

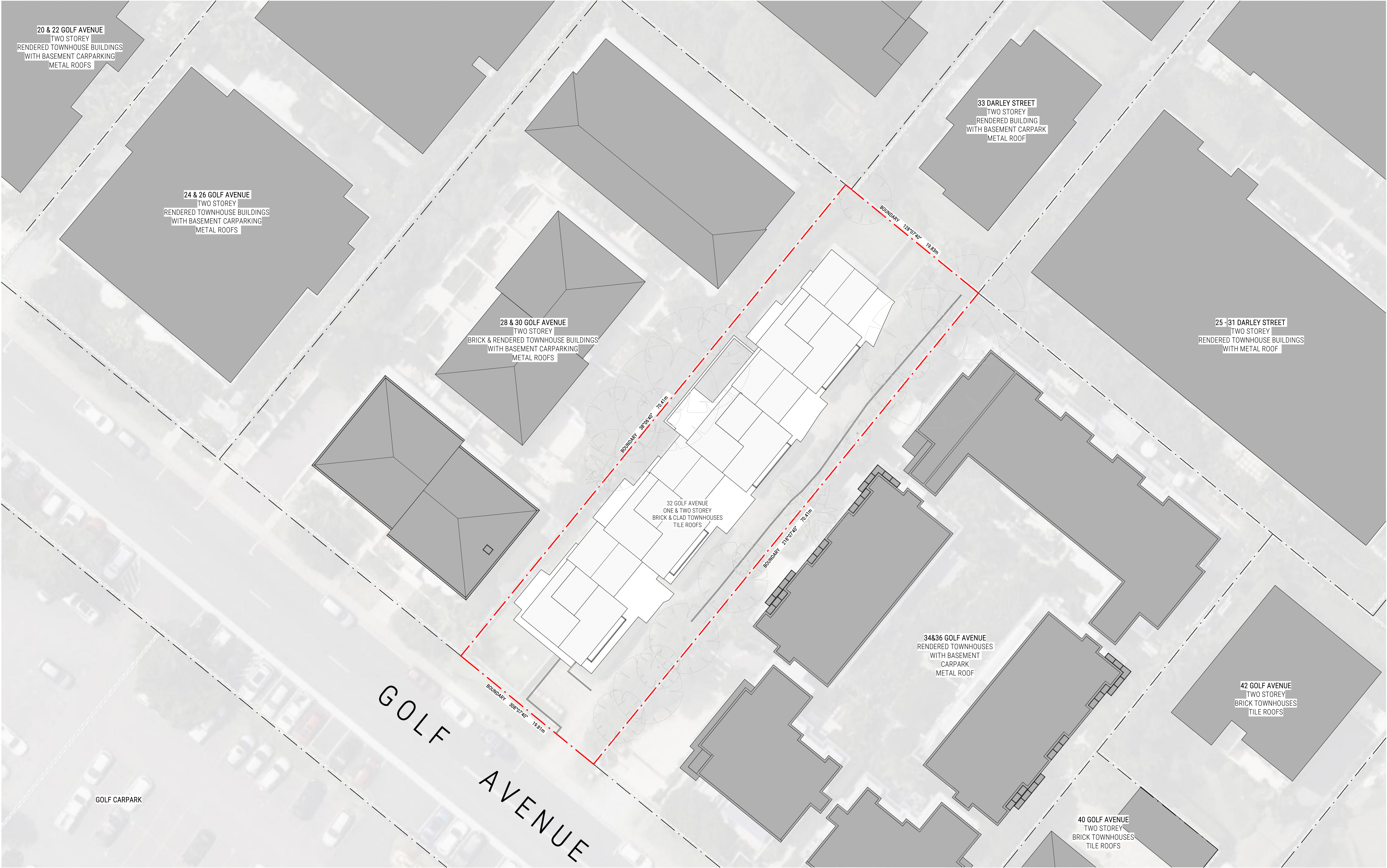


ARTIST IMPRESSION BY PROPERTY INTELLIGENCE MEDIA

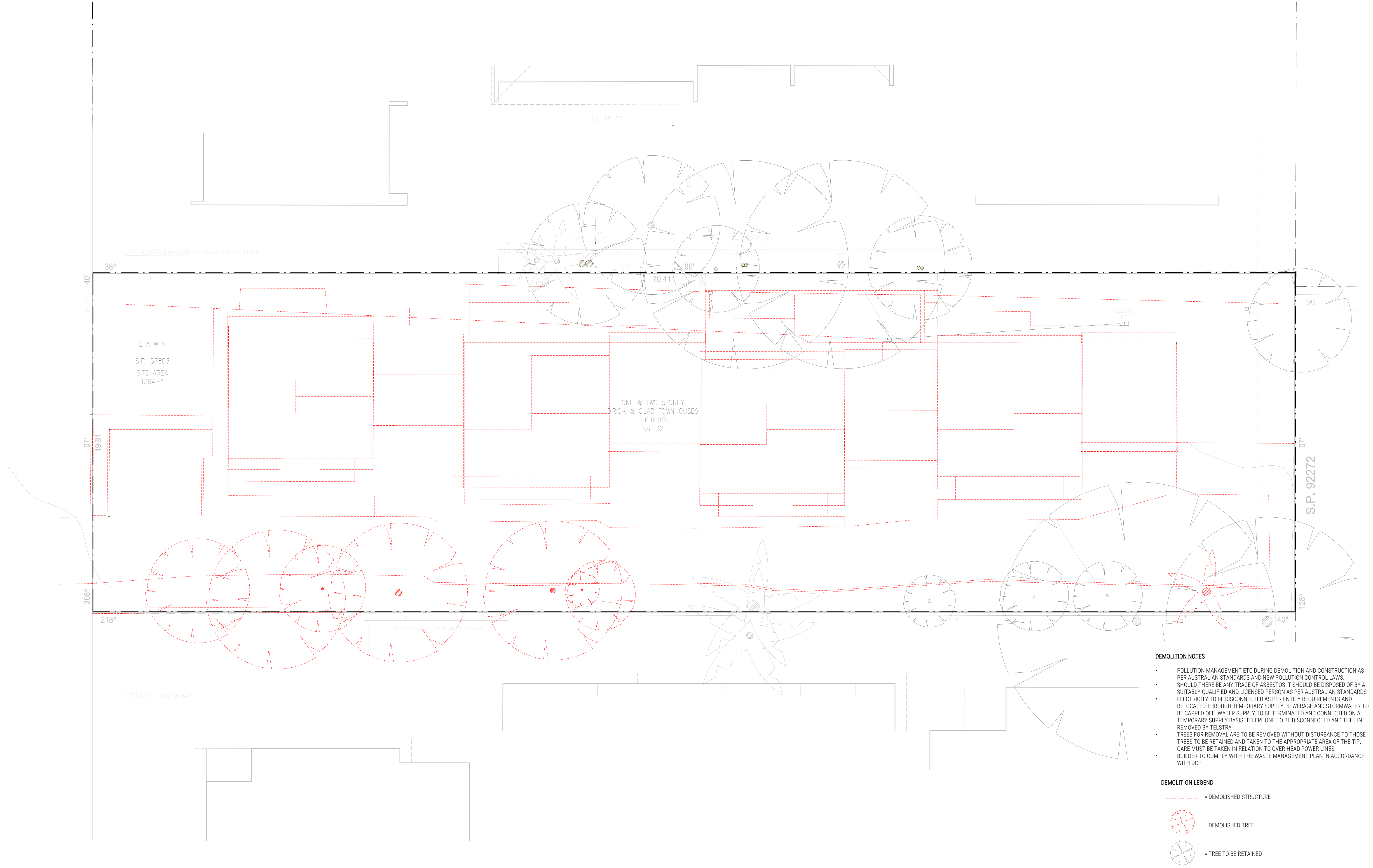
32 GOLF AVENUE, MONA VALE

ISSUE FOR DEVELOPMENT APPLICATION

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	A
DA010	EXISTING SITE PLAN	A
DA020	SITE ANALYSIS	A
DA030	DEMOLITION PLAN	A
DA035	PERSPECTIVE	A
DA040	PROPOSED SITE PLAN	A
DA100	SERVICE PLAN	A
DA101	BASEMENT PLAN	A
DA102	GROUND FLOOR PLAN	A
DA103	LEVEL 1 PLAN	A
DA104	ROOF PLAN	A
DA201	LONG SECTIONS	A
DA202	CROSS SECTIONS	A
DA203	CROSS SECTIONS	A
DA204	CROSS SECTIONS	A
DA300	ELEVATIONS	A
DA301	ELEVATIONS	A
DA400	AREA CALCULATIONS AND SILVER LIVING COMPLIANCE	A
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



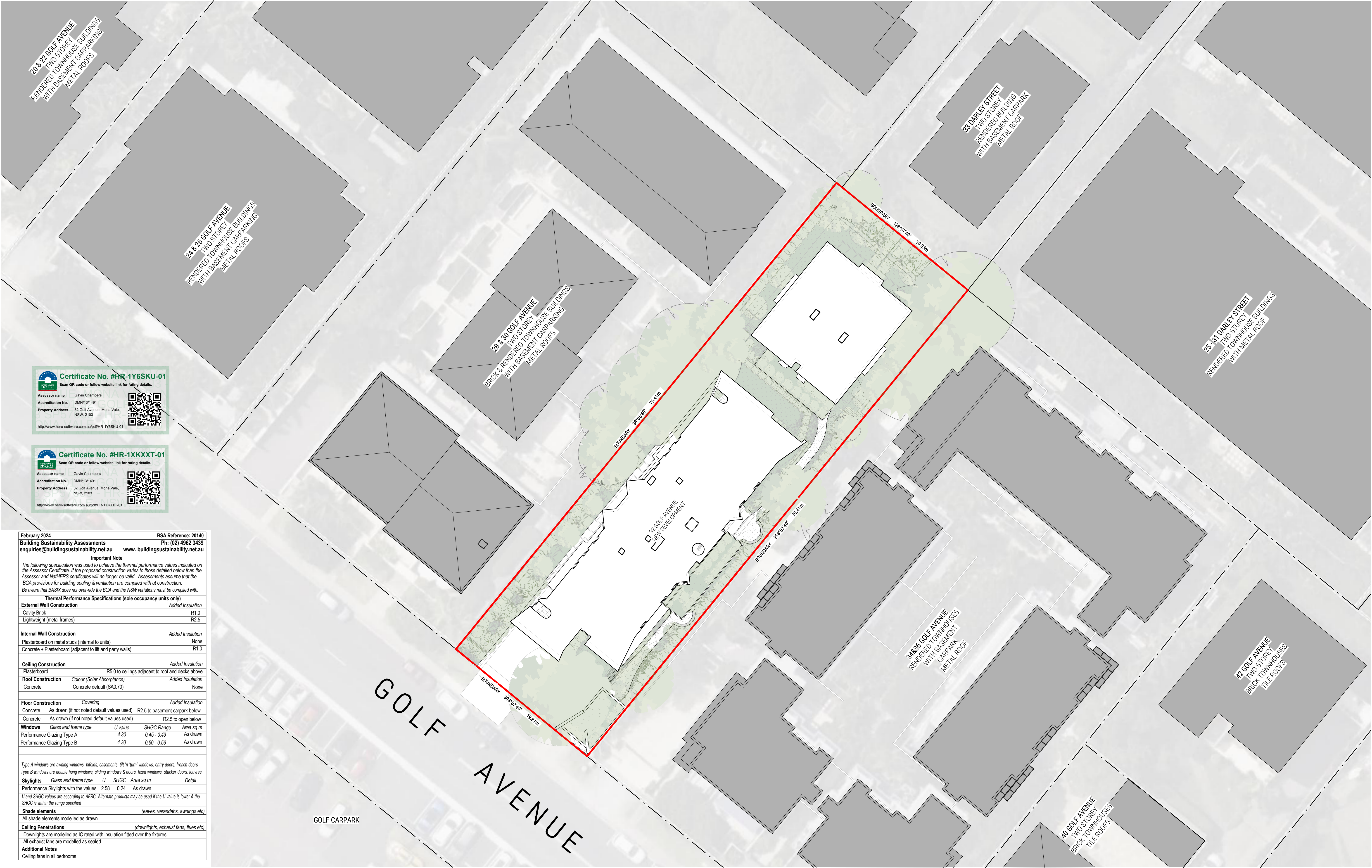




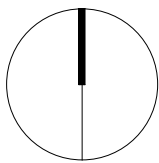
- DEMOLITION NOTES**
- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
 - SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
 - ELECTRICITY TO BE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

