

**DEVELOPMENT APPLICATION FOR PROPOSED AGED CARE FACILITY  
23 - 25 BASSETT STREET, MONA VALE, NSW**

**DEVELOPMENT APPLICATION DRAWING LIST**

No:		Drawing Name
DA2-00	C	COVER SHEET
DA2-01	C	SITE ANALYSIS AND CONTEXT PLAN
DA2-02	C	SITE + ROOF PLAN
DA2-03	C	BASEMENT LEVEL + CARPARK LEVEL
DA2-04	C	GROUND FLOOR LEVEL
DA2-05	C	FIRST FLOOR LEVEL
DA2-06	C	ELEVATIONS NORTH AND SOUTH
DA2-07	C	ELEVATIONS EAST AND WEST
DA2-08	C	SECTIONS
DA2-09	C	SHADOW DIAGRAMS
DA2-10	C	3D VIEWS
DA2-11	C	AREAS + DEVELOPMENT SCHEDULE
DA2-12	C	FIRE AND SMOKE COMPARTMENTS
DA2-13	C	EXCAVATION PLAN



BASSETT STREET VIEW



BASSETT STREET ENTRY



LOCATION PLAN

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

**SITE AREA** 6,500m<sup>2</sup>

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

EXISTING FSR 0.95:1

**PROPOSED TOTAL GFA** 6,411m<sup>2</sup>  
**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

**LANDSCAPE + COMMUNAL AREA CALCULATIONS**

REQUIREMENTS SEPP HOUSING 2021	
DEEP SOIL 15% SITE AREA	975m <sup>2</sup>
LANDSCAPE 15m <sup>2</sup> / WARD	1,665m <sup>2</sup>
<b>COMMUNAL AREA 10m<sup>2</sup> / WARD</b>	<b>1,180m<sup>2</sup></b>

PROPOSED LANDSCAPE AREAS	
DEEP SOIL 6m DIMENSION	1,024m <sup>2</sup>
DEEP SOIL	824m <sup>2</sup>
<b>TOTAL DEEP SOIL</b>	<b>1,848m<sup>2</sup></b>
PLANTER BEDS	279m <sup>2</sup>

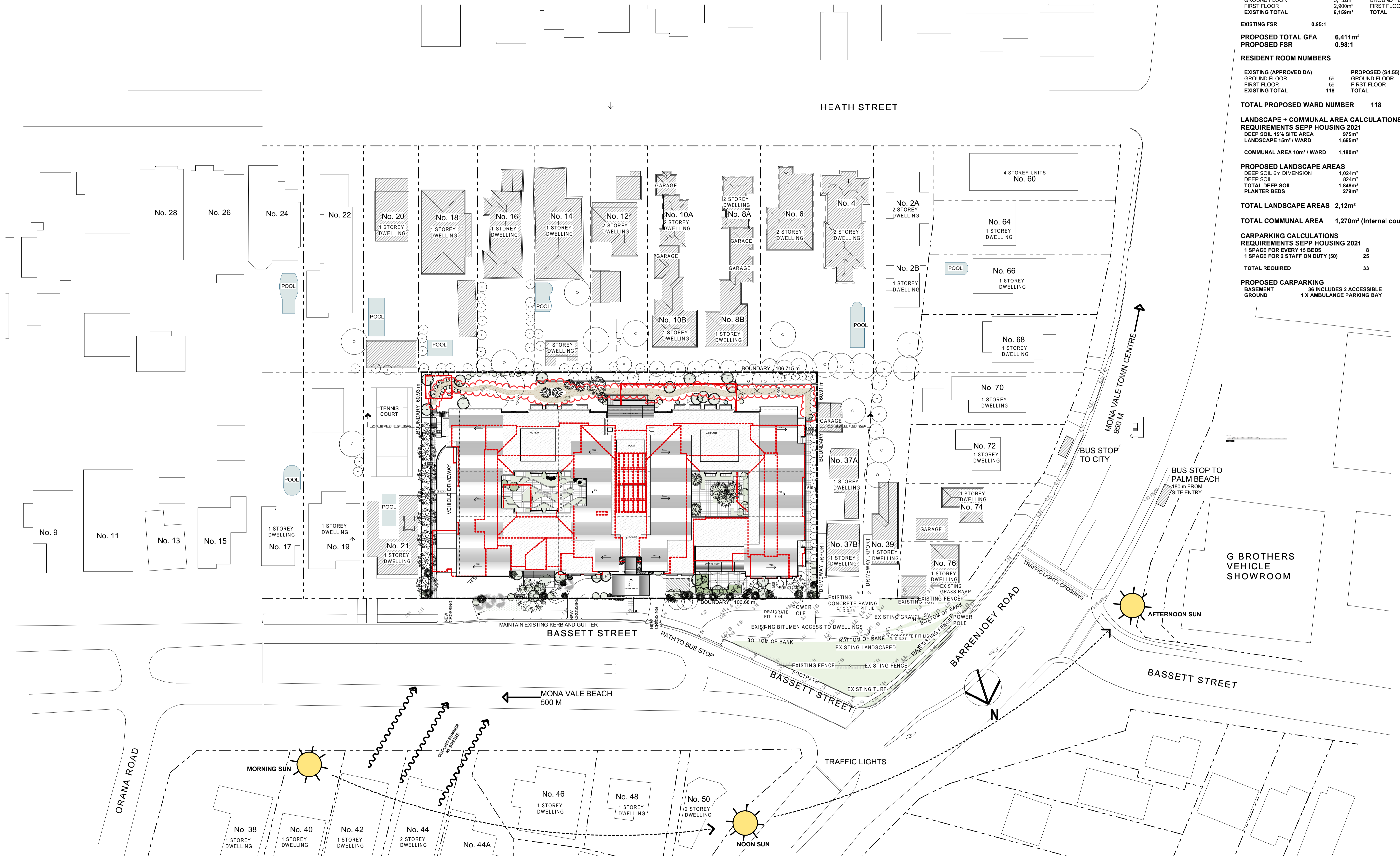
**TOTAL LANDSCAPE AREAS** 2,127m<sup>2</sup>

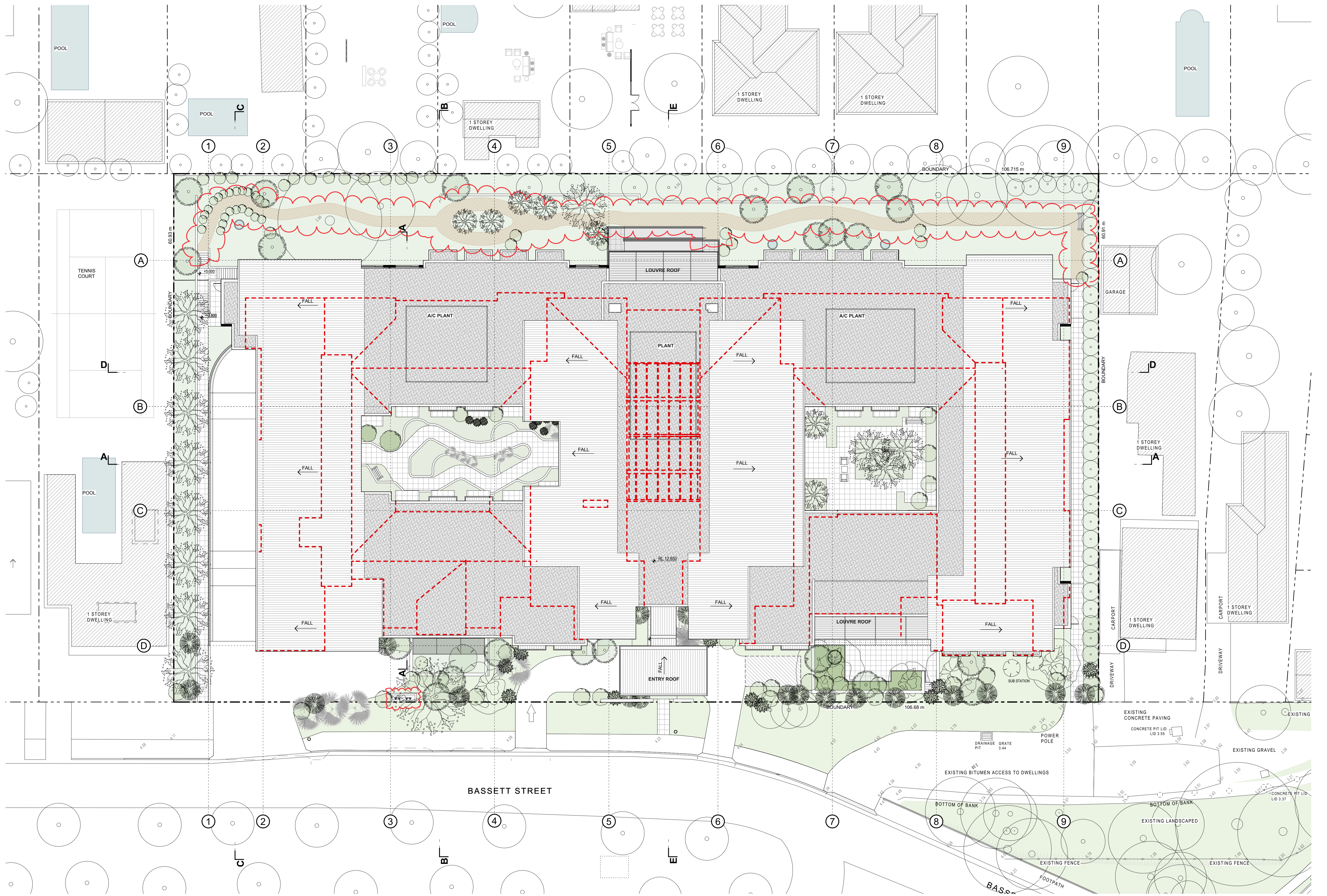
**TOTAL COMMUNAL AREA** 1,270m<sup>2</sup> (Internal courtyards + spaces)

