

PROPOSED SENIORS LIVING FACILITY

38 PARK STREET & 1795 - 1797 PITTWATER ROAD, MONA VALE NSW



PITTWATER ROAD NE CORNER PERSPECTIVE

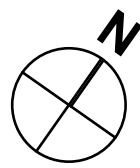
DEVELOPMENT APPLICATION DRAWING LIST	
No:	Drawing Name
DA-00	COVER SHEET
DA-01	ACCESS TO SERVICES & EXISTING SITE PLAN + DEMO
DA-02	SITE ANALYSIS + SITE PLAN
DA-03	BASEMENT + CARPARK PLAN
DA-04	GROUND FLOOR PLAN
DA-05	FIRST FLOOR PLAN
DA-06	ROOF LEVEL LOWER
DA-07	NORTH + EAST ELEVATIONS
DA-08	SOUTH + WEST ELEVATIONS
DA-09	SECTIONS
DA-10	SHADOW DIAGRAMS
DA-11	PERSPECTIVE VIEWS A
DA-12	PERSPECTIVE VIEWS B
DA-13	PERSPECTIVE VIEWS C
DA-14	PERSPECTIVE VIEWS D
LA-01	LANDSCAPE PLAN
LA-02	PLANT SPECIES SCHEDULE

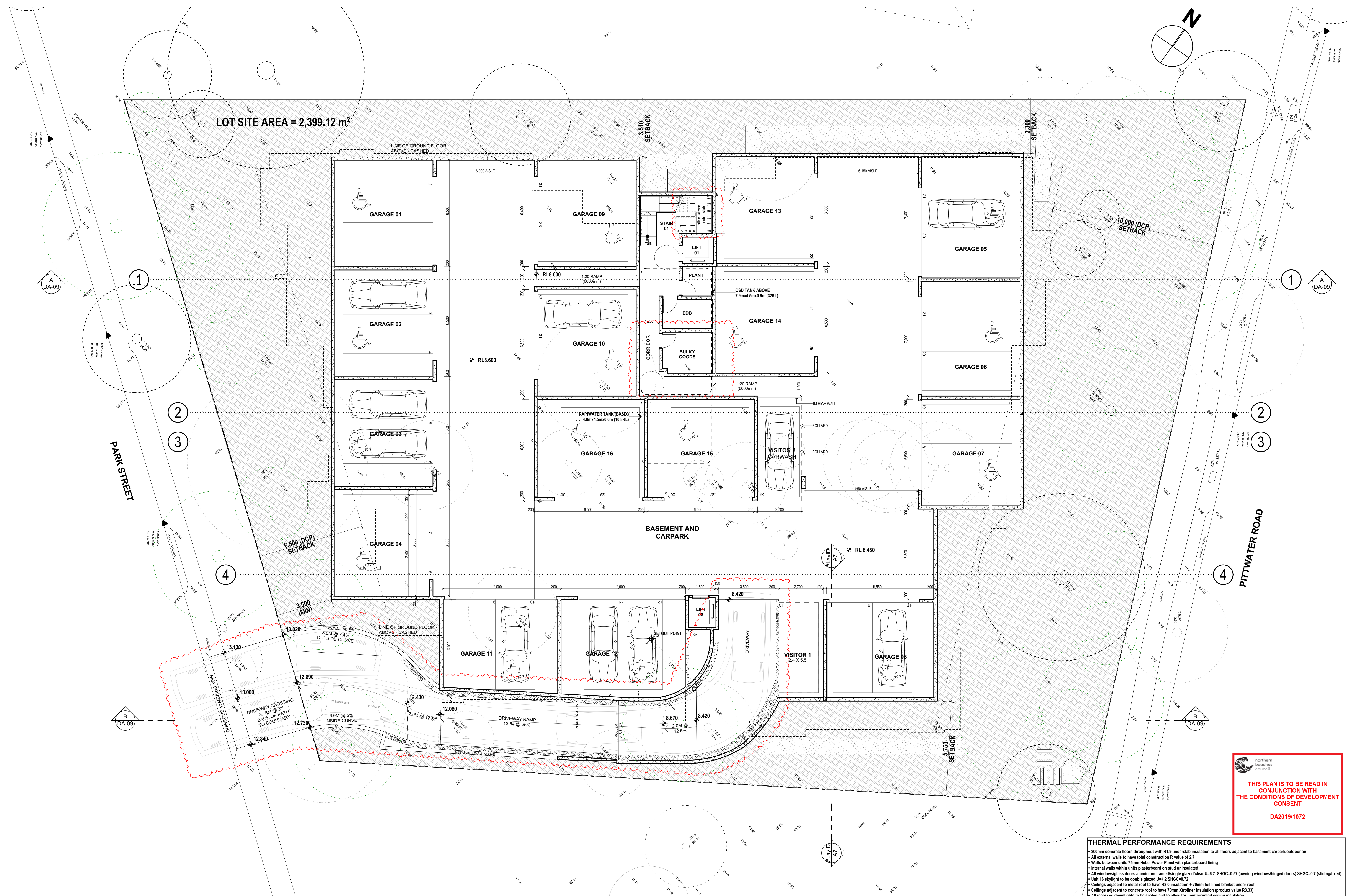


PARK ST NW CORNER PERSPECTIVE



Issue Date	Rev	Description	Drawn	Checked
24/09/2019	A	ISSUE FOR DA	JR	SG
13/01/2020	B	RE ISSUE FOR DA	JR	SG





