

4 BELLARA AVENUE

NORTH NARRABEEN



DRAWING LIST

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COVER PAGE

4 BELLARA AVE, NORTH NARRABEEN PROPOSED SINGLE DWELLING

NORTHERN BEACHES COUNCIL
CLIENT: SYDNEY WATER

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 Nominated Architect : Jiri Kure Reg. No. 7616

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SITE ANALYSIS



PHOTOS OF SURROUNDING AREA



1. No. 5 Tatiara Crescent , adjacent neighbour
Single dwelling



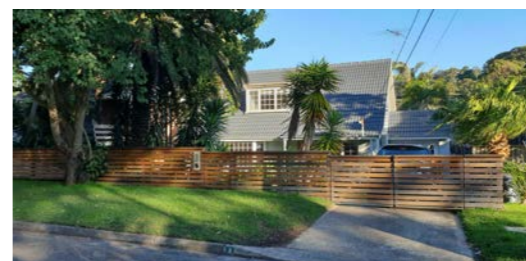
3. No. 6 Bellara Avenue , adjacent neighbour
two storey dwelling



4. No. 8 Bellara Avenue, two storey dwelling



2. No. 4 Bellara Avenue, SUBJECT SITE



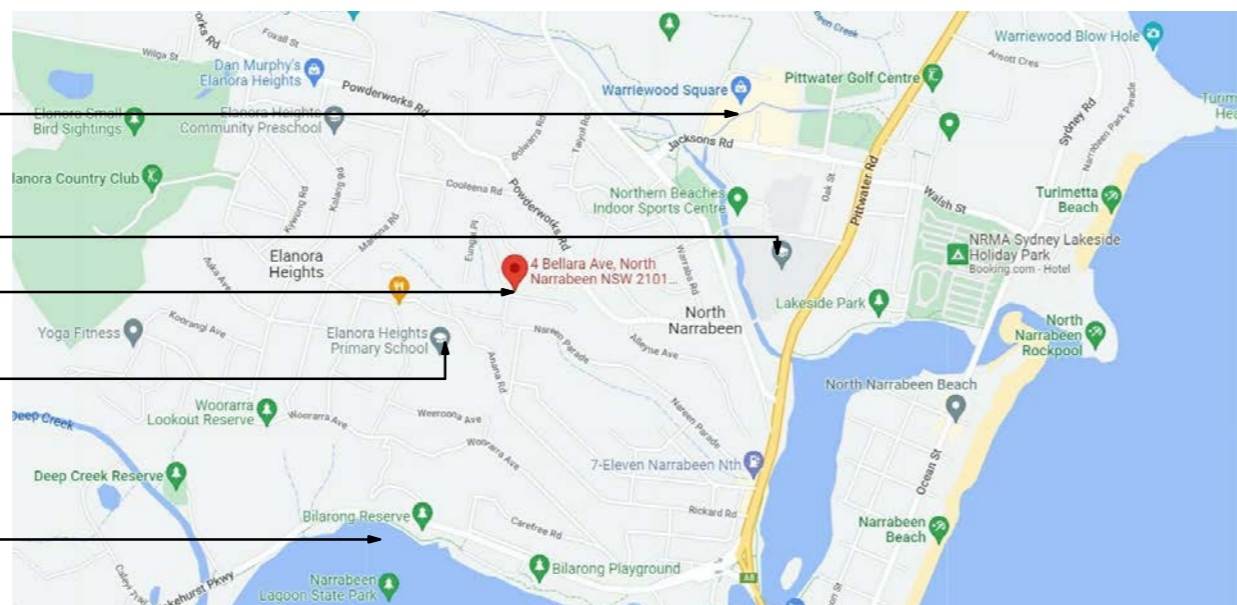
5. No. 5 Bellara Avenue, oposite
single storey dwelling



6. Play ground, intersection of Bellara Avenue & Tatiara
Crescent

LOCALITY

- SHOPPING CENTRE
3.3 KM
- HIGH SCHOOL
3.5 KM
- SUBJECT SITE
- PRIMARY SCHOOL
1.3 KM
- BILARONG RESERVE
2.5 KM



SITE ANALYSIS

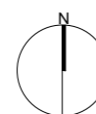
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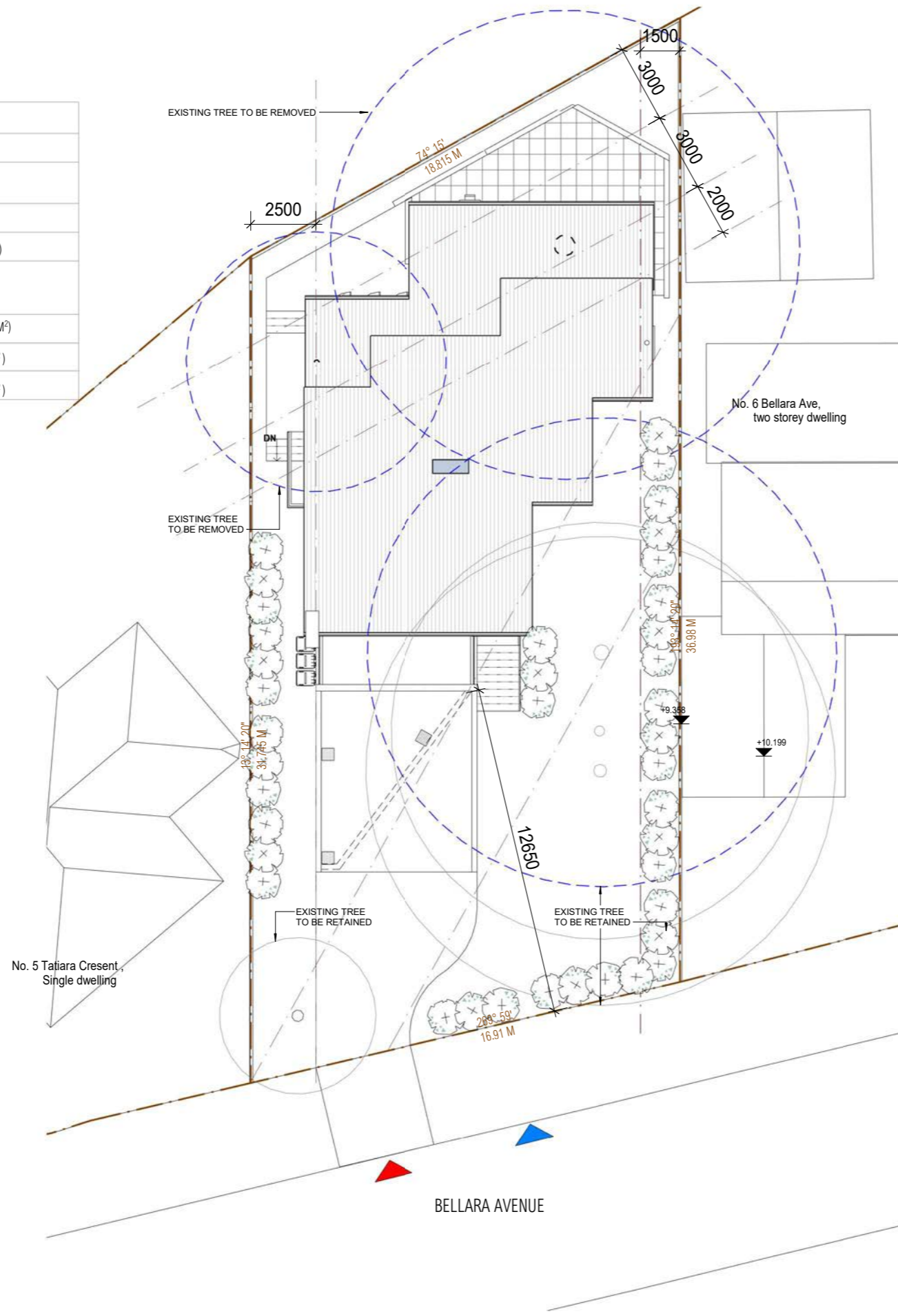
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PROJECT ADDRESS:
4 BELLARA AVENUE, NORTH NARRABEN

PLANNING CONTROL	PERMISSIBLE	PROVIDED
SITE AREA	565.6 M ²	
ZONNING	R2 - LOW DENSITY	
HEIGHT LIMIT	8.5 M	
FSR	MAX 0.5:1 (282.8 M ²)	0.32:1 (181M ²)
SET BACK	FRONT M SIDE M	FRONT 12.65 M SIDE 1.5 M
SITE COVERAGE	MAX % (M ²)	27.1 % (153.5 M ²)
DEEP SOFT SOIL	MIN % (M ²)	47.5 % (269 M ²)
LANDSCAPE	MIN 50 % (M ²)	56.9 % (322 M ²)

FLOOR AREA

GROUND FLOOR	103 M ²
FIRST FLOOR	78 M ²
TOTAL AREA	181 M ²
FSR	0.32:1 (MAX 0.5:1)



BELLARA AVENUE STREETSCAPE

1 : 100 @ A1
1 : 200 @ A3

BASIX COMMITMENTS

TO BE READ IN CONJUNCTION WITH
BASIX CERTIFICATE NO: 1340833S

The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling, as private landscaping for that dwelling.

