

0005426520 25 Nov 2020  
Assessor: Luis Contigiani  
Accreditation No. DMV13/1543  
Address: 54 YARRABIN ST, BELROSE, NSW, 2085  
hstar.com.au

# Control Table Calculations

Site Area		Total area of site = 701.800 sq.m	
Gross Floor Area		Calculated excluding external walls, first floor stair void and garage area: -	
Principal Dwelling	=	309.210 sq.m	
Secondary Dwelling (Granny Flat)	=	59.860 sq.m	
Total Gross Floor area	=	369.070 sq.m	
Private Open Space		Required 60.000 sq.m Provided 106.880 sq.m Granny Flat 35.000 sq.m 84.270 sq.m (minimum 5m dimension)	
Carparking Requirement		Required Provided Principal Dwelling 2 2 Granny Flat 0 0	
Landscaped Open Space		Minimum 40% of site area required (minimum 2m wide) Required 40% of site or 280.720 sq.m Provided 37.1% of site 260.470 sq.m	

REVISION	DATE	DRAWN BY	COMMENTS
B	16.11.20	DM	First floor roof pitch reduced to 22.5 degrees sewer main plotted on site plan

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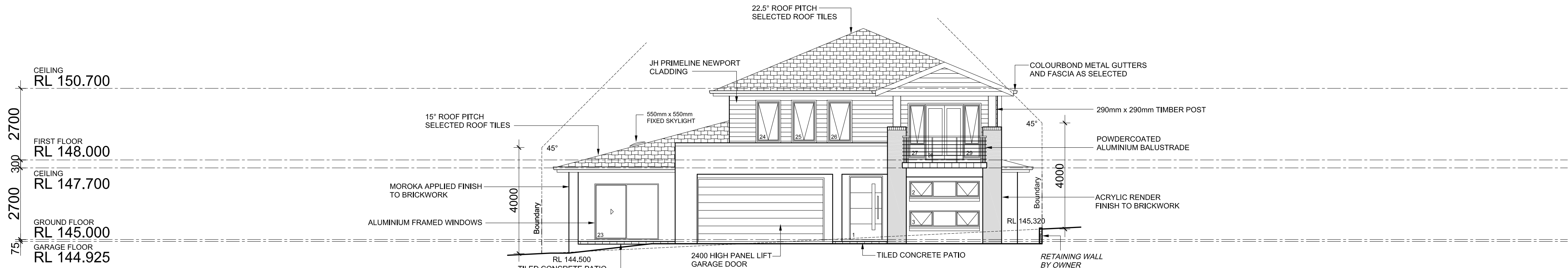
RESIDENTIAL LOGISTICS P/L

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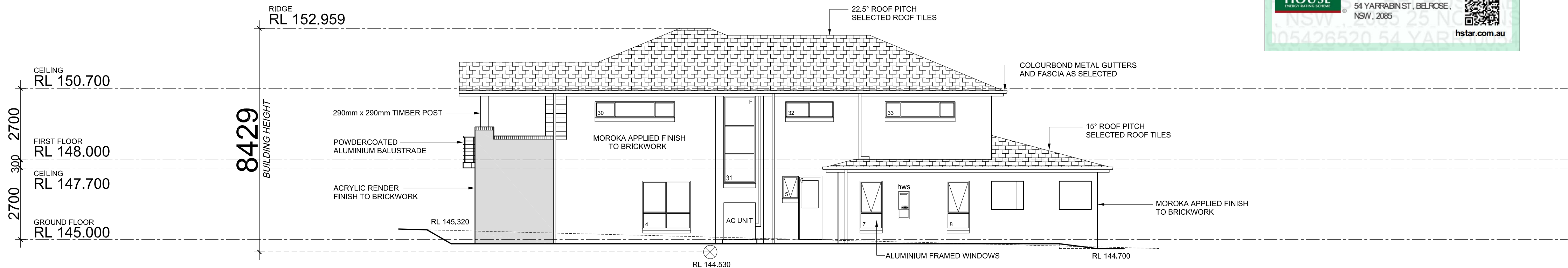
Site Plan, Floor Plans & Calculations  
PROPOSED DWELLING & GRANNY FLAT

CLIENT: Mr & Mrs Kasmar  
SITE ADDRESS: No.54 (Lot 3 in DP 224801) Yarrabin Street,  
SUBURB: Belrose SCALE: 1 : 100  
COUNCIL: Northern Beaches JOB No.: RL 5493  
REVISION: B DATE: 16.11.2020 SHEET: 1 of 2

