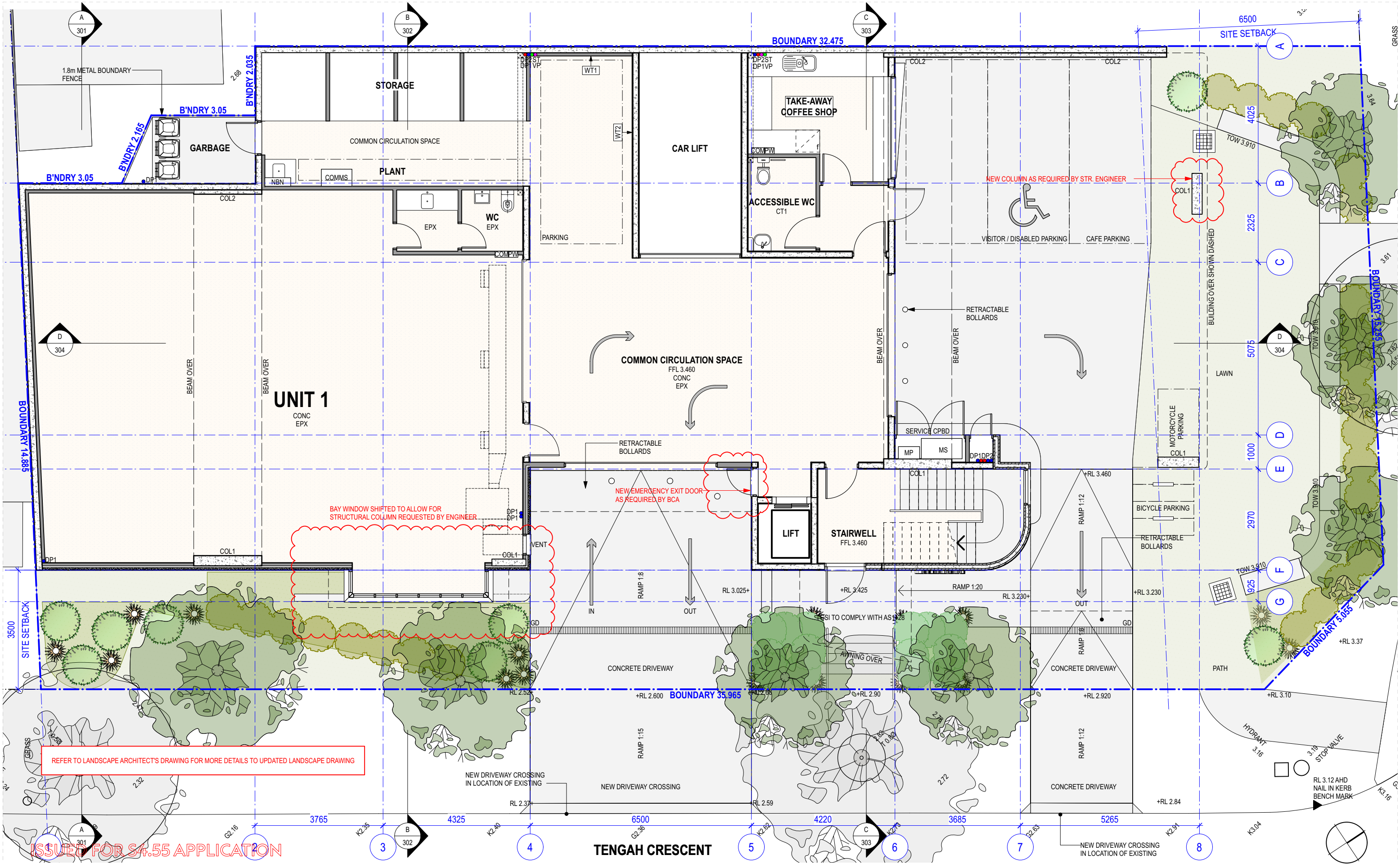




ISSUED FOR S4.55 APPLICATION

ISSUED FOR S4.55 APPLICATION
AMENDMENT
LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdp.com.au
TELEPHONE: (02) 9955 5608
NSW NOMINATED ARCHITECT
MARK HURCUM - Reg. No. 5605
© Mark Hurcum Design Practice Pty Limited

