

GRANDVIEW RESIDENCE

32 Grandview Parade, Mona Vale NSW 2103

DEVELOPMENT APPLICATION

Drawing No.	Drawing Name	Scale	Issue
A000	Title Page & Location Plan	NTS @ A3	A
A001	Legend & Material Schedule	NTS @ A3	A
A002	Site Analysis	1:200 @ A3	A
A010	Site Plan - Demolition, Erosion, Sediment & Waste Control Plan	1:200 @ A3	A
A050	GG - Existing - Garage Plan	1:100 @ A3	A
A051	LG - Existing - Lower Ground Floor Plan	1:100 @ A3	A
A052	G - Existing - Ground Floor Plan	1:100 @ A3	A
A053	RL - Existing - Roof Plan	1:100 @ A3	A
A004	Site Plan - Proposed	1:200 @ A3	A
A100	GG - Proposed - Garage & Studio - Garage Plan	1:100 @ A3	A
A101	GG - Proposed - Garage & Studio - Studio Plan	1:100 @ A3	A
A102	GG - Proposed - Garage & Studio - Roof Plan	1:100 @ A3	A
A103	LG - Proposed - Lower Ground Floor Plan	1:100 @ A3	A
A104	G - Proposed - Ground Floor Plan	1:100 @ A3	A
A105	UL - Proposed - Upper Floor Plan	1:100 @ A3	A
A106	RL - Proposed - Roof Plan	1:100 @ A3	A
A201	Elevations - North & South	1:100 @ A3	A
A202	Elevations - Site - East & West	1:200 @ A3	A
A203	Elevations - Dwelling - East & West	1:100 @ A3	A
A204	Elevations - Garage & Studio - East & West	1:100 @ A3	A
A205	Elevations - Garage - North & South	1:100 @ A3	A
A301	Site Sections - East & West	1:200 @ A3	A
A302	Cross Sections	1:100 @ A3	A
A401	Landscape calculation	1:200 @ A3	A
A501	FSR Calculation	1:300 @ A3	A
A801	Building Envelope Overlay	NTS @ A3	A
A802	Building Envelope Overlay	NTS @ A3	A
A803	Building Envelope Overlay	NTS @ A3	A
A804	Building Envelope Overlay	NTS @ A3	A
A901	Sun Shadow Diagrams - 9am 21st June	1:250 @ A3	A
A902	Sun Shadow Diagrams - 12pm 21st June	1:250 @ A3	A
A903	Sun Shadow Diagrams - 3pm 21st June	1:250 @ A3	A



Location Plan
NTS

No.	Drawing Issue	Date	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE	GRANDVIEW RESIDENCE		Drawing Name	Drawing No.:	Issue:
							Title Page & Location Plan	A000	
A	Issue for Development Application	29/03/21		Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	North	Date : 28 Mar 2021	Scale : NTS @ A3	A

MATERIAL SCHEDULE



rpbw rendered and painted brickwork



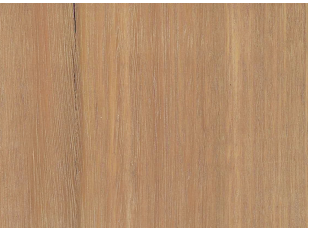
mpl colorbond panel lift door



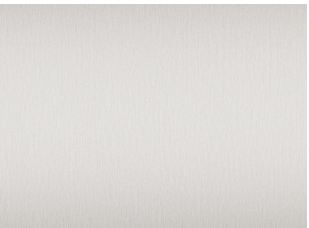
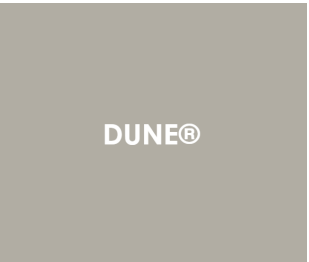
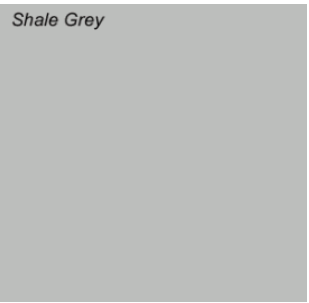
msr metal sheet roofing



cfc compressed fibrous cement sheet



hardwood exterior covered roof structure framing



aluminium door & window framing



sandstone landscape retaining walls and paving

BASIX REQUIREMENTS

legend

+30.67 existing ground level

+30.67 new ground level

bal	balustrade
bw	brickwork
cb	concrete blockwork
cfc	compressed fibre cement column
col	column
conc.	concrete
ct	ceramic tiles
dp	downpipe
fg	fixed glazing
gal	galvanised
ghd	glass hinged door
gsd	glass sliding door
gsw	glass sliding window
gaw	glass awning window
hw	hardwood
hwd	hardwood door
msr	metal sheet roofing
mf	metal flashing
mpl	metal panel lift door
ofg	obscured fixed glass
pb	plasterboard
pv	paving
rpbw	rendered and painted brickwork
rw	roof window
sc	steel column
stf	steel trowel finish
sk	skirting board
ss	stainless steel
swp	stormwater pit
tc	timber column
td	timber decking
tf	timber floor
ts	timber screen
tsf	timber shutter, fixed glass behind
tso	timber shutter, operable glass behind

existing to remain

new wall

to be demolished

new concrete blockwork wall

masonry to be demolished

boundary line

1

internal wall finish tag

J#

joinery tag

existing tree to be retained

door (D) & window (W) tag

D##

type number

existing tree to be removed

detail reference marker

00##

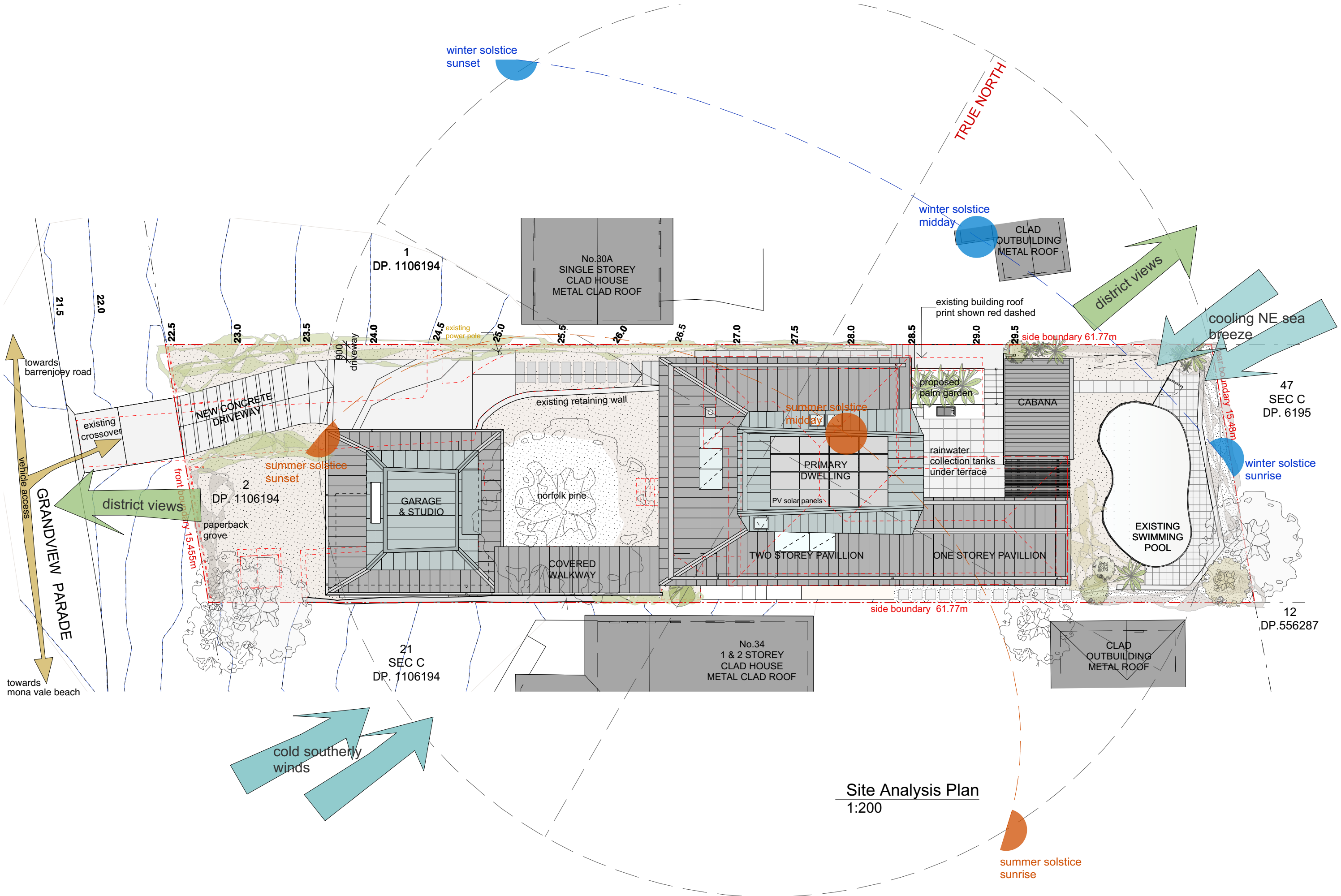
detail number


sheet reference number

existing level

proposed level

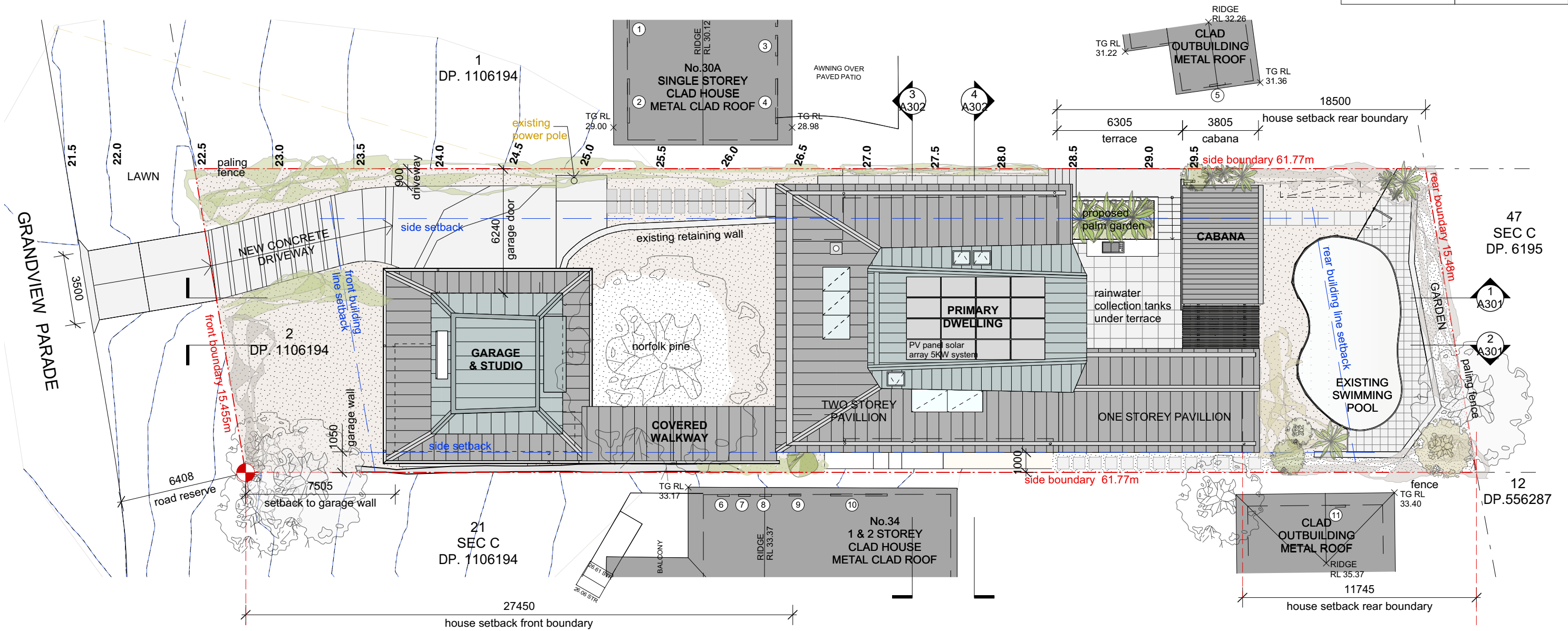
No.	Drawing Issue	Date	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE	GRANDVIEW RESIDENCE		Drawing Name	Drawing No.:	Issue:
A	Issue for Development Application	29/03/21		Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	North	Legend & Material Schedule	A001	A
							Date : 28 Mar 2021	Scale : NTS @ A3	




No. Drawing Issue A Issue for Development Application	Date 29/03/21 <small>Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.</small>	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	 North	Drawing Name Site Analysis Date : 28 Mar 2021	Drawing No.: A002 Scale : 1:200 @ A3 Issue: A
---	---	---	---	---	---	---

Neighbouring property window heights

LOT 1 DP 1106194	LOT 21 SEC C DP 1106194
1 sill RL 26.88 head RL 28.34	6 sill RL 27.37 head RL 28.05
2 sill RL 26.92 head RL 28.32	7 sill RL 27.37 head RL 28.05
3 sill RL 27.30 head RL 28.35	8 sill RL 27.37 head RL 28.05
4 sill RL 27.28 head RL 28.38	9 sill RL 27.38 head RL 28.06
5 sill RL 30.72 head RL 31.10	10 sill RL 27.55 head RL 28.36
	11 sill RL 32.82 head RL 34.24

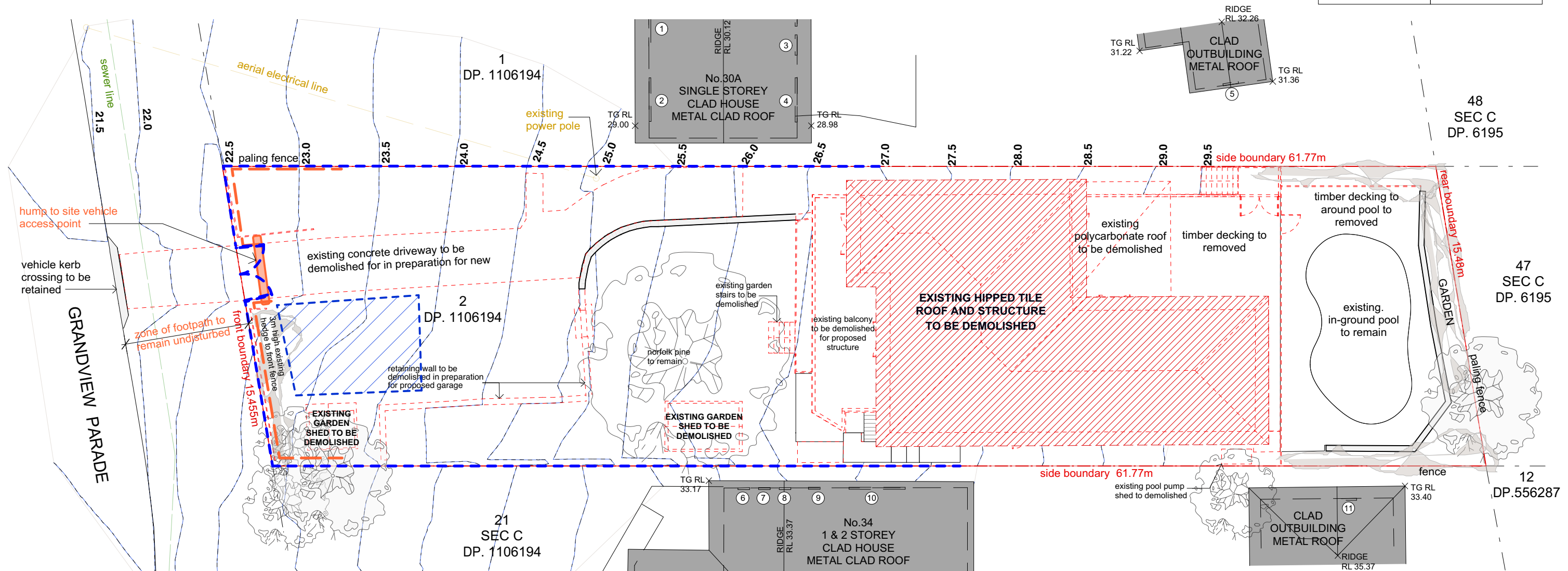


Site Plan - Proposed
1:200

No. Drawing Issue A Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Rusczyk 32 Grandview Pde, Mona Vale NSW 2103	 North	Drawing Name Site Plan - Proposed	Drawing No.: A004	Issue: A
						Date : 28 Mar 2021	Scale : 1:200 @ A3	

- Legend** sediment, erosion & waste
- sediment fence
 - site fencing to connect with existing boundary fence
 - zone of material waste, spoil bin storage, recycling of materials zone and stock pile of construction materials

Neighbouring property window heights	
LOT 1 DP 1106194	LOT 21 SEC C DP 1106194
1 sill RL 26.88 head RL 28.34	6 sill RL 27.37 head RL 28.05
2 sill RL 26.92 head RL 28.32	7 sill RL 27.37 head RL 28.05
3 sill RL 27.30 head RL 28.35	8 sill RL 27.37 head RL 28.05
4 sill RL 27.28 head RL 28.38	9 sill RL 27.38 head RL 28.06
5 sill RL 30.72 head RL 31.10	10 sill RL 27.55 head RL 28.36
	11 sill RL 32.82 head RL 34.24



Erosion & Sediment Control Plan

All Erosion and Sediment Control measures detailed herein are to be confirmed by the Contractor to be fully functional after any rainfall exceeding 6mm (in a 24 hour Period) and on a weekly basis. This confirmation shall be provided as a condition for undertaking any further work under the Construction Contract.