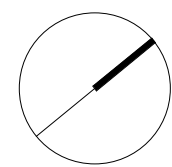
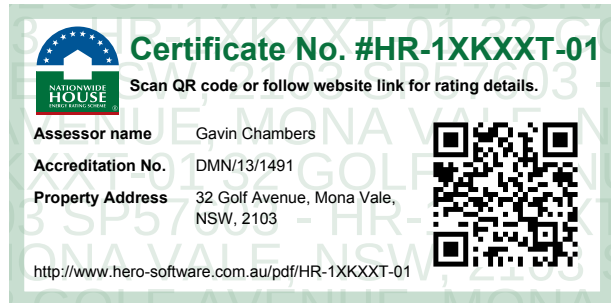
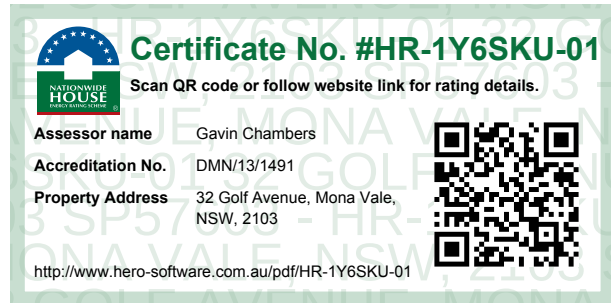
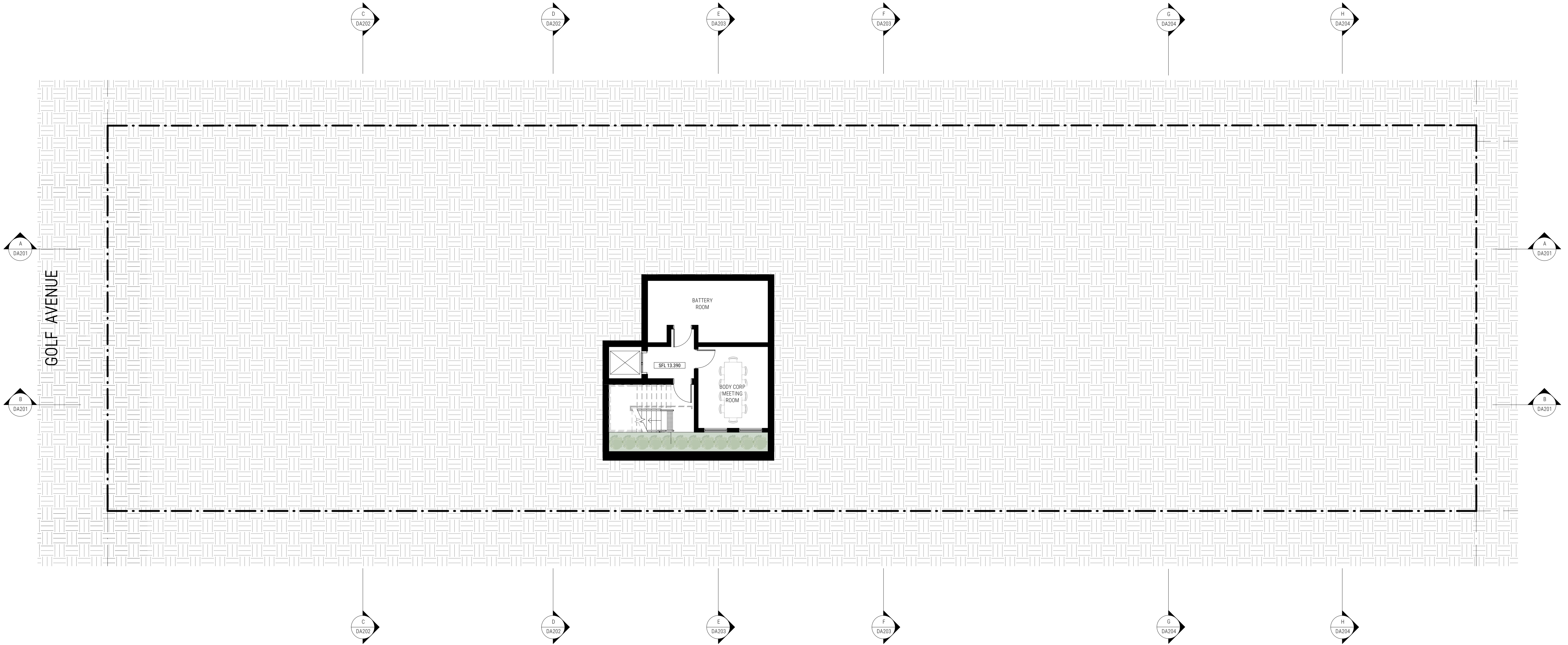


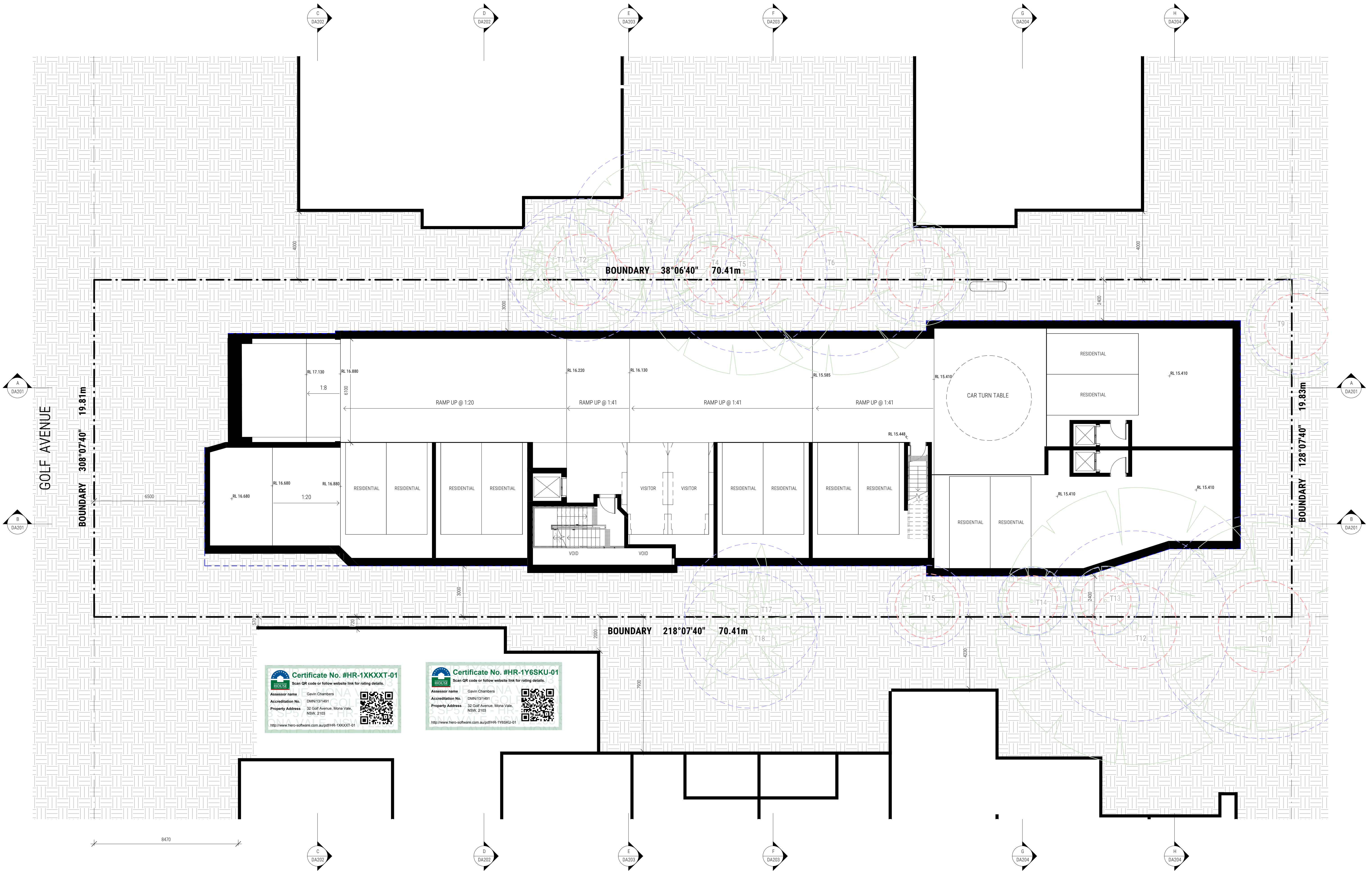
ARTIST IMPRESSION BY PROPERTY INTELLIGENCE MEDIA

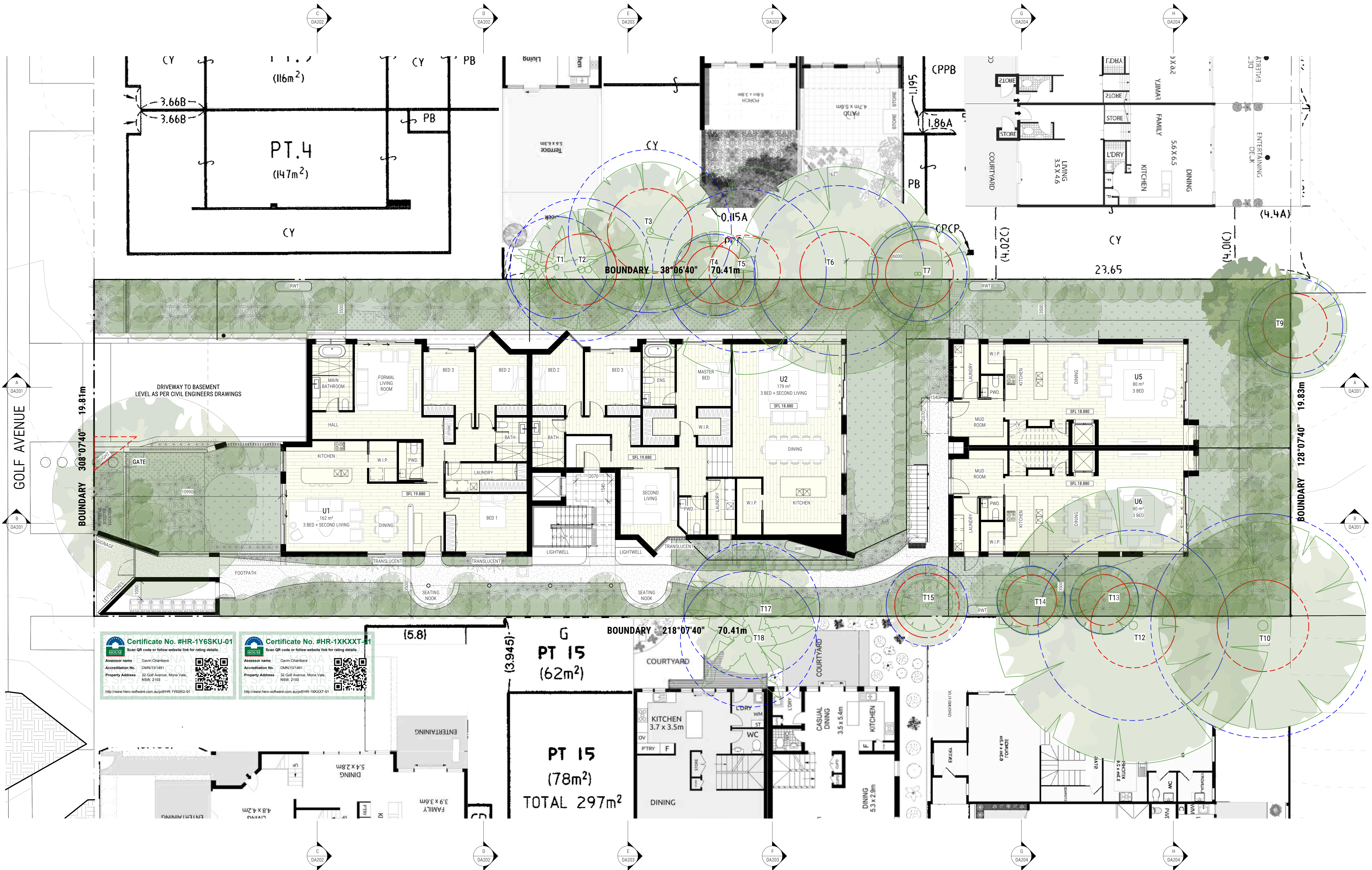


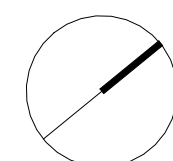
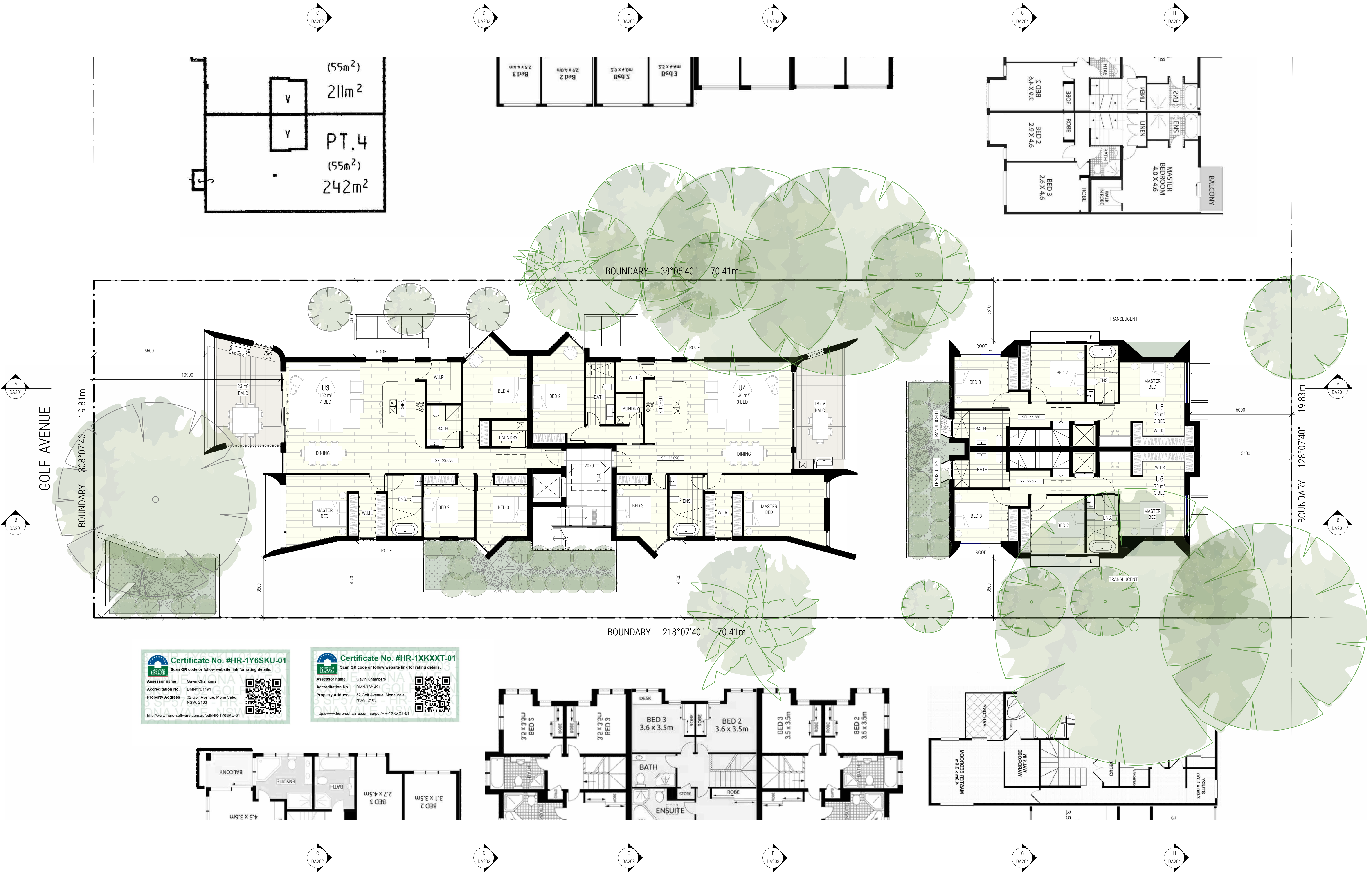
February 2024		BSA Reference: 20140	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. 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)	
Concrete		Concrete default (SA0.70)	
Floor Construction		Covering	
Concrete		As drawn (if not noted default values used)	
Concrete		R2.5 to basement carpark below	
Concrete		R2.5 to open below	
Windows		Glass and frame type	
Performance Glazing Type A		U value	
Performance Glazing Type B		SHGC Range	
		Area sq m	
		Detail	
		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, louvers			
Skylights			
Glass and frame type			
Performance Skylights with the values			
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			