**CARPARKING CALCULATIONS**

REQUIREMENTS SEPP HOUSING 2021	
1 SPACE FOR EVERY 15 BEDS	8
1 SPACE FOR 2 STAFF ON DUTY (50)	25
<b>TOTAL REQUIRED</b>	<b>33</b>

PROPOSED CARPARKING	
BASEMENT	36 INCLUDES 2 ACCESSIBLE
GROUND	1 X AMBULANCE PARKING BAY





DATE	REV	DESCRIPTION	DRAWN	CHECK
04/06/24	A	ISSUED FOR DEVELOPMENT APPLICATION	DVI	LT
19/08/24	B	DA AMENDMENTS	DVI	LT
14/11/24	C	AMENDED DA	DVI	LT



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

SITE AREA 6,500m<sup>2</sup>

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COMMUNAL AREA 10m <sup>2</sup> / WARD	1,180m <sup>2</sup>

**PROPOSED LANDSCAPE AREAS**

DEEP SOIL 6m DIMENSION	1,016m <sup>2</sup>
DEEP SOIL	824m <sup>2</sup>
TOTAL DEEP SOIL	1,840m <sup>2</sup>
PLANTER BEDS	279m <sup>2</sup>

TOTAL LANDSCAPE AREAS 2,120m<sup>2</sup>

TOTAL COMMUNAL AREA 1,270m<sup>2</sup> (Internal courtyards + spaces)

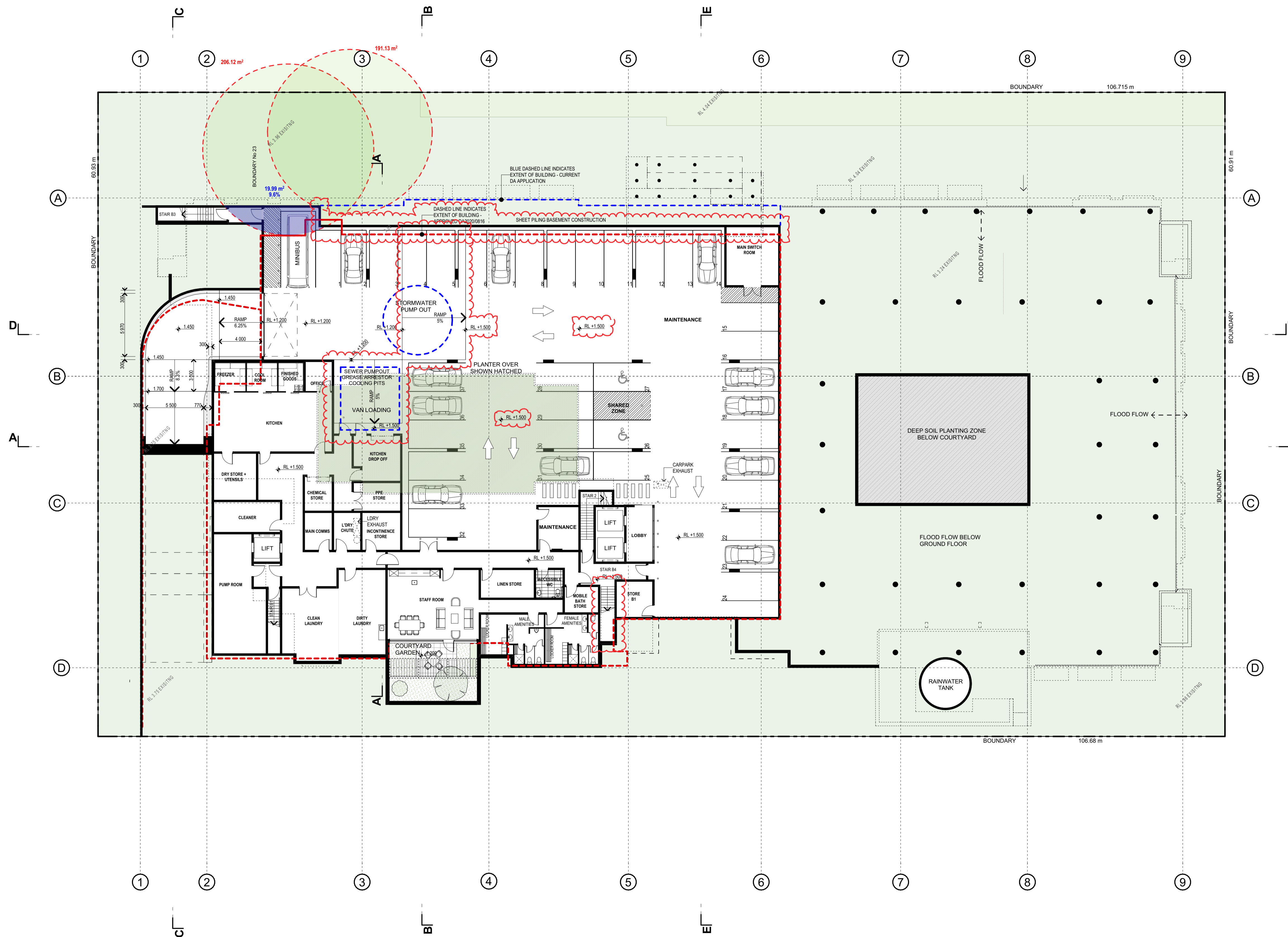
**CARPARKING CALCULATIONS**

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

**SITE AREA** 6,500m<sup>2</sup>

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EXISTING FSR 0.95:1  
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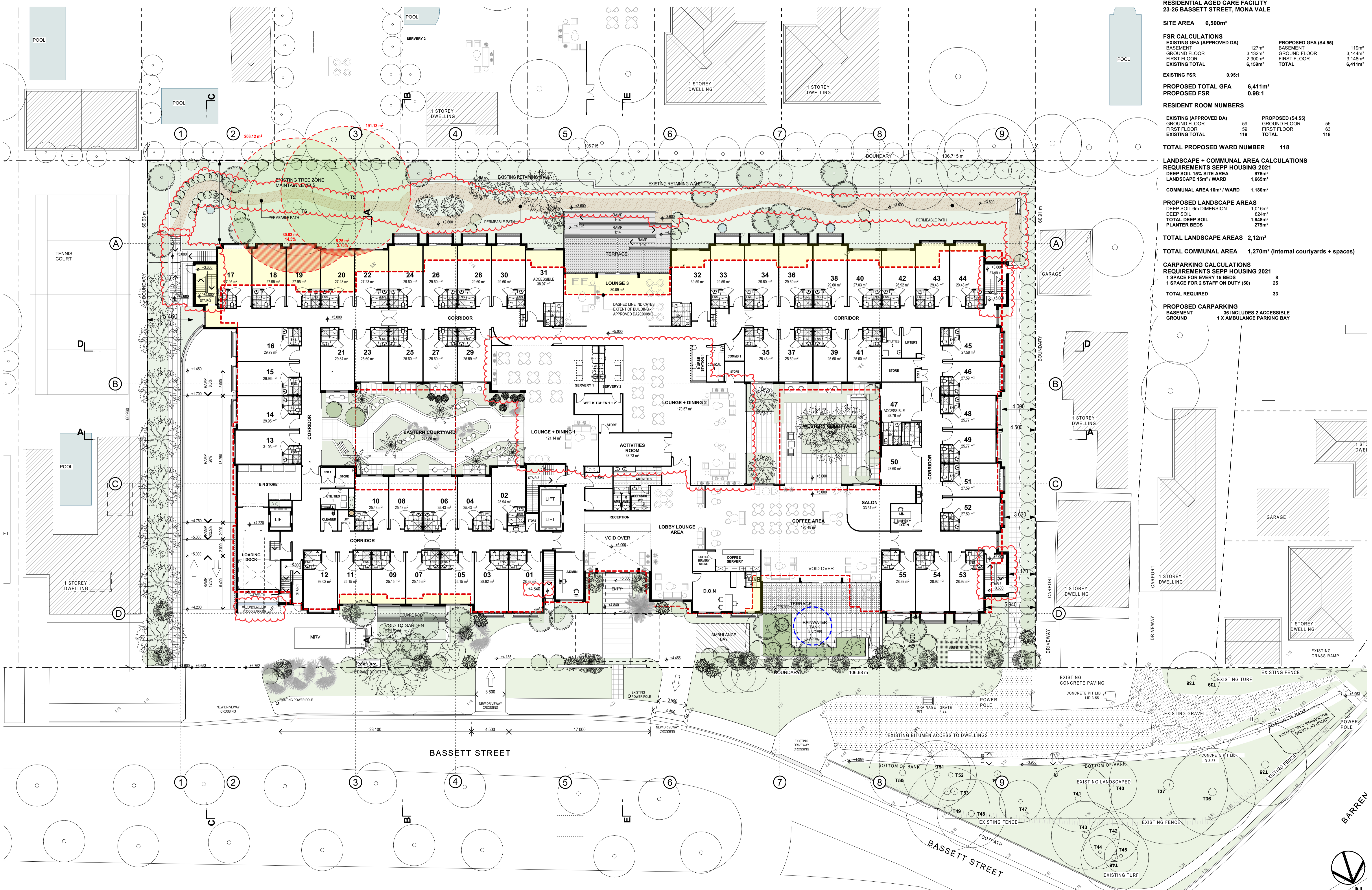
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**PROPOSED LANDSCAPE AREAS**  
 DEEP SOIL 6m DIMENSION 1,016m<sup>2</sup>  
 DEEP SOIL 824m<sup>2</sup>  
 TOTAL DEEP SOIL 1,848m<sup>2</sup>  
 PLANTER BEDS 279m<sup>2</sup>