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

DA2019/1072

- THERMAL PERFORMANCE REQUIREMENTS**
- 200mm concrete floors throughout with R1.9 under slab insulation to all floors adjacent to basement carpark/outdoor air
 - All external walls to have total construction R value of 2.7
 - Walls between units 75mm Hiebel Power Panel with plasterboard lining
 - Internal walls within units plasterboard on stud uninsulated
 - All windows/glass doors aluminium framed/single glazed/clear U=6.7 SHGC=0.57 (awning windows/hinged doors) SHGC=0.7 (sliding/tilted)
 - Unit 16 skylight to be double glazed U=4.2 SHGC=0.72
 - Ceilings adjacent to metal roof to have R3.0 insulation + 70mm foil lined blanket under roof
 - Ceilings adjacent to concrete roof to have 70mm Xtruliner insulation (product value R3.33)
 - All recessed downlights to be sealed and to allow for uninterrupted ceiling insulation
 - All exhaust fans sealed



SEPP HSPD - FSR CALCULATIONS				
SITE AREA = 2399.12m ²				
Apartment No.	Measured Area (SEPP HSPD)	Solar Access	Cross Vent.	
01	117.36	✓	✓	
02	105.74	✓	✓	
03	106.13	✓	✓	
04	117.15	✓	✓	
05	119.46	✓	✓	
06	118.10	✓	✓	
07	118.39	✓	✓	
08	121.66	✓	✓	
09	117.37	✓	✓	
10	106.14	✓	✓	
11	106.58	✓	✓	
12	121.28	✓	✓	
13	119.44	✓	✓	
14	120.92	✓	✓	
15	118.41	✓	✓	
16	121.90	✓	✓	
FSR TOTAL	1,856.03 m ²	12/16	16/16	
FSR TOTAL	0.773.1	75%	100%	

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 northern beaches council
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Project			Scale	Drawn	Checked	Date
MONA VALE 3 PTY LTD			1:100 @ A1	JR	SG	17/03/2020
PROPOSED SENIORS LIVING FACILITY			PROJECT NO.	DA-05	REVISION	C
38 PARK STREET & 1795 - 1797			1835			
PITTWATER ROAD, MONA VALE NSW						



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Issue Date Rev Description
24/09/2019 A ISSUE FOR DA
13/01/2020 B RE ISSUE FOR DA

Drawn Checked
JR SG
JR SG

PROJECT
MONA VALE 3 PTY LTD
SENIORS LIVING
PROPOSED SENIORS LIVING FACILITY
38 PARK STREET & 1795 - 1797
PITTSWATER ROAD, MONA VALE NSW

DRAWING TITLE
ROOF LEVEL LOWER

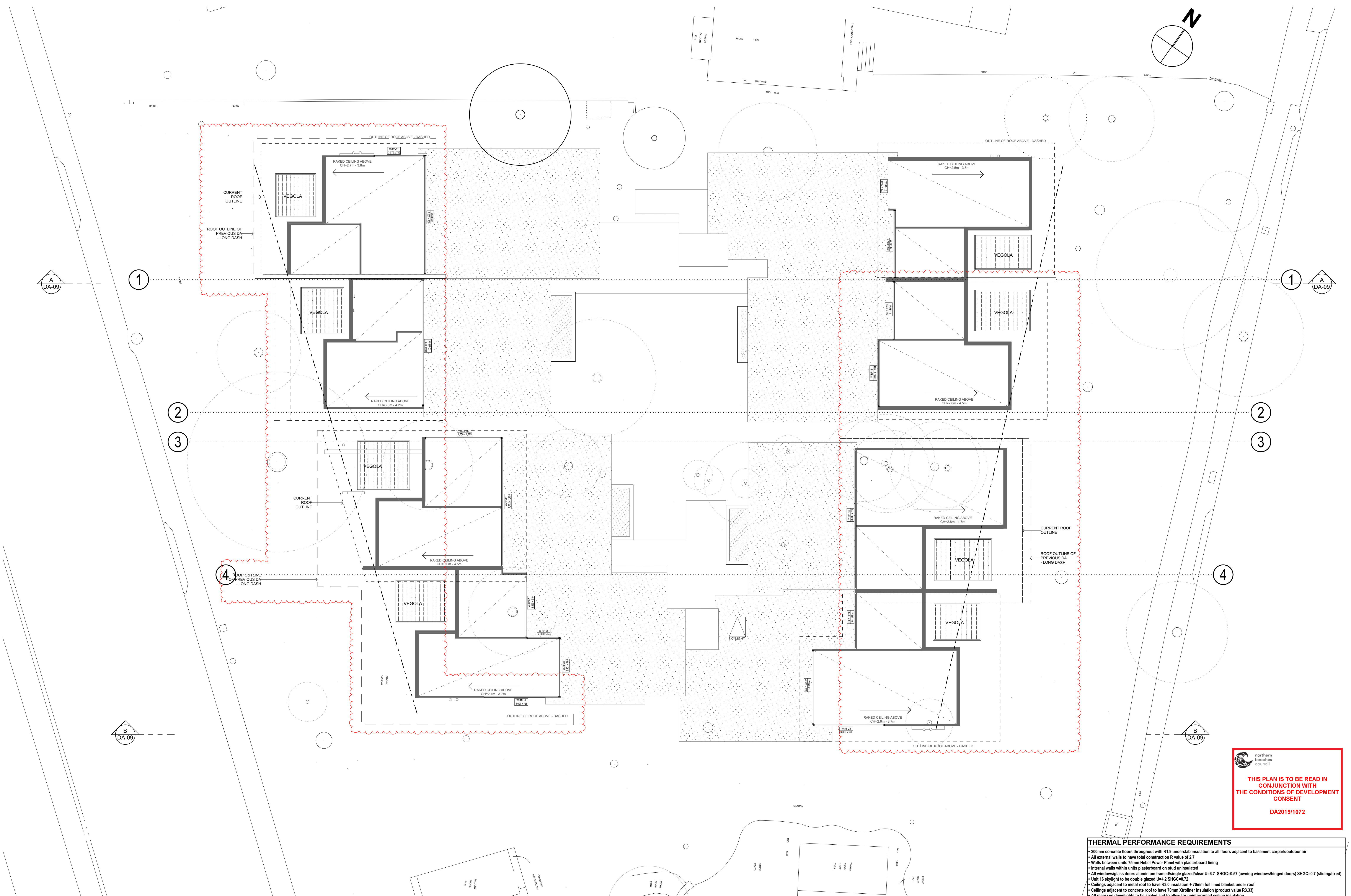
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1:100 @ A1
PROJECT NO.
1835

