

30 ABERNETHY STREET, SEAFORTH
FOR DEVELOPMENT APPLICATION
PROPOSED DWELLING

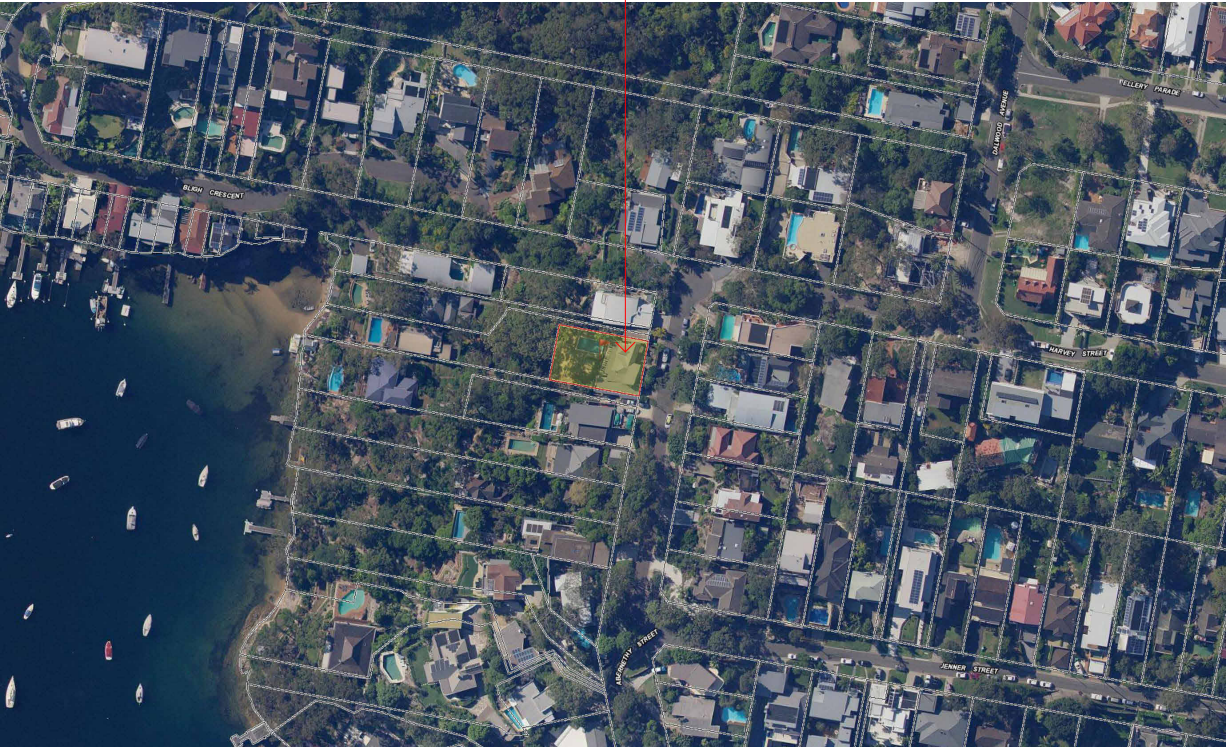
COUNCIL: NORTHERN BEACHES COUNCIL
Lot: A DP: 358783 Zoning: R2 Low Density Residential

DRAWING LIST			DRAWING LIST		
A001	COVER SHEET	15.08.23 2	A203	ELEVATIONS	02.11.23 3
A002	BASIX COMMITMENTS	13.12.22 1	A204	STREETSCAPE ELEVATION	02.11.23 3
A003	SHADOW DIAGRAMS JUNE 21ST 9AM	15.08.23 2	A205	STREETSCAPE VIEW ANALYSIS	02.11.23 2
A004	SHADOW DIAGRAM JUNE 21ST 12PM	15.08.23 2	A206	ENVELOPE DIAGRAM	15.08.23 1
A005	SHADOW DIAGRAM JUNE 21ST 3PM	15.08.23 2	A300	SECTIONS	02.11.23 3
A008	SITE ANALYSIS PLAN	13.12.22 1	A301	SECTIONS	02.11.23 2
A009	SITE PLAN	16.10.23 3	A401	AREA CALCULATIONS PLAN	15.08.23 2
A101	BASEMENT FLOOR PLAN	13.12.22 1	A403	SOLAR STUDY	15.08.23 2
A102	GROUND FLOOR PLAN	15.08.23 2	A404	SOLAR STUDY	15.08.23 2
A103	FIRST FLOOR PLAN	16.10.23 3	A501	MATERIAL FINISHES SCHEDULE	15.08.23 2
A104	FIRST FLOOR CLERESTORY	02.11.23 3	A505	POOL PLAN	13.12.22 1
A105	ROOF PLAN	02.11.23 3	A506	POOL SECTIONS	13.12.22 1
A106	DIMENSIONED FLOOR PLANS	13.12.22 1	A507	POOL SECTIONS	13.12.22 1
A107	DIMENSIONED FLOOR PLANS	15.08.23 2	A508	DRIVEWAY PLAN	02.11.23 4
A108	DIMENSIONED FLOOR PLANS	15.08.23 2	A509	DRIVEWAY SECTION	02.11.23 4
A109	CONSTRUCTION MANAGEMENT PLAN	16.10.23 3	A601	WINDOW SCHEDULE	13.12.22 1
A110	DEMOLITION PLAN	16.10.23 3	A602	WINDOW SCHEDULE	13.12.22 1
A200	ELEVATIONS	02.11.23 3	A603	WINDOW SCHEDULE	13.12.22 1
A201	ELEVATIONS	02.11.23 3	A705	WASTE MANAGEMENT PLAN	15.08.23 2
A202	ELEVATIONS	02.11.23 3			



SATELLITE MAP

SITE



NOTE : ARTIST IMPRESSION ONLY. DESIGN, ITEMS AND MATERIALS TO BE CONFIRMED WITH BUDGETARY REQUIREMENTS AND SUBJECT TO BUILDERS QUOTE DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Drawn: JF

Checked: AM

Project
**2129
SEAFORTH**

Client
ADAM MCDUGALL

Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title			
COVER SHEET			
FOR DEVELOPMENT APPLICATION			
Scale	@A3	Date:	15.08.23
2011	DA	A001	2
Project no.	Drawing Phase.	Drawing No.	Rev

Single Dwelling

Certificate number: 1355618S

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 14 December 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.





















Project summary		
Project name	30 Abernethy St, Seaforth	
Street address	30 Abernethy Street Seaforth 2092	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 358783	
Lot no.	A	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 55	Target 50

Certificate Prepared by
Name / Company Name: Greenworld Architectural Drafting
ABN (if applicable): 70203970543

Water Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must be outdoors.		✓	✓	

BASIX
Planning, Industry & Environment
www.basix.nsw.gov.au
Version: 3.0 / DARWINIA_3_20_0
Certificate No.: 13556185
Wednesday, 14 December 2022
page

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • all bathrooms/toilets; dedicated • the laundry; dedicated • all hallways; dedicated 		  	  
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.			
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool); electric resistance			
The applicant must install a timer for the swimming pool pump in the development.			
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.			
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.			

Description of project

Project address

Project name	30 Abernethy St, Seaforth
Street address	30 Abernethy Street Seaforth 2092
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 358783
Lot no.	A
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	4

Site details

Site area (m ²)	693
Roof area (m ²)	204
Conditioned floor area (m ²)	313.0
Unconditioned floor area (m ²)	5.3
Total area of garden and lawn (m ²)	238




Assessor details and thermal loads

Assessor number	DMN/16/1763
Certificate number	0006296192
Climate zone	56
Area adjusted cooling load (MJ/m ² .year)	26
Area adjusted heating load (MJ/m ² .year)	41
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	Yes

Project score

Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 55	Target 50

Thermal Comfort Commitments	Show on DA plans	Show on CC/DD plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Floor and wall construction	Area		
floor - concrete slab on ground	130.0 square metres		
floor - suspended floor/roof subfloor	22.0 square metres		

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 and 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 (either interim or final) for the development may be issued.

Schedule of BASIX commitments			
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.			
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 8000 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 rain runoff from at least 160 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
• a tap that is located within 10 metres of the swimming pool in the development		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 85 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	

BASIX

Planning, Industry & Environment

www.basix.nsw.gov.au

Version: 3.0 / DARWINIA_3_20_0

Certificate No.: 1355618S

Wednesday, 14 December 2022

page 3/8

Energy Commitments	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, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: airconditioning ducting only; Energy rating: n/a		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 4 of the bedrooms / study; dedicated		✓	✓
• at least 2 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

BASIX Planning, Industry & Environment www.basix.nsw.gov.au

Version: 3.0 / DARWINIA_3_20_0

Certificate No.: 1355618S

Wednesday, 14 December 2022

page 8/8

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation.
Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards.
Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.20

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

**30 ABERNETHY STREET
SEAFORTH**

201
Project no.

DA	
Phase.	Dra

1

DA ISSUE



1 9AM JUNE
1 : 300

0 5 10 15m
SCALE 1:500 AT ORIGINAL SIZE

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Drawn: JF

Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title
SHADOW DIAGRAMS JUNE 21ST 9AM

FOR DEVELOPMENT APPLICATION

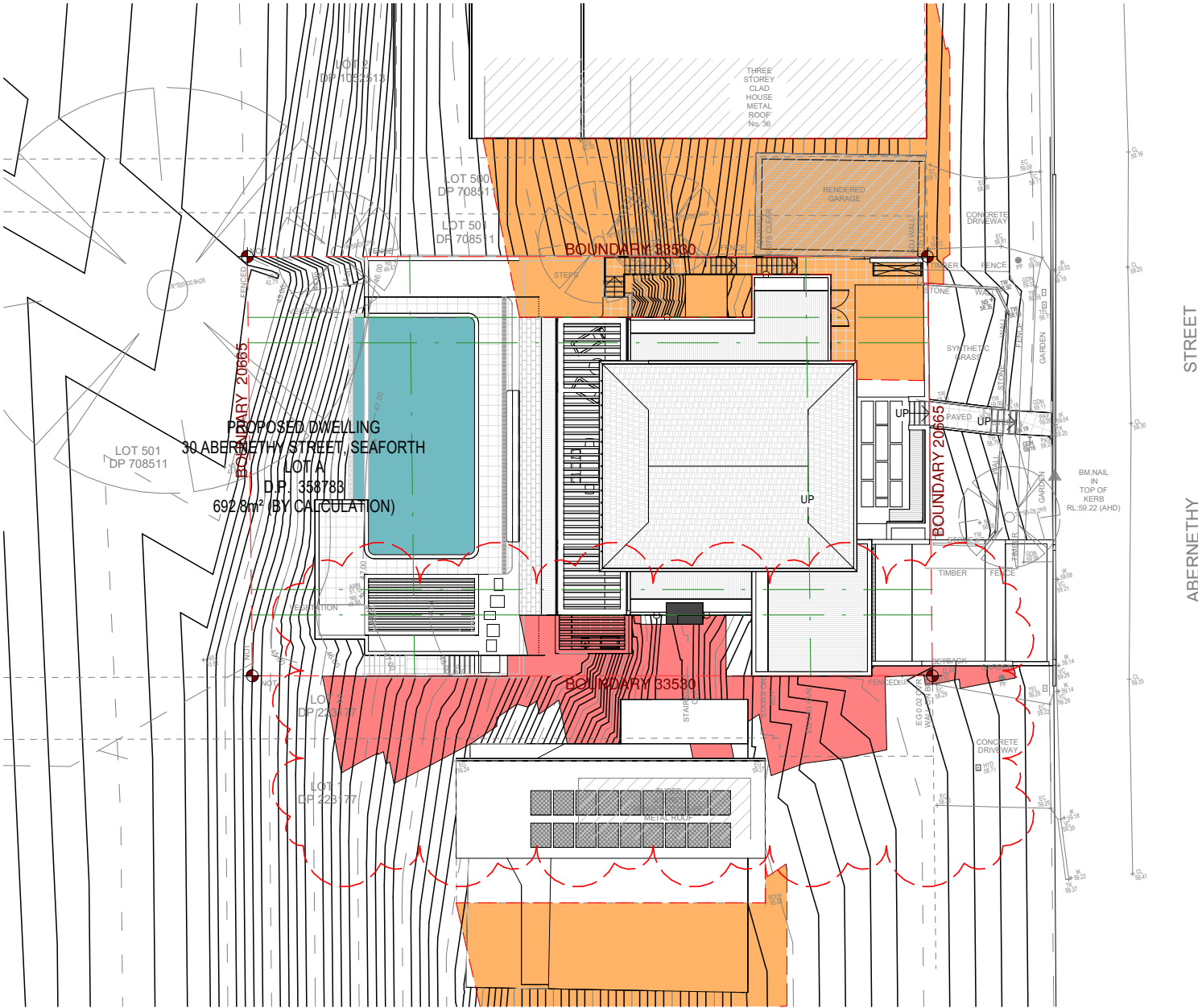
Scale As indicated	@A3	Date:15.08.23
2011	DA	A003
Project no.	Drawing Phase.	Drawing No.

2

Rev

LEGEND

Proposed Shadows
Neighbour Shadows



1 12PM JUNE
1 : 300

0 3 6 9 m
SCALE 1:300 AT ORIGINAL SIZE

DA ISSUE

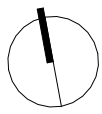
Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE



True North

Drawn: JF

Checked: AM

Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

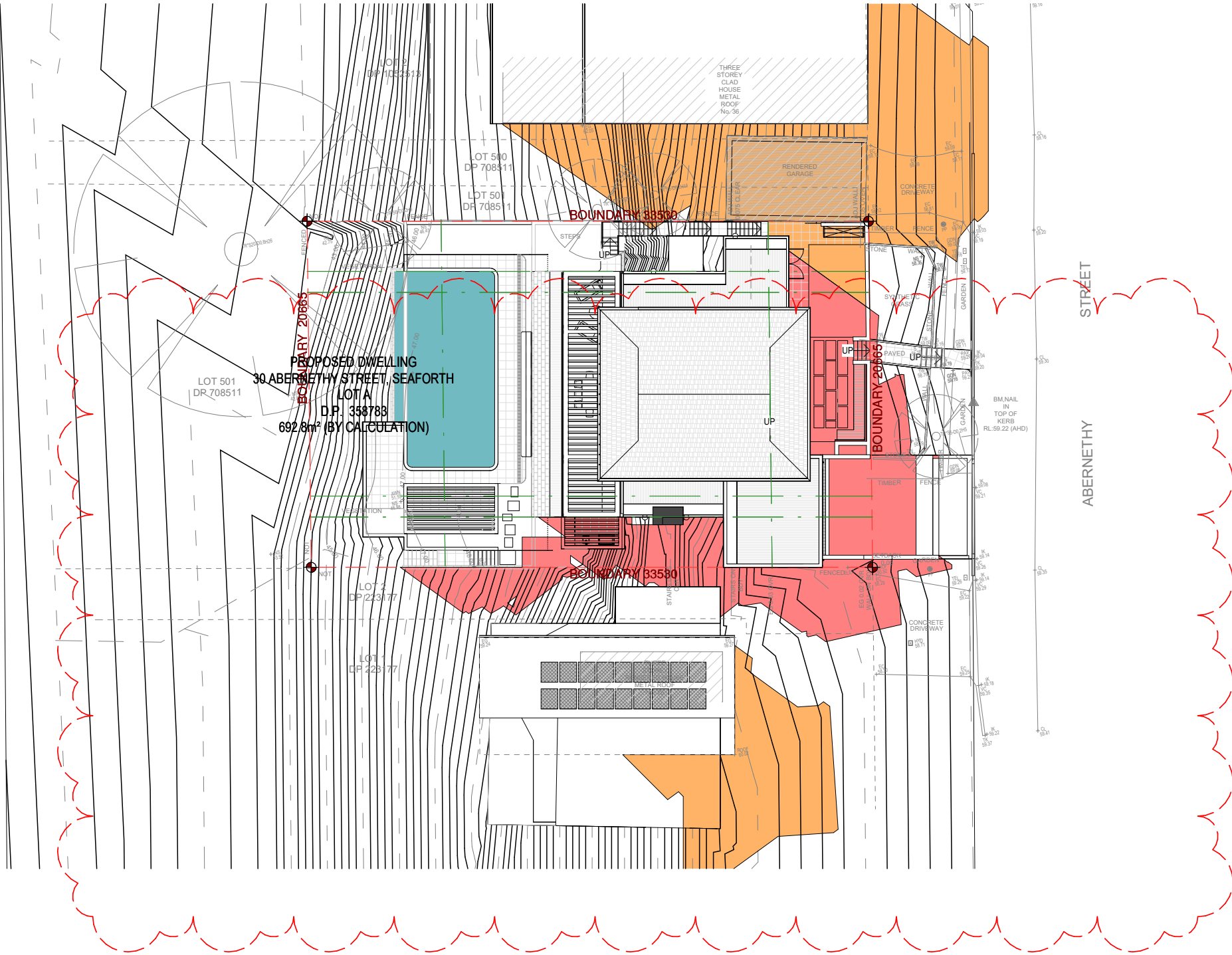
Drawing Title
SHADOW DIAGRAM JUNE 21ST 12PM

FOR DEVELOPMENT APPLICATION

Scale As indicated @A3 Date:15.08.23

Project no. **2011** Drawing Phase. **DA** Drawing No. **A004**

2
Rev



1 3PM JUNE
1 : 300

0 3 6 9 m
SCALE 1:300 AT ORIGINAL SIZE

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

www.luxitecture.com.au
anthony@luxitecture.com.au

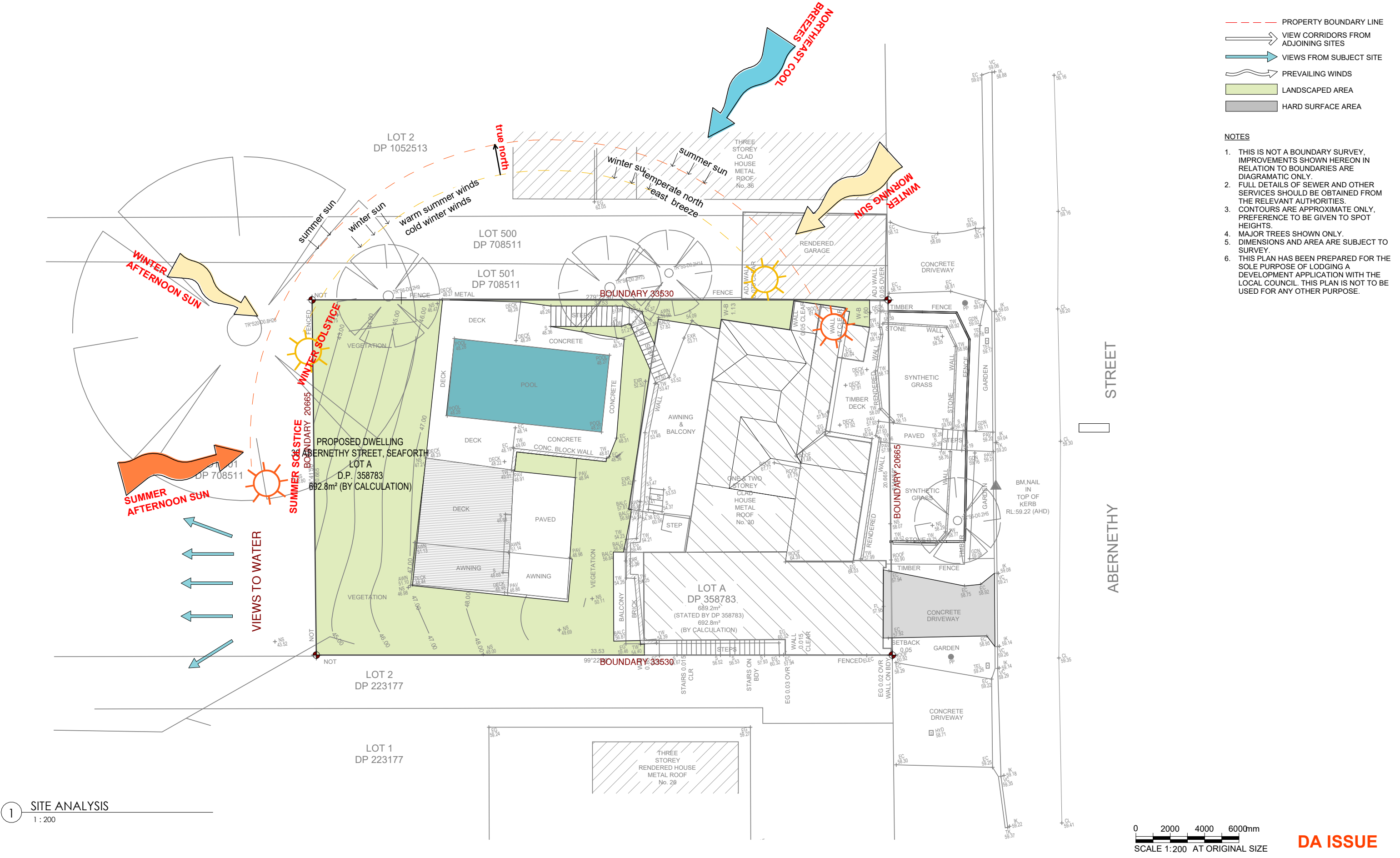
LUXITECTURE

Drawn: JF Checked: AM

True North

Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title			
SHADOW DIAGRAM JUNE 21ST 3PM			
FOR DEVELOPMENT APPLICATION			
Scale As indicated		Date:15.08.23	
2011		DA	
Project no.		Drawing Phase.	
		A005	
		Drawing No.	
		Rev	
		2	



Notes

1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.

