



LOCALITY PLAN

21, 23 MONA STREET & 120 BASSETT STREET  
MONA VALE NSW 2103



CONCEPT VIEW

NOTES:

- ALL LEVELS TO AHD.
- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.

NOTE 1 - Building floor levels have been raised by 200mm



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/361685

DATED: 27 July 2022

# MONA VALE SENIORS HOUSING

21, 23 Monavale Street & 120 Bassett Street Monavale NSW 2103

| DRAWING No. | DESCRIPTION                  | SCALE |
|-------------|------------------------------|-------|
| DA100       | Title Page                   |       |
| DA101       | Site Analysis Plan           | 1:200 |
| DA102       | Demolition Plan              | 1:200 |
| DA103       | Site Plan                    | 1:200 |
| DA104       | Ground Floor Plan            | 1:100 |
| DA105       | Level 01 Plan                | 1:100 |
| DA106       | Roof Plan                    | 1:100 |
| DA107       | Basement Plan                | 1:100 |
| DA108       | Elevations                   | 1:100 |
| DA109       | Finishes Schedule & 3D Views |       |
| DA110       | Sections                     | 1:100 |
| DA111       | GFA Diagrams                 | 1:250 |
| DA112       | Landscape Diagrams           | 1:100 |
| DA113       | Shadow Diagrams              | 1:500 |

## SCHEDULE OF BASIX COMMITMENTS

Refer to relevant BASIX certificate for greater detail.

### WATER COMMITMENTS

#### Dwellings:

- The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).

| Common area landscape                            |        |
|--------------------------------------------------|--------|
| Common area lawn (m²)                            | 0.0    |
| Common area garden (m²)                          | 430.94 |
| Area of indigenous or low water use species (m²) | 0.0    |

The applicant must install:

(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and

(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.

| Dwelling no.  | Fixtures                      |                             |                  |                   | HW recirculation or diversion | All clothes washers     | All dish-washers |
|---------------|-------------------------------|-----------------------------|------------------|-------------------|-------------------------------|-------------------------|------------------|
|               | All shower-heads              | All toilet flushing systems | All kitchen taps | All bathroom taps |                               |                         |                  |
| All dwellings | 3 star (> 7.5 but < 9 litres) | 4 star                      | 4 star           | 4 star            | no                            | no washing machine taps | -                |

The pool or spa must be located as specified in the table.

| Volume (max volume) | Individual pool |               |             | Individual spa      |           |            |
|---------------------|-----------------|---------------|-------------|---------------------|-----------|------------|
|                     | Pool cover      | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| -                   | -               | -             | -           | -                   | -         | -          |

The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

| Alternative water source |                                  |                     |                     |                      |                       |                    |             |
|--------------------------|----------------------------------|---------------------|---------------------|----------------------|-----------------------|--------------------|-------------|
| Dwelling no.             | Alternative water supply systems | Size                | Configuration       | Landscape connection | Toilet connection (S) | Laundry connection | Pool top-up |
| All dwellings            | central water tank (no. 1)       | See central systems | See central systems | no                   | yes                   | no                 | no          |
| None                     | -                                | -                   | -                   | -                    | -                     | -                  | -           |

### Common Areas and Central Systems/Facilities:

- The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.

- A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.

| Common area      | Showerheads rating | Toilets rating     | Taps rating        | Clothes washers rating     |
|------------------|--------------------|--------------------|--------------------|----------------------------|
| All common areas | no common facility | no common facility | no common facility | no common laundry facility |

| Central systems                                      | Size   | Configuration                                                                                                                                                                                                                                                                                                                                                                                                 | Connection (to allow for...)                                                                                                  |
|------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Central water tank - rainwater or stormwater (No. 1) | 5000.0 | To collect run-off from at least:<br>- 600.0 square metres of roof area of buildings in the development<br>- 0.0 square metres of impervious area in the development<br>- 0.0 square metres of garden/lawn area in the development<br>- 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system). | - Irrigation of 430.94 square metres of common landscaped area on the site<br>- Car washing in 0 car washing bays on the site |

### ENERGY COMMITMENTS

#### Dwellings:

- The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
- This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

|               | Hot water                | Bathroom ventilation system              |                      | Kitchen ventilation system               |                      | Laundry ventilation system               |                      |
|---------------|--------------------------|------------------------------------------|----------------------|------------------------------------------|----------------------|------------------------------------------|----------------------|
| Dwelling no.  | Hot water system         | Each bathroom                            | Operation control    | Each kitchen                             | Operation control    | Each laundry                             | Operation control    |
| All dwellings | gas instantaneous 6 star | individual fan, ducted to façade or roof | manual switch on/off | individual fan, ducted to façade or roof | manual switch on/off | individual fan, ducted to façade or roof | manual switch on/off |

| Dwelling no.  | Cooling                                       |                                               | Heating                                       |                                               | Artificial lighting        |                                 |              |                       | Natural lighting |              |
|---------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|----------------------------|---------------------------------|--------------|-----------------------|------------------|--------------|
|               | living areas                                  | bedroom areas                                 | living areas                                  | bedroom areas                                 | No. of bedrooms &/or study | No. of living &/or dining rooms | Each kitchen | All bathrooms/toilets | Each laundry     | All hallways |
| All dwellings | 1-phase airconditioning EER 3.0 - 3.5 (zoned) | 1-phase airconditioning EER 3.0 - 3.5 (zoned) | 1-phase airconditioning EER 3.0 - 3.5 (zoned) | 1-phase airconditioning EER 3.0 - 3.5 (zoned) | 3                          | 2                               | yes          | yes                   | yes              | yes          |

| Dwelling no.  | Individual pool     |       | Individual spa     |       | Appliances & other efficiency measures |              |                              |            |                |               |                                         |                                                    |
|---------------|---------------------|-------|--------------------|-------|----------------------------------------|--------------|------------------------------|------------|----------------|---------------|-----------------------------------------|----------------------------------------------------|
|               | Pool heating system | Timer | Spa heating system | Timer | Kitchen cooktop/oven                   | Refrigerator | Well ventilated fridge space | Dishwasher | Clothes washer | Clothes dryer | Indoor or sheltered clothes drying line | Private outdoor or unsheltered clothes drying line |
| All dwellings | -                   | -     | -                  | -     | gas cooktop & gas oven                 | -            | no                           | -          | -              | -             | no                                      | yes                                                |

### Common Areas and Central Systems/Facilities:

- The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

| Common area ventilation system |                           |                                |                                     | Common area lighting        |                             |  |
|--------------------------------|---------------------------|--------------------------------|-------------------------------------|-----------------------------|-----------------------------|--|
| Common area                    | Ventilation system type   | Ventilation efficiency measure | Primary type of artificial lighting | Lighting efficiency measure | Lighting control system/BMS |  |
| Car park area (No. 1)          | no mechanical ventilation | -                              | fluorescent                         | motion sensors              | no                          |  |
| Lift car (No.2)                | -                         | -                              | light-emitting diode                | none                        | no                          |  |
| Lift car (No.3)                | -                         | -                              | light-emitting diode                | none                        | no                          |  |

| Central energy systems | Type                                 | Specification                            |
|------------------------|--------------------------------------|------------------------------------------|
| Lift (No. 2)           | gearless traction with V V V F motor | Number of levels (including basement): 3 |
| Lift (No. 3)           | gearless traction with V V V F motor | Number of levels (including basement): 3 |

| Central energy systems    | Type                | Specification                              |
|---------------------------|---------------------|--------------------------------------------|
| Alternative energy supply | Photovoltaic system | Rated electrical output (min): 8.0 peak kW |

### THERMAL COMFORT COMMITMENTS

#### Dwellings:

Where there is an in-slab heating or cooling system, the applicant must:

- (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

| Dwelling no.        | Thermal loads                            |                                          |
|---------------------|------------------------------------------|------------------------------------------|
|                     | Area adjusted heating load (in mJ/m²/yr) | Area adjusted cooling load (in mJ/m²/yr) |
| 1                   | 35.5                                     | 24.4                                     |
| 2                   | 29.0                                     | 23.9                                     |
| 3                   | 38.7                                     | 17.9                                     |
| 4                   | 16.1                                     | 27.2                                     |
| 5                   | 41.4                                     | 25.0                                     |
| 6                   | 28.6                                     | 17.7                                     |
| 7                   | 24.0                                     | 28.7                                     |
| 8                   | 17.5                                     | 24.9                                     |
| 9                   | 27.4                                     | 26.6                                     |
| 10                  | 17.3                                     | 28.3                                     |
| 11                  | 18.7                                     | 20.5                                     |
| All other dwellings | 28.2                                     | 27.1                                     |

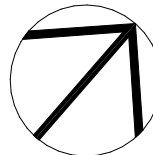
### GLAZING & INSULATION COMMITMENTS (refer to NatHERS Certificates for more detail)

- Underfloor insulation R1.0 to units above basement carpark
- External wall insulation R2.5
- Ceiling insulation, where open to roof space R4.0
- Roof insulation R1.3 Anticon
- All glazing to be Low-e, except windows noted as Double-glazed below: W40,43,44,45,55,57,70,71,72,73,74,75,84,85,101,105, 106,125 ("Refer to relevant NATHers certificates for more detail)

|     |          |                                             |      |     |
|-----|----------|---------------------------------------------|------|-----|
| 02  | 10/02/22 | BUILDING RAISED TO SUIT 3.1 AHD FLOOD LEVEL | BB   | BB  |
| 01  | 28/09/21 | DA SUBMISSION                               | JRGL | BB  |
| Rev | Date     | Amendment                                   | Dwn  | Chk |

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Client  
**Mona Vale Holdings Pty Ltd**

