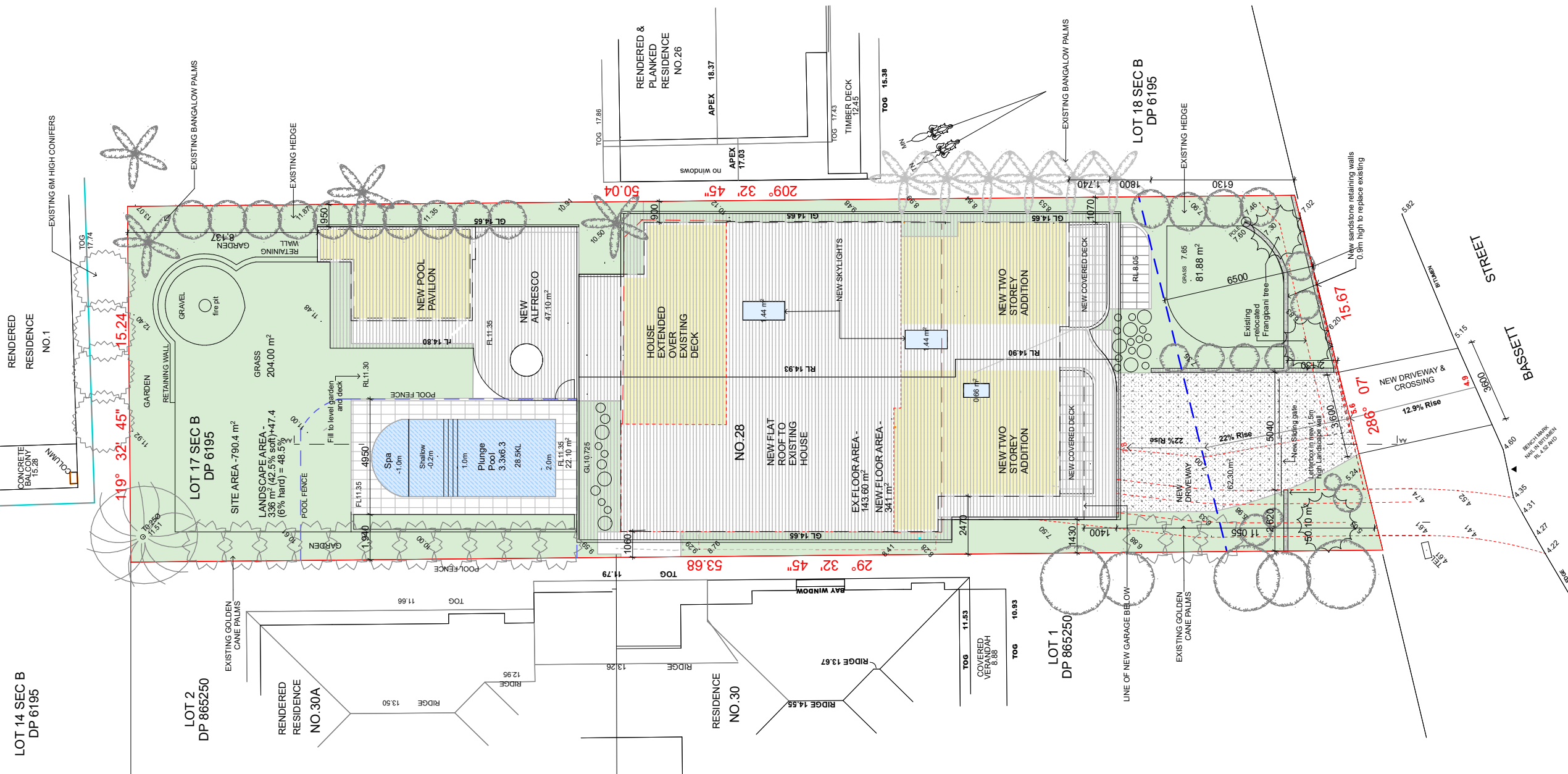




3. Site and Roof Plan 1:200

Basix Certificate Commitments
A1790810 - 8/4/25

Pool and Spa

Pool - must be outdoors and have a capacity <25kL
Spa - must be outdoors and have a capacity <3.5kL
Must have a pool cover and pool pump timer
Solar heating only for the pool, Electric heat pump for the Spa
Rainwater tank required 1783Ltrs collecting 104m2 roof area. Tap connected within 10m of pool

Fixtures and Systems

Hotwater - Electric Heat Pump
Lighting - 40% new or altered to be LED, compact fluorescent, or fluorescent
Showerheads and taps to have flow rate <9ltrs/min, 3 Star minimum, Toilets <4ltrs/flush, 3 Star min