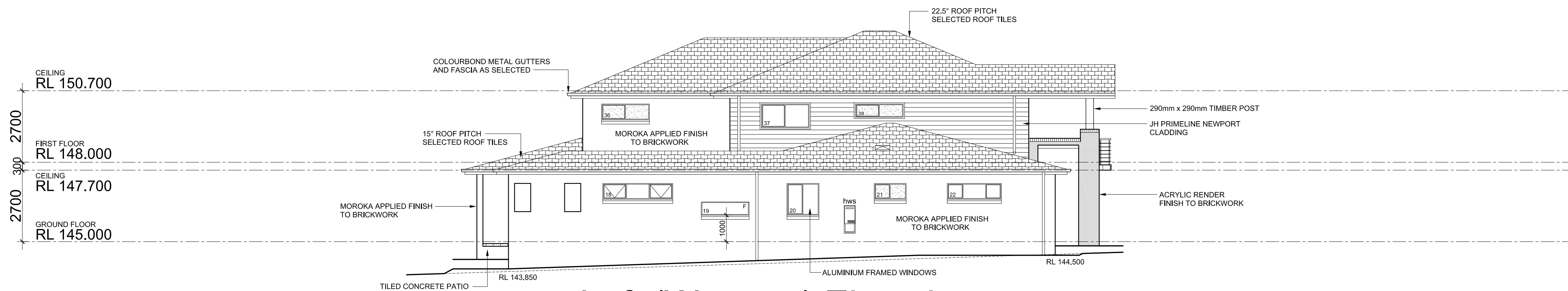




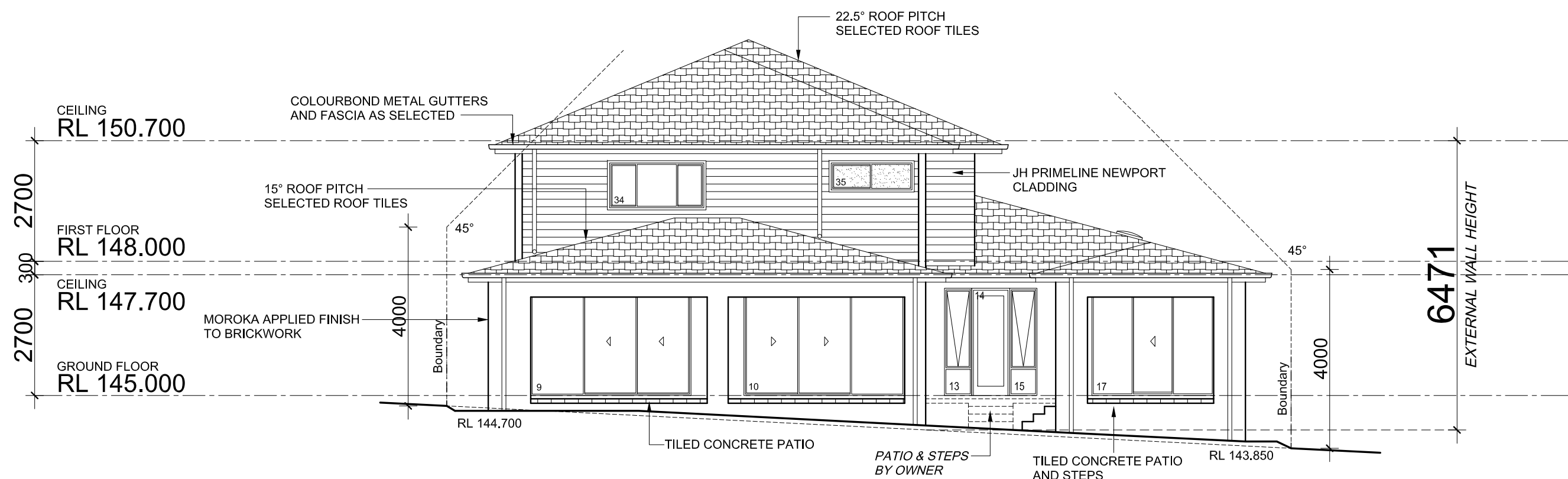
Yarrabin Street (Southern) Elevation



Right (Eastern) Elevation



Left (Western) Elevation



Rear (Northern) Elevation



NOTE: BASIX CERTIFICATE MUST TAKE PRECEDENCE OVER THIS TEMPLATE

## BASIX'S REQUIREMENT

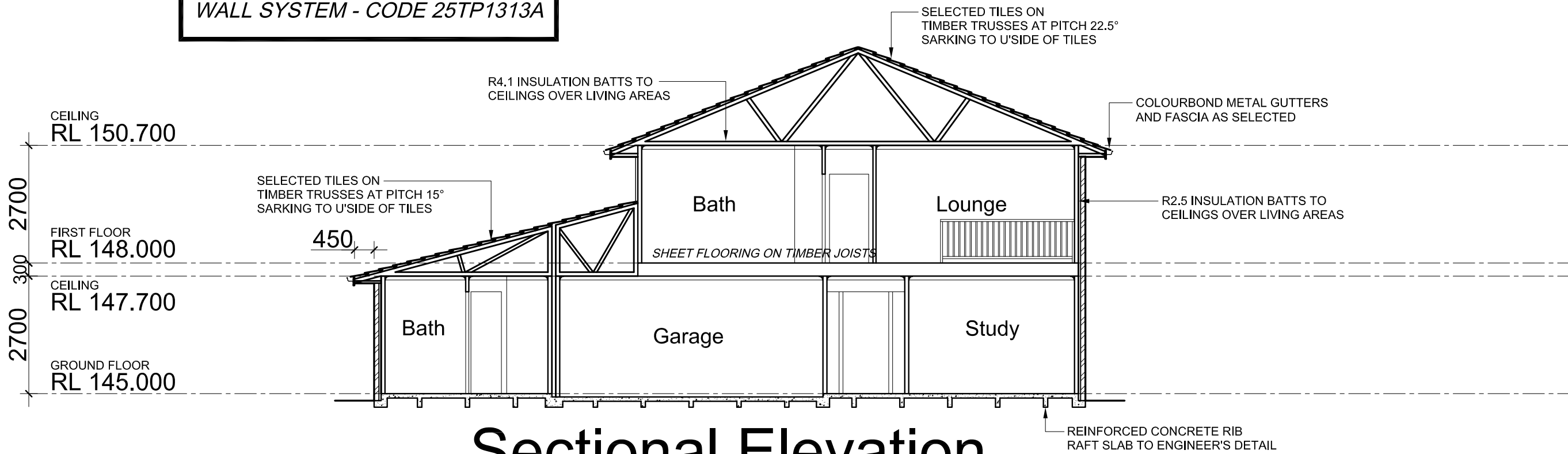
ADDRESS: No.54 YARRABIN STREET, BELROSE
<b>STORMWATER</b>
PROPOSED SIZE OF RAINWATER TANK INSTALLED ON SITE - Main Dwelling: Min 4700 litres / Granny Flat: Min 2300 litres
HOW MUCH RAIN RUNOFF FROM ROOF MUST TANK COLLECT - Main Dwelling: At least 206sqm / Granny Flat: At least 120sqm
RAINWATER TANK MUST SERVICE - All toilets, cold water washing machine taps & at least one outdoor tap per dwelling
<b>WATER</b>
SHOWERHEAD RATING - 3 Star (> 7.5 but <= 9 L/min)
TOILET FLUSHING SYSTEM RATING - 4 Star
KITCHEN TAP RATING - 4 Star
BATHROOM TAP RATING - 4 Star
<b>THERMAL COMFORT / SIMULATION METHOD</b>
PLEASE SEE ABSA NATHERS SPECIFICATION TABLE, CERTIFICATION NUMBER - 0005426520
<b>ENERGY</b>
ACTIVE COOLING FOR LIVING ROOMS - Main Dwelling: 3-Phase (EER 3.0 - 3.5) / Granny Flat: 1-Phase (5.5 Stars)
ACTIVE COOLING FOR BED ROOMS - Main Dwelling: 3-Phase (EER 3.0 - 3.5) / Granny Flat: N/A
ACTIVE HEATING FOR LIVING ROOMS - Main Dwelling: 3-Phase (EER 3.0 - 3.5) / Granny Flat: 1-Phase (5.5 Stars)
ACTIVE HEATING FOR BED ROOMS - Main Dwelling: 3-Phase (EER 3.0 - 3.5) / Granny Flat: N/A
WHAT TYPE OF HOT WATER SYSTEM MUST BE INSTALLED - 6 STAR GAS INSTANTANEOUS (both dwellings)
DOES THE KITCHEN HAVE NATURAL LIGHTING? YES (both dwellings)
DO BATHROOMS HAVE NATURAL LIGHTING? YES - 2 off to Main Dwelling / 1 off to Granny Flat
VENTILATION DETAILS? At least 1 Bathroom per dwelling: Ducted exhaust fan; Operation control: manual switch on / off Laundries: Main Dwelling - Natural Ventilation / Granny Flat - Ducted exhaust fan; Interlocked to light Kitchens: Ducted rangehood; Operation control: manual switch on / off
WHAT TYPE OF COOKTOP AND OVEN SHALL BE INSTALLED? Gas Cooktop & Electric Oven (both dwellings)
IS THERE AN OUTDOOR CLOTHES DRYING AREA? YES - INDOOR or SHELTERED CLOTHESLINE (both dwellings)

