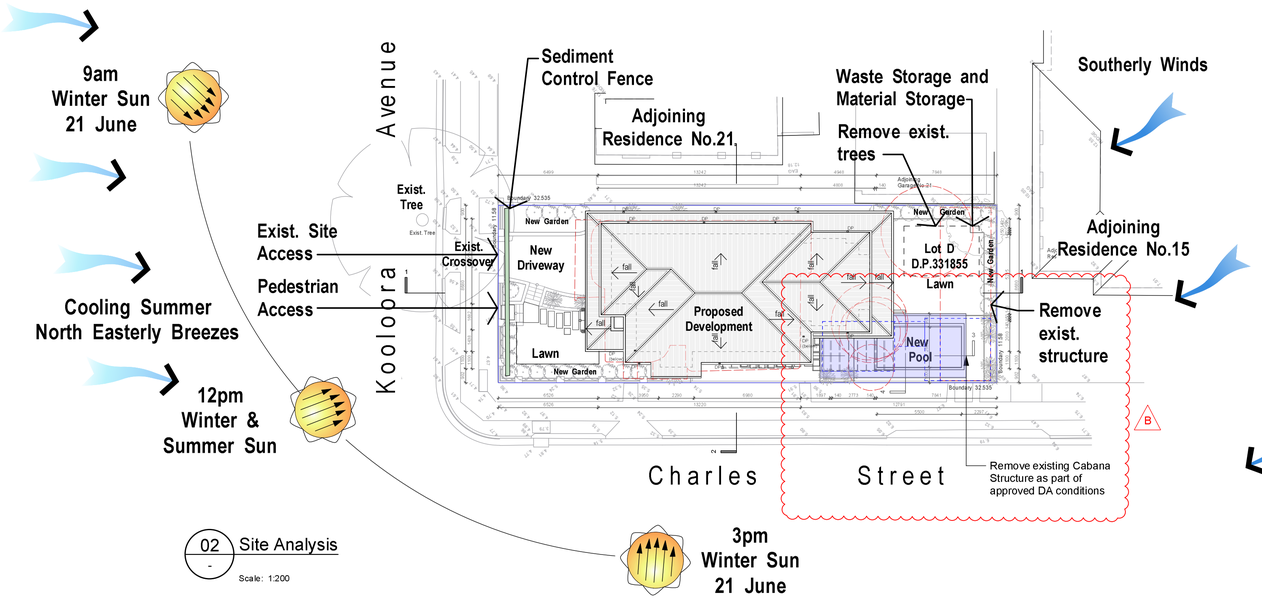


02 - Site Analysis

Scale: 1:200

Drawing List

B

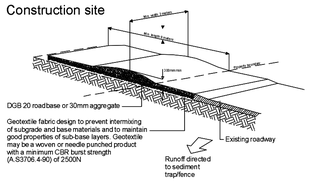
SITE ANALYSIS CALCS.		
SITE AREA		376.8 m²
SOFT LANDSCAPE		
PERMISSIBLE MIN.	(40% Site Area)	150.72 m²
PROPOSED	(40.5%)	152.75 m²

01 - Location Plan

NTS

PROPOSED DEVELOPMENT

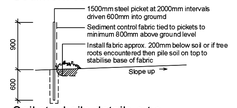
Construction site



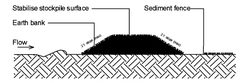
Construction Notes:

1. Strip topsoil level site
2. Compact subgrade
3. Cover area with needle-punched geotextile.
4. Construct 200mm thick pad over geotextile using roadbase or 30mm aggregate. Minimum length 15m or to building alignment. Minimum width 3m
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap

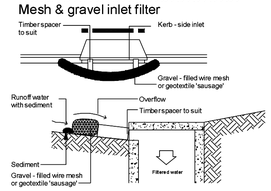
Sediment control fence



Soil stockpile details n.t.s.



