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- LEGEND:

AW

FW

FHR

FS

FG

GB

MB

MC

MF

MR

AWNING

FIRE HYDRANT

FIRE HOSE REEL

FIRE STAIRS

FROSTED GLAG

FRAMELESS TOUGHENED GLASS BALUSTRADE

(TO BCA/AUSTRALIAN STANZINDARDS)

MAILBOX TO FUTURE DETAIL

METAL CLADDING

METAL FENCING (TO FUTURE SELECTION)

METAL SHEET ROOFING

PB

PC

PS

PTx

RP

RS

RW

SK

STR

ST

PLANTER BOX

PANEL CLADDING (TO FUTURE DETAIL)

PRIVACY SCREEN (TO FUTURE SELECTION)

PAINT FINISH TYPE x

ROOF PEBBLES

ROLLERS SHUTTER

RENDERED WALL/SELECTED PAINT FINISH

SKYLIGHT

STORAGE

STONE CLADDING

PROPOSED RESIDENTIAL FLAT BUILDINGS

50 - 52 GOLF AVENUE, MONA VALE



DRAWING SCHEDULE

DA 000	COVER SHEET			DA 805	VIEW LOSS ANALYSIS - 05
DA 001	PROJECT SUMMARY			DA 806	VIEW LOSS ANALYSIS - 06
DA 002	DEMOLITION PLAN	DA 500	LANDSCAPE CALCULATION	DA 807	VIEW LOSS ANALYSIS - 07
DA 003	SITE ANALYSIS PLAN	DA 510	DEEP SOIL CALCULATION	DA 808	VIEW LOSS ANALYSIS - 08
DA 004	SITE PLAN	DA 520	APARTMENT MIX DIAGRAM	DA 809	VIEW LOSS ANALYSIS -09
		DA 530	NATURAL VENTILATION DIAGRAM		
		DA 540	PRIVATE OPEN SPACE DIAGRAM		
DA 100	BASEMENT PLAN	DA 550	STORAGE CALCULATION DIAGRAM		
DA 101	GROUND FLOOR PLAN	DA 560	HEIGHT LIMIT DIAGRAM		
DA 102	LEVEL 1 PLAN	DA 570	EXCAVATION DIAGRAM		
DA 103	LEVEL 2 PLAN				
DA 104	ROOF PLAN				
		DA 600	SOLAR STUDY - JUNE 21st 9AM - 12PM		
DA 200	ELEVATIONS - 01	DA 601	SOLAR STUDY - JUNE 21st 1PM - 3PM		
DA 201	ELEVATIONS - 02	DA 602	SHADOW DIAGRAMS JUNE - 21st		
DA 202	ELEVATIONS - 03				
		DA 700	ADAPTABLE UNIT LAYOUT A		
DA 300	SECTION A	DA 701	ADAPTABLE UNIT LAYOUT B		
DA 301	SECTION B				
		DA 800	VIEW LOSS ANALYSIS CAMERA LOCATION		
DA 400	MATERIALS SCHEDULE - 01	DA 801	VIEW LOSS ANALYSIS - 01		
DA 401	MATERIALS SCHEDULE - 02	DA 802	VIEW LOSS ANALYSIS - 02		
DA 410	PHOTOMONTAGE	DA 803	VIEW LOSS ANALYSIS - 03		
		DA 804	VIEW LOSS ANALYSIS - 04		

Area Schedule

Level	Unit.No	Type	Adaptable	Livable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage (m3)	Carpark Storage (m3)	Total Storage Provided (m3)
GROUND LEVEL	A G-01	3 Bed			147	153	6.8	8.6	15.4
	A G-02	3 Bed	✓		146	115	5.5	8.6	14.2
	A G-03	3 Bed			157	43	9.8	8.6	18.5
	B G-01	3 Bed			130	117	6.1	8.6	14.8
	B G-02	3 Bed		✓	136	82	5.8	8.6	14.4
	C G-03	3 Bed			122	80	5.2	8.6	13.8
	C G-04	4 Bed			237	204	11.5	8.6	20.2
LEVEL 1	A 1-01	3 Bed	✓		146	15	6.3	8.6	14.9
	A 1-02	3 Bed			156	15	5.5	8.6	14.2
	B 1-01	3 Bed			130	15	6.1	8.6	14.8
	B 1-02	3 Bed		✓	133	19	7.7	8.6	16.3
	C 1-03	3 Bed			122	17	5.2	8.6	13.8
	C 1-04	3 Bed			122	16	7.1	8.6	15.7
LEVEL 2	B 2-01	3 Bed	✓		204	54	5.2	8.6	13.9
TOTAL APARMENTS	14			sqm	2088				

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDINGS	A	08.04.20	DEVELOPMENT APPLICATION			
50 - 52 GOLF AVENUE, MONA VALE						
NSW 2103						
CLIENT: IPM PROPERTY						

DA000

COVER SHEET

ISSUE: A

JOB No. 1937

PBD | ARCHITECTS

ABN 36 147 035 550

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MB

MAILBOX TO FUTURE DETAIL

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PANEL CLADDING (TO FUTURE DETAIL)

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PRIVACY SCREEN (TO FUTURE SELECTION)

PTx

PAINT FINISH TYPE x

RP

ROOF PEBBLES

RS

ROLLERS SHUTTER

RW

RENDERED WALL/SELECTED PAINT FINISH

SK

SKYLIGHT

STR

STORAGE

ST

STONE CLADDING

PROJECT INFORMATION

50 - 52 Golf Avenue, Mona Vale	
Site Area	2,548.7 m²
Height Control	8.5m
Allowable FSR	NA
Zoning	R3 - Medium Density Residential
Setbacks	Front: 6.5m;
	Where the wall height is more than 3 metres above ground level (existing), the minimum distance from any point on the external wall of the building and a side or rear boundary shall not be less than the distance calculated in accordance with the following:
	$S = 3 + \frac{H - 2}{4}$

UNIT MIX

Level	1 Bed	2 Bed	3 Bed	4 Bed	Total
GROUND FLOOR	0	0	6	1	7
LEVEL 1	0	0	6	0	6
LEVEL 2	0	0	1	0	1
TOTAL	0	0	13	1	14
	0%	0%	93%	7%	100%

CAR PARKING REQUIREMENTS

	Rate (per unit)	No. of Units / Area	Required	Proposed
Residential				
3 Bed	2	13	26	26
4 Bed	2	1	2	2
		total residential	28	28
Visitor	1 per 3 dwellings	14	4.7	5
Accessible	3% of the required residential parking spaces	24	0.7	1
		TOTAL	33	33
OTHER PARKING REQUIREMENTS				
Car wash bay	1		1	1
Bycycle	(Residential) 1 per 3 dwellings	14	4.7	5
Motorbike	NA			

OTHER REQUIREMENTS

	DCP / ADG Req	Required	Proposed
Solar Access	70% of total number of apartments	9.8	12
			86%
Cross Ventilation	60% of total number of apartments	8.4	14
			100%
Landscaping	Landscaping required to min. 50% of site area	1274	1287
			50.5%
Deep Soil	ADG Req. 7% of site area	178.4	390
			15.3%
Livable Housing	ADG Req. Min. 20% of all dwellings in residential flat buildings	2.8	3
Adaptable Housing	20% of total number of apartments	2.8	3

DEVELOPMENT APPLICATION DRAWINGS

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	A	08.04.20	DEVELOPMENT APPLICATION			

DA001

PROJECT SUMMARY

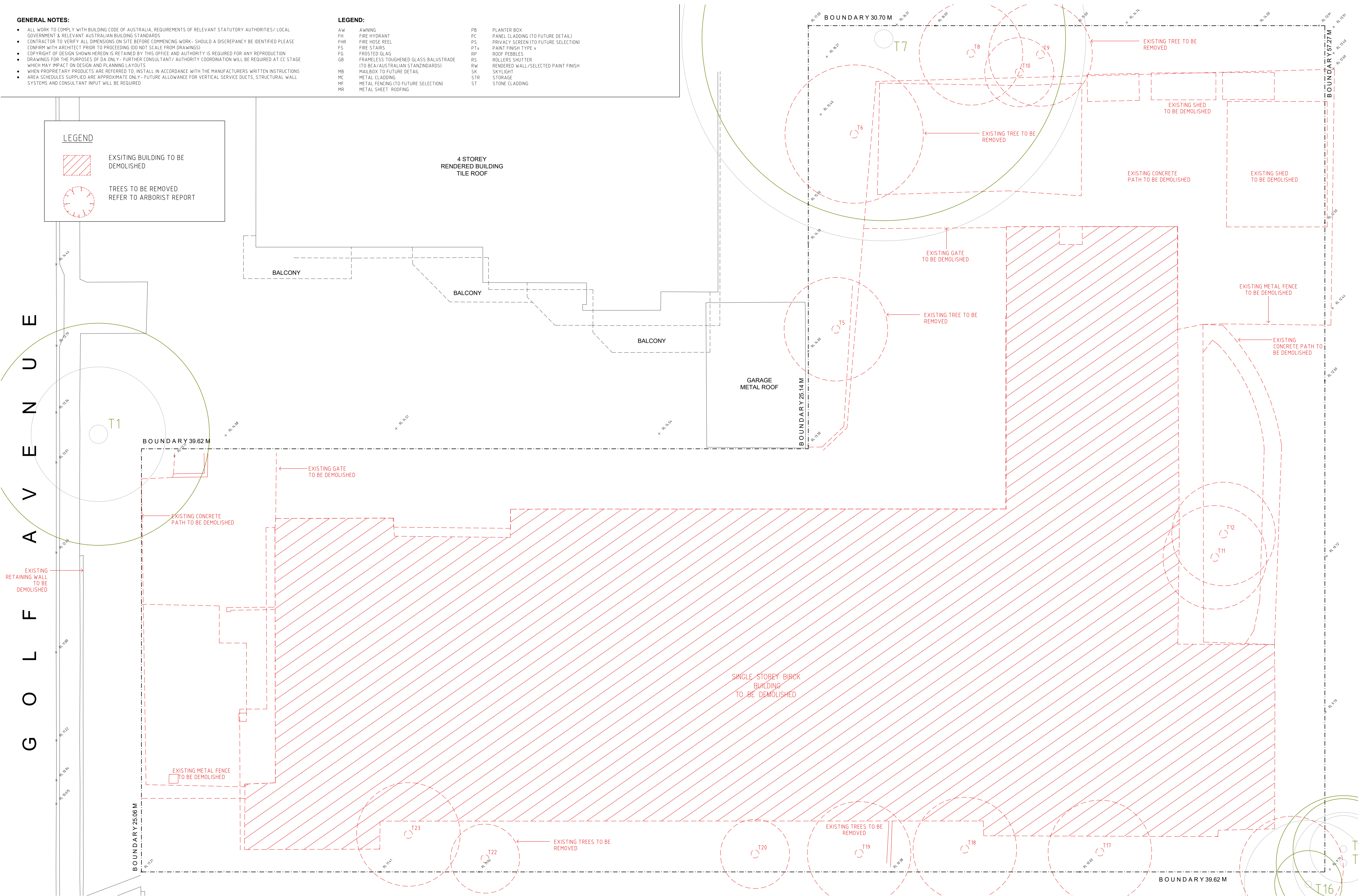
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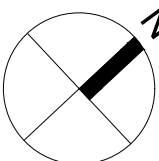
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- | | | | |
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| AW | AWNING | PB | PLANTER BOX |
| FH | FIRE HYDRANT | PC | PANEL CLADDING (TO FUTURE DETAIL) |
| FHR | FIRE HOSE REEL | PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| FS | FIRE STAIRS | PTx | PANT FINISH TYPE x |
| FG | FROSTED GLAG | RP | ROOF PEBBLES |
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50 - 52 GOLF AVENUE, MONA VALE
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SCALE 1:200 @ A1
SCALE 1:400 @ A3
0 1 2 10m

DEMOLITION PLAN

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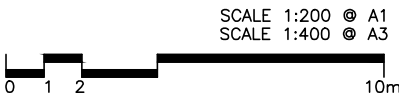
LEGEND

- BUILDING ENTRY
- WASTE TRUCK COLLECTION AREA
- BASEMENT CARPARK ENTRY



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CLIENT: IPM PROPERTY						



DA003

SITE ANALYSIS

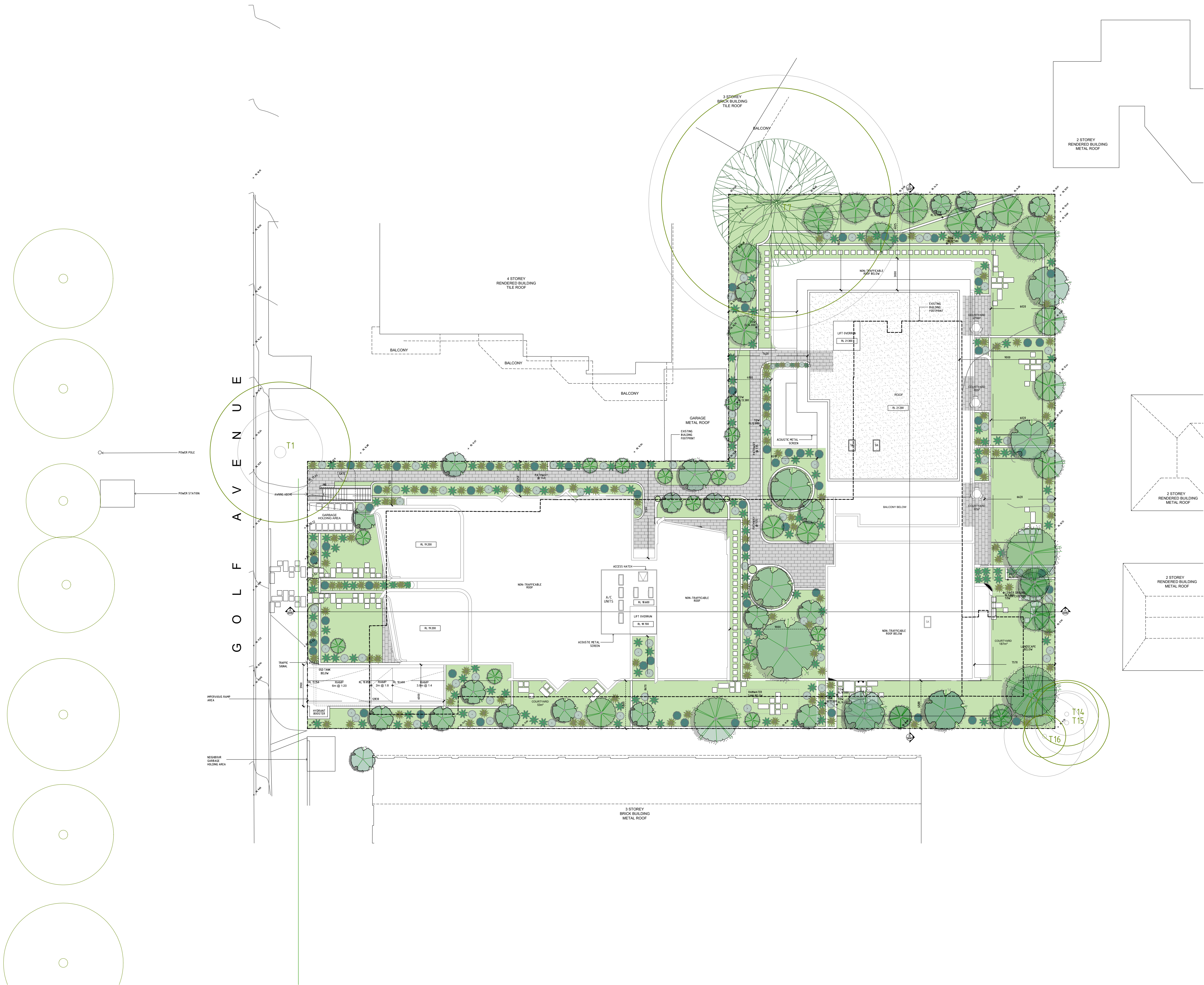
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SCALE 1:200 A1
SCALE 1:400 A3

DA004

SITE PLAN

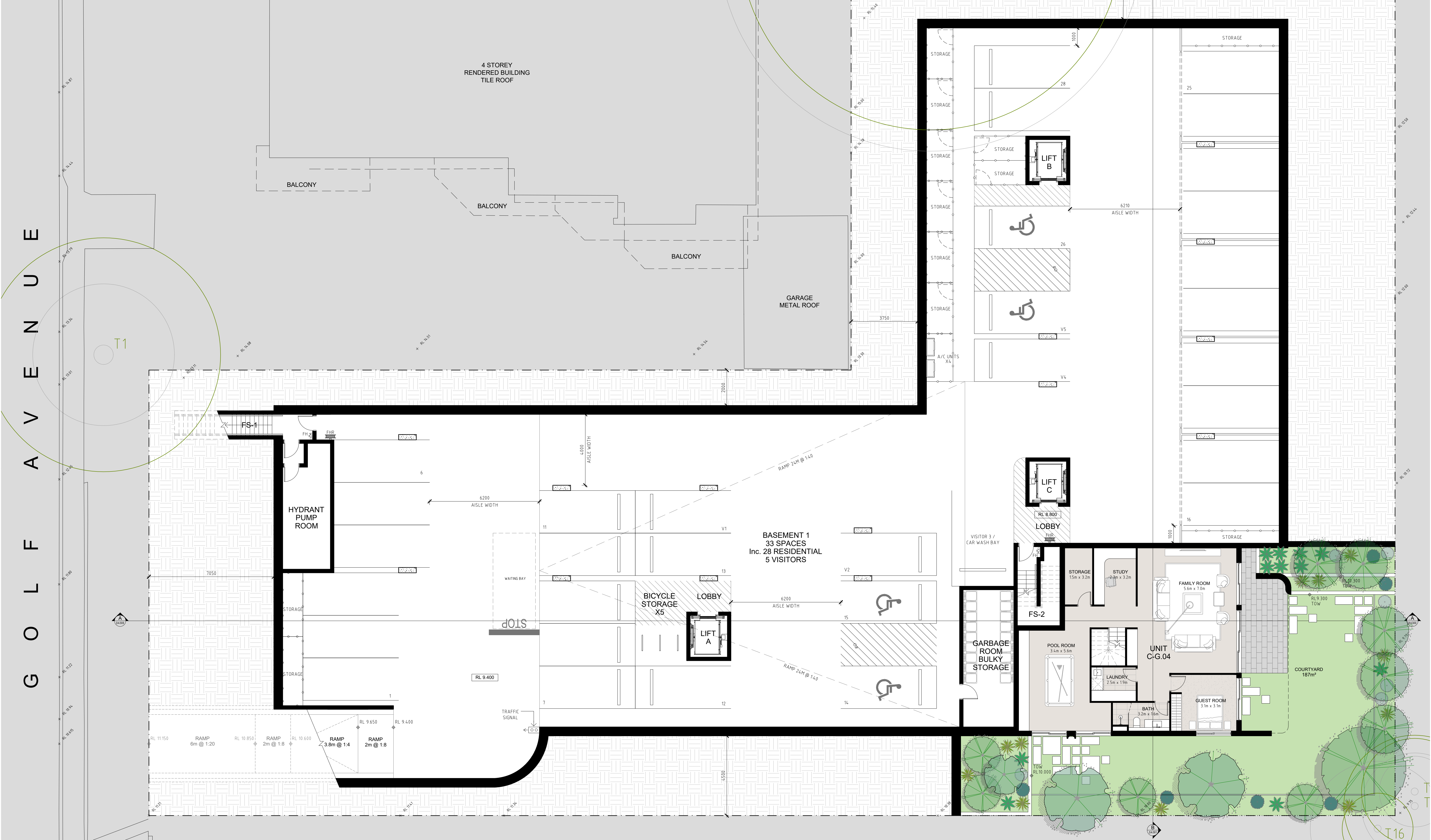
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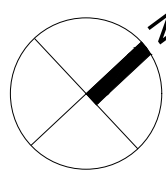
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SCALE 1:100 @ A1
SCALE 1:200 @ A3
0 1 2 5m

DA100
BASEMENT PLAN
ISSUE: A
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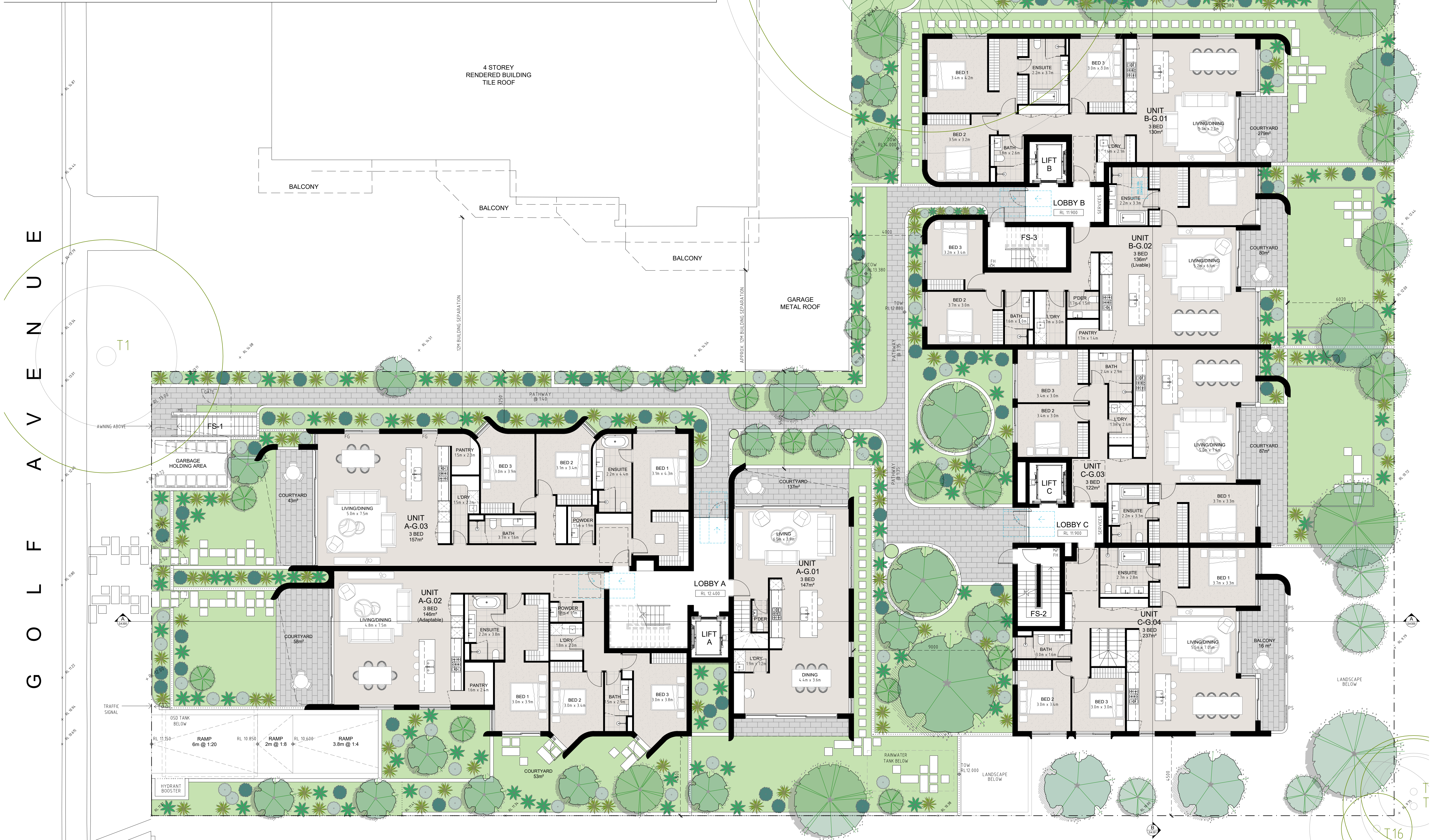
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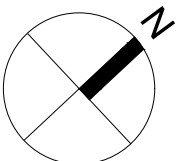


