



# Clifftop House 72 Frenchs Forest Road Seaforth NSW

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A72	Α	Construction Management Plan		

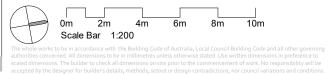


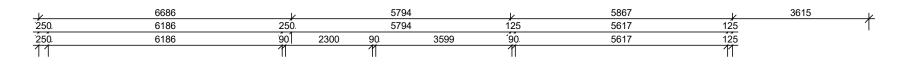


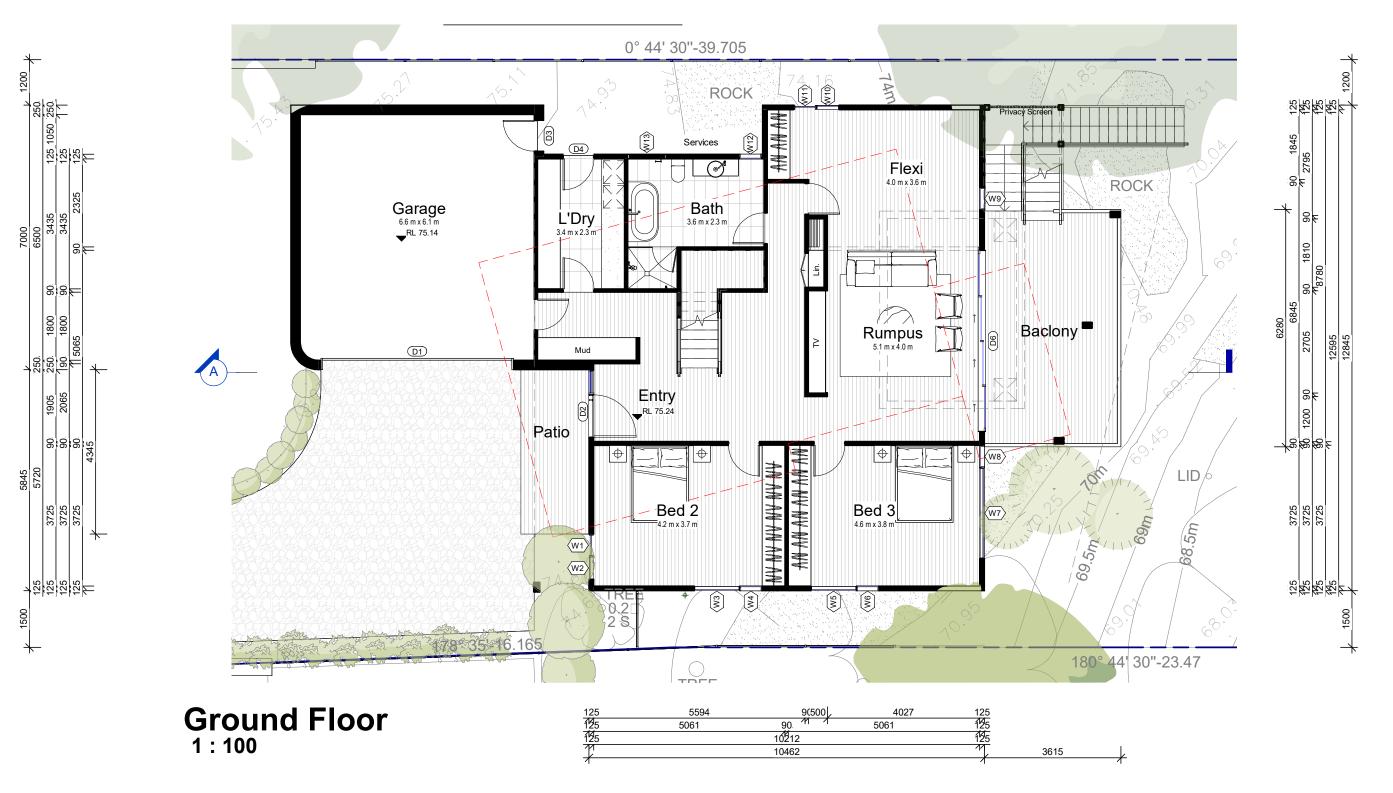
Site Plan
1:200



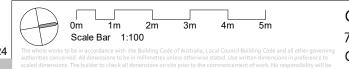


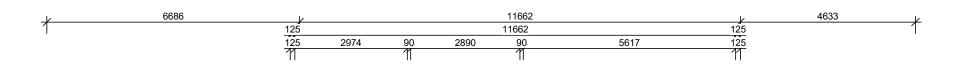






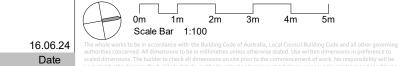


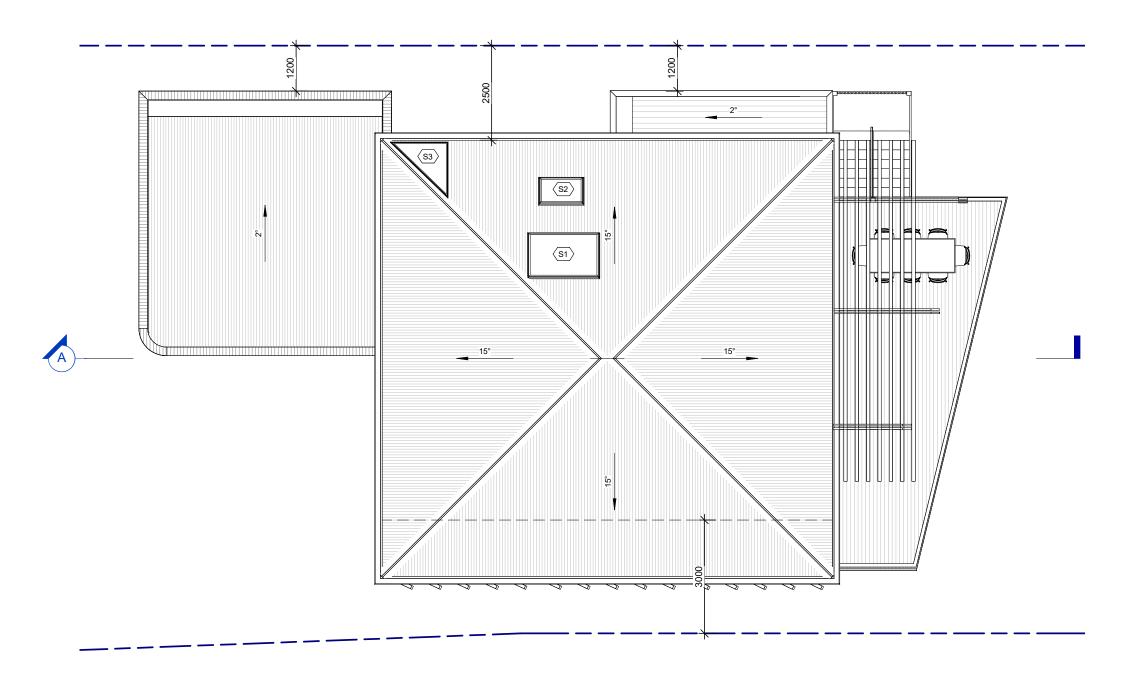






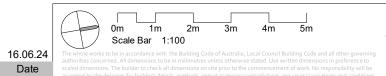


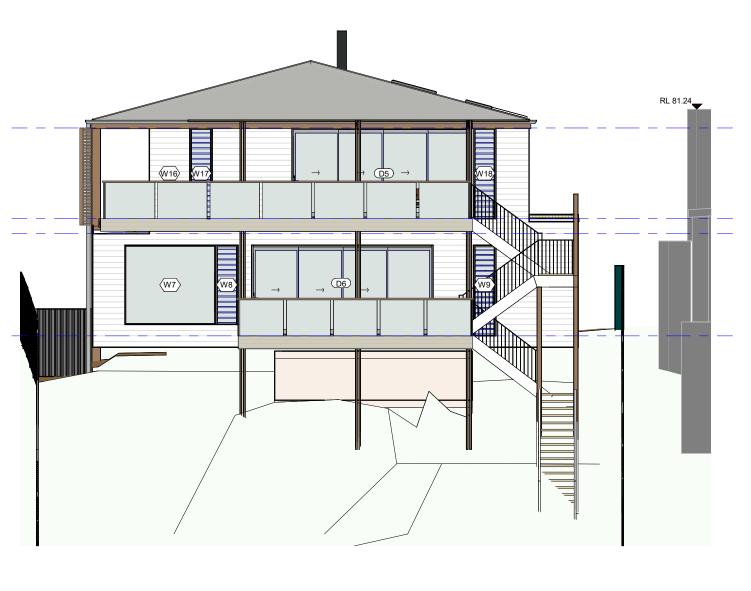


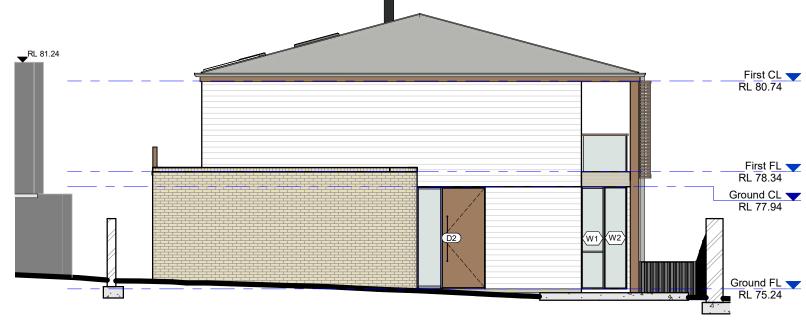


Roof Plan







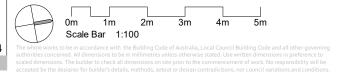


1 North Elevation
1:100

2 South Elevation
1:100



A DA SUBMISSION 16.06.24
Rev Description Date



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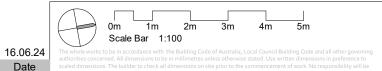
Development Application

Elevations



East Elevation
1:100







## West Elevation 1:100





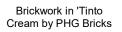


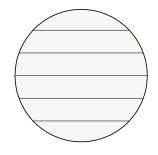




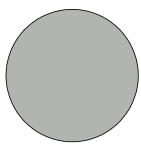








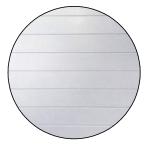
James Hardie Scyon Linea 180mm in Dulux 'Vivid White'



Shale Grey Window and Door Frames, Gutters and Downpipes



Eco Outdoor Jebel Cobblestone Driveway

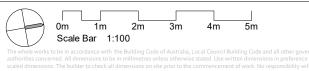


Shiplap White Ceiling



A DA SUBMISSION

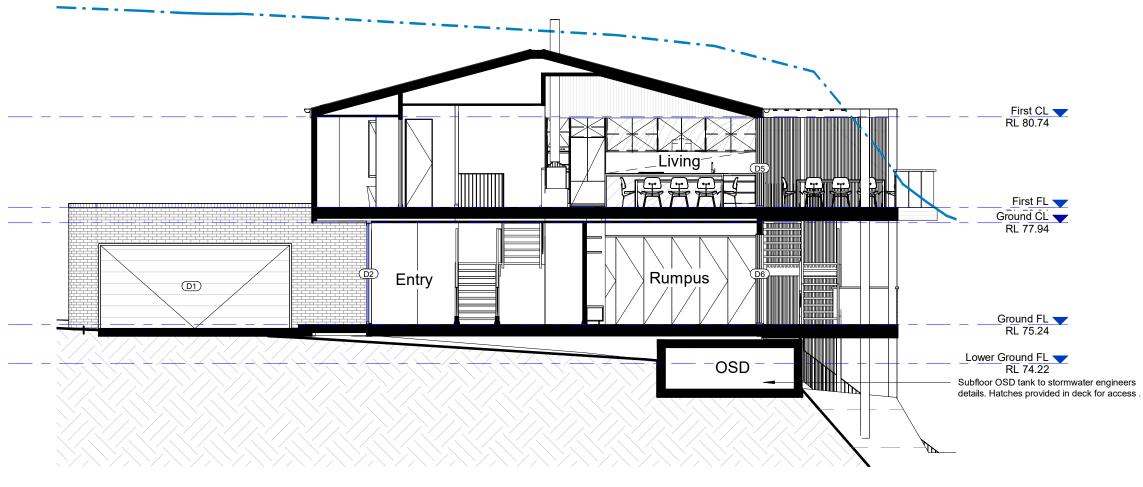
16.06.24 Date



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Development Application

External Finishes



Section A20 1:100

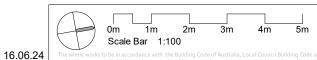


	Door Schedule						
Mark	Height	Width	Area	Description			
D1	2200	5000	11 m²	PC Alum Overhead Sectional Door			
D2	2623	1120	3 m²	Solid Timber Entry Door with Sidelight			
D3	2340	820	2 m²	Solid Core Single Swing			
D4	2340	820	2 m²	Solid Core Single Swing			
D5	2400	4800	12 m²	PC Alum Sliding Door - AWS-025-03 U-Value 3.50 or less   SHGC 0.55 +/- 5%			
D6	2400	4800	12 m²	PC Alum Sliding Door - AWS-025-03 U-Value 3.50 or less   SHGC 0.55 +/- 5%Window Schedule			

Total: 6 Mark Width Height Area Description BASIX Requirements 600 2700 Awning Window AWS-060-10 U-Value 4.36 or less | SHGC 0.49 +/- 5% AWS-069-03 U-Value 3.62 or less | SHGC 0.62 +/- 5% 2 600 2700 2 m<sup>2</sup> Residential Fixed Window 3 1200 2700 3 m² Residential Fixed Window AWS-069-03 U-Value 3.62 or less | SHGC 0.62 +/- 5% 600 2700 2 m<sup>2</sup> Adjustable Louvre Window VAN-004-08, U-Value 4.50 or less | SHGC 0.54 +/- 5% 4 1200 2700 3 m² Residential Fixed Window AWS-069-03 U-Value 3.62 or less | SHGC 0.62 +/- 5% 600 2700 VAN-004-08, U-Value 4.50 or less | SHGC 0.54 +/- 5% 6 2 m² Adjustable Louvre Window 2400 2100 5 m² Residential Fixed Window AWS-069-03 U-Value 3.62 or less | SHGC 0.62 +/- 5% 600 2100 1 m² VAN-004-08, U-Value 4.50 or less | SHGC 0.54 +/- 5% Adjustable Louvre Window 600 2400 1 m<sup>2</sup> Adjustable Louvre Window VAN-004-08, U-Value 4.50 or less | SHGC 0.54 +/- 5% 600 2700 AWS-069-03 U-Value 3.62 or less | SHGC 0.62 +/- 5% 10 2 m² Residential Fixed Window 11 600 2700 2 m² Awning Window AWS-060-10 U-Value 4.36 or less | SHGC 0.49 +/- 5% 2100 12 600 1 m² Adjustable Louvre Window VAN-004-08, U-Value 4.50 or less | SHGC 0.54 +/- 5% 13 1000 1000 1 m<sup>2</sup> Architectural Awning Window - Opaque AWS-060-10 U-Value 4.36 or less | SHGC 0.49 +/- 5% 15 600 2400 1 m² Adjustable Louvre Window VAN-004-08, U-Value 4.50 or less | SHGC 0.54 +/- 5% 16 1000 2400 2 m² Fixed Corner Window AWS-069-03 U-Value 3.62 or less | SHGC 0.62 +/- 5% 17 2400 VAN-004-08, U-Value 4.50 or less | SHGC 0.54 +/- 5% 600 1 m² Adjustable Louvre Window 18 600 2400 1 m<sup>2</sup> Adjustable Louvre Window VAN-004-08, U-Value 4.50 or less | SHGC 0.54 +/- 5% 19 1500 1500 2 m² Architectural Awning Window - Opaque AWS-060-10 U-Value 4.36 or less | SHGC 0.49 +/- 5% S1 1600 1600 3 m<sup>2</sup> Selected Velux Skylight TBC S2 1158 720 1 m² Selected Velux Skylight TBC S3 1500 1500 2 m² TBC Triangular Skylight

Total: 21

dlister design 0424 680 075



Clifftop House 72 Frenchs Forest Road Seaforth NSW Oliver Cooney & Nadine Blayney

Development Application
Window Schedule



CHAPMAN

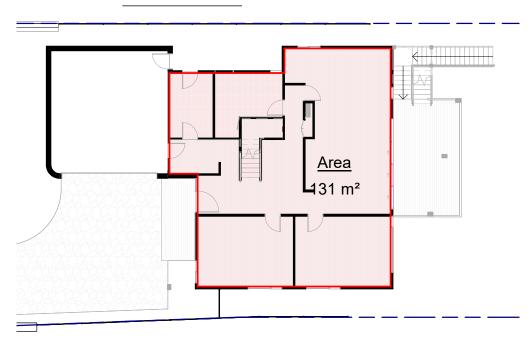
Pool and Spa    Max pool volur	arden & la  mwater tani ection  me (kL)  me (kL)	wn (m²) 150  4 star (> 6 but <= 7.5 or 7.5 o	Landscape  Landscape  Sourced of acade or rofacade or	Toilets  Collect rule connection yes  roof roof roof ng ng ng te at least nesline requir	with Manua with Manua with Manua Rating EER 3.1 Rating EER 3.1 Rating EER 3.1 Rating EER 3.1 Min 2.0 peak killed	All taps  All taps  of at least (m²)  Spa t  r  20 STCs al switch on/off al switch on/off al switch on/off o witch on/off 0 - 3.5 0 - 3.5	Zoned	
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Floor Types Suspended Tim Panel Flooring Tiles Wo	nber + 35m			e Following R				
Panel Flooring Tiles Wo		iii concrete Apria	ieb		equirements			
Floor Coverings Tiles We			with	R2.5 bulk in	sulation			
rioor coverings	et areas			Timber	Living / Bedrooom:	s		
Carpet n/a	'a			Concrete	Garage			
Timber framed	l Fibro clad	on hattens	with	Sarking and	R2.7 bulk insulation	Colour		
External Walls Brick veneer	i Fibi o ciac	i on pattens	with		R2.7 bulk insulation			
Brick verice:			WICH					
Internal Walls Plasterboard	Plasterboard wi				R2.5 bulk insulation to garage, Laundry and Bathroom			
nternal walls Plasterboard					with internal walls only			
Ceiling (floor over) Timber + 35mm	m Concrete	e Alpha Panel Flooring	with	No insulatio	n required			
Ceilings (roof over) Timber above	piasterboa	ira.	with	R7.0 bulk in	sulation			
Roof Metal		2 & 15 degrees	with	R1.5 roof bl	anket	Colour	Light	
AF single glaze	d LowE		Lourves	VAN-004-08	U-Value 4.50 or	less   SHGC 0.5	4 +/- 5%	
to all windows and	to all windows and glazed doors unless noted otherwise							
	to all williams and plazed doors unless noted otherwise							
Windows and Doors AF double glaze	AF double glazed LowE			AWS-060-10	U-Value 4.36 or	less   SHGC 0.4	9 +/- 5%	
_			Awning W Fixed W	AWS-069-03	U-Value 3.62 or	less   SHGC 0.6	2 +/- 5%	
				AWS-025-03	U-Value 3.50 or	less   SHGC 0.5	5 +/- 5%	
AF = Aluminium F	Sliding D AWS-025-03 U-Value 3.50 or less   SHGC 0.55 +/- 5%  AF = Aluminium Framed   TB = Thermally Broken Aluminium Framed   TF = Timber Framed   TF = Tim							
the state of the s		ates downlights, then these are to be non-ventilated LED / fluorescent e fitted with self-closing dampers or be otherwise sealed						
					'			
		e installed in accordance w						
If there is a discre	pancy betwe	en this document and the I	Nathers Certific	ate, then the No	ithers Certificate shall tai	ke precedence		

Prepared by Chapman Environmental Services

1300 004 914

Oliver Cooney & Nadine Blayney

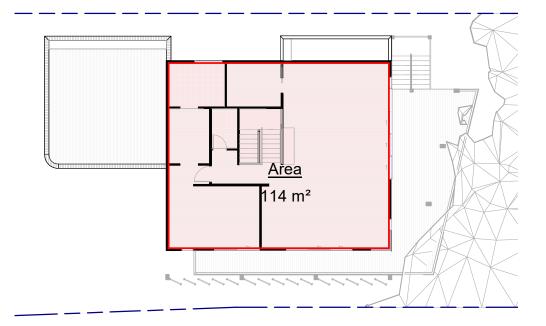
72 Frenchs Forest Road SEAFORTH



#### **Area Calculation - GF GFA**

1:200

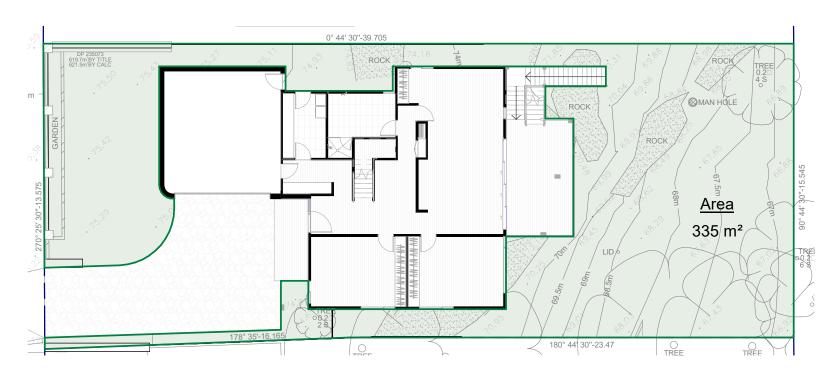
	AREA CALCULATION - DA Gross Floor Area						
Site Area	Maximum FSR	Total GFA	FSR				
619 m²	0.45	245 m²	0.40	PASS			



#### **Area Calculation - FF GFA**

1:200

AREA CALCULATION - DA Landscape Area					
Site Area	Landscape Requirement	Landscape Area	%		
619 m²	35%	335 m²	54%	PASS	



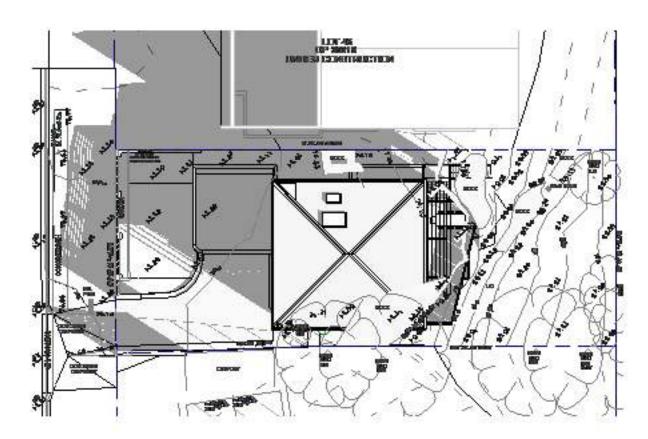
### **Area Calculation - Landscape**











June 21 - 0900

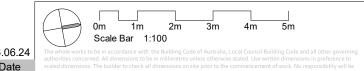
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June 21 - 1500

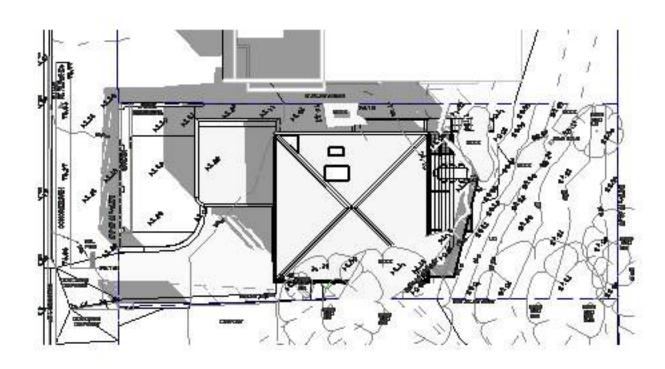
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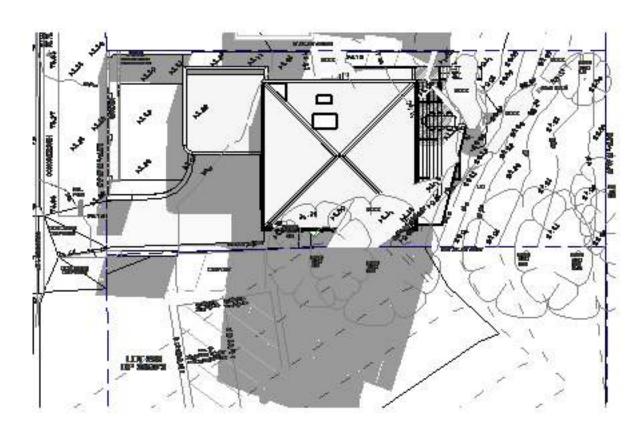


June 21 - 1200



March/Sept 21 - 0900

1:300

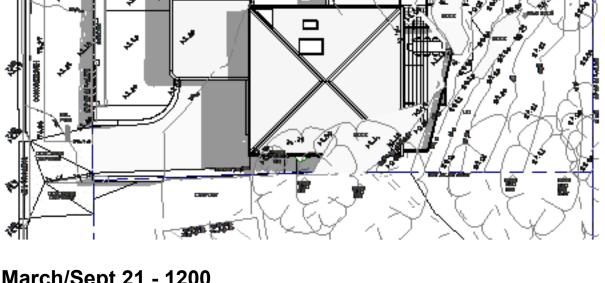


March/Sept 21 - 1500

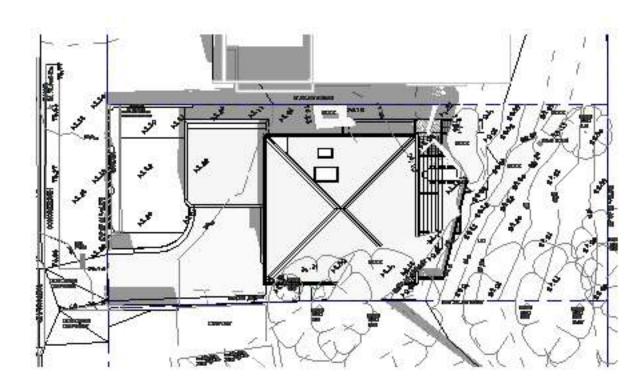
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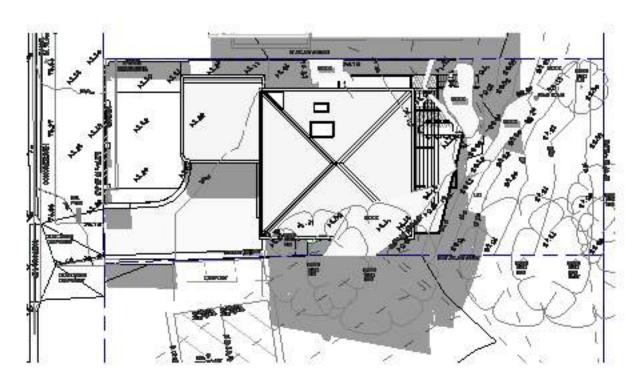


March/Sept 21 - 1200



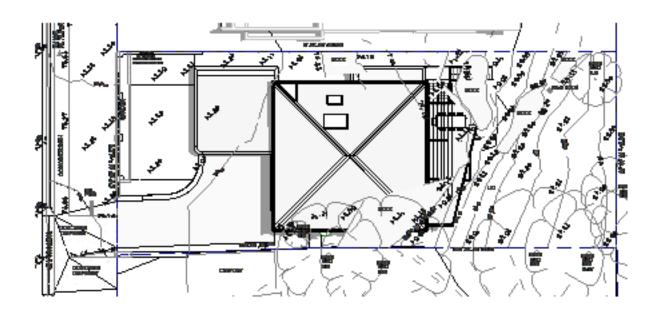
**December 21 - 0900** 

1:300



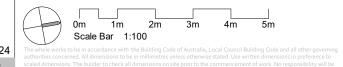
**December 21 - 1500** 

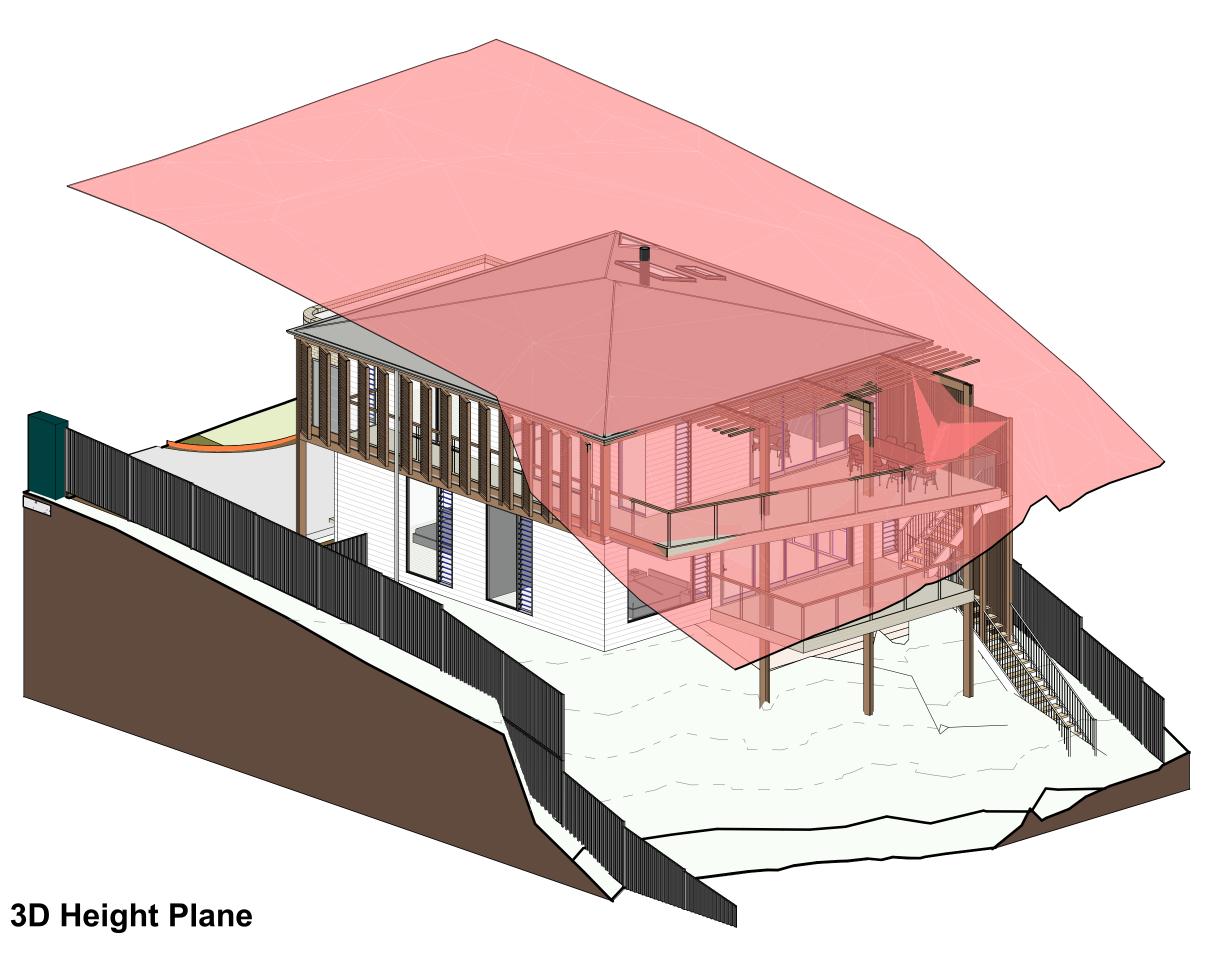
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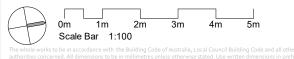
**December 21 - 1200** 





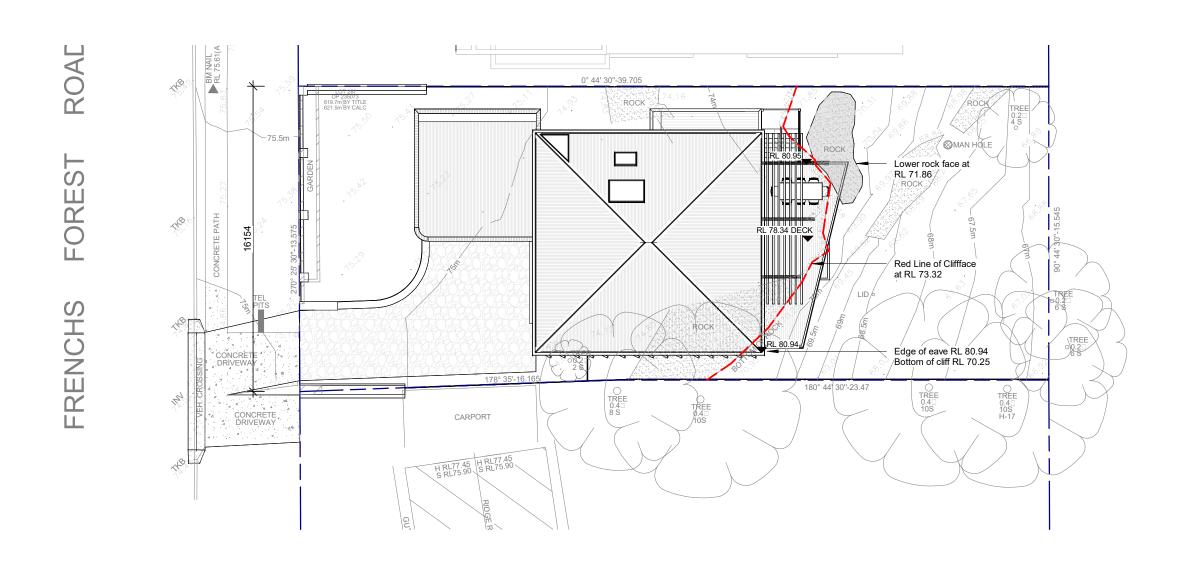






16.06.24 Date

Clifftop House 72 Frenchs Forest Road Seaforth NSW



### Survey Overlay 1: 200



