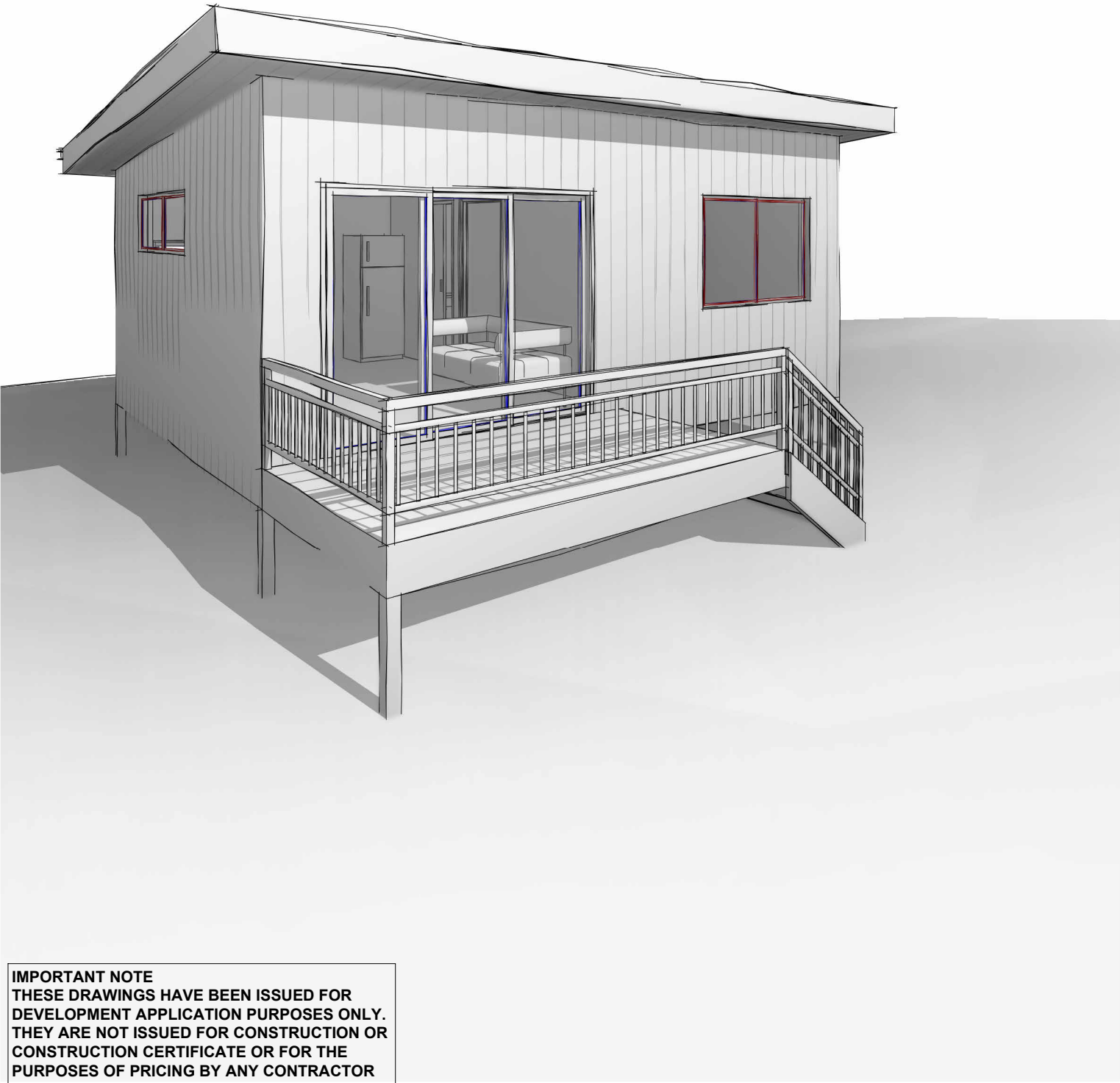


ADDRESS 66 BARRENJOEY ROAD MONA VALE

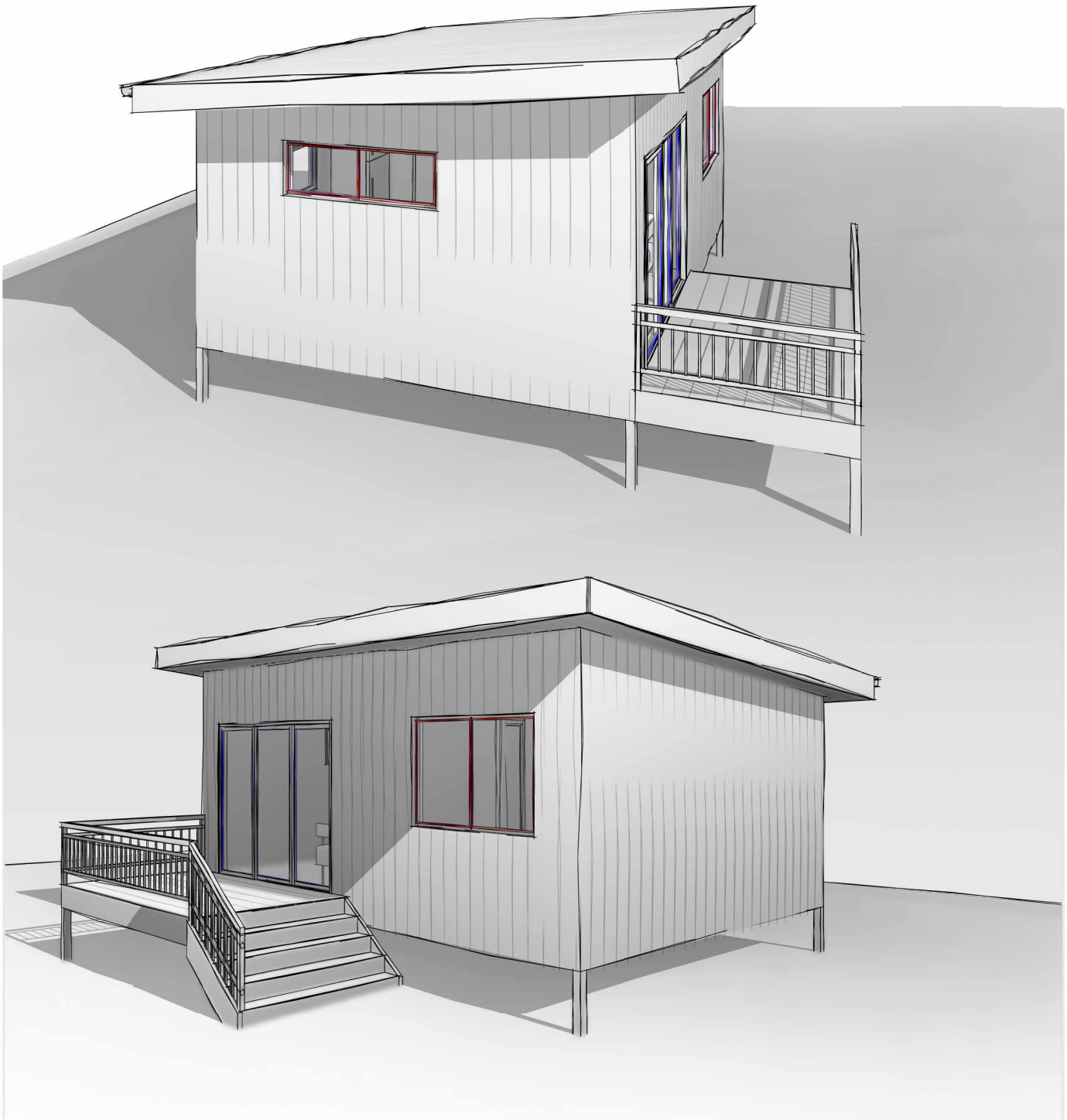
RESIDENCE

SHEET LIST (A)

SHEET NUMBER	SHEET NAME	ISSUE
A 0	COVER PAGE	D
A 1	NOTES	D
A 2	SITE AND ROOF PLAN	D
A 3	GROUND FLOOR PLAN	D
A 4	ELEVATIONS AND SECTION	D
A 5	AREA CALCULATIONS	D
A 6	BASIX COMMITMENTS	D



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LS	18/11/24	A	ISSUE FOR DA
LS	29/11/24	B	ISSUE FOR DA
LS	20/01/25	C	ISSUE FOR DA
LS	07/04/25	D	ISSUE FOR DA RFI

project

PROPOSED CONSTRUCTION OF A STUDIO AT 66  
BARRENJOEY ROAD MONA VALE NSW 2103 LOT 6/F/DP7236

client

LINDA AND GARY CALVERT

true north

drawing

COVER PAGE

project no

24-80

date

18/11/24

sheet no.

