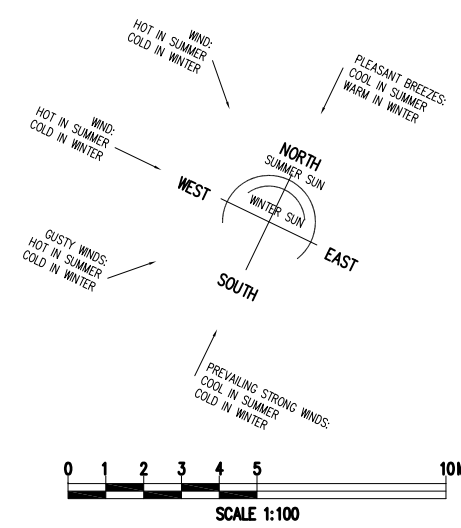


SITE PLAN AND SITE ANALYSIS PLAN
1:200

KEY

- CAR ENTRY POINT
- SUN DIRECTION - 22 JUNE
- NOISE SOURCE
- DISTRICT VIEWS OVER ADJOINING HOUSES



GENERAL NOTES:

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- All electrical power & light outlets to be determined by owner.
- Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

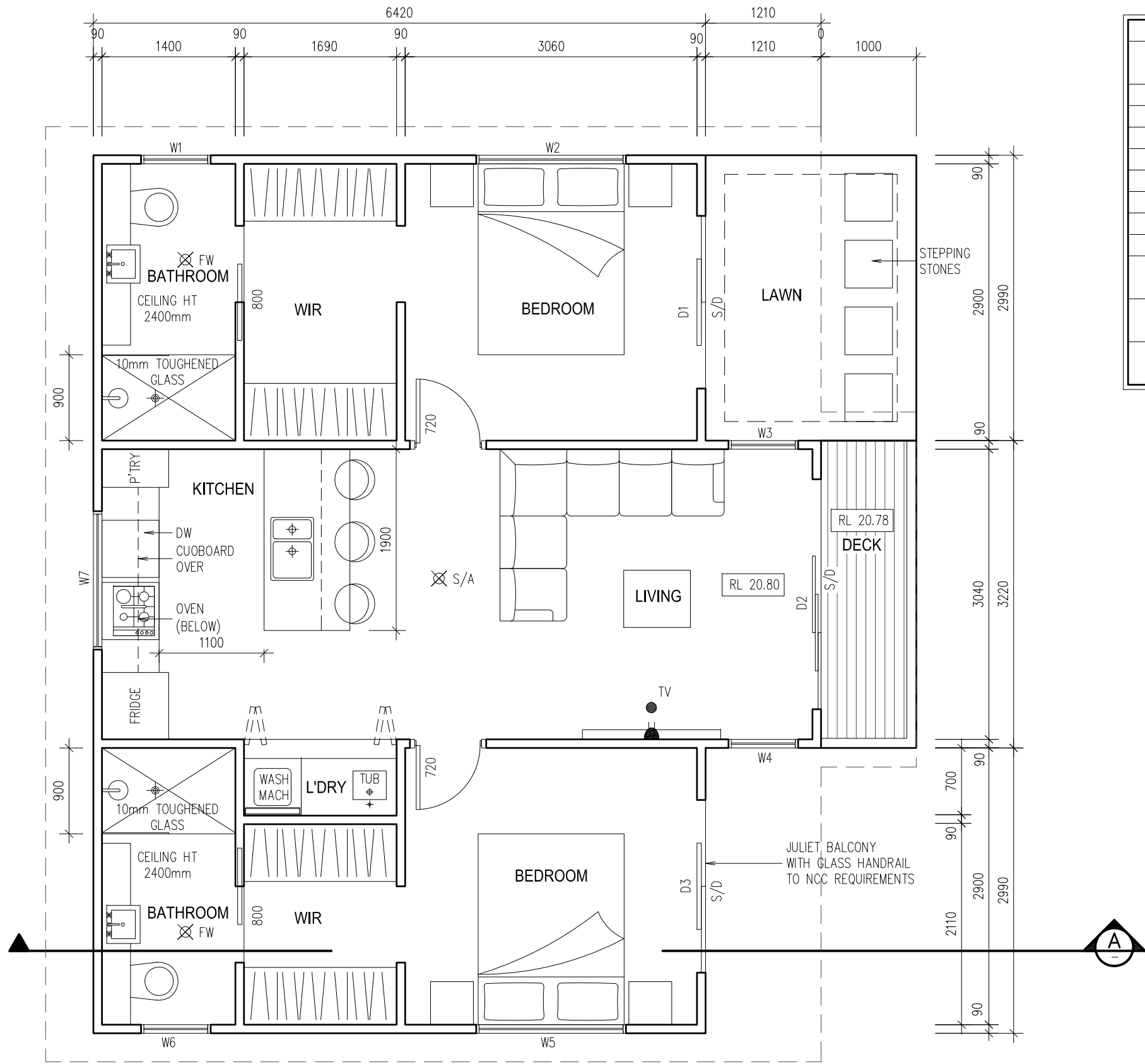
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1	ISSUED FOR DA	09/09/20
No.	AMENDMENT	DATE

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21 NALYA ROAD, NARRAWEENA NSW 2099
ABN: 79 393 130 294
Email: koreckym@gmail.com www.plansdesign.com.au
Phone: 99813332, Mob: 0438 148 944