All services trenches must be backfilled immediately after services are laid and approval is granted to carry out backfilling operations.

Any road vehicle leaving the site which has been in contact with clay soil shall be washed or brushed down on the Site Entry Platform.

The public road in the vicinity of the site is to be swept at regular intervals to prevent sediment buildup at the Site Entry.

1. Site works are not to be commenced until all erosion and sedimentation works as outlined on these documents has been completed.

2. Entry and exit to the site is to be via a single means of access/egress - the Site Entry Platform - use site fencing to ensure that all site access and egress is by way of this Platform. Either the existing, concrete driveway; a new, temporary driveway or new Site Entry Platform (as per detail on these drawings) shall be used as the sole site access point.

3. Sediment Control fences are to be installed as indicated on these drawings and are to include provision for site water ingress by means of mounded banks at the outboard edge of the Site Entry Platform or other overland flow paths which may be evident on site.

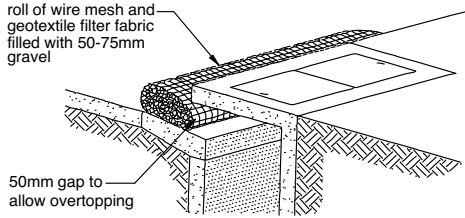
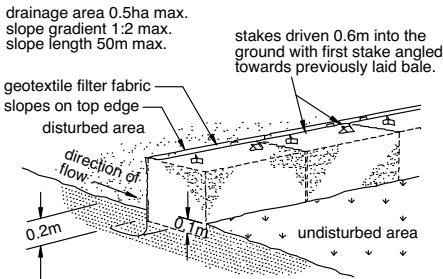
4. Geotextile 'sausages' filled with aggregate are to be provided to protect Council's Street Stormwater system from sediment pollution from the site.

5. All existing topsoil that is disturbed to facilitate excavation is to be stockpiled on site for landscaping purposes. Where any material (topsoil or excavated) is stockpiled on the site, stockpiles are to be covered with a water repellent covering and located outside any area of concentrated Stormwater flow, away from the street and at a distance greater than 2.4m clear of any boundary of the site. Where possible, stockpiles are to be located on a local high point or are to be protected with diversion channels and swales around the stockpile.

7. The Contractor shall provide approved bins for all site waste to be accumulated and stored for collection and disposal.

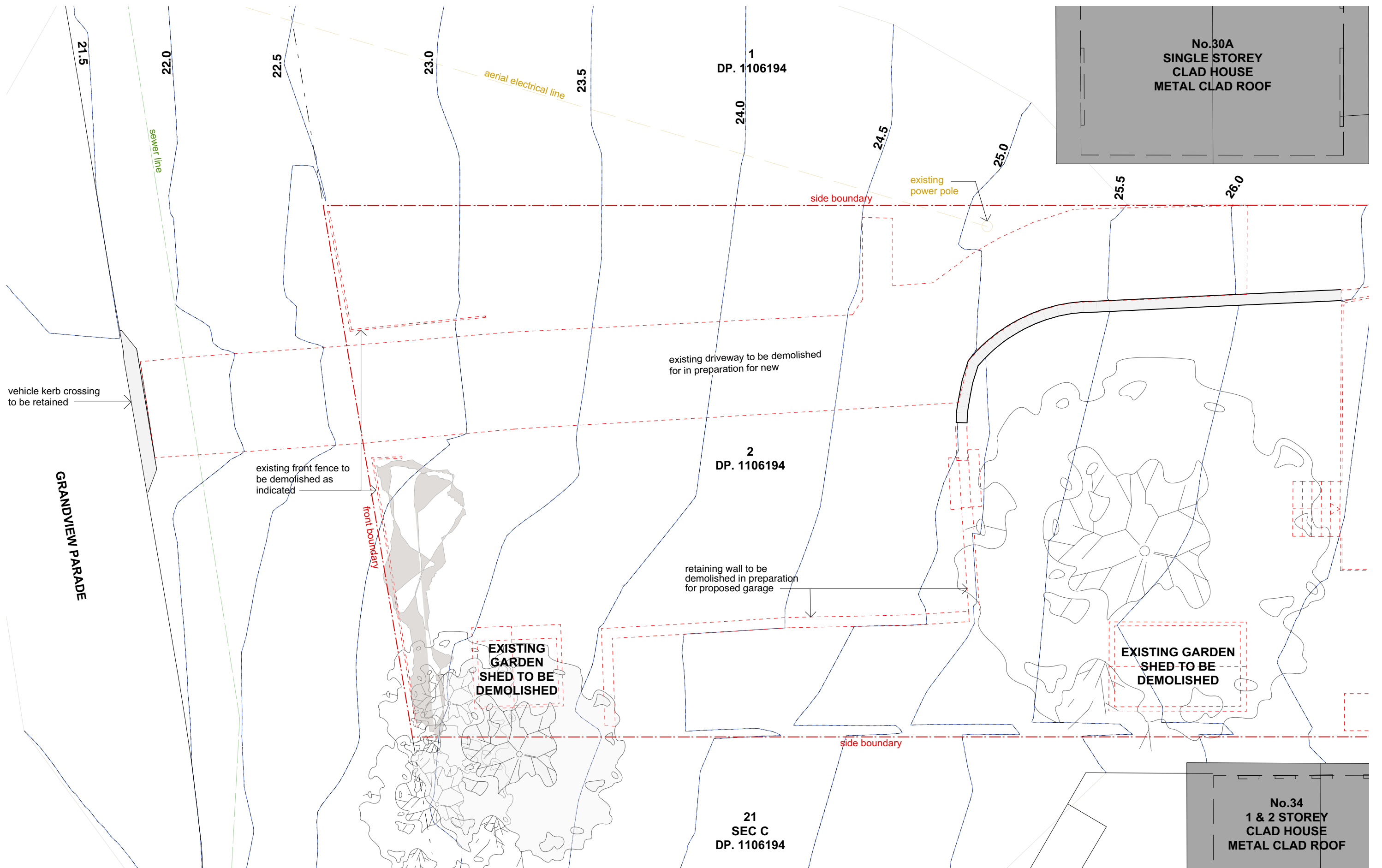
Site waste includes:-
•Litter
•All packaging
•mortar, cement and concrete slurries, acid wash down water, paint and any contaminated water


8. Site Stormwater drainage is to be connected and commissioned as soon as practicable.

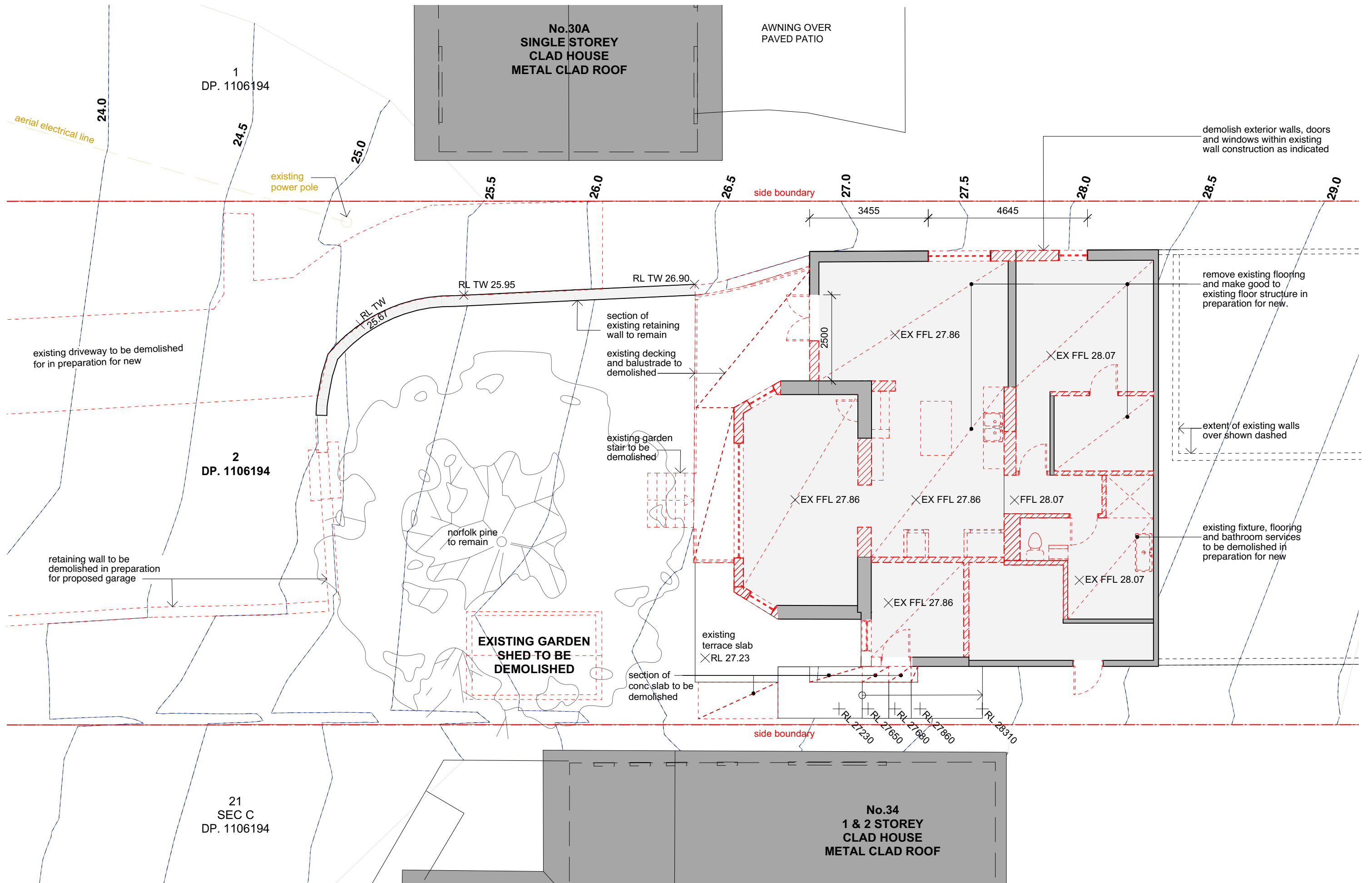


Site Plan - Demolition
1:200

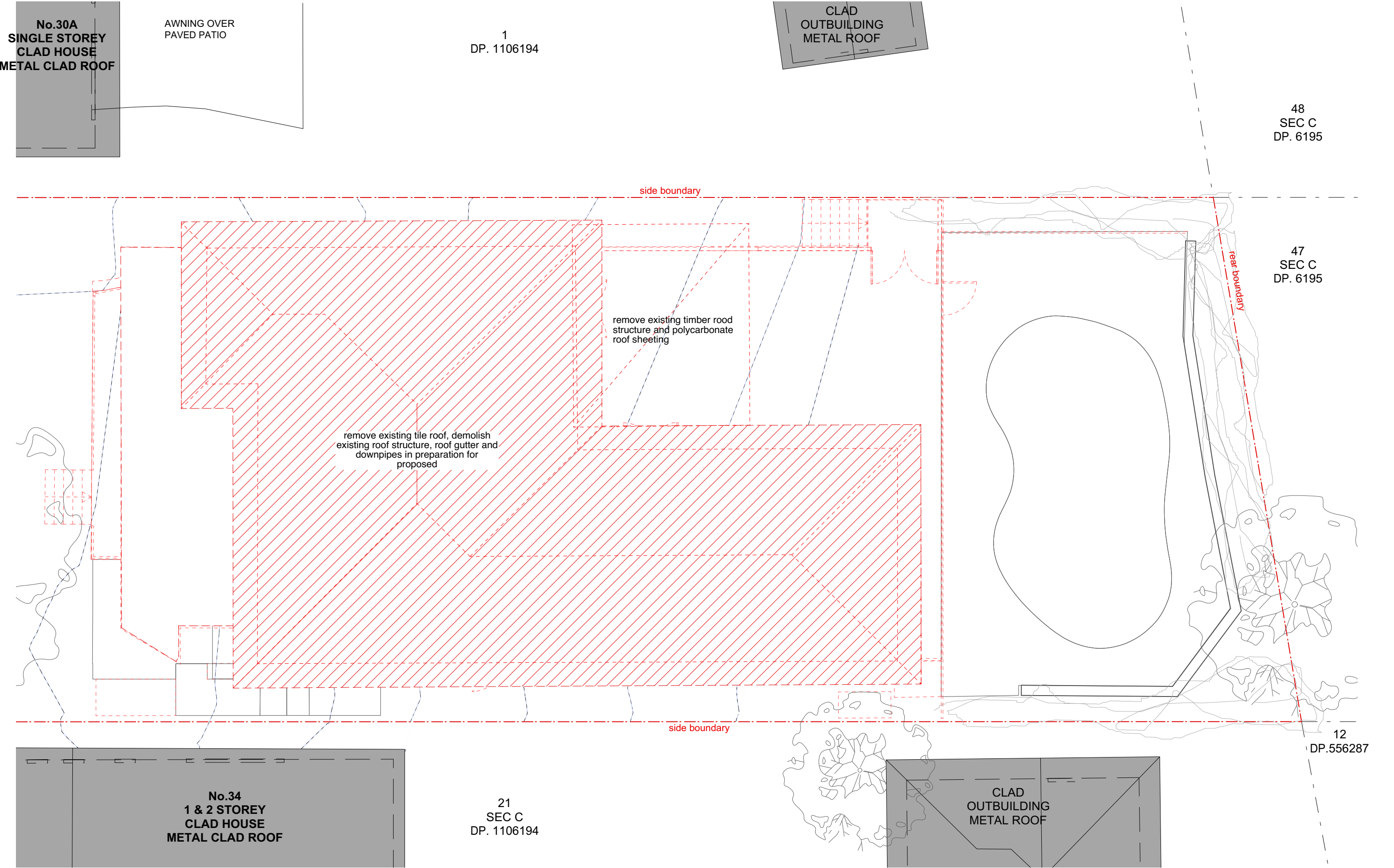
No. Drawing Issue A Issue for Development Application		Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.		JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103		Drawing Name Site Plan - Demolition, Erosion, Sediment & Waste Control Plan Date : 28 Mar 2021	Drawing No.: A010 Scale : 1:200 @ A3	Issue: A
---	--	-------------------------	---	--	---	---	--	--	--	---------------------------




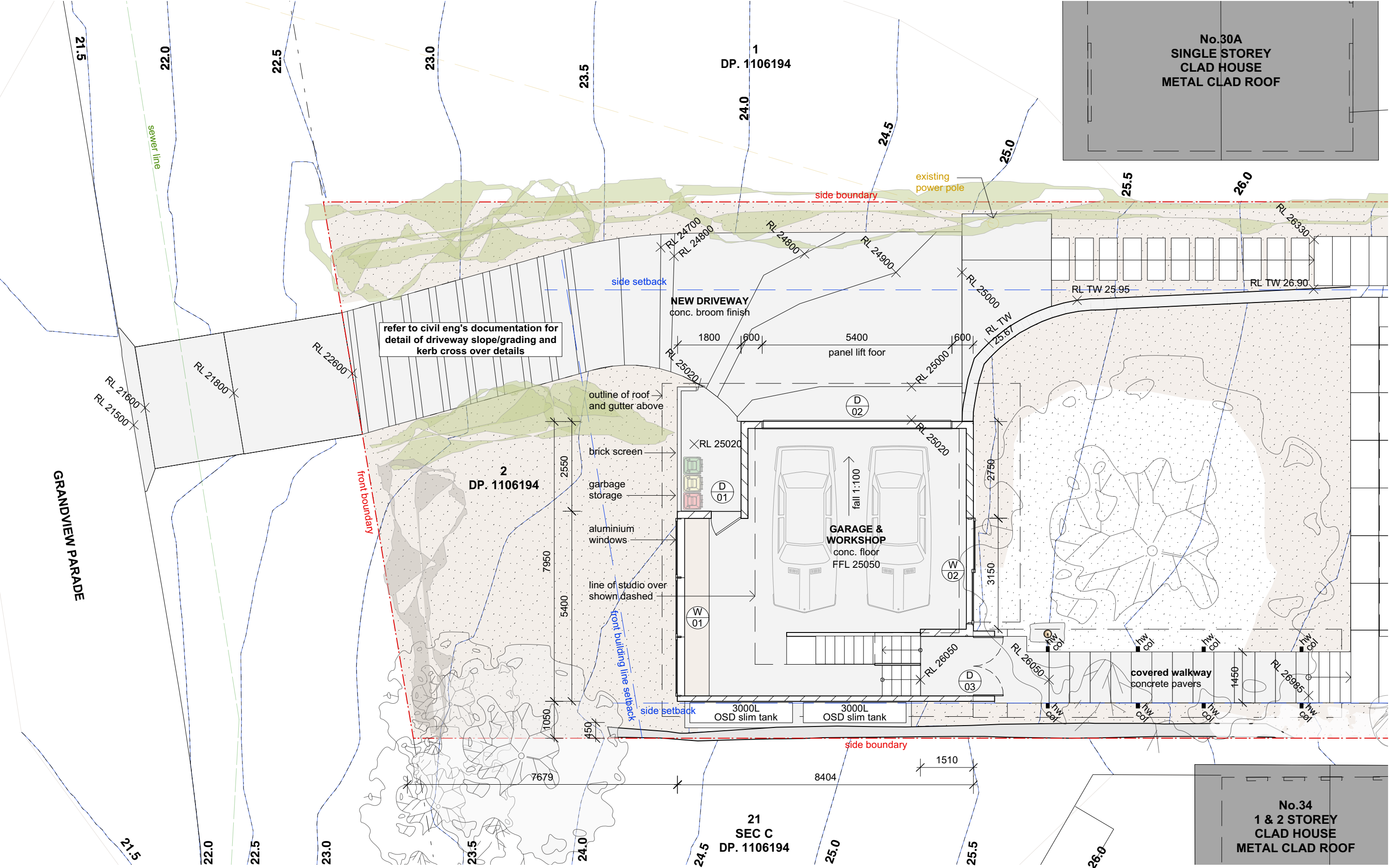
No. Drawing Issue A Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103		Drawing Name GG - Existing - Garage Plan	Drawing No.: A050	Issue: A
					North	Date : 28 Mar 2021	Scale : 1:100 @ A3	



