

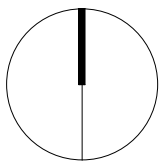
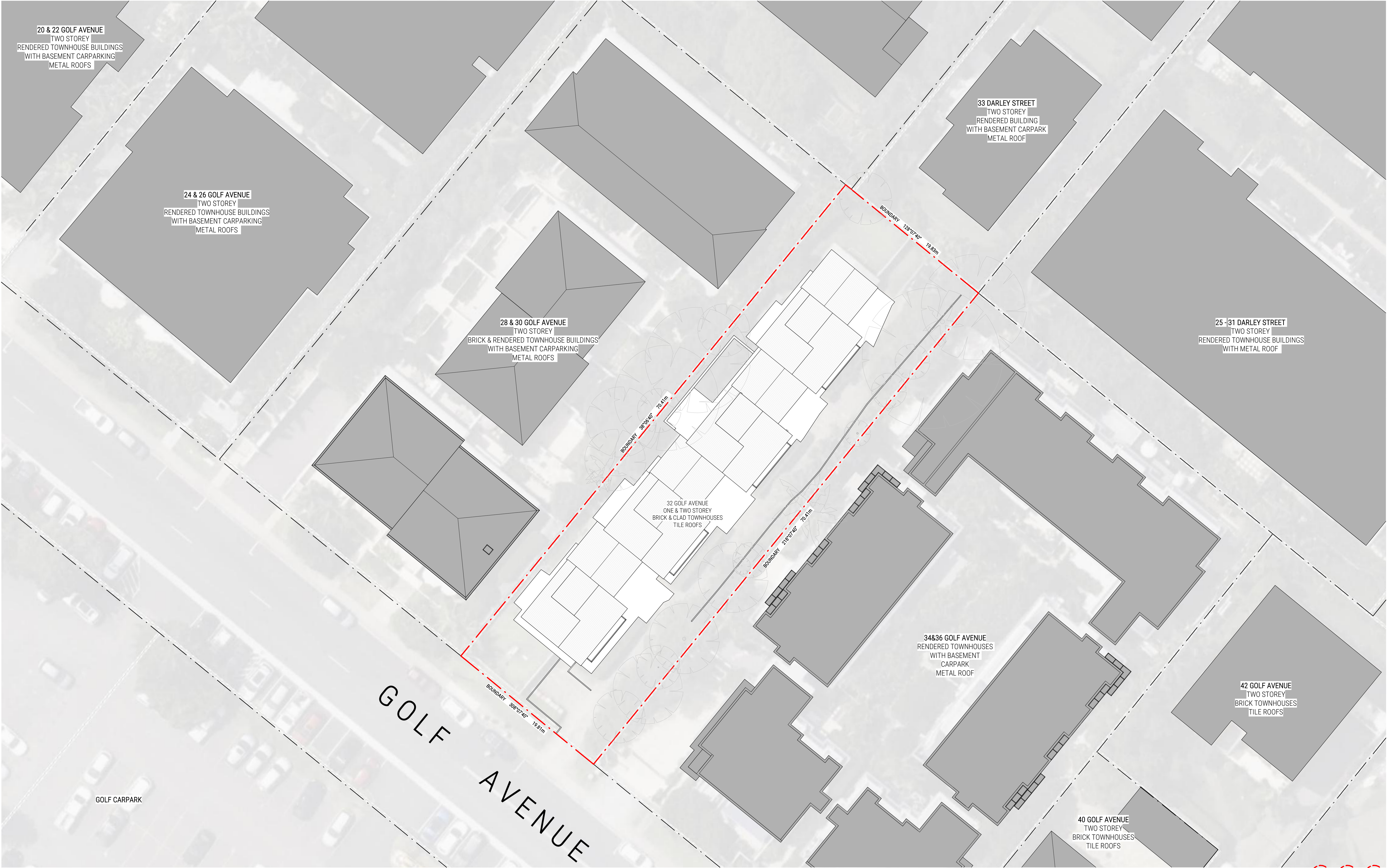


ARTIST IMPRESSION BY PROPERTY INTELLIGENCE MEDIA

32 GOLF AVENUE, MONA VALE

ISSUE FOR DEVELOPMENT APPLICATION

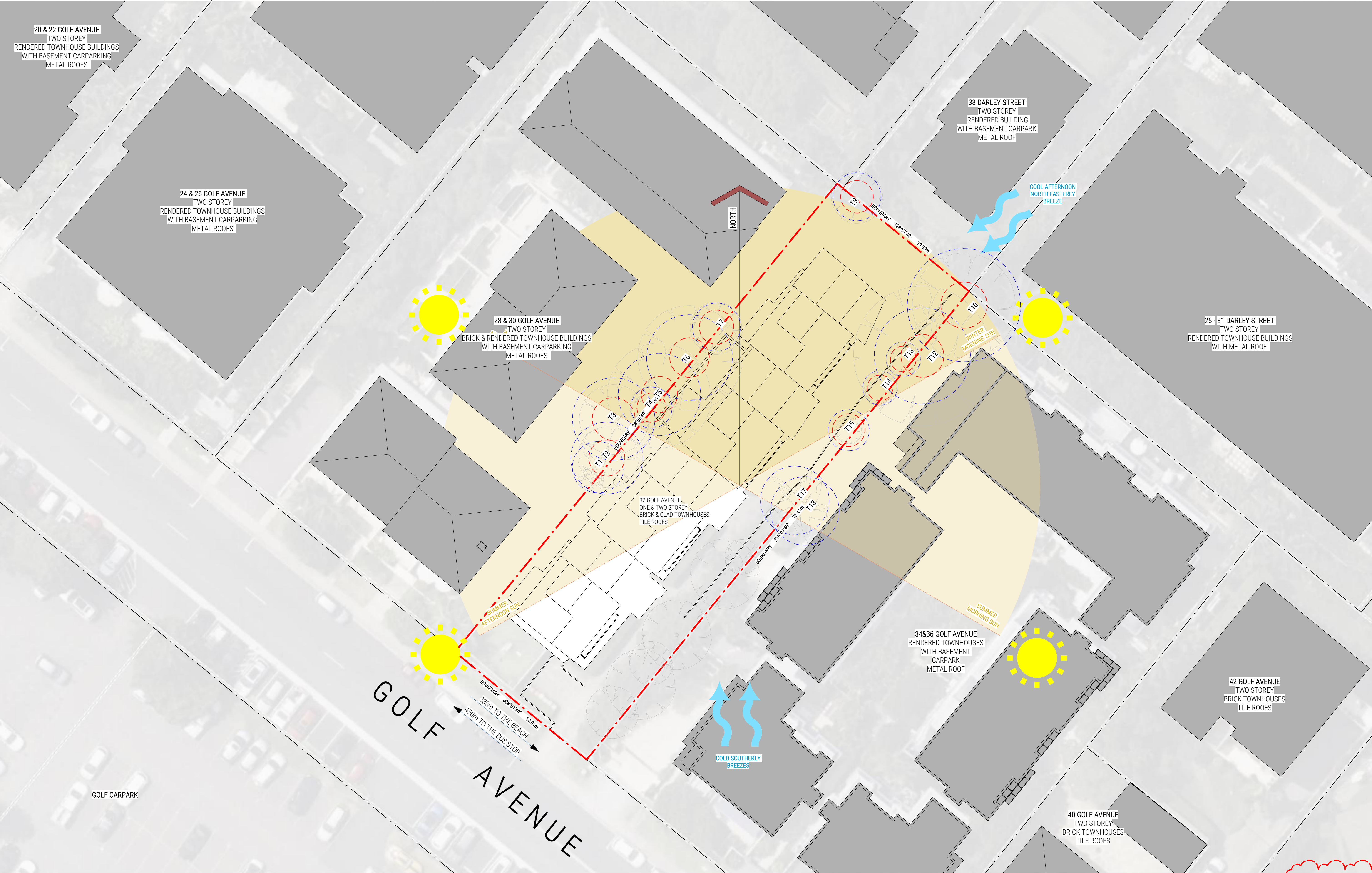
NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	B
DA010	EXISTING SITE PLAN	B
DA020	SITE ANALYSIS	B
DA030	DEMOLITION PLAN	B
DA035	PERSPECTIVE	B
DA040	PROPOSED SITE PLAN	B
DA100	SERVICE PLAN	B
DA101	BASEMENT PLAN	B
DA102	GROUND FLOOR PLAN	B
DA103	LEVEL 1 PLAN	B
DA104	ROOF PLAN	B
DA201	LONG SECTIONS	B
DA202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



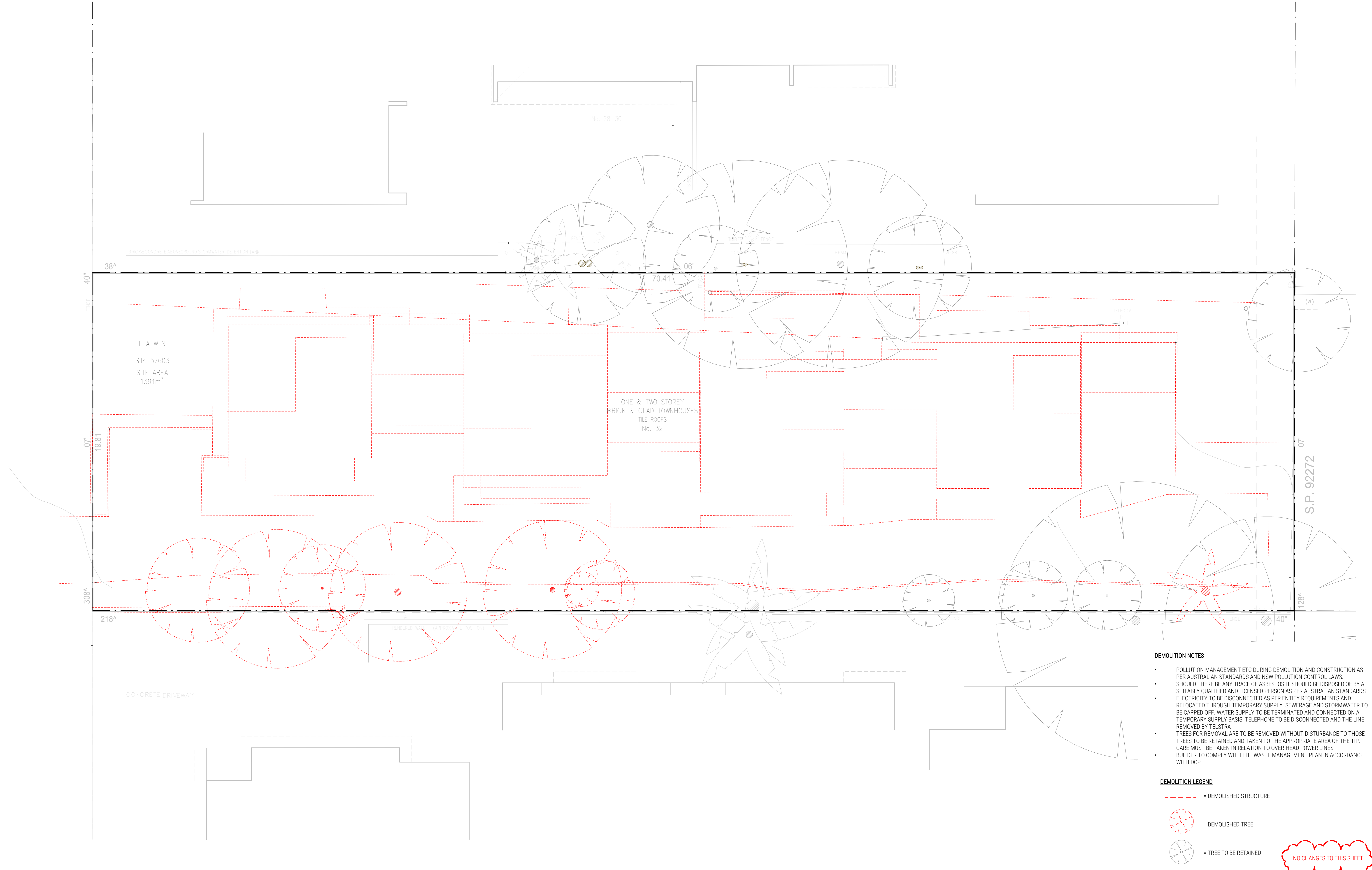
REV NO.	DESCRIPTION	REV DATE
A	ISSUE FOR DA APPROVAL	19.01.24
B	UPDATED FOR DA APPROVAL	22.06.24

EXISTING SITE PLAN	
SHEET NUMBER	DA010
REVISION	B
SCALE @ A1	1 : 200
32 GOLF AVENUE MONA VALE	

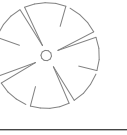
NO CHANGES TO THIS SHEET



NO CHANGES TO THIS SHEET



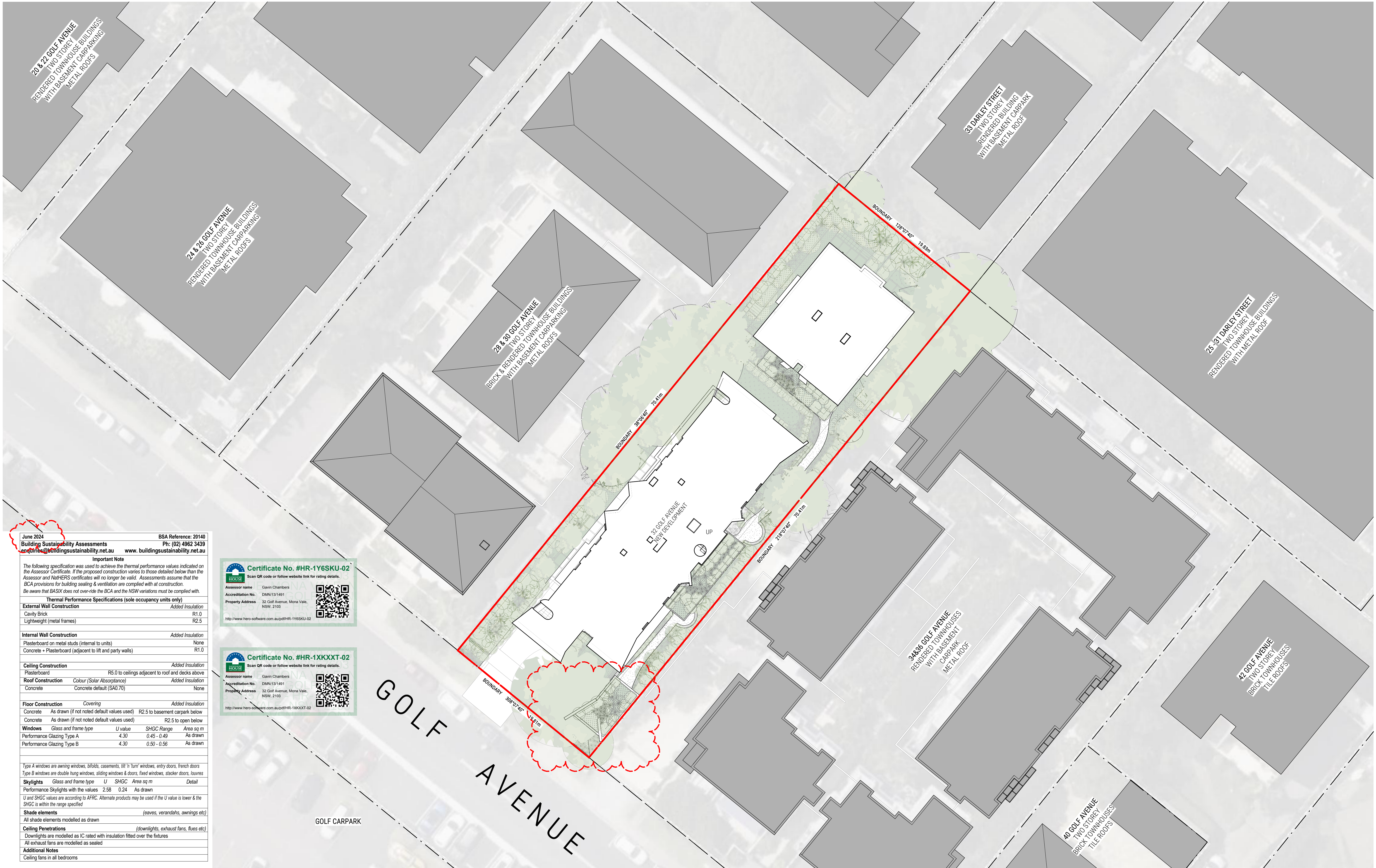
- DEMOLITION NOTES**
- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
 - SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
 - ELECTRICITY TO BE 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



