

DEVELOPMENT APPLICATION

MONA VALE GOLF CLUB REFURBISHMENT

3 Golf Ave, Mona Vale NSW 2103



Sheet List			
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Sheet List			
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DRAWING STATUS:		
Rev	Revision Description	Date
1	ISSUE FOR DA APPLICATION	220225
2	Amended for DA	220304
3	Amended for DA	220331

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Client or Builder:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

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ABN: 72 104 833 507
Reg Vic: 19340

Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:			
Cover Sheet			
Project #:	Scale:	Dwg:	Cld:
1053		JP	JP
Drawing #:		Rev:	
A0000		3	

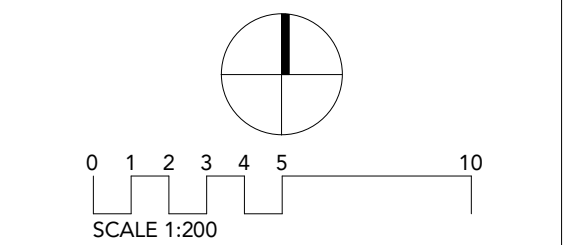


DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Conceptual Meeting	220121
2	Preliminary for Feasibility Costing	220202
3	Preliminary DA	220225
4	ISSUE FOR DA APPLICATION	220225
5	Request for Clarification to Crown	220303
6	Amended for DA	220304
7	Site Plan Update for Coordination	220328

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Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:
Site Plan

Project #: 1053 Scale: 1 : 200 Dwg: 001 Cld: 001
Drawing #:

Author:

Checker:

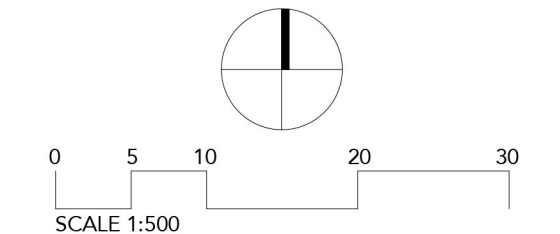


DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Preliminary DA	220225
2	ISSUE FOR DA APPLICATION	220225

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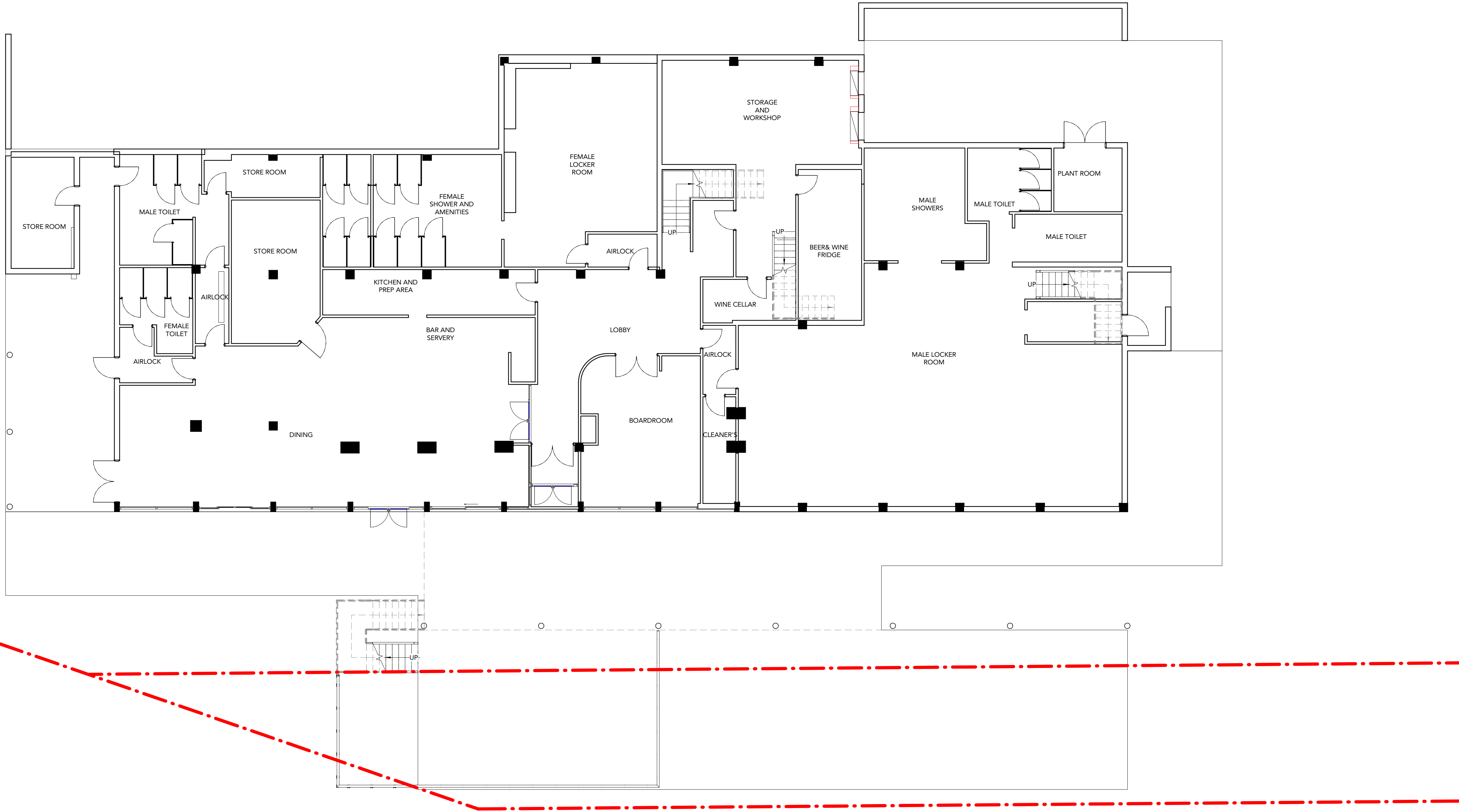
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Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:			
Site Analysis Plan			
Project #	Scale	Doc	Cld
1053	1 : 500	JP	JP
Drawing #	Rev		
A0011	2		

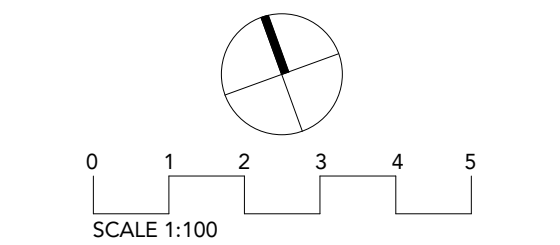


DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Conceptual Meeting	220121
2	Preliminary for Feasibility Costing	220202
3	Preliminary DA	220225
4	ISSUE FOR DA APPLICATION	220225

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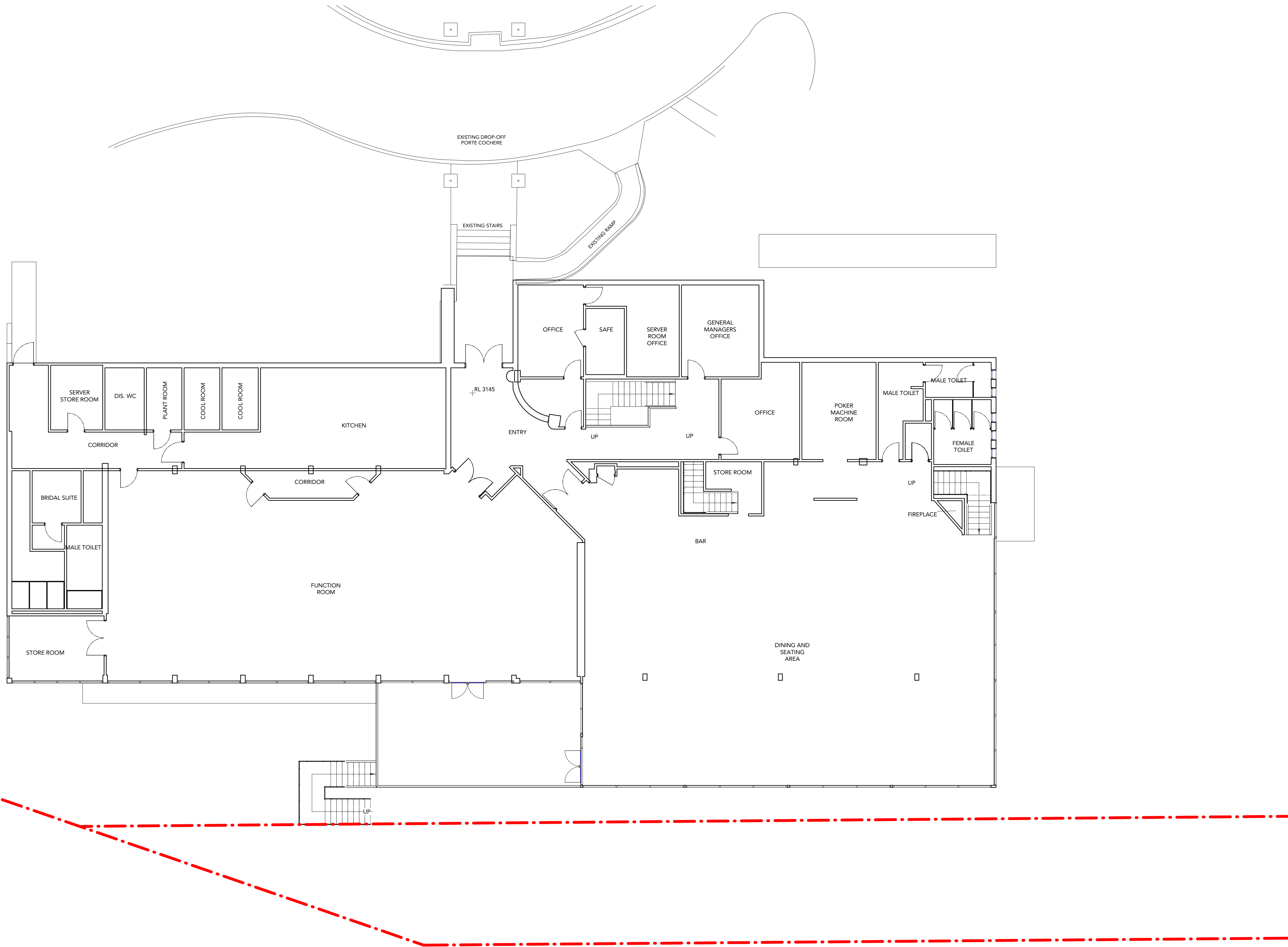
Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:
Lower Ground Floor Plan- Existing

Project #	Scale	Doc	Cld
1053	1 : 100 @A1	SG	JP
Drawing #:	Rev:		

A0100

4

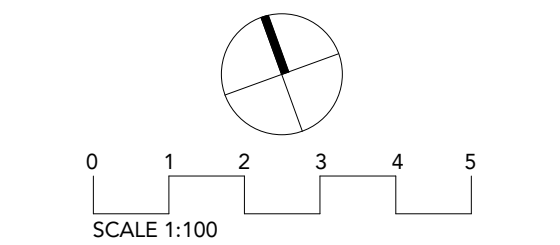


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DEVELOPMENT APPLICATION		
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3	Preliminary DA	220225
4	ISSUE FOR DA APPLICATION	220225