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SCALE 1:200 @ A3

DA101
GROUND FLOOR PLAN

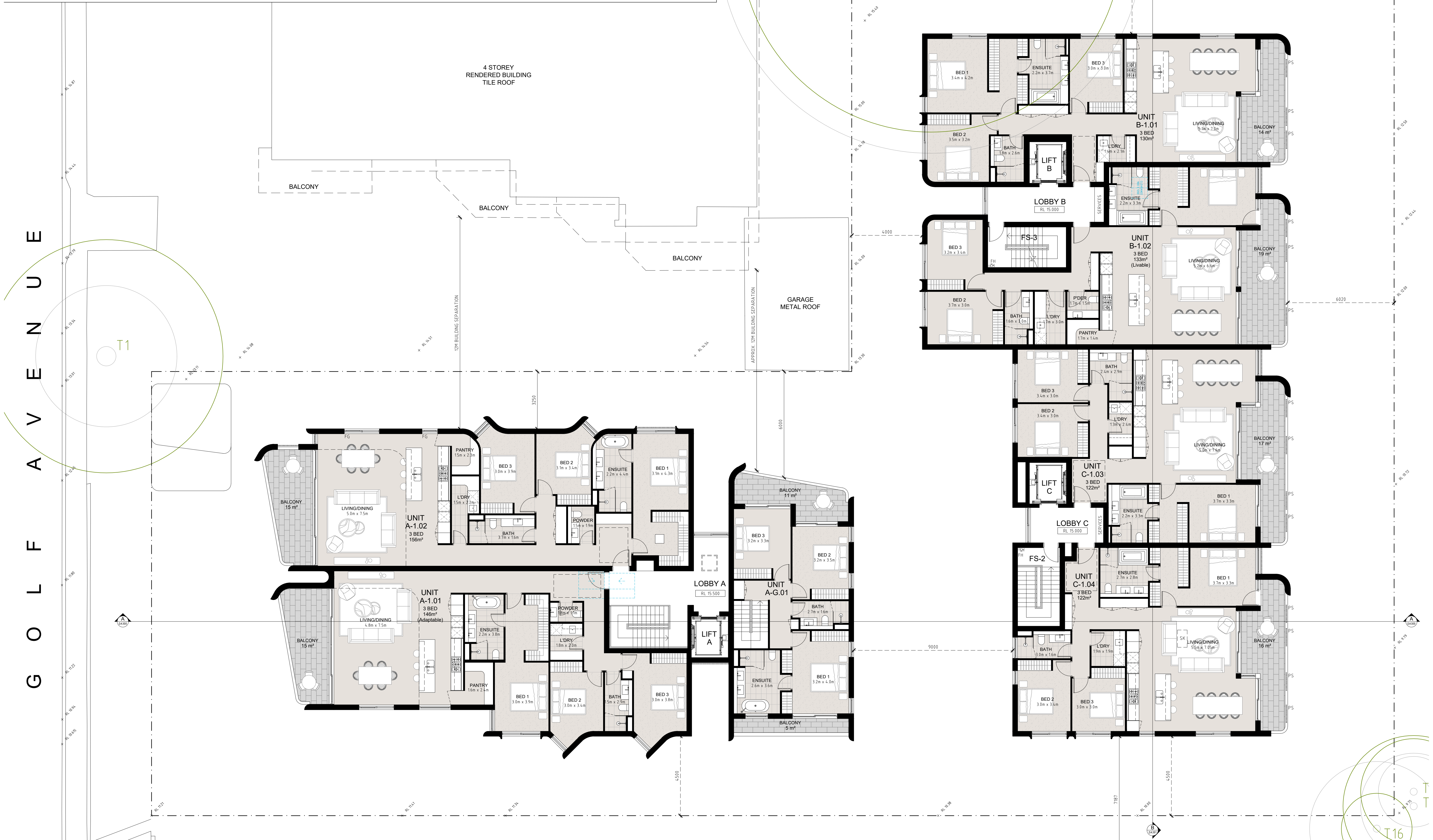
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- LEGEND:**
- | | | | |
|-----|--|-----|--------------------------------------|
| AW | AWNING | PB | PLANTER BOX |
| FH | FIRE HYDRANT | PC | PANEL CLADDING (TO FUTURE DETAIL) |
| FHR | FIRE HOSE REEL | PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| FS | FIRE STAIRS | PTx | PAINT FINISH TYPE x |
| FG | FROSTED GLAZ | RP | ROOF PEBBLES |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS) | RS | ROLLERS SHUTTER |
| MB | MAILBOX TO FUTURE DETAIL | RW | RENDERED WALL/SELECTED PAINT FINISH |
| MC | METAL CLADDING | SK | SKYLIGHT |
| MF | METAL FENCING (TO FUTURE SELECTION) | STR | STONE CLADDING |
| MR | METAL SHEET ROOFING | ST | STONE CLADDING |

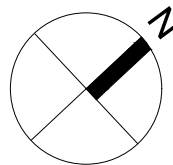


DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103

CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	20.04.20	DEVELOPMENT APPLICATION			



SCALE 1:100 @ A1
SCALE 1:200 @ A3

DA102

LEVEL 1 PLAN

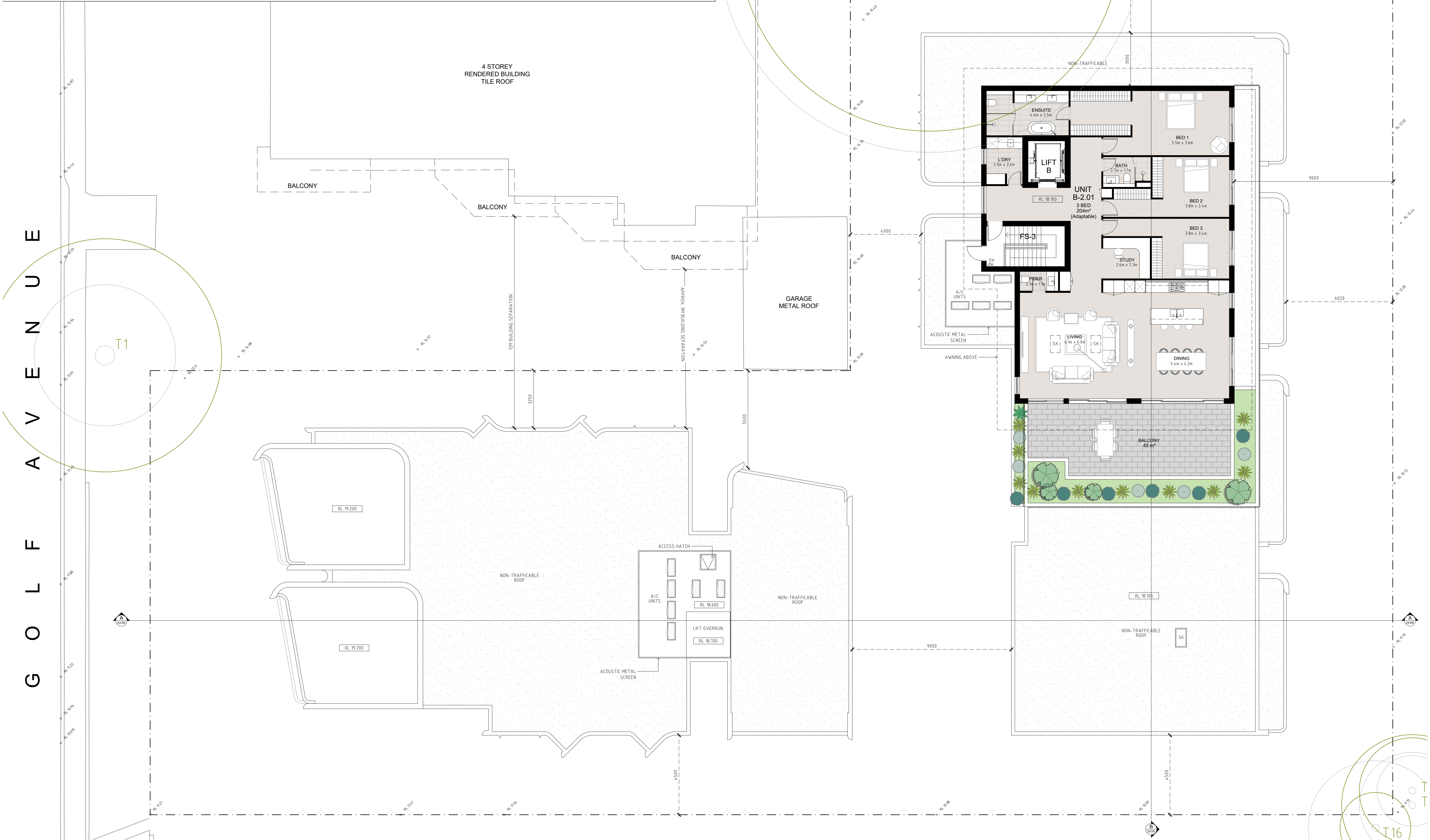
ISSUE: A
JOB No. 1937

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

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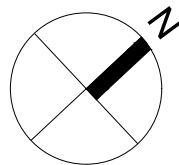


DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103

CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	20.04.20	DEVELOPMENT APPLICATION			



SCALE 1:100 @ A1
SCALE 1:200 @ A3

DA103
LEVEL 2 PLAN

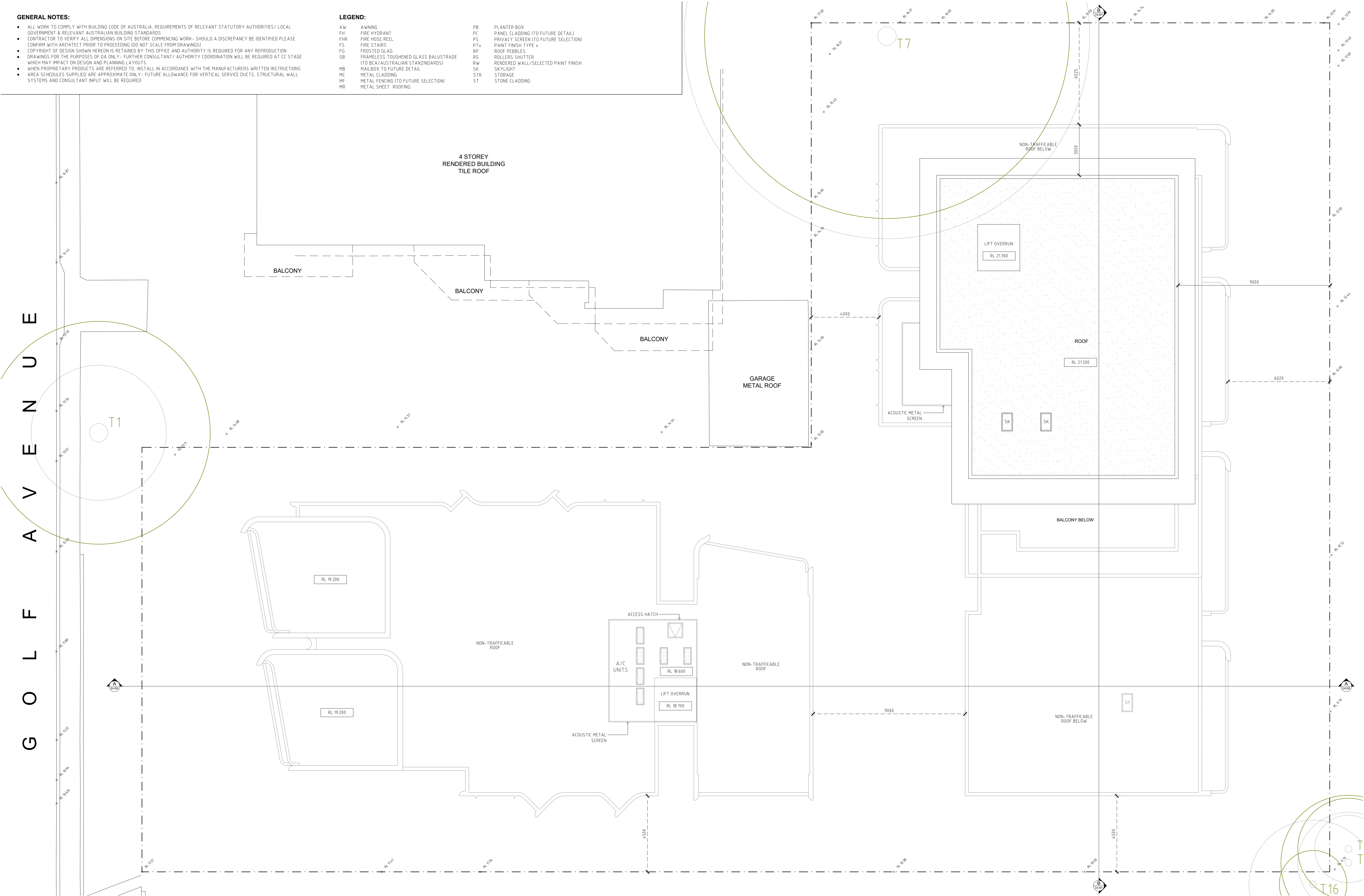
ISSUE: A
JOB No. 1937

PBD | ARCHITECTS

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|-----|--------------------------------------|-----|--------------------------------------|
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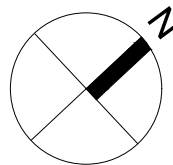


DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103

CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	20.04.20	DEVELOPMENT APPLICATION			



SCALE 1:100 A1
SCALE 1:200 A3

DA104

ROOF PLAN

ISSUE: A
JOB No. 1937

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1 SOUTH ELEVATION
SCALE 1:100 (A1) / 1:200 (A3)

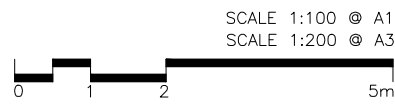


2 EAST ELEVATION
SCALE 1:100 (A1) / 1:200 (A3)

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103
CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	20.04.20	DEVELOPMENT APPLICATION			



DA200
ELEVATIONS - 01

ISSUE: A
JOB No. 1937

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PBD | ARCHITECTS

Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550

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DEVELOPMENT APPLICATION DRAWINGS

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50 - 52 GOLF AVENUE, MONA VALE						
NSW 2103						
CLIENT: IPM PROPERTY						



DA201
ELEVATIONS - 02

ISSUE: A
JOB No. 1937

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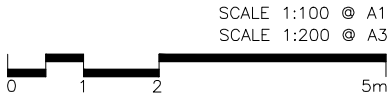
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DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103
CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	20.04.20	DEVELOPMENT APPLICATION			



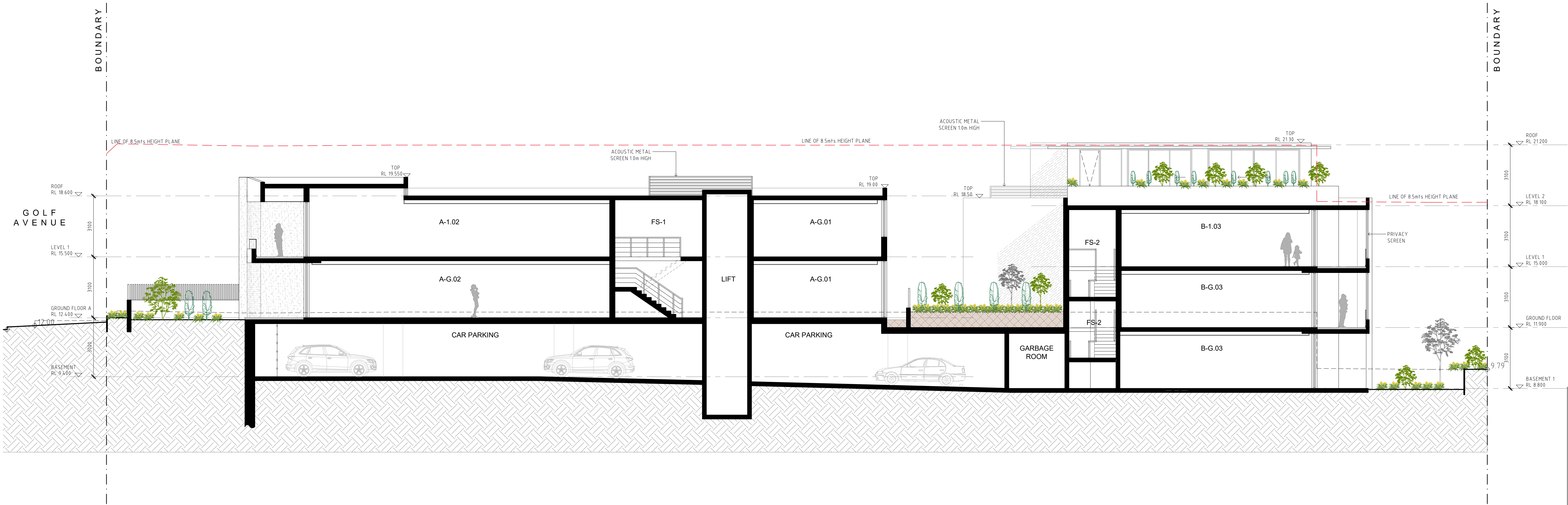
DA202
ELEVATIONS - 03

ISSUE: A
JOB No. 1937

PBD | ARCHITECTS
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Level 2, 52 Albion Street, Surry Hills NSW 2010
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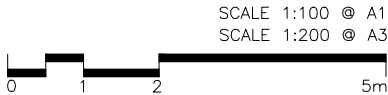
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DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDINGS	A	08.04.20	DEVELOPMENT APPLICATION			
50 - 52 GOLF AVENUE, MONA VALE						
NSW 2103						
CLIENT: IPM PROPERTY						



DA300

SECTION A

ISSUE: A
JOB No. 1937

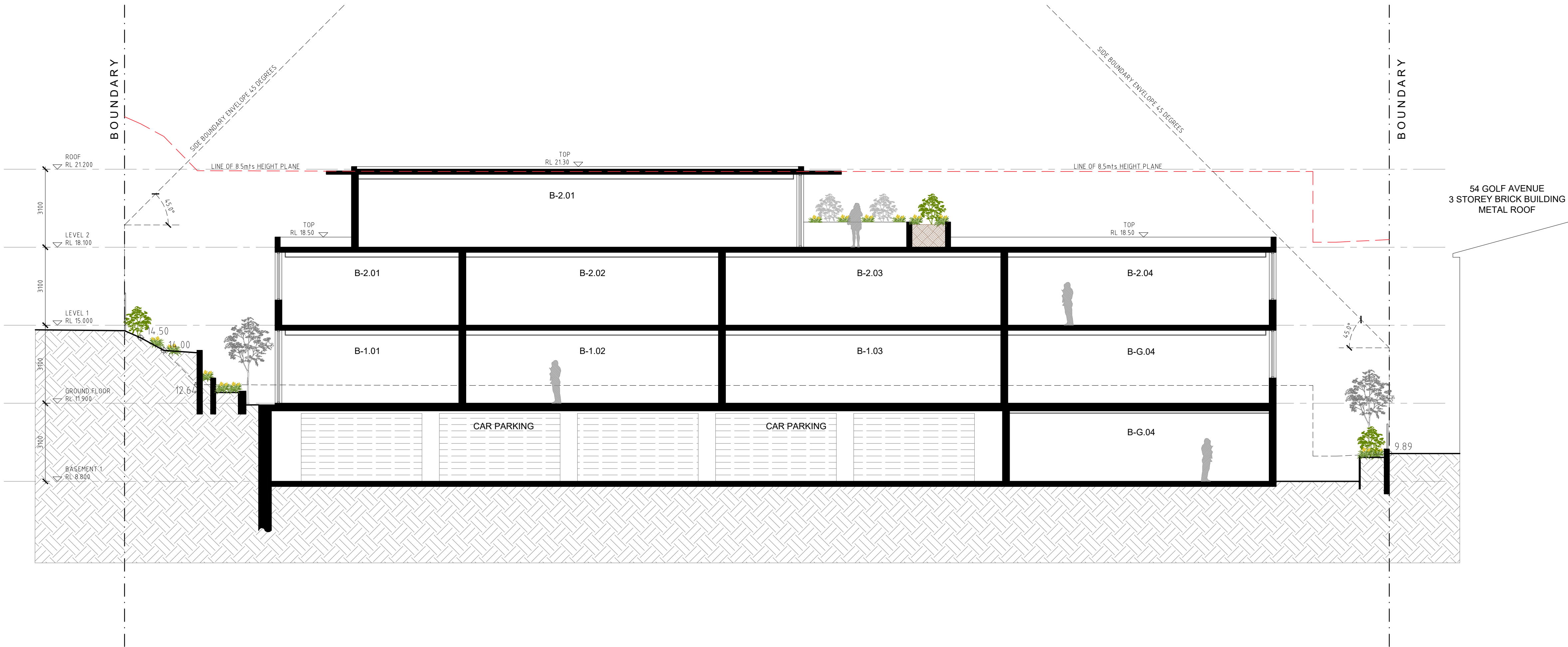
PBD | ARCHITECTS

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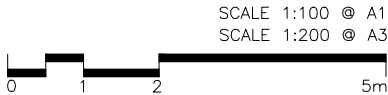
LEGEND:

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DEVELOPMENT APPLICATION DRAWINGS

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PROPOSED RESIDENTIAL FLAT BUILDINGS	A	08.04.20	DEVELOPMENT APPLICATION			
50 - 52 GOLF AVENUE, MONA VALE						
NSW 2103						
CLIENT: IPM PROPERTY						



DA301

SECTION B

ISSUE: A
JOB No. 1937

PBD | ARCHITECTS

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MR	METAL SHEET ROOFING		

NOTE :
MATERIALS SCHEDULE TO BE
READ IN CONJUNCTION WITH
ELEVATION DRAWINGS
(DA200, DA201)



BC

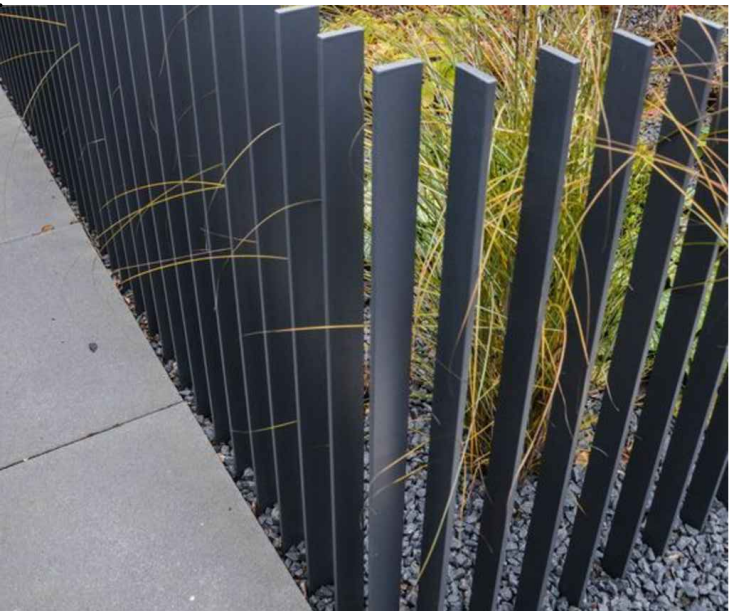
ALUMINIUM BATTEN
CLADDING

Timber look



GB

FRAMELESS GLASS
BALUSTRADE



MF

METAL FENCE

Colour - (P3) Dulux- Monument (C29)

P1

DULUX - SNOWY MOUNTAINS
QUARTER (SW1G3)

P2

DULUX - TIMELESS GREY (SN4G4)

P3

DULUX - MONUMENT (C29)

P4

NAWKAW - WASHED ASHORE (E43)



ST

SANDSTONE CLADDING

Equal or similar to Eco outdoor - Barrimah



FW

FLUTED CONCRETE WALL

Colour - (P3) Dulux- Monument (C29)



RW

TEXTURED RENDERED WALL

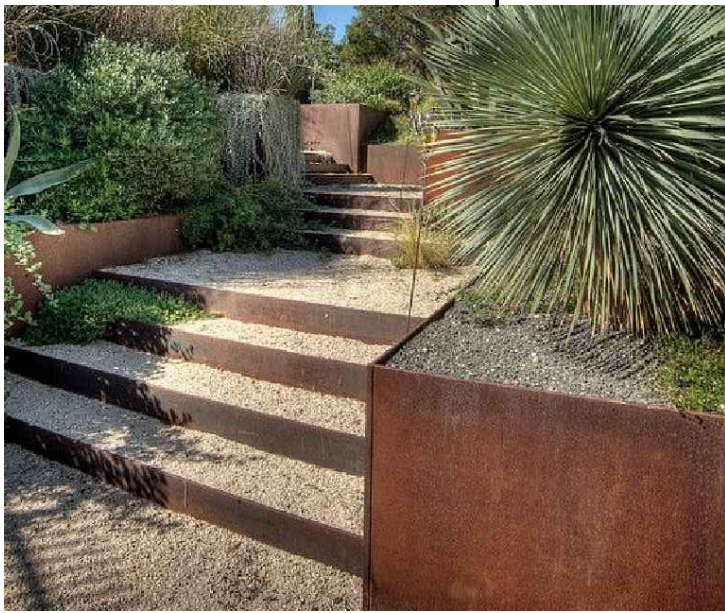
Colour - (P1) Dulux- Snowy mountains quarter (SW1G3)
Colour - (P4) NawKaw Washed Ashore E43



CO

OFF-FORM CONCRETE

Off form concrete with concrete stain
NawKaw Washed Ashore E43



CS

CORTEN STEEL PLANTER EDGE

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103

CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	20.04.20	DEVELOPMENT APPLICATION			