**TOTAL LANDSCAPE AREAS** 2,12m<sup>2</sup>  
**TOTAL COMMUNAL AREA** 1,270m<sup>2</sup> (Internal courtyards + spaces)

**CARPARKING CALCULATIONS**  
**REQUIREMENTS SEPP HOUSING 2021**  
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 GROUND 1 X AMBULANCE PARKING BAY



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

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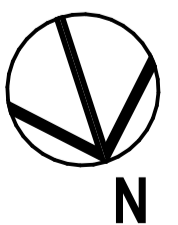
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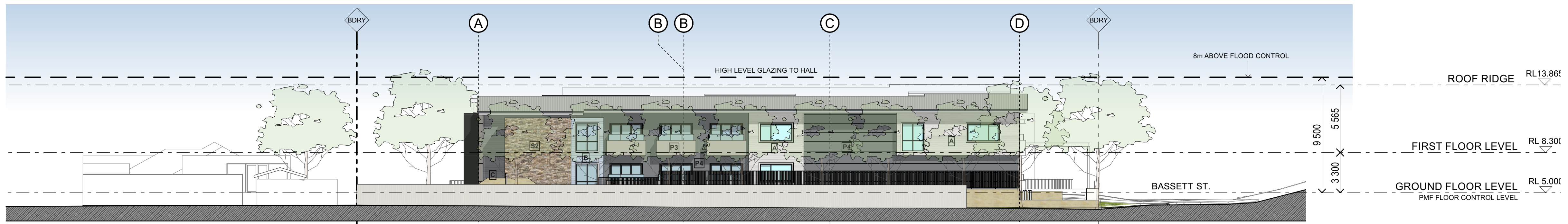
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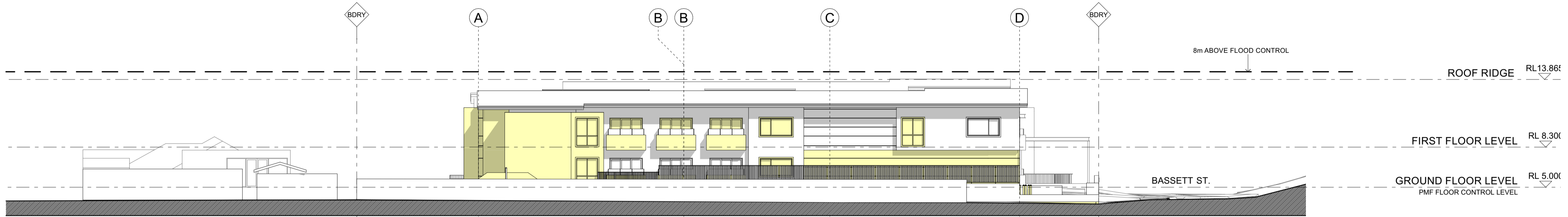


DATE	REV	DESCRIPTION	DRAWN	CHECK
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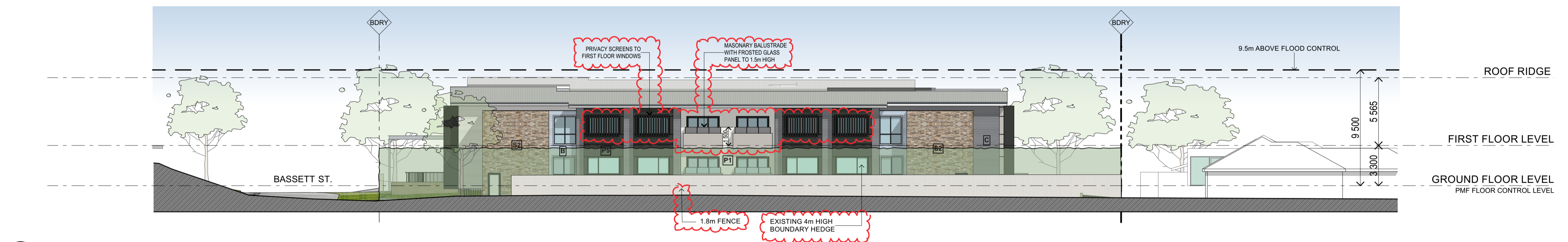




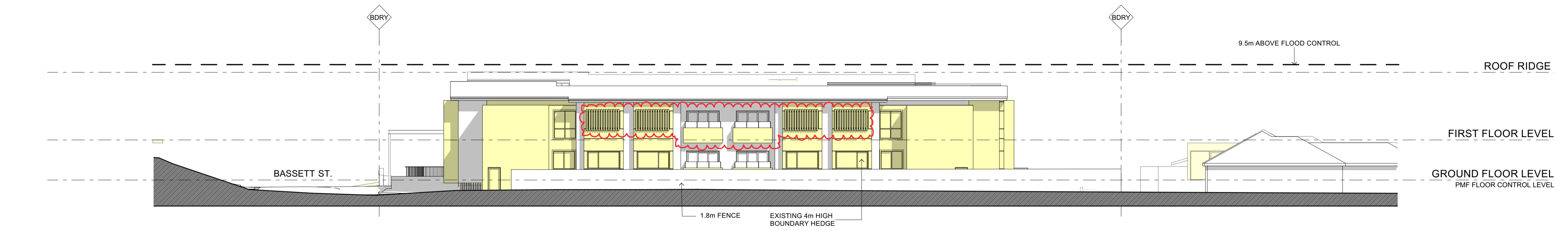
○ EAST ELEVATION



○ [PROPOSED] EAST ELEVATION



○ WEST ELEVATION



○ [PROPOSED] WEST ELEVATION

**PROPOSED AMENDMENTS TO APPROVED DEVELOPMENT APPLICATION 2020/0816**

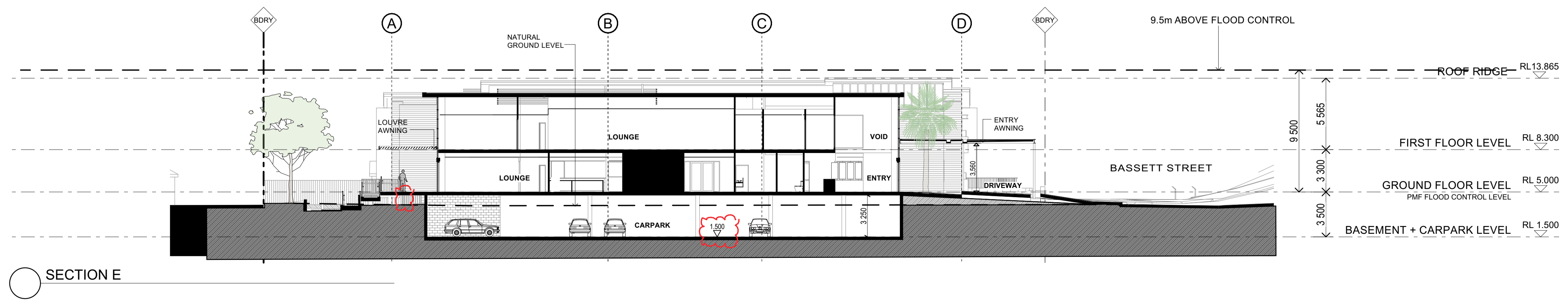
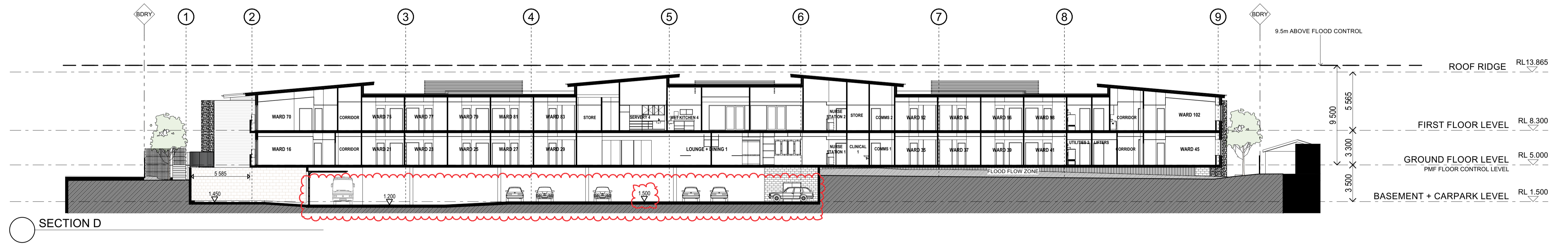
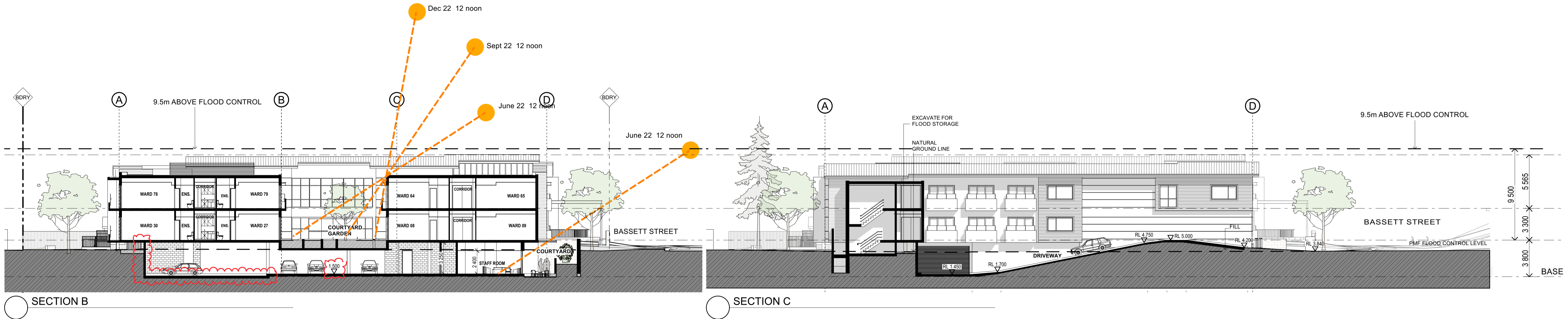
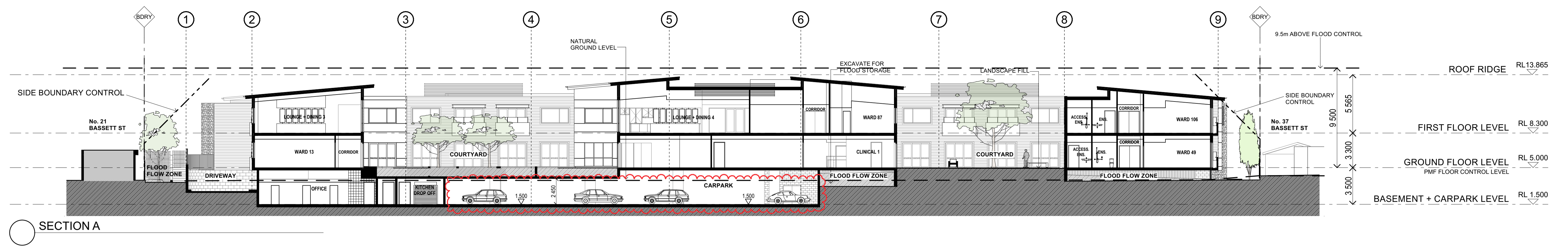
**EXTERNAL FINISHES**  
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

