

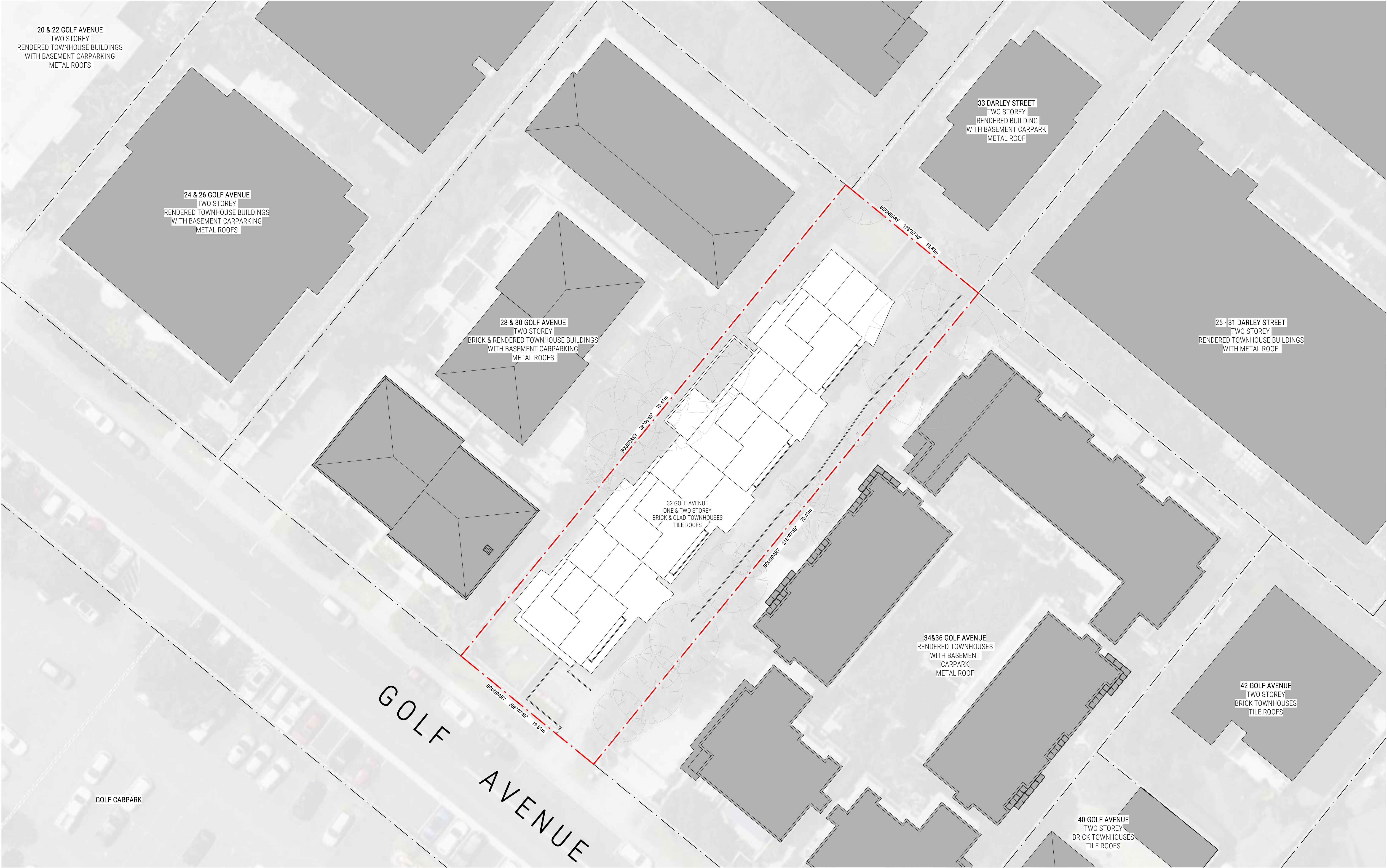


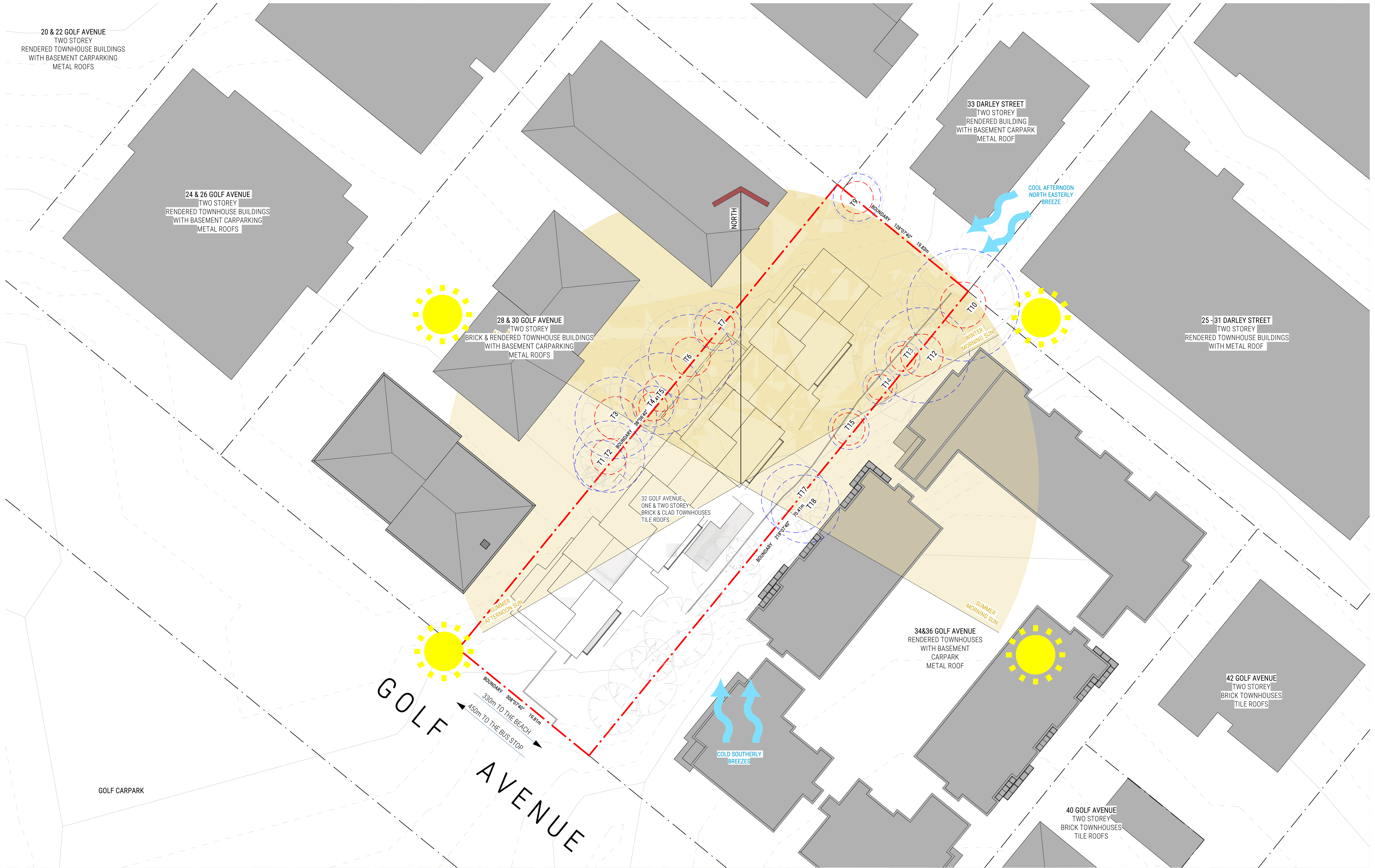
ARTIST IMPRESSION BY TTSTUDIO

32 GOLF AVENUE, MONA VALE

ISSUE FOR DEVELOPMENT APPLICATION

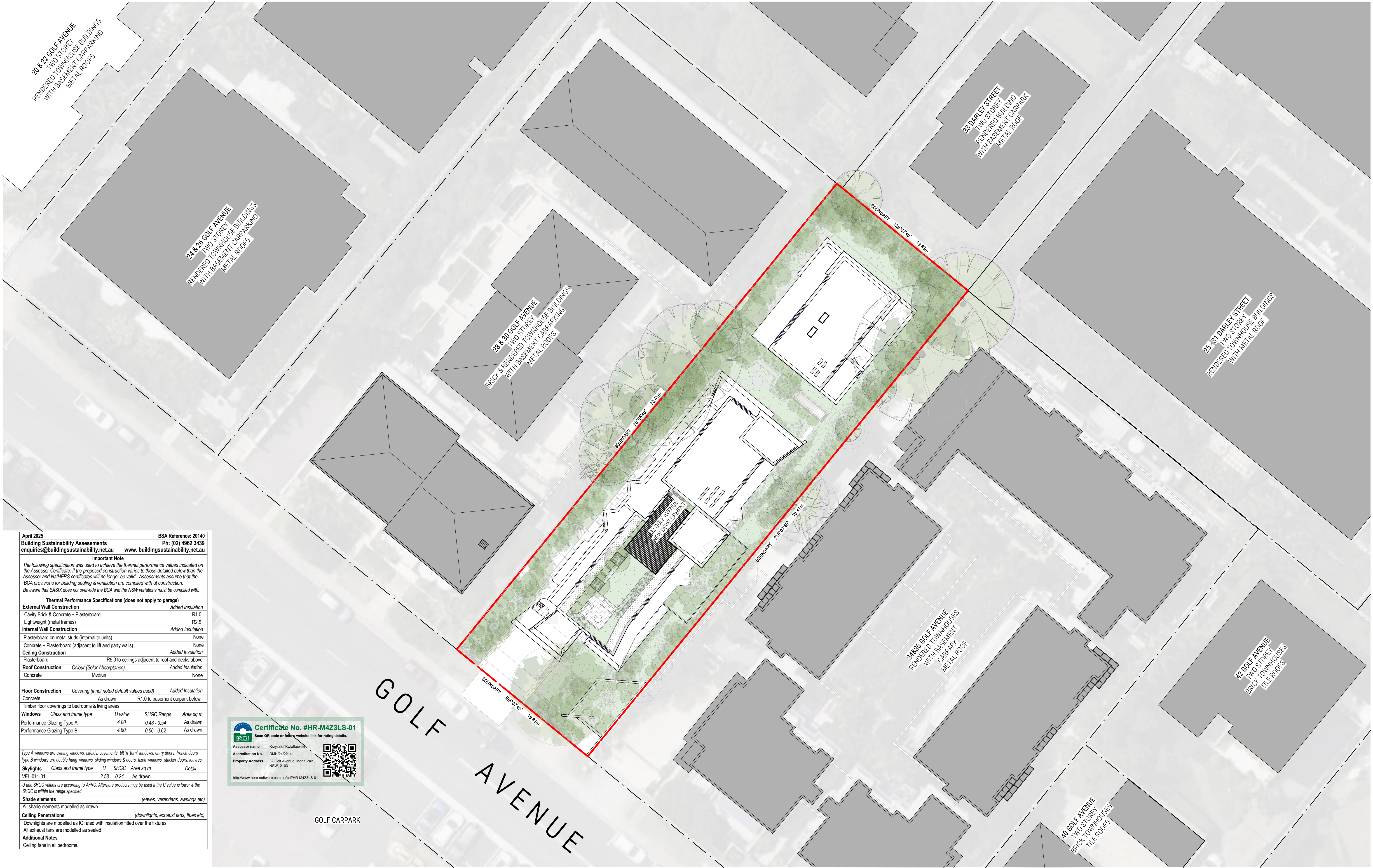
NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	A
DA010	EXISTING SITE PLAN	A
DA020	SITE ANALYSIS	A
DA030	DEMOLITION PLAN	A
DA040	PROPOSED SITE PLAN	A
DA100	BASEMENT 2 PLAN	A
DA101	BASEMENT 1 PLAN	A
DA102	GROUND FLOOR PLAN	A
DA103	LEVEL 1 PLAN	A
DA104	LEVEL 2 PLAN	A
DA105	LEVEL 3 PLAN	A
DA106	ROOF TERRACE PLAN	A
DA107	UPPER ROOF PLAN	A
DA201	LONG SECTION A-A	A
DA202	LONG SECTION B-B	A
DA203	CROSS SECTIONS	A
DA204	CROSS SECTIONS	A
DA205	CROSS SECTIONS	A
DA300	ELEVATIONS	A
DA301	ELEVATIONS	A
DA302	ELEVATIONS	A
DA400	AREA CALCULATIONS	A
DA401	AREA CALCULATIONS GFA	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





NO CHANGES TO THIS SHEET





April 2025 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 NethERS 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 (does not apply to garage)

External Wall Construction	Added Insulation
Cavity Brick & Concrete - Plasterboard	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)	None
Ceiling Construction	Added Insulation
Plasterboard	R5.0 to ceilings adjacent to roof and decks above
Roof Construction	Colour (Solar Absorbance)
Concrete	Medium
Concrete	None

Floor Construction	Covering (if not noted default values used)	Added Insulation
Concrete	As drawn	R1.0 to basement carpark below
Timber floor coverings to bedrooms & living areas.		

Windows	Glass and frame type	U value	SHGC Range	Area sq m
Performance Glazing Type A		4.80	0.48 - 0.54	As drawn
Performance Glazing Type B		4.80	0.56 - 0.62	As drawn

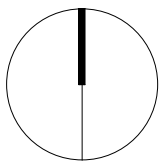
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors					
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers					
Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
VEL-011-01		2.58	0.24	As drawn	

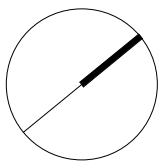
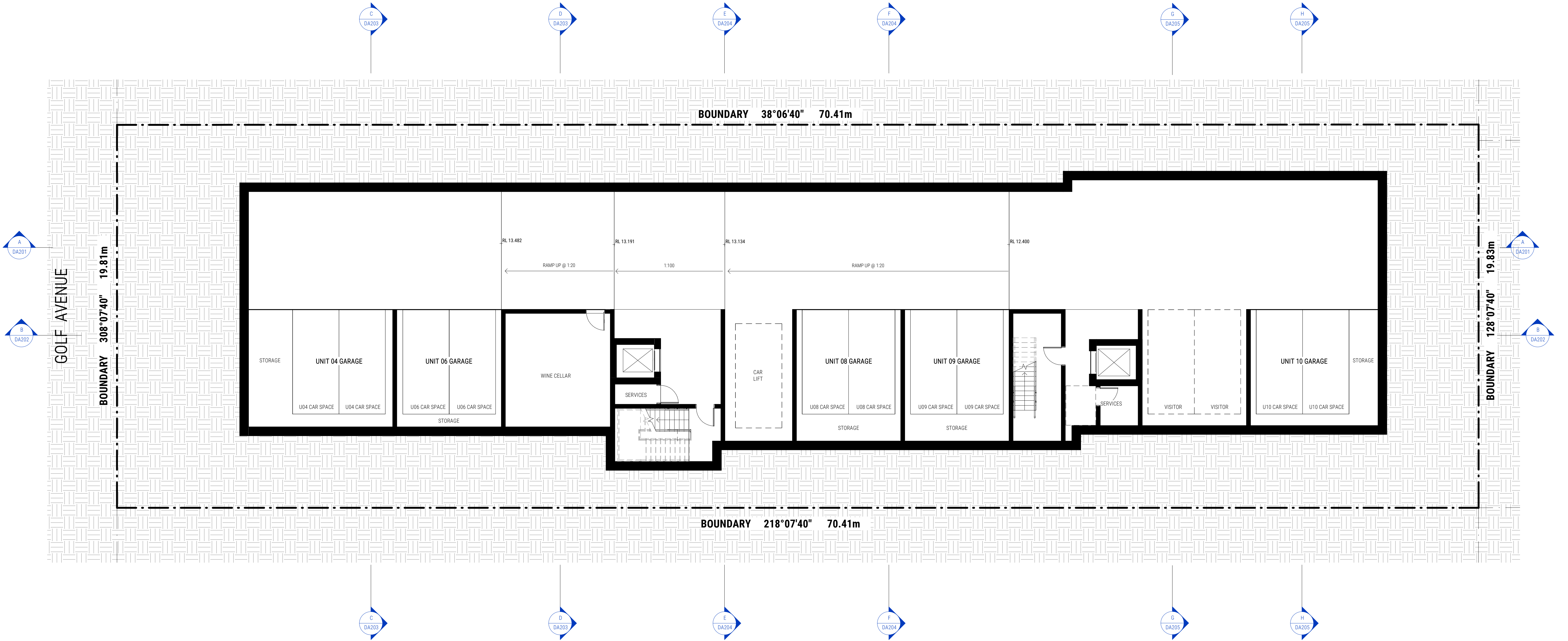
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

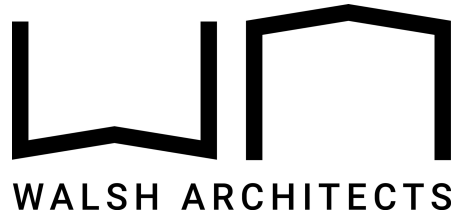
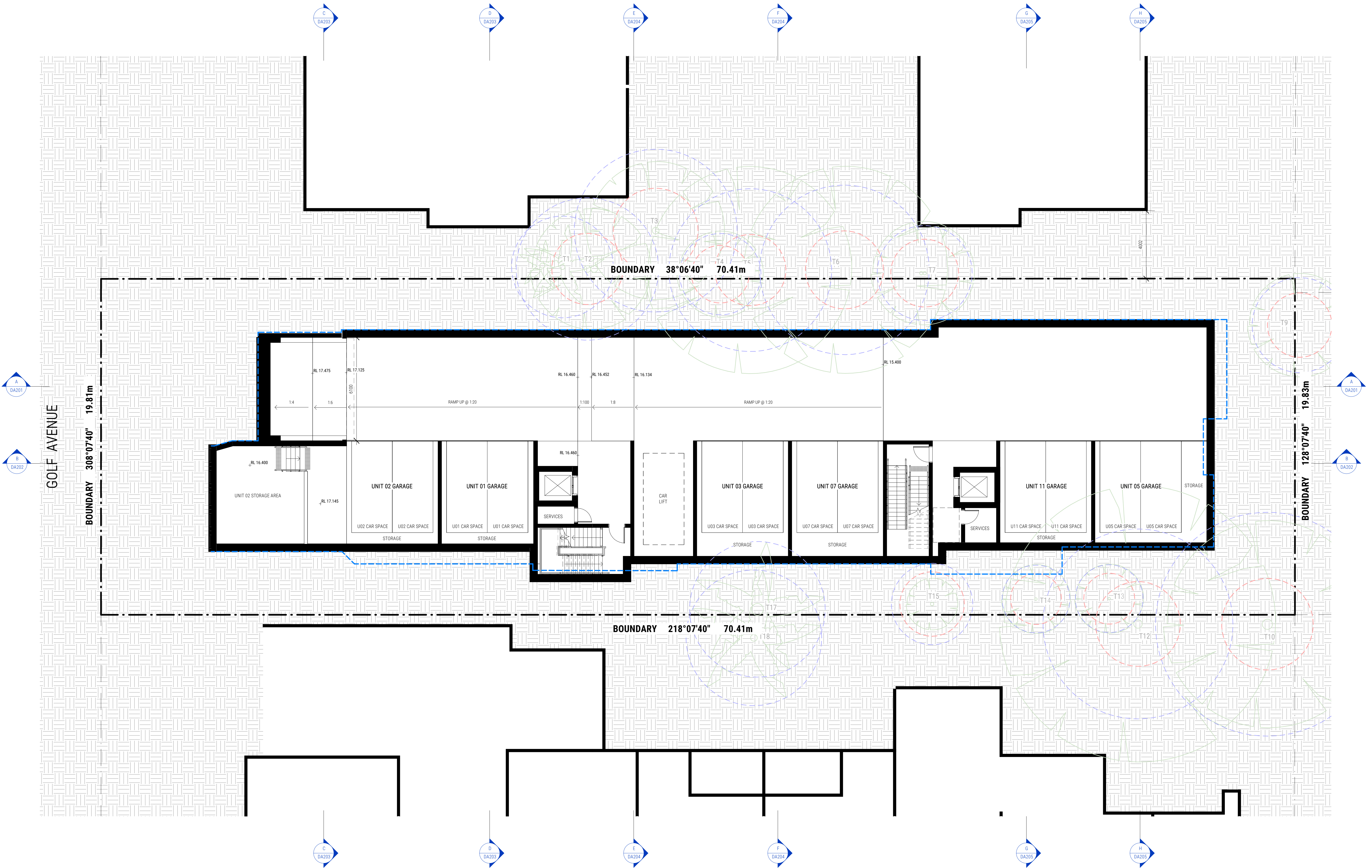
Shade elements	(eaves, verandahs, awnings etc)
All shade elements modelled as drawn	

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.

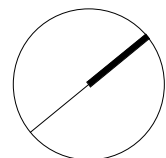






T4, 5 Geelong Street,
Fyshwick ACT 2609
E: scott@walsharchitects.com.au
P: 0466 049 880
Nominated Architect - Scott Walsh
ACT 2624

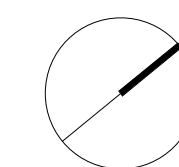
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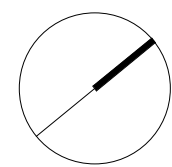
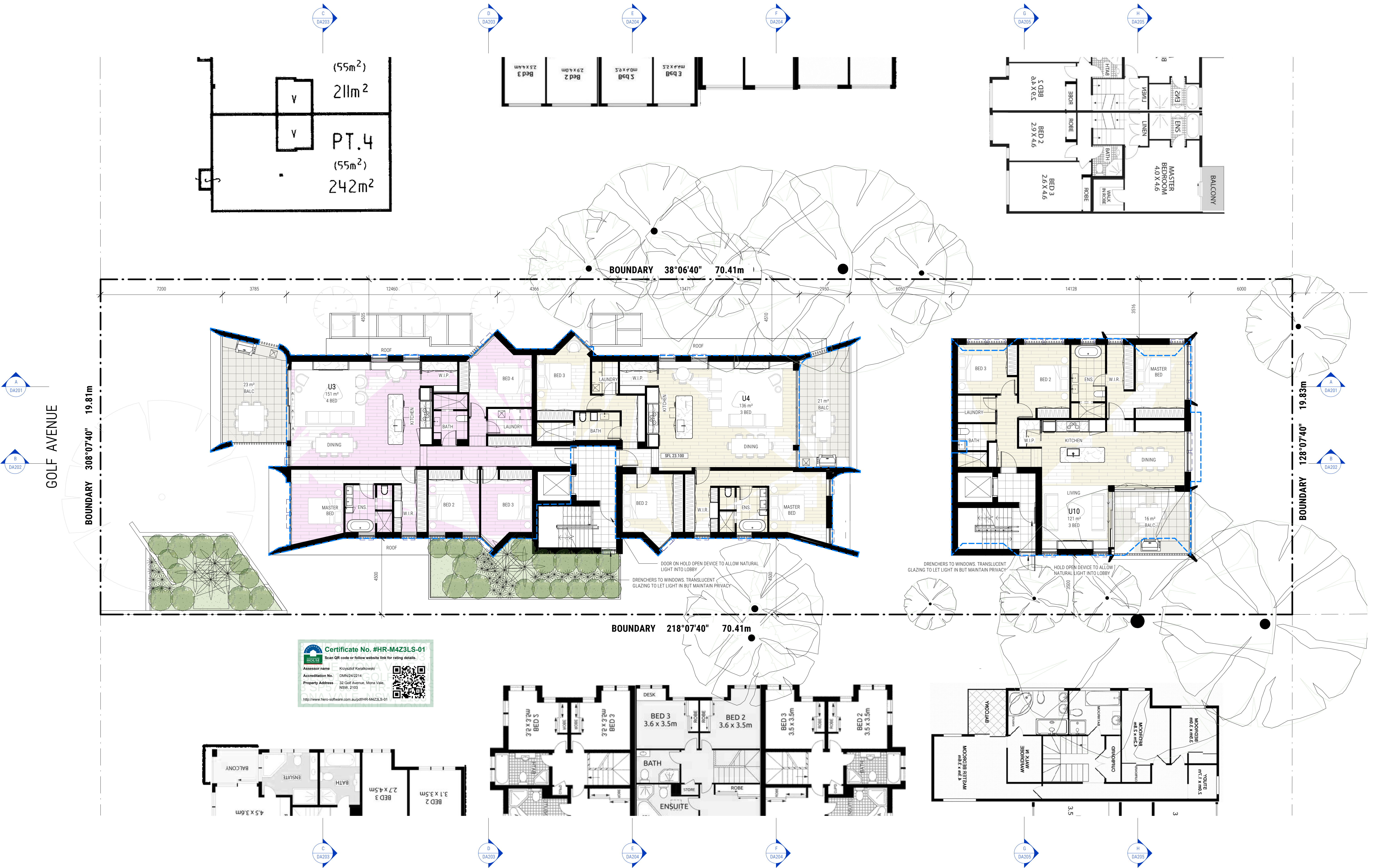


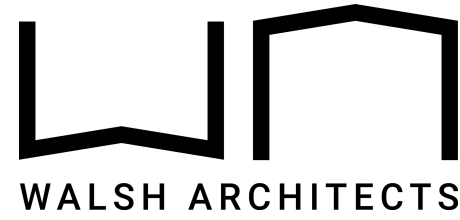
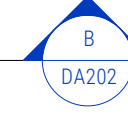
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DESCRIPTION FOR DA APPROVAL

REV DATE 09.04.25

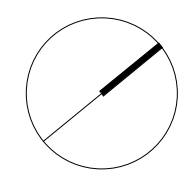
SHEET NUMBER A
REVISION
SCALE @ A1 1 : 100
BASEMENT 1 PLAN
DA101
A
32 GOLF AVENUE MONA VALE







T4, 5 Geelong Street,
Fyshwick ACT 2609
E: scott@walsharchitects.com.au
P: 0466 049 880
Nominated Architect - Scott Walsh
ACT 2624



REV NO. A
DESCRIPTION FOR DA APPROVAL

REV DATE 09.04.25

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

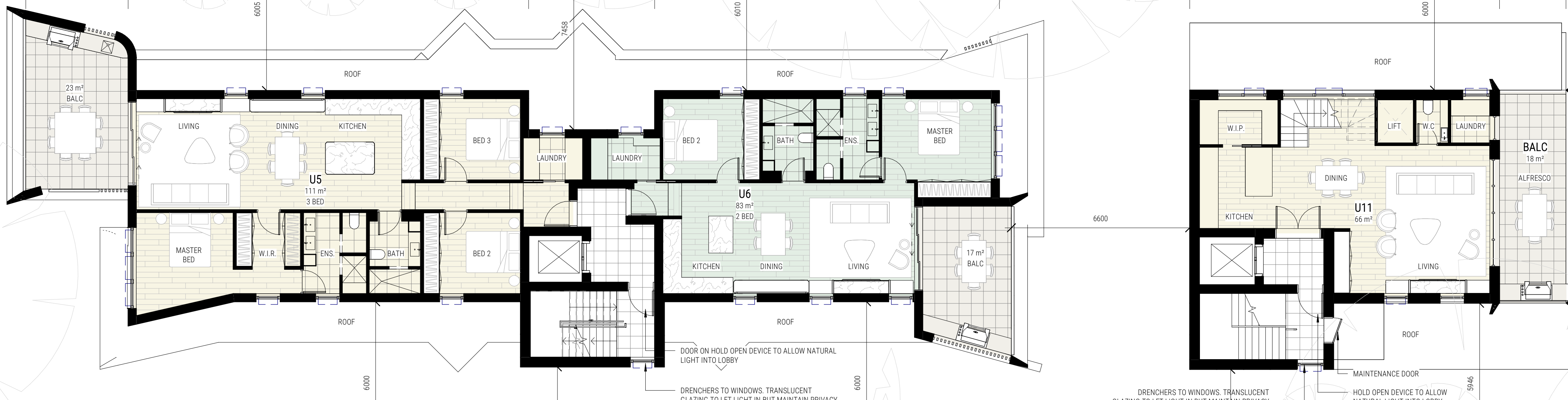
GOLF AVENUE

BOUNDARY 308°07'40" 19.81m

BOUNDARY 38°06'40" 70.41m

BOUNDARY 128°07'40" 19.83m

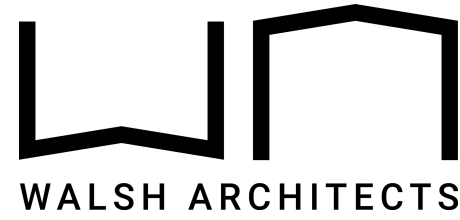
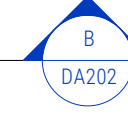
BOUNDARY 218°07'40" 70.41m



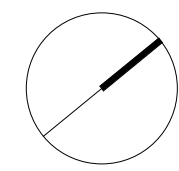
DOOR ON HOLD OPEN DEVICE TO ALLOW NATURAL LIGHT INTO LOBBY
DRENCHERS TO WINDOWS. TRANSLUCENT GLAZING TO LET LIGHT IN BUT MAINTAIN PRIVACY

DRENCHERS TO WINDOWS. TRANSLUCENT GLAZING TO LET LIGHT IN BUT MAINTAIN PRIVACY

MAINTENANCE DOOR
HOLD OPEN DEVICE TO ALLOW NATURAL LIGHT INTO LOBBY



T4, 5 Geelong Street,
Fyshwick ACT 2609
E: scott@walsharchitects.com.au
P: 0466 049 880
Nominated Architect - Scott Walsh
ACT 2624



REV NO.
A

DESCRIPTION
FOR DA APPROVAL

REV DATE
09.04.25

SHEET NUMBER
REVISION
SCALE @ A1

LEVEL 3 PLAN
DA105
A
1 : 100
32 GOLF AVENUE MONA VALE

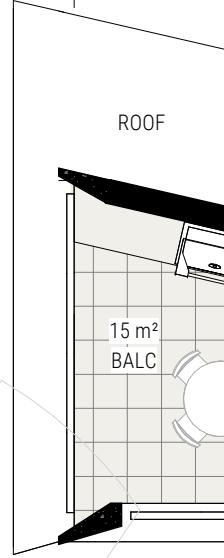
GOLF AVENUE

BOUNDARY 308°07'40" 19.81m

BOUNDARY 128°07'40" 19.83m

BOUNDARY 38°06'40" 70.41m

BOUNDARY 218°07'40" 70.41m



LIVING

DINING

KITCHEN

U7

111 m²

3 BED

MASTER BED

W.I.R.

ENS.

BATH

BED 2

BED 3

LAUNDRY

LAUNDRY

BED 2

BATH

ENS.

MASTER BED

U8

83 m²

BED 2

KITCHEN

DINING

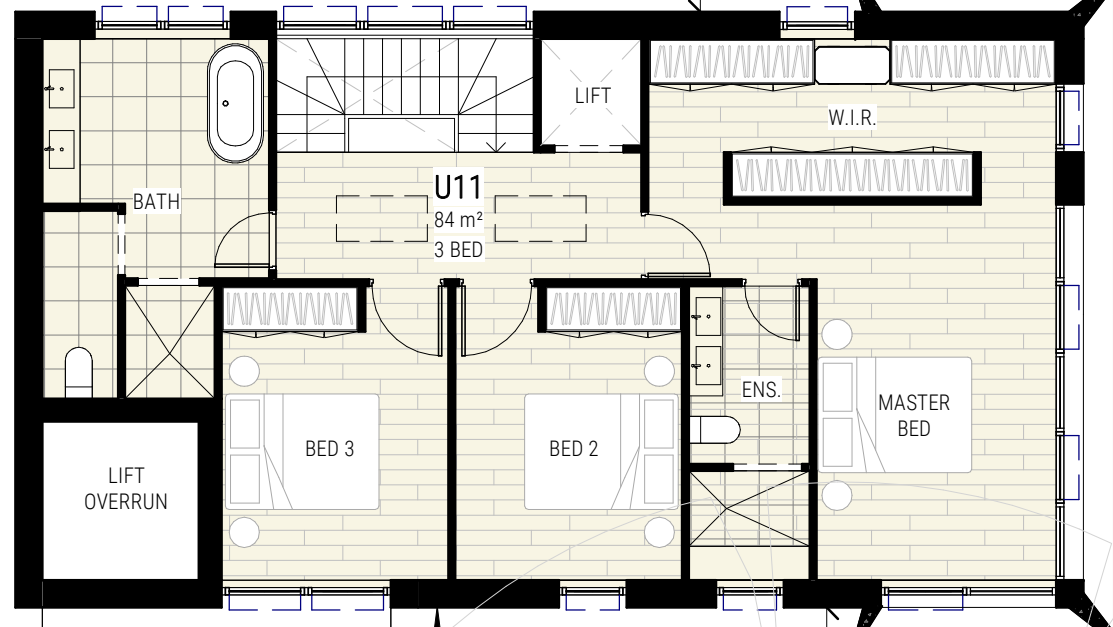
LIVING

17 m²

BALC.

DOOR ON HOLD OPEN DEVICE TO ALLOW NATURAL
LIGHT INTO LOBBY

DRENCHERS TO WINDOWS. TRANSLUCENT
GLAZING TO LET LIGHT IN BUT MAINTAIN PRIVACY



U11

84 m²

3 BED

BED 3

BED 2

ENS.

MASTER BED

LIFT

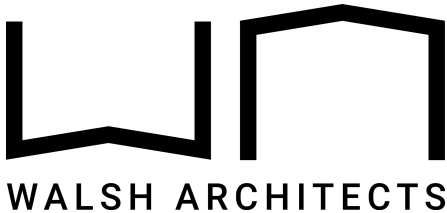
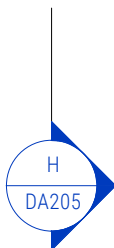
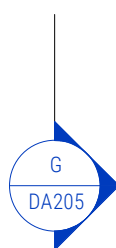
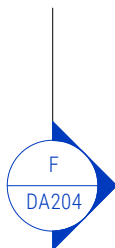
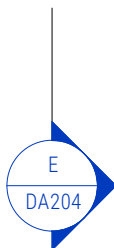
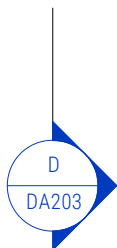
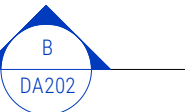
W.I.R.

BATH

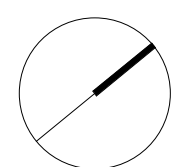
LIFT
OVERRUN

ROOF

PERMANENT
MAINTENANCE
LADDER



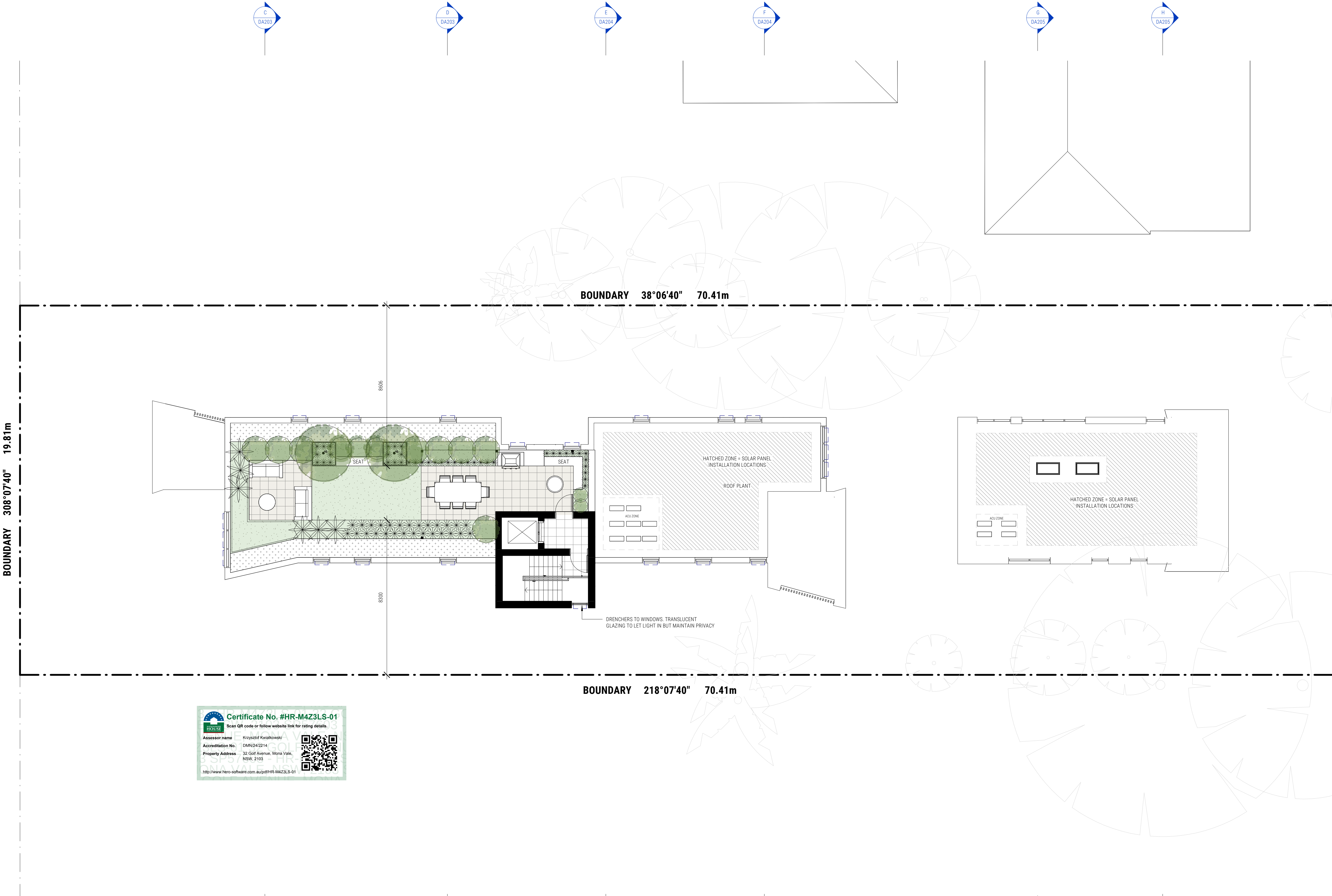
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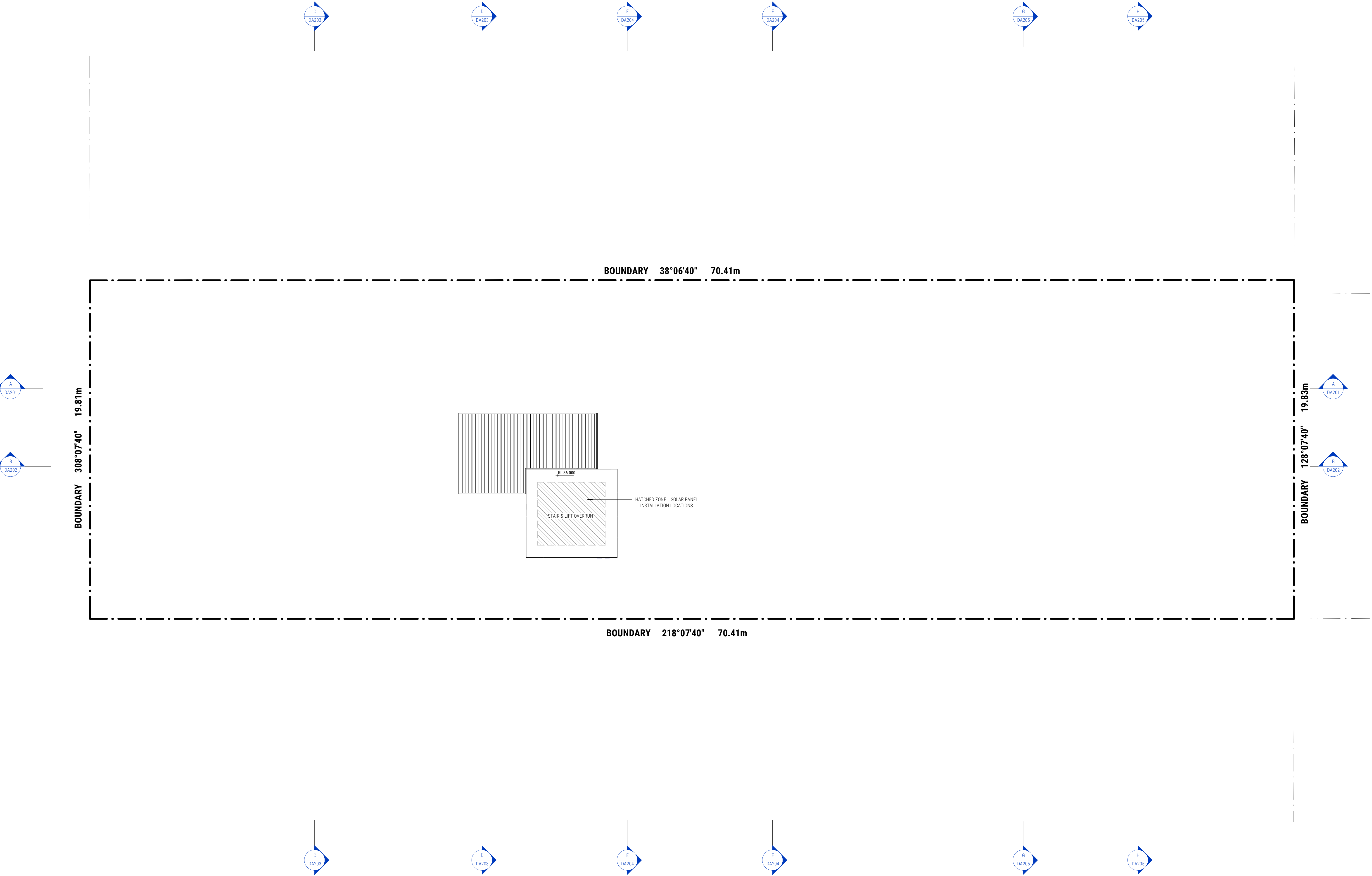


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DESCRIPTION FOR DA APPROVAL

REV DATE 09.04.25

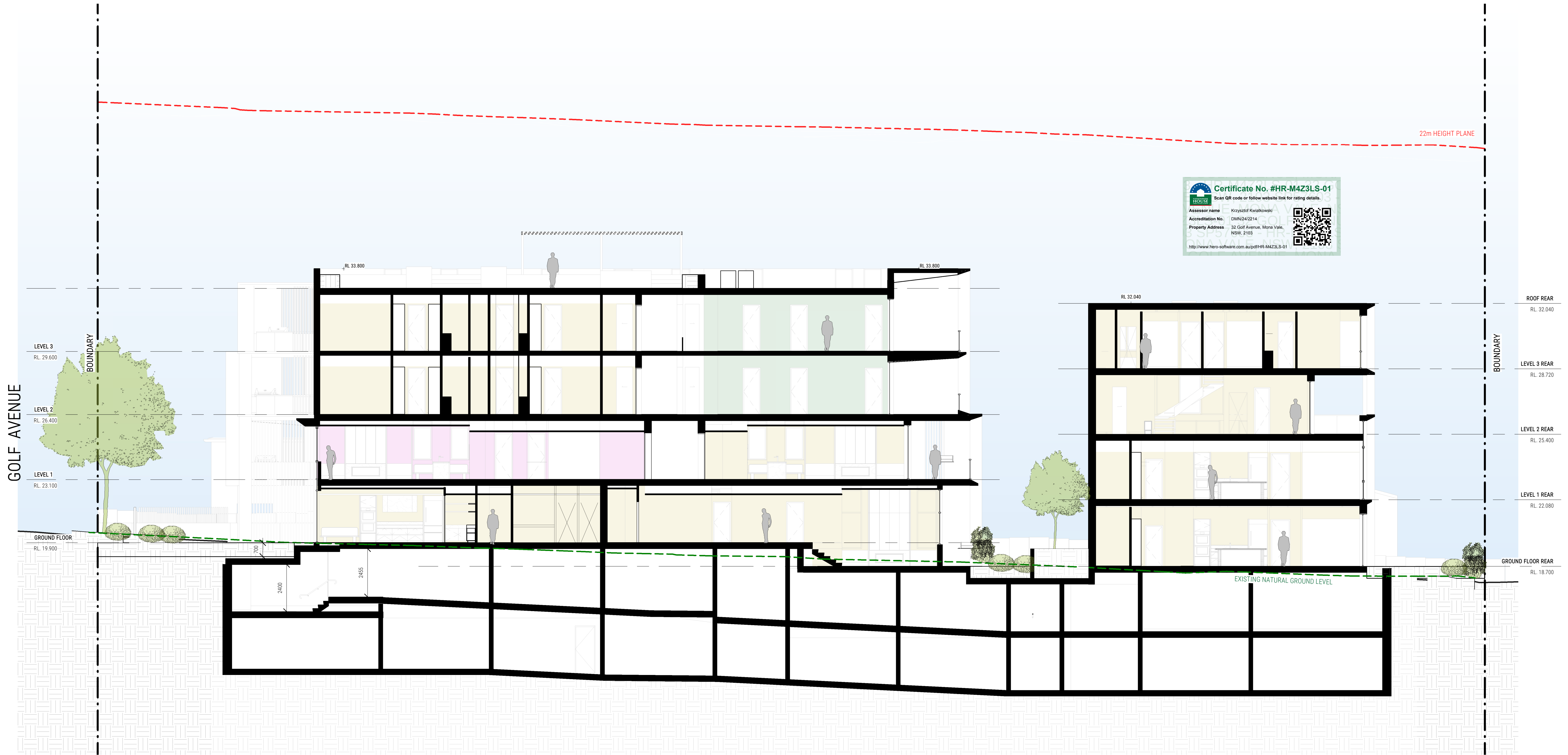
ROOF TERRACE PLAN
SHEET NUMBER DA106
REVISION A
SCALE @ A1 1 : 100
32 GOLF AVENUE MONA VALE

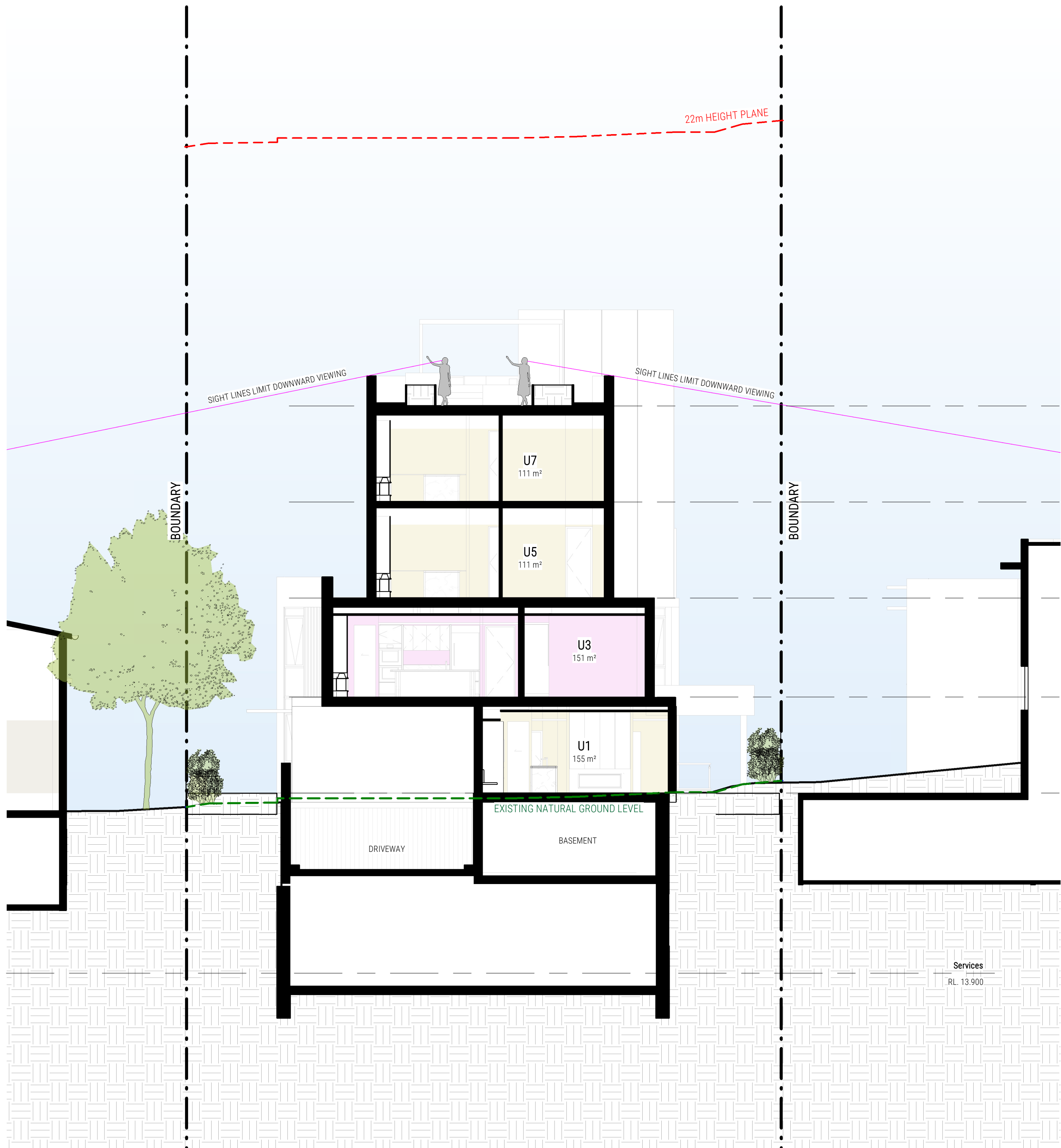




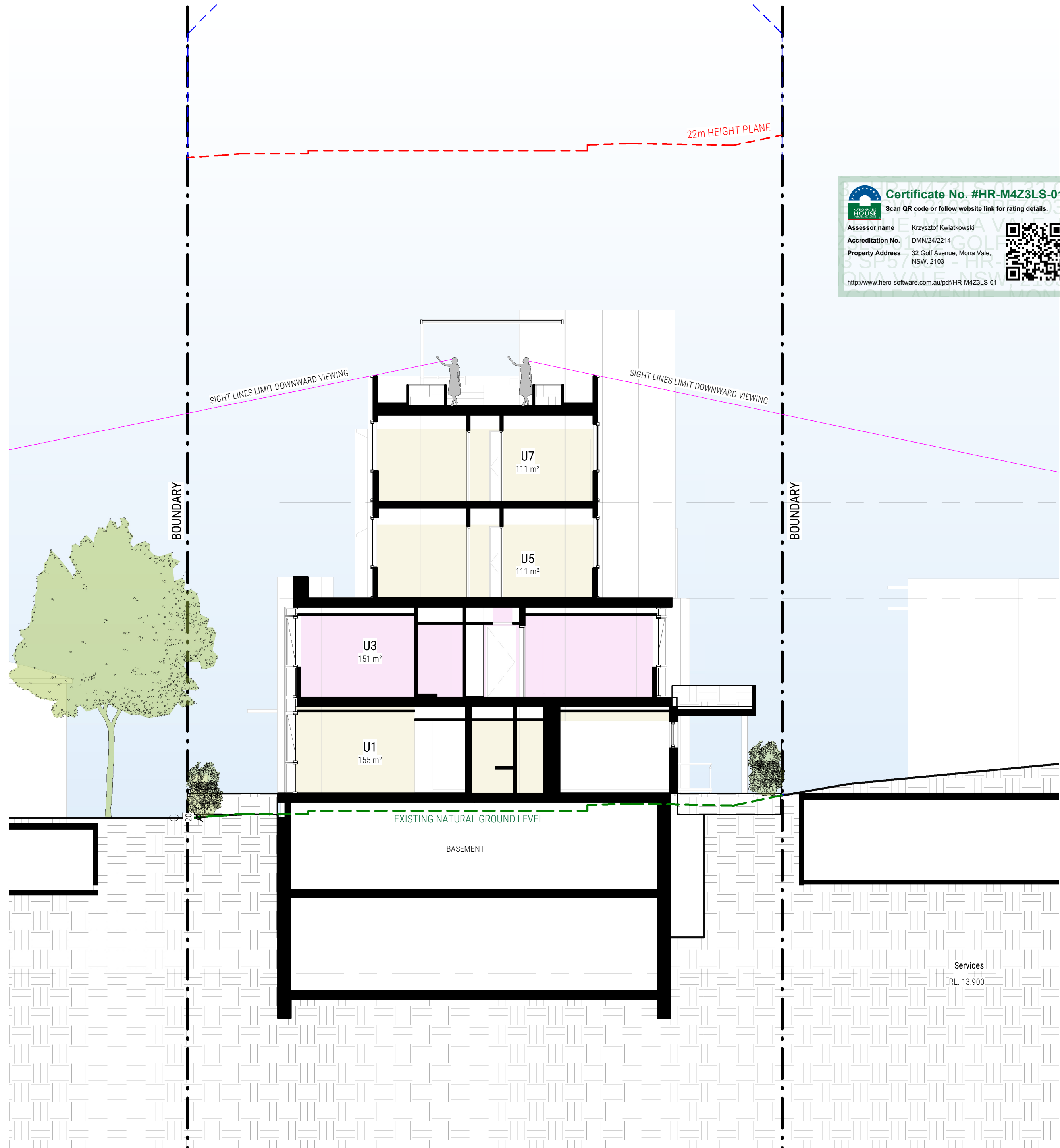


A SECTION A-A
DA201 1:100 @ A1

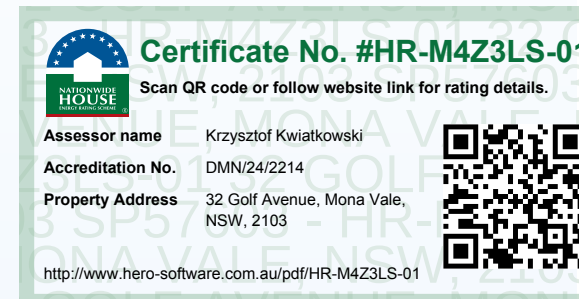


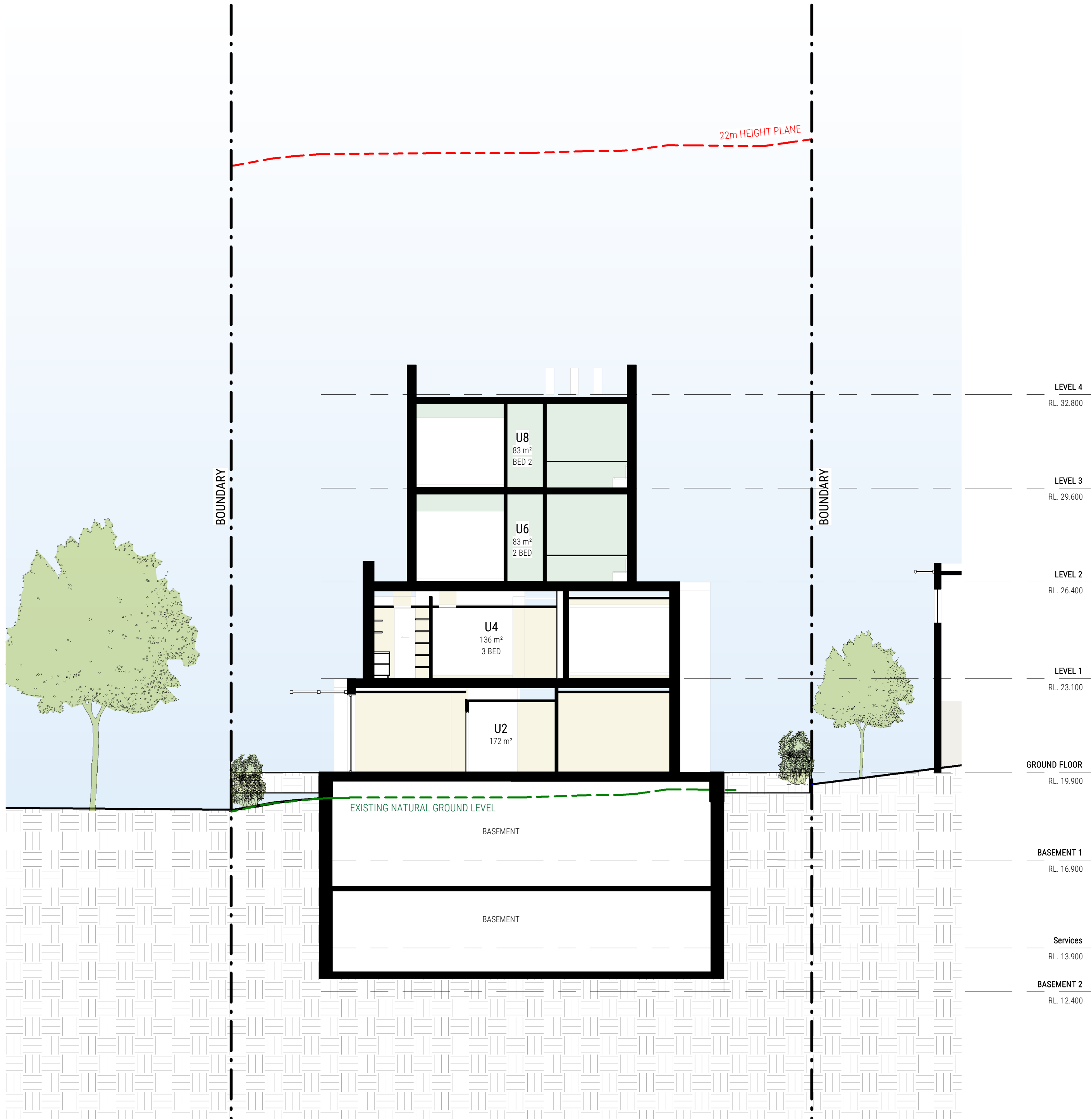


C SECTION C-C
DA203 1:100 @ A1

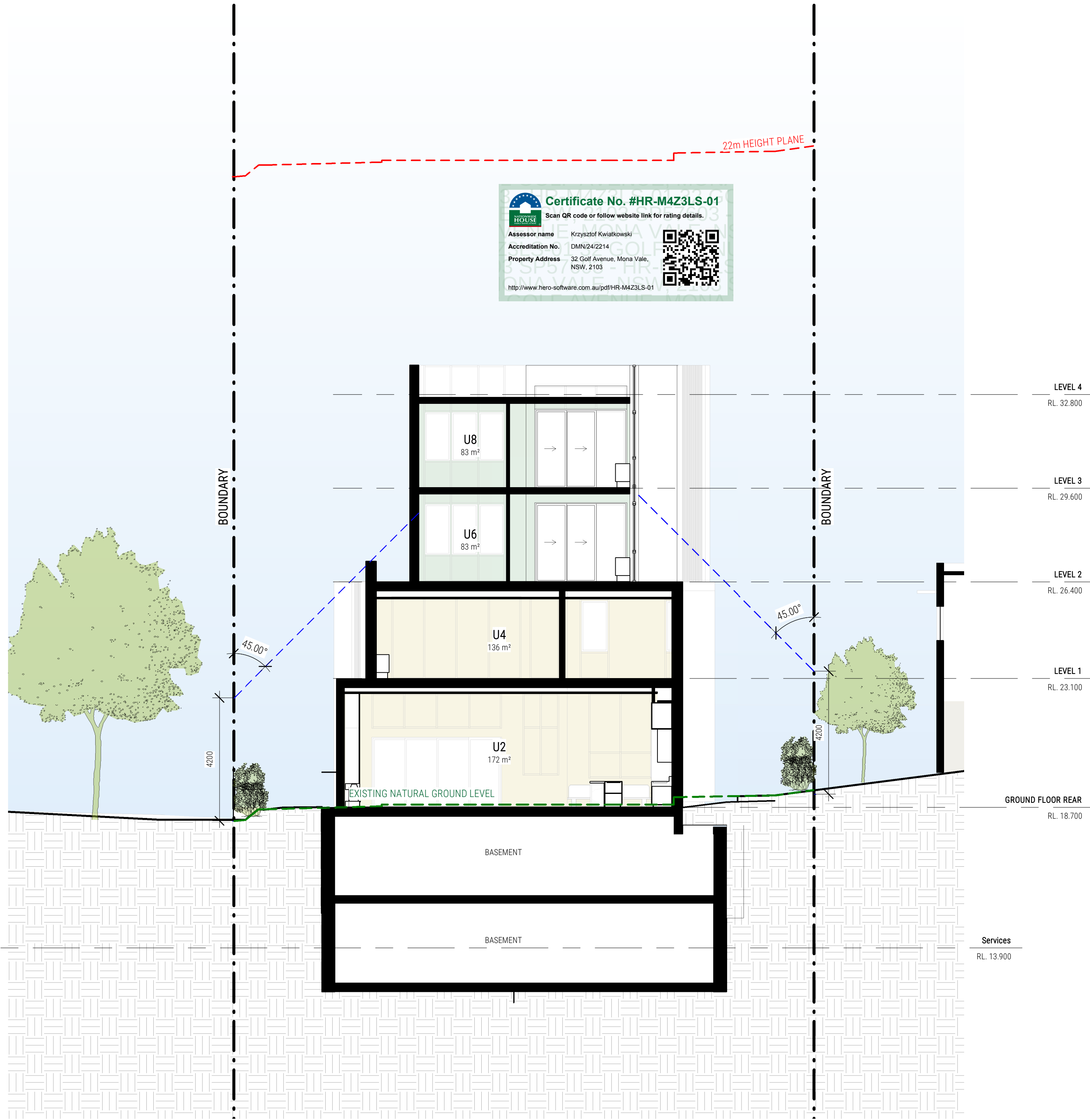


D SECTION D-D
DA203 1:100 @ A1

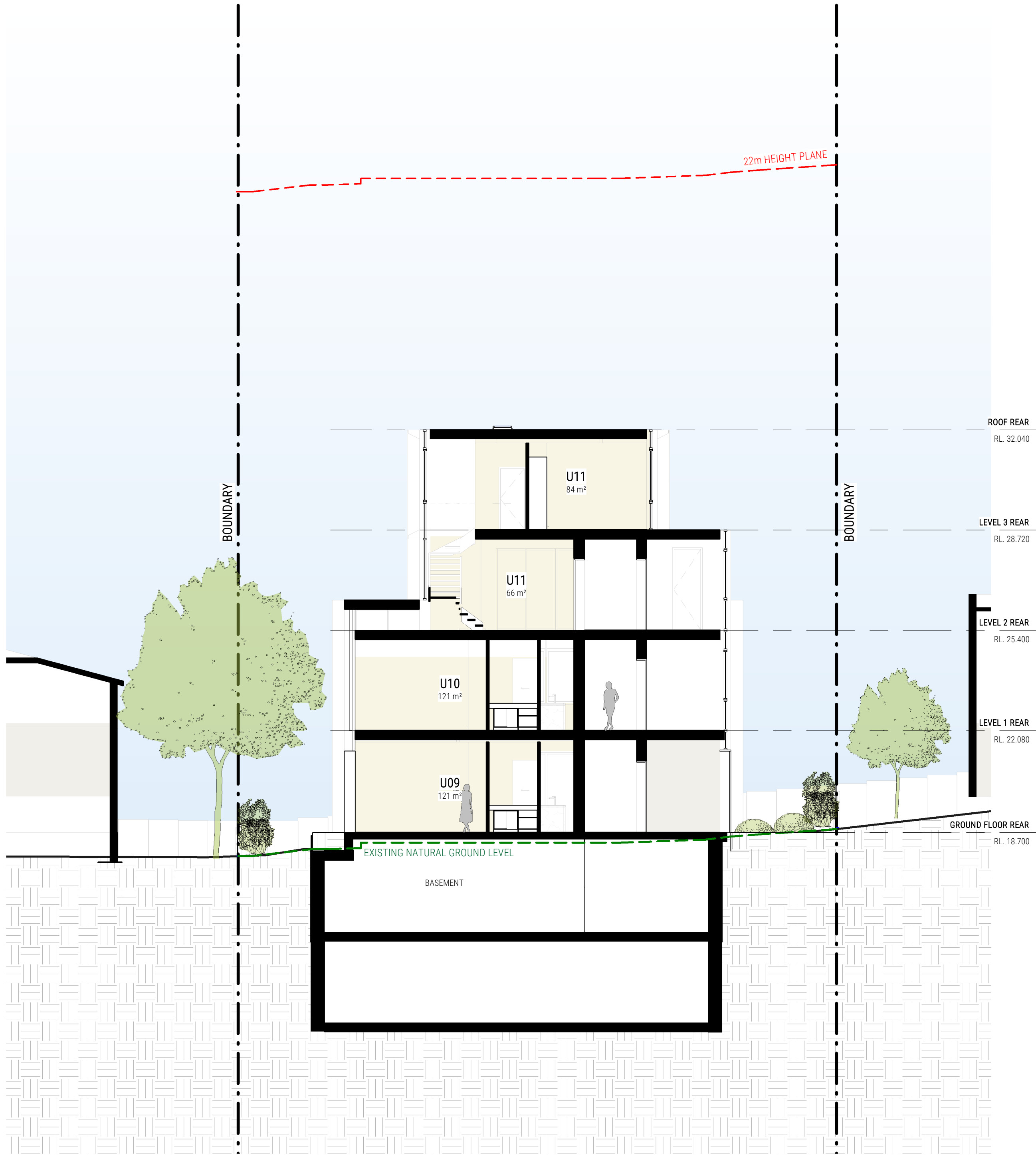




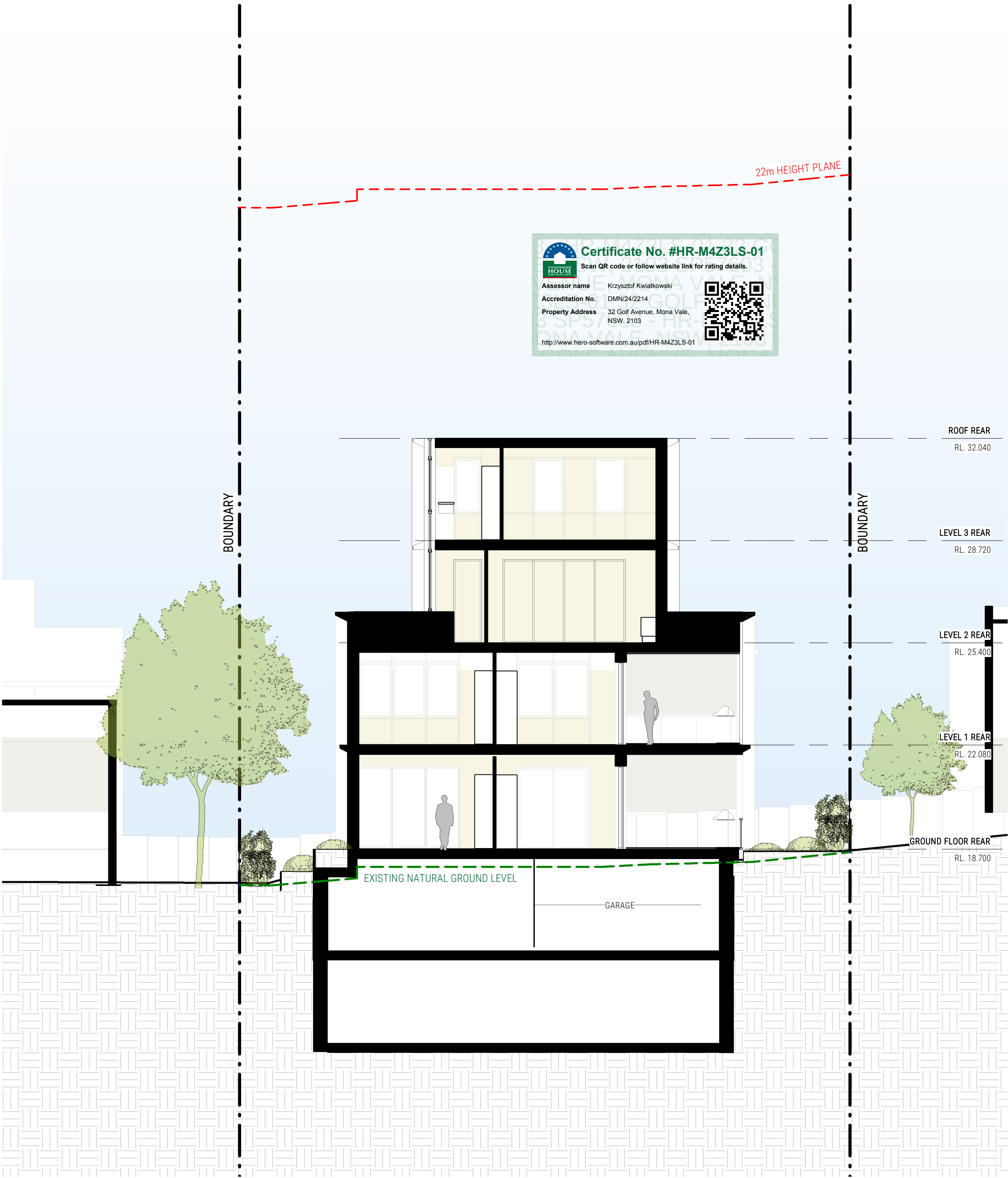
E SECTION E-E
DA204 1:100 @ A1



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



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



ROOF REAR
RL. 32.040

LEVEL 3 REAR
RL. 28.720

LEVEL 2 REAR
RL. 25.400

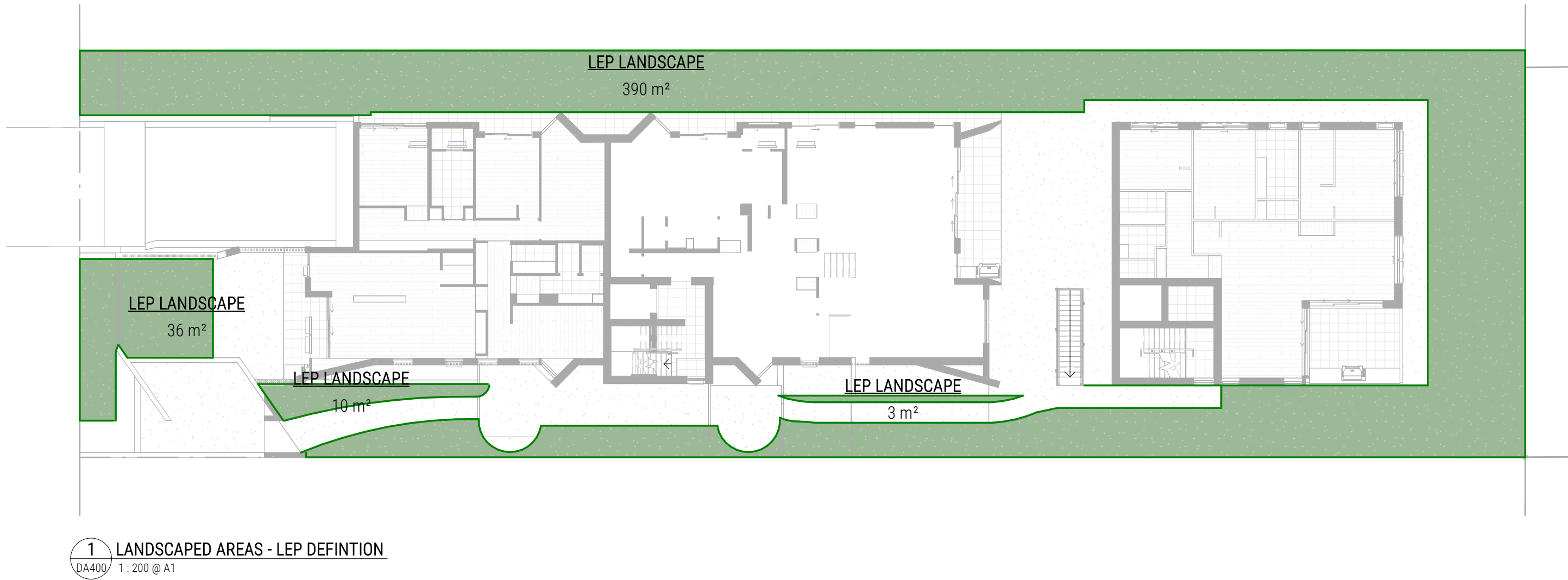
LEVEL 1 REAR
RL. 22.080

GROUND FLOOR REAR
RL. 18.700



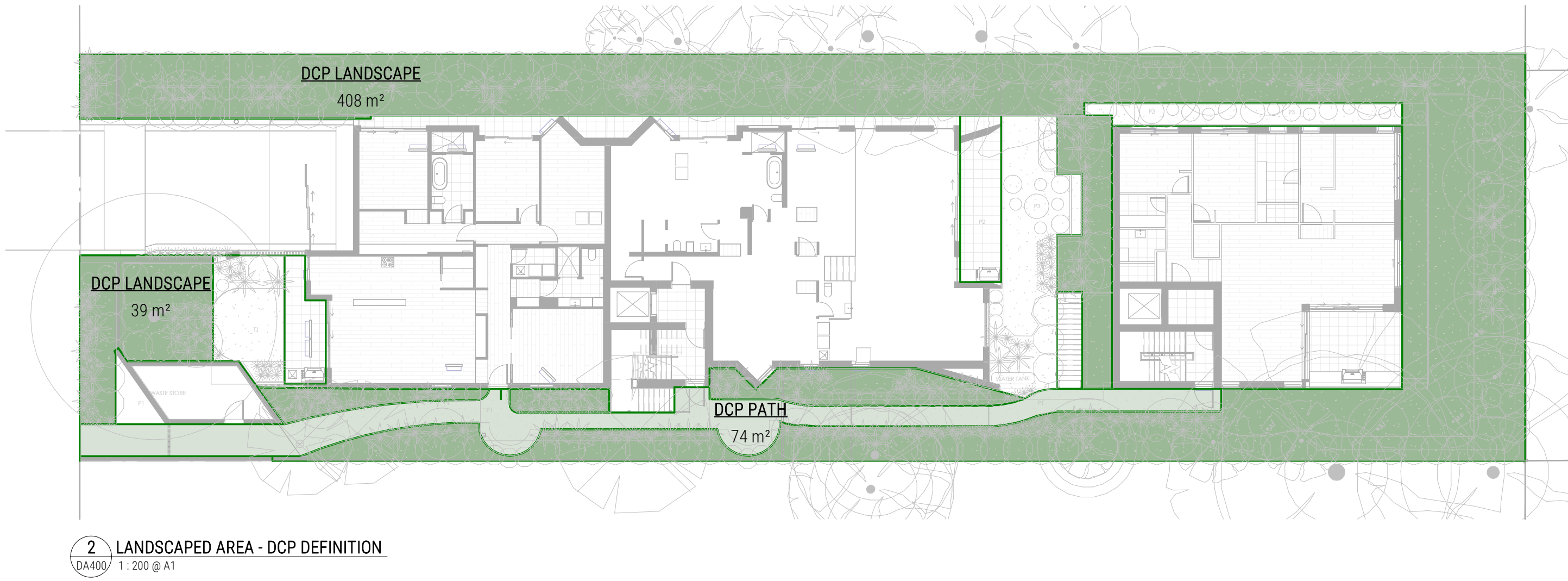
SCHEDULE OF FINISHES

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:

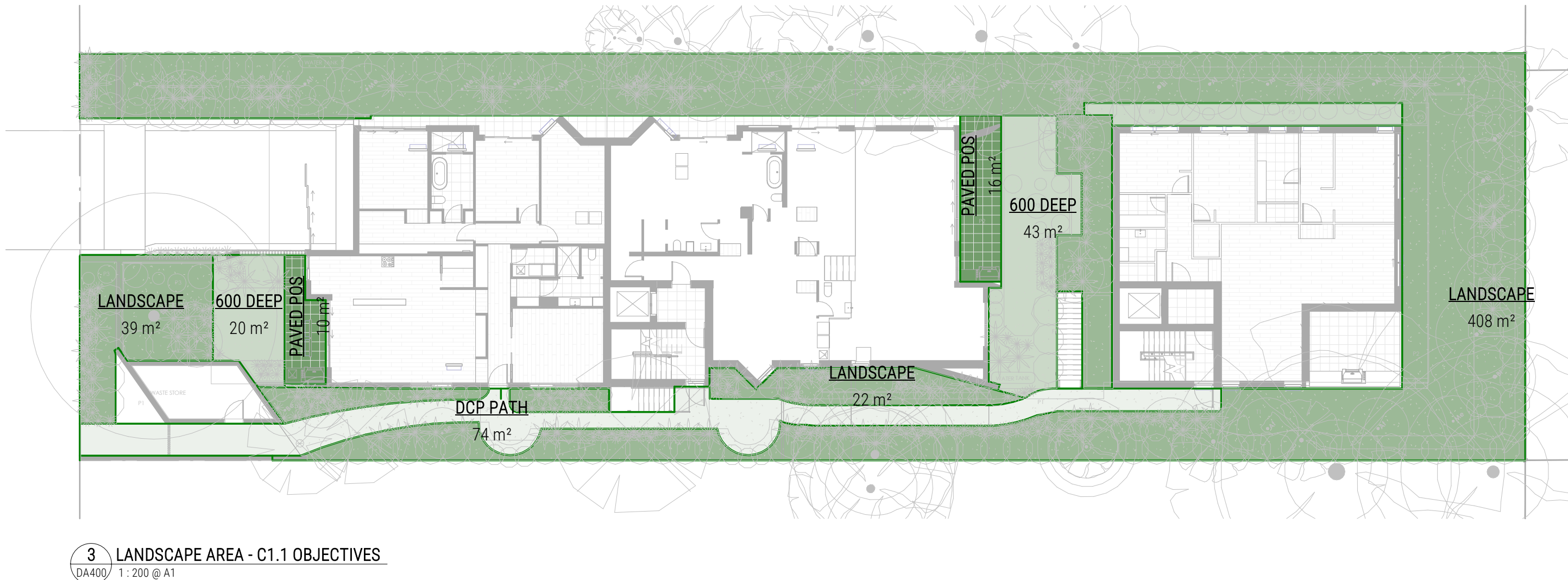
- IMPERVIOUS AREAS LESS THAN 1 METRE IN WIDTH (E.G. PATHWAYS AND THE LIKE);

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

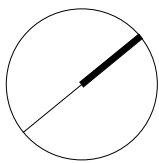
NOTE: THE LANDSCAPE AREAS IN THE MIDDLE, SIDES ARE NOW ALL 600MM INSTEAD OF 800MM AS COUNCIL ASKED TO LOWER THE HEIGHT OF THE TWO REAR UNITS. THIS HAS LOWERED THE PERCENTAGE CALCULATION BUT WE STILL KEPT 600MM AS PER C1.1 OBJECTIVES FOR SHRUBS



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

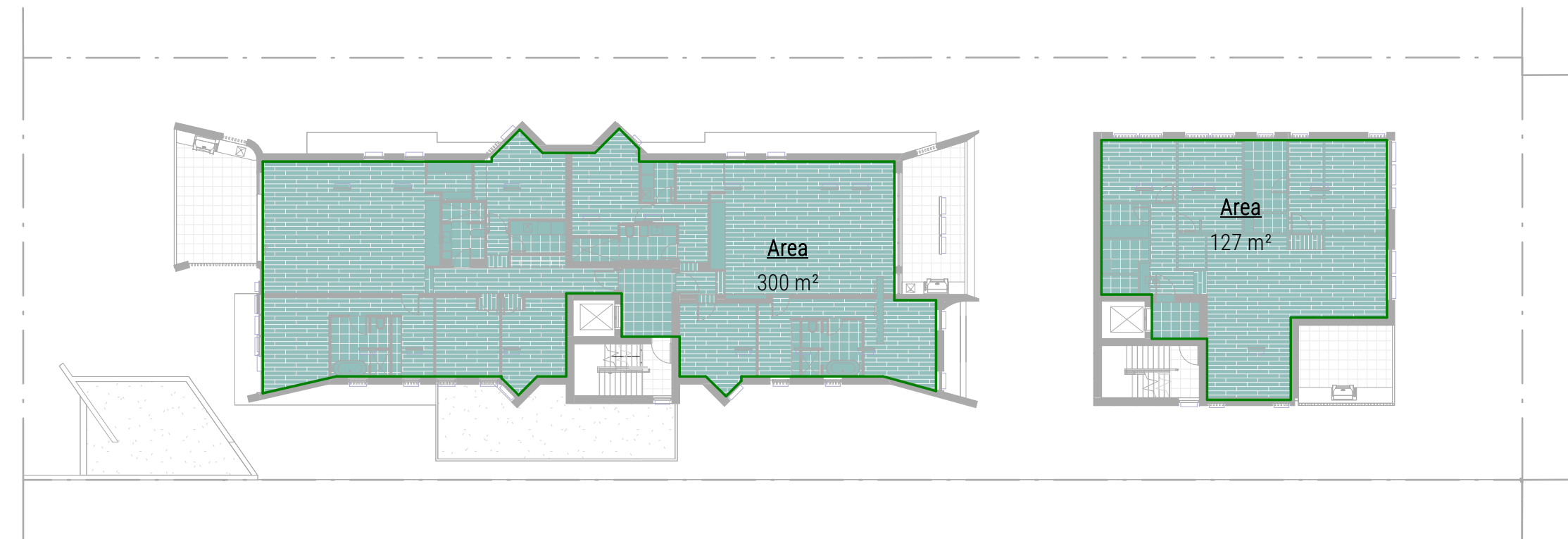
- 300MM FOR LAWN
- 600MM FOR SHRUBS
- 1METRE FOR TREES

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

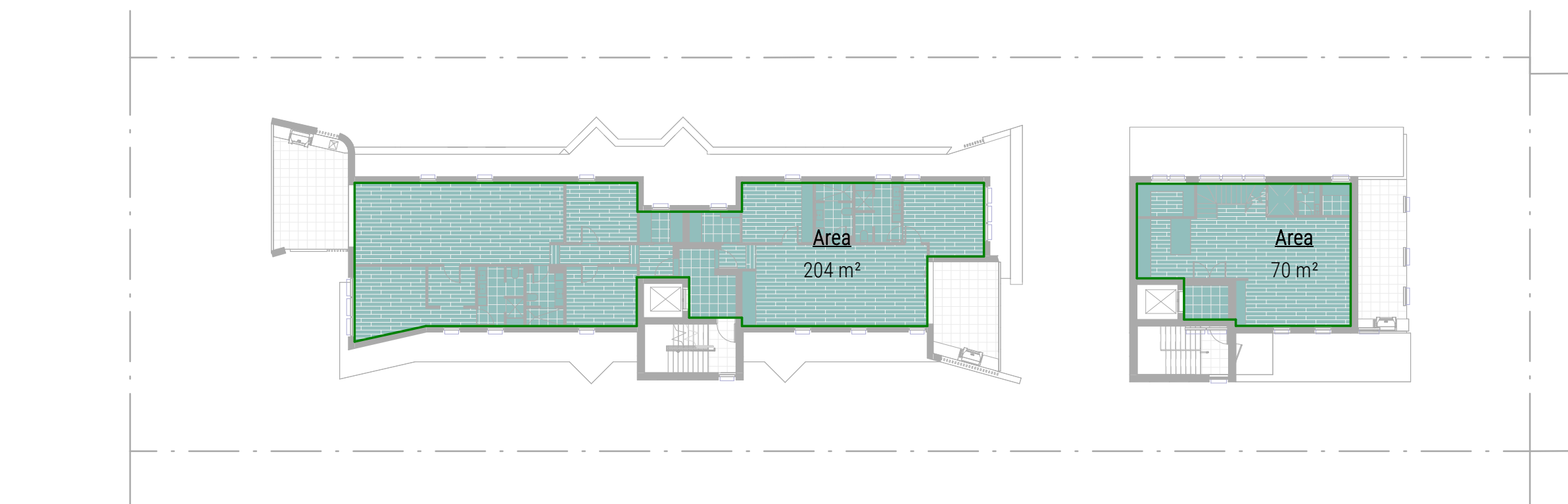




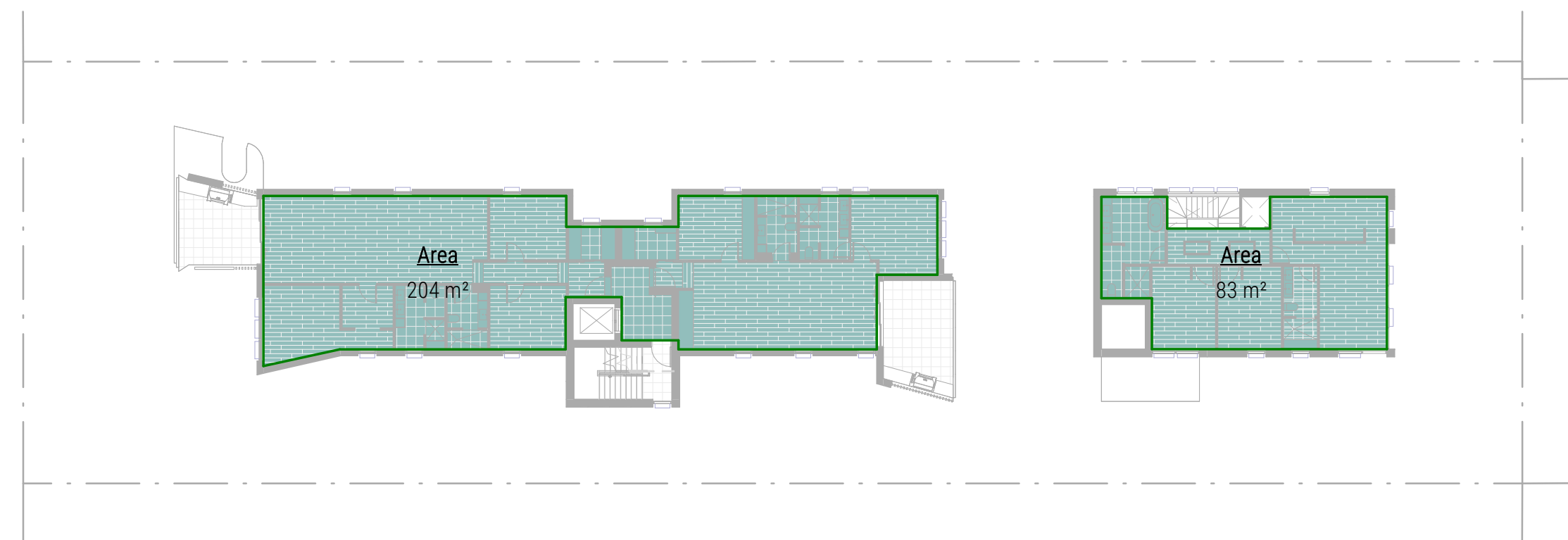
1 GFA - GROUND FLOOR
DA401/ 1 : 250 @ A1



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

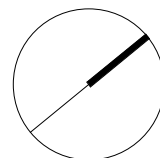


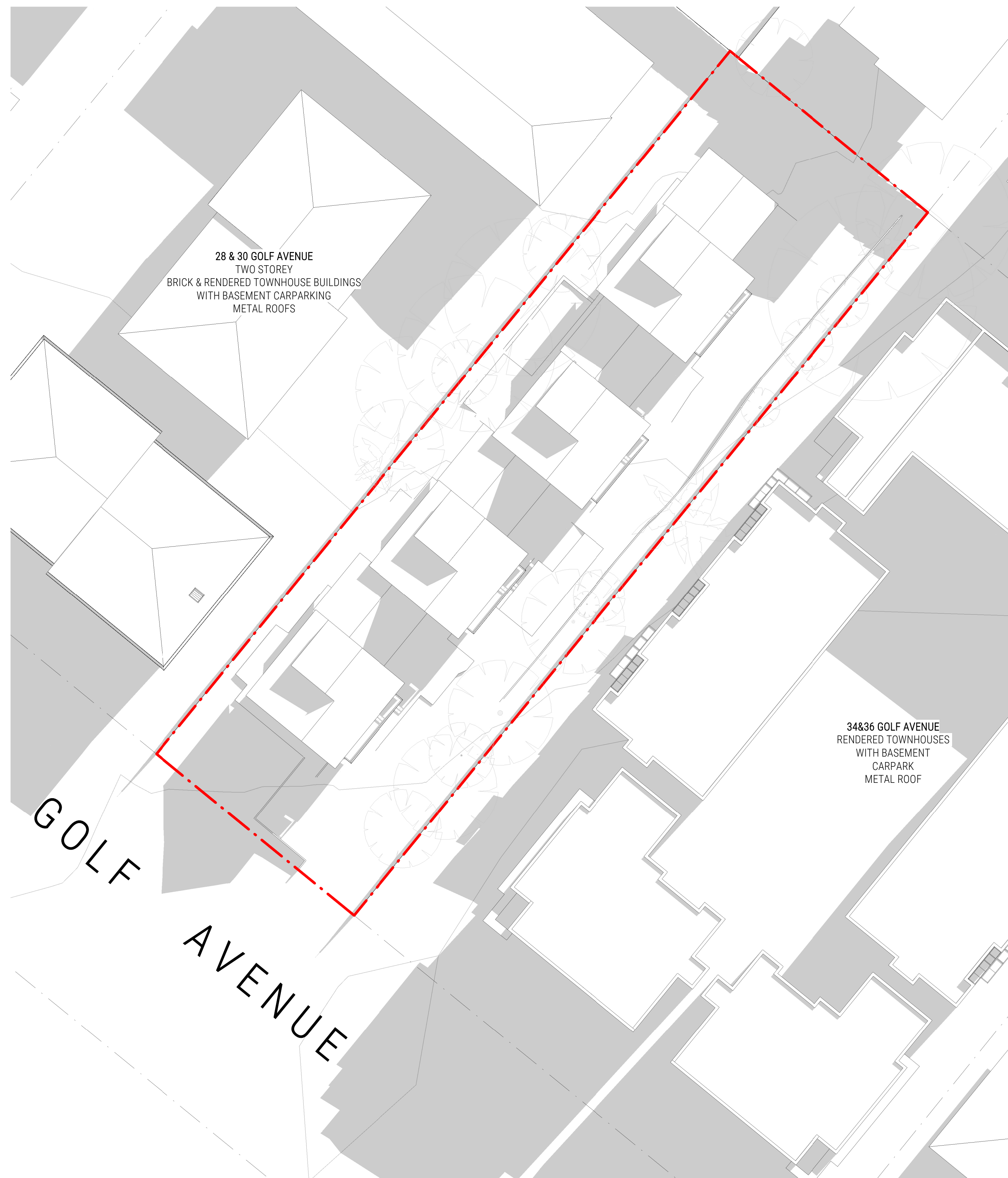
3 GFA - LEVEL 2
DA401/ 1 : 250 @ A1



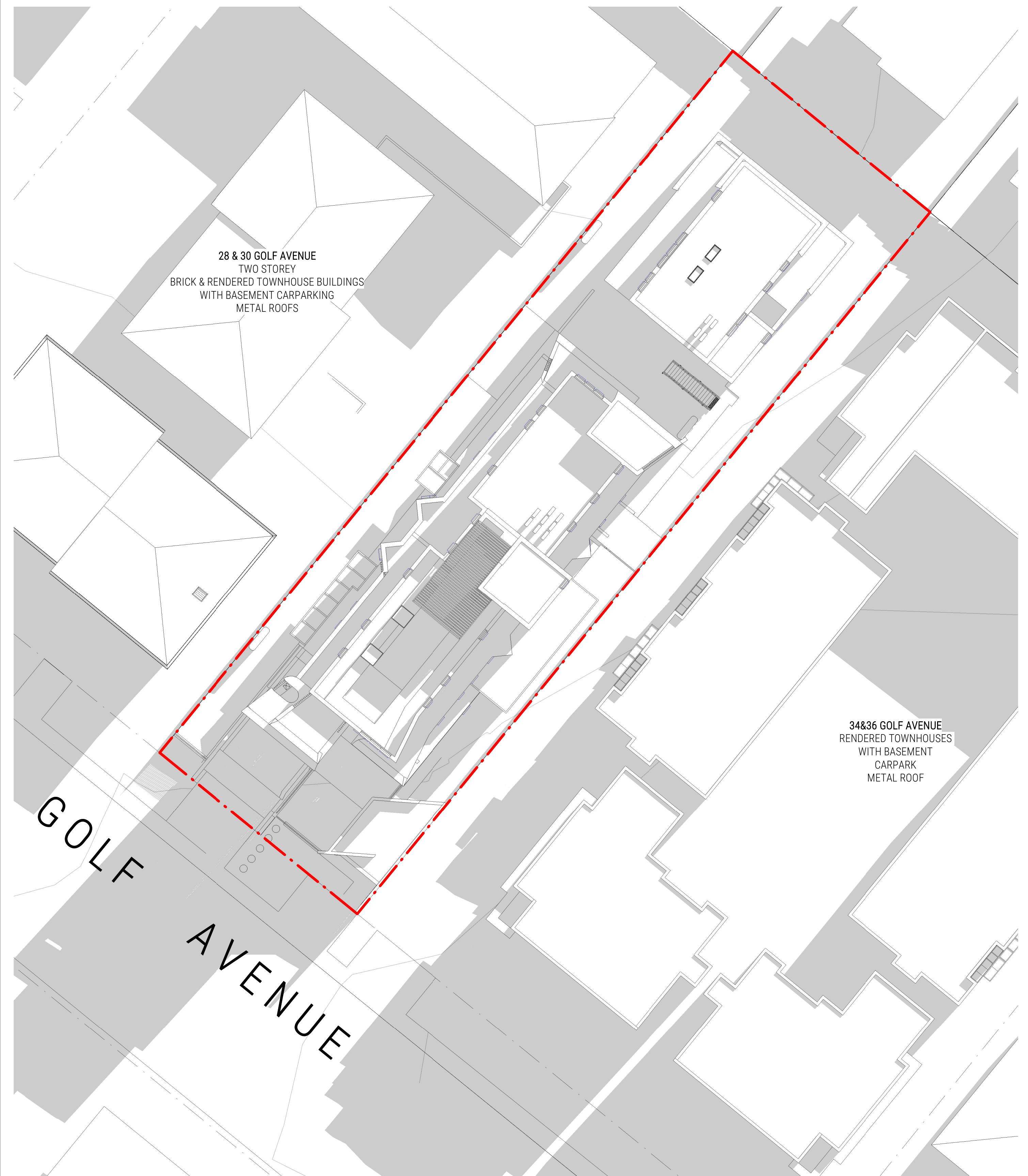
4 GFA - LEVEL 3
DA401/ 1 : 250 @ A1

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

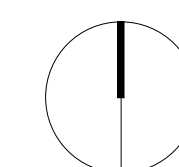


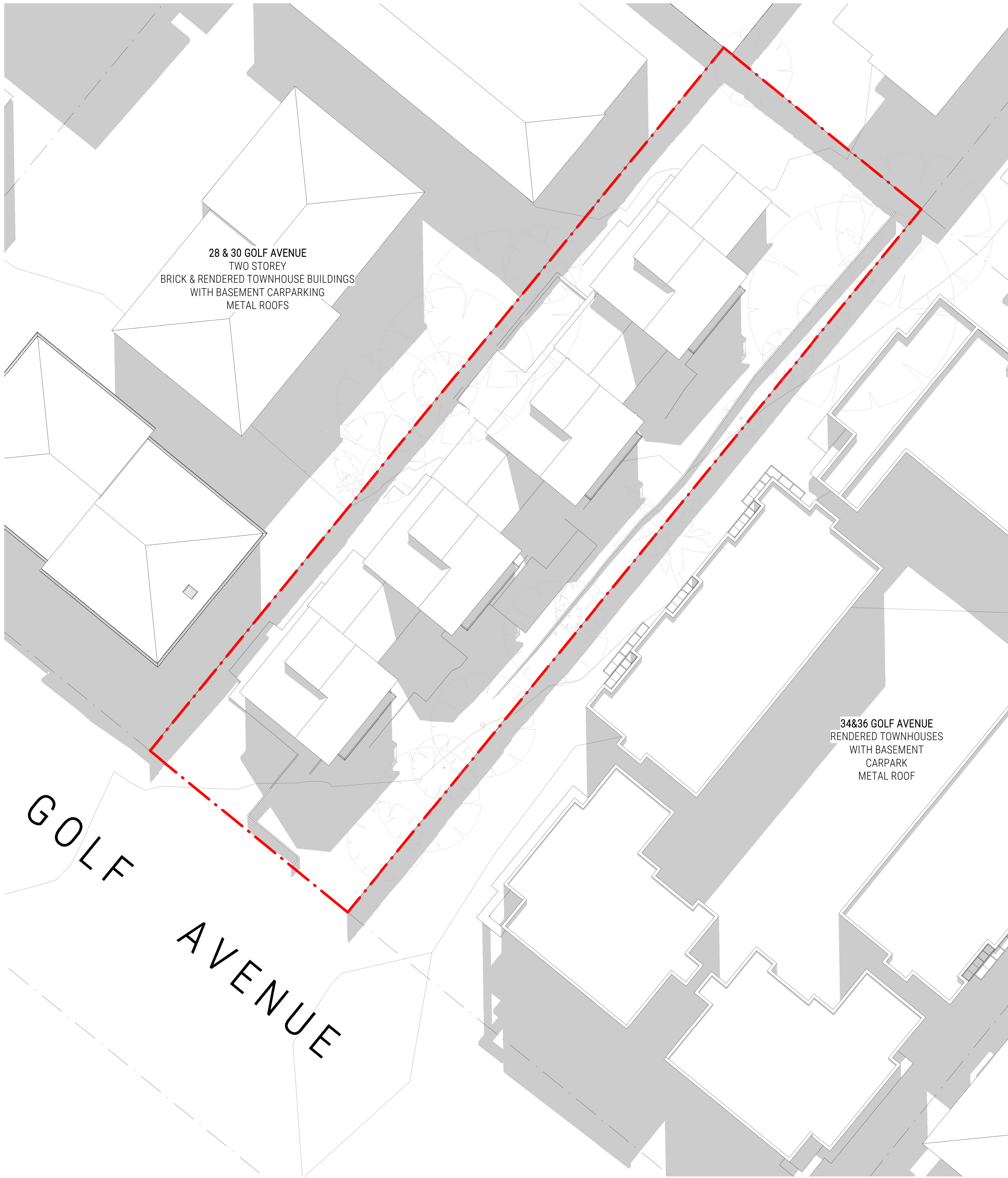


1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA501/ 1:200 @ A1

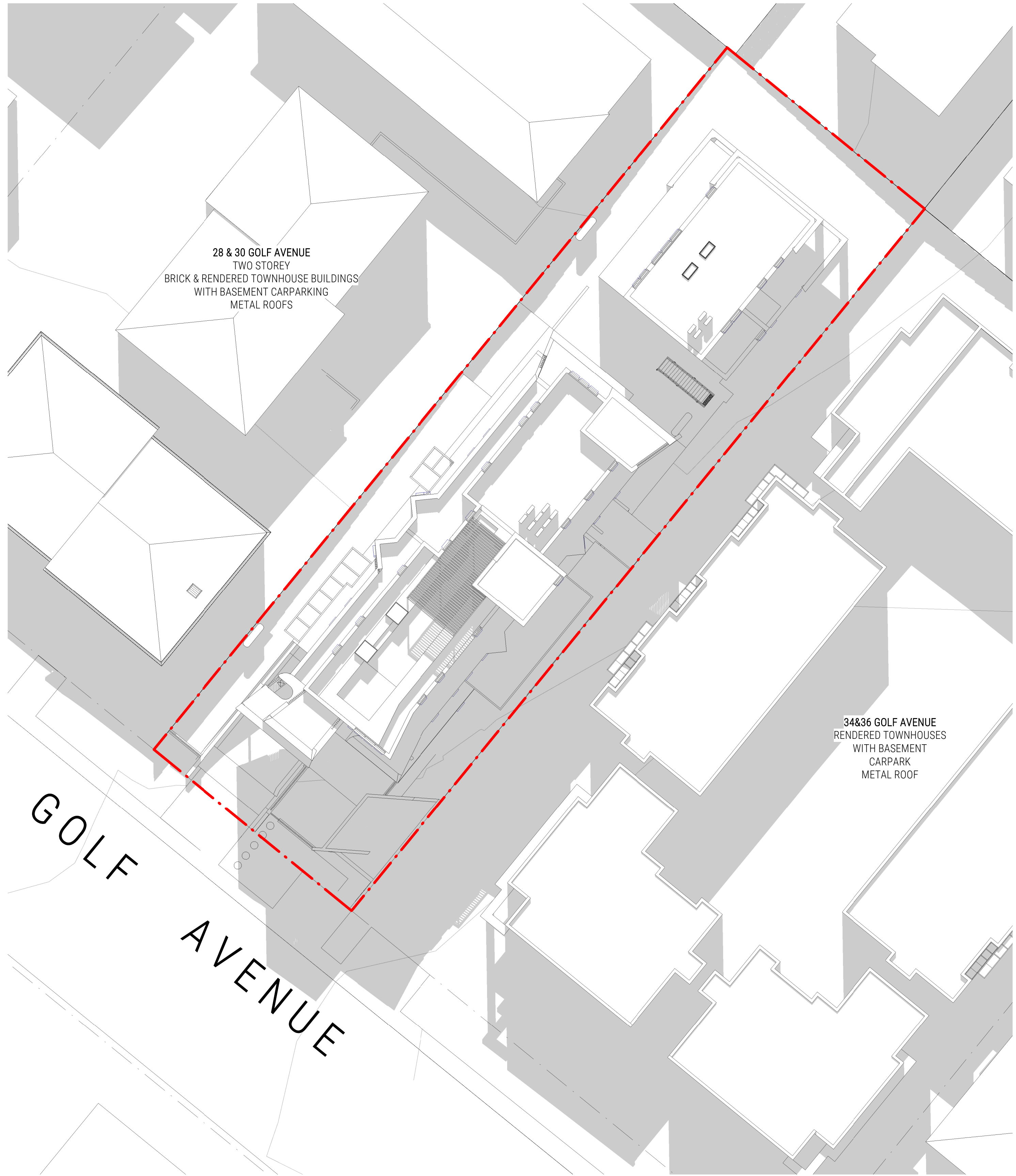


2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA501/ 1:200 @ A1

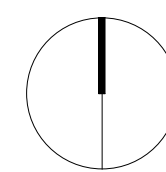


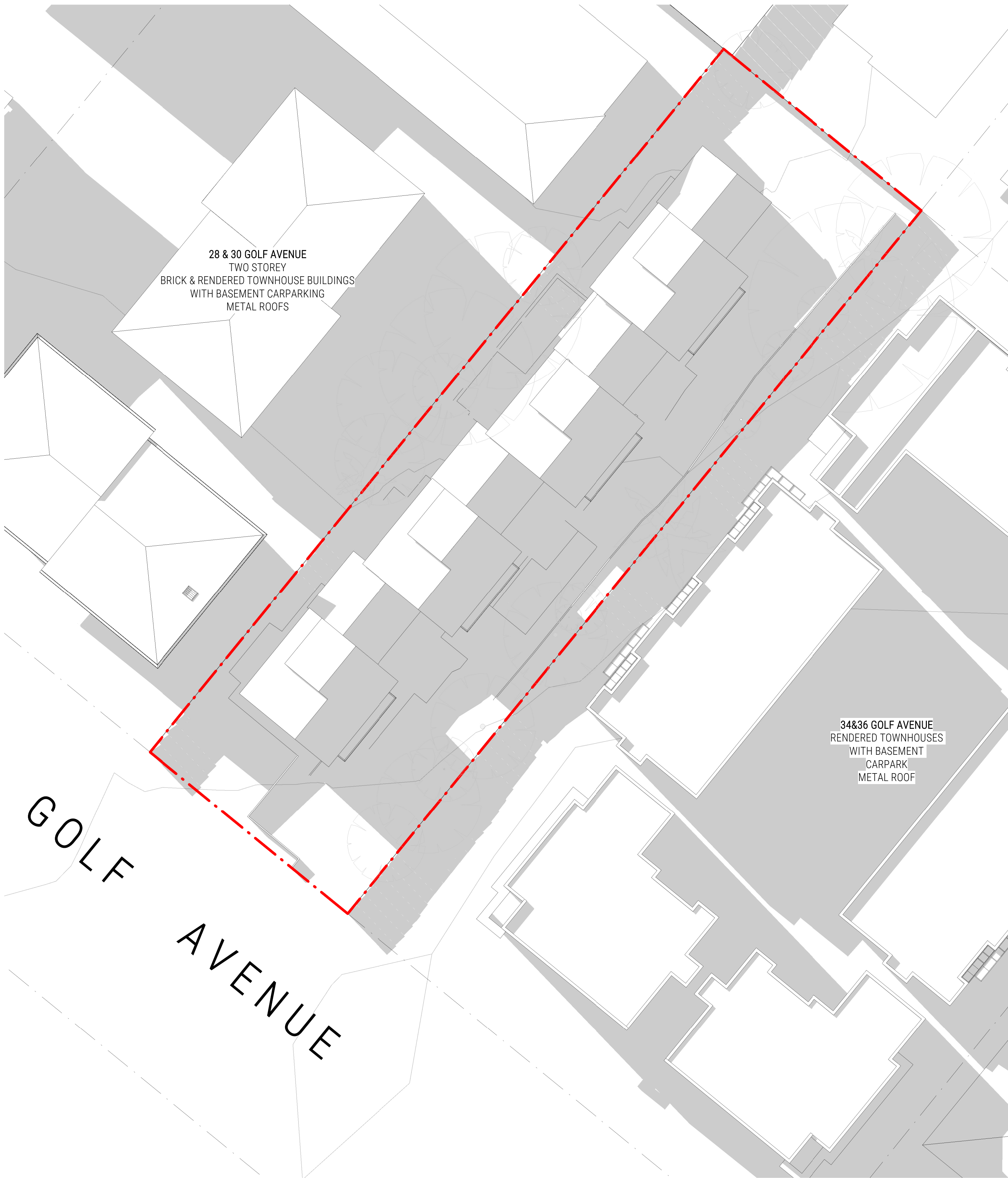


1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

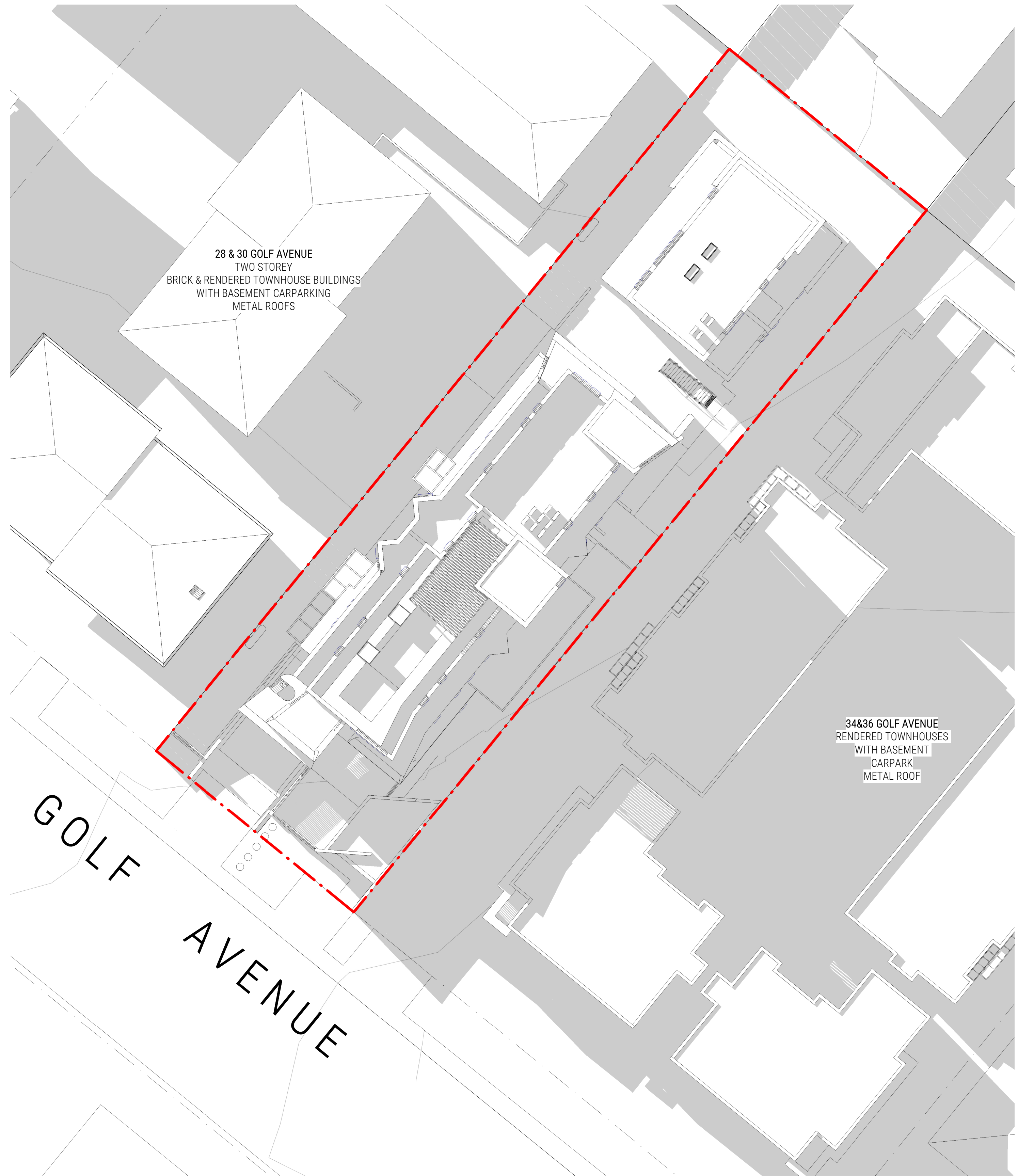


2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502 1:200 @ A1

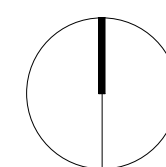


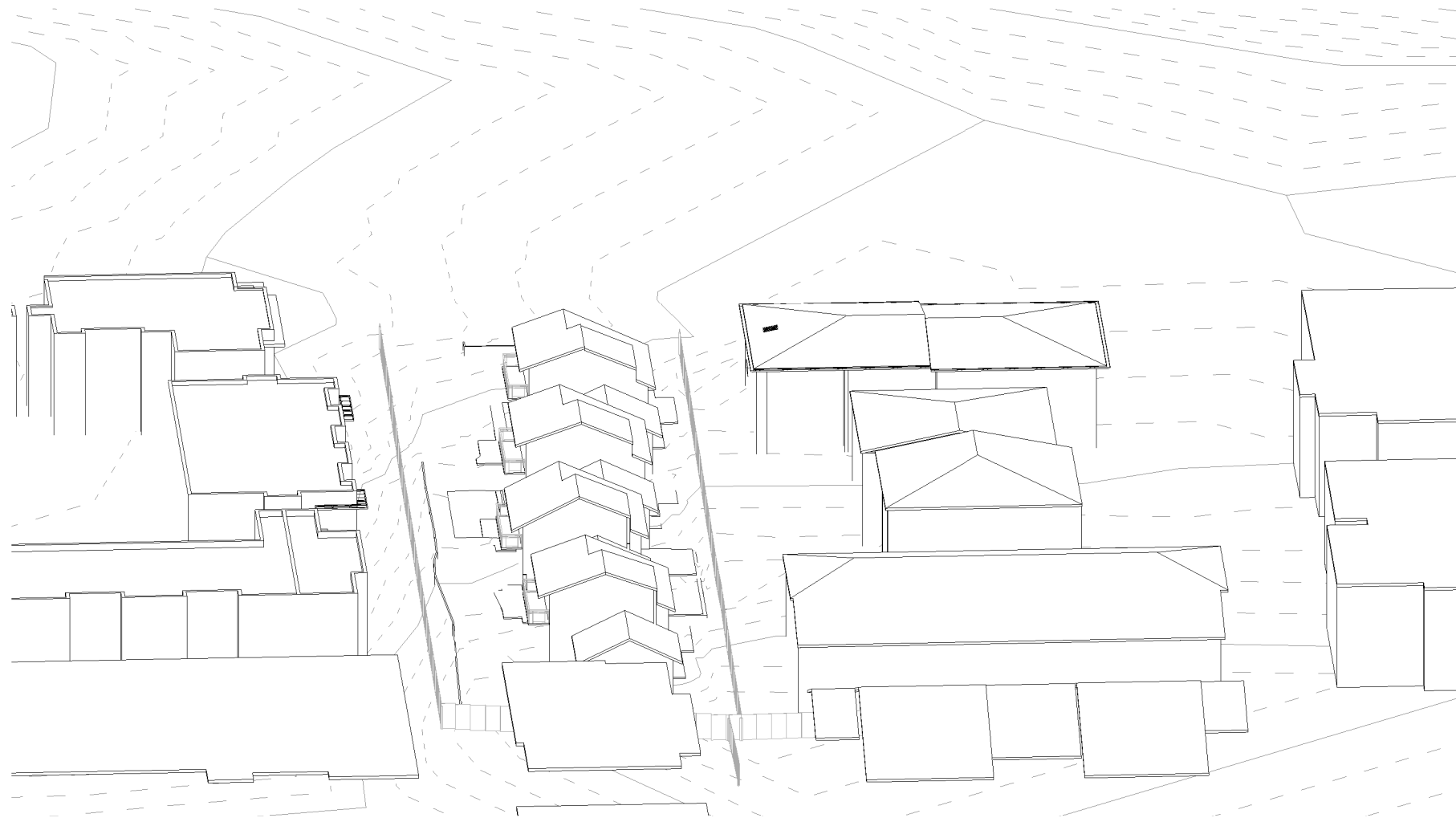


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503/ 1:200 @ A1



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

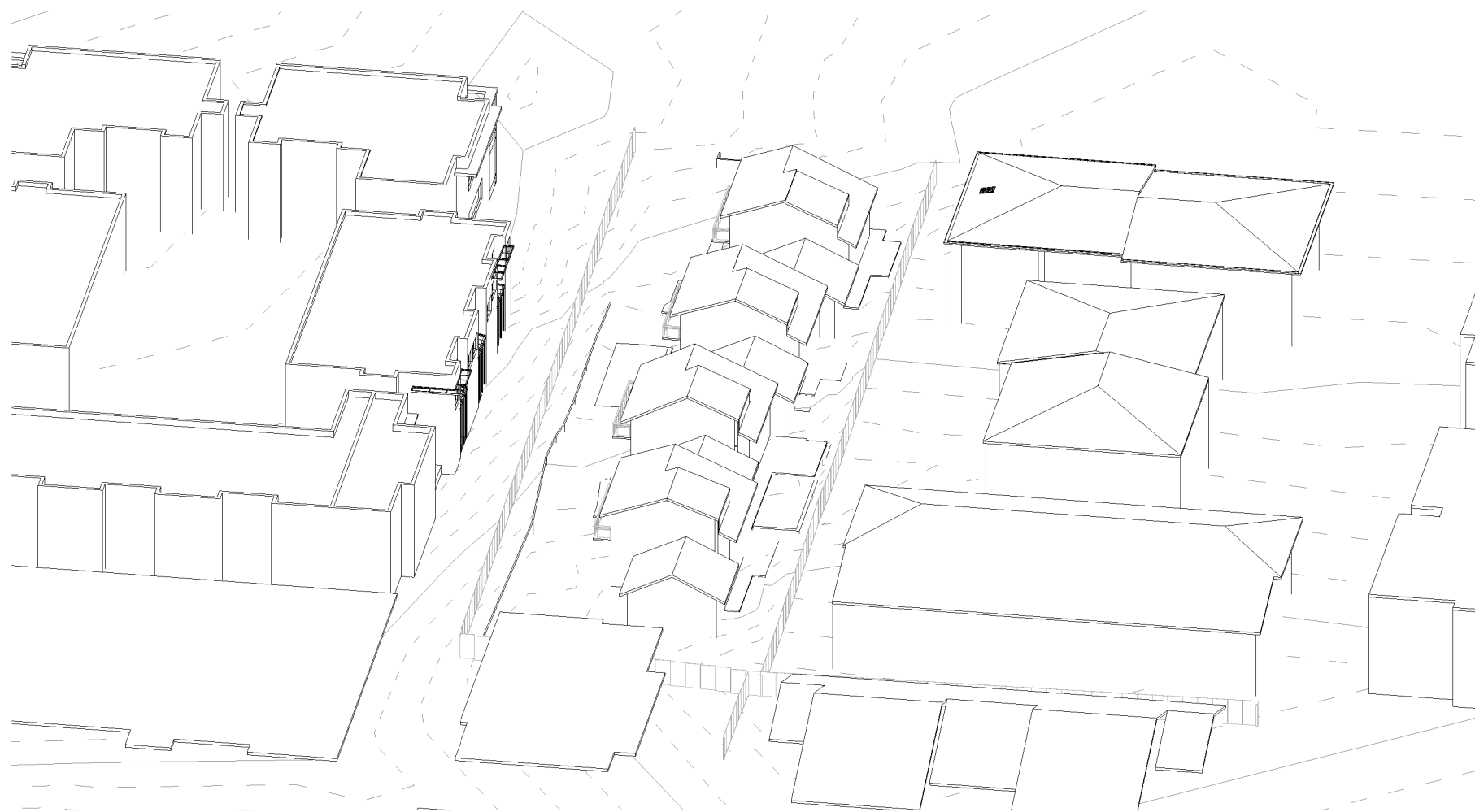




1 VIEW FROM SUN - JUNE 21 - 9AM EXISTING
DA600/ @ A1



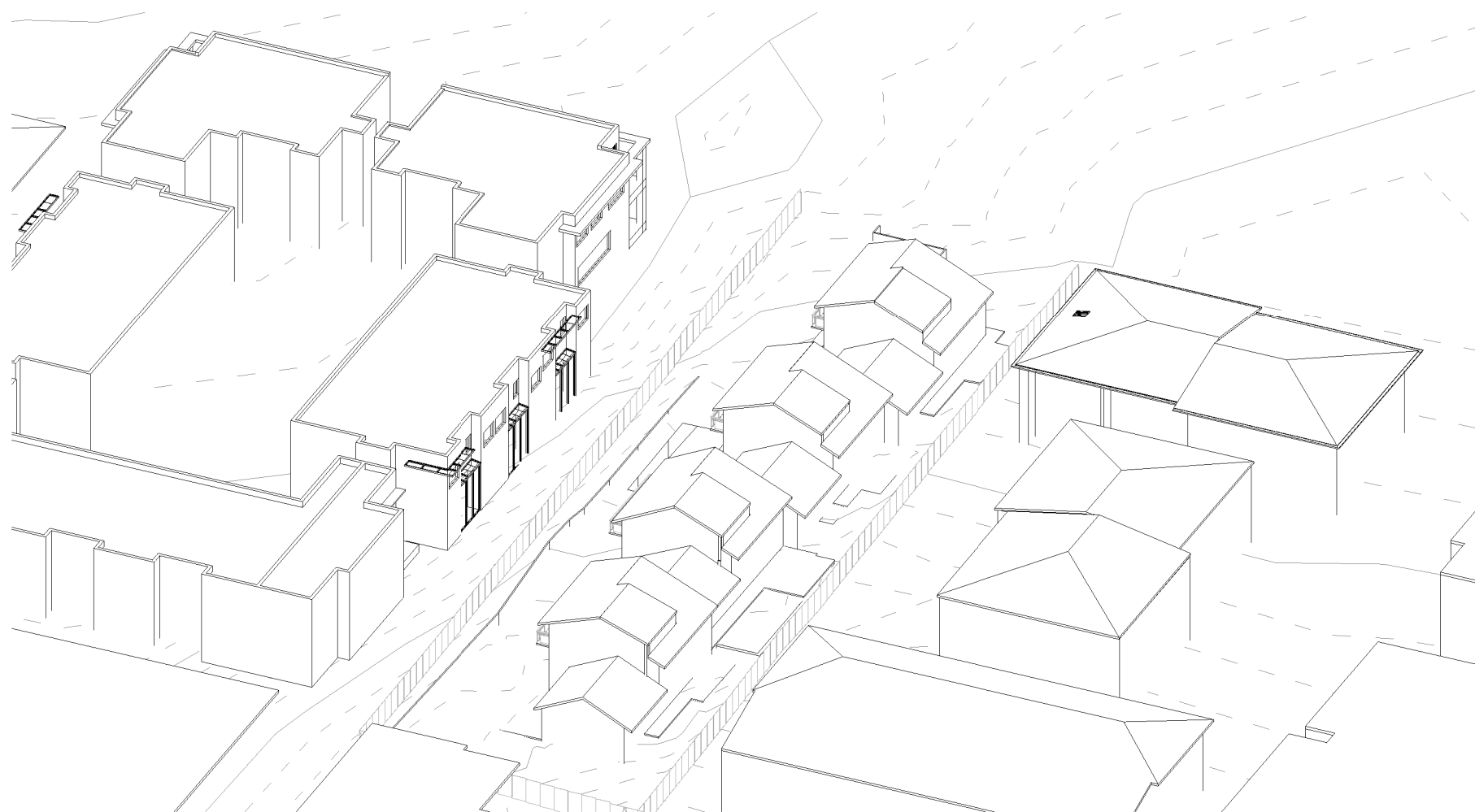
2 VIEW FROM SUN - JUNE 21 - 9AM PROPOSED
DA600/



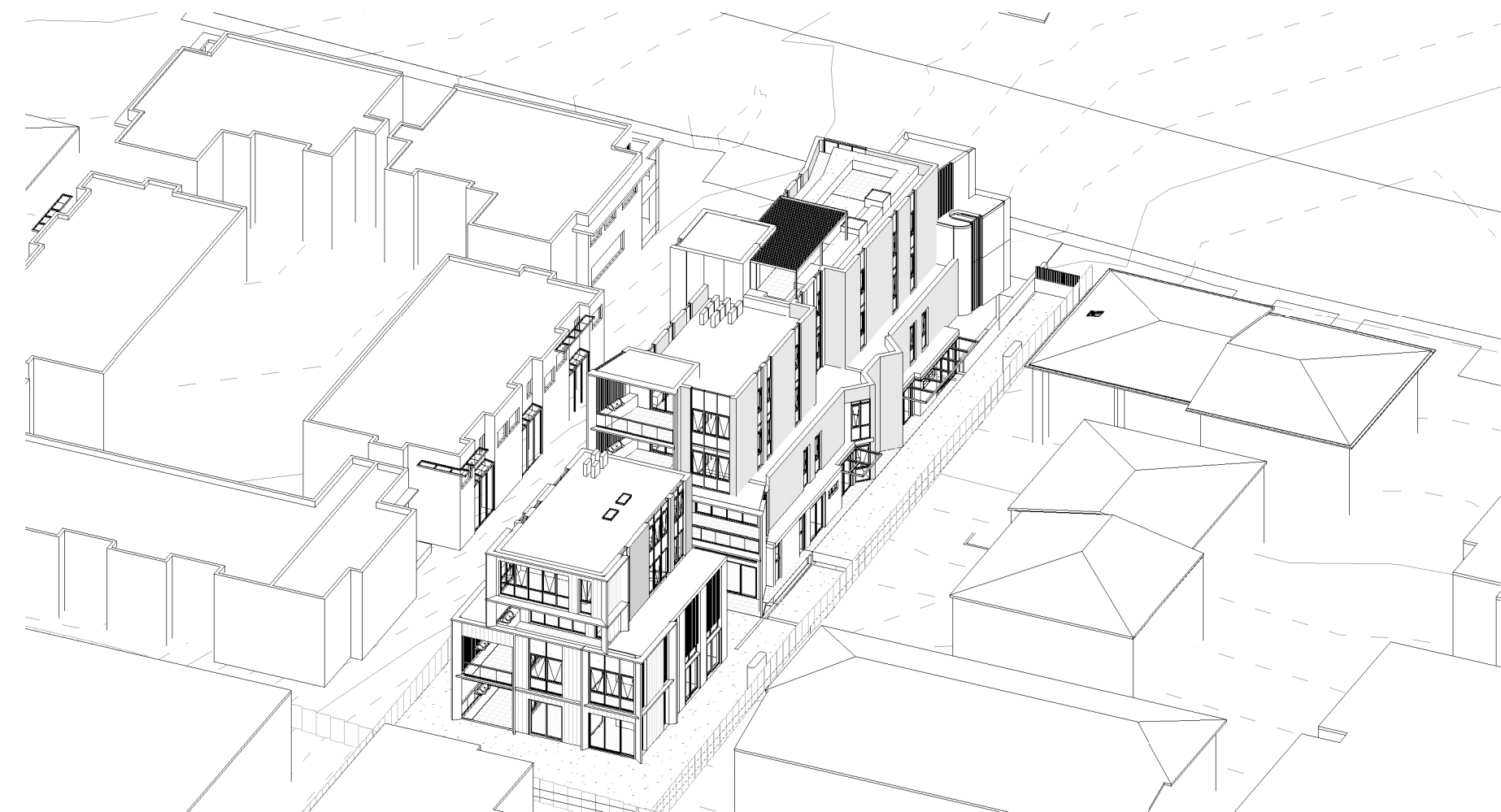
3 VIEW FROM SUN - JUNE 21 - 10AM EXISTING
DA600/ @ A1



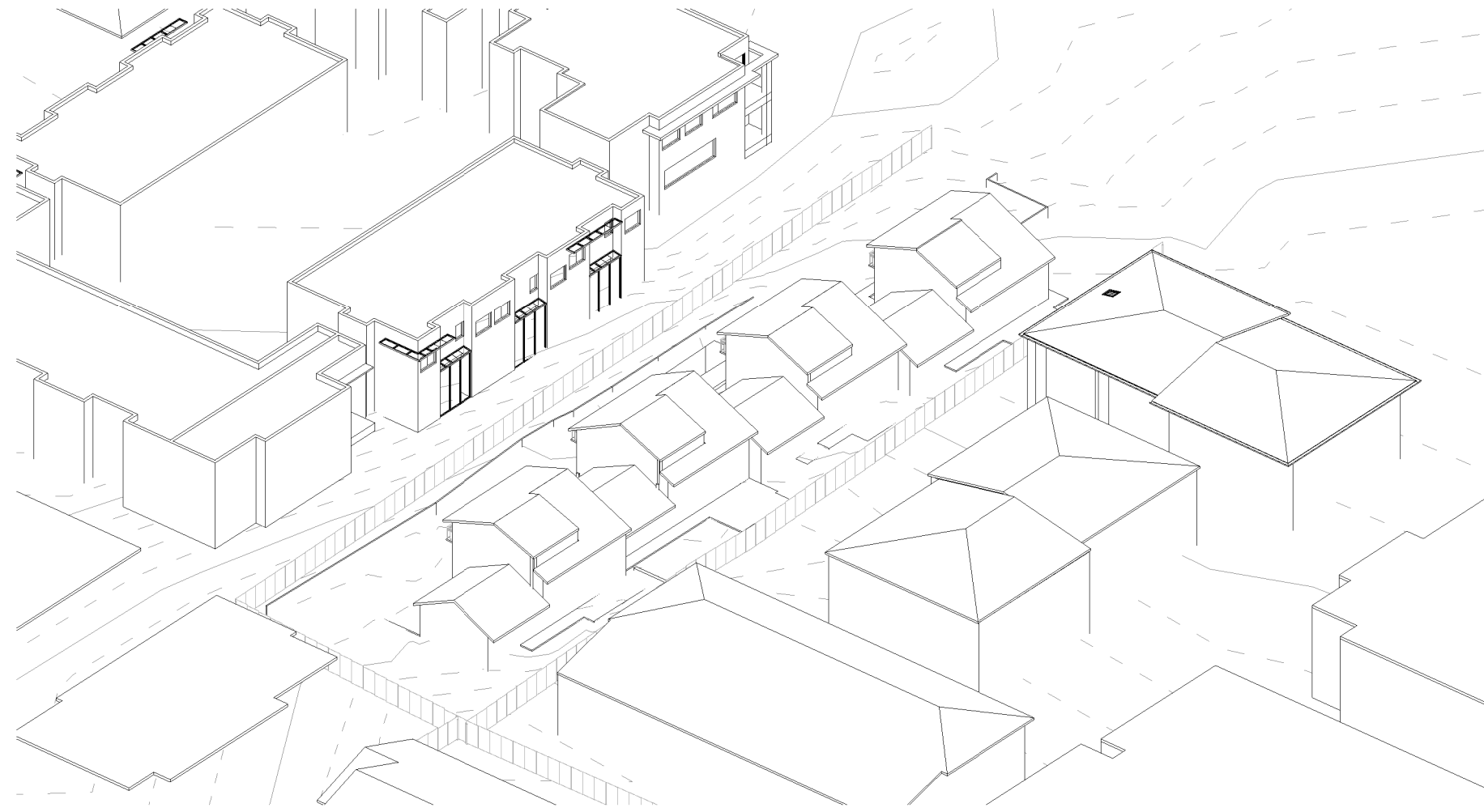
4 VIEW FROM SUN - JUNE 21 - 10AM PROPOSED
DA600/



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



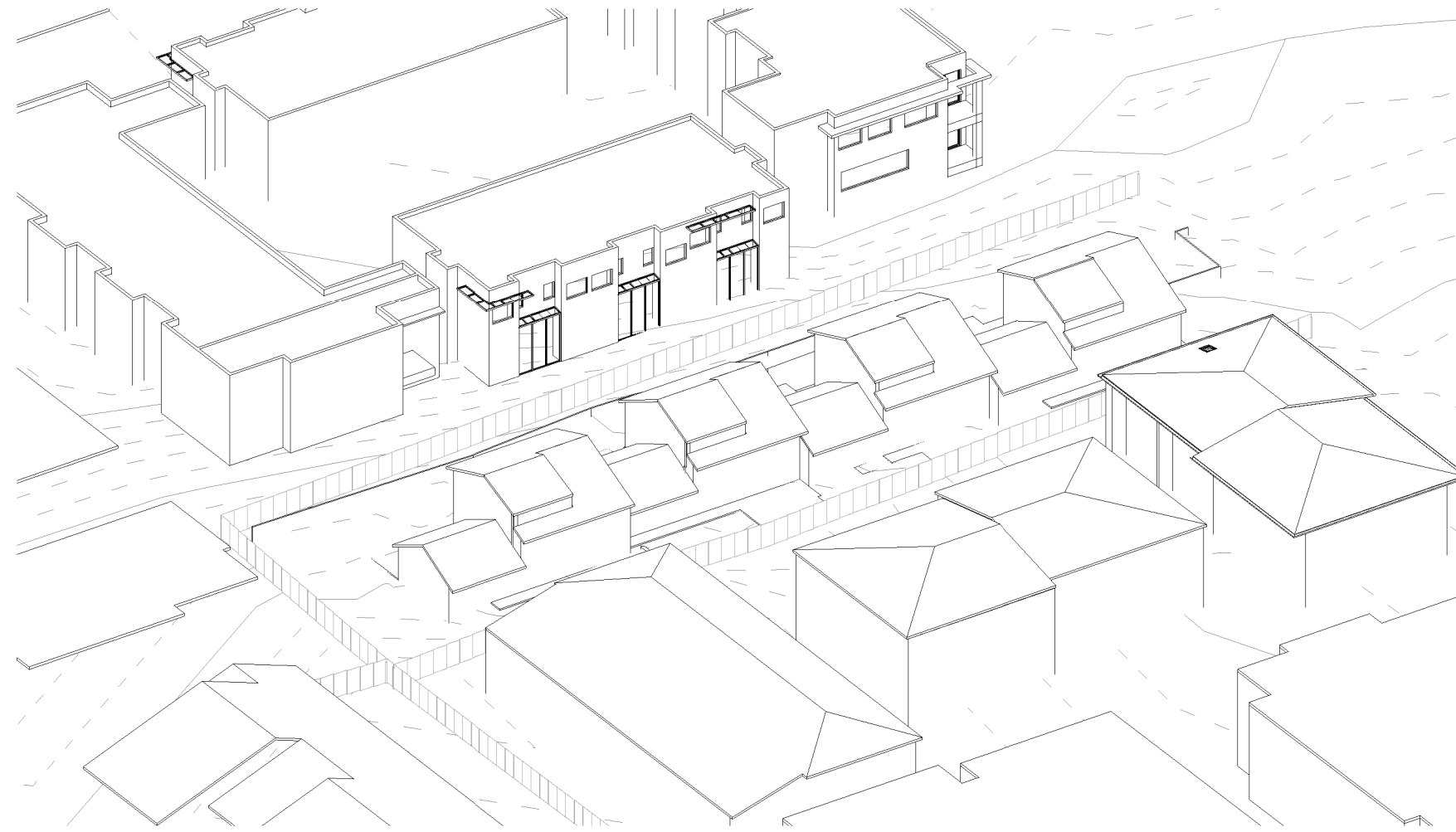
6 VIEW FROM SUN - JUNE 21 - 11AM PROPOSED
DA600/



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



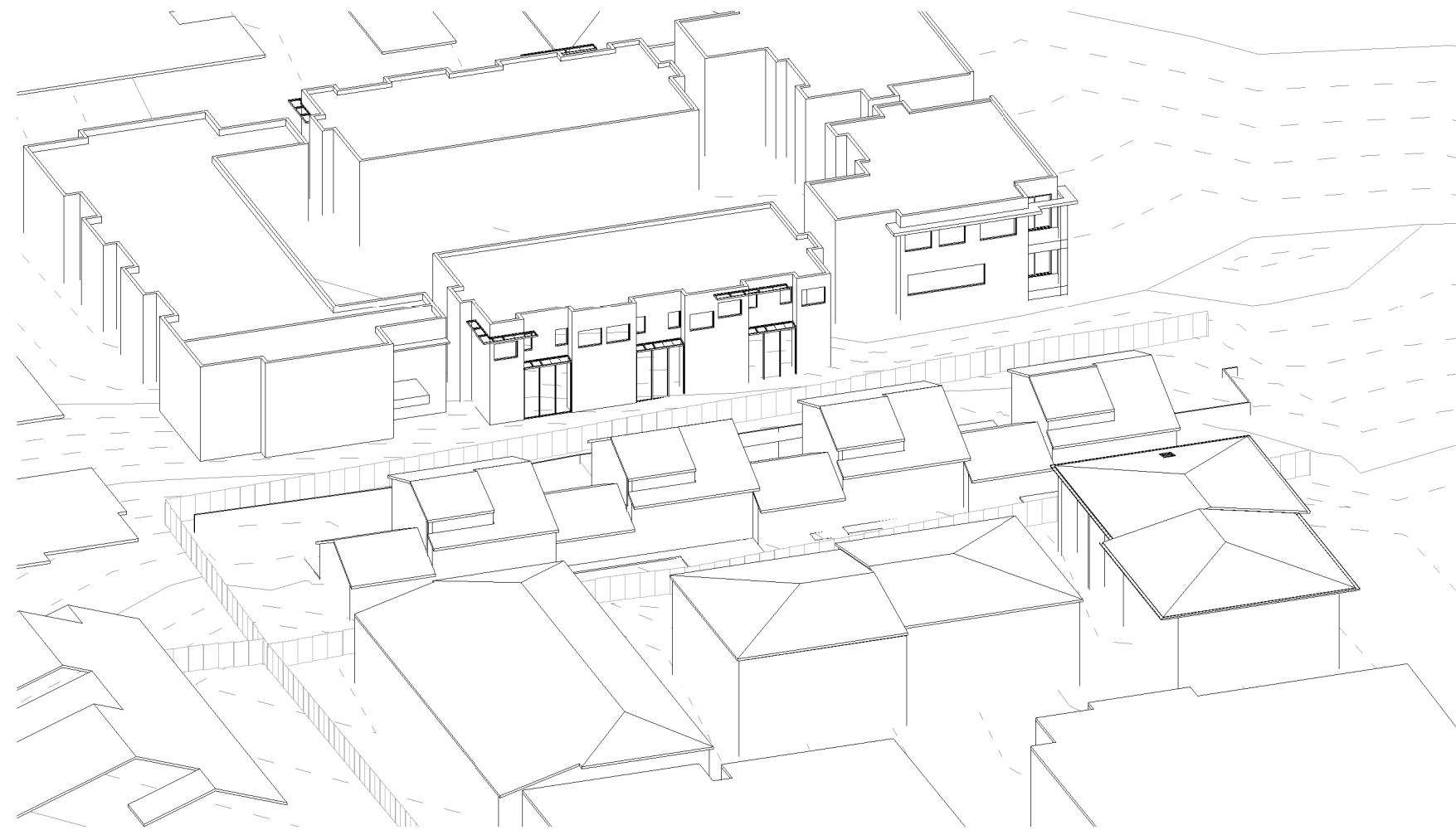
2 VIEW FROM SUN - JUNE 21 - 12PM PROPOSED
DA601/



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



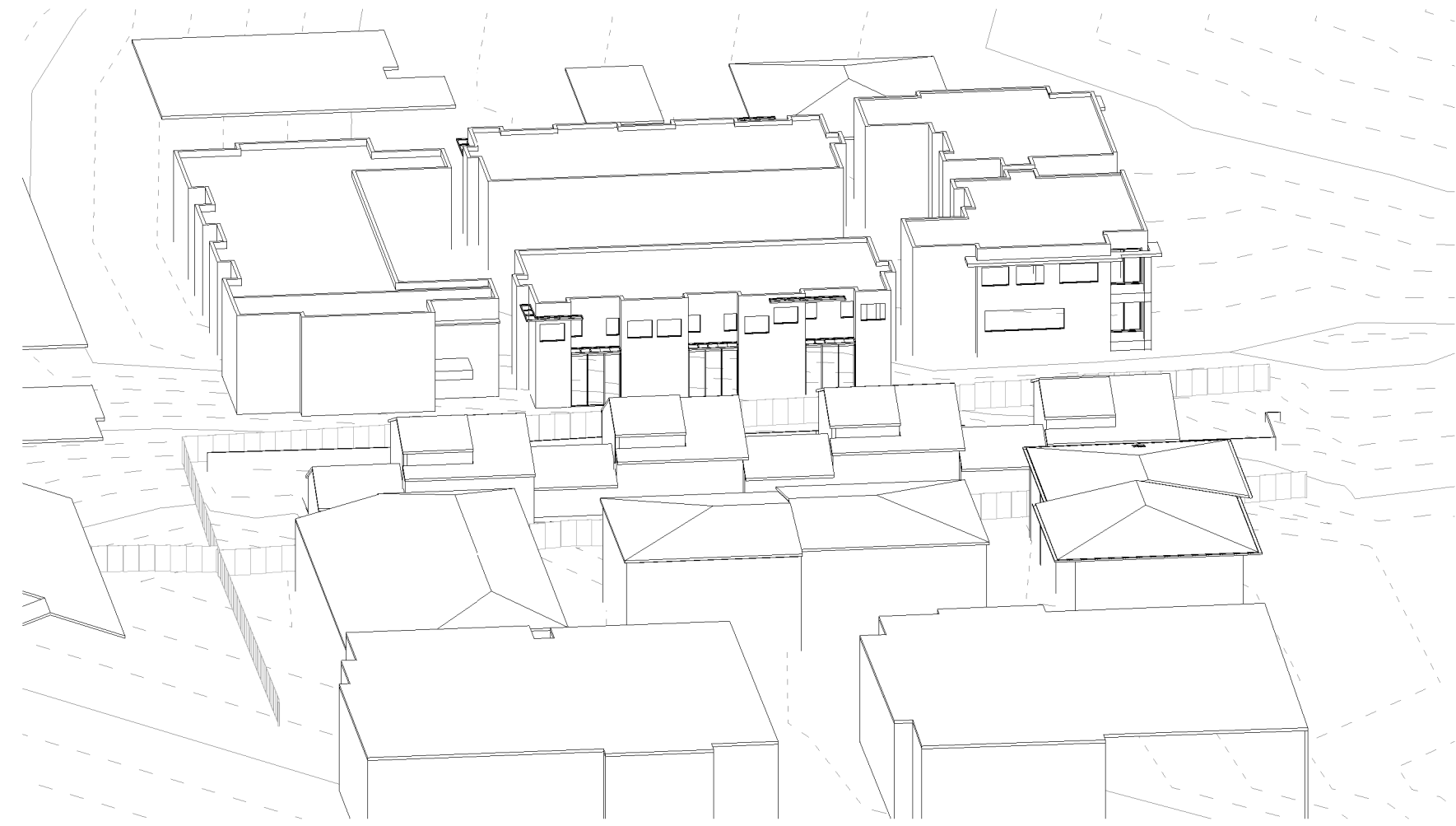
4 VIEW FROM SUN - JUNE 21 - 1PM PROPOSED
DA601/



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