

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2022/1721

BASIX COMMITMENTS

FIXTURES AND SYSTEMS

Hotwater -
Gas instantaneous

Lighting-
40% of all new or altered lighting to be LED, fluorescent, or compact fluorescent lamps

Fixtures -
Showerheads - <9Ltrs/min, 3 star
Toilets - <4Ltrs/flush, 3 star
Taps - <9Ltrs/min, 3 star

CONSTRUCTION

Floor -
Suspended floor with enclosed subfloor - R0.6 or R1.3 including construction

Walls-
Brick Veneer, R1.16 or R1.7 including construction
Framed weatherboards, R1.30 or R1.7 including construction

Roof -
Dark colour - Solar absorptance >0.7
55mm foil backed blanket
R2.0 minimum

SKYLIGHTS

Timber framed

S01 - U2.5, SHGC 0.456
S02 - U2.5, SHGC 0.456

GLAZING

Timber framed windows and doors

W01 - 600mm eave, U 5.67 SHGC 0.49 - Toned glass
W02,W03 - 900mm eave, U 5.71 SHGC 0.66 - Clear glass
W04 - 0mm eave, U 5.71 SHGC 0.66 - Clear glass
W05,W06 - 900mm eave, U 5.71 SHGC 0.66 - Clear glass
W07 - 600mm eave, U 3.99 SHGC 0.4 - Low E glass
W08-W12 - 600mm eave, U 5.67 SHGC 0.49 - Toned glass
W13 - 900mm eave, U 5.67 SHGC 0.49 - Toned glass
W14,W16,W17 - 600mm eave, U 5.67 SHGC 0.49 - Toned glass
W15,W18 - 600mm eave, U 5.71 SHGC 0.66 - Clear glass
W19,W20 - 450mm eave, U 5.71 SHGC 0.66 - Clear glass



The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
Sarina Ramjahn + Steve Porter
Project Name
Clontarf St Home
82 Clontarf Street Seaforth
2092