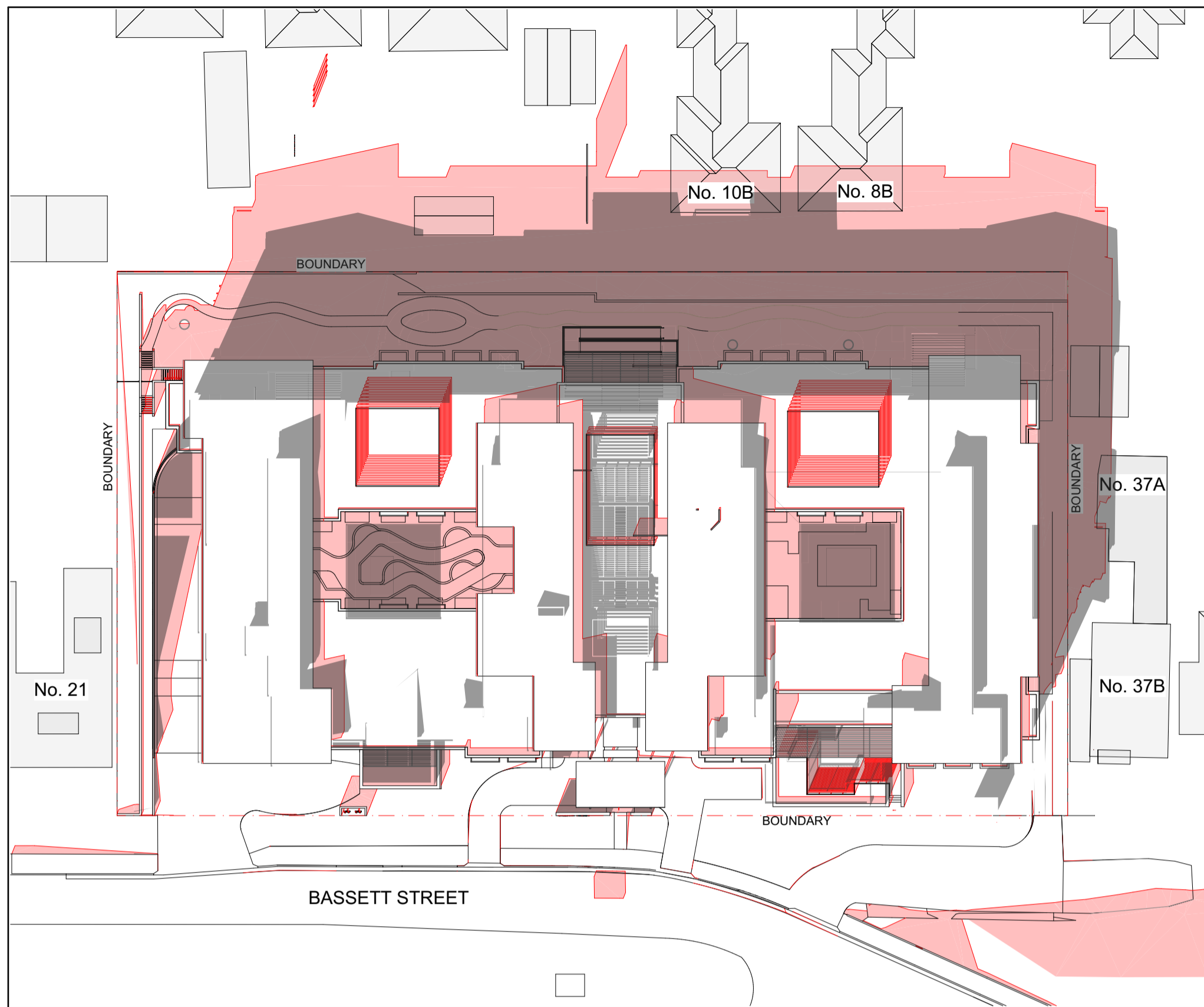
<b>WEATHERBOARD CLADDING</b>	<b>WEATHERBOARD</b>	<b>WEATHERBOARD</b>	<b>WEATHERBOARD</b>	<b>PAINT</b>	<b>PAINT</b>	<b>PAINT</b>	<b>PAINT</b>	<b>PAINT</b>	<b>PAINT</b>	<b>PAINT</b>	<b>PAINT</b>	<b>STONE CLADDING</b>	<b>STONE CLADDING</b>	<b>WINDOW FRAMES</b>	<b>METALWORK COLOUR</b>	<b>METALWORK COLOUR</b>	<b>ROOF FINISHES</b>	<b>ROOF FINISHES</b>
A	B	C	P1	P2	P3	P4	P5	P6	P7	S1	S2	W	M1	M2	R1	R2		
JH PRIMELINE NEWPORT 170 RESENE HALF ALABASTER	JH PRIMELINE NEWPORT 170 RESENE BREATHLESS	JH PRIMELINE NEWPORT 170 RESENE QUARTER BALTIC SEA	RESENE HALF ALABASTER	RESENE HALF ALABASTER	RESENE EIGHTH FRIAR GREY	RESENE QUARTER BALTIC SEA	RESENE DOUBLE GRAVEL	RESENE FOUNDRY	COLOUR - RESENE FINCH	SMOOTH FACE SANDSTONE	ALPINE STONE WALL	INTERPON SABLE BASS	COLOUR - COLORBOND BASALT	COLOUR - METALLIC SILVER GREY	COLORBOND - SHALE GREY	RIVER PEBBLE		

**GARTNERTROVATO**  
ARCHITECTS  
L/1/13 10 PARK STREET  
PO BOX 1132  
MONA VALE, NSW 2108  
P +61 2 9979 4411  
F +61 2 9979 4422  
E info@gartnertrovato.com.au

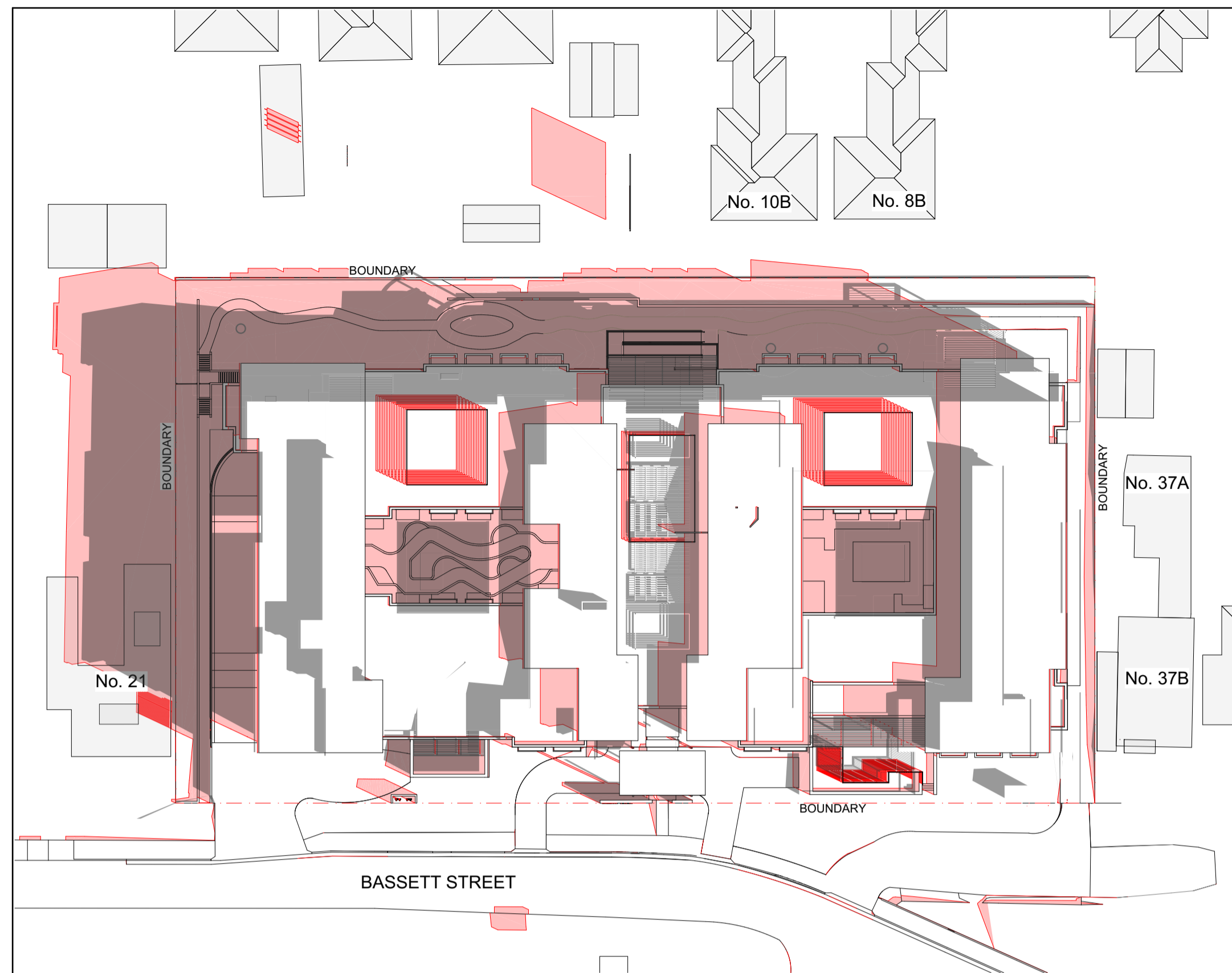
DATE	REV	DESCRIPTION	DRAWN	CHECK	CLIENT	PROJECT	DRAWING TITLE	SCALE	DRAWN BY	DATE
04/06/24	A	ISSUED FOR DEVELOPMENT APPLICATION	DVI	LT	THOMPSON HEALTH CARE	THOMPSON HEALTH BASSETT PROPOSED ALTERATIONS + ADDITIONS TO AN APPROVED RESIDENTIAL AGED CARE FACILITY 23-25 BASSETT STREET, MONA VALE LOT 2 DP 748426 + LOT 38 DP 7236 FOR THOMPSON HEALTH CARE	ELEVATIONS EAST AND WEST	1:200 @ A1	DVI/1	APRIL 2024
14/11/24	C	AMENDED DA	DVI	LT						



