

YEATES HOUSE

Michelle and Anthony Yeates
5 Kooloora Avenue
Freshwater
NSW 2096

DEVELOPMENT APPLICATION TO NOTHERN BEACHES COUNCIL - ISSUE B
OCTOBER 2021

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BASIX Requirements:

HOT WATER
Gas Instantaneous

LIGHTING
40% fluoro, compact fluoro or LED

FIXTURES
Showerheads: 3 star minimum or no greater than 9L per minute
Toilets: 3 star minimum or no greater than 4L per flush
Taps: 3 star minimum or no greater than 9L per minute

CONSTRUCTION
Concrete slab on ground with no in-slab heating system: nil additional insulation required
Floor above existing dwelling or building: nil insulation requirements
External wall: framed (weatherboard, fibro, metal clad) : R1.30 (or R1.70 including construction)
External wall: cavity brick: nil additional insulation required
External wall: brick veneer: R1.16 (or R1.70 including construction)
Internal wall shared with garage: single skin masonry R1.08: nil additional insulation required
Raked ceiling, pitched/skilion roof: framed ceiling: R0.74 (up), roof: foil backed blanket (100 mm) dark (solar absorptance >0.70)

WINDOWS AND GLAZED DOORS

W01: Orientation: NE Area: 1.7m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolyctic low-e (or U-value: 3.99, SHGC: 0.4)

W02: Orientation: NE Area: 7.6m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolyctic low-e (or U-value: 3.99, SHGC: 0.4)

W03: Orientation: NE Area: 1.3m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolyctic low-e (or U-value: 3.99, SHGC: 0.4)

W04: Orientation: NE Area: 4.1m2, Shading device: external louvre/blind (adjustable), timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W05: Orientation: NE Area: 4.0m2, Shading device: pergola (adjustable shade) >=900, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W06: Orientation: NE Area: 2.5m2, Shading device: external louvre/blind (fixed), timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W07: Orientation: NE Area: 3.6m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolyctic low-e (or U-value: 3.99, SHGC: 0.4)

W08: Orientation: NE Area: 1.0m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolyctic low-e (or U-value: 3.99, SHGC: 0.4)

W09: Orientation: NE Area: 2.4m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolyctic low-e (or U-value: 3.99, SHGC: 0.4)

W10: Orientation: SW Area: 4.0m2, Shading device: none, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W11: Orientation: SW Area: 11.9m2, Shading device: pergola (adjustable shade) >=900 , single clear, (or U-value 5.71, SHGC: 0.66)

W12: Orientation: SW Area: 2.6m2, Shading device: external louvre/blind (adjustable), timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W13: Orientation: SW Area: 1.0m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W14: Orientation: SE Area: 2.6m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W15: Orientation: SE Area:3.8m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W16: Orientation: SE Area: 2.2m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W17: Orientation: SE Area: 2.6m2, Shading device: external louvre/blind (adjustable), timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W18: Orientation: NW Area: 2.4m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W19: Orientation: NW Area: 5.7m2, Shading device: pergola (adjustable shade) >=900, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W20: Orientation: NW Area: 2.9m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W21 Orientation: NW Area: 1.0m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W22: Orientation: NW Area: 2.0m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W23: Orientation: NW Area: 2.6m2, Shading device: external louvre/blind (adjustable) timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

W24 Orientation: NW Area: 2.4m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single clear, (or U-value 5.71, SHGC: 0.66)

S1 Area: 0.5m. Shading device: none, timber double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

S2 Area: 0.5m. Shading device: none, timber double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

Soil & Water Management Plan

All Erosion and Sediment Control measures detailed herein are to be confirmed by the Contractor to be fully functional after any rainfall exceeding 6mm (in a 24 hour Period) and on a weekly basis.This confirmation shall be provided as a condition for undertaking any further work under the Construction Contract.

All services trenches must be backfilled immediately after services are laid and approval is granted to carry out backfilling operations.

Any road vehicle leaving the site which has been in contact with clay soil shall be washed or brushed down on the Site Entry Platform.

The public road in the vicinity of the site is to be swept at regular intervals to prevent sediment buildup at the Site Entry

1. Site works are not to be commenced until all erosion and sedimentation works as outlined on these documents has been completed.

2. Entry and exit to the site is to be via a single means of access/egress - the Site Entry Platform - use site fencing to ensure that all site access and egress is by way of this Platform. Either the existing, concrete driveway; a new, temporary driveway or new Site Entry Platform (as per detail on these drawings) shall be used as the sole site access point.

3. Sediment Control fences are to be installed as indicated on these drawings and are to include provision for site water ingress by means of mounded banks at the outboard edge of the Site Entry Platform or other overland flow paths which may be evident on site.

4. Geotextile 'sausages' filled with aggregate are to be provided to protect Council's Street Stormwater system from sediment pollution from the site.

5. All existing topsoil that is disturbed to facilitate excavation is to be stockpiled on site for landscaping purposes. Where any material (topsoil or excavated) is stockpiled on the site, stockpiles are to be covered with a water repellent covering and located outside any area of concentrated Stormwater flow, away from the street and at a distance greater than 2.4m clear of any boundary of the site. Where possible, stockpiles are to be located on a local high point or are to be protected with diversion channels and swales around the stockpile.

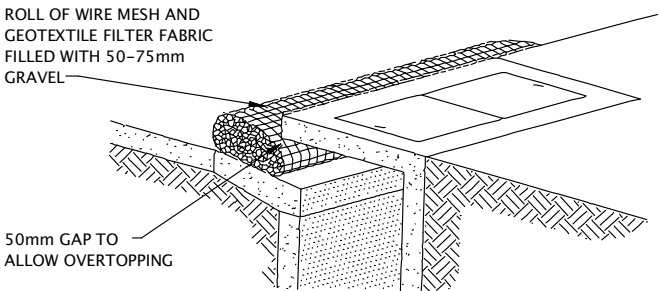
6. Areas towards the boundaries of the site are not to be disturbed during the works except where these works are essential for the completion of the project. Where disturbance is essential, work shall be carried out in a manner that minimizes the erosion hazard for as short a time as practicable and includes suitable erosion protection, reinstatement or rehabilitation as part of the disturbance process.

7. The Contractor shall provide approved bins for all site waste to be accumulated and stored for collection and disposal.