DA400

MATERIALS SCHEDULE
01

ISSUE: A

JOB No. 1937

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

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- LEGEND:**
- | | | | |
|-----|--------------------------------------|-----|--------------------------------------|
| AW | AWNING | PB | PLANTER BOX |
| FH | FIRE HYDRANT | PC | PANEL CLADDING (TO FUTURE DETAIL) |
| FHR | FIRE HOSE REEL | PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| FS | FIRE STAIRS | PTx | PAINT FINISH TYPE x |
| FG | FROSTED GLAZ | RP | ROOF PEBBLES |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE | RS | ROLLERS SHUTTER |
| GB | (TO BCA/AUSTRALIAN STANDARDS) | RW | RENDERED WALL/SELECTED PAINT FINISH |
| MB | MAILBOX TO FUTURE DETAIL | SK | SKYLIGHT |
| MC | METAL CLADDING | STR | STORAGE |
| MF | METAL FENCING (TO FUTURE SELECTION) | ST | STONE CLADDING |
| MR | METAL SHEET ROOFING | | |

NOTE :
MATERIALS SCHEDULE TO BE
READ IN CONJUNCTION WITH
ELEVATION DRAWINGS
(DA200, DA201)



PC

COMPOSITE PANEL
CLADDING

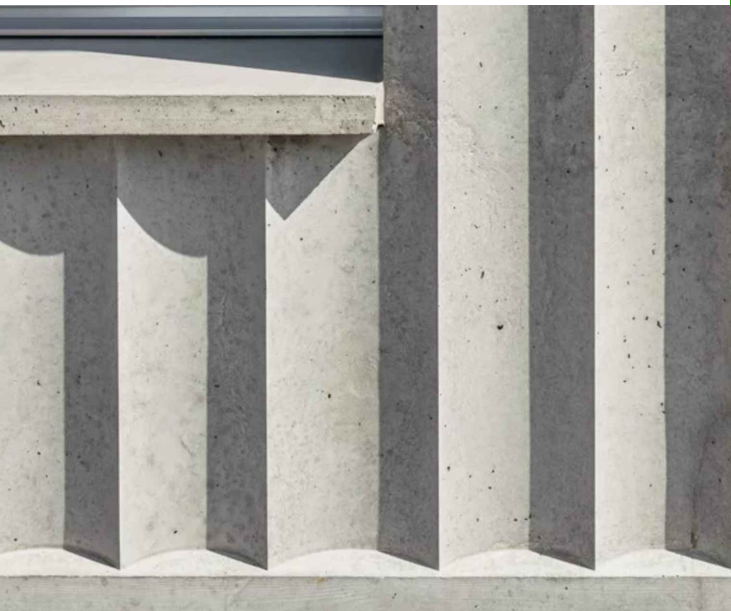
Equal or similar to VMzinc: Pigmento brown



BC

ALIMINIUM BATTEN
CLADDING

Timber look



FW

FLUTED CONCRETE WALL

Colour - (P3) Dulux- Monument (C29)

P1

DULUX - SNOWY MOUNTAINS
QUARTER (SW1G3)

P2

DULUX - TIMELESS GREY (SN4G4)

P3

DULUX - MONUMENT (C29)

P4

NAWKAW - WASHED ASHORE (E43)



GB

FRAMELESS GLASS
BALUSTRADE



TC

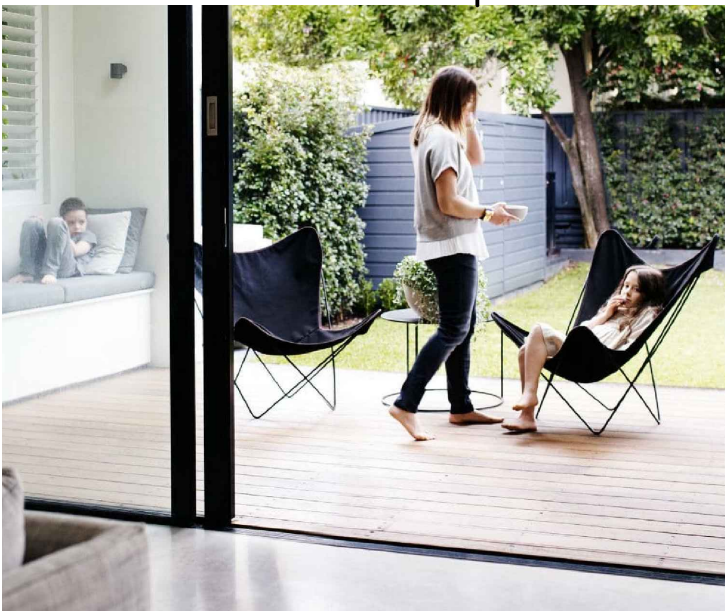
TIMBER LOOK
PANEL CEILING



RW

TEXTURED RENDERED WALL

Colour - (P1) Dulux- Snowy mountains quarter (SW1G3)
Colour - (P4) NawKaw Washed Ashore E43



AFG

ALUMINIUM FRAMED
GLAZING

Colour - Dulux Zeus Dark Grey Matt (90051275)



PS

ALUMINIUM PRIVACY
SCREENS

Timber look

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103

CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	20.04.20	DEVELOPMENT APPLICATION			

DA401

MATERIALS SCHEDULE
02
ISSUE: A
JOB No. 1937

PBD | ARCHITECTS

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LEGEND:			
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FH	FIRE HYDRANT	PC	PANEL CLADDING (TO FUTURE DETAIL)
FHR	FIRE HOSE REEL	PS	PRIVACY SCREEN (TO FUTURE SELECTION)
FS	FIRE STAIRS	PTx	PAINT FINISH TYPE x
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DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE A	DATE 20.04.20	DESCRIPTION DEVELOPMENT APPLICATION	ISSUE	DATE	DESCRIPTION

DA410

PHOTOMONTAGE

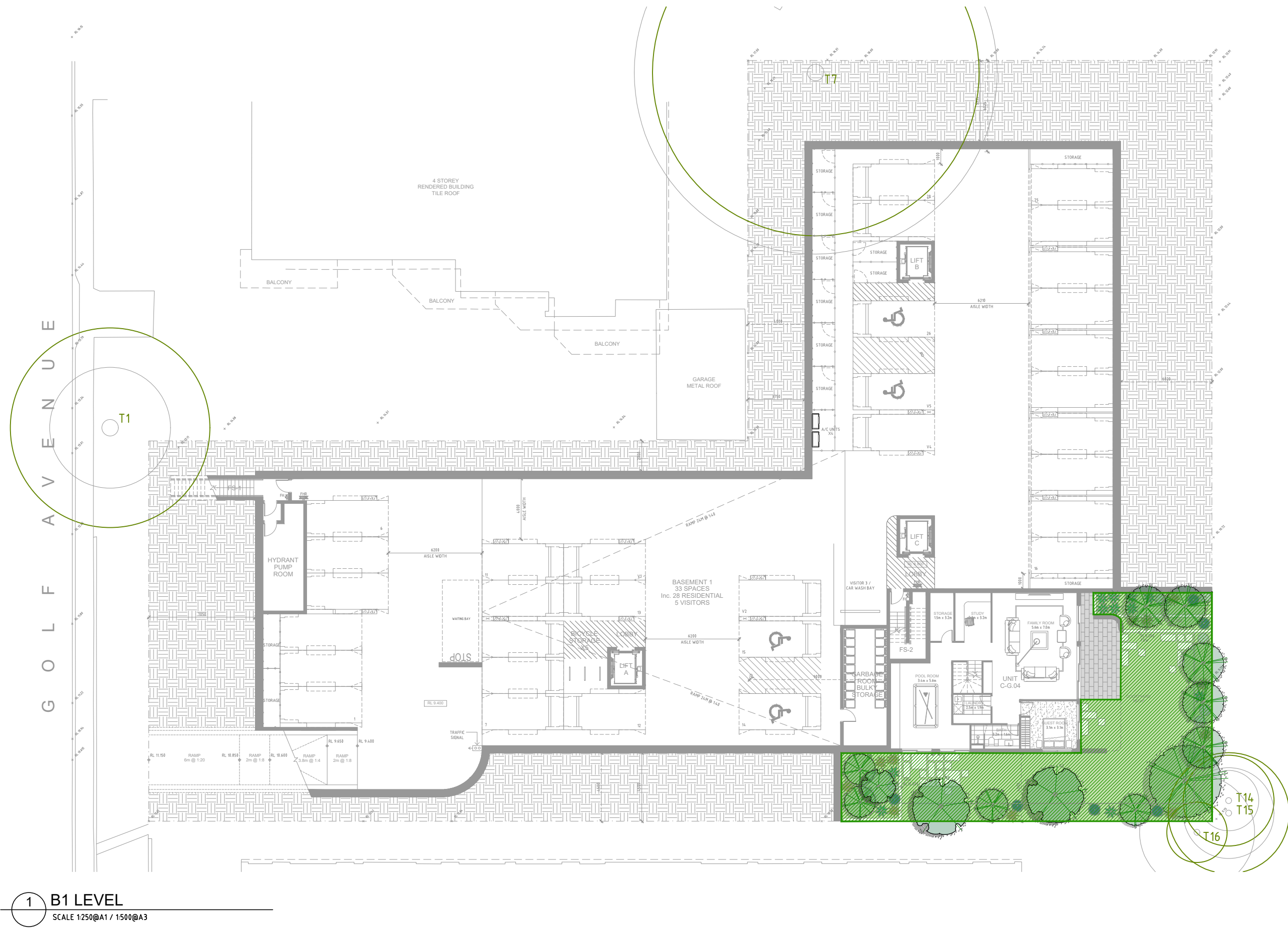
ISSUE: A
JOB No. 1937

PBD | ARCHITECTS

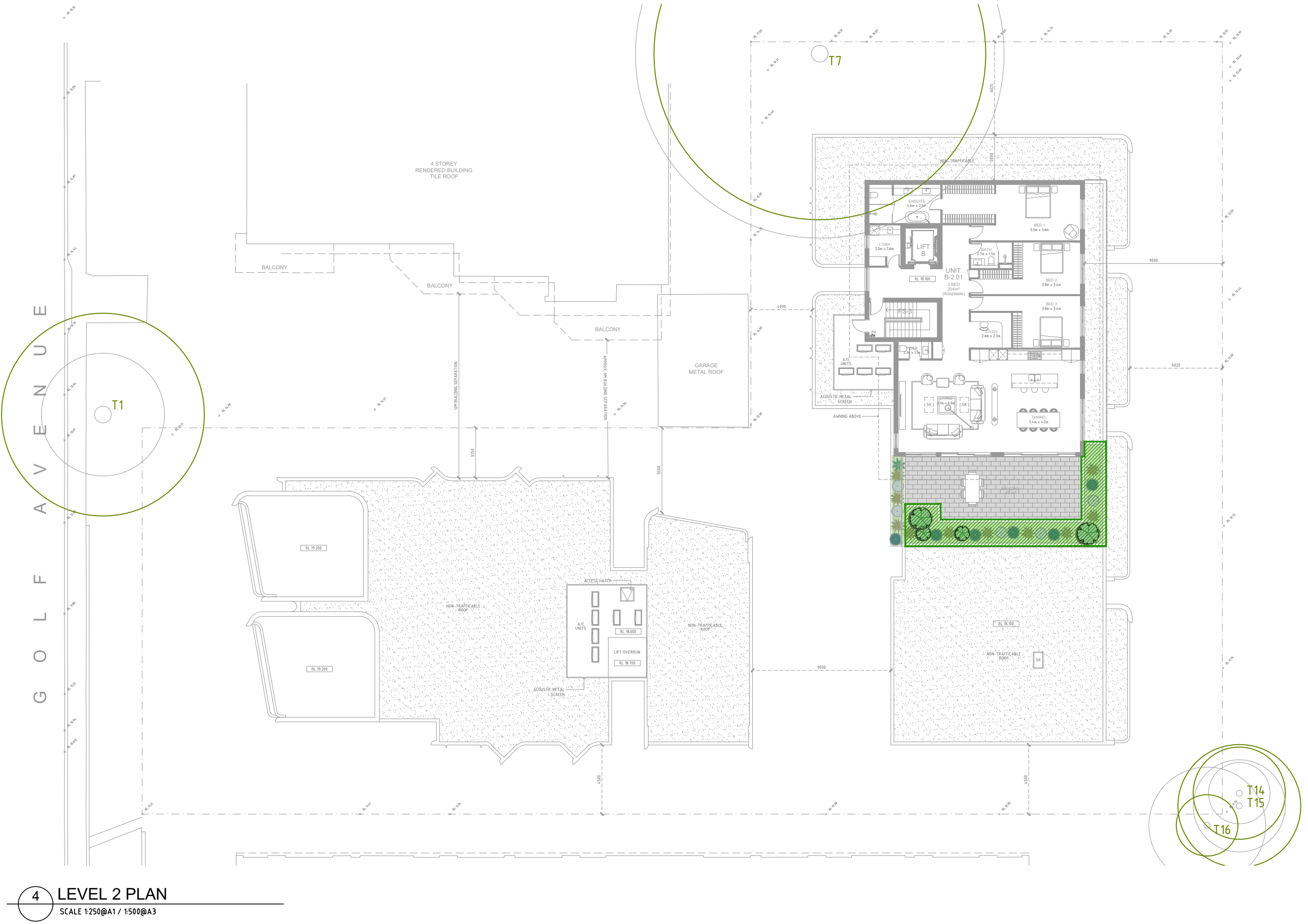
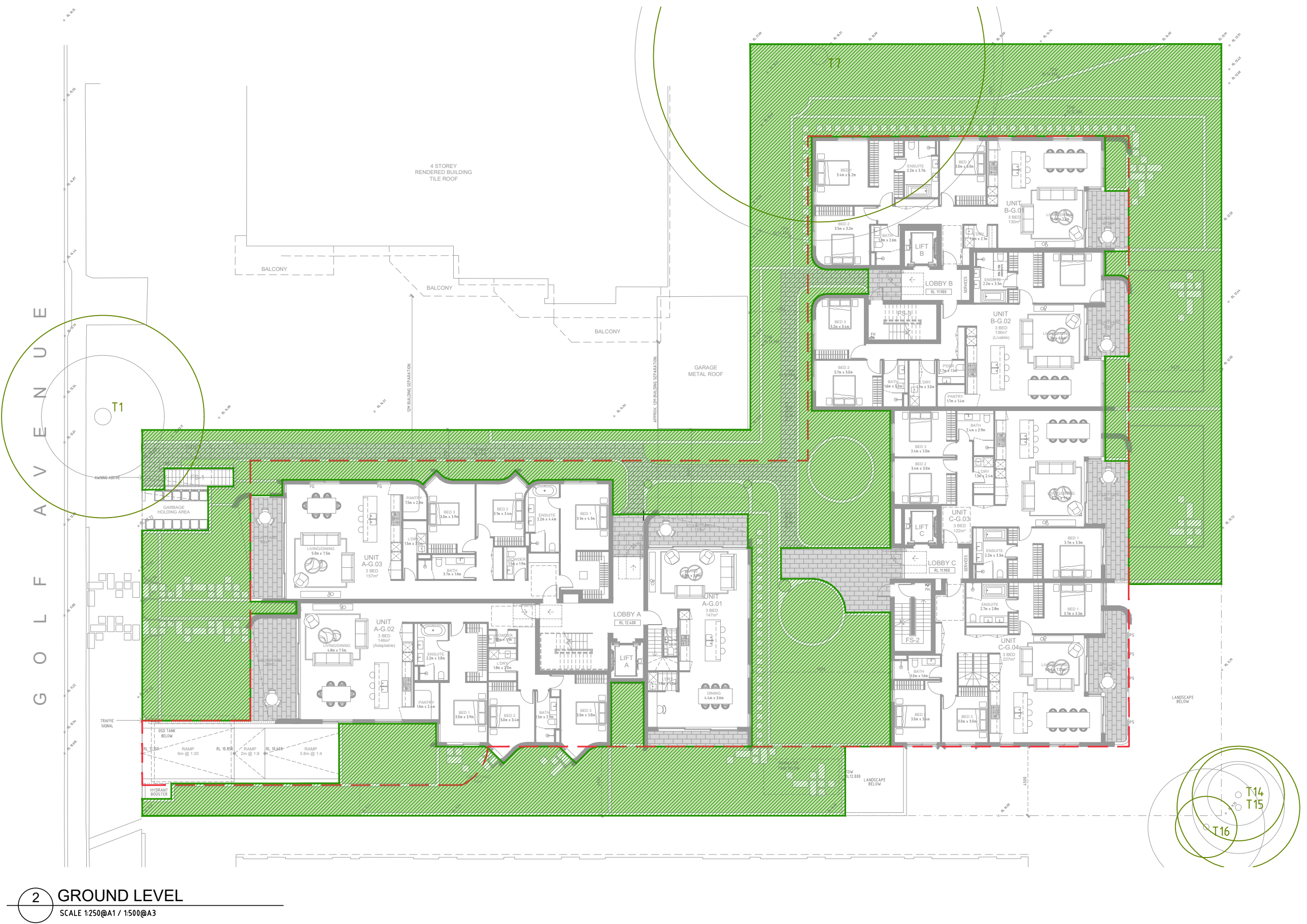
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LANDSCAPE CALCULATION	
SITE AREA:	2,548.7m²
LANDSCAPED OPEN SPACE REQUIREMENT 50% OF SITE AREA:	1,274m²
PROPOSED LANDSCAPED AREA: (50.5%)	1,287 m²
LEGEND	
	LANDSCAPED AREA
	EXTENT BASEMENT AREA

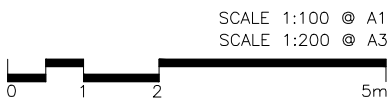
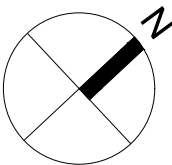


DEVELOPMENT APPLICATION DRAWINGS

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PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103

CLIENT: IPM PROPERTY

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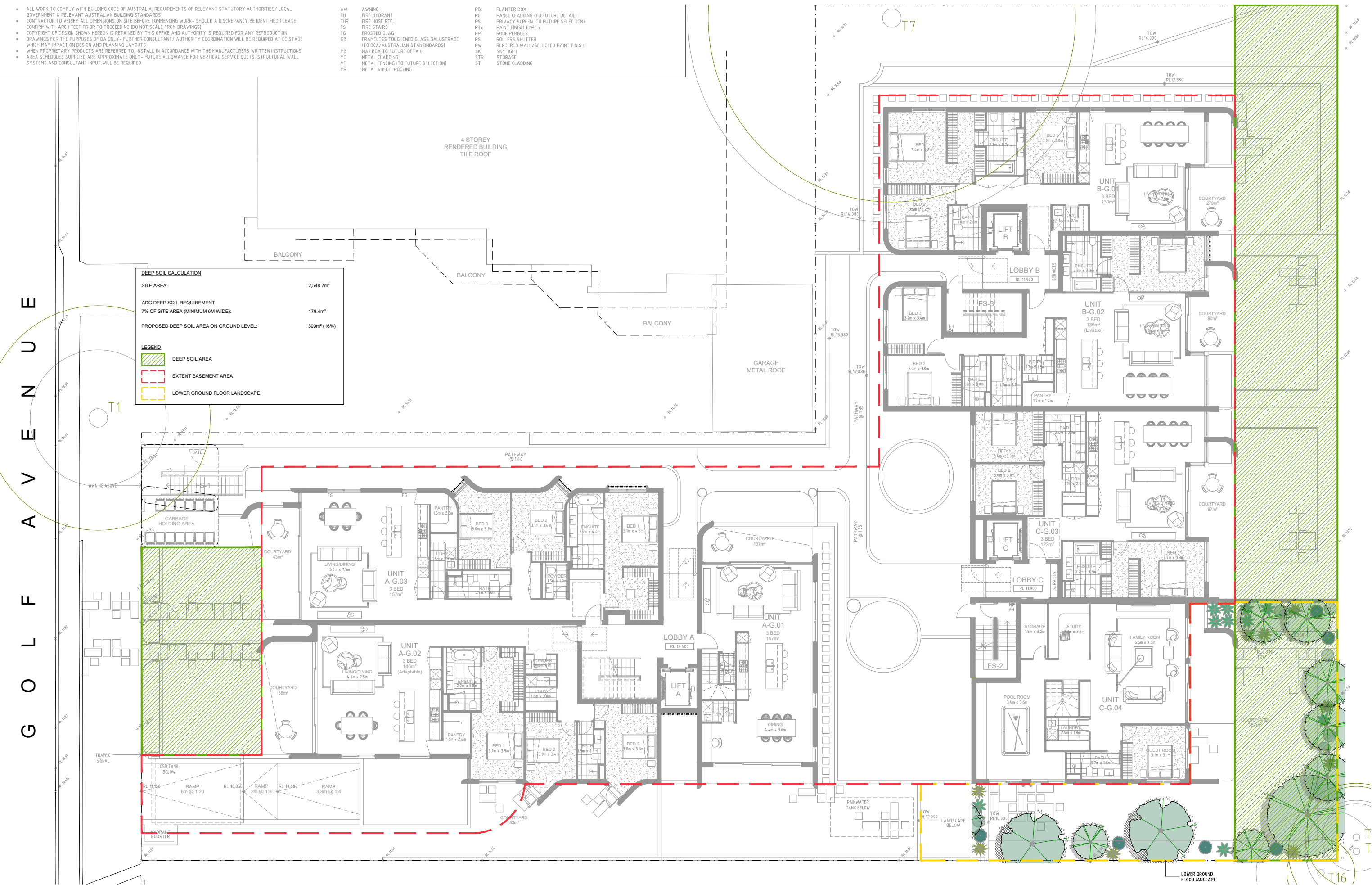
LANDSCAPE CALCULATION

DA500

ISSUE: A
JOB No. 1937

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A	20.04.20	DEVELOPMENT APPLICATION			