Project  
**MONA VALE SENIORS HOUSING**  
21, 23 Monavale Street & 120 Bassett Street  
Mona Vale NSW 2103

Status  
**FOR CO-ORDINATION**

Title  
**Title Page**

Drawing No.  
**0608-DA100**

Revision  
**02**

Scale  
**at A1 size**

Date  
**10/02/22**

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northern  
beaches  
council

PROCEEDINGS NO: 2021/361685

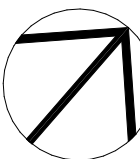
**DATED: 27 July 2022**



|    |          |                                             |       |       |
|----|----------|---------------------------------------------|-------|-------|
| 2  | 10/02/22 | BUILDING RAISED TO SUIT 3.1 AHD FLOOD LEVEL | BB    | BB    |
| 1  | 28/08/21 | DA SUBMISSION                               | JR/GL | BB    |
| ev | Date     | Amendment                                   | Drawn | Check |

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Client  
**Mona Vale Holdings Pty Ltd**

Project  
**MONA VALE SENIORS HOUSING**  
21, 23 Mona Street & 120 Bassett Street  
Mona Vale NSW 2103

Status  
**FOR CO-ORDINATION**

Title  
**Demolition Plan**

Drawing No.  
0608-DA102

Revision  
2

Scale  
1:200 at A1 size

ate  
0/02/22

000001 10/01/21 1:00:00 PM 10/01/21 1:00:00 PM 10/01/21 1:00:00 PM

PITTWATER HIGH SCHOOL

WINNERERREMY BAY

NOTES:

- ALL LEVELS TO AHD.
- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.

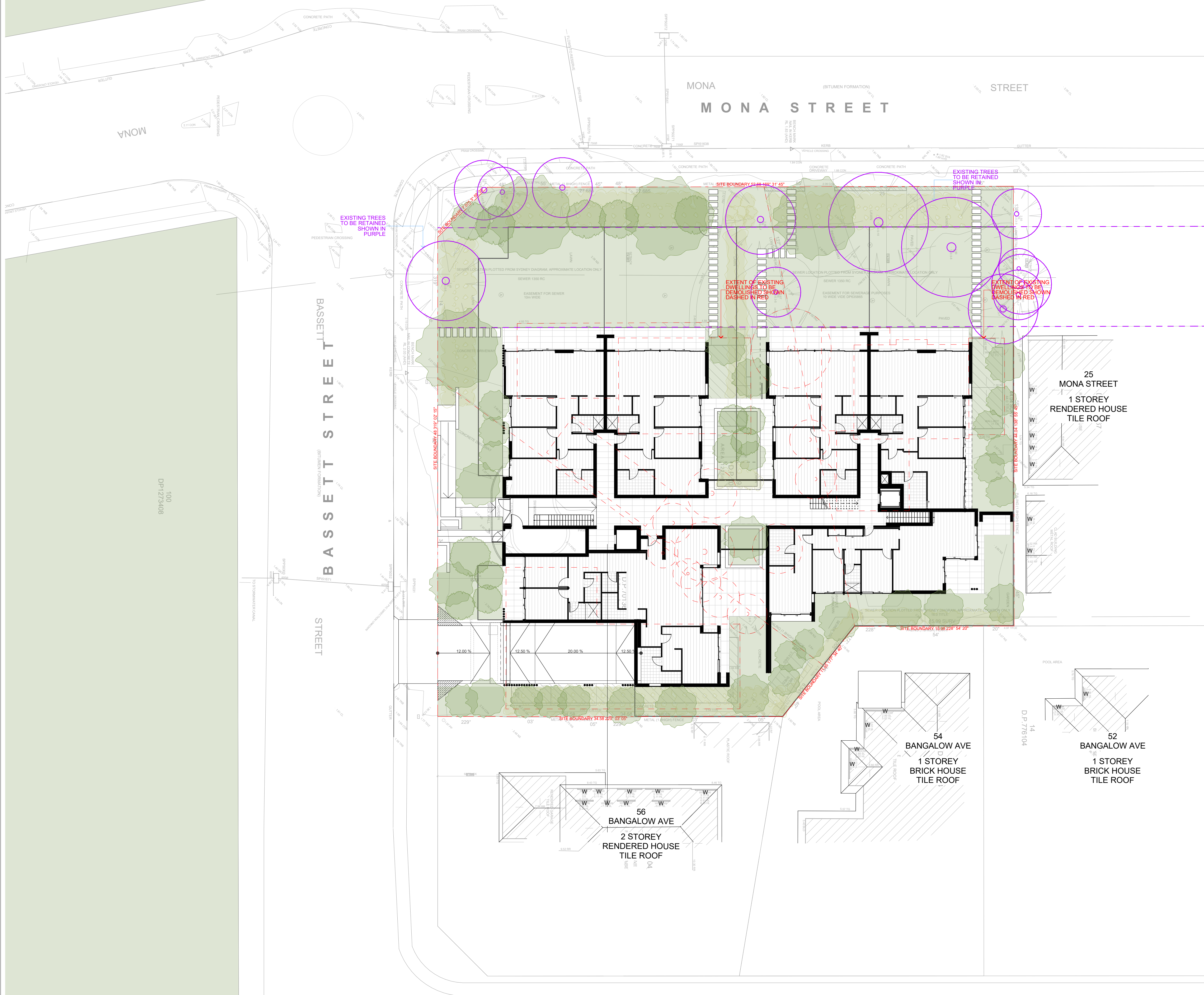
NOTE 1 - Building floor levels have been raised by 200mm



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/361685

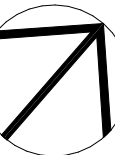
DATED: 27 July 2022



|     |          |                                             |       |     |
|-----|----------|---------------------------------------------|-------|-----|
| 03  | 10/02/22 | BUILDING RAISED TO SUIT 3.1 AHD FLOOD LEVEL | BB    | BB  |
| 02  | 21/12/21 | DA ADDITIONALS                              | GL    | BB  |
| 01  | 28/09/21 | DA SUBMISSION                               | JR/CL | BB  |
| Rev | Date     | Amendment                                   | Dwn   | Chk |

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Client  
**Mon Vale Holdings Pty Ltd**

Project  
**MONA VALE SENIORS HOUSING**  
21, 23 Mon Street & 120 Bassett Street  
Mon Vale NSW 2103

Status  
**FOR CO-ORDINATION**

Title  
**Site Plan**

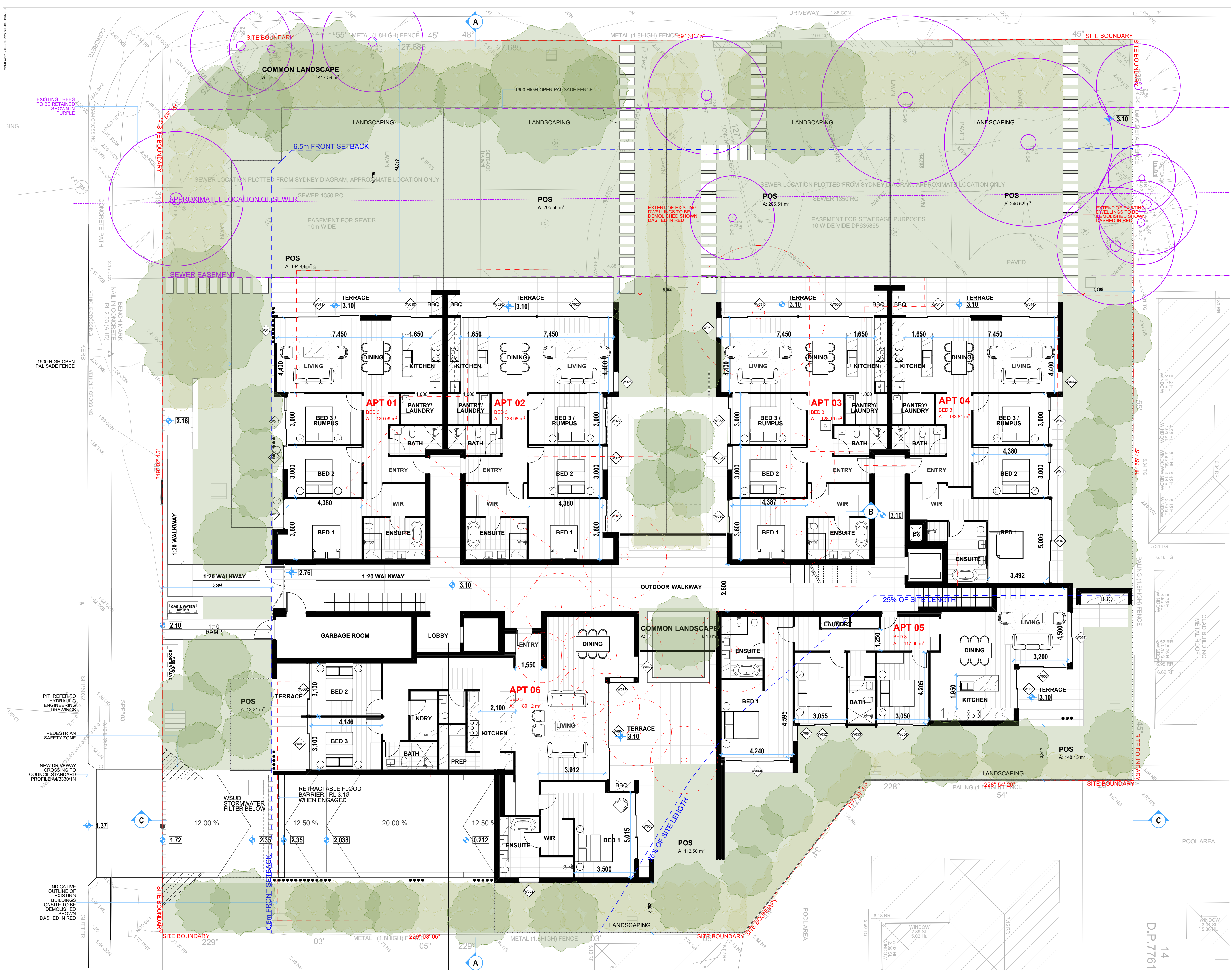
Drawing No.  
**0608-DA103**

Revision  
**03**

Scale  
**1:200 at A1 size**

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**10/02/22**

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**NOTES:**

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**NOTE 1 - Building floor levels have been raised by 200mm**

