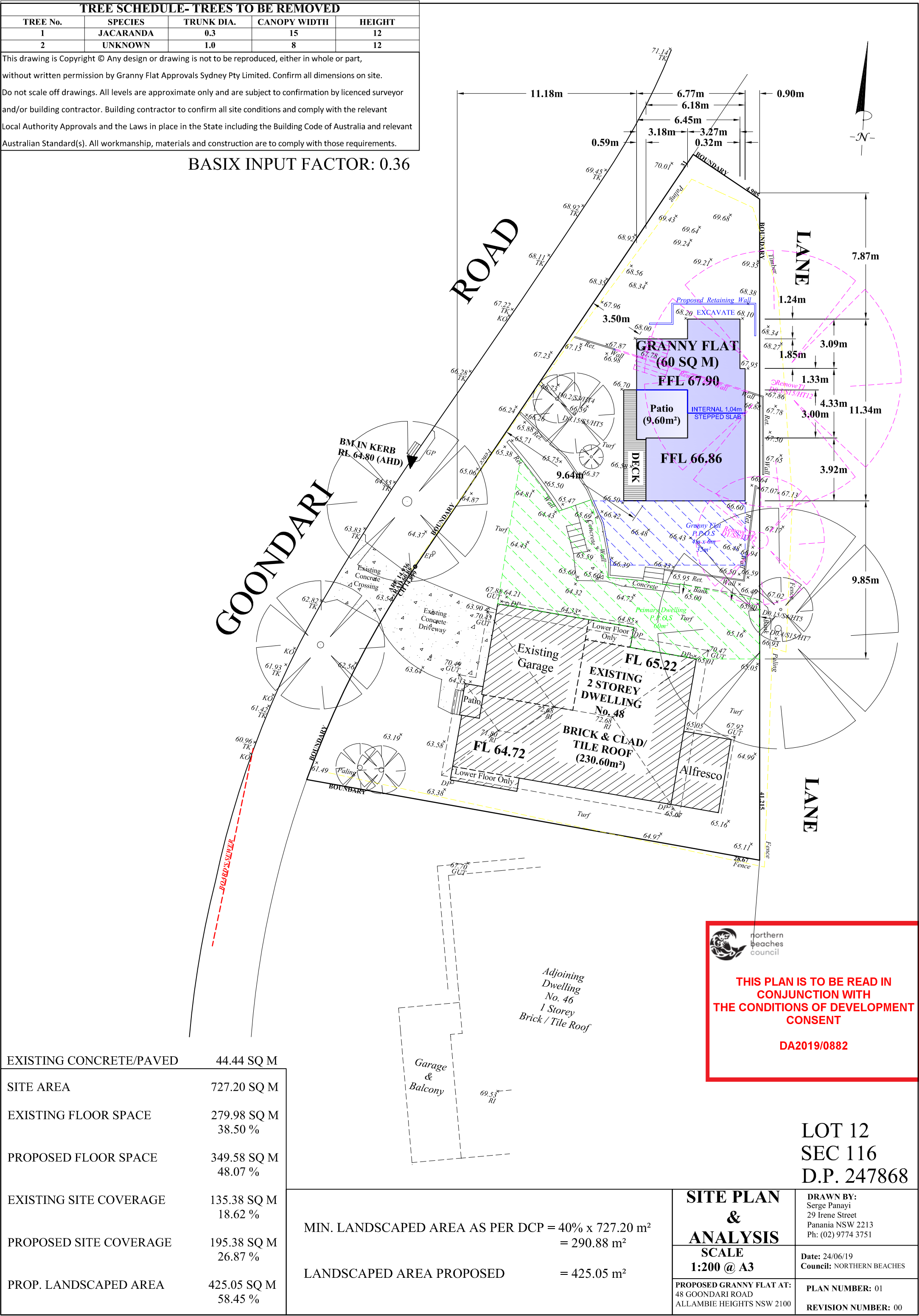


TREE SCHEDULE- TREES TO BE REMOVED				
TREE No.	SPECIES	TRUNK DIA.	CANOPY WIDTH	HEIGHT
1	JACARANDA	0.3	15	12
2	UNKNOWN	1.0	8	12