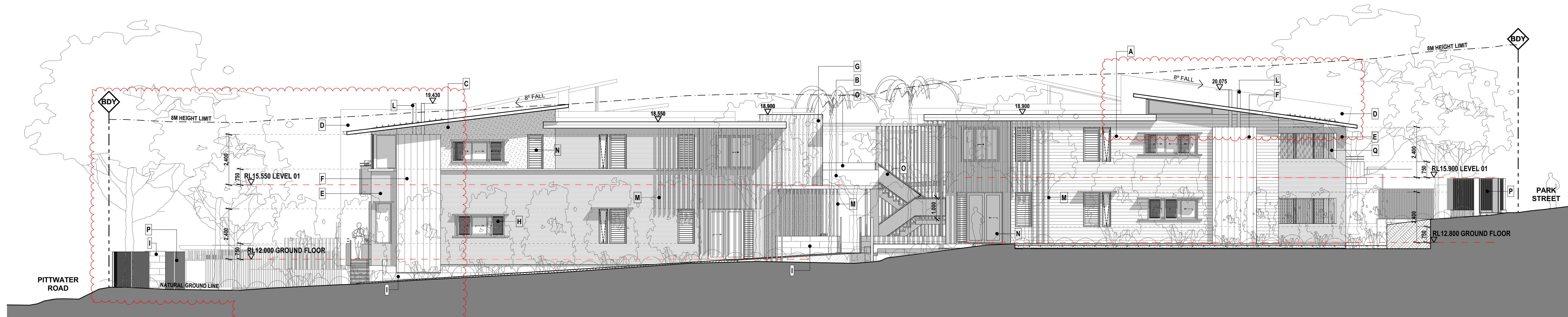
DATE
11/03/2020
REVISION
B

THERMAL PERFORMANCE REQUIREMENTS

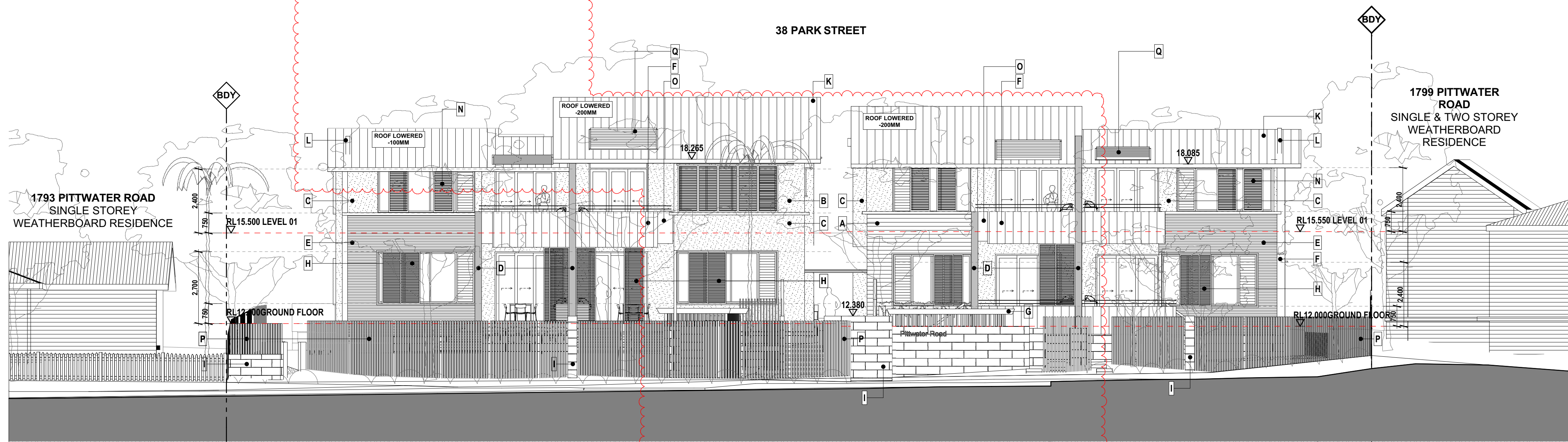
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ELEVATION NORTH