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**PROCEEDINGS NO: 2021/361685**

**DATED: 27 July 2022**

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**MONA VALE SENIORS HOUSING**  
21, 23 Mona Street & 120 Bassett Street  
Mona Vale NSW 2103

Status  
**FOR CO-ORDINATION**

Title  
**Ground Floor Plan**

Drawing No.  
0608-DA104

Revision  
04

Scale  
1:100 at A1 size

Date  
10/02/22

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**DATED: 27 July 2022**

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21, 23 Mona Street & 120 Bassett Street  
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Status  
**FOR CO-ORDINATION**

Title  
**Level 01 Plan**

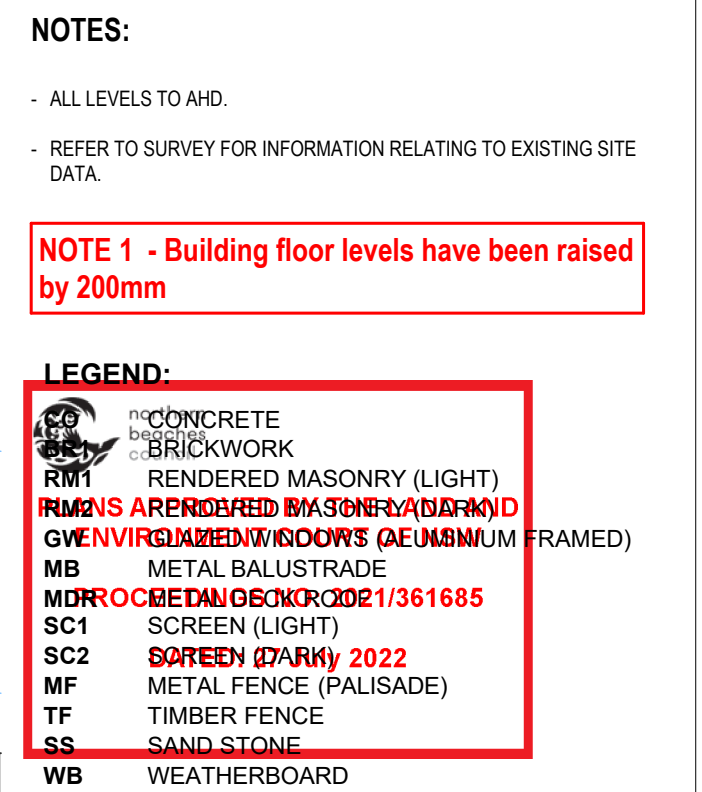
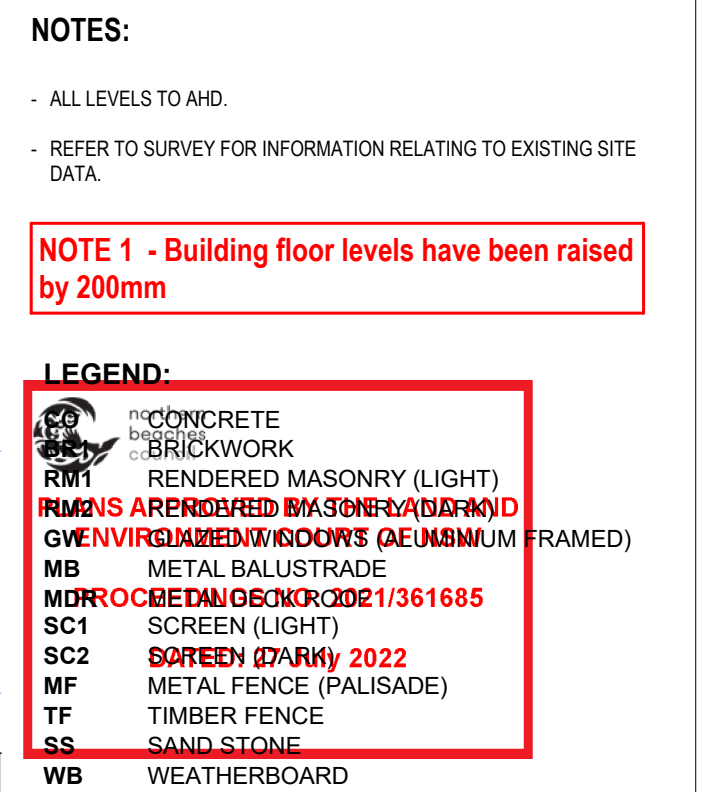
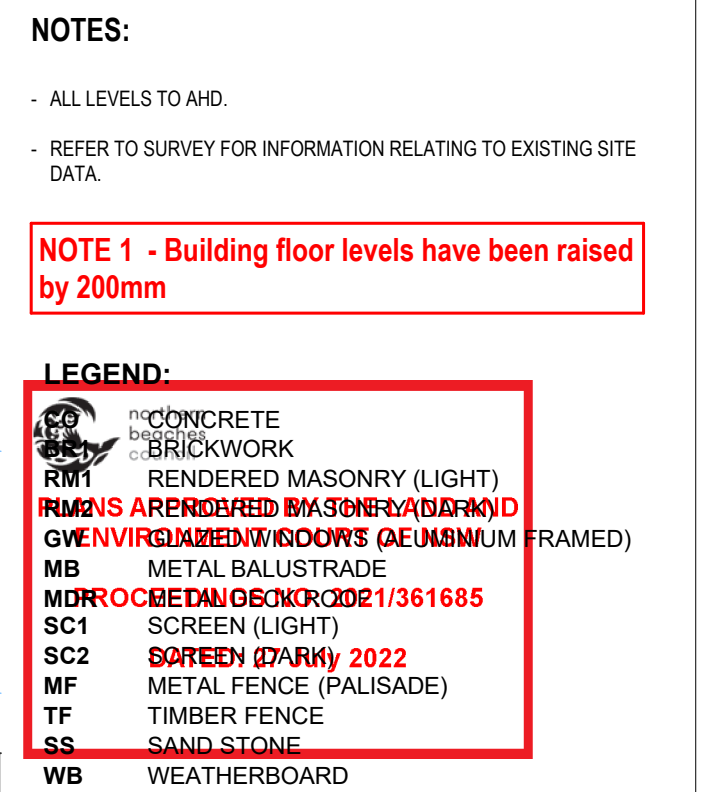
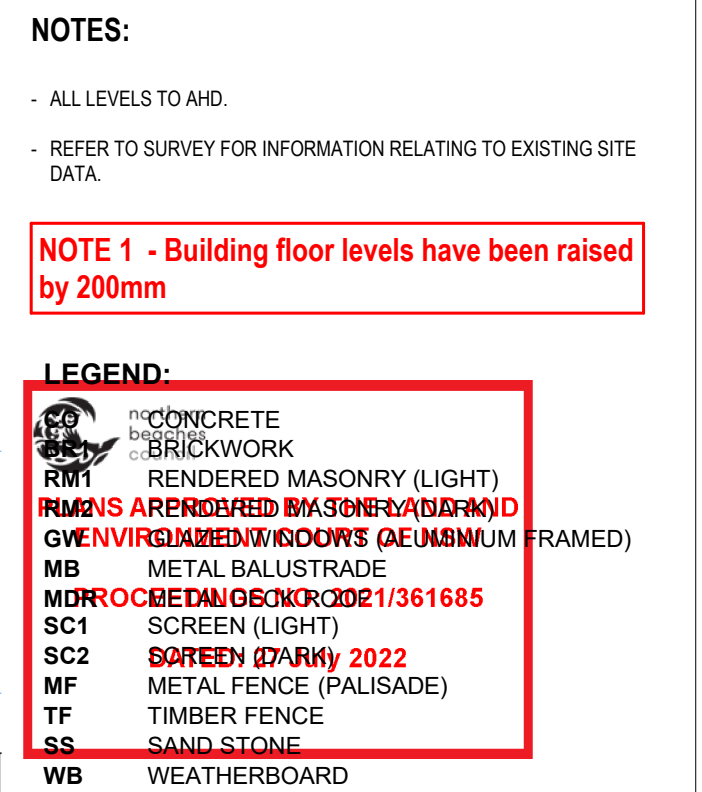
Drawing No. 0608-DA105  
Revision 04

Scale 1:100 at A1 size  
Date 10/02/22

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Project  
**MONA VALE SENIORS HOUSING**  
21, 23 Mona Street & 120 Bassett Street  
Mona Vale NSW 2103

Status  
**FOR CO-ORDINATION**

Title

**Elevations**

|             |          |
|-------------|----------|
| Drawing No. | Revision |
| 0608-DA108  | 04       |

