

Clifftop House

72 Frenchs Forest Road Seaforth NSW



Drawing List

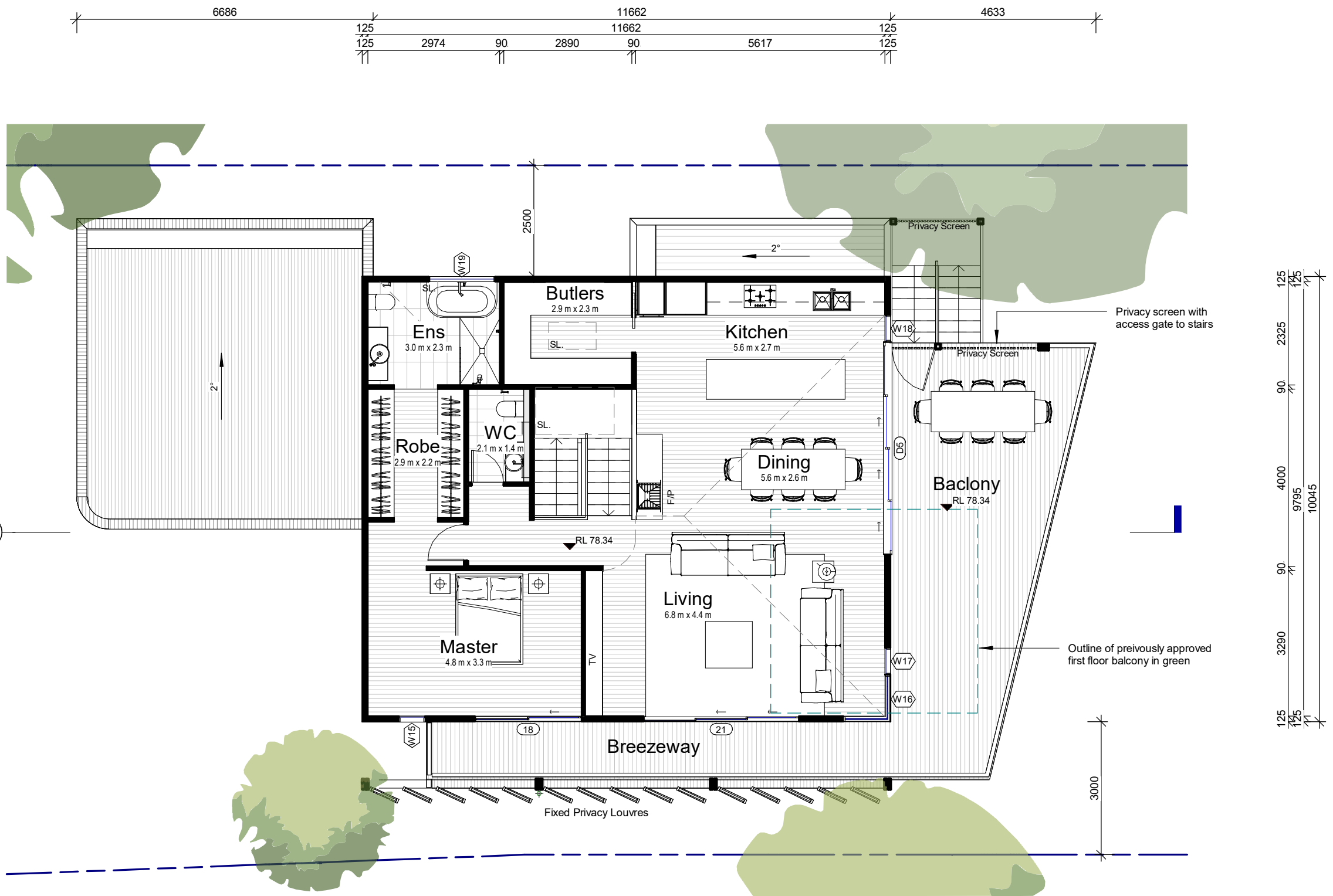
Number	Rev.	Sheet Name
A00	B	Title Page
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A20	B	Ground Floor
A21	B	First Floor
A22	B	Roof Plan
A30	B	Elevations
A31	B	Elevations
A32	B	Elevations
A34	B	External Finishes
A40	B	Sections
A60	B	Window Schedule
A70	B	Area Calculation Plans
A72	B	Construction Management Plan



