

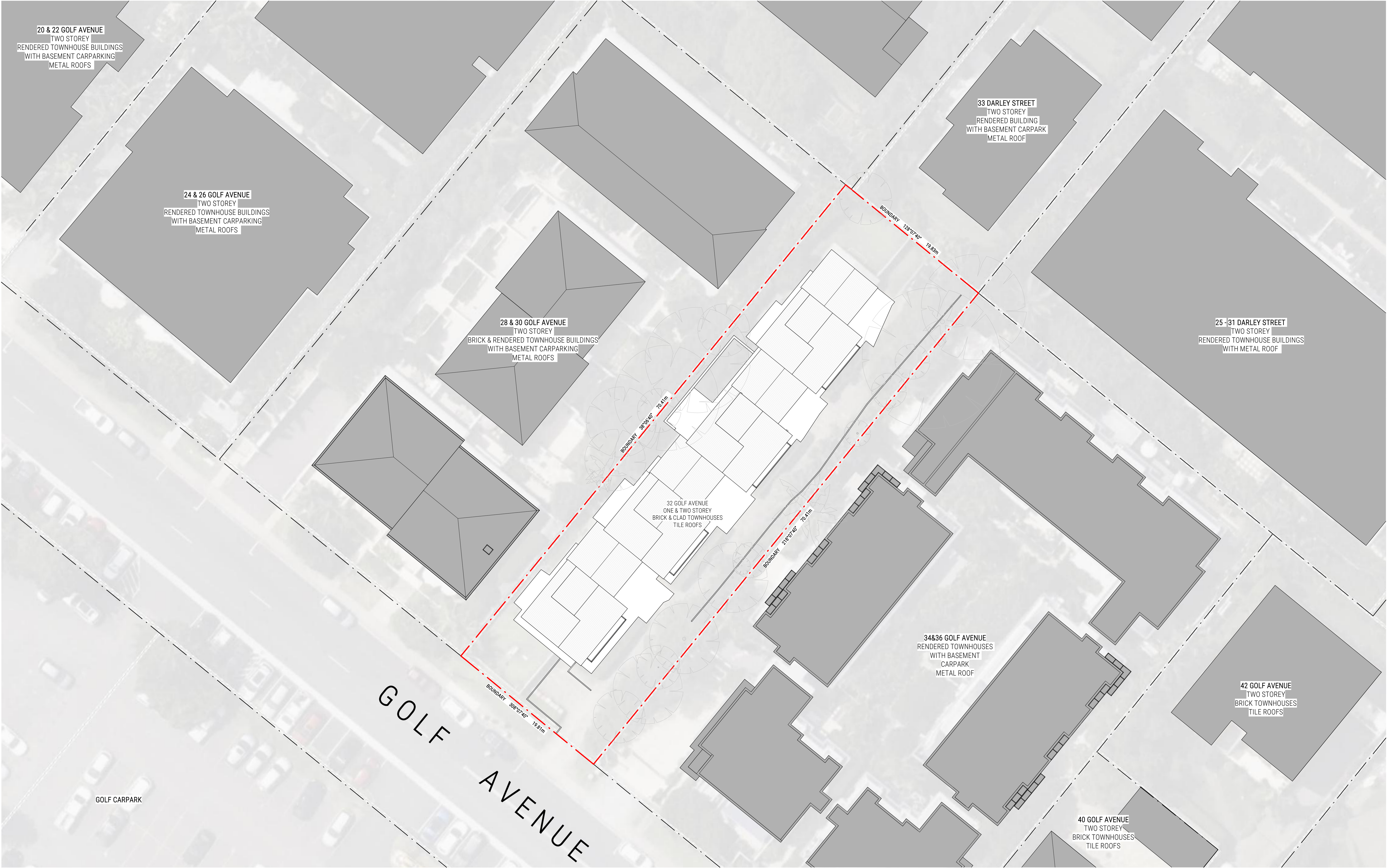


ARTIST IMPRESSION BY PROPERTY INTELLIGENCE MEDIA

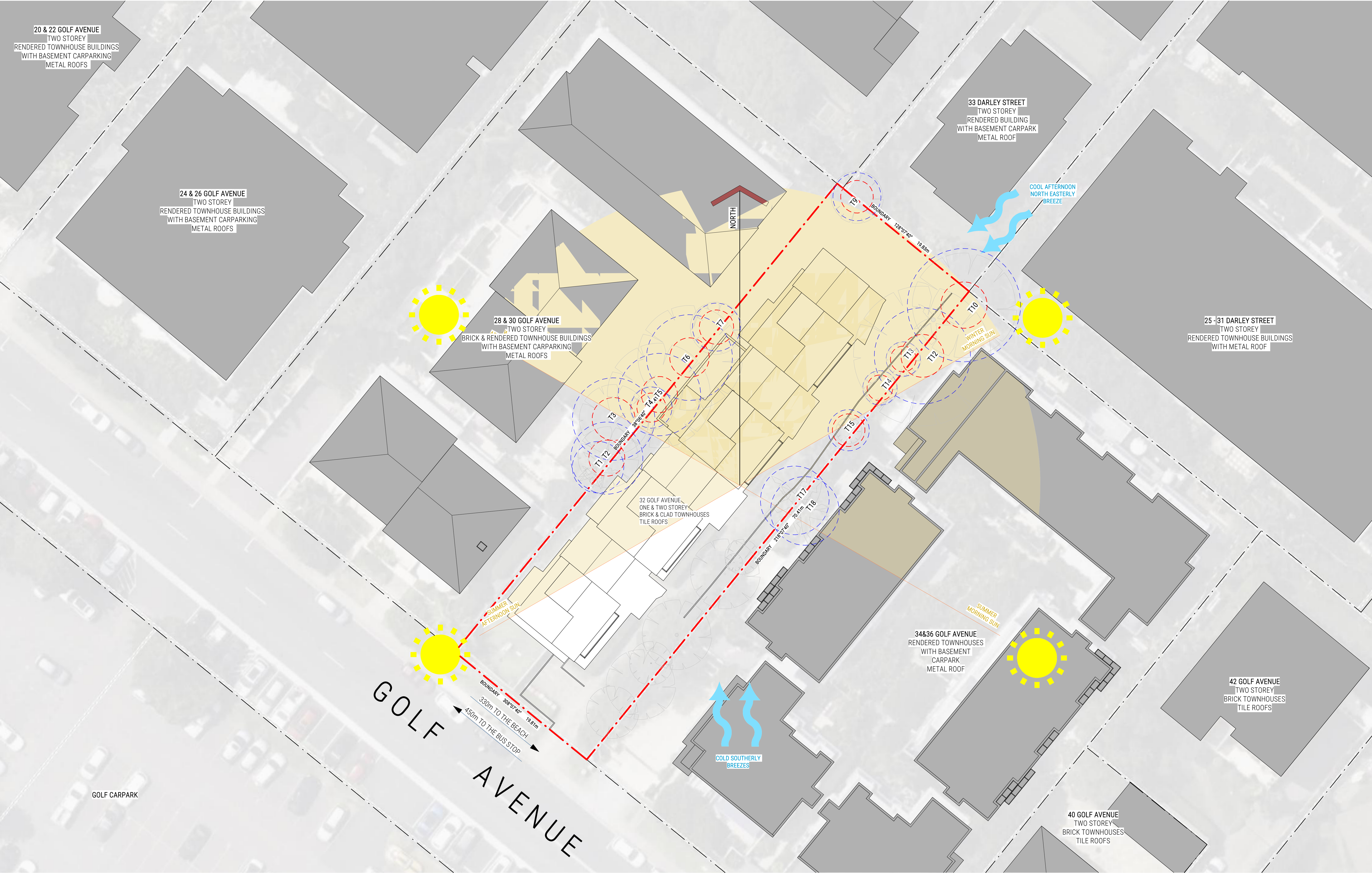
32 GOLF AVENUE, MONA VALE

ISSUE FOR DEVELOPMENT APPLICATION

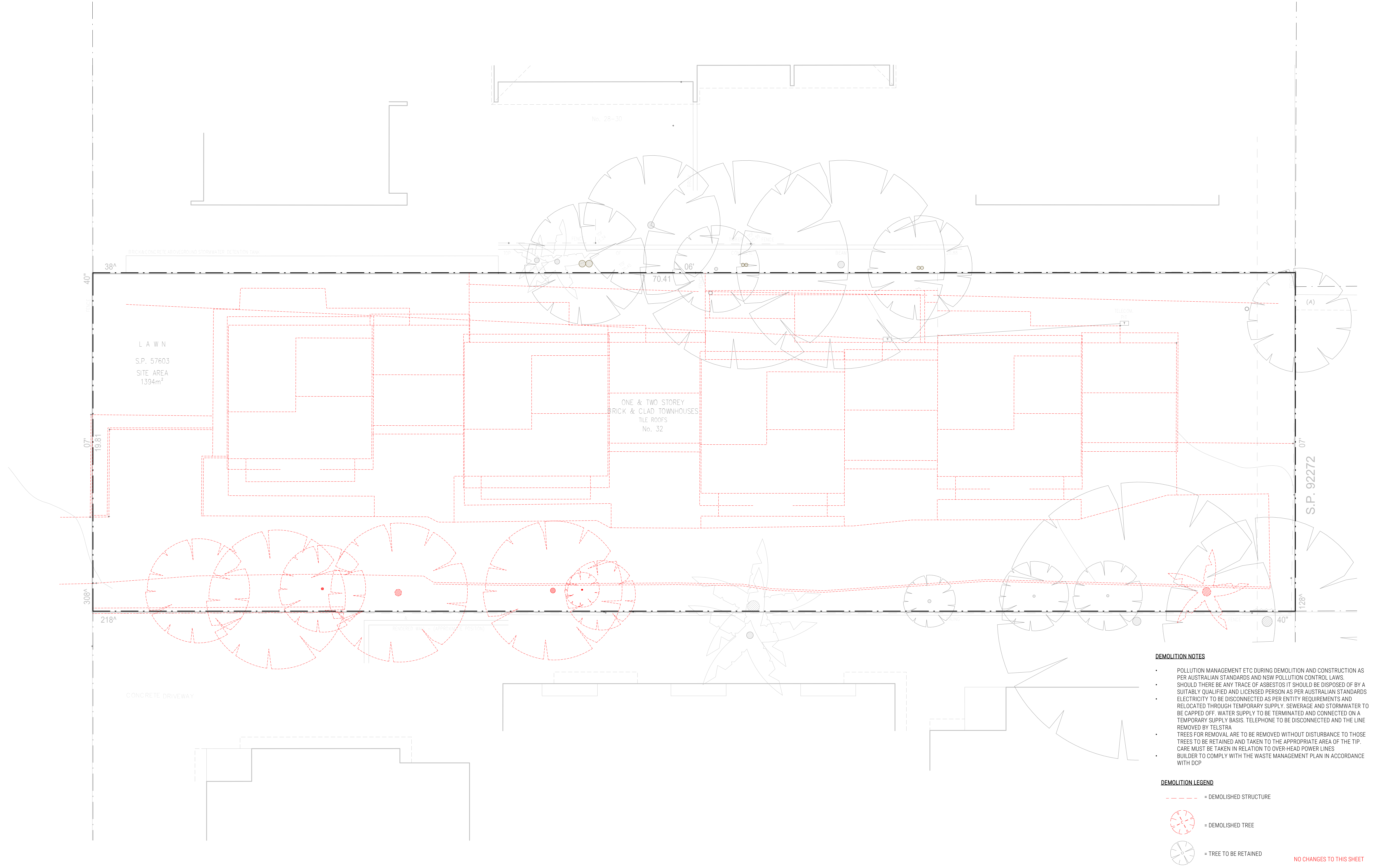
NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	C
DA010	EXISTING SITE PLAN	B
DA020	SITE ANALYSIS	B
DA030	DEMOLITION PLAN	B
DA035	PERSPECTIVE	B
DA040	PROPOSED SITE PLAN	C
DA100	SERVICE PLAN	B
DA101	BASEMENT PLAN	B
DA102	GROUND FLOOR PLAN	C
DA103	LEVEL 1 PLAN	C
DA104	ROOF PLAN	C
DA201	LONG SECTIONS	D
DA202	CROSS SECTIONS	D
DA203	CROSS SECTIONS	D
DA204	CROSS SECTIONS	D
DA300	ELEVATIONS	C
DA301	ELEVATIONS	C
DA400	AREA CALCULATIONS	C
DA501	SHADOW DIAGRAMS - 9AM JUNE 21ST	C
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	C
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	C
DA600	VIEWS FROM SUN - JUNE 21ST	C
DA601	VIEWS FROM SUN - JUNE 21ST	C
DA602	VIEWS FROM SUN - JUNE 21ST	C



NO CHANGES TO THIS SHEET



NO CHANGES TO THIS SHEET



- 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 DCP

- DEMOLITION LEGEND**
- = DEMOLISHED STRUCTURE
 -  = DEMOLISHED TREE
 -  = TREE TO BE RETAINED
- NO CHANGES TO THIS SHEET

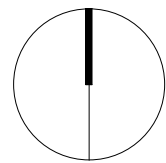
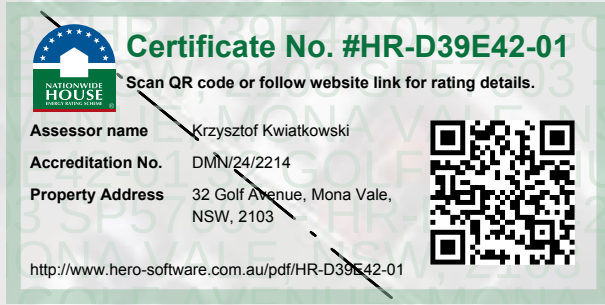