PROJECT:
PROPOSED GRANNY FLAT
No 16 GRANDVIEW DRIVE
NEWPORT, LOT 93 IN D.P.16029
CLIENT:
MR. & MRS. MILES

DATE: 17/05/21	SCALE: AS NOTED
DRAWN: MK	ISSUE: 3
DRAWING Nr : 20064	SHEET: 1

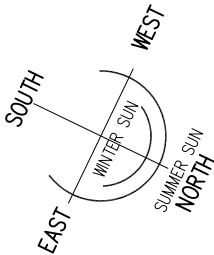


WINDOWS AND DOOR SCHEDULE (FOR BASIX PURPOSES ONLY)						
	ORIENT.	SIZE		AREA (m2)	SHADING DEVICE	FRAME AND GLASS TYPE MIN. REQUIREMENTS
		W	H			
W1	S/W	730	900	0.66	external louvre/vertical blind (fixed)	aluminium, single clear
W2	S/W	1570	600	0.94	external louvre/vertical blind (fixed)	aluminium, single clear
W3	S/W	730	1500	1.10	external louvre/vertical blind (fixed)	aluminium, single clear
W4	N/E	730	1500	1.10	external louvre/vertical blind (fixed)	aluminium, single clear
W5	N/E	1570	600	0.94	external louvre/vertical blind (fixed)	aluminium, single clear
W6	N/E	730	900	0.66	external louvre/vertical blind (fixed)	aluminium, single clear
W7	S/E	1450	500	0.73	external louvre/vertical blind (fixed)	aluminium, single clear
D1	N/W	1810	2100	3.80	PERGOLA (FIXED BATTENS) 400mm, 200mm ABOVE HEAD OF WINDOW	U-value 5.6, SHGC: 0.369-0.451
D2	N/W	2410	2100	5.06	PERGOLA (FIXED BATTENS) 400mm, 200mm ABOVE HEAD OF WINDOW	U-value 5.6, SHGC: 0.369-0.451
D3	N/W	1810	2100	3.80	PERGOLA (FIXED BATTENS) 400mm, 200mm ABOVE HEAD OF WINDOW	U-value 5.6, SHGC: 0.369-0.451

NOTE:
EXTERNAL FINISHES

CLADDING:
THE CLADDING TO BE DARK EARTHY TONES

ROOF COLOUR:
WOODLAND GREY



SCALE 1:50

GENERAL NOTES:

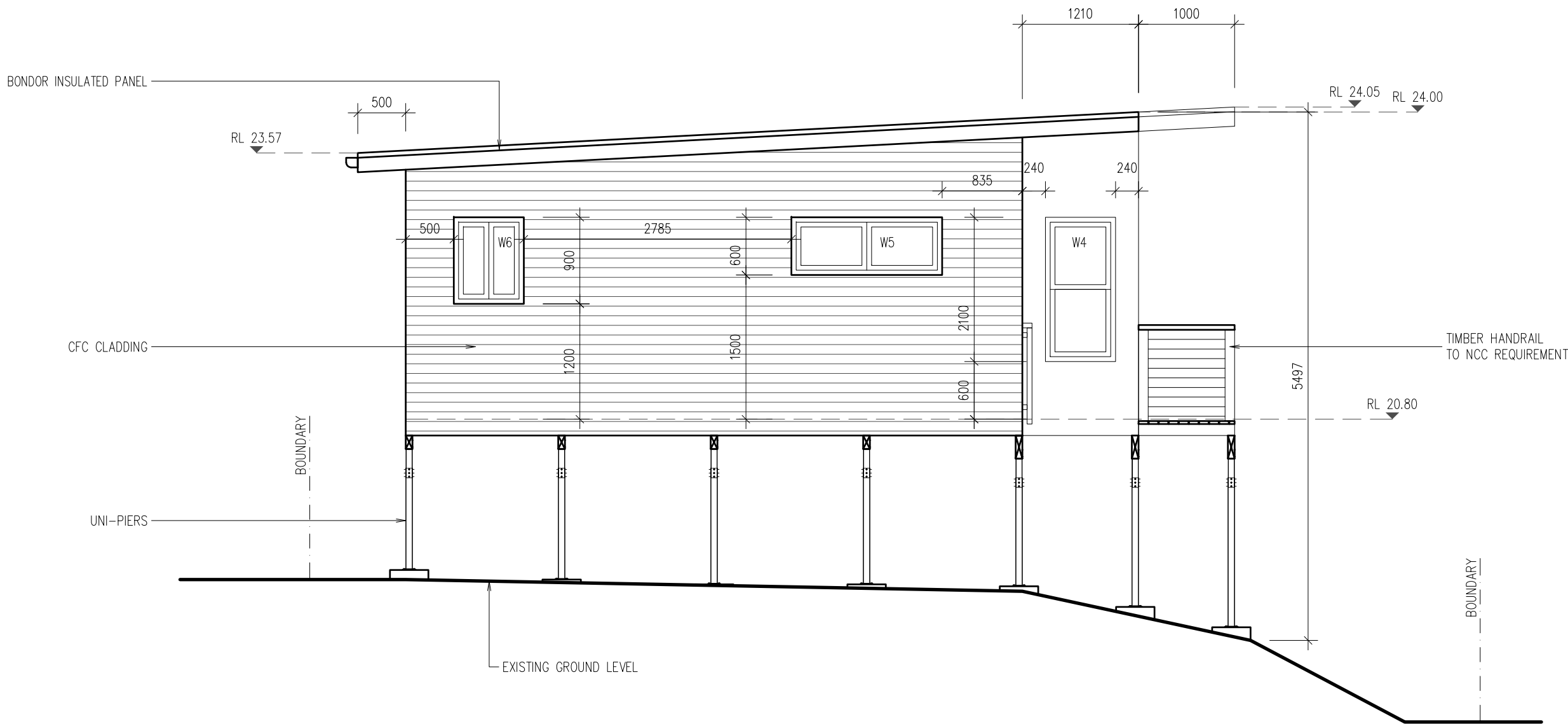
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DATE: 17/05/21	SCALE: AS NOTED
DRAWN: MK	ISSUE: 3
DRAWING Nr : 20064	SHEET: 2



