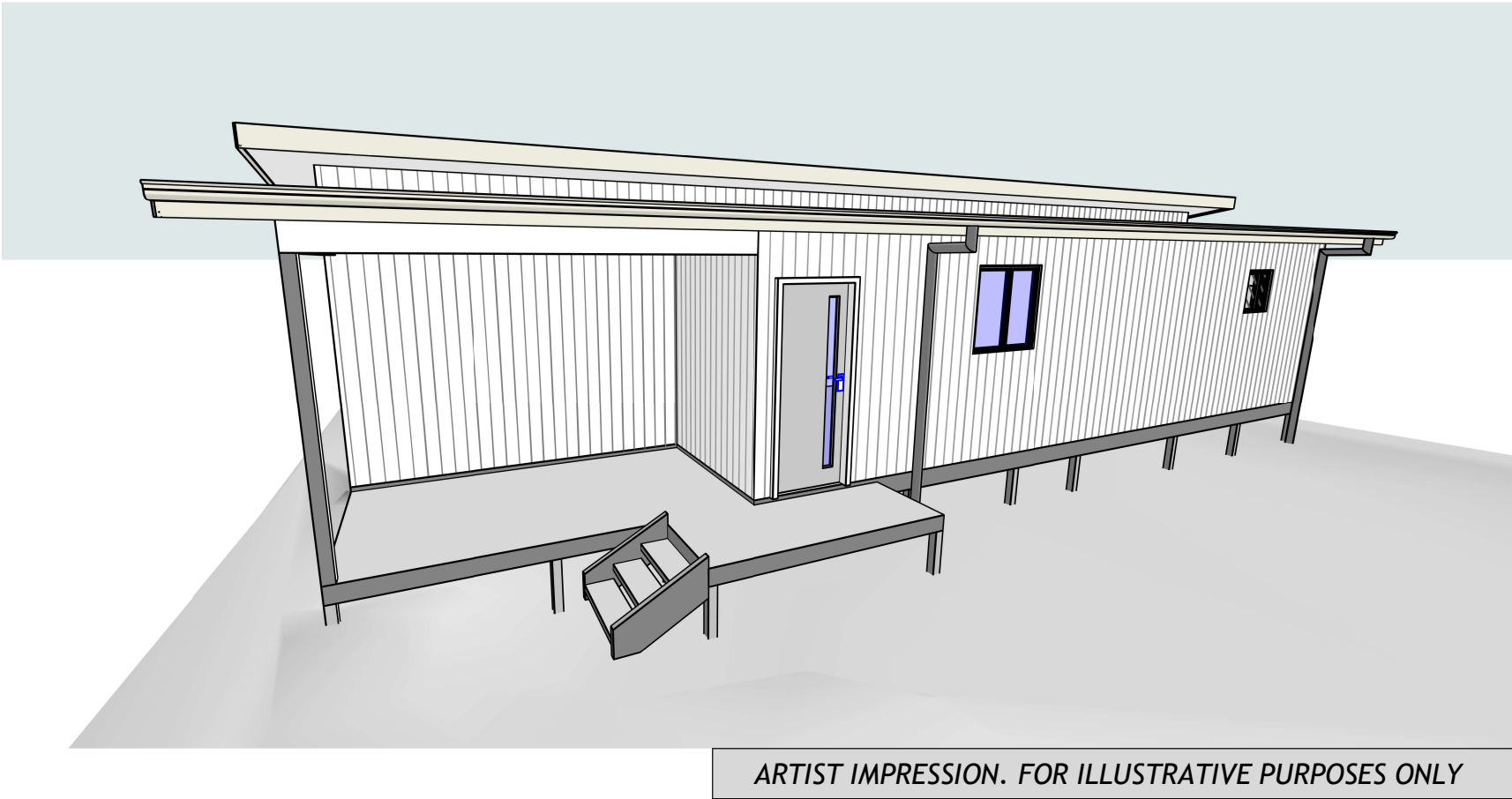


# SECONDARY DWELLING UNDER THE HOUSING SEPP 2021

HELEN FRKETIC  
1 MAGNOLIA LANE,  
SEAFORTH NSW 2092  
Lot No.45  
DP No.1066986

## SHEET INDEX - DA

NO.	SHEET	AMENDMENT	DATE	ISSUE	DRAWN	CHECKED
DA 01	COVER SHEET	DA ISSUE (UNDER HOUSING SEPP 2021)	06/12/2023	F	PF	QK
DA 02	COMMITMENTS & SCHEDULES	DA ISSUE (UNDER HOUSING SEPP 2021)	06/12/2023	F	PF	QK
DA 03	DEMOLITION PLAN	DA ISSUE (UNDER HOUSING SEPP 2021)	06/12/2023	F	PF	QK
DA 04	SITE PLAN	DA ISSUE (UNDER HOUSING SEPP 2021)	06/12/2023	F	PF	QK
DA 05	FLOOR PLAN	DA ISSUE (UNDER HOUSING SEPP 2021)	06/12/2023	F	PF	QK
DA 06	ROOF PLAN	DA ISSUE (UNDER HOUSING SEPP 2021)	06/12/2023	F	PF	QK
DA 07	ELEVATIONS & SECTION	DA ISSUE (UNDER HOUSING SEPP 2021)	06/12/2023	F	PF	QK
DA 08	LANDSCAPE PLAN	DA ISSUE (UNDER HOUSING SEPP 2021)	06/12/2023	F	PF	QK
DA 09	SHADOW DIAGRAMS	DA ISSUE (UNDER HOUSING SEPP 2021)	06/12/2023	F	PF	QK



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ISSUE	DATE	AMENDMENT	DRAWN

PROJECT: SECONDARY DWELLING UNDER THE HOUSING SEPP 2021			
CLIENT: HELEN FRKETIC			
ADDRESS: 1 MAGNOLIA LANE, SEAFORTH NSW 2092			
LOT NO.:	DP NO.:	COUNCIL:	
45	1066986	NORTHERN BEACHES	

SHEET TITLE: COVER SHEET			
SHEET No:		SCALE:	
DA 01 of 09		@ A3	
AMENDMENT:		DATE:	
DA ISSUE (UNDER HOUSING SEPP 2021)		06/12/2023	
CHECKED:		JOB NO.:	
QK		SYD10353	
		SHEET NO.:	
		SYD10353 DA 01	



BASIX COMMITMENTS:

WATER COMMITMENTS

**FIXTURES**  
INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (>7.5 BUT <=9L/ min.) IN ALL SHOWERS IN THE DEVELOPMENT.  
INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.  
INSTALL TAPS WITH A MINIMUM RATING OF 3 STAR IN THE KITCHEN IN THE DEVELOPMENT.  
INSTALL BASIN TAPS WITH A MINIMUM RATING OF 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

**ALTERNATIVE WATER**  
INSTALL RAINWATER TANK OF AT LEAST 3000L ON THE SITE.  
THE RAINWATER TANK IS TO COLLECT RAIN RUNOFF FROM AT LEAST 90.5m² OF THE ROOF AREA OF THE DEVELOPMENT.  
THE RAINWATER TANK MUST BE CONNECTED TO ALL TOILETS IN THE DEVELOPMENT, COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT AND AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

THERMAL COMFORT COMMITMENTS

**FLOOR, WALLS AND CEILING/ROOF**  
SARKING TO UNDERSIDE OF METAL ROOF  
LIGHT OR MEDIUM ROOF COLOUR  
UP TO AND EQUAL TO 0.70 SOLAR ABSORPTANCE R4 min. INSULATION TO ALL CEILINGS  
CLAD/FRAMED EXTERNAL WALLS TO INCLUDE R2.5 min. INSULATION  
SUSPENDED FLOOR ABOVE OPEN SUBFLOOR TO BE INSULATED (NO min. R-VALUE SPECIFIED)

**CEILING FANS**  
AT LEAST ONE IN EACH BEDROOM AND THE LIVING ROOM

**WINDOWS**  
SLIDING WINDOWS STEGBAR  
U-VALUE:<=6.5, SHGC: 0.60-0.74  
DOUBLE HUNG WINDOWS STEGBAR  
U-VALUE:<=6.5, SHGC: 0.60-0.74

**DOORS**  
HINGED DOOR WITH GLASS INSERT  
U-VALUE:<=7.5, SHGC: 0.74-0.90

SLIDING DOOR STEGBAR  
U-VALUE:<=6.5, SHGC: 0.74-0.90

ENERGY COMMITMENTS

**HOT WATER**  
INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING:  
GAS INSTANTANEOUS WITH A PERFORMANCE OF 6 STARS.