FIXTURE

- Shower Heads 4 star
- Kitchen taps 4 star
- Bathroom taps 4 star
- All toilets to be 4 star
- Electric cooktop and electric oven

ALTERNATIVE WATER SOURCE

2500 LT Rain water tank

ENERGY

- Hot water system Gas instantaneous 5 stars
- Kitchens and laundries to have individual fans, ducted to facade or roof
- Cooling & heating 1- phase A/C - 2.5 star refer to Basix Certificate

THERMAL COMFORT

NOTE:

FOR LANDSCAPE DESIGN
SEE DWG NO. 005 - 006 FROM
HILLIE MARYLAND LANDSCAPE STUDIO

LEGEND

- Pedestrian Entry
- Vehicle Entry
- Trees To Be Removed
- Trees To Be Retained
- New Planted Trees
- Structural Root Zone
- Building To Be Demolished

SITE PLAN

4 BELLARA AVE, NORTH NARRABEN PROPOSED SINGLE DWELLING

NORTHERN BEACHES COUNCIL
CLIENT: SYDNEY WATER

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1: 200 @ A3
0 1 2 5



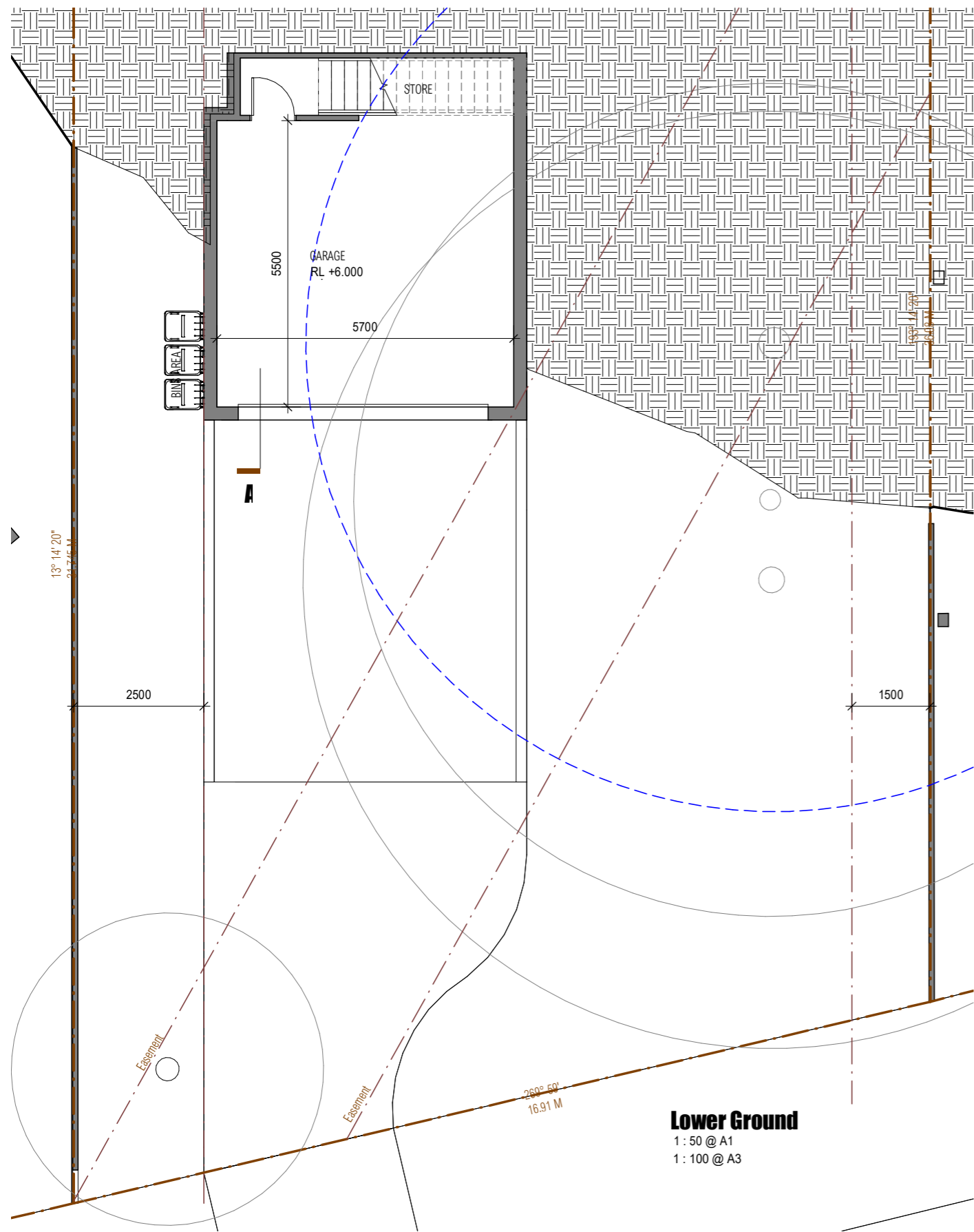
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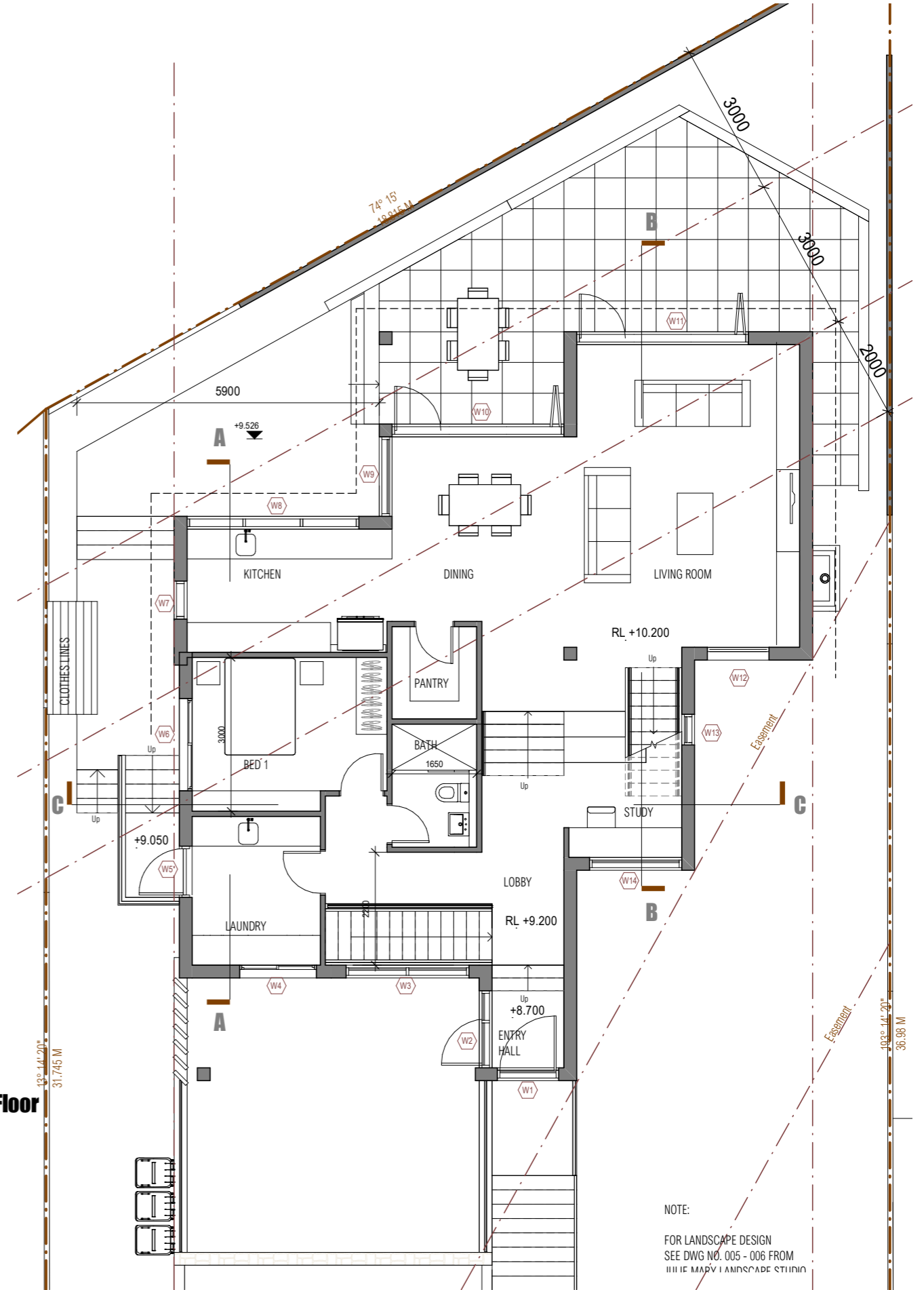
2216 DA02

