

progressive plans

Residential Dwelling
MONA VALE, NSW 2103
02 April 2025
Issue E

Prepared for
JENNIFER ROBINS & NEIL
BURNARD

Development Application

18 HILLCREST AVE



NO:	SHEET NAME	DATE
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DA29	BUSINESS INFORMATION	2/4/2025

SITE AREA:
3495.00m²
LAND ZONE:
C4 - ENVIRONMENTAL LIVING

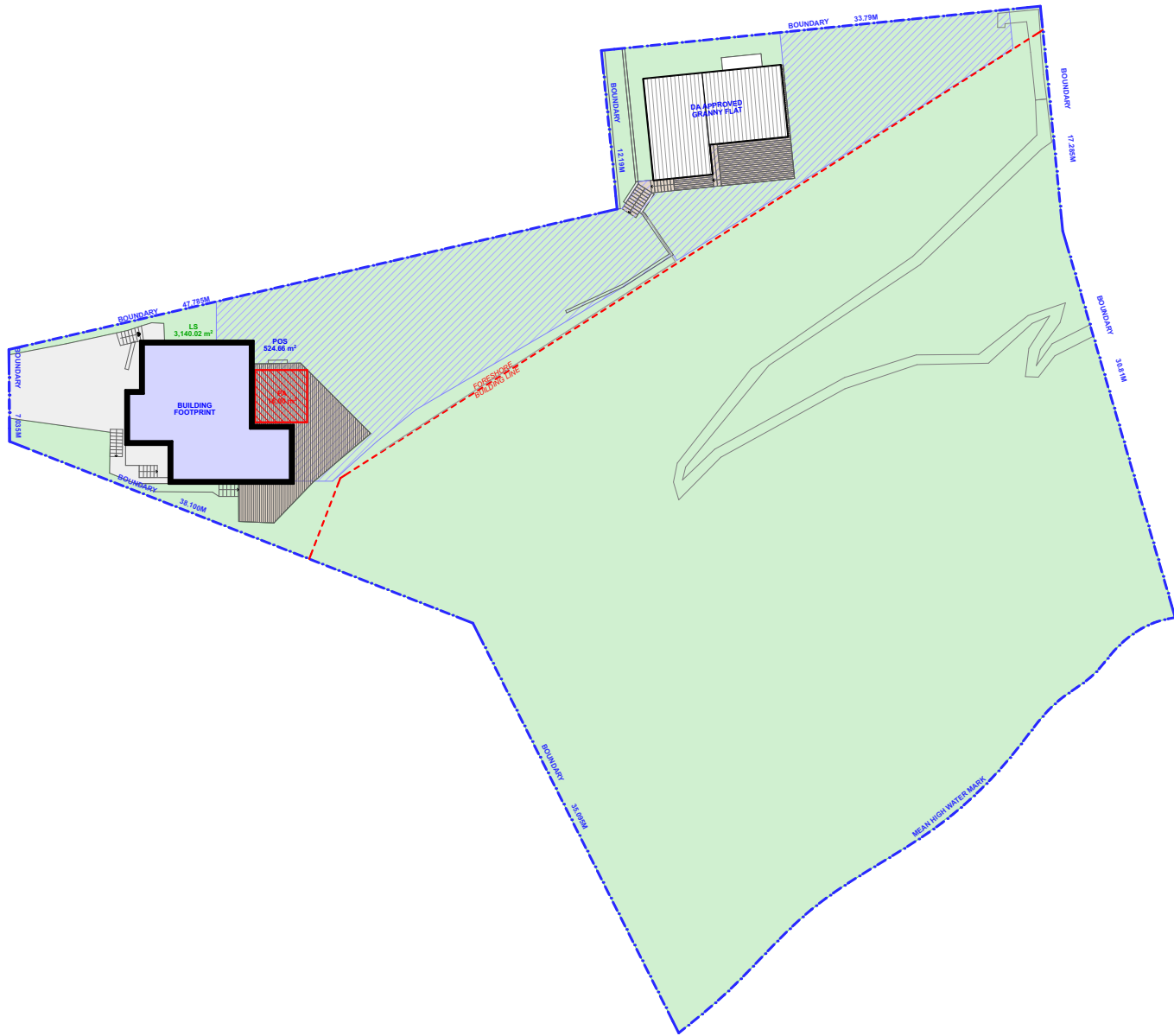
BUILDING FOOTPRINT

LANDSCAPING:
REQUIRED 60.00% (2097.00 m²)
EXISTING 89.84% (3140.02 m²)
PROPOSED 86.53% (3024.18 m²)

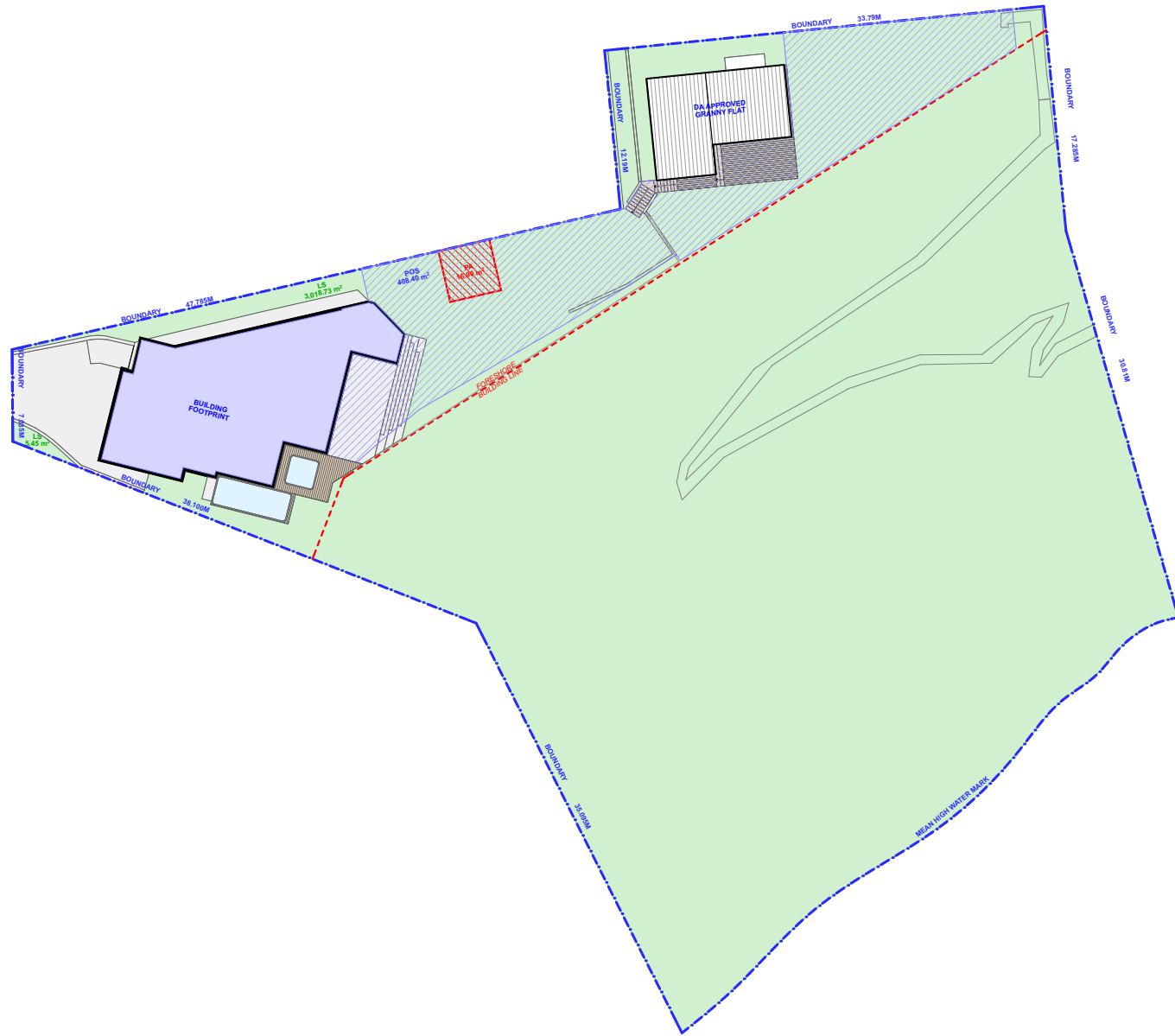
PRIVATE OPEN SPACE (MIN. 3M X 3M)
REQUIRED 80.00m²
EXISTING 524.66m²
PROPOSED 408.40m²

IMPERVIOUS AREAS LESS THAN 1M INCLUDED IN LANDSCAPED AREA

PRINCIPAL AREA (MIN. 4M X 4M)
REQUIRED 16.00m²
PROPOSED 16.00m²



1 EXISTING AREA CALCULATIONS 1:500



2 PROPOSED AREA CALCULATIONS 1:500



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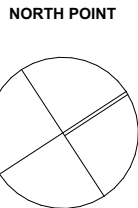
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REV.	NOTES.	INITIAL	DATE
A	DA DOCUMENTATION	SB	09.09.24
B	DOOR&WINDOW SCHEDULE	SB	11.09.24
C	POOL RFI	SB	11.09.24
D	COUNCIL RFI	LW	20.02.25
E	DA SET UPDATE	SB	04.03.25

LEGEND

- DWELLING WALLS
- CONCRETE / PAVERS
- TIMBER DECK
- POOL / WATER



CLIENTS:
JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:
18 HILLCREST AVE
MONA VALE, NSW, 2103

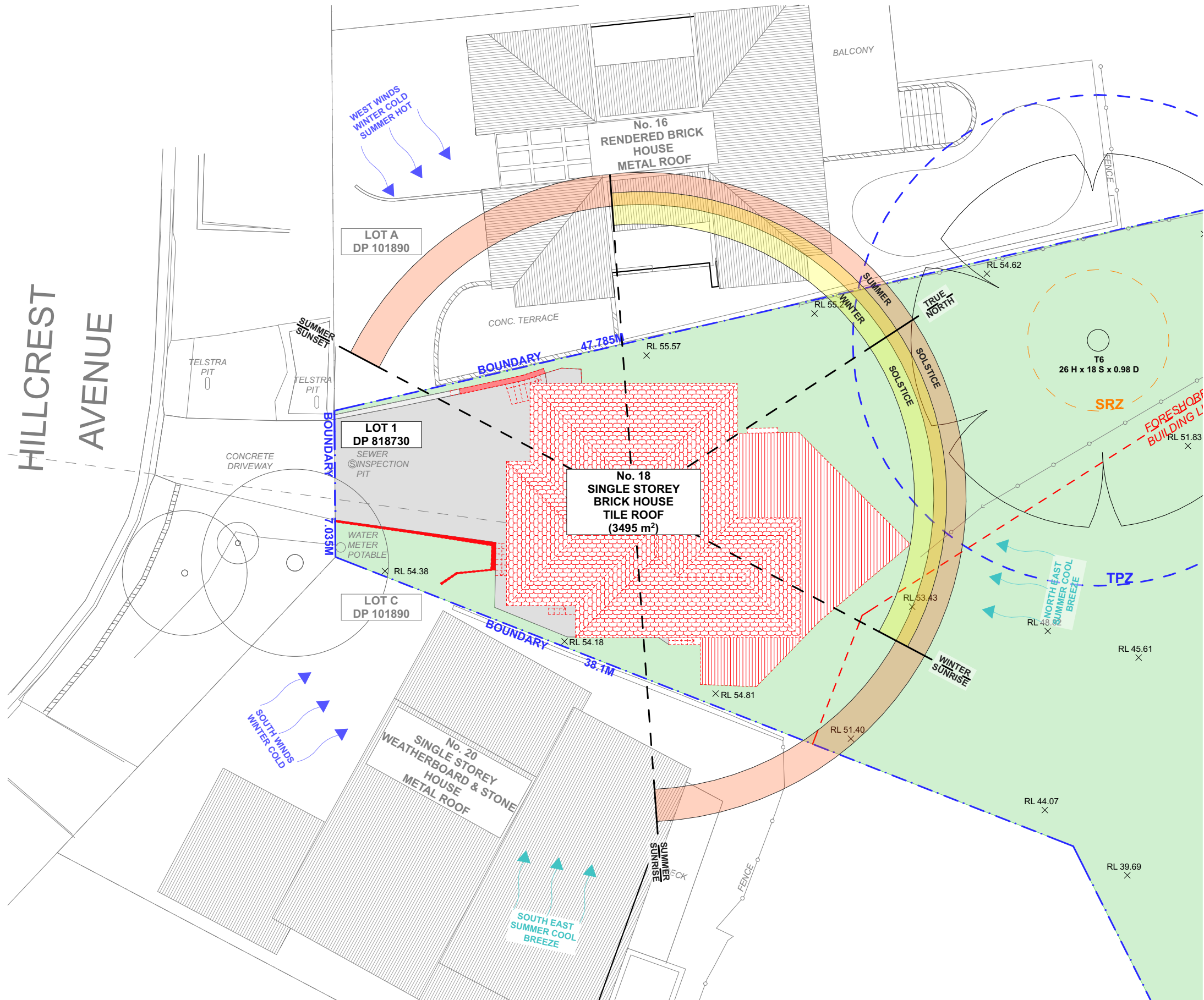
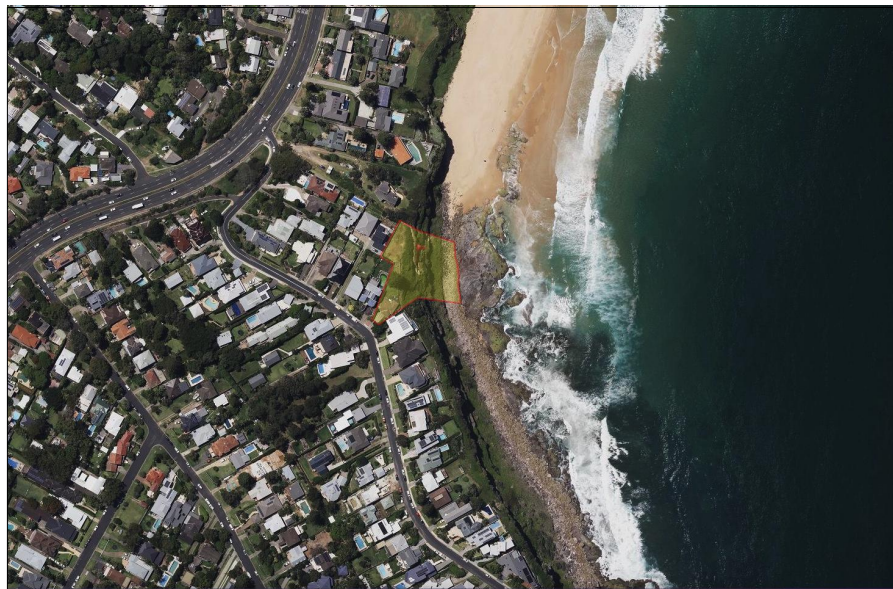
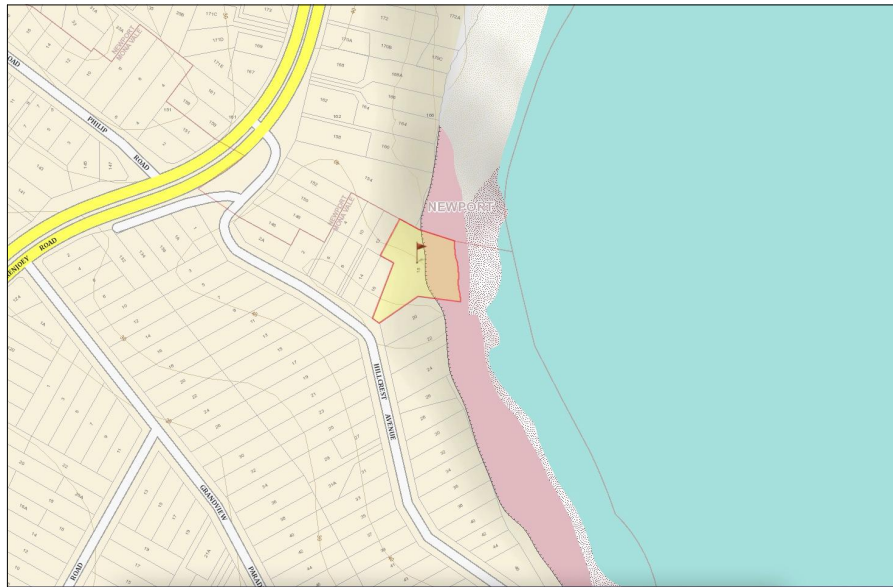
DRAWING TITLE:
AREA CALCULATIONS

SCALE:
1:500 @A3



PROJECT NO:
1084

DATE:
2/4/2025

DRAWING NO:
DA02



NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001

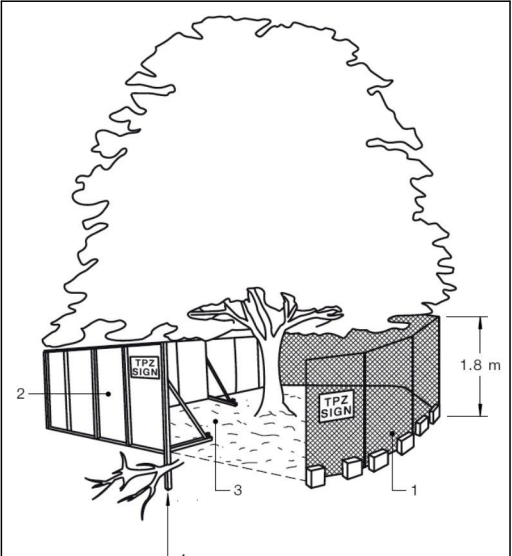
 <div>progressive plans</div> <div>0400 699 850 16 BOWLING GREEN LANE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU</div>	<div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div>	<table><thead><tr><th>REV.</th><th>NOTES.</th><th>INITIAL</th><th>DATE</th></tr></thead><tbody><tr><td>A</td><td>DA DOCUMENTATION</td><td>SB</td><td>09.09.24</td></tr><tr><td>B</td><td>DOOR&WINDOW SCHEDULE</td><td>SB</td><td>11.09.24</td></tr><tr><td>C</td><td>POOL RFI</td><td>SB</td><td>11.09.24</td></tr><tr><td>D</td><td>COUNCIL RFI</td><td>LW</td><td>20.02.25</td></tr><tr><td>E</td><td>DA SET UPDATE</td><td>SB</td><td>04.03.25</td></tr><tr><td></td><td></td><td></td><td></td></tr></tbody></table>	REV.	NOTES.	INITIAL	DATE	A	DA DOCUMENTATION	SB	09.09.24	B	DOOR&WINDOW SCHEDULE	SB	11.09.24	C	POOL RFI	SB	11.09.24	D	COUNCIL RFI	LW	20.02.25	E	DA SET UPDATE	SB	04.03.25					<div>LEGEND</div> <div><div> EXISTING</div><div> DEMOLISHED</div><div> EXISTING ROOF</div><div> PROPOSED ROOF</div><div> LANDSCAPE / GRASS</div><div> CONCRETE / PAVERS</div><div> TIMBER DECK</div><div> POOL / WATER</div><div> SEDIMENT EROSION FENCE</div></div> <div><div>DP : DEPOSIT PLAN</div><div>RL : REDUCED LEVEL</div><div>SP : STRATA PLAN</div><div>TPZ : TREE PROTECTION ZONE</div><div>SRZ : STRUCTURAL ROOT ZONE</div></div>	<div>NORTH POINT</div> 	<div>CLIENTS:</div> <div>JENNIFER ROBINS & NEIL BURNARD</div> <div>SITE ADDRESS:</div> <div>18 HILLCREST AVE MONA VALE, NSW, 2103</div>	<div>DRAWING TITLE:</div> <div>SITE ANALYSIS</div> <div>1:200, 1:4.38, 1:4.38, 1:3.07 @A3</div> <div>DATE:</div> <div>2/4/2025</div> <div>PROJECT NO:</div> <div>1084</div> <div>DRAWING NO:</div> <div>DA03</div>
REV.	NOTES.	INITIAL	DATE																															
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SKIP BIN
RECYCLING

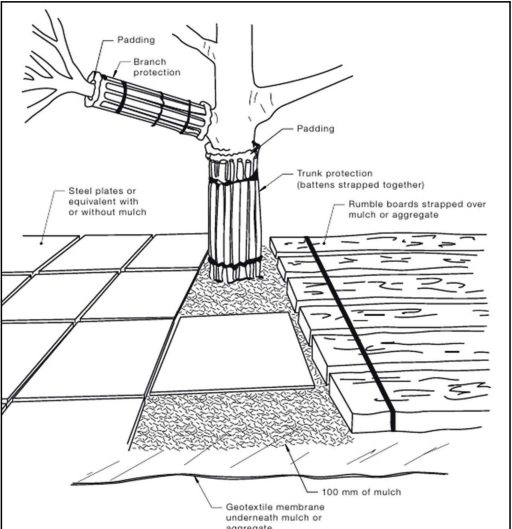
SKIP BIN
WASTE

MATERIAL
STORAGE

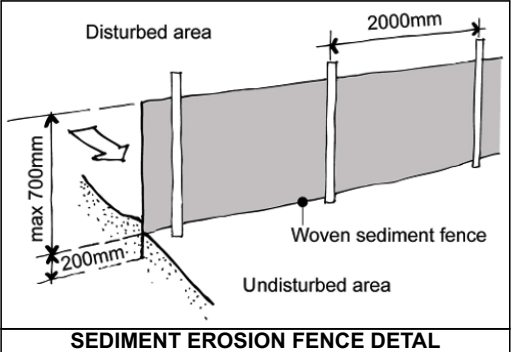
SKIP BINS & MATERIAL STORAGE TO BE STORED IN
FRONT YARD OR DRIVEWAY



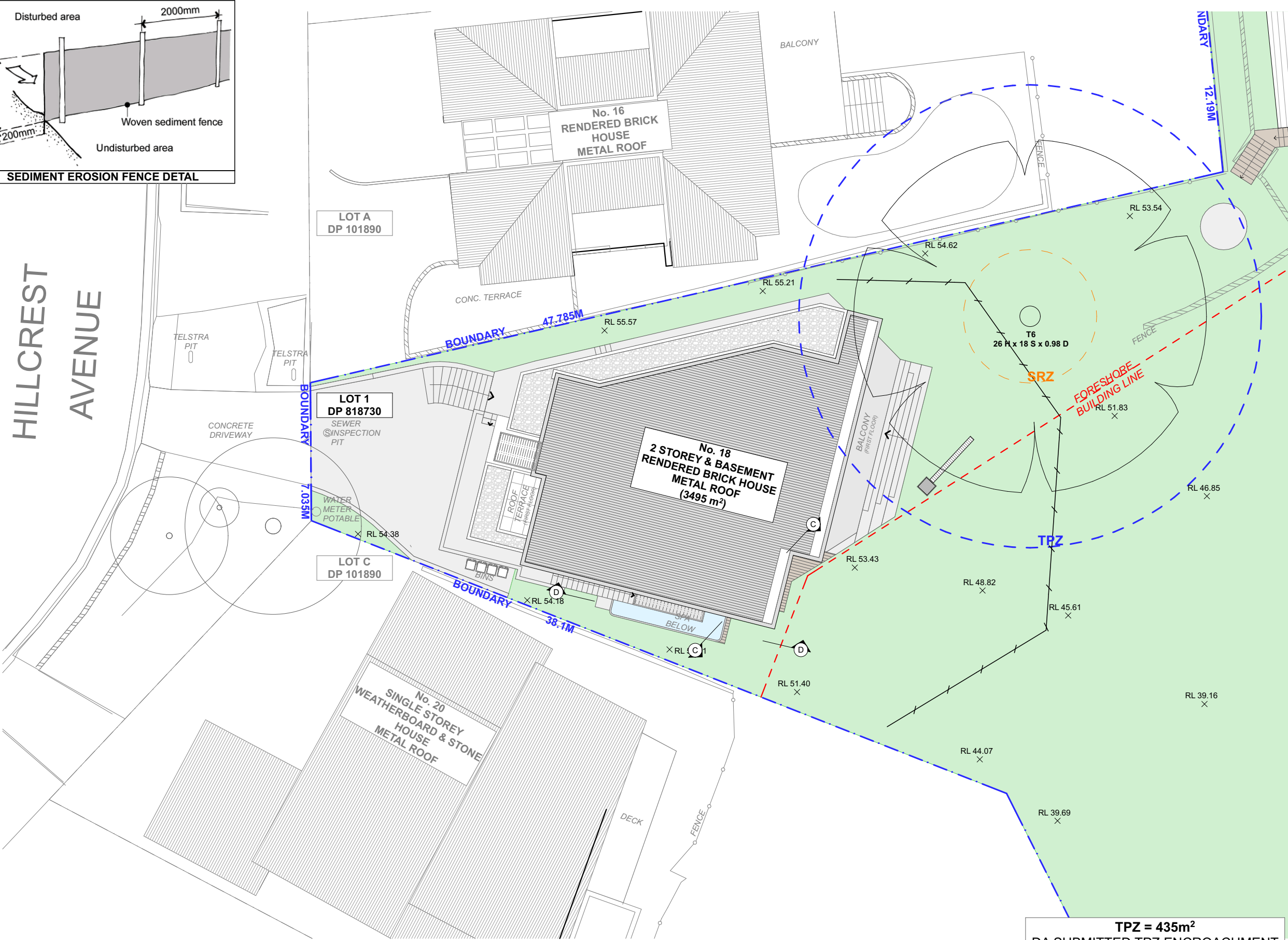
**TREE PROTECTION ZONE (TPZ)
FENCING (WHEN POSSIBLE):**
1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF
REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE
FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE
PANELS. THE FENCING MATERIAL ALSO PREVENTS
BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE
DISCRETION OF THE PROJECT ARBORIST). NO
EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES,
SURFACE TREATMENT OR STORAGE OF MATERIALS OF
ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMISSIBLE WITHIN THE TPZ.
INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS.




**TREE PROTECTION ZONE (TPZ)
FENCING (NOT POSSIBLE):**
1. FOR TRUNK AND BRANCH PROTECTION USE BOARDS
AND PADDING THAT WILL PREVENT DAMAGE TO BARK.
BOARDS ARE TO BE STRAPPED TO TREES, NOT NAILED, OR
SCREWED.
2. RUMBLE BOARDS SHOULD BE OF SUITABLE THICKNESS
TO PREVENT SOIL COMPACTION AND ROOT DAMAGE.



HILLCREST
AVENUE



TPZ = 435m²
DA SUBMITTED TPZ ENCROACHMENT
= 52.1m² (11.97%)
WITH AMENDMENTS = 38.85m² (8.93%)



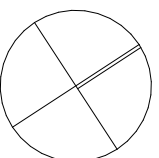
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LEGEND
EXISTING
DEMOLISHED
EXISTING ROOF
PROPOSED ROOF
LANDSCAPE / GRASS
CONCRETE / PAVERS
TIMBER DECK
POOL / WATER
SEDIMENT EROSION FENCE

ABBREVIATIONS
DP: DEPOSIT PLAN
RL: REDUCED LEVEL
SP: STRATA PLAN
TPZ: TREE
PROTECTION ZONE
SRZ: STRUCTURAL
ROOT ZONE


NORTH POINT


CLIENTS:
**JENNIFER ROBINS & NEIL
BURNARD**
SITE ADDRESS:
**18 HILLCREST AVE
MONA VALE, NSW, 2103**

DRAWING TITLE:
SITE - WASTE - SEDIMENT PLAN
SCALE:
1200 @A3
DATE:
2/4/2025
PROJECT NO:
1084
DRAWING NO:
DA04



1 EXTENDED SITE PLAN 1:250



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LEGEND

EXISTING
DEMOLISHED
EXISTING ROOF
PROPOSED ROOF

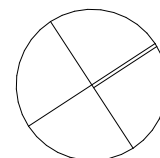
LANDSCAPE / GRASS
CONCRETE / PAVERS
TIMBER DECK
POOL / WATER

SEDIMENT EROSION FENCE

ABBREVIATIONS

DP: DEPOSIT PLAN
RL: REDUCED LEVEL
SP: STRATA PLAN
TPZ: TREE PROTECTION ZONE
SRZ: STRUCTURAL ROOT ZONE

NORTH POINT

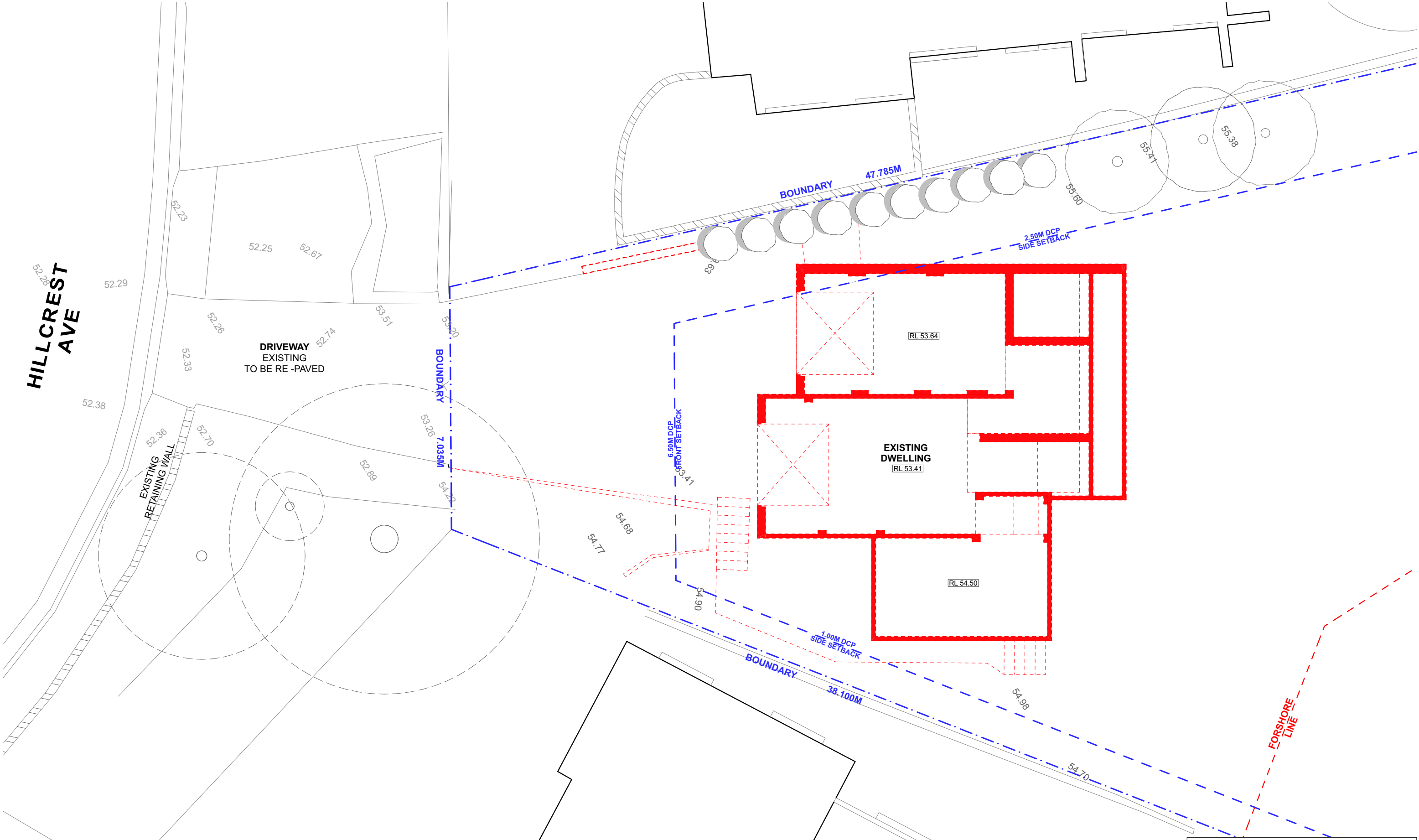


CLIENTS:
JENNIFER ROBINS & NEIL BURNARD

SITE ADDRESS:
18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:
SITE PLAN 1:250

SCALE: 1:250 @A3	DATE: 2/4/2025
PROJECT NO: 1084	DRAWING NO: DA05




1

EXISTING LOWER GROUND FLOOR PLAN

1:100

NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001



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LEGEND

 EXISTING

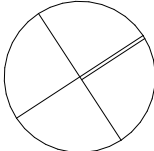
 DEMOLISHED

 PROPOSED

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
FW: FLOOR WASTE
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM

NORTH POINT



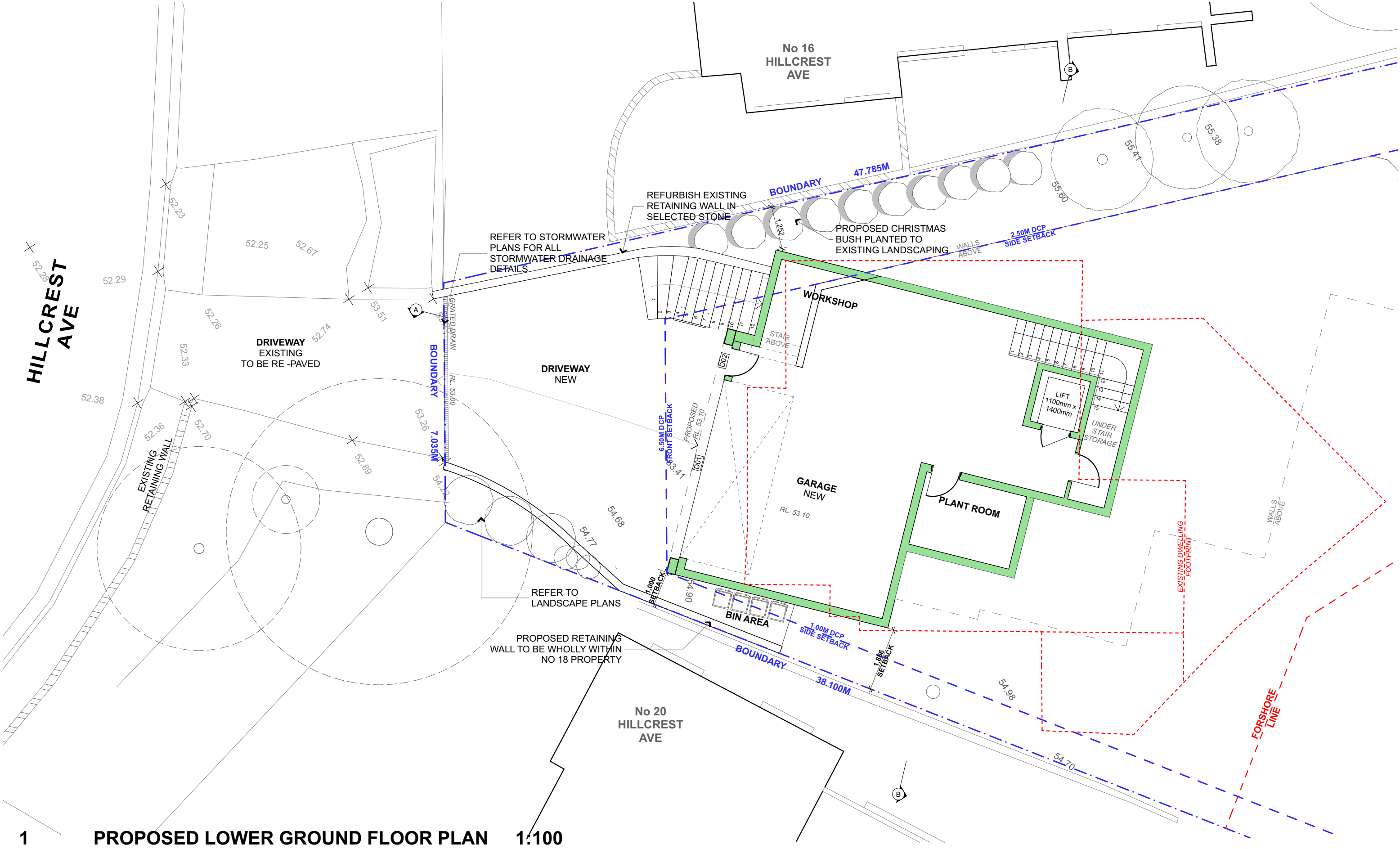
CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

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DRAWING TITLE:	
EXISTING LOWER GROUND FLOOR PLAN	
SCALE:	DATE:
1:100 @A3	2/4/2025
PROJECT NO:	DRAWING NO:
1084	DA06



1 PROPOSED LOWER GROUND FLOOR PLAN 1:100



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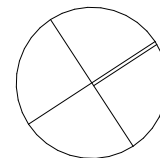
LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED
- OUTLINE OF DA SUBMITTED RESIDENCE

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
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FFL: FINISHED FLOOR LEVEL
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SA: SMOKE ALARM

NORTH POINT



CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:

PROPOSED LOWER GROUND FLOOR
PLAN

SCALE:

1:100 @A3

DATE:

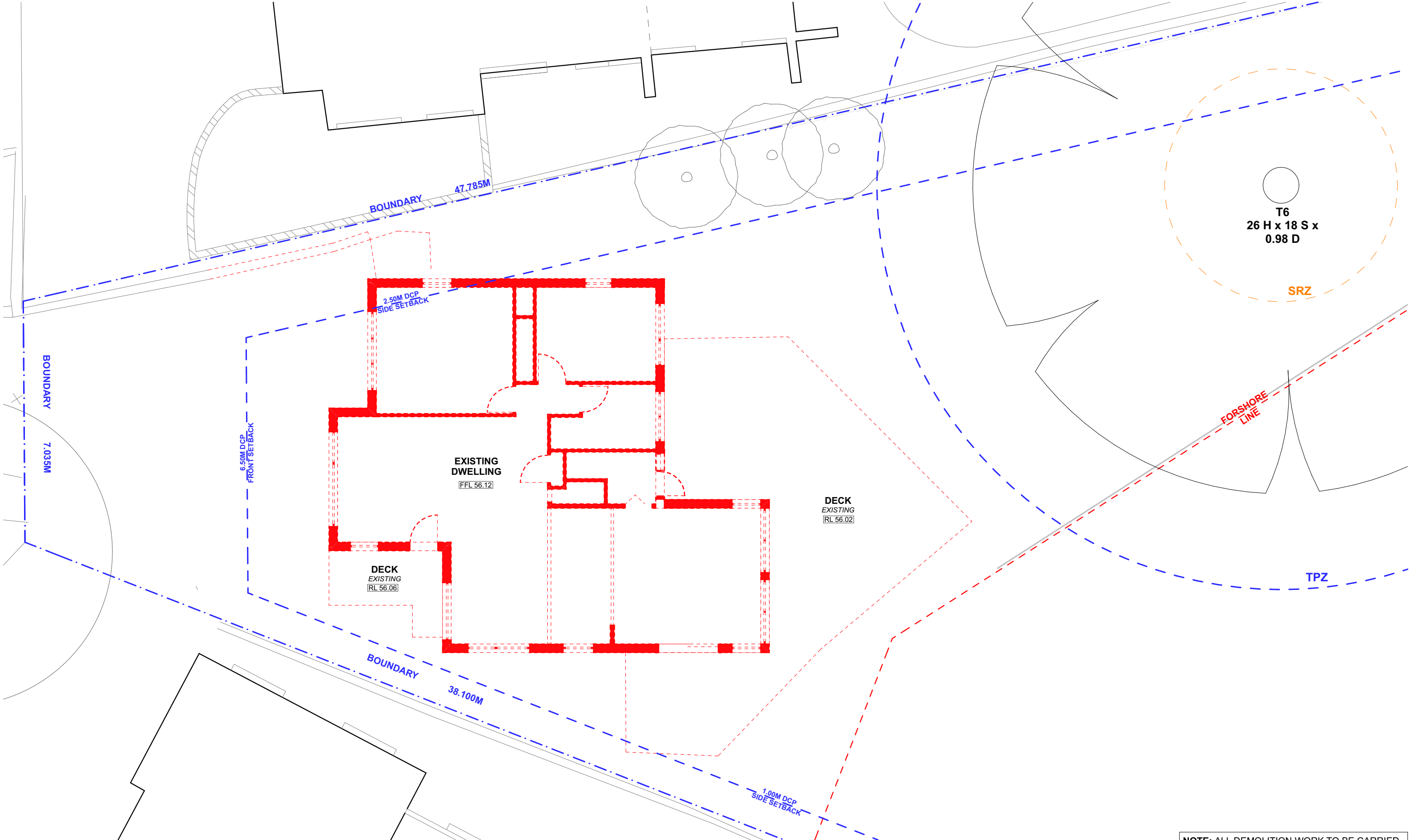
2/4/2025

PROJECT NO:

1084


DRAWING NO:

DA07



1 EXISTING GROUND FLOOR PLAN 1:100

NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001



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LEGEND

EXISTING

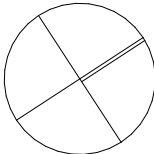
DEMOLISHED

PROPOSED

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NORTH POINT



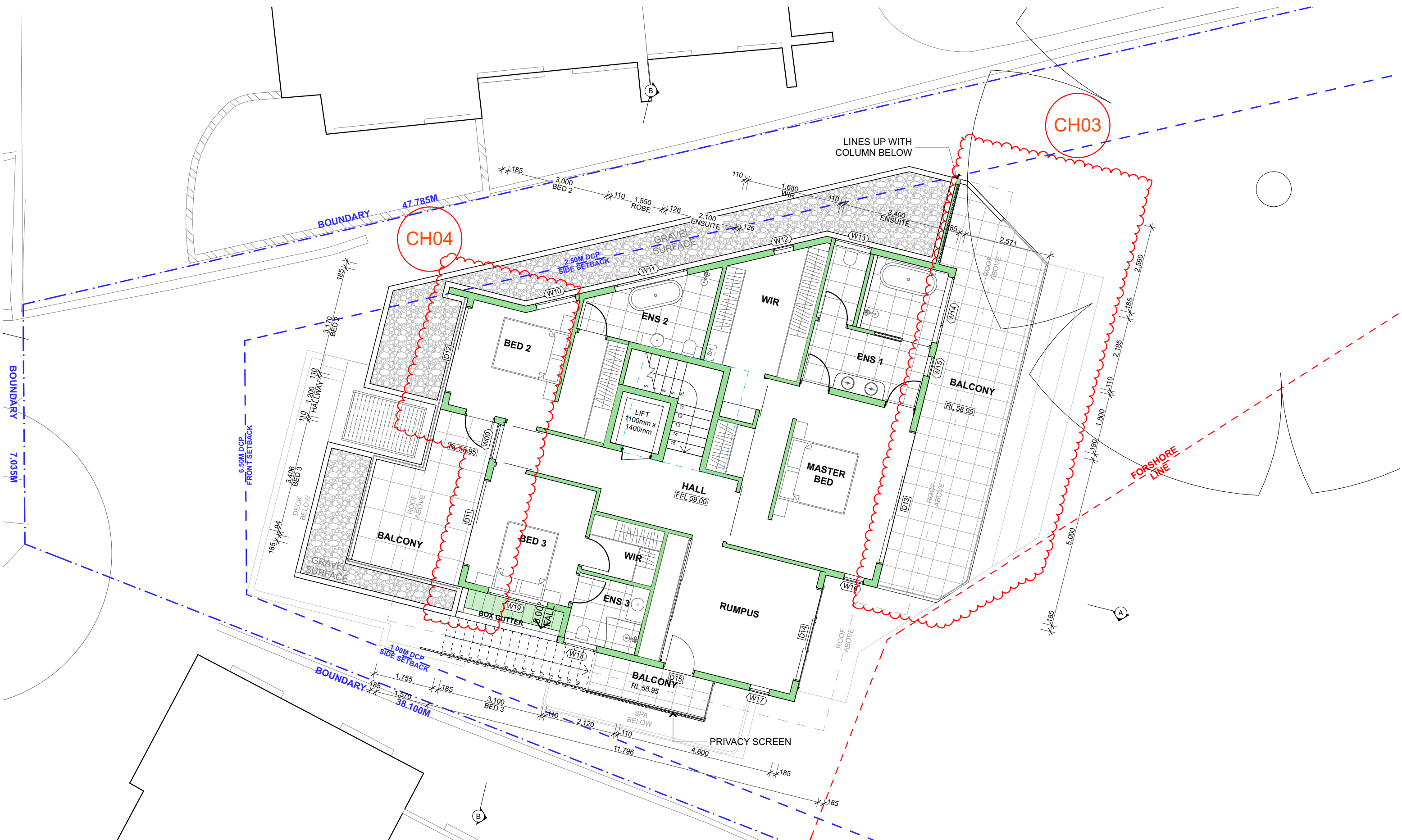
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BURNARD

SITE ADDRESS:

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MONA VALE, NSW, 2103

DRAWING TITLE:	
EXISTING GROUND FLOOR PLAN	
SCALE:	DATE:
1:100 @A3	2/4/2025
PROJECT NO:	DRAWING NO:
1084	DA08



1 PROPOSED FIRST FLOOR PLAN 1:100



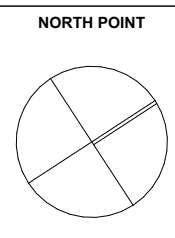
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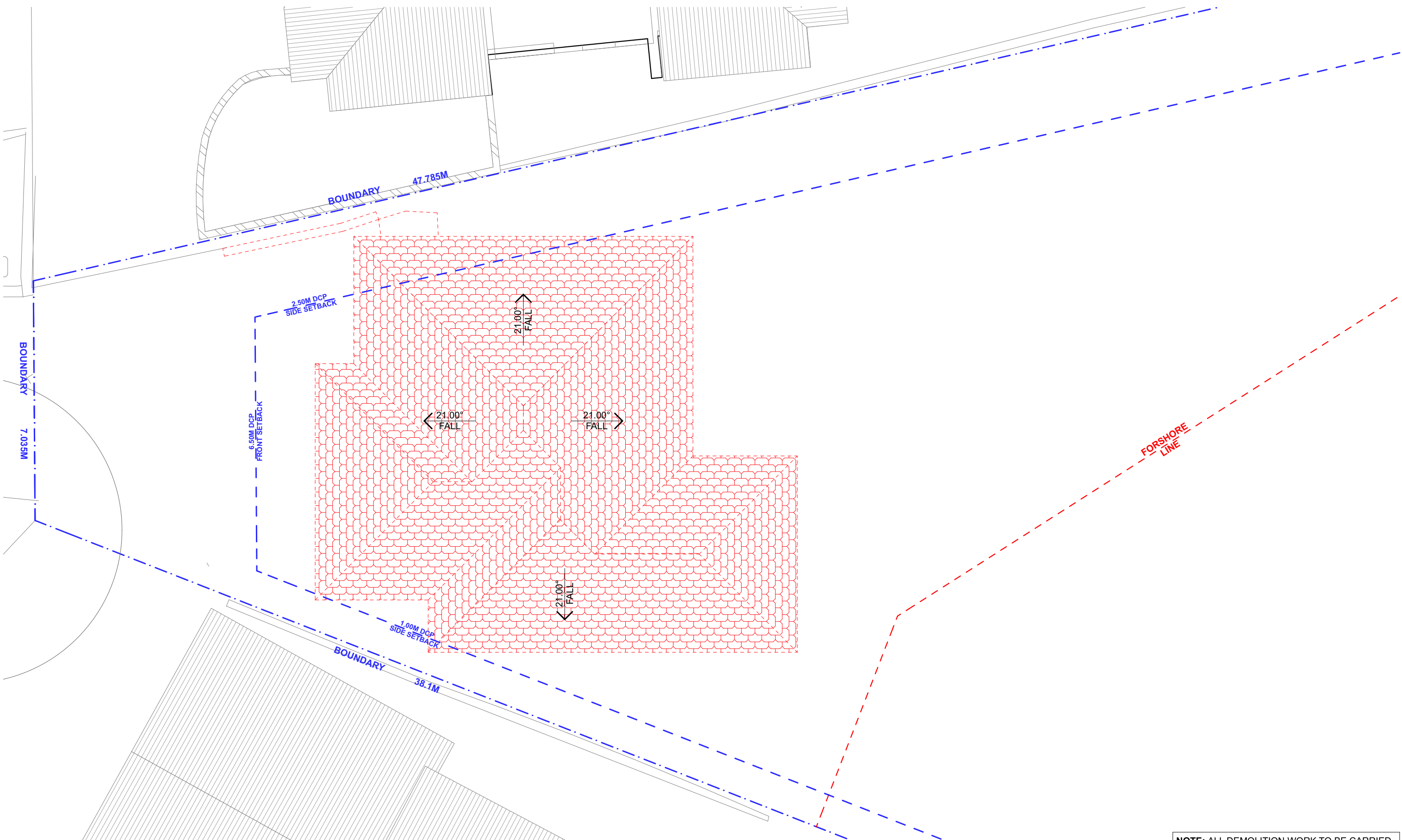
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BURNARD
SITE ADDRESS:
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MONA VALE, NSW, 2103

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN	
SCALE: 1:100 @A3	DATE: 2/4/2025
PROJECT NO: 1084	DRAWING NO: DA10



1 **EXISTING ROOF PLAN** 1:100

NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001



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REV.




NOTES.

INITIAL

DATE

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D	COUNCIL RFI	LW	20.02.25
E	DA SET UPDATE	SB	04.03.25

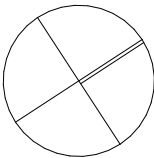
LEGEND

-  EXISTING
-  DEMOLISHED
-  PROPOSED

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
FW: FLOOR WASTE
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM

NORTH POINT



CLIENTS:

**JENNIFER ROBINS & NEIL
BURNARD**

SITE ADDRESS:

**18 HILLCREST AVE
MONA VALE, NSW, 2103**

DRAWING TITLE:

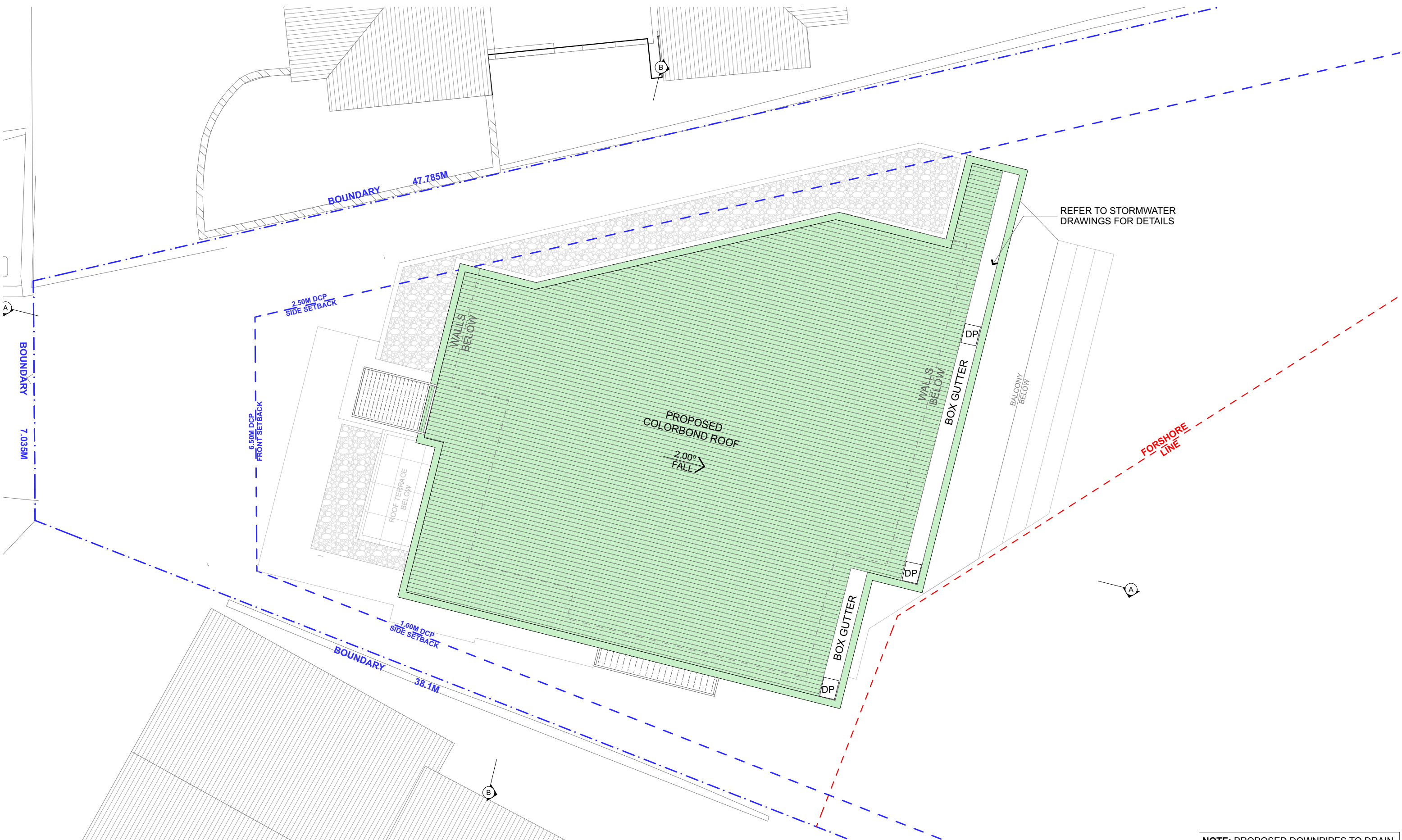
EXISTING ROOF PLAN

SCALE:
1:100 @A3

DATE:
2/4/2025

PROJECT NO:
1084

DRAWING NO:
DA11



1

PROPOSED ROOF PLAN

1:100

NOTE: PROPOSED DOWNPIPES TO DRAIN INTO EXISTING STORMWATER LINES



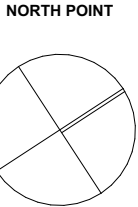
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REV.	NOTES.	INITIAL	DATE
A	DA DOCUMENTATION	SB	09.09.24
B	DOOR&WINDOW SCHEDULE	SB	11.09.24
C	POOL RFI	SB	11.09.24
D	COUNCIL RFI	LW	20.02.25
E	DA SET UPDATE	SB	04.03.25

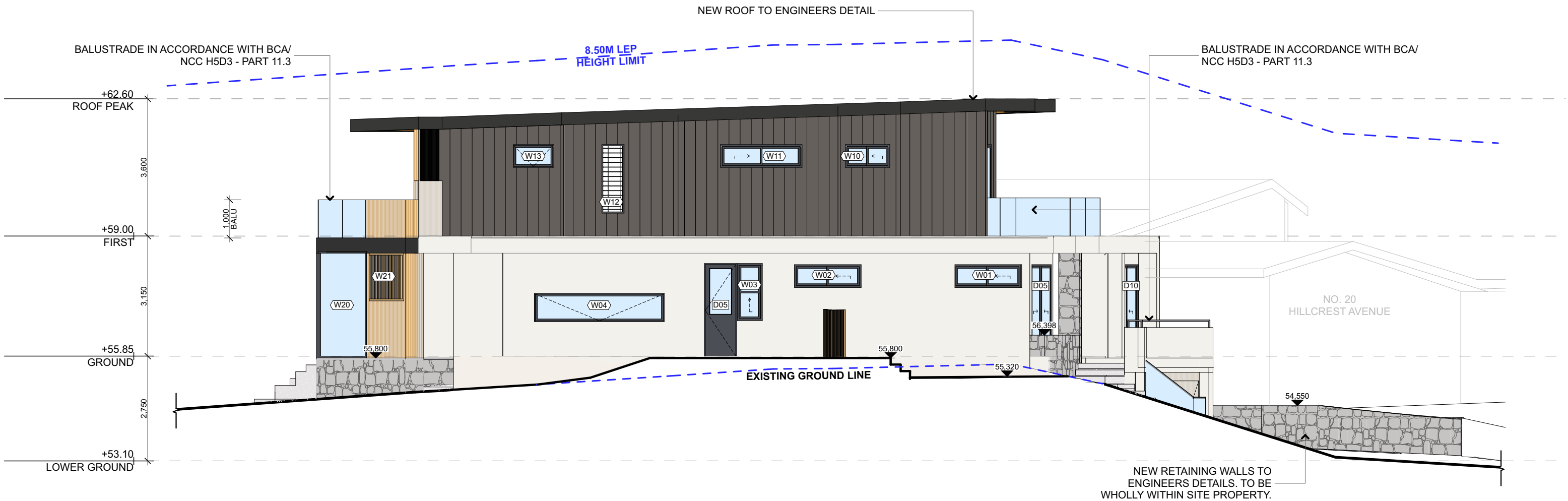
LEGEND
EXISTING
DEMOLISHED
PROPOSED

ABBREVIATIONS
CPD: CUPBOARD
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SA: SMOKE ALARM



CLIENTS:
JENNIFER ROBINS & NEIL BURNARD
SITE ADDRESS:
18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:
PROPOSED ROOF / CONCEPT STORMWATER PLAN
SCALE: 1:100 @A3
DATE: 2/4/2025
PROJECT NO: 1084
DRAWING NO: DA12



1

NORTH ELEVATION

1:100

NOTE: THE HEIGHT LIMIT IS BEST DISPLAYED IN THE SECTIONS (SHEETS DA16 & DA17) HEIGHT LIMIT PERSPECTIVE (SHEET DA23).

NOTE: SITE BOUNDARIES & SETBACKS ARE BEST DISPLAYED ON FLOOR PLANS DUE TO THE EXTEND AND SHAPE OF THE LOT.



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REV.

NOTES.

INITIAL

DATE

A	DA DOCUMENTATION	SB	09.09.24
B	DOOR&WINDOW SCHEDULE	SB	11.09.24
C	POOL RFI	SB	11.09.24
D	COUNCIL RFI	LW	20.02.25
E	DA SET UPDATE	SB	04.03.25

LEGEND

EXISTING
DEMOLISHED
CUT THROUGH PROPOSED
CONCRETE FINISH
GLASS

CB WOODLAND GREY PANEL
RENDERED WHITE FINISH
SLATTED TIMBER FINSH
TIMBER FINISH
STONE CRAZY PAVING

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL

CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:

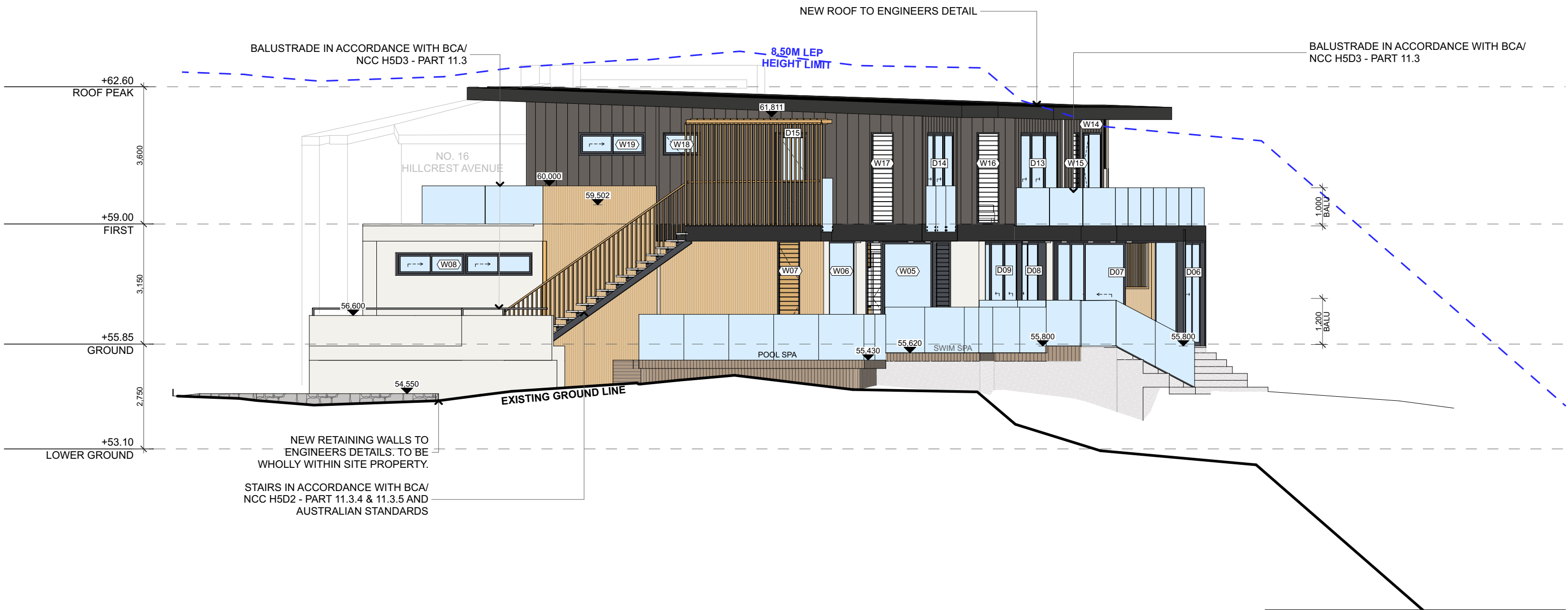
ELEVATIONS - NORTH

SCALE:
1:100 @A3

DATE:
2/4/2025

PROJECT NO:
1084

DRAWING NO:
DA13




NOTE: THE HEIGHT LIMIT IS BEST DISPLAYED IN THE SECTIONS (SHEETS DA16 & DA17) HEIGHT LIMIT PERSPECTIVE (SHEET DA23).

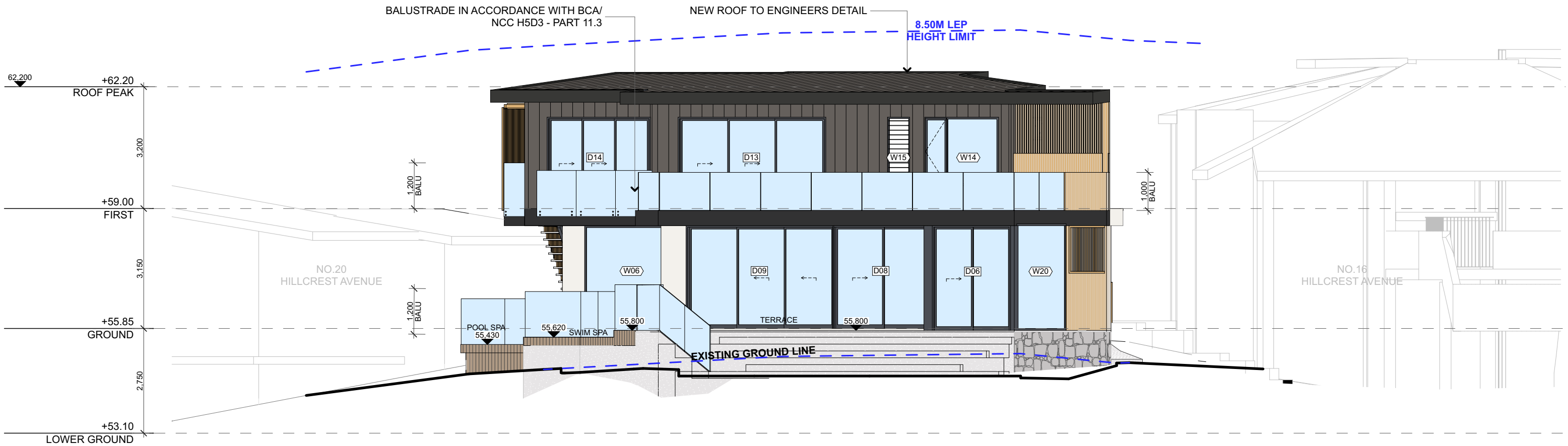
NOTE: SITE BOUNDARIES & SETBACKS ARE BEST DISPLAYED ON FLOOR PLANS DUE TO THE EXTEND AND SHAPE OF THE LOT.

1

SOUTH ELEVATION

1:100

<div><div><div>progressive plans</div><div>0400 699 850 16 BOWLING GREEN LANE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU</div></div></div>	<div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div>	REV.	NOTES.	INITIAL	DATE	<div>LEGEND</div> <div><div><div>EXISTING</div><div>DEMOLISHED</div><div>CUT THROUGH PROPOSED</div><div>CONCRETE FINISH</div><div>GLASS</div></div><div><div>CB WOODLAND GREY PANEL</div><div>RENDERED WHITE FINISH</div><div>SLATTED TIMBER FINSH</div><div>TIMBER FINISH</div><div>STONE CRAZY PAVING</div></div></div>	<div>ABBREVIATIONS</div> <div>CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL HWS: HOT WATER SYSTEM RL: REDUCED LEVEL</div>	<div>CLIENTS:</div> <div>JENNIFER ROBINS & NEIL BURNARD</div> <div>SITE ADDRESS:</div> <div>18 HILLCREST AVE MONA VALE, NSW, 2103</div>	<div>DRAWING TITLE:</div> <div>ELEVATIONS - SOUTH</div>
		A	DA DOCUMENTATION	SB	09.09.24				
		B	DOOR&WINDOW SCHEDULE	SB	11.09.24				
		C	POOL RFI	SB	11.09.24				
		D	COUNCIL RFI	LW	20.02.25				
		E	DA SET UPDATE	SB	04.03.25				




1

EAST ELEVATION

1:100

NOTE: THE HEIGHT LIMIT IS BEST DISPLAYED IN THE SECTIONS (SHEETS DA16 & DA17) HEIGHT LIMIT PERSPECTIVE (SHEET DA23).

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C	POOL RFI	SB	11.09.24
D	COUNCIL RFI	LW	20.02.25
E	DA SET UPDATE	SB	04.03.25

LEGEND

EXISTING

DEMOLISHED

CUT THROUGH PROPOSED

CONCRETE FINISH

GLASS

CB WOODLAND GREY PANEL

RENDERED WHITE FINISH

SLATTED TIMBER FINSH

TIMBER FINISH

STONE CRAZY PAVING

ABBREVIATIONS

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DP: DOWNPIPE
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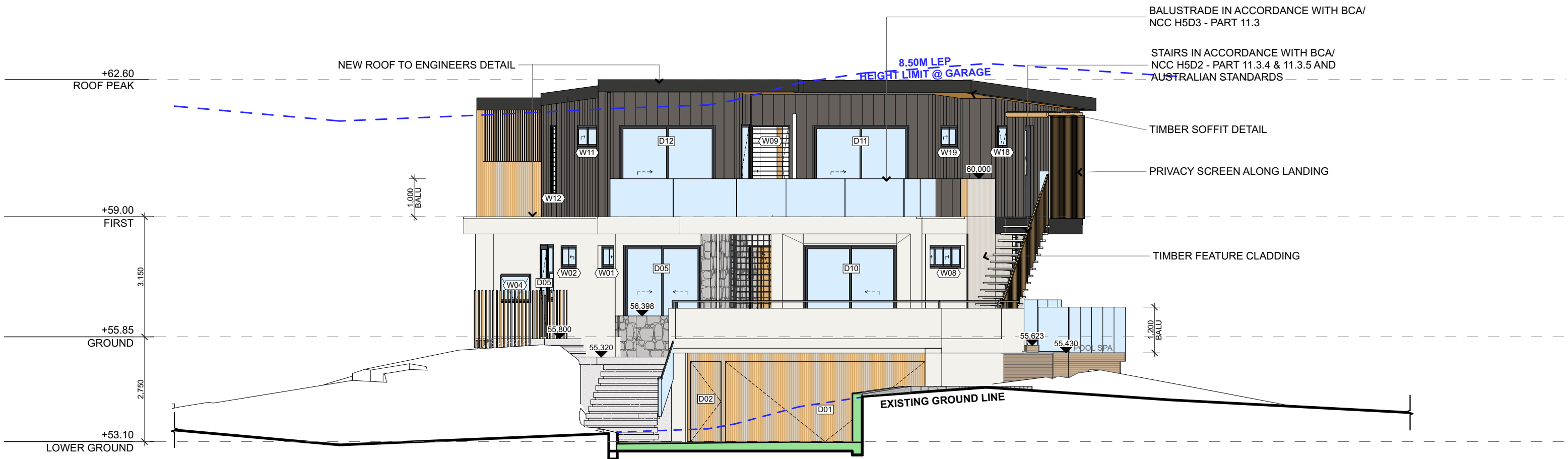
CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE: ELEVATIONS - EAST	
SCALE: 1:100 @A3	DATE: 2/4/2025
PROJECT NO: 1084	DRAWING NO: DA15




1

WEST ELEVATION

1:100

NOTE: THE HEIGHT LIMIT IS BEST DISPLAYED IN THE SECTIONS (SHEETS DA16 & DA17) HEIGHT LIMIT PERSPECTIVE (SHEET DA23).

NOTE: SITE BOUNDARIES & SETBACKS ARE BEST DISPLAYED ON FLOOR PLANS DUE TO THE EXTEND AND SHAPE OF THE LOT.



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E	DA SET UPDATE	SB	04.03.25

LEGEND

EXISTING

DEMOLISHED

CUT THROUGH PROPOSED

CONCRETE FINISH

GLASS

CB WOODLAND GREY PANEL

RENDERED WHITE FINISH

SLATTED TIMBER FINSH

TIMBER FINISH

STONE CRAZY PAVING

ABBREVIATIONS

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CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:

ELEVATIONS - WEST

SCALE:

1:100 @A3

DATE:

2/4/2025

PROJECT NO:

1084

DRAWING NO:

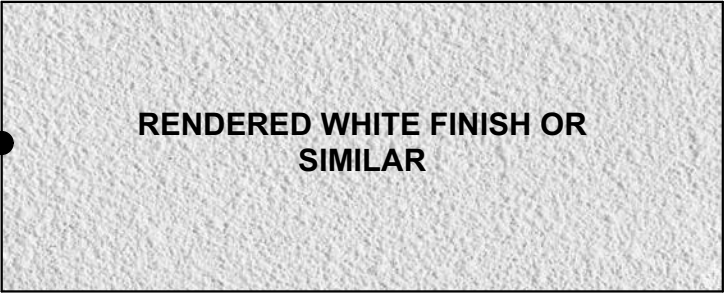
DA16



COLORBOND MONUMENT
CLADDING OR SIMILAR



ALUMINIUM TIMBER OR
SIMILAR



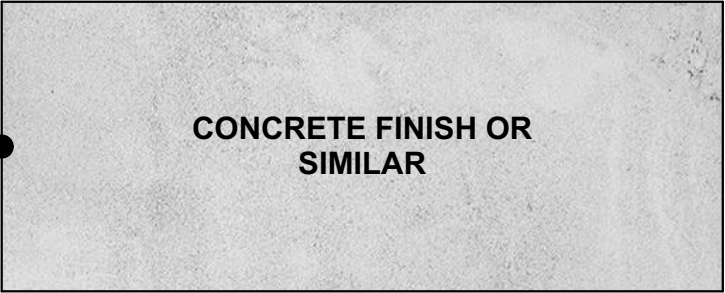
RENDERED WHITE FINISH OR
SIMILAR



STONE CRAZY PAVING OR
SIMILAR



ALUMINIUM DARK FRAME OR
SIMILAR



CONCRETE FINISH OR
SIMILAR



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C	POOL RFI	SB	11.09.24
D	COUNCIL RFI	LW	20.02.25
E	DA SET UPDATE	SB	04.03.25

CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:

FINISHES BOARD

SCALE:

NTS

DATE:

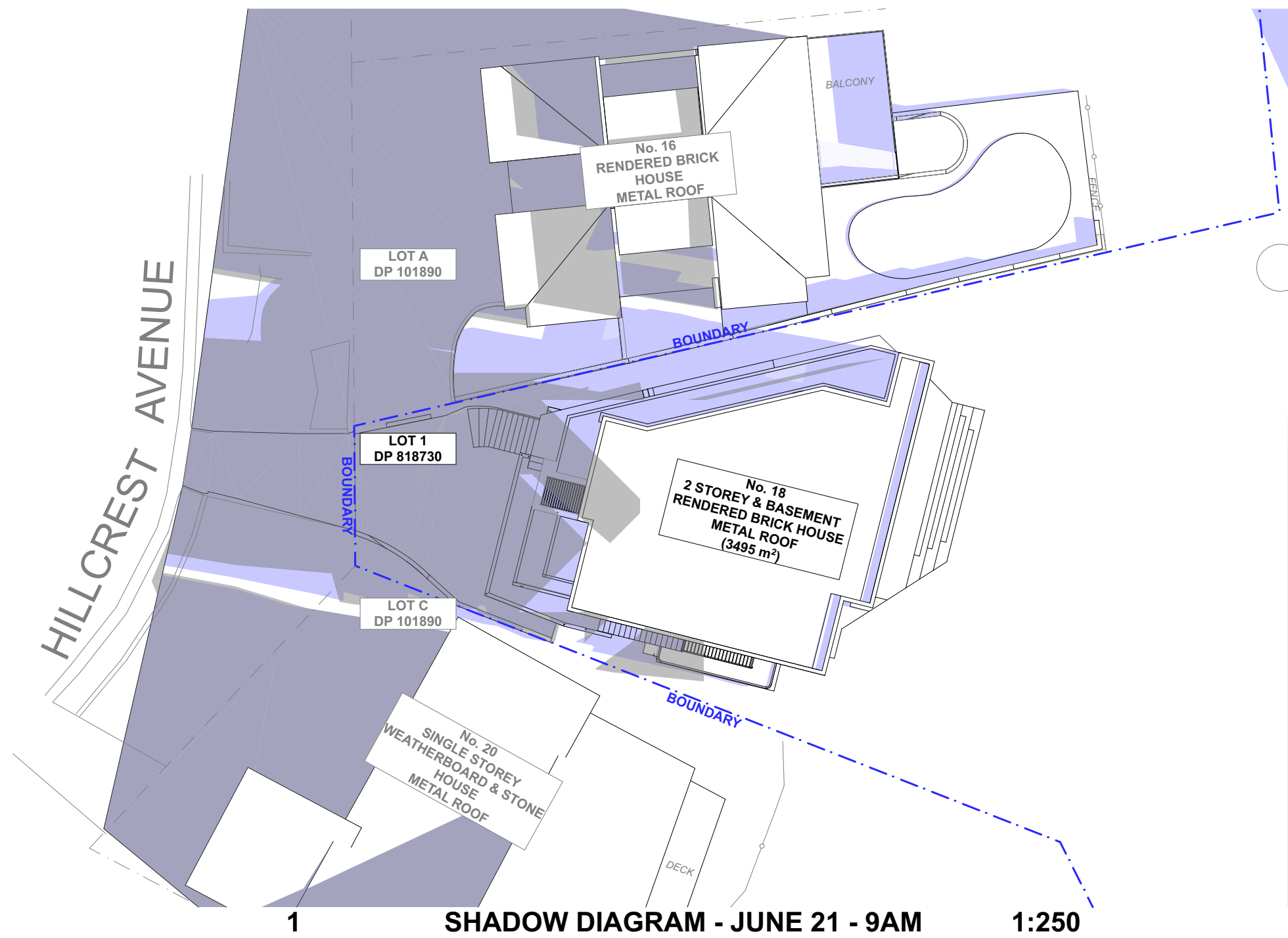
2/4/2025

PROJECT NO:

1084

DRAWING NO:

DA19



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C	POOL RFI	SB	11.09.24
D	COUNCIL RFI	LW	20.02.25
E	DA SET UPDATE	SB	04.03.25

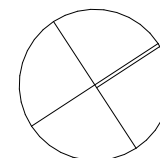
LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOW REDUCTIONS
- PROPOSED SHADOW ADDITIONS

ABBREVIATIONS

DP: DEPOSIT PLAN
SP: STRATA PLAN

NORTH POINT



CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:

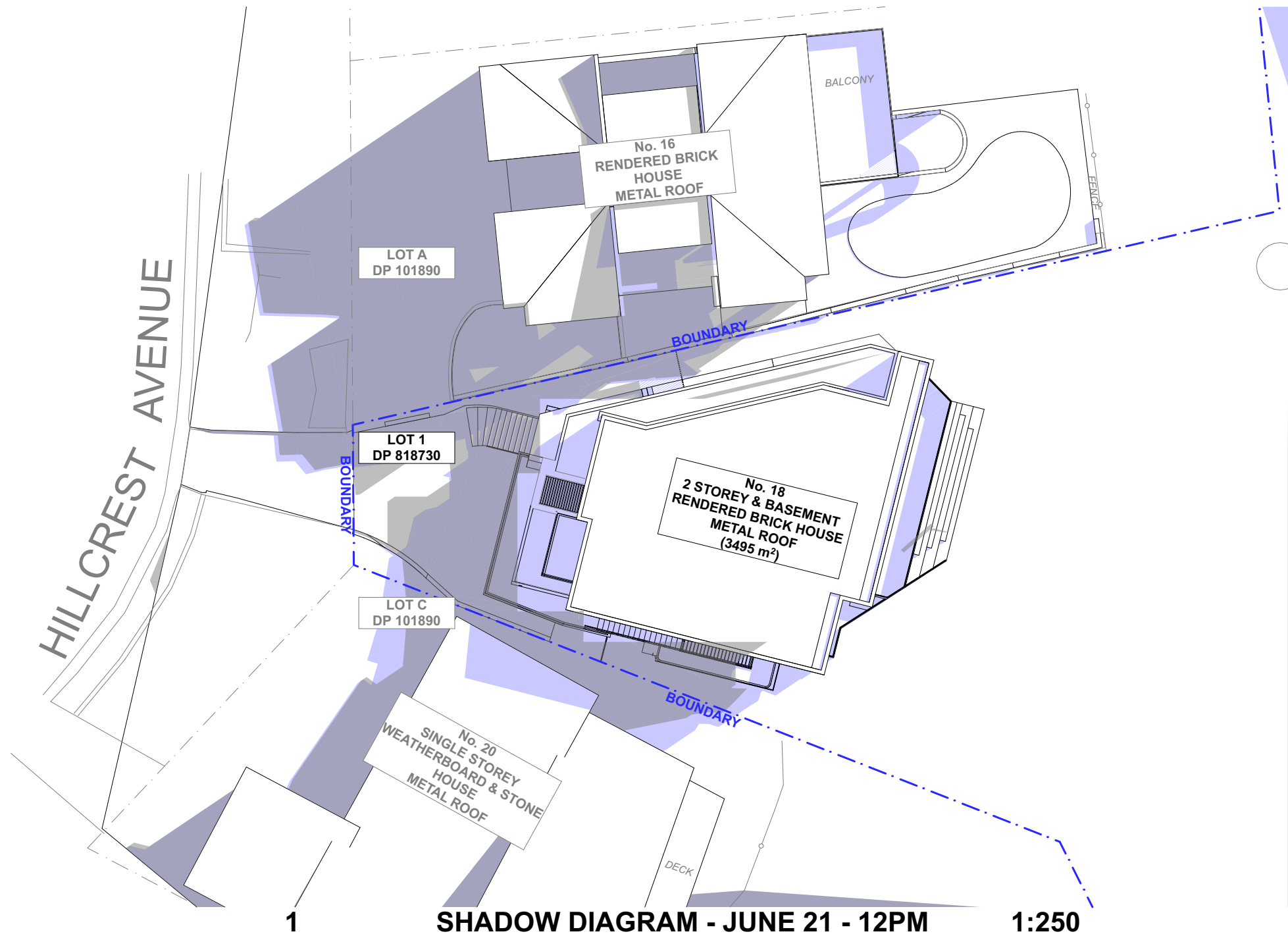
SHADOW DIAGRAM - JUNE 21ST -
9AM

SCALE:
1:250 @A3

DATE:
2/4/2025

PROJECT NO:
1084

DRAWING NO:
DA20



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C	POOL RFI	SB	11.09.24
D	COUNCIL RFI	LW	20.02.25
E	DA SET UPDATE	SB	04.03.25

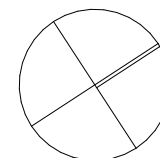
LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOW REDUCTIONS
- PROPOSED SHADOW ADDITIONS

ABBREVIATIONS

DP: DEPOSIT PLAN
SP: STRATA PLAN

NORTH POINT



CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:

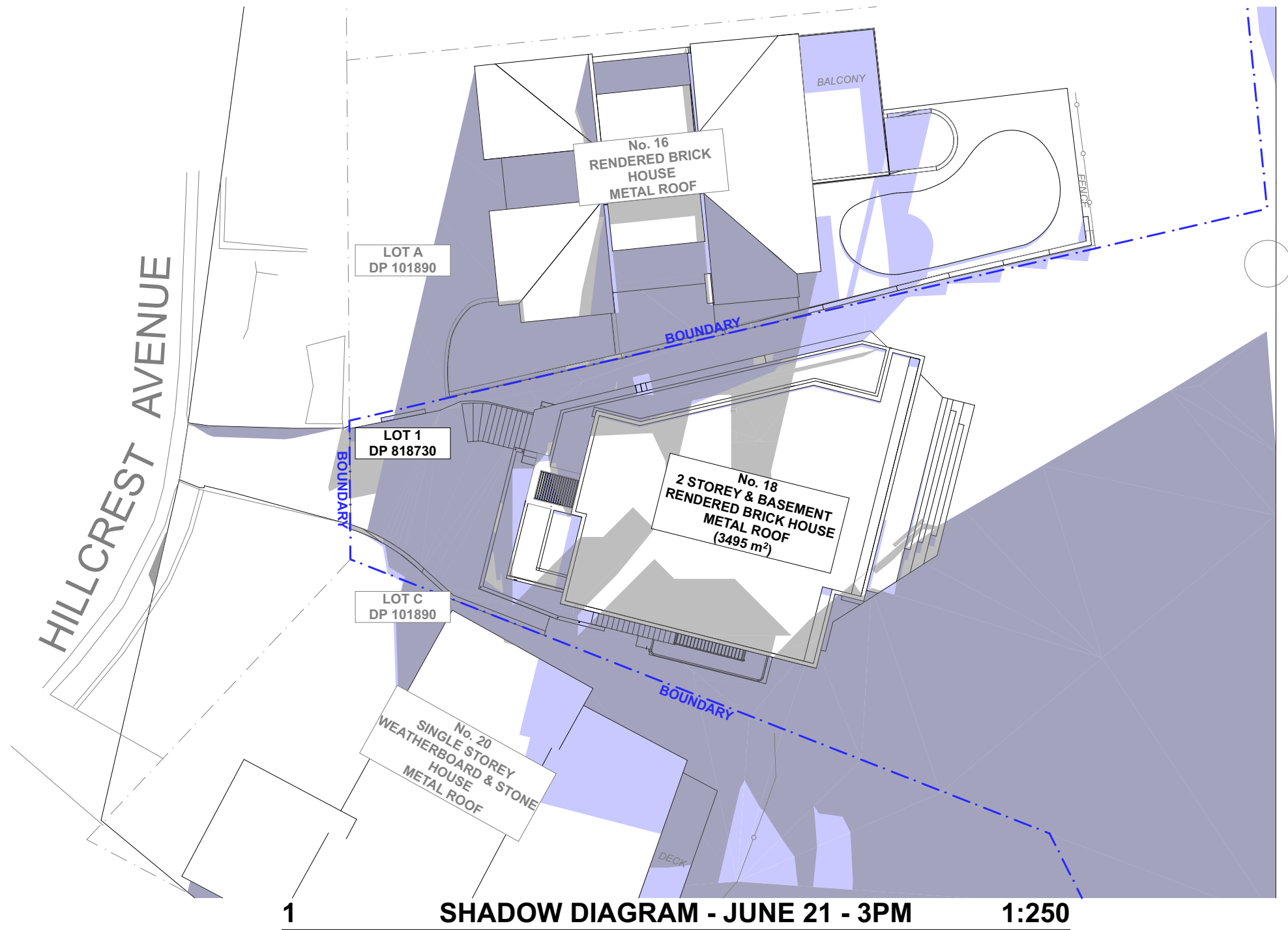
SHADOW DIAGRAM - JUNE 21ST -
12PM

SCALE:
1:250 @A3

DATE:
2/4/2025

PROJECT NO:
1084

DRAWING NO:
DA21



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B	DOOR&WINDOW SCHEDULE	SB	11.09.24
C	POOL RFI	SB	11.09.24
D	COUNCIL RFI	LW	20.02.25
E	DA SET UPDATE	SB	04.03.25

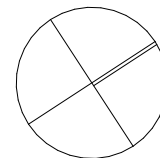
LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOW REDUCTIONS
- PROPOSED SHADOW ADDITIONS

ABBREVIATIONS

DP: DEPOSIT PLAN
SP: STRATA PLAN

NORTH POINT



CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:

SHADOW DIAGRAM - JUNE 21ST -
3PM

SCALE:

1:250 @A3

DATE:

2/4/2025

PROJECT NO:

1084

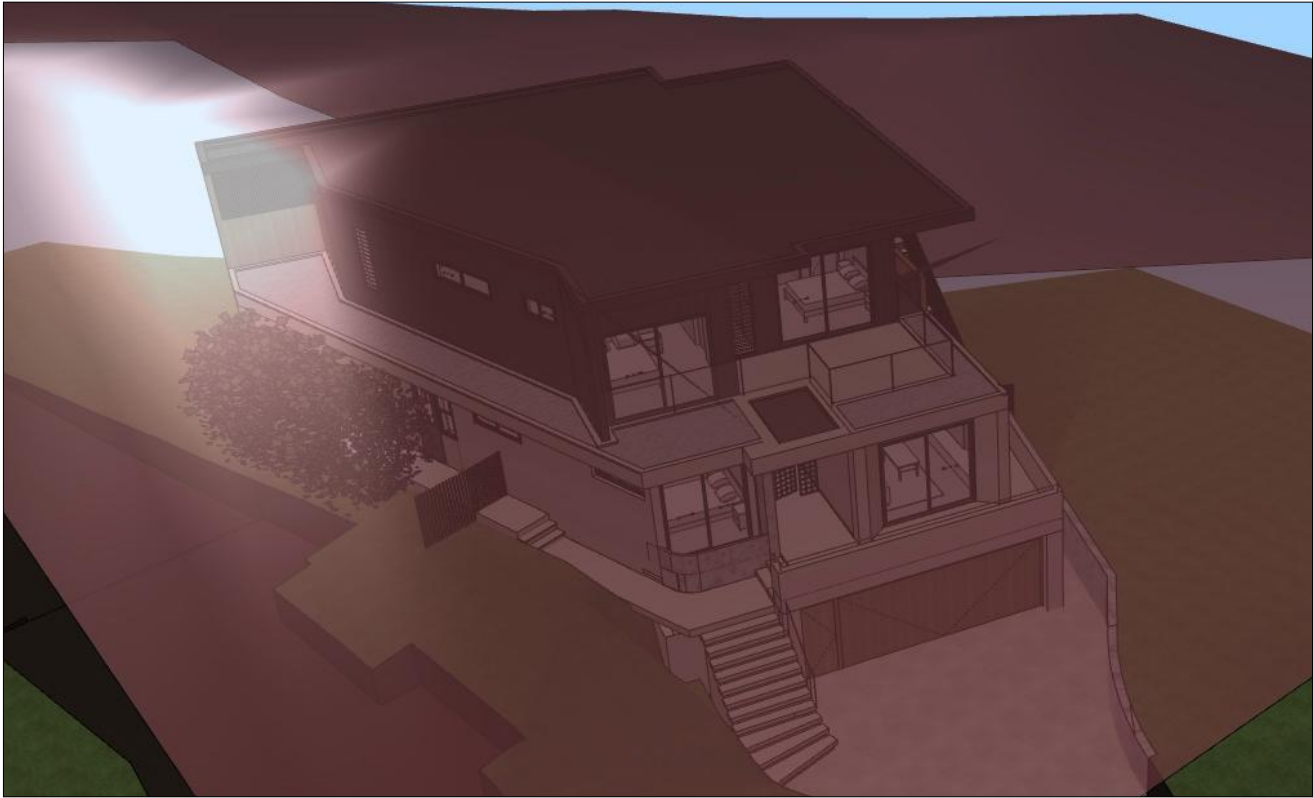
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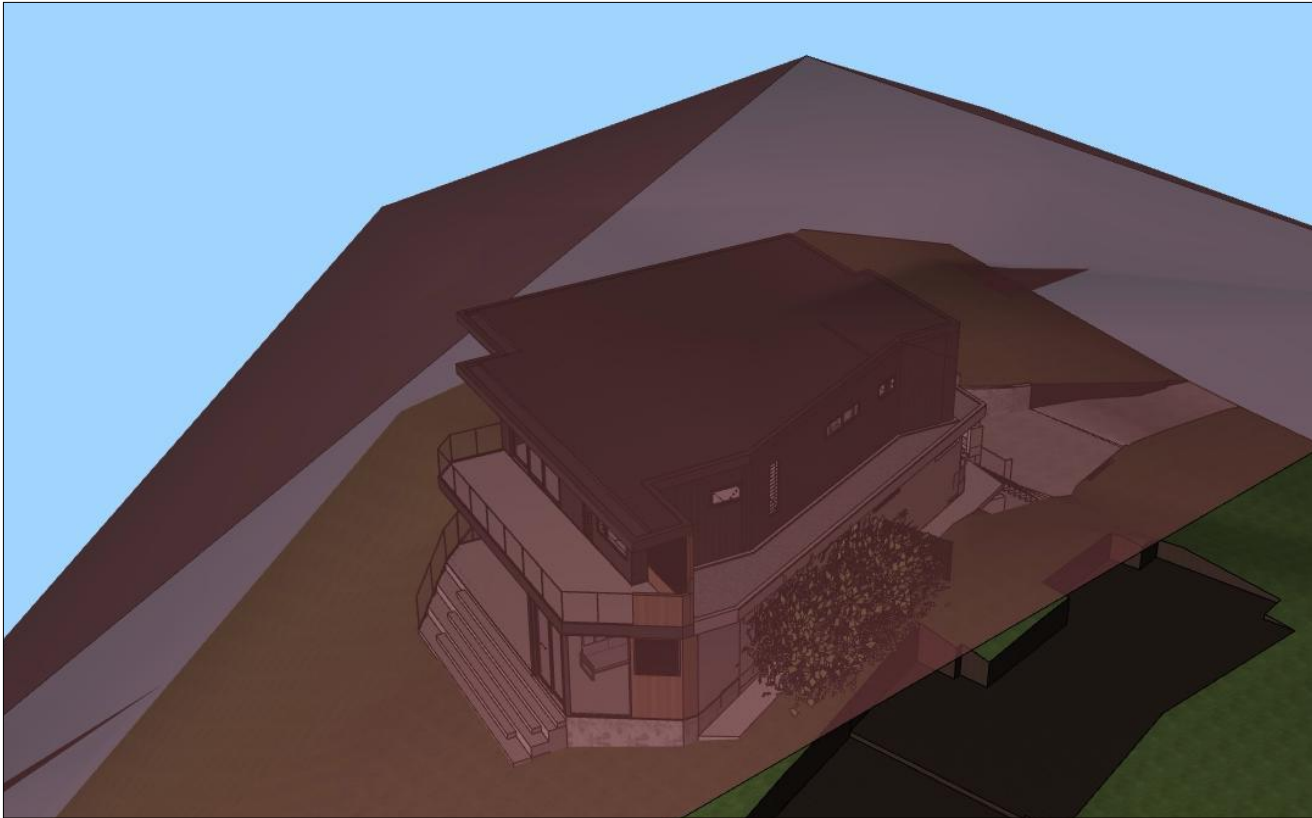


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LEP HEIGHT LIMIT - 8.50M

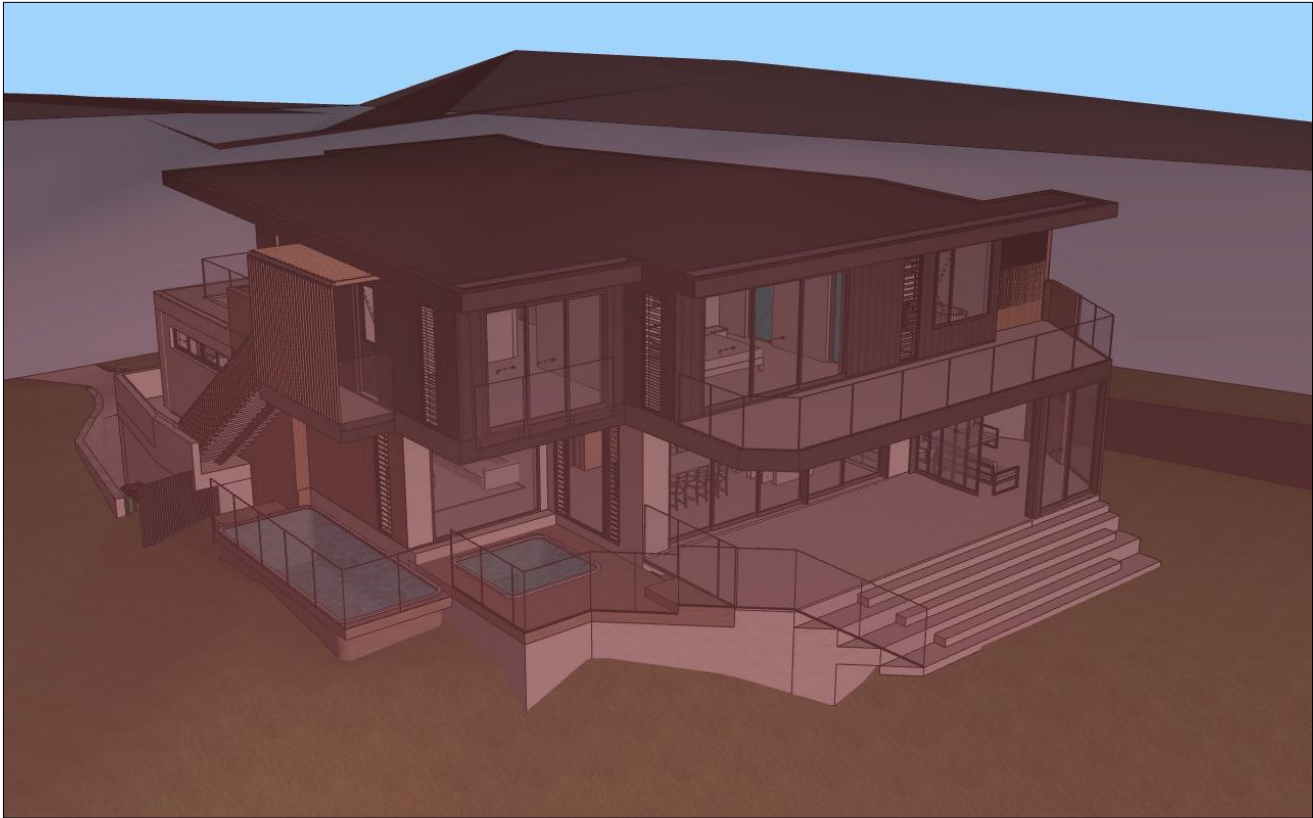


LEP HEIGHT LIMIT - 8.50M



2

LEP HEIGHT LIMIT - 8.50M



LEP HEIGHT LIMIT 8.50M



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C	POOL RFI	SB	11.09.24
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E	DA SET UPDATE	SB	04.03.25

LEGEND

ABBREVIATIONS

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DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL

CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:

LEP HEIGHT LIMIT

SCALE:

1:100

DATE:

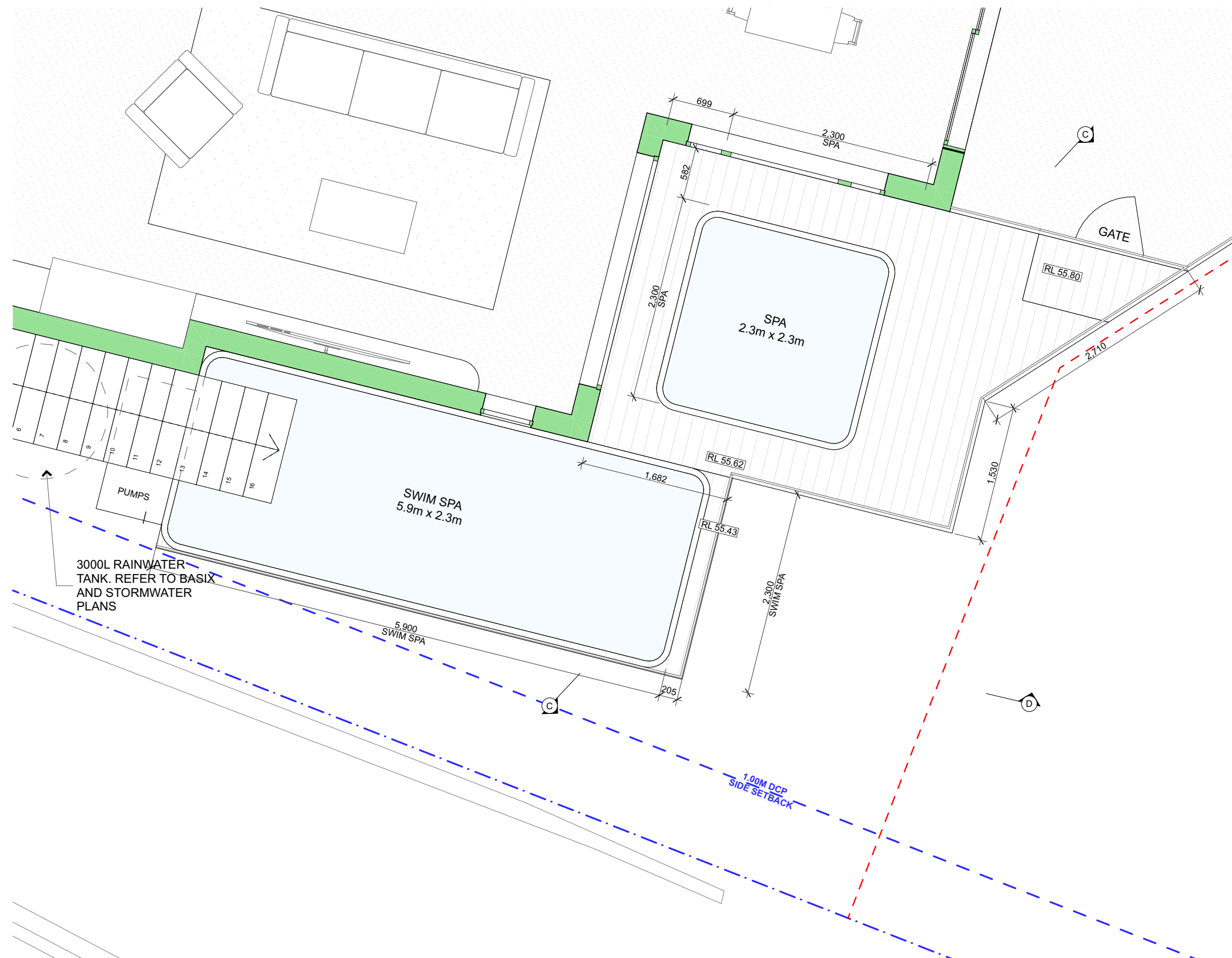
2/4/2025

PROJECT NO:

1084

DRAWING NO:


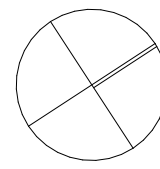
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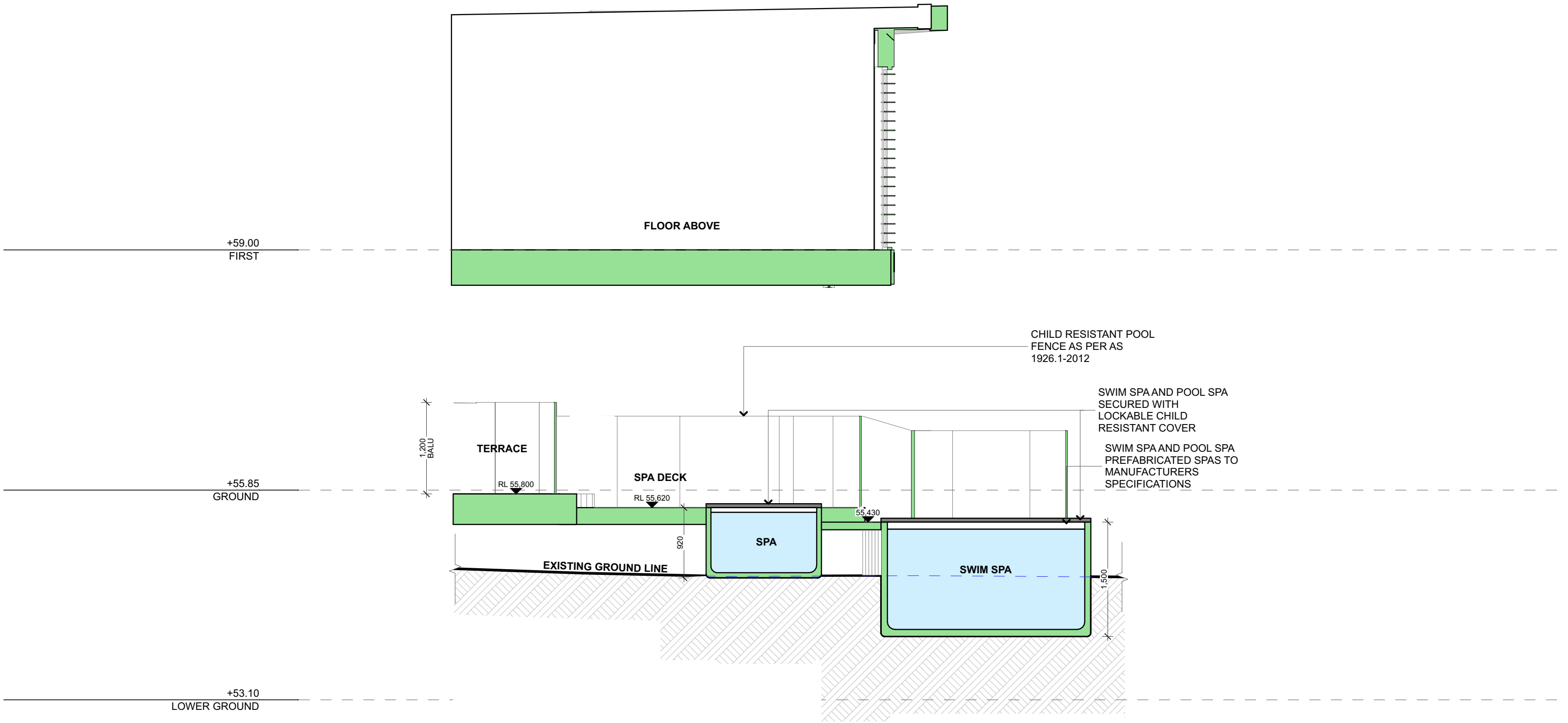


1 SPA PLAN DETAIL 1:50

NOTE: POOL FENCE & GATE TO BE IN ACCORDANCE WITH AS 1926.1-2012

NOTE: POOL SPA AND SWIM SPA TO BE SECURED WITH LOCKABLE CHILD-RESISTANT COVER

 <div>progressive plans 0400 699 850 16 BOWLING GREEN LANE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU</div>	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND ■ EXISTING □ DEMOLISHED ■ PROPOSED	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL FW: FLOOR WASTE HWS: HOT WATER SYSTEM RL: REDUCED LEVEL SA: SMOKE ALARM	NORTH POINT 	CLIENTS: JENNIFER ROBINS & NEIL BURNARD		DRAWING TITLE: SPA PLAN	
		A	DA DOCUMENTATION	SB	09.09.24				SCALE: 1:50 @A3	DATE: 2/4/2025		
		B	DOOR&WINDOW SCHEDULE	SB	11.09.24				PROJECT NO: 1084	DRAWING NO: DA24		
		C	POOL RFI	SB	11.09.24							
D	COUNCIL RFI	LW	20.02.25									
E	DA SET UPDATE	SB	04.03.25									




58

SECTION C

1:50

NOTE: POOL FENCE & GATE TO BE IN ACCORDANCE WITH AS 1926.1-2012

NOTE: POOL SPA AND SWIM SPA TO BE SECURED WITH LOCKABLE CHILD-RESISTANT COVER



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A	DA DOCUMENTATION	SB	09.09.24
B	DOOR&WINDOW SCHEDULE	SB	11.09.24
C	POOL RFI	SB	11.09.24
D	COUNCIL RFI	LW	20.02.25
E	DA SET UPDATE	SB	04.03.25

LEGEND

EXISTING

DEMOLISHED

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ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
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RL: REDUCED LEVEL

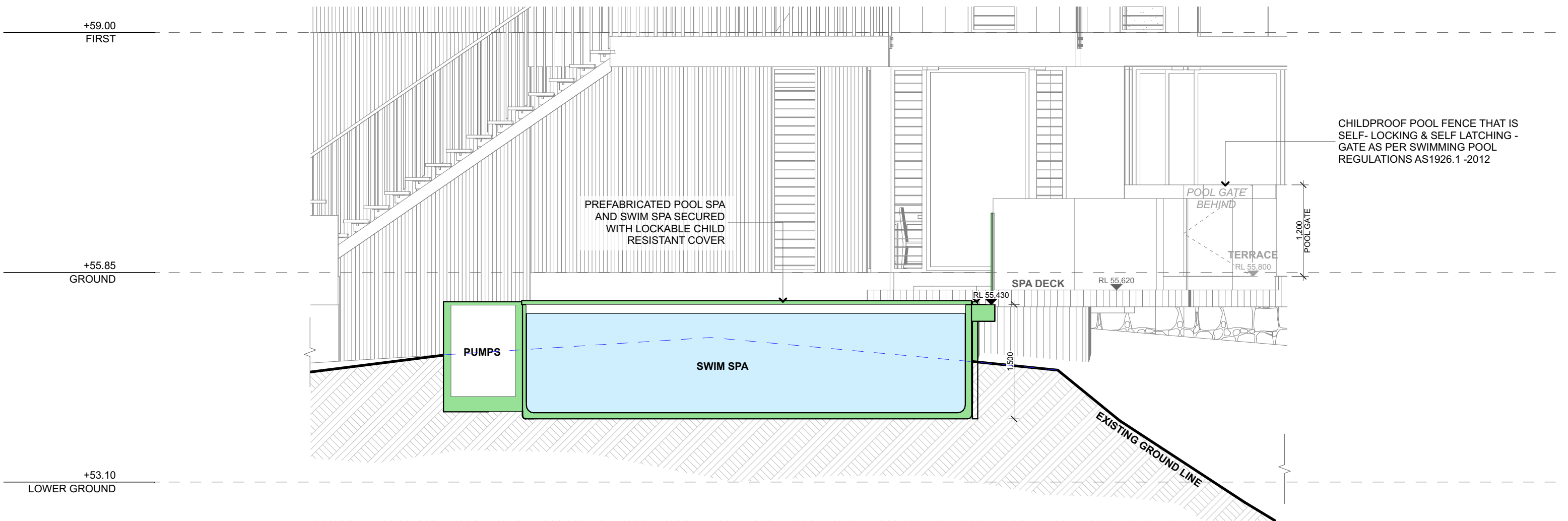
CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:	
SPA SECTIONS	
SCALE:	DATE:
1:50 @A3	2/4/2025
PROJECT NO:	DRAWING NO:
1084	DA25




59

SECTION D

1:50

NOTE: POOL FENCE & GATE TO BE IN ACCORDANCE WITH AS 1926.1-2012

NOTE: POOL SPA AND SWIM SPA TO BE SECURED WITH LOCKABLE CHILD-RESISTANT COVER

 <div>progressive plans 0400 699 850 16 BOWLING GREEN LANE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU</div>	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND <div>EXISTING</div> <div>DEMOLISHED</div> <div>PROPOSED</div>	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL HWS: HOT WATER SYSTEM RL: REDUCED LEVEL	CLIENTS: JENNIFER ROBINS & NEIL BURNARD SITE ADDRESS: 18 HILLCREST AVE MONA VALE, NSW, 2103	DRAWING TITLE: SPA SECTIONS	
		A	DA DOCUMENTATION	SB	09.09.24				SCALE: 1:50 @A3	DATE: 2/4/2025
		B	DOOR&WINDOW SCHEDULE	SB	11.09.24				PROJECT NO: 1084	DRAWING NO: DA26
		C	POOL RFI	SB	11.09.24					
		D	COUNCIL RFI	LW	20.02.25					
		E	DA SET UPDATE	SB	04.03.25					

Single Dwelling

Certificate number: 1766586S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Saturday, 28 September 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	18 Hillcrest Avenue Mona Vale	
Street address	18 HILLCREST Avenue MONA VALE 2103	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP818730	
Lot no.	1	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 84	Target 72
Materials	✔ -68	Target n/a

Assessor details and thermal loads		
Assessor number	HERA10205	
Certificate number	S48QEENU8N	
Climate zone	56	
Area adjusted cooling load (MJ/ m²·year)	10	
Area adjusted heating load (MJ/ m²·year)	19	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 84	Target 72
Materials	✔ -68	Target n/a

Project address	
Project name	18 Hillcrest Avenue Mona Vale
Street address	18 HILLCREST Avenue MONA VALE 2103
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP818730
Lot no.	1
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	4
Site details	
Site area (m²)	3495
Roof area (m²)	130
Conditioned floor area (m²)	213.0
Unconditioned floor area (m²)	23.2
Total area of garden and lawn (m²)	100
Roof area of the existing dwelling (m²)	0

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 70 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 130 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔
Swimming Pool			

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 8.5 kilolitres.	✔	✔	
The swimming pool must be outdoors.	✔	✔	
Outdoor Spa			
The spa must not have a volume greater than 1.65 kilolitres.	✔	✔	
The spa must be shaded.	✔	✔	

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, conventional slab.	92	none
garage floor - concrete slab on ground, waffle pod slab.	92	none
external wall: cavity brick; frame: no frame.	161	foil-foam composite board
external wall: framed (metal clad); frame: timber - H2 treated softwood.	122	fibreglass batts or roll
internal wall: single skin masonry; frame: no frame.	93	none
internal wall: plasterboard; frame: timber - H2 treated softwood.	127	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	130	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	96.55
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	96.55
triple	0



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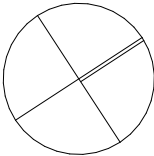
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SA: SMOKE ALARM

NORTH POINT



CLIENTS:

JENNIFER ROBINS & NEIL
BURNARD

SITE ADDRESS:

18 HILLCREST AVE
MONA VALE, NSW, 2103

DRAWING TITLE:

BASIX


SCALE: 1:1.72
@A3

DATE:
2/4/2025

PROJECT NO:
1084

DRAWING NO:
DA27

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 to 35 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 3 Star (old label)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3 Star (old label)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 3 Star (old label)		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3 Star (old label)		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): electric heat pump		✔	
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: single speed with a performance of 4 stars.		✔	
The applicant must install a timer for the swimming pool pump in the development.		✔	
Outdoor spa			
The applicant must install the following heating system for the spa in the development (or alternatively must not install any heating system for the spa): electric heat pump		✔	
The applicant must install a timer for the spa pump in the development.		✔	
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovoltaic system must consist of: <ul style="list-style-type: none">photovoltaic collectors with the capacity to generate at least 4 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing west	✔	✔	✔
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	
Legend			
In these commitments, "applicant" means the person carrying out the development.			
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).			
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.			
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.			



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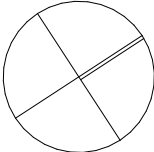
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