June 2024
Building Sustainability Assessments
enquiries@buildingsustainability.net.au
BSA Reference: 20140
Ph: (02) 4962 3439
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 NatHERS 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 over-ride 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)	Added Insulation
Concrete	Concrete default (SA0.70)	None

Floor Construction	Covering	Added Insulation
Concrete	As drawn (if not noted default values used)	R2.5 to basement carpark below
Concrete	As drawn (if not noted default values used)	R2.5 to open below

Windows	Glass and frame type	U value	SHGC Range	Area sq m	Detail
Performance Glazing Type A	4.30	0.45 - 0.49	As drawn		
Performance Glazing Type B	4.30	0.50 - 0.56	As drawn		

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

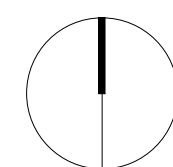
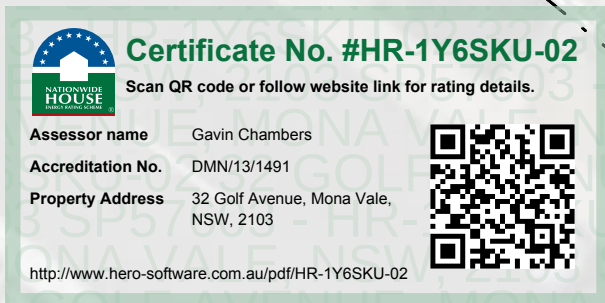
Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
Performance Skylights with the values	2.58	0.24	As drawn		

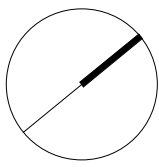
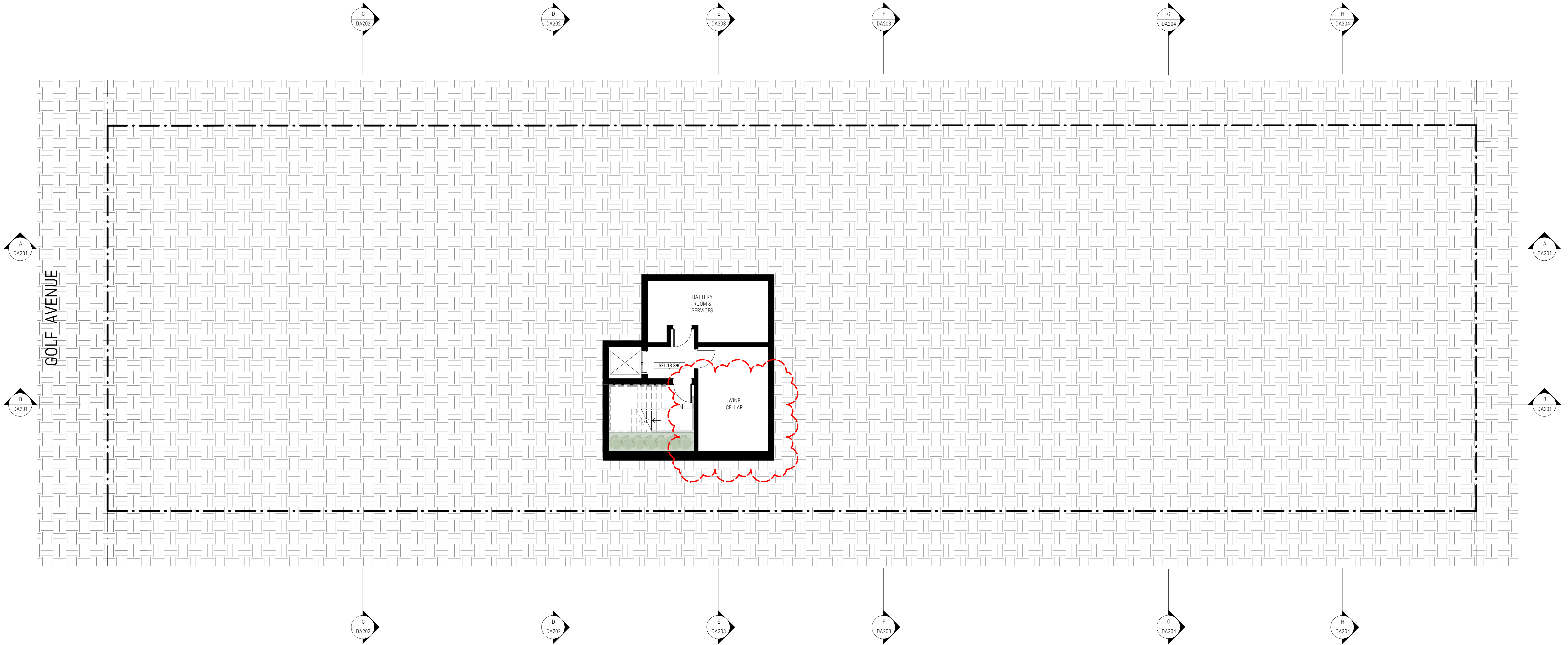
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

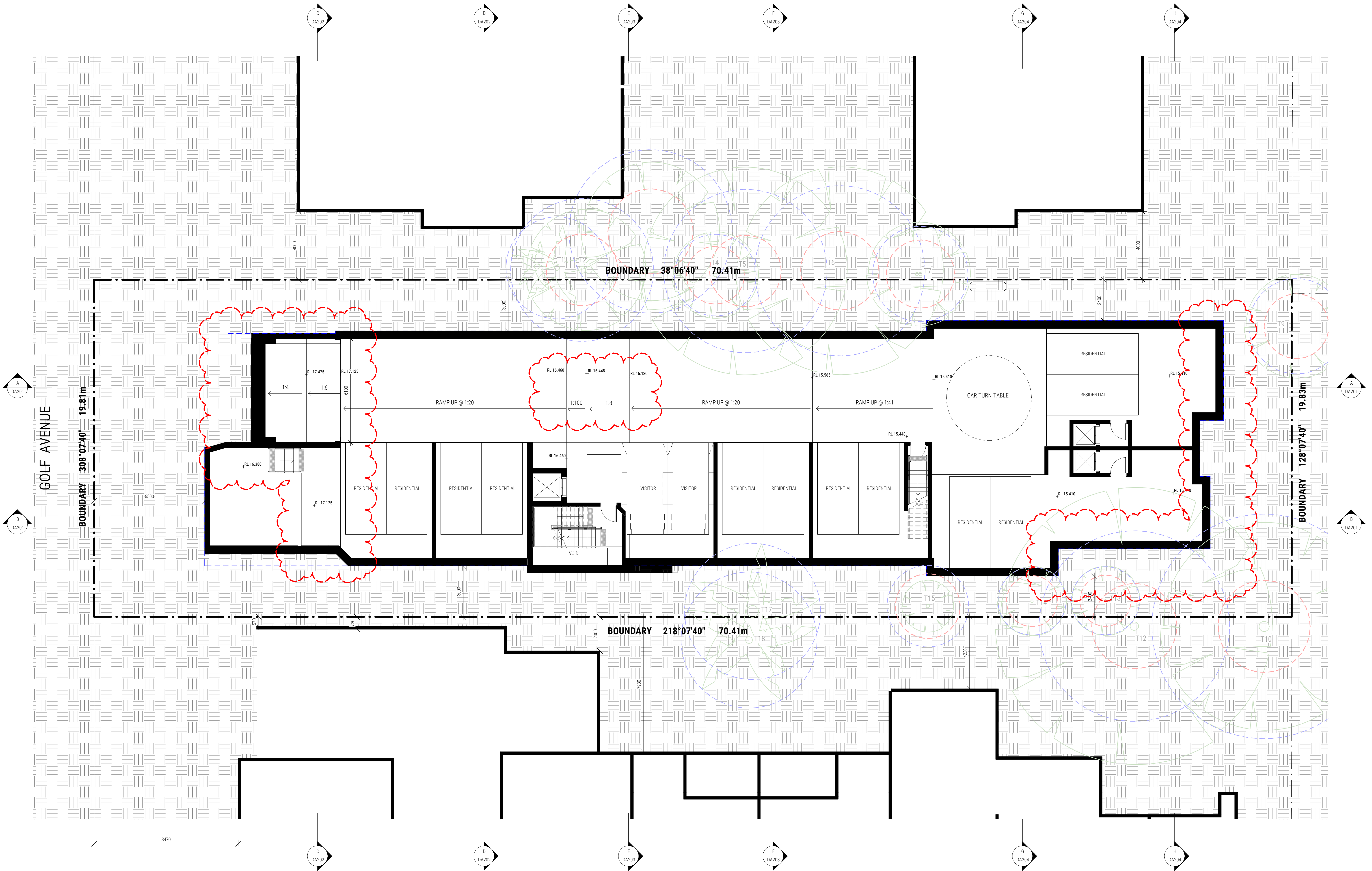
Shade elements (eaves, verandahs, awnings etc)
All shade elements modelled as drawn

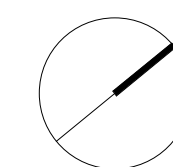
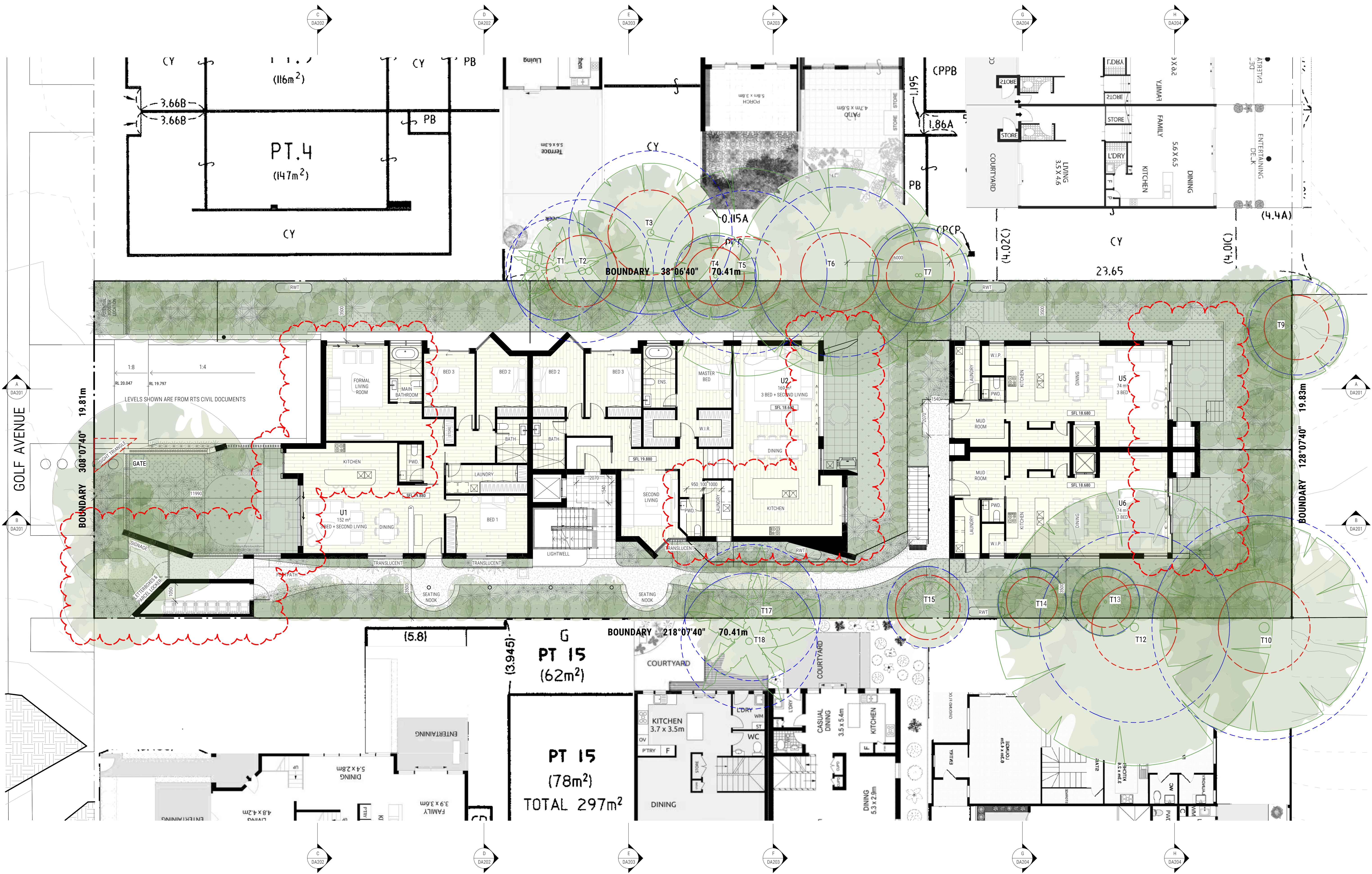
Ceiling Penetrations (downlights, exhaust fans, flues etc)
Downlights are modelled as IC rated with insulation fitted over the fixtures
All exhaust fans are modelled as sealed

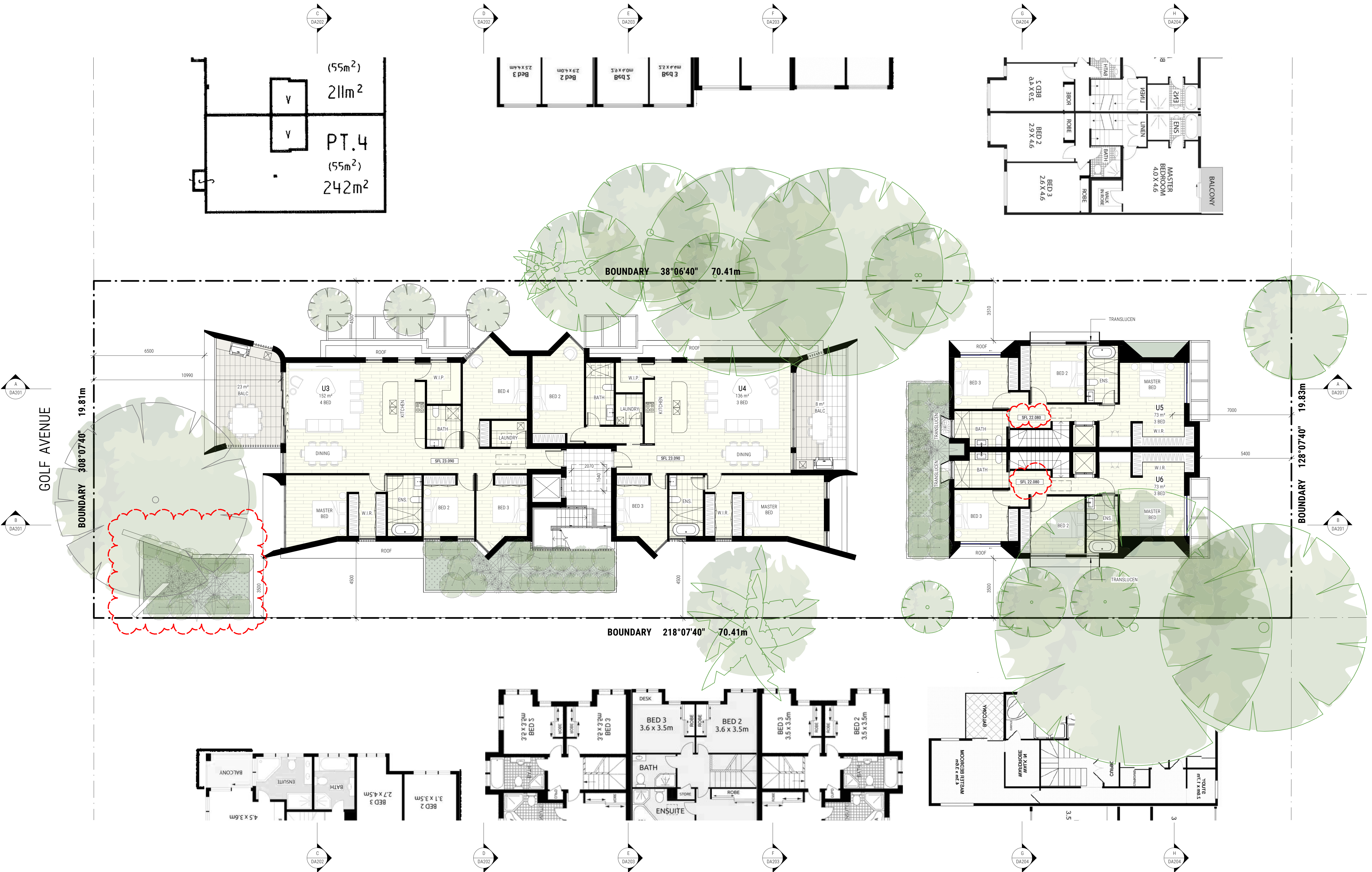
Additional Notes
Ceiling fans in all bedrooms