TO COMPLY WITH BASIX CERTIFICATE NUMBER : 1154874\_04

REFER TO BASIX CERTIFICATE FOR ARTIFICIAL LIGHTING REQUIREMENTS

WINDOW SCHEDULE				
No	TYPE	HEIGHT	WIDTH	GLAZING/REMARK
1	AW0627	2388	1260	TIMBER ENTRY FRAME
2	AW0627	600	2650	AWNING
3	AW0627	600	2650	AWNING
4	SW1818	1800	1810	SLIDING
5	AW0906	900	610	AWNING
6	AW1809	2388	881	TIMBER ENTRY FRAME
7	AW1809	1800	850	AWNING
8	AW1809	1800	850	AWNING
9	ASD2436-3	2400	3588	ALFRESCO (STACKER) DOOR
10	ASD2436-3	2400	3588	ALFRESCO (STACKER) DOOR
11	SW1227	1200	2650	SLIDING
12	FW1018	1029	1810	FIXED
13	AW2406	2400	610	AWNING
14	HD2409-L	2400	850	ALUMINIUM HINGED DOOR
15	AW2406	2400	610	AWNING
16	AW2406	2400	610	AWNING
17	SD2427-3	2400	2725	ALUM SLIDING DOOR
18	AW0627	600	2650	AWNING
19	FW0518	500	1810	FIXED
20	SW1212	1200	1210	SLIDING
21	SW0612	600	1210	SLIDING / OBSCURE GLASS
22	SW0621	600	2050	SLIDING
23	SD2424-2	2400	2410	ALUM SLIDING DOOR
24	AW1509	1457	850	AWNING
25	AW1509	1457	850	AWNING
26	AW1509	1457	850	AWNING
27	AW2106	2057	610	AWNING
28	HD2118	2100	1450	ALUMINIUM HINGED DOORS
29	AW2106	2057	610	AWNING
30	SW0630	600	3010	SLIDING
31	FW3312	3300	1210	FIXED
32	SW0618	600	1810	SLIDING
33	SW0627	600	2650	SLIDING
34	SW1021	1029	2050	SLIDING
35	SW0618	600	1810	SLIDING / OBSCURE GLASS
36	SW0618	600	1810	SLIDING / OBSCURE GLASS
37	SW0918	857	1810	SLIDING
38	SW0518	500	1810	SLIDING / OBSCURE GLASS

NOTE:  
BORAL-SHAFT LINER PARTY  
WALL SYSTEM - CODE 25TP1313A



Sectional Elevation

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B	16.11.20	DM	First floor roof pitch reduced to 22.5 degrees sewer main plotted on site plan

