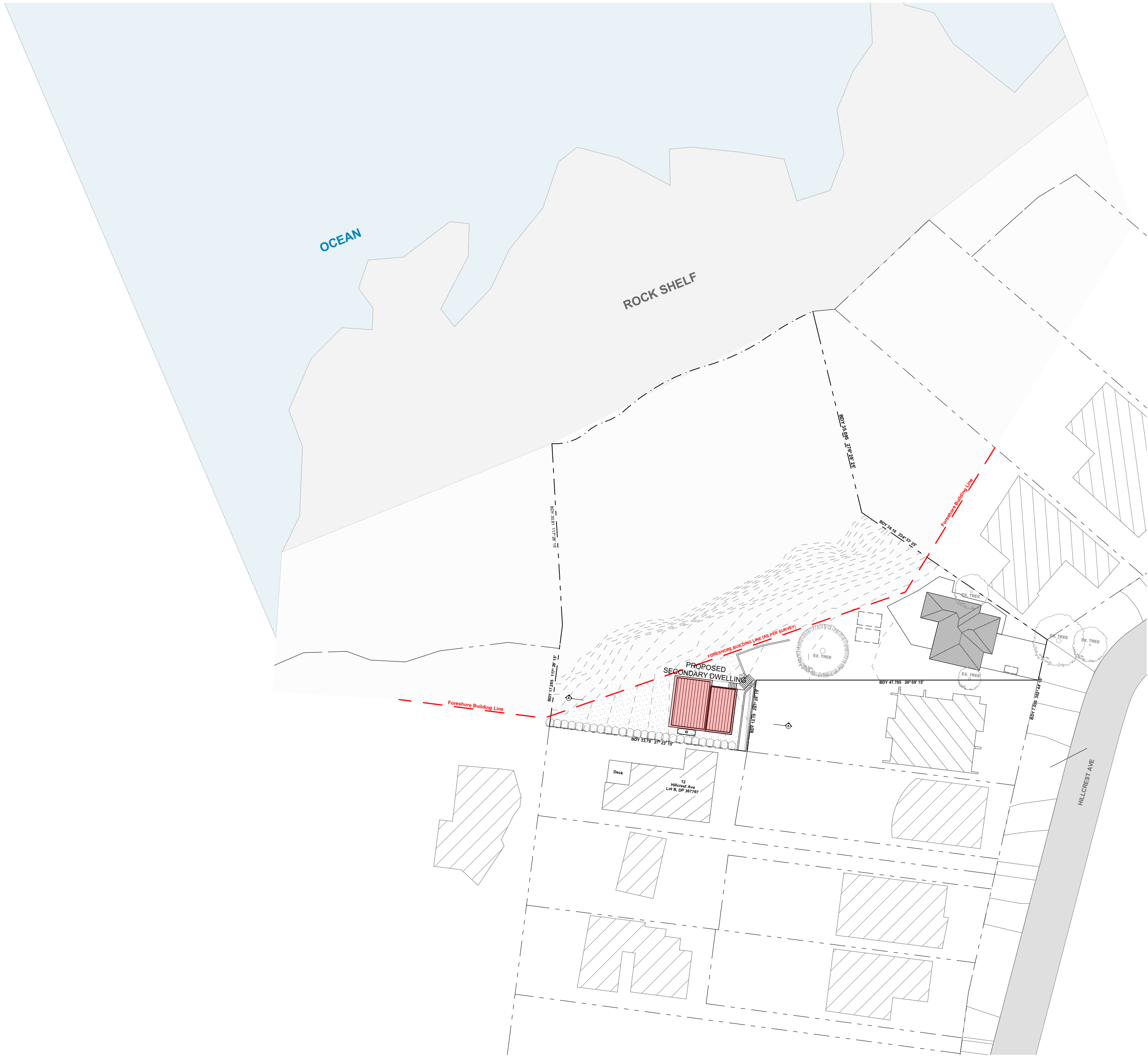
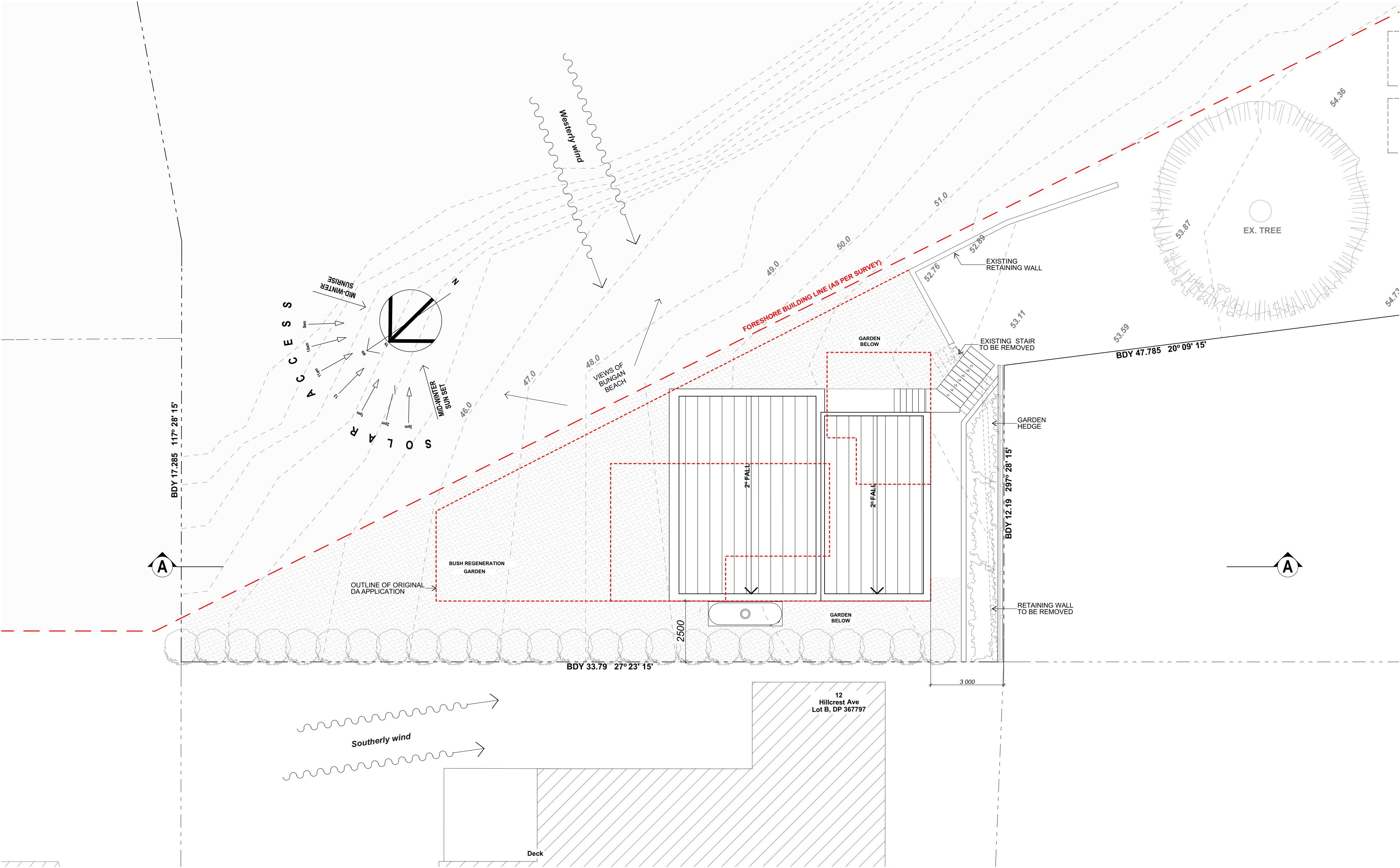




