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



DEVELOPMENT APPLICATION DRAWING LIST Drawing Name COVER SHEET DA2-00 C SITE ANALYSIS AND CONTEXT PLAN DA2-01 C SITE + ROOF PLAN DA2-02 C DA2-03 C BASEMENT LEVEL + CARPARK LEVEL GROUND FLOOR LEVEL DA2-04 C DA2-05 C FIRST FLOOR LEVEL DA2-06 C ELEVATIONS NORTH AND SOUTH DA2-07 C **ELEVATIONS EAST AND WEST** SECTIONS DA2-08 C DA2-09 C SHADOW DIAGRAMS DA2-10 C 3D VIEWS DA2-11 C AREAS + DEVELOPMENT SCHEDULE FIRE AND SMOKE COMPARTMENTS DA2-12 C DA2-13 C **EXCAVATION PLAN**



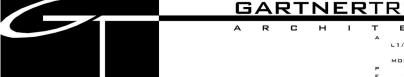




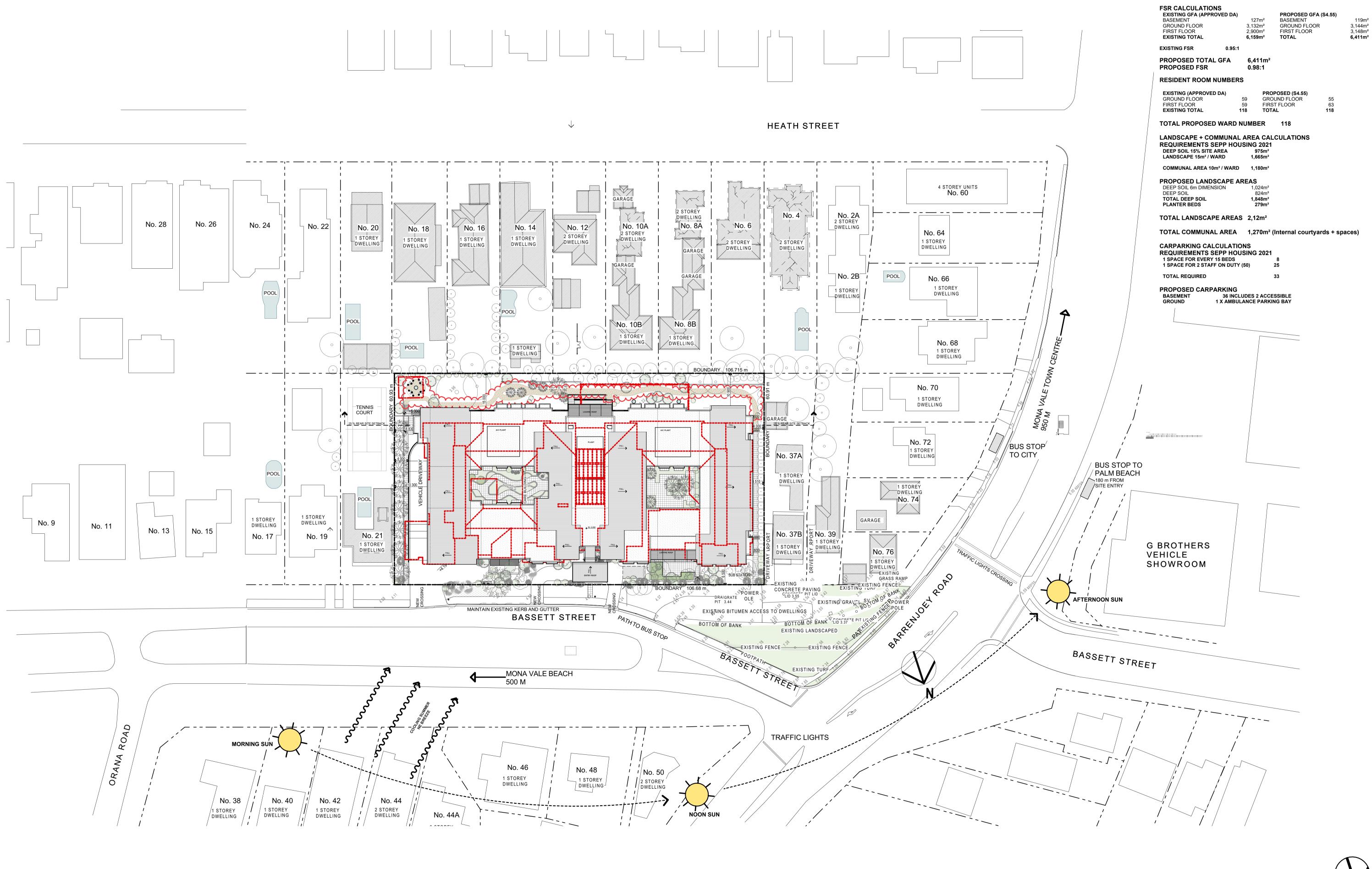
MEDIUM DENSITY G BROTHERS

LOCATION PLAN

DA2-00



MONA VALE SURF LIFESAVING CLUB







DATE REV DESCRIPTION ISSUED FOR DEVELOPMENT APPLICATION

