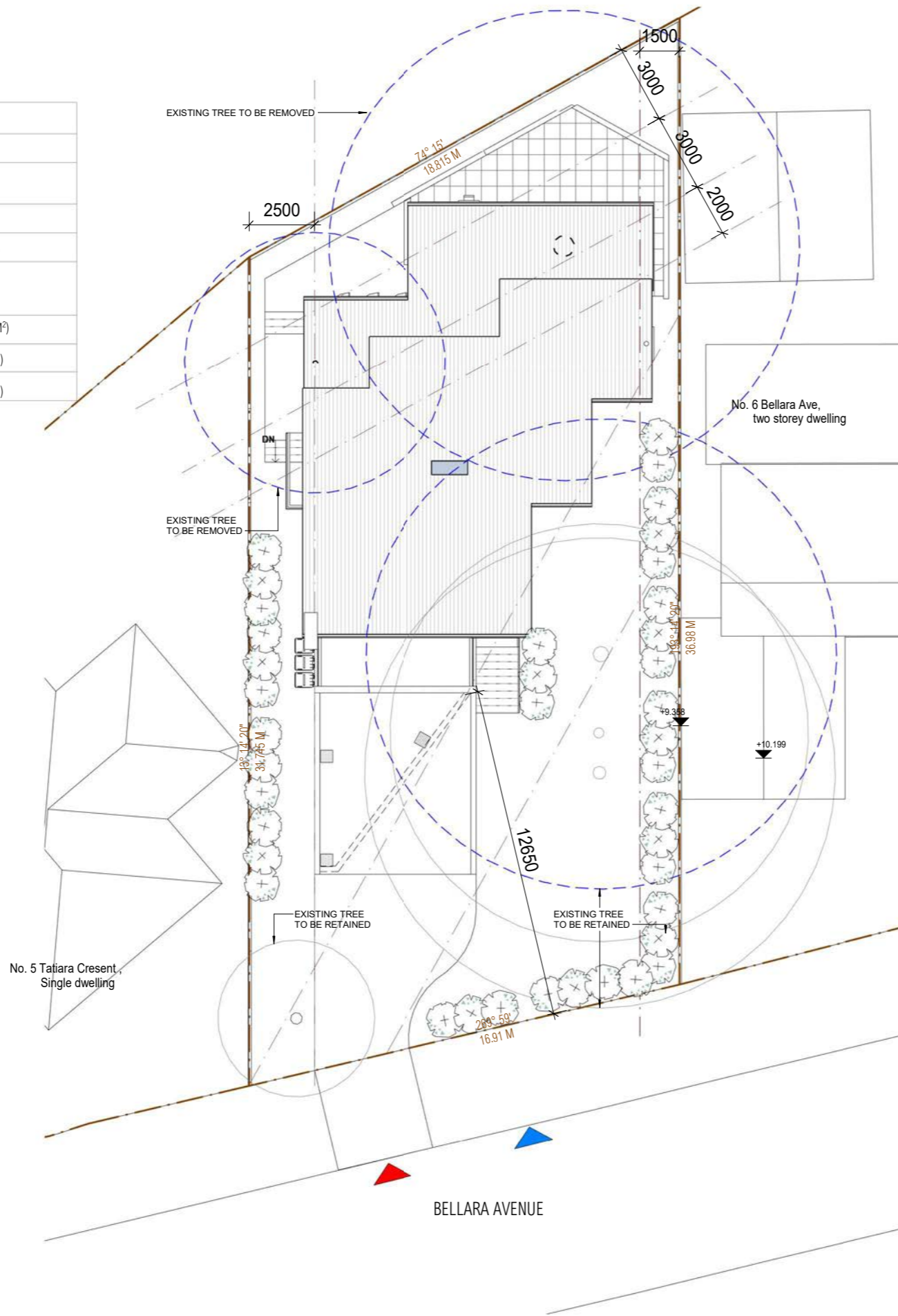


PROJECT ADDRESS:
4 BELLARA AVENUE, NORTH NARRABEN

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 MARY LANDSCAPE STUDIO



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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SITE PLAN

4 BELLARA AVE, NORTH NARRABEN PROPOSED SINGLE DWELLING

NORTHERN BEACHES COUNCIL
CLIENT: SYDNEY WATER

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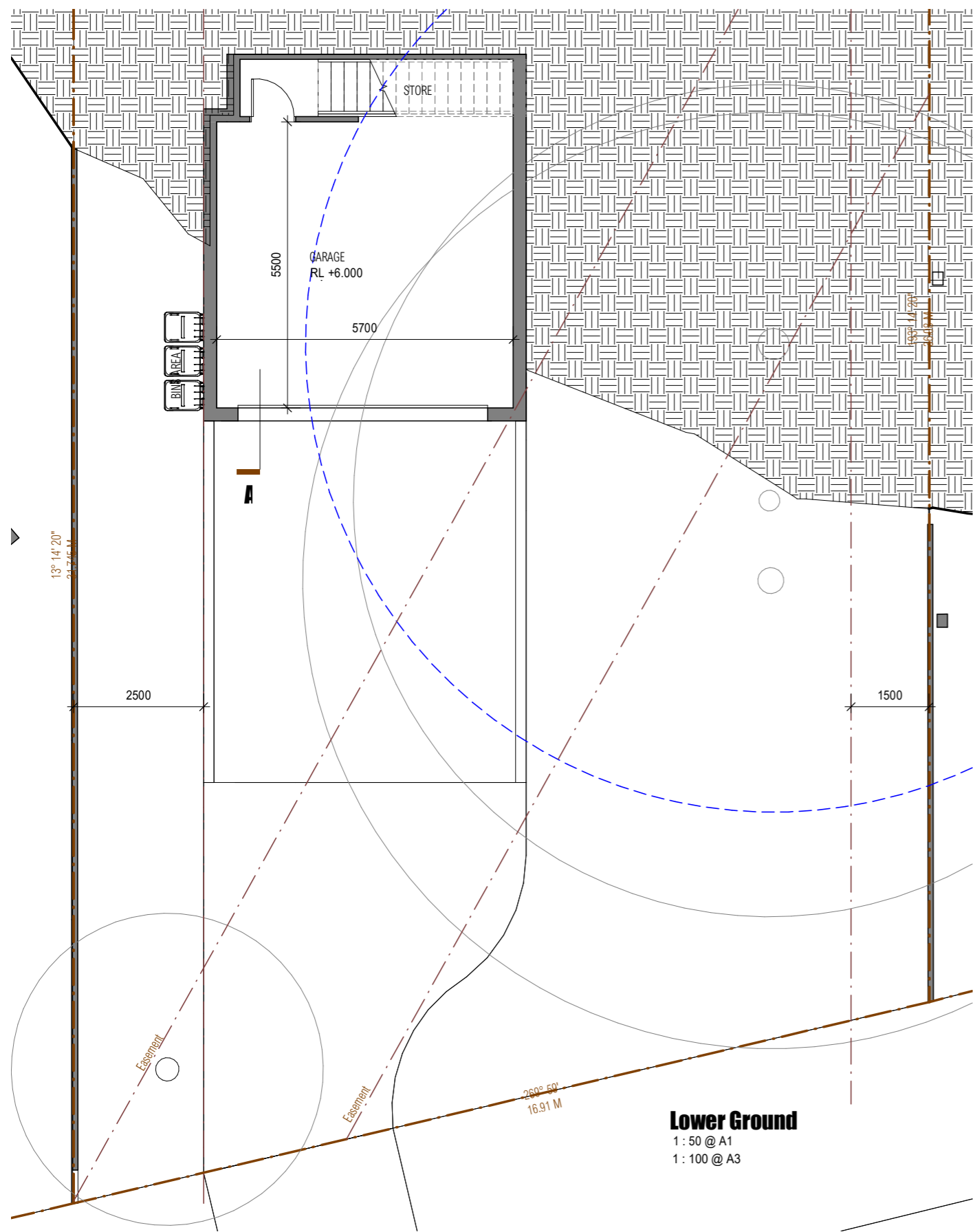


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Nominated Architect : Jiri Kure Reg. No. 7616

1: 200 @ A3
0 1 2 5

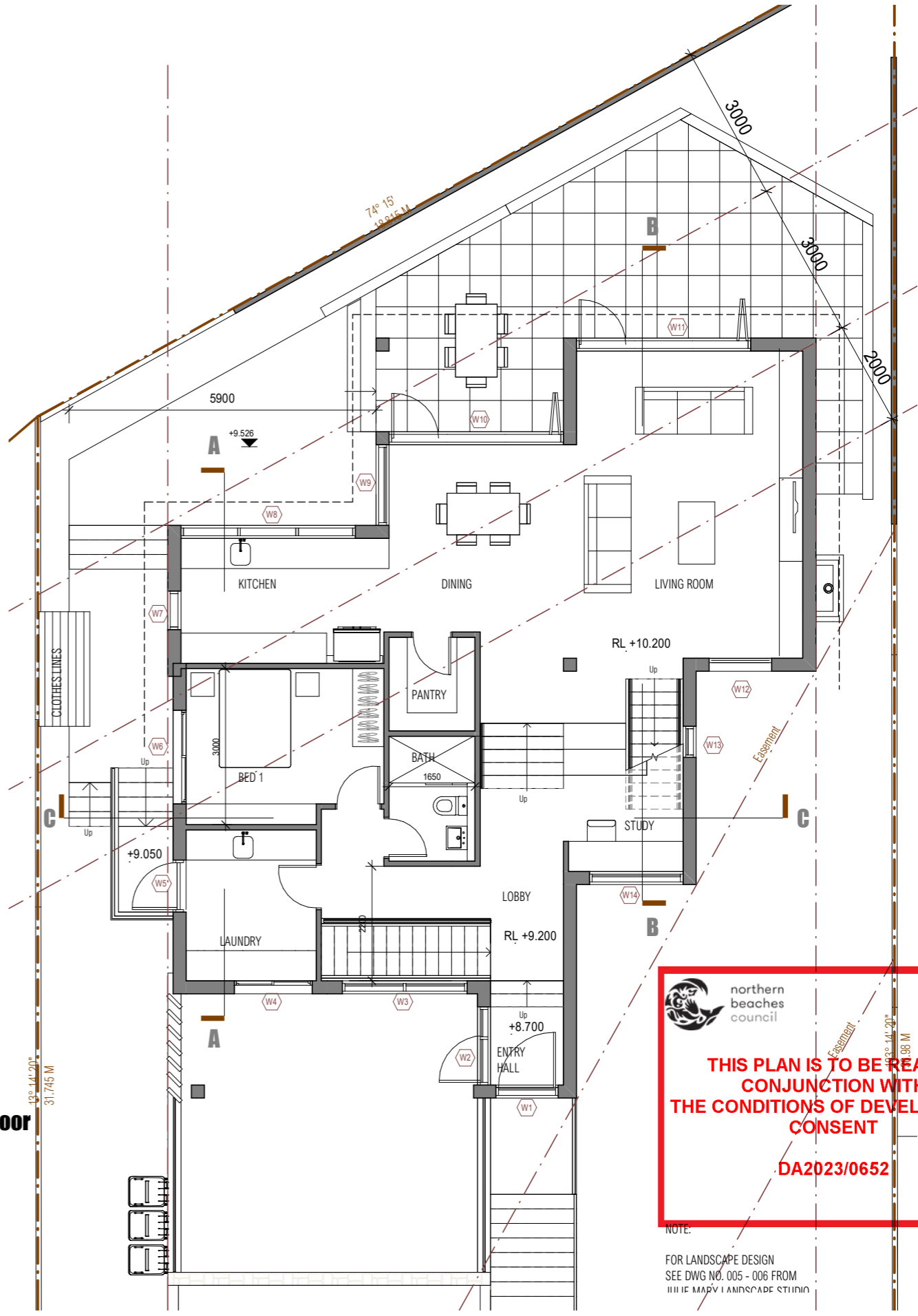
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A	Issue for Development Application	Nov 2022	GS	JK


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

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



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

FLOOR PLANS

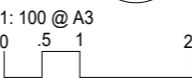
**4 BELLARA AVE, NORTH NARRABEEN
 PROPOSED SINGLE DWELLING**

**NORTHERN BEACHES COUNCIL
 CLIENT: SYDNEY WATER**

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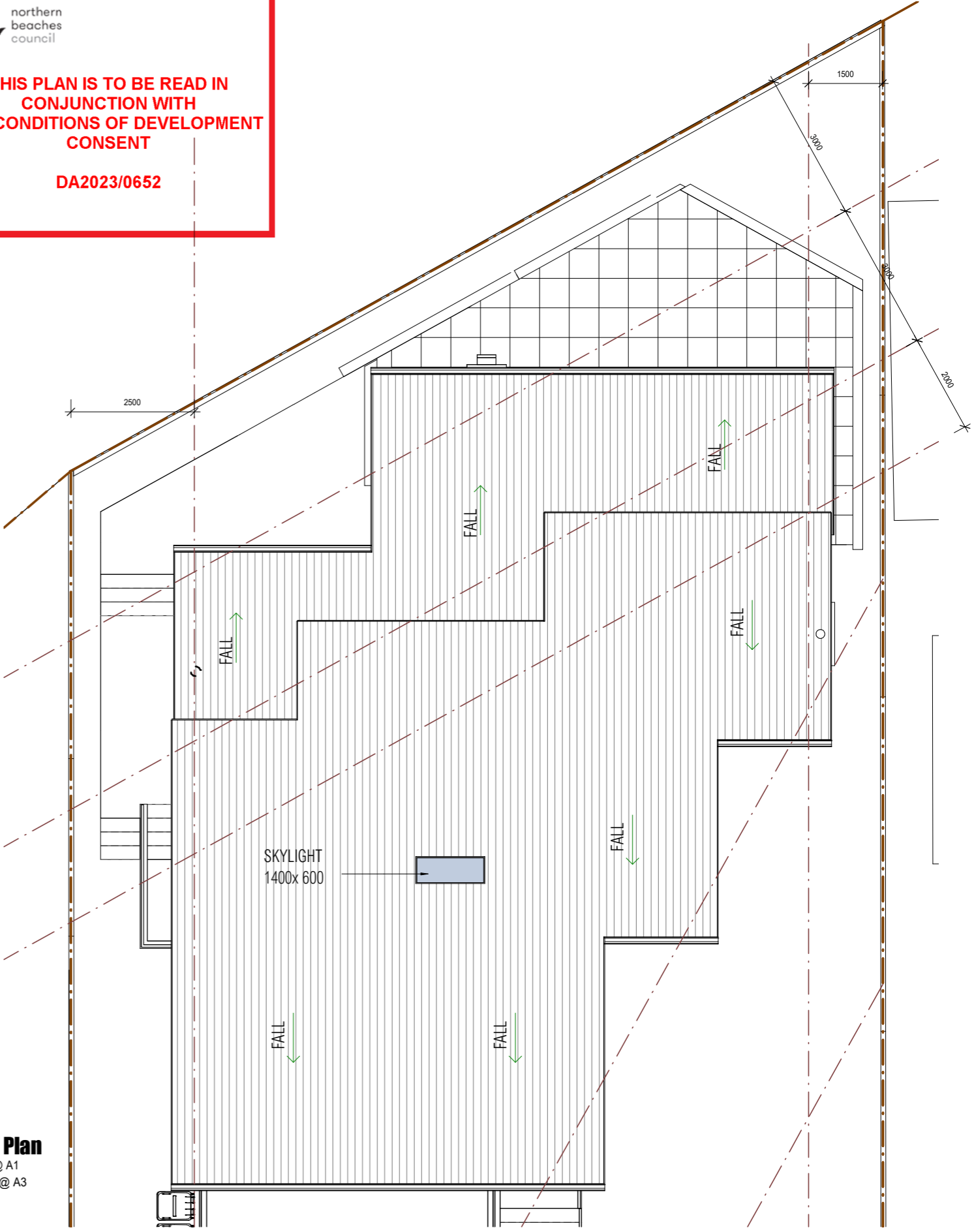
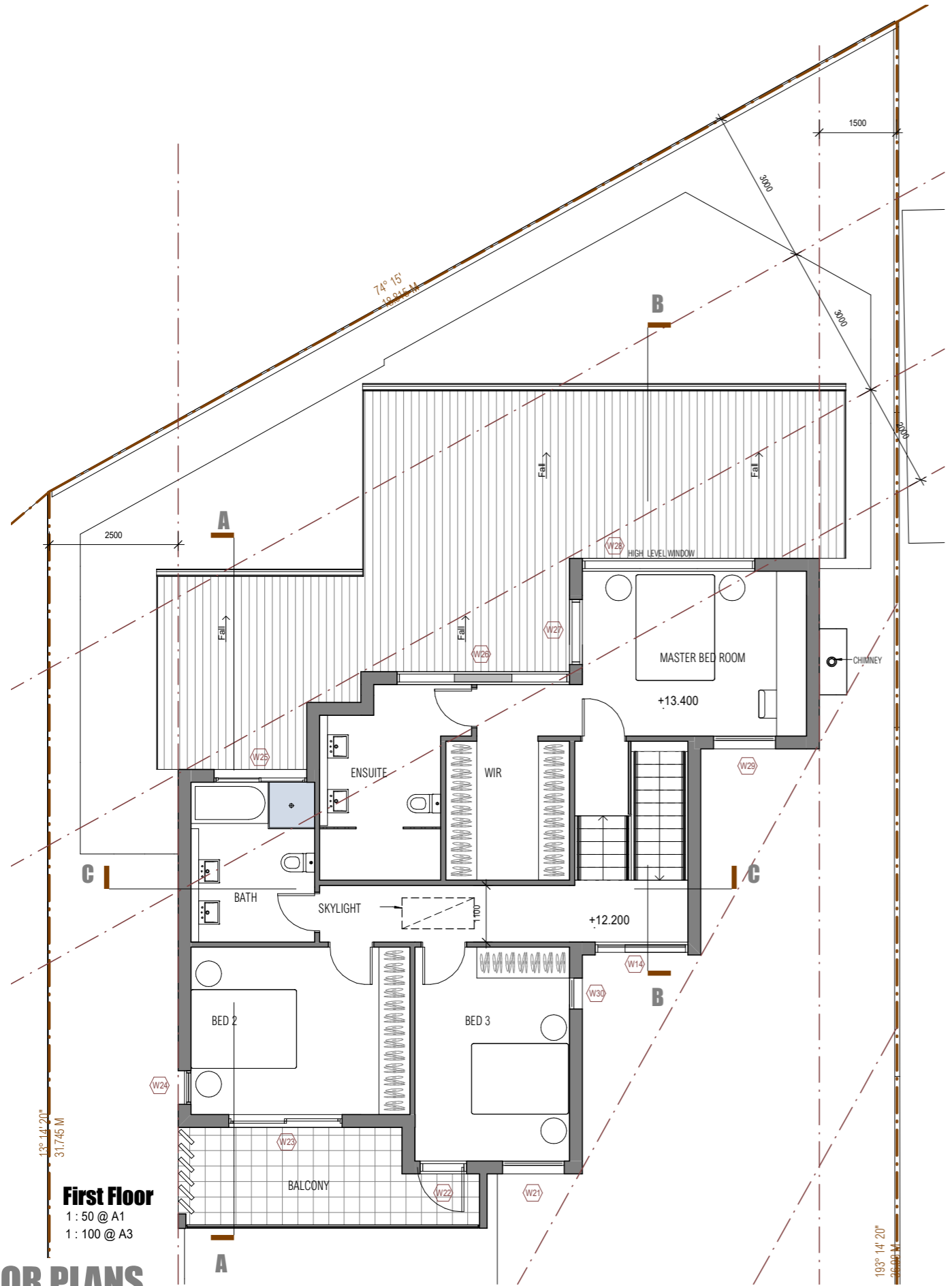
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First Floor
1: 50 @ A1
1: 100 @ A3

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

FLOOR PLANS

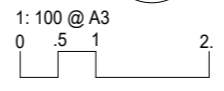
**4 BELLARA AVE, NORTH NARRABEEN
PROPOSED SINGLE DWELLING**

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SOUTH ELEVATION
 1 : 50 @ A1
 1 : 100 @ A3



NORTH ELEVATION
 1 : 50 @ A1
 1 : 100 @ A3

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ELEVATIONS

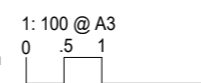
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EAST ELEVATION

1 : 50 @ A1
1 : 100 @ A3

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ELEVATION

4 BELLARA AVE, NORTH NARRABEEN PROPOSED SINGLE DWELLING

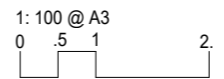
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CLIENT: SYDNEY WATER

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WEST ELEVATION

1 : 50 @ A1
1 : 100 @ A3

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ELEVATION

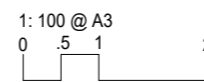
**4 BELLARA AVE, NORTH NARRABEEN
PROPOSED SINGLE DWELLING**

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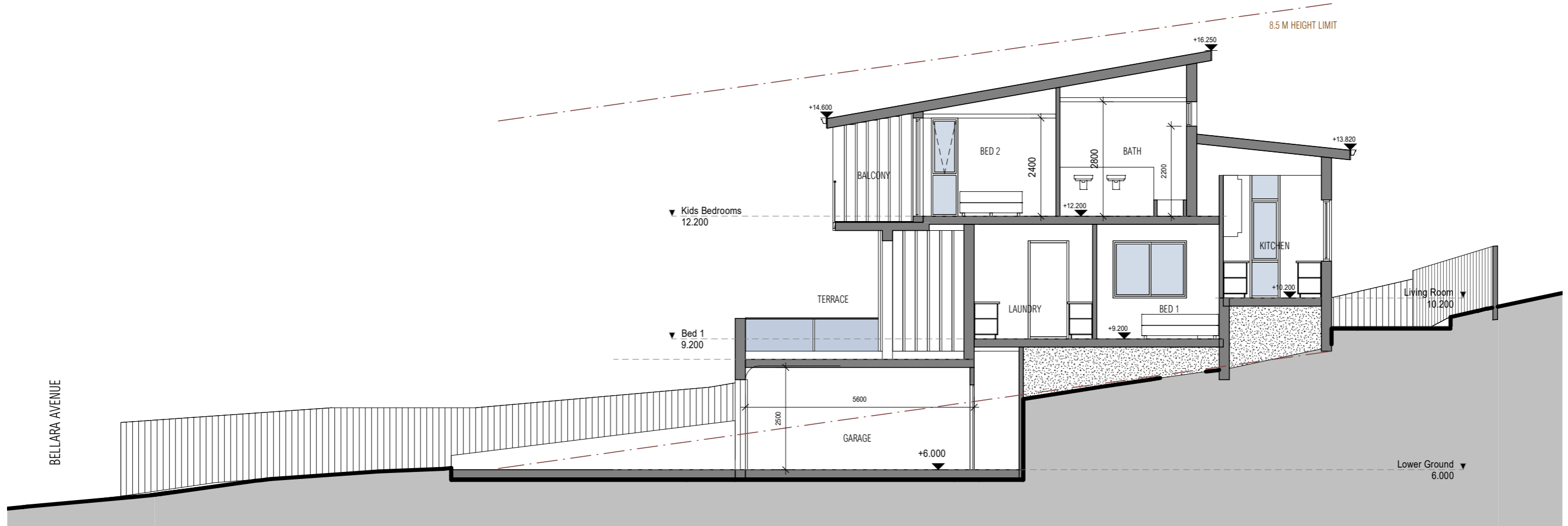


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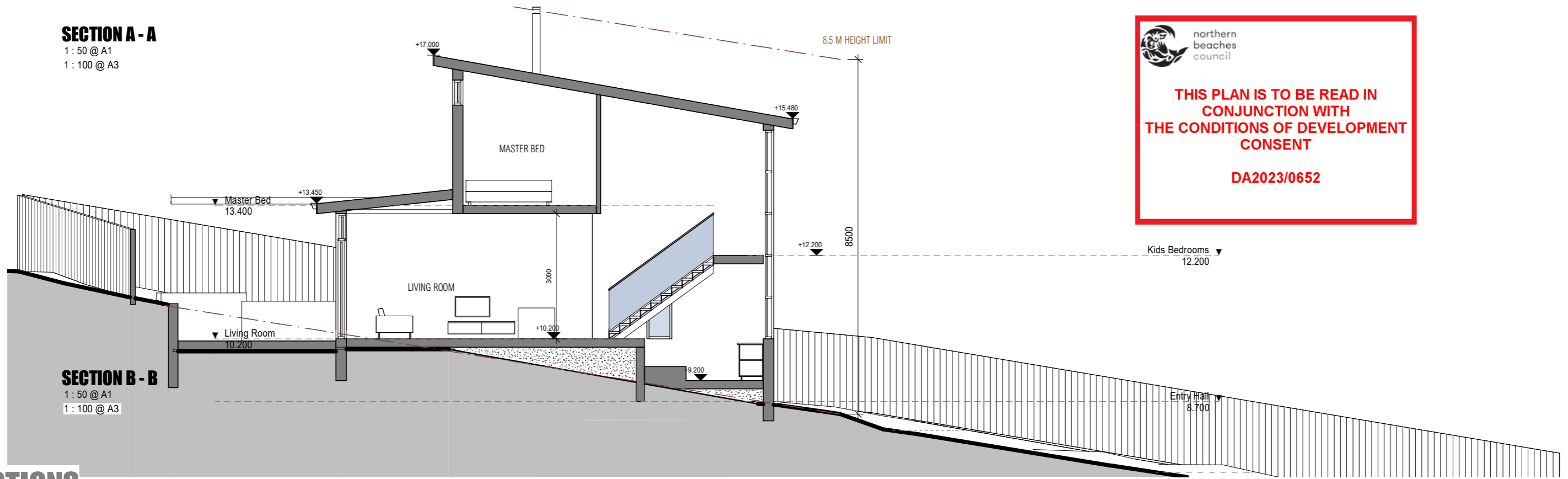


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SECTION A - A
1 : 50 @ A1
1 : 100 @ A3



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

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SECTIONS

**4 BELLARA AVE, NORTH NARRABEEN
PROPOSED SINGLE DWELLING**

**NORTHERN BEACHES COUNCIL
CLIENT: SYDNEY WATER**

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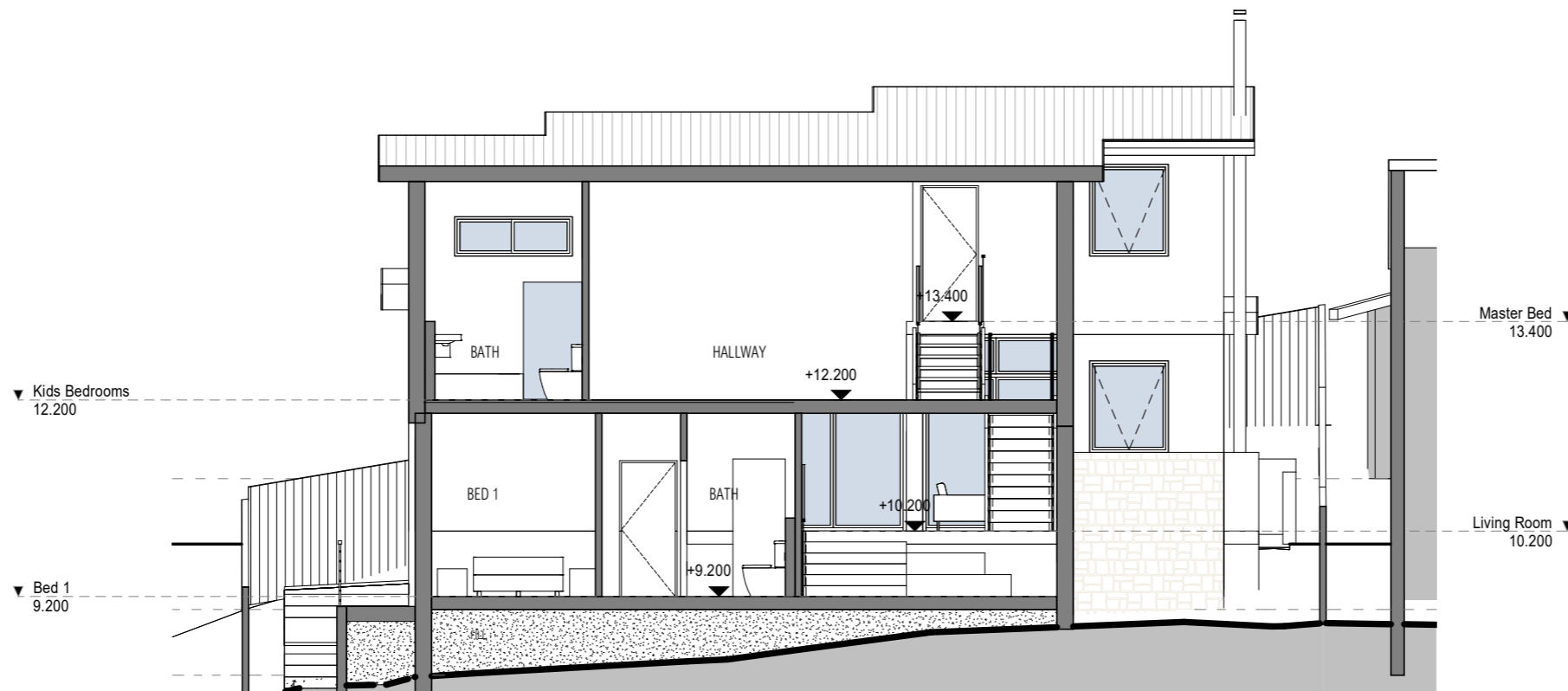
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SECTION C - C
 1: 50 @ A1
 1: 100 @ A3



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SECTION

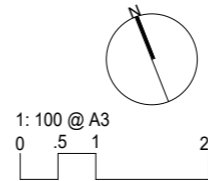
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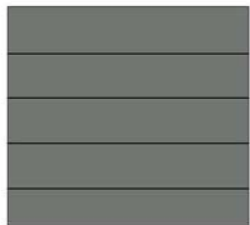






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2216_DA09
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MATERIAL SCHEDULE

- 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
IRONSTONE®
- 6  TIMBER BATTEN PRIVACY SCREEN

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MATERIAL SCHEDULE

**4 BELLARA AVE, NORTH NARRABEEN
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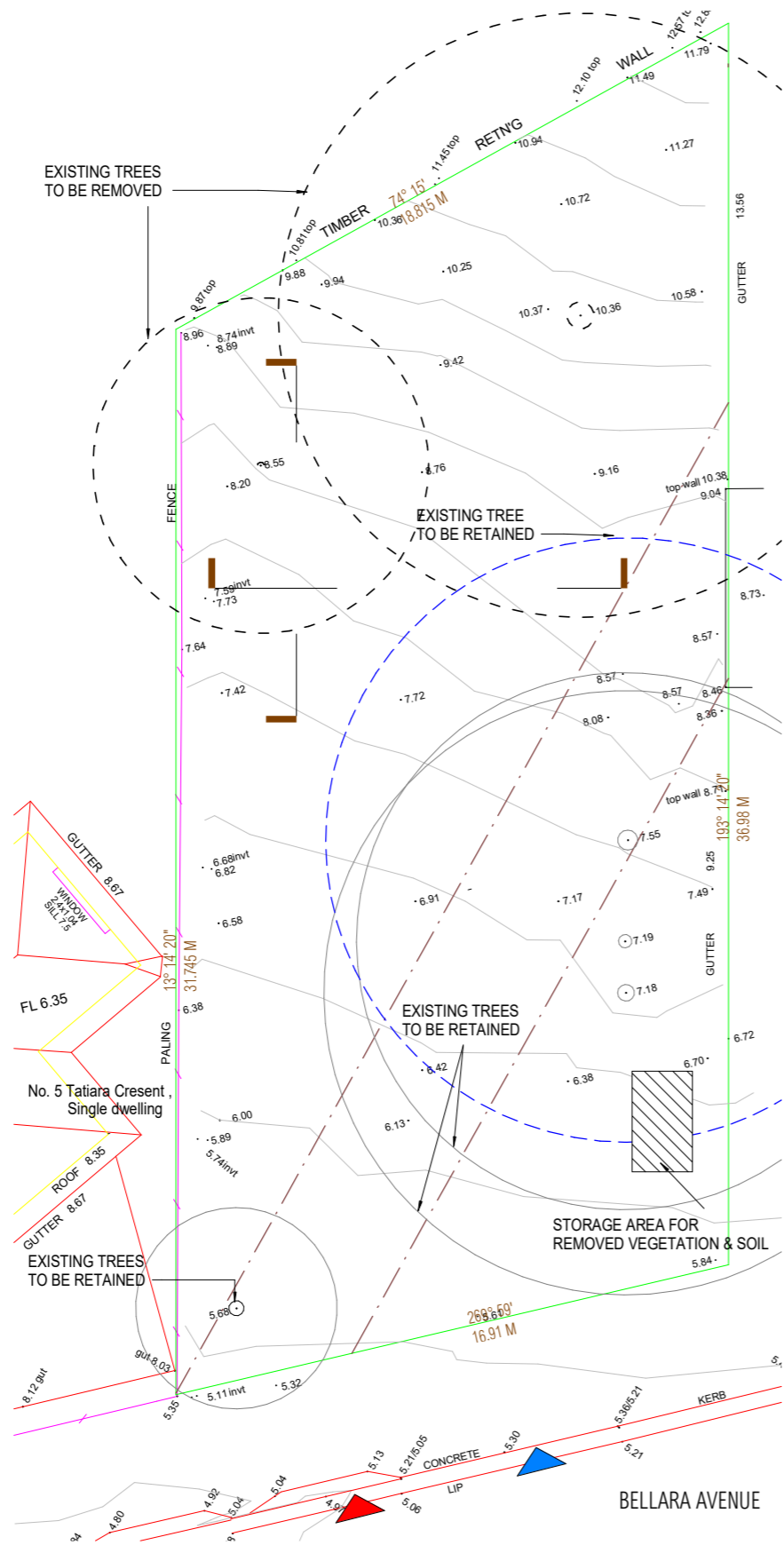


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DEMOLITION PLAN

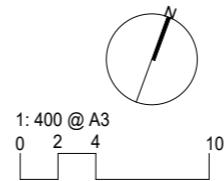
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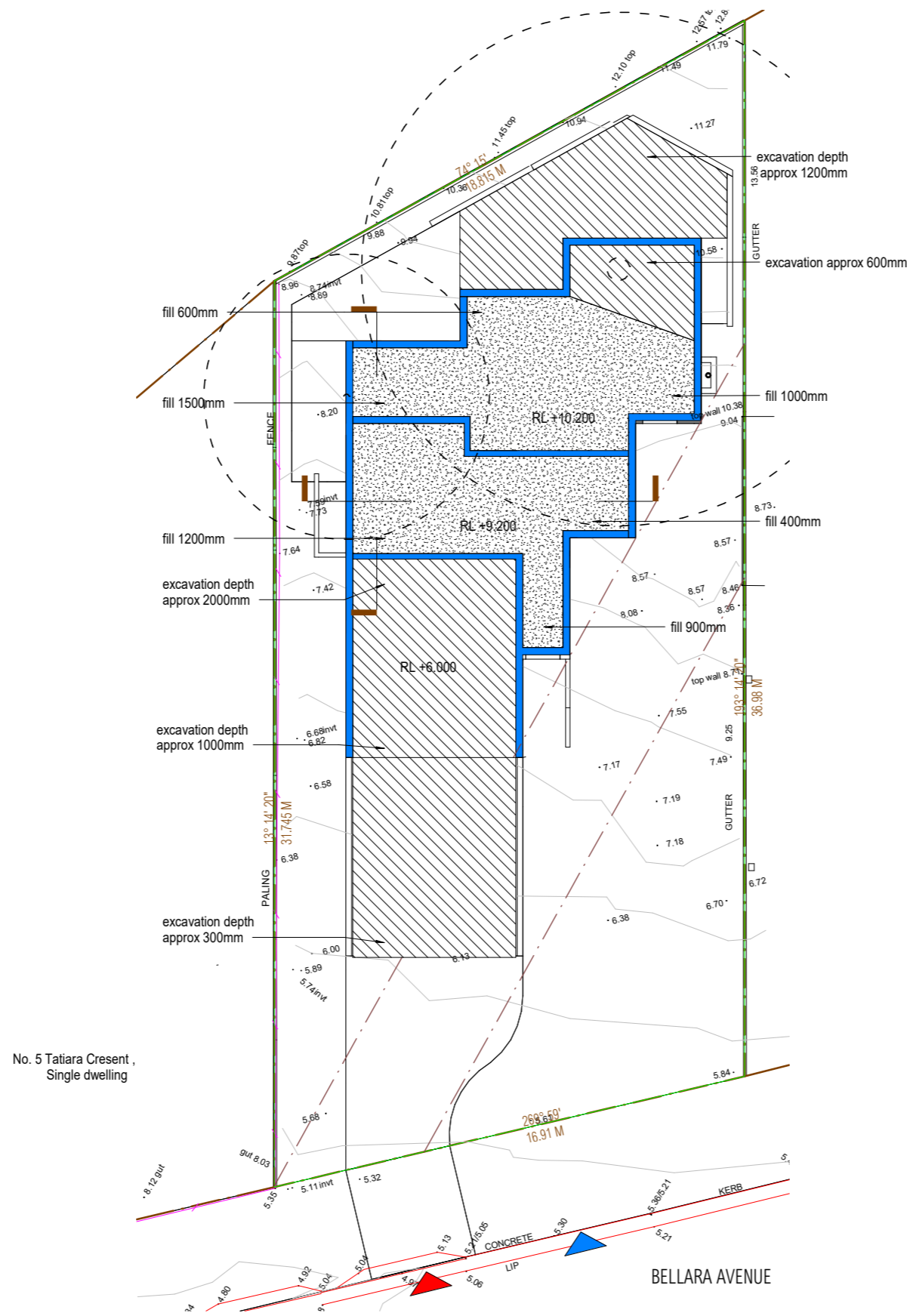


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No. 5 Tatiara Crescent,
Single dwelling


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beaches
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EXCAVATION AND FILL PLAN

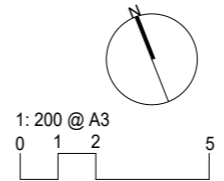
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