

red blue architecture + design

OUTLINE SPECIFICATION OF WORKS

The building works included in the subject application will comply with the relevant deemed-to-satisfy provisions of the National Construction Code 2016 (Volume 2- Housing Provisions) and relevant standards of construction.

Particular reference is made to the following NCC provisions and Australian Standards, which form part of the application and will be complied with: -

- Demolition:** -
- AS 2601(1991) - The demolition of structures

- Site Preparation:** -
- Earthworks - To be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of development consent and the relevant requirements of Part 3.1.1 of the NCC (Volume 2)
  - Stormwater drainage - Part 3.1.2 of the NCC (Volume 2); and
  - AS/NZS 3500 (2003) Part 3 - Stormwater drainage
  - AS/NZS 3500 (2000) Part 5 – Domestic installations – Section 5 – stormwater drainage
  - Termite protection - Part 3.1.3 of the NCC (Volume 2); and
  - AS 3660.1(2000) - Protection of buildings from subterranean termites

**Footings and Slabs:** -

- Footings and slabs - Part 3.2 of the NCC (Volume 2); and
- AS 2870 (1996) - Residential slabs and footings
- AS 3600 (2001) - Concrete structures
- AS 2159 (1995) - Piling – Design and installation
- Site classification Part 3.2.4 of the NCC (Volume 2)

**Masonry:** -

- Masonry construction - Part 3.3 of the NCC (Volume 2) and AS 3700 (2001) - Masonry Code
- Lintels in masonry - Part 3.3.3.4 of the NCC (volume 2)

**Framing:** -

- Sub-floor ventilation - Part 3.4.1 of the NCC (Volume 2)
- Steel framing - Part 3.4.2 of the NCC (Volume 2)
- Acceptable construction practice (Part 3.4.2.1 of the NCC) and / or
- AS 4100 (1998) - Steel structures
- Timber wall, floor and roof framing - Part 3.4 of the NCC (Volume 2); and
- AS 1684 (2006) – Residential timber - frame construction
- Structural steel members - Part 3.4.4 of the NCC (Volume 2)

**Roof and wall cladding:** -

- Roof tiling - Parts 3.5.1.1 & 3.5.1.2 of the NCC (Volume 2) and AS 2049 (2002) - Roof tiles
- Metal roof sheeting - Parts 3.5.1.1 & 3.5.1.3 of the NCC (Volume 2)
- Gutters and downpipes - Part 3.5.2 of NCC (Volume 2); and
- AS/NZS 3500 (2003) Part 3 – Stormwater drainage
- AS/NZS 3500 (2000) Part 5 – Domestic installation
- Wall cladding - Part 3.5.3 of the NCC (Volume 2)

**Glazing:** -

- Glazing - Part 3.6 of the NCC (Volume 2)
- AS 1288 (2006) Glass in buildings
- AS 2047 (1999) Windows in buildings

**Fire safety:** -

- Fire separation - Part 3.7.1 of the NCC (Volume 2)
- Fire separation - Separating wall construction - Part 3.7.1.8 of the NCC (Volume 2)
- Fire separation - Roof lights - Part 3.7.1.10 of the NCC (Volume 2)
- Smoke alarms - Part 3.7.2 of the NCC (Volume 2) and AS 3786 (1993) - Smoke alarms
- Heating appliances - Part 3.7.3 of the NCC (Volume 2) and AS 2918 (2001)- Domestic solid - fuel burning appliances - Installation

**Health and amenity:** -

- Wet areas - Part 3.8.1 of the NCC (Volume 2) and AS 3740 (2004) - Waterproofing of wet areas in residential buildings
- Room heights - Part 3.8.2 of the NCC (Volume 2)
- Kitchen, sanitary and washing facilities - Parts 3.8.3.2 and 3.8.3.3 of the NCC (Volume 2)
- Natural and artificial light - Parts 3.8.4.2 and 3.8.4.3 of the NCC (Volume 2)
- Ventilation - Part 3.8.5 of the NCC
- Natural - Parts 3.8.5.2 and 3.8.5.3 of the NCC (Volume 2)
- Mechanical - Parts 3.8.5.0 and 3.8.5.3 of the NCC (Volume 2)
- Sound insulation - Part 3.8.6.1 of the NCC (Volume 2)

**Safe movement and access:** -

- Stair construction - Part 3.9.1.1 of the NCC (Volume 2) - Acceptable construction practice
- Balustrades - Part 3.9.2.1 of the NCC (Volume 2) - Acceptable construction practice
- Handrails – Part 3.9.2.4 of the NCC (Volume 2) - Acceptable construction practice
- Protection of openable windows – Part 3.9.2.5 of the NCC (Volume 2) - Acceptable construction practice

**Energy efficiency:** -

- Building Fabric - Part 3.12.1 of the NCC (Volume 2)
- Building Sealing - Part 3.12.3 of the NCC (Volume 2)
- Services - Part 3.12.5 of the NCC (Volume 2)

**Structural design manuals:** -

- AS 1170.1 (1989) - Dead and live loads and load combinations
- AS 1170.2 (1989) or AS 4055 (1992) - Wind loads
- AS 1170.4 (1993) - Earthquake loads
- AS 1720.1 (1997) - Timber structures
- AS 2159 (1995) - Piling - design and installation
- AS 3600 (2001) - Concrete structures
- AS 4100 (1998) - Steel structures

SUMMARY OF BASIX COMMITMENTS

Certificate Number: A336453\_03 Dated: 03/06/2019  
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.  
Refer to the BASIX Certificate for complete details.  
For definitions refer to basix.nsw.gov.au

Project Type	Attached dwelling house	Alts & Adds: Value	>\$50,000
Site Details			
Water Commitments			
Fixtures	Shower Heads	3 Star	
	Toilet Flushing System	3 Star	
	Kitchen Taps	3 Star	
	Bathroom Taps	3 Star	

Thermal Comfort Commitments		
Construction		
Additional Insulation Required	Nil	
Suspended floor above garage - framed	Nil	
Floor above existing dwelling	R1.16 (or R1.70 including construction)	
External Wall - brick veneer	R1.30 (or R1.70 including construction)	
External Wall - framed	Nil	
External Wall - cavity brick	Nil	
Internal Wall shared with garage - cavity brick	Nil	
Flat Ceiling, Flat Roof: framed	Ceiling: R2.50 up	
	Roof: foil/sarking	
	Dark (solar absorb >0.7)	

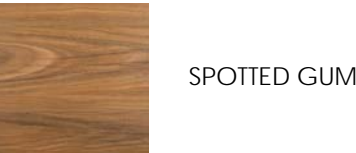
Windows - Standard Aluminium Frame, Single Clear to all windows  
Skylights - Timber, Double Clear/Air Fill to all skylights

Energy Commitments	
Hot Water System	Gas Instantaneous
Artificial Lighting	
Fluorescent, Compact Fluorescent or LED	40% min

WALL TYPES:

	PROPOSED
	EXISTING
	DEMOLISHED

FINISHES:



SPOTTED GUM



DRY STONE WALL



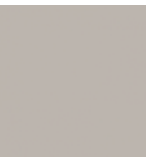
COLORBOND LONGLINE ROOF



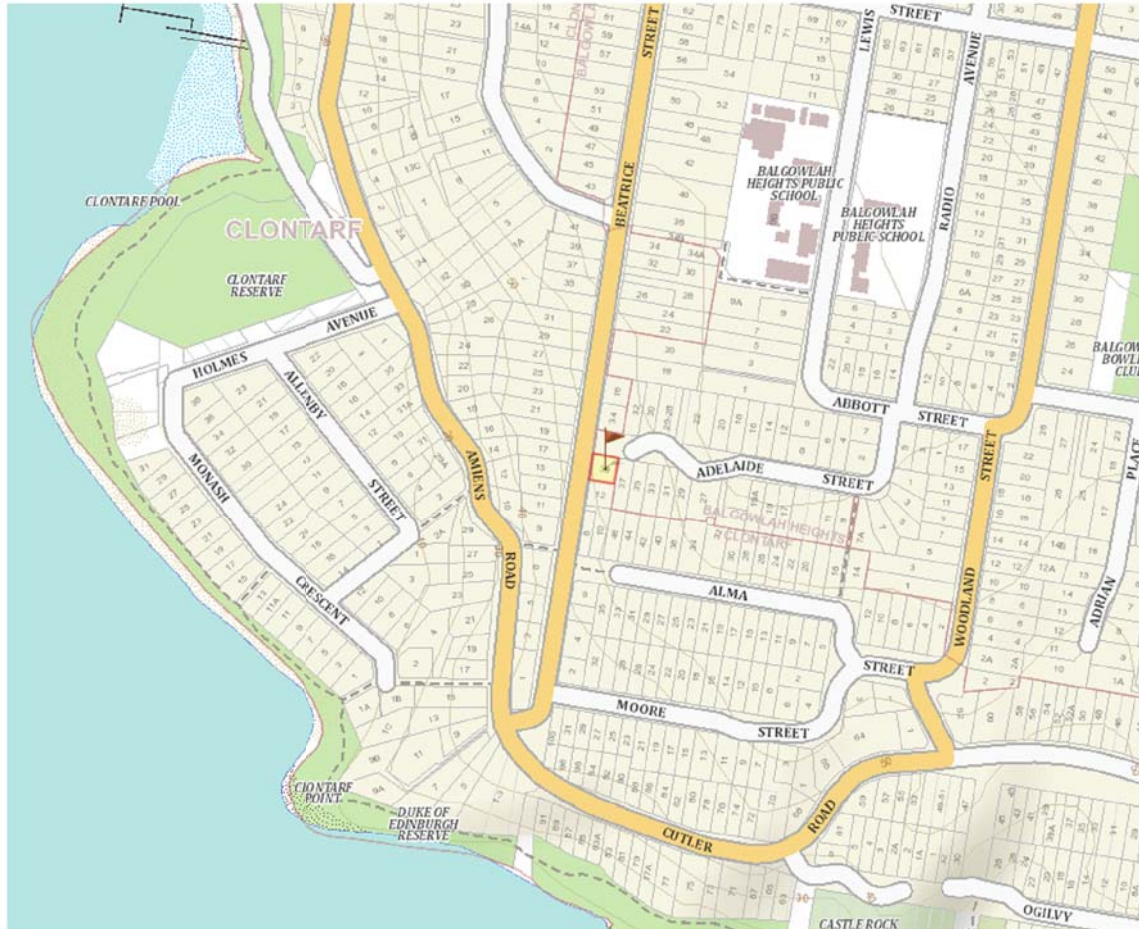
DULUX MONUMENT FRAMED GLASS



DULUX MONUMENT



DULUX GREY PEBBLE PAINT



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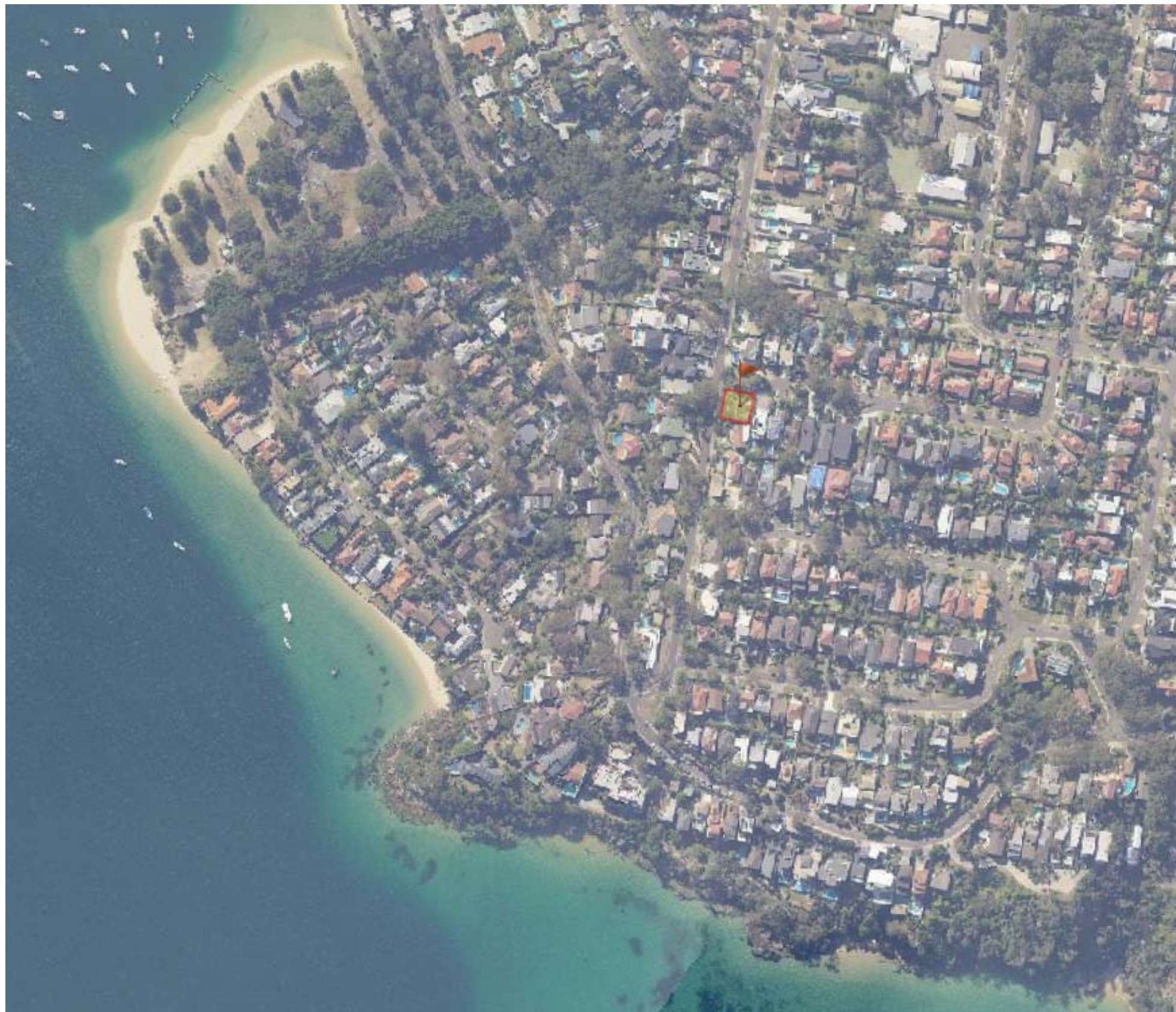
Project Number: 7240  
Date: 08/02/19  
Client: Gina Minks + Mark Taftt

Contents

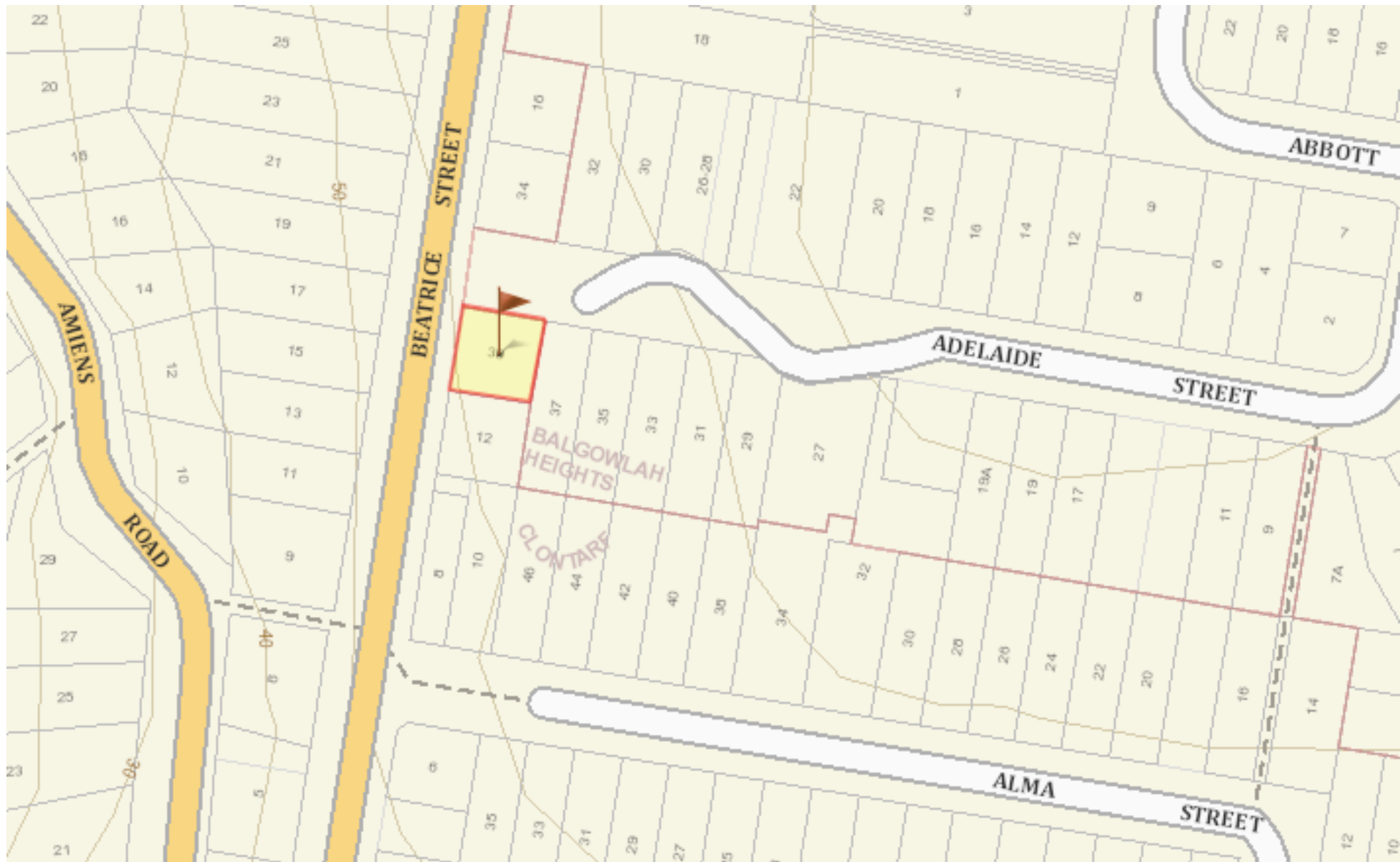
DA0000	Cover Sheet
DA0100	Site Analysis
DA0150	Existing Site Plan
DA0151	Existing Lower Ground Floor Plan
DA0152	Existing Ground Floor Plan
DA0153	Existing North + South Elevations
DA0154	Existing East + West Elevations
DA0155	Existing Section
DA0156	Existing Shadow Diagrams - Winter Solstice
DA0157	Existing Shadow Diagrams - Summer Solstice
DA0158	Demolition Plans
DA0200	Proposed Site Plan
DA0201	Proposed Lower Ground Plan
DA0202	Proposed Ground Floor Plan
DA0203	Proposed Level 1 Floor Plan
DA0204	Proposed North + South Elevations
DA0205	Proposed East + West Elevations
DA0206	Proposed Section
DA0207	Proposed Shadow Diagrams - Winter Solstice
DA0208	Proposed Shadow Diagrams - Summer Solstice
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DA0221	Proposed Area Calculations
DA0222	Sediment + Erosion Control Plan
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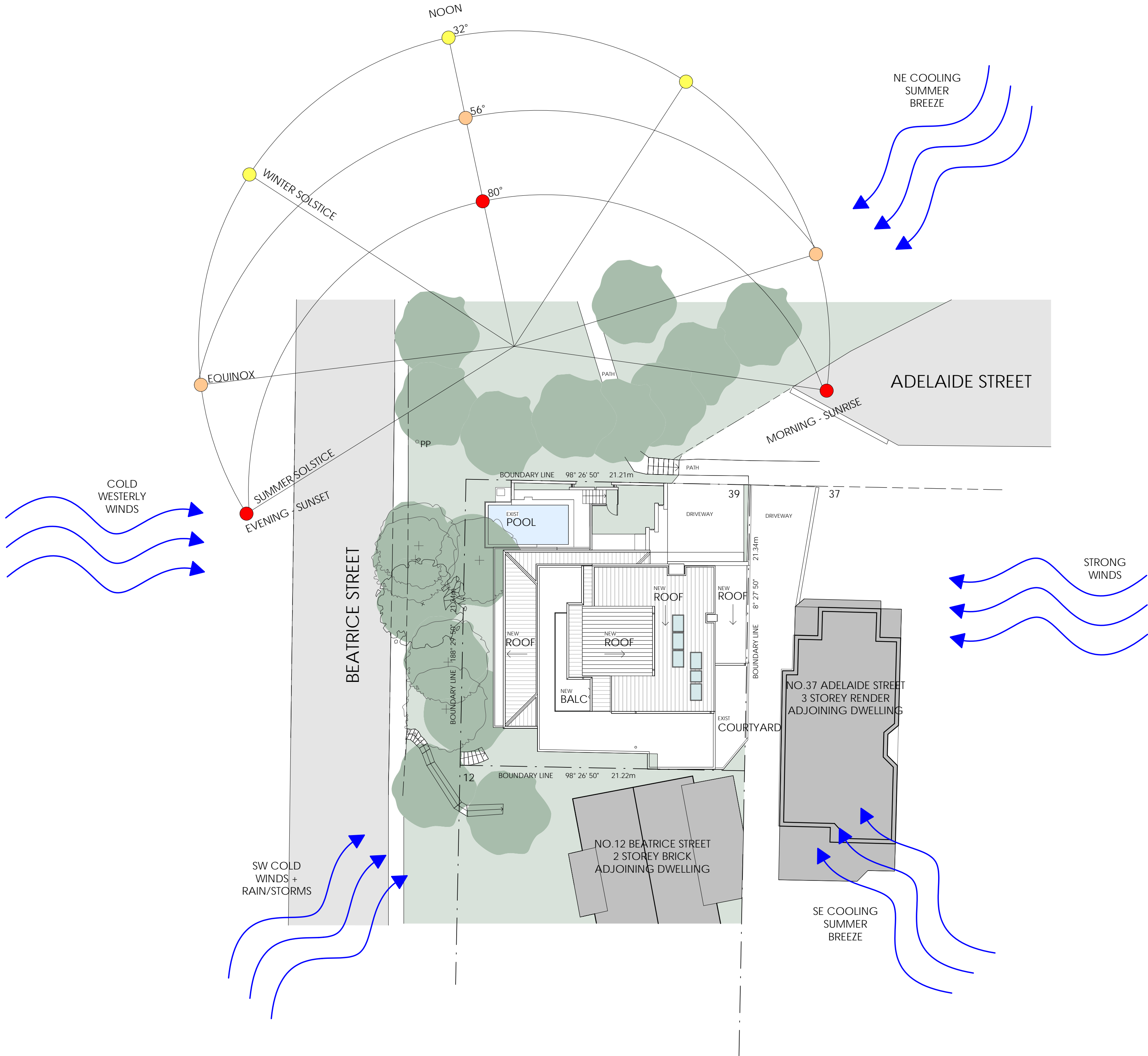




AERIAL VIEW OF WHEELER HEIGHTS FROM MAPS.SIX.NSW.GOV.AU NOT TO SCALE



LOCATION MAP FROM MAPS.SIX.NSW.GOV.AU NOT TO SCALE



## 01 Site Analysis Plan

1 : 200

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### DA Submission

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A	08.02.19	DA Issue	TC	CT
B	11.02.19	DA Issue	TC	CT
C	03.06.19	Amended DA Issue	TC	CT

Legend

Project Manager

**LINKED**  
PROJECT MANAGEMENT

Linked Project Management  
61 418 497 076

Engineer

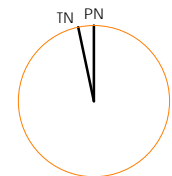
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SYDNEY  
02 8046 7576

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Clontarf NSW  
for  
Gina Minks + Mark Tafft

Drawing Name

Site Analysis



Date	Scale	Sheet Size
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Reg No.	Drawn	Chk.
7413	TC	CT

Job No.	Drawing No.	Revision
7240	DA0100	C

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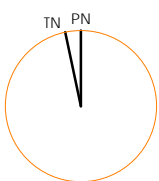
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Gina Minks + Mark Taftt

Drawing Name

Existing North + South  
Elevations



Date	Scale	Sheet Size
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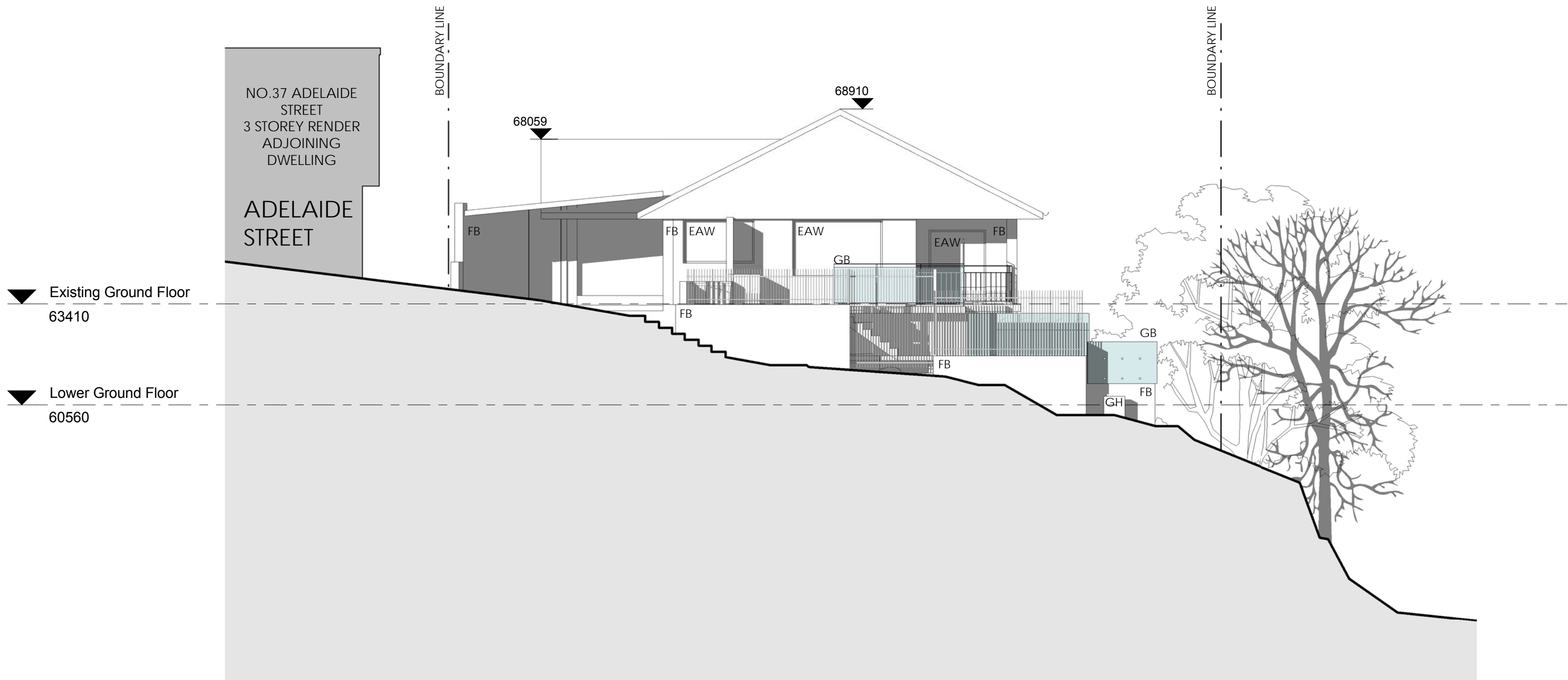
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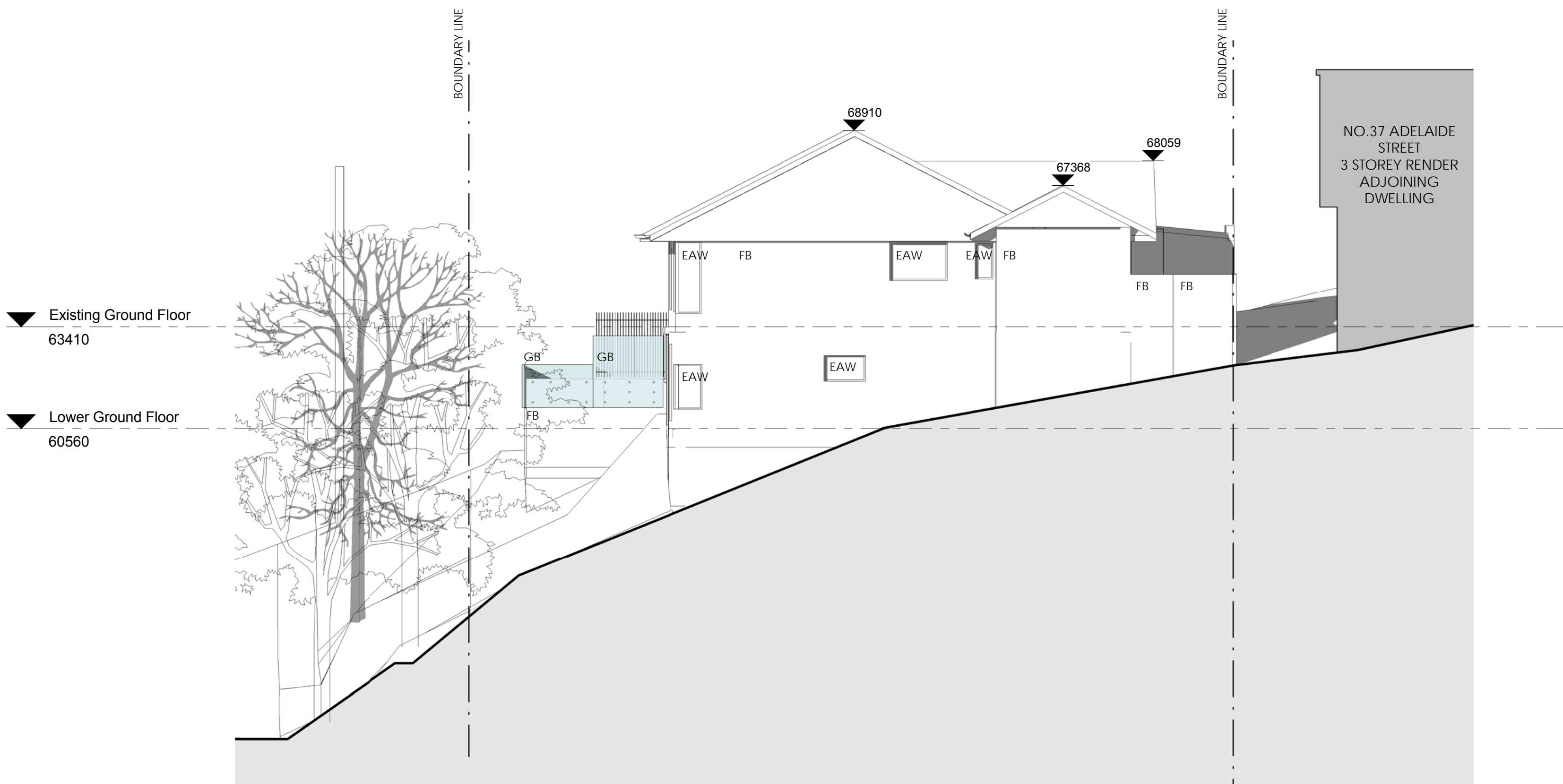
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## 01 Existing North Elevation

1 : 100



## 02 Existing South Elevation

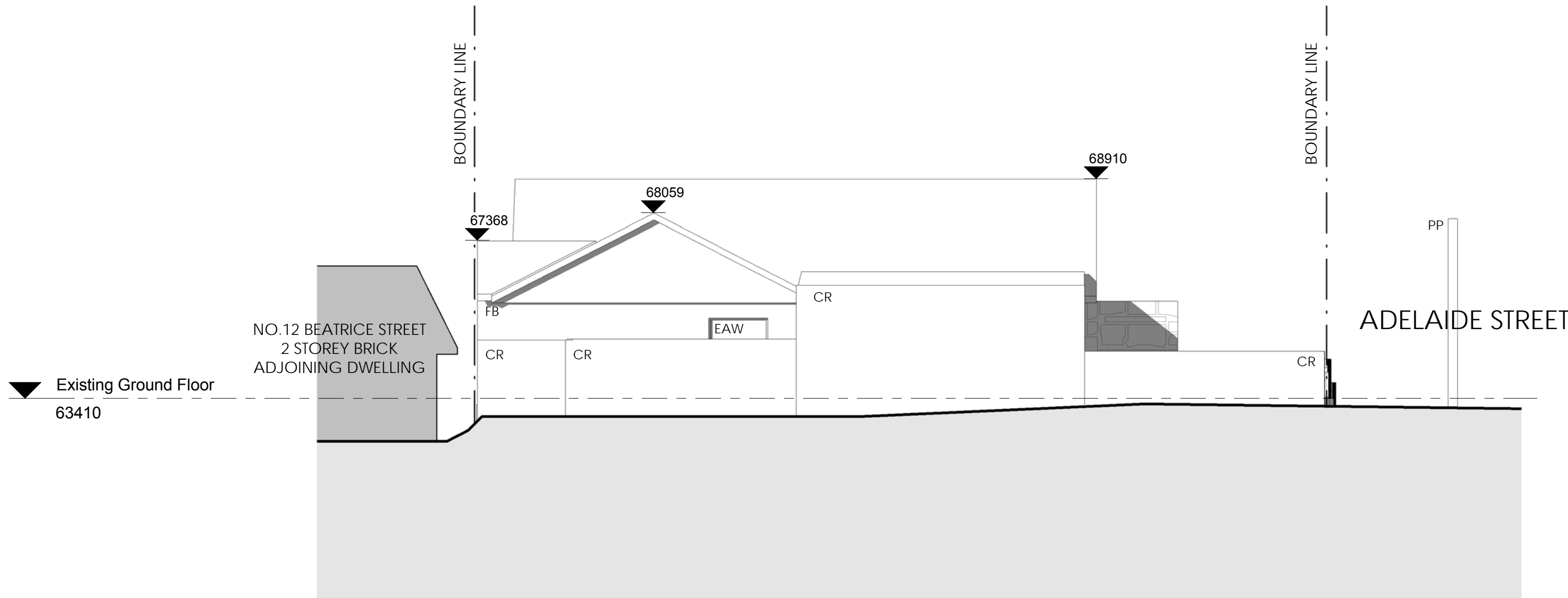
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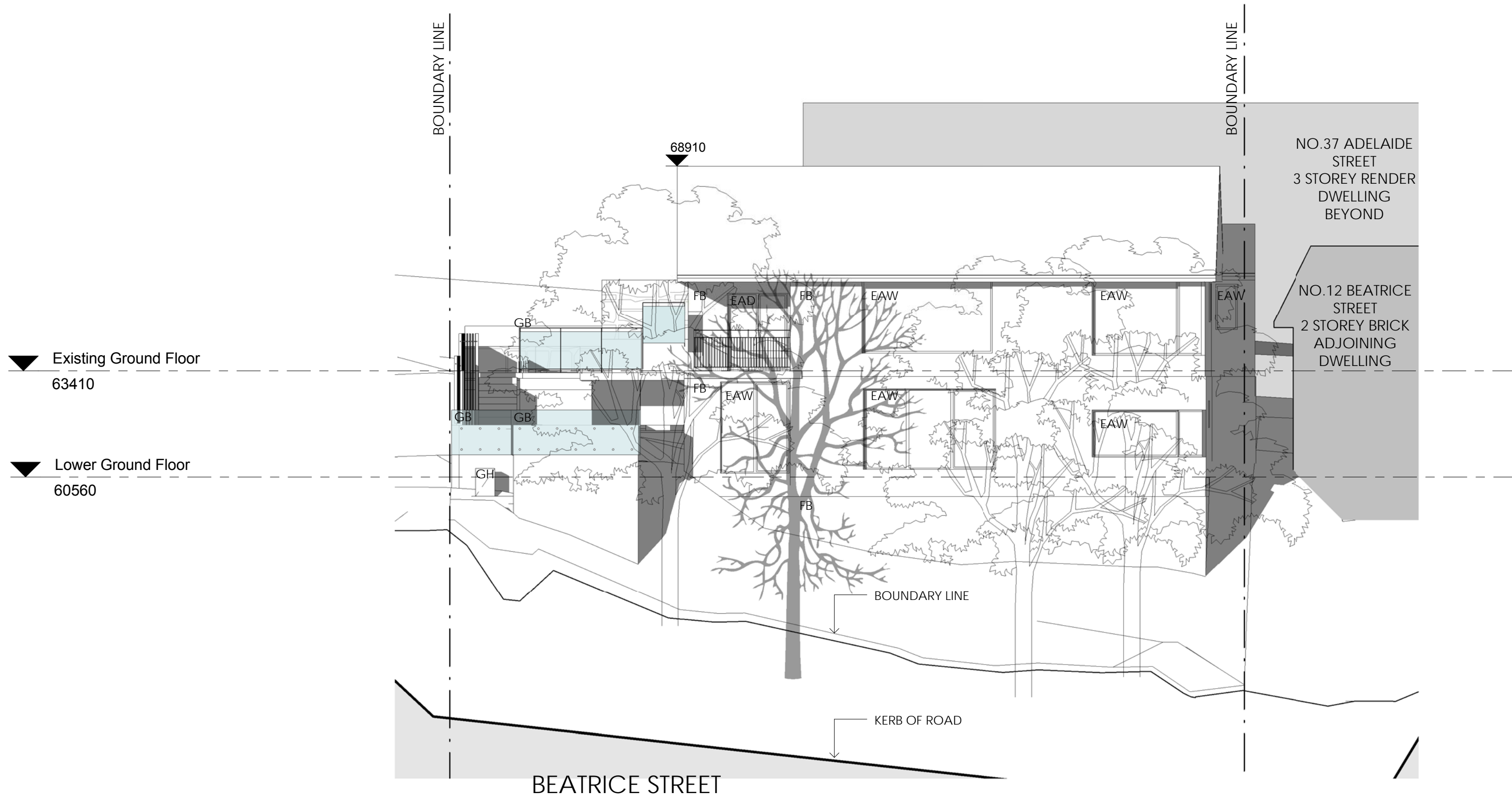
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A	08.02.19	DA Issue	TC	CT
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## 01 Existing East Elevation

1:100



## 02 Existing West Elevation

1:100

Legend	
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Project Manager



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Project

CLONTARF RESIDENCE  
39 Adelaide Street  
Clontarf NSW  
for  
Gina Minks + Mark Taftt

Drawing Name

Existing East + West  
Elevations

Date	Scale	Sheet Size
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D	03.06.19	Amended DA Issue	TC	CT

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Drawing Name

Proposed Site Plan

Figure 1

Date \_\_\_\_\_ Scale \_\_\_\_\_ Sheet Size \_\_\_\_\_

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7412	TC	CT

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## 01 Proposed Site Plan

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Gina Minks + Mark Taftt

Drawing Name

Proposed North +  
South Elevations

Date	Scale	Sheet Size
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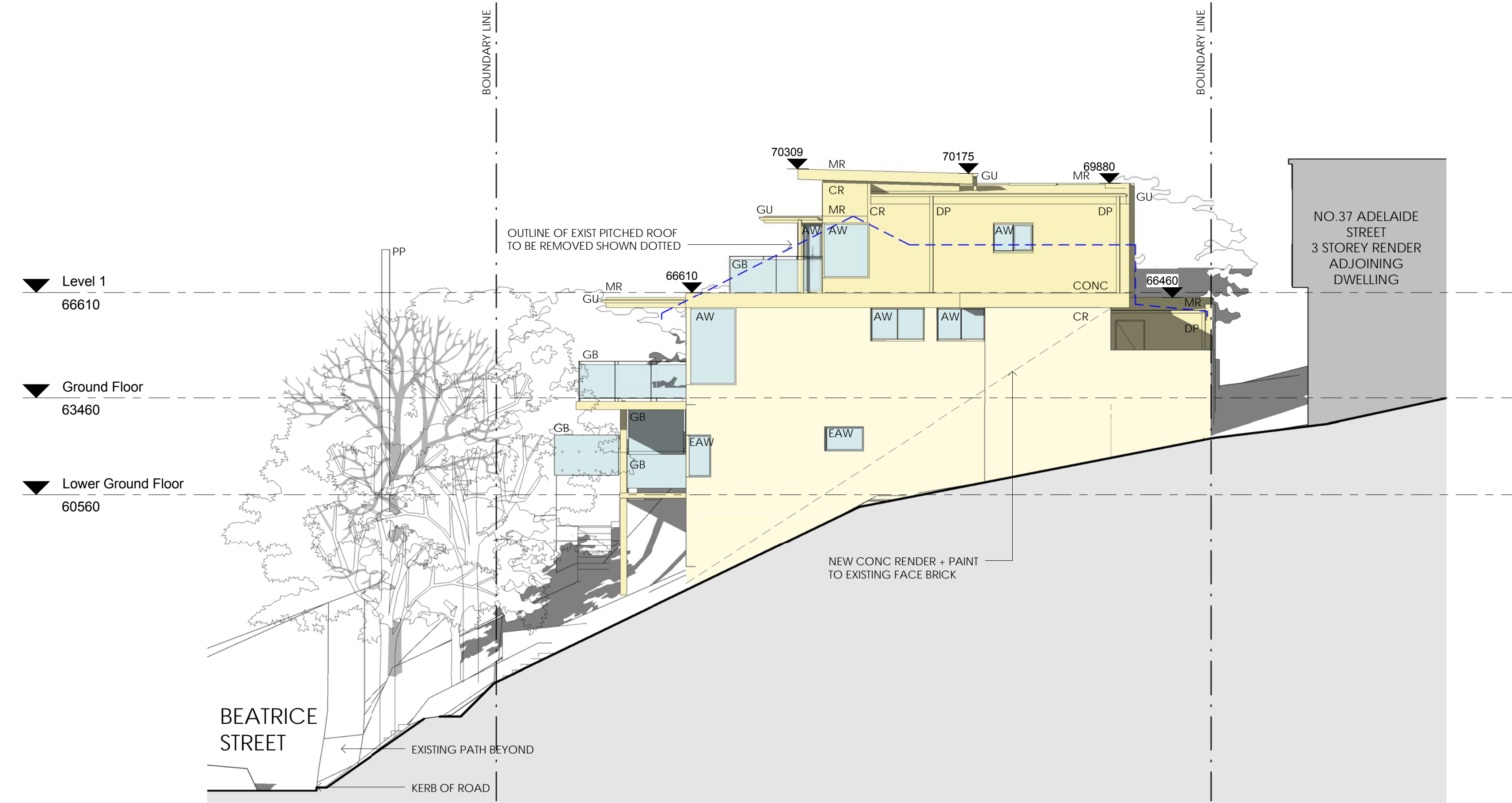
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## 01 Proposed North Elevation

1:100



## 02 Proposed South Elevation

1:100



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Proposed East +  
West Elevations

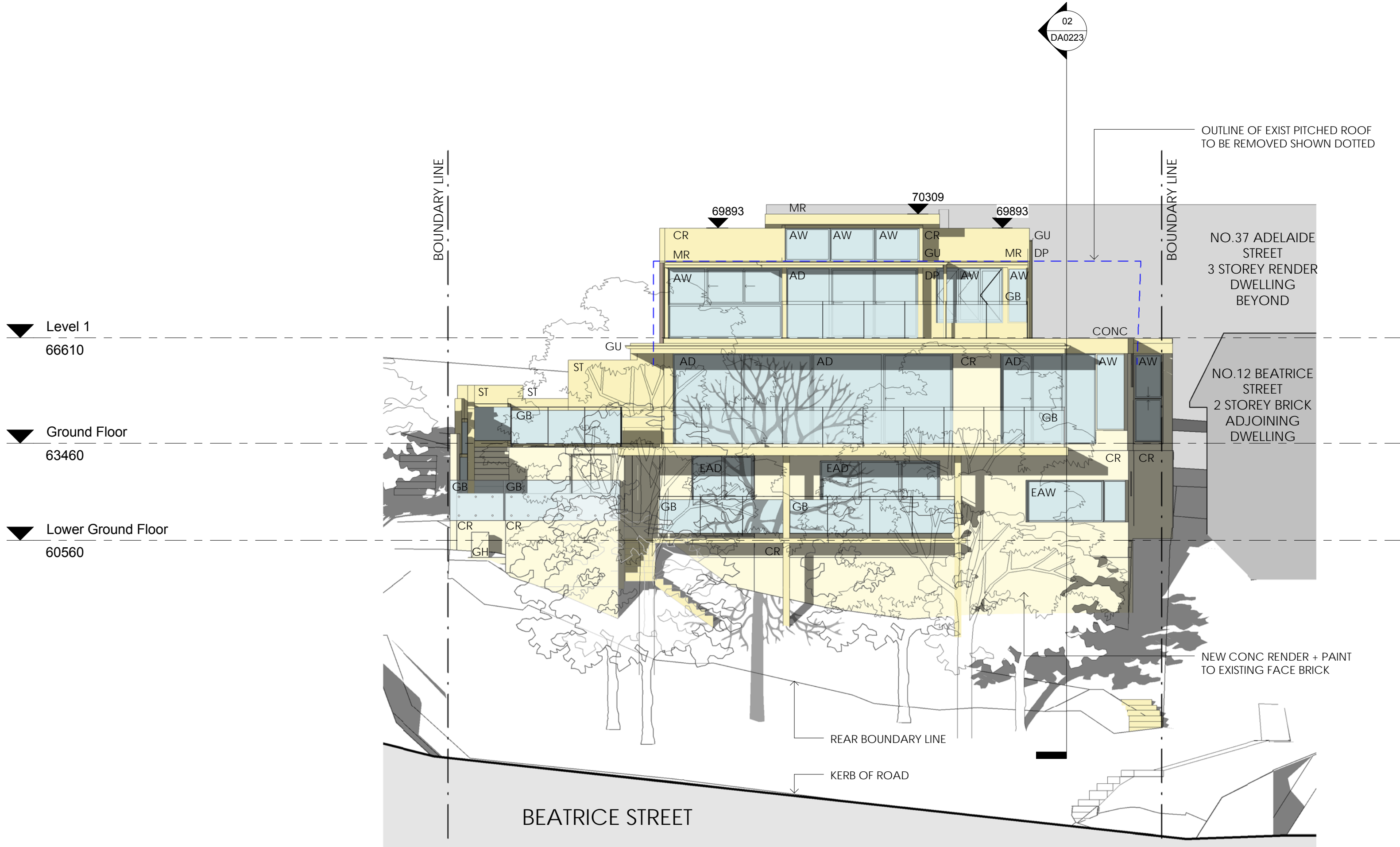
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Reg No.	Drawn	Chk.
7413	CBS	CT

Job No.	Drawing No.	Revision
7240	DA0205	C

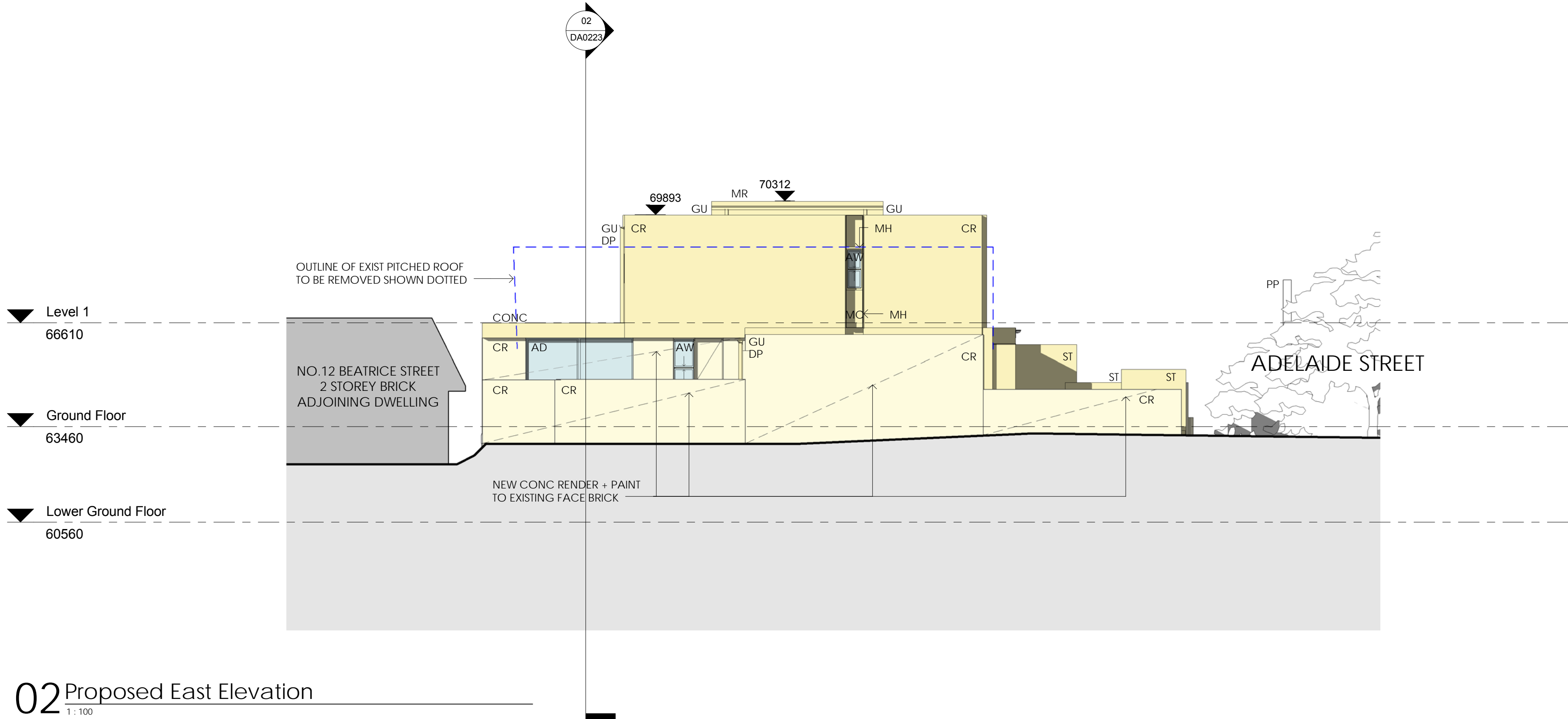
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## 01 Proposed West Elevation

1:100



## 02 Proposed East Elevation

1:100

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DA Submission

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A	08.02.19	DA Issue	TC	CT
B	03.06.19	Amended DA Issue	TC	CT



01 Adelaide Street View

Project Manager



Linked Project Management  
61 418 497 076

Engineer

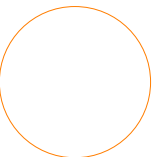
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Project

CLONTARF RESIDENCE  
39 Adelaide Street  
Clontarf NSW  
for  
Gina Minks + Mark Tafft

Drawing Name

3D View Sheet 1



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7240	DA0216	B

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Legend



01 Beatrice Street View  
1 : 50

Project Manager



Linked Project Management  
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Engineer

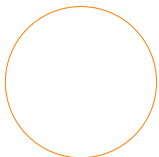
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Project

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Clontarf NSW  
for  
Gina Minks + Mark Tafft

Drawing Name

3D View Sheet 2



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7413	CBS	CT

Job No.	Drawing No.	Revision
7240	DA0217	B

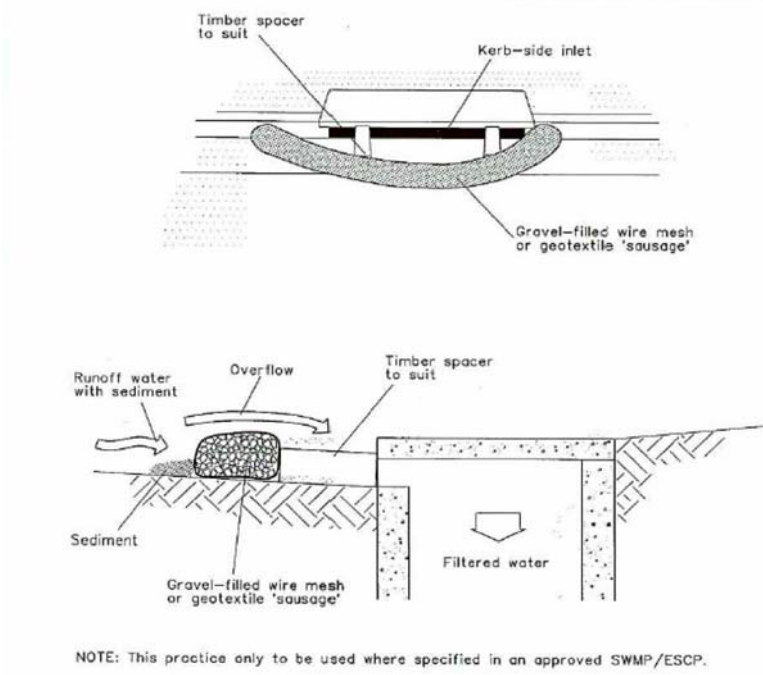
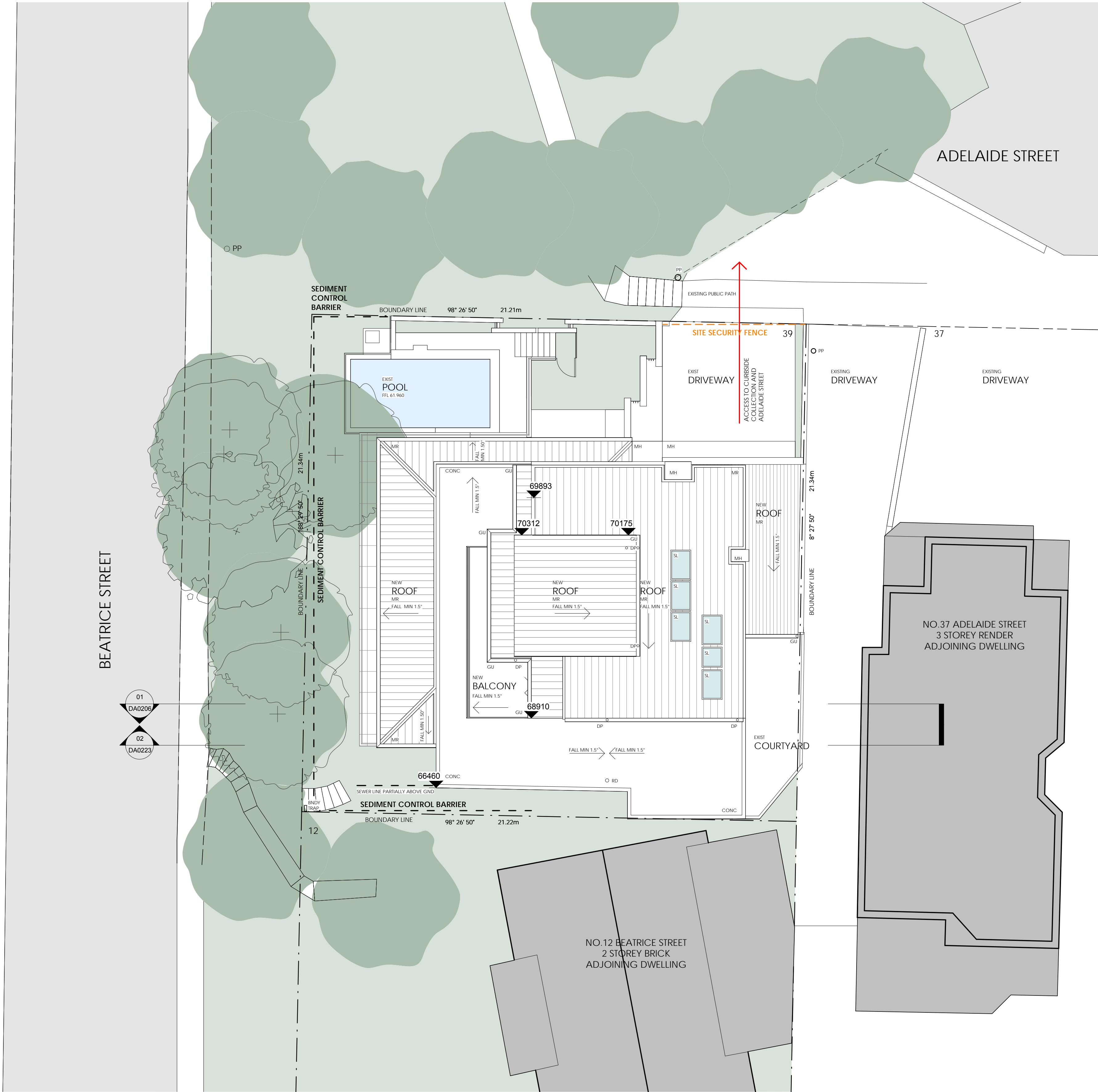
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# 01 Sediment + Erosion Control Plan

1:100

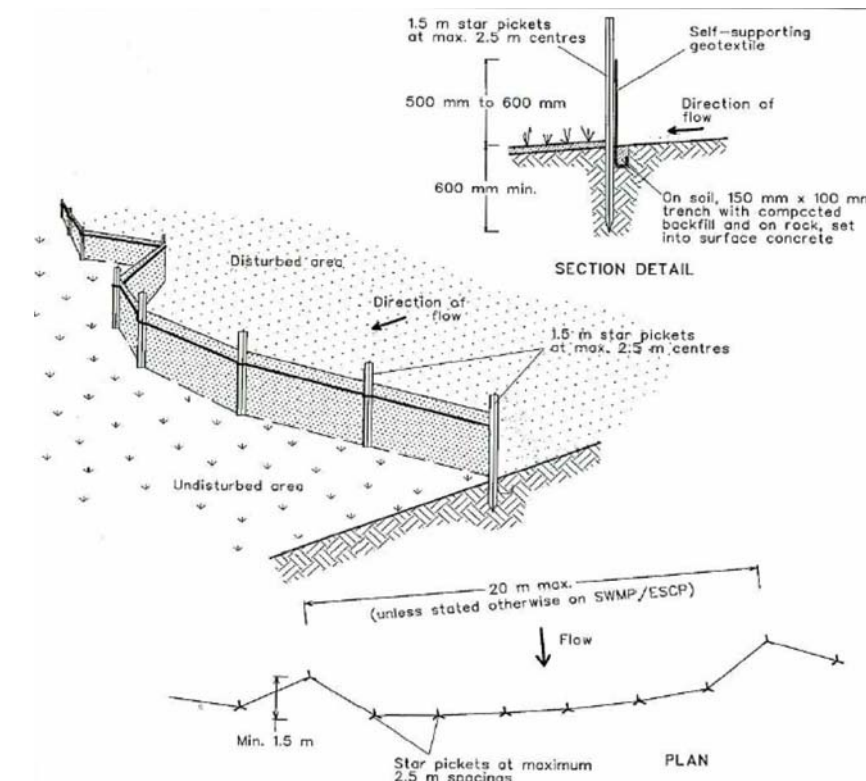


## Construction Notes

1. Install filters to curb inlets only at sag points.
2. Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
3. Form an elliptical cross-section about 150 mm high x 400 mm wide.
4. Place the filter at the opening leaving at least a 100-mm space between it and the curb inlet. Maintain the opening with spacer blocks.
5. Form a seal with the kerb to prevent sediment bypassing the filter.
6. Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden water cannot pass between.

## 02 Inlet Filter

1:5



## Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area or any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are filled with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

## 03 Sediment Fence

1:5

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## DA Submission

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A	11.02.19	DA Issue	TC	CT
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C	03.06.19	Amended DA Issue	TC	CT

## Legend

DP	DOWNPIPE
DPS	DOWNPIPE + SPREADER
RWH	RAIN WATER HEAD
ERWT	EXIST RAIN WATER TANK
NRWT	NEW RAIN WATER TANK
---	SITE SECURITY FENCE
- - -	SEDIMENT CONTROL BARRIER
- - -	STORMWATER LINE
- - -	ENTRY/ EXIT PAD BUND
→	DIVERSION DRAIN
[Red Hatched Box]	IMPERVIOUS AREA
[Blue Hatched Box]	EARTHWORKS

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for  
Gina Minks + Mark Taftt

Drawing Name

Sediment + Erosion  
Control Plan

Date	Scale	Sheet Size
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Reg No.	Drawn	Chk.
7413	TC	CT

Job No.	Drawing No.	Revision
7240	DA0222	C

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