ARTIST IMPRESSION BY PROPERTY INTELLIGENCE MEDIA

NO CHANGES TO THIS SHEET

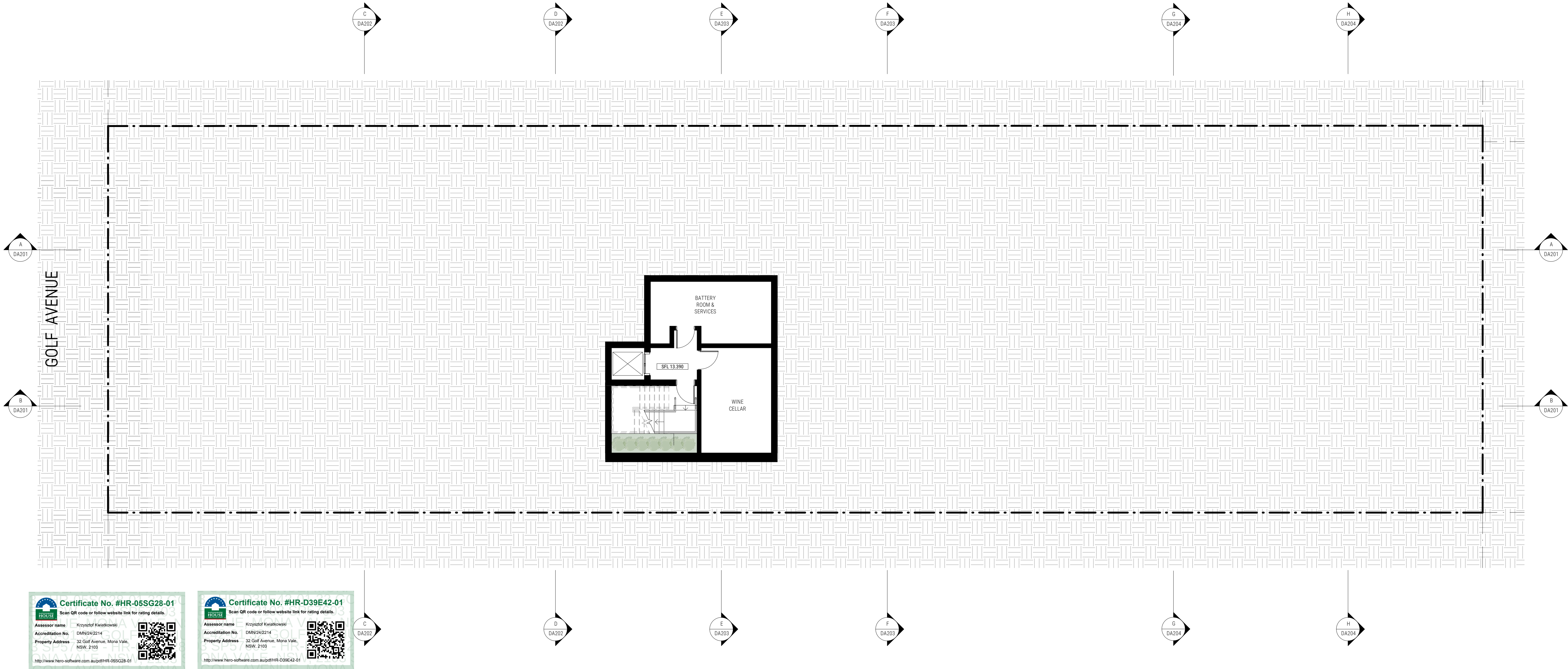


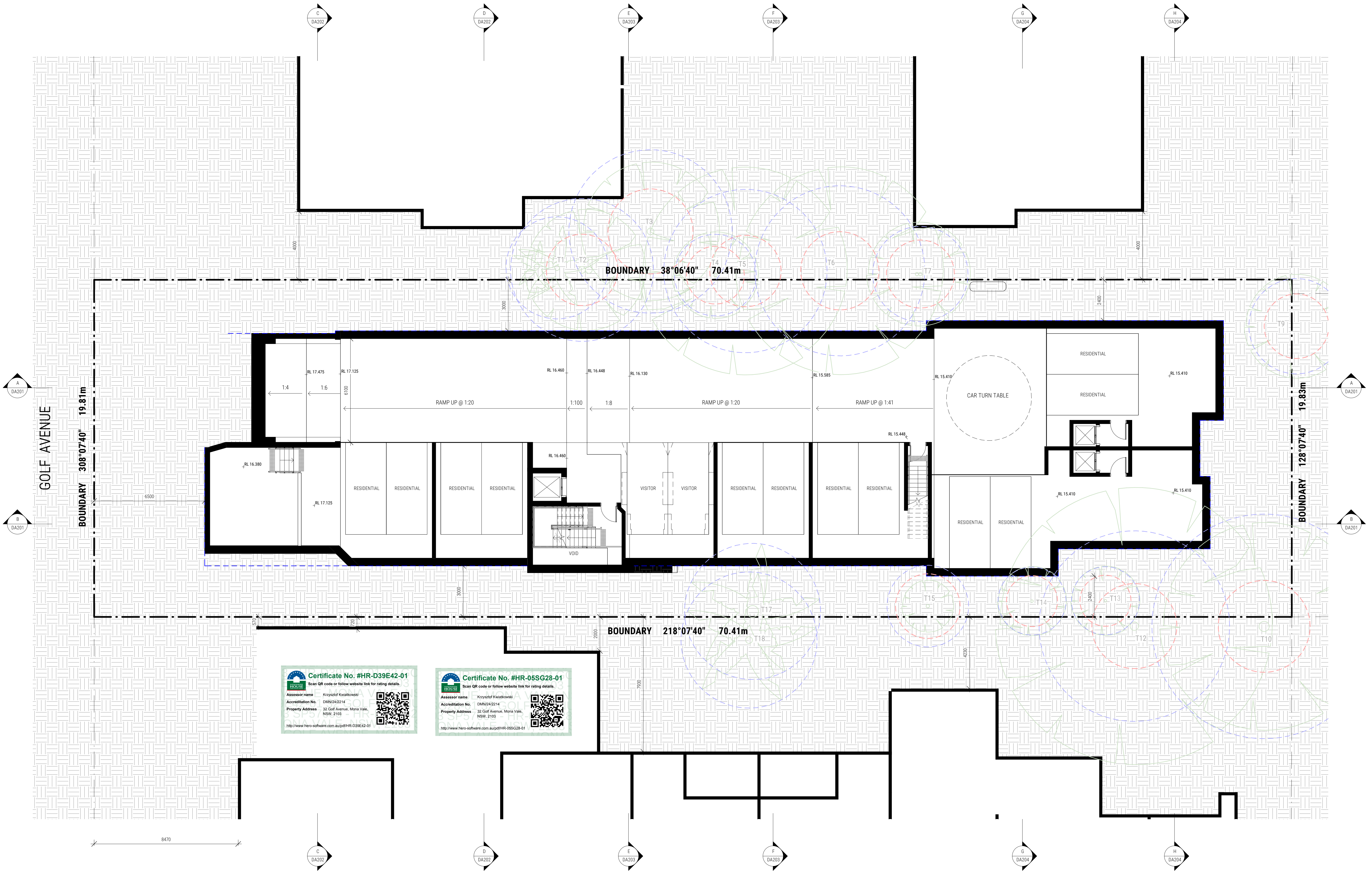
December 2024	BSA Reference: 20140
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note	
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and Nether's certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. Be aware that BASIX does not override the BCA and the NSW variations must be complied with.	
Thermal Performance Specifications (sole occupancy units only)	
External Wall Construction	Added Insulation
Cavity Brick	R1.0
Lightweight (metal frames)	R2.5
Internal Wall Construction	Added Insulation
Plasterboard on metal studs (internal to units)	None
Concrete + Plasterboard (adjacent to lift and party walls)	R1.0
Ceiling Construction	Added Insulation
Plasterboard	R5.0 to ceilings adjacent to roof and decks above
Roof Construction	Colour (Solar Absorbance)
Concrete	Concrete default (SA0.70)
Floor Construction	Covering
Concrete	As drawn (if not noted default values used)
Concrete	As drawn (if not noted default values used)
Windows	Glass and frame type
Performance Glazing Type A	U value SHGC Range Area sq m
Performance Glazing Type B	U value SHGC Range Area sq m
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors	
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres	
Skylights	
Performance Skylights with the values	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified	
Shade elements	
All shade elements modelled as drawn	
Ceiling Penetrations	
Downlights are modelled as IC rated with insulation fitted over the fixtures	
All exhaust fans are modelled as sealed	
Additional Notes	
Ceiling fans in all bedrooms	

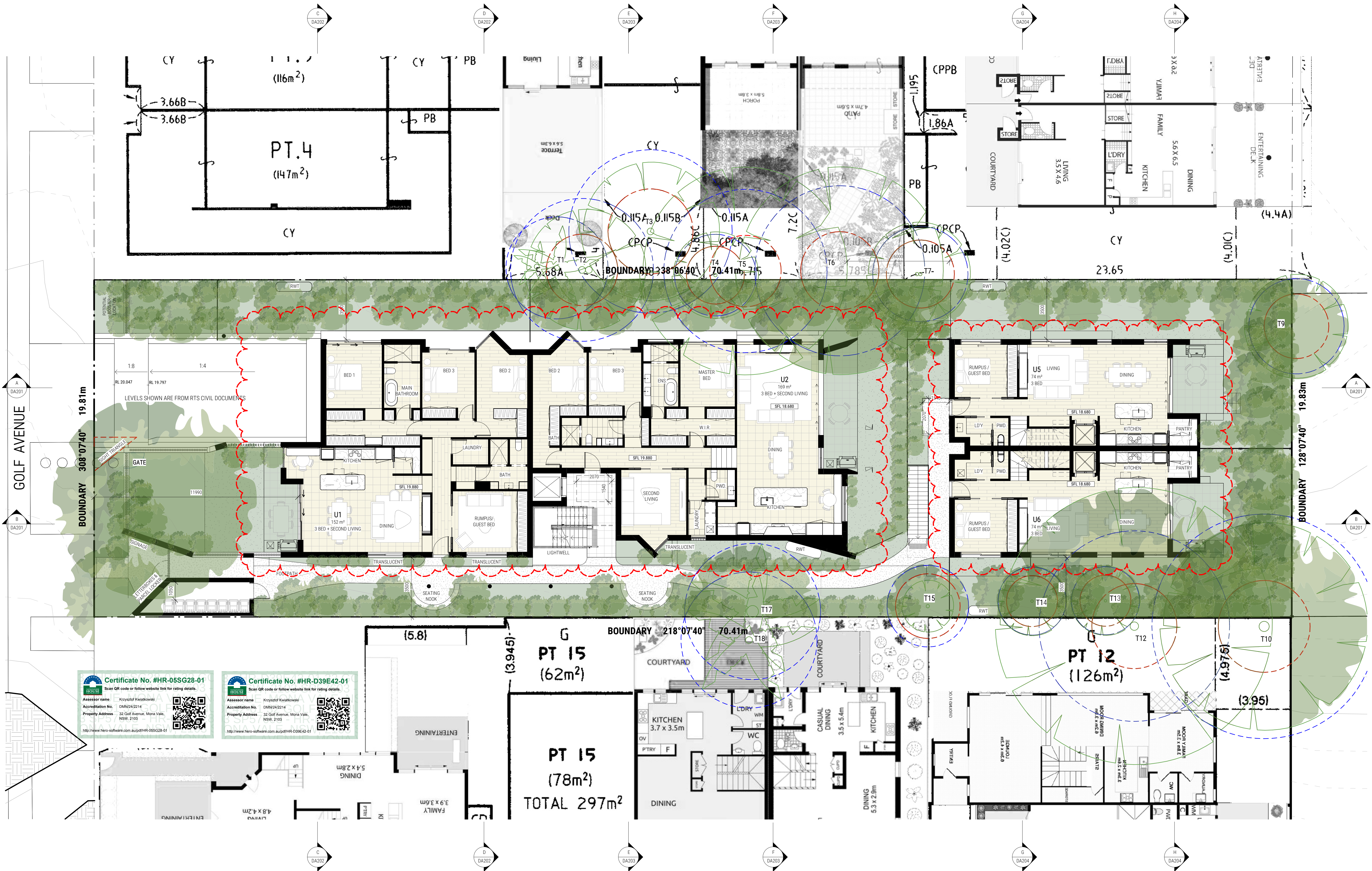


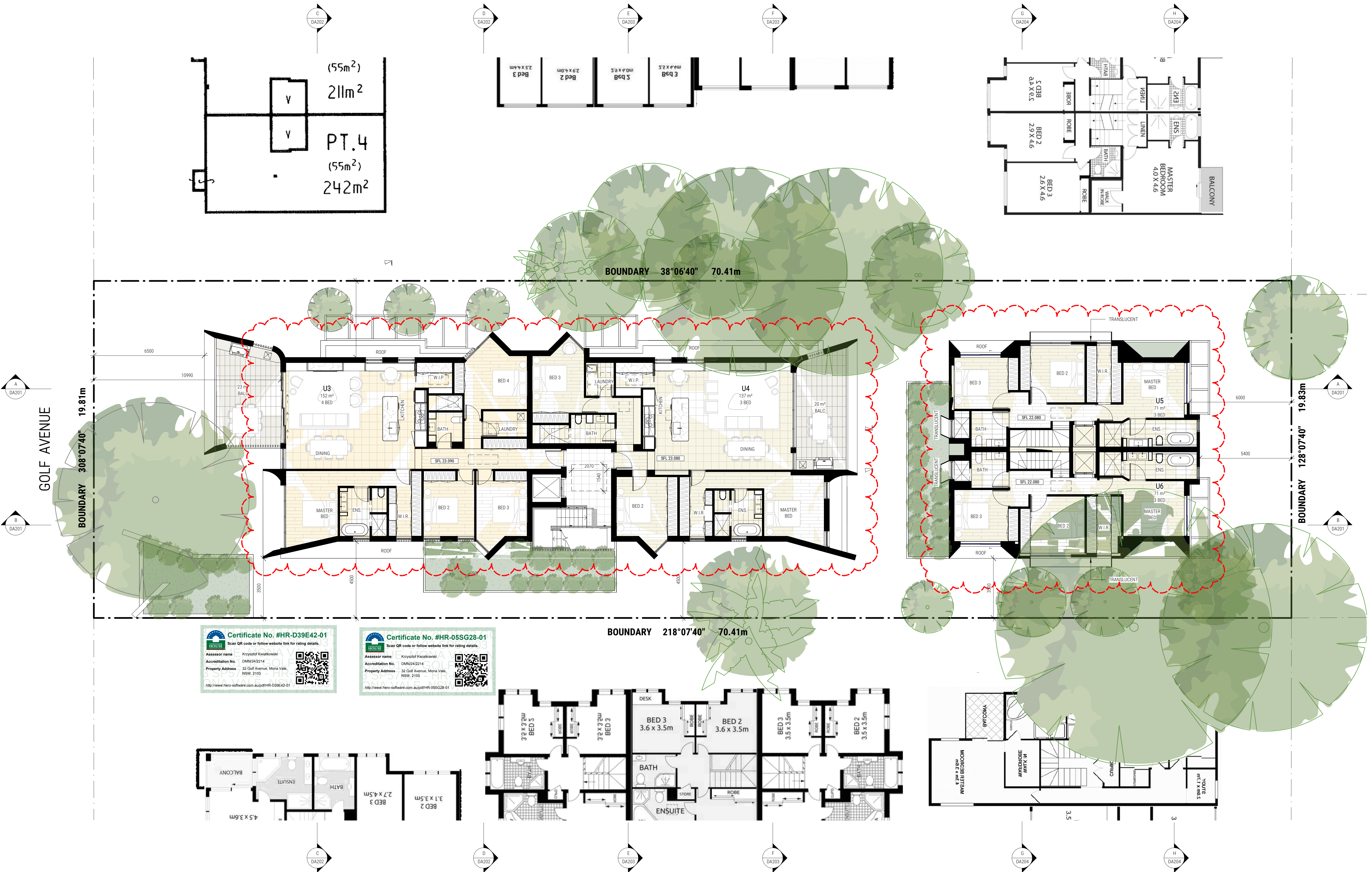
REV NO.	DESCRIPTION	REV DATE
A	ISSUE FOR DA APPROVAL	19.01.24
B	UPDATED FOR DA APPROVAL	22.06.24
C	FOR 4.55 APPROVAL	25.11.24

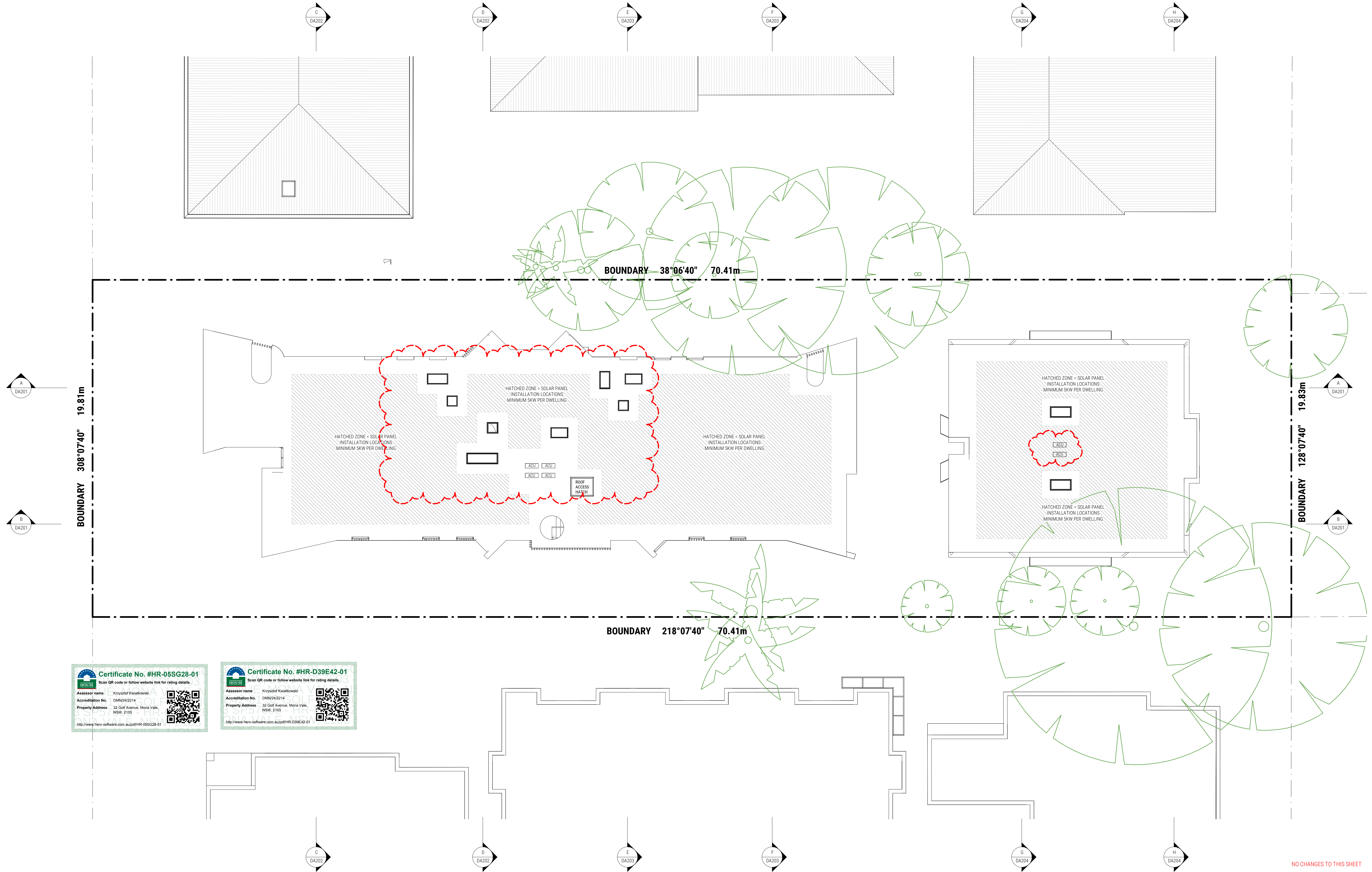
PROPOSED SITE PLAN	
SHEET NUMBER	DA040
REVISION	C
SCALE @ A1	1 : 200
32 GOLF AVENUE MONA VALE	











Certificate No. #HR-05SG28-01
Scan QR code or follow website link for rating details.

