

30 ABERNETHY STREET, SEAFORTH
FOR DEVELOPMENT APPLICATION
PROPOSED DWELLING

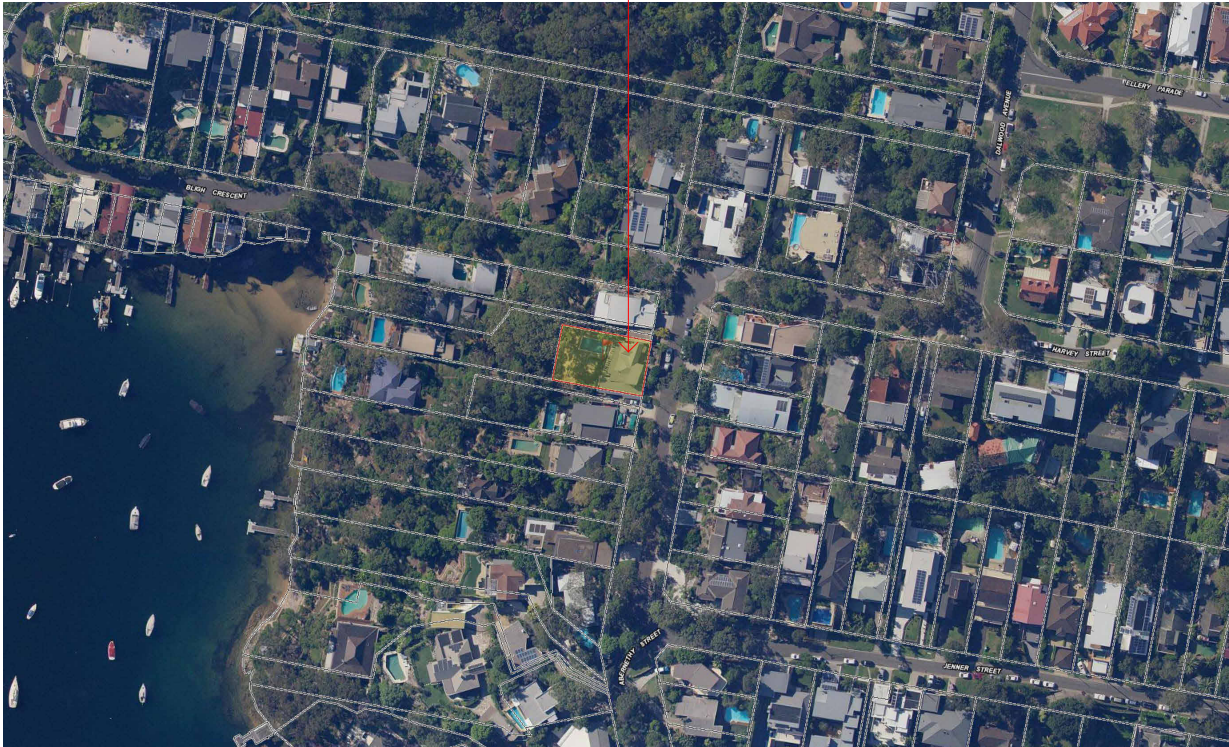
COUNCIL: NORTHERN BEACHES COUNCIL
Lot: A DP: 358783 Zoning: R2 Low Density Residential

DRAWING LIST			DRAWING LIST		
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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

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

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LUXITECTURE

True North

Drawn: JF

Checked: AM

Project
**2129
SEAFORTH**

Client
ADAM MCDOUGALL

Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title
COVER SHEET

FOR DEVELOPMENT APPLICATION

Scale @A3	Date:15.08.23		
2011 Project no.	DA Drawing Phase.	A001 Drawing No.	2 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

Description of project

Project address		Assessor details and thermal loads	
Project name	30 Abernethy St, Seaforth	Assessor number	DMN/16/1763
Street address	30 Abernethy Street Seaforth 2092	Certificate number	0006298192
Local Government Area	Northern Beaches Council	Climate zone	56
Plan type and plan number	Deposited Plan 358783	Area adjusted cooling load (MJ/m ² .year)	26
Lot no.	A	Area adjusted heating load (MJ/m ² .year)	41
Section no.	-	Ceiling fan in at least one bedroom	No
Project type		Ceiling fan in at least one living room or other conditioned area	Yes
Project type	separate dwelling house	Project score	
No. of bedrooms	4	Water	✔ 40 Target 40
Site details		Thermal Comfort	✔ Pass Target Pass
Site area (m ²)	693	Energy	✔ 55 Target 50
Roof area (m ²)	204		
Conditioned floor area (m2)	313.0		
Unconditioned floor area (m2)	5.3		
Total area of garden and lawn (m2)	238		

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

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC 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/open subfloor	22.0 square metres

