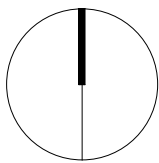
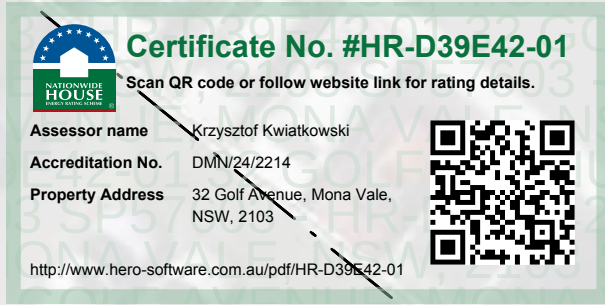


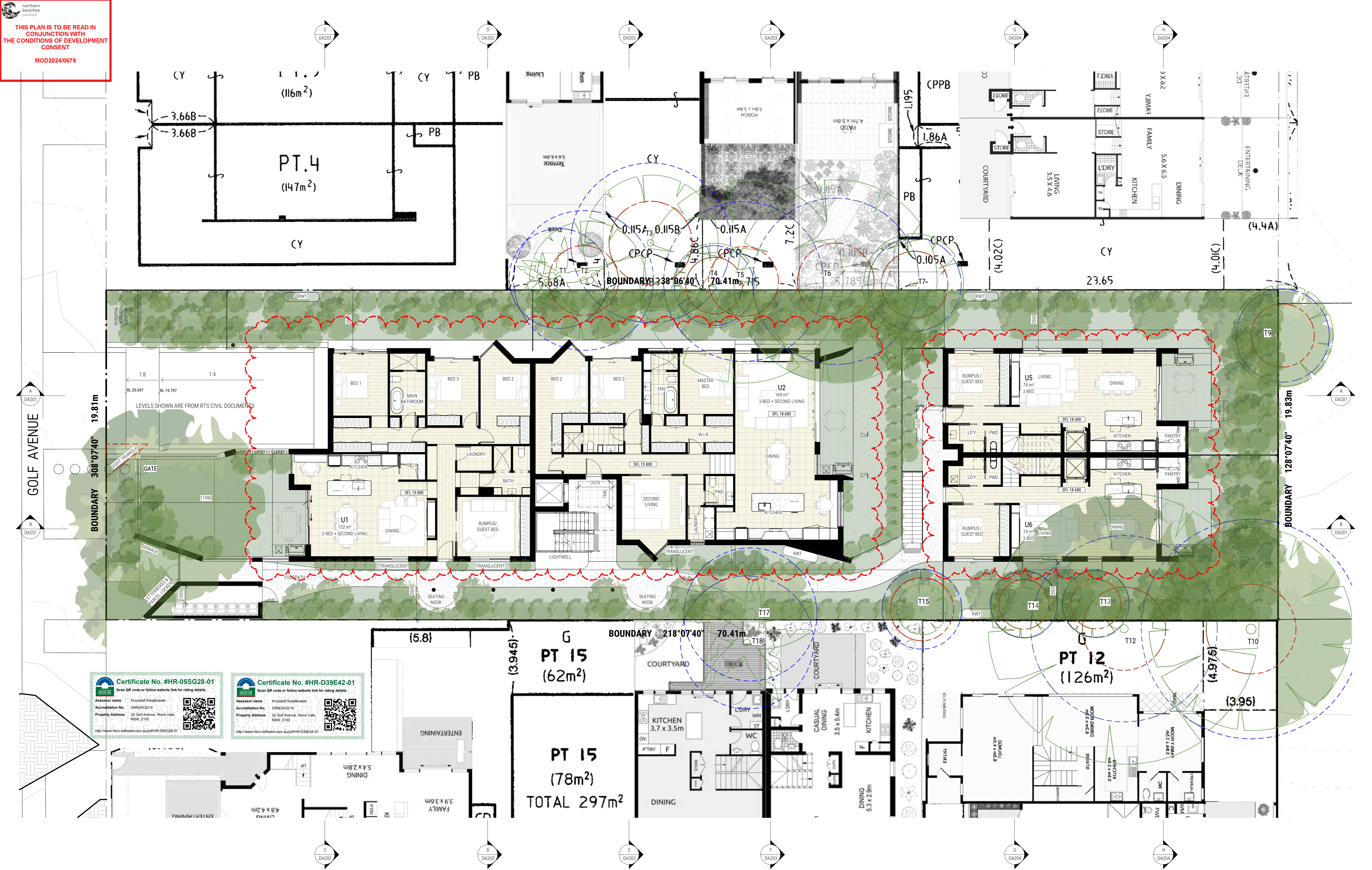


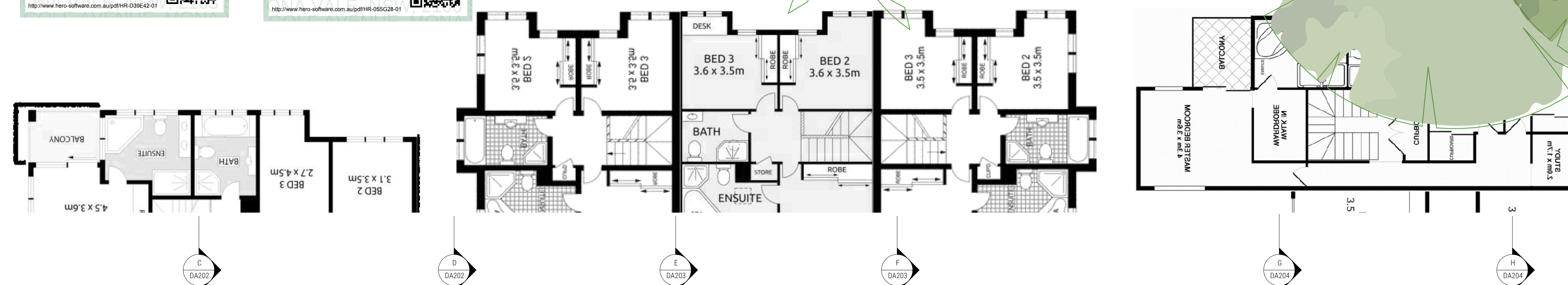
December 2024	BSA Reference: 20140
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note	
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NHER's 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 (sole occupancy units only)	
External Wall Construction	Added Insulation
Cavity Brick	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)	R1.0
Ceiling Construction	Added Insulation
Plasterboard	R5.0 to ceilings adjacent to roof and decks above
Roof Construction	Colour (Solar Absorbance)
Concrete	Concrete default (SA0.70)
Floor Construction	Covering
Concrete	As drawn (if not noted default values used)
Concrete	As drawn (if not noted default values used)
Windows	Glass and frame type
Performance Glazing Type A	U value
Performance Glazing Type B	SHGC Range
	Area sq m
	Detail
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, louvres	
Skylights	
Performance Skylights with the values	
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	
All shade elements modelled as drawn	
Ceiling Penetrations	
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	



REV NO.	DESCRIPTION	REV DATE
A	ISSUE FOR DA APPROVAL	19.01.24
B	UPDATED FOR DA APPROVAL	22.06.24
C	FOR 4.55 APPROVAL	25.11.24

PROPOSED SITE PLAN	
SHEET NUMBER	DA040
REVISION	C
SCALE @ A1	1 : 200
32 GOLF AVENUE MONA VALE	





THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2024/0679

C DA202

D DA202

E DA203

F DA203

G DA204

H DA204

A DA201

B DA201

A DA201

B DA201

BOUNDARY 308°07'40" 19.81m

BOUNDARY 128°07'40" 19.83m

BOUNDARY 218°07'40" 70.41m

BOUNDARY 38°06'40" 70.41m

HATCHED ZONE - SOLAR PANEL
INSTALLATION LOCATIONS
MINIMUM SKW PER DWELLING

HATCHED ZONE - SOLAR PANEL
INSTALLATION LOCATIONS
MINIMUM SKW PER DWELLING

HATCHED ZONE - SOLAR PANEL
INSTALLATION LOCATIONS
MINIMUM SKW PER DWELLING

HATCHED ZONE - SOLAR PANEL
INSTALLATION LOCATIONS
MINIMUM SKW PER DWELLING

HATCHED ZONE - SOLAR PANEL
INSTALLATION LOCATIONS
MINIMUM SKW PER DWELLING

ACU ACU
ACU ACU

ROOF
ACCESS
HATCH

ACU
ACU

Certificate No. #HR-05SG28-01
Scan QR code or follow website link for rating details.

Assessor name Krzysztof Kwiatkowski
Accreditation No. DMN/24/2214
Property Address 32 Golf Avenue, Mona Vale,
NSW, 2103

<http://www.hiero-software.com.au/pdf/HR-05SG28-01>

Certificate No. #HR-D39E42-01
Scan QR code or follow website link for rating details.

Assessor name Krzysztof Kwiatkowski
Accreditation No. DMN/24/2214
Property Address 32 Golf Avenue, Mona Vale,
NSW, 2103

<http://www.hiero-software.com.au/pdf/HR-D39E42-01>

C DA202

D DA202

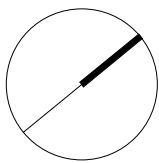
E DA203

F DA203

G DA204

H DA204

NO CHANGES TO THIS SHEET



REV NO.	DESCRIPTION	REV DATE
A	ISSUE FOR DA APPROVAL	19.01.24
B	UPDATED FOR DA APPROVAL	22.06.24
C	FOR 4.55 APPROVAL	25.11.24

REV DATE
19.01.24
22.06.24
25.11.24

SHEET NUMBER
DA104
REVISION
SCALE @ A1

ROOF PLAN
DA104
C
1 : 100

32 GOLF AVENUE MONA VALE

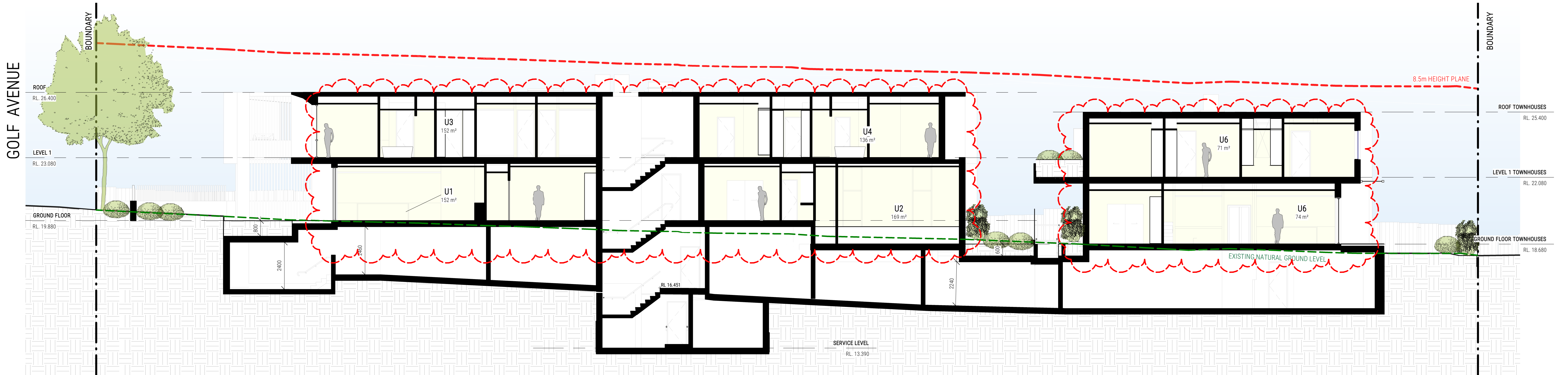
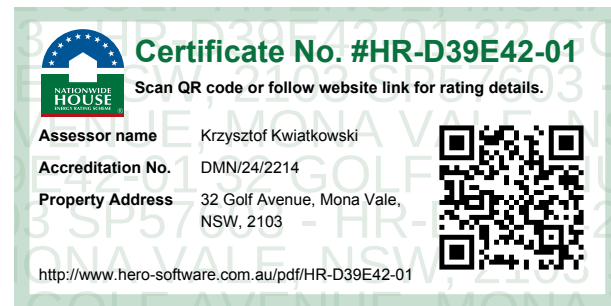


THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2024/0679



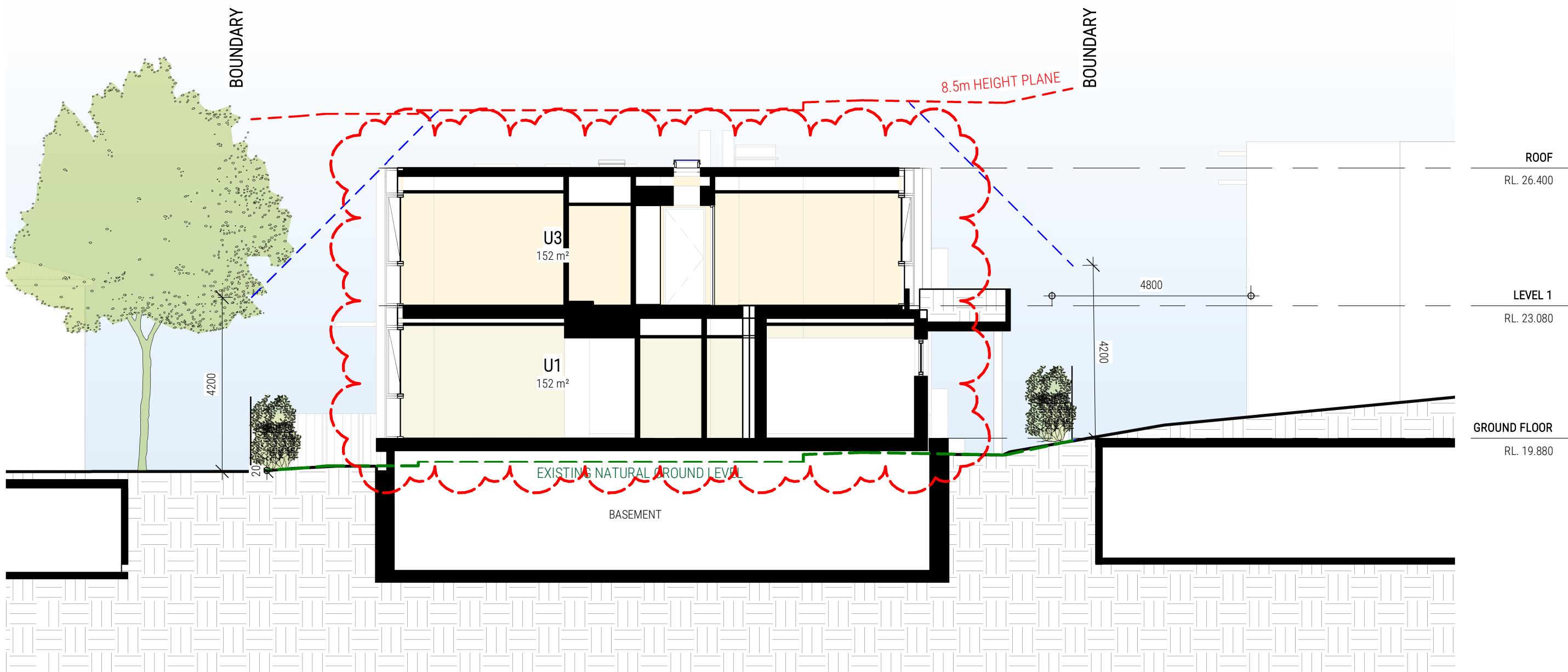
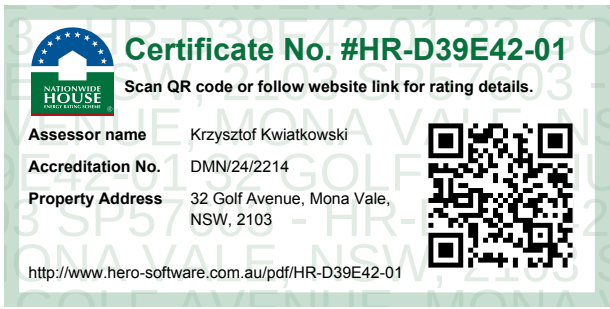
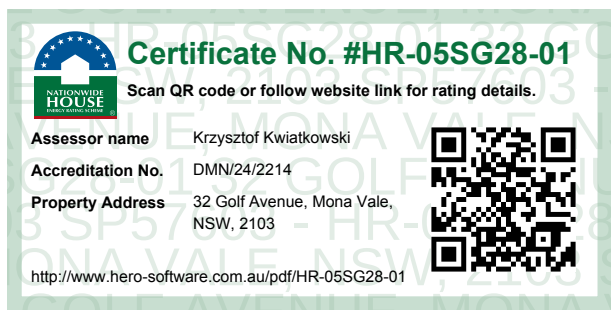
A SECTION A-A
DA201/ 1:100 @ A1



B SECTION B-B
DA201/ 1:100 @ A1

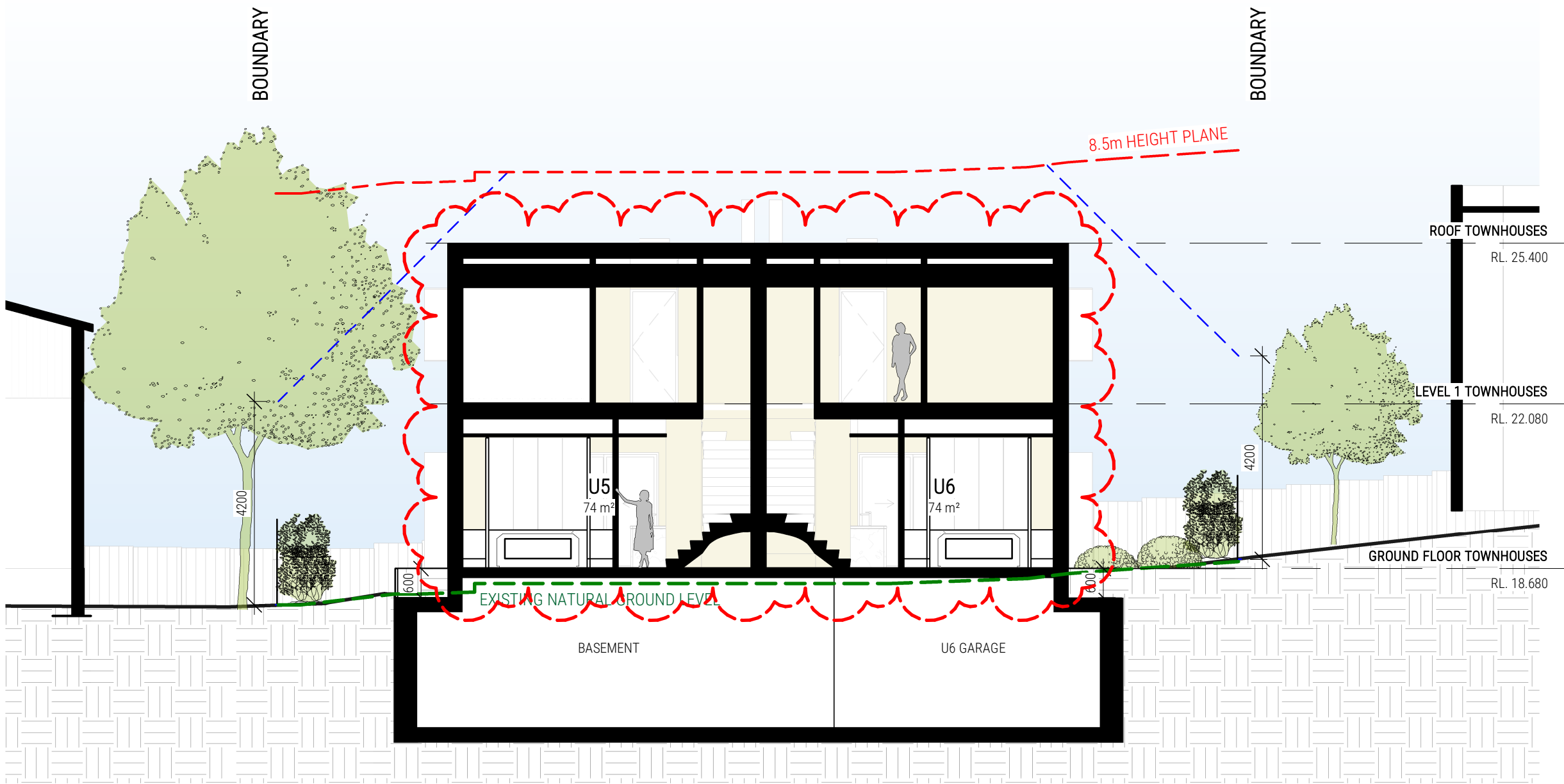


C SECTION C-C
DA202/ 1 : 100 @ A1

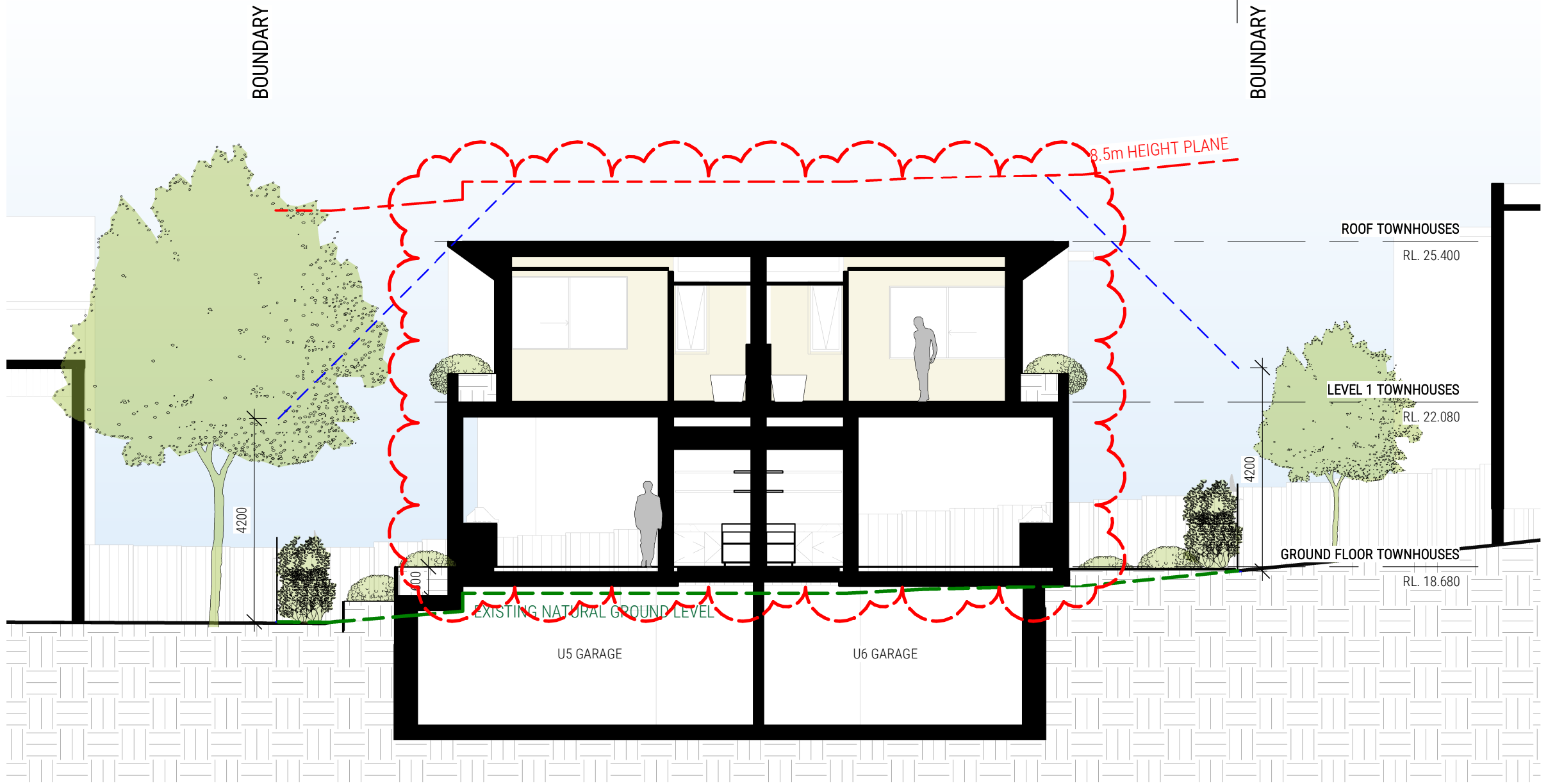


D SECTION D-D
DA202/ 1 : 100 @ A1

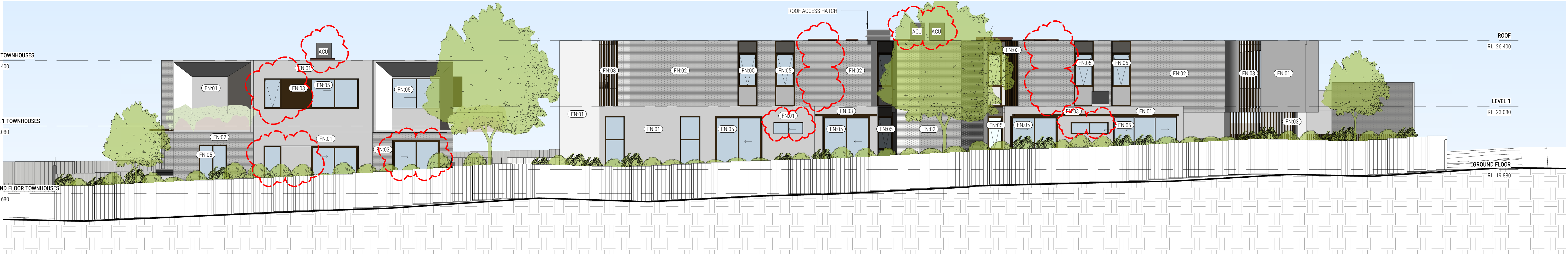




G SECTION G-G
DA204 1:100 @ A1



H SECTION H-H
DA204 1:100 @ A1



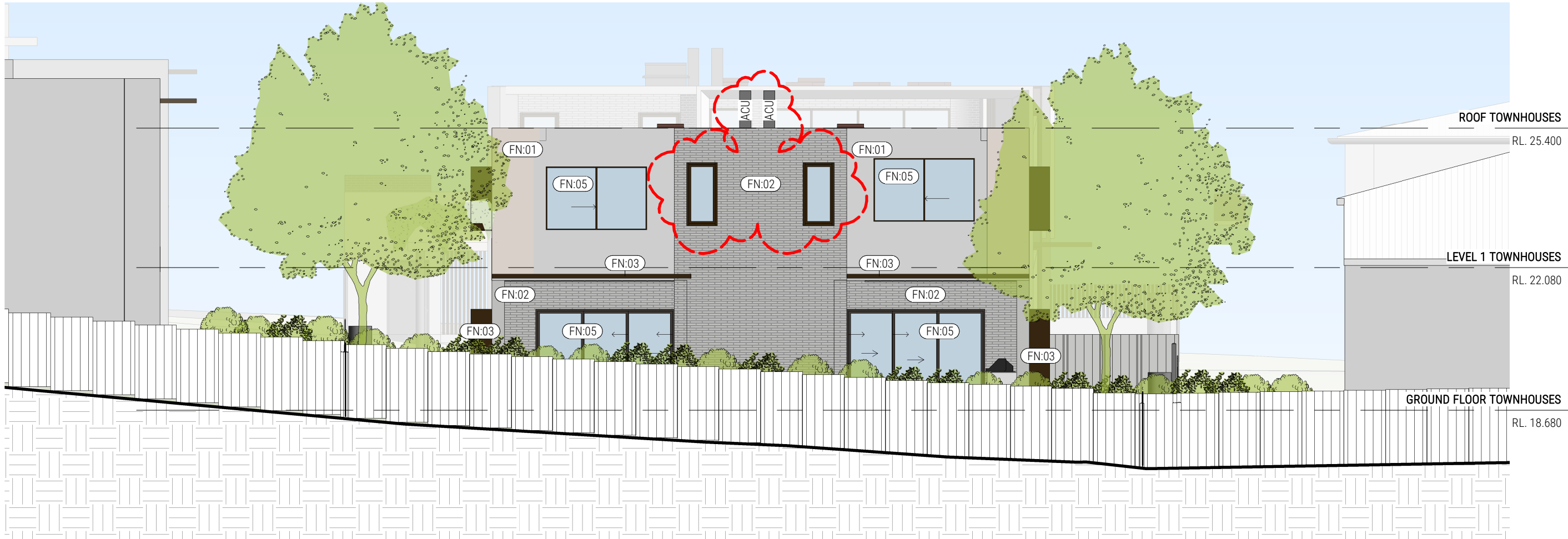
1 NORTH-WEST ELEVATION
DA300 1:100 @ A1



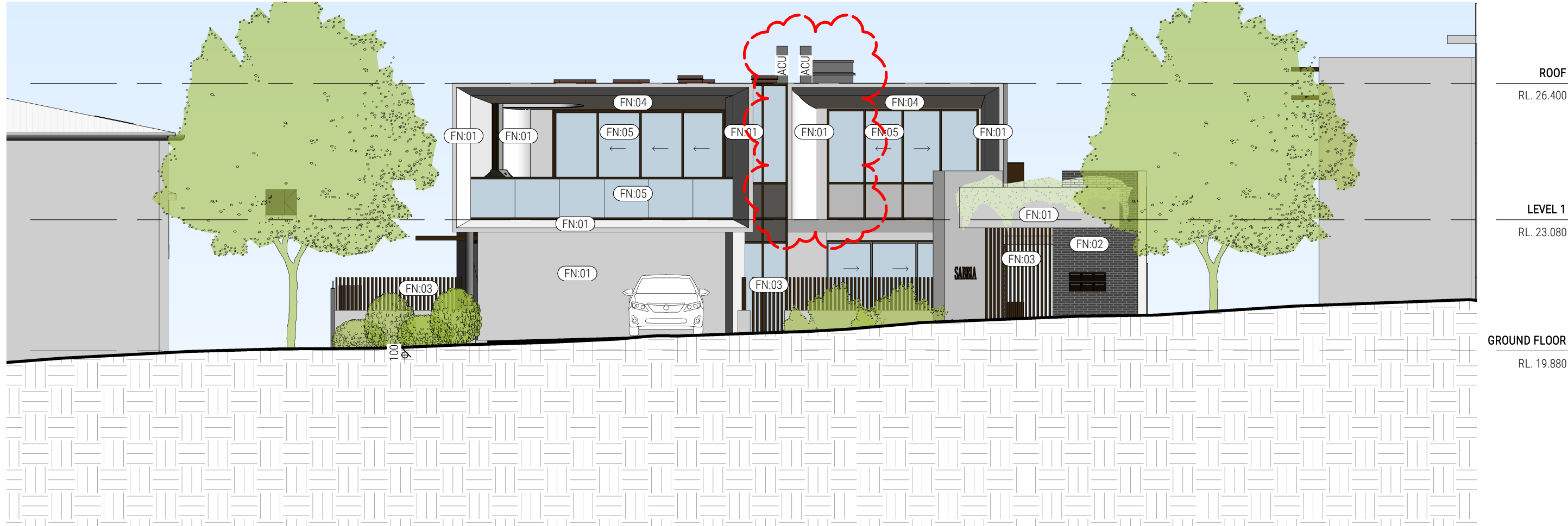
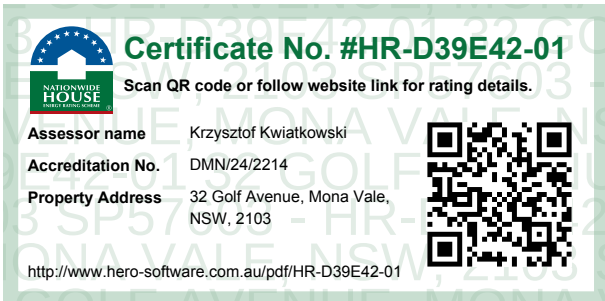
2 SOUTH-EAST ELEVATION
DA300 1:100 @ A1

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



1 NORTH-EAST ELEVATION
DA301/ 1: 100 @ A1



2 SOUTH-WEST ELEVATION
DA301/ 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