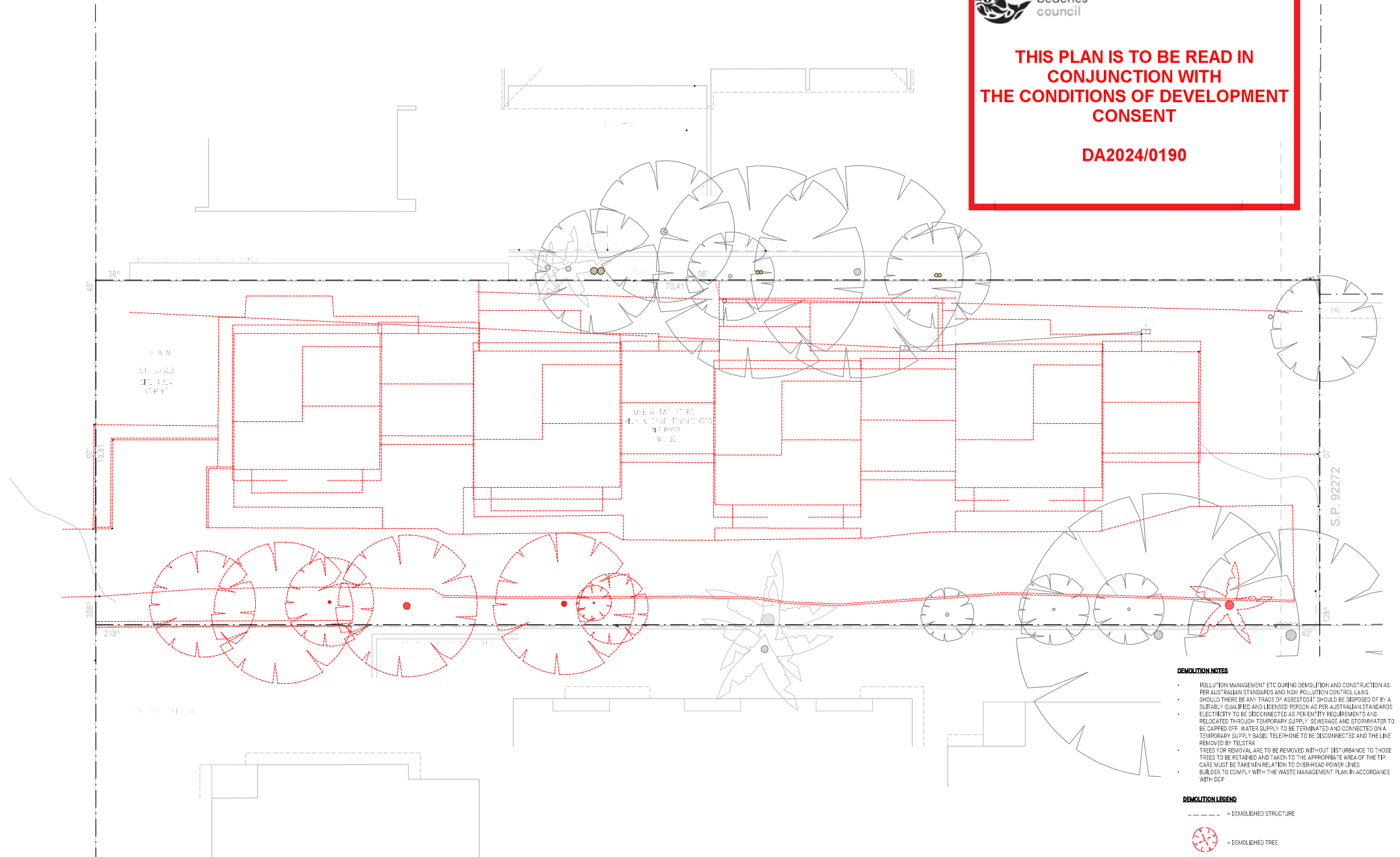


**THIS PLAN IS TO BE READ IN
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CONSENT**

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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 DEPOSED 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 CARRIED 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