Mesh & gravel inlet filter



04 - Sediment Control Diagrams

NTS

Section 4.55 application

northern beaches council

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

MOD2019/0619

Water Commitments

Landscape

The applicant must plant indigenous or low water use species of vegetation throughout 25 square metres of the site.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

Swimming pool

The swimming pool must not have a volume greater than 17.5 kilolitres.

The swimming pool must be outdoors.

Thermal Comfort Commitments

General features

The dwelling must not have more than 2 storeys.

The conditioned floor area of the dwelling must not exceed 300 square metres.

The dwelling must not contain open mezzanine area exceeding 25 square metres.

The dwelling must not contain third level habitable attic room.

Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction	Additional insulation required (R-Value)	Other specifications
floor - above habitable rooms or mezzanine, framed	nil	
floor - suspended floor above garage, framed	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)	
internal wall shared with garage - cavity brick wall	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.5 (up), roof: foil/sarking	unventilated; medium (solar absorptance 0.475-0.70)

03 - Schedule of Basix Commitments

As per Certificate No.1023645S

Windows, glazed doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- For the following glass and frame types, the certifier check can be performed by visual inspection.
  - Aluminium single clear
  - Aluminium double (air) clear
  - Timber/uPVC/fibreglass single clear
  - Timber/uPVC/fibreglass double (air) clear
- For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.
- Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.
- Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-East facing					
W01	1790	3000	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W02	2700	1540	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 2850 mm, 0 mm above head of window or glazed door	not overshadowed
W03	3520	600	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 2400 mm, 2100 mm above head of window or glazed door	not overshadowed
W04	1200	2800	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 850 mm, 150 mm above head of window or glazed door	not overshadowed
W05	2140	900	timber/UPVC/fibreglass, single, clear	eave 850 mm, 125 mm above head of window or glazed door	not overshadowed
W06	1750	860	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 2400 mm, 450 mm above head of window or glazed door	not overshadowed
W07	800	460	timber/UPVC/fibreglass, single, clear	eave 1800 mm, 400 mm above head of window or glazed door	not overshadowed
South-East facing					
W08	680	1800	timber/UPVC/fibreglass, single, clear	eave 500 mm, 1150 mm above head of window or glazed door	>4 m high, 2-5 m away
W09	680	1500	timber/UPVC/fibreglass, single, clear	eave 500 mm, 1150 mm above head of window or glazed door	>4 m high, 2-5 m away
W10	1540	900	timber/UPVC/fibreglass, single, clear	eave 500 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
W11	1540	900	timber/UPVC/fibreglass, single, clear	eave 500 mm, 300 mm above head of window or glazed door	>4 m high, 2-5 m away
W12	1200	2000	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 550 mm, 100 mm above head of window or glazed door	not overshadowed
W13	1200	1600	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed
W14	1200	1600	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed
W15	1200	600	timber/UPVC/fibreglass, single, clear	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed
W16	1200	600	timber/UPVC/fibreglass, single, clear	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed
South-West facing					
W17	3520	600	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 3000 mm, 2100 mm above head of window or glazed door	not overshadowed
W18	1600	800	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 2000 mm, 600 mm above head of window or glazed door	not overshadowed
W19	2700	4800	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 6000 mm, 0 mm above head of window or glazed door	not overshadowed
W20	1750	860	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 2000 mm, 400 mm above head of window or glazed door	not overshadowed
W21	800	460	timber/UPVC/fibreglass, single, clear	eave 1300 mm, 200 mm above head of window or glazed door	not overshadowed
W22	2100	3320	U-value: 2.3, SHGC: 0.171 - 0.209 (timber/UPVC/fibreglass, double (air), Lo-Tsol Low-e/clear)	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed
North-West facing					
W23	500	2130	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W24	400	2710	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W25	2700	360	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	eave 1450 mm, 0 mm above head of window or glazed door	not overshadowed
W26	1300	600	timber/UPVC/fibreglass, single, clear	eave 850 mm, 3150 mm above head of window or glazed door	not overshadowed
W27	1600	800	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W28	1600	800	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W29	1750	1810	U-value: 3.7, SHGC: 0.342 - 0.418 (timber/UPVC/fibreglass, single, Lo-Tsol Low-e)	external louvre/vertical blind (adjustable)	not overshadowed
W30	1200	600	timber/UPVC/fibreglass, single, clear	eave 850 mm, 100 mm above head of window or glazed door	not overshadowed
W31	800	4400	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed
W32	1200	2000	timber/UPVC/fibreglass, single, clear	external louvre/vertical blind (adjustable)	not overshadowed

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.