LOCATION PLAN





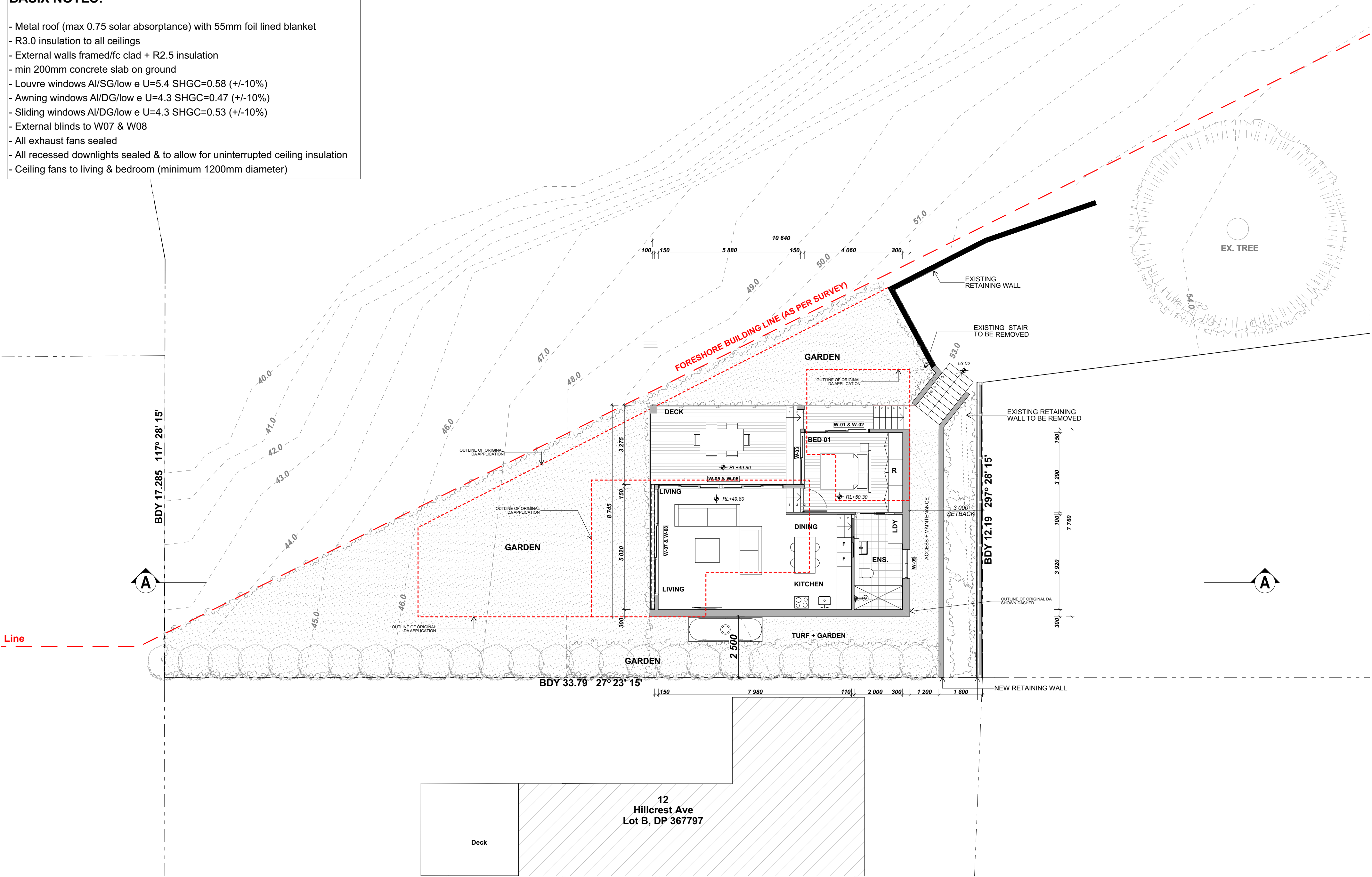
Issue Date	Rev	Description	Drawn	Checked
1/12/22	A	ISSUE FOR DA		
22/09/23	B	REVISED DA		
27/09/23	C	REVISED DA	DVI	LT