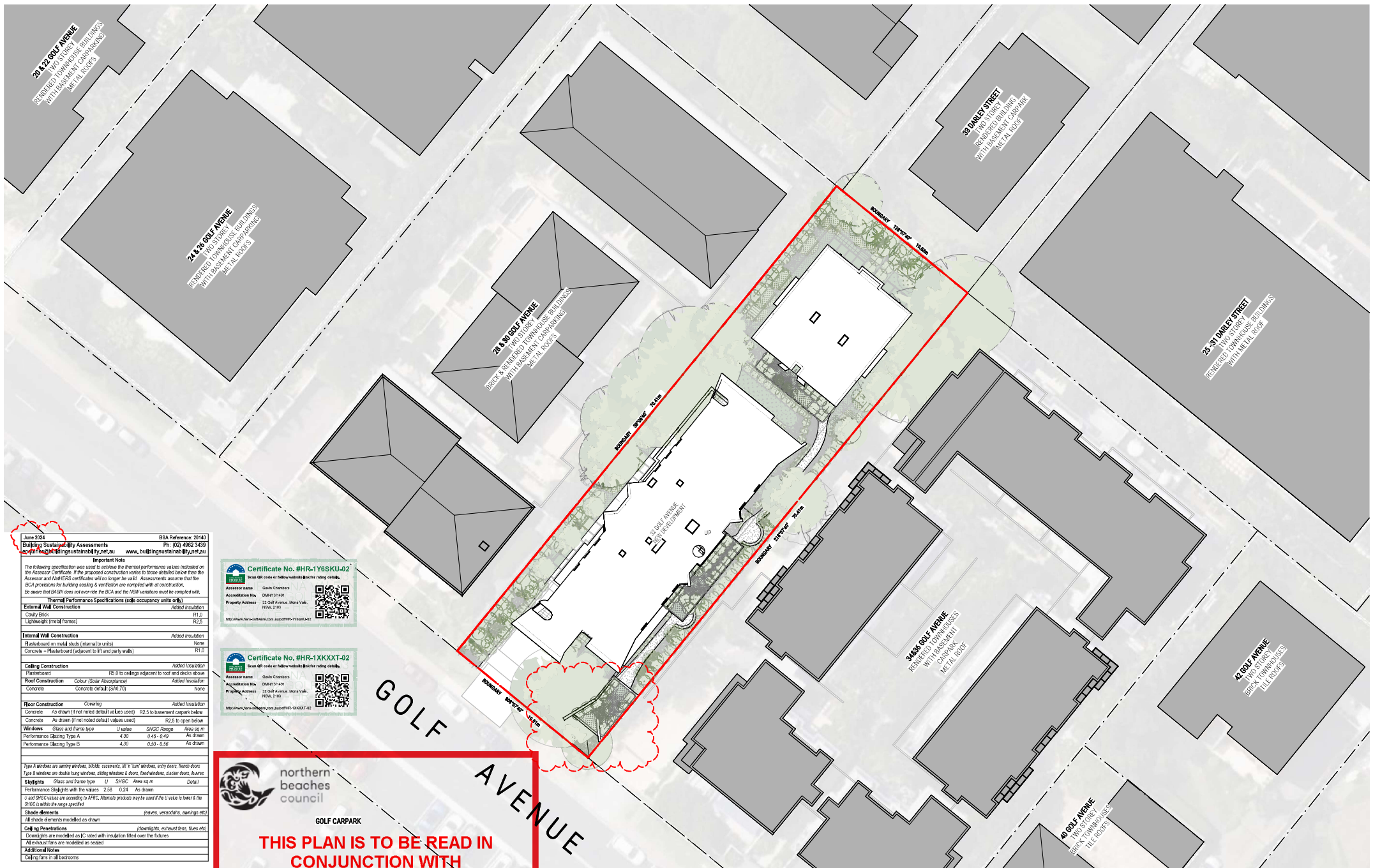
--- = DEMOLISHED STRUCTURE

 = DEMOLISHED TREE

 = TREE TO BE RETAINED

NO CHANGES TO THIS SHEET





June 2024
Building Sustainability Assessments
and
www.buildingsustainability.net.au

BICA 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 BIC 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 (ade occupancy units only)

External Wall Construction Added Insulation

Clay 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 (SAS70) 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-values SHGC Area sq m Detail

Performance Glazing Type A 4.30 0.45-0.49 As drawn

Performance Glazing Type B 4.30 0.50-0.66 As drawn

Type A windows are security windows, double casements, 18" h 12" w windows, entry doors, french doors

Type B windows are double hung windows, sliding windows & doors, fixed windows, slider doors, bi-parting

Shading Glass and frame type U-values SHGC Area sq m Detail

Performance Shading with the values 2.58 0.34 As drawn

U and SHGC values are according to AFRC. Alternative 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, fans 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



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GOLF CARPARK

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DA2024/0190



E: scott@walsharchitects.com.au
P: 0655 949 880
Nominated Architect - Scott Walsh ACT 2024