2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.

3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.

4) Copyright on this drawing and design retained by Luxitecture.

www.luxitecture.com.au

anthony@luxitecture.com.au

LUXITECTURE

True North

Project

2129

SEAFORTH

Client

ADAM MCDOUGALL

Address

30 ABERNETHY STREET

SEAFORTH

Drawing Title

SITE ANALYSIS PLAN

FOR DEVELOPMENT APPLICATION

Scale

As indicated

2011

Project no.

Date

13.12.22

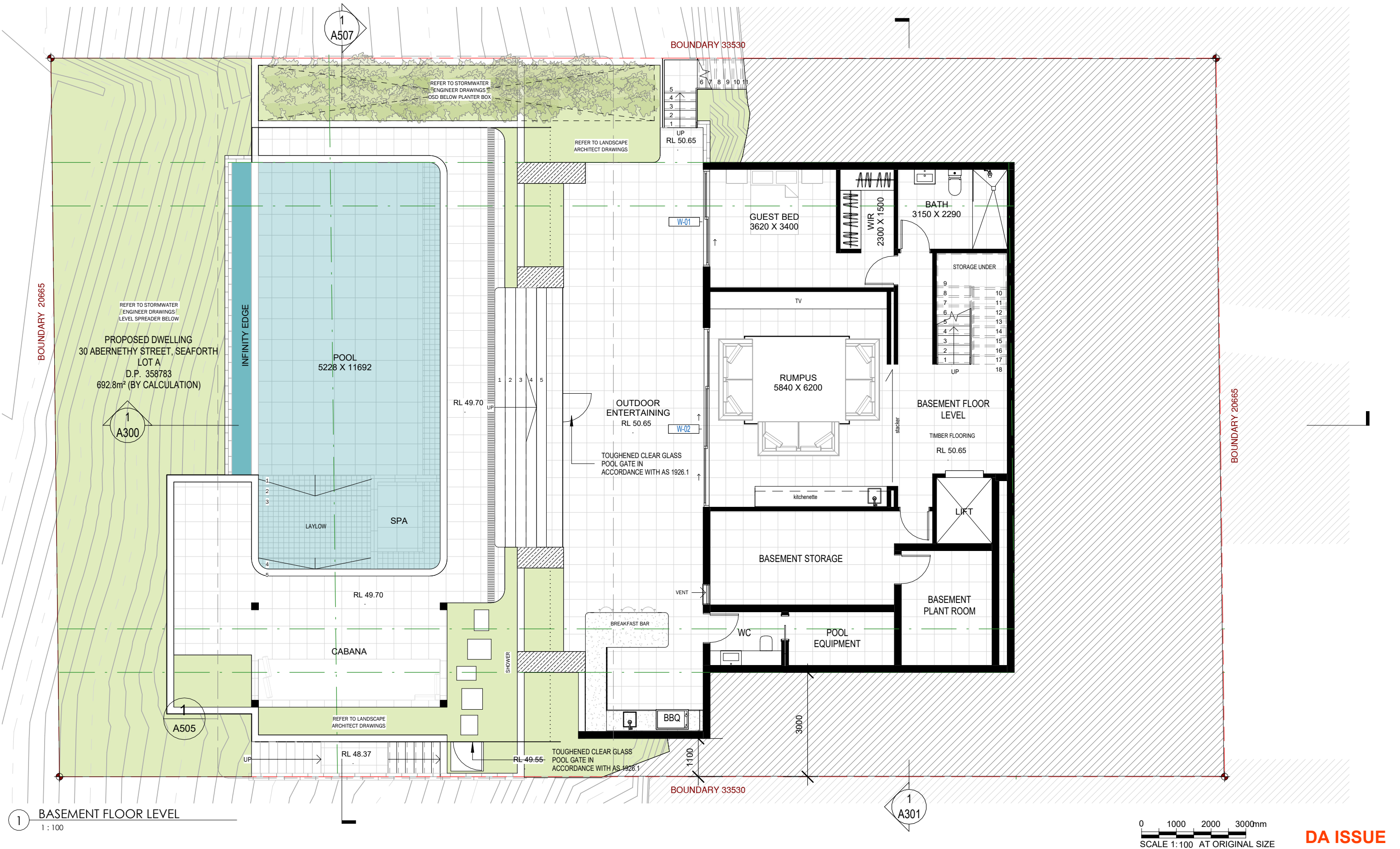
DA

A008

1

Rev

3



Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22

www.luxitecture.com.au
anthony@luxitecture.com.au

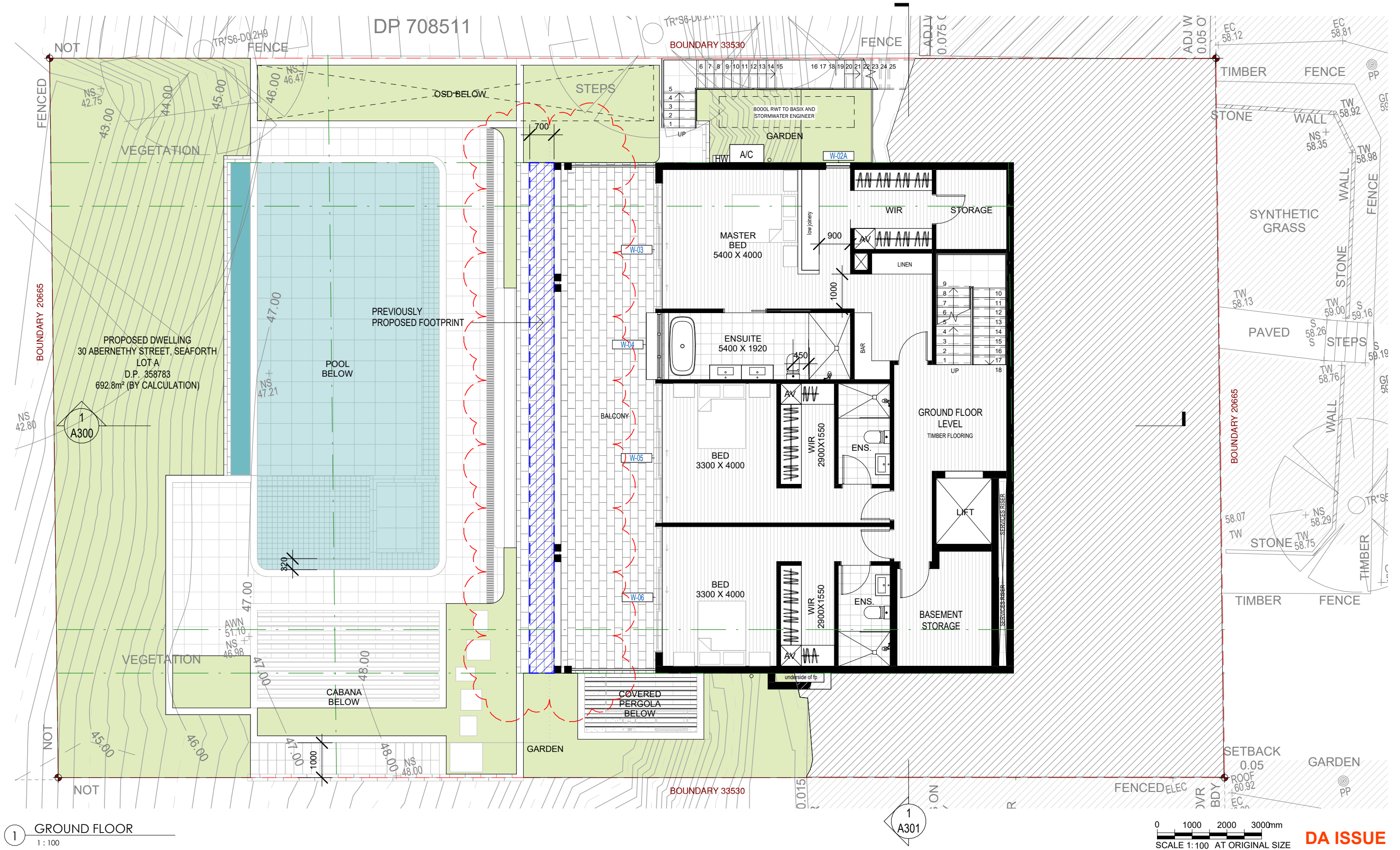
LUXITECTURE

True North

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawn: JF
Checked: AM

Drawing Title BASEMENT FLOOR PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date: 13.12.22		
2011 Project no.	DA Drawing Phase.	A101 Drawing No.	1 Rev



Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Project
**2129
SEAFORTH**

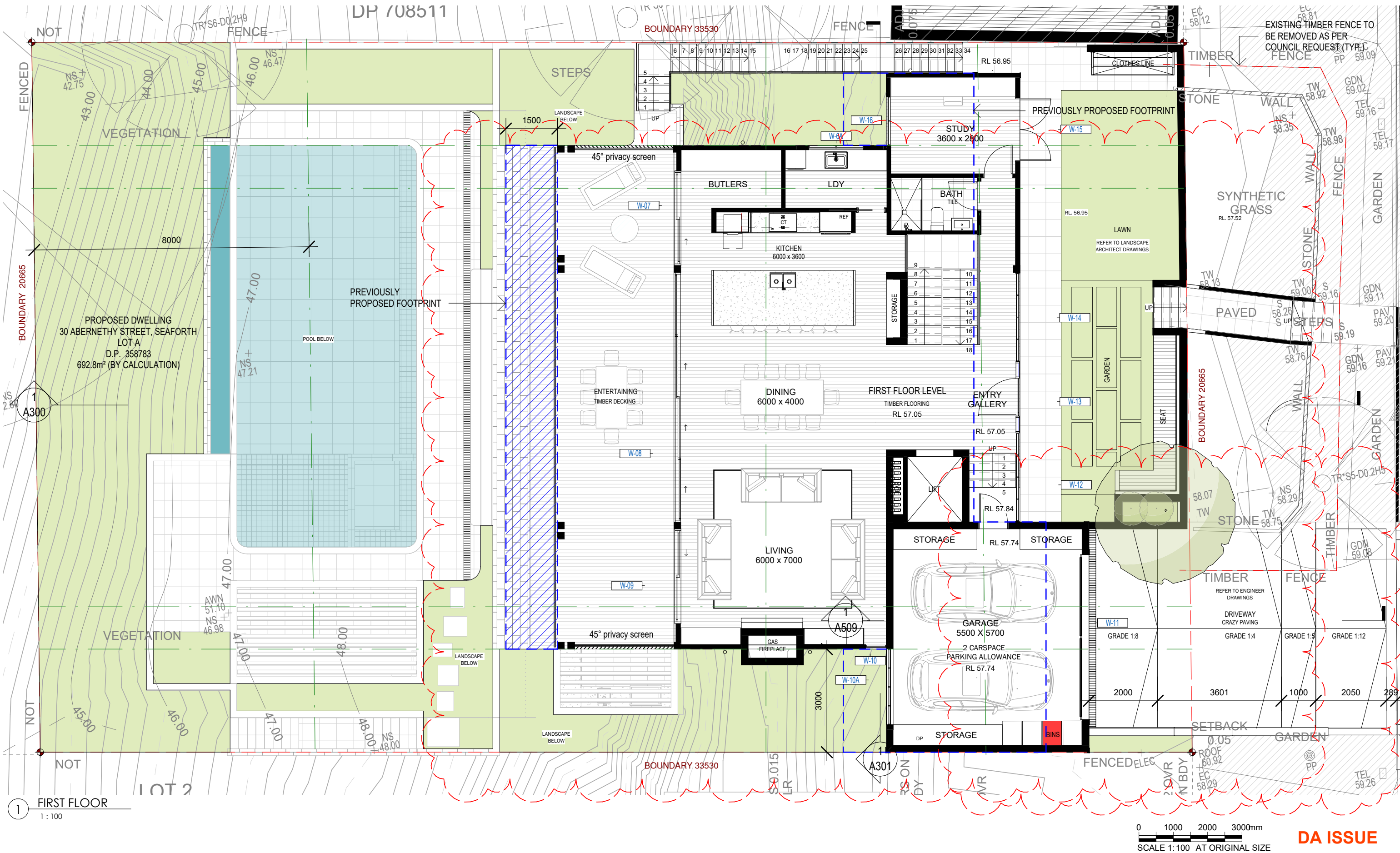
Client
ADAM MCDOUGALL

Address
**30 ABERNETHY STREET
SEAFORTH**

Drawn: JF

Checked: AM

Drawing Title GROUND FLOOR PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:15.08.23		
2011 Project no.	DA Drawing Phase.	A102 Drawing No.	2 Rev



Notes

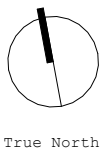
- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23

LUXITECTURE

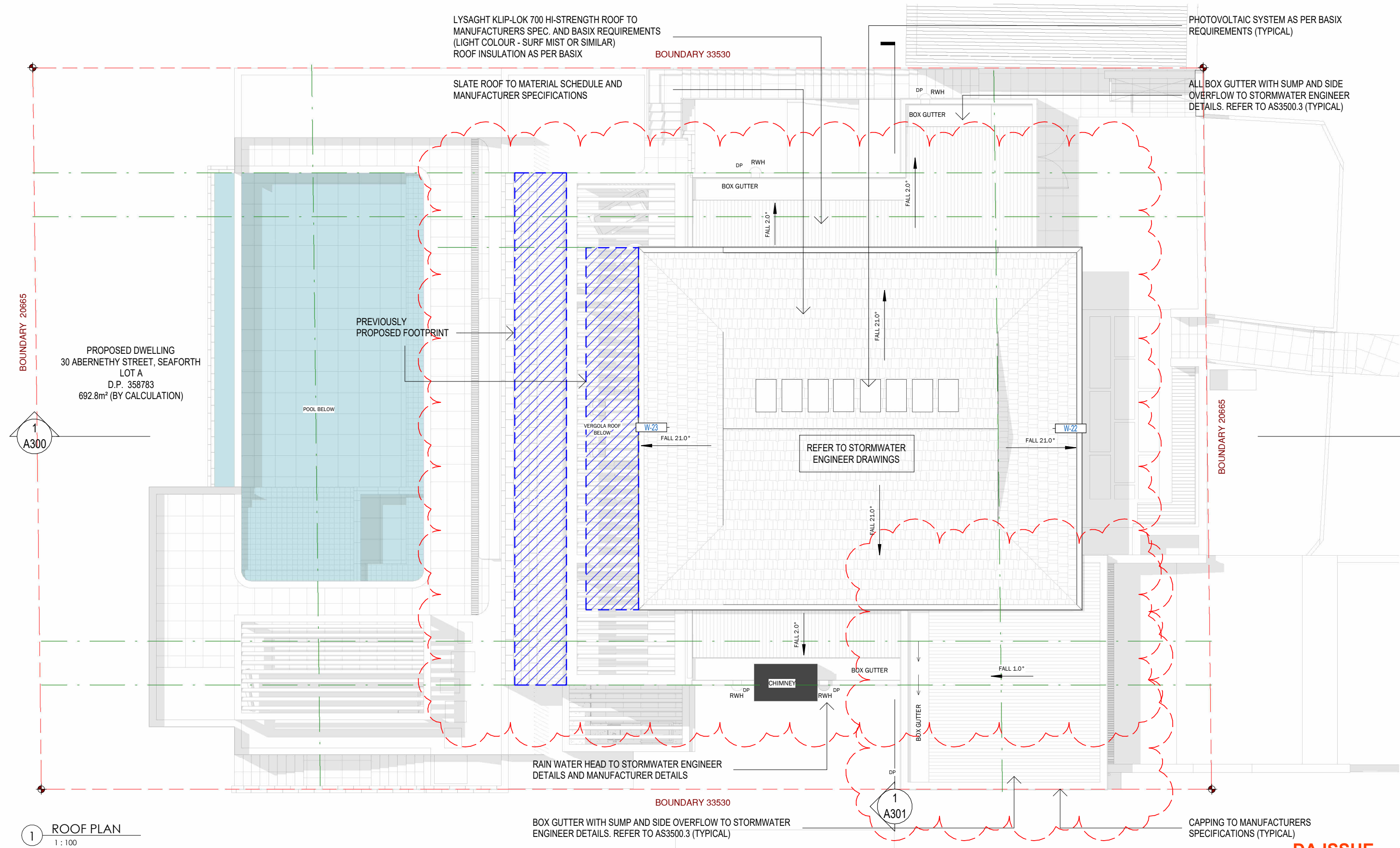
Drawn: JF

Checked: AM



Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title FIRST FLOOR PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:16.10.23		
2011	DA	A103	3
Project no.	Drawing Phase.	Drawing No.	Rev



Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 04	02.11.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Drawn: JF

Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title
ROOF PLAN

FOR DEVELOPMENT APPLICATION

Scale 1 : 100 @A3

Date: 02.11.23

2011

Project no.

