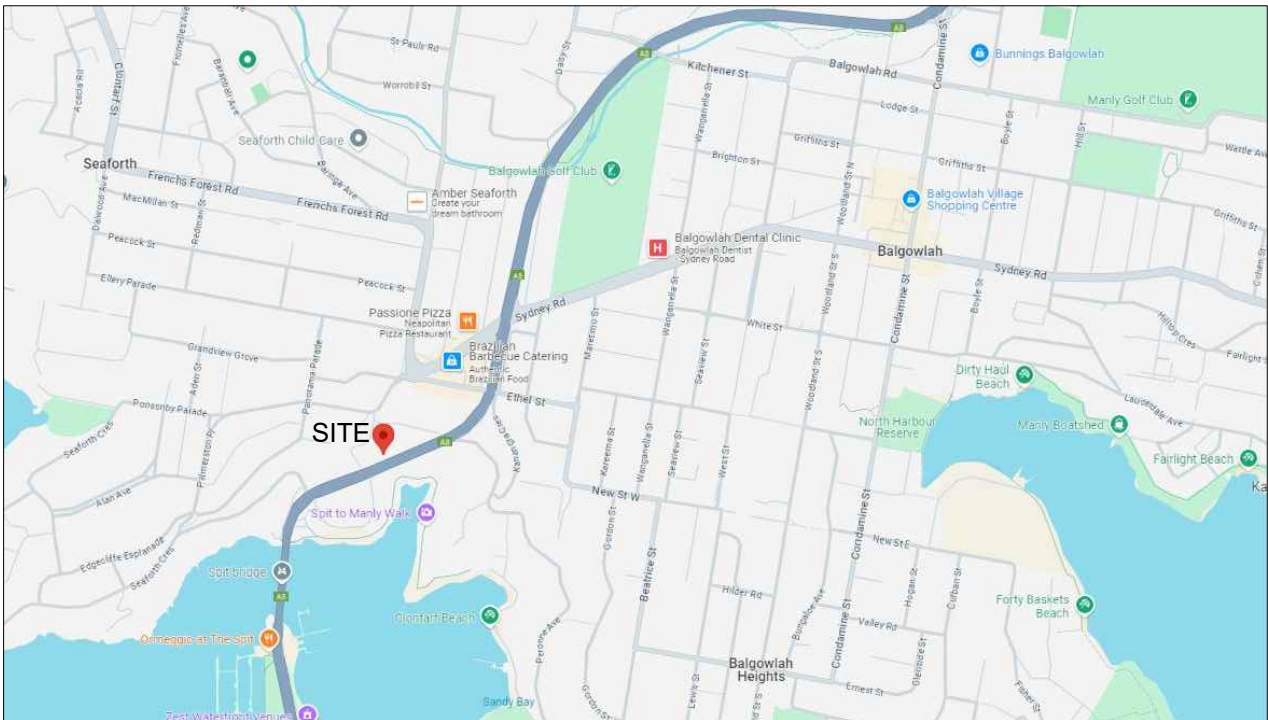


ALTERATIONS & ADDITIONS + NEW POOL & LANDSCAPING

AT 15 MANLY ROAD, SEAFORTH NSW 2092

Notes:

- Do not scale off drawings. *(If in doubt- ask.)*
- All measurements to be checked on site prior to commencement of construction.
- Check all levels, roof pitch, location of services and boundary lines, site and building conditions before commencing work or ordering materials.
- Supply & install selected smoke alarm system to comply with AS3786.
- All storm water to be connected to street gutters as per council requirements
- The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
- Setting out dimensions shown on the drawings shall be verified by the builder
- During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
- Flashings and dampproof course to be placed in accordance with good building principles whether shown on the details or not.
- Supply and install lift off hinges to all wet area doors.



Locality Map:

Areas Calculations:

EXISTING AREAS:		
EX. GARAGE	-	26.55m ²
EX. ENTRY PORCH	-	5.10m ²
EX. GROUND FLOOR	-	78.60m ²
EX. REAR PATIO	-	11.25m ²
EX. FIRST FLOOR	-	84.80m ²

EX. TOTAL AREA - **206.30m²**

NEW AREAS:		
GARAGE/STORE	-	26.55m ²
ENTRY PORCH	-	2.20m ²
GROUND FLOOR	-	114.30m ²
REAR PATIO	-	23.60m ²
FRONT BALCONY	-	5.0m ²
FIRST FLOOR	-	117m ²
FRONT BALCONY	-	5.0m ²
REAR BALCONY	-	15.0m ²

NEW TOTAL AREA - **308.65m²**

F.S.R CALCULATIONS

EXISTING AREAS:		
EX. GROUND FLOOR	-	78.60m ²
EX. FIRST FLOOR	-	84.80m ²

EX. TOTAL AREA - **163.40m²**

NEW AREAS:		
GROUND FLOOR	-	114.30m ²
FIRST FLOOR	-	117m ²

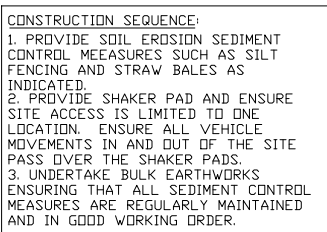
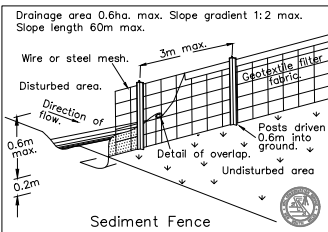
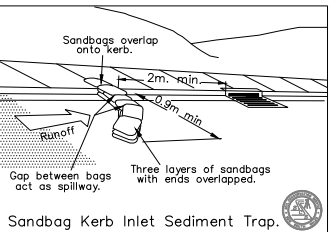
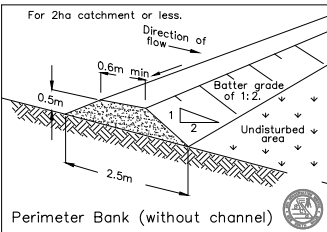
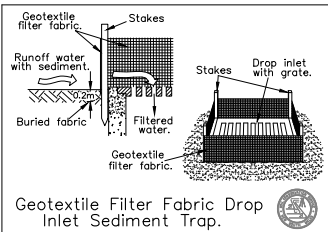
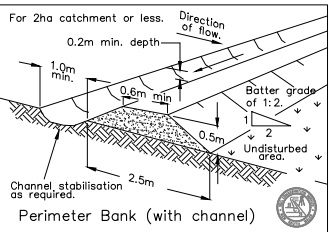
NEW TOTAL AREA - **231.30m²**
F.S.R - **0.40:1**

TOTAL LANDSCAPE AREA - **288.23m²**

TOTAL SITE AREA - **570.10m²**
LANDSCAPE AREA % - **50.56%**

Drawing List:

Dwg No:	Title:	Scale:
DA00 -	Title Page & Notes	N/A
DA01 -	Site Analysis Plan	1:150
DA02 -	Ground Floor Plan	1:100
DA03 -	First Floor Plan	1:100
DA04 -	Roof Plan	1:100
DA05 -	Landscape Areas Calculations Plan	1:150
DA06 -	North & South Elevation	1:100
DA07 -	East & West Elevation	1:100
DA08 -	Section A-A & BASIX Notes	1:100
DA09 -	Shadow Diagram No: 1 June 22nd - 9:00am	1:150
DA10 -	Shadow Diagram No: 1 June 22nd - 12:00pm	1:150
DA11 -	Shadow Diagram No: 1 June 22nd - 9:00am	1:150
DA12 -	Window Schedule	1:100
DA13 -	Exterior Finishes Schedule	N.T.S
DA14 -	BASIX Notes & Requirements	N.T.S



Soil Erosion and Sediment Control Details:

Notes:
All works to be in accordance with Building Code of Australia, Australian Standards and with manufacturers recommendations and instructions. Do not scale of this drawing, use figured dimensions only. Verify all dimensions on site prior to construction. This drawing is copyright and may not be used without written consent.

A	26.11.2024	DA Submission
Revision:	Date:	Amendment:



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Project. Proposed Alterations & Additions
+ New Pool & Landscaping
Address. 15 Manly Road
Seaforth NSW 2092
LOT 8 DP 19832
Client. Tim Mayall + Chu Kim

Title. **TITLE PAGE & NOTES**

Issue. DELOPMENT APPLICATION

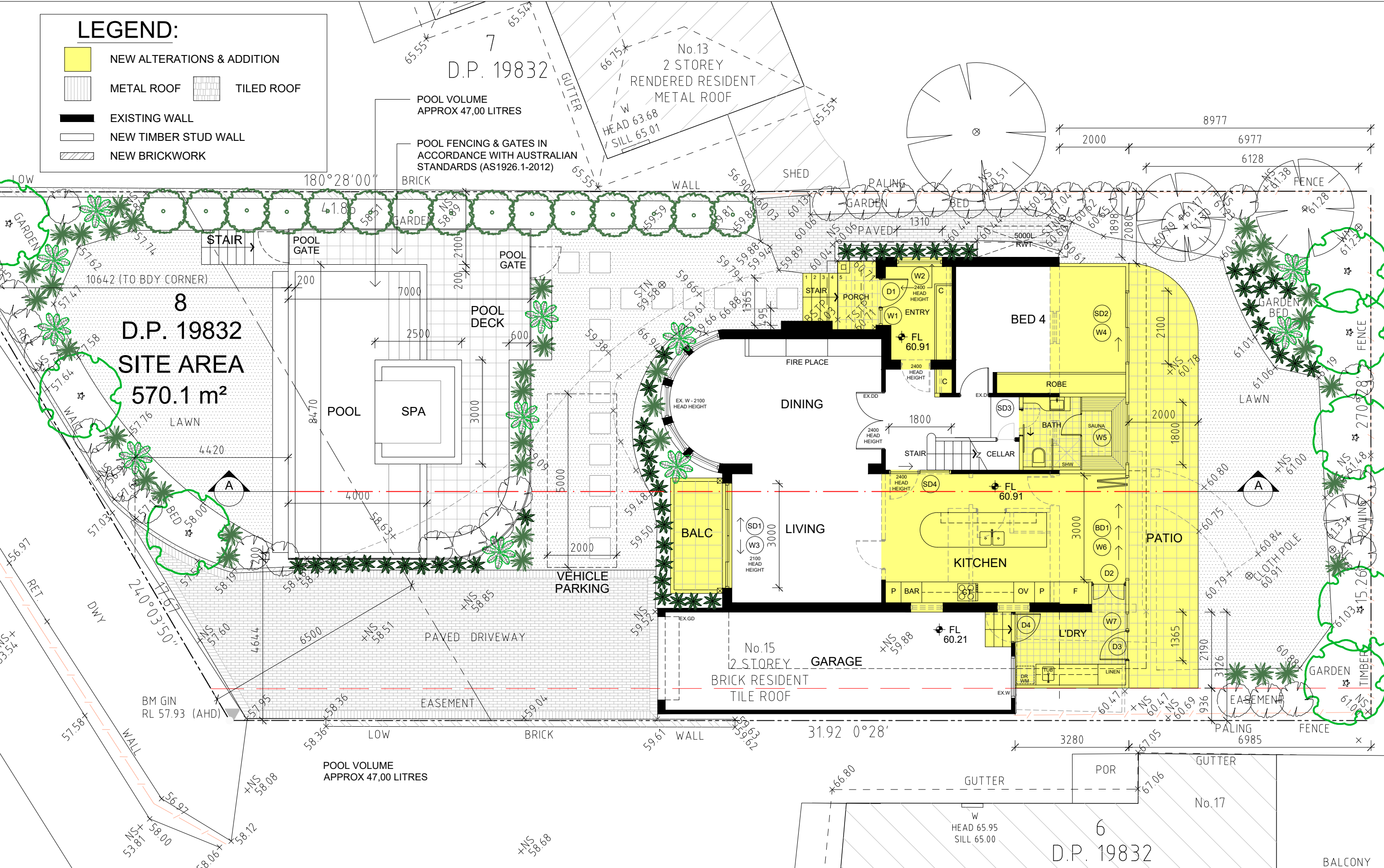
Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. N.T.S @A3

Drawing No.

DA00

Revision.

A



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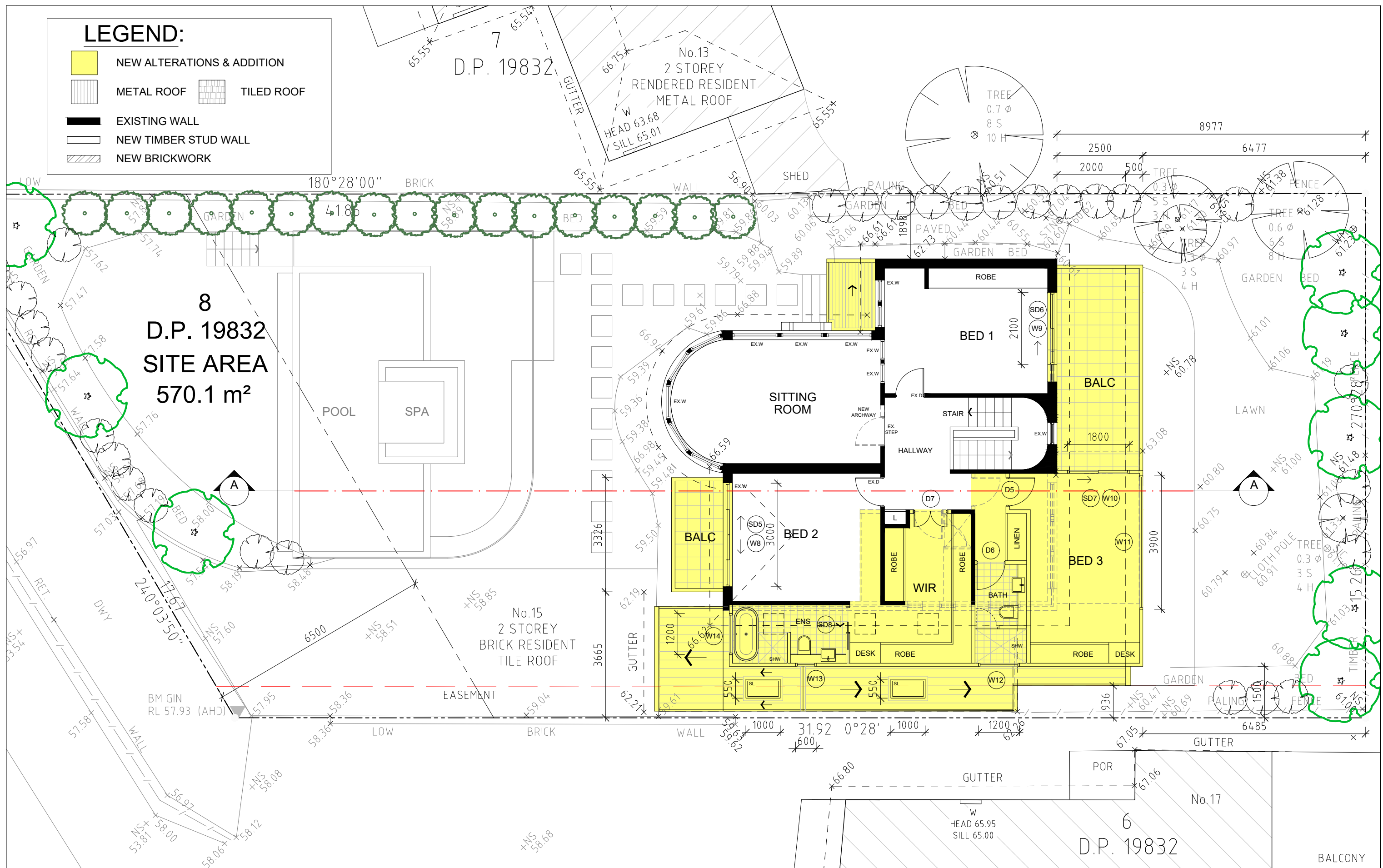
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+ New Pool & Landscaping
Address. 15 Manly Road
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LOT 8 DP 19832
Client. Tim Mayall + Chu Kim

Title. **NEW GROUND FLOOR PLAN**
Issue. DELOPMENT APPLICATION

Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. 1:100 @A3

Drawing No. **DA02**
Revision. **A**



Notes:
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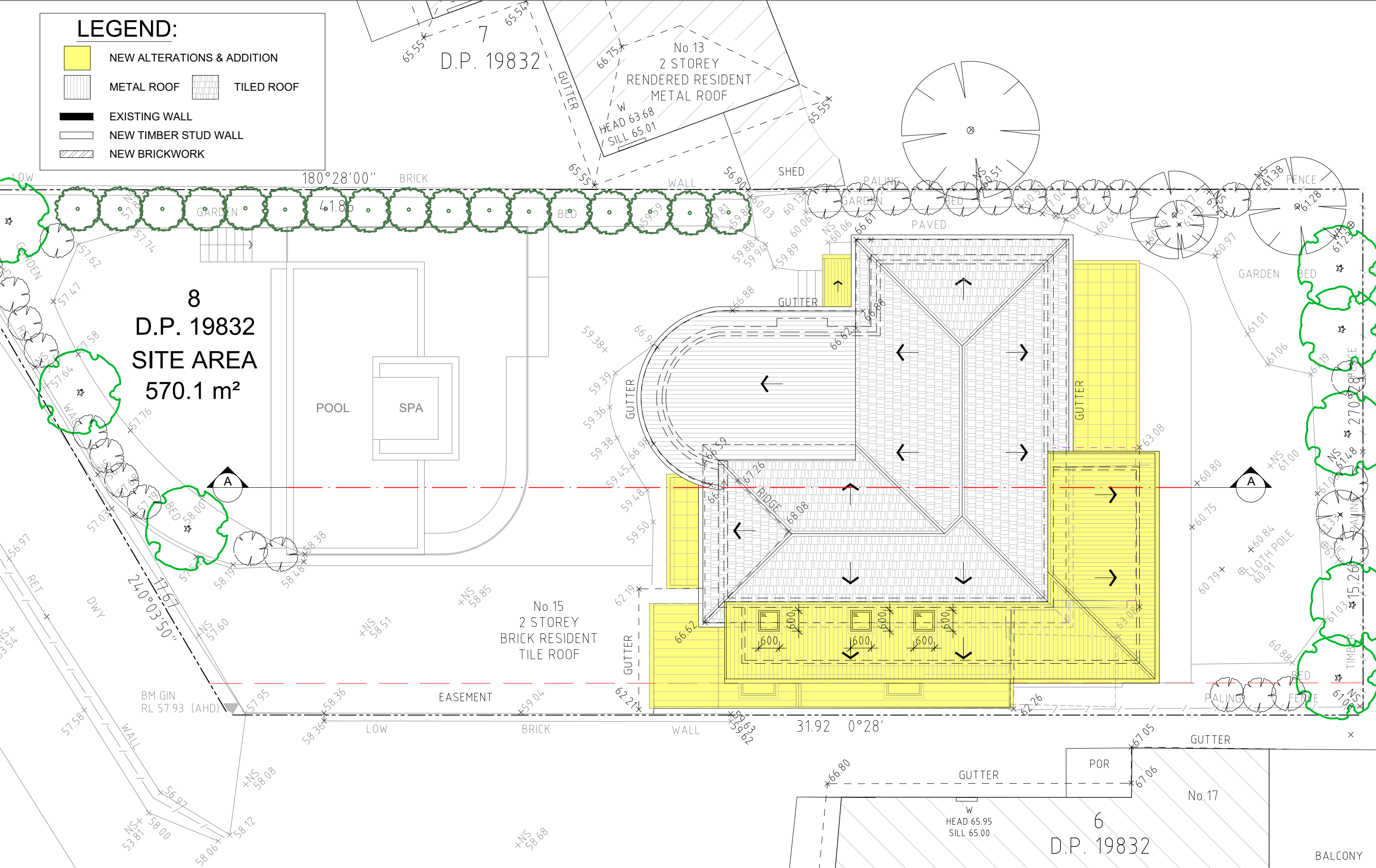
Project.	Proposed Alterations & Additions + New Pool & Landscaping
Address.	15 Manly Road Seaforth NSW 2092 LOT 8 DP 19832
Client.	Tim Mayall + Chu Kim

Title. **NEW FIRST FLOOR PLAN**

Issue. DEVELOPMENT APPLICATION

Job No.	2212
Date.	Nov 2024
Drawn.	DW
Checked.	PZ
Scale.	1:100 @A3

Drawing No. **DA03**
Revision. **A**



Notes:
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Revision:	Date:	Amentment:



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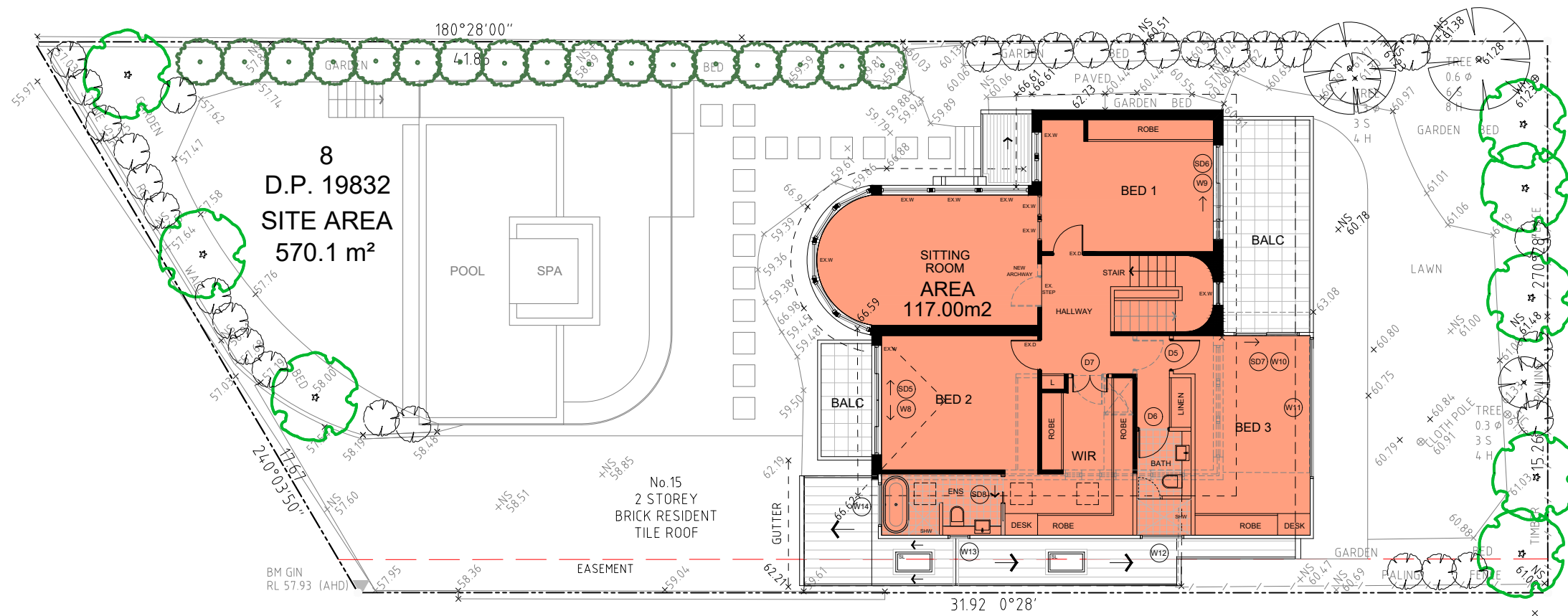
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Project. Proposed Alterations & Additions
+ New Pool & Landscaping
Address. 15 Manly Road
Seaforth NSW 2092
LOT 8 DP 19832
Client. Tim Mayall + Chu Kim

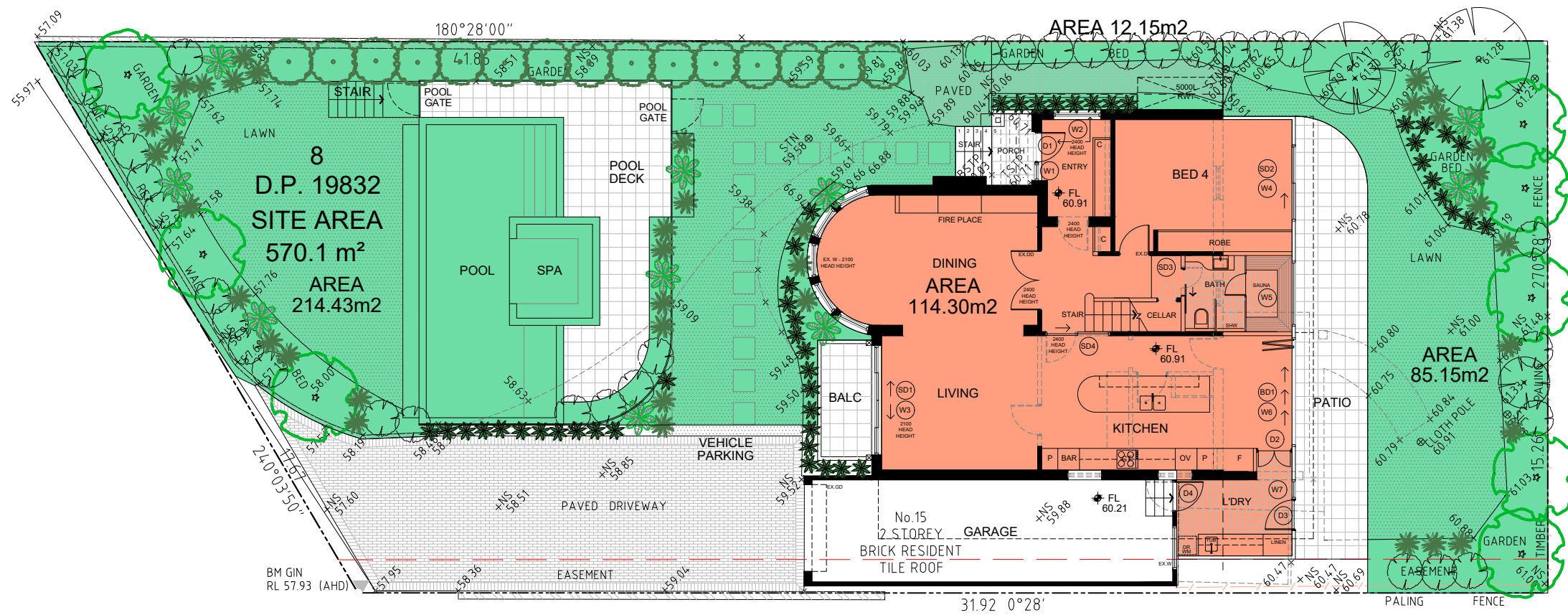
Title. **NEW ROOF PLAN**
Issue. DELOPMENT APPLICATION

Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. 1:100 @A3

Drawing No.
DA04
Revision.
A



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Areas Calculations:

EXISTING AREAS:	
EX. GARAGE	- 26.55m2
EX. ENTRY PORCH	- 5.10m2
EX. GROUND FLOOR	- 78.60m2
EX. REAR PATIO	- 11.25m2
EX. FIRST FLOOR	- 84.80m2

EX. TOTAL AREA - **206.30m2**

NEW AREAS:	
GARAGE/STORE	- 26.55m2
ENTRY PORCH	- 2.20m2
GROUND FLOOR	- 114.30m2
REAR PATIO	- 23.60m2
FRONT BALCONY	- 5.0m2
FIRST FLOOR	- 117m2
FRONT BALCONY	- 5.0m2
REAR BALCONY	- 15.0m2

NEW TOTAL AREA - **308.65m2**

F.S.R CALCULATIONS

EXISTING INTERNAL AREAS:

EX. GROUND FLOOR	- 78.60m2
EX. FIRST FLOOR	- 84.80m2

EX. TOTAL AREA - **163.40m2**

NEW INTERNAL AREAS:

GROUND FLOOR	- 114.30m2
FIRST FLOOR	- 117.00m2

NEW TOTAL AREA - **231.30m2**

F.S.R - **0.40:1**

LANDSCAPE AREA

FRONT YARD (INCL POOL)	- 190.93m2
BACK YARD	- 85.15m2
SIDE YARD (NORTH)	- 12.15m2

TOTAL LANDSCAPE AREA - **288.23m2**

TOTAL SITE AREA	- 570.10m2
LANDSCAPE AREA %	- 50.56%

TOTAL OPEN SPACE AREA

FRONT YARD (INCL POOL)	- 190.93m2
POOL PAVING	- 23.5m2
ENTRY PORCH	- 2.20m2
LIVING BALCONY	- 5.0m2
BED 2 BALCONY	- 5.0m2
BACK YARD	- 85.15m2
REAR PATIO	- 23.60m2
BED 1 & 3 BALCONY	- 15.0m2
SIDE YARD (NORTH)	- 12.15m2

TOTAL AREA - **362.53m2**

Notes:
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Revision:	Date:	Amentment:



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+ New Pool & Landscaping
Address. 15 Manly Road
Seaforth NSW 2092
LOT 8 DP 19832
Client. Tim Mayall + Chu Kim

Title. **AREAS CALCULATIONS**
Issue. DELOPMENT APPLICATION

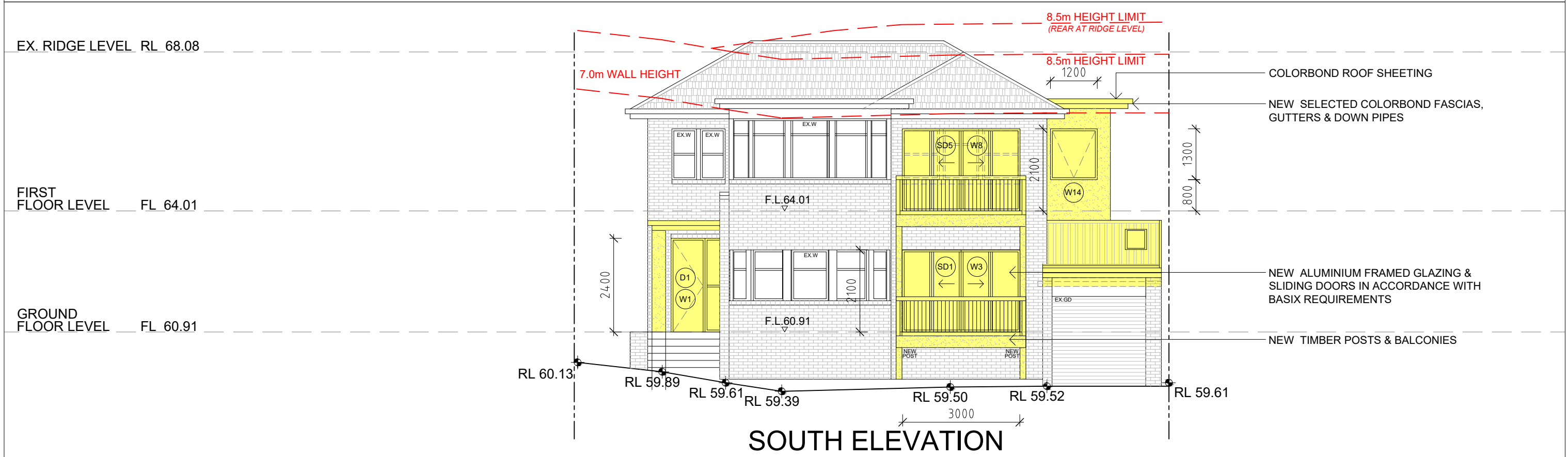
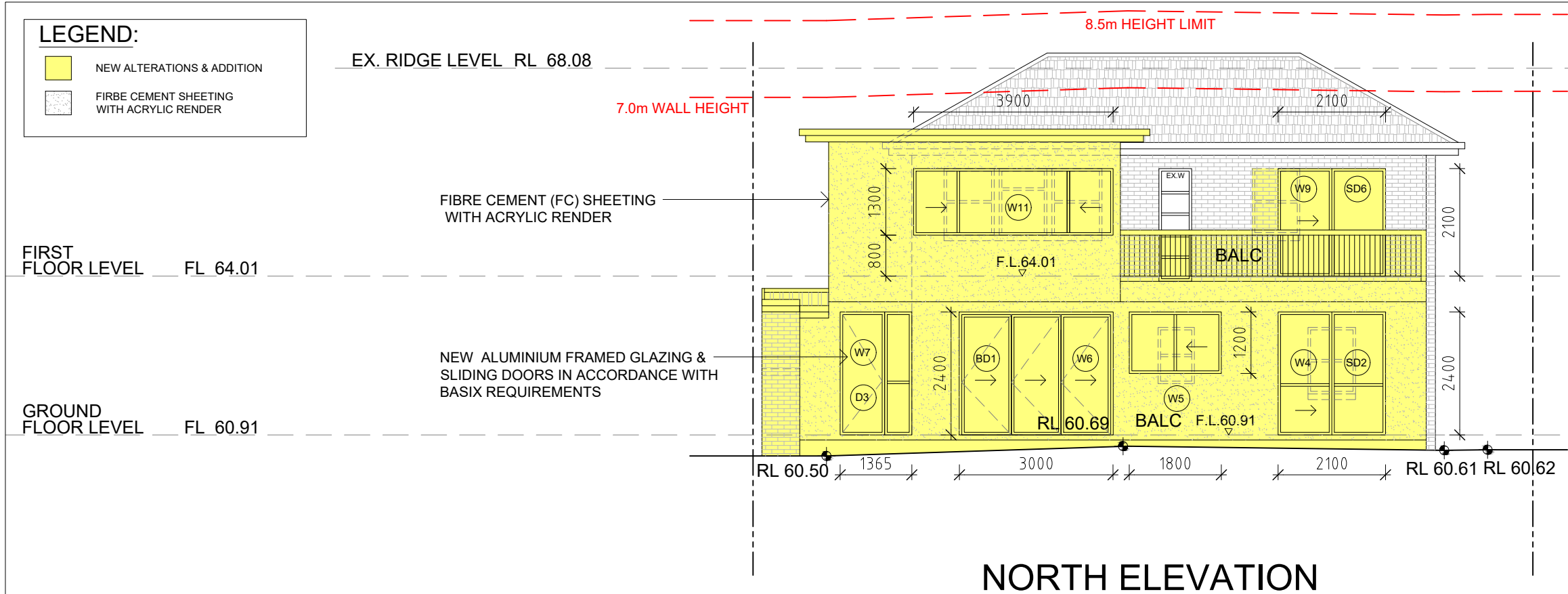
Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. 1:150 @A3

Drawing No. **DA05**
Revision. **A**

LEGEND:

NEW ALTERATIONS & ADDITION

FIRBE CEMENT SHEETING WITH ACRYLIC RENDER

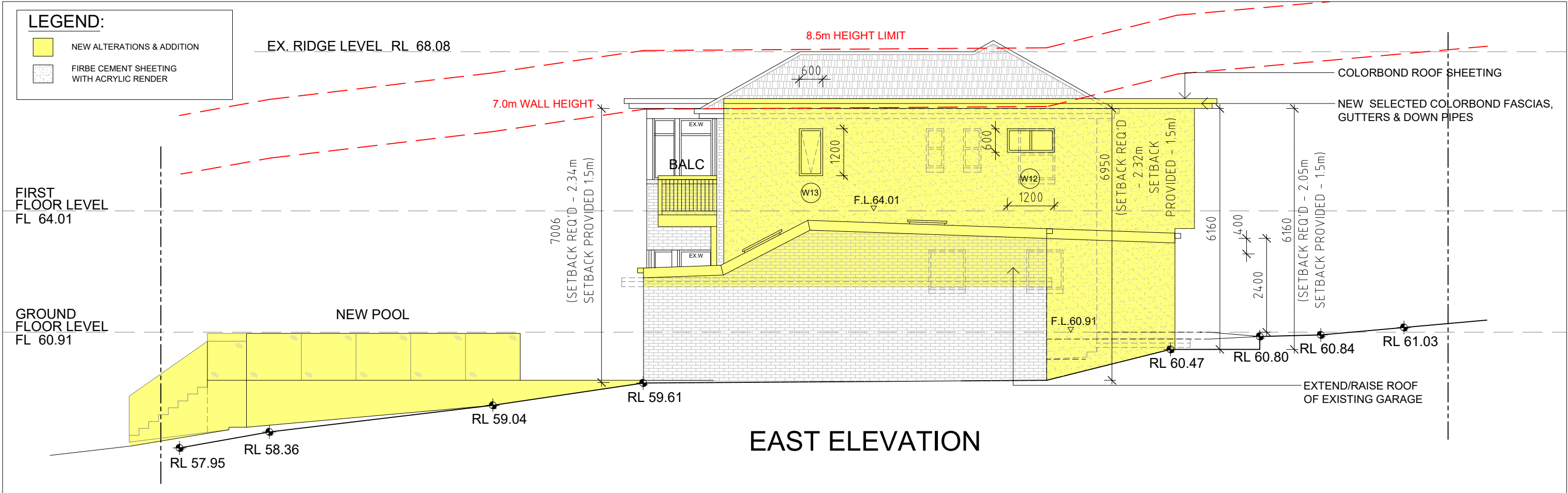


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	A	26.11.2024	DA Submission					
	Revision:	Date:	Amentment:					

LEGEND:

NEW ALTERATIONS & ADDITION

FIRBE CEMENT SHEETING WITH ACRYLIC RENDER



Notes:

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Project. Proposed Alterations & Additions + New Pool & Landscaping

Address. 15 Manly Road
Seaforth NSW 2092
LOT 8 DP 19832

Client. Tim Mayall + Chu Kim

Title. **EAST & WEST ELEVATIONS**

Issue. DELOPMENT APPLICATION

Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. 1:100 @A3

Drawing No. **DA07**

Revision. **A**

LEGEND:

NEW ALTERATIONS & ADDITION

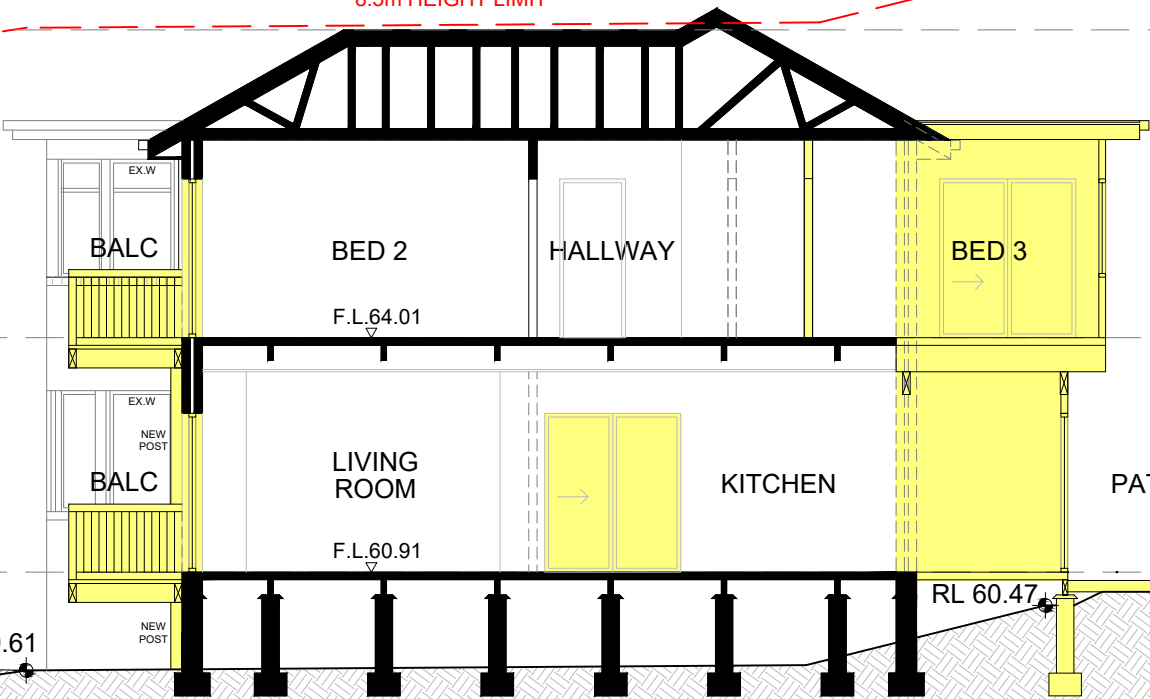
FIRBE CEMENT SHEETING WITH ACRYLIC RENDER

FIRST FLOOR LEVEL
FL 64.01

GROUND FLOOR LEVEL
FL 60.91

EX. RIDGE LEVEL RL 68.08

8.5m HEIGHT LIMIT



SECTION A-A

Notes:
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Revision:	Date:	Amentment:

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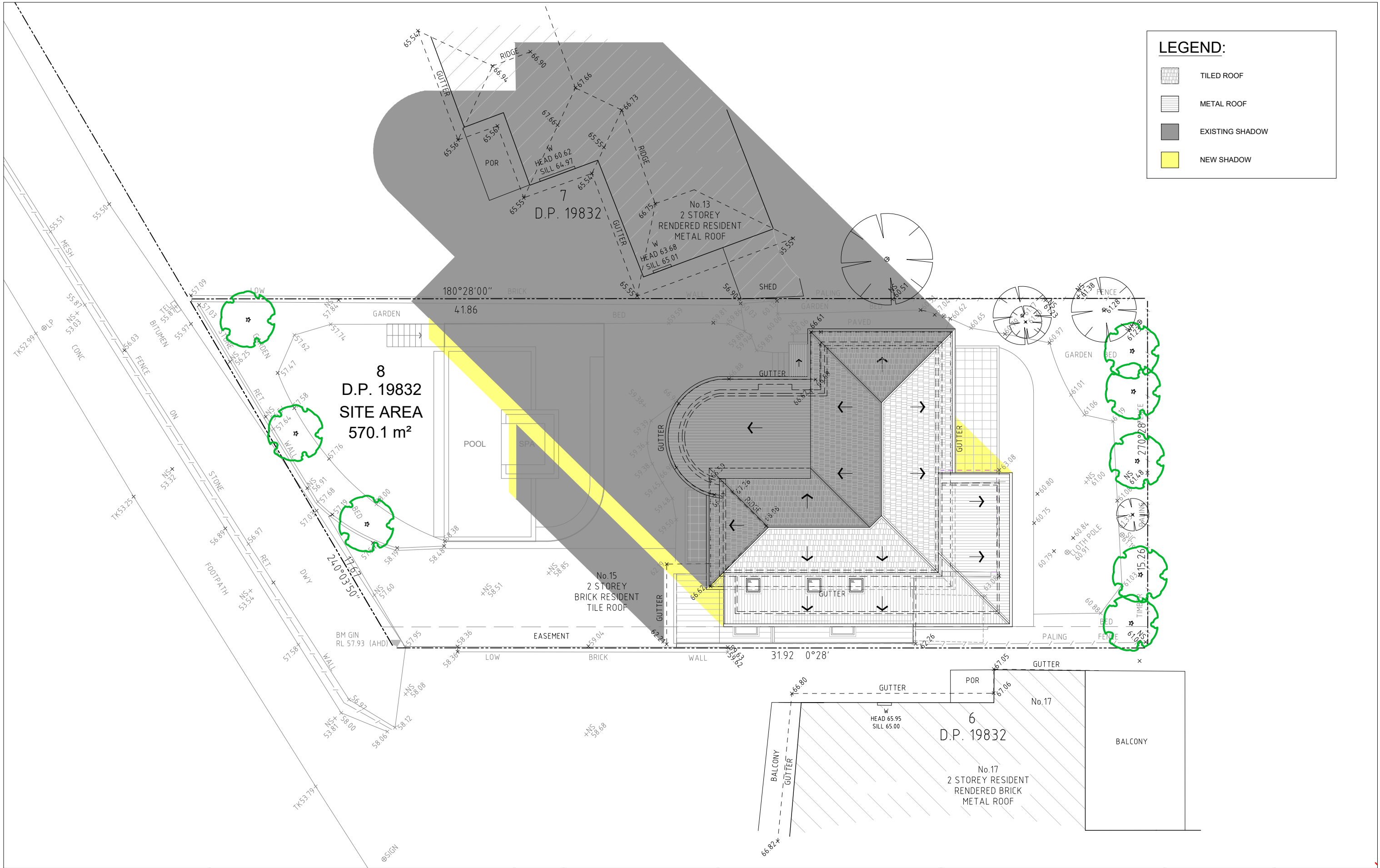
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Project. Proposed Alterations & Additions
+ New Pool & Landscaping
Address. 15 Manly Road
Seaforth NSW 2092
LOT 8 DP 19832
Client. Tim Mayall + Chu Kim

Title. **SECTION A-A & BASIX NOTES**
Issue. DELOPMENT APPLICATION

Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. 1:100 @A3

Drawing No. **DA08**
Revision. **A**



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Revision:	Date:	Amentment:



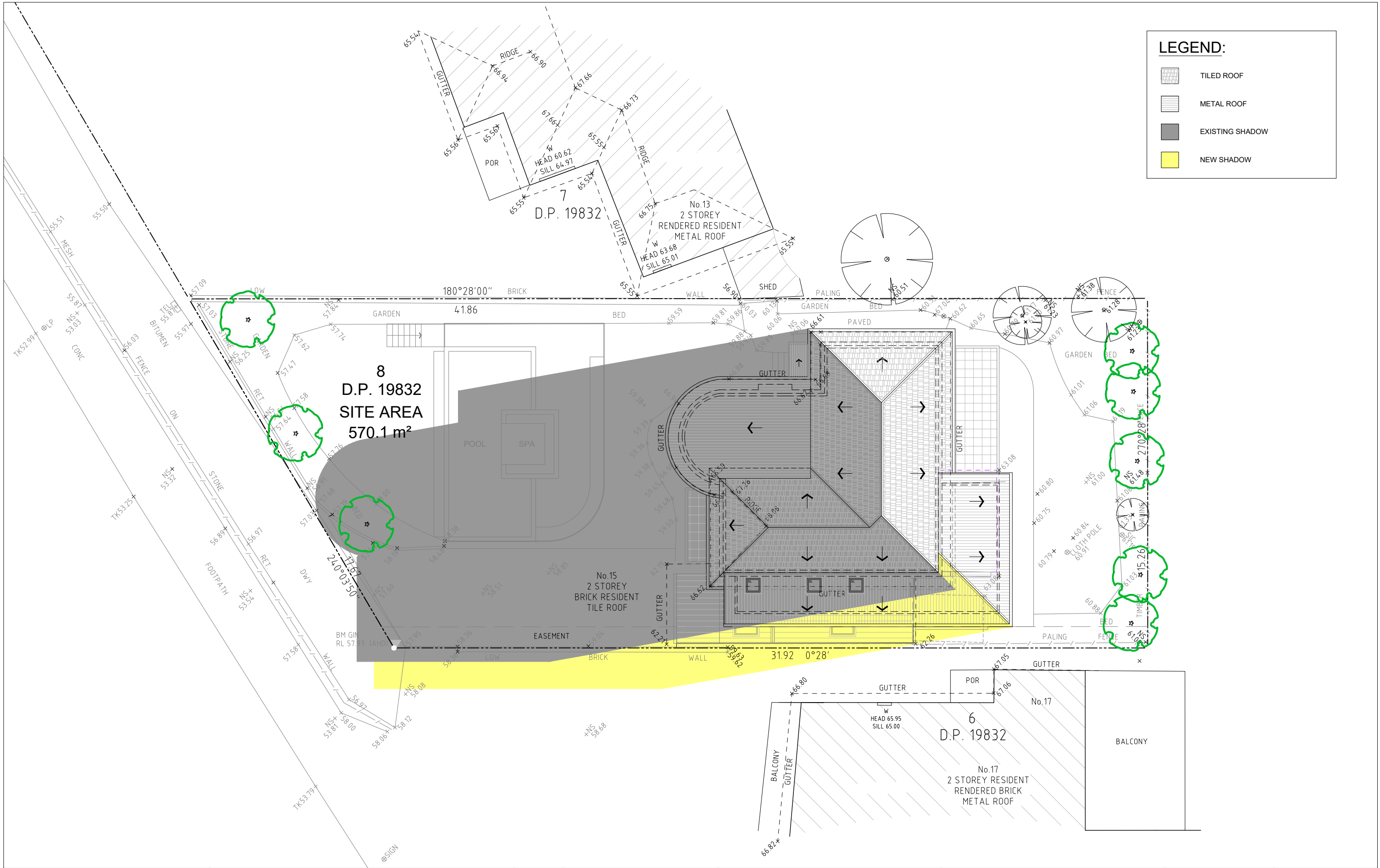
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Project. Proposed Alterations & Additions
+ New Pool & Landscaping
Address. 15 Manly Road
Seaforth NSW 2092
LOT 8 DP 19832
Client. Tim Mayall + Chu Kim

Title. **SHADOW DIAGRAM No: 1**
JUNE 22nd - 9:00am
Issue. DELOPMENT APPLICATION

Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. 1:150 @A3

Drawing No. **DA09**
Revision. **A**



Notes:
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A	26.11.2024	DA Submission
Revision:	Date:	Amentment:



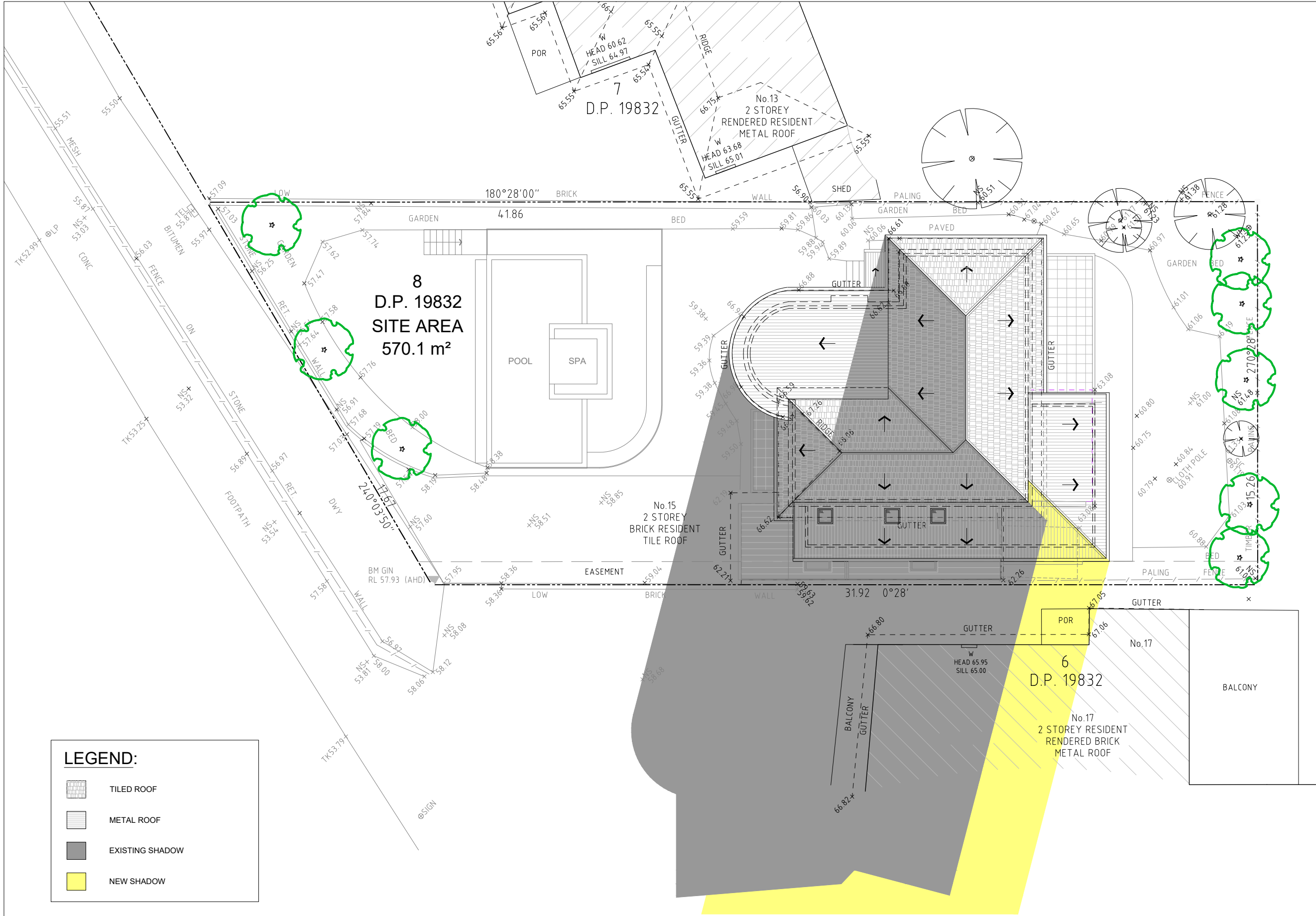
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Project. Proposed Alterations & Additions
+ New Pool & Landscaping
Address. 15 Manly Road
Seaforth NSW 2092
LOT 8 DP 19832
Client. Tim Mayall + Chu Kim

Title. **SHADOW DIAGRAM No: 2**
JUNE 22nd - 12:00pm
Issue. DELOPMENT APPLICATION

Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. 1:150 @A3

Drawing No.
DA10
Revision.
A



Notes:
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A	26.11.2024	DA Submission
Revision:	Date:	Amentment:



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Project. Proposed Alterations & Additions
+ New Pool & Landscaping
Address. 15 Manly Road
Seaforth NSW 2092
LOT 8 DP 19832
Client. Tim Mayall + Chu Kim

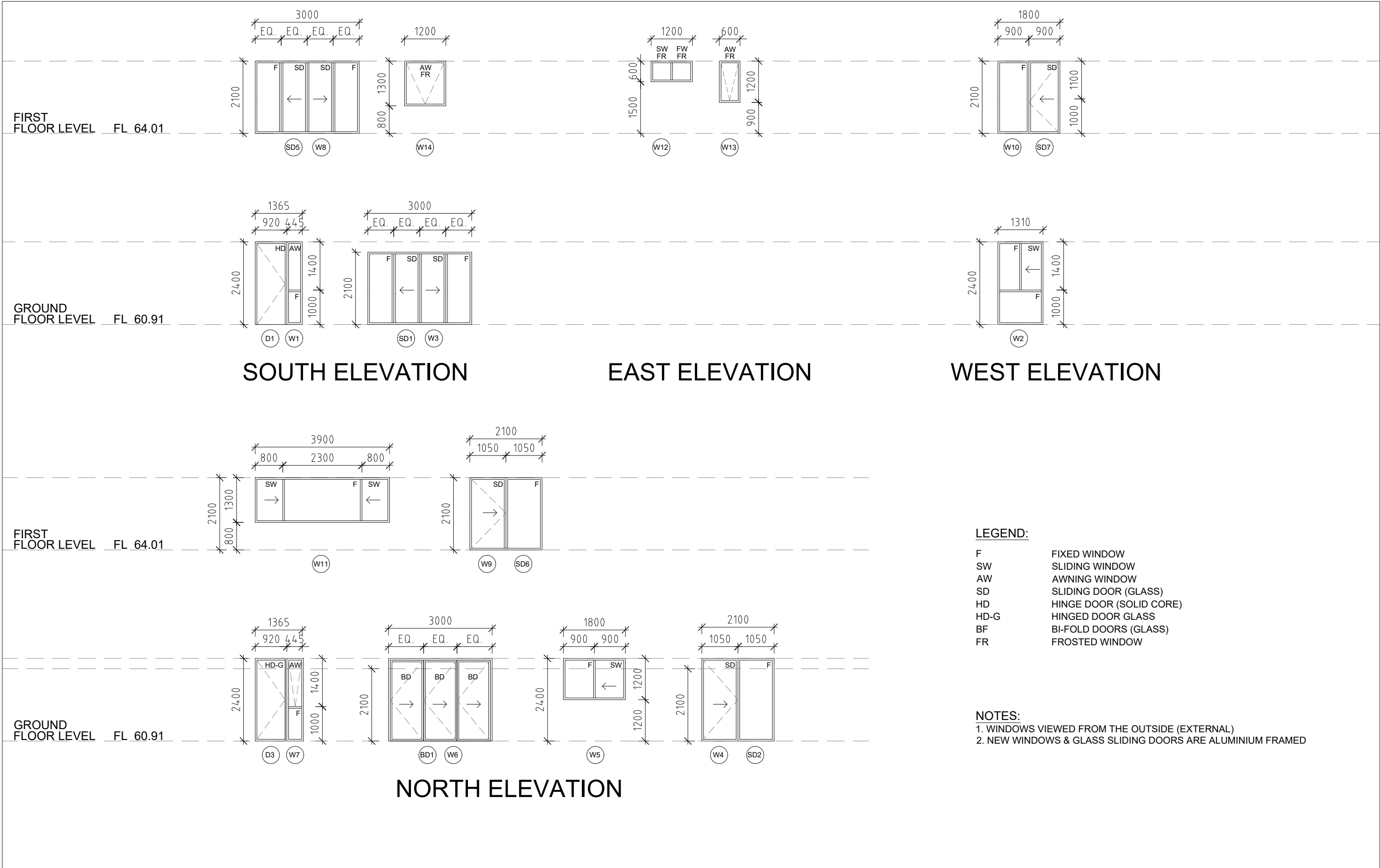
Title. **SHADOW DIAGRAM No: 3**
JUNE 22nd - 3:00pm

Issue. DELOPMENT APPLICATION

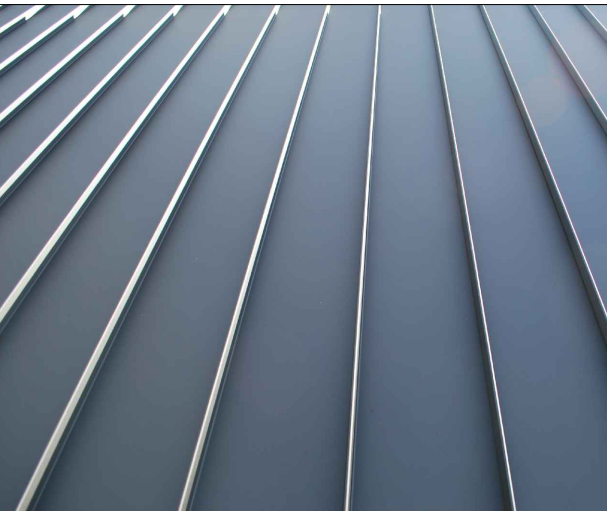
Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. 1:150 @A3

Drawing No.
DA11
Revision.

A



EXTERIOR FINISHES:



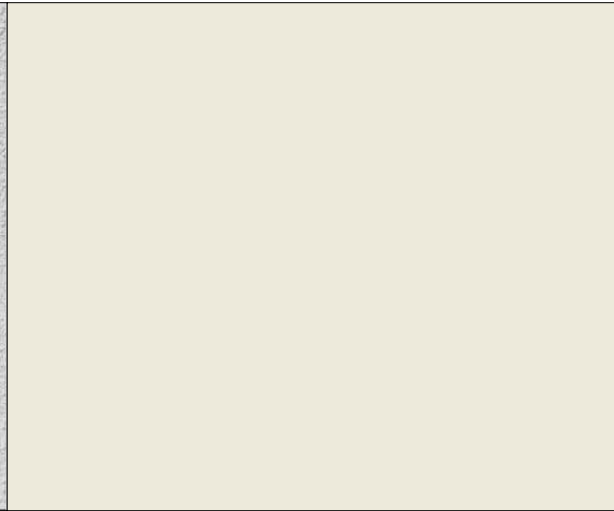
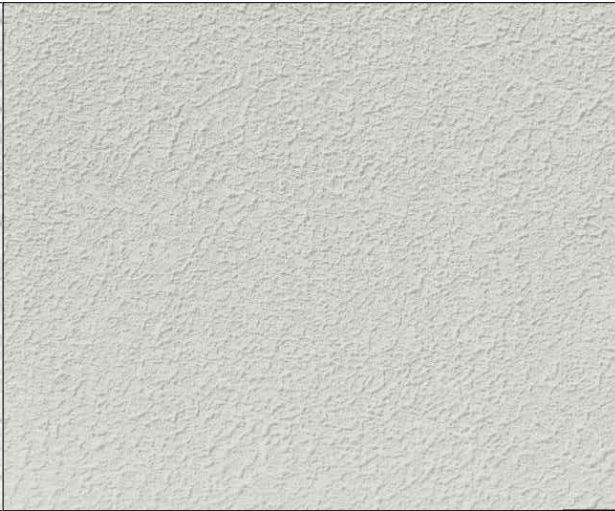
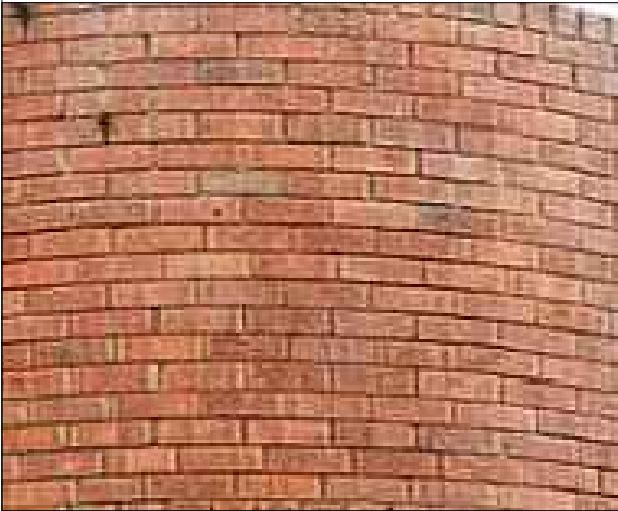
EXISTING ROOFING:
TILES
Existing terracotta tiles retained

NEW ROOFING:
METAL ROOF SHEETING
Col. Colorbond Monument

ROOFING & EXTERIOR ELEMENTS:
Col: Colorbond Monument
Roof sheeting & Gutters

BALUSTRADES:
Aluminium Framed
Col: Black/Colorbond Colour Monument

SLIDING DOORS & WINDOW SYSTEMS:
Aluminium framed Windows & Doors
Col: Colorbond Colour Dover White



FACE BRICKWORK :
Existing wall finish
(refer to elevations for locations)

PAINTED BRICKWORK:
Feature wall finish
(refer to elevations for locations)

RENDER FEATURE:
Acrylic render & paint finish to
fibre cement wall cladding
Col: Dover White
(refer to elevations for locations)

EXTERIOR ELEMENTS:
Col: Colorbond Colour Dover White
Fascia, Down pipes, Window + Doors Frames
& External Walls
(fibre cement & ex. brickwork)

LAWN:
To external areas as noted

Notes:
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A	26.11.2024	DA Submission
Revision:	Date:	Amentment:

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Project. Proposed Alterations & Additions
+ New Pool & Landscaping
Address. 15 Manly Road
Seaforth NSW 2092
LOT 8 DP 19832
Client. Tim Mayall + Chu Kim

Title. **EXTERIOR FINISHES SCHEDULE**
Issue. DELOPMENT APPLICATION

Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. N.T.S @A3

Drawing No.
DA13
Revision.
A

Glazing requirements						
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.						
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W8	S	6.3	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W14	S	1.56	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1	S	3.28	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	S	6.3	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	N	5.07	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)
W9	N	4.41	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)
W7	N	3.28	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)
W6	N	6.3	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)
W5	N	2.16	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W4	N	4.41	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W2	W	3.15	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)
W10	W	3.78	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)
W12	E	0.72	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W13	E	0.72	0	0	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights			
The applicant must install the skylights in accordance with the specifications listed in the table below.			
The following requirements must also be satisfied in relation to each skylight:			
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.			
Skylights glazing requirements			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.36	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)
S2	0.36	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)
S3	0.36	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)

Fixtures and systems	
Lighting	
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	
Fixtures	
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.	
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.	
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.	

Pool and Spa	
Rainwater tank	
The applicant must install a rainwater tank of at least 4156.25 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rainwater runoff from at least 150 square metres of roof area.	
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool and outdoor spa.	
Outdoor swimming pool	
The swimming pool must be outdoors.	
The swimming pool must not have a capacity greater than 47 kilolitres.	
The swimming pool must have a pool cover.	
The swimming pool must be shaded.	
The applicant must install a pool pump timer for the swimming pool.	
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.	
Outdoor spa	
The spa must not have a capacity greater than 7.5 kilolitres.	
The spa must have a spa cover.	
The applicant must install a spa pump timer.	
The applicant must install the following heating system for the outdoor spa that is part of this development: electric heat pump.	

BASIX REQUIREMENTS:

CERTIFICATE NUMBER: A1772554_02
DATED: 18TH NOVEMBER 2024
PREPARED BY: EFFICIENT LIVING PTY LTD

Notes:
All works to be in accordance with Building Code of Australia, Australian Standards and with manufacturers recommendations and instructions. Do not scale of this drawing, use figured dimensions only. Verify all dimensions on site prior to construction. This drawing is copyright and may not be used without written consent.

A	26.11.2024	DA Submission
Revision:	Date:	Amentment:

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Project. Proposed Alterations & Additions
+ New Pool & Landscaping
Address. 15 Manly Road
Seaforth NSW 2092
LOT 8 DP 19832
Client. Tim Mayall + Chu Kim

Title. **BASIX NOTES & REQUIREMENTS**
Issue. DELOPMENT APPLICATION

Job No. 2212
Date. Nov 2024
Drawn. DW
Checked. PZ
Scale. N.T.S @A3

Drawing No.
DA14
Revision.
A