

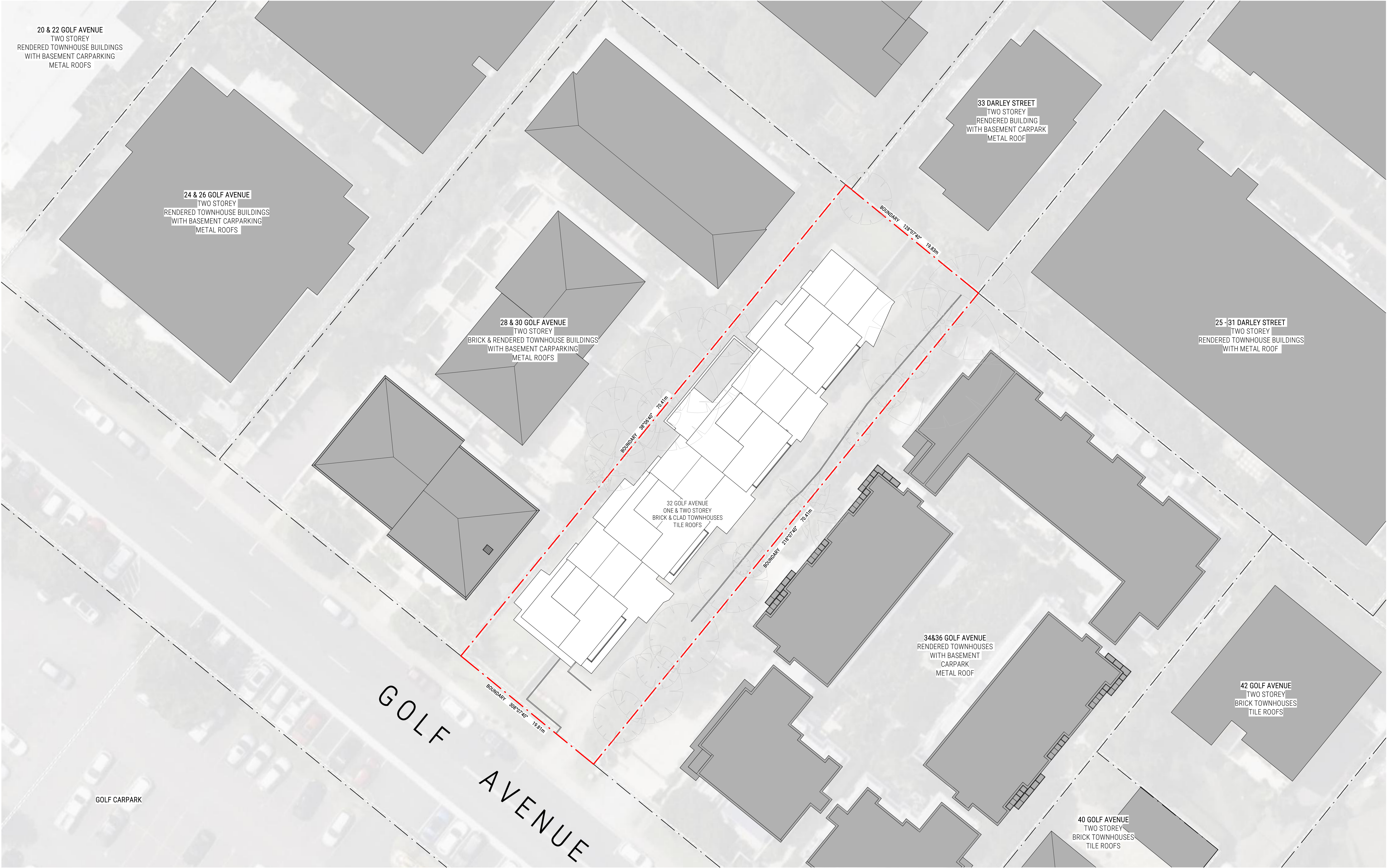


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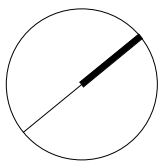
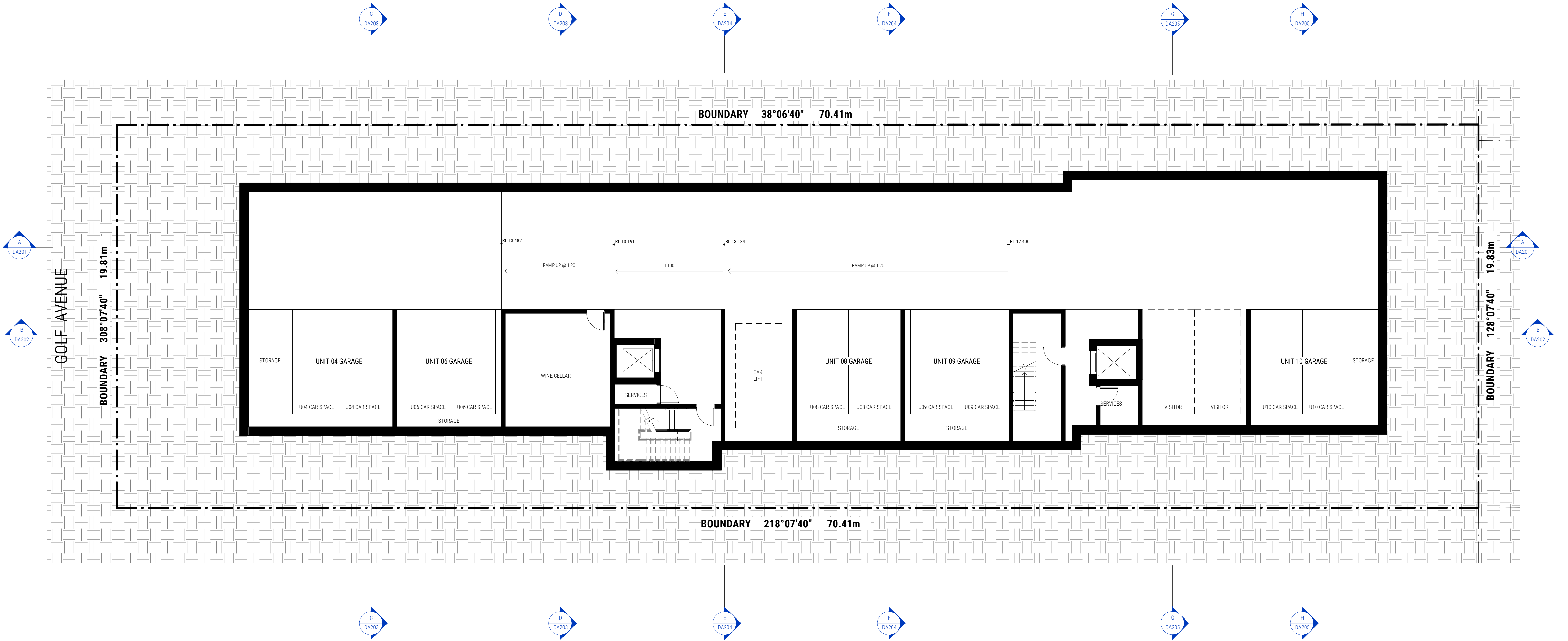
32 GOLF AVENUE, MONA VALE

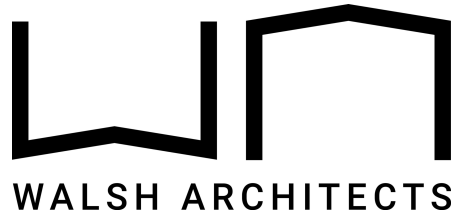
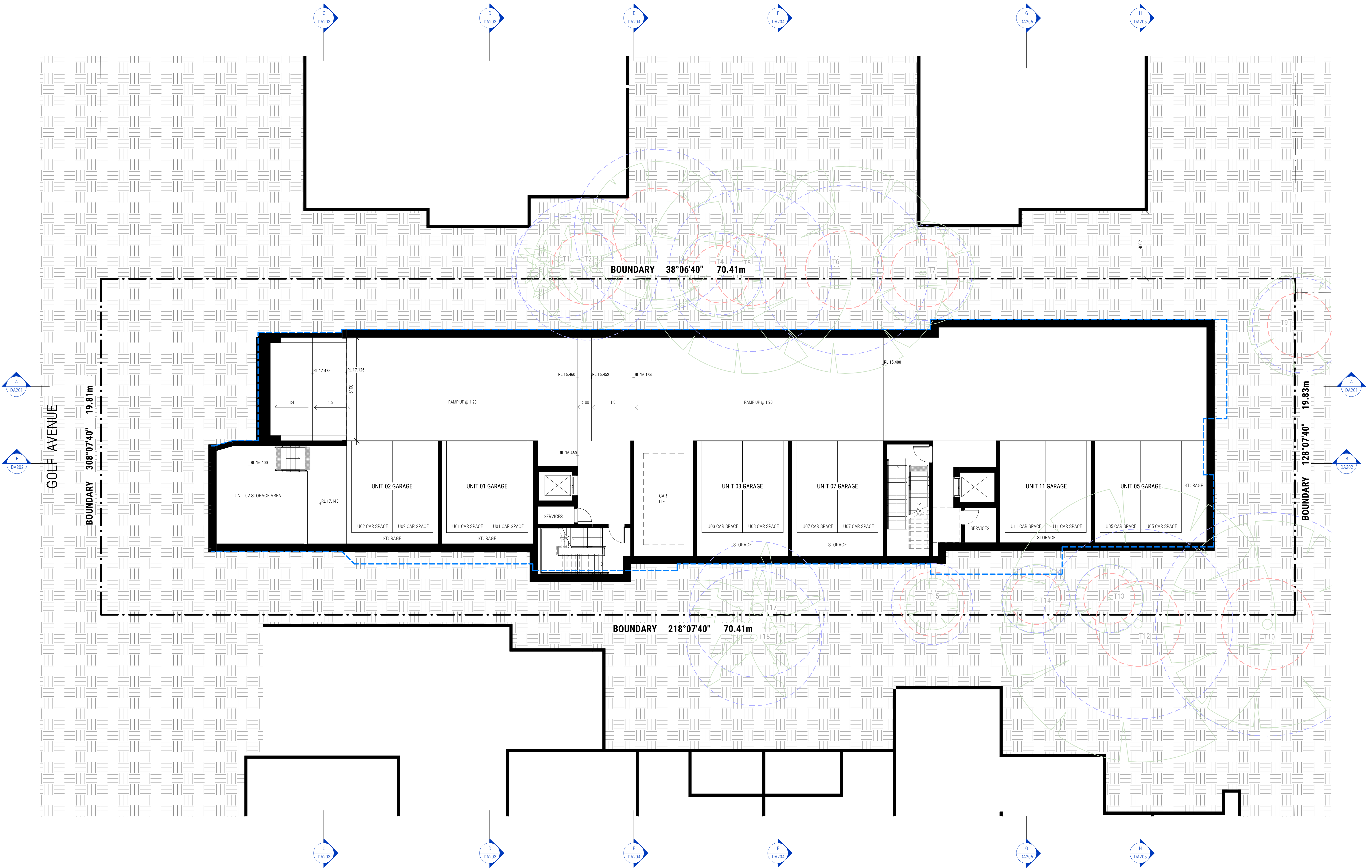
ISSUE FOR DEVELOPMENT APPLICATION

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DA010	EXISTING SITE PLAN	A
DA020	SITE ANALYSIS	A
DA030	DEMOLITION PLAN	A
DA040	PROPOSED SITE PLAN	B
DA100	BASEMENT 2 PLAN	A
DA101	BASEMENT 1 PLAN	A
DA102	GROUND FLOOR PLAN	A
DA103	LEVEL 1 PLAN	A
DA104	LEVEL 2 PLAN	A
DA105	LEVEL 3 PLAN	A
DA106	ROOF TERRACE PLAN	B
DA107	UPPER ROOF PLAN	B
DA201	LONG SECTION A-A	A
DA202	LONG SECTION B-B	B
DA203	CROSS SECTIONS	A
DA204	CROSS SECTIONS	B
DA205	CROSS SECTIONS	A
DA300	ELEVATIONS	B
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DA302	ELEVATIONS	B
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DA501	SHADOW DIAGRAMS - 9AM JUNE 21ST	A
DA502	SHADOW DIAGRAMS - 12PM JUNE 21ST	A
DA503	SHADOW DIAGRAMS - 3PM JUNE 21ST	A
DA600	VIEWS FROM SUN - JUNE 21ST	A
DA601	VIEWS FROM SUN - JUNE 21ST	A
DA602	VIEWS FROM SUN - JUNE 21ST	A



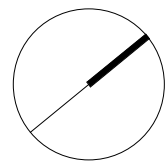






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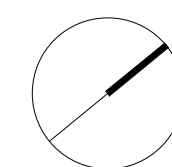
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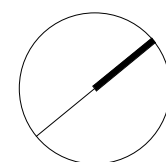
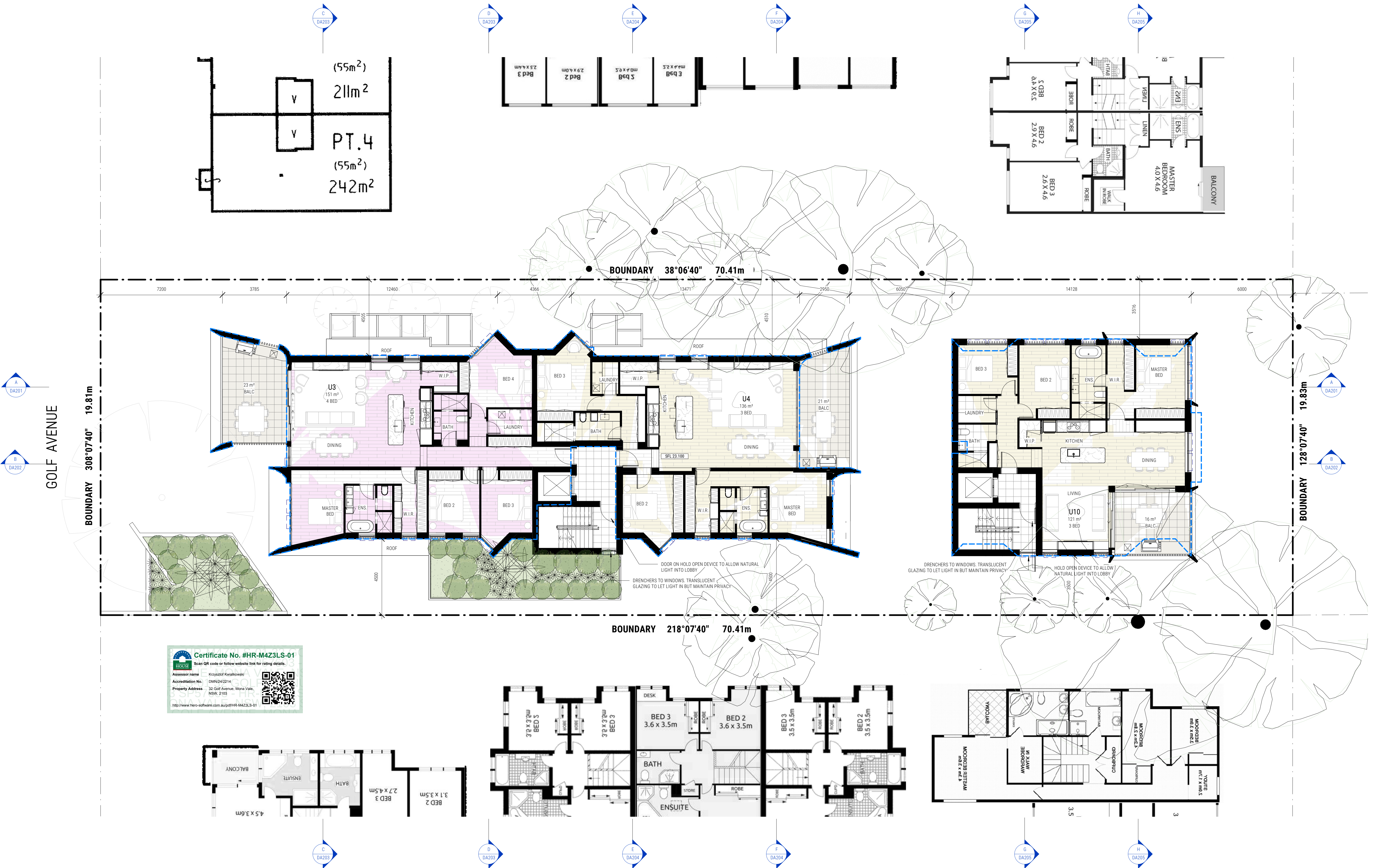


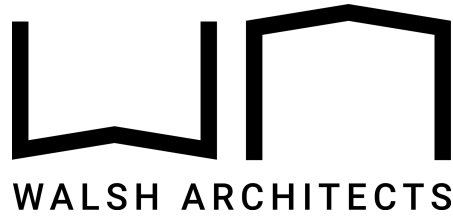
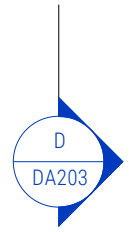
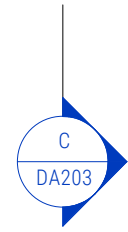
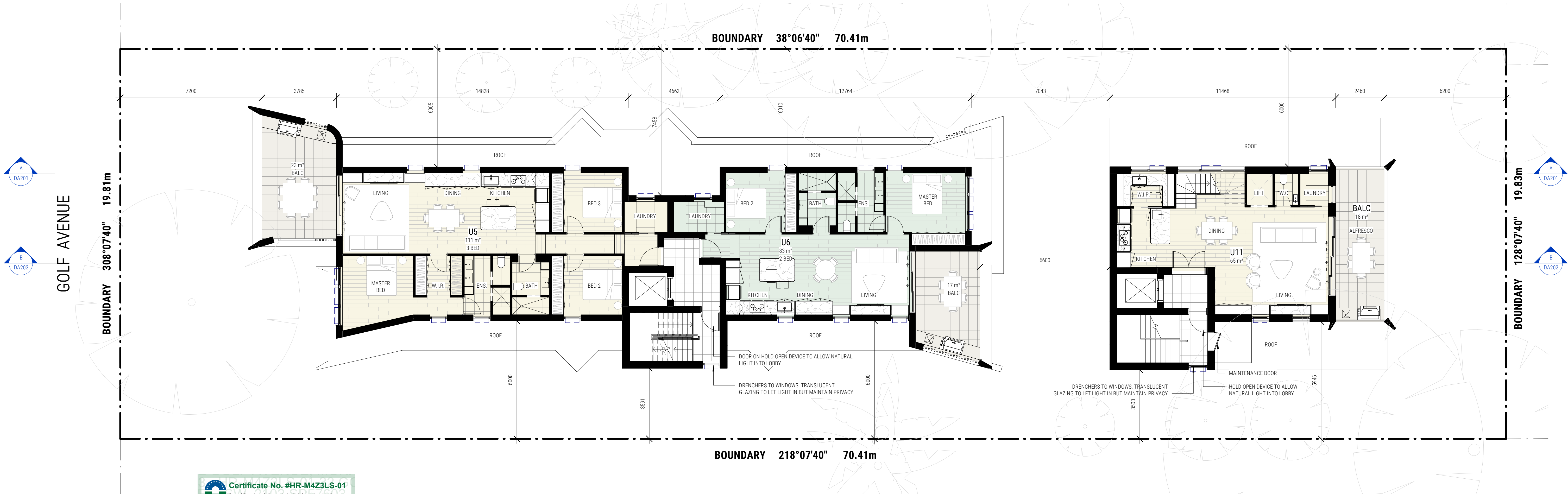
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DESCRIPTION FOR DA APPROVAL

REV DATE 09.04.25

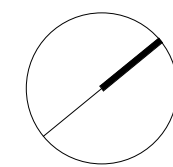
SHEET NUMBER A
REVISION
SCALE @ A1 1 : 100
BASEMENT 1 PLAN
DA101
A
32 GOLF AVENUE MONA VALE







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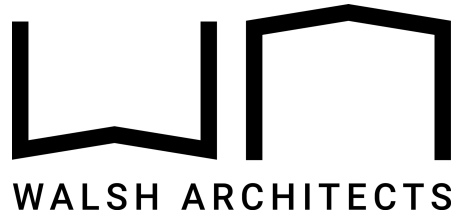
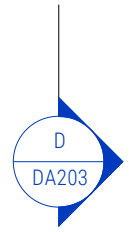
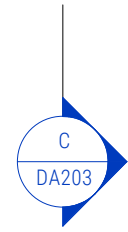
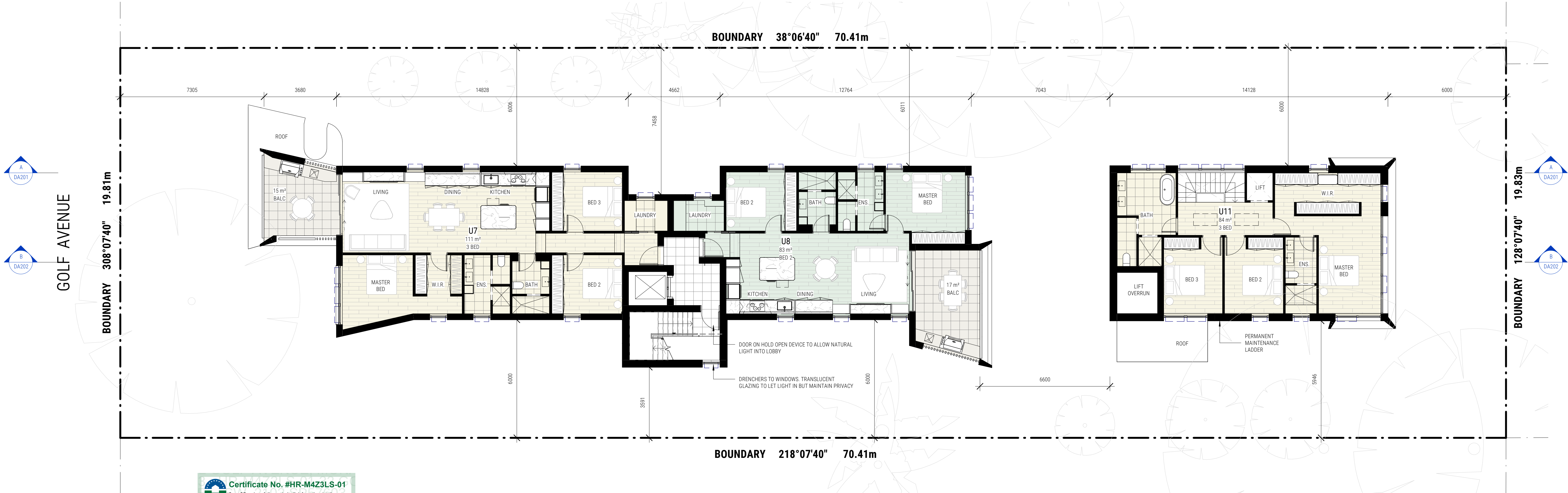


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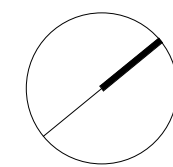
REV DATE 09.04.25

SHEET NUMBER DA104
REVISION A
SCALE @ A1 1 : 100
32 GOLF AVENUE MONA VALE

LEVEL 2 PLAN



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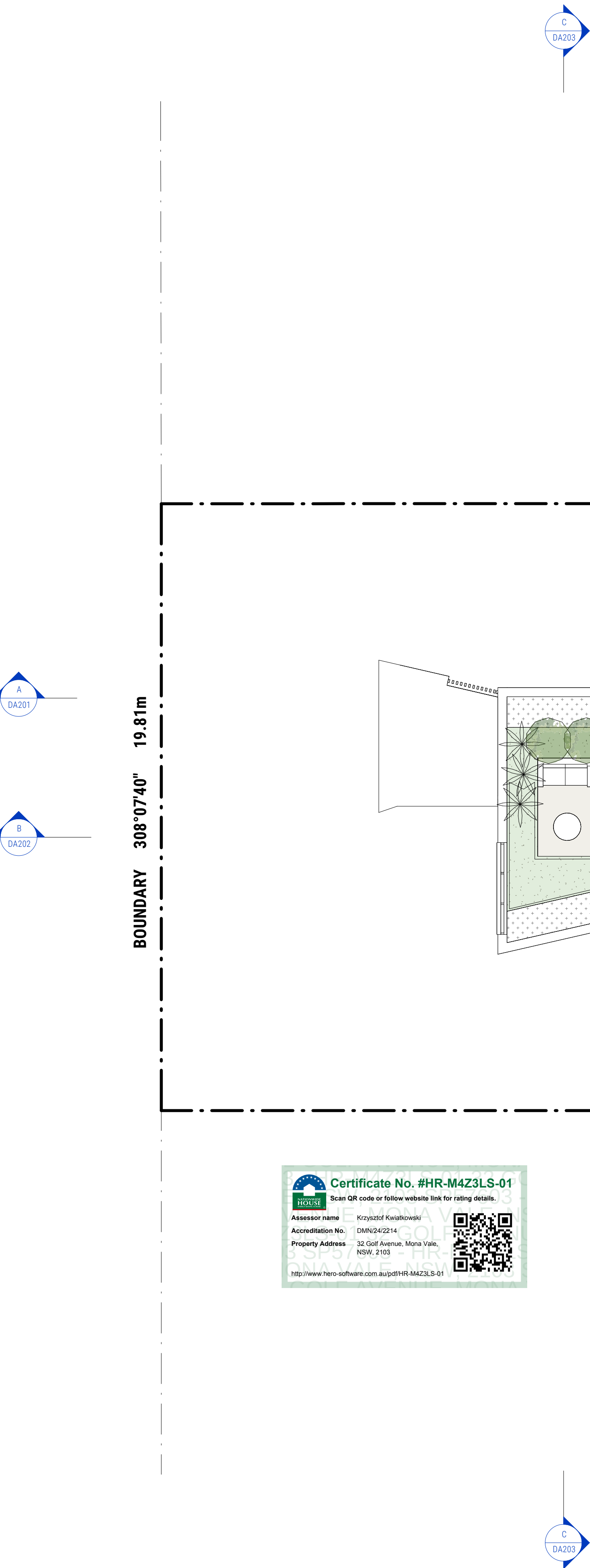


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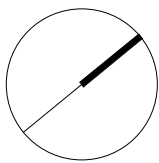
REV DATE 09.04.25

SHEET NUMBER DA105
REVISION A
SCALE @ A1 1 : 100
32 GOLF AVENUE MONA VALE

LEVEL 3 PLAN



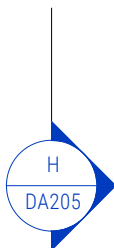
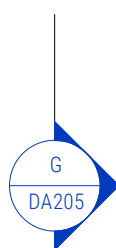
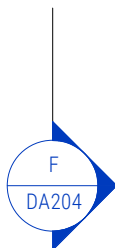
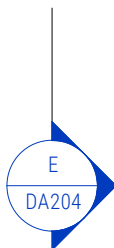
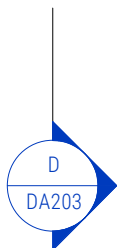
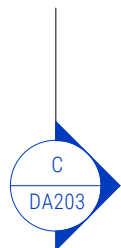
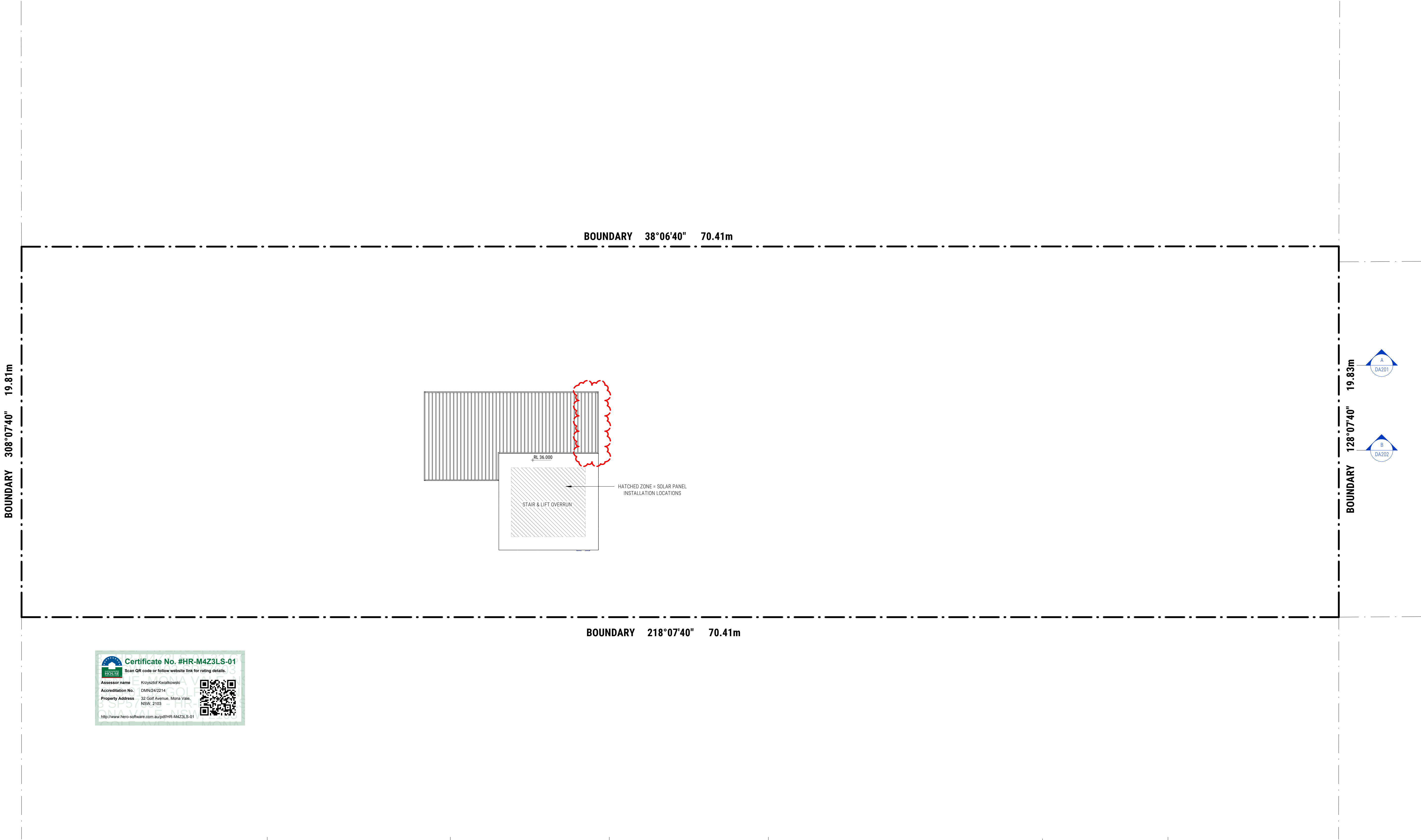
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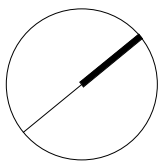
REV NO.	DESCRIPTION	REV DATE
A	FOR DA APPROVAL	09.04.25
B	FOR DA APPROVAL	08.05.25

REV DATE
09.04.25
08.05.25

ROOF TERRACE PLAN	
SHEET NUMBER	DA106
REVISION	B
SCALE @ A1	1 : 100
32 GOLF AVENUE MONA VALE	



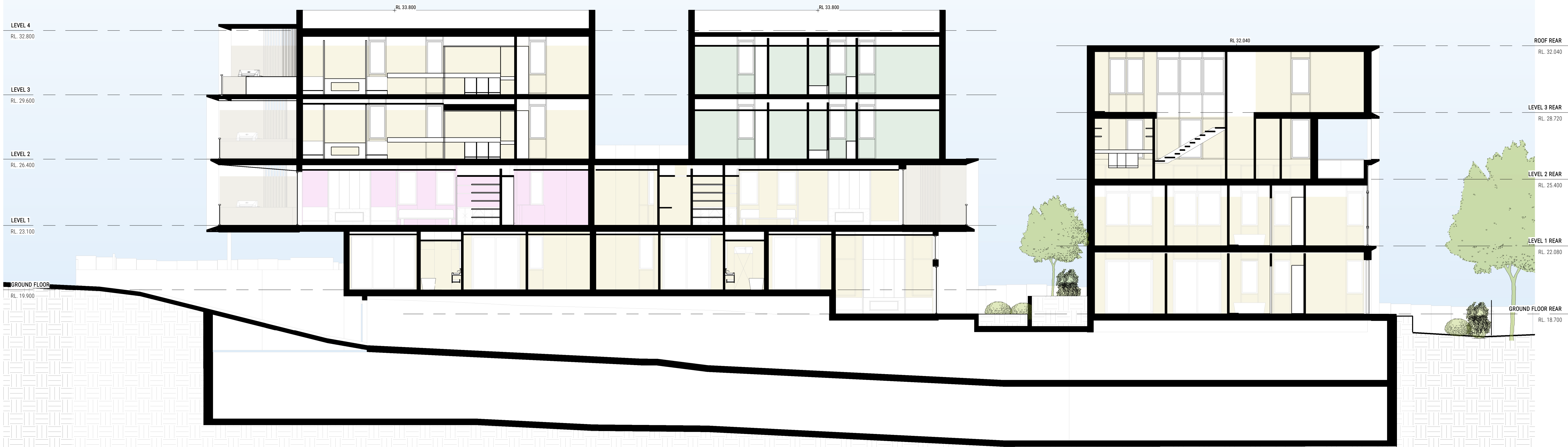
T4, 5 Geelong Street,
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ACT 2624



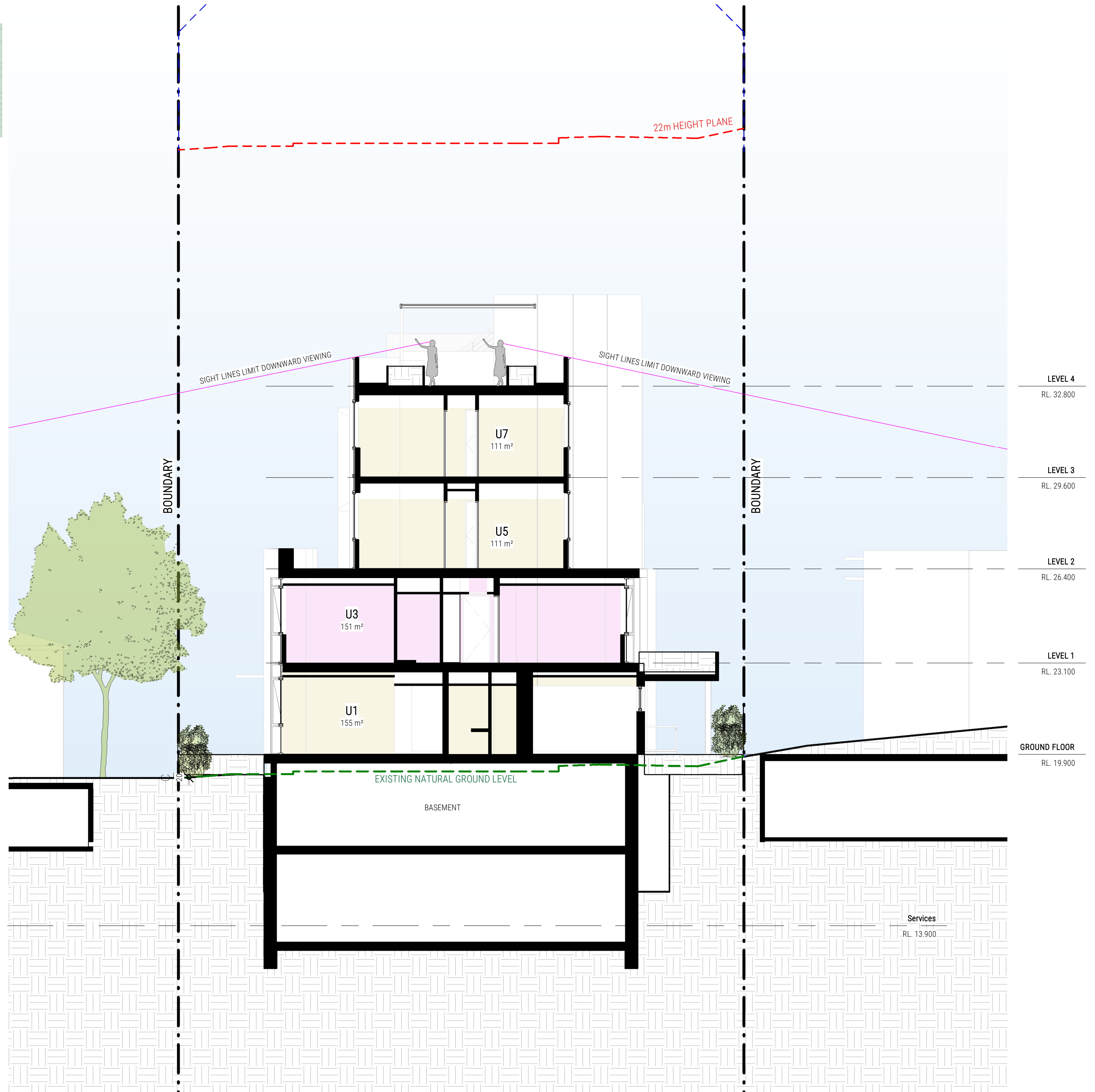
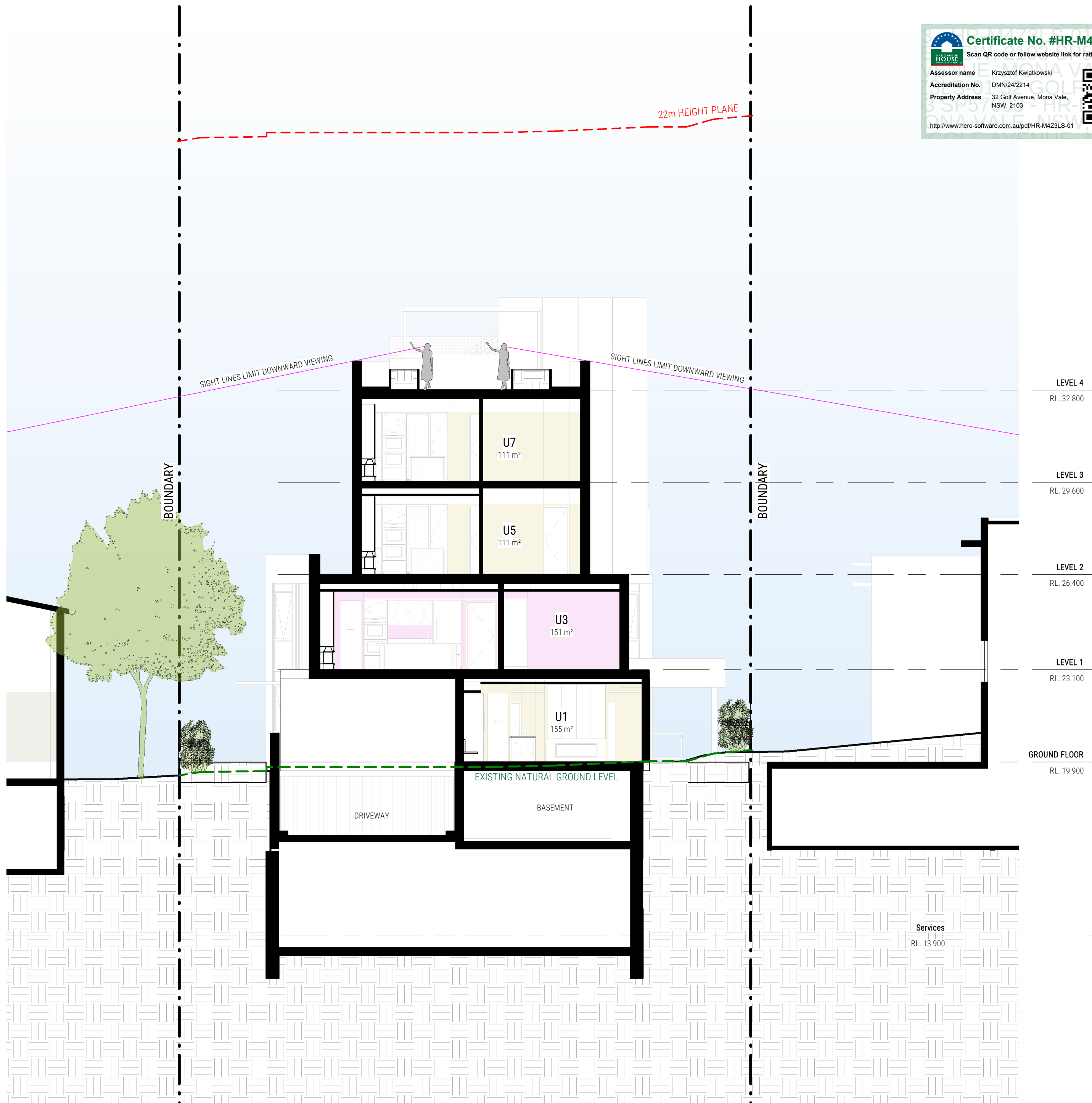
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A	FOR DA APPROVAL	09.04.25
B	FOR DA APPROVAL	08.05.25

SHEET NUMBER	REVISION	SCALE @ A1
DA107	B	1 : 100

UPPER ROOF PLAN
32 GOLF AVENUE MONA VALE

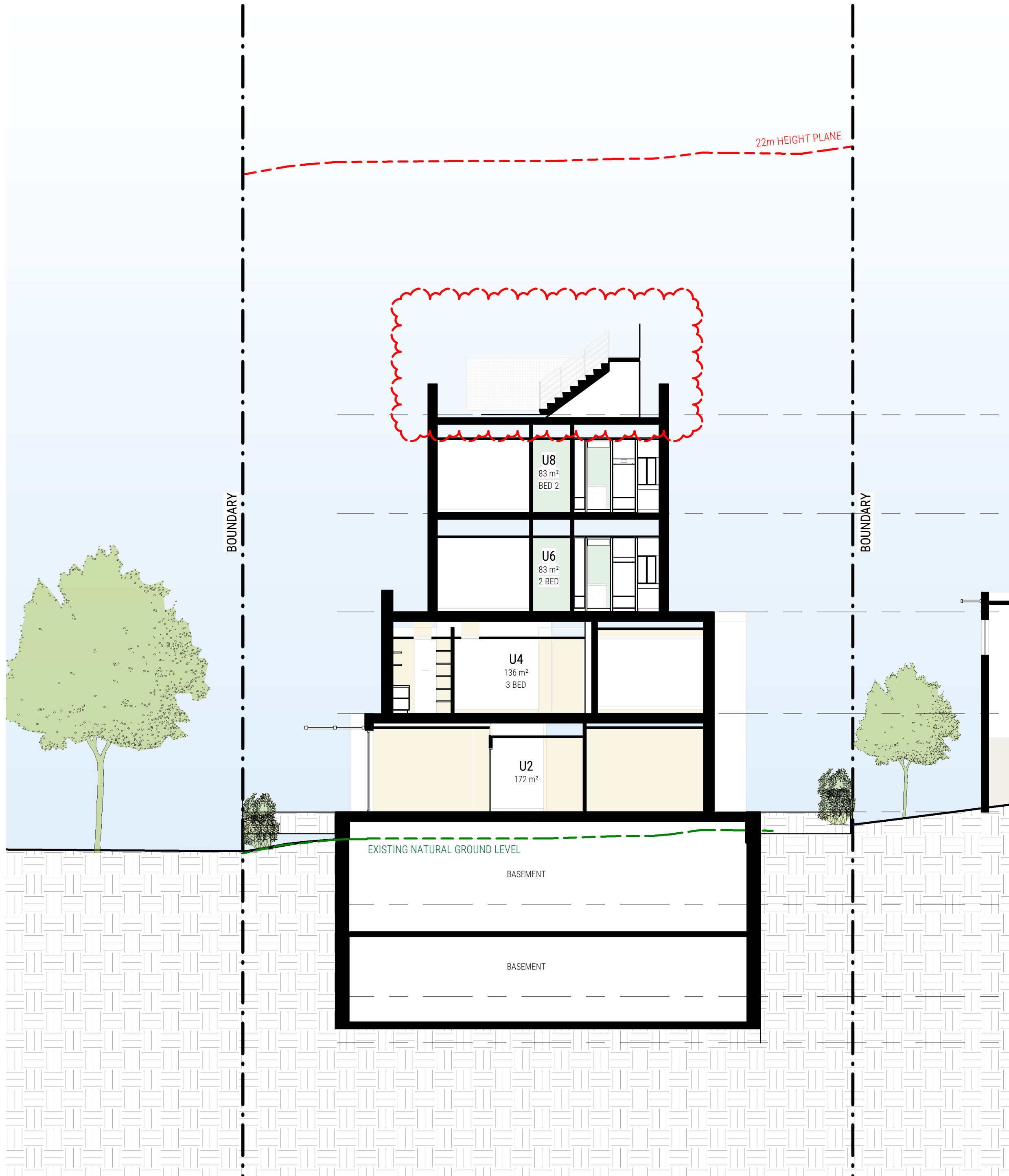


A SECTION A-A
DA201 1:100 @ A1



C SECTION C-C
DA203 1:100 @ A1

D SECTION D-D
DA203 1:100 @ A1



LEVEL 4
RL. 32.800

LEVEL 3
RL. 29.600

LEVEL 2
RL. 26.400

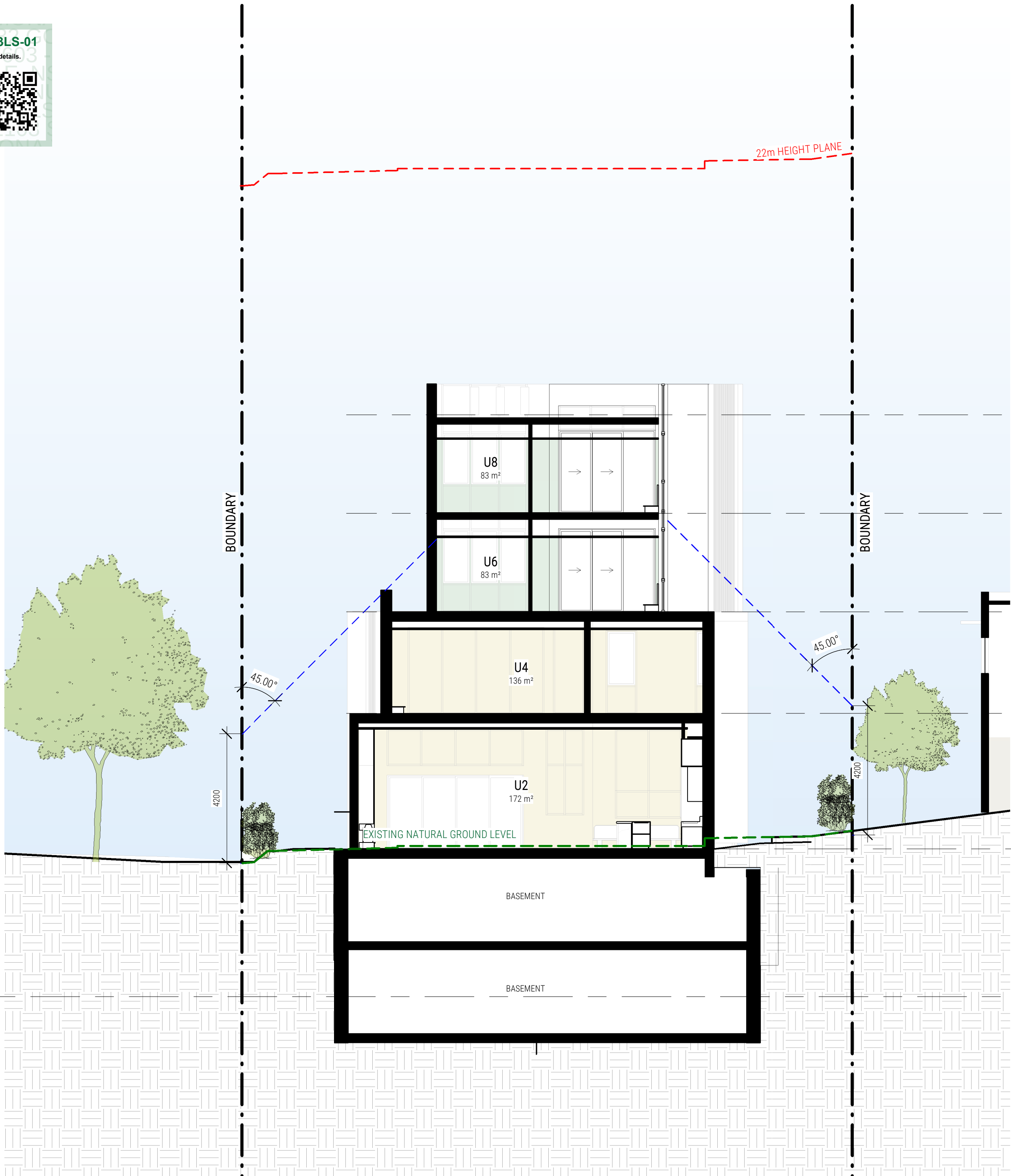
LEVEL 1
RL. 23.100

GROUND FLOOR
RL. 19.900

BASEMENT 1
RL. 16.900

Services
RL. 13.900

BASEMENT 2
RL. 12.400



LEVEL 4
RL. 32.800

LEVEL 3
RL. 29.600

LEVEL 2
RL. 26.400

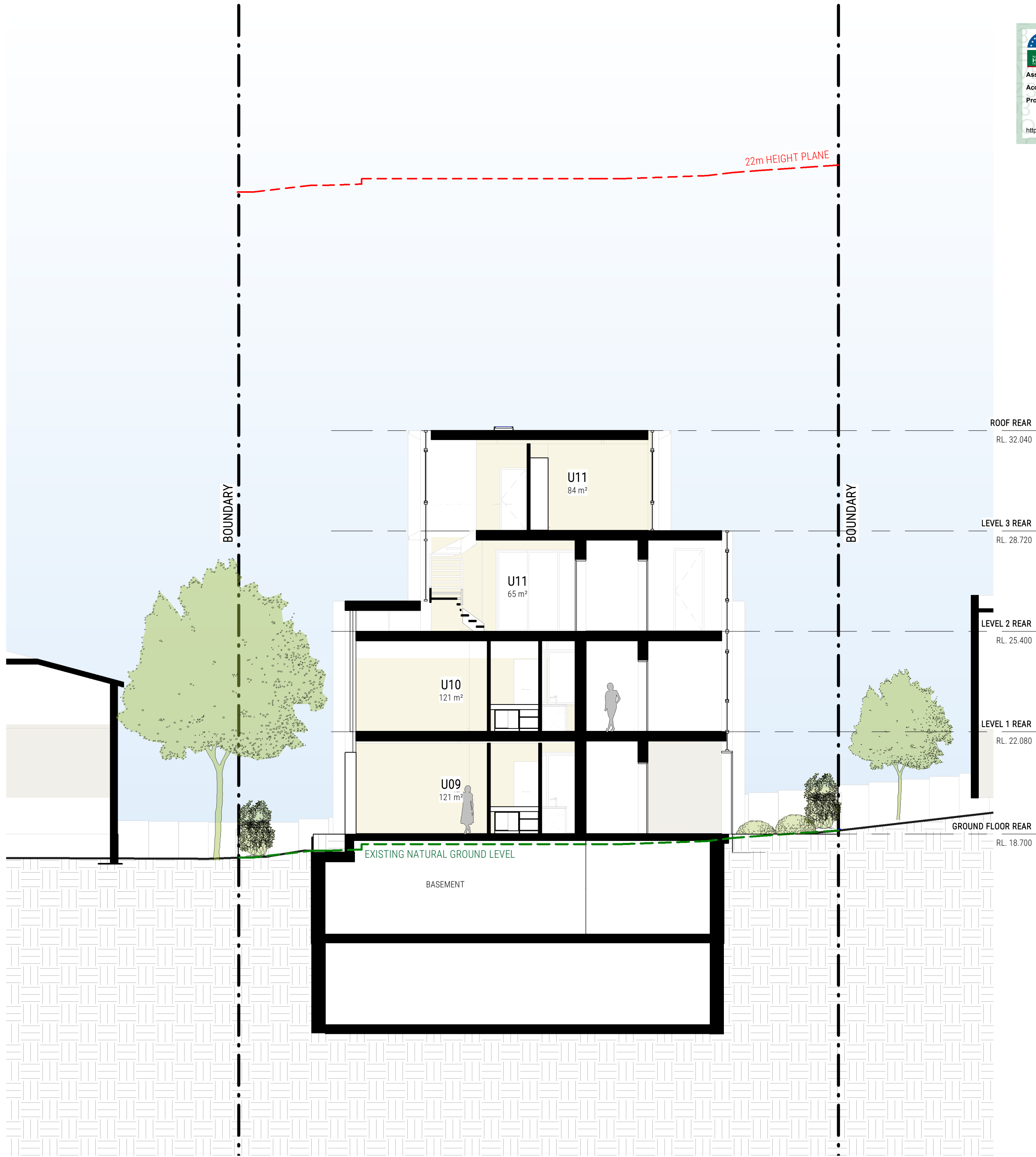
LEVEL 1
RL. 23.100

GROUND FLOOR REAR
RL. 18.700

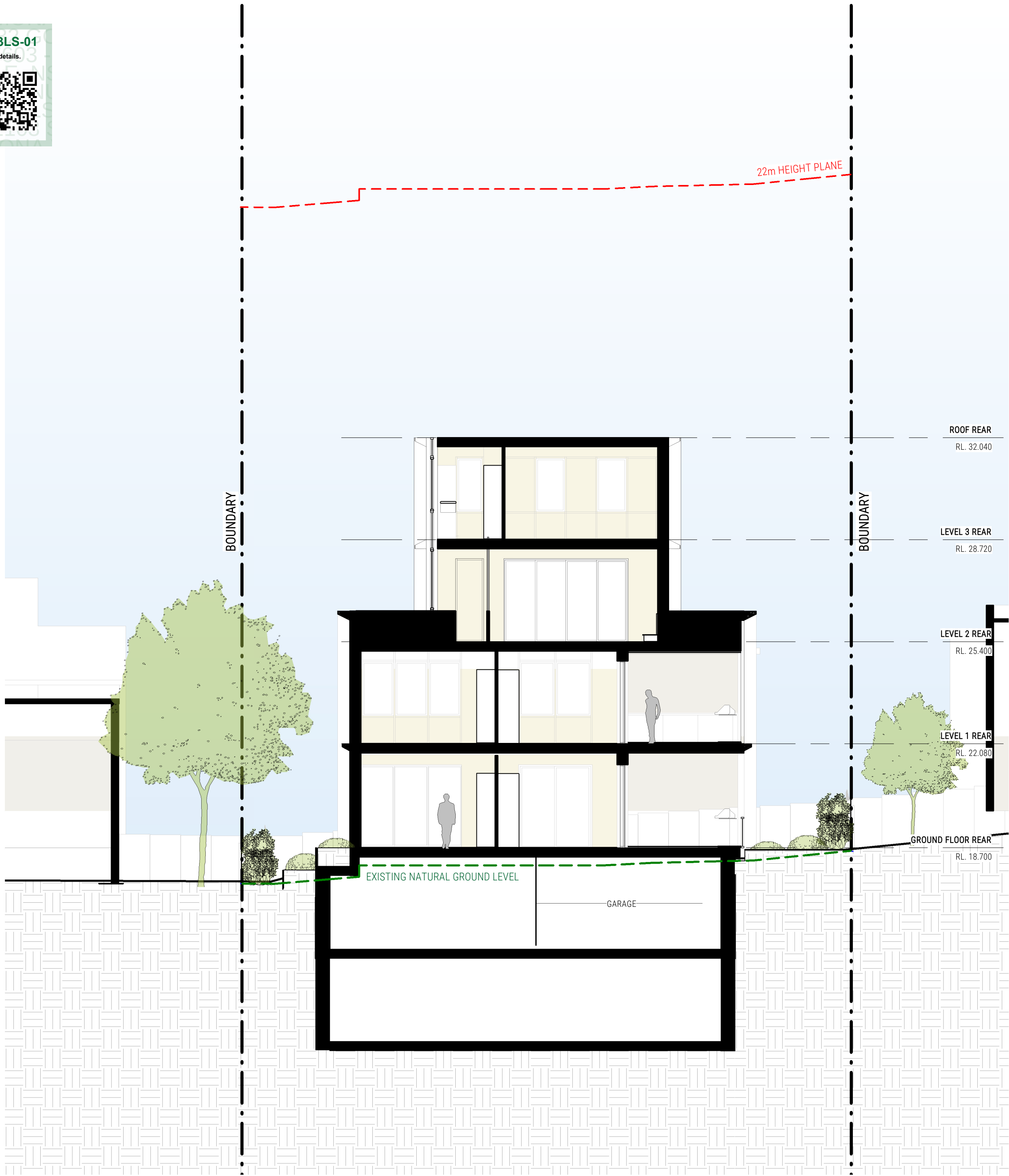
Services
RL. 13.900

E SECTION E-E
DA204 1:100 @ A1

F SECTION F-F
DA204 1:100 @ A1



G SECTION G-G
DA205 1:100 @ A1



H SECTION H-H
DA205 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



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



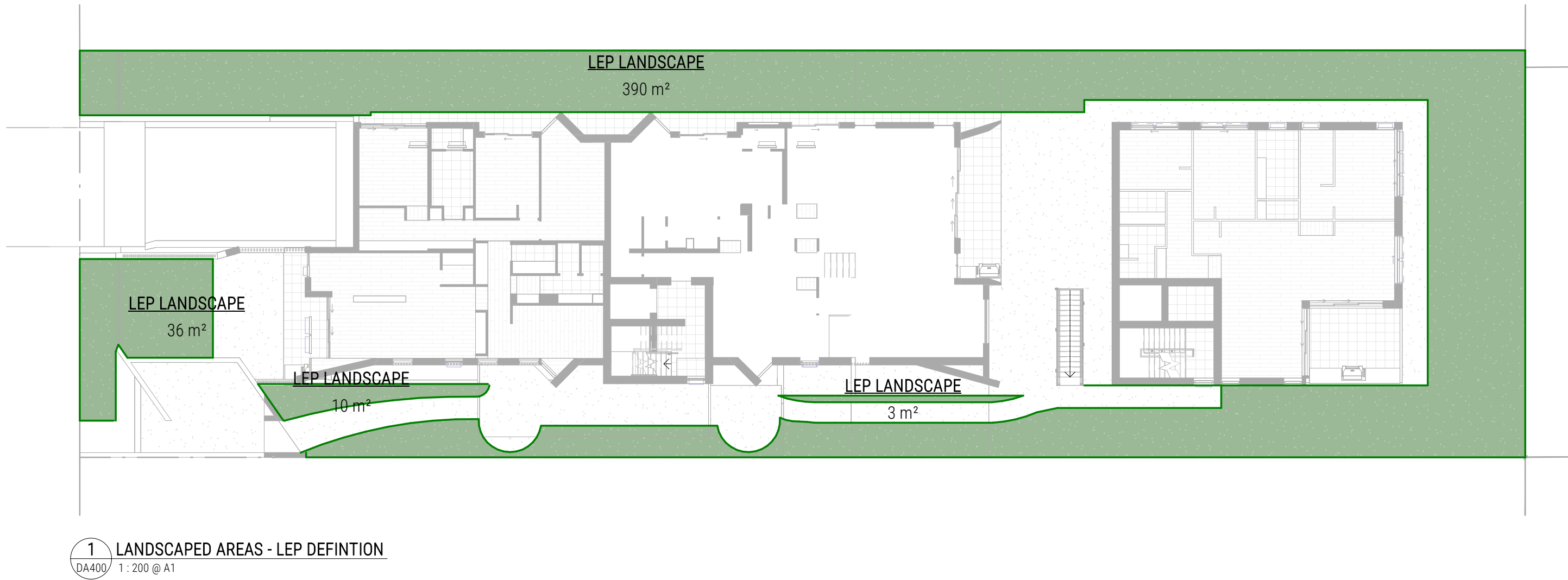
2 SOUTH-WEST ELEVATION
DA302 1:100 @ A1



1 NORTH-EAST ELEVATION
DA302 1:100 @ A1

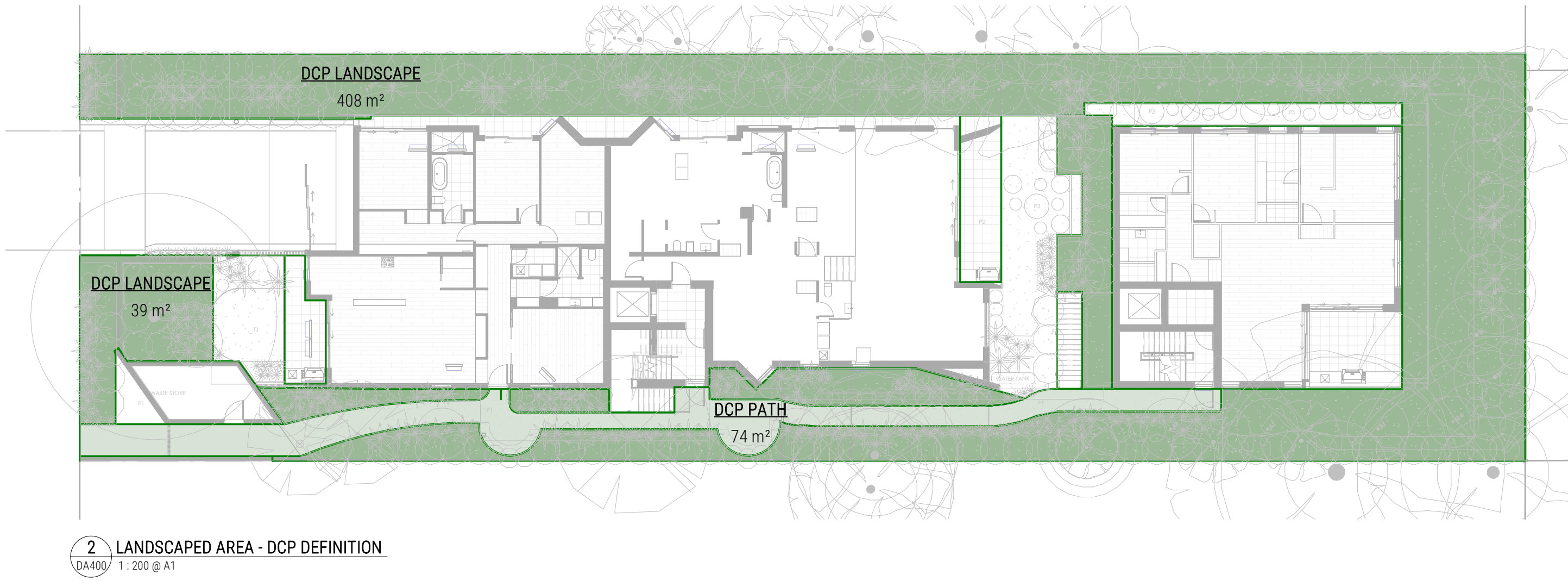
SCHEDULE OF FINISHES

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	441 m²	31.6%



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

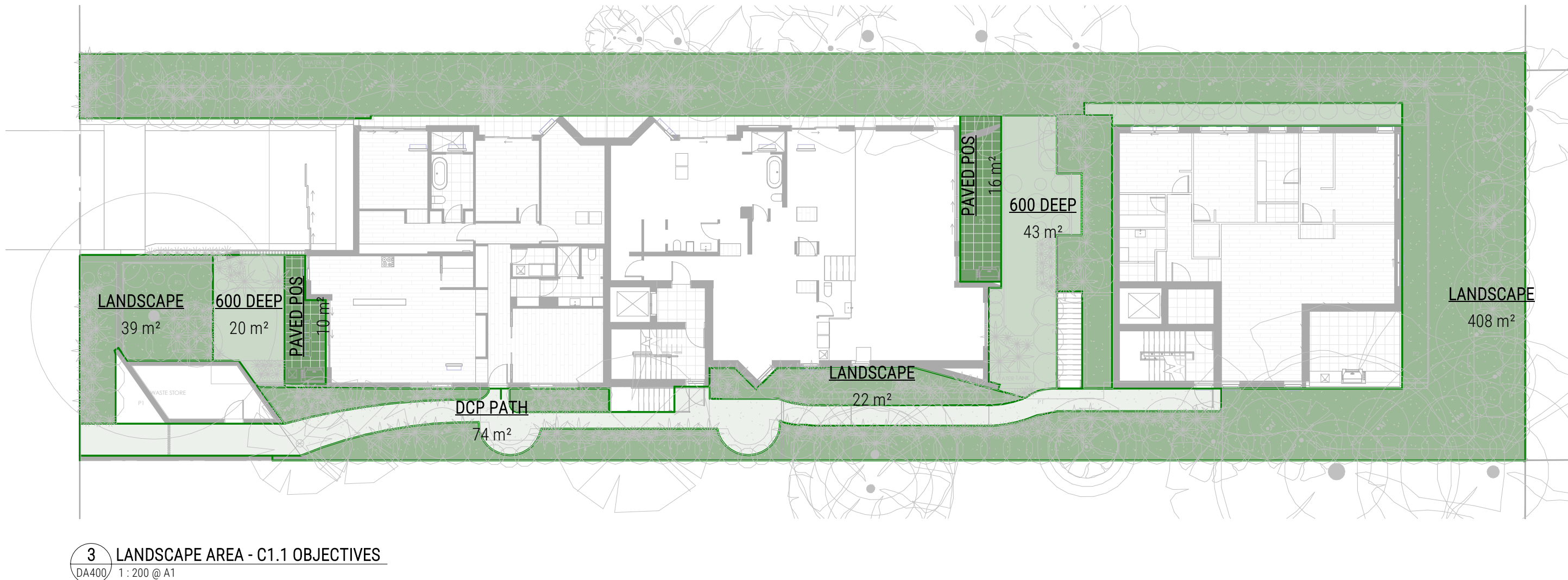
- IMPERVIOUS AREAS LESS THAN 1 METRE IN WIDTH (E.G. PATHWAYS AND THE LIKE);

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	510 m²	36.6
DCP PATH	74 m²	5.3
	585 m²	41.9

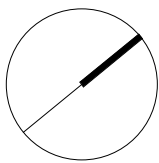
NOTE: THE LANDSCAPE AREAS IN THE MIDDLE, SIDES ARE NOW ALL 600MM INSTEAD OF 800MM AS COUNCIL ASKED TO LOWER THE HEIGHT OF THE TWO REAR UNITS. THIS HAS LOWERED THE PERCENTAGE CALCULATION BUT WE STILL KEPT 600MM AS PER C1.1 OBJECTIVES FOR SHRUBS



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

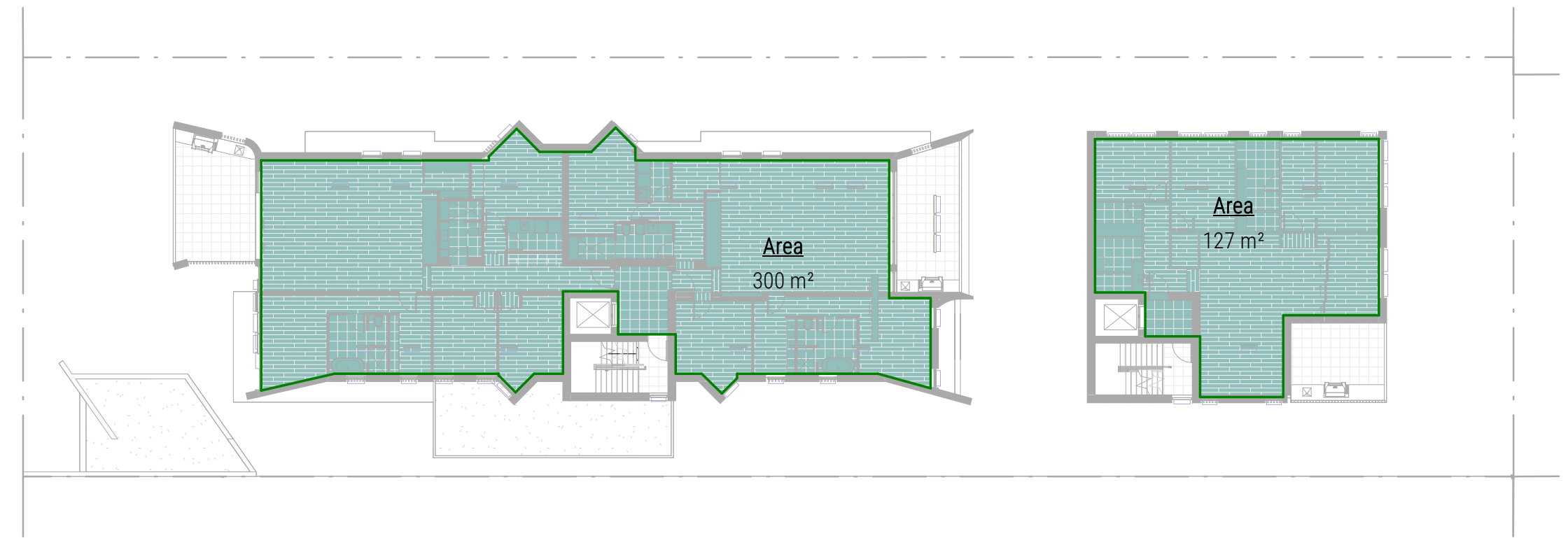
- 300MM FOR LAWN
- 600MM FOR SHRUBS
- 1METRE FOR TREES

C1.1 LANDSCAPE AREA		
NAME	AREA	PERCENTAGE
600 DEEP	80 m²	5.7
DCP PATH	74 m²	5.3
LANDSCAPE	510 m²	36.6
PAVED POS	27 m²	1.9
	691 m²	49.5

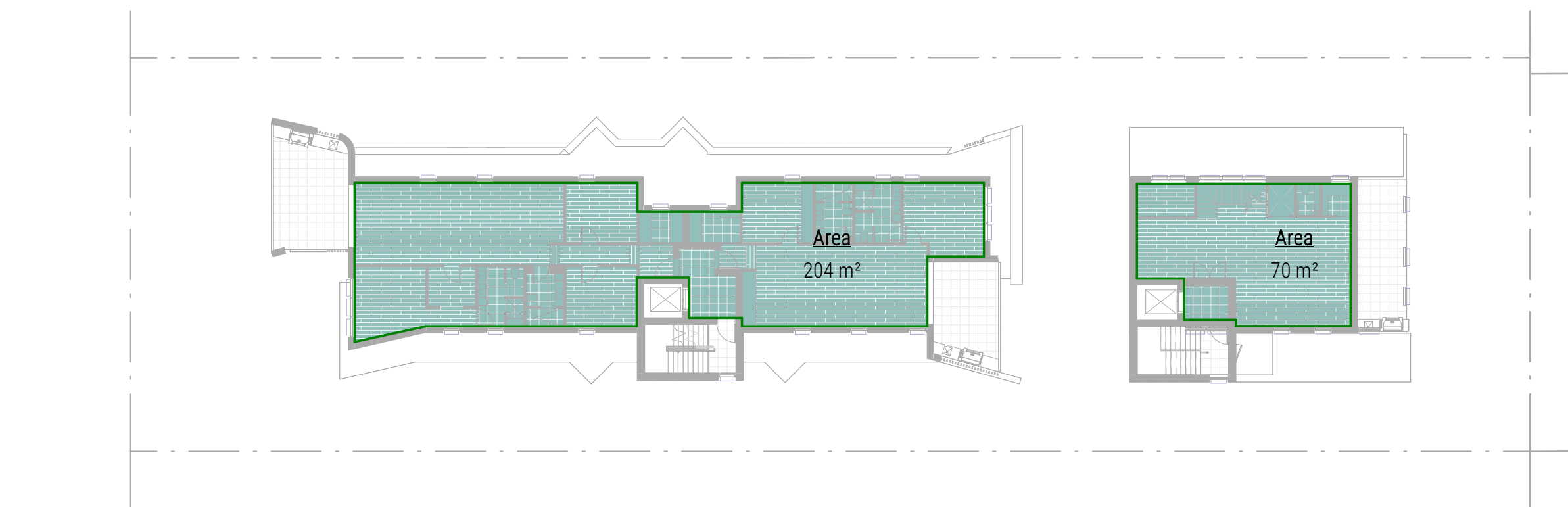




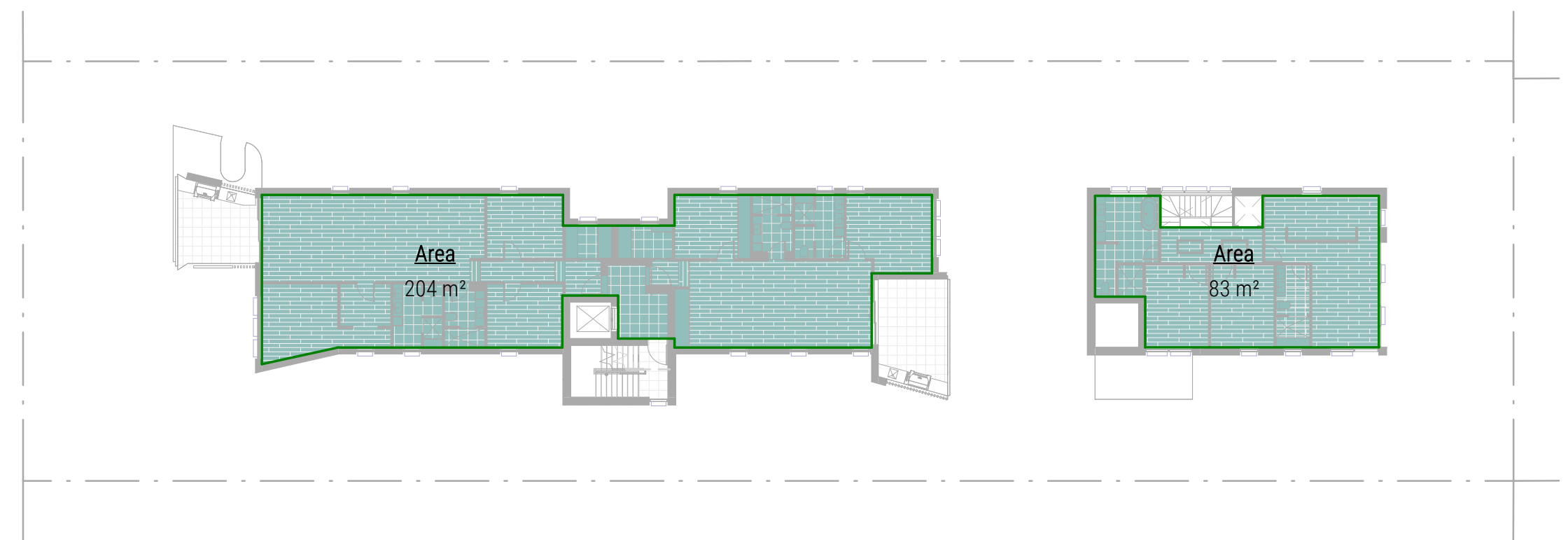
1 GFA - GROUND FLOOR
DA401/ 1 : 250 @ A1



2 GFA - LEVEL 1
DA401/ 1 : 250 @ A1

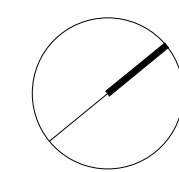


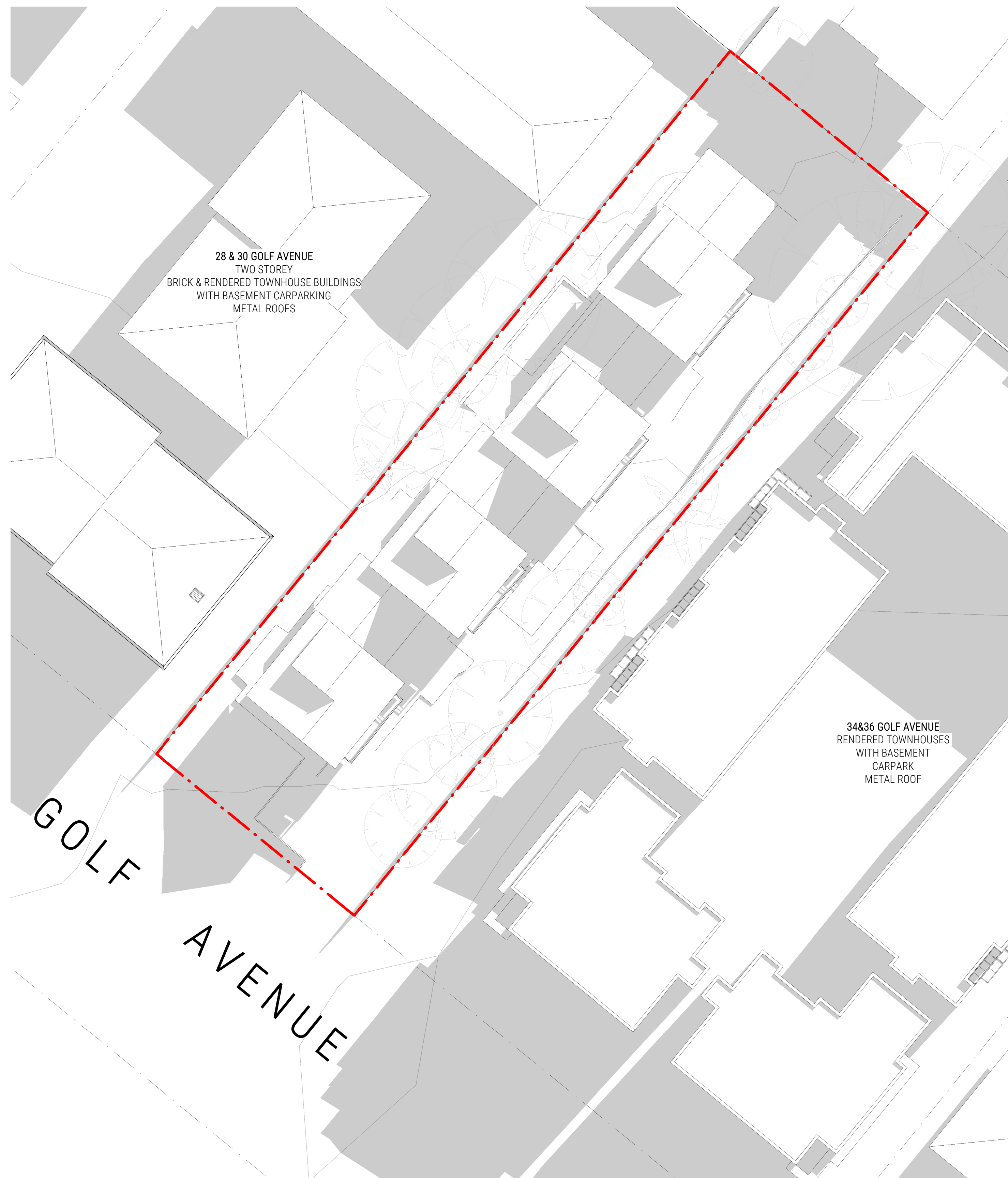
3 GFA - LEVEL 2
DA401/ 1 : 250 @ A1



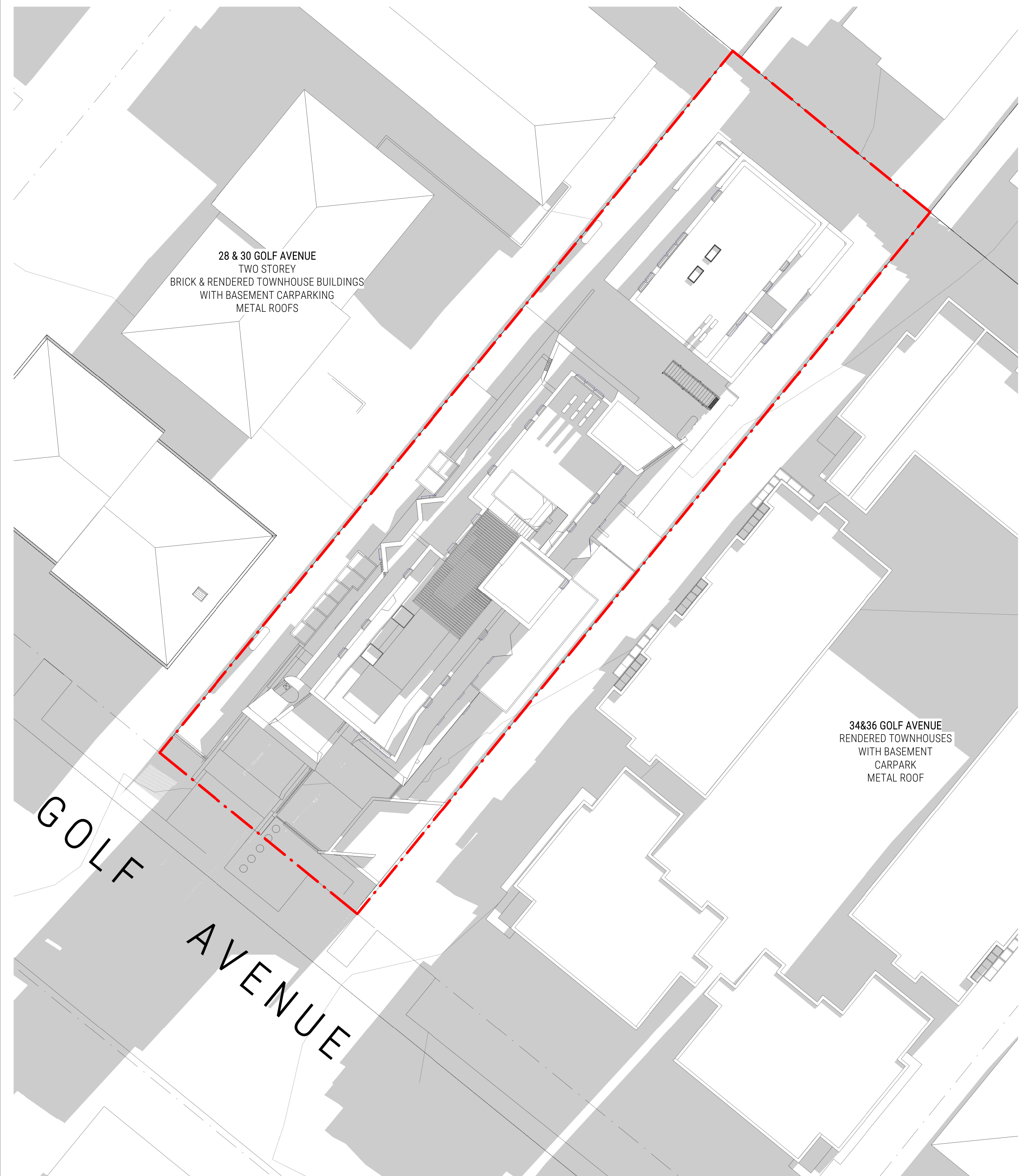
4 GFA - LEVEL 3
DA401/ 1 : 250 @ A1

AREA SCHEDULE - GFA		
Area	Level	FSR
333 m²	GROUND FLOOR	0.24
300 m²	LEVEL 1	0.22
127 m²	GROUND FLOOR	0.09
127 m²	LEVEL 1	0.09
204 m²	LEVEL 2	0.15
204 m²	LEVEL 3	0.15
70 m²	LEVEL 2	0.05
83 m²	LEVEL 3	0.06
1451 m²		1.04

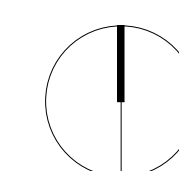


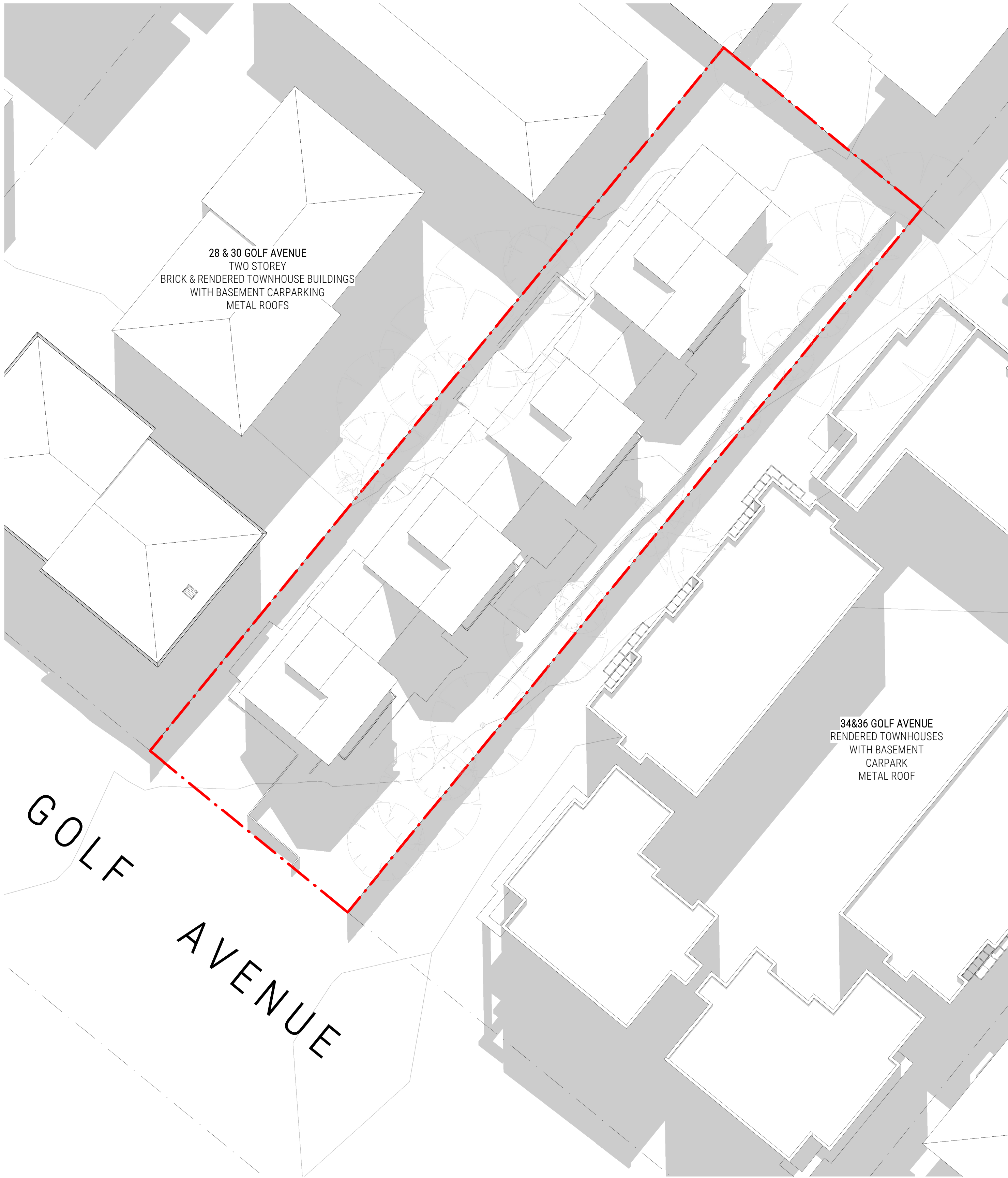


1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA501/ 1:200 @ A1

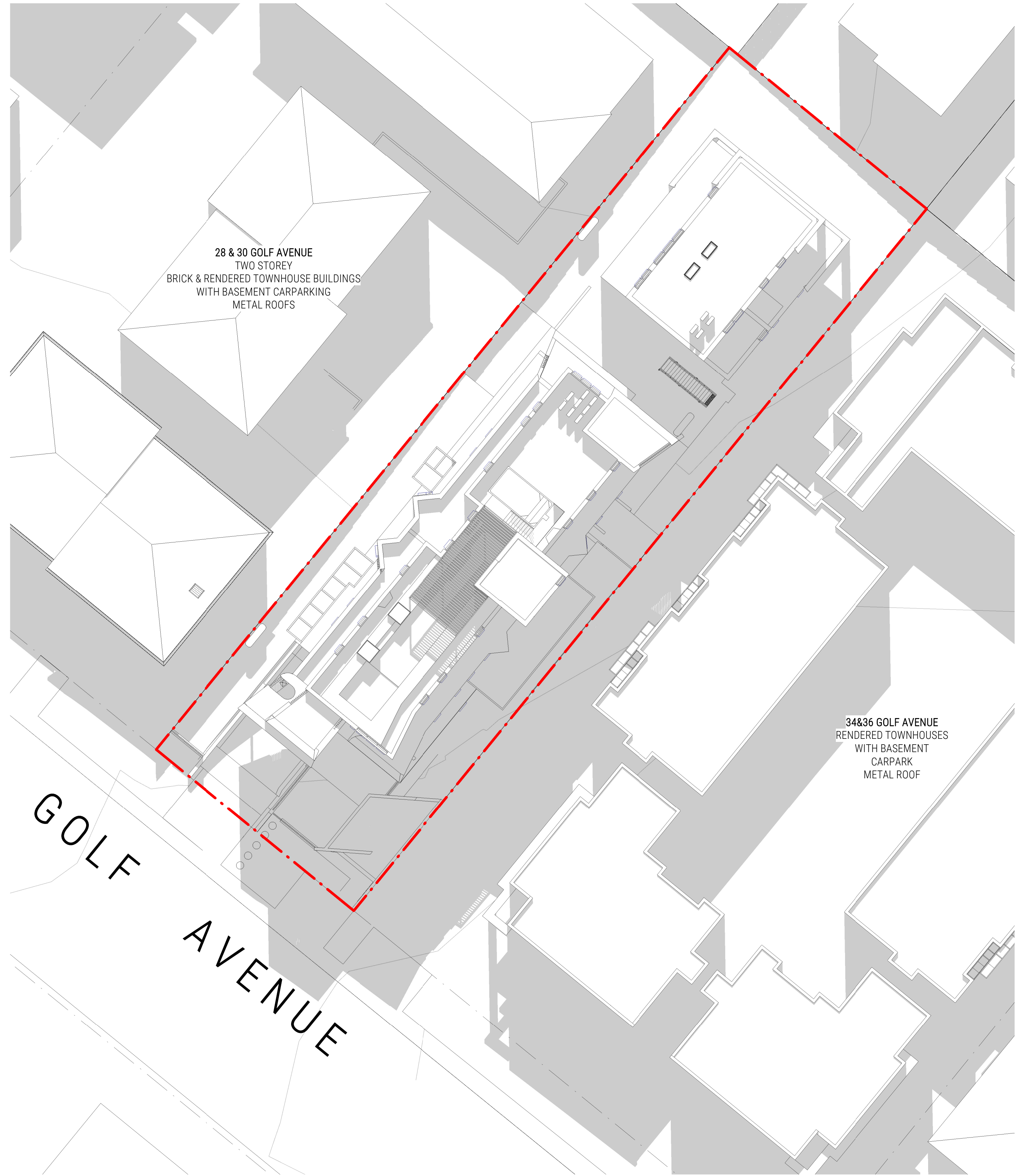


2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA501/ 1:200 @ A1

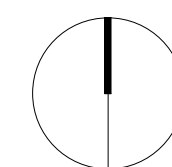


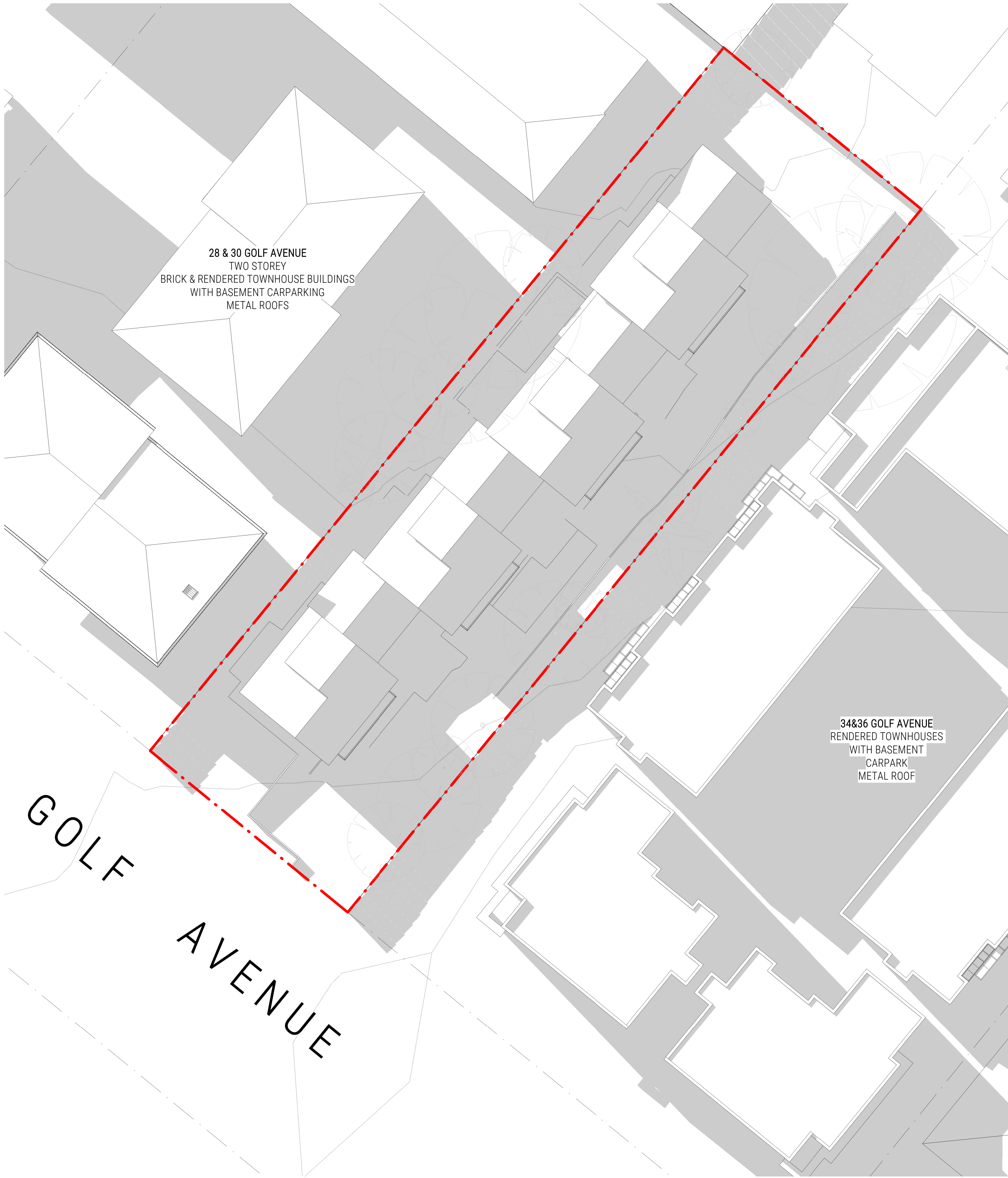


1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

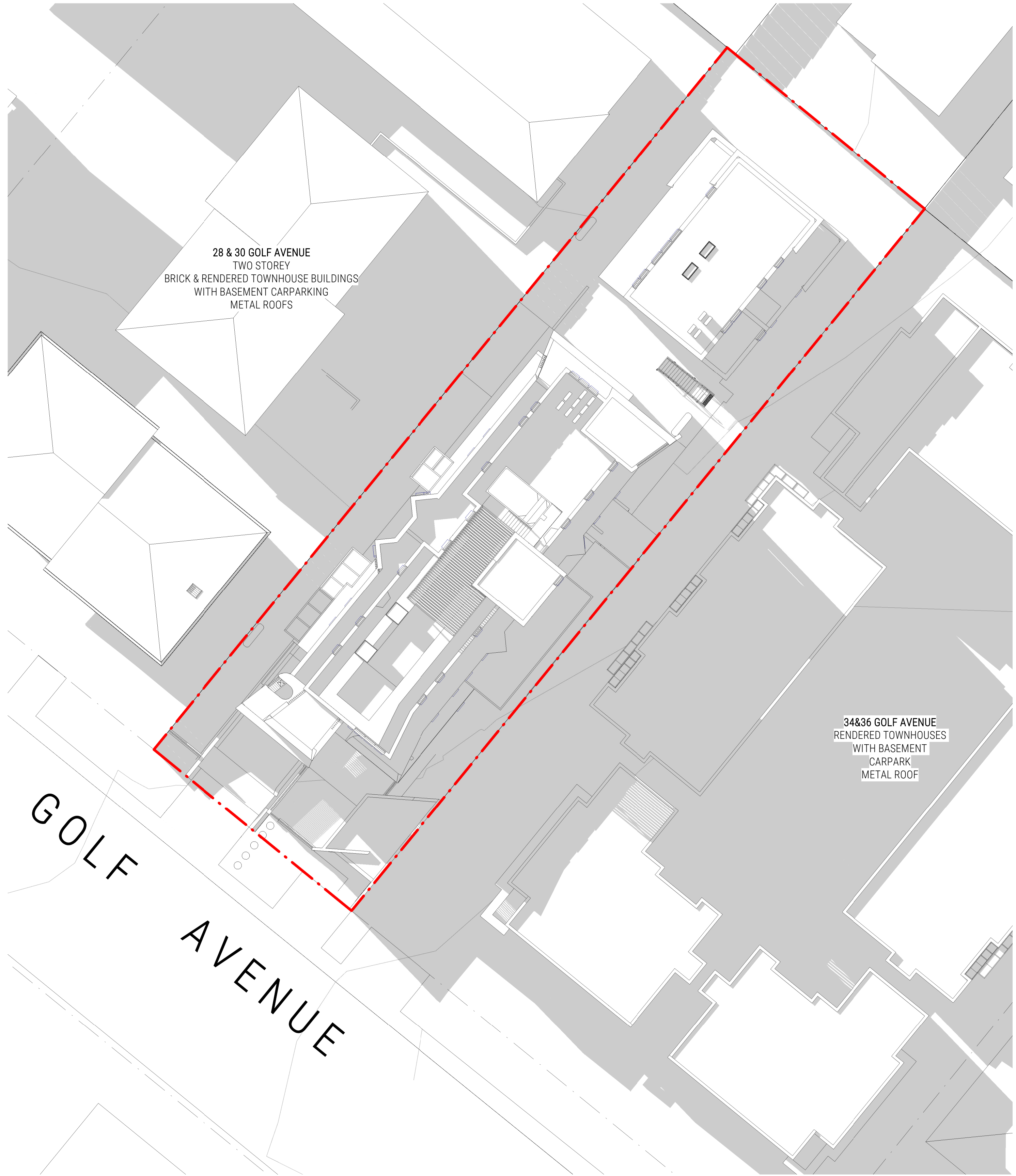


2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

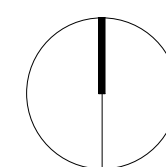


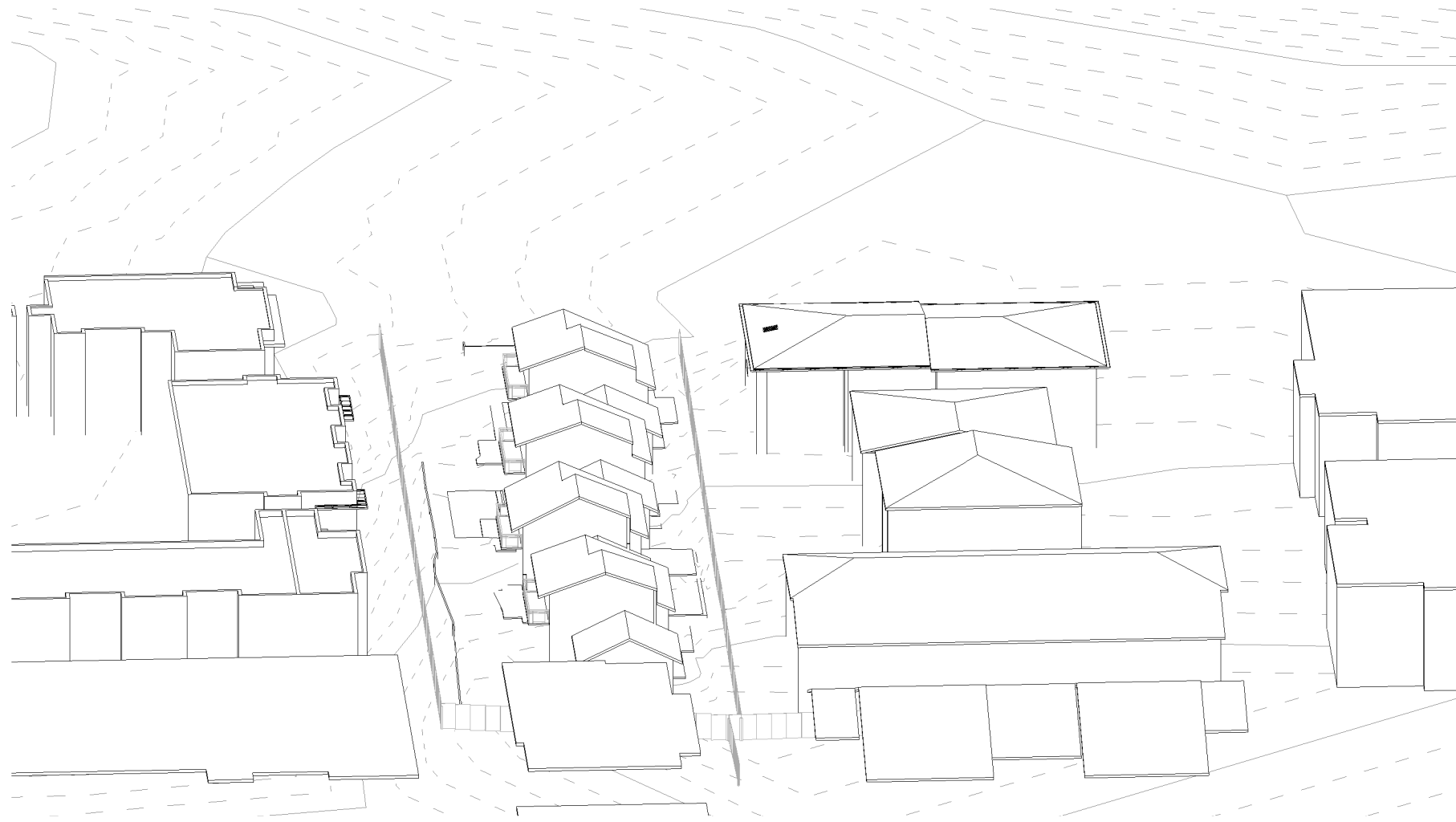


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1



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

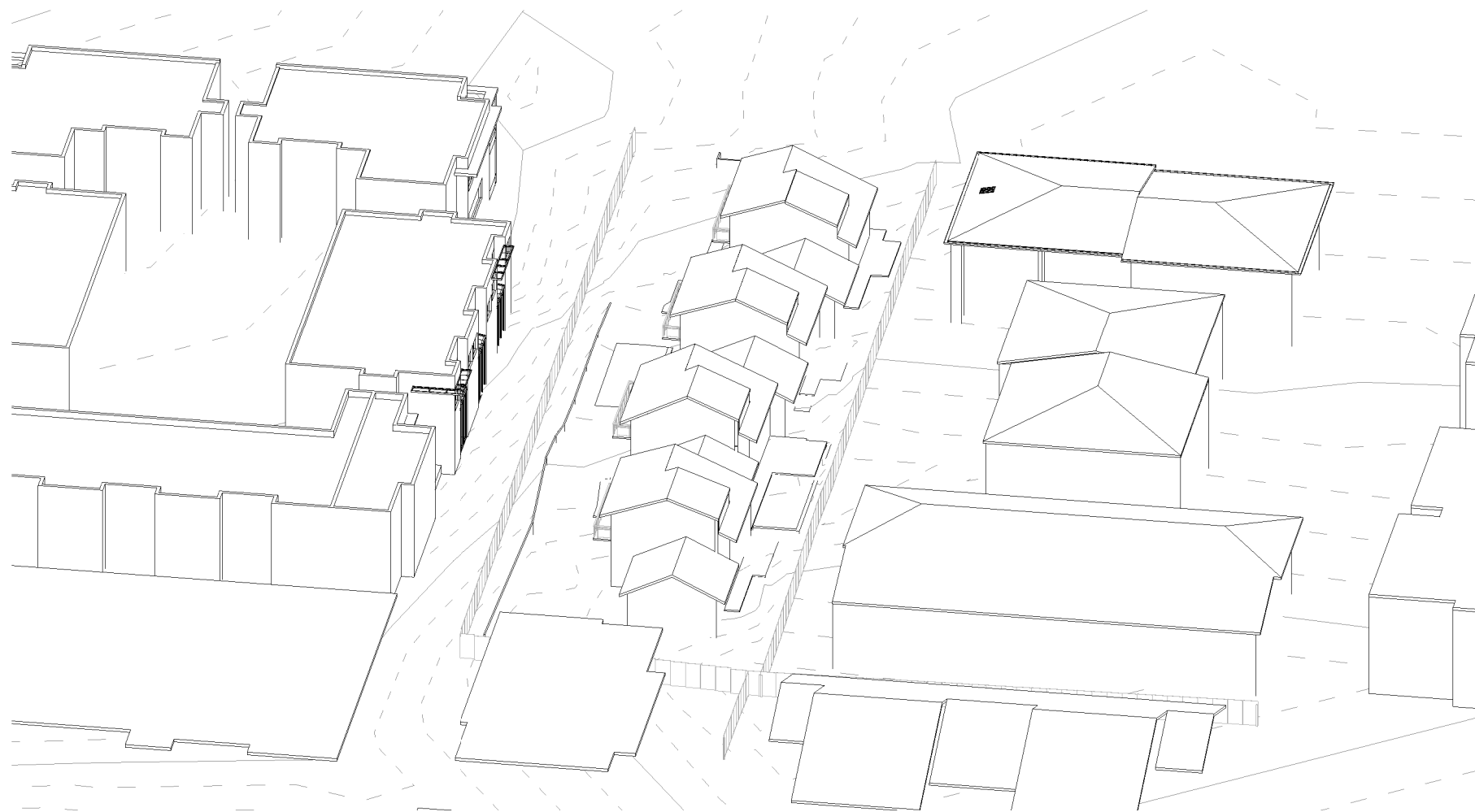




1 VIEW FROM SUN - JUNE 21 - 9AM EXISTING
DA600/ @ A1



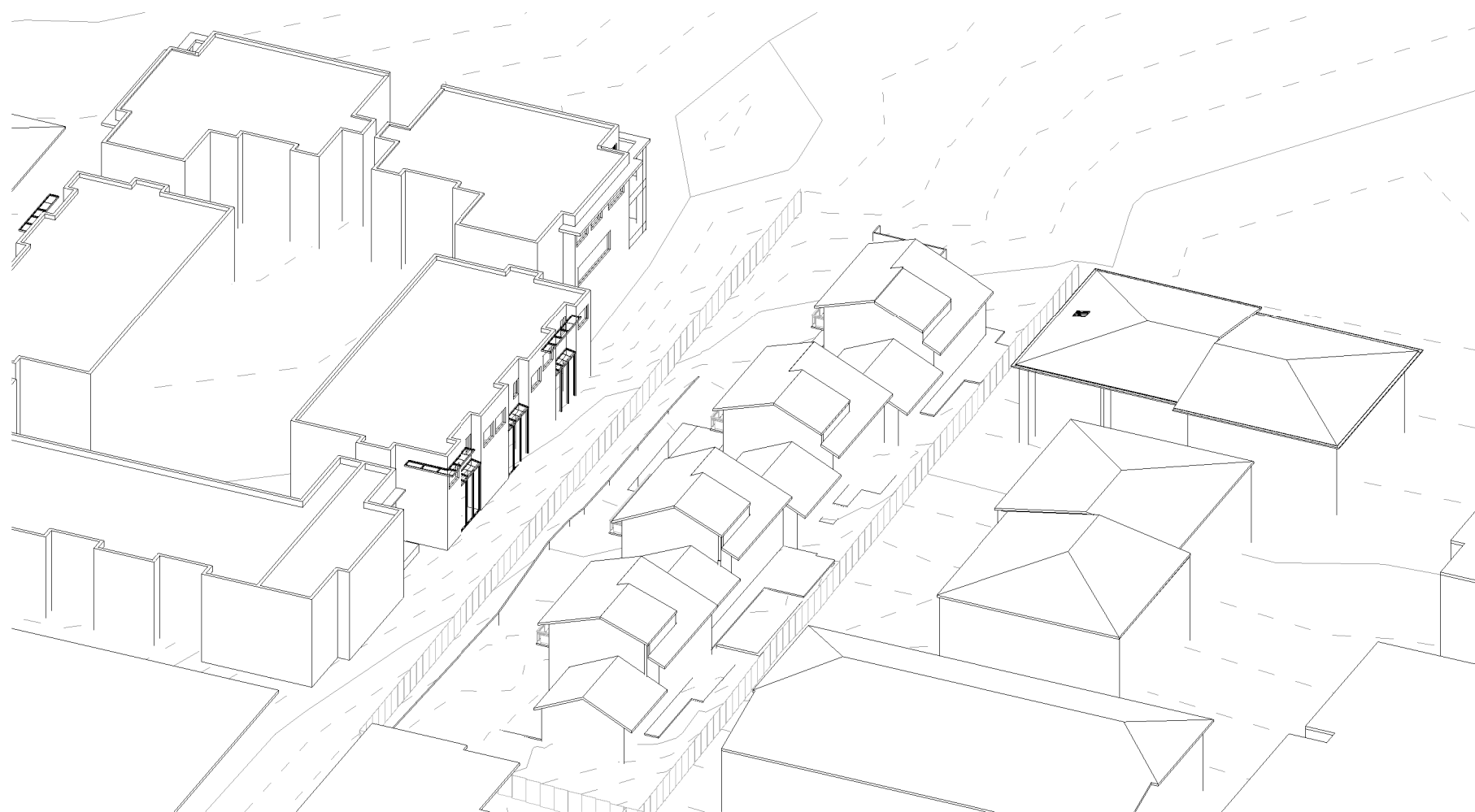
2 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED
DA600/



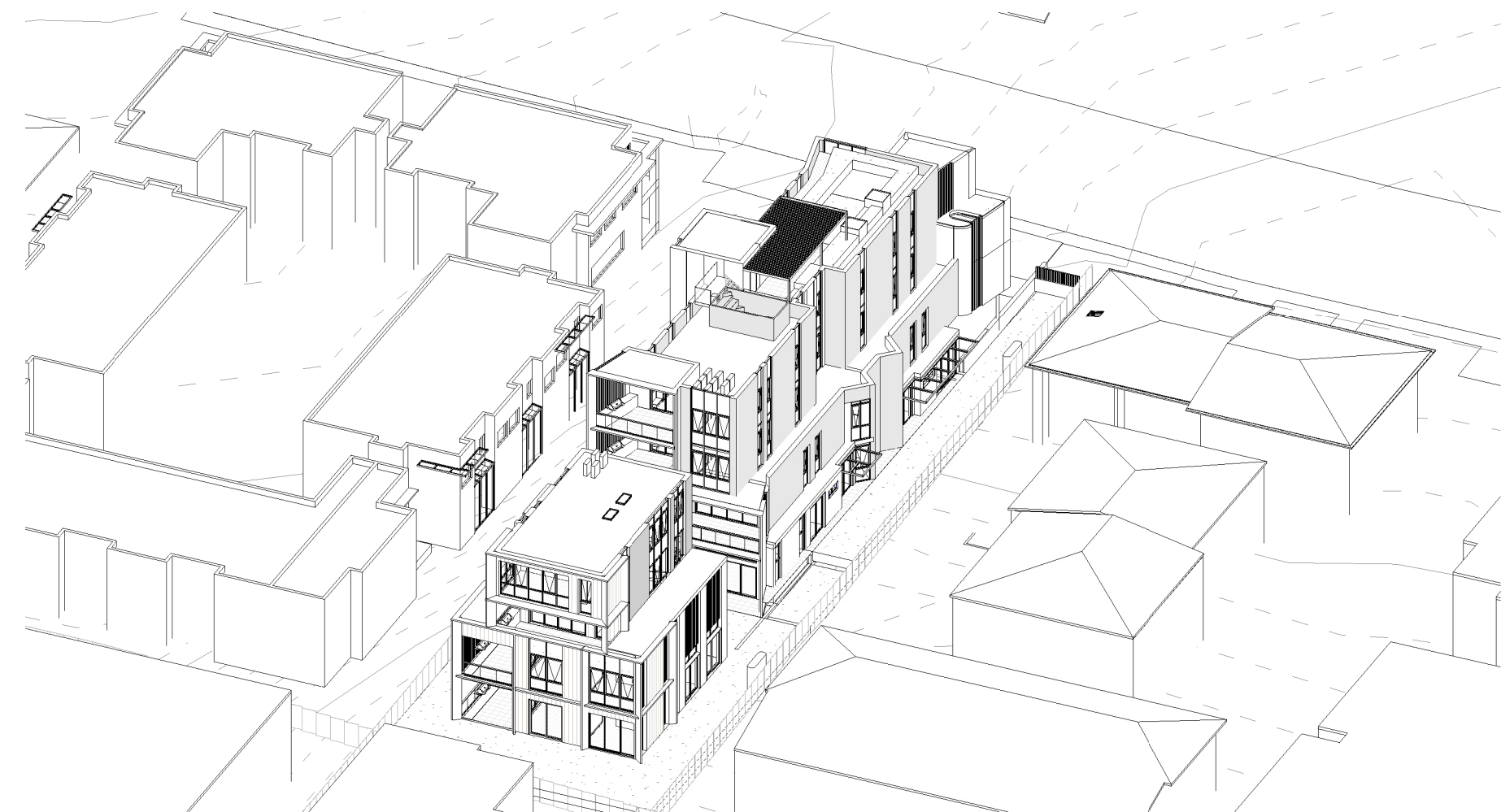
3 VIEW FROM SUN - JUNE 21 - 10AM EXISTING
DA600/ @ A1



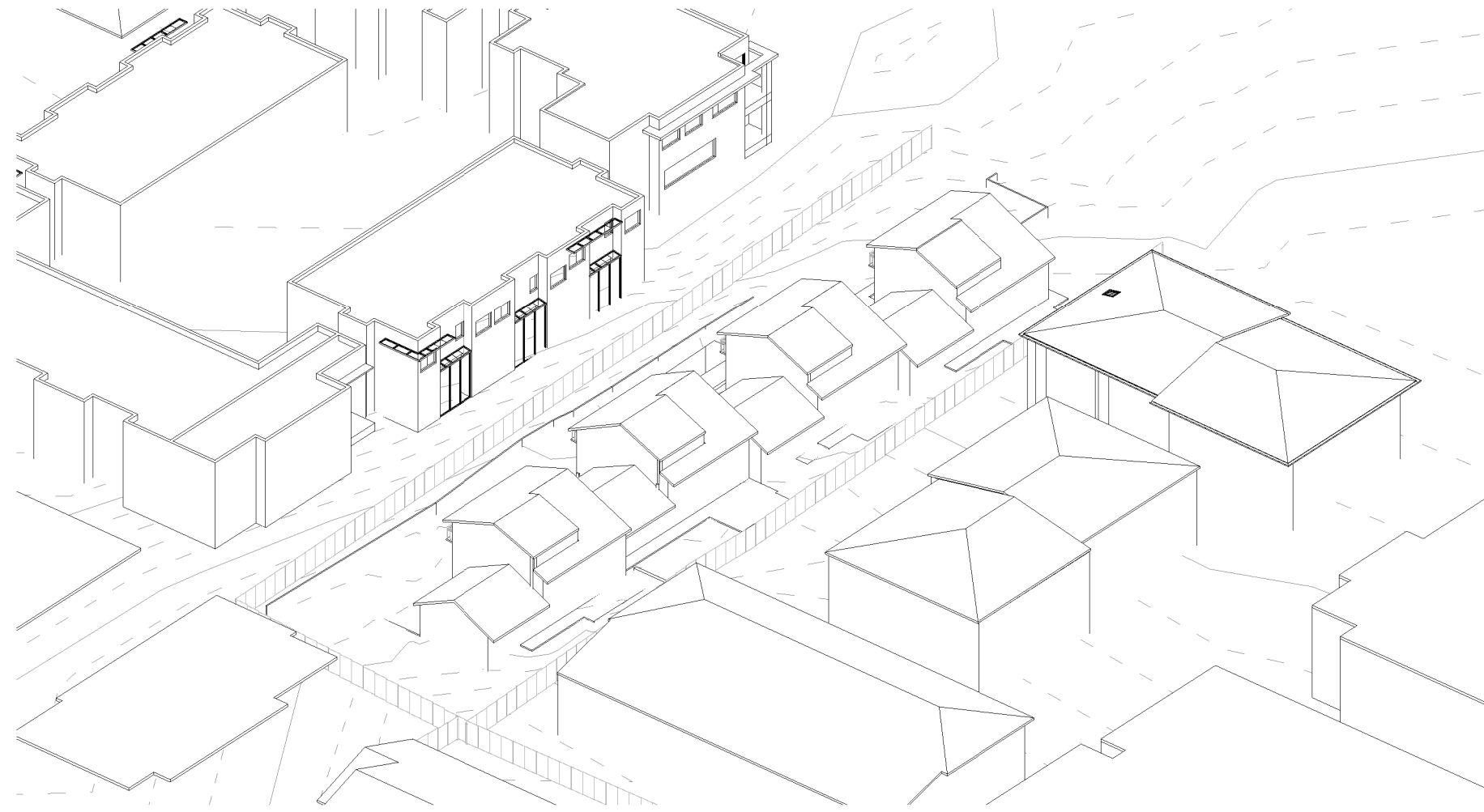
4 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED
DA600/



5 VIEW FROM SUN - JUNE 21 - 11AM EXISTING
DA600/ @ A1



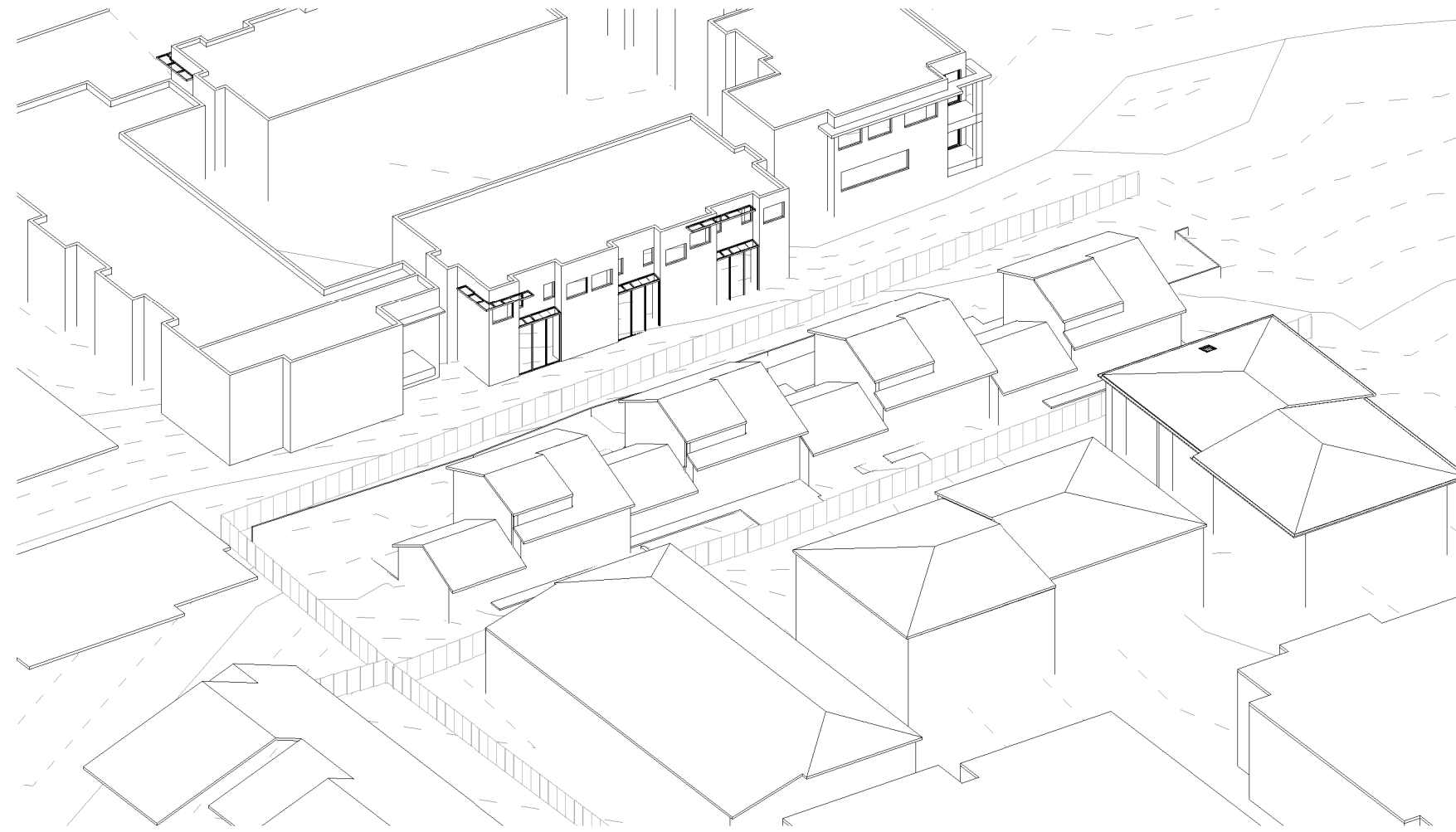
6 VIEW FROM SUN - JUNE 21 - 11AM PROPOSED
DA600/



1 VIEW FROM SUN - JUNE 21 - 12PM EXISTING
DA601 @ A1



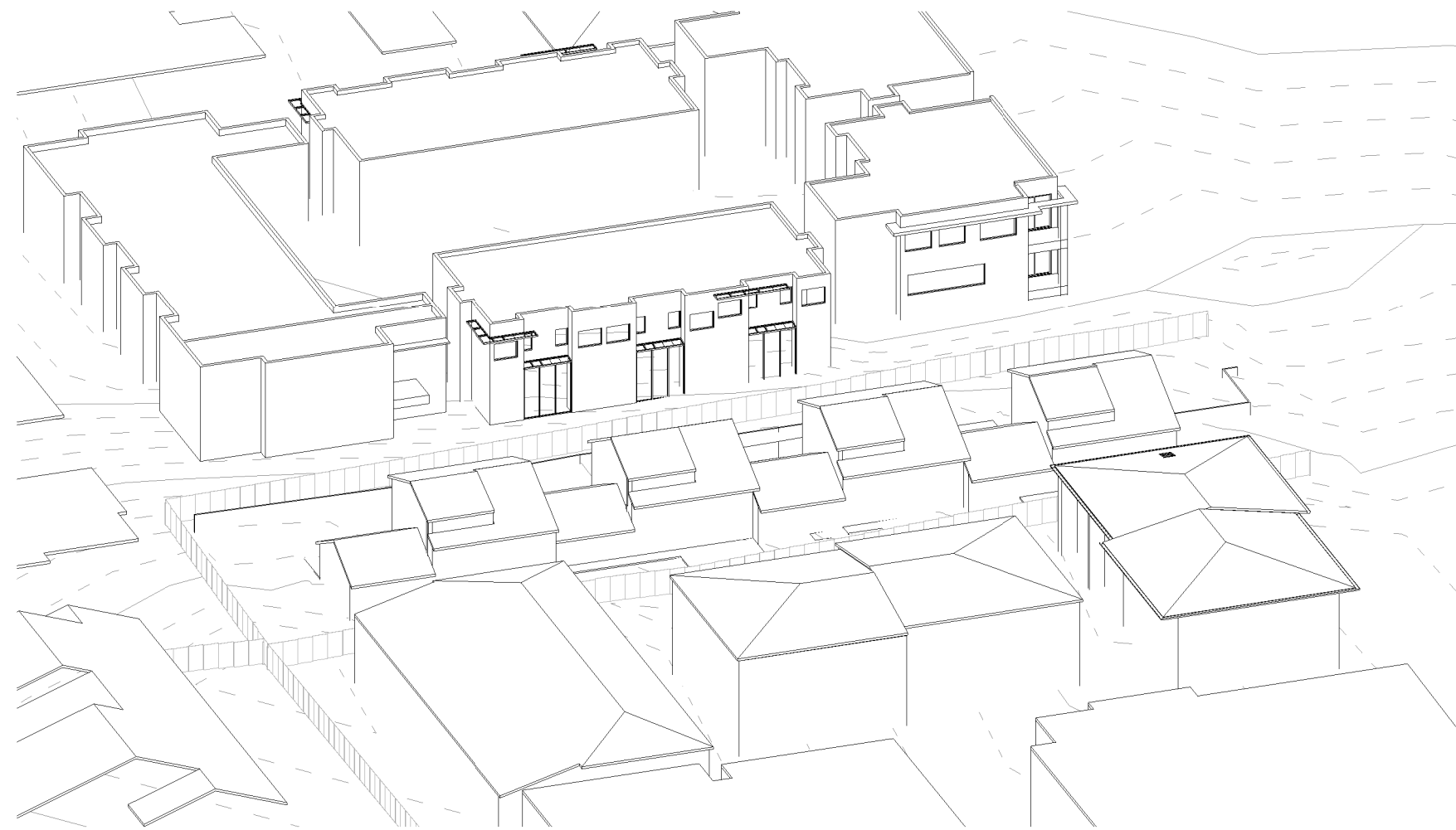
2 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED
DA601



3 VIEW FROM SUN - JUNE 21 - 1PM EXISTING
DA601 @ A1



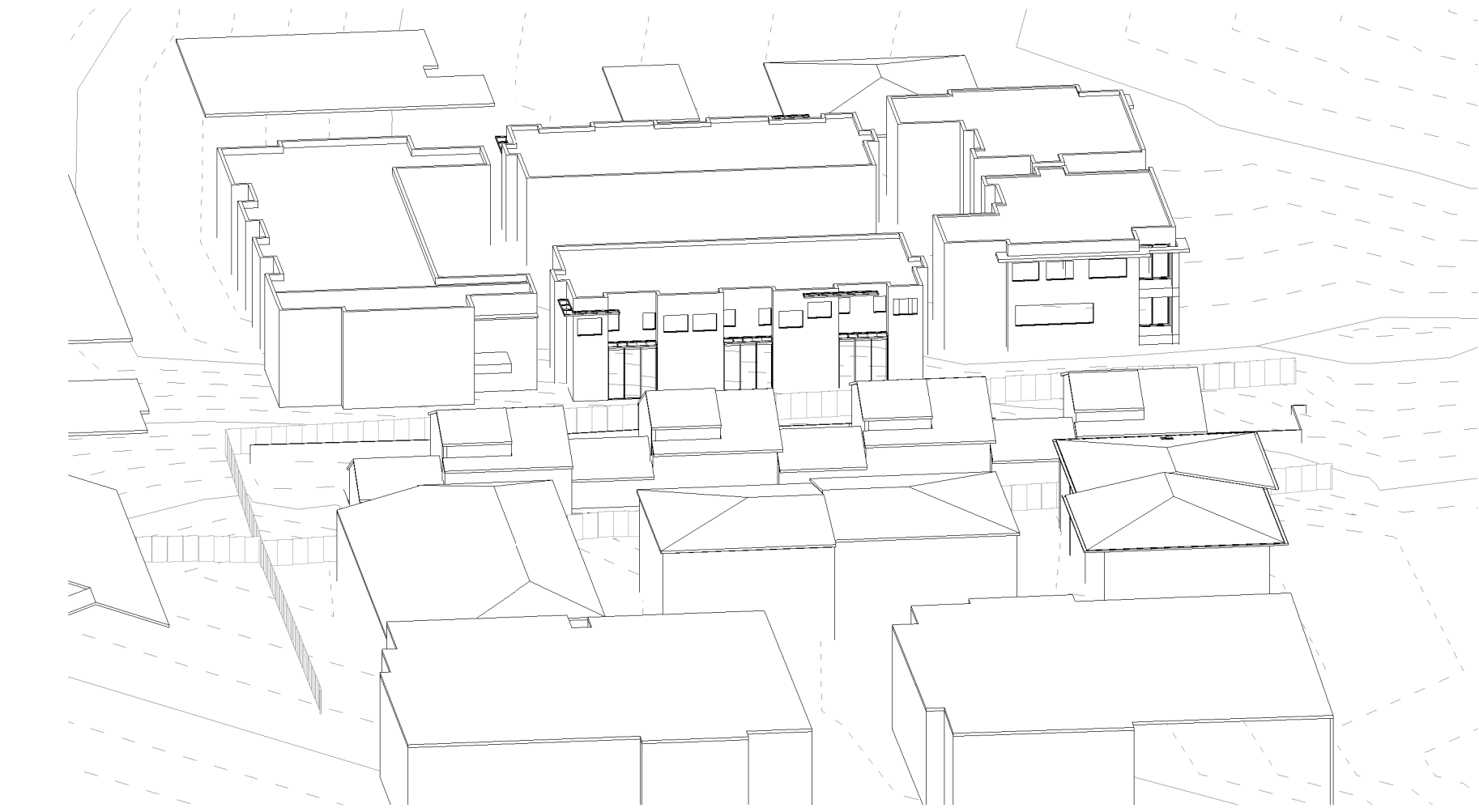
4 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED
DA601



5 VIEW FROM SUN - JUNE 21 - 2PM EXISTING
DA601 @ A1



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



1 VIEW FROM SUN - JUNE 21 - 3PM EXISTING
DA602 @ A1



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