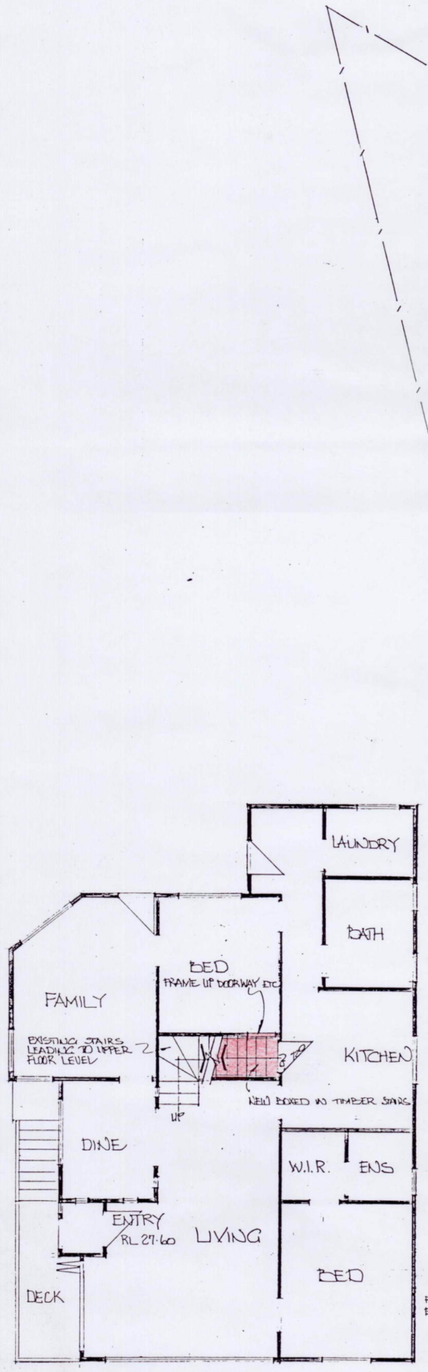
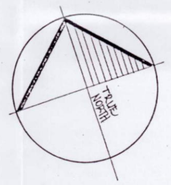
THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2017/0030