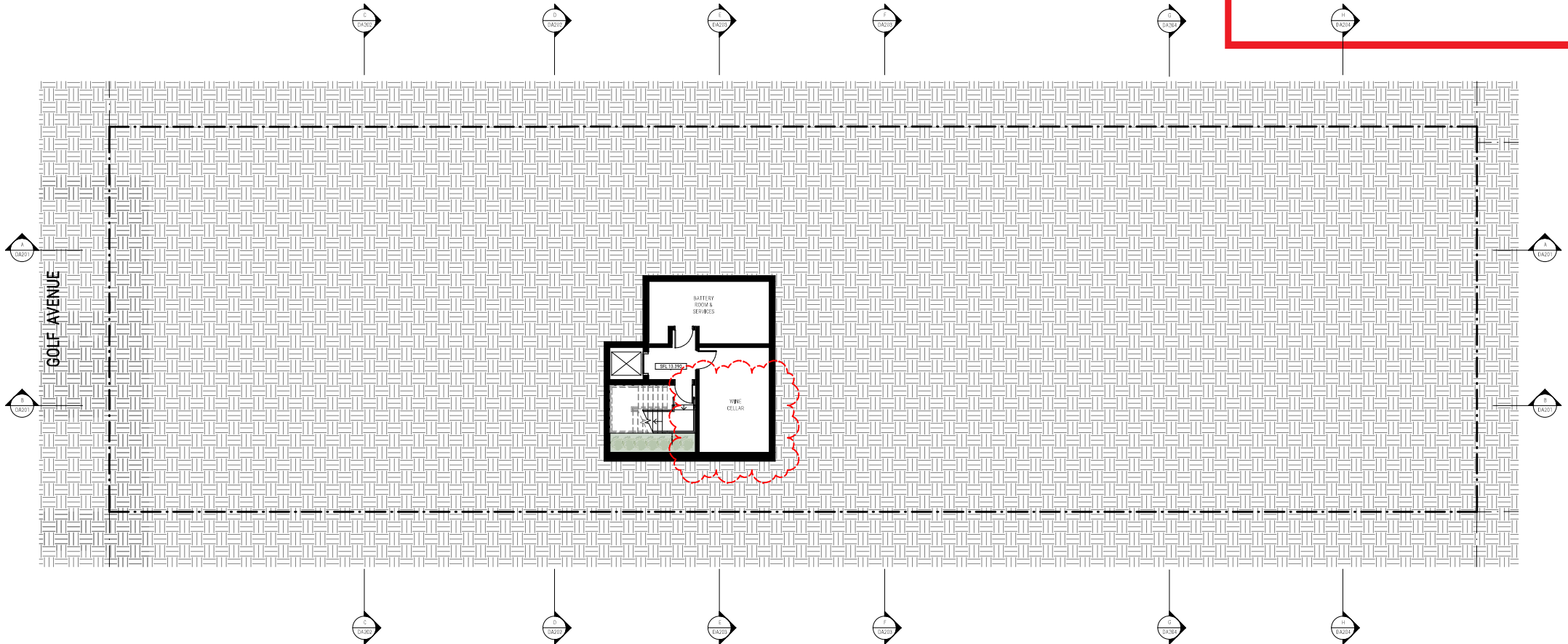


REV NO. DESCRIPTION REV DATE
A ISSUE FOR DA APPROVAL 19.01.24
B UPDATED FOR DA APPROVAL 22.06.24

PROPOSED SITE PLAN
DA040
SHEET NUMBER
REVISION
SCALE @ A1
32 GOLF AVENUE MONA VALE

**THIS PLAN IS TO BE READ IN
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CONSENT**

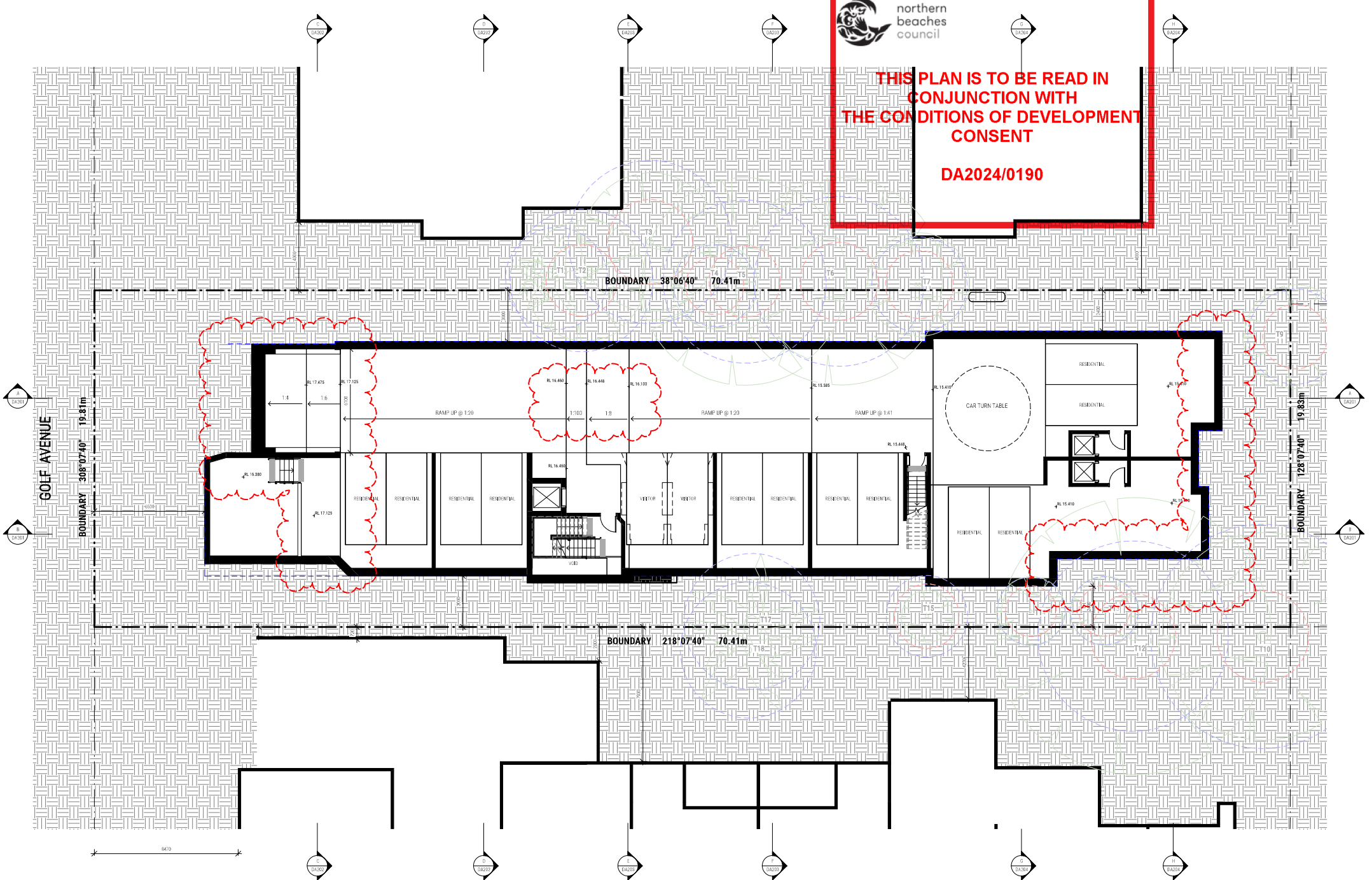
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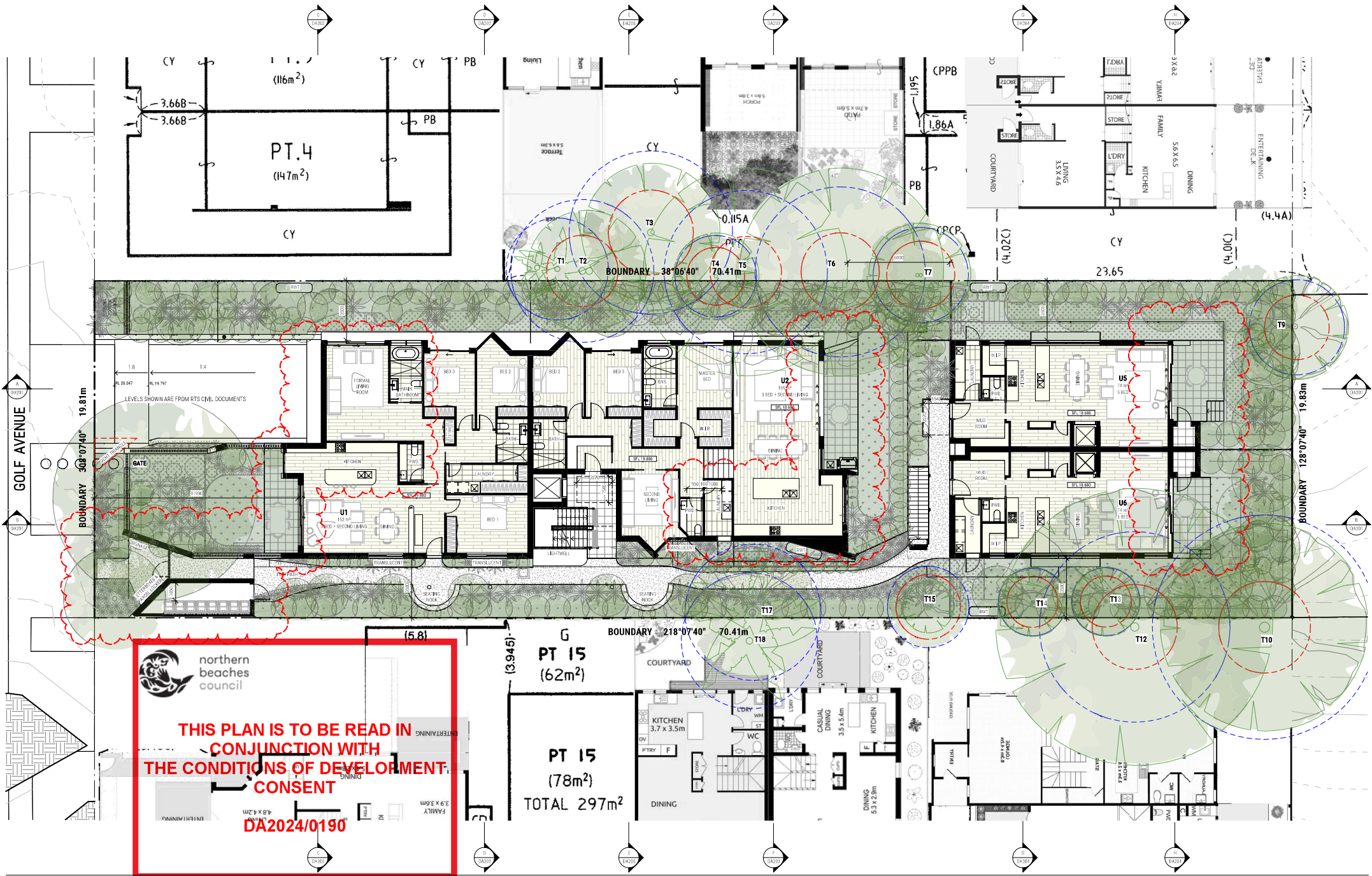