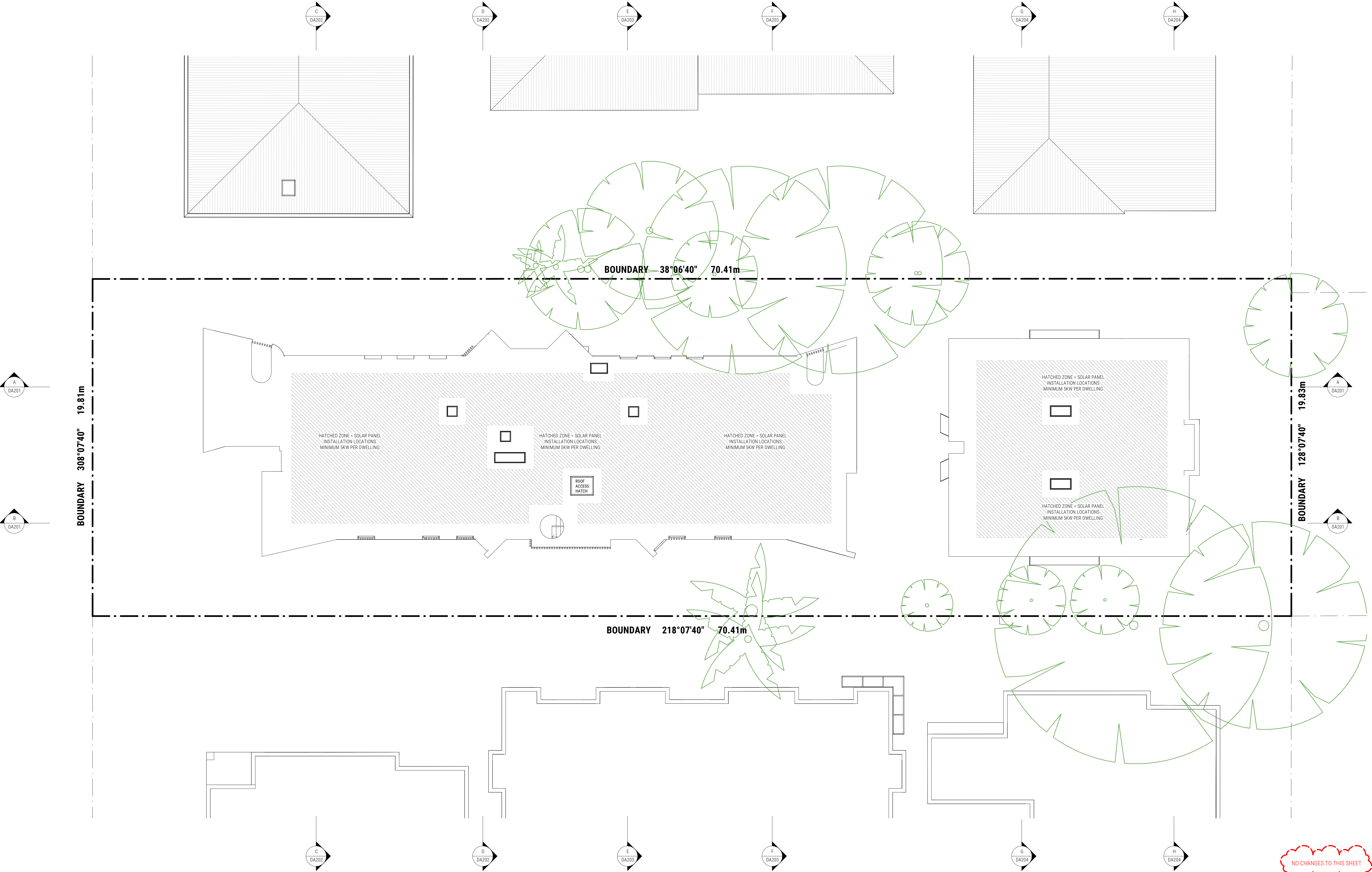


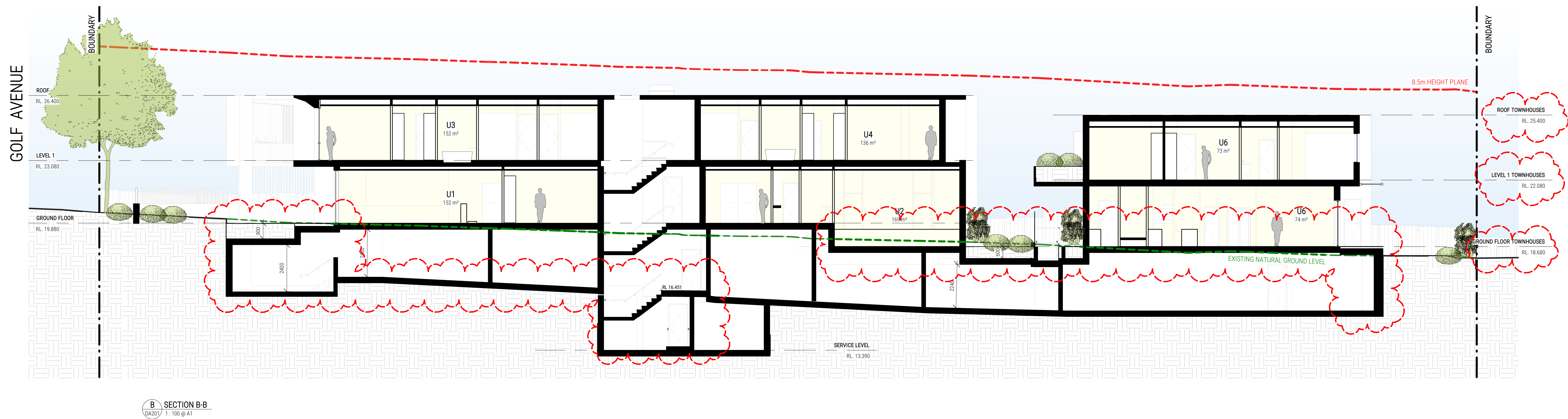
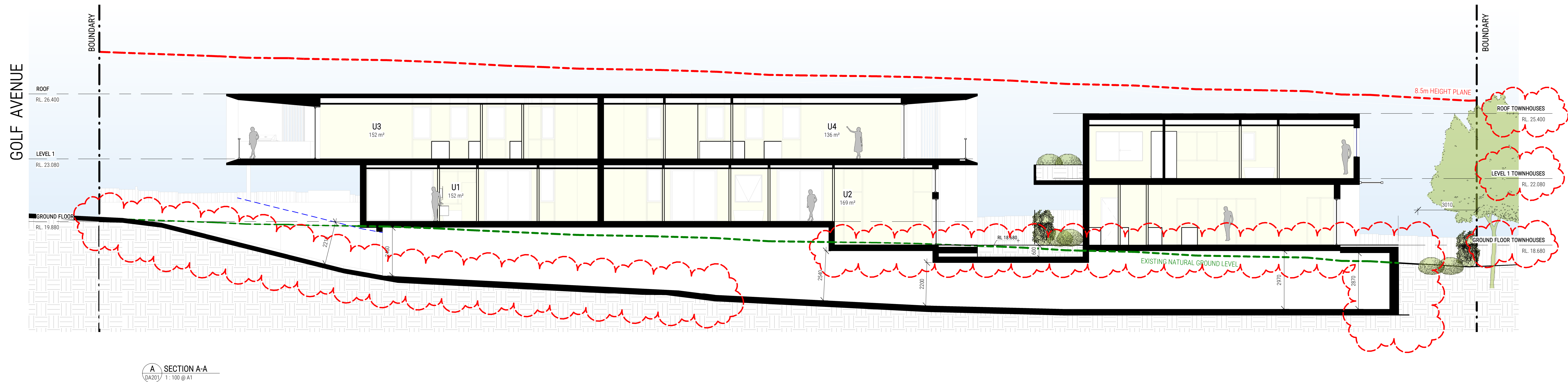


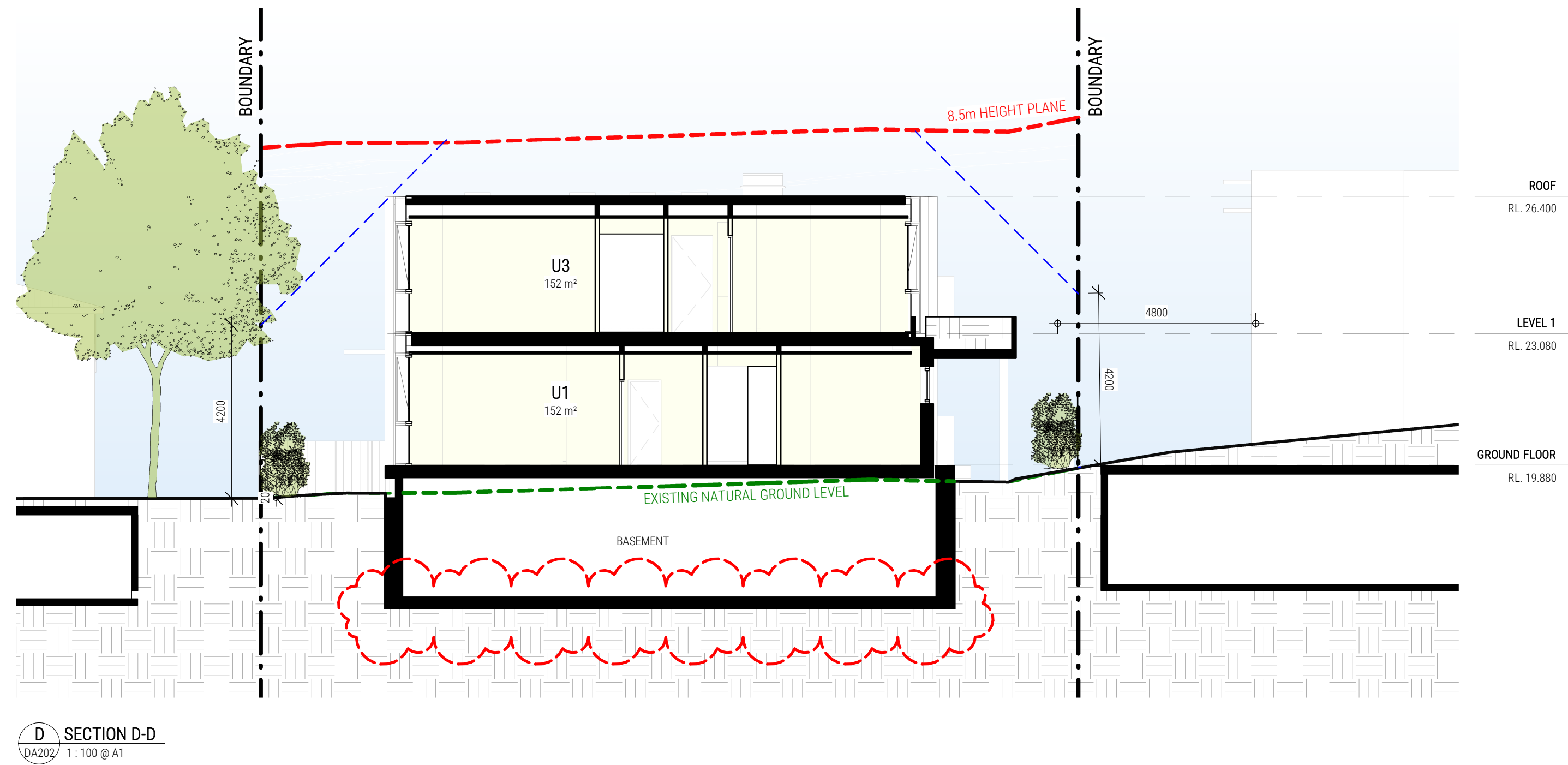
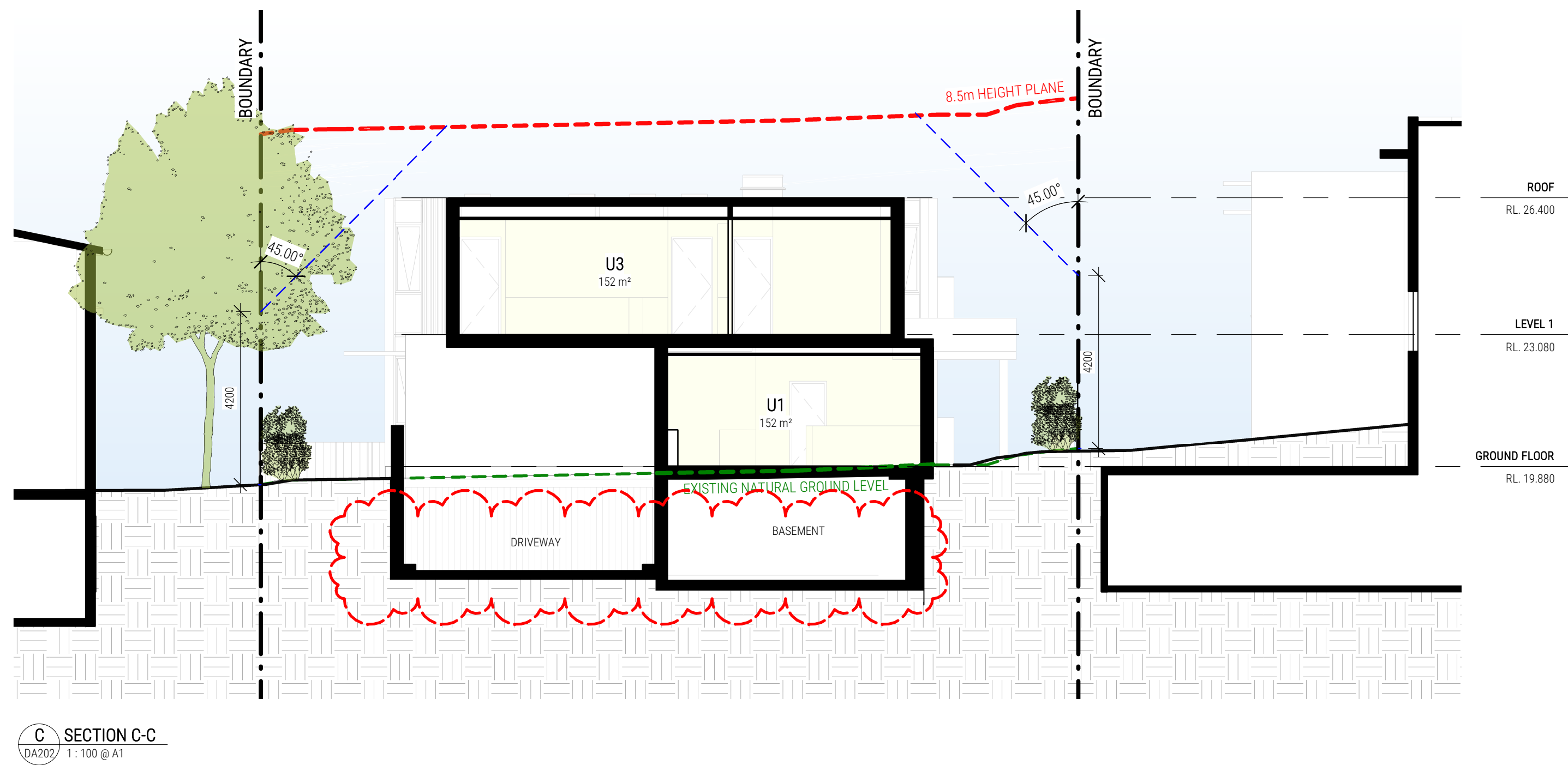


