

MENZIES HOUSE

Scot + Fiona Menzies
111 Bynya Road
Palm Beach 2108

DEVELOPMENT APPLICATION TO NORTHERN BEACHES COUNCIL
MARCH 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 additional insulation required
External wall: cavity brick: nil additional insulation required
External wall: brick veneer: R1.16 (or R1.70 including construction)
External wall: framed (weatherboard, fibro, metal clad) : R1.30 (or R1.70 including construction)
Internal wall shared with garage: plasterboard (R0.36): nil additional insulation required
Flat ceiling, flat roof, framed: ceiling R1.58 (up), roof: foil backed blanket (55mm), medium solar absorptance 0.475 - 0.70)

WINDOWS AND GLAZED DOORS

W01: Orientation: N, Area: 7.4m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolytic low-e, (or U-value: 3.99, SHGC: 0.4)

W02: Orientation: N, Area: 6.0m2, Shading device: eave/verandah/pergola/balcony >=900mm, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W03: Orientation: N, Area: 6.0m2, Shading device: eave/verandah/pergola/balcony >=900mm, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W04: Orientation: N, Area: 6.0m2, Shading device: eave/verandah/pergola/balcony >=900mm, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W05: Orientation: N, Area: 25.0m2, Shading device: pergola (adjustable shade) >=900mm, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W06: Orientation: N, Area: 2.5m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolytic low-e, (or U-value: 3.99, SHGC: 0.4)

W07: Orientation: N, Area: 3.4m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolytic low-e, (or U-value: 3.99, SHGC: 0.4)

W08: Orientation: N, Area: 12m2, Shading device: eave/verandah/pergola/balcony >=900mm, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W09: Orientation: S, Area: 3.0m2, Shading device: none, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

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

W11: Orientation: E, Area: 2.4m2, Shading device: none, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W12: Orientation: E, Area: 2.4m2, Shading device: none, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W13: Orientation: E, Area: 2.4m2, Shading device: none, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W14: Orientation: E, Area: 2.4m2, Shading device: none, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W15: Orientation: E, Area: 5.2m2, Shading device: eave/verandah/pergola/balcony >=750mm, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W16: Orientation: E, Area: 1.5m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolytic low-e, (or U-value: 3.99, SHGC: 0.4)

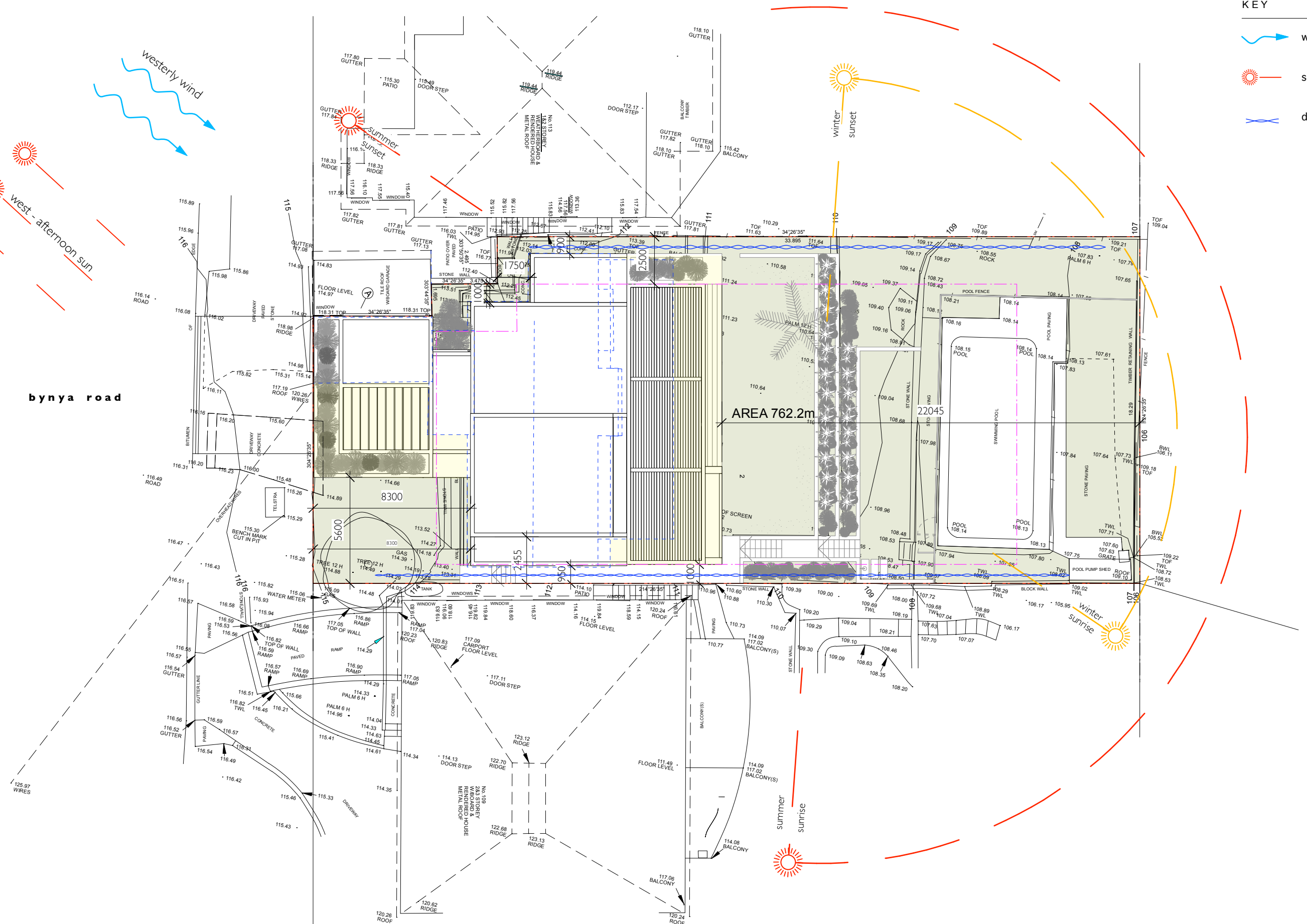
W17: Orientation: W Area: 11m2, Shading device: eave/verandah/pergola/balcony >=900mm, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W18 Orientation: W, Area: 5.2m2, Shading device: none, timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

W19: Orientation: W Area: 1.8m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolytic low-e, (or U-value: 3.99, SHGC: 0.4)

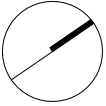
W20: Orientation: W, Area: 1.2m2, Shading device: eave/verandah/pergola/balcony >=450mm, timber or uPVC, single pyrolytic low-e, (or U-value: 3.99, SHGC: 0.4)

- KEY
- wind
 - solar access
 - drainage



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0 2 4 6 8 10m

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DWG MH-01-DA
DATE 05.03.21
ISSUE A
JOB # 111
SCALE 1:200 @ A3

SITE ANALYSIS PLAN

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.