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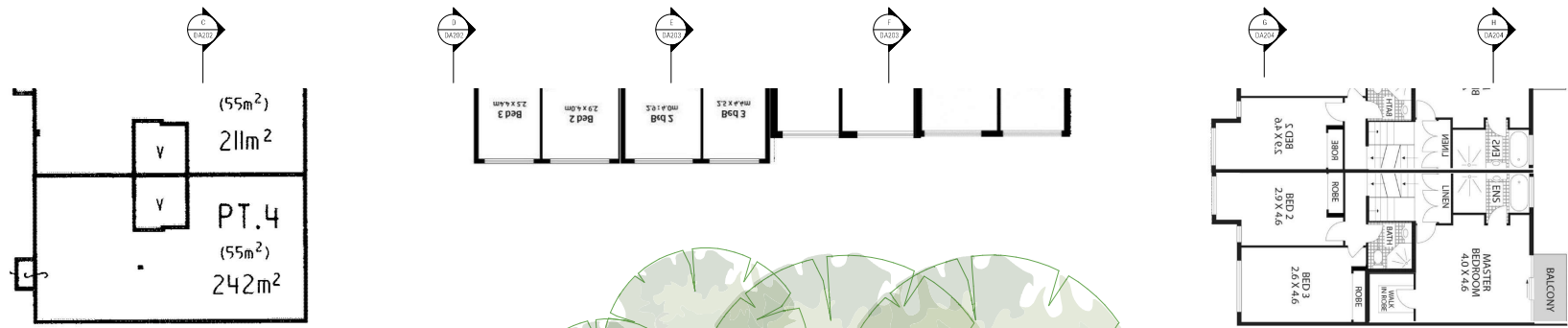
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CONSENT
DA2024/0190**





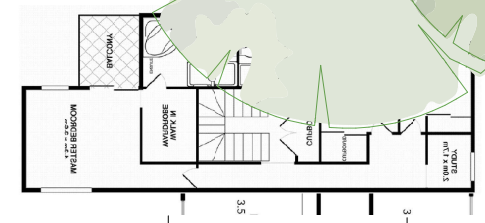
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2024/0190



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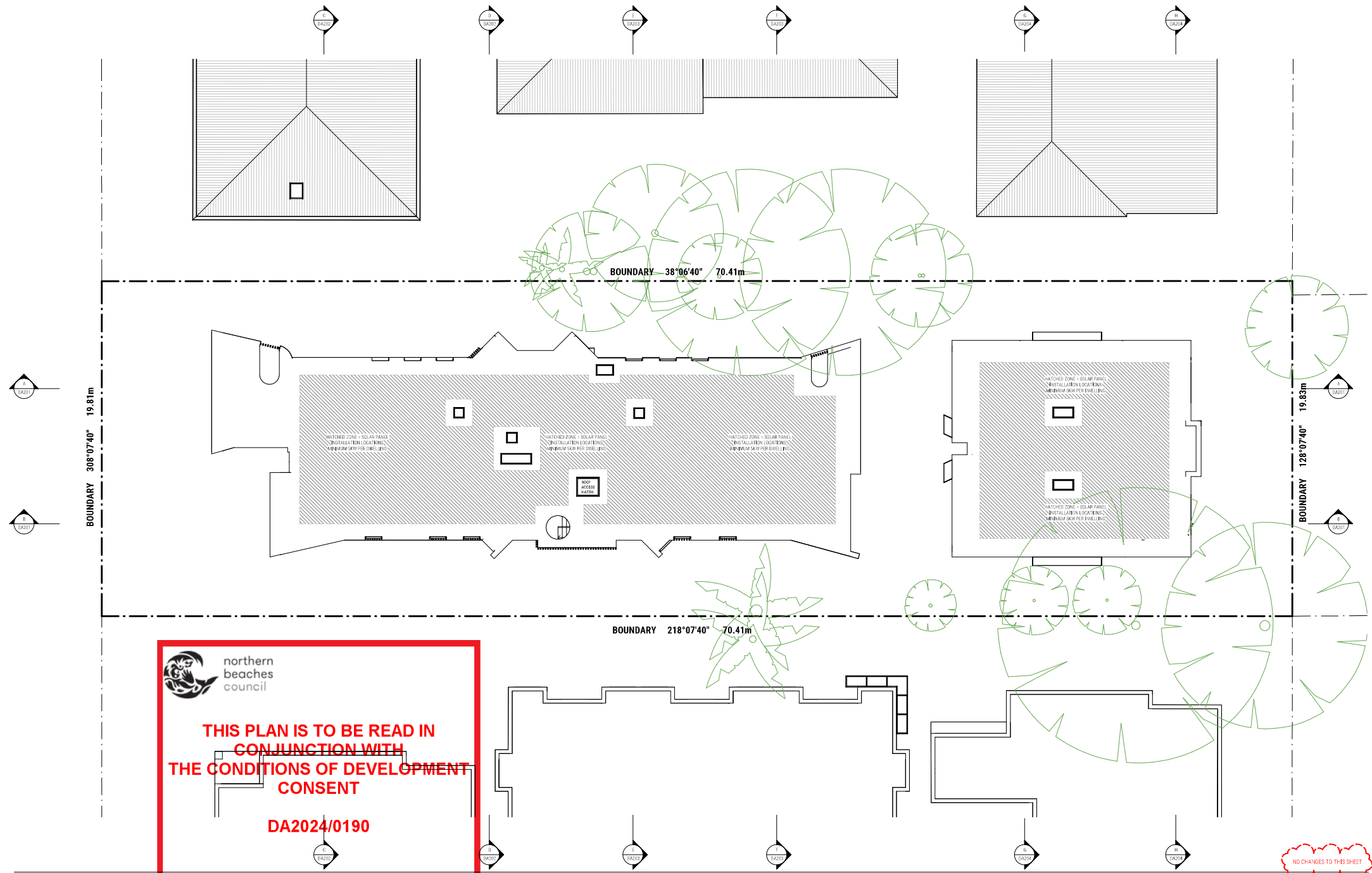