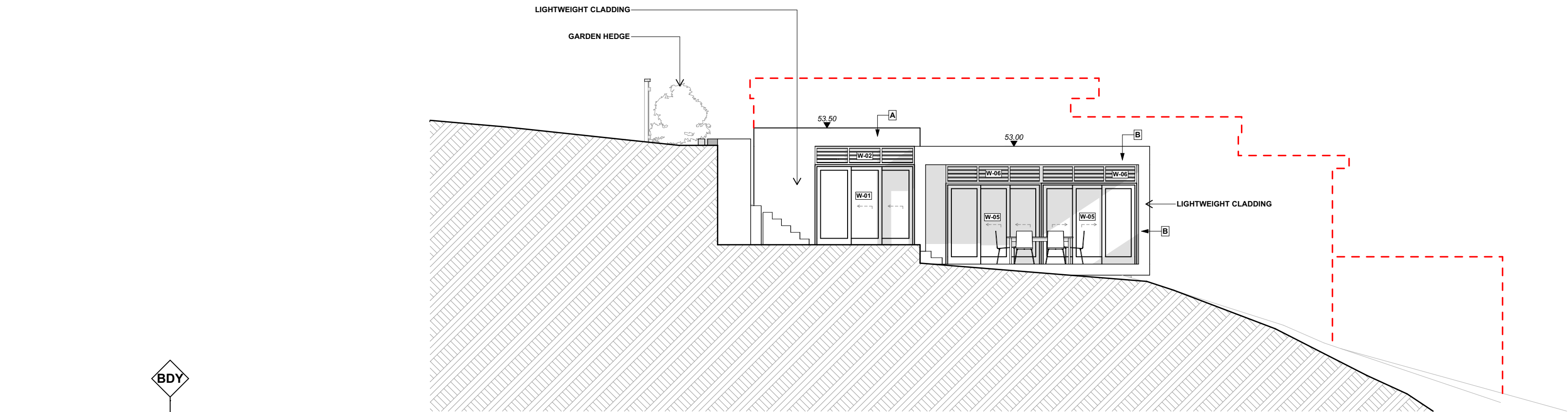
PROJECT
SECONDARY DWELLING No. 18 HILLCREST AVENUE, MONA VALE, NSW 2103 SITE LOT 1, D.P. 23008 FOR BURNARD FAMILY

DRAWING TITLE		
SITE PLAN / SITE ANALYSIS		
SCALE	DRAWN BY	PLOT DATE
1:100 @ A2	IA/ LT	28/09/23
PROJECT NO.	DRAWING NO.	REVISION
2231	A.01	C

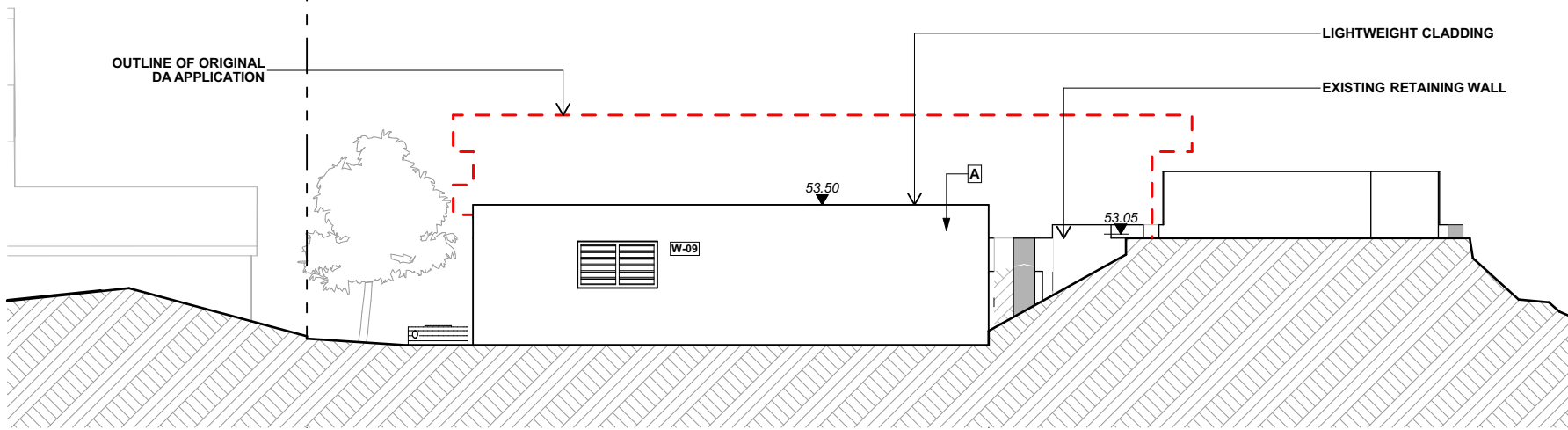
BASIX NOTES:

- Metal roof (max 0.75 solar absorptance) with 55mm foil lined blanket
- R3.0 insulation to all ceilings
- External walls framed/fc clad + R2.5 insulation
- min 200mm concrete slab on ground
- Louvre windows AI/SG/low e U=5.4 SHGC=0.58 (+/-10%)
- Awning windows AI/DG/low e U=4.3 SHGC=0.47 (+/-10%)
- Sliding windows AI/DG/low e U=4.3 SHGC=0.53 (+/-10%)
- External blinds to W07 & W08
- All exhaust fans sealed
- All recessed downlights sealed & to allow for uninterrupted ceiling insulation
- Ceiling fans to living & bedroom (minimum 1200mm diameter)

