

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



4

Streetfront View

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.

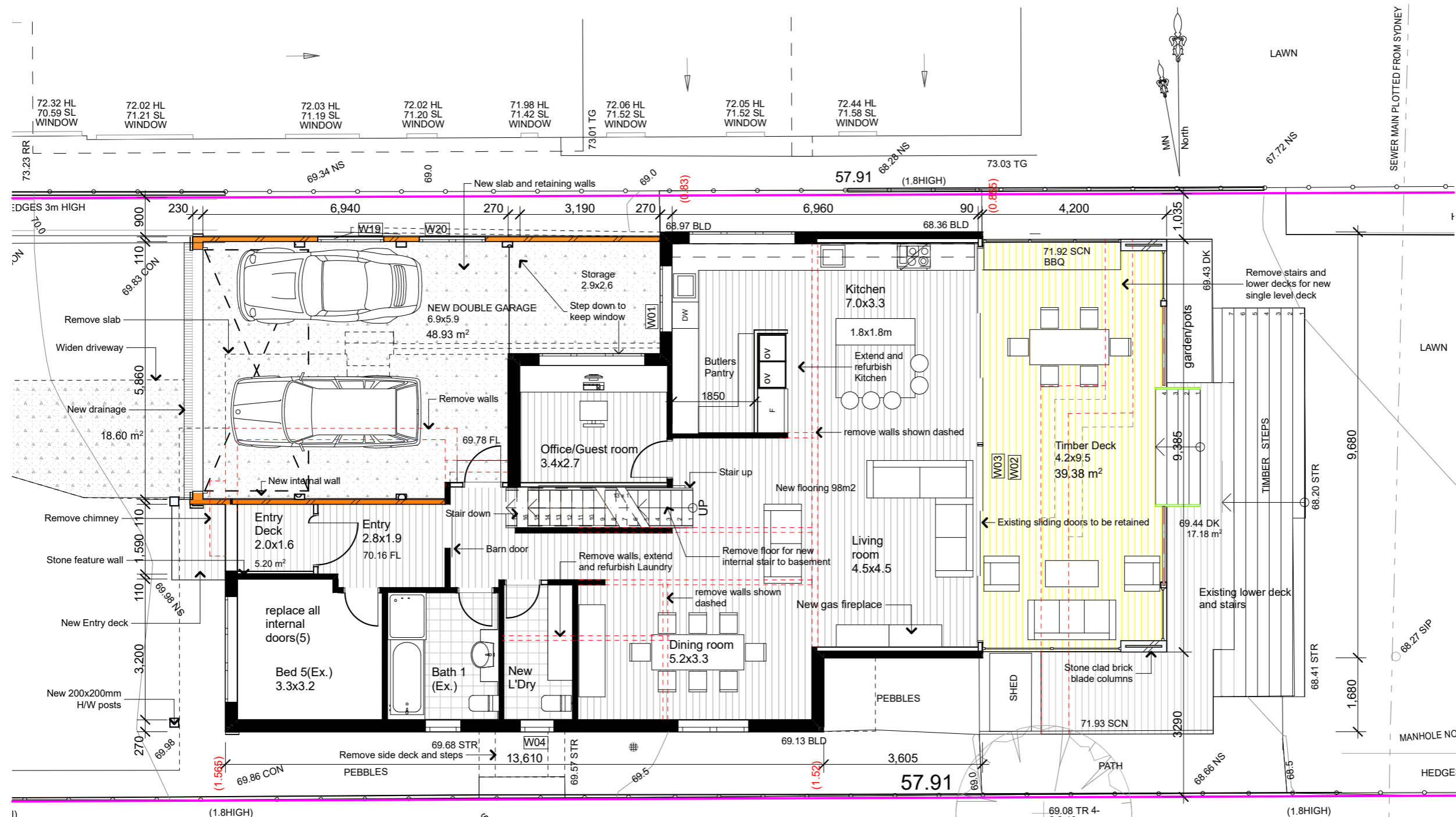
Client
Sarina Ramjahn + Steve Porter
Project Name
Clontarf St Home
82 Clontarf Street Seaforth
2092

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: 26/09/2022



Ground Floor Plan

1:100

3

FIXTURES AND SYSTEMS

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Gas instantaneous

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

CONSTRUCTION

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

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

B - DA Additional information 13.01.23
A - DA Submission 18.10.22

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

Drawing Title:
Plans Ground - Ground Floor Plan

Scale: as noted Date: 13.01.23

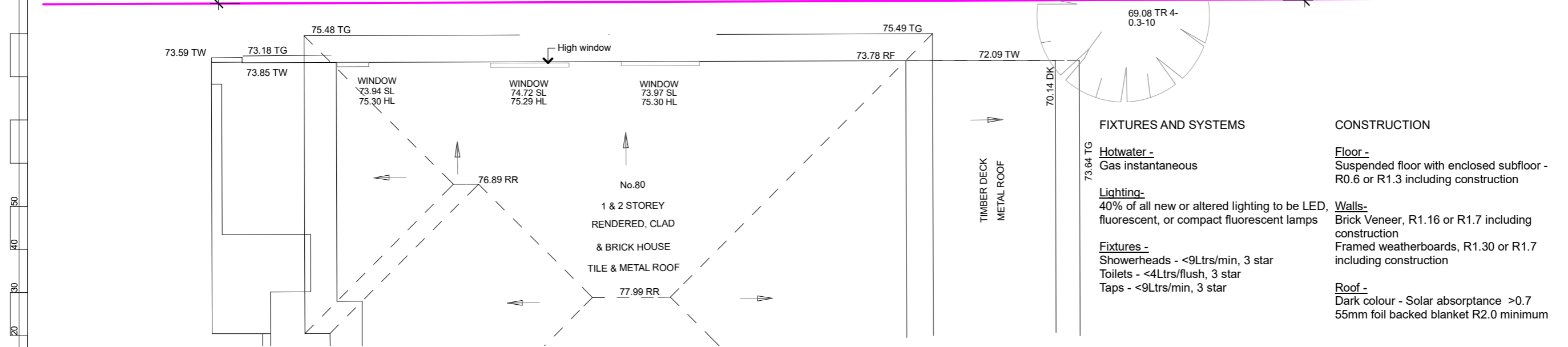
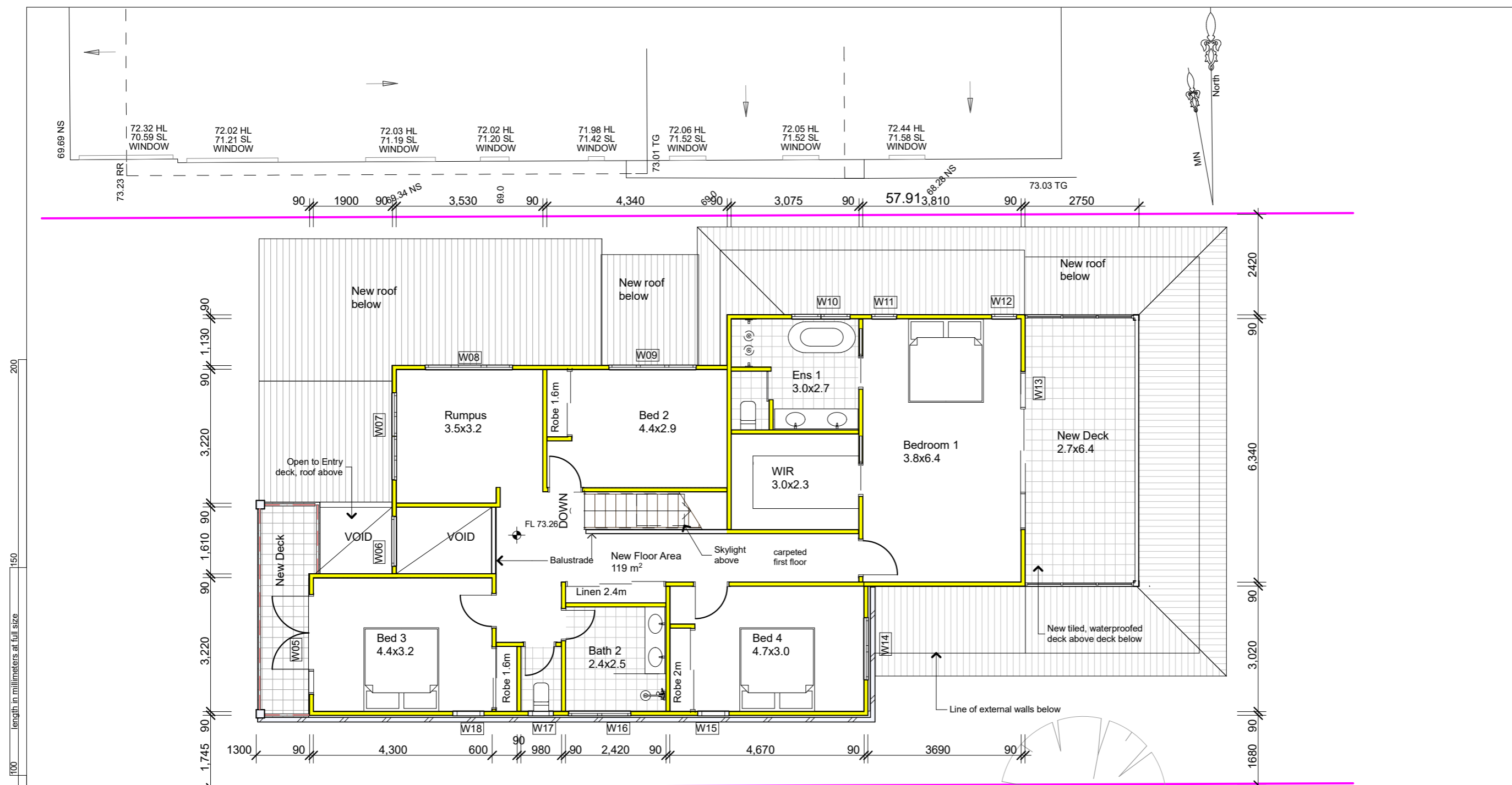
Status: DA Checked By: SH

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

Plot Date: 16/01/2023

length in millimeters at full size

10 20 30 40 50 100 150 200 length in millimeters at full size



First Floor Plan

1:100

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

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

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

Scale: as noted Date: 19.09.22
Status: DA Checked By: SH

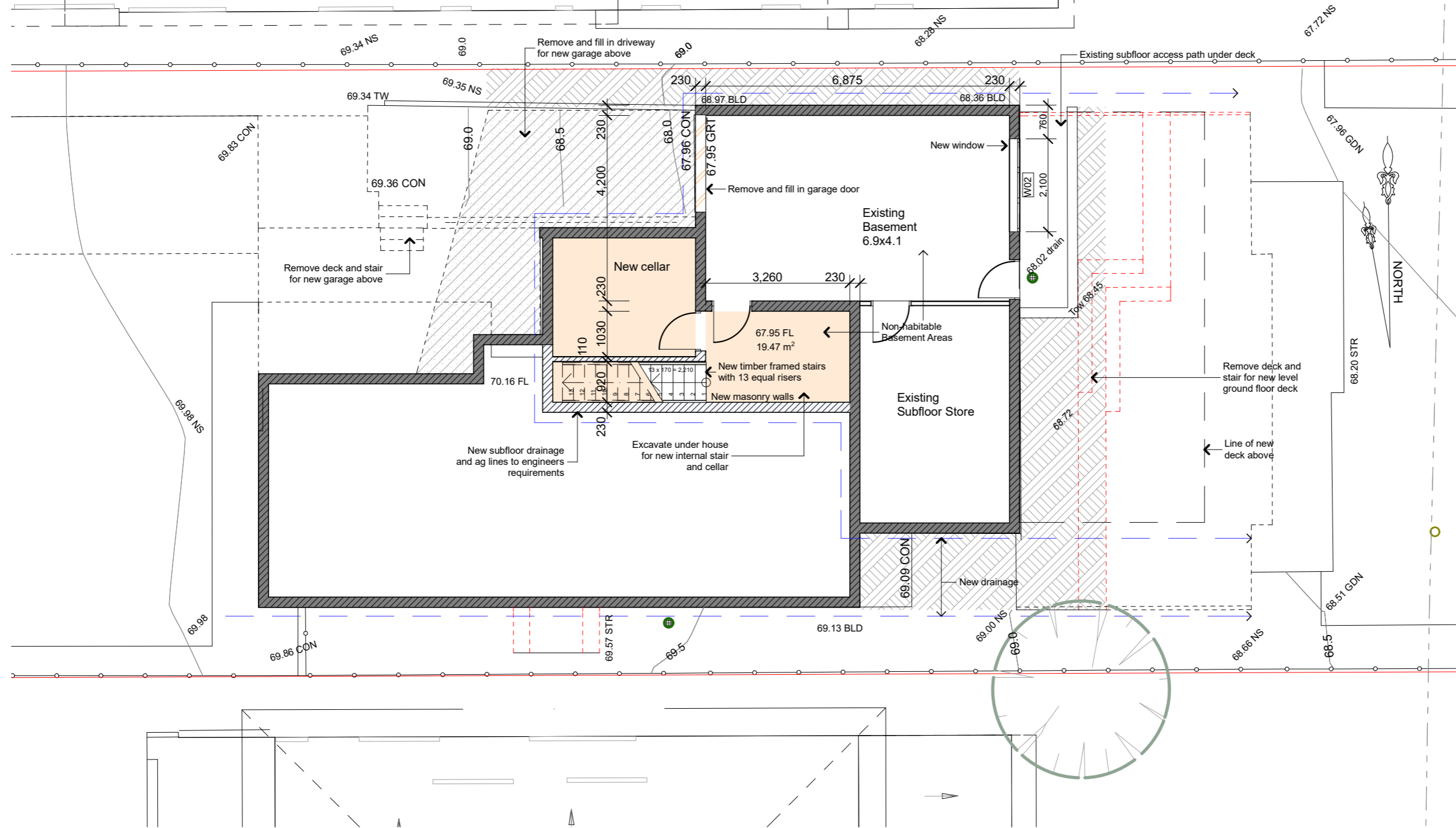
Project No.: 10-2021 Drawing No.: DA02

Plot Date: 19/09/2022

length in millimeters at full size

3

length in millimeters at full size



200
150
100
50
40
30
20
10
length in millimeters at full size

3 Basement Plan 1:100

BASIX COMMITMENTS

FIXTURES AND SYSTEMS

Hotwater - Gas instantaneous

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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

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

Drawing Title:
Plans Ground - Lower Ground floor
Basement Plan

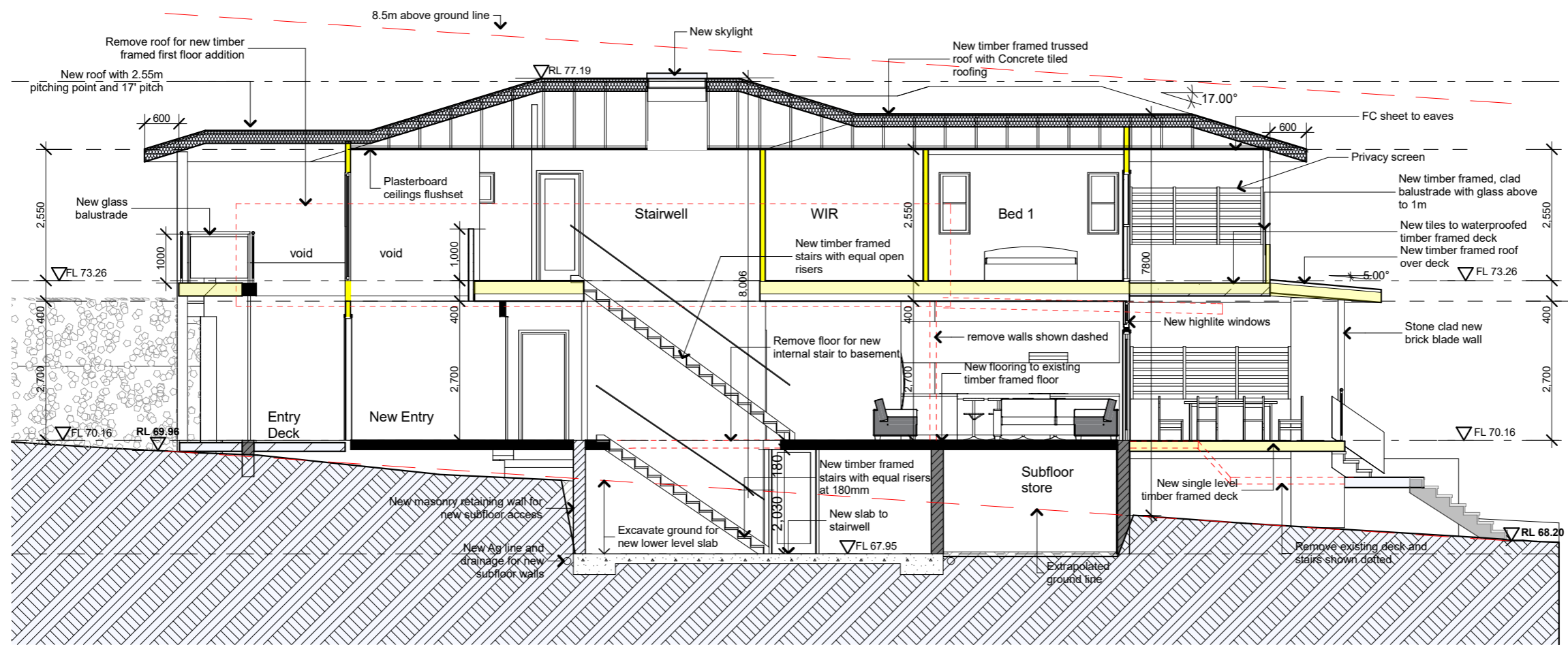
Scale: as noted Date: 19.09.22

Status: DA Checked By: SH

Project No: **10-2021** Drawing No.: **DA03**

Plot Date: 8/10/2022

100 length in millimeters at full size 150 200



3 Long Section 1 1:100

BASIX COMMITMENTS

FIXTURES AND SYSTEMS

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CONSTRUCTION

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

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

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
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SKYLIGHTS

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

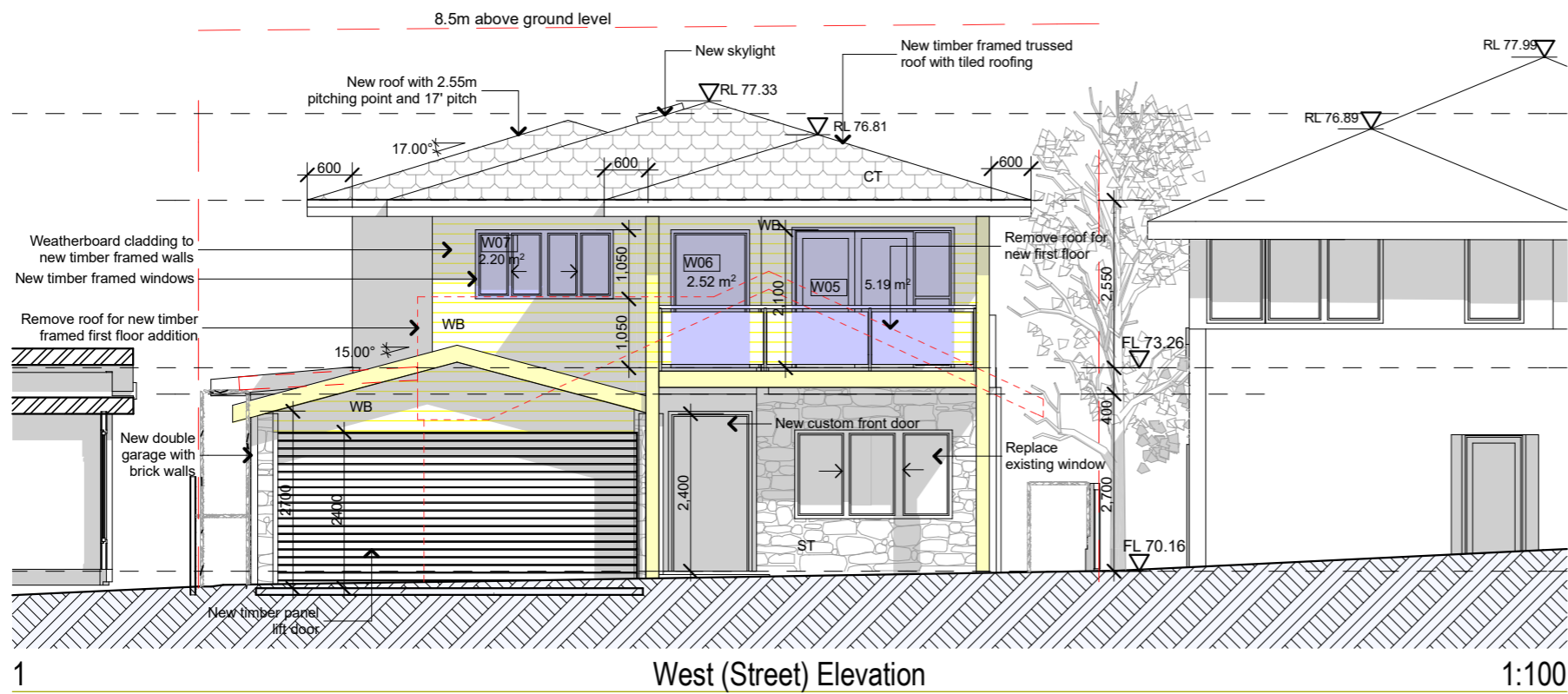
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Client
 Sarina Ramjahn + Steve Porter
 Project Name
Clontarf St Home
 82 Clontarf Street Seaforth
 2092

Drawing Title:
Sections - Sections
 Long Section 1

Scale: as noted Date: 19.09.22
 Status: DA Checked By: SH

Project No.: 10-2021 Drawing No.: DA04



BASIX COMMITMENTS

CONSTRUCTION

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

SKYLIGHTS

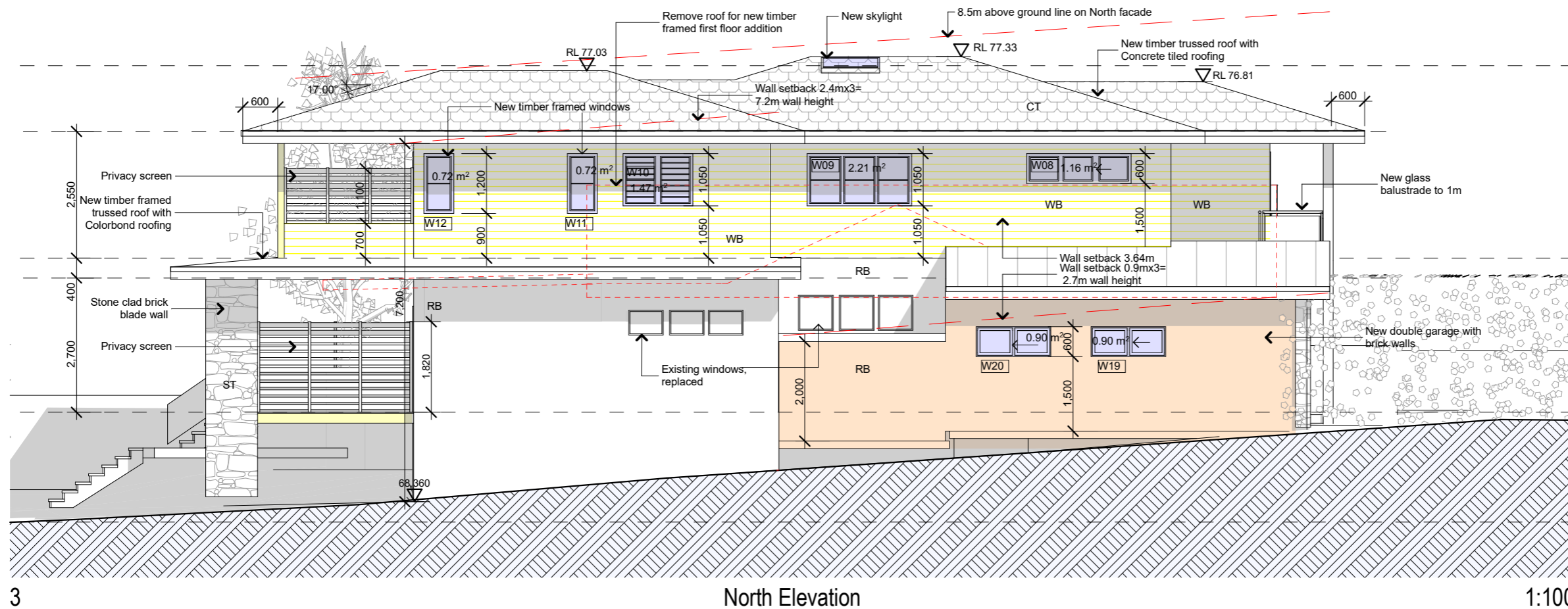
Timber framed

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

GLAZING

Timber framed windows and doors

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

Drawing Title:
Elevations - Elevations
North Elevation, West (Street) Elevation

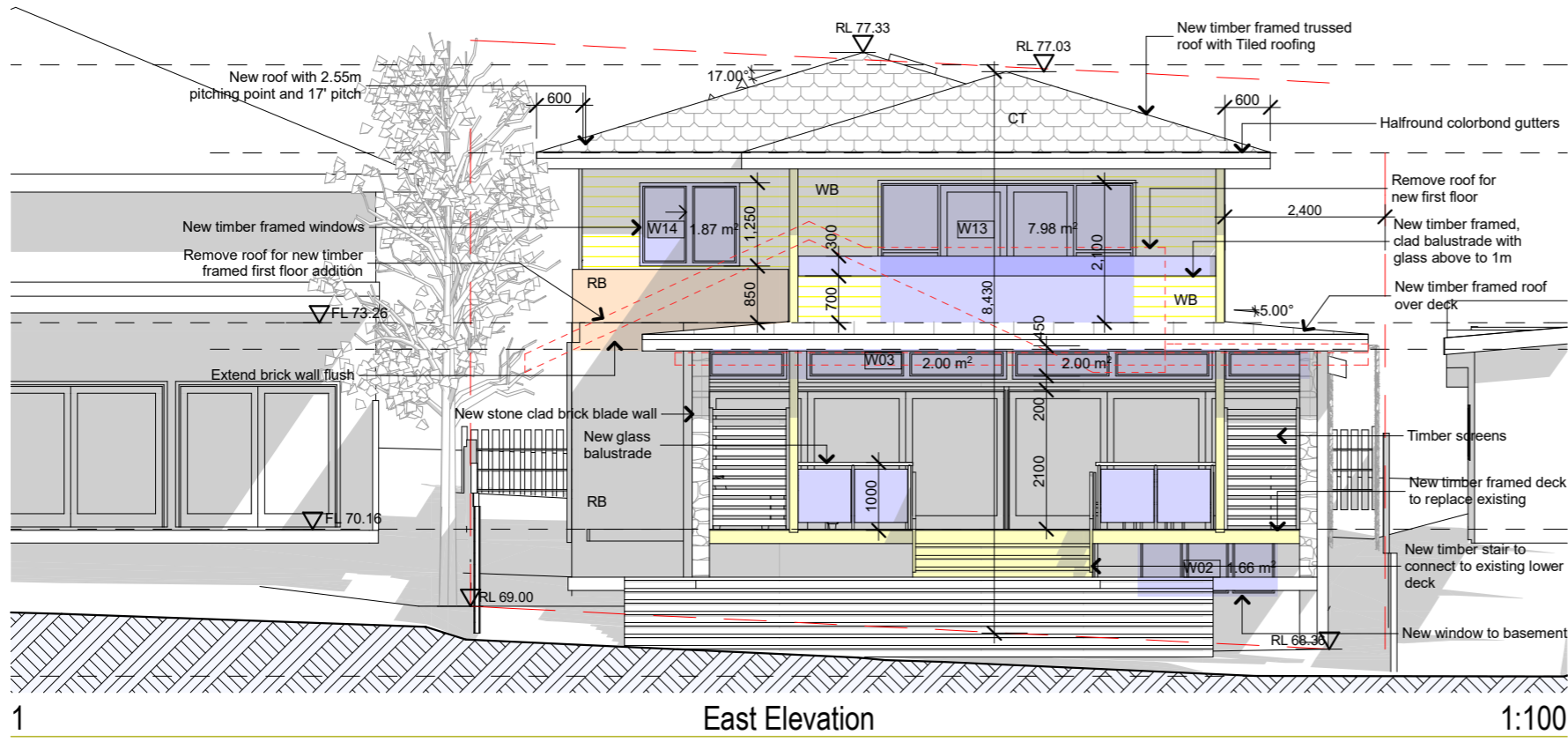
Scale: as noted Date: 19.09.22
Status: DA Checked By: SH

Project No: 10-2021 Drawing No.: DA05

Plot Date: 28/09/2022

200
150
100
50
40
30
20
10
length in millimeters at full size

10 20 30 40 50 100 150 200 length in millimeters at full size



BASIX COMMITMENTS

CONSTRUCTION

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Framed weatherboards, R1.30 or R1.7 including construction

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

SKYLIGHTS

Timber framed

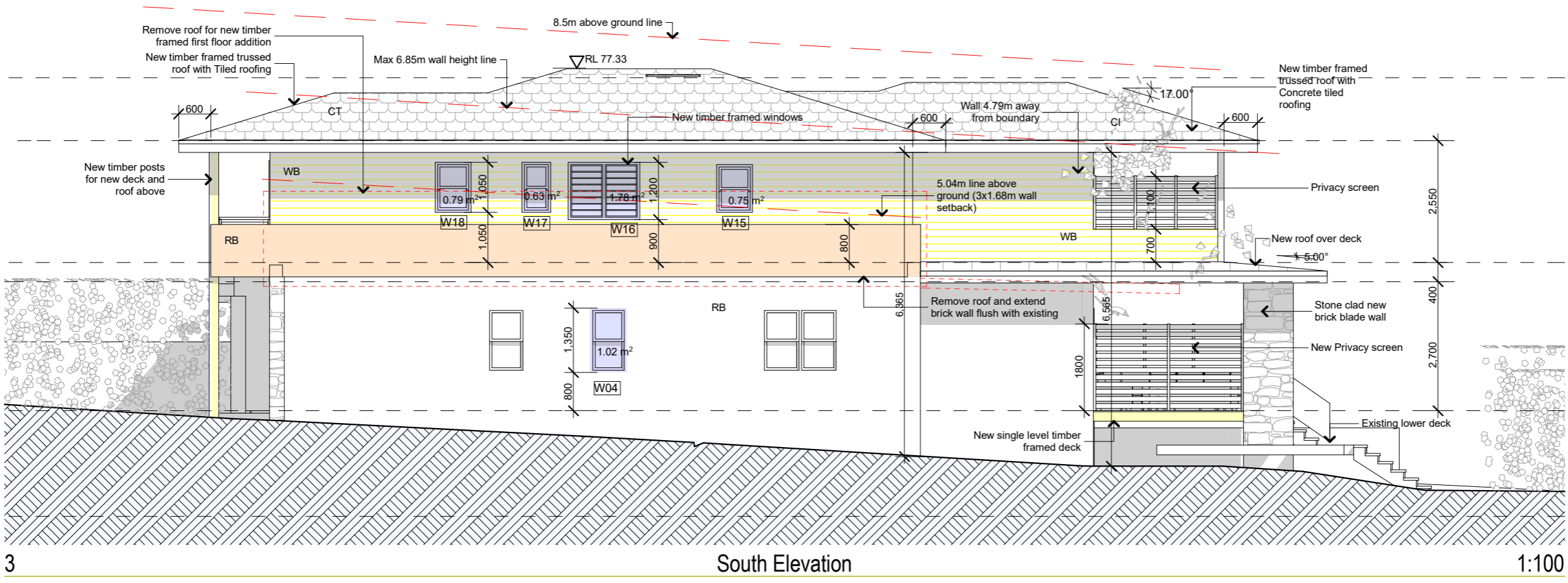
S01 - U2.5, SHGC 0.456
S02 - U2.5, SHGC 0.456

GLAZING

Timber framed windows and doors

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1 East Elevation 1:100



3 South Elevation 1:100

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

Drawing Title:
Elevations - Elevations
South Elevation, East Elevation

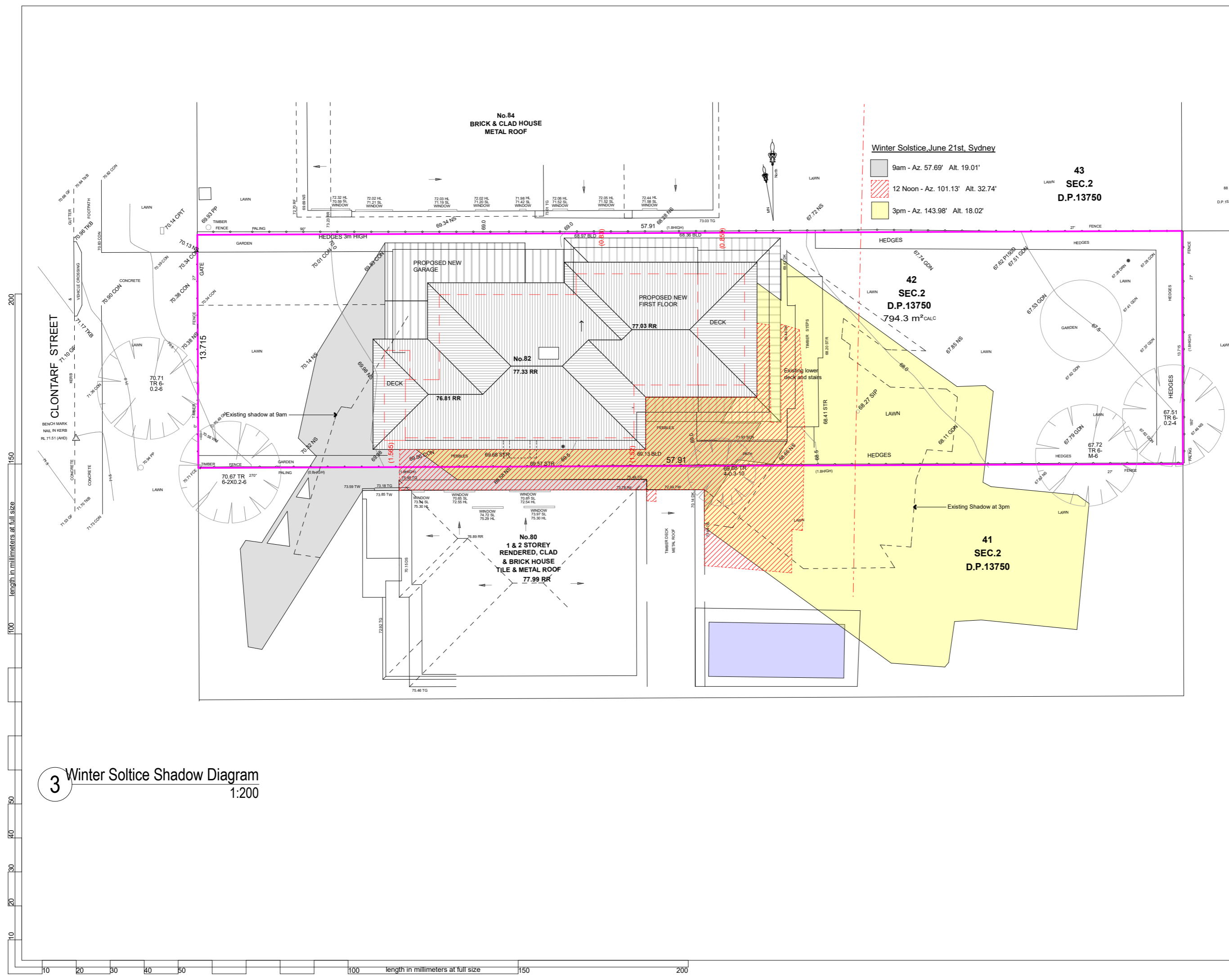
Scale: as noted Date: 19.09.22
Status: DA Checked By: SH

Project No: **10-2021** Drawing No.: **DA06**

Plot Date: 19/09/2022

length in millimeters at full size

length in millimeters at full size



3 Winter Solstice Shadow Diagram 1:200

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

Drawing Title:
Sunstudy - Winter Solstice Sunstudy
 Winter Solstice Shadow Diagram

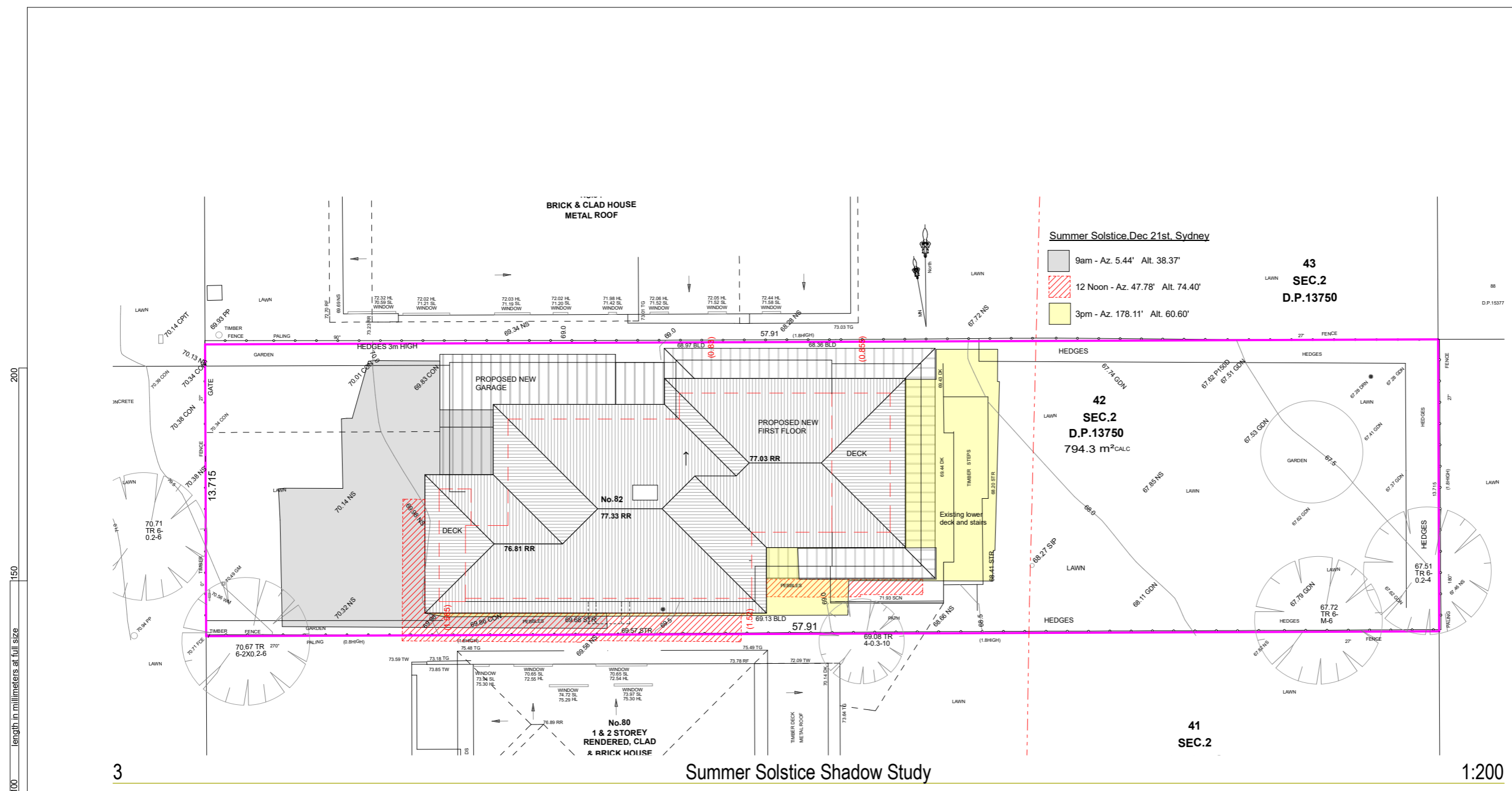
Scale: as noted Date: 19.09.22
 Status: DA Checked By: SH

Project No: 10-2021 Drawing No.: DA07

Plot Date: 19/09/2022

length in millimeters at full size

length in millimeters at full size



length in millimeters at full size

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

Drawing Title:
Sunstudy - Summer Solstice
 Summer Solstice Shadow Study, Shadow cert

Scale: as noted Date: 19.09.22
 Status: DA Checked By: SH

Project No: **10-2021** Drawing No.: **DA08**

Plot Date: 26/09/2022

CERTIFICATION OF SHADOW DIAGRAMS

I/We hereby certify that the shadow diagrams submitted with this proposal are:

- in accordance with the Survey (prepared by a registered Surveyor) which is required to be submitted with the proposal;
- drawn to true - north
- to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June
- to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area

CERTIFIER'S DETAILS

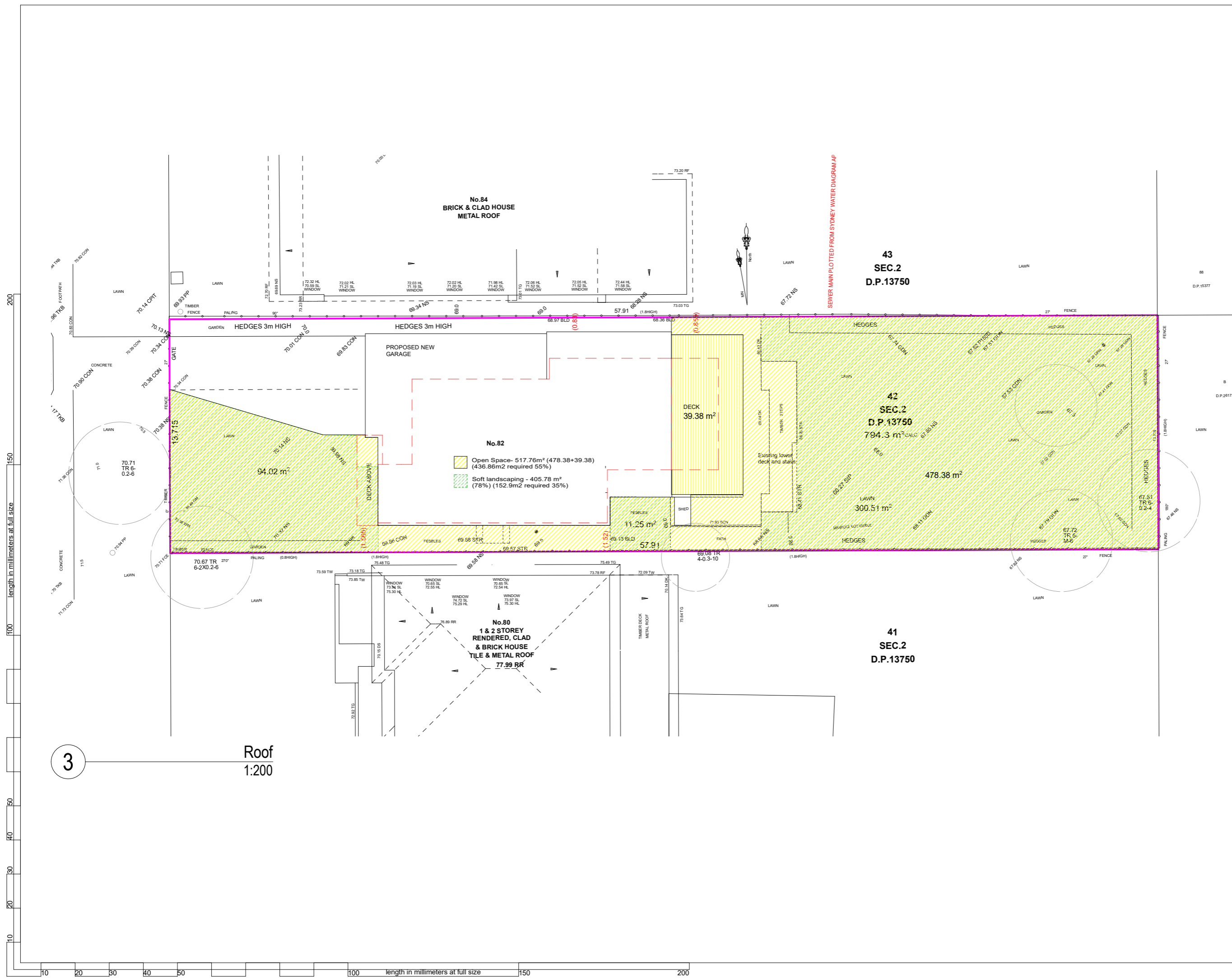
Title: Mr Mrs Miss Ms Other: _____

Given Names: **SHERALEE** Family Name: **HOGAN**

Company: **SITE SPECIFIC DESIGNS**

Qualification (i.e. Architect, Planner, Consultant, Surveyor): **B.S.(ARCH) B.(ARCH) U.S.Y.D.**

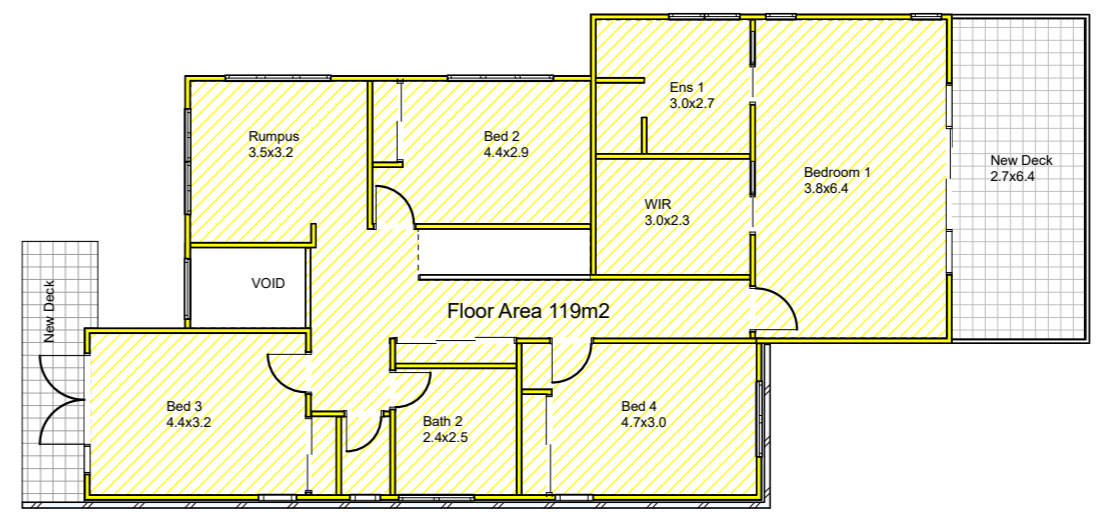
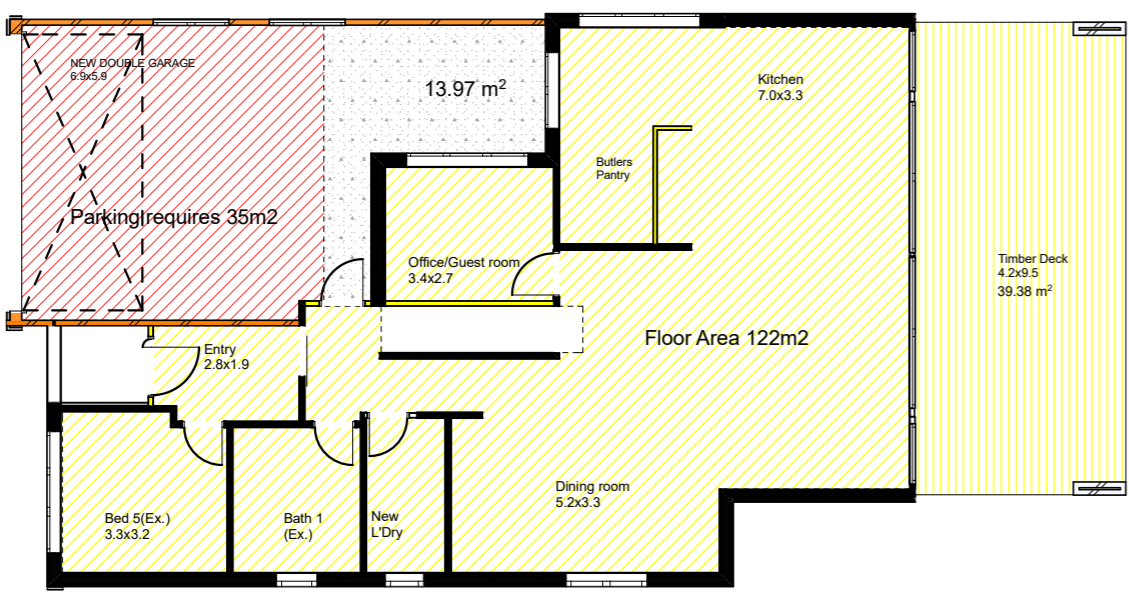
length in millimeters at full size



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

| | |
|--|-----------------------------|
| Drawing Title: Plans Ground - Open space and Landscape Roof Coverage | |
| Scale: as noted | Date: 18.10.22 |
| Status: DA | Checked By: SH |
| Project No: 10-2021 | Drawing No.: DA09 |



FRS - 122+119+14=255/794.3 m²
 = 0.32:1
 Basement Area 2.03m ceiling/non habitable

3 Floor Plan FSR
 1:150

200
150
100
50
40
30
20
10

10 20 30 40 50 100 length in millimeters at full size 150 200

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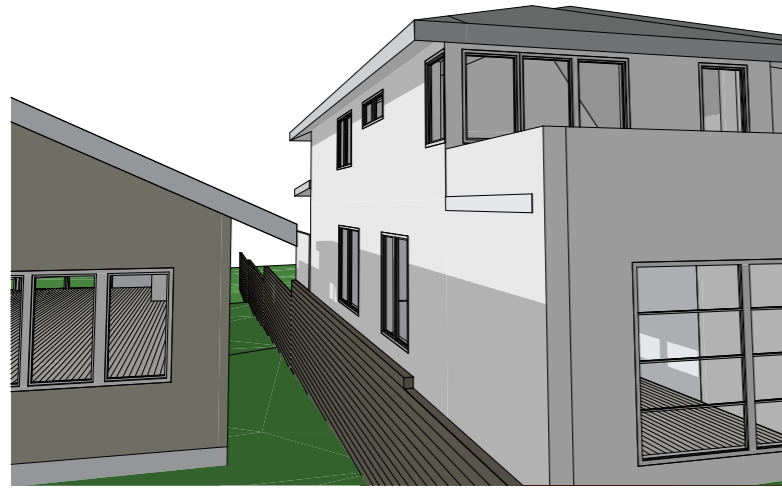
Client
 Sarina Ramjahn + Steve Porter
 Project Name
Clontarf St Home
 82 Clontarf Street Seaforth
 2092

Drawing Title:
Plans Ground - Floor Space Ratio
 Floor Plan FSR

Scale: as noted Date: 18.10.22
 Status: DA Checked By: SH

Project No.: **10-2021** Drawing No.: **DA10**

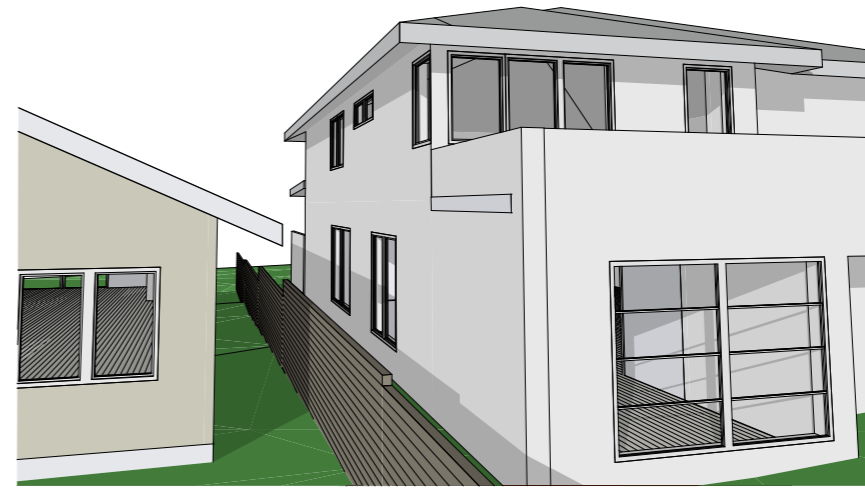
Plot Date: 18/10/2022



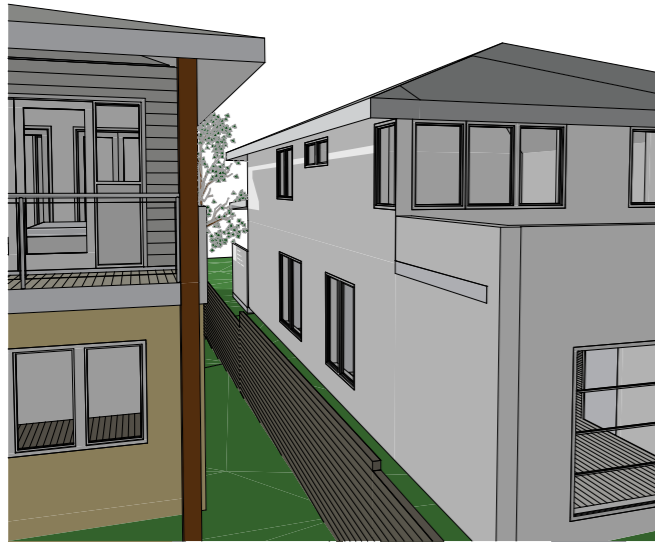
1 Winter Solstice Existing 9am



1 Winter Solstice Existing 12 Noon



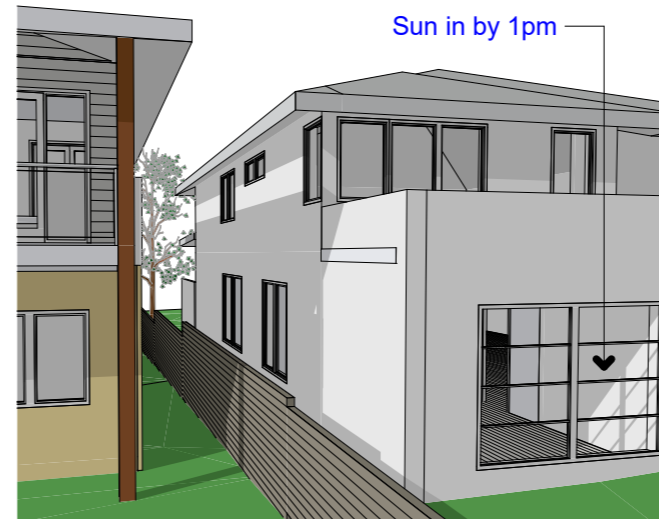
2 Winter Solstice Existing 3pm



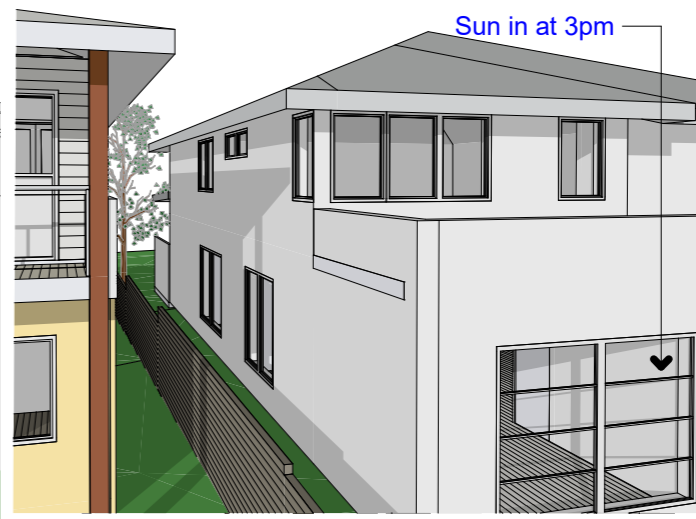
3 Winter Solstice Proposed 9am



3 Winter Solstice Proposed 12 Noon



4 Winter Solstice Proposed 1pm 1:200 4



4 Winter Solstice Proposed 3pm

200
150
100
50
40
30
20
10

10 20 30 40 50 100 150 200 length in millimeters at full size

B - DA Additional information 13.01.23
A - DA Submission 18.10.22

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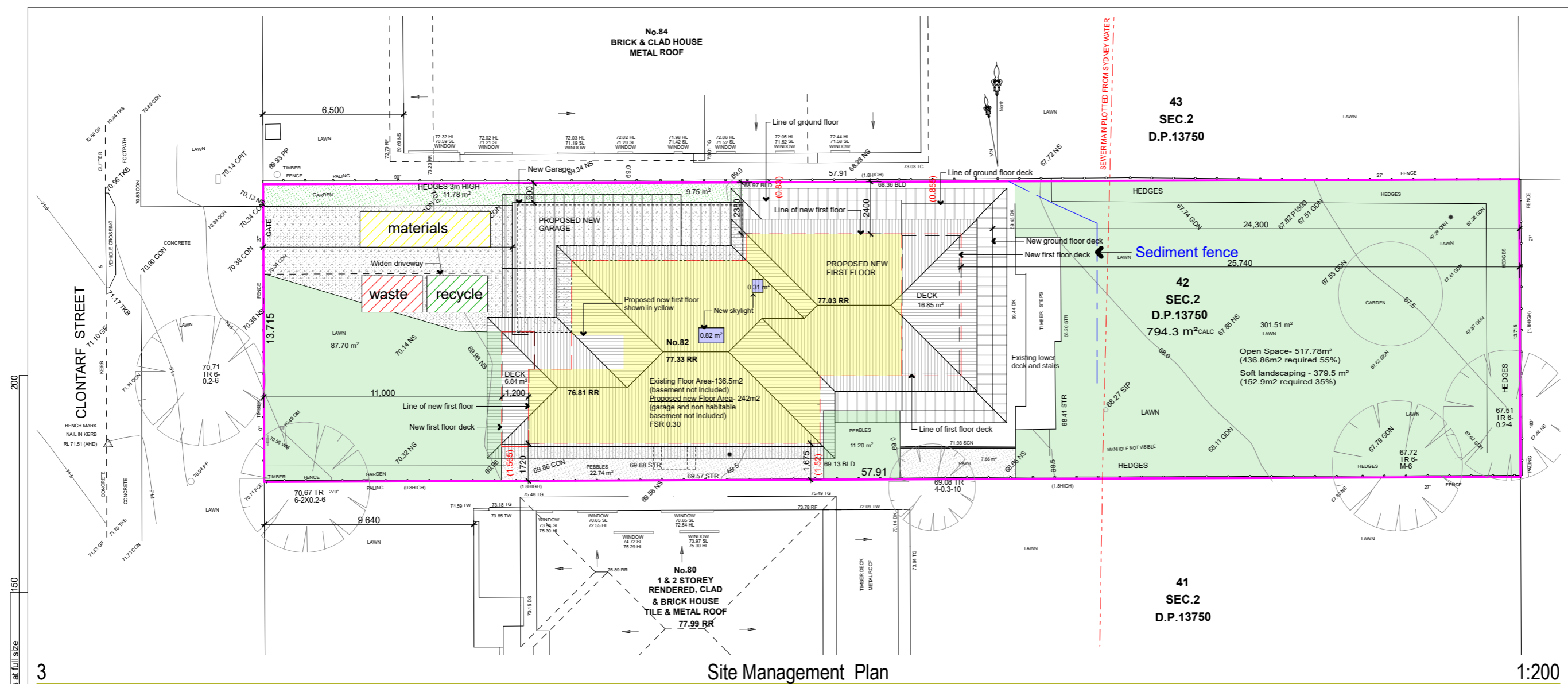
Client
Sarina Ramjahn + Steve Porter
Project Name
Clontarf St Home
82 Clontarf Street Seaforth
2092

Drawing Title:
Sunstudy - Sun study Elevational
North wall perspectives of 80 Clontarf St,
Existing and Proposed

Scale: as noted Date: 13.01.23
Status: DA Checked By: SH

Project No: 10-2021 Drawing No.: B
DA11

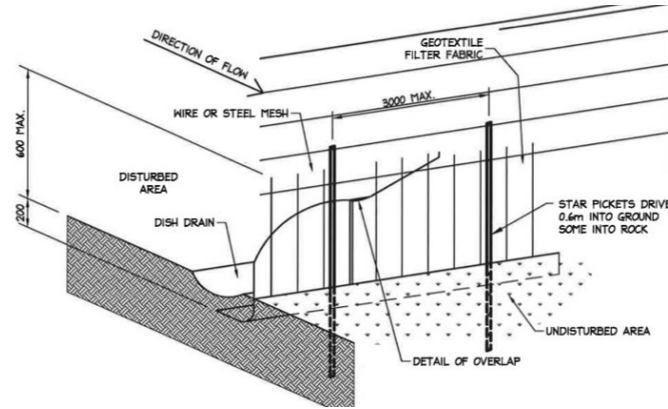
Plot Date: 16/01/2023



Pollution Prevention

Use the following measures to prevent pollution on site:

1. restrict access to one stable entry and exit point
2. install and maintain adequate sediment and erosion controls
3. preserve grassed area and the maximum cover of natural vegetation by minimising the amount of land disturbed.
4. ensure that stockpiles of sand, gravel, soil, and similar materials are located so that the material doesn't spill onto the road or pavement, wash into drainage lines, watercourses or depressions.
5. minimise on site vehicle activity during wet weather
6. Do not pump or allow any unclean water to enter the stormwater system from excess materials or cleaning tools.
7. Sediment fences are to be laid along the contour as much as possible and are to be of suitable geotextile fabric and supported every three metres with star pickets and a lower trench depth of 150mm












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

| | |
|---|-----------------------------|
| Drawing Title: Plans Ground - Site Management Plan Site Management Plan, pollution, Silt fence | |
| Scale: as noted | Date: 19.09.22 |
| Status: DA | Checked By: SH |
| Project No: 10-2021 | Drawing No.: SD01 |
| Plot Date: | 19/09/2022 |

External Finishes Schedule
 82 Clontarf Street, Seaforth
 Sept 2022

| Item | Description | Finish | Colour | Image |
|-------------------------------------|---|--------------------------------------|---------------------------|---|
| Rendered and FC sheet walls, | Exterior walls | Semi Gloss External , Fine render | Dulux Tranquil retrest |  |
| 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 |  <small>Dalix 2024 Grey Master</small> |
| Downpipes | PVC | Painted in | Wall colour |  <small>Dalix 2024 Tranquil Retreat</small> |
| 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 |  |