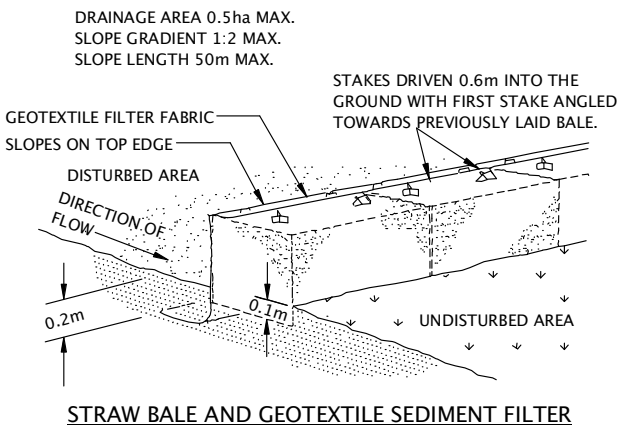
Site waste includes:-

- Litter
- All packaging
- mortar, cement and concrete slurries, acid wash down water, paint and any contaminated water

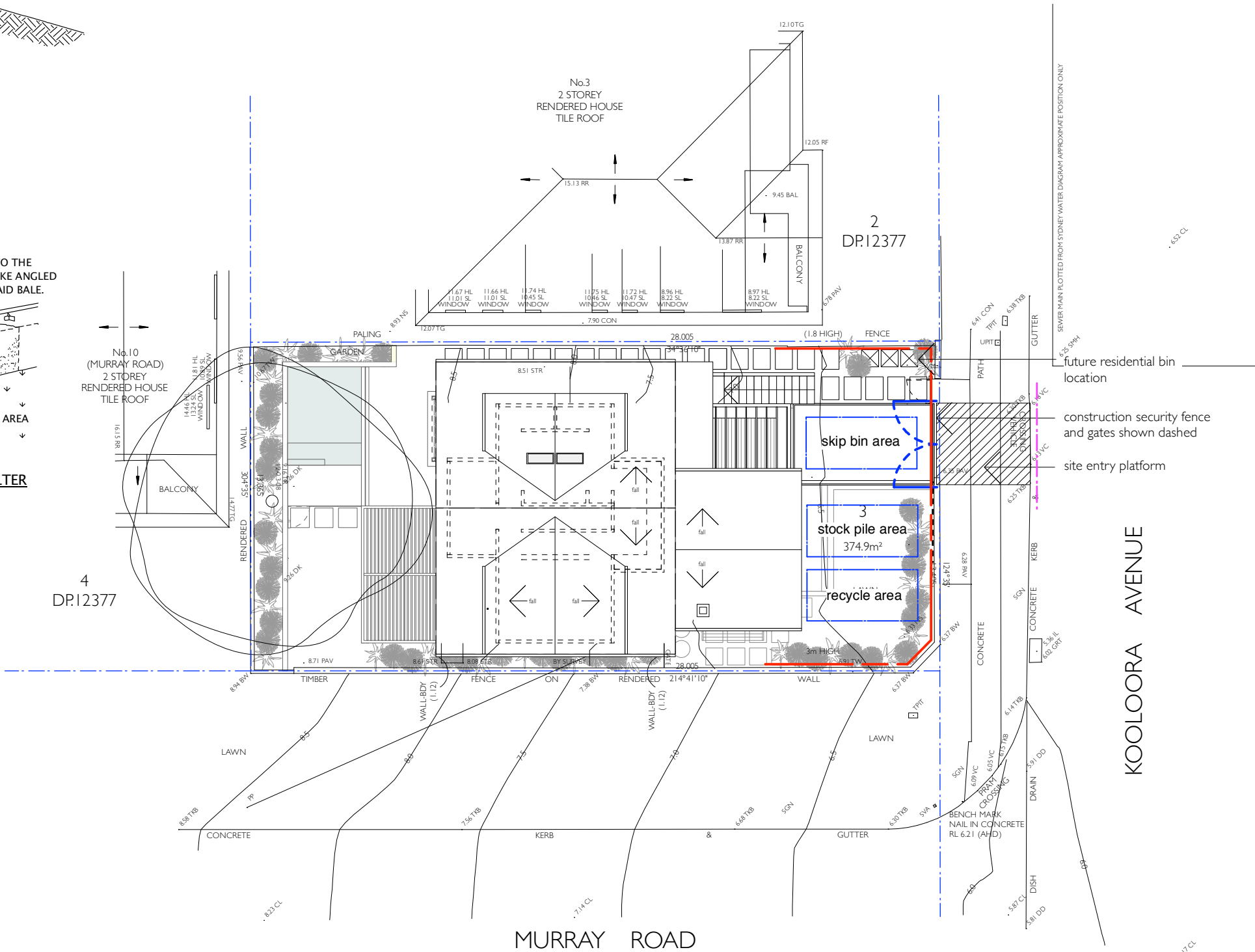
8. Site Stormwater drainage is to be connected and commissioned as soon as practicable following completion of the works.



PORTABLE GRAVEL KERB SEDIMENT TRAP

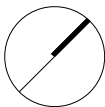


STRAW BALE AND GEOTEXTILE SEDIMENT FILTER



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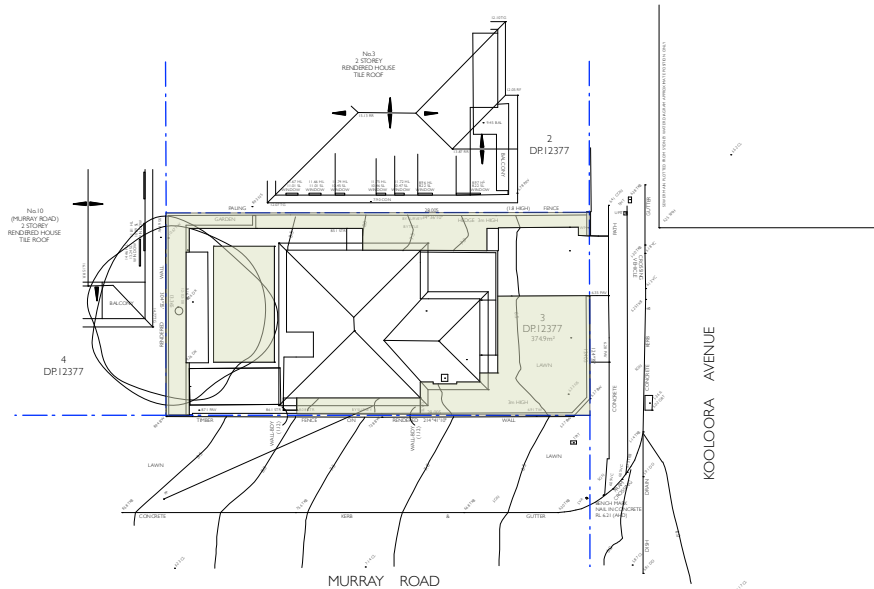
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DWG YH-02-DA
DATE 27.10.21
ISSUE B
JOB # 199
SCALE 1:200 @ A3