E: scott@walsharchitects.com.au
P: 0655 949 880
Notified Architect - Scott Walsh ACT 2024



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

SHEET NUMBER	LEVEL 1 PLAN
DA103	DA103
REVISION	
B	B
SCALE @ A1	1:100
32 GOLF AVENUE MONA VALE	



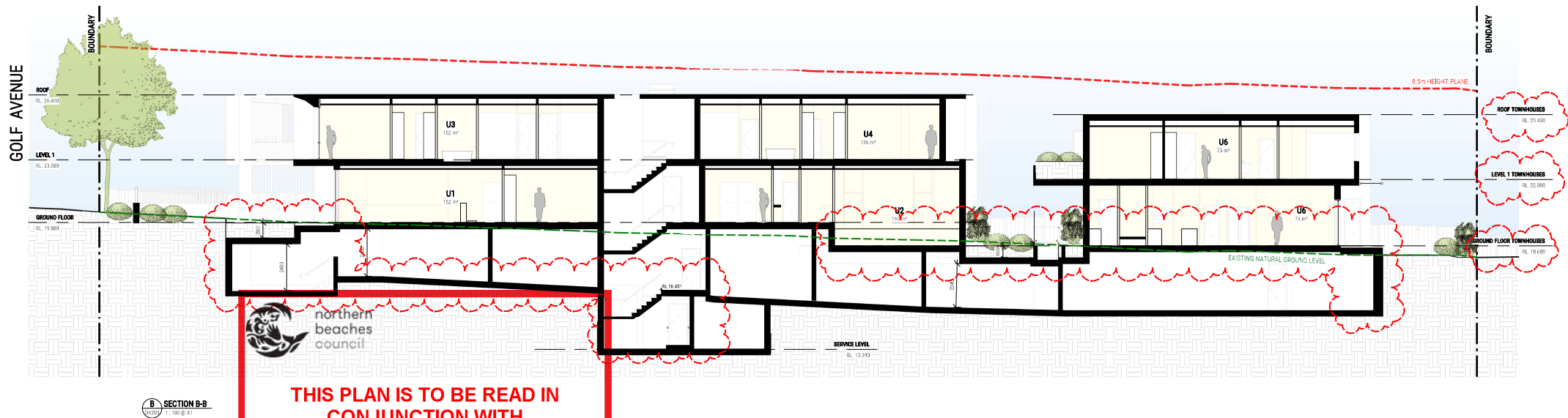
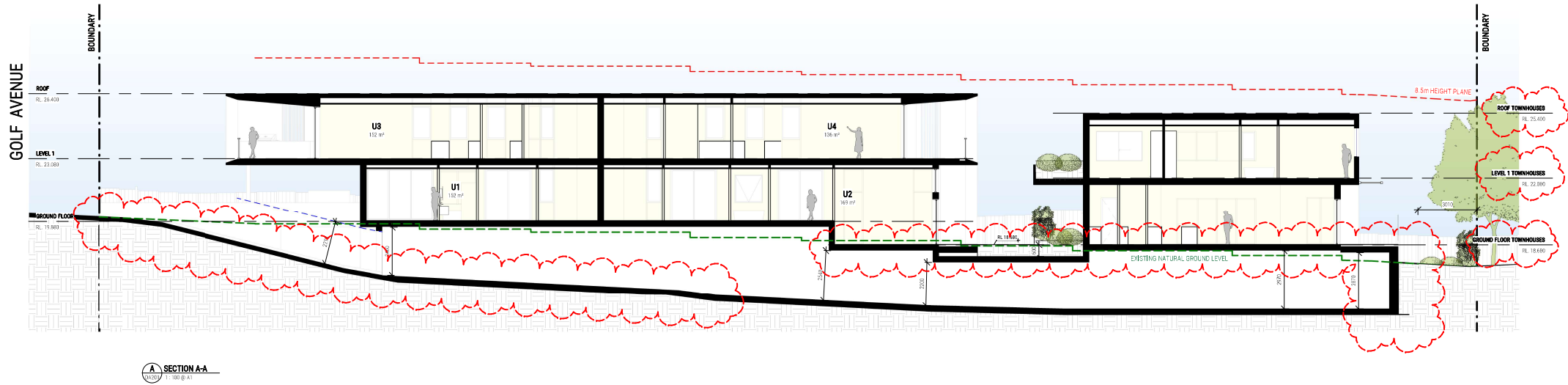
 **northern
beaches
council**