Construction and Insulation

Floor - concrete slab on ground -nil
Floor - framed, enclosed subfloor -R0.6 or R1.3 including construction
Wall - external brick veneer R1.16 or R1.7 incl.construction
Wall - external framed walls R1.3 or R1.7incl.construction
Roof - Light roof colour - SA <0.475
Framed roof flat ceiling, flat roof - R1.40+55mm foil backed blanket

Window and Glazed Doors - Aluminium

W1-W3, 0mm eave U7.63, SHGC 0.75 -Clear glass
W4, 0mm eave U7.57, SHGC 0.57 - **Toned** glass
W5-W7, 450mm eave, U7.63, SHGC 0.75 -Clear glass
W8,W16, 900mm eave, U7.63, SHGC 0.75 -Clear glass
W09, W10, 600mm eave,U7.63, SHGC 0.75 -Clear glass
W11-W13, 600mm eave U7.57, SHGC 0.57 - **Toned** glass
W14, W15, 600mm eave,U7.63, SHGC 0.75 -Clear glass
W17-W24, U4.48, SHGC 0.46 - **Low E** glass
W25, 900mm eave, U7.63, SHGC 0.75 -Clear glass
W26, 0mm eave U7.57, SHGC 0.57 - **Toned** glass

D01-D09
900mm eave U7.63, SHGC 0.75 - Clear glass

Skylights- timber framed
S1,S2- 1.44m2, U 2.9 SHGC 0.456
S3, 0.66m2, U 2.9 SHGC 0.456



Perspective from Driveway

Drawn | CheckedSH | SH
Plot Date: 8/04/2025
Project NO. 2024 08
Project Status DA

Client Brett and Kammi Beuzeville

Climate Zone 5
Wind Region TBC
Site: 28 Bassett Street Mona Vale
NSW 2103 Australia

DRAWING TITLE :

Plans
Site and Roof Plan

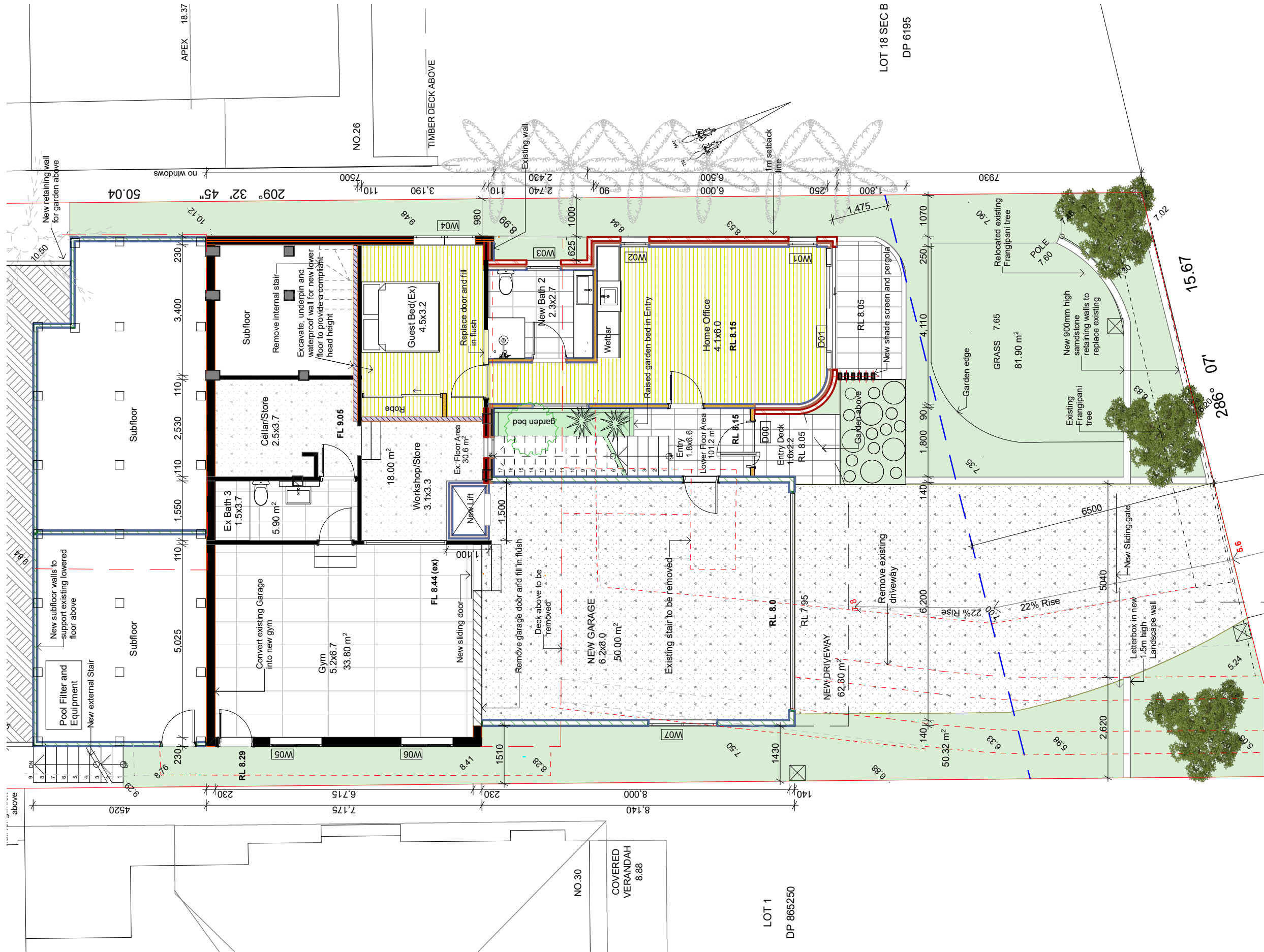
PROJECT NAME :