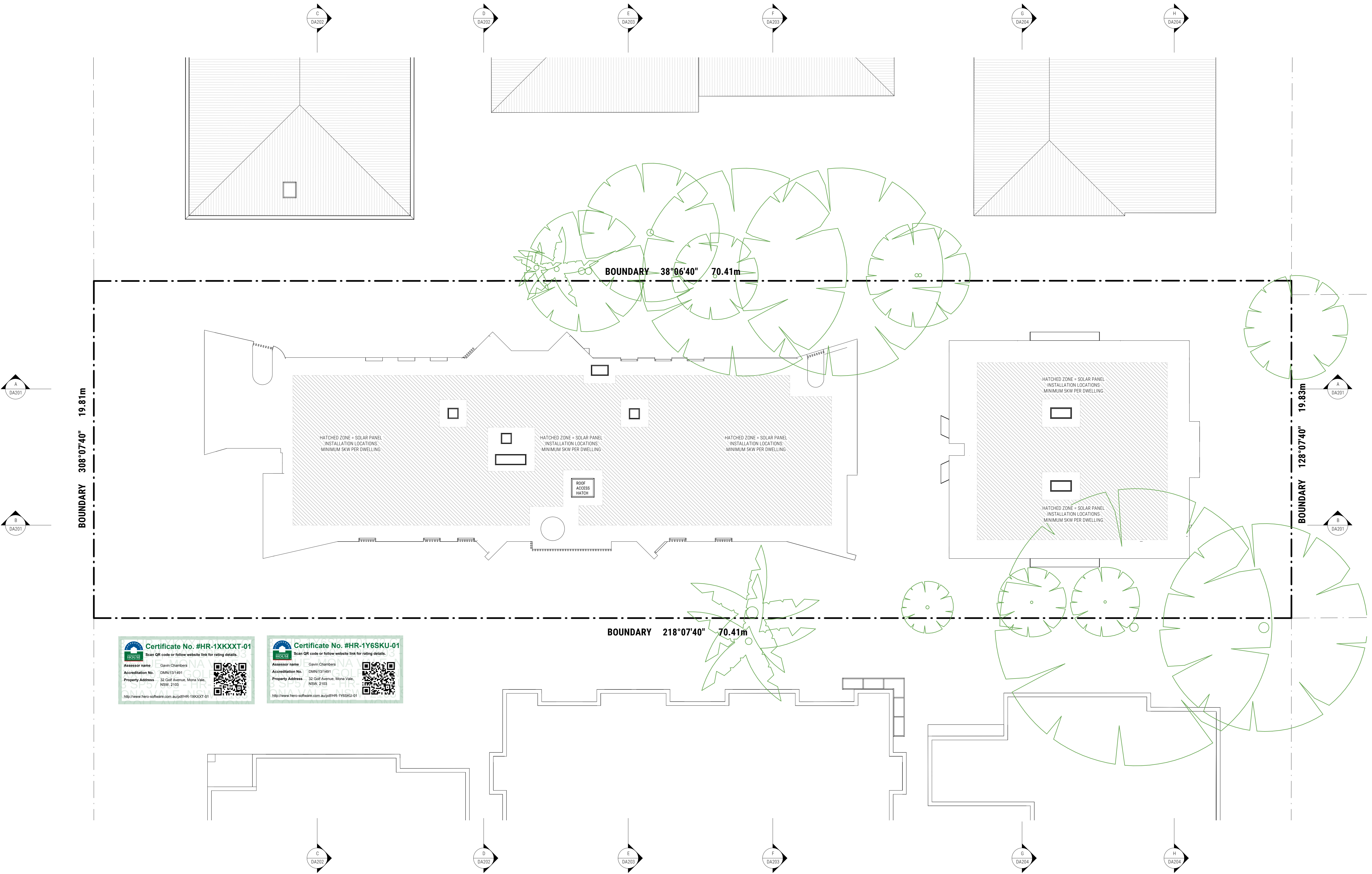










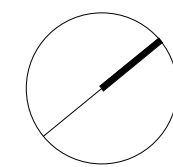


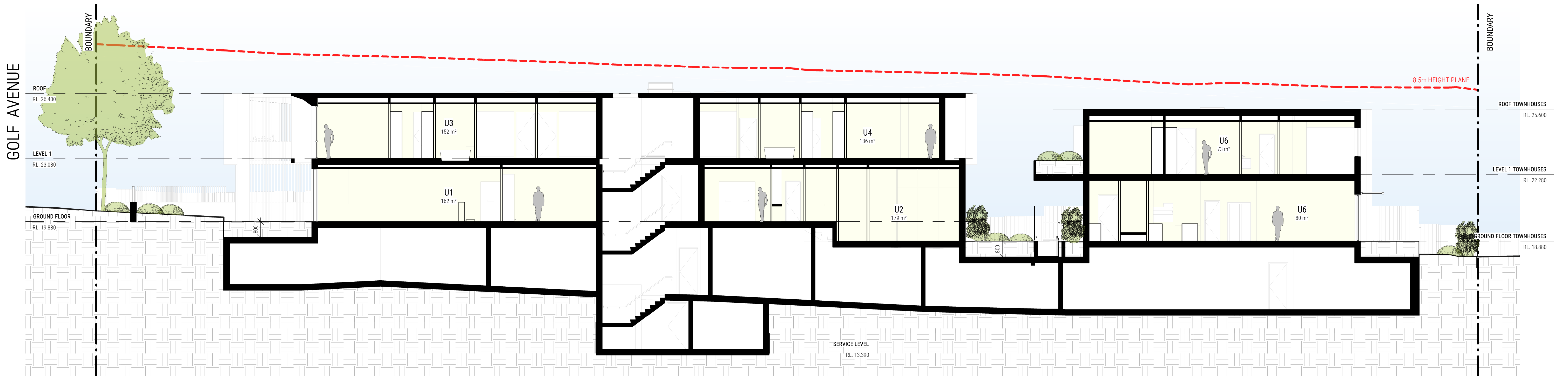
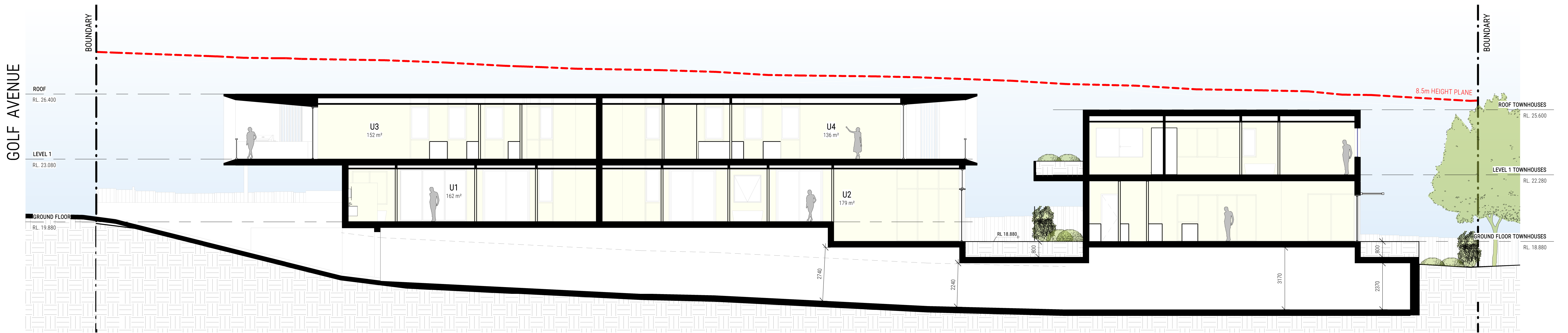
Certificate No. #HR-1XKXXT-01
Scan QR code or follow website link for rating details.

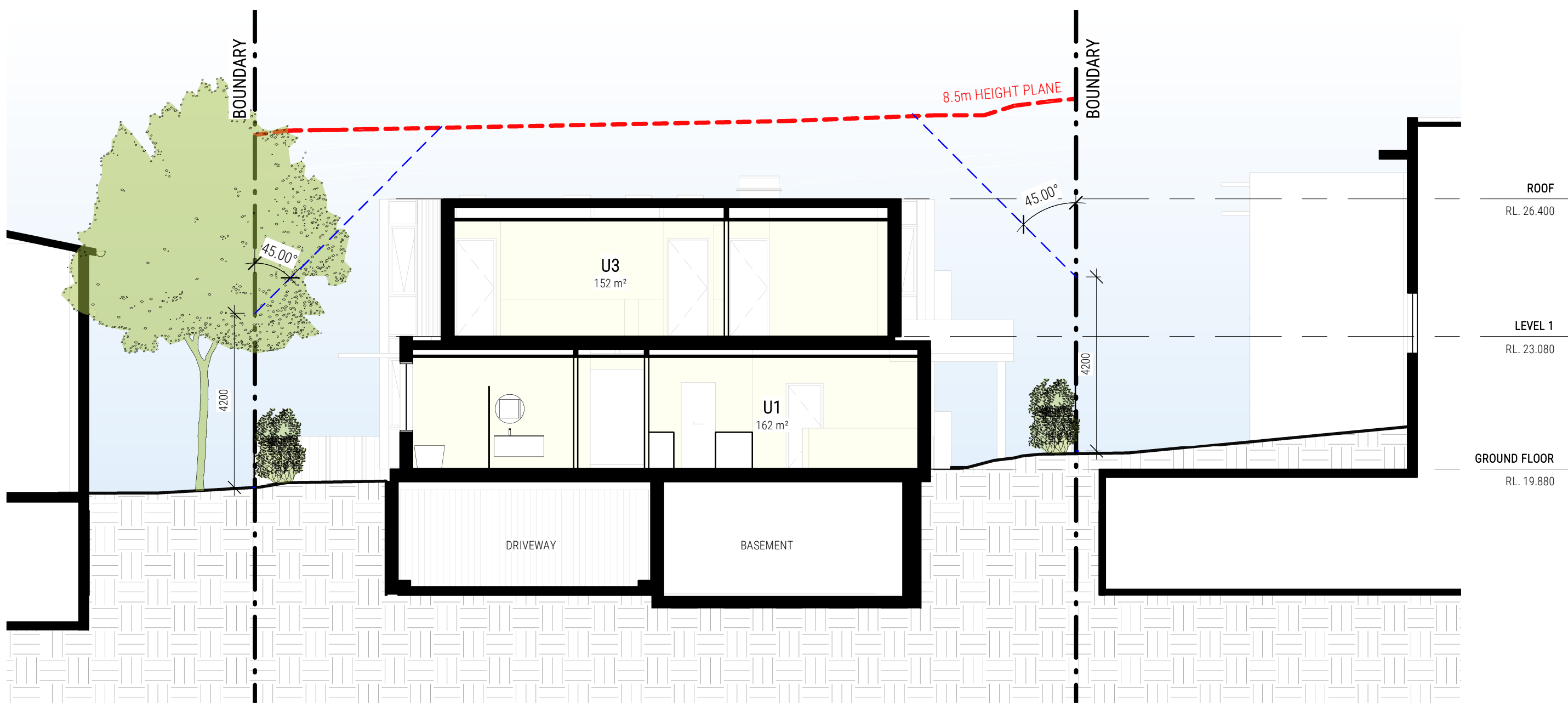
Assessor name: Gavin Chambers
Accreditation No.: DMN13/1491
Property Address: 32 Golf Avenue, Mona Vale, NSW, 2103
<http://www.hero-software.com.au/pdf/HR-1XKXXT-01>

Certificate No. #HR-1Y6SKU-01
Scan QR code or follow website link for rating details.