DA510
DEEP SOIL CALCULATION

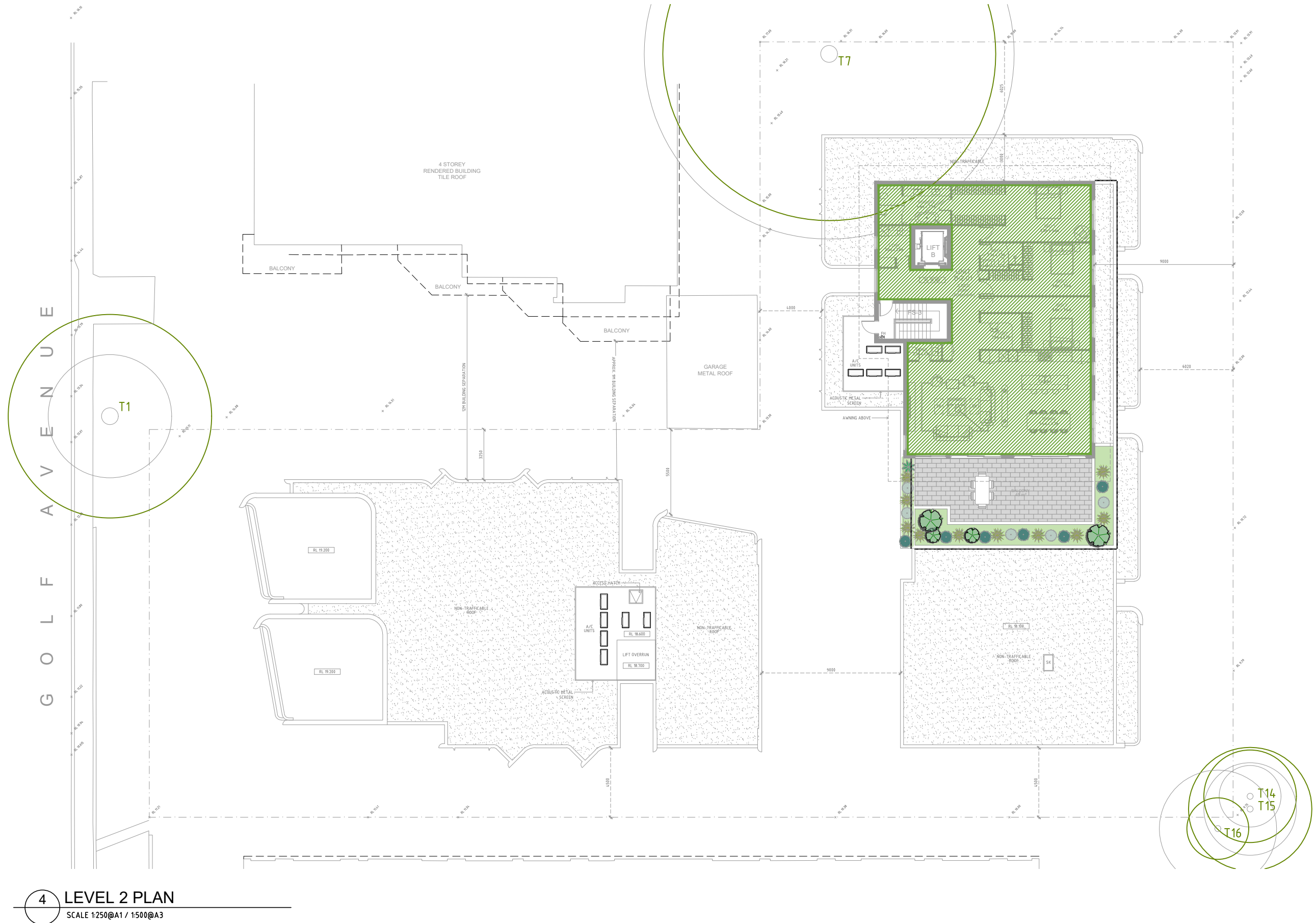
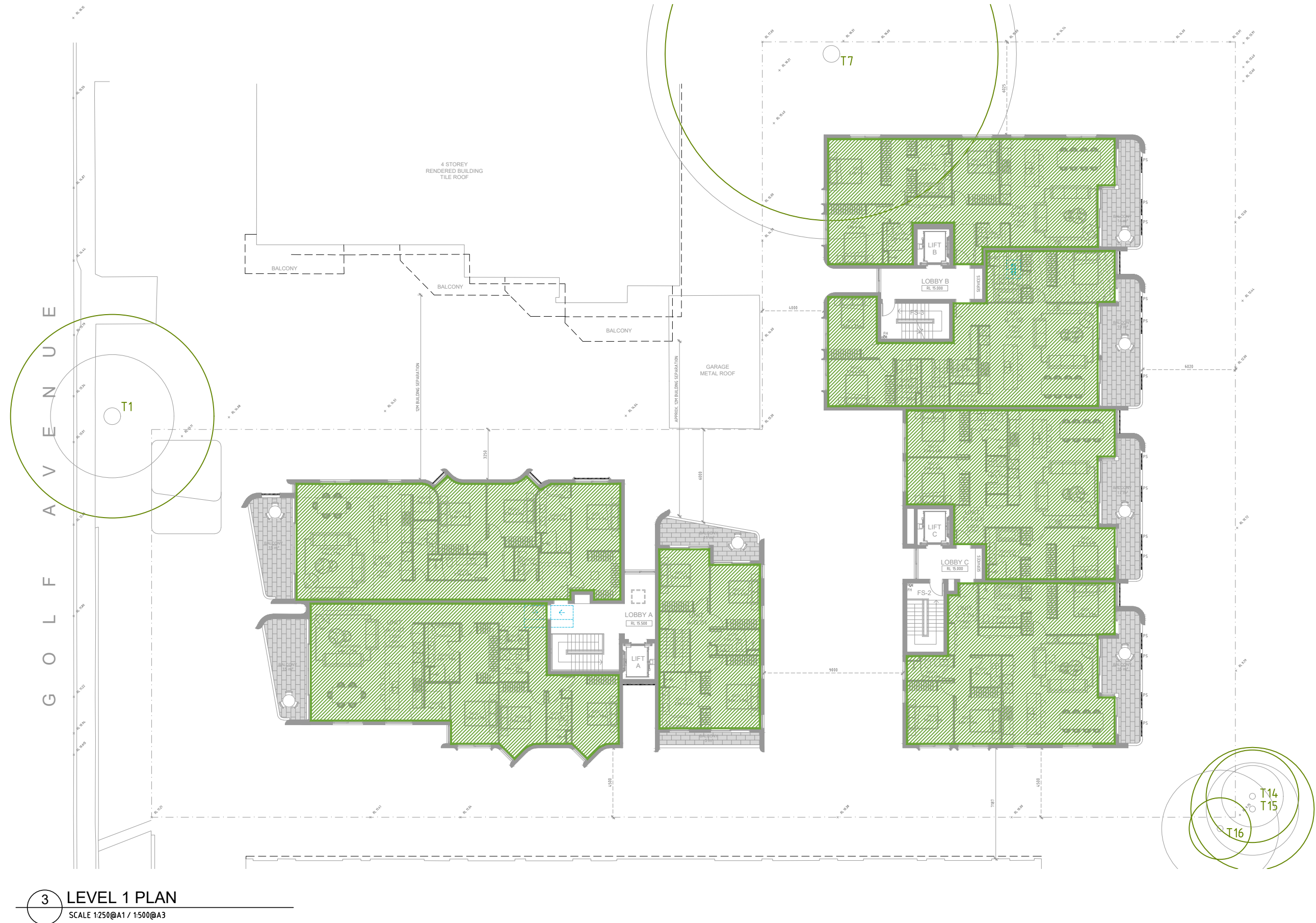
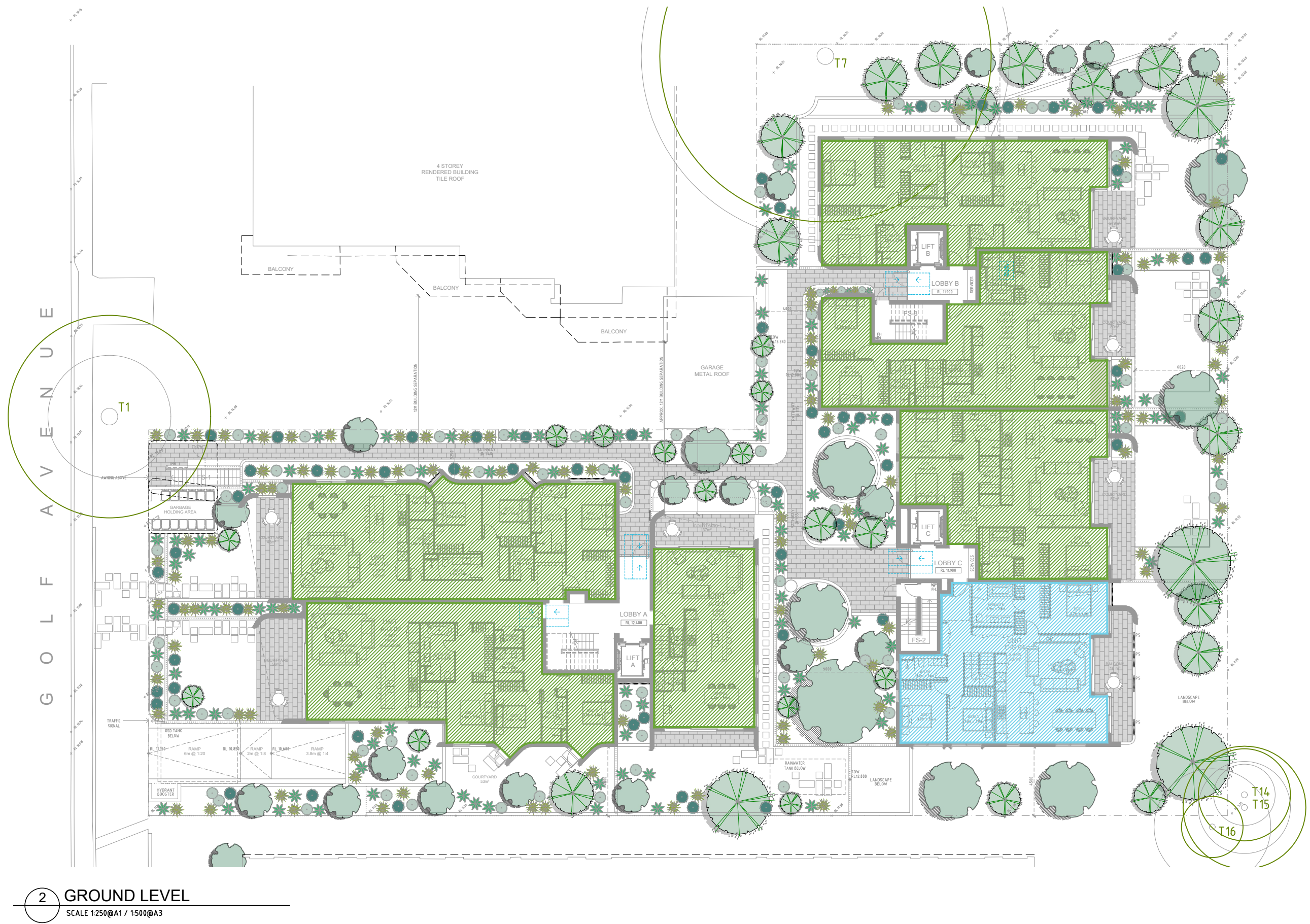
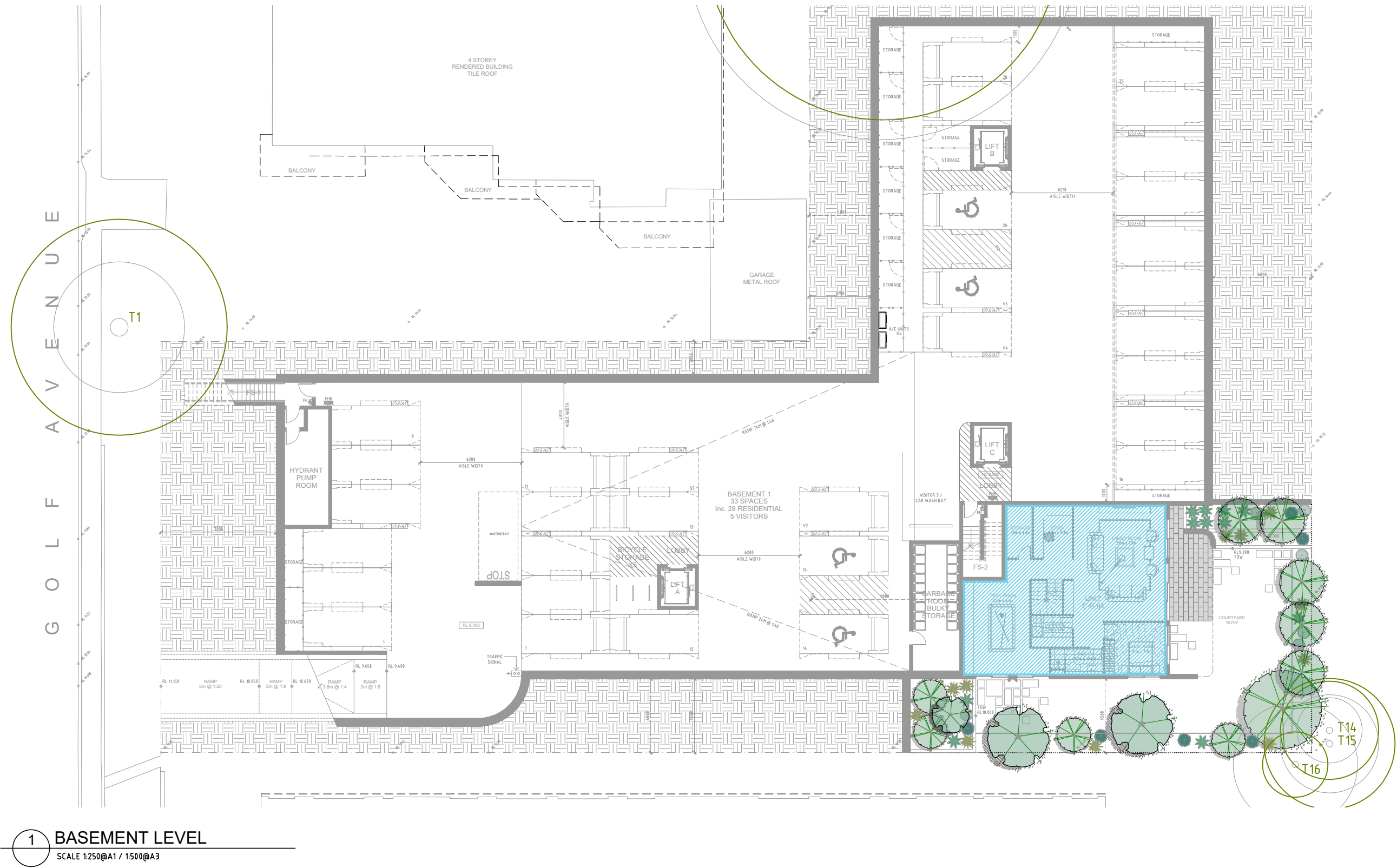
ISSUE: A
INR No. 1027

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LEGEND

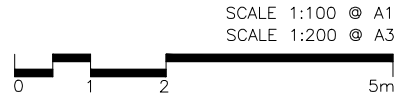
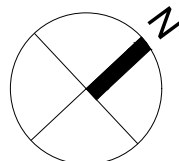
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	2 BED
	3 BED
	4 BED

DEVELOPMENT APPLICATION DRAWINGS

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PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
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A	20.04.20	DEVELOPMENT APPLICATION			



DA520
UNIT MIX DIAGRAM

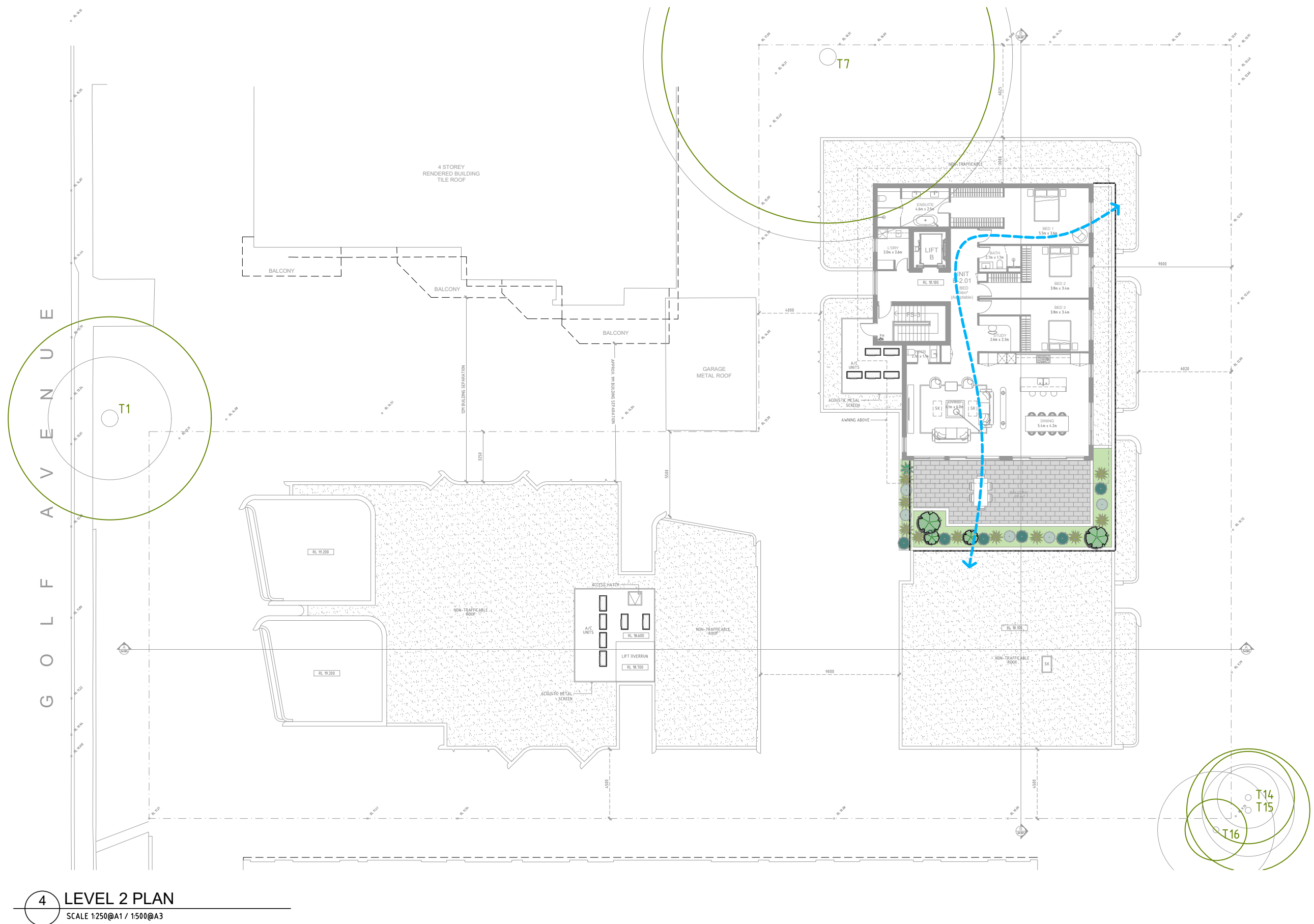
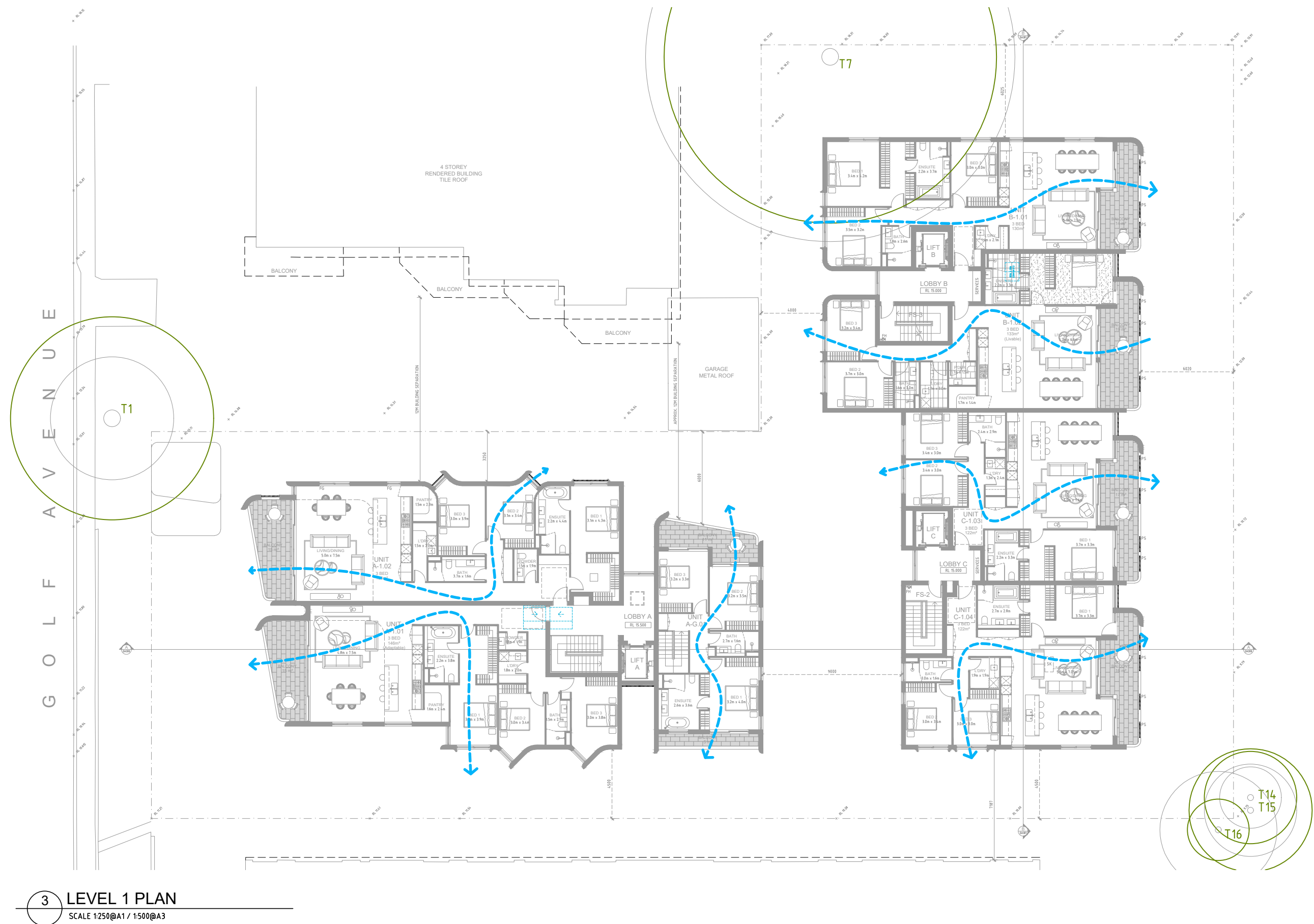
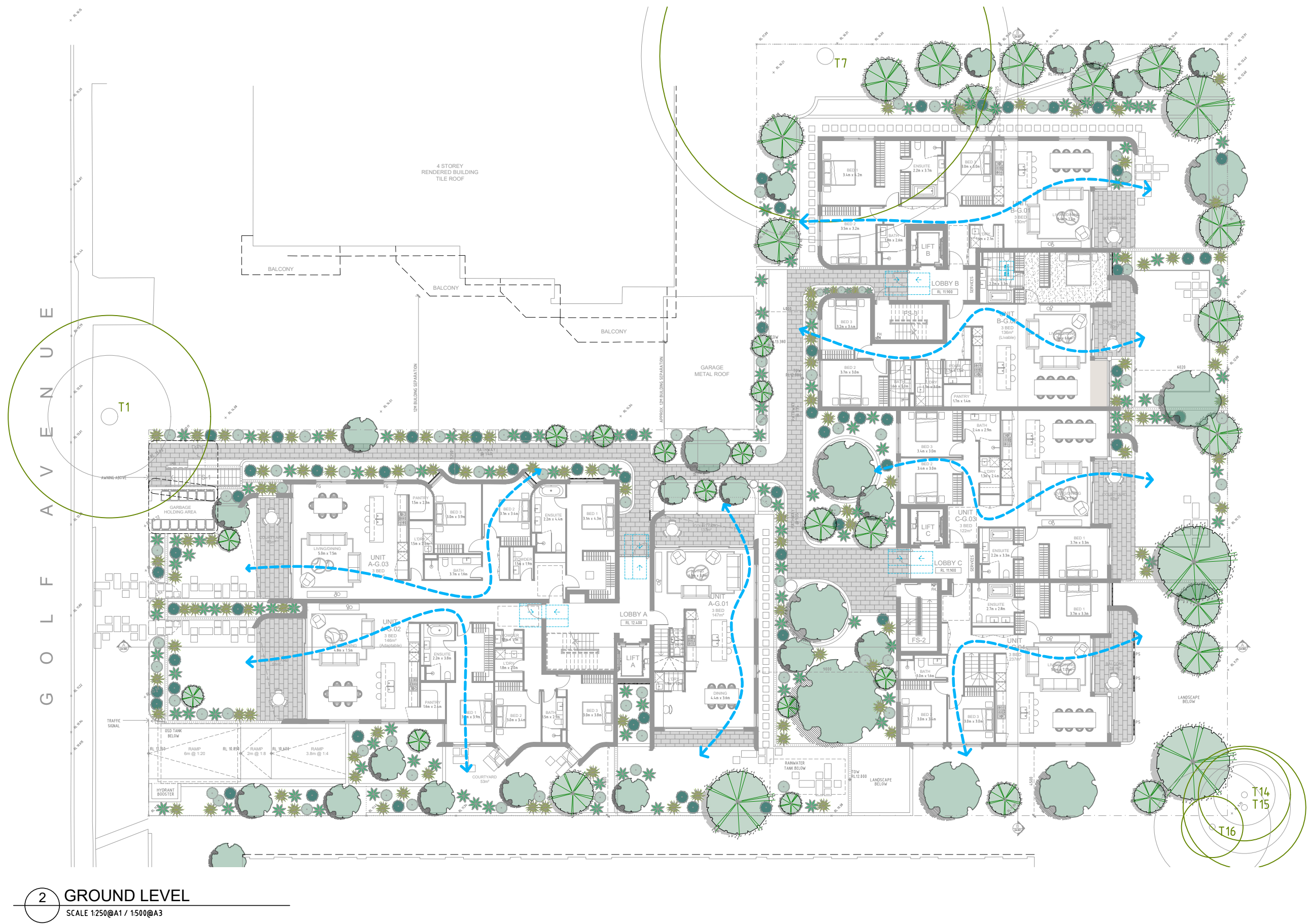
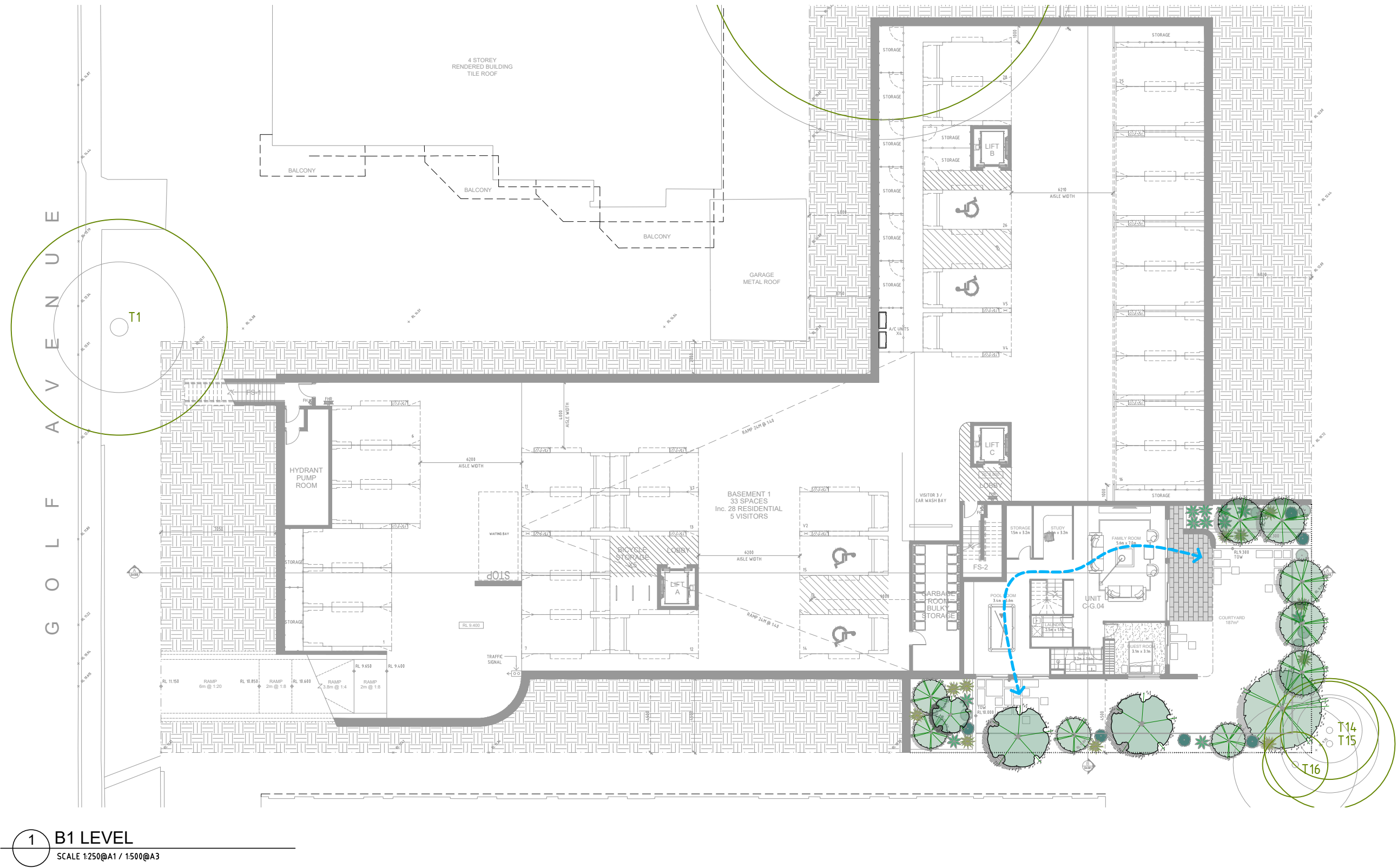
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NATURAL CROSS VENTILATION SUMMARY

