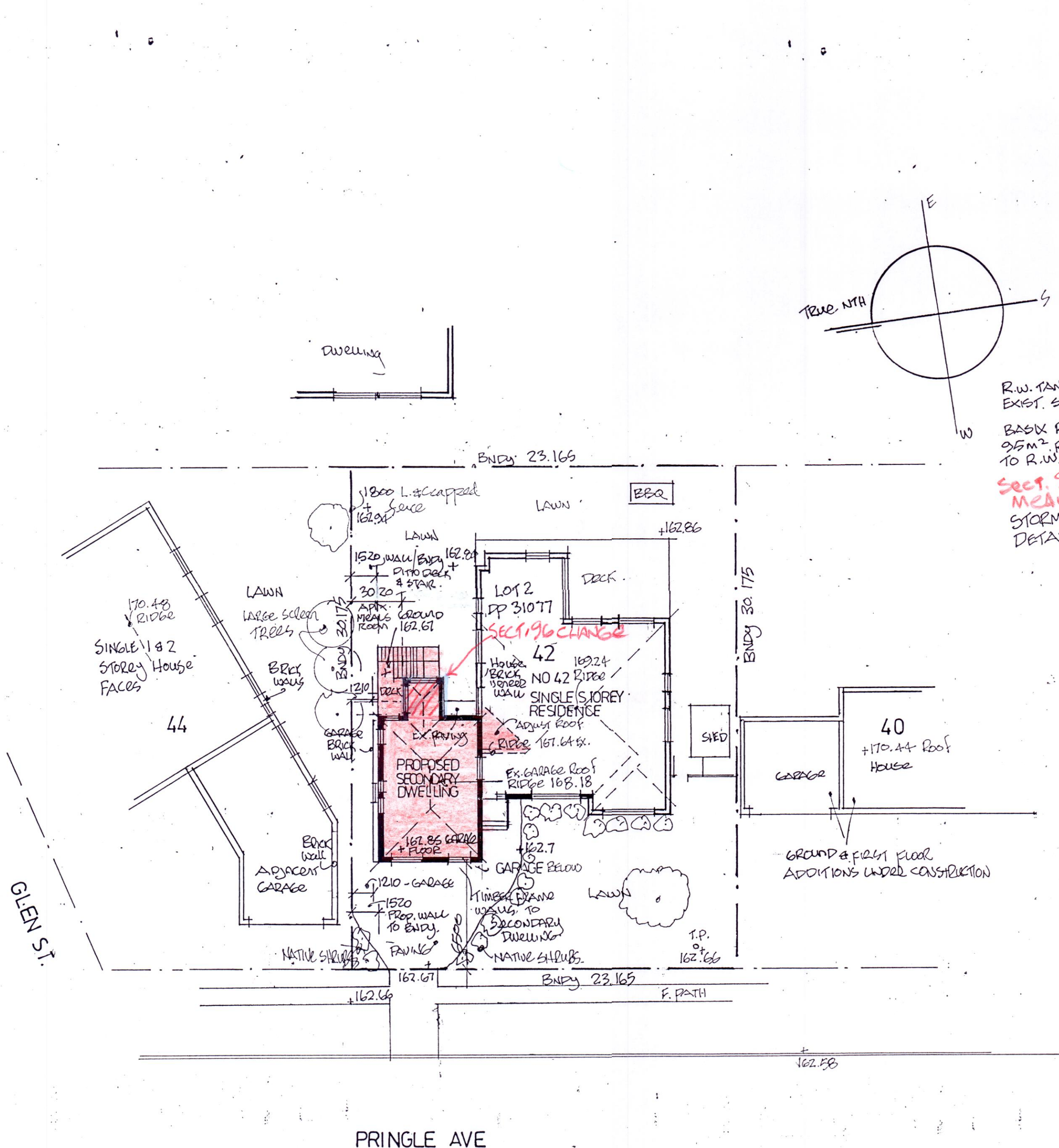


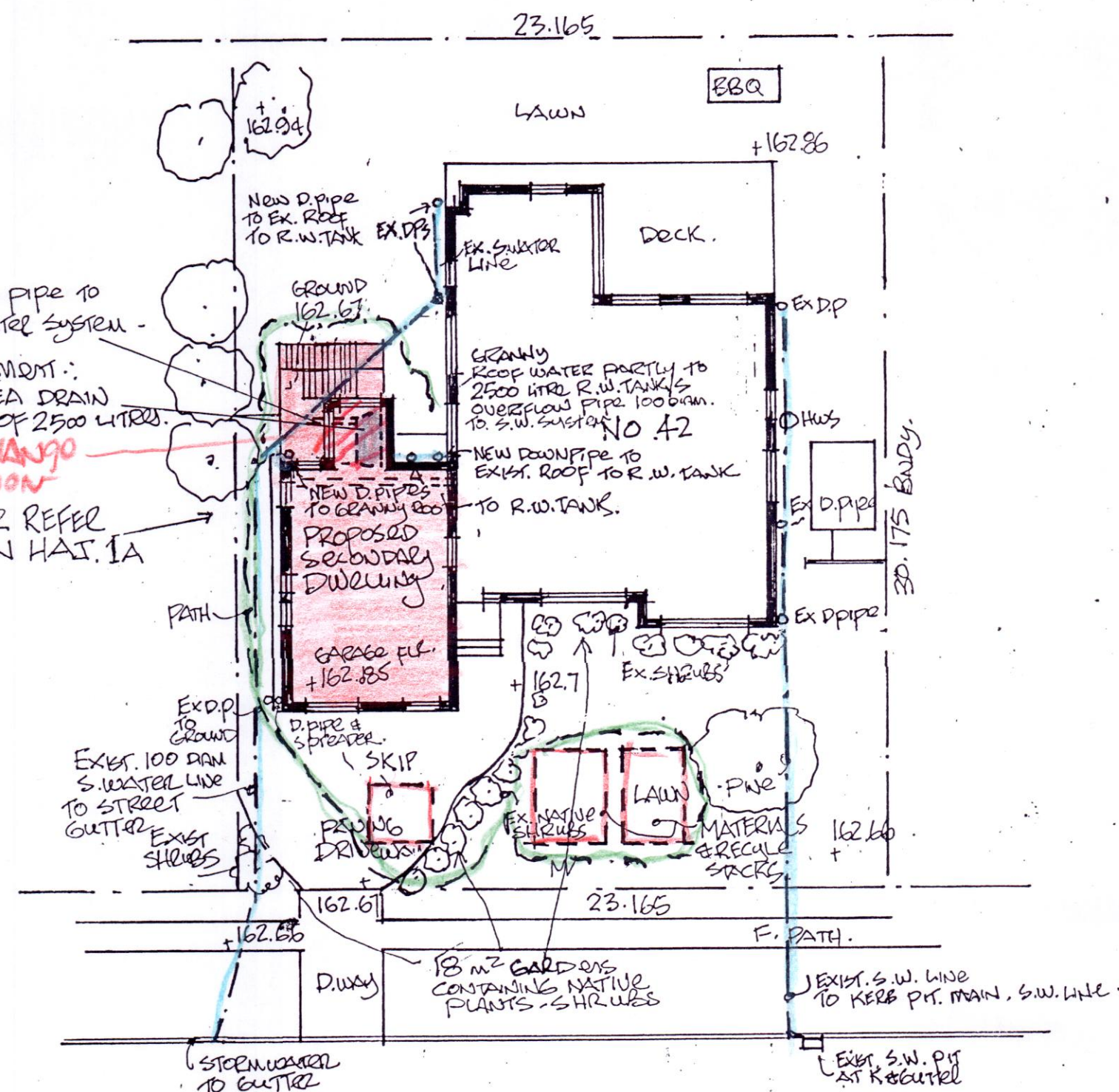


SITE-SITE ANALYSIS PLAN 1:200

R.W. TANK & FLOW PIPE TO EXIST. STORM WATER SYSTEM -  
 BASIC REQUIREMENT:  
 95M<sup>2</sup> ROOF AREA DRAIN TO R.W. TANK OF 2500 LITRES.  
 SECT. 96 CHANGE  
 MEALS ROOM  
 STORM WATER REFER DETAIL PLAN HAT. 1A

### SEDIMENT BARRIER

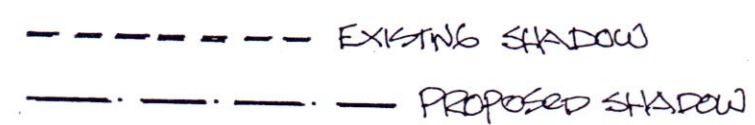
250 MM DIAM. CONTINUOUS SAND FILLED GEOTEXTILE FABRIC BAGS. CONTINUOUS LENGTHS.  
 \* REMAIN IN PLACE UNTIL CONSTRUCTION FINISHED.



LANDSCAPING & STORM WATER PLAN 1:200

|         |    |                                                                       |
|---------|----|-----------------------------------------------------------------------|
| 15.2.19 | A. | SITE ANALYSIS PLAN GRANNY MEALS ROOM MOVED NORTH 1850 AWAY FROM HOUSE |
| DATE    | NO | STORM WATER PLAN REVISED AS HAT.1                                     |
|         |    | AMENDMENT.                                                            |

|                                                                                                                                  |                |                    |
|----------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
| Newbuild design and Drafting<br>Robert Geoghegan<br>m. 0419907222 e. robgetbigpond.com<br>17 Jocelyn Street North Curl Curl 2099 |                |                    |
| Proposed secondary dwelling to residence at<br>42 Pringle Ave Belrose<br>for John and Therese Hajakian                           |                |                    |
| date<br>July 2018                                                                                                                | scale<br>1:200 | dwg. no.<br>355-1A |



|                                                                                                                                  |        |                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------|
| 28.2.13                                                                                                                          | A      | SHADOWS TO INDICATE MEALS RM MOVED 1850m NORTH OF EXISTING HOUSE. |
| DATE                                                                                                                             | NO     | AMENDMENT                                                         |
| NEWBUILD DESIGN AND DRAFTING<br>Robert Geoghegan<br>m: 0419907222 e. robge@bigpond.com<br>17 Jocelyn Street North Curl Curl 2099 |        |                                                                   |
| PROPOSED SECONDARY DWELLING TO RESIDENCE<br>42 PRINGLE AVE BELROSE<br>FOR JOHN AND THERESE HAWKAN                                |        |                                                                   |
| date                                                                                                                             | scale  | dwg. no.                                                          |
| August 2018                                                                                                                      | 1: 200 | 355-4 A                                                           |

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 925310S\_02

This certificate confirms that the proposed development will meet the NSW 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, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 925310S lodged with the consent authority or certifier on 23 August 2018 with application DA2018/1399.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary  
Date of issue: Tuesday, 05 March 2019  
To be valid, this certificate must be lodged within 3 months of the date of issue.



| Project summary           |                                |             |
|---------------------------|--------------------------------|-------------|
| Project name              | 42 Pringle Ave Belrose_02      |             |
| Street address            | 42 Pringle Avenue Belrose 2085 |             |
| Local Government Area     | Northern Beaches Council       |             |
| Plan type and plan number | deposited 31077                |             |
| Lot no.                   | 2                              |             |
| Section no.               | -                              |             |
| Project type              | attached dwelling house        |             |
| No. of bedrooms           | 2                              |             |
| Project score             |                                |             |
| Water                     | ✔ 40                           | Target 40   |
| Thermal Comfort           | ✔ Pass                         | Target Pass |
| Energy                    | ✔ 50                           | Target 50   |

| Certificate Prepared by               |
|---------------------------------------|
| Name / Company Name: Robert Geoghegan |
| ABN (if applicable): N/A              |

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

| Water Commitments                                                                                                                                                                                                              | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| Landscape                                                                                                                                                                                                                      |                  |                              |                 |
| The applicant must plant indigenous or low water use species of vegetation throughout 18 square metres of the site.                                                                                                            | ✔                | ✔                            |                 |
| Fixtures                                                                                                                                                                                                                       |                  |                              |                 |
| The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) 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 5 star in the kitchen in the development.                                                                                                                             |                  | ✔                            |                 |
| The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.                                                                                                                     |                  | ✔                            |                 |
| Alternative water                                                                                                                                                                                                              |                  |                              |                 |
| Rainwater tank                                                                                                                                                                                                                 |                  |                              |                 |
| The applicant must install a rainwater tank of at least 2500 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 rain runoff from at least 95 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). |                  | ✔                            | ✔               |
| The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>all toilets in the development</li></ul>                                                                                               |                  | ✔                            | ✔               |
| <ul style="list-style-type: none"><li>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.)</li></ul>             |                  | ✔                            | ✔               |

| Energy Commitments                                                                                                                                                                                                                                                                                                                                                                                                    | 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, or a system with a higher energy rating: electric storage.                                                                                                                                                                                                                                                                              | ✔                | ✔                            | ✔               |
| Cooling system                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3 Star                                                                                                                                                                                                                                           |                  | ✔                            | ✔               |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3 Star                                                                                                                                                                                                                                               |                  | ✔                            | ✔               |
| The cooling system must provide for day/night zoning between living areas and bedrooms.                                                                                                                                                                                                                                                                                                                               |                  | ✔                            | ✔               |
| Heating system                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                              |                 |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3 Star                                                                                                                                                                                                                                           |                  | ✔                            | ✔               |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3 Star                                                                                                                                                                                                                                               |                  | ✔                            | ✔               |
| The heating system must provide for day/night zoning between living areas and bedrooms.                                                                                                                                                                                                                                                                                                                               |                  | ✔                            | ✔               |
| Ventilation                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                              |                 |
| The applicant must install the following exhaust systems in the development:<br><br>At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a<br><br>Kitchen: individual fan, not ducted; Operation control: manual switch on/off<br><br>Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off                                                        |                  | ✔<br>✔<br>✔                  | ✔<br>✔<br>✔     |
| 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 rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none"><li>at least 2 of the bedrooms / study; dedicated</li></ul> |                  | ✔                            | ✔               |

| Legend                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| In these commitments, "applicant" means the person carrying out the development.                                                                                                                                                                           |
| Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).             |
| Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. |
| Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.                    |



Roof finishes existing red terra cotta tiles. 95% of existing roof tiles over garage reused for granny flat roof, remaining 5% new terra cotta red tiles.

TILES EQUAL TO MONIER TERRA COTTA.  
BASIX COLOUR HEAT RANGE - MEDIUM.



FRONT ELEVATION RESIDENCE — PROPOSED GRANNY FLAT

ROOF FINISH SCHEDULE - 42 PRINGLE AVE BELROSE JAN 2019