PROPOSED EAST ELEVATION FOR TIMBER FRAME
1:50

CLADDING:
THE CLADDING TO BE DARK EARTHY TONES

ROOF COLOUR:
WOODLAND GREY

WINDOW DIMENSIONS:
ALL DIMENSIONS OF WINDOW ARE FRAMING SIZES, NOT WINDOW SIZES



SCALE 1:50

GENERAL NOTES:

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No 16 GRANDVIEW DRIVE
NEWPORT, LOT 93 IN D.P.16029

CLIENT:
MR. & MRS. MILES

DATE: 17/05/21	SCALE: AS NOTED
DRAWN: MK	ISSUE: 3
DRAWING Nr : 20064	SHEET: 3



NOTE:
EXTERNAL FINISHES

CLADDING:
THE CLADDING TO BE DARK EARTHY TONES

ROOF COLOUR:
WOODLAND GREY

WINDOW DIMENSIONS:
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SCALE 1: 50

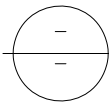
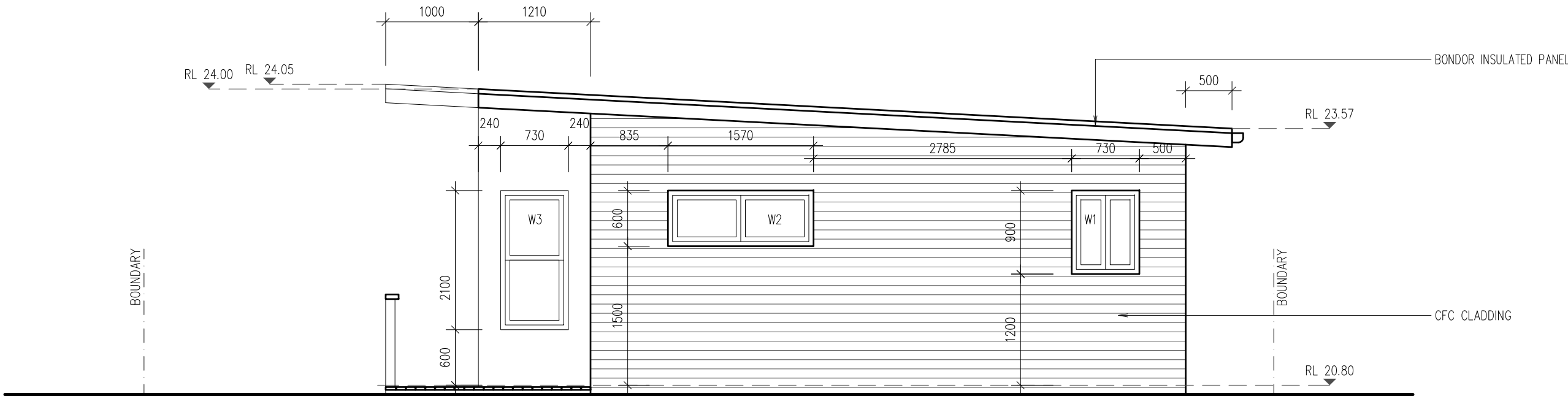
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DATE: 17/05/21	SCALE: AS NOTED
DRAWN: MK	ISSUE: 3
DRAWING Nr : 20064	SHEET: 4