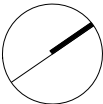
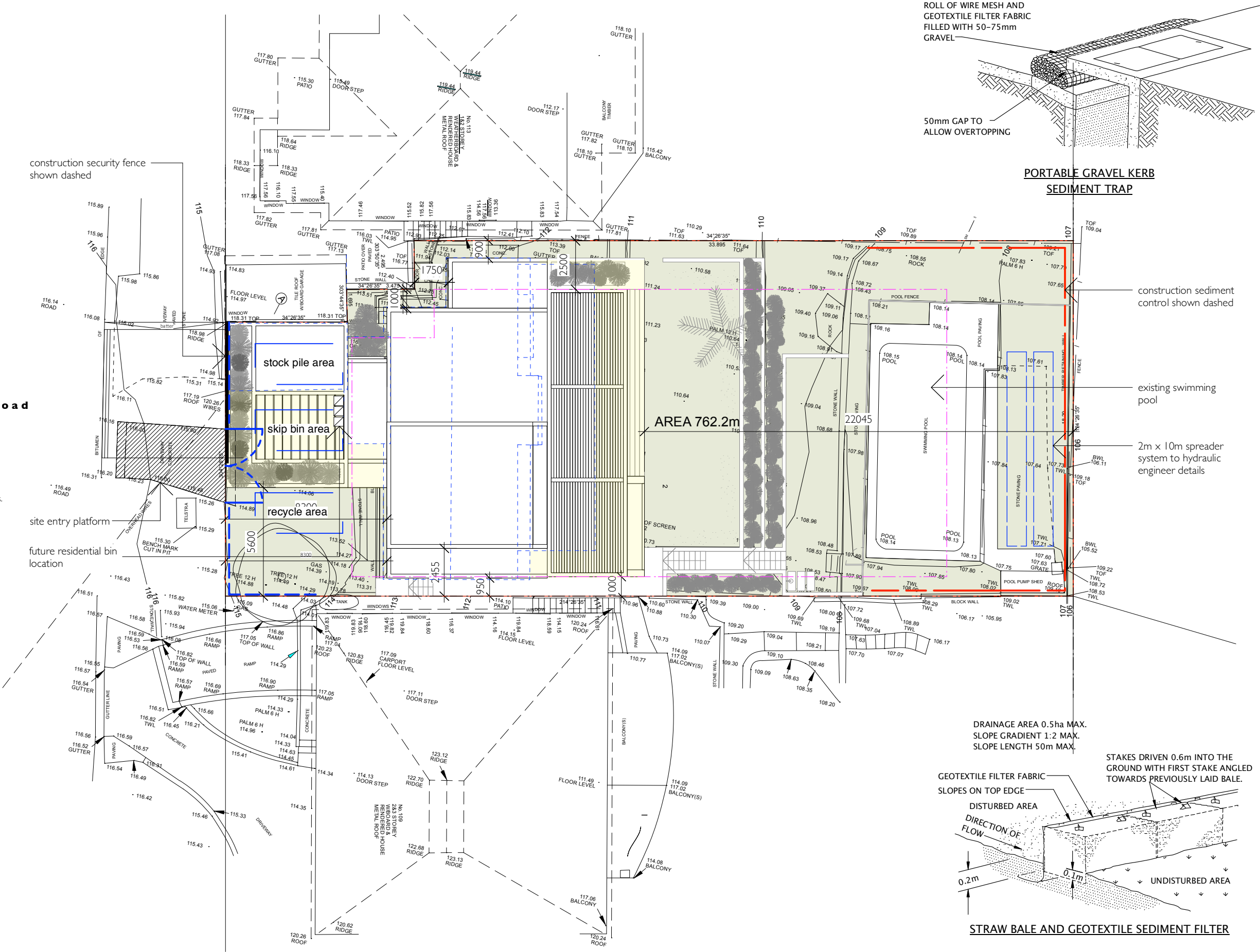
All services trenches must be backfilled immediately after services are laid and approval is granted to carry out backfilling operations.

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 Platform.

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.

oad



D1.10 Site coverage - Environmentally Sensitive Land Controls

The total landscaped area on land zoned E4 Environmentally Sensitive Land shall be 60% of the site area.
The use of porous materials and finishes is encouraged where appropriate.
Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.

Variations

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

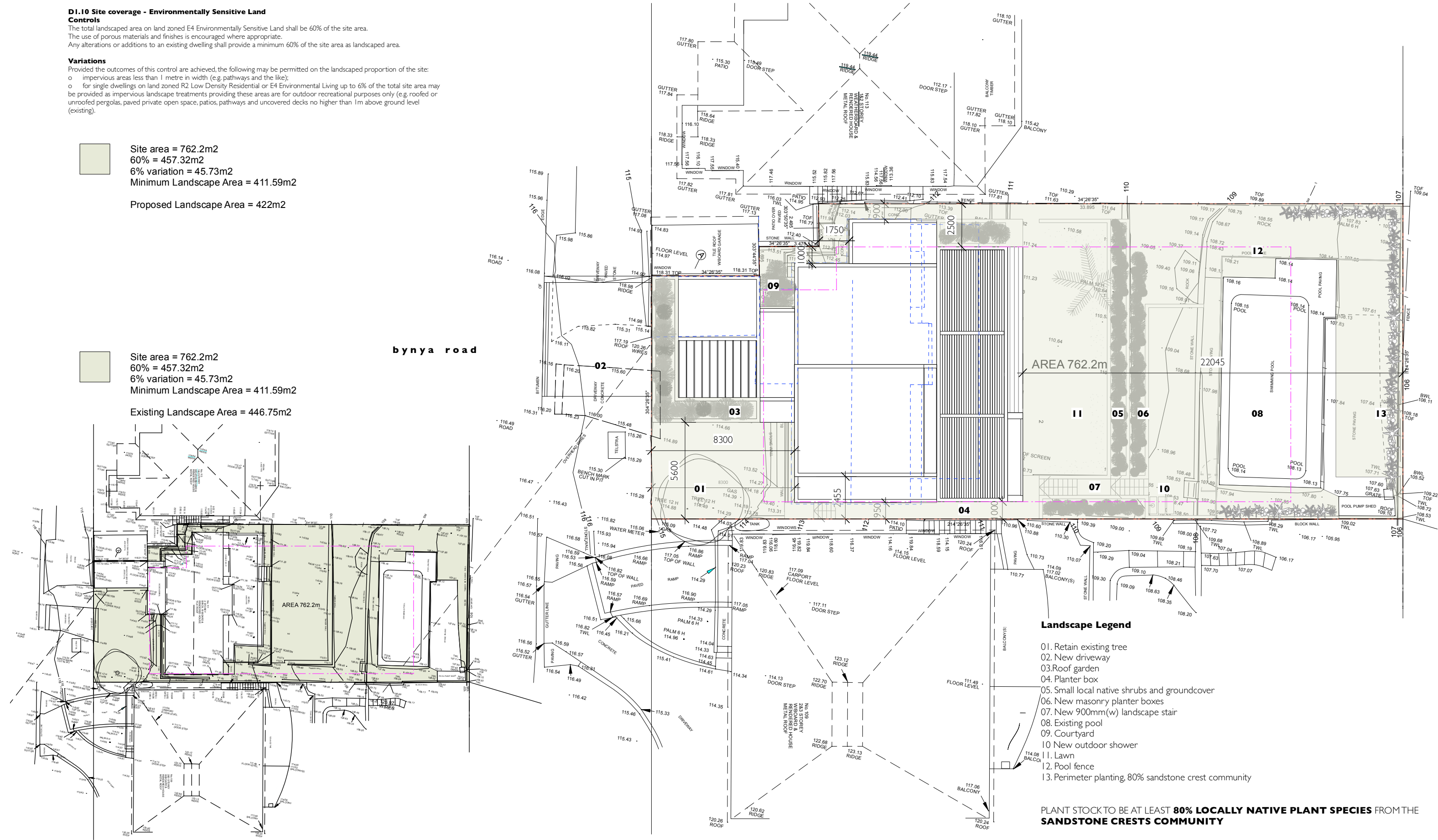
- o impervious areas less than 1 metre in width (e.g. pathways and the like);
- o for single dwellings on land zoned R2 Low Density Residential or E4 Environmental Living up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1m above ground level (existing)).

Site area = 762.2m²
60% = 457.32m²
6% variation = 45.73m²
Minimum Landscape Area = 411.59m²

Proposed Landscape Area = 422m²

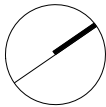
Site area = 762.2m²
60% = 457.32m²
6% variation = 45.73m²
Minimum Landscape Area = 411.59m²

Existing Landscape Area = 446.75m²



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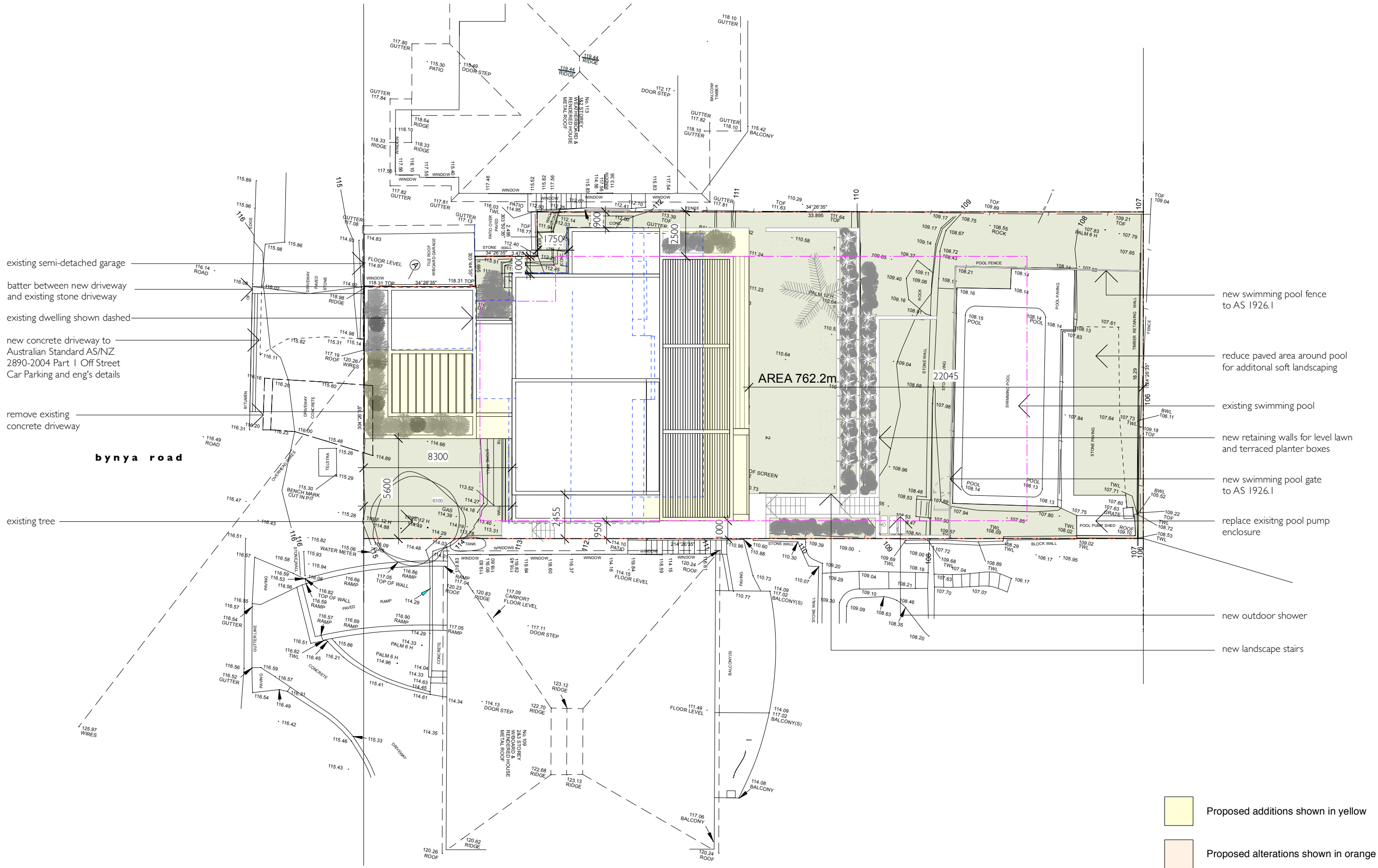
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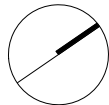
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LANDSCAPE PLAN



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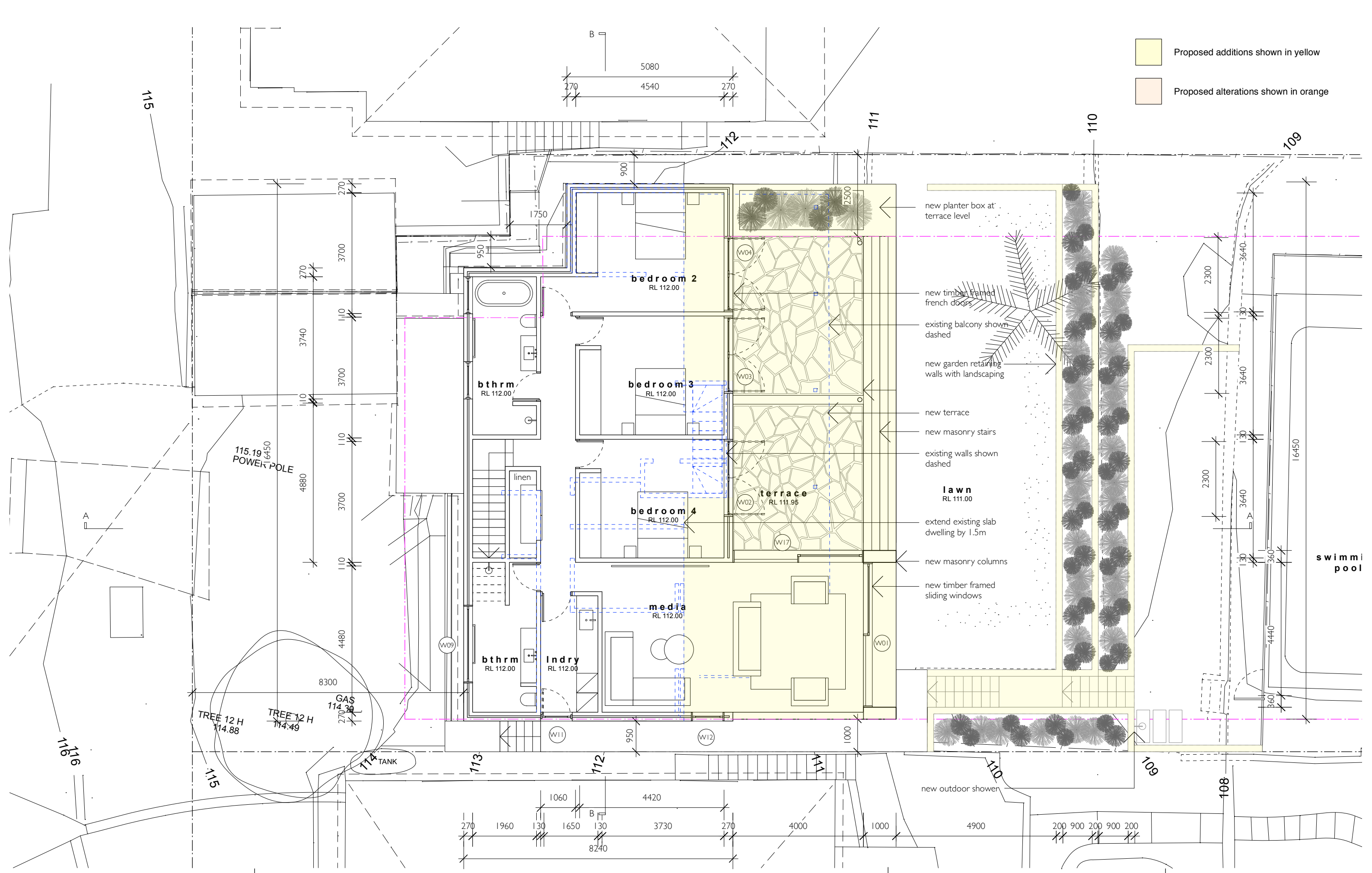
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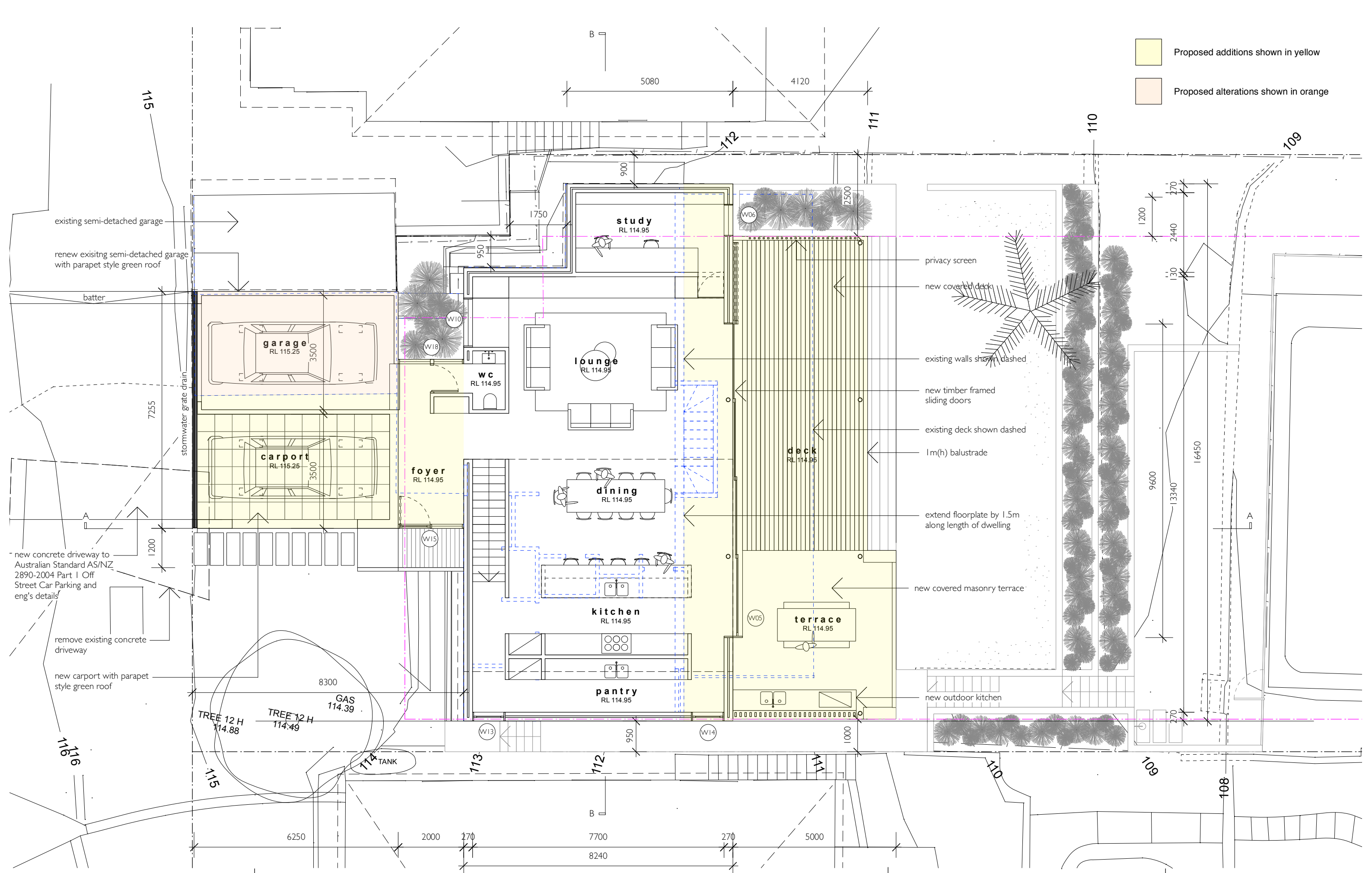
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DATE 05.03.21
ISSUE A
JOB # 111
SCALE 1:200 @ A3

SITE PLAN



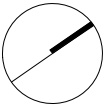


Proposed additions shown in yellow

Proposed alterations shown in orange

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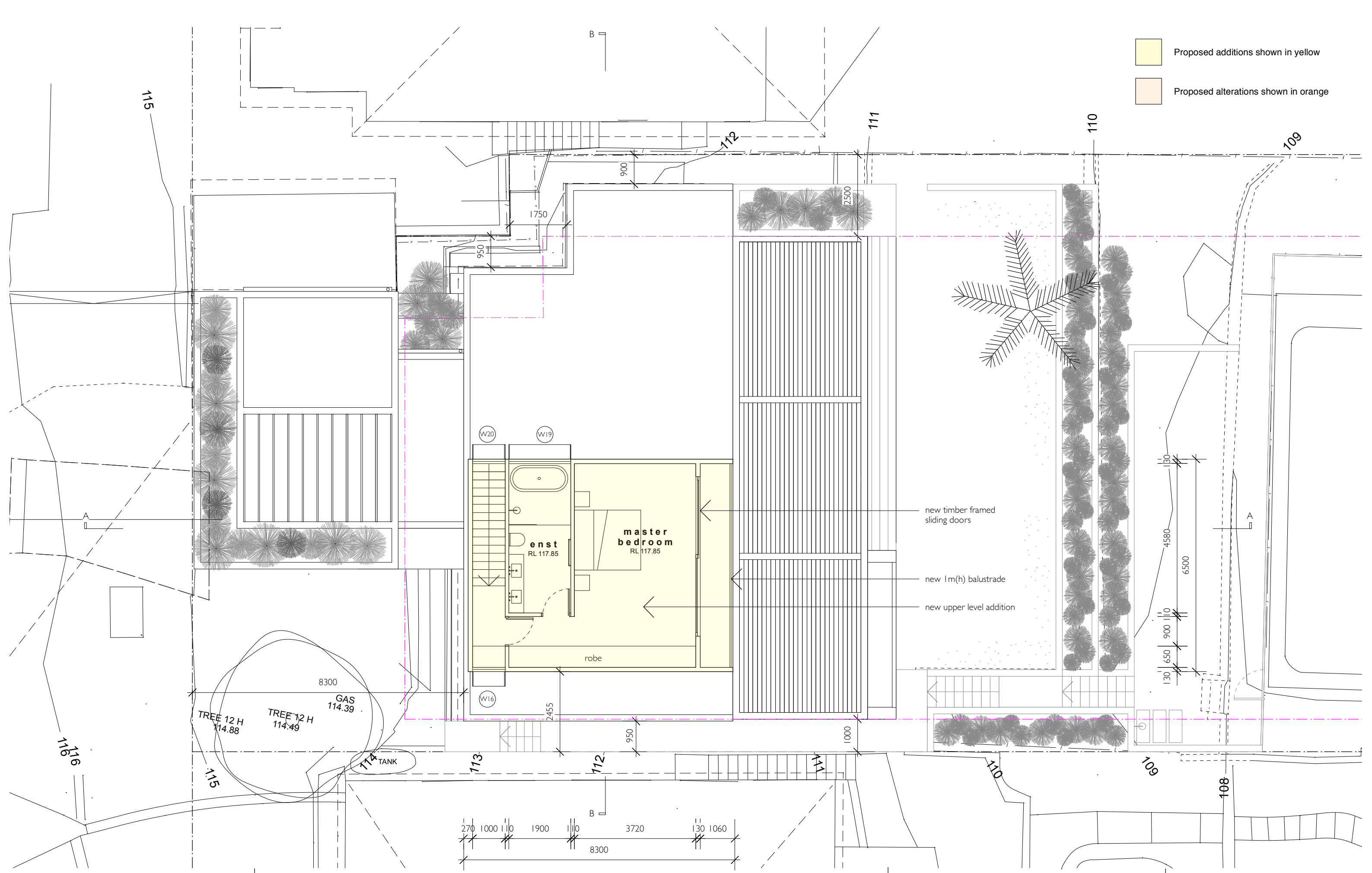
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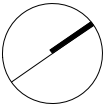
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MID FLOOR PLAN



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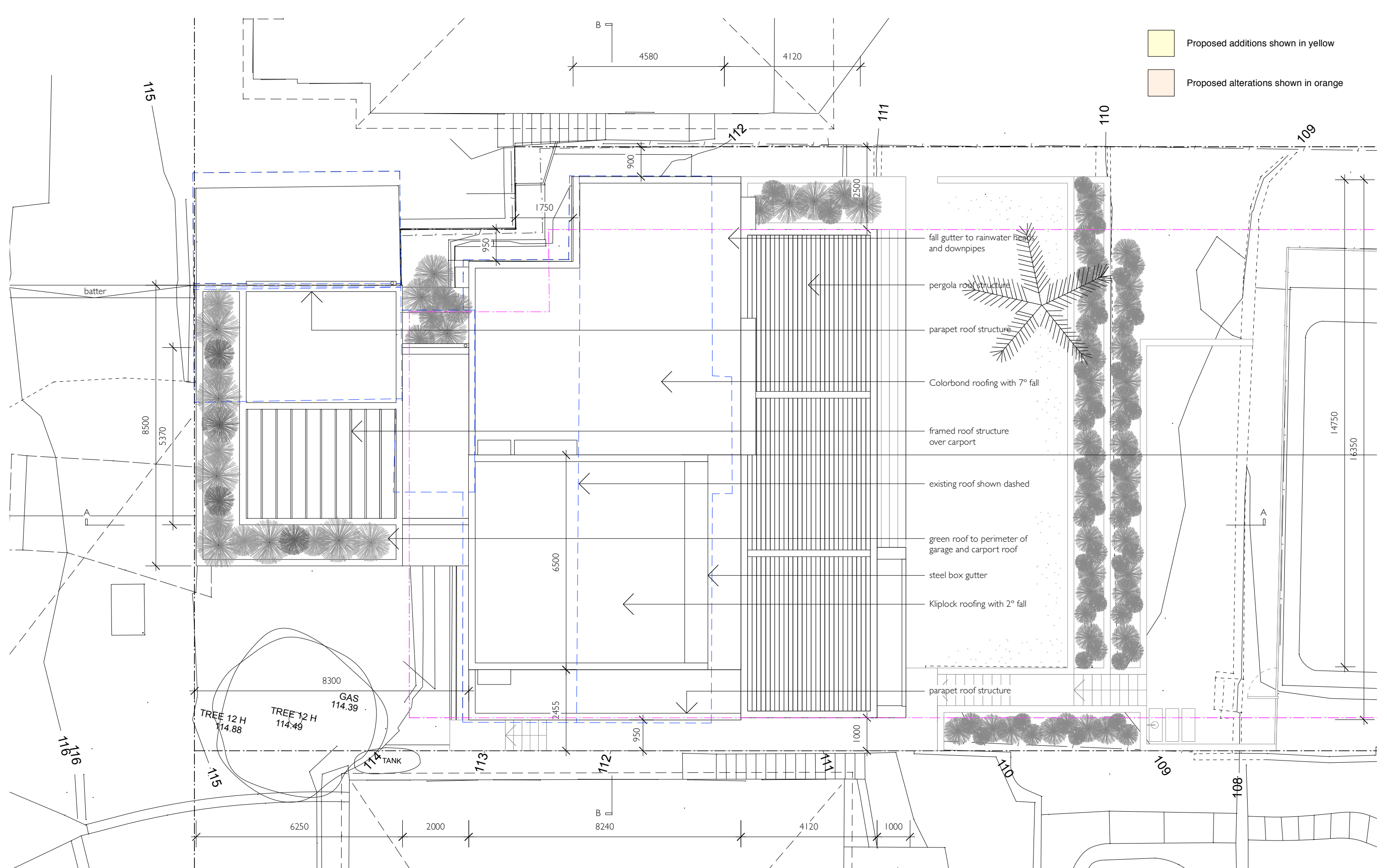
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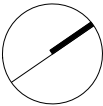
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UPPER FLOOR PLAN



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0 1 2 3 4 5m

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Palm Beach
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DWG	MH-08-DA	ROOF PLAN
DATE	05.03.21	
ISSUE	B	
JOB #	111	
SCALE	1:100 @ A3	

LEGEND

- CG Clear glazing
- RM Rendered masonry
- FB Face brick
- TC Timber cladding
- SP Steel plate
- SF Steel frame
- TD Timber deck
- CB Colourbond
- DP Down pipe
- SB Steel balustrade
- TS Timber screen

original DA shown dashed

existing dwelling shown dashed

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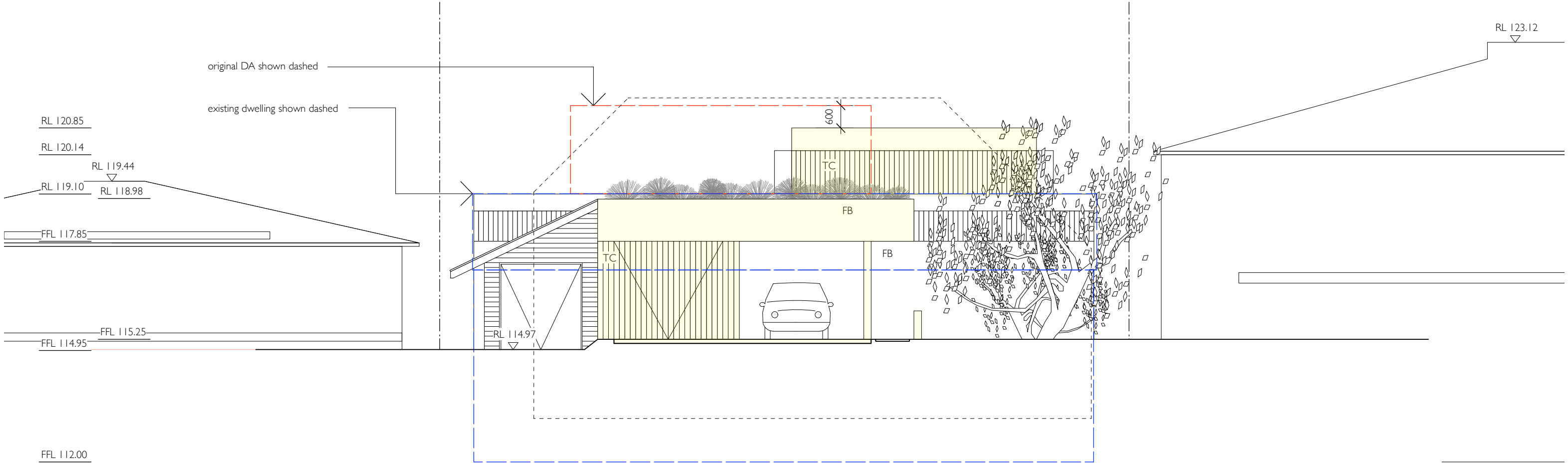
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LEGEND

- CG Clear glazing
- RM Rendered masonry
- FB Face brick
- TC Timber cladding
- SP Steel plate
- SF Steel frame
- TD Timber deck
- CB Colourbond
- DP Down pipe
- SB Steel balustrade
- TS Timber screen



- Proposed additions shown in yellow
- Proposed alterations shown in orange

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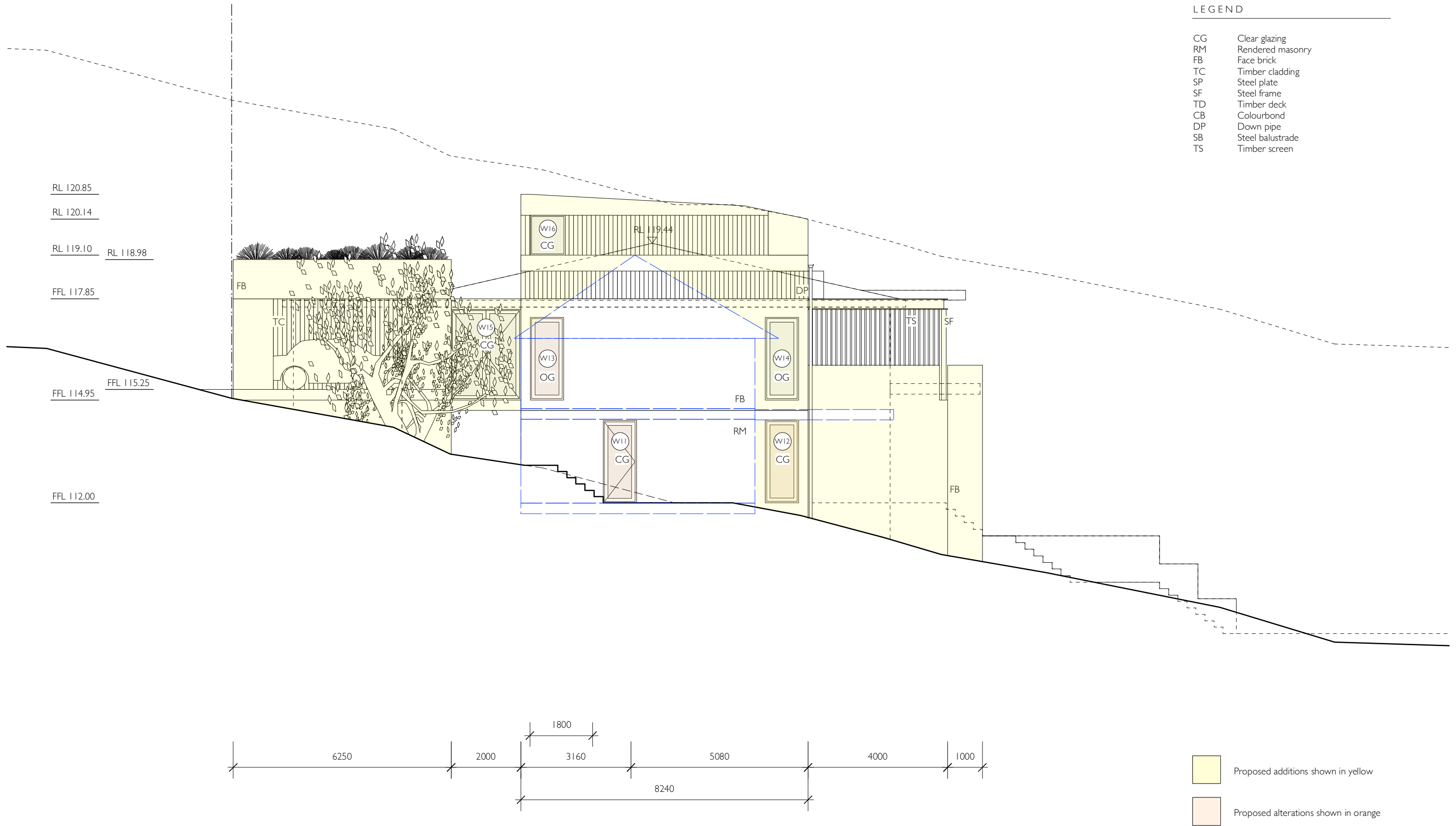
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NSW 2108

DWG	MH-10-DA
DATE	05.03.21
ISSUE	B
JOB #	111
SCALE	1:100 @ A3

SOUTH ELEVATION

LEGEND	
CG	Clear glazing
RM	Rendered masonry
FB	Face brick
TC	Timber cladding
SP	Steel plate
SF	Steel frame
TD	Timber deck
CB	Colourbond
DP	Down pipe
SB	Steel balustrade
TS	Timber screen



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0 1 2 3 4 5m

MENZIES HOUSE

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Palm Beach
NSW 2108

DWG	MH-11-DA
DATE	15.03.21
ISSUE	A
JOB #	111
SCALE	1:100 @ A3

EAST ELEVATION

LEGEND

- CG Clear glazing
- RM Rendered masonry
- FB Face brick
- TC Timber cladding
- SP Steel plate
- SF Steel frame
- TD Timber deck
- CB Colourbond
- DP Down pipe
- SB Steel balustrade
- TS Timber screen

RL 120.85

RL 120.14

RL 119.10

RL 118.98

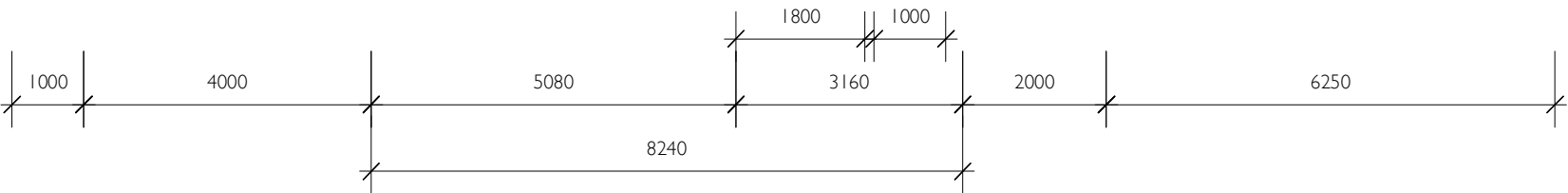
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FFL 114.95

FFL 115.25

FFL 112.00

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- Proposed alterations shown in orange



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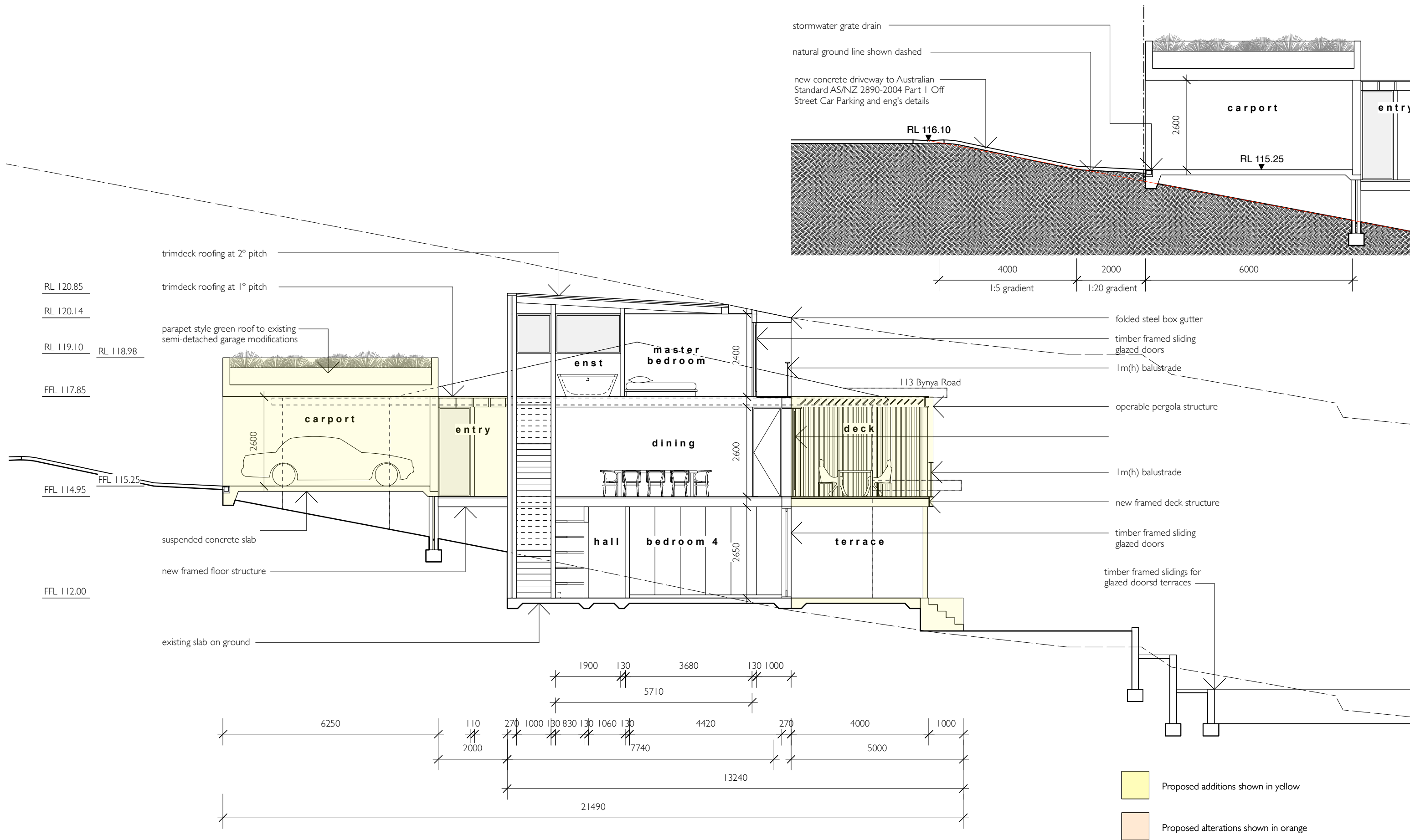
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DWG MH-12-SD
DATE 05.03.21
ISSUE A
JOB # 111
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WEST ELEVATION



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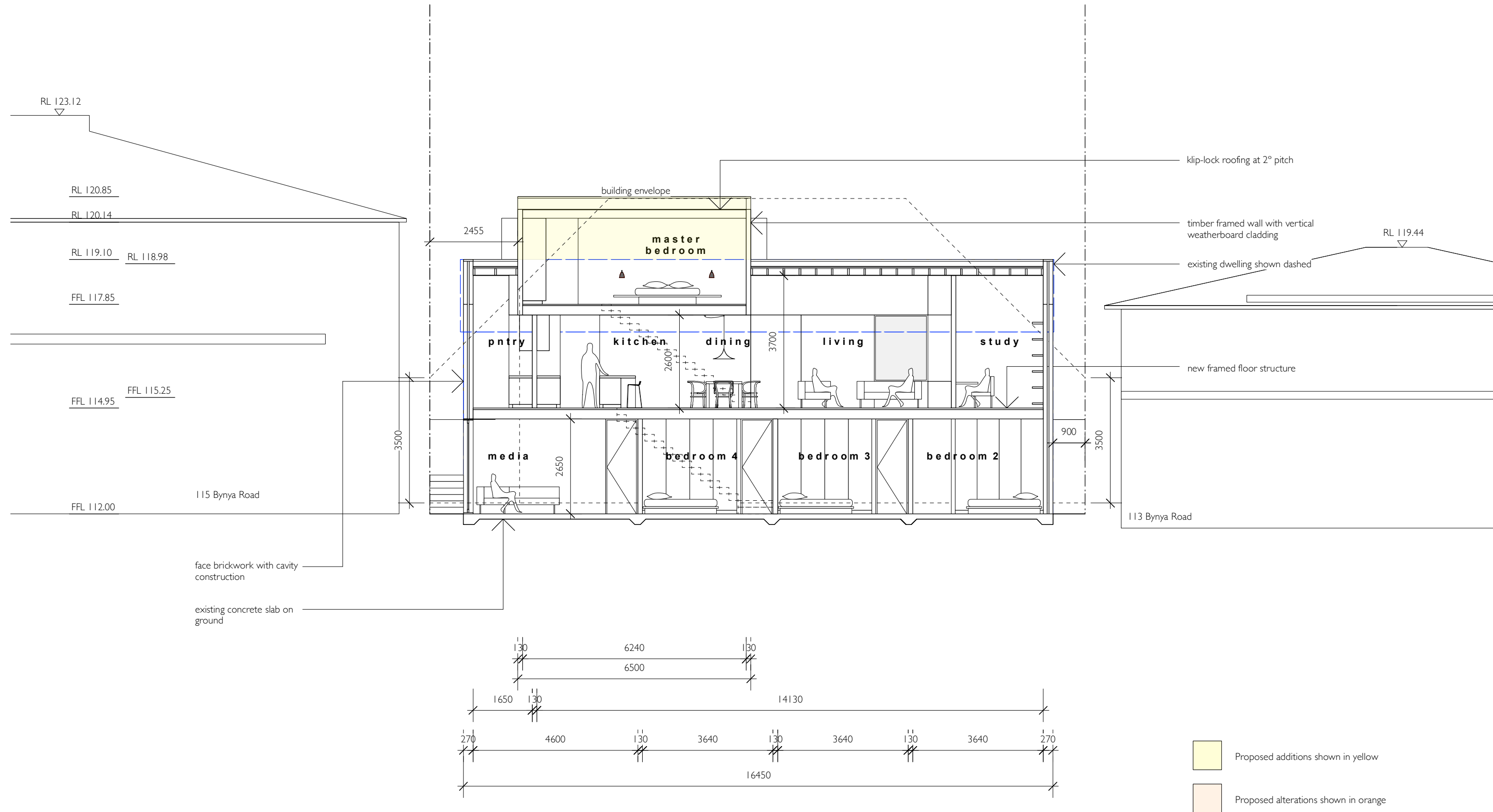
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MENZIES HOUSE

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DWG MH-13-DA
DATE 05.03.21
ISSUE A
JOB # 111
SCALE 1:100 @ A3

SECTION AA + DRIVEWAY PROFILE



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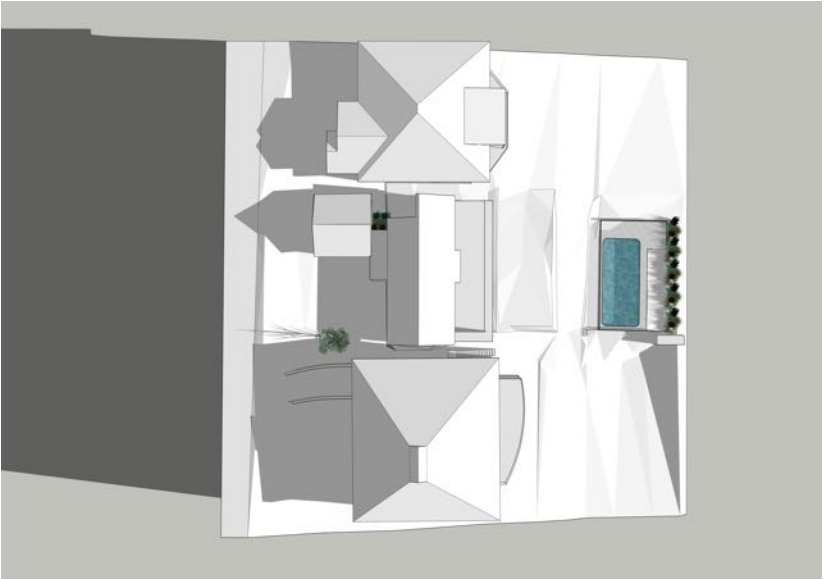
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MENZIES HOUSE

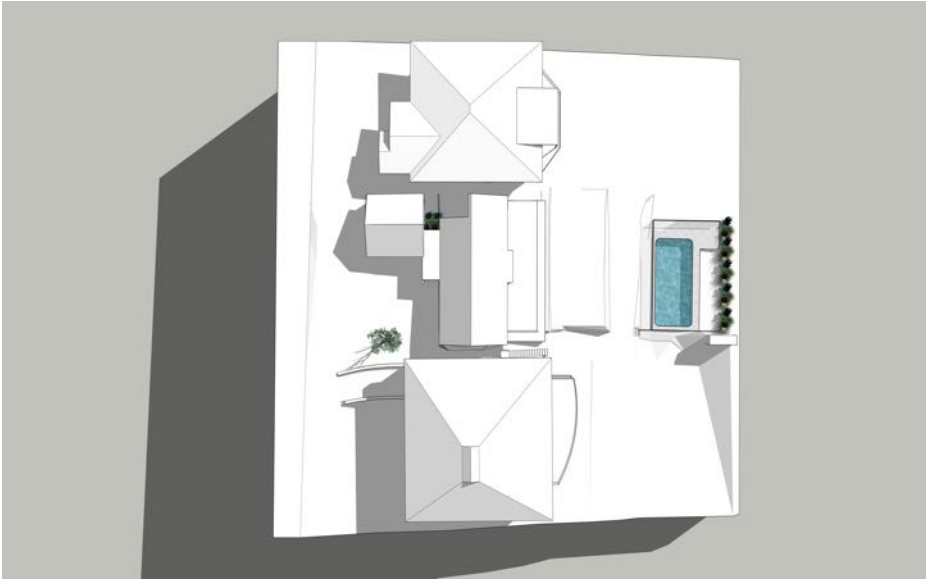
Scot & Fiona Menzies
111 Bynya Road
Palm Beach
NSW 2108

DWG MH-14-DA
DATE 05.03.21
ISSUE A
JOB # 111
SCALE 1:100 @ A3

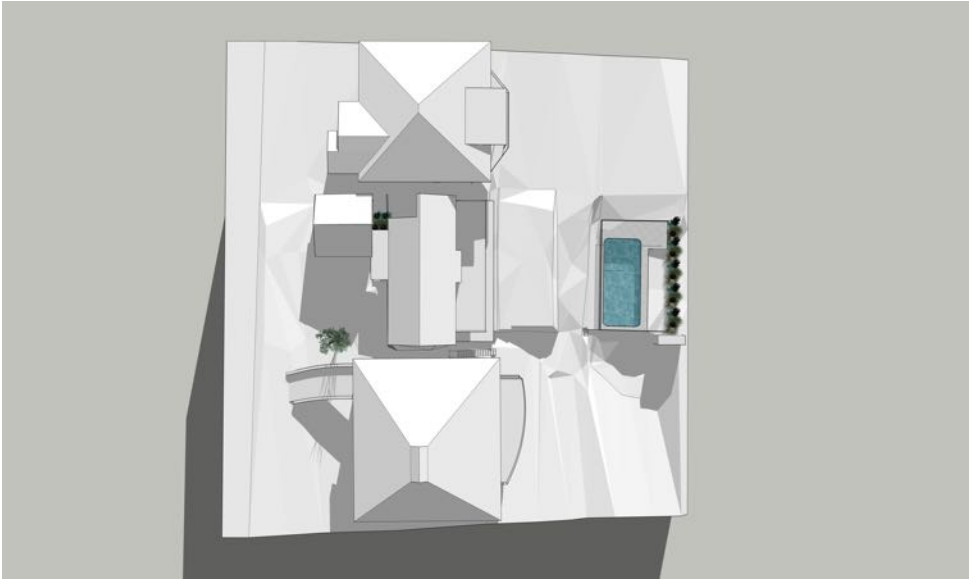
SECTION BB



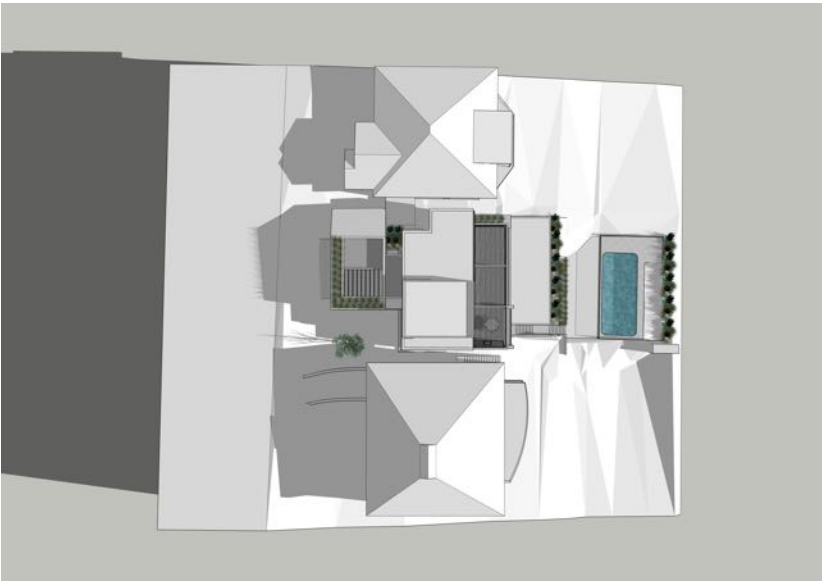
9:00AM 21st JUNE - EXISTING DWELLING



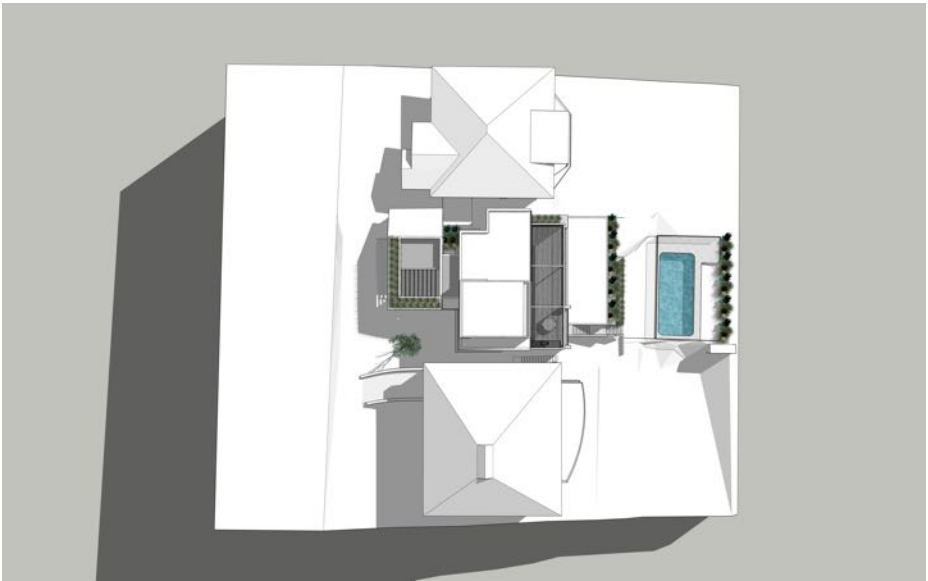
12:00PM 21st JUNE - EXISTING DWELLING



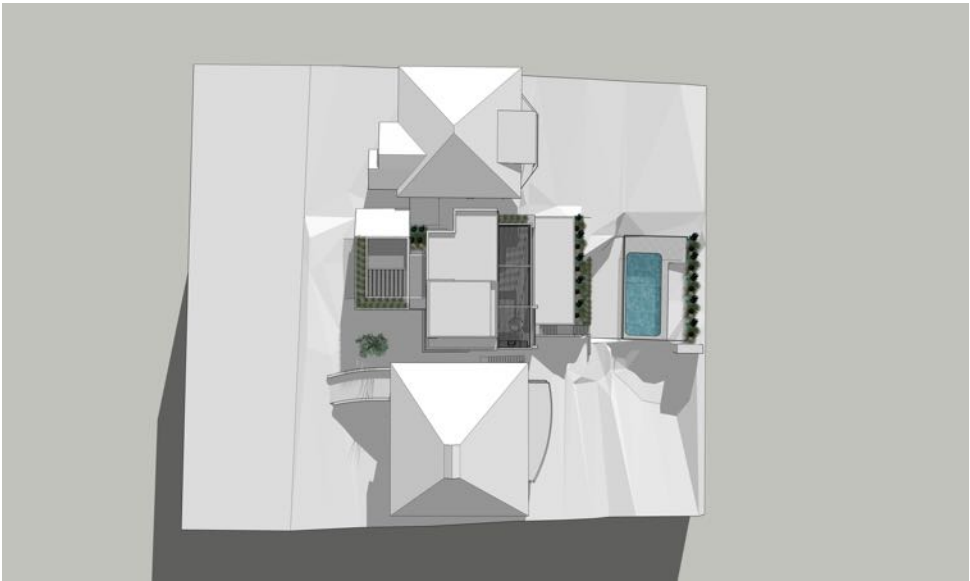
3:00PM 21st JUNE - EXISTING DWELLING



9:00AM 21st JUNE - PROPOSED DWELLING



12:00PM 21st JUNE - PROPOSED DWELLING



3:00PM 21st JUNE - PROPOSED DWELLING



Swimming pool
- existing site feature



Timber cladding
- dwelling additions



Steel
- window boxes
- deck and pergola frame



Concrete
- driveway
- landscaping features



Tallowwood
- decking



Soft Landscaping
- site condition



Face brickwork
- dwelling additions



Brick - rendered finish
- existing dwelling



Colorbond Windspray
- roofing
- gutters
- downpipes



Sandstone
- landscaping features