ELEVATION EAST (PITTWATER RD)



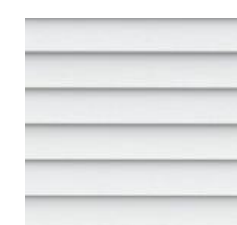
PITTWATER ROAD NE CORNER - 3D



PITTWATER ROAD SE CORNER - 3D

EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY



A EXTERNAL WALLS
FC WEATHERBOARDS
'LINEA WEATHERBOARDS'
150MM ON METAL FRAMING
R-VALUE = 2.7
RESENE QUARTER BIANCA



B EXTERNAL WALLS
HEBEL/RENDERED WALL
ON METAL FRAMING
R-VALUE = 2.7
DULUX 'HOG BRISTLE QUATER'



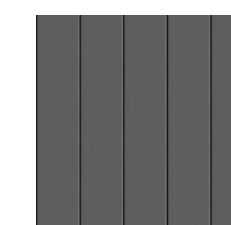
C EXTERNAL WALLS
HEBEL/RENDERED WALL
ON METAL FRAMING
R-VALUE = 2.7
RESENE 'SURFIMIST'



D EXTERNAL WALLS
HEBEL/RENDERED WALL
ON METAL FRAMING
R-VALUE = 2.7
'HOG MONUMENT'



E EXTERNAL WALLS
FC CLADDING 'THIN'
ON METAL FRAMING
R-VALUE = 2.7
PAINT FINISH



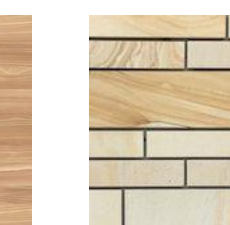
F EXTERNAL WALLS
ZINC METAL CLADDING
ON METAL FRAMING
R-VALUE = 2.7
QUARTZ-ZINC MATTE GREY



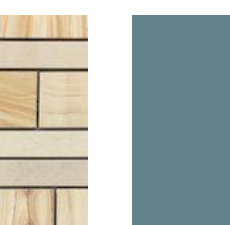
G CONCRETE FINISH
FEATURE EXPOSED
CONCRETE TO WALLS
& SLAB EDGE
ROUGH TIMBER FINISH



H WINDOW SHUTTERS
SLIDING TIMBER SHUTTERS
NATURAL CLEAR VARNISH



I EXTERNAL WALLS
FEATURE STONE WALL
SANDSTONE WALL



J STEEL COLUMNS
FEATURE STEEL COLUMN
RESENE 'BISMARCK'



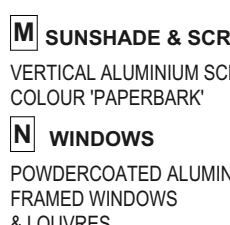
K ROOF + TRIMS
METAL DECK ROOF
COLORBOND ON PURLINS
R-VALUE = 3.2
COLOUR - WINDSPRAY



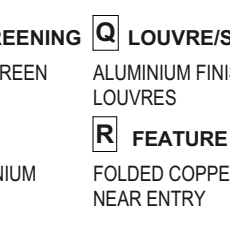
L ROOF CHIMNEY
STAINLESS STEEL FINISH
TO CHIMNEY FLUE



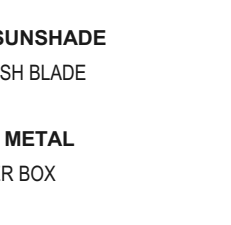
M SUNSHADE & SCREENING
VERTICAL ALUMINIUM SCREEN
COLOUR 'PAPERBARK'