PROPOSED WEST ELEVATION FOR TIMBER FRAME

1:50

NOTE:
EXTERNAL FINISHES

CLADDING:
THE CLADDING TO BE DARK EARTHY TONES

ROOF COLOUR:
WOODLAND GREY

WINDOW DIMENSIONS:
ALL DIMENSIONS OF WINDOW ARE FRAMING SIZES, NOT WINDOW SIZES



SCALE 1: 50

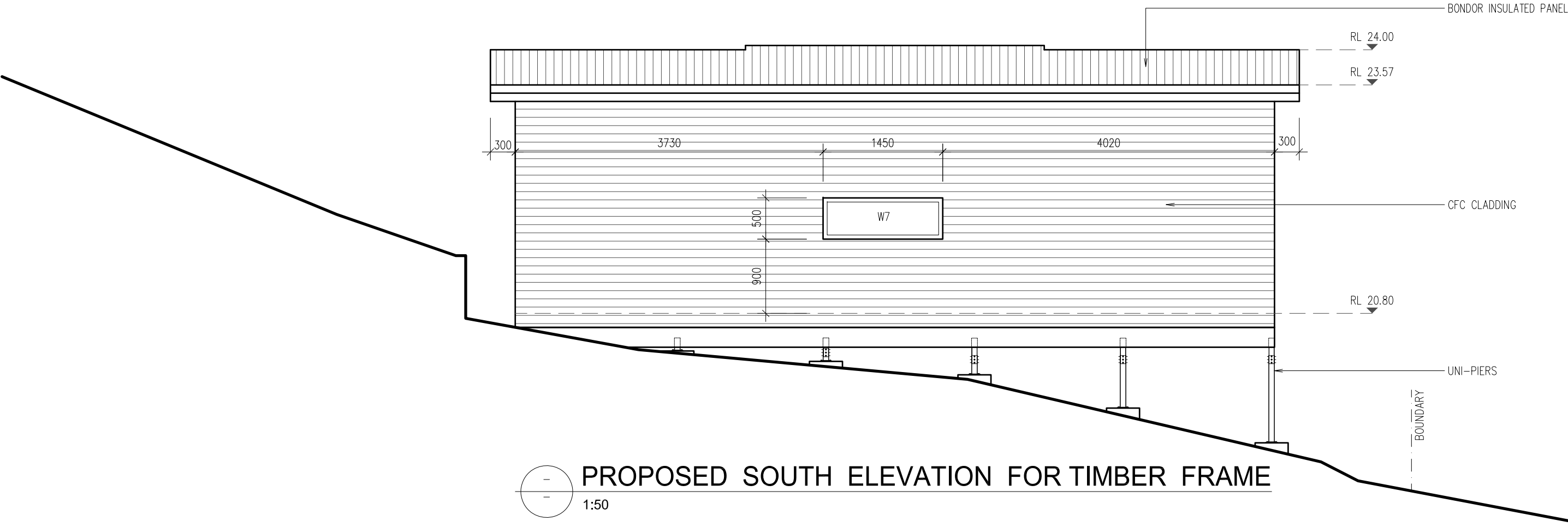
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No 16 GRANDVIEW DRIVE
NEWPORT, LOT 93 IN D.P.16029
CLIENT:
MR. & MRS. MILES

DATE: 17/05/21	SCALE: AS NOTED
DRAWN: MK	ISSUE: 3
DRAWING Nr : 20064	SHEET: 5



NOTE:
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CLADDING:
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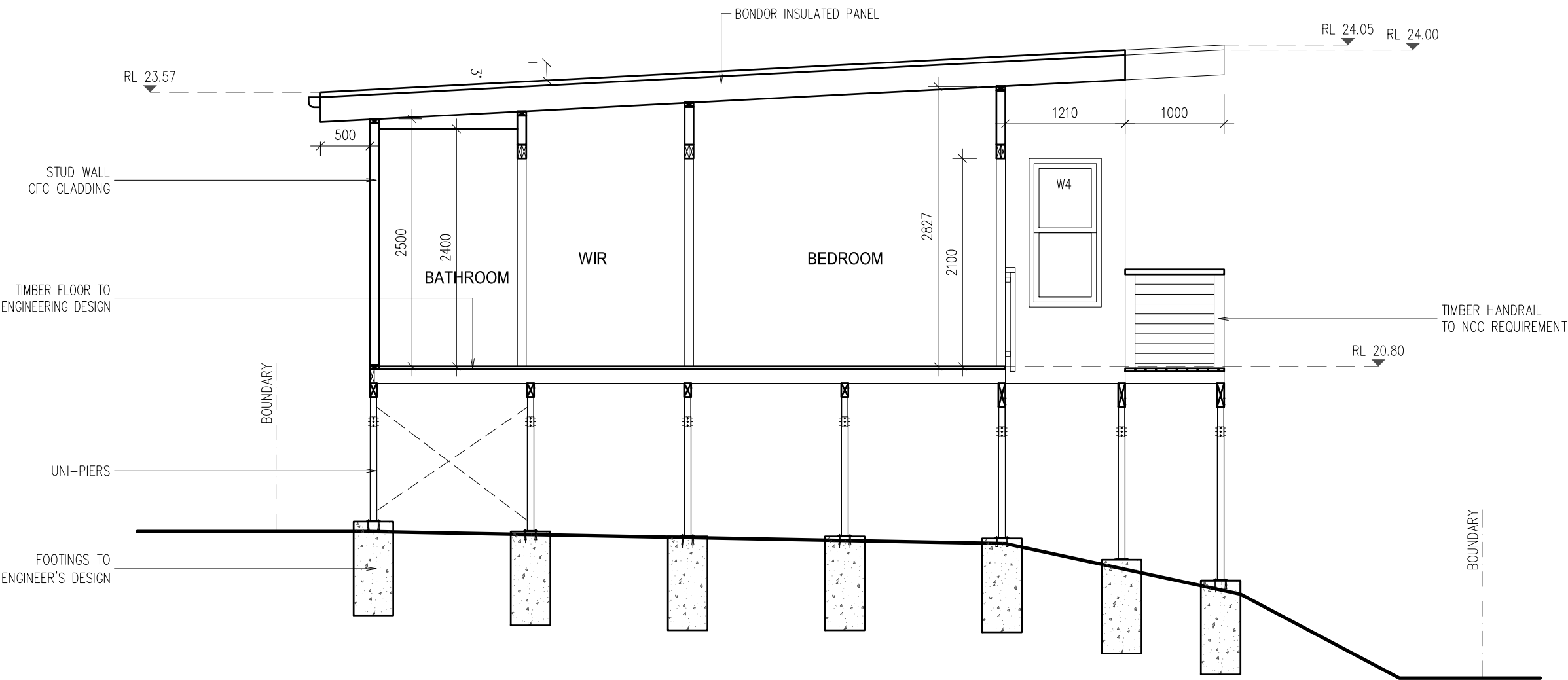
ROOF COLOUR:
WOODLAND GREY

WINDOW DIMENSIONS:
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SCALE 1:50

