

BASIX - ADDITION TO PRINCIPLE DWELLING ONLY

Hot water

The applicant must install the following hot water system in the development: gas instantaneous.

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction Additional insulation required

concrete slab on ground floor.	nil
floor above existing dwelling or building.	nil
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)

Windows

Item	Height x Width	Shading device & Frame	Glazing requirements
W1 - KITCHEN	1.000 x 1.500	eave >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W2 - KITCHEN	0.600 x 2.100	awning (adjustable) >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W3 - FAMILY	1.500 x 0.600	eave/ pergola/balcony >=900mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D4 - FAMILY	2.100 x 3.600	eave/ pergola/balcony >=900mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W5 - FAMILY	1.500 x 0.600	eave/ pergola/balcony >=900mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W6 - STAIR	2.100 x 1.000	eave >=600 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D7 - RUMPUS	2.100 x 3.600	eave/ pergola/balcony >=900mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
W8 - BEDROOM	1.500 x 0.900	none	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W9 - H/LIGHT	1.500 x 1.000	eave >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W10 - H/LIGHT	1.500 x 1.000	eave >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)



AMENDED SITE PLAN - 20th June 2018 (Showing new driveway with single car off street parking) Site Plan Revision B - 25/03/2021 Showing works to be deleted as part of modification

SEDIMENT CONTROL

Install 600mm high silt fencing or similar sediment barrier pegged as required. Clear fencing of sediment periodically.
Sediment control barrier to be left in place until final surfaces have been established.

WASTE MANAGEMENT

Check for Asbestos materials and use WH&S guidelines for its safe removal.
All waste to be sorted on site and removed for recycling or landfill as per the Waste Management Plan.
Ensure Waste materials are removed from site ASAP to ensure the safety of occupants and visitors to site.

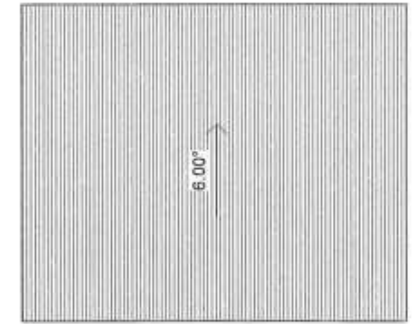
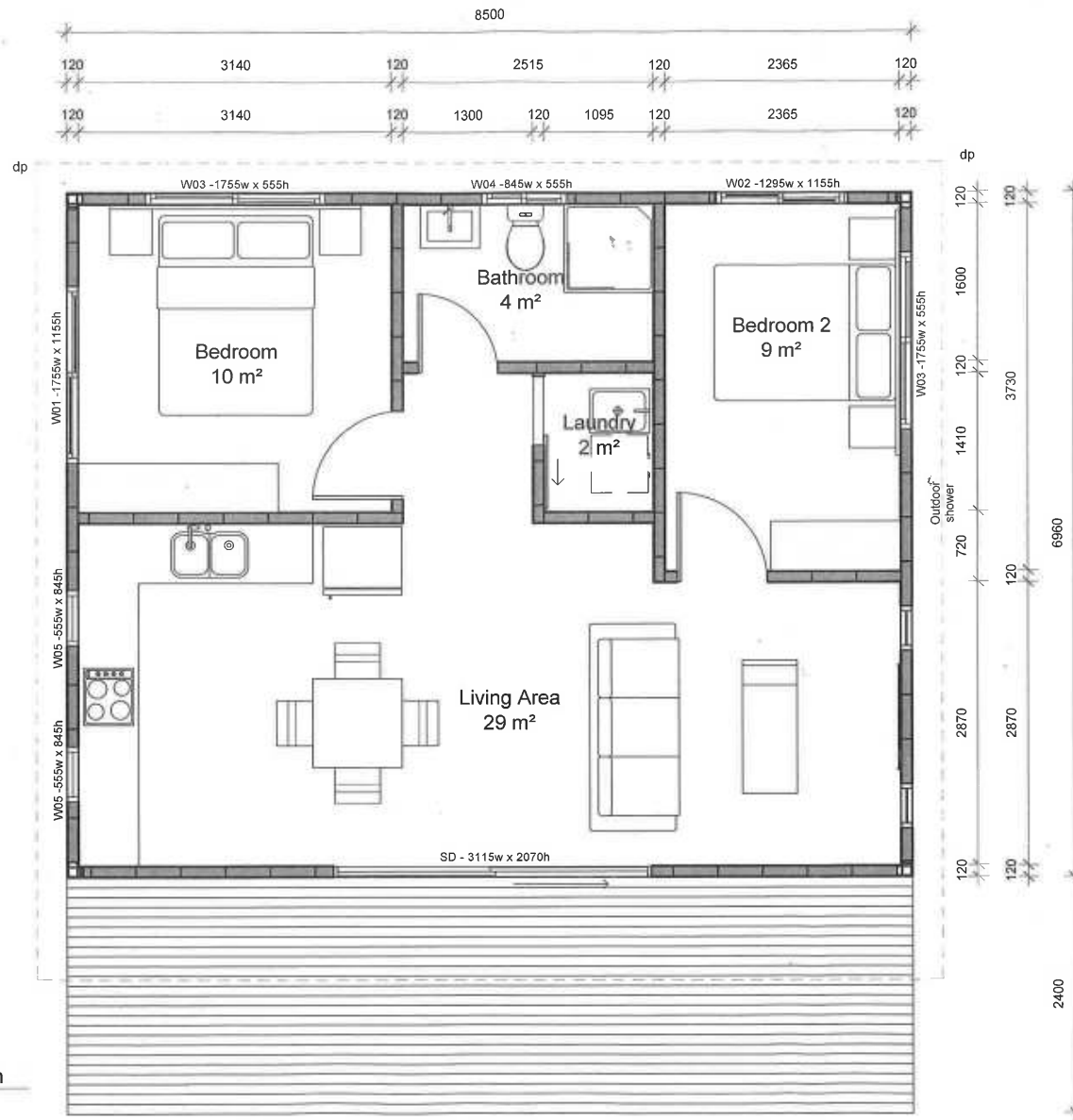
STORMWATER DRAINAGE & MANAGEMENT

All new guttering, downpipes and surface drainage is to be connected to the existing site service.
Existing stormwater drainage is to be checked for adequacy and repaired or replace if required.

SITE CALCULATIONS

SITE AREA	703.5 sqm
EXISTING GROUND FLOOR AREA	71.7 sqm
EXISTING FIRST FLOOR AREA	105.3 sqm
PROPOSED SECONDARY DWELLING	54 sqm
ADDITIONAL FLOOR AREA TO EXISTING	72.8 sqm
PROPOSED TOTAL FLOOR AREA	303.8 sqm
FLOOR SPACE RATIO	43.2 %
PROPOSED DRIVEWAY	44.3 sqm
EXISTING ROOFED AREA	141.7 sqm
EXISTING PATHS	30
EXISTING FRONT TERRACE	14.85 sqm
PROPOSED SECONDARY DWELLING ROOFED AREA	69 sqm
PROPOSED REAR TERRACE	22.1 sqm
PROPOSED BUILT UPON AREA	322 sqm
BUILT UPON RATIO	45.7 %
LANDSCAPED AREA	54.3 %

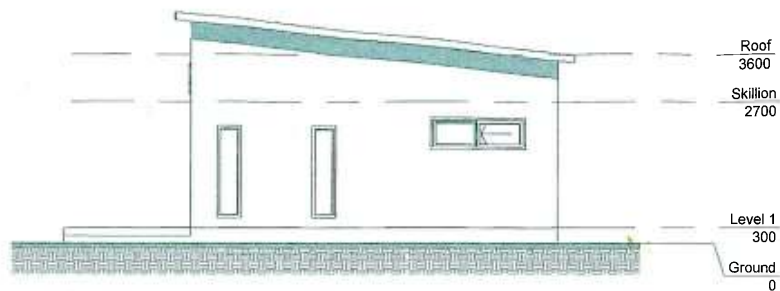
PROJECT:	PROPOSED ALTERATIONS & ADDITIONS PROPOSED SECONDARY DWELLING	SCALE: 1 - 100mm	McCarry Homes ☎ - Phone: 9997 8144 Licence No: 363536 steve@mccarryhomes.com.au Drafting & design by WP O'Brien & Co ☎ 0419 800 614 Licence No 6716C ABN 94 517 511 283 Established since 1960	ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE & BUILDING CODE OF AUSTRALIA, INCLUDING ALL RELEVANT AUSTRALIAN STANDARDS. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK. This drawing and design is subject to copyright and may not be copied or reproduced without prior written consent from WP O'Brien & Co
CLIENT:	MALCOLM BULLEN & ANNE-MARIE MOORE	DATE: 20th JUNE 2018		
SITE ADDRESS:	26 CALVERT PARADE NEWPORT	SHEET: Page 6/7		



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

MOD2020/0682

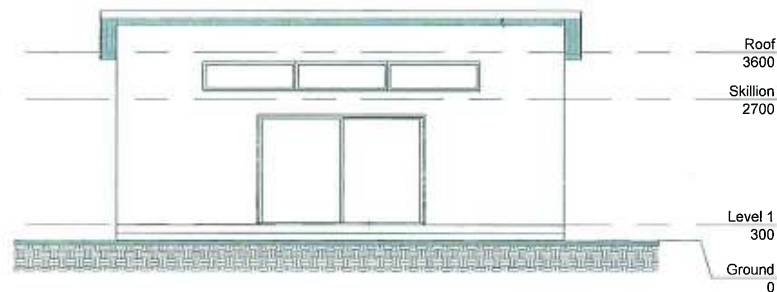
Flatpack	FLOOR AREAS	
	Living Area	29 sq.m
	Bedroom 1	10 sq.m
	Bedroom 2	9 sq.m
	Bathroom	4 sq.m
	Laundry	2 sq.m
	Total	54 sq.m
	Roof Area (not included in total)	69 sq.m
	O/A Building Dimensions	8500mm x 6960mm



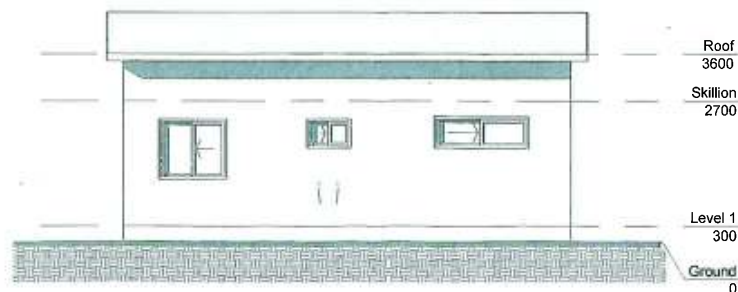
1 Elevation 1
1 : 100



2 Elevation 2
1 : 100



3 Elevation 3
1 : 100



4 Elevation 4
1 : 100



northern
beaches
council

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