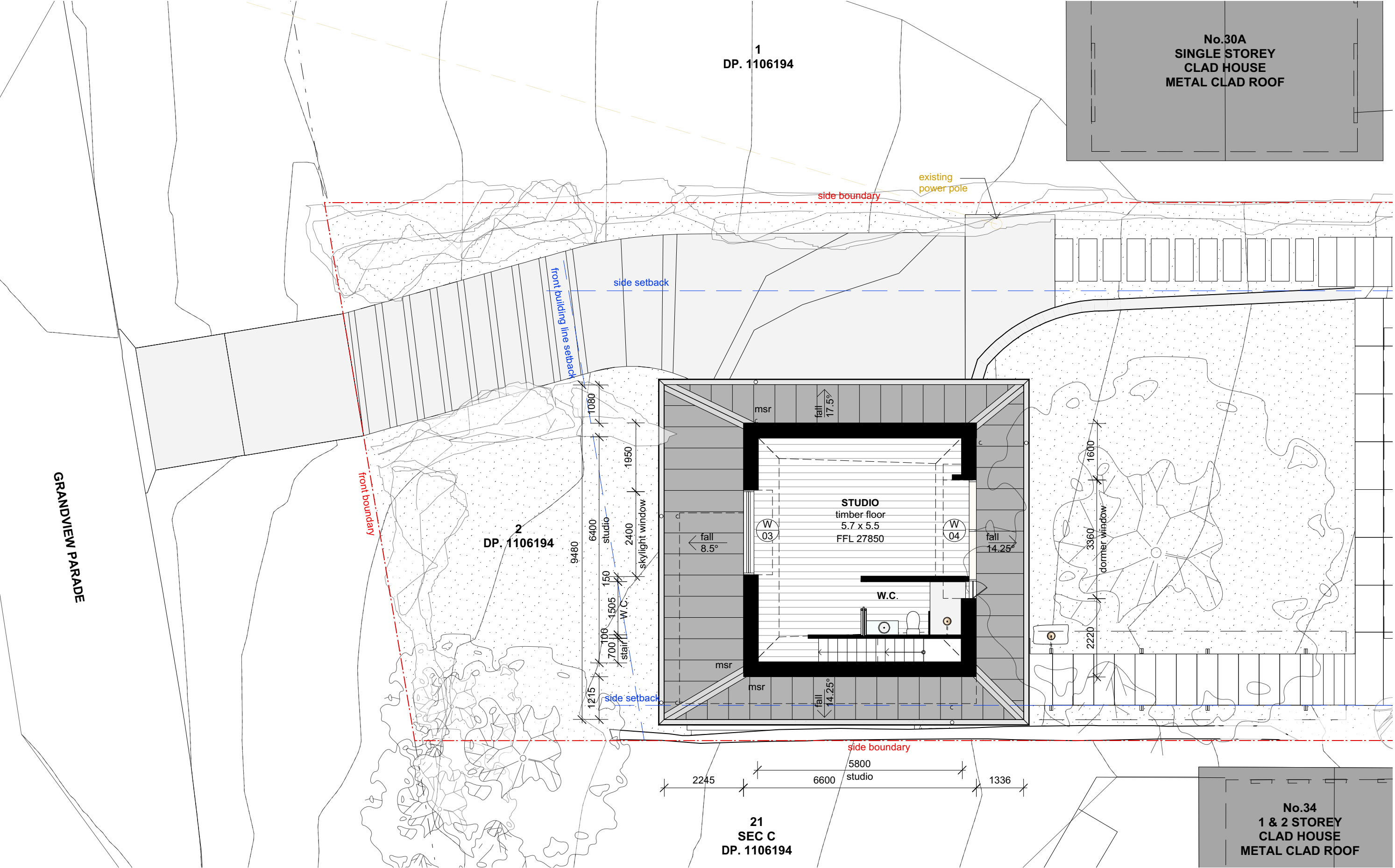
No. Drawing Issue A Issue for Development Application	Date 29/03/21 <small>Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.</small>	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	 North	Drawing Name LG - Existing - Lower Ground Floor Plan Date : 28 Mar 2021	Drawing No.: A051 Scale : 1:100 @ A3 Issue: A
---	---	---	---	------------------	---	---




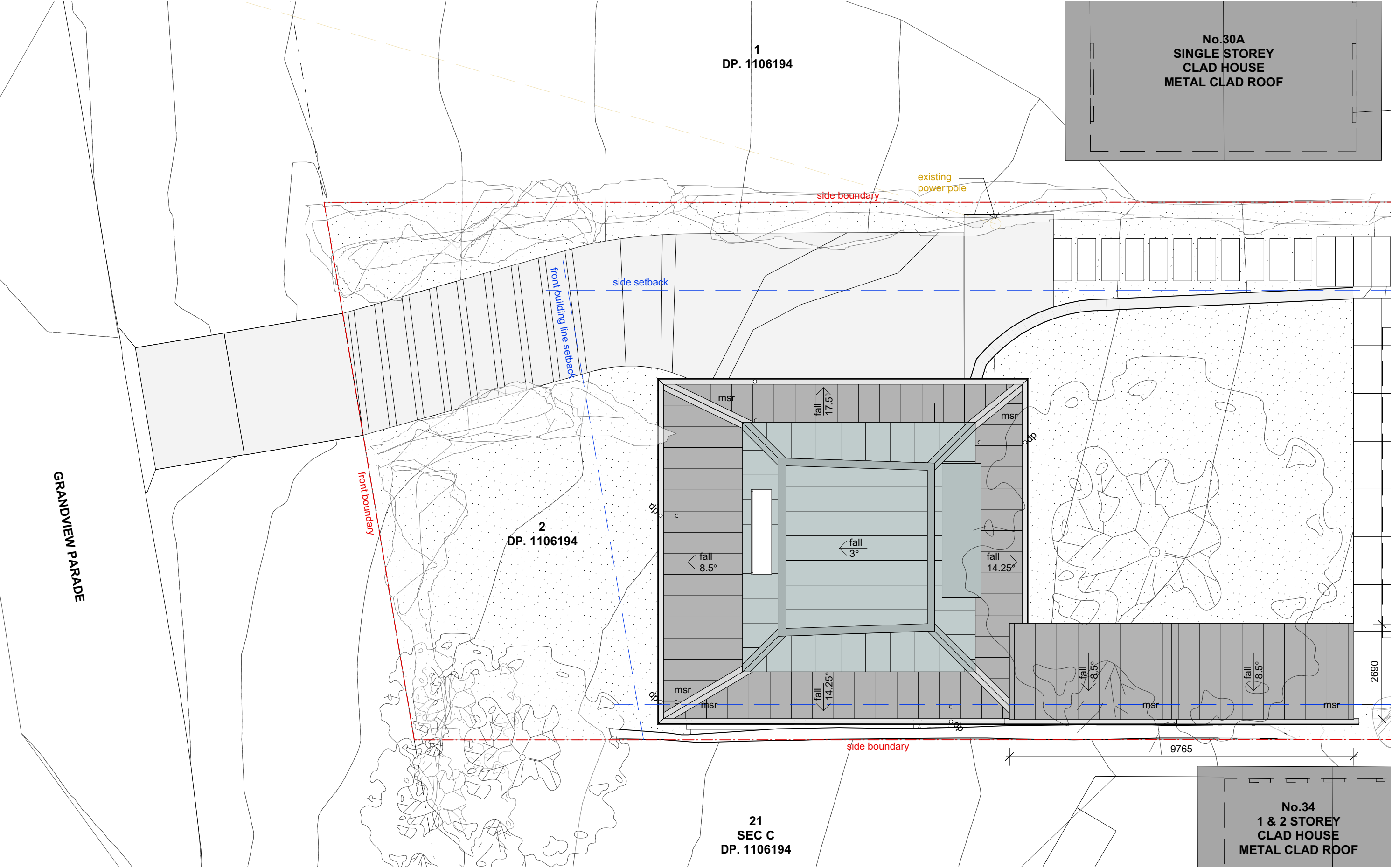
No. A	Drawing Issue Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	 North	Drawing Name RL - Existing - Roof Plan	Drawing No.: A053	Issue: A
							Date : 28 Mar 2021	Scale : 1:100 @ A3	





No. Drawing Issue A Issue for Development Application	Date 29/03/21	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	 North	Drawing Name GG - Proposed - Garage & Studio - Garage Plan	Drawing No.: A100	Issue: A
					Date : 28 Mar 2021	Scale : 1:100 @ A3	

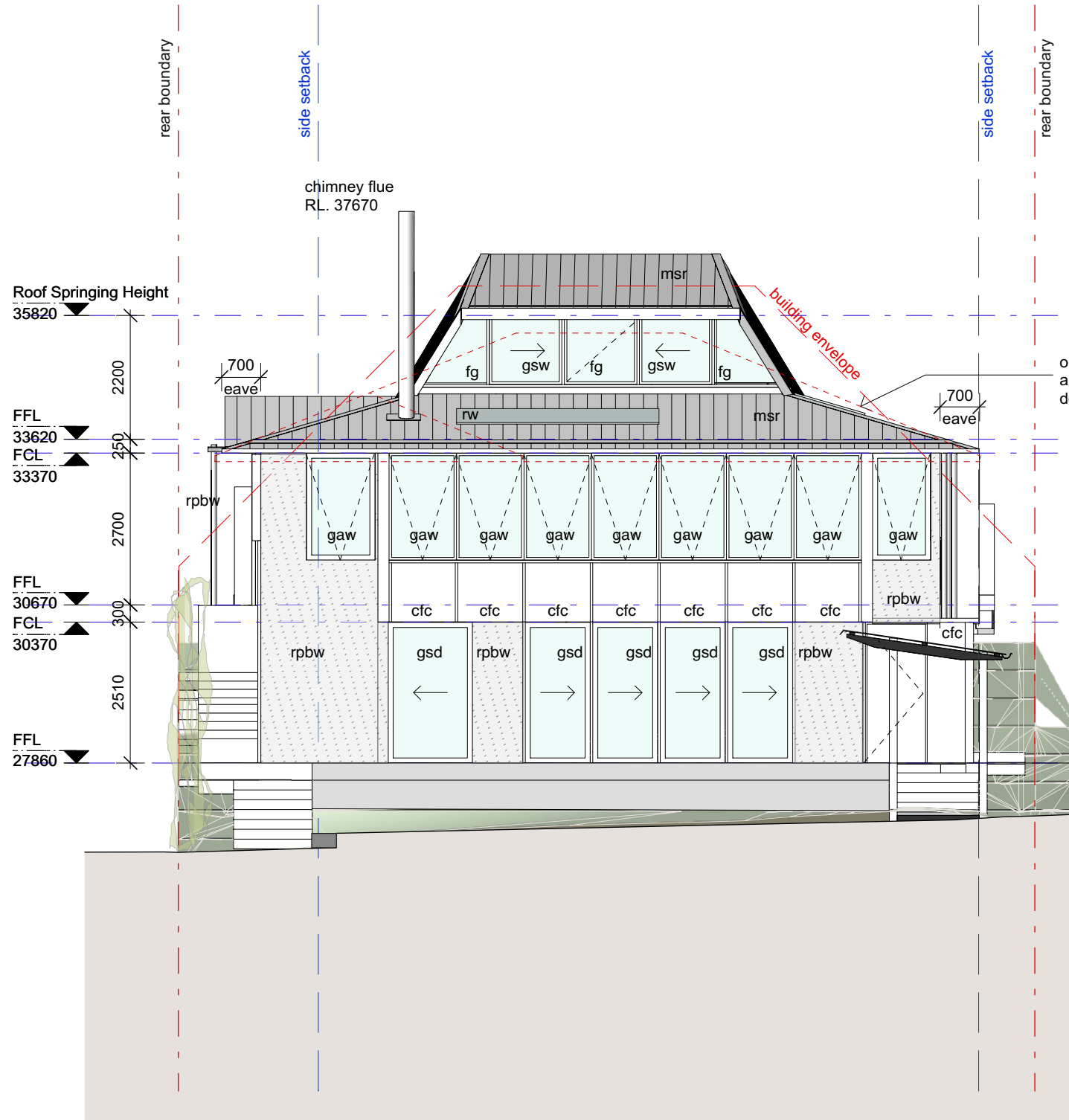


No. Drawing Issue A Issue for Development Application	Date 29/03/21	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	 North Drawing Name GG - Proposed - Garage & Studio - Studio Plan Date : 28 Mar 2021	Drawing No.: A101 Issue: A Scale : 1:100 @ A3
---	-------------------------	---	---	--	--

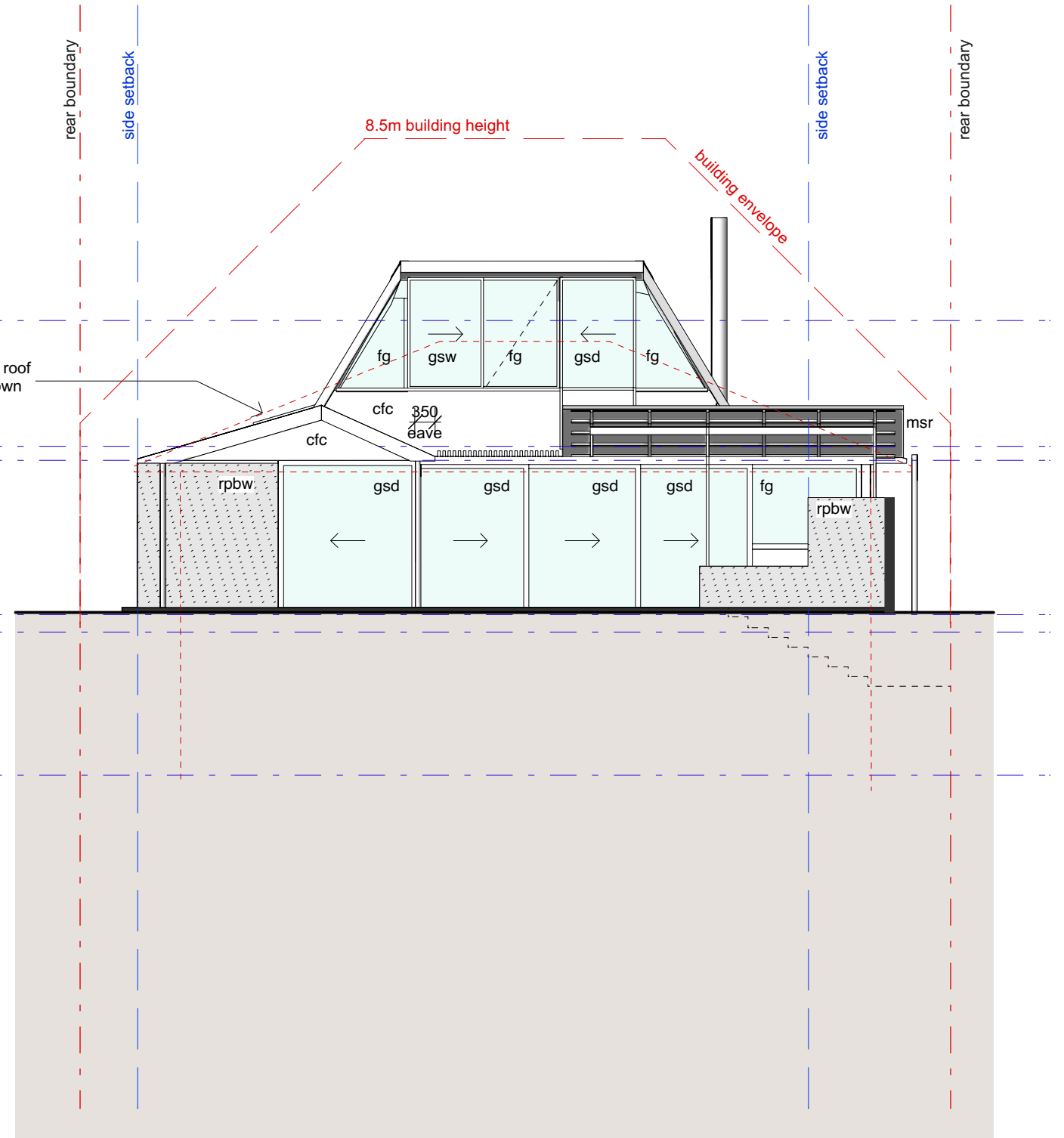


No. Drawing Issue A Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	 North	Drawing Name GG - Proposed - Garage & Studio - Roof Plan	Drawing No.: A102	Issue: A
						Date : 28 Mar 2021	Scale : 1:100 @ A3	