Beuzeville Home

REVISION NO.

DRAWING NO. **DA 00**

Plot Date: 8/04/2025



1:100

Garage Level (1)

Basix Certificate Commitments

A1790810 - 8/4/25

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900mm eave U7.63, SHGC 0.75 - Clear glass
Skylights- timber framed
S1,S2- 1.44m2, U 2.9 SHGC 0.456
S3, 0.66m2, U 2.9 SHGC 0.456

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Site Specific  Designs

Drawn | CheckedSH | SH
Plot Date: 8/04/2025
Project NO. 2024 08
Project Status DA

Client Brett and Kammi Beuzeville

Climate Zone 5
Wind Region TBC
Site: 28 Bassett Street Mona Vale
NSW 2103 Australia

DRAWING TITLE :
**Plans
Garage Floor Plan**

PROJECT NAME :
Beuzeville Home

REVISION NO.
DRAWING NO. **DA01**
Plot Date: 8/04/2025

Basix Certificate Commitments
A1790810 - 8/4/25

Pool and Spa
Pool - must be outdoors and have a capacity <25kL
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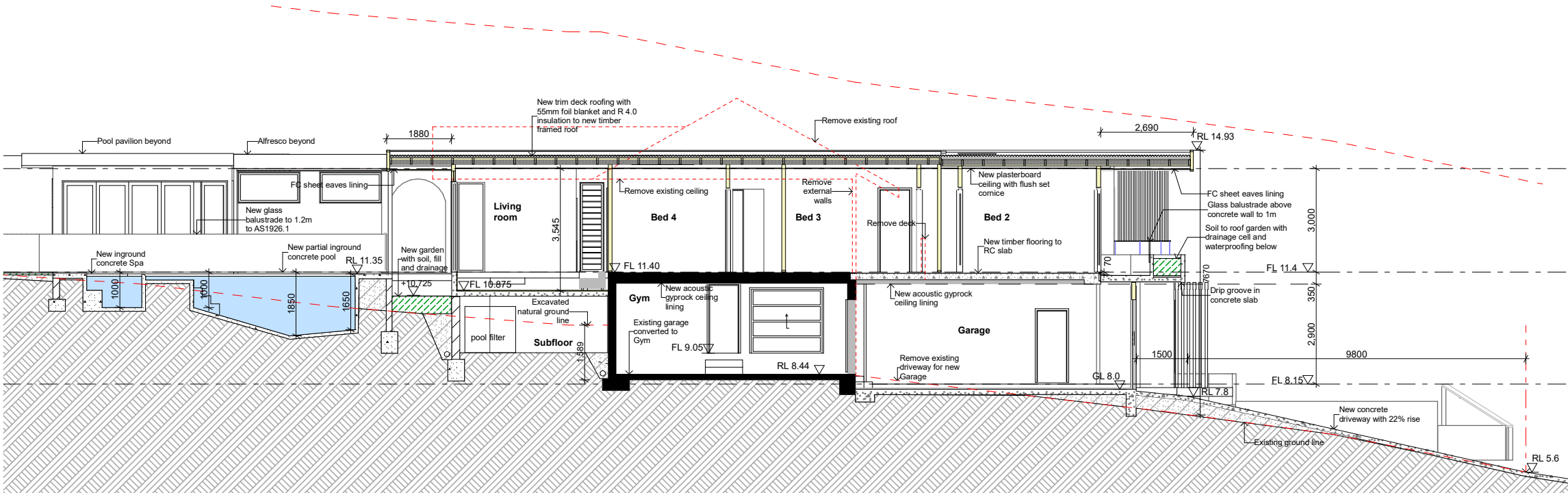
W17-W24, U4.48, SHGC 0.46 - Low E glass

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W26, 0mm eave U7.57, SHGC 0.57 - Toned glass