ISSUE

A



Lower Ground
 1: 50 @ A1
 1: 100 @ A3



Ground Floor
 1: 50 @ A1
 1: 100 @ A3

NOTE:
 FOR LANDSCAPE DESIGN
 SEE DWG NO. 005 - 006 FROM
 III IF MAPV I LANDSCAPE STUDIO

FLOOR PLANS

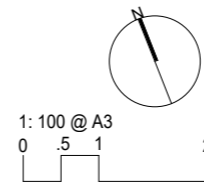
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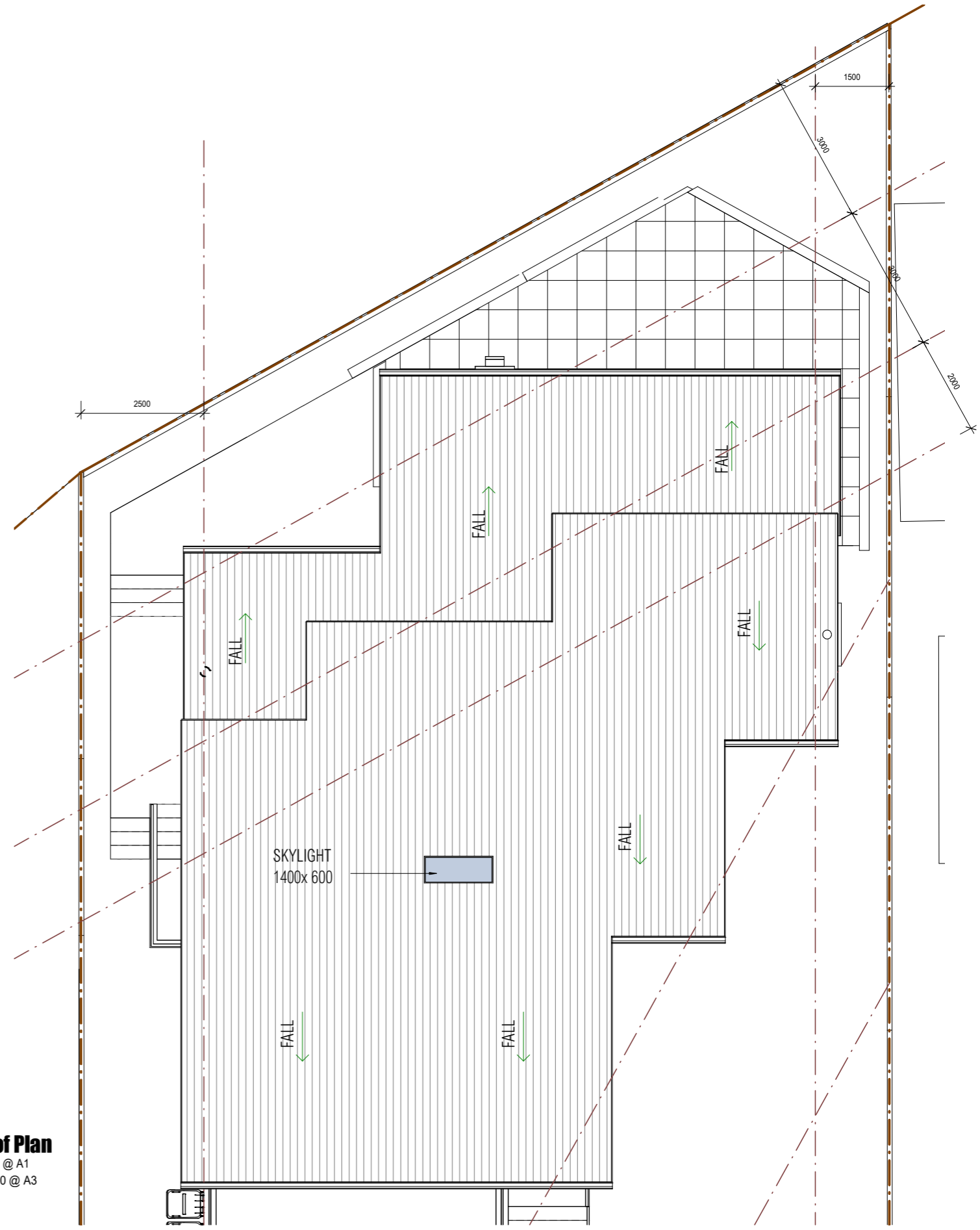
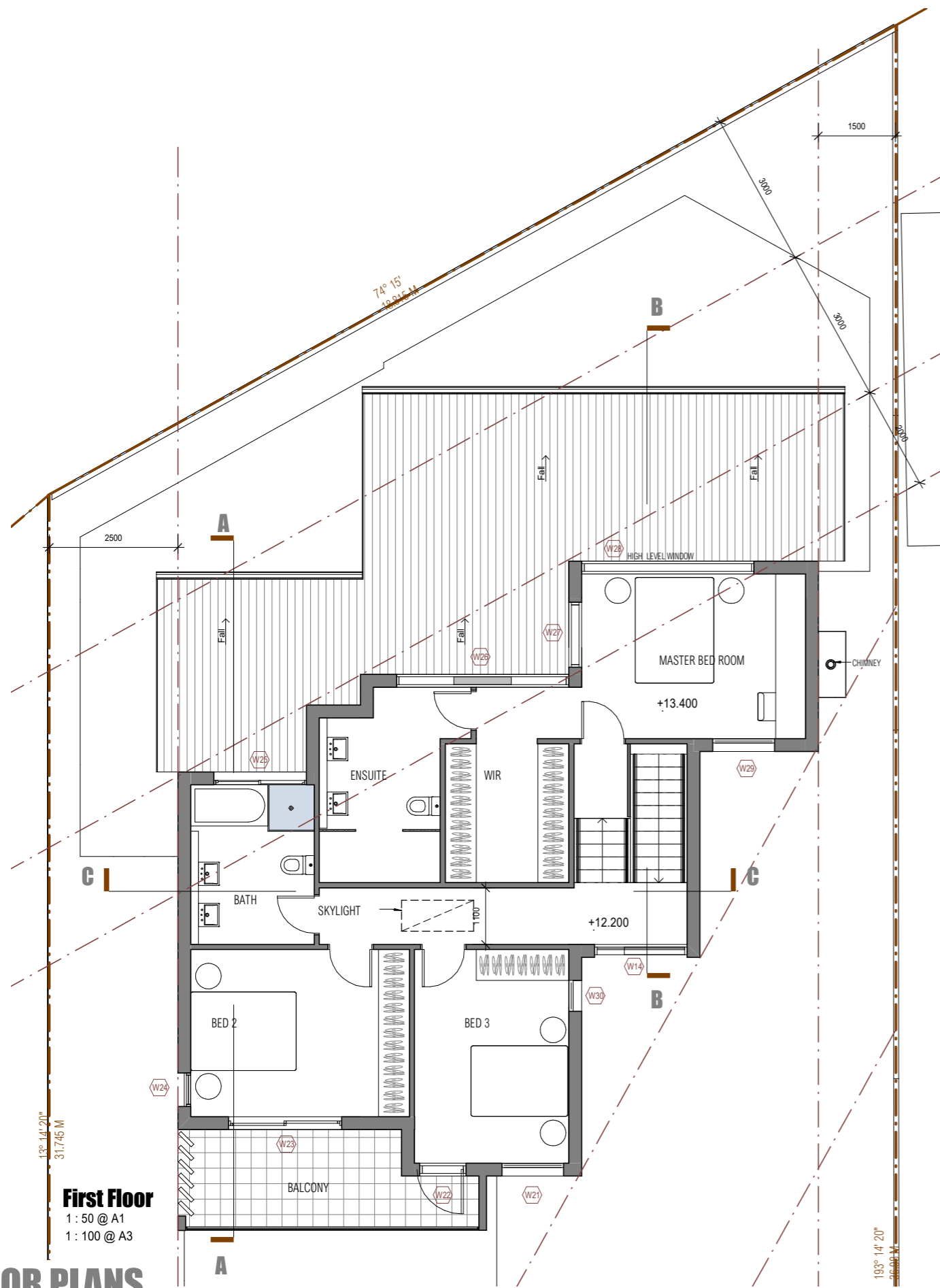


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First Floor
1: 50 @ A1
1: 100 @ A3

Roof Plan
1: 50 @ A1
1: 100 @ A3

FLOOR PLANS

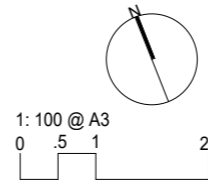
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SOUTH ELEVATION

1 : 50 @ A1
1 : 100 @ A3



NORTH ELEVATION

1 : 50 @ A1
1 : 100 @ A3

ELEVATIONS

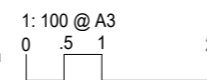
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EAST ELEVATION

1 : 50 @ A1
1 : 100 @ A3

ELEVATION

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1: 100 @ A3
0 .5 1 2.

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WEST ELEVATION

1 : 50 @ A1
1 : 100 @ A3

ELEVATION

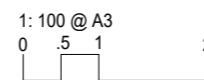
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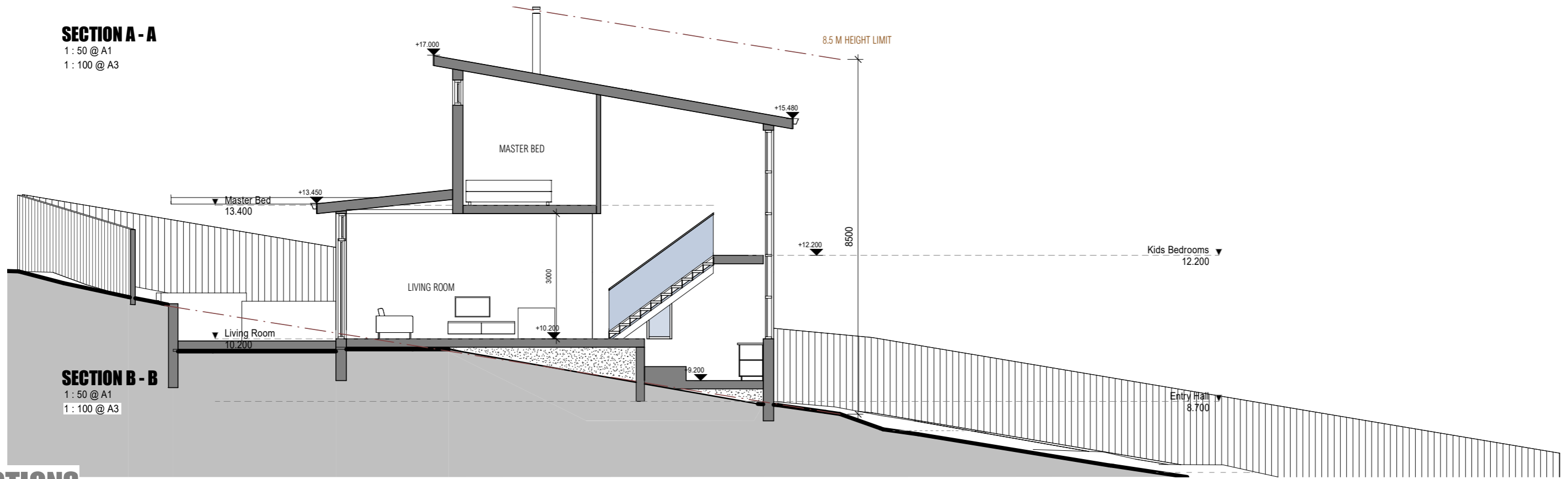
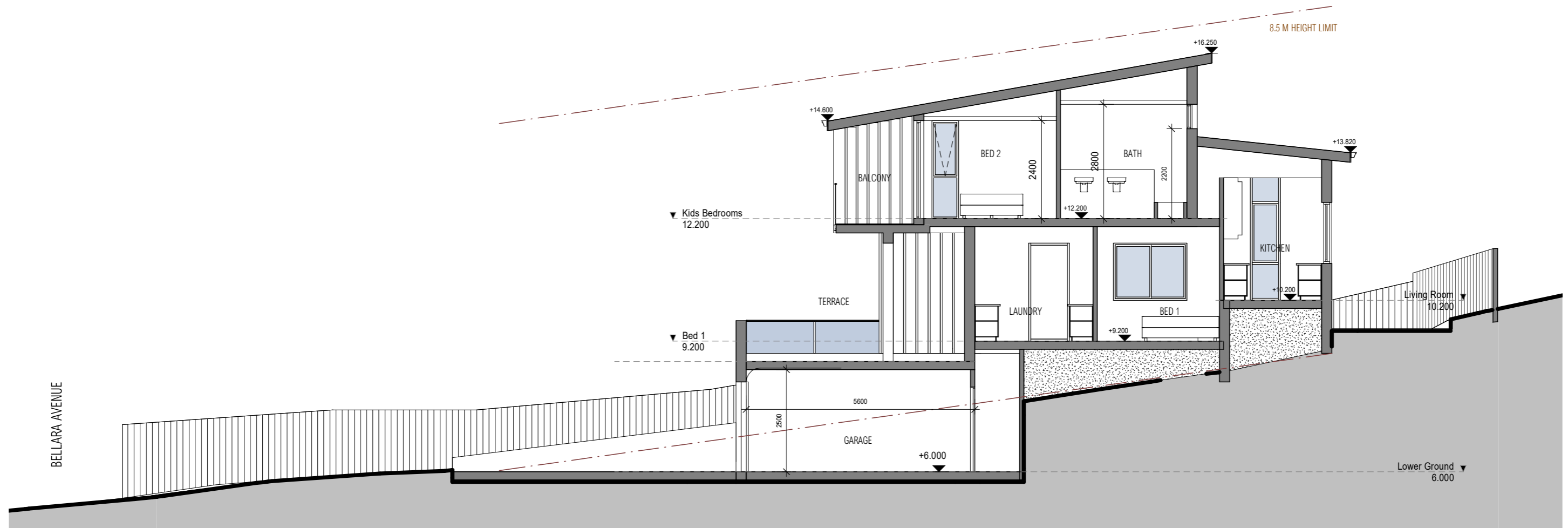