N WINDOWS
POWDERCOATED ALUMINIUM
FRAMED WINDOWS
& LOUVRES



O BALCONY
GLASS BALUSTRADE WITH
METAL TOP RAIL



Q LOUVRE/SUNSHADE
ALUMINIUM FINISH BLADE
LOUVRES



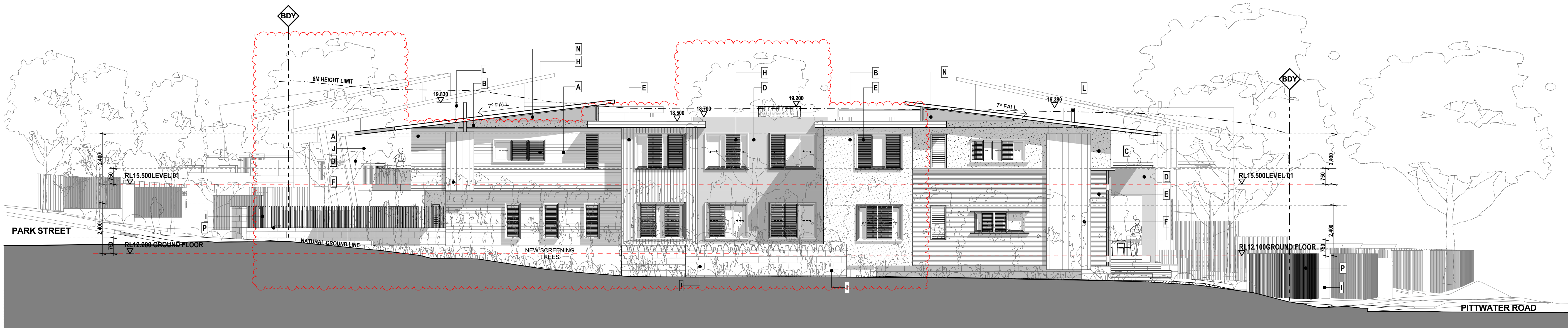
R FEATURE METAL
FOLDED COPPER BOX
NEAR ENTRY



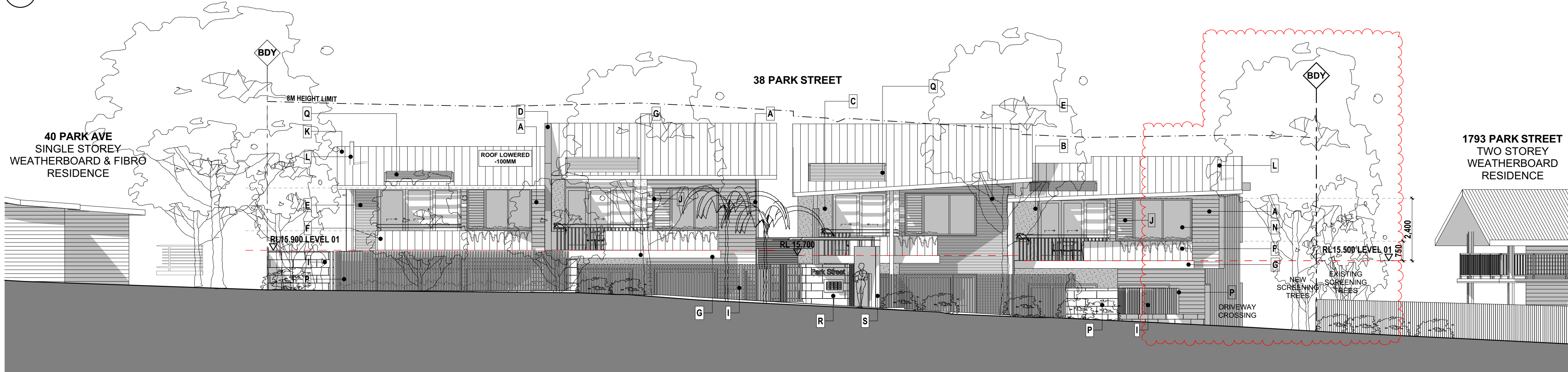
S FEATURE ENTRY
WALL
CORTEN FOLDED METAL SHEET
TO ENTRY
METAL 'RUST LOOK' FINISH

THERMAL PERFORMANCE REQUIREMENTS

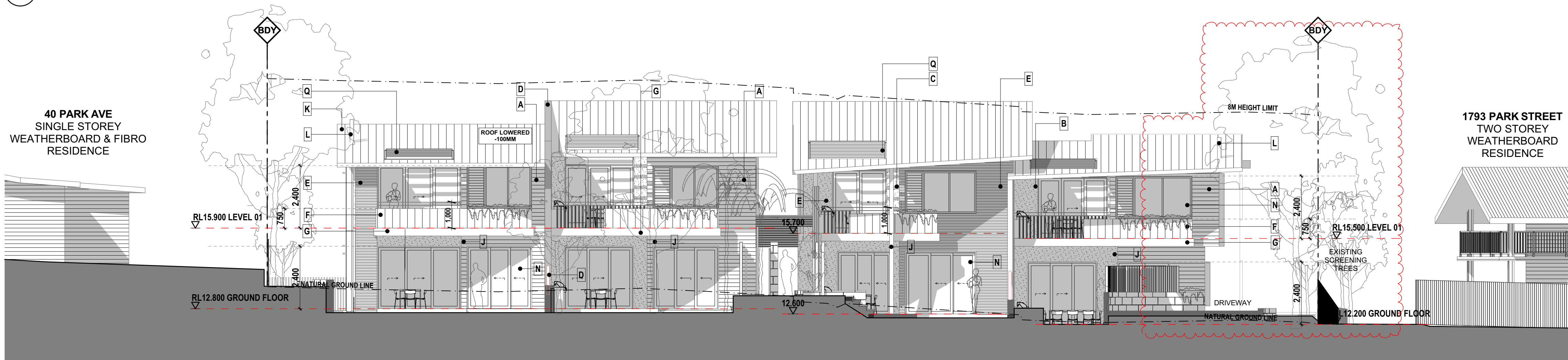
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ELEVATION SOUTH



ELEVATION WEST BOUNDARY (PARK ST)



ELEVATION WEST BUILDING (PARK ST)

EXTERNAL FINISHES
NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

A EXTERNAL WALLS FC WEATHERBOARDS "LINEA WEATHERBOARDS" 150MM ON METAL FRAMING R-VALUE = 2.7 RESENE QUARTER BIANCA	B EXTERNAL WALLS HEBEL/RENDERED WALL ON METAL FRAMING R-VALUE = 2.7 "HOG BRISTLE QUARTER"	C EXTERNAL WALLS HEBEL/RENDERED WALL ON METAL FRAMING R-VALUE = 2.7 RESENE "SURFMIST"	D EXTERNAL WALLS HEBEL/RENDERED WALL ON METAL FRAMING R-VALUE = 2.7 "MONUMENT"	E EXTERNAL WALLS FC CLADDING "THIN" ON METAL FRAMING R-VALUE = 2.7 PAINT FINISH	F EXTERNAL WALLS ZINC METAL CLADDING ON METAL FRAMING R-VALUE = 2.7 "QUARTZ-ZINC MATTE GREY"	G CONCRETE FINISH FEATURE EXPOSED CONCRETE TO WALLS & SLAB EDGE ROUGH TIMBER FINISH	H WINDOW SHUTTERS SLIDING TIMBER SHUTTERS NATURAL CLEAR VARNISH	I EXTERNAL WALLS FEATURE STONE WALL SANDSTONE WALL	J STEEL COLUMNS FEATURE STEEL COLUMN RESENE "BISMARCK"	K ROOF + TRIMS METAL DECK ROOF COLORBOND ON PURLINS R-VALUE = 5.2 COLOUR - WINDSPRAY	L ROOF CHIMNEY STAINLESS STEEL FINISH TO CHIMNEY FLUE	M SUNSHADE & SCREENING VERTICAL ALUMINIUM SCREEN COLOUR "PAPERBARK"	N WINDOWS POWDERCOATED ALUMINIUM FRAMED WINDOWS & LOUVRES	O BALCONY GLASS BALUSTRADE WITH METAL TOP RAIL	P FENCE VERTICAL ALUMINIUM POSTS RESENE "DOUBLE GRAVEL"	Q LOUVRE/SUNSHADE ALUMINIUM FINISH BLADE LOUVRES	R FEATURE METAL FOLDED COPPER BOX NEAR ENTRY	S FEATURE ENTRY WALL CORTEN FOLDED METAL SHEET TO ENTRY METAL "RUST LOOK" FINISH
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PARK STREET NW CORNER - 3D

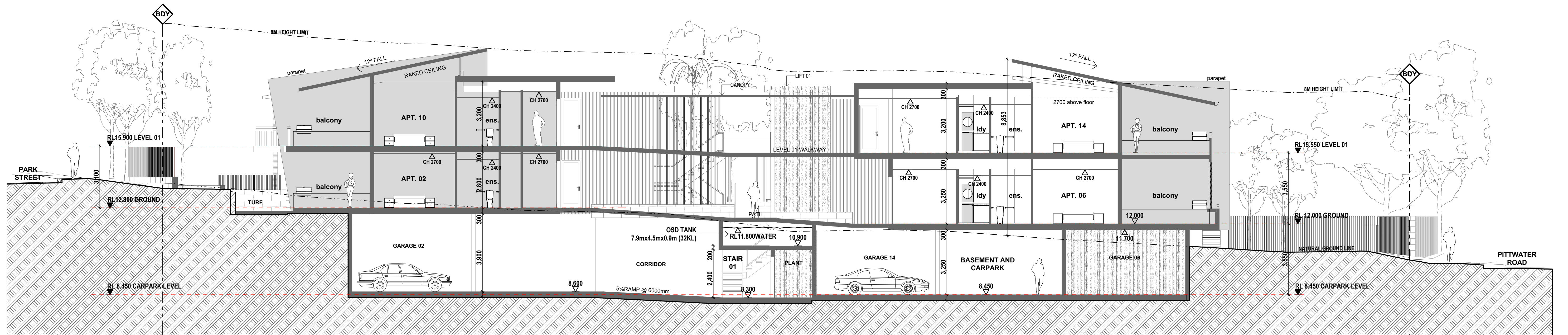


PARK STREET SW CORNER - 3D

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DA2019/1072

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17/03/2020	C	RE ISSUE FOR DA	JR	SG



SECTION A



SECTION B (DRIVEWAY RAMP)

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CONSENT
DA2019/1072

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26/03/2020	D	RE ISSUE FOR DA	JR	SG

PROJECT
MONA VALE 3 PTY LTD
SENIORS LIVING
PROPOSED SENIORS LIVING FACILITY
38 PARK STREET & 1795 - 1797
PITTWATER ROAD, MONA VALE NSW

