

REFER TO DRAWING  
Nº 2416 - DW02 FOR  
DRIVEWAY & KEYS  
CROSSING DETAILS

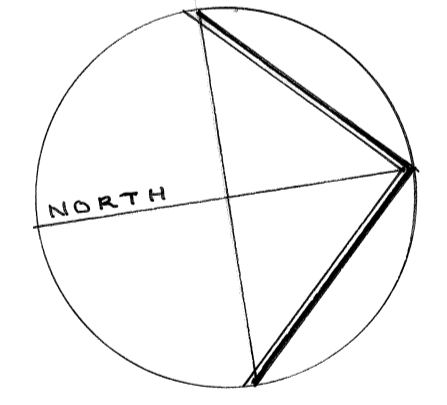
**NOTE: ALL WORKS SHALL COMPLY WITH BAL 29 OF AS3959,2009**  
Construction of Buildings in Bushfire Prone Areas and  
Section A3.7 of the NSW Rural Fire Service Addendum  
to Appendix 3 of Planning for Bushfire protection 2006.

**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 maidenhair, kidney  
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, not continuous.

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



<b>Hot water</b>	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 to 35 STCs or better.
<b>Natural lighting</b>	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 bathroom(s)/toilet(s) in the development for natural lighting.
<b>Alternative energy</b>	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.

<b>Water Commitments</b>	
<b>Landscape</b>	The applicant must plant indigenous or low water use species of vegetation throughout 300 square metres of the site.
<b>Fixtures</b>	The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) 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.
<b>Alternative water</b>	<b>Rainwater tank</b> 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.
<b>Swimming pool</b>	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.
<b>Outdoor Spa</b>	The spa must not have a volume greater than 21.7 kilolitres.

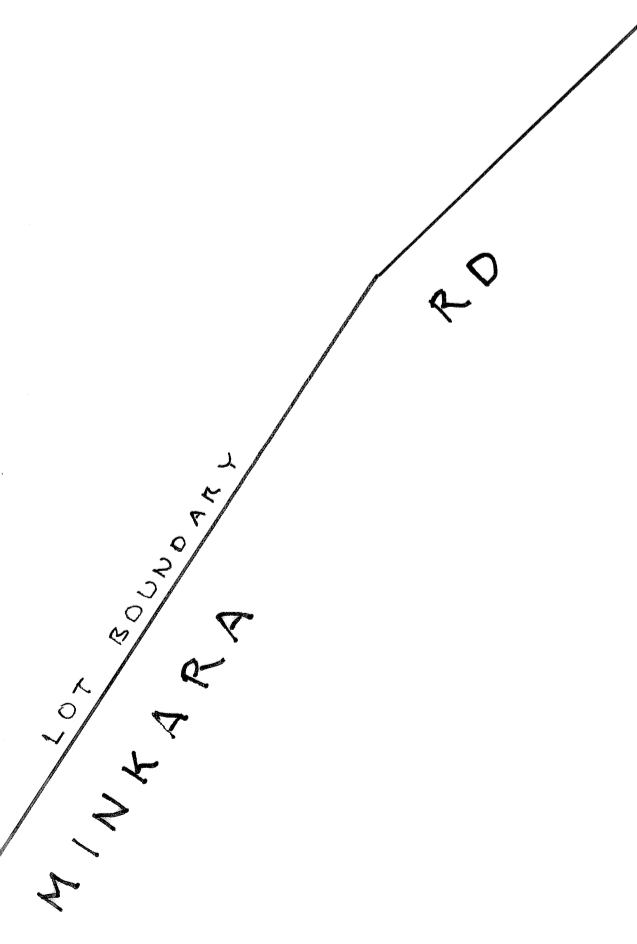
A: POOLS & BASEMENT 09/09/18  
P: Stephen Crosby & Assoc.  
Pty. Ltd.