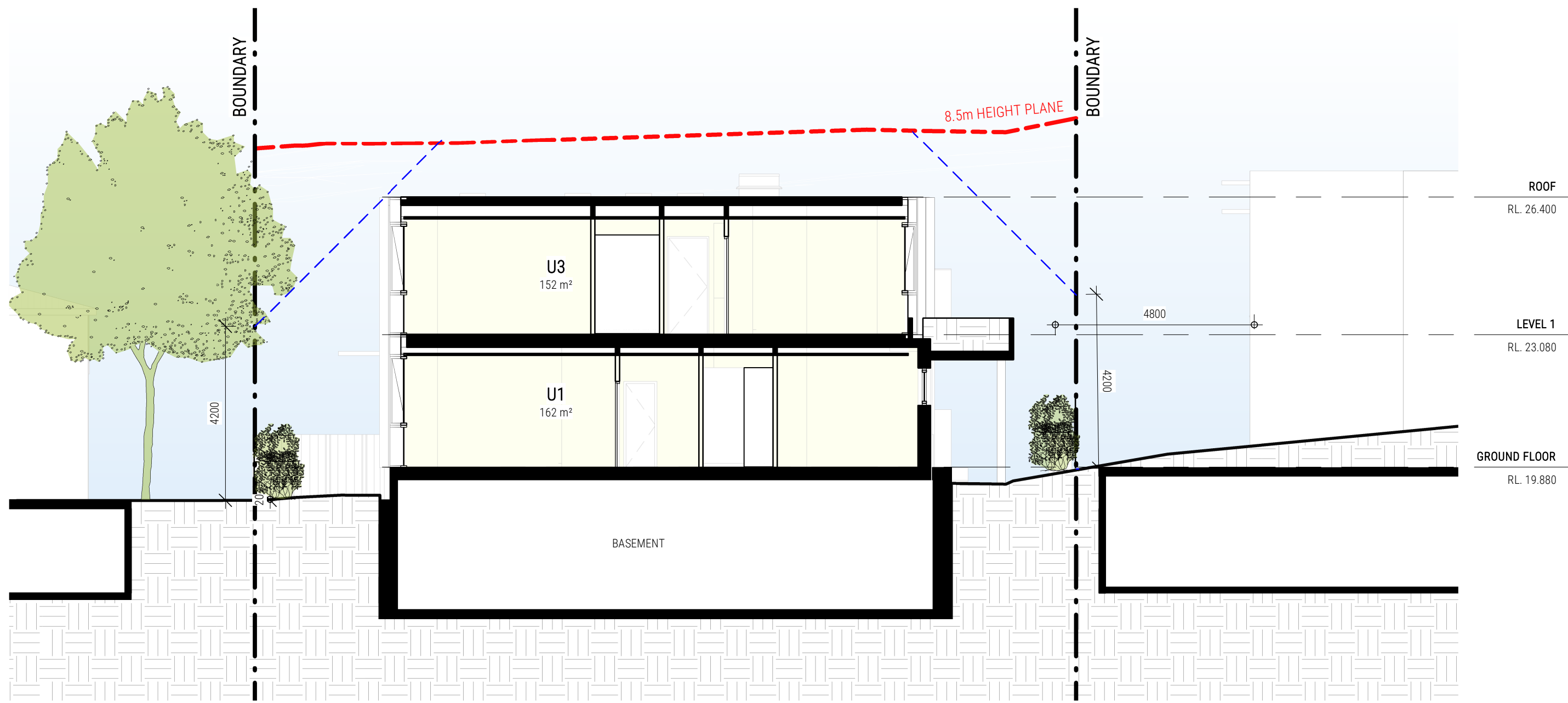
Assessor name: Gavin Chambers
Accreditation No.: DMN13/1491
Property Address: 32 Golf Avenue, Mona Vale, NSW, 2103
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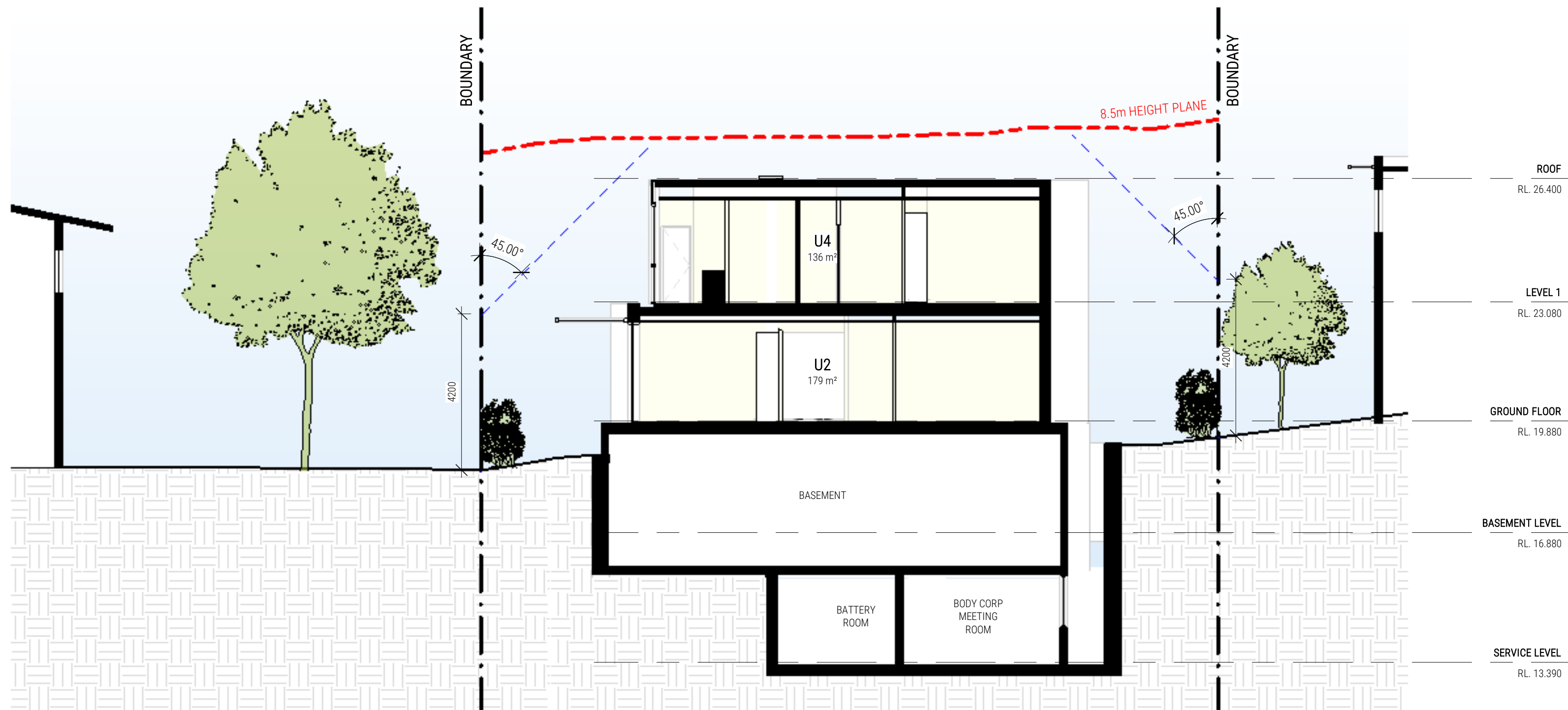




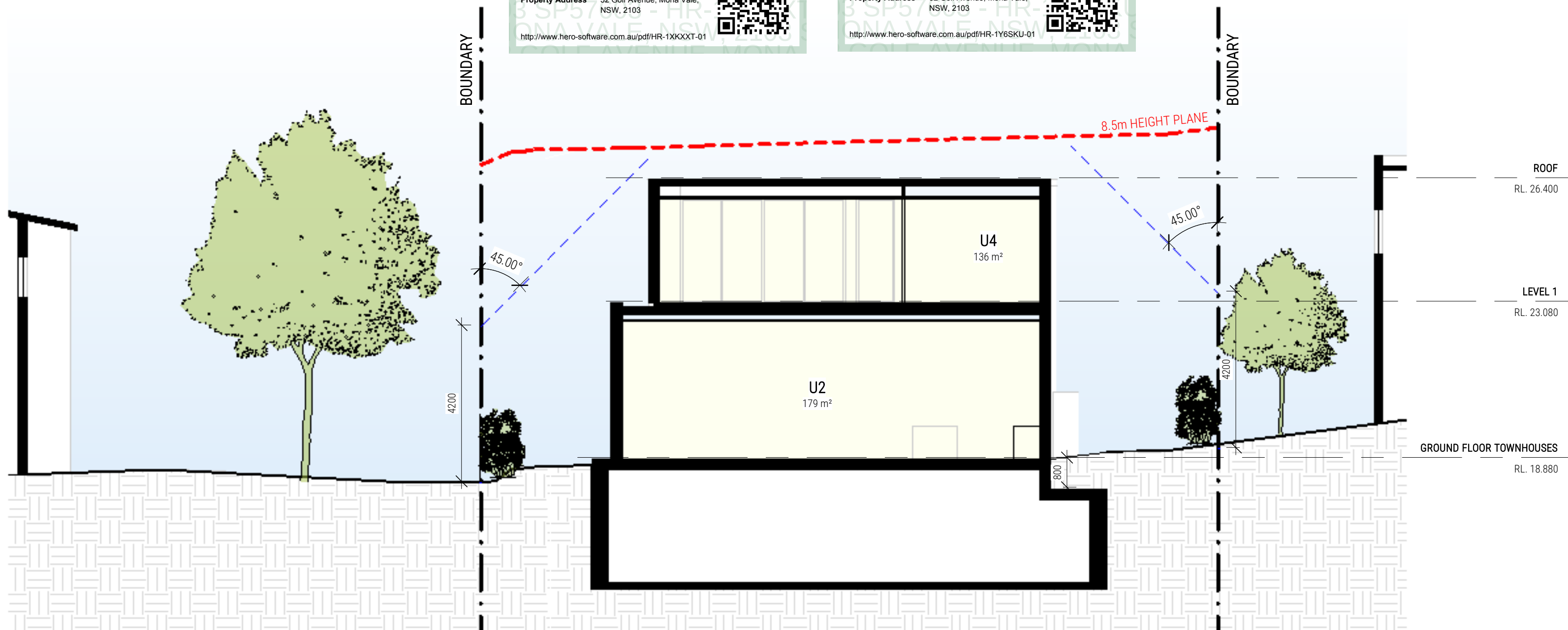
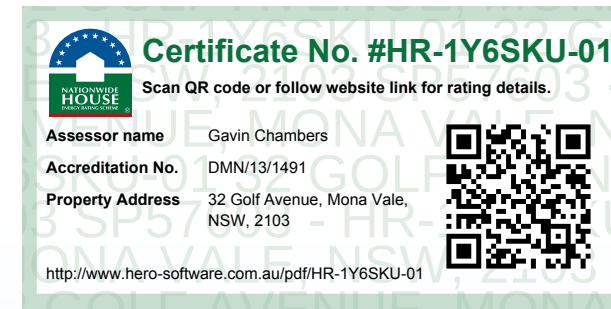
C SECTION C-C
DA202/ 1:100 @ A1



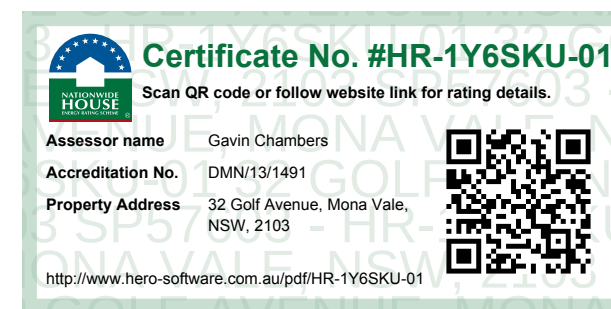
D SECTION D-D
DA202/ 1:100 @ A1



E SECTION E-E
DA203 1:100 @ A1



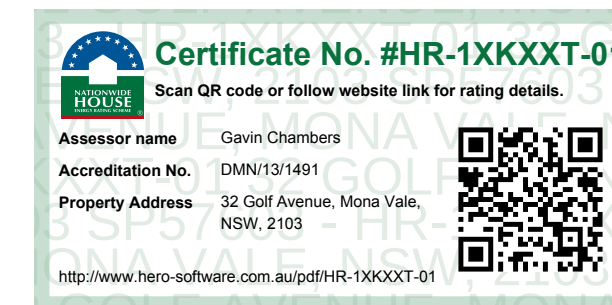
F SECTION F-F
DA203 1:100 @ A1



REV NO.	DESCRIPTION	REV DATE	CROSS SECTIONS	
A	ISSUE FOR DA APPROVAL	19.01.24	SHEET NUMBER	DA204
			REVISION	A
			SCALE @ A1	1 : 100
32 GOLF AVENUE MONA VALE				



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



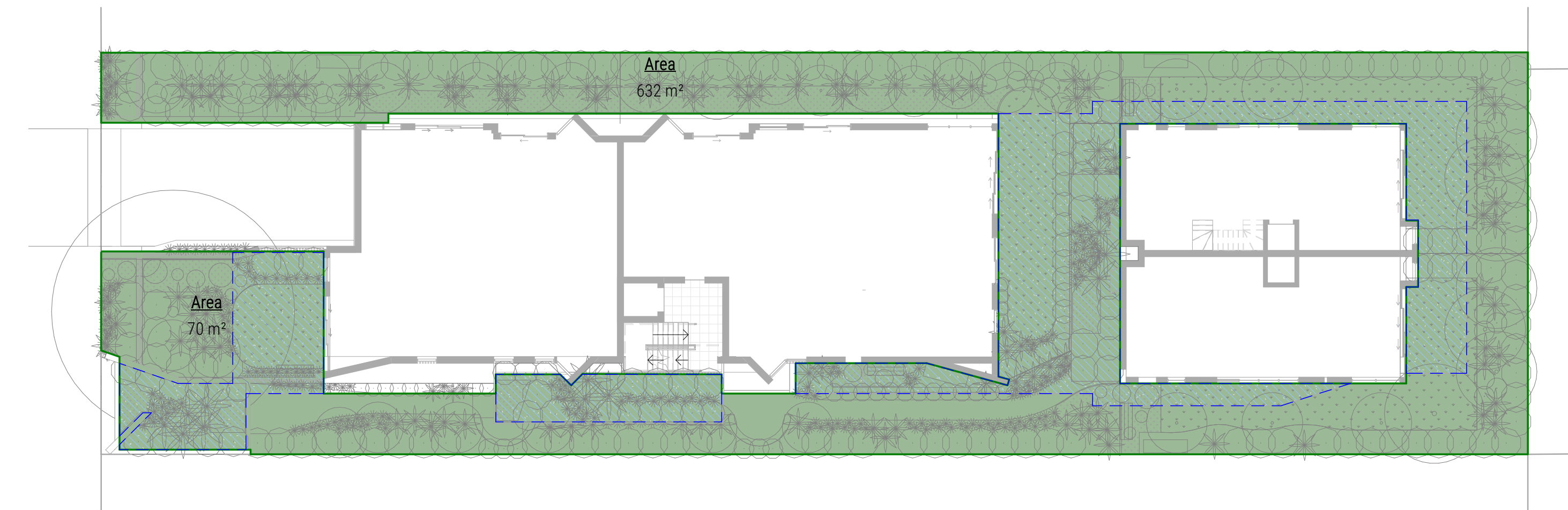
1 NORTH-EAST ELEVATION
DA301/ 1:100 @ A1