FOR 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

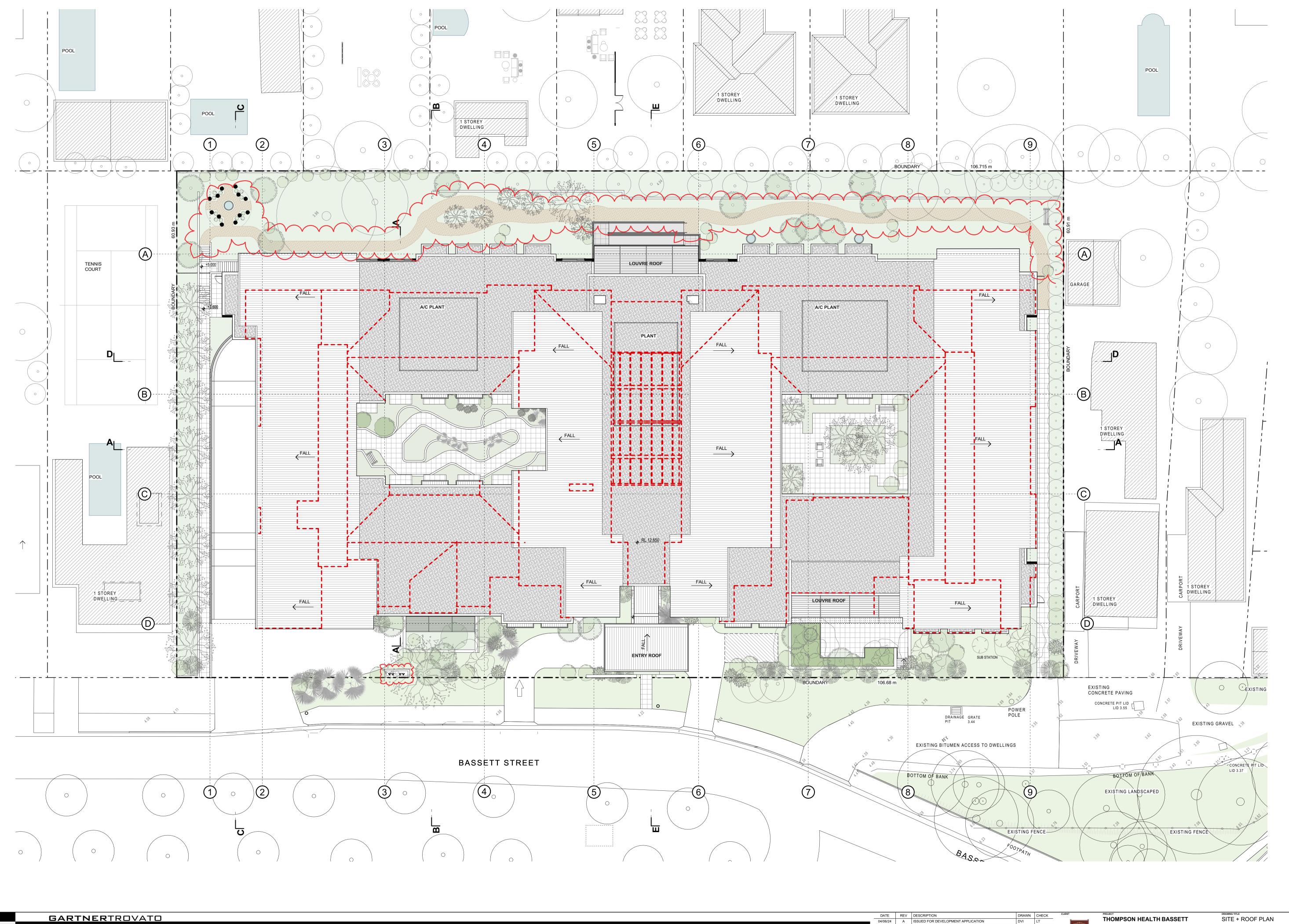
DEVELOPMENT SCHEDULE RESIDENTIAL AGED CARE FACILITY 23-25 BASSETT STREET, MONA VALE

SITE AREA 6,500m²

SITE ANALYSIS AND CONTEXT PLAN 1:500 @ A1 APRIL 2024 DVI/LT

DA2-01

PROJECT NO. 1816



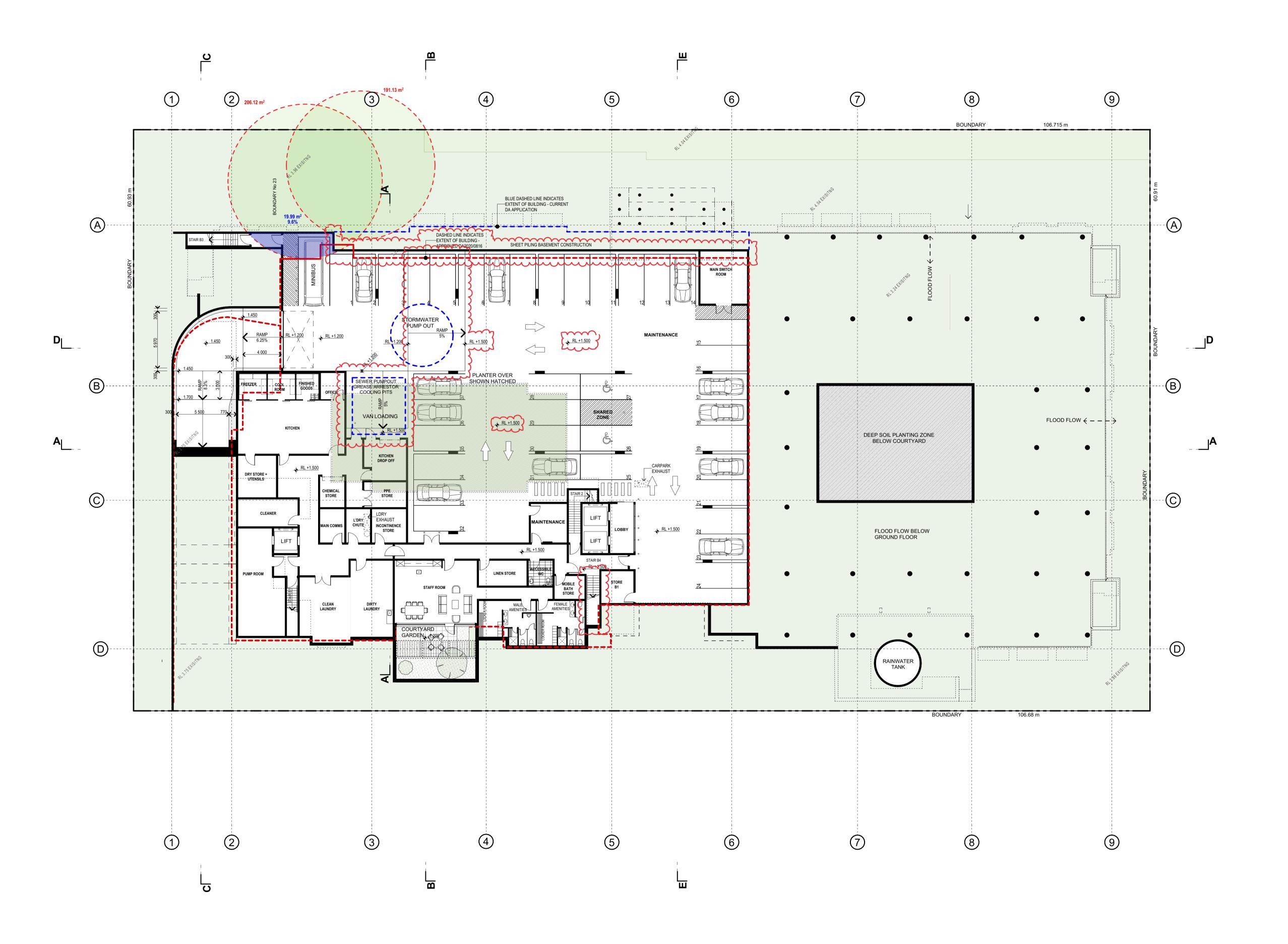


A PITTWATER PLACE
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MONA VALE, NSW 2103
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+ +61 2 9979 4422
GTA@G-T.COM.AU

19/08/24 B DA AMENDMENTS 14/11/24 C AMENDED DA

SITE + ROOF PLAN THOMPSON HEALTH BASSETT PROPOSED ALTERATIONS + ADDITIONS TO AN APPROVED RESIDENTIAL AGED CARE FACILITY 23-25 BASSETT STREET, MONA VALE 1:200 @ A1 PROJECT NO. DVI/LT THOMPSON
HEALTH CARE
FOR THOMPSON HEALTH CARE DA2-02 1816