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SECTIONS

**4 BELLARA AVE, NORTH NARRABEEN
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1: 100 @ A3
 0 .5 1 2.

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SECTION C - C
 1: 50 @ A1
 1: 100 @ A3



SECTION

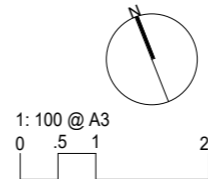
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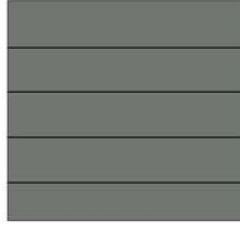






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MATERIAL SCHEDULE



1		METAL ROOF - COLORBOND SHALE GREY
2		WHEATERTEX SELFLOCK ECO GROOVE SMOOTH 300MM COLOR DULUX KLUTE SN 4G5
3		RENDER AND PAINTED COLOR DULUX WHITE DUNE QUATER
4		SAND STONE MASONRY OR CLADDING
5		FACIA AND GUTTER WINDOW FRAME COLORBOND IRON STONE
6		TIMBER BATTEN PRIVACY SCREEN

MATERIAL SCHEDULE

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3D VIEWS

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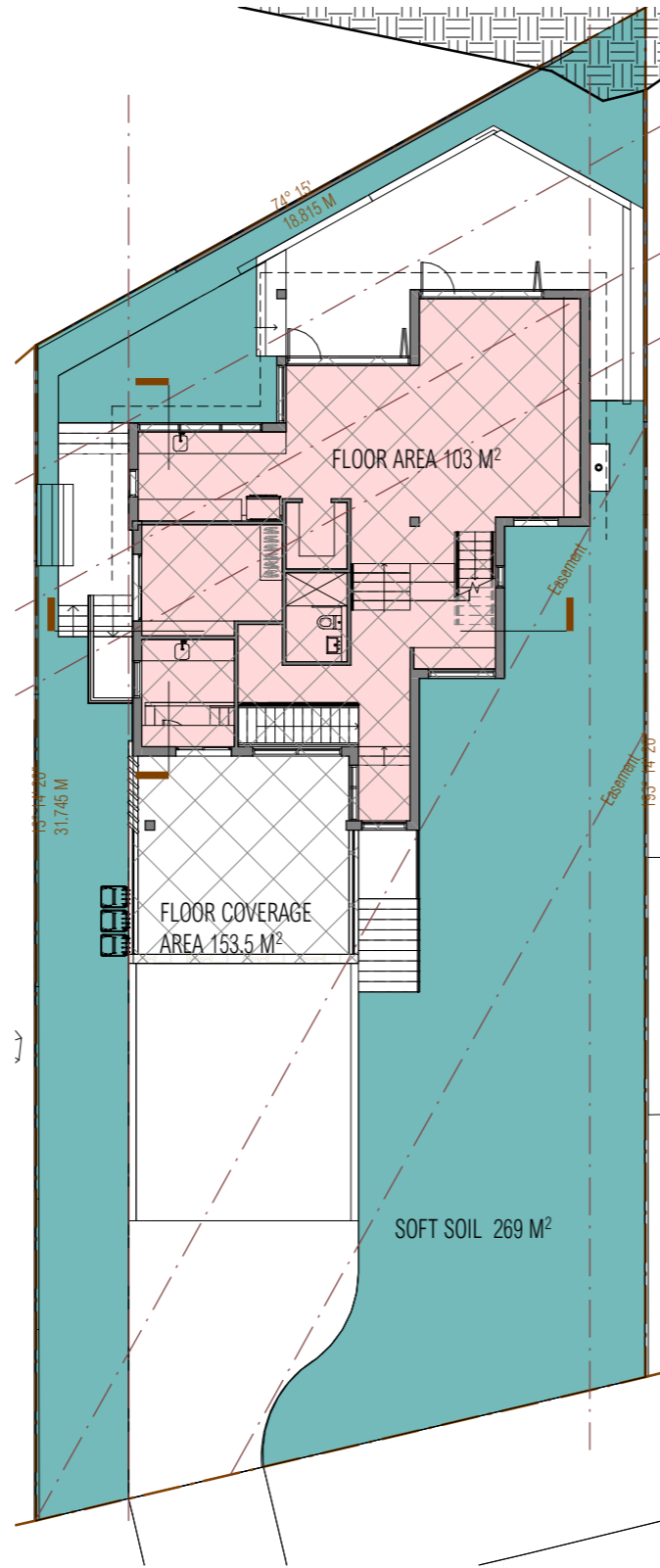
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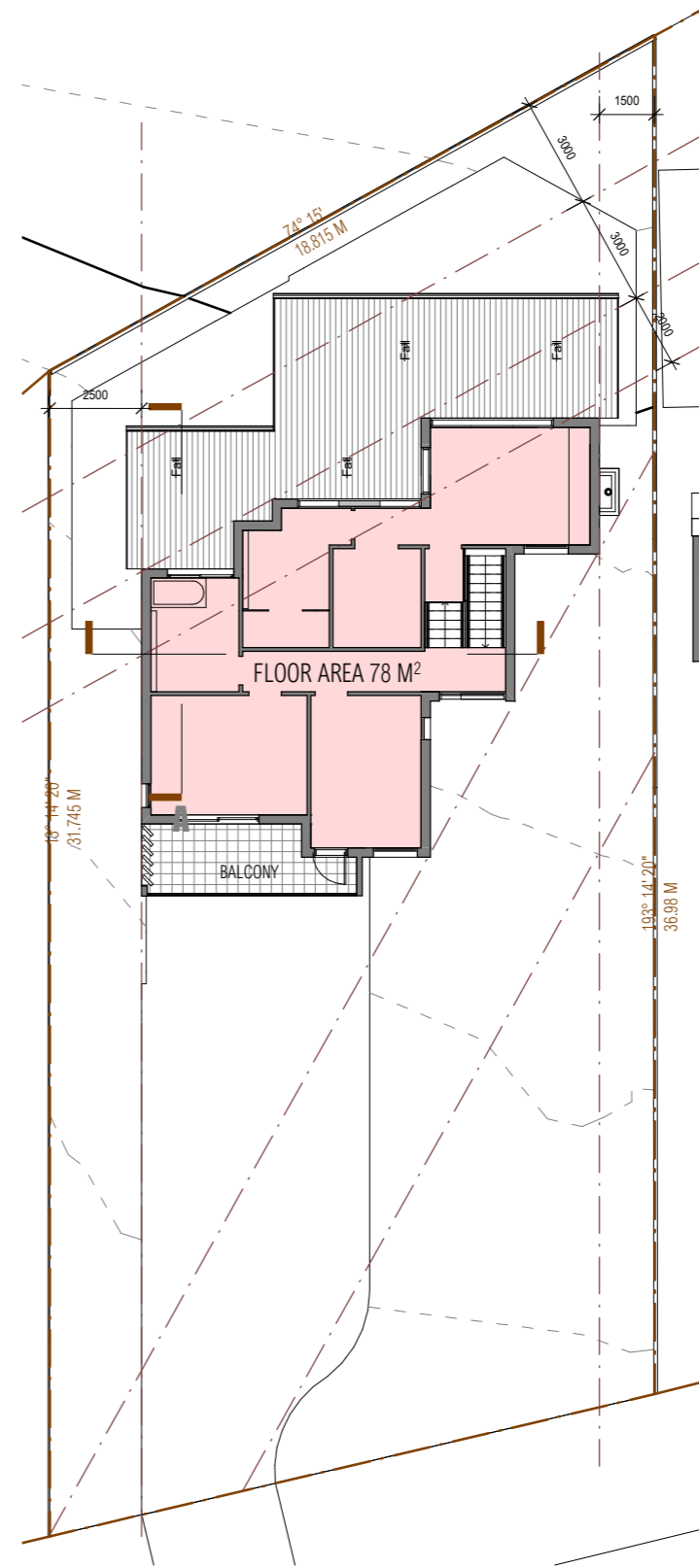
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FLOOR AREA
GROUND FLOOR 103 M²
FIRST FLOOR 78 M²
TOTAL AREA 181 M²
FSR 0.32:1 (MAX 0.5:1)