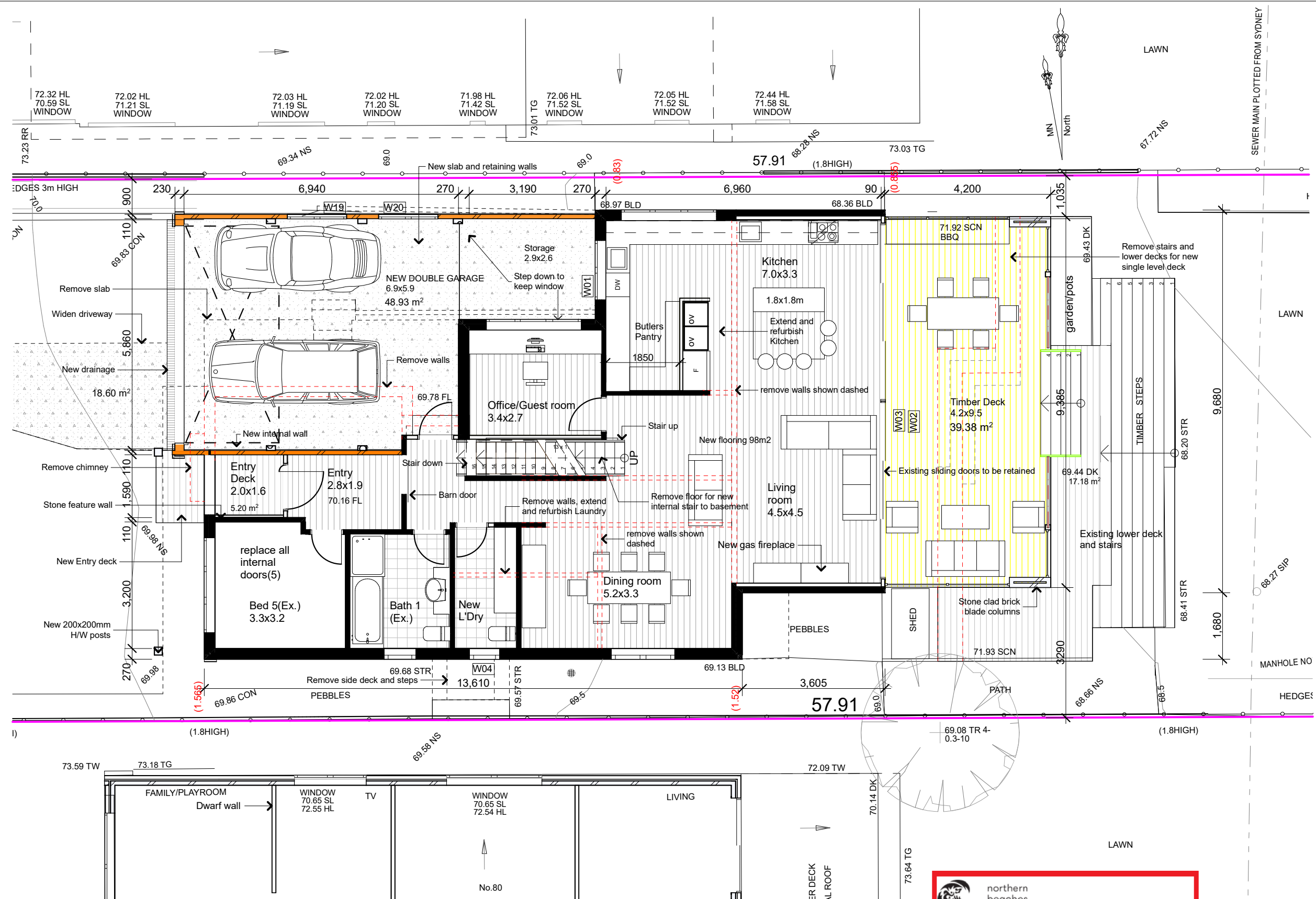
Drawing Title:
Plans Ground - Site and Roof Plan
Site and Roof Plan, Streetfront View

Scale: as noted Date: 19.09.22

Status: DA Checked By: SH

Project No:
10-2021
Drawing No.:
DA00

Plot Date: 28/09/2022



Ground Floor Plan

1:100

3

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B - DA Additional information 13.01.23
A - DA Submission 18.10.22

