

From: [REDACTED]
To: [Planning Panels - Northern Beaches](#)
Subject: TRIMMED: DDP DA2023/0246 - 18 Hillcrest Avenue, Mona Vale
Date: Monday, 11 September 2023 11:48:00 AM
Attachments: [image001.png](#)
[A.01 SITE PLAN SITE ANALYSIS.pdf](#)
[A.02 GROUND FLOOR.pdf](#)
[A.03 ELEVATIONS.pdf](#)
[A.04 SECTION.pdf](#)
[A.05 AREA CALCULATIONS.pdf](#)

Good morning again Georgia,

As you are aware I have registered to address the panel on Wednesday regarding the above matter. As part of my submission I will be talking to some potential amendments as reflected in the attached plans.

I am not sure of the exact protocol however providing these plans in advance may assist in discussions. Please forward to the panel should it assist/ be appropriate.

Regards

Greg Boston
B Urb & Reg Plan (UNE) MPIA
B Env Hlth (UWS)
Director

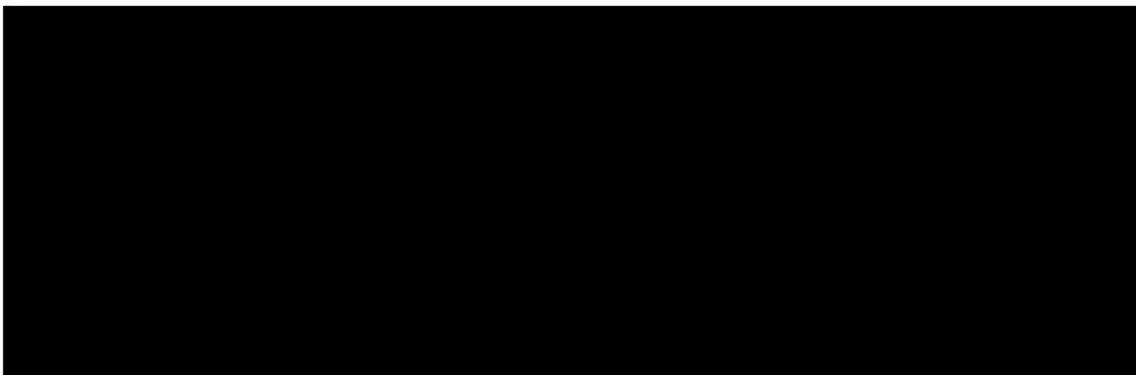


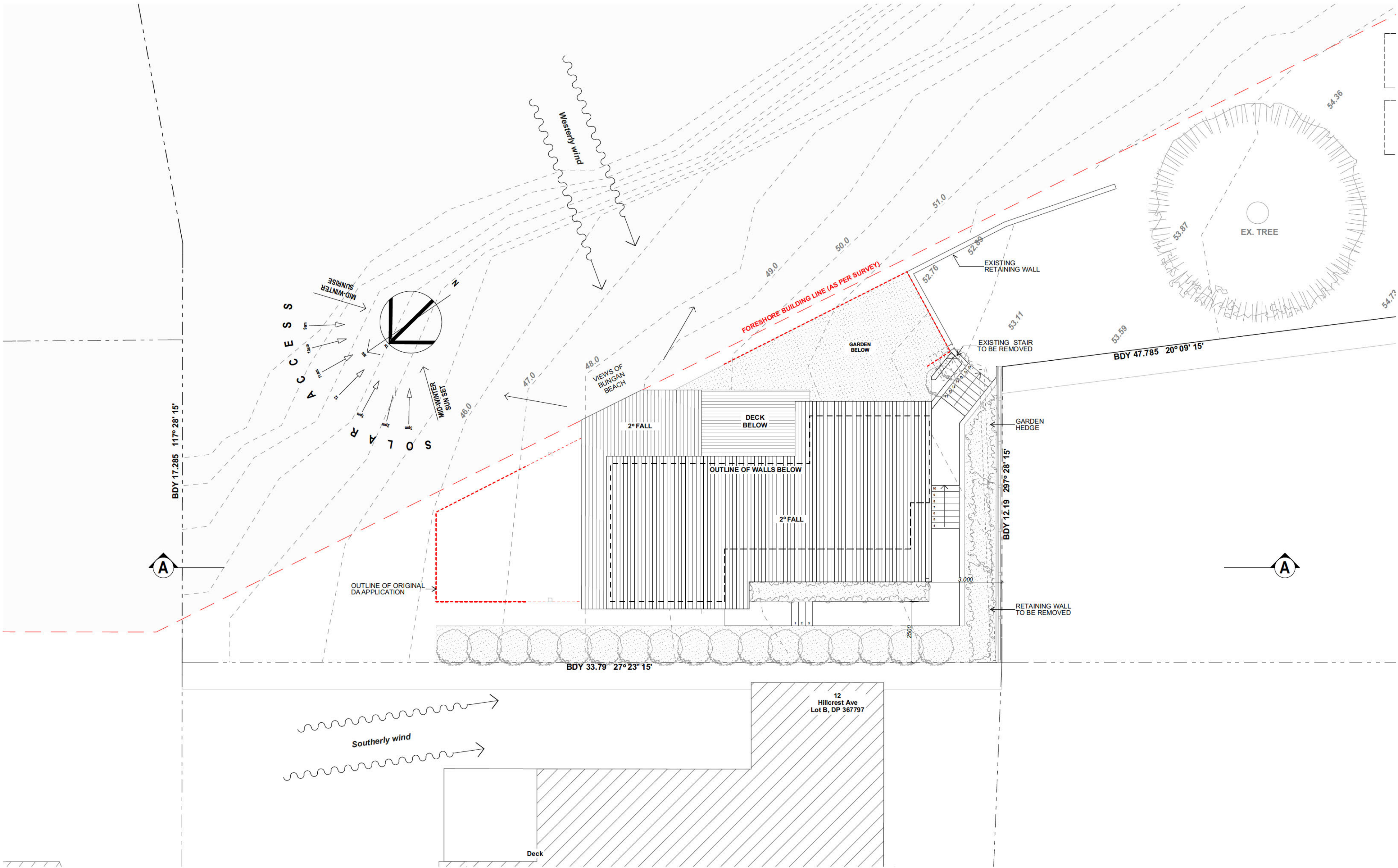
BOSTON BLYTH FLEMING PTY LIMITED
Town Planners
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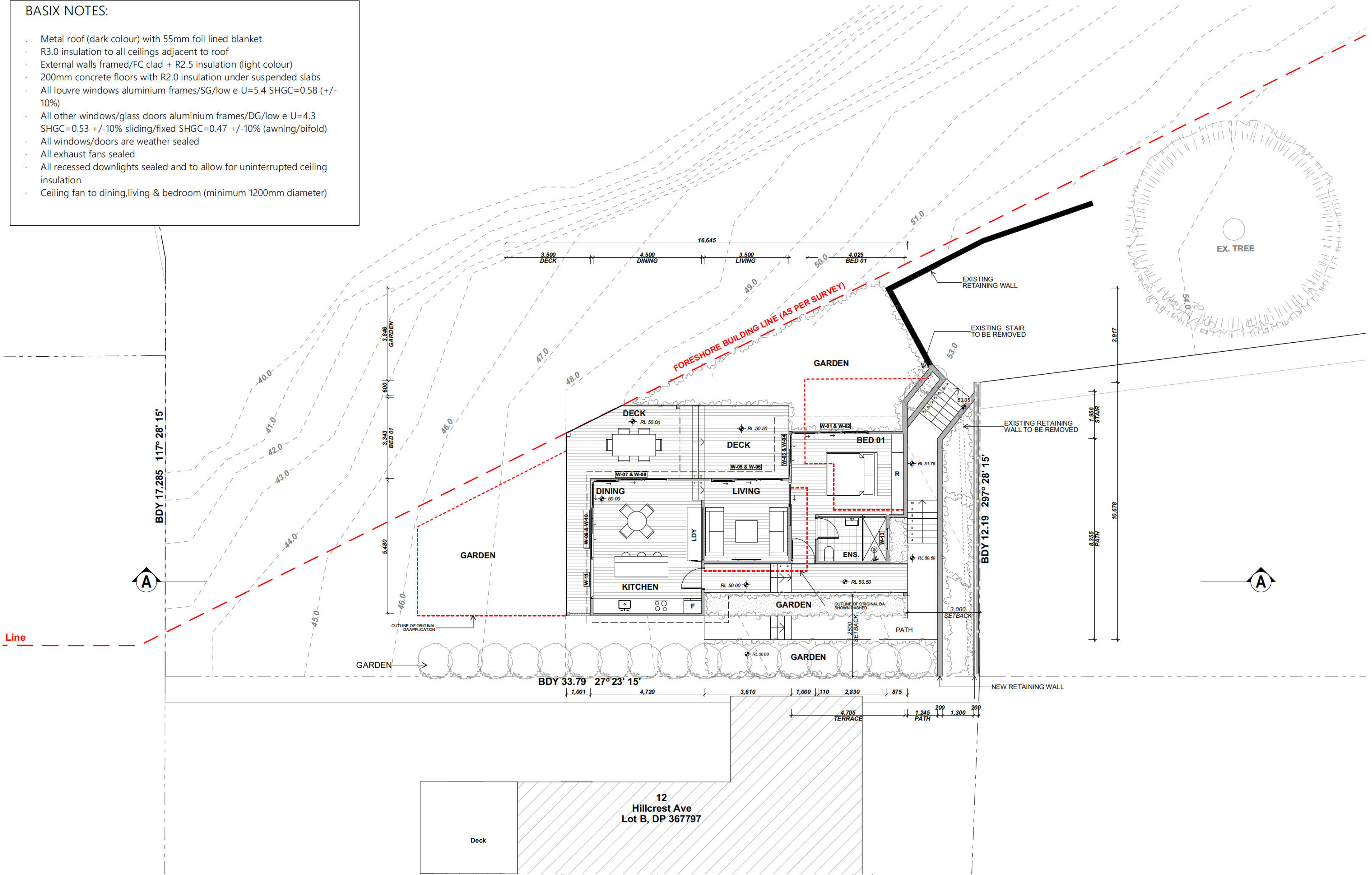