No. Drawing Issue A Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103		Drawing Name UL - Proposed - Upper Floor Plan	Drawing No.: A105	Issue: A
						North	Date : 28 Mar 2021	Scale : 1:100 @ A3

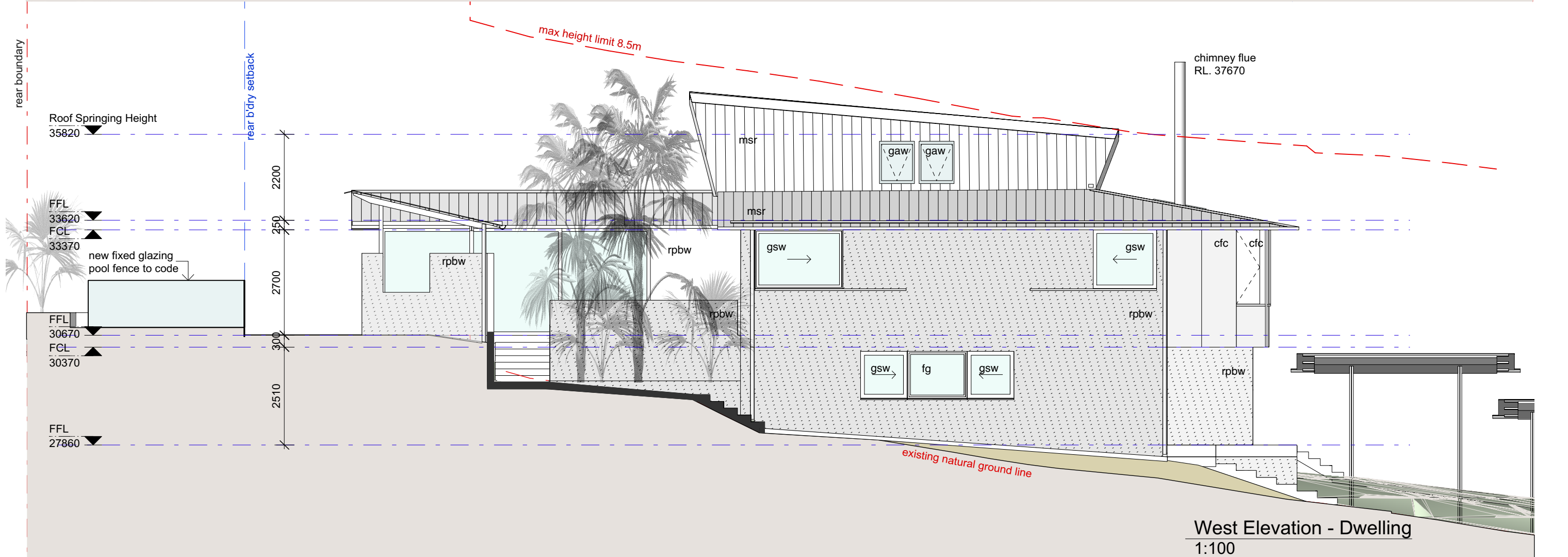
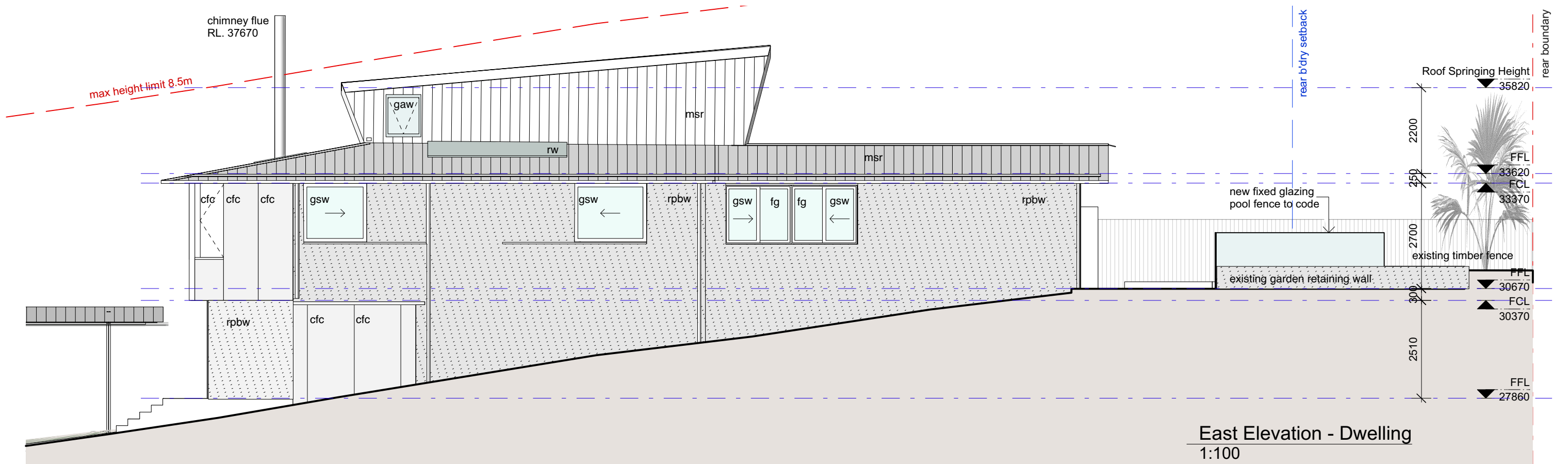


South Elevation
1:100

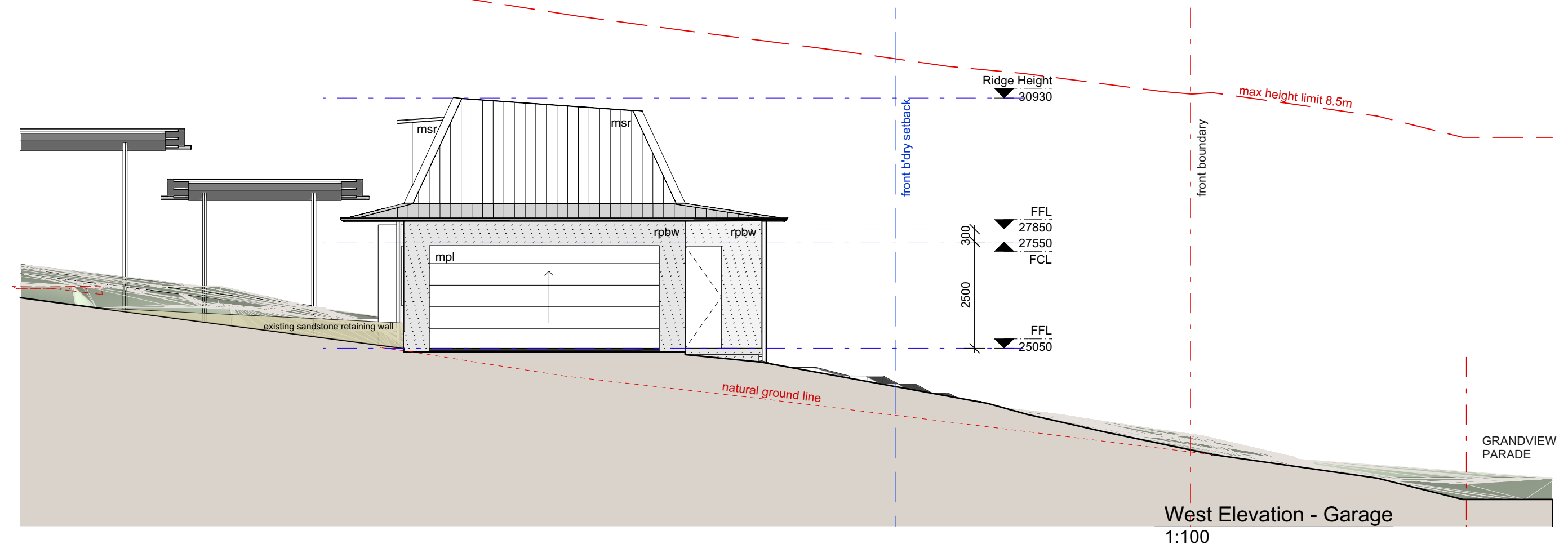
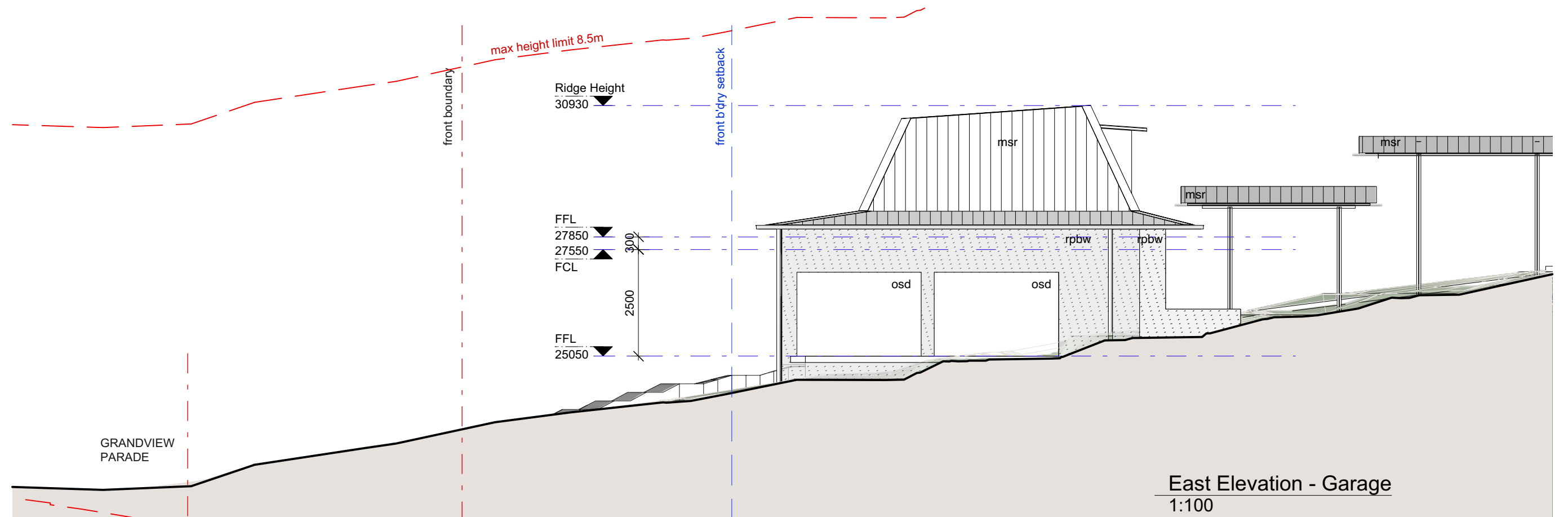


North Elevation
1:100

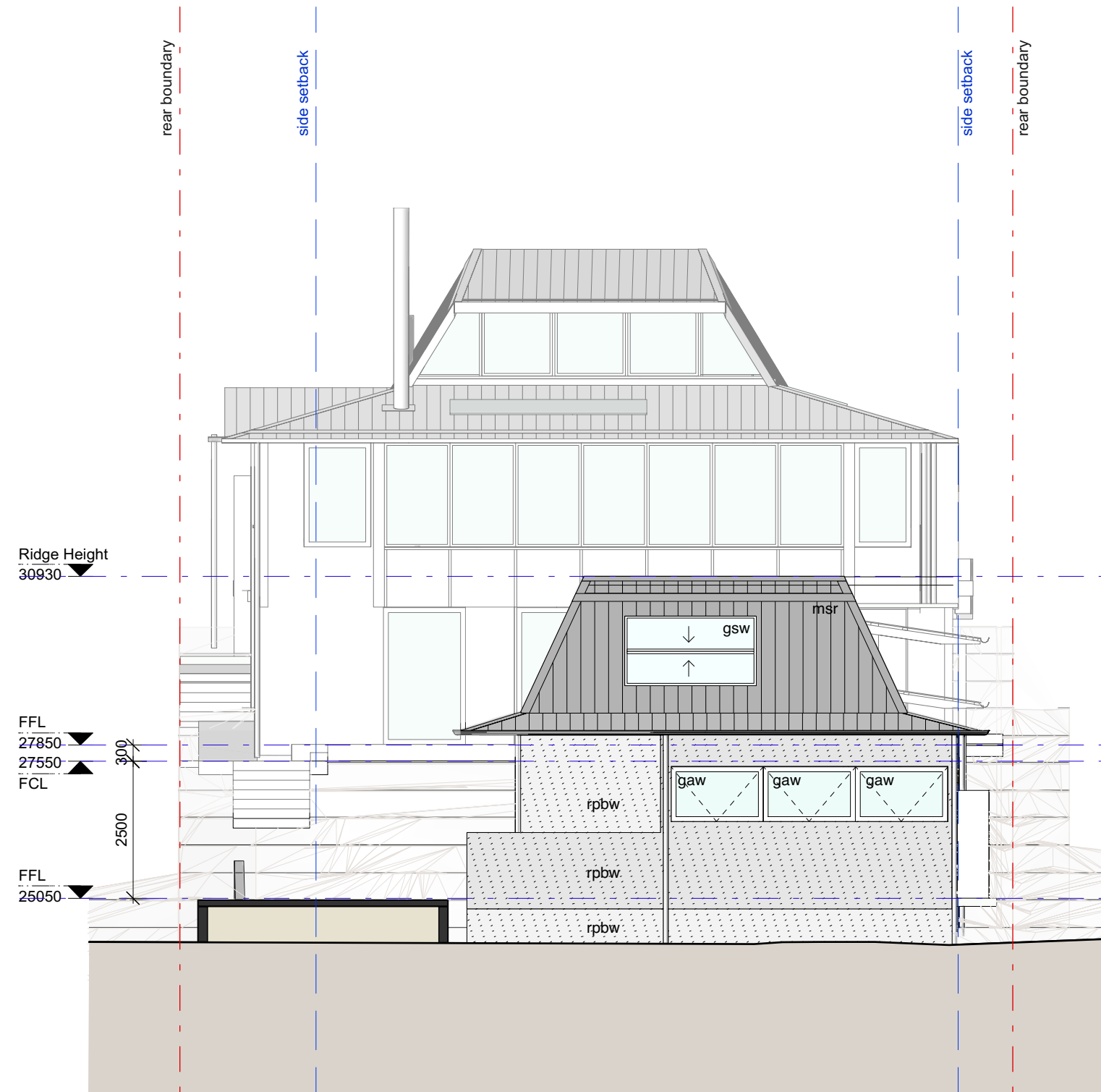
No.	Drawing Issue	Date	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103		Drawing Name Elevations - North & South	Drawing No.: A201	Issue: A
	A	Issue for Development Application				29/03/21	North	Date : 28 Mar 2021	Scale : 1:100 @ A3



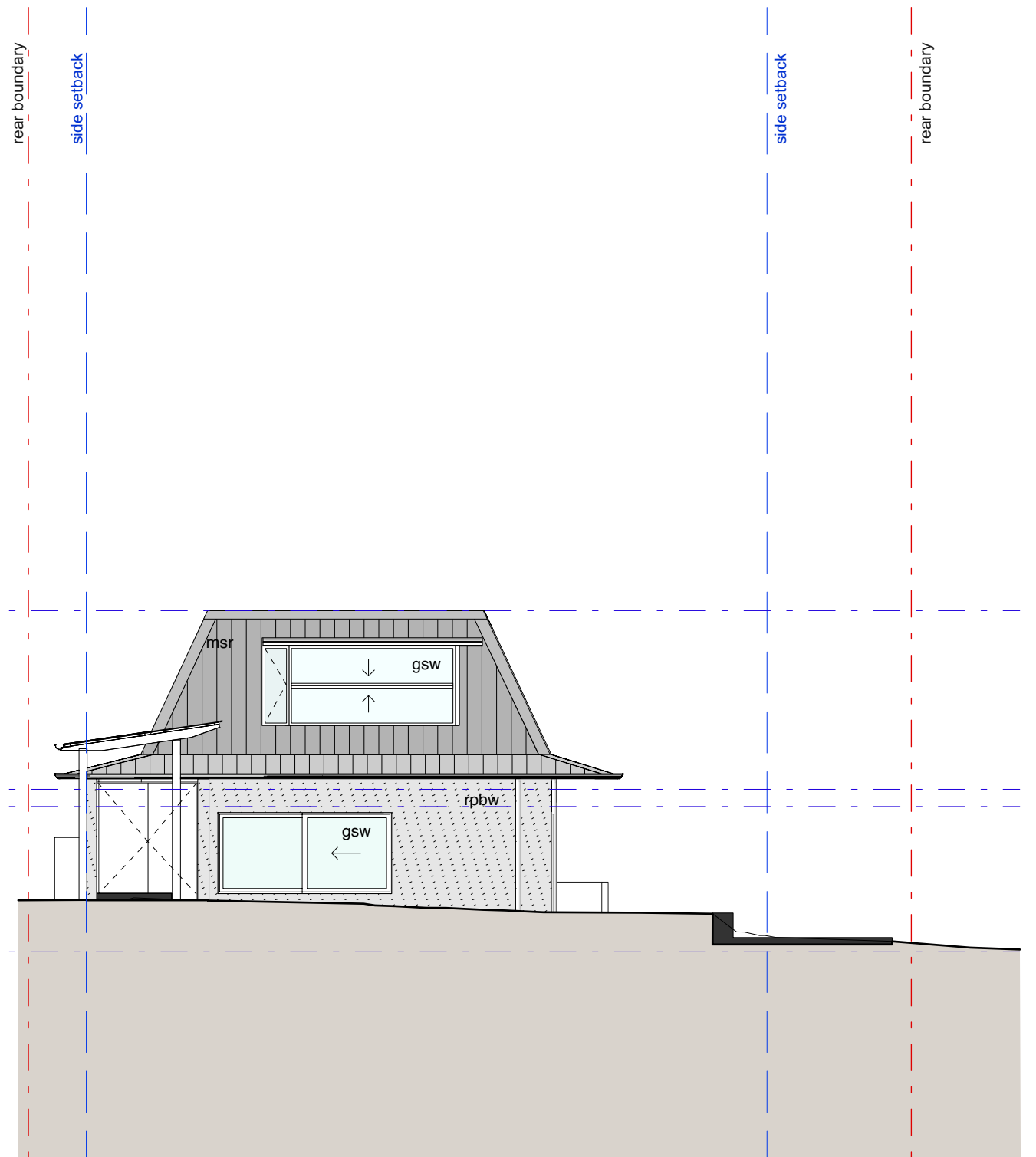
No. Drawing Issue A Issue for Development Application	Date 29/03/21	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	North	Drawing Name Elevations - Dwelling - East & West Date : 28 Mar 2021	Drawing No.: A203 Scale : 1:100 @ A3 Issue: A
---	-------------------------	---	---	--------------	---	--