**COOLING SYSTEM**  
INSTALL THE FOLLOWING COOLING SYSTEM IN THE LIVING AREA:  
1-PHASE AIR CONDITIONING; ENERGY RATING: 5 STAR (AVERGAE ZONE)

**HEATING SYSTEM**  
INSTALL THE FOLLOWING HEATING SYSTEM IN THE LIVING AREA:  
1-PHASE AIR CONDITIONING; ENERGY RATING: 3.5 STAR (AVERAGE ZONE)

**LIGHTING**  
ALL DOWNLIGHTS TO BE SEALED LEDS

**VENTILATION**  
BATH AND KITCHEN EXHAUST TO BE AN INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF

LAUNDRY EXHAUST TO BE AN INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; OPERATION CONTROL: INTERLOCKED TO LIGHT

ALL EXHAUST FANS TO BE SEALED

**OTHER**  
INSTALL A GAS COOKTOP & ELECTRIC OVEN

SCHEDULES:

WINDOW SCHEDULE

ID	ROOM	HEIGHT (mm)	WIDTH (mm)	AREA (m²)	CODE	SUPPLIER	TYPE	FRAME TYPE	GLAZING	SCREENS	DOUBLE GLAZING	ORIENT.
1	LAUNDRY	600	610	0.37 m²	SW0606	STEGBAR	SLIDING	ALUMINIUM	OBSCURE	FIBREGLASS MESH	NO	EAST
2	KITCHEN	944	970	0.92 m²	SW0909	STEGBAR	SLIDING	ALUMINIUM	CLEAR	FIBREGLASS MESH	NO	EAST
3	BEDROOM 2	1540	970	1.49 m²	DH1509	STEGBAR	DOUBLE HUNG	ALUMINIUM	CLEAR	FIBREGLASS MESH	NO	SOUTH
4	BEDROOM 2	1540	970	1.49 m²	DH1509	STEGBAR	DOUBLE HUNG	ALUMINIUM	CLEAR	FIBREGLASS MESH	NO	WEST
5	BATH	600	610	0.37 m²	SW0606	STEGBAR	SLIDING	ALUMINIUM	OBSCURE	FIBREGLASS MESH	NO	WEST
6	BEDROOM 1	1200	1210	1.45 m²	SW1212	STEGBAR	SLIDING	ALUMINIUM	CLEAR	FIBREGLASS MESH	NO	NORTH

EXTERNAL DOOR SCHEDULE

ID	HEIGHT (mm)	WIDTH (mm)	AREA (m²)	CODE	SUPPLIER	DOOR TYPE	FRAME TYPE	GLAZING	SCREEN	DOUBLE GLAZING	ORIENT.
1	2040	820	1.67 m²	XN1	HUME	HINGED	TIMBER	CLEAR	NIL	NO	EAST
2	2100	1810	3.80 m²	SD2118	STEGBAR	SLIDING	ALUMINIUM	CLEAR	FIBREGLASS MESH	NO	WEST

INTERNAL DOOR SCHEDULE

ROOM	HEIGHT (mm)	WIDTH (mm)	AREA (m²)	CODE	SUPPLIER	DOOR TYPE	FRAME TYPE
BATH	2040	820	1.67 m²	PMDf	CORINTHIAN	CAVITY SLIDER	TIMBER
BEDROOM 1	2040	820	1.67 m²	PMDf	CORINTHIAN	HINGED	TIMBER
BEDROOM 2	2040	820	1.67 m²	PMDf	CORINTHIAN	HINGED	TIMBER
ENS	2040	820	1.67 m²	PMDf	CORINTHIAN	CAVITY SLIDER	TIMBER
LND	2040	520	1.06 m²	2 x PMDf	CORINTHIAN	2 x HINGED	TIMBER

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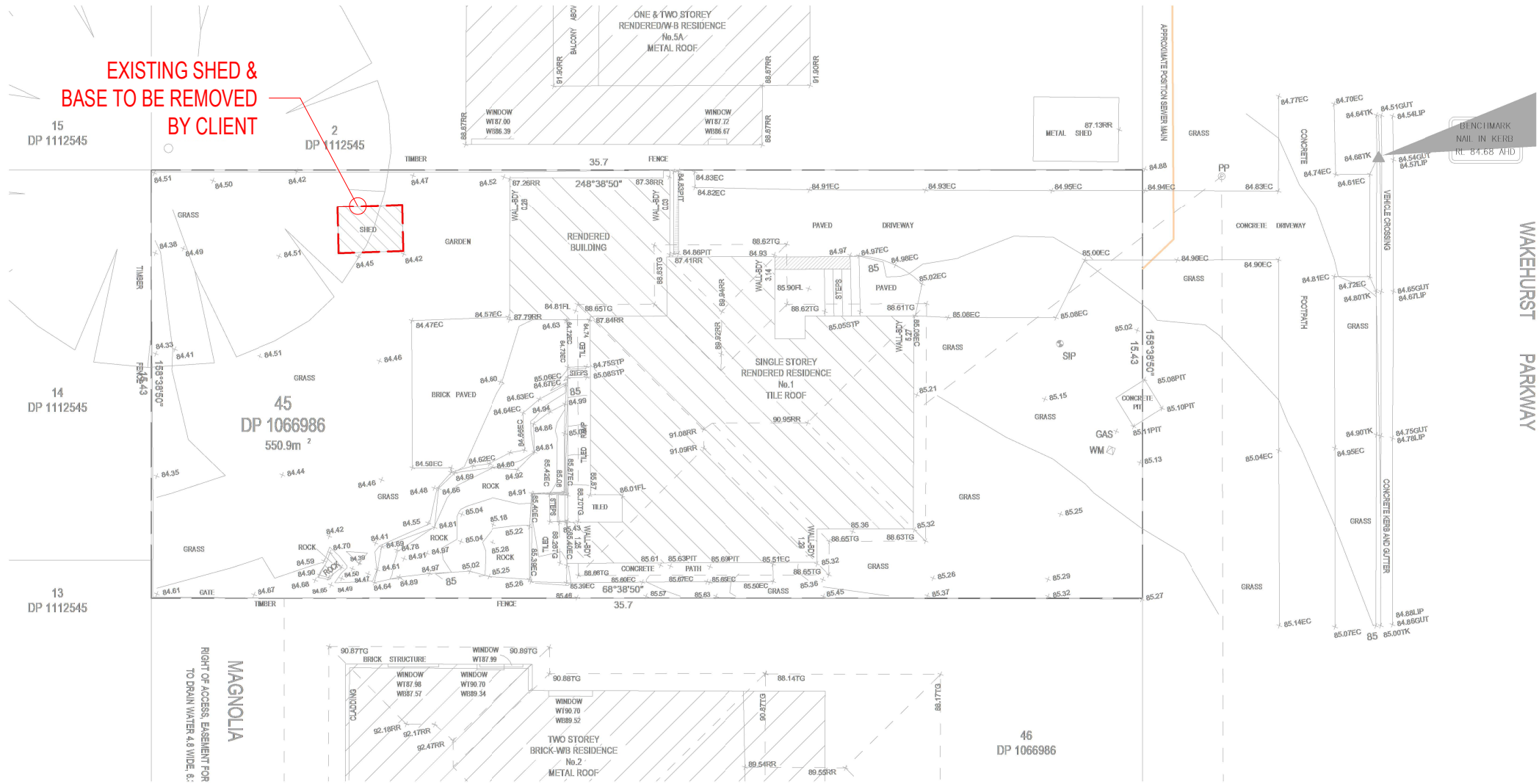
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PROJECT: SECONDARY DWELLING UNDER THE HOUSING SEPP 2021		
CLIENT: HELEN FRKETIC		
ADDRESS: 1 MAGNOLIA LANE, SEAFORTH NSW 2092		
LOT NO.: 45	DP NO.: 1066986	COUNCIL: NORTHERN BEACHES

