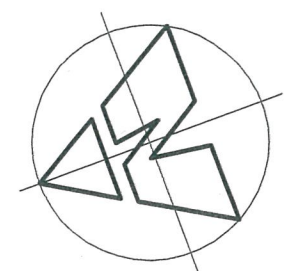
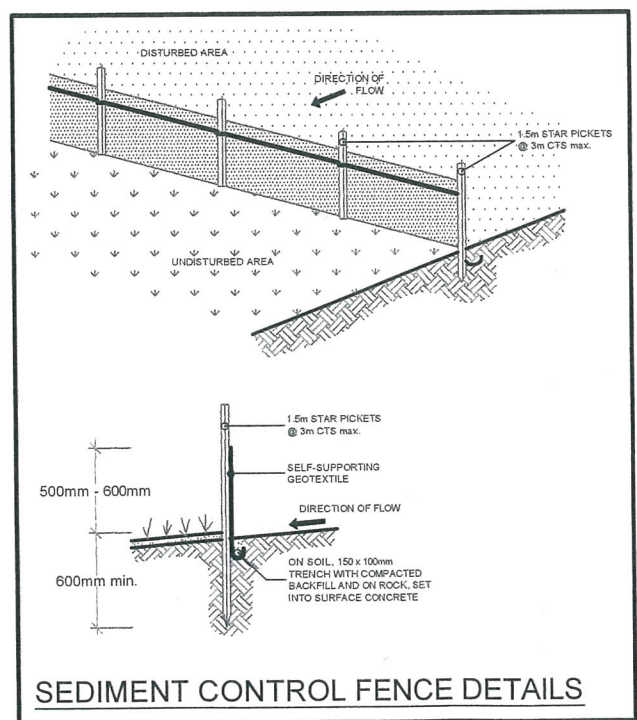
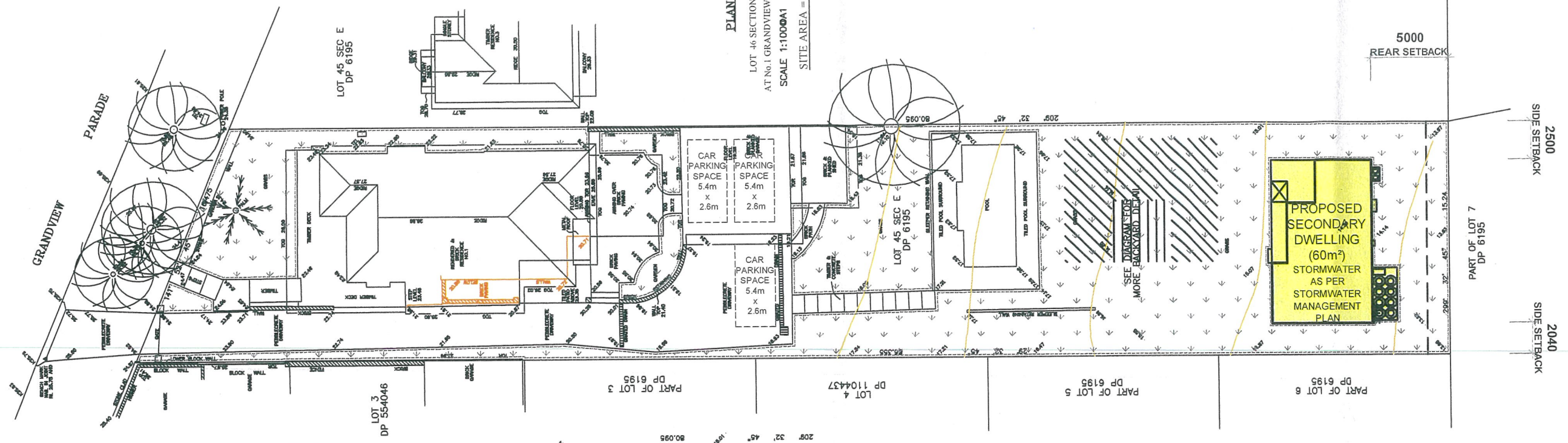


MODIFIED GRANNY FLAT
NOT A STANDARD MODEL



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

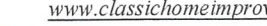
SITE ANALYSIS

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

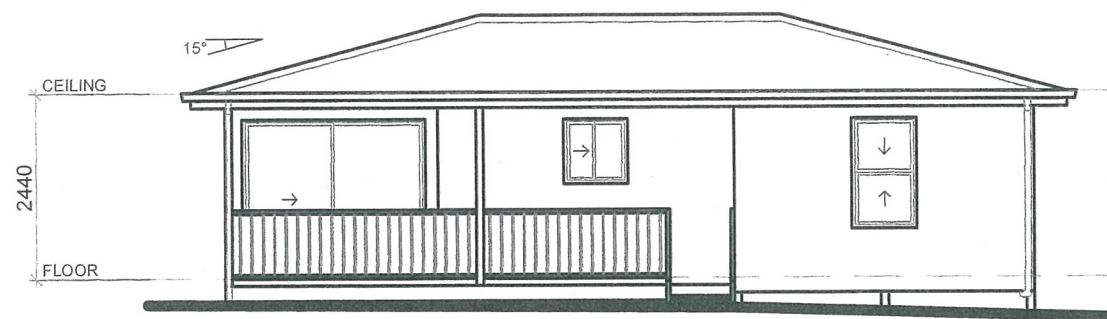
TOTAL SITE AREA	1,265m²
EXISTING FLOOR AREA	226.5m²
EXISTING FLOOR SPACE RATIO	0.18 : 1
PROPOSED FLOOR AREA	60m²
TOTAL PROPOSED FLOOR AREA	286.5m²
PROPOSED FLOOR SPACE RATIO	0.23 : 1

This 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.

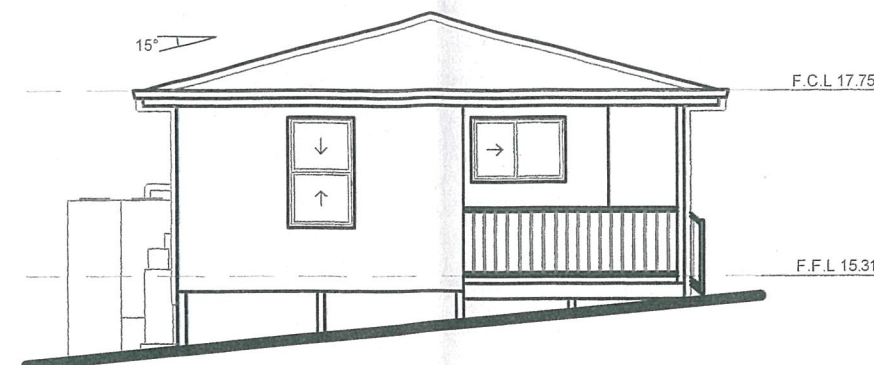
C U R R E N T I S S U E				B	Ian Cubitt's CLASSIC HOME IMPROVEMENTS 152 Russell Street Emu Plains NSW 2750 Ph: (02)4735-2944 www.classichomeimprovements.com.au Lic. 66902C		Proposed	SECONDARY DWELLING	Lot/Sec No. 46/E	DP No. 6195
				for				Date 5/05/19	Sheet 01 of 06	
1/07/19	DA ISSUE	MY	B	Checked 			Drawn M. Younan	At Site Address 1 GRANDVIEW PARADE, MONA VALE	Job No. 22760	Drg No. 22760 01
29/05/19	DA ISSUE	MY	A							
Date	Amendment	Drawn	Issue							



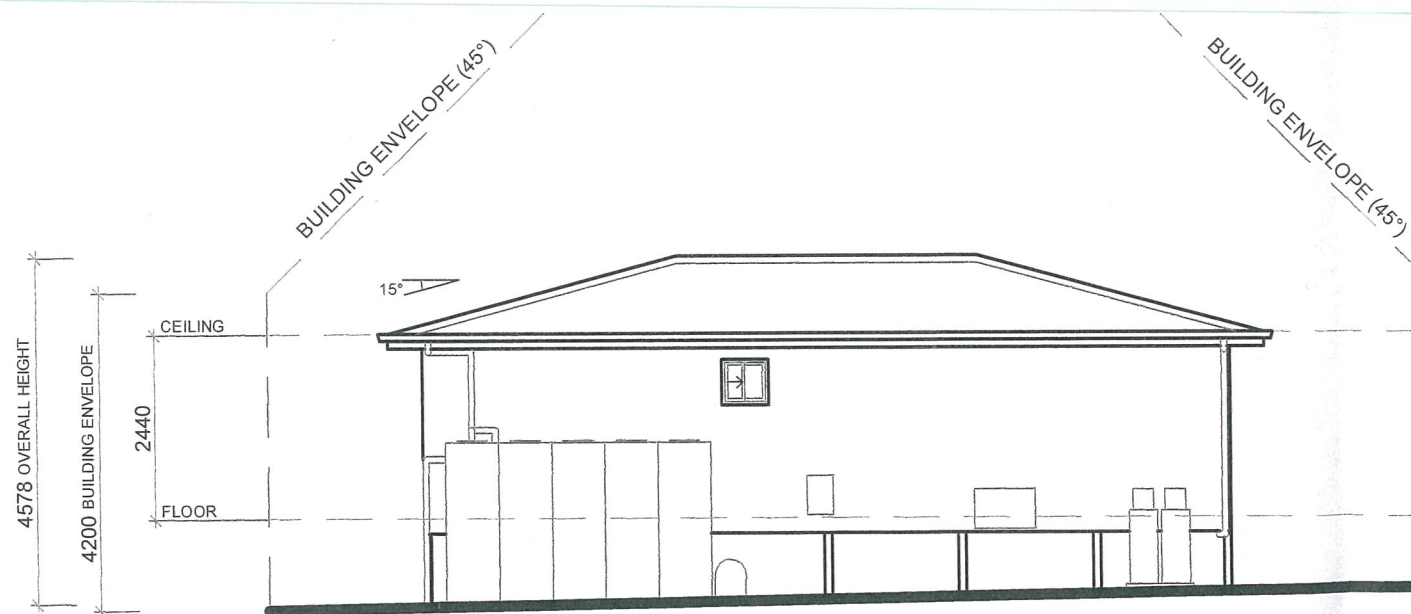
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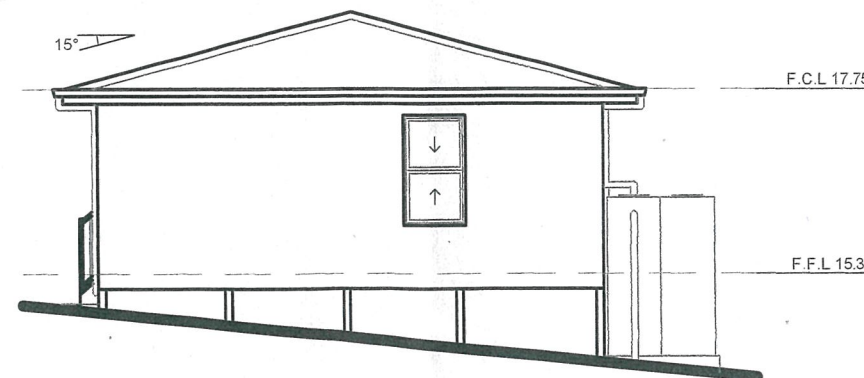
03 NORTH ELEVATION
SCALE 1:100



04 EAST ELEVATION
SCALE 1:100



05 SOUTH ELEVATION
SCALE 1:100



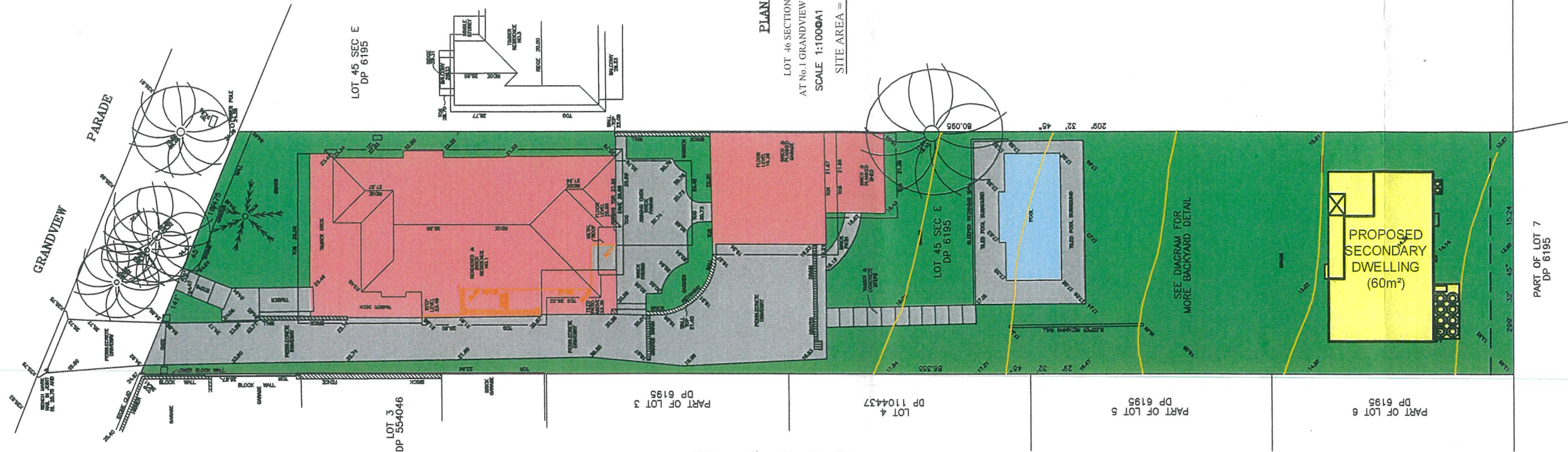
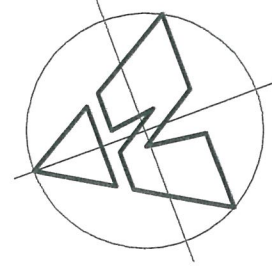
06 WEST ELEVATION
SCALE 1:100

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								for		Date 5/05/19	Sheet 03 of 06
1/07/19	DA ISSUE	MY	B	Checked	Drawn	At Site Address				Job No. 22760	Drg No. 22760 03
29/05/19	DA ISSUE	MY	A		M. Younan		1 GRANDVIEW PARADE, MONA VALE				
Date	Amendment	Drawn	Issue								



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08 LANDSCAPED PLAN
SCALE 1:300

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- LANDSCAPED AREA
- HARD SURFACE AREA
- EXISTING POOL
- DENOTES EXISTING TREE TO BE RETAINED

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.

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

M. Younan



SCHEDULE OF FINISHES

BWA 22760

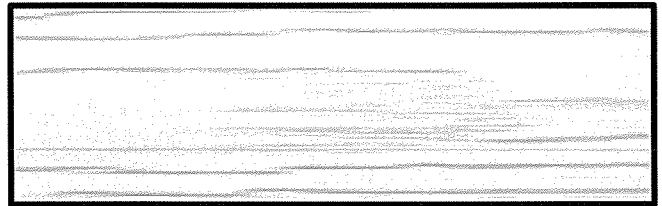
Address: 1 Grandview Parade, Mona Vale NSW 2103

Proposal: Secondary Dwelling

Owner: Mr/s. Ashby

External Wall Covering

- Vinyl Cladding –
VPI Cladding 'Grey'



VPI Cladding 'Grey'

Roof Covering

- Colourbond metal sheet roof
- Colour 'Surfmist'



Colourbond 'Surfmist'

Gutters

- Colour 'Shale Grey'

Fascia

- Colour 'Windspray'



Colourbond 'Shale Grey'

Windows, Door and Flyscreens

- Colour – 'White'