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

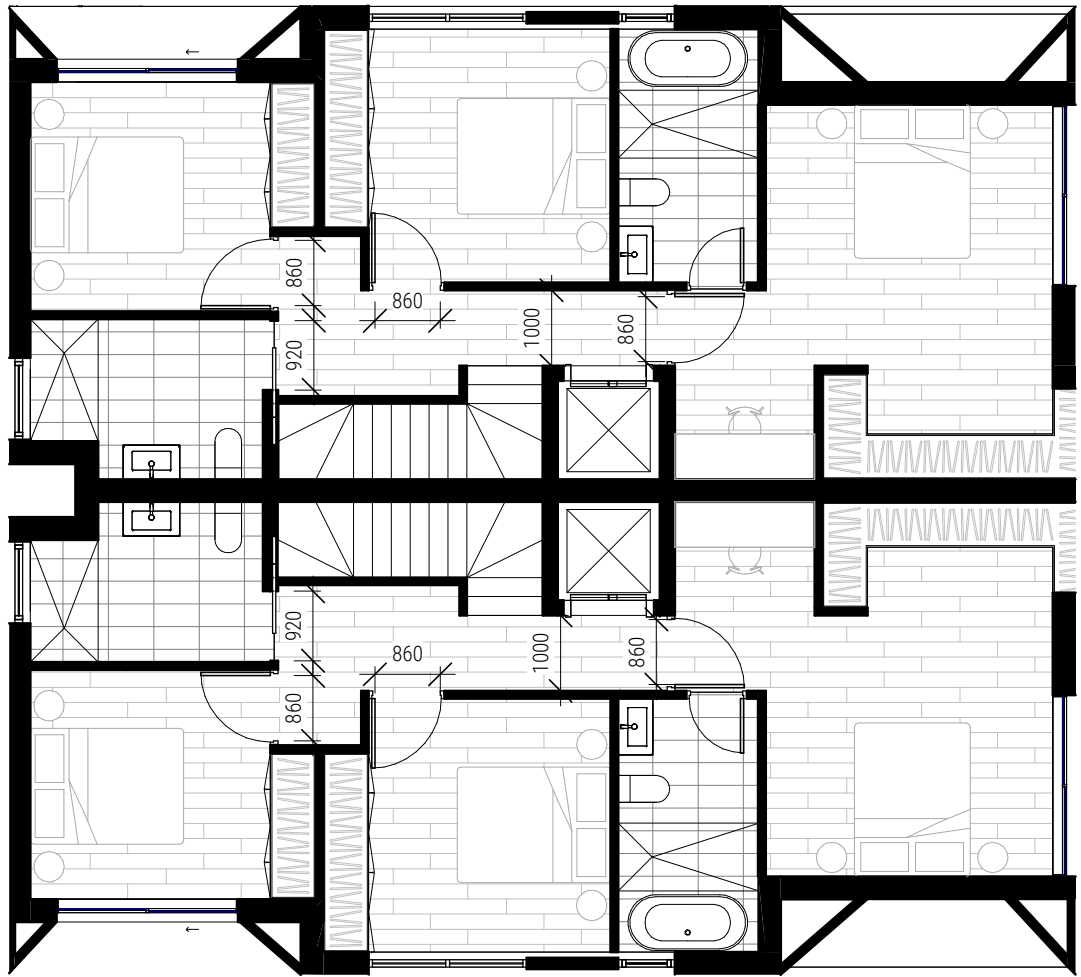


1 LANDSCAPED AREAS
DA400/ 1:200 @ A1

LANDSCAPE AREA SCHEDULE	
AREA	LANDSCAPE PERCENTAGE
702 m²	50.4%

MIN. LANDSCAPED AREA = 50% x SITE AREA = 50% x 1395 =697.5 m²

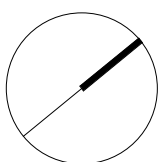
800mm DEEP SOIL = 240 m² = 17.2% OF SITE AREA