Issue Date	Rev	Description	Drawn	Checked
1/12/22	A	ISSUE FOR DA		

PROJECT		DRAWING TITLE	
SECONDARY DWELLING		SITE PLAN / SITE ANALYSIS	
No. 18 HILLCREST AVENUE, MONA VALE, NSW 2103		SCALE	
SITE LOT 1, D.P. 23008		1:100 @ A2	DRAWN BY I/A/ LT
FOR BURNARD FAMILY		PROJECT NO. 2231	REVISION A

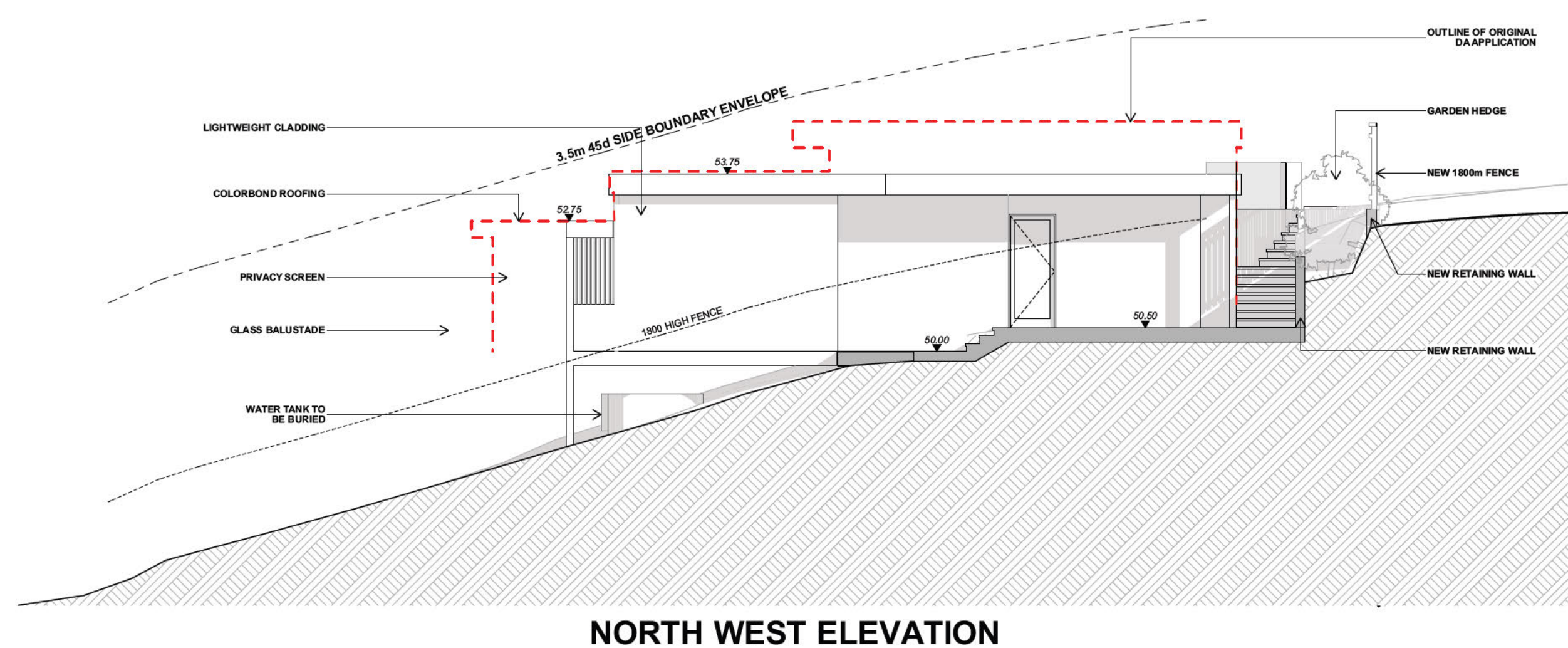