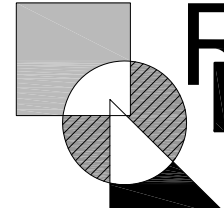
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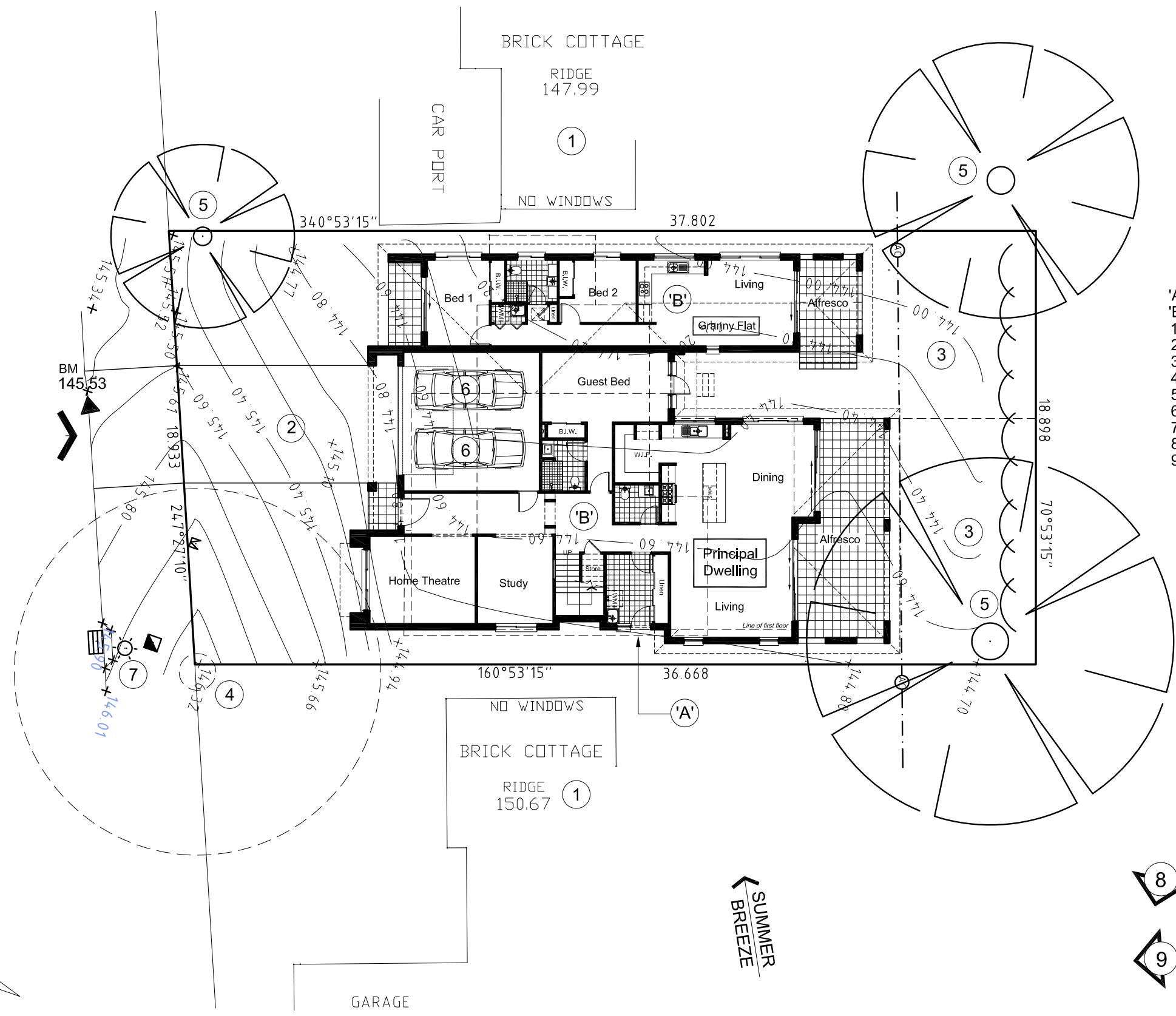
Elevations, Section & BASIX Commitments  
PROPOSED DWELLING & GRANNY FLAT

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REVISION: B DATE: 16.11.2020 SHEET: 2 of 2

YARRABIN STREET

WINTER  
CHILL

SUMMER  
BREEZE



# KEY

- 'A' EXISTING DWELLING & OUTBUILDINGS
- 'B' PROPOSED DWELLINGS
- 1 ADJOINING DWELLING/S
- 2 PROPOSED DRIVEWAY & VEHICULAR CROSSING
- 3 SECLUDED PRIVATE OPEN SPACE
- 4 EXISTING TREE/S TO BE REMOVED
- 5 EXISTING TREE/S TO BE RETAINED
- 6 CARPARKING SPACE/S
- 7 ELECTRICITY POLE
- 8 SCHOOL
- 9 RECREATIONAL FACILITIES

- CONTOURS
- VEHICULAR SITE ENTRY
- PREVAILING WINDS
- NOISE

- 8 WAKEHURST PUBLIC SCHOOL 900m
- 9 LIONEL WATTS SPORTS & COMMUNITY CENTRE 1.1km

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## SITE ANALYSIS PLAN

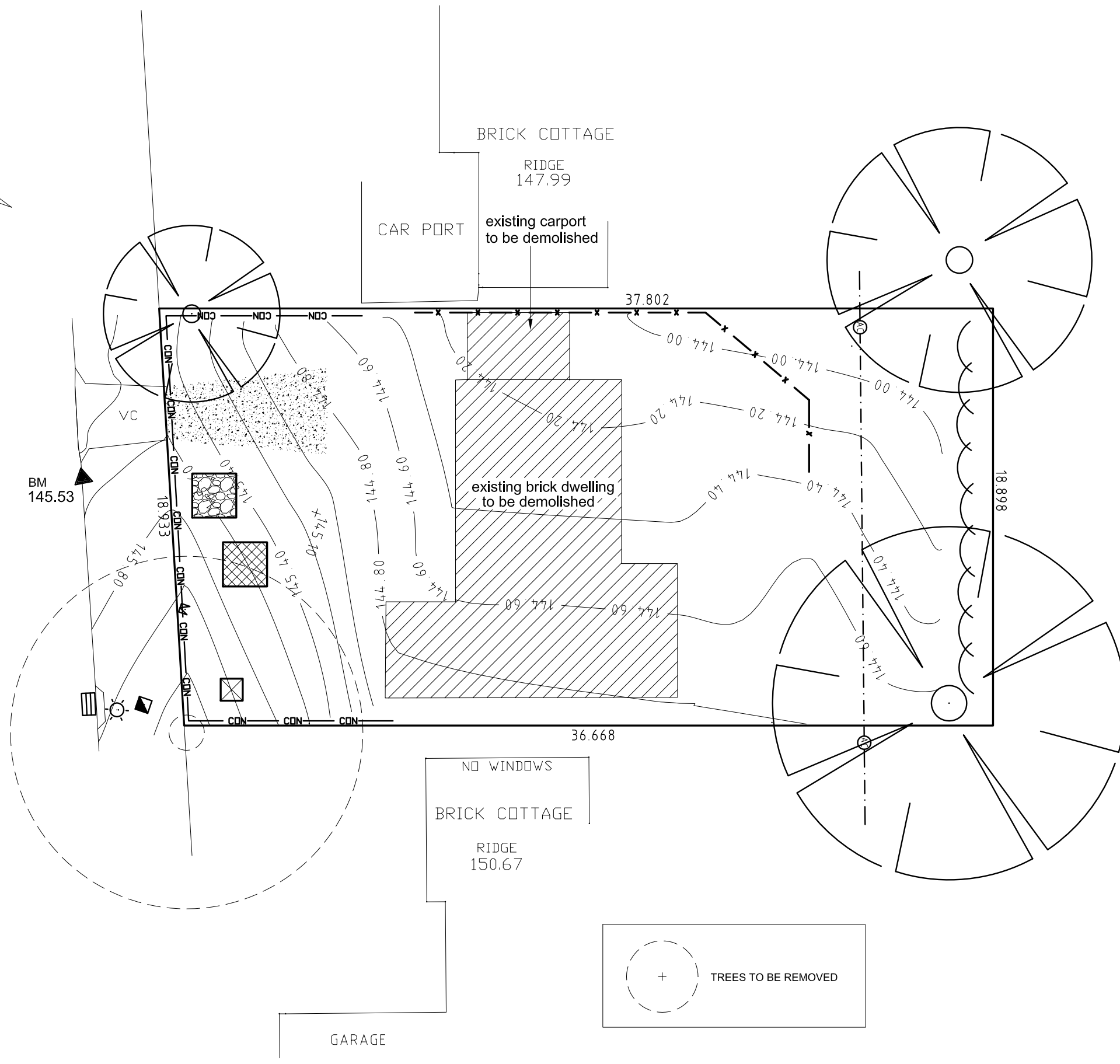
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SCALE: 1 : 200  
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REVISION: A DATE: 18.12.2020 SHEET: 1 of 1