SEDIMENT / EROSION CONTROL
WASTE MANAGEMENT PLAN



Site area =374.90m²
DCP DI Landscape Open Space
40% landscaped open space = 149.96m²
pool surface area included as landscaped open space

Existing Soft Landscape Area = 183.70m²
Compliance = yes

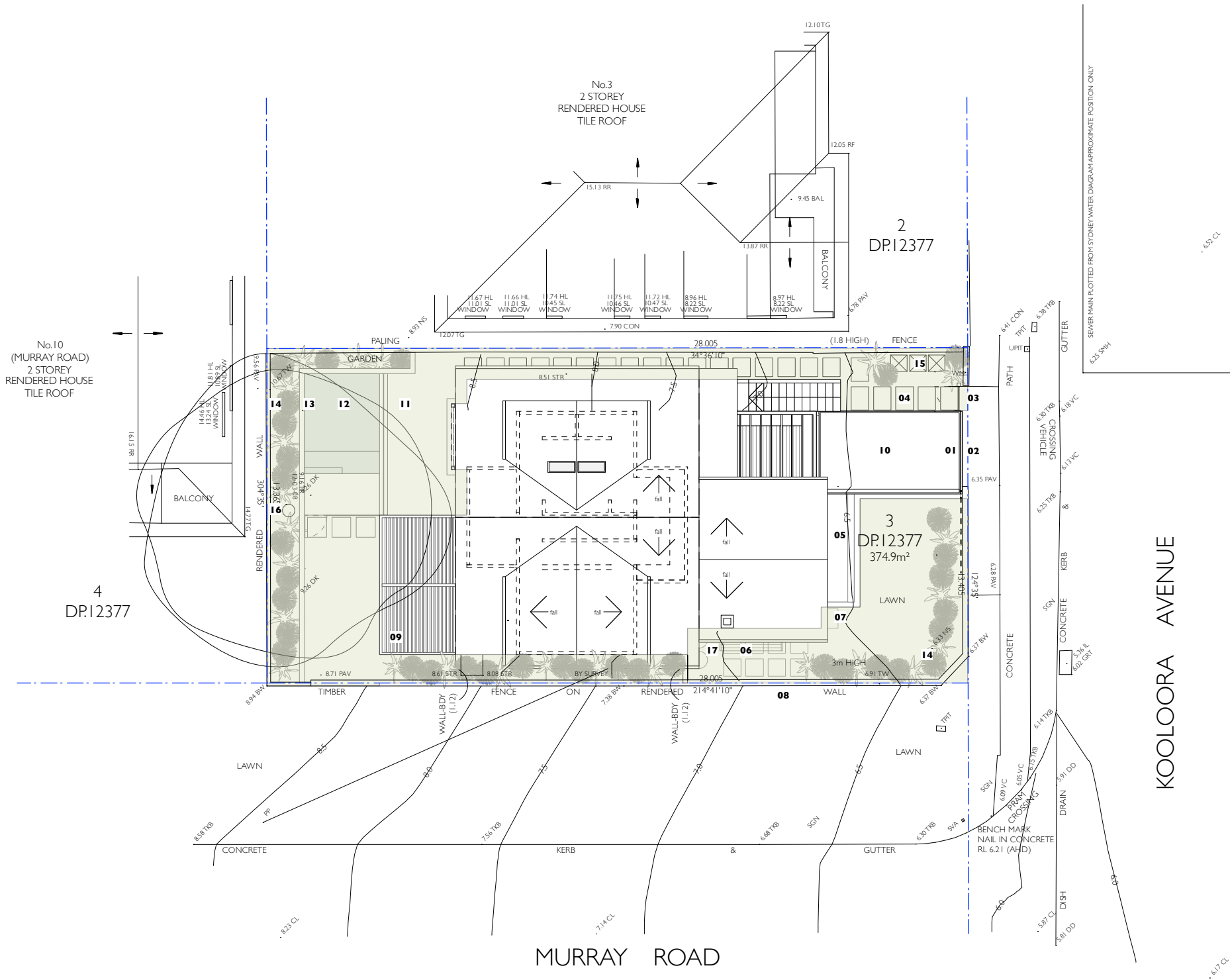
Landscape Legend

01. New concrete driveway
02. New sliding driveway gate
03. New pedestrian gate
04. New 900mm(w) stepping stones
05. New terrace and 0.4m(h) retaining wall
06. Clothes line
07. New outdoor shower
08. Renew existing 1.8m(h)masonry and timber fence
09. New timber pergola
10. New single carport
11. Lawn
12. New swimming pool
13. Renew 1.2m(h) garden wall
14. Perimeter planting, 80% shale slopes community
15. Domestic bin location
16. Existing avocado tree (exempt sepcies) to be retained
17. BASIX 817L rainwwater tank

PLANT STOCK TO BE AT LEAST **80% LOCALLY NATIVE PLANT SPECIES**

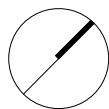
Site area =374.90m²
DCP DI Landscape Open Space
40% landscaped open space = 149.96m²
pool surface area included as landscaped open space

