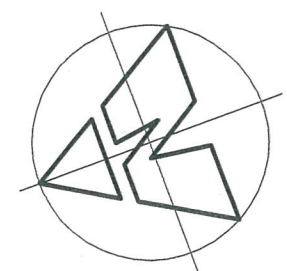
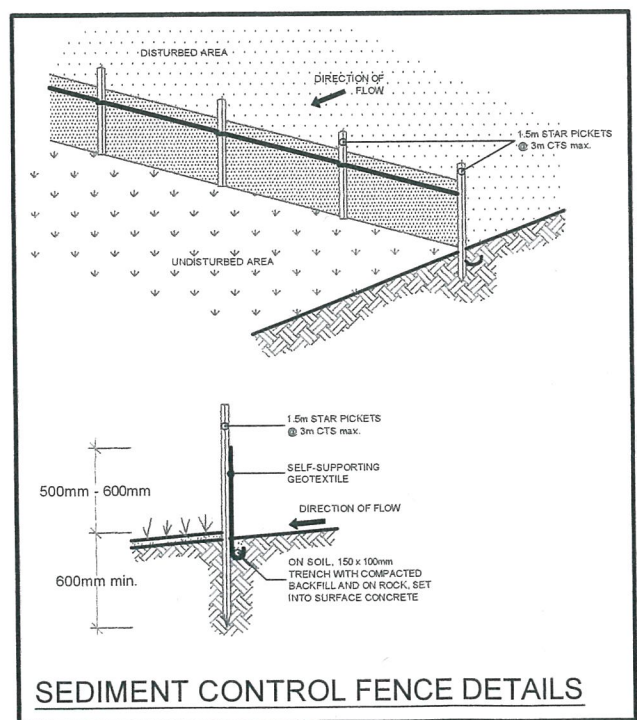
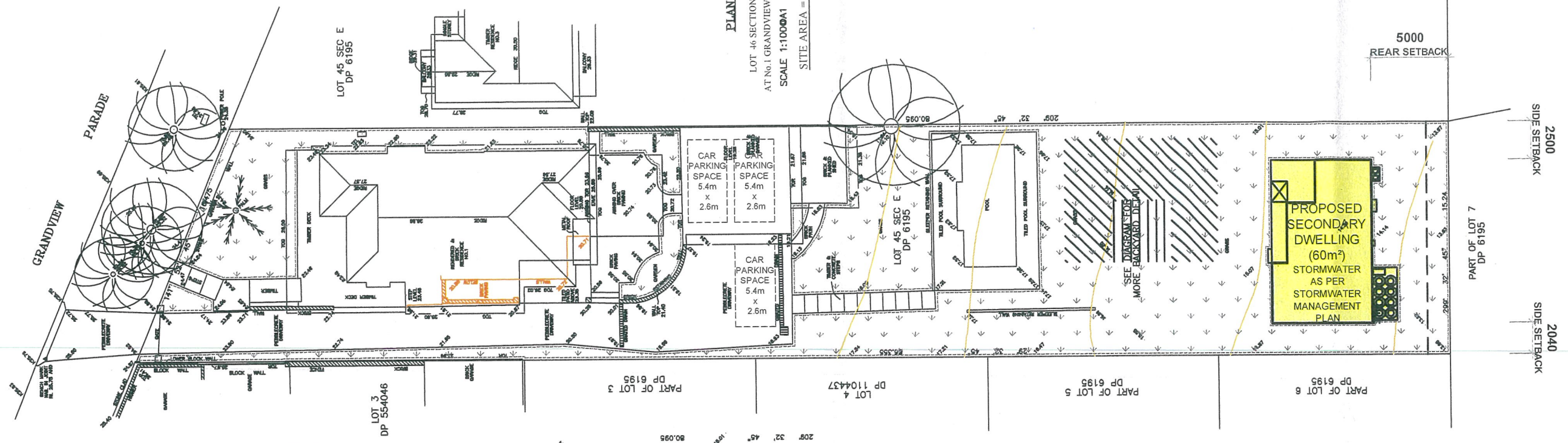


MODIFIED GRANNY FLAT
NOT A STANDARD MODEL



PLAN OF
LOT 46 SECTION E IN DP 6195
AT No.1 GRANDVIEW PDE, MONA VALE
SCALE 1:1000001 DATUM A.H.D.
SITE AREA = 1268 M SQ.