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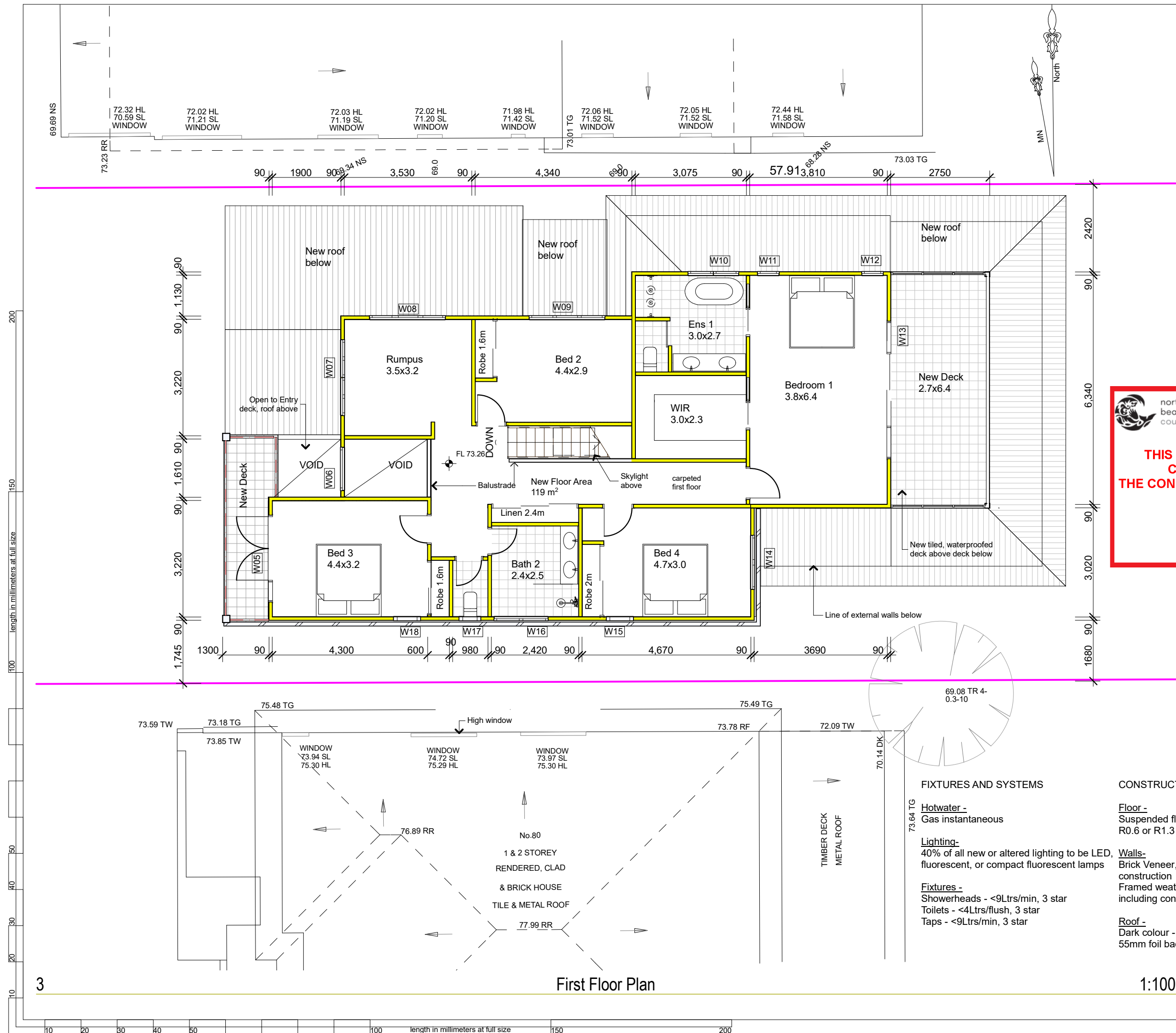
Drawing Title:
Plans Ground - Ground Floor Plan

Scale: as noted Date: 13.01.23

Status: DA Checked By: SH

Project No:
10-2021 Drawing No.: B
DA01

Plot Date: 16/01/2023



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Project Name
Clontarf St Home
82 Clontarf Street Seaforth
2092

