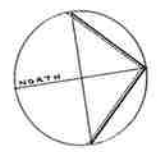


NOTE: ALL WORKS SHALL COMPLY WITH DAL 29 OF AS3959.2019
 Construction of Buildings in Bushfire Prone Areas and
 Section 3.1.7 of the NSW Rural Fire Service Addendum
 to Appendix 3 of Planning for Bushfire Protection 2006.

NOTE: ASSET PROTECTION ZONE
 THE AREA OF THE SITE NOTED IS TO BE MAINTAINED AS AN ASSET PROTECTION ZONE
 The Asset Protection Zone is a buffer zone between a bush fire hazard and the dwelling
 It is an area of reduced bush fire fuel. Fallen leaves, twigs and bark should not be
 allowed to build up, however a light cover over 90% of the ground should be retained to
 help prevent soil erosion. Encourage native ground covers such as madroona, native
 weed and the native grasses.
 Prune trees so there is no continuous canopy from hazard to asset. A canopy should not
 overhang within 2m of dwelling. Screen planting of small trees and shrubs should be in
 clumps, no continuous.

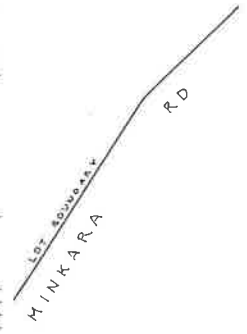
NOTE: ALL WORKS SHALL COMPLY
 WITH THE BUILDING CODE
 OF AUSTRALIA

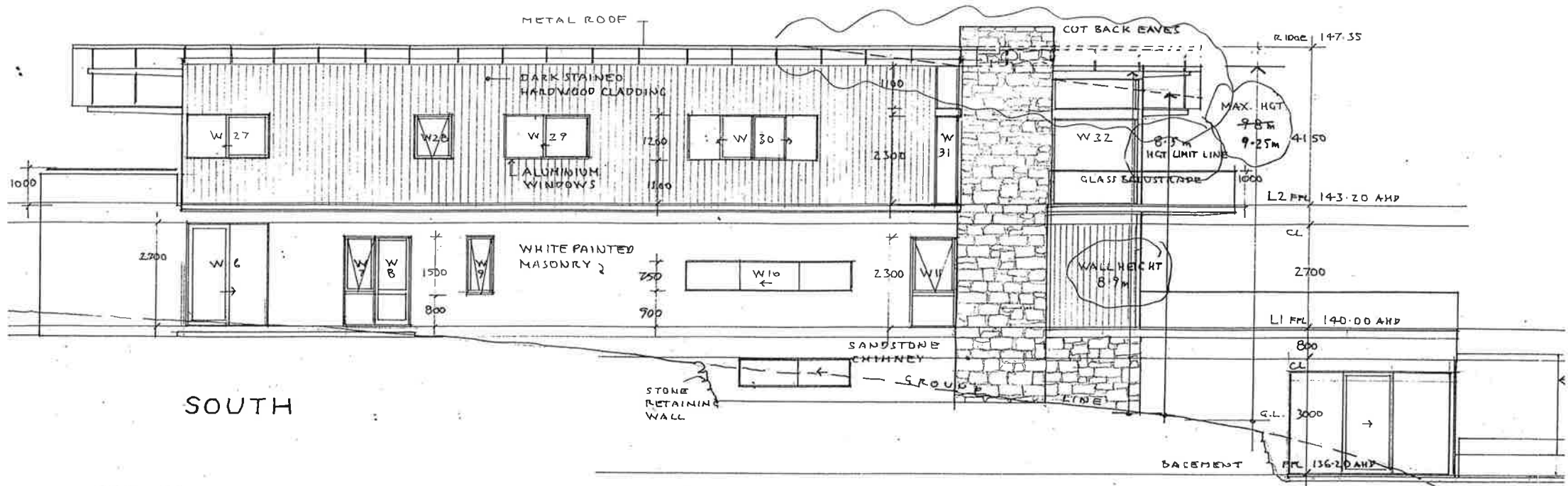


Hot water	The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 or 35 GJ/G or better. The applicant must install a hot water storage tank with a capacity of at least 4500 litres on the site. This hot water tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
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 bedrooms/bed(s) in the development for natural lighting.
Alternative energy	The applicant must install a photovoltaic system with the capacity to generate at least 12 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