Proposed Soft Landscape Area = 175.77m²
Compliance = yes



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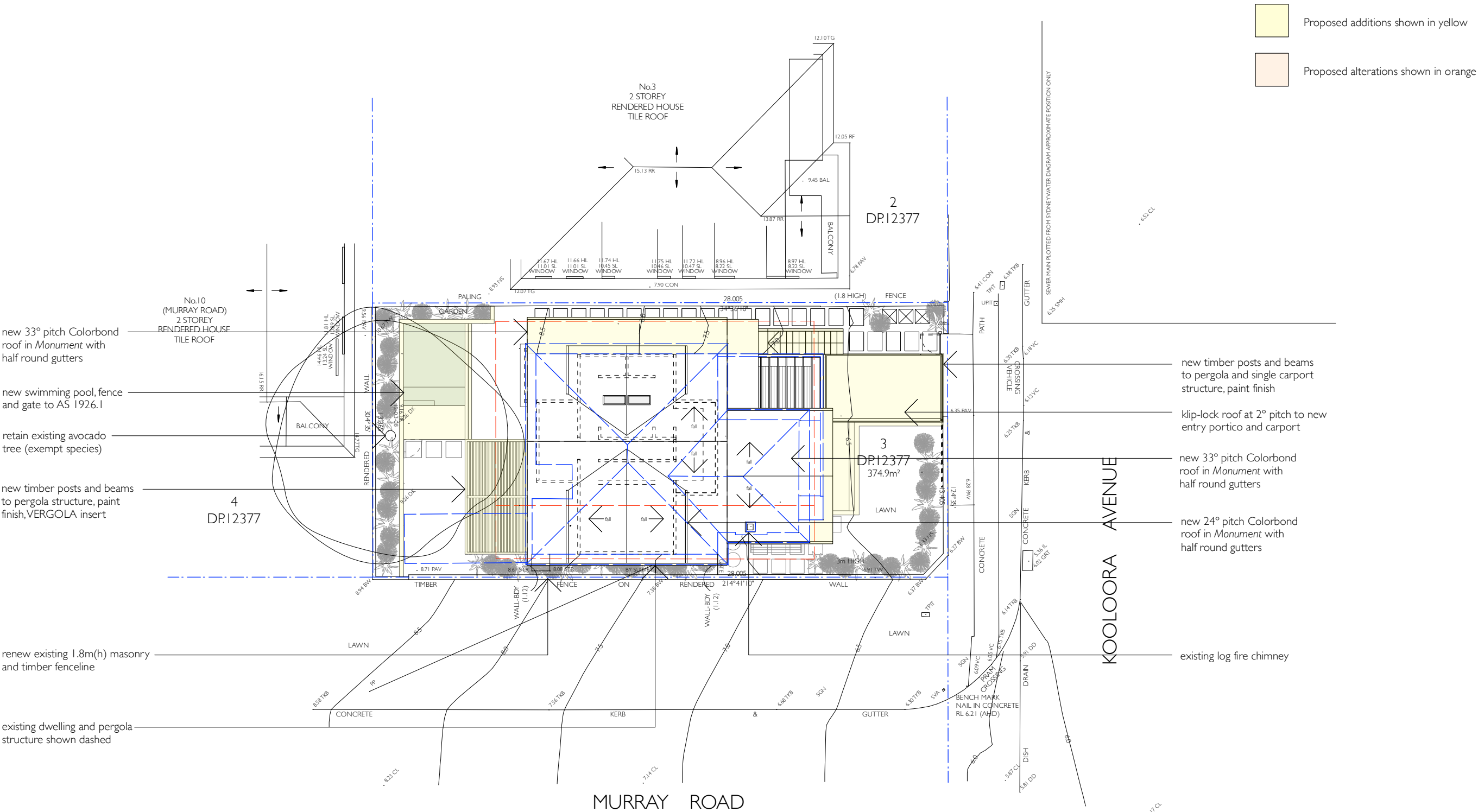
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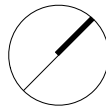
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LANDSCAPE PLAN



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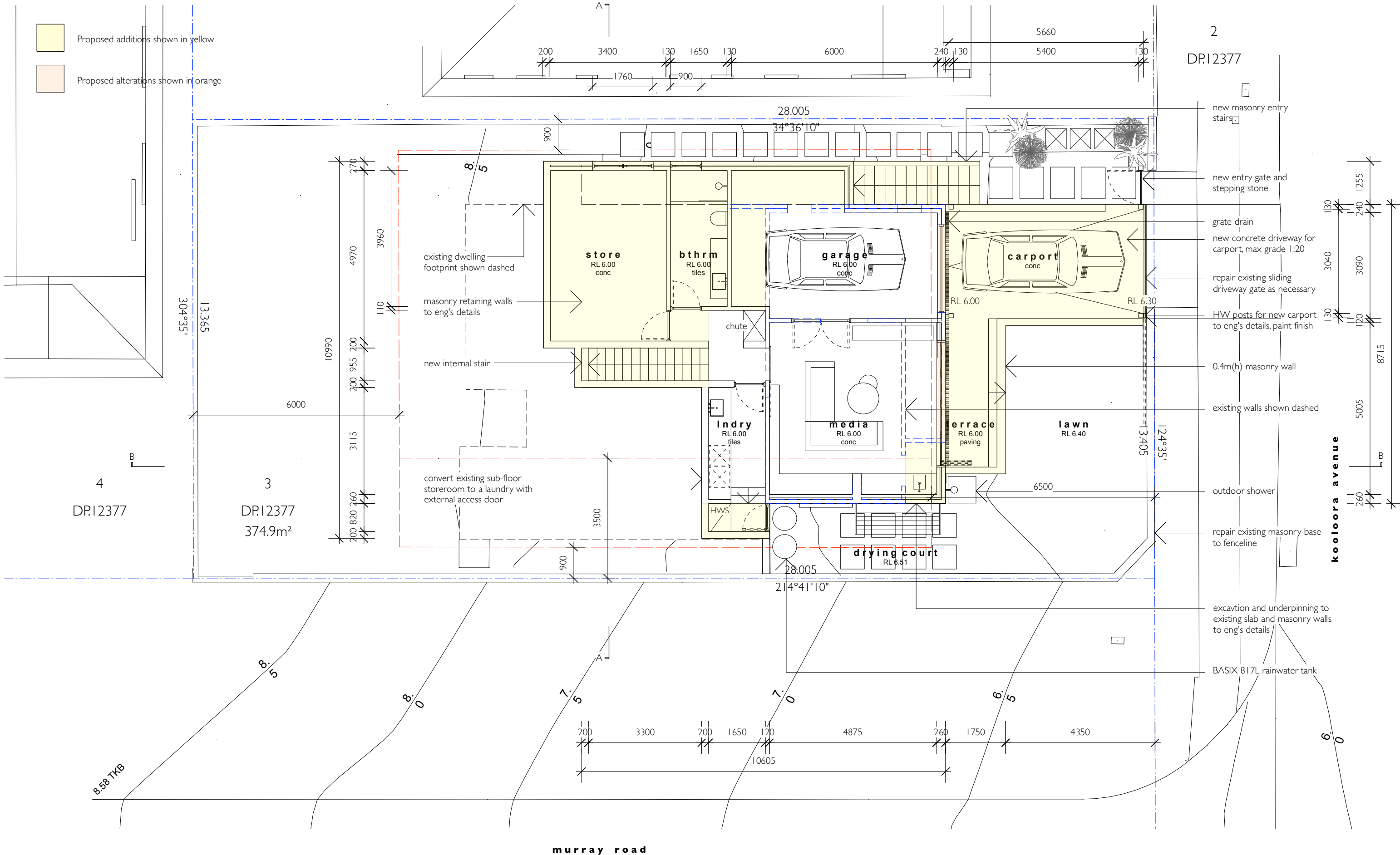
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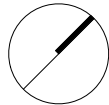
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SITE PLAN