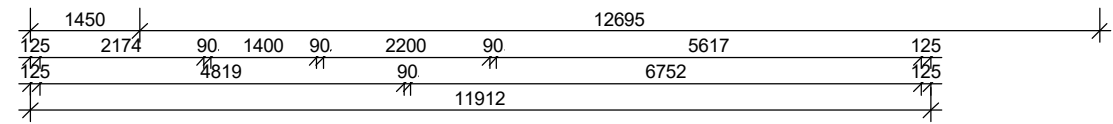
FRENCHS FOREST ROAD

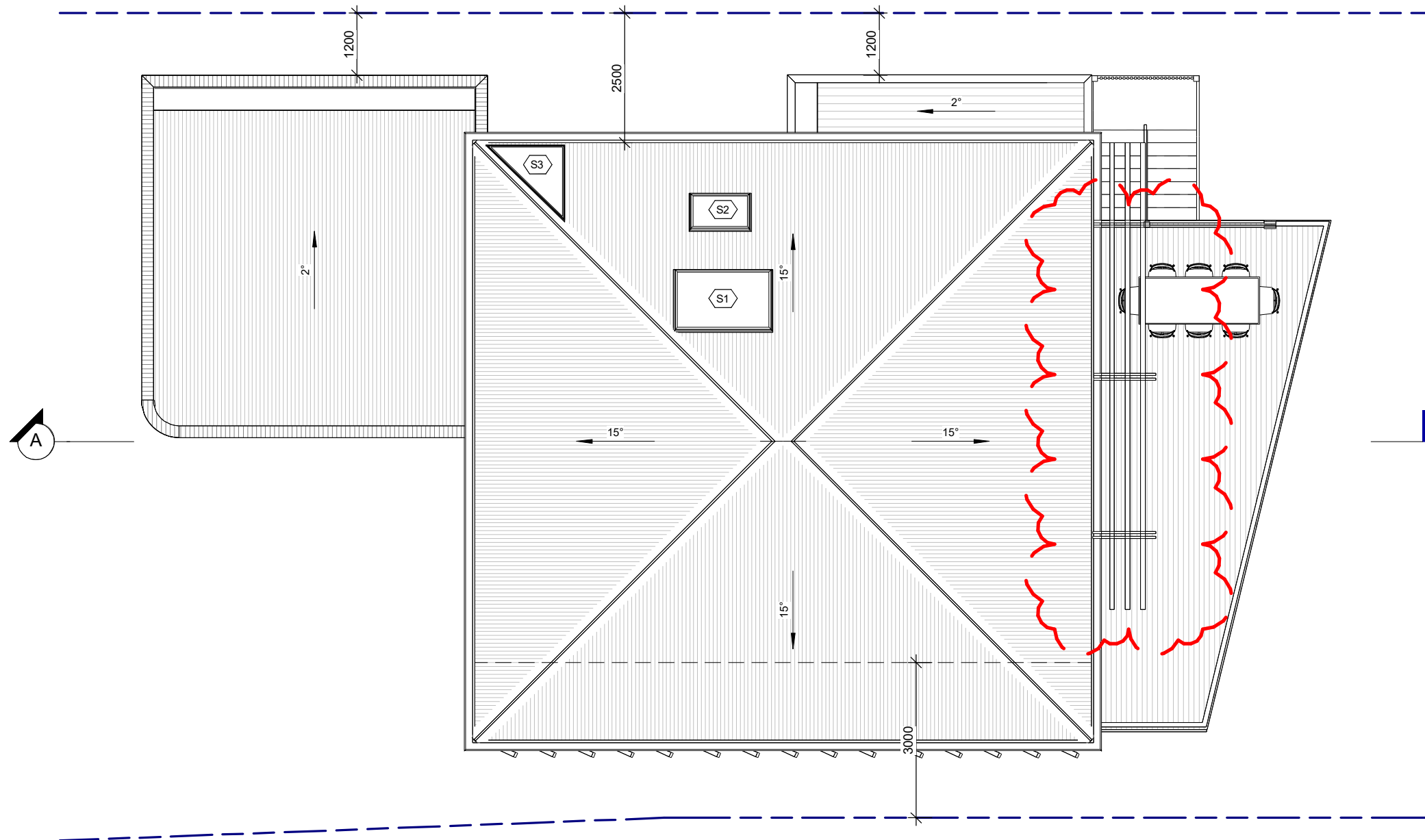


Site Plan
1 : 200

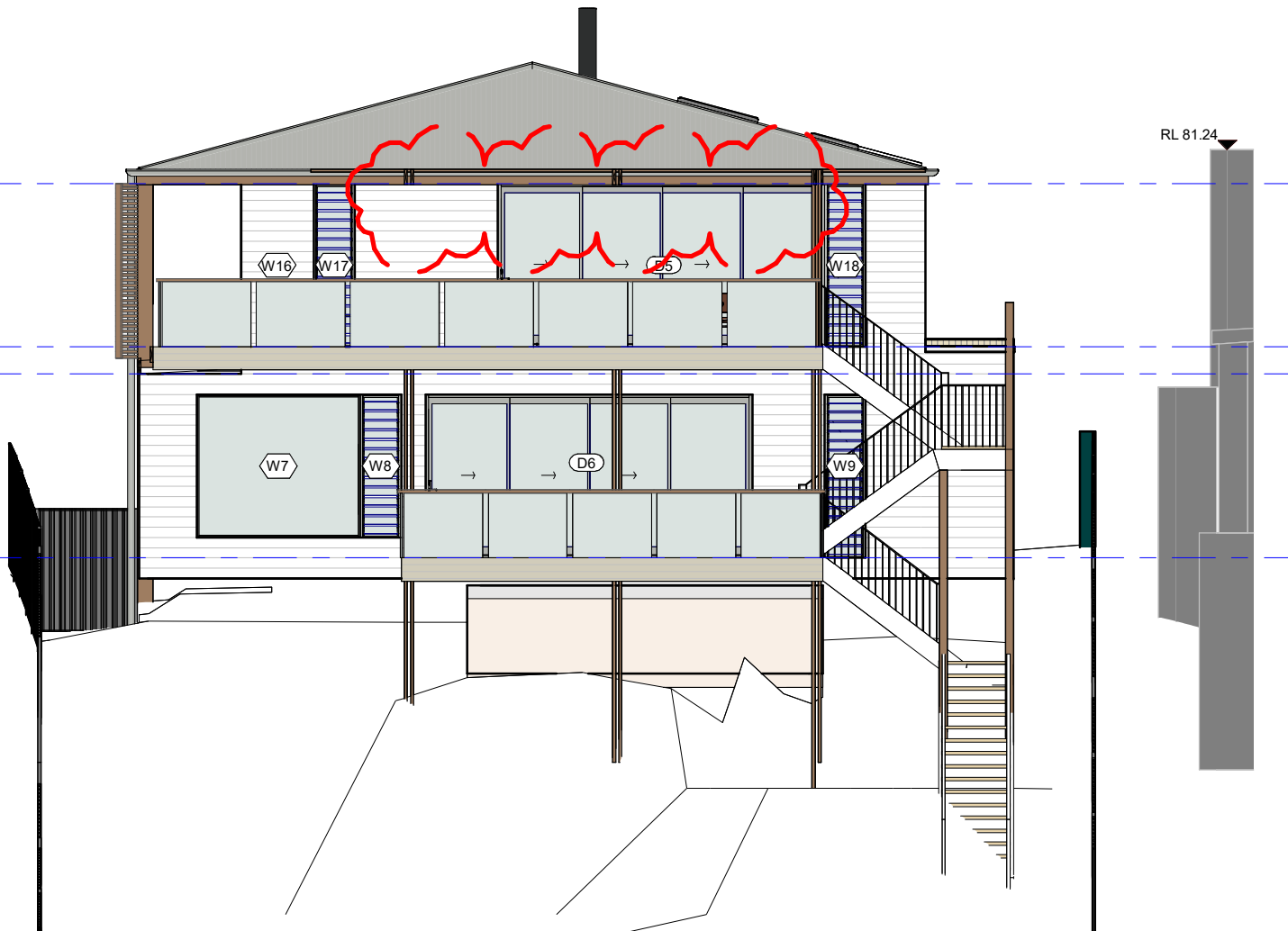


First Floor
1 : 100

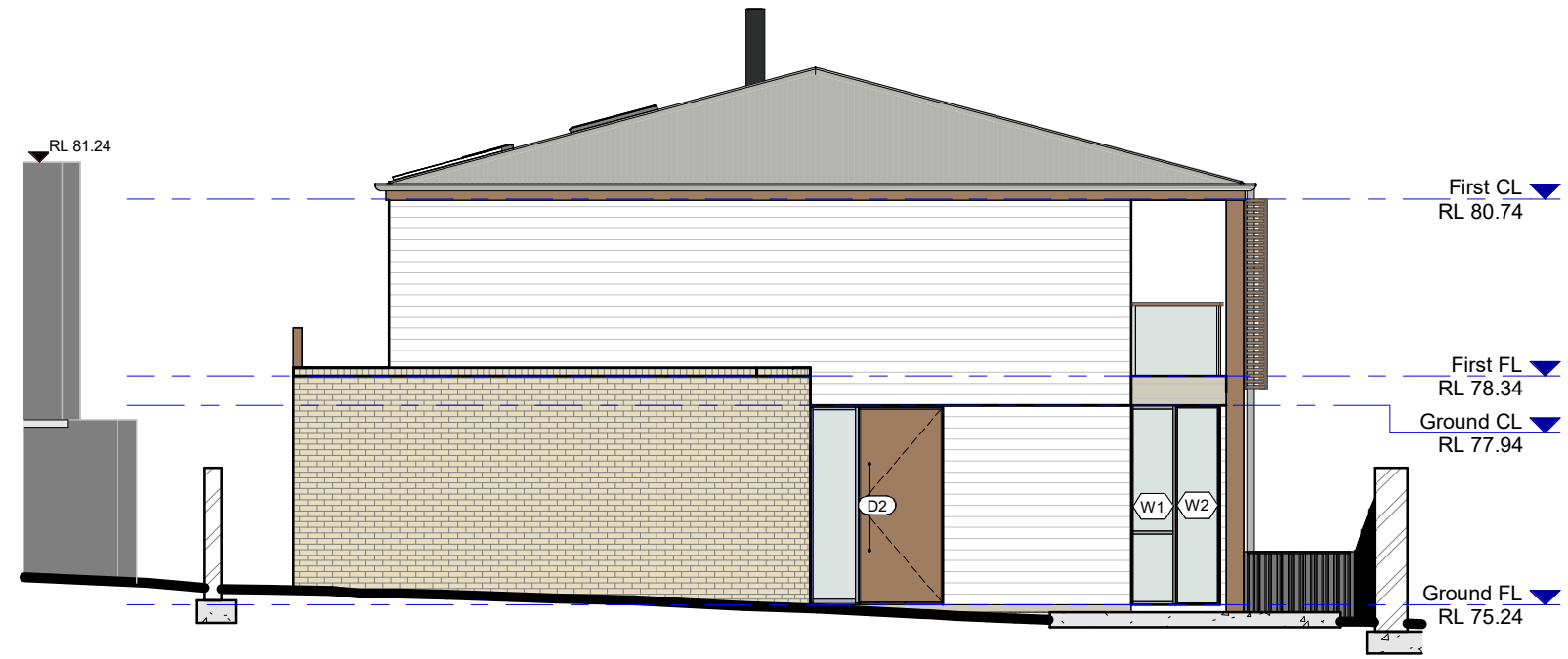




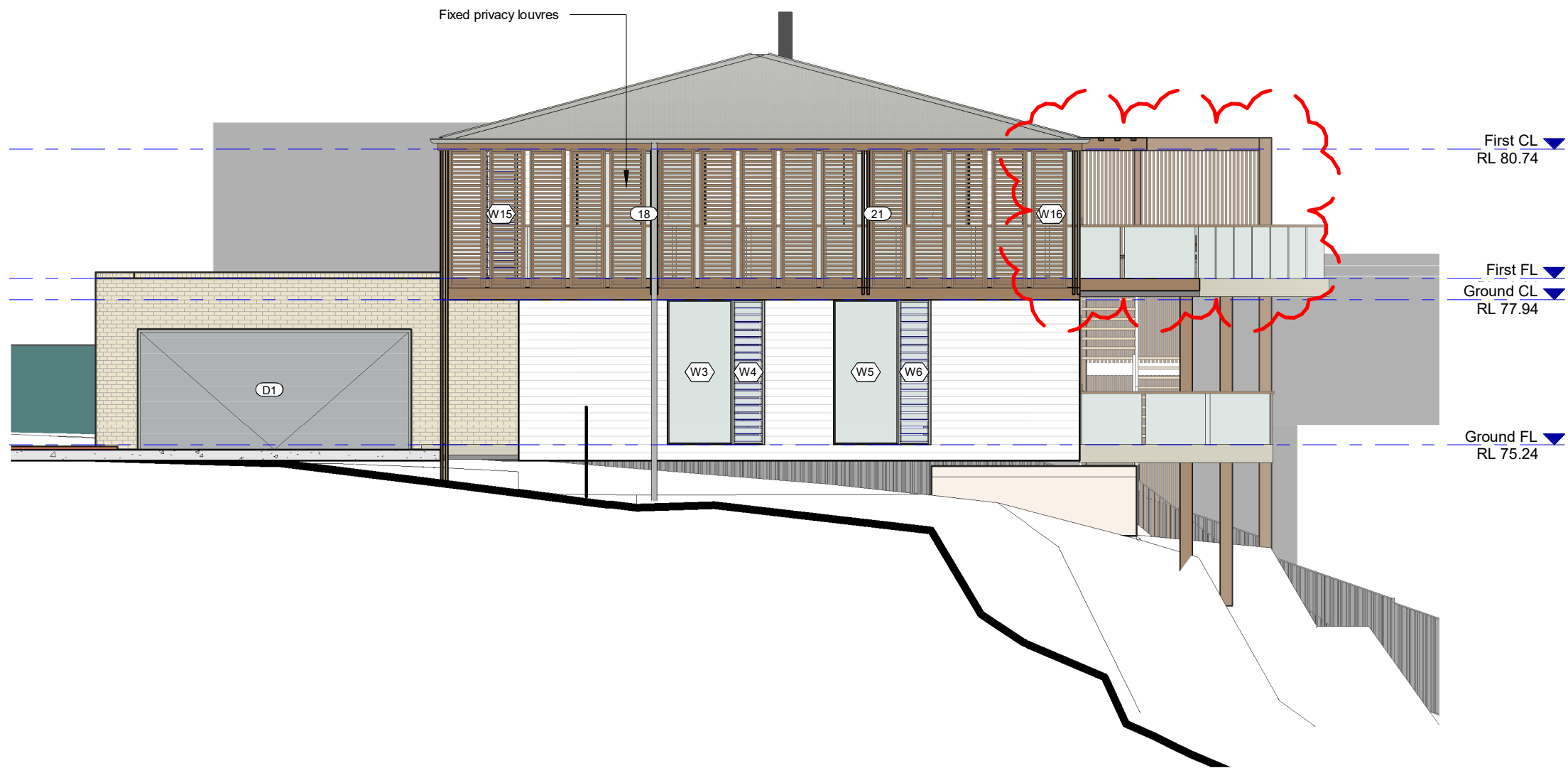
Roof Plan
1 : 100



1 | North Elevation
1 : 100



2 | South Elevation
1 : 100



East Elevation
1 : 100



West Elevation

1 : 100



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B	DA RFI SUBMISSION
A	DA SUBMISSION
Rev	Description

03.12.24
16.06.24
Date



0m 1m 2m 3m 4m 5m
Scale Bar 1:100

The whole works to be in accordance with the Building Code of Australia, Local Council Building Code and all other governing authorities concerned. All dimensions to be in millimetres unless otherwise stated. Use written dimensions in preference to scaled dimensions. The builder to check all dimensions on site prior to the commencement of work. No responsibility will be accepted by the designer for builder's details, methods, setout or design contradictions, nor council variations and conditions.