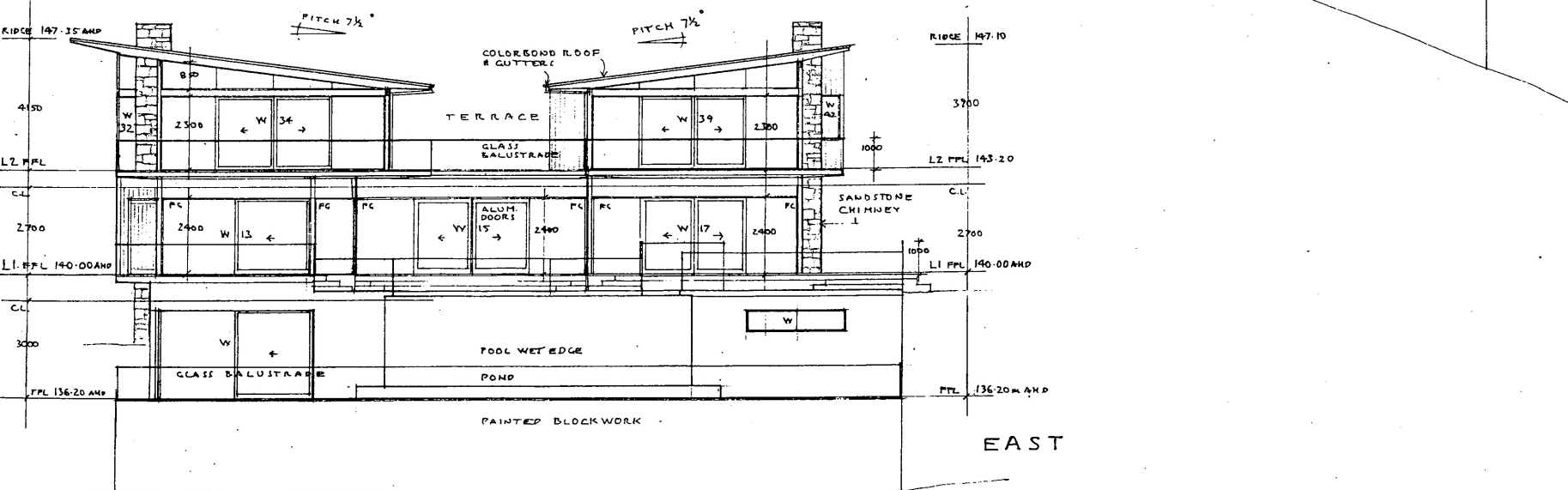
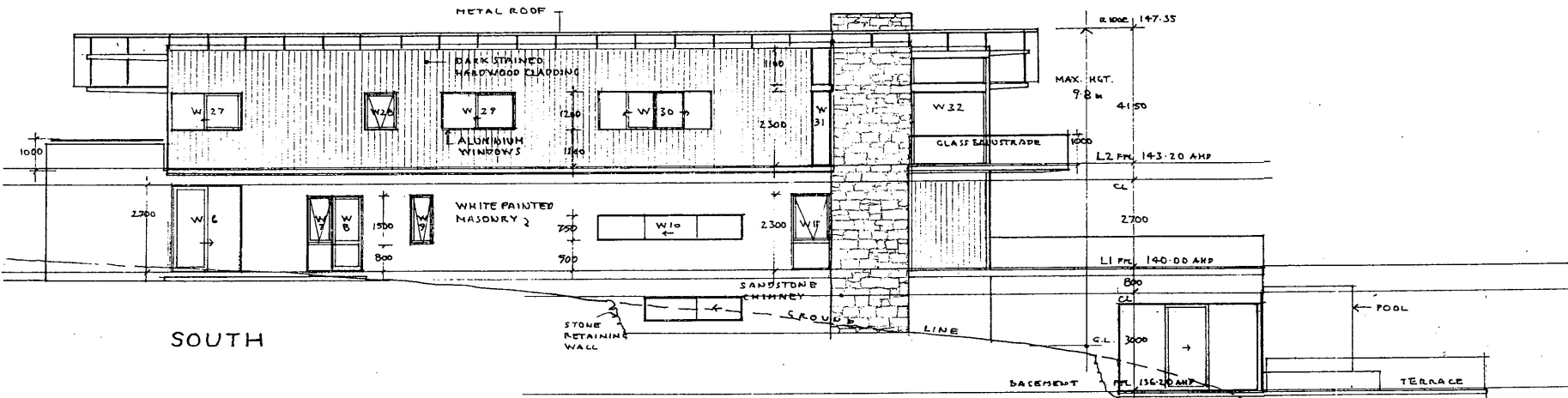
SCOTLAND ISLAND  
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M: 0409 047 513 E: scrosby@intermode.on.net  
Job