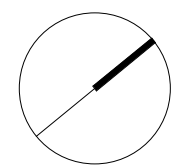
Assessor name Krzysztof Kwiatkowski
Accreditation No. DMN/24/2214
Property Address 32 Golf Avenue, Mona Vale, NSW, 2103

<http://www.hiero-software.com.au/pdf/HR-05SG28-01>

Certificate No. #HR-D39E42-01
Scan QR code or follow website link for rating details.

Assessor name Krzysztof Kwiatkowski
Accreditation No. DMN/24/2214
Property Address 32 Golf Avenue, Mona Vale, NSW, 2103

<http://www.hiero-software.com.au/pdf/HR-D39E42-01>



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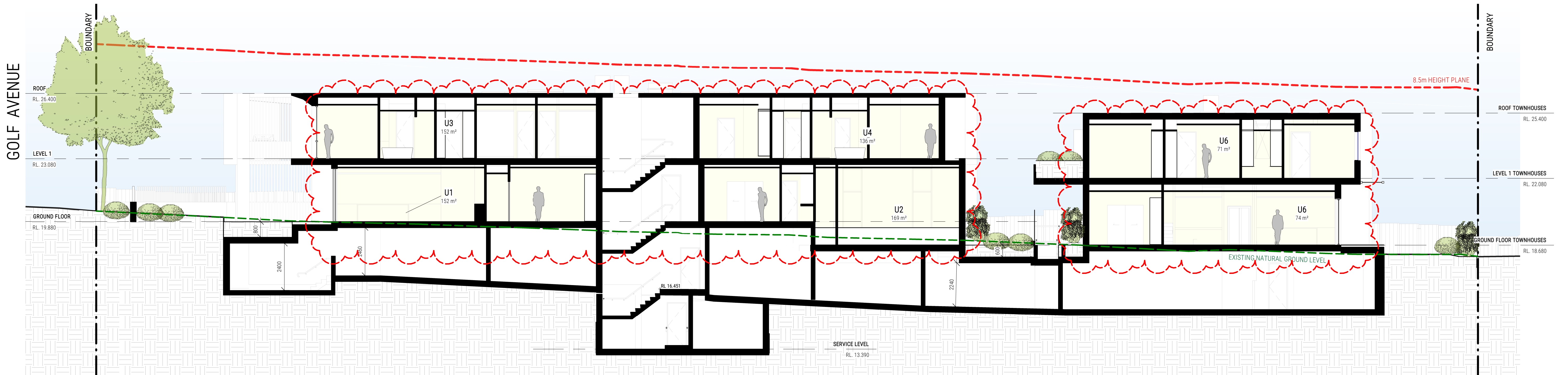
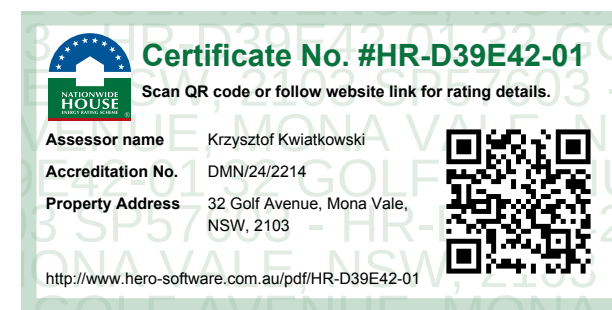
REV DATE
19.01.24
22.06.24
25.11.24

SHEET NUMBER
DA104
REVISION
SCALE @ A1

ROOF PLAN
DA104
C
1 : 100



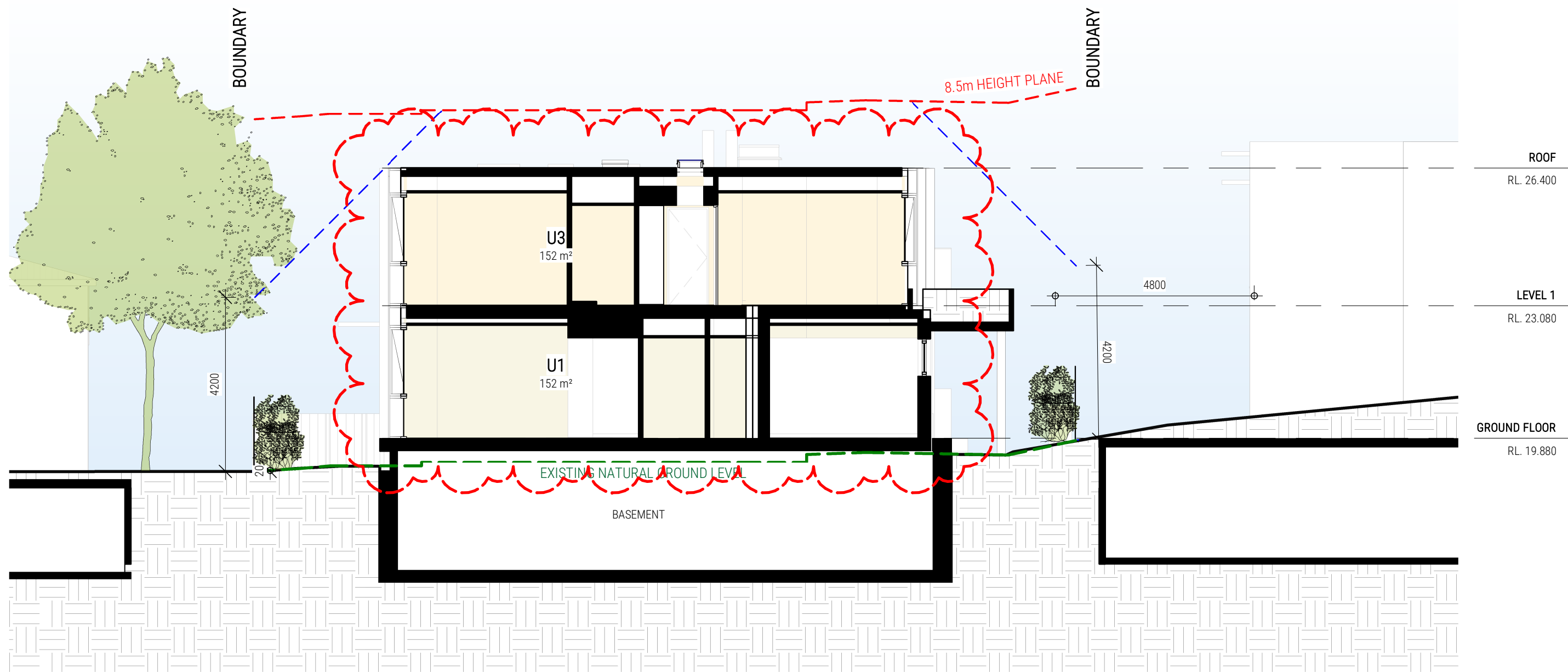
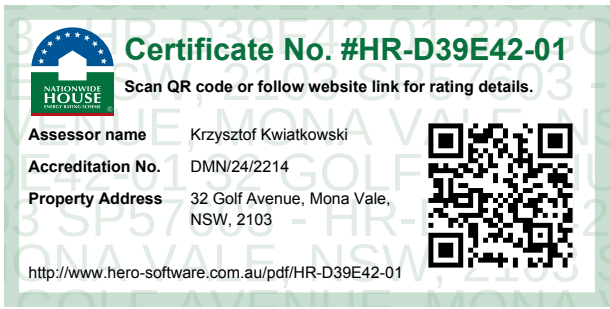
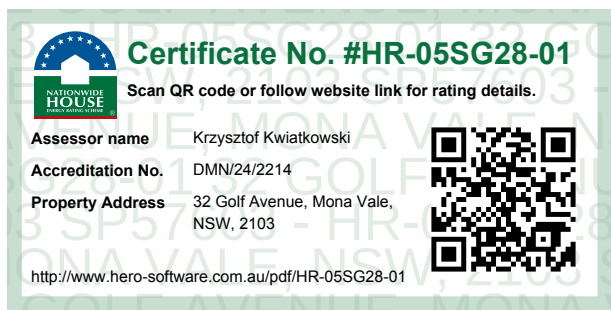
A SECTION A-A
DA201/ 1:100 @ A1



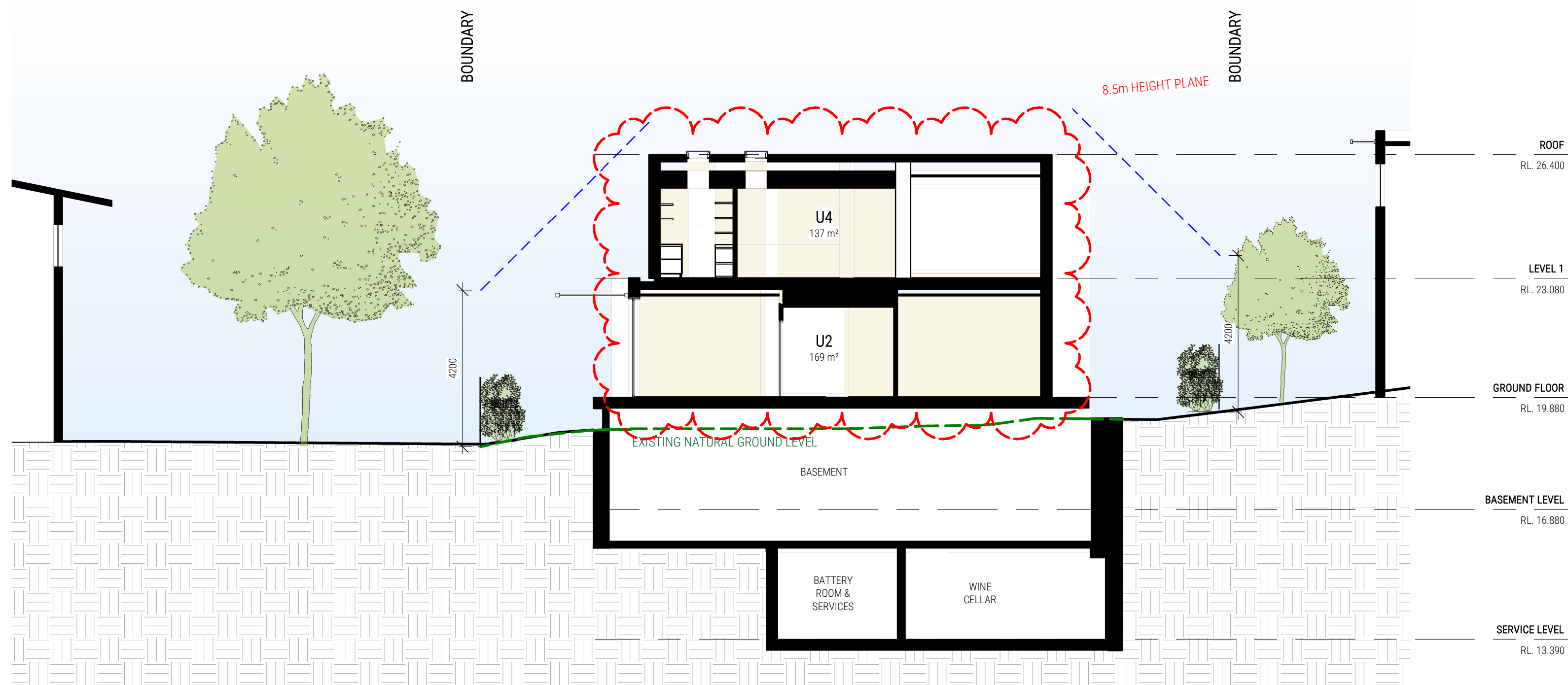
B SECTION B-B
DA201/ 1:100 @ A1



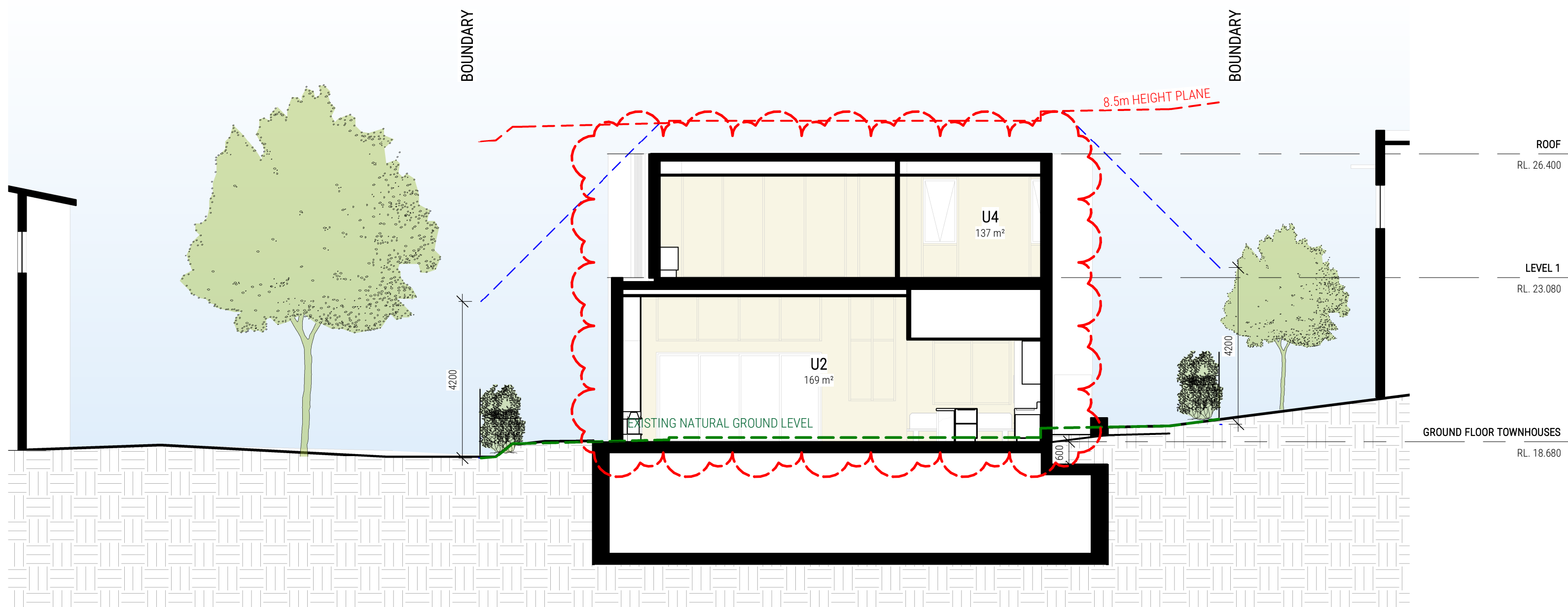
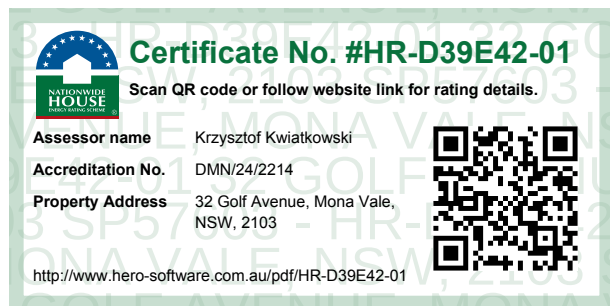
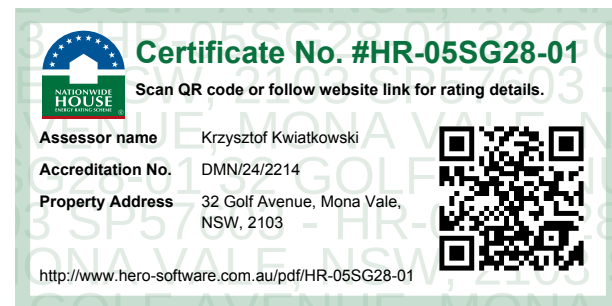
C SECTION C-C
DA202/ 1:100 @ A1