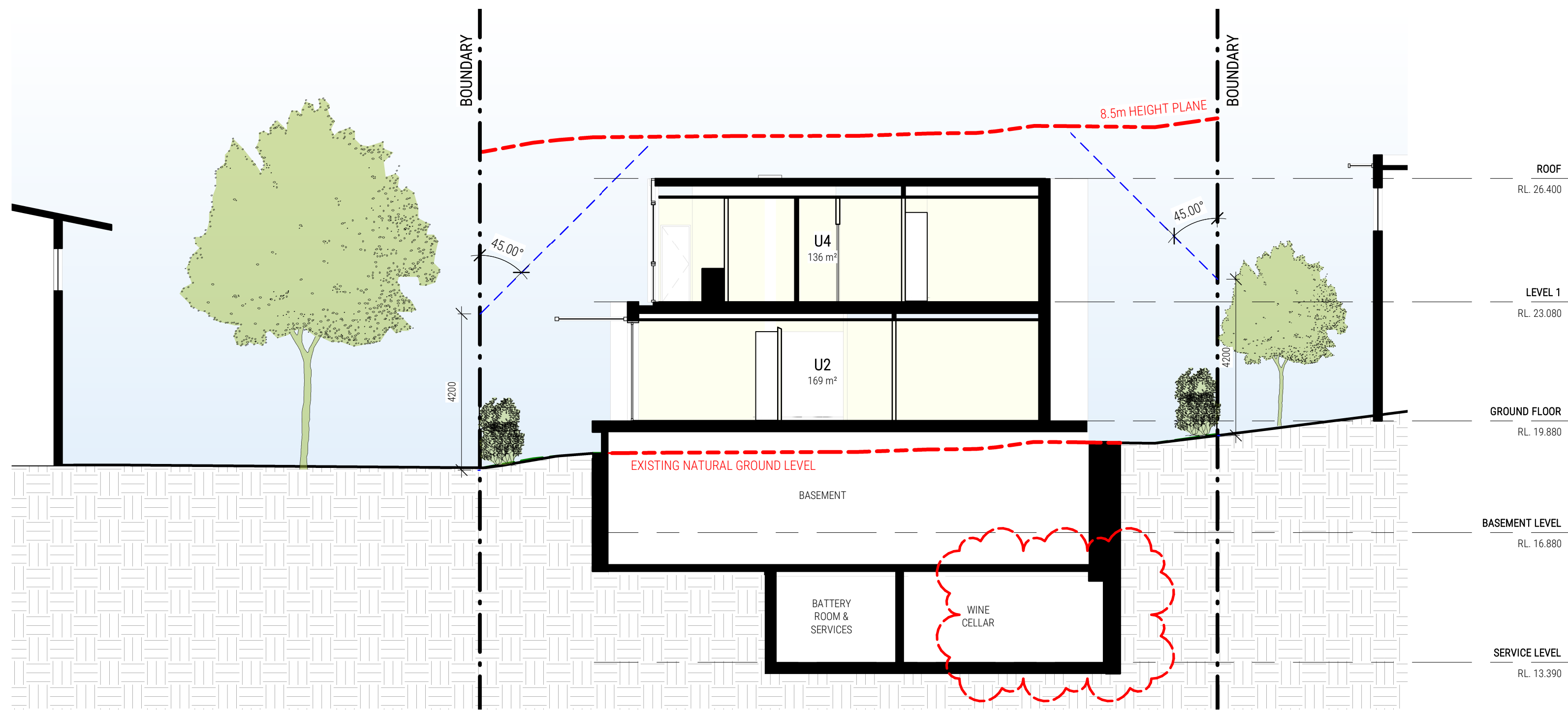




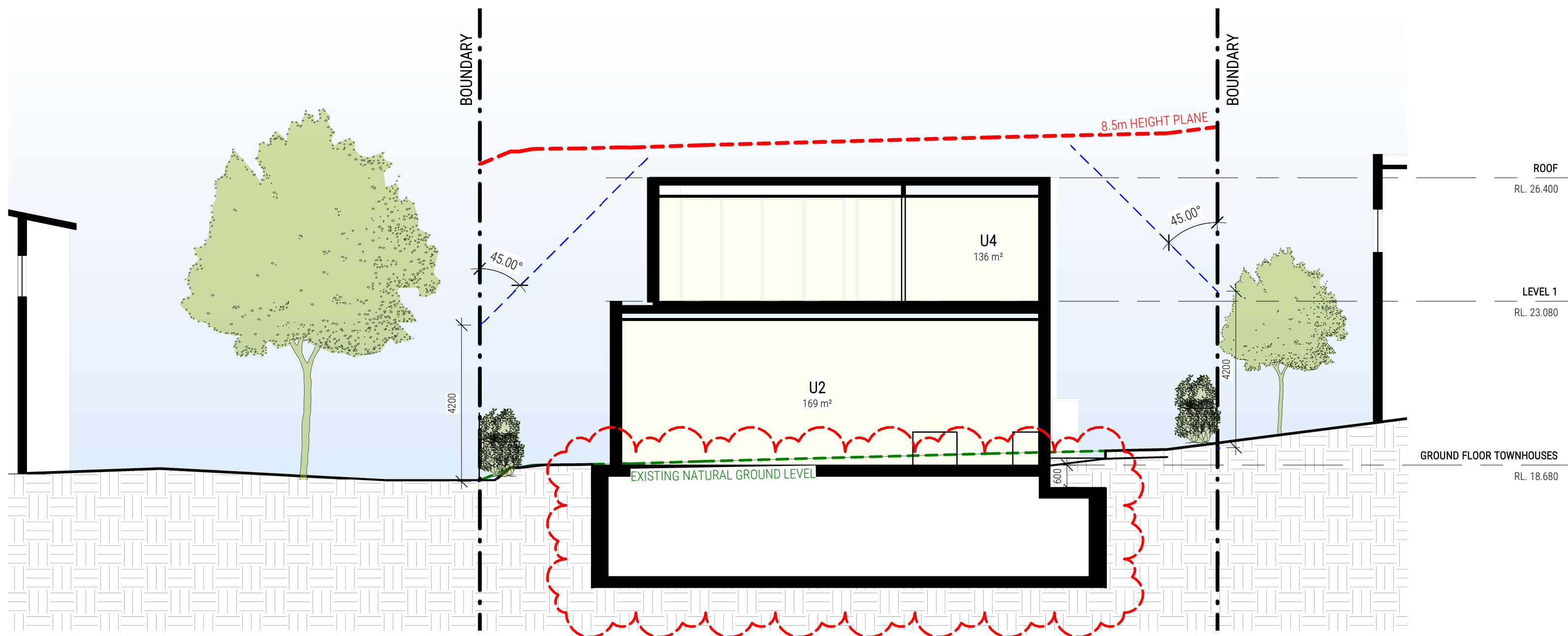




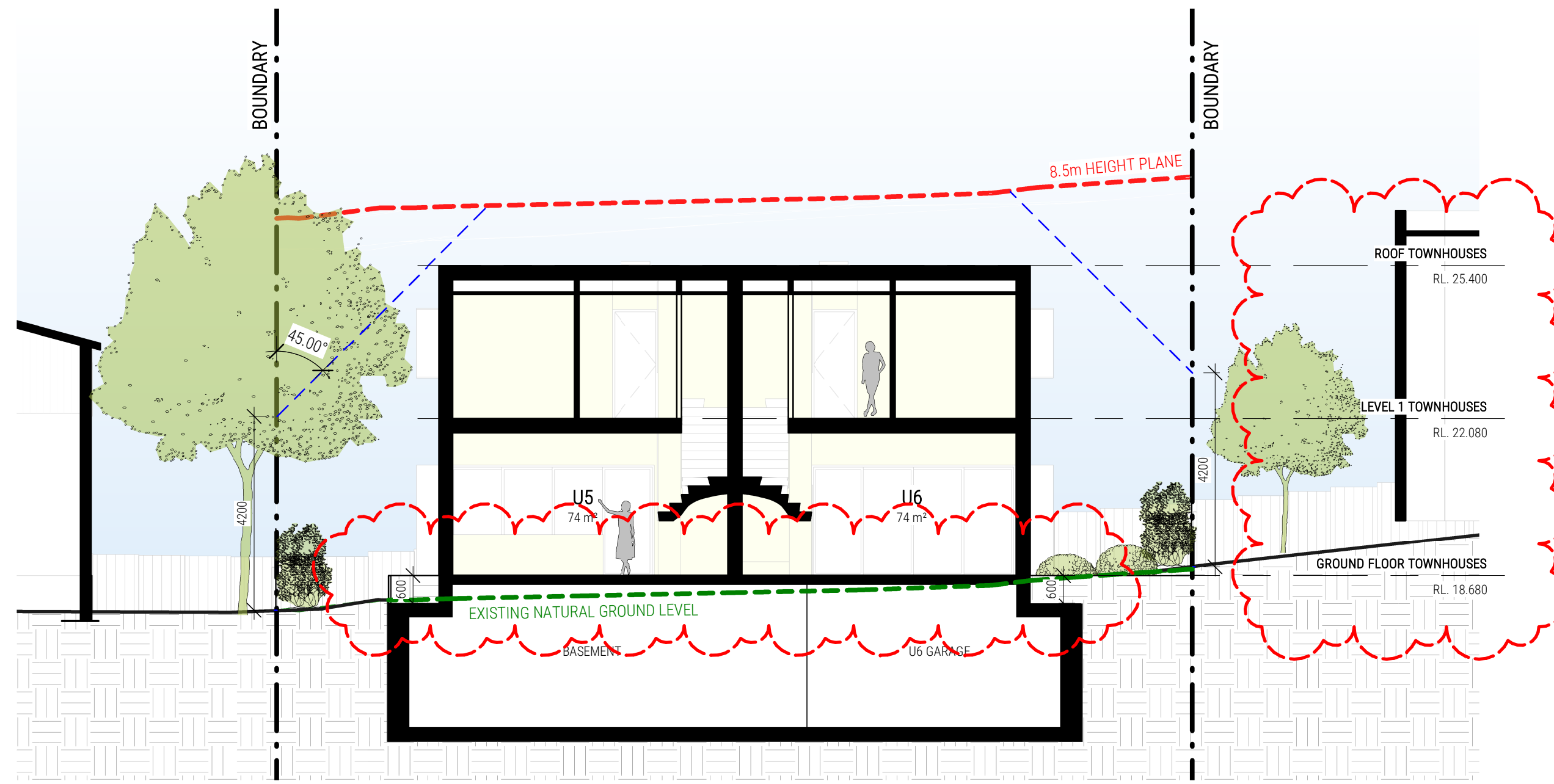




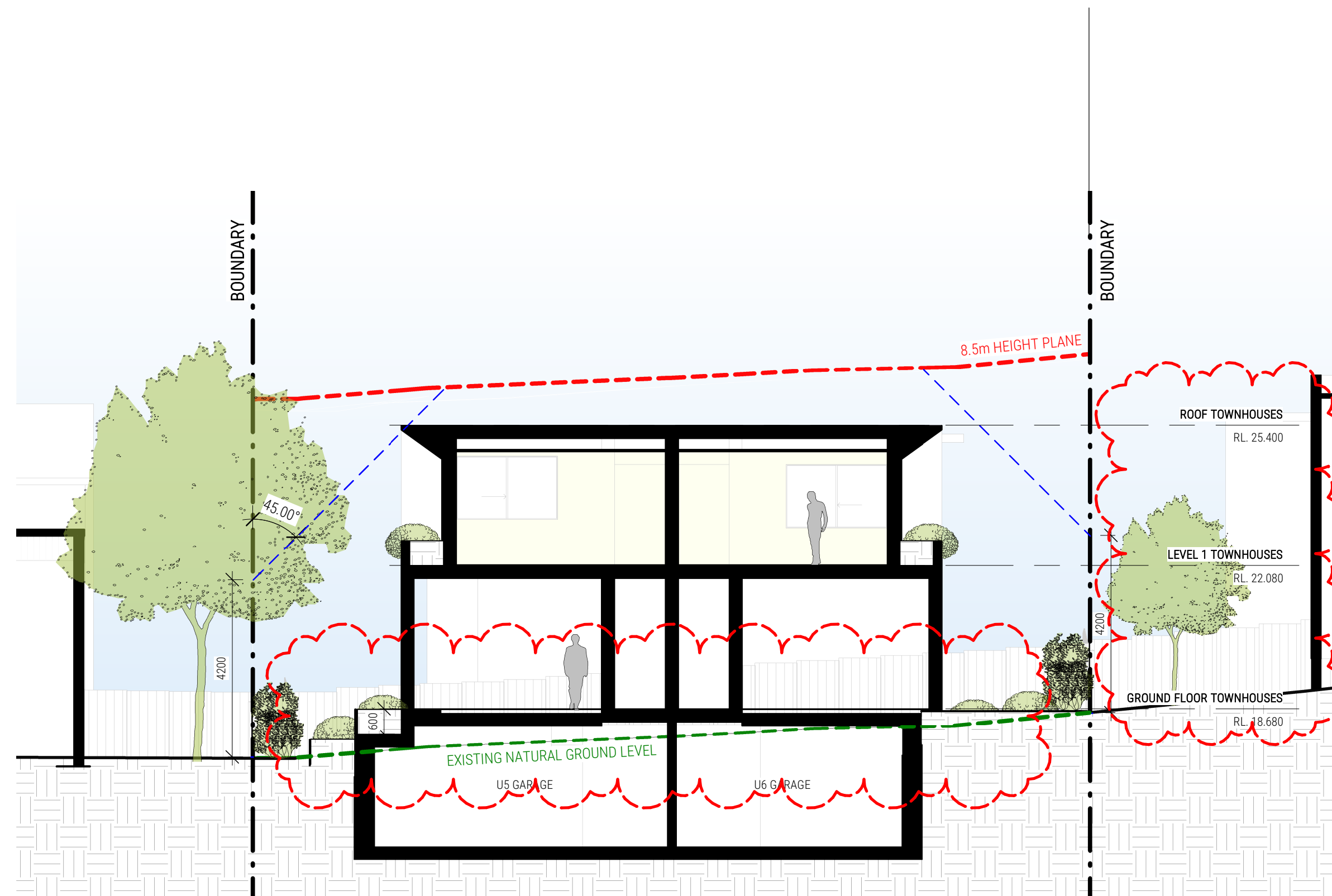
E SECTION E-E
DA203 1:100 @ A1



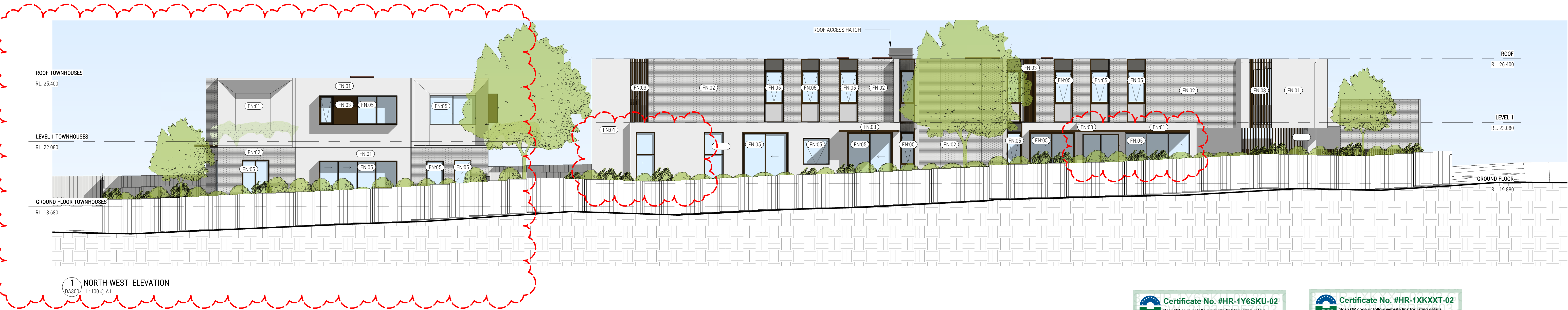
F SECTION F-F
DA203 1:100 @ A1



G SECTION G-G
DA204 1:100 @ A1



H SECTION H-H
DA204 1:100 @ A1



1 NORTH-WEST ELEVATION
DA300 1:100 @ A1



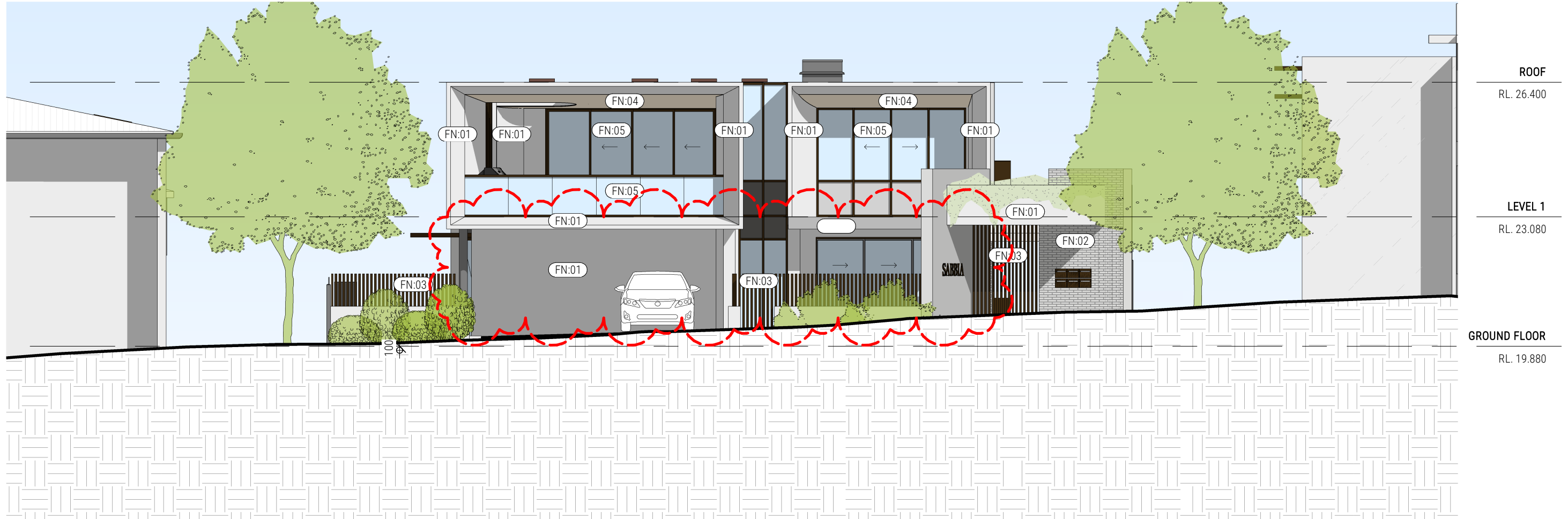
2 SOUTH-EAST ELEVATION
DA300 1:100 @ A1

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



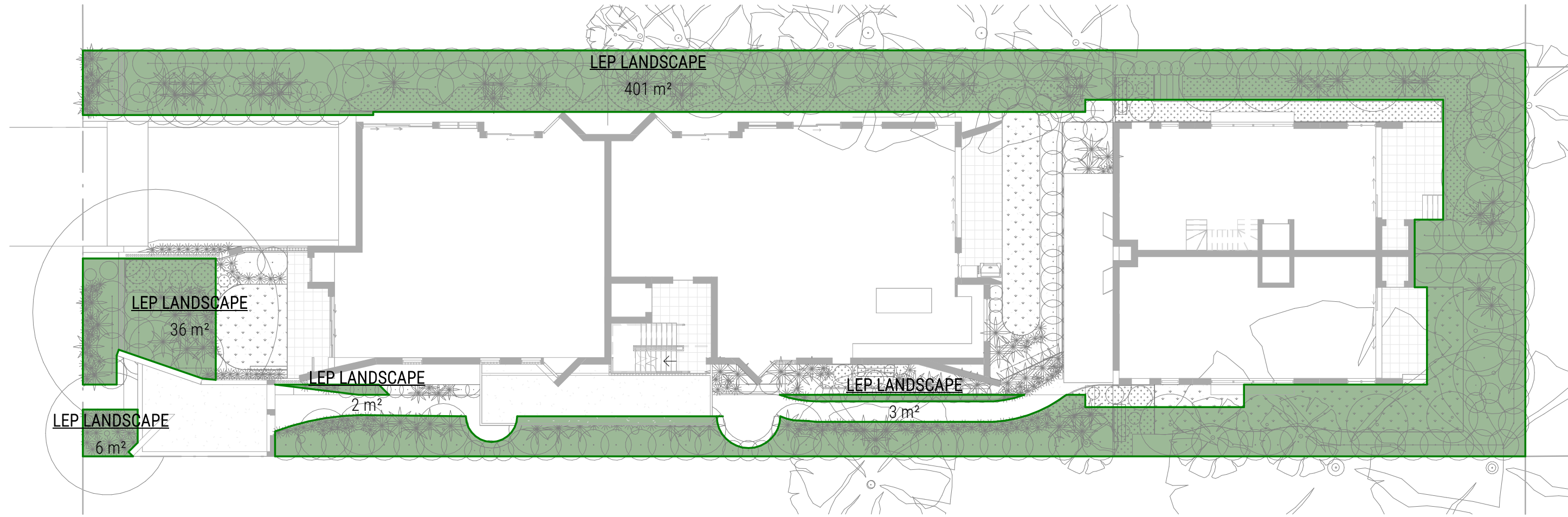
1 NORTH-EAST ELEVATION
DA301/ 1:100 @ A1



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

SCHEDULE OF FINISHES

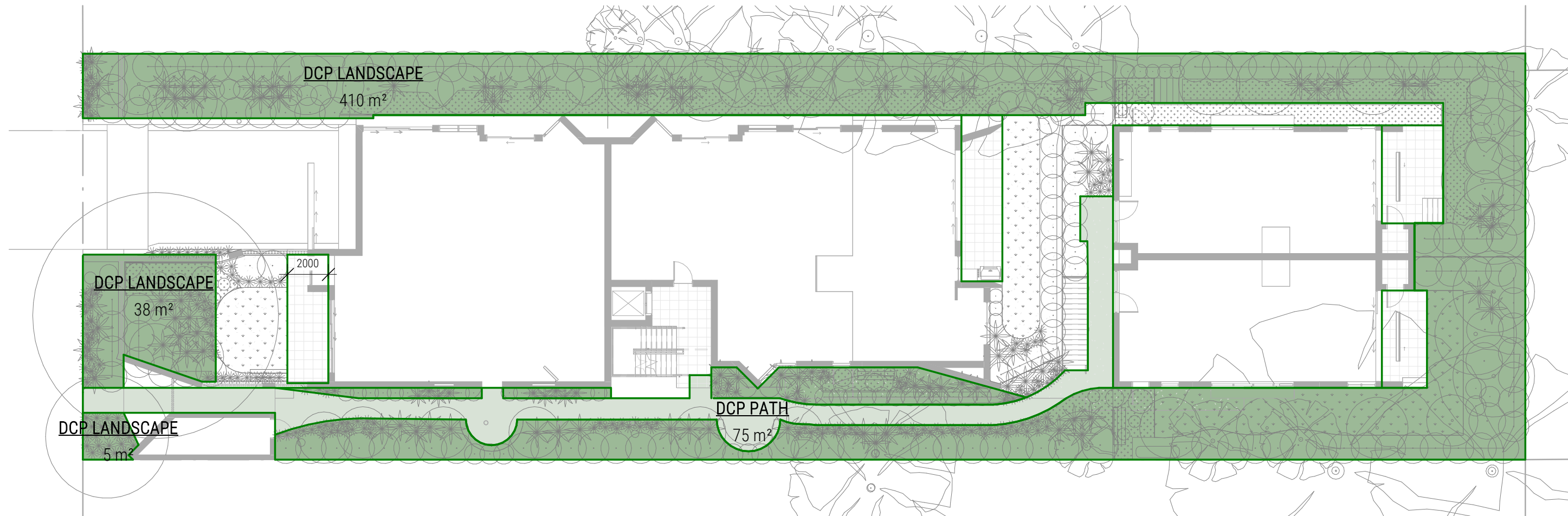
- FN:01 - CONCRETE LOOK FINISH
FN:02 - MASONRY BRICKS SIMILAR TO BLANCO LINEAR