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DATE: 17/05/21		SCALE: AS NOTED	
DRAWN: MK		ISSUE: 3	
DRAWING Nr : 20064		SHEET: 6	



SECTION A
1:50

NOTE:
EXTERNAL FINISHES

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PROJECT: PROPOSED GRANNY FLAT No 16 GRANDVIEW DRIVE NEWPORT, LOT 93 IN D.P.16029 CLIENT: MR. & MRS. MILES			
DATE: 17/05/21		SCALE: AS NOTED	
DRAWN: MK		ISSUE: 3	
DRAWING Nr : 20064		SHEET: 7	

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 11377915

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: Monday, 21 September 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	16 GRANDVIEW DRIVE	
Street address	16 GRANDVIEW Drive Newport 2106	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited DP16029	
Lot no.	93	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	2	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Certificate Prepared by

Name / Company Name: Michal Korecky

ABN (if applicable): 79393130294

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_12_7 Certificate No.: 11377915 Monday, 21 September 2020 page 1/9

Thermal Comfort Commitments			
	Show on DA plans	Show on CCICDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic rooms.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Construction	Additional insulation required (R-Value)		Other specifications
floor - suspended floor above open subfloor, framed	0.8 (or 1.5 including construction) (down)		
external wall - framed (weatherboard, fibre cement, metal clnd)	2.00 (or 2.40 including construction)		
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4 (up), roof: fullbarking		framed; medium (solar absorptance 0.475-0.70)
Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.		
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_12_7 Certificate No.: 11377915 Monday, 21 September 2020 page 4/9

Energy Commitments			
	Show on DA plans	Show on CCICDC 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 storage.	✓	✓	✓
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. Energy rating: 6 star (average zone)	✓	✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning. Energy rating: 6 star (average zone)	✓	✓	✓
The cooling system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓
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. Energy rating: 6 star (average zone)	✓	✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning. Energy rating: 6 star (average zone)	✓	✓	✓
The heating system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to facade or roof. Operation control: interlocked to light	✓	✓	✓
Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off	✓	✓	✓
Laundry: natural ventilation only, or no laundry. Operation control: n/a	✓	✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
- at least 2 of the bedrooms / study: dedicated	✓	✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_12_7 Certificate No.: 11377915 Monday, 21 September 2020 page 3/9

Description of project

Project address		Assessor details and thermal loads	
Project name	16 GRANDVIEW DRIVE	Assessor number	n/a
Street address	16 GRANDVIEW Drive Newport 2106	Certificate number	n/a
Local Government Area	Northern Beaches Council	Climate zone	n/a
Plan type and plan number	Deposited Plan DP16029	Area adjusted cooling load (MJ/hr/year)	n/a
Lot no.	93	Area adjusted heating load (MJ/hr/year)	n/a
Section no.	-	Project score	
Project type		Water	✓ 40 Target 40
Project type	separate dwelling house	Thermal Comfort	✓ Pass Target Pass
No. of bedrooms	2	Energy	✓ 51 Target 50
Site details			
Site area (m ²)	557		
Roof area (m ²)	82		
Conditioned floor area (m ²)	60.0		
Unconditioned floor area (m ²)	0.0		
Total area of garden and lawn (m ²)	172		

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_12_7 Certificate No.: 11377915 Monday, 21 September 2020 page 0/9

Thermal Comfort Commitments				Show on DA plans	Show on CCICDC plans & specs	Certifier check
Windows, glazed doors and skylights						
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.				✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.				✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:				✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.						✓
- Aluminium single clear						✓
- Aluminium double (air) clear						✓
- Timberhul/PVC/fibreglass single clear						✓
- Timberhul/PVC/fibreglass double (air) clear						✓
• For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.						✓
• Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.					✓	✓
• Vertical external louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.					✓	✓
• Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not exceed the height of the battens.					✓	✓
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.				✓	✓	✓
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing	
North-East facing						
W4	1500	730	aluminium, single, clear	external louvre/vertical blind (fixed)	not overshadowed	

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Energy Commitments			
	Show on DA plans	Show on CCICDC plans & specs	Certifier check
- at least 1 of the living / dining rooms; dedicated		✓	✓
- the kitchen; dedicated		✓	✓
- all bathrooms/toilets; dedicated		✓	✓
- the laundry; dedicated		✓	✓
- all hallways; dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/kitchen(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1.1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_12_7 Certificate No.: 11377915 Monday, 21 September 2020 page 6/9

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CCICDC plans & specs	Certifier check
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 test) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 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			
Rainwater tank			
The applicant must install a rainwater tank of at least 2400 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 82 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:			
- all toilets in the development		✓	✓
- 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)		✓	✓

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W5	600	1570	aluminium, single, clear	external louvre/vertical blind (fixed)	not overshadowed
W6	900	730	aluminium, single, clear	external louvre/vertical blind (fixed)	not overshadowed
South-East facing					
W7	500	1450	aluminium, single, clear	external louvre/vertical blind (fixed)	not overshadowed
South-West facing					
W1	900	730	aluminium, single, clear	external louvre/vertical blind (fixed)	>4 m high, 8-12 m away
W2	600	1570	aluminium, single, clear	external louvre/vertical blind (fixed)	>4 m high, 8-12 m away
W3	1500	730	aluminium, single, clear	external louvre/vertical blind (fixed)	>4 m high, 8-12 m away
North-West facing					
D1	2100	1810	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	pergola (fixed battens) 400 mm, 200 mm above head of window or glazed door	not overshadowed
D2	2100	2410	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	pergola (fixed battens) 400 mm, 200 mm above head of window or glazed door	not overshadowed
D3	2100	1810	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	pergola (fixed battens) 400 mm, 200 mm above head of window or glazed door	not overshadowed

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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 CCICDC 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 (other interim or final) for the development may be issued.	