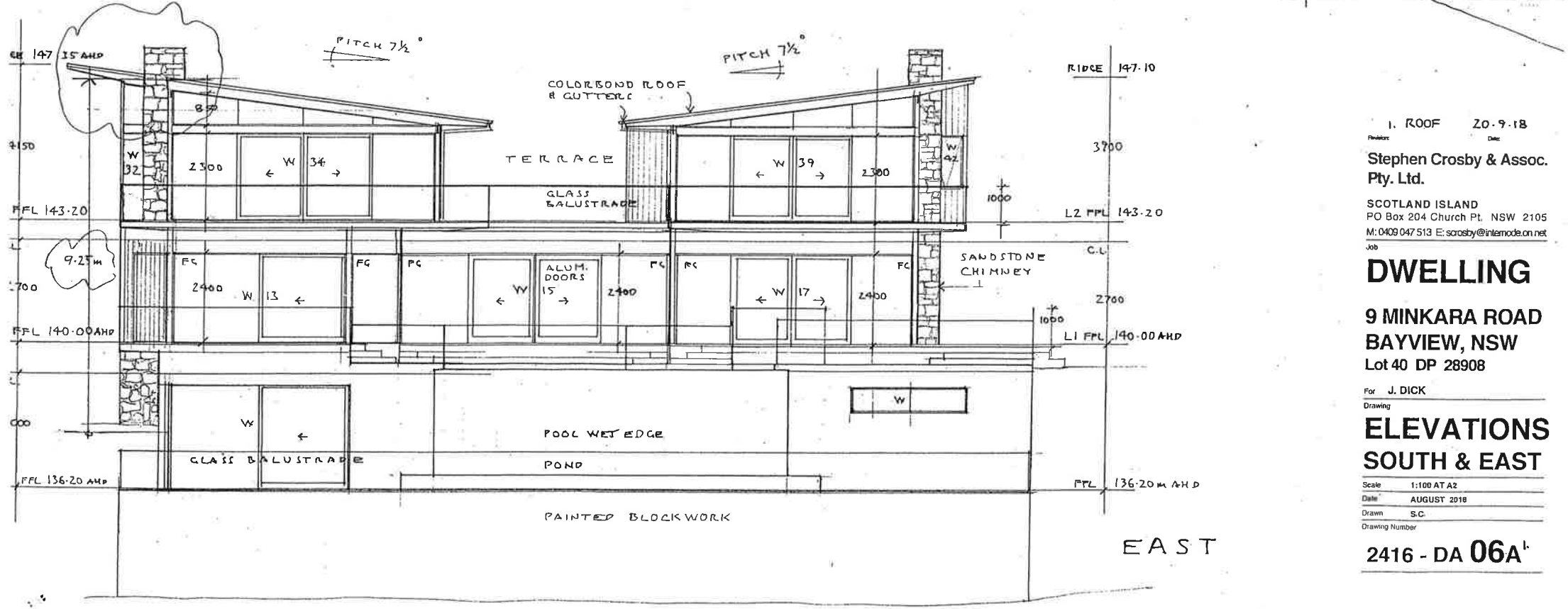
Water Commitments	
Landscape	The applicant must plant indigenous or low water use species of vegetation throughout 300 square metres of the site.
Fixtures	The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 8 Litres) in all showers in the development. The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development. The applicant must install taps with a minimum rating of 6 star in the kitchen in the development. The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.
Alternative water	Waterless lavs The applicant must install a rainwater tank of at least 45000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
Swimming pool	The swimming pool must not have a volume greater than 91.8 kilolitres. The swimming pool must have a pool cover. The swimming pool must be outdoors.
Outdoor Spa	The spa must not have a volume greater than 21.7 kilolitres.