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

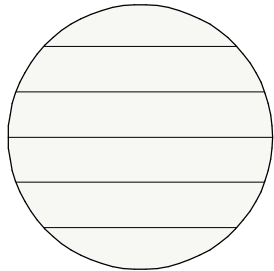
Development Application
Elevations

A32

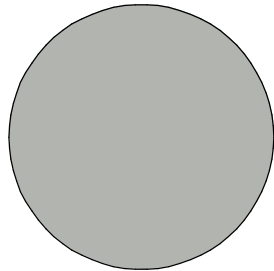
B



Brickwork in 'Tinto Cream by PHG Bricks



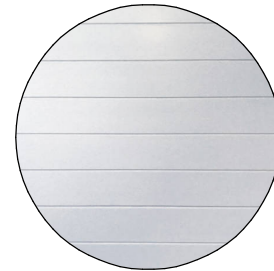
James Hardie Scyon Linea 180mm in Dulux 'Vivid White'



Shale Grey Window and Door Frames, Gutters and Downpipes

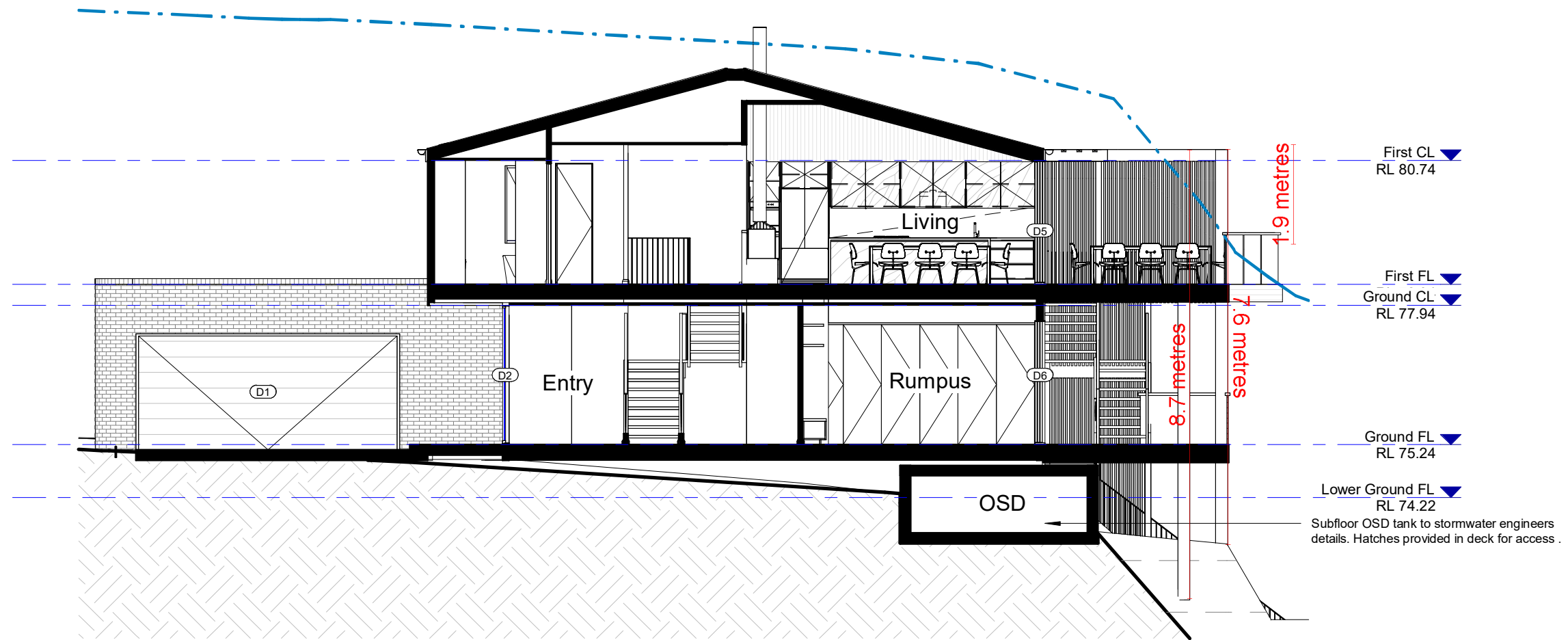


Eco Outdoor Jebel Cobblestone Driveway



Shiplap White Ceiling





A | **Section**
A20 | 1 : 100




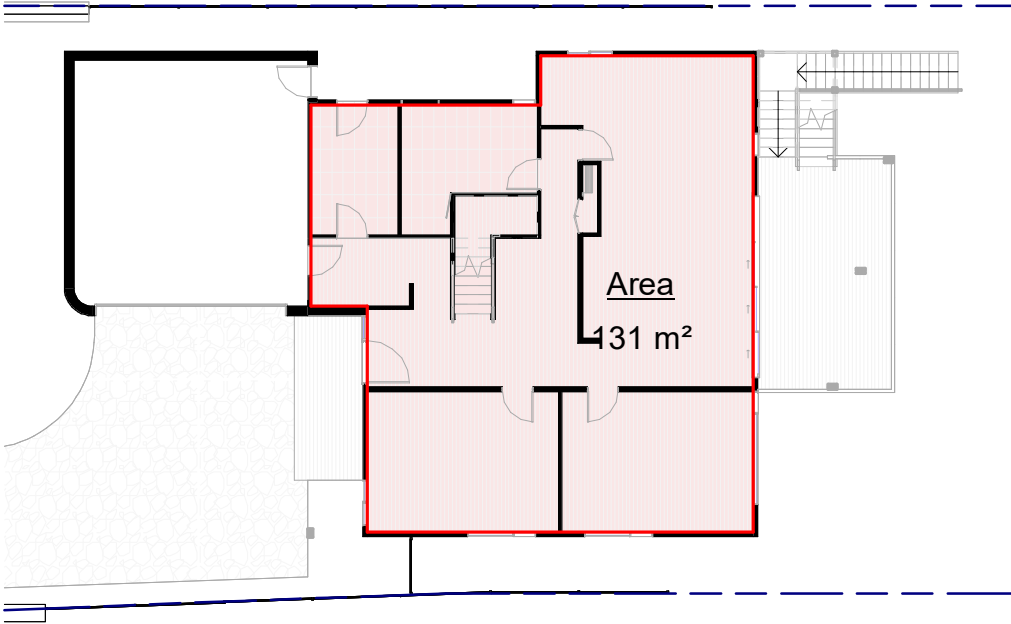
Door Schedule				
Mark	Height	Width	Area	Description
D1	2200	5000	11 m²	PC Alum Overhead Sectional Door
D2	2623	1120	3 m²	Solid Timber Entry Door with Sidelight
D3	2340	820	2 m²	Solid Core Single Swing
D4	2340	820	2 m²	Solid Core Single Swing
D5	2400	4800	12 m²	PC Alum Sliding Door - AWS-025-03 U-Value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