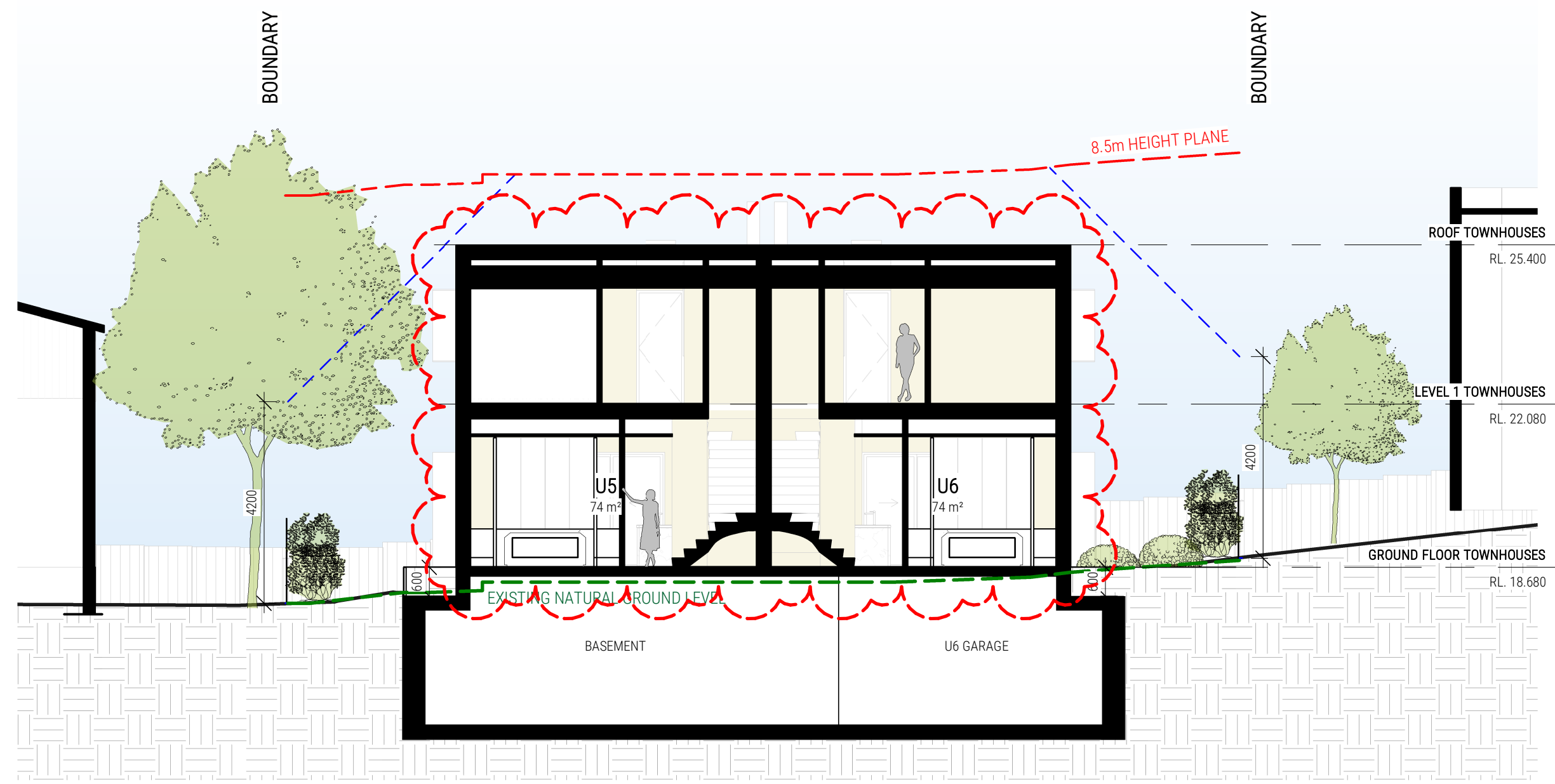
D SECTION D-D
DA202/ 1:100 @ A1



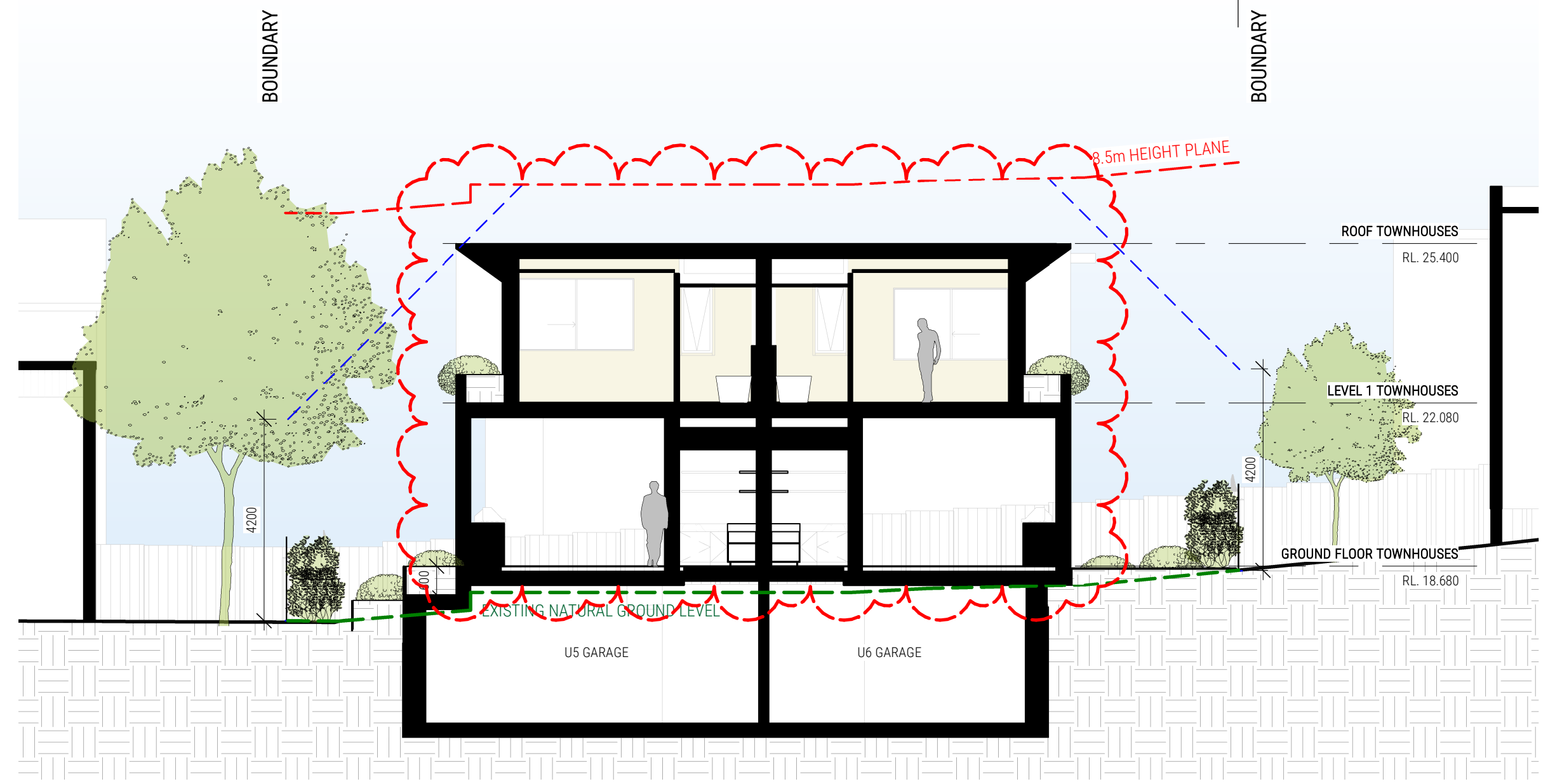
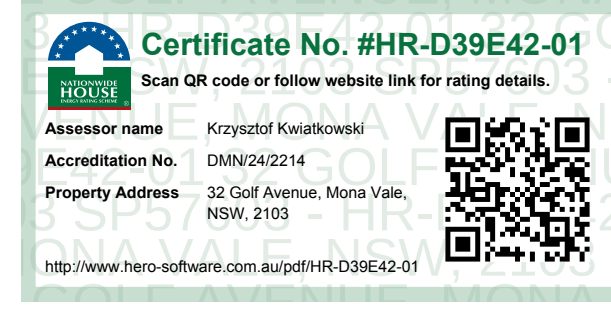
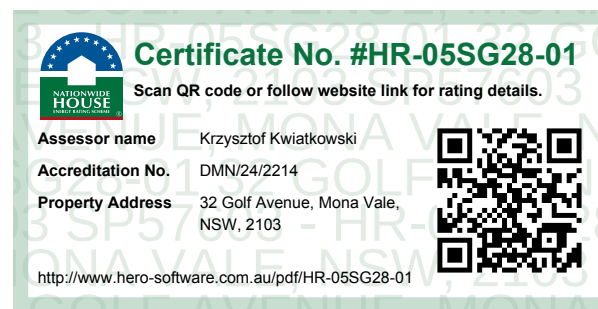
E SECTION E-E
DA203 1:100 @ A1



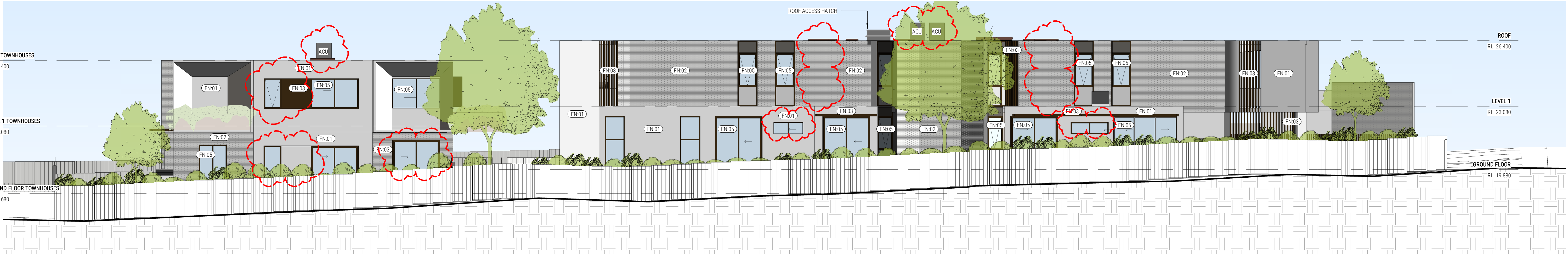
F SECTION F-F
DA203 1:100 @ A1



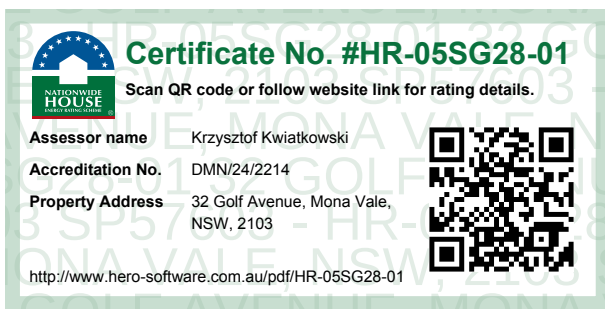
G SECTION G-G
DA204 1:100 @ A1



H SECTION H-H
DA204 1:100 @ A1



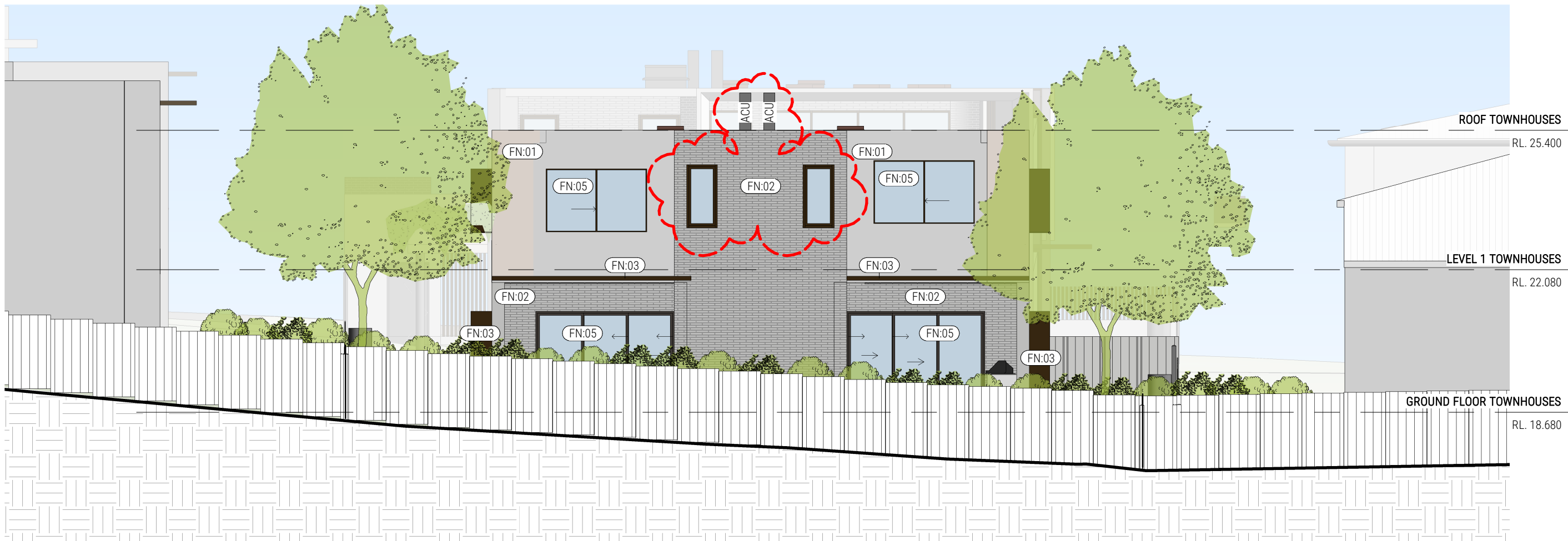
1 NORTH-WEST ELEVATION
DA300 1:100 @ A1



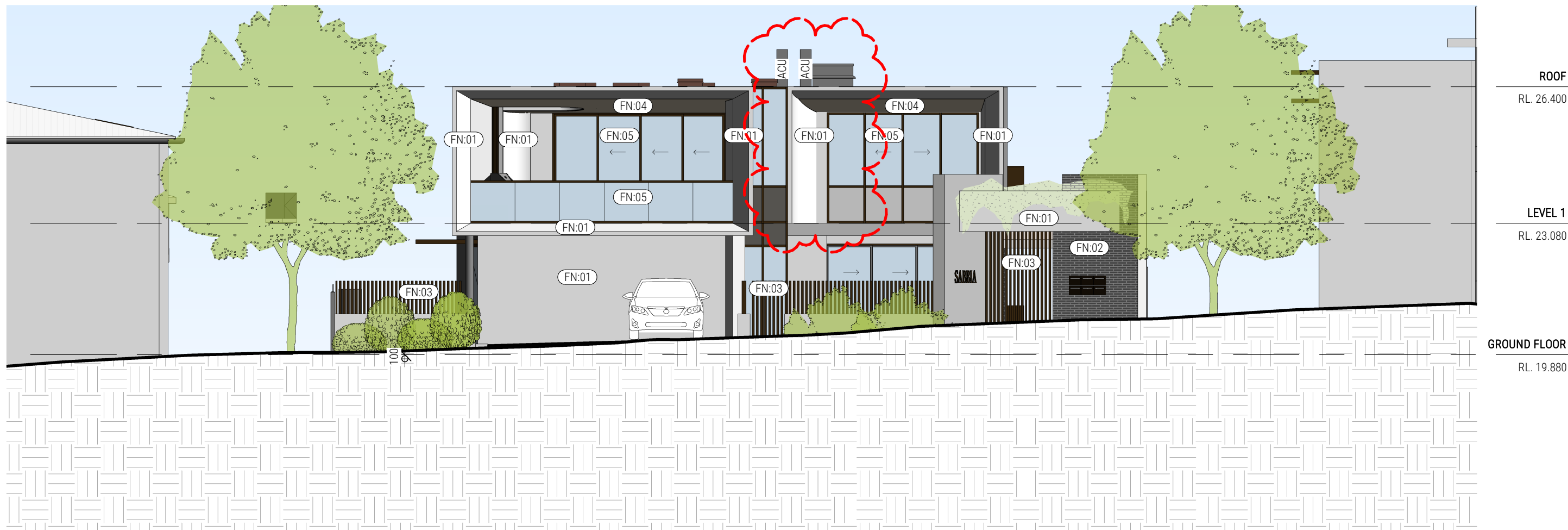
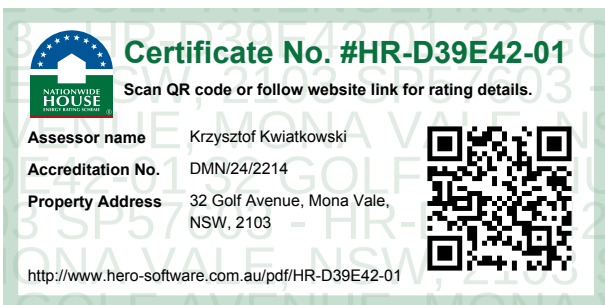
2 SOUTH-EAST ELEVATION
DA300 1:100 @ A1

