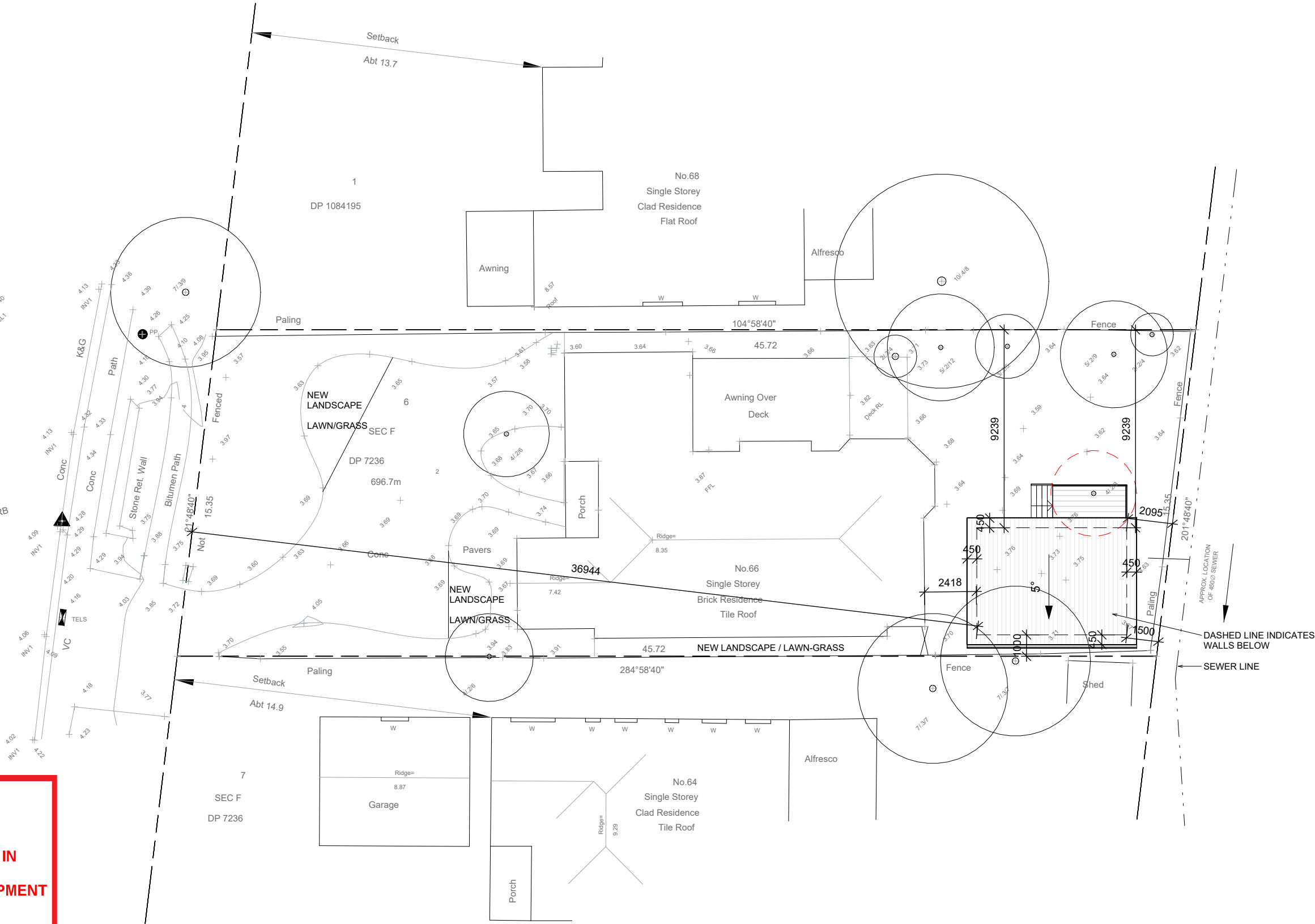


BARRENJOEY ROAD
(33.355 MIDE & VARIABLE)

BM NAIL TOP KERB
RL 4.28 (AHD)
(YELLOW)





**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2025/0208

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

1

SITE AND ROOF PLAN

1 : 200

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR
DEVELOPMENT APPLICATION PURPOSES ONLY.
THEY ARE NOT ISSUED FOR CONSTRUCTION OR
CONSTRUCTION CERTIFICATE OR FOR THE
PURPOSES OF PRICING BY ANY CONTRACTOR



GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	description
LS	18/11/24	A	ISSUE FOR DA
LS	29/11/29	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

SITE AND ROOF PLAN

project no

24-80

date

18/11/24

sheet no.