No. A	Drawing Issue Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Rusczyk 32 Grandview Pde, Mona Vale NSW 2103	North	Drawing Name Elevations - Garage & Studio - East & West	Drawing No.: A204	Issue: A
							Date : 28 Mar 2021	Scale : 1:100 @ A3	

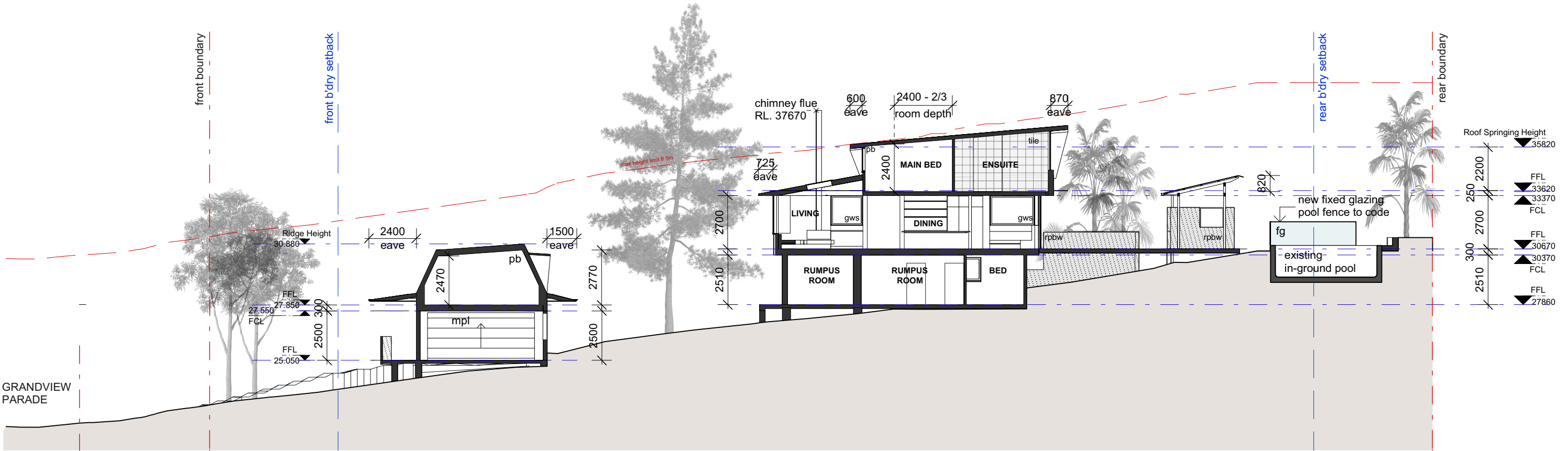


Garage - South (Street) Elevation
1:100



Garage - North Elevation
1:100

No. A	Drawing Issue Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103		Drawing Name Elevations - Garage - North & South	Drawing No.: A205	Issue: A
						North	Date : 28 Mar 2021	Scale : 1:100 @ A3	

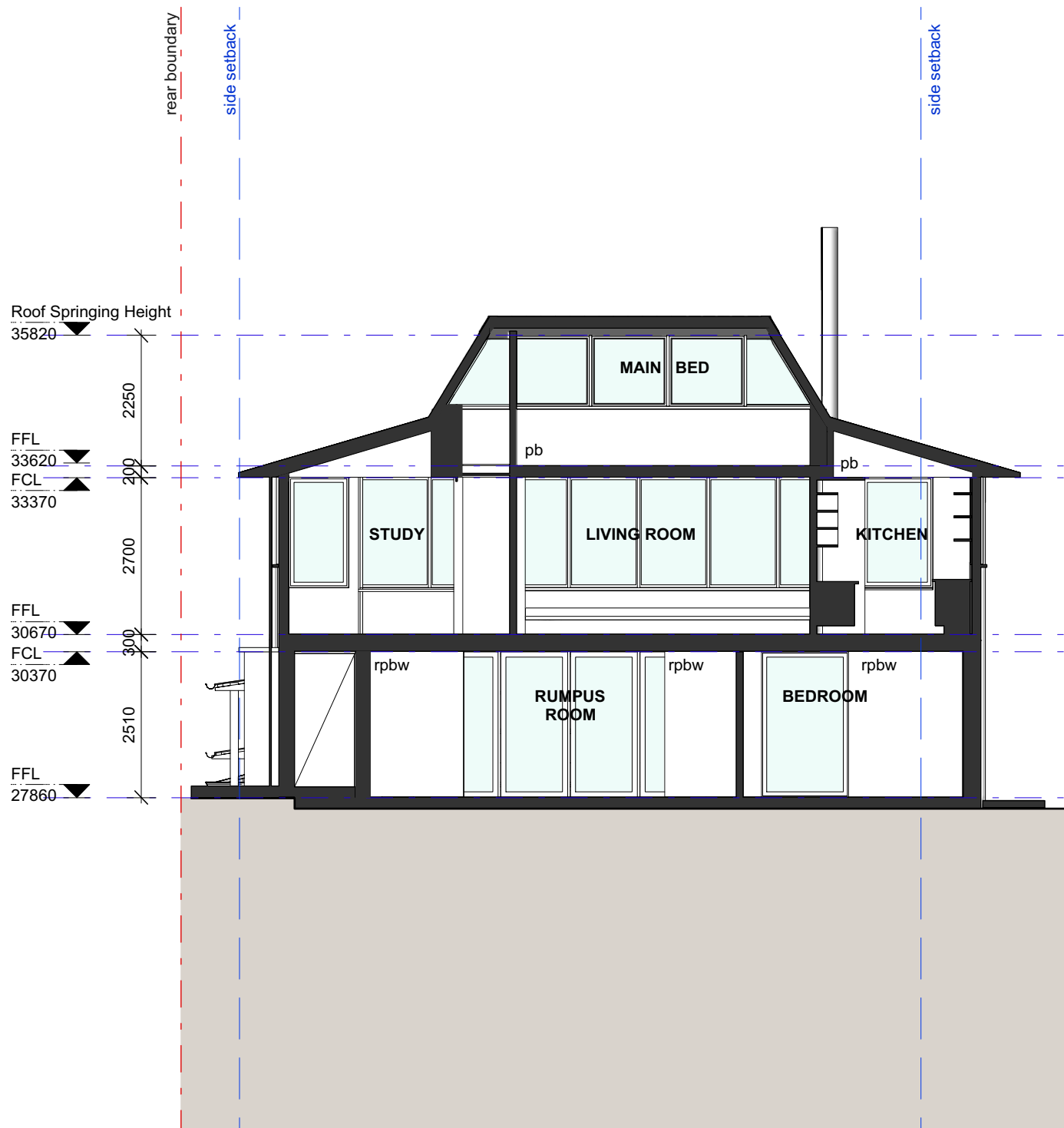


1 Site Section - East
A301 1:200

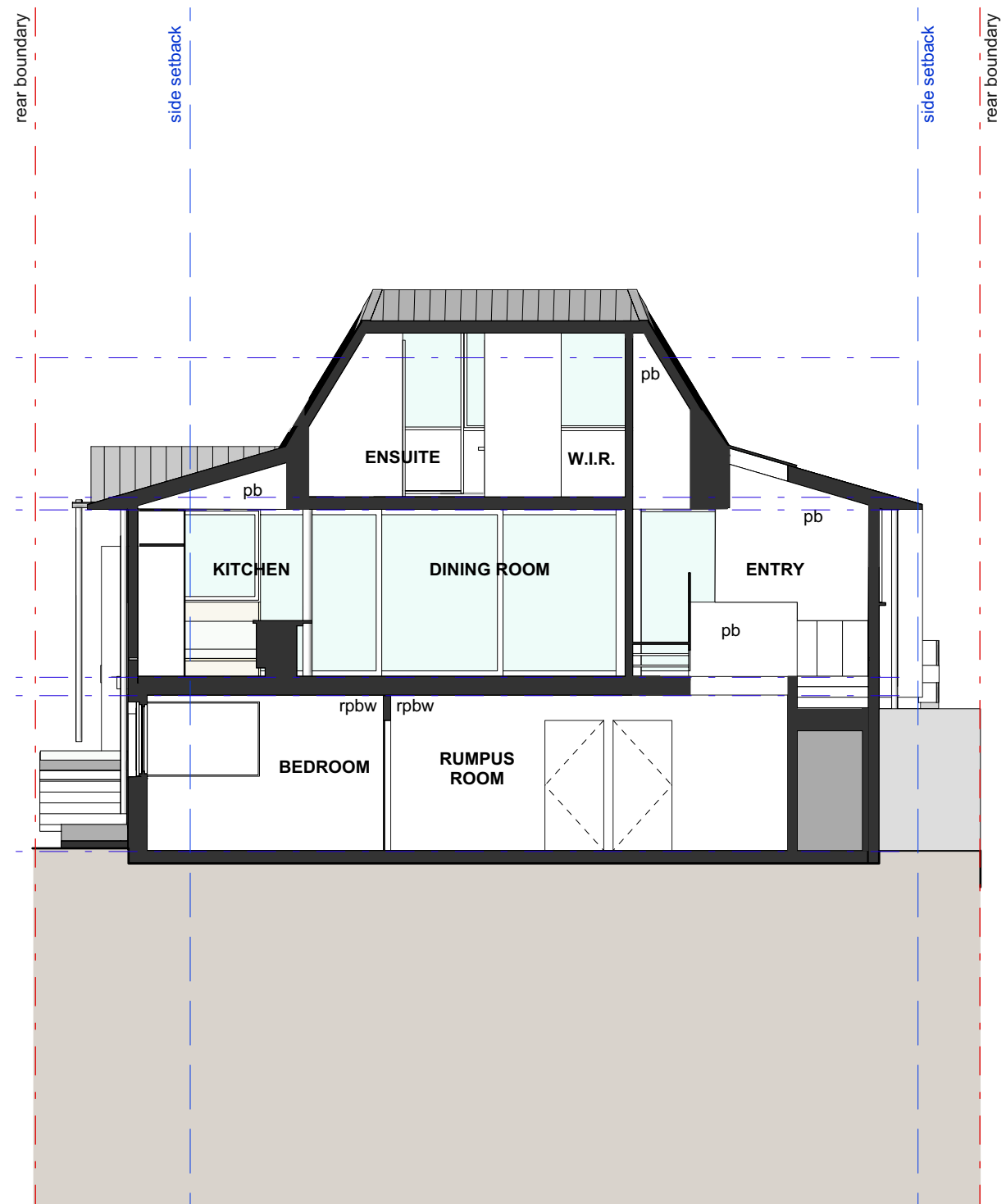


2 Site Section - West
A301 1:200

No. Drawing Issue A Issue for Development Application	Date 29/03/21	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	Drawing Name Site Sections - East & West North Date : 28 Mar 2021	Drawing No.: A301 Issue: A Scale : 1:200 @ A3
---	-------------------------	---	---	---	--

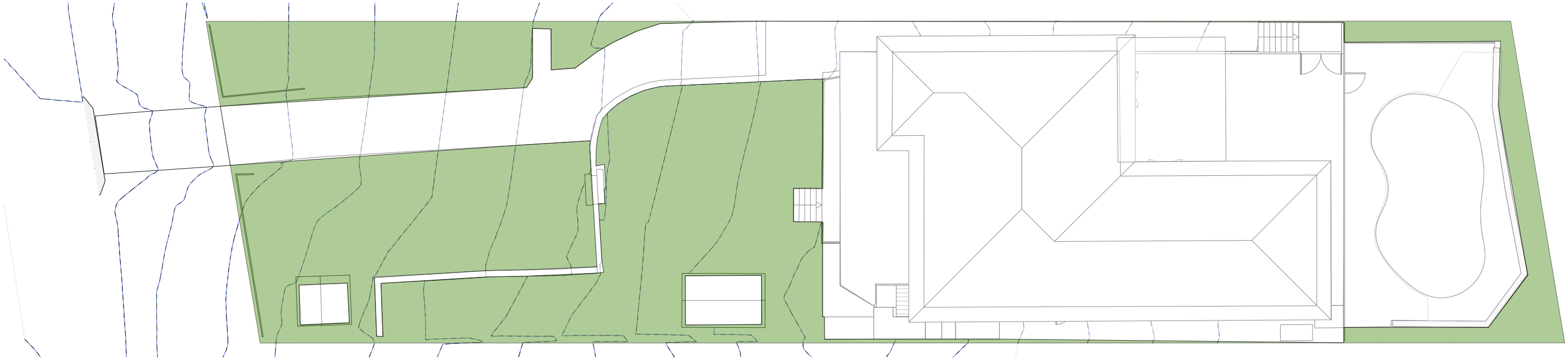


3 Cross Section - South
A302 1:100

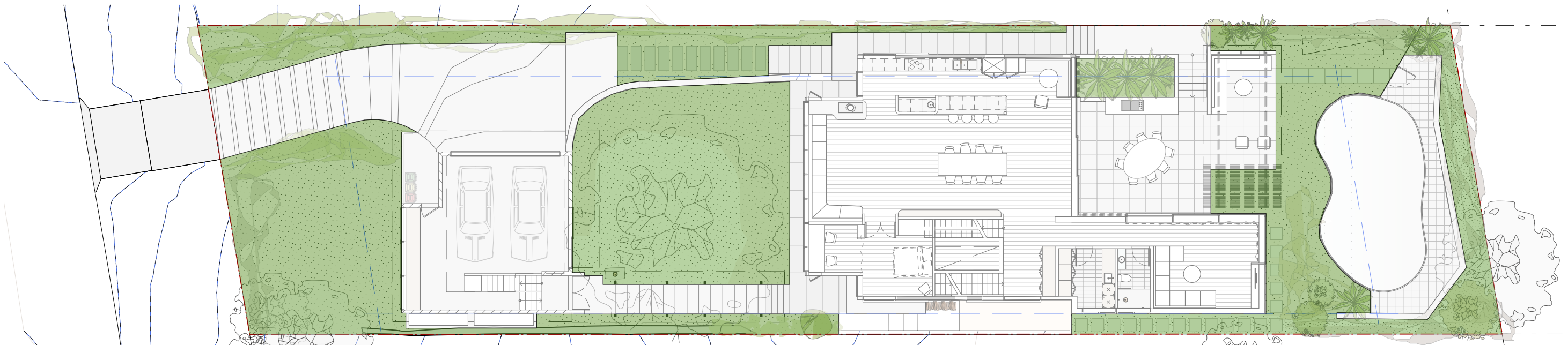


4 Cross Section - North
A302 1:100

No. Drawing Issue A Issue for Development Application	Date 29/03/21	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	Drawing Name Cross Sections North	Drawing No.: A302 Issue: A Scale : 1:100 @ A3
---	-------------------------	---	---	---	--