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CONSENT**

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NO CHANGES TO THIS SHEET

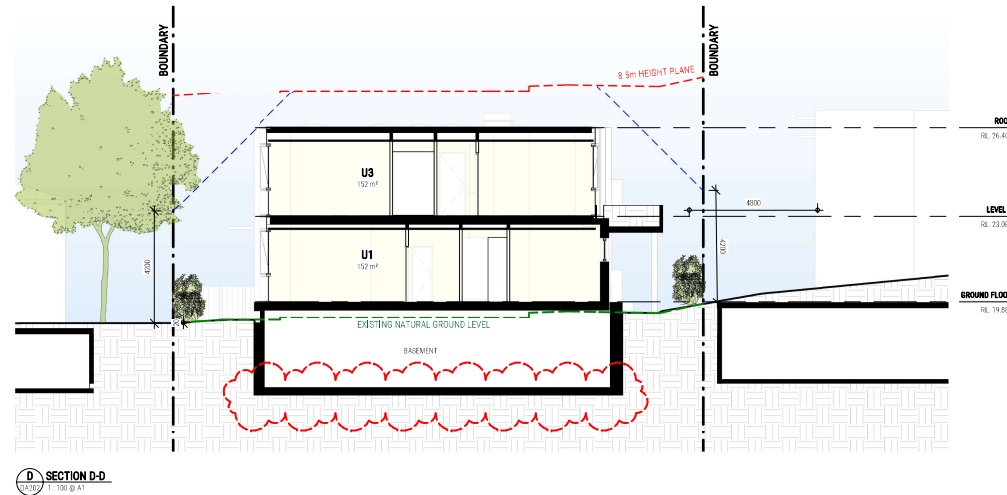
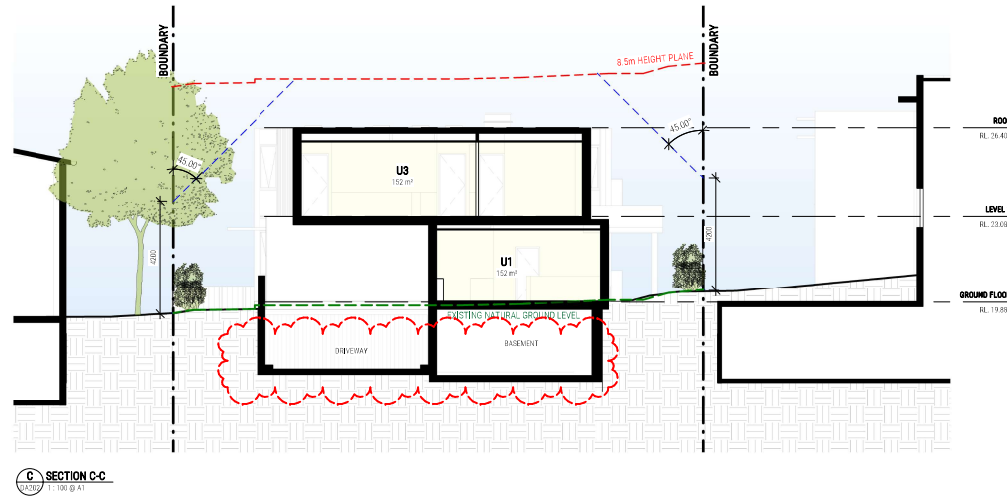


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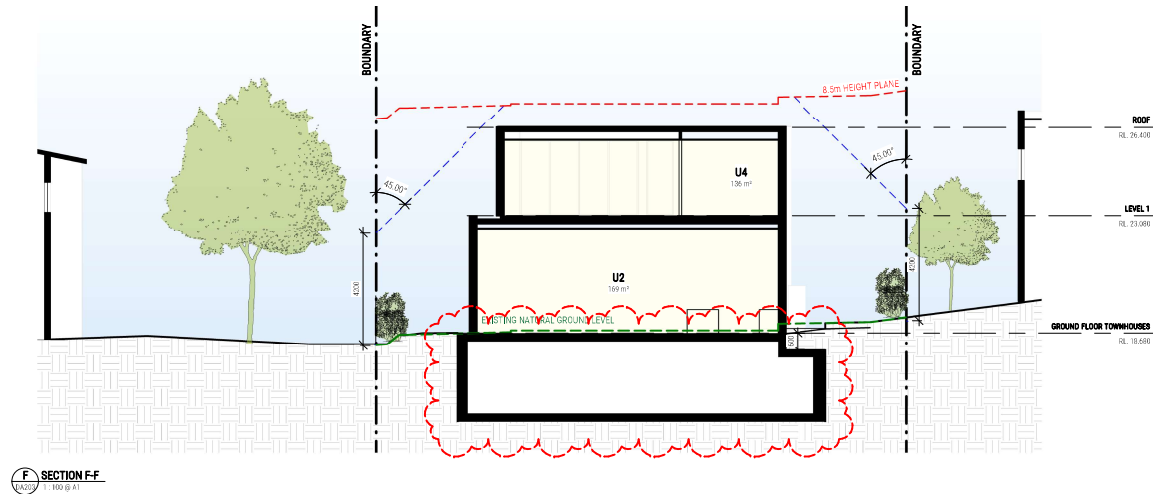
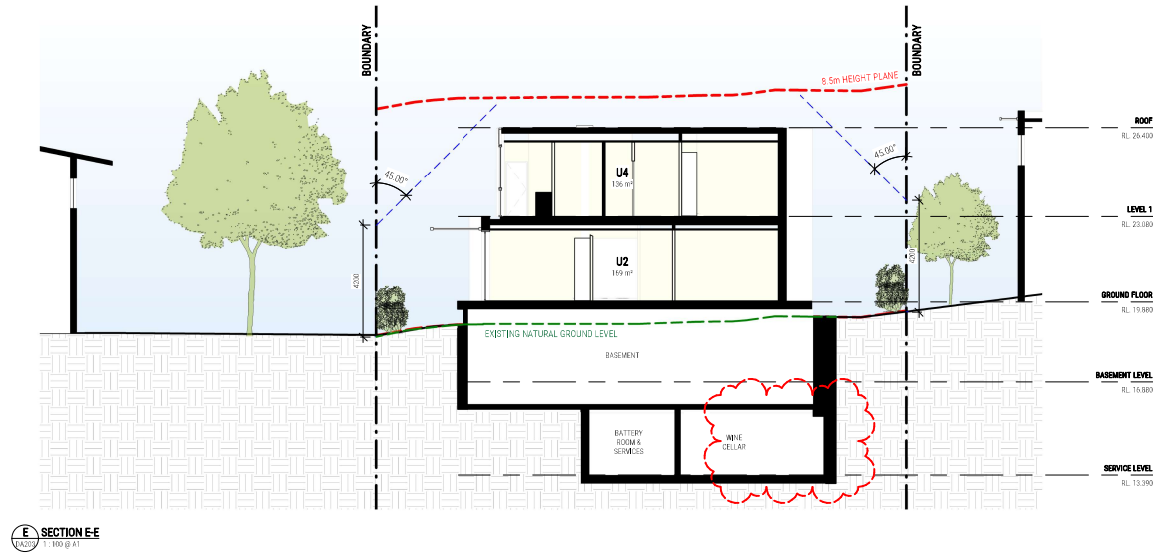
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DA2024/0190