A 0

scale @ A3

issue

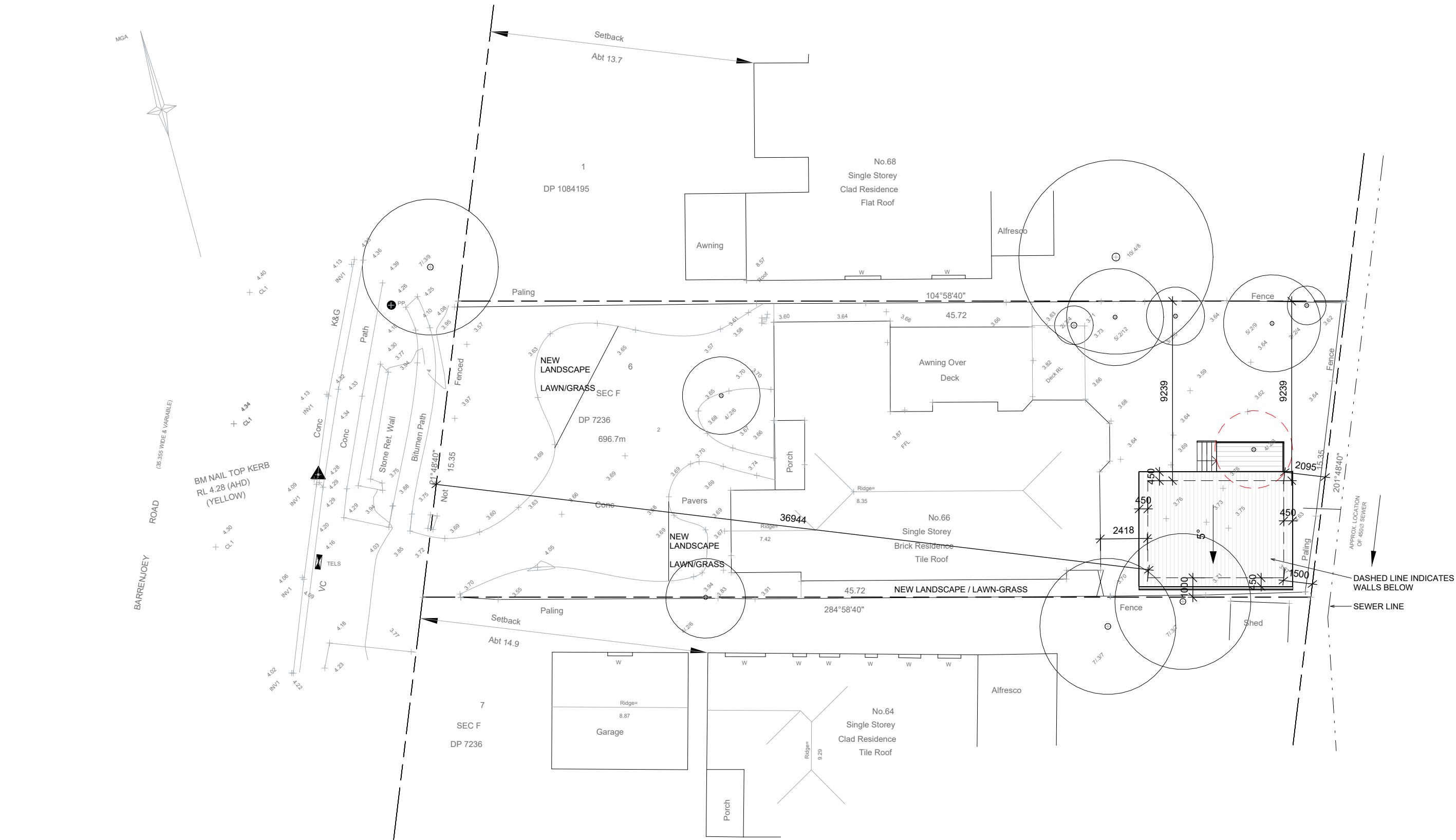
D

checked

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PRELIMINARY  
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1