Scale  
1:100 at A1 size

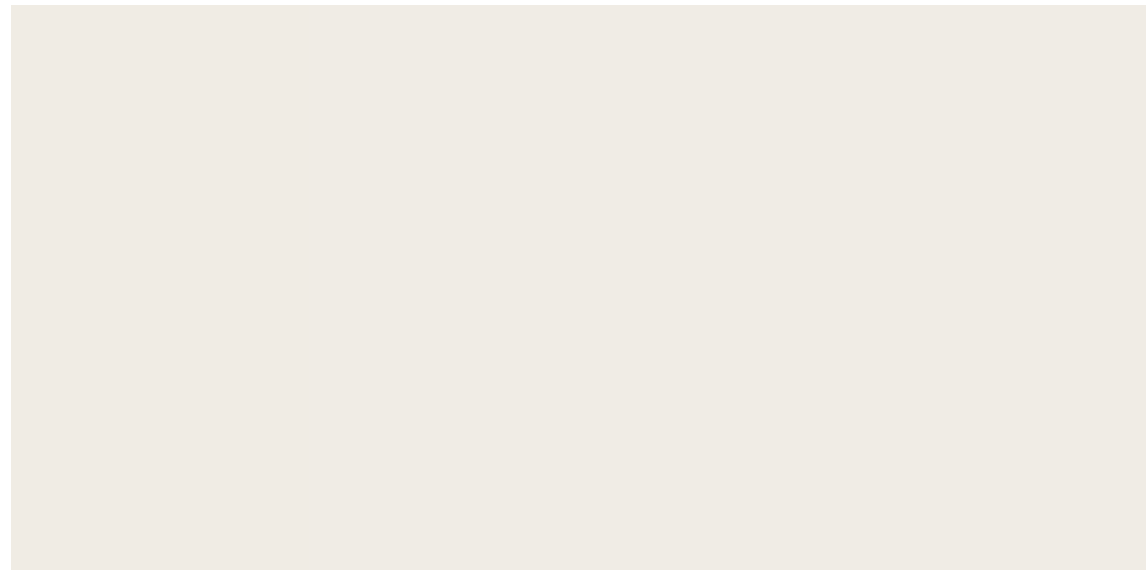
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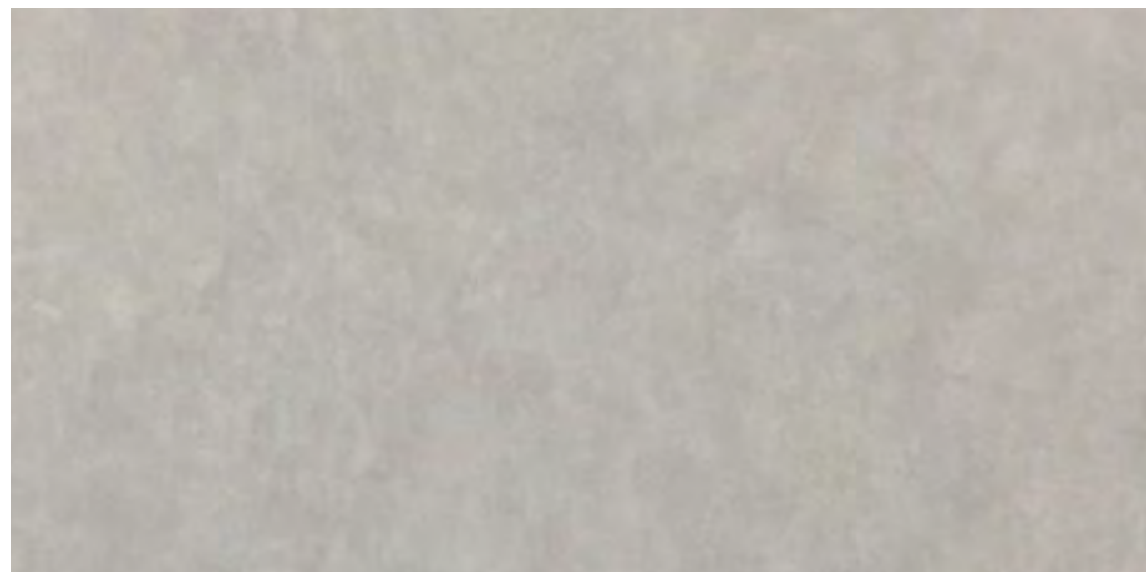
FINISHES SCHEDULE



'RM2'  
RENDERED MASONRY (DARK)



'RM1'  
RENDERED MASONRY (LIGHT)



'CO'  
OF FORM CONCRETE



'WB'  
WEATHERBOARD



'BR1'  
BRICKWORK



'SS'  
SANDSTONE (SMALL FORMAT)



'MF'  
METAL FENCE (PALISADE)



NOTES:

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LEGEND:

|     |                                   |
|-----|-----------------------------------|
| RM1 | RENDERED MASONRY (LIGHT)          |
| RM2 | RENDERED MASONRY (DARK)           |
| GW  | GLAZED WINDOWS (ALUMINIUM FRAMED) |
| MB  | METAL BALUSTRADE                  |
| MDR | METAL DOWNPOUT                    |
| SC1 | SCREEN (LIGHT)                    |
| SC2 | SCREEN (DARK)                     |
| MF  | METAL FENCE (PALISADE)            |
| TF  | TIMBER FENCE                      |
| SS  | SANDSTONE                         |
| WB  | WEATHERBOARD                      |

|     |          |                                             |       |       |
|-----|----------|---------------------------------------------|-------|-------|
| 02  | 10/02/22 | BUILDING RAISED TO SUIT 3.1 AHD FLOOD LEVEL | BB    | BB    |
| 01  | 28/09/21 | DA SUBMISSION                               | JR/GL | BB    |
| Rev | Date     | Amendment                                   | Drawn | Check |

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Client  
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Project  
**MONA VALE SENIORS HOUSING**  
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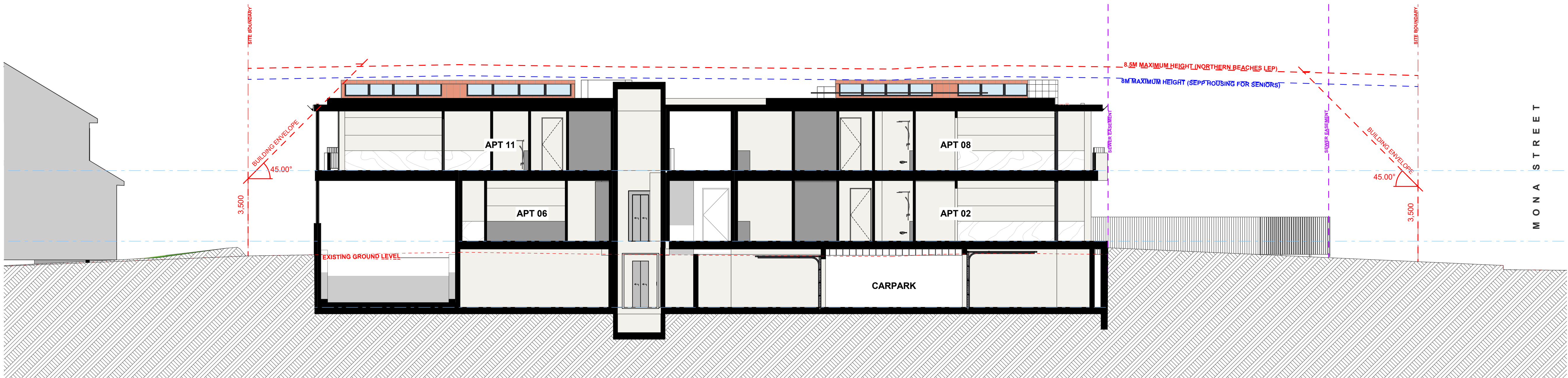
Status  
**FOR CO-ORDINATION**

Title  
**Finishes Schedule & 3D Views**

Drawing No. 0608-DA109  
Revision 02

Scale at A1 size  
Date 10/02/22

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NOTES:

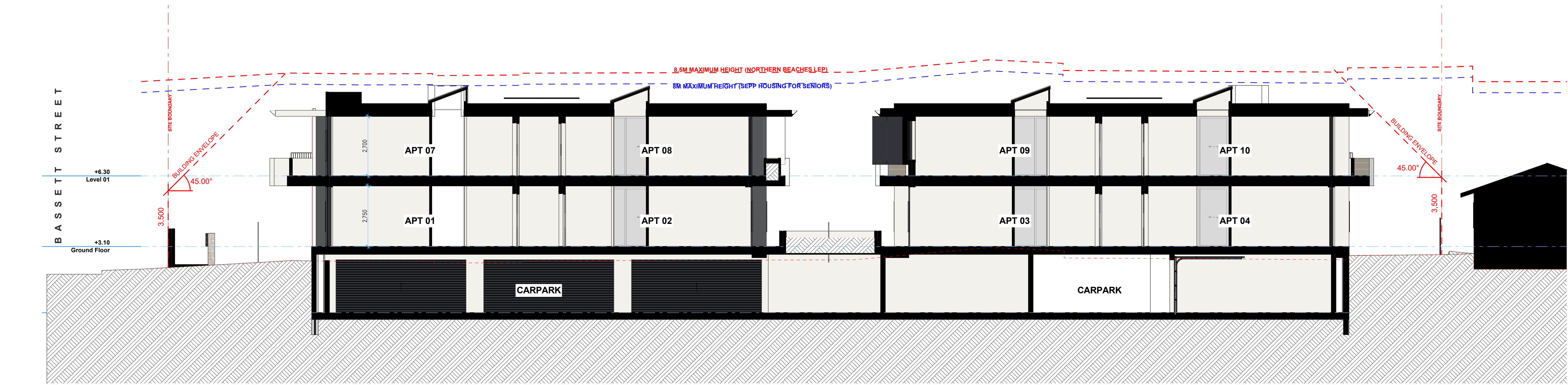
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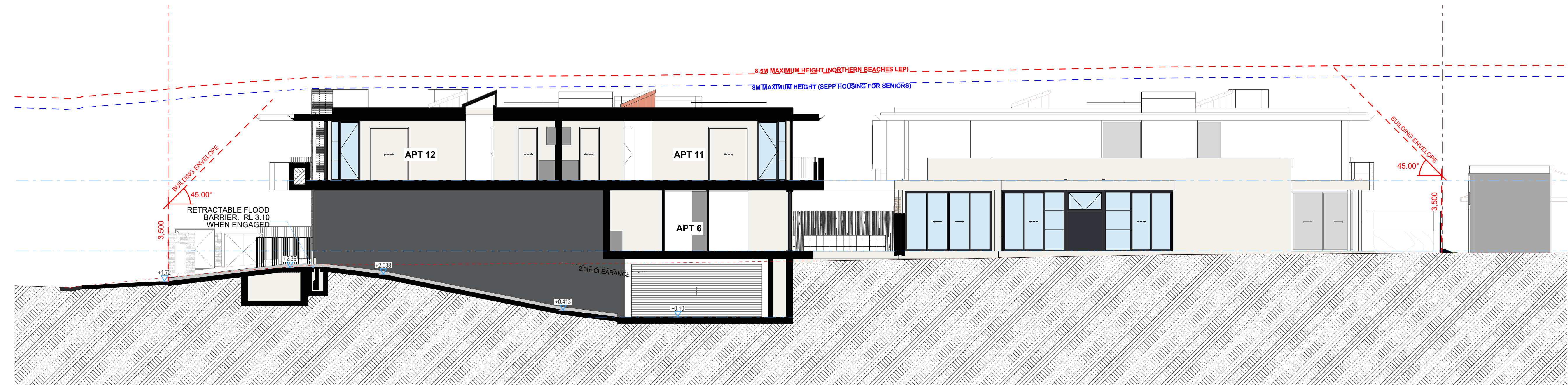
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SECTION AA  
1:100



