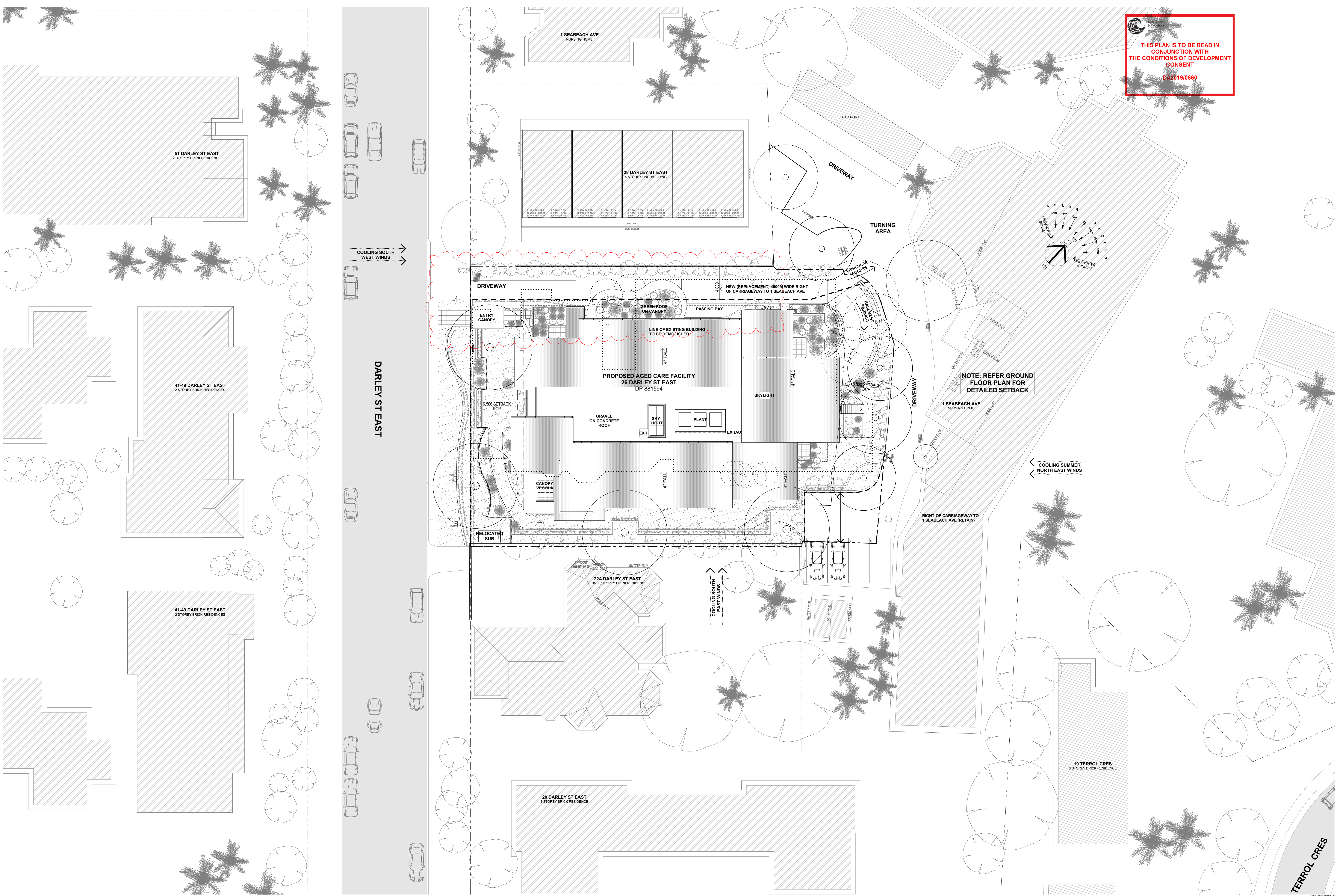
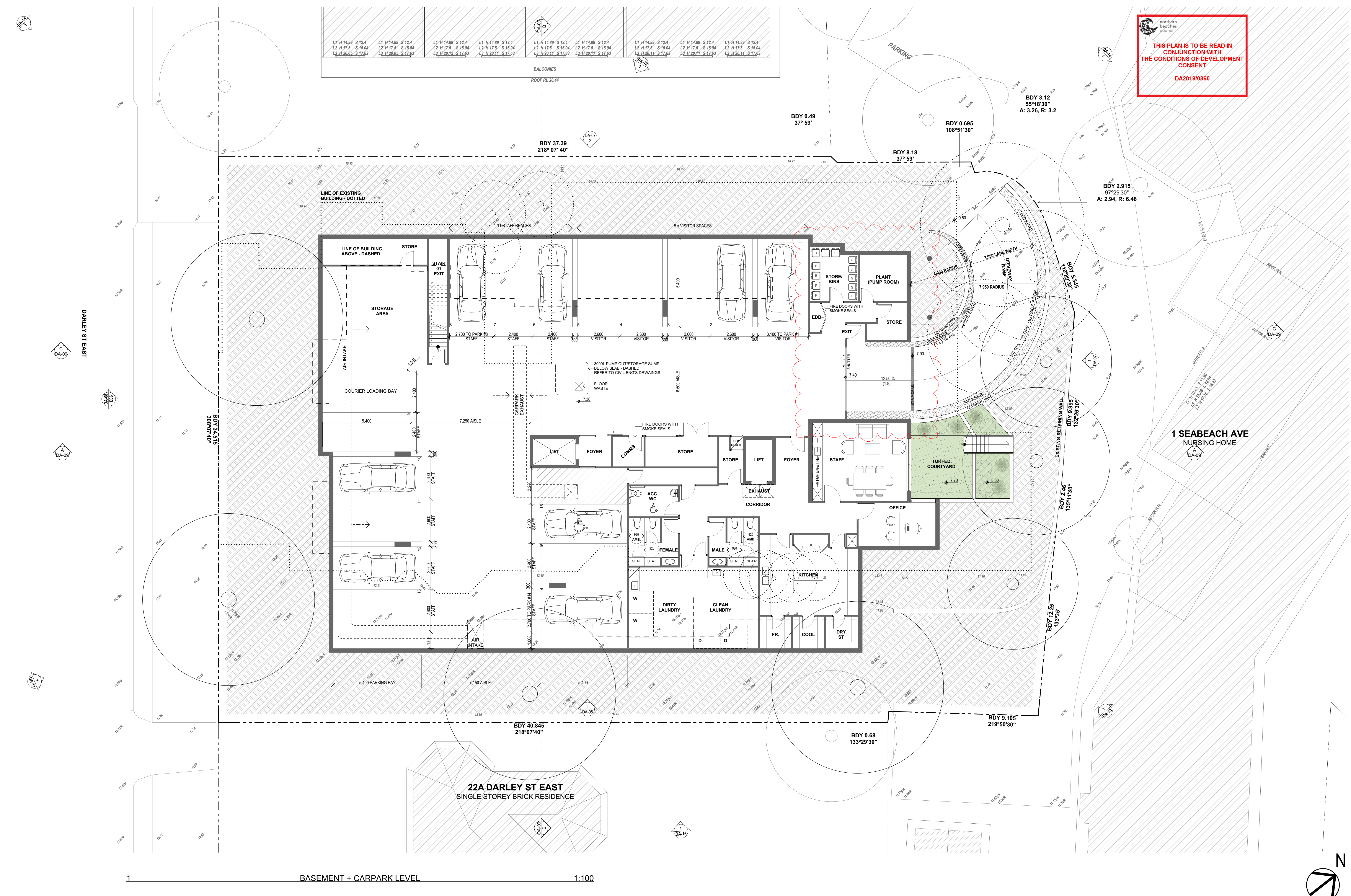


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2019/0060







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DA2019/0860

COMPLIANCE TABLE -
24 DARLEY STREET EAST, MONA VALE

BUILDING	TOTAL
LOT SITE AREA	1749m ²
NETT SITE AREA	1498m ²
NOT INCLUDED: NOT INCLUDED:	ROW PARKING 56.23m ² ROW DRIVEWAY 185.65m ²
TOTAL FLOOR AREA	2143.71m ²
FLOOR SPACE RATIO	1.22:1

LANDSCAPING	TOTAL
LANDSCAPED CALCS	568.13m ²
LANDSCAPED AREA	38% NETT

ROOM SCHEDULE	ONE BED	ONE BED+	TOTAL
GROUND FLR	7	7	14
LEVEL 1	10	9	19
LEVEL 2	13	4	17
TOTAL	31	20	50

<u>CARPARKING SCHEDULE</u>	
REQUIRED 1:10 BED RATIO	6 SPACES (5:1)
REQUIRED 1:2 STAFF RATIO	10 SPACES (19 STAFF)
TOTAL CARSPACES REQUIRED	16
TOTAL CARSPACES PROVIDED	17

1 GROUND FLOOR LEVEL 1:100





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CONSENT
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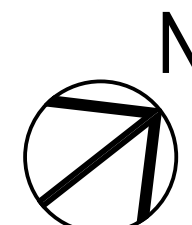
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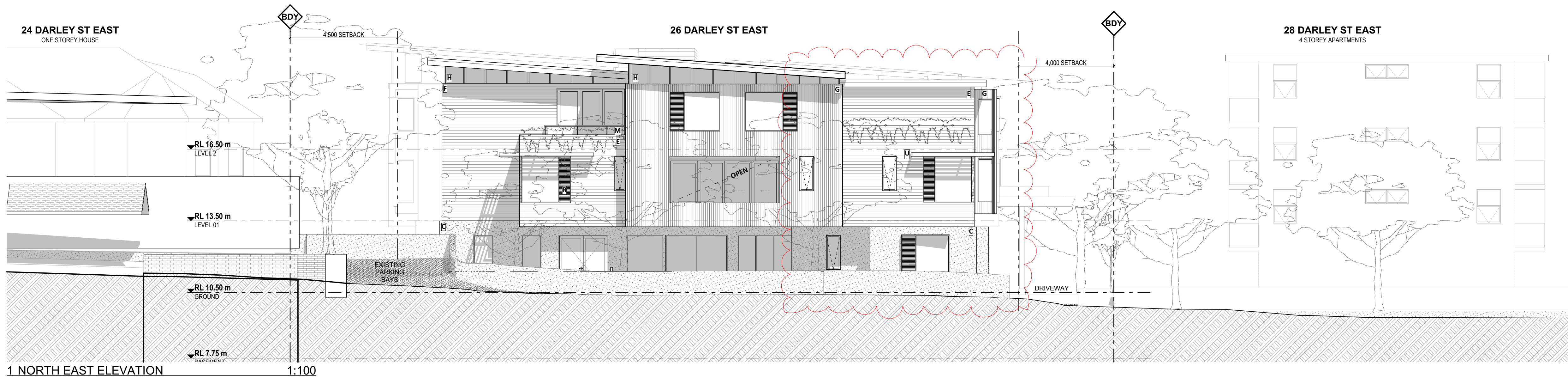


1

LEVEL 02 PLAN

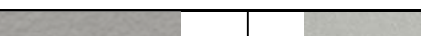
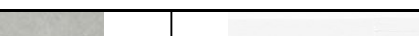
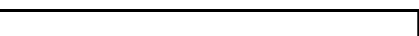
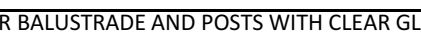
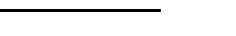
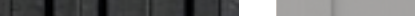
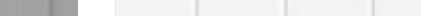
1:100





EXTERNAL FINISHES

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

BRICKWORK/BLOCKWORK	STONE CLADDING		MASONRY RENDER		OFF FORM CONCRETE		FACADE CLADDING						ROOF FINISHES									
																						
																						
																						
																						
																						
																						
AUSTRAL MASONRY ARCHITEC - SPLITFACE ALMOND		B CRACKENBACK SPLIT FACE SANDSTONE VENEER		C PAINT FINISH COLOUR RESINE 'BARLEY THERE' PAINT FINISH		D OFF FORM CONCRETE SHUTTER FACE SMOOTH FINISH		E HORIZONTAL FC WEATHERBOARDS LIGHT WHITE PAINT FINISH		F HORIZONTAL FC WEATHERBOARDS DARK RESINE 'BARLEY THERE' PAINT FINISH		G VERTICAL TIMBER BOARDS TIMBER WITH BLACK STAIN FINISH		H VERTICAL BOARD AND BATTEN HIGH LEVEL EXTERNAL WALLS FC BOARD AND BATTEN CLADDING		I VEE JOINT CLADDING LEVEL G2 CEILING AND EXTERNAL SOFFITS WHITE PAINT FINISH		J METAL ROOF LYSAGHTS PROLE - KLIPLOK 700 COLOUR - WINDSPRAY		K TIMBER BALUSTRADE AND POSTS WITH CLEAR GLASS INFILL		L ALUMINIUM FRAMED WINDOW SUNSHADE - DARK BLACK FINISH



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BRICKWORK/BLOCKWORK

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DA2019/0360
1 SEABEACH AVE NURSING HOME

