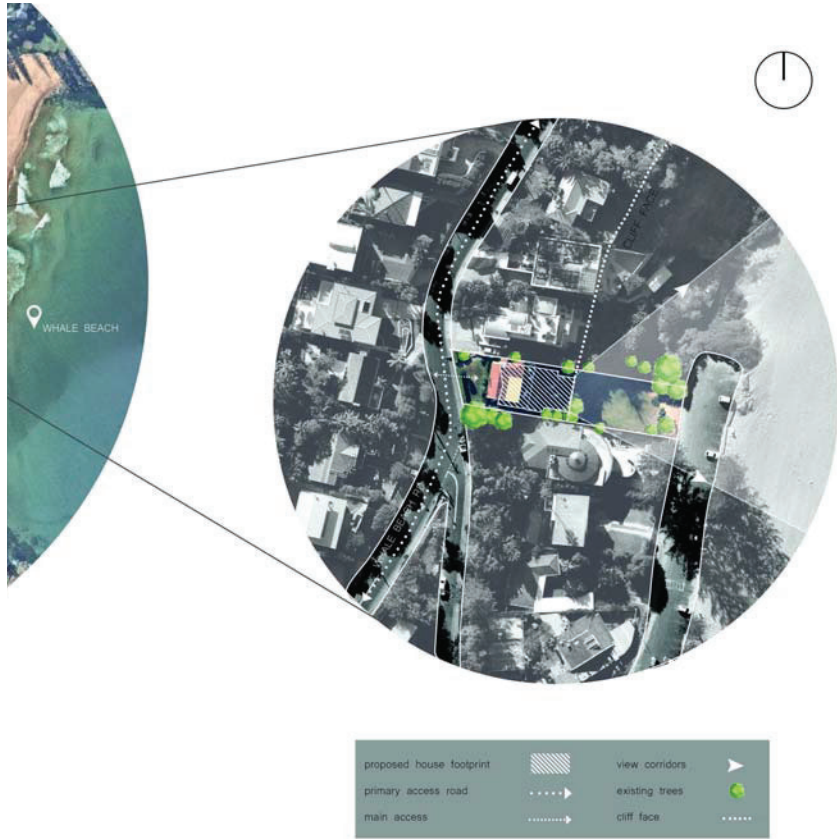


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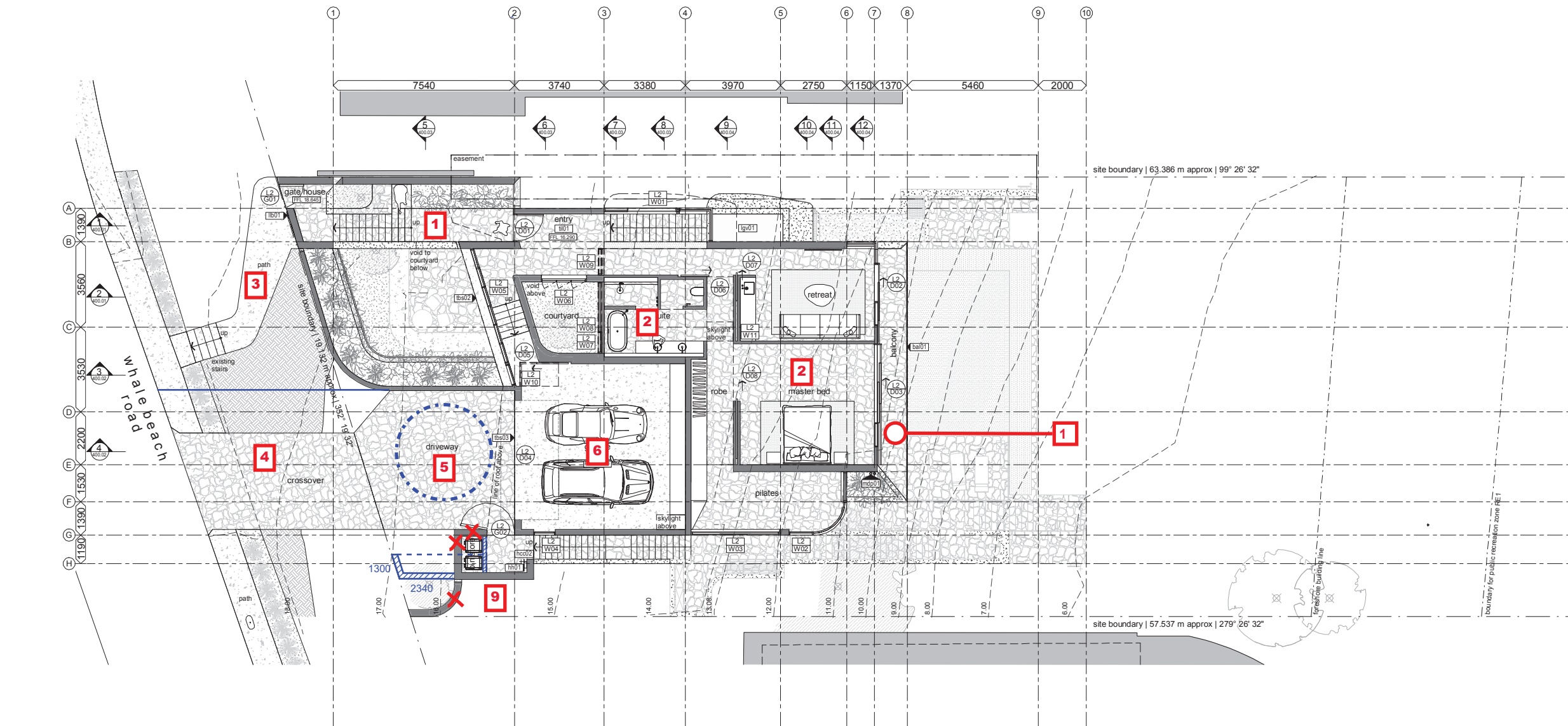


32 The Strand Whale Beach				
SUMMARY OF BASIX COMMITMENTS				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads		Yes ( > 4.5 but <= 6 L/min)		
5 Star Kitchen / Basin Taps		Yes	4 Star Toilet	Yes
Alternative Water				
Minimum Tank Size (L)		3000	Collected from Roof Area (m2)	70
Tank Connected To:				
All Toilets		Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap		Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water		Solar (Electric Boost) 21 to 25 STCs		
Cooling System	Living	1 Phase A/C Zoned		EER 2.5 - 3.0
	Bedrooms	1 Phase A/C Zoned		EER 2.5 - 3.0
Heating System	Living	1 Phase A/C Zoned		EER 2.5 - 3.0
	Bedrooms	1 Phase A/C Zoned		EER 2.5 - 3.0
Ventilation	1 x Bathroom	Fan ducted to exterior		Manual on/off
	Kitchen	Fan ducted to exterior		Manual on/off
	Laundry	Natural ventilation		N/A
Natural Lighting	Window/Skylight in Kitchen			Yes
	Window/Skylight in Bathrooms/Toilets			Yes to 1
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms		4	Dedicated Yes
	Number of Living/Dining rooms		3	Dedicated Yes
	Kitchen		Yes	Dedicated Yes
	All Bathrms/Toilets		Yes	Dedicated Yes
	Laundry		Yes	Dedicated Yes
	All Hallways		Yes	Dedicated Yes
OTHER COMMITMENTS				
Outdoor clothes line		Yes	Ventilated refrigerator space	Yes
Alternative Energy		Photovoltaic System: 2 kW		
Pool	Max Vol: 47 KL, electric heat pump heating, pump with timer, pool cover			