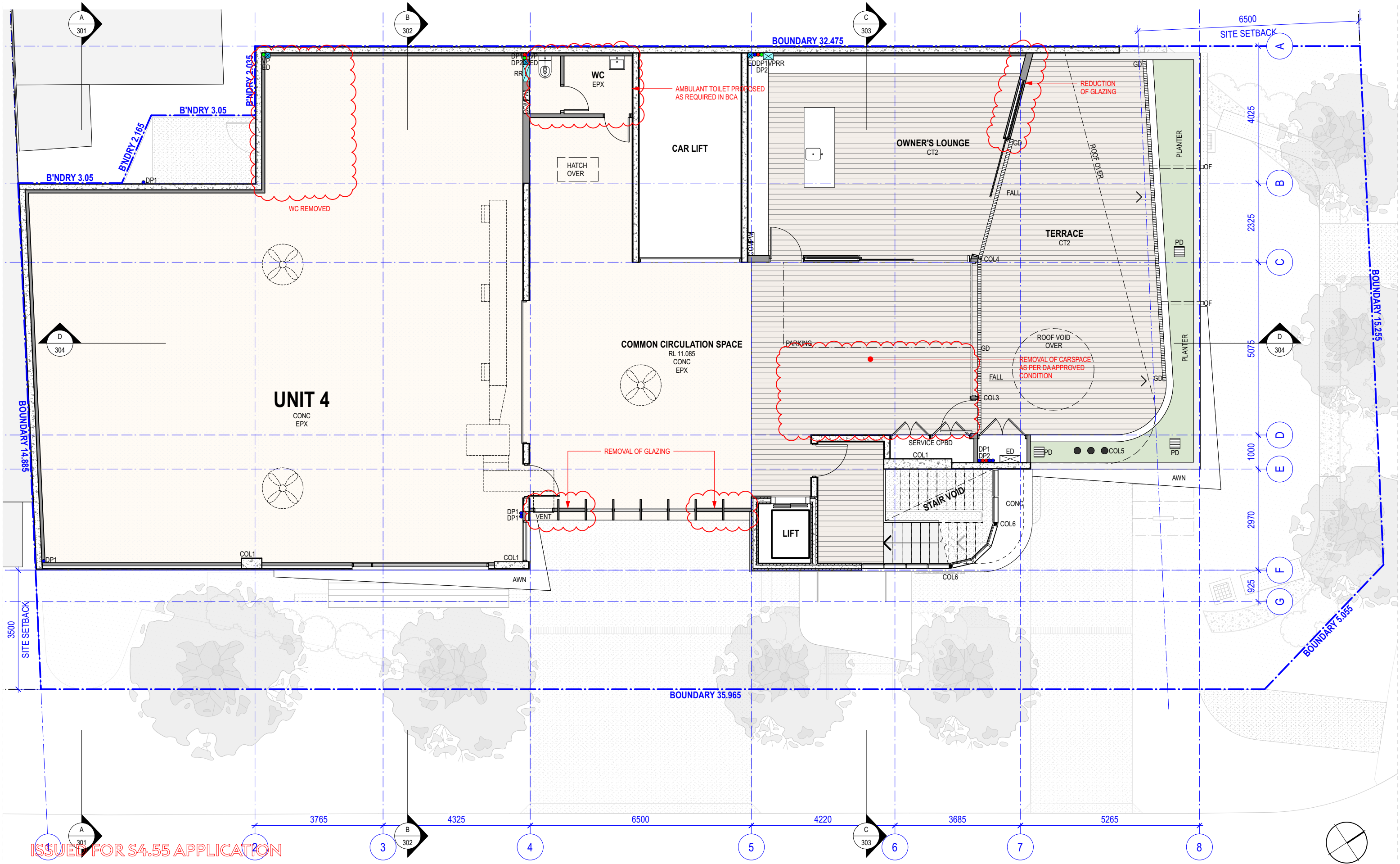
AUGUST 2024
DATE
E
REVISION
This drawing is the copyright of Mark
Hurcum Design Practice Pty Limited and
may not be altered, reproduced or
transmitted in any form or by any means
in part or in whole without the written
permission of Mark Hurcum Design
Practice Pty Limited.

CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

GROUND FLOOR PLAN

2204 A101 E
1:100 @ A3 DEC 2022





ISSUED FOR S4.55 APPLICATION

ISSUED FOR S4.55 APPLICATION
AMENDMENT
LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdpc.com.au
TELEPHONE: (02) 9955 5608
NSW NOMINATED ARCHITECT
MARK HURCUM - Reg. No. 5605
© Mark Hurcum Design Practice Pty Limited
DA TITLE BLOCK 2022-A

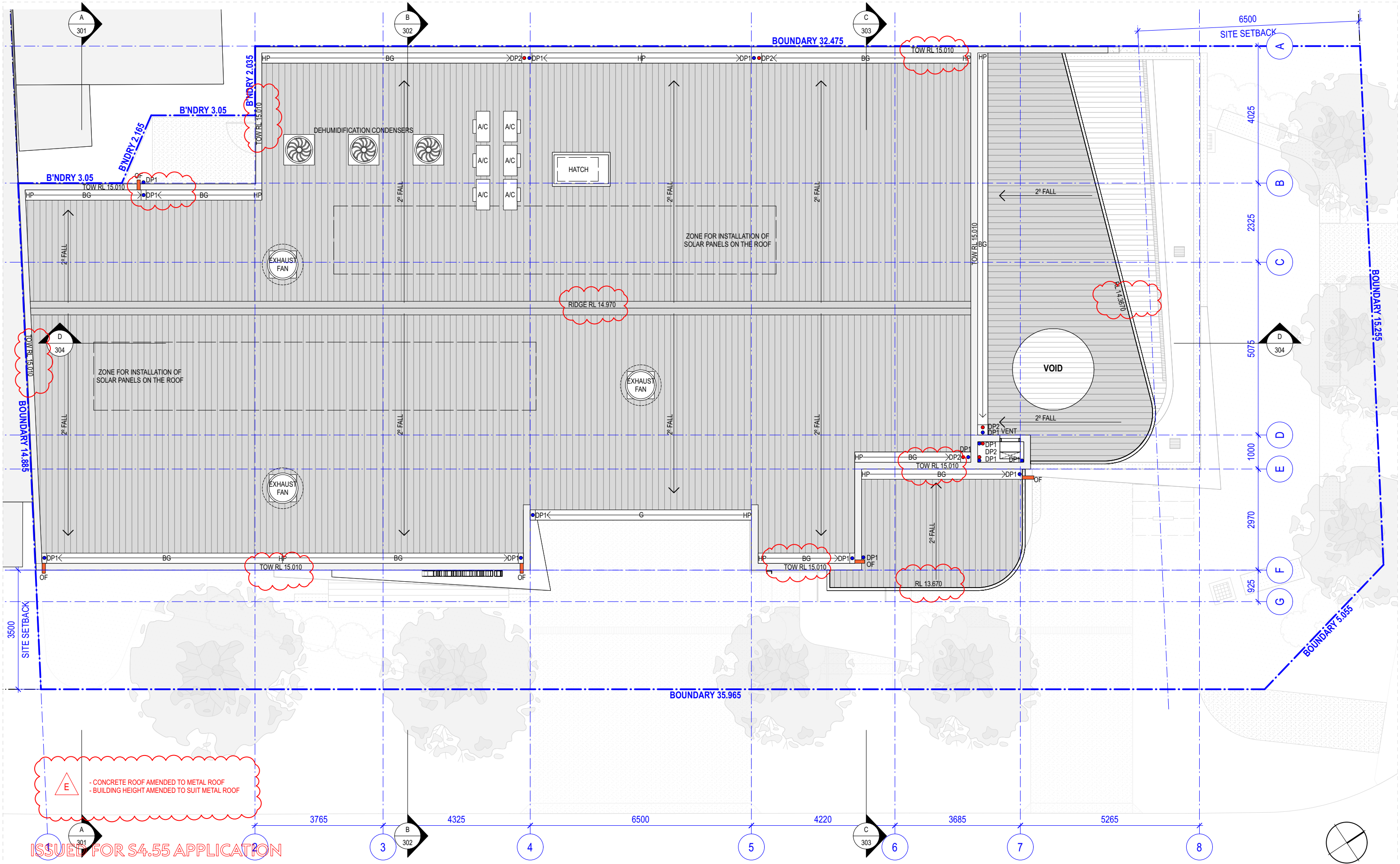
AUGUST 2024
DATE
E
REVISION
This drawing is the copyright of Mark
Hurcum Design Practice Pty Limited and
may not be altered, reproduced or
transmitted in any form or by any means
in part or in whole without the written
permission of Mark Hurcum Design
Practice Pty Limited.

CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

SECOND FLOOR PLAN

2204
1:100 @ A3
A103
DEC 2022
E





ISSUED FOR S4.55 APPLICATION

ISSUED FOR S4.55 APPLICATION
AMENDMENT
LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdpc.com.au
TELEPHONE (02) 9955 5608
NSW NOMINATED ARCHITECT
MARK HURCUM - Reg. No. 5605
© Mark Hurcum Design Practice Pty Limited
DATE TITLE BLOCK 2024-A

AUGUST 2024
DATE
E
REVISION
This drawing is the copyright of Mark
Hurcum Design Practice Pty Limited and
may not be altered, reproduced or
transmitted in any form or by any means
in part or in whole without the written
permission of Mark Hurcum Design
Practice Pty Limited.

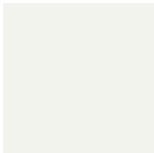
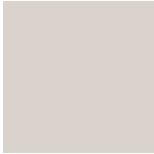
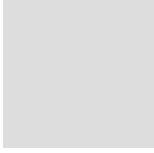
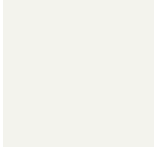
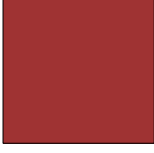
CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

ROOF PLAN

2204 A104 E
1:100 @ A3 DEC 2022





EXTERNAL FINISHES	
	EP1 PAINT FINISH LIGHT GREY
	EP2 PAINT FINISH MID GREY FC SHEETING
	EP3 PAINT FINISH DARK GREY
	EP4 PAINT FINISH DARK RED
	EP5 COLORBOND FINISH GULL GREY STRATCO NINELINE CLADDING
	EP6 LIGHT GREY PRECAST CONCRETE PANELS
	C1 GLASS PANEL DARK RED
	RD1 STEEL ROLLER DOOR MONUMENT (UNO)
	GL1 ALUMINIUM FRAMED WINDOWS AND DOORS POWDERCOAT MONUMENT (UNO)
	AWN METAL AWNING

ISSUED FOR S4.55 APPLICATION

ISSUED FOR S4.55 APPLICATION
AMENDMENT
LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdp.com.au
TELEPHONE (02) 9955 5608
NSW NOMINATED ARCHITECT
MARK HURCUM - Reg. No. 5605
© Mark Hurcum Design Practice Pty Limited
DA TITLE BLOCK 2024-A

AUGUST 2024
DATE
D
REVISION
This drawing is the copyright of Mark
Hurcum Design Practice Pty Limited and
may not be altered, reproduced or
transmitted in any form or by any means
in part or in whole without the written
permission of Mark Hurcum Design
Practice Pty Limited.

CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

NORTH ELEVATION

2204
1:100 @ A3

A201
DEC 2022

D

MHDP
ARCHITECTS





1 SOUTH ELEVATION
SCALE 1:100

ISSUED FOR S4.55 APPLICATION

ISSUED FOR S4.55 APPLICATION
AMENDMENT
LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdpc.com.au
TELEPHONE (02) 9955 5608
NSW NOMINATED ARCHITECT
MARK HURCUM - Reg. No. 5605
© Mark Hurcum Design Practice Pty Limited
ON TITLE BLOCK 2022-A

AUGUST 2024
DATE
D
REVISION
This drawing is the copyright of Mark
Hurcum Design Practice Pty Limited and
may not be altered, reproduced or
transmitted in any form or by any means
in part or in whole without the written
permission of Mark Hurcum Design
Practice Pty Limited.

CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

SOUTH ELEVATION

2204
1:100 @ A3

A202 D
DEC 2022

MHDP
ARCHITECTS





1 EAST ELEVATION
SCALE 1:100

ISSUED FOR S4.55 APPLICATION

ISSUED FOR S4.55 APPLICATION
AMENDMENT
LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdpc.com.au
TELEPHONE (02) 9955 5608
NSW NOMINATED ARCHITECT
MARK HURCUM - Reg. No. 5605
© Mark Hurcum Design Practice Pty Limited
ON TITLE BLOCK 2024-A

