

DEVELOPMENT APPLICATION

PROPOSED TWO STOREY DWELLING 51 BARDEN ROAD, BARDEN RIDGE

Sutherland Shire
COUNCIL

DEVELOPMENT CONSENT

DA17/0472

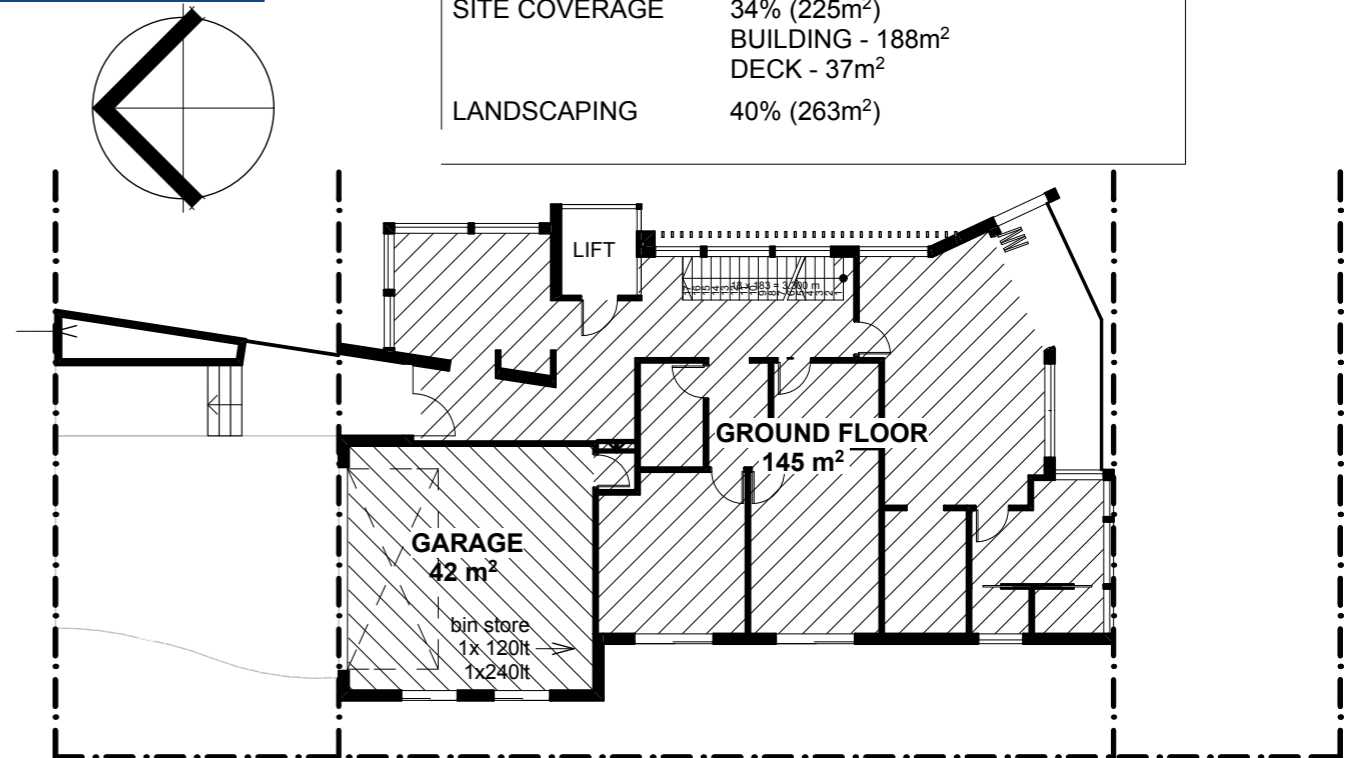
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CALCULATIONS

SITE AREA	646m ²
EXISTING FSR	N/A (GREEN SITE)
PROPOSED FSR	0.50:1 (326m ²)
	GROUND - 145m ²
	LOWER FLOOR- 170m ²
	GARAGE OVER ALLOWANCE- 11m ²
SITE COVERAGE	34% (225m ²)
	BUILDING - 188m ²
	DECK - 37m ²
LANDSCAPING	40% (263m ²)

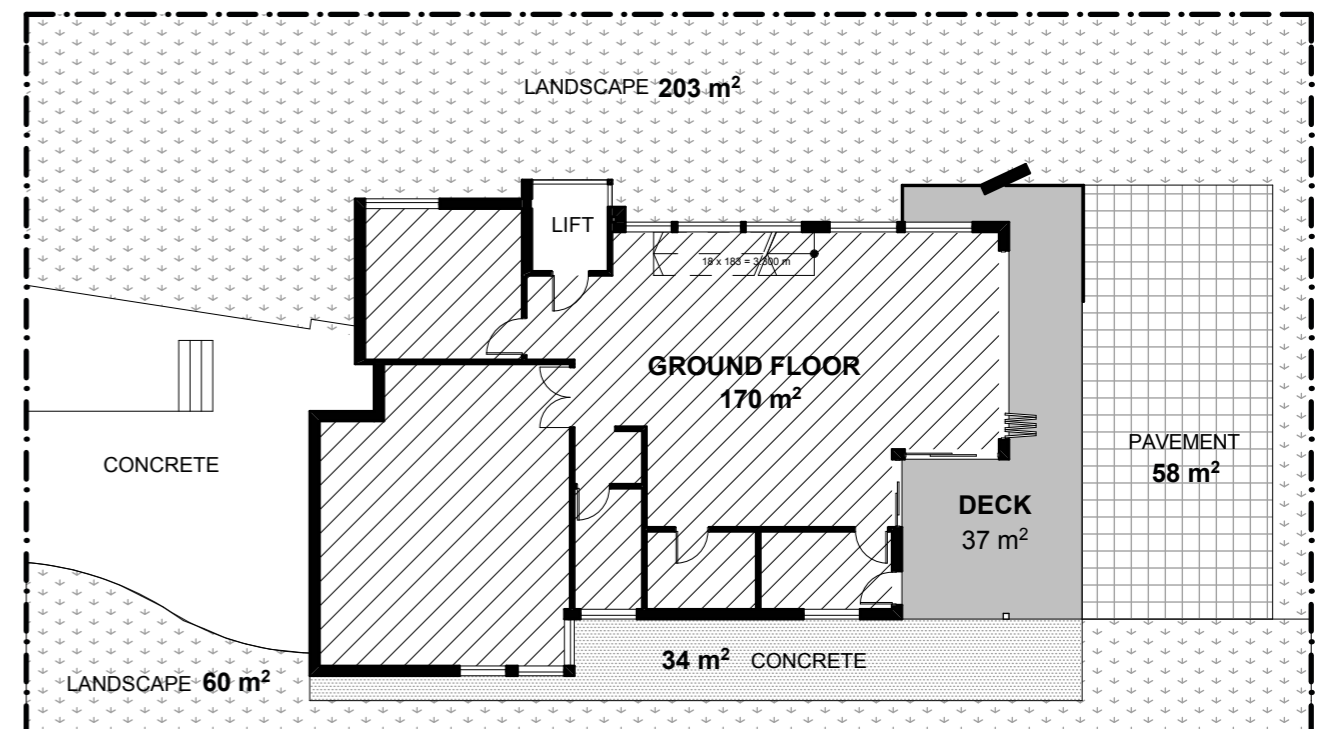
BASIX COMMITMENTS

1. <u>HOT WATER SYSTEM</u> TO BE INSTALLED	GAS INSTANTANEOUS 3 STAR	5. <u>RAINWATER TANK</u>	2000 LITRE TANK
2. <u>LIGHTING</u> TO BE INSTALLED	MINIMUM 40% OF NEW AND ALTERED TO BE FITTED WITH FLOURESCENT, COMPACT FLOURESCENT OF LED LAMPS	6. <u>COOLING SYSTEM</u>	1-PHASE AIR CONDITIONING, 6 STAR RATING TO 1 LIVING AREA AND AT LEAST 1 BEDROOM, WITH DAY/NIGHT ZONING
3. <u>WATER FIXTURES</u> : NEW AND ALTERED FIXTURES SHALL BE INSTALLED AS SPECIFIED BELOW	- SHOWERHEADS - TOILETS - TAPS	7. <u>HEATING SYSTEM</u>	1-PHASE AIR CONDITIONING, 6 STAR RATING TO 1 LIVING AREA AND AT LEAST 1 BEDROOM, WITH DAY/NIGHT ZONING
	3 STAR WATER RATING 5 STAR WATER RATING 5 STAR WATER RATING	8. <u>NATURAL LIGHTING</u>	MUST INSTALL WINDOWS IN 2 BATHROOMS/TOILETS
4. <u>INSULATION</u> SHALL BE INSTALLED AS SPECIFIED BELOW	- FLOOR - WALLS - CEILING - ROOF	9. <u>WINDOWS</u>	EACH WINDOW AND GLAZED DOOR MUST HAVE A U-VALUE NO GREATER THAN THAT LISTED AND SHGC +/- 10% FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNINGMUST NOT BE MORE THAN 500MM ABOVE THE HEADOF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400MM ABOVE THE SILL. OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HEIGHT AND DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW AND GLAZED DOOR, AS SPECIFIED IN THE SHADOWING COLUMN OF WINDOW TABLE NEW WINDOWS & GLAZED DOORS TO COMPLY WITH THE TABLE BELOW THE DWELLING MAY HAVE 1 SKRLIGHT AND UP TO 2 WINDOW WHICH ARE NOT LISTED IN THE TABLE
	SUSPENDED FLOOR - R0.8 (1.5 TOTAL) FRAMED - R1.5 FLAT CEILING - R2.08 (55MM BLANKET) RAKED CEILING - 2.24 (55MM BLANKET) MEDIUM SOLAR ABSORPTION		



1. L1 - Calculation 1:200

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1,2	N	8.40	standard aluminium, single pyrolytic low-e (U-value:5.7, SHGC:0.47)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W3,4	E	8.40	standard aluminium, single pyrolytic low-e (U-value:5.7, SHGC:0.47)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W5,6,7,8	E	10.00	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	vertical external louvre/blind (adjustable)	not overshadowed
W9,10	S	11.00	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W11	E	2.50	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed
W12,13,14	S	5.70	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed
W15,16,17	W	5.00	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	2-4m high, 2 m away
W18	E	3.00	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed
W19,20,21,22,23	E	15.00	improved aluminium, single pyrolytic low-e (U-value:4.48, SHGC:0.46)	eave/verandah/pergola/balcony 450 mm	not overshadowed
W24,26	S	10.00	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 751-900 mm	not overshadowed
W25	W	5.00	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W27,28	W	3.50	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	>4m high, <2 m away
W29	S	1.80	standard aluminium, single clear (or U-value:7.63, SHGC:0.75)	none	not overshadowed



1. GF-Calculation 1:200

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green square
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New Residence
51 Barden Road
Barden Ridge

Date:
26/04/2017

Project No:
1239

Dwg Name:
Cover Page / Calculations

Drawn:
PL

Scale:
@ A3

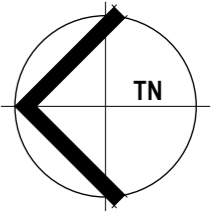
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Rev:
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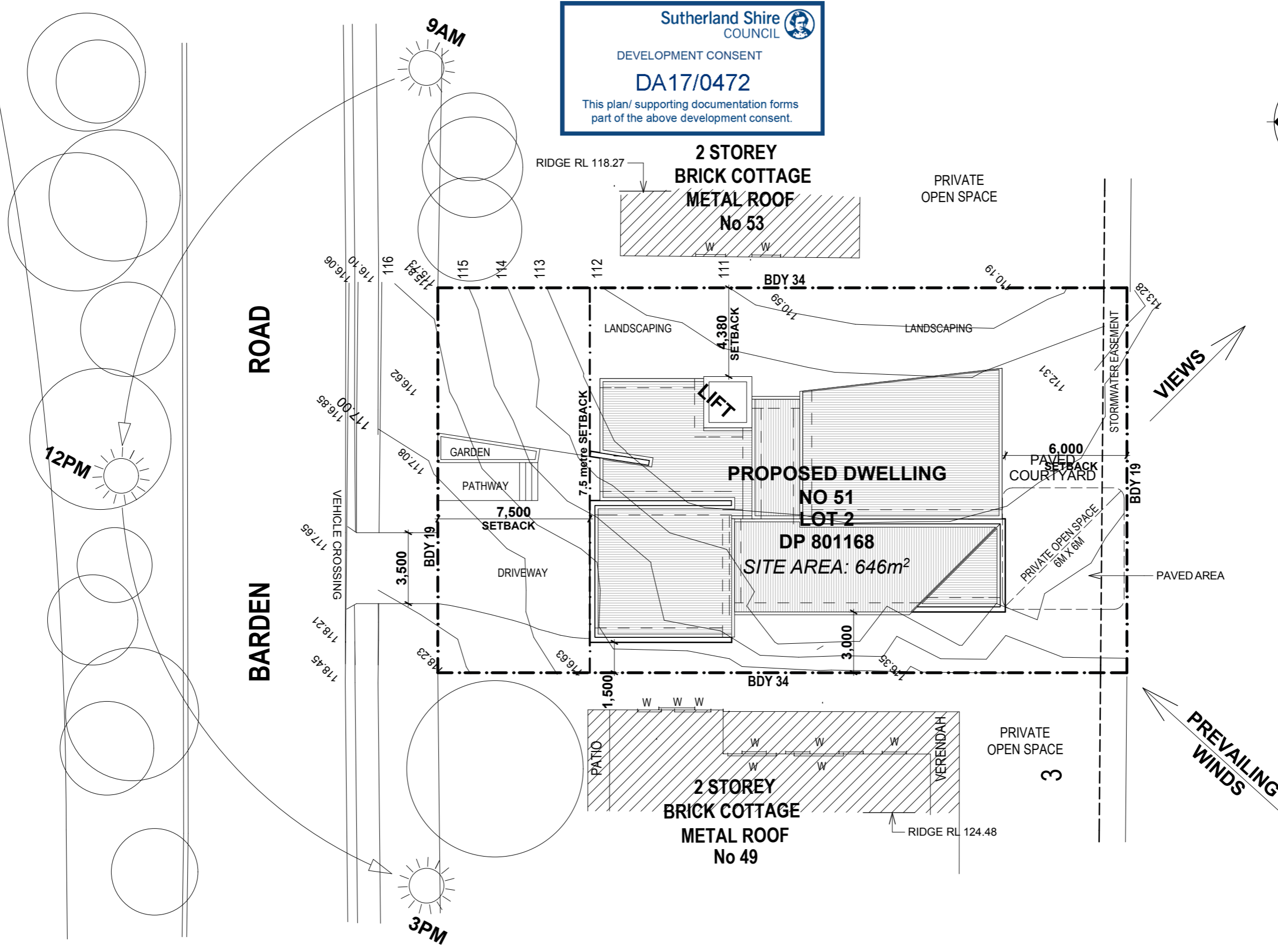
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BANGOR BYPASS

BARDEN ROAD



1. Site Plan 1:200

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Dwg Name:
Site/Context Analysis Plan

Drawn:
 PL

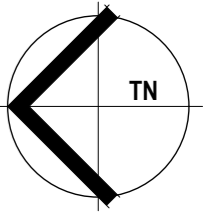
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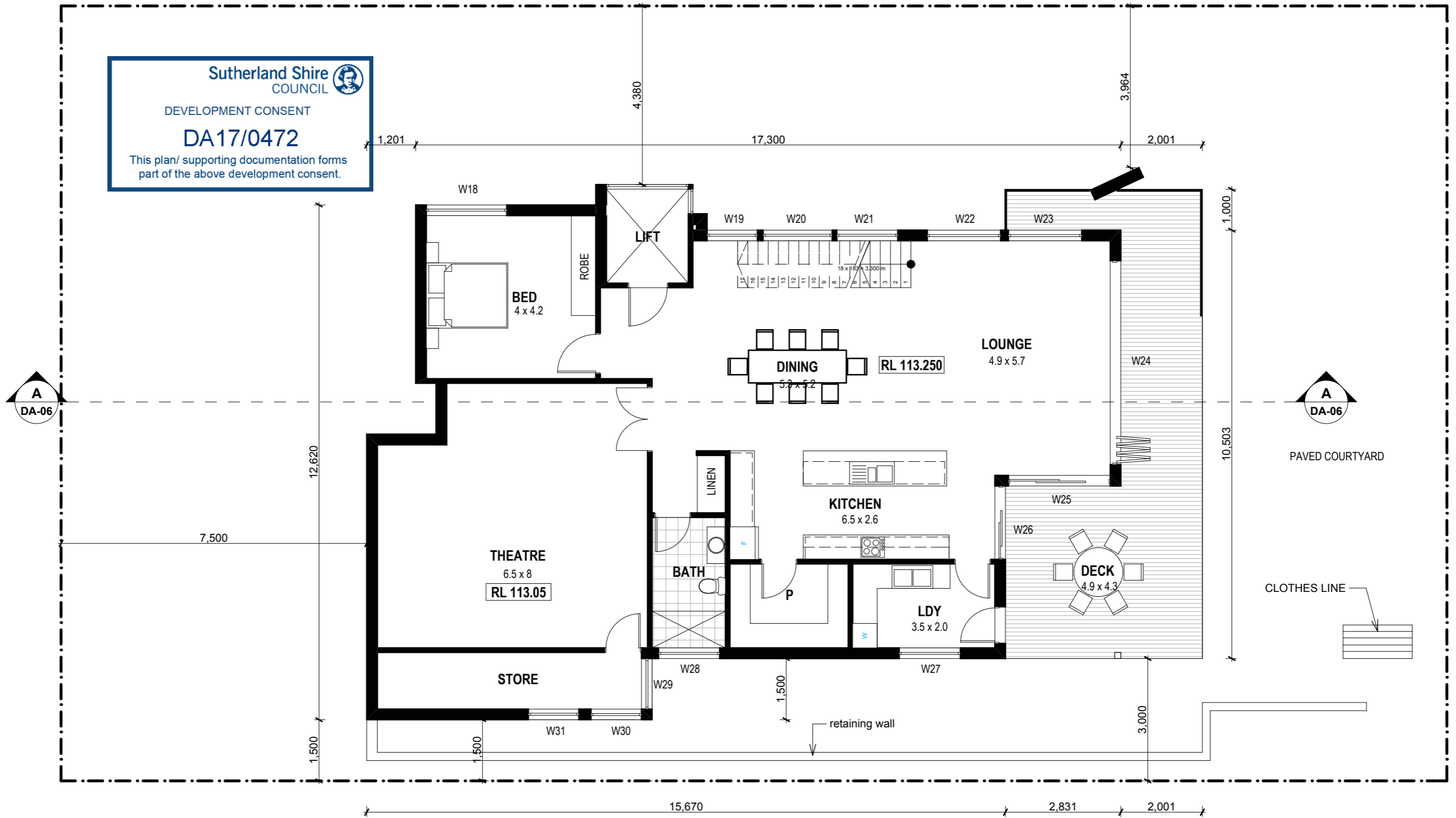
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1. Lower Ground 1:100

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29/06/2017

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Dwg Name:
Lower Ground Floor Plan

Drawn:
PL

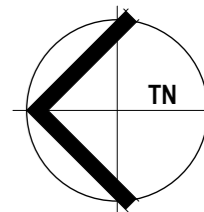
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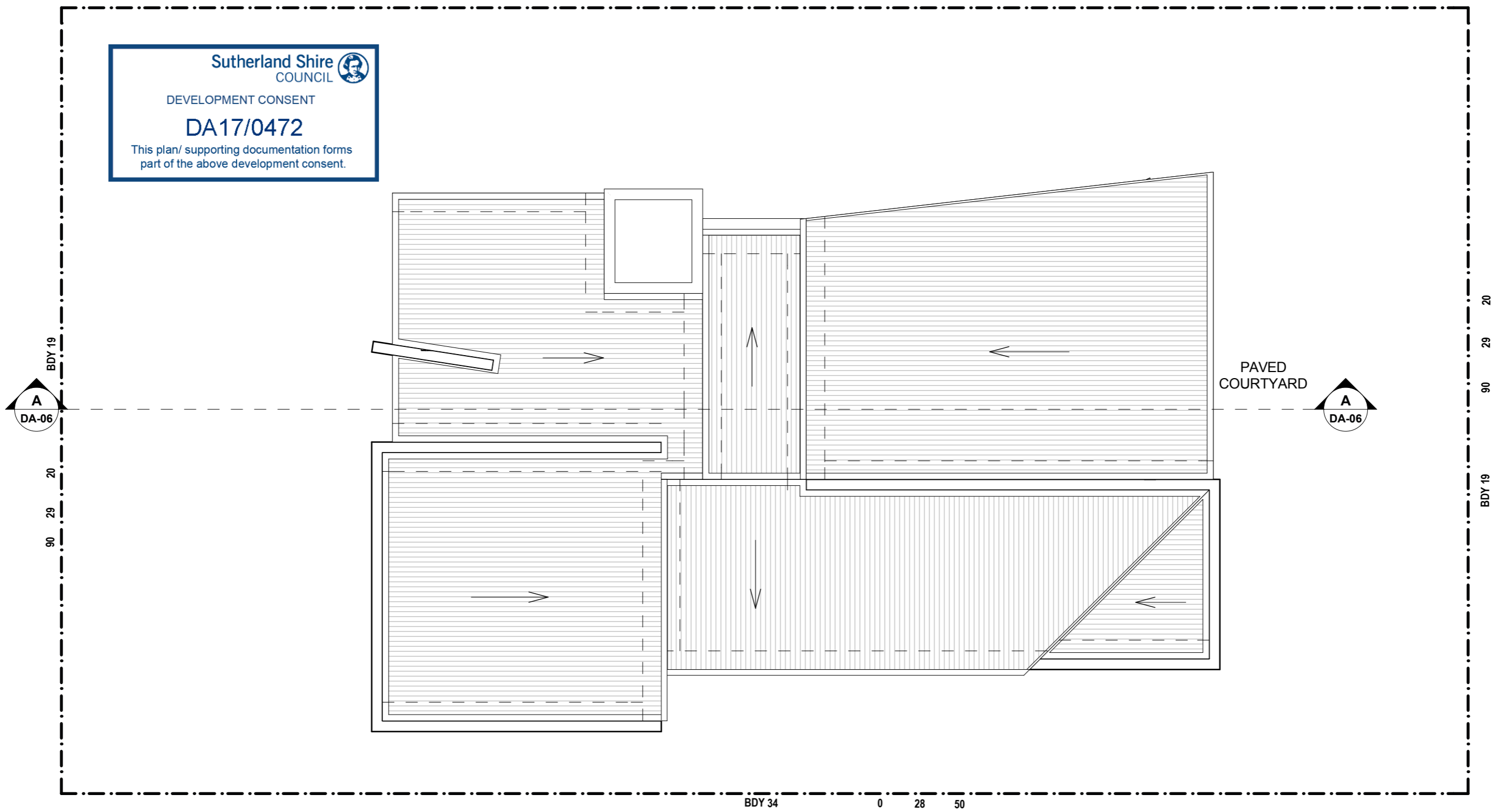
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1. Roof Plan 1:100

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Dwg Name:
Roof Plan

Drawn:
PL

Scale:
@ A3

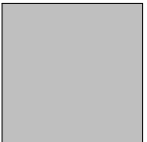
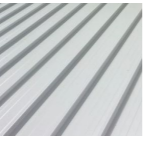
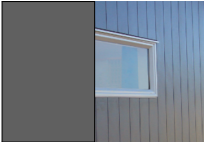
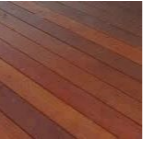

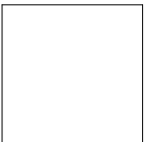
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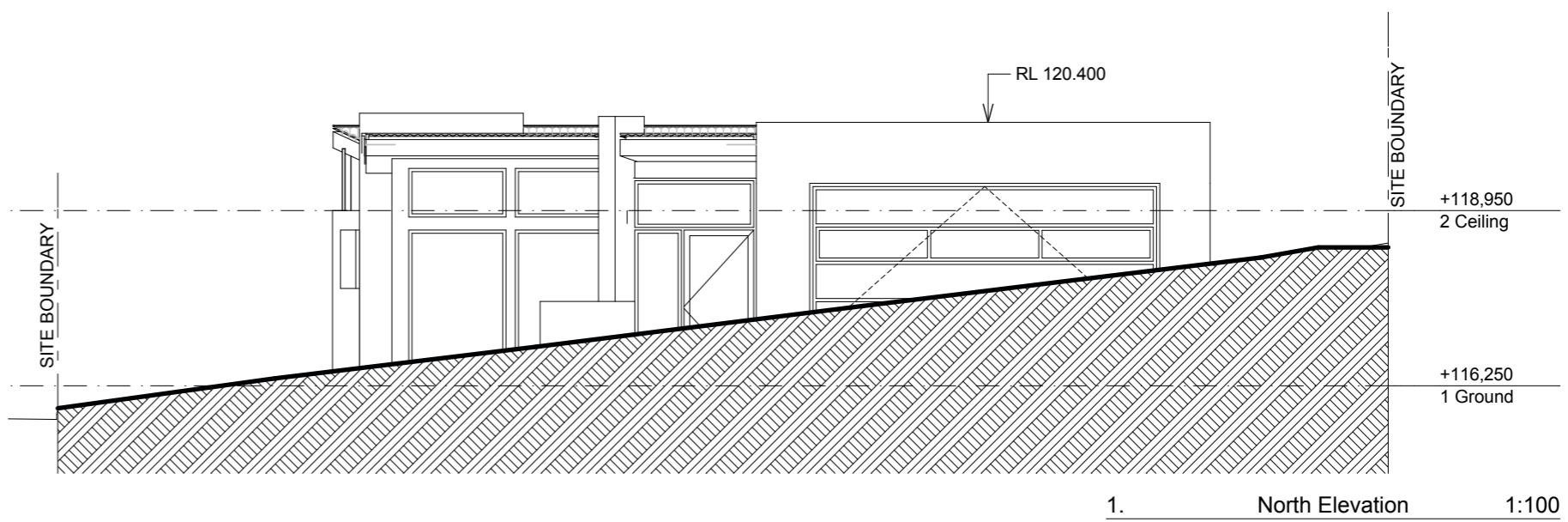
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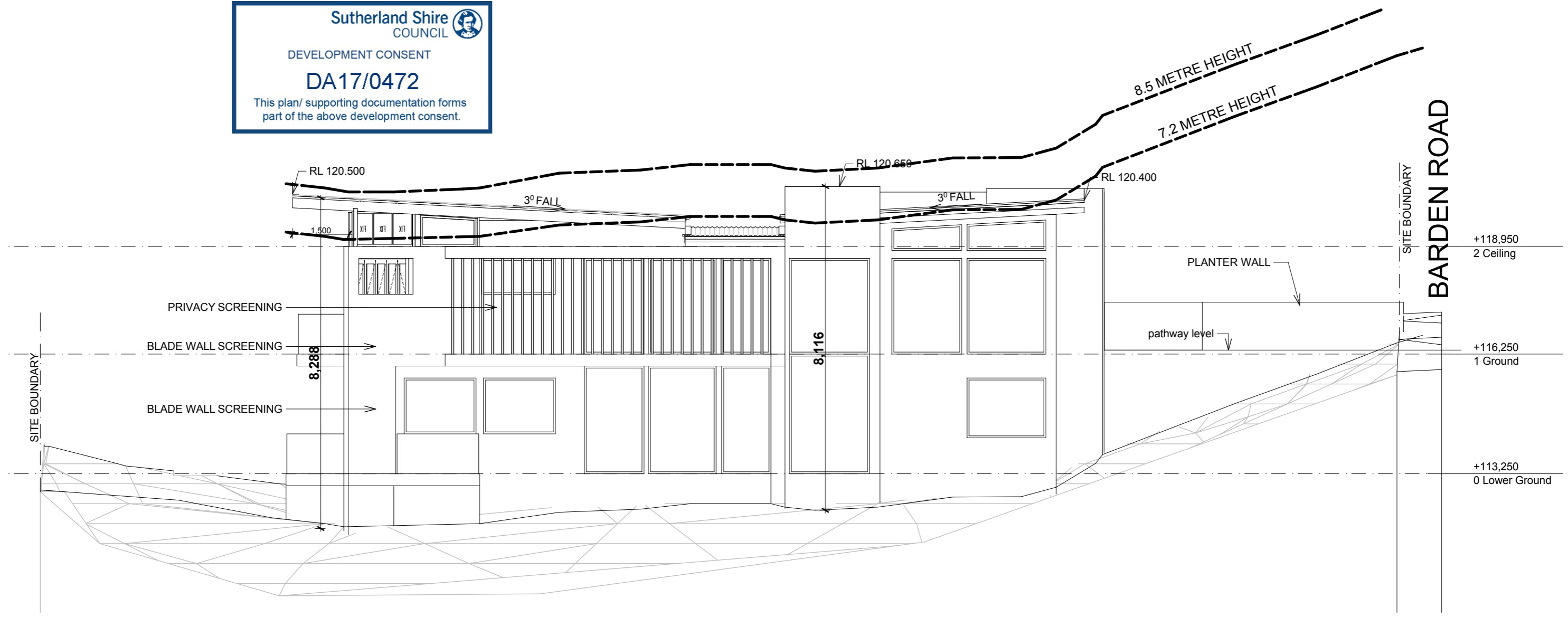
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FINISHES SCHEDULE

	WALL GENERAL		CLIPLOCK ROOF SHEETING COLORBOND "DUNE"
	FEATURE WALL COLOUR "DULUX" GUNMETAL GREY		DECKING SELECTED AUSTRALIAN HARDWOOD
	WINDOW FRAMES COLORBOND 'SURFMIST'		
	POST AND AWNING COLOUR WHITE		




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Dwg Name:
Elevations

Drawn:
PL

Scale:
@ A3

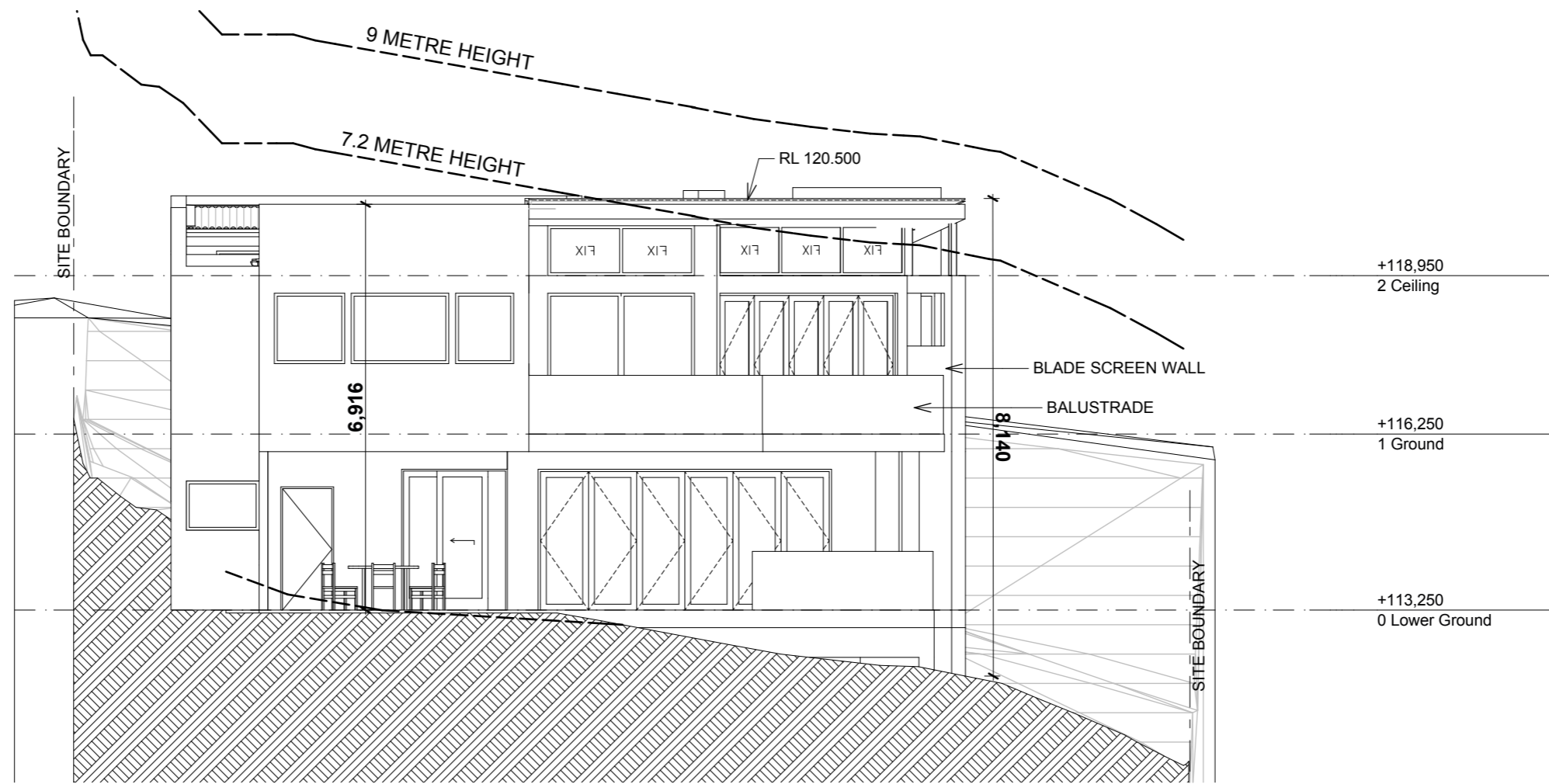
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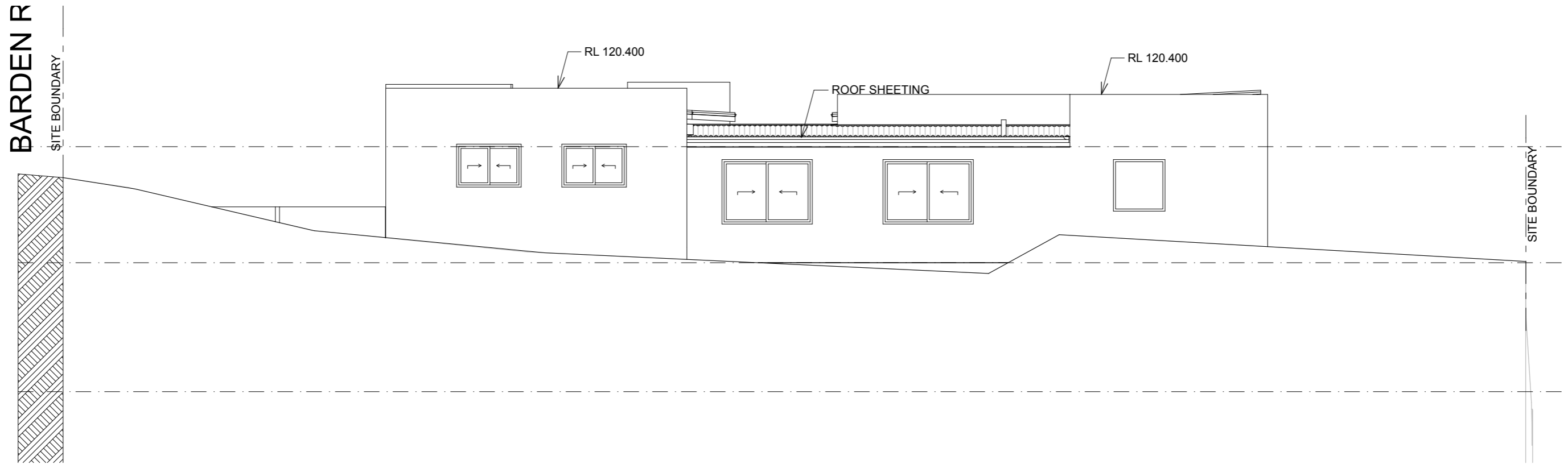
2. East Elevation (NOT FOR CONSTRUCTION) 1:100

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1. South Elevation 1:100



2. West Elevation 1:100

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Date:
 29/06/2017

Project No:
1239

Dwg Name:
Elevations

Drawn:
 PL
 Scale:
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Dwg No:
DA-06

Rev:
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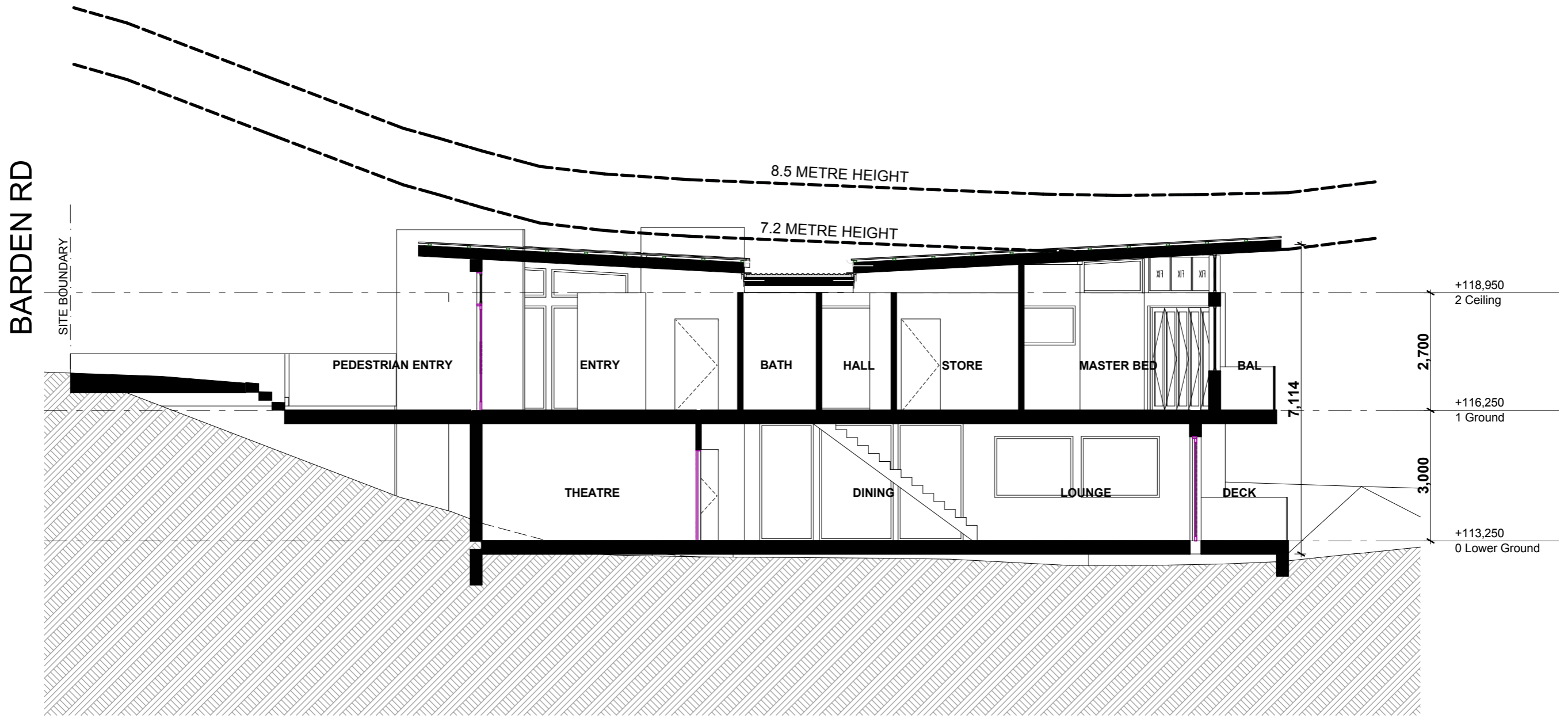
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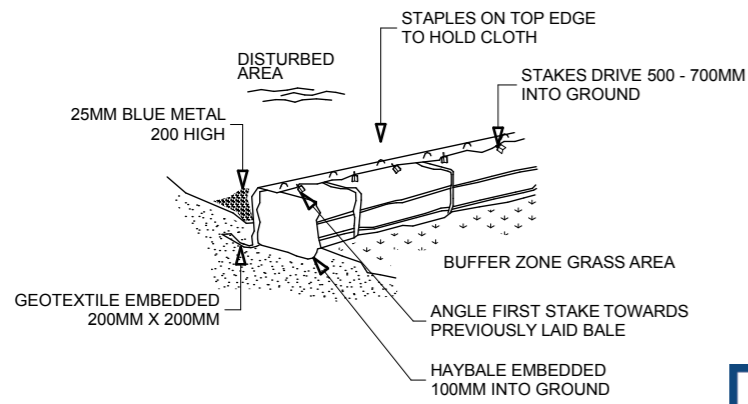
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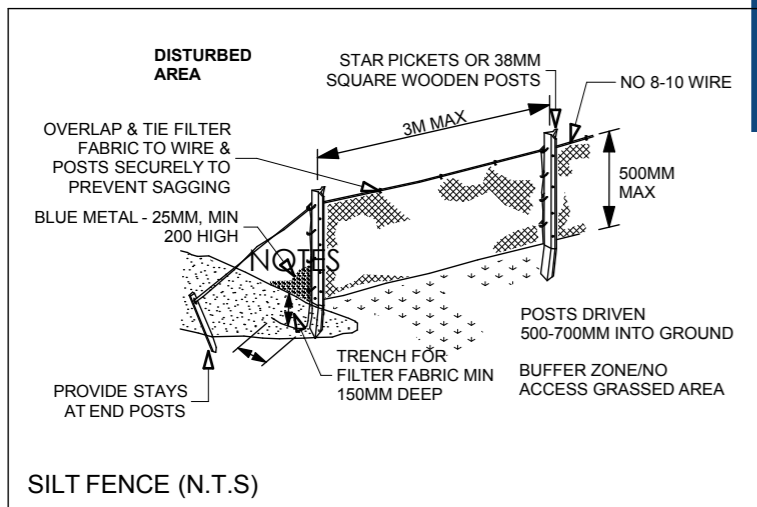
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1. DA-06 1:100



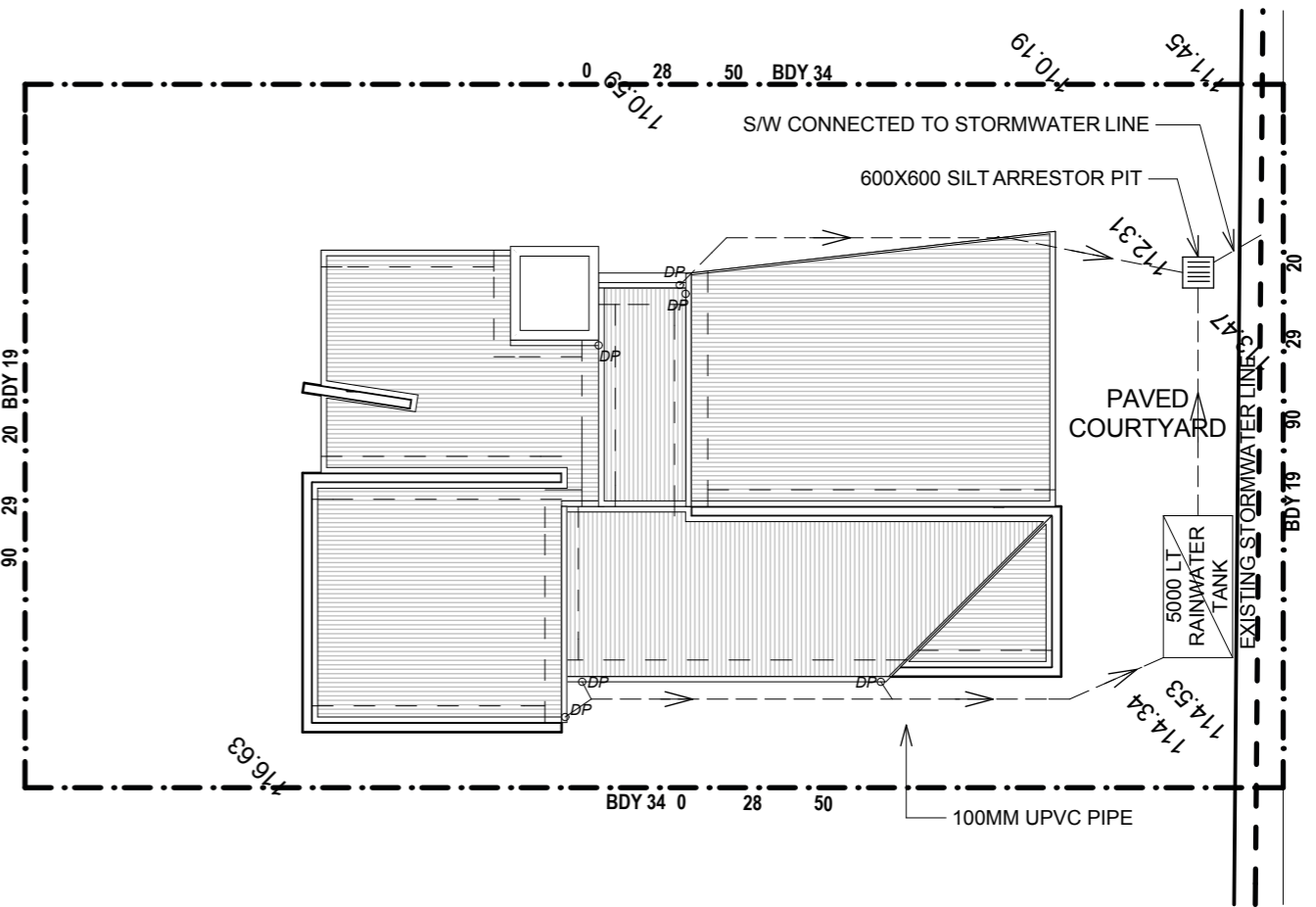
HAYBALE & GEOTEXTILE FENCE (N.T.S)



SILT FENCE (N.T.S)

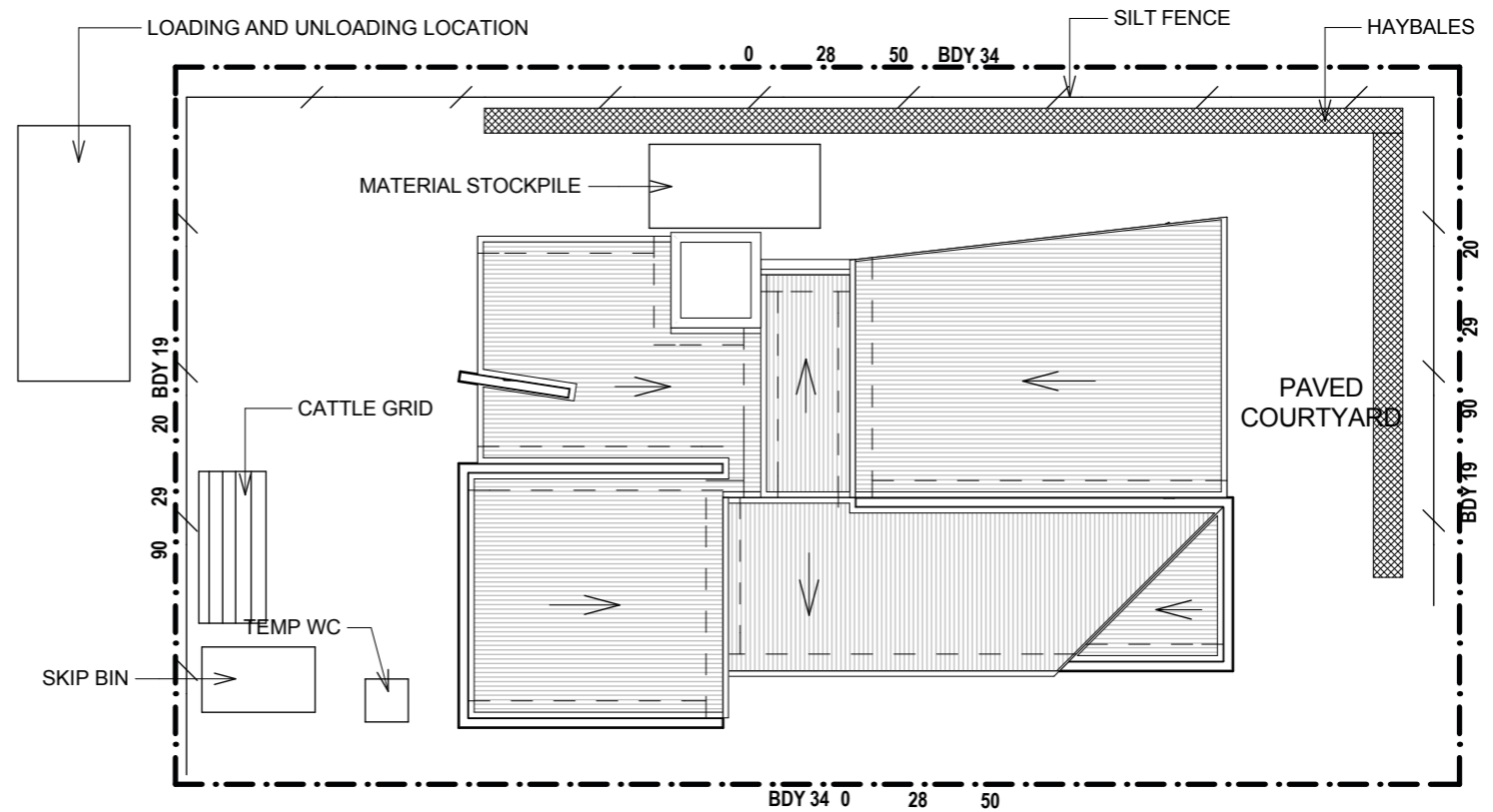

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BARDEN ROAD



1. Stormwater Drainage Plan 1:200

1. ALL NATURAL VEGETATION AREAS OUTSIDE THE BOUNDARIES OF THE PROPOSED CONSTRUCTION WILL BE FENCED WITH NO GO FENCING AND CLEARLY MARKED AS NO GO AREAS TO KEEP THE AREAS FREE FROM DISTURBANCE OF MACHINERY, PARKED VEHICLES AND WASTE MATERIALS
2. TREES TO BE RETAINED WITHIN THE CONSTRUCTION AREAS ARE TO BE PROTECTED BY TREE PROTECTION FENCING IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS
3. DISTURBED AREAS TO BE KEPT TO A MINIMUM AND PROTECTED FROM EROSION
4. CONSTRUCT STABILISED EARTH BERMS TO DIRECT CLEAN RUNOFF FROM ENTERING THE DISTURBED SITE
5. ERECT AND MAINTAIN SILT FENCE AT THE DOWNSLOP SIDE OF DISTURBED AREA DURING CONSTRUCTION
6. CONSTRUCT SEDIMENT CONTROL PIT IN LOWEST CORNER OF SITE
7. CONSTRUCT STABILISED DIVERSION BANKS TO COLLECT RUNOFF FROM DISTURBED AREAS AND DIRECT IT TO THE SEDIMENT CONTROL PIT
8. PLACE HAYBALES ACROSS OVERLAND FLOW PATH AT 15 METRES INTERVALS PRIOR TO THE RUN-OFF ENTERING DRAINAGE SYSTEM
9. ALL DRAINAGE WORKS ARE TO BE COMMENCED AT DOWNSTREAM AND AND PROGRESSIVELY STABILISED AS CONSTRUCTION CONTINUES
10. ALL DRAINAGE WORKS ARE TO BE COMMENCED AT DOWNSTREAM AND AND PROGRESSIVELY STABILISED AS CONSTRUCTION CONTINUES
11. CONSERVE ALL TOPSOIL, STOCKPILE AND PROTECT FOR REUSE ON SITE
12. STOCKPILES OF MATERIAL TO BE PLACED AWAY FROM DRAINAGE FLOW PATHS AND HEAVILY TRAFFICABLE AREAS AND TO BE SURROUNDED BY SILT FENCING AT ALL TIMES
13. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL COMPLETE REHABILITATION IS ACHIEVED



1. Construction Management Plan 1:200

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Date:
26/04/2017

Project No:
1239

Dwg Name:
Stormwater and Construction Management Plan

Drawn: Scale:
@ A3

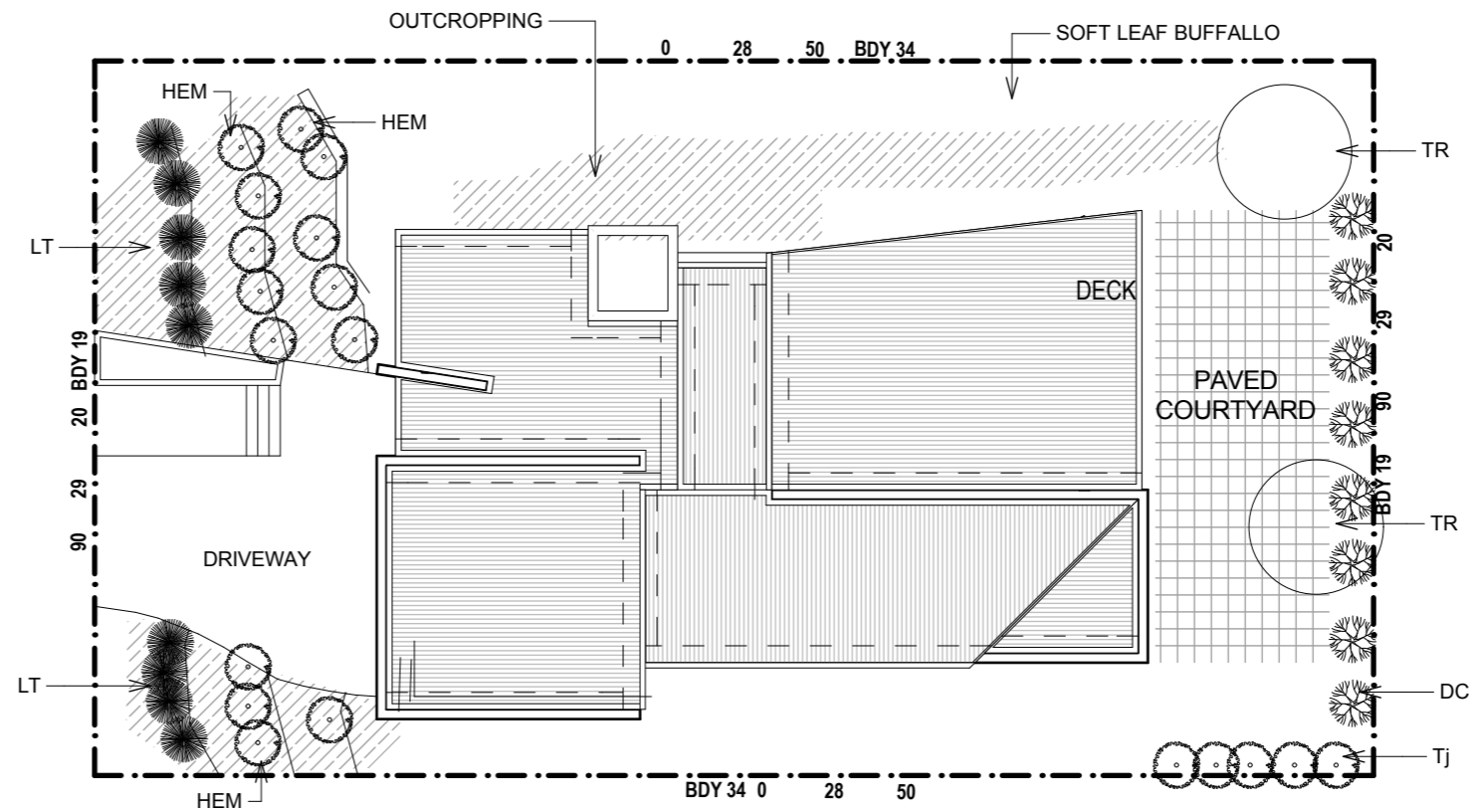
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DA-10

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9:00 AM Wednesday, 26 April 2017

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1. Landscape Plan 1:200

Groundcovers /Accents

Day lily



Dwarf Lomandra



Flax Lily

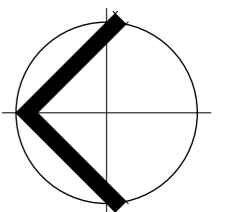


Star Jasmine



KEY	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (m)	SPREAD (m)	SIZE	NO.
<u>Shrubs</u>						
Ga	Gardenia Augusta	Gardenia	1	1	25L	8
H	Hibiscus Sp (rubra coloured)	Hawaiian Hibiscus	1.5	2	5L	6
Ab	Anigozanthos bicolor	Kangaroo Paw	2	1	14cm	6
<u>Groundcovers/Accents</u>						
Dc	Dianella Caerula	Flax Lily	0.3		150mm	9
Lt	Lomandra Tanika	Dwarf Lomandra	0.4		150mm	23
Hem	Hemerocallis Sp	Day Lily	1		5L	8
Tj	Trachelospermum jasminoides	Star Jasmine	.03		150mm	20
<u>Trees</u>						
TR	Lilly Pilly	Acmena Smithil 'minor'	5	3	25L	2
<u>Grass</u>						
	Stenotaphrum secundarium	Soft Leafed Buffalo				

Grass
Soft Leafed Buffalo



1. Landscape Legend 1:100