DRAWING TITLE
SECTIONS

SCALE
1:100 @ A1

DESIGN
JR SG

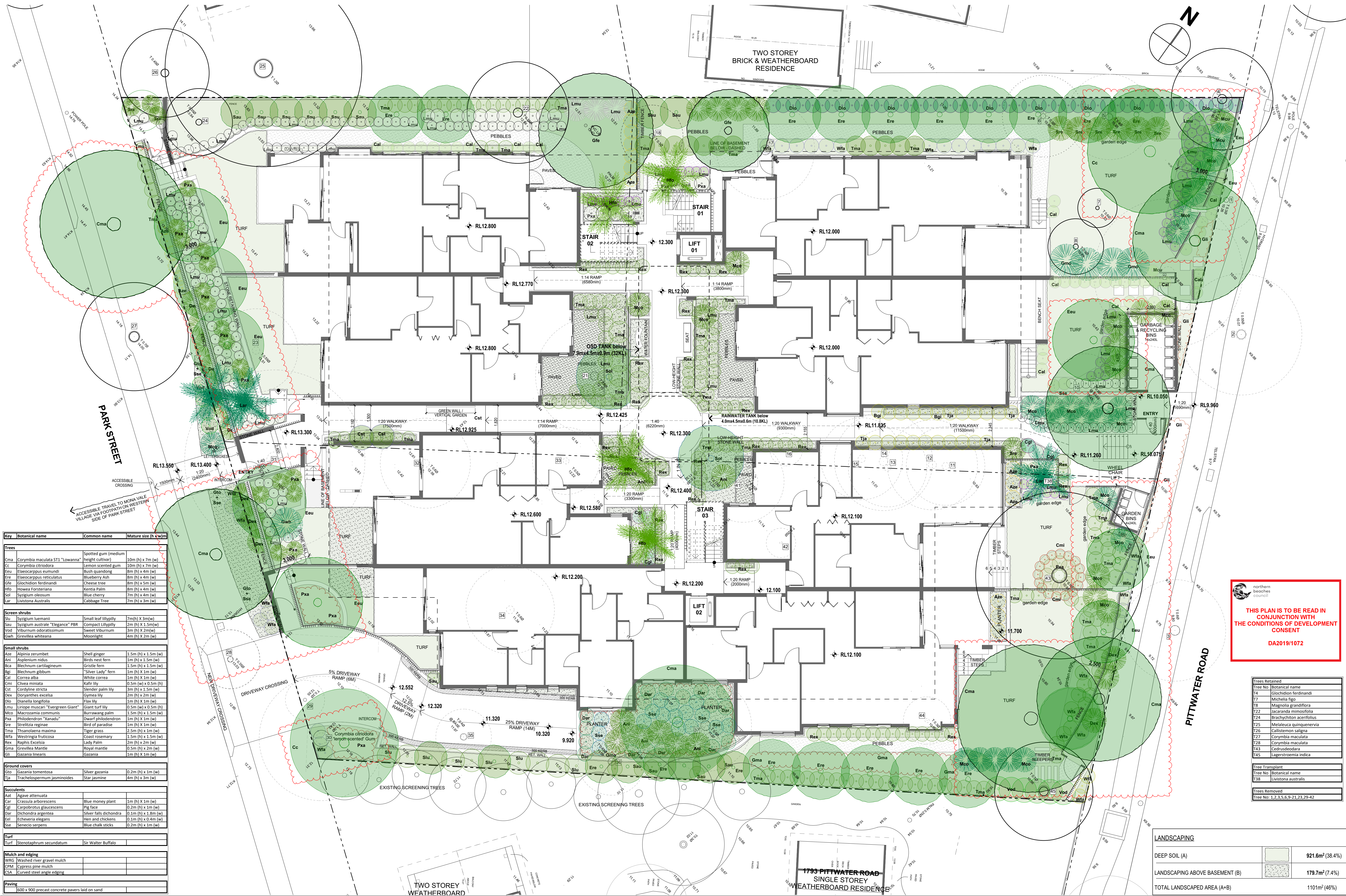
CHECKED
JR SG

DATE
26/03/2020

PROJECT NO.
1835

DRAWING NO.
DA-09

REVISION
D



Key	Botanical name	Common name	Mature size (h x w)
Trees			
Cma	Corymbia maculata ST1 "Lowanna"	Spotted gum (medium height cultivar)	10m (h) x 7m (w)
Cc	Corymbia citriodora	Lemon scented gum	10m (h) x 7m (w)
Ere	Elaeocarpus sumatrensis	Blueberry Ash	8m (h) x 4m (w)
Gfe	Glochidion ferdinandi	Cheese tree	8m (h) x 5m (w)
Info	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)
Sol	Syzygium oleosum	Blue cherry	7m (h) x 4m (w)
Lar	Livistonia Australis	Cabbage Tree	7m (h) x 3m (w)
Screen shrubs			
Slu	Syzygium luehmannii	Small leaf Lillypilly	7m(h) X 3m(w)
Sau	Syzygium australe "Elegance" PBR	Compact Lillypilly	2m (h) x 1.5m(w)
Vod	Viburnum odoratissimum	Sweet Viburnum	3m (h) X 2m(w)
Gwh	Grevillea whiteana	Moonlight	4m (h) X 2m (w)
Small shrubs			
Aze	Alpinia zerumbet	Shell ginger	1.5m (h) x 1.5m (w)
Ami	Asplenium nidus	Nest fern	1m (h) x 1.5m (w)
Bla	Blechnum cartilagineum	Gristle fern	1.5m (h) x 1.5m (w)
Bgl	Blechnum gibbum	"Silver Lady" fern	1m (h) X 1m (w)
Cal	Correa alba	White Correa	1m (h) X 1m (w)
Cmi	Clivia miniata	Kaffir Lily	0.5m (w) x 0.5m (h)
Cst	Cordylus stricta	Slender palm lily	3m (h) x 1.5m (w)
Dex	Dorstenia excelsa	Gymea lily	2m (h) x 2m (w)
Dlo	Dianella longifolia	Flax lily	1m (h) X 1m (w)
Lir	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)
Pxa	Philodendron "Xanadu"	Dwarf philodendron	1m (h) X 3m (w)
Sre	Streptolalia reginae	Bird of paradise	1m (h) X 1m (w)
Tma	Thysanotus maxima	Tiger grass	2.5m (h) x 1m (w)
Wfa	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)
Rex	Raphis excelsa	Lady Palm	2m (h) x 2m (w)
Gma	Grevillea Mantle	Royal mantle	0.5m (h) x 1m (w)
Gli	Gazania linearis	Gazania	1m (h) X 1m (w)
Ground covers			
Gto	Gazania tomentosa	Silver gazania	0.2m (h) x 1m (w)
Tja	Trachelospermum jasminoides	Star jasmine	4m (h) x 3m (w)
Succulents			
Aat	Agave attenuata	Blue money plant	1m (h) X 1m (w)
Car	Crassula arborescens	Pig face	0.2m (h) x 1m (w)
Cgm	Carportobus glaucosens	Silver falls dichondra	0.1m (h) x 1.8m (w)
Dar	Dichondra argentea	Hen and chickens	0.3m (h) x 0.4m (w)
Eel	Echeveria elegans	Blue chalk sticks	0.2m (h) x 1m (w)
Sse	Senecio serpens	Blue chalk sticks	0.2m (h) x 1m (w)
Turf			
Turf	Stenotaphrum secundatum	Sir Walter Buffalo	