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated		✔	✔
• the laundry; dedicated		✔	✔
• all hallways; dedicated		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen 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.		✔	

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.		✔	

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		✔	✔

Notes

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Issue	Description	Date
1	DA ISSUE	13.12.22

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LUXITECTURE

True North

Drawn: JF Checked: AM

Project
2129 SEAFORTH
Client
ADAM MCDOUGALL
Address
30 ABERNETHY STREET SEAFORTH

Drawing Title			
BASIX COMMITMENTS			
FOR DEVELOPMENT APPLICATION			
Scale	@A3	Date:	13.12.22
2011 Project no.	DA Drawing Phase.	A002 Drawing No.	1 Rev



1 9AM JUNE
1 : 300

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

DA ISSUE

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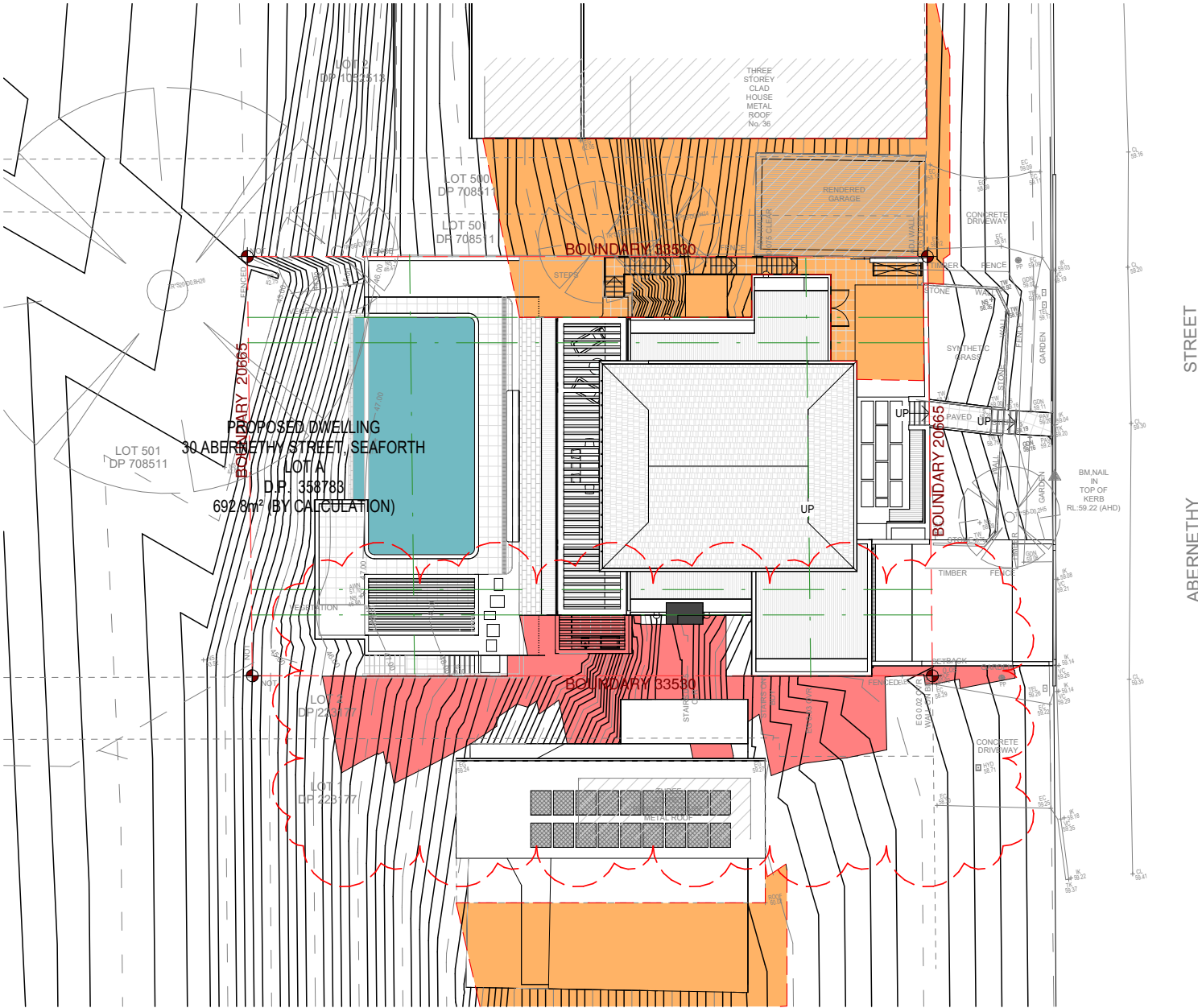
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Project
**2129
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Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title SHADOW DIAGRAMS JUNE 21ST 9AM			
FOR DEVELOPMENT APPLICATION			
Scale As indicated	@A3	Date:15.08.23	2
2011	DA	A003	
Project no.	Drawing Phase.	Drawing No.	

LEGEND

Proposed Shadows
Neighbour Shadows



1 12PM JUNE
1 : 300

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

DA ISSUE

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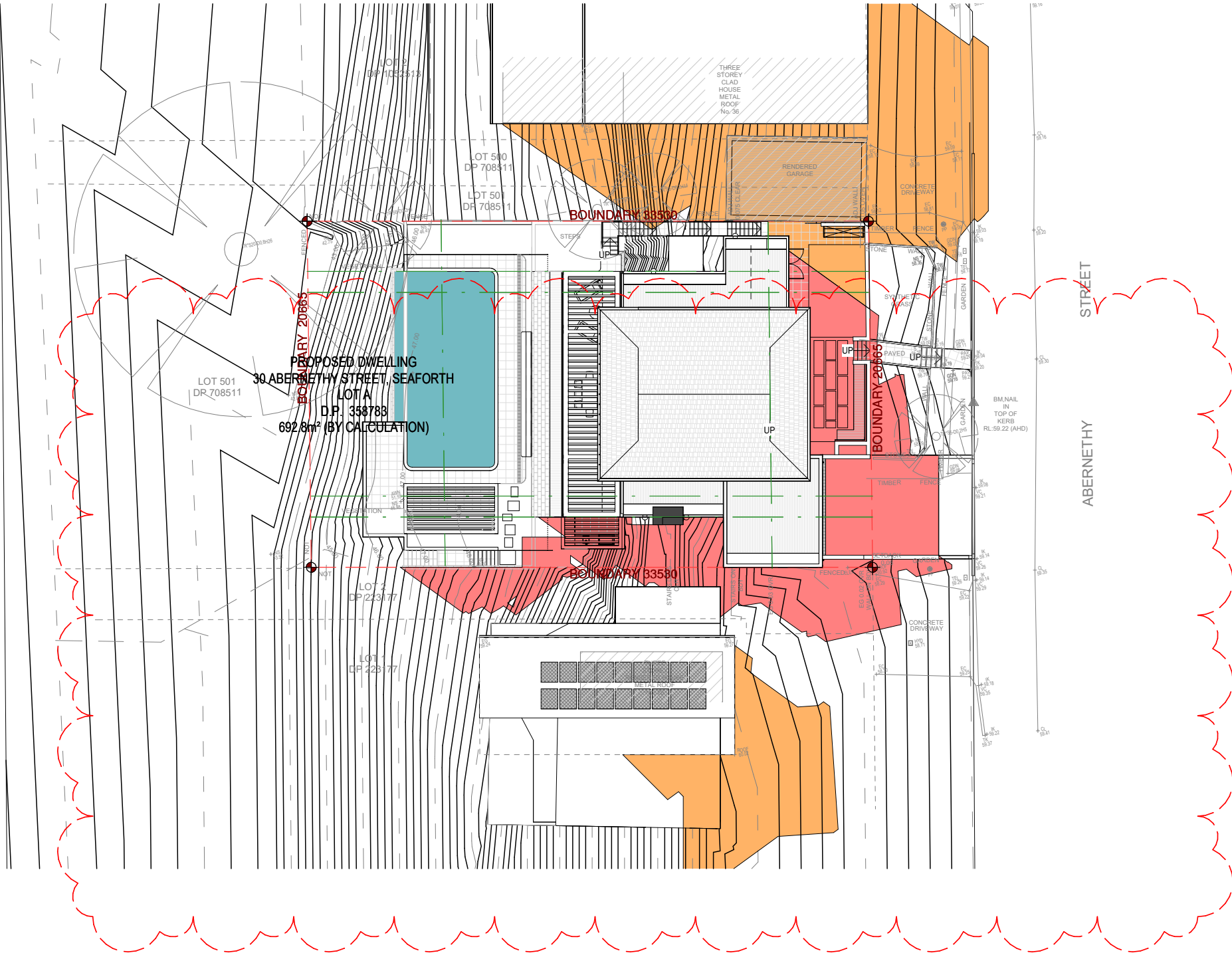
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Checked: AM

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	2
2011	DA	A004	
Project no.	Drawing Phase.	Drawing No.	Rev



1 3PM JUNE
1 : 300

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

DA ISSUE

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Drawing Title SHADOW DIAGRAM JUNE 21ST 3PM			
FOR DEVELOPMENT APPLICATION			
Scale As indicated	@A3	Date:15.08.23	
2011	DA	A005	2
Project no.	Drawing Phase.	Drawing No.	Rev

1 SITE ANALYSIS
1 : 200

Notes

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True North

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Client
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SEAFORTH**

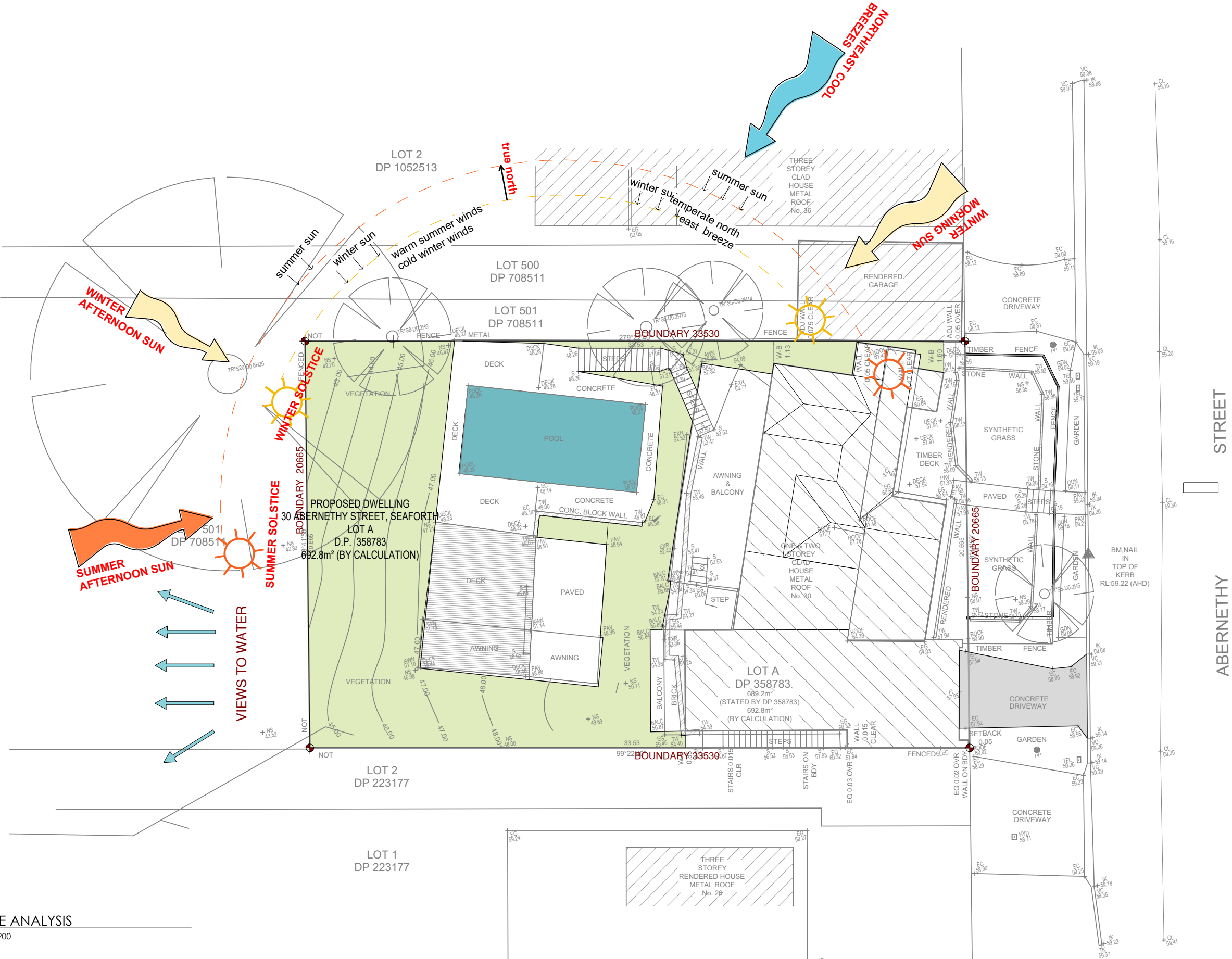
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Checked: AM

Drawing Title
SITE ANALYSIS PLAN

FOR DEVELOPMENT APPLICATION

Scale As indicated	@A3	Date: 13.12.22
2011	DA	A008
Project no.	Drawing Phase.	Drawing No.

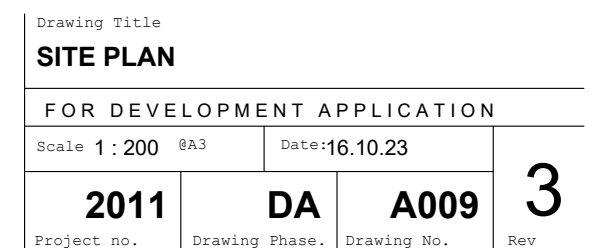
1
Rev



