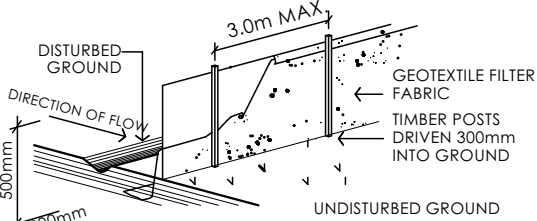


SITE CALCULATIONS

SITE AREA	726.13 m ²
OPEN SPACE AREA	53.17% 386.10 m ²
FSR RESIDENCE	0.39: 1
PROPOSED LIVING AREA	248.85 m ²
PROPOSED DECK AREAS	50.45 m ²
PROPOSED GARAGE	40.80 m ²
EXISTING APPROVED SECONDARY DWELLING	60.00 m ²



SEDIMENT FENCE
N.T.S

SEDIMENT CONTROL NOTES

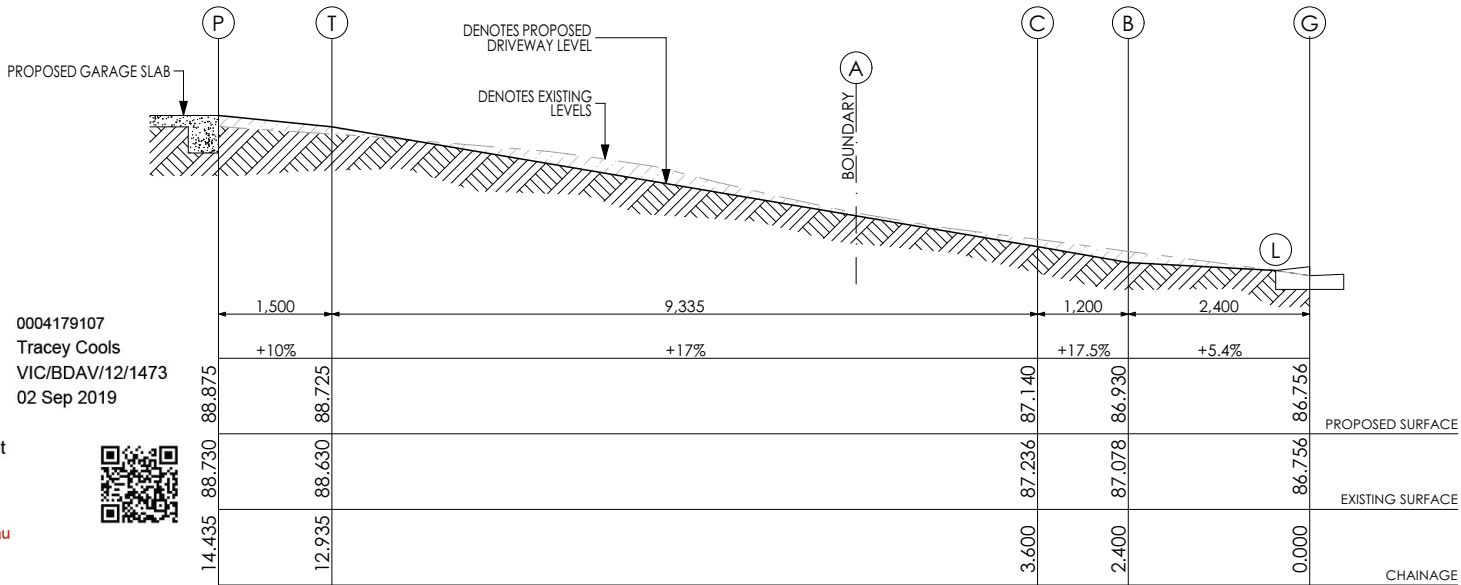
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO COUNCIL REQUIREMENTS.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

SITE NOTES:

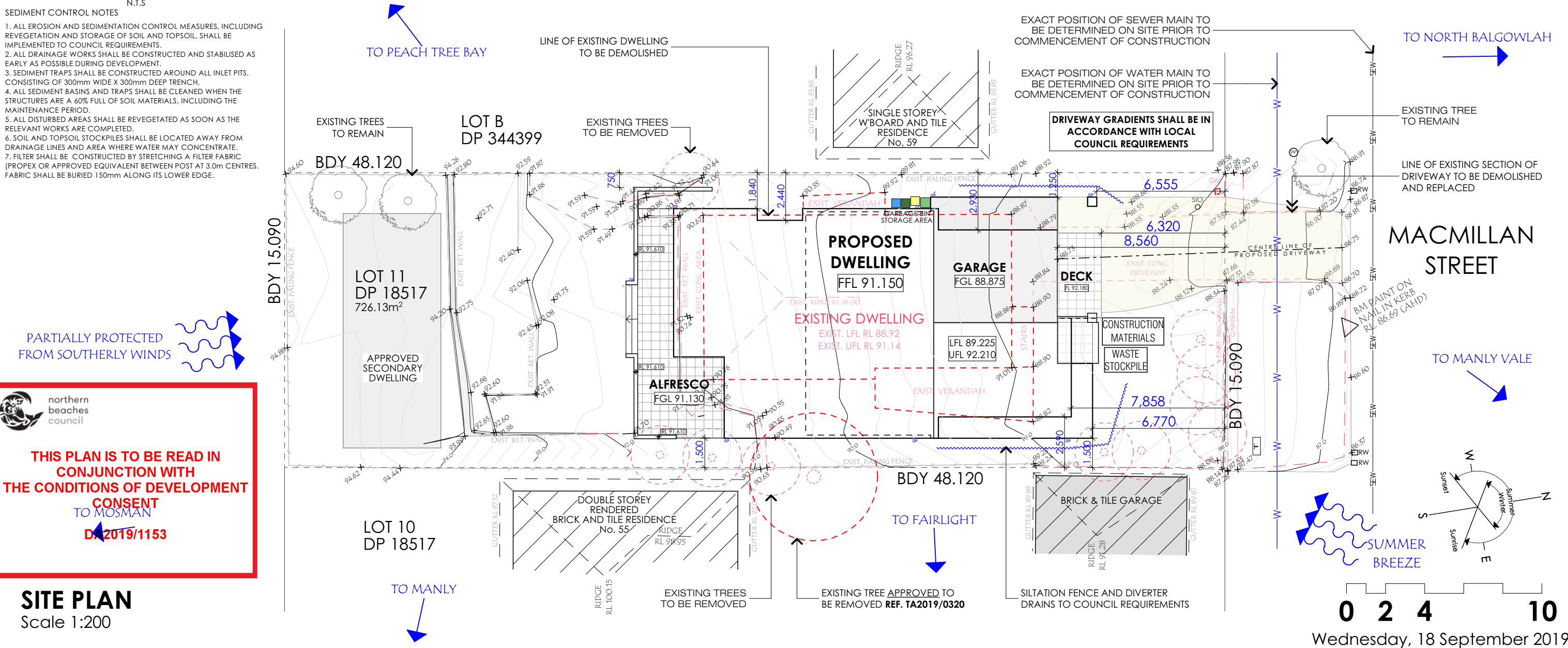
- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
- NO KNOWN WATERCOARSES OR WATERWAYS ON SITE
- CUT AND FILL SHOWN ON SECTIONS
- PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
- STORMWATER TO HYDRAULIC ENGINEERS DESIGN AND DETAILS. REFER TO DRAWINGS PREPARED BY TAYLOR CONSULTING.
- EXISTING TREES TO BE REMOVED SHOWN DASHED LINE.
- THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORISED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
- ALL LEVELS ARE TO AHD
- DOWNPIPE LOCATION INDICATIVE ONLY:- SUBJECT TO SITE CONDITIONS AND HYDRAULIC ENGINEERS DESIGN AND DETAILS



Certificate no.: 0004179107
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDV/12/1473
Certificate date: 02 Sep 2019
Dwelling Address: 57 MacMillan Street
Seaforth, NSW 2092



DRIVEWAY LONGITUDINAL SECTION
Scale 1:100



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT TO MOSMAN DA 2019/1153

SITE PLAN
Scale 1:200

BASIX COMMITMENTS

Floors	Concrete slab on ground, no insulation required to Ground floor. Suspended concrete with a minimum R1.2 insulation (insulation only value). Concrete between levels no insulation required.
Walls	External walls: Cavity brick with AIR-CELL Permican insulation Minimum Total system R-Value of R1.79 Brick veneer with a minimum R 2.0 insulation to walls to sub floor and first floor external walls (insulation only value) (Note: no insulation is required to garage walls) External colour: Default colour modelled Walls with-in dwellings: Plasterboard on studs with a R2.0 to internal garage walls Concrete to lift shaft as per plans
Windows	UPVC framed single clear glazing or similar performing product with the following performance values to external garage wall: B – fixed glazing U-Value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%) UPVC framed double glazing: UPVC framed double clear glazing or similar performing product with the following performance values elsewhere: A – awning windows + hinged glazed doors U-Value: 3.50 (equal to or lower than) SHGC: 0.47 (±10%) B – sliding doors/windows + fixed glazing + louvres windows U-Value: 3.60 (equal to or lower than) SHGC: 0.54 (±10%) Given values are AFRC, total window system values (glass and frame) NOTE: Operability modelled as per BASIX Thermal Protocol - 4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regard to restricted openings.
Skylights	Double glazing throughout
Ceilings	Plasterboard ceiling, with an R. 4.1 insulation (insulation value only) where tiled roof is above. Plasterboard ceiling, with an R. 2.0 insulation (insulation value only) where concrete roof is above (no insulation required to garage ceiling). No insulation required between levels Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols, all downlights are assumed sealed LED downlights. Maximum sealed LED downlights every 1 per 2.5m² ceiling area.
Roof	Tiled Roof no insulation required Concrete roof no insulation required External colour: Dark colour modelled (SA > 0.7)
Floor Coverings	Floor coverings as per stamped documentation

NORTH ELEVATION
Scale 1:100

6.1

NATIONWIDE HOUSE ENERGY RATING SCHEME

50.6 MJ/m²

www.nathers.gov.au

Certificate no.:

0004179107

Assessor Name:

Tracey Cools

Accreditation no.:

VIC/BDV/12/1473

Certificate date:

02 Sep 2019

Dwelling Address:

57 MacMillan Street
Seaforth, NSW
2092

www.nathers.gov.au

northern beaches council

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

DA2019/1153

EAST ELEVATION
Scale 1:100

UKALOVIC

DESIGN

ARCHITECTURAL DRAFTING SERVICES

M 0418 225 440 | P 02 4380 0541 | E jay.ukalovic@aapt1.net.au

green homes Australia

Green Homes Australia Sydney North
M 0412 649 462 | P 1300 724 661
E sydnorth@greenhomesaustralia.com.au
W www.greenhomesaustralia.com.au

DESIGNS CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS ARE SUBJECT TO COPYRIGHT LAWS. THEY MUST NOT BE REPRODUCED IN WHOLE OR PART, OR USED IN ANY OTHER WAY WITHOUT WRITTEN CONSENT.
DO NOT SCALE DIMENSIONS. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS.
IN CASE OF ANY DISCREPANCIES, IT SHOULD BE VERIFIED BEFORE CONTINUING FURTHER WORKS.

ISSUE	DATE	AMENDMENT
a	18.09.2019	DA SUBMISSION

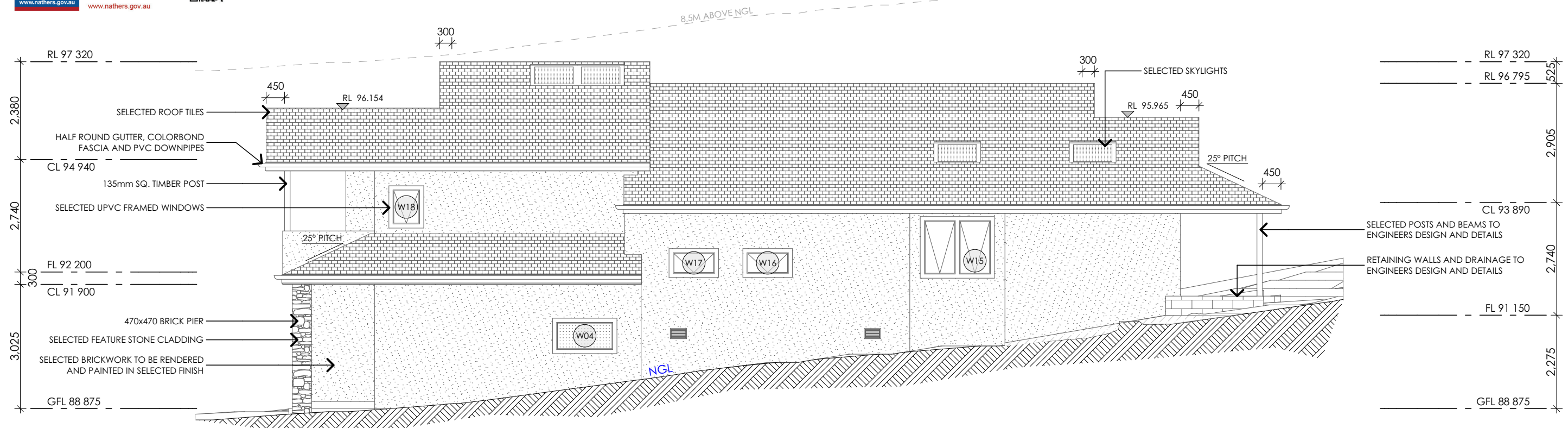
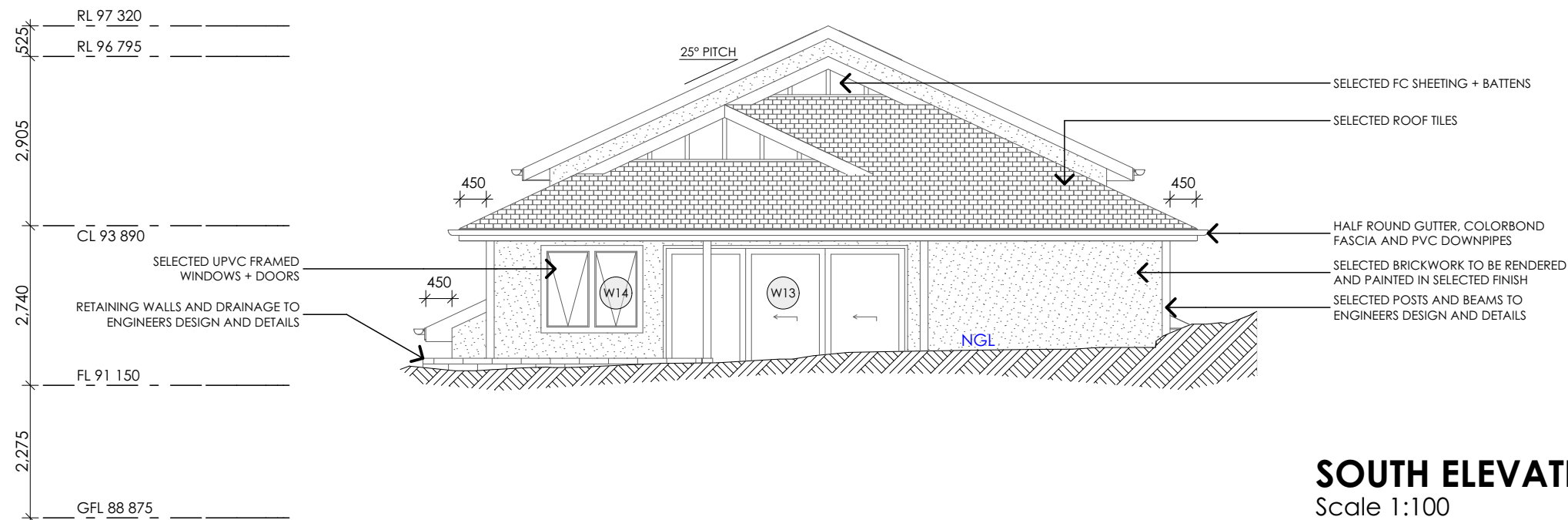
PROJECT:	NEW RESIDENTIAL DWELLING LOT 11 DP 18517 No. 57 MACMILLAN STREET, SEAFORTH
CLIENT:	DEGEER

SHEET TITLE:	ELEVATIONS	REVISION:	a
SCALE:	1:100	PROJECT No:	1809
			5/11

Wednesday, 18 September 2019

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

DA2019/1153



Wednesday, 18 September 2019