Total: 6

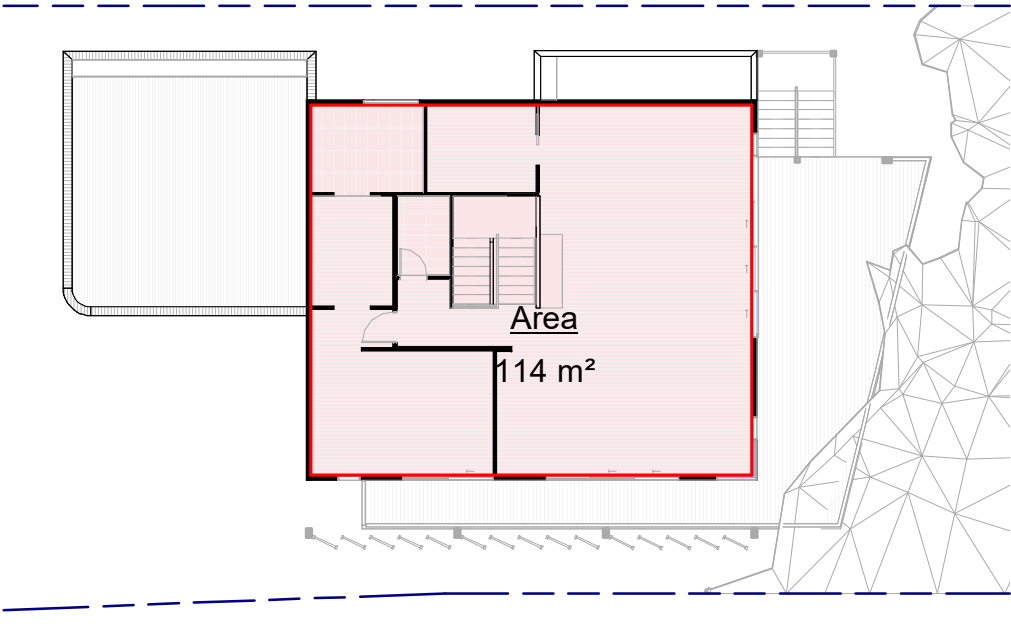
Window Schedule					
Mark	Width	Height	Area	Description	BASIX Requirements
1	600	2700	2 m²	Awning Window	AWS-060-10 U-Value 4.36 or less SHGC 0.49 +/- 5%
2	600	2700	2 m²	Residential Fixed Window	AWS-069-03 U-Value 3.62 or less SHGC 0.62 +/- 5%
3	1200	2700	3 m²	Residential Fixed Window	AWS-069-03 U-Value 3.62 or less SHGC 0.62 +/- 5%
4	600	2700	2 m²	Adjustable Louvre Window	VAN-004-08, U-Value 4.50 or less SHGC 0.54 +/- 5%
5	1200	2700	3 m²	Residential Fixed Window	AWS-069-03 U-Value 3.62 or less SHGC 0.62 +/- 5%
6	600	2700	2 m²	Adjustable Louvre Window	VAN-004-08, U-Value 4.50 or less SHGC 0.54 +/- 5%
7	2400	2100	5 m²	Residential Fixed Window	AWS-069-03 U-Value 3.62 or less SHGC 0.62 +/- 5%
8	600	2100	1 m²	Adjustable Louvre Window	VAN-004-08, U-Value 4.50 or less SHGC 0.54 +/- 5%
9	600	2400	1 m²	Adjustable Louvre Window	VAN-004-08, U-Value 4.50 or less SHGC 0.54 +/- 5%
10	600	2700	2 m²	Residential Fixed Window	AWS-069-03 U-Value 3.62 or less SHGC 0.62 +/- 5%
11	600	2700	2 m²	Awning Window	AWS-060-10 U-Value 4.36 or less SHGC 0.49 +/- 5%
12	600	2100	1 m²	Adjustable Louvre Window	VAN-004-08, U-Value 4.50 or less SHGC 0.54 +/- 5%
13	1000	1000	1 m²	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	600	2400	1 m²	Adjustable Louvre Window	VAN-004-08, U-Value 4.50 or less SHGC 0.54 +/- 5%
18	600	2400	1 m²	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 m²	Selected Velux Skylight	TBC
S2	1158	720	1 m²	Selected Velux Skylight	TBC
S3	1500	1500	2 m²	Triangular Skylight	TBC

Total: 21

Basix Requirements Summary					
Oliver Cooney & Nadine Blayney 72 Frenchs Forest Road SEAFORTH NSW 2092			Prepared by Chapman Environmental Services www.cesenergy.com.au 1300 004 914		
					
Water Target	40	Water Score	41	Conditioned Area	223.8
Energy Target	72	Energy Score	88	Unconditioned Area	18.7
Max H & C Loads are (MJ/m²)	30	Actual H & C Loads are (MJ/m²)	30	Star Rating	7
Basix Commitments					
Landscaping	Total area of garden & lawn (m²)		150	Area of indigenous/low water use plants (m²)	
Fixtures	Shower heads		4 star (> 6 but <= 7.5 L/min)	Toilets	4 star
Alternative Water	Minimum Rainwater tank size (L)		3000	Collect run off from roof area of at least (m²)	
	Toilet connection Yes	Laundry connection Yes	Landscape connection Yes	Pool top up n/a	Spa top up n/a
Pool and Spa	Max pool volume (kL)	n/a			
Energy	Hot water system	Electric heat pump - air sourced		Rating	15 to 20 STCs
	Bathroom ventilation	Individual fan, ducted to facade or roof		with	Manual switch on/off
	Kitchen ventilation	Individual fan, ducted to facade or roof		with	Manual switch on/off
	Laundry ventilation	Individual fan, ducted to facade or roof		with	Manual switch on/off
	Cooling - living areas	Ceiling fans + 1-phase airconditioning		Rating	EER 3.0 - 3.5
	Cooling - bedrooms	Ceiling fans + 1-phase airconditioning		Rating	EER 3.0 - 3.5
	Heating - living areas	1-phase airconditioning		Rating	EER 3.0 - 3.5
	Heating - bedrooms	1-phase airconditioning		Rating	EER 3.0 - 3.5
	Alternate Energy	Photovoltaic system able to generate at least		Min 2.0	peak kilowatts of electricity
Induction cooktop & electric oven		Outdoor clothesline required		No indoor clothesline required	
Thermal Performance Assessment Based on the Following Requirements					
Floor Types	Suspended Timber + 35mm Concrete Alpha		with	R2.5 bulk insulation	
Floor Coverings	Tiles	Wet areas		Timber	Living / Bedrooms
	Carpet	n/a		Concrete	Garage
External Walls	Timber framed Fibro clad on battens		with	Sarking and R2.7 bulk insulation	
	Brick veneer		with	Sarking and R2.7 bulk insulation	
Internal Walls	Plasterboard		with	R2.5 bulk insulation to garage, Laundry and Bathroom internal walls only	
Ceiling (floor over)	Timber + 35mm Concrete Alpha Panel Flooring		with	No insulation required	
Ceilings (roof over)	Timber above plasterboard.		with	R7.0 bulk insulation	
Roof	Metal	2 & 15 degrees	with	R1.5 roof blanket	
Windows and Doors	AF single glazed LowE		Louvers	VAN-004-08	U-Value 4.50 or less SHGC 0.54 +/- 5%
	to all windows and glazed doors unless noted otherwise				
	AF double glazed LowE		Awning W	AWS-060-10	U-Value 4.36 or less SHGC 0.49 +/- 5%
			Fixed W	AWS-069-03	U-Value 3.62 or less SHGC 0.62 +/- 5%
			Sliding D	AWS-025-03	U-Value 3.50 or less SHGC 0.55 +/- 5%
AF = Aluminium Framed		TR = Thermally Broken Aluminium Framed		TF = Timber Framed	
If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA If there is a discrepancy between this document and the Natthers Certificate, then the Natthers Certificate shall take precedence					