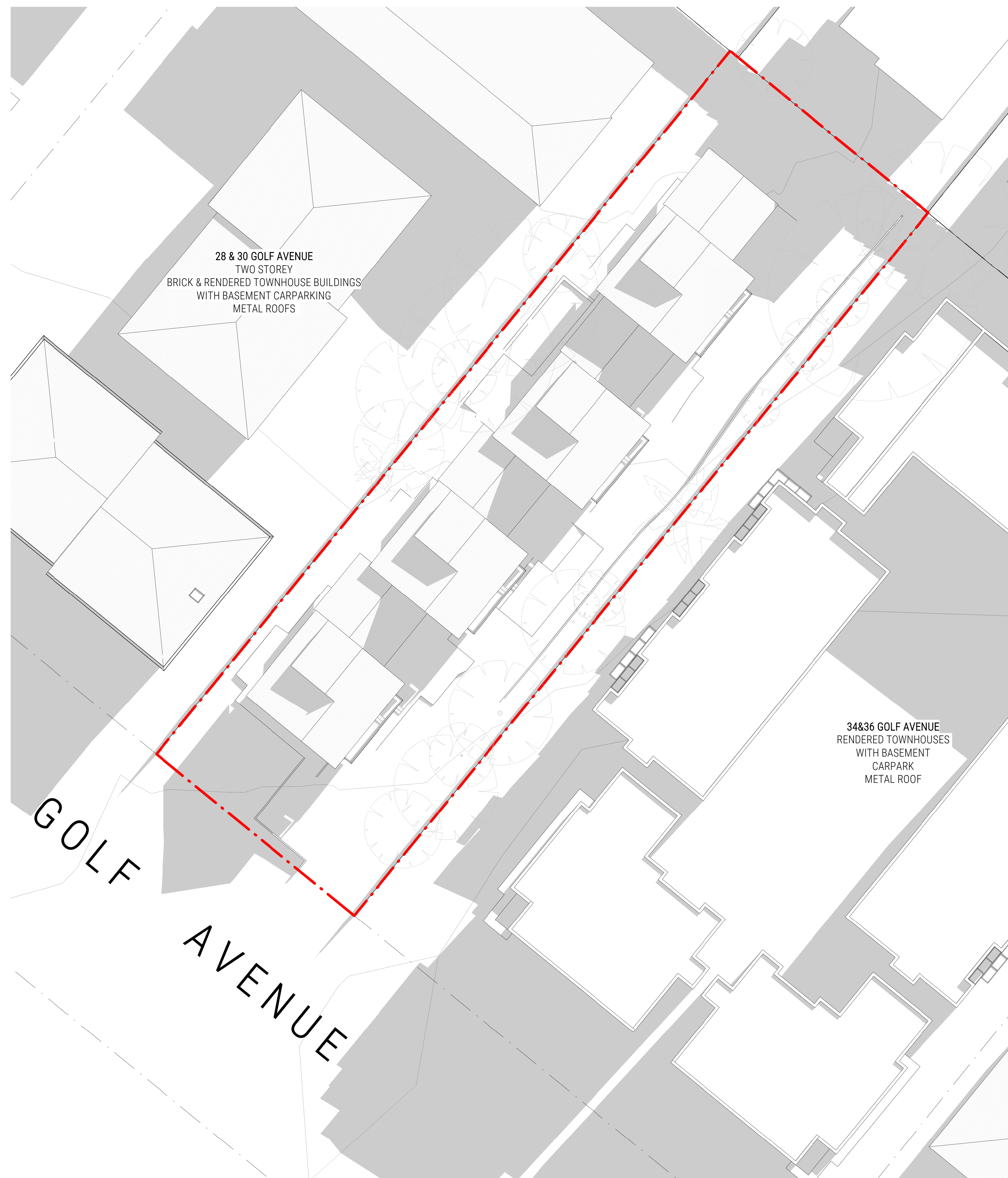


2 SILVER LEVEL UNIT- LEVEL 1
DA400/ 1:100 @ A1

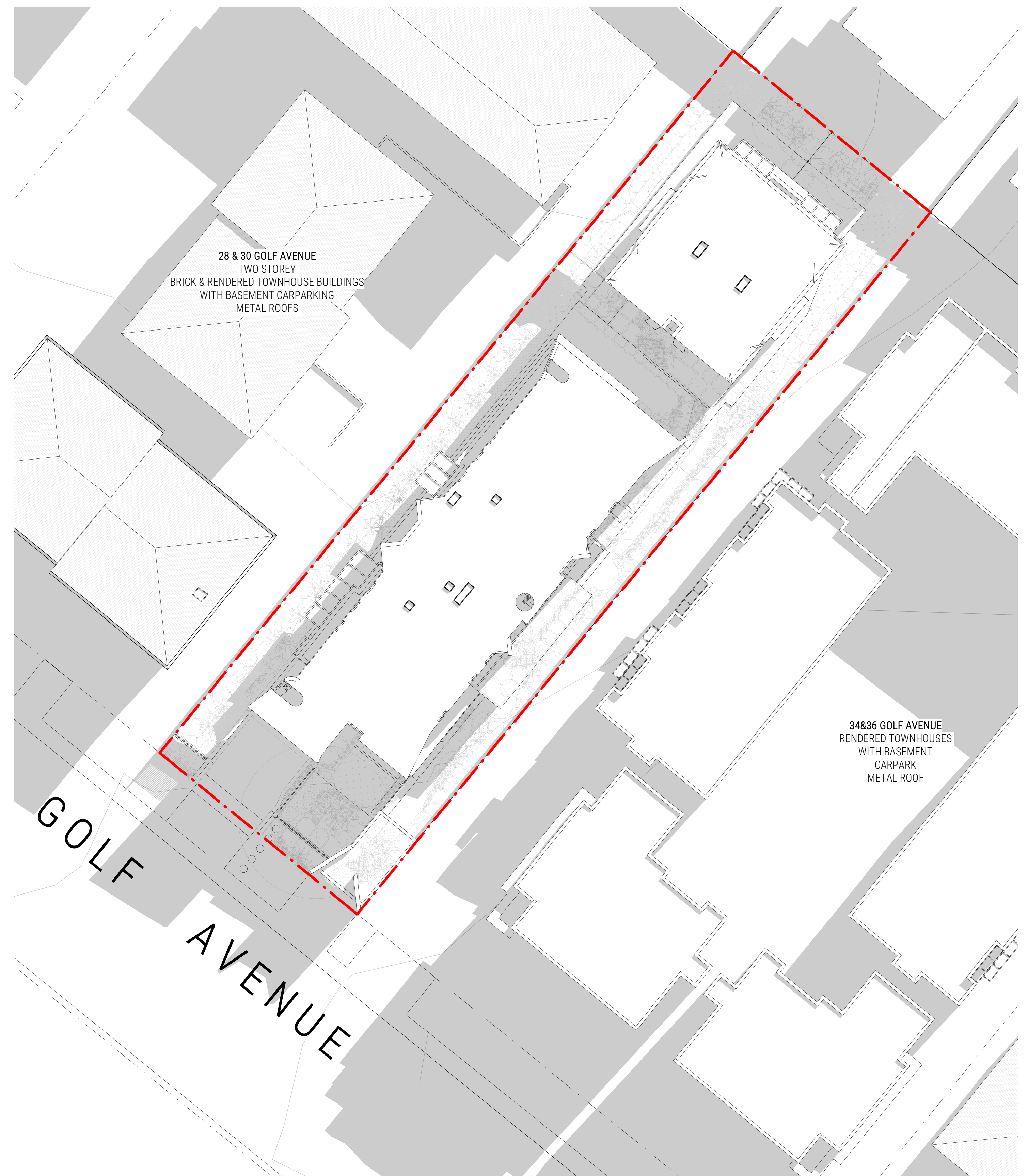


3 SILVER LEVEL UNIT- GROUND FLOOR
DA400/ 1:100 @ A1

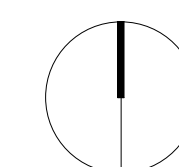


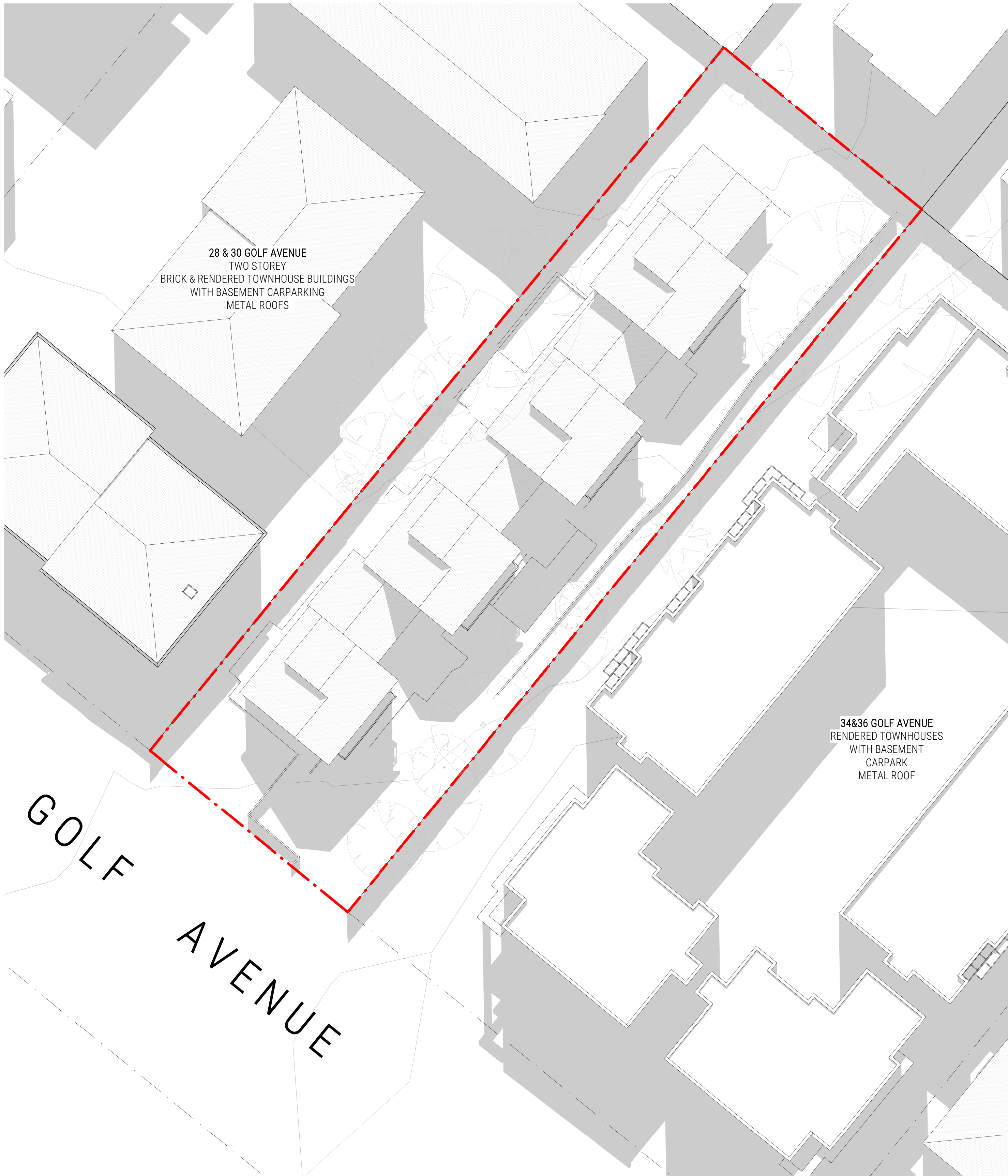


1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA501/ 1:200 @ A1

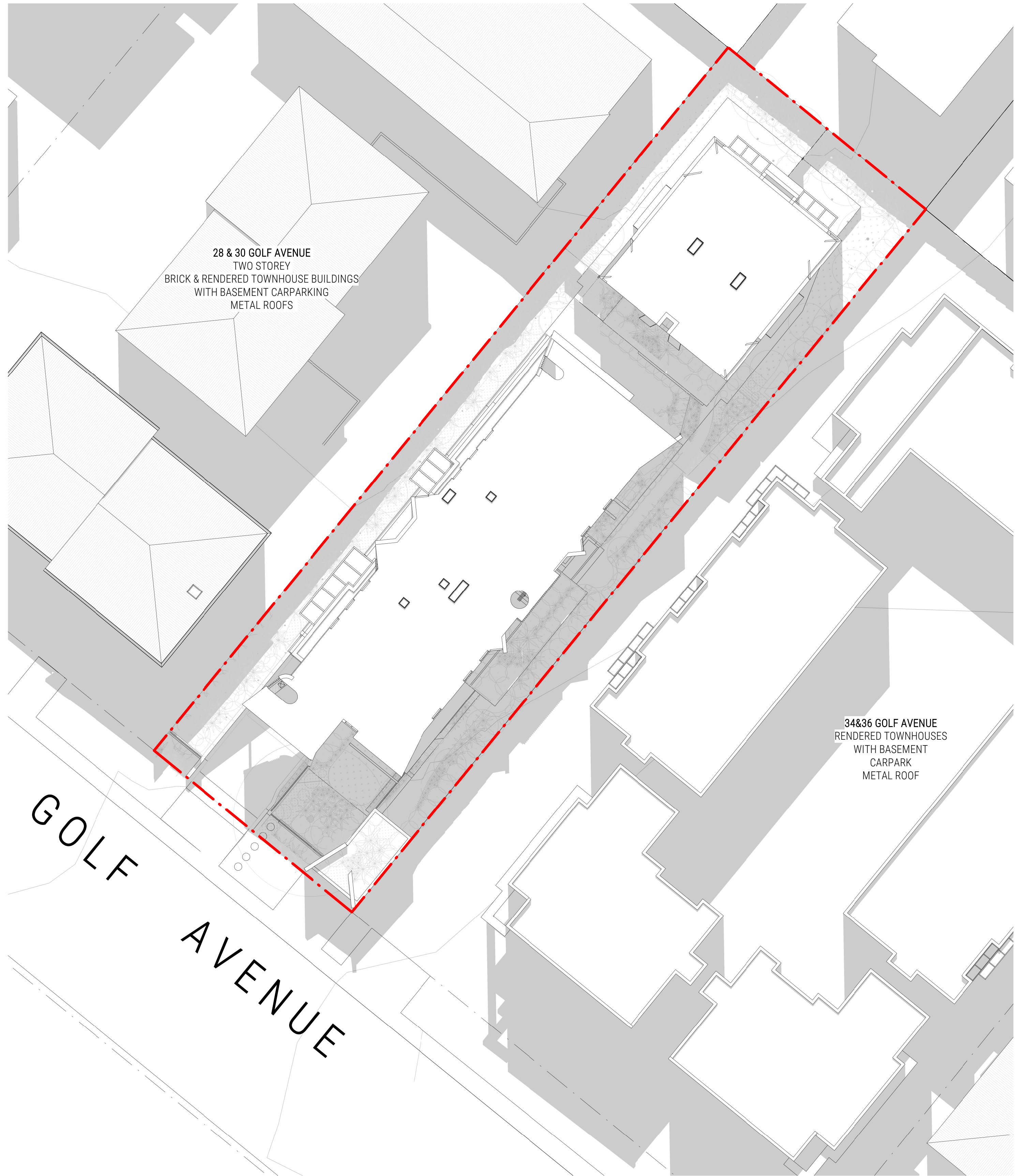


2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA501/ 1:200 @ A1

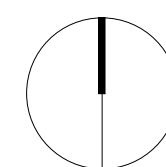


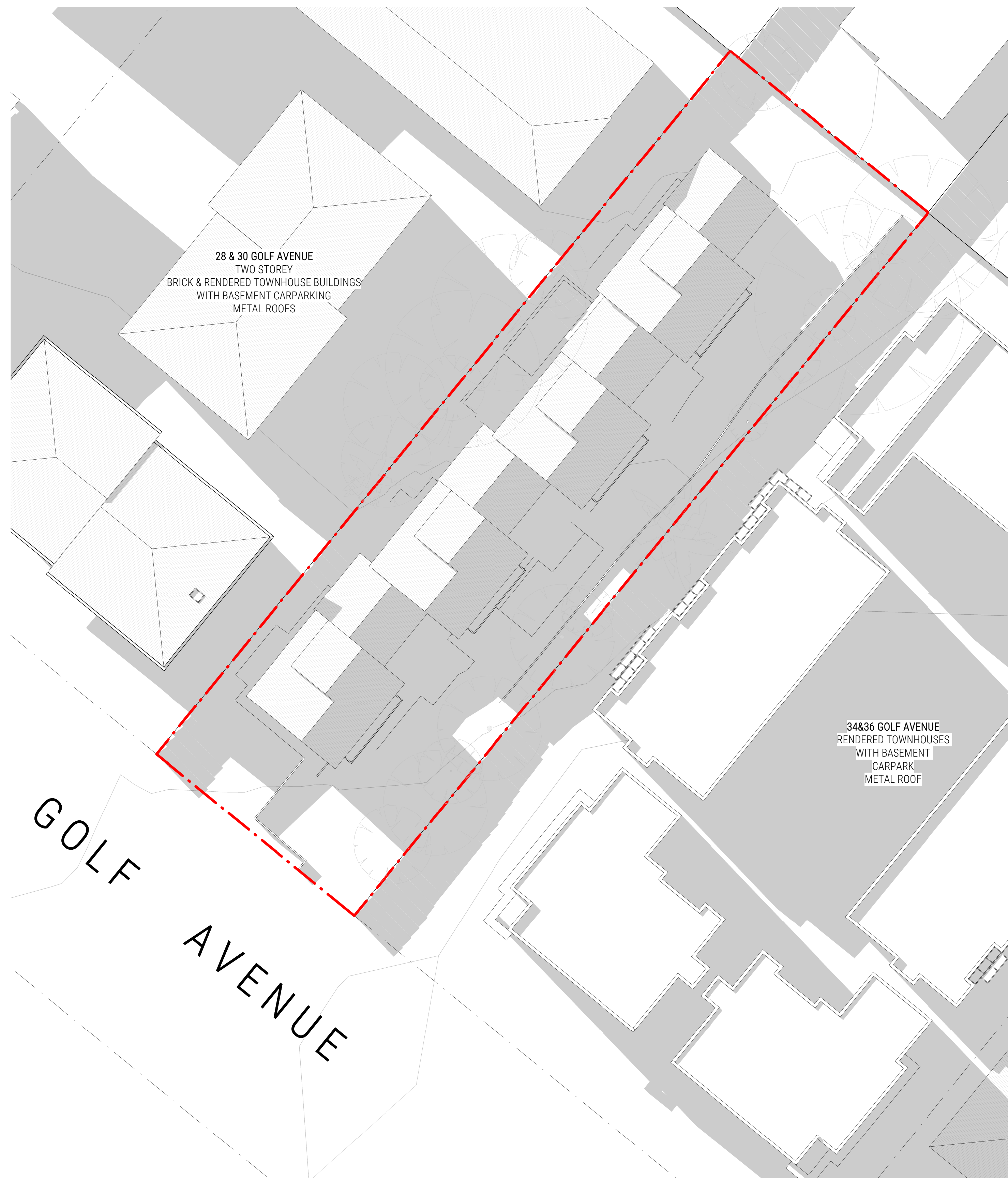


1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

