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BASIX INFORMATION REQUIREMENTS:
LIGHTING:
 A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

WATER COMMITMENTS:
 Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

HOT WATER SYSTEM:
 Existing Hot water system shall remain


INSULATION REQUIREMENTS:
 Suspended Floor: The suspended floor shall meet minimum R 1.30 (including construction)
 External walls: The external walls shall meet minimum R 1.70 (including construction)
 Ceilings: The new ceilings shall meet minimum R 3.00 (up)
 Roof: The roof shall have a foil / sarking and be of dark colour (solar absorption > 0.70)

WINDOWS & GLAZED DOORS:
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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/0863



Project North

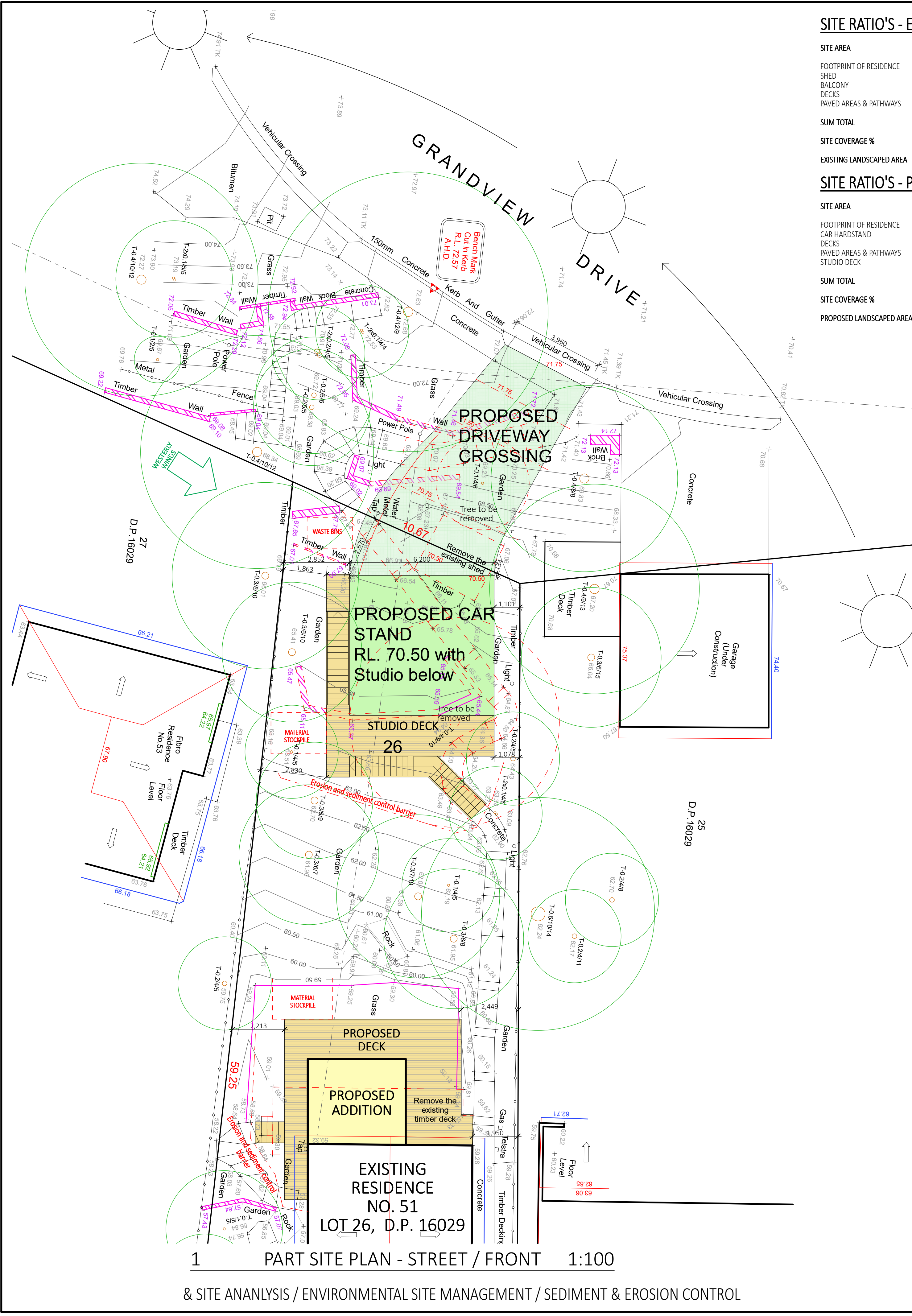


LIFESTYLE HOME DESIGNS
 LEVEL 1, 10/14 NARABANG WAY - BELROSE
 PH. (02)9986 1311 FAX (02)9986 1322

Client
MS MAXWORTHY
 Project Name
ALTERATIONS & ADDITIONS
51 GRANDVIEW DRIVE
LOT 26, D.P. 16029
NEWPORT N.S.W. 2106

Drawing Title:
SITE PLAN 1:200

Scale: 1:200 (A1)	Date: JUNE 2019
COUNCIL: NORTHERN BEACHES	Checked By: J. ADAMS
Project No: 1841	Drawing No.: DA 01
ANNEXURE "A"	
Plot Date: 30/07/2019	

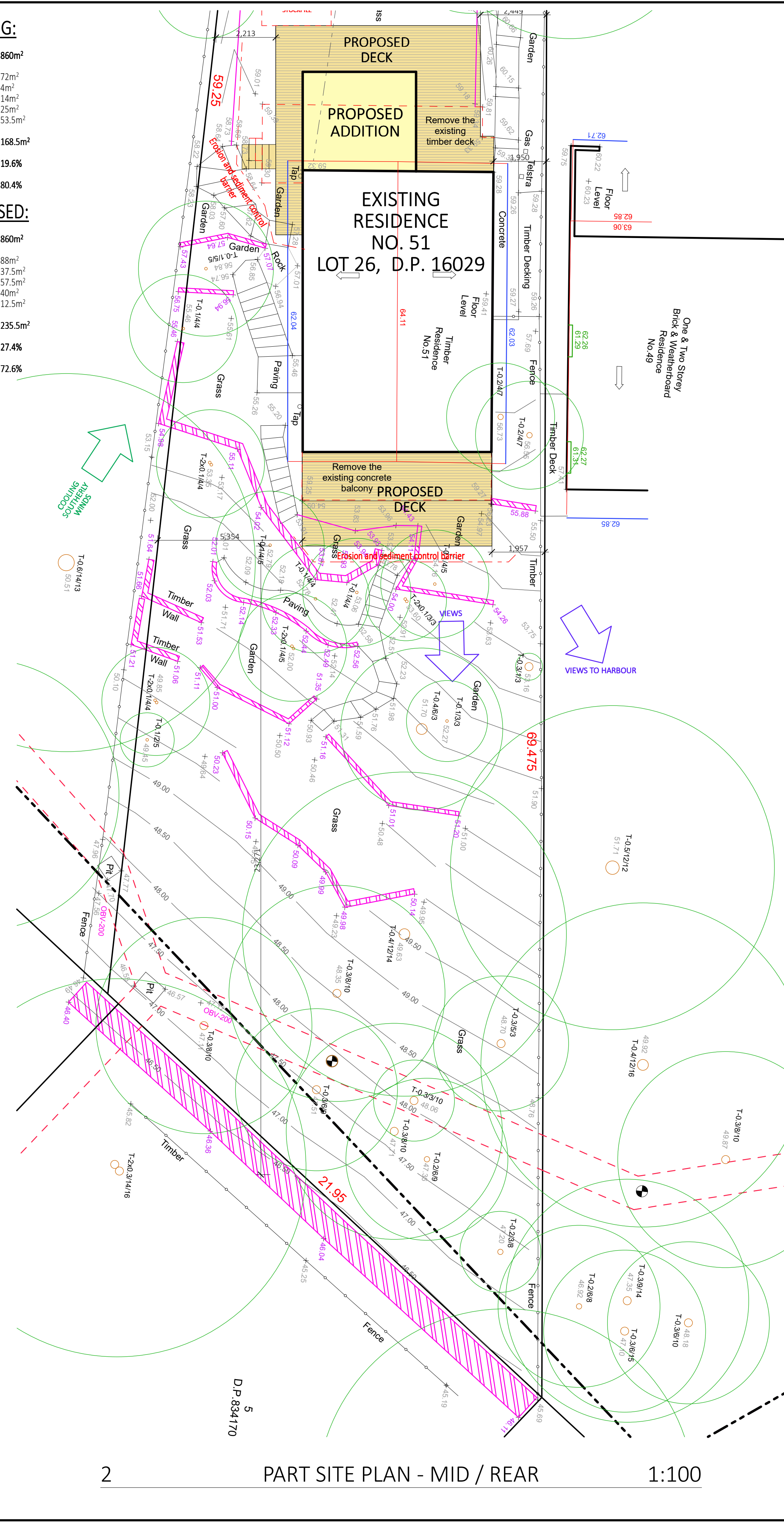


1 PART SITE PLAN - STREET / FRONT 1:100

& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT / SEDIMENT & EROSION CONTROL

SITE RATIO'S - EXISTING:	
SITE AREA	860m ²
FOOTPRINT OF RESIDENCE	72m ²
SHED	4m ²
BALCONY	14m ²
DECKS	25m ²
PAVED AREAS & PATHWAYS	53.5m ²
SUM TOTAL	168.5m ²
SITE COVERAGE %	19.6%
EXISTING LANDSCAPED AREA	80.4%

SITE RATIO'S - PROPOSED:	
SITE AREA	860m ²
FOOTPRINT OF RESIDENCE	88m ²
CAR HARDSTAND	37.5m ²
DECKS	57.5m ²
PAVED AREAS & PATHWAYS	40m ²
STUDIO DECK	12.5m ²
SUM TOTAL	235.5m ²
SITE COVERAGE %	27.4%
PROPOSED LANDSCAPED AREA	72.6%



2 PART SITE PLAN - MID / REAR 1:100

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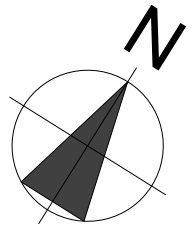
WATER COMMITMENTS:
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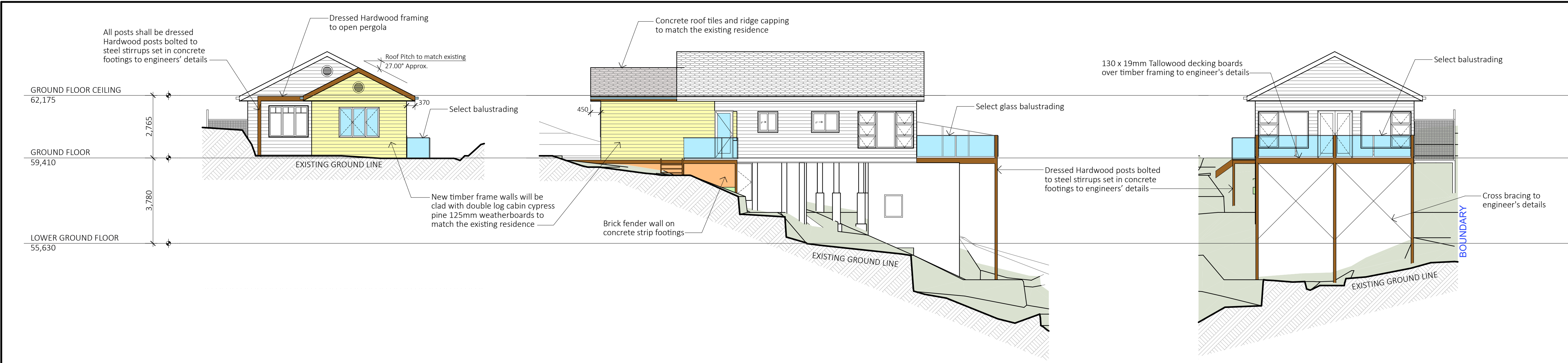

Project North


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Client
MS MAXWORTHY
Project Name
ALTERATIONS & ADDITIONS
51 GRANDVIEW DRIVE
LOT 26, D.P. 16029
NEWPORT N.S.W. 2106

Drawing Title:
SITE PLAN

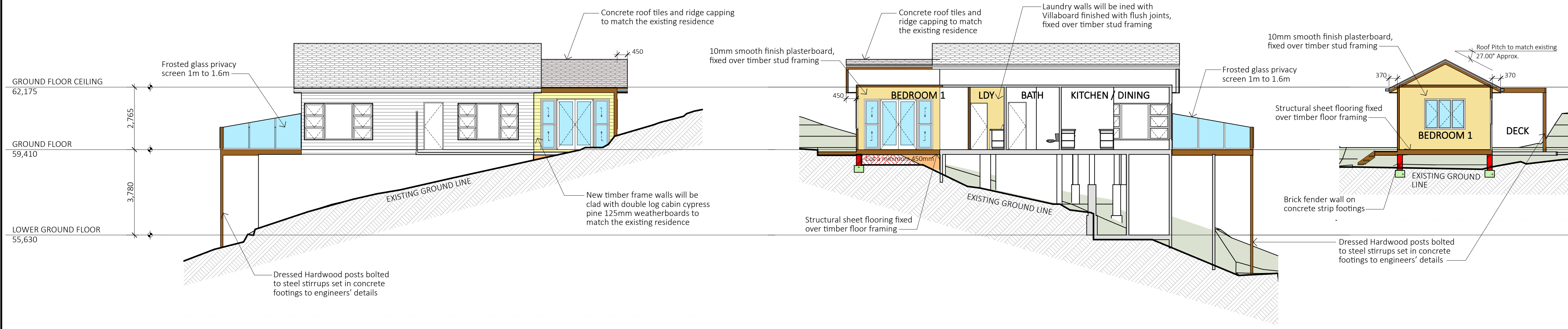
Scale: 1:100 (A1)	Date: JUNE 2019
COUNCIL: NORTHERN BEACHES	Checked By: J. ADAMS
Project No: 1841	Drawing No.: DA 02
ANNEXURE "A" Plot Date: 30/07/2019	



1 NORTHWEST ELEVATION 1:100

2 SOUTHWEST ELEVATION 1:100

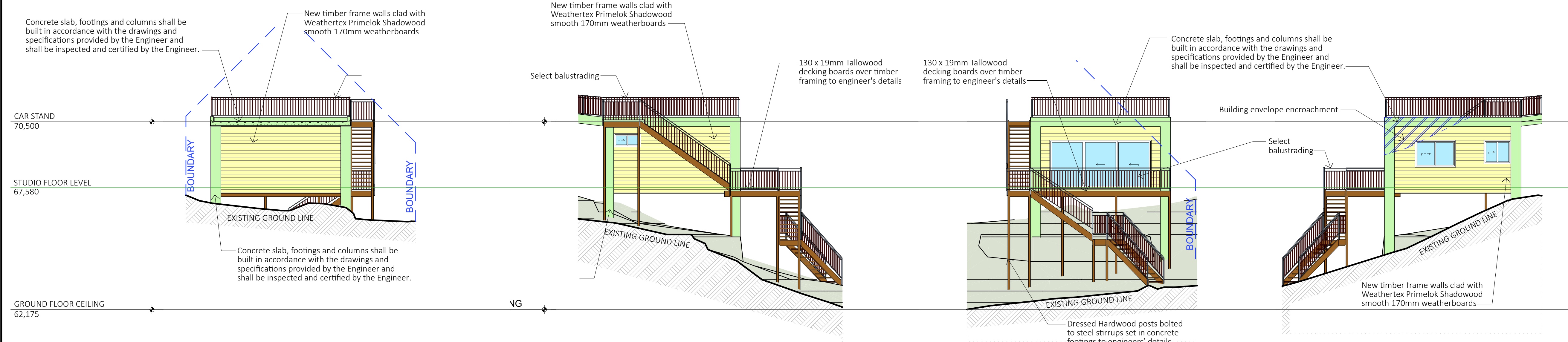
3 SOUTHEAST ELEVATION 1:100



4 NORTHEAST ELEVATION 1:100

5 SECTION A - A 1:100

6 SECTION B - B 1:100



7 NORTHWEST ELEVATION 1:100

8 SOUTHWEST ELEVATION 1:100

9 SOUTHEAST ELEVATION 1:100

10 NORTHEAST ELEVATION 1:100

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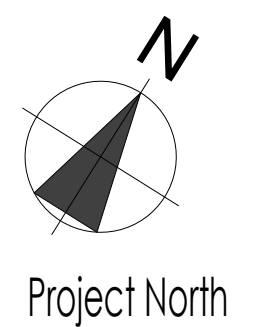
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Drawing Title:	ELEVATIONS & SECTIONS		
Scale:	1:100	Date:	JUNE 2019
COUNCIL: NORTHERN BEACHES		Checked By:	J. ADAMS
Project No:	1841	Drawing No.:	DA 04
ANNEXURE "A"		Plot Date:	30/07/2019