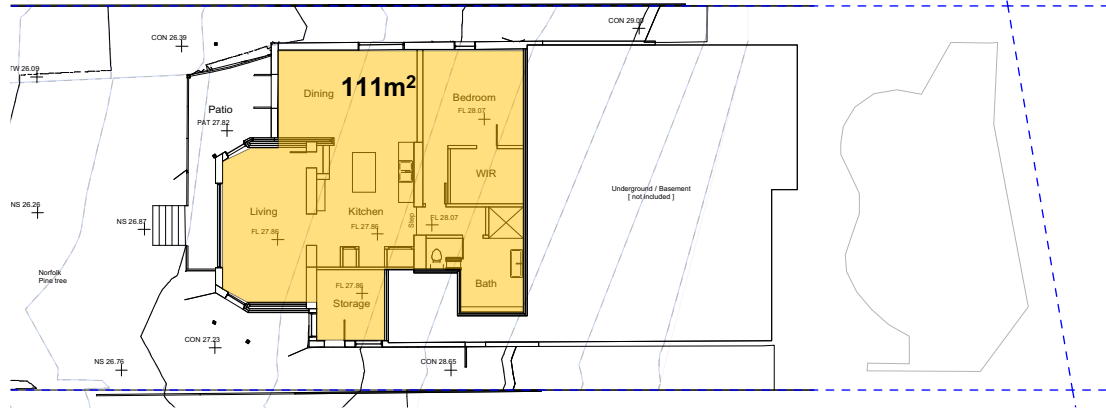


1 Existing - Landscape Area Calculation
1:200

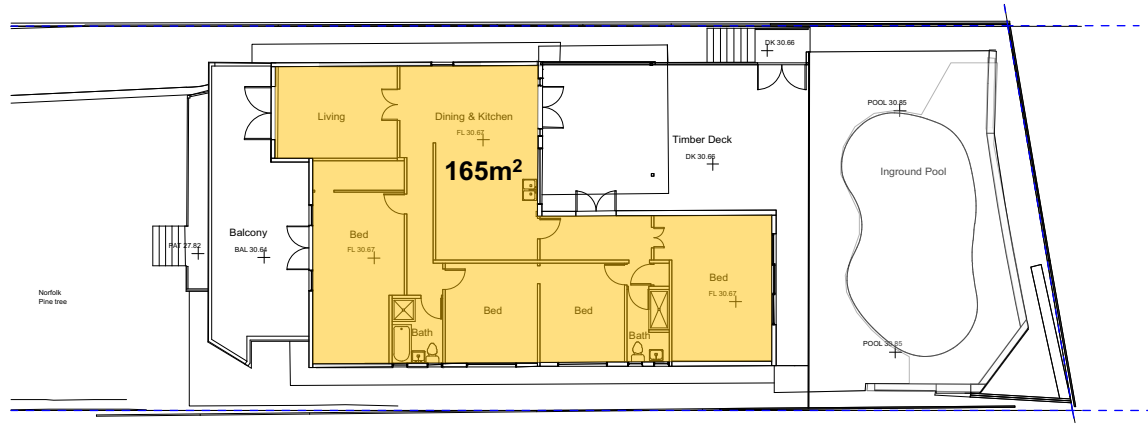


2 Proposed - Landscape Area Calculation
1:200

Site Coverage Calculation	Existing	Proposed
Impervious area	583m ²	572m ²
Landscaped open space/ permeable area	357m ²	368m ²

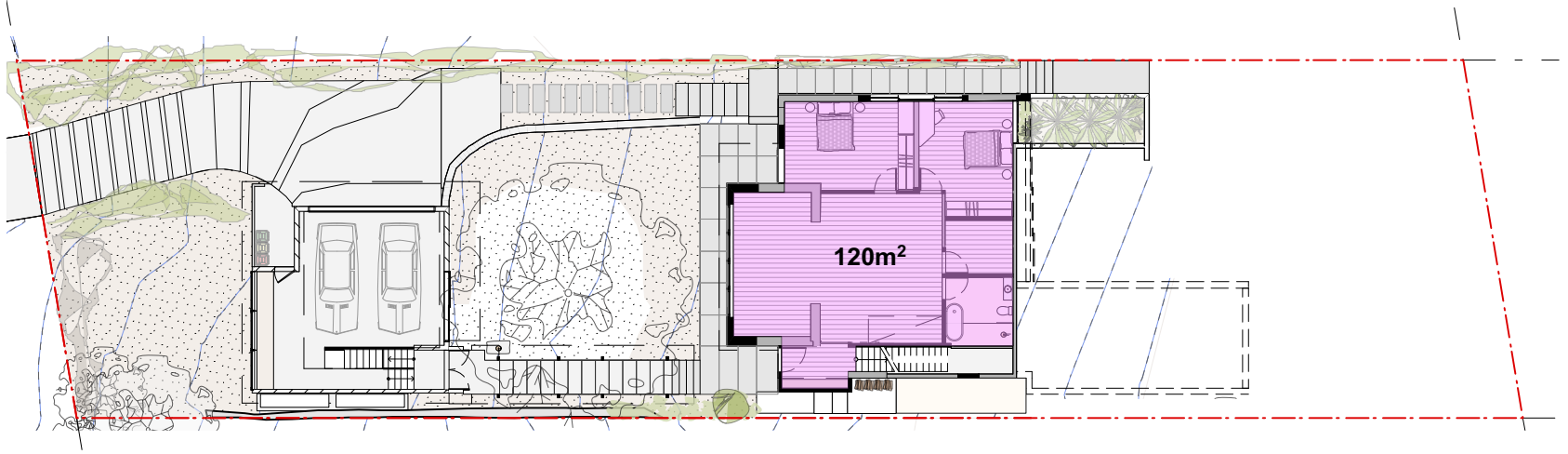


1 Existing - Lower Ground Plan
1:300

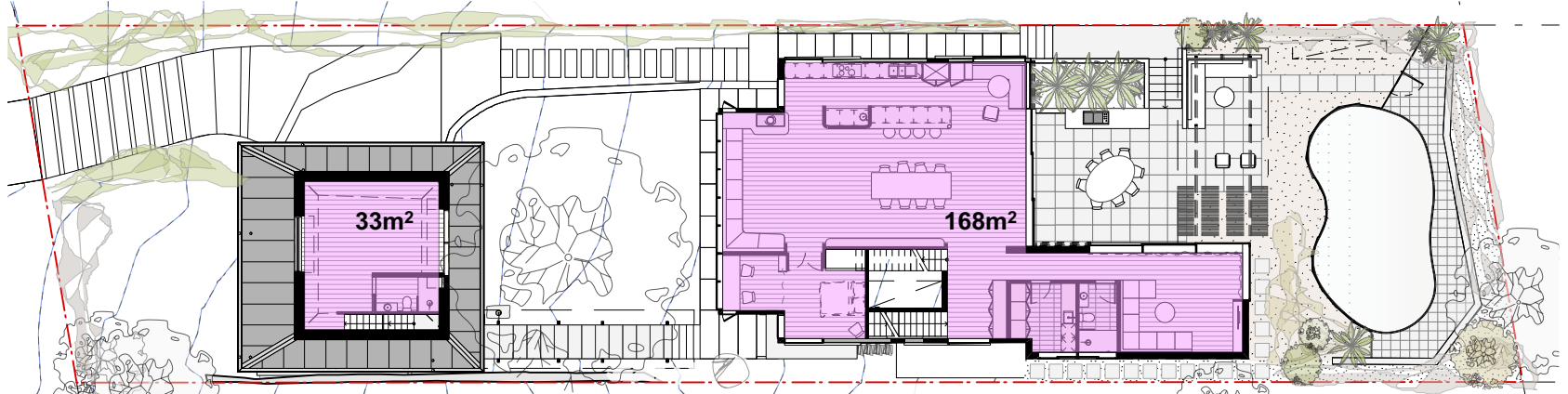


2 Existing - Ground Floor Plan
1:300

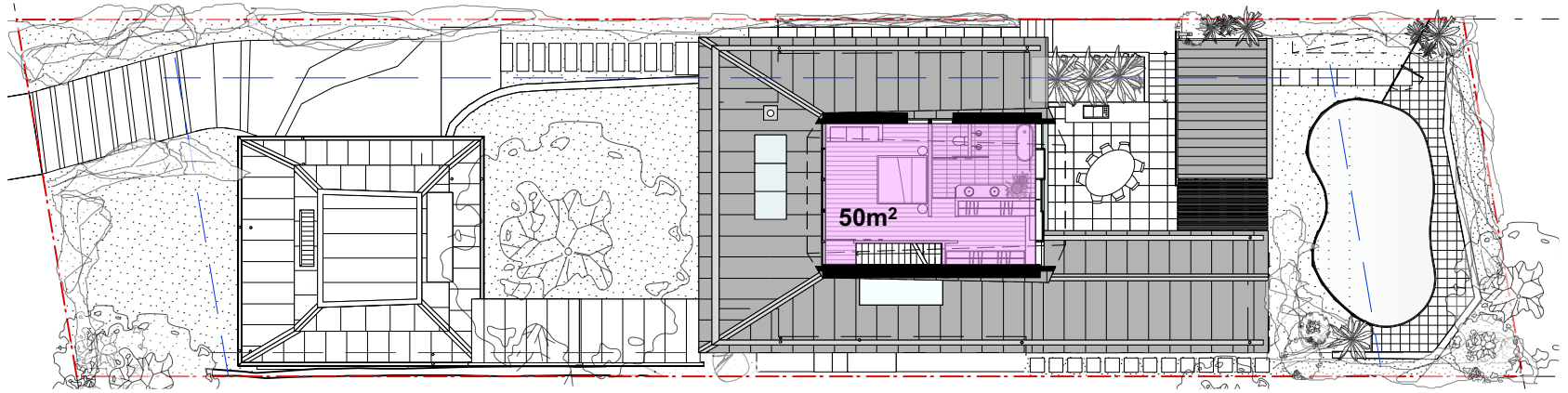
Floor Area Calculation	Existing	Proposed
Lower Floor	111m²	120m²
Ground Floor	165m²	201m²
Upper Floor	-m²	50m²
Total Area	276m²	371m²
Gross Floor Area Ratio Gross Floor Area/Site Area 940m²	0.29/1.0	0.39/1.0



4 Proposed - Lower Ground Plan
1:300

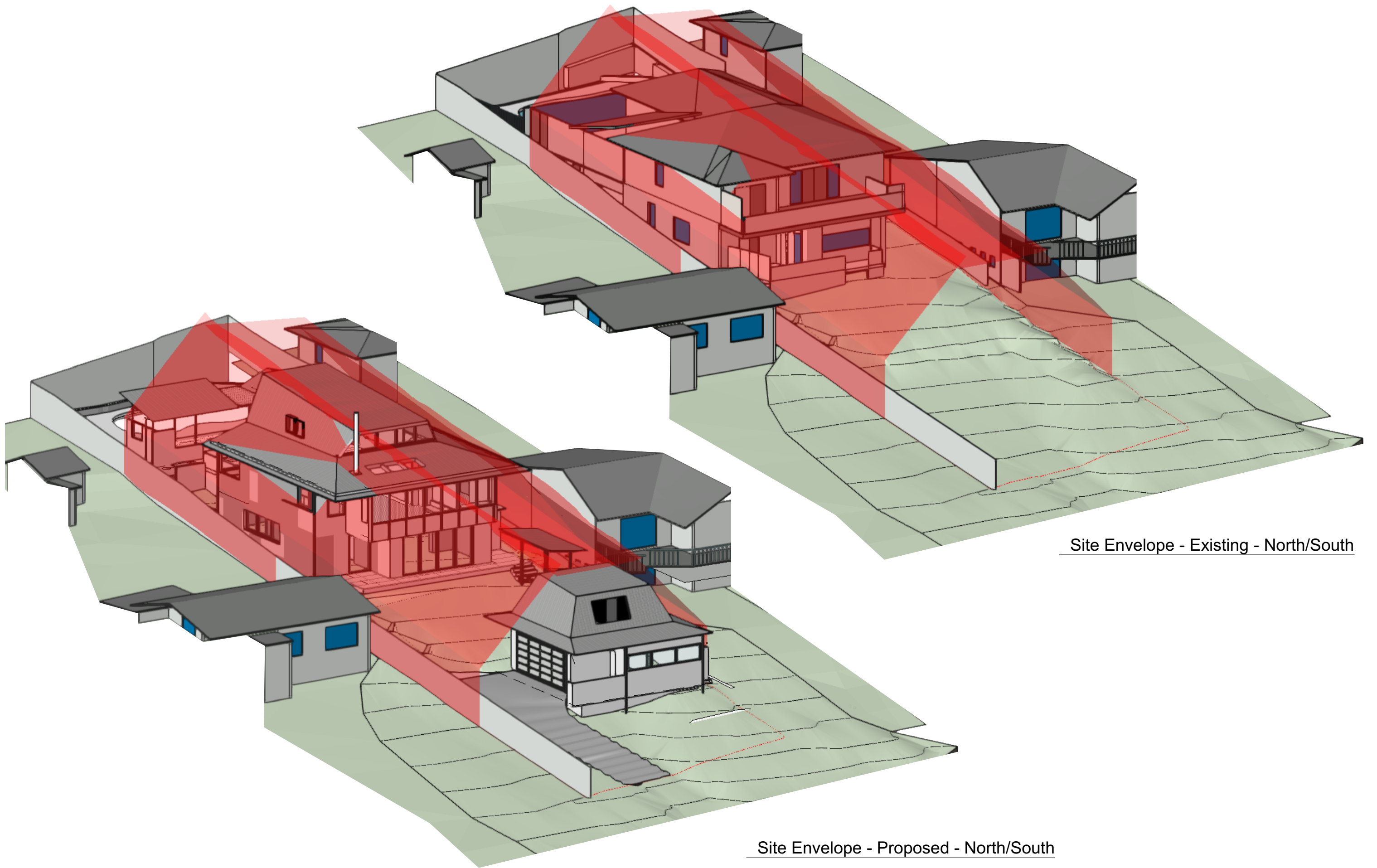


5 Proposed - Ground Floor Plan
1:300



3 Proposed - Upper Floor Plan
1:300

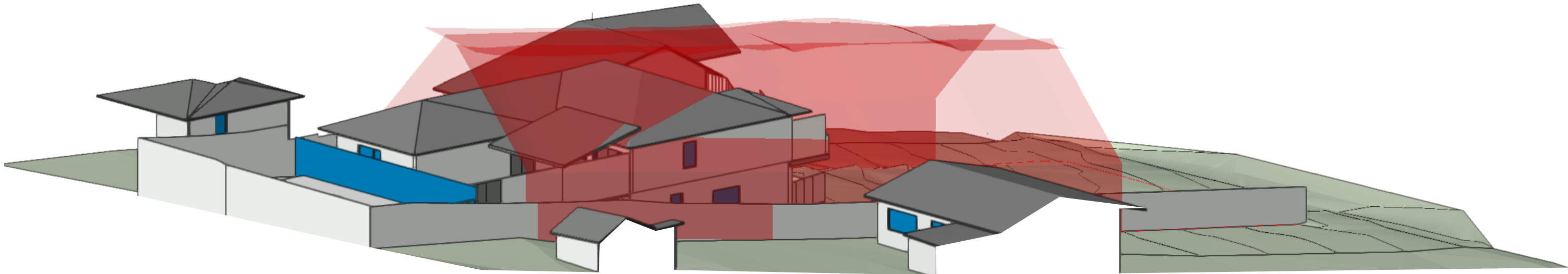
No. Drawing Issue A Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	North	Drawing Name FSR Calculation Date : 28 Mar 2021	Drawing No.: A501 Scale : 1:300 @ A3	Issue: A
---	-------------------------	--	---	---	--------------	---	--	---------------------------



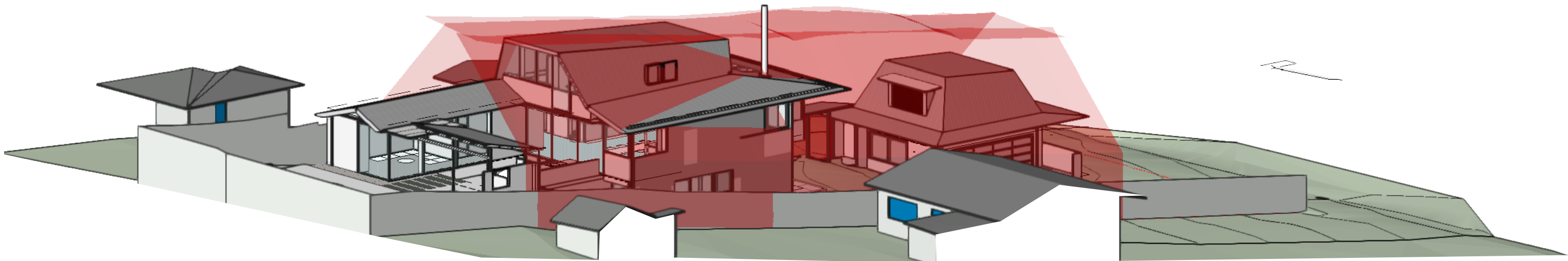
Site Envelope - Existing - North/South

Site Envelope - Proposed - North/South

No. Drawing Issue A Issue for Development Application	Date 29/03/21	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	North	Drawing Name Building Envelope Overlay	Drawing No.: A801	Issue: A
					Date : 28 Mar 2021	Scale : NTS @ A3	