DA

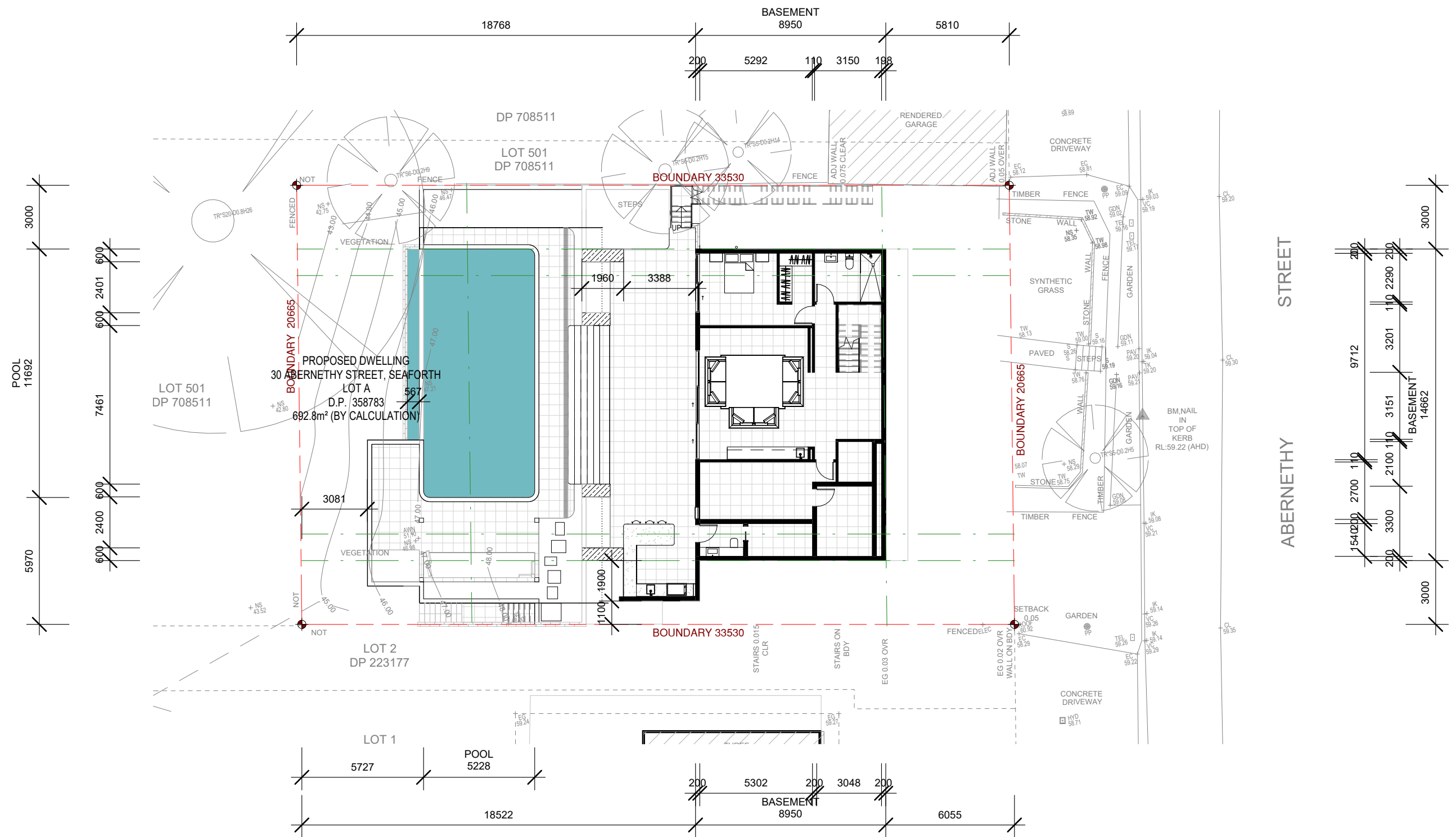
Drawing Phase.

A105

Drawing No.

3

Rev



1 BASEMENT LEVEL DIMENSIONED FLOOR PLANS
1 : 200

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22

www.luxitecture.com.au
anthony@luxitecture.com.au

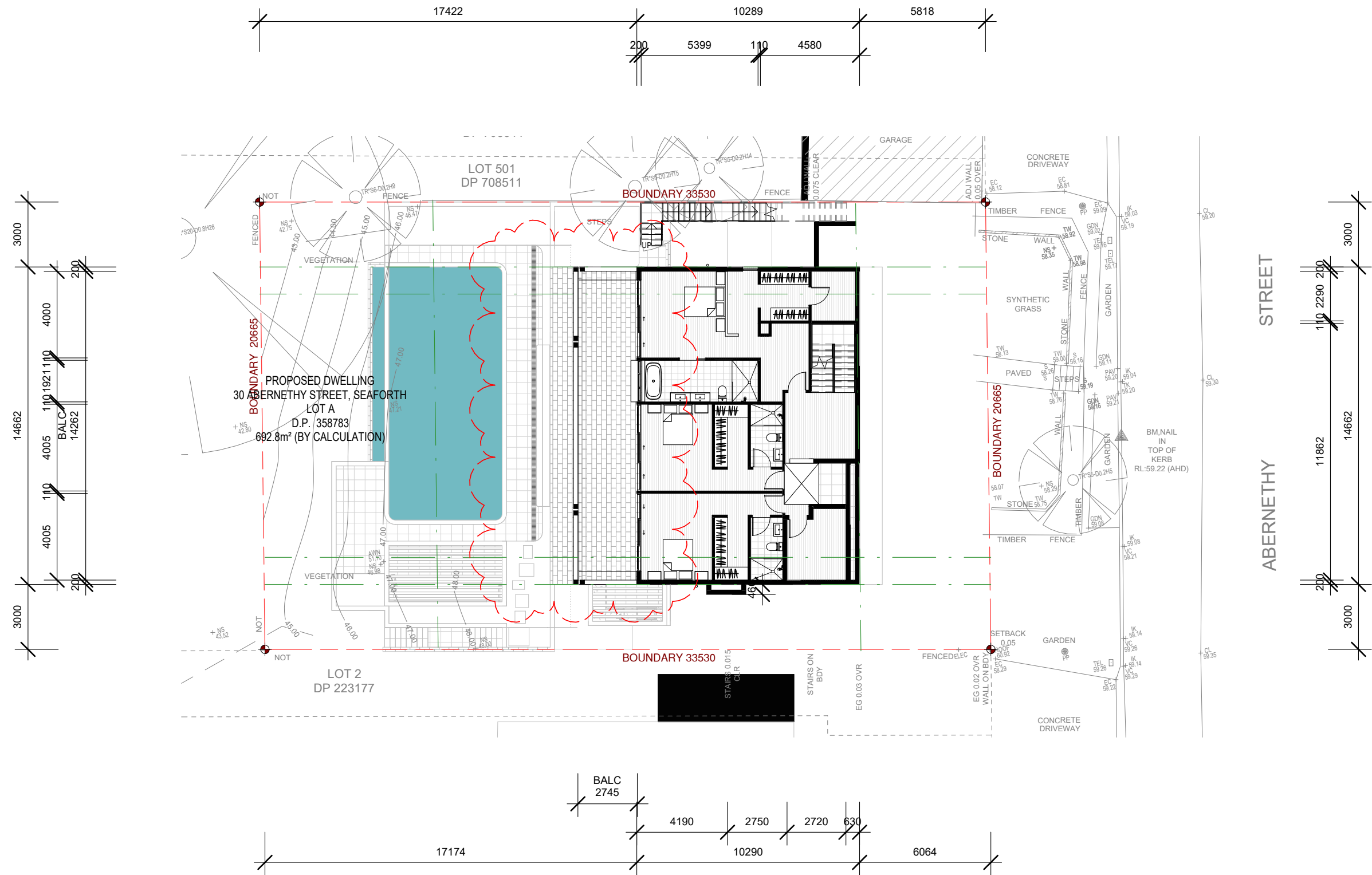
LUXITECTURE

True North

Drawn: JF Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title DIMENSIONED FLOOR PLANS			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 200 @A3	Date:13.12.22		
2011 Project no.	DA Drawing Phase.	A106 Drawing No.	1 Rev



1 GROUND FLOOR DIMENSIONED FLOOR PLANS
1 : 200

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23



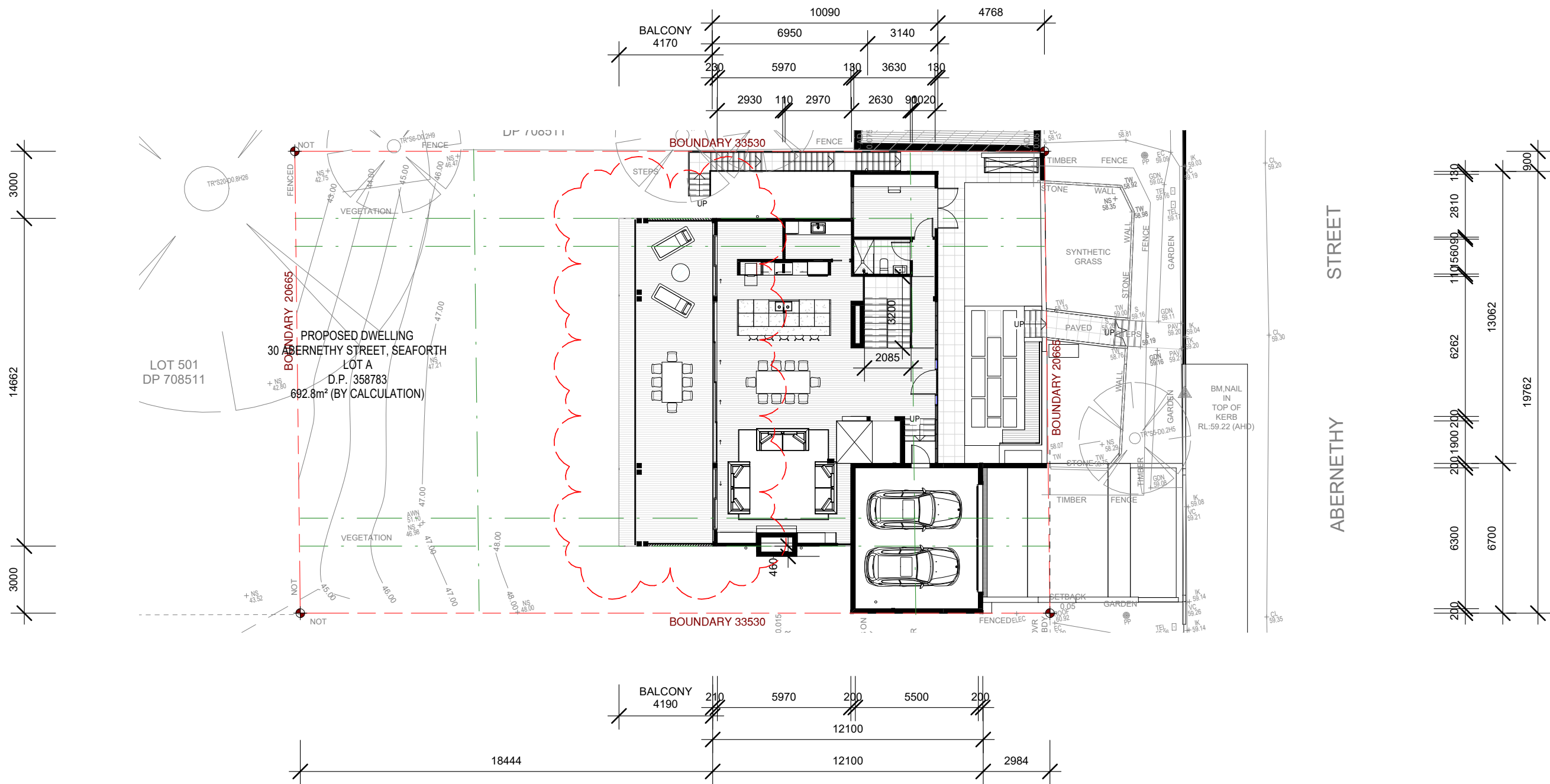
Drawn: JF

Checked: AM

www.luxitecture.com.au
anthony@luxitecture.com.au

Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title			
DIMENSIONED FLOOR PLANS			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 200 @A3	Date:15.08.23		
2011	DA	A107	2
Project no.	Drawing Phase.	Drawing No.	Rev



1 FIRST FLOOR DIMENSIONED FLOOR PLANS
1:200

DA ISSUE

- Notes**
- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
 - 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
 - 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
 - 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Drawn: JF

Checked: AM

Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title			
DIMENSIONED FLOOR PLANS			
FOR DEVELOPMENT APPLICATION			
Scale 1:200 @A3	Date:15.08.23		
2011 Project no.	DA Drawing Phase.	A108 Drawing No.	2 Rev

AWNING AND BALCONY TO BE
DEMOLISHED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS

STAIRS TO BE DEMOLISHED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS

POOL TO BE DEMOLISHED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS

AWNING TO BE DEMOLISHED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS

STAIRS TO BE DEMOLISHED IN ACCORDANCE
WITH AUSTRALIAN STANDARDS

EXISTING TIMBER FENCE
TO BE DEMOLISHED

GARAGE TO BE DEMOLISHED IN
ACCORDANCE WITH AUSTRALIAN
STANDARDS

STRUCTURES TO BE
DEMOLISHED

1 DEMOLITION PLAN

1 : 200

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

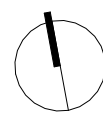
Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23

LUXITECTURE

Drawn: JF

Checked: AM

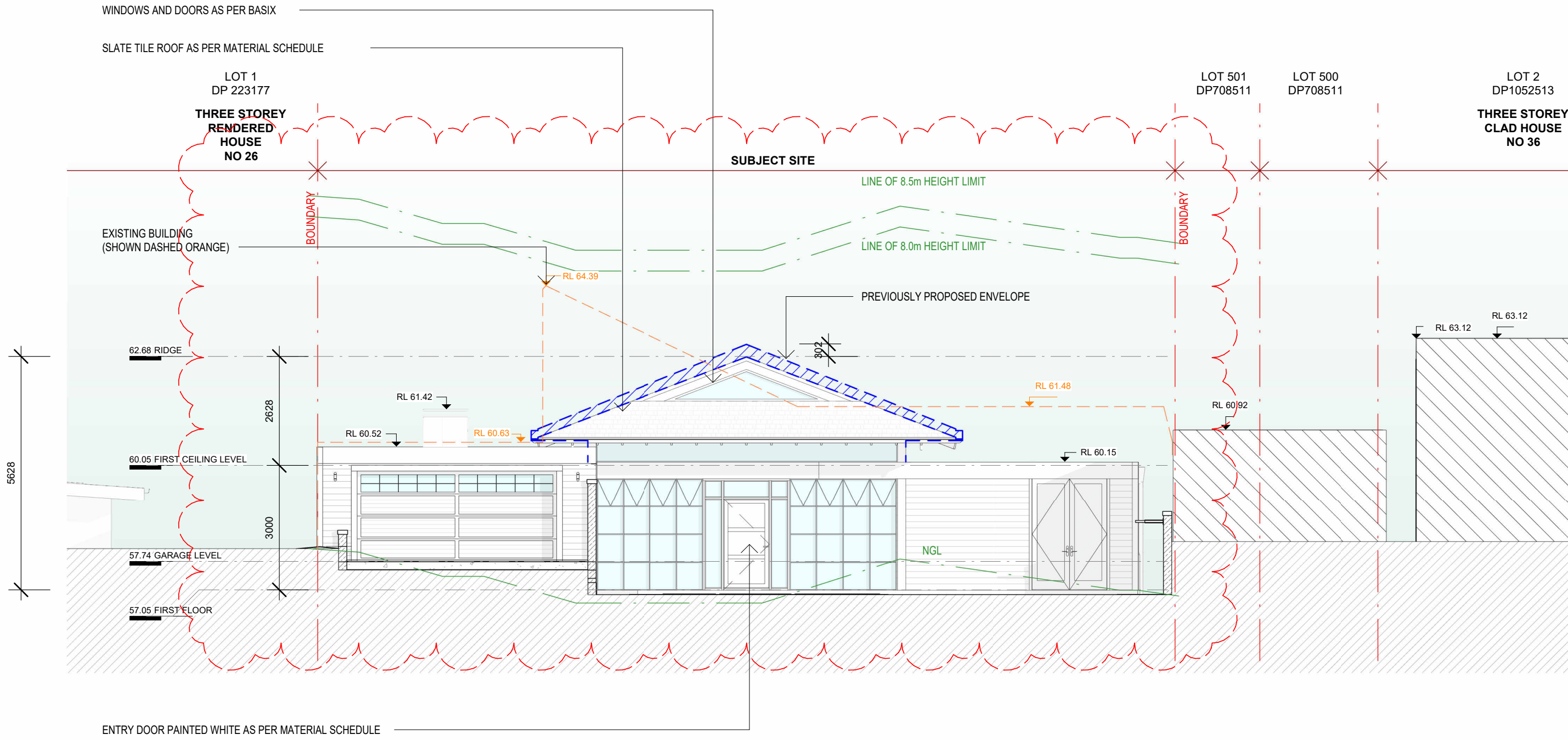
www.luxitecture.com.au
anthony@luxitecture.com.au



Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title			
DEMOLITION PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 200 @A3	Date: 16.10.23		
2011	DA	A110	3
Project no.	Drawing Phase.	Drawing No.	Rev

DA ISSUE



1 EASTERN ELEVATION
1 : 100

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE
DA ISSUE

- Notes**
- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
 - 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
 - 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
 - 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 04	02.11.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

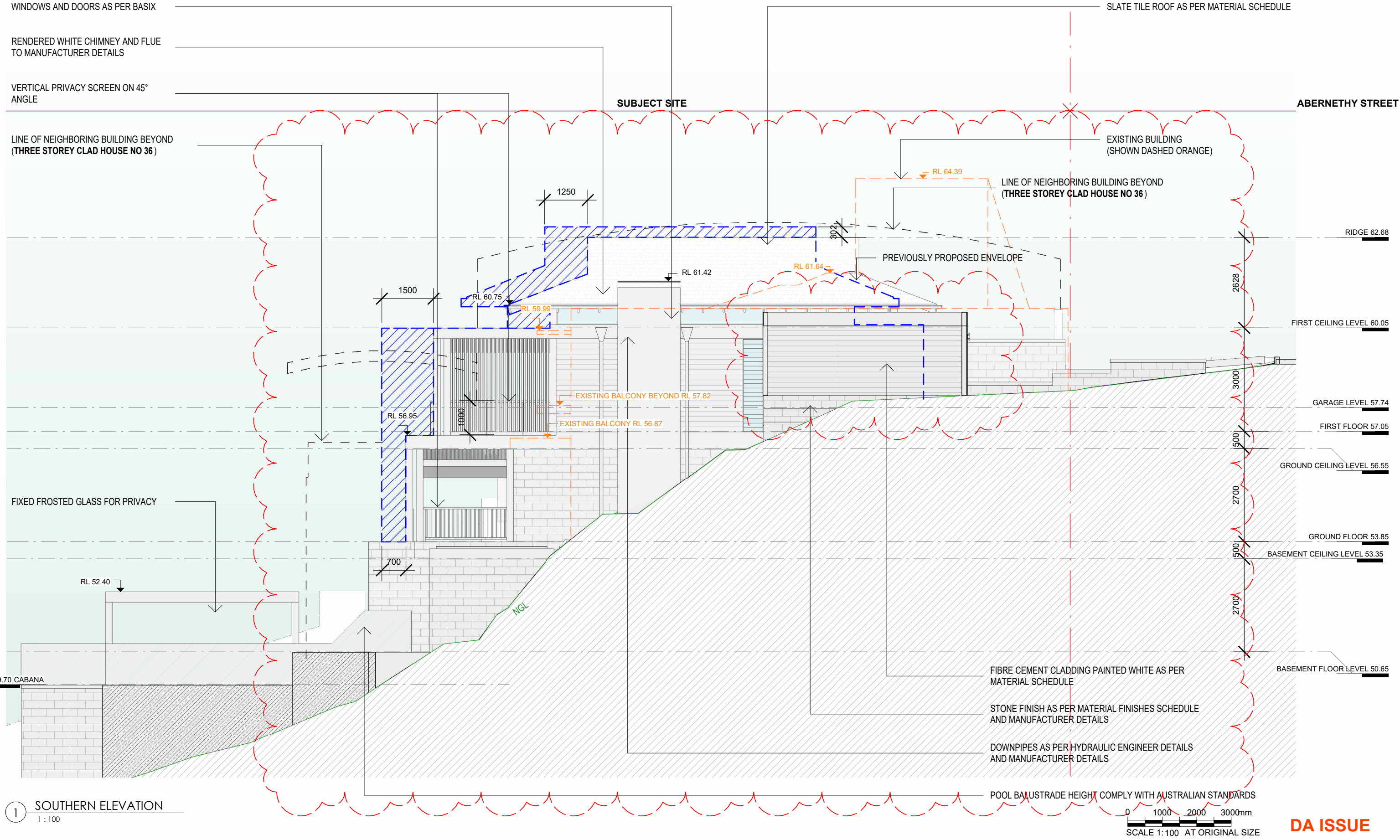
True North

Drawn: JF

Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title ELEVATIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date: 02.11.23		
2011 Project no.	DA Drawing Phase.	A200 Drawing No.	3 Rev



Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 04	02.11.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

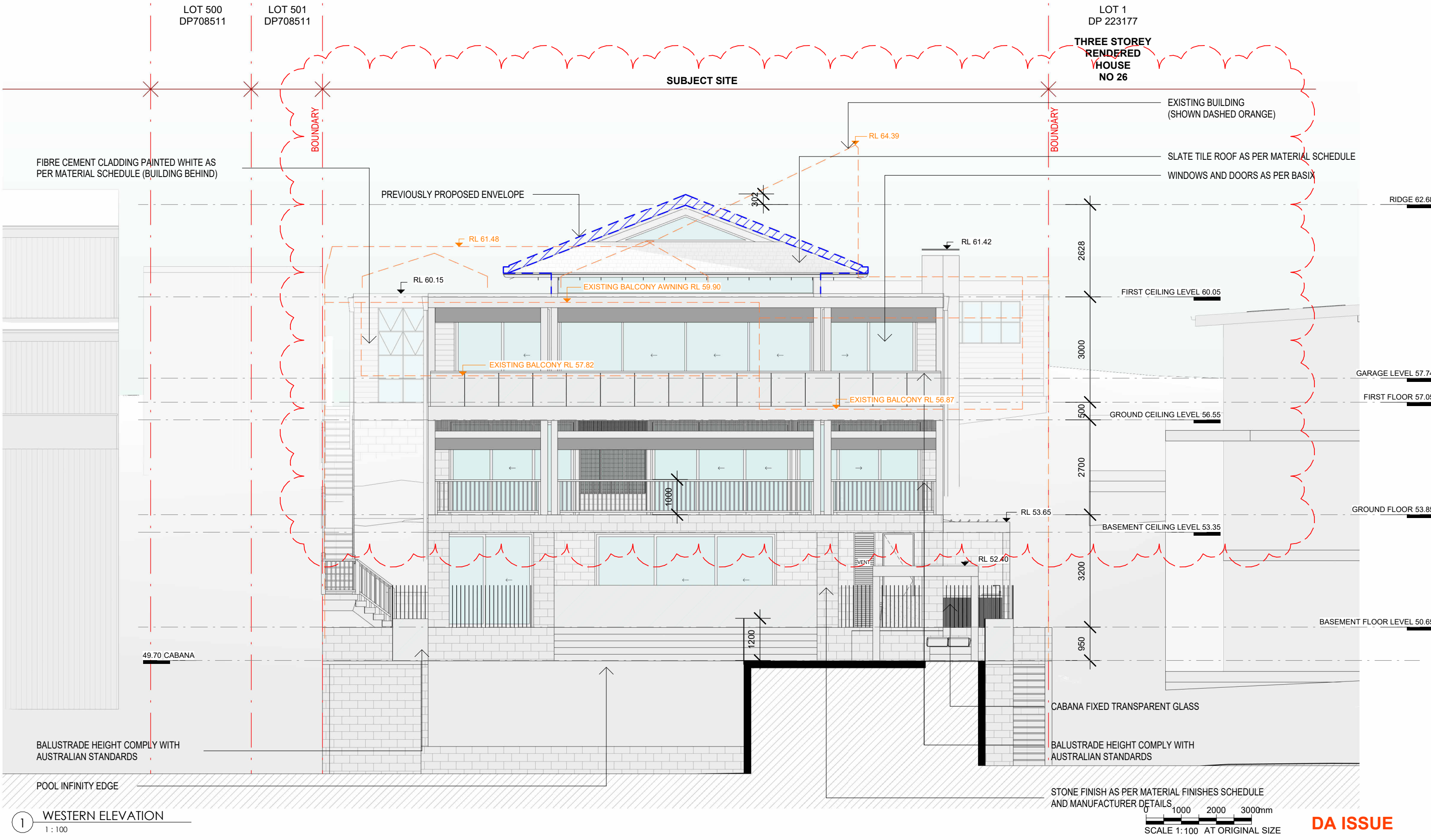
True North

Drawn: JF

Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title			
ELEVATIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:02.11.23		
2011	DA	A201	3
Project no.	Drawing Phase.	Drawing No.	Rev



Notes

1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.

2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.

3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.

4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 04	02.11.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

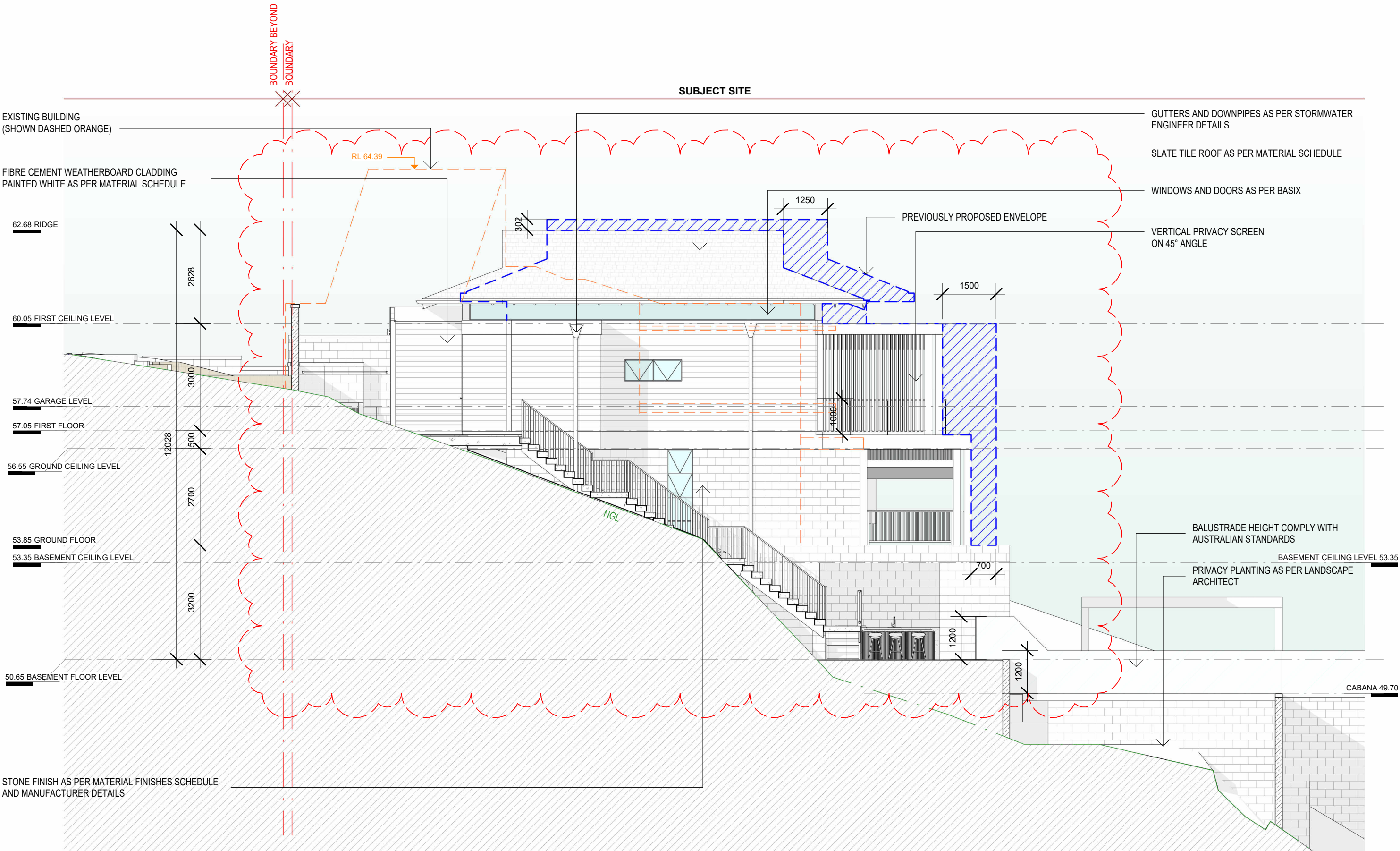
True North

Drawn: JF

Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title			
ELEVATIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:02.11.23		
2011	DA	A202	3
Project no.	Drawing Phase.	Drawing No.	Rev



1 NORTHERN ELEVATION
1:100

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 02	16.10.23
3	DA RFI 04	02.11.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

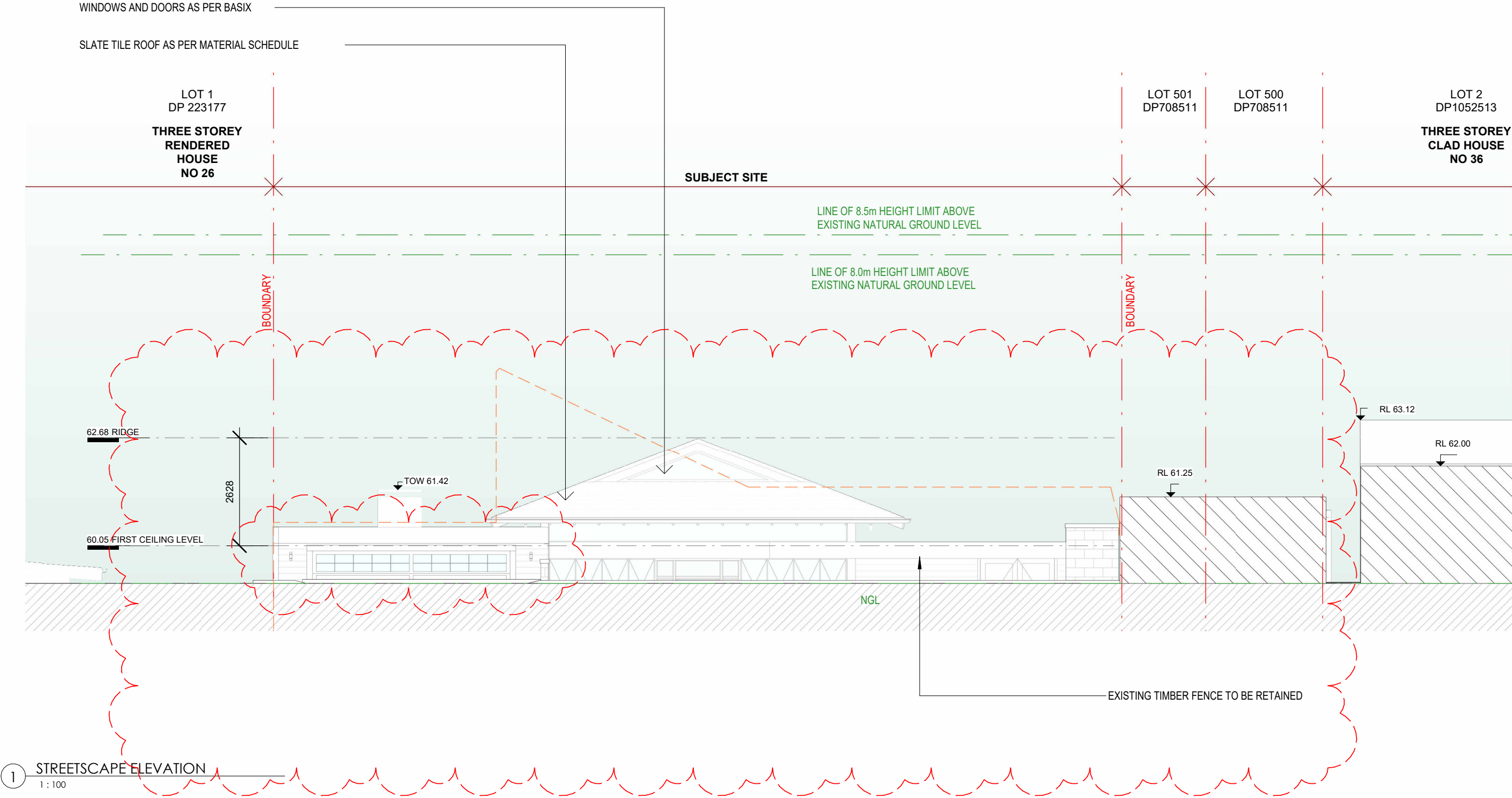
True North

Drawn: JF

Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title			
ELEVATIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1:100 @A3	Date:02.11.23		
2011	DA	A203	3
Project no.	Drawing Phase.	Drawing No.	



DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation.
Luxitecture. is to be immediately notified of any discrepancies.
2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards.
Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 04	02.11.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Drawn: JF

Checked: AM

Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title
STREETSCAPE ELEVATION

FOR DEVELOPMENT APPLICATION

Scale 1:100 @A3

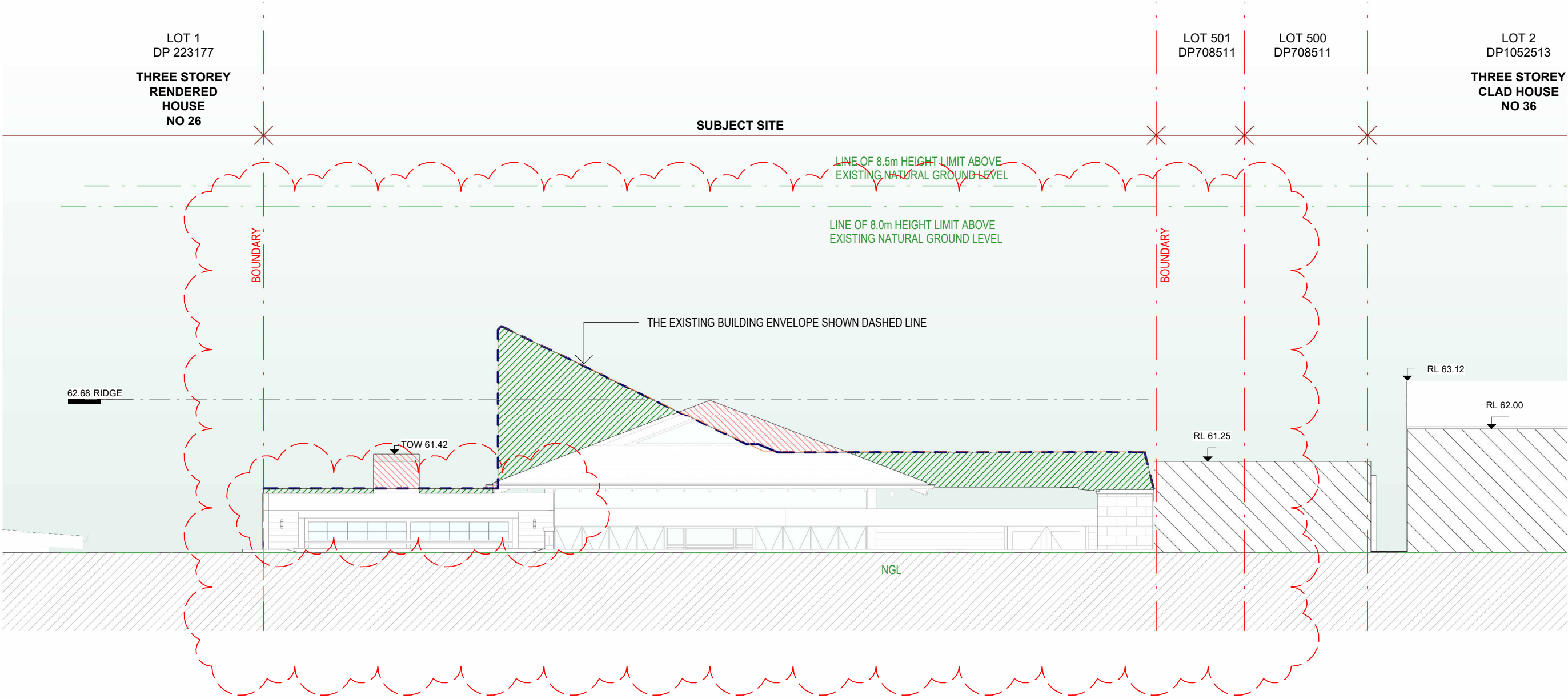
Date:02.11.23

2011
Project no.

DA
Drawing Phase.

A204
Drawing No.

3
Rev



STREETSCAPE VIEW ANALYSIS

SCALE: 1:100

VIEW GAINED BY NEW PROPOSAL COMPARED TO EXISTING
VIEW LOST BY NEW PROPOSAL COMPARED TO EXISTING

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

DA ISSUE

- Notes**
- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
 - 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
 - 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
 - 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA RFI 01	15.08.23
2	DA RFI 04	02.11.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

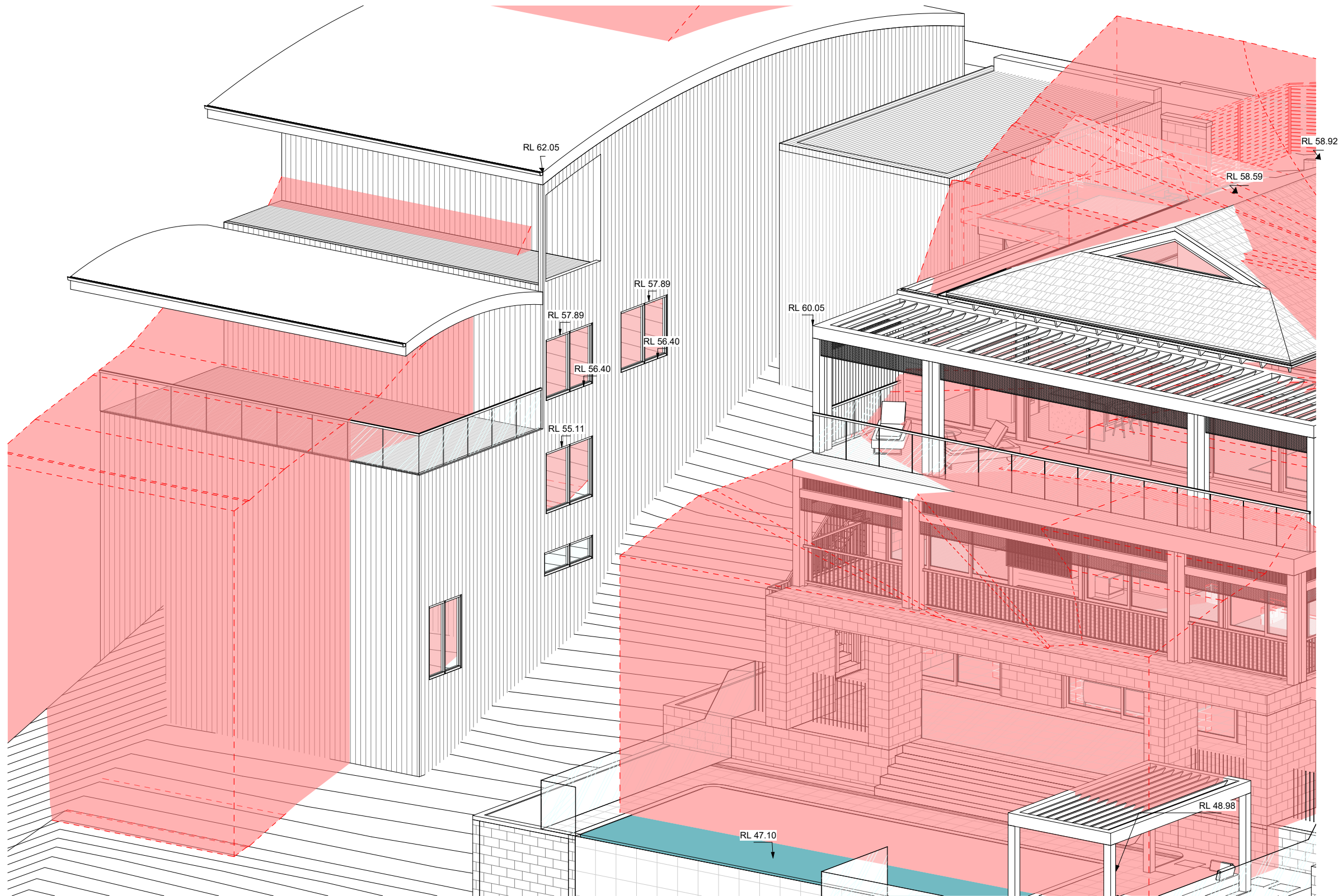
True North

Drawn: LL

Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title STREETSCAPE VIEW ANALYSIS			
FOR DEVELOPMENT APPLICATION			
Scale 1:100 @A3	Date:02.11.23		
2011 Project no.	DA Drawing Phase.	A205 Drawing No.	2 Rev



ENVELOPE DIAGRAM
SCALE:

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA RFI 01	15.08.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

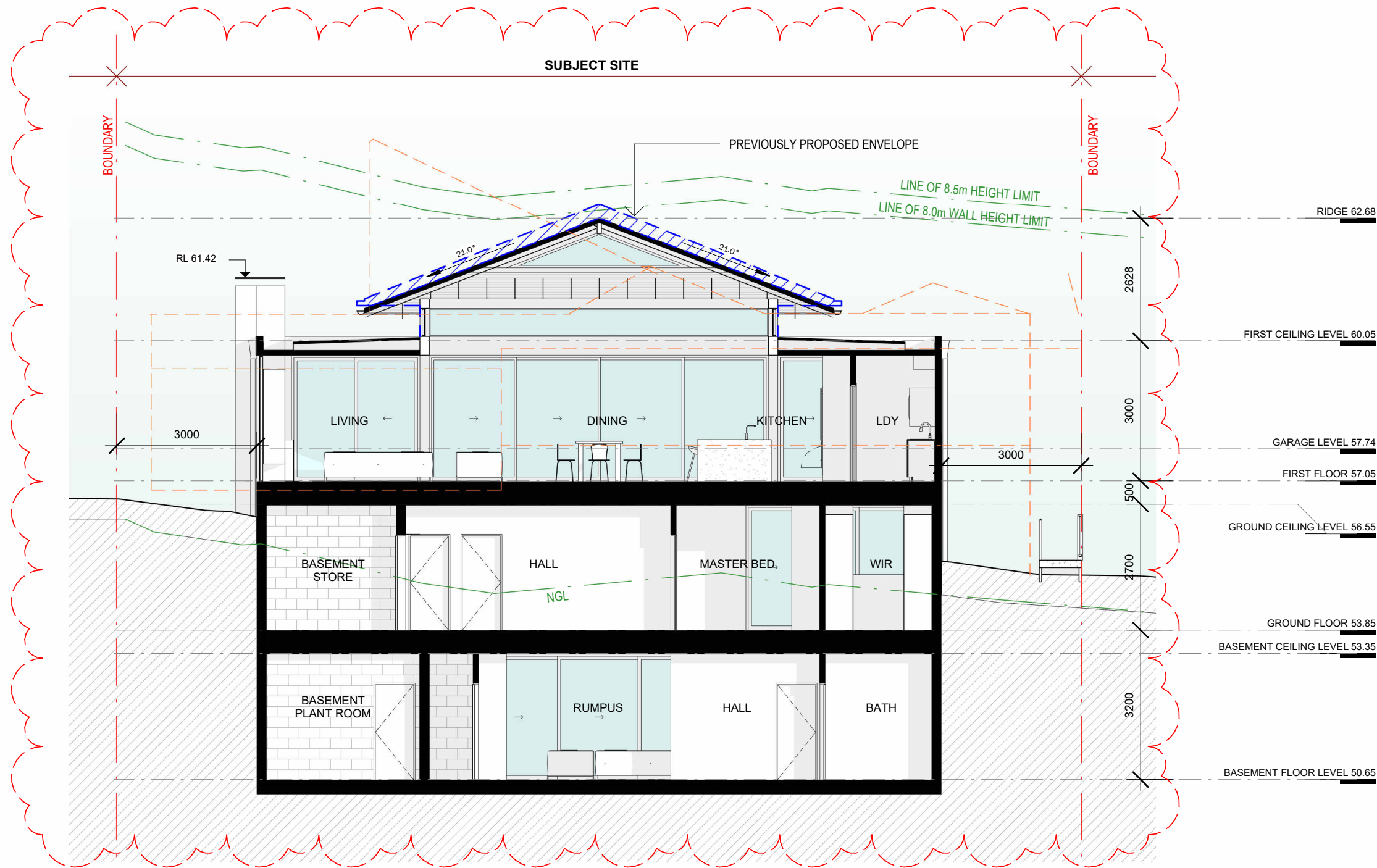
True North

Drawn: LL

Checked: AM

Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title ENVELOPE DIAGRAM			
FOR DEVELOPMENT APPLICATION			
Scale	@A3	Date:15.08.23	1
2011 Project no.	DA Drawing Phase.	A206 Drawing No.	



1 SECTION 2
1 : 100

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 04	02.11.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

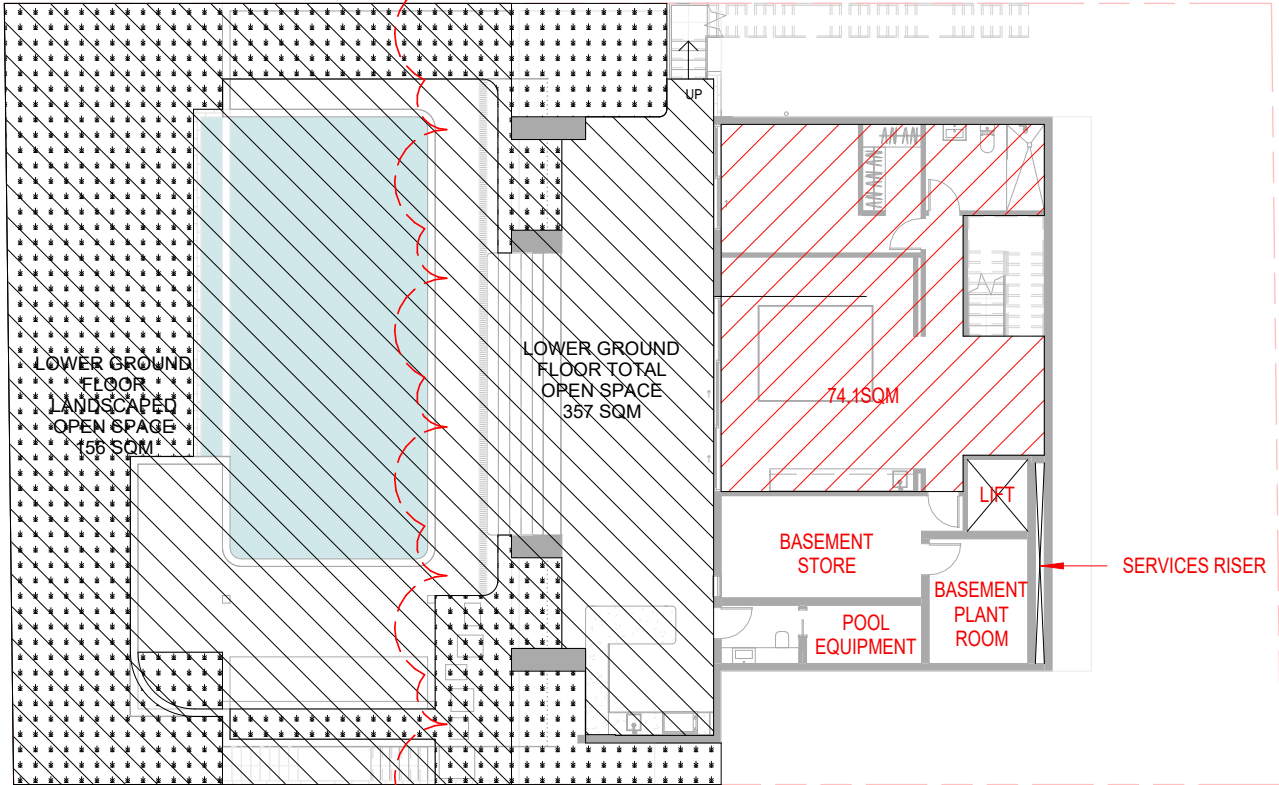
Drawn: JF

Checked: AM

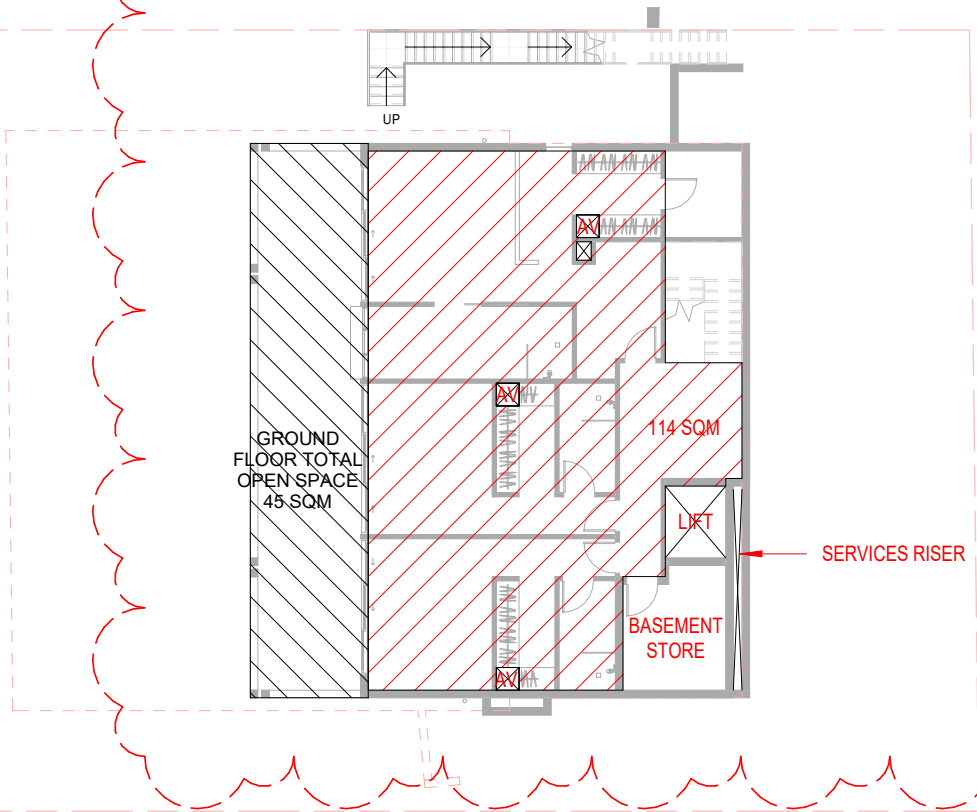
Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title			
SECTIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date: 02.11.23		
2011	DA	A301	2
Project no.	Drawing Phase.	Drawing No.	Rev

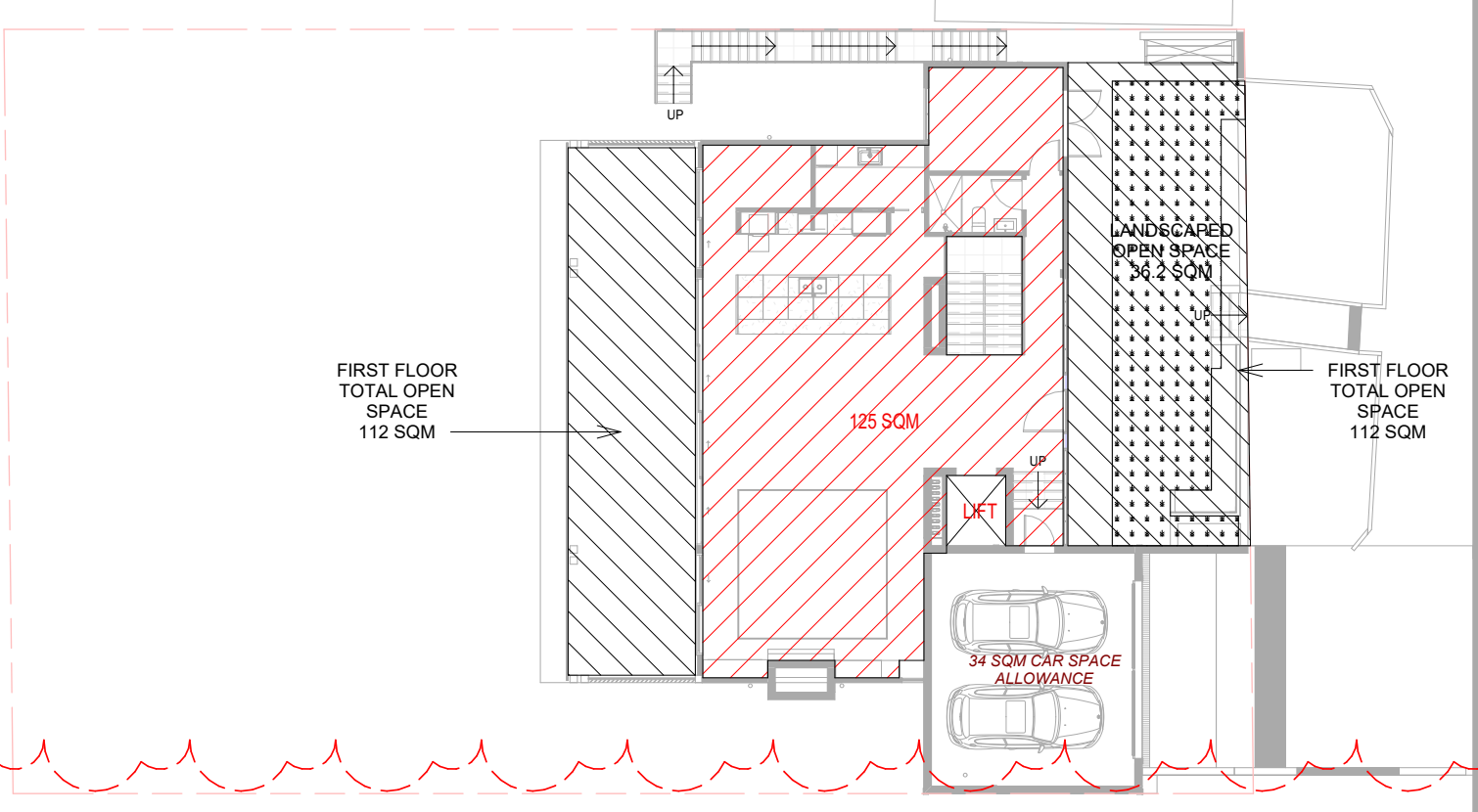
FSR MAP: 0.40:1 MAXIMUM = SITE AREA 692.8, MAX GFA = 277.12m2
BASED ON CLAUSE 4.1.3.1 = 750m2 SITE AREA = 300m2



1 BASEMENT FLOOR LEVEL
1 : 200



2 GROUND FLOOR
1 : 200



3 FIRST FLOOR
1 : 200

- LANDSCAPE
- OPEN SPACE
- GFA

SITE CALCULATIONS
SITE AREA: 692.8m²

MIN OPEN SPACE:
MINIMUM: 60% OF SITE AREA = 415.68m²
PROPOSED: 74% OF SITE AREA = 514m² complies

LANDSCAPING:
MIN REQUIRED: 40% OF OPEN SPACE = 166.2m²
PROPOSED: 46% OF OPEN SPACE = 192.2m² complies

FLOOR SPACE RATIO:
MAX ALLOWED: CLAUSE 4.1.3.1 = 300m²
PROPOSED: 311.9m²

GFA
LOWER GROUND FLOOR GFA = 74.1 SQM
GROUND FLOOR = 114 SQM
FIRST FLOOR = 123.8 SQM

TOTAL GFA = 311.9 SQM

34 SQM CAR SPACE ALLOWANCE
OPEN SPACE
LOWER GROUND FLOOR GFA = 357 SQM
GROUND FLOOR = 45 SQM
FIRST FLOOR = 112 SQM

TOTAL OPEN SPACE = 514 SQM COMPLIES

LANDSCAPED OPEN SPACE = MINIMUM 40% OF OPEN SPACE
MINIMUM REQUIREMENT = 166.2 SQM

LOWER GROUND FLOOR GFA = 156 SQM
GROUND FLOOR = 0 SQM
FIRST FLOOR = 36.2 SQM

TOTAL OPEN SPACE = 192.2 SQM COMPLIES

Notes
1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
3) All construction must be built to minimum requirement set out by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

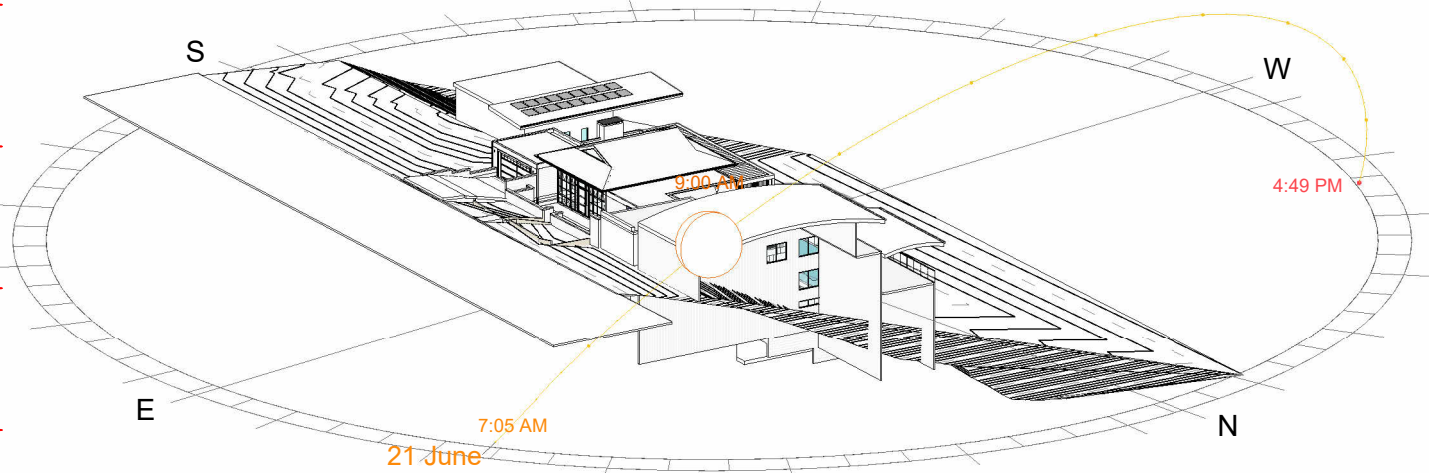
Drawn: JF Checked: AM

True North

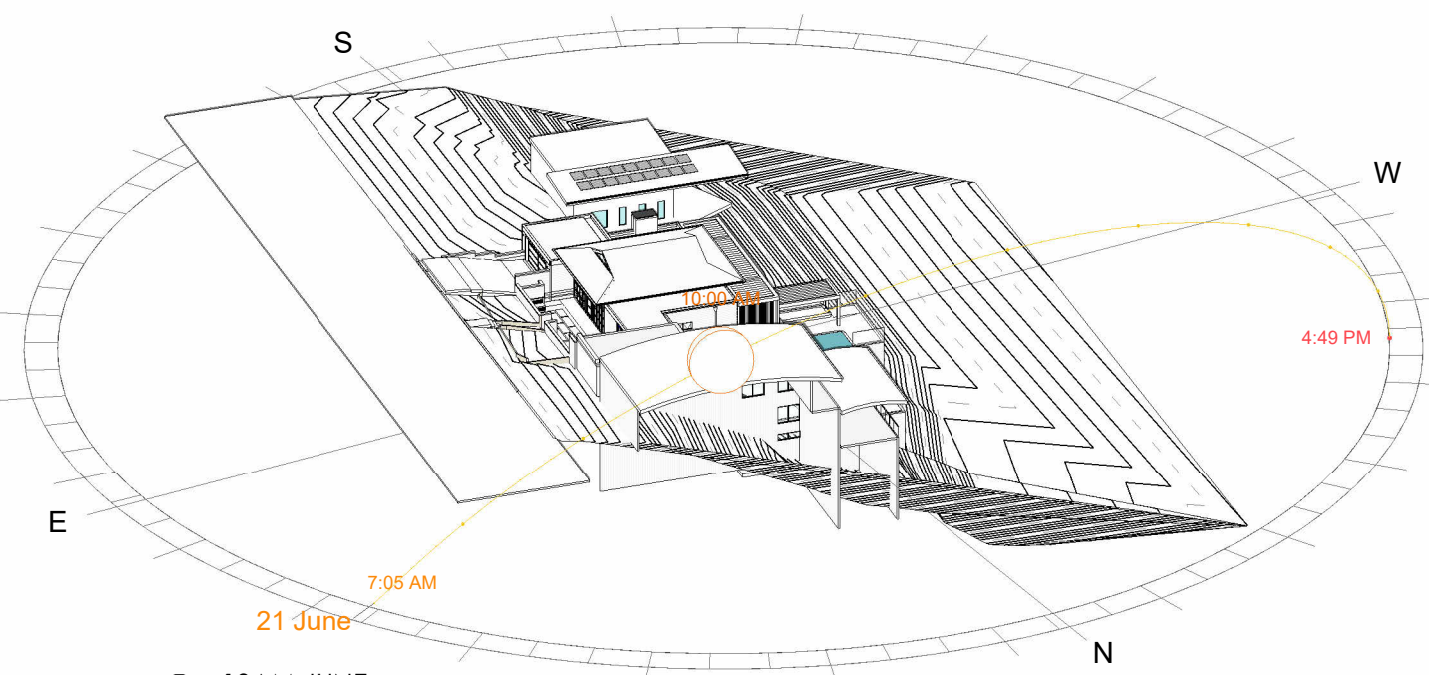
Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title AREA CALCULATIONS PLAN			
FOR DEVELOPMENT APPLICATION			
Scale As indicated	@A3	Date: 15.08.23	2
2011	DA	A401	
Project no.	Drawing Phase.	Drawing No.	

DA ISSUE



1 9AM JUNE



2 10AM JUNE



3 11AM JUNE



4 12PM JUNE

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

www.luxitecture.com.au
anthony@luxitecture.com.au

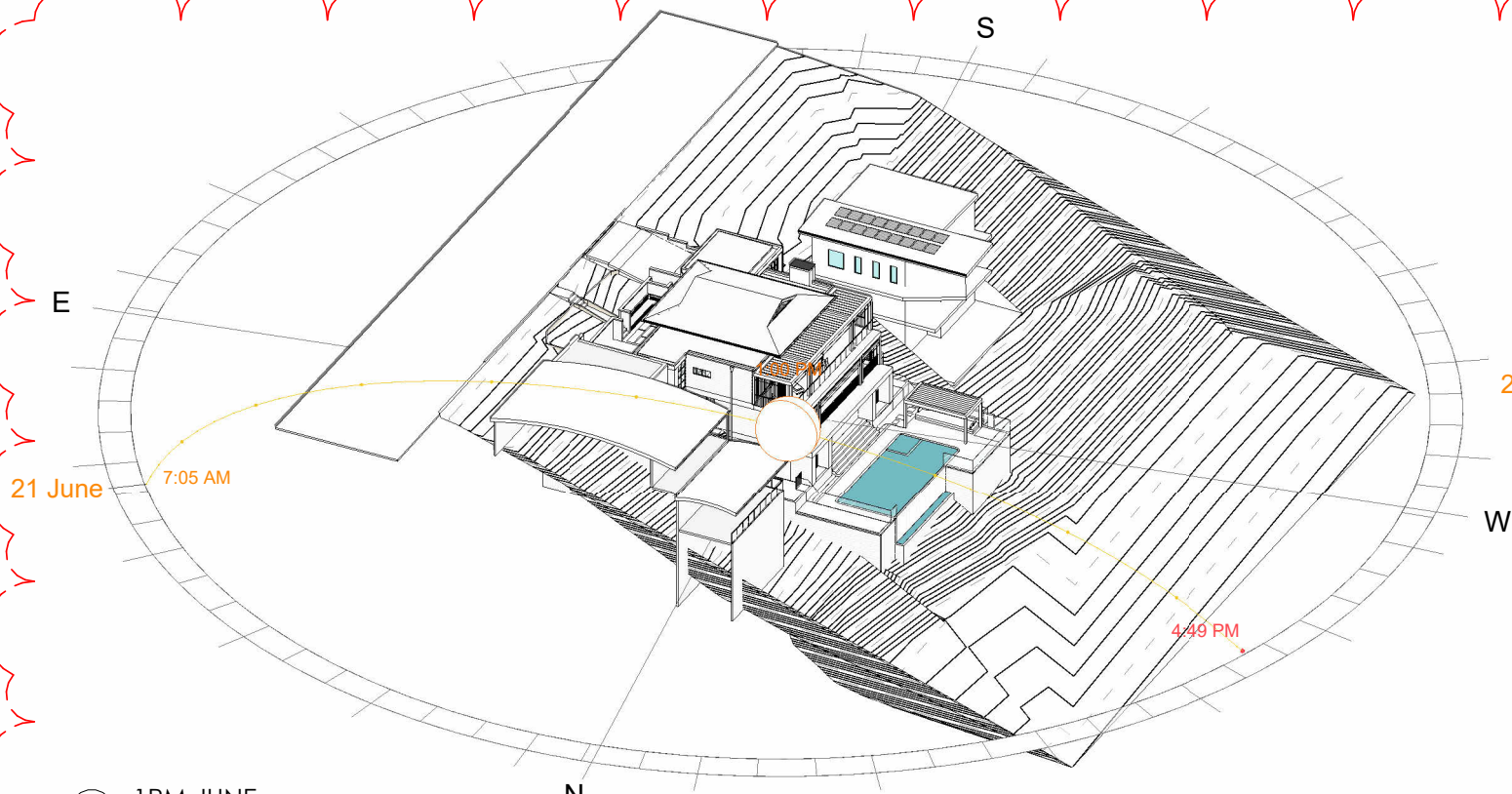
LUXITECTURE

True North

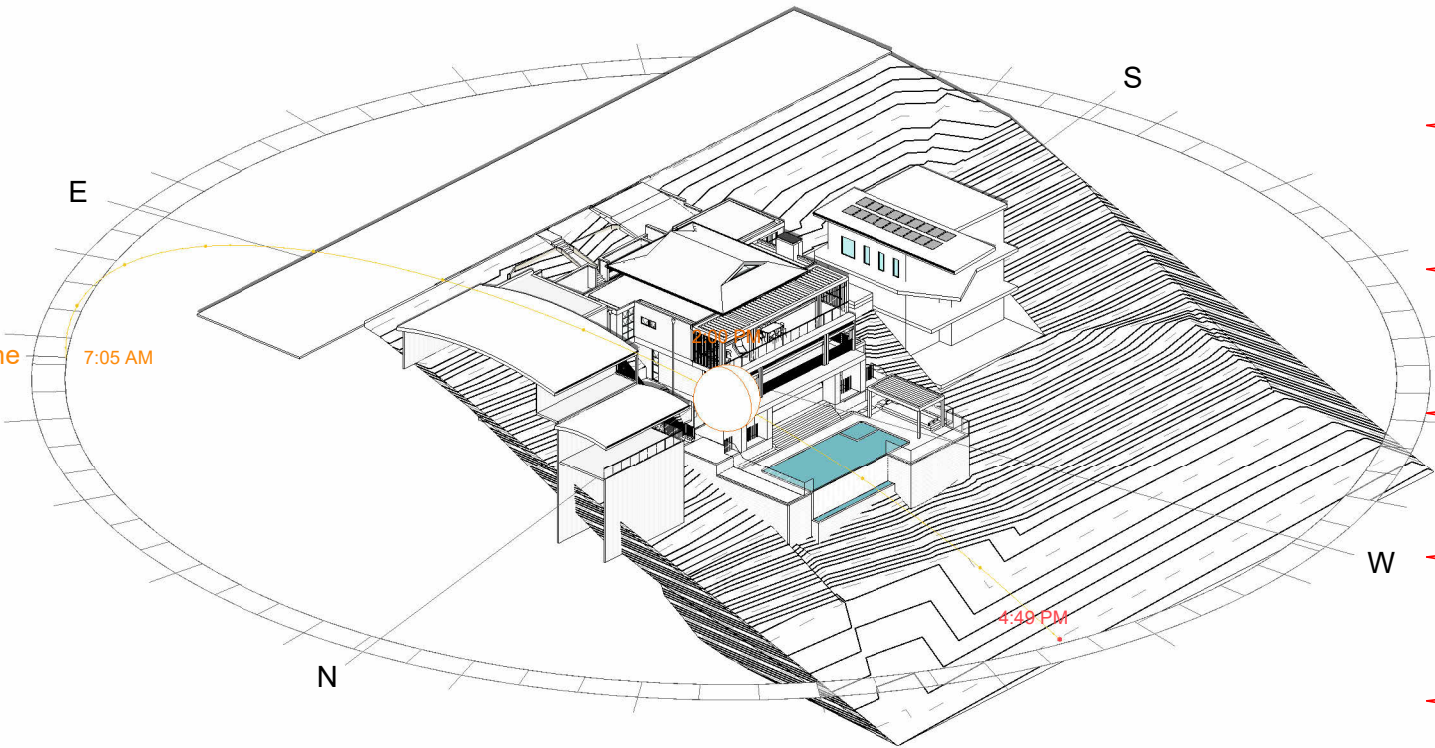
Drawn: JF Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

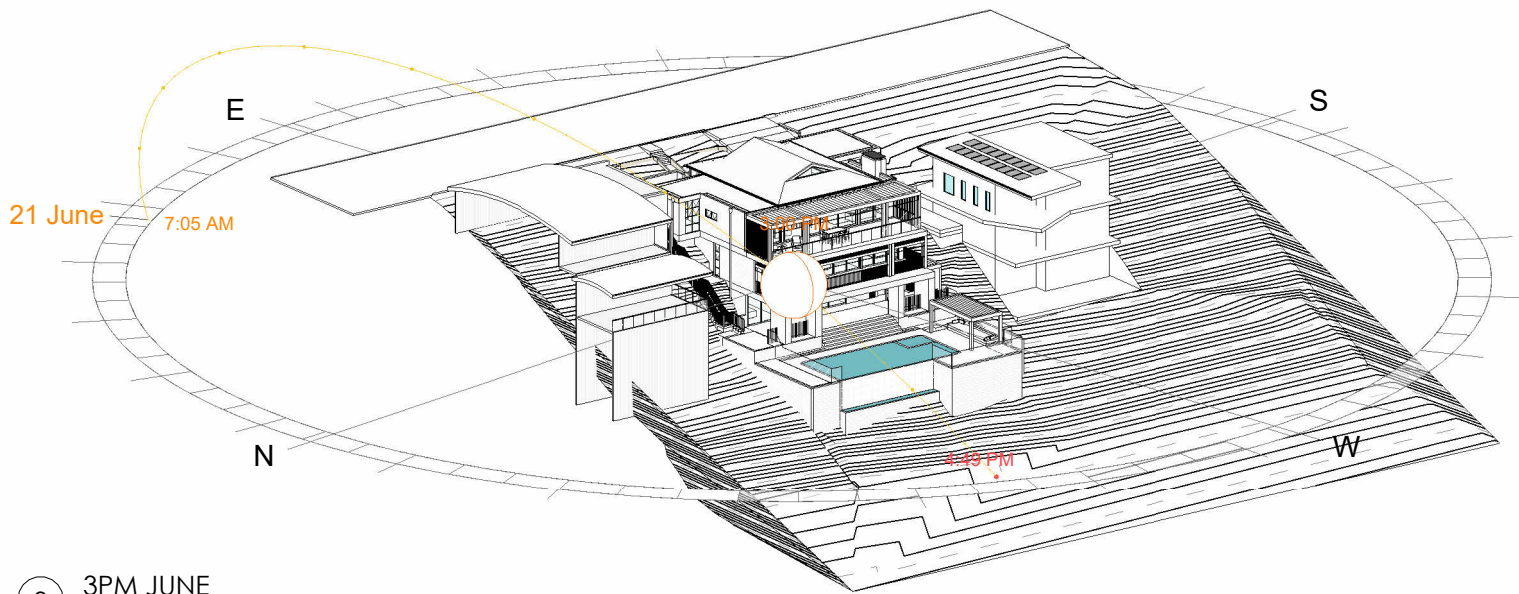
Drawing Title SOLAR STUDY			
FOR DEVELOPMENT APPLICATION			
Scale	@A3	Date:	15.08.23
2011	DA	A403	2
Project no.	Drawing Phase.	Drawing No.	Rev



1 1PM JUNE



2 2PM JUNE



3 3PM JUNE

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Drawn: JF

Checked: AM

Project
**2129
SEAFORTH**

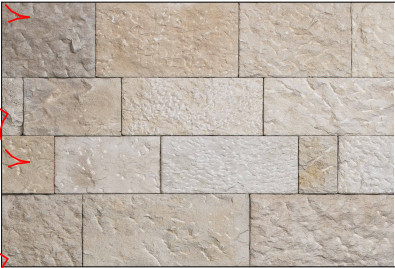
Client
ADAM MCDOUGALL

Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title
SOLAR STUDY

FOR DEVELOPMENT APPLICATION

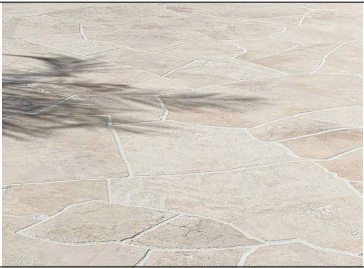
Scale @A3	Date:15.08.23		
2011 Project no.	DA Drawing Phase.	A404 Drawing No.	2 Rev



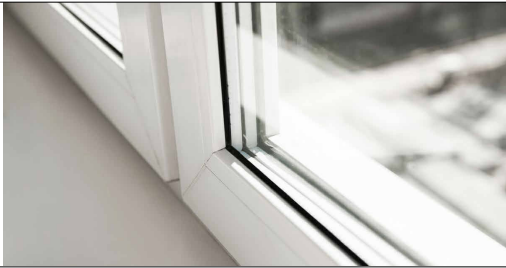
01. TRADITIONAL NATURAL FORM
NATURAL STONE
BARRIMAH ECO OUTDOOR OR SIMILAR



02. SCYON LINEA WEATHERBOARD
CLADDING - MAGIC WHITE OR SIMILAR



03. DRIVEWAY
CRAZY PAVING



04. ALUMINIUM FRAMED WINDOWS WITH
WHITE POWDERCOAT FINISH OR SIMILAR



05. GARAGE DOOR
WHITE PANEL LIFT DOOR



06. BALUSTRADE
WHITE WROUGHT IRON



07. GLASS BALUSTRADE, WINDOWS & DOORS
**NOTE: WINDOWS AND DOORS ALSO
SUBJECT TO BASIX REQUIREMENTS*



08. EXTERNAL TILES
TRAVERTINE SCALA OR SIMILAR



09. ROOF TILES
SLATE SHINGLES OR SIMILAR

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

LUXITECTURE

Drawn: JF

Checked: AM

www.luxitecture.com.au
anthony@luxitecture.com.au

True North

Project
**2129
SEAFORTH**
Client
ADAM MCDUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title
MATERIAL FINISHES SCHEDULE

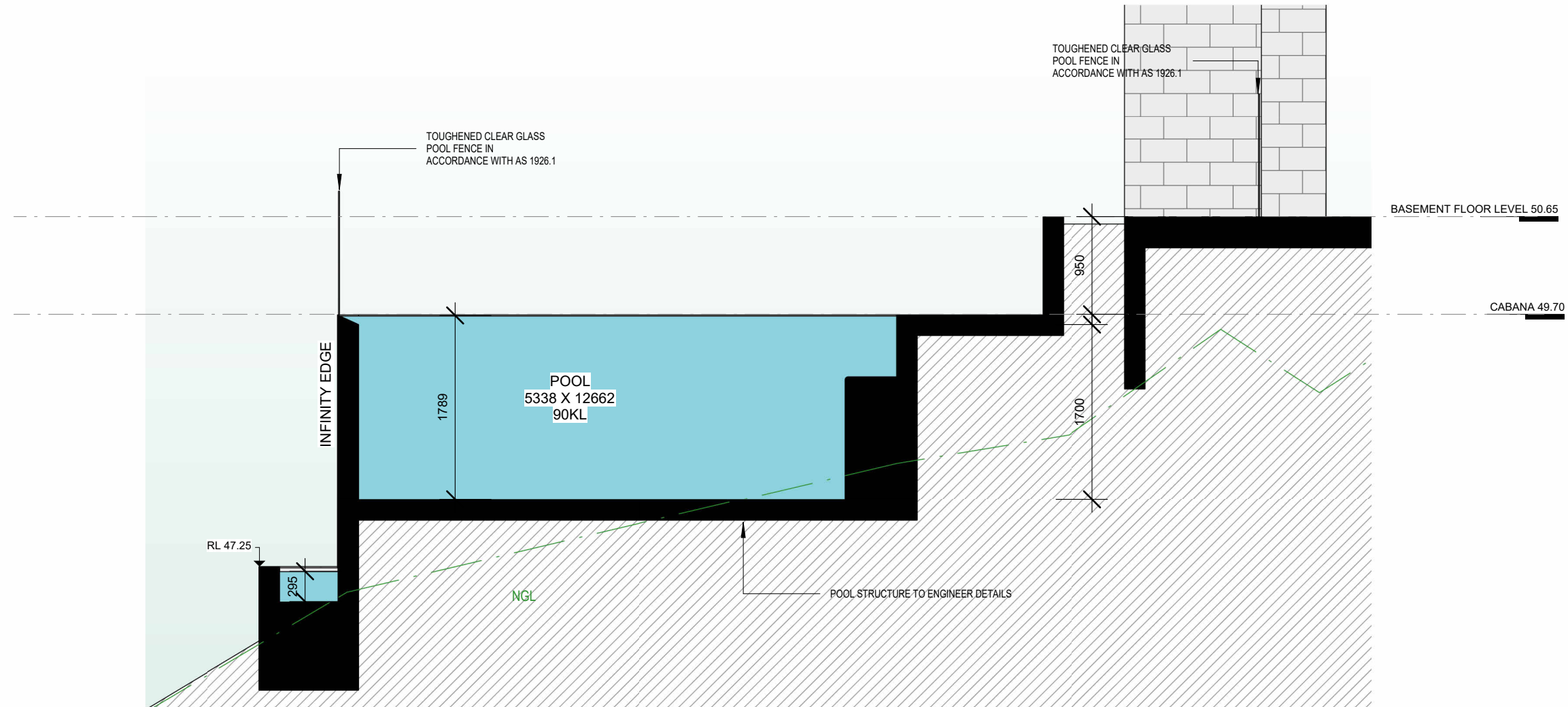
FOR DEVELOPMENT APPLICATION

Scale @A3 Date:15.08.23

2011 DA A501
Project no. Drawing Phase. Drawing No.

2
Rev

DA ISSUE



1 POOL SECTION 1
1 : 50

NOTE : SWIMMING POOL SAFETY BARRIER IS TO BE CONSTRUCTED IN ACCORDANCE WITH AS1926-2012.

Ensure pool fence is a minimum of 1200mm high (measured outside pool area)

Ensure pool gate free of obstructions that could hold gate open and is self closing and self latching

The swimming pool must have a pump timer as per basix and to be acoustically encased as per regulations

Ensure maximum 100mm gap under pool fence

No landscaping to intrude into the non climable zones in accordance with the Swimming Pools Act

Ensure gate free of obstructions that could hold gate open and is self closing and self latching

DA ISSUE

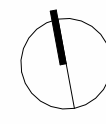
Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE



Drawn: JF

Checked: AM

Project

2129
SEAFORTH

Client

ADAM MCDOUGALL

Address

30 ABERNETHY STREET
SEAFORTH

Drawing Title

POOL SECTIONS

FOR DEVELOPMENT APPLICATION

Scale 1 : 50

@A3

Date:13.12.22

2011

Project no.

DA

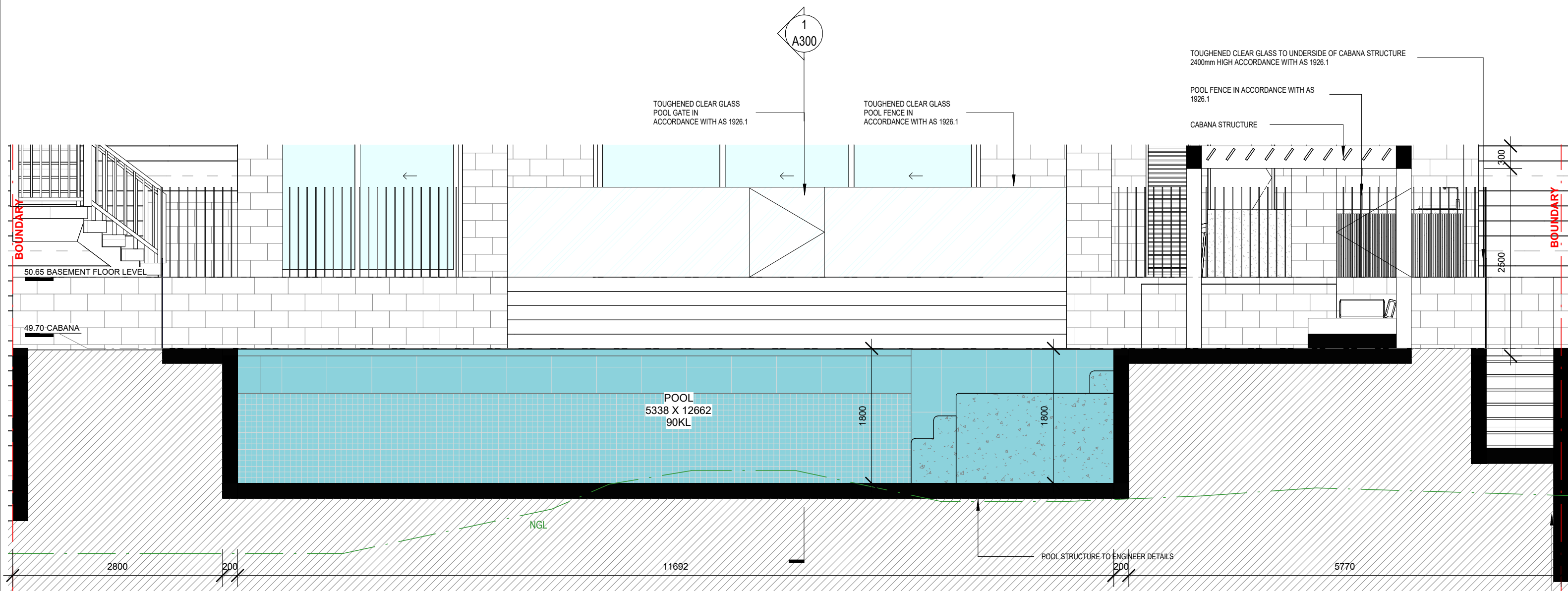
Drawing Phase.

A506

Drawing No.

1

Rev



NOTE : SWIMMING POOL SAFETY BARRIER IS TO BE CONSTRICTED IN ACCORDANCE WITH AS1926-2012.

Ensure pool fence is a minimum of 1200mm high (measured outside pool area)

Ensure pool gate free of obstructions that could hold gate open and is self closing and self latching

The swimming pool must have a pump timer as per basix and to be acoustically encased as per regulations

Ensure maximum 100mm gap under pool fence

RETAINING WALLS STRUCTURE TO ENGINEER DETAILS (TYP.)

No landscaping to intrude into the non climable zones in accordance with the Swimming Pools Act

Ensure gate free of obstructions that could hold gate open and is self closing and self latching

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

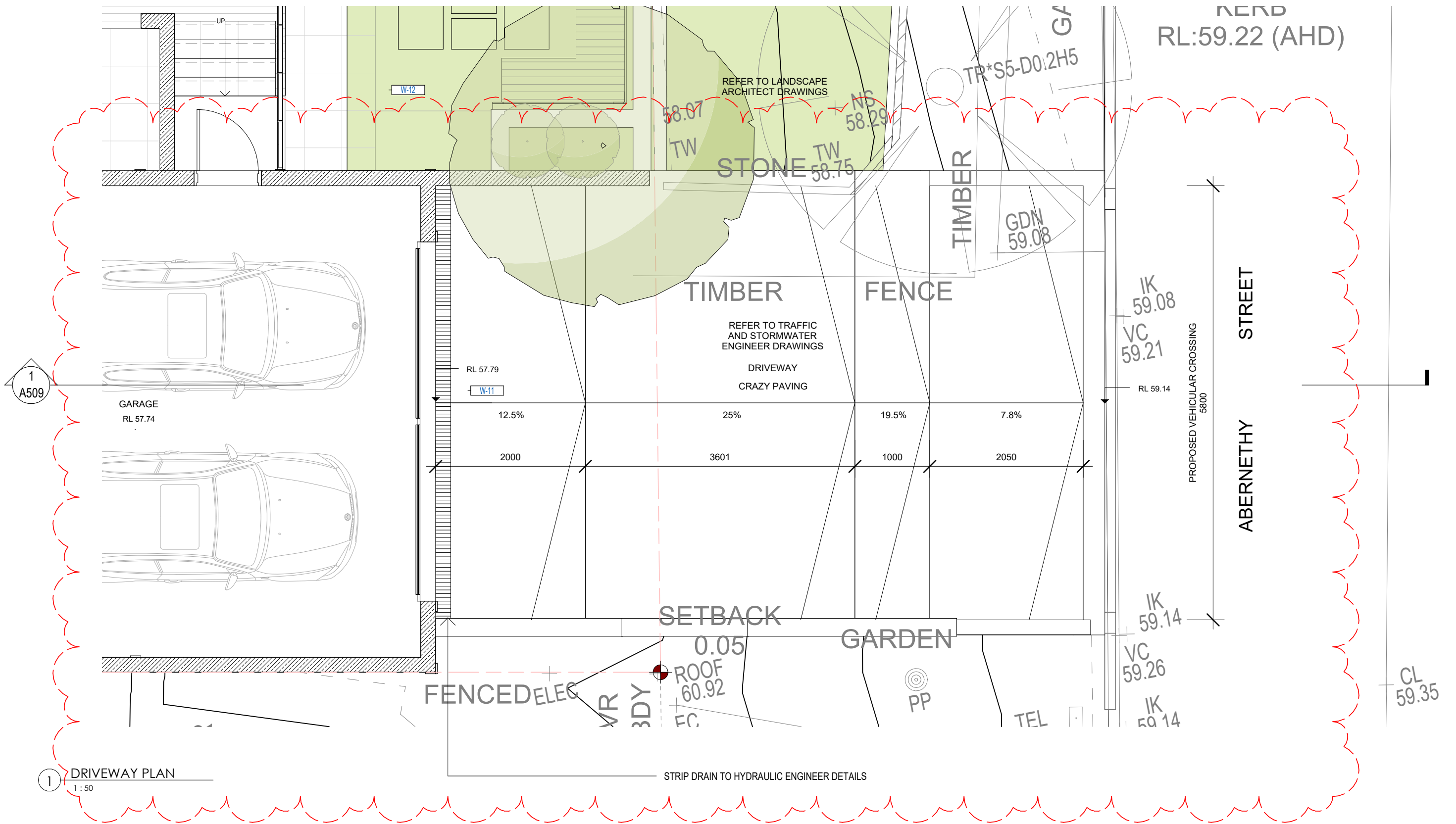
Drawn: JF

Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title POOL SECTIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 50	@A3	Date:13.12.22	
2011 Project no.	DA Drawing Phase.	A507 Drawing No.	1 Rev

DA ISSUE



DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23
4	DA RFI 04	02.11.23

www.luxitecture.com.au
anthony@luxitecture.com.au

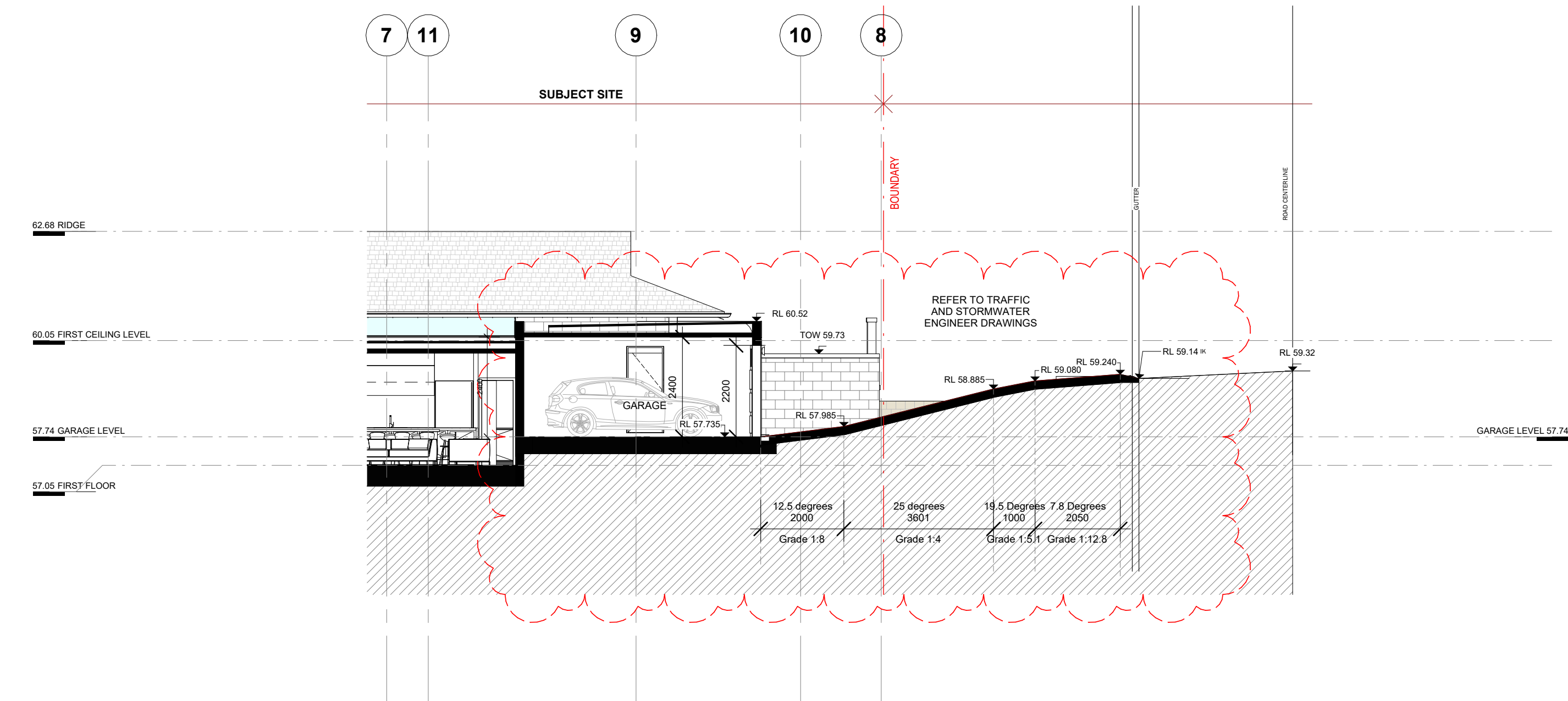
LUXITECTURE

Drawn: JF Checked: AM

True North

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title DRIVEWAY PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1: 50	@A3	Date: 02.11.23	
2011 Project no.	DA Drawing Phase.	A508 Drawing No.	4 Rev



1 DRIVEWAY SECTION
1 : 100

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23
4	DA RFI 04	02.11.23

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Drawn: JF

Checked: AM

Project
**2129
SEAFORTH**

Client
ADAM MCDOUGALL

Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title
DRIVEWAY SECTION

FOR DEVELOPMENT APPLICATION

Scale 1 : 100 @A3

Date: 02.11.23

2011

DA

A509

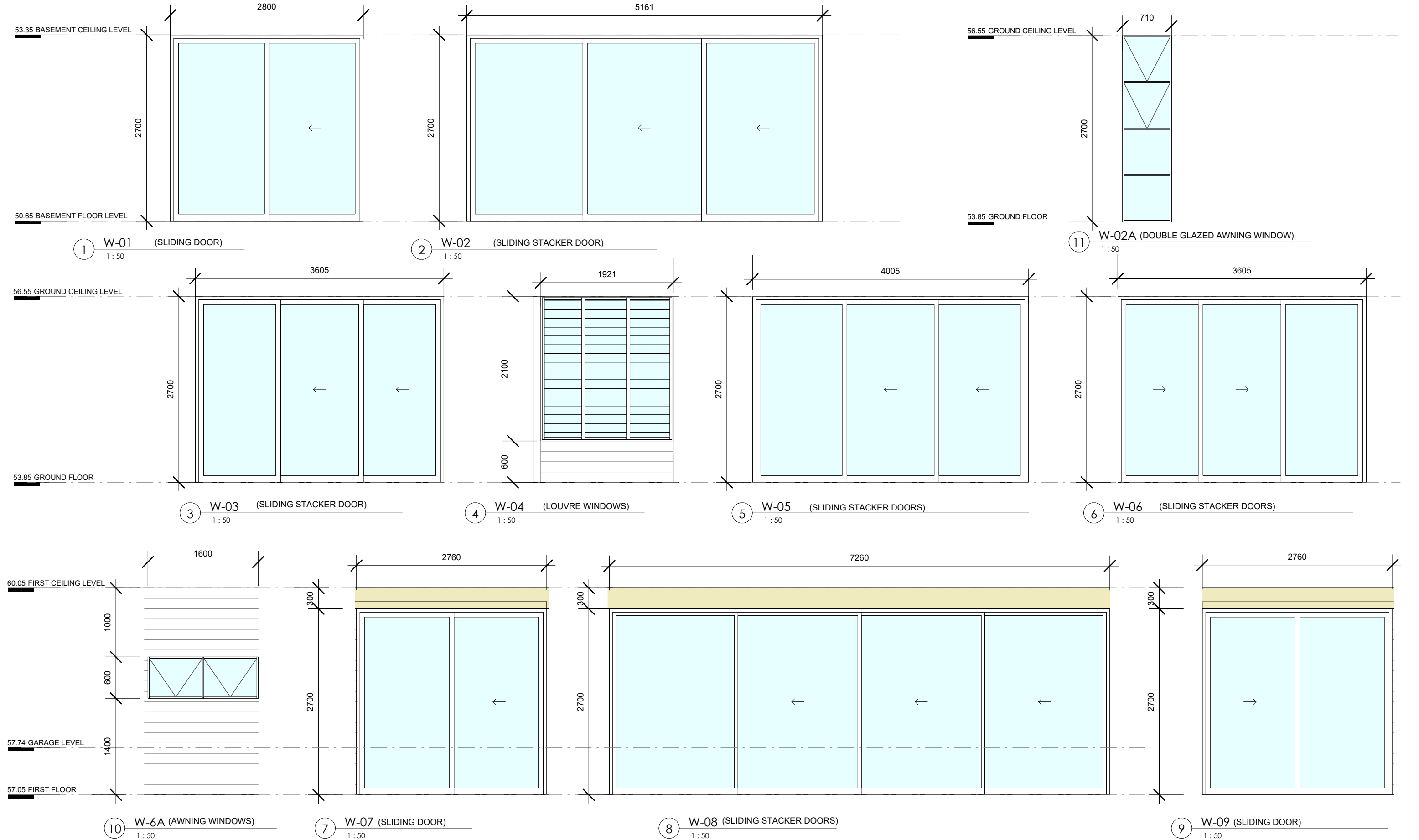
Project no.

Drawing Phase.

Drawing No.

Rev

4



DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation.
Luxitecture. is to be immediately notified of any discrepancies.
2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards.
Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Drawn: JF

Checked: AM

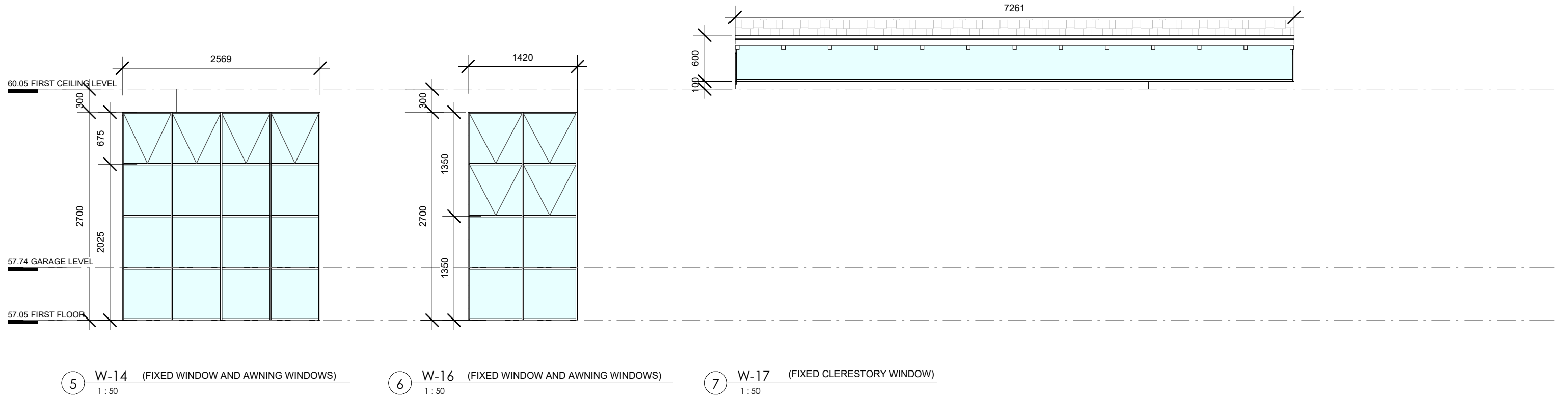
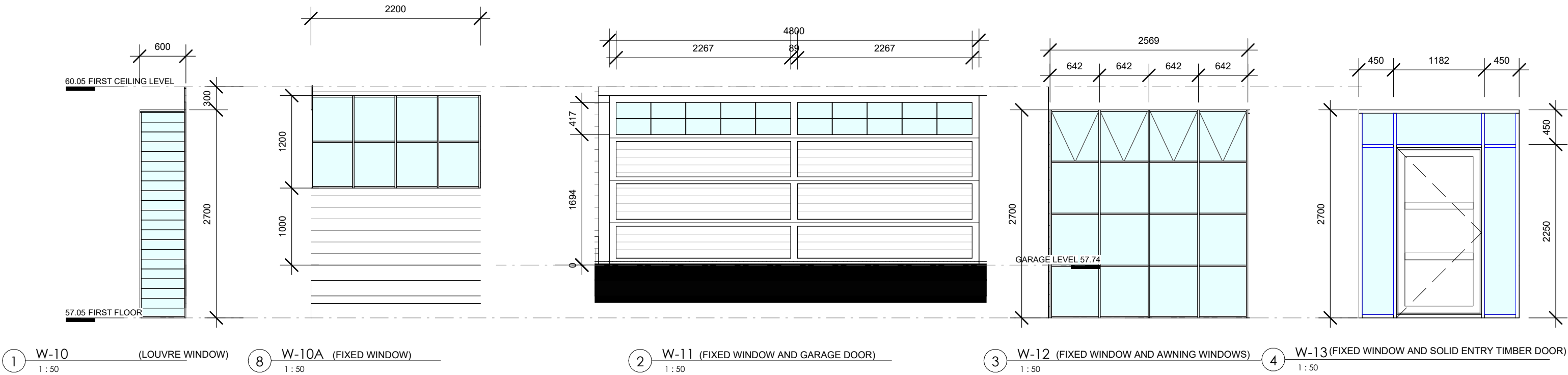
Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title
WINDOW SCHEDULE

FOR DEVELOPMENT APPLICATION

Scale 1 : 50	@A3	Date:13.12.22
2011 Project no.	DA Drawing Phase.	A601 Drawing No.

1
Rev



DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Drawn: JF

Checked: AM

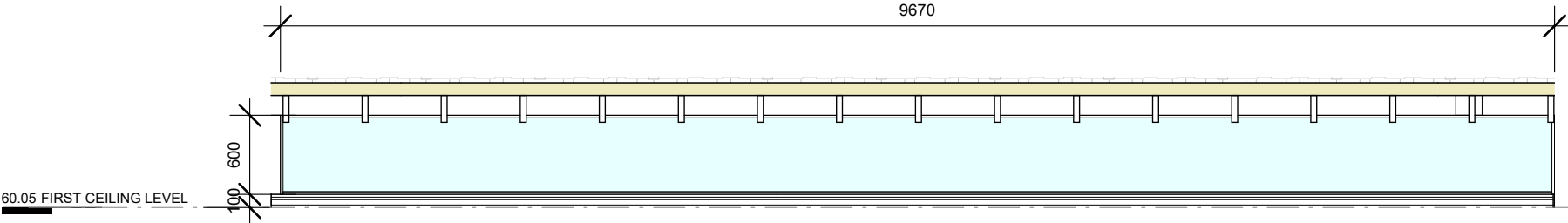
Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title
WINDOW SCHEDULE

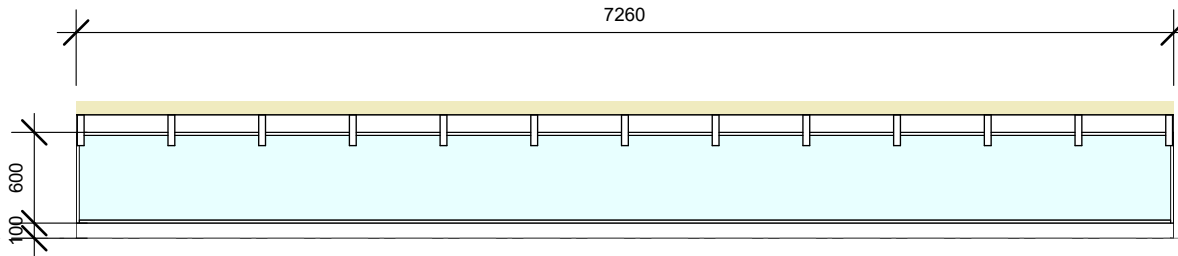
FOR DEVELOPMENT APPLICATION

Scale 1 : 50	@A3	Date:13.12.22
2011 Project no.	DA Drawing Phase.	A602 Drawing No.

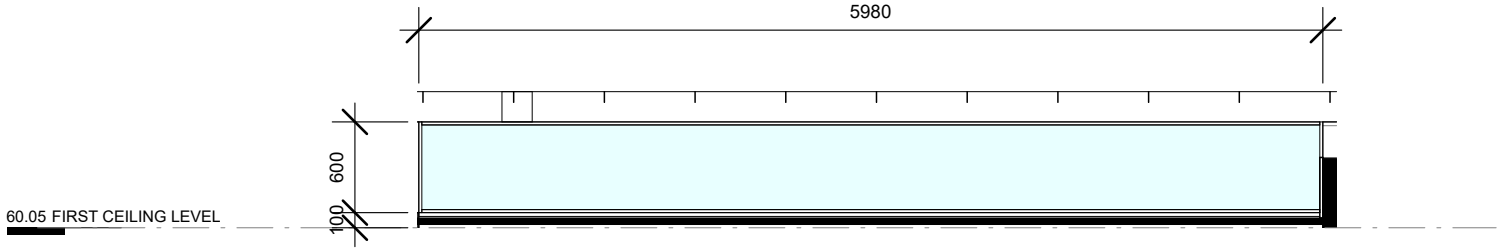
1
Rev



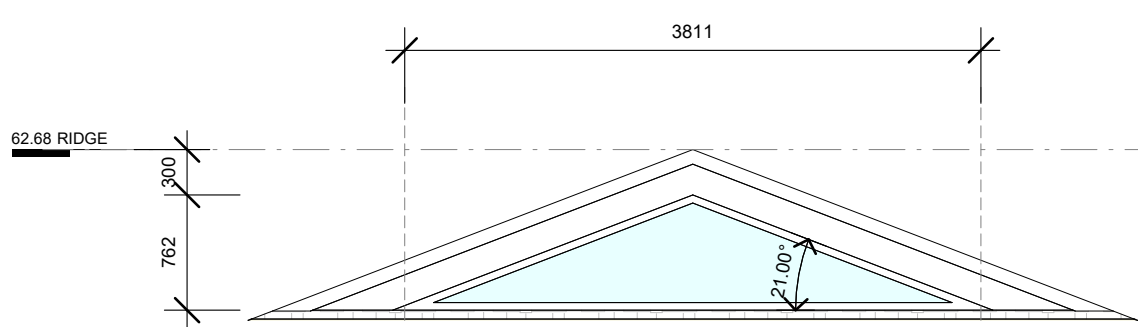
1 W-18 (FIXED CLERESTORY WINDOW)
1 : 50



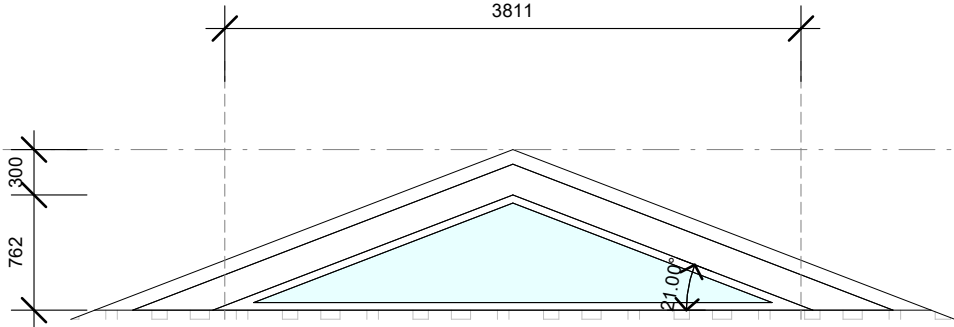
2 W-19 (FIXED CLERESTORY WINDOW)
1 : 50



3 W-20 (FIXED CLERESTORY WINDOW)
1 : 50



5 W-22 (FIXED WINDOW)
1 : 50



6 W-23 (FIXED WINDOW)
1 : 50

DA ISSUE

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards.
- 4) Copyright on this drawing and design retained by Luxitecture.

Issue	Description	Date
1	DA ISSUE	13.12.22

www.luxitecture.com.au
anthony@luxitecture.com.au

LUXITECTURE

True North

Drawn: JF

Checked: AM

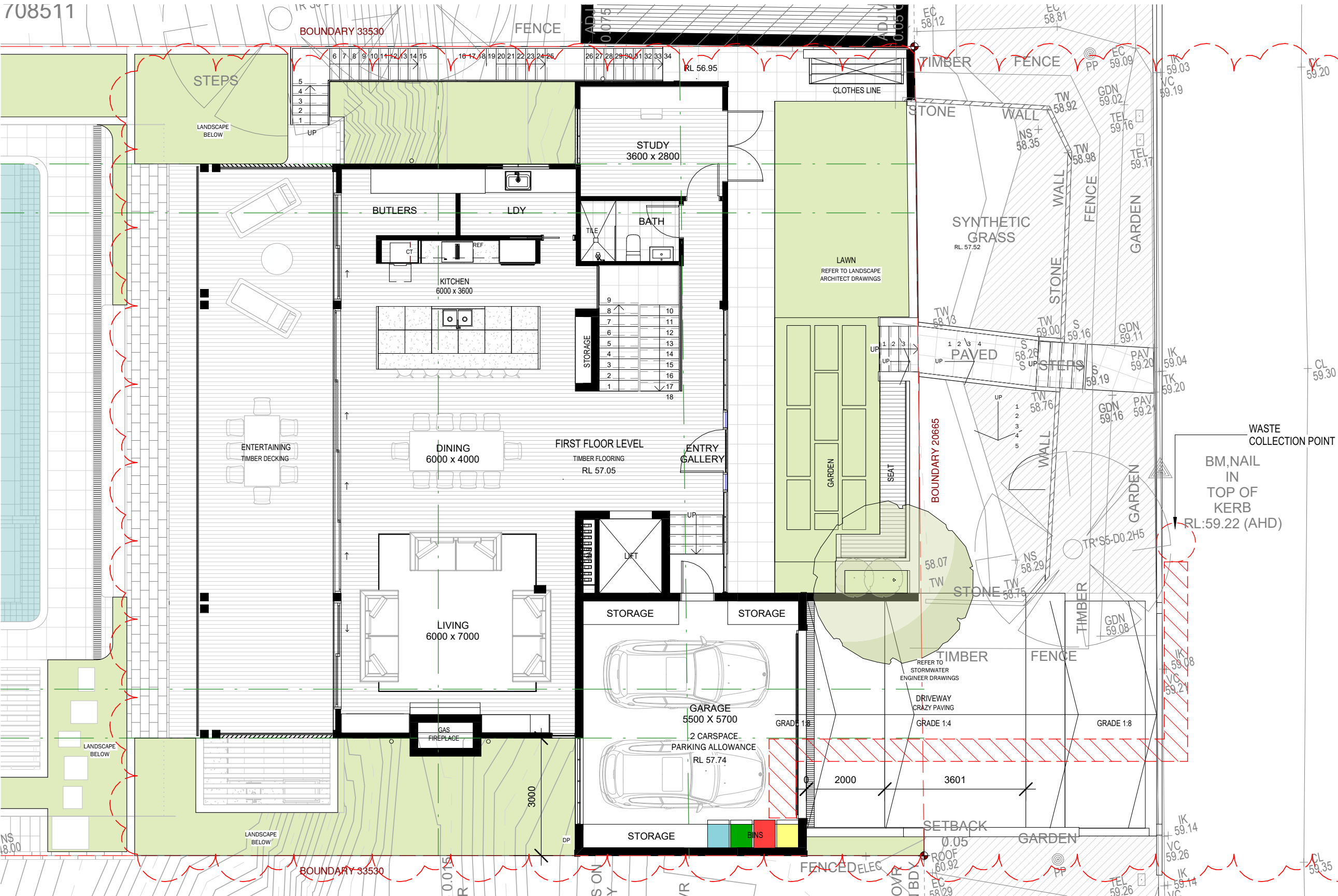
Project
**2129
SEAFORTH**

Client
ADAM MCDOUGALL

Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title WINDOW SCHEDULE			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 50	@A3	Date:13.12.22	1
2011	DA	A603	
Project no.	Drawing Phase.	Drawing No.	Rev

708511



STREET

ABERNETHY

1 WASTE MANAGEMENT PLAN

Notes

- 1) Do not scale from drawing, use marked dimensions and levels. To be read in conjunction with all consultants' documentation. Luxitecture. is to be immediately notified of any discrepancies.
- 2) Contractor to verify all dimensions, coordinate services and components prior to commencement of site work or off-site fabrication and installation.
- 3) All construction must be built to minimum requirement set outs by the Building Code of Australia and relevant Australian Standards. Luxitecture. is to be notified immediately of any discrepancies to the above, and confirmation sought.
- 4) Copyright on this drawing and design retained by Luxitecture.

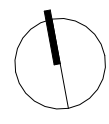
Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23

LUXITECTURE

Drawn: JF

Checked: AM

www.luxitecture.com.au
anthony@luxitecture.com.au



True North

Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title
WASTE MANAGEMENT PLAN

FOR DEVELOPMENT APPLICATION

Scale 1: 100 @A3

Date: 15.08.23

2011

Project no.

DA

Drawing Phase.

A705

Drawing No.

2

Rev

DA ISSUE