A 2

scale @ A3

1 : 200


issue

D

checked

?

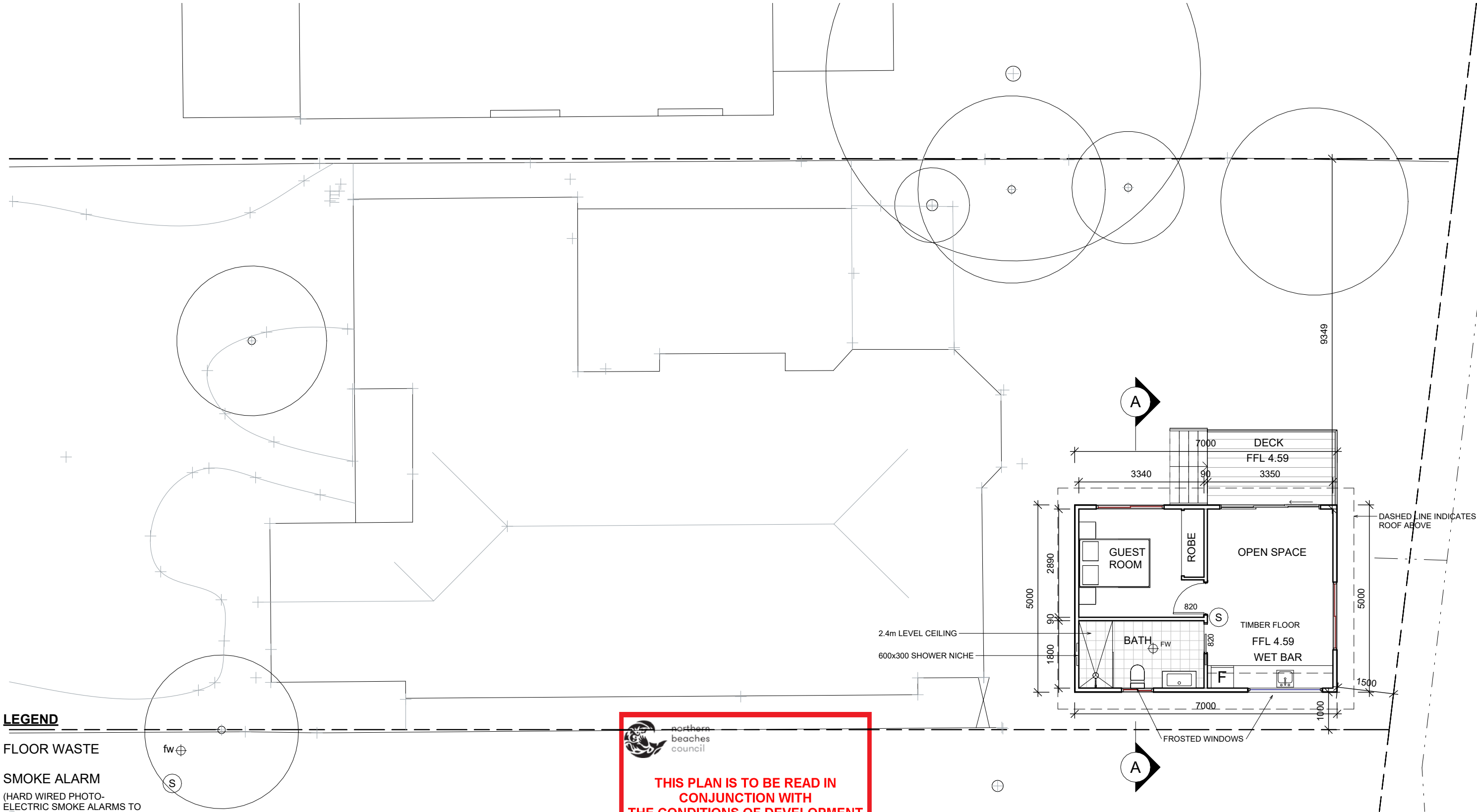
 **Bungalow Homes**



**ACCREDITED
BUILDING DESIGNER**

6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 66 659 200 389
spaces designed for life