- ADG [48]: NATURAL CROSS VENTILATION**
- ALL HABITABLE ROOMS ARE NATURALLY VENTILATED
 - AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

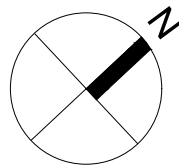
TOTAL NUMBER OF APARTMENTS : 14 UNITS

NATURALLY CROSS VENTILATED APARTMENTS : 14 UNITS (100%)

DEVELOPMENT APPLICATION DRAWINGS

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SCALE 1:100 @ A1
SCALE 1:200 @ A3
5m

DA530
NATURAL VENTILATION

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LEGEND

PRIVATE OPEN SPACE

DCP: PRIVATE OPEN SPACE + BALCONIES

- 15m², 3m DEPTH FOR GROUND FLOOR APARTMENTS
- 8m², 2m DEPTH FOR EACH 1 BEDROOM APARTMENTS
- 10m², 2m DEPTH FOR EACH 2 BEDROOM APARTMENTS
- 12m², 2.4m DEPTH FOR EACH 3+ BEDROOM APARTMENTS

1 B1 LEVEL
SCALE 1:250 @ A1 / 1:500 @ A3

2 GROUND LEVEL
SCALE 1:250 @ A1 / 1:500 @ A3

3 LEVEL 1 PLAN
SCALE 1:250 @ A1 / 1:500 @ A3

4 LEVEL 2 PLAN
SCALE 1:250 @ A1 / 1:500 @ A3

DEVELOPMENT APPLICATION DRAWINGS

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DA540
PRIVATE OPEN SPACE

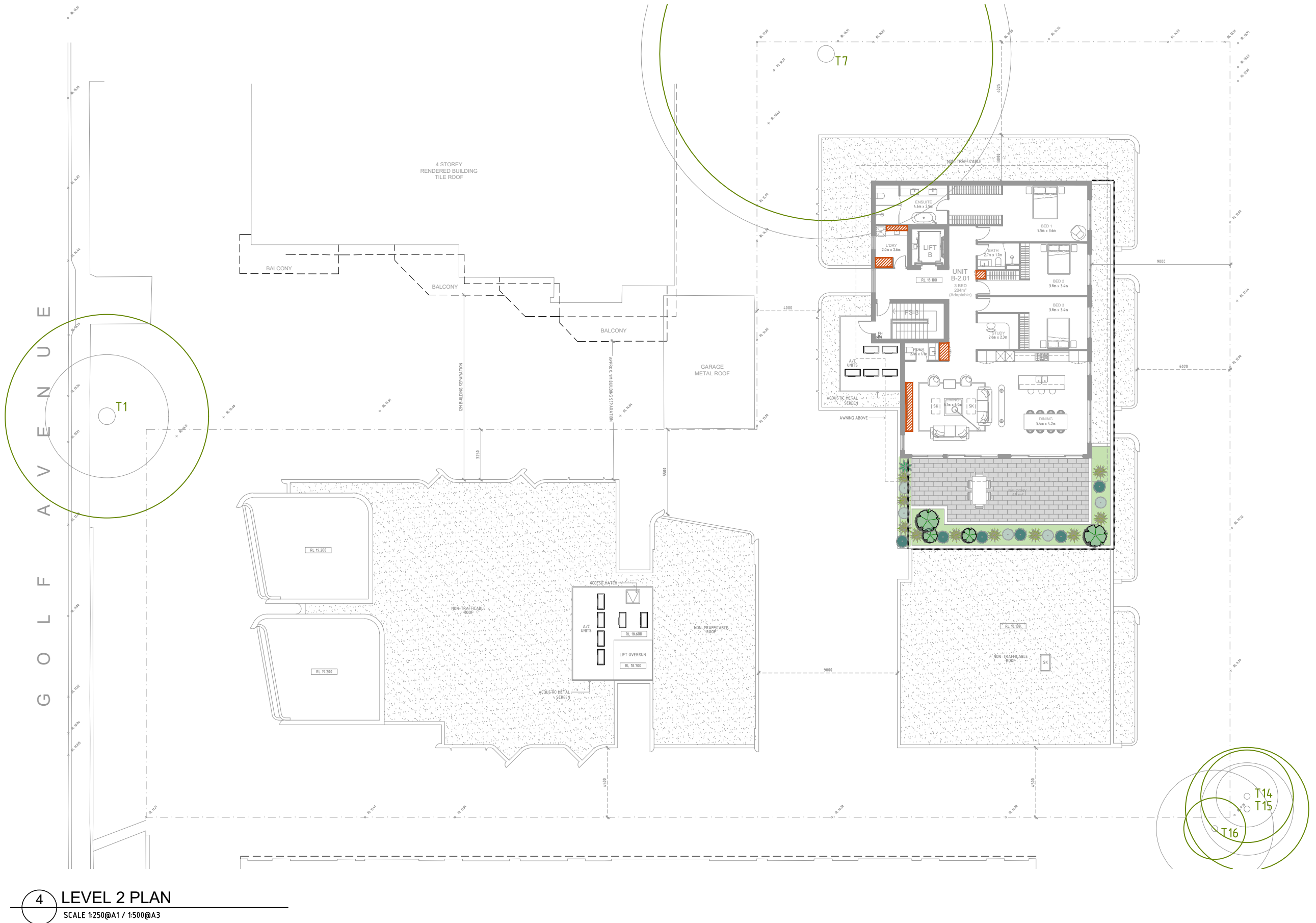
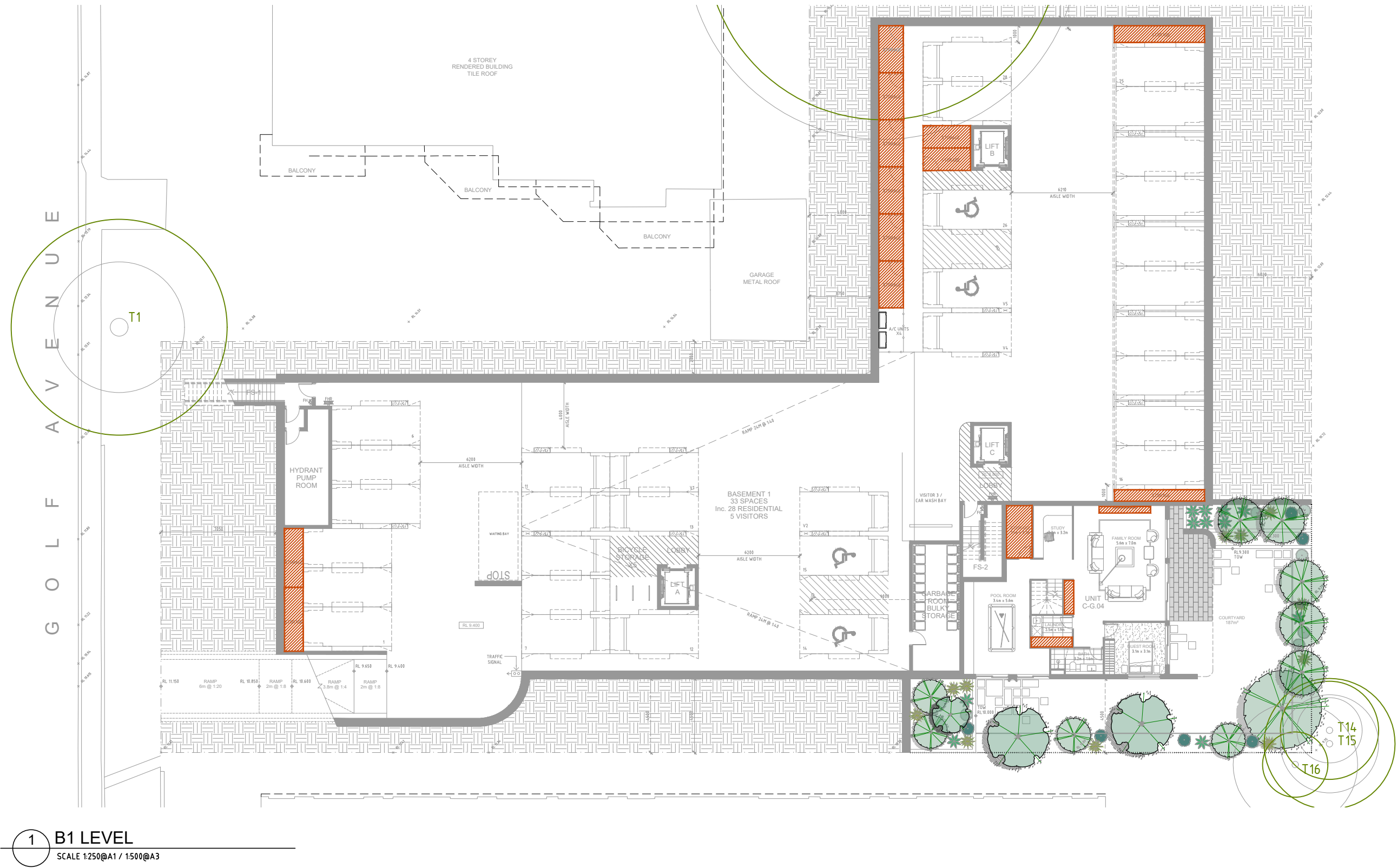
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STORAGE DIAGRAM

LEGEND

STORAGE

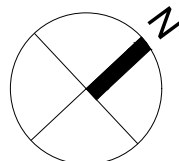
REFER TO AREA SCHEDULE ON DA 000

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103

CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	20.04.20	DEVELOPMENT APPLICATION			



SCALE 1:100 @ A1
SCALE 1:200 @ A3
5m

DA550

STORAGE CALCULATION

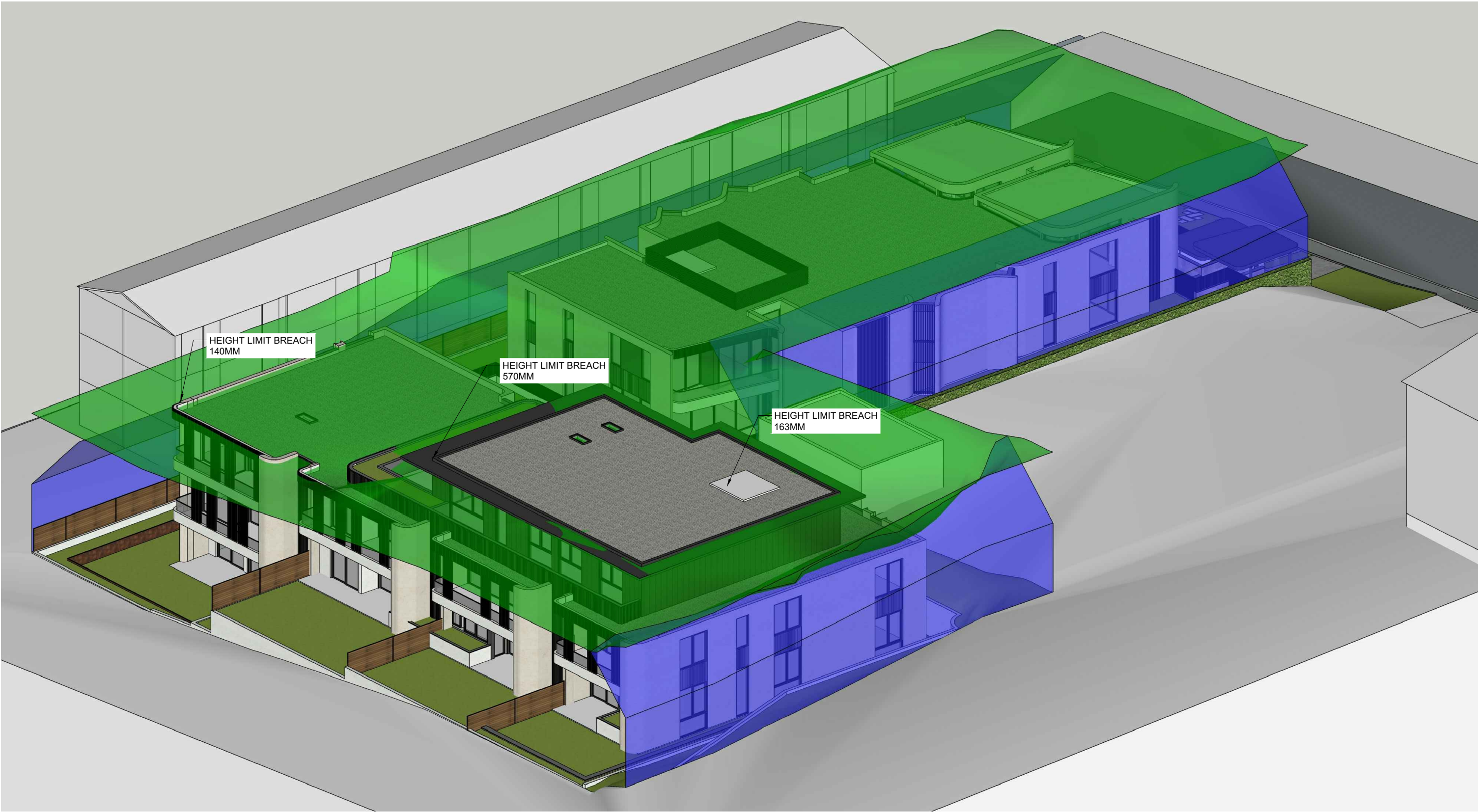
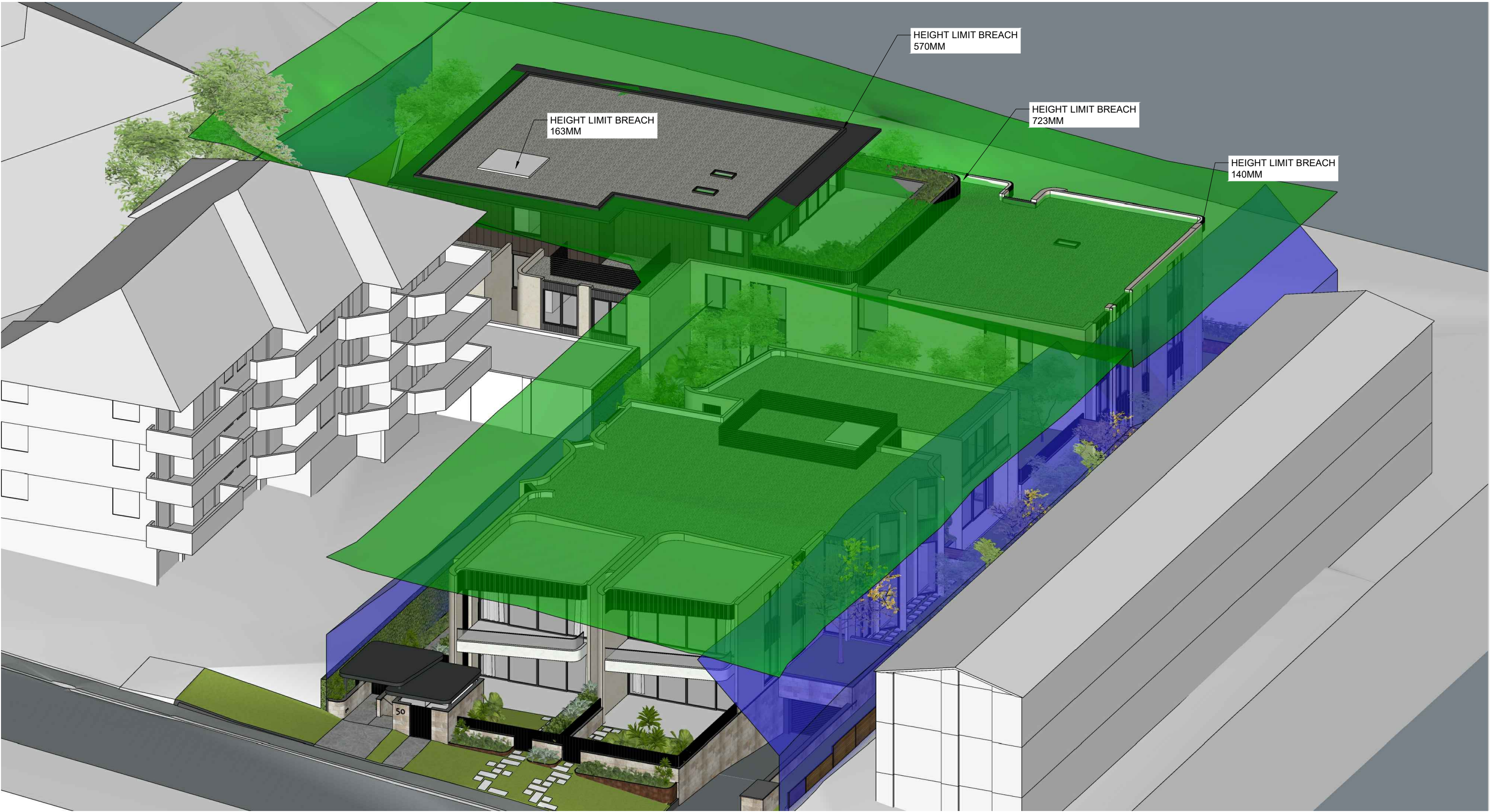
ISSUE: A
JOB No. 1937

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

- GENERAL NOTES:**
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LEGEND:	
AW	AWNING
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
FG	FROSTED GLAG
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANZINDARDS)
MB	MAILBOX TO FUTURE DETAIL
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
MR	METAL SHEET ROOFING
PB	PLANTER BOX
PC	PANEL CLADDING (TO FUTURE DETAIL)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE x
RP	ROOF PEBBLES
RS	ROLLERS SHUTTER
RW	RENDERED WALL/SELECTED PAINT FINISH
SK	SKYLIGHT
STR	STORAGE
ST	STONE CLADDING



LEGEND

- 8.5m Height Limit
- Side Boundary Envelope

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103	A	20.04.20	DEVELOPMENT APPLICATION			
CLIENT: IPM PROPERTY						

DA560

HEIGHT LIMIT DIAGRAM

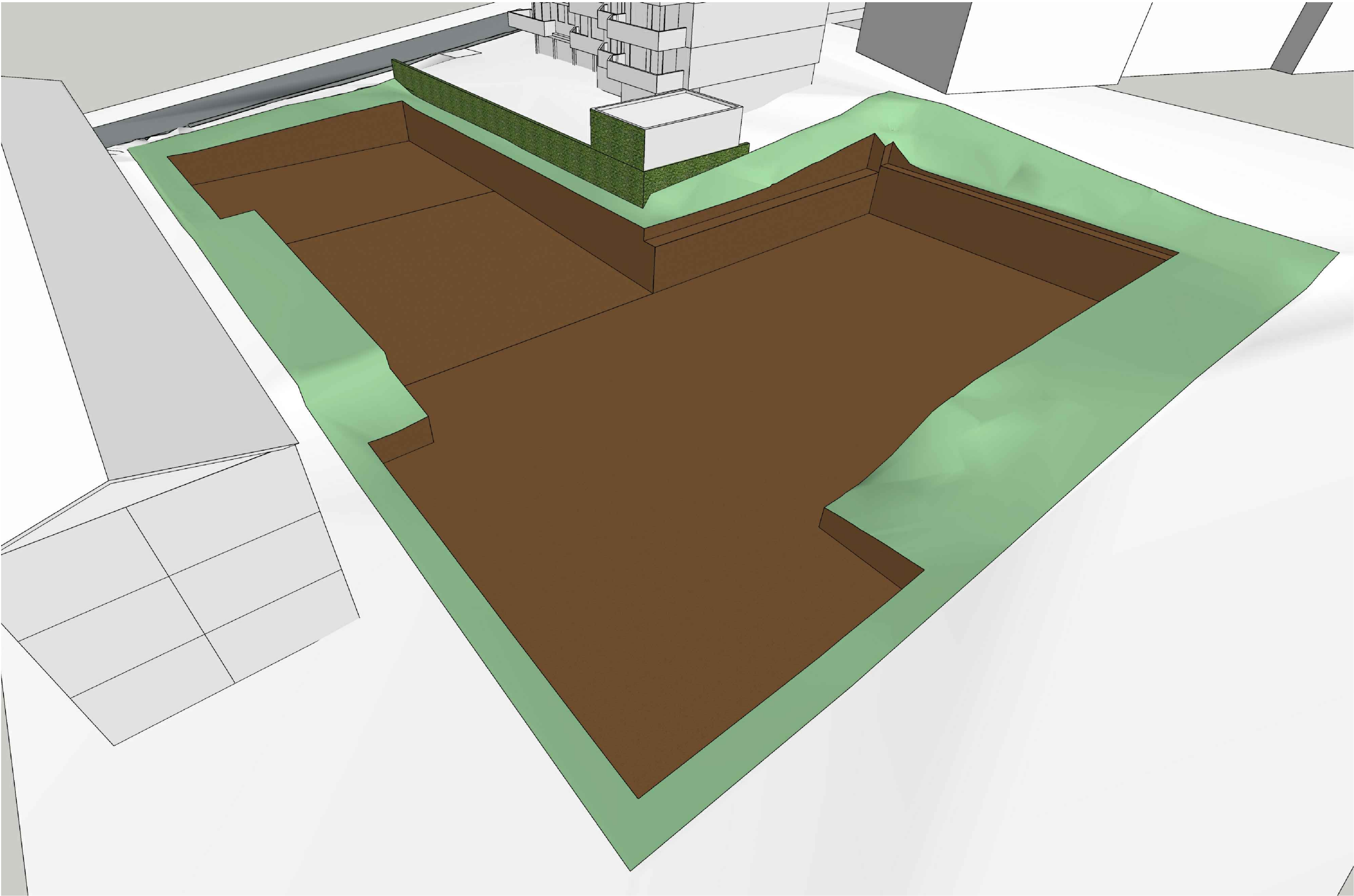
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- LEGEND:**
- | | | | |
|-----|--|-----|--------------------------------------|
| AW | AWNING | PB | PLANTER BOX |
| FH | FIRE HYDRANT | PC | PANEL CLADDING (TO FUTURE DETAIL) |
| FHR | FIRE HOSE REEL | PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| FS | FIRE STAIRS | PTx | PAINT FINISH TYPE x |
| FG | FROSTED GLAG | RP | ROOF PEBBLES |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDZINDARDS) | RS | ROLLERS SHUTTER |
| HB | MAILBOX (TO FUTURE DETAIL) | RW | RENDERED WALL/SELECTED PAINT FINISH |
| MC | METAL CLADDING | SK | SKYLIGHT |
| MF | METAL FENCING (TO FUTURE SELECTION) | STR | STORAGE |
| MR | METAL SHEET ROOFING | ST | STONE CLADDING |