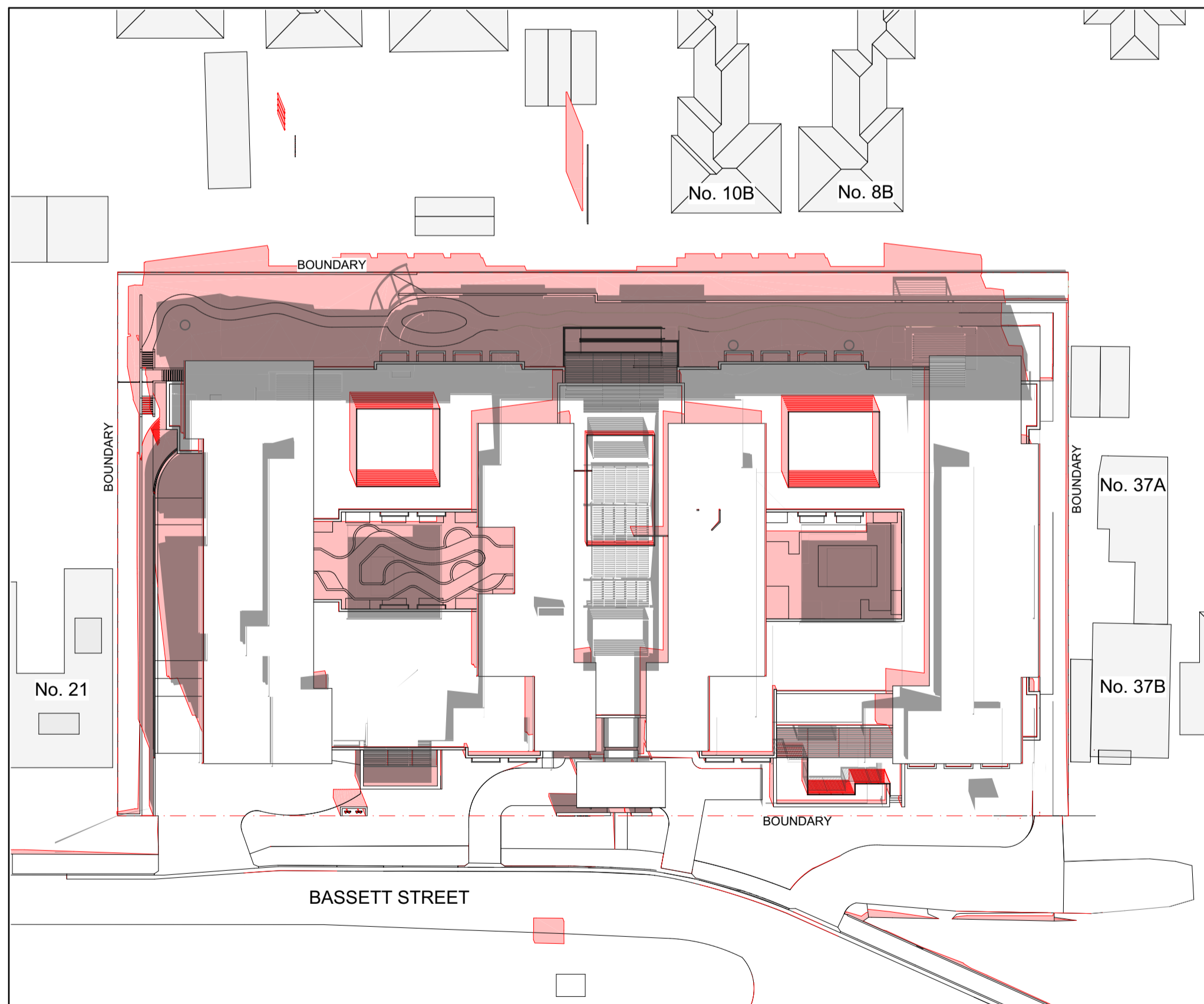




Jun-22-9am



Jun-22-3pm



Jun-22-12pm

- EXISTING SHADOW CAST
- NEW ADDITIONAL SHADOW CAST

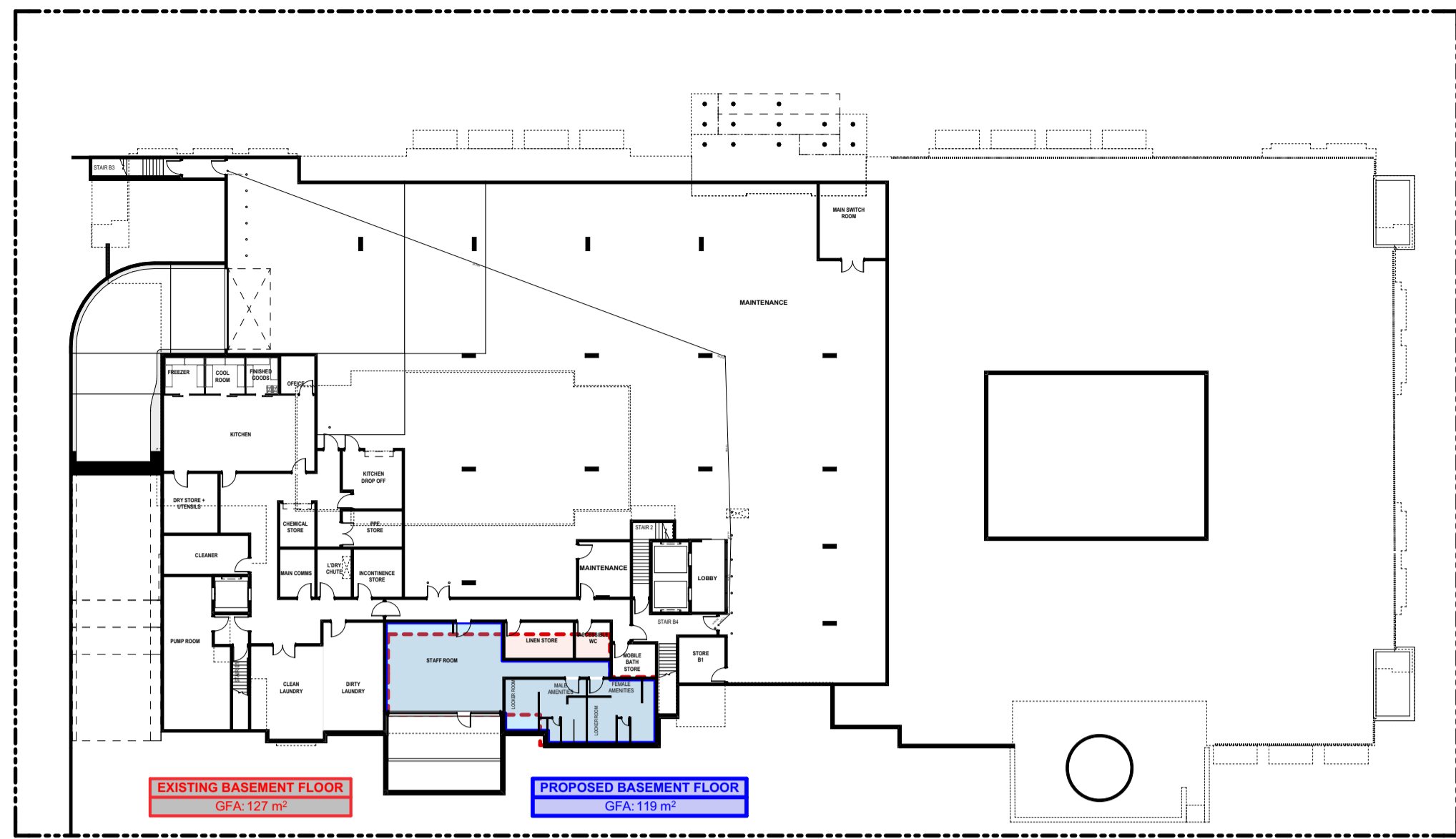
**NO AMENDMENTS**



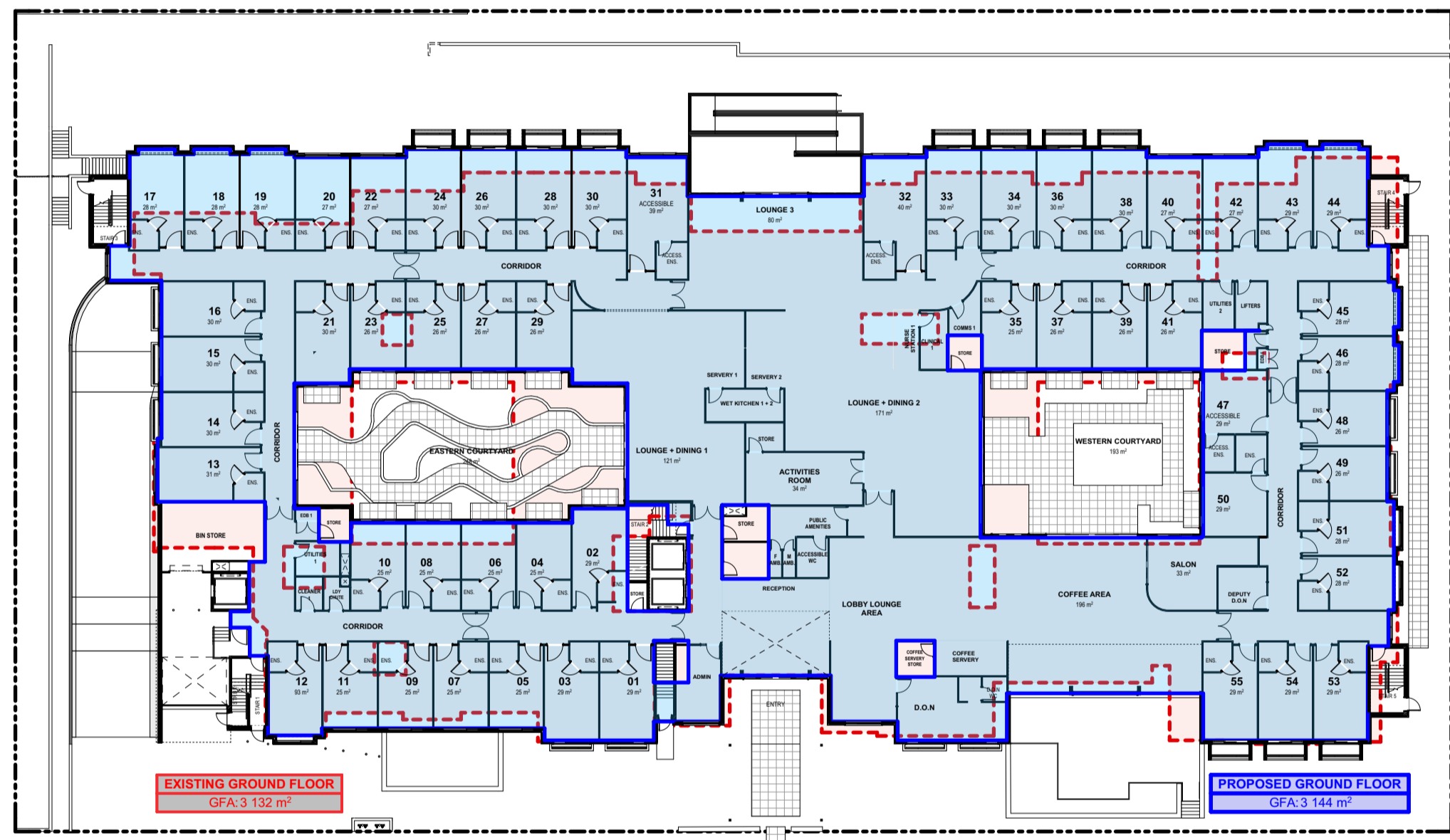
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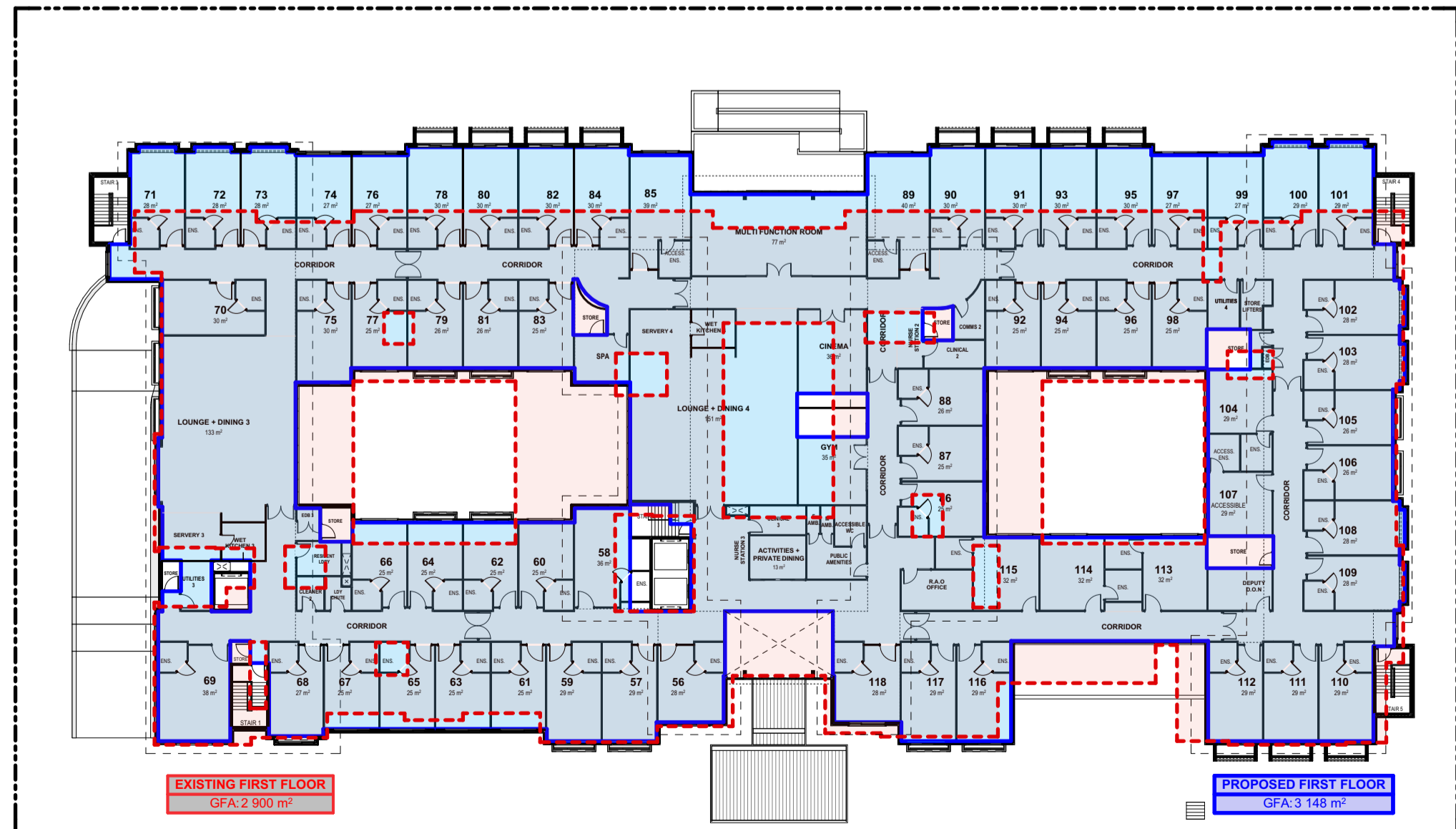
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BASEMENT GFA