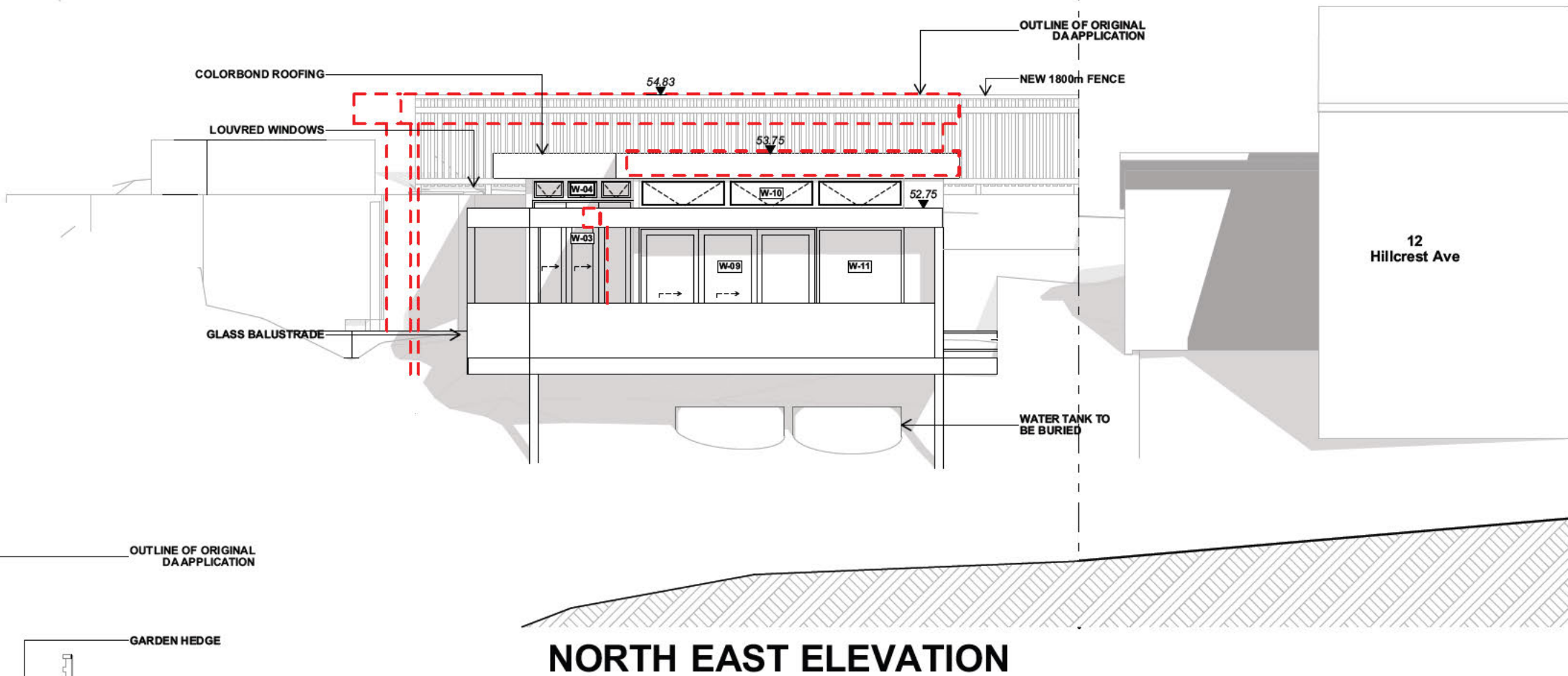
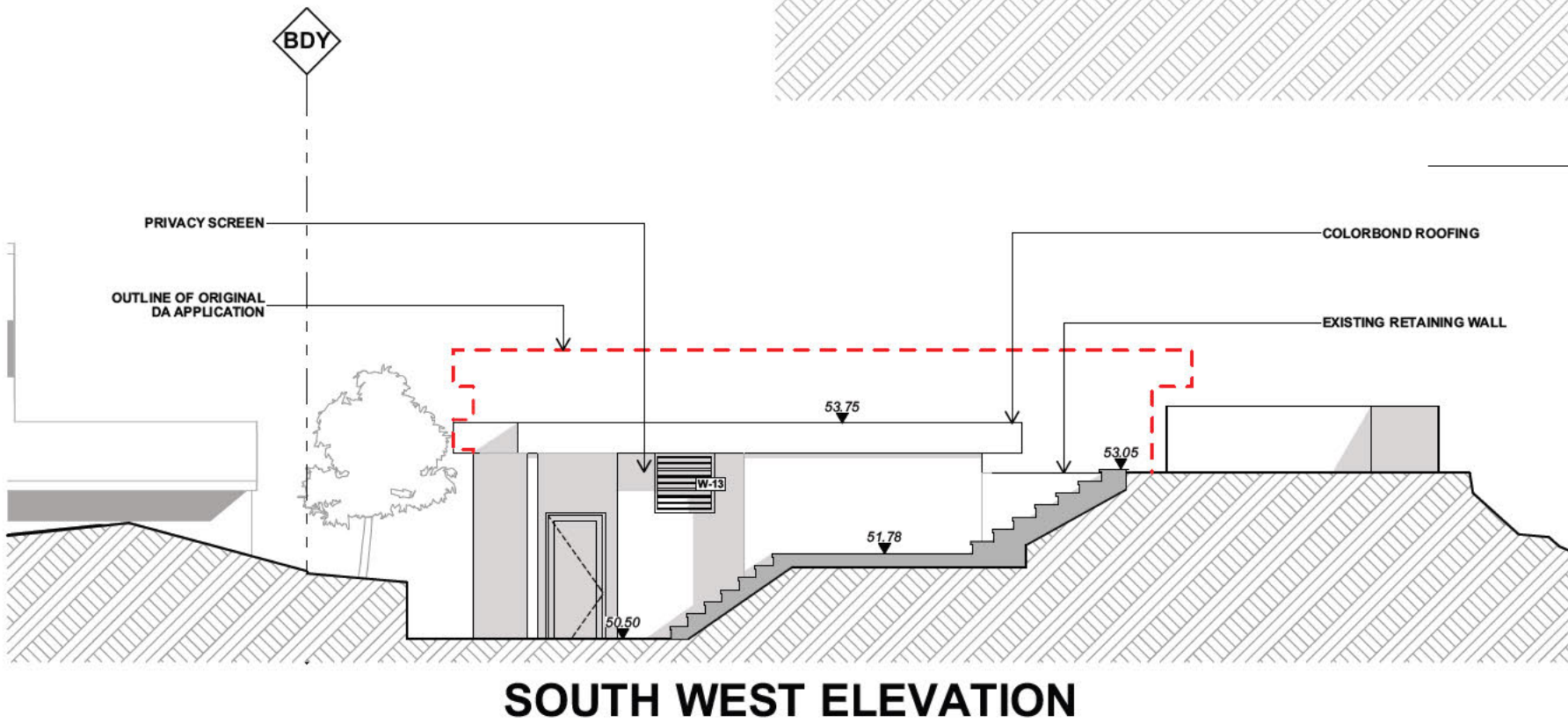
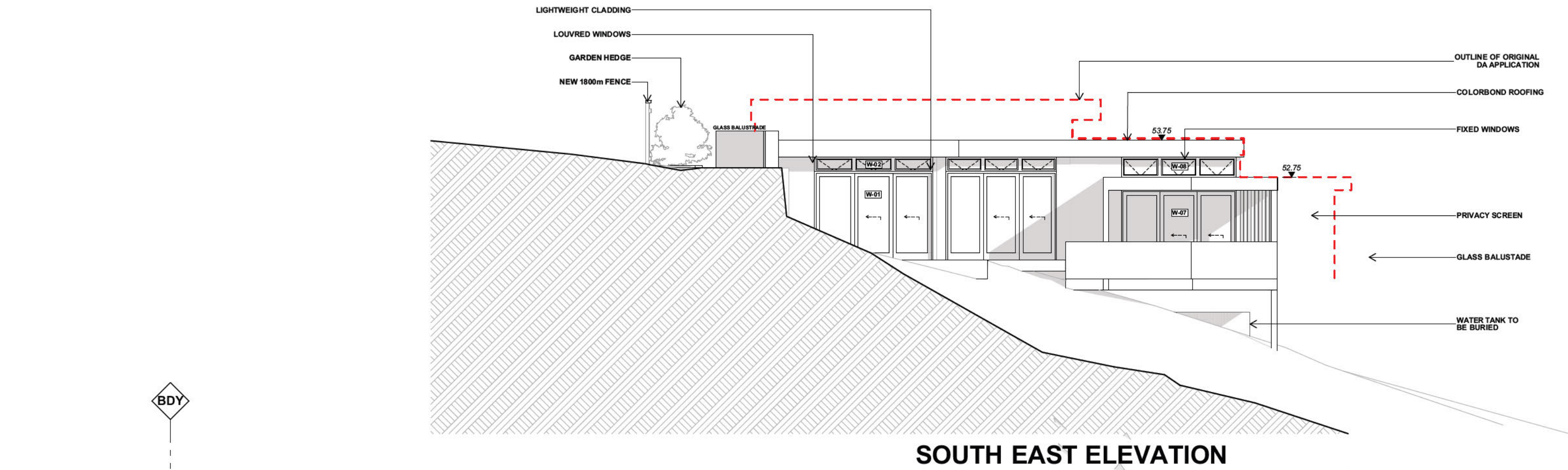
BASIX NOTES:

- Metal roof (dark colour) with 55mm foil lined blanket
- R3.0 insulation to all ceilings adjacent to roof
- External walls framed/FC clad + R2.5 insulation (light colour)
- 200mm concrete floors with R2.0 insulation under suspended slabs
- All louvre windows aluminium frames/SG/low e U=5.4 SHGC=0.58 (+/- 10%)
- All other windows/glass doors aluminium frames/DG/low e U=4.3 SHGC=0.53 +/-10% sliding/fixed SHGC=0.47 +/-10% (awning/bifold)
- All windows/doors are weather sealed
- All exhaust fans sealed
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- Ceiling fan to dining, living & bedroom (minimum 1200mm diameter)

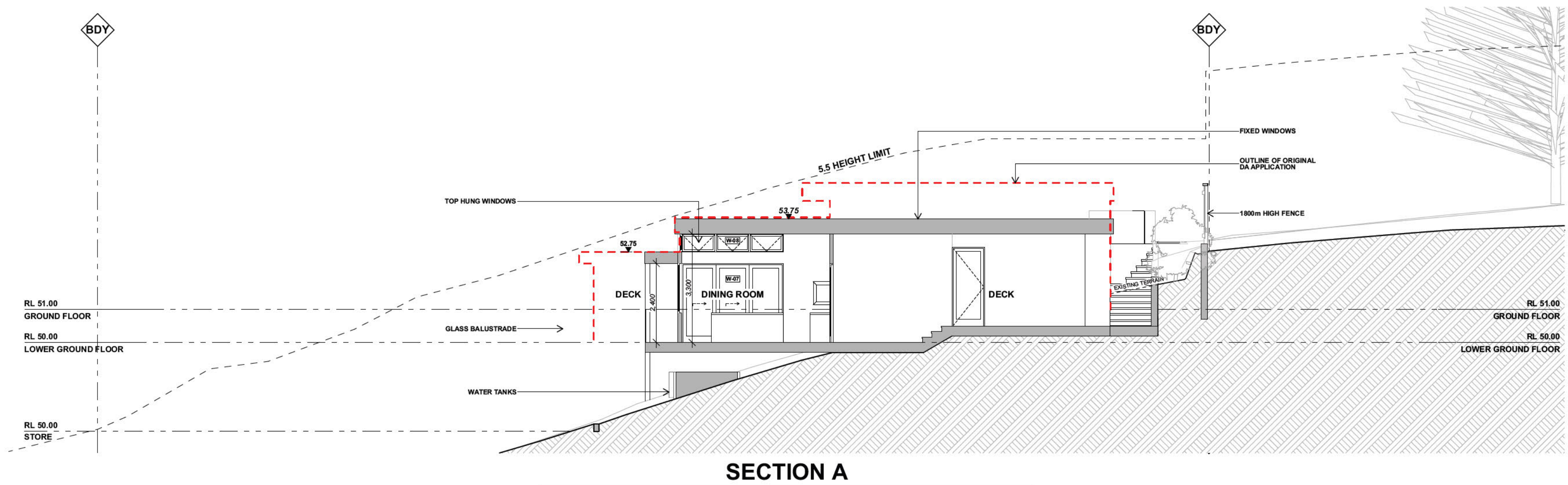


Issue Date	Rev	Description	Drawn	Checked
1/12/22	A	ISSUE FOR DA		

PROJECT		DRAWING TITLE	
SECONDARY DWELLING		GROUND FLOOR	
No. 18 HILLCREST AVENUE, MONA VALE, NSW 2103		SCALE	
SITE LOT 1, D.P. 23008		1:100 @ A2	
FOR BURNARD FAMILY		DRAWN BY	
		I/A/ LT	
		PROJECT NO.	
		2231	
		DRAWING NO.	
		A.02	
		PLOT DATE	
		11/09/2023	
		REVISION	
		A	



EXTERIOR FINISHES LEGEND	
A. RENDER, light	
B. CORRUGATED ROOF, vertical	
C. TIMBER DECKING, vertical	