EXCAVATION DIAGRAM

- LEGEND**
- UNEXCAVATED AREA
 - EXCAVATED AREA

EXCAVATION AREA SUMMARY

SITE AREA: 2,548.7m²
EXCAVATED AREA (VOLUME): 5,432 m³

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	20.04.20	DEVELOPMENT APPLICATION			

DA570

EXCAVATION DIAGRAM

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- LEGEND:

AW

FH

FHR

FS

FG

GB

MB

MC

MF

MR

AWNING

FIRE HYDRANT

FIRE HOSE REEL

FIRE STAIRS

FROSTED GLAZ

FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)

MAILBOX TO FUTURE DETAIL

METAL CLADDING

METAL FENCING (TO FUTURE SELECTION)

METAL SHEET ROOFING

PB

PC

PS

PTx

RP

RS

RW

SK

STR

ST

PLANTER BOX

PANEL CLADDING (TO FUTURE DETAIL)

PRIVACY SCREEN (TO FUTURE SELECTION)

PAINT FINISH TYPE x

ROOF PEBBLES

ROLLERS SHUTTER

RENDERED WALL/SELECTED PAINT FINISH

SKYLIGHT

STORAGE

STONE CLADDING



SUN EYE VIEW
9AM - JUNE 21st



SUN EYE VIEW
10AM - JUNE 21st



SUN EYE VIEW
11AM - JUNE 21st



SUN EYE VIEW
12PM - JUNE 21st

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	20.04.20	DEVELOPMENT APPLICATION			

DA600

SOLAR STUDY
JUNE 21st
ISSUE: A
JOB No. 1937

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- LEGEND:
- | | | | |
|-----|--------------------------------------|-----|--------------------------------------|
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| FH | FIRE HYDRANT | PC | PANEL CLADDING (TO FUTURE DETAIL) |
| FHR | FIRE HOSE REEL | PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| FS | FIRE STAIRS | PTx | PAINT FINISH TYPE x |
| FG | FROSTED GLAZ | RP | ROOF PEBBLES |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE | RS | ROLLERS SHUTTER |
| | (TO BCA/AUSTRALIAN STANDARDS) | RW | RENDERED WALL/SELECTED PAINT FINISH |
| MB | MAILBOX TO FUTURE DETAIL | SK | SKYLIGHT |
| MC | METAL CLADDING | STR | STORAGE |
| MF | METAL FENCING (TO FUTURE SELECTION) | ST | STONE CLADDING |
| MR | METAL SHEET ROOFING | | |



SUN EYE VIEW
1PM - JUNE 21st



SUN EYE VIEW
2PM - JUNE 21st



SUN EYE VIEW
3PM - JUNE 21st

50-52 GOLF AVENUE, MONA VALE																	
SOLAR COMPLIANCE CHECK																	
UNIT	POS								LIVING								
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL	
A G-01	Y	Y	Y	Y	Y	Y	Y	6		Y	Y	Y	Y	Y	Y	5	
A G-02	Y	Y	Y	Y				3					Y	Y	Y	2	
A G-03								0					Y	Y	Y	2	
B G-01	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y	Y	Y	Y	6	
B G-02	Y	Y	Y	Y	Y	Y	Y	3	Y	Y	Y	Y				3	
C G-03	Y	Y	Y	Y	Y	Y	Y	3	Y	Y	Y	Y				3	
C G-04	Y	Y	Y	Y	Y	Y	Y	3	Y	Y	Y	Y				3	
A 1-01								0	Y	Y	Y	Y	Y	Y		5	
A 1-02								0	Y	Y	Y	Y	Y	Y		5	
B 1-01	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y				3	
B 1-02	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y				3	
C 1-03	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y				3	
C 1-04	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y				3	
B 2-01	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y				3	
Solar Access No Solar Access Compliant Non-Compliant																	
UNIT COMPLIANT																12	
TOTAL UNIT																14	
Solar Compliance																86%	

DEVELOPMENT APPLICATION DRAWINGS

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PROPOSED RESIDENTIAL FLAT BUILDINGS	A	20.04.20	DEVELOPMENT APPLICATION			
50 - 52 GOLF AVENUE, MONA VALE						
NSW 2103						
CLIENT: IPM PROPERTY						

DA601

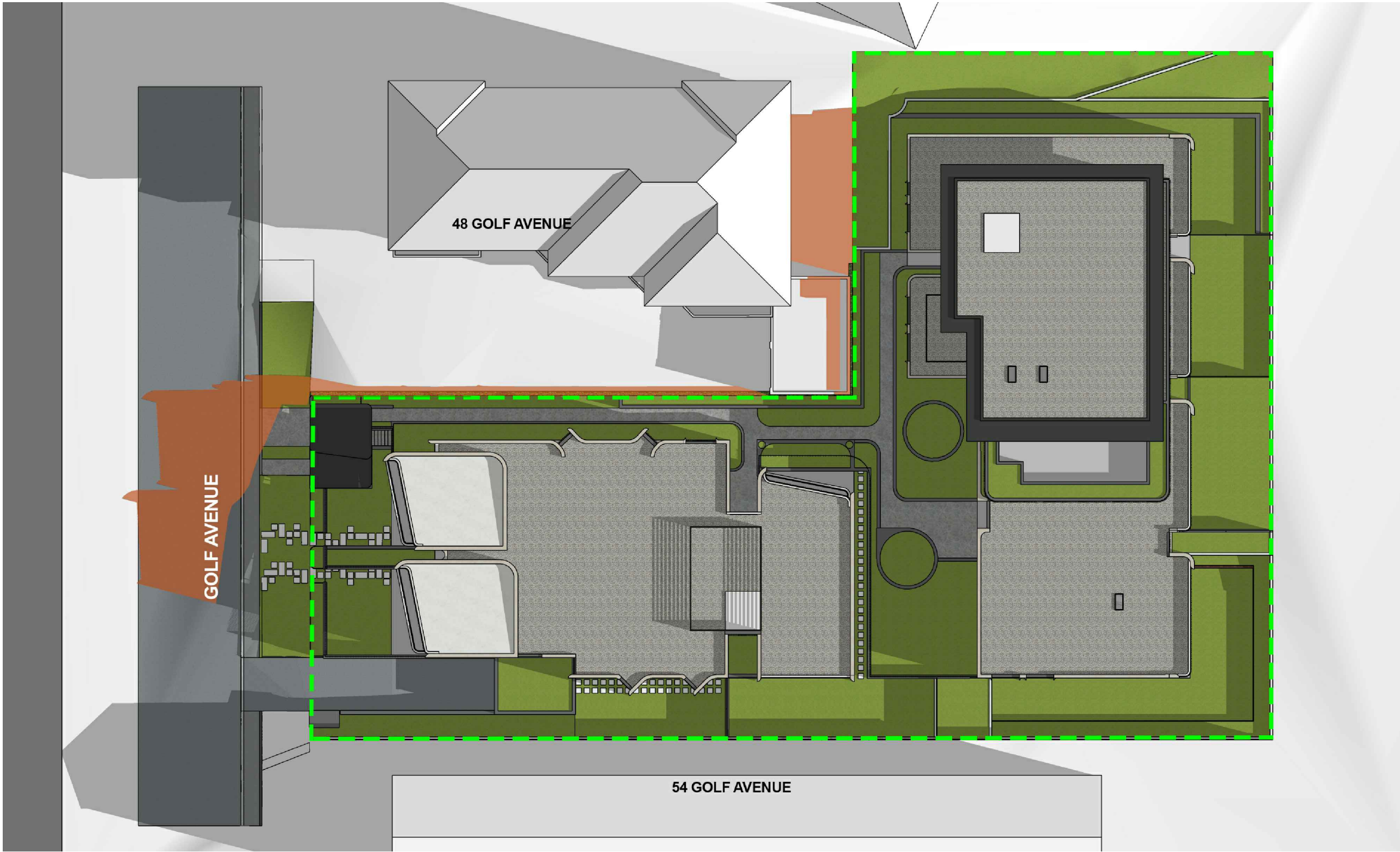
SOLAR STUDY
JUNE 21st
ISSUE: A
JOB No. 1937

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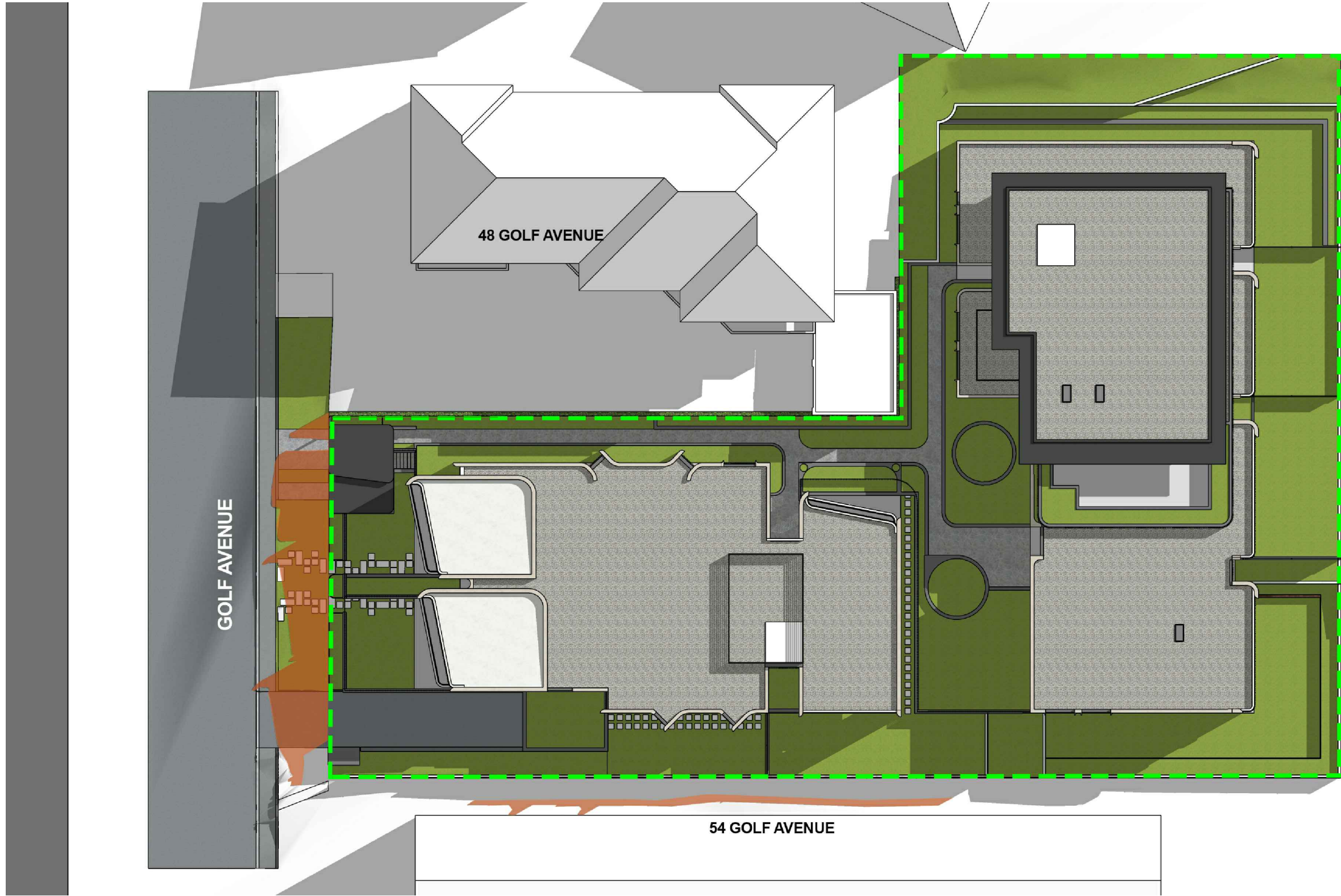
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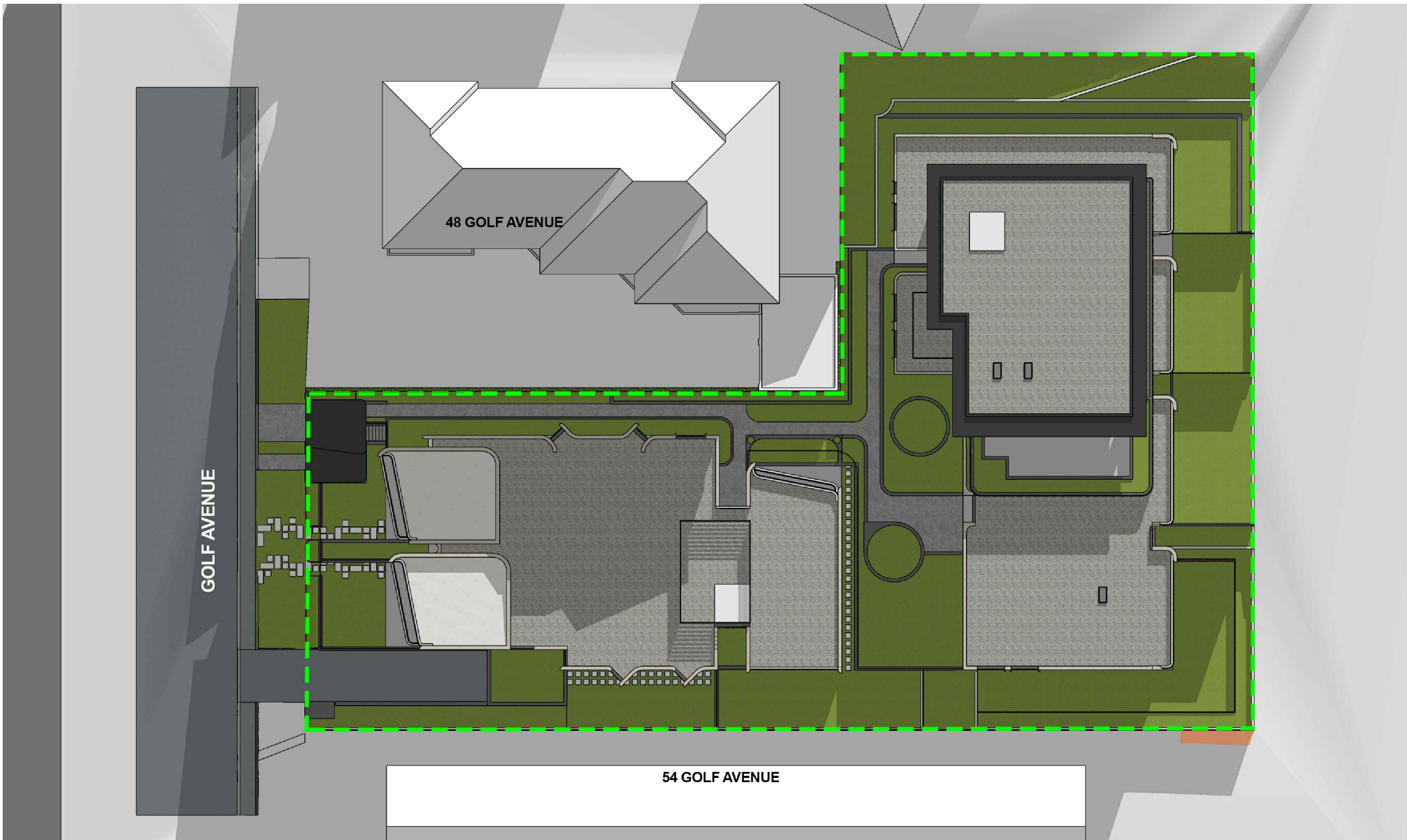
- LEGEND:
- | | | | |
|-----|--|-----|--------------------------------------|
| AW | AWNING | PB | PLANTER BOX |
| FH | FIRE HYDRANT | PC | PANEL CLADDING (TO FUTURE DETAIL) |
| FHR | FIRE HOSE REEL | PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| FS | FIRE STAIRS | PTx | PAINT FINISH TYPE x |
| FG | FROSTED GLAZ | RP | ROOF PEBBLES |
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SHADOW DIAGRAM
9AM - JUNE 21st



SHADOW DIAGRAM
12PM - JUNE 21st



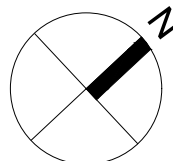
SHADOW DIAGRAM
3PM - JUNE 21st

- LEGEND
- EXISTING SHADOW
 - ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
 - SITE BOUNDARY

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103
CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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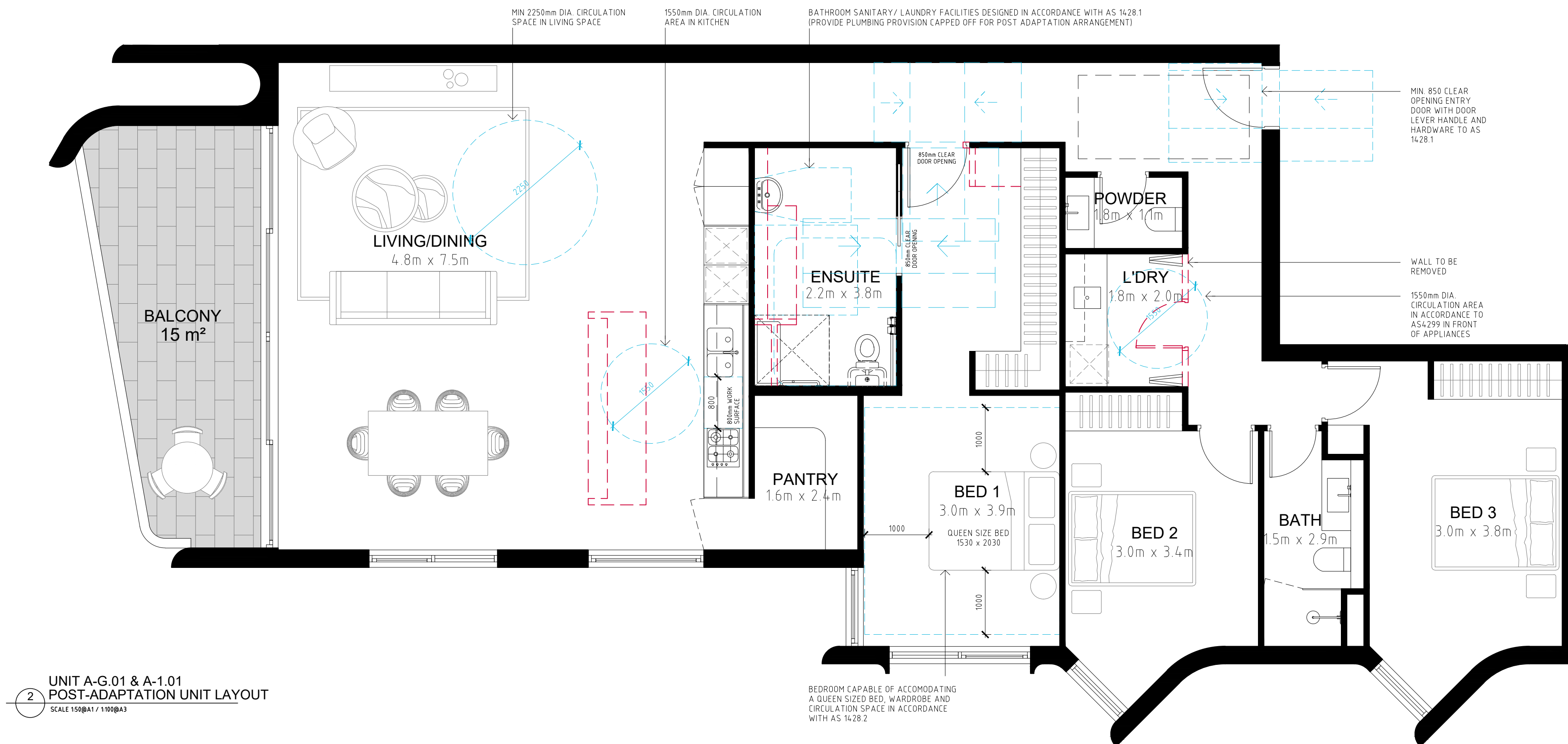


DA610
SHADOW DIAGRAMS
JUNE 21st
ISSUE: A
JOB No. 1937

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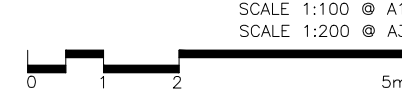
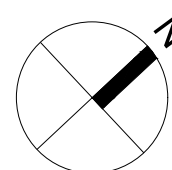
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AW	AWNING	PB	PANELLER BOX
FW	FIRE HYDRANT	PC	PANEL CLADDING (TO FUTURE DETAIL)
PH	FIRE HYDRANT REEL	PD	PRIVACY SCREEN (TO FUTURE SELECTION)
FS	FIRE STAIRS	PTx	PANT FINISH TYPE x
FG	FROSTED GLAZ	PR	ROOF PEBBLES
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MR	METAL SHEET ROOFING	ST	STONE CLADDING



PROJECT:
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CLIENT: IPM PROPERTY

[illegible]

PBD | ARCHITECTS

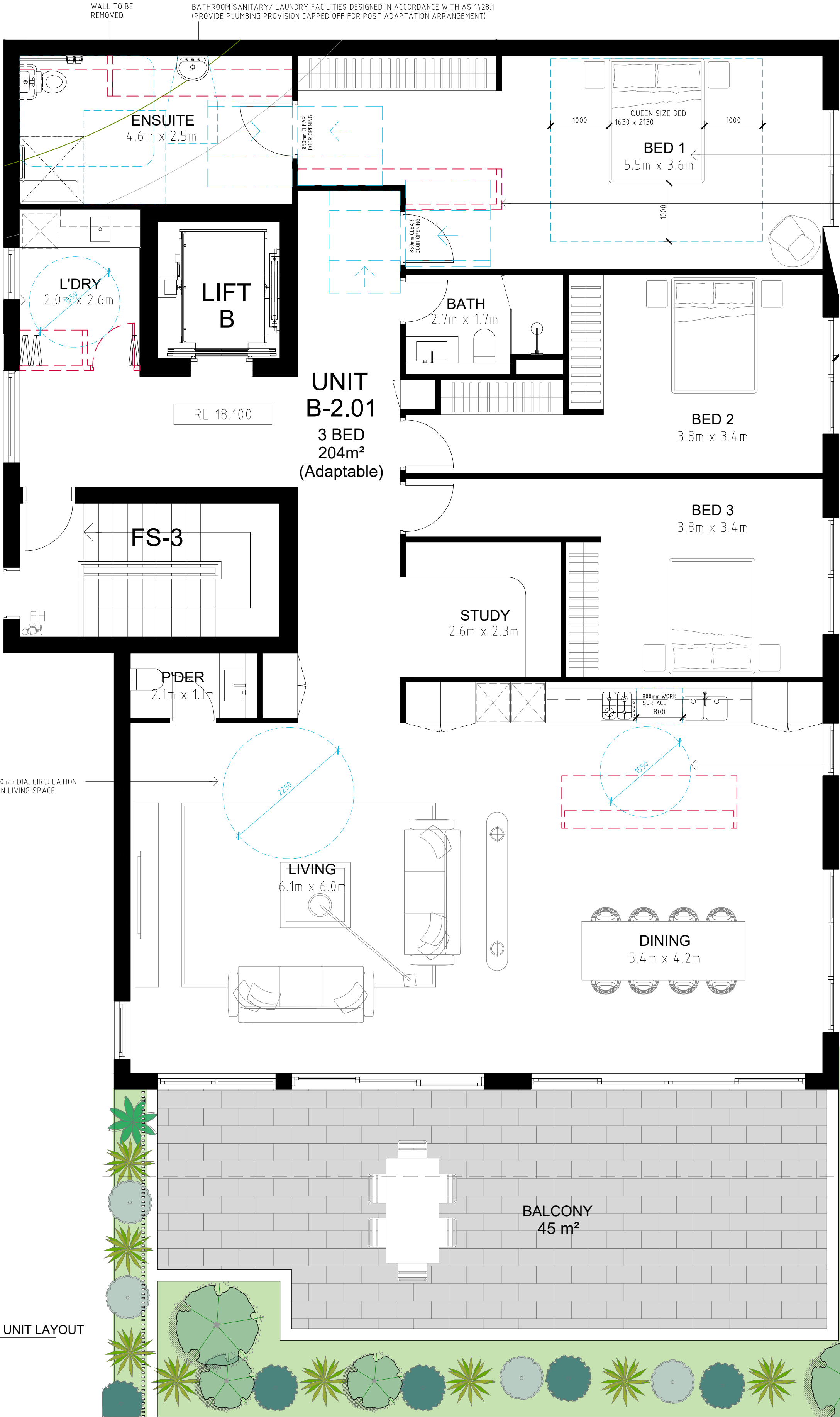
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UNIT B-2.02
PRE-ADAPTATION UNIT LAYOUT
SCALE 1:50 @ A1 / 1:100 @ A3