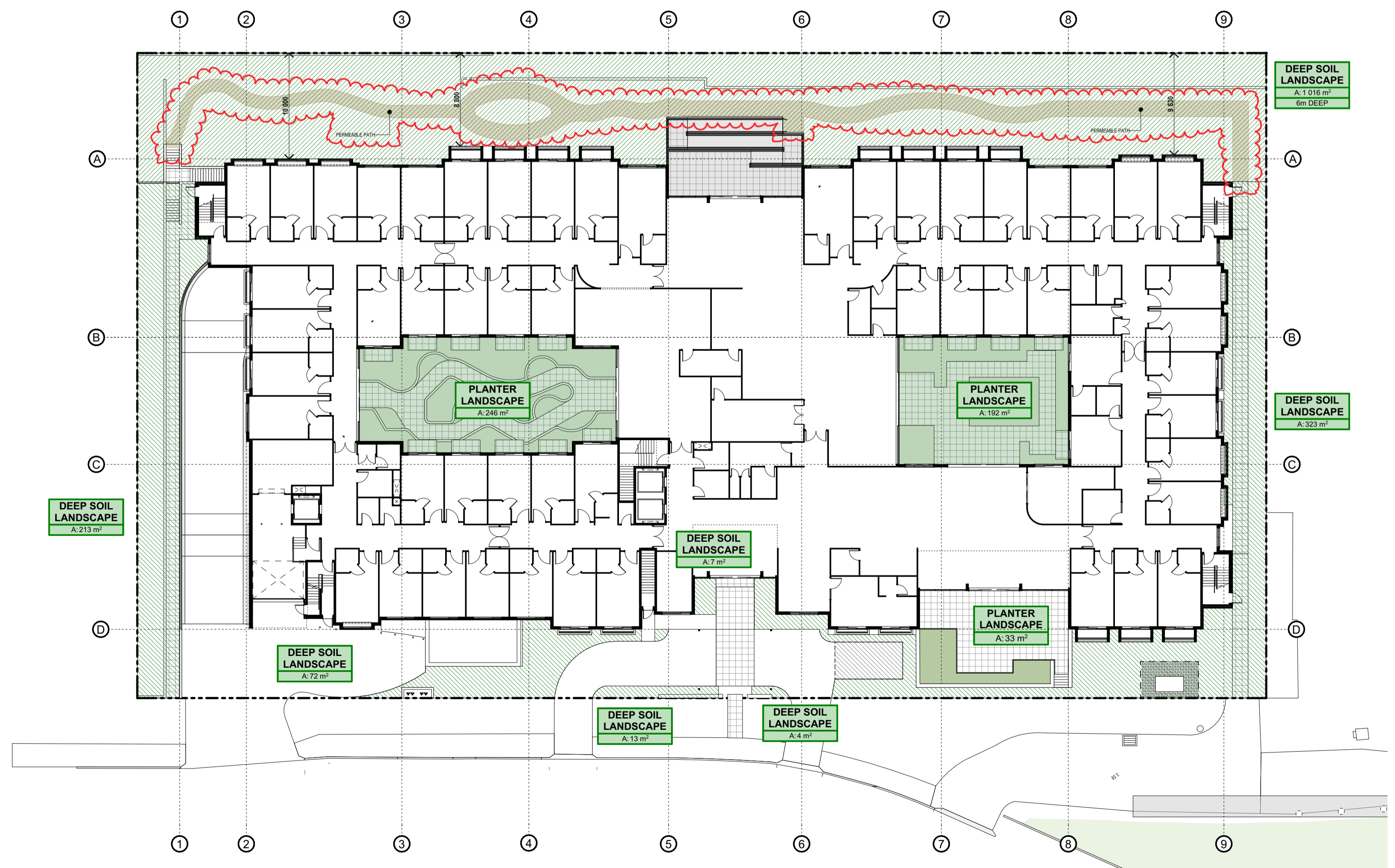
GROUND FLOOR GFA



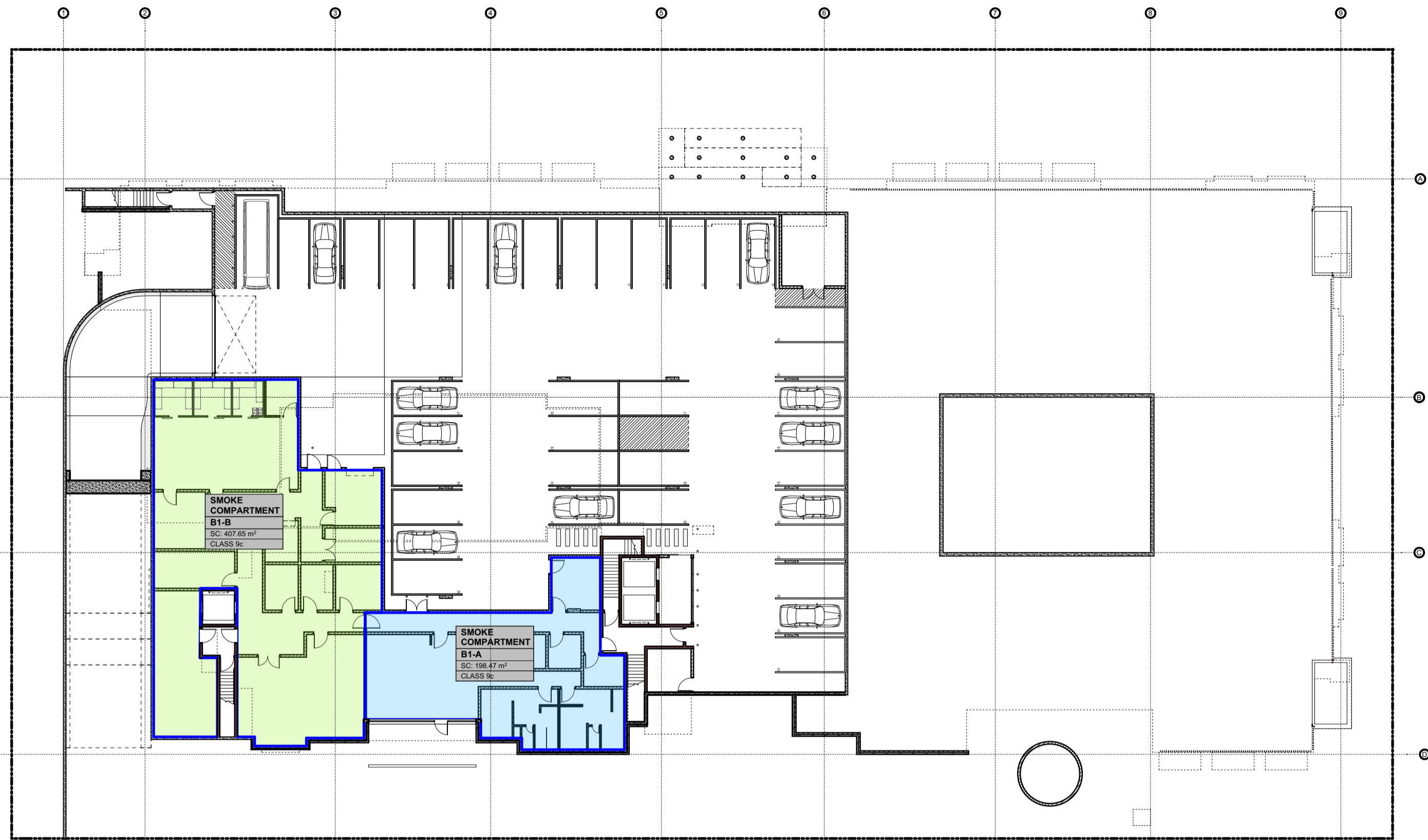
FIRST FLOOR GFA

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

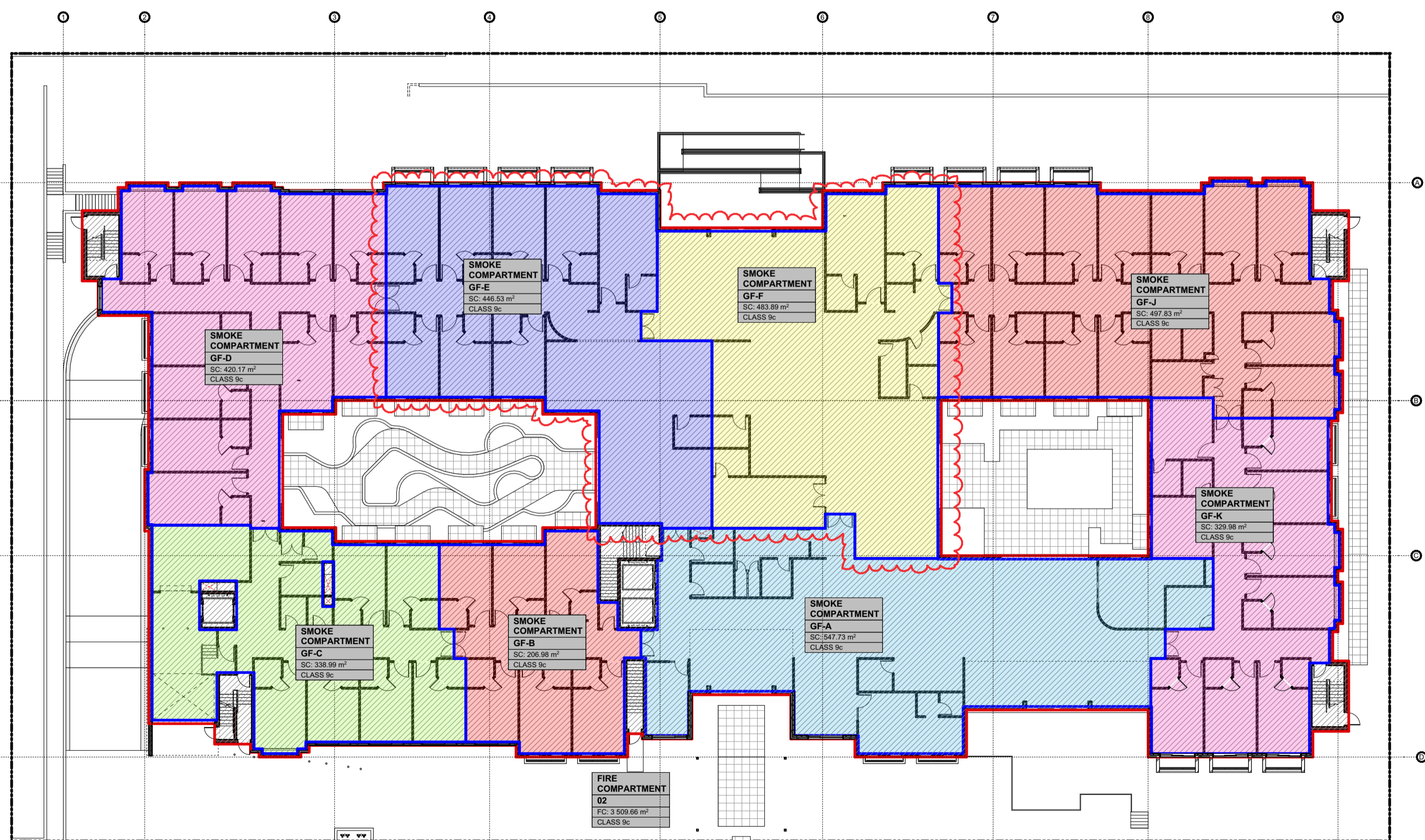
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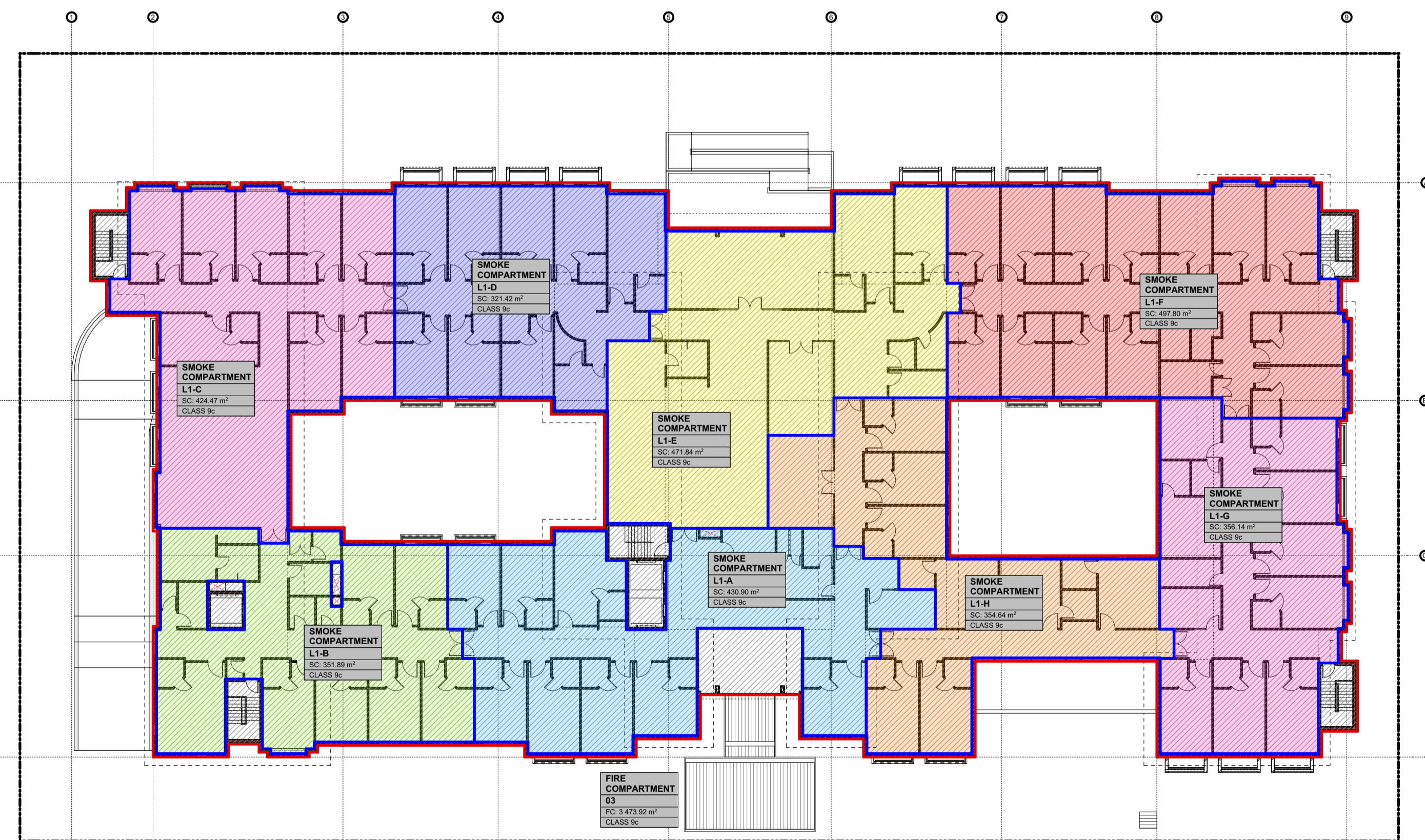