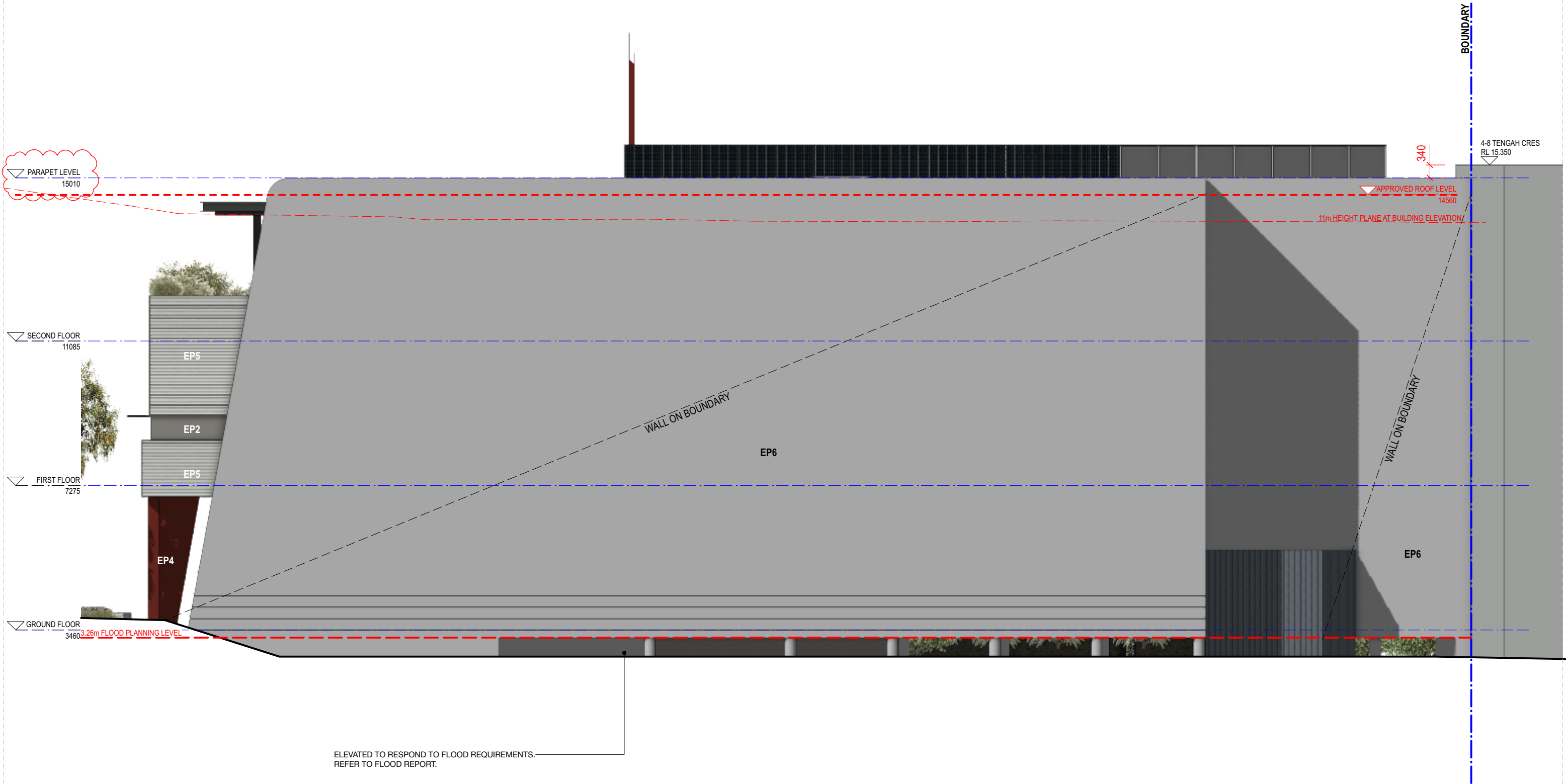
AUGUST 2024
DATE
D
REVISION
This drawing is the copyright of Mark
Hurcum Design Practice Pty Limited and
may not be altered, reproduced or
transmitted in any form or by any means
in part or in whole without the written
permission of Mark Hurcum Design
Practice Pty Limited.

CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

EAST ELEVATION

2204 A203 D
1:100 @ A3 DEC 2022





1 WEST ELEVATION
SCALE 1:100

ISSUED FOR S4.55 APPLICATION

ISSUED FOR S4.55 APPLICATION
AMENDMENT
LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdpc.com.au
TELEPHONE (02) 9955 5608
NSW NOMINATED ARCHITECT
MARK HURCUM - Reg. No. 5605
© Mark Hurcum Design Practice Pty Limited
DA TITLE BLOCK 2020-A

AUGUST 2024
DATE
D
REVISION
This drawing is the copyright of Mark
Hurcum Design Practice Pty Limited and
may not be altered, reproduced or
transmitted in any form or by any means
in part or in whole without the written
permission of Mark Hurcum Design
Practice Pty Limited.

CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

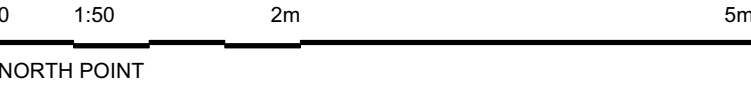
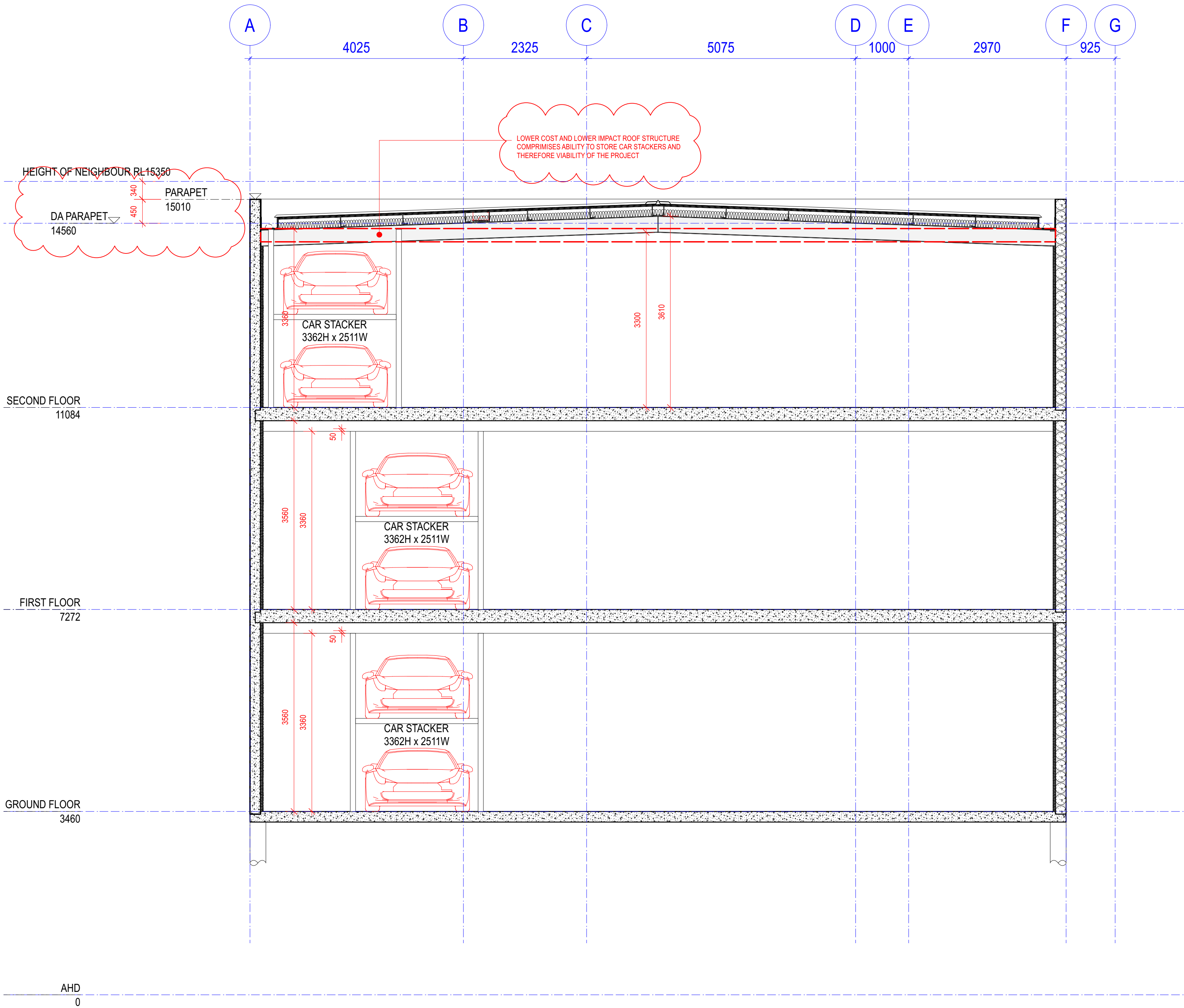
WEST ELEVATION

2204
1:100 @ A3

A204 D
DEC 2022

MHDP
ARCHITECTS





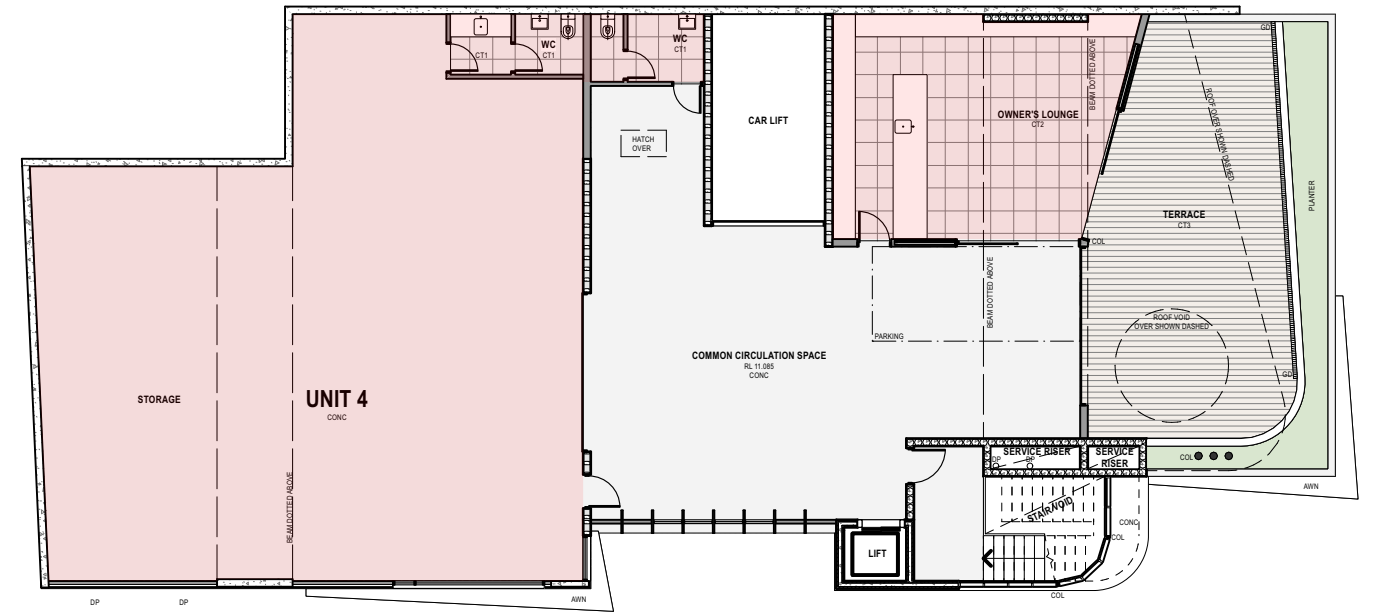
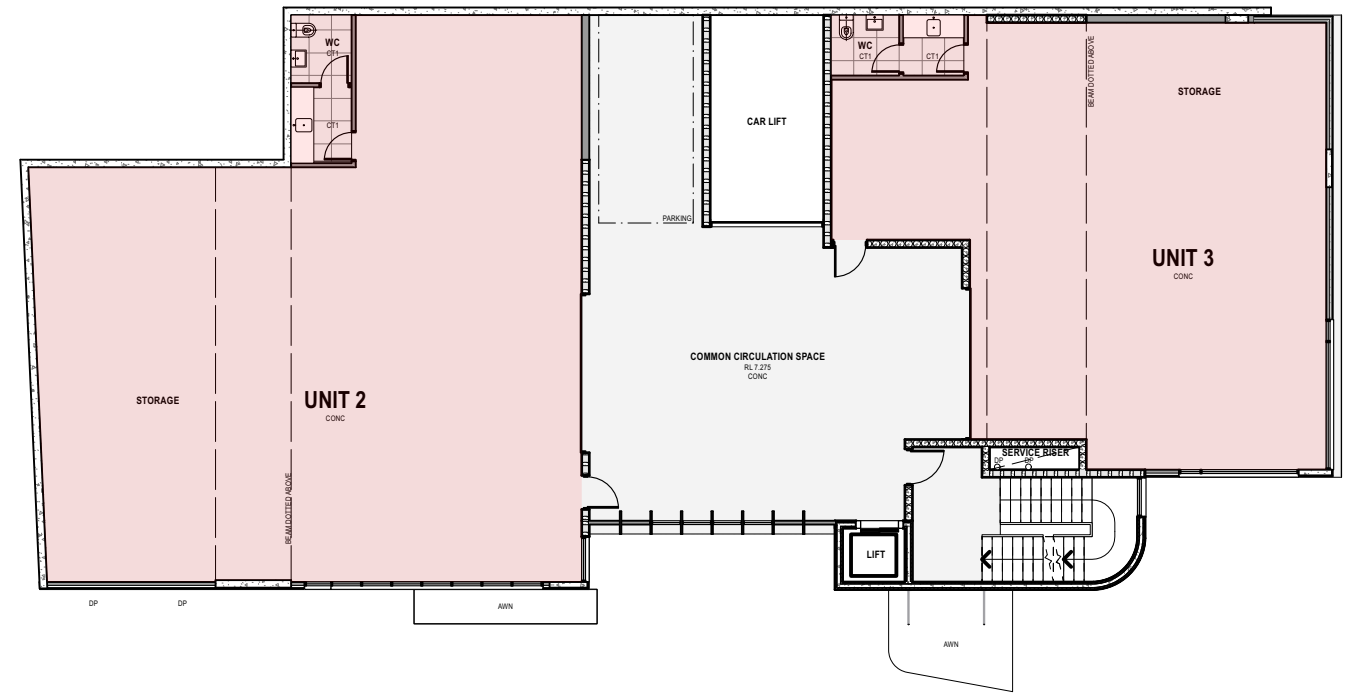
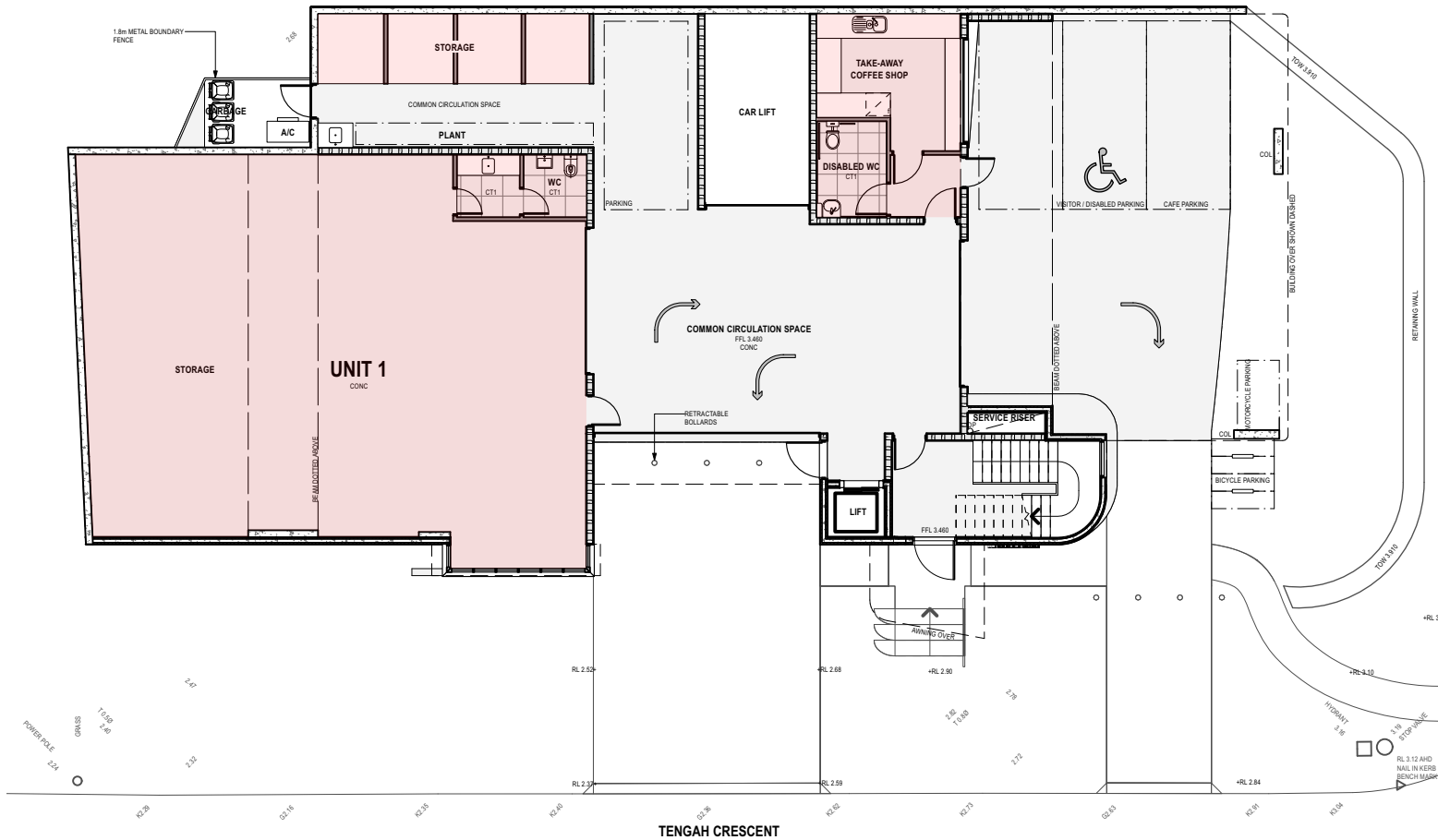
NOTES

ISSUED FOR S4.55 APPLICATION

ISSUED FOR S4.55 APPLICATION
AMENDMENT
AUGUST 2024
DATE
REVISION
B
This drawing is the copyright of Mark Hurcum Design Practice Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Mark Hurcum Design Practice Pty Ltd.
Do not scale drawings. Use figured dimensions. Figured dimensions for the measured drawings are nominal measurements only. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.

PROJECT
NEW RESIDENCE
ADDRESS
69 BASSETT STREET
MONA VALE
CLIENT
CHROME TEMPLE GARAGE
DRAWING TITLE
SECTION A-A

DATE	JULY 2024	DRAWN BY	SF
SCALE	1:50 @ A1		
PROJECT NO.	2204		
DRAWING NO.	A301	REVISION	B



GROUND FLOOR

200.3 SQM

FIRST FLOOR

319.8 SQM

SECOND FLOOR

237.9 SQM

TOTAL: 758 SQM

SITE AREA: 720.5 SQM

FSR: 1:1

PROPOSAL: 1.05:1

5% NON-COMPLIANCE

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and **includes**—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but **excludes**—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

4.5 Calculation of floor space ratio and site area

(1) Objectives The objectives of this clause are as follows—

- (a) to define floor space ratio,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to—
 - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
 - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
 - (iii) require community land and public places to be dealt with separately.

(2) Definition of "floor space ratio" The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

(4) Exclusions from site area The following land must be excluded from the site area—

- (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
- (b) community land or a public place (except as provided by subclause (7)).

ISSUED FOR S4.55 APPLICATION

ISSUED FOR S4.55 APPLICATION
AMENDMENT
LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdp.com.au
TELEPHONE (02) 9955 5608
NSW NOMINATED ARCHITECT
MARK HURCUM - Reg. No. 5605
© Mark Hurcum Design Practice Pty Limited
ON TITLE BLOCK 2020-A

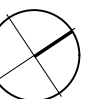
AUGUST 2024 F
DATE REVISION
This drawing is the copyright of Mark
Hurcum Design Practice Pty Limited and
may not be altered, reproduced or
transmitted in any form or by any means
in part or in whole without the written
permission of Mark Hurcum Design
Practice Pty Limited.

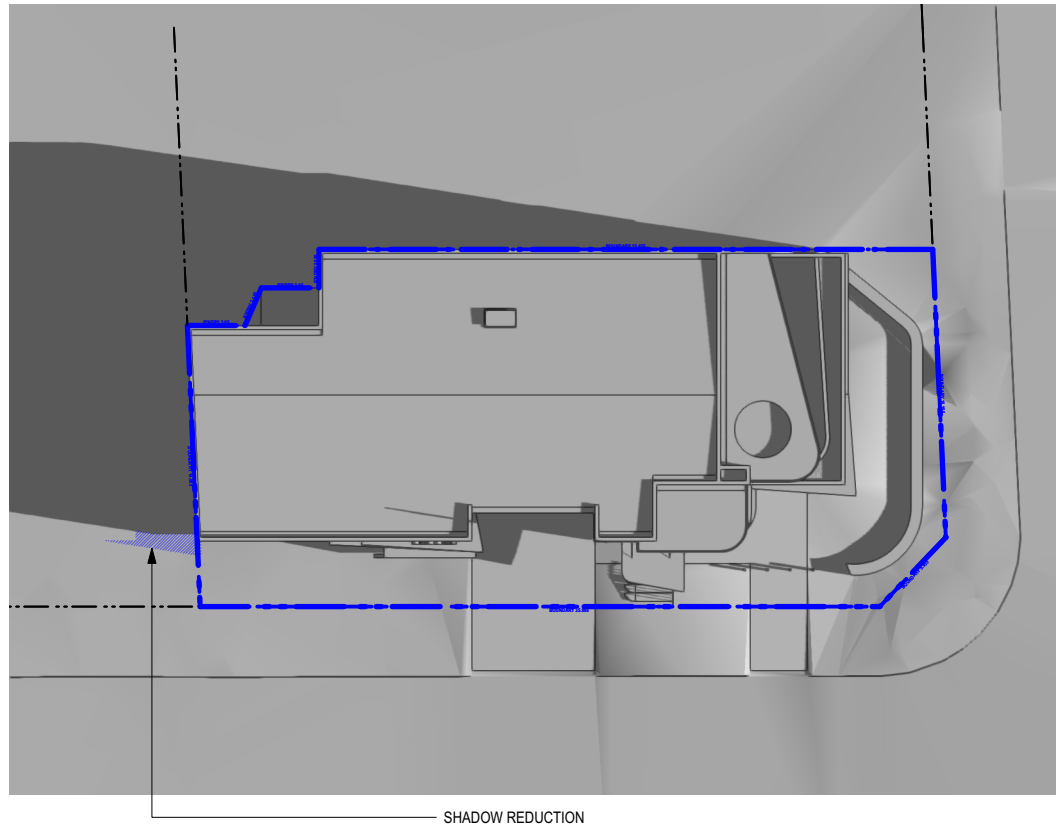
CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