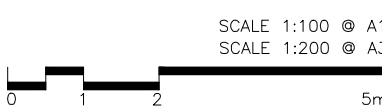
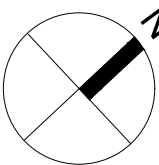
UNIT B-2.02
POST-ADAPTATION UNIT LAYOUT
SCALE 1:50 @ A1 / 1:100 @ A3

DEVELOPMENT APPLICATION DRAWINGS

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NSW 2103

CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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DA701

ADAPTABLE UNIT LAYOUT
TYPE B
ISSUE: A
JOB No. 1937

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FS	FIRE STAIRS	PTx	PAINT FINISH TYPE x
FG	FROSTED GLAZ	RP	ROOF PEBBLES
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDZINDARDS)	RS	ROLLERS SHUTTER
HB	MAILBOX TO FUTURE DETAIL	RW	RENDERED WALL/SELECTED PAINT FINISH
MC	METAL CLADDING	SK	SKYLIGHT
MF	METAL FENCING (TO FUTURE SELECTION)	STR	STORAGE
MR	METAL SHEET ROOFING	ST	STONE CLADDING



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDINGS
50 - 52 GOLF AVENUE, MONA VALE
NSW 2103

CLIENT: IPM PROPERTY

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	08.04.20	DEVELOPMENT APPLICATION			

DA800

VIEW LOSS ANALYSIS
CAMERA LOCATIONS
ISSUE: A
JOB No. 1937

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- LEGEND:**
- | | | | |
|-----|--|-----|--------------------------------------|
| Aw | AWNING | PB | PLANTER BOX |
| FH | FIRE HYDRANT | PC | PANEL CLADDING (TO FUTURE DETAIL) |
| FHR | FIRE HOSE REEL | PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| FS | FIRE STAIRS | PTx | PAINT FINISH TYPE x |
| FG | FROSTED GLAZ | RP | ROOF PEBBLES |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDZINDARDS) | RS | ROLLERS SHUTTER |
| MB | MAILBOX TO FUTURE DETAIL | RW | RENDERED WALL/SELECTED PAINT FINISH |
| MC | METAL CLADDING | SK | SKYLIGHT |
| MF | METAL FENCING (TO FUTURE SELECTION) | ST | STONE CLADDING |
| MR | METAL SHEET - ROOFING | | |



EXISTING VIEW FROM 46 GOLF AVENUE
Location A - Level 1



EXISTING VIEW FROM 46 GOLF AVENUE
Location B - Level 2



PROPOSED VIEW FROM 46 GOLF AVENUE
Location A - Level 1



PROPOSED VIEW FROM 46 GOLF AVENUE
Location B - Level 2

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE A	DATE 08.04.20	DESCRIPTION DEVELOPMENT APPLICATION	ISSUE	DATE	DESCRIPTION

DA801

VIEW LOSS ANALYSIS
01
ISSUE: A
JOB No. 1937

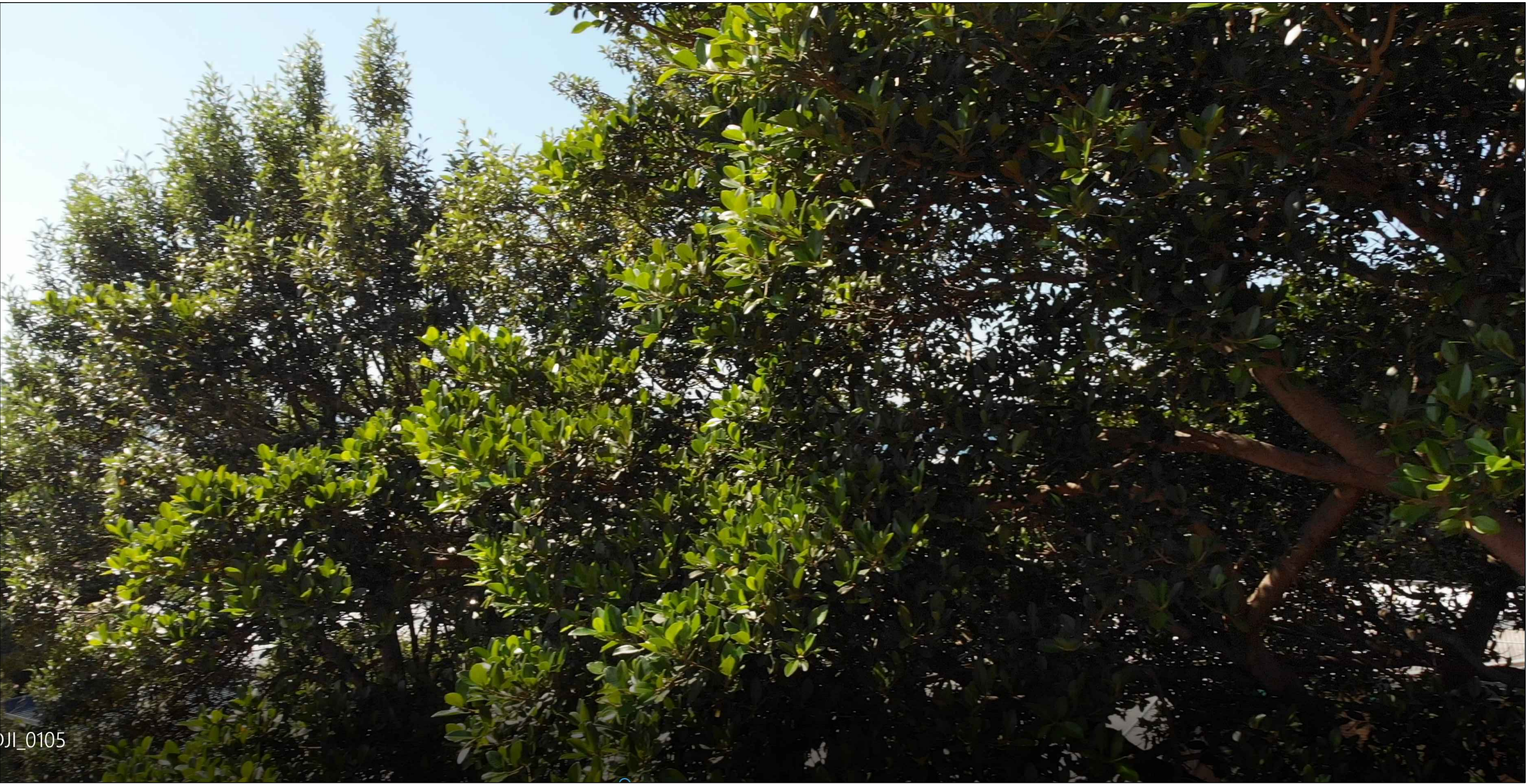
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- LEGEND:**
- | | | | |
|-----|--|-----|-------------------------------------|
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| FH | FIRE HYDRANT | PC | PANEL CLADDING (TO FUTURE DETAIL) |
| FHR | FIRE HOSE REEL | PS | PRIVACY SCREEN (TO FUTURE DETAIL) |
| FS | FIRE STAIRS | PTx | PAINT FINISH TYPE x |
| FG | FROSTED GLAZ | RP | ROOF PEBBLES |
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| MC | METAL CLADDING | SK | SKYLIGHT |
| MF | METAL FENCING (TO FUTURE SELECTION) | STR | STORAGE |
| MR | METAL SHEET ROOFING | ST | STONE CLADDING |



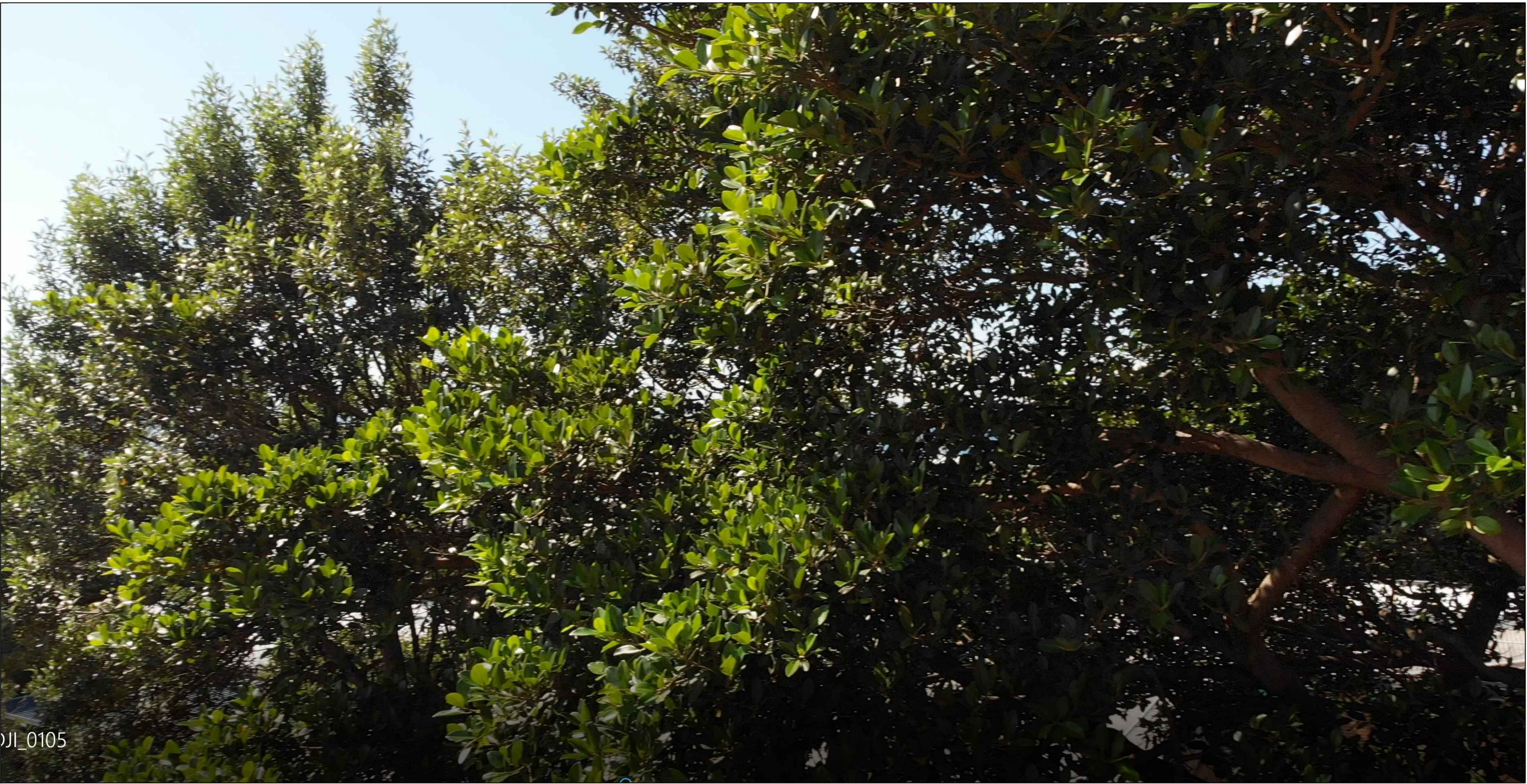
EXISTING VIEW FROM 46 GOLF AVENUE
Location C - Level 3



EXISTING VIEW FROM 46 GOLF AVENUE
Location D - Level 1



PROPOSED VIEW FROM 46 GOLF AVENUE
Location C - Level 3



PROPOSED VIEW FROM 46 GOLF AVENUE
Location D - Level 1

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE A	DATE 08.04.20	DESCRIPTION DEVELOPMENT APPLICATION	ISSUE	DATE	DESCRIPTION

DA802

VIEW LOSS ANALYSIS
02
ISSUE: A
JOB No. 1937

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LEGEND:			
AW	AWNING	PB	PLANTER BOX
FH	FIRE HYDRANT	PC	PANEL CLADDING (TO FUTURE DETAIL)
FHR	FIRE HOSE REEL	PS	PRIVACY SCREEN (TO FUTURE SELECTION)
FS	FIRE STAIRS	PTx	PAINT FINISH TYPE x
FG	FROSTED GLAG	RP	ROOF PEBBLES
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANZINDARDS)	RS	ROLLERS SHUTTER
HB	MAILBOX TO FUTURE DETAIL	RW	RENDERED WALL/SELECTED PAINT FINISH
MC	METAL CLADDING	SK	SKYLIGHT
MF	METAL FENCING (TO FUTURE SELECTION)	STR	STORAGE
MR	METAL SHEET ROOFING	ST	STONE CLADDING



EXISTING VIEW FROM 46 GOLF AVENUE
Location D - Level 2



EXISTING VIEW FROM 48 GOLF AVENUE
Location E - Level 1



PROPOSED VIEW FROM 46 GOLF AVENUE
Location D - Level 2



PROPOSED VIEW FROM 48 GOLF AVENUE
Location E - Level 1

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	08.04.20	DEVELOPMENT APPLICATION			

DA803

VIEW LOSS ANALYSIS
03
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LEGEND:			
AW	AWNING	PB	PLANTER BOX
FH	FIRE HYDRANT	PC	PANEL CLADDING (TO FUTURE DETAIL)
FHR	FIRE HOSE REEL	PS	PRIVACY SCREEN (TO FUTURE SELECTION)
FS	FIRE STAIRS	PTx	PAINT FINISH TYPE x
FG	FROSTED GLAZ	RP	ROOF PEBBLES
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MC	METAL CLADDING	SK	SKYLIGHT
MF	METAL FENCING (TO FUTURE SELECTION)	STR	STORAGE
MR	METAL SHEET ROOFING	ST	STONE CLADDING



1
EXISTING VIEW FROM 48 GOLF AVENUE
Location E - Level 2



3
EXISTING VIEW FROM 48 GOLF AVENUE
Location E - Level 3



2
PROPOSED VIEW FROM 48 GOLF AVENUE
Location E - Level 2



4
PROPOSED VIEW FROM 48 GOLF AVENUE
Location E - Level 3

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	08.04.20	DEVELOPMENT APPLICATION			

DA804

VIEW LOSS ANALYSIS
04
ISSUE: A
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- LEGEND:**
- | | | | |
|-----|--|-----|--------------------------------------|
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| FH | FIRE HYDRANT | PC | PANEL CLADDING (TO FUTURE DETAIL) |
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| MF | METAL FENCING (TO FUTURE SELECTION) | STR | STORAGE |
| MR | METAL SHEET ROOFING | ST | STONE CLADDING |



EXISTING VIEW FROM 48 GOLF AVENUE
Location F - Level 1



EXISTING VIEW FROM 48 GOLF AVENUE
Location F - Level 2



PROPOSED VIEW FROM 48 GOLF AVENUE
Location F - Level 1



PROPOSED VIEW FROM 48 GOLF AVENUE
Location F - Level 2

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE A	DATE 08.04.20	DESCRIPTION DEVELOPMENT APPLICATION	ISSUE	DATE	DESCRIPTION

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VIEW LOSS ANALYSIS
05
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- LEGEND:**
- | | | | |
|-----|---|-----|--------------------------------------|
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| FH | FIRE HYDRANT | PC | PANEL CLADDING (TO FUTURE DETAIL) |
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| MF | METAL FENCING (TO FUTURE SELECTION) | STR | STORAGE |
| MR | METAL SHEET ROOFING | ST | STONE CLADDING |



EXISTING VIEW FROM 48 GOLF AVENUE
Location F - Level 3



EXISTING VIEW FROM 48 GOLF AVENUE
Location G - Level 1



PROPOSED VIEW FROM 48 GOLF AVENUE
Location F - Level 3



PROPOSED VIEW FROM 48 GOLF AVENUE
Location G - Level 1

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE A	DATE 08.04.20	DESCRIPTION DEVELOPMENT EXPLANATION	ISSUE	DATE	DESCRIPTION

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	MB	MC	MF	MR	PB
	PC	PS	PTx	RP	RS
	RW	SK	STR	ST	PB



1
EXISTING VIEW FROM 48 GOLF AVENUE
Location G - Level 2



3
EXISTING VIEW FROM 48 GOLF AVENUE
Location G - Level 3



2
PROPOSED VIEW FROM 48 GOLF AVENUE
Location G - Level 2



4
PROPOSED VIEW FROM 48 GOLF AVENUE
Location G - Level 3

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE A	DATE 08.04.20	DESCRIPTION DEVELOPMENT APPLICATION	ISSUE	DATE	DESCRIPTION

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VIEW LOSS ANALYSIS
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MR	METAL SHEET ROOFING	ST	STONE CLADDING



EXISTING VIEW FROM 48 GOLF AVENUE
Location H - Level 1



EXISTING VIEW FROM 48 GOLF AVENUE
Location H - Level 2



PROPOSED VIEW FROM 48 GOLF AVENUE
Location H - Level 1



PROPOSED VIEW FROM 48 GOLF AVENUE
Location H - Level 2

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	08.04.20	DEVELOPMENT APPLICATION			

DA808

VIEW LOSS ANALYSIS
08
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EXISTING VIEW FROM 48 GOLF AVENUE
Location H - Level 3



PROPOSED VIEW FROM 48 GOLF AVENUE
Location H - Level 3



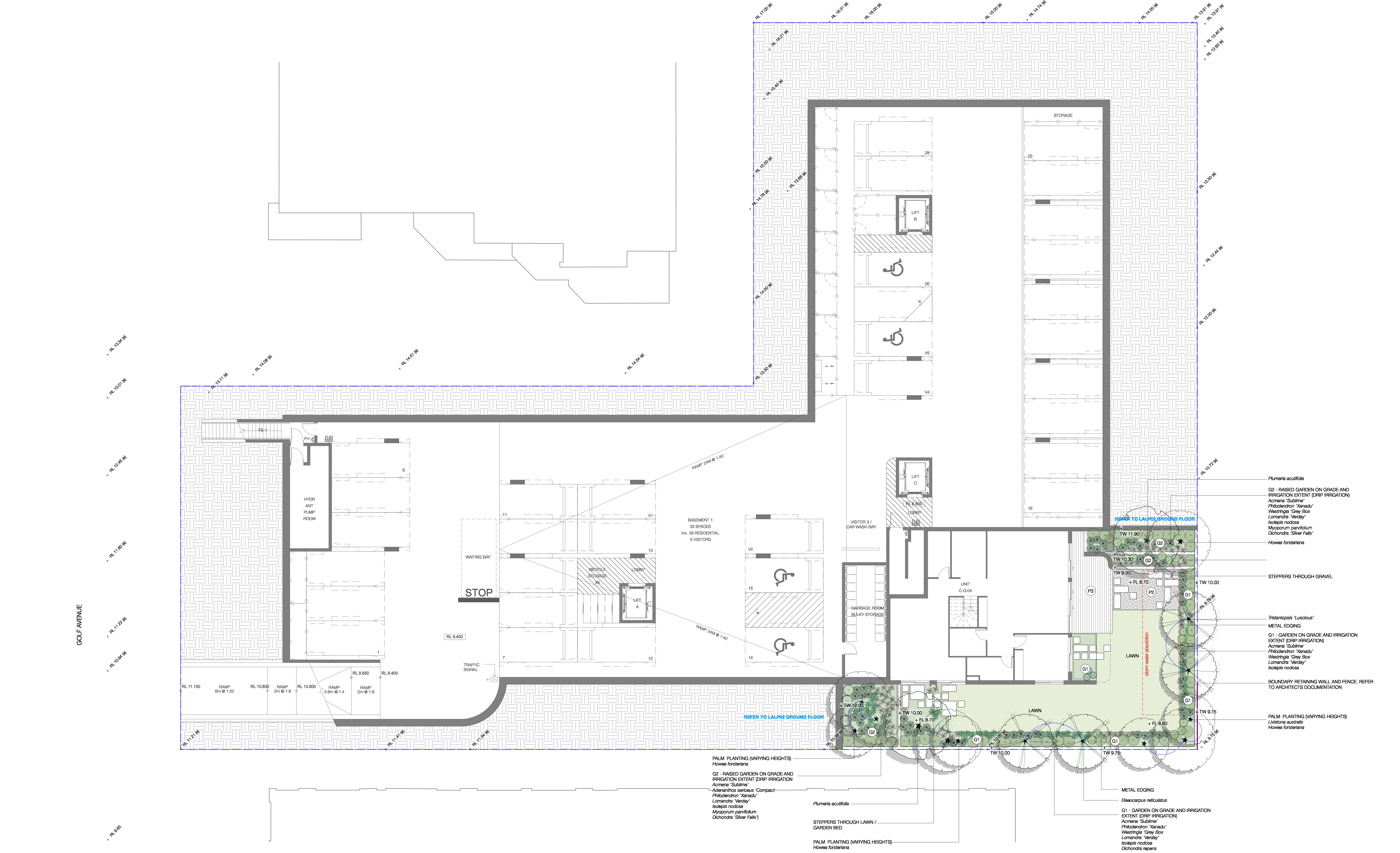
DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDINGS 50 - 52 GOLF AVENUE, MONA VALE NSW 2103 CLIENT: IPM PROPERTY	ISSUE A	DATE 08.04.20	DESCRIPTION DEVELOPMENT APPLICATION	ISSUE	DATE	DESCRIPTION

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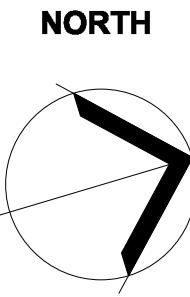
VIEW LOSS ANALYSIS
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REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	24.02.20	Preliminary Concept
02	31.03.20	For Coordination
03	21.04.20	For Coordination
04	23.04.20	For DA

REFER TO LALP04 FOR NOTES AND PLANT SCHEDULE



black beetle
Landscape Architecture and Design

Black Beetle pty ltd
Level 1, 1073 Pittwater Road, Collaroy NSW 2097
Tel: 0422 104 416
email: blackbeetle@blackbeetle.com.au

PROJECT
Residential Development
50-52 Golf Avenue
MONA VALE, NSW

DRAWING TITLE
Landscape Plan - Basement Plan

Drawn IK / GB
L.Architect Authorised IK / GB

Scale
1:100 @ B1

JOB NUMBER
BB 1260

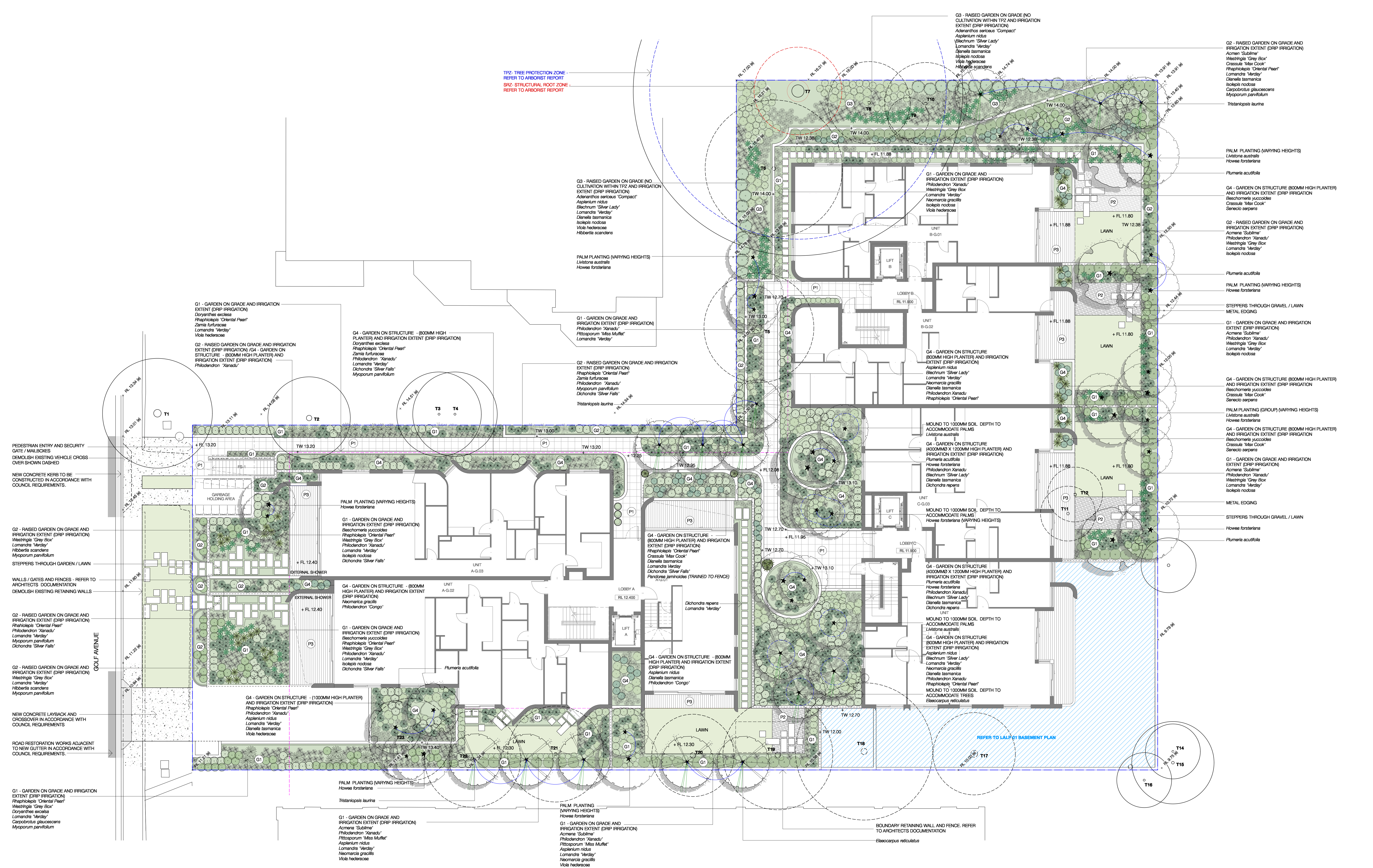
Client
IPM Property

Status
Development Application

DRAWING NUMBER / ISSUE
LA LP 01/ 04

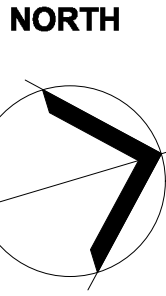
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REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
02	31.03.20	For Coordination
03	03.04.20	For Coordination
04	11.04.20	For Coordination
05	21.04.20	For Coordination
06	23.04.20	For DA

REFER TO LALP04 FOR NOTES AND PLANT SCHEDULE



black beetle
Landscape Architecture and Design

Black Beetle pty ltd
Level 1, 1073 Pittwater Road, Collaroy NSW 2097
Tel: 0422 104 416
email: blackbeetle@blackbeetle.com.au

PROJECT
Residential Development
50-52 Golf Avenue
MONA VALE , NSW

DRAWING TITLE
Landscape Plan - Ground Floor

Drawn IK / GB L.Architect Authorised IK / GB	Client IPM Property
Scale 1:100 @ B1	Status Development Application
JOB NUMBER BB 1260	DRAWING NUMBER / ISSUE LA LP 02/ 06

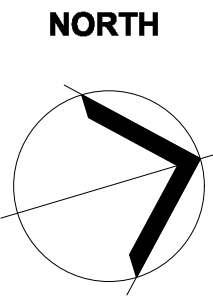
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REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	24.02.20	Preliminary Concept
02	24.02.20	Preliminary Concept
03	21.04.20	For Coordination
04	23.04.20	For DA

REFER TO LALP04 FOR NOTES AND PLANT SCHEDULE



black beetle
Landscape Architecture and Design

Black Beetle Pty Ltd
Level 1, 1073 Pittwater Road, Collaroy NSW 2097
Tel: 0422 104 416
email: blackbeetle@blackbeetle.com.au

PROJECT
Residential Development
50-52 Golf Avenue
MONA VALE, NSW

DRAWING TITLE
Landscape Plan - Level 2

Drawn IK / GB
L.Architect Authorised
IK / GB

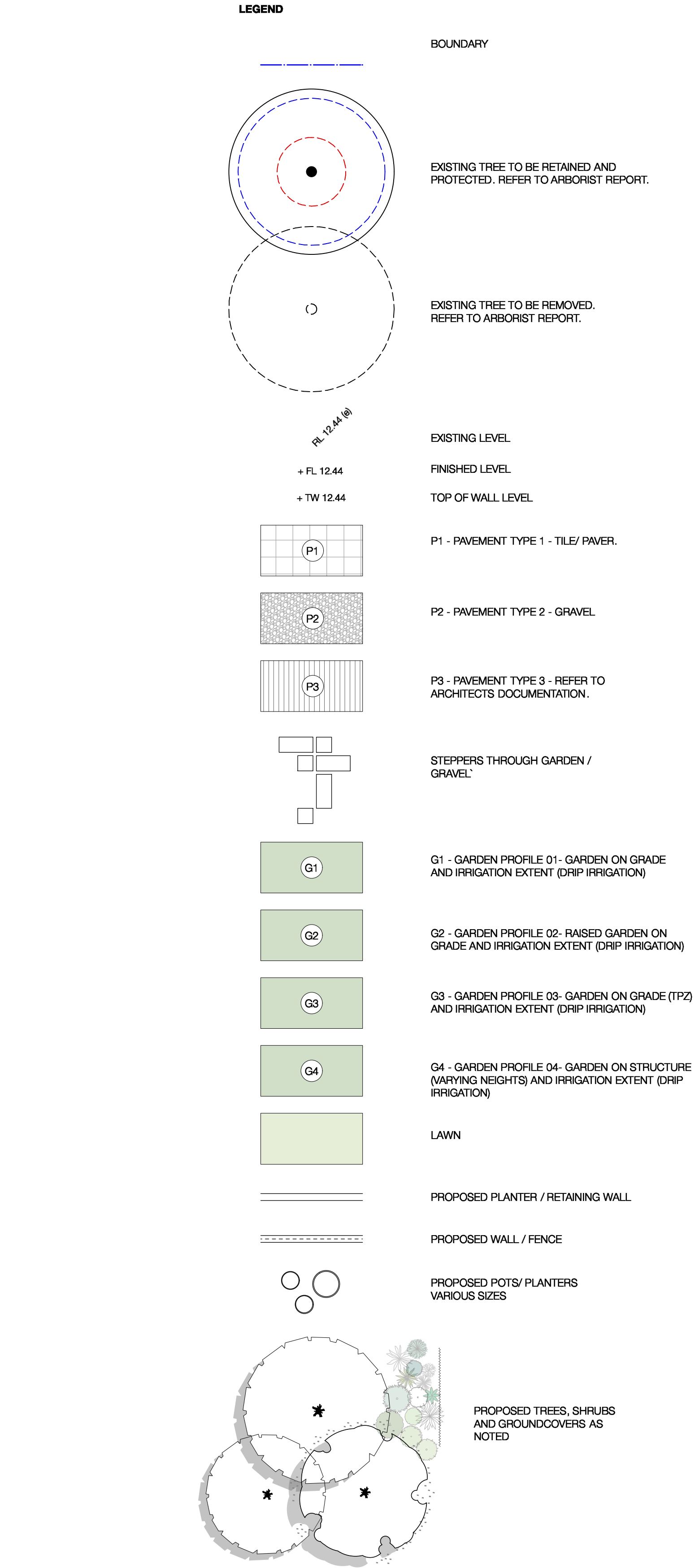
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JOB NUMBER
BB 1260

Client
IPM Property
Status
Development Application

DRAWING NUMBER / ISSUE
LA LP 03 / 04

NOT FOR CONSTRUCTION



PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	QTY
TREES				
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10M	200L	as shown
<i>Howea forsteriana</i>	Kentia Palm	12M	3-5M	as shown
<i>Livistona australis</i>	Cabbage Tree Palm	15M	3-5M	as shown
<i>Plumeria acutifolia</i>	Frangipani	6M	400L	as shown
<i>Tristania laurina</i> 'Luscious'	Water Gum	8M	200L	as shown
SHRUBS AND CLIMBERS				
<i>Acmena smithii</i> 'Sublime'	Sublime Lilly Pilly	4M	300MM	2/m2
<i>Adenanthos sericeus</i> 'Compact'	Dwarf Woolly Bush	2M	150MM	5/m2
<i>Asplenium nidus</i>	Birds Nest Fern	0.8M	200MM	3/m2
<i>Beschorneria yuccoides</i>	Mexican Liv	1M	300MM	2/m2
<i>Blechnum nudum</i> 'Silver Lady'	Fishbone Fern	0.6M	200MM	3/m2
<i>Carobrotus olivaceus</i>	Pia Face	0.2M	150MM	5/m2
<i>Crassula</i> 'Max Cook'	Jade Plant	1M	200MM	2/m2
<i>Dianella tasmanica</i>	Tasman Flax Liv	0.5M	150MM	5/m2
<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls Kidney Weed	0.1M	150MM	7/m2
<i>Dichondra repens</i>	Kidney Weed	0.1M	150MM	7/m2
<i>Doranthus excelsa</i>	Gynea Liv	2M	300MM	2/m2
<i>Hibbertia scandens</i>	Climbing Guinea Flower	4M	200MM	5/m2
<i>Isoplexis nodosa</i>	Knobby Club Rush	0.8M	150MM	5/m2
<i>Lomandra 'Verday'</i>	Verday	0.6M	150MM	5/m2
<i>Mnorum paniculatum</i>	Cresping Boobiala	0.3M	200MM	3/m2
<i>Neomarctia gracilis</i>	Walking Iris	0.8M	200MM	3/m2
<i>Pandorea jasminoides</i>	Wonda Wonda Vine	4M	200MM	3/m2
<i>Philodendron 'Conao'</i>	Conao Philodendron	0.8M	200MM	3/m2
<i>Philodendron 'Xanadu'</i>	Xanadu Philodendron	0.8M	200MM	3/m2
<i>Pittosporum 'Miss Muffet'</i>	Miss Muffet Pittosporum	1M	300MM	3/m2
<i>Rhaphiolepis 'Oriental Pearl'</i>	Oriental Pearl Indian Hawthorn	1M	300MM	3/m2
<i>Senecio serpens</i>	Blue Chalk Sticks	0.2M	150MM	5/m2
<i>Viola hederacea</i>	Native Violet	0.1M	150MM	7/m2
<i>Weinmannia 'Grey Box'</i>	Grey Box	0.8M	200MM	2/m2
<i>Zamia furfuracea</i>	Cardboard Cycad	1M	300MM	2/m2

- GENERAL NOTES
- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION AND DETAILS
 - ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 75MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.
 - SOILS TO CONFORM TO AS 4419-2003 SOILS FOR LANDSCAPING AND GARDENS USE:
SOIL DEPTHS
- ON GRADE: 300MM
- ON STRUCTURE: 800 - 1200MM
 - ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATER'S REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS
 - MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.
 - REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES



REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	23.04.20	FOR DA

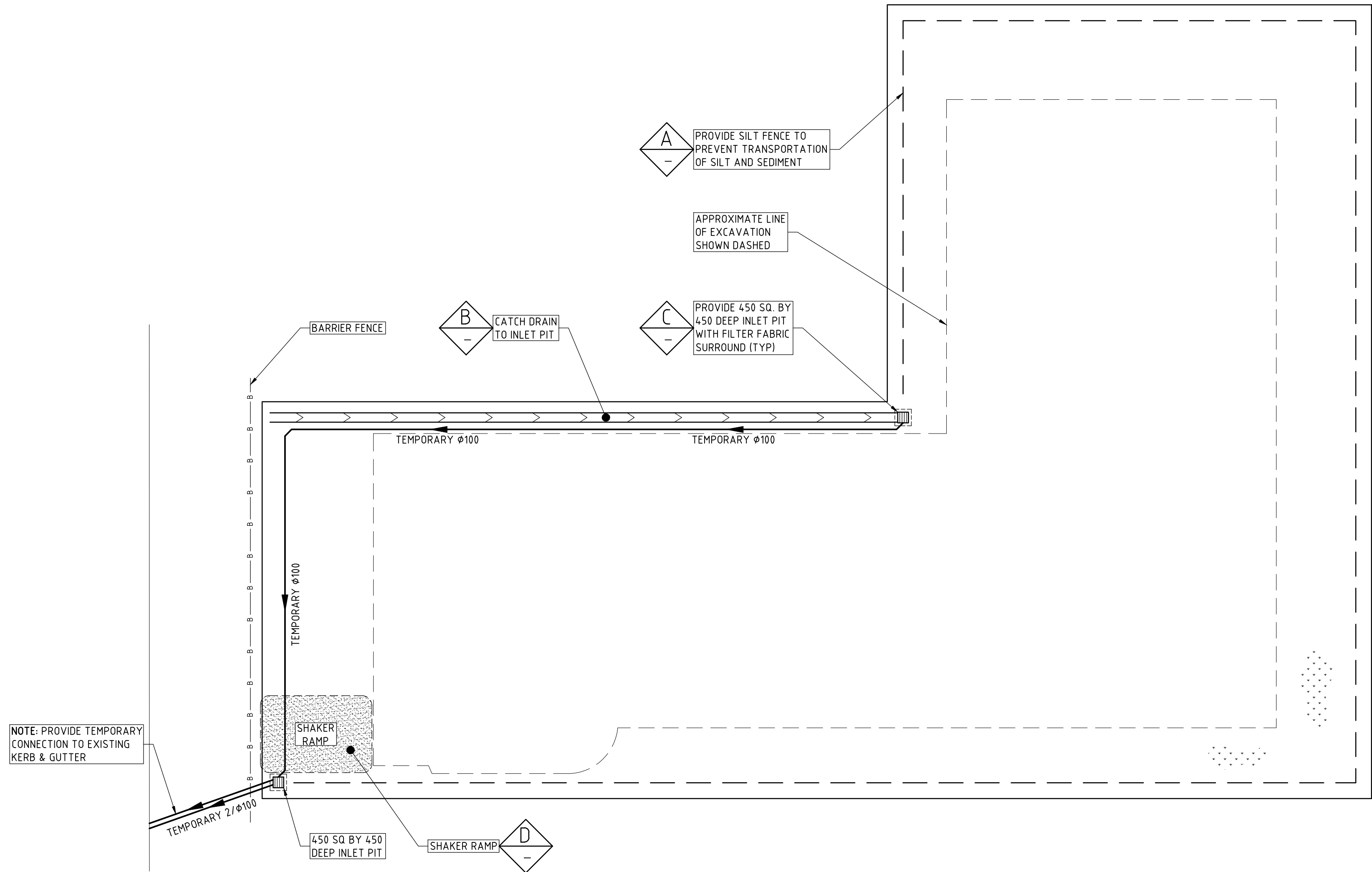
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Landscape Architecture and Design

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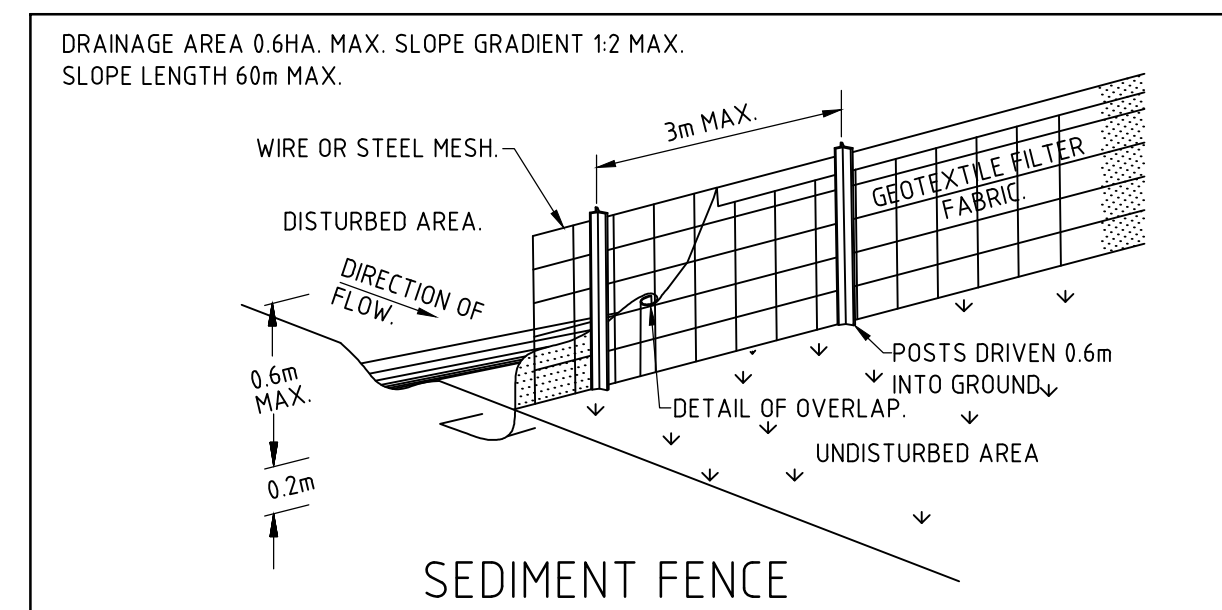
PROJECT
Residential Development
50-52 Golf Avenue
MONA VALE, NSW

DRAWING TITLE
Notes / Legend / Plant Schedule

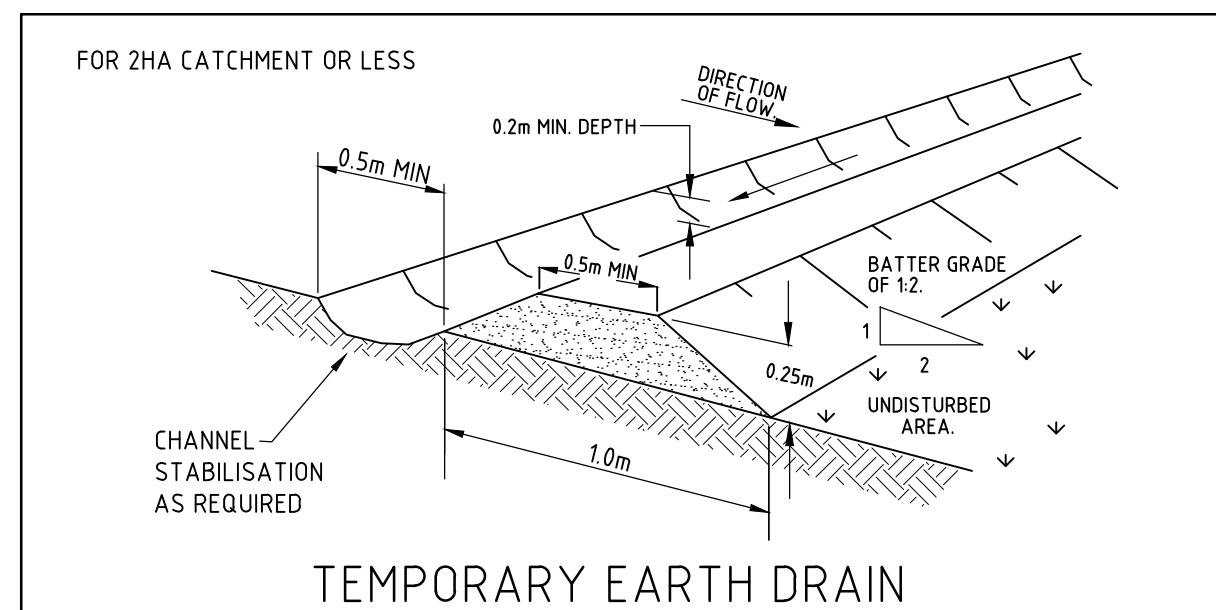
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Scale	1:100 @ B1	JOB NUMBER	BB 1260
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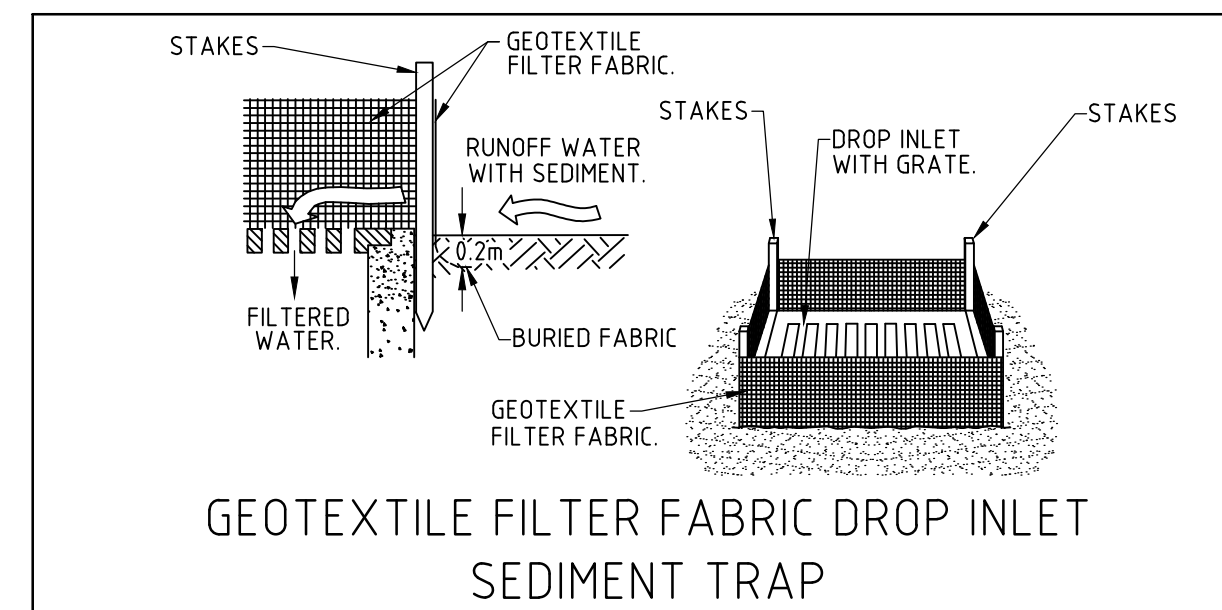
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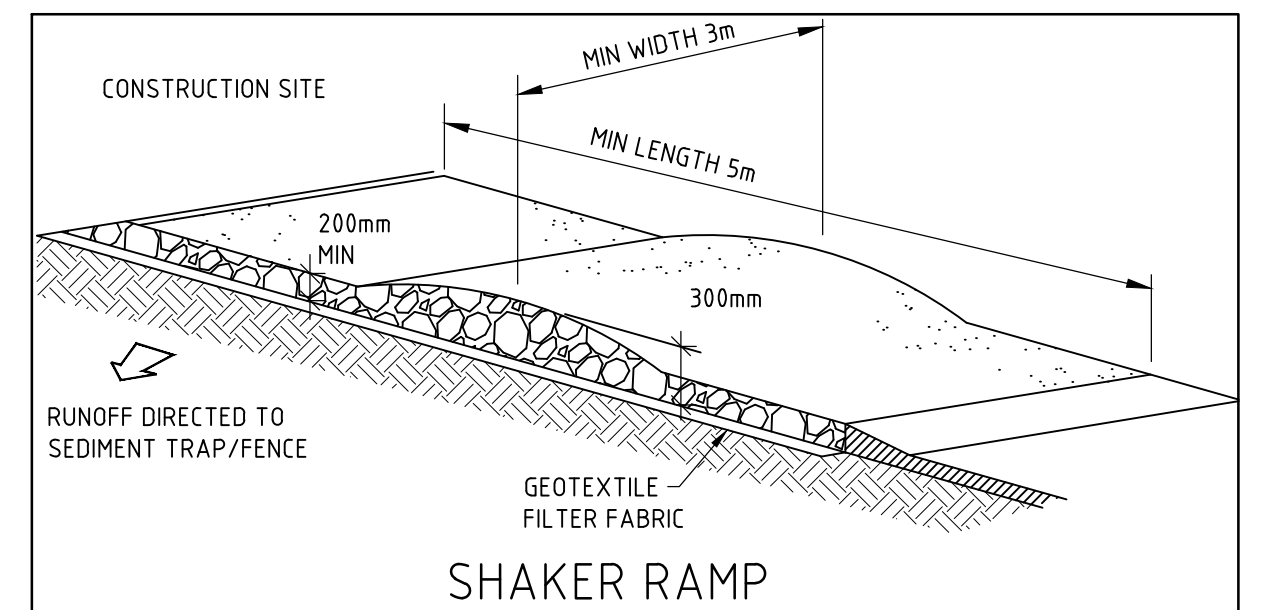
DETAIL 
NOT TO SCALE



DETAIL  B
NOT TO SCALE



DETAIL  C
NOT TO SCALE



DETAIL  NOT TO SCALE

[illegible]

TITLE			
EROSION AND SEDIMENT CONTROL PLAN 50 – 52 GOLF AVENUE, MOVIE VALE			
DRAWN	DATE	CHECKED	SCALE: 1:200
JBP	28 APRIL 2020		
		BE Civil (Hons) MIE Aust	

