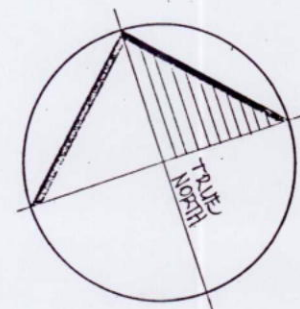
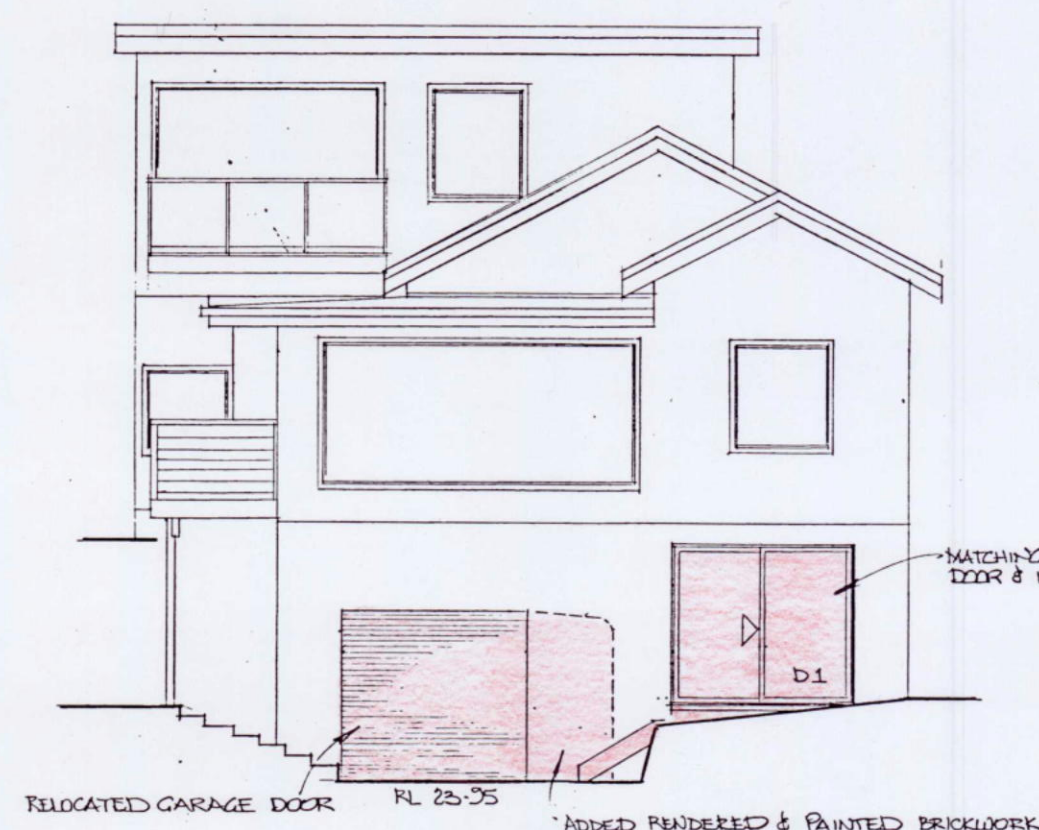
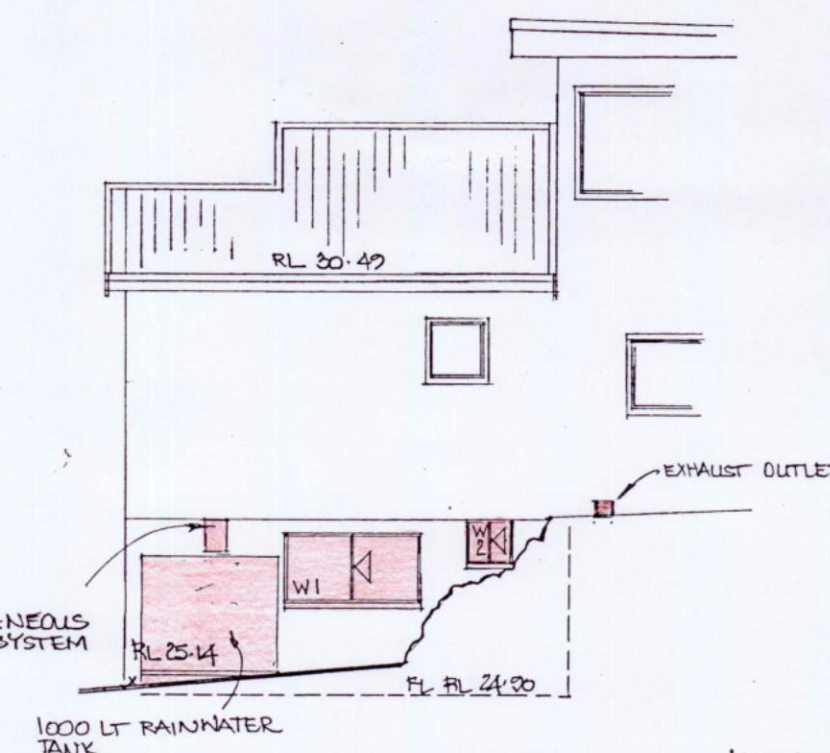




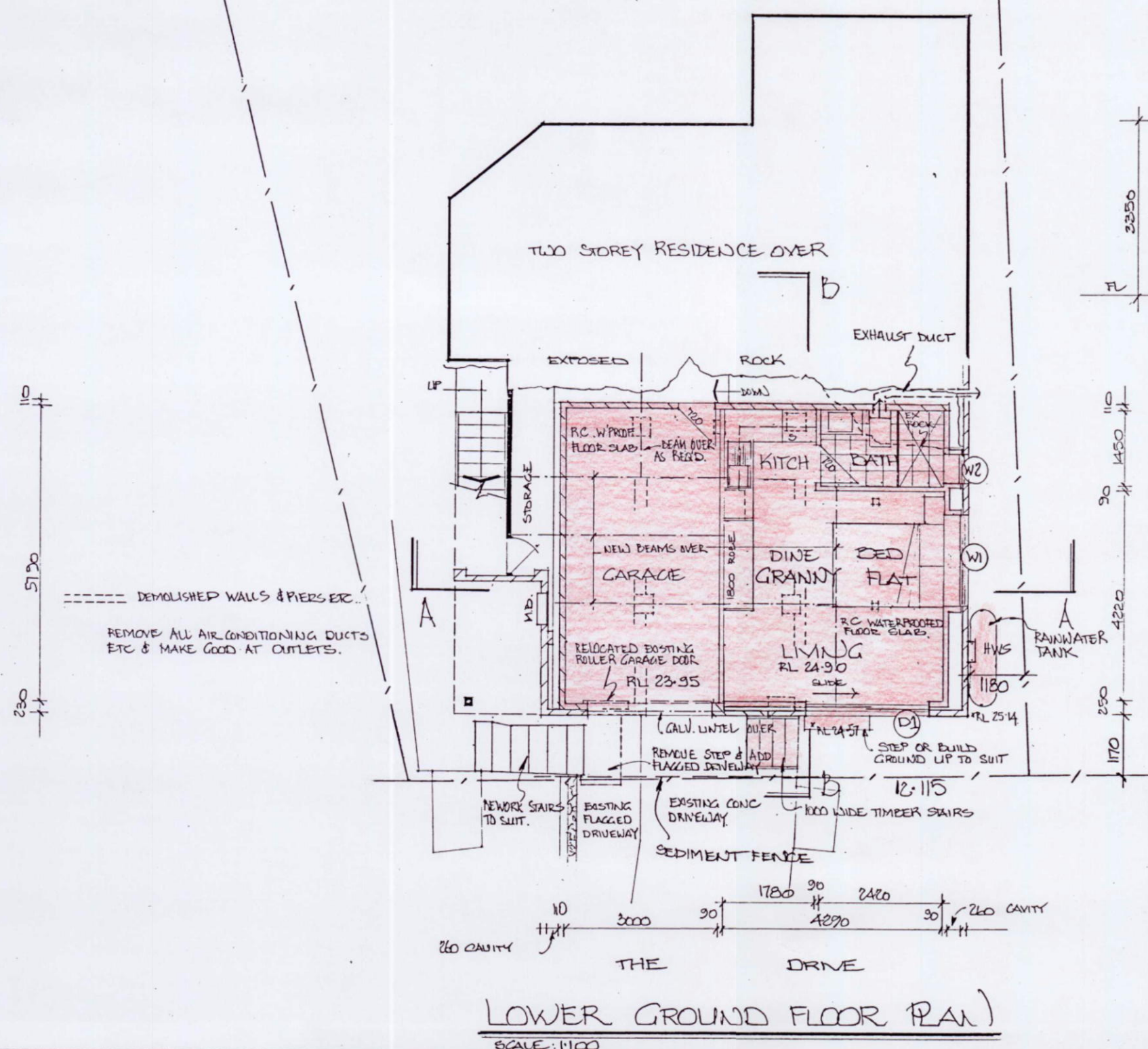
LOT: 1
DP: 175452
AREA: 431.4 M²



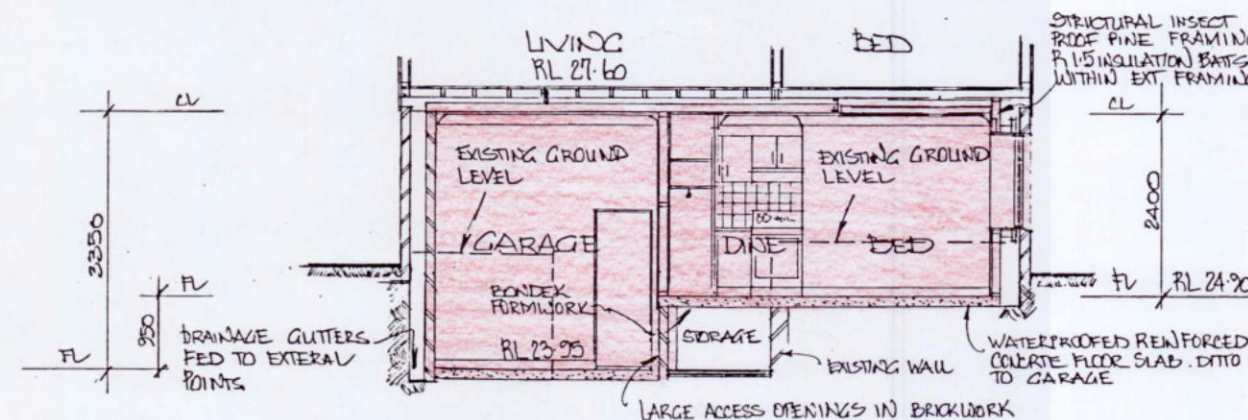
SOUTH ELEVATION
SCALE: 1:100



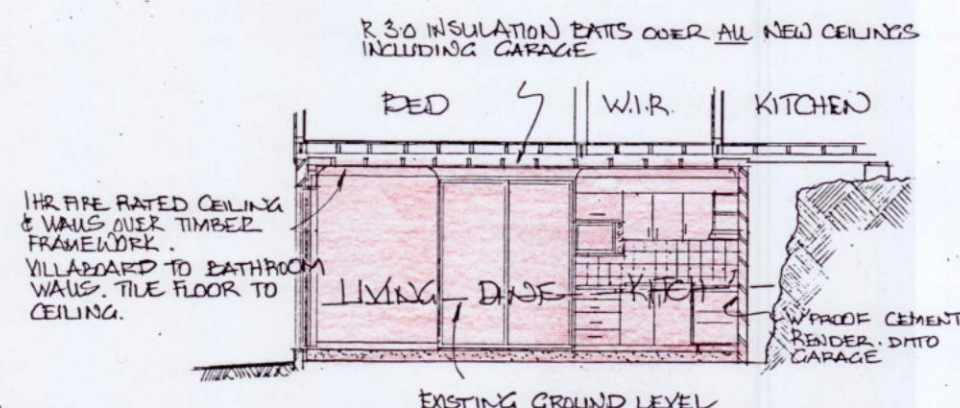
EAST ELEVATION



LOWER GROUND FLOOR PLAN
SCALE: 1:100



SECTION A-A
SCALE: 1:100



SECTION B-B

CALCULATIONS

LAND AREA = 431.4 M²
LANDSCAPE AREA REQ'D = 40% (MIN 2M² WIDE) = 172.56 M²
PROPOSED = 186.2 M²

SCHEDULE OF BASIX COMMITMENTS 1348_Gillmer_16TheDrive
Landscape: plant indigenous or low water use species of 10 square metres of the site.
Fixtures
Showerheads with a minimum rating of 3 star (>6 but <= 7.5 L/min).
Toilets with a minimum rating of 3 star.
Taps with a minimum rating of 4 star.
Rainwater tank: of at least 1000 litres collecting from at least 51 square metres of the and connect tank to at least one outdoor tap and tap in Laundry.
Hot water: gas instantaneous with a performance of 5.0 stars.
Cooling system install one ceiling fan to living room
Exhaust Ventilation
Bathroom: individual fan, ducted to façade or roof; manual on / timer off
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
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:
• bedrooms / study; • the living / dining rooms; • kitchen; • all bathrooms/toilets;
Other
Refrigerator space in the development so that it is "well ventilated."
Install a fixed outdoor clothes drying line. Install a fixed indoor or sheltered clothes drying line.

WINDOW SCHEDULE

POWDER-COATED SEMI-COMMERCIAL ALUMINIUM WINDOWS & DOOR UNIT. REFER BREXIS REPORT RE GLAZING ETC...

	WIDTH	HEIGHT	DESCRIPTION	GLASS	QTY
W1	1800	200	SLIDER	CLEAR "LOW E"	1
W2	600	600	"	OBSCURE "	1
D1	2400	2100	SLIDING DOOR UNIT	CLEAR "LOW E"	1

PROPOSED GRANNY FLAT
MR. G.C. OPIE & Ms. R.E. BOOKER
16 THE DRIVE
FRESHWATER N.S.W. 2096

DRAWN: PACIFIC PLANS (C) 2016
PAUL GILLMER 0413273140
DATE: AUG 2016
DWG NO. 334 REV A
SCALE: 1:100

THIS PLAN TO BE READ IN CONJUNCTION WITH

DA2016/0903

NORTHERN BEACHES COUNCIL