Area Calculation_Ground Floor
1: 100 @ A1
1: 200 @ A3



Area Calculation_First Floor
1: 100 @ A1
1: 200 @ A3

AREA CALCULATION

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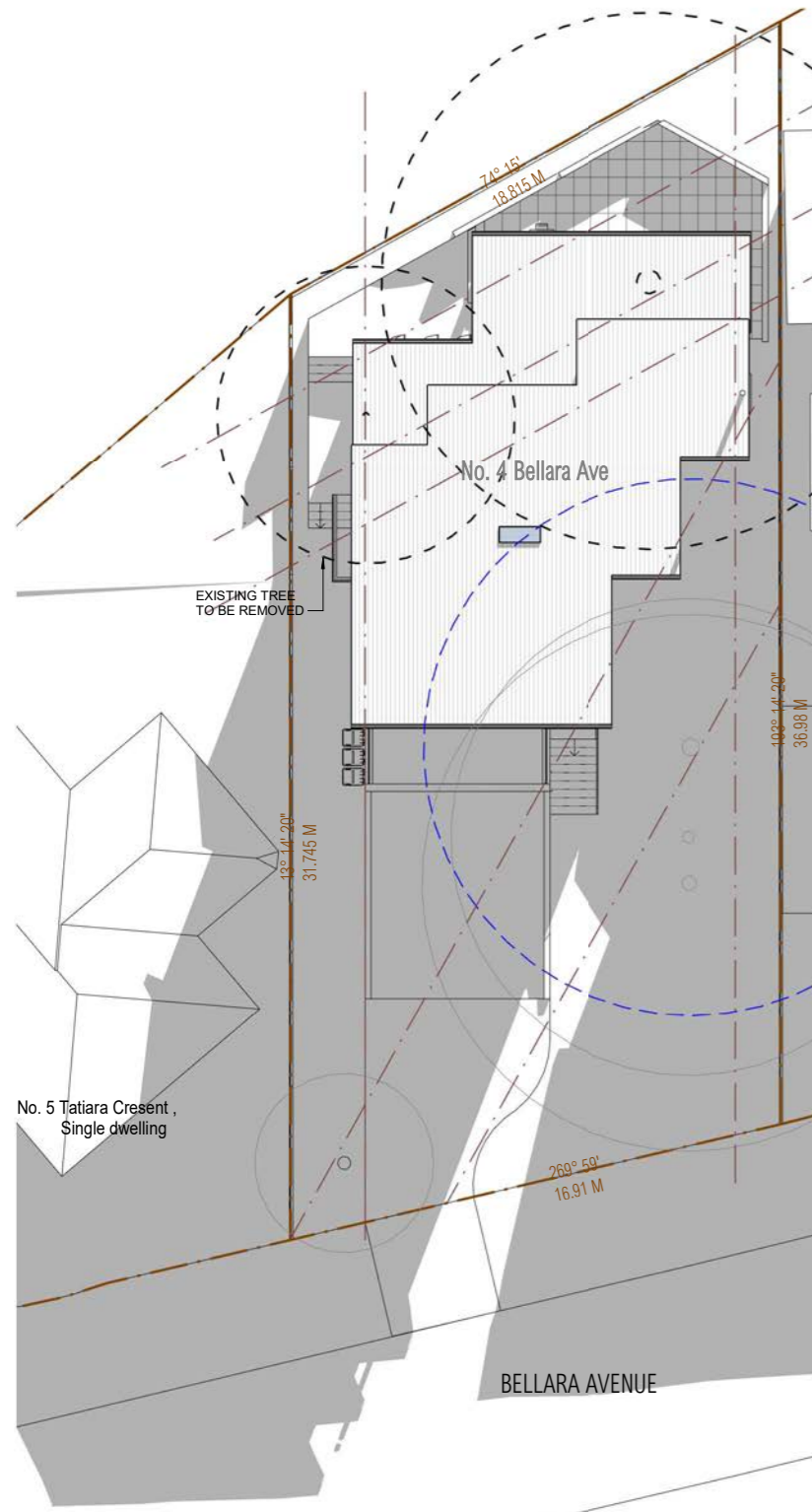
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0 1 2 5

