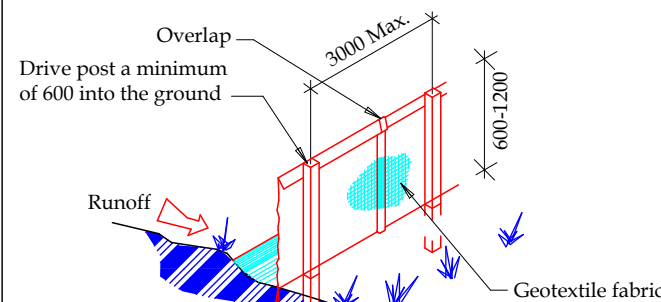


The Builder shall supply and fix all sediment and erosion control fences, as required by Council prior to any excavation works

F1 Provide sediment fence on down slope boundary as shown

F2 Geotextile fabric to be buried 200 mm below ground at the lower edge.



Stakes driven 600 mm into the ground with the first stake angle towards the previously laid bale

Geotextile filter fabric fasten on top edge

Disturbed Area

Runoff

200

100

Undisturbed Area

Stawbale & geotextile sediment fence

F3 Drainage area is 0.5 HA with a maximum slope gradient 1:2 maximum and a maximum slope length of 50 m.

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**WATER COMMITMENTS:**  
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HOT WATER SYSTEM:  
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**INSULATION REQUIREMENTS:**

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Flat ceilings pitched roof: The new ceilings shall meet minimum R 1.45 (up)

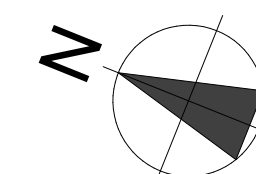
Flat ceilings flat roof: The new ceilings shall meet minimum R 1.58 (up)

Roof: The roof shall have a foil backed blanket (75mm) and be of dark colour (solar absorption > 0.70)

**WINDOWS & GLAZED DOORS:**  
 All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basic certificate.

Window sizes:	The total area of glazing for each window shall be no greater than that shown on the Basic certificate
Shading devices:	Shading devices shall be installed in accordance with the Basic certificate
Frames and glazing:	Frame and glazing types shall meet the requirements of the Basic certificate.

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Project North



LEVEL 1, 10/14 NARABANG WAY - BELROSE  
PH. (02)9986 1311 FAX (02)9986 1322

**MR & MRS PEPPER**

Project Name  
**ALTERATIONS & ADDITIONS**  
**LOT 37, DP 222903**  
**12 YARRABIN STREET**

BELROSE NSW 2022

Drawing Title:

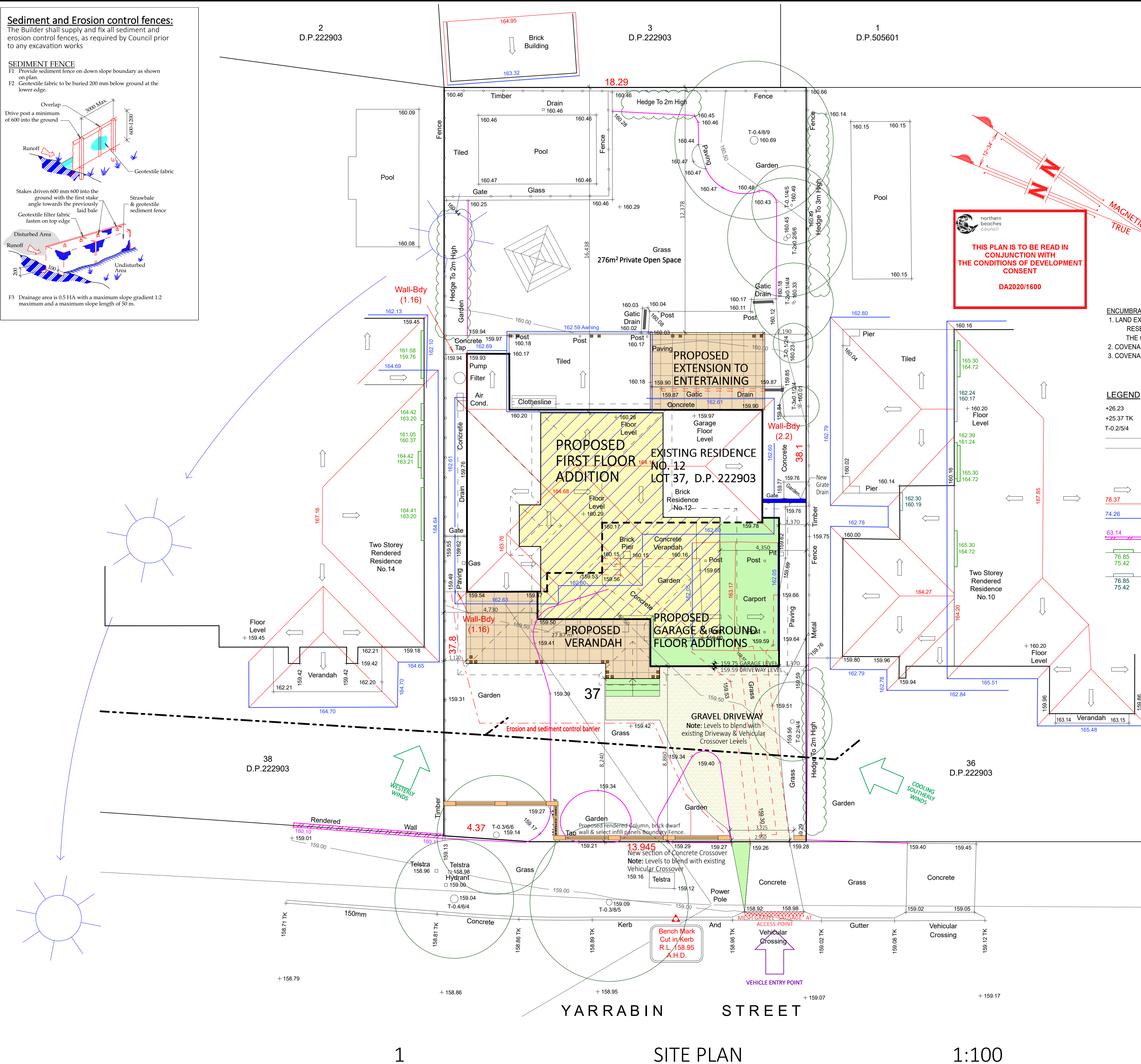
Scale :	1:100 (A1)	Date :	NOVEMBER 2020
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Council: NORTHERN BEACHES	Checked By: J. ADAMS
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Project No :	Drawing # :
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Project No.:	2022	Drawing No.:	DA01
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ANNEXURE "A"	Plot Date: 27/11/2020
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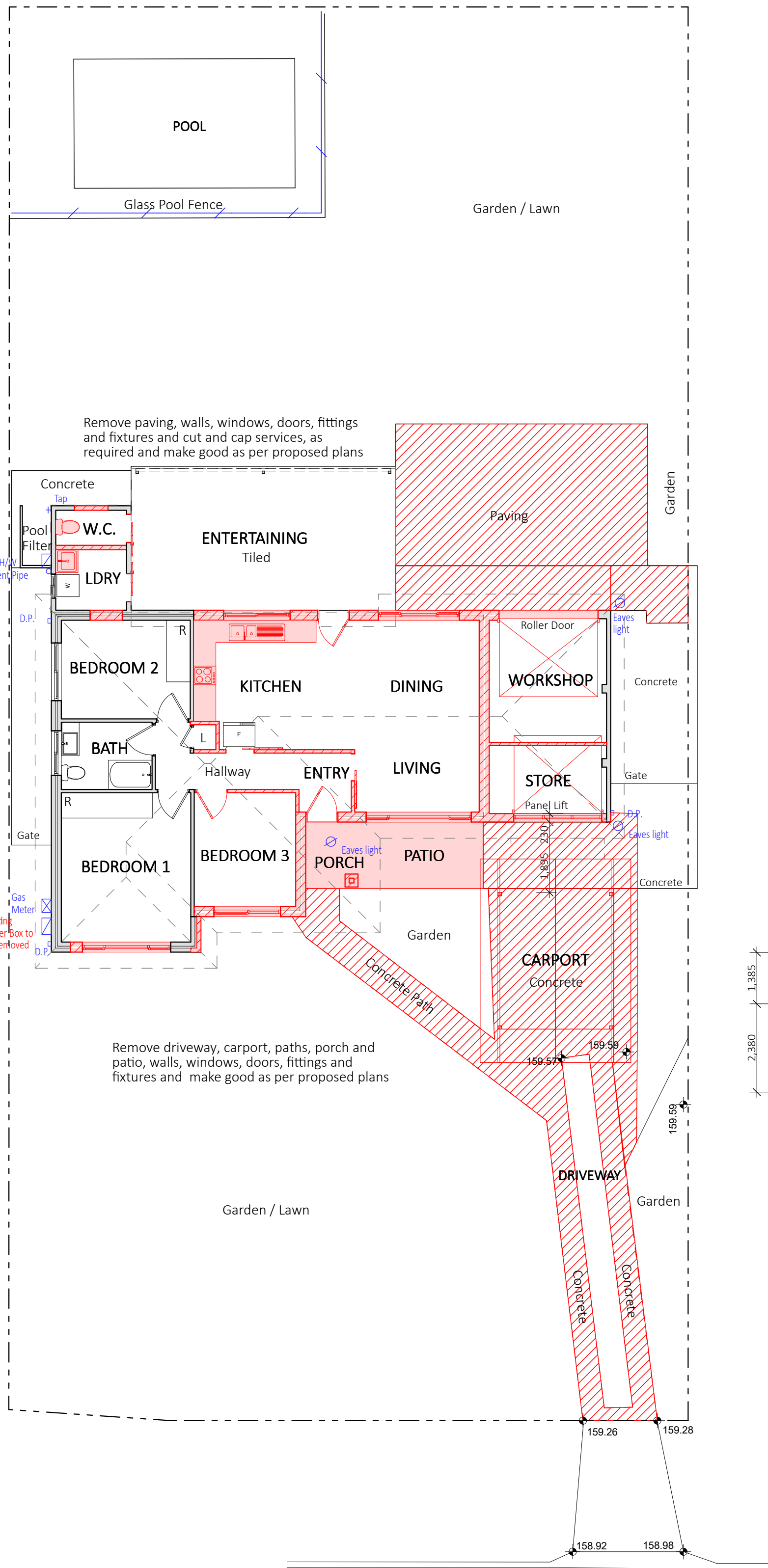
SITE RATIO'S - EXISTING:

<b>SITE AREA</b>	<b>695.6m<sup>2</sup></b>
BUILDING FOOTPRINT	113.5m <sup>2</sup>
CARPOT FOOTPRINT	24m <sup>2</sup>
PORCH / PATIO	8.5m <sup>2</sup>
ENTERTAINING	28m <sup>2</sup>
POOL SURROUNDS	27.5m <sup>2</sup>
PAVED AREAS AND DRIVEWAY	96.5m <sup>2</sup>
AREAS UNDER 2m WIDE	29m <sup>2</sup>
<b>SUM TOTAL</b>	<b>327m<sup>2</sup></b>
<b>EXISTING LANDSCAPED AREA</b>	<b>368.6m<sup>2</sup></b>
	52.9%

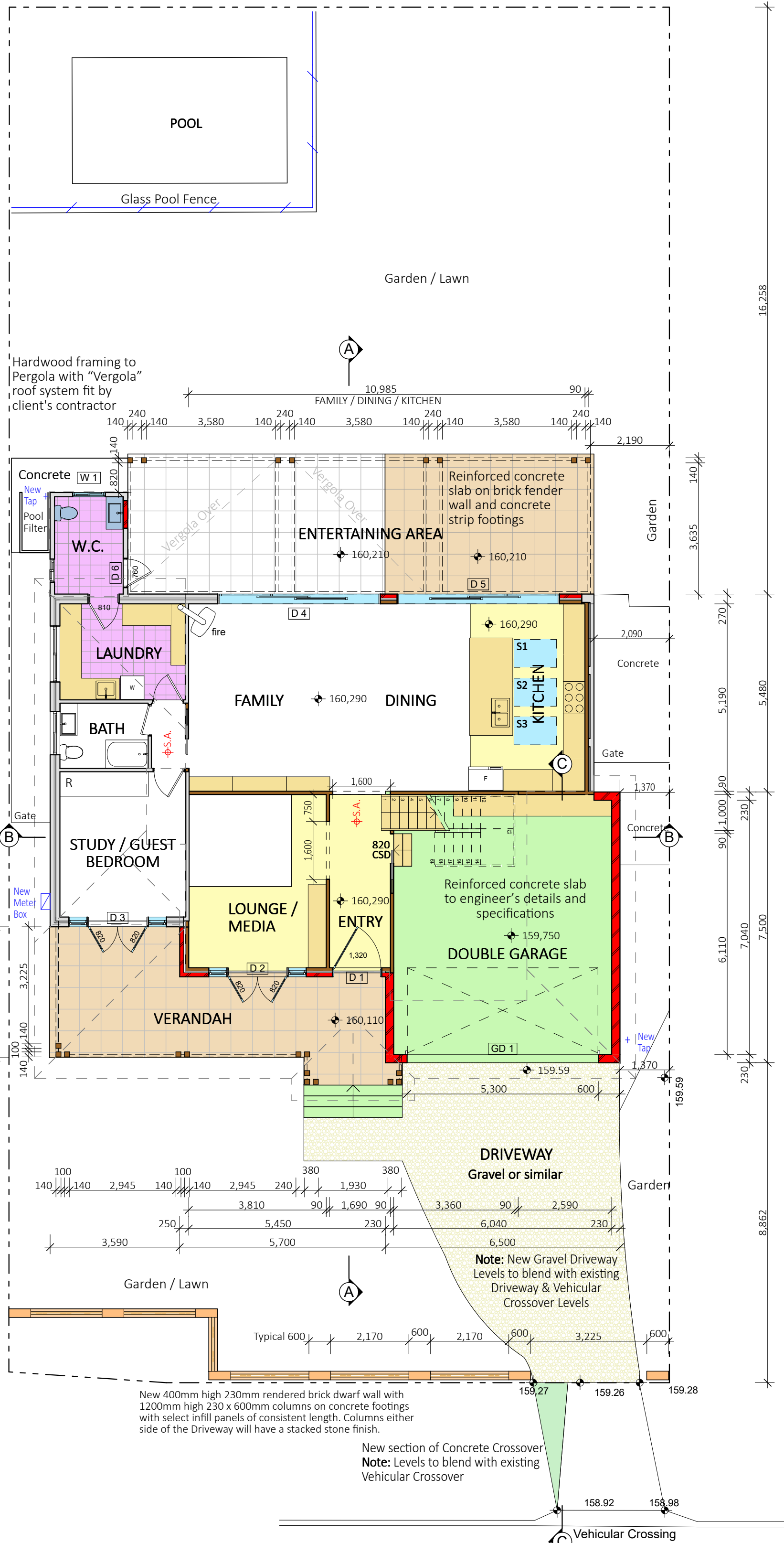
SITE RATIO'S - PROPOSED:

<b>SITE AREA</b>	<b>659.6m<sup>2</sup></b>
<b>BUILDING FOOTPRINT (Including GARAGE)</b>	<b>180m<sup>2</sup></b>
<b>VERANDAH</b>	<b>28m<sup>2</sup></b>
<b>ENTERTAINING</b>	<b>50m<sup>2</sup></b>
<b>POOL SURROUNDS</b>	<b>27.5m<sup>2</sup></b>
<b>PAVED AREAS AND DRIVEWAY AREAS UNDER 2m WIDE</b>	<b>93.5m<sup>2</sup></b>
	<b>15m<sup>2</sup></b>
<b>SUM TOTAL</b>	<b>394m<sup>2</sup></b>
<b>PROPOSED LANDSCAPED AREA</b>	<b>265.6m<sup>2</sup></b>
	<b>40.2%</b>

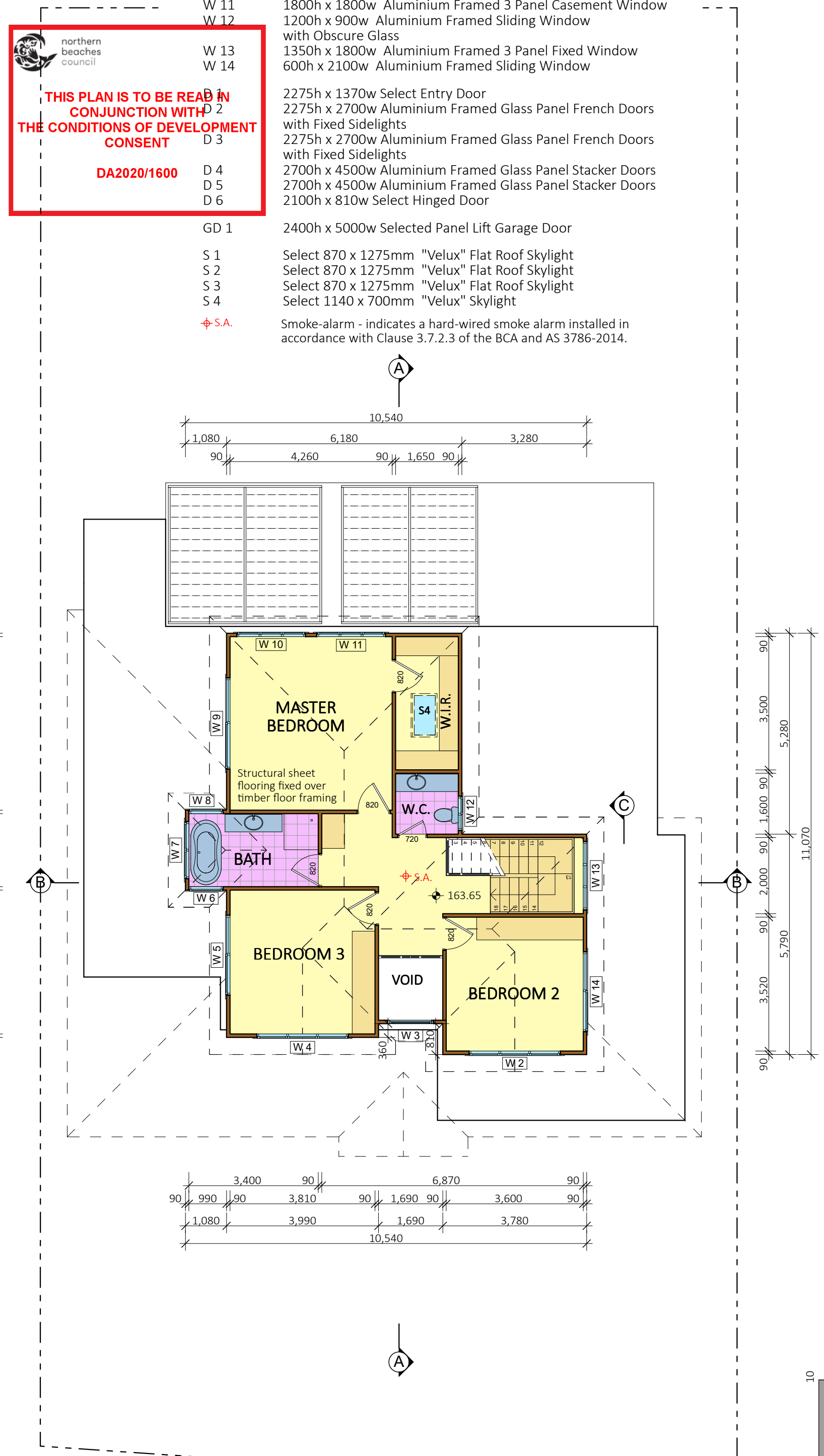




1 EXISTING GROUND FLOOR 1:100



2 PROPOSED GROUND FLOOR 1:100



3 PROPOSED FIRST FLOOR 1:100

### WINDOW / DOOR SCHEDULE

**NOTE:** The Builder shall source all windows and doors from "VANTAGE" Aluminium per the clients Quote.

**NOTE:** All new windows and new external doors are to comply with the Basix Certificate.

**NOTE:** The Builder shall check measure all windows and doors on site prior to order

W 1	1200h x 900w Aluminium Framed Sliding Window with Obscure Glass
W 2	1650h x 2400w Aluminium Framed 3 Panel Casement Window
W 3	1200mm diameter Aluminium Framed Porthole / Round Window with Colonial bars and Lead light glazing supplied by the client.
W 4	1650h x 2400w Aluminium Framed 3 Panel Casement Window
W 5	600h x 2100w Aluminium Framed Sliding Window
W 6	1350h x 900w Aluminium Framed Casement Window with Obscure Glass
W 7	1350h x 1500w Aluminium Framed 2 Panel Casement Window with Obscure Glass
W 8	1350h x 900w Aluminium Framed Casement Window with Obscure Glass
W 9	600h x 2400w Aluminium Framed Sliding Window
W 10	1800h x 1800w Aluminium Framed 3 Panel Casement Window
W 11	1800h x 1800w Aluminium Framed 3 Panel Casement Window
W 12	1200h x 900w Aluminium Framed Sliding Window with Obscure Glass
W 13	1350h x 1800w Aluminium Framed 3 Panel Fixed Window
W 14	600h x 2100w Aluminium Framed Sliding Window

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2020/1600**

D 3	2275h x 1370w Select Entry Door
D 4	2275h x 2700w Aluminium Framed Glass Panel French Doors with Fixed Sidelights
D 5	2275h x 2700w Aluminium Framed Glass Panel French Doors with Fixed Sidelights
D 6	2700h x 4500w Aluminium Framed Glass Panel Stacker Doors
D 6	2700h x 4500w Aluminium Framed Glass Panel Stacker Doors
D 6	2100h x 810w Select Hinged Door

GD 1 2400h x 5000w Selected Panel Lift Garage Door

S 1	Select 870 x 1275mm "Velux" Flat Roof Skylight
S 2	Select 870 x 1275mm "Velux" Flat Roof Skylight
S 3	Select 870 x 1275mm "Velux" Flat Roof Skylight
S 4	Select 1140 x 700mm "Velux" Skylight

⚡ S.A. Smoke alarm - indicates a hard-wired smoke alarm installed in accordance with Clause 3.7.2.3 of the BCA and AS 3786-2014.

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#### HOT WATER SYSTEM:

Any new Hot water system shall be a gas instantaneous system in accordance with the Basix certificate

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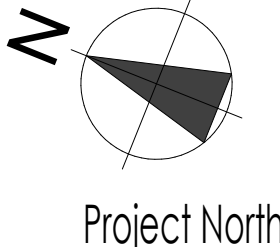
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LEVEL 1, 10/14 NARABANG WAY - BELROSE  
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Client

**MR & MRS PEPPER**

Project Name

**ALTERATIONS & ADDITIONS**

**LOT 37, DP 222903**

**12 YARRABIN STREET**

**BELROSE**

**NSW 2022**

Drawing Title:

**FLOOR PLANS**

Scale : 1:100 (A1) Date : NOVEMBER 2020

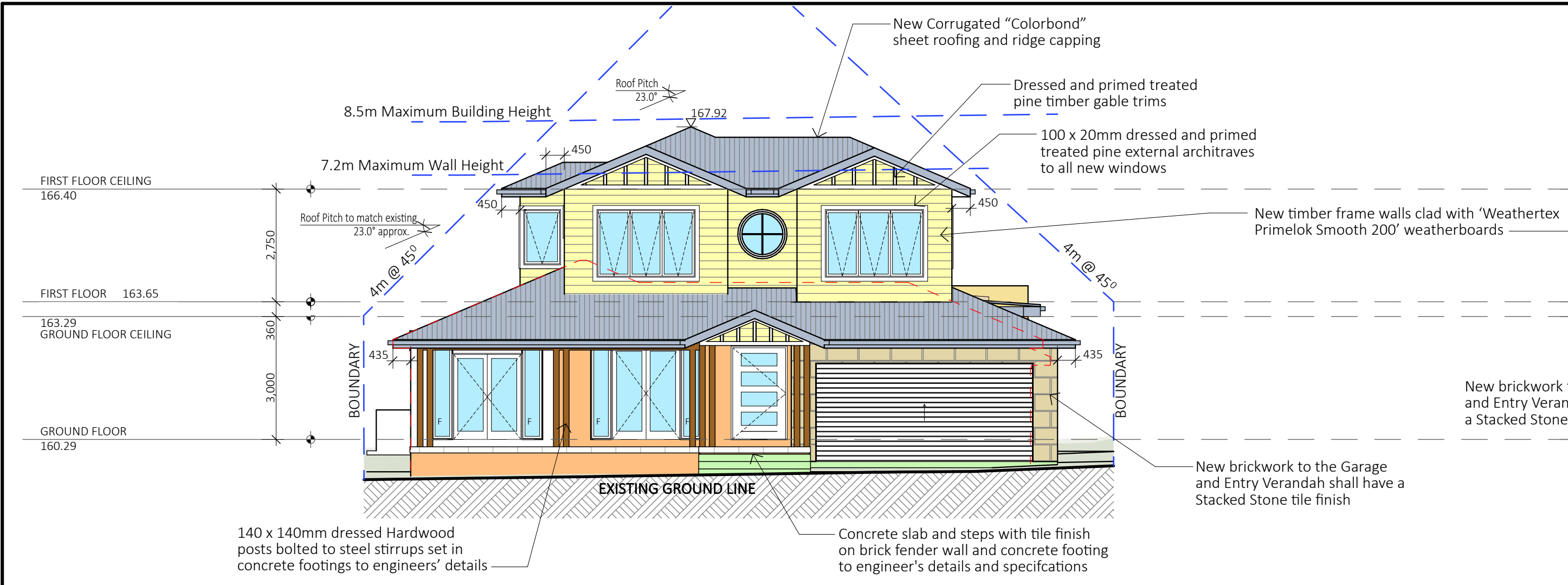
Council : NORTHERN BEACHES Checked By : J. ADAMS

Project No : 2022 Drawing # :

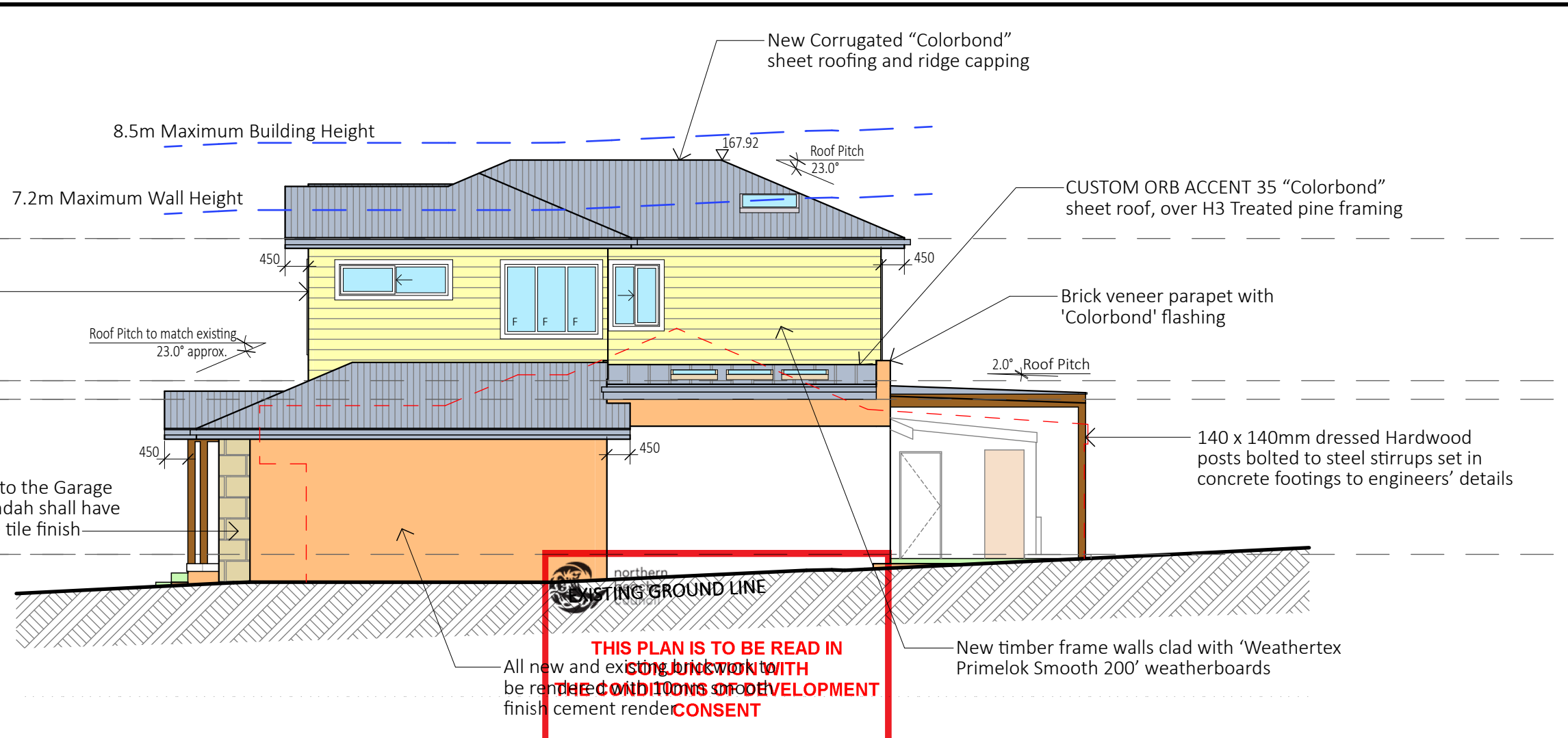
**DA02**

**ANNEXURE "A"** Plot Date: 27/11/2020

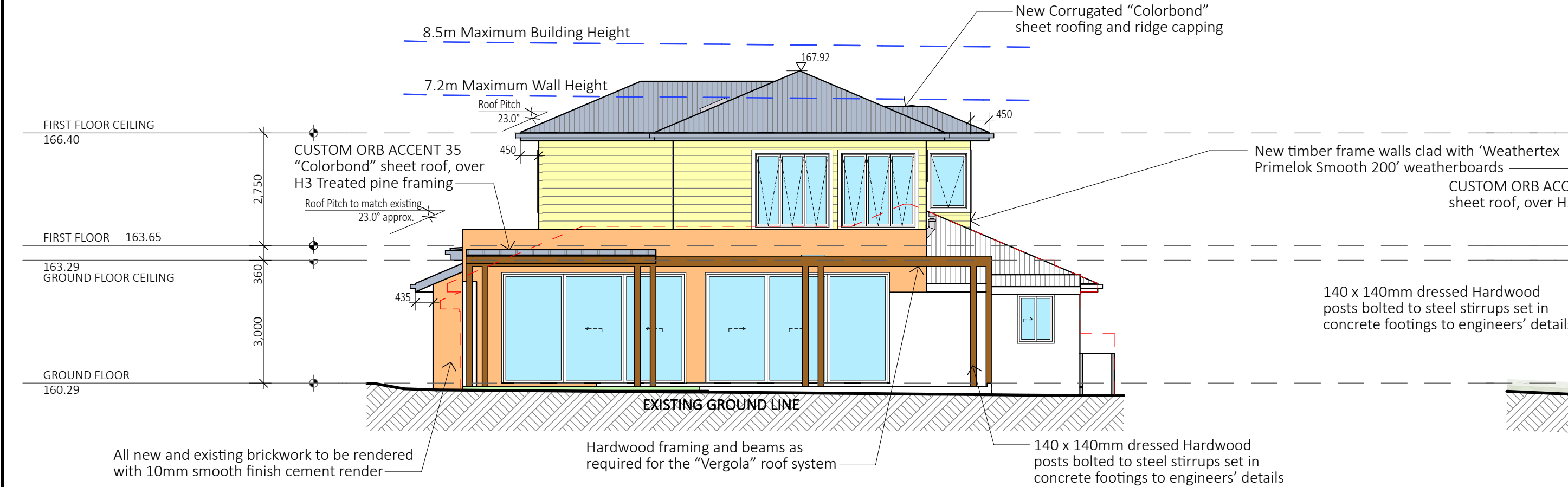




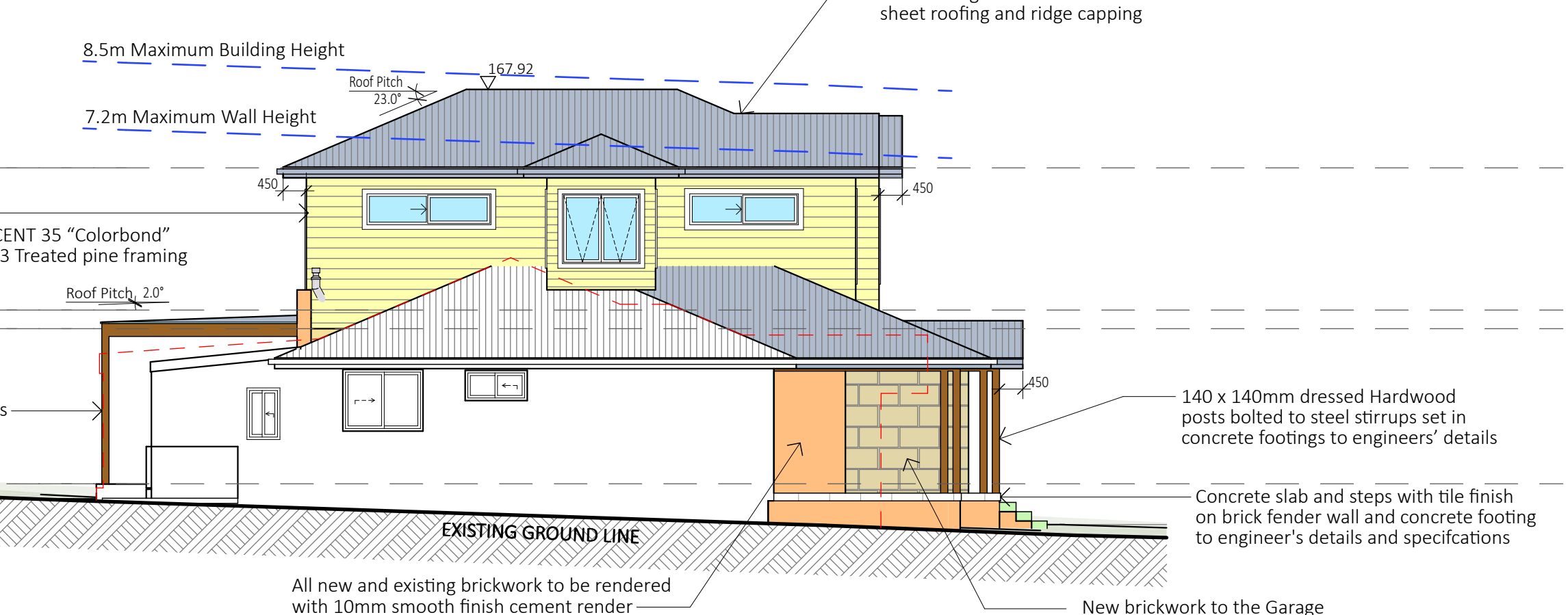
1 WEST ELEVATION 1:100



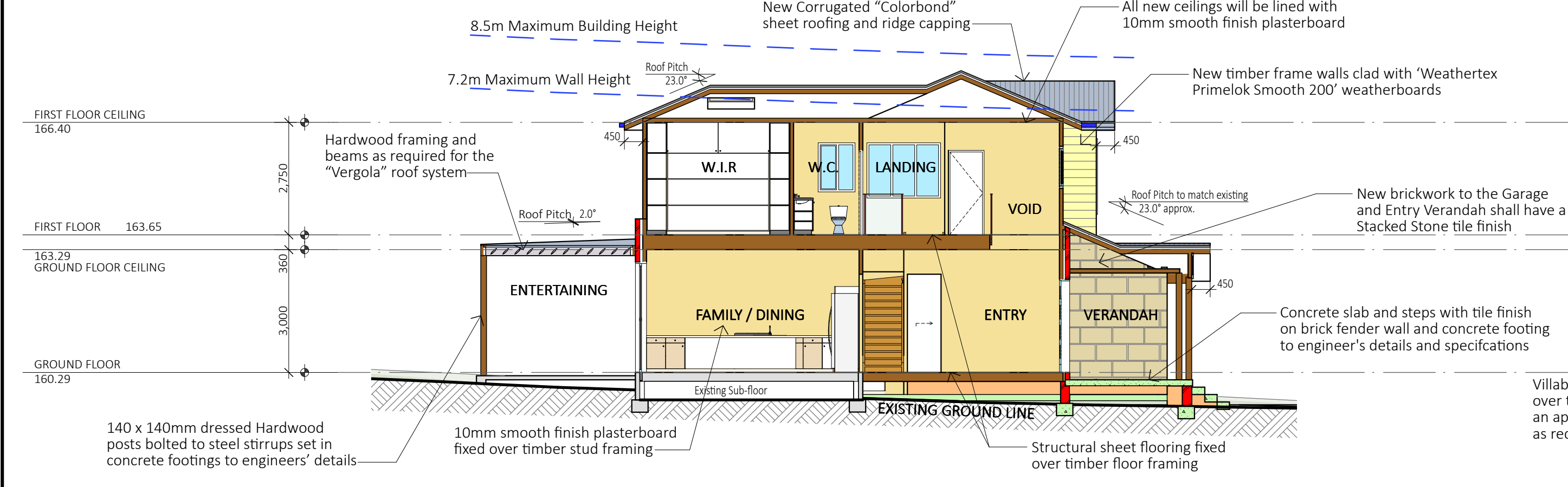
2 SOUTH ELEVATION 1:100



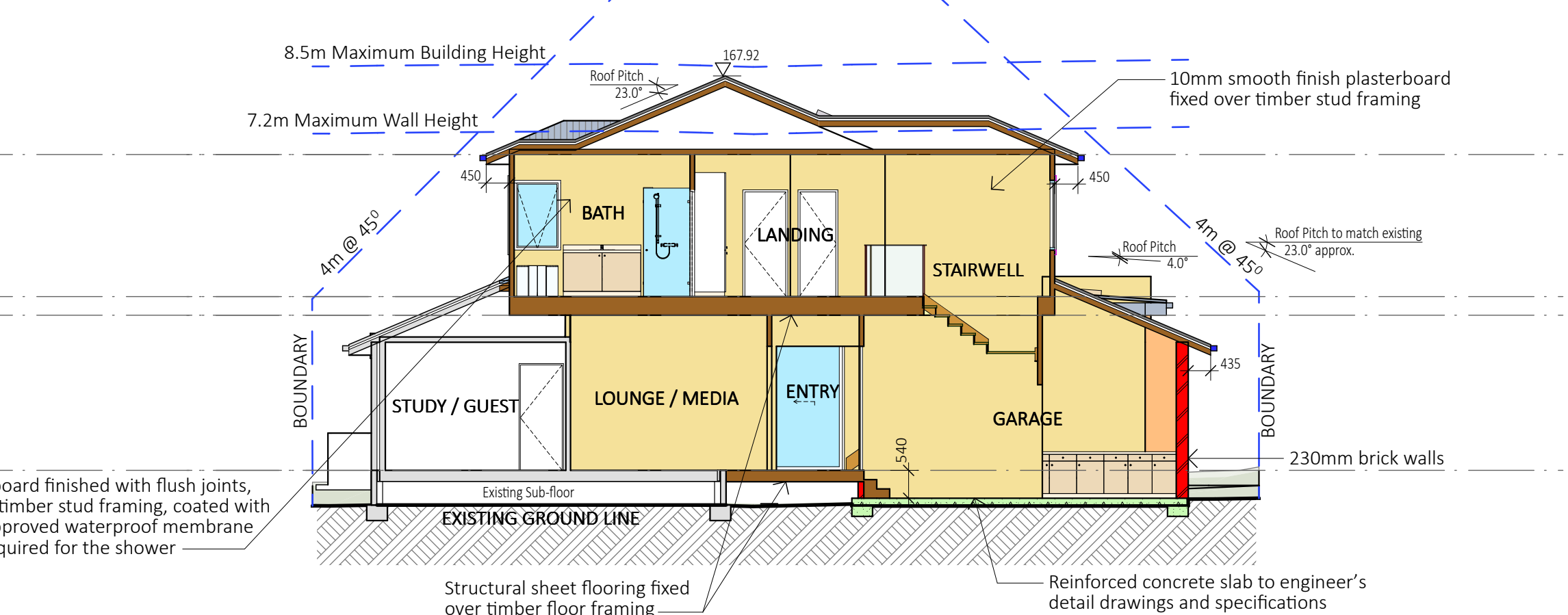
3 EAST ELEVATION 1:100



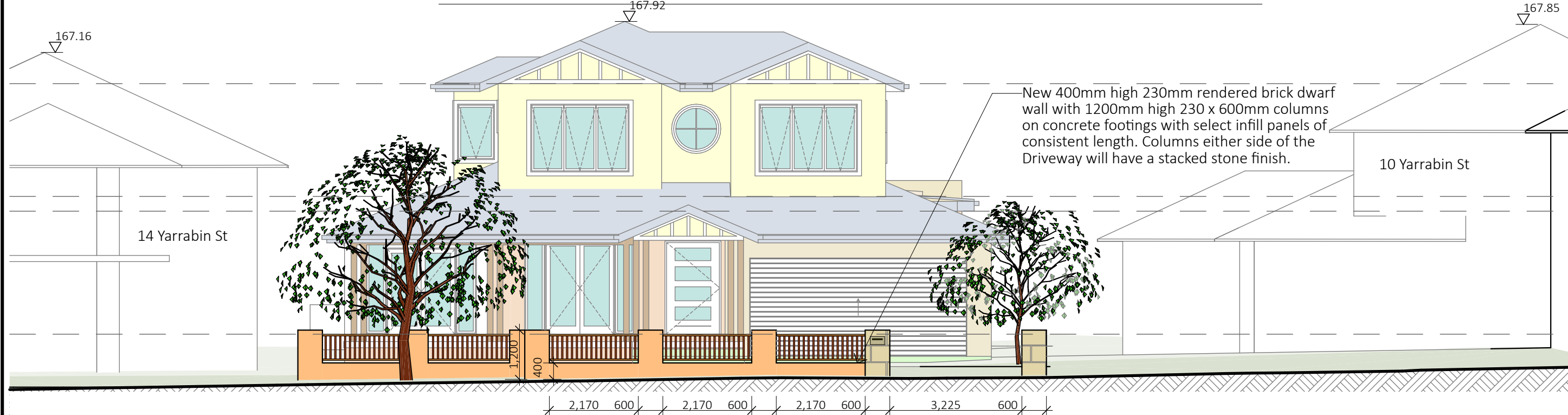
4 NORTH ELEVATION 1:100



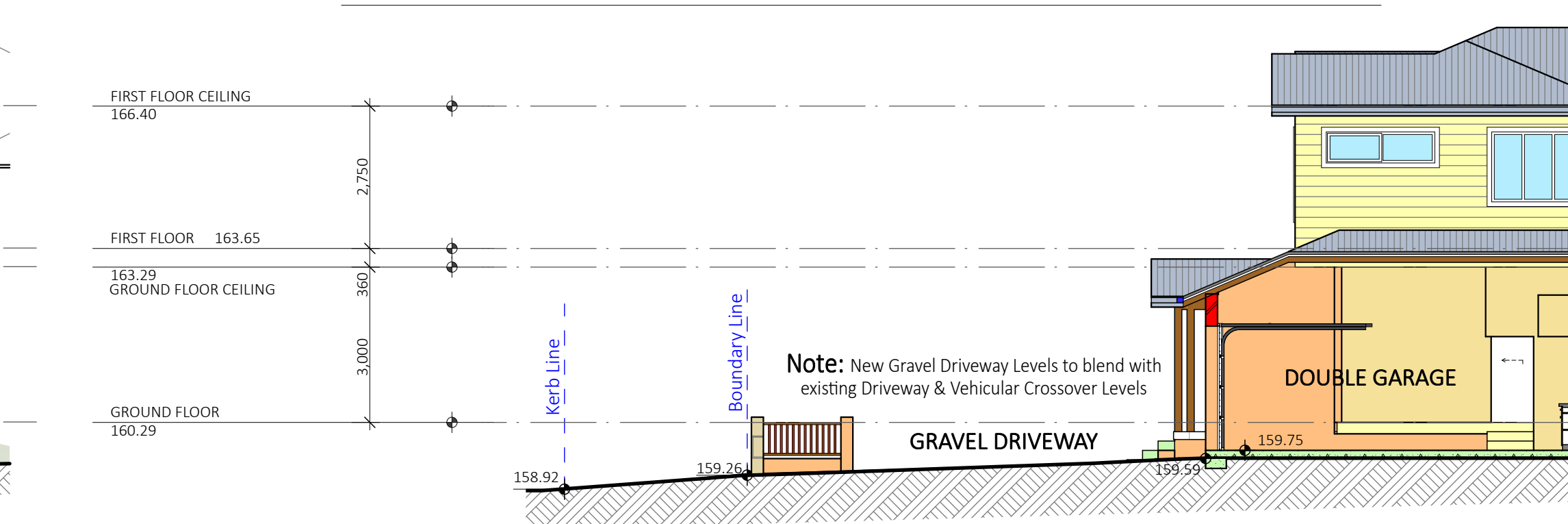
5 SECTION A - A 1:100



6 SECTION B - B 1:100



7 STREET / FRONT FENCE ELEVATION 1:100



8 SECTION C - C DRIVEWAY SECTION 1:100

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Project North

**LIFESTYLE HOME DESIGNS**

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Client  
**MR & MRS PEPPER**

Project Name  
**ALTERATIONS & ADDITIONS**  
**LOT 37, DP 222903**  
**12 YARRABIN STREET**  
**BELROSE NSW 2022**

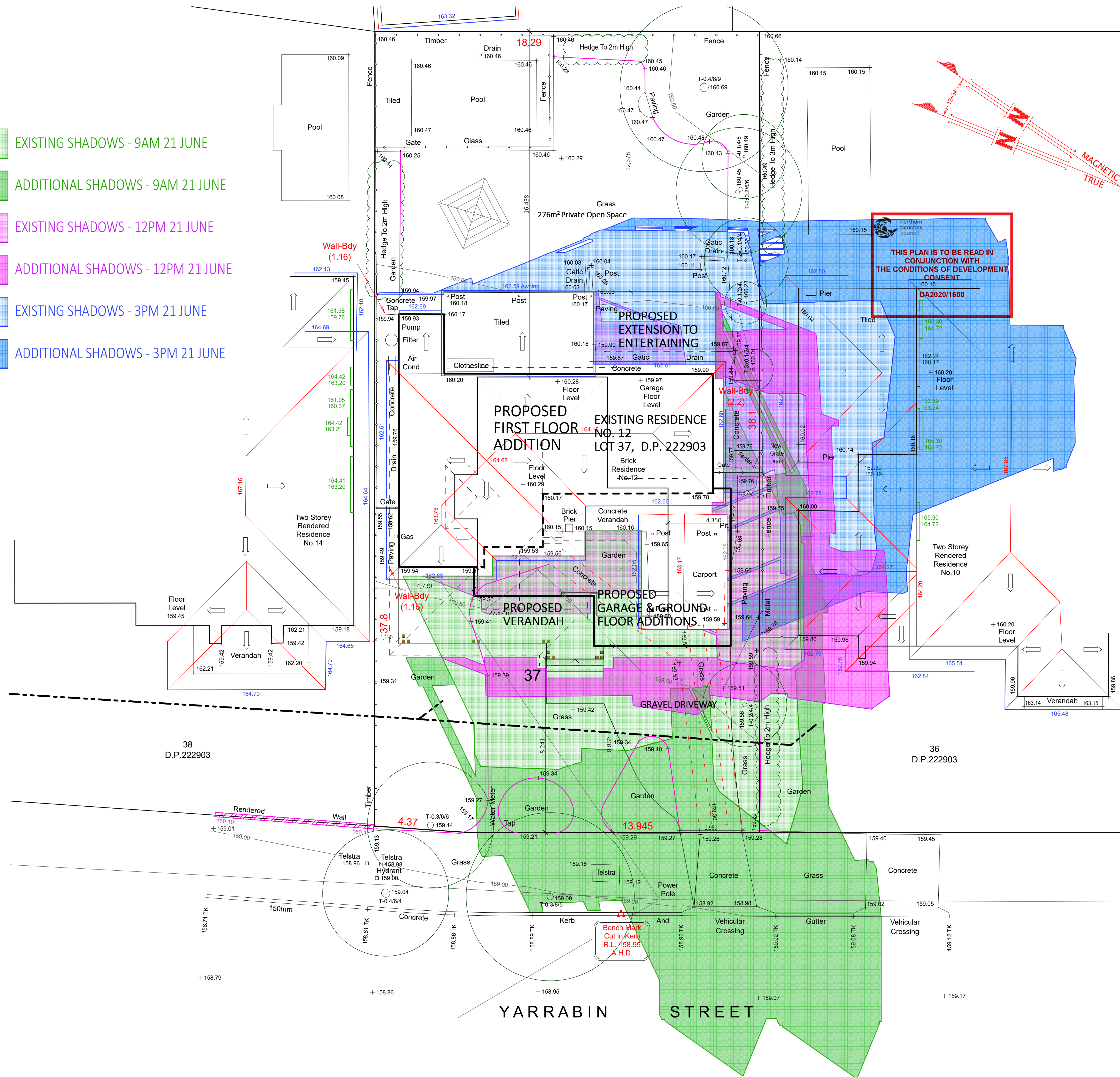
Drawing Title:

**ELEVATIONS & SECTIONS**

Scale: 1:100 (A1)	Date: NOVEMBER 2020
Council: NORTHERN BEACHES	Checked By: J. ADAMS
Project No: 2022	Drawing #: DA03
ANNEXURE "A" Plot Date: 27/11/2020	



- EXISTING SHADOWS - 9AM 21 JUNE
- ADDITIONAL SHADOWS - 9AM 21 JUNE
- EXISTING SHADOWS - 12PM 21 JUNE
- ADDITIONAL SHADOWS - 12PM 21 JUNE
- EXISTING SHADOWS - 3PM 21 JUNE
- ADDITIONAL SHADOWS - 3PM 21 JUNE



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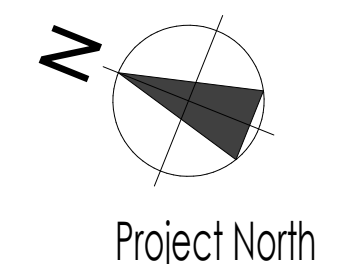
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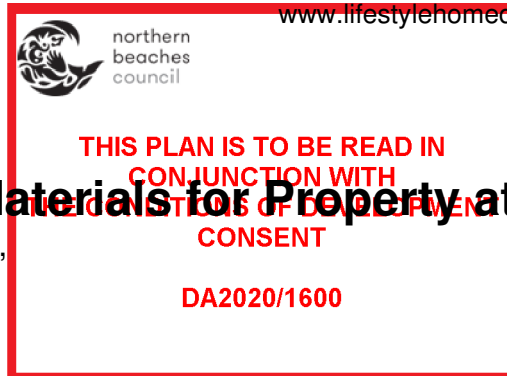
**LIFESTYLE**  
HOME DESIGNS  
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Client <b>MR &amp; MRS PEPPER</b>	
Project Name <b>ALTERATIONS &amp; ADDITIONS LOT 37, DP 222903 12 YARRABIN STREET BELROSE NSW 2022</b>	
Drawing Title: <b>SHADOW DIAGRAMS</b>	
Scale: 1:100 (A1)	Date: NOVEMBER 2020
Council: NORTHERN BEACHES	Checked By: J. ADAMS
Project No: <b>2022</b>	Drawing #: <b>DA04</b>
<b>ANNEXURE "A"</b> Plot Date: 27/11/2020	





Level 1, Office 10, 14 Narabang Way  
BELROSE NSW 2085  
Tel: (02) 9986 1311  
ABN: 36 113 128 555  
[www.lifestylehomedesigns.com.au](http://www.lifestylehomedesigns.com.au)



## Schedule of Colours & Materials for Property at:

12 Yarrabin Street, Lot 37, D.P. 222903,  
Belrose NSW 2085

### Colours and Material

**Roof** - "Colorbond" sheet roofing

– Colour to be Monument

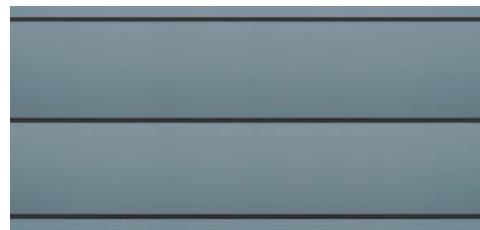


**Brickwork** - New and existing brickwork is to be rendered with a 10mm smooth finish cement render

– Colour to be Tranquil Retreat



**Timber framed walls** - new timber frame walls will be clad with 'Weathertex Primelok Smooth 200' weatherboards



– Colour to be Tranquil Retreat



**Windows and Trim** – Colour to be Vivid white