## SITE AND ROOF PLAN

1 : 200

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client  
**LINDA AND GARY CALVERT**



true north



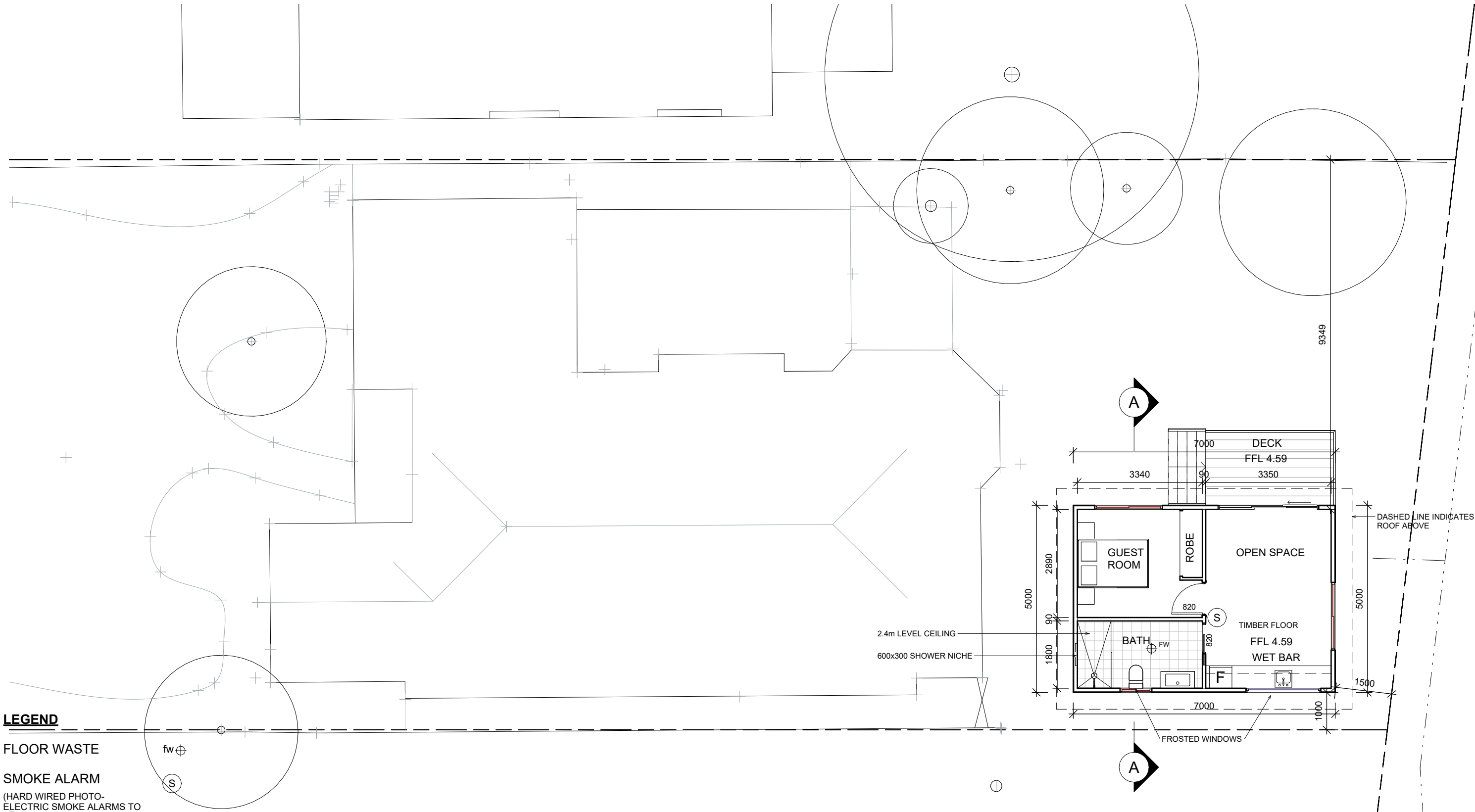
drawing  
**SITE AND ROOF PLAN**

project no	date	sheet no.	scale @ A3	issue	checked
24-80	18/11/24	A 2	1 : 200	D	?