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
DO NOT USE FOR CONSTRUCTION

1

GROUND FLOOR PLAN

1 : 100

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

DA2025/0208

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR



GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	description
LS	18/11/24	A	ISSUE FOR DA
LS	29/11/29	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

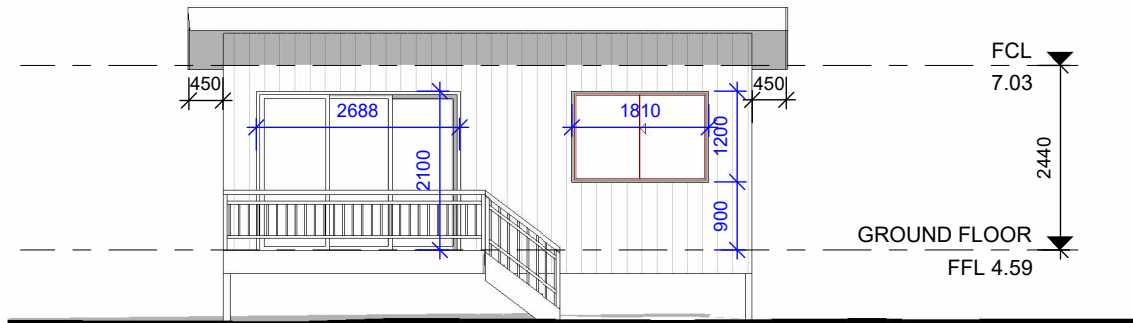
GROUND FLOOR PLAN

project no	date	sheet no.	scale @ A3	issue	checked
24-80	18/11/24	A 3	1 : 100	D	?

ACCREDITED BUILDING DESIGNER

6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 66 659 200 389
spaces designed for life