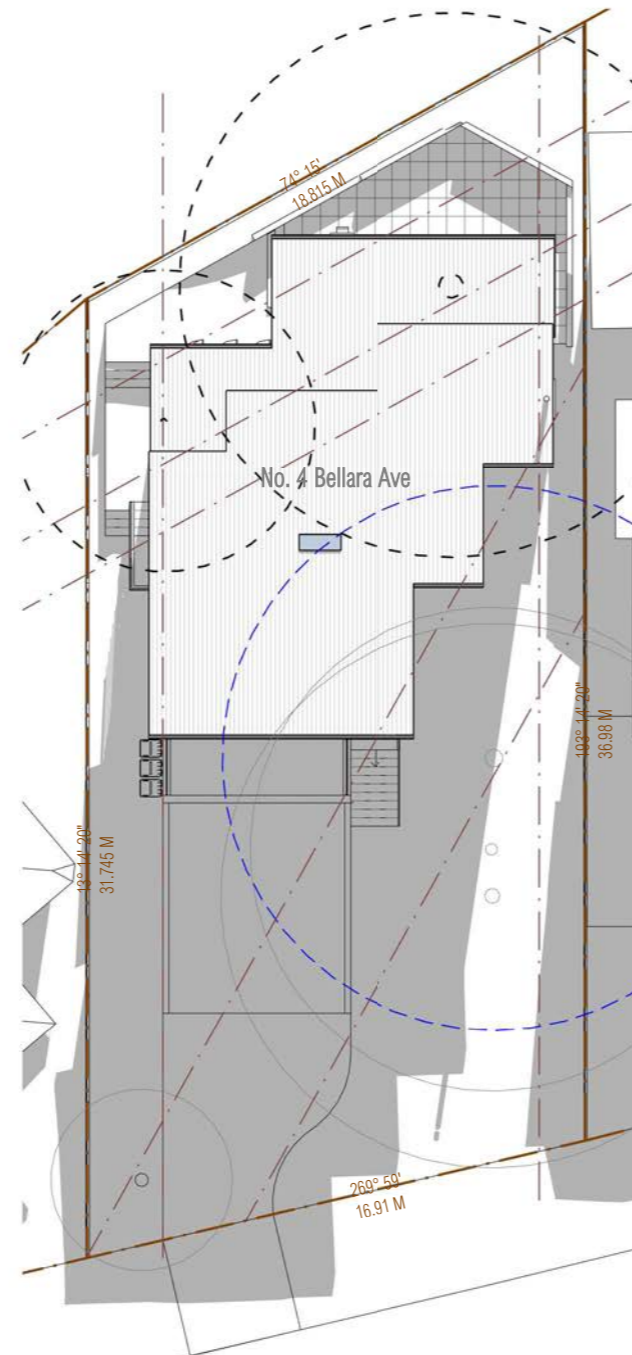


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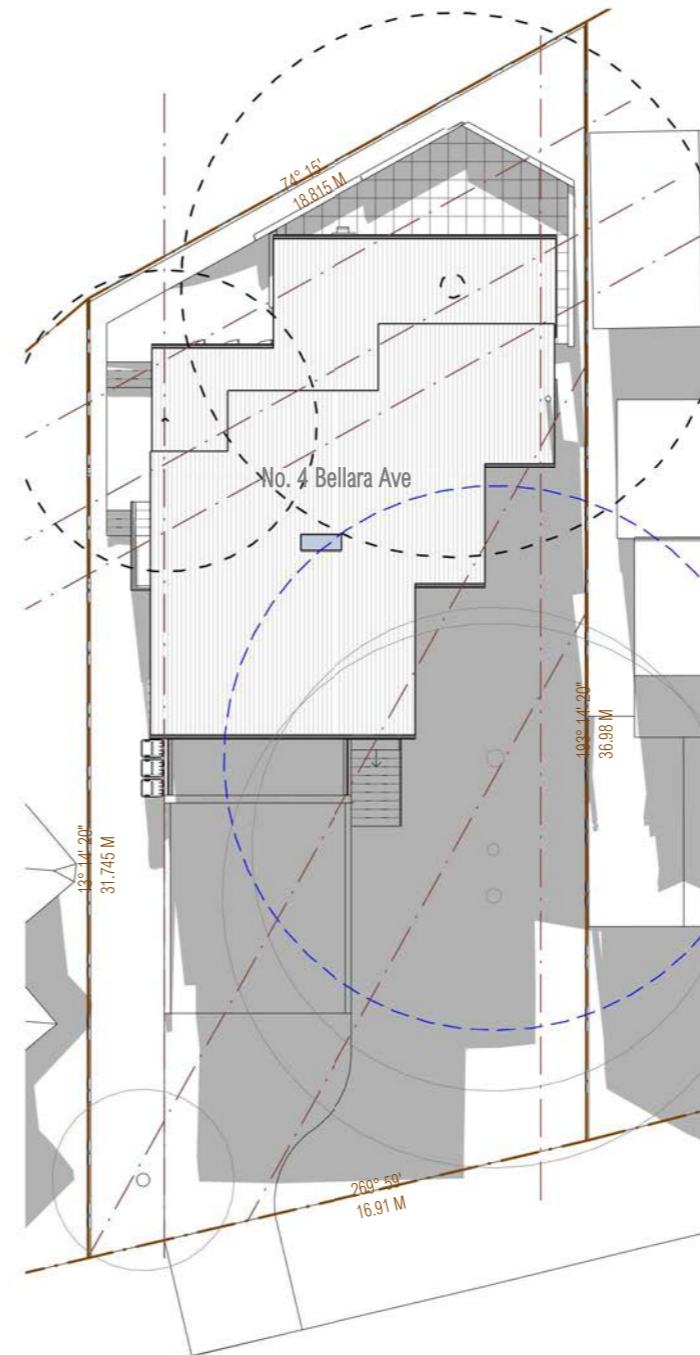
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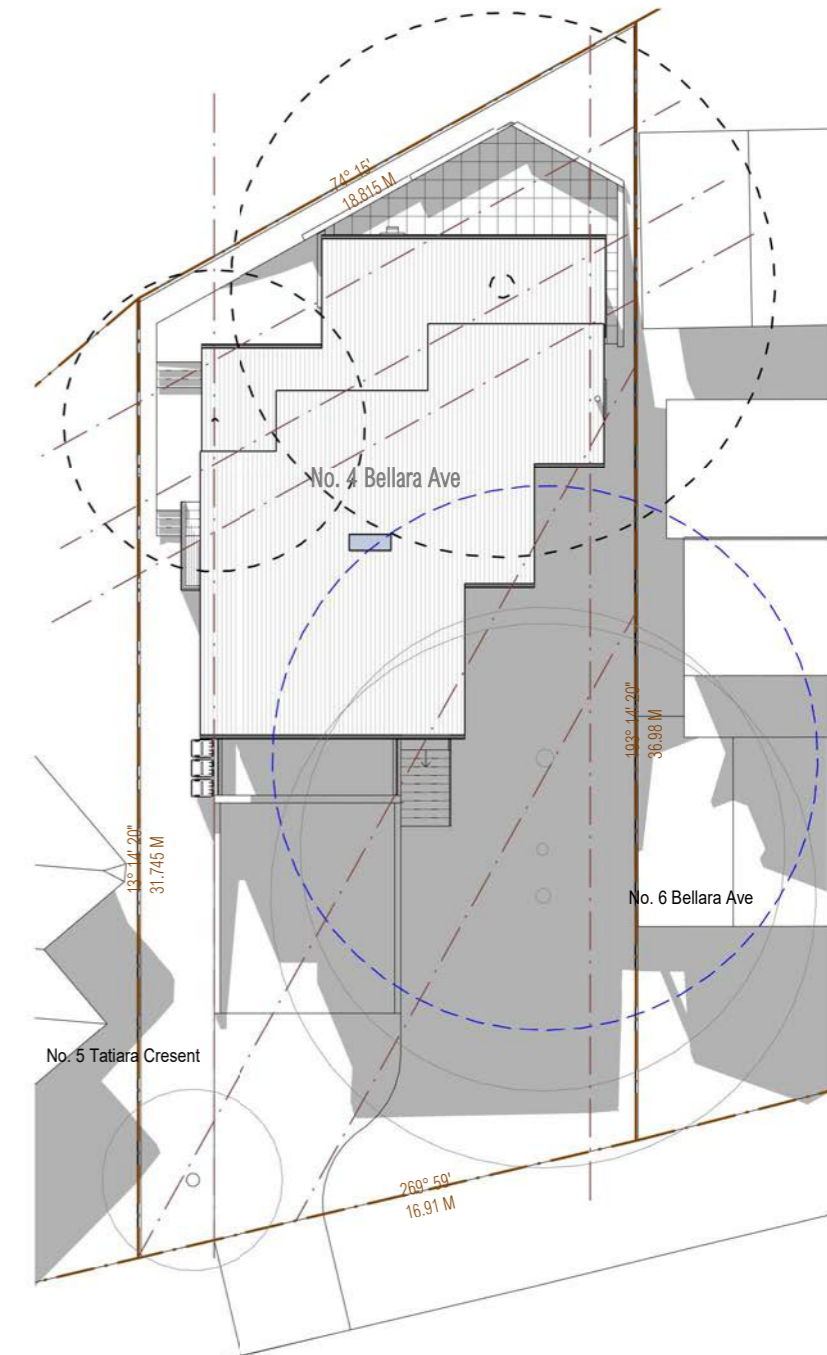
Shadow Diagram 9 AM



Shadow Diagram 10 AM



Shadow Diagram 11 AM



Shadow Diagram 12 noon

SHADOW DIAGRAMS - 21 JUNE

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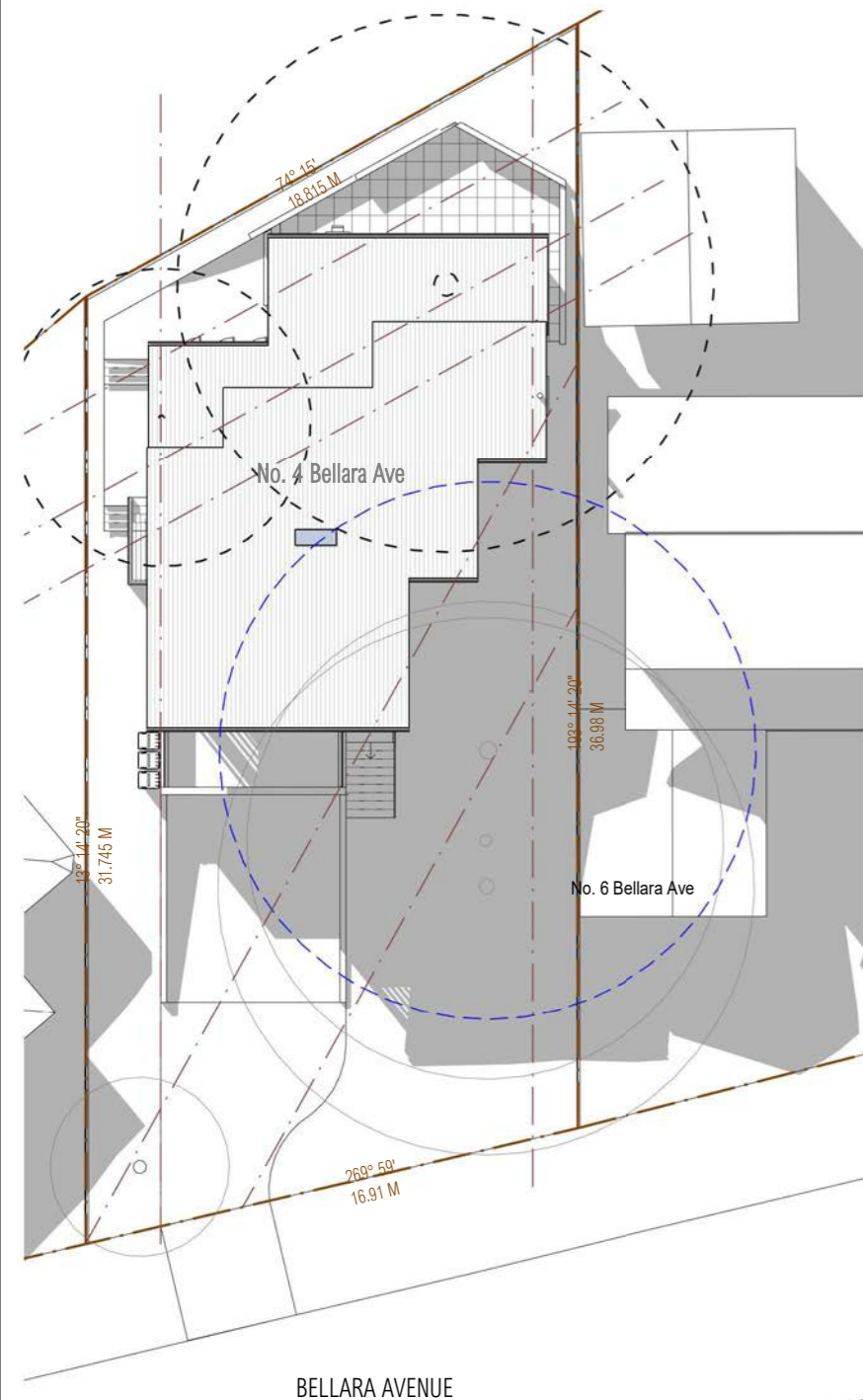


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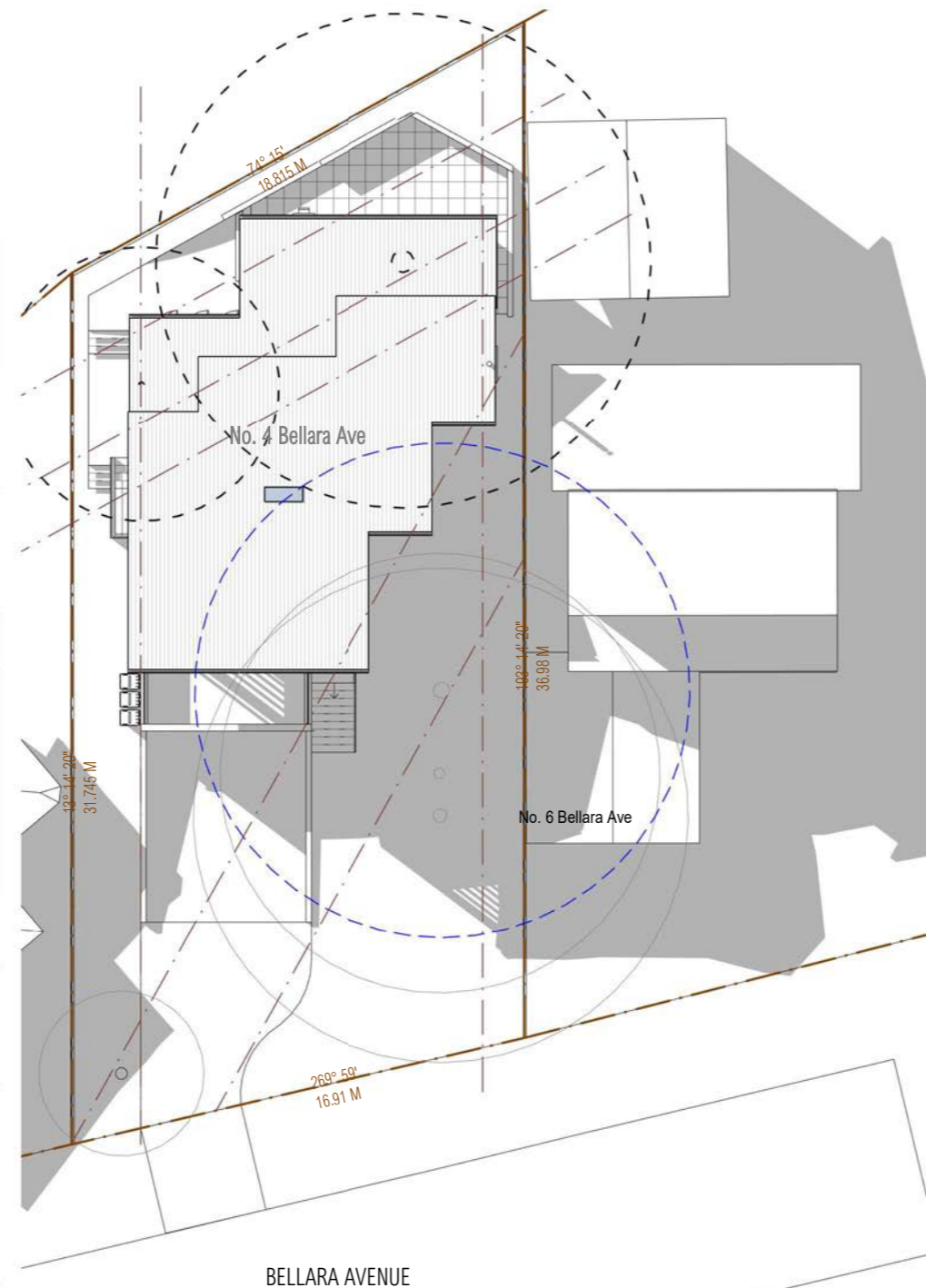