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**RK**  
DESIGNS



LEGEND

FLOOR WASTE

SMOKE ALARM

(HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED AS PER CLAUSE 9.5.4 OF THE HOUSING PROVISIONS 2022 & AS 3786)

PRELIMINARY  
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1

GROUND FLOOR PLAN

1 : 100

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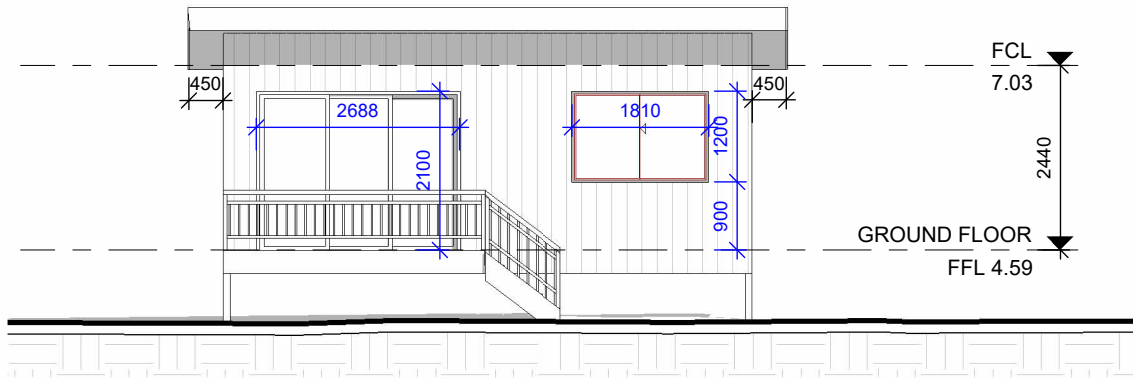
project  
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BARRENJOEY ROAD MONA VALE NSW 2103 LOT 6/F/DP7236

client  
LINDA AND GARY CALVERT

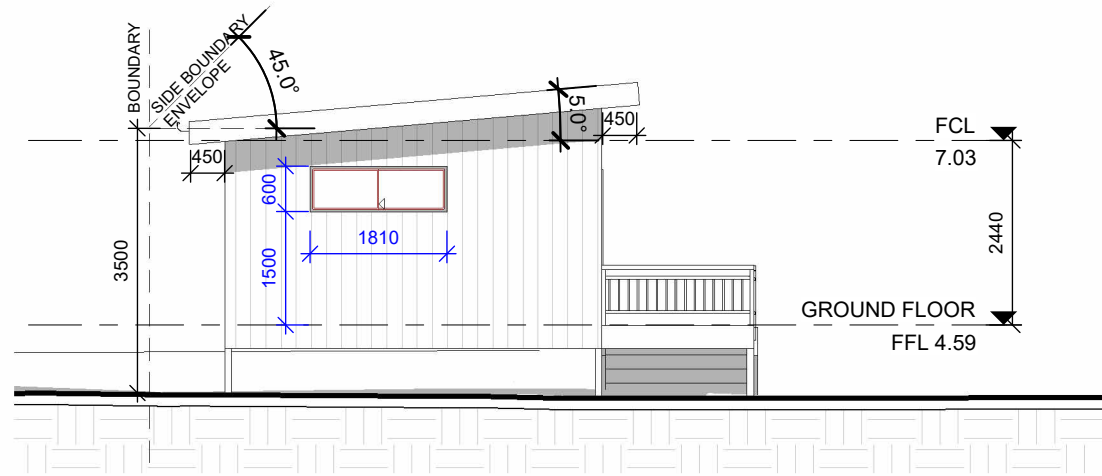
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24-80	18/11/24	A 3	1 : 100	D	?