2

SECTION BB  
1:100



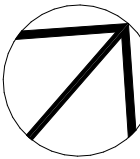
3

SECTION CC  
1:100

|     |          |                                             |       |       |
|-----|----------|---------------------------------------------|-------|-------|
| 04  | 10/02/22 | BUILDING RAISED TO SUIT 3.1 MHD FLOOD LEVEL | BB    | BB    |
| 03  | 25/01/22 | ROOF EAVE, CARWASH & RAMP AMENDMENT         | GL    | BB    |
| 02  | 21/11/21 | DA AMENDMENTS                               | GL    | BB    |
| 01  | 29/09/21 | DA SUBMISSION                               | JR/GL | BB    |
| Rev | Date     | Amendment                                   | Drawn | Check |

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Client  
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Project  
**MONA VALE SENIORS HOUSING**  
21, 23 Mona Street & 120 Bassett Street  
Mona Vale NSW 2103

Status  
**FOR CO-ORDINATION**

Title  
**Sections**

Drawing No.  
**0608-DA110**

Revision  
**04**

Scale  
**1:100 at A1 size**

Date  
**10/02/22**

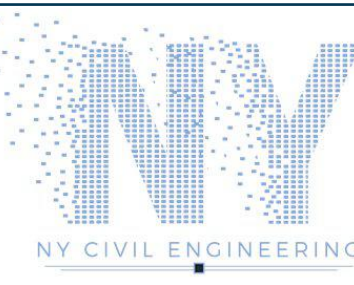
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# PEDESTRIAN REFUGE PLAN

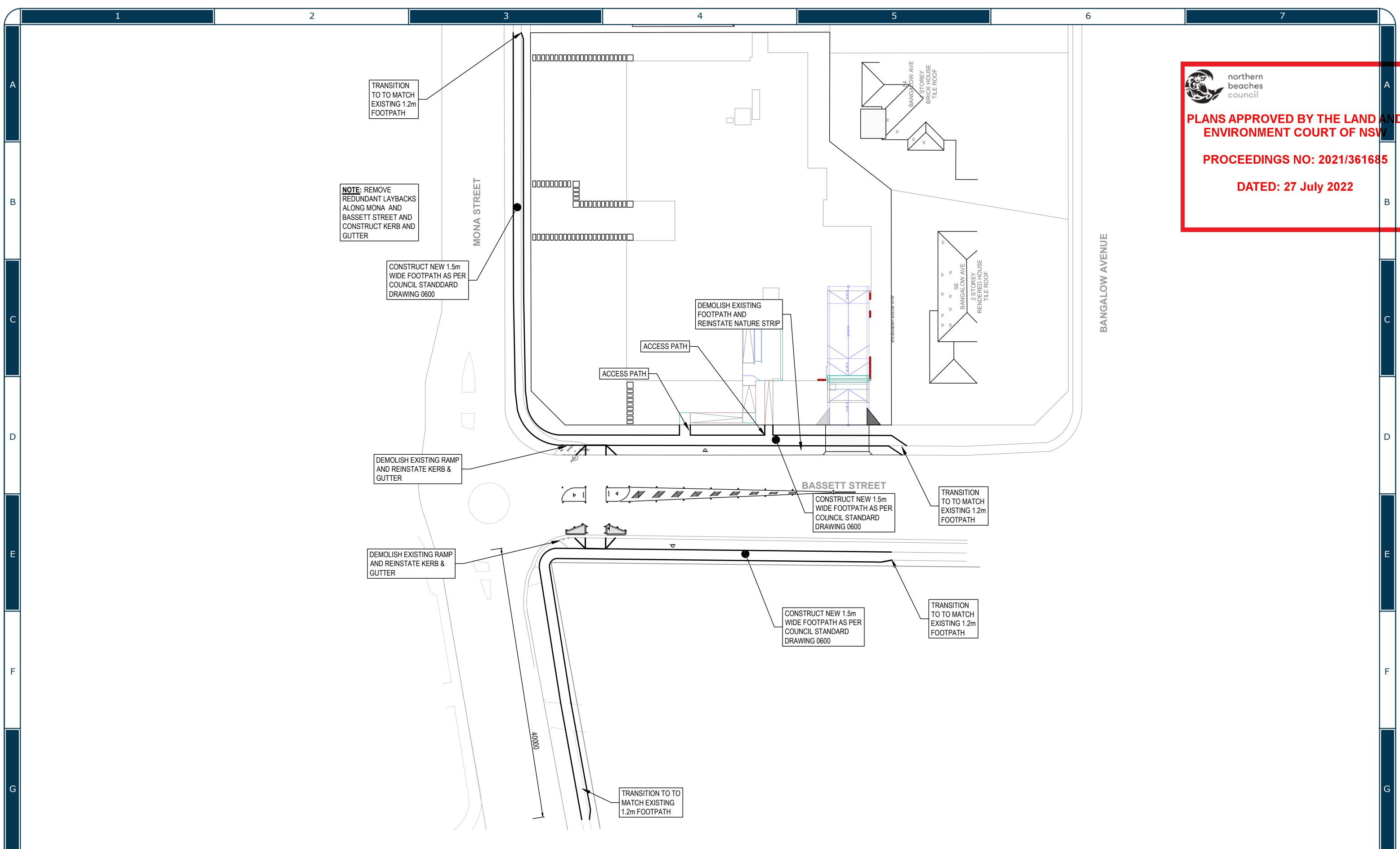
## Lots 8,9 & 10, No.21-23 MONA STREET & 120 BASSETT STREET, MONA VALE

### CIVIL ENGINEERING WORKS



|                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                        |          |       |                                |            |                                                                                                 |            |          |                   |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|--------------------------------|------------|-------------------------------------------------------------------------------------------------|------------|----------|-------------------|
| <br><b>NY CIVIL ENGINEERING</b> | APPROVED BY                                                                                                                                                                                                                                                                                                                                            | REVISION | DRAWN | DESCRIPTION                    | DATE       | DRAWING TITLE                                                                                   | SHEET SIZE | A3       | JOB REFERENCE     |
|                                                                                                                    | <div>NADER ZAKI<br/>MIEAust CPEng NER</div> <div></div> <div>T 0416 334 977<br/>E <a href="mailto:admin@nvcivilengineering.com.au">admin@nvcivilengineering.com.au</a><br/>W <a href="http://www.nvcivilengineering.com.au">www.nvcivilengineering.com.au</a></div> | A        | NZ    | ISSUED FOR DA                  | 24.01.2022 | DETAILS, NOTES & LEGEND                                                                         |            |          | E210350           |
|                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                        | B        | NZ    | UPDATED REFUGE LOCATION        | 10.02.2022 |                                                                                                 |            | DESIGNED |                   |
|                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                        | C        | NZ    | UPDATED SWEEP PATH             | 16.02.2022 |                                                                                                 |            |          | DRAWING No.<br>D1 |
|                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                        | D        | NZ    | FOOTPATH UPGRADE               | 29.04.2022 |                                                                                                 | CHECKED    | NZ       |                   |
|                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                        | E        | NZ    | FOOTPATH UPGRADE               | 06.05.2022 |                                                                                                 |            |          | No. IN SET<br>5   |
|                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                        | F        | NZ    | UPDATED PLANS                  | 20.05.2022 |                                                                                                 | ISSUE      | G        |                   |
|                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                        | G        | NZ    | UPDATED REFUGE ISLAND LOCATION | 24.05.2022 |                                                                                                 |            | SCALE    |                   |
|                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                        |          |       |                                |            | PROJECT TITLE                                                                                   |            |          |                   |
|                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                        |          |       |                                |            | PROPOSED PEDESTRIAN REFUGE & FOOTPATH<br>No.21-23 MONA STREET & 120 BASSETT STREET<br>MONA VALE |            |          |                   |