RK
DESIGNS

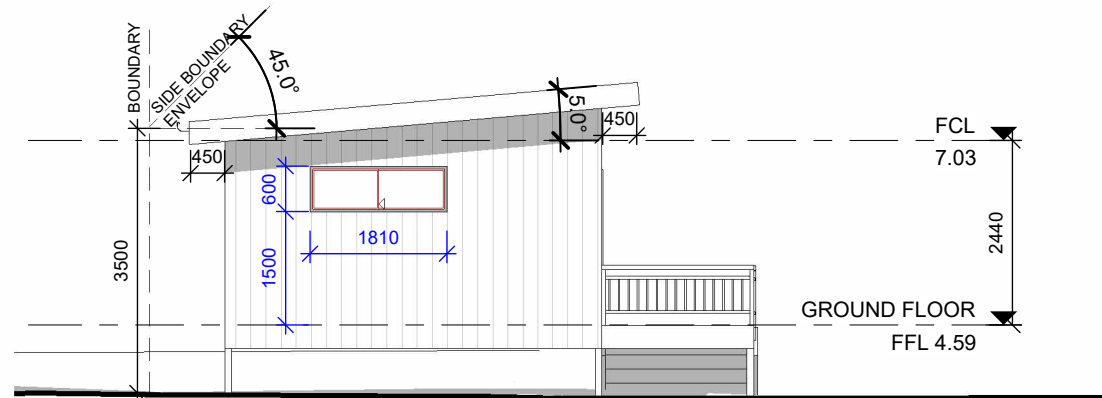


1 NORTH ELEVATION
1 : 100

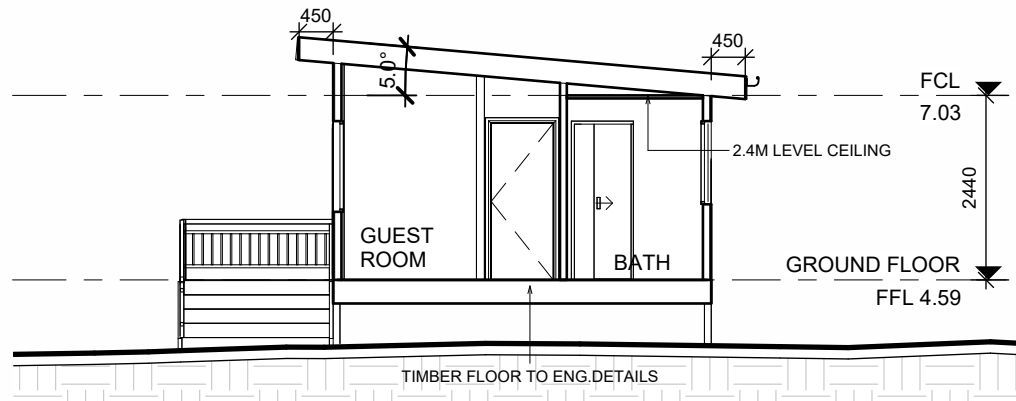
 northern beaches council

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

DA2025/0208

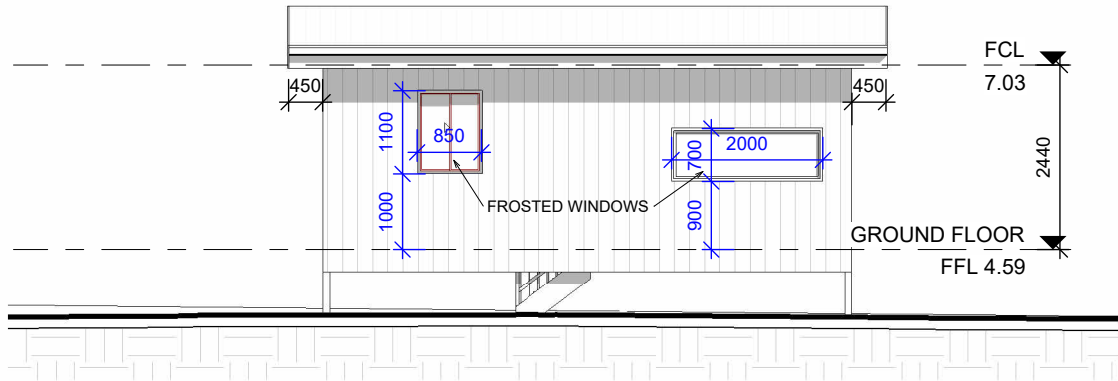


2 EAST ELEVATION
1 : 100

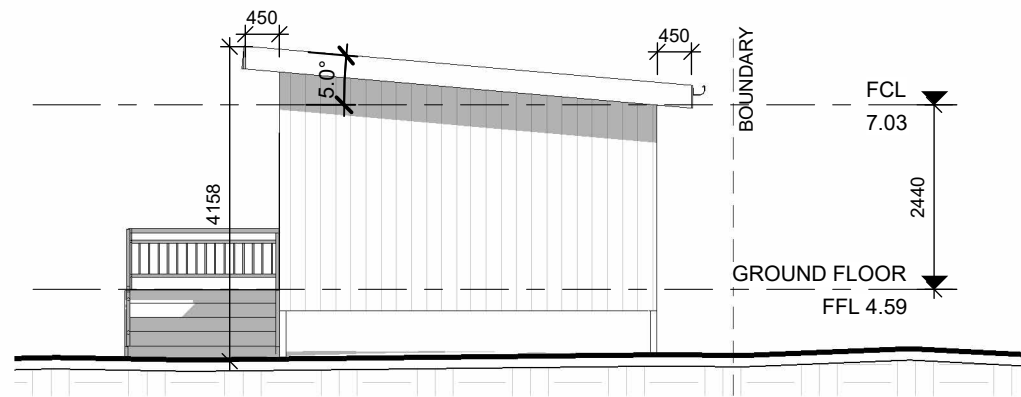


5 SECTION A-A
1 : 100

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.


drawn	date	issue	description
LS	18/11/24	A	ISSUE FOR DA
LS	29/11/29	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