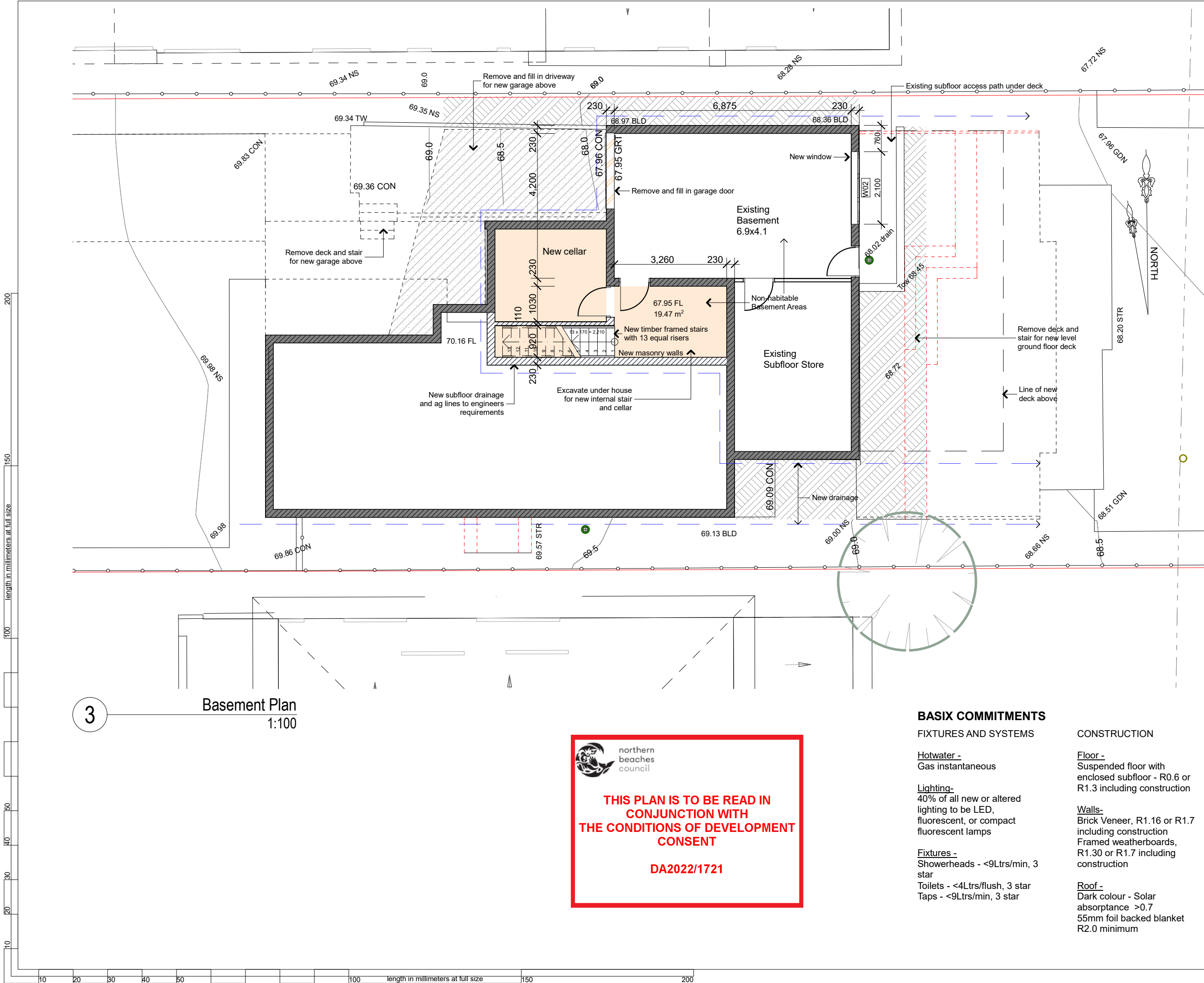
Drawing Title:
Plans Ground - First Floor Plan
First Floor Plan

Scale: as noted	Date: 19.09.2019
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Status: DA	Checked By: SH
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Project No:	Drawing No.:
10-2021	DA02

Plot Date: 19/09



BASIX COMMITMENTS

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Project Name
Clontarf St Home
82 Clontarf Street Seaforth
2092