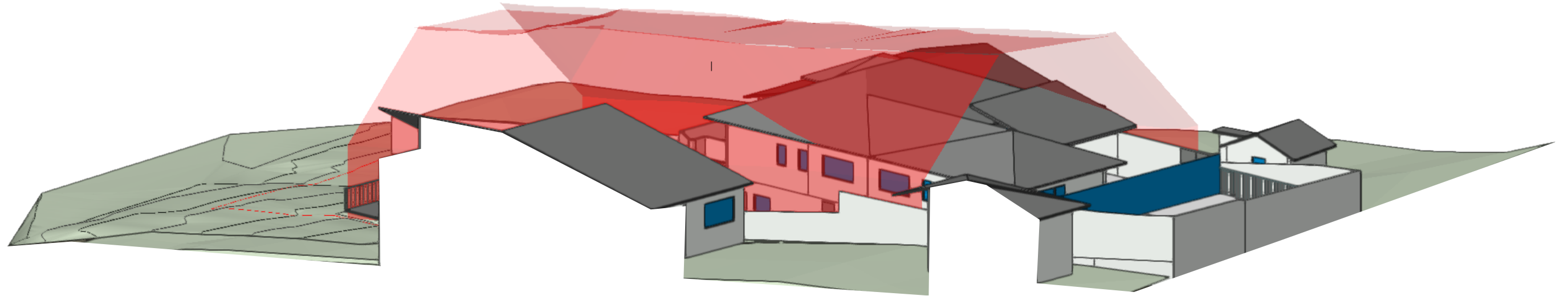


Site Envelope - Existing - North/East

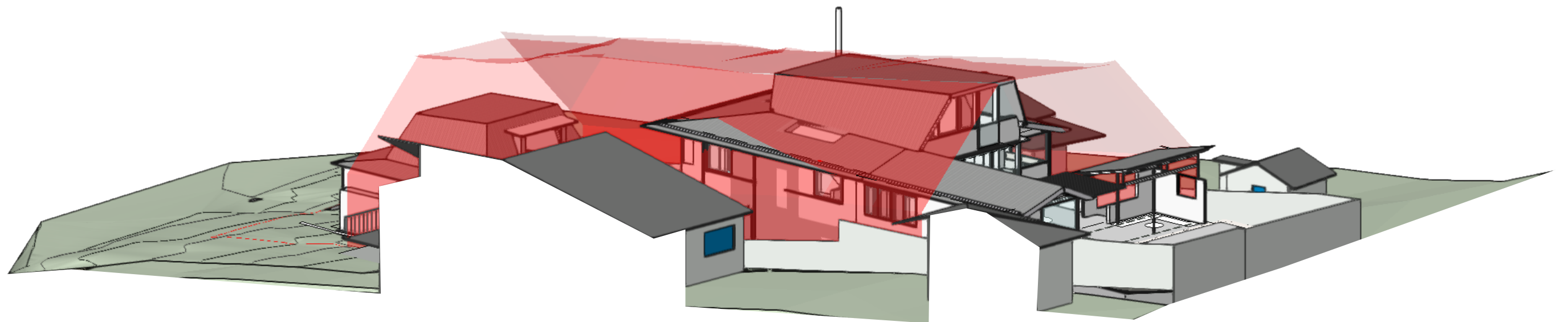


Site Envelope - Proposed - North/East

No. A	Drawing Issue Issue for Development Application	Date 29/03/21	<small>Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.</small>	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103		Drawing Name Building Envelope Overlay	Drawing No.: A802	Issue: A
						North	Date : 28 Mar 2021	Scale : NTS @ A3	

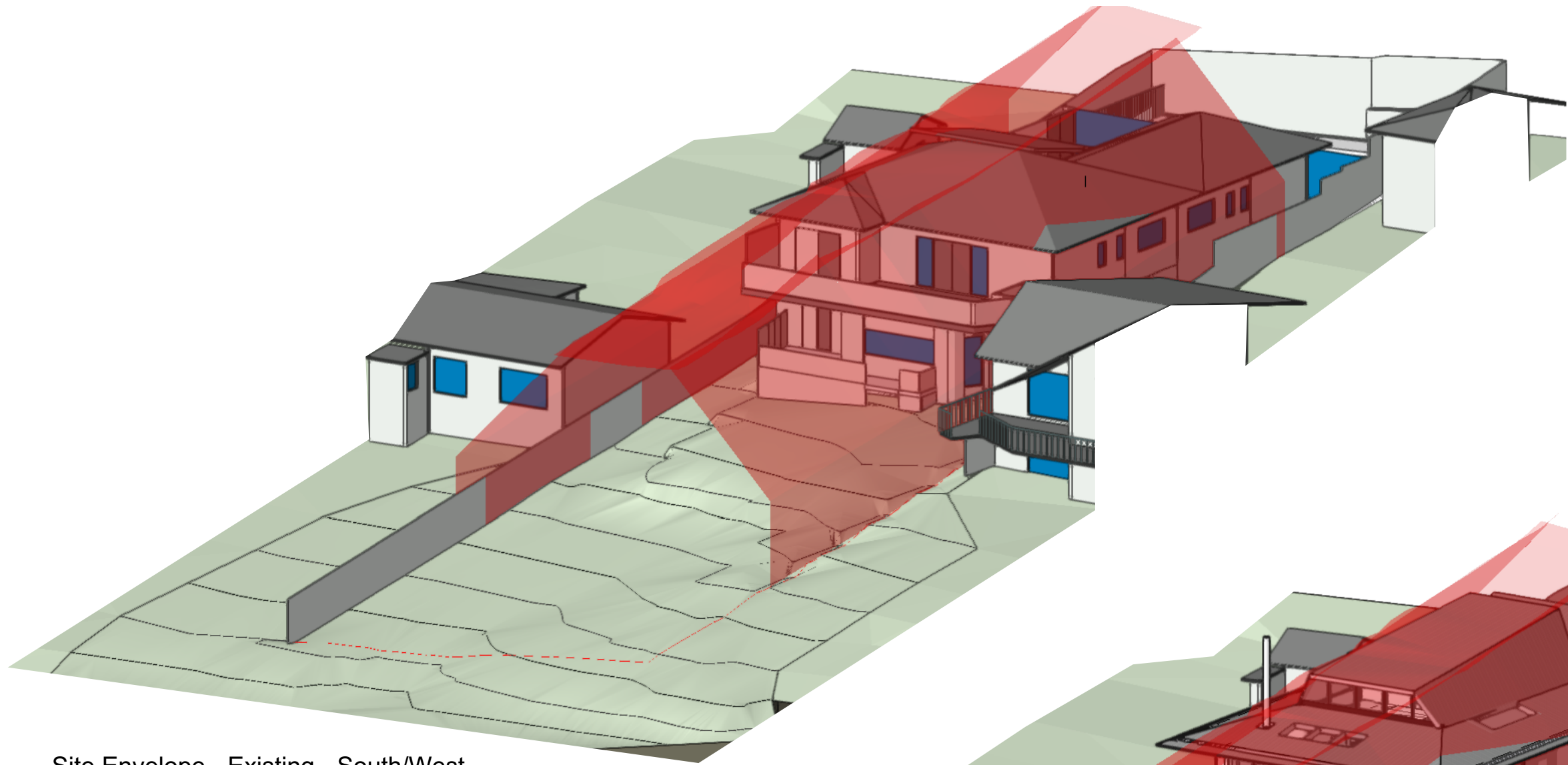


Site Envelope - Existing - South/East

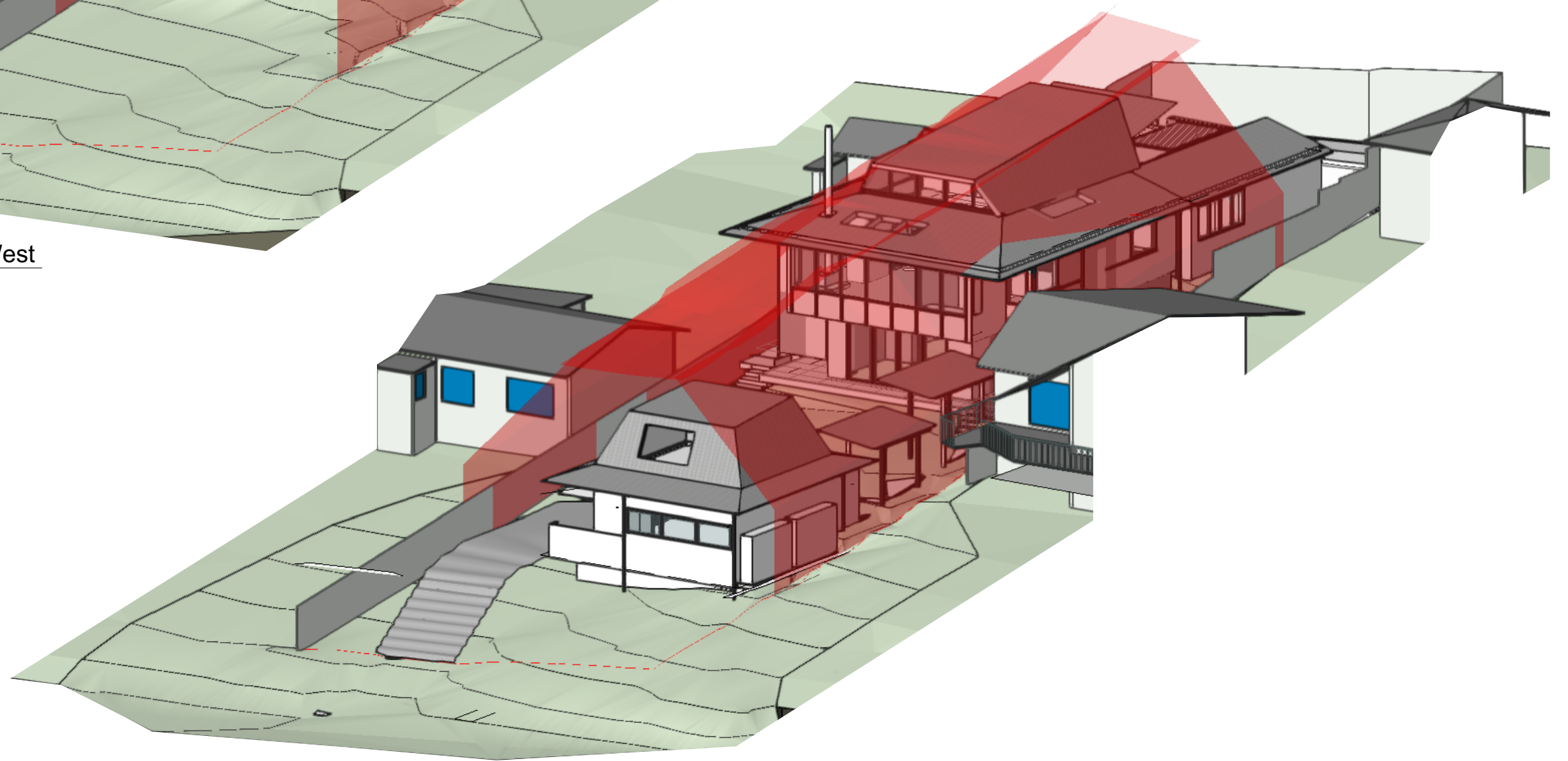


Site Envelope - Proposed - South/East

No. Drawing Issue A Issue for Development Application	Date 29/03/21	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	North	Drawing Name Building Envelope Overlay	Drawing No.: A803	Issue: A
					Date : 28 Mar 2021	Scale : NTS @ A3	

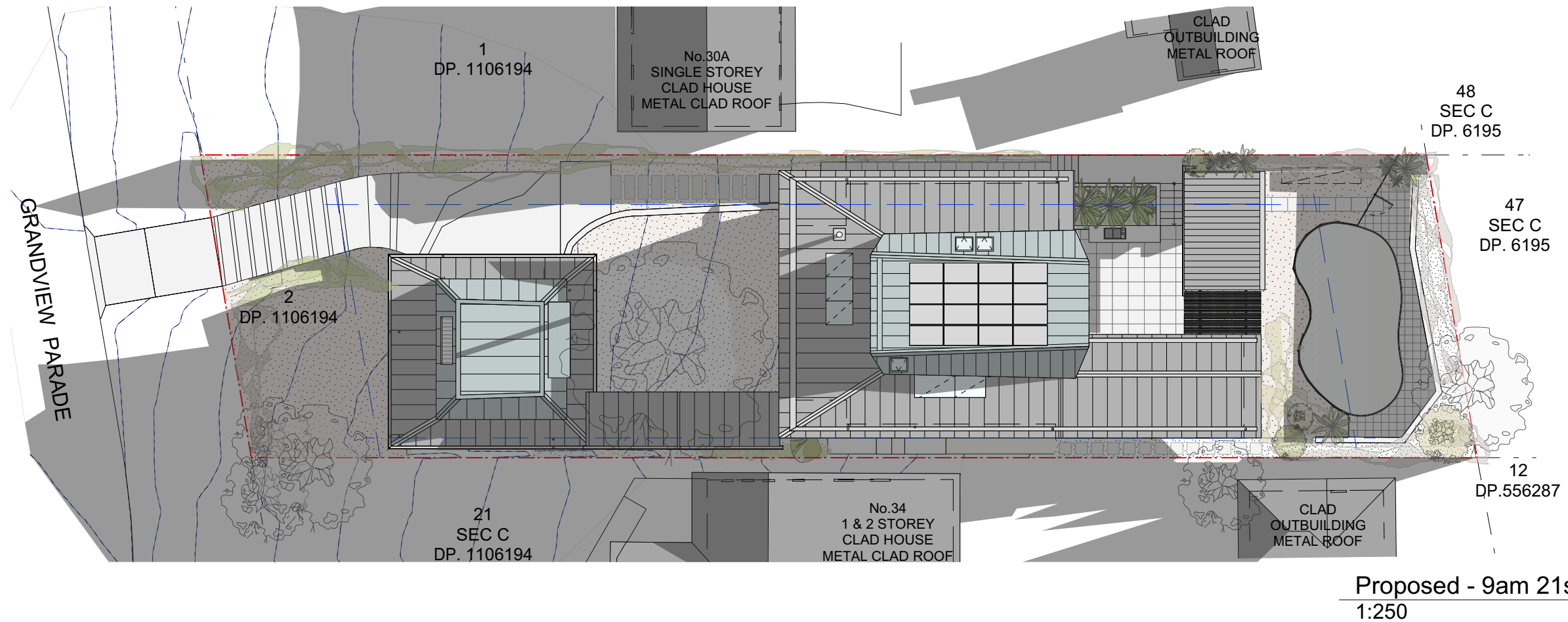
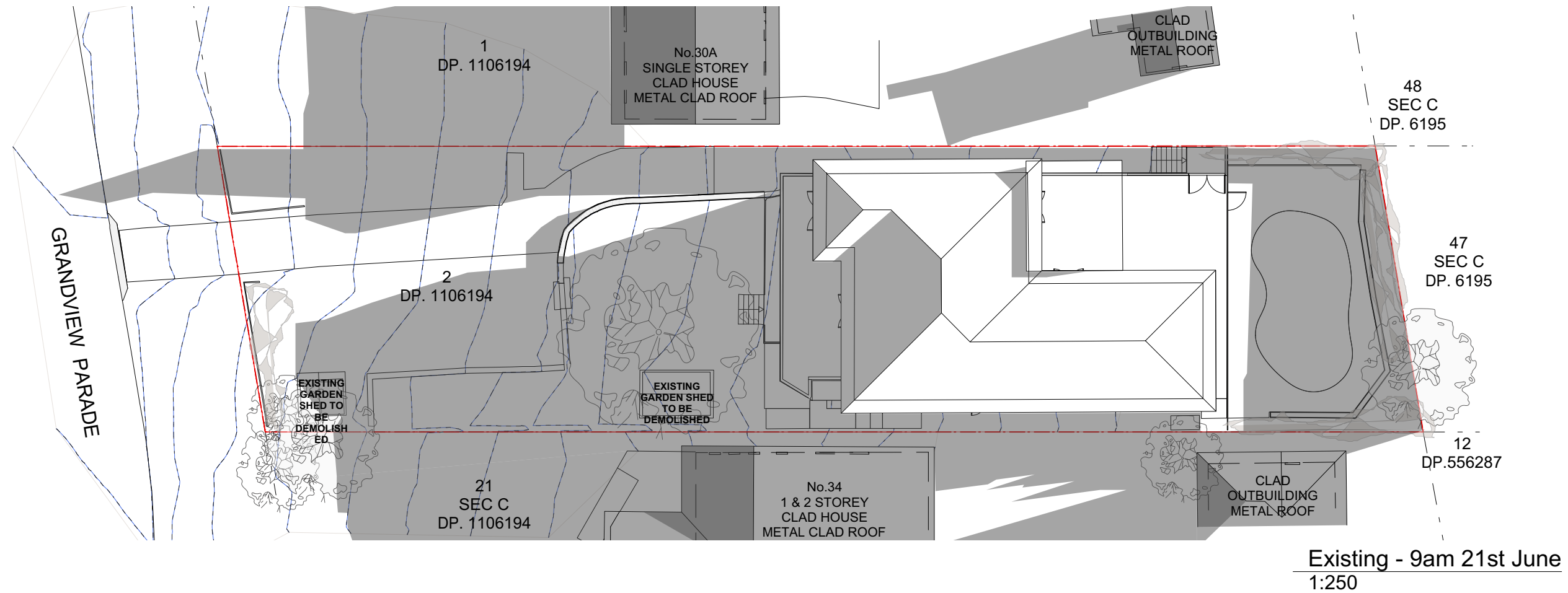