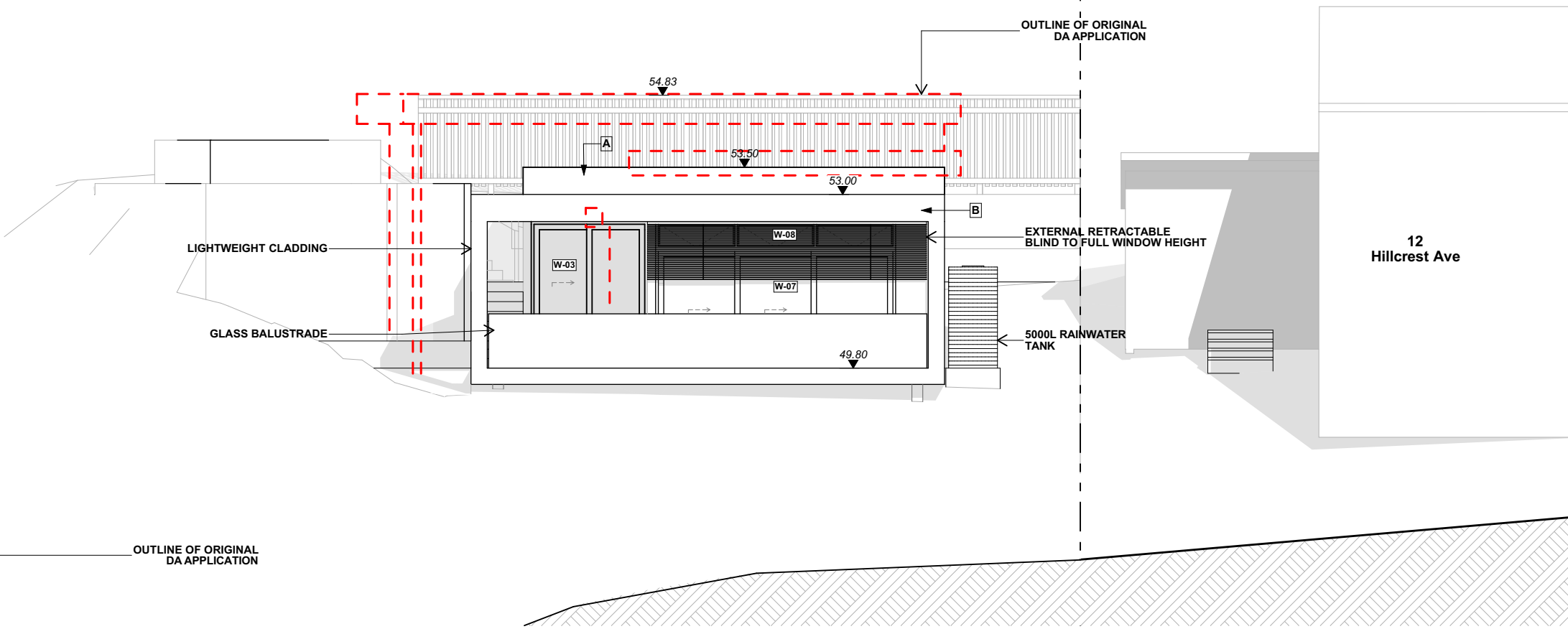




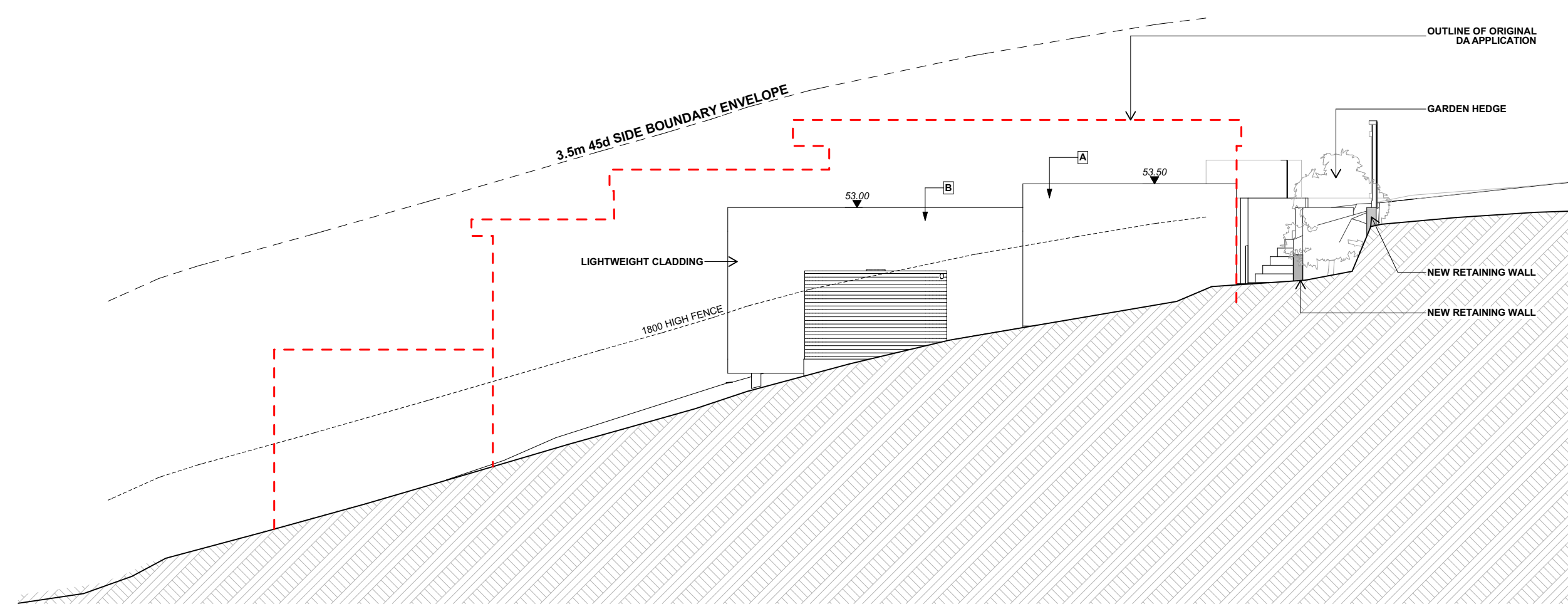
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