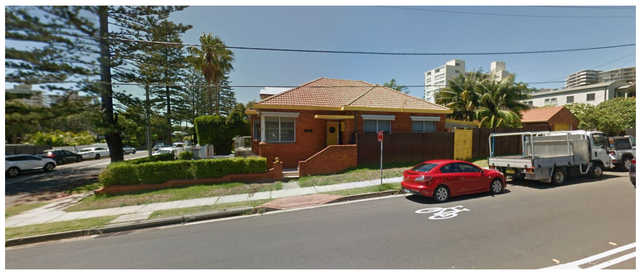
Natural lighting

The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.

Alternative energy

The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

View to Existing Residence (subject site)
No.19 from Cnr Kooloora Ave and Charles St (courtesy Google Street View)



View to Existing Residence (subject site)
No.19 from Charles St (courtesy Google Street View)

north

rev	date	revision notes	by
B	19/11/19	Section 4.55 Application for Pool and Pergola repositioned Landscape Area Updated	KvB
A	19/7/19	DA Issue	KvB

Figured dimensions to be taken in preference to scaling. Contractor to verify all dimensions on job before commencing any work or making shop drawings

project # 19-774

Golledge McLean Residence

19 Kooloora Avenue,
Freshwater, NSW 2099
Lot 16 Section 2 DP 7022

client

Mr W. Golledge and Mrs L. McLean

dwg

Location Plan, Site Analysis & Basix Commitments

printed	drawn	ckd	scale@A1
20/11/19	KvB	JH	1:200

DEVELOPMENT APPLICATION

stage	drawing #	revision
S4.55	A000	B

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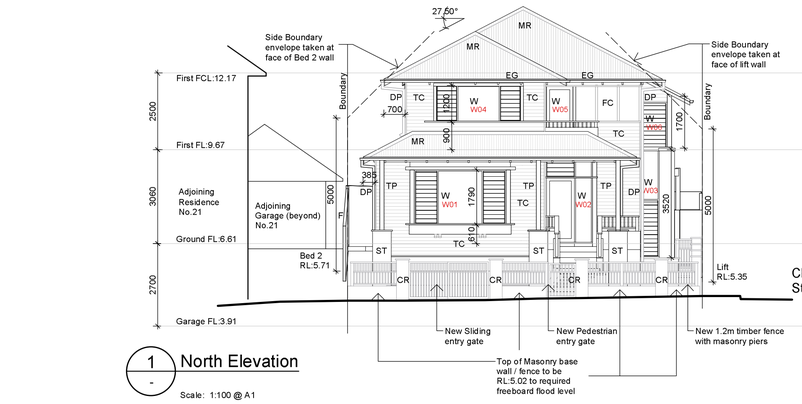
PLAYOUST CHURCHER ARCHITECTS

John J F Playoust & Co Pty Limited ACN 008 503 188 & Brett Churcher Architects Pty Ltd A C N 003 751 611 trading as Playoust Churcher Architects