SHEET TITLE: COMMITMENTS & SCHEDULES		
SHEET No: DA 02 of 09	SCALE: @ A3	
AMENDMENT: DA ISSUE (UNDER HOUSING SEPP 2021)	DATE: 06/12/2023	
CHECKED: QK	JOB NO.: SYD10353	SHEET NO.: SYD10353 DA 02





1 DEMOLITION PLAN  
1 : 200

LEGEND:  
[Red dashed box] DENOTES EXISTING SHED & BASE TO BE REMOVED BY CLIENT

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1066986

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SHEET TITLE:  
DEMOLITION PLAN

SHEET No:  
DA 03 of 09

SCALE:  
1 : 200 @ A3

AMENDMENT:  
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06/12/2023

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JOB NO.:  
SYD10353

SHEET NO.:  
SYD10353 DA 03





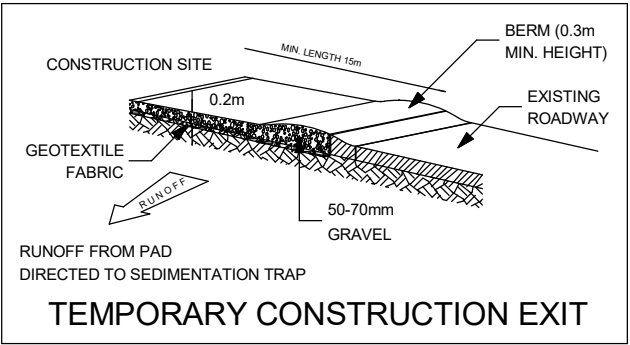
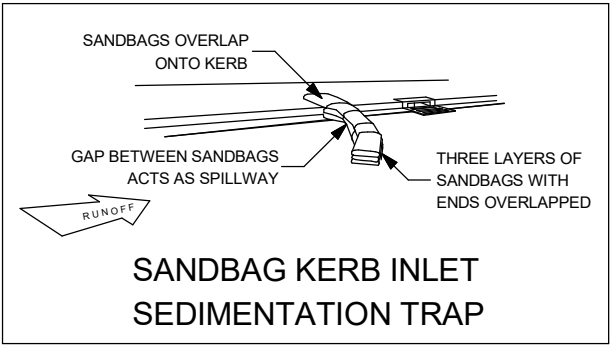
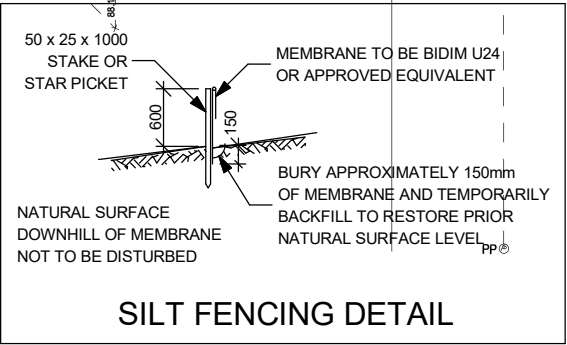
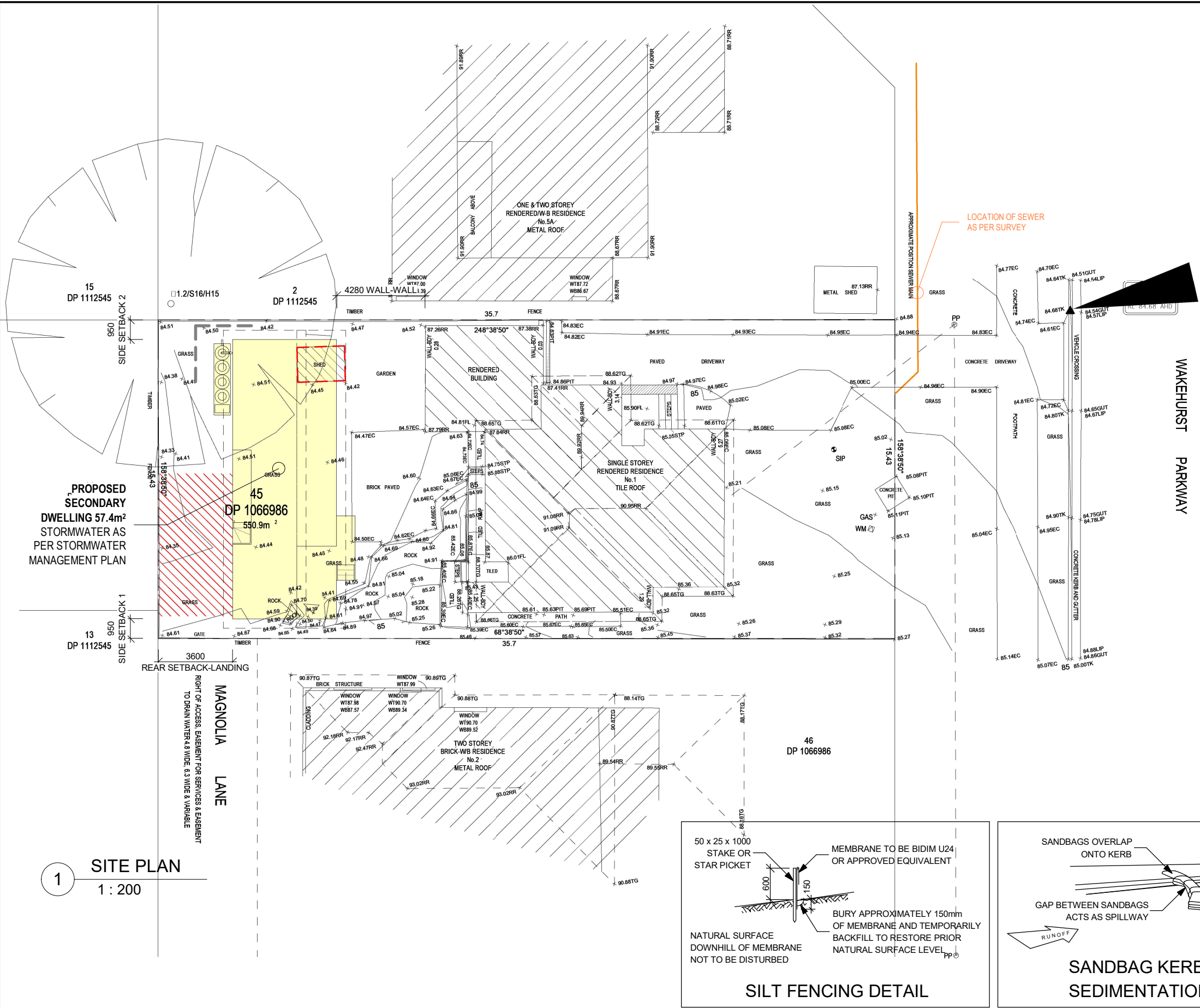
SOIL CLASSIFICATION	TBD
WIND CLASSIFICATION	TBD