APRIL 2024



С

DATE REV DESCRIPTION

14/11/24 C AMENDED DA

19/08/24 B DA AMENDMENTS

A ISSUED FOR DEVELOPMENT APPLICATION

THOMPSON HEALTH BASSETT PROPOSED ALTERATIONS + ADDITIONS TO AN APPROVED RESIDENTIAL AGED CARE FACILITY 23-25 BASSETT STREET, MONA VALE THOMPSON
HEALTH CARE

LOT 2 DP 748426 + LOT 38 DP 7236
FOR THOMPSON HEALTH CARE

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

PROPOSED TOTAL GFA 6,411m²

RESIDENT ROOM NUMBERS

EXISTING (APPROVED DA)

DEEP SOIL 15% SITE AREA

LANDSCAPE 15m² / WARD

DEEP SOIL 6m DIMENSION

DEEP SOIL

TOTAL DEEP SOIL

TOTAL REQUIRED

BASEMENT

GROUND

PLANTER BEDS

PROPOSED GFA (S4.55)

3,144m² 3,148m²

6,411m²

BASEMENT

TOTAL

PROPOSED (S4.55) GROUND FLOOR

FIRST FLOOR

FIRST FLOOR

GROUND FLOOR

3,132m²

2,900m²

6,159m²

0.98:1

975m² 1,665m²

1,016m²

1,848m² 279m²

TOTAL COMMUNAL AREA 1,270m² (Internal courtyards + spaces)

36 INCLUDES 2 ACCESSIBLE 1 X AMBULANCE PARKING BAY

824m²

118

0.95:1

TOTAL PROPOSED WARD NUMBER 118

REQUIREMENTS SEPP HOUSING 2021

COMMUNAL AREA 10m² / WARD 1,180m²

PROPOSED LANDSCAPE AREAS

TOTAL LANDSCAPE AREAS 2,12m²

REQUIREMENTS SEPP HOUSING 2021

CARPARKING CALCULATIONS

1 SPACE FOR EVERY 15 BEDS 1 SPACE FOR 2 STAFF ON DUTY (50)

PROPOSED CARPARKING

LANDSCAPE + COMMUNAL AREA CALCULATIONS

SITE AREA 6,500m²

FSR CALCULATIONS EXISTING GFA (APPROVED DA)

BASEMENT

GROUND FLOOR

EXISTING TOTAL

PROPOSED FSR

GROUND FLOOR FIRST FLOOR

EXISTING TOTAL

FIRST FLOOR

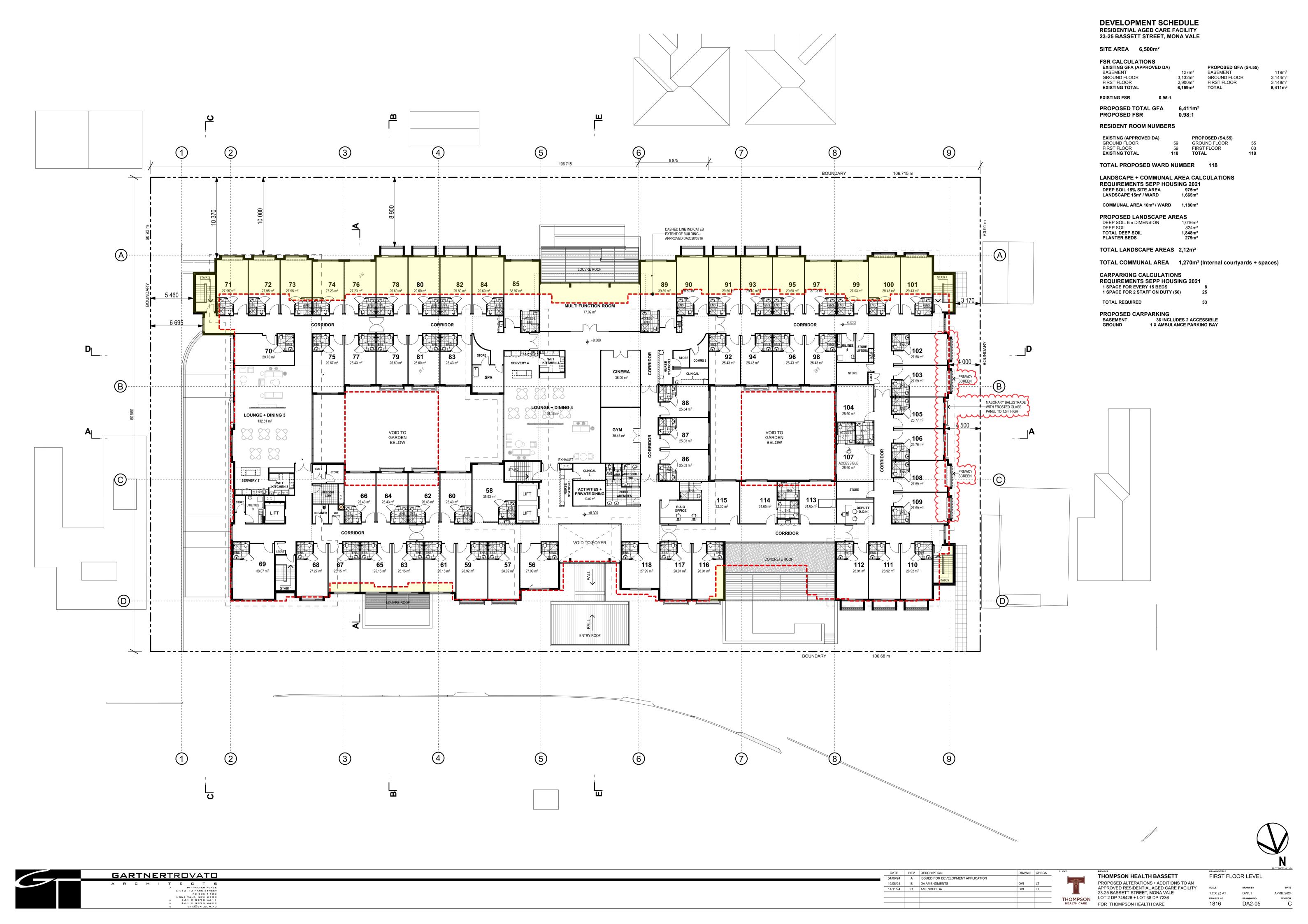
EXISTING FSR

BASEMENT LEVEL + CARPARK LEVEL 1:200 @ A1 DVI/LT APRIL 2024 PROJECT NO.