1 North Elevation
-
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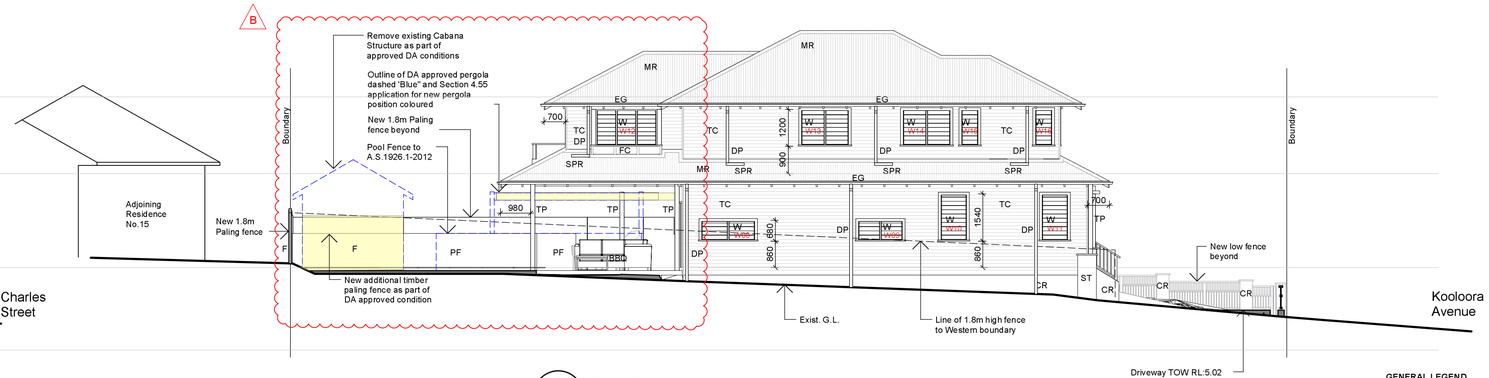

2 East Elevation
-
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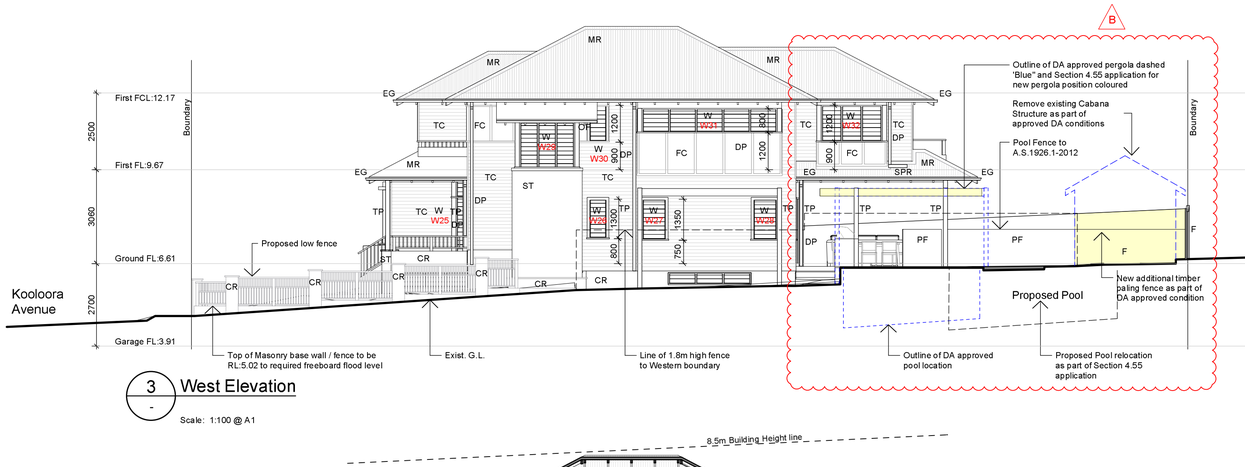
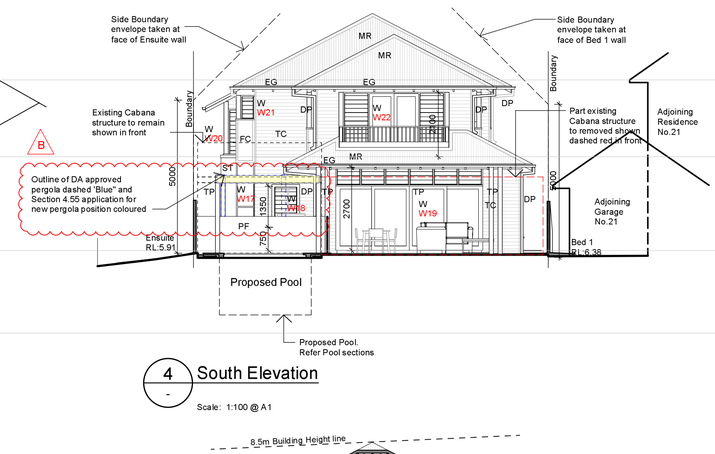