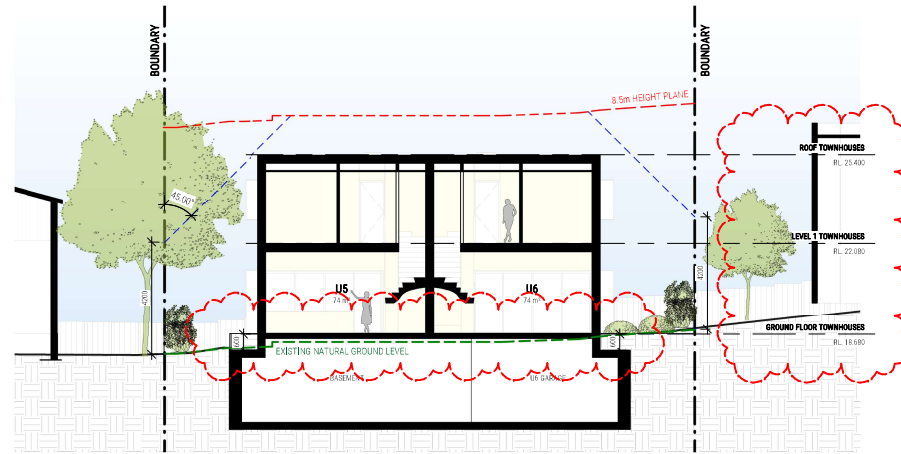
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DA2024/0190

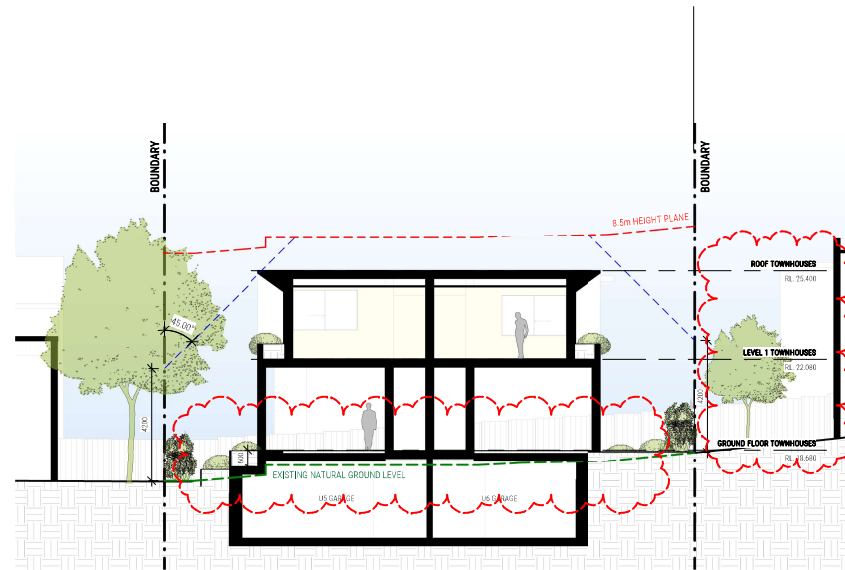


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DA2024/0190



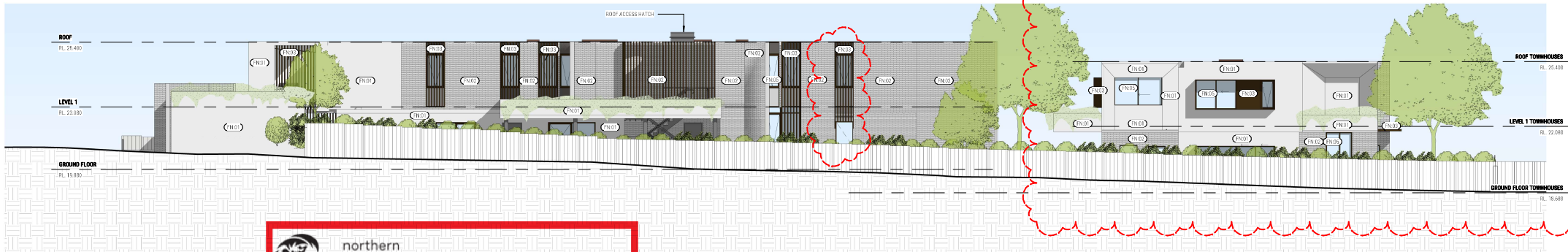
G SECTION G-G
1:100 @ A1



H SECTION H-H
1:100 @ A1



1 NORTH-WEST ELEVATION
1:100 @ A1



2 SOUTH-EAST ELEVATION
1:100 @ A1



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SCHEDULE OF FINISHES

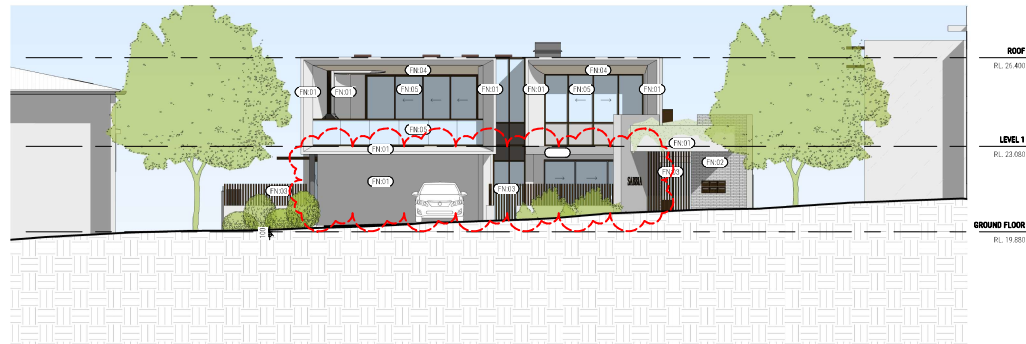
FN-01 - CONCRETE LOOK FINISH
FN-02 - MASONRY BRICKS SIMILAR TO BLANCO LINEAR
FN-03 - METALWORK FINISHED IN BRONZE COLOURING
FN-04 - BIRCH PLYWOOD LOOK SOFFITS
FN-05 - GLASS TO MEET BASIX REQUIREMENTS