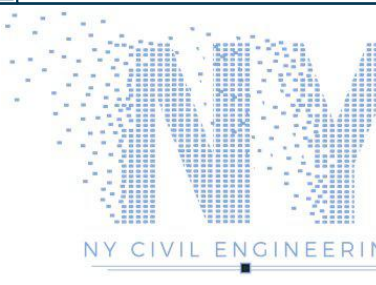
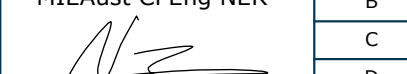


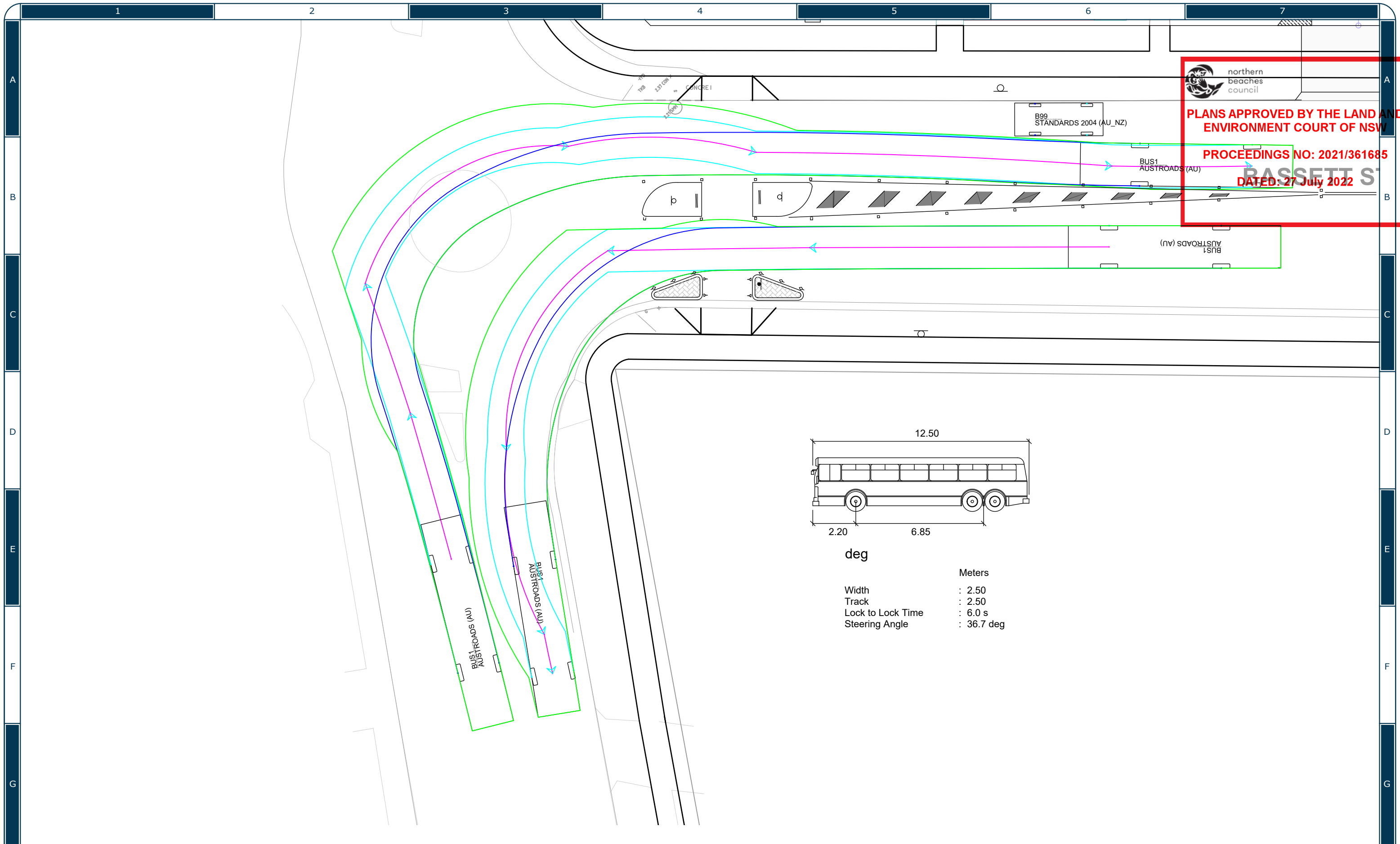
 northern  
beaches  
council

**PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW**

**PROCEEDINGS NO: 2021/361685**

**DATED: 27 July 2022**

|                                                                                    |                                                                                                                                                                                                |  |          |       |                                |            |                                                                                                 |   |            |       |               |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------|-------|--------------------------------|------------|-------------------------------------------------------------------------------------------------|---|------------|-------|---------------|
|  | APPROVED BY                                                                                                                                                                                    |  | REVISION | DRAWN | DESCRIPTION                    | DATE       | DRAWING TITLE                                                                                   |   | SHEET SIZE | A3    | JOB REFERENCE |
|                                                                                    | NADER ZAKI<br>MIEAust CPEng NER                                                                                                                                                                |  | A        | NZ    | ISSUED FOR DA                  | 24.01.2022 | BASSETT/MONA STREET FOOTPATH                                                                    |   | DESIGNED   | NZ    | E210350       |
|                                                                                    |                                                                                                             |  | B        | NZ    | UPDATED REFUGE LOCATION        | 10.02.2022 | PROJECT TITLE                                                                                   |   | CHECKED    | NZ    | DRAWING No.   |
|                                                                                    |                                                                                                                                                                                                |  | C        | NZ    | UPDATED SWEPT PATH             | 16.02.2022 |                                                                                                 |   | ISSUE      | G     |               |
|                                                                                    |                                                                                                                                                                                                |  | D        | NZ    | FOOTPATH UPGRADE               | 29.04.2022 |                                                                                                 |   |            | SCALE | 1:500         |
|                                                                                    |                                                                                                                                                                                                |  | E        | NZ    | FOOTPATH UPGRADE               | 06.05.2022 |                                                                                                 |   |            |       |               |
|                                                                                    |                                                                                                                                                                                                |  | F        | NZ    | UPDATED PLANS                  | 20.05.2022 |                                                                                                 |   |            |       |               |
|                                                                                    | T 0416 334 977<br>E <a href="mailto:admin@nvcivilengineering.com.au">admin@nvcivilengineering.com.au</a><br>W <a href="http://www.nvcivilengineering.com.au">www.nvcivilengineering.com.au</a> |  | G        | NZ    | UPDATED REFUGE ISLAND LOCATION | 24.05.2022 | PROPOSED PEDESTRIAN REFUGE & FOOTPATH<br>No.21-23 MONA STREET & 120 BASSETT STREET<br>MONA VALE |   | No. IN SET |       |               |
|                                                                                    |                                                                                                                                                                                                |  |          |       |                                |            |                                                                                                 | 5 |            |       |               |



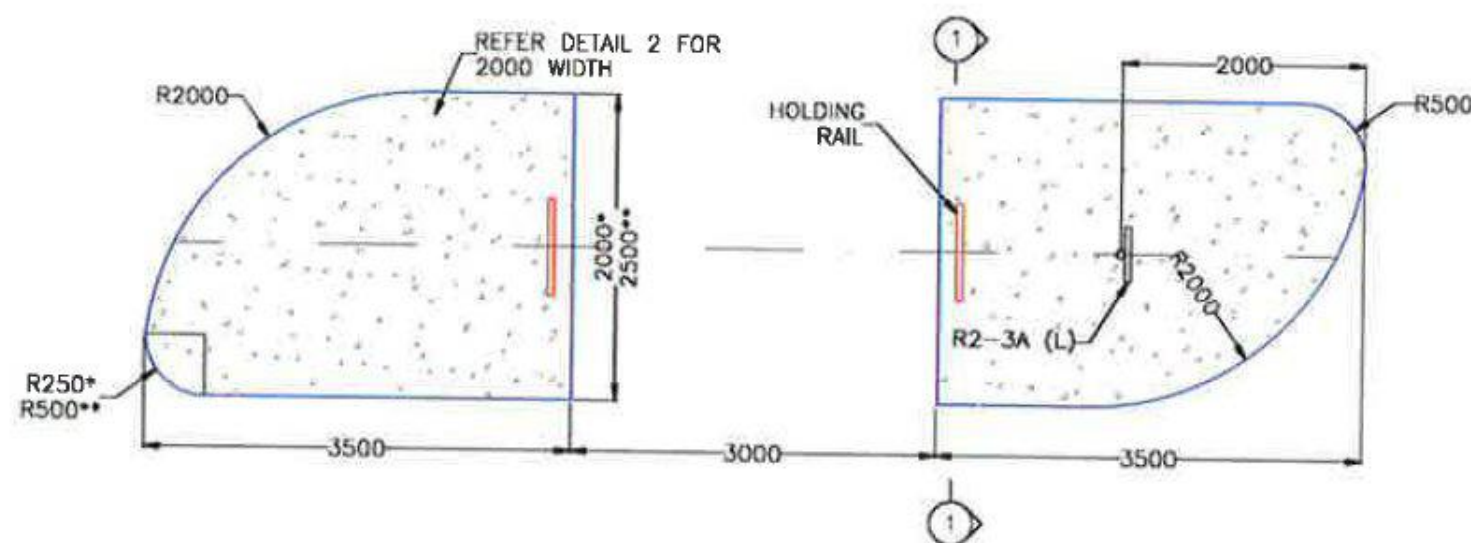
|                                                                                        |                                                                                     |    |                                |            |                         |            |                                |  |                                                                                                 |       |               |         |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----|--------------------------------|------------|-------------------------|------------|--------------------------------|--|-------------------------------------------------------------------------------------------------|-------|---------------|---------|
|     | APPROVED BY                                                                         |    | REVISION                       | DRAWN      | DESCRIPTION             | DATE       | DRAWING TITLE                  |  | SHEET SIZE                                                                                      | A3    | JOB REFERENCE | E210350 |
|                                                                                        | NADER ZAKI<br>MIEAust CPEng NER                                                     |    | A                              | NZ         | ISSUED FOR DA           | 24.01.2022 | BASSETT/MONA STREET SWEEP PATH |  | DESIGNED                                                                                        | NZ    |               |         |
|                                                                                        |  |    | B                              | NZ         | UPDATED REFUGE LOCATION | 10.02.2022 | PROJECT TITLE                  |  | CHECKED                                                                                         | NZ    | DRAWING No.   |         |
|                                                                                        |                                                                                     |    | C                              | NZ         | UPDATED SWEEP PATH      | 16.02.2022 |                                |  | PROPOSED PEDESTRIAN REFUGE & FOOTPATH<br>No.21-23 MONA STREET & 120 BASSETT STREET<br>MONA VALE | ISSUE |               |         |
|                                                                                        | D                                                                                   | NZ | FOOTPATH UPGRADE               | 29.04.2022 | SCALE                   | 1:200      | 5                              |  |                                                                                                 |       |               |         |
|                                                                                        | E                                                                                   | NZ | FOOTPATH UPGRADE               | 06.05.2022 |                         |            |                                |  |                                                                                                 |       |               |         |
|                                                                                        | F                                                                                   | NZ | UPDATED PLANS                  | 20.05.2022 |                         |            |                                |  |                                                                                                 |       |               |         |
| T 0416 334 977<br>E admin@nvcivilengineering.com.au<br>W www.nvcivilengineering.com.au | G                                                                                   | NZ | UPDATED REFUGE ISLAND LOCATION | 24.05.2022 |                         |            |                                |  |                                                                                                 |       |               |         |



PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW

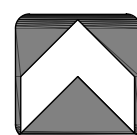
PROCEEDINGS NO: 2021/361685

DATED: 27 July 2022



MODIFIED REFUGE ISLAND (2500 WIDTH) DETAIL 1  
SCALE C

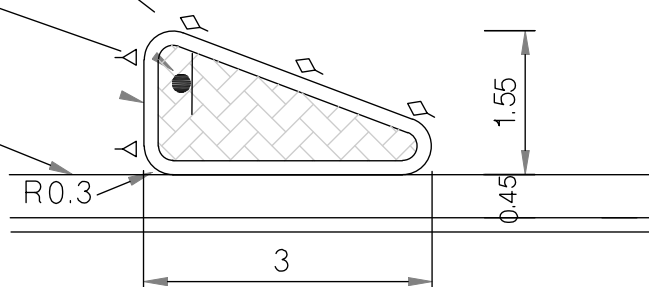
\* DENOTES WIDTH FOR PEDESTRIAN ROUTES ONLY  
\*\* DENOTES WIDTH FOR SHARED PEDESTRIAN AND CYCLE ROUTES



D4-1-2

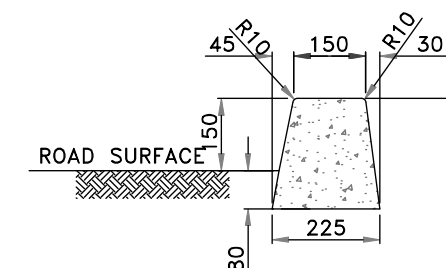
SM NON MOUNTABLE KERB  
WITH AN APPLICATION OF  
WHITE REFLECTIVE PAINT

LIP OF KERB



KERB BLISTER - TYPE A

SCALE 1:100



TYPICAL SM KERB



APPROVED BY  
NADER ZAKI  
MIEAust CPEng NER

*NZ*

T 0416 334 977  
E admin@nycivilengineering.com.au  
W www.nycivilengineering.com.au

| REVISION | DRAWN | DESCRIPTION                    | DATE       |
|----------|-------|--------------------------------|------------|
| A        | NZ    | ISSUED FOR DA                  | 24.01.2022 |
| B        | NZ    | UPDATED REFUGE LOCATION        | 10.02.2022 |
| C        | NZ    | UPDATED SWEEP PATH             | 16.02.2022 |
| D        | NZ    | FOOTPATH UPGRADE               | 29.04.2022 |
| E        | NZ    | FOOTPATH UPGRADE               | 06.05.2022 |
| F        | NZ    | UPDATED PLANS                  | 20.05.2022 |
| G        | NZ    | UPDATED REFUGE ISLAND LOCATION | 24.05.2022 |

| DRAWING TITLE                                                                                   |
|-------------------------------------------------------------------------------------------------|
| PEDESTRIAN REFUGE DETAILS                                                                       |
| PROJECT TITLE                                                                                   |
| PROPOSED PEDESTRIAN REFUGE & FOOTPATH<br>No.21-23 MONA STREET & 120 BASSETT STREET<br>MONA VALE |

|            |          |               |         |
|------------|----------|---------------|---------|
| SHEET SIZE | A3       | JOB REFERENCE | E210350 |
| DESIGNED   | NZ       | DRAWING No.   | D5      |
| CHECKED    | NZ       | No. IN SET    | 5       |
| ISSUE      | G        |               |         |
| SCALE      | AS NOTED |               |         |

northern  
hatched  
boundary

**EXISTING TREES TO BE RETAINED**

**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

**PROCEED WITH REMOVAL OF EXISTING TREES**

**DATED: 27 July 2022**

**NEW TURF AREAS**

+ 65.20 PROPOSED LANDSCAPE LEVELS

NEW TURF AREAS



BRICK GARDEN EDGING

□ □ □ □ STEPPING STONES

| CODE | BOTANICAL NAME                            | COMMON NAME            | QUANTITY | MATURE HEIGHT | CONTAINER SIZE | STAKE |
|------|-------------------------------------------|------------------------|----------|---------------|----------------|-------|
| AM   | <i>Acmena smithii</i> 'Allyn Magic'       | Dwarf Lilly Pilli      | 31       | 1m            | 200mm          | -     |
| AC   | <i>Angophora costata</i> #                | Sydney Red Gum         | 4        | 20m           | 25 litre       | 2     |
| ACU  | <i>Archontophoenix cunninghamiana</i>     | Bangalow Palm          | 24       | 13m           | 45 litre       | 2     |
| APs  | <i>Acer palmatum</i> 'Senkaki'            | Coral Barked Maple     | 1        | 4m            | 75 litre       | 2     |
| ASm  | <i>Acmena smithii</i> 'Minor'             | Dwarf Lilly Pilli      | 6        | 3m            | 200mm          | -     |
| AS   | <i>Acmena smithii</i>                     | Lilly Pilli            | 3        | 12m           | 25 litre       | 2     |
| BI   | <i>Banksia integrifolia</i>               | Coastal Banksia        | 7m       | 25            | 25 litre       | 2     |
| CFr  | <i>Cordyline frutescens</i> 'Rubra'       | Red Cordyline          | 25       | 1.5m          | 200mm          | -     |
| DB   | <i>Dianella 'Breeze'</i>                  | Dianella Breeze        | 96       | 0.6m          | 140mm          | -     |
| DC   | <i>Dianella caerulea</i>                  | Paroo Lily             | 30       | 0.4m          | 140mm          | -     |
| DSI  | <i>Dichondra 'Silver Falls'</i>           | Silver Falls           | 31       | trailing      | 140mm          | -     |
| DR   | <i>Dianella revoluta</i>                  | Lilly Rev              | 88       | 0.4m          | 140mm          | -     |
| DRr  | <i>Dianella revoluta</i> 'Little Rev'     | Flax Lily Rev Dianella | 63       | 0.3m          | 140mm          | -     |
| ER   | <i>Elaeocarpus relativus</i>              | Blueberry Ash          | 9        | 6m            | 25 litre       | 2     |
| EP   | <i>Epilobium punctata</i> #               | Grey Gum               | 2        | 1.5m          | 25 litre       | 2     |
| LI   | <i>Lagerstroemia indica</i> 'Sioux'       | Crape Myrtle           | 1        | 4m            | 75 litre       | 2     |
| LM   | <i>Liriope muscari</i> 'Just Right'       | Turf Lily              | 248      | 0.4m          | 140mm          | -     |
| LL   | <i>Lomandra longifolia</i>                | Mat Rush               | 12       | 1m            | 140mm          | -     |
| LL   | <i>Lomandra longifolia</i> 'Tanika'       | Tanika Lomandra        | 215      | 0.4m          | 140mm          | -     |
| LS   | <i>Lomandra 'Seascape'</i>                | Seascape Lomandra      | 110      | 0.4m          | 140mm          | -     |
| ND   | <i>Nandina domestica</i>                  | Sacred Bamboo          | 19       | 2m            | 200mm          | -     |
| PRr  | <i>Phormium tenax</i> 'Bronze Congo'      | Rejo Congo             | 2        | 0.75m         | 300mm          | -     |
| PTb  | <i>Phormium tenax</i> 'Bronze Baby'       | Dwarf NZ Flax          | 44       | 1m            | 140mm          | -     |
| PTI  | <i>Phormium tenax</i> 'Flamin'            | Red NZ Flax            | 27       | 1m            | 140mm          | -     |
| PX   | <i>Phormium 'Xanadu'</i>                  | Xanadu                 | 53       | 0.75m         | 200mm          | -     |
| RI   | <i>Rhaphiolepis indica</i>                | Indian Hawthorn        | 68       | 1.5m          | 200mm          | -     |
| SAP  | <i>Syzygium australe</i> 'Pinnacle'       | Dwarf Lilly Pilli      | 74       | 3m            | 200mm          | -     |
| SC   | <i>Syzygium 'Cascade'</i>                 | Cascade Lillypillly    | 79       | 2m            | 200mm          | -     |
| SR   | <i>Strelitzia reginae</i>                 | Bird of Paradise       | 12       | 1.5m          | 200mm          | -     |
| STI  | <i>Syzygium 'Tiny Trev'</i>               | Sweet Viburnum         | 17       | 0.6m          | 200mm          | -     |
| TL   | <i>Westringeria laurina</i>               | Water Gum              | 11       | 25            | 200mm          | -     |
| VH   | <i>Viola hederacea</i>                    | Native Violet          | 50       | 0.1m          | 140mm          | -     |
| WAB  | <i>Westringia frutescens</i> 'Aussie Box' | Dwarf Coastal Rosemary | 32       | 1m            | 200mm          | -     |
| WF   | <i>Westringia frutescens</i>              | Coastal Rosemary       | 16       | 2m            | 200mm          | -     |

# 5 x proposed significant trees (greater than 15m in height)

This plan is to be read in conjunction with all documentation prepared by **PopovBass Architects**.