3 West Elevation
-
Scale: 1:100 @ A1



4 South Elevation
-
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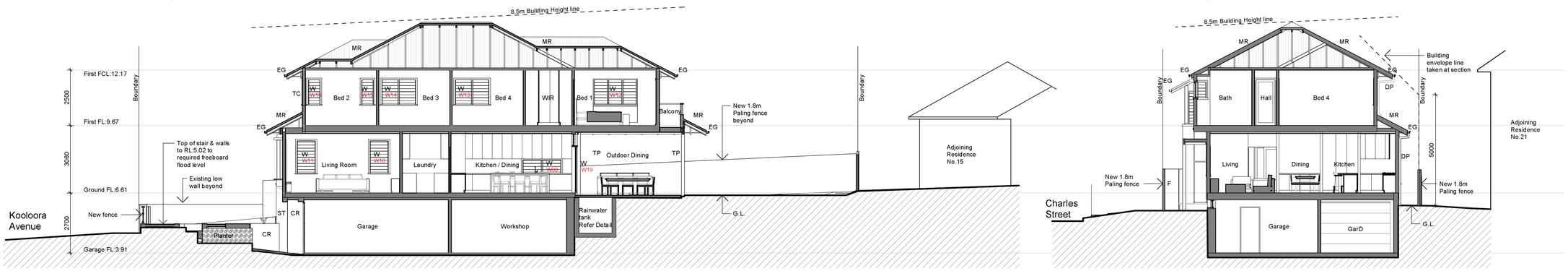


5 Section 1
-
Scale: 1:100 @ A1

6 Section 2
-
Scale: 1:100 @ A1

Colour & Finishes Legend

Metal Roof (MR)
Colorbond Steel 'Windspray'

Gutters(EG) and downpipes(DP)
Colorbond Steel 'Windspray'

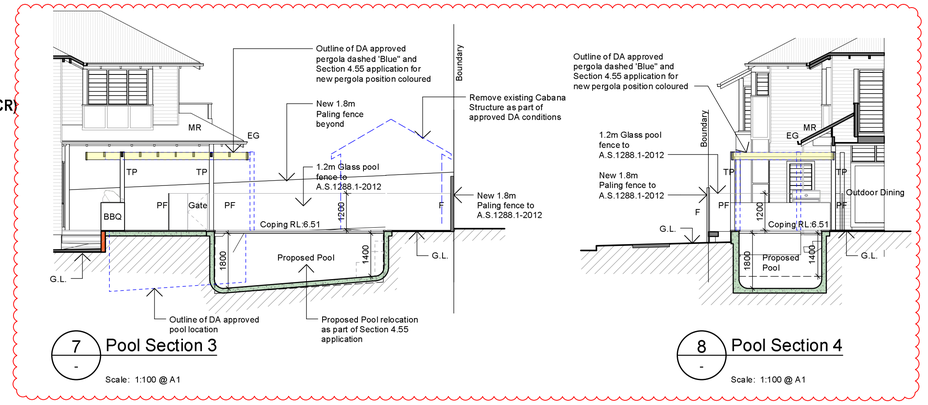
Timber Clad Walls (TC)
Timber weatherboard cladding. Paint Finish 'White'

Fibre Cement Clad Walls (FC)
Fibre Cement cladding. Paint Finish 'White'

Cement Rendered Walls (CR)
Cement Render. Paint Finish 'White'

Stone Cladding (ST)
Sandstone Wall cladding.