01 SITE PLAN
SCALE 1:300

- DENOTES EXISTING TREE TO BE RETAINED
- DENOTES PRIVATE OPEN SPACE (80m²) MINIMUM 3.0m WIDE
- DENOTES PRINCIPLE PRIVATE OPEN SPACE (16m²) MINIMUM 4.0m WIDE
- DENOTES LANDSCAPED AREA
- DENOTES LOCATION OF WATER USAGE READER
- DENOTES SEDIMENT CONTROL FENCE

SITE ANALYSIS

TOTAL SITE AREA	1,265m²
EXISTING DWELLING	147.8m²
EXISTING DRIVEWAY & CONCRETE	41.9m²
EXISTING GARAGE	50.2m²
EXISTING PATIOS	44.3m²
EXISTING SHED	18.6m²
EXISTING POOL	29.2m²
TOTAL EXISTING IMPERVIOUS AREA	332.0m²
TOTAL AREA OF PROPOSED	71m²
TOTAL NEW IMPERVIOUS AREA	71m²
TOTAL PROPOSED IMPERVIOUS AREA	403.00m² (31.86%)
TOTAL PROPOSED PERVIOUS AREA	862.00m² (68.14%)
TOTAL PROPOSED LANDSCAPED AREA	862.00m² (68.14%)

FLOOR SPACE RATIO

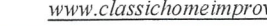
TOTAL SITE AREA	1,265m²
EXISTING FLOOR AREA	226.5m²
EXISTING FLOOR SPACE RATIO	0.18 : 1
PROPOSED FLOOR AREA	60m²
TOTAL PROPOSED FLOOR AREA	286.5m²
PROPOSED FLOOR SPACE RATIO	0.23 : 1



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2019/0773

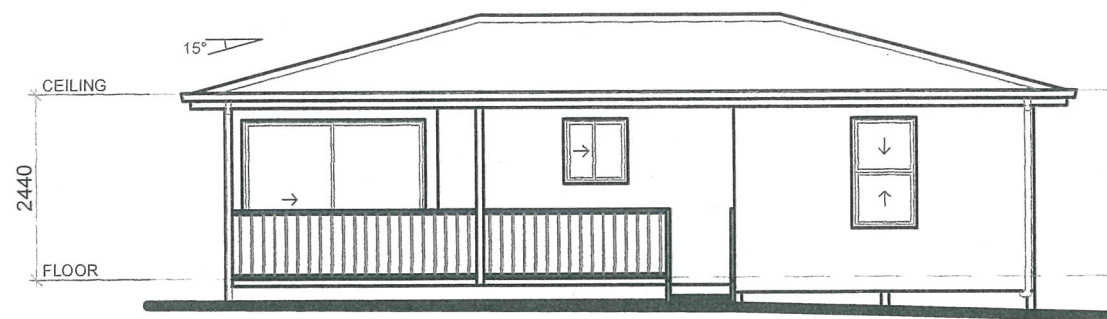
This drawing supersedes any previous concept drawings. Please check carefully prior to signing. All cut and fill dimensions are indicative, and will be verified on site prior to commencement. Dimensions shown on this plan may vary on site. Figured dimensions only to be used. DO NOT SCALE from drawing. All dimensions are to be verified on site prior to commencement of work. This drawing remains the property of Ian Cubitts Classic Home Improvements and is subject to copyright.

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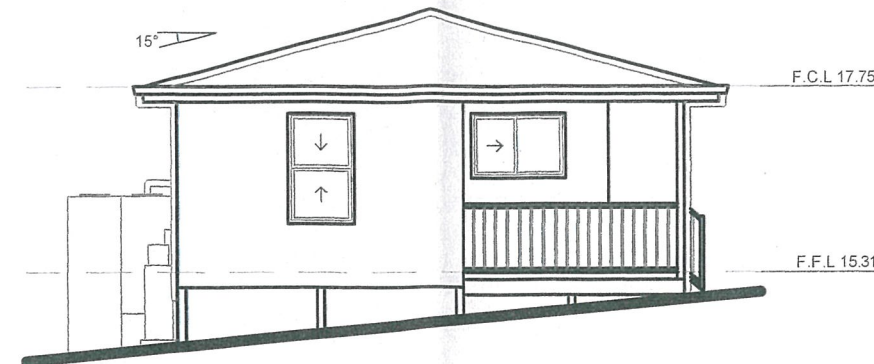
CURRENT ISSUE				B	Ian Cubitt's CLASSIC HOME IMPROVEMENTS 152 Russell Street Emu Plains NSW 2750 Ph: (02)4735-2944 www.classichomeimprovements.com.au Lic. 66902C			Proposed SECONDARY DWELLING	Lot/Sec No. 46/E	DP No. 6195
								for	Date 5/05/19	Sheet 01 of 06
1/07/19	DA ISSUE	MY	B	Checked 	Drawn M. Younan	At Site Address 1 GRANDVIEW PARADE, MONA VALE		Mr. & Mrs. ASHBY	Job No. 22760	Drg No. 22760 01
29/05/19	DA ISSUE	MY	A							
Date	Amendment	Drawn	Issue							



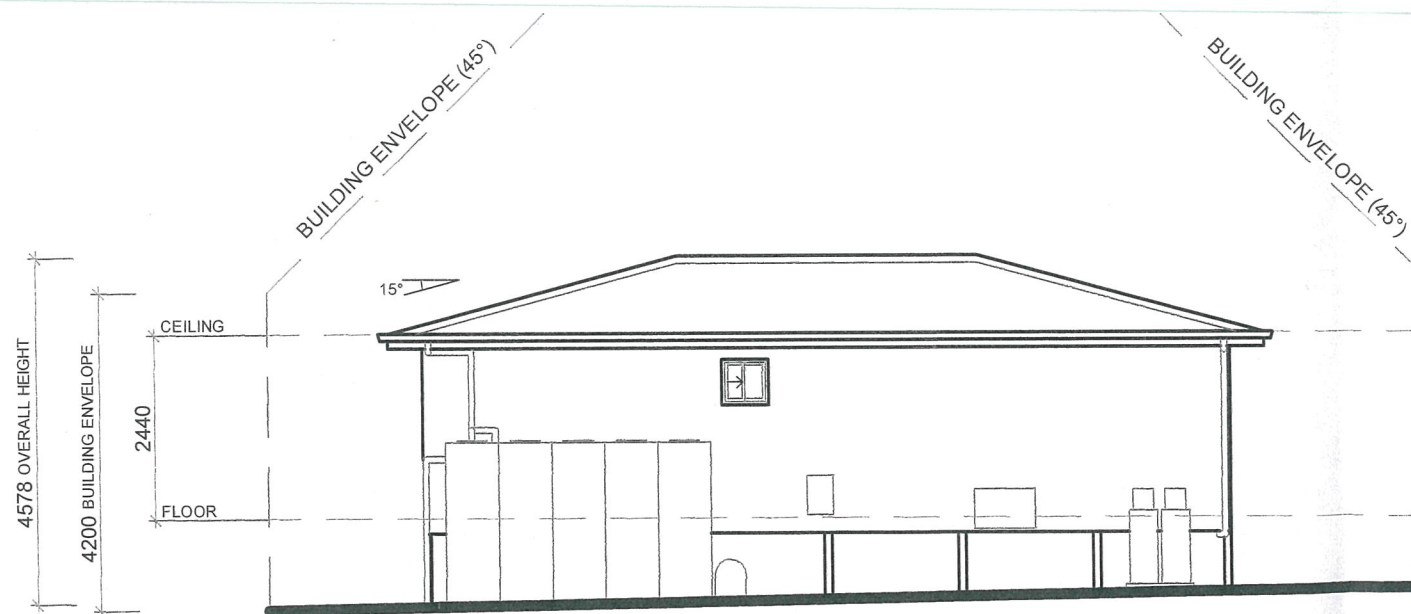
MODIFIED GRANNY FLAT
NOT A STANDARD MODEL



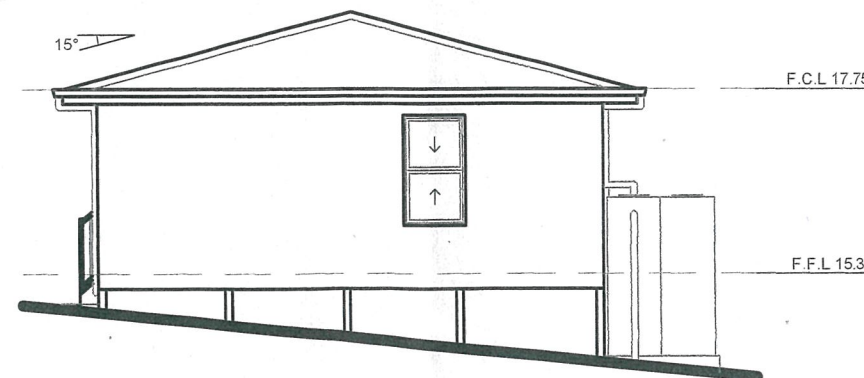
03 NORTH ELEVATION
SCALE 1:100



04 EAST ELEVATION
SCALE 1:100



05 SOUTH ELEVATION
SCALE 1:100



06 WEST ELEVATION
SCALE 1:100



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT

DA2019/0773

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CURRENT ISSUE				B		Proposed		Lot/Sec No.	DP No.
						SECONDARY DWELLING		46/E	6195
						for		Date	Sheet
						Mr. & Mrs. ASHBY		5/05/19	03 of 06
1/07/19	DA ISSUE	MY	B	Checked		At Site Address		Job No.	Drg No.
29/05/19	DA ISSUE	MY	A	M. Younan		1 GRANDVIEW PARADE, MONA VALE		22760	22760 03
Date	Amendment	Drawn	Issue						

Ian Cubitt's
CLASSIC HOME IMPROVEMENTS

152 Russell Street Emu Plains NSW 2750 Ph: (02)4735-2944
www.classichomeimprovements.com.au Lic. 66902C

Checked

Drawn

At Site Address

M. Younan

1 GRANDVIEW PARADE, MONA VALE

Lot/Sec No.

46/E

Date

5/05/19

Job No.

22760

DP No.

6195

Sheet

03 of 06

Drg No.

22760 03