Drawing Title:
Plans Ground - Lower Ground floor
Basement Plan

Scale: as noted Date: 19.09.22

Status: DA Checked By: SH

Project No:
10-2021 Drawing No.:
DA03

Plot Date: 8/10/2022



Plot Date:	19/09/2022
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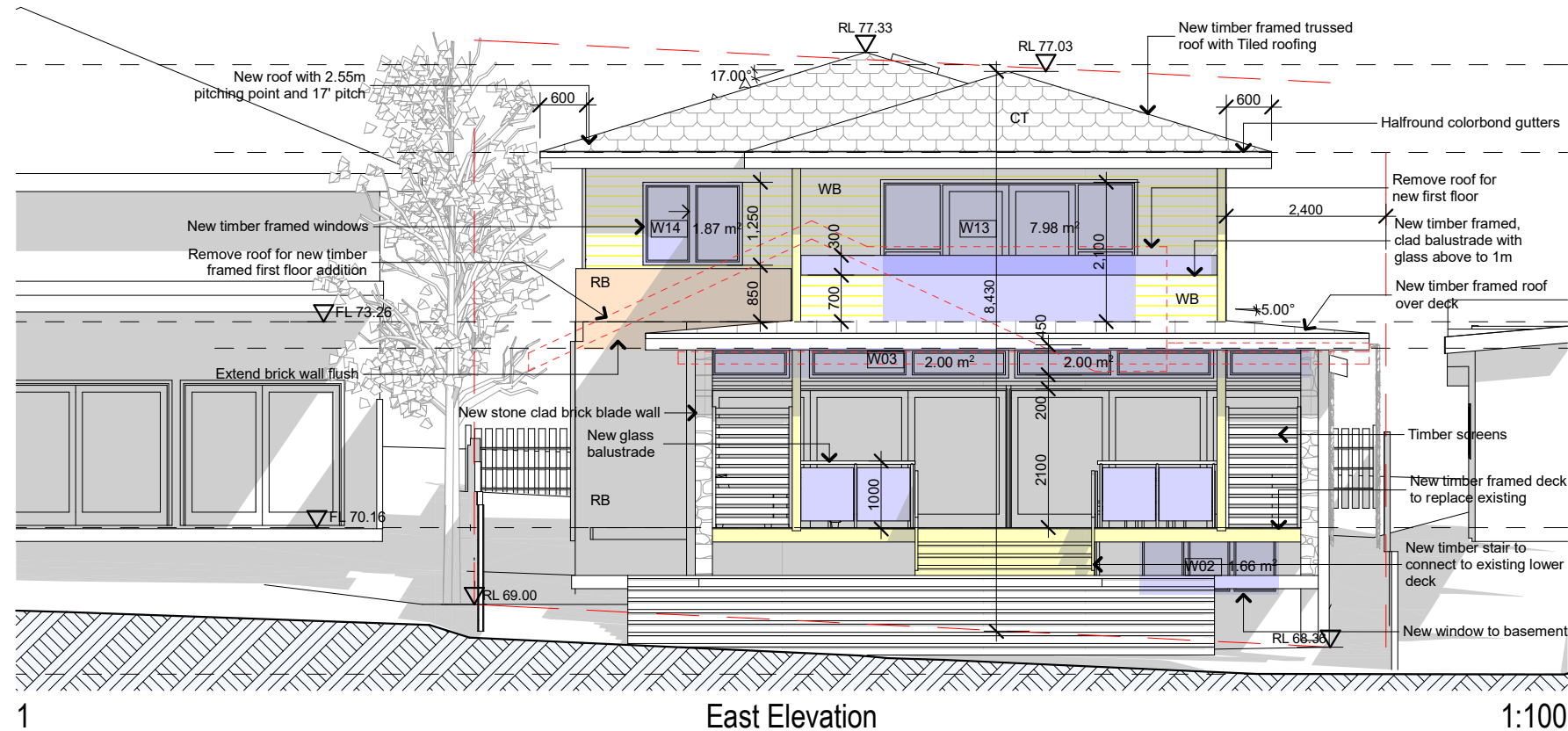
West (Street) Elevation

1:100

North Elevation

1:100

Plot Date: 29/09/20



BASIX COMMITMENTS

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GLAZING

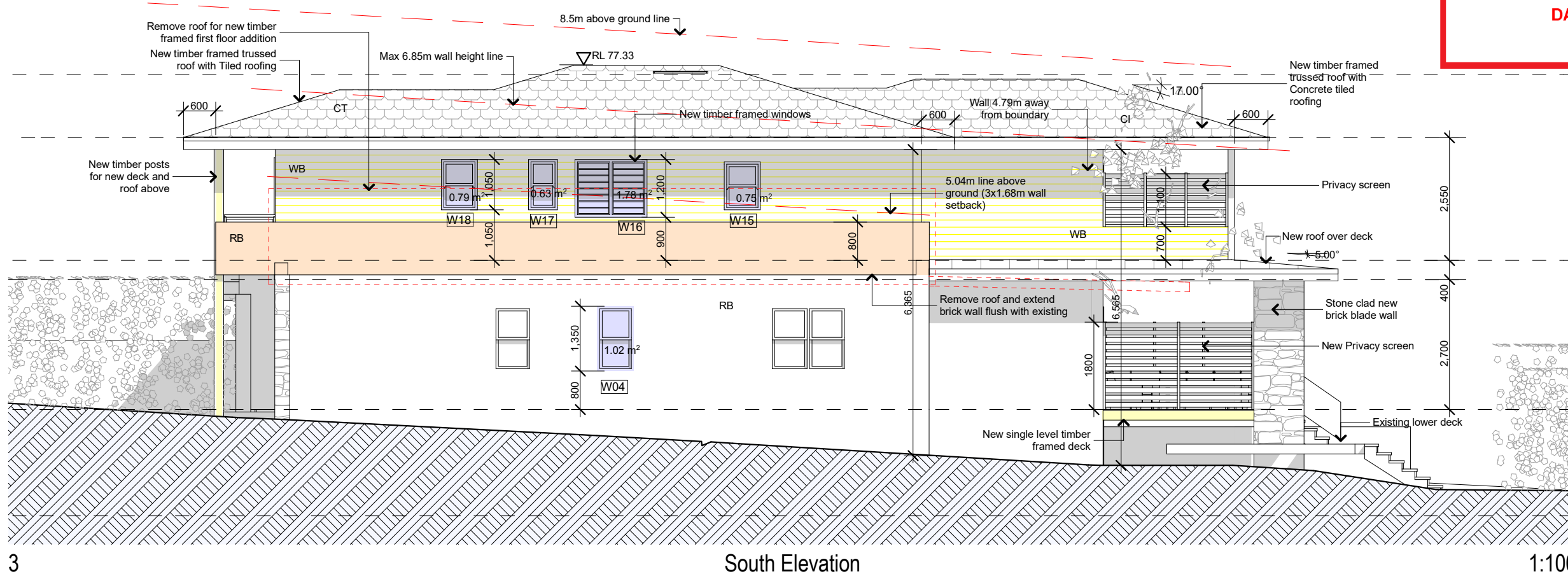
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82 Clontarf Street Seaforth
2092





Drawing Title:
Elevations - Elevations
South Elevation, East Elevation






Scale: as noted Date: 19.09.22

Status: DA Checked By: SH


Project No:
10-2021
Drawing No.:
DA06

Plot Date: 19/09/2022

Item	Description	Finish	Colour	Image
Rendered and FC sheet walls,	Exterior walls	Semi Gloss External , Fine render	Dulux Tranquil retreat	
Lightweight walls	Weathertex Primelok Shadowood Smooth	Semi gloss external	Dulux Snowy Mountain	
Timber Decking	Hardwood decking	Natural, 130mm boards TBC	Varies, brown/grey	
Tiled Decking	Travertine	Honed	Varies, grey/cream	
Doors and Windows	Timber framed	Gloss enamel exterior	White	

Item	Description	Finish	Colour	Image
Roofing	Slate look roof Tiles	Matt Concrete	Slate grey	
Downpipes	PVC	Painted in	Wall colour	
Gutters	Half round colorbond gutters	Matt colorbond	Monument	
Timber features	Timber posts, screens, garage door	Timber Oiled, Al-timber look	Spotted gum or similar	
Feature Stone	Sandstone cladding by Ecostone to selected walls	Natural	Calcario	





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