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BASIX REQUIREMENTS

GENERAL NOTES:

- Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- All dimensions that relate to site boundaries and easements are subject to verification by site survey.
- All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- All timber construction to be in accordance with the "TIMBER FRAMING" code.
- Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by Structural Engineer.
- Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
- All electrical power & light outlets to be determined by owner.
- Make good and repair all existing finishes damaged by new work. Reuse existing material where possible.

3	AMENDED ISSUED FOR CC	17/05/21
2	ISSUED FOR CC	22/02/21
1	ISSUED FOR DA	09/09/20
No.	AMENDMENT	DATE

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Phone: 99813332, Mob: 0438 148 944

PROJECT:

PROPOSED GRANNY FLAT
No 16 GRANDVIEW DRIVE
NEWPORT, LOT 93 IN D.P.16029

CLIENT:

MR. & MRS. MILES

DATE: 17/05/21

SCALE: AS NOTED

DRAWN: MK

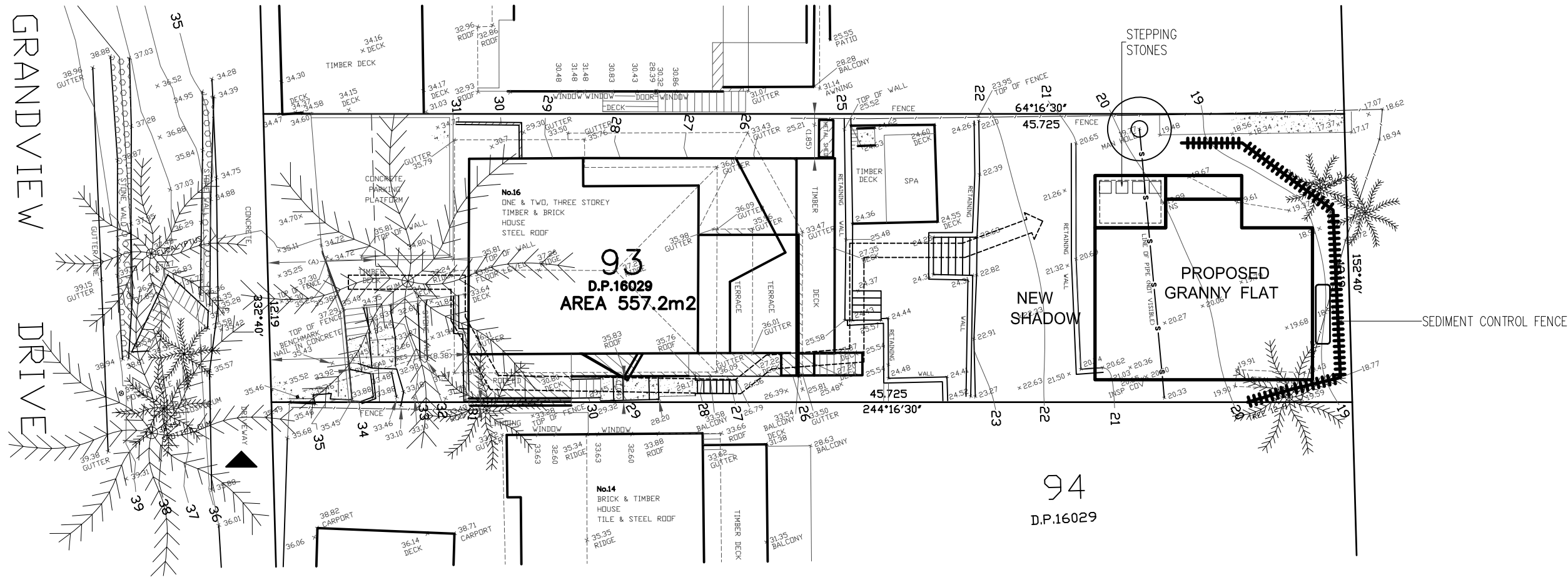
ISSUE: 3

DRAWING Nr :