June 2019		BSA Reference: 14869	
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 and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Lightweight		R2.7	
Core Filled Blockwork		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		None	
Ceiling Construction			
Plasterboard		R3.5 to ceilings adj roof space and soffit of concrete roof above	
Roof Construction		Colour	Added Insulation
Metal		Any	Foil + R1.0 blanket
Concrete		Any	None
Floor Construction		Covering	Added Insulation
Concrete		As drawn	R2.0 to floors where open below
Windows			
Glass and frame type		U Value	SHGC Range Area sq m
Performance glazing Type A		5.40	0.44 - 0.54 To all louvres
Performance glazing Type B		5.40	0.52 - 0.64 To all louvres
Performance glazing Type A		4.30	0.42 - 0.52 All other UNO
Performance glazing Type B		4.30	0.48 - 0.58 All other UNO
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		Glass and frame type	U Value SHGC Area sq m
Single clear in aluminium frames		As drawn	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

PLANNING CONTROL COMPLIANCE TABLE			
LOT DESCRIPTION ADDRESS ZONING COUNCIL CONTROL		LOT 70 DP 11067 32 THE STRAND, WHALE BEACH E4 ENVIRONMENTAL LIVING & RE1 PUBLIC RECREATION NORTHERN BEACHES PITTWATER LEP & PALM BEACH LOCALITY DCP	
CONTROL	OBJECTIVE	PROPOSED	COMPLIANCE
Height	8.5m (merit based assessment for heights exceeding 8.5m but not more than 10m for sites in excess of 30% slope)	Height < 10.0m	Compliant. see drawings 100.02, 210.01, 300.01, 300.02 for extent exceeding 8.5m but not exceeding 10.0m. Satisfaction of the objectives of LEP clause 4.3 (2D) and all subclauses.
Front setback	The greater of 6.5m or average of adjacent dwelling setbacks	6.5m to house - 5.1m to garage outer most projection	Partly compliant. Note proposed setbacks are a minimum of 2.6m greater than existing house at the closest point of outer most projection.
Side setback	2.5m to at least one side 1.0m to other side	3.35m 1.25m	Compliant Compliant
Rear setback	6.5m	29.4m	Compliant
Building envelope	3.5m at 45° measured at side boundary (merit based assessment for sites in excess of 30% slope)	varies	Compliant. see drawings 100.02, 210.01, 300.01, 300.02 for extent exceeding 8.5m but not exceeding 10.0m.
Landscaped area	60% min	60.8%	Compliant. Note calculation excludes RE1 Public Recreation Zone.
Private open space	80m2 at ground level	589m2	Compliant
Solar access	3hrs min (to private open space of proposed and neighbouring properties)	varies	Compliant
Views	Provide reasonable access	NA	Compliant
Privacy	Design to minimise impacts (on the privacy of proposed and neighbouring properties)	NA	Compliant
Car parking	2 spaces per 2 or more bedrooms	2 x covered	Compliant
Driveway	1 per 30m of frontage	1 x (off west body)	Compliant
Character (as viewed from a public place)	Design elements compatible with locale	Roof forms, materials, landscaping, terracing, scale and architectural form in keeping with local character.	Compliant
Scenic protection	landscaping the dominant feature and built form the secondary component	Built form recedes from western street front behind landscaped verge and roof	Compliant
Building colours and materials	Visual prominence minimised, and colours and materials to harmonise with native vegetation and character of the area	proposed natural material (timber and stone predominately) along with deep planted terraces and roofs of scale that is minimised to the street and public appearance	Compliant





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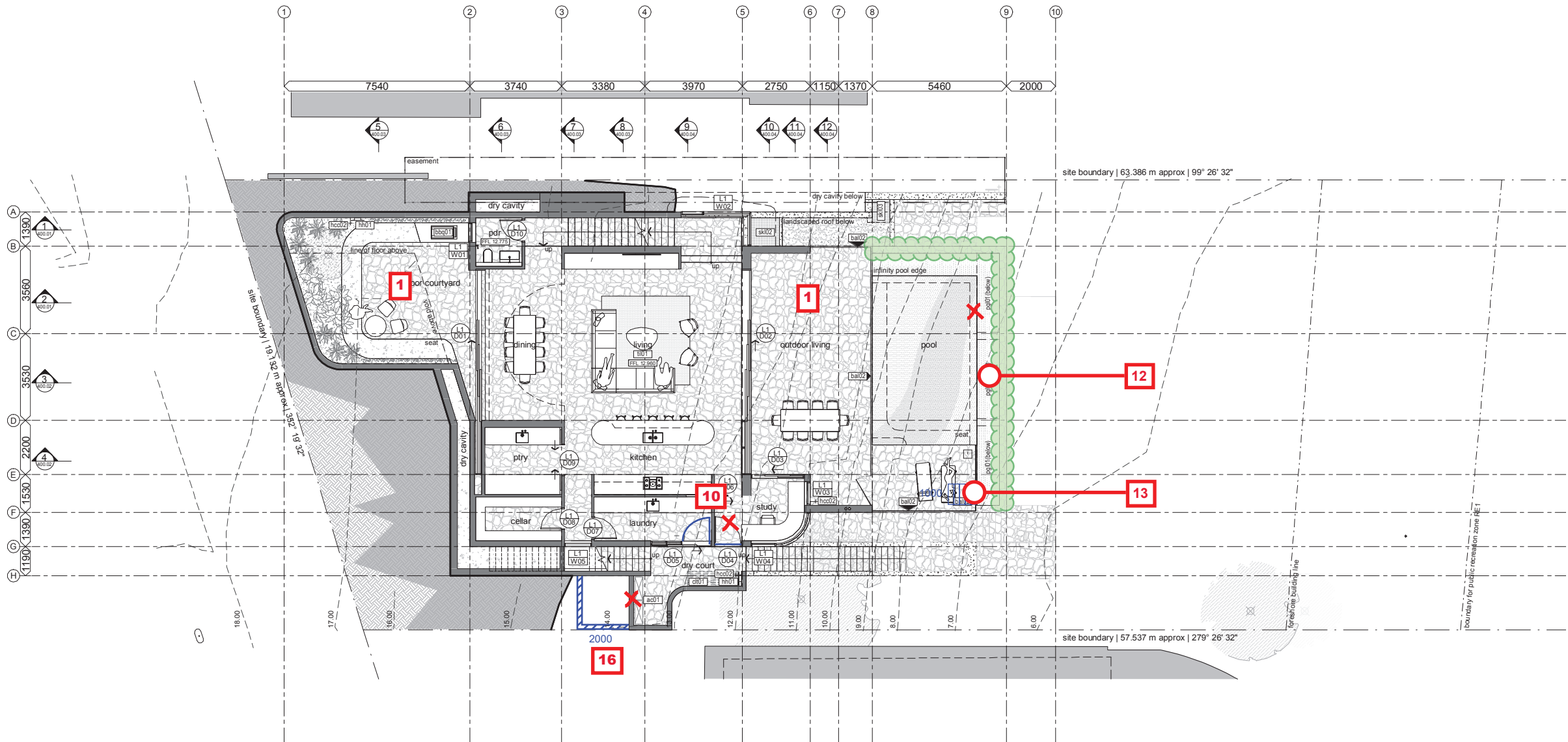
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(level) W01 (ref)	Window code. refer to window arrangements + door/window hardware schedules	(level) D01 (ref)	Door/gate code. refer to door arrangements + door/window hardware schedules	finish 2700 height	ceiling code * refer finishes schedule ** heights are relative to associated finished floor	step up code. note step line occurs on low side of level change	TOW xx.xxx	top of wall (surface) level	
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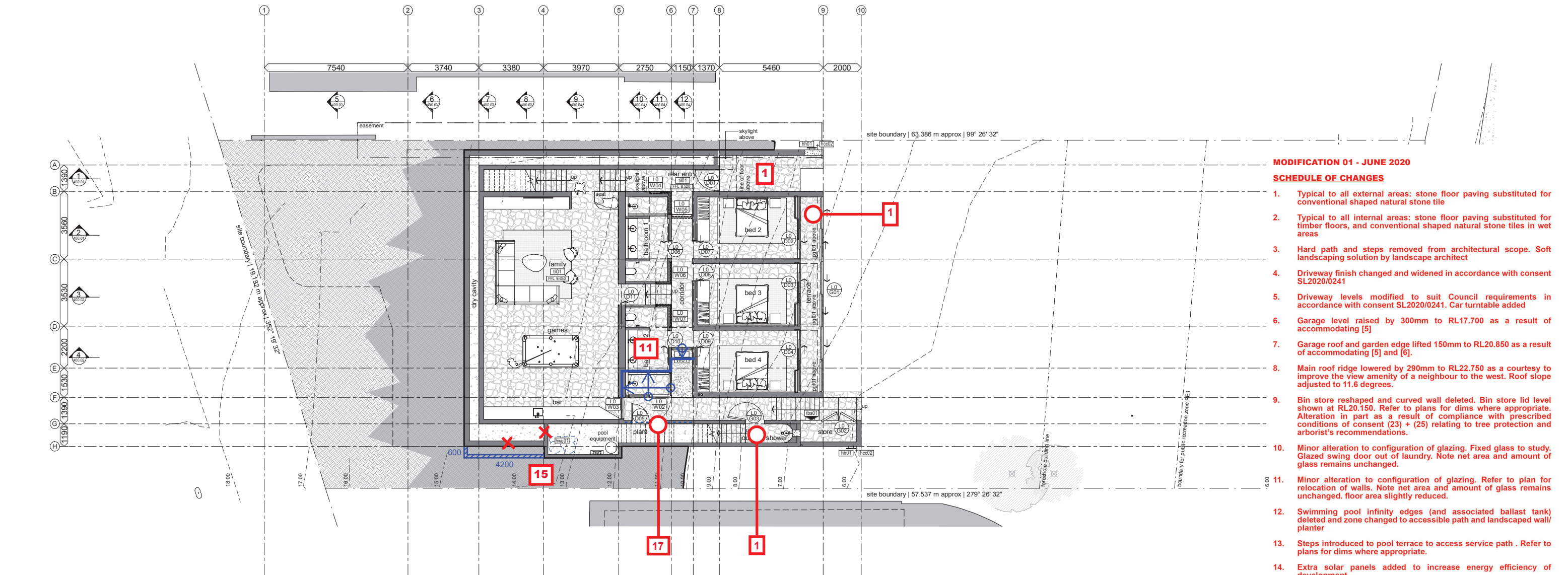