SITE LANDSCAPE AREA



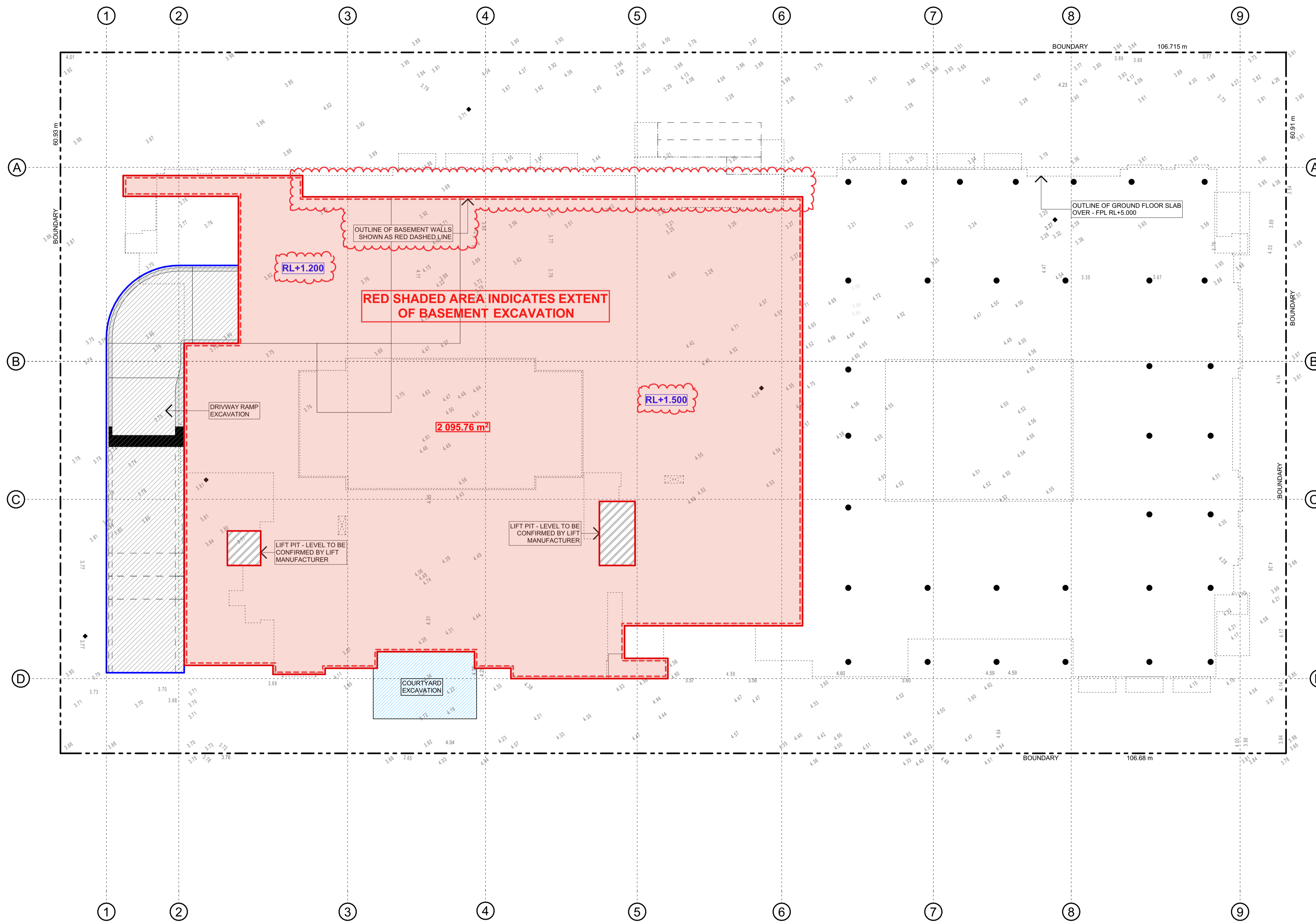
BASEMENT + CARPARK LEVEL FIRE + SMOKE COMPARTMENTS



GROUND FLOOR FIRE + SMOKE COMPARTMENTS



FIRST FLOOR FIRE + SMOKE COMPARTMENTS



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