FN:03 - METALWORK FINISHED IN BRONZE COLOURING
FN:04 - BIRCH PLYWOOD LOOK SOFFITS
FN:05 - GLASS TO MEET BASIX REQUIREMENTS



1 LANDSCAPED AREAS - LEP DEFINITION
DA400 1: 200 @ A1

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	448 m²	32.1%



2 LANDSCAPED AREA - DCP DEFINITION
DA400 1: 200 @ A1

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

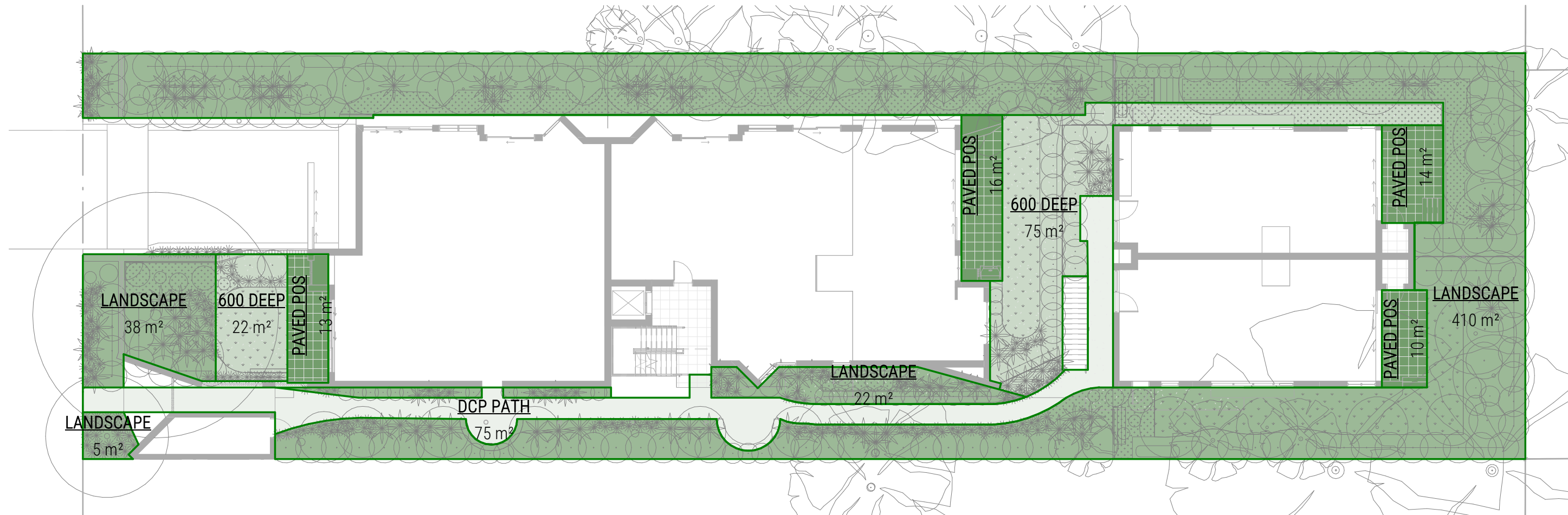
- IMPERVIOUS AREAS LESS THAN 1 METRE IN WIDTH (E.G. PATHWAYS AND THE LIKE);

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	482 m²	34.5
DCP PATH	75 m²	5.4
	557 m²	39.9

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

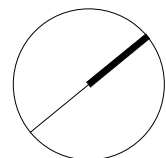


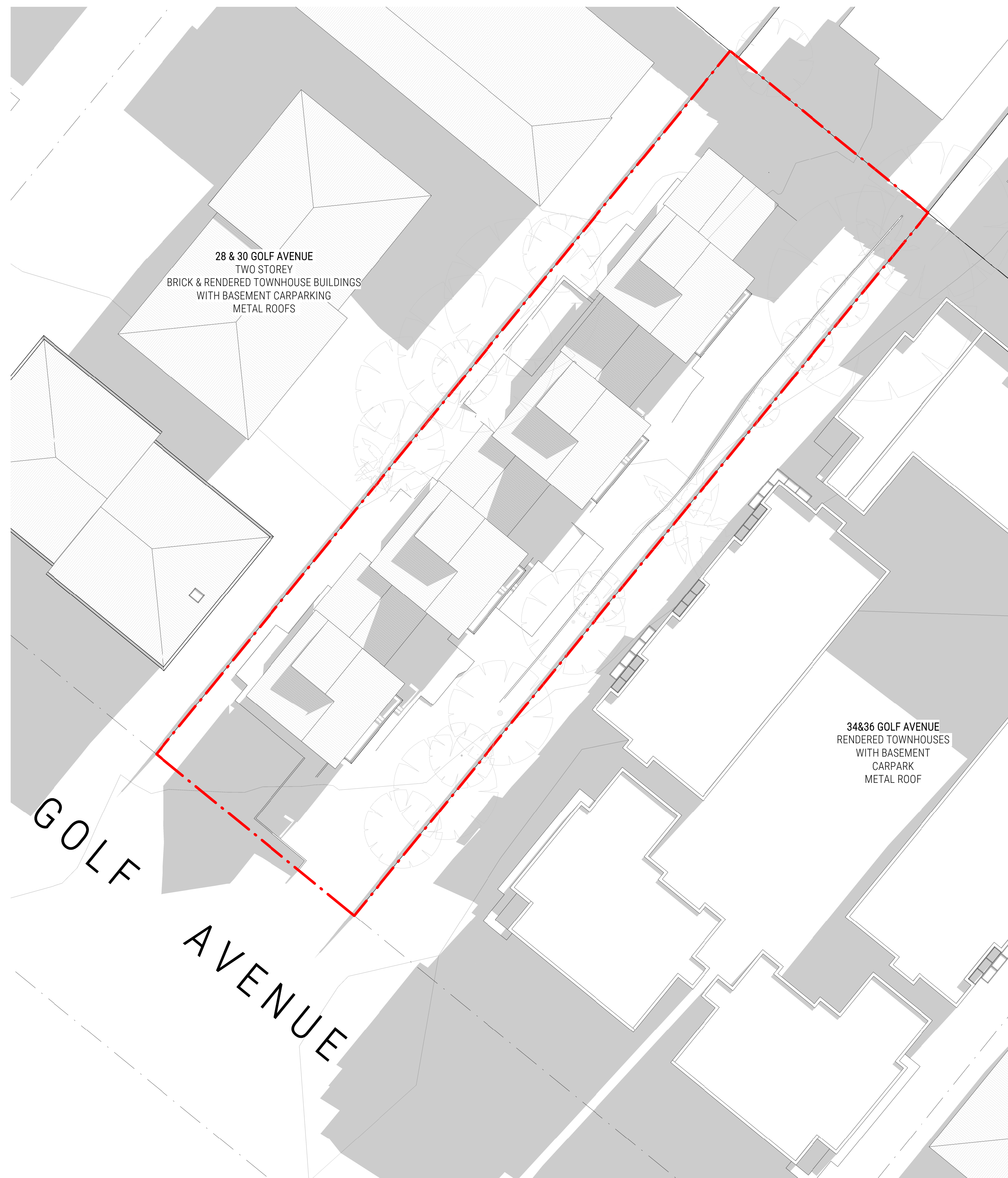
3 LANDSCAPE AREA - C1.1 OBJECTIVES
DA400 1: 200 @ A1