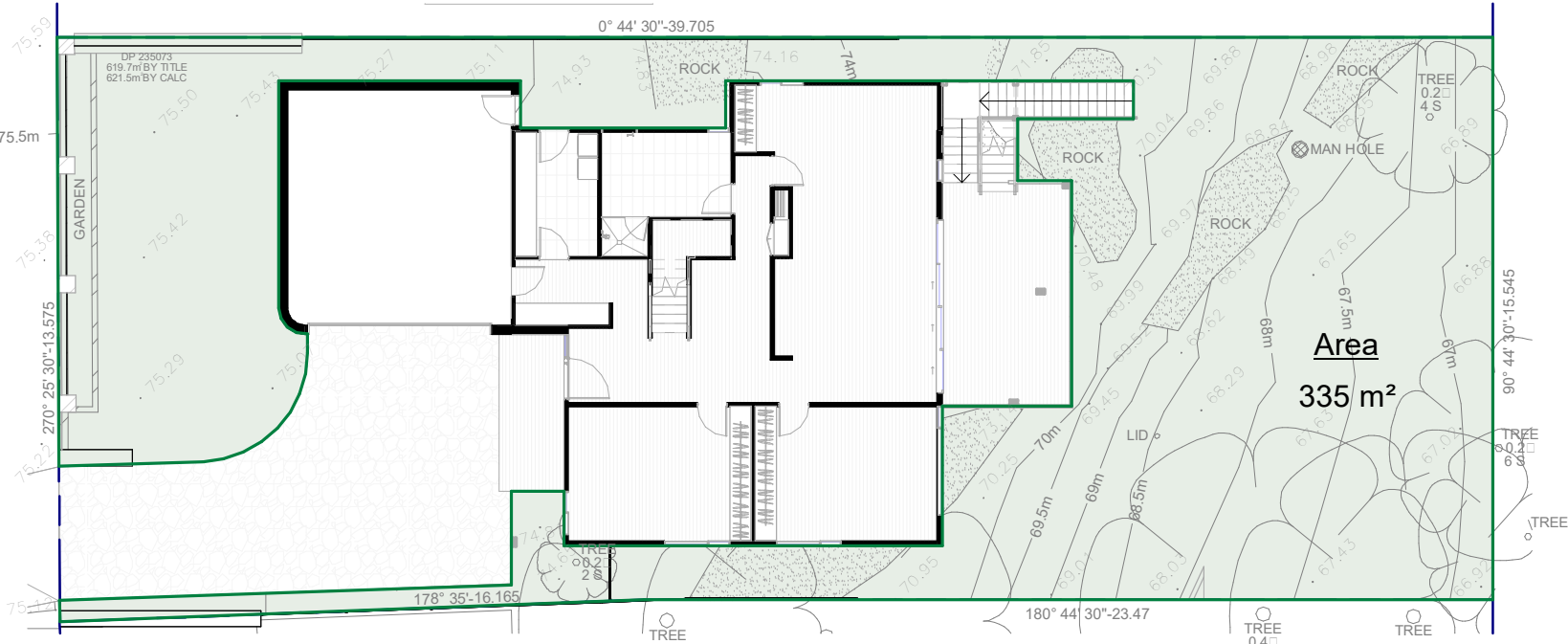
Area Calculation - GF GFA
1 : 200



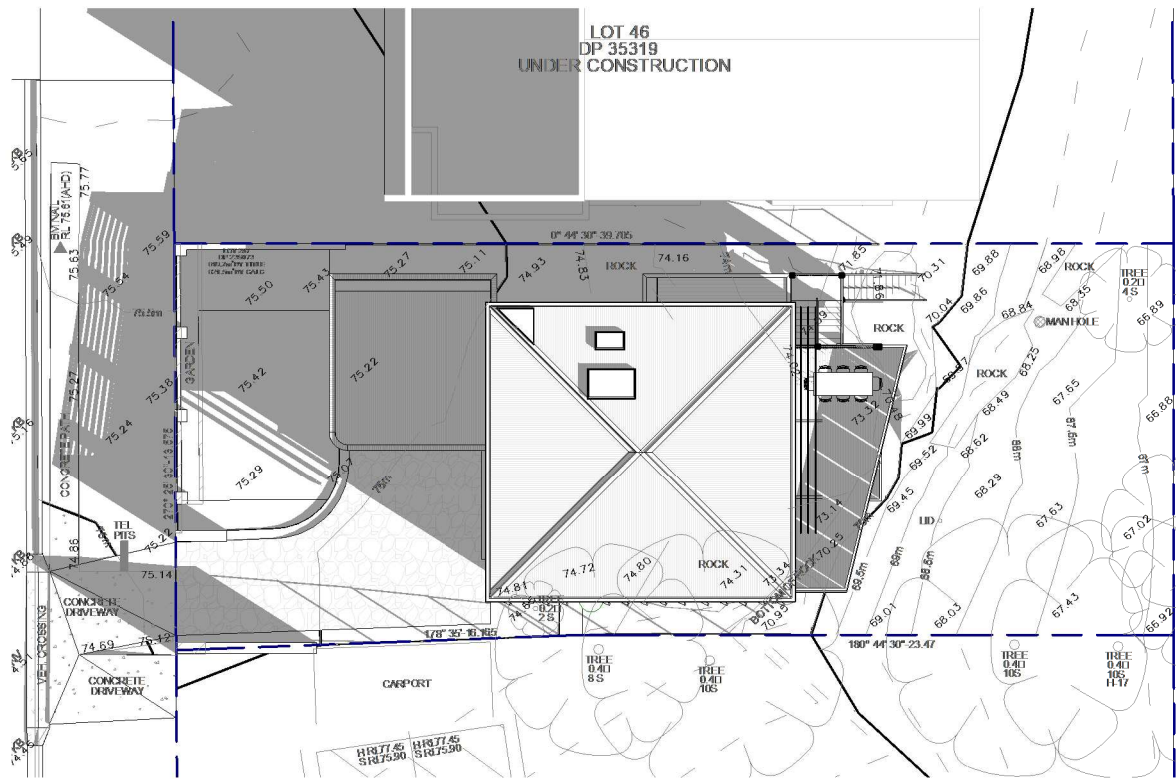
Area Calculation - FF GFA
1 : 200

AREA CALCULATION - DA Gross Floor Area				
Site Area	Maximum FSR	Total GFA	FSR	
619 m ²	0.45	245 m ²	0.40	PASS

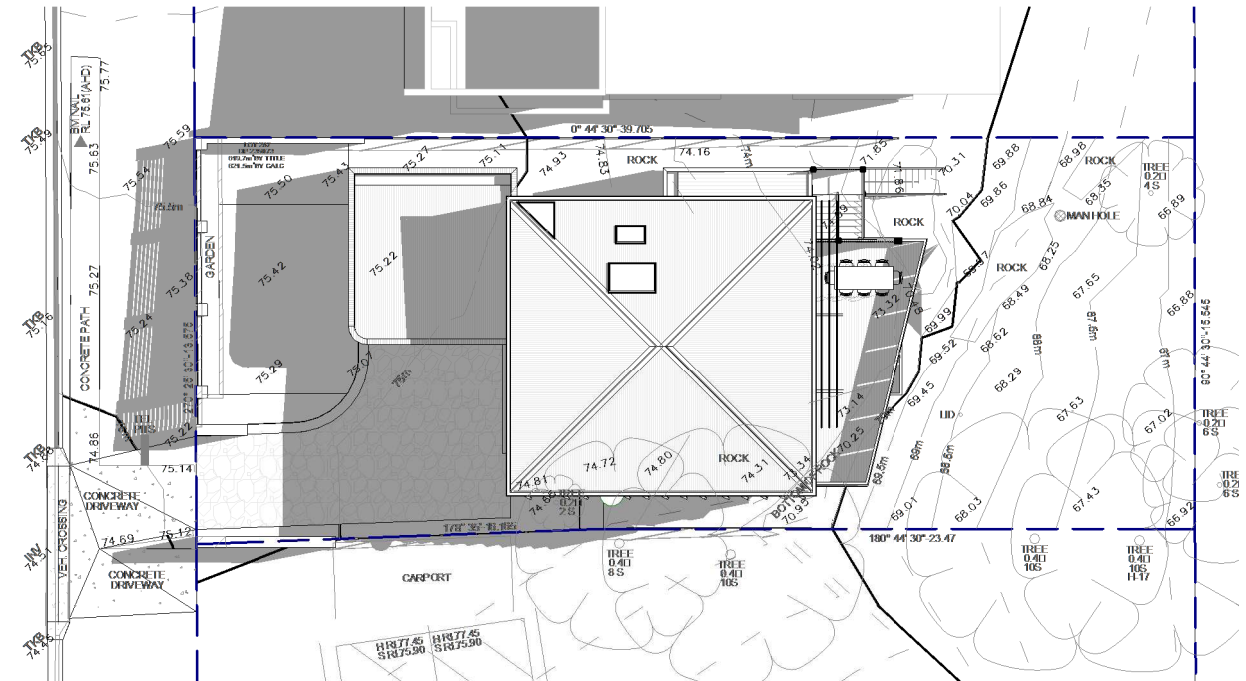
AREA CALCULATION - DA Landscape Area				
Site Area	Landscape Requirement	Landscape Area	%	
619 m ²	35%	335 m ²	54%	PASS