SITE ANALYSIS:

	REQUIRED	PROPOSED
LOT SIZE		550.9m <sup>2</sup>
LOT WIDTH AT BUILDING LINE		15.43m
SITE COVERAGE	50% max.	35%
EXISTING DWELLING	135.40 m <sup>2</sup>	24.6%
PROPOSED SECONDARY DWELLING	57.40 m <sup>2</sup>	10.4%
TOTAL FLOOR AREA	330m <sup>2</sup> max.	192.8m <sup>2</sup>
LANDSCAPED AREA	20% min.	194.80 m <sup>2</sup>
LANDSCAPED AREA (BEHIND BLDG LINE)	10% min.	73.35 m <sup>2</sup>
BUILDING HEIGHT	8.5m max.	4m
SIDE SETBACK 1	0.95m min.	0.95m
SIDE SETBACK 2	0.95m min.	0.95m
REAR SETBACK	3.6m min.	3.6m

LEGEND:

- DENOTES PRIVATE OPEN SPACE (24m<sup>2</sup>) WITH A GRADIENT NO STEEPER THAN 1:50 MINIMUM 4m WIDE
- DENOTES SEDIMENT CONTROL FENCE
- DENOTES EXISTING SHED & BASE TO BE REMOVED BY CLIENT



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1 MAGNOLIA LANE, SEAFORTH NSW 2092

LOT NO.:  
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DP NO.:  
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COUNCIL:  
NORTHERN BEACHES

SHEET TITLE:  
SITE PLAN

SHEET No:  
DA 04 of 09

SCALE:  
1 : 200 @ A3

AMENDMENT:  
DA ISSUE (UNDER HOUSING SEPP 2021)

DATE:  
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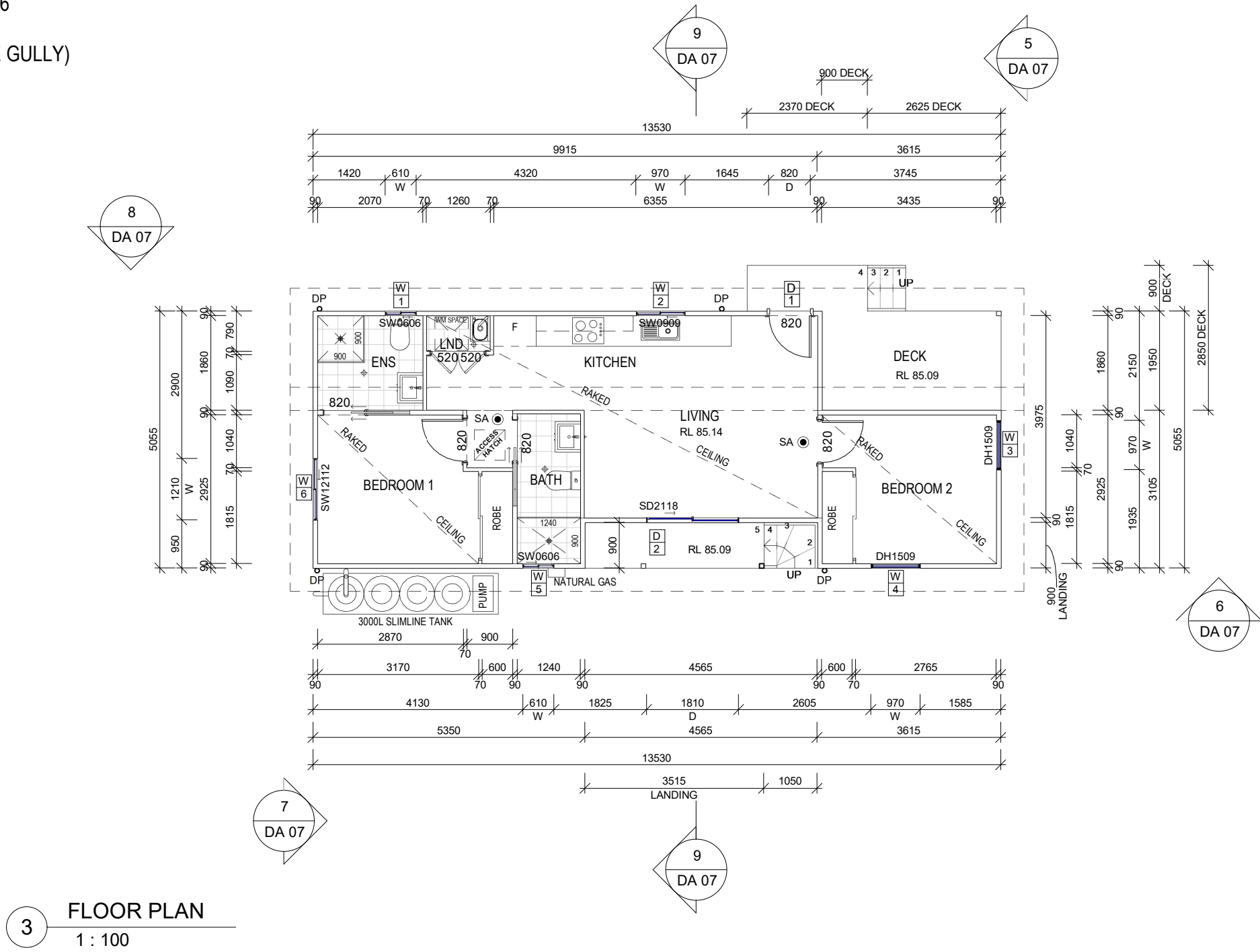
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- NOTES:**
- \* SMOKE ALARM TO BE IN ACCORDANCE WITH NCC 9.5.4 & AS 3786
  - \* MECHANICAL VENTILATION IN ACCORDANCE WITH NCC 10.8.2
  - \* VENTILATION OF ROOF SPACES IN ACCORDANCE WITH NCC 10.8.3
  - \* EXTERNAL FLASHING FOR CLADDING ABOVE AROUND AND BELOW WINDOWS IN ACCORDANCE WITH NCC 7.5.6
  - \* EXTERNAL TAPS:  
(FIRST TAP TO BE LOCATED ABOVE GULLY)
  - \* WET AREAS TO BE SET DOWN 50mm