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

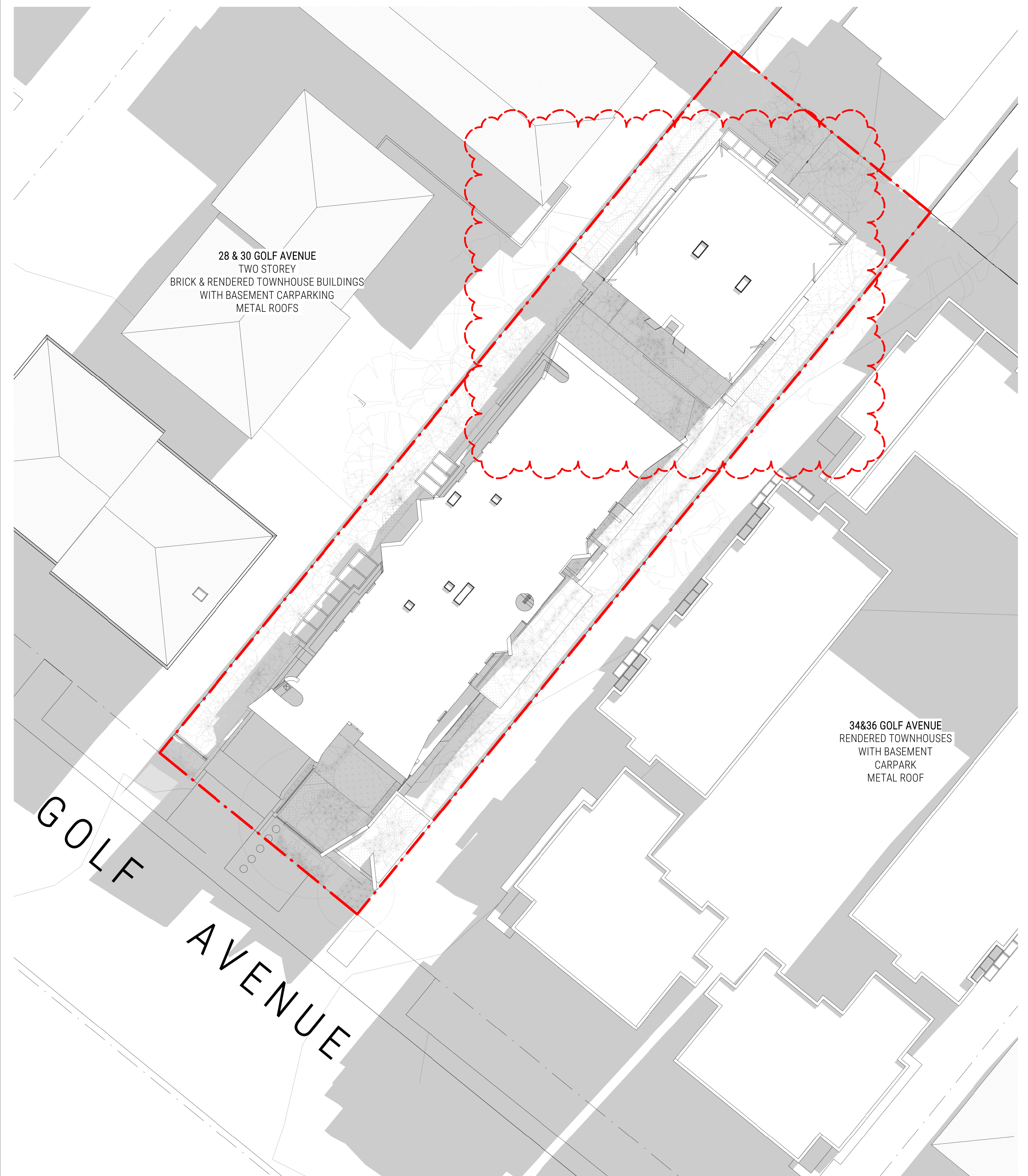
- 300MM FOR LAWN
- 600MM FOR SHRUBS
- 1METRE FOR TREES

C1.1 LANDSCAPE AREA		
NAME	AREA	PERCENTAGE
600 DEEP	96 m²	6.9
DCP PATH	75 m²	5.4
LANDSCAPE	482 m²	34.5
PAVED POS	53 m²	3.8
	706 m²	50.6

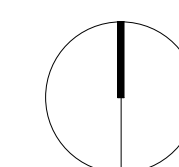


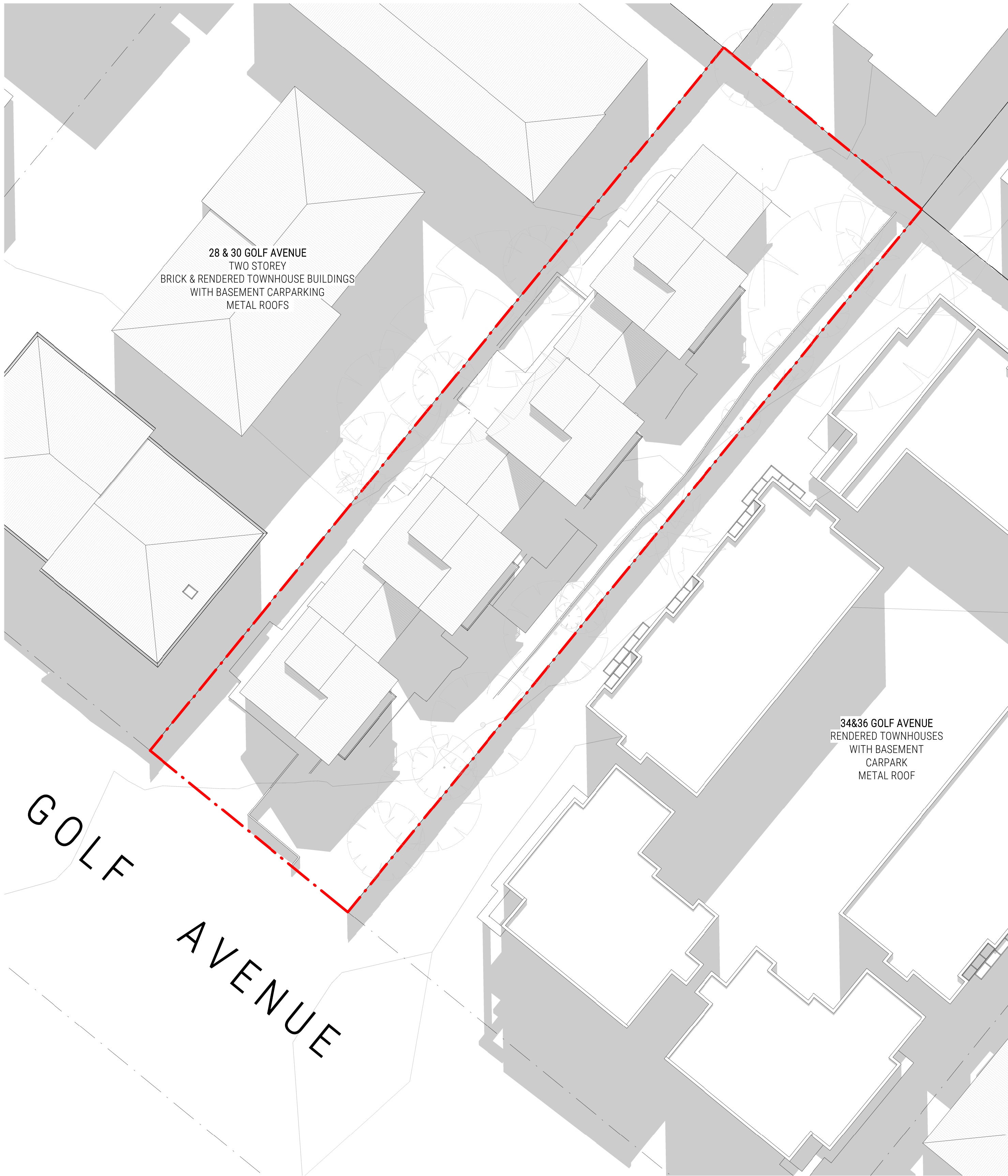


1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA501/ 1:200 @ A1

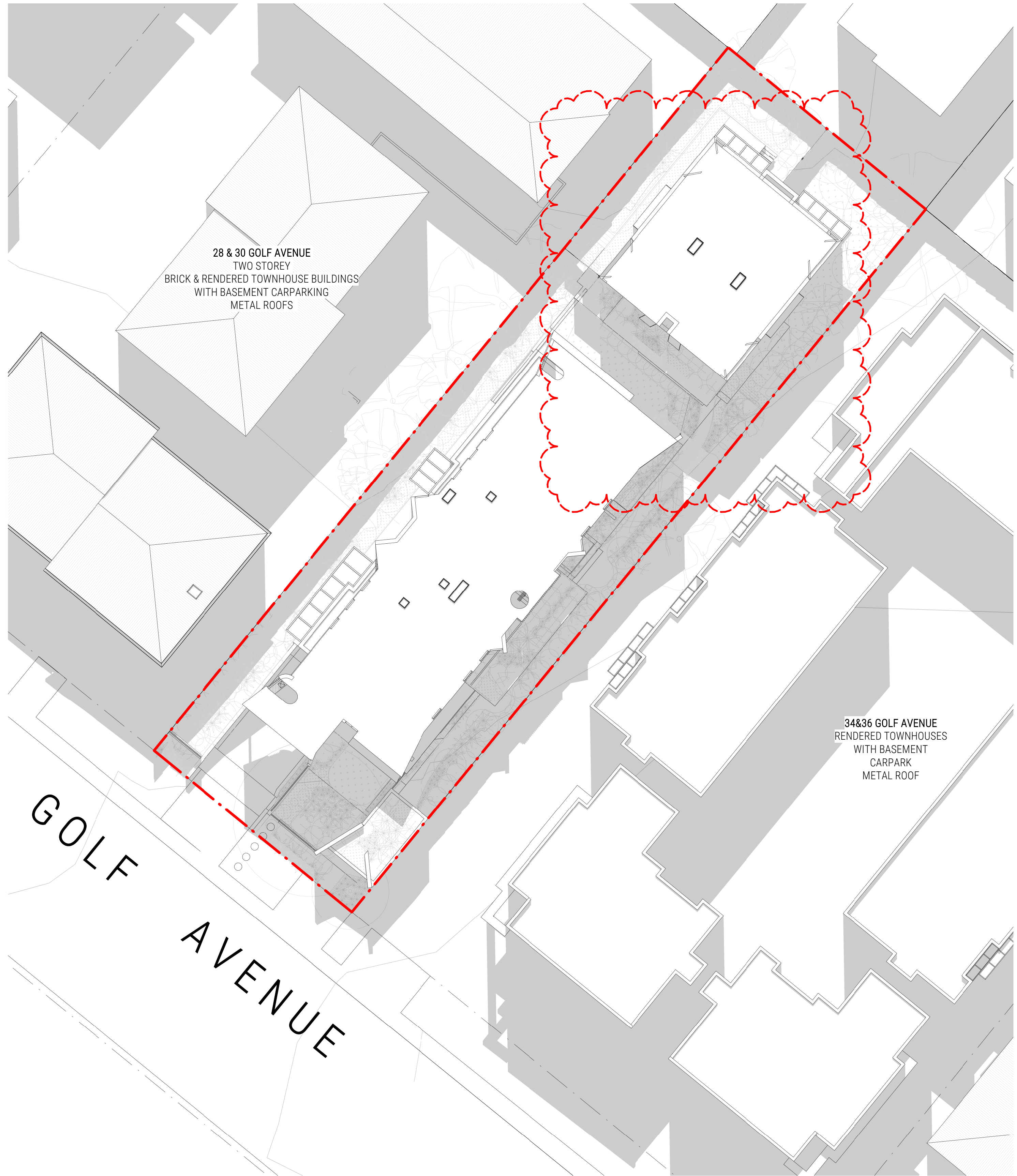


2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA501/ 1:200 @ A1

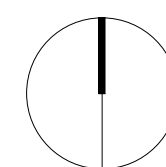


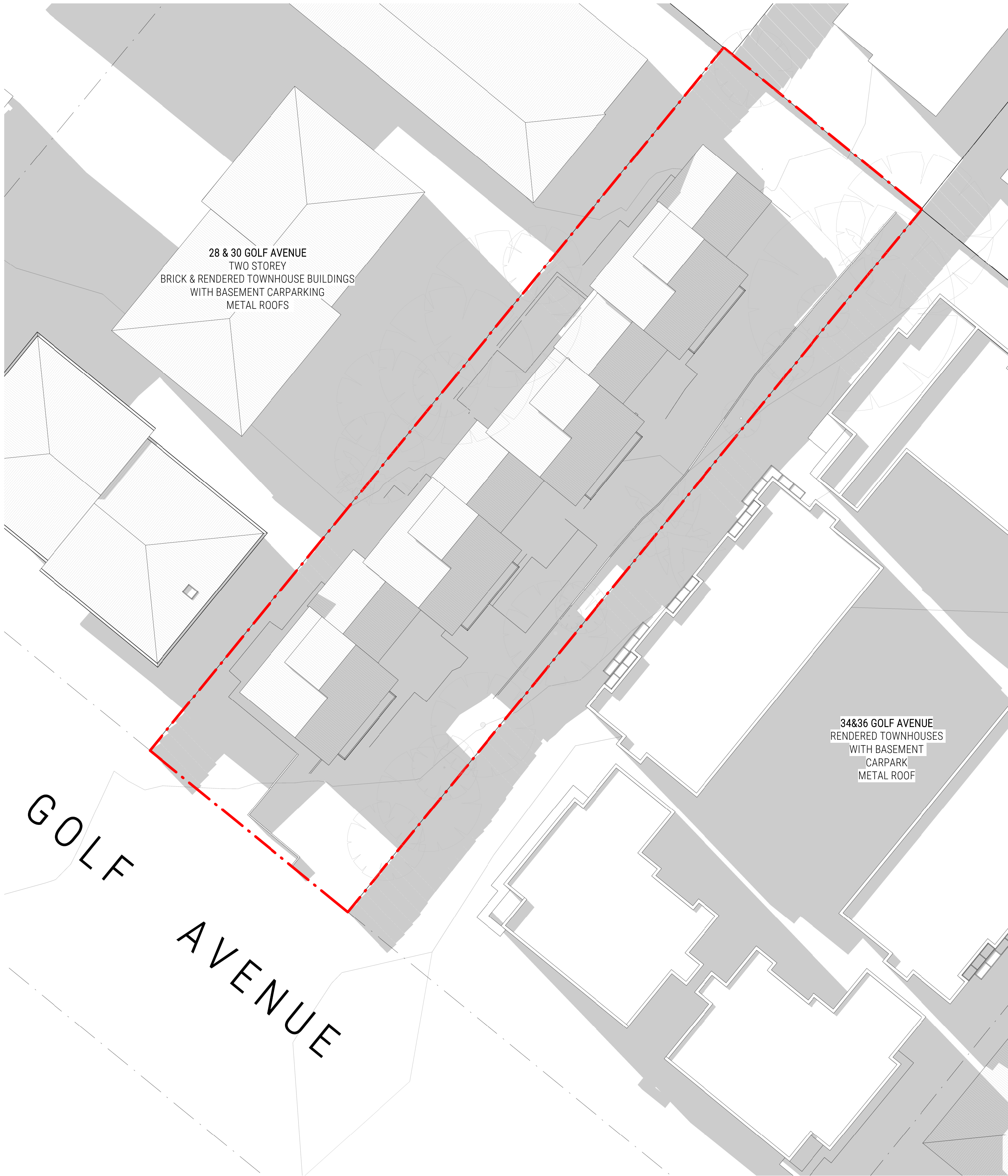


1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

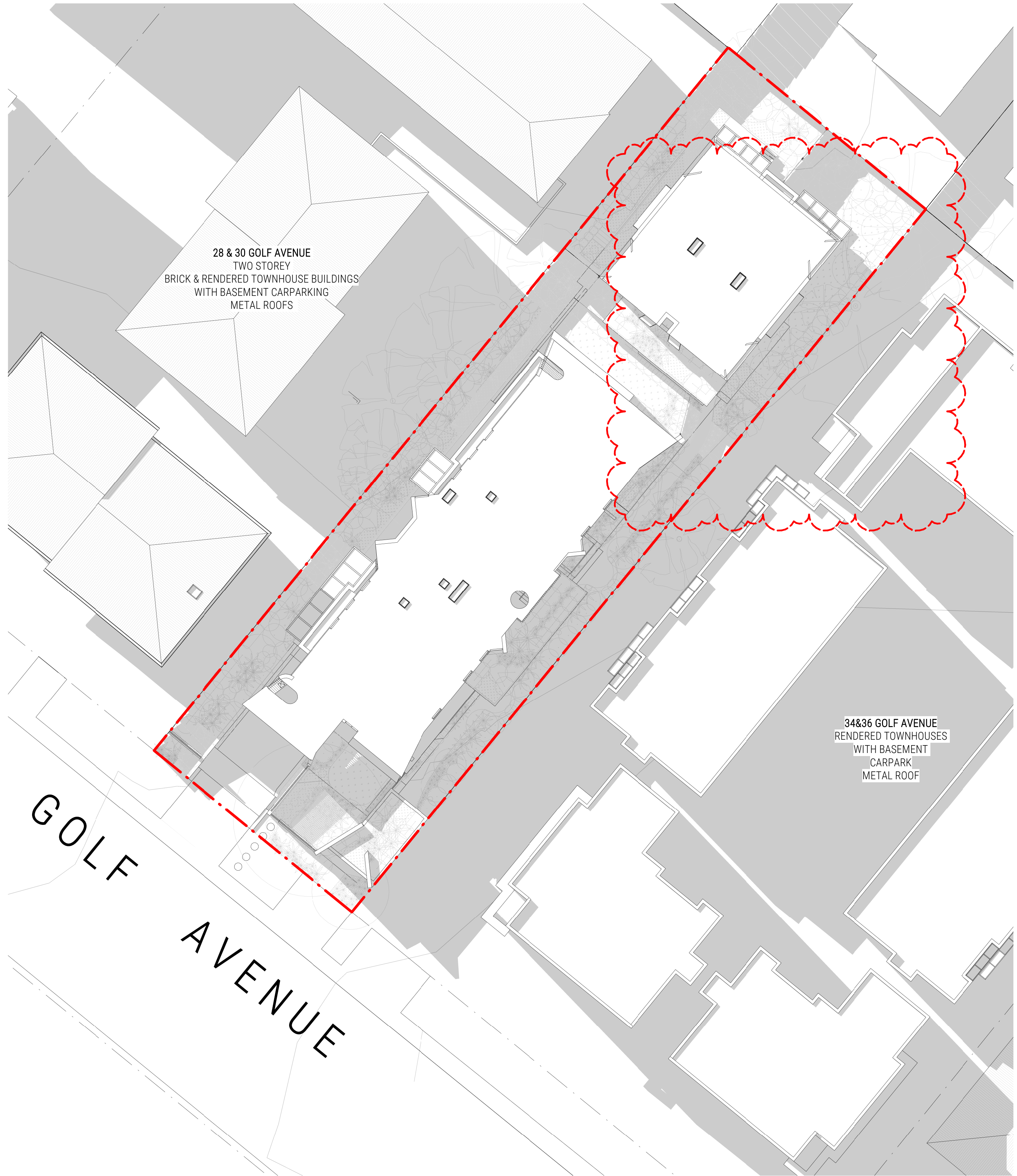


2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

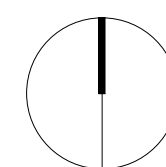


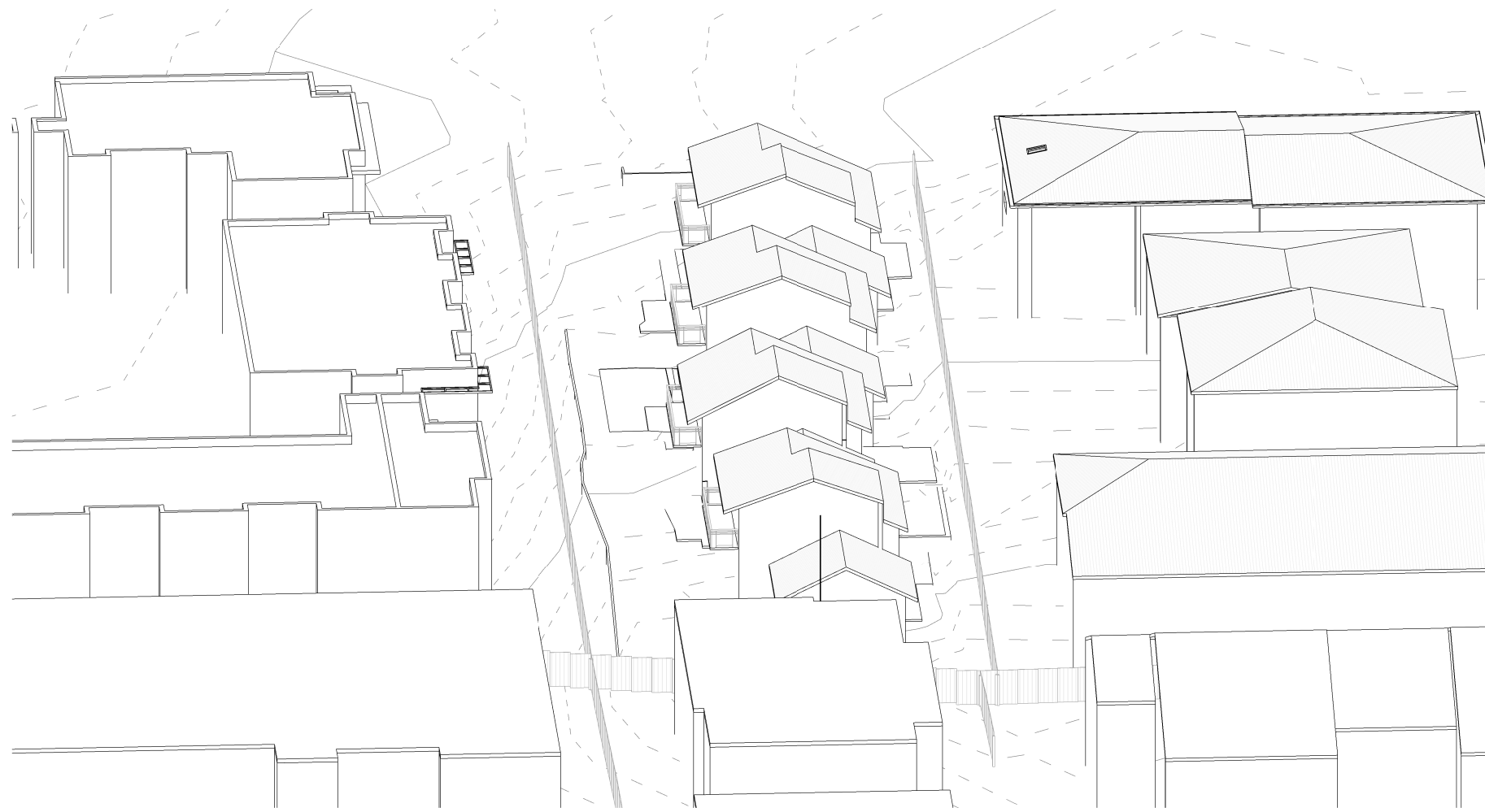


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1



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

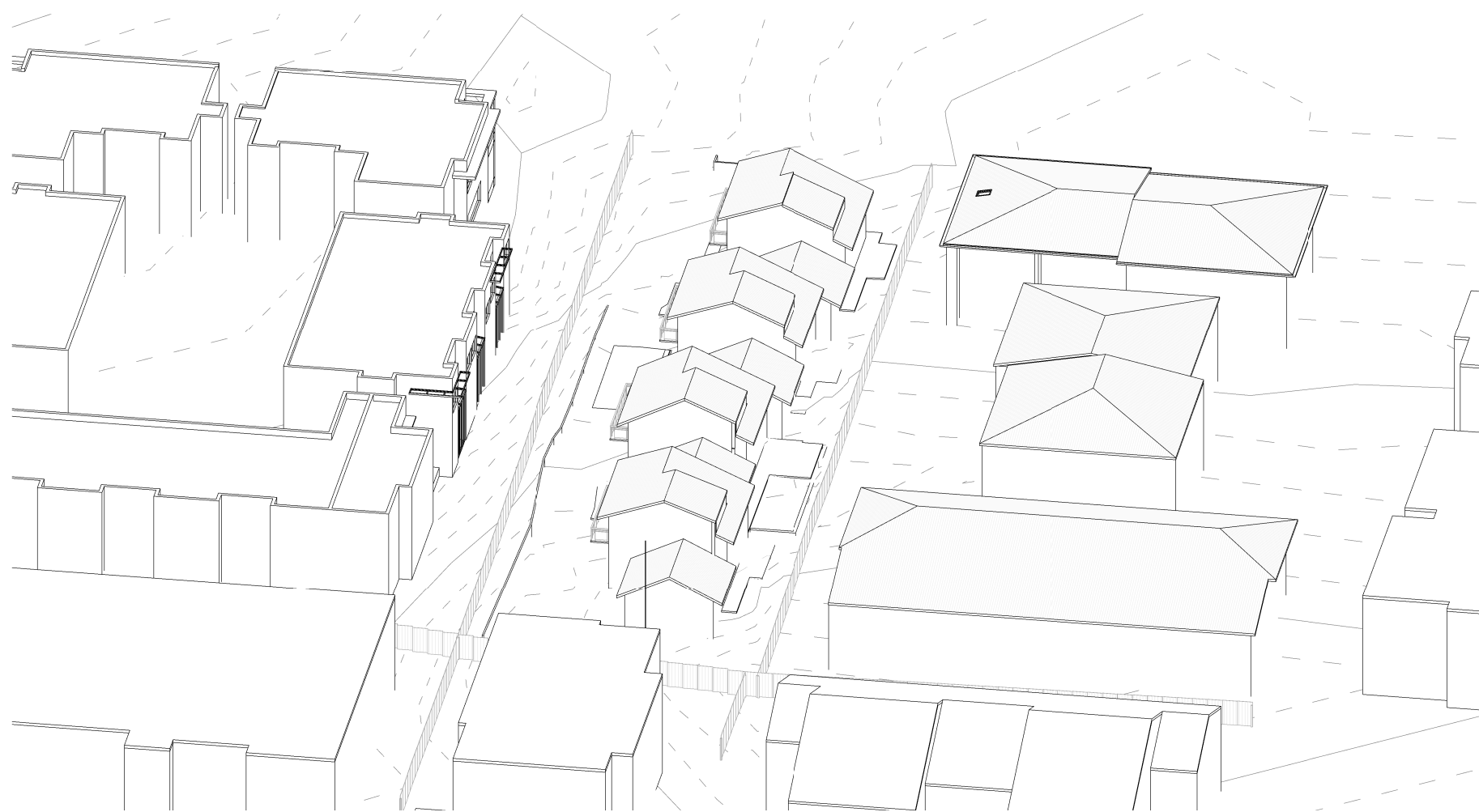




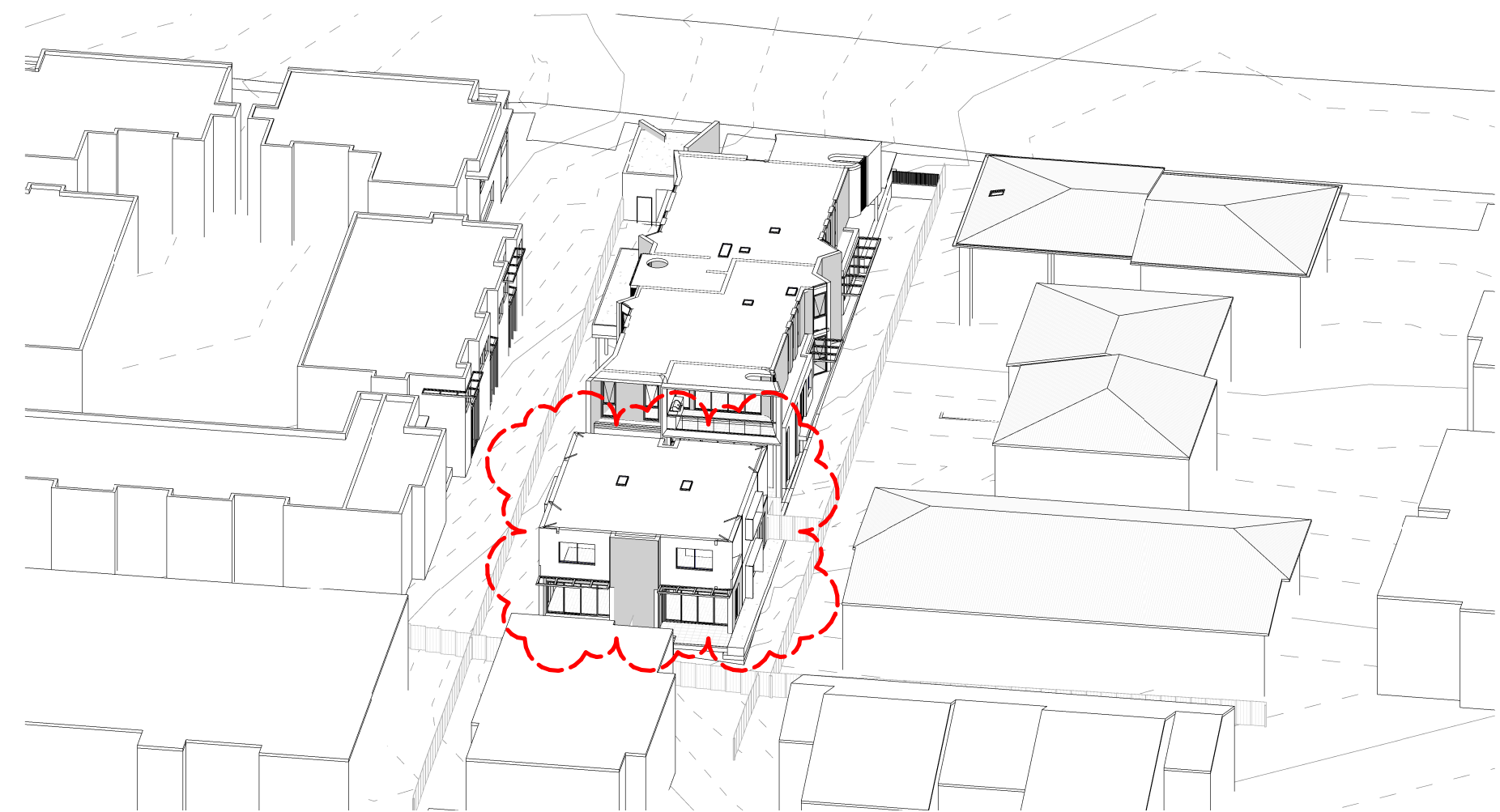
1 VIEW FROM SUN - JUNE 21 - 9AM EXISTING
DA600