Site Envelope - Existing - South/West

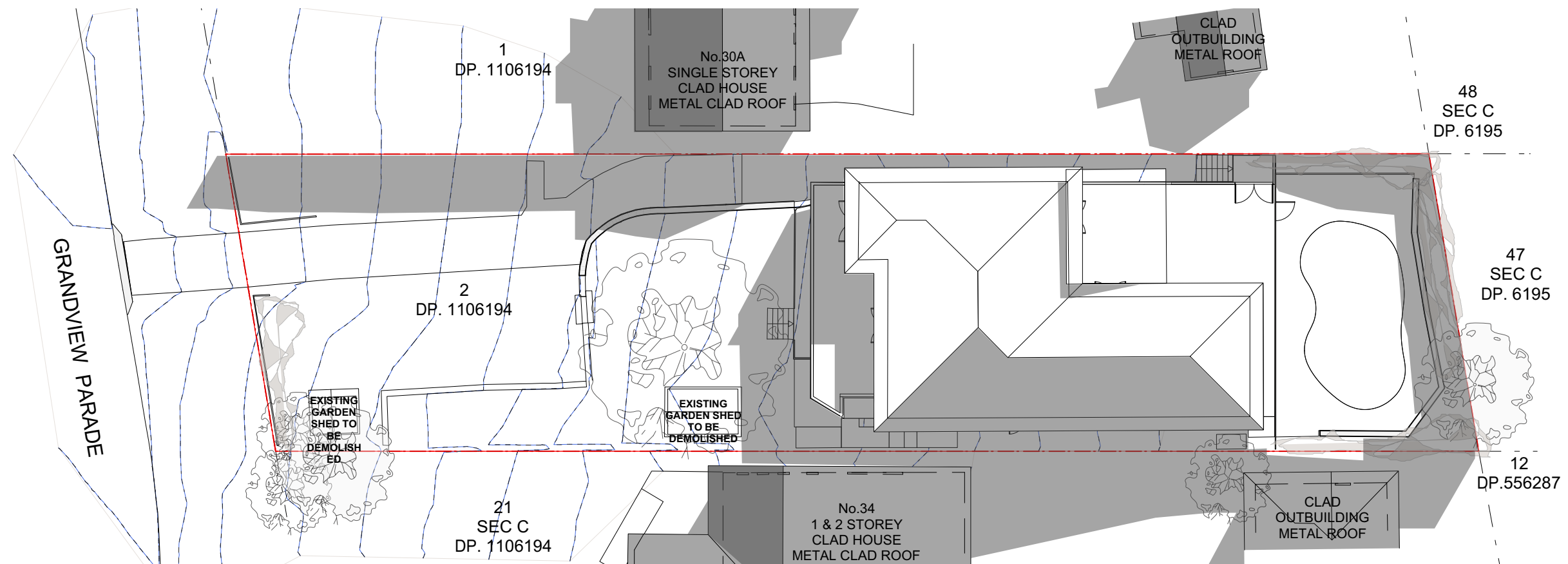


Site Envelope - Proposed - South/West

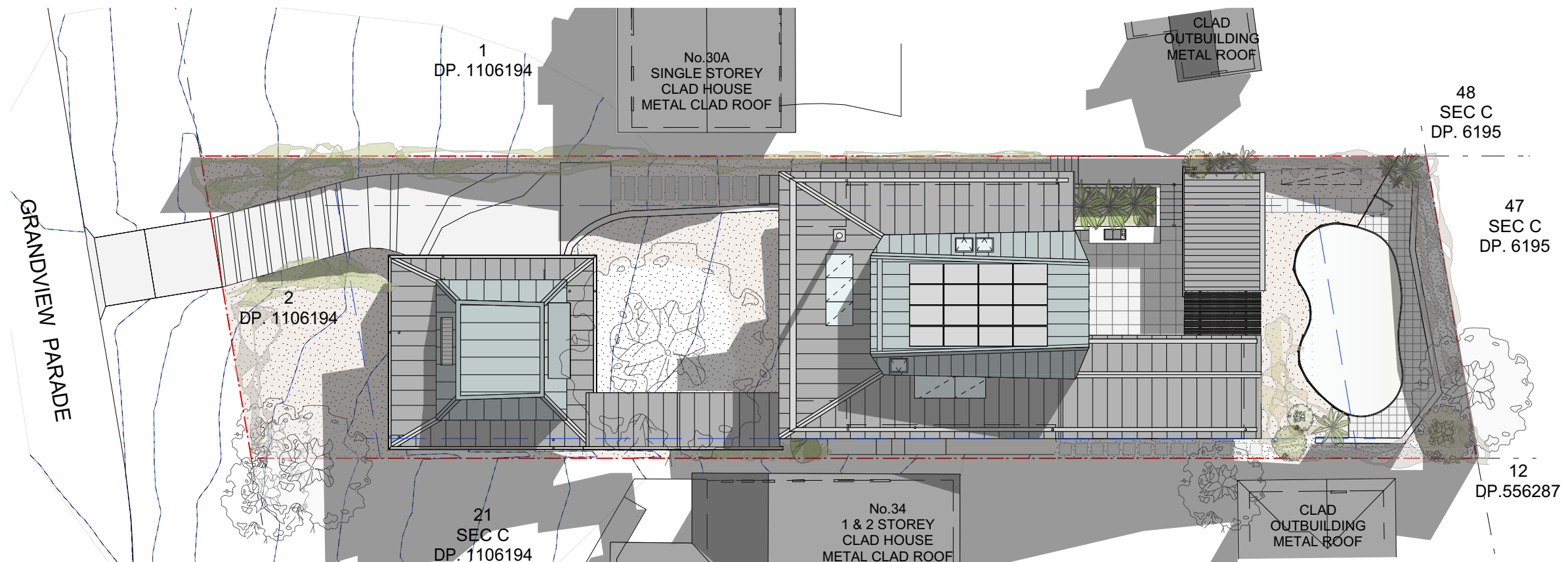
No. A	Drawing Issue Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103		Drawing Name Building Envelope Overlay	Drawing No.: A804	Issue: A
						North	Date : 28 Mar 2021	Scale : NTS @ A3	




No. A	Drawing Issue Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	 North	Drawing Name Sun Shadow Diagrams - 9am 21st June	Drawing No.: A901	Issue: A
							Date : 28 Mar 2021	Scale : 1:250 @ A3	

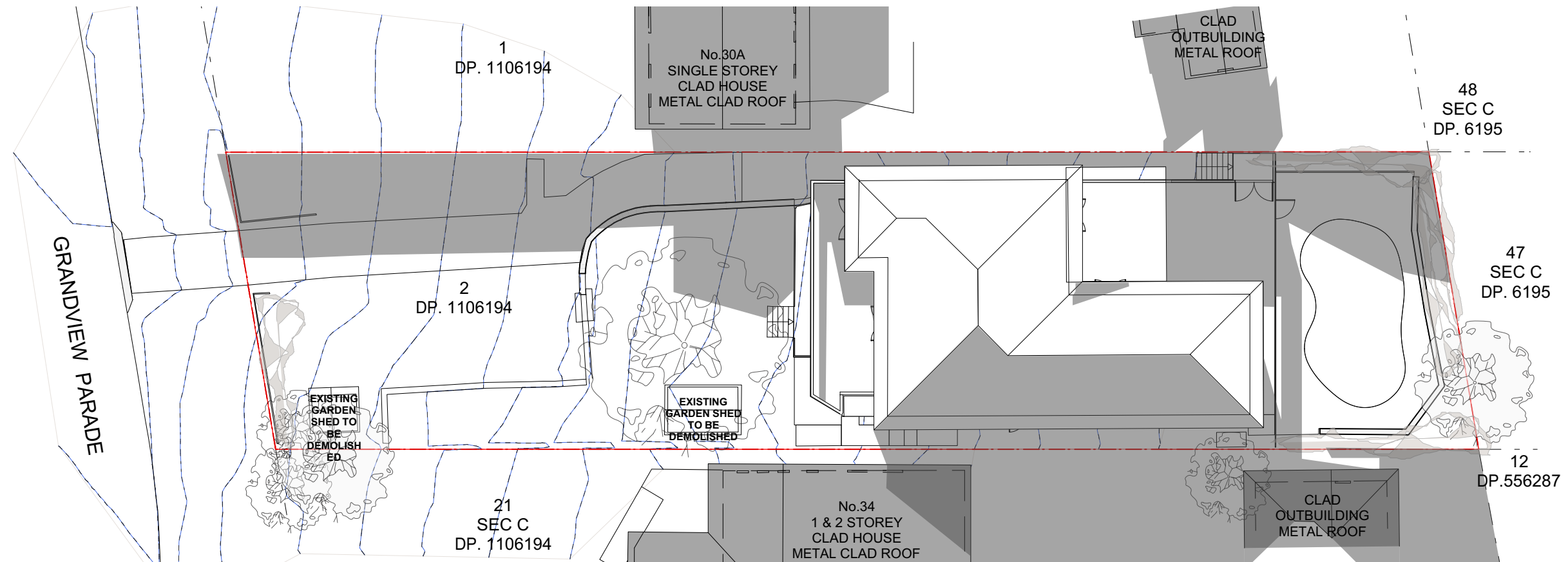


Existing - 12pm 21st June
1:250

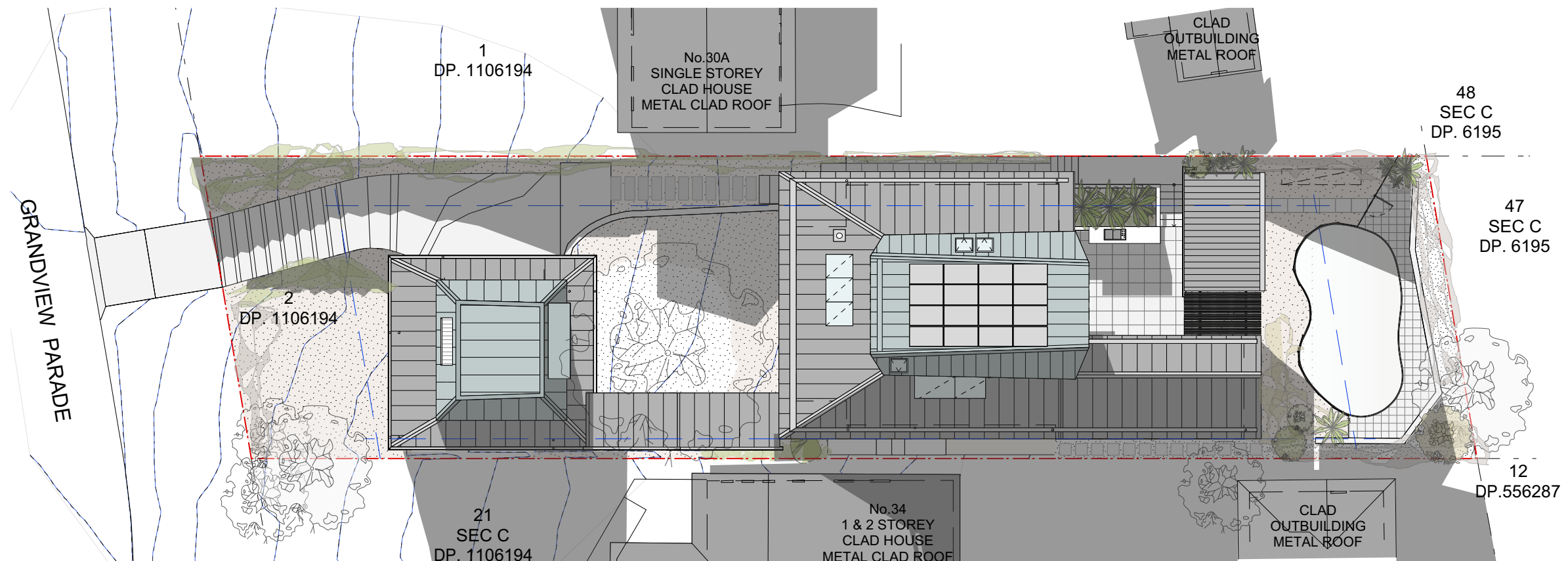


Proposed - 12pm 21st June
1:250


No. A	Drawing Issue Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	 North	Drawing Name Sun Shadow Diagrams - 12pm 21st June	Drawing No.: A902	Issue: A
							Date : 28 Mar 2021	Scale : 1:250 @ A3	

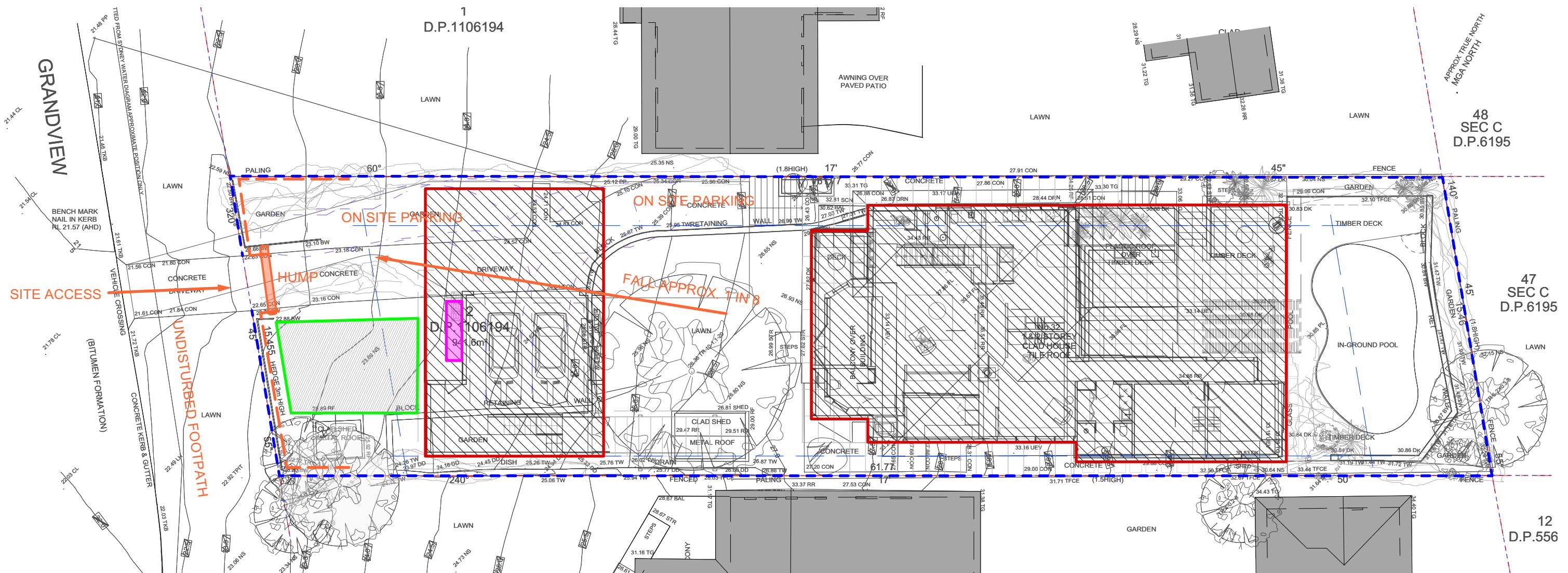


Existing - 3pm 21st June
1:250



Proposed - 3pm 21st June
1:250

No. A	Drawing Issue Issue for Development Application	Date 29/03/21	Do not scale from drawings. Verify all dimensions and levels on site. John Bohane Architecture & Building is the owner of the copyright subsisting in these drawings, plans and specifications. They must not be used, reproduced or copied in whole or part nor may the information, ideas and concepts therein contained be disclosed to any person without the prior written consent of John Bohane Architecture & Building.	JOHN BOHANE ARCHITECTURE Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCE Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	 North	Drawing Name Sun Shadow Diagrams - 3pm 21st June	Drawing No.: A903	Issue: A
							Date : 28 Mar 2021	Scale : 1:250 @ A3	

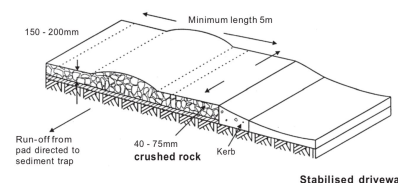
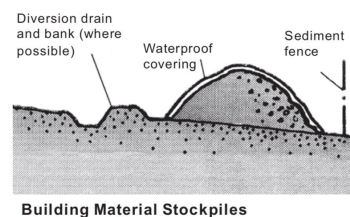
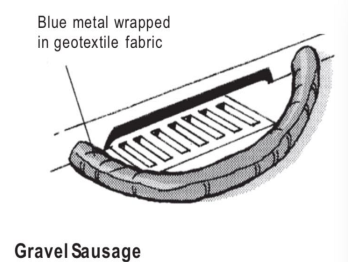
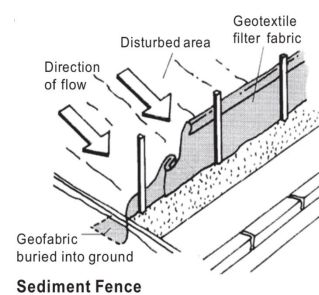


--- SEDIMENT FENCE
 --- BOUNDARY FENCE

DISTURBED AREA

Material waste and spoil bin storage.
 Recycling of materials zone &
 Construction materials stock pile

Ongoing Waste storage area



1

Waste Management & Erosion and sediment Control Plan

Scale: 1:200

No. Drawing Issue A Schematic Plans Issue	Date 25/03/21	JOHN BOHANE ARCHITECTURE & BUILDING Address: 7A King St. Waverton NSW 2060 Mobile: 0421 324 295 Email: johnbohane@yahoo.com.au	GRANDVIEW RESIDENCES Katarina & Jason Ruszczyk 32 Grandview Pde, Mona Vale NSW 2103	Drawing Name Erosion and Sediment Control	Drawing No.: 6.03	Issue: A
				North	Date : 25 Mar 2021	Scale : NTS @ A3