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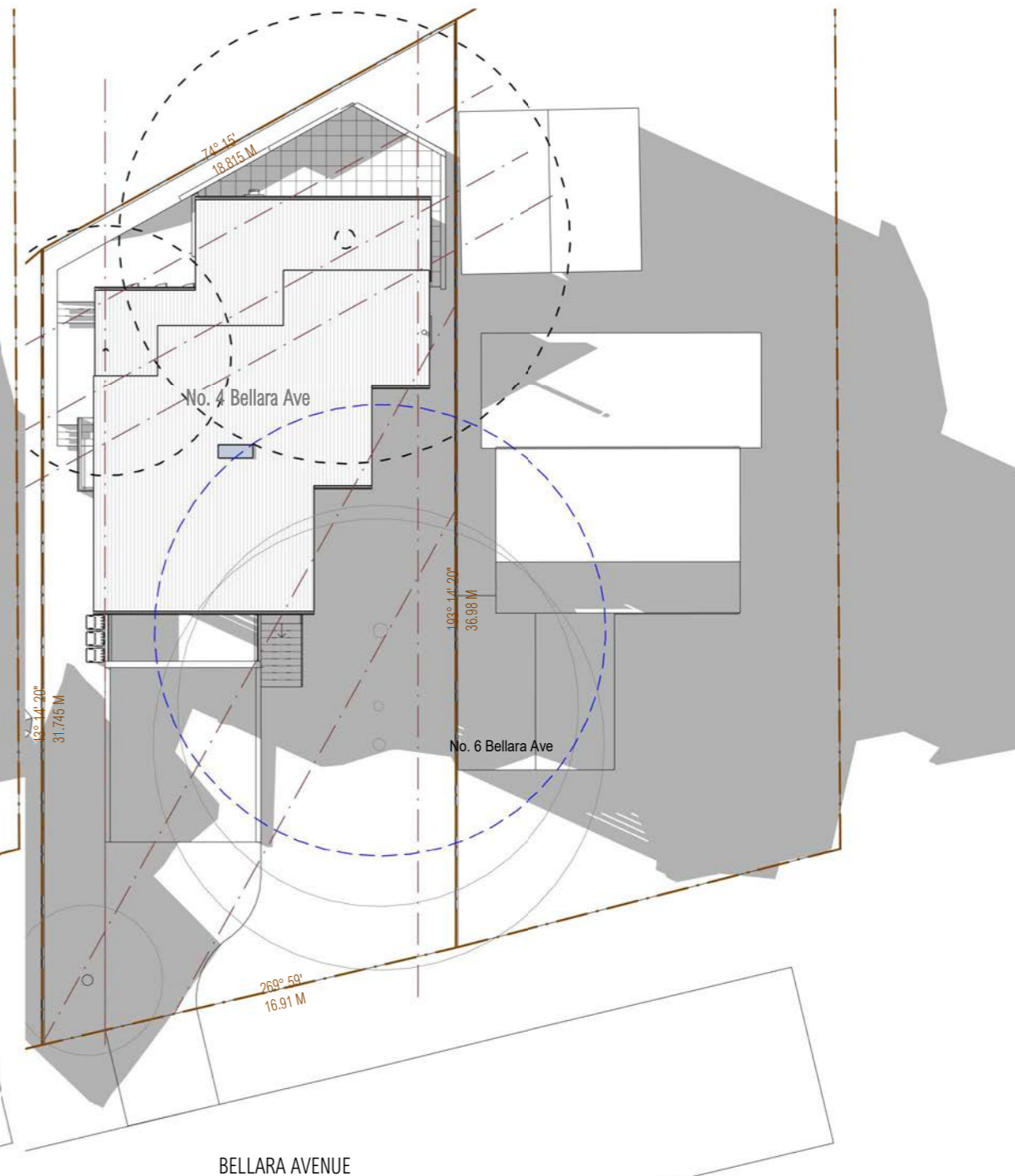
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Shadow Diagram 1 PM



Shadow Diagram 2 PM



Shadow Diagram 3 PM

SHADOW DIAGRAMS - 21 JUNE

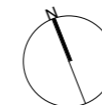
4 BELLARA AVE, NORTH NARRABEEN PROPOSED SINGLE DWELLING

NORTHERN BEACHES COUNCIL
CLIENT: SYDNEY WATER

GENERAL NOTES
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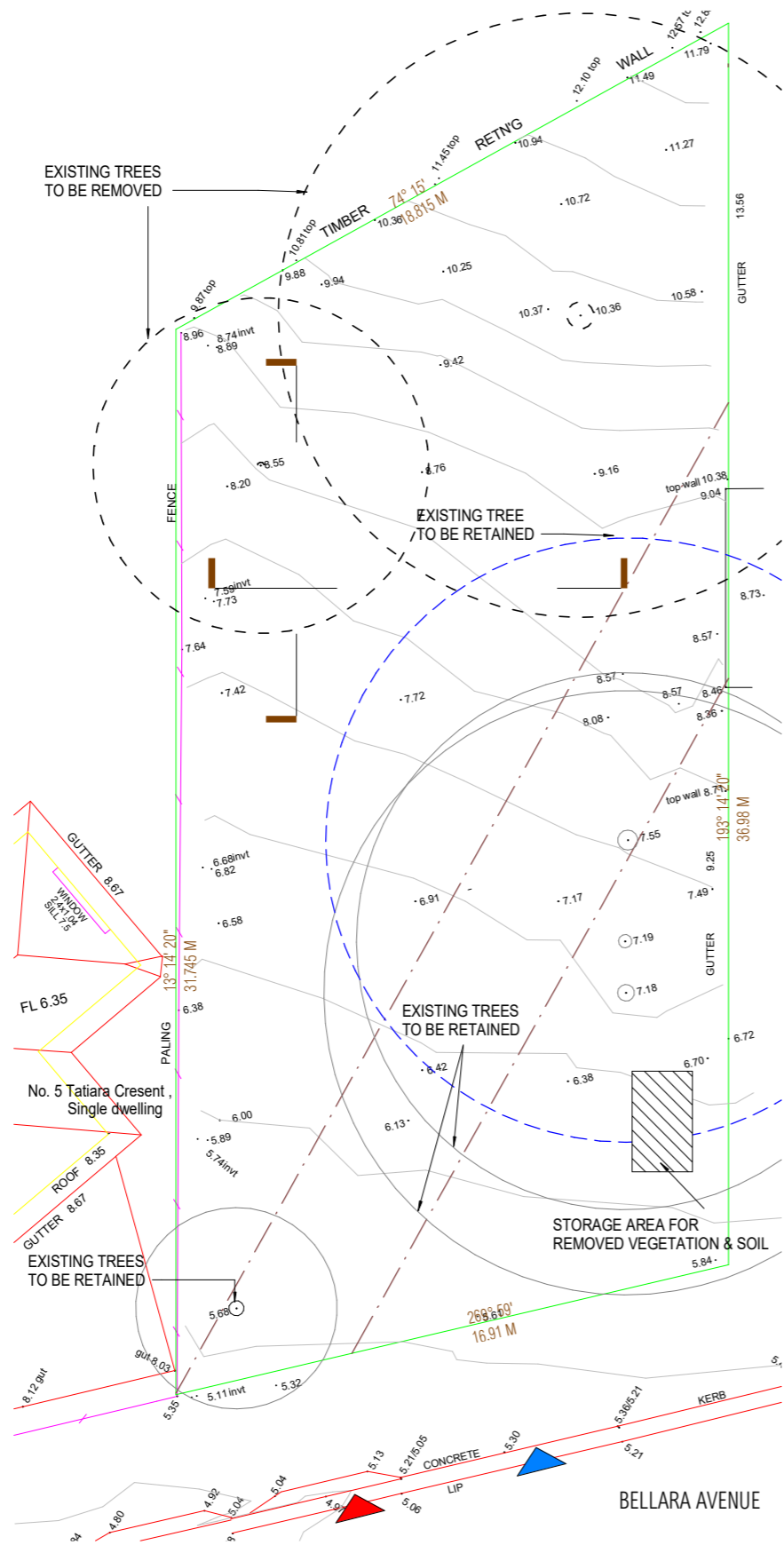