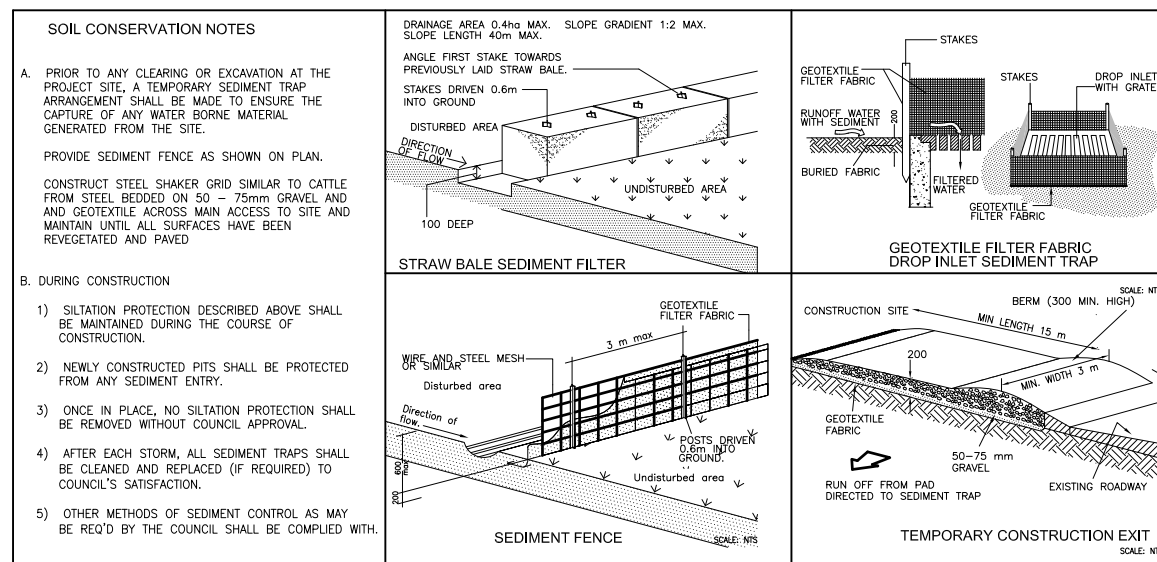
20064

SHEET:

8



EROSION AND SEDIMENT MANAGEMENT PLAN 1:200



A3 SHEET SIZE



GENERAL NOTES:

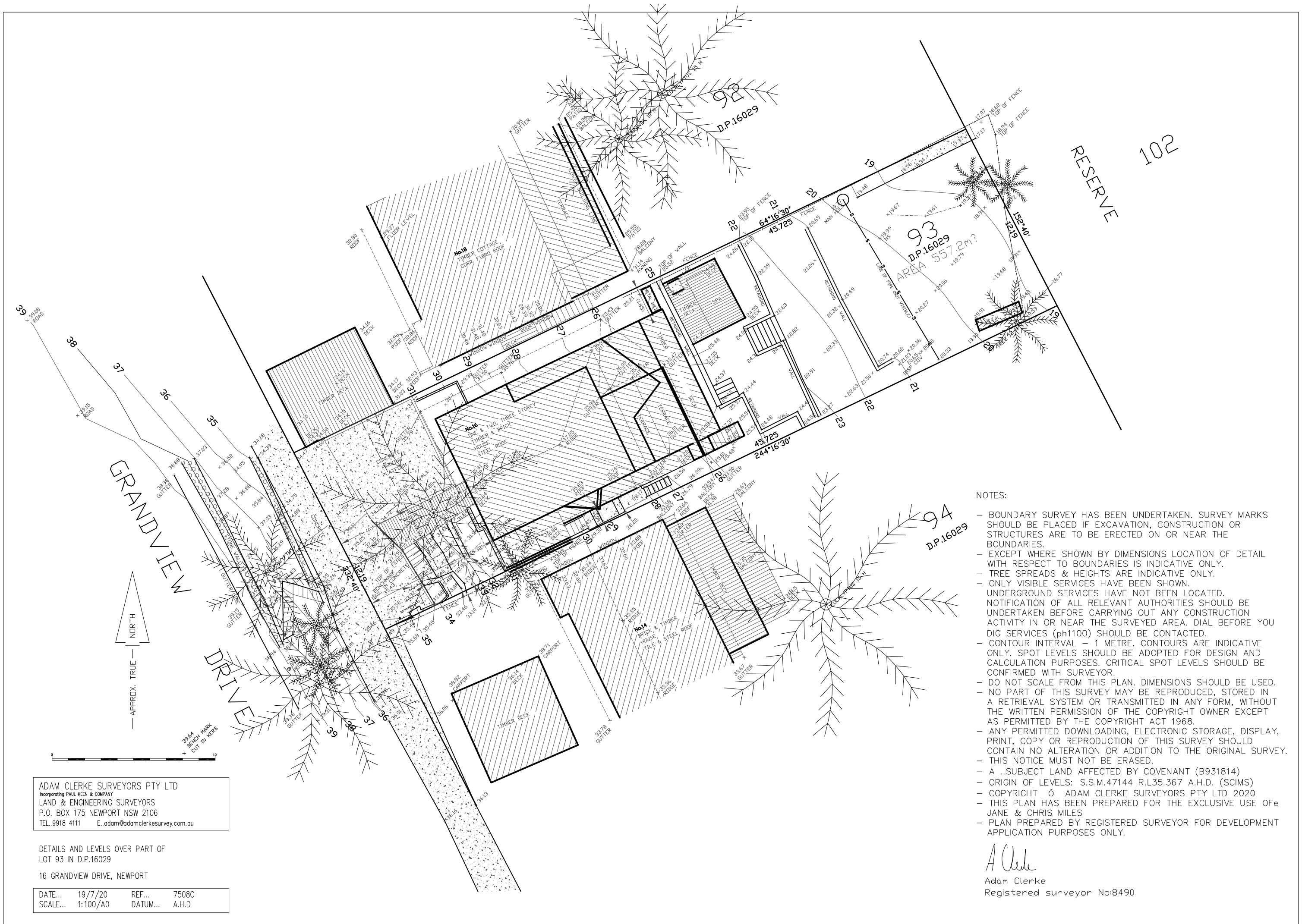
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DRAWN: MK	ISSUE: 3
DRAWING Nr : 20064	SHEET: 9