**3 FLOOR PLAN**  
1 : 100

**PLAN SYMBOLS:**

600mm x 600mm ACCESS HATCH

**ALL DIMENSIONS ARE FRAME DIMENSIONS**

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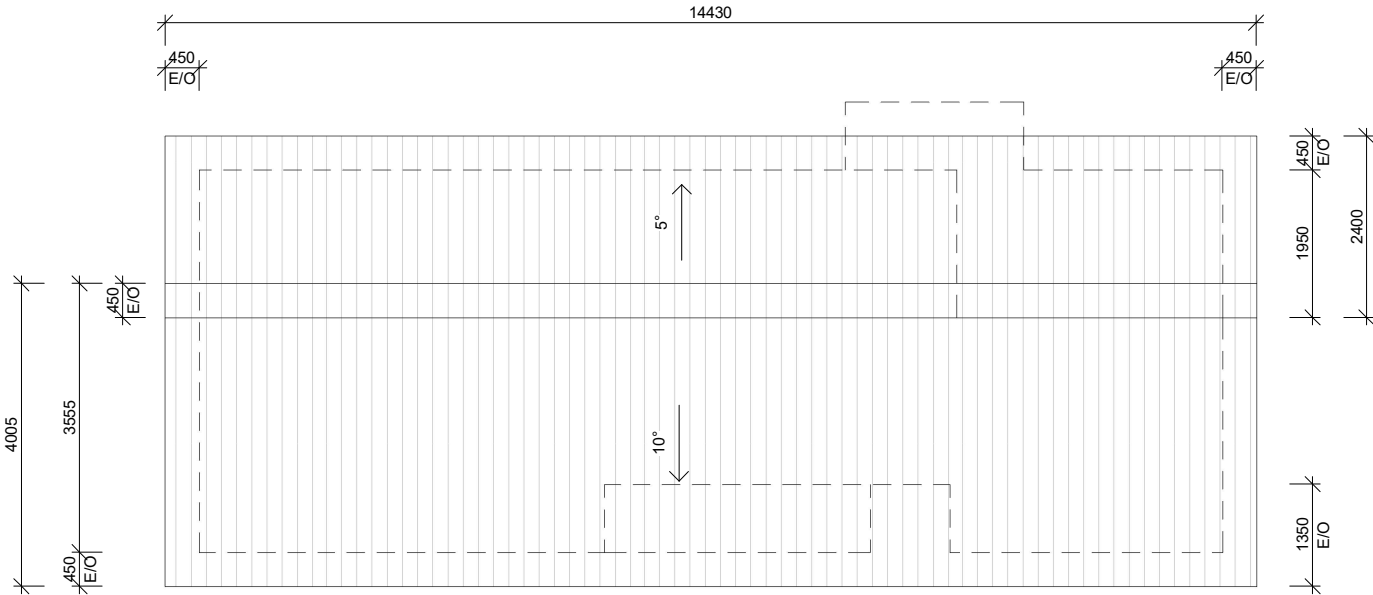
SHEET TITLE:  
**FLOOR PLAN**

SHEET No: DA 05 of 09  
SCALE: As indicated @ A3

AMENDMENT: DA ISSUE (UNDER HOUSING SEPP 2021)  
DATE: 06/12/2023

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JOB NO.: SYD10353  
SHEET NO.: SYD10353 DA 05





4 ROOF PLAN  
1 : 100

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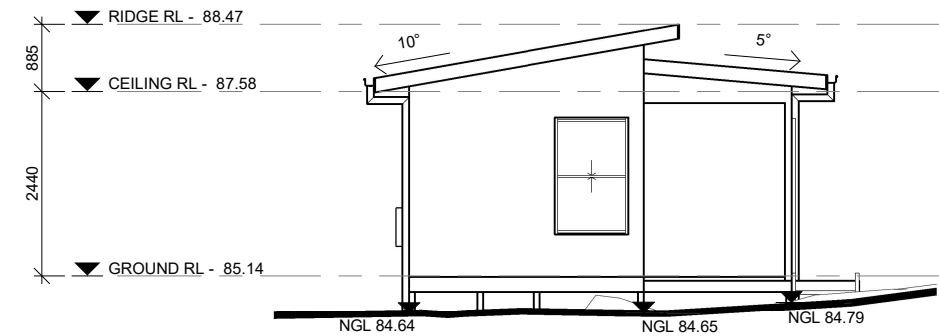
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LOT NO.: 45	DP NO.: 1066986	COUNCIL: NORTHERN BEACHES

SHEET TITLE: ROOF PLAN		
SHEET No: DA 06 of 09	SCALE: 1 : 100 @ A3	
AMENDMENT: DA ISSUE (UNDER HOUSING SEPP 2021)	DATE: 06/12/2023	
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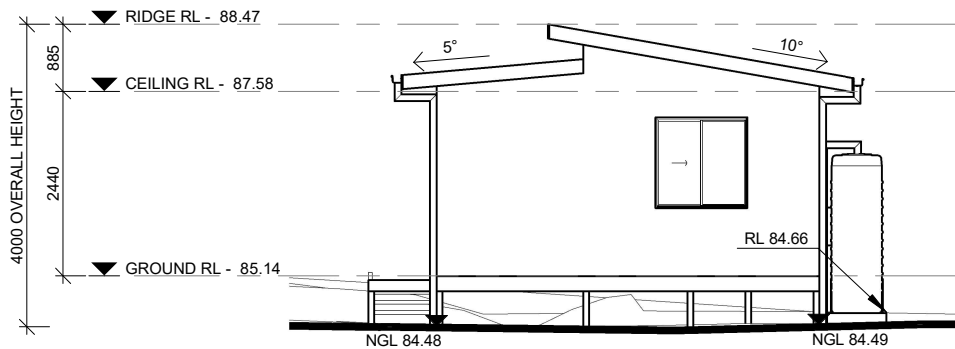


\* SUBFLOOR VENTILATION & CLEARANCE TO BE IN ACCORDANCE WITH NCC 6.2.1  
\* RAFTERS TO BE SIZE 200mm & TRUSSES ADJUSTED TO SUIT

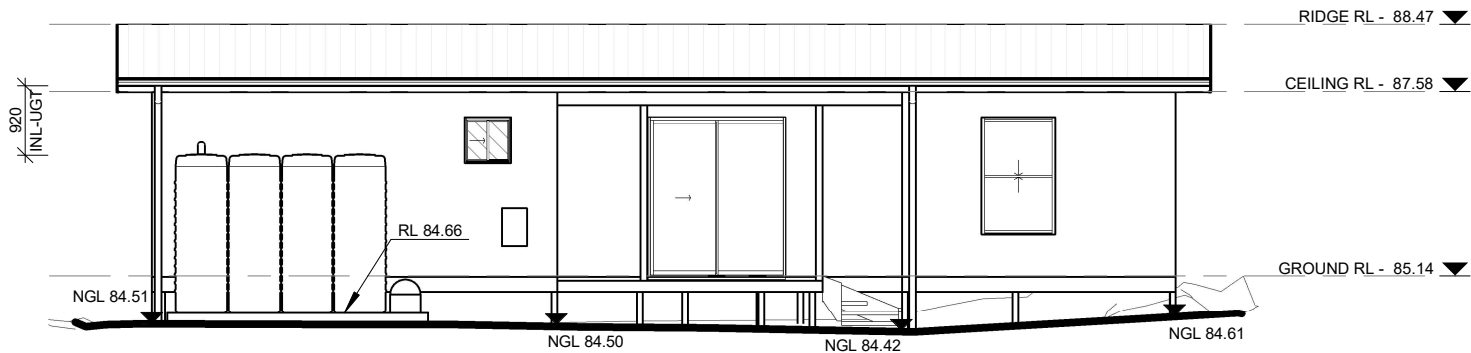
FLOOR R.L. IS INDICATIVE OF TOP OF BEARER