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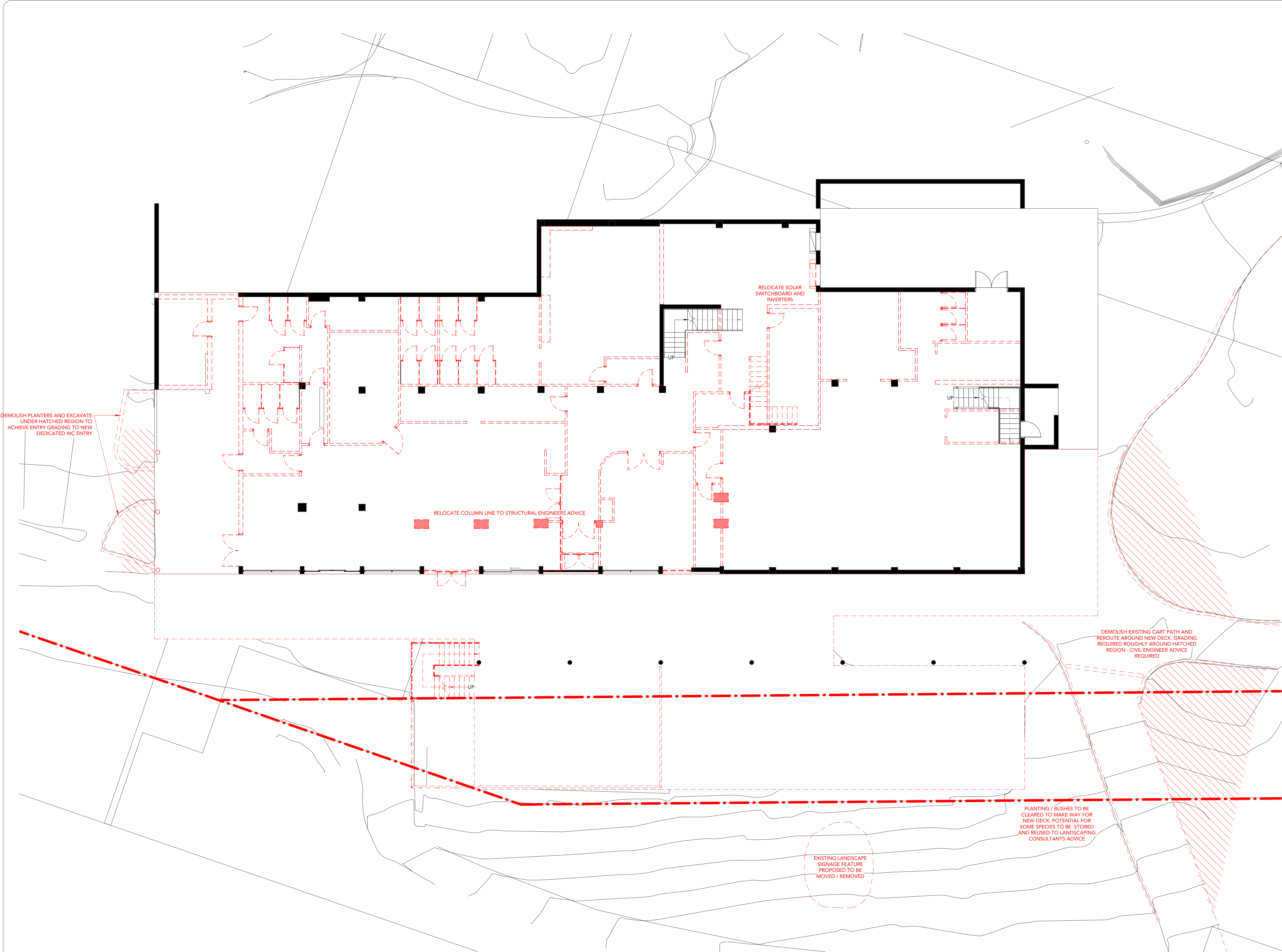
Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:
Ground Floor Plan- Existing

Project #	Scale	Doc	Cld
1053	1 : 100 @A1	SG	JP

Drawing #:
A0101

Rev:
4

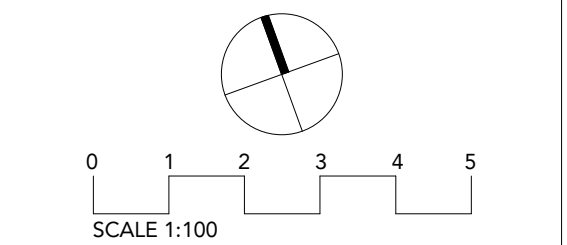


DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Conceptual Meeting	220121
2	VIIP For Coordination	220201
3	Preliminary for Feasibility Costing	220202
4	Amended after Design Client Meeting	220212
5	Preliminary DA	220225
6	ISSUE FOR DA APPLICATION	220225

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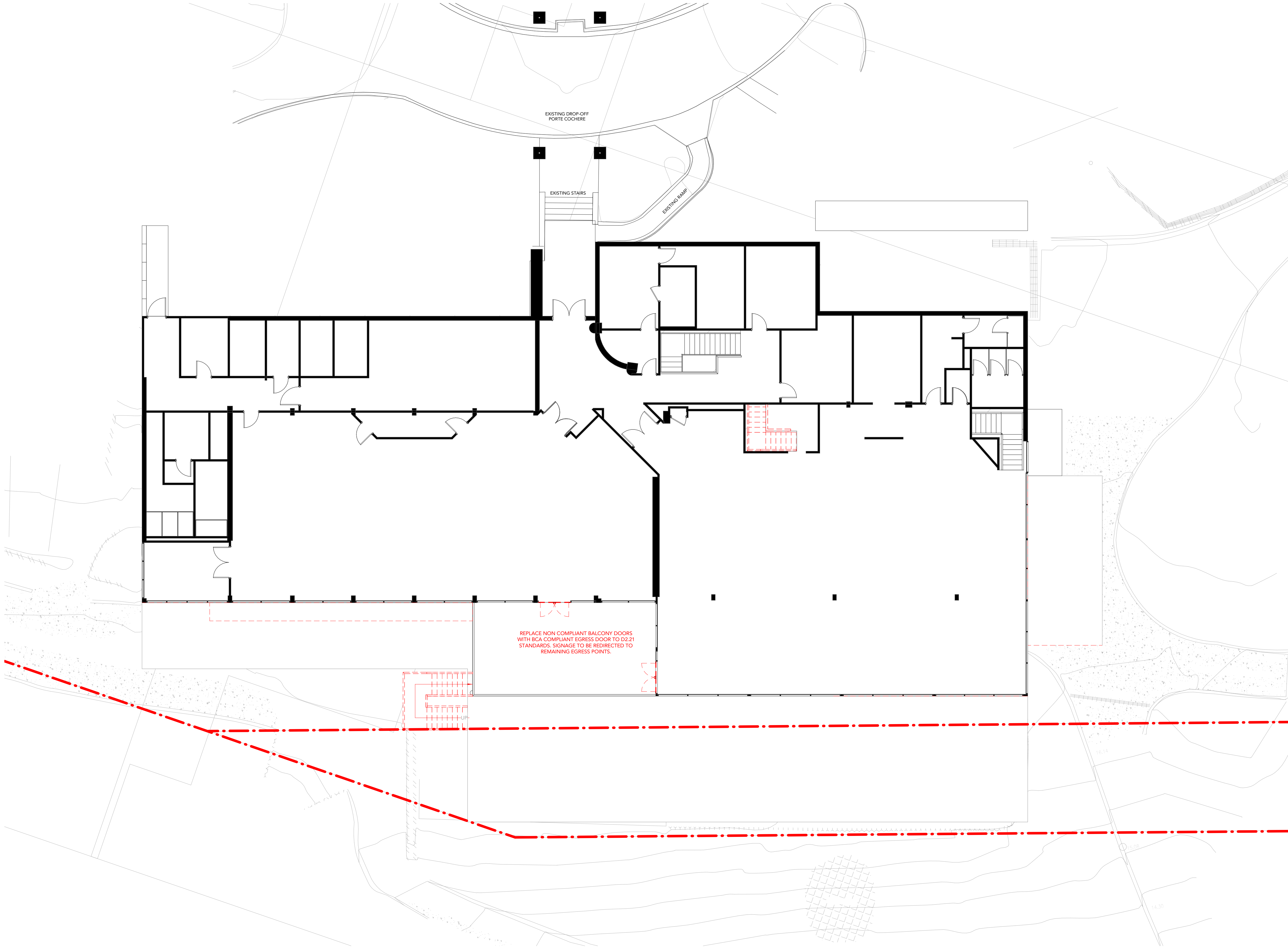
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Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:
Lower Ground Floor Plan - Demolition

Project #:	Scale:	Drawn:	Checked:
1053	1 : 100 @A1	Author	Checker

Drawing #:	Rev:
A0102	6



EXISTING DROP-OFF
PORTE COCHERE

EXISTING STAIRS

EXISTING RAMP

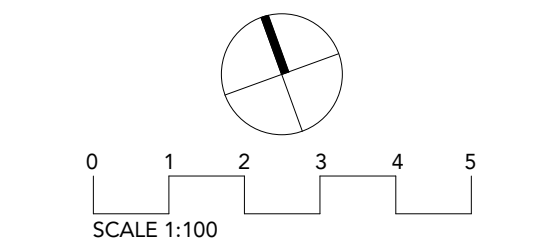
REPLACE NON COMPLIANT BALCONY DOORS
WITH BCA COMPLIANT EGRESS DOOR TO D2.21
STANDARDS. SIGNAGE TO BE REDIRECTED TO
REMAINING EGRESS POINTS.

DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Preliminary for Feasibility Costing	220202
2	Preliminary DA	220225
3	ISSUE FOR DA APPLICATION	220225
4	Amended for DA	220304

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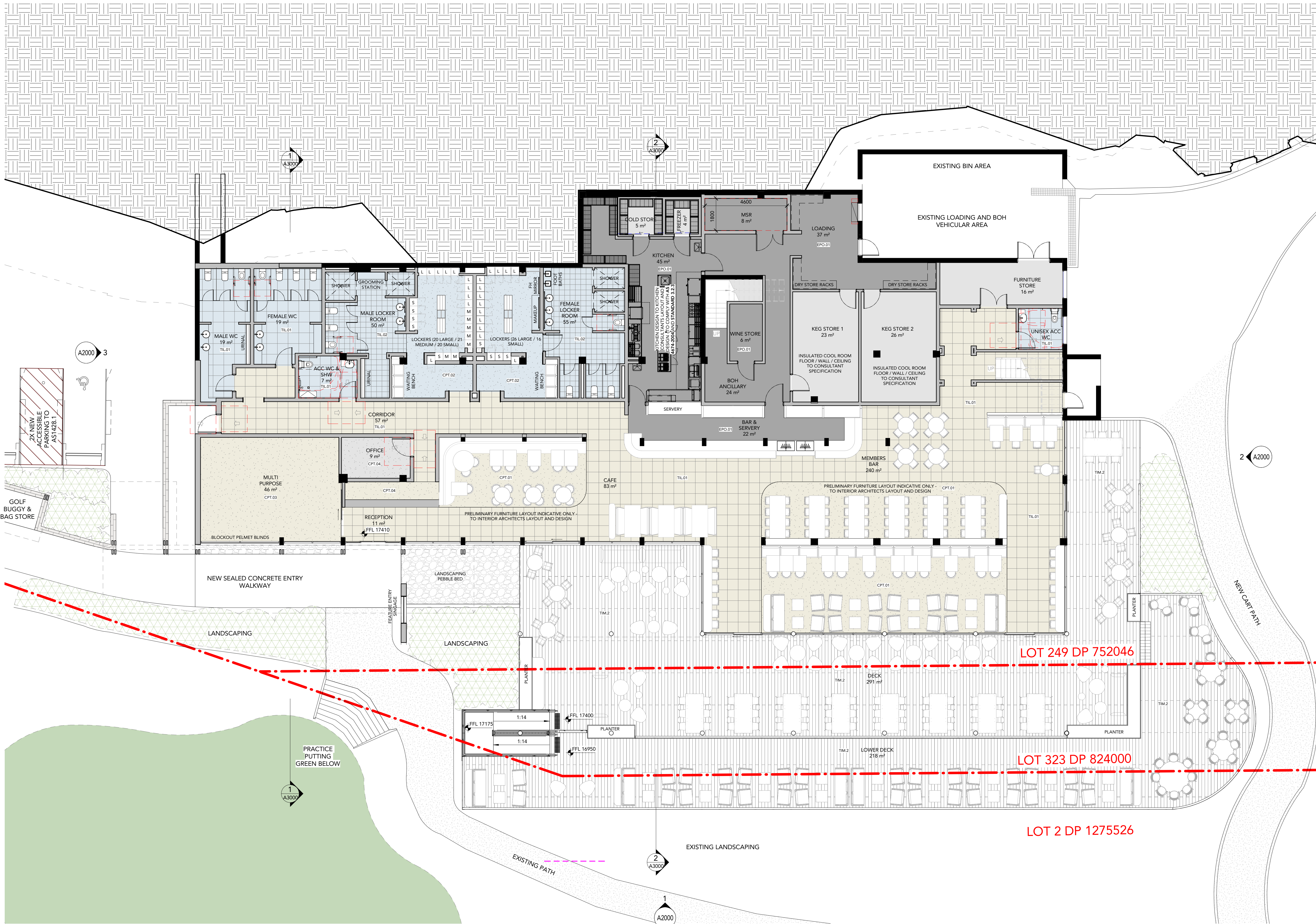
Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:
Ground Floor Plan - Demolition

Project #	Scale	Disc	Cld:
1053	1 : 100 @A1	JP	JP
Drawing #:	Rev:		

A0103

4



DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Conceptual Meeting	220121
2	WIP For Coordination	220201
3	Preliminary For Feasibility Costing	220202
4	Kitchen Updates for Coordination	220207
5	Amended after Design Client Meeting	220212
6	Preliminary DA	220225
7	ISSUE FOR DA APPLICATION	220225
8	Request for Clarification to Crown	220303
9	Amended for DA	220304
10	Amended LG for Coordination	220324

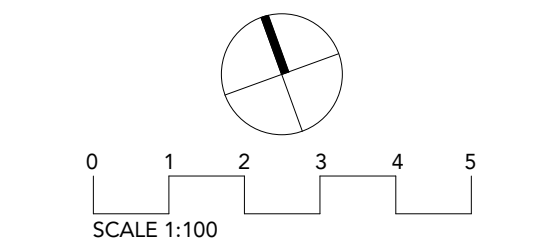
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EXISTING

NEW

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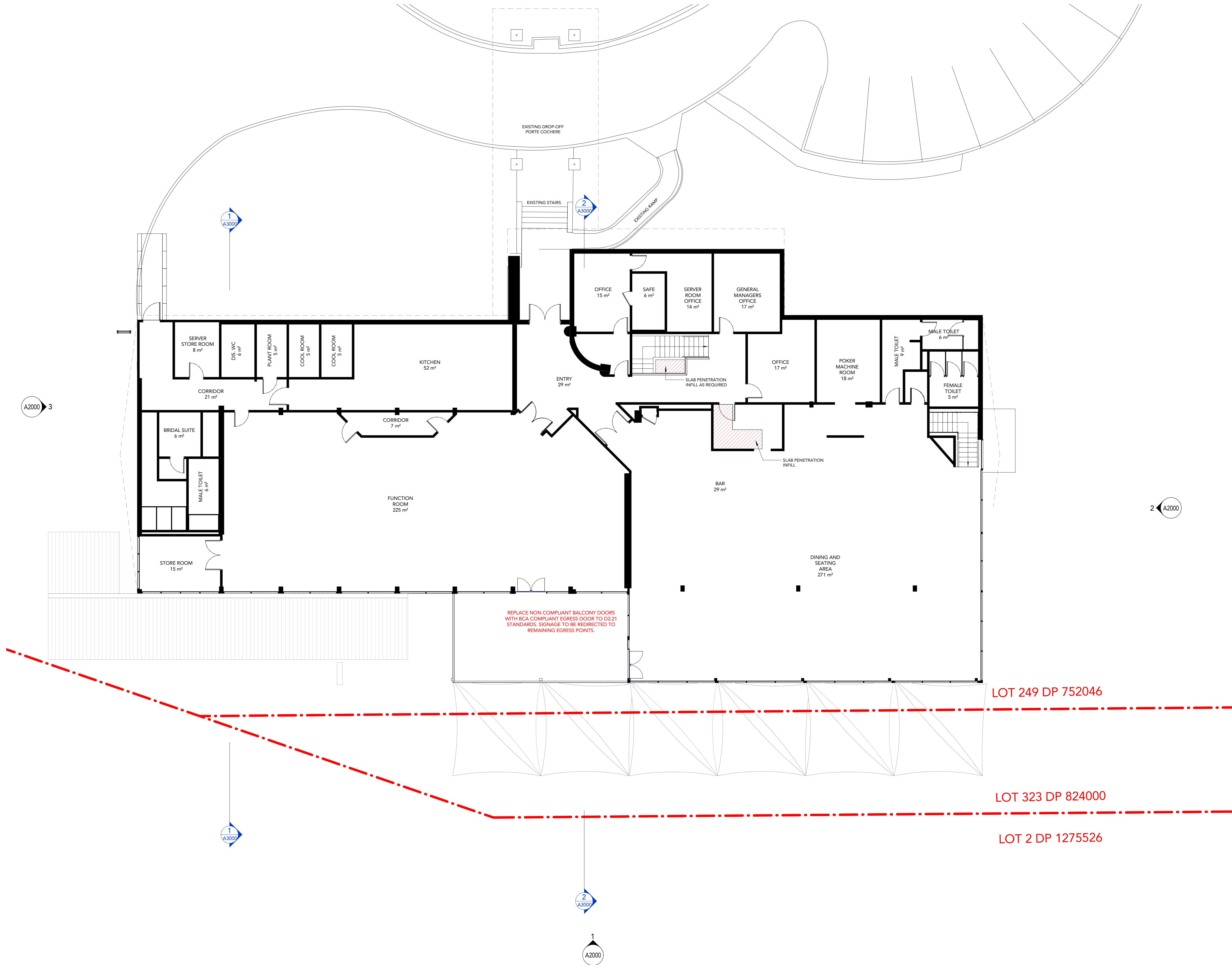
MELBOURNE
313/737 Burwood Road,
Hawthorn East VIC 3123
ABN: 72 104 833 507
Reg Vic: 19340

Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:
Lower Ground Floor Plan - Proposed

Project #: **1053** Scale: **As** Dwg: **01** Cld: **01**
Drawing #: **A1000** indicated

10



DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Preliminary DA	220225
2	ISSUE FOR DA APPLICATION	220225
3	Request for Clarification to Crown	220303
4	Amended for DA	220304

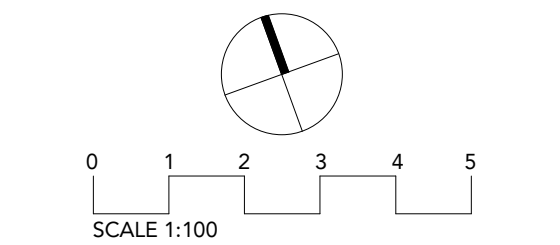
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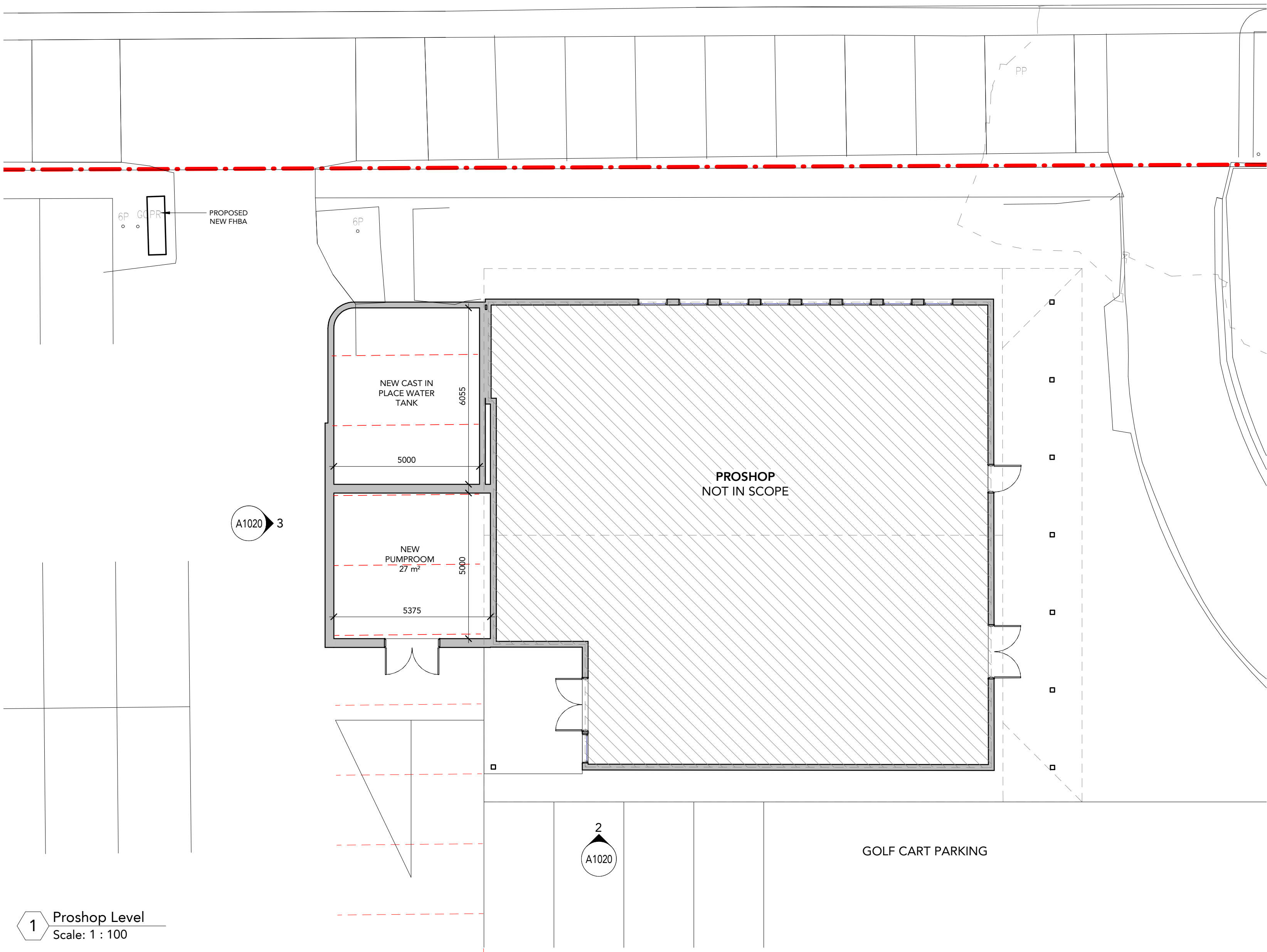


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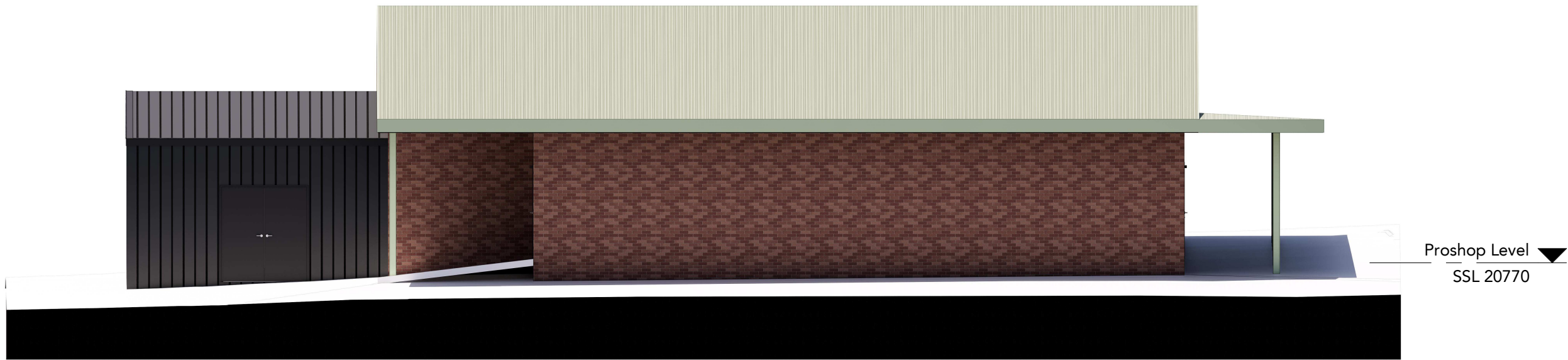
Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:				
Ground Floor - Proposed				
Project #	Scale	Doc	Cld	JP
1053	As	JP	JP	JP
Drawing #:	indicated			
A1010	4			

GOLF AVENUE



1 Proshop Level
Scale: 1 : 100

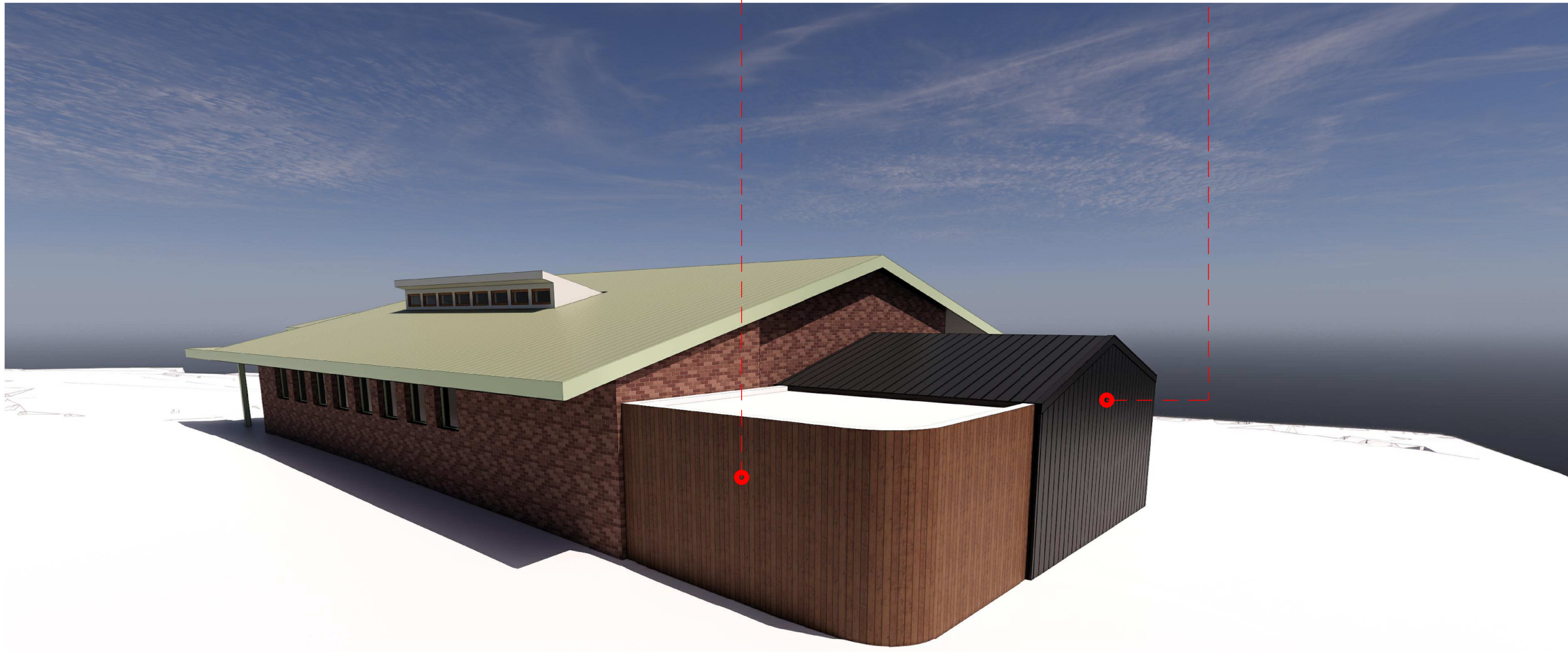
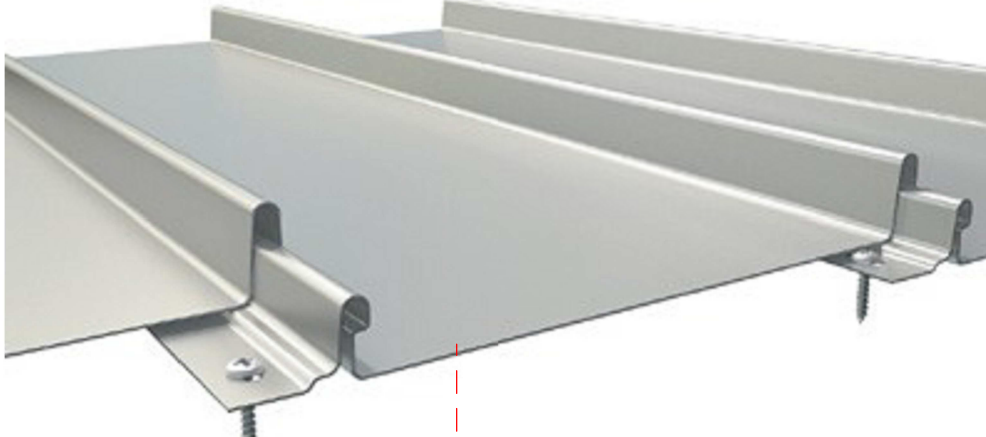


2 Proshop South Elevation
Scale: 1 : 100



3 Proshop West Elevation
Scale: 1 : 100

- CEMINTEL TIMBER LOOK FC - "TEAK"
- ARCHCLAD CLIPTRAY 25mm ROOFING - "MONUMENT" FINISH

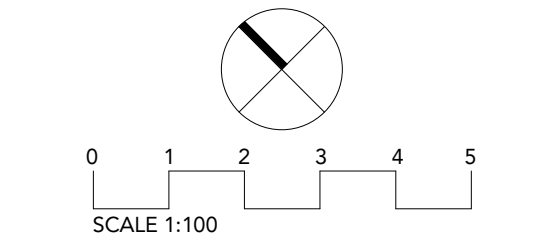


DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Pumproom and Watertank for Coordination	220328
2	Amended for DA	220331

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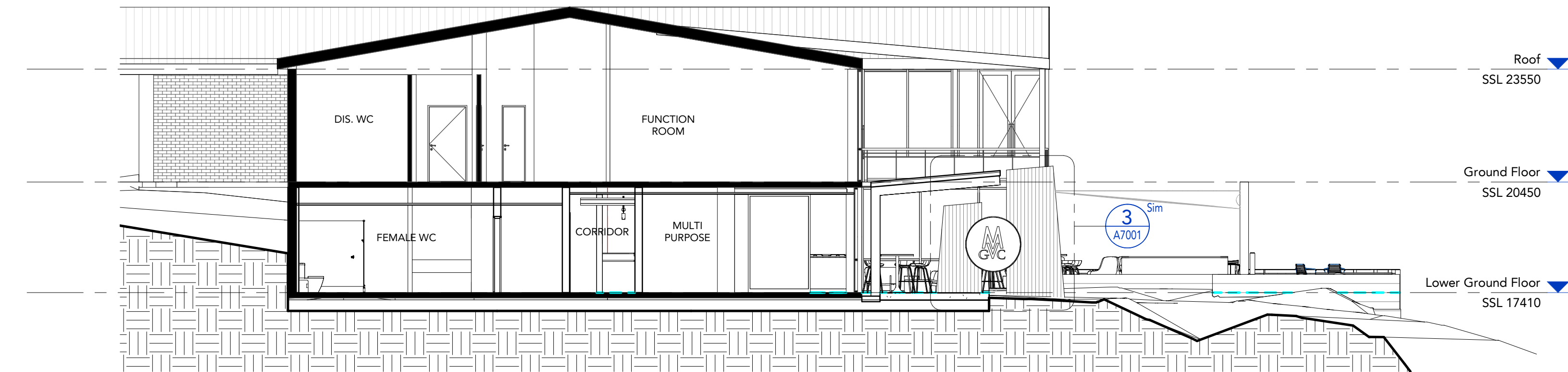
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ABN: 72 104 833 507
Reg Vic: 19340

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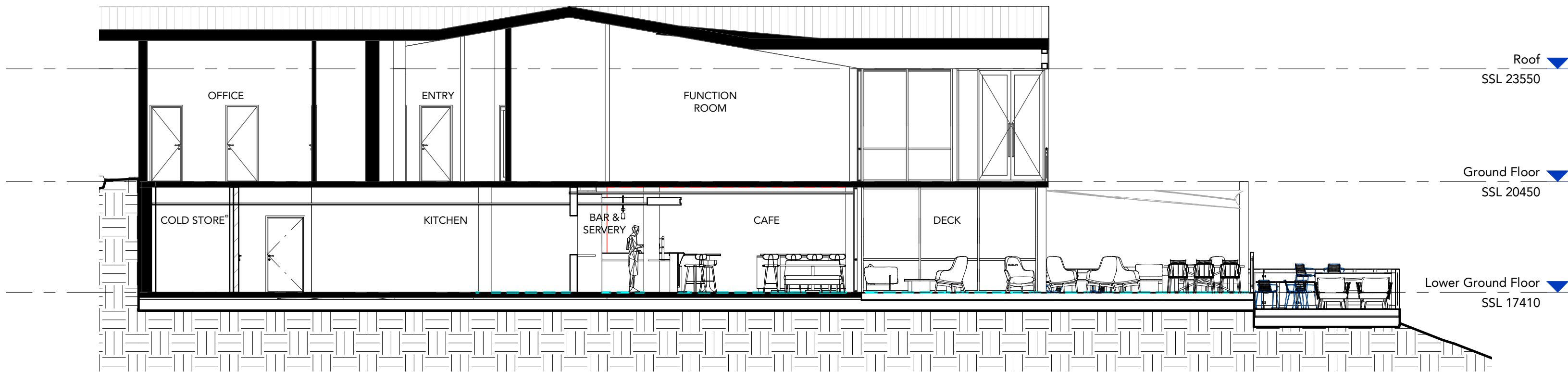
Title:
Pumproom and Tank

Project #:	Scale:	Draw:	Client:
1053	1 : 100 @A1	JP	JP

Drawing #:	Rev:
A1020	2



1 Section A
Scale: 1 : 100



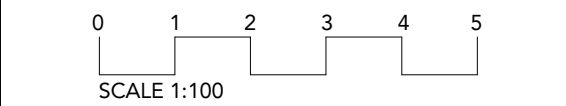
2 Section B
Scale: 1 : 100

DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
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4	ISSUE FOR DA APPLICATION	220225

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3 Golf Ave, Mona Vale NSW 2103



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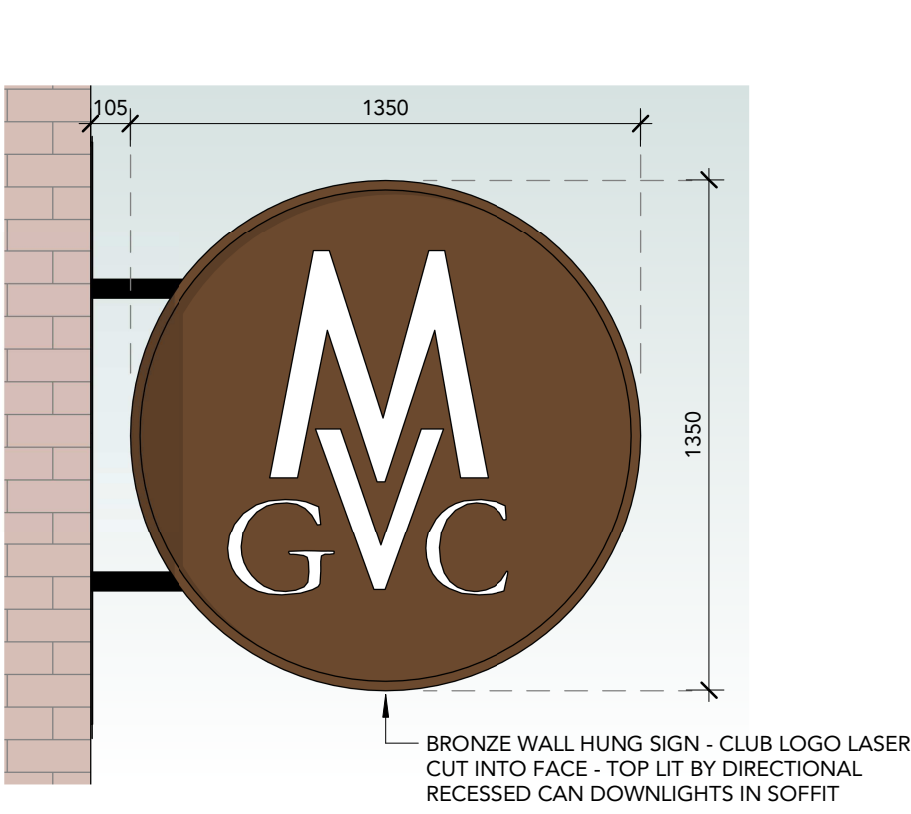
Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:
Proposed Sections

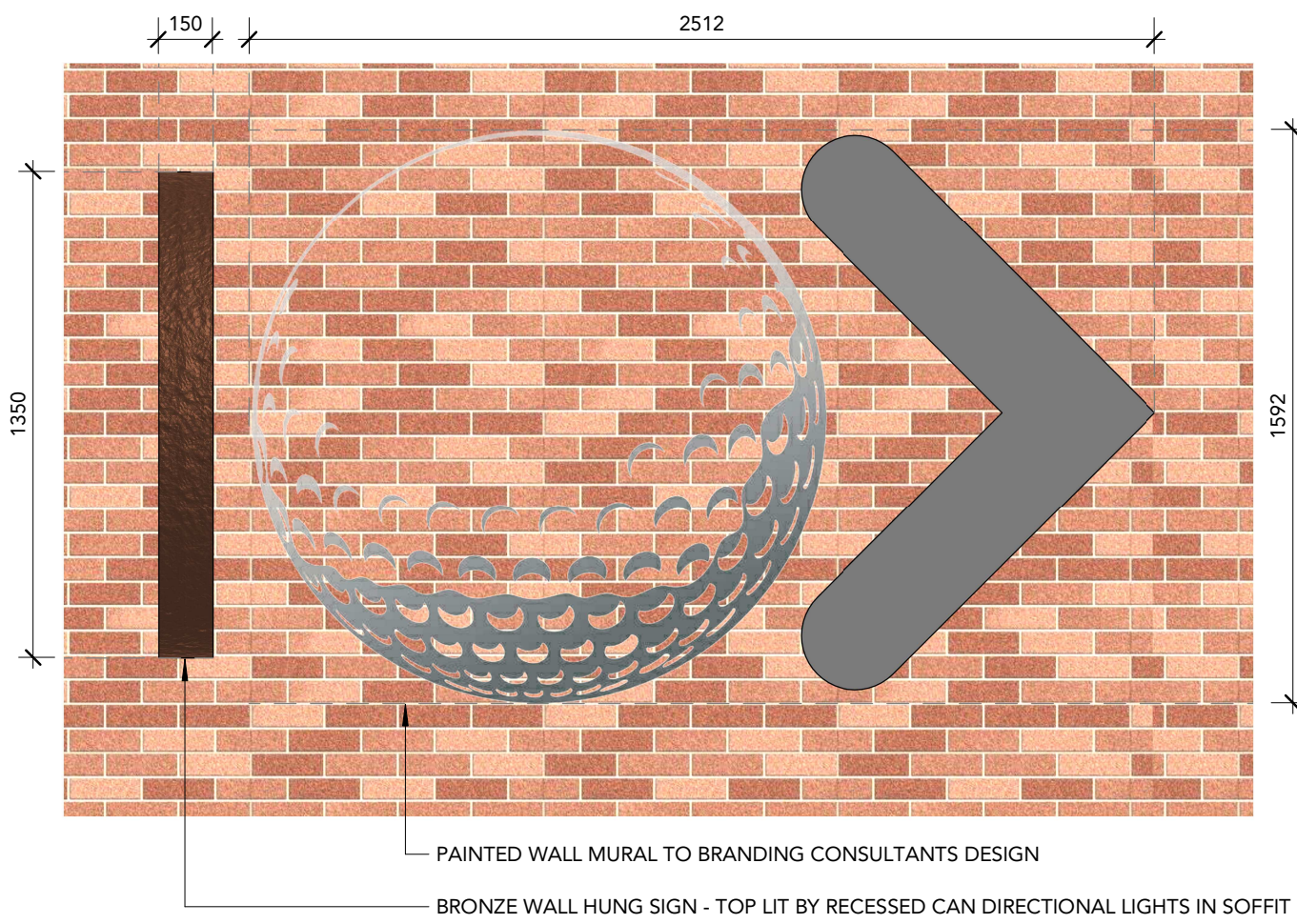
Project #	Scale	Drawn	Checked
1053	1 : 100	Auth	Checker

Drawing #:
A3000

4



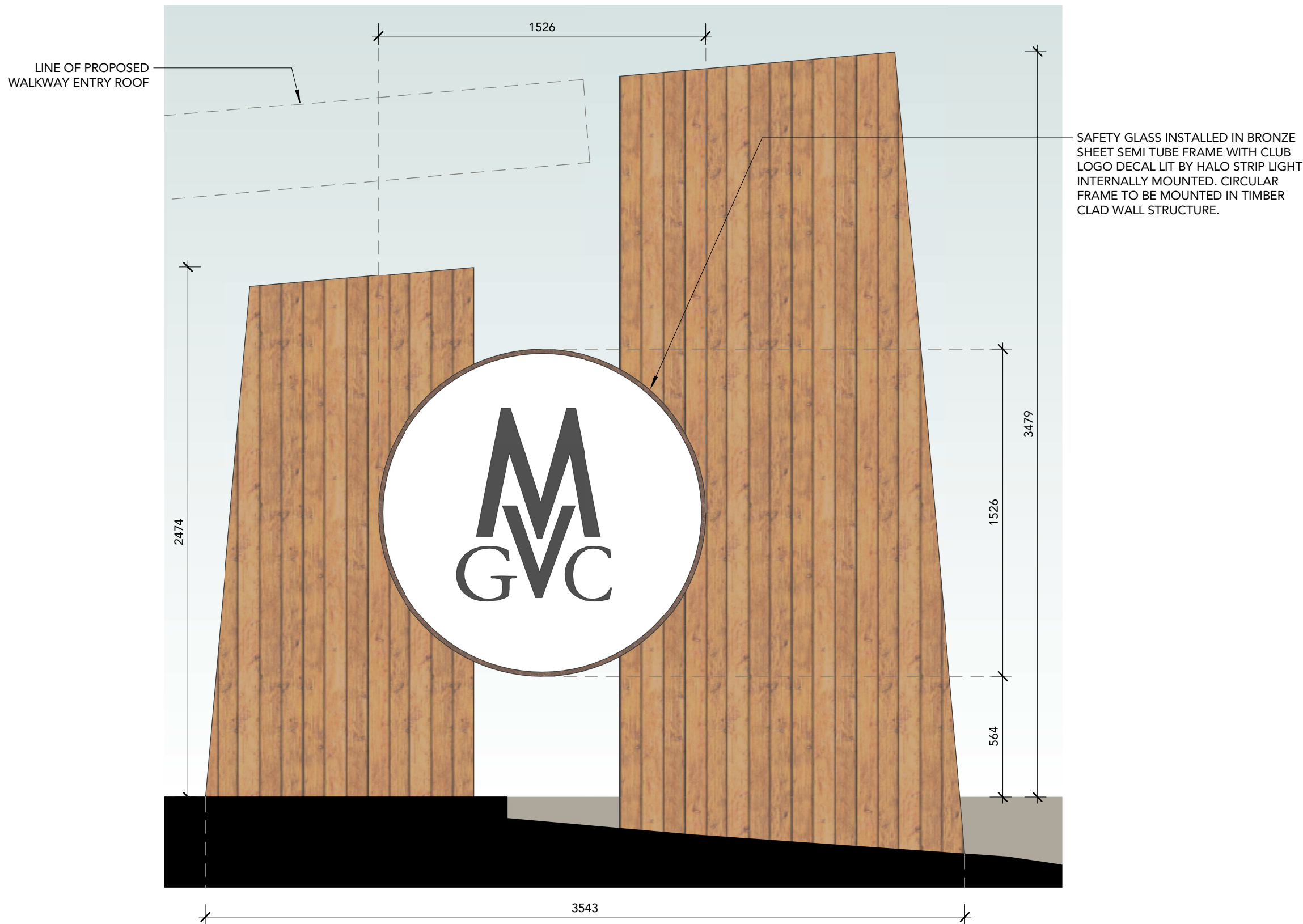
1 SIGN.01 Elevation 1
Scale: 1 : 20



2 SIGN.01 Elevation 2
Scale: 1 : 20



SIGN.01 Look and Feel Image



3 SIGN.02 Elevation
Scale: 1 : 20



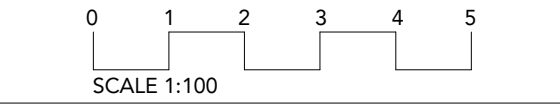
SIGN.02 Look and Feel Image

DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	ISSUE FOR DA APPLICATION	220225

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 3. All dimensions to be checked on site with any discrepancies referred to team 2 architects before proceeding with work.
 4. All work to be carried out in accordance with the requirements of the principal certifying authority, current ncc & Australian standards.

Client or Builder:
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3 Golf Ave, Mona Vale NSW 2103



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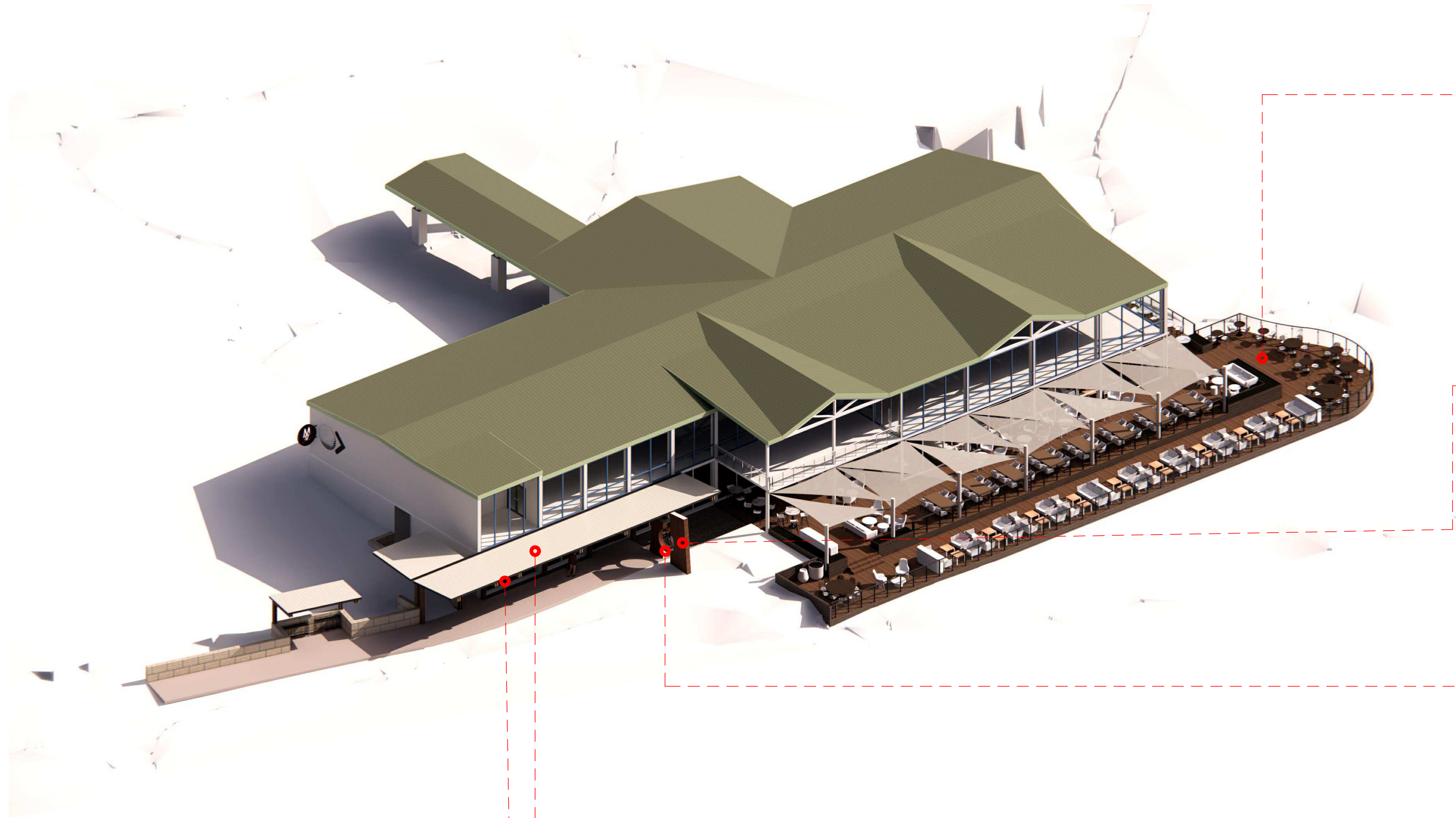
Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:
Signage Details

Project #	Scale	Dwg	Clid
1053	1 : 20	Auth	Checker

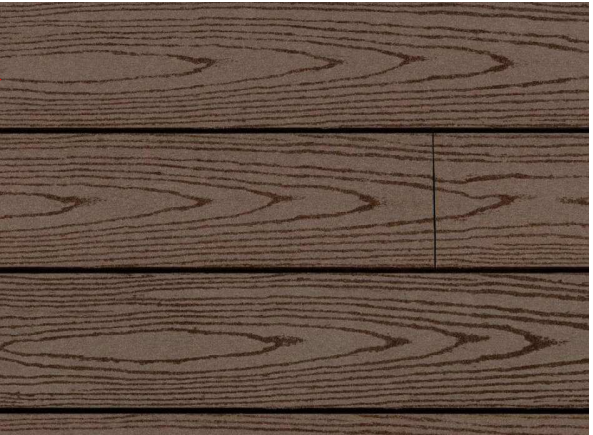
Drawing #:
A7001

1



INDICATIVE WORK IN PROGRESS MATERIALS USED:

- MILLBOARD TIMBER DECKING OR SIMILAR



- MORTLOCK CLEAR COAT SPOTTED GUM TIMBER WALL BOARDS OR SIMILAR

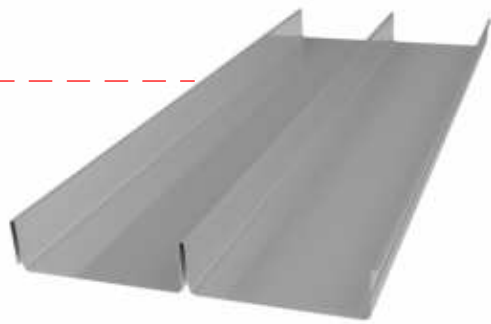


SPOTTED GUM CLEAR OILED
Interior & Exterior

- AXOLOTL AGED ZINC SHEET METAL OR SIMILAR



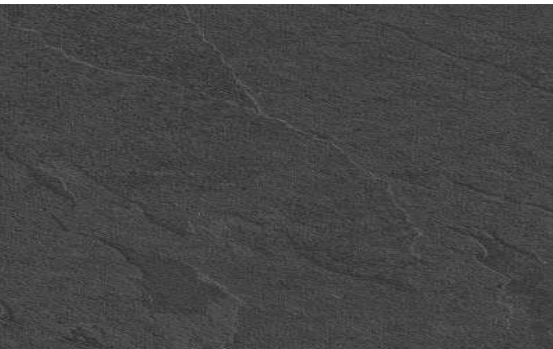
- LYSAGHT LONGLINE 305 ROOFING - SURFMIST FINISH



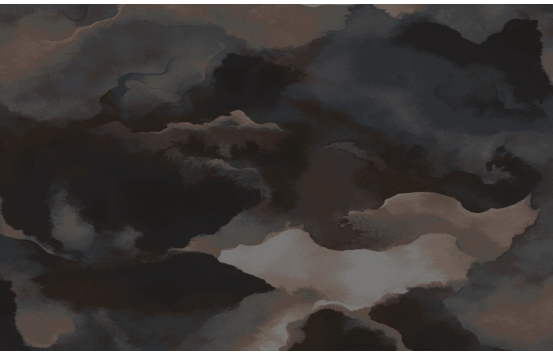
- EQUITONE "LINES" SOFFIT FINISH



- SKHEME "ARTESIA" BLACK GRIP TILING OR SIMILAR



- BRINTONS "CALDERA" WOVEN FEATURE CARPET OR SIMILAR



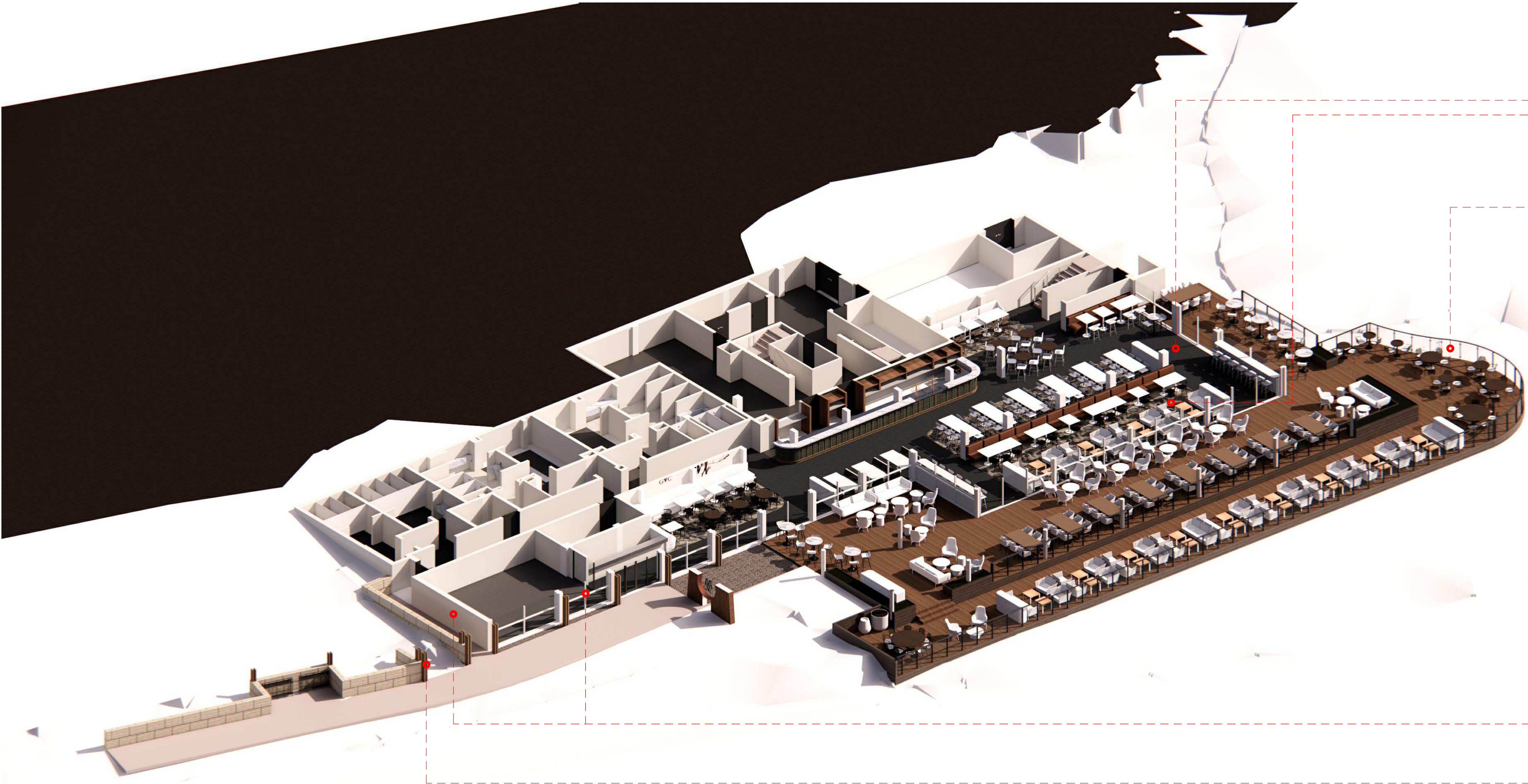
- SAFETY GLASS FRAMELESS BALUSTRADES



- DULUX NATURAL WHITE PAINT AND POWDERCOAT TO NEW AND SELECT EXISTING EXTERNAL FACADE ELEMENTS



- GLULAM SPRUCE TIMBER ROOFING STRUCTURE OR SIMILAR



DRAWING STATUS:		
DEVELOPMENT APPLICATION		
Rev	Revision Description	Date
1	Preliminary for Feasibility Costing	220202
2	Preliminary DA	220225
3	ISSUE FOR DA APPLICATION	220225

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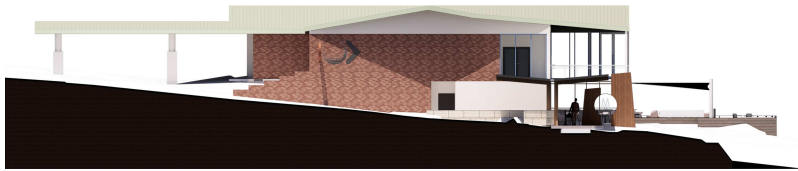
Project:
Mona Vale Golf Club
3 Golf Ave, Mona Vale NSW 2103

Title:
Proposed Colours and Materials

Project #:	Scale:	Dwg:	Cld:
1053		@A1	Autho
Drawing #:		Checker	

A9000

3



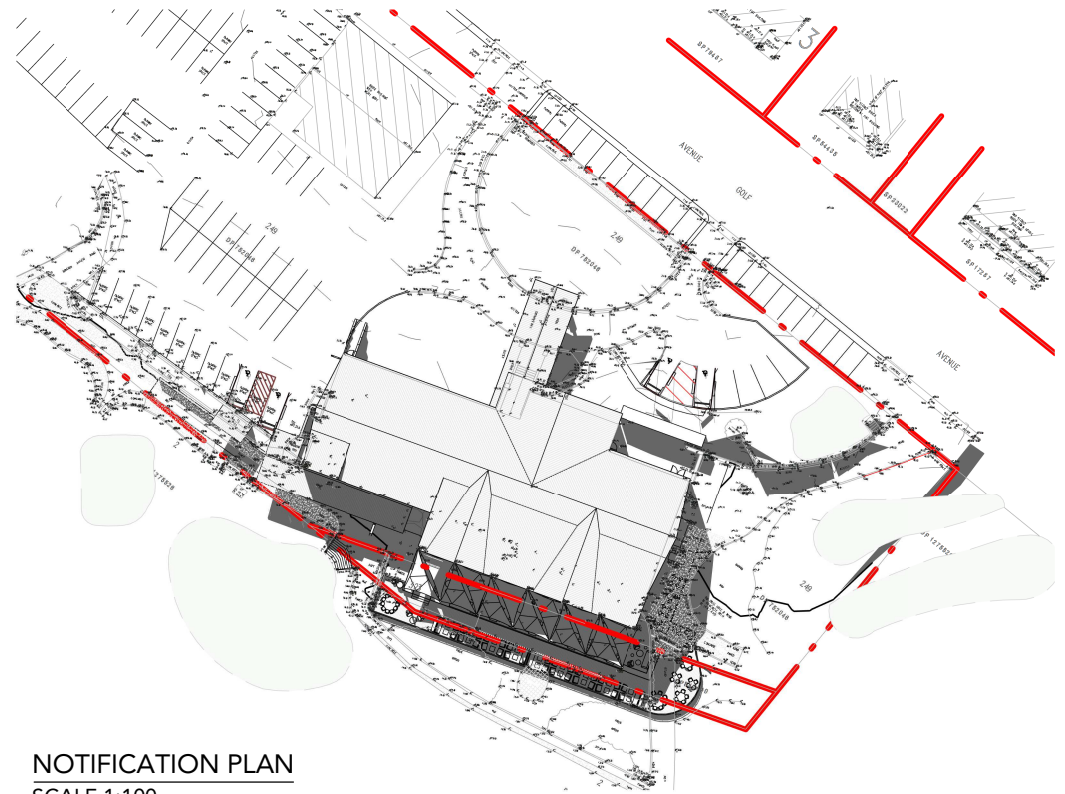
WEST ELEVATION
SCALE 1:500



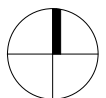
EAST ELEVATION
SCALE 1:500



SOUTH ELEVATION
SCALE 1:500



NOTIFICATION PLAN
SCALE 1:100



Monna Vale Golf Club

Project No: 1053

Drawing No: NP-001

Notification Plan

PROPOSED ALTERATIONS TO THE MONNA VALE GOLF CLUBHOUSE
LOCATED AT 3 GOLF AVENUE, MONNA VALE NSW 2103

TEAM
ARCHITECTS



EXISTING LANDSCAPE PALETTE

LANDSCAPE RESPONSE

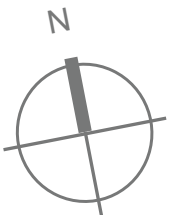
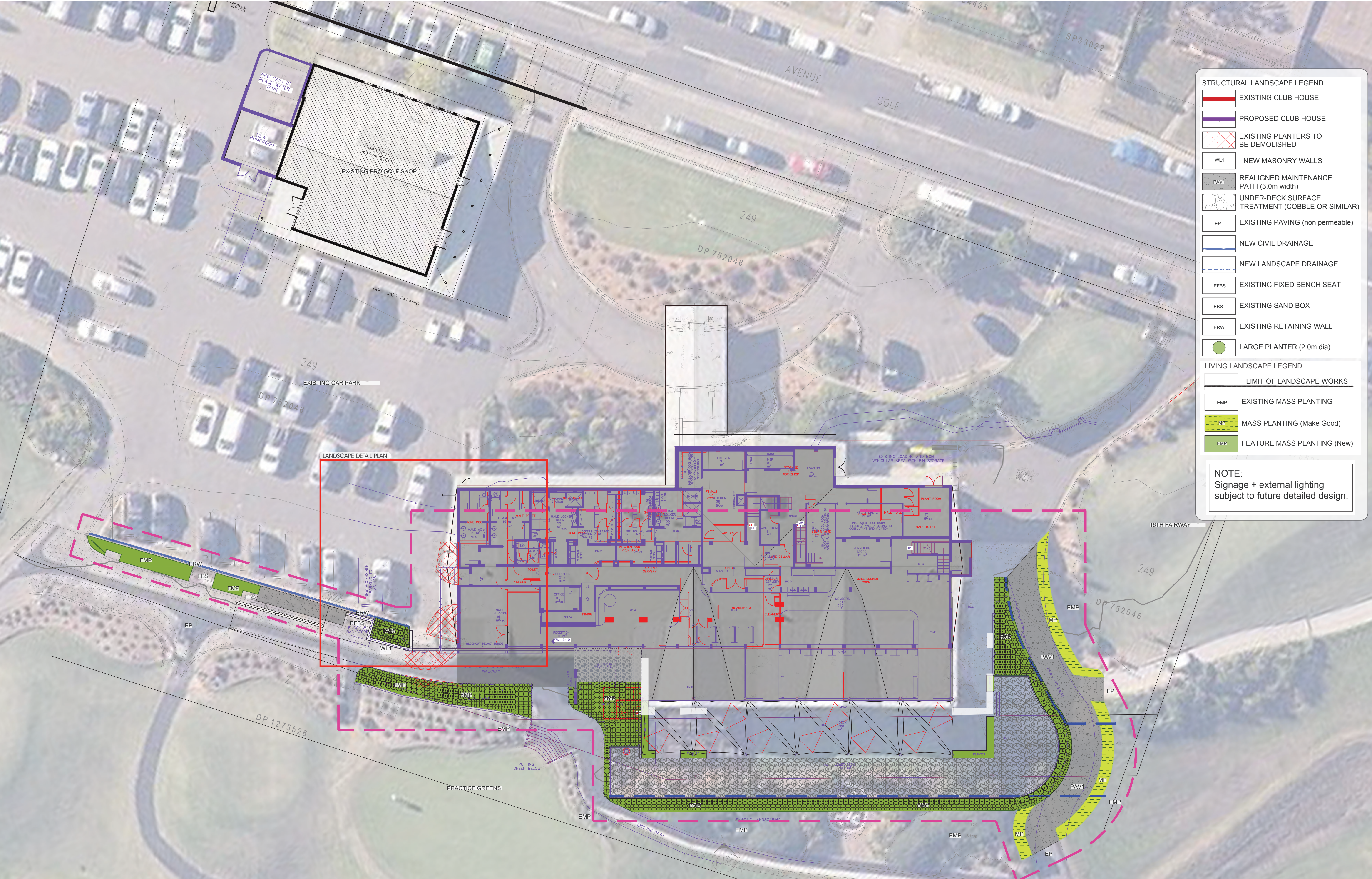
- 1. Signage - existing ground mounted 'pavement' logo to be modified and relocated.
- 2. Service /Buggy access path (southeast) 3.0m wide to be realigned.
- 3. Service /Buggy access path (16th fairway) to accommodate realigned service access & new outdoor deck.
- 4. Embankment to Practice Greens to remain largely untouched.
- 5. Primary Carpark /Building Access to be adjusted & reconfigured.
- 6. Typical low maintenance 'front line' ground cover vegetation (to disturbed areas) as an extension of the existing plant palette.
- 7. Sandbox / Carpark edge planter area to be reconfigured to accommodate revitalised entry and dedicated golf buggy parking.
- 8. Bushwood Enclosure and raised planters to be removed (adjoining western facade of existing clubhouse building).
- 9. Existing carpark to be slightly modified to respond to revitalised building entry point.
- 10. Service /Pedestrian access to be reconfigured to accommodate layout of new deck levels.

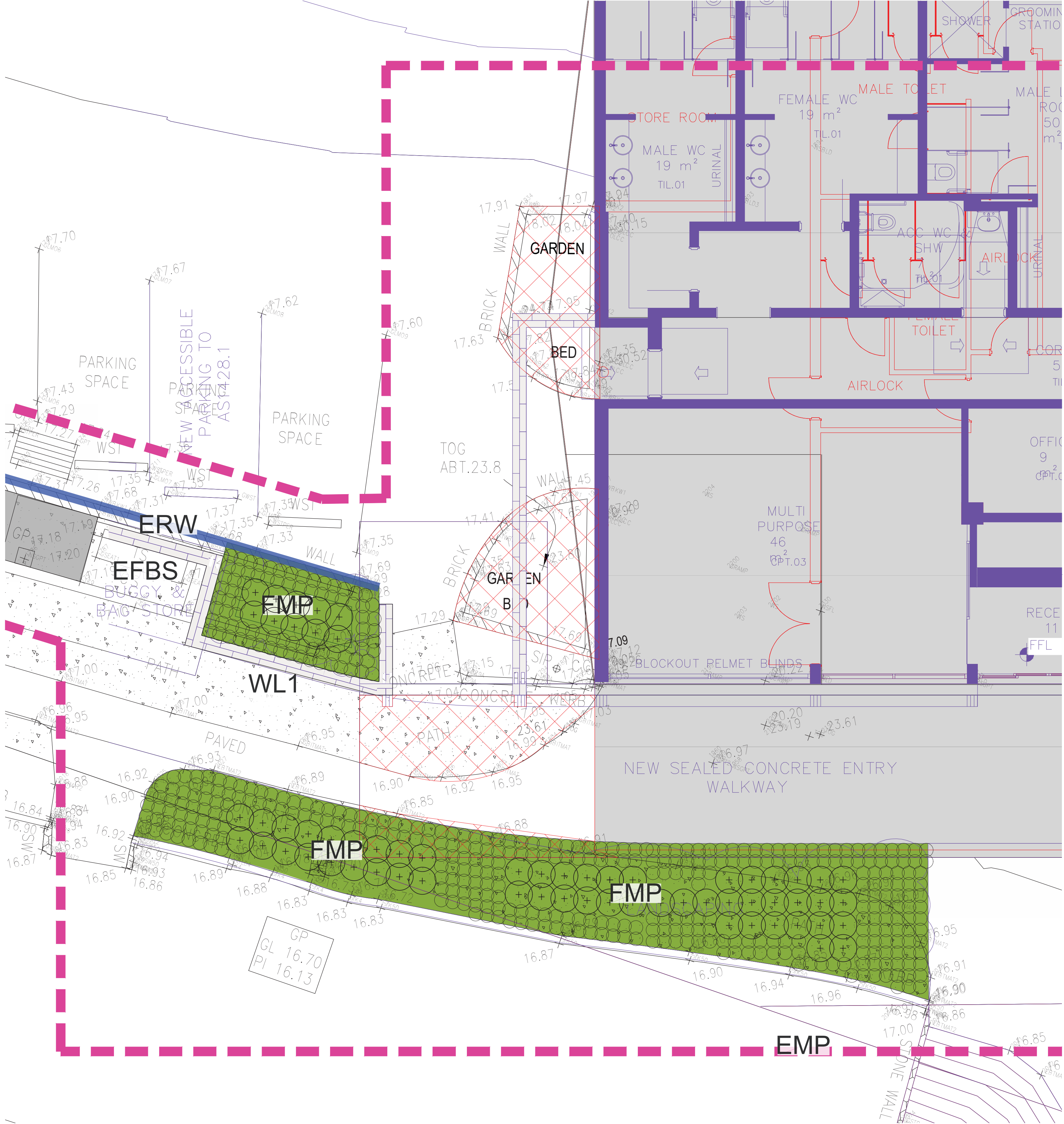
*Dynamic coastal location
and the process of refracting
waves - A metaphor for
movement of people around
the Clubhouse.*



PROPOSED LANDSCAPE PALETTE

Reinforce robust Australian coastal planting





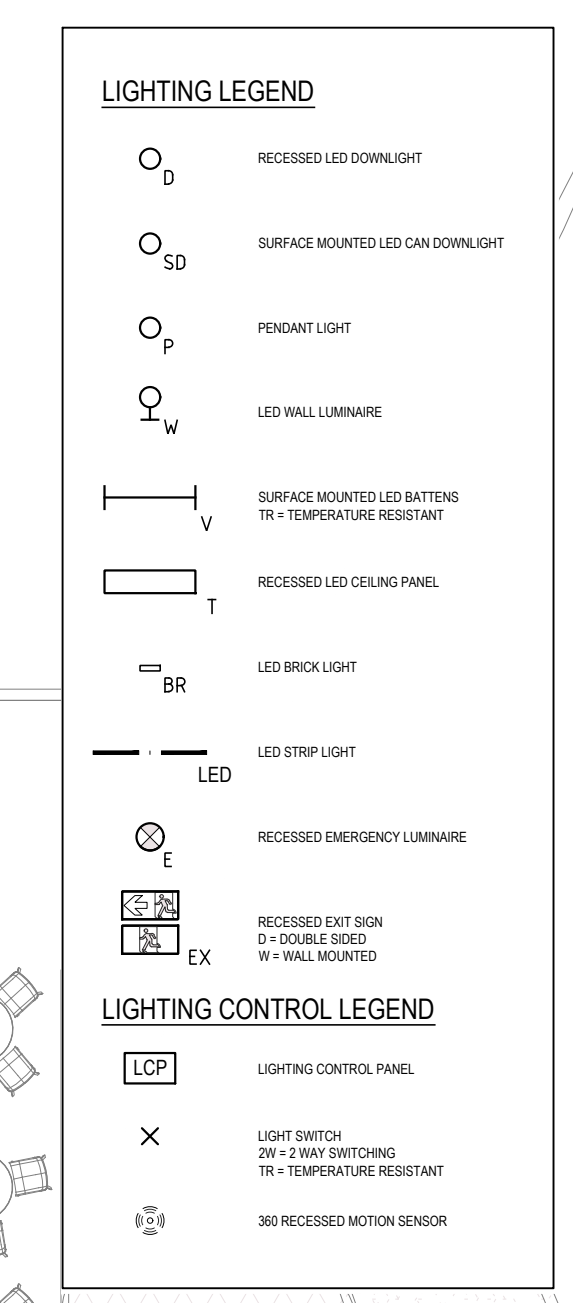
Abbrev	Botanical Name	Common Name	Mature Height (m)	Pot Size	Qty.
Trees					
BAN int	Banksia integrifolia	Coastal Banksia	8-10	45L	1
LIV aus	Livistona australis	Cabbage Tree Palm	20	45L	3
Shrubs					
COR alb	Correa alba	White Correa	1.5-2	200mm	34
ERI myo	Eriostemon myoporoides	Long Leaf Wax-flower	1.5-2	200mm	40
PIT tob	Pittosporum tobira 'Miss muffet'	Miss Muffet Tobira	1-2	200mm	25
PLE arg	Plectranthus argentatus	Silver Spur Flower	1	200mm	25
WES fru	Westringia 'smokie'	Coast Rosemary	1.5	200mm	40
Accent					
DOR exc	Doryanthes excelsa	Gymea Lily	2-4	25L	25
MAC com	Macrozamia communis	Burrawang	2-3	25L	25
PTE umb	Pteris umbrosa	Jungle Fern	1	5L	50
Grasses					
CAR app	Carex appressa	Tall Sedge	0.9	V/cell	120
DIA cae	Dianella caerulea var producta	Blue Flax Lily	0.6-0.7	V/cell	200
FAC nod	Facinia nodosa	Knobby Club Rush	0.8	V/cell	150
JUN usi	Juncus usitatus	Common Rush	0.8	V/cell	230
LOM hys	Lomandra hystrix	Fine Mat Rush	0.6	V/cell	100
LOM lon	Lomandra longifolia	Mat Rush	1.0	V/cell	200
LOM tan	Lomandra tanika	Fine Mat Rush	0.5	V/cell	250
Groundcovers					
CER tom	Cerastium tomentosum	Snow In Summer	0.2	140mm	
GRE poo	Grevillea 'Poorinda Royal Mantle'	Creeping Grevillea	-	140mm	
HIB sca	Hibbertia scandens	Golden guinea vine	0.3	140mm	
MYO par	Myoporum parvifolium	Creeping Boobialla	-	V/cell	

ONLY FULLY CONFORMING TENDERS WILL BE ACCEPTED. ANY ALTERNATIVE PROPOSALS MUST BE DESCRIBED AND PRICED SEPARATELY AND SUBMITTED CONCURRENT WITH THE CONFORMING TENDER.

VARIATION SUBMISSIONS RESULTING FROM THE CONTRACTOR'S FAILURE TO ADEQUATELY ASSESS THE EXISTING INSTALLATION DURING THE TIME OF TENDER SHALL BE REJECTED.

DEVELOPMENT APPLICATION

North Point:	Design:	SA		
	Design Validated:	NN		
	Amendment Approved:	JM		
	Drawn:	SA		
Date:	MARCH 2022	Scale: (A1)	NTS	
Job No.:	Disc:	Dwg No.:	Stager:	Issuer:
22731-001 - E - 003 - P - 03				



CO-ORDINATED REFERENCE DRAWINGS			
SERVICE	DRAWING NUMBER		DATE
ARCH	1053-A1000-Lower Ground Floor Plan - Proposed-10	10	24.03.2022
CIVIL			
ELEC			
MECH			
RCP			
STRUCT			

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Services Engineers:



EPICENTRE
CONSULTING ENGINEERS

ABN 48 645 997 780

2 - 14 VINE STREET,
REDFERN NSW 2016

t: 1300 553 654
e: epicentre@epicentrece.com.au
w: www.epicentrece.com.au



Drawing Title:

ELECTRICAL SERVICES
LOWER GROUND
LIGHTING LAYOUT

North Point: 	Design:	SA
	Design Validated:	NN
	Amendment Approved:	JM
	Drawn:	SA
	Date:	MARCH 2022
Scale: (A1)		1:100
Job No.:	Disc:	Dwg No.:
Stage:	Issue:	
22731-001 - E - 100 - P - 03		

1. ELECTRICAL MAIN SWITCHROOM TO BE MINIMUM 4600mm x 1800mm (L x W) (TBC). CONTAINS NEW MSB AND RELOCATED SOLAR DB AND INVERTERS (3 OFF). 600mm CLEARANCE OF SWITCHBOARD DOORS IN ANY POSITION TO BE MAINTAINED IN ACCORDANCE WITH AS/NZS3000.

[illegible]

CO-ORDINATED REFERENCE DRAWINGS			
SERVICE	DRAWING NUMBER		DATE
ARCH	1053-A1000-Lower Ground Floor Plan - Proposed-10	10	24.03.2022
CIVIL			
ELEC			
MECH			
ROP			
STRUCT			

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REDFERN NSW 2016
t: 1300 553 654
e: epicentre@epicentrece.com.au
w: www.epicentrece.com.au

Project:

MONA VALE GOLF CLUB
3 GOLF AVE, MONA VALE
NSW 2102

Drawing Title:

ELECTRICAL SERVICES

LOWER GROUND POWER LAYOUT

NOT FOR CONSTRUCTION

North Point: 	Design: JM				
	Design Validated: NN				
	Amendment Approved: JM				
	Drawn: NK				
	Date: FEB 2022				
Date:		Scale: (A)		1:100	
Job No:		Disc:		Stage:	
22731-001 - E		- 200 - P		- 03	

ORIGINAL SIZE: AIF



NEW DB-PUMP ROOM. FED FROM
ESSENTIAL SERVICES SECTION OF
THE NEW MSB.
IP54;
18 POLE;
FORM 1 (UNO);
FAULT RATING TBC;
WALL MOUNTED.

[illegible]

CO-ORDINATED REFERENCE DRAWINGS		
SERVICE	DRAWING NUMBER	DATE
ARCH	1053-A1020-Pumproom and Tank-1	01
CIVIL		28.03.2022
ELEC		
MECH		
RCP		
STRUCT		

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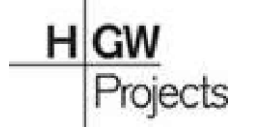
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Project:

MONA VALE GOLF CLUB
3 GOLF AVE, MONA VALE
NSW 2102

Drawing Title:

ELECTRICAL SERVICES
FIRE HYDRANT TANKS
& PUMPROOM

NOT FOR CONSTRUCTION

North Point:	Design:	SA		
	Design Validated:	NN		
	Amendment Approved:	JM		
	Drawn:	SA		
	Date:	MARCH 2022		
	Scale:	(A1) 1:50		
Job No.:	Disc:	Draw No.:	Stage:	Issue:
22731-001 - E		- 200 - P		- 01

DEVELOPMENT APPLICATION

ORIGINAL SIZE: A1P