SCHEDULE OF FINISHES

- FN:01 - CONCRETE LOOK FINISH
- FN:02 - MASONRY BRICKS SIMILAR TO BLANCO LINEAR
- FN:03 - METALWORK FINISHED IN BRONZE COLOURING
- FN:04 - BIRCH PLYWOOD LOOK SOFFITS
- FN:05 - GLASS TO MEET BASIX REQUIREMENTS



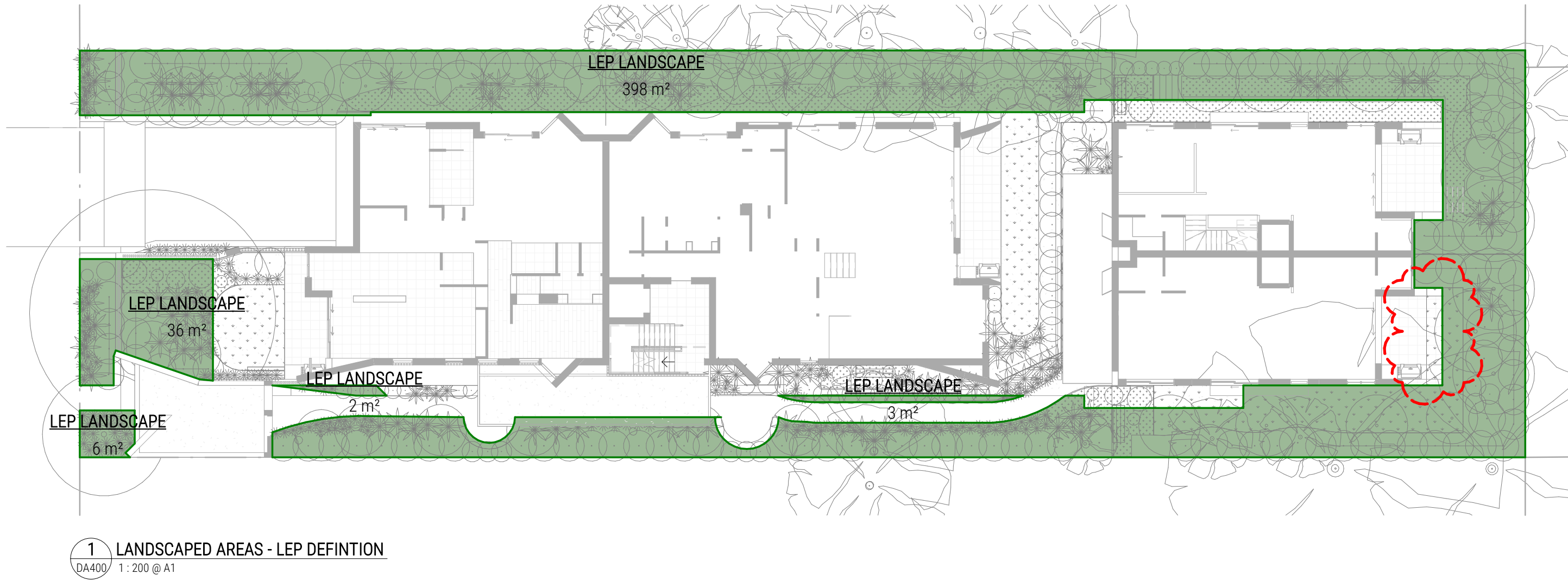
1 NORTH-EAST ELEVATION
DA301/ 1:100 @ A1



2 SOUTH-WEST ELEVATION
DA301/ 1:100 @ A1

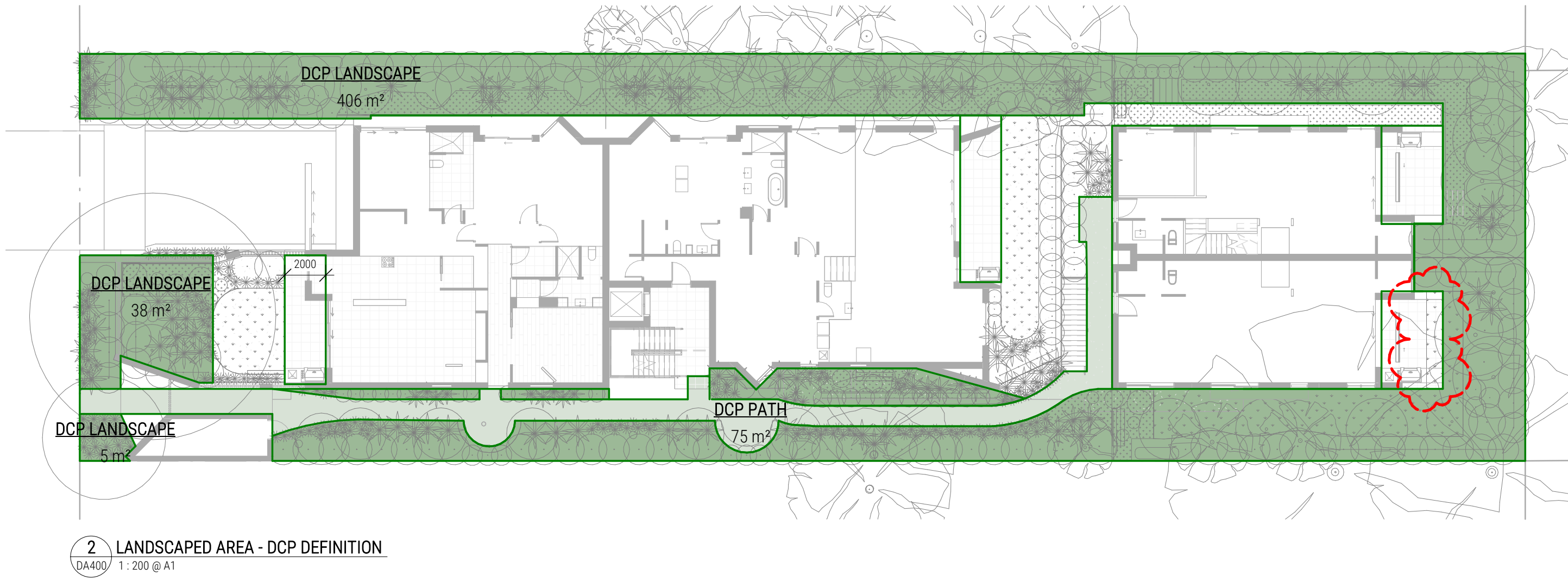
SCHEDULE OF FINISHES

FN:01 - CONCRETE LOOK FINISH
FN:02 - MASONRY BRICKS SIMILAR TO BLANCO LINEAR
FN:03 - METALWORK FINISHED IN BRONZE COLOURING
FN:04 - BIRCH PLYWOOD LOOK SOFFITS
FN:05 - GLASS TO MEET BASIX REQUIREMENTS



LEP DEFINITION
LANDSCAPED AREA MEANS A PART OF A SITE USED FOR GROWING PLANTS, GRASSES AND TREES, BUT DOES NOT INCLUDE ANY BUILDING, STRUCTURE OR HARD PAVED AREA.

LEP LANDSCAPE AREA		
NAME	AREA	PERCENTAGE
LEP LANDSCAPE	444 m²	31.9%



DCP VARIATIONS
PROVIDED THE OUTCOMES OF THIS CONTROL ARE ACHIEVED, THE FOLLOWING MAY BE PERMITTED ON THE LANDSCAPED PROPORTION OF THE SITE:

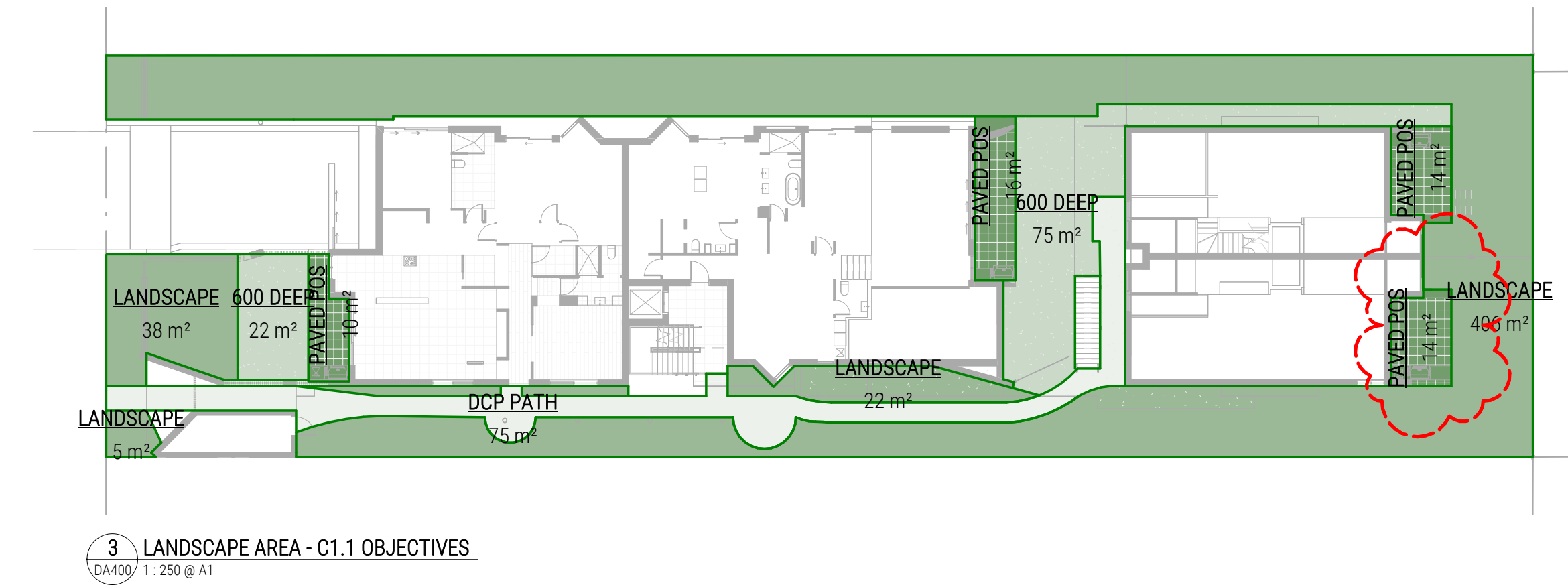
- IMPERVIOUS AREAS LESS THAN 1 METRE IN WIDTH (E.G. PATHWAYS AND THE LIKE);

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	478 m²	34.3
DCP PATH	75 m²	5.4
	553 m²	39.6

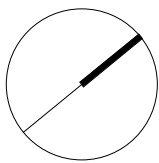
NOTE: THE LANDSCAPE AREAS IN THE MIDDLE, SIDES ARE NOW ALL 600MM INSTEAD OF 800MM AS COUNCIL ASKED TO LOWER THE HEIGHT OF THE TWO REAR UNITS. THIS HAS LOWERED THE PERCENTAGE CALCULATION BUT WE STILL KEPT 600MM AS PER C1.1 OBJECTIVES FOR SHRUBS

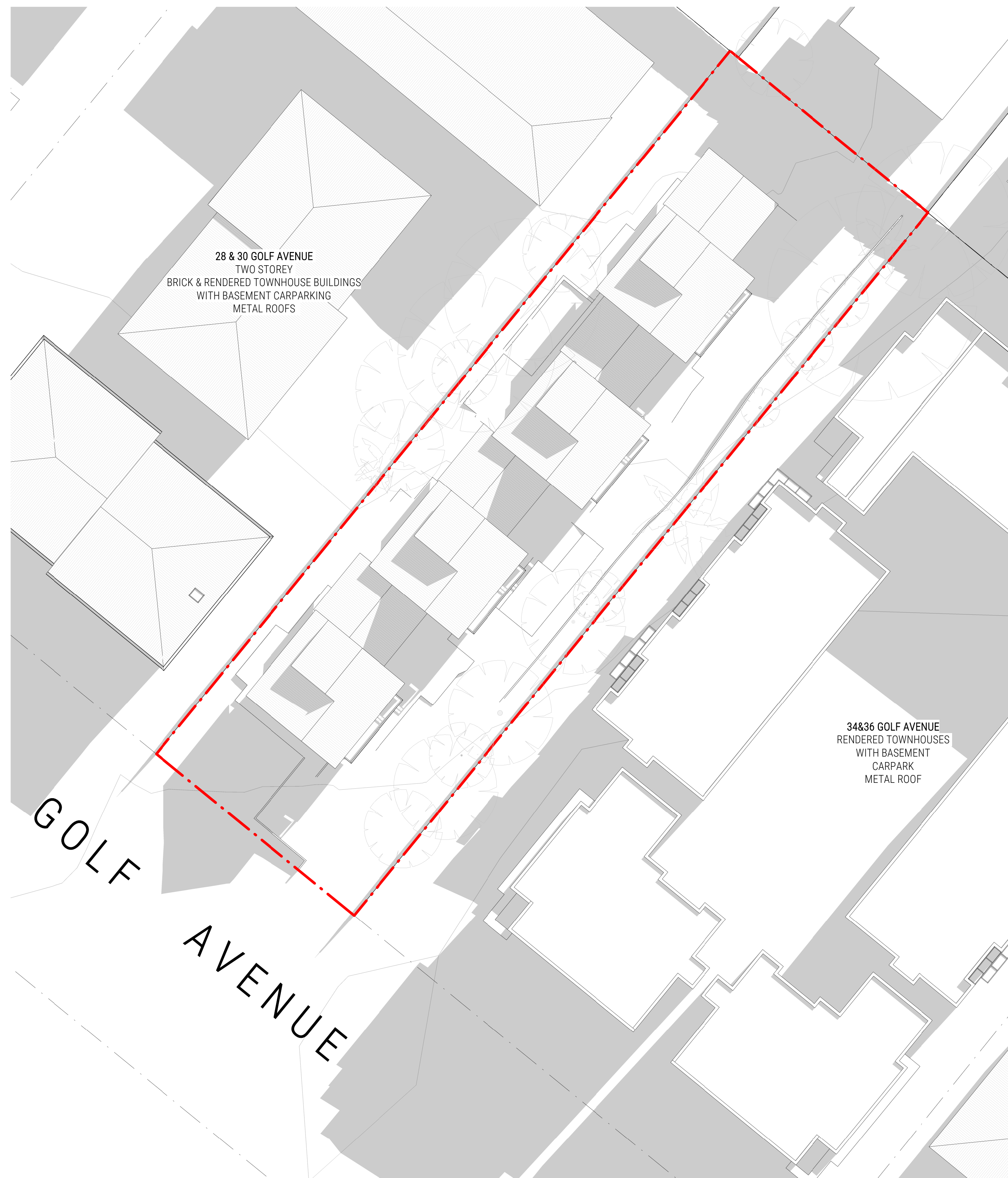


C1.1 LANDSCAPING
THE FOLLOWING SOIL DEPTHS ARE REQUIRED IN ORDER TO BE COUNTED AS LANDSCAPING:

- 300MM FOR LAWN
- 600MM FOR SHRUBS
- 1METRE FOR TREES

C1.1 LANDSCAPE AREA		
NAME	AREA	PERCENTAGE
600 DEEP	96 m²	6.9
DCP PATH	75 m²	5.4
LANDSCAPE	478 m²	34.3
PAVED POS	54 m²	3.8
	703 m²	50.4

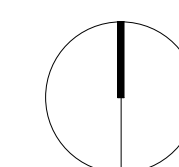




1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA501/ 1:200 @ A1

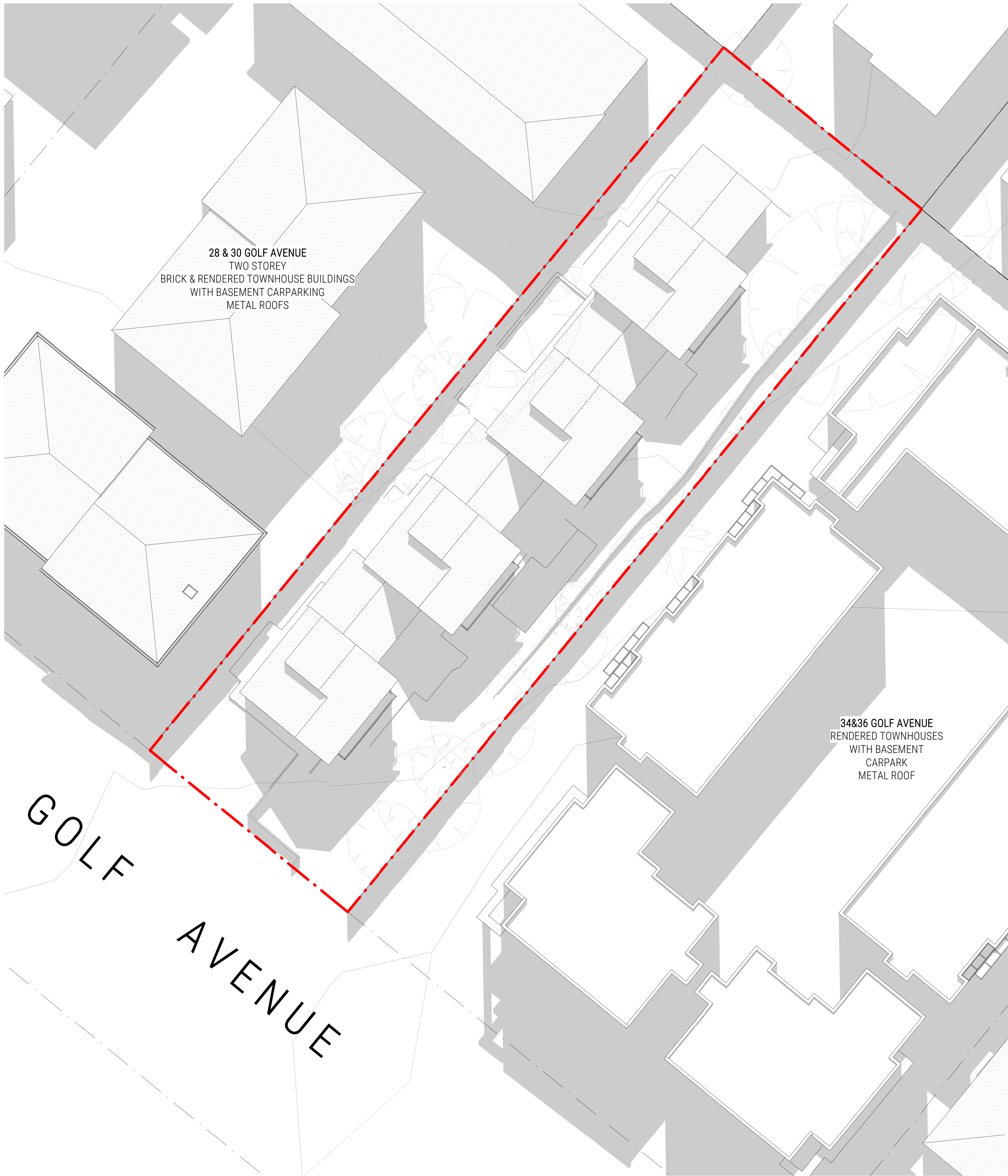


2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA501/ 1:200 @ A1

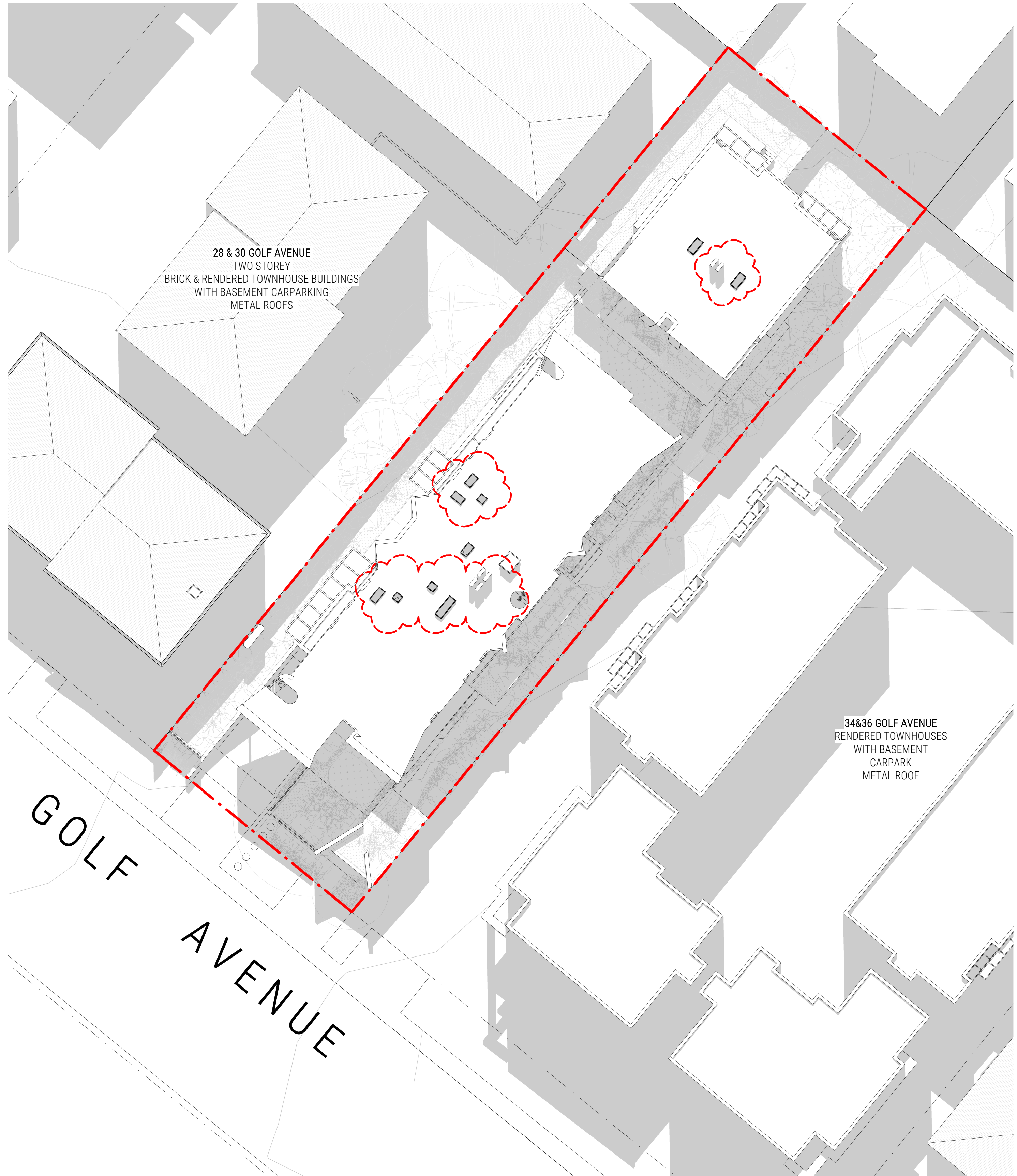


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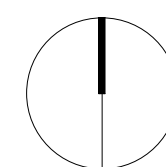
SHADOW DIAGRAMS - 9AM JUNE 21ST	
SHEET NUMBER	DA501
REVISION	C
SCALE @ A1	1 : 200
32 GOLF AVENUE MONA VALE	



1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

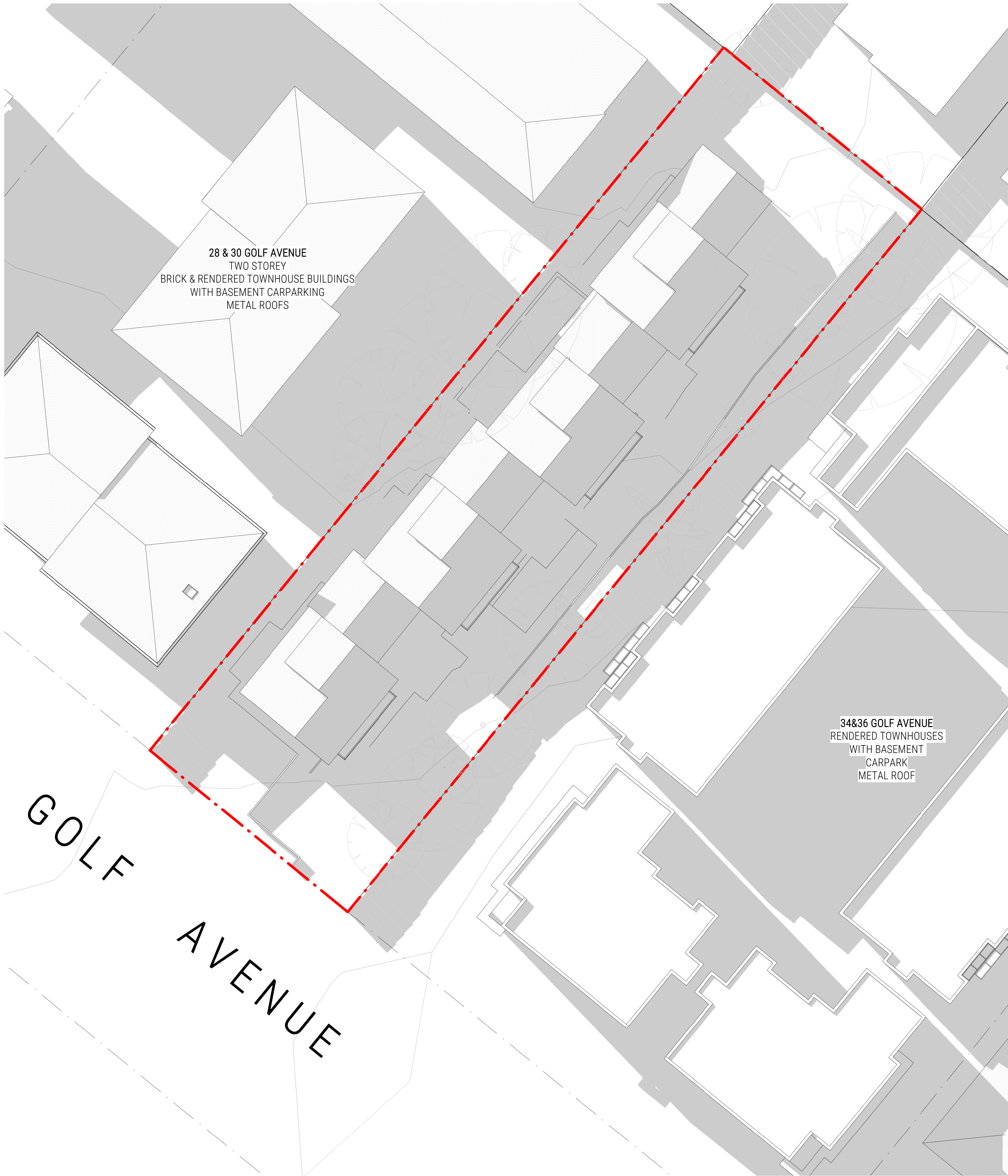


2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

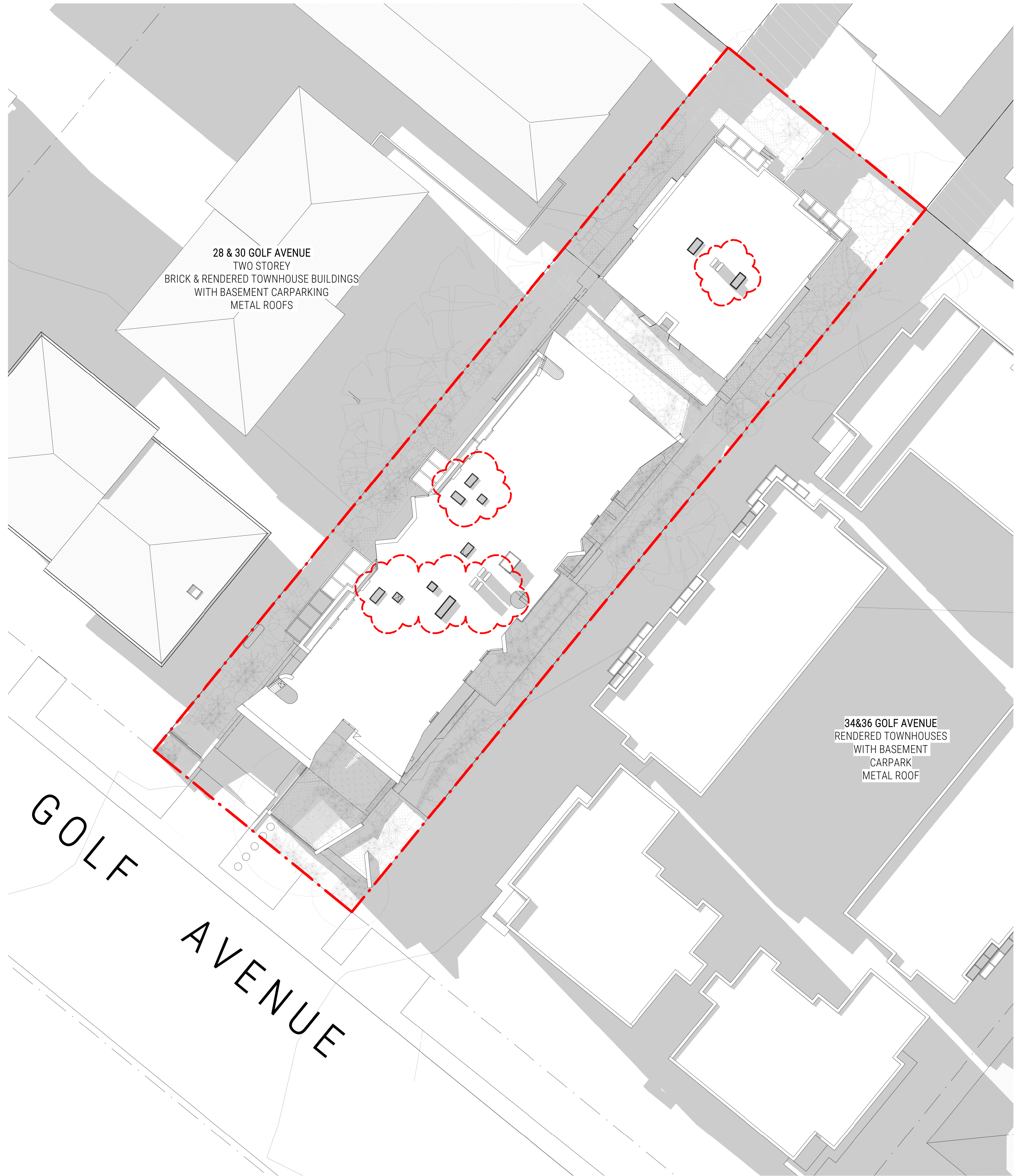


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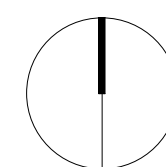
SHADOW DIAGRAMS - 12PM JUNE 21ST	
SHEET NUMBER	DA502
REVISION	C
SCALE @ A1	1:200
32 GOLF AVENUE MONA VALE	



1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1

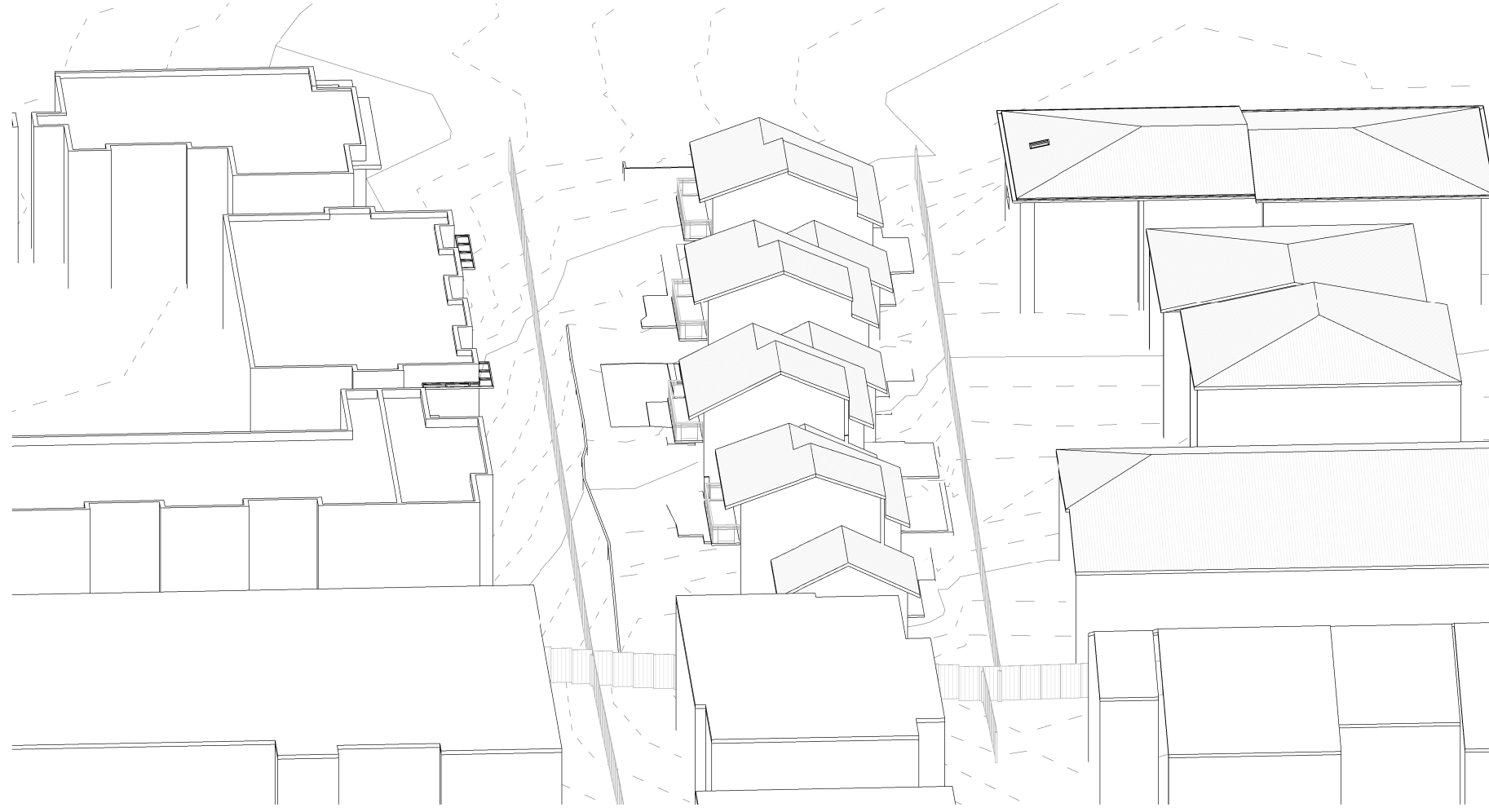


2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1

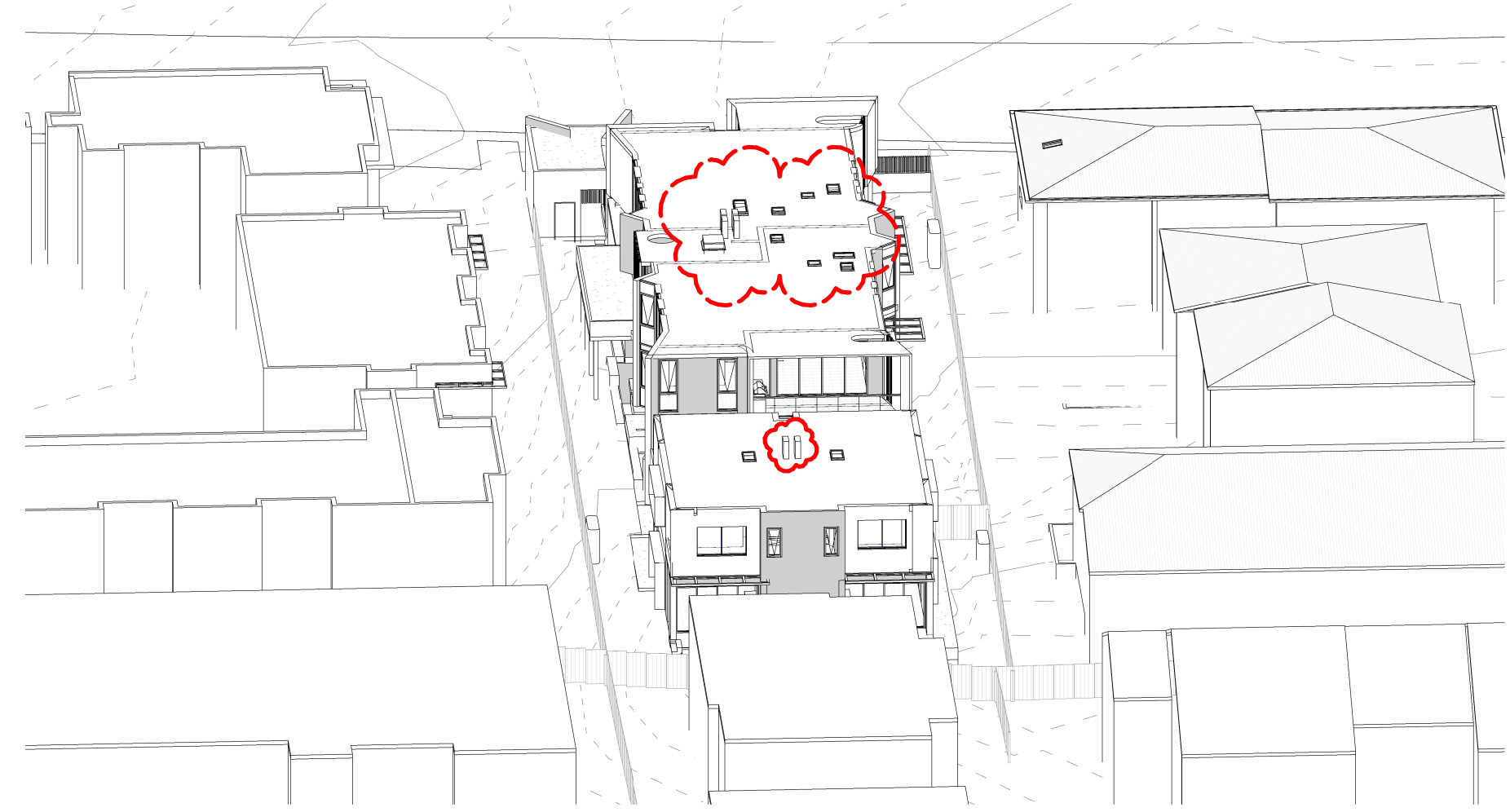


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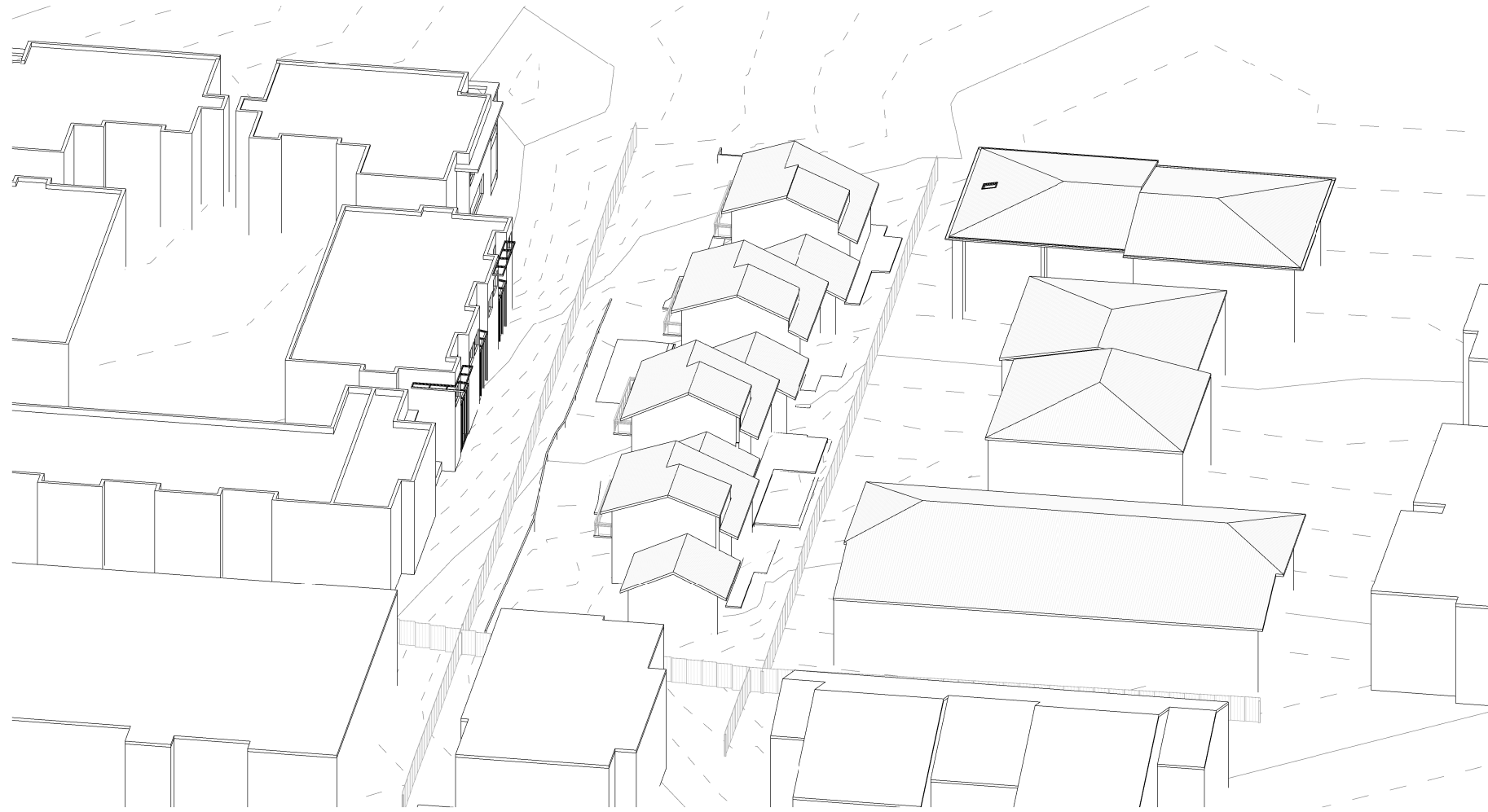
SHADOW DIAGRAMS - 3PM JUNE 21ST	
SHEET NUMBER	DA503
REVISION	C
SCALE @ A1	1:200
32 GOLF AVENUE MONA VALE	



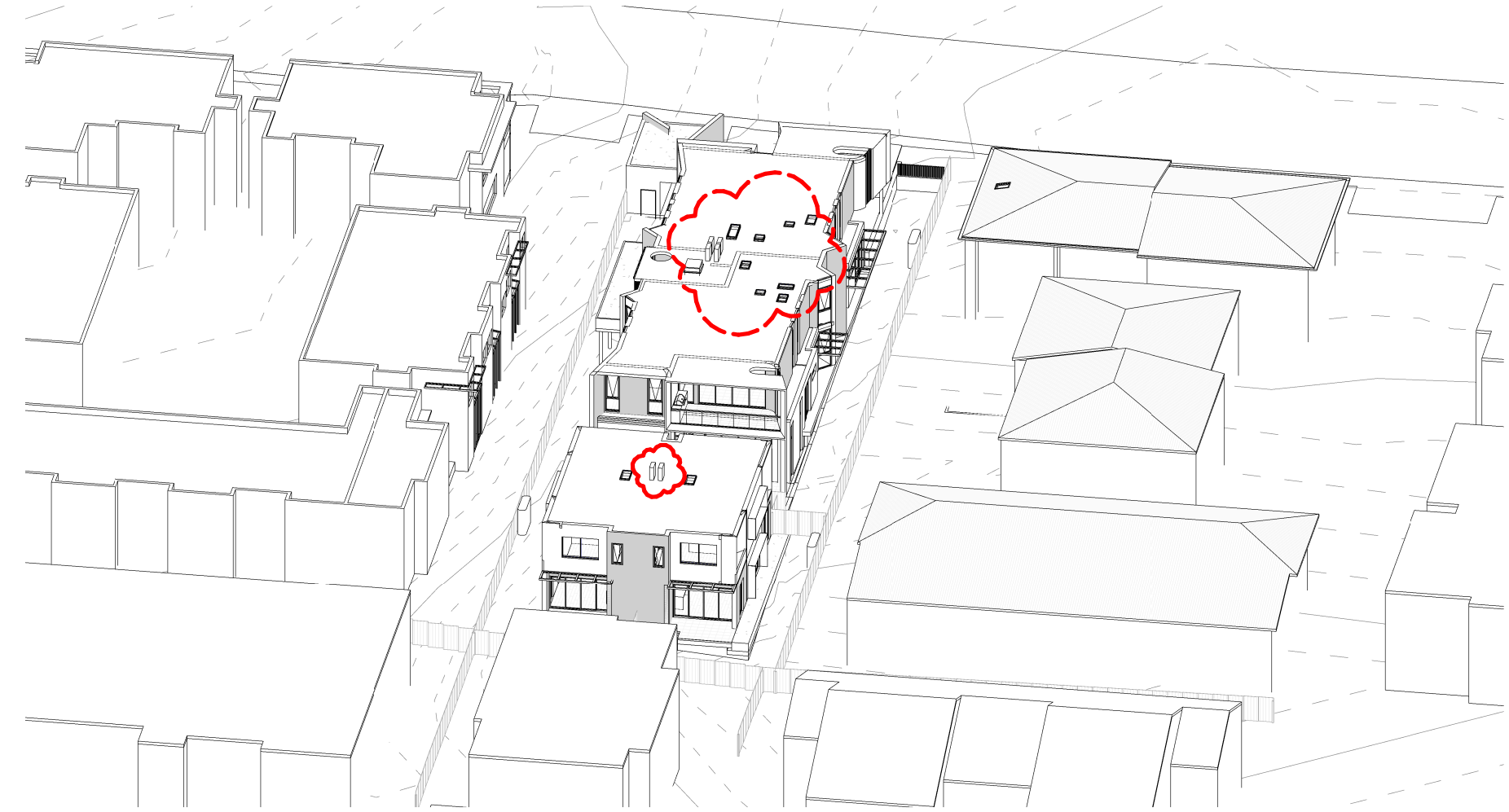
1 VIEW FROM SUN - JUNE 21 - 9AM EXISTING
DA600



