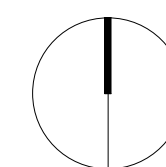


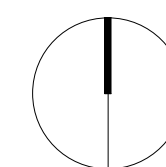
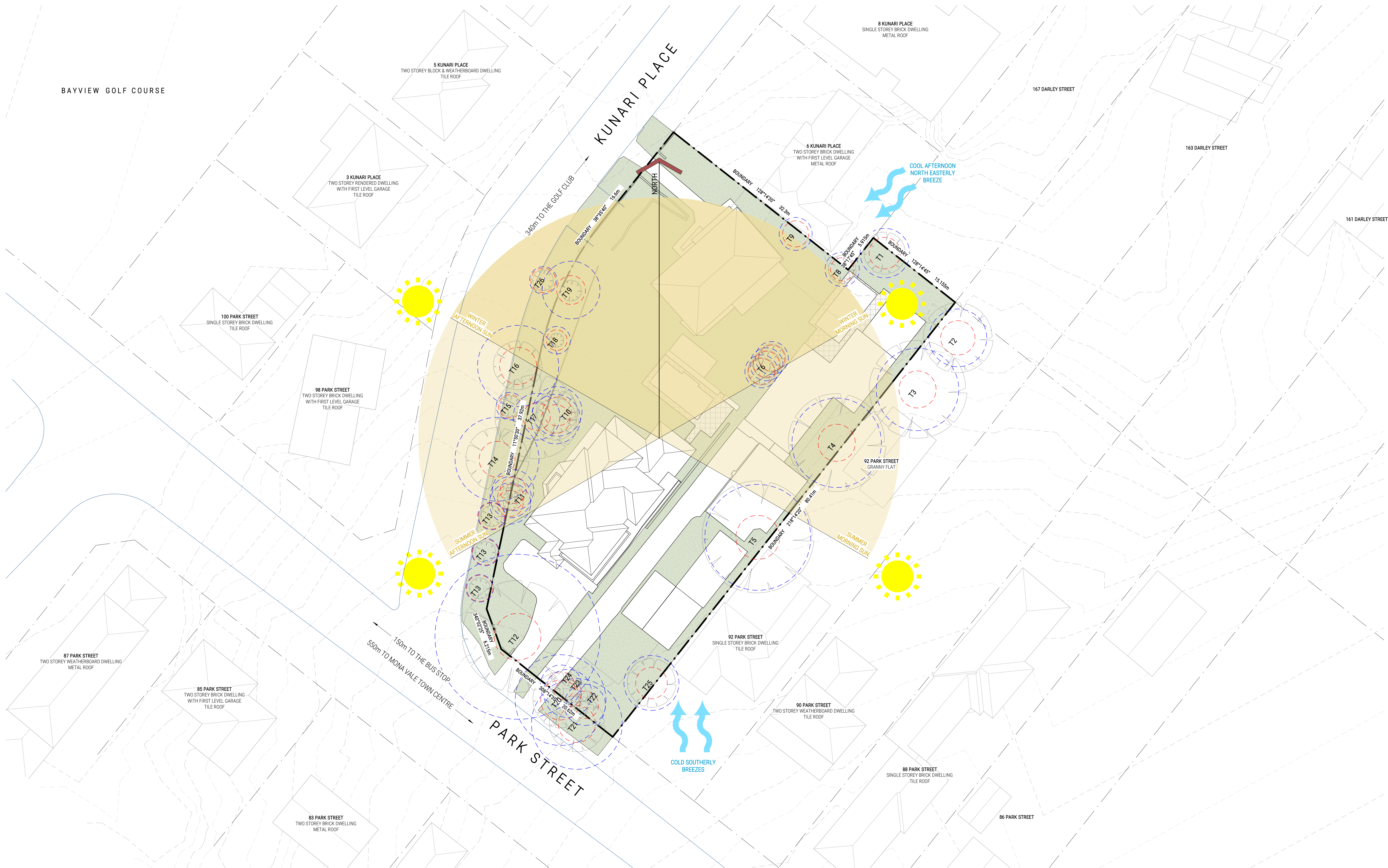


ARTIST IMPRESSION BY TTSTUDIO

94,96 PARK STREET & 4 KUNARI PLACE,
MONA VALE
ISSUE FOR DEVELOPMENT APPLICATION

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	1
DA010	EXISTING SITE PLAN	1
DA020	SITE ANALYSIS	1
DA030	DEMOLITION PLAN	1
DA040	PROPOSED SITE PLAN	1
DA050	3D VISUALISATION	1
DA100	BASEMENT 2 PLAN	1
DA101	LEVEL 1 PLAN	1
DA102	LEVEL 2 PLAN	1
DA103	LEVEL 3 PLAN	1
DA104	LEVEL 4 PLAN	1
DA105	LEVEL 5 PLAN	1
DA106	ROOF PLAN	1
DA200	LONG SECTIONS	1
DA201	CROSS SECTIONS	1
DA300	ELEVATIONS	1
DA301	ELEVATIONS	1
DA302	ELEVATIONS	1
DA400	AREA CALCULATIONS- GROSS FLOOR AREA	1
DA401	AREA CALCULATIONS - AFFORDABLE AREA	1
DA402	AREA CALCULATIONS - LANDSCAPE AREA	1
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	1
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	1
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	1
DA600	VIEWS FROM SUN - 9AM JUNE 21ST	1
DA601	VIEWS FROM SUN - 10AM JUNE 21ST	1
DA602	VIEWS FROM SUN - 11AM JUNE 21ST	1
DA603	VIEWS FROM SUN - 12PM JUNE 21ST	1
DA604	VIEWS FROM SUN - 1PM JUNE 21ST	1
DA605	VIEWS FROM SUN - 2PM JUNE 21ST	1
DA606	VIEWS FROM SUN - 3PM JUNE 21ST	1





DEMOLITION NOTES

- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
- SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
- ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
- TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES
- BUILDER TO COMPLY WITH THE WASTE MANAGEMENT PLAN IN ACCORDANCE WITH WARRINGAH DEVELOPMENT CONTROL PLAN – PART C9 WASTE MANAGEMENT

DEMOLITION LEGEND

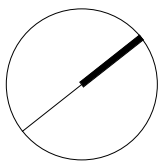
- - - - - = DEMOLISHED STRUCTURE
-  = DEMOLISHED TREE
-  = TREE TO BE RETAINED



T4, 5 Geelong Street,
Fyshwick ACT 2609

E: scott@walsharchitects.com.au
P: 0466 049 880

Nominated Architect - Scott Walsh
ACT 2624

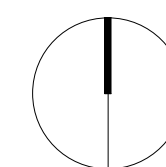


REV NO. 1
DESCRIPTION FOR DA APPROVAL

REV DATE 16.05.2025

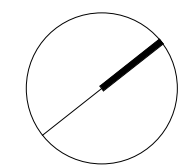
SHEET NUMBER 1
REVISION
SCALE @ A1

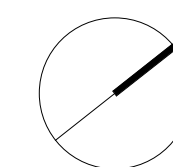
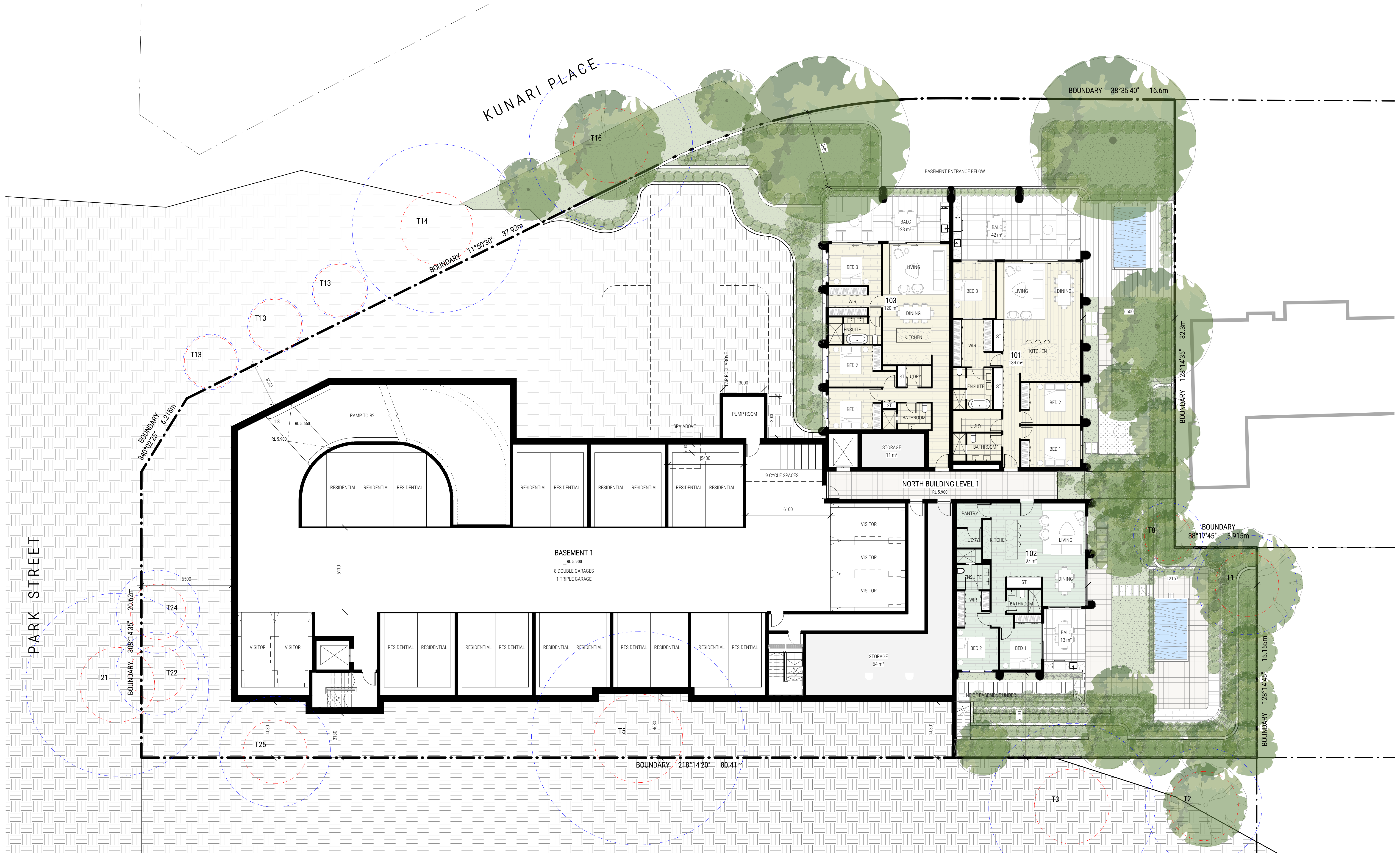
DEMOLITION PLAN
DA030
1
1 : 125



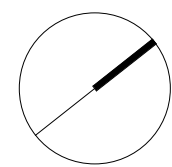


ARTIST IMPRESSION BY TTSTUDIO





Thermal Construction Details	
Glazing	
Sliding and Fixed – Except below Max U-value 4.50 SHGC 0.61 (±5%) Aluminium Frame Single Low-E Clear or Double Clear	Awning - All Max U-value 4.90 SHGC 0.53 (±5%) Aluminium Frame Single Low-E Clear or Double Clear
Sliding Balcony Doors – Units 501 and 503 Only Max U-value 4.60 SHGC 0.36 (±5%) Aluminium Frame Single Low-E Grey or Double Grey	Sliding Balcony Doors – Units 203, 303 and 403 Only Max U-value 3.23 SHGC 0.57 (±5%) Aluminium Frame Double Low-E Clear
External Walls	
External Walls of Units (including breezeways)	- 10mm render, 200mm concrete, 25mm airspace, 92mm metal stud with R2.50 insulation. - 9mm FC cladding, 35mm batten, 92mm metal stud with R2.50 insulation plus R0.20 thermal break.
Internal Walls	
Between Lifts / Fire Stairs to Units	- 180mm concrete, 76mm metal stud with R2.00 insulation
Intertency Walls	- 25mm shaftliner, 76mm metal stud with acoustic insulation only.
Internal Walls Inside Units	- 13mm plaster, 64mm metal stud with acoustic insulation only
Dwelling Floors	
Floors to Internal and Enclosed Areas	- 200mm concrete - No additional insulation modelled
Floors To Basement and Non-Enclosed Areas	- 200mm concrete – 50mm R2.30 insulation rigid board
Parts of Floor to External Areas (Units 301 and 307)	- 200mm concrete - No additional insulation modelled
Dwelling Roofs	
Roof To External	- 200mm concrete – 60mm R2.75 insulation rigid board



PARK STREET

KUNARI PLACE

BOUNDARY 11°50'30" 37.92m

BOUNDARY 340°02'28" 6.215m

BOUNDARY 308°14'35" 20.62m

SOUTH BUILDING LEVEL 3
RL 12.200

NORTH BUILDING LEVEL 3
RL 12.200

BOUNDARY 128°14'35" 32.3m

BOUNDARY 38°17'45" 5.915m

BOUNDARY 128°14'45" 15.155m

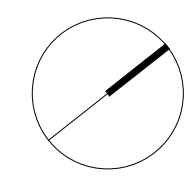
BOUNDARY 218°14'20" 80.41m

BOUNDARY 38°35'40" 16.6m

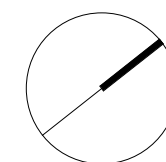
T4, 5 Geelong Street,
Fyshwick ACT 2609
E: scott@walsharchitects.com.au
P: 0466 049 880
Nominated Architect - Scott Walsh
ACT 2624

Certificate No. #HR-XH4ACU-01
Scan QR code or follow website link for rating details.

Assessor name: Robert Romanous
Accreditation No.: ABSA 101535
Property Address: 94 Park Street, Mona Vale, NSW, 2103
<http://www.hero-soft.com.au/pdf/HR-XH4ACU-01>

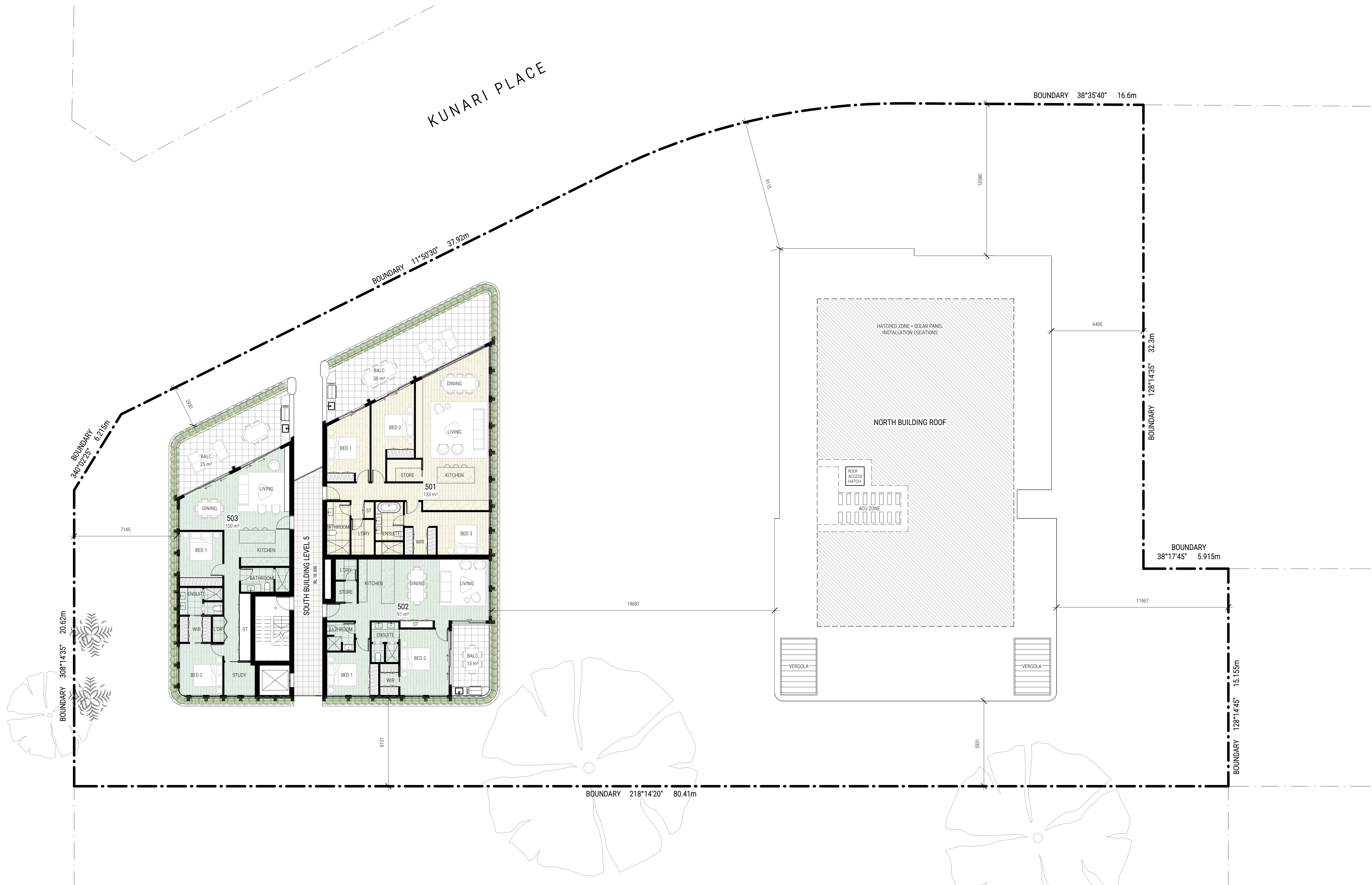


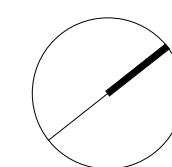
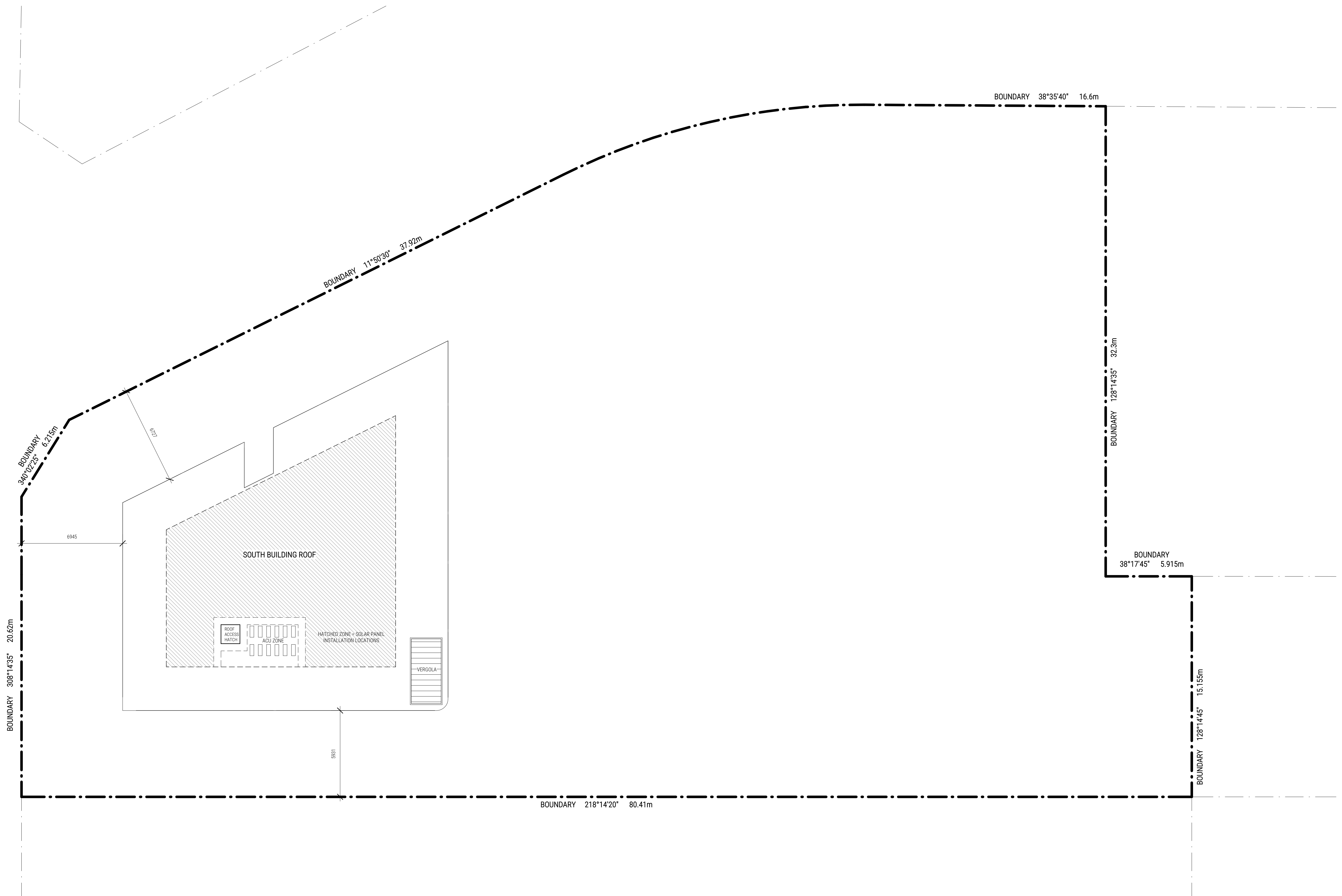
REV NO.	DESCRIPTION	REV DATE	SHEET NUMBER	LEVEL 3 PLAN
1	FOR DA APPROVAL	16.05.2025	1	DA103
			REVISION	1
			SCALE @ A1	1 : 125

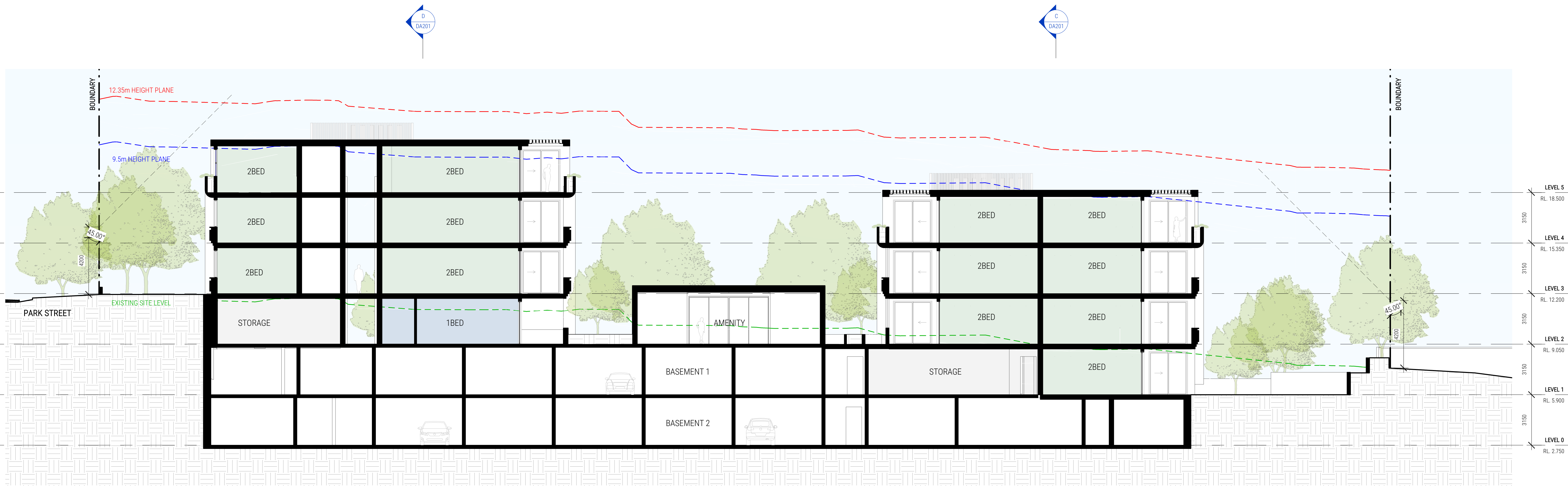


PARK STREET

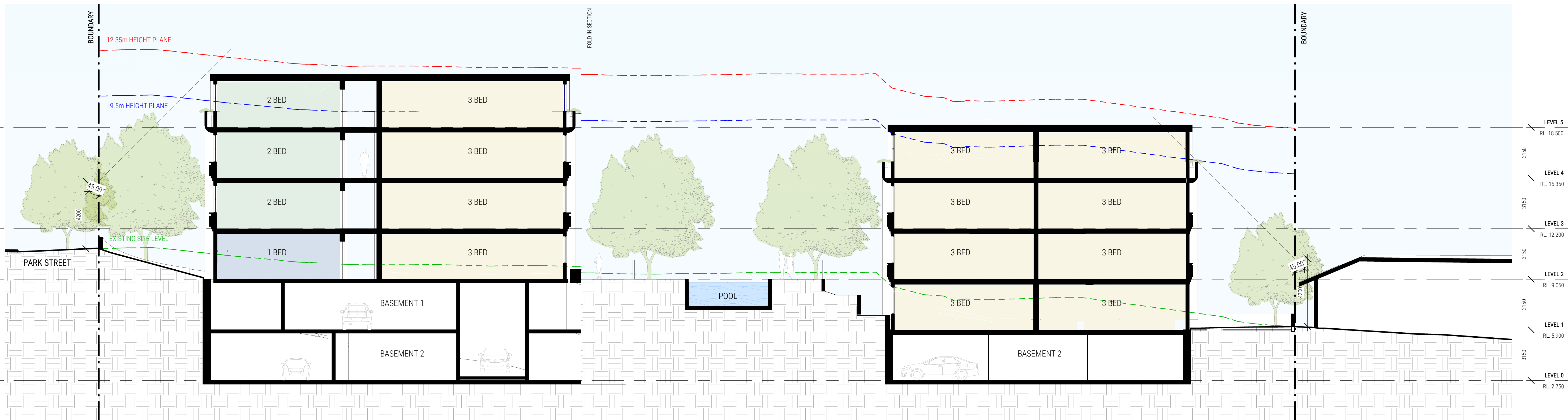
KUNARI PLACE



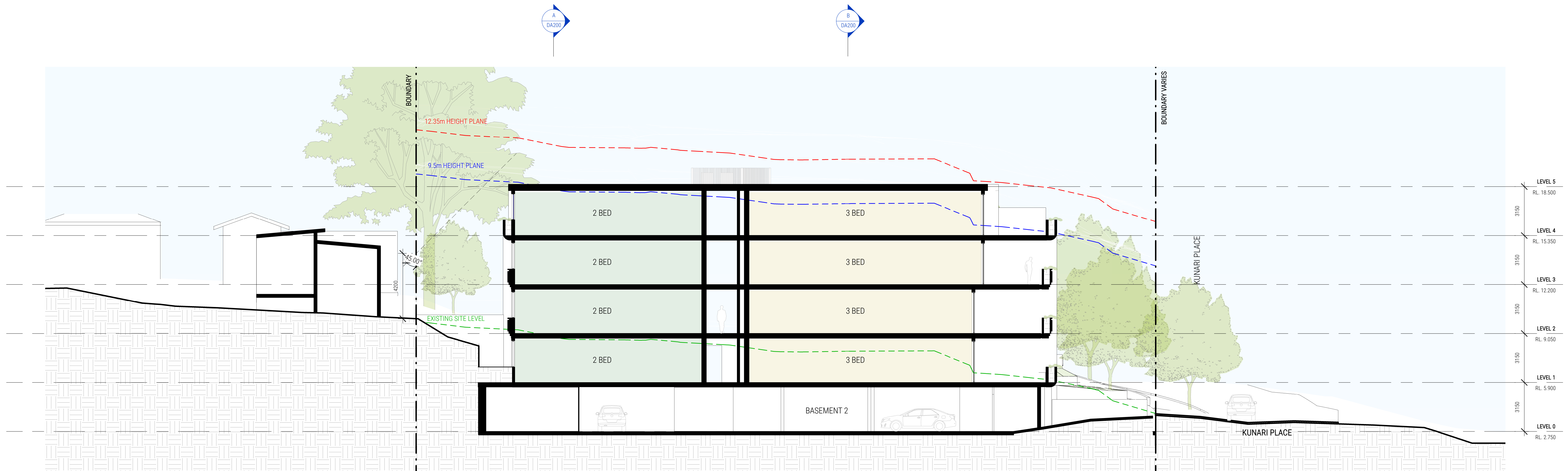




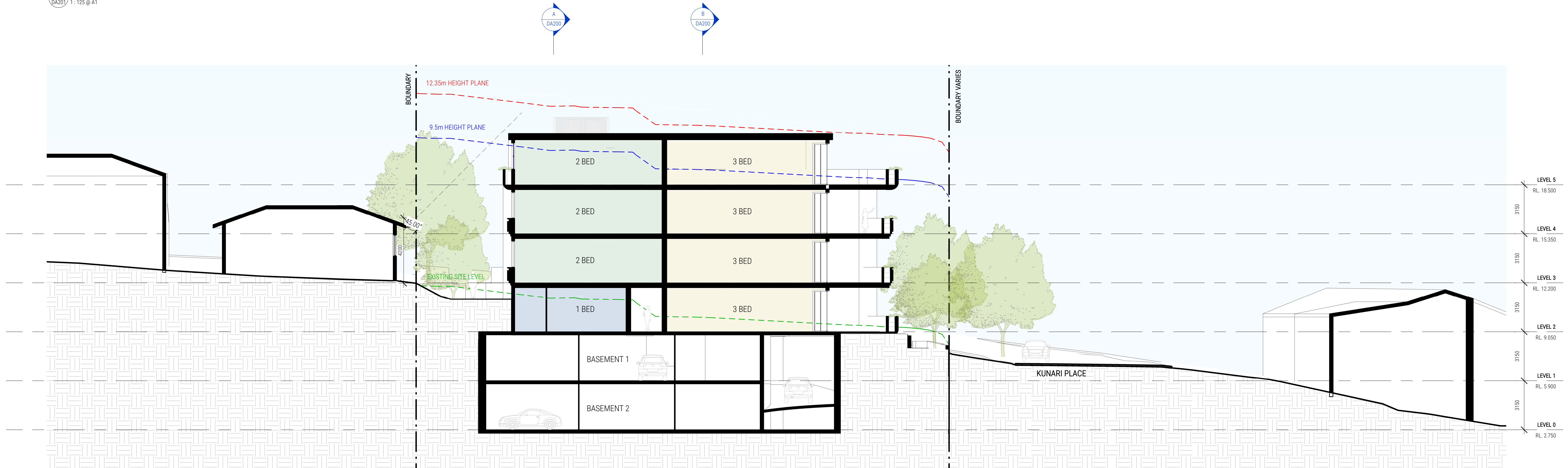
A Section A-A
DA200/ 1:125 @ A1



B Section B-B
DA200/ 1:125 @ A1



C Section C-C
DA201 1:125 @ A1



D Section D-D
DA201 1:125 @ A1



1 WESTERN ELEVATION
DA300/ 1:125 @ A1



2 EASTERN ELEVATION
DA300/ 1:125 @ A1

SCHEDULE OF FINISHES

CL-1 - CLADDING FINISHED IN DARK GREY	FT-2 - FENCING FINISHED IN DARK GREY
CO-1: WHITE CONCRETE LOOK FINISH	GL-05 - GLASS TO MEET BASIX REQUIREMENTS
CO-2: GREY CONCRETE LOOK FINISH	HR-1 - HANDRAIL FINISHED IN DARK GREY
FT-1 - LANDSCAPE WALLS CONCRETE LOOK FINISH	SC-1 - PERFORATED SCREEN FINISHED IN DARK GREY



1 NORTHERN ELEVATION
DA301/ 1:125 @ A1



2 SOUTHERN ELEVATION
DA301/ 1:125 @ A1

SCHEDULE OF FINISHES

CL-1 - CLADDING FINISHED IN DARK GREY	FT-2 - FENCING FINISHED IN DARK GREY
CO-1: WHITE CONCRETE LOOK FINISH	GL-05 - GLASS TO MEET BASIX REQUIREMENTS
CO-2: GREY CONCRETE LOOK FINISH	HR-1 - HANDRAIL FINISHED IN DARK GREY
FT-1 - LANDSCAPE WALLS CONCRETE LOOK FINISH	SC-1 - PERFORATED SCREEN FINISHED IN DARK GREY





1 NORTHERN ELEVATION - INTERNAL
DA302/ 1:125 @ A1



2 SOUTHERN ELEVATION - INTERNAL
DA302/ 1:125 @ A1

SCHEDULE OF FINISHES

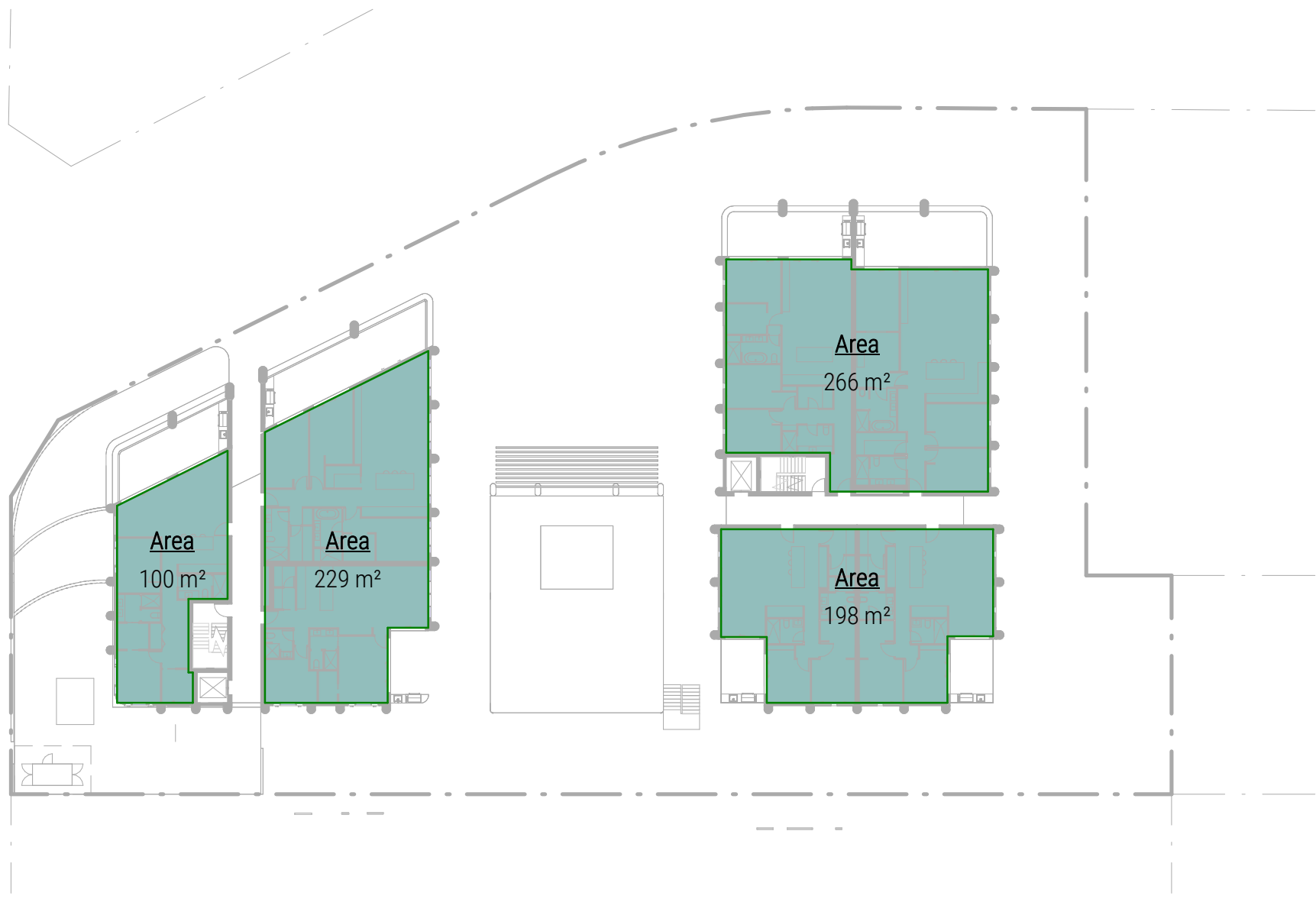
CL-1 - CLADDING FINISHED IN DARK GREY	FT-2 - FENCING FINISHED IN DARK GREY
CO-1: WHITE CONCRETE LOOK FINISH	GL-05 - GLASS TO MEET BASIX REQUIREMENTS
CO-2: GREY CONCRETE LOOK FINISH	HR-1 - HANDRAIL FINISHED IN DARK GREY
FT-1 - LANDSCAPE WALLS CONCRETE LOOK FINISH	SC-1 - PERFORATED SCREEN FINISHED IN DARK GREY



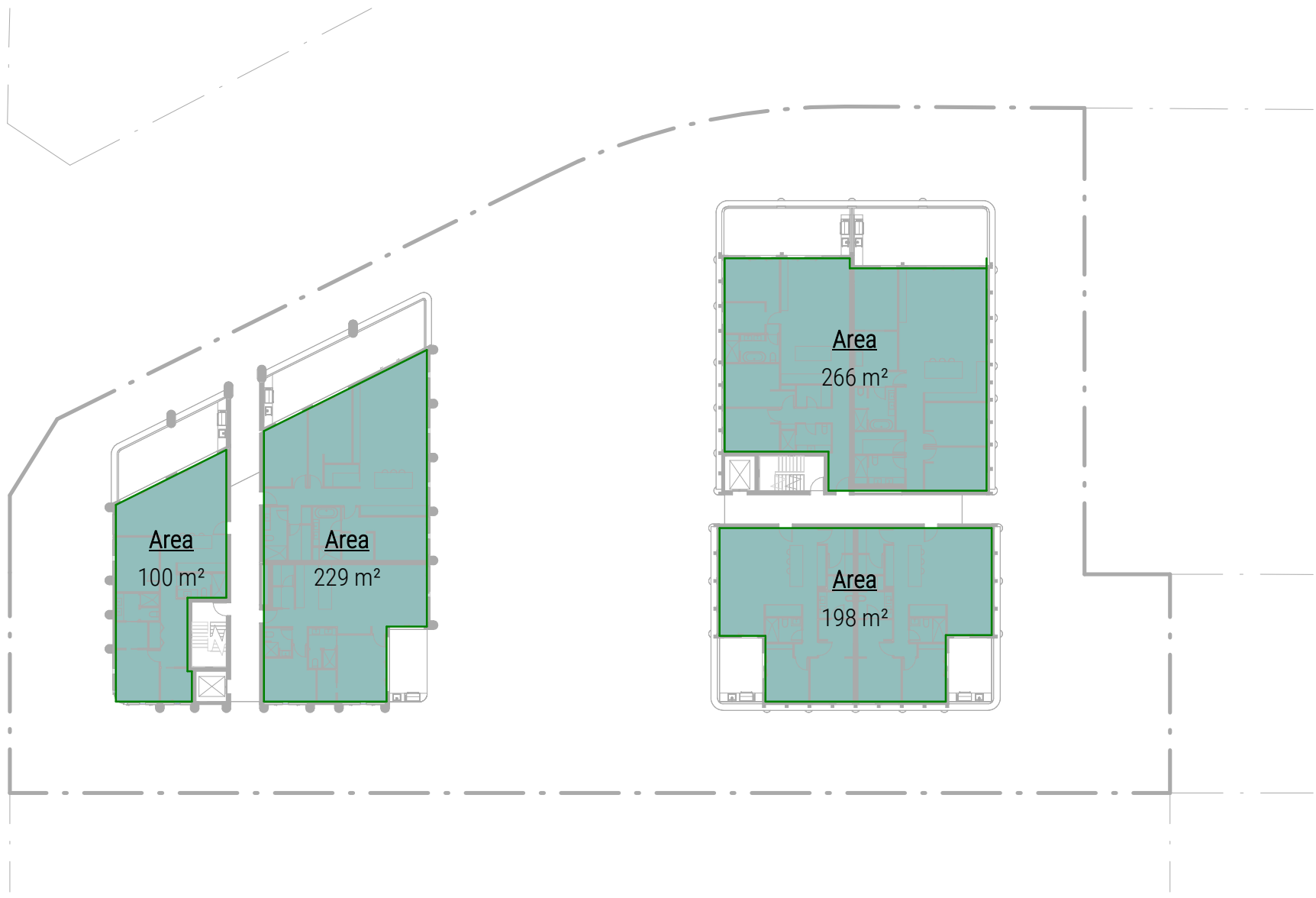
1 GFA - LEVEL 1
DA400/ 1:400 @ A1



2 GFA - LEVEL 2
DA400/ 1:400 @ A1



3 GFA - LEVEL 3
DA400/ 1:400 @ A1



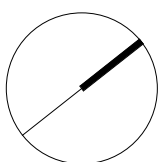
4 GFA - LEVEL 4
DA400/ 1:400 @ A1

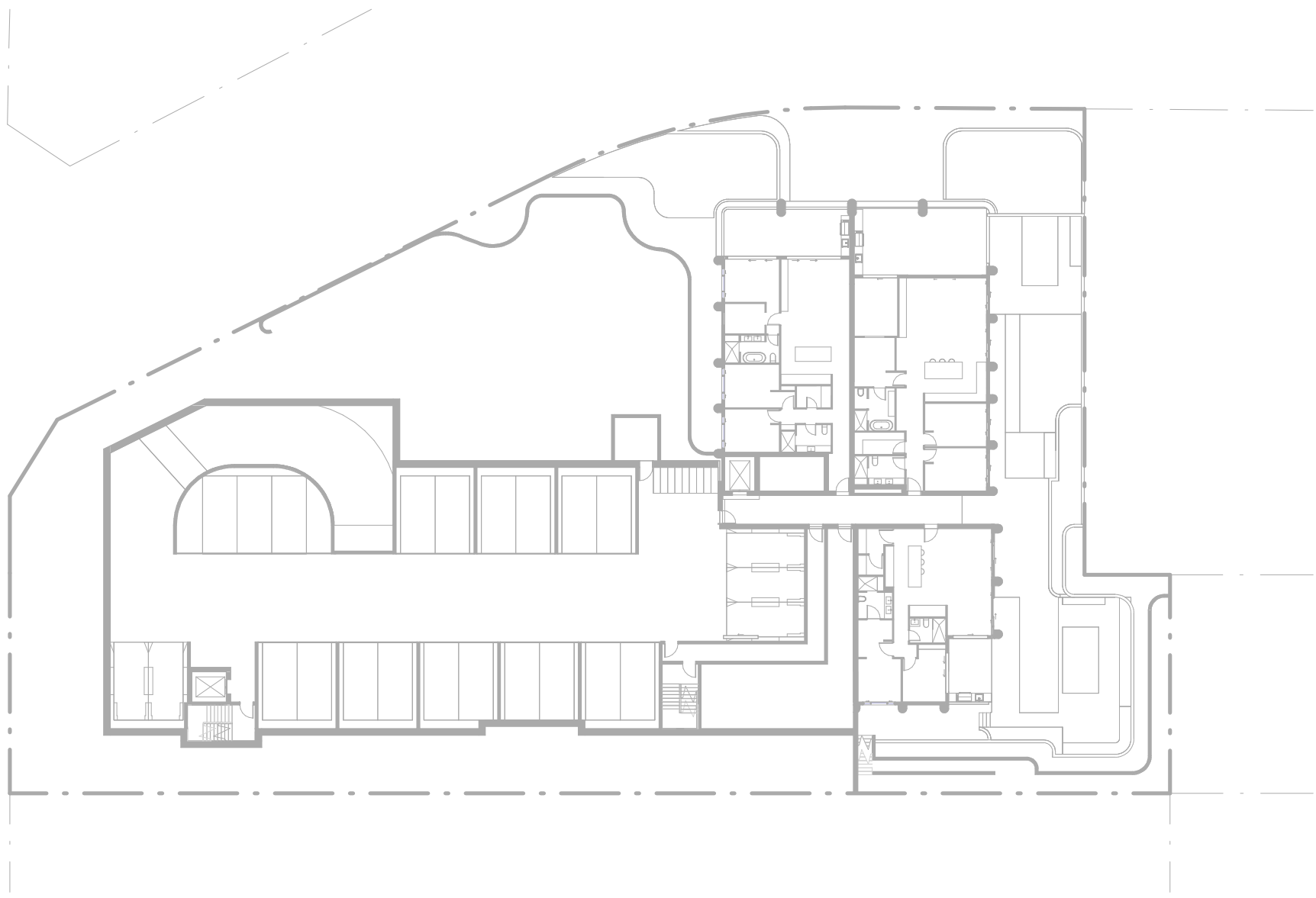


5 GFA - LEVEL 5
DA400/ 1:400 @ A1

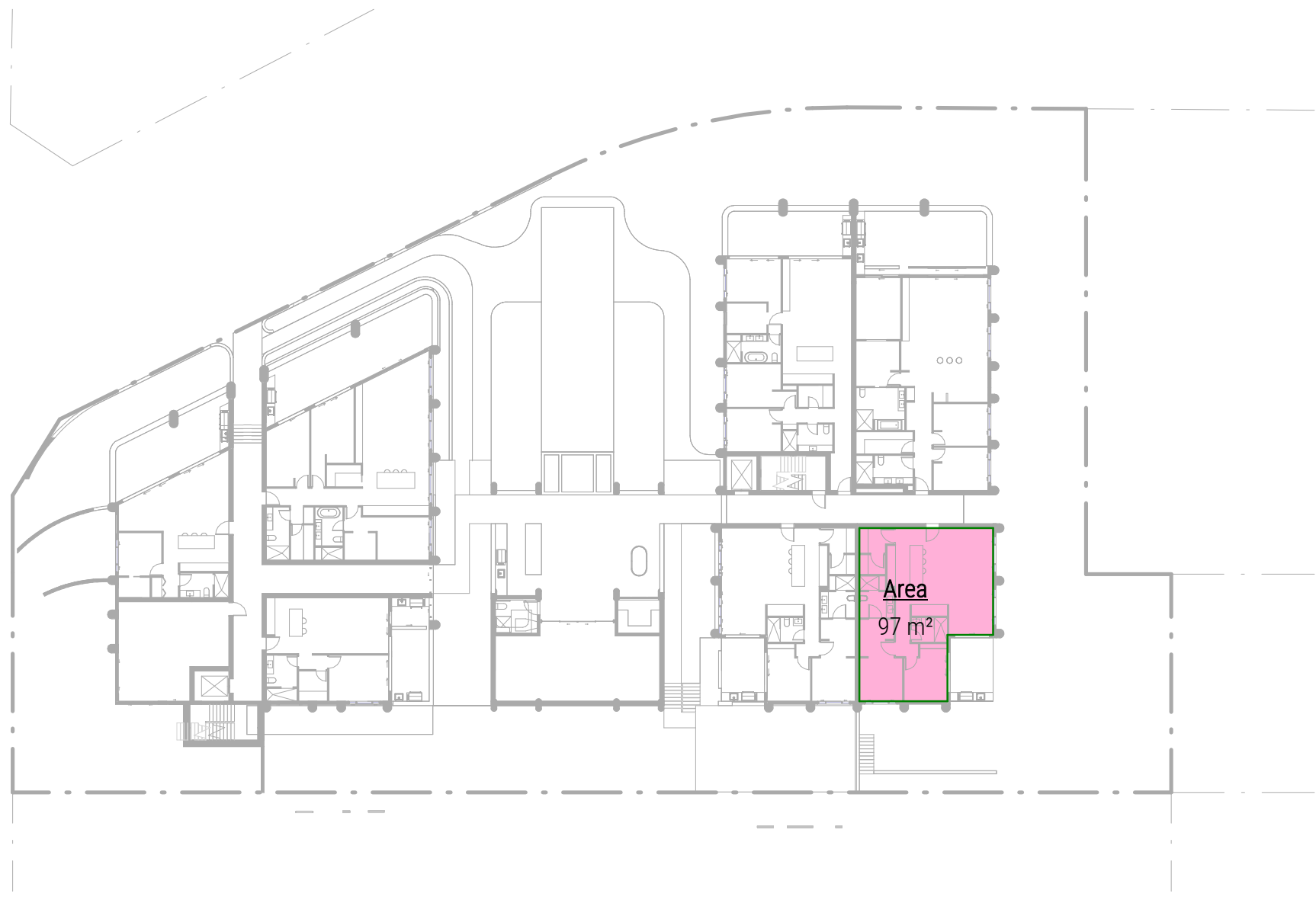
SITE AREA = 3071.048
MAX FSR = 1 : 1.04
THEREFORE MAXIMUM GFA = 3193.889

AREA SCHEDULE - GFA		
LEVEL	AREA	FSR
LEVEL 1	395 m²	0.13
LEVEL 2	807 m²	0.26
LEVEL 3	793 m²	0.26
LEVEL 4	793 m²	0.26
LEVEL 5	329 m²	0.11
	3117 m²	1.01





1 AFFORDABLE AREA - LEVEL 1
DA401/ 1: 400 @ A1



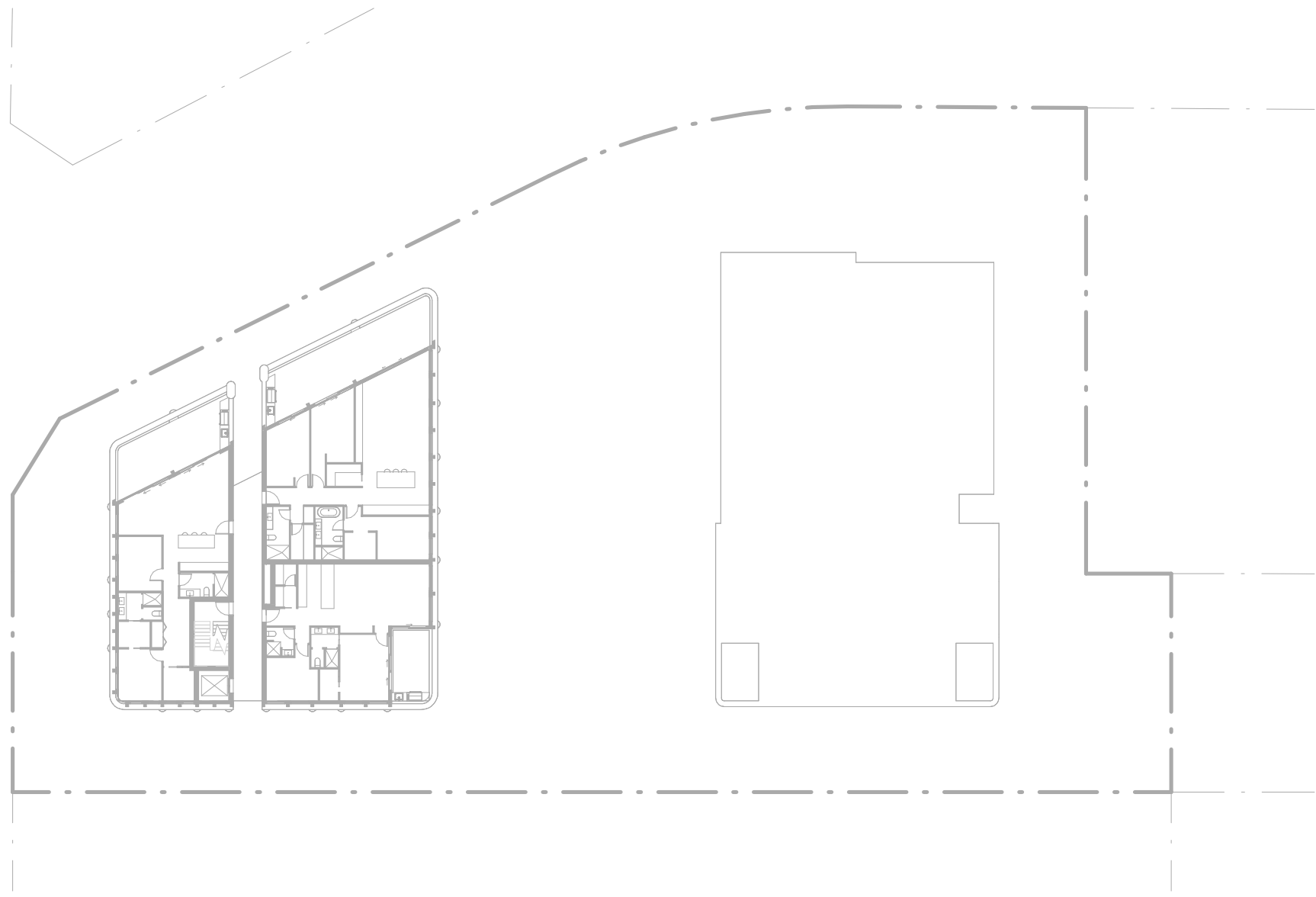
2 AFFORDABLE AREA - LEVEL 2
DA401/ 1: 400 @ A1



3 AFFORDABLE AREA - LEVEL 3
DA401/ 1: 400 @ A1



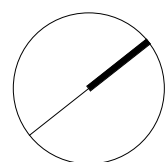
4 AFFORDABLE AREA - LEVEL 4
DA401/ 1: 400 @ A1

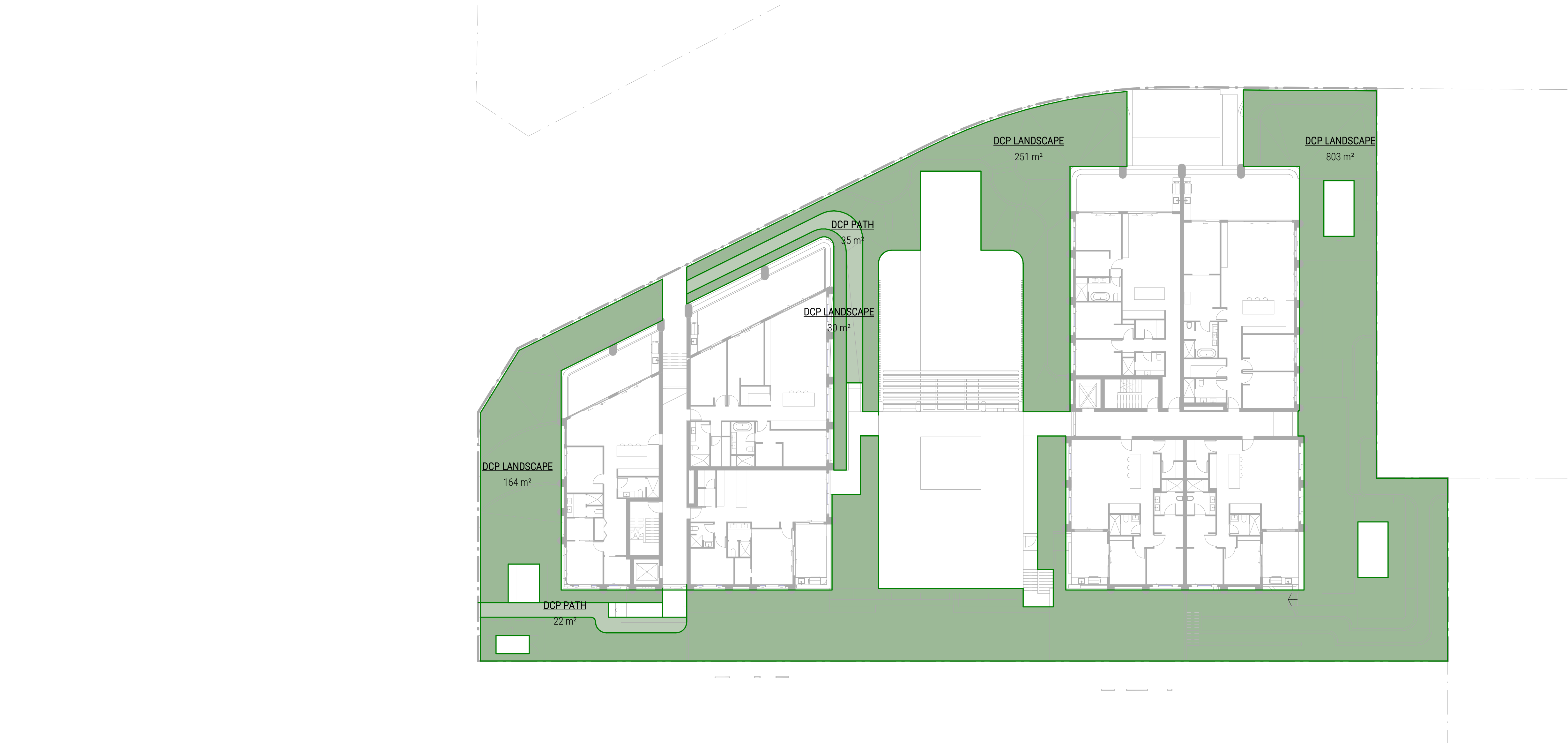


5 AFFORDABLE AREA - LEVEL 5
DA401/ 1: 400 @ A1

TOTAL PROPOSED GFA = 3110sqm
AFFORDABLE REQUIREMENT = 15%
THEREFORE AFFORDABLE GFA = 466.5sqm

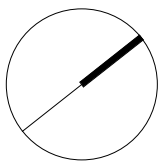
AREA SCHEDULE - AFFORDABLE	
Level	Area
LEVEL 2	97 m ²
LEVEL 3	93 m ²
LEVEL 3	97 m ²
LEVEL 3	97 m ²
LEVEL 4	97 m ²
480 m ²	

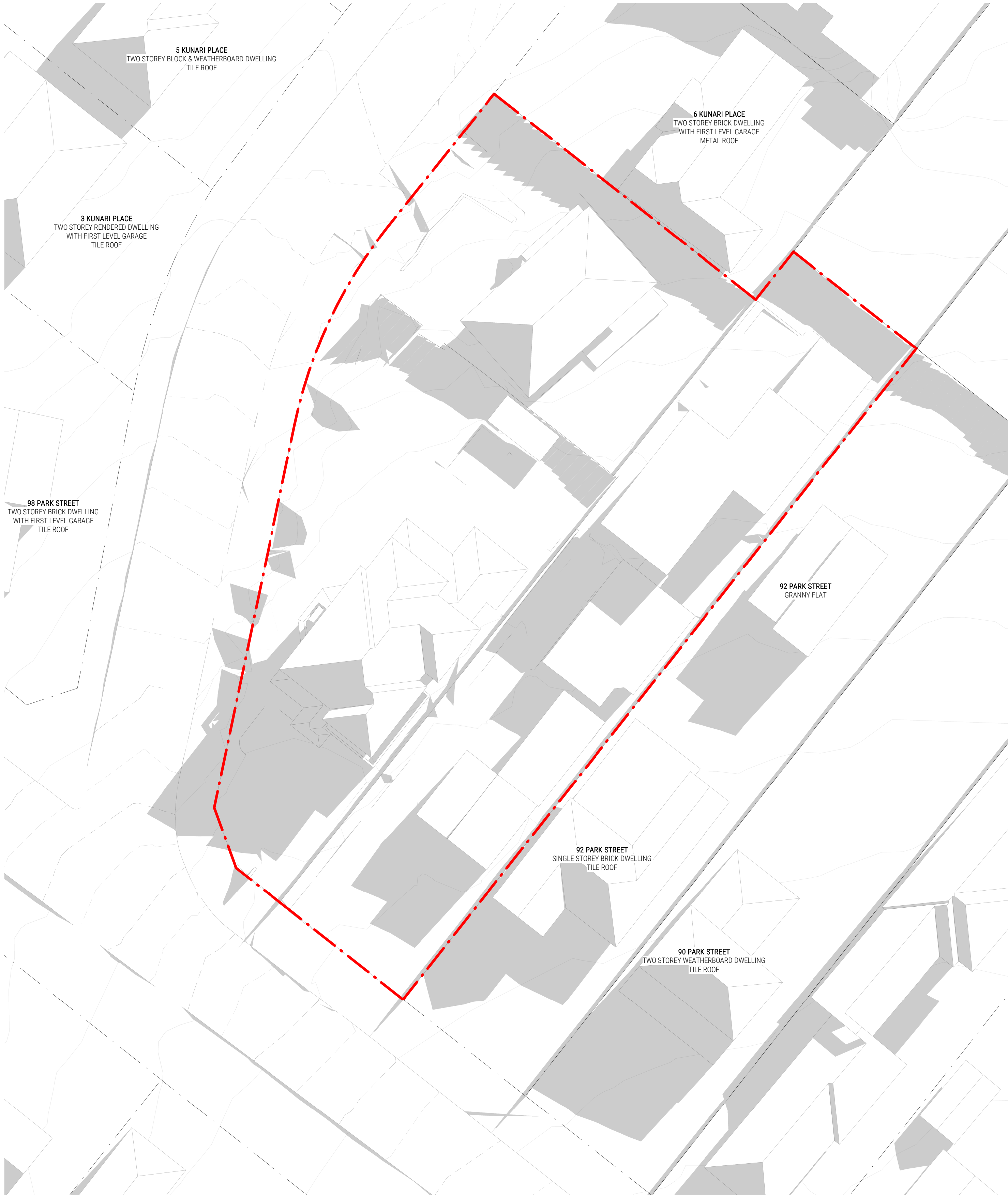




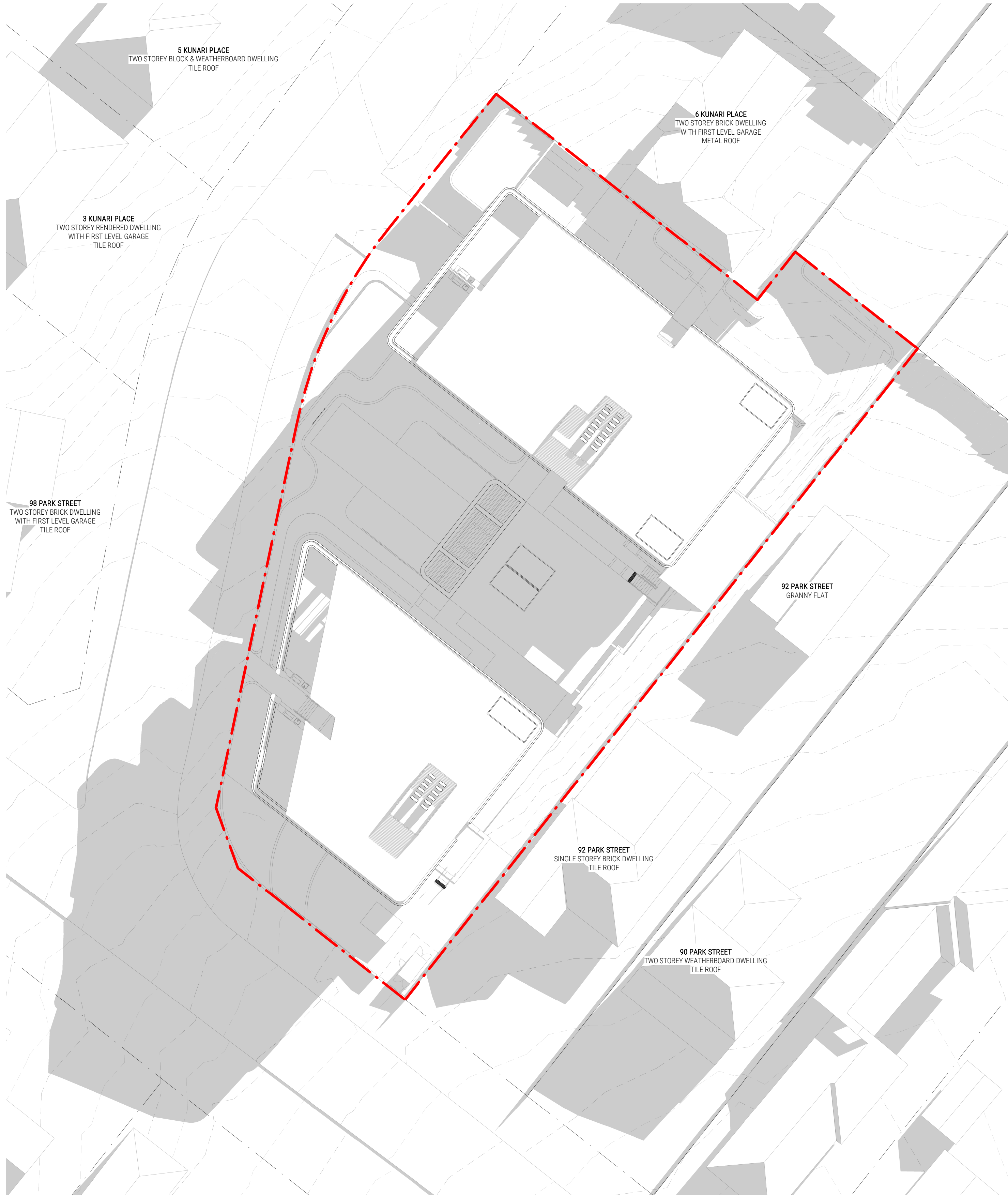
DCP DEFINITION
PROVIDED THE OUTCOMES OF THIS CONTROL ARE ACHIEVED, THE FOLLOWING MAY BE PERMITTED ON THE LANDSCAPED PROPORTION OF THE SITE:
• IMPERVIOUS AREAS LESS THAN 1 METRE IN WIDTH (E.G. PATHWAYS AND THE LIKE);
RESIDENTIAL FLAT BUILDINGS, MULTI DWELLING HOUSING AND SHOP TOP HOUSING
PROVIDED THE OUTCOMES OF THIS CONTROL ARE ACHIEVED, AND THE BULK AND SCALE OF THE DEVELOPMENT IS NOT INCREASED, THE FOLLOWING MAY BE PERMITTED:
• AREAS WITH SOIL DEPTH GREATER THAN 800MM ABOVE BUILT STRUCTURES (EXCLUDING DRAINAGE AND WATERPROOF MEMBRANES) MAY BE INCLUDED AS LANDSCAPED AREA. SOIL DEPTHS ABOVE BUILT STRUCTURES LESS THAN THIS WILL NOT BE INCLUDED AS LANDSCAPED AREA.

DCP LANDSCAPE AREA		
NAME	AREA	PERCENTAGE
DCP LANDSCAPE	803 m ²	26.1%
DCP LANDSCAPE	251 m ²	8.2%
DCP PATH	35 m ²	1.1%
DCP LANDSCAPE	30 m ²	1.0%
DCP LANDSCAPE	164 m ²	5.3%
DCP PATH	22 m ²	0.7%
DCP LANDSCAPE	164 m ²	5.3%
DCP PATH	22 m ²	0.7%
	1491 m ²	48.5%

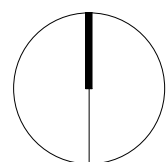


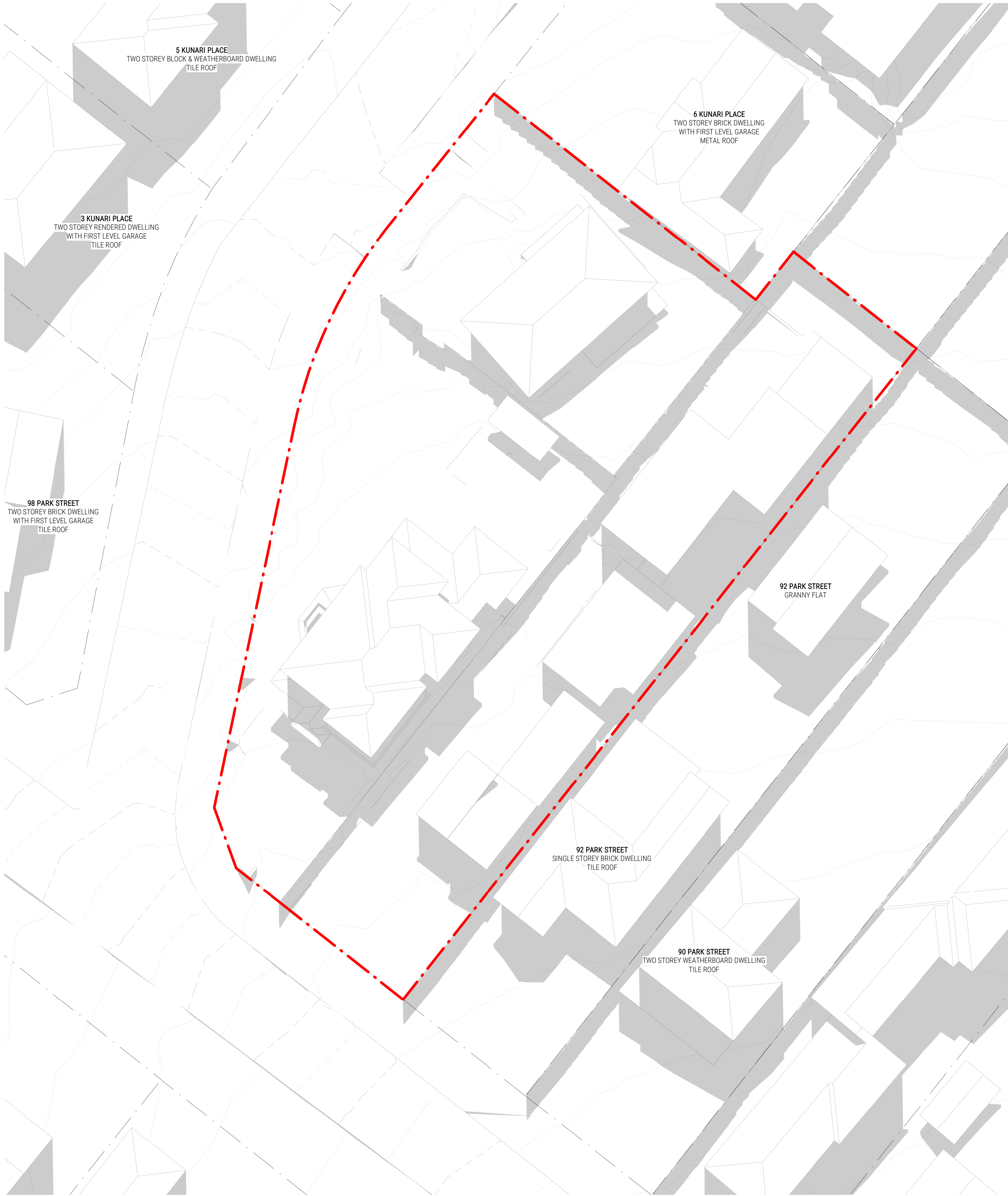


1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DAS00/ 1:250 @ A1



2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DAS00/ 1:250 @ A1

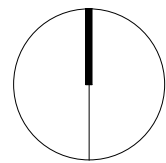




1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1:250 @ A1



2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1:250 @ A1

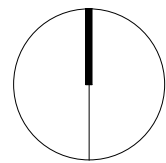




1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DAS03/ 1:250 @ A1



2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DAS03/ 1:250 @ A1





1 VIEW FROM SUN - JUNE 21 - 9AM EXISTING
@ A1



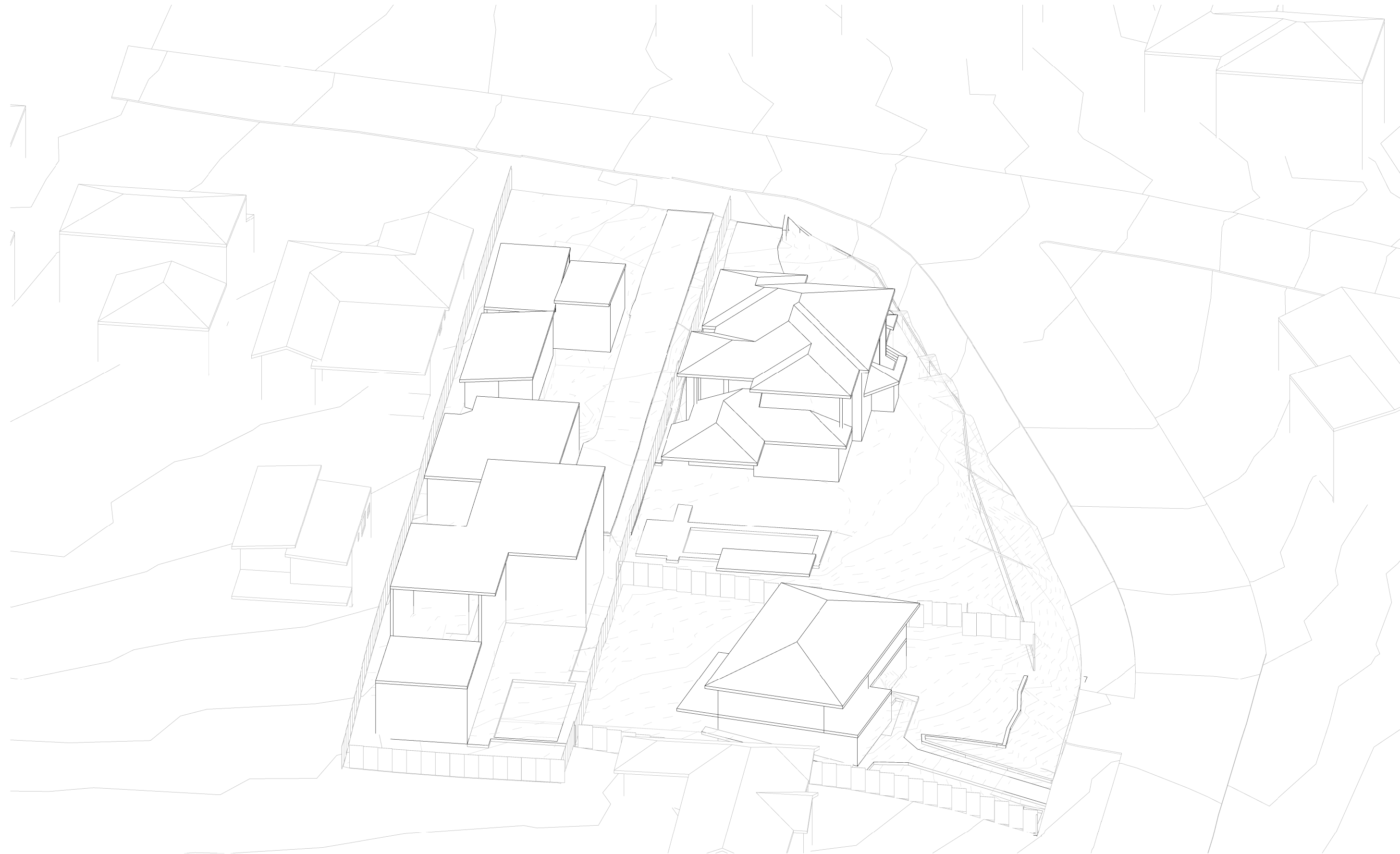
2 VIEW FROM SUN - JUNE 21 - 9AM DCP ENVELOPE
@ A1



3 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED
@ A1



4 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED WITH NEIGHBOURING MASSING
@ A1



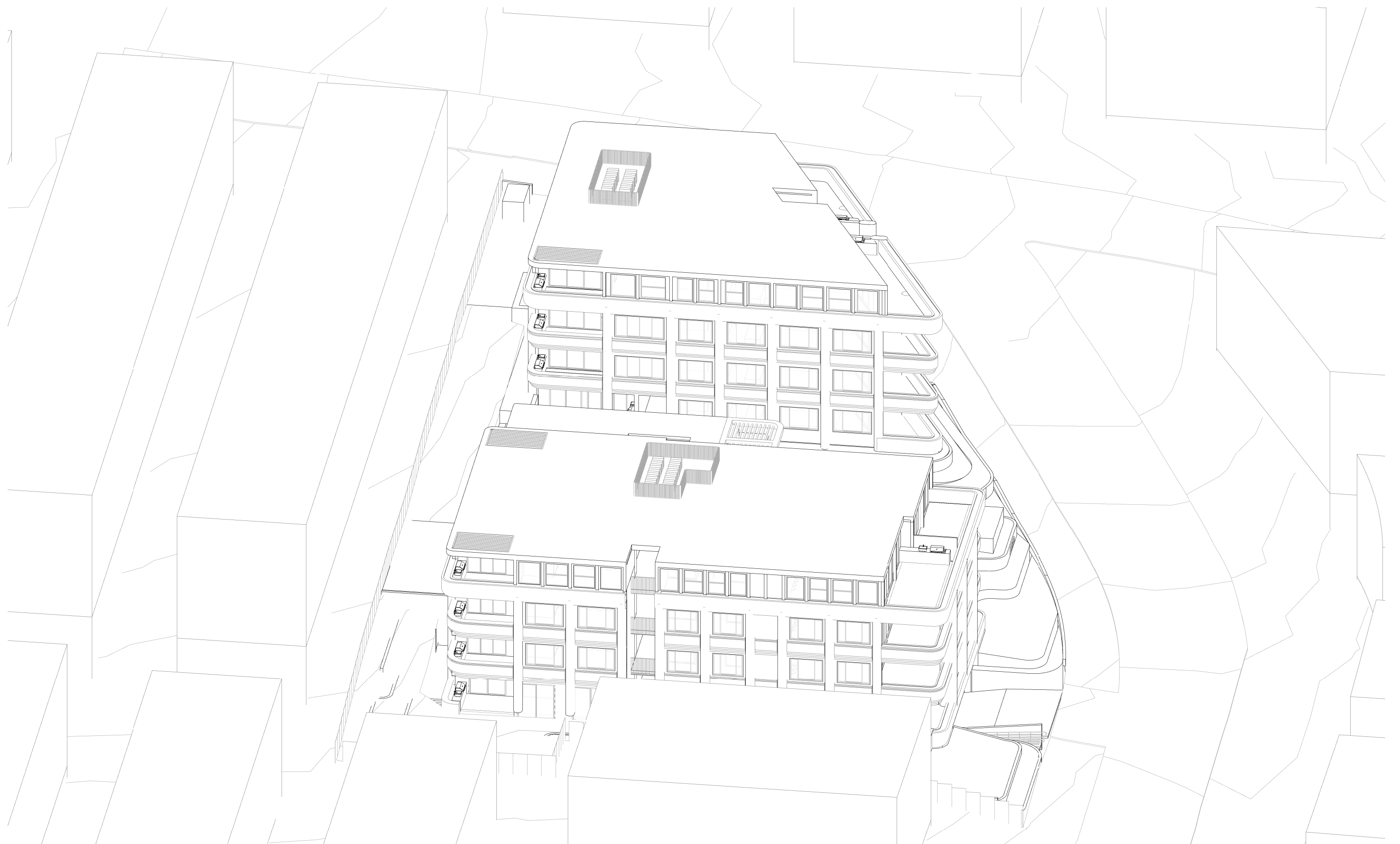
1 VIEW FROM SUN - JUNE 21 - 10AM EXISTING
DA601 @ A1



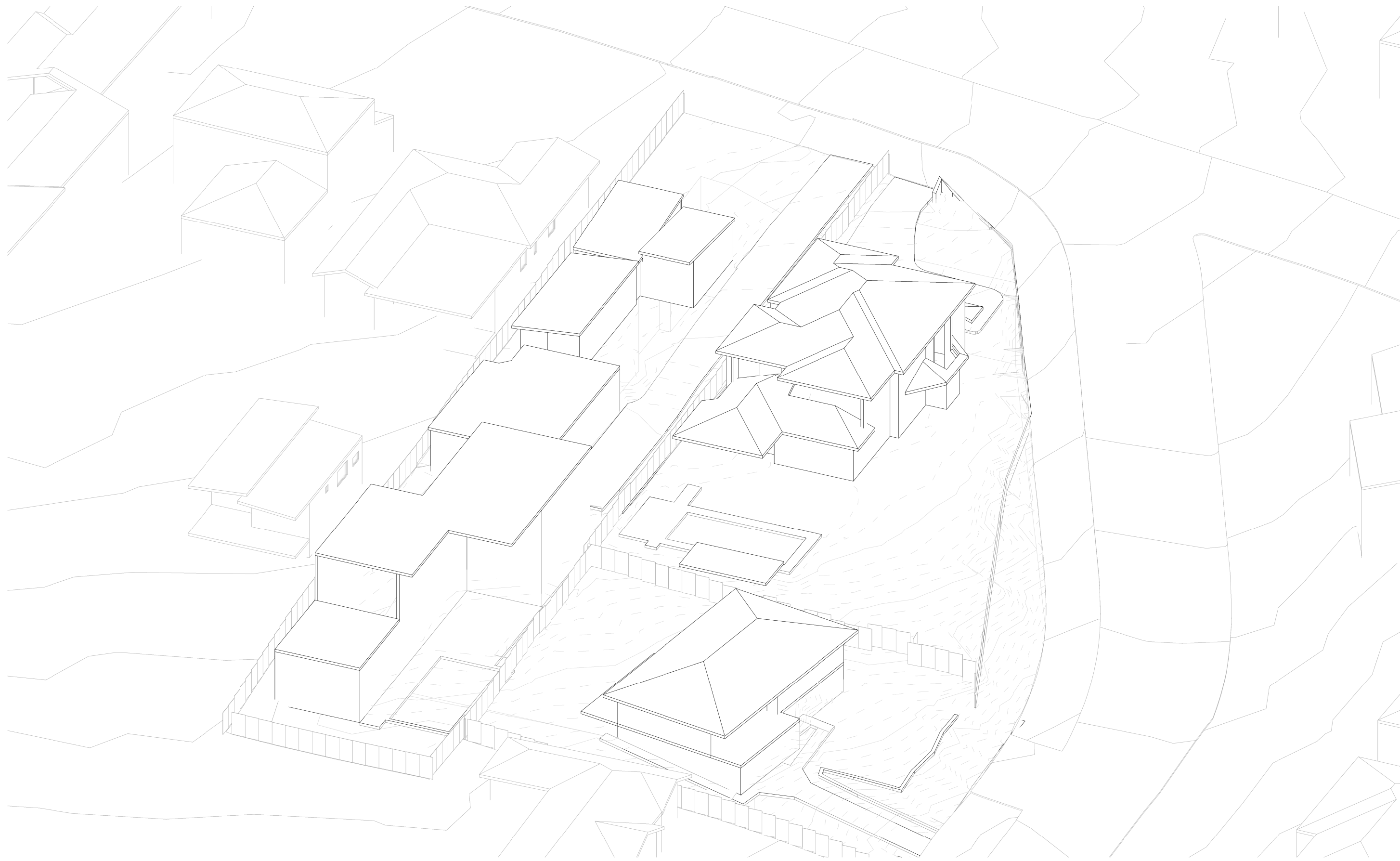
2 VIEW FROM SUN - JUNE 21 - 10AM DCP ENVELOPE
DA601 @ A1



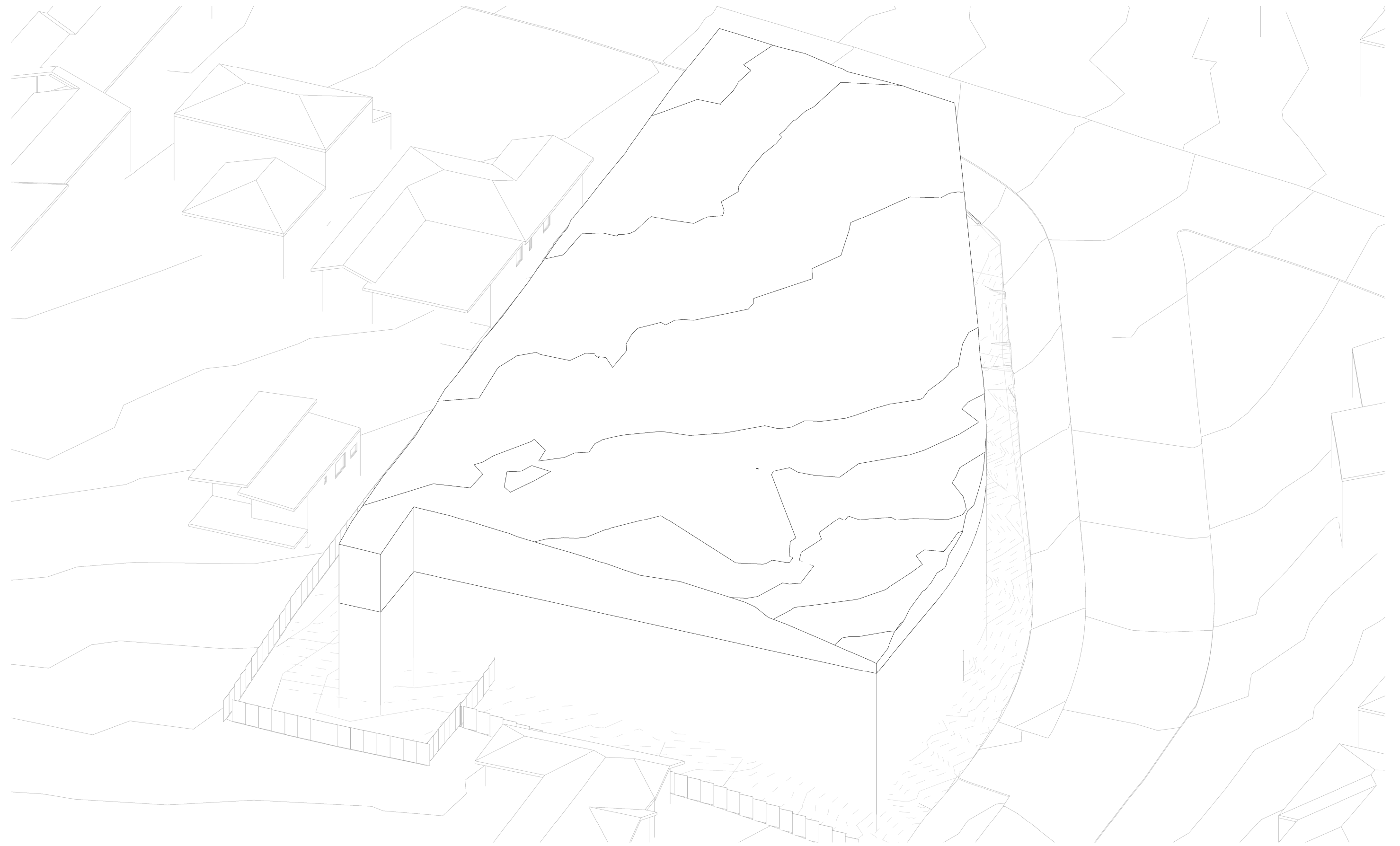
3 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED
DA601 @ A1



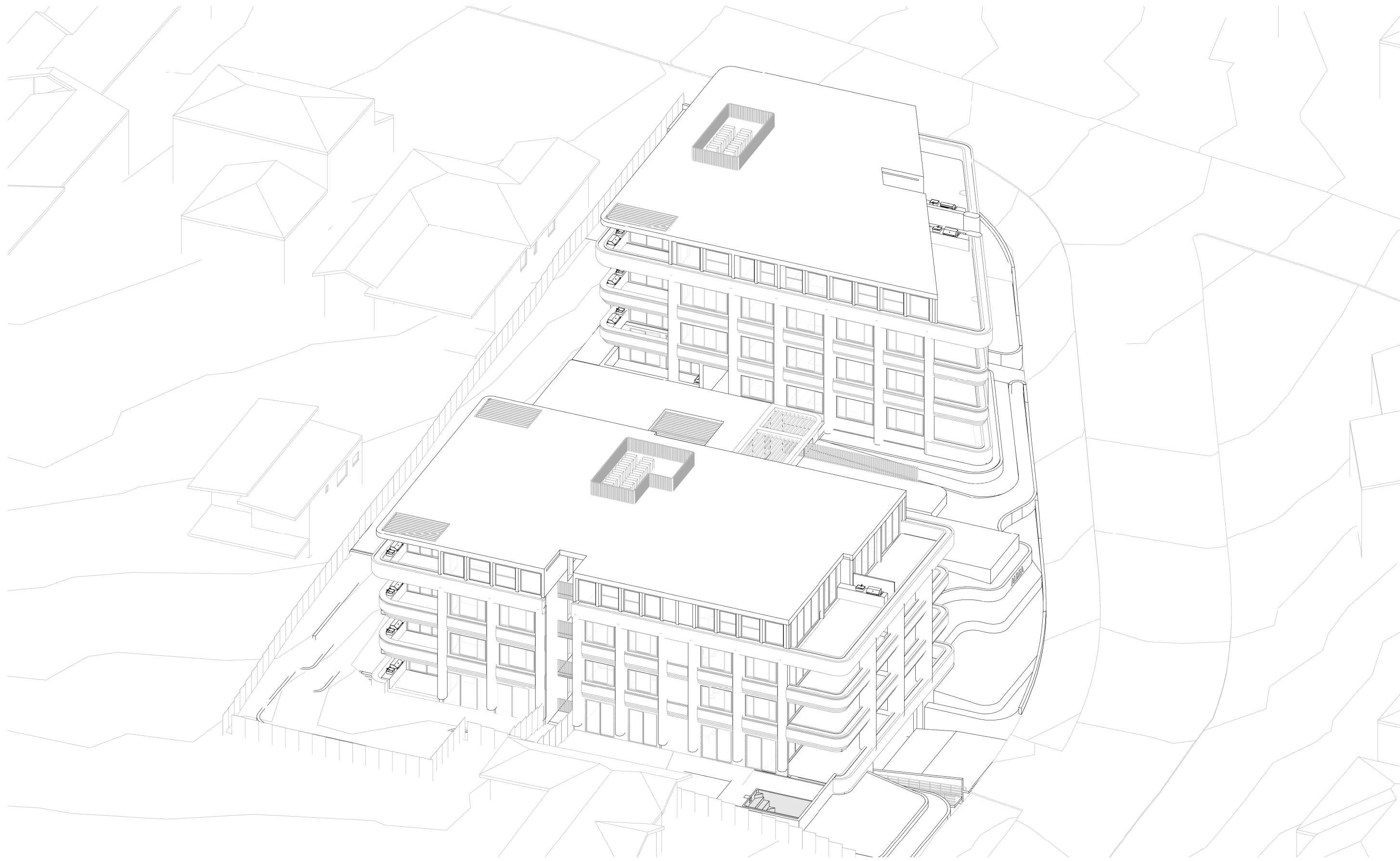
4 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED WITH NEIGHBOURING MASSING
DA601 @ A1



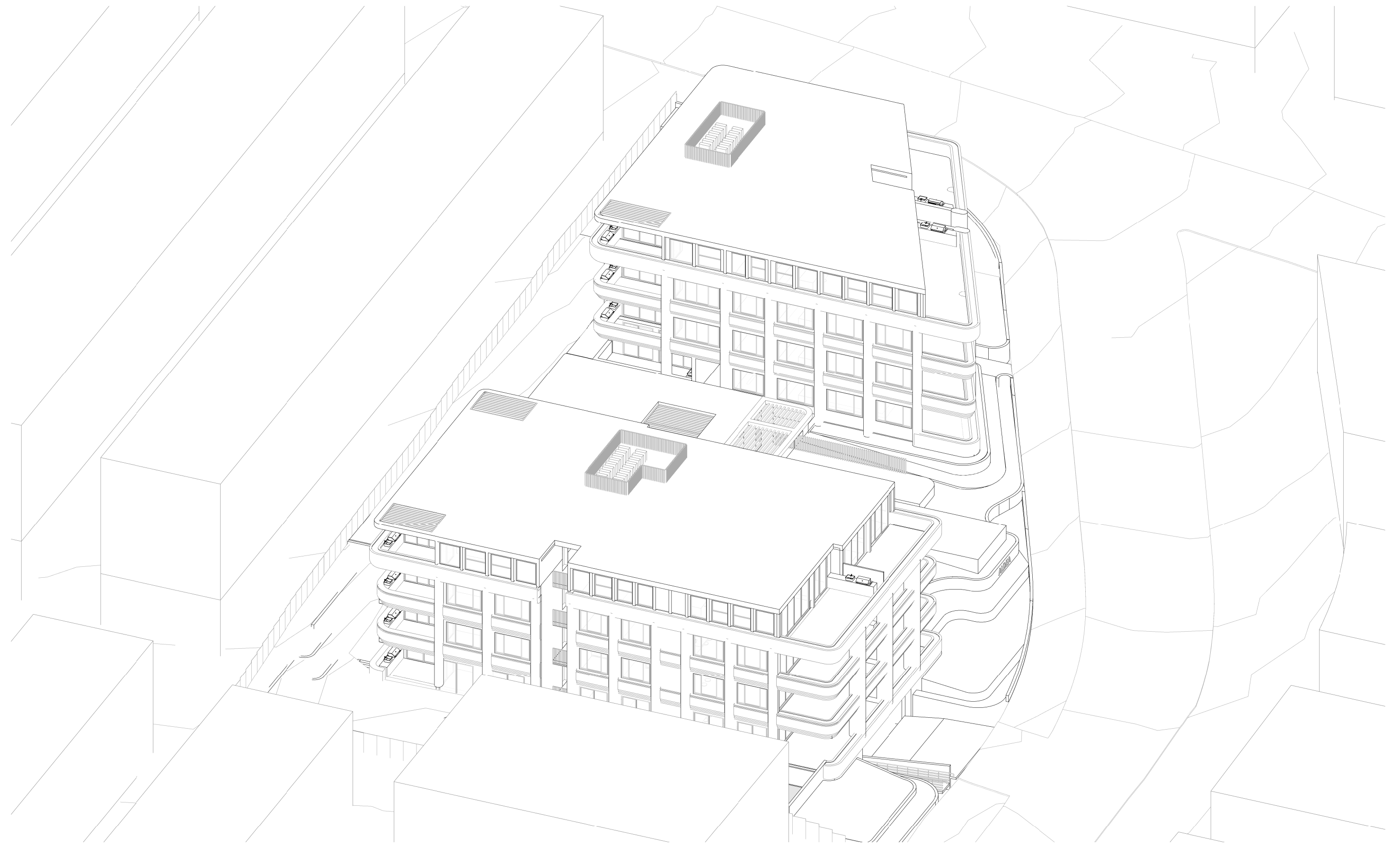
1 VIEW FROM SUN - JUNE 21 - 11AM EXISTING
DA602 @ A1



2 VIEW FROM SUN - JUNE 21 - 11AM DCP ENVELOPE
DA602 @ A1

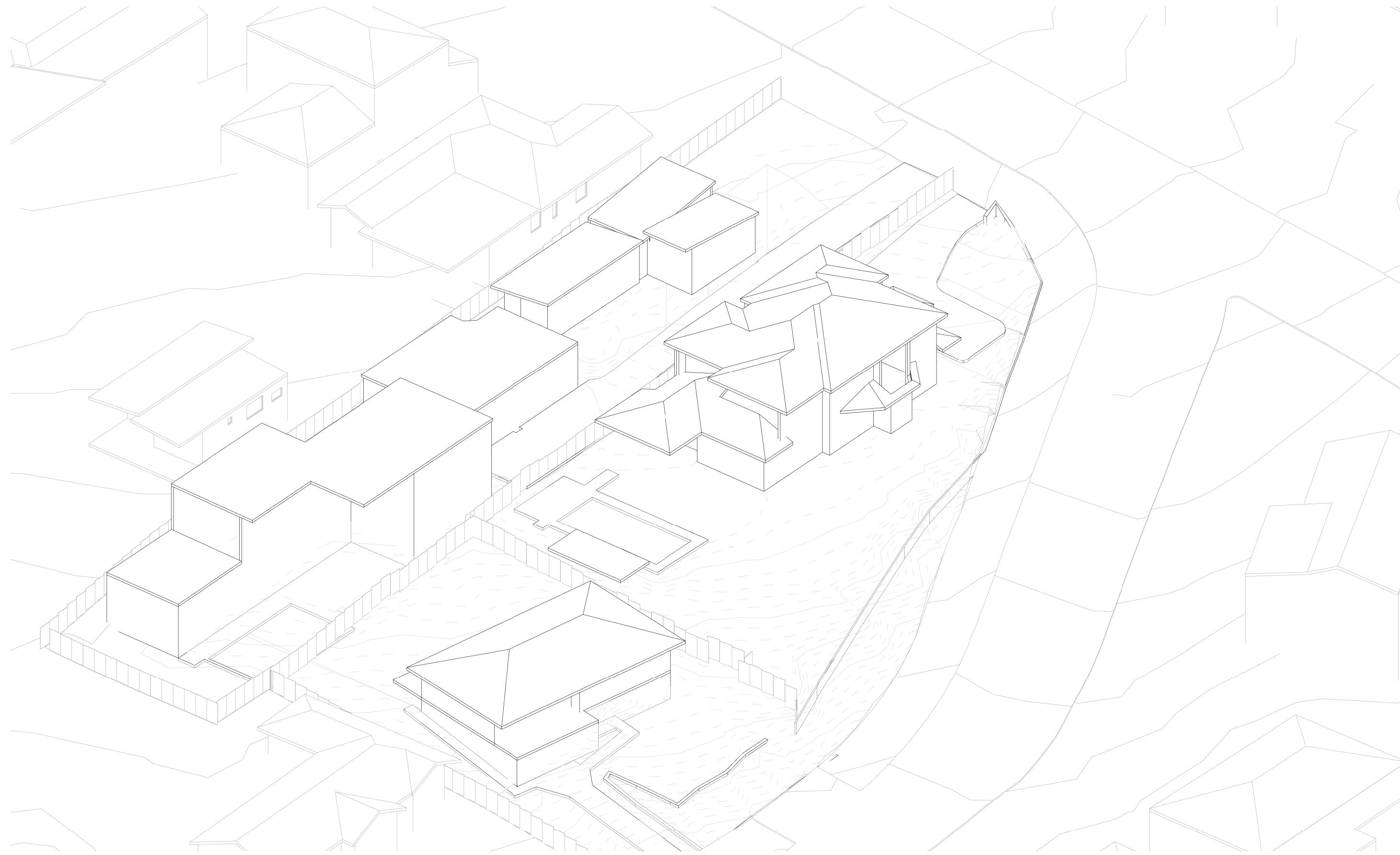


3 VIEW FROM SUN - JUNE 21 - 11AM PROPOSED
DA602 @ A1

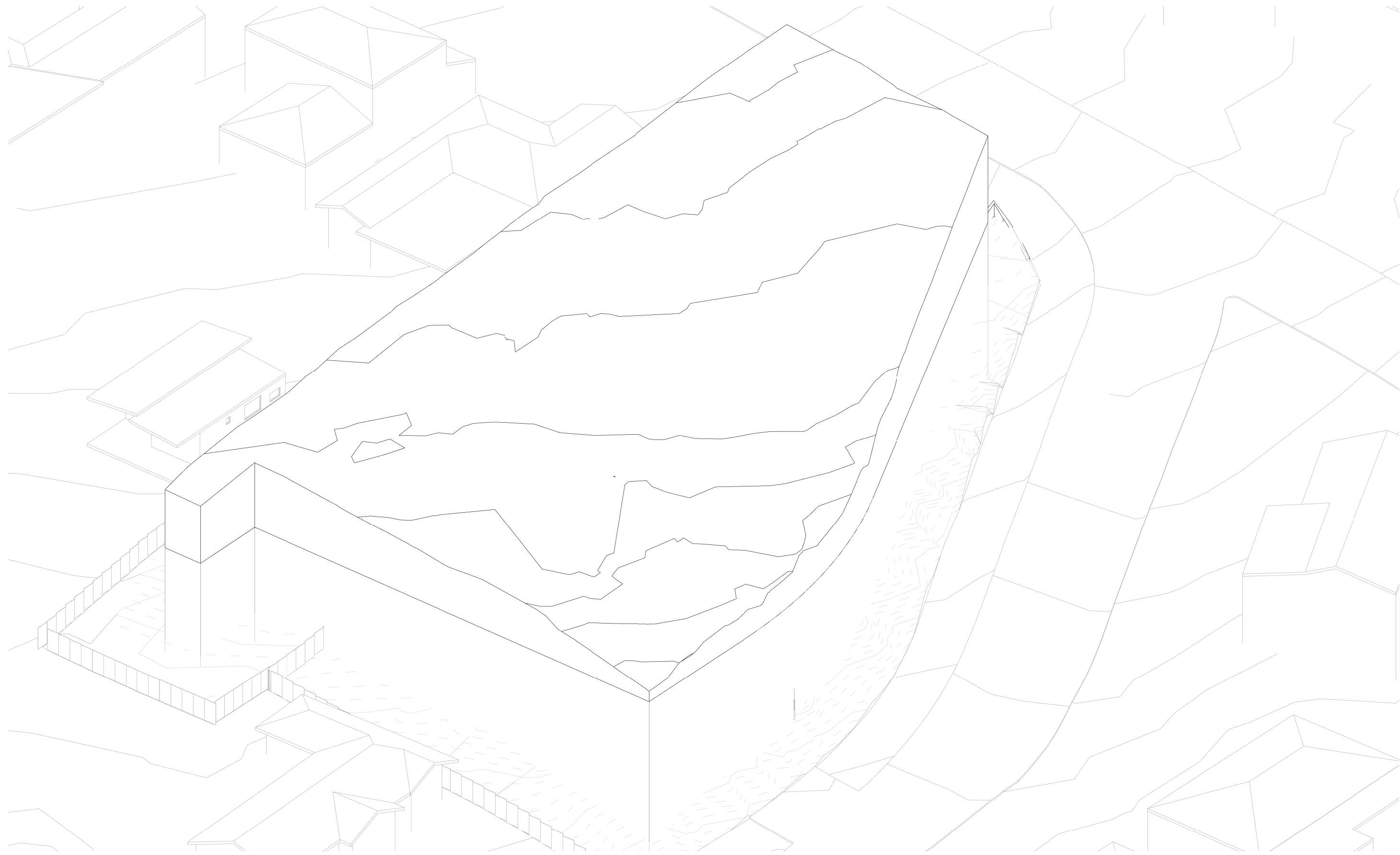


4 VIEW FROM SUN - JUNE 21 - 11AM PROPOSED WITH NEIGHBOURING MASSING
DA602 @ A1

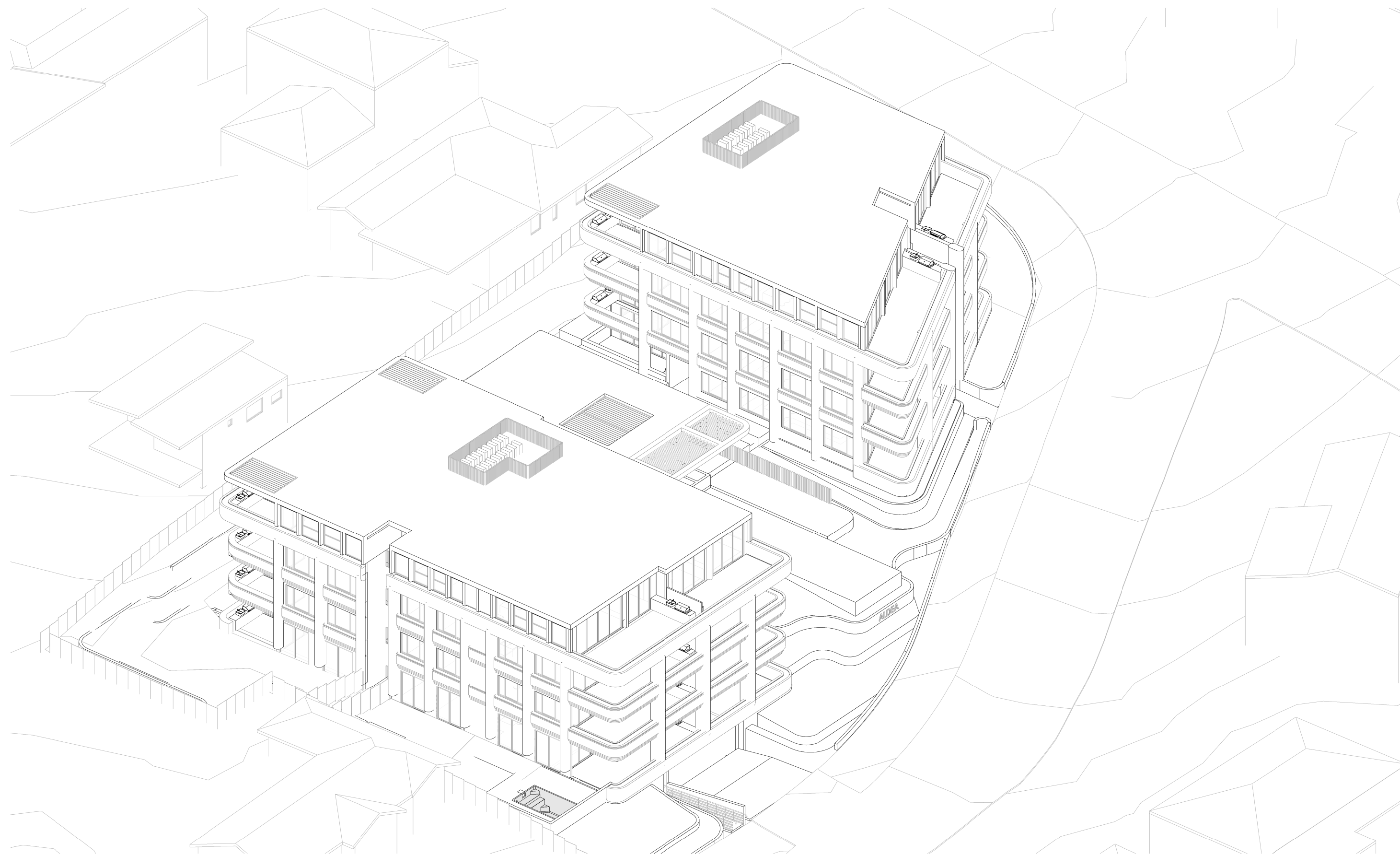




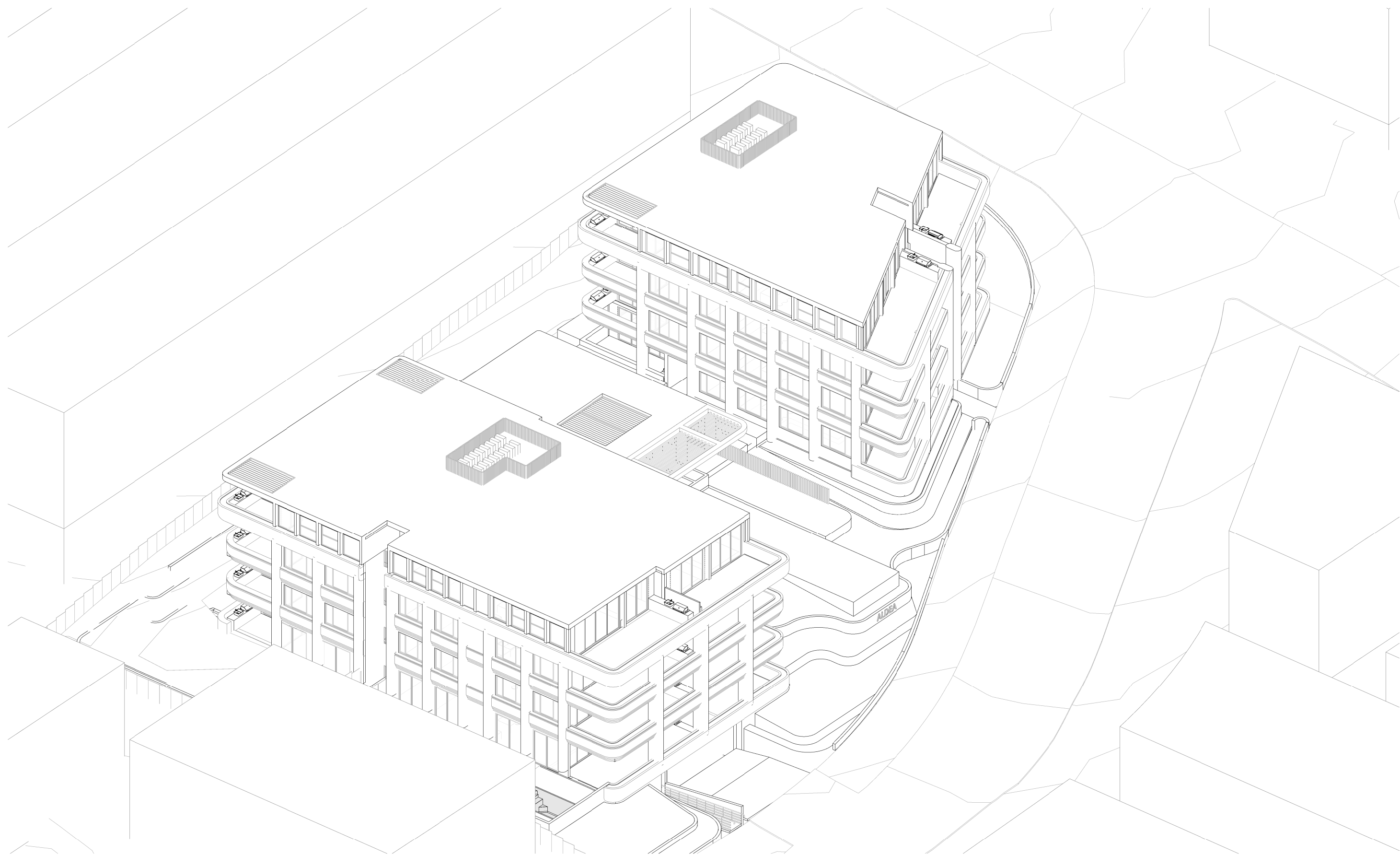
1 VIEW FROM SUN - JUNE 21 - 12PM EXISTING
@ A1



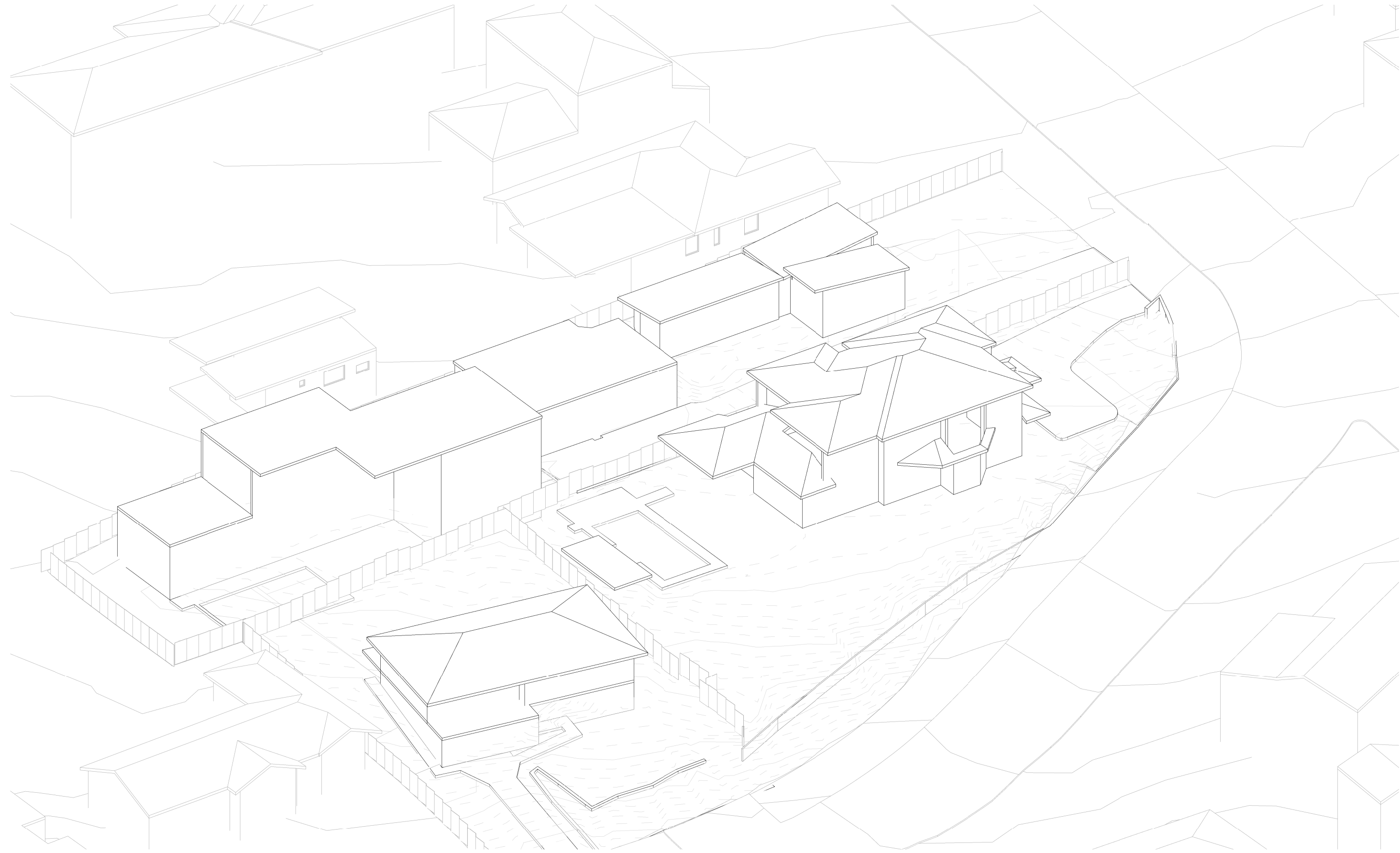
2 VIEW FROM SUN - JUNE 21 - 12PM DCP ENVELOPE
@ A1



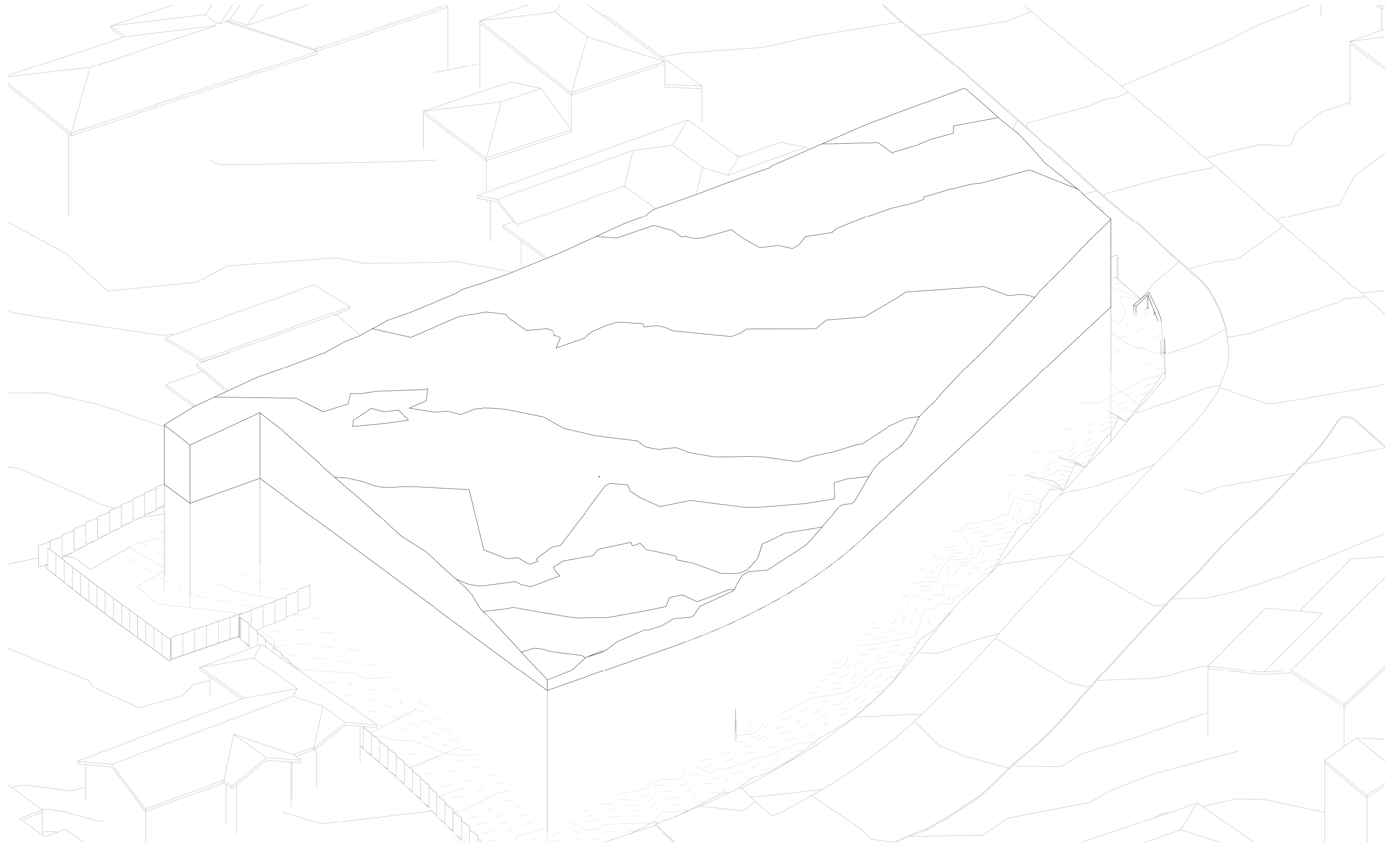
3 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED
@ A1



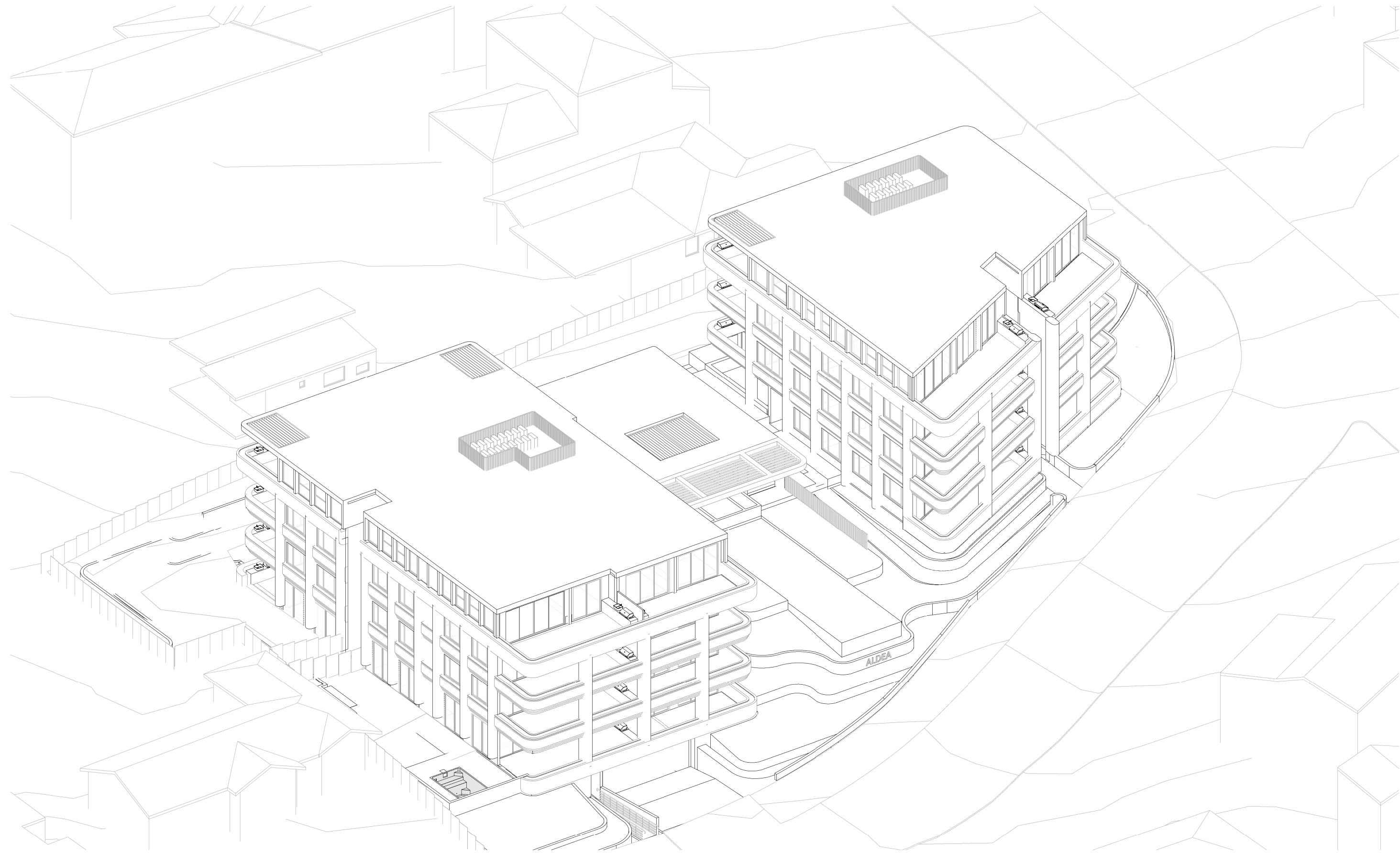
4 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED WITH NEIGHBOURING MASSING
@ A1



1 VIEW FROM SUN - JUNE 21 - 1PM EXISTING
DA604 @ A1



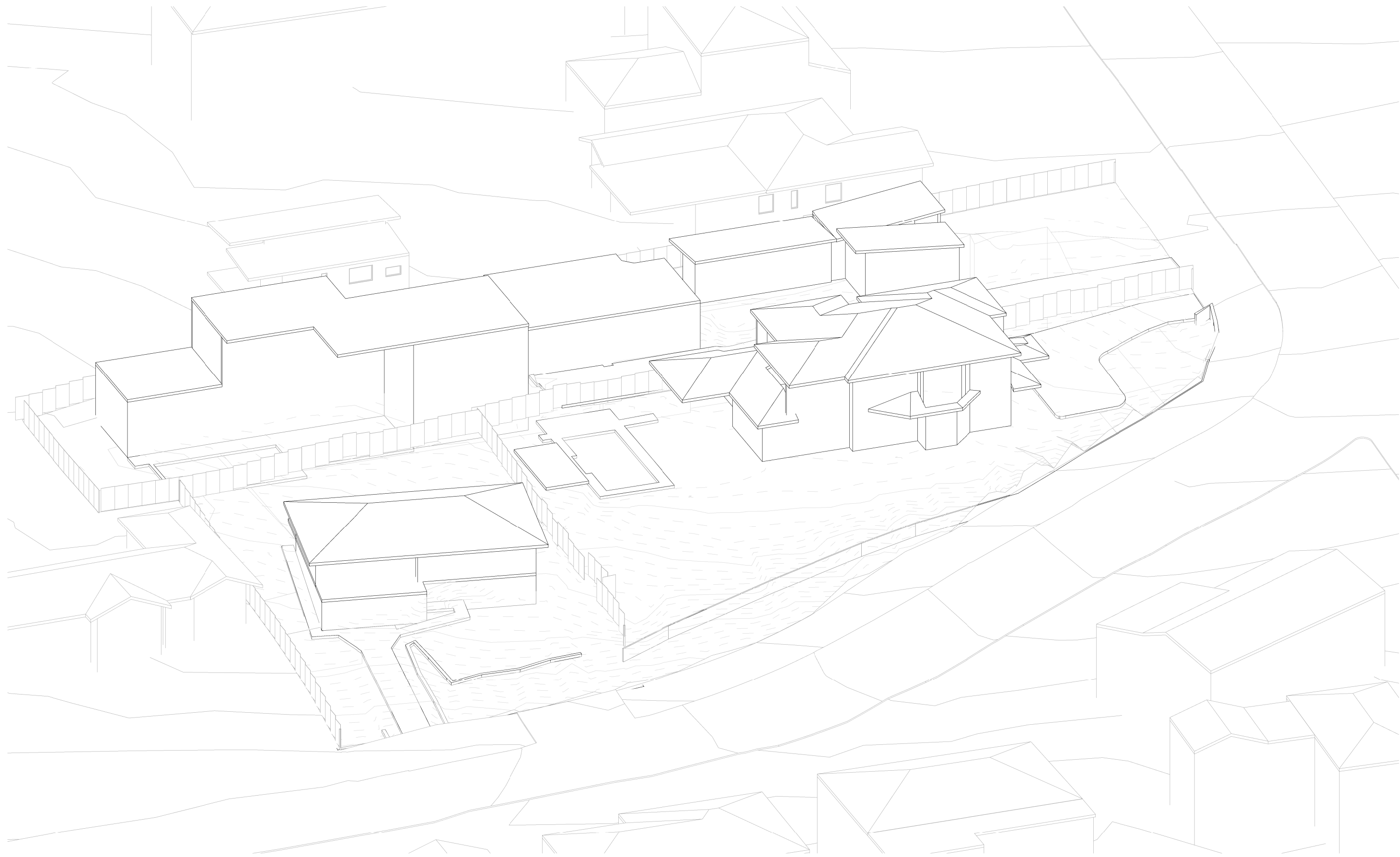
2 VIEW FROM SUN - JUNE 21 - 1PM DCP ENVELOPE
DA604 @ A1



3 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED
DA604 @ A1



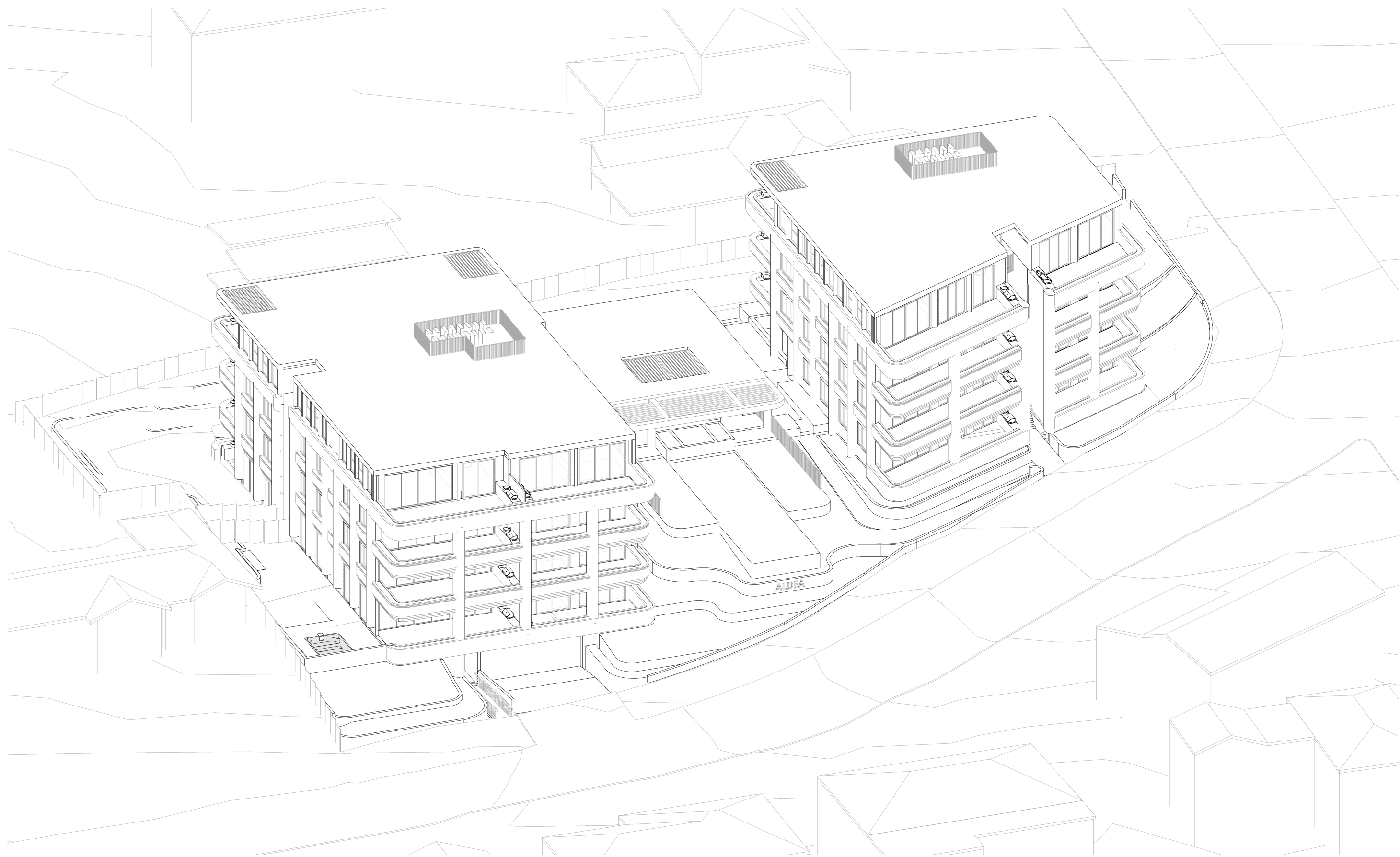
4 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED WITH NEIGHBOURING MASSING
DA604 @ A1