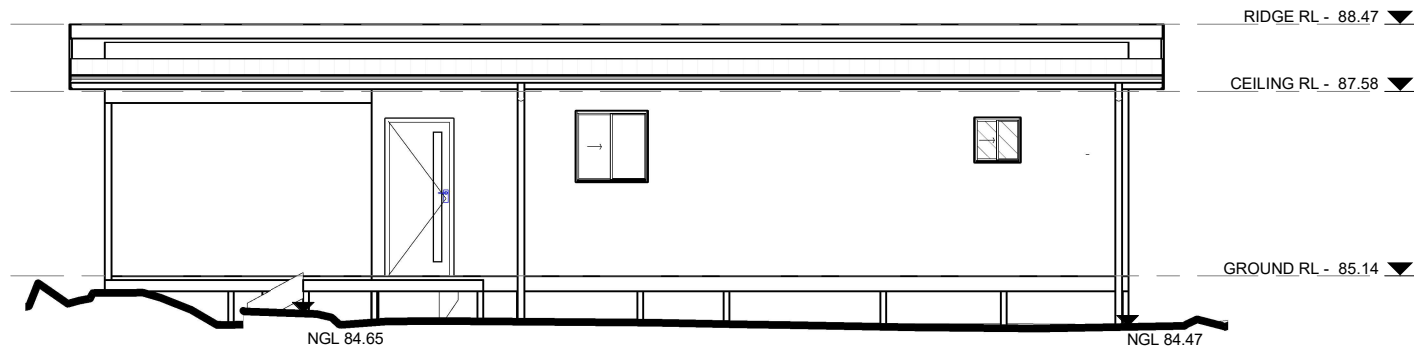
5 SOUTH ELEVATION  
1 : 100



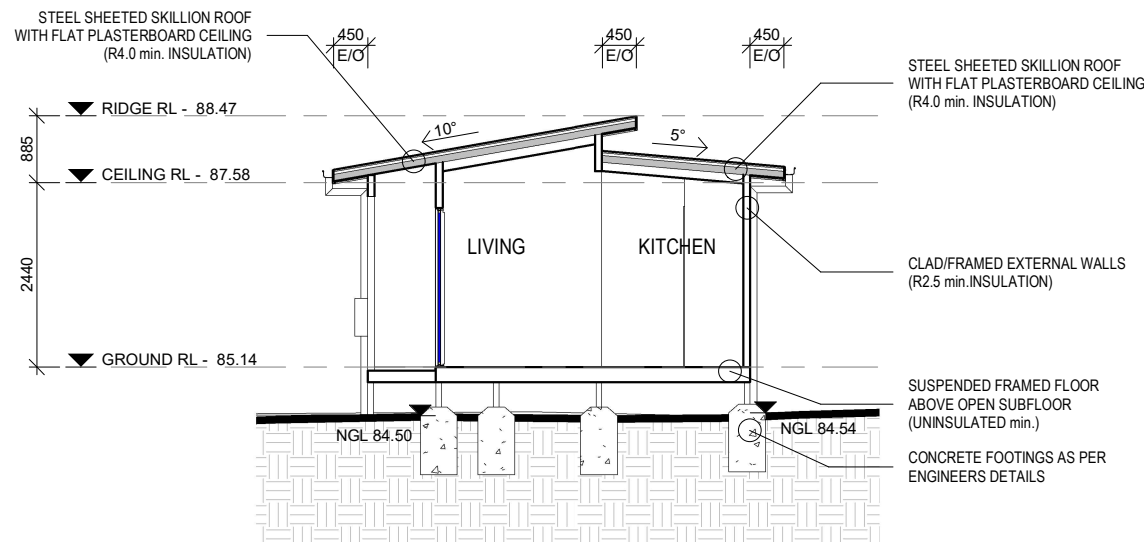
7 NORTH ELEVATION  
1 : 100



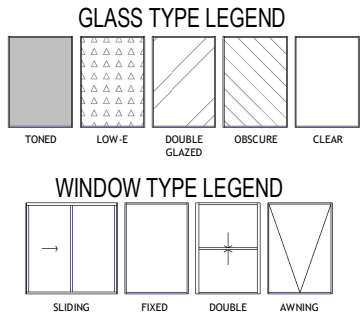
6 WEST ELEVATION  
1 : 100



8 EAST ELEVATION  
1 : 100



9 SECTION A-A  
1 : 100



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**CUBITT'S Granny Flats and Home Extensions**  
152 Russell Street,  
Emu Plains NSW 2750

Phone: 1300 721 150  
<https://www.cubitts.com.au/>  
ABN: 29 068 798 158  
Builders Lic: 66902C

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F	CURRENT	ISSUE	
F	06/12/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	PF
E	10/11/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	MY
D	8/11/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	MY
C	7/11/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	MY
B	2/11/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	MY
A	16/10/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	MY
ISSUE	DATE	AMENDMENT	DRAWN

PROJECT:  
SECONDARY DWELLING UNDER THE HOUSING SEPP 2021

CLIENT:  
HELEN FRKETIC

ADDRESS:  
1 MAGNOLIA LANE, SEAFORTH NSW 2092

LOT NO.:  
45

DP NO.:  
1066986

COUNCIL:  
NORTHERN BEACHES

SHEET TITLE:  
ELEVATIONS & SECTION

SHEET No.:  
DA 07 of 09

SCALE:  
1 : 100 @ A3

AMENDMENT:  
DA ISSUE (UNDER HOUSING SEPP 2021)