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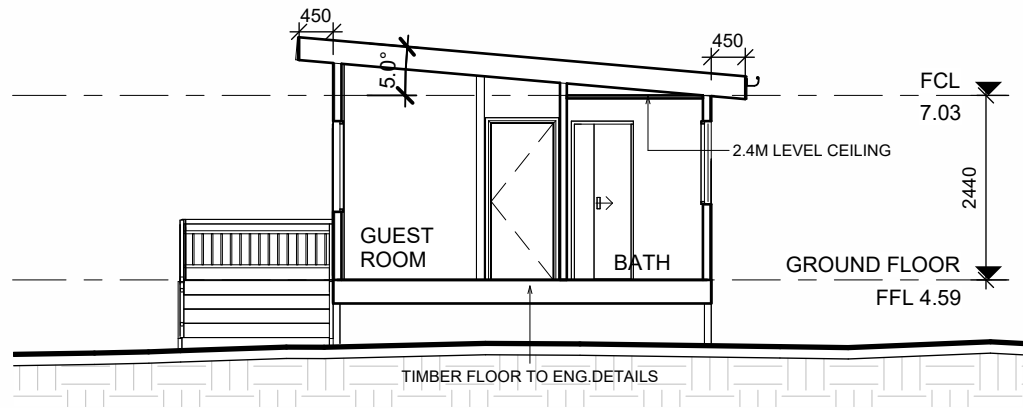
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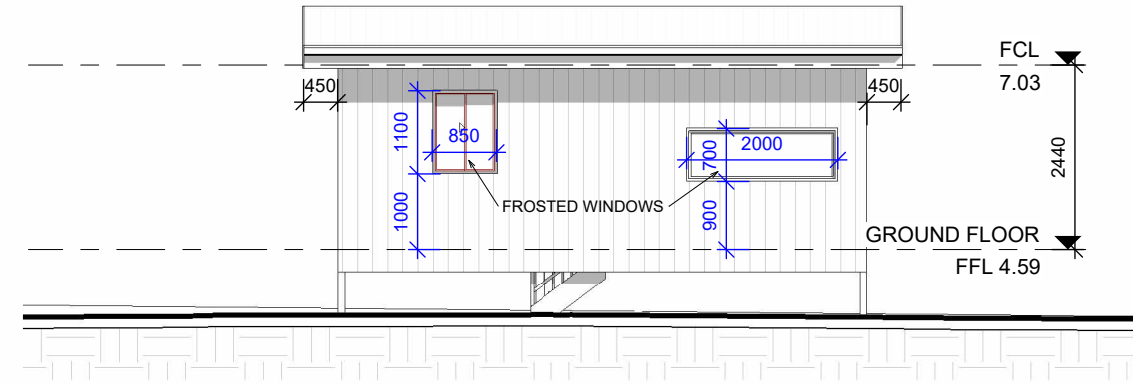
1 NORTH ELEVATION  
1 : 100



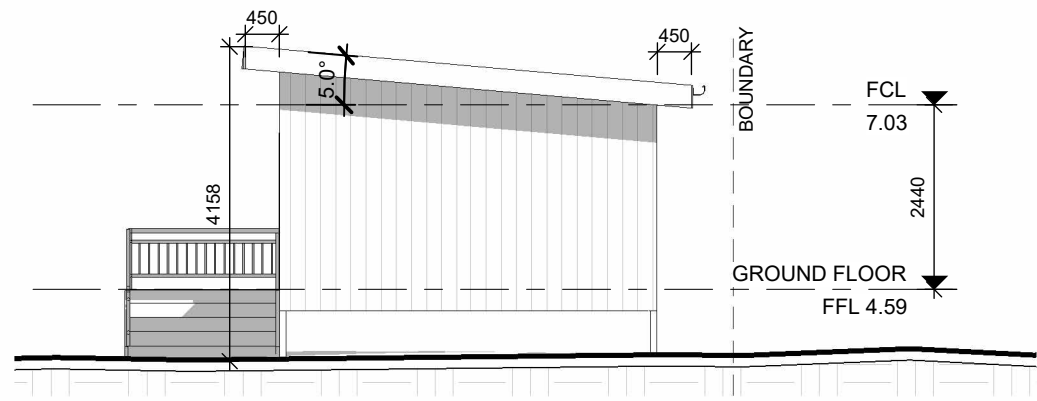
2 EAST ELEVATION  
1 : 100



5 SECTION A-A  
1 : 100



3 SOUTH ELEVATION  
1 : 100




4 WEST ELEVATION  
1 : 100

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project	PROPOSED CONSTRUCTION OF A STUDIO AT 66 BARRENJOEY ROAD MONA VALE NSW 2103 LOT 6/F/DP7236
client	LINDA AND GARY CALVERT
client	

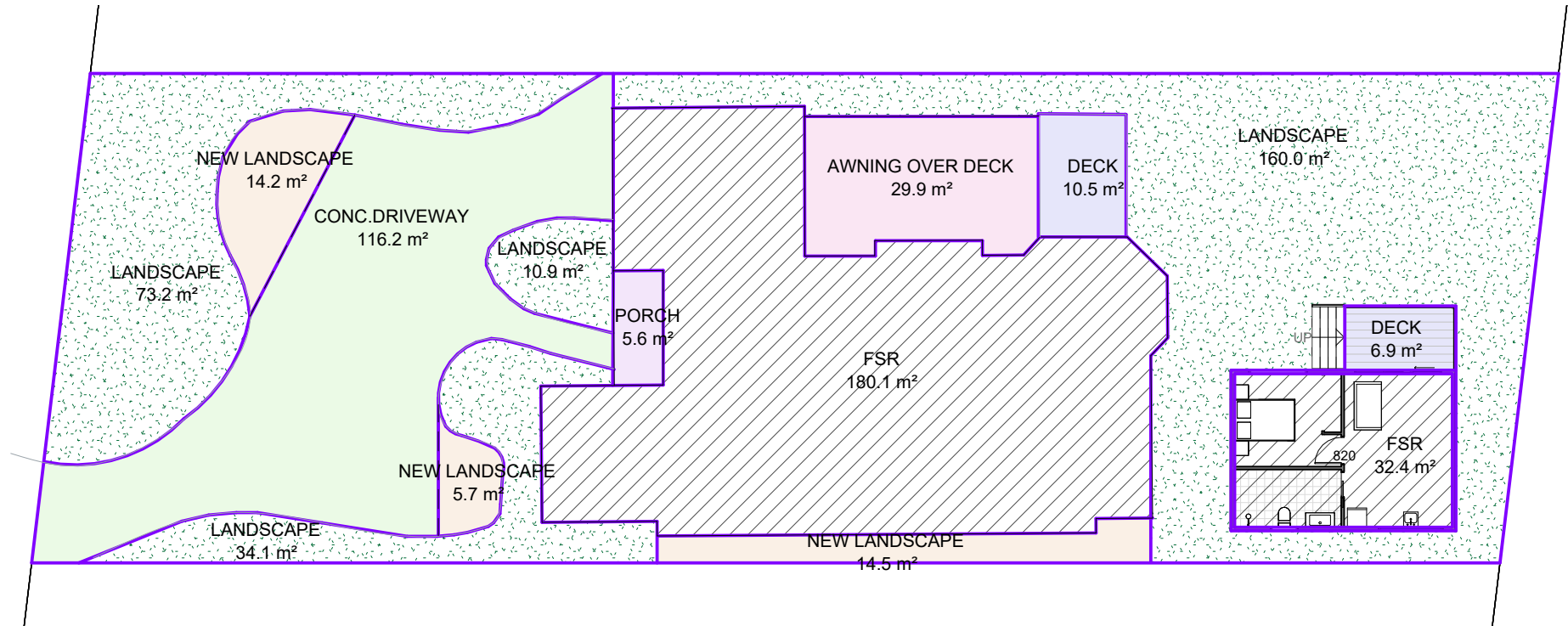

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drawing	ELEVATIONS AND SECTION
project no	24-80
date	18/11/24
sheet no.	A 4
scale @ A3	1 : 100
issue	D
checked	?







1 GROUND FLOOR  
1 : 200

SITE AREA = 696.7 SQM

MINIMUM REQUIRED LANDSCAPED AREA = 50% WITH A MINIMUM 1M WIDTH

MINIMUM REQUIRED LANDSCAPED AREA = 348.35 SQM

PROPOSED LANDSCAPED AREA = 312.6SQM

6% OF THE TOTAL SITE AREA MAY BE PROVIDED AS LANDSCAPED AS PER D9.10 OF MONA VALE LOCALITY WITHIN AREA 3

6% OF TOTAL SITE = 41.80 SQM

TOTAL PROPOSED LANDSCAPED AREA = 354.4SQM

THEREFORE, THE PROPOSAL COMPLIES WITH PDCP

AREA CALCULATIONS SCHEDULE

NAME	LEVEL	COUNT	TOTAL
AWNING OVER DECK	GROUND FLOOR	1	29.9 m²
AWNING OVER DECK: 1			29.9 m²
CONC.DRIVEWAY	GROUND FLOOR	1	116.2 m²
CONC.DRIVEWAY: 1			116.2 m²
DECK	GROUND FLOOR	2	17.4 m²
DECK: 2			17.4 m²
FSR	GROUND FLOOR	2	212.5 m²
FSR: 2			212.5 m²
LANDSCAPE	GROUND FLOOR	4	278.2 m²
LANDSCAPE: 4			278.2 m²
NEW LANDSCAPE	Not Placed	1	0.0 m²
NEW LANDSCAPE	GROUND FLOOR	3	34.4 m²
NEW LANDSCAPE: 4			34.4 m²
PORCH	GROUND FLOOR	1	5.6 m²
PORCH: 1			5.6 m²

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
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client

LINDA AND GARY CALVERT




true north



drawing

AREA CALCULATIONS

project no	date	sheet no.	scale @ A3	issue	checked
24-80	18/11/24	A 5	1 : 200	D	?

  
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