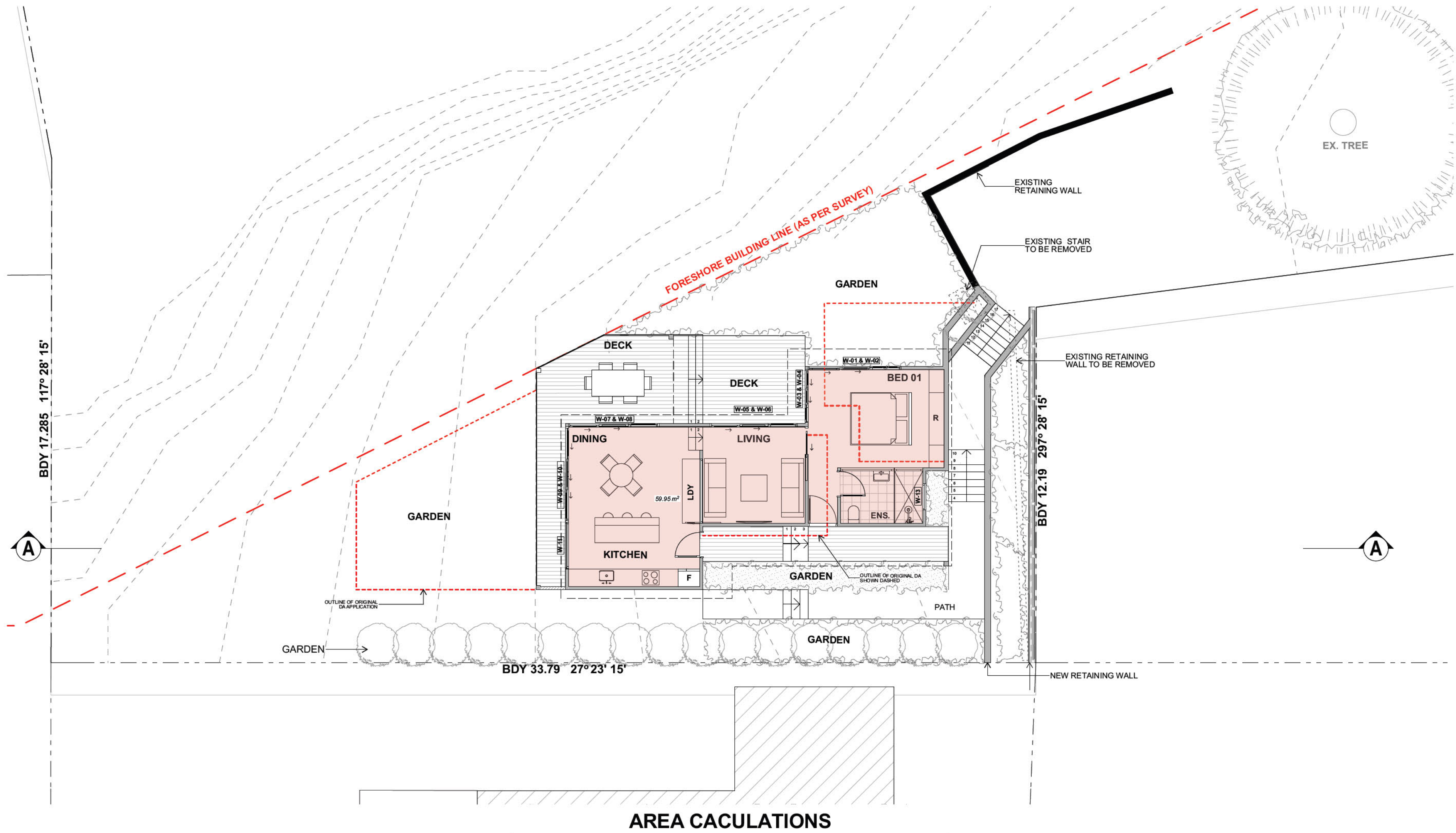


WINDOW SCHEDULE

WINDOW No.	W-01	W-02	W-03	W-04	W-05
ELEVATION					
FLYSCREEN		LOUVRED			LOUVRED
NOTES					

W-06	W-07	W-08	W-09	W-10
LOUVRED		AWNINGG		AWNING

AREA CALCULATIONS	
SITE AREA:	3482.50 m ²
TOTAL FLOOR AREA:	59.77 m ²



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PROJECT	
SECONDARY DWELLING	
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SITE LOT 1, D.P. 23008	
FOR BURNARD FAMILY	

DRAWING TITLE	
AREA CALCULATIONS	
SCALE	DRAWN BY
1:100 @ A2	IA/ LT
PROJECT NO.	DRAWING NO.
2231	A.05
PLOT DATE	REVISION
11/09/2023	A