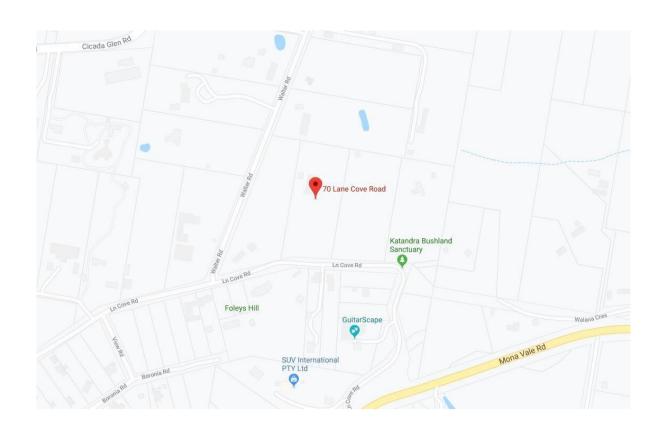
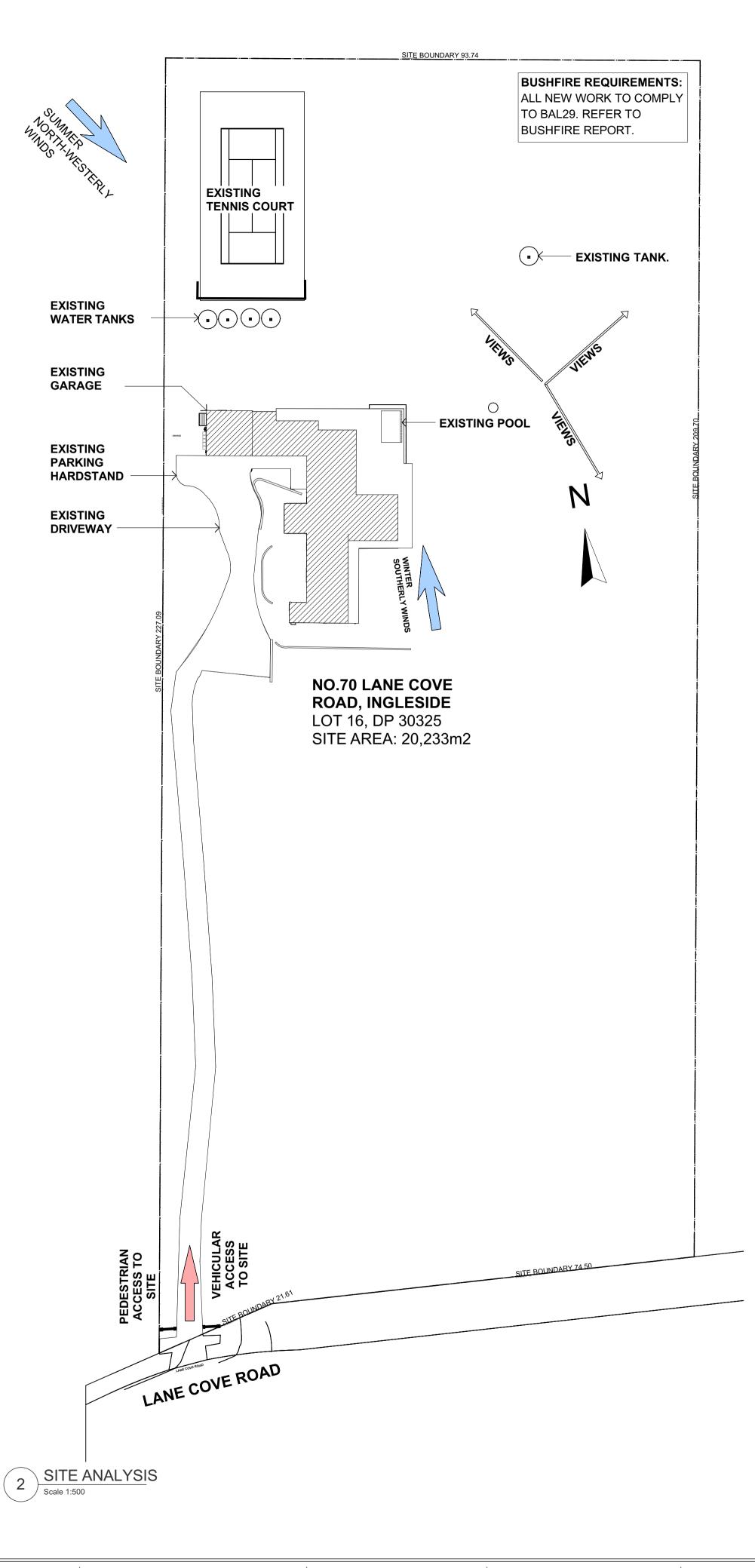


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S4.55 MODIFICATION ISSUE	30/08/202 DATE	





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CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2022/0507

MODIFICATION ISSUE

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Architect - Catherine Seeto - Reg. 8345

14 Cook Street, Forestville 2087 NSW T: 0421 846 288 E: studio@dfarch.com.au www.dragonflyarchitects.com.au 
 SCALE :
 1:500 @ A1

 DATE PRINTED :
 30/08/2022

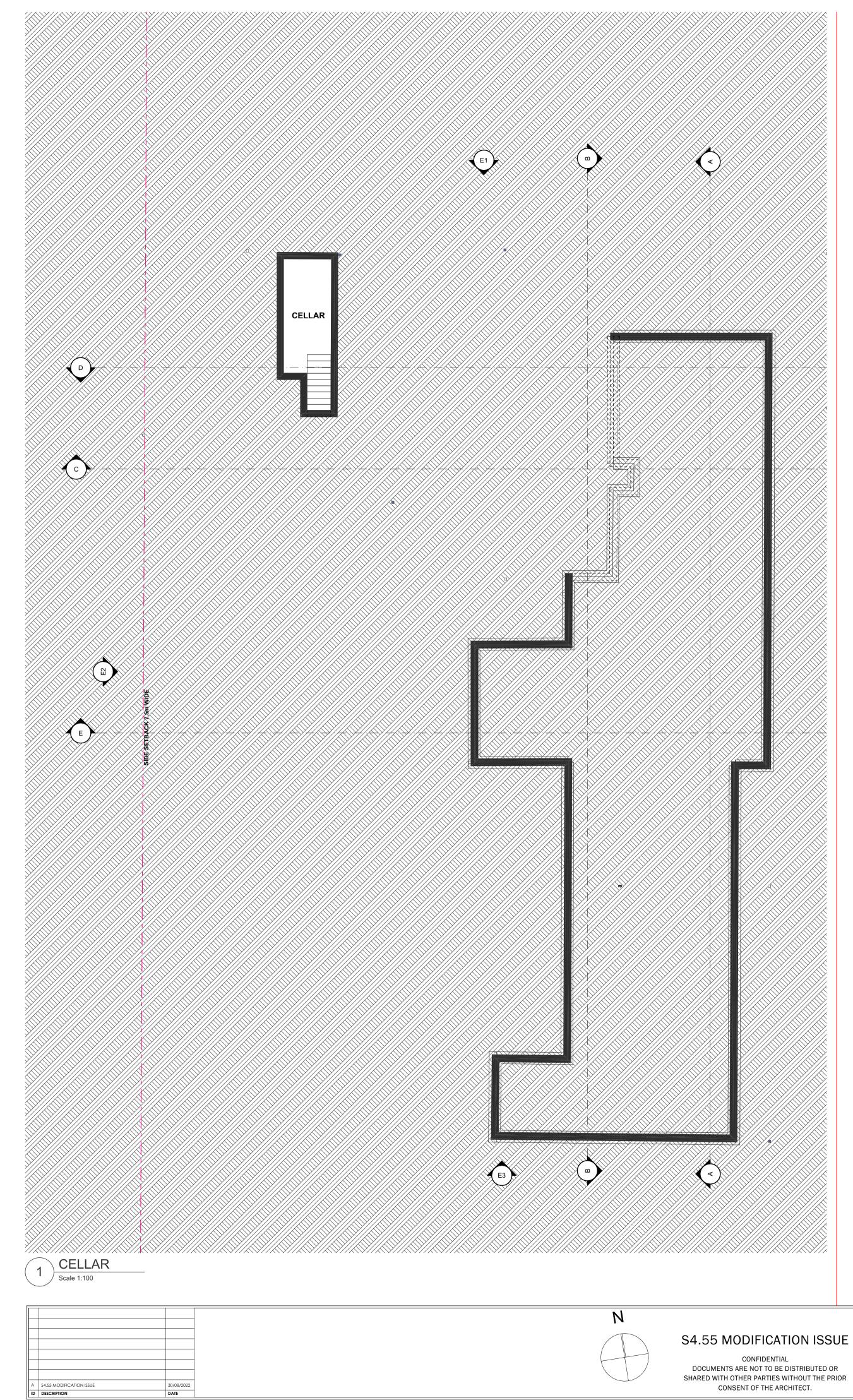
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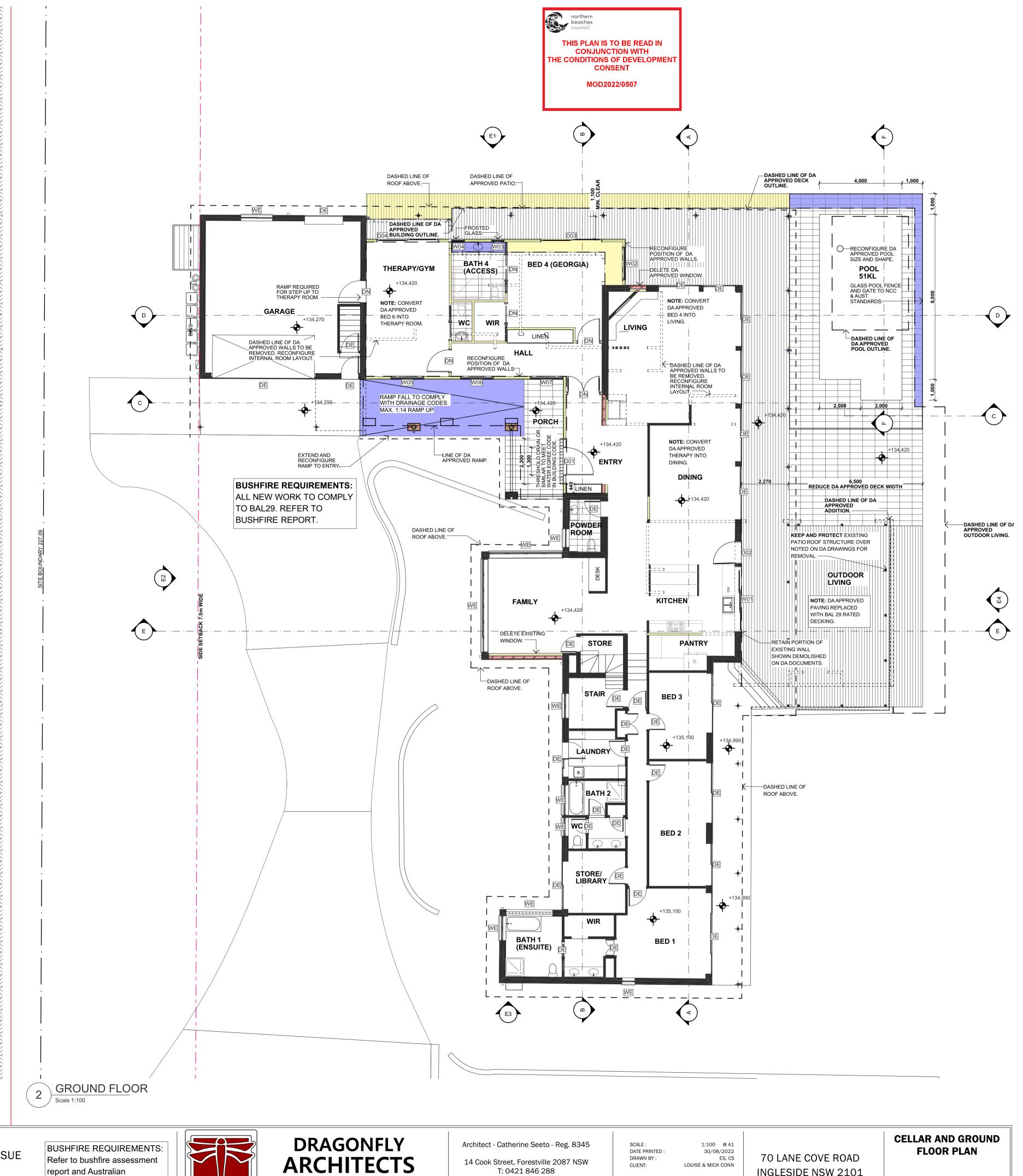
 CLIENT:
 LOUISE & MICK CONN

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70 LANE COVE ROAD INGLESIDE NSW 2101 SITE PLAN/WASTE MANAGEMENT PLAN, SITE ANALYSIS AND LOCATION MAP DFA1905-A03

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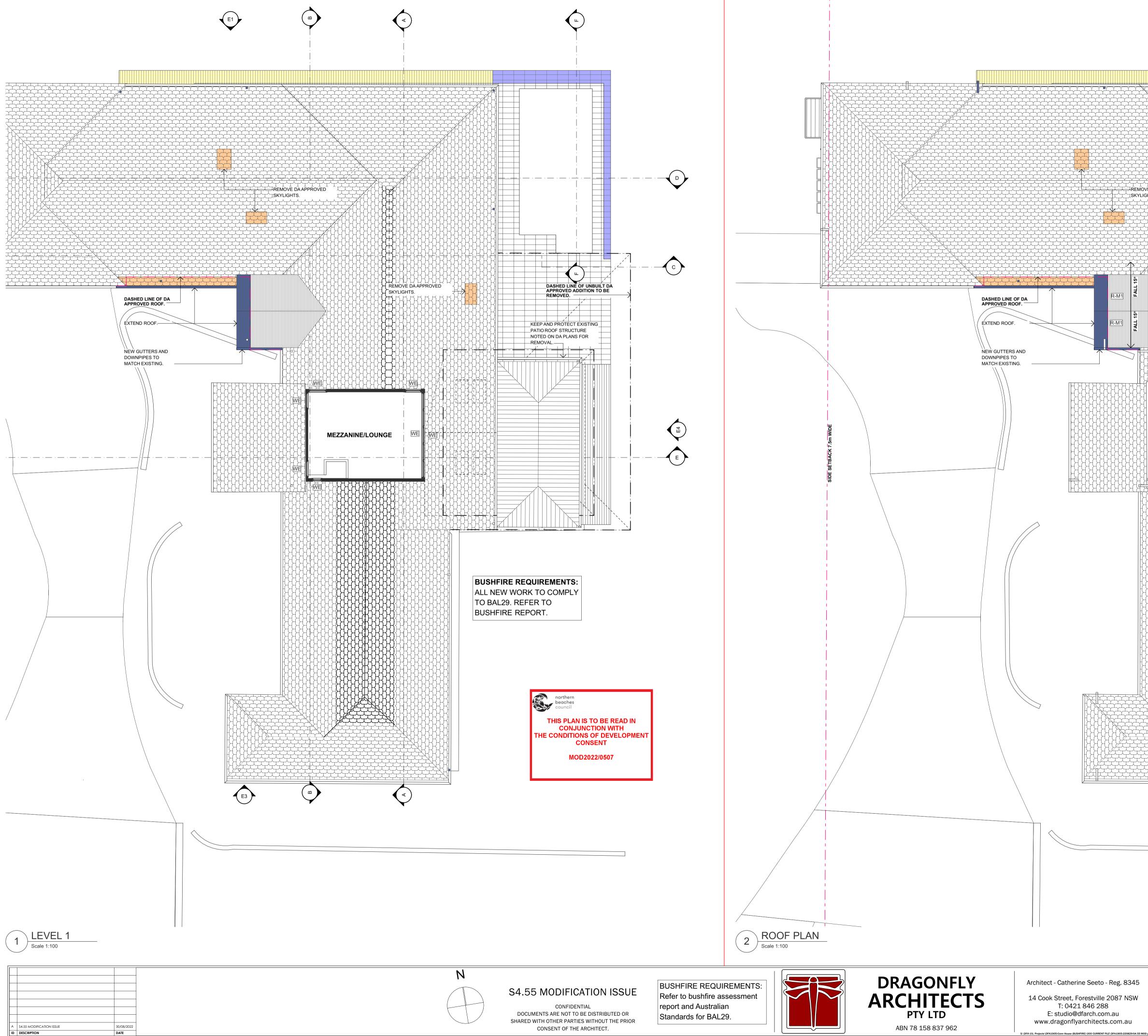
T: 0421 846 288 E: studio@dfarch.com.au www.dragonflyarchitects.com.au

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**INGLESIDE NSW 2101** 

DFA1905-A05

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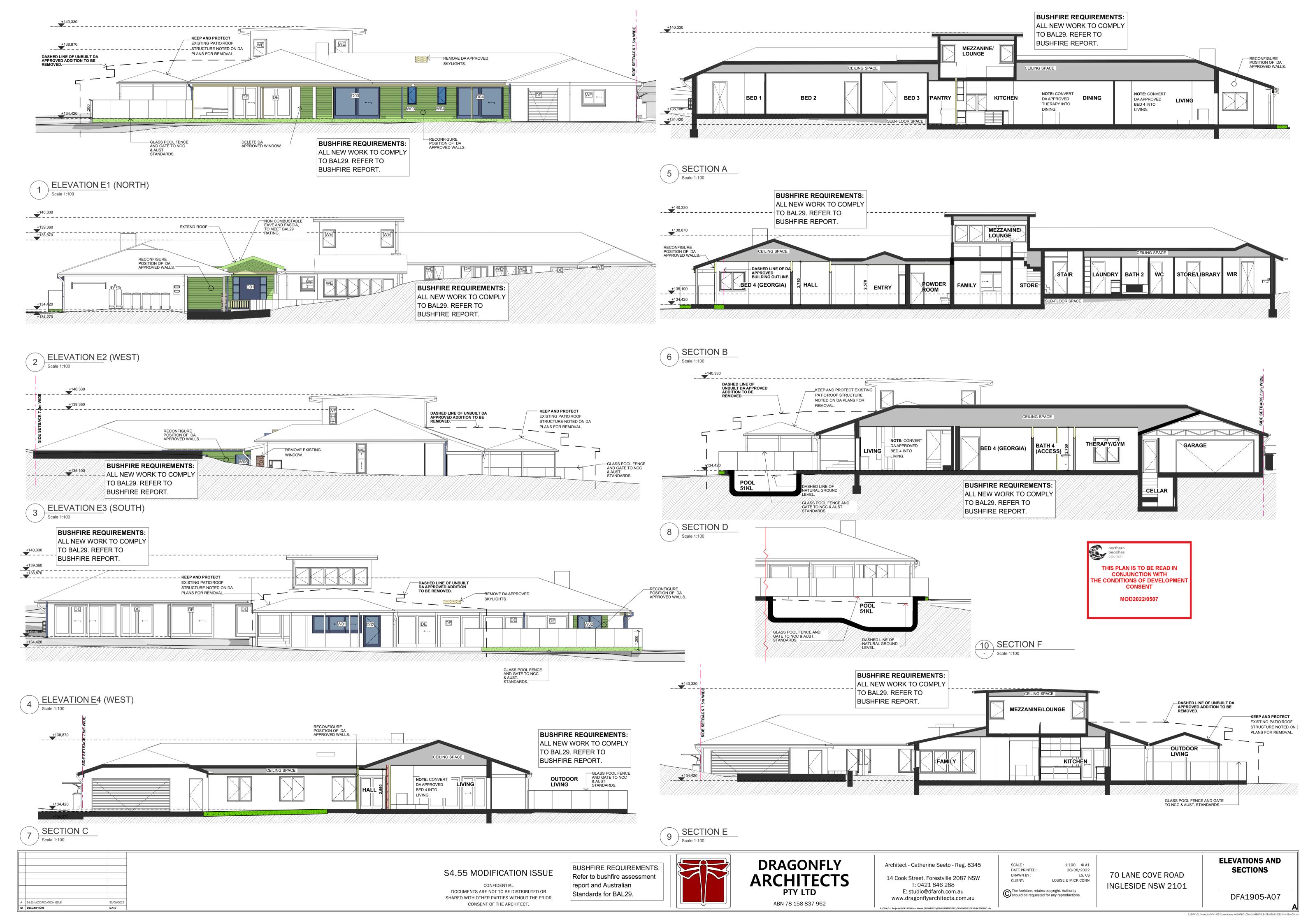
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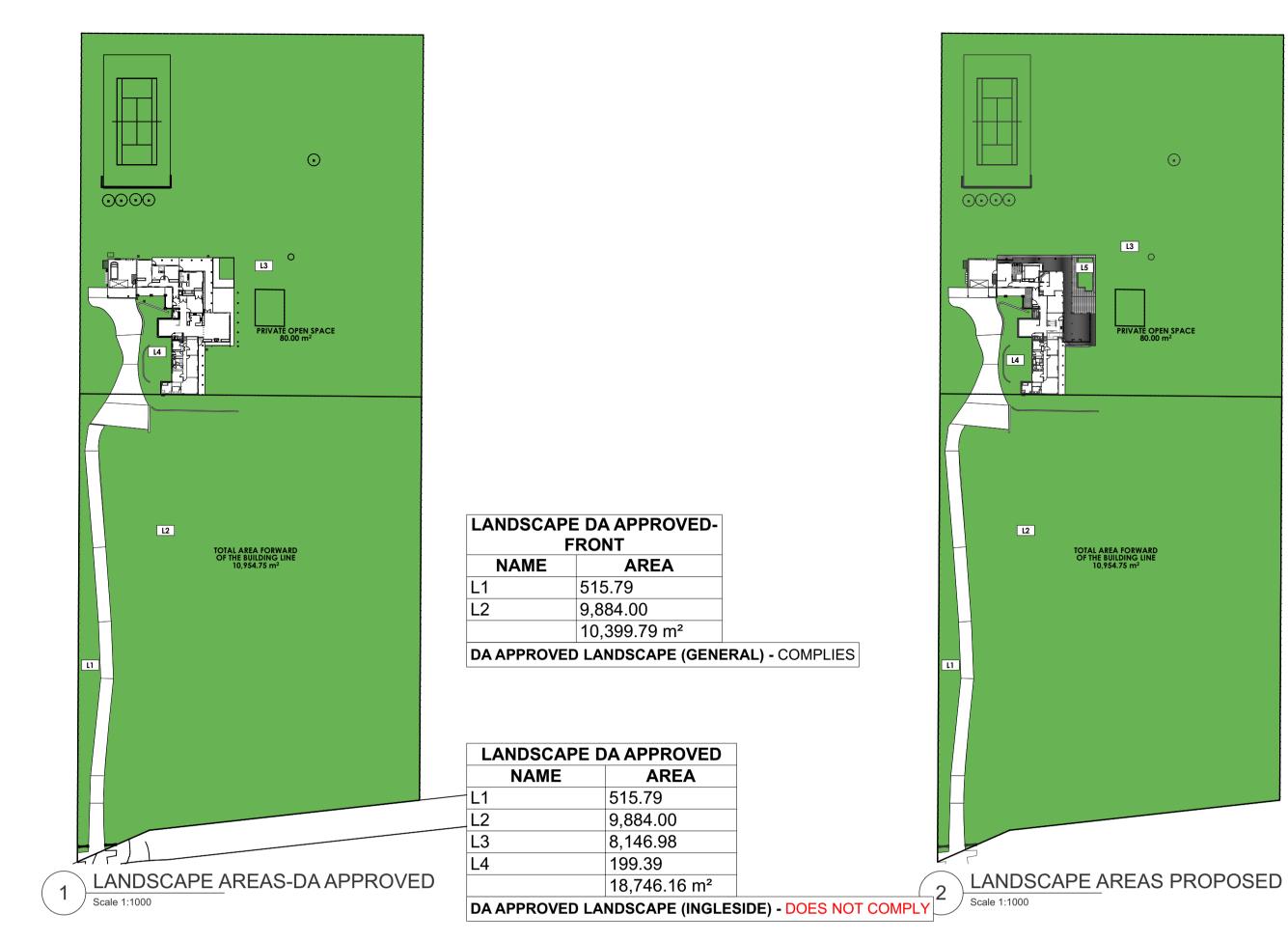
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70 LANE COVE ROAD **INGLESIDE NSW 2101**  LEVEL 1 AND ROOF PLAN

DFA1905-A06

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BASIX <sup>®</sup> Certificate	jec	Project name Street address	Conn House_03 70 Lane Cove Road Ingleside 2101
Building Sustainability Index www.basix.nsw.gov.au	roj	Local Government Area	Northern Beaches Council
	d	Plan type and number	Deposited Plan 30325
Alterations and Additions	Sec.	Lot number	16
	0	Section number	
Certificate number: A364538_03	5	Project type	
This certificate confirms that the proposed development will meet the NSW	0	Dwelling type	Separate dwelling house
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, nave the meaning given by the document entitled "BASIX Alterations and Additions	ipti	Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).
This certificate is a revision of certificate number A364538 lodged with the consent suthority or certifier on 11 Mar 2020 with application DA2020/0241. Is the responsibility of the applicate to verify with the consent authority that the original, or any revised enforcine, complex with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and tassessment Regulation 2000	Descr		
Desisten /		Certificate Prepared	by (please complete before submitting to Council or PCA)
Date of issue: Monday, 22, August 2022		Name / Company Name: E	Dragonfly Architects Pty Ltd
Date of Issue: Monday, 22, August 2022 o be valid, this certificate must be lodged within 3 months of the date of issue.			
Secretary abe of issue. Wonday, 22, August 2022 fo be valid, this certificate must be lodged within 3 months of the date of issue. Planning, Industry & Industry &		ABN (if applicable): 78158	837962

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1328 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 rainwater runoff from at least 80 square metres of roof area.		~	<ul> <li></li> </ul>
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		$\checkmark$	$\checkmark$
Outdoor swimming pool			
The swimming pool must be outdoors.	$\checkmark$	$\checkmark$	$\checkmark$
The swimming pool must not have a capacity greater than 51 kilolitres.	$\checkmark$	<ul> <li></li> </ul>	<ul> <li></li> </ul>
The swimming pool must have a pool cover.		<ul> <li></li> </ul>	$\checkmark$
The applicant must install a pool pump timer for the swimming pool.		<ul> <li></li> </ul>	$\checkmark$
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		~	<ul> <li></li> </ul>

BASIX Certificate number: A364538_03			page 3 / 7
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	~	~	~
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.		$\checkmark$	~
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.		$\checkmark$	$\checkmark$
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.		~	

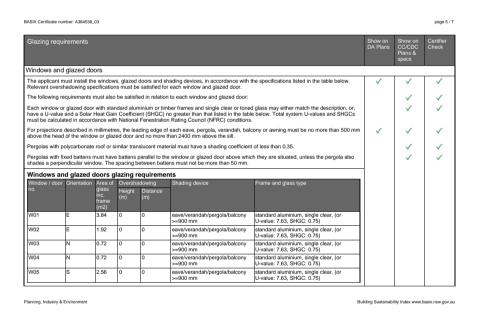
Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
nsulation requirements					
The applicant must construct the new or altered	d construction (floor(s), walls, and ceilings/root	s) in accordance with the specifications listed in	1	<u> </u>	1
	ation is not required where the area of new con	struction is less than 2m2, b) insulation specified			
the table below, except that a) additional insul	ation is not required where the area of new con				
the table below, except that a) additional insul s not required for parts of altered construction	ation is not required where the area of new con where insulation already exists.	struction is less than 2m2, b) insulation specified			
the table below, except that a) additional insul s not required for parts of altered construction Construction	ation is not required where the area of new con where insulation already exists. Additional insulation required (R-value)	struction is less than 2m2, b) insulation specified	-		

30/08/2022

DATE

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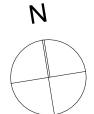
DESCRIPTION



BASIX Certificate number: A364538_03 page 6 / 7									
Glazing requi	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	dowing Distance (m)	Shading device	Frame and glass type			
W06	S	2.56	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W07	S	2.56	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D01	w	4.62	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D02	E	2.31	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D03	N	6.3	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D04	N	6.3	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
							J		I

northern beaches council THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2022/0507

SIX Certificate number: A364538_03 p	age 7 / 7
egend	
these commitments, "applicant" means the person carrying out the development.	
ommitments identified with a " $\sqrt{a}$ " in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development ( velopment application is to be lodged for the proposed development).	fa
ommiments identified with a * v/* in the *Show on CC/CDC plans & specs* column must be shown in the plans and specifications accompanying the application for a constru rtilicate / complying development certificate for the proposed development.	tion
ommitments identified with a * 4 in the *Certifier check* column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the velopment may be issued.	



# **S4.55 MODIFICATION ISSUE**

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PITTWATER 21 DCP-PART D6.8 - LANDSCAPED AREA NON-URBAN GENERAL (INGLESIDE LOCALITY) TOTAL SITE IS 20,233m <sup>2</sup> MIN LANDSCAPE REQUIRED IS 96% - 400m <sup>2</sup> MIN. LANDSCAPE (0.96 X 20,233m <sup>2</sup> ) - 400m <sup>2</sup> = 19,023.68 MIN. REQUIRED SOFT LANDSCAPE = 19,023.68m <sup>2</sup> VARIATIONS: THE MINIMUM LANDSCAPED AREA MAY BE GREATER T STATED ABOVE, WHERE A SITE IS LOCATED ON ENVIRONMENTALLY SENSITIVE OR STEEPLY SLOPING	A -
MIN LANDSCAPE REQUIRED IS 96% - 400m <sup>2</sup> MIN. LANDSCAPE (0.96 X 20,233m <sup>2</sup> ) - 400m <sup>2</sup> = 19,023.68 MIN. REQUIRED SOFT LANDSCAPE = 19,023.68m <sup>2</sup> VARIATIONS: THE MINIMUM LANDSCAPED AREA MAY BE GREATER T STATED ABOVE, WHERE A SITE IS LOCATED ON ENVIRONMENTALLY SENSITIVE OR STEEPLY SLOPING	
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LAND, OR WHERE ITS DEVELOPMENT POTIENTIAL IS	
RESTRICED IN SOME OTHER WAY.	

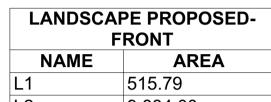
DRIVEWAYS AND POUROUS OR SOFT SURFACE AREAS THAT PERMIT THE INFILTRATION OF SURFACE WATER INTO THE SUBSTRATA CAN BE INCLUDED AS LANDSCAPED AREA. (NOTE THAT THE TENNIS COURT HAS A GRASS

WASTE WATER TREATMENT SYSTEMS CAN BE INCLUDED

AS LANDSCAPED AREA.

SURFACE ON A SAND BED)

SHEDS WITH A MAXIMUM OF 200m<sup>2</sup> ARE PERMITTED IN ADDITION TO NON-LANDSCAPED AREAS PERMITTED.



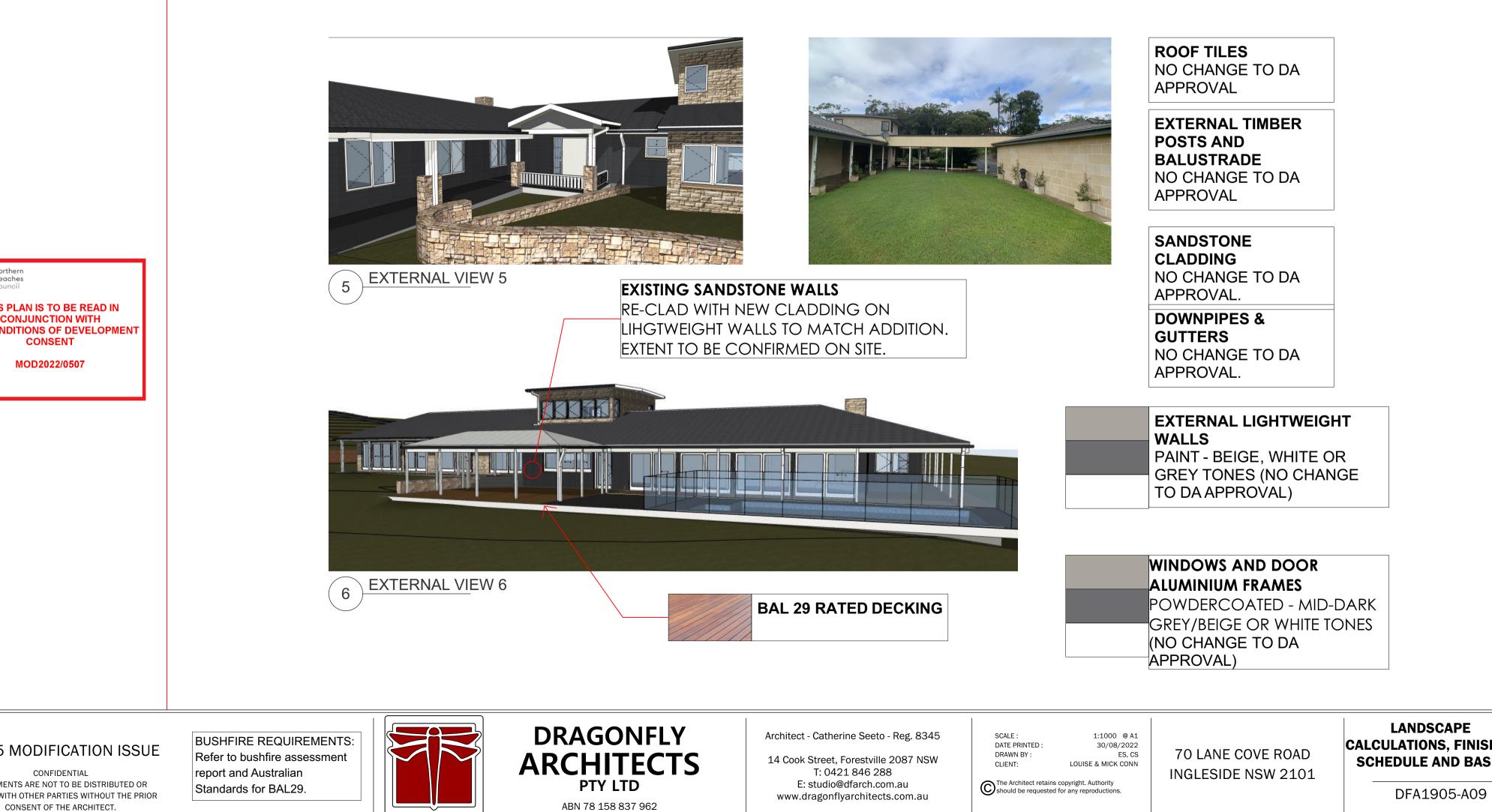
12 9,884.00 10,399.79 m<sup>2</sup> PROPOSED LANDSCAPE (GENERAL)- COMPLIES

MIN. CHANGE TO COMPLIANCE FROM DA APPROVED.

## LANDSCAPE PROPOSED

NAME	AREA
L1	515.79
L2	9,884.00
L3	8,092.07
L4	199.39
L5	34.00
	18,725.25 m²

PROPOSED LANDSCAPE (INGLESIDE) - DOES NOT COMPLY



#### NORTHERN BEACHES COUNCIL PITTWATER 21 DCP-PART C1.1 - LANDSCAPING (GENERAL RESIDENTIAL)

#### TOTAL SITE IS 20,233m<sup>2</sup>

MIN LANDSCAPE REQUIRED IS 60% IN FRONT OF THE BUILDING FOR A SINGLE DWELLING. MIN. LANDSCAPE (0.60 X 10,954.75m<sup>2</sup>)= 6,572.85m<sup>2</sup>

MIN. REQUIRED SOFT LANDSCAPE IN FRONT OF THE BUILDING LINE =  $6,572.85m^2$ 

NORTHERN BEACHES COUNCIL PITTWATER 21 DCP-PART C1.7 - PRIVATE OPEN SPACE

**NOTE:** MINIMUM OF **80m<sup>2</sup>** OF PRIVATE OPEN SPACE IS REQUIRED PER DWELLING. PRIVATE OPEN SPACE IS CALCULATED AT GROUND LEVEL WITH NO DIMENSION LESS THAN 3m.

**EXISTING PRIVATE OPEN SPACE -** COMPLIES

PROPOSED PRIVATE OPEN SPACE - COMPLIES

### LANDSCAPE PLAN:

**NOTE:** A LANDSCAPING PLAN IS NOT REQUIRED BECAUSE OF THE FOLLOWING: 1. The proposal does not cause any substantial change to the visual character of the site.

2. Existing vegetation and trees are to be retained.

**CALCULATIONS, FINISHES** SCHEDULE AND BASIX

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