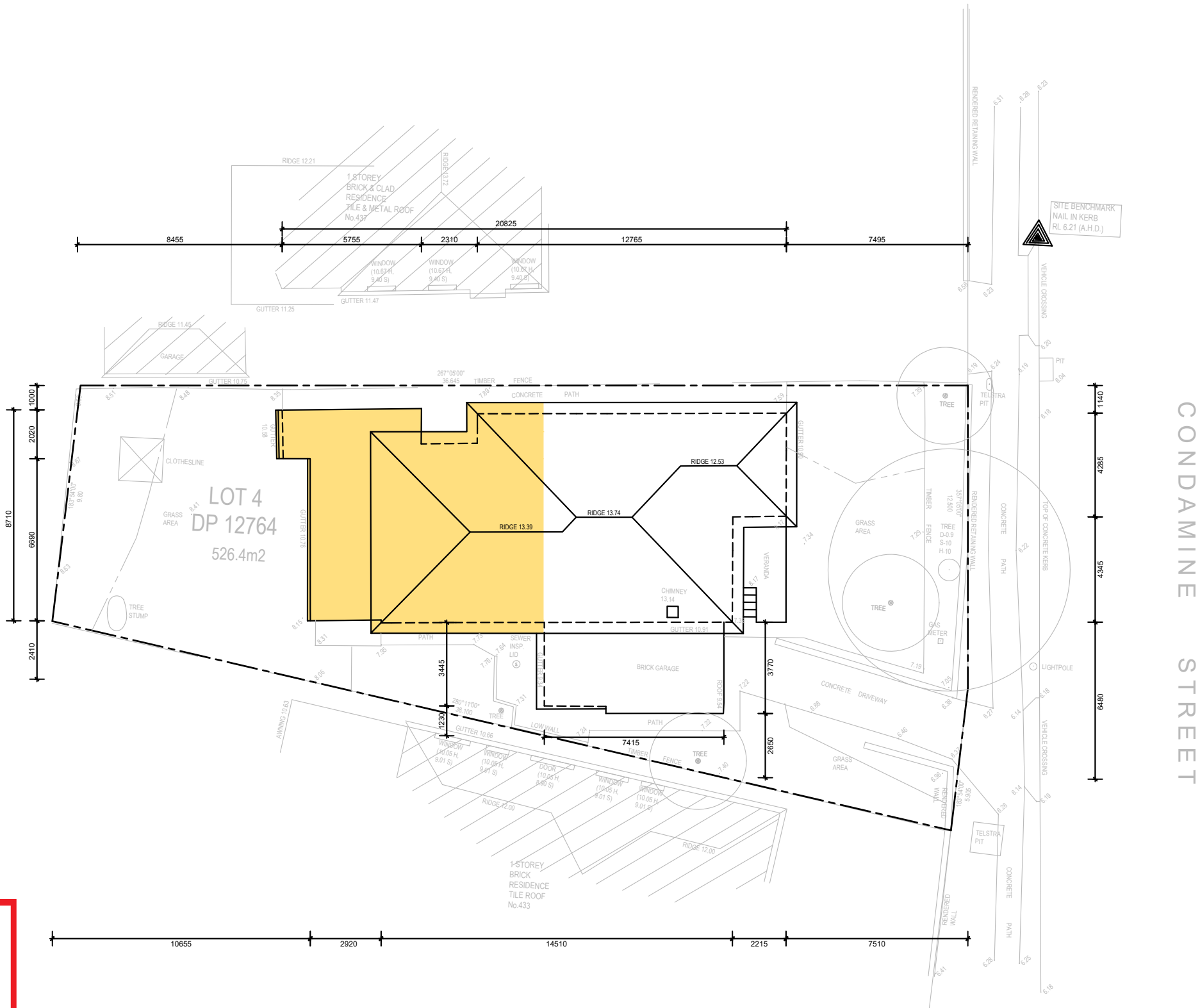
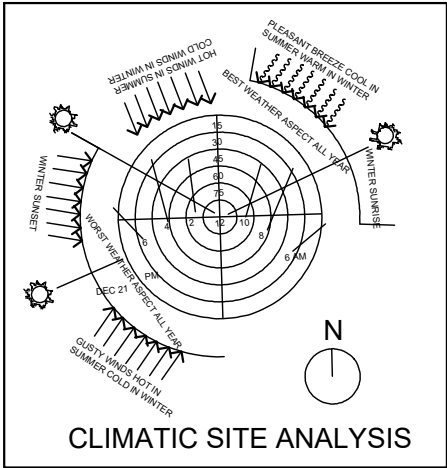


BASIX COMMITMENTS		
Fixtures and systems		
Lighting		
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		
Fixtures		
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		
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.		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
external wall	R1.70 including construction	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475- 0.70)
Windows and glazed doors		
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.		
Relevant overshadowing specifications must be satisfied for each window and glazed door.		
The following requirements must also be satisfied in relation to each window and glazed door:		
Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.		
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.		
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		
Pergolas with fixed battens must have 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 be more than 50 mm.		
All new & altered windows to be standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
Windows W5, W6 & W8 to be fitted with external louvers/blinds (adjustable)		



FLOOR SPACE RATIO CALCULATION	
GROSS FLOOR SPACE	126
FSR	0.24 : 1
LANDSCAPED AREA	248.6 (47%)





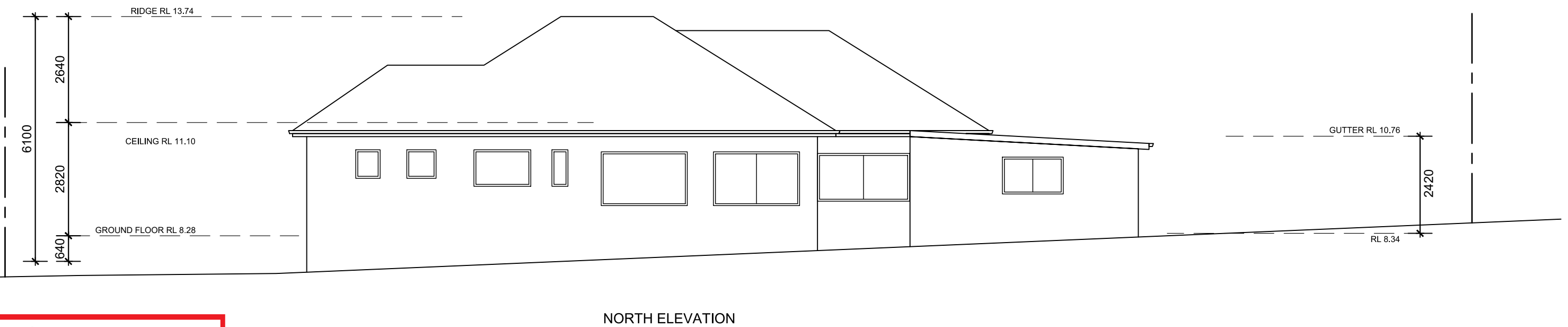


**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2019/0870**

SITE ANALYSIS PLAN

AMENDMENTS			<div><div>Corona Projects</div></div> <div>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com.au</div>	DRAWING: SITE ANALYSIS PLAN	PROJECT: SECONDARY DWELLING	SHEET No: 00	<div><div>N</div></div>
				SCALE: 1:100 @ A3	ADDRESS: 435 CONDOMINE STREET ALLAMBIE HEIGHTS	DATE: JULY 2019	





northern  
beaches  
council

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

DA2019/0870

AMENDMENTS			 <div>Corona Projects</div> <div>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com.au</div>	DRAWING: ELEVATIONS	PROJECT: SECONDARY DWELLING	SHEET No: 02
				SCALE: 1:100 @ A3	ADDRESS: 435 CONDOMINE STREET ALLAMBIE HEIGHTS	DATE: JULY 2019