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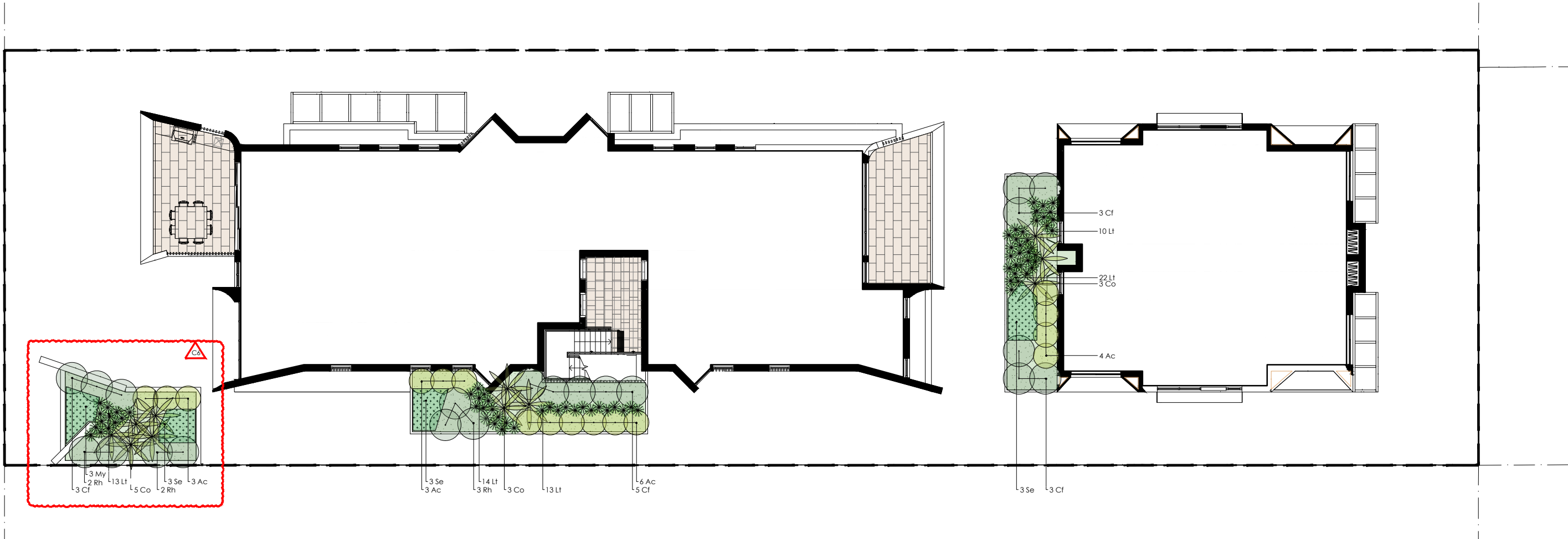
1 NORTH-EAST ELEVATION
1:100 @ A1



2 SOUTH-WEST ELEVATION
1:100 @ A1

SCHEDULE OF FINISHES

FN01 - CONCRETE LOOK FINISH
FN02 - MASONRY BRICKS SIMILAR TO BLANCO LINEAR
FN03 - METALWORK FINISHED IN BRONZE COLOURING
FN04 - BIRCH PLYWOOD LOOK SOFFITS
FN05 - GLASS TO MEET BASIX REQUIREMENTS



PLANTING TABLE

Code	Botanical Name	Common Name	Height (m)	Width (m)	Density	Pot Size	No
Shrubs							
Ac	<i>Acacia cognata</i> 'Limelight'	Bower Wattle	1m	1m	As Shown	200mm	16
Cf	<i>Casuarina glauca</i> 'Cousin It'	Cousin it Casuarina	0.1m	1m	As Shown	200mm	11
Rh	<i>Rhagodia spinescens</i> 'Aussie Flat Bush'	Aussie Flat Bush	0.4m	1m	As Shown	140mm	7
Accent Plants							
Co	<i>Cordyline australis</i> 'Fantasy'	Cabbage Palm	2m	1m	As Shown	200mm	11
Flaxes / Grasses							
Lt	<i>Lomandra longifolia</i> 'Tanika'	Matt Rush	0.6m	0.6m	As Shown	140mm	72
Groundcovers							
My	<i>Myoporum parvifolium</i> 'Yareena'	Creeping boobialla	0.2m	1.5m	As Shown	140mm	3
Se	<i>Senecio repens</i>	Blue Chalksticks	0.3m	0.6m	As Shown	Tube	9

Notes
Contractor to confirm numbers on site prior to ordering planting stock.



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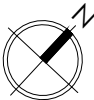
DA2024/0190

PLANTING IMAGERY



REVISION C UPDATES
6. Waste store location updated and planting

NOTE: CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES AND INFRASTRUCTURE PRIOR TO INITIATING LANDSCAPE WORKS.



ISSUE	REASON FOR ISSUE	DATE	DESIGN	CHECKED
A	Draft for client review	15.02.2024	ZK	PG
B	For Approval	24.02.2024	ZK	PG
C	For Approval	26.06.2024	ZK	PG

CLIENT
LAXDTX 2 Pty Ltd



CONTACT DETAILS
PRIMARY CONTACT: PHOEBE GORDON
EMAIL: phoebe@plotdesigngroup.com.au
PHONE: 0422 917 937
ABN: 19629570396

ASSOCIATED CONSULTANTS
ARCHITECT: Walsh Architects

PROJECT
32 Golf Avenue
Mona Vale NSW

DRAWING
LANDSCAPE PLAN (PLANTERS) - SHEET 2

PROJECT No
24-495

DRAWING No.
LS501.2

ISSUE
C

SCALE
2 1 0 2
A1 1:100 A3 1:200