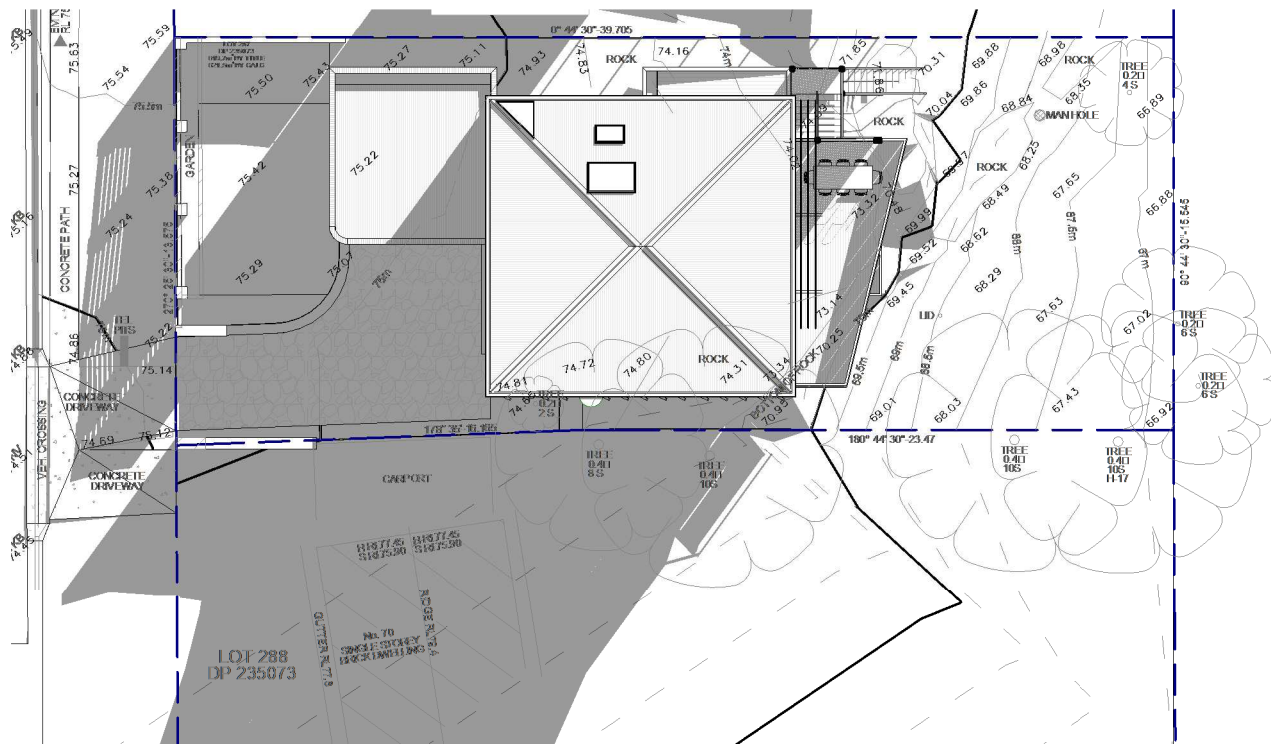
Area Calculation - Landscape
1 : 200



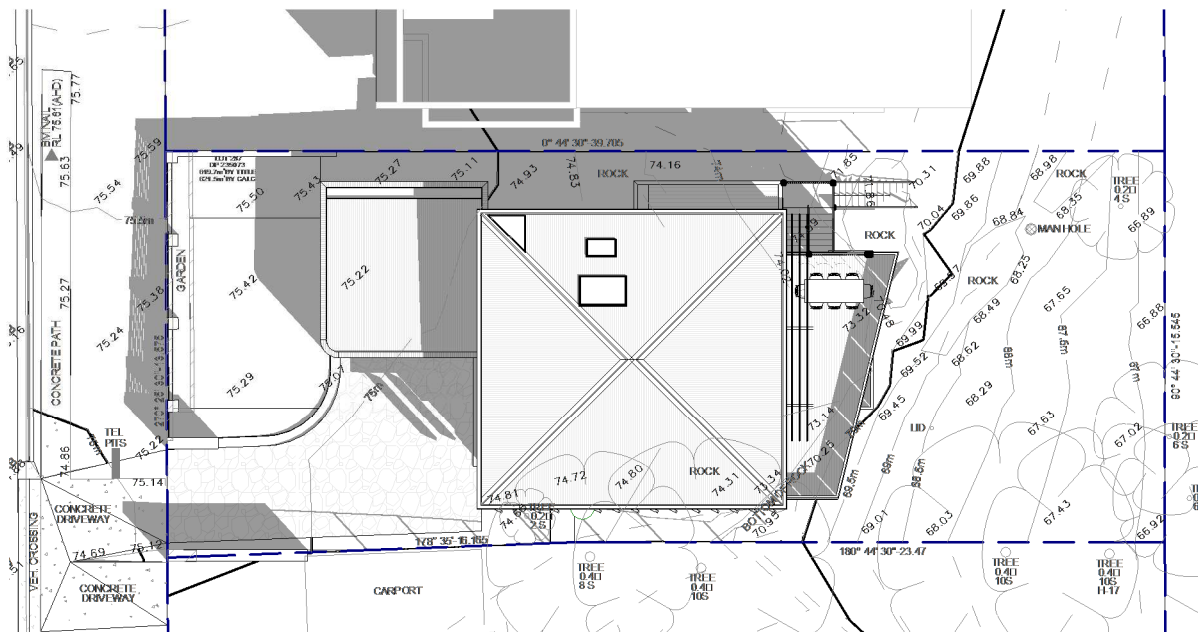
June 21 - 0900
1 : 300



June 21 - 1200
1 : 300

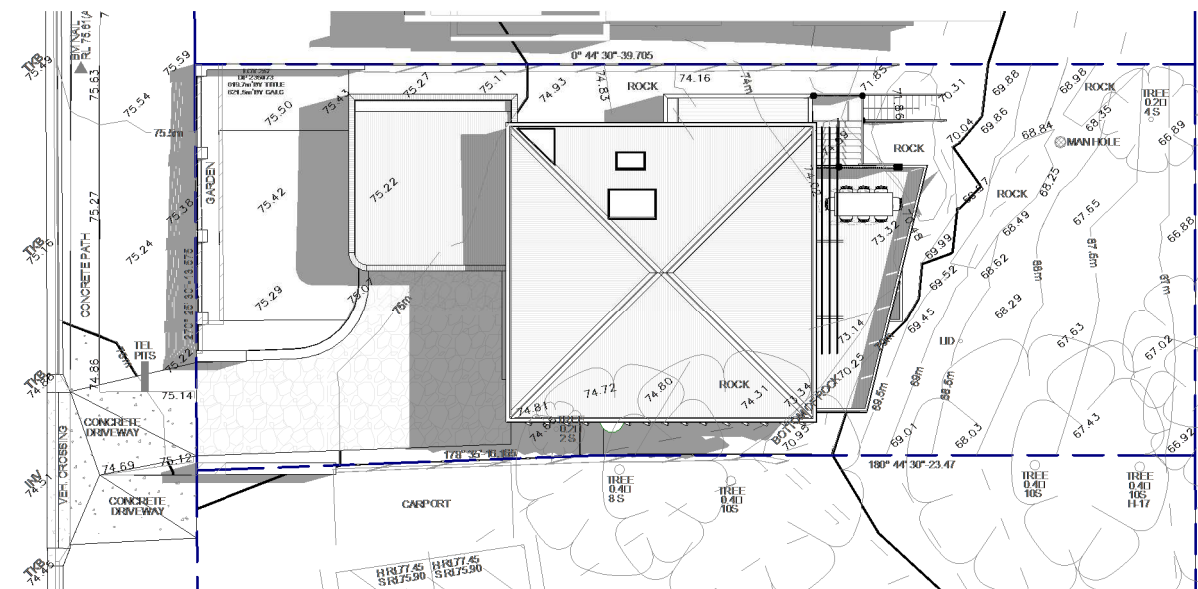


June 21 - 1500
1 : 300



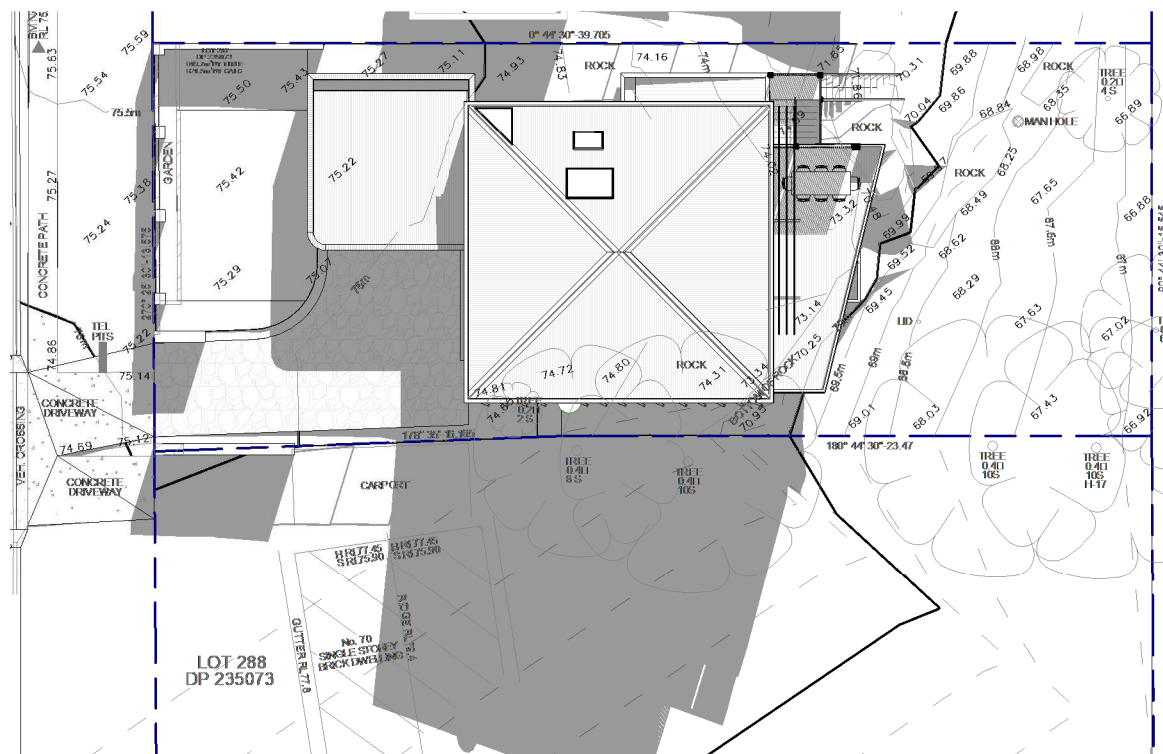
March/Sept 21 - 0900