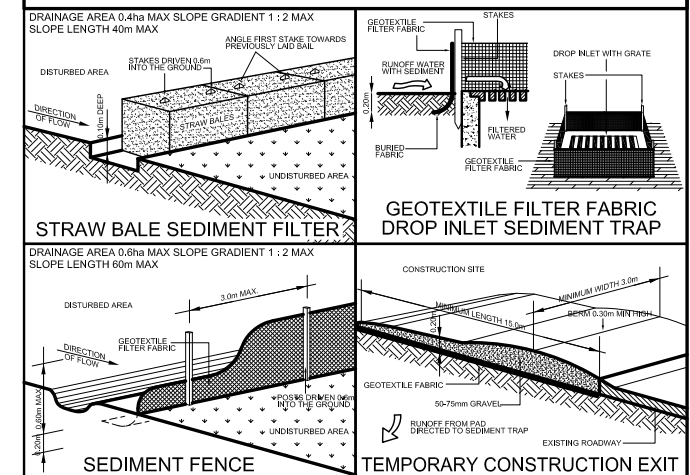
A3

YARRABIN STREET





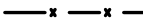



## ACCOMPANY NOTES TO PLAN

- CONSTRUCTION VEHICLES ARE TO LEAVE & ENTER THE SITE OVER AN ALL WEATHER SURFACE CONSISTING OF COURSE CRUSHED STONE OR BLUE METAL CONSTRUCTED WITHIN THE FRONT SETBACK AREA OPPOSITE THE EXISTING FOOTPATH CROSSING.
- EXCAVATION MACHINERY ARE TO BE UNLOADED & LOADED UPON THIS ALL WEATHER SURFACE. CONCRETE PUMPS & TRUCKS WILL ALSO UTILISE THE ALL WEATHER SURFACE FOR THIER OPERATIONS.
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- SOME STOCKPILING OF TOPSOIL REMOVED FROM THE BUILDING AREA MAY BE STORED ON THE SITE DURING THE CONSTRUCTION WITHIN THE PROPERTY IN AN AREA ENCLOSED WITHIN THE SEDIMENT CONTROL FENCING.
- ALL EXCAVATED & CONSTRUCTION MATERIALS, SHED, SKIP BINS, TEMPORARY WATER CLOSETS, SPOIL & EQUIPMENT, ETC SHALL BE KEPT WITHIN THE PROPERTY, NO VEHICLES OR MACHINES SHALL BE KEPT WITHIN THE PROPERTY, NO VEHICLES OR MACHINES SHALL STAND ON COUNCIL FOOTPATHS FOR LARGE LENGTHS OF TIME.
- ALL RUBBISH & RECYCLABLE MATERIAL SHALL BE STOCKPILED IN WASTE BINS IN THE AREA NOMINATED ON THE SITE PLAN WITHIN THE SITE BOUNDARY. PUBLIC PROPERTY WILL BE KEPT FREE OF RUBBISH & RECYCLABLES AT ALL TIMES ANY WASTE MATERIALS SHALL BE REGULARLY COLLECTED FROM THE SITE & DISPOSED OF IN AN APPROPRIATE FASHION.
- ANY BUILDING / DEMOLITION WORKS INVOLVING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELAVANT STANDARDS.
- VEHICLES LEAVING THE SITE WILL DO SO VIA THE ALL WEATHER BALLAST DRIVEWAY MADE OF COURSE AGGREGATE OR SIMILAR LOCATED WITHIN THE FRONT SETBACK AREA OF THE DEVELOPMENT. ANY DIRT OR MATERIAL DEPOSITED ON THE ROAD RESERVE OR ROADWAY IS TO BE PROMPTLY CLEANED.
- ANY EXCAVATED AREA REQUIRING SUPPORT WILL BE UNDERTAKEN BY THE OWNER USING STRUCTURALLY APPROVED RETAINING STRUCTURES.
- ADEQUATE SAFETY SIGNAGE MUST BE ERECTED IN A PROMINENT POSITION ON THE WORK SITE, WARNING OF UNAUTHORISED ENTRY TO WORK SITE & INTENDING DANGERS.
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	TEMPORARY DRIVEWAY ACCESS TO SITE DURING DEMOLITION PHASE
	MATERIALS STOCKPILE AREA DURING DEMOLITION PHASE
	TEMPORARY ON SITE SANITATION FACILITIES
	WASTE STOCKPILE AREA DURING DEMOLITION PHASE
	SEDIMENT FENCING AS PER EPA REQUIREMENTS
	1.80m HIGH TEMPORARY FENCING TO SITE DURING CONSTRUCTION PHASE



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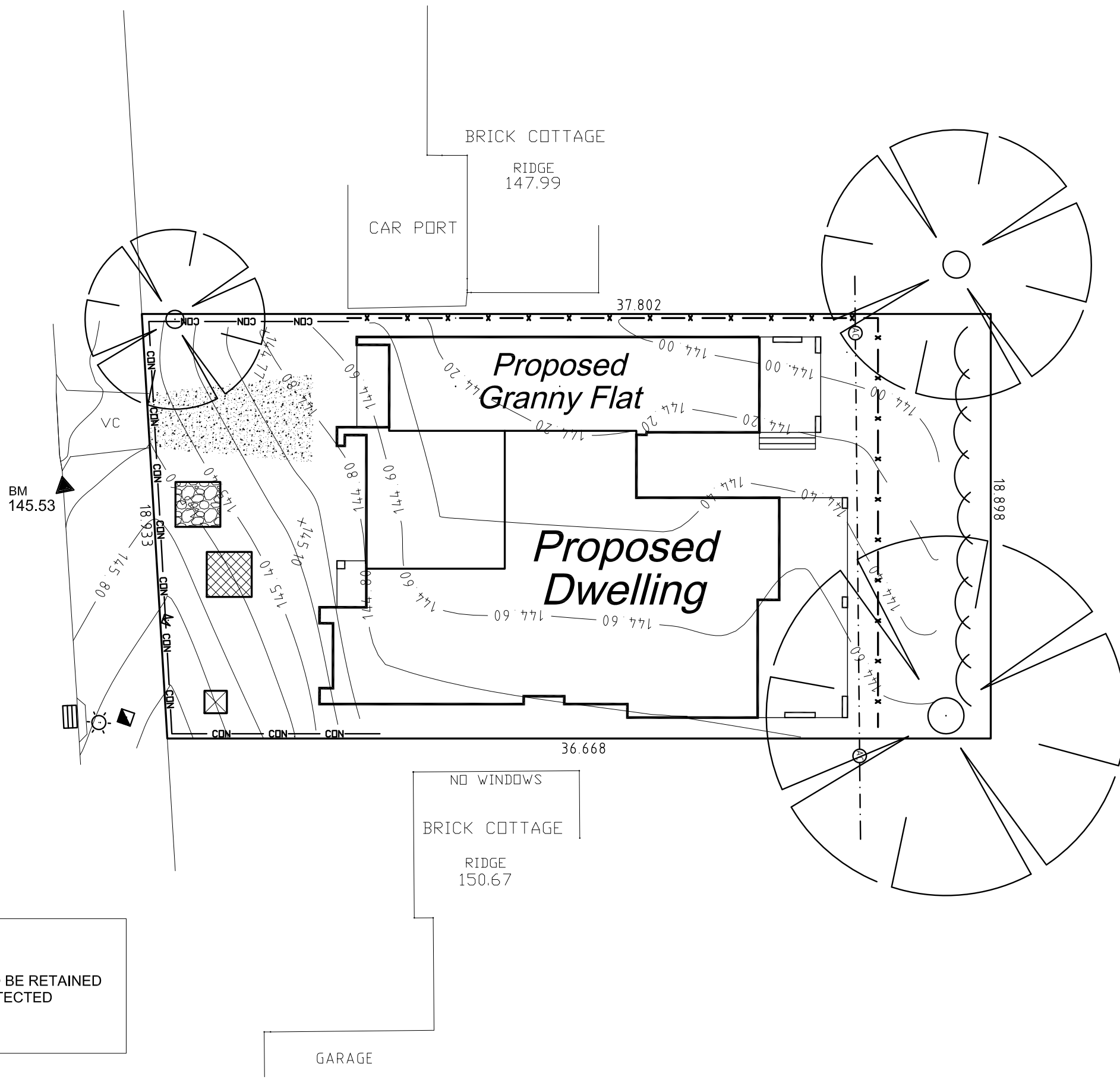
## DEMOLITION WORK PLAN

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COUNCIL: *Northern Beaches*  
REVISION: *A* DATE: *18.12.2020*

SCALE: *1 : 200*  
JOB No.: *RL 5493*  
SHEET: *1 of 1*

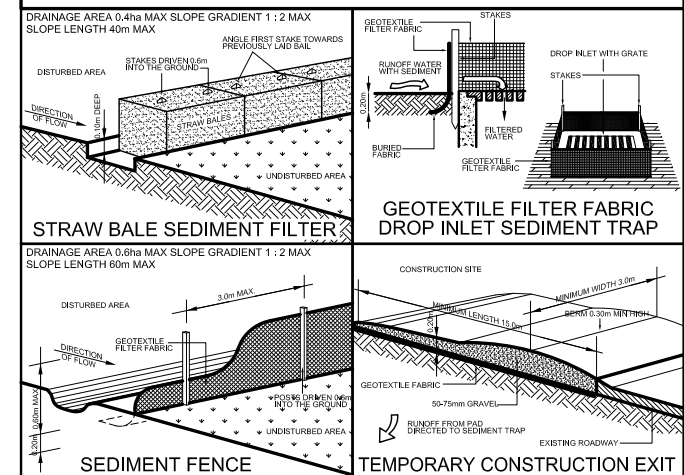
A3

YARRABIN STREET



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**EROSION & SEDIMENT CONTROL PLAN**