 **Bungalow Homes**

true north

drawing

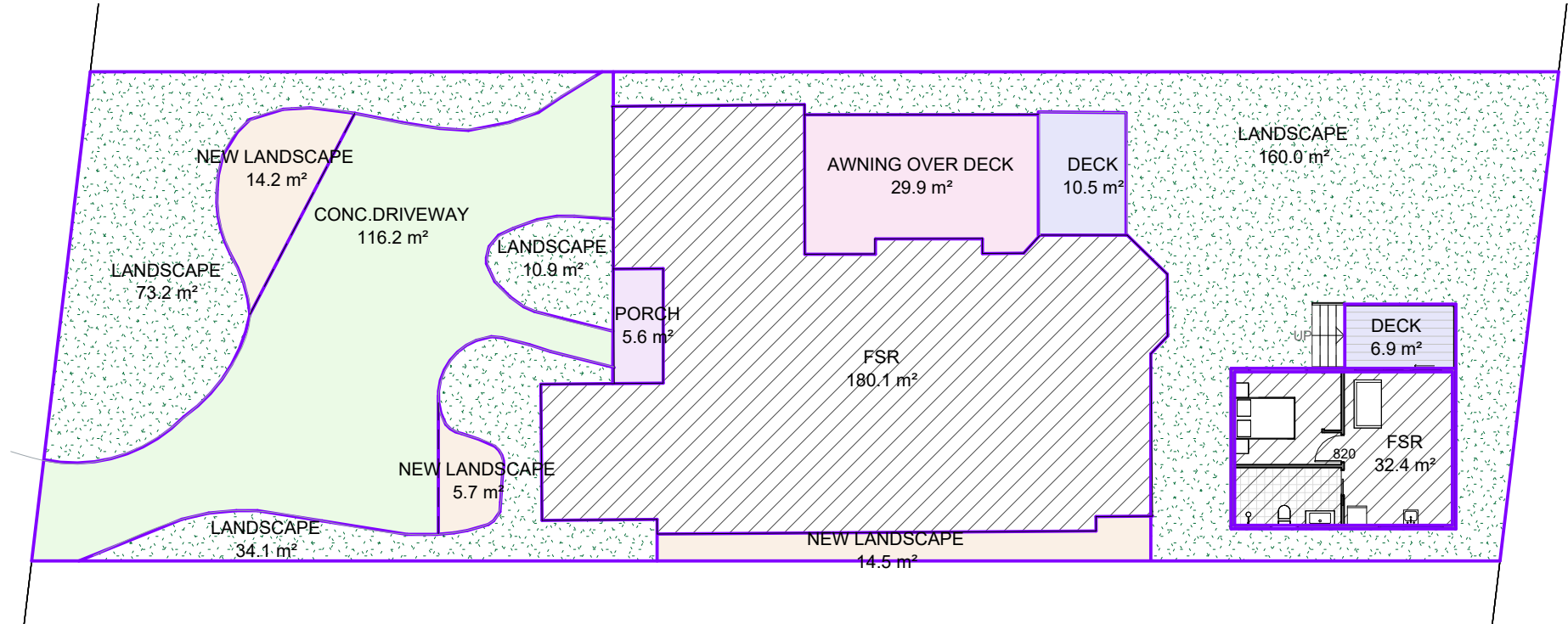
ELEVATIONS AND SECTION

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

 **ACCREDITED BUILDING DESIGNER**

6/7 Parkes Street, Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 68 659 200 389
spaces designed for life

RK DESIGNS



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



northern
beaches
council

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

DA2025/0208

AREA CALCULATIONS SCHEDULE

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

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR
DEVELOPMENT APPLICATION PURPOSES ONLY.
THEY ARE NOT ISSUED FOR CONSTRUCTION OR
CONSTRUCTION CERTIFICATE OR FOR THE
PURPOSES OF PRICING BY ANY CONTRACTOR

GENERAL NOTES

. All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.

. No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.

. No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.

. In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.

. All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.

. Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.

. All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.

. All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.


drawn	date	issue	description
LS	18/11/24	A	ISSUE FOR DA
LS	29/11/29	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

AREA CALCULATIONS

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



ACCREDITED
BUILDING DESIGNER

6/7 Parkes Street,
Parramatta NSW 2150
www.rkdesigns.com.au
admin@rkdesigns.com.au
02 9633 4797
abn. 66 659 200 389
spaces designed for life