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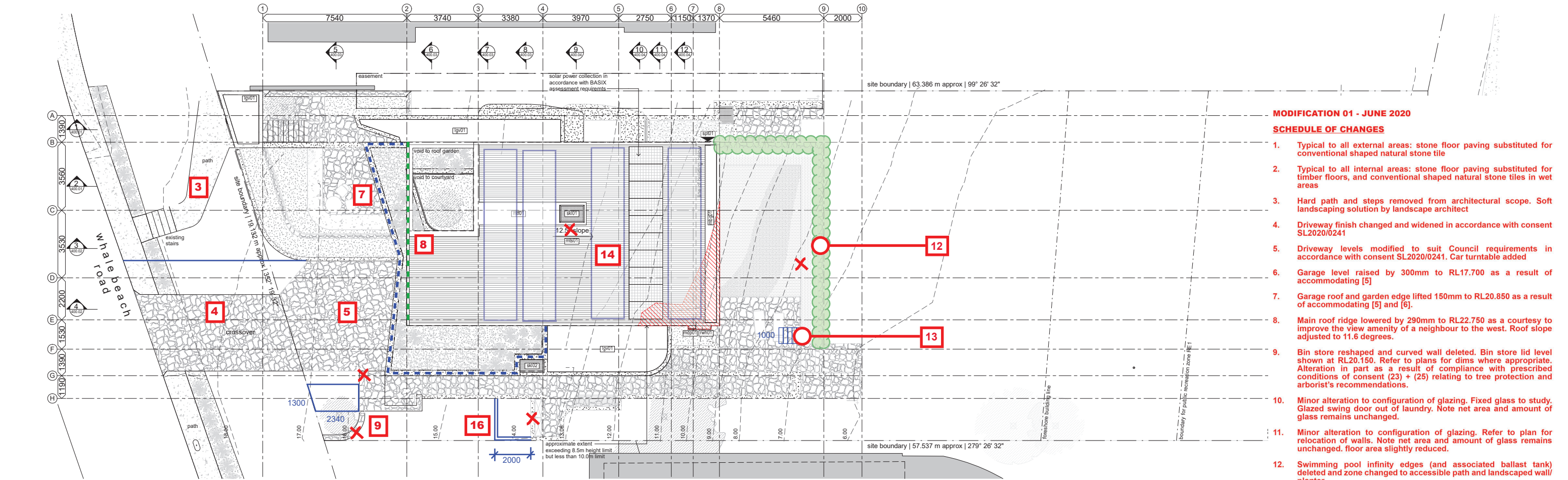
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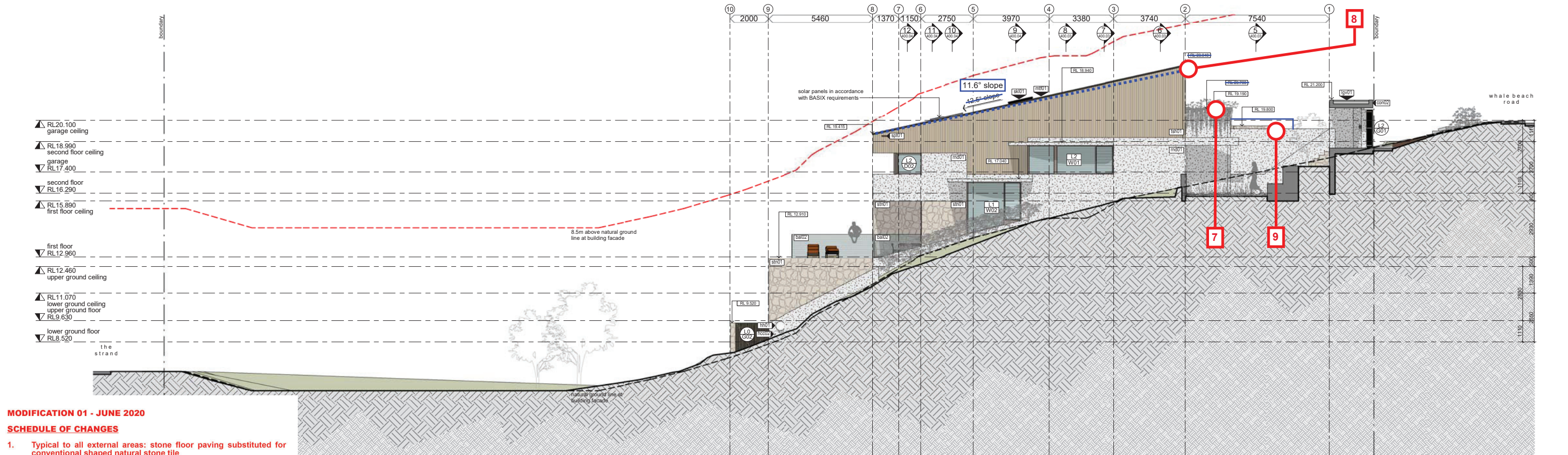
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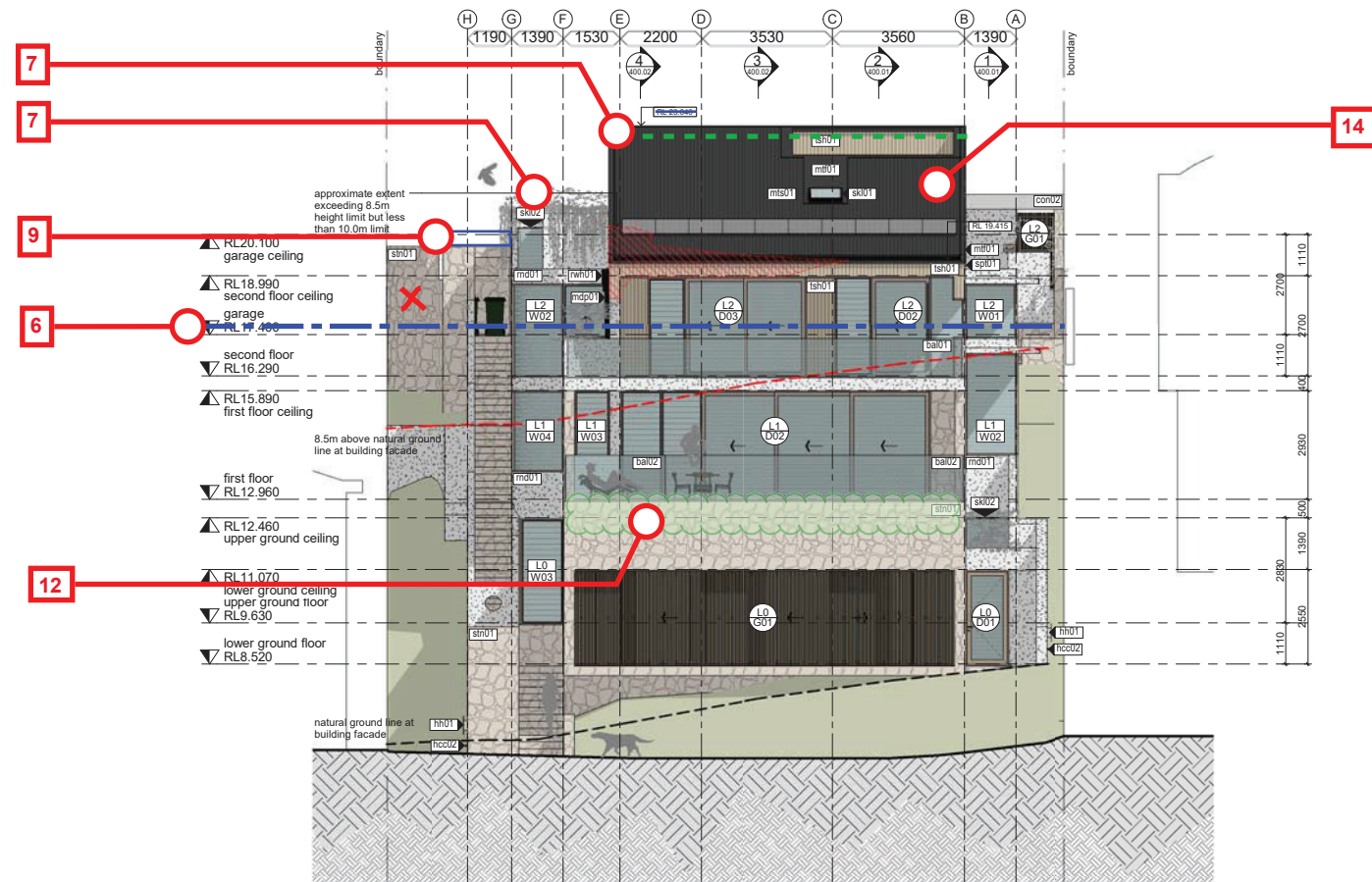




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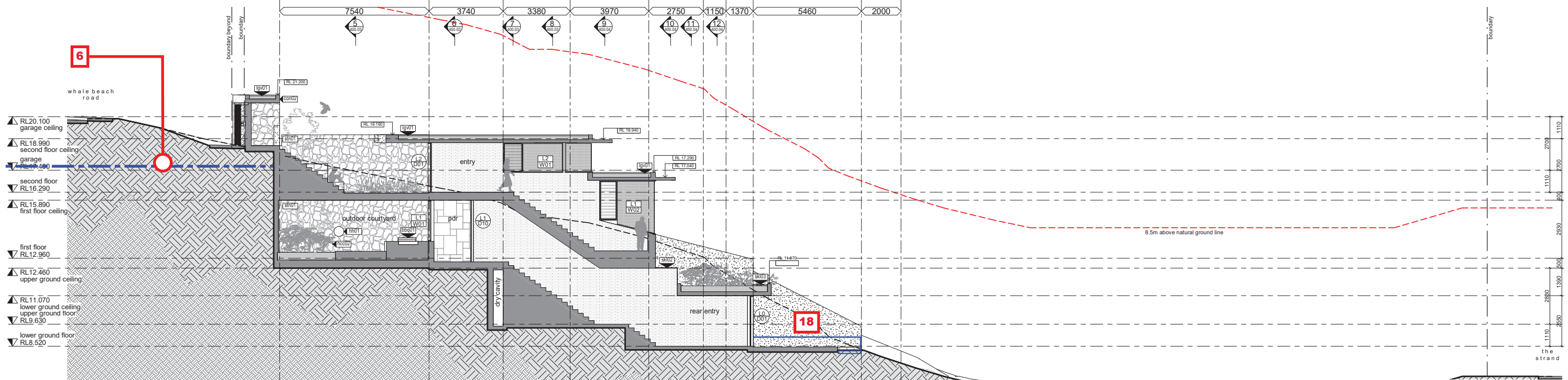


2 east elevation  
1:100

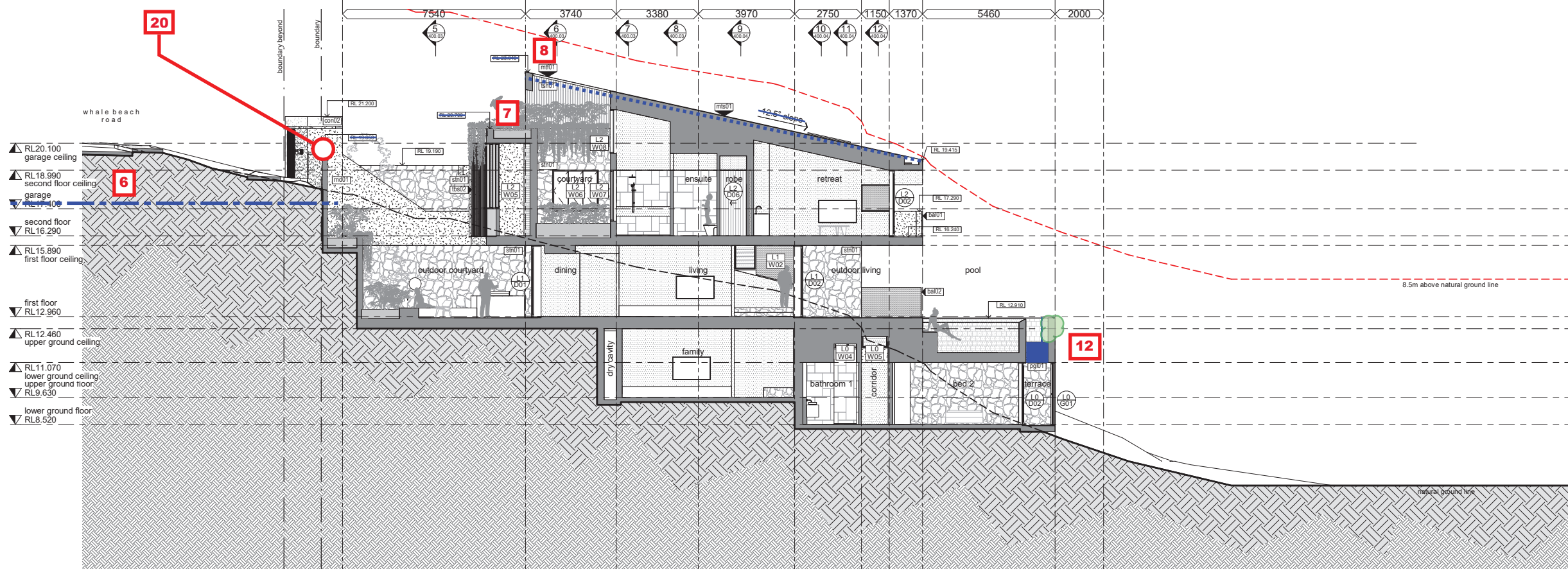








1 section  
200.01 1:100



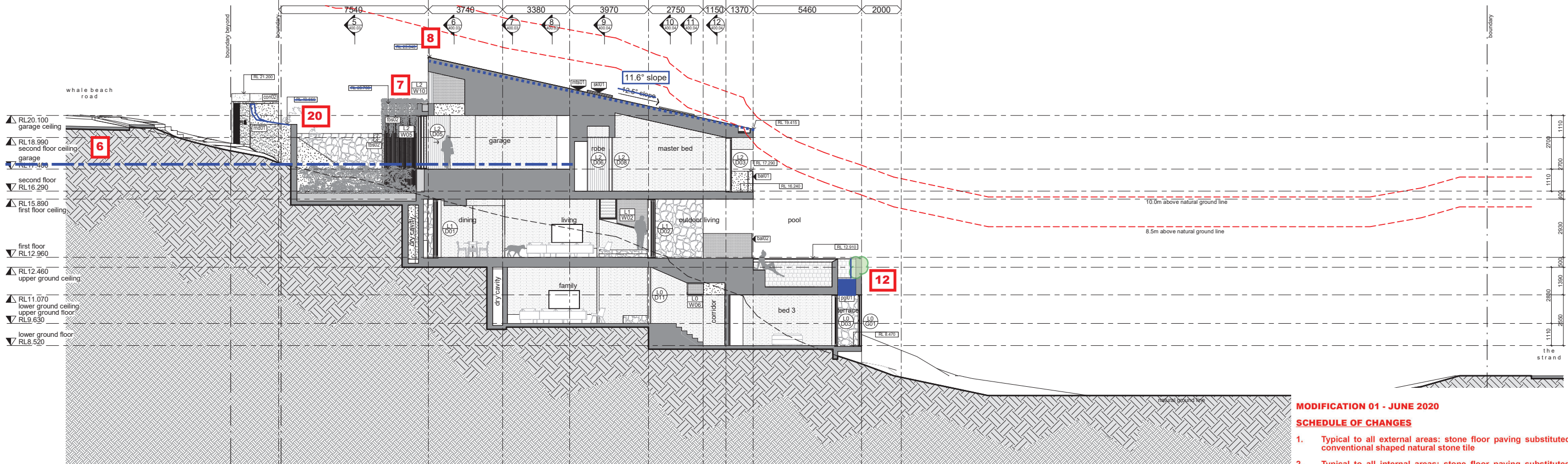
2 section  
200.01 1:100

#### MODIFICATION 01 - JUNE 2020

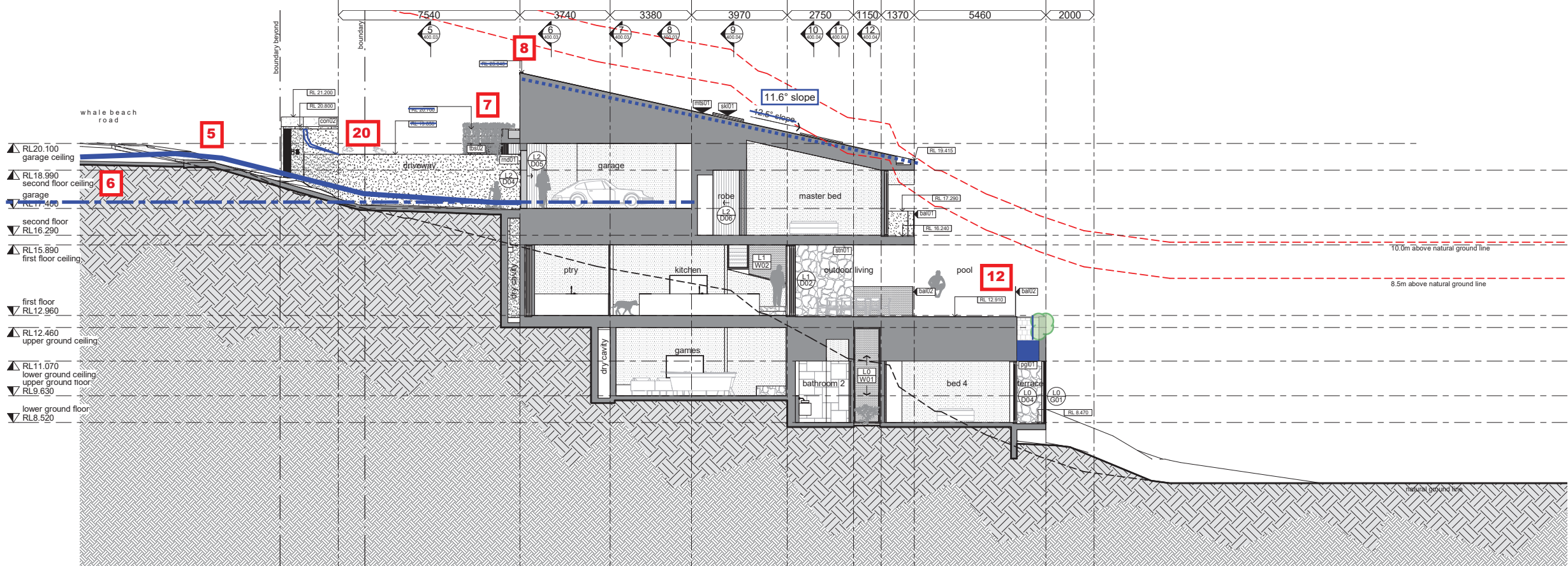
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3 section  
200.01 1: 100



4 section  
200.01 1: 100

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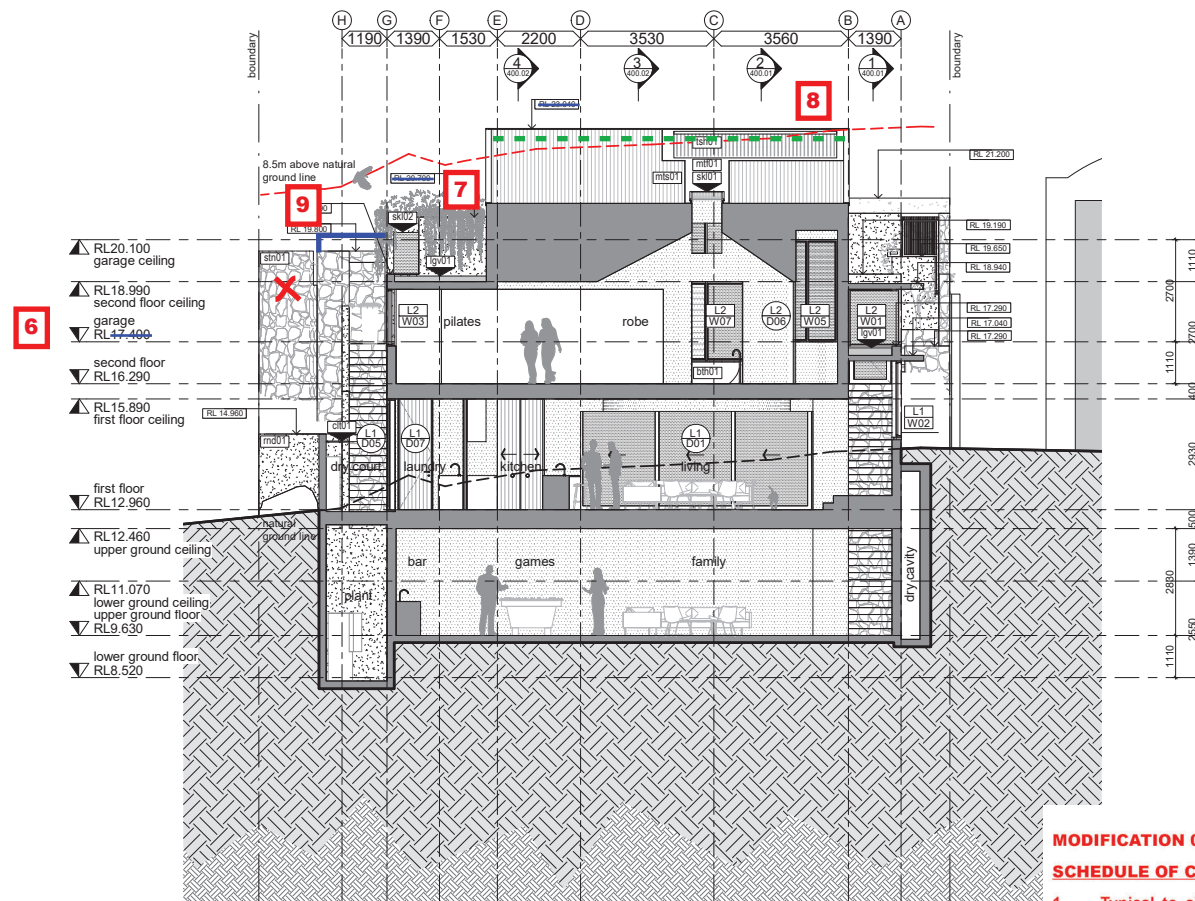


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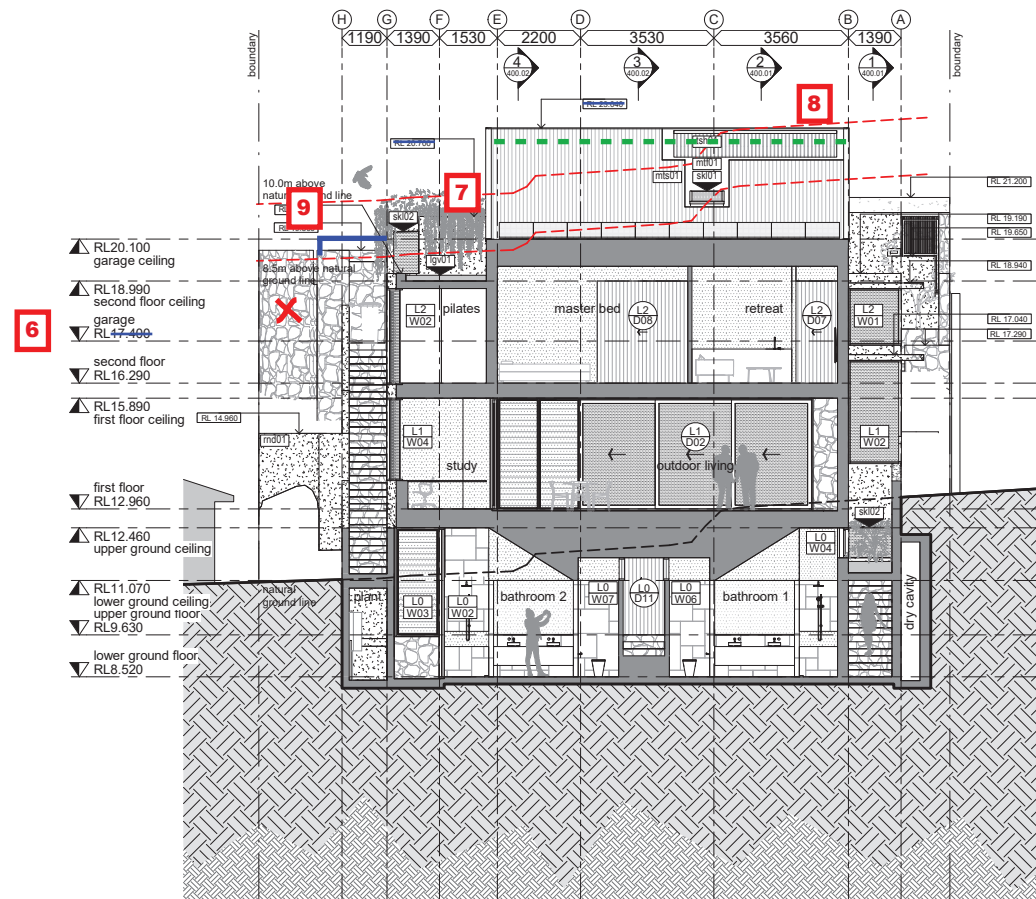
- 7 section  
200.01 1 : 100



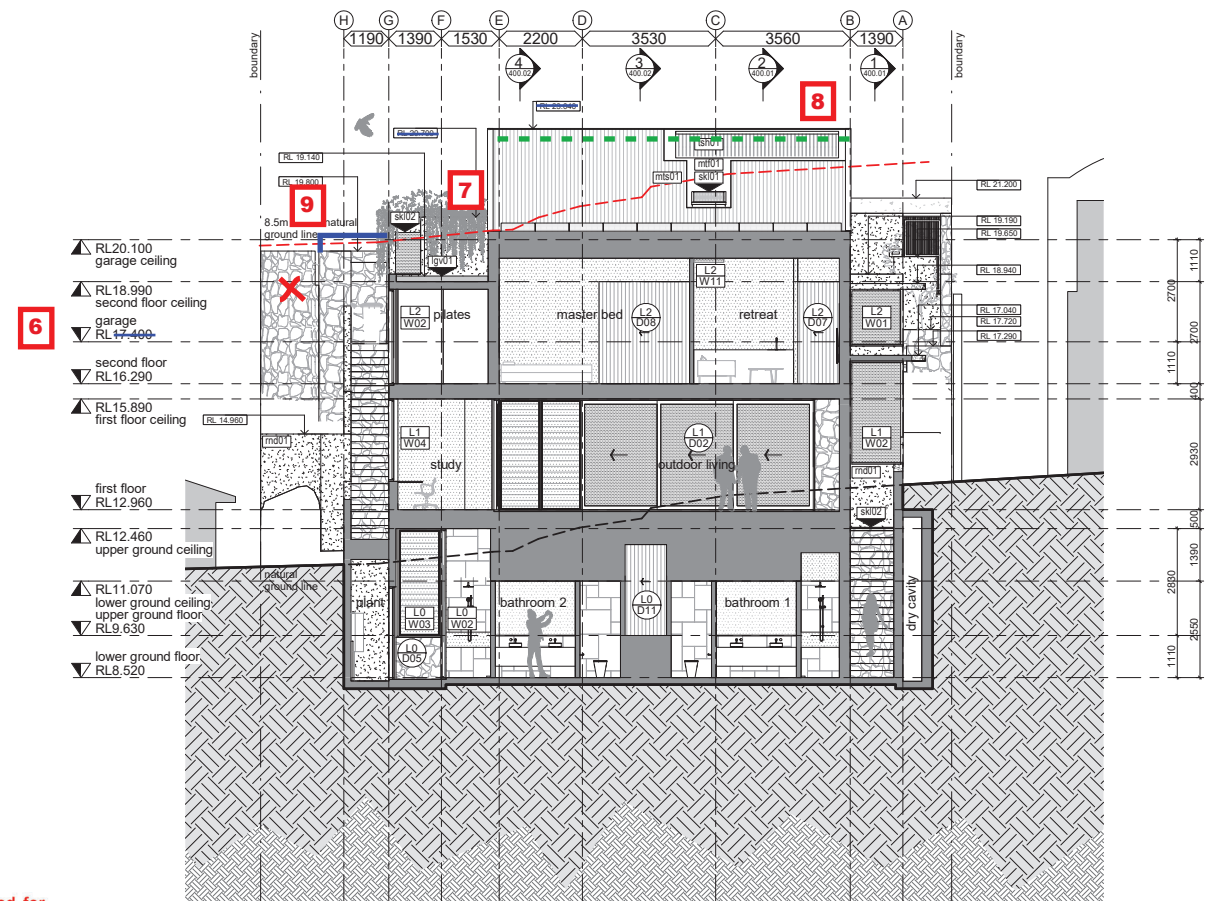




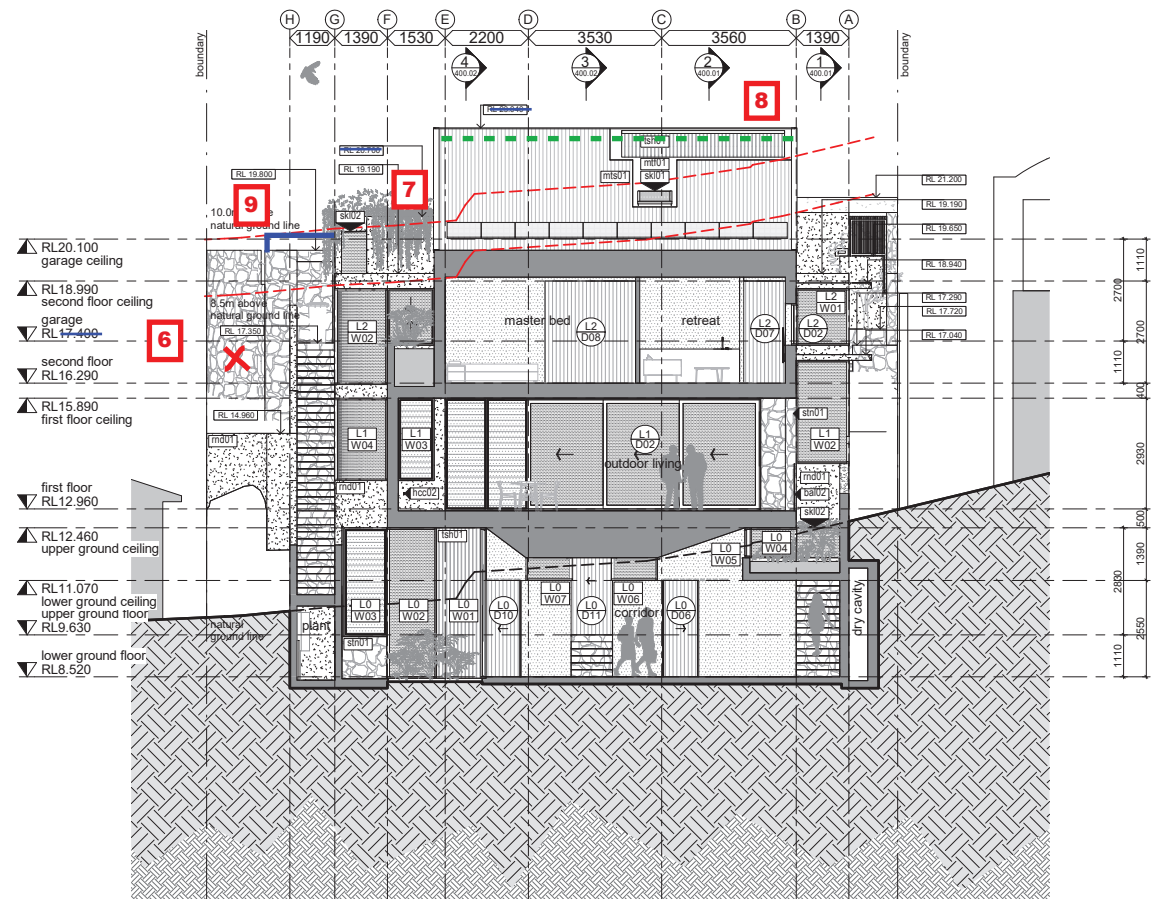
9 section  
200.01 1:100



11 section  
200.01 1:100



10 section  
200.01 1:100

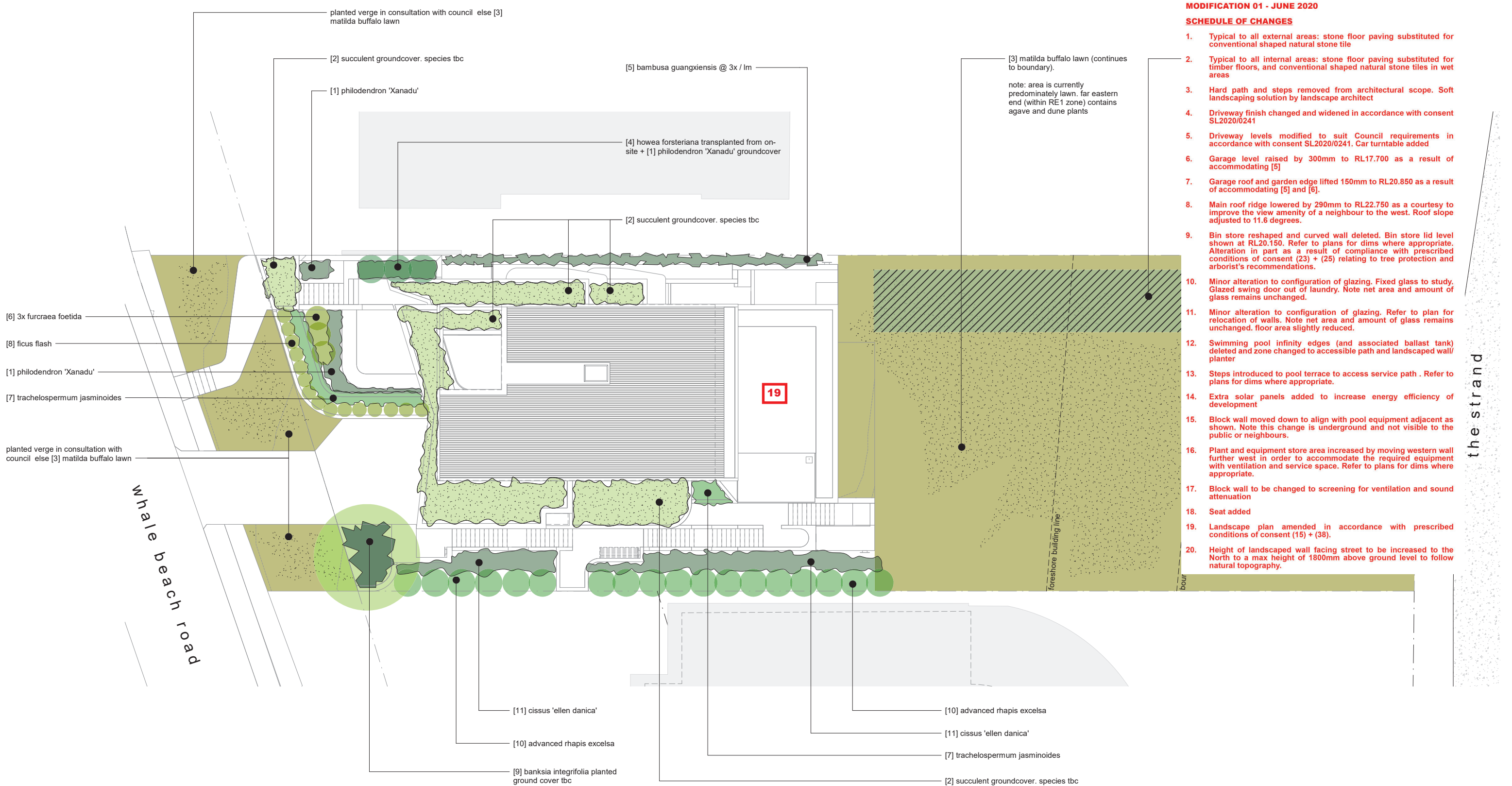


12 section  
200.01 1:100

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landscape legend						note: species suitability and number of plants tbc by horticulturalist. scheduled species and locations are indicative of design intent only					
code	name	code	name	code	name	code	name	code	name	code	name
[1]	philodendron 'Xanadu'	[2]	succulent groundcover	[3]	matilda buffalo lawn	[4]	howea forsteriana	[5]	bambusa guangxiensis	[6]	furcraea foetida
[7]	trachelospermum jasminoides	[8]	ficus macrocarpa hillii flash	[9]	banksia integrifolia	[10]	rhaps excelsa	[11]	cissus 'ellen danica'		





natural stone cladding (stn01)

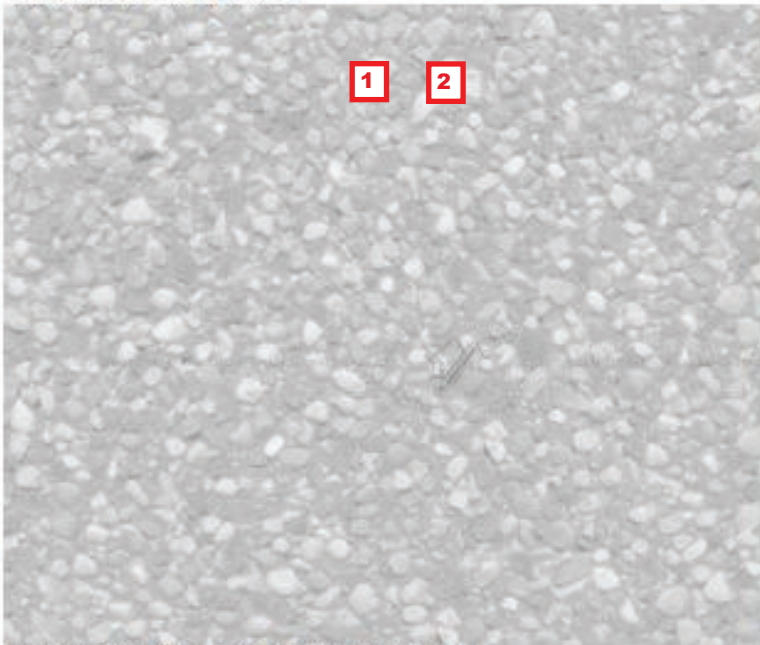


timber cladding (tcl01) - Accoya

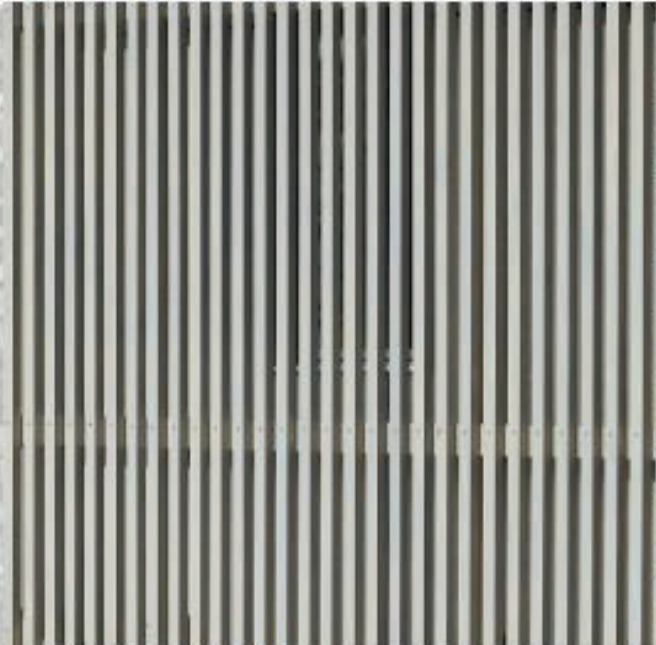


boardform concrete (con01)

render (md01)



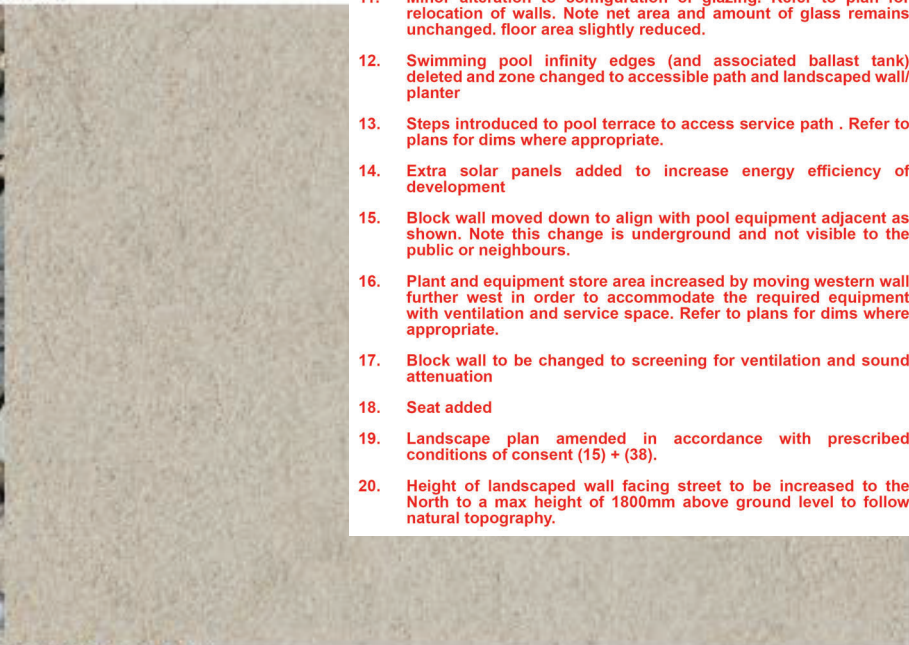
exposed aggregate concrete light quartz (con04)



timber batten screen (tbs01)



nambucca river pebbles (lgr01)



limestone tiles (tl01)



luna pool mosaic tile (tl05)



black windows & doors (tim03/pnt04)



black aluminium (alu01)



alumigard sandstone grey roof / flashing (mts01 / mtf01)

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