**DWELLING**  
**9 MINKARA ROAD**  
**BAYVIEW, NSW**  
**Lot 40 DP 28908**

For J. DICK  
Drawing  
**SITE PLAN**  
**STORMWATER**  
Scale 1:200 AT A1  
Date DECEMBER 2018  
Drawn S.C.  
Drawing Number

**2416 - DA 01 A**





Author Stephen Crosby & Assoc. Pty. Ltd.  
 Date  
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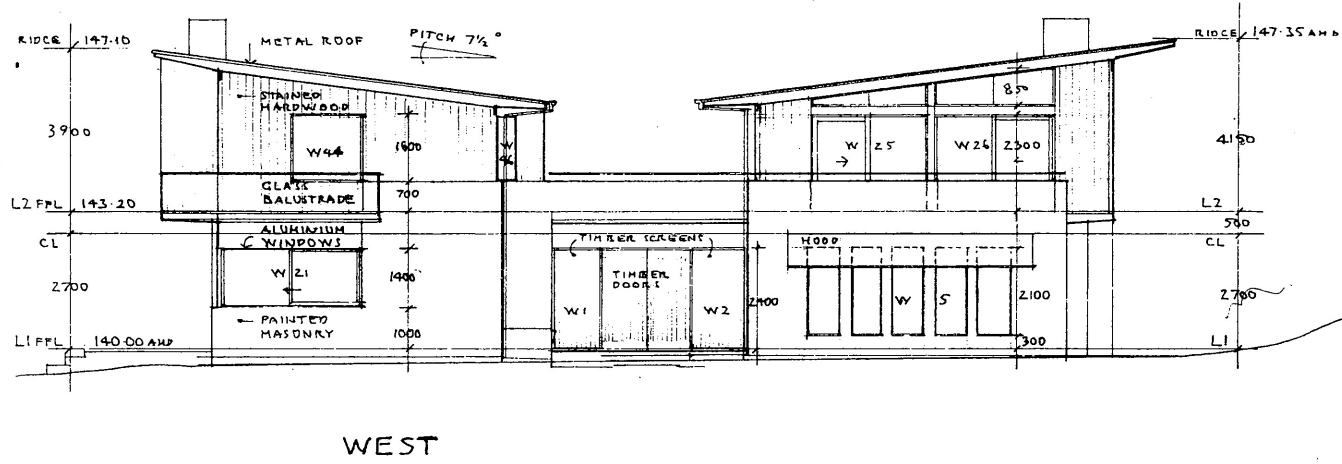
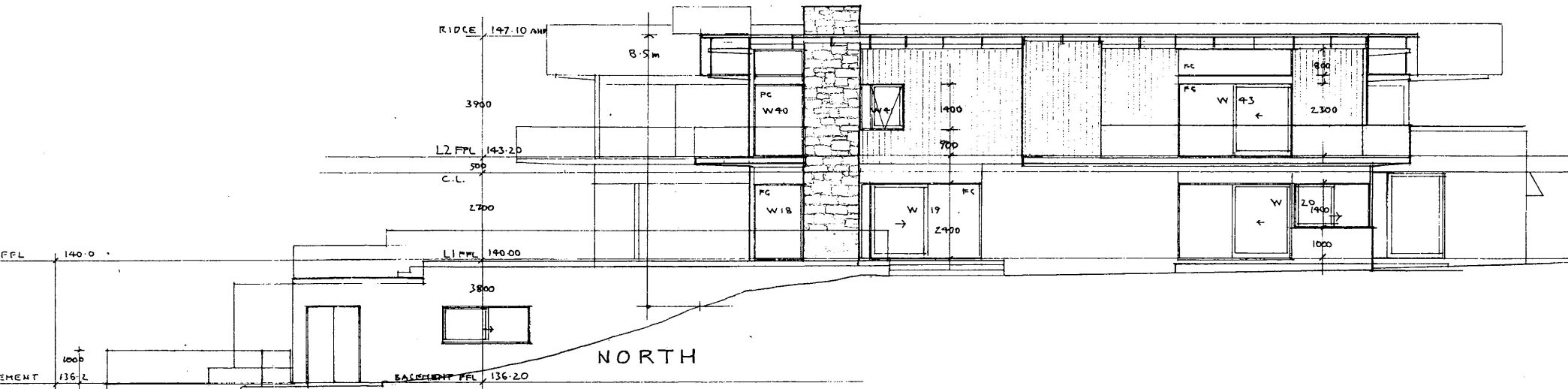
**DWELLING**

**9 MINKARA ROAD  
 BAYVIEW, NSW  
 Lot 40 DP 28908**

For J. DICK  
 Drawing  
**ELEVATIONS  
 SOUTH & EAST**

Scale 1:100 AT A2  
 Date AUGUST 2019  
 Drawn S.C.  
 Drawing Number

2416 - DA 06A



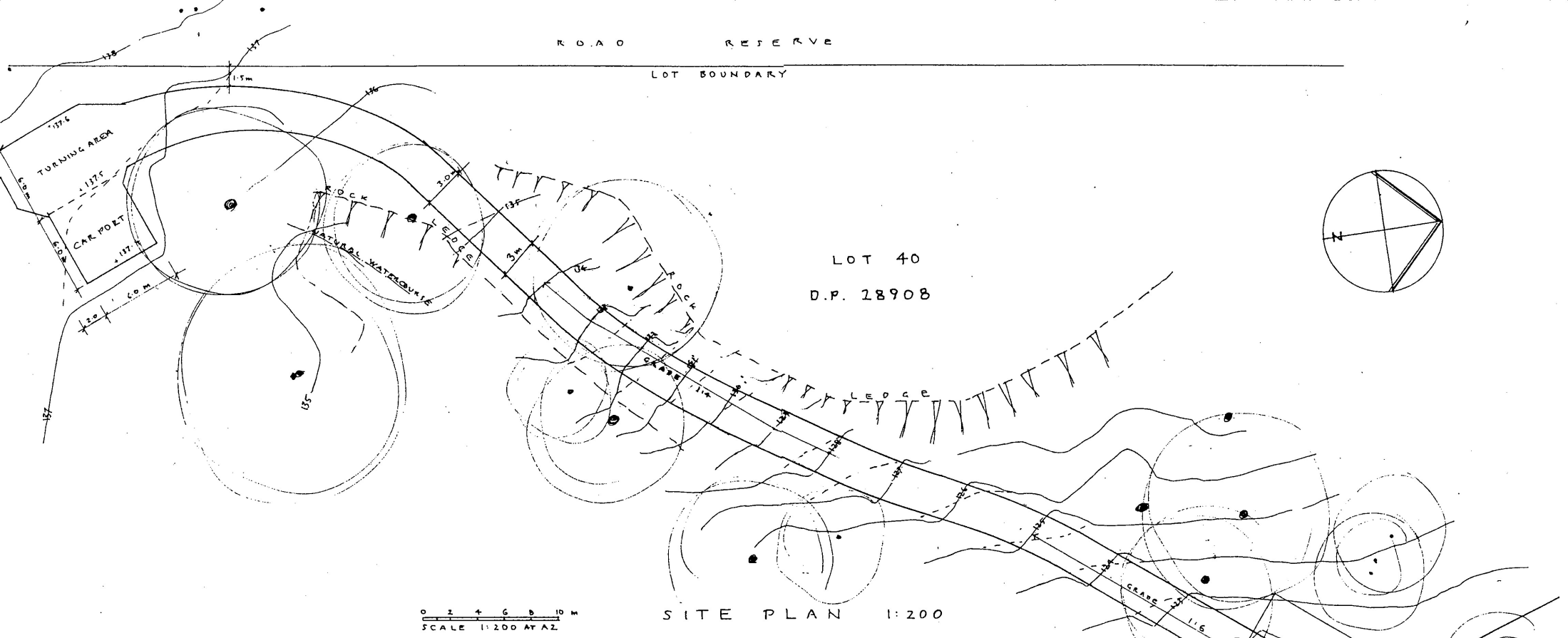
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**DWELLING**  
 9 MINKARA ROAD  
 BAYVIEW, NSW  
 Lot 40 DP 28908

For J. DICK  
 Drawing  
**ELEVATIONS**  
**NORTH & WEST**  
 Scale 1:100 AT A2  
 Date AUGUST 2018  
 Drawn S.C.  
 Drawing Number

2416 - DA 07A

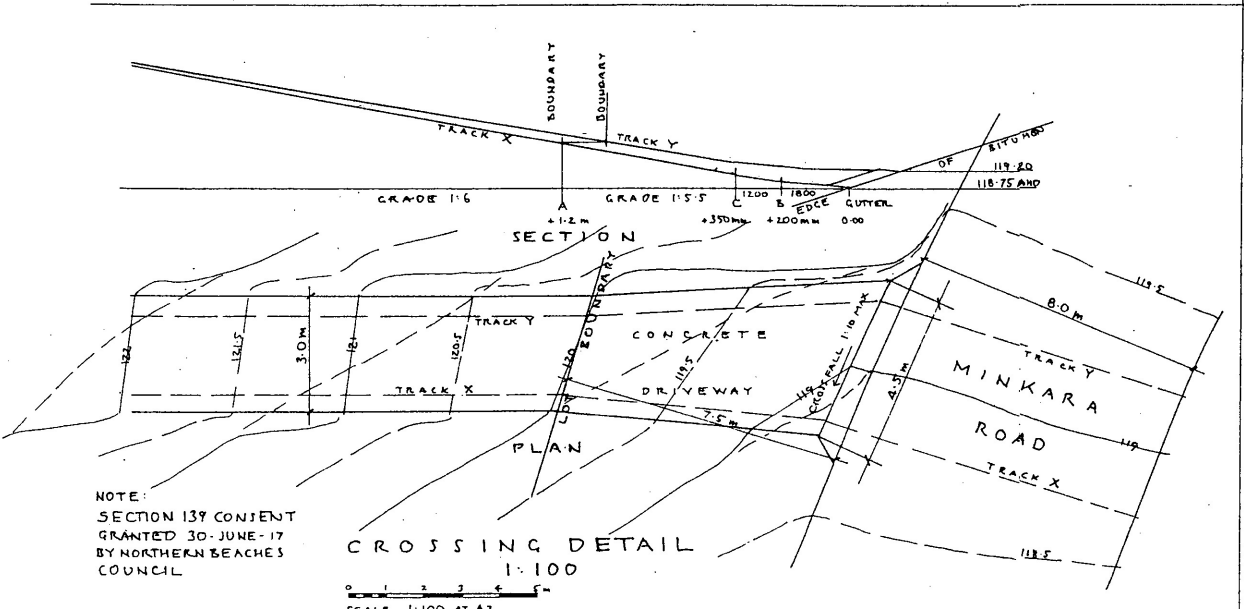
LOT BOUNDARY



LOT 40  
D.P. 28908

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

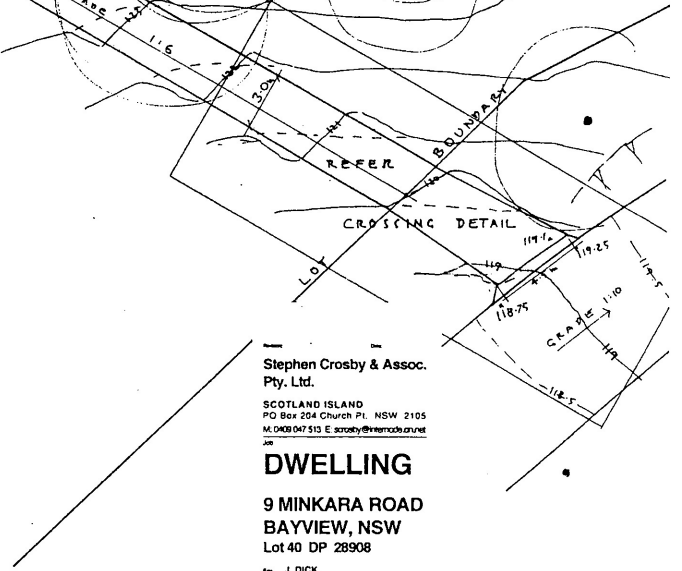
SITE PLAN 1:200



NOTE:  
SECTION 137 CONJENT  
GRANTED 30-JUNE-17  
BY NORTHERN BEACHES  
COUNCIL

CROSSING DETAIL  
1:100

0 1 2 3 4 5 M  
SCALE 1:100 AT A2



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**DWELLING**

9 MINKARA ROAD  
BAYVIEW, NSW  
Lot 40 DP 28908

For J. DICK  
Drawing

**DRIVEWAY**

Scale 1:200 AT A2  
Date AUGUST 2018  
Drawn S.C.  
Drawing Number

# SCHEDULE OF EXTERIOR FINISHES

**Date:** 28th April 2018

**Address:** No.9 Minkara Rd. Bayview  
NSW 2104  
Lot 40 DP 28908

**For:** J. Dick