Refer to ARBORICULTURAL IMPACT ASSESSMENT & TREE PROTECTION PLAN prepared by TREE SURVEY for existing trees information.



office. 16/303 pacific highway  
lindfield nsw 2070  
postal. 25 bent street  
lindfield nsw 2070  
ph 9416 4290 fax 9416 4735  
A.C.N 097 328 580  
email ijla@netspace.net.au

**project**  
**Proposed Development**  
21, 23 Mona Street & 120 Bassett Street,  
Mona Vale

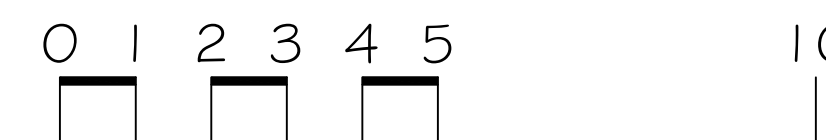
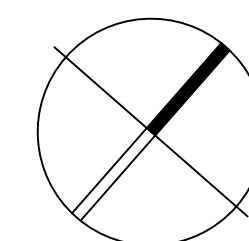
drawing  
Landscape Plan

## client Built Projects

|                    |                   |
|--------------------|-------------------|
| <b>date</b>        | <b>scale</b>      |
| February 2021      | 1:100 @ A1        |
| <b>job.dwg no.</b> | 1:200 @ A3        |
| 163.22(21)/368'A'  | <b>no. in set</b> |
| <b>designed by</b> | ONE/THREE         |
| IJ                 | <b>drawn by</b>   |
|                    | AM                |

**A** **10.02.22**  
1. FFL's raised to match Architectural plans.

**A** **10.02.**  
1. FFL's raised to match Architectural plans.



TREES



Plant code: AC  
*Angophora costata*  
**Sydney Red Gum**



Plant code: ACu  
*Archontophoenix cunninghamiana*  
**Bangalow Palm**



Plant code: APs  
*Acer palmatum* 'Senkaki'  
**Coral Barked Maple**



Plant code: AS  
*Acmena smithii*  
**Lilly Pilly**



Plant code: BI  
*Banksia integrifolia*  
**Coatal Banksia**



Plant code: EP  
*Eucalyptus punctata*  
**Grey Gum**



Plant code: ER  
*Elaeocarpus reticulatus*  
**Blueberry Ash**



Plant code: LI  
*Lagerstroemia indica*  
**Crepe Myrtle**



Plant code: TL  
*Tristaniopsis laurina*  
**Water Gum**



northern  
beaches  
council

PLANS APPROVED BY THE LAND AND  
ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2021/361685

DATED: 27 July 2022

SHRUBS & FEATURE PLANTS



Plant code: AAm  
*Acmena smithii* 'Allyn Magic'  
**Dwarf Lilly Pilly**



Plant code: ASm  
*Acmena smithii* var. *minor*  
**Dwarf Lilly Pilly**



Plant code: CFr  
*Cordyline fruticosa* 'Rubra'  
**Red Cordyline**



Plant code: LL  
*Lomandra longifolia*  
**Spiny Matt Rush**



Plant code: ND  
*Nandina domestica*  
**Sacred Bamboo**



Plant code: PRc  
*Philodendron* 'Rojo Congo'  
**Rojo Congo**



Plant code: PTbb  
*Phormium tenax* 'Bronze Baby'  
**Dwarf NZ FLax**



Plant code: PTf  
*Phormium tenax* 'Flamin'  
**Red NZ FLax**



Plant code: PX  
*Philodendrum* 'Xanadu'  
**Xanadu**



Plant code: RI  
*Raphiolepis indica*  
**Indian Hawthorn**



Plant code: SAP  
*Syzygium australe* 'Pinnacle'  
**Dwarf Lilly Pilly**



Plant code: SC  
*Syzygium* 'Cascade'  
**Dwarf Lilly Pilly**



Plant code: SR  
*Strelitzia reginae*  
**Bird of Paradise**



Plant code: STt  
*Syzygium* 'Tiny Trev'  
**Dwarf Lilly Pilly**



Plant code: WAb  
*Westringia fruticosa* 'Aussie Box'  
**Dwarf Coastal Rosemary**



Plant code: WF  
*Westringia fruticosa*  
**Coastal Rosemary**

GROUNDCOVERS



Plant code: DB  
*Dianella* 'Breeze'  
**Paroo Lily**



Plant code: DCI  
*Dianella caerulea*  
**Paroo Lily**



Plant code: DSf  
*Dichondra* 'Silver Falls'  
**Silver Falls**



Plant code: DR  
*Dianella revoluta*  
**Flax Lily**



Plant code: DRlr  
*Dianella revoluta* 'Little Rev'  
**Little Rev Flax Lily**



Plant code: LLt  
*Lomandra longifolia* 'Tanika'  
**Tanika Mat Rush**



Plant code: LS  
*Lomandra* 'Seascape'  
**Mat Rush**



Plant code: VH  
*Viola hederacea*  
**Native Violet**

NOTES

This plan is to be read in conjunction with all documentation prepared by **PopovBass Architects**.

Refer to ARBORICULTURAL IMPACT ASSESSMENT & TREE PROTECTION PLAN prepared by TREE SURVEY for existing trees information.



office. 16/303 pacific highway  
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postal. 25 bent street  
lindfield nsw 2070  
ph 9416 4290 fax 9416 4735  
A.C.N 097 328 580  
email ijla@netspace.net.au

project  
Proposed Development  
21, 23 Mona Street & 120 Bassett Street,  
Mona Vale

drawing  
Materials Palette

client  
Built Projects

date  
September 2021

job.dwg no.  
163.21/375

designed by  
IJ

scale  
1:100 @ A1  
1:200 @ A3

no. in set  
TWO/THREE

drawn by  
AM

+ 65.28

EXISTING LEVELS

+ 65.20

PROPOSED LANDSCAPE LEVELS

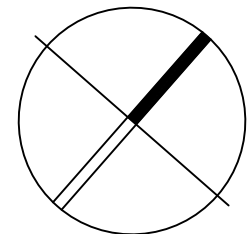
 EXISTING TREES TO BE RETAINED

**PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW**

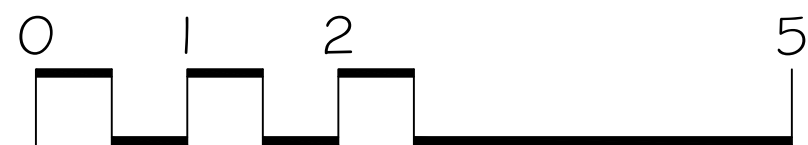
**PROCEEDING NO: 921166583**

**EXISTING TREES TO BE REMOVED**

**DATED: 27 July 2022**



| CODE | BOTANICAL NAME                         | COMMON NAME             | QUANTITY | MATURE HEIGHT | CONTAINER SIZE | STAKES |
|------|----------------------------------------|-------------------------|----------|---------------|----------------|--------|
| CO   | <i>Cotyledon orbiculata</i>            | Pigs Ear                | 26       | 0.3m          | 140mm          | -      |
| DRir | <i>Dianella revoluta</i> 'Little Rev'  | Little Rev Dianella     | 20       | 0.3m          | 140mm          | -      |
| DRe  | <i>Dichondra repens</i>                | Kidney Weed             | 26       | 0.4m          | 140mm          | -      |
| EGbh | <i>Eremophila glabra</i> 'Blue Hoizon' | Blue Horizon Eremophila | 28       | 0.25m         | 140mm          | -      |
| LL   | <i>Lomandra longifolia</i>             | Mat Rush                | 4        | 1m            | 140mm          | -      |
| RAfb | <i>Rhagodia</i> 'Aussie Flat Bush'     | Saltbush                | 8        | 0.6m          | 200mm          | -      |
| SH   | <i>Sedum hidakanum</i>                 | Sedum                   | 35       | 0.3m          | 140mm          | -      |
| WAb  | <i>Wedelia fruticosa</i> 'Aussie Box'  | Dwarf Coastal Rosemary  | 15       | 1m            | 200mm          | -      |



|                                      |                                         |
|--------------------------------------|-----------------------------------------|
| <b>date</b><br>February 2022         | <b>scale</b><br>1:50 @ A1<br>1:100 @ A3 |
| <b>job.dwg no.</b><br>163.22(21)/037 | <b>no. in set</b><br>THREE/THREE        |
| <b>designed by</b><br>IJ             | <b>drawn by</b><br>AM                   |