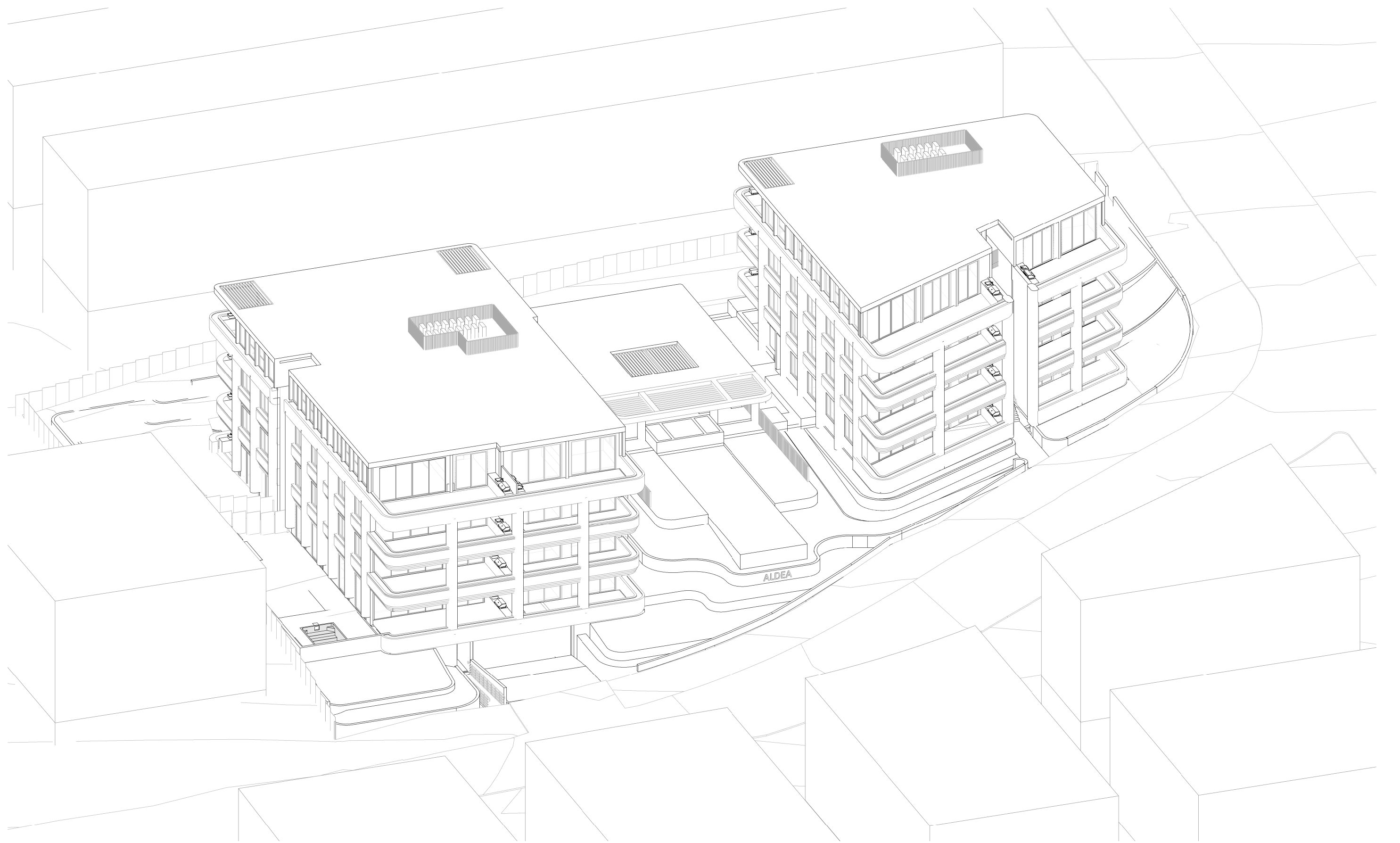
1 VIEW FROM SUN - JUNE 21 - 2PM EXISTING
@ A1



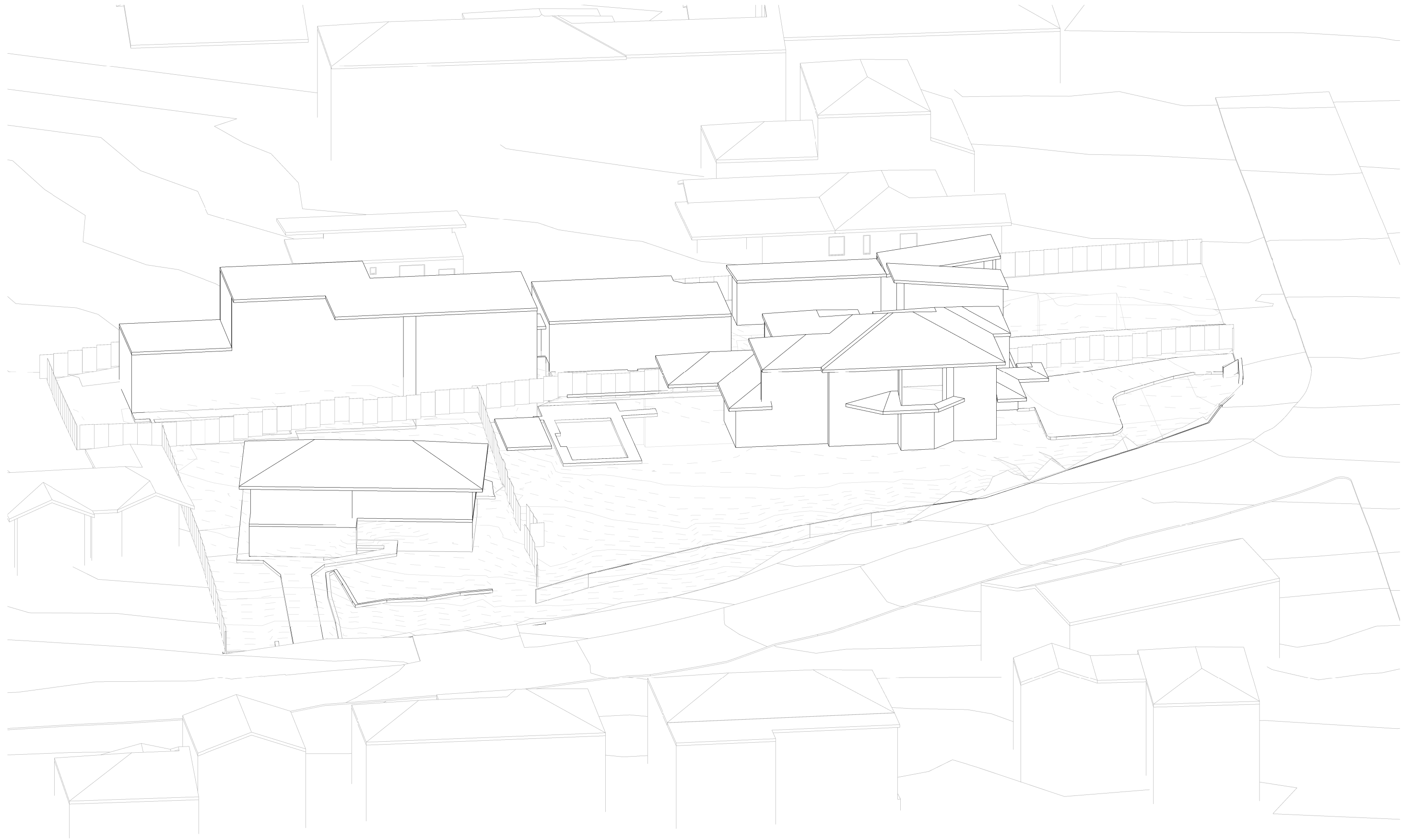
2 VIEW FROM SUN - JUNE 21 - 2PM DCP ENVELOPE
@ A1



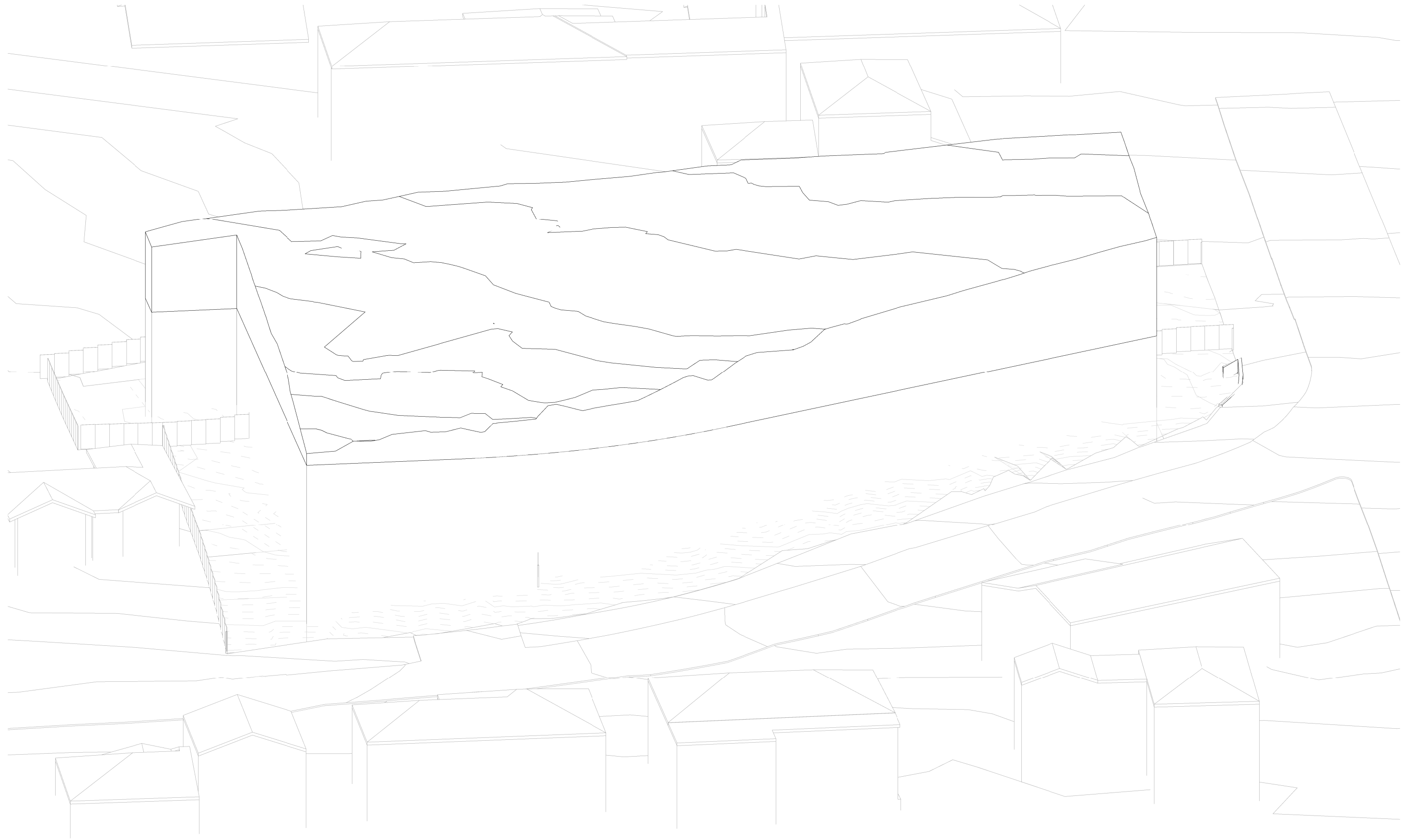
3 VIEW FROM SUN - JUNE 21 - 2PM PROPOSED
@ A1



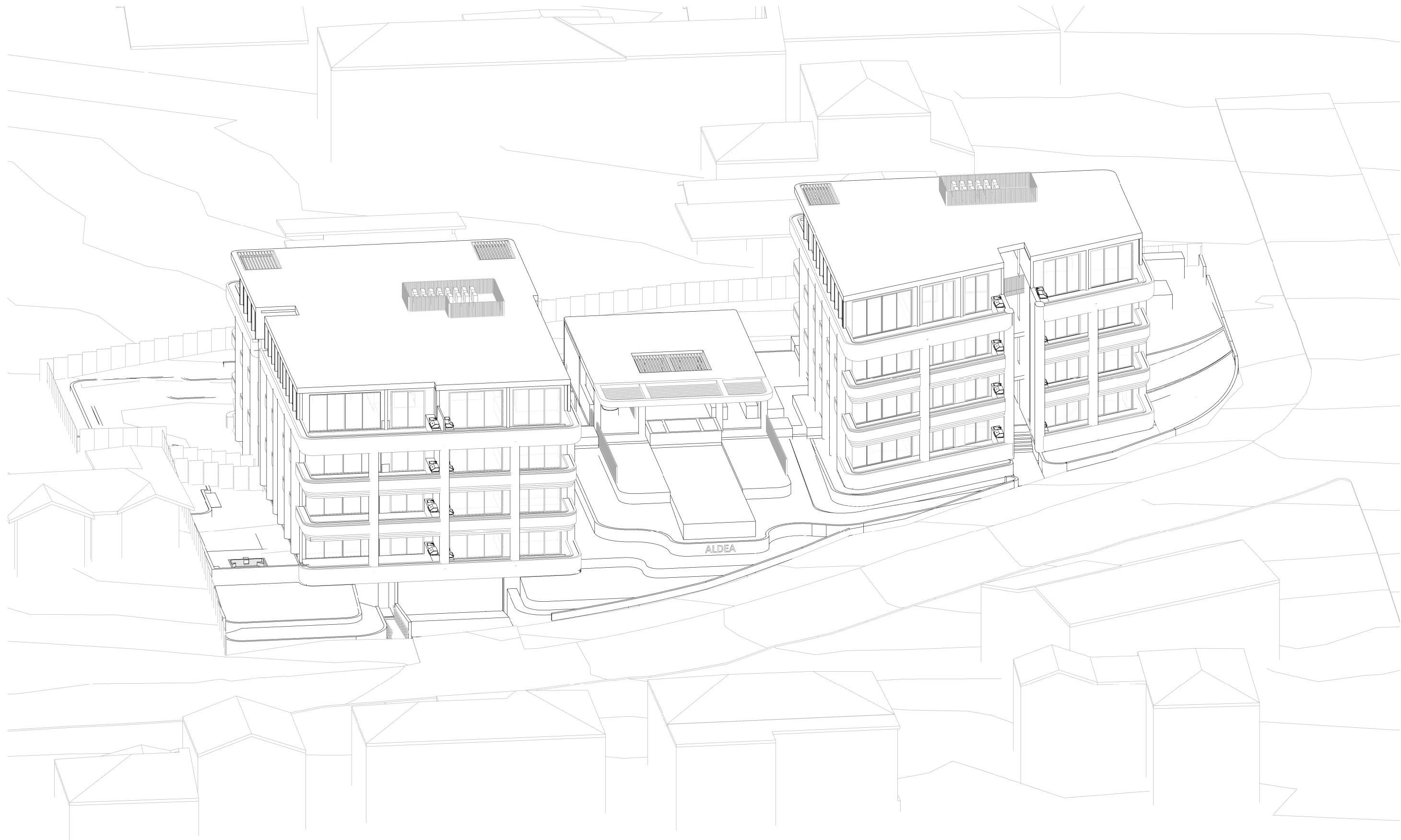
4 VIEW FROM SUN - JUNE 21 - 2PM PROPOSED WITH NEIGHBOURING MASSING
@ A1



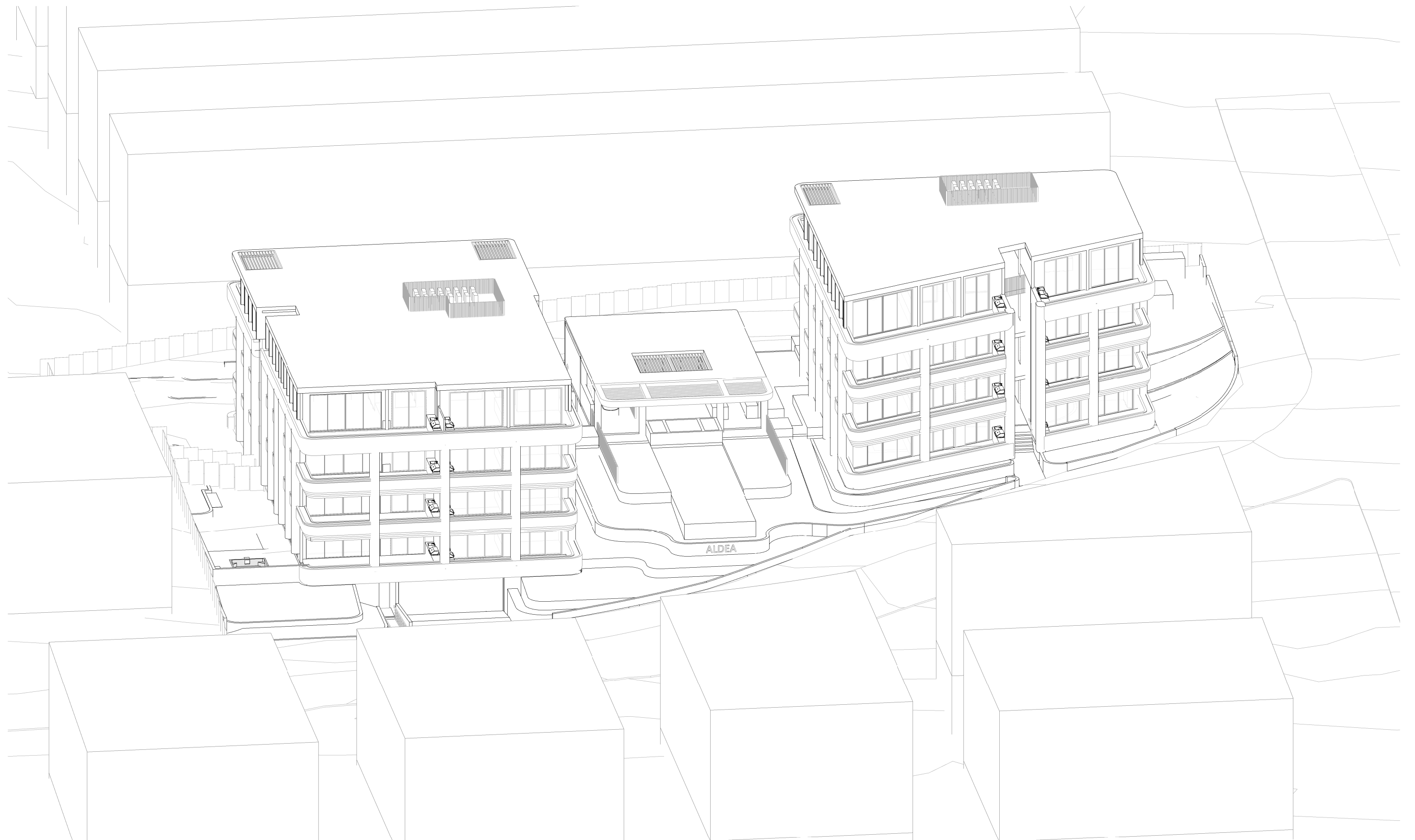
1 VIEW FROM SUN - JUNE 21 - 3PM EXISTING
@ A1



2 VIEW FROM SUN - JUNE 21 - 3PM DCP ENVELOPE
@ A1



3 VIEW FROM SUN - JUNE 21 - 3PM PROPOSED
@ A1



4 VIEW FROM SUN - JUNE 21 - 3PM PROPOSED WITH NEIGHBOURING MASSING
@ A1