FLOOR SPACE RATIO

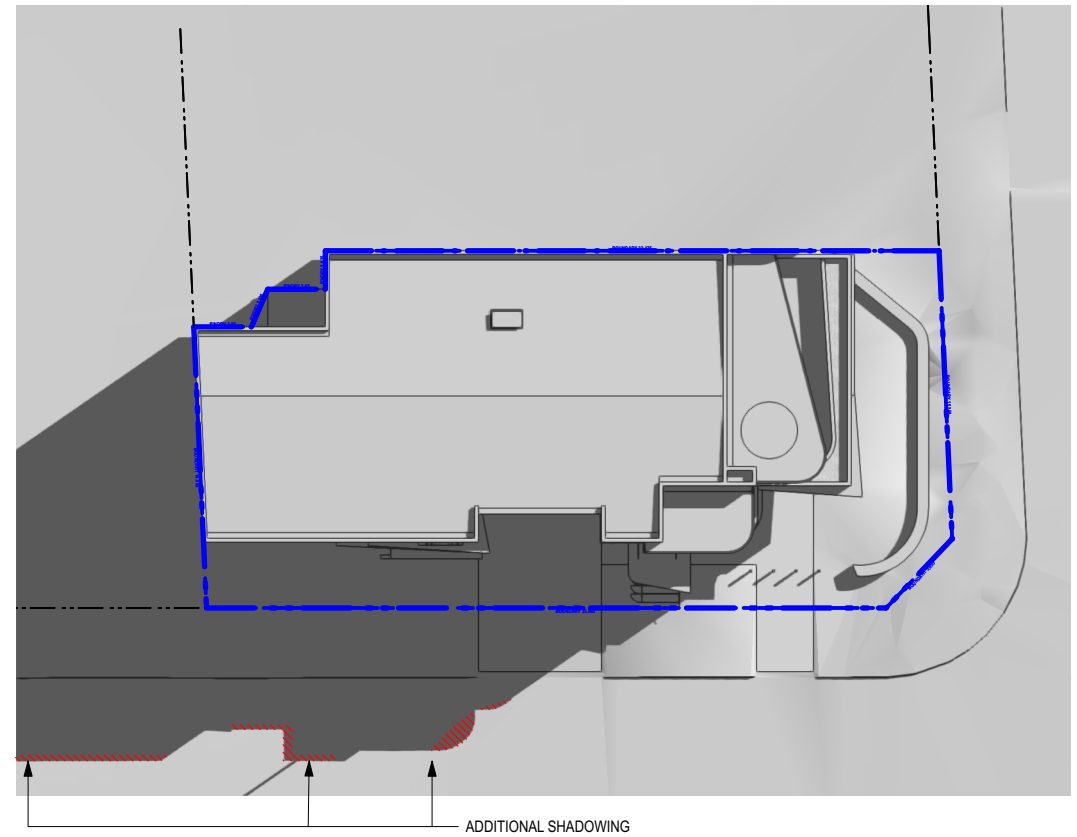
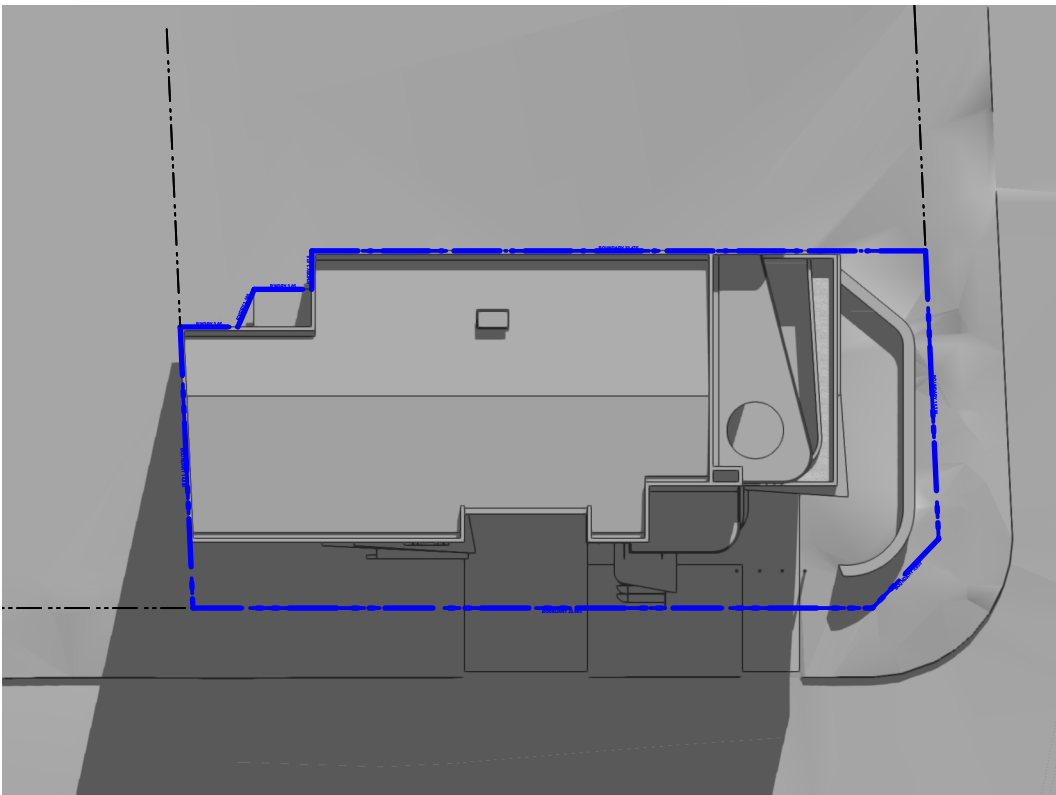
2204 SK10 F
1:200 @ A3 DEC 2022

MHDP
ARCHITECTS





1 PROPOSED - WINTER 9AM



2 PROPOSED - WINTER 12PM

3 PROPOSED - WINTER 3PM

ISSUED FOR S4.55 APPLICATION

ISSUED FOR SECTION 4.55 APPLICATION
AMENDMENT
LEVEL 2 / 271 ALFRED STREET NORTH
NORTH SYDNEY NSW 2060
EMAIL: architects@mhdpc.com.au
TELEPHONE (02) 9955 5608
NSW NOMINATED ARCHITECT
MARK HURCUM - Reg. No. 5605
© Mark Hurcum Design Practice Pty Limited
DA TITLE BLOCK 2020-A

AUGUST 2024
DATE
A
REVISION
This drawing is the copyright of Mark
Hurcum Design Practice Pty Limited and
may not be altered, reproduced or
transmitted in any form or by any means
in part or in whole without the written
permission of Mark Hurcum Design
Practice Pty Limited.

CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

SHADOW DIAGRAM - 21 JUNE

2204
NTS @ A3

SK17 A
JULY 2024

MHDP
ARCHITECTS