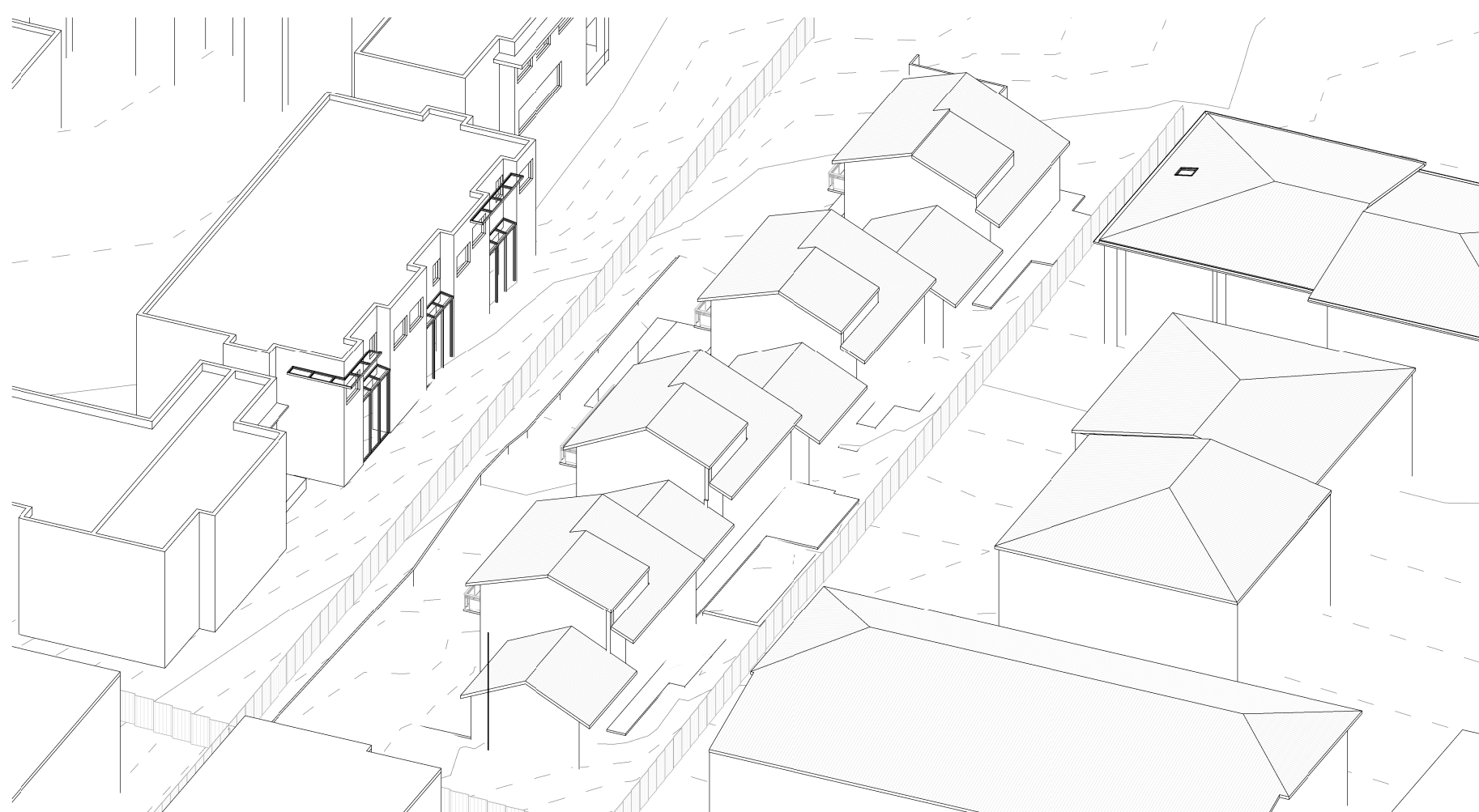
2 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED
DA600



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



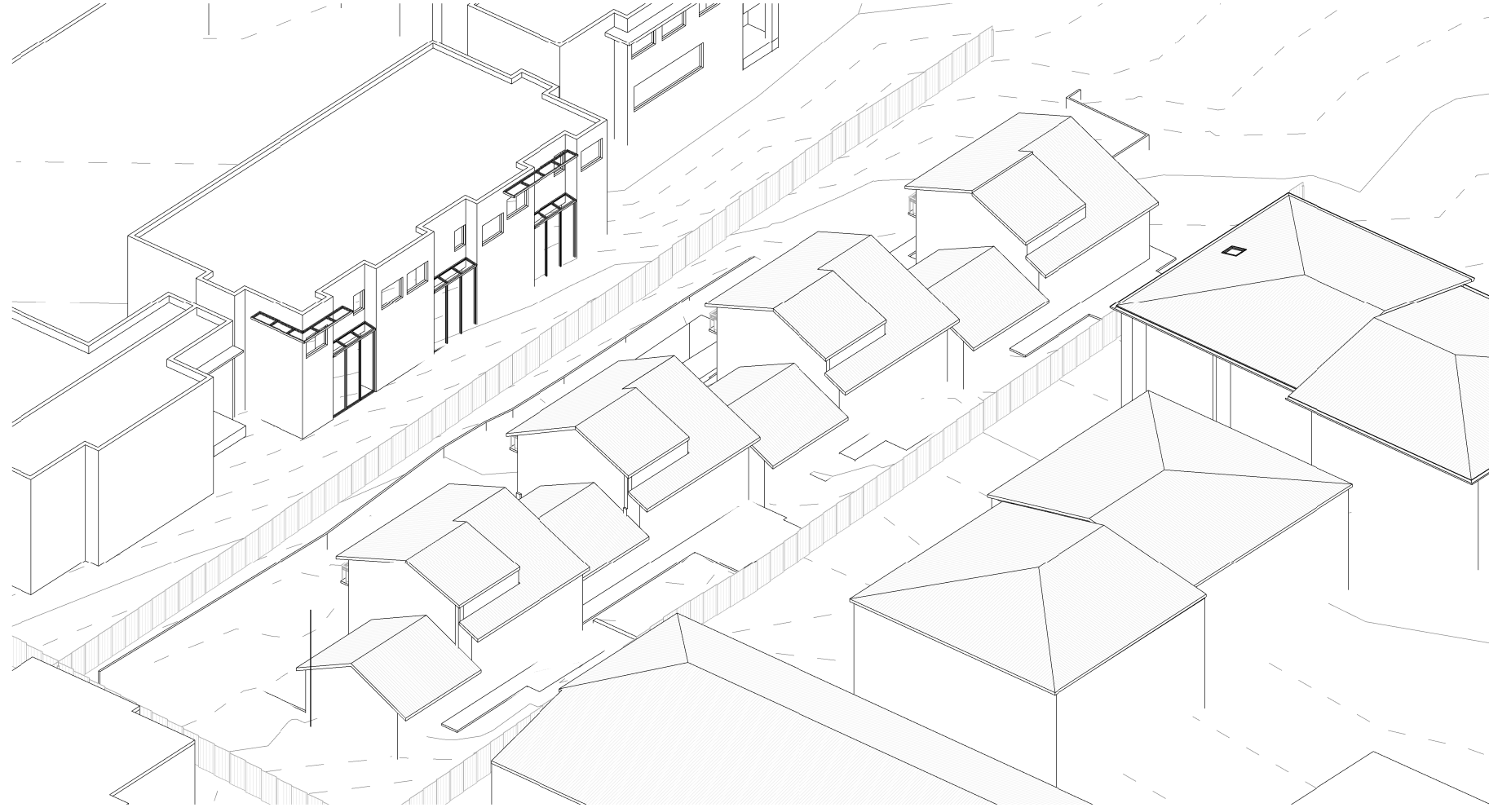
4 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED
DA600



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



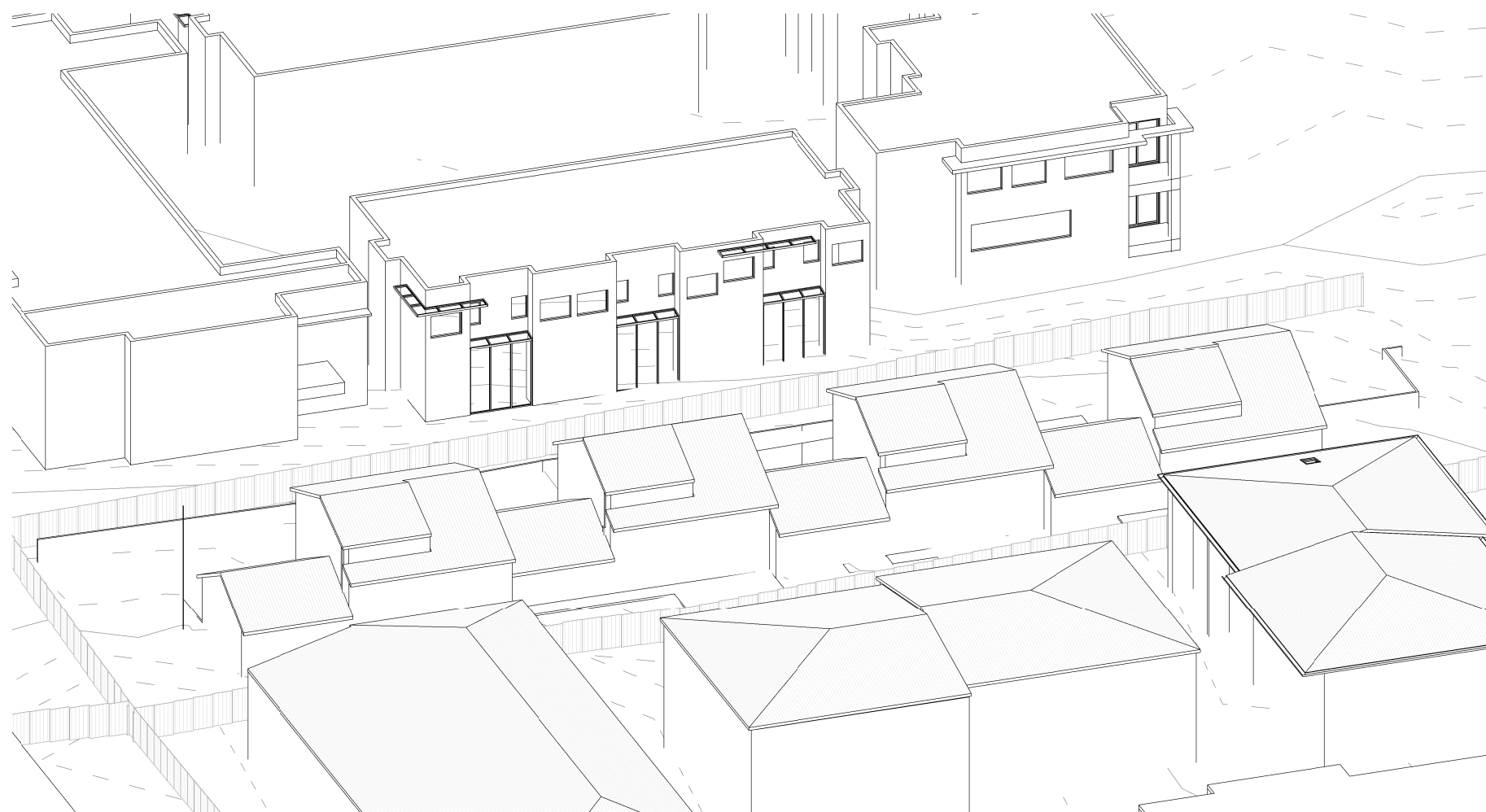
2 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED
DA601



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



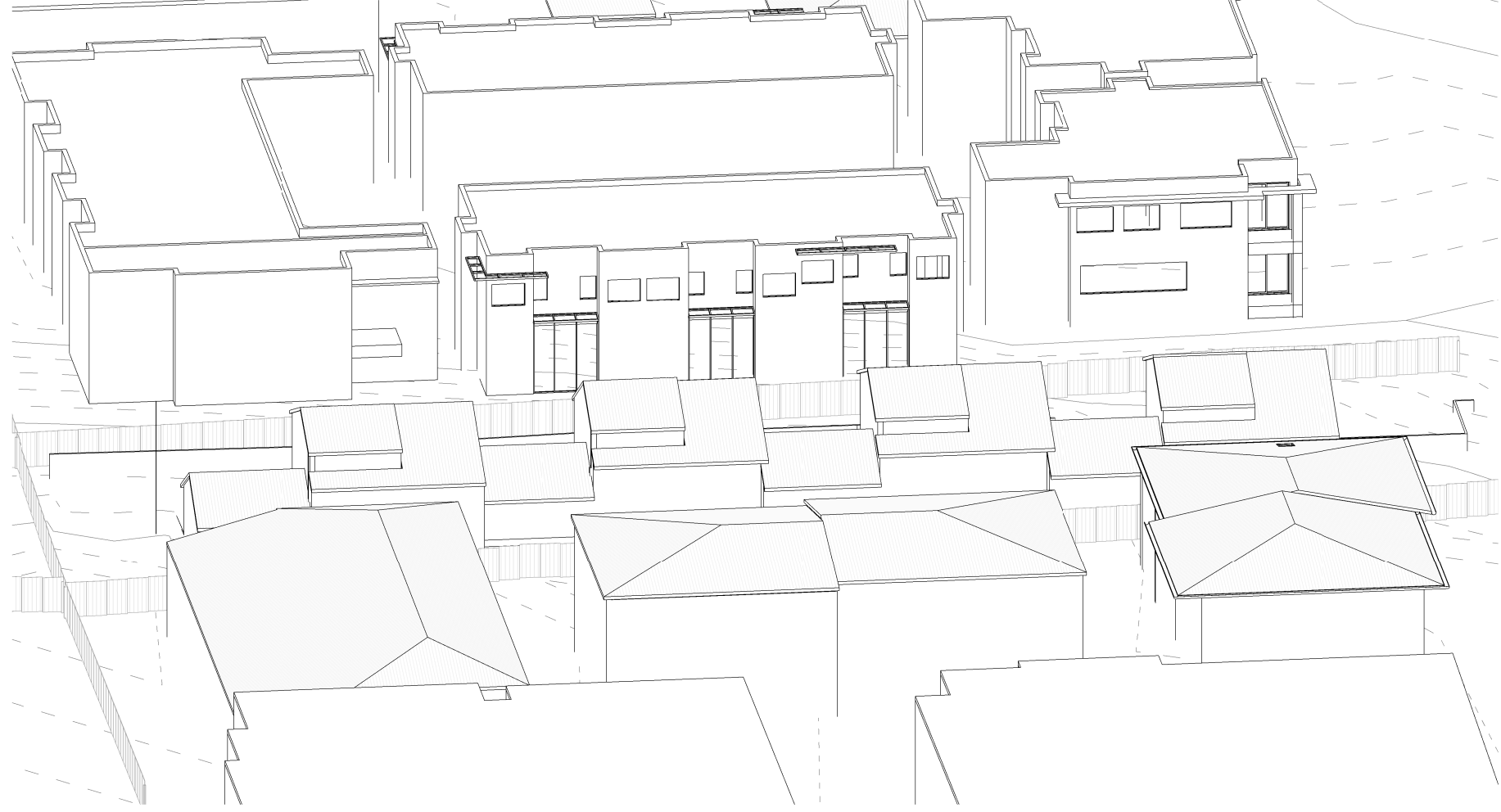
4 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED
DA601



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