- NOTES:
- BOUNDARY SURVEY HAS BEEN UNDERTAKEN. SURVEY MARKS SHOULD BE PLACED IF EXCAVATION, CONSTRUCTION OR STRUCTURES ARE TO BE ERECTED ON OR NEAR THE BOUNDARIES.
 - EXCEPT WHERE SHOWN BY DIMENSIONS LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - TREE SPREADS & HEIGHTS ARE INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN SHOWN. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. NOTIFICATION OF ALL RELEVANT AUTHORITIES SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA. DIAL BEFORE YOU DIG SERVICES (ph1100) SHOULD BE CONTACTED.
 - CONTOUR INTERVAL - 1 METRE. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE ADOPTED FOR DESIGN AND CALCULATION PURPOSES. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - DO NOT SCALE FROM THIS PLAN. DIMENSIONS SHOULD BE USED.
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 - A ..SUBJECT LAND AFFECTED BY COVENANT (B931814)
 - ORIGIN OF LEVELS: S.S.M.47144 R.L35.367 A.H.D. (SCIMS)
 - COPYRIGHT © ADAM CLERKE SURVEYORS PTY LTD 2020
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JANE & CHRIS MILES
 - PLAN PREPARED BY REGISTERED SURVEYOR FOR DEVELOPMENT APPLICATION PURPOSES ONLY.

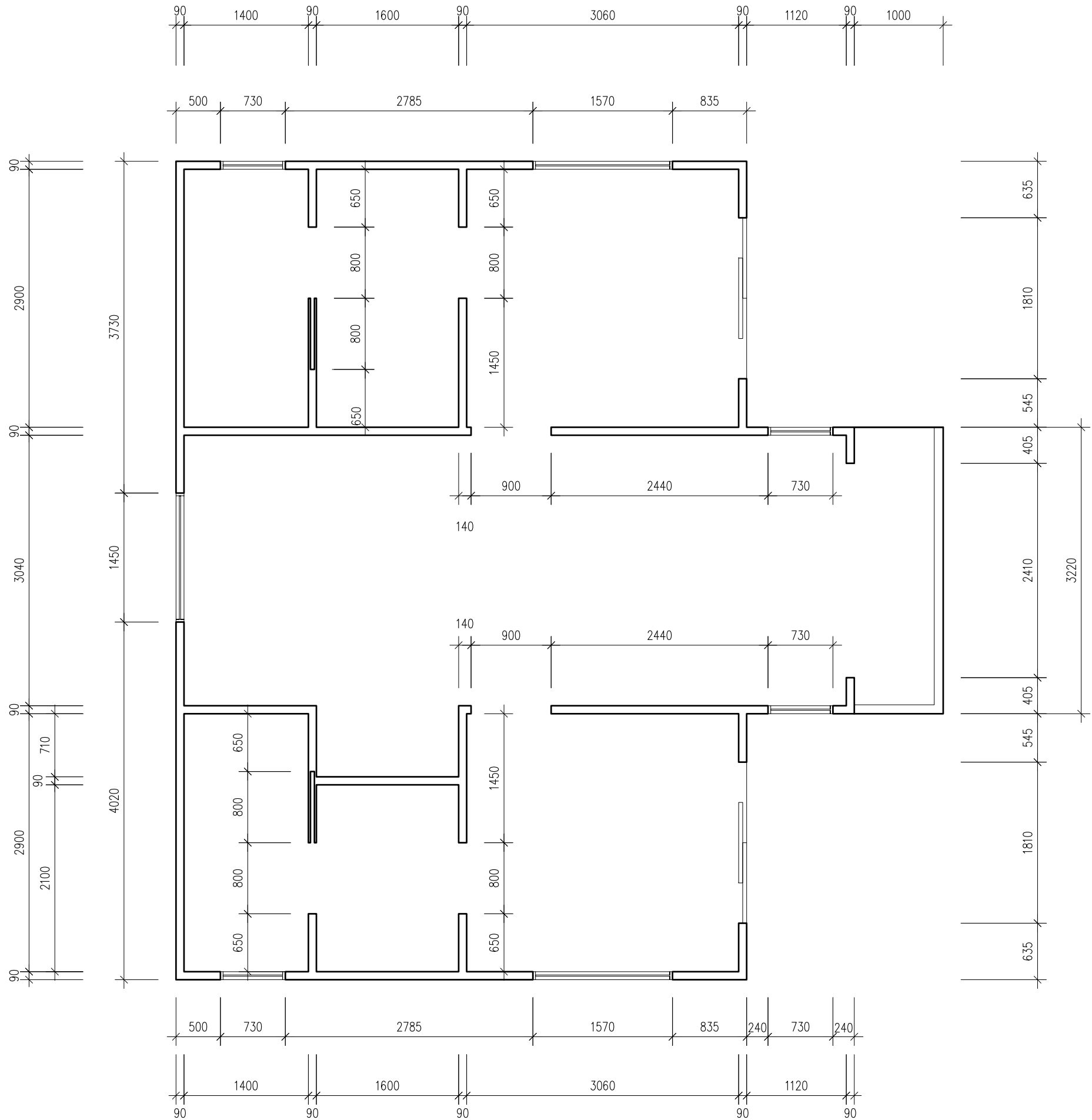
A Clerk
Adam Clerke
Registered surveyor No:8490

ADAM CLERKE SURVEYORS PTY LTD
Incorporating PAUL KEEN & COMPANY
LAND & ENGINEERING SURVEYORS
P.O. BOX 175 NEWPORT NSW 2106
TEL..9918 4111 E..adam@adamclerkesurvey.com.au

DETAILS AND LEVELS OVER PART OF
LOT 93 IN D.P.16029

16 GRANDVIEW DRIVE, NEWPORT

DATE...	19/7/20	REF...	7508C
SCALE...	1:100/A0	DATUM...	A.H.D



GENERAL NOTES:

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DRAWING Nr : 20064	SHEET: 10