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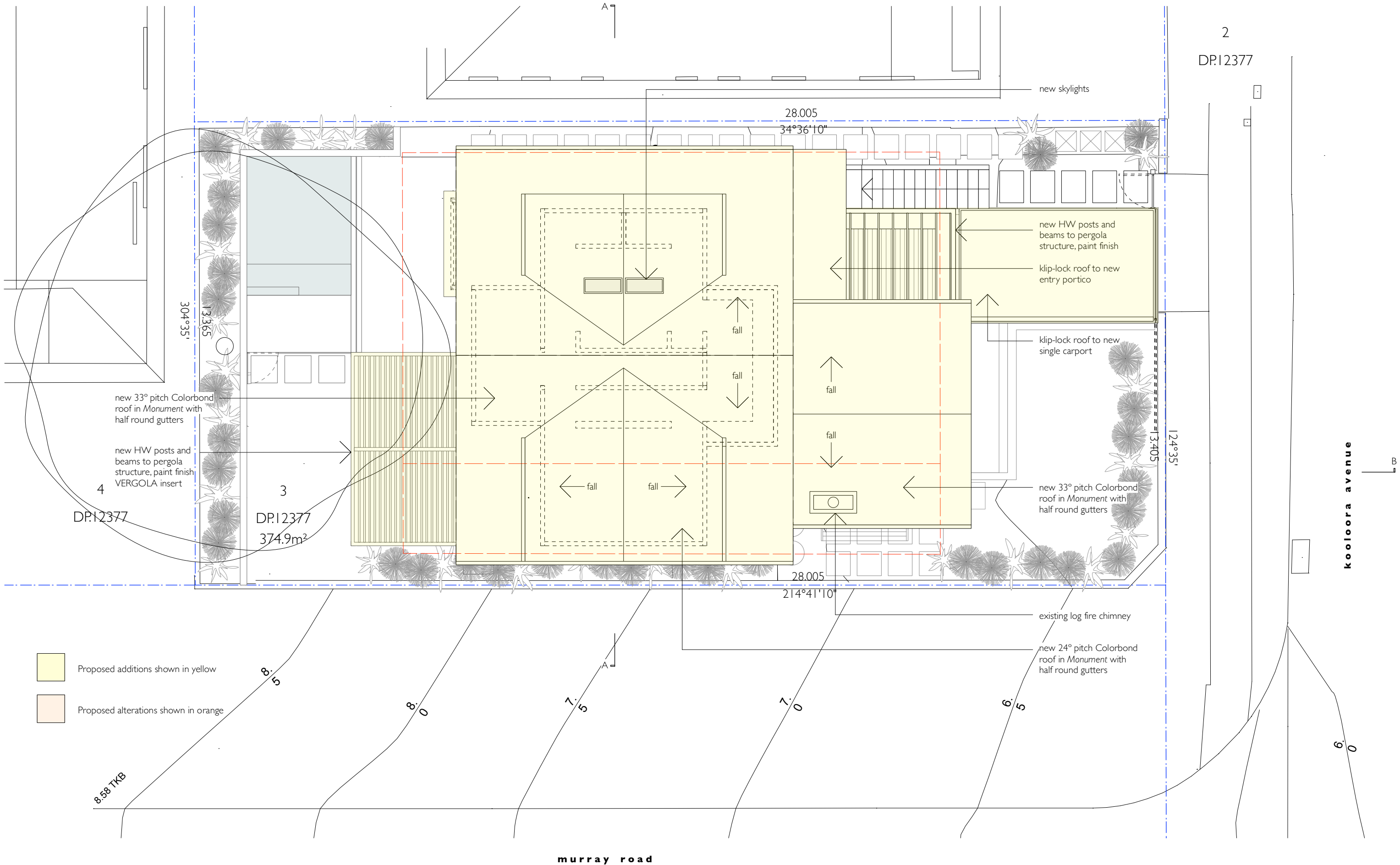
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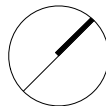
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LOWER FLOOR PLAN



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ROOF PLAN

MATERIALS LEGEND

mn - masonry
cn - concrete
cr - cement render
cg - clear glass
og - opaque glass
mt - metal roof
ps - privacy screen
ss - sandstone
tm - timber
wb - weatherboard
cl - cladding

Proposed additions shown in yellow

Proposed alterations shown in orange

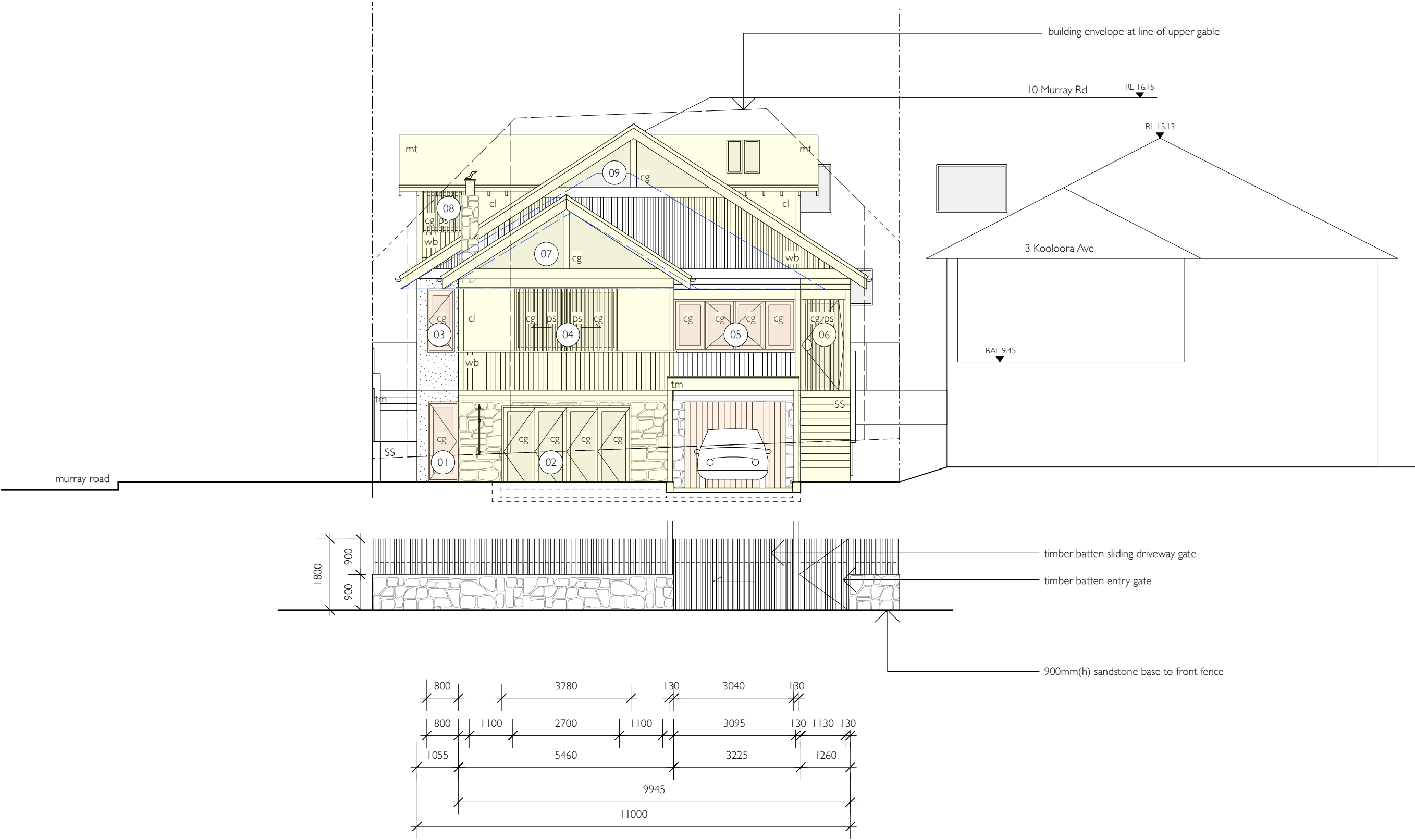
RDG 15.50
RDG 15.20

TOG 13.88
RDG 13.62

FFL 11.78 TOG 11.56

RDG 9.10
FFL 8.73

FFL 6.00



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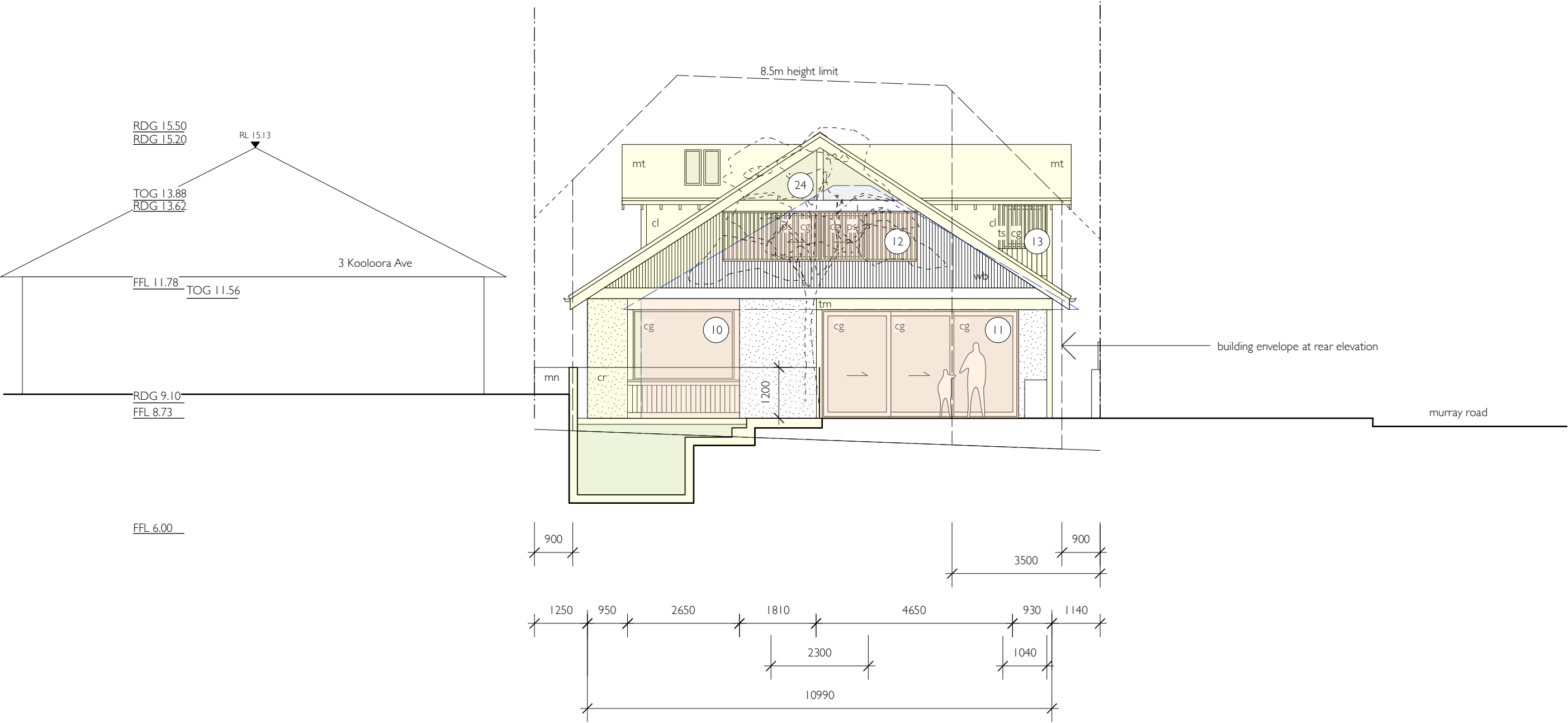
NE ELEVATION