DA2-03

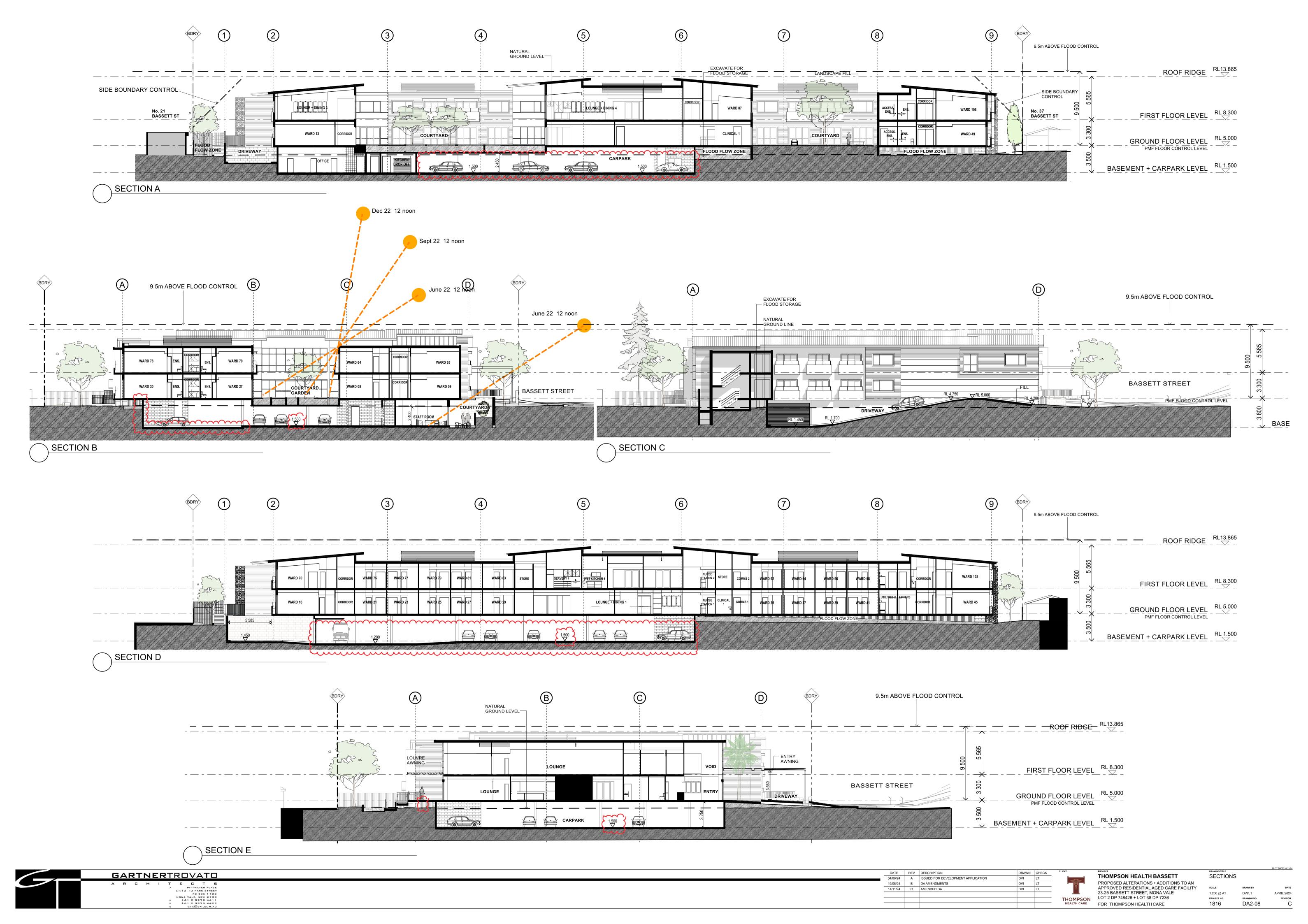
1816

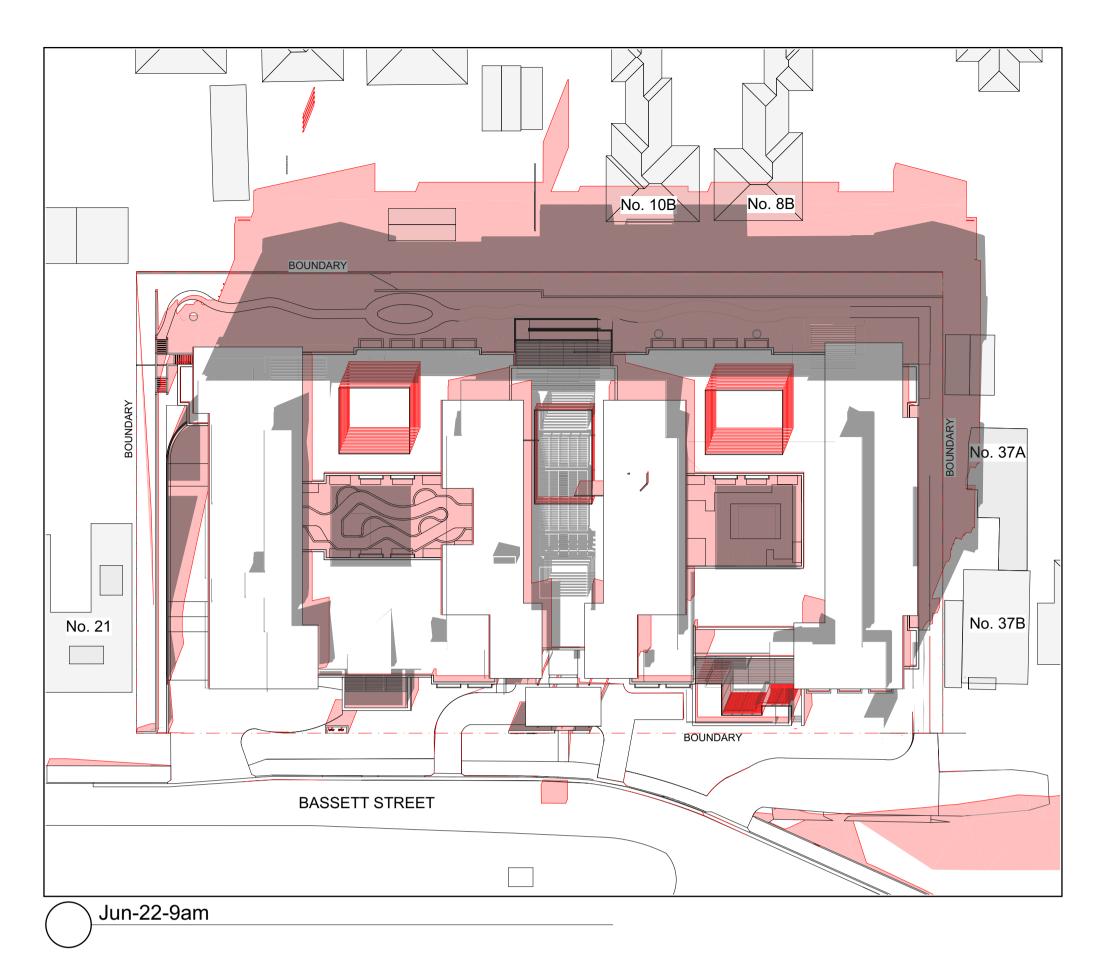


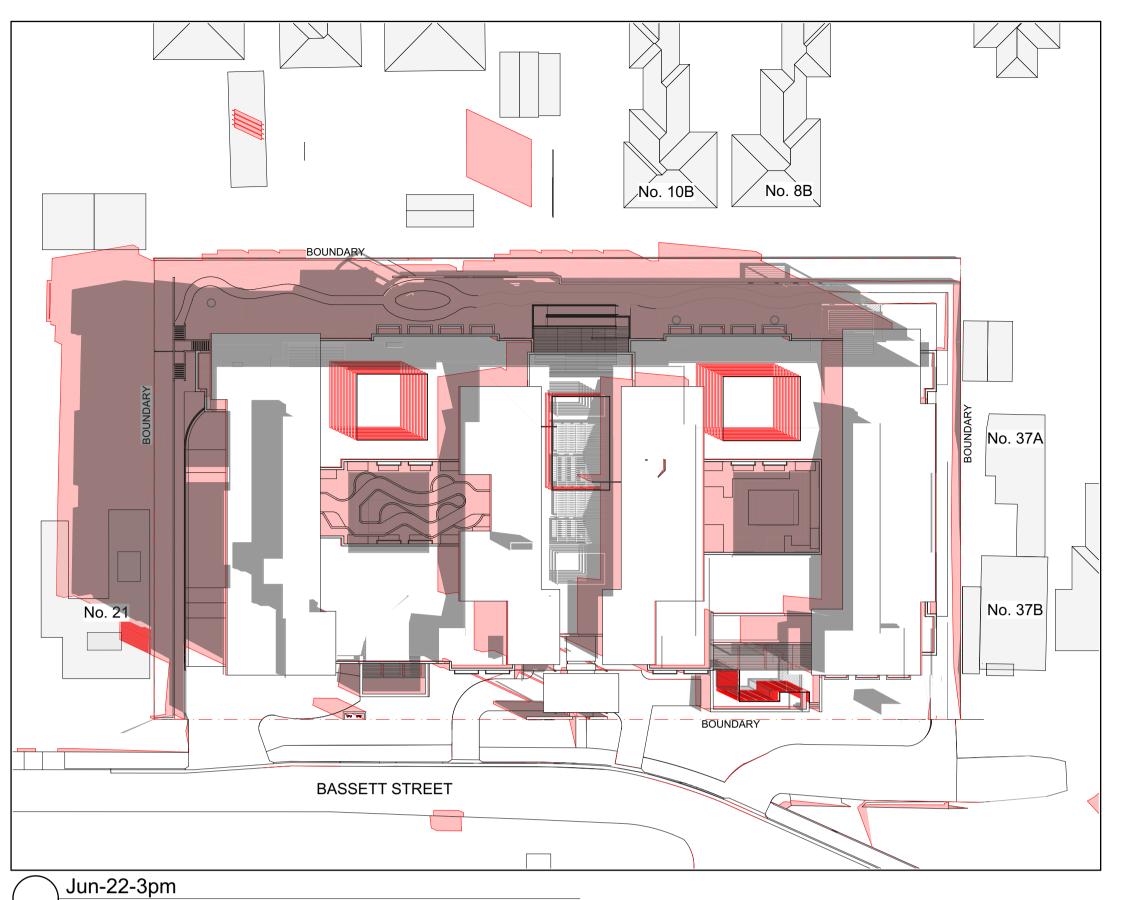


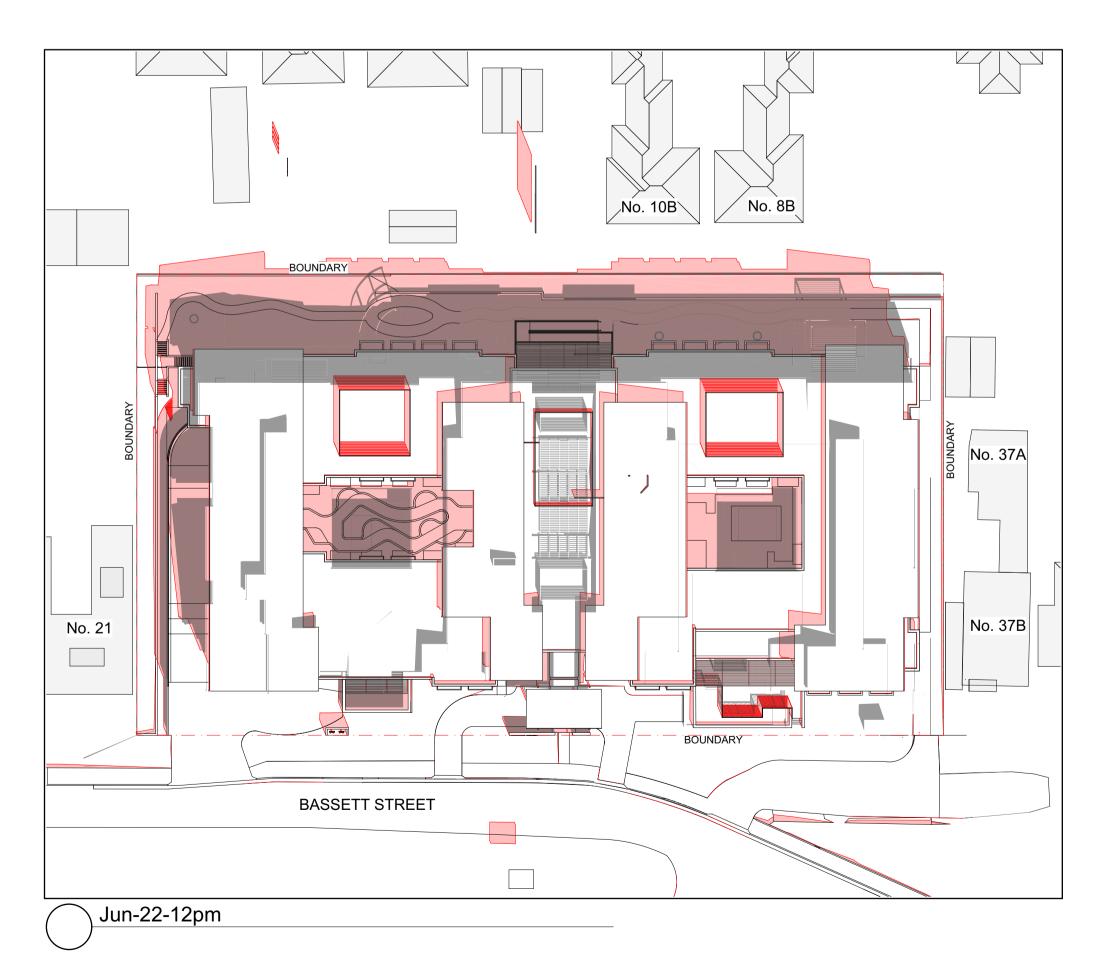










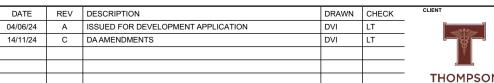




NO AMENDMENTS









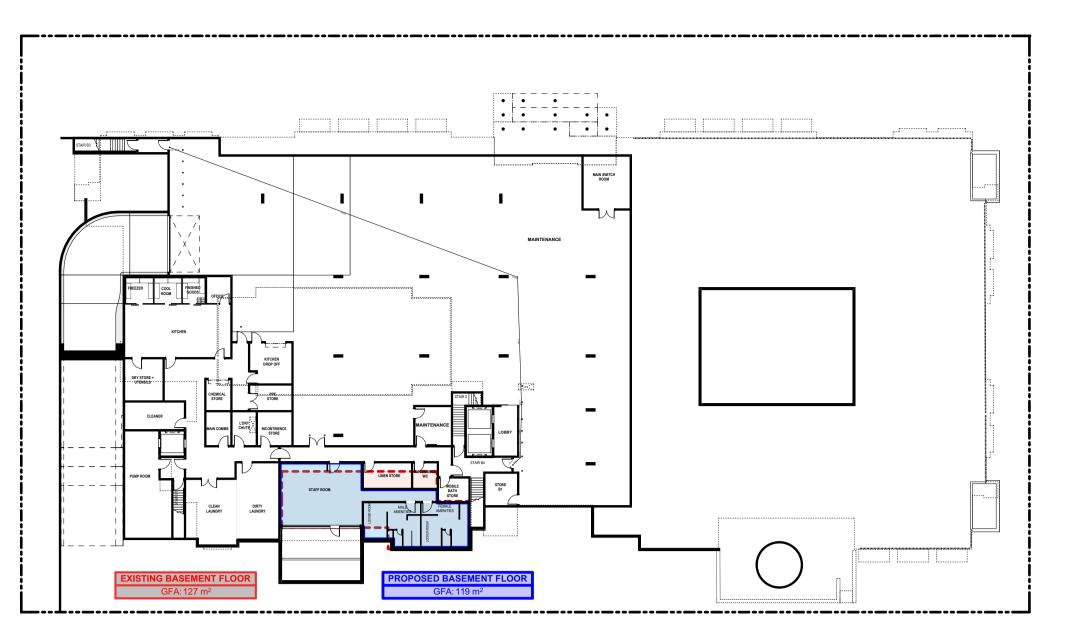




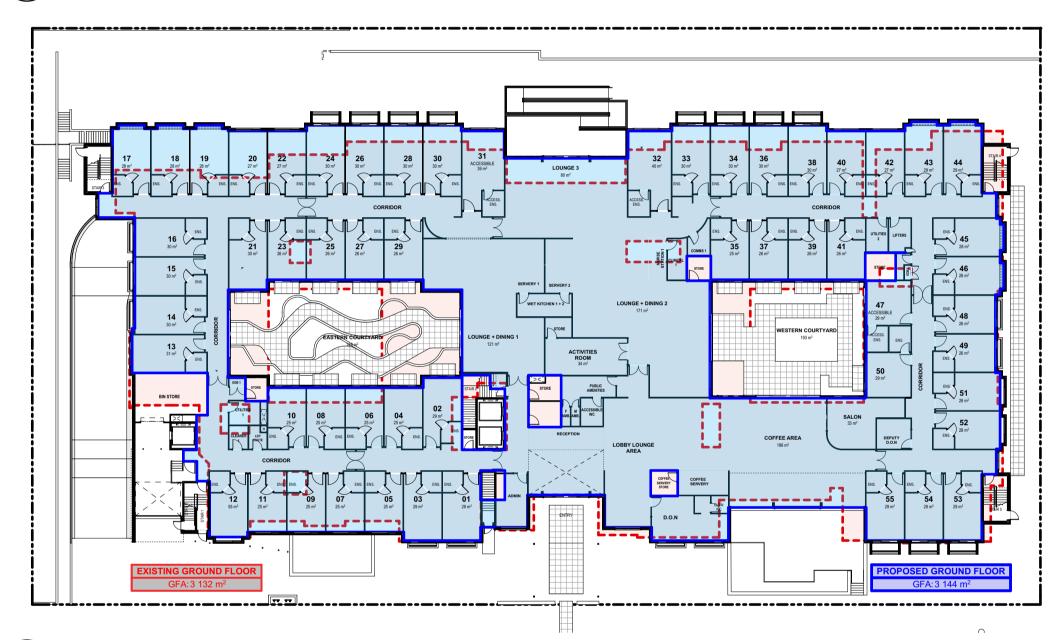




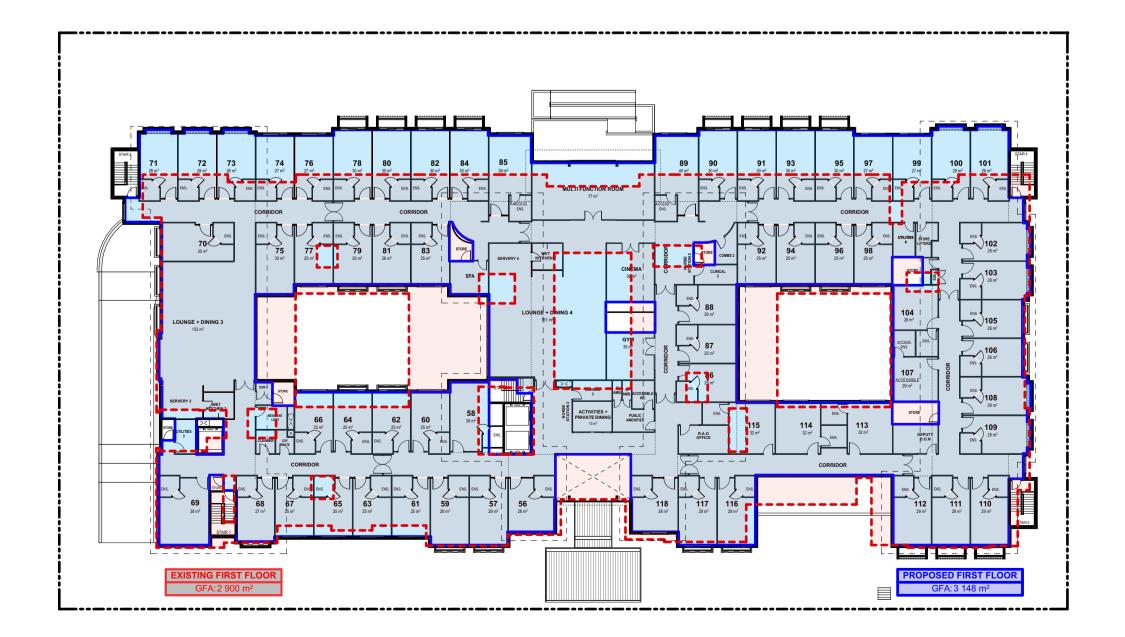




BASEMENT GFA



GROUND FLOOR GFA



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

SITE AREA 6,500m²

FSR CALCULATIONS EXISTING GFA (APPROVED DA) PROPOSED GFA (S4.55) BASEMENT BASEMENT **GROUND FLOOR** 3,132m² **GROUND FLOOR** FIRST FLOOR 2,900m² FIRST FLOOR 3,148m² **EXISTING TOTAL** 6,159m² TOTAL 6,411m² **EXISTING FSR** 0.95:1 PROPOSED TOTAL GFA 6,411m² PROPOSED FSR 0.98:1