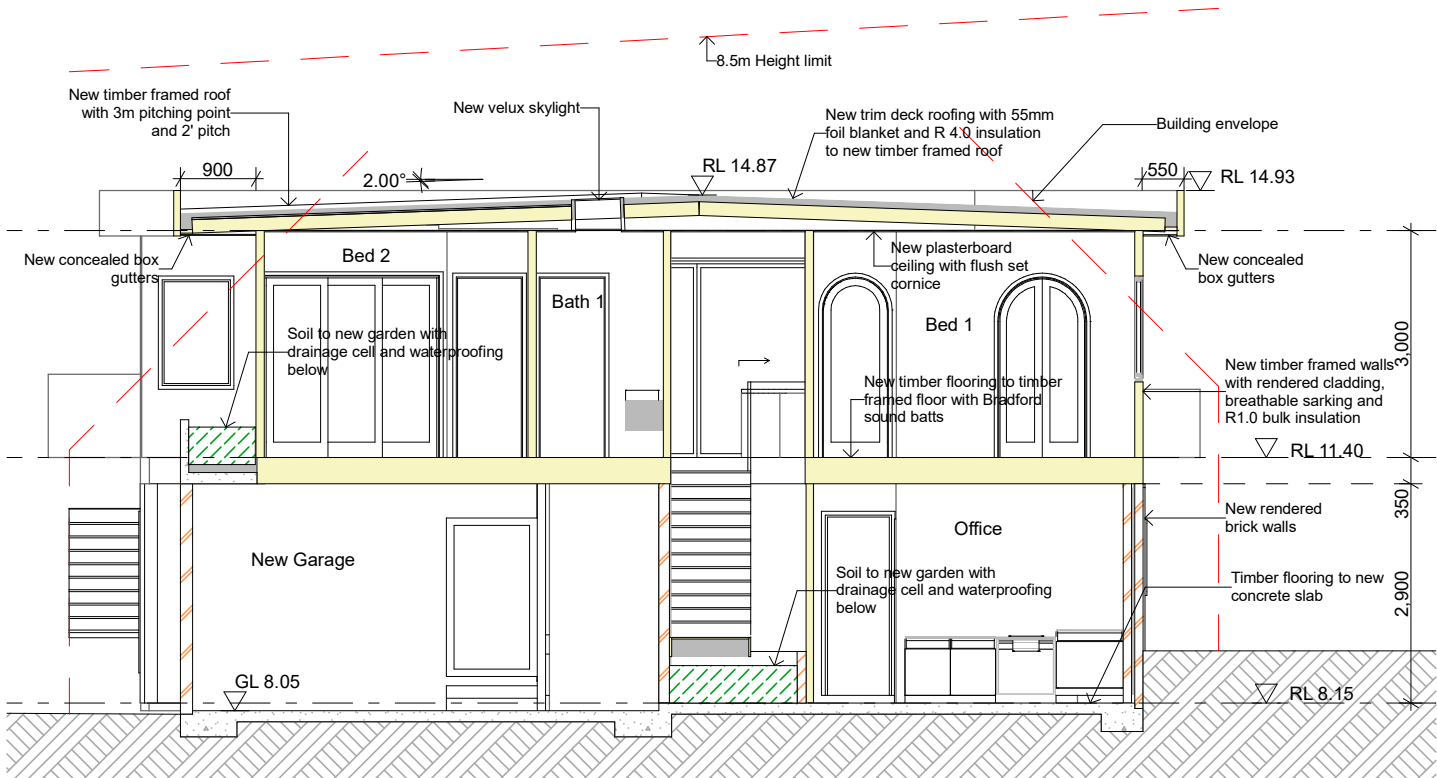
D01-D09
900mm eave U7.63, SHGC 0.75 - Clear glass

Skylights- timber framed
S1,S2- 1.44m2, U 2.9 SHGC 0.456
S3, 0.66m2, U 2.9 SHGC 0.456



Long Section AA

1:150



Short Cross Section BB

1:100

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Site Specific  Designs

Drawn | CheckedSH | SH
Plot Date: 8/04/2025
Project NO. 2024 08
Project Status DA

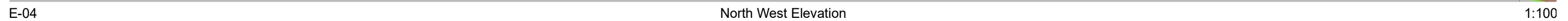
Client Brett and Kammi Beuzeville

Climate Zone 5
Wind Region TBC
Site: 28 Bassett Street Mona Vale
NSW 2103 Australia