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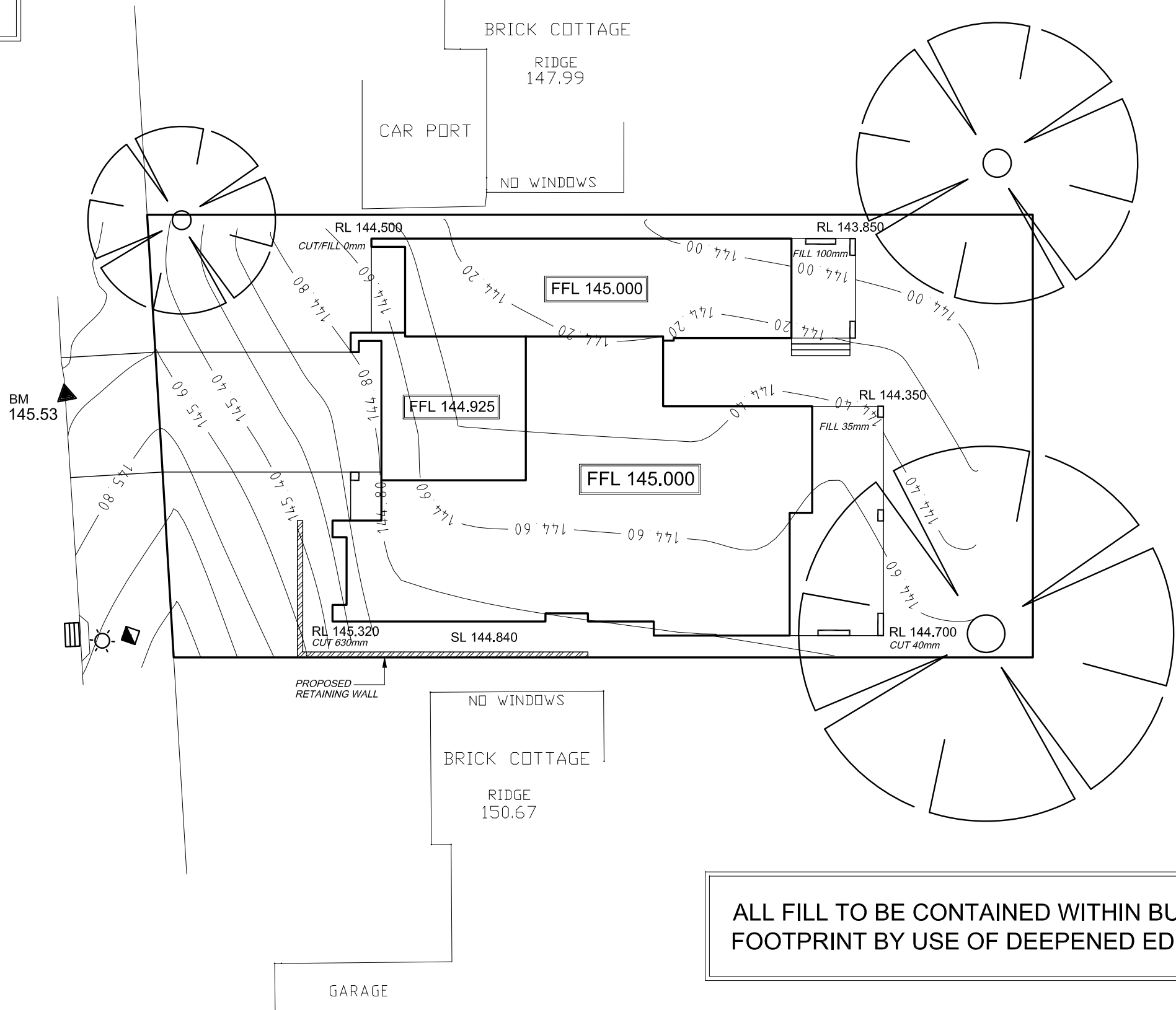
SCALE: *1 : 200*

JOB No.: *RL 5493*

SHEET: *1 of 1*

RL - Reduced (Existing) Level  
SL - Proposed Surface Level

YARRABIN STREET



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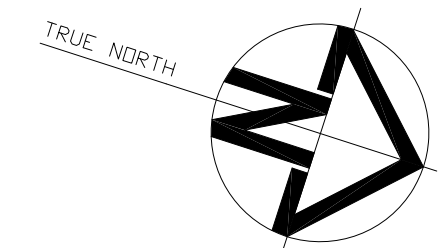
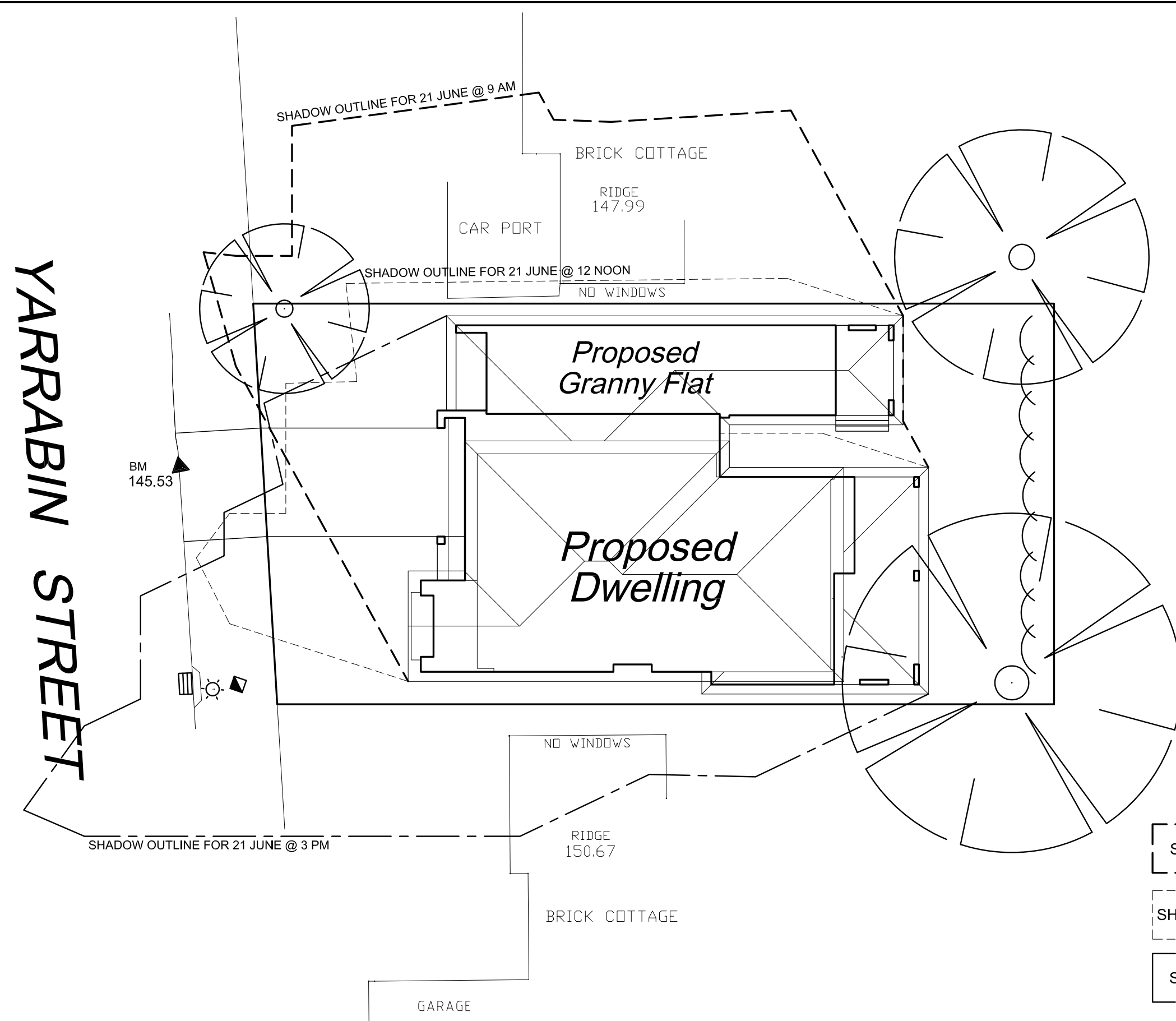
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EXCAVATION & FILL PLAN

CLIENT: Mr & Mrs Kasmar  
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SHEET: 1 of 1

YARRABIN STREET



- SHADOW OUTLINE FOR 21 JUNE @ 9 AM
- SHADOW OUTLINE FOR 21 JUNE @ 12 NOON
- SHADOW OUTLINE FOR 21 JUNE @ 3 PM

REVISION	DATE	DRAWN BY	COMMENTS

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**SHADOW DIAGRAMS**  
(Winter Shadows)

CLIENT: *Mr & Mrs Kasmar*  
SITE ADDRESS: *No.54 (Lot 3 in DP 224801) Yarrabin Street,*  
SUBURB: *Belrose*  
COUNCIL: *Northern Beaches*  
REVISION: A    DATE: *18.12.2020*

SCALE: 1 : 200  
JOB No.: *RL 5493*  
SHEET: 1 of 1

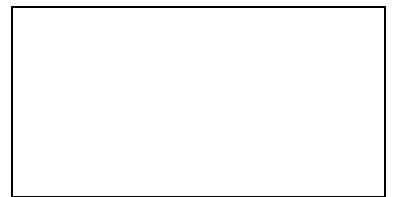
## Schedule of External Colours and Finishes

<b>Date:</b> 12 December 2020	<b>Job No</b> 2015939
<b>Clients:</b> Debra and Clayton Kasmar	
<b>Building Address:</b> 54 Yarrabin Street, Belrose, NSW, 2085	
<b>Council:</b> Northern beaches	

<b>ROOF TILES</b>
<b>RANGE:</b> Monier <b>PROFILE:</b> Horizon
<b>COLOUR:</b> Barramundi



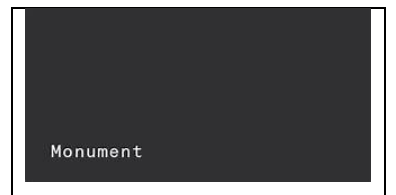
<b>WINDOW FRAMES</b>
<b>MANUFACTURER:</b> Dowell
<b>COLOUR:</b> Pearl White Gloss



<b>WINDOW TRIMS</b>
<b>COLOUR:</b> Taubmans 'Miss Universe' T15.16.1



<b>GUTTERS</b>
<b>COLOUR:</b> Colorbond Monument



<b>FASCIAS, BARGE TRIM AND GABLES</b>
<b>COLOUR:</b> Colorbond Premium – Thredbo White



<b>EAVES</b>
<b>COLOUR:</b> Taubmans 'Miss Universe' T15.16.1



Owners Signature:

Date:



<b>PVC DOWNPIPES</b>
<b>COLOUR:</b> Painted to match wall colour
Taubmans 'Grey Castle' – T15 18.4



<b>MOROKA FINISH TO BRICKWORK</b>
<b>COLOUR:</b> Taubmans 'Grey Castle' – T15 18.4



<b>ACRYLIC RENDER TO BRICK PIERS FRONT FACADE</b>
<b>COLOUR:</b> Taubmans 'Silver Blaze' T15 20.1



<b>CLADDING</b>
<b>COLOUR:</b> Taubmans 'Grey Castle' – T15 18.4
<b>TYPE:</b> JH Primeline Newport



<b>CLADDING (IN GABLES)</b>
<b>COLOUR:</b> Taubmans 'Grey Castle' – T15 18.4



<b>TIMBER POSTS (ON FIRST FLOOR BALCONY)</b>
<b>COLOUR:</b> Taubmans 'Miss Universe' T15 16.1



<b>FRONT METAL RAILINGS AND BALUSTRADE</b>
<b>COLOUR:</b> Colorbond 'Pearl White'



<b>GARAGE DOOR</b>
<b>PROFILE:</b> Slimline
<b>COLOUR:</b> Perisher White



<b>CANTILEVERED TILED TIMBER BALCONY AND EXPOSED TIMBER BEAM</b>
<b>COLOUR:</b> Taubmans 'Grey Castle' – T15 18.4



Owners Signature:

Date:

<b>FRONT DOOR</b>
<b>COLOUR:</b> Taubmans 'Deep Water' T15 64.7
<b>PROFILE:</b> Verve VER4 1200 Pivot Door – Hume Doors



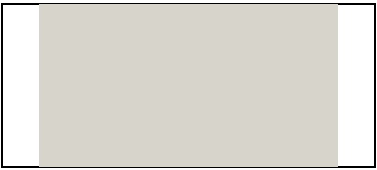
<b>GARAGE DOOR</b>
<b>COLOUR:</b> Perisher White
<b>PROFILE:</b> Slimline



<b>METER BOX</b>
<b>COLOUR:</b> Taubmans 'Grey Castle' – T15 18.4



<b>LAUNDRY DOOR</b>
<b>COLOUR:</b> Taubmans 'Silver Blaze' – T15 20.1



Owners Signature:

Date: