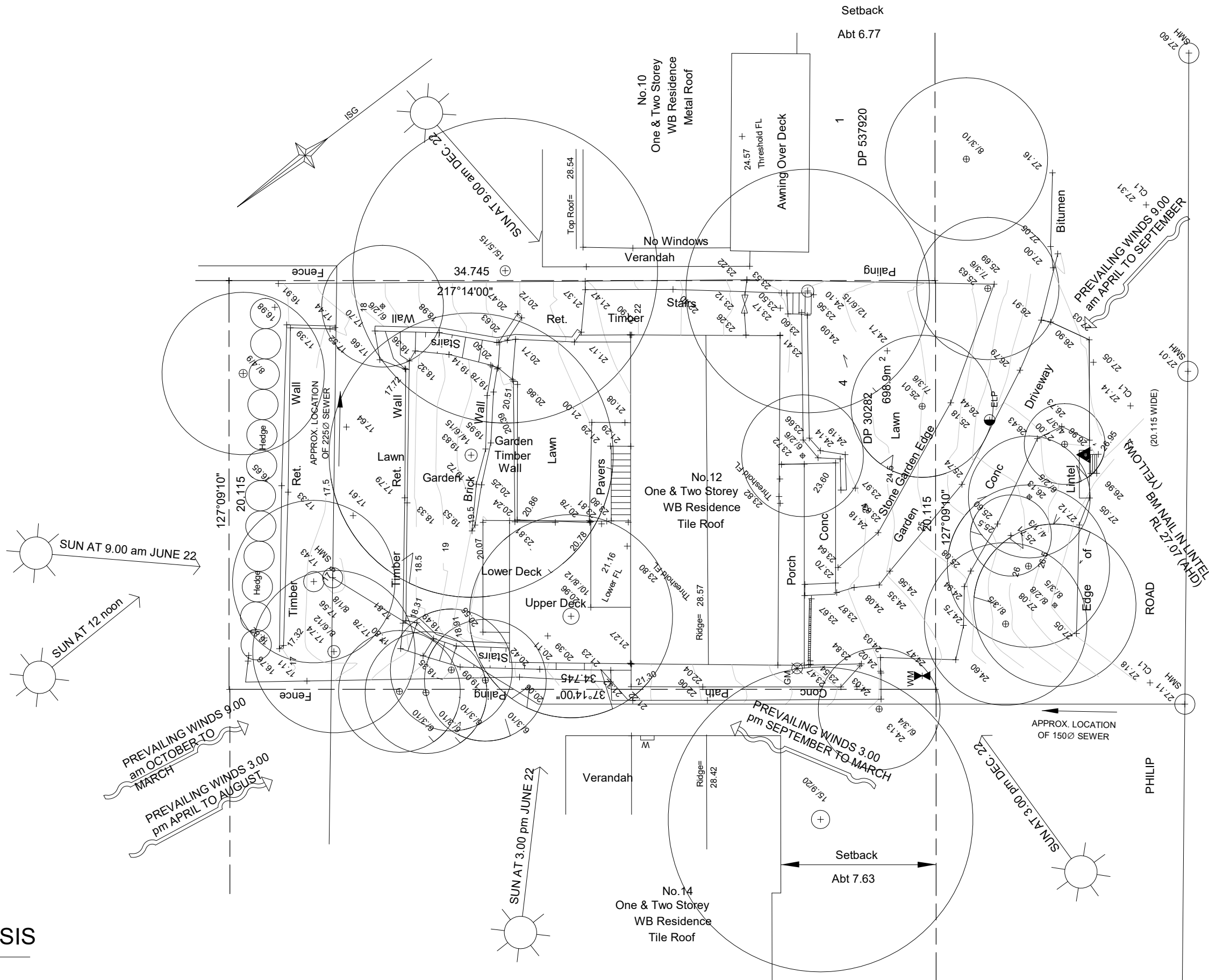




NOTE
SITE ANALYSIS PLAN IS TO BE READ
IN CONJUNCTION WITH THE
ARCHITECTURAL DRAWINGS, THE
SHADOW DIAGRAM PLANS AND THE
STATEMENT OF ENVIRONMENTAL
EFFECTS, INCLUSIVE OF THE
PHOTOGRAPHS & THE STREETSCAPE
ELEVATION.

1 SITE ANALYSIS

1 : 200

GENERAL NOTES

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drawn	date	issue	amendment
EU	05/11/20	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 12 PHILIP ROAD, MONA VALE NSW 2103 LOT 4 DP 30282

client
ANTHONY OSMENT

 **Bungalow Homes**



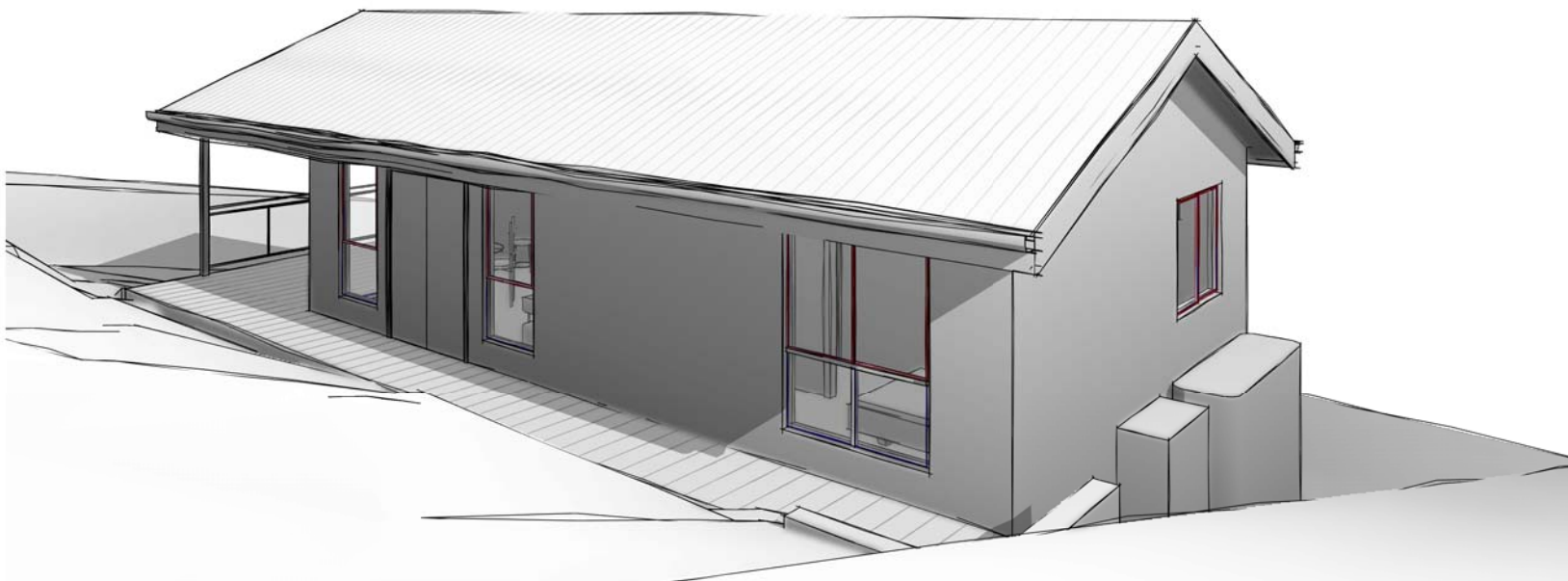
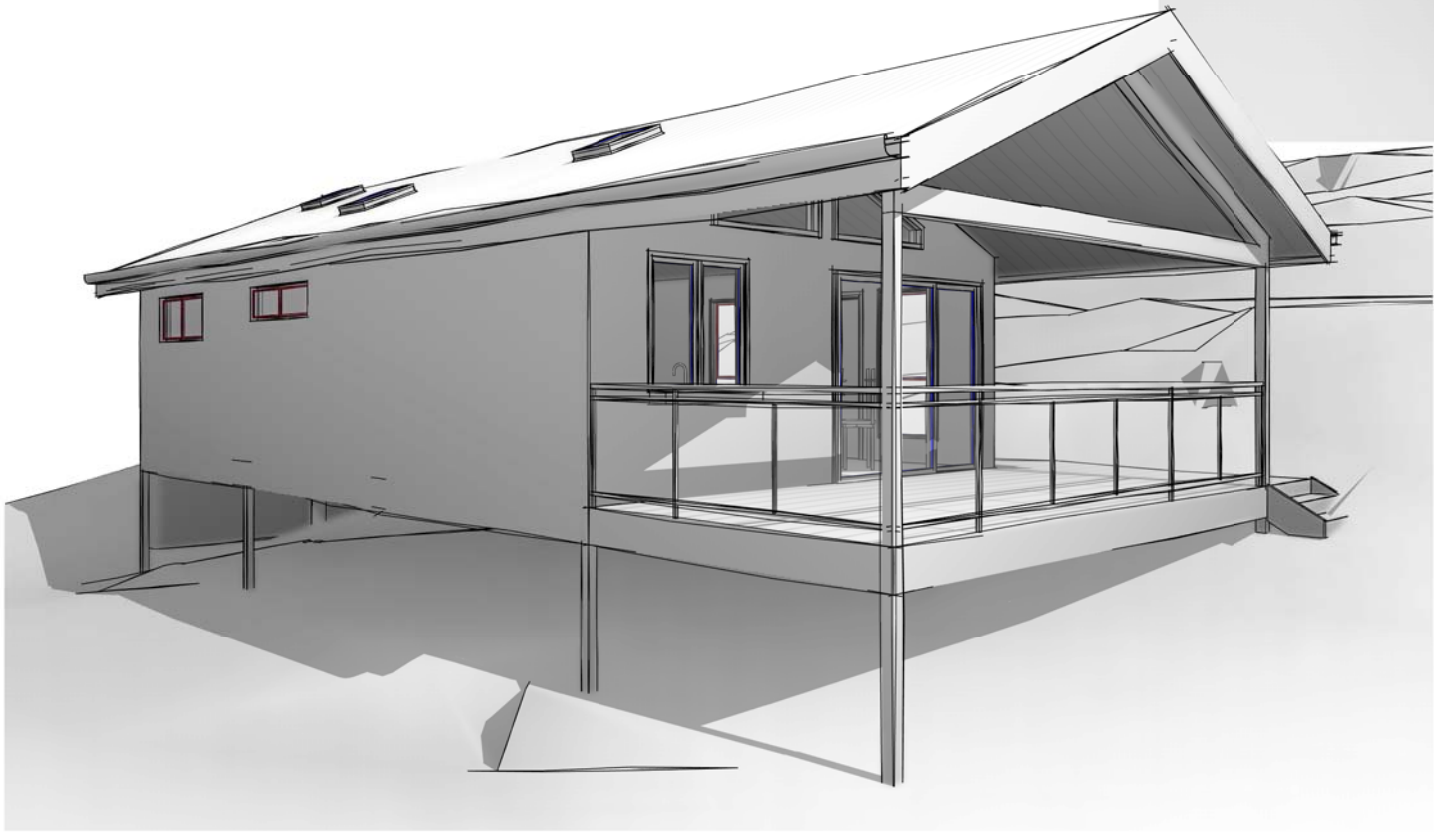
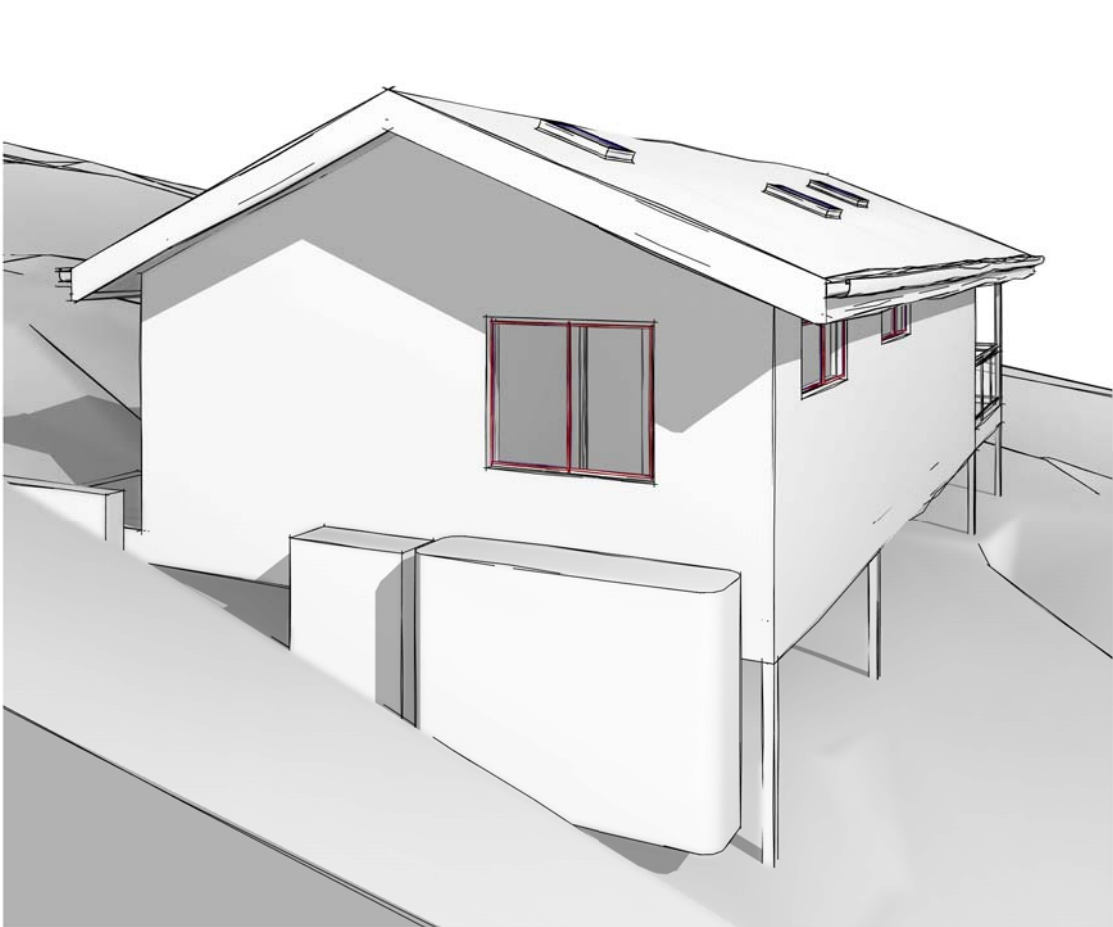
drawing
SITE ANALYSIS

project no	date	sheet no.	scale @ A3	issue	drawn
20-92	05/11/20	.1 of 1	1 : 200	A	RK



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PHILIP ROAD, MONA VALE NSW 2103 LOT 4 DP 30282

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 **Bungalow Homes**

true north	drawing 3D VIEWS	sheet no.	scale @ A3	issue	drawn
	project no 20-92	date 05/11/20	0	A	RK


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BUILDING DESIGNER

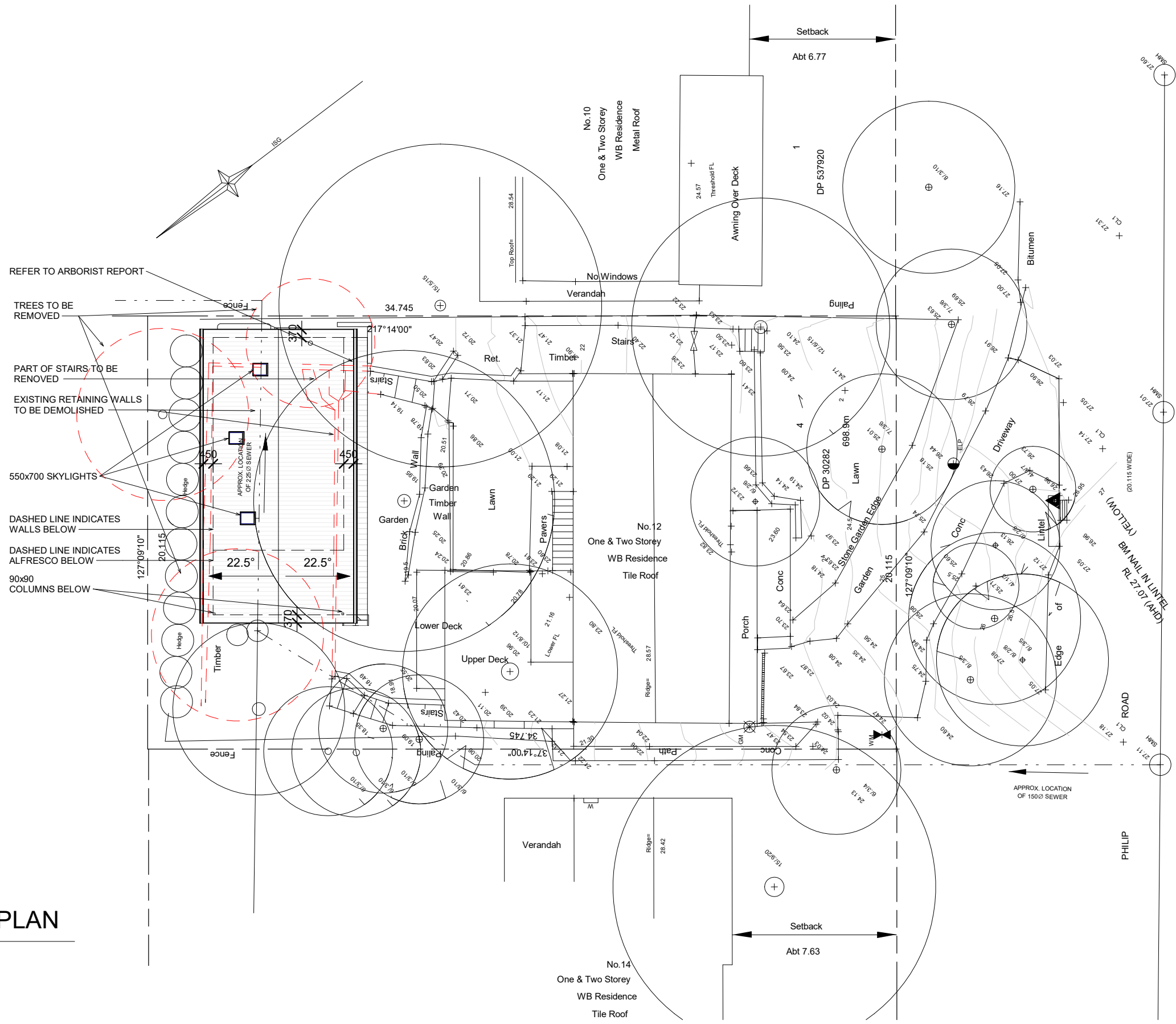
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1

SITE AND ROOF PLAN

1 : 200



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project
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PHILIP ROAD, MONA VALE NSW 2103 LOT 4 DP 30282

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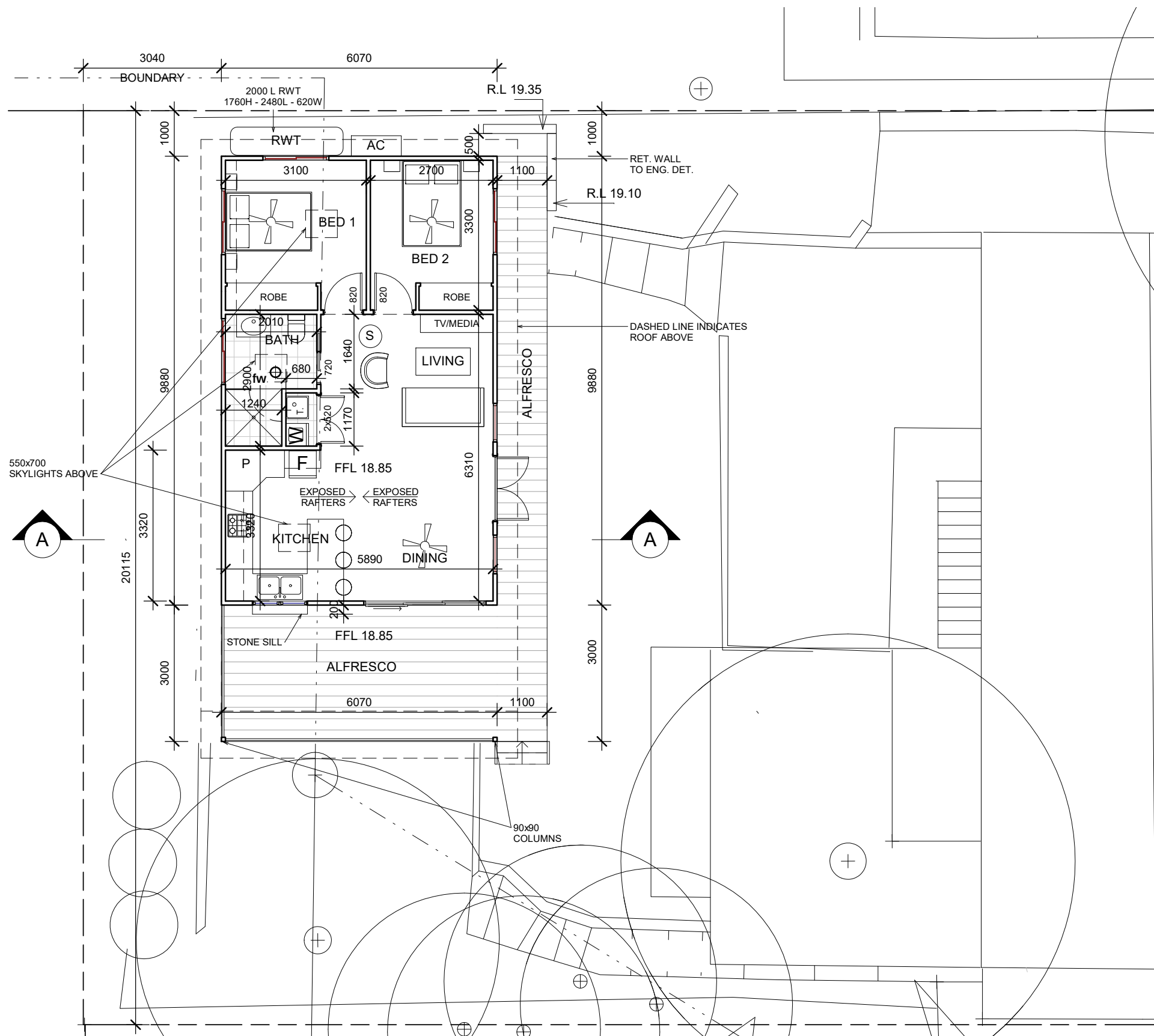
drawing
SITE AND ROOF PLAN

project no	date	sheet no.	scale @ A3	issue	drawn
20-92	05/11/20	1	1 : 200	A	RK



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1 GROUND FLOOR PLAN
1 : 100

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drawing GROUND FLOOR PLAN			
project no	date	sheet no.	scale @ A3 issue drawn
20-92	05/11/20	2	1 : 100 A RK

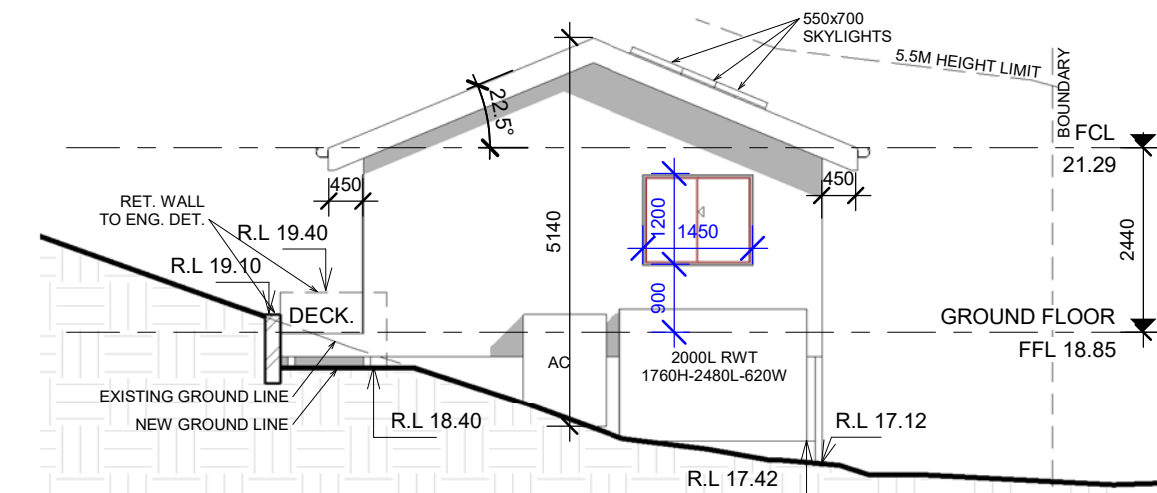
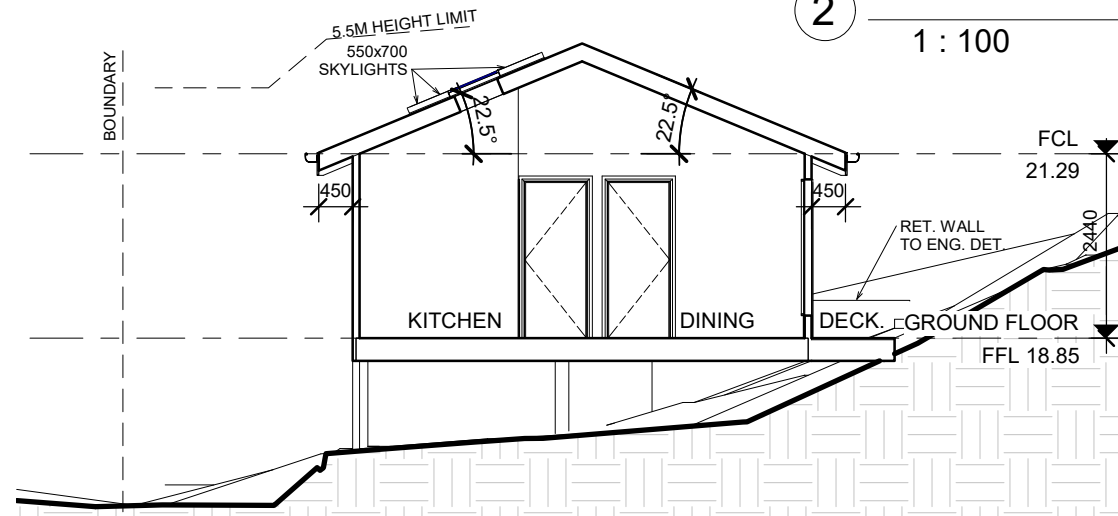
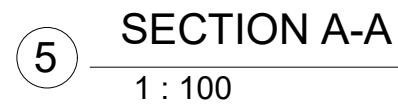
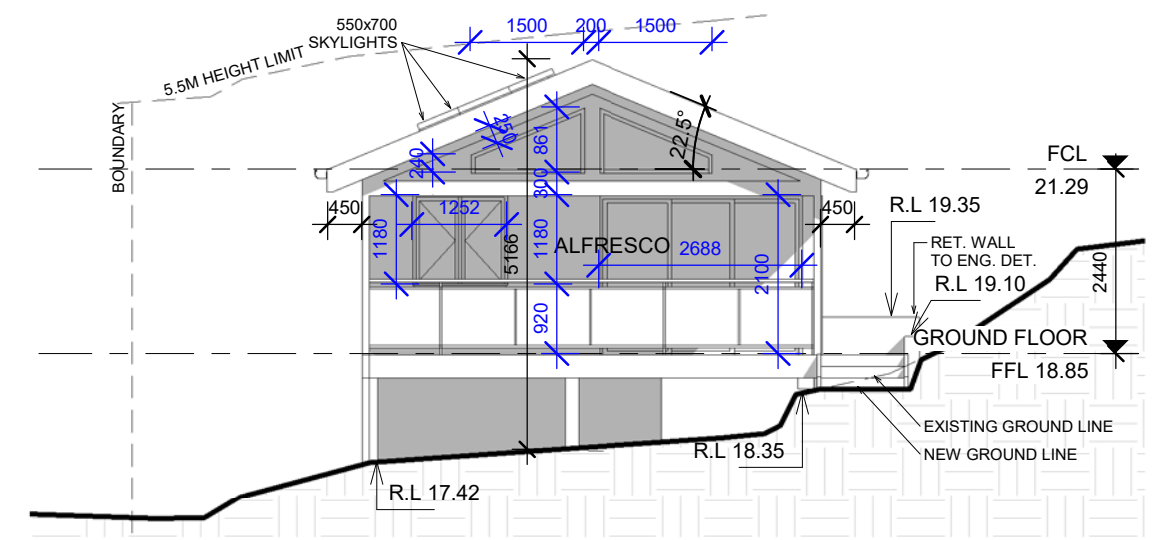
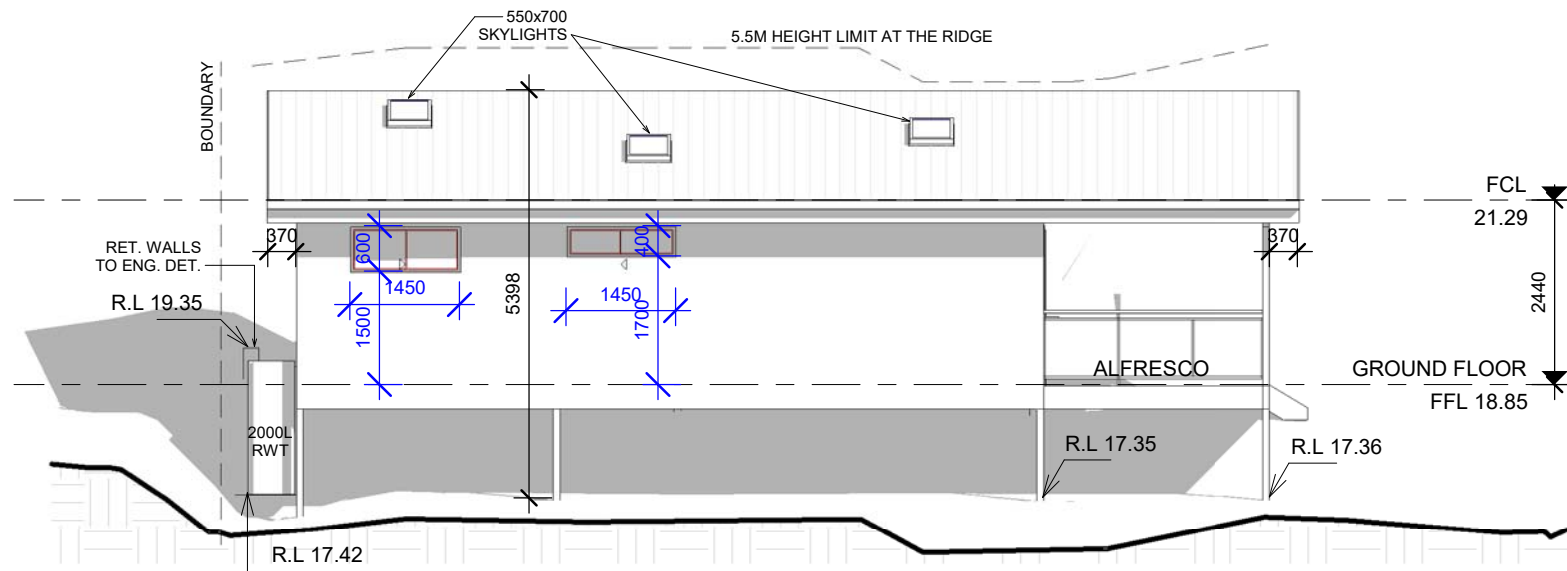


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PHILIP ROAD, MONA VALE NSW 2103 LOT 4 DP 30282

client
ANTHONY OSMENT



true north

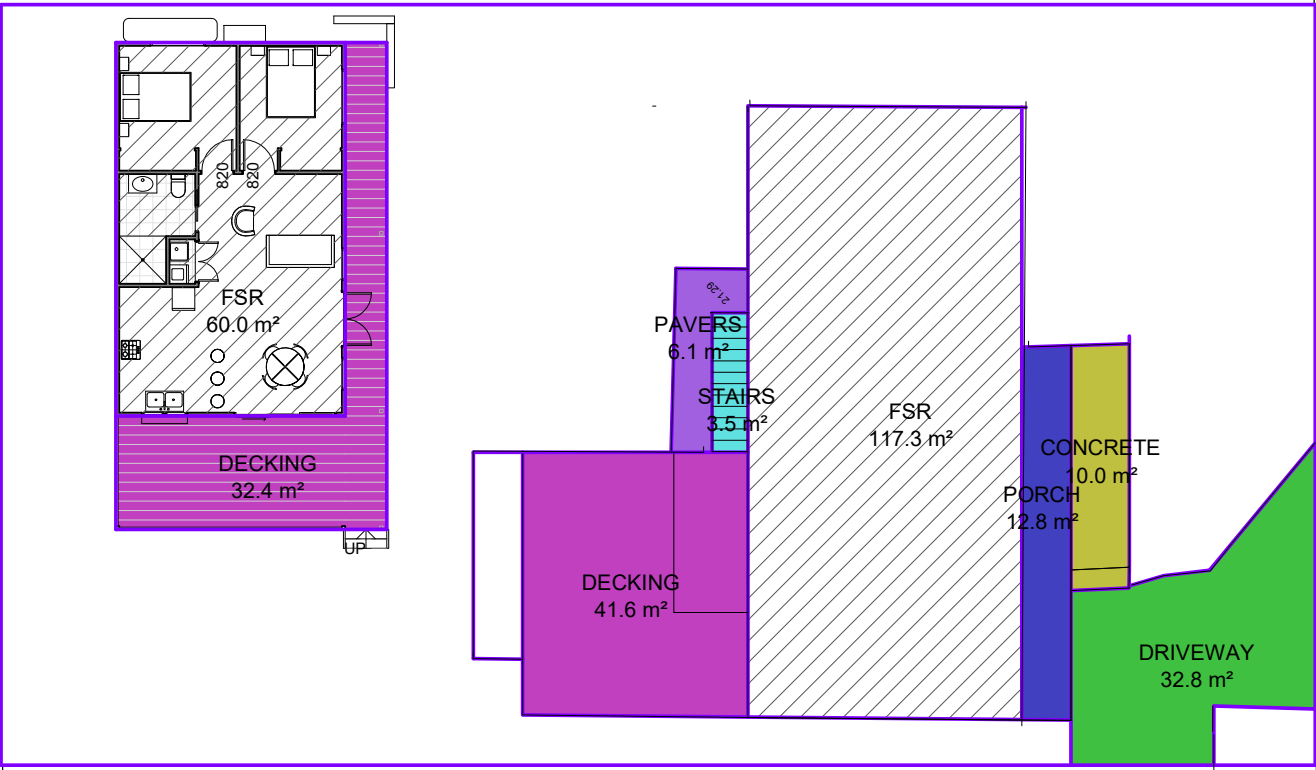
ELEVATIONS AND SECTION

project no	date	sheet no.	scale @ A3	issue	drawn
20-92	05/11/20	3	1 : 100	A	RK

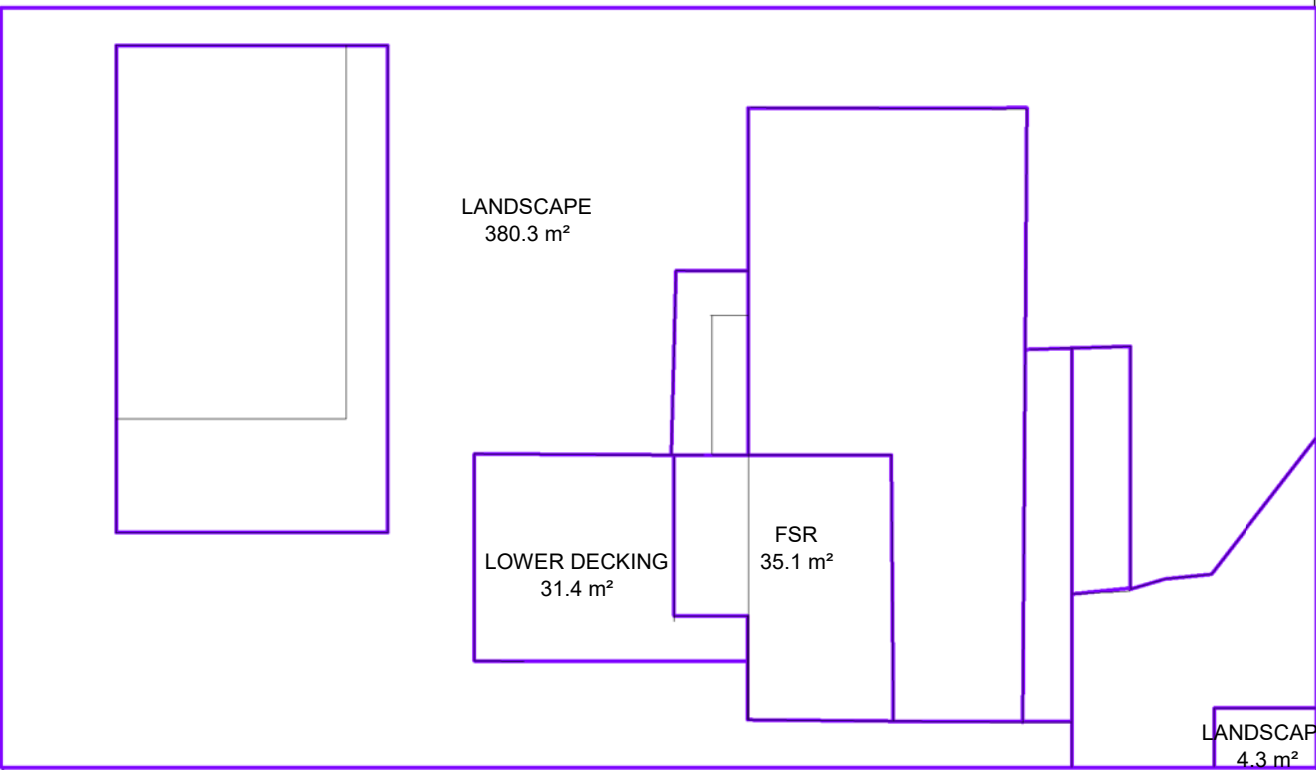


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1 GROUND FLOOR
1 : 200



2 LOWER LEVEL
1 : 200

AREA CALCULATIONS SCHEDULE

NAME	LEVEL	COUNT	TOTAL
CONCRETE	GROUND FLOOR	1	10.0 m ²
CONCRETE: 1			10.0 m ²
DECKING	GROUND FLOOR	2	73.9 m ²
DECKING: 2			73.9 m ²
DRIVEWAY	GROUND FLOOR	1	32.8 m ²
DRIVEWAY: 1			32.8 m ²
FSR	LOWER LEVEL	1	35.1 m ²
FSR	GROUND FLOOR	2	177.3 m ²
FSR: 3			212.4 m ²
LANDSCAPE	Not Placed	1	0.0 m ²
LANDSCAPE	LOWER LEVEL	2	384.6 m ²
LANDSCAPE: 3			384.6 m ²
LOWER DECKING	LOWER LEVEL	1	31.4 m ²
LOWER DECKING: 1			31.4 m ²
PAVERS	GROUND FLOOR	1	6.1 m ²
PAVERS: 1			6.1 m ²
PORCH	GROUND FLOOR	1	12.8 m ²
PORCH: 1			12.8 m ²
STAIRS	GROUND FLOOR	1	3.5 m ²
STAIRS: 1			3.5 m ²

AREA CALCULATION

SITE AREA = 698.9 sqm

REQUIRED LANDSCAPED AREA = 60% OF THE SITE AREA = 419.34 sqm
PROPOSED LANDSCAPED AREA = 384.6 sqm
VARIABLE IMPERVIOUS LANDSCAPE TREATMENTS FOR OUTDOOR RECREATIONAL PURPOSE = 6% OF THE SITE AREA =41.9sqm
VARIED LANDSCAPED AREA = 426.5sqm

THEREFORE, THE PROPOSAL COMPLIES WITH THE PDCP.
REFER TO THE VARIATION OF THE LANDSCAPED AREA.

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drawing
AREA CALCULATIONS

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20-92	05/11/20	4	1 : 200	A	RK



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13/04/2021
ref : 20-92

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
CONSTRUCTION OF A SECONDARY DWELLING
AT 12 PHILIP ROAD, MONA VALE**

EXTERNAL WALLS

Finish	Paint Finish
Manufacturer	Dulux
Colour	Miller Mode



ROOF

Type	Gable End Roof
Manufacturer	Colorbond
Colour	Shale Grey
Finish	Metal Finish



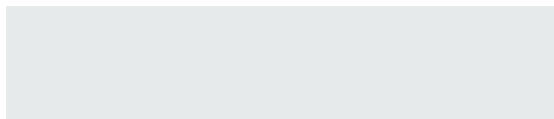
GUTTERS, DOWNPIPES AND FASCIA

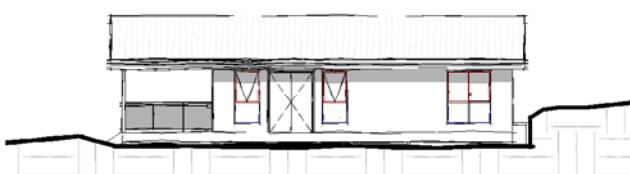
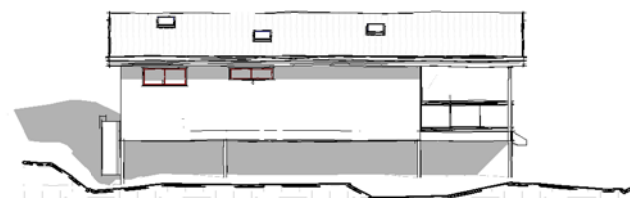
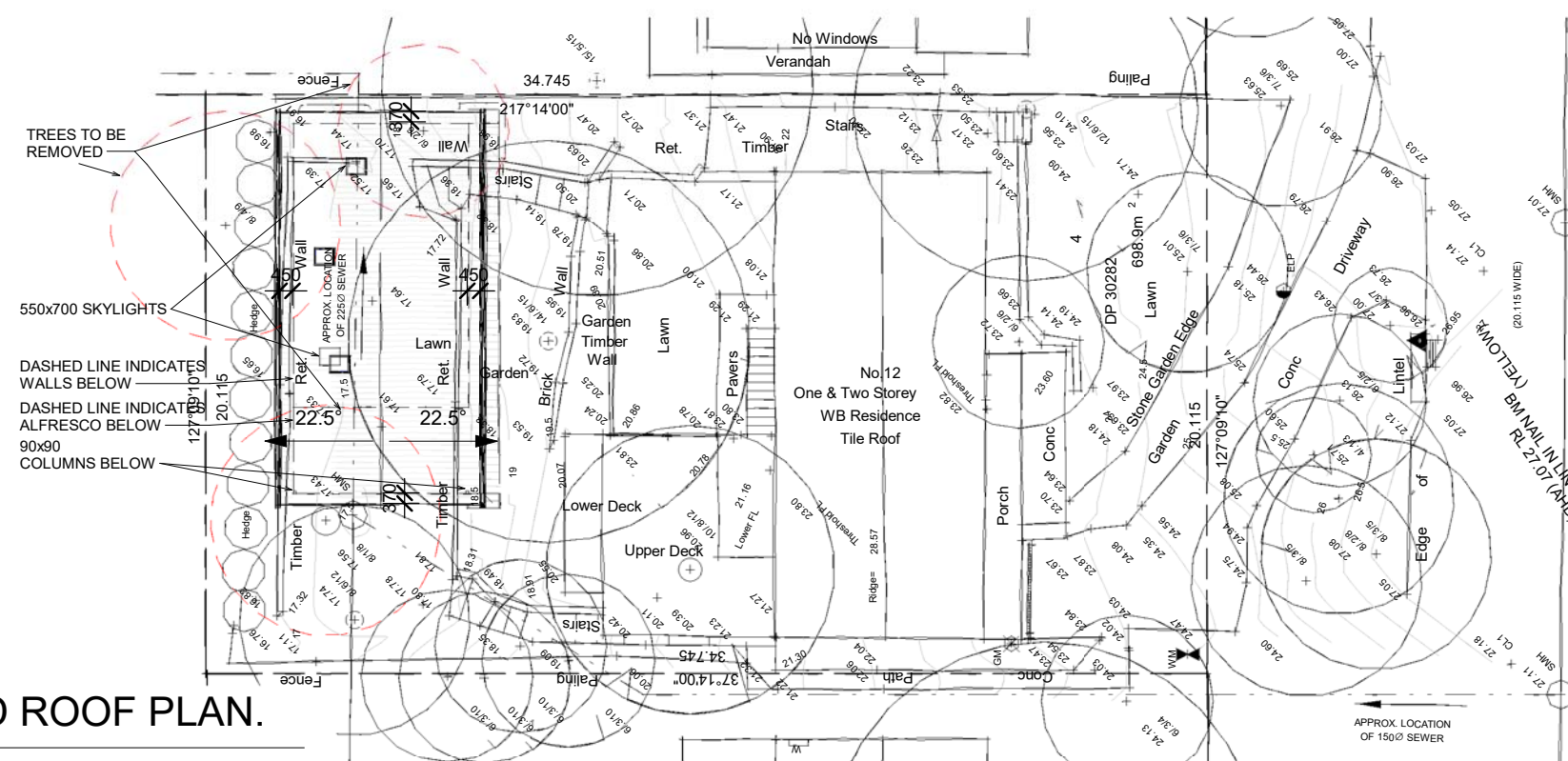
Manufacturer	Colorbond
Colour	shale Grey
Finish	Metal Finish



ALUMINIUM FRAME WINDOWS & SLIDING DOOR

Finish	Paint Finish
Paint manufacturer	Dulux
Colour	Lexicon





project
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