1 : 300



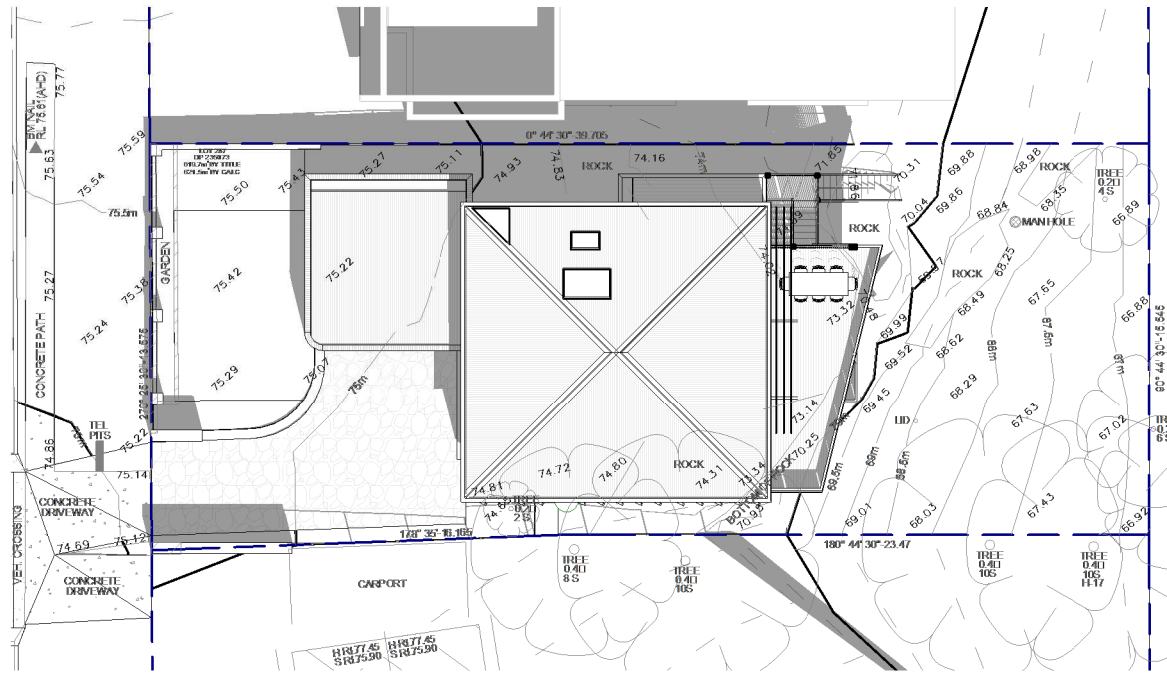
March/Sept 21 - 1200

1 : 300

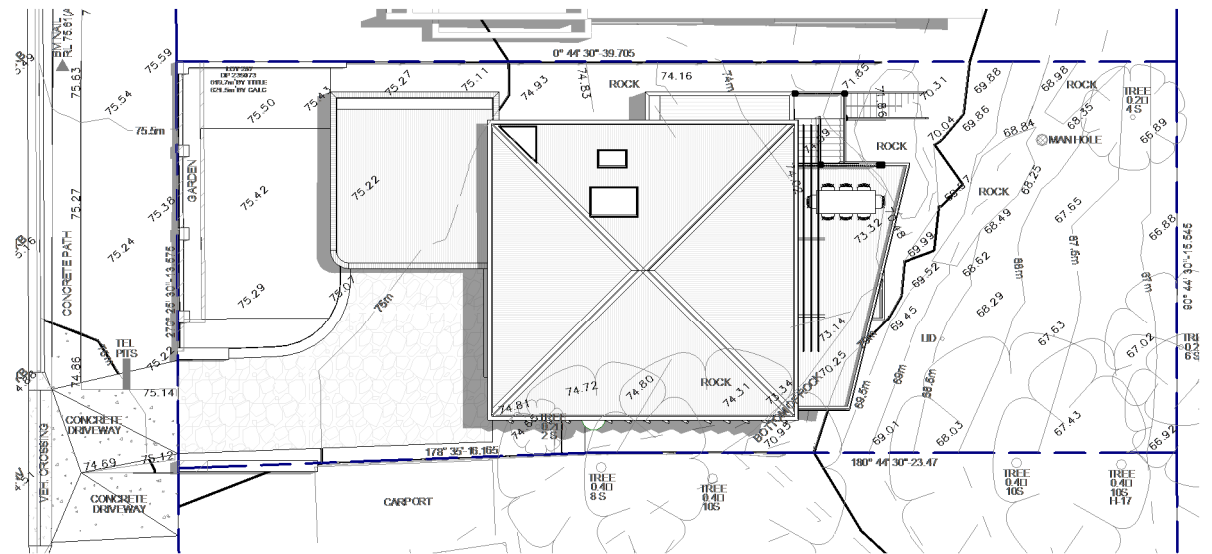


March/Sept 21 - 1500

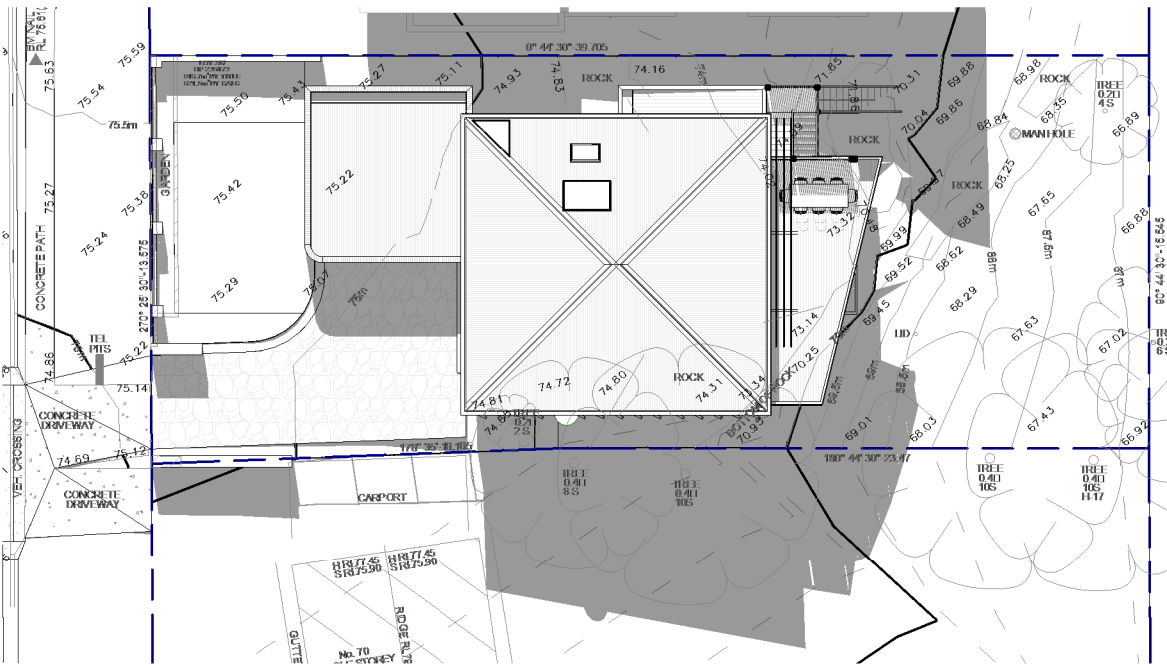
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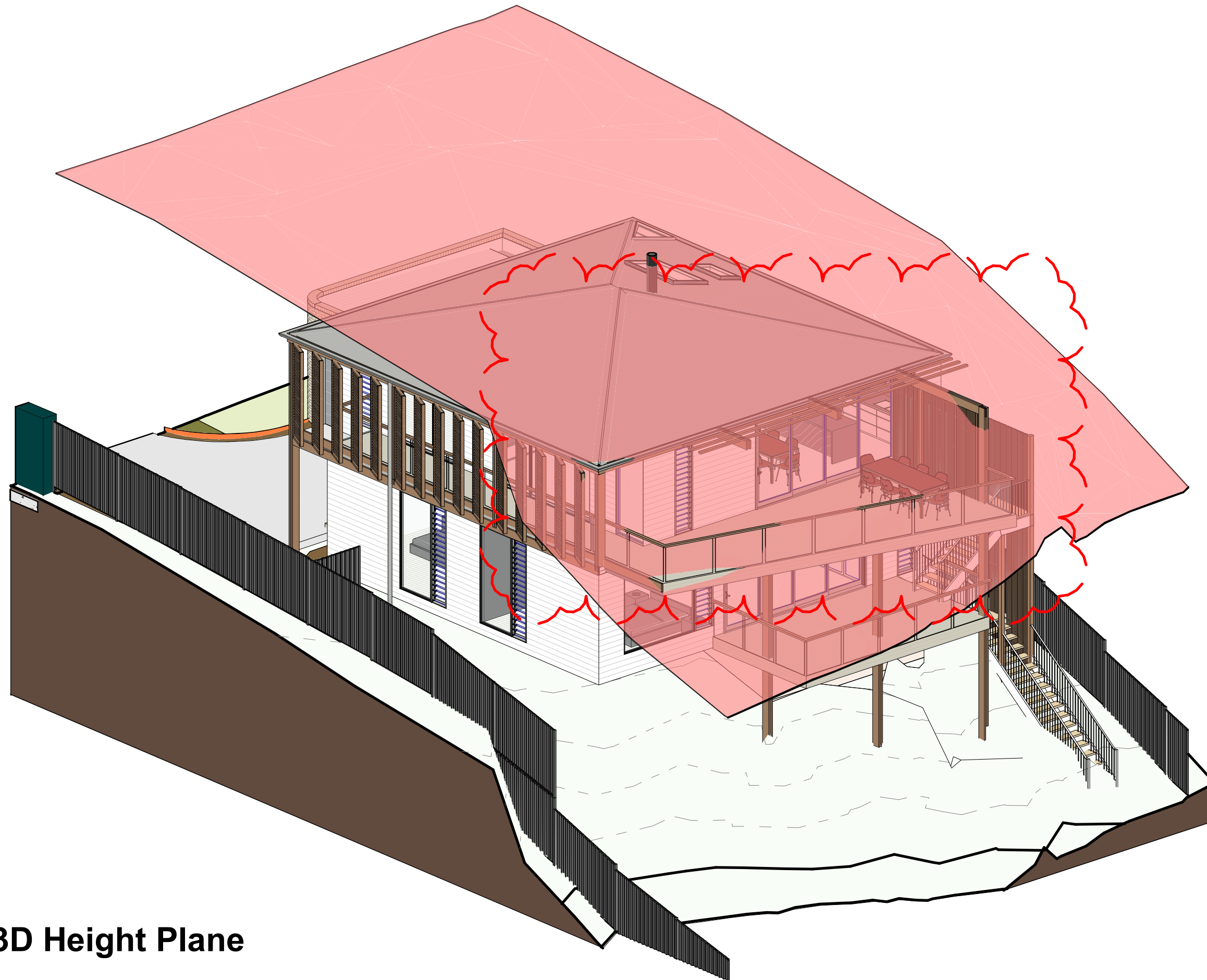
December 21 - 0900
1 : 300