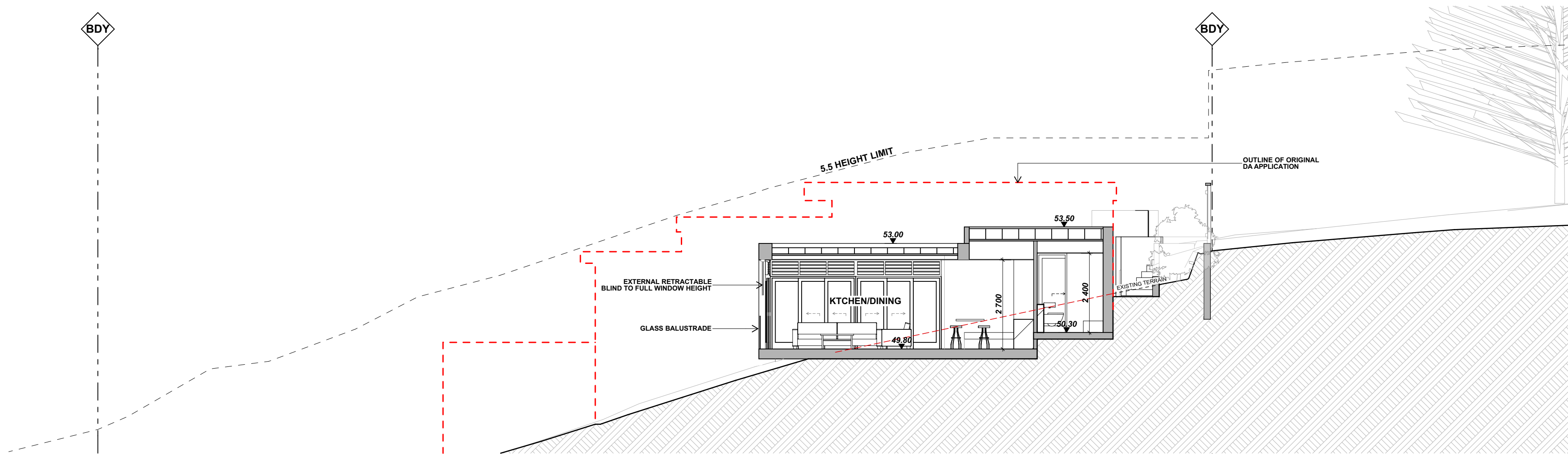
EXTERIOR FINISHES LEGEND

A. LIGHT WEIGHT CLADDING - LIGHT
B. LIGHT WEIGHT CLADDING DARK
C. KLIPLOK METAL DECK ROOF
D. TIMBER DECKING

B. LIGHT WEIGHT CLADDING LIGHT

B. LIGHT WEIGHT CLADDING DARK

C. METAL DECK ROOF



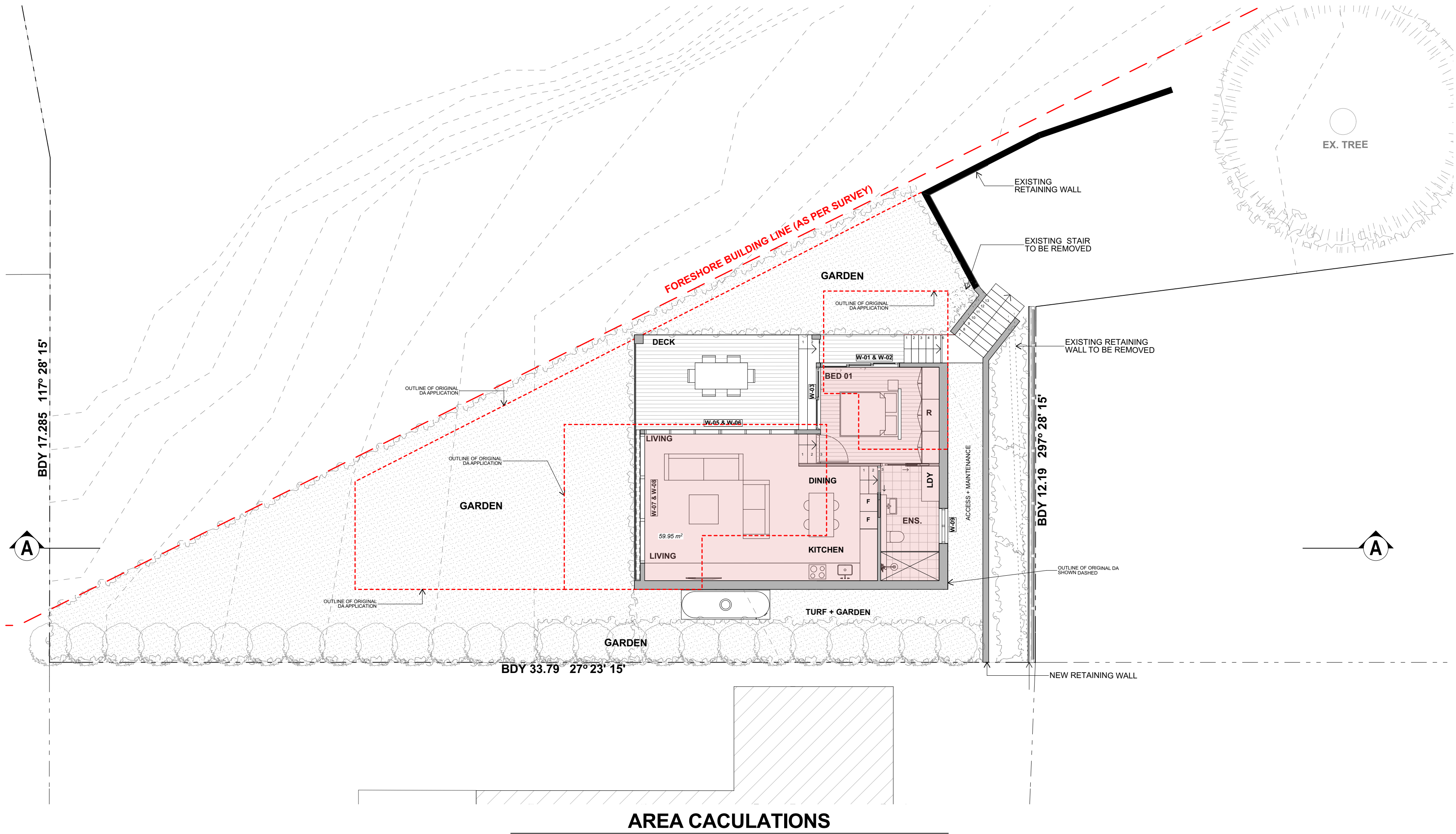
SECTION A

WINDOW SCHEDULE