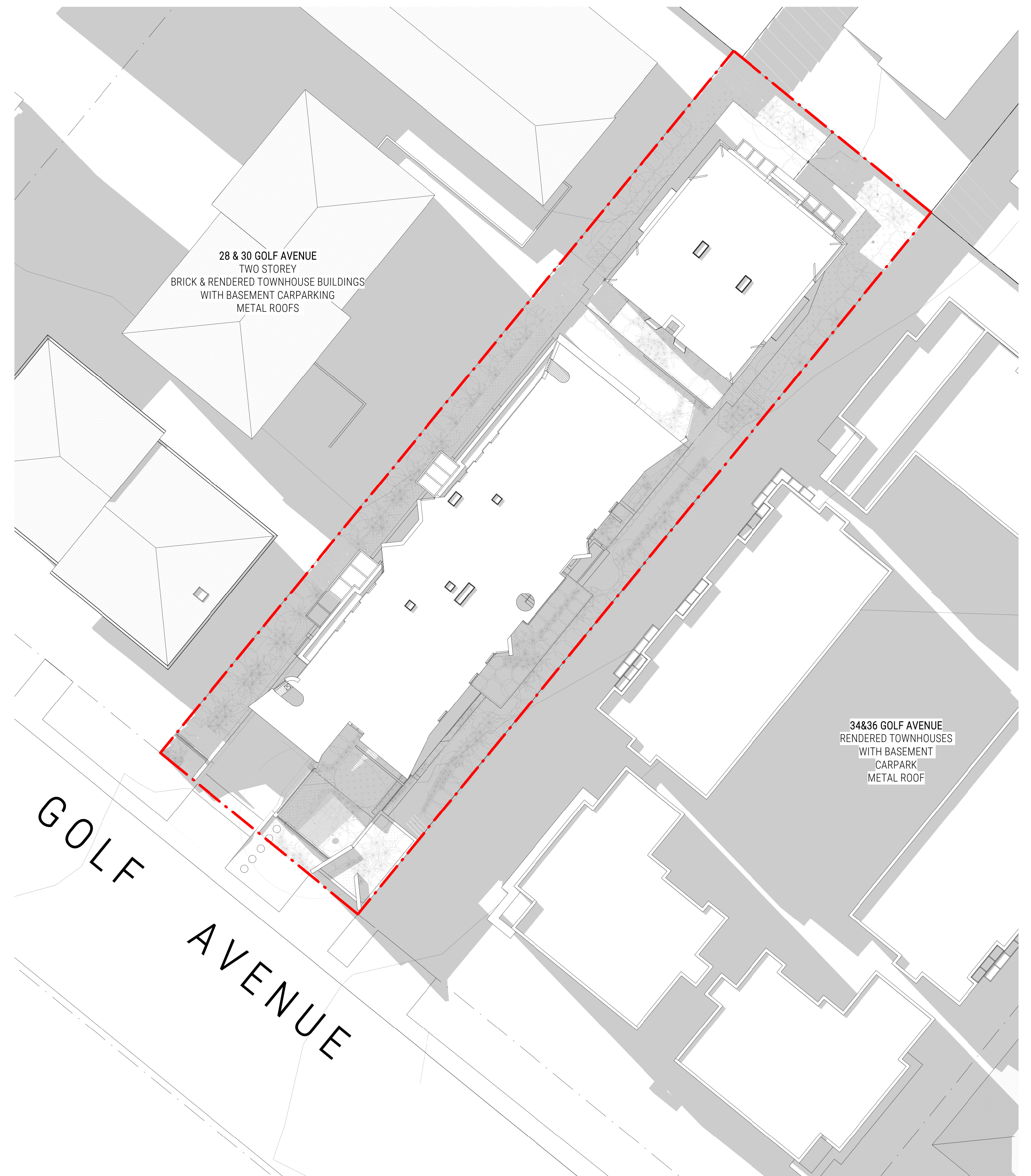


2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

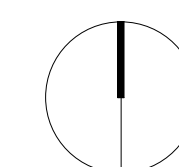


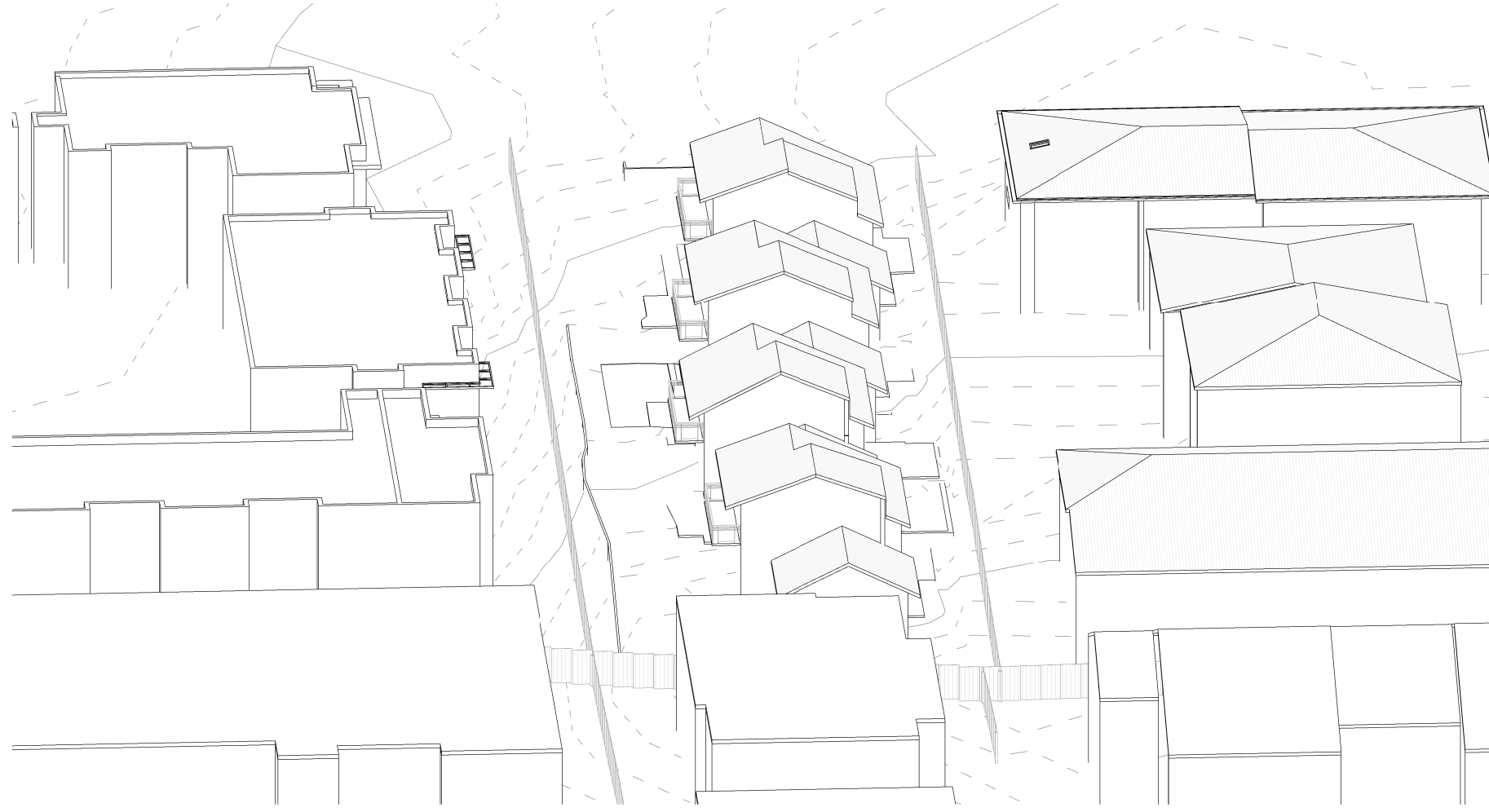


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503 1:200 @ A1



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

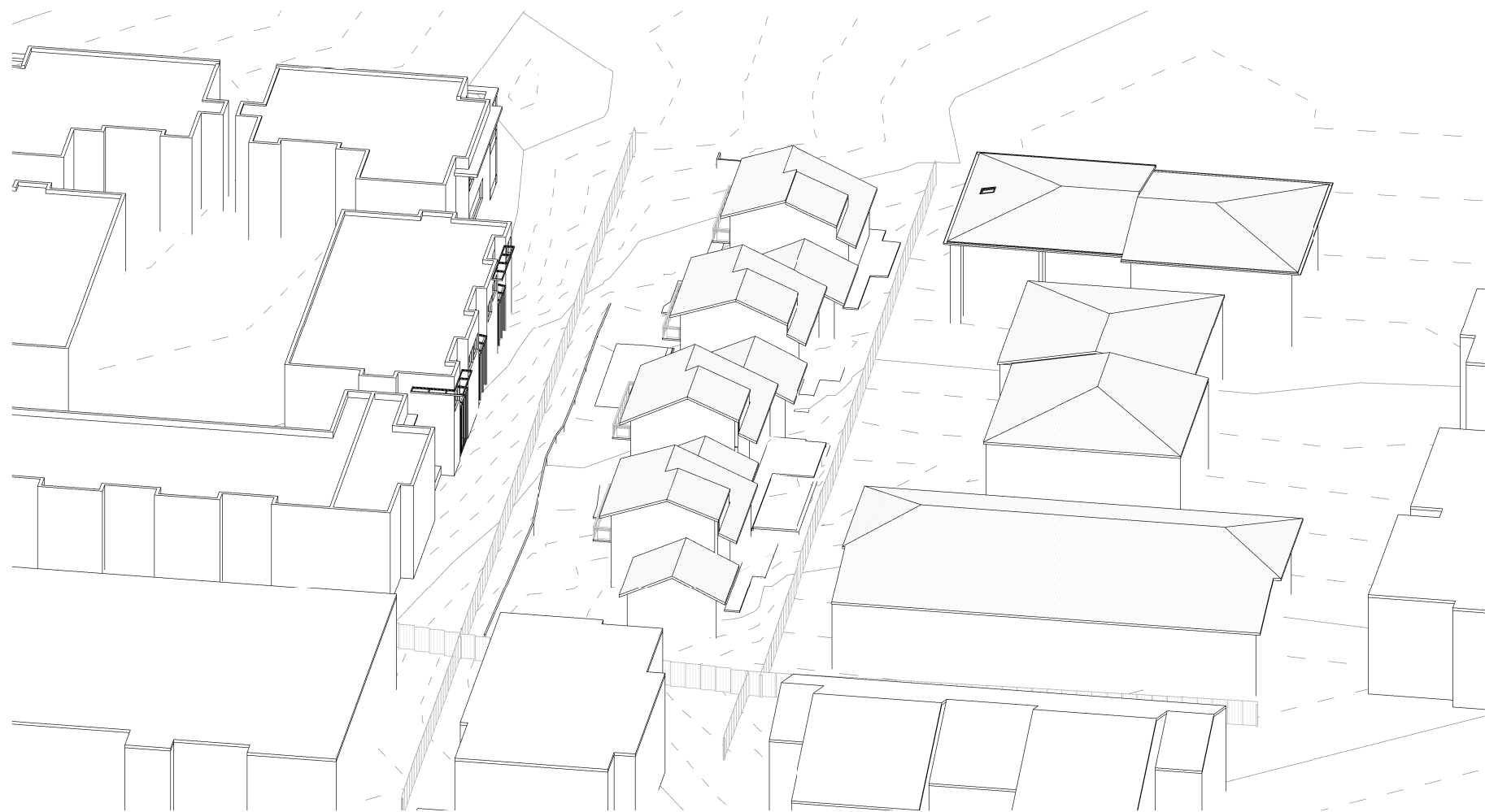




1 VIEW FROM SUN - JUNE 21 - 9AM EXISTING
DA600



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



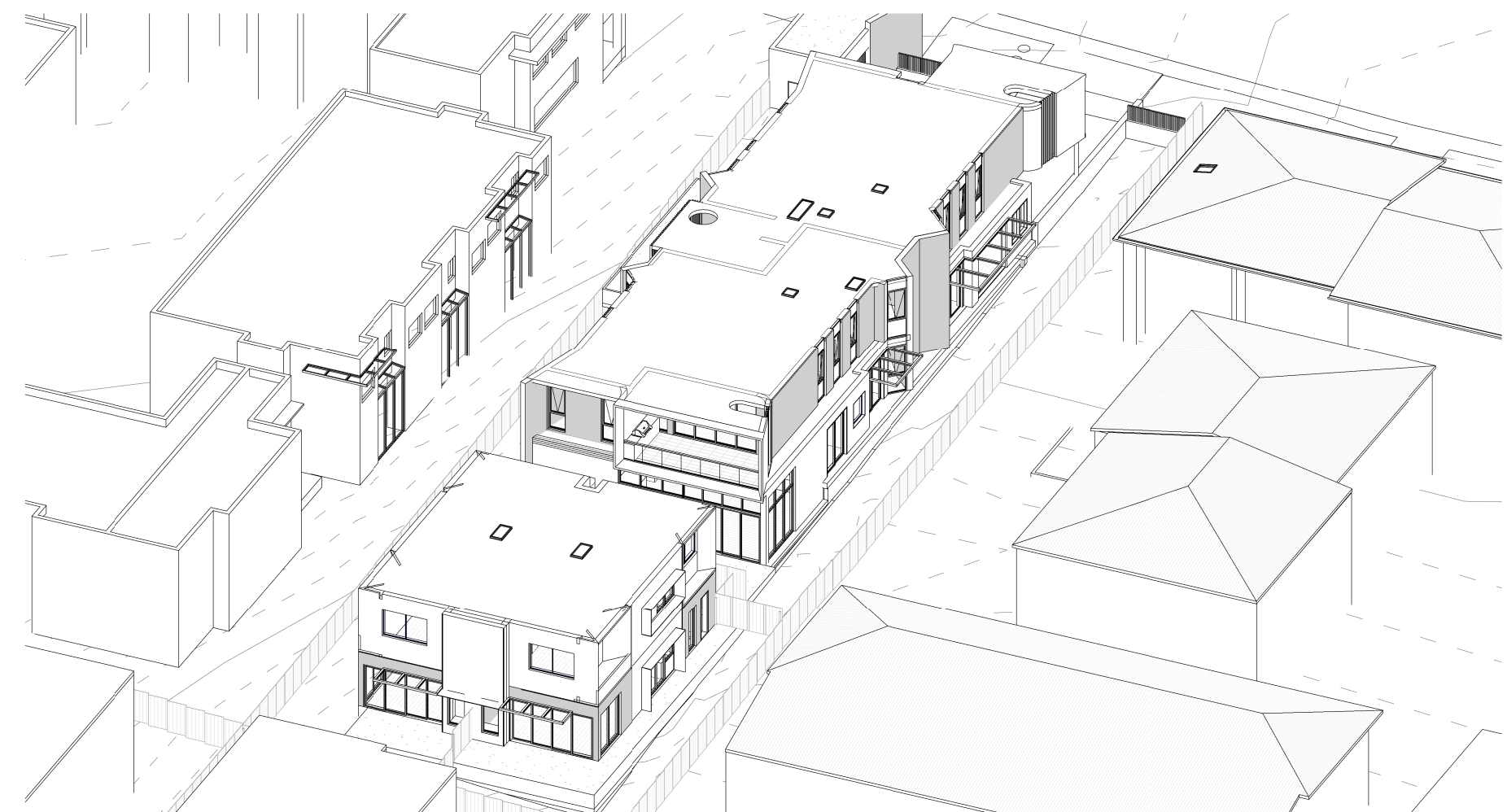
3 VIEW FROM SUN - JUNE 21 - 10AM EXISTING
DA600



