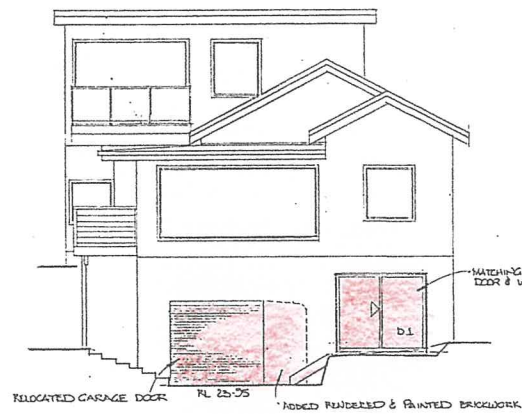
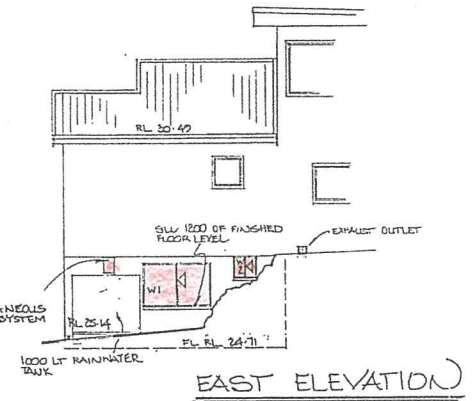


LOT: 1
DP: 170452
AREA: 431.4 M²



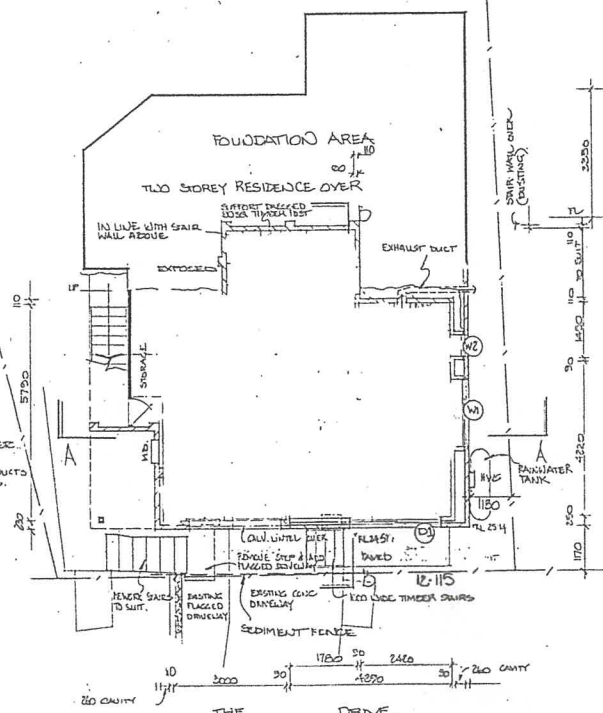
SOUTH ELEVATION
SCALE: 1:100



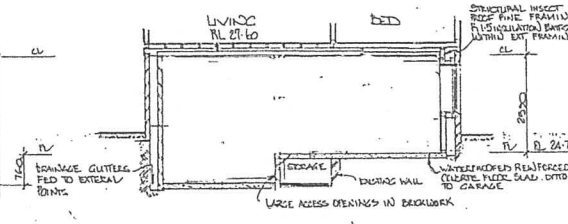
EAST ELEVATION



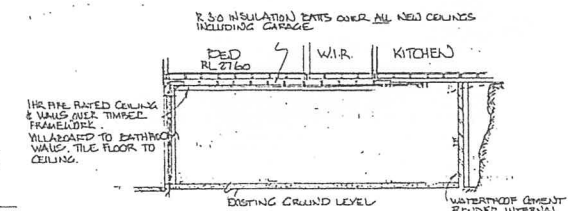
ROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN
SCALE: 1:100



SECTION A-A
SCALE: 1:100



SECTION B-B

AMENDMENTS

2-2-2017 DELETE "GRANNY FLAT" & CHANGE TO ALT 4000.
ADD INTERNAL STAIRS INTERCONNECTING RESIDENCE TO NEW RAMP/STC.
LOWER EX GRANNY FLAT FLOOR BY 13MM
GARAGE & EX GRANNY FLAT TO ORIGINAL DIMENSIONS.

CALCULATIONS

LAND AREA = 431.4 M²
LANDSCAPE AREA REQD = 40% (MIN 2M WIDE) = 172.56 M²
PROPOSED = 186.2 M²

SCHEDULE OF BASIC COMMITMENTS 1348_Gillmer_16TheDriver
Landscape: plant indigenous or low water use species of 10 square metres of the site.
Plants
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: el 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

UNDERCATED SEMI-COMMERCIAL ALUMINIUM WINDOWS & DOOR UNIT. REF
276X REPORT RE GLAZING ETC...

	WIDTH	HEIGHT	DESCRIPTION	QVES	BT
W1	1800	1100	SLIDER	CLEAR LOWE	1
W2	600	600	"	OBSCURE "	1
D1	2400	2100	SLIDER DOOR UNIT	CLEAR LOWE	1

PROPOSED ALTERATIONS & ADDITIONS
MR. G.C. OPIE & MS. R.E. BOOKER
16 THE DRIVE
FRESHWATER N.S.W. 2036

DRAWN: PACIFIC PLANS (2) 3972 AC00
PAUL GILLMER 0413273140
DATE: FEB 2017
DLS 02: 234 REV B
SCALE: 1:100