WINDOW No.	W-01	W-02	W-03	W-05		W-06	
ELEVATION							
FLYSCREEN		LOUVRED				LOUVRED	LOUVRED
NOTES							

W-07	W-08	W-09
		LOUVRED

AREA CALCULATIONS	
SITE AREA:	3482.50 m ²
TOTAL FLOOR AREA:	59.95 m ²



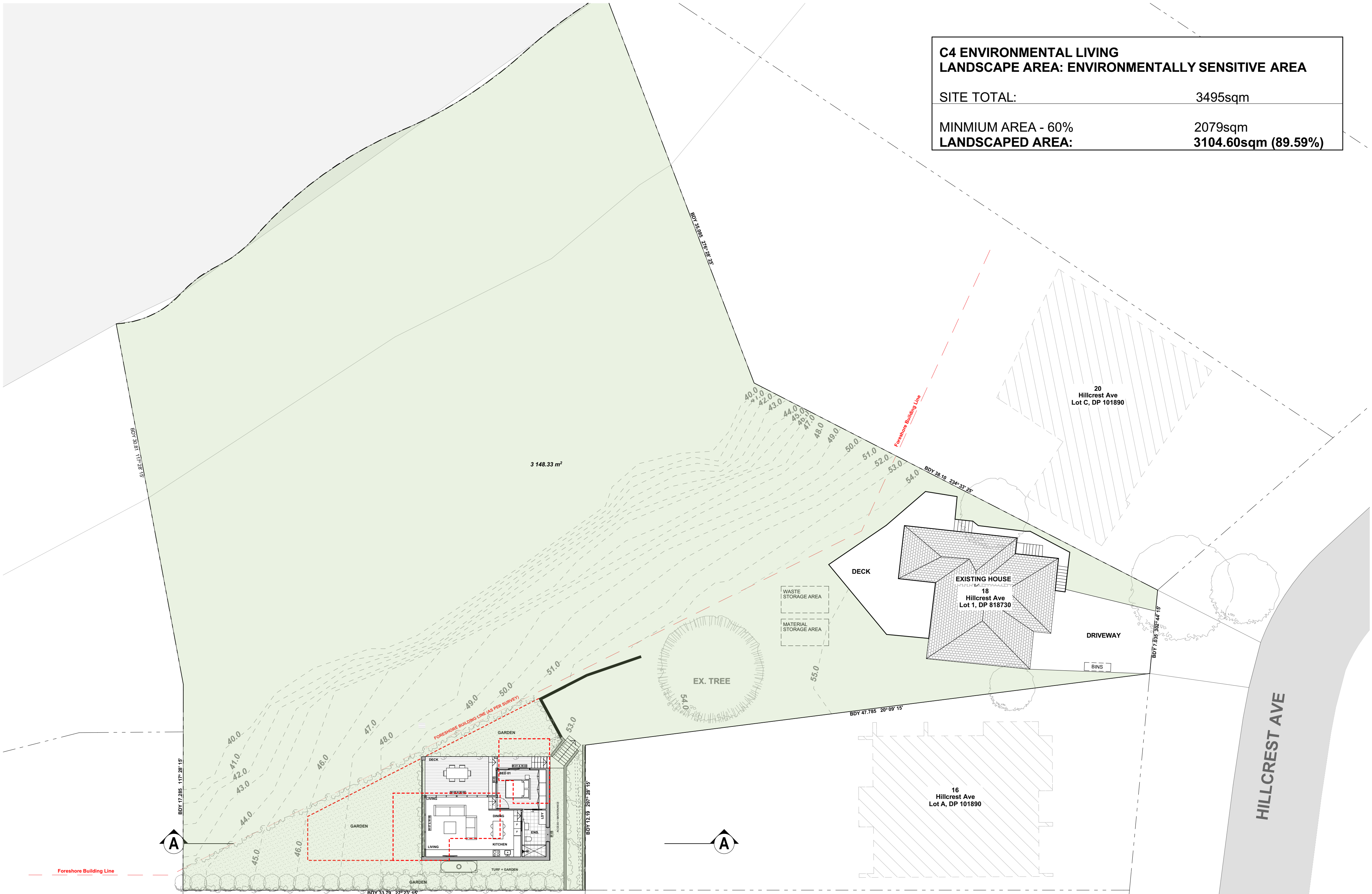
Issue Date	Rev	Description	Drawn	Checked
1/12/22	A	ISSUE FOR DA		
22/09/23	B	REVISED DA		
27/09/23	C	REVISED DA	DVI	LT

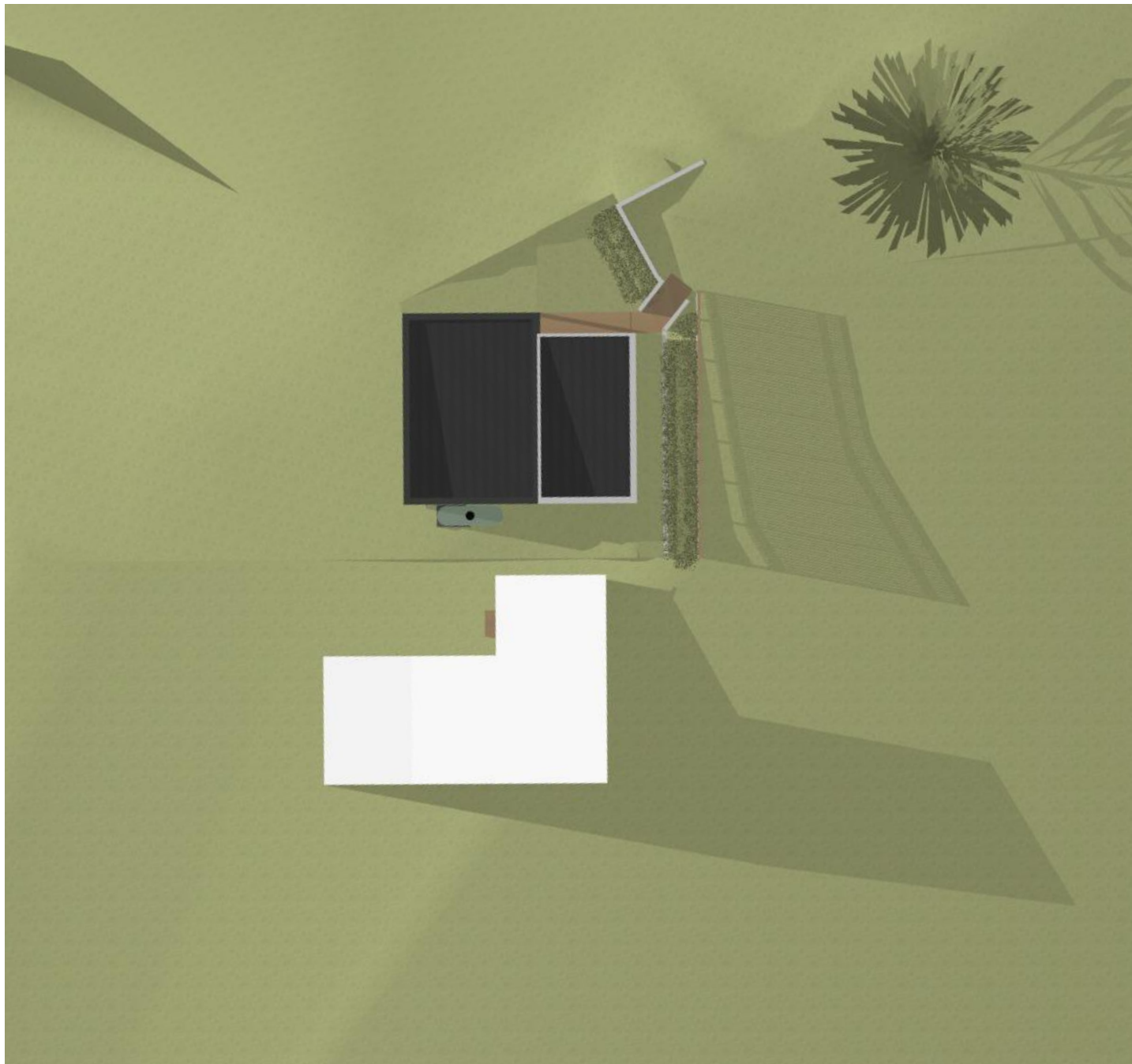
PROJECT	
SECONDARY DWELLING	
No. 18 HILLCREST AVENUE, MONA VALE, NSW 2103	
SITE LOT 1, D.P. 23008	
FOR BURNARD FAMILY	

DRAWING TITLE	
AREA CALCULATIONS	
SCALE	DRAWN BY
1:100 @ A2	IA/ LT
PROJECT NO.	DRAWING NO.
2231	A.05
PLOT DATE	REVISION
28/09/23	C