MATERIALS LEGEND

mn - masonry
cn - concrete
cr - cement render
cg - clear glass
og - opaque glass
mt - metal roof
ps - privacy screen
ss - sandstone
tm - timber
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cl - cladding

Proposed additions shown in yellow

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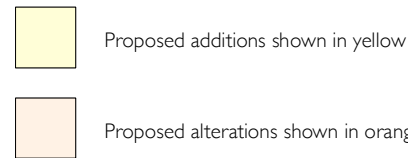
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SW ELEVATION

mn - masonry
cn - concrete
cr - cement render
cg - clear glass
og - opaque glass
mt - metal roof
ps - privacy screen
ss - sandstone
tm - timber
wb - weatherboard
cl - cladding

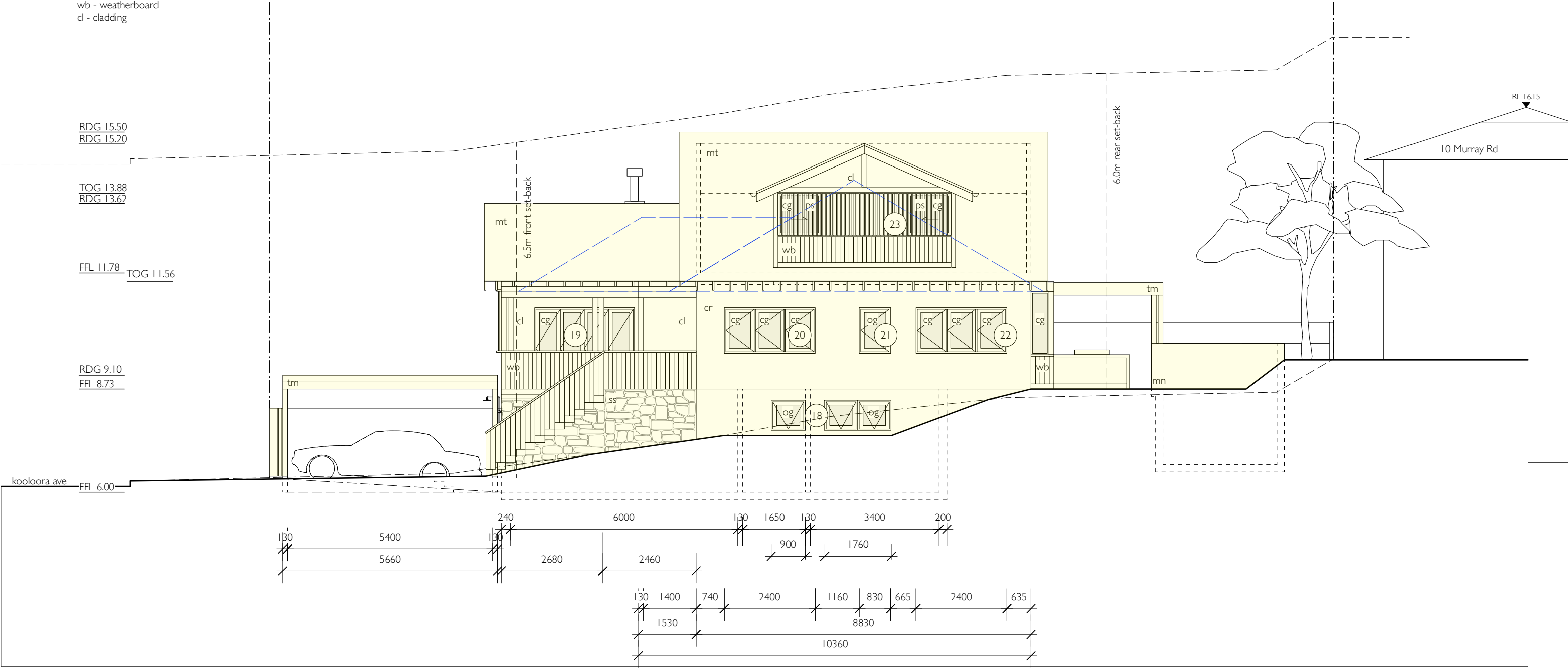


MATERIALS LEGEND

mn - masonry
cn - concrete
cr - cement render
cg - clear glass
og - opaque glass
mt - metal roof
ps - privacy screen
ss - sandstone
tm - timber
wb - weatherboard
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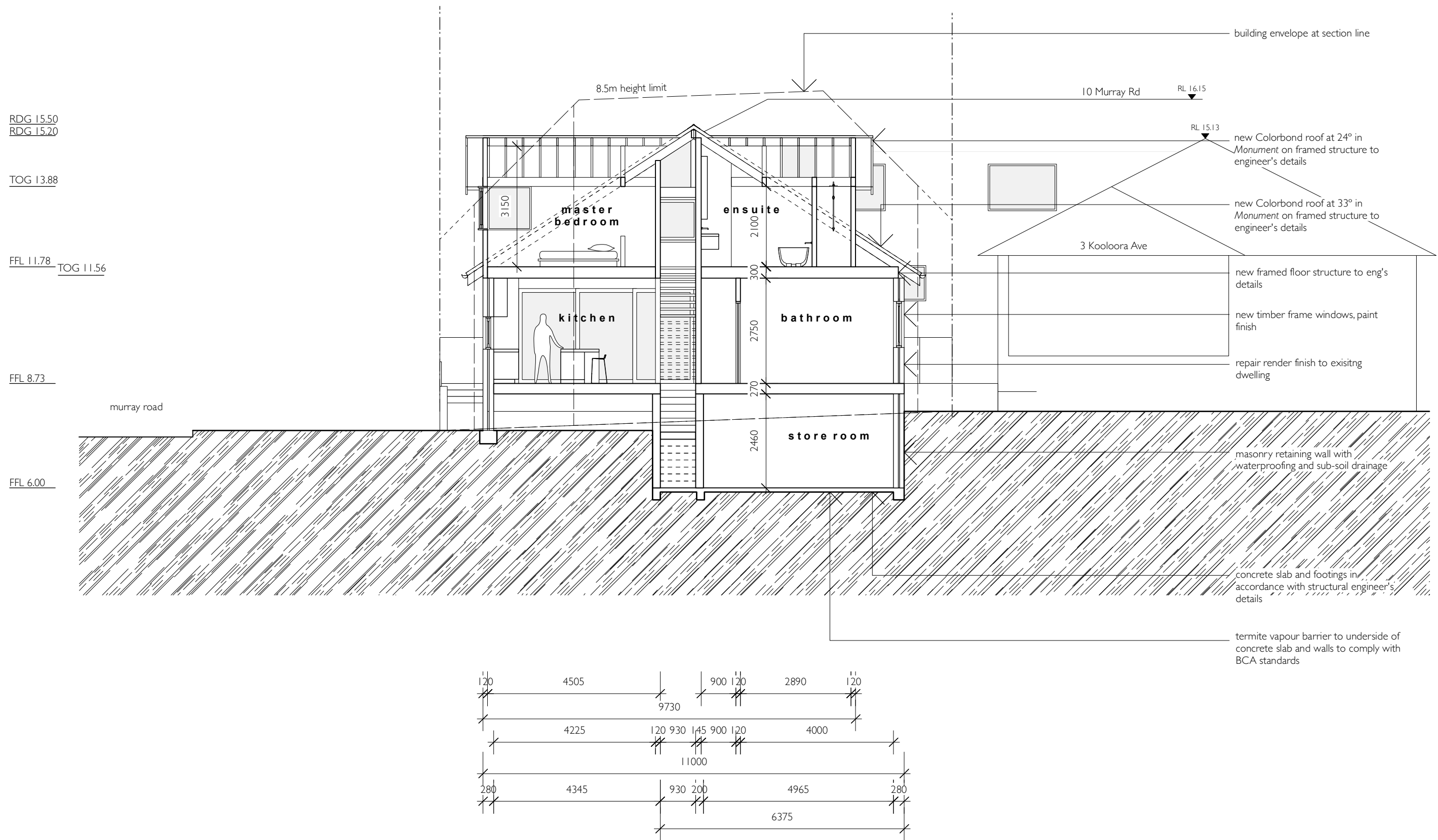
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NW ELEVATION