Mulch and edging			
WRG	Washed river gravel mulch		
CMW	Cypress pine mulch		
CSA	Curved steel angle edging		
Paving			
P60	600 x 900 precast concrete pavers laid on sand		

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DA2019/1072

Tree No	Botanical name
T4	Glochidion ferdinandi
T17	Michelia figo
T18	Magnolia grandiflora
T22	Jacaranda mimosifolia
T24	Brachychiton acerifolius
T25	Melaleuca quinquenervia
T26	Callistemon saligna
T27	Corymbia maculata
T28	Corymbia maculata
T29	Cedrus deodora
T45	Lagerstroemia indica
Tree Transplant	
Tree No	Botanical name
T38	Livistonia australis
Trees Removed	
Tree No: 1,2,3,5,6,9,21,23,29,42	

LANDSCAPING	
DEEP SOIL (A)	921.6m ² (38.4%)
LANDSCAPING ABOVE BASEMENT (B)	179.7m ² (7.4%)
TOTAL LANDSCAPED AREA (A+B)	1101m ² (46%)

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TREES



Cma - Spotted Gum



Sol - Blue Cherry



Eeu - Bush Quandong



Lar - Cabbage Tree Palm



Ere - Blueberry Ash



Slu - Small Leaf Lillypilly



Gfe - Cheese tree



Sau - Compact Lillypilly



Hfo - Kentia Palm



Vod - Sweet Viburnum

SMALL SHRUBS



Aze - Shell Ginger



Birds Nest Fern



Bca - Gristle Fern



Gli - Gazania



Bgi - "Silver Lady" fern



Rex - Lady Palm



Cal - White Correa



Cmi - Kafir Lily



Gwh - Moonlight



Gma - Royal Mantle



Cst - Slender Palm Lily



Dex - Gynea Lily



Dlo - Flax Lily



Lmu - Giant Turflily



Mco - Burrawang Palm



Pxa - Dwarf Philodendron



Sre - Bird of Paradise



Tma - Tiger Grass



Wfr - Coast Rosemary



Gto - Silver Gazania

SUCCULENTS



Aat - Agave attenuata



Eel - Hen and Chickens



Car - Blue Money plant



See - Blue Chalk Sticks



Cgl - Pig Face



Dar - Silver Falls Dichondra

SCREEN SHRUBS



Slu - Small Leaf Lillypilly



Sau - Compact Lillypilly



Vod - Sweet Viburnum

GROUND COVERS



Gto - Silver Gazania



Tja - Star Jasmine



GARTNERTROVATO

A R C H I T E C T S

A 47/90 MONA VALE ROAD
PO BOX 1122
MONA VALE, NSW 2103
P +61 2 9979 4411
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E GTA@G-T.COM.AU

PLANT SPECIES SCHEDULE



northern
beaches
council

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

DA2019/1072

PROJECT
MONA VALE 3 PTY LTD SENIORS LIVING
PROPOSED SENIORS LIVING FACILITY
38 PARK STREET & 1795 - 1797 PITTWATER ROAD, MONA VALE

PROJECT NO. 1835 SCALE A3 DATE 26/09/2019 DRAWN JR CHECKED JR DRAWING NO. LA-02 REVISION A