RESIDENT ROOM NUMBERS

 EXISTING (APPROVED DA)
 PROPOSED (S4.55)

 GROUND FLOOR
 59
 GROUND FLOOR
 55

 FIRST FLOOR
 59
 FIRST FLOOR
 63

 EXISTING TOTAL
 118
 TOTAL
 118

TOTAL PROPOSED WARD NUMBER 118

LANDSCAPE + COMMUNAL AREA CALCULATIONS
REQUIREMENTS SEPP HOUSING 2021

DEEP SOIL 15% SITE AREA 975m²
LANDSCAPE 15m² / WARD 1,665m²

COMMUNAL AREA 10m² / WARD 1,180m²

 PROPOSED LANDSCAPE AREAS

 DEEP SOIL 6m DIMENSION
 1,016m²

 DEEP SOIL
 824m²

 TOTAL DEEP SOIL
 1,848m²

 PLANTER BEDS
 279m²

TOTAL LANDSCAPE AREAS 2,12m²

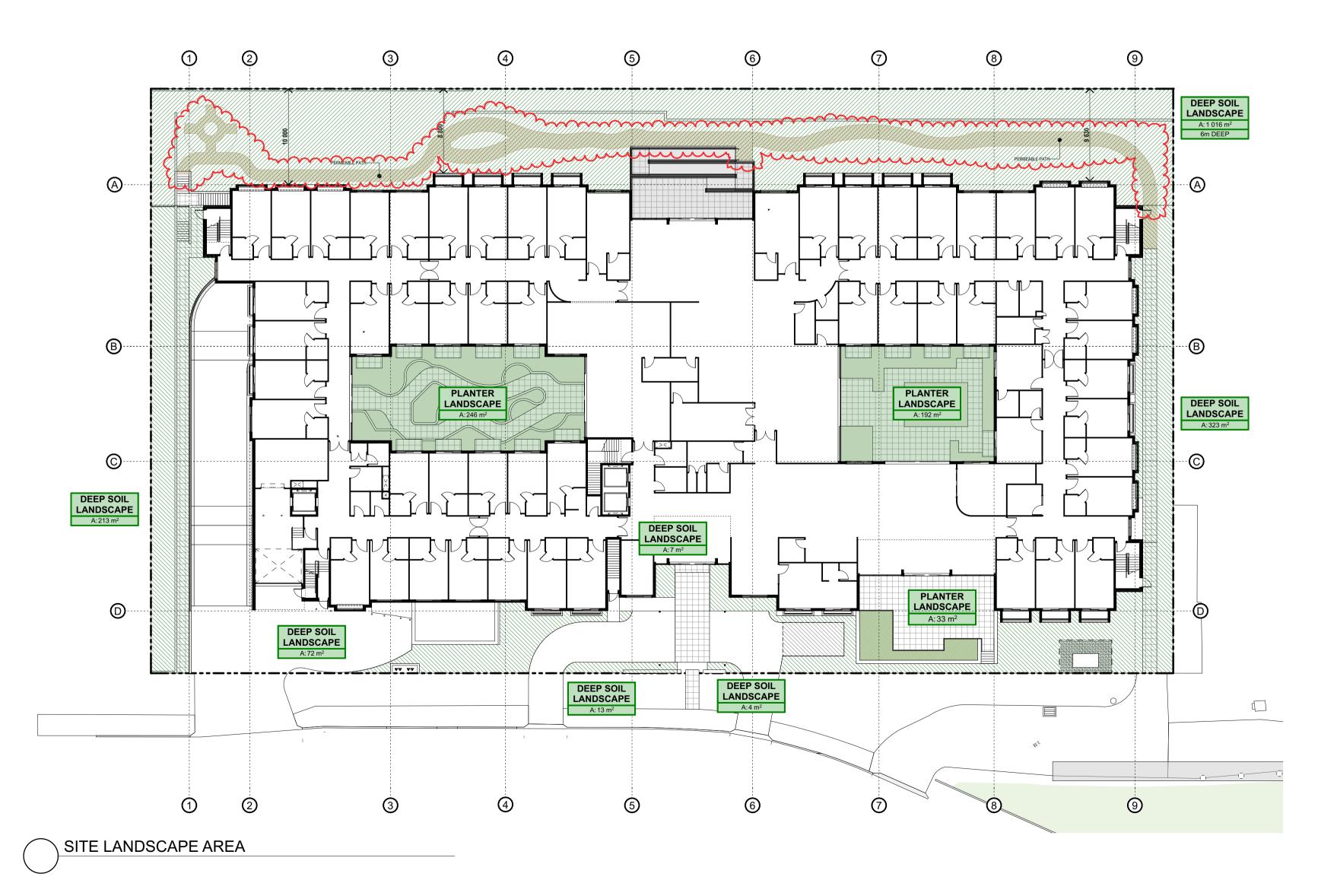
TOTAL COMMUNAL AREA 1,270m² (Internal courtyards + spaces)