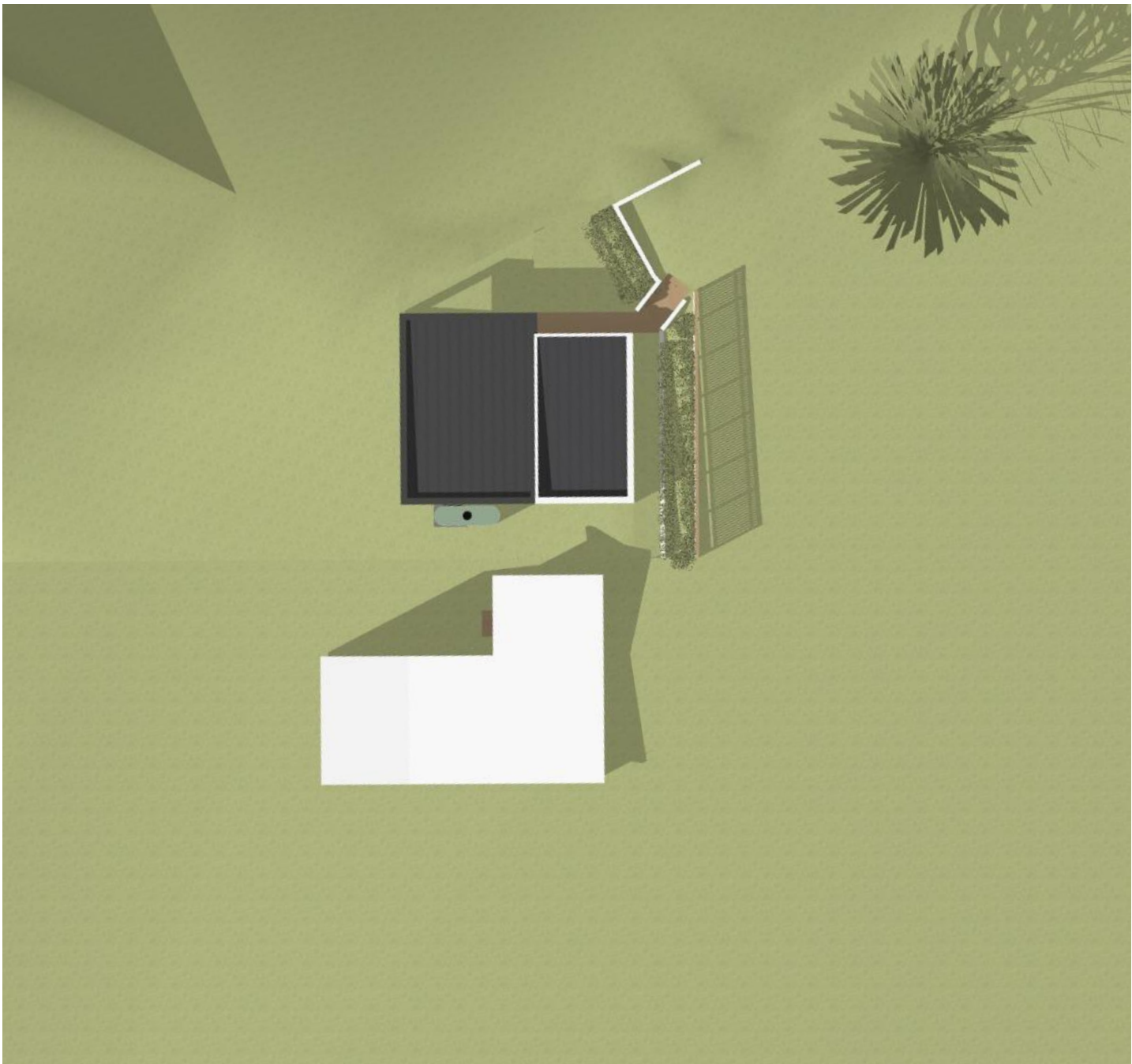
C4 ENVIRONMENTAL LIVING
LANDSCAPE AREA: ENVIRONMENTALLY SENSITIVE AREA

SITE TOTAL:	3495sqm
MINMIUM AREA - 60%	2079sqm
LANDSCAPED AREA:	3104.60sqm (89.59%)

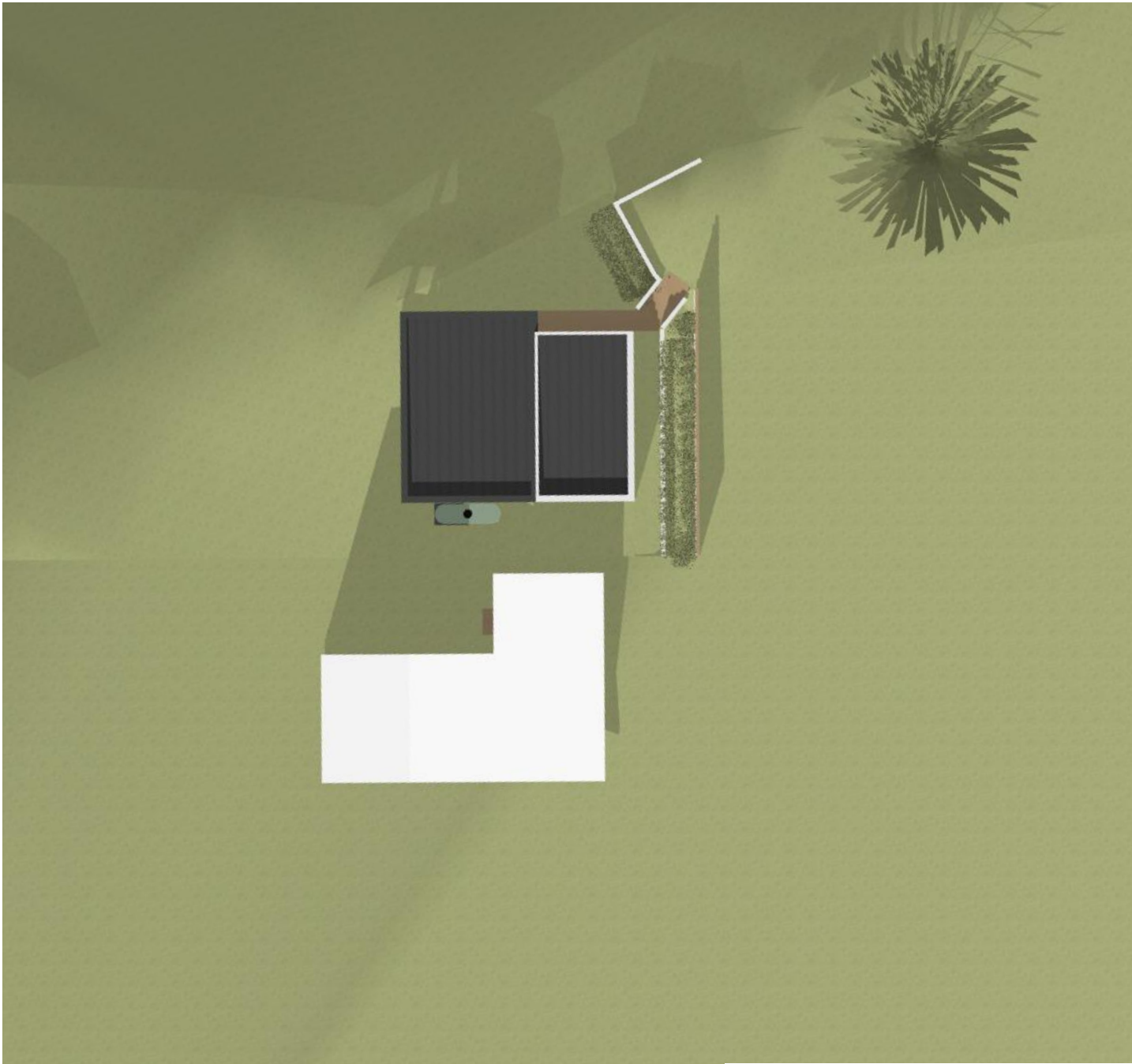




JUNE 21 - 9.00 AM



JUNE 21 - 12.00 PM



JUNE 21 - 3.00 PM