December 21 - 1200
1 : 300

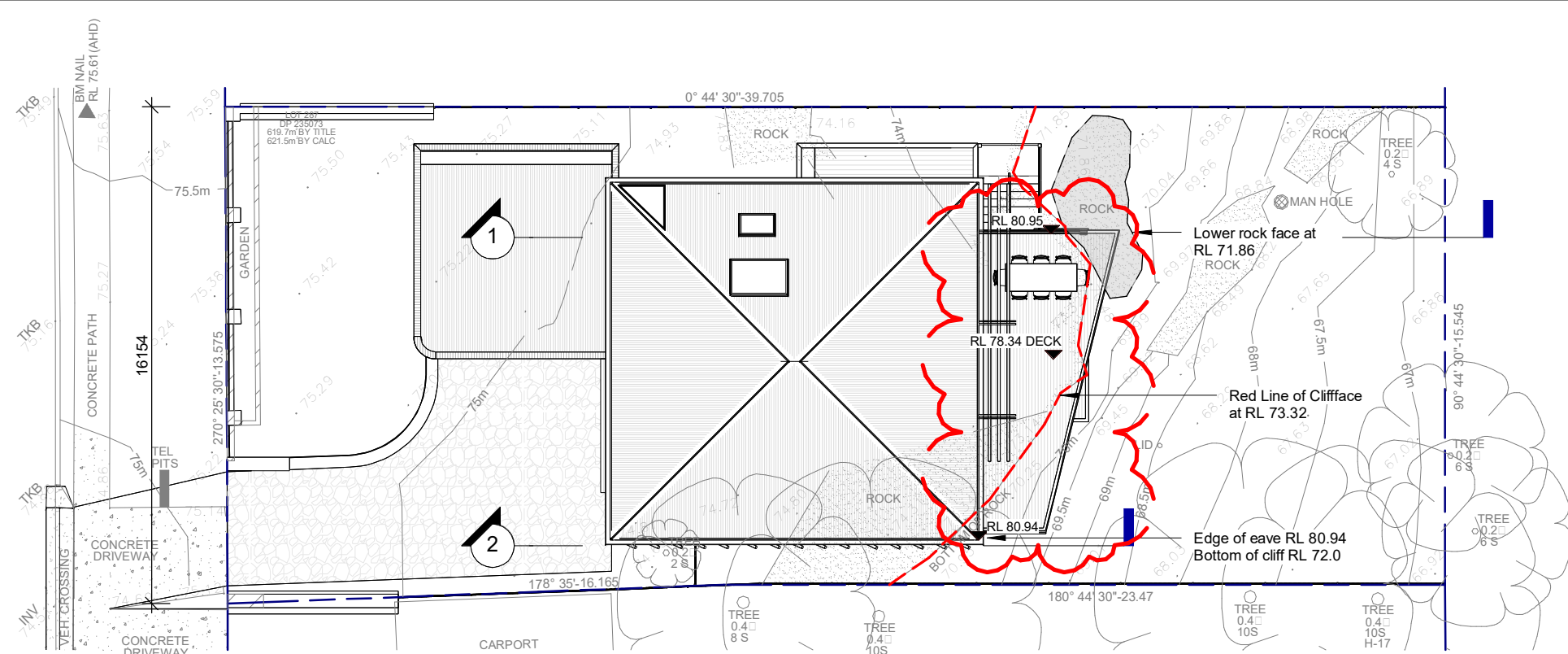


December 21 - 1500
1 : 300

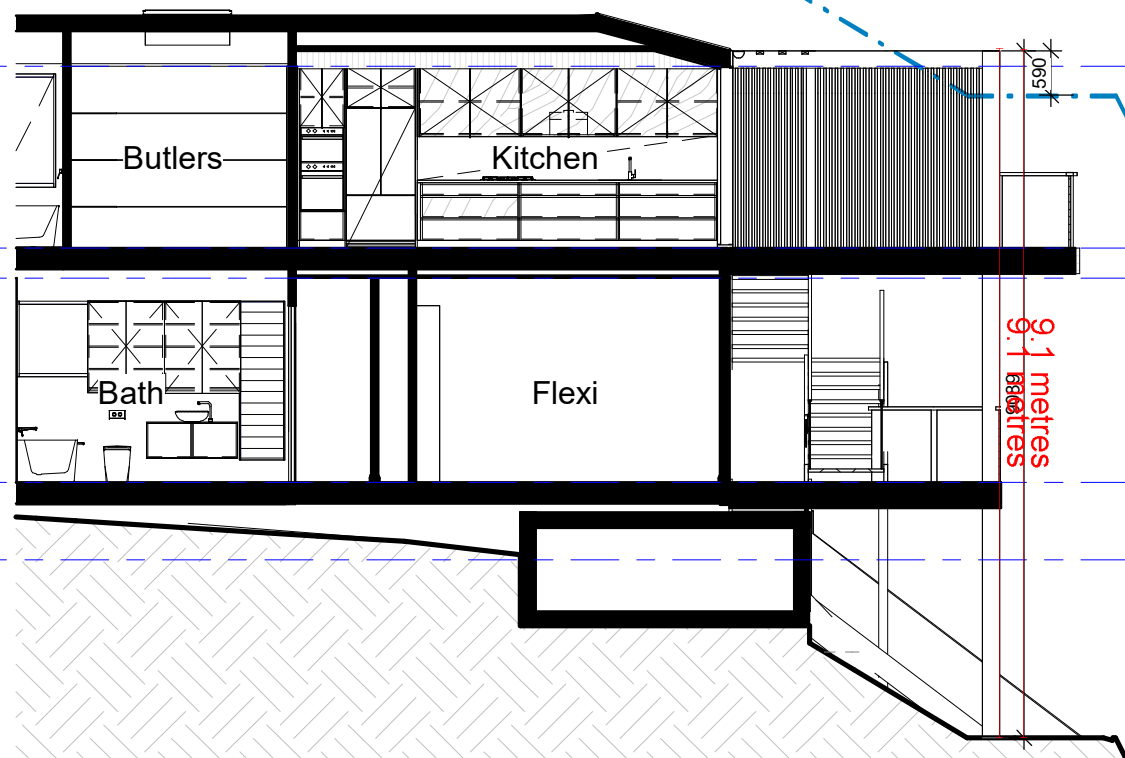


3D Height Plane

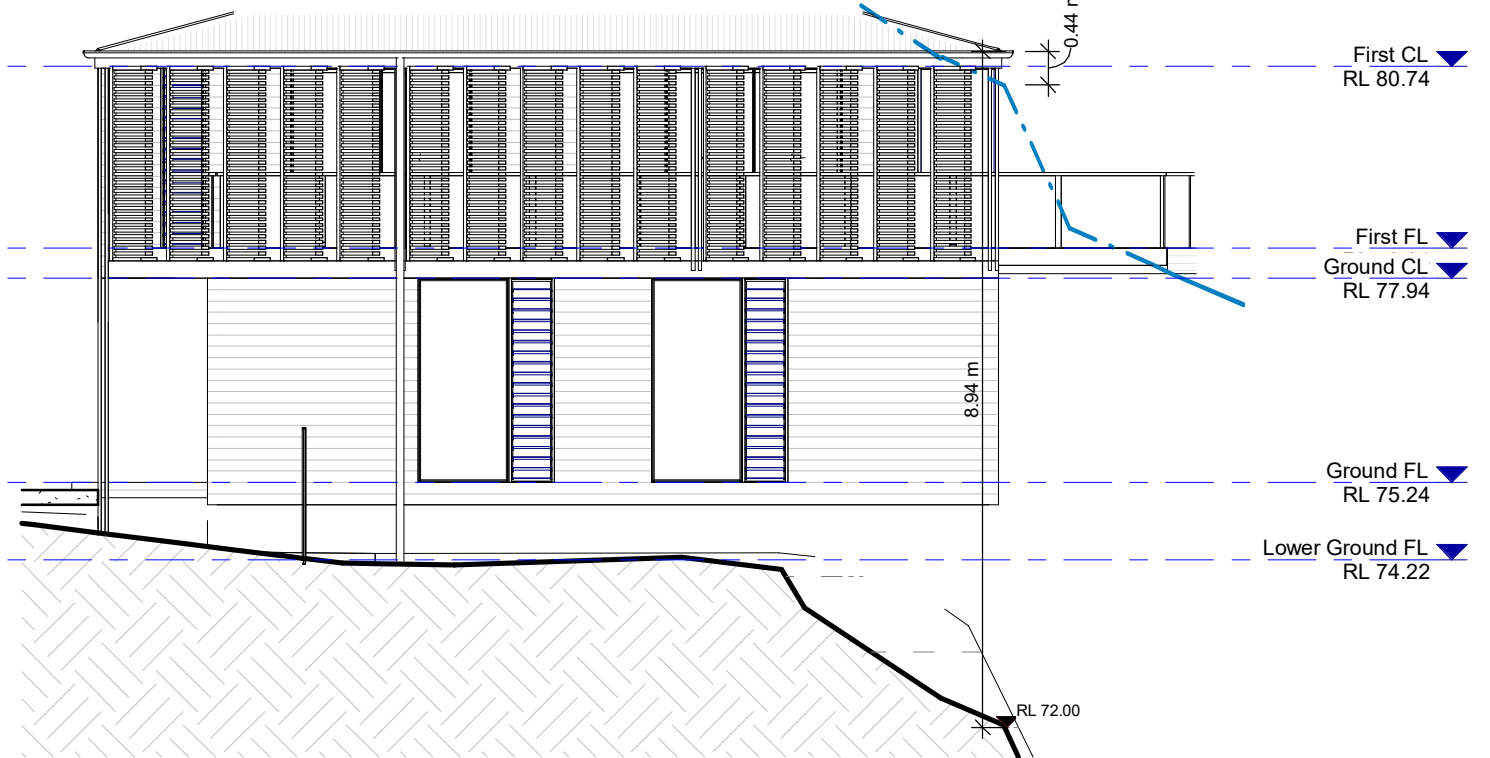
FRENCHS FOREST ROAD



Survey Overlay
1 : 200



HOB SECTION 1
1 : 100



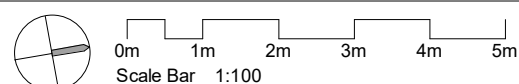
HOB SECTION 2
1 : 100



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B DA RFI SUBMISSION
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Rev Description

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72 Frenchs Forest Road Seaforth NSW
Oliver Cooney & Nadine Blayney

Development Application
Survey Overlay

DA5 B