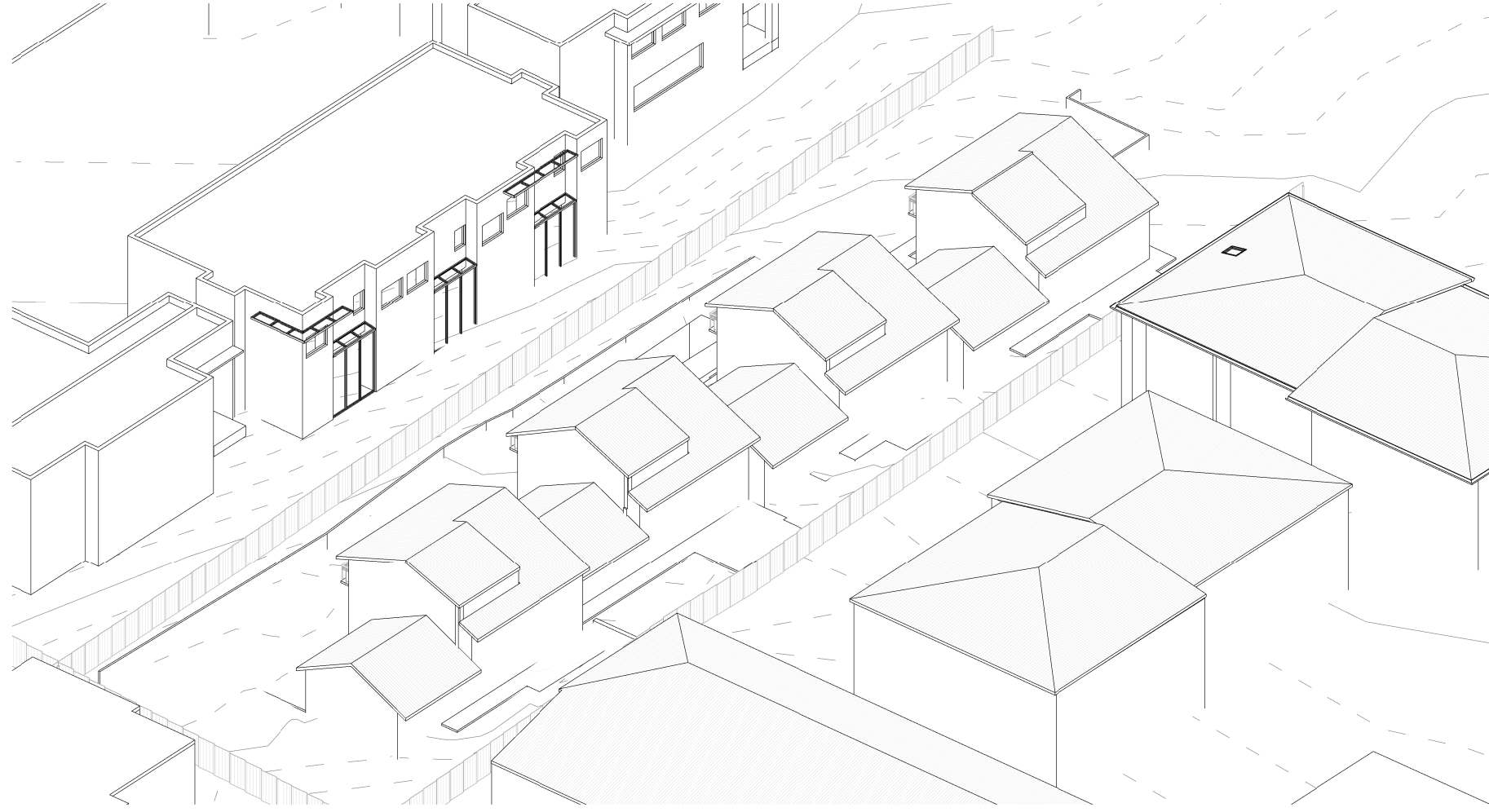
4 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED
DA600



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



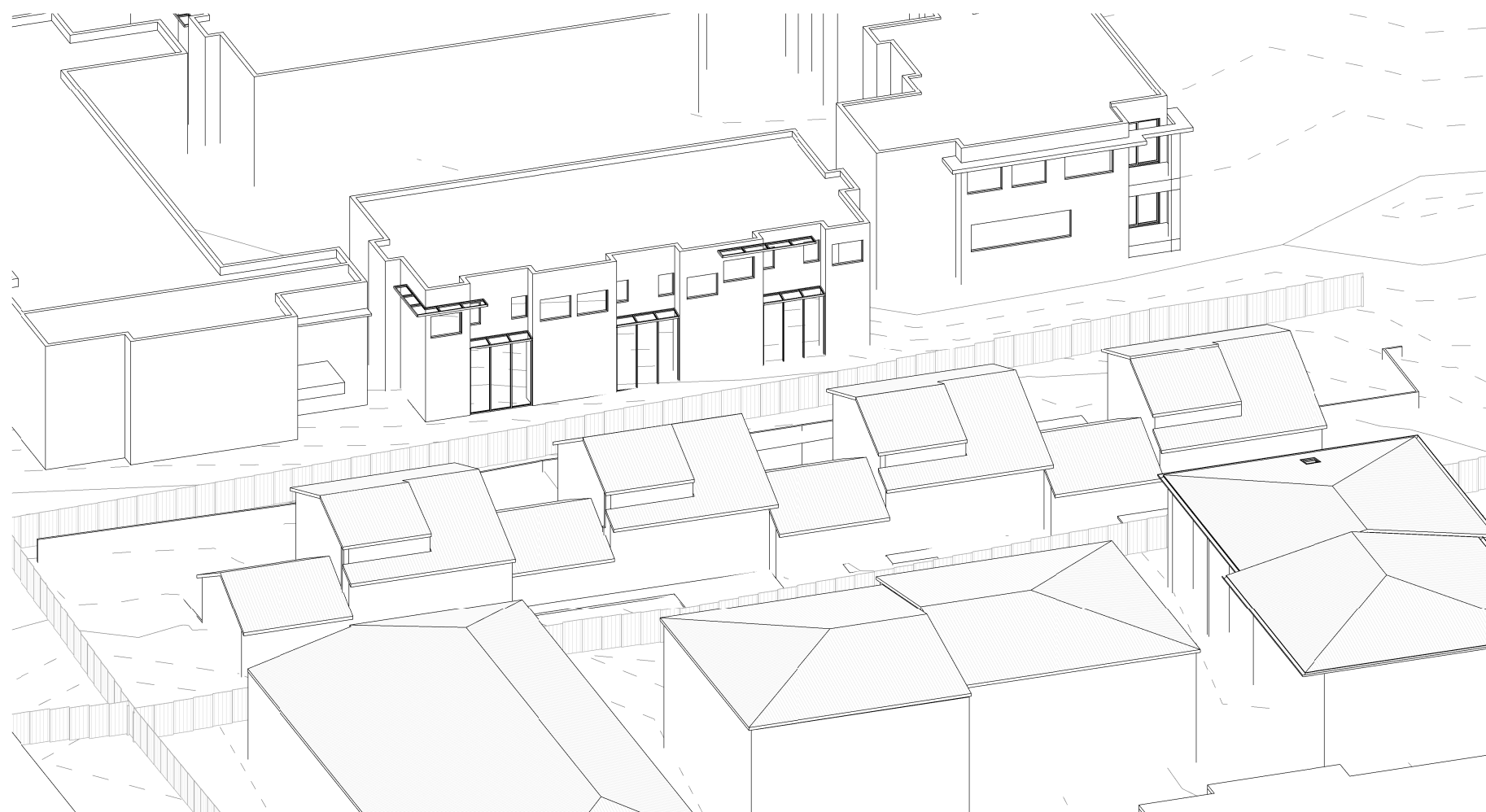
2 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED
DA601



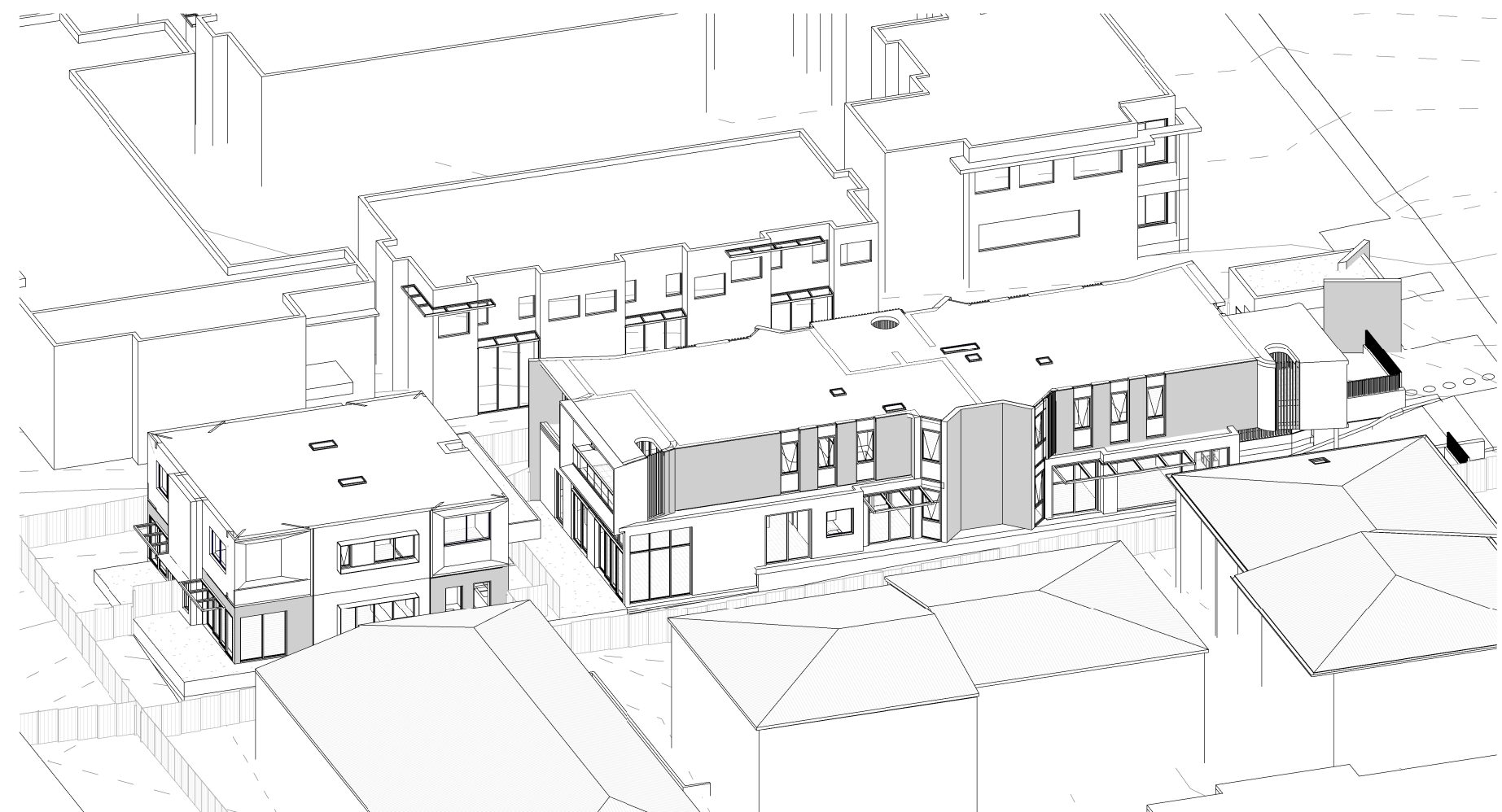
3 VIEW FROM SUN - JUNE 21 - 1PM EXISTING
DA601



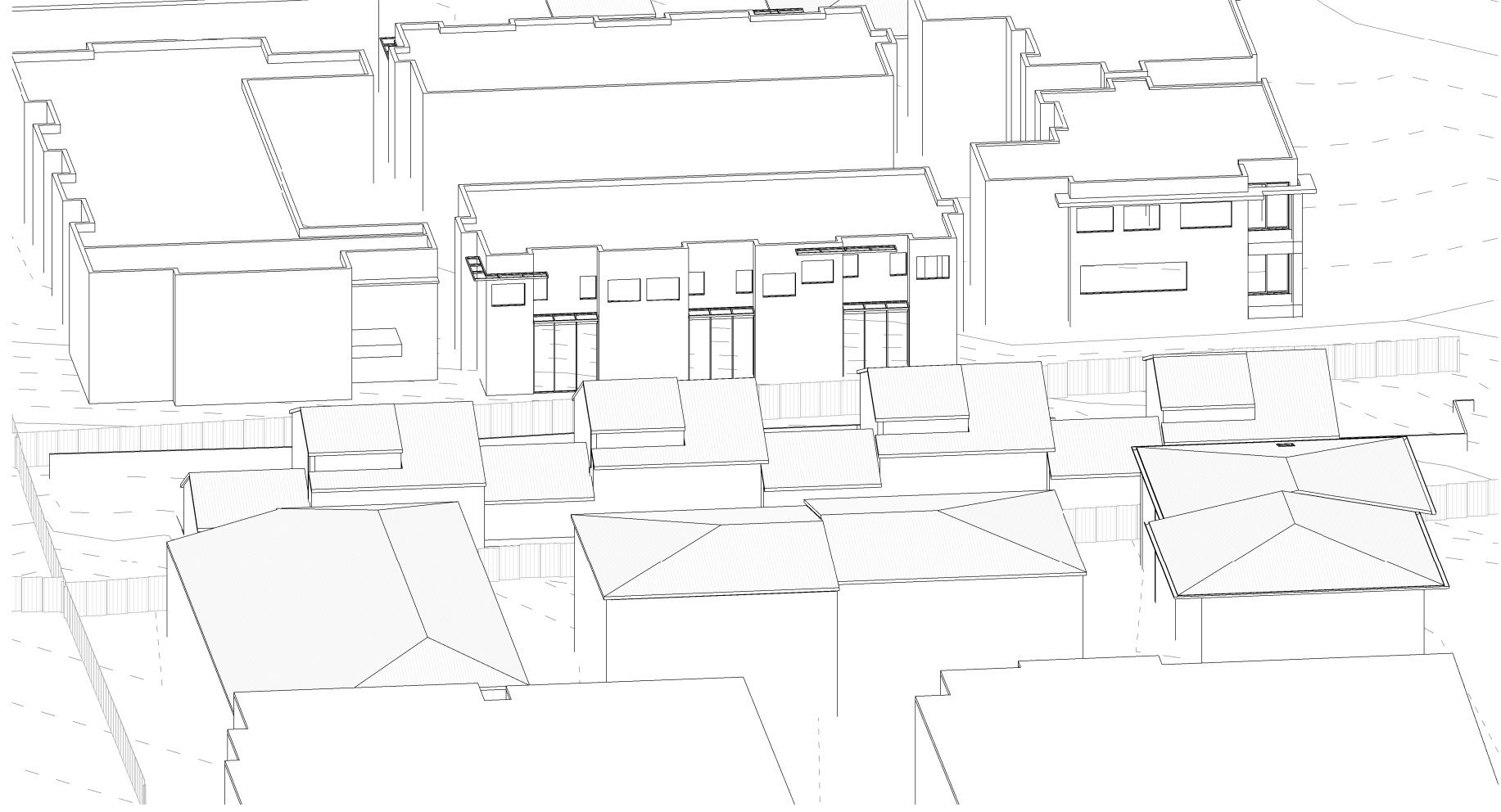
4 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED
DA601



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