DRAWING TITLE :
Sec Sections

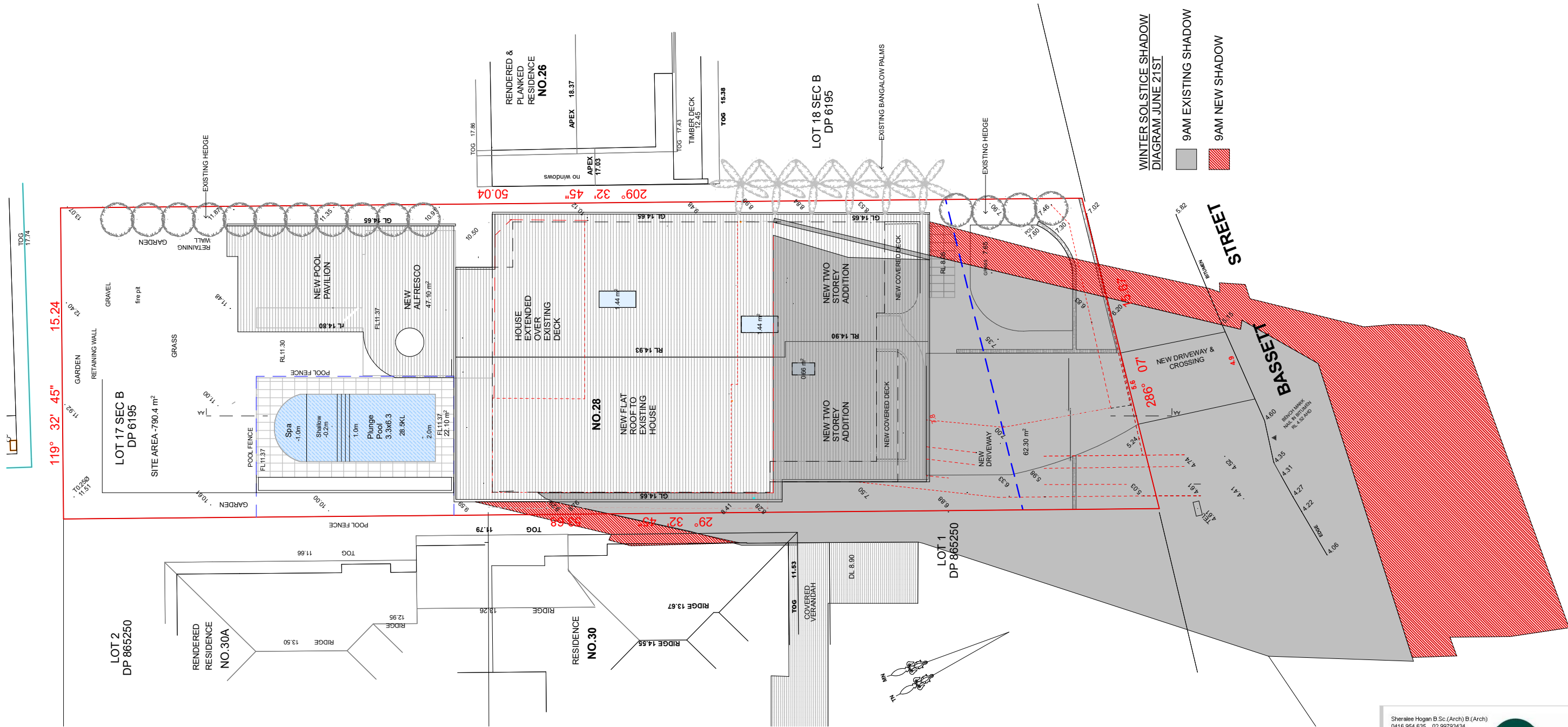
PROJECT NAME :
Beuzeville Home

REVISION NO.
DRAWING NO. **DA03**
Plot Date: 8/04/2025



Skylights- timber framed
S1,S2- 1.44m2, U 2.9 SHGC 0.456
S3, 0.66m2, U 2.9 SHGC 0.456

Plot Date: 28/05/2025



Shadow at 9am Winter Solstice

CERTIFICATION OF SHADOW DIAGRAMS	
☒	I/We hereby certify that the shadow diagrams submitted with this proposal are: • in accordance with the Survey (prepared by a registered Surveyor) which is required to be submitted with the proposal; • drawn to true - north • to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June • to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area
CERTIFIER'S DETAILS	
Title	☐ Mr ☒ Mrs ☐ Miss ☐ Ms Other:
Given Names	SHERALEE Family Name HOGAN
Company	SITE SPECIFIC DESIGNS
Qualification (i.e Architect, Planner, Consultant, Surveyor)	B.Sc (ARCH) B (ARCH) U.S.N.D.

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Site Specific  Designs

Drawn | Checked SH | SH
Plot Date: 28/05/2025
Project NO. 2024 08
Project Status DA

Client Brett and Kammi Beuzeville

Climate Zone 5
Wind Region TBC
Site: 28 Bassett Street Mona Vale
NSW 2103 Australia

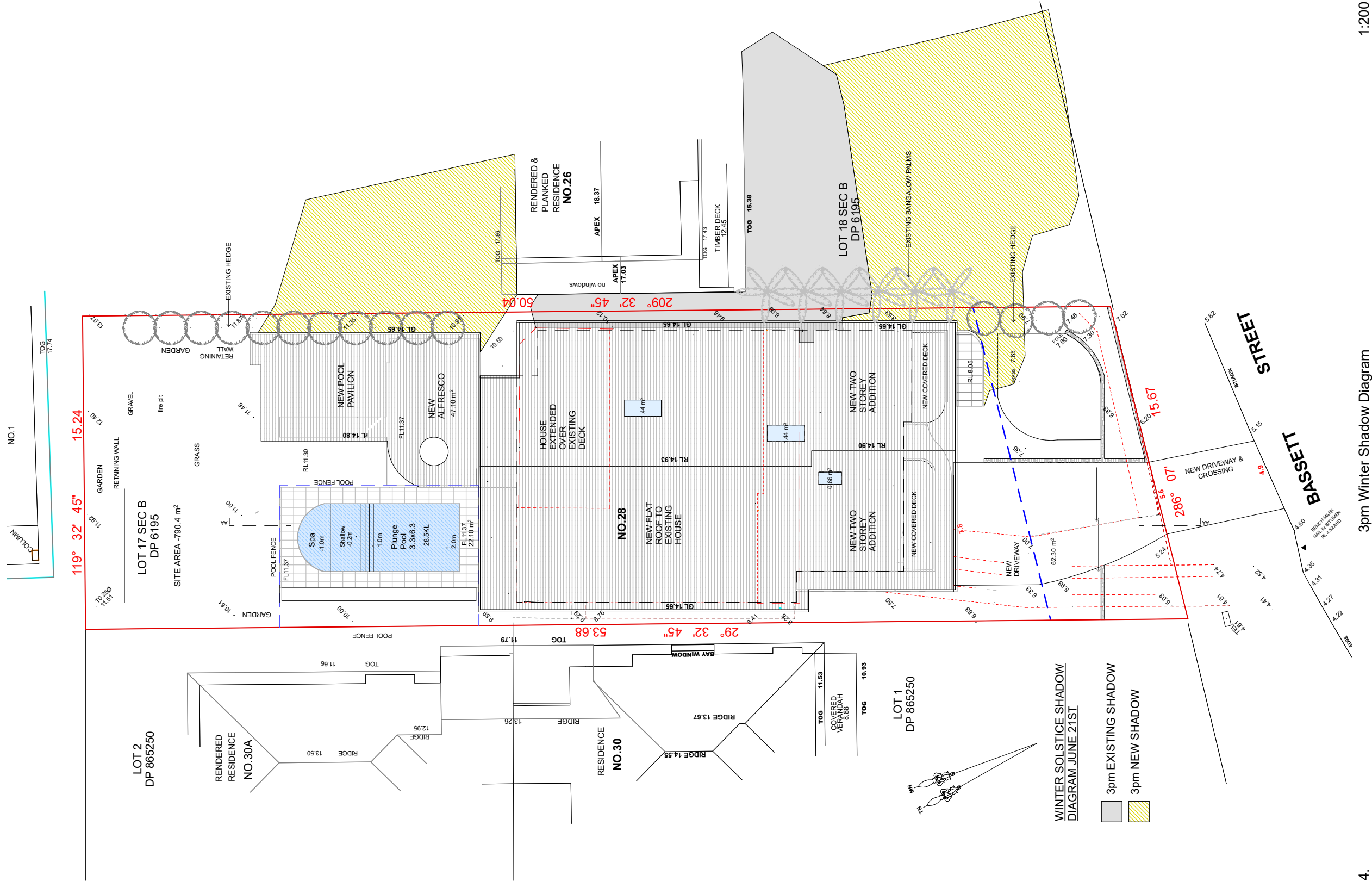
DRAWING TITLE :
**Supplemental
Winter Shadows 9am**

PROJECT NAME :
Beuzeville Home

REVISION NO.

DRAWING NO. **DA06**

Plot Date: 28/05/2025



1:200

3pm Winter Shadow Diagram

4.

CERTIFICATION OF SHADOW DIAGRAMS	
☒	I/We hereby certify that the shadow diagrams submitted with this proposal are: - in accordance with the Survey (prepared by a registered Surveyor) which is required to be submitted with the proposal; - drawn to true - north - to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June - to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area
CERTIFIER'S DETAILS	
Title	☐ Mr ☒ Mrs ☐ Miss ☐ Ms Other:
Given Names	SHERALEE
Family Name	HOGAN
Company	SITE SPECIFIC DESIGNS
Qualification (i.e Architect, Planner, Consultant, Surveyor)	B.Sc (ARCH) B (ARCH) U.S.P.

Sheralee Hogan B.Sc (Arch) B (Arch)
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www.sitespecificdesigns.com.au

Site Specific  Designs

Drawn | Checked SH | SH
Plot Date: 8/04/2025
Project NO. 2024 08
Project Status DA

Client Brett and Kammi Beuzeville

Climate Zone 5
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Site: 28 Bassett Street Mona Vale
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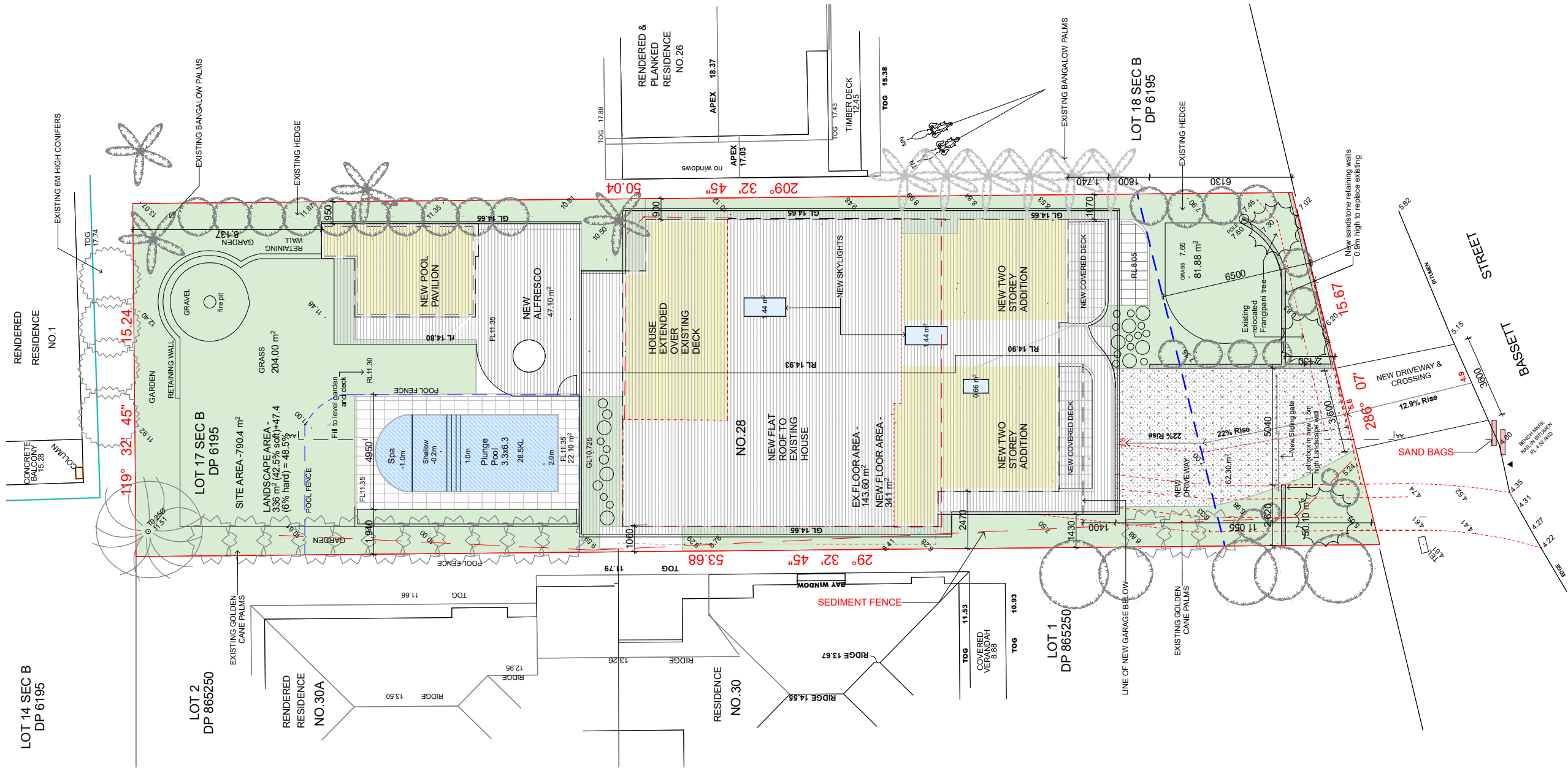
DRAWING TITLE :
**Supplemental
3pm Winter Shadow**

PROJECT NAME :
Beuzeville Home

REVISION NO.

DRAWING NO. **DA08**

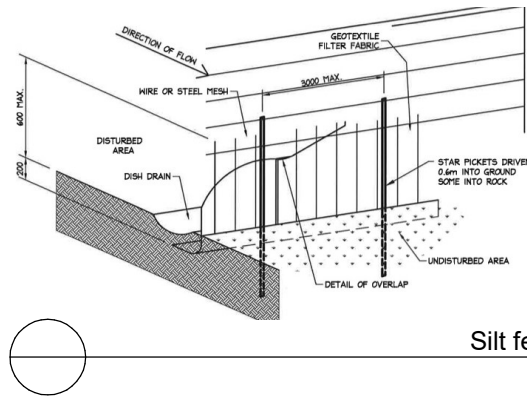
Plot Date: 8/04/2025



1:200

Sediment and Erosion Plan

3.

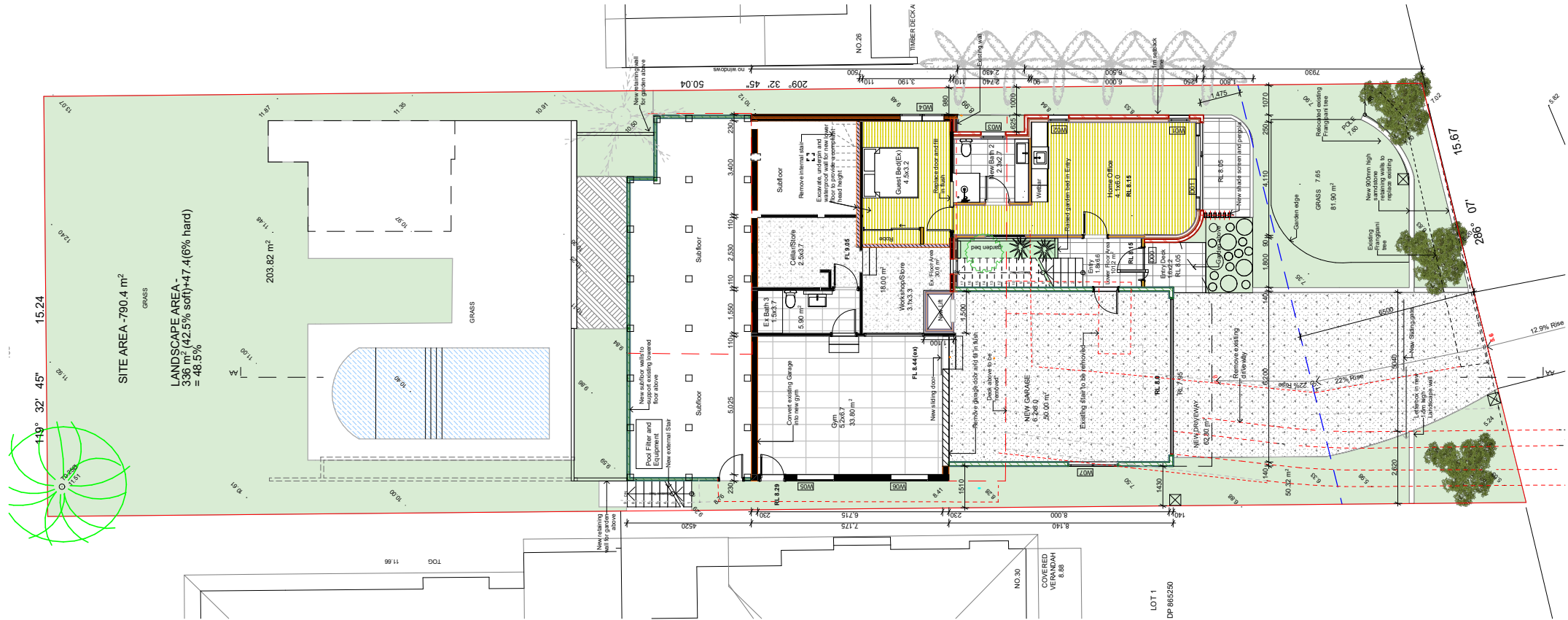


Silt fence

Polution Prevention

Use the following measures to prevent pollution on site;

1. restrict access to one stable entry and exit point
2. install and maintain adequate sediment and erosion controls
3. preserve grassed area and the maximum cover of natural vegetation by minimising the amount of land disturbed.
4. ensure that stockpiles of sand, gravel, soil, and similar materials are located so that the material doesn't spill onto the road or pavement, wash into drainage lines, watercourses or depressions.
5. minimise on site vehicle activity during wet weather
6. Do not pump or allow any unclean water to enter the stormwater system from excess materials or cleaning tools.
7. Sediment fences are to be laid along the contour as much as possible and are to be of suitable geotextile fabric and supported every three metres with star pickets and a lower trench depth of 150mm



0. Ground Level Landscape Areas 1:200

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SSD Designs

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Plot Date: 8/04/2025
Project NO. 2024 08
Project Status DA

Client Brett and Kammi Beuzeville

Climate Zone 5
Wind Region TBC
Site: 28 Bassett Street Mona Vale
NSW 2103 Australia

DRAWING TITLE :
**Supplemental
Landscape Area Calculation**

PROJECT NAME :
Beuzeville Home

REVISION NO.
DRAWING NO. **DA10**
Plot Date: 8/04/2025