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BASIX INPUT FACTOR: 0.36



EXISTING CONCRETE/PAVED	44.44 SQ M
SITE AREA	727.20 SQ M
EXISTING FLOOR SPACE	279.98 SQ M 38.50 %
PROPOSED FLOOR SPACE	349.58 SQ M 48.07 %
EXISTING SITE COVERAGE	135.38 SQ M 18.62 %
PROPOSED SITE COVERAGE	195.38 SQ M 26.87 %
PROP. LANDSCAPED AREA	425.05 SQ M 58.45 %

MIN. LANDSCAPED AREA AS PER DCP = 40% x 727.20 m²	= 290.88 m²
LANDSCAPED AREA PROPOSED	= 425.05 m²

KEY	
EXISTING DOWNPIPE	
PROPOSED DOWNPIPE	
EXISTING STORMWATER	
PROPOSED STORMWATER	
100 mm UPVC With Min. 1% Fall	
RAINWATER TANK	
(3,000 Litres)	

STORM WATER TO BE CONNECTED TO RAINWATER TANK AS SHOWN. OVERFLOW TO EXISTING SYSTEM AS PER AS 3500

PLUMBER TO ENSURE SUITABILITY & PROVIDE CERTIFICATE THAT SYSTEM FUNCTIONS PROPERLY AS PER AS-3500.

BASIX COMMITMENTS (LANDSCAPE & WATER):

The applicant must install a rainwater tank of at least 3,000 litres on the site. This rainwater tank must meet, and be installed in accordance with AS 3500. The applicant must configure the rainwater tank to collect rain runoff from at least 90.79 square metres of the roof area.

The applicant must connect the rainwater tank to:

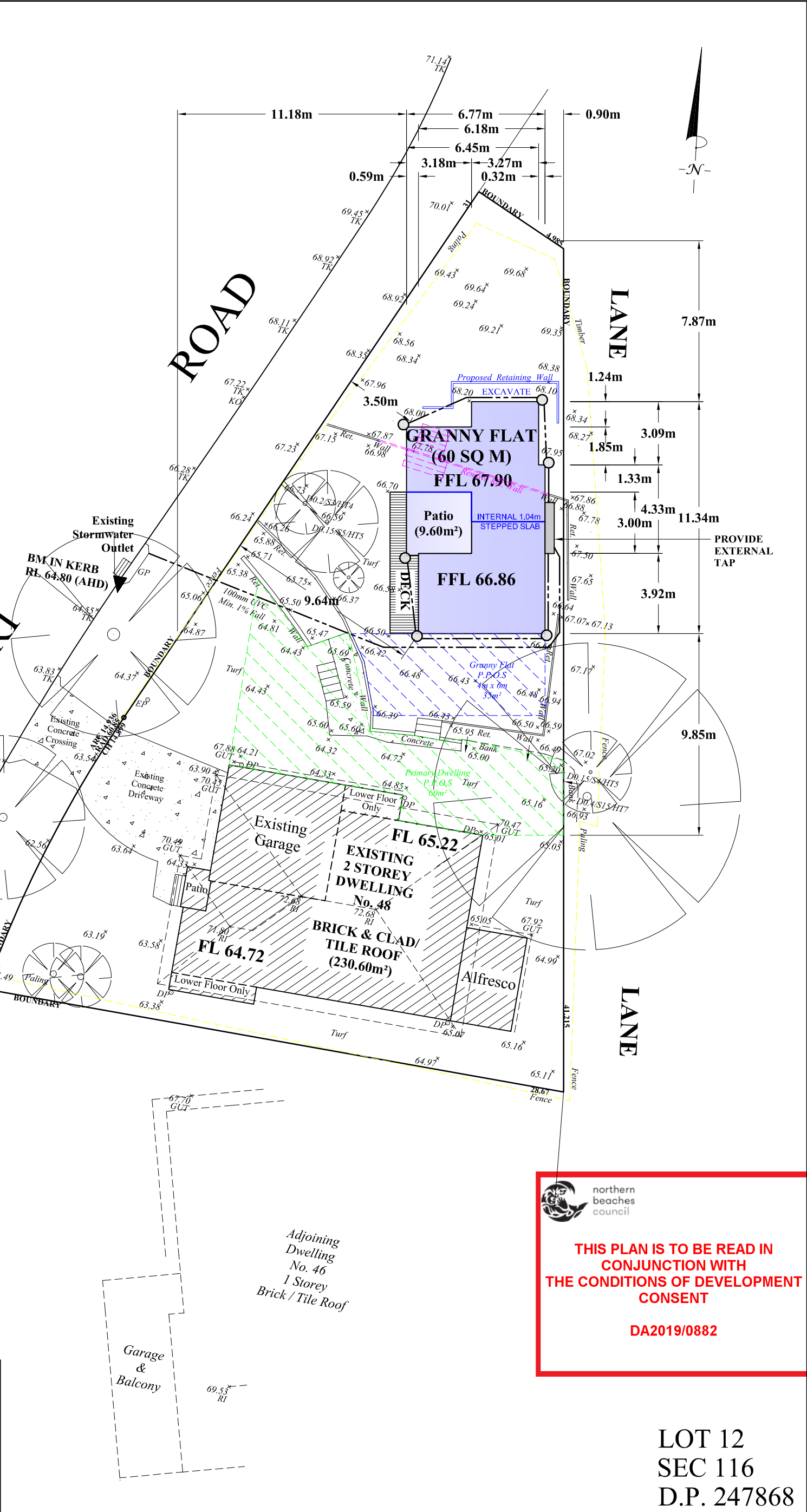
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

The applicant must plant indigenous or low water use species of vegetation throughout 40 square metres of the site

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

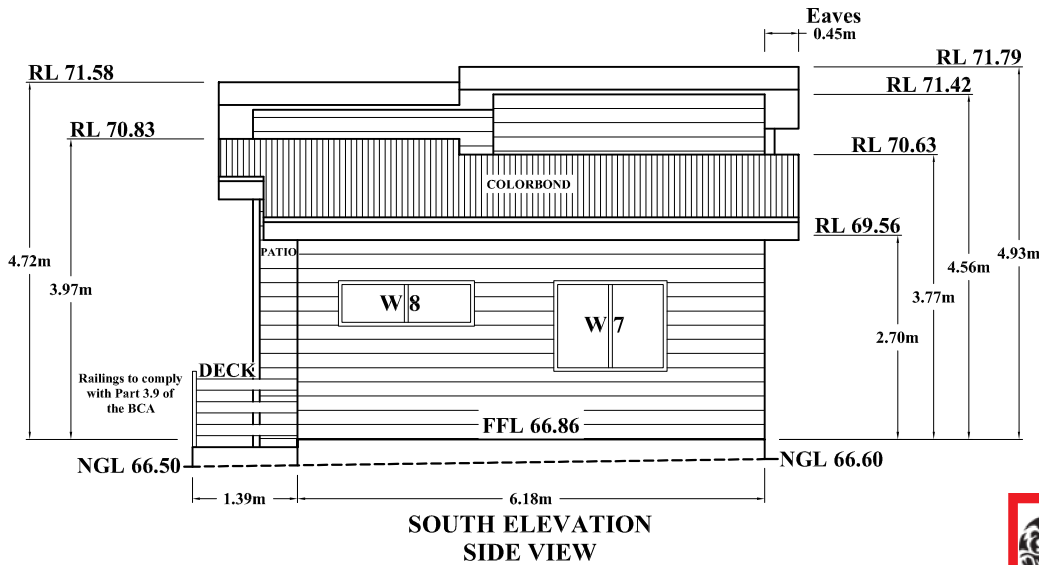
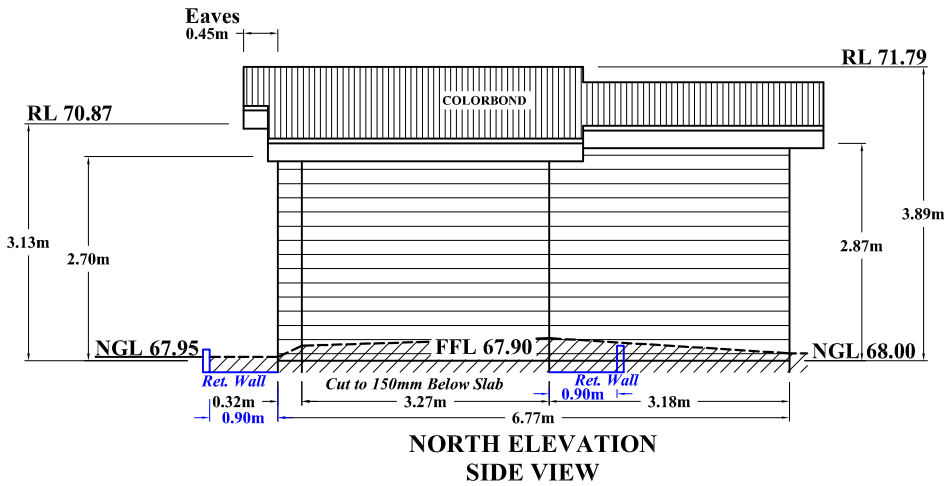
DA2019/0882