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DEMOLITION PLAN

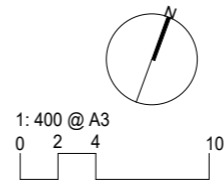
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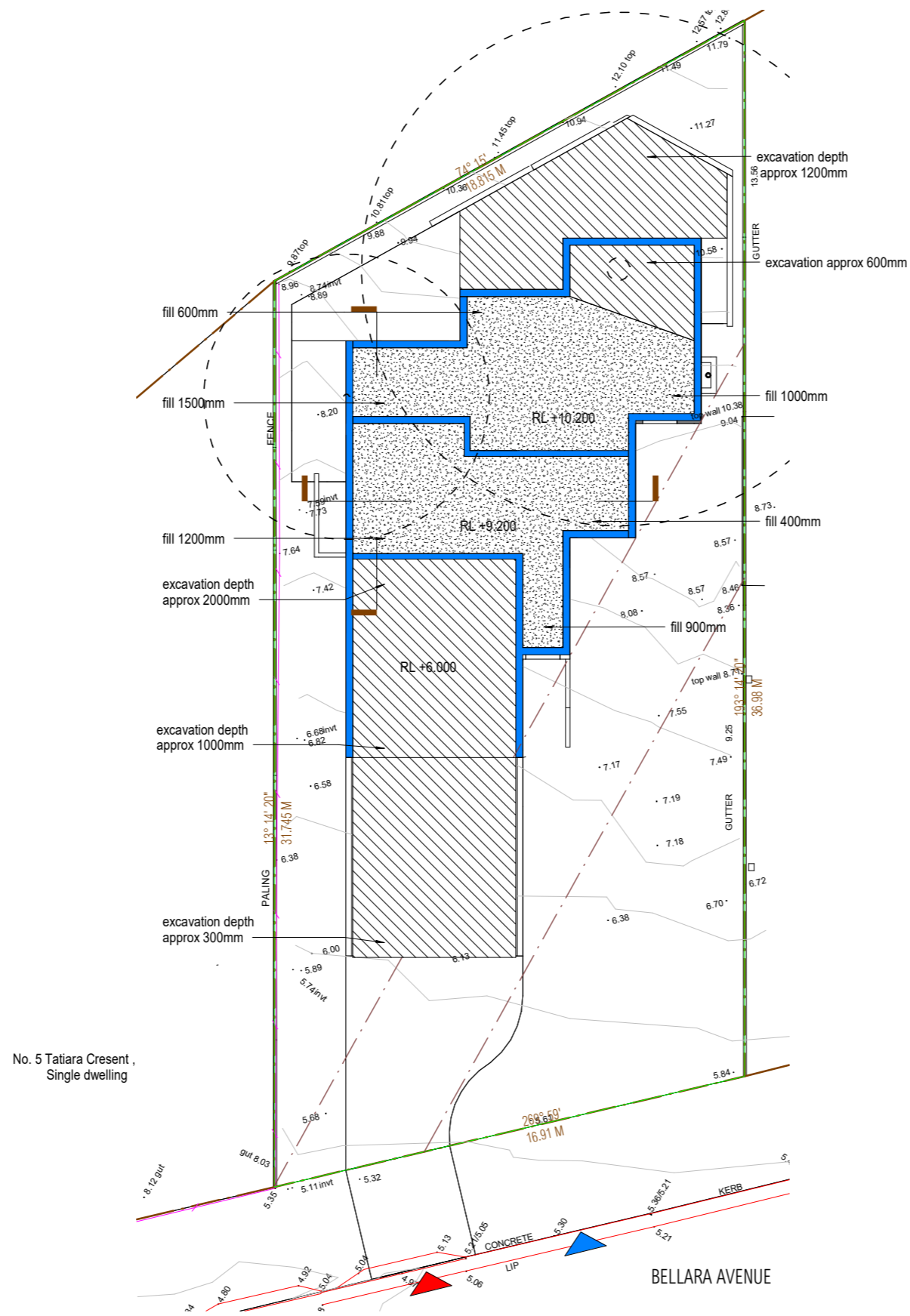


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No. 5 Tatiara Crescent,
Single dwelling

EXCAVATION AND FILL PLAN

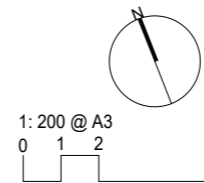
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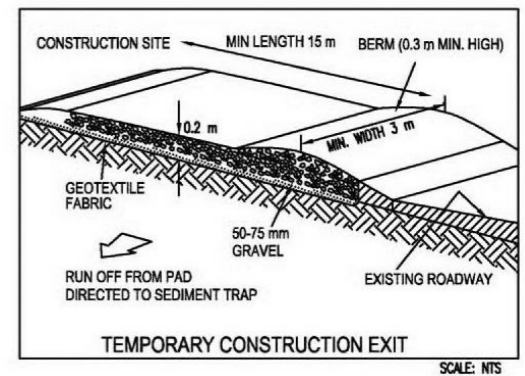
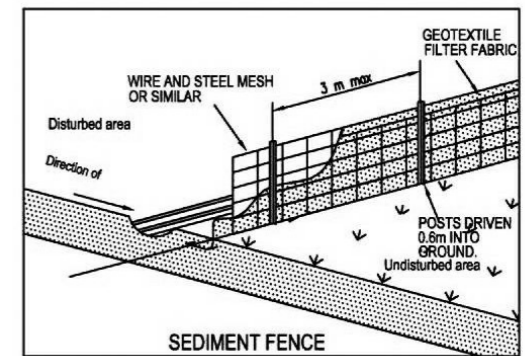
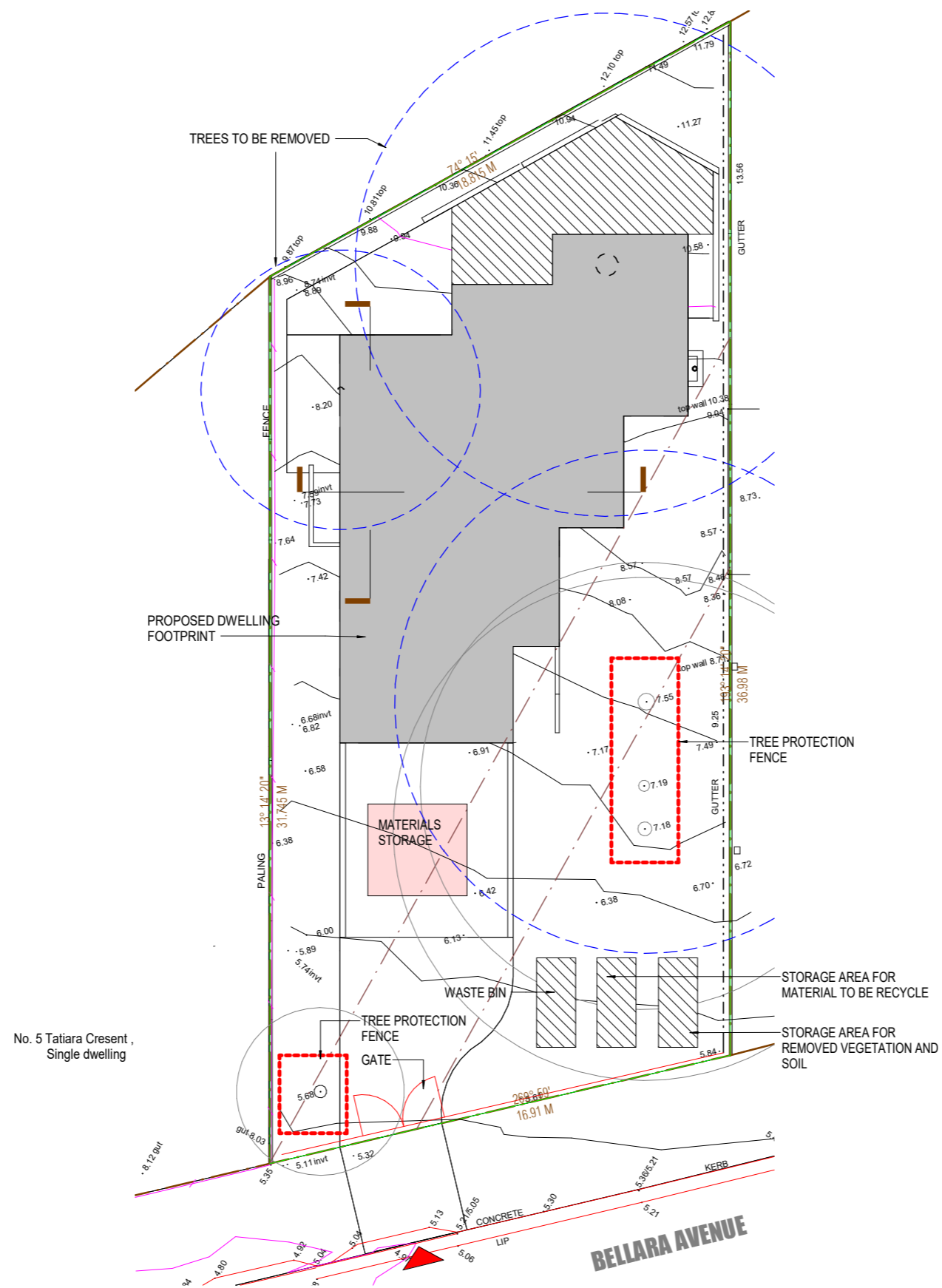


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SEDIMENT AND EROSION CONTROL MEASURES

1. Construct a sediment fence as indicated on the plan and details
2. Construct a truck shake down ramp using coarse gravel D50% = 50 to 80 mm
3. Construct a temporary sediment pond using the 200 mm earth mound as a part of the sediment fence.
4. Start with construction in accordance with the construction management plan. Direct all surface runoff towards the sediment pond. Release only clean water. If water is still turbid it will have to be dosed with 320 mg/l of gypsum prior to discharge.
5. Use the area indicated on the plan for stockpiling. Surround the toe of stockpiled material with continuous sand bag barrier.
6. Minimise the amount of exposed, disturbed soil to weather elements.
7. Remove the sediment fence and the temporary sediment pond 14 days after all disturbed areas have been stabilized, after approval from the Council
8. If the builder does not comply with the sediment and erosion control plan he / she may be fined
9. The following warning is to be displayed on the site:
No paint or cement solvent or any other solid or liquid pollutant is to be disposed into the stormwater drainage system.

LEGEND:

- SAFETY FENCE AND SIGNAGE
- - - SEDIMENT CONTROL - SLIT FENCE
- - - TREES TO BE REMOVED
- TREE PROTECTION ZONE

SITE MANAGEMENT PLAN

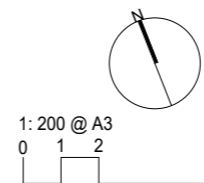
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PROPOSED SINGLE DWELLING**

**NORTHERN BEACHES COUNCIL
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