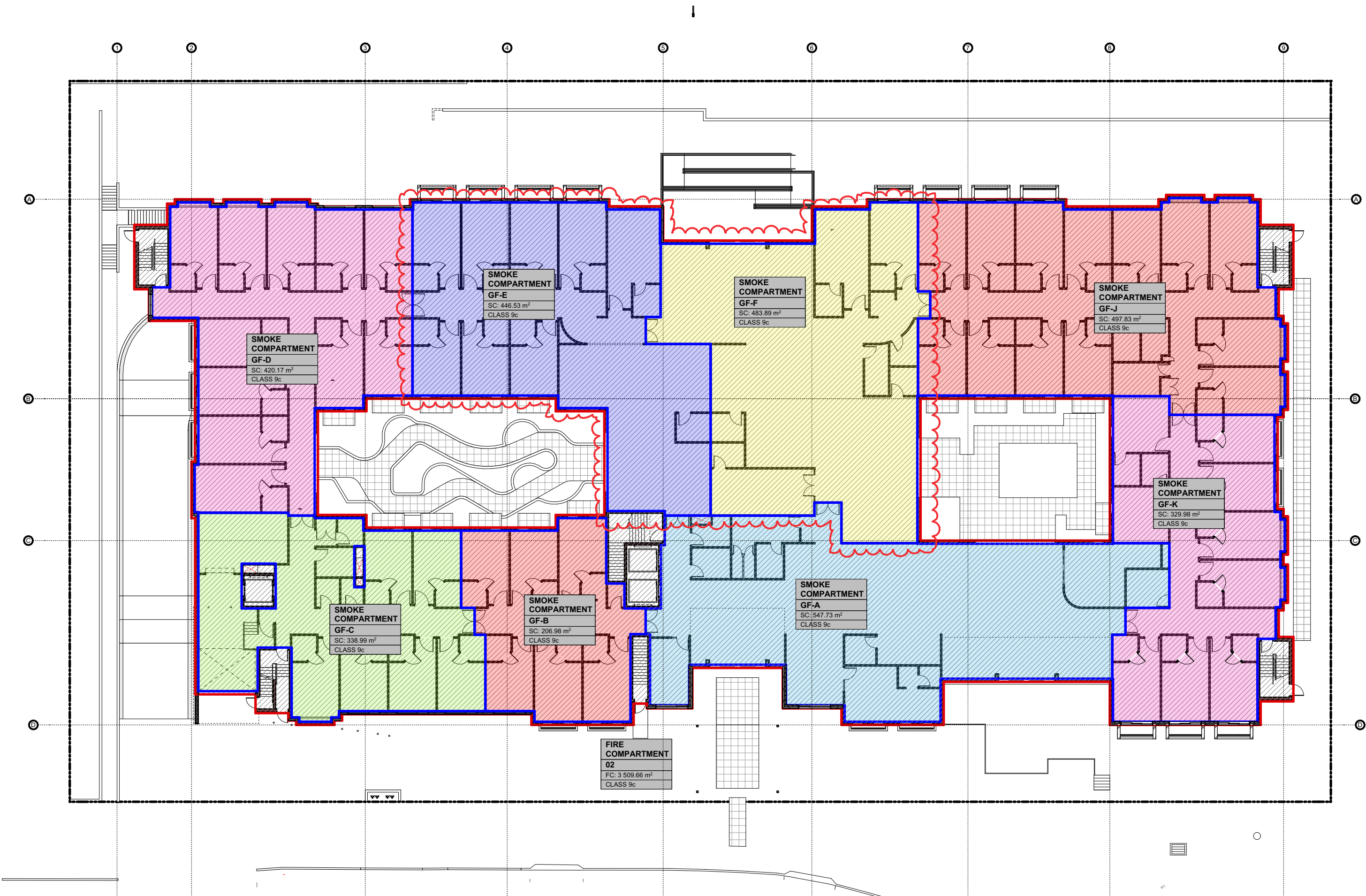
																																									
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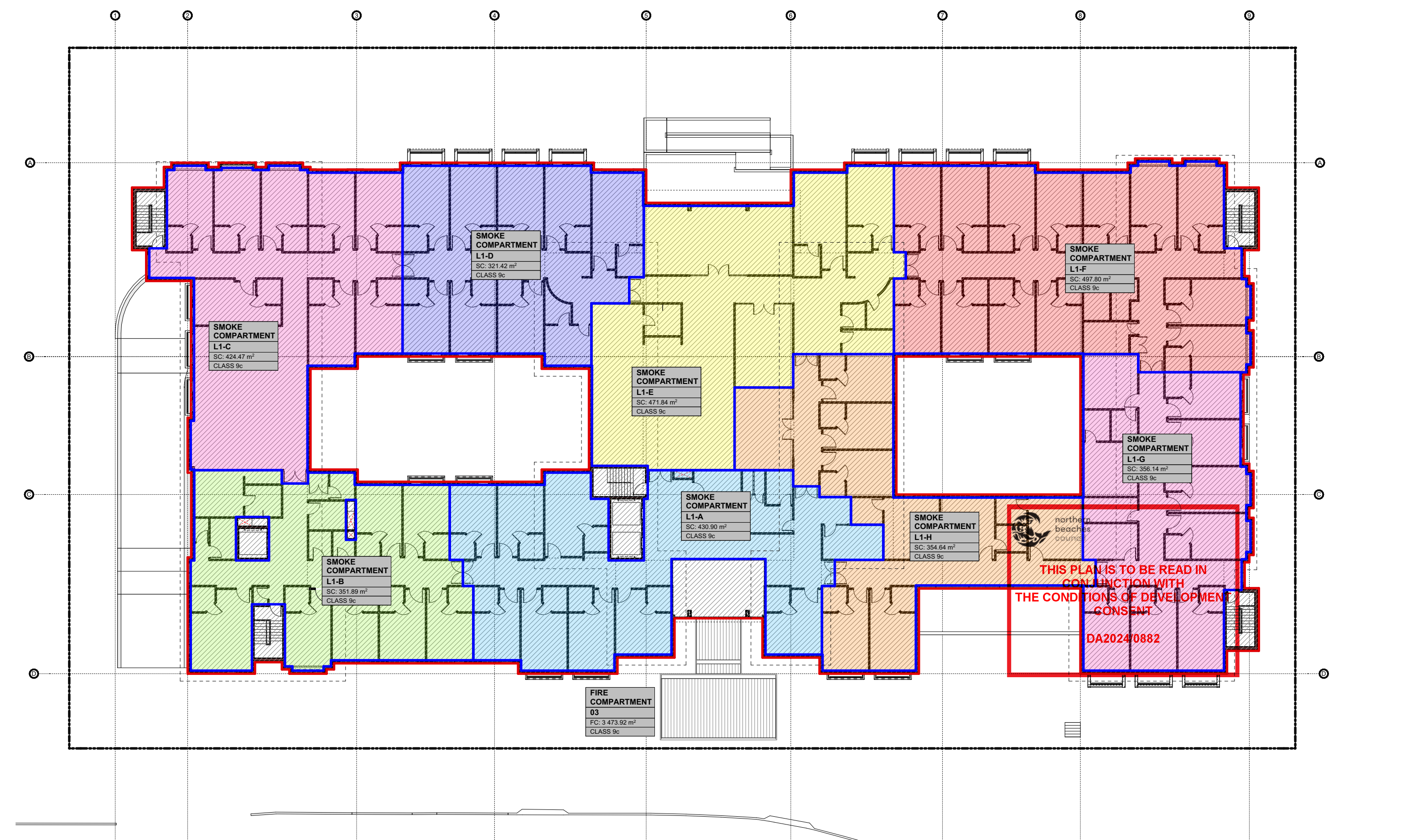
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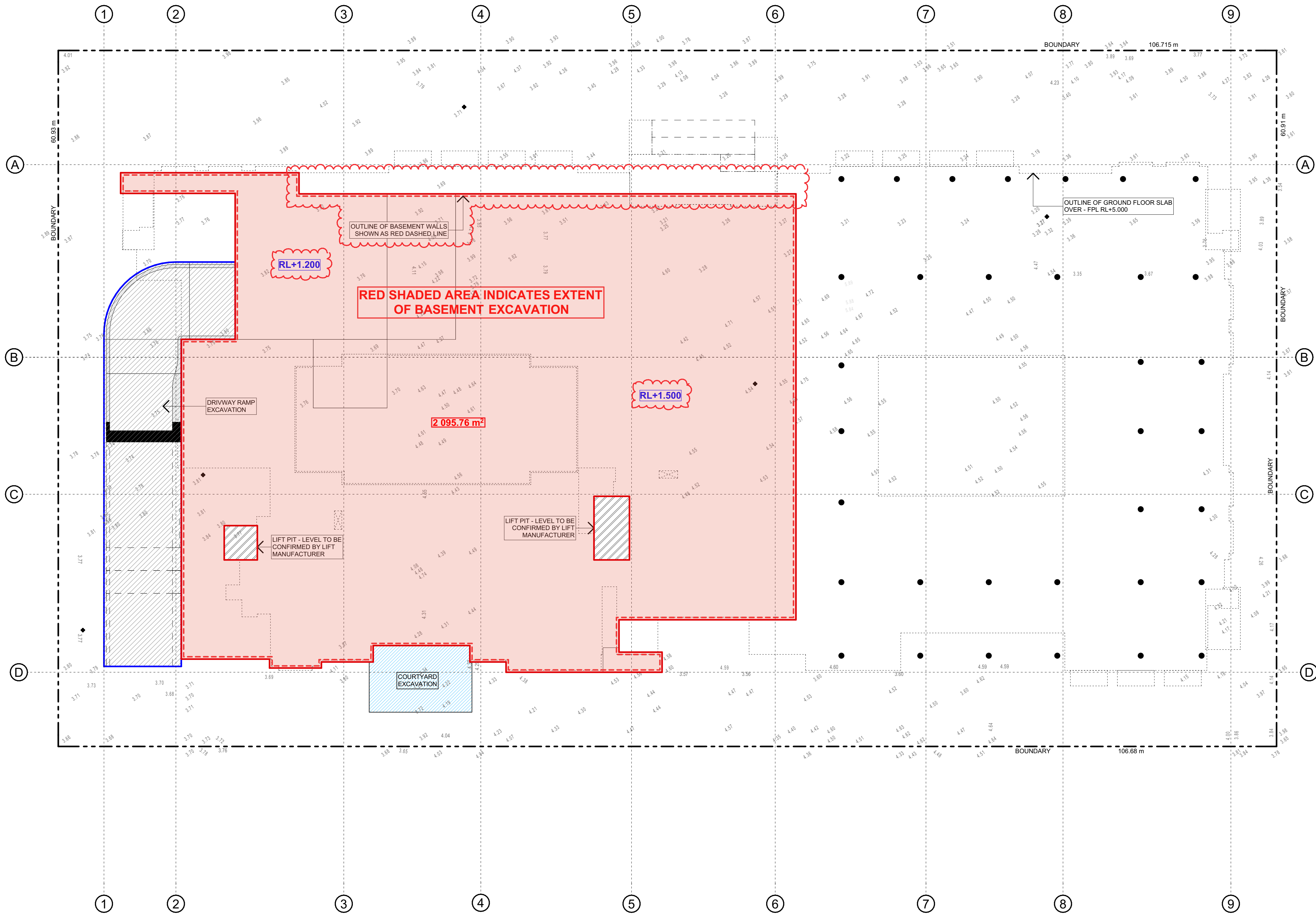
BASEMENT + CARPARK LEVEL FIRE + SMOKE COMPARTMENTS



GROUND FLOOR FIRE + SMOKE COMPARTMENTS



FIRST FLOOR FIRE + SMOKE COMPARTMENTS



 northern
beaches
council

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