Timber Pergola & Frames Window & Door Frames
Timber. Paint Finish 'White'



7 Pool Section 3
-
Scale: 1:100 @ A1

8 Pool Section 4
-
Scale: 1:100 @ A1

northern beaches council

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

MOD2019/0619

GENERAL LEGEND

COS	Check On Site
DAR	Dressed All Round
E/...	Existing (Where E shown at start of abbreviation it is existing)
FFL	Finished Floor Level
FCL	Finished Ceiling Level
G.L	Ground Level
MI	Mirror Image
SFL	Structural Floor Level
SOS	Soffit Of Slab
TBC	To Be Confirmed
TBA	To Be Advised

WINDOWS AND DOORS

AW	Awining Window
CD	Concertina Door
CSD	Cavity Sliding Door
CW	Casement Window
D	Door
DH	Double Hung Window
FD	Front Door
FG	Fixed Glass
FP	Fixed Panel
GA	Glazed Assembly
MI	Mirror Image
SD	Swing Door
SDH	Sashless Double Hung
SL	Sliding Door
SW	Sliding Window
W	Window

FINISHES LEGEND

AL	Aluminium
AR	Architrave
BBQ	Barbeque
BL	Balustrade
BWK	Brickwork
C	Cornice
CBF	Concrete Broom Finish
CBG	Colour Back Glass
CP	Concrete Paver
CPT	Carpet and Underlay
CR	Cement Render
CRFB	Cement Rendered Foamboard
CS	Concrete Slab
CST	Concrete Steel Trowelled
CT	Ceramic Tile
DP	Downpipe
DPS	Downpipe Spreader
DS	Door Stop
EF	Eaves Fascia
EG	Eaves Gutter
EGF	Eaves Gable Fascia
ES	Eaves Soffit
F	Fence
FC	Fibre Cement
FCL	Finished Ceiling Level
FFL	Finished Floor Level
FGR	Floor Grate
FL	Flue
FP	Fixed Panel
FPL	Fire Place
FT	Floor Tiles
G	Gate
GD	Garage Door
GRD	Grated Drain
GG	Gutter Guard
GR	Glazed Roof
HR	Handrail
HWU	Hot Water Unit
INS	Insulation
M	Metal
MC	Metal Cladding
MFC	Metal Fascia Capping
MR	Metal Roof
MS	Mild Steel
OF	Overflow Spitter
P	Paint Finish
PB	Plasterboard Painted
PBM	Plasterboard Moisture Resistant Paint
PCRS	Polycarbonate Roof Sheeting
PFN	Pool Finish
PR	Picture Rail
RB	Roller Blind
RD	Roller Door
RLC	Rendered Lightweight Cladding
RT	Roof Tile
RWH	Rain Water Head
S	Steel
SC	Steel Column
SCE	Steel Column External
SF	Steel Frame
SK	Skirting
SL	Skylight
SP	Steel Post
SPR	Spreader
SS	Stainless Steel
SSL	Structural Slab Level
ST	Stone
STP	Stone Paving
STS	Stone Slab
T	Timber
TB	Timber Battens
TC	Timber Cladding
TD	Timber Decking
TF	Timber Floor
TFA	Timber Fascia
TP	Timber Post
TPL	Timber Pergola
TS	Timber Screen
TSH	Timber Shingles
TSL	Timber Skeiper Wall
TSS	Timber Screen Sliding
TT	Timber Tread
TV	Television
VB	Villaboard
WB	Weather Board
WRC	Western Red Cedar
WT	Wall Tile

W3 - Basix Window Number
Refer Basix Commitments

rev	date	revision notes	by
B	20/11/19	Section 4.55 Application for Pool and Pergola repositioned. Flood barrier and freeboard height notes added to front fence and gate.	KvB
A	19/7/19	DA Issue	KvB

Figured dimensions to be taken in preference to scaling. Contractor to verify all dimensions on job before commencing any work or making shop drawings

project: Golledge McLean Residence
project #: 19-774

19 Kooloora Avenue,
Freshwater, NSW 2099
Lot 16 Section 2 DP.7022

client: Mr W. Golledge and Mrs L. McLean

dwg: Elevations

printed	drawn	ckd	scale@A1
20/11/19	KvB	JH	1:100

SECTION 4.55 APPLICATION

stage	drawing #	revision
S4.55	A200	B

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