STEPHEN CROSBY & ASSOC.
 Pty. Ltd.
 SCOTLAND ISLAND
 PO Box 204 Church Pt. NSW 2105
 M 040047513 E scrosby@scotlandisland.com.au
 10/11/2018
 DWELLING
 9 MINKARA ROAD
 BAYVIEW, NSW
 Lot 40 DP 28908
 3 DICK
 DWELLING
 Scale 1:200 AT A1
 Date DECEMBER 2018
 Drawn J.C.
 Drawing Number
 2416 - DA 01 A





SOUTH



EAST

1. ROOF 20-9-18
 Designer Stephen Crosby & Assoc. Pty. Ltd.

SCOTLAND ISLAND
 PO Box 204 Church Pt. NSW 2105
 M: 0409 047 513 E: scrosby@intermode.com.au

DWELLING
 9 MINKARA ROAD
 BAYVIEW, NSW
 Lot 40 DP 28908

For J. DICK
 Drawing

ELEVATIONS
SOUTH & EAST

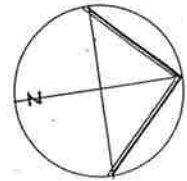
Scale 1:100 AT A2
 Date AUGUST 2018
 Drawn S.C.
 Drawing Number

2416 - DA 06A¹

ROAD RESERVE

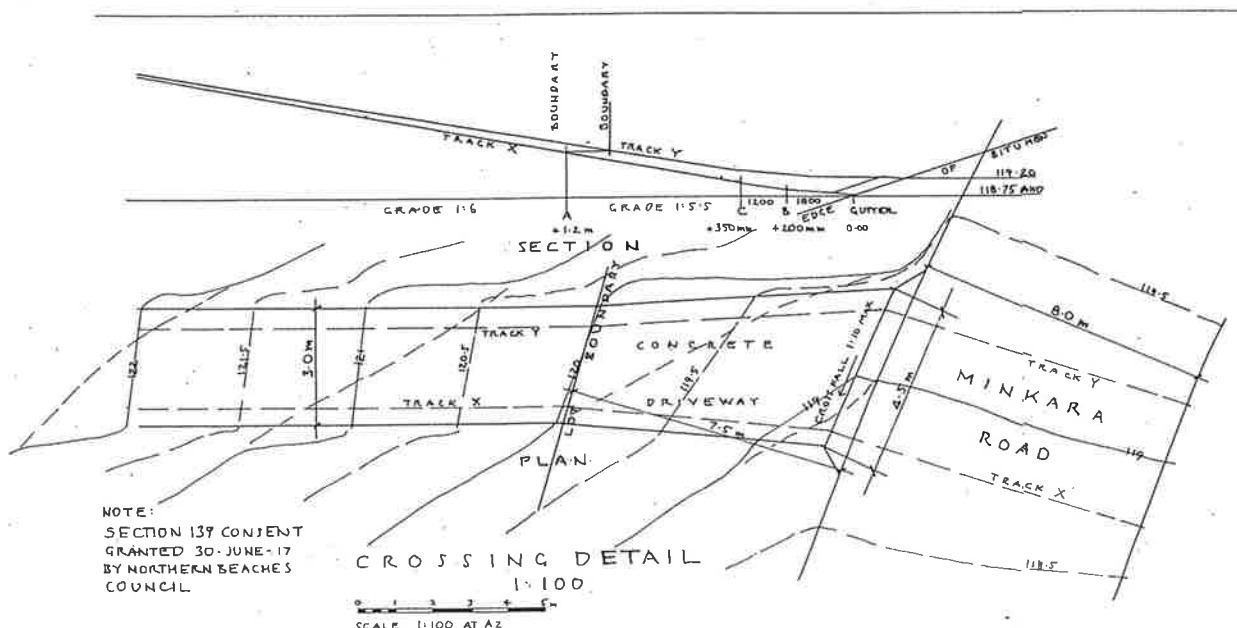
LOT BOUNDARY

LOT 40
D.P. 28908



0 2 4 6 8 10 M
SCALE 1:200 AT A2

SITE PLAN 1:200



NOTE:
SECTION 139 CONJENT
GRANTED 30 JUNE 17
BY NORTHERN BEACHES
COUNCIL

Stephen Crosby & Assoc.
Pty. Ltd.

SCOTLAND ISLAND
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DWELLING

9 MINKARA ROAD
BAYVIEW, NSW
Lot 40 DP 28908

Prep J. DICK

Drawn

DRIVEWAY

Scale 1:100 AT A1

Date AUGUST 2014

Drawn S.C.

Drawing Number

2416 - DA 08A