2 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED
DA600



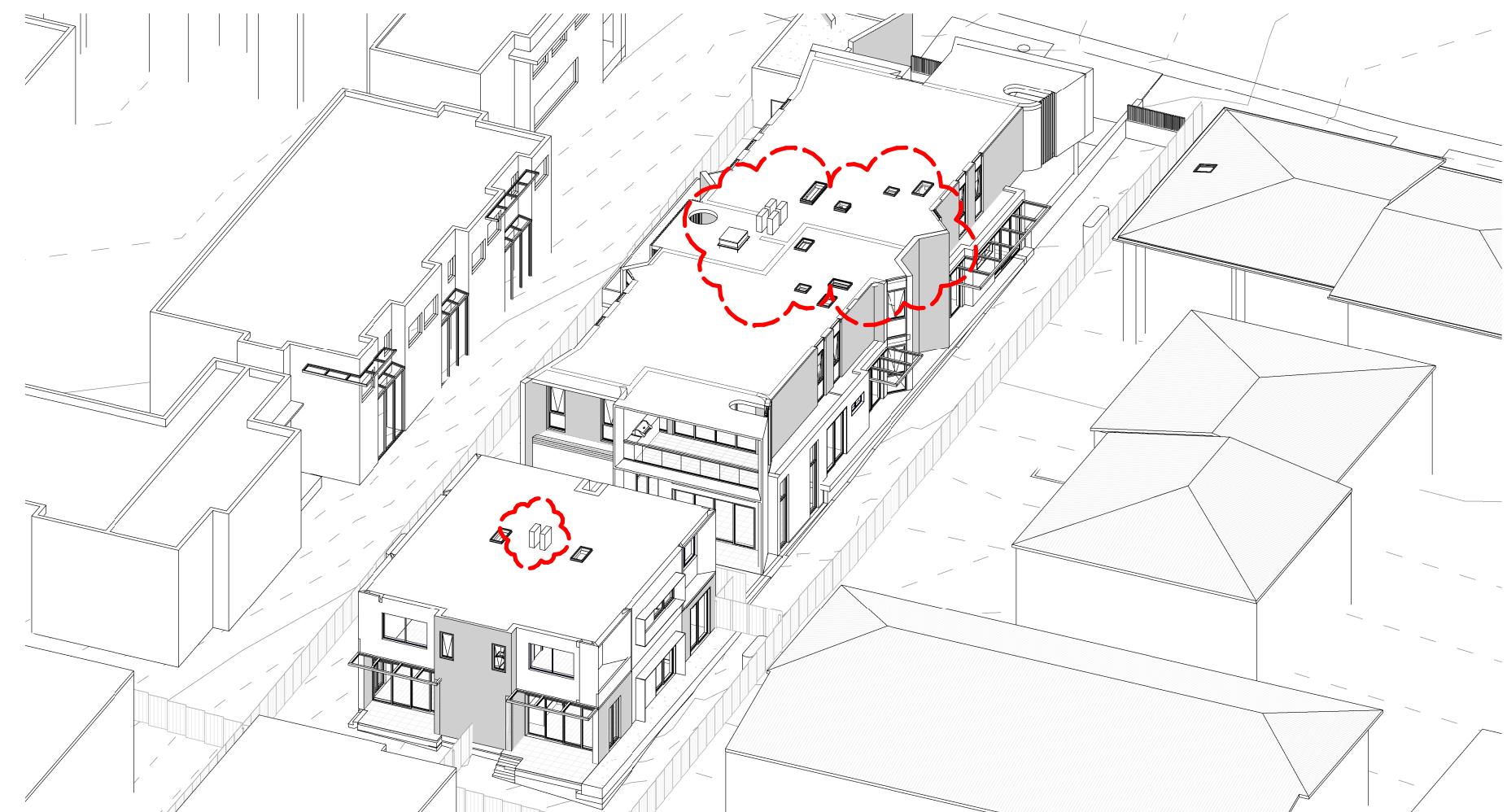
3 VIEW FROM SUN - JUNE 21 - 10AM EXISTING
DA600



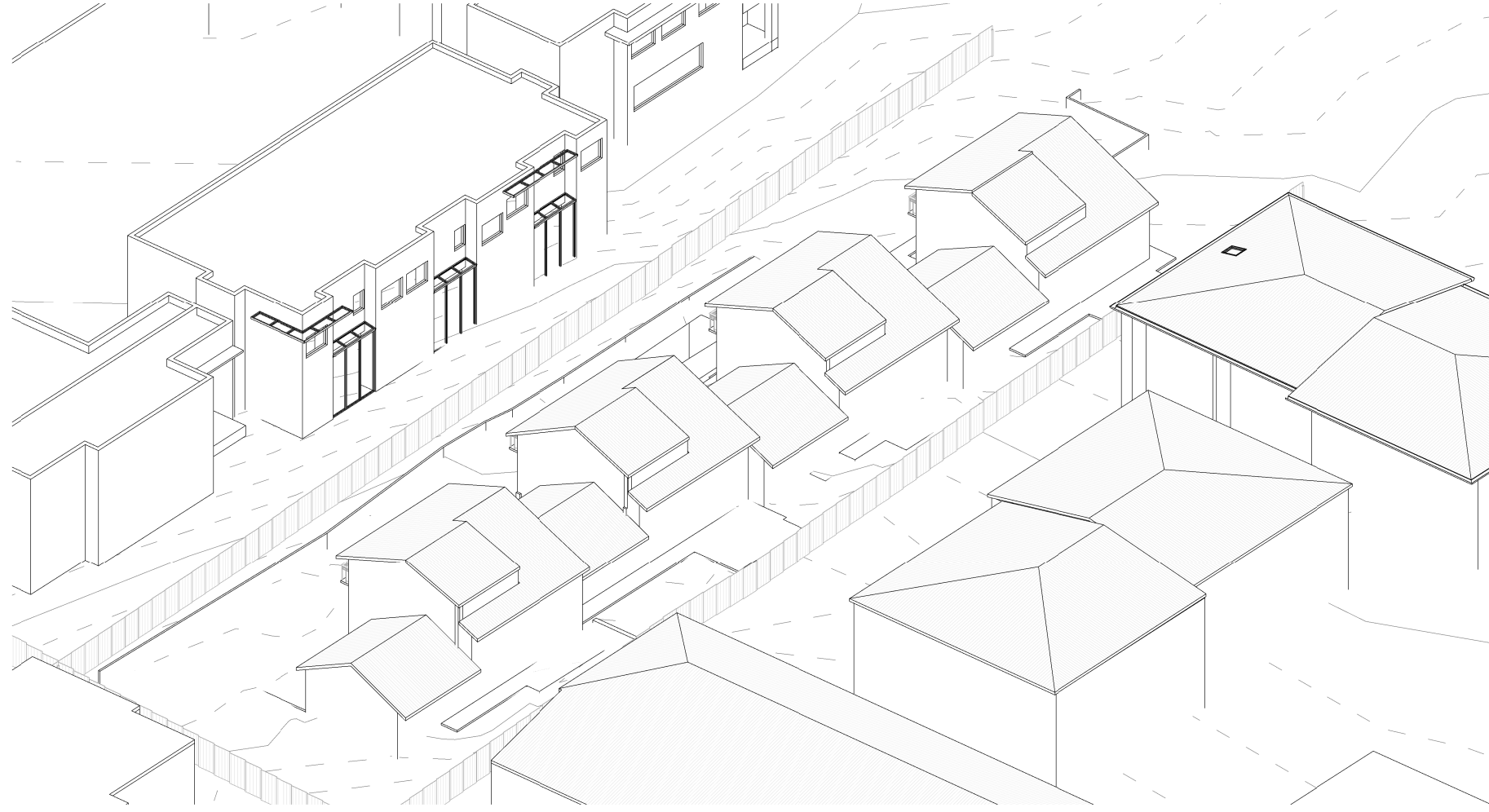
4 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED
DA600



5 VIEW FROM SUN - JUNE 21 - 11AM EXISTING
DA600



6 VIEW FROM SUN - JUNE 21 - 11AM PROPOSED
DA600



1 VIEW FROM SUN - JUNE 21 - 12PM EXISTING
DA601



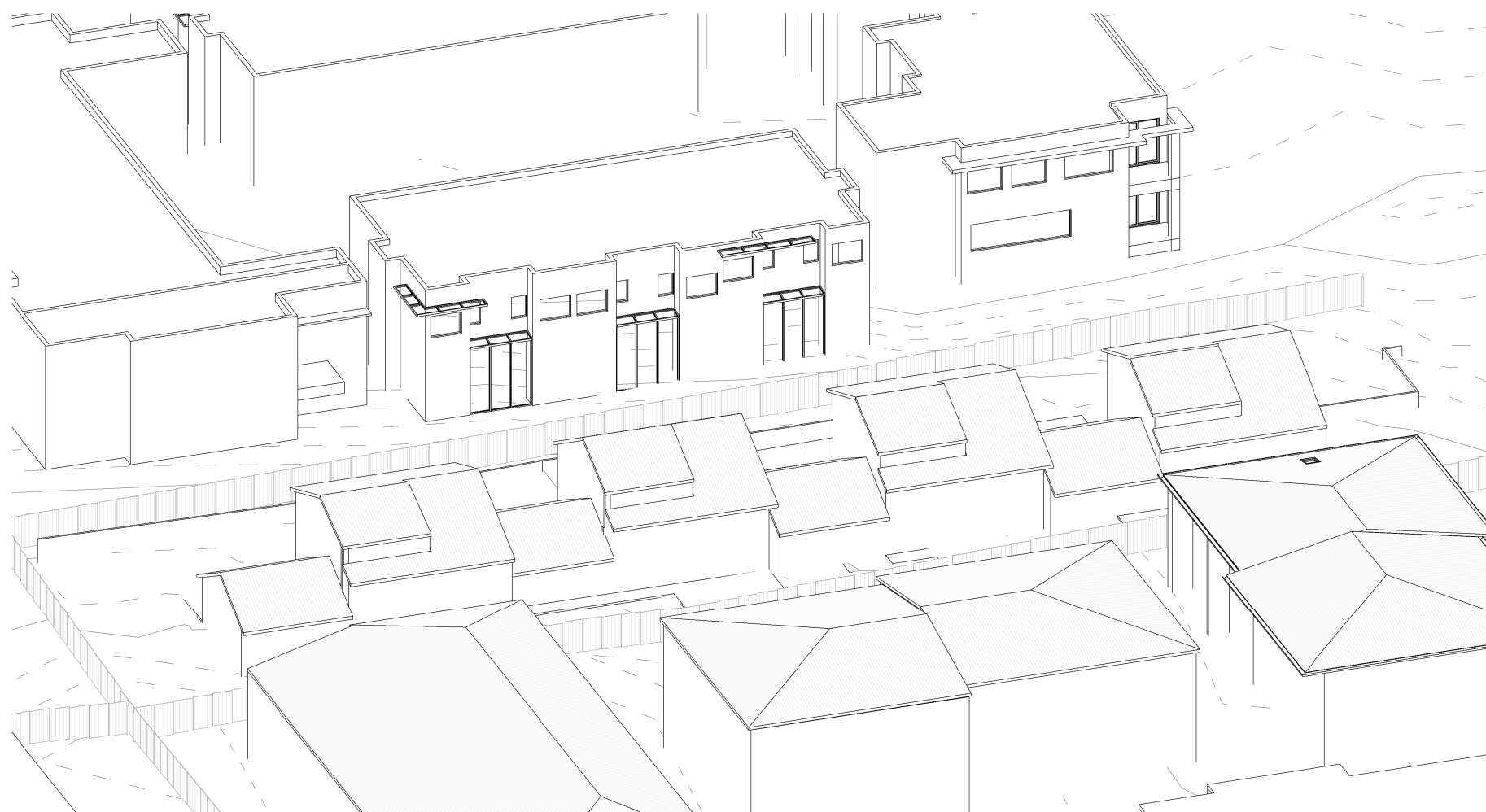
2 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED
DA601



3 VIEW FROM SUN - JUNE 21 - 1PM EXISTING
DA601



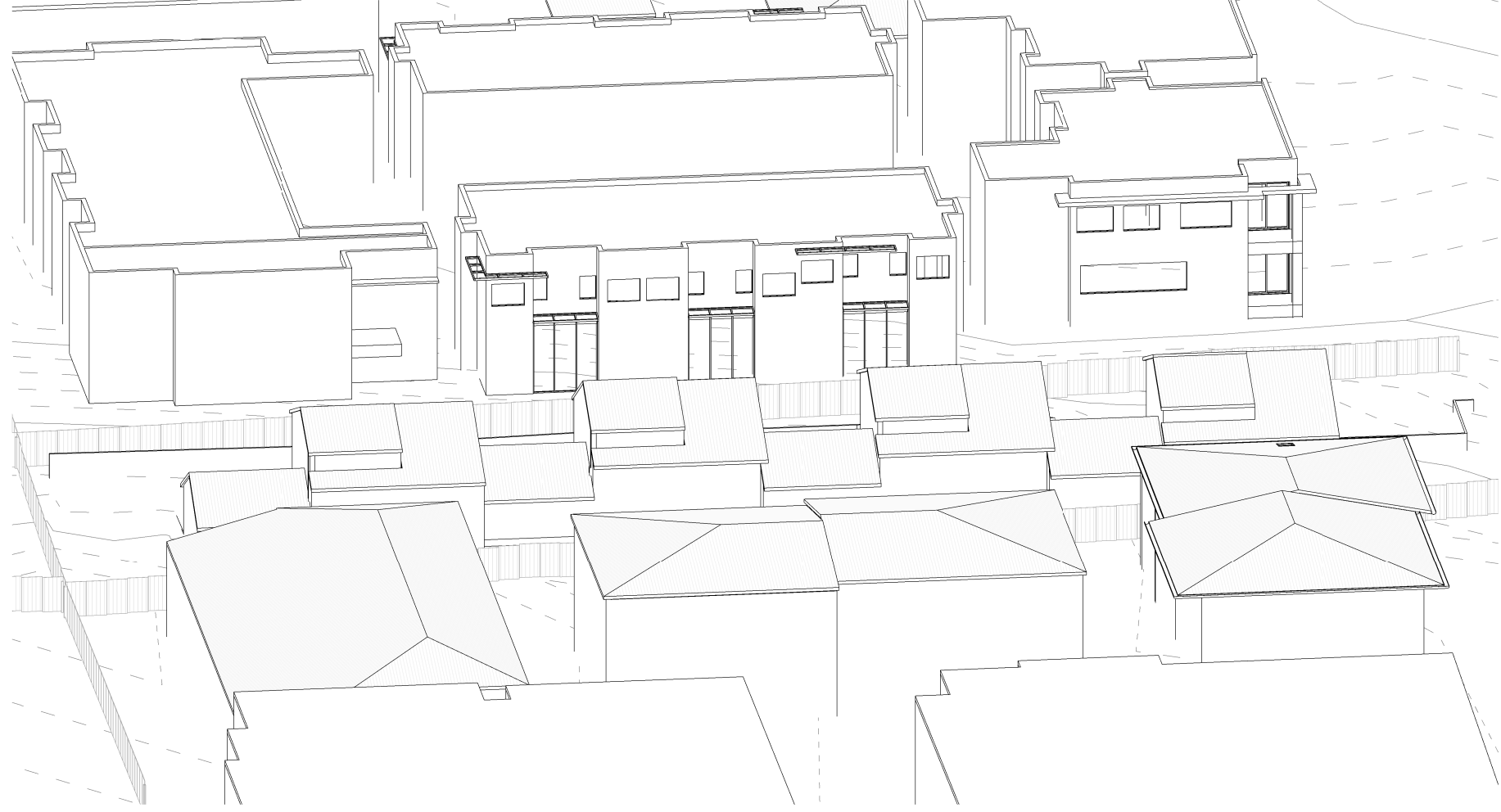
4 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED
DA601



5 VIEW FROM SUN - JUNE 21 - 2PM EXISTING
DA601



6 VIEW FROM SUN - JUNE 21 - 2PM PROPOSED
DA601



1 VIEW FROM SUN - JUNE 21 - 3PM EXISTING
DA602



2 VIEW FROM SUN - JUNE 21 - 3PM PROPOSED
DA602