CARPARKING CALCULATIONS
REQUIREMENTS SEPP HOUSING 2021
1 SPACE FOR EVERY 15 BEDS
1 SPACE FOR 2 STAFF ON DUTY (50)
25

TOTAL REQUIRED 3

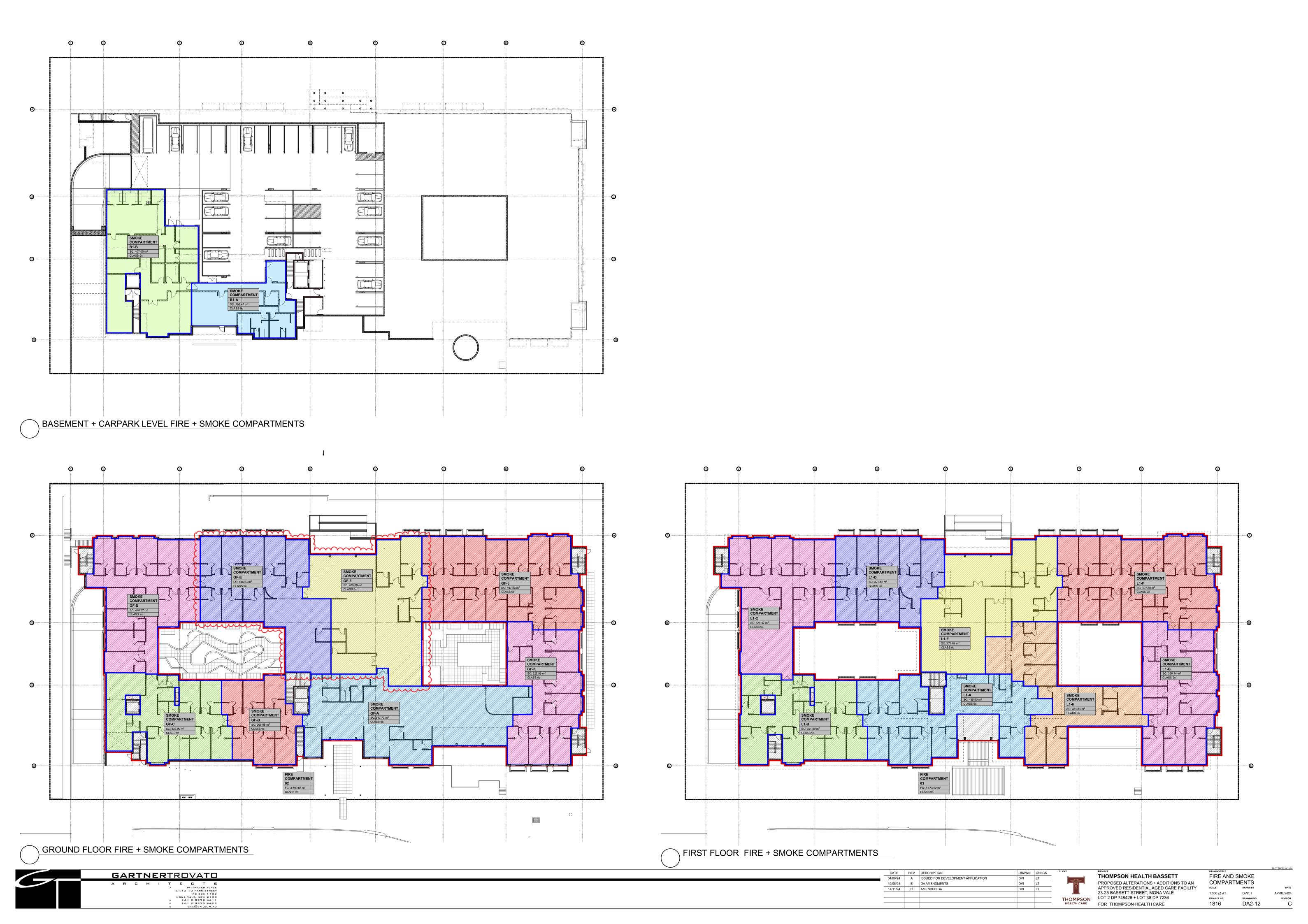
PROPOSED CARPARKING

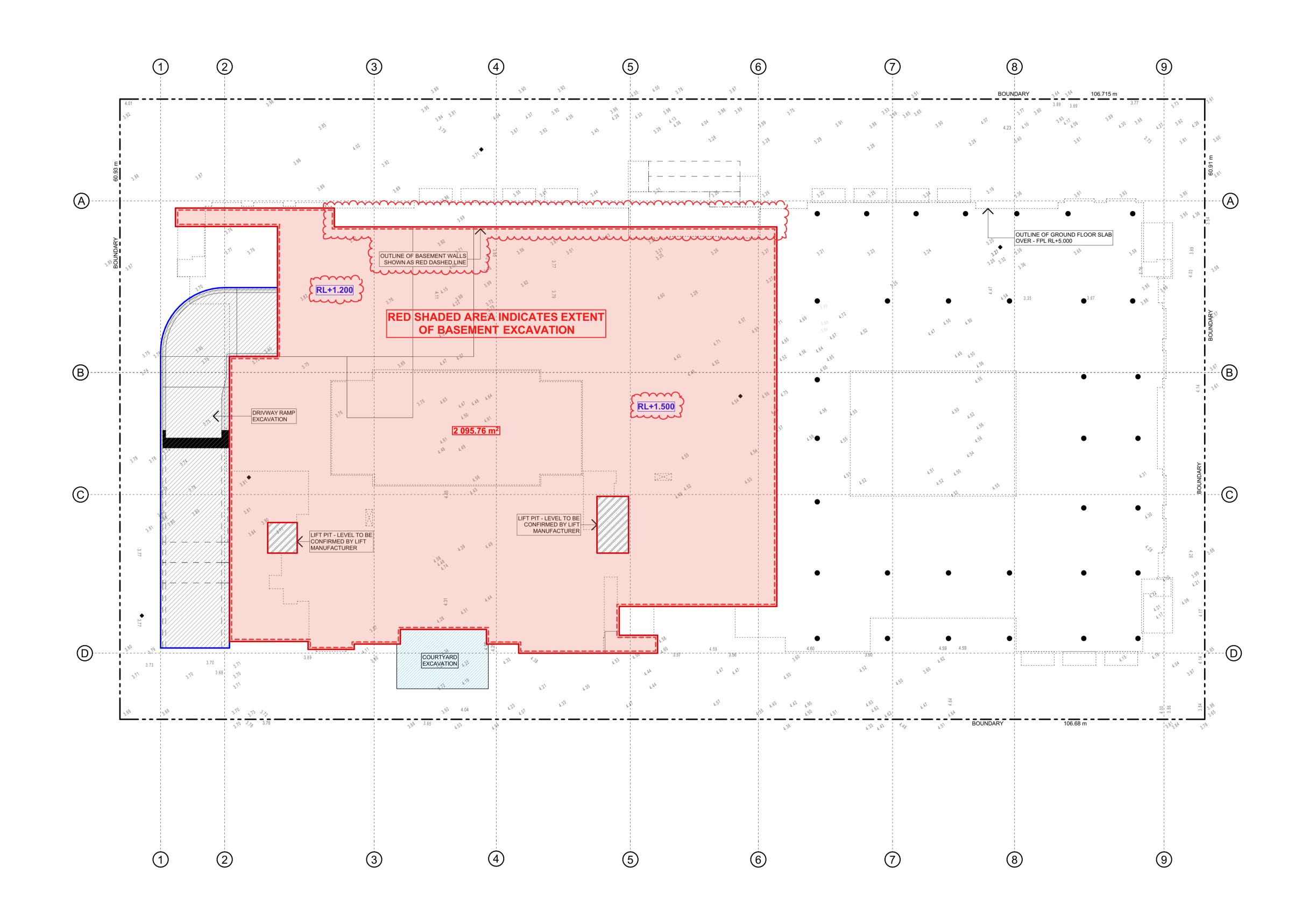
BASEMENT 36 INCLUDES 2 ACCESSIBLE
GROUND 1 X AMBULANCE PARKING BAY



FOR THOMPSON HEALTH CARE

PROJECT NO. 1816 DA2-11





 DATE
 REV
 DESCRIPTION

 04/06/24
 A
 ISSUED FOR DEVELOPMENT APPLICATION

APRIL 2024