DATE:  
06/12/2023

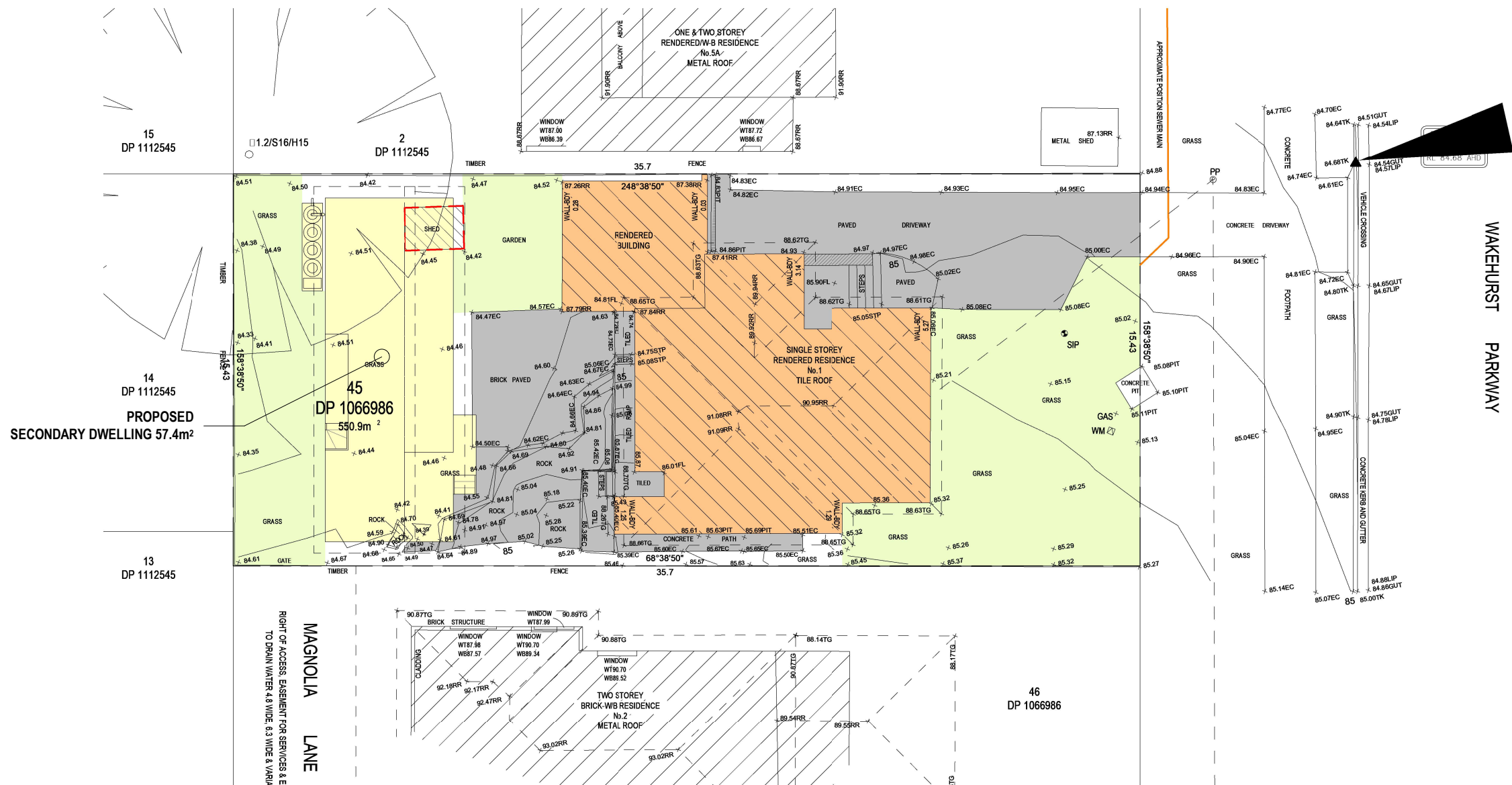
CHECKED:  
QK

JOB NO.:  
SYD10353

SHEET NO.:  
SYD10353 DA 07







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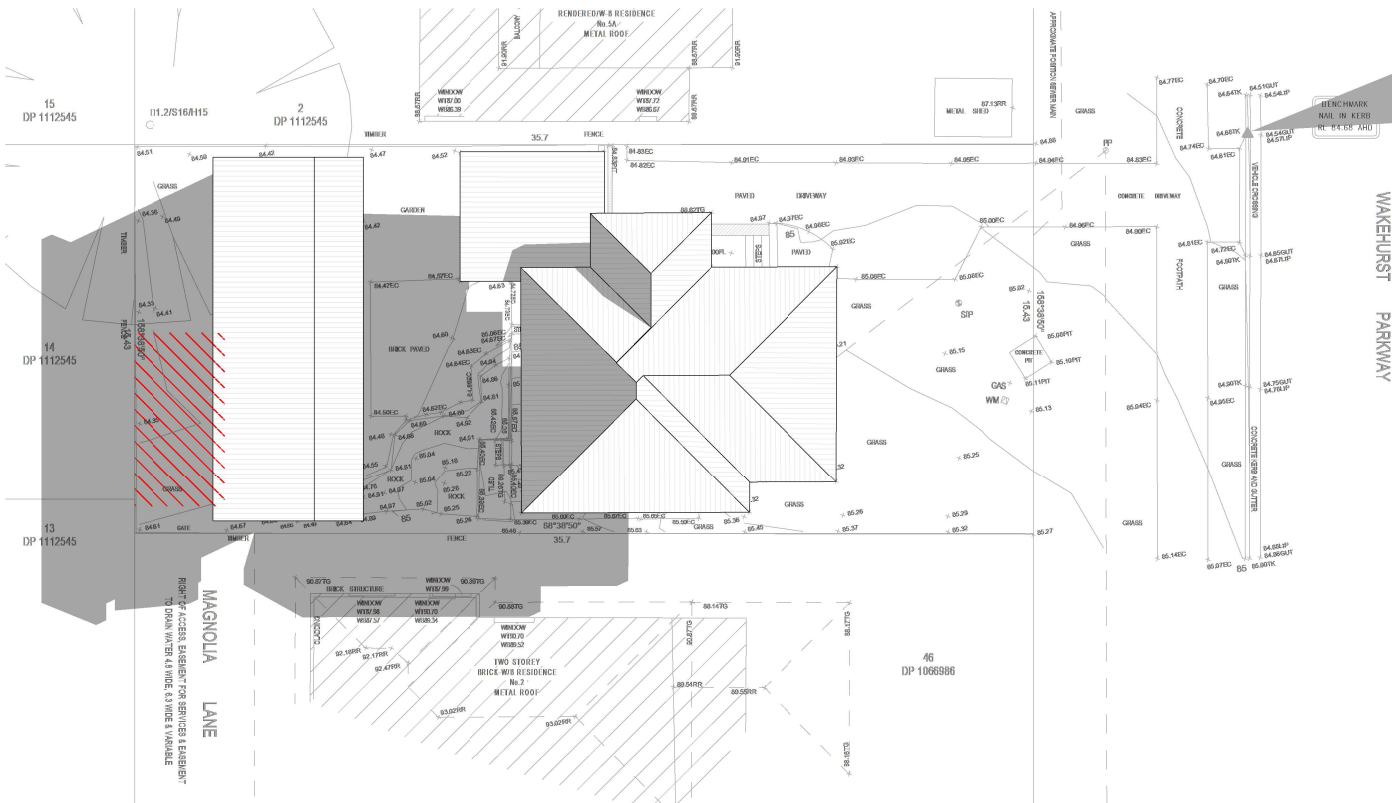
F	DATE	ISSUE	AMENDMENT	DRAWN
F	06/12/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	PF	
E	10/11/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	MY	
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B	2/11/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	MY	
A	16/10/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	MY	



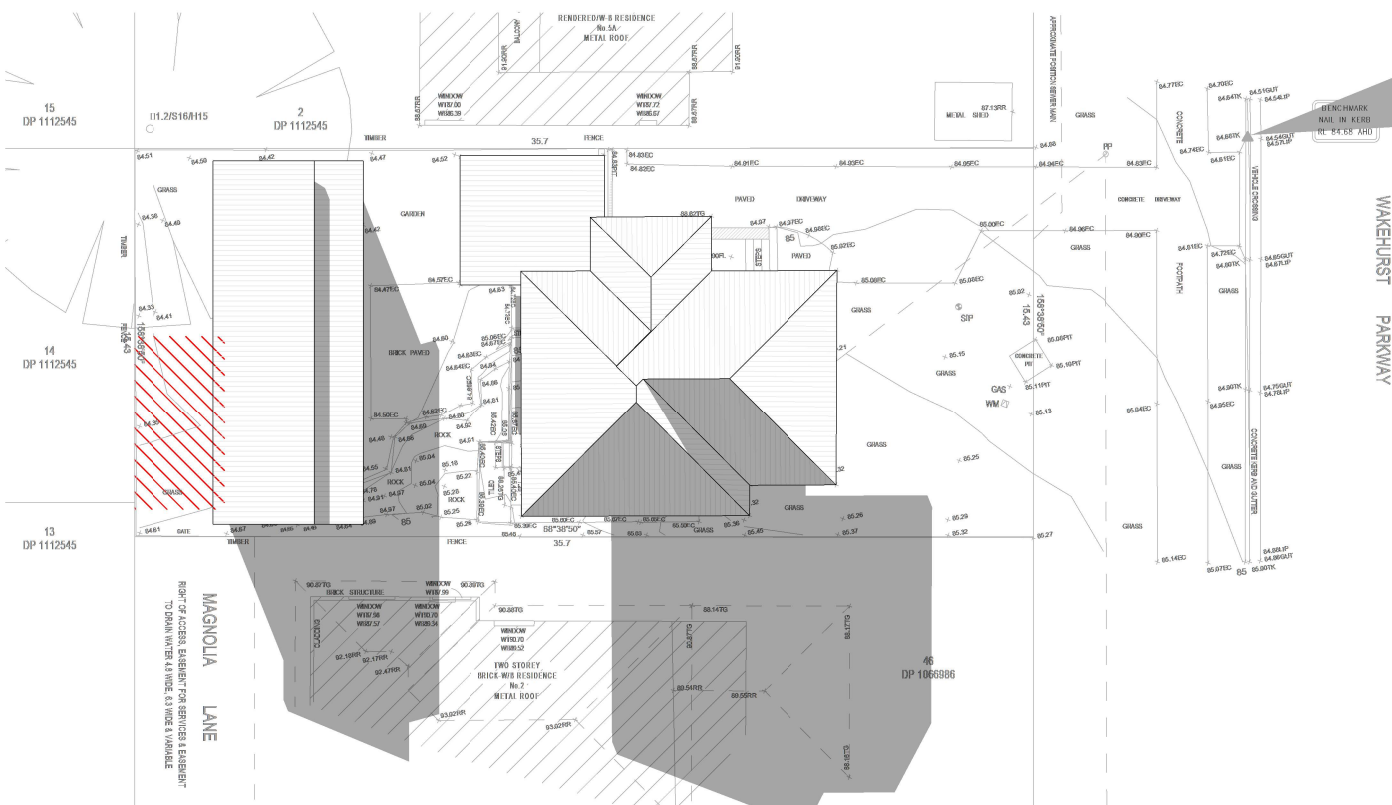
**PROJECT:** SECONDARY DWELLING UNDER THE HOUSING SEPP 2021  
**CLIENT:** HELEN FRKETIC  
**ADDRESS:** 1 MAGNOLIA LANE, SEAFORTH NSW 2092  
**LOT NO.:** 45  
**DP NO.:** 1066986  
**COUNCIL:** NORTHERN BEACHES