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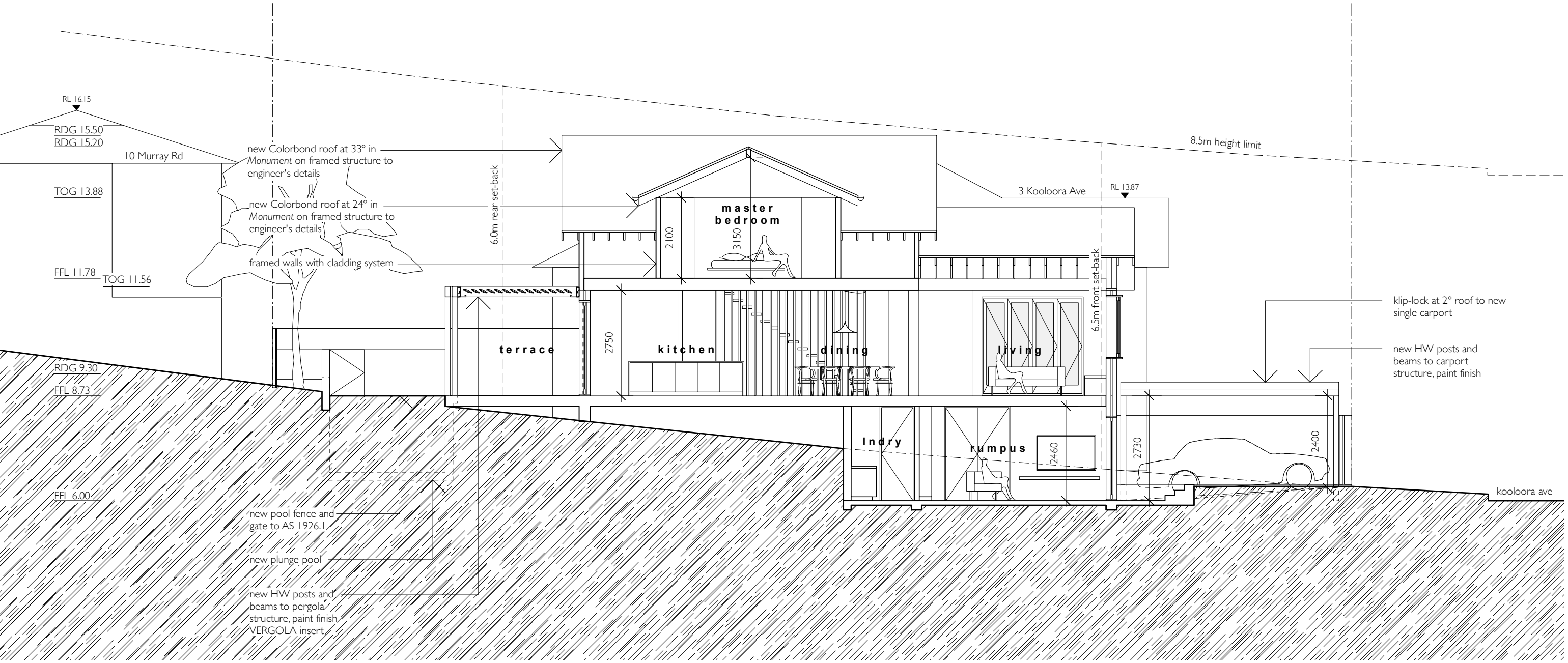
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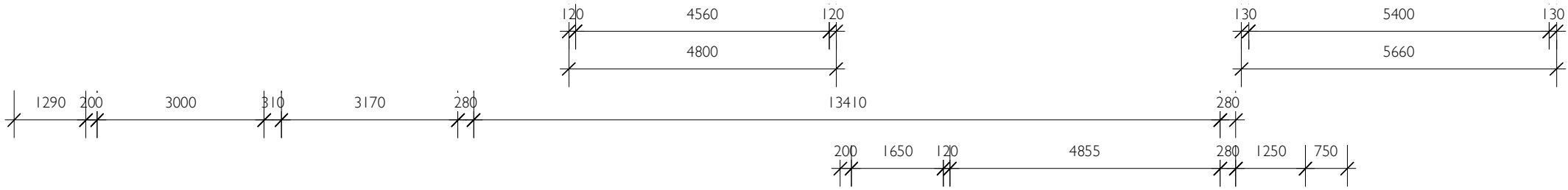
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SECTION AA



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SECTION BB