MIN. LANDSCAPED AREA AS PER DCP = 40% x 727.20 m² = 290.88 m²	DRAINAGE PLAN	DRAWN BY: Serge Panayi 29 Irene Street Panania NSW 2213 Ph: (02) 9774 3751
	SCALE 1:200 @ A3	Date: 24/06/19 Council: NORTHERN BEACHES
	PROPOSED GRANNY FLAT AT: 48 GOONDARI ROAD ALLAMBIE HEIGHTS NSW 2100	PLAN NUMBER: 02 REVISION NUMBER: 00

NOTE: FFL must be 150mm above adjacent ground levels. The ground level must have a graded slope away from external walls of 50mm for a distance of 1m.
As per clause 3.1.2.3 of the BCA Vol 2.

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

DA2019/0882

BASIX COMPLIANCES:

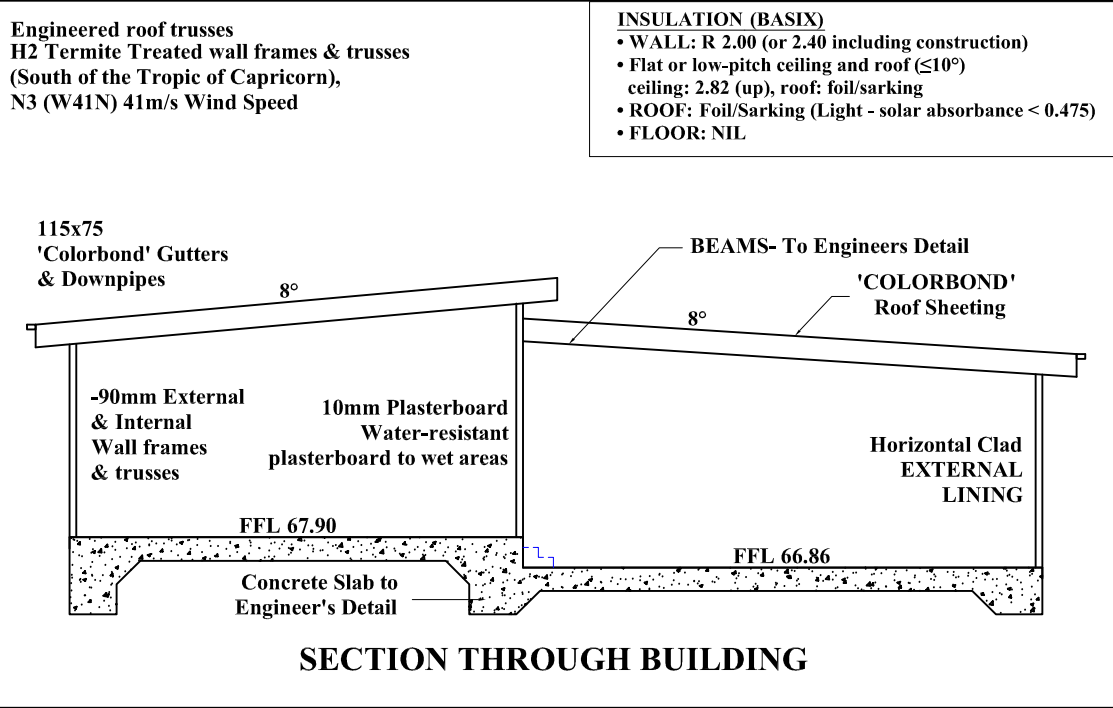
Hot water system- GAS INSTANTANEOUS with a performance of 3 Stars.
The applicant may install the following heating/cooling system, or a system with a higher energy rating, in at least 1 living area:
1-phase air conditioning; Energy rating: 1 Star (new rating)
The bedrooms must not incorporate any heating or cooling system, or any ducting which is designed to accommodate a heating or cooling system.
The applicant must install the following exhaust systems in the development:
At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off
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
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or LED in each of the following rooms:
at least 2 of the bedrooms / study, at least 2 of the living / dining rooms.
The applicant must install a window and/or skylight in the kitchen; & 1 bathroom(s)/toilet(s) of the dwelling for natural lighting.
The applicant must install a GAS Cooktop & ELECTRIC Oven in the kitchen of the dwelling.
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.
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.