**SHEET TITLE:** LANDSCAPE PLAN  
**SHEET No:** DA 08 of 09  
**SCALE:** 1 : 200 @ A3  
**AMENDMENT:** DA ISSUE (UNDER HOUSING SEPP 2021)  
**DATE:** 06/12/2023  
**CHECKED:** QK  
**JOB NO.:** SYD10353  
**SHEET NO.:** SYD10353 DA 08

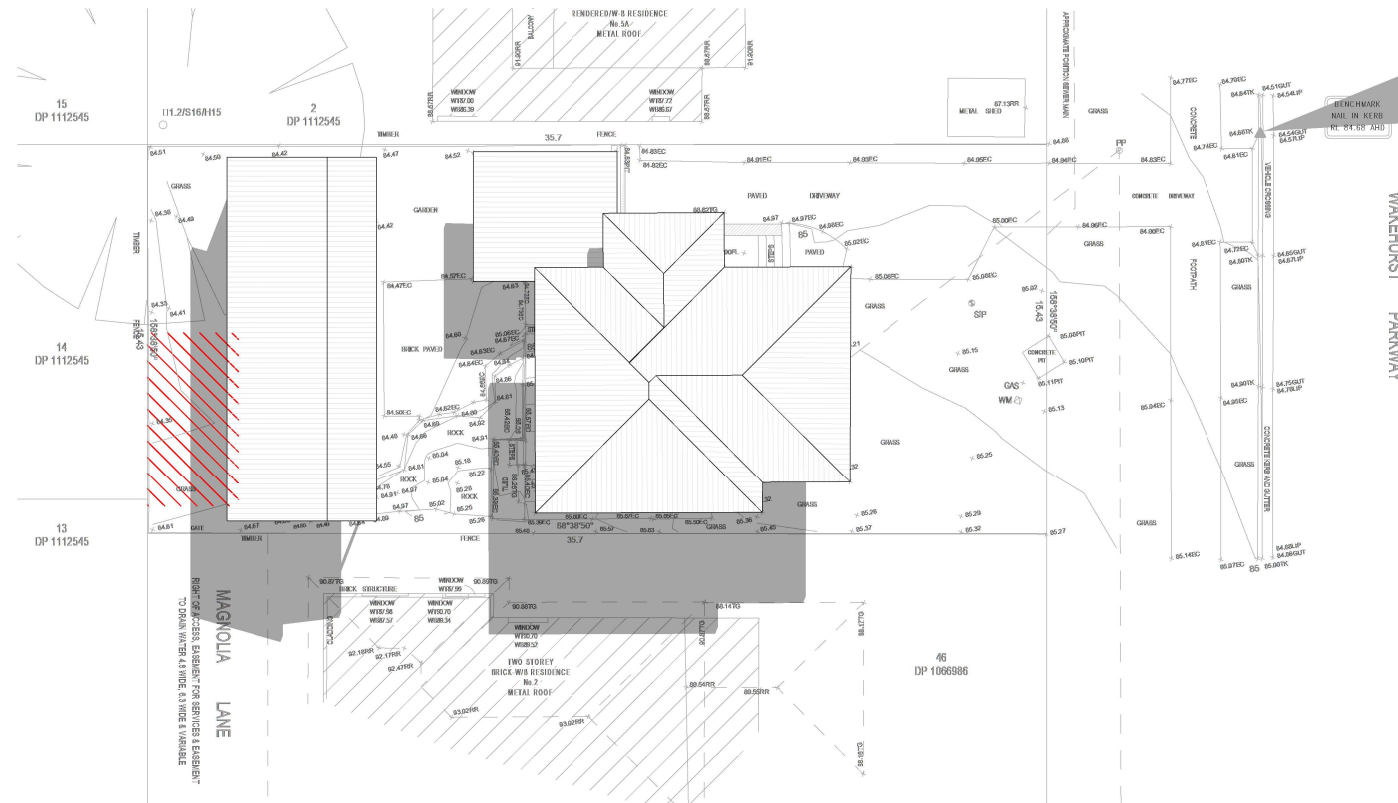




11 21st JUNE 9AM  
1 : 300



13 21st JUNE 3PM  
1 : 300



12 21st JUNE 12PM  
1 : 300

LEGEND:

/// DENOTES PRIVATE OPEN SPACE (24m²)  
WITH A GRADIENT NO STEEPER THAN 1:50  
MINIMUM 4m WIDE

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B	2/11/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	MY
A	16/10/2023	DA ISSUE (UNDER HOUSING SEPP 2021)	MY
ISSUE	DATE	AMENDMENT	DRAWN



PROJECT:  
SECONDARY DWELLING UNDER THE HOUSING SEPP 2021

CLIENT:  
HELEN FRKETIC

ADDRESS:  
1 MAGNOLIA LANE, SEAFORTH NSW 2092

LOT NO.:  
45

DP NO.:  
1066986

COUNCIL:  
NORTHERN  
BEACHES

SHEET TITLE:  
SHADOW DIAGRAMS

SHEET No:  
DA 09 of 09

SCALE:  
As indicated @ A3

AMENDMENT:  
DA ISSUE (UNDER HOUSING SEPP 2021)

DATE:  
06/12/2023

CHECKED:  
QK

JOB NO.:  
SYD10353

SHEET NO.:  
SYD10353 DA 09



# **SCHEDULE OF FINISHES**

## **SYD10353**

**Address:** 1 Magnolia Lane, Seaforth

**Proposal:** Secondary Dwelling

**Owner:** Helen Frketic

### External Wall Covering

- Cladding  
Colour 'Monument'



### Roof Covering

- Steel Sheet Roofing
- Colour 'Blue Gum'

*Colourbond – 'Monument'*



### Gutters

- Colour 'Blue Gum'

### Fascia

- Colour 'Dover White'

*Colourbond – 'Blue Gum'*

### Windows, Door and Flyscreens

- Colour – 'White'