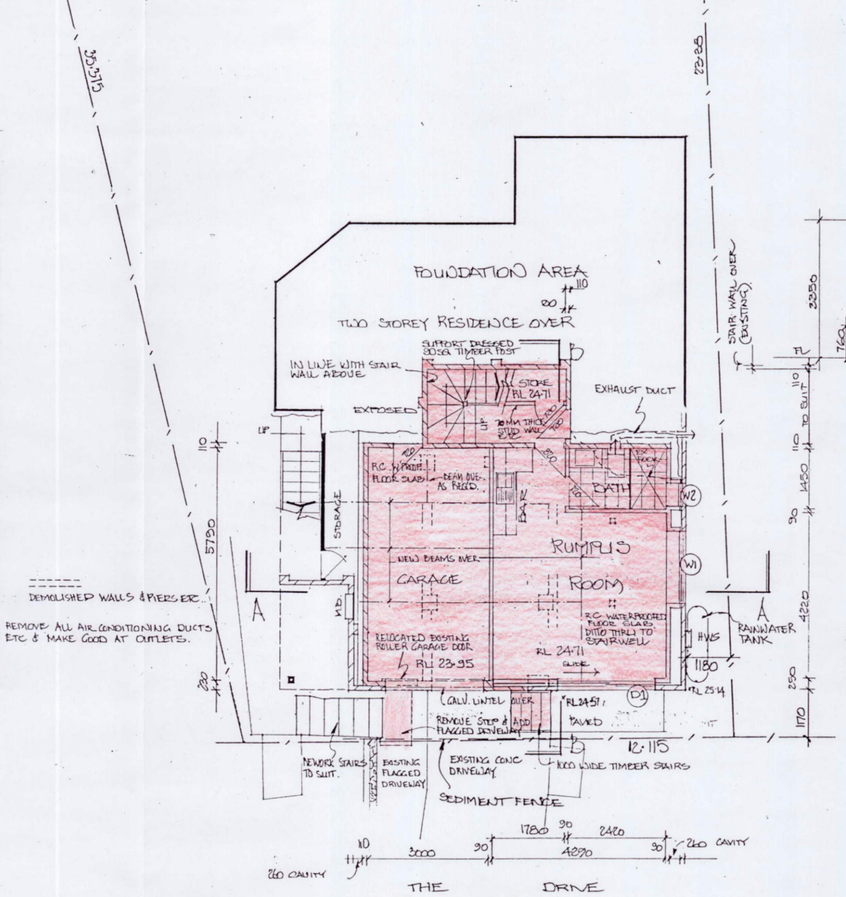
NORTHERN BEACHES COUNCIL



GROUND FLOOR PLAN

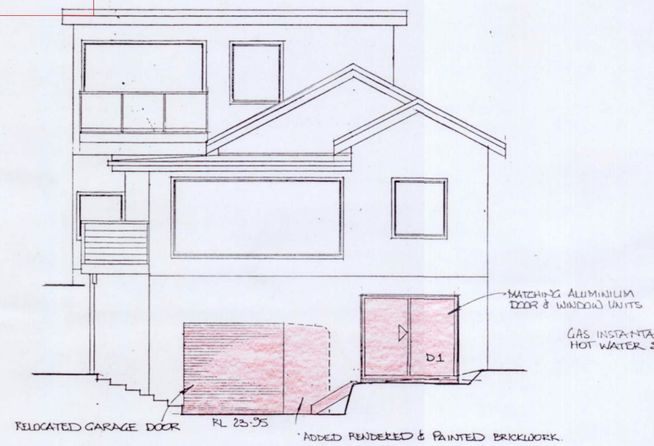


LOT: 1
DP: 175452
AREA: 431.4 M²



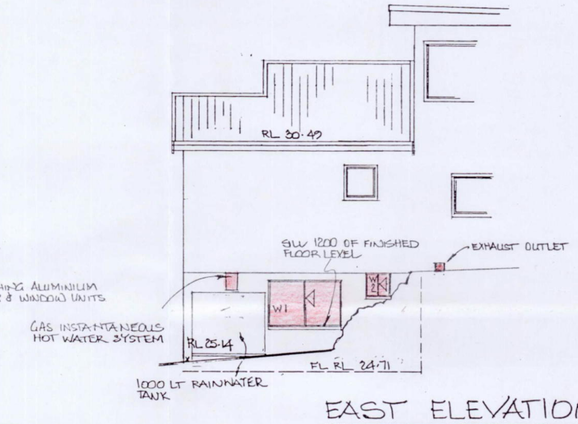
LOWER GROUND FLOOR PLAN

SCALE: 1:100

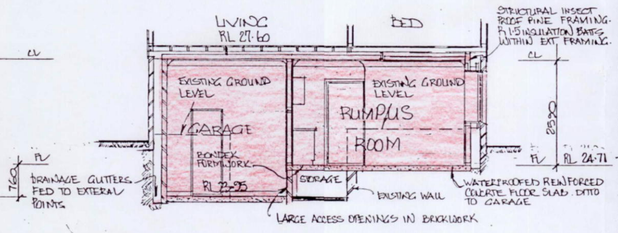


SOUTH ELEVATION

SCALE: 1:100

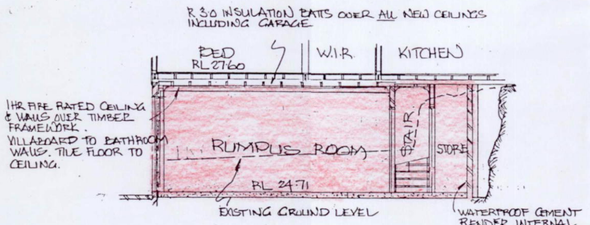


EAST ELEVATION



SECTION A-A

SCALE: 1:100



SECTION B-B

CALCULATIONS

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

SCHEDULE OF BASIX COMMITMENTS 1348_Gillmer_16TheDriver

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 BASIX REPORT RE GLAZING ETC....

	WIDTH	HEIGHT	DESCRIPTION	GLASS	QTY
W1	1800	1100	SLIDER	CLEAR "LOW E"	1
W2	600	600	"	OBSCURE "	1
D1	2400	2100	SLIDING DOOR UNIT	CLEAR "LOW E"	1

AMENDMENTS

2.8.2017	DELETE "GRANNY FLAT" & CHANGE TO ALT & ADDS.
"	ADD INTERNAL STAIRS INTERCONNECTING RESIDENCE TO NEW RUMPUS ETC.
"	LOWER EX GRANNY FLAT FLOOR BY 181MM
"	GARAGE & EX GRANNY FLAT TO ORIGINAL DIMENSIONS.

PROPOSED ALTERATIONS & ADDITIONS

MR. G.C. OPIE & MS. R.E. BOOKER
16 THE DRIVE
FRESHWATER N.S.W. 2096

DRAWN: PACIFIC PLANS (02) 9972 4000
PAUL GILLMER 0413 273 140

DATE: FEB 2017.

DWG No.: 334 REV B

SCALE: 1:100