STAR RATINGS (TAPS/SHOWERHEAD/TOILET):

Showerheads minimum rating of 3 star (> 4.5 but <= 6 L/min)
Toilet flushing system with a minimum rating of 4 star in each toilet
Taps with a minimum rating of 4 star in the kitchen
Basin taps with a minimum rating of 4 star in each bathroom

WINDOW SCHEDULE

W1- ALUMINIUM STACKER DOOR (2124 ASD)	W5 - ALUMINIUM OBSCURED GLASS (0512 ASW - OBS)
W2 - ALUMINIUM SINGLE CLEAR (1215 ASW)	W6 - ALUMINIUM SINGLE CLEAR (0621 ASW)
W3 - ALUMINIUM SINGLE CLEAR (1215 ASW)	W7 - ALUMINIUM SINGLE CLEAR (1215 ASW)
W4 - ALUMINIUM OBSCURED GLASS (0509 ASW - OBS)	W8 - ALUMINIUM SINGLE CLEAR (0618 ASW)
	W9 - ALUMINIUM SINGLE CLEAR (1224 ASW)

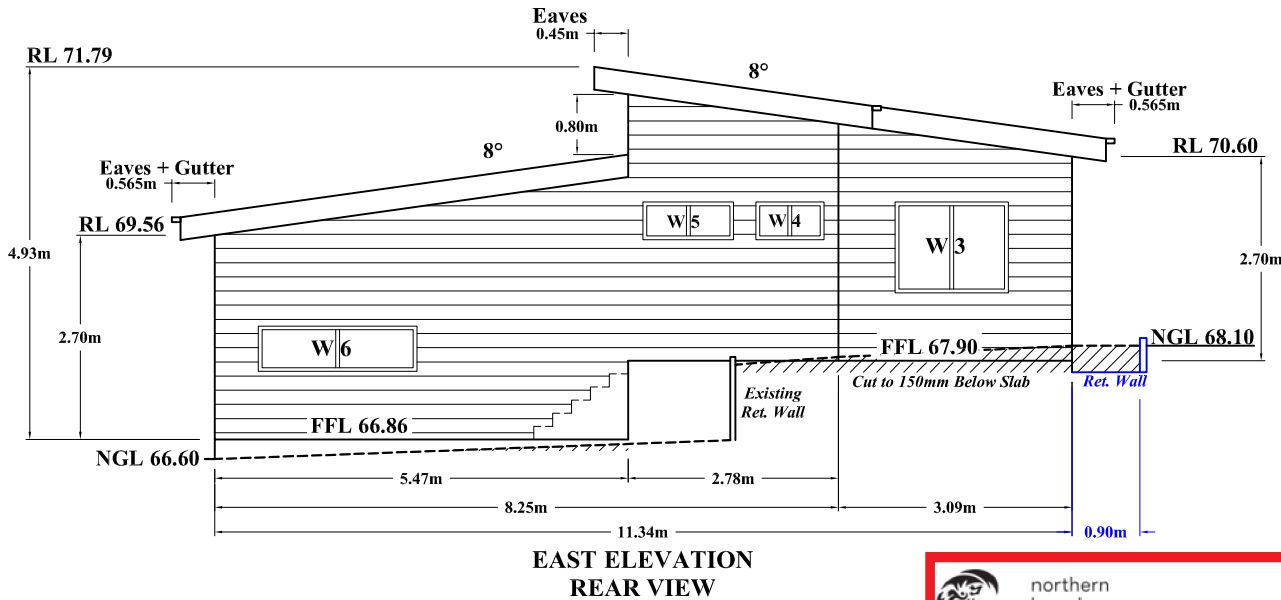
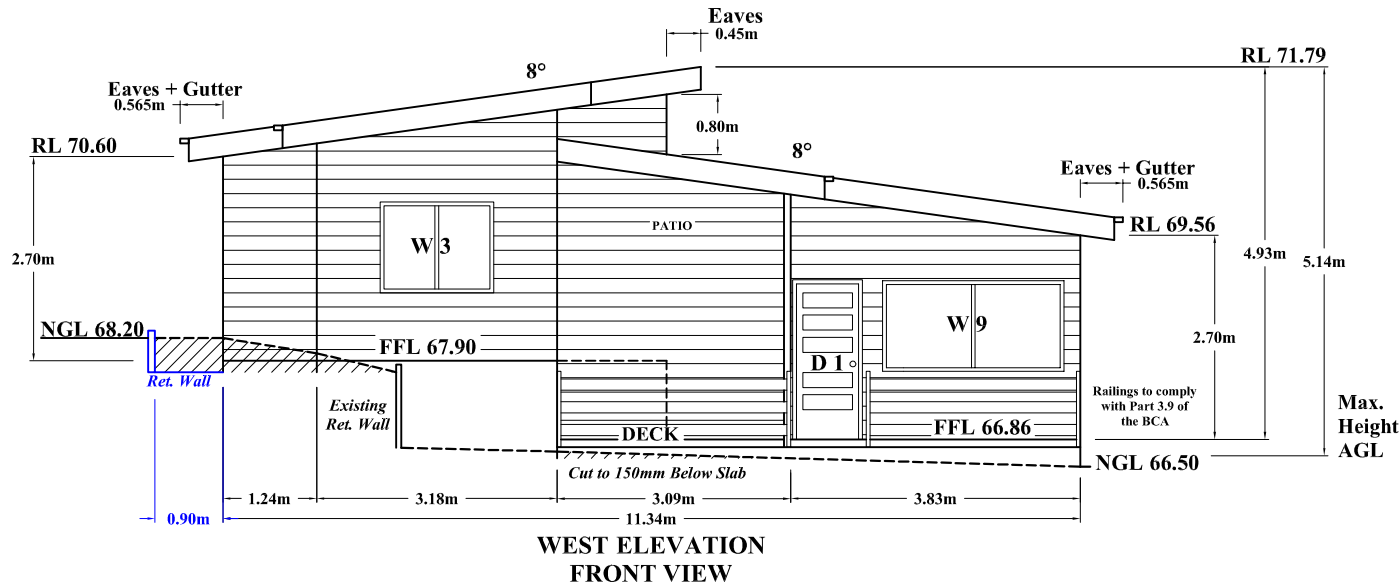


LOT 12
SEC 116
D.P. 247868

ELEVATIONS & SECTIONS	DRAWN BY: Serge Panayi 29 Irene Street Panania NSW 2213 Ph: (02) 9774 3751
SCALE 1:100 @ A3	Date: 24/06/19 Council: NORTHERN BEACHES
PROPOSED GRANNY FLAT AT: 48 GOONDARI ROAD ALLAMBIE HEIGHTS NSW 2100	PLAN NUMBER: 04 REVISION NUMBER: 00

NOTE: FFL must be 150mm above adjacent ground levels. The ground level must have a graded slope away from external walls of 50mm for a distance of 1m.
As per clause 3.1.2.3 of the BCA Vol 2.

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THIS PLAN IS TO BE READ IN
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DA2019/0882

BASIX COMPLIANCES:

Hot water system- GAS INSTANTANEOUS with a performance of 3 Stars.
The applicant may install the following heating/cooling system, or a system with a higher energy rating, in at least 1 living area:
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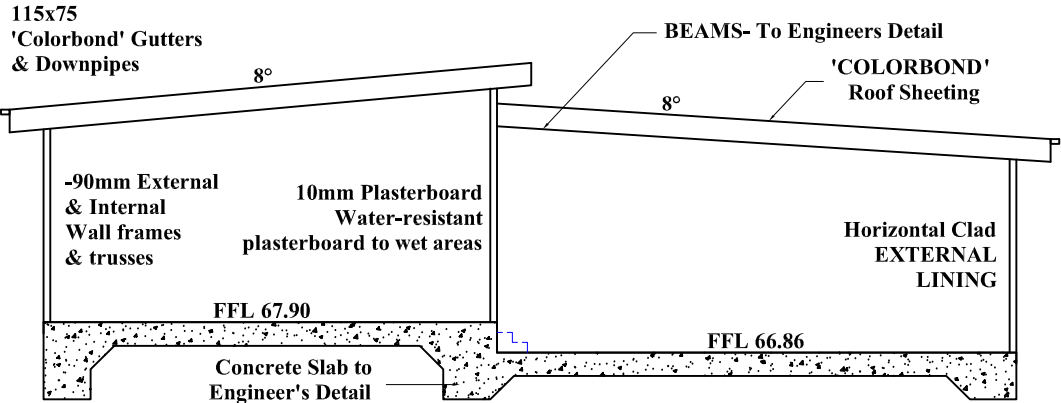
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Engineered roof trusses
H2 Termite Treated wall frames & trusses
(South of the Tropic of Capricorn),
N3 (W41N) 41m/s Wind Speed

INSULATION (BASIX)

- WALL: R 2.00 (or 2.40 including construction)
- Flat or low-pitch ceiling and roof (≤10°)
ceiling: 2.82 (up), roof: foil/sarking
- ROOF: Foil/Sarking (Light - solar absorbance < 0.475)
- FLOOR: NIL



SECTION THROUGH BUILDING

LOT 12
SEC 116
D.P. 247868

**ELEVATIONS
&
SECTIONS**

**SCALE
1:100 @ A3**

PROPOSED GRANNY FLAT AT:
48 GOONDARI ROAD
ALLAMBIE HEIGHTS NSW 2100

DRAWN BY:
Serge Panayi
29 Irene Street
Panania NSW 2213
Ph: (02) 9774 3751

Date: 24/06/19
Council: NORTHERN BEACHES

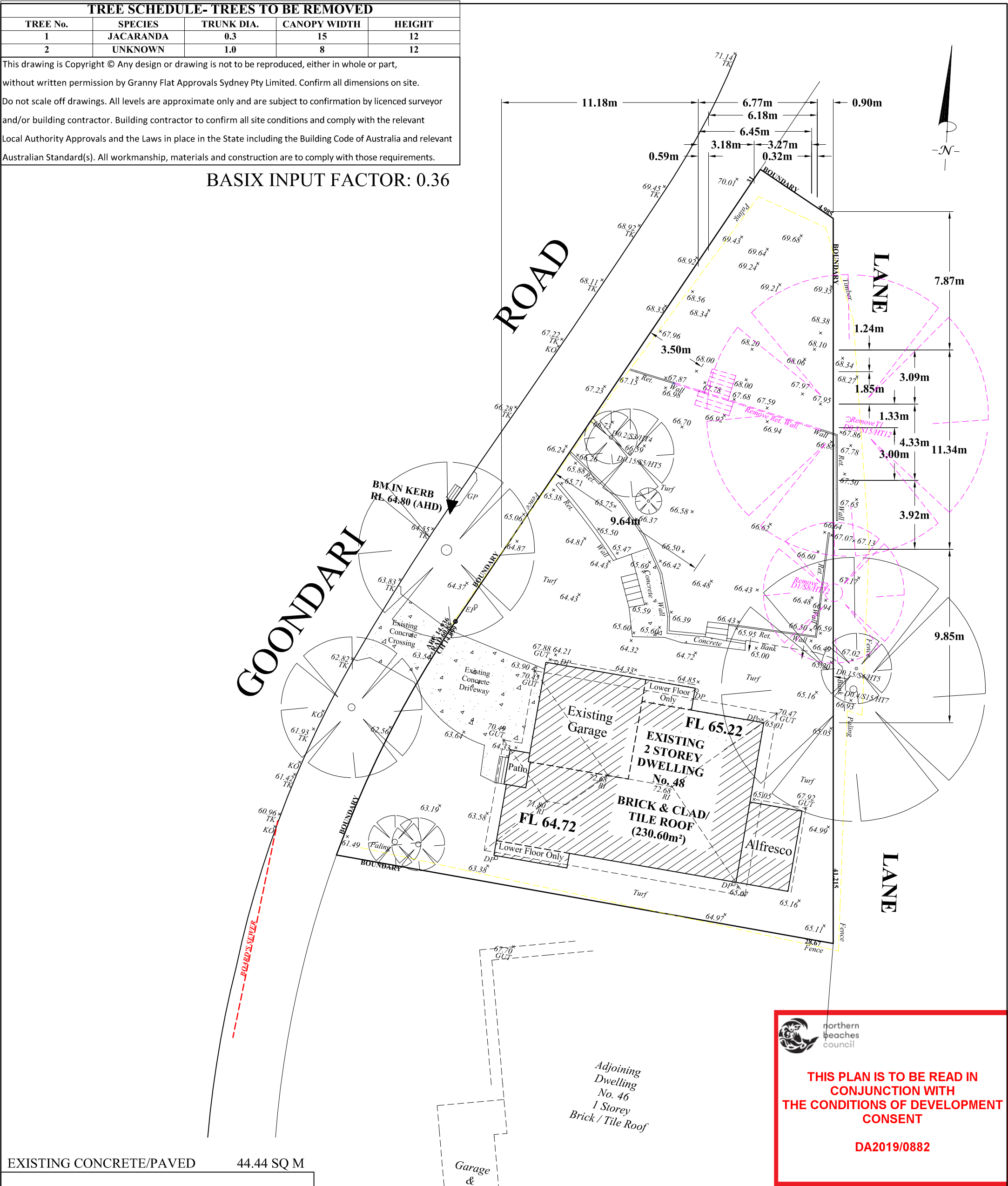
PLAN NUMBER: 04
REVISION NUMBER: 00

TREE SCHEDULE- TREES TO BE REMOVED				
TREE No.	SPECIES	TRUNK DIA.	CANOPY WIDTH	HEIGHT
1	JACARANDA	0.3	15	12
2	UNKNOWN	1.0	8	12

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BASIX INPUT FACTOR: 0.36



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PROP. LANDSCAPED AREA	425.05 SQ M 58.45 %

MIN. LANDSCAPED AREA AS PER DCP = 40% x 727.20 m² = 290.88 m² LANDSCAPED AREA PROPOSED = 425.05 m²	DEMOLITION PLAN	DRAWN BY: Serge Panayi 29 Irene Street Panania NSW 2213 Ph: (02) 9774 3751
	SCALE 1:200 @ A3	Date: 24/06/19 Council: NORTHERN BEACHES
	PROPOSED GRANNY FLAT AT: 48 GOONDARI ROAD ALLAMBIE HEIGHTS NSW 2100	PLAN NUMBER: 05 REVISION NUMBER: 00