

Architectural Drawing Set #250 - DA ISSUE

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- 3 plan - existing sub ground floor
- 4 plan - existing - ground floor
- 5 plan - proposed - sub ground floor
- 6 plan - proposed - ground floor
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External Colours and Finishes Schedule Concept

Inspiration

Hamptons

A charming, timeless and often opulent home design. With its coastal origins, the Australian Hamptons home design makes for an ideal forever home or beach shack renovation. The Hamptons style brings forth a relaxed coastal atmosphere with generous proportions of space for gathering and entertaining.



ITEM	MATERIAL PREFERENCES	COLOUR PREFERENCES
External Walls		
Existing Brick	Paint Existing	Dulux Natural White
Standard Cladding	'Scyon' Weatherboard Linea 180mm	Dulux Natural White
Door and Window Framing	Aluminium Frame/90mm Architrave	Natural White
Awning Box / Heka Hood	Aluminium	Natural White
Roof	Colorbond Custom-Orb Sheeting	Shale Grey/Windspray
Downpipes	Colorbond Metal	Natural White
Guttering and Fascia	Colorbond Metal	Shale Grey/ Windspray
Balustrades	Pool Fence Safety Balustrades/Timber	Frameless Glass Dulux Natural White

Material and Colour Links/Specs Guide:

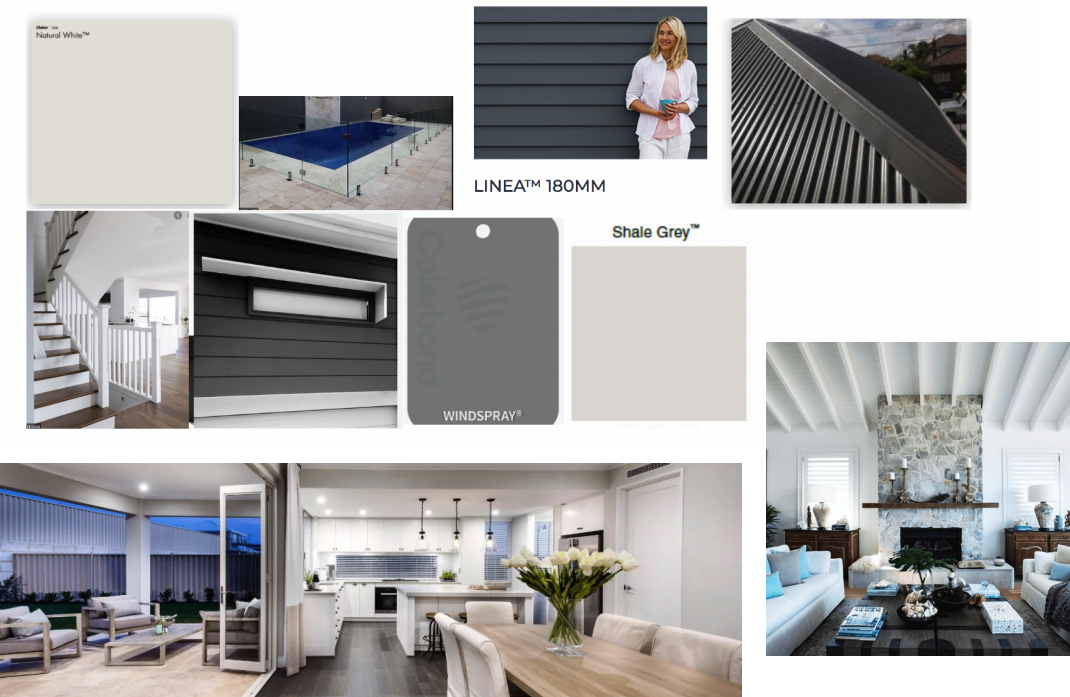
Colorbond Technical Specifications: <https://professionals.lysaght.com/resources/manuals>

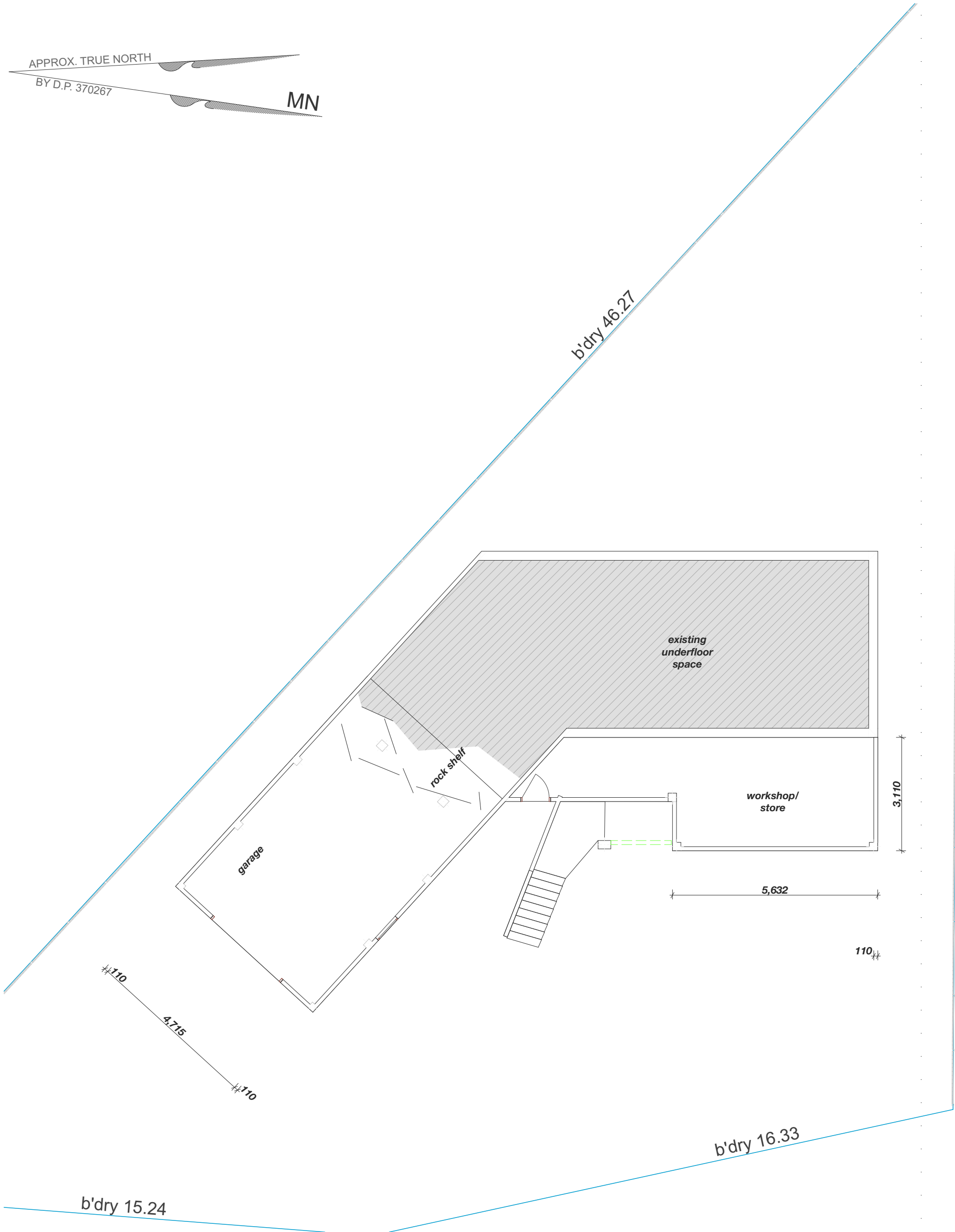
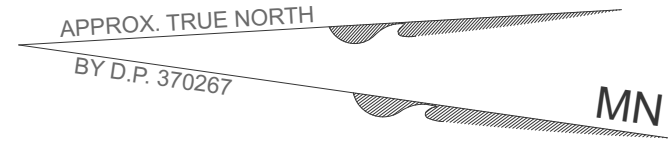
James Hardie Scyon Axon Specifications: <http://www.jameshardie.com.au/products/external-cladding/scyon-axon-cladding/>

Colorbond Colours and Products: <http://colorbond.com/colour>

Dulux Colour Wall: <https://www.dulux.com.au/colour/all-colours>

Please contact supplier or manufacturer directly for confirmation on all specifications.





existing sub-ground floor plan



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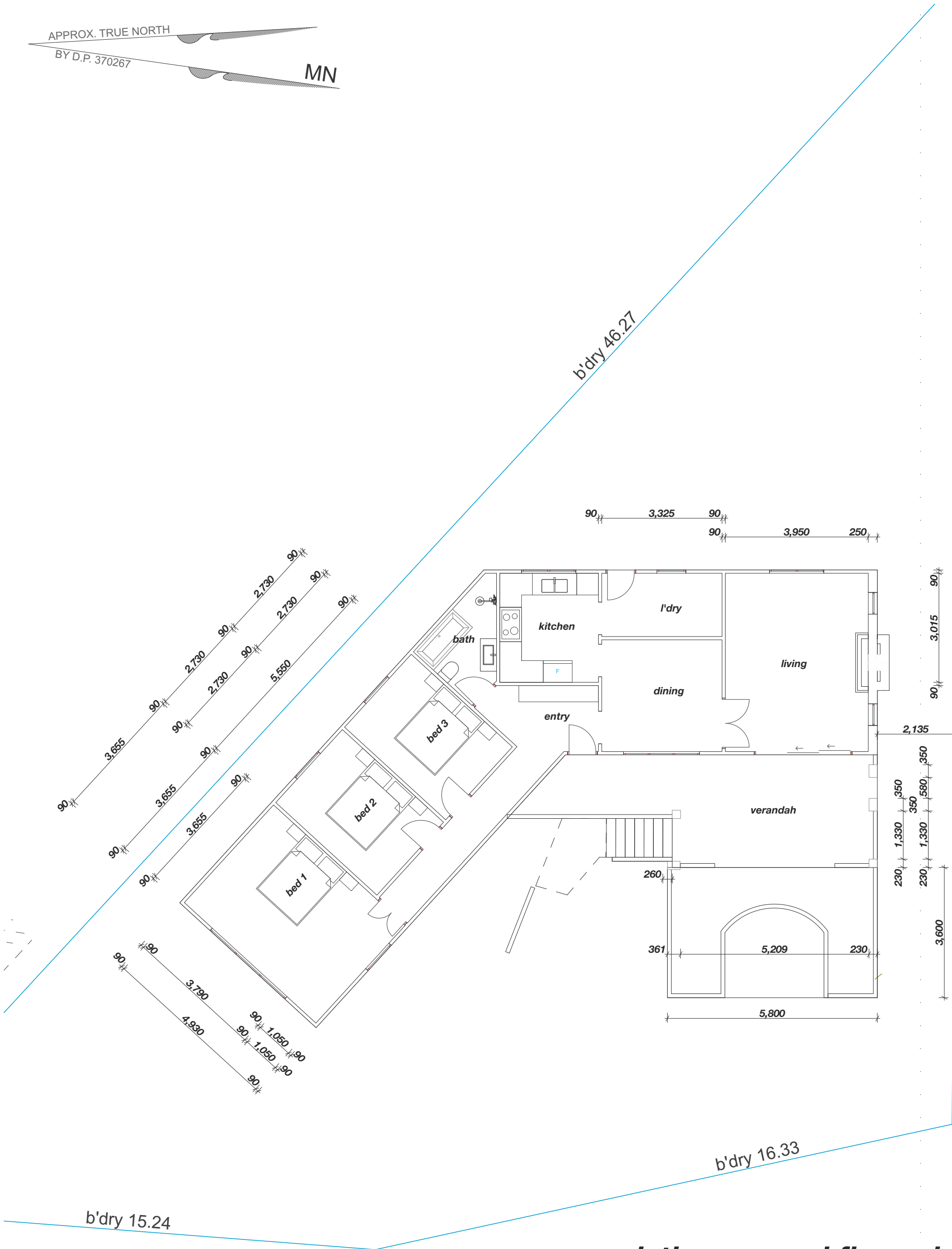
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by	date	revision

DA Issue
Alterations and Additions
12 Waterview Street,
Seaforth NSW 2092
Lot 3, DP 370267
for Guy and Sally Freebody

Date	16/12/20
Drawn	DS
Checked	
Scale	1:100 @ A3
Drawing No.	
#250-	3



by	date	revision

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#250-	4

- existing walls
- existing walls for demolition
- proposed brick veneer walls
- proposed min 1hr fire rated walls
- proposed timber framed walls
- proposed masonry block walls
- proposed roof line
- existing roof line
- beam over to engineer's detail
- smoke alarms to be hardwired and interconnected in accordance with BCA regulations Part 3.7.2.3 and to AS3786-2014
- mechanical ventilation to AS1668.2 and NCC requirements
- strip drains and floor wastes to all wet areas AS3740 and NCC :
- waterproofing by specialist



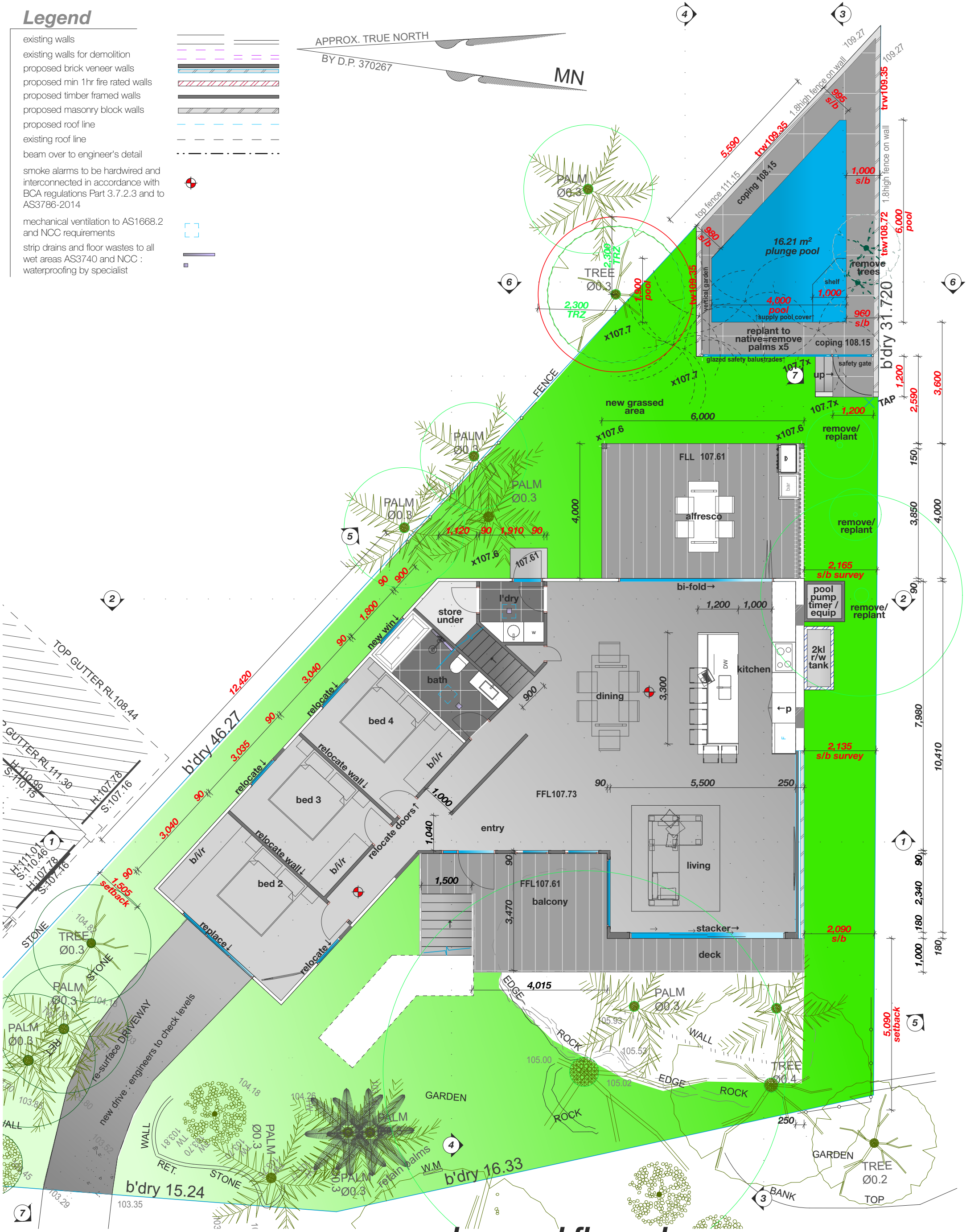
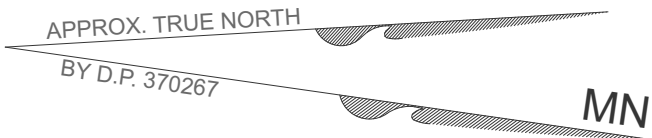
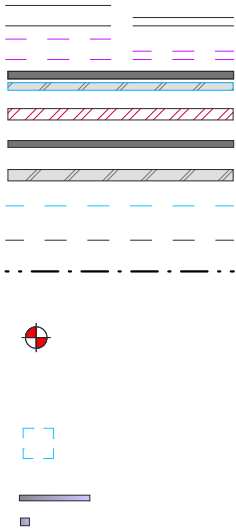
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Drawing No.	
#250-	5

Legend

- existing walls
- existing walls for demolition
- proposed brick veneer walls
- proposed min 1hr fire rated walls
- proposed timber framed walls
- proposed masonry block walls
- proposed roof line
- existing roof line
- beam over to engineer's detail
- smoke alarms to be hardwired and interconnected in accordance with BCA regulations Part 3.7.2.3 and to AS3786-2014
- mechanical ventilation to AS1668.2 and NCC requirements
- strip drains and floor wastes to all wet areas AS3740 and NCC :
- waterproofing by specialist



proposed ground floor plan

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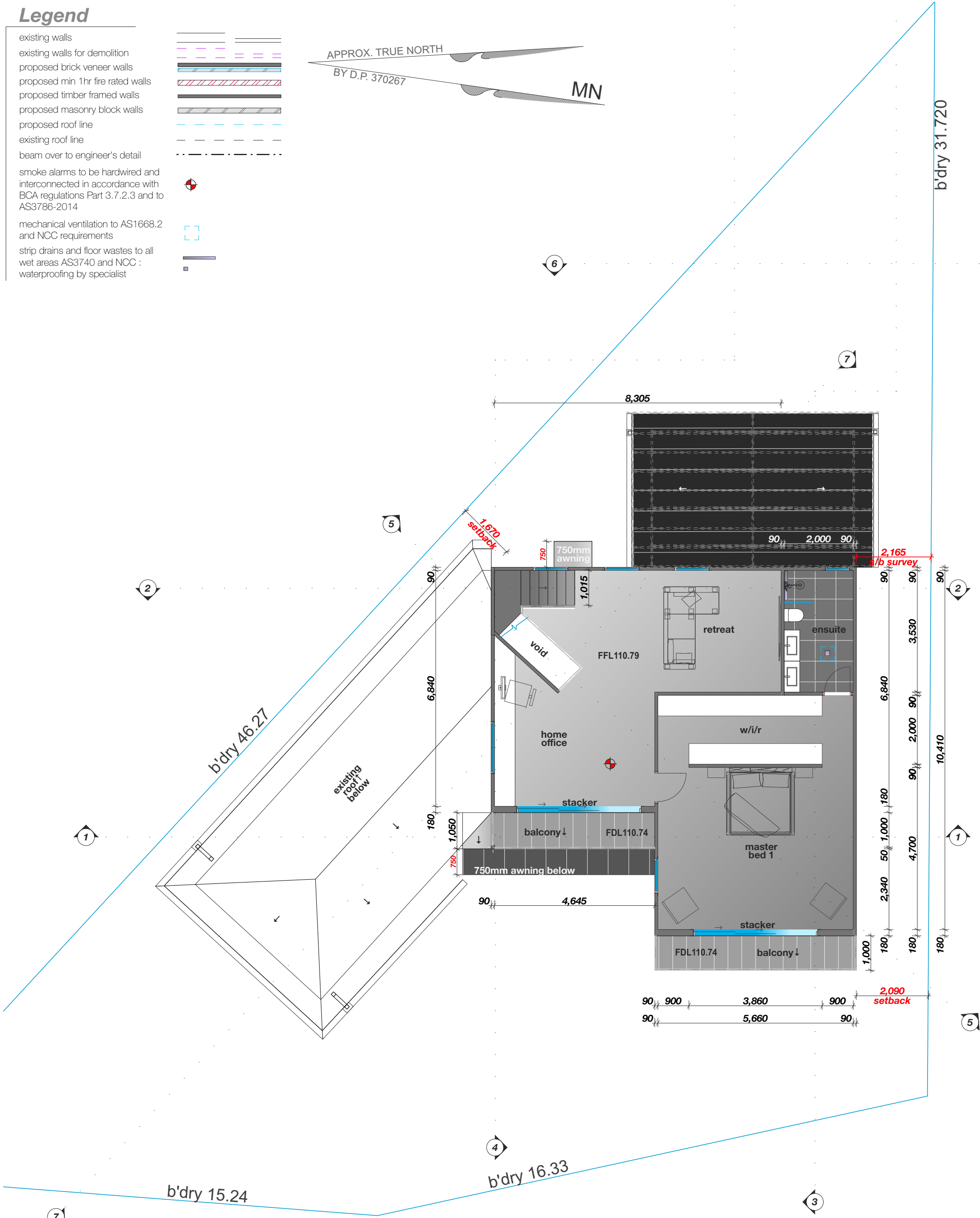
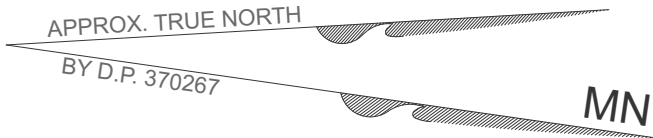
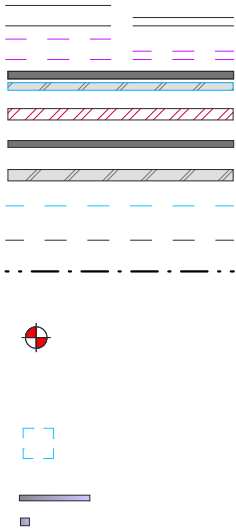
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Drawing No.	
#250-	6

Legend

- existing walls
- existing walls for demolition
- proposed brick veneer walls
- proposed min 1hr fire rated walls
- proposed timber framed walls
- proposed masonry block walls
- proposed roof line
- existing roof line
- beam over to engineer's detail
- smoke alarms to be hardwired and interconnected in accordance with BCA regulations Part 3.7.2.3 and to AS3786-2014
- mechanical ventilation to AS1668.2 and NCC requirements
- strip drains and floor wastes to all wet areas AS3740 and NCC :
- waterproofing by specialist



proposed first floor plan



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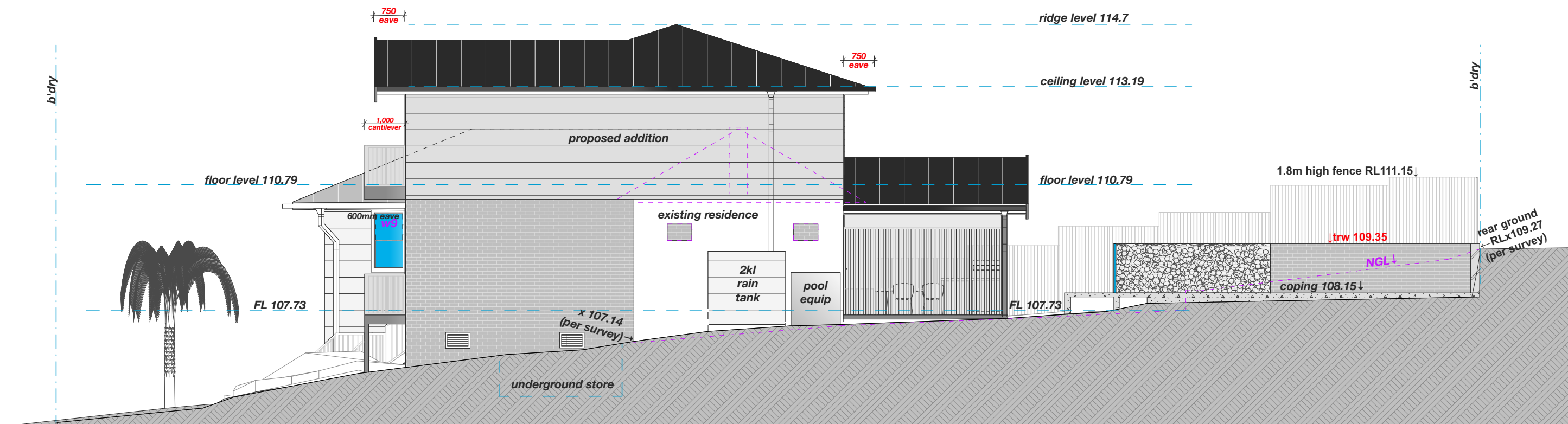
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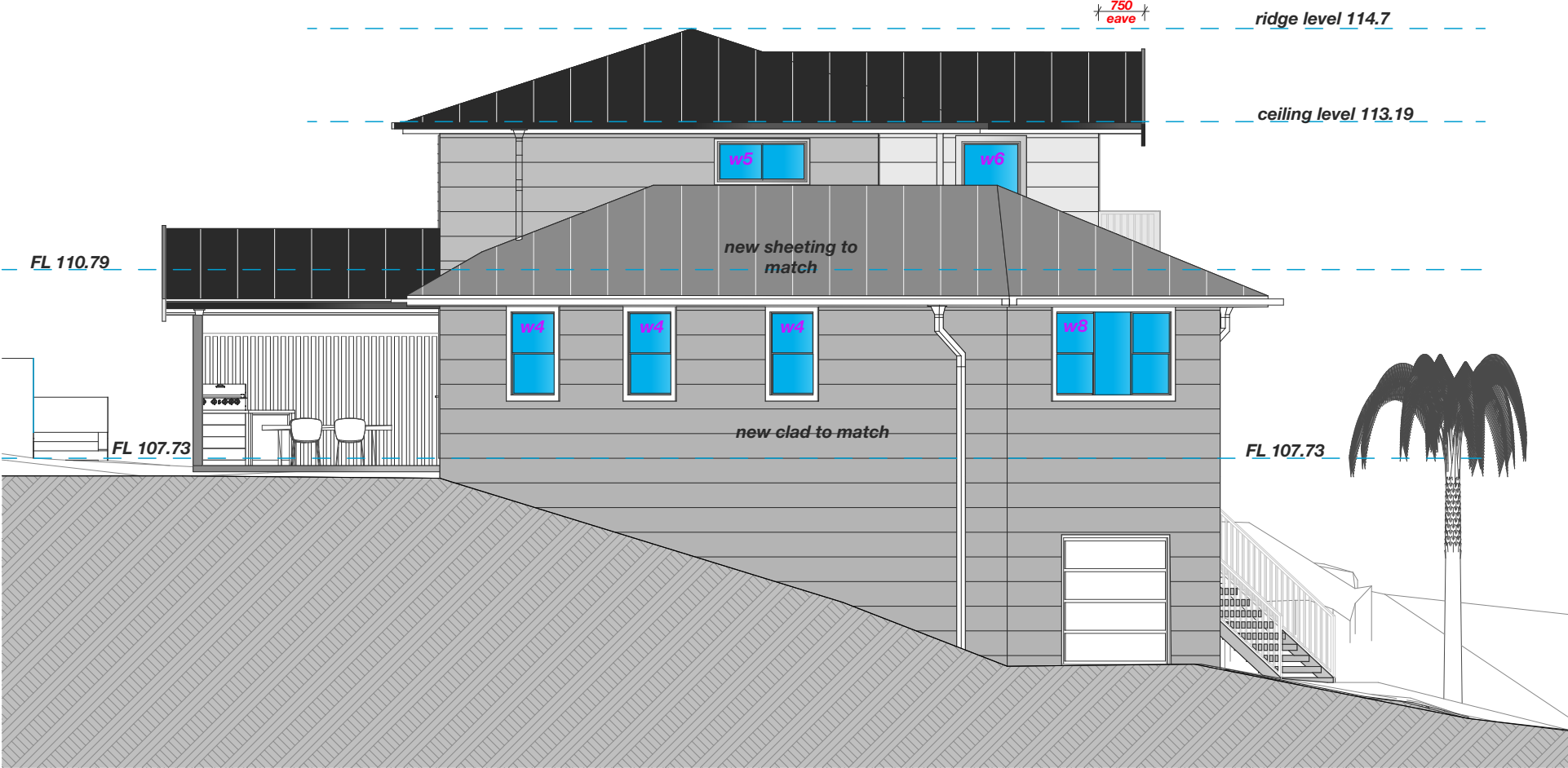
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#250-	7



north elevation

ELEVATION	Win. Num.	No.	Width	Height	Sill	Head	Area m2 (BASIX)
Confirm Orientation	Tag	Total				AutoCalculates	AutoCalculates
Elevation	W0	1	1800	500	1600	2100	0.900
east							
	d1	2	3600	2100	0	2100	15.120
	d2	1	1600	2400	0	2400	3.840
	w1	2	1000	2100	300	2400	4.200
	d3	1	4600	2400	0	2400	11.040
west							
	w2	1	700	1800	300	2100	1.260
	w3	3	1000	1800	300	2100	5.400
	d4	1	4600	2400	0	2400	11.040
	d5	1	900	2400	0	2400	2.160
south-west							
	w4	3	1000	1400	1000	2400	4.200
south							
	w5	1	1500	700	1400	2100	1.050
	w6	1	1000	1800	300	2100	1.800
	w7	1	2000	2100	300	2400	4.200
south-east							
	w8	1	2800	1400	1000	2400	3.920
north-east							
	w9	1	1000	1400	1000	2400	1.400
Skylights	N/A						

glazing schedule -
builder to confirm sizes prior to
order



south elevation



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Builder and Contractors to check and ensure:

- Boundary peg-out and registered survey is completed prior to concrete pour and other construction works, **CHECK SETBACKS** builder to mark boundaries prior to construction and setout, **CONFIRM** all dimensions on-site, **PRIOR TO BUILDING WORKS**
- Contact Precision Planning with any dimension queries.
- Confirm Window/door/skylight sizes prior to order.
- No underground services search has been conducted.

It is advised to do a 'Dial Before You Dig' before construction work commences.

Termite Protection:

Termimesh/Kordon Blanket or similar termite protection system is to be used in the protection against subterranean termites in accordance with AS3660.1-2000 and to manufacturer's specifications.

by	date	revision

DA Issue

Alterations and Additions

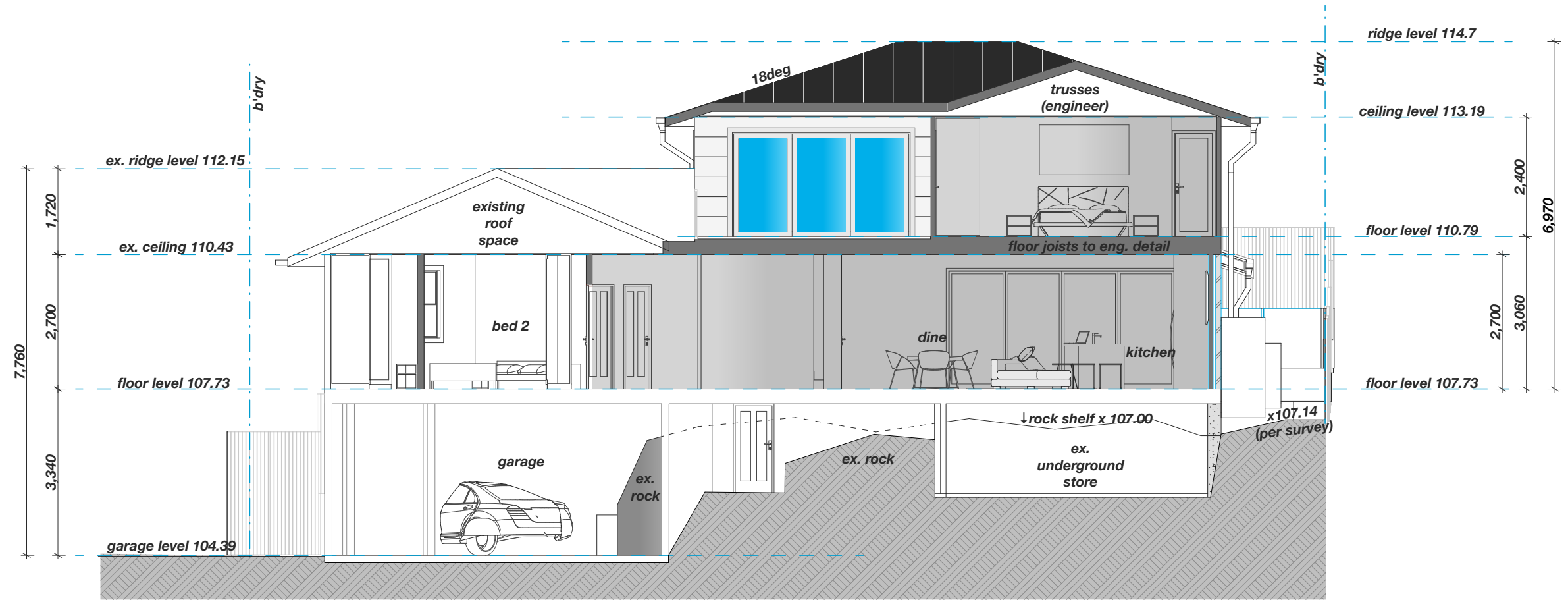
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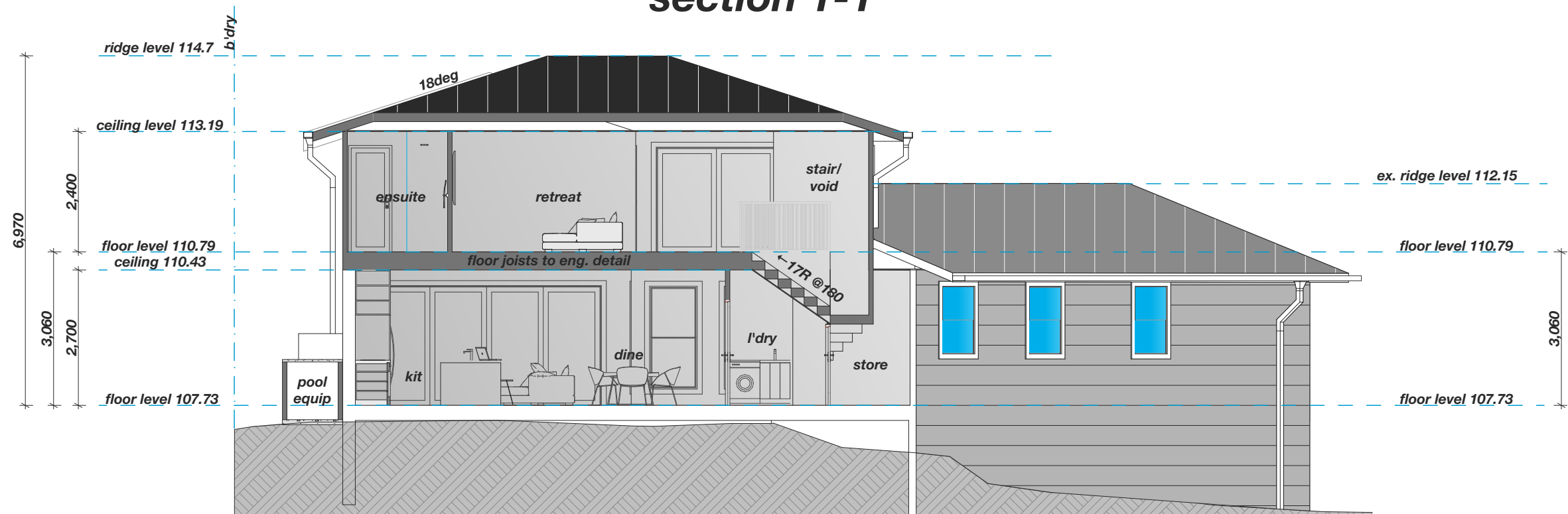
Lot 3, DP 370267

for Guy and Sally Freebody

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section 1-1



section 2-2

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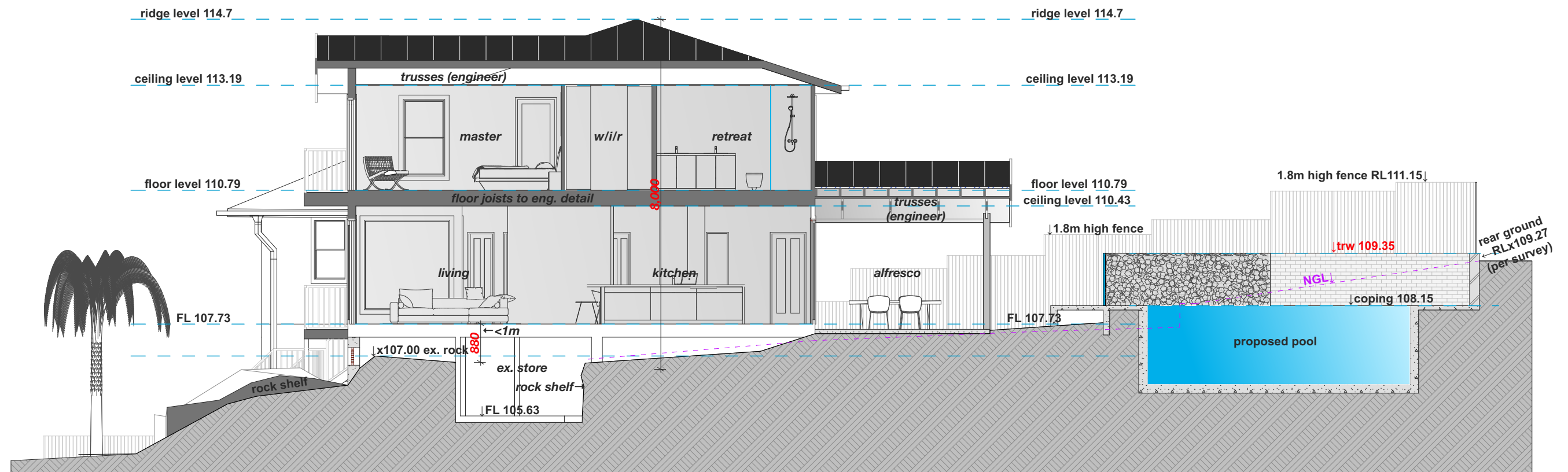
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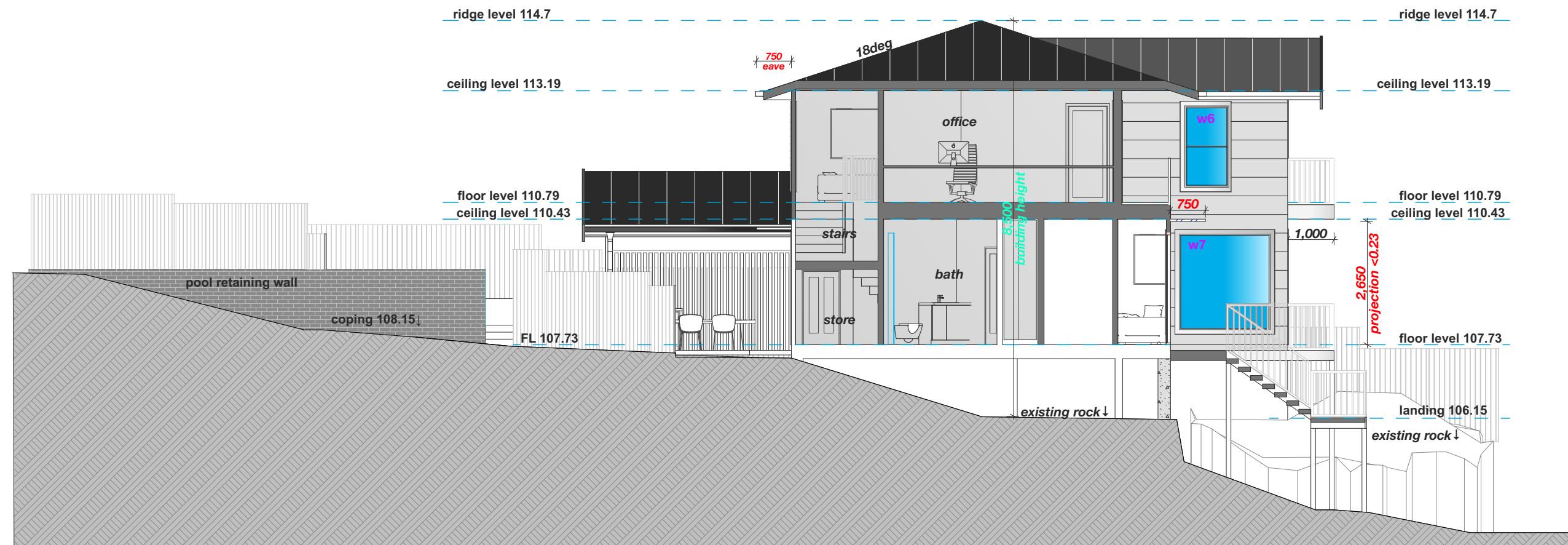
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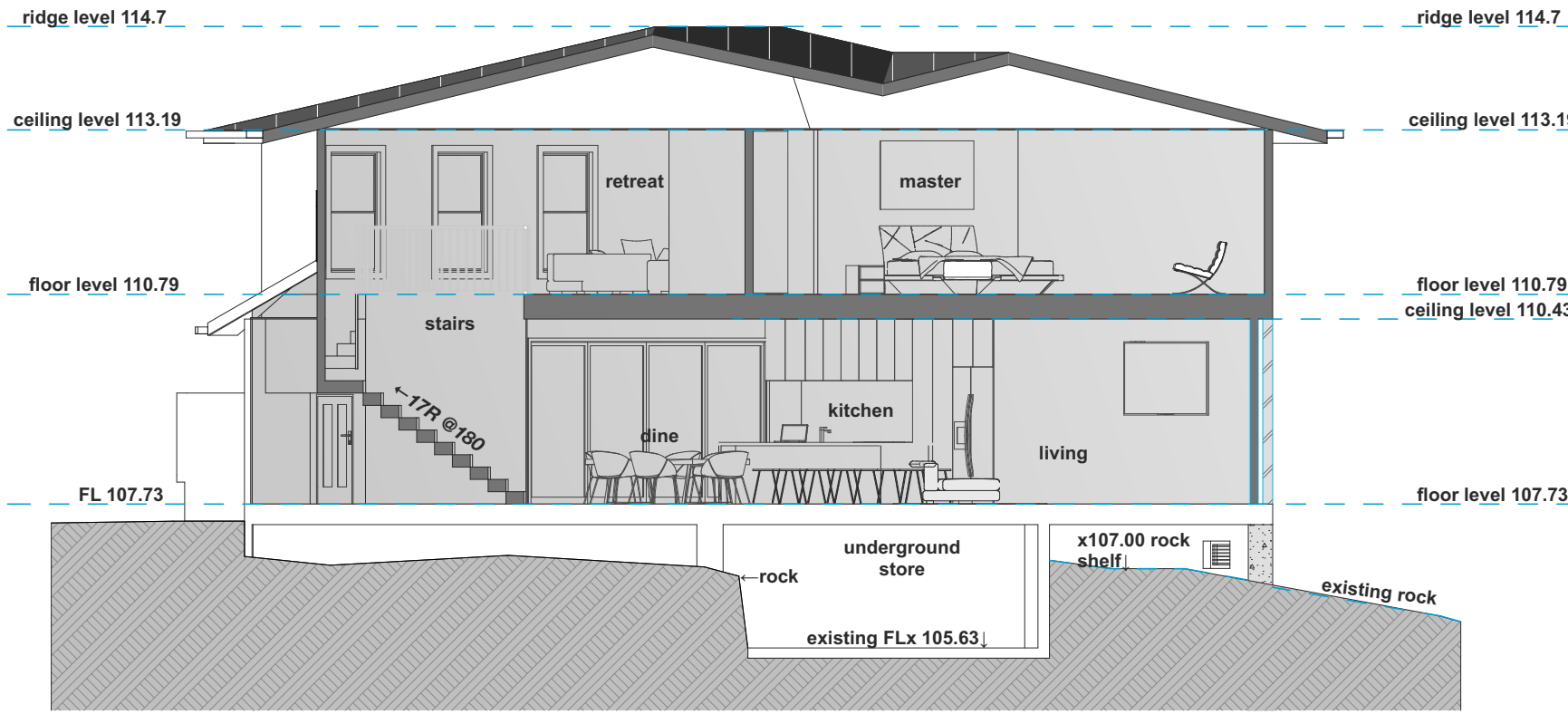
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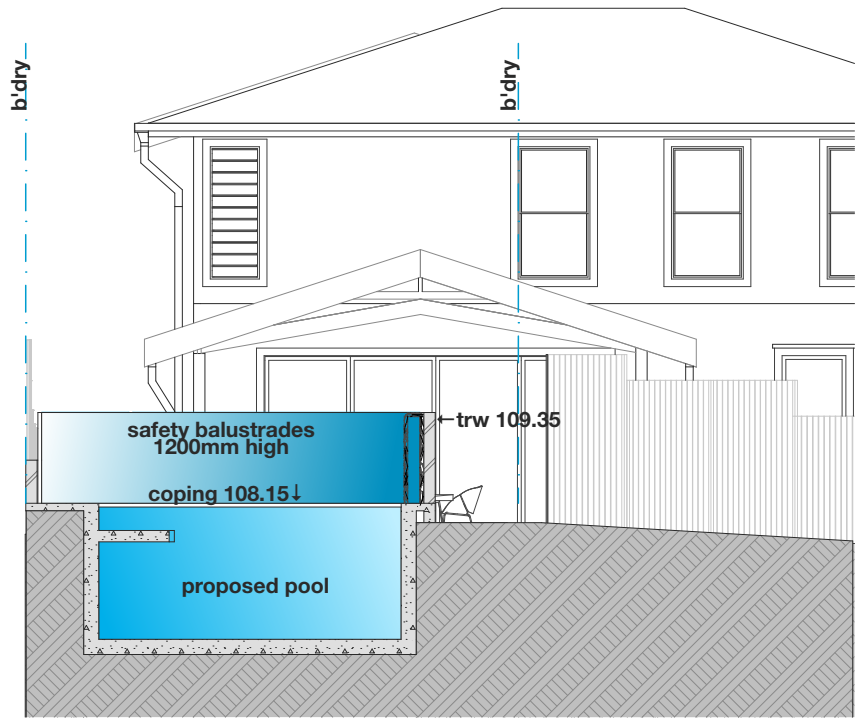
section 4-4

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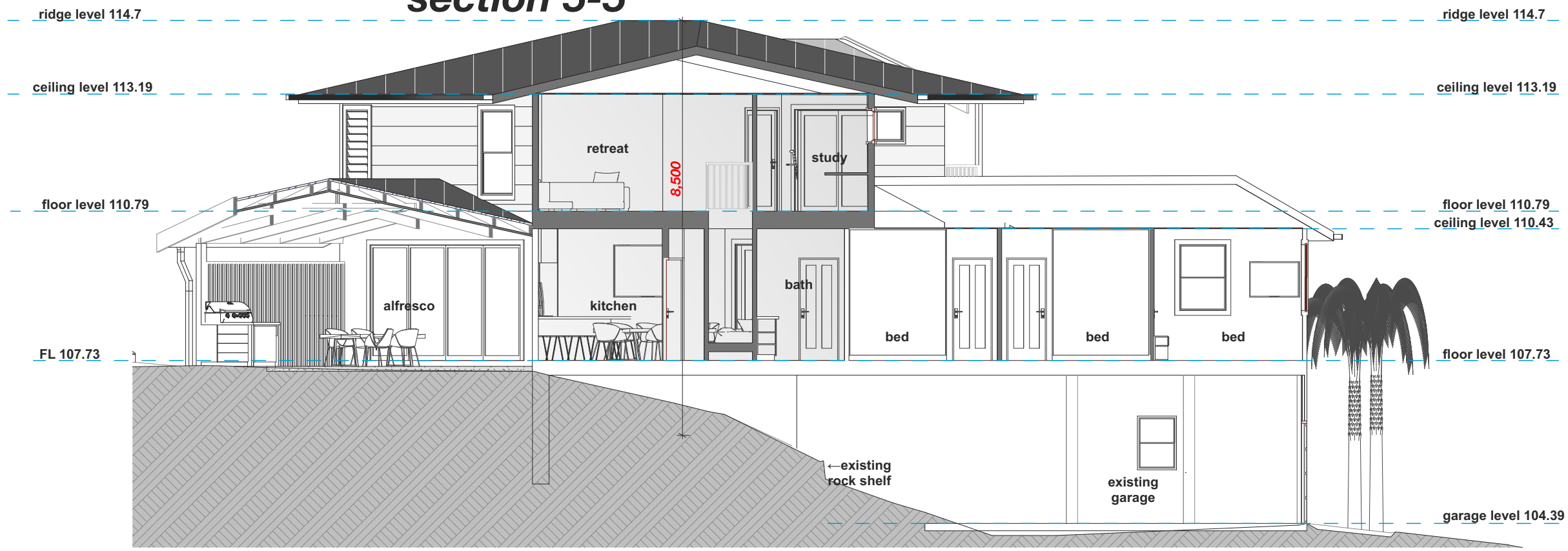
Date	16/12/20
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Drawing No.	
#250-	11



section 5-5



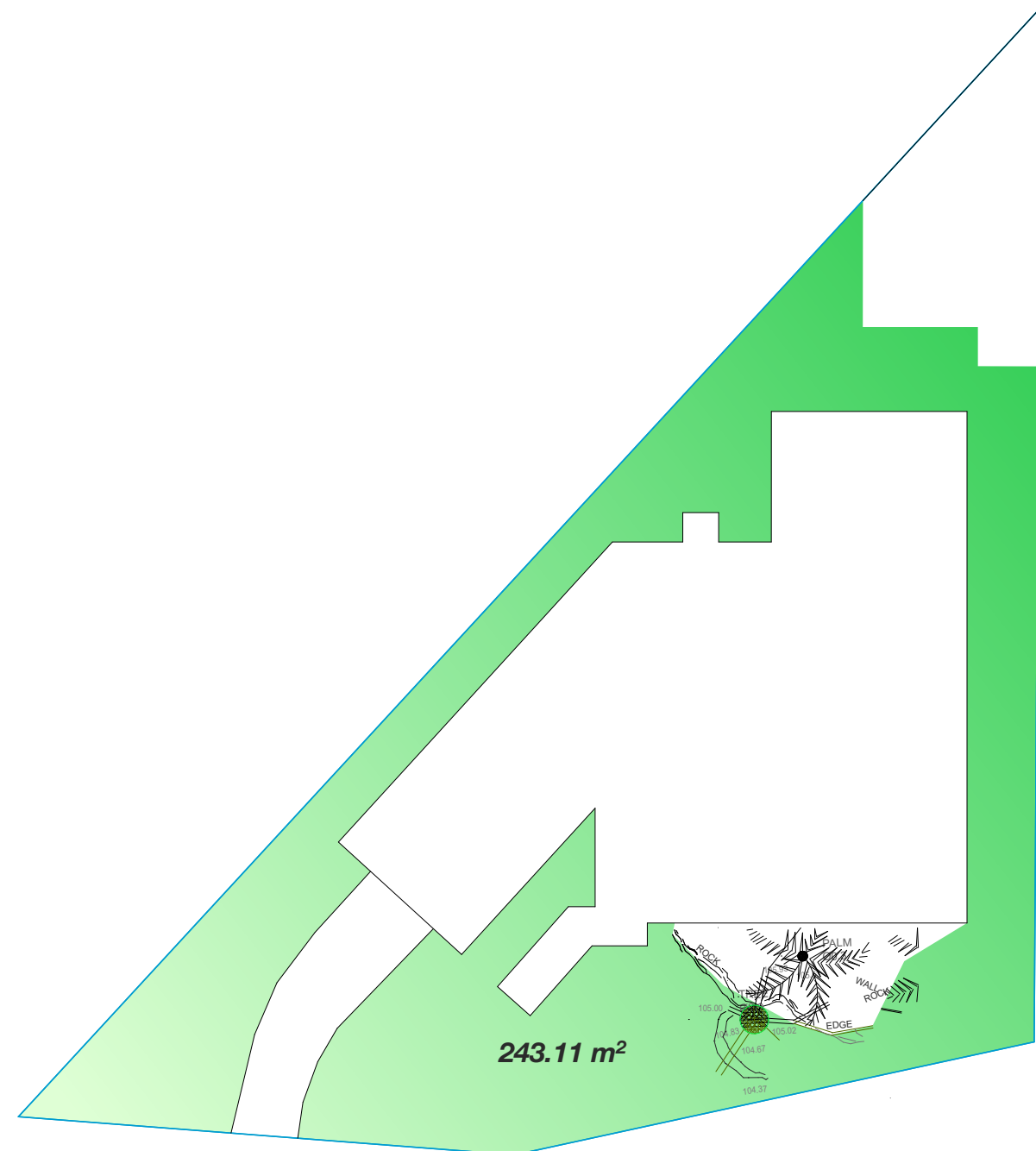
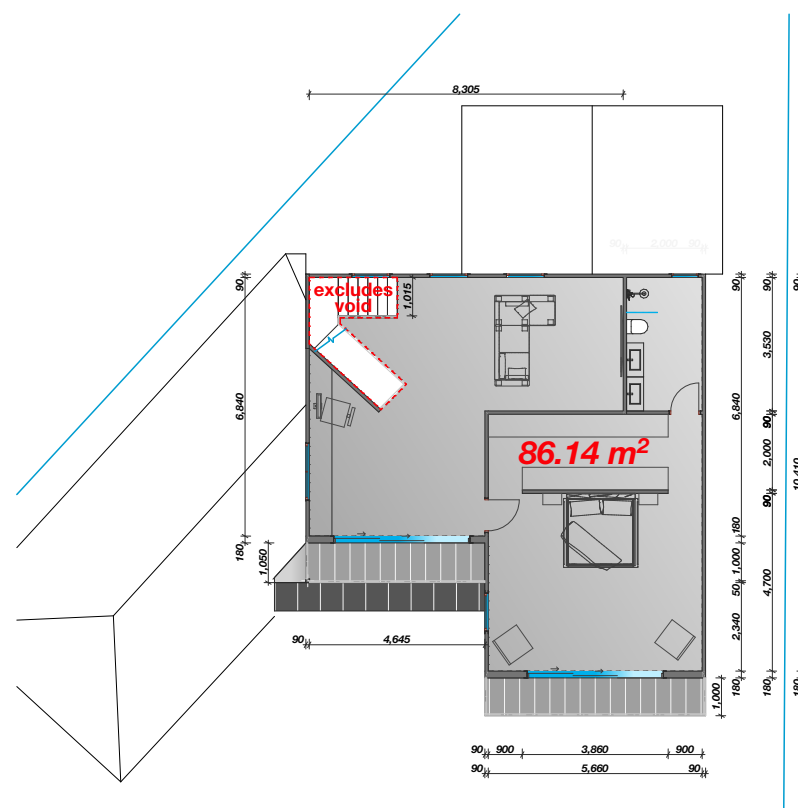
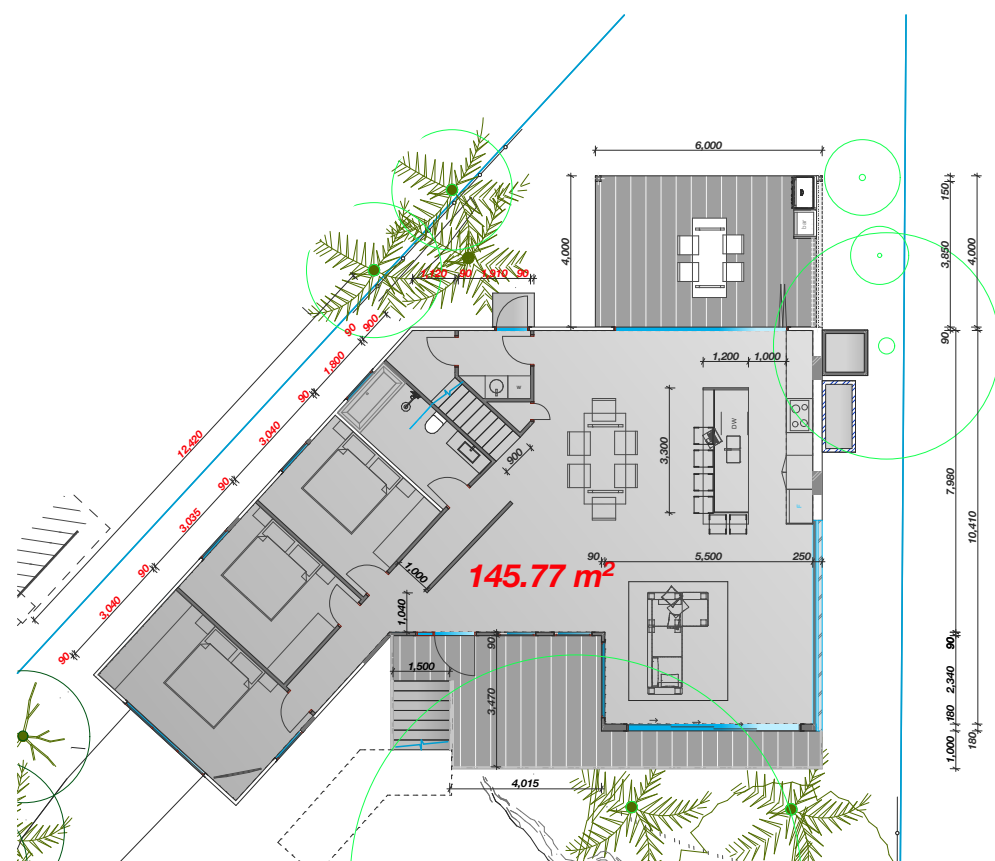
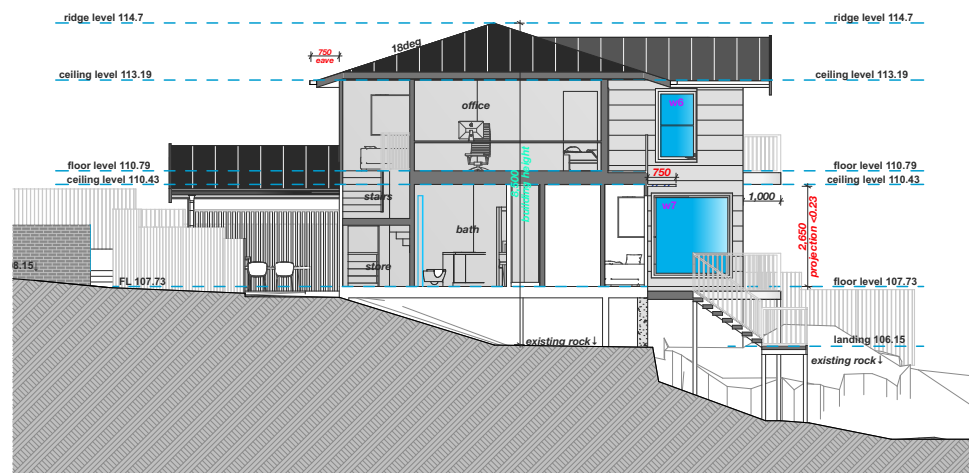
section 6-6



section 7-7

by	date	revision

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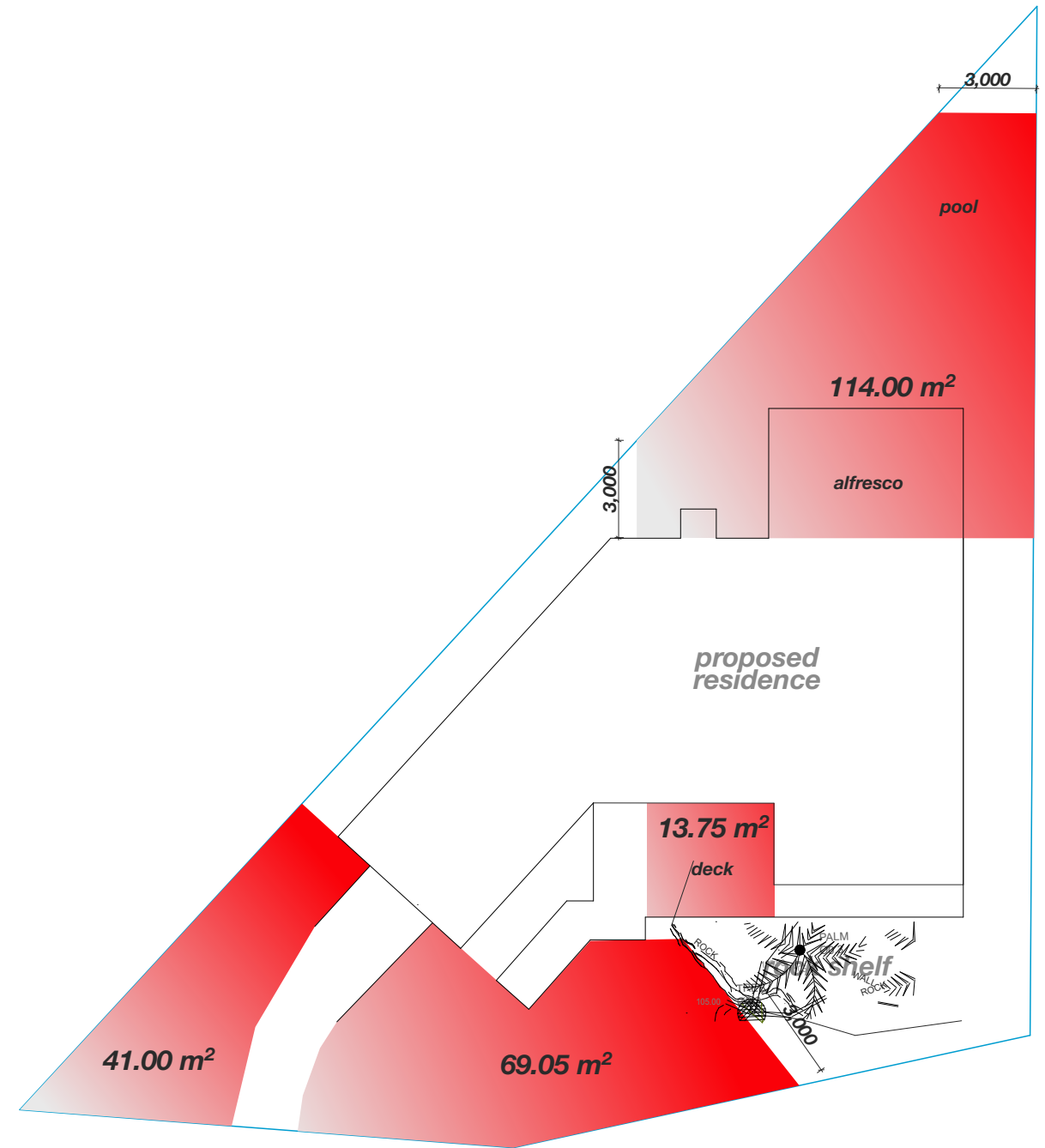
Calculations Table

Site Area: 529.5sqm

Proposed Calculations		Required Control (min/max)		Proposed		Compliance	
Floor Area	Max.	238.2sqm		231.91sqm		Yes	✓
FSR	Max.	0.45:1		0.44:1		Yes	✓
Landscaped Area	Min.	185.3sqm	(35%)	243.11sqm	(45.9%)	Yes	✓
Open Space (existing)	Min.	291.2sqm	3m dim	140.82sqm	(26.5%)	NO	✗
Open Space (proposed)	Min.	291.2sqm	3m dim	237.8sqm	(44.9%)	NO	✗
Building Height	Max.	8.5m		8.5m		Yes	✓
(improved)							



open space (existing)



open space (proposed)

Calculations Table

Site Area: 529.5sqm							
Proposed Calculations		Required Control (min/max)		Proposed		Compliance	
Floor Area		Max.	238.2sqm		231.91sqm	Yes	✓
FSR		Max.	0.45:1		0.44:1	Yes	✓
Landscaped Area		Min.	185.3sqm (35%)		243.11sqm (45.9%)	Yes	✓
Open Space (existing)		Min.	291.2sqm 3m dim		140.82sqm (26.5%)	NO	✗
Open Space (proposed)		Min.	291.2sqm 3m dim		237.8sqm (44.9%)	NO	✗
Building Height		Max.	8.5m		8.5m	Yes	✓
							(improved)

calculation plan



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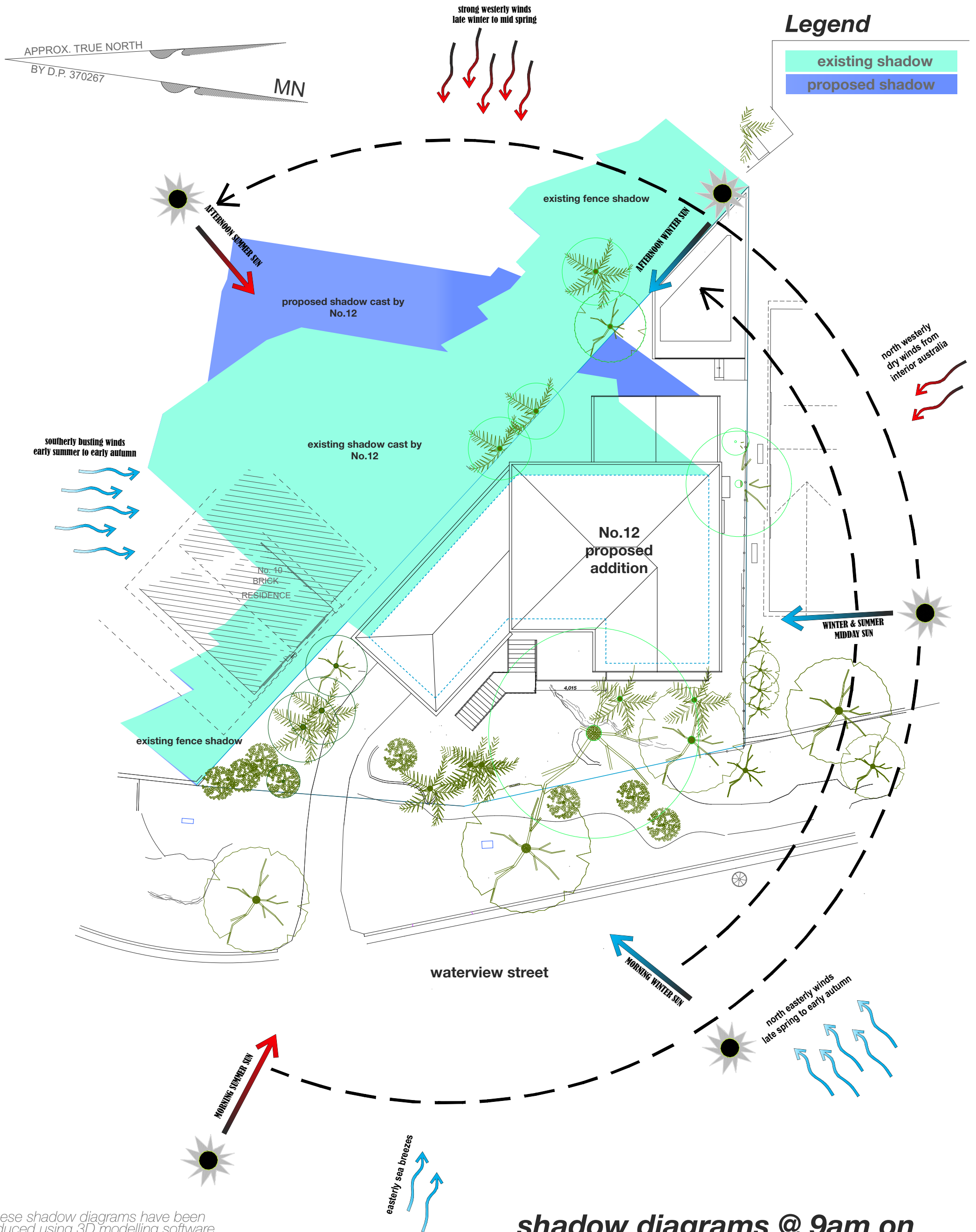
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Scale	1:200 @ A3
Drawing No.	
#250-	14



These shadow diagrams have been produced using 3D modelling software (for structure and terrain) and are considered a true representation of shadows cast on the 21st of June.

shadow diagrams @ 9am on June 21 (winter solstice)



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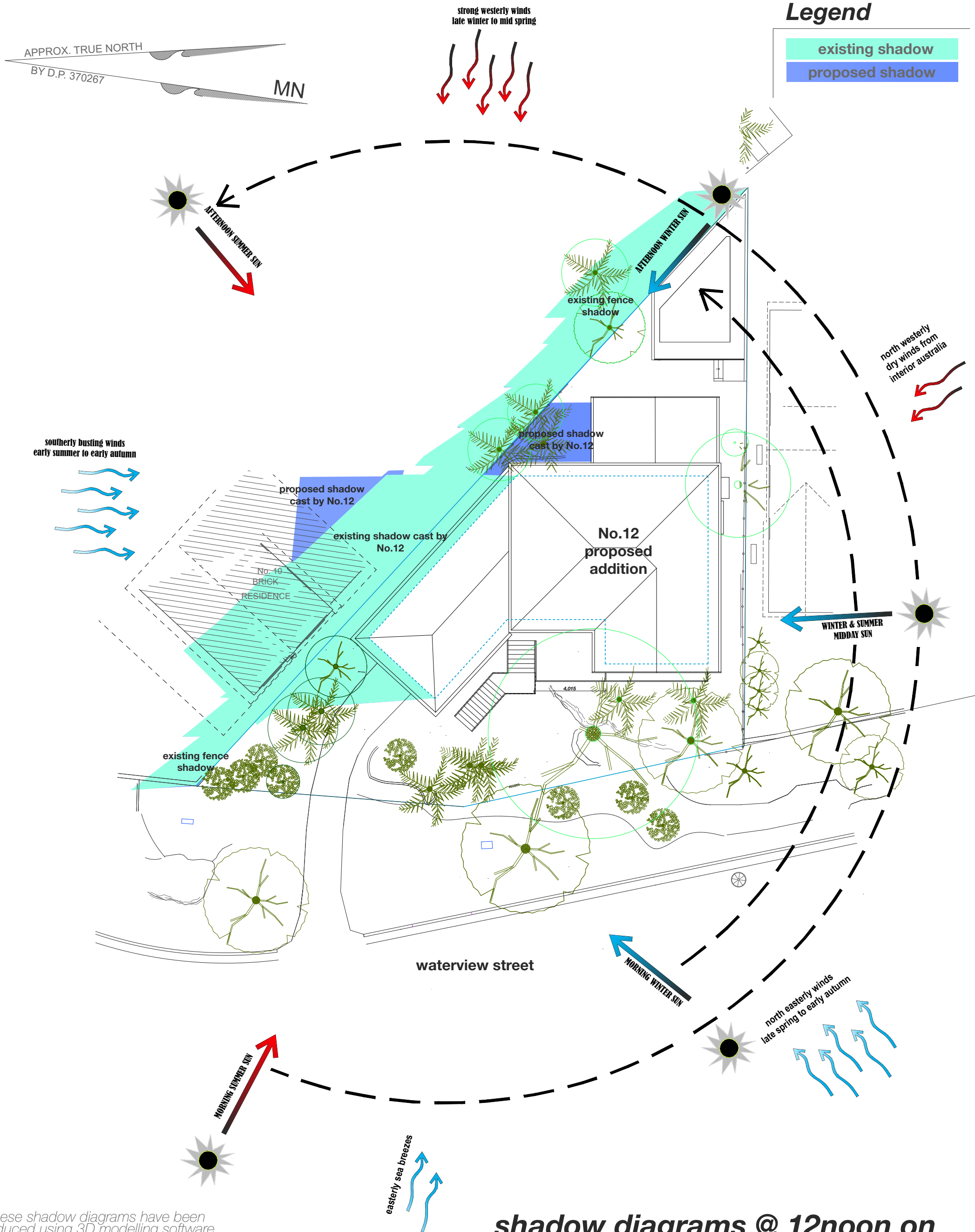
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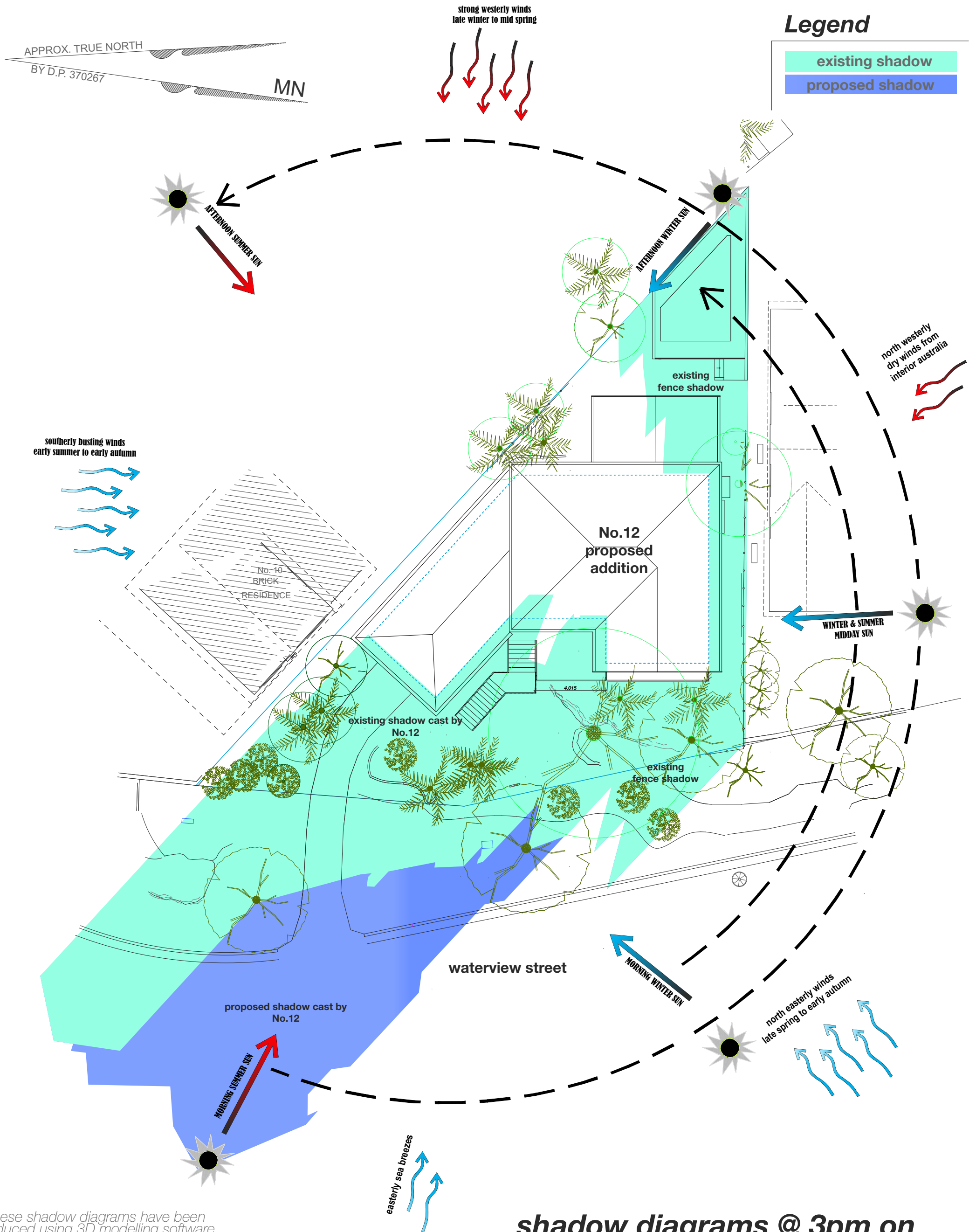


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shadow diagrams @ 12noon on June 21 (winter solstice)

by	date	revision

Date	16/12/20
Drawn	DS
Checked	
Scale	1:200 @ A3
Drawing No.	
#250-	16



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shadow diagrams @ 3pm on June 21 (winter solstice)



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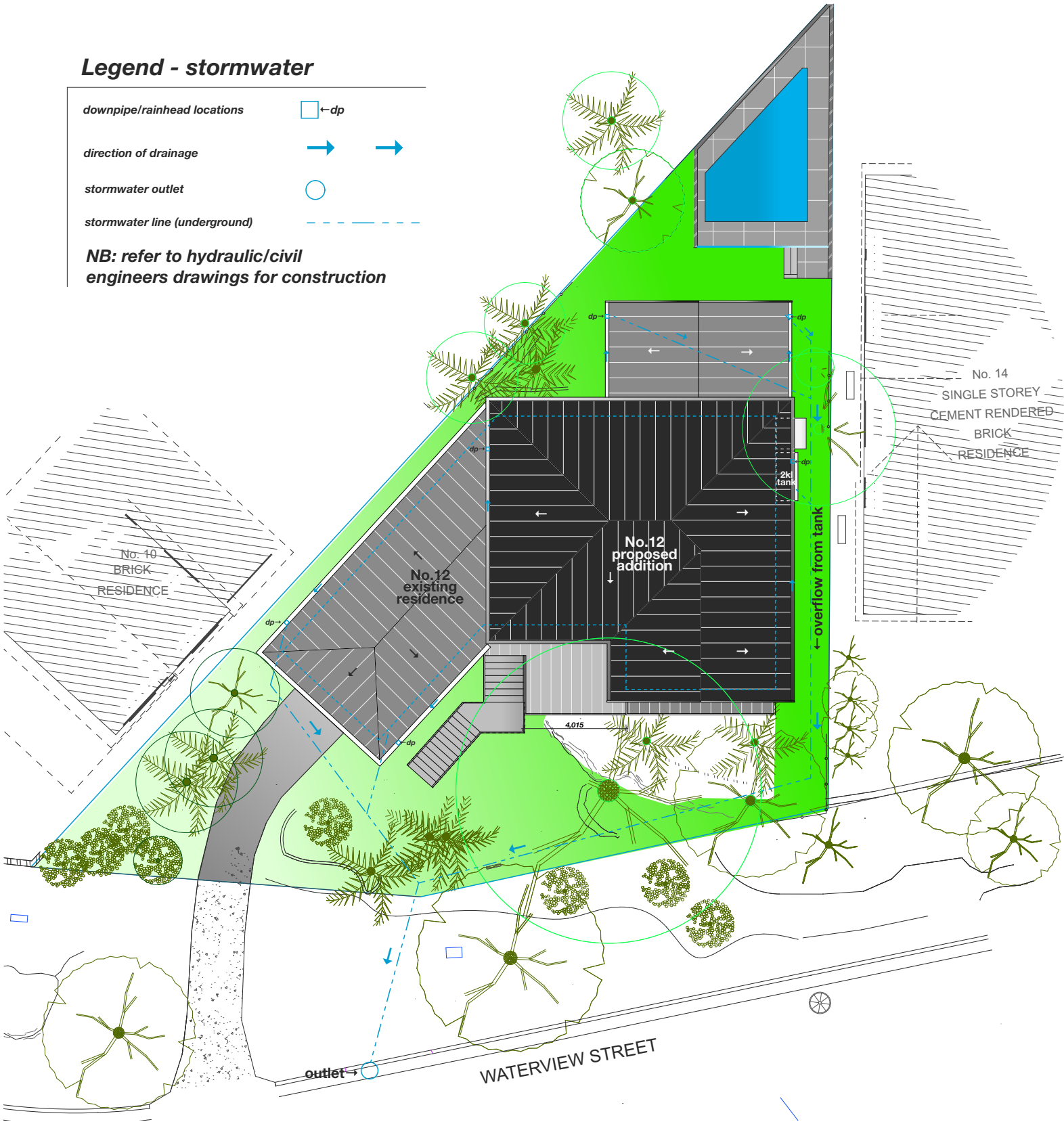
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#250-	17

Legend - stormwater

- downpipe/rainhead locations
- direction of drainage
- stormwater outlet
- stormwater line (underground)

NB: refer to hydraulic/civil engineers drawings for construction



stormwater concept plan

Legend - erosion control

- sand bag silt traps/sediment fence to provide sediment control for storm water run-off
- 2.1m high cyclone fencing gate with nylon mesh along boundaries during construction : builder's and certifier signage to be displayed
- protection mat for heavy machinery leaving the site : as required
- on site material store
- on site waste bins
- on site recycling/garden



sediment and erosion control and waste management plan

by	date	revision

Date	16/12/20
Drawn	DS
Checked	
Scale	1:200 @ A3
Drawing No.	
#250-	18

Alterations and Additions

Certificate number: A398712

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Tuesday, 01, December 2020

To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Guy and Sal Freebody
Street address	12 Waterview Street Seaforth 2092
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 37067
Lot number	3
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Precision Planning
ABN (if applicable): 600725219

BASIX Certificate number: A398712

page 2 / 7

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1006 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 72.98 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.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 36 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

BASIX Certificate number: A398712

page 3 / 7

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
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.		✓	✓

BASIX Certificate number: A398712

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Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.			
<div><div>✓</div><div>✓</div><div>✓</div></div>			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil		
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
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 no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
d1	E	15.12	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)
d2	E	3.84	0	0	projection/height above sill ratio >=0.23	timber or uPVC, single toned, (or U-value: 5.67, SHGC: 0.49)

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Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
d3	E	11.04	0	0	projection/height above sill ratio >=0.36	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
w1	E	4.2	0	0	projection/height above sill ratio >=0.23	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
w2	W	1.26	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
w3	W	5.4	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
d4	W	11.04	0	0	projection/height above sill ratio >=0.43	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)		
d5	W	2.16	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
w4	SW	4.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
w5	S	1.05	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
w6	S	1.8	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
w7	S	4.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
w8	SE	3.92	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
w9	NE	1.4	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

BASIX Certification

by	date	revision

DA Issue

Alterations and Additions
12 Waterview Street,
Seaforth NSW 2092
Lot 3, DP 37067
for Guy and Sally Freebody



www.precisionplanning.com.au

Date	16/12/20
Drawn	DS
Checked	
Scale	
Drawing No.	
#250-	19

PO Box 6135 North Ryde 2113
M: 0416 110 281
E: info@precisionplanning.com.au
W: www.precisionplanning.com.au
ACN: 600 725 219



Property: 12 Waterview St Seaforth
Drawing Reference: #250 – Architectural Drawing Set
Dated/Revision: 1/12/20
Development Description: DA for Dwelling Alterations and Additions (2 Storey)

ITEM	MATERIAL PREFERENCES	COLOUR PREFERENCES
External Walls		
Existing Brick	Paint Existing	Dulux Natural White
Standard Cladding	‘Scyon’ Weatherboard Linea 180mm	Dulux Natural White
Door and Window Framing		
	Aluminium Frame/90mm Architrave	Natural White
Awning Box / Heka Hood		
	Aluminium	Natural White
Roof		
	Colorbond Custom-Orb Sheeting	Shale Grey/Windspray
Downpipes		
	Colorbond Metal	Natural White
Guttering and Fascia		
	Colorbond Metal	Shale Grey/ Windspray
Balustrades		
	Pool Fence	Frameless Glass
	Safety Balustrades/Timber	Dulux Natural White

Material and Colour Links/Specs Guide:

Colorbond Technical Specifications: <https://professionals.lysaght.com/resources/manuals>
James Hardie Scyon Axon Specifications: <http://www.jameshardie.com.au/products/external-cladding/scyon-axon-cladding/>
Colorbond Colours and Products: <http://colorbond.com/colour>
Dulux Colour Wall: <https://www.dulux.com.au/colour/all-colours>
Please contact supplier or manufacturer directly for confirmation on all specifications.

