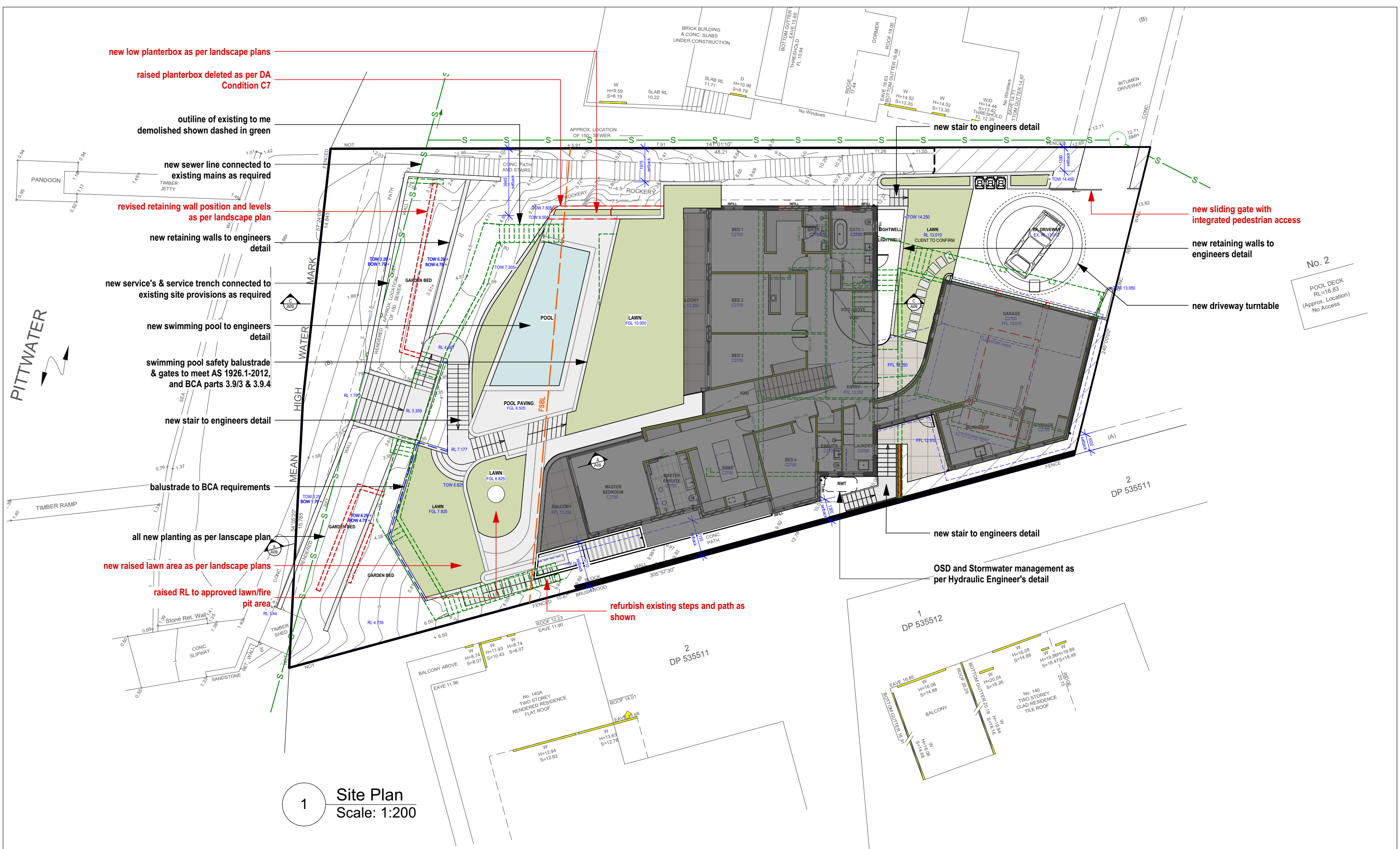
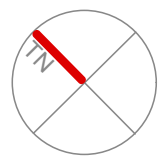
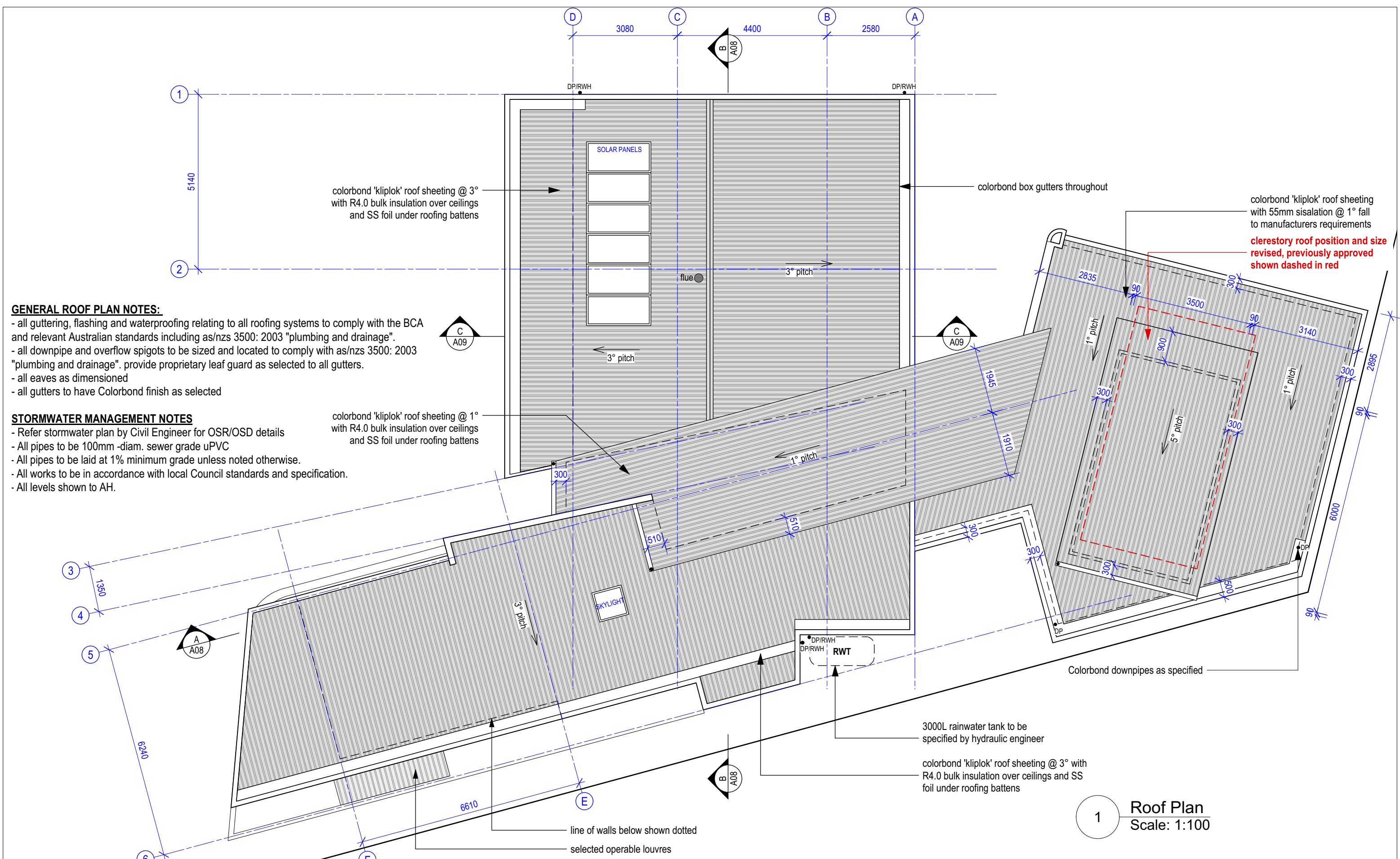




1 Site Plan
Scale: 1:200

 CADENCE & CO DESIGN PTY LTD Suite 7, 287 Mona Vale Rd, Terrey Hills, NSW, 2085, P 94501950 E info@cadenceandco.com.au ABN: 12 168 714 752 Copyright © CADENCE & CO DESIGN PTY LTD	REVISION: DATE: REVISION NOTE: SEC 4.55 - revisions as noted red		CLIENT: Mr & Mrs Berriman PROJECT: 3 Panima PI, NEWPORT Being LOT 6 in D.P. 563641	DRAWING: Site Plan PROJECT NO: BER 0218	ISSUE TYPE: SEC 4.55	DRAWN: MZ	SHEET NO: A01
						CHKD:	SCALE @ A3: 1:200
						ISSUE DATE: 1/8/18	REVISION:

GENERAL NOTES: ALL RL'S SHOWN ARE FINISHED LEVELS; BUILDER TO PROVIDE SET DOWNS & ALLOWANCES AS REQUIRED. ALL OPENING DIMENSIONS ARE NOMINAL, BUILDER TO CHECK SIZES ON-SITE BEFORE ORDERING WINDOW AND DOOR UNITS.

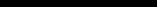
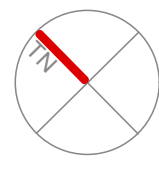


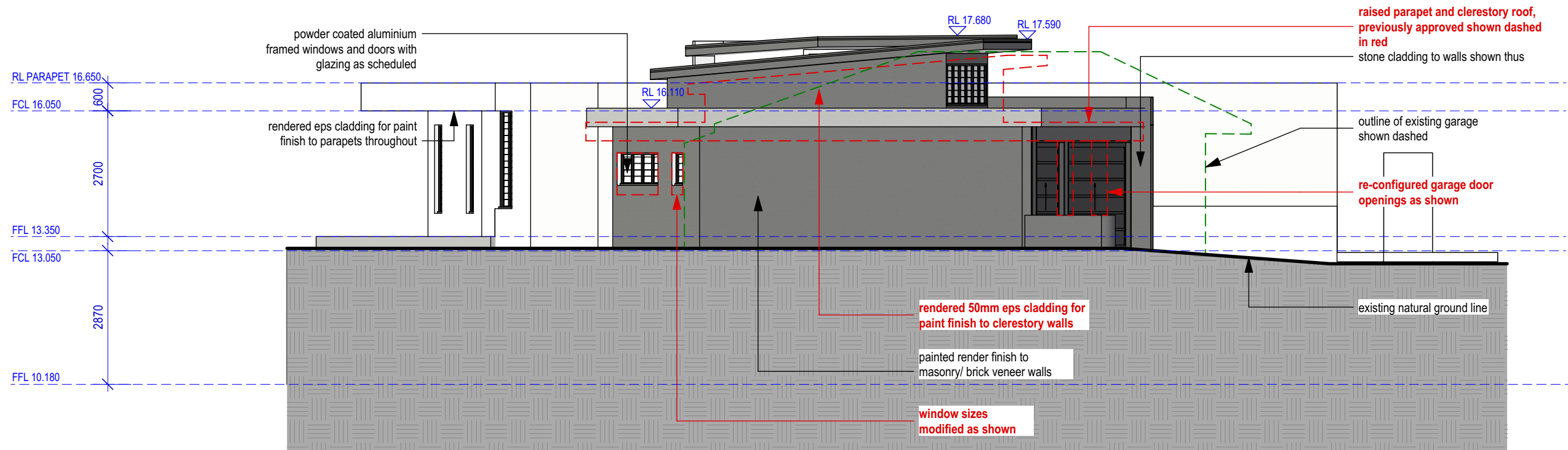
GENERAL ROOF PLAN NOTES:

- all guttering, flashing and waterproofing relating to all roofing systems to comply with the BCA and relevant Australian standards including as/nzs 3500: 2003 "plumbing and drainage".
- all downpipe and overflow spigots to be sized and located to comply with as/nzs 3500: 2003 "plumbing and drainage". provide proprietary leaf guard as selected to all gutters.
- all eaves as dimensioned
- all gutters to have Colorbond finish as selected

STORMWATER MANAGEMENT NOTES

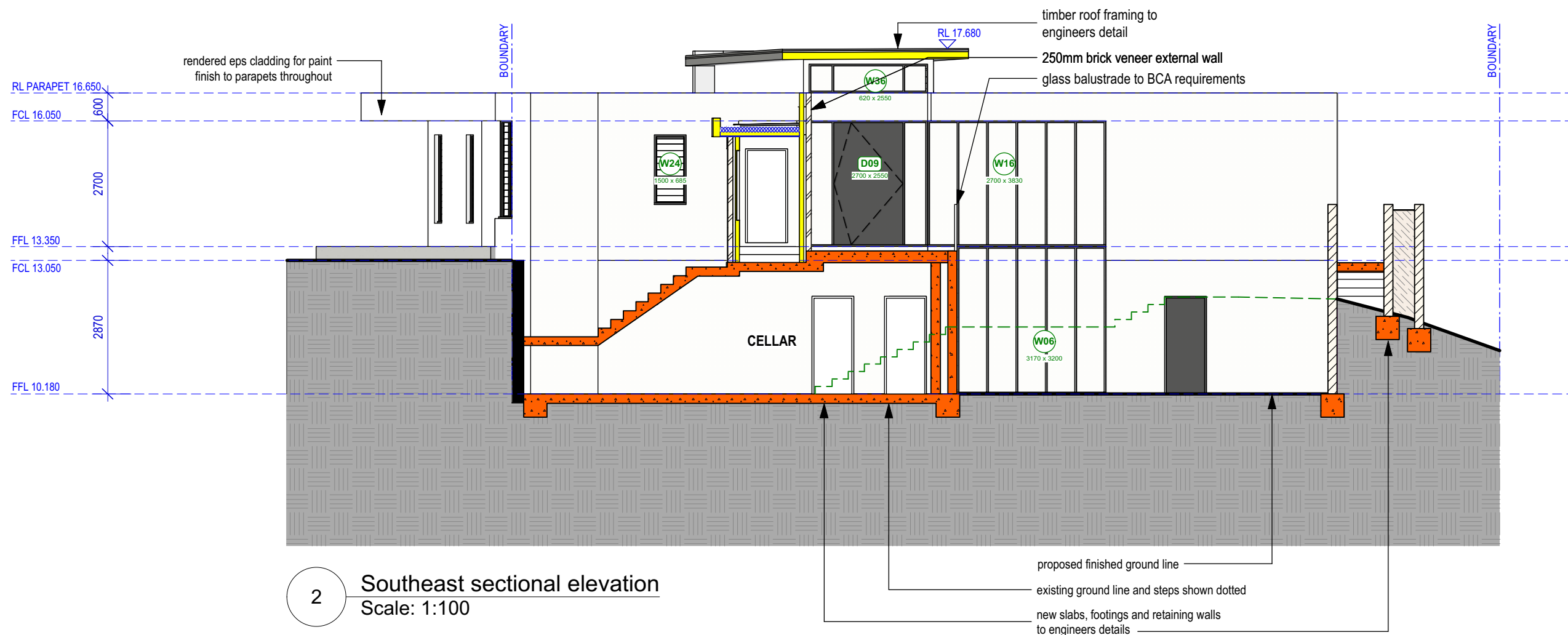
- Refer stormwater plan by Civil Engineer for OSR/OSD details
- All pipes to be 100mm -diam. sewer grade uPVC
- All pipes to be laid at 1% minimum grade unless noted otherwise.
- All works to be in accordance with local Council standards and specification.
- All levels shown to AH.

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	SEC 4.55 - revisions as noted red		PROJECT: 3 Panima PI, NEWPORT Being LOT 6 in D.P. 563641	PROJECT NO: BER 0218	ISSUE TYPE: SEC 4.55	CHKD:	SCALE @ A3: 1:100
						ISSUE DATE: 1/8/18	REVISION:



1

Southeast elevation
Scale: 1:100



2

Southeast sectional elevation
Scale: 1:100



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REVISION: DATE: REVISION NOTE:

SEC 4.55 - revisions as noted red

CLIENT:

Mr & Mrs Berriman

PROJECT:

3 Panima PI, NEWPORT
Being LOT 6 in D.P. 563641

DRAWING:

Southeast Elevations

PROJECT NO:

BER 0218

ISSUE TYPE:

SEC 4.55

DRAWN:

MZ

CHKD:

ISSUE DATE:

1/8/18

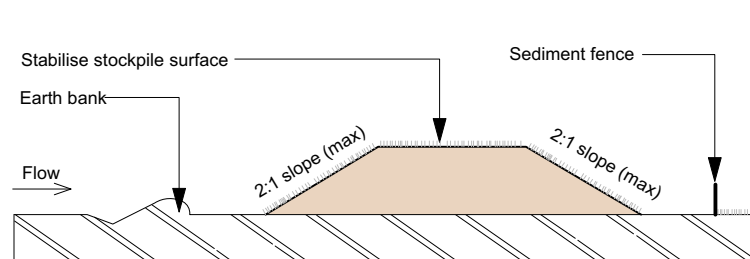
SHEET NO:

A06

SCALE @ A3:

1:100

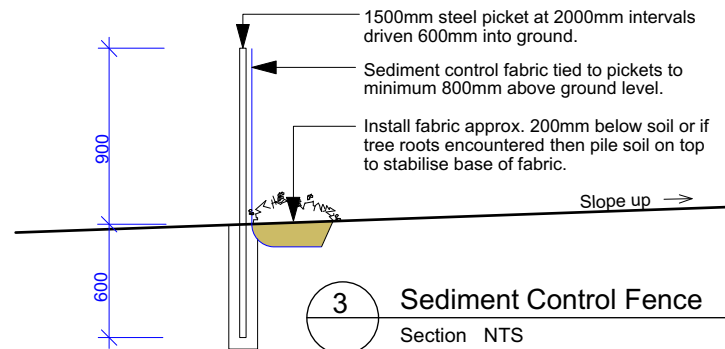
REVISION:



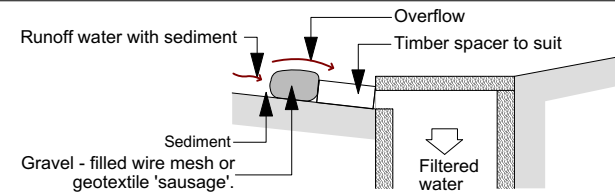
2 Soil Stockpile detail
Section NTS

GENERAL NOTES:

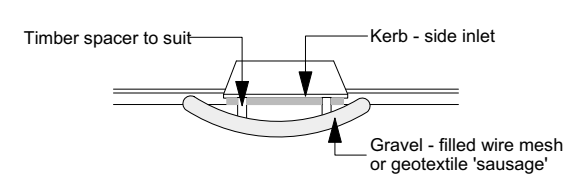
- Install temporary sediment control fence as shown.
- Provide temporary haybales where sediment control fence requires dismantling for site access.
- Install mesh and drainage inlet protection on stormwater inlets down slope of site



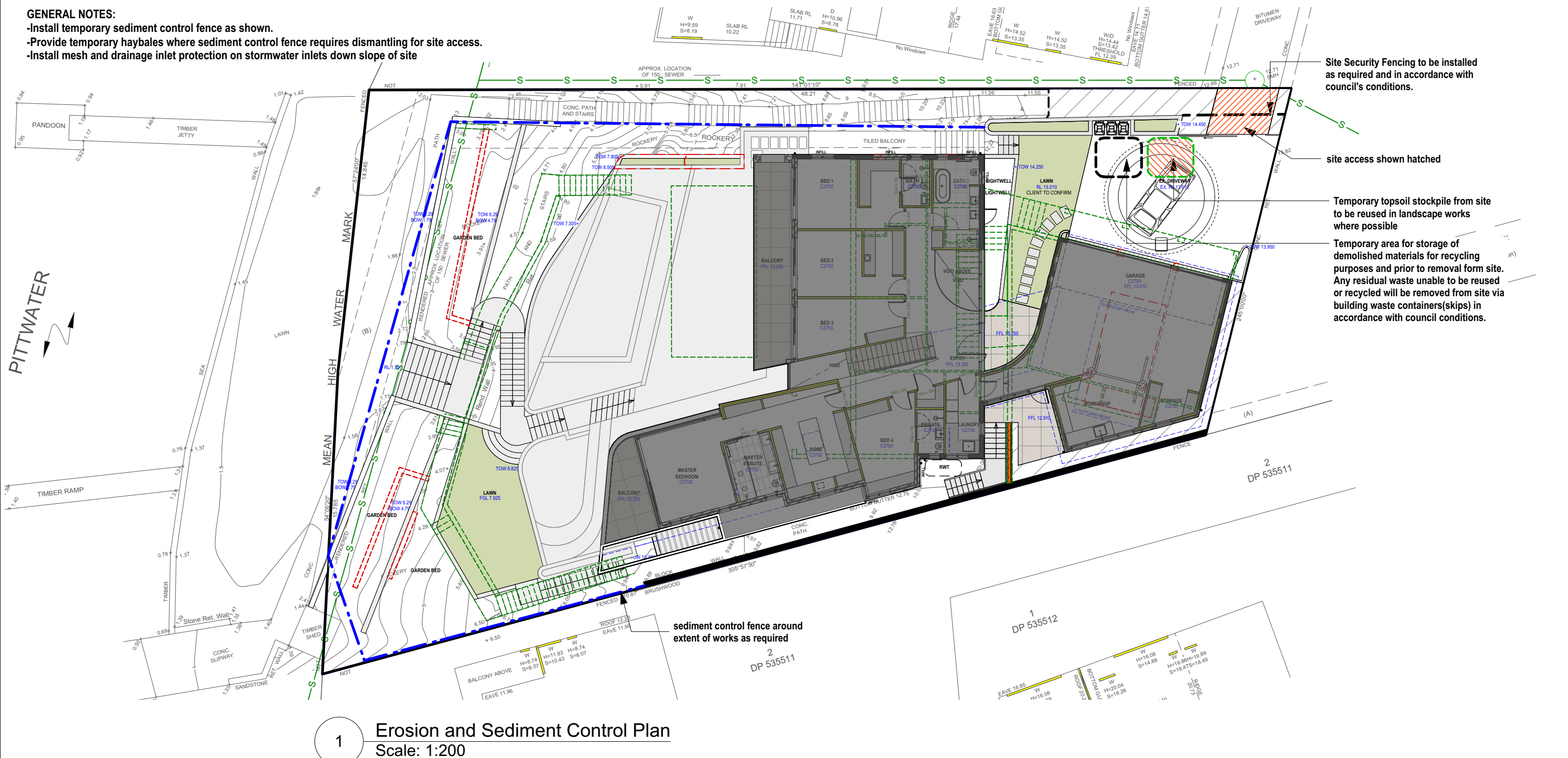
3 Sediment Control Fence
Section NTS



4 Mesh & gravel inlet filter
Section NTS



5 Mesh & gravel inlet filter
Plan NTS



1 Erosion and Sediment Control Plan
Scale: 1:200



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REVISION: DATE: REVISION NOTE:

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CLIENT:
Mr & Mrs Berriman

PROJECT:
3 Panima PI, NEWPORT
Being LOT 6 in D.P. 563641

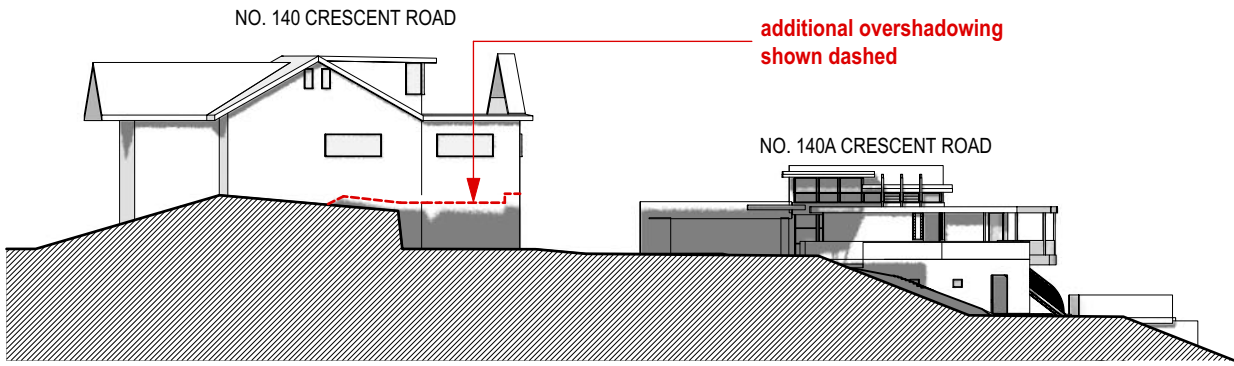
DRAWING:
Erosion and Sediment Control Plan

PROJECT NO: BER 0218
ISSUE TYPE: SEC 4.55

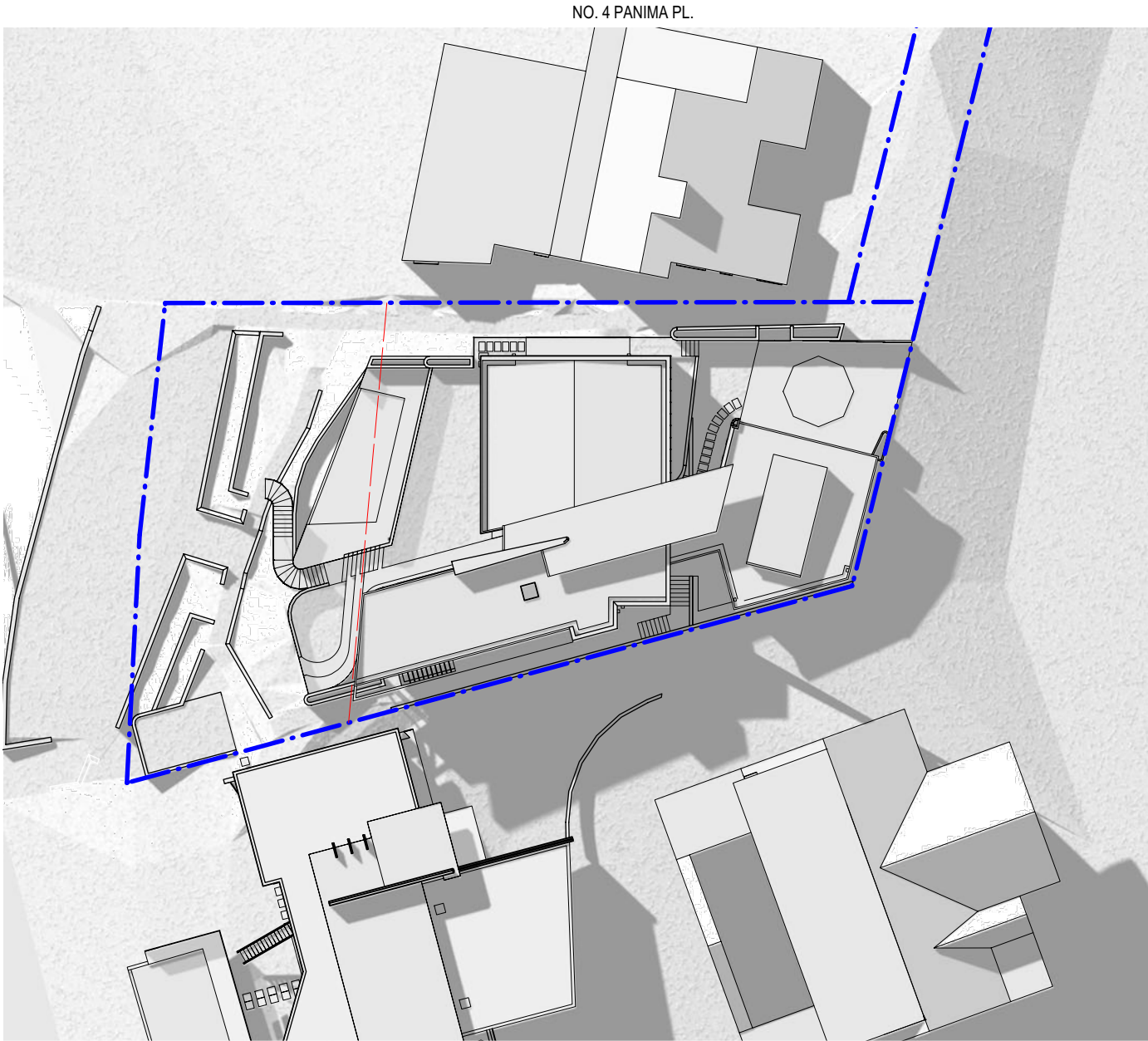
DRAWN: MZ
SHEET NO: A10
CHKD: SCALE @ A3: 1:200
ISSUE DATE: 1/8/18
REVISION:



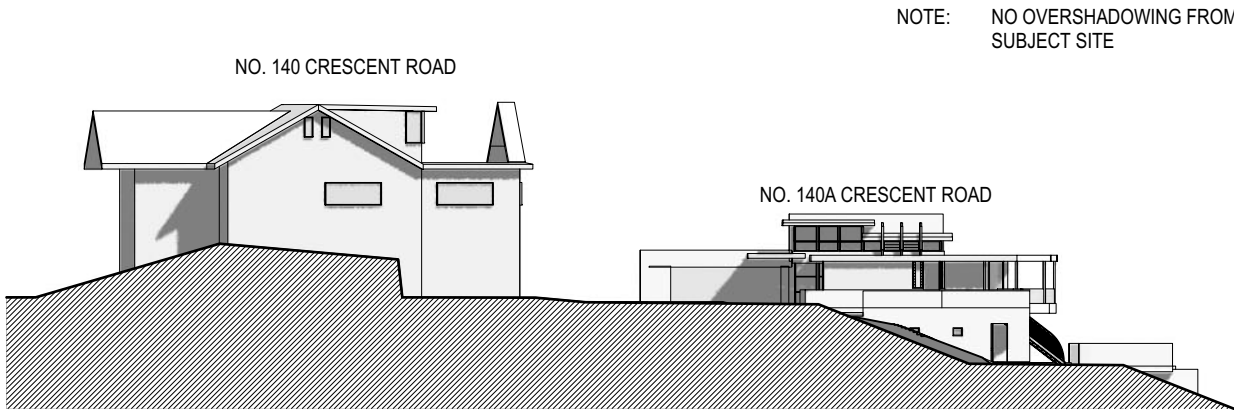
1 Site Shadows - June 21st at 9am



2 Elevational shadow diagram - June 21st at 9am



1 Site Shadows - June 21st at 12pm

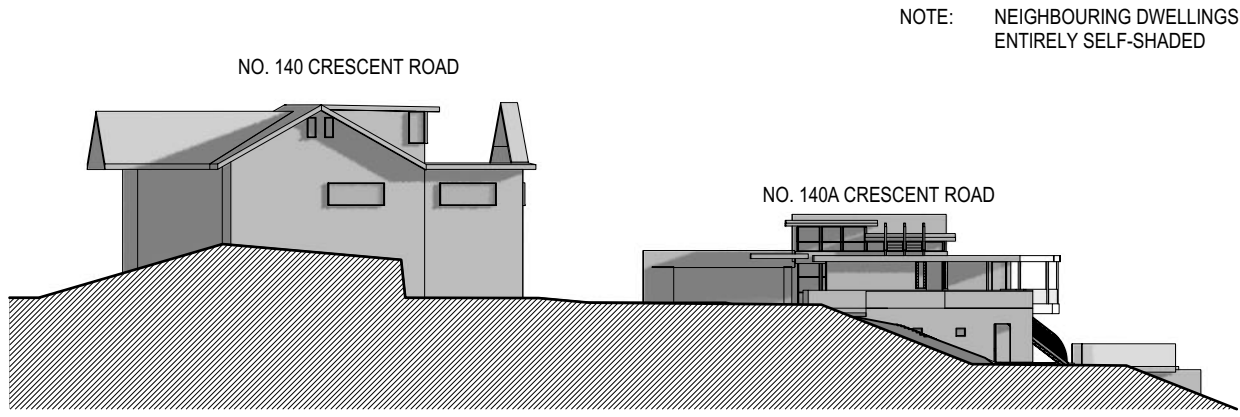


2 Elevational shadow diagram - June 21st at 12pm

Note: no additional overshadowing generated by proposed modifications



1 Site Shadows - June 21st at 3pm



2 Elevational shadow diagram - June 21st at 3pm

Note: no additional overshadowing generated by proposed modifications

WINDOWS SCHEDULE							
ID	Type	Opening Height	Opening Width	Unit Area	Glazing Type	Head (nom.)	Comments
W01	Louvre/fixed	2870 mm	1795 mm	5.152 m2	Clear	2870	
W02	Louvre	2570 mm	945 mm	2.429 m2	Clear	2570	
W03	Fixed	2570 mm	1230 mm	3.161 m2	Clear	2570	
W04	Louvre/fixed	1500 mm	2140 mm	3.21 m2	Clear	2570	
W05	Louvre	700 mm	1500 mm	1.05 m2	Transluscent	2570	
W06	Fixed	3170 mm	3200 mm	10.144 m2	Clear	3170	
W07	Louvre	700 mm	600 mm	0.42 m2	Clear	1600	
W08	Fixed	700 mm	2000 mm	1.4 m2	Clear	1600	
W09	Fixed	700 mm	2000 mm	1.4 m2	Clear	1600	
W10	Louvre/fixed	2700 mm	4505 mm	12.164 m2	Clear	2700	
W11	Fixed	3000 mm	1360 mm	4.08 m2	Clear	2700	
W12	Louvre/fixed	1500 mm	1220 mm	1.83 m2	Clear	2400	
W14	Louvre	1500 mm	600 mm	0.9 m2	Transluscent	2400	
W15	Louvre	1500 mm	600 mm	0.9 m2	Transluscent	2400	
W16	Fixed	2700 mm	3830 mm	10.341 m2	Clear	2700	
W18	Louvre	1500 mm	370 mm	0.555 m2	Transluscent	2100	
W19	Louvre	1500 mm	370 mm	0.555 m2	Transluscent	2100	
W20	Louvre	1500 mm	370 mm	0.555 m2	Transluscent	2100	
W21	Louvre	700 mm	900 mm	0.63 m2	Clear	1800	
W22	Louvre	700 mm	3400 mm	2.38 m2	Clear	1800	
W23	Louvre	1500 mm	2290 mm	3.435 m2	Clear	2060	
W24	Louvre	1500 mm	685 mm	1.028 m2	Clear	2400	
W25	Louvre/fixed	1200 mm	1220 mm	1.464 m2	Transluscent	2400	
W26	Louvre	1200 mm	600 mm	0.72 m2	Transluscent	2400	
W27	Louvre	2100 mm	1220 mm	2.562 m2	Clear	2700	
W28	Louvre	2100 mm	600 mm	1.26 m2	Clear	2700	
W29	Fixed	2100 mm	900 mm	1.89 m2	Transluscent	2700	
W30	Louvre	1900 mm	600 mm	1.14 m2	Transluscent	2400	
W31	Louvre	1900 mm	600 mm	1.14 m2	Transluscent	2400	
W32	Louvre	1900 mm	600 mm	1.14 m2	Transluscent	2400	
W33	Fixed	1200 mm	1430 mm	1.716 m2	Clear	600	
W34	LV/LV/FX/FX/LV/LV	560 mm	6095 mm	3.413 m2	Clear	560	Sloping head
W35	LV/LV/FX/FX	630 mm	3915 mm	2.466 m2	Clear	630	Sloping head
W36	Fixed	620 mm	2550 mm	1.581 m2	Clear	620	
W37	Louvre	900 mm	3500 mm	3.15 m2	Clear	410	

DOORS SCHEDULE								
ID	Type	Opening Height	Opening Width	Unit Area	Glazing Type	Head (nom.)	No. Doors	Comments
D01	Sliding	2870 mm	5155 mm	14.795 m2	Clear	2870	3	2 sliding/1 fixed - to be keyed alike D12
D02	Sliding	2870 mm	4910.073 mm	14.092 m2	Clear	2870	3	2 sliding/1 fixed
D03	Sliding	2570 mm	5650 mm	14.521 m2	Clear	2570	3	3 sliding (cavity)
D04	Sliding	2570 mm	2759.997 mm	7.093 m2	Clear	2570	3	2 sliding/1 fixed
D05	Sliding	2700 mm	4600 mm	12.42 m2	Clear	2700	3	2 sliding/1 fixed
D06	Sliding	2700 mm	2720 mm	7.344 m2	Clear	2700	2	1 sliding/1 fixed
D07	Sliding	2700 mm	2720 mm	7.344 m2	Clear	2700	2	1 sliding/1 fixed
D08	Sliding	2700 mm	2720 mm	7.344 m2	Clear	2700	2	1 sliding/1 fixed
D09	Pivot/fixed	2700 mm	2550 mm	6.885 m2	Clear	2700	1	1500mm solid entry door with fixed sidelights
D10	Garage	2400 mm	5600 mm	13.44 m2	Clear	2060	1	Garage door as selected
D11	Garage	2400 mm	2500 mm	6 m2	Clear	2060	1	Garage door as selected
D12	Side entry	2400 mm	900 mm	2.16 m2	-	2060	1	Solid entry door - to be keyed alike D01

- NOTES:
1. All external glazing units to have powder coated aluminium frames as selected. Owner to give final approval to external glazing units before ordering.

2. Generally Viridian 'ComfortPlus Clear' glazing throughout, 'EnergyTech Clear' 6mm toughened to louvre windows, (translucent to bathrooms / WC's). All glazing to comply with Part 3.6 of the current BCA.

3. Dimensions given are nominal and to suit scheduled opening sizes - Contractor to check all dimensions on site before ordering glazing units. Contact Cadence & Co Design if dimensions conflict.

4. Refer to Elevations for fixed/openable sashes.

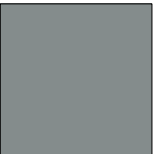
5. Provide approved matching insect screens to opening window and door sashes.

6. Internal door sixes generally as noted on plan, to be painted flush solid core doors unless noted otherwise.

7. Provide Brio (or similar) retractable screens to all glazed external sliding doors

8. Code SDH = Sashless Double Hung

EXTERNAL FINISHES SCHEDULE



EP1, PAINTED RENDER FINISH

COLORBOND 'WINDSPRAY' OR SIMILAR, AS PER DA CONDITION C11



EP2, PAINTED RENDER FINISH

COLORBOND 'WOODLAND' GREY OR SIMILAR, AS PER DA CONDITION C11



EP3, PAINTED RENDER FINISH

COLORBOND 'MONUMENT' OR SIMILAR, AS PER DA CONDITION C11



MR1, METAL ROOF SHEETING

COLORBOND 'WOODLAND GREY' OR SIMILAR, AS PER DA CONDITION C11

NOTE:
All colour selections shall be sampled and swatch tested on subject surface prior to final application.

Colours represented on this schedule do NOT necessarily reflect true colours.

External finishes schedule amended in accordance with DA Condition C11

BASIX®Certificate

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

Single Dwelling

Certificate number: 862197S_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 862197S lodged with the consent authority or certifier on 20 October 2017 with application N0468/17.

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: Friday, 17 August 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Development @ 3 Panima Place Newpo_02	
Street address	3 Panima Place Newport 2106	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 563641	
Lot no.	6	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Certificate Prepared by	
Name / Company Name:	Outsource Ideas P/L
ABN (if applicable):	12 130 092 661

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 60 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 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 5 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 3000 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 180 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: 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.)		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 44 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	

Description of project

Project address		Assessor details and thermal loads	
Project name	Development @ 3 Panima Place Newpo_02	Assessor number	BDAV/13/1521
Street address	3 Panima Place Newport 2106	Certificate number	15211128
Local Government Area	Northern Beaches Council	Climate zone	56
Plan type and plan number	Deposited Plan 563641	Area adjusted cooling load (MJ/m².year)	26
Lot no.	6	Area adjusted heating load (MJ/m².year)	40
Section no.	-	Project score	
Project type		Water	✓ 40 Target 40
Project type	separate dwelling house	Thermal Comfort	✓ Pass Target Pass
No. of bedrooms	5	Energy	✓ 51 Target 50
Site details			
Site area (m²)	1132		
Roof area (m²)	336		
Conditioned floor area (m2)	360.0		
Unconditioned floor area (m2)	21.5		
Total area of garden and lawn (m2)	110		

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must be outdoors.	✓	✓	



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REVISION: DATE: REVISION NOTE:

SEC 4.55 - revisions as noted red

CLIENT:

Mr & Mrs Berriman

PROJECT:

3 Panima PI, NEWPORT
Being LOT 6 in D.P. 563641

DRAWING:

BASIX requirements - sheet 1

PROJECT NO:

BER 0218

ISSUE TYPE:

SEC 4.55

DRAWN:

MZ

CHKD:

SCALE @ A3:

1:100

ISSUE DATE:

1/8/18

SHEET NO:

A15

REVISION:

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 4 of the living / dining rooms;		✓	✓
• the kitchen;		✓	✓
• all bathrooms/toilets;		✓	✓
• the laundry;		✓	✓
• all hallways;		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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: gas instantaneous with a performance of 6 stars.	✓	✓	✓
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: EER 2.5 - 3.0		✓	✓
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: EER 2.5 - 3.0		✓	✓
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: EER 2.5 - 3.0		✓	✓
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: EER 2.5 - 3.0		✓	✓
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: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: 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 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: • at least 5 of the bedrooms / study;		✓	✓

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.



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REVISION: DATE: REVISION NOTE:

SEC 4.55 - revisions as noted red

CLIENT:

Mr & Mrs Berriman

PROJECT:

3 Panima PI, NEWPORT
Being LOT 6 in D.P. 563641

DRAWING:

BASIX requirements - sheet 2

PROJECT NO:

BER 0218

ISSUE TYPE:

SEC 4.55

DRAWN:

MZ

CHKD:

SCALE @ A3:
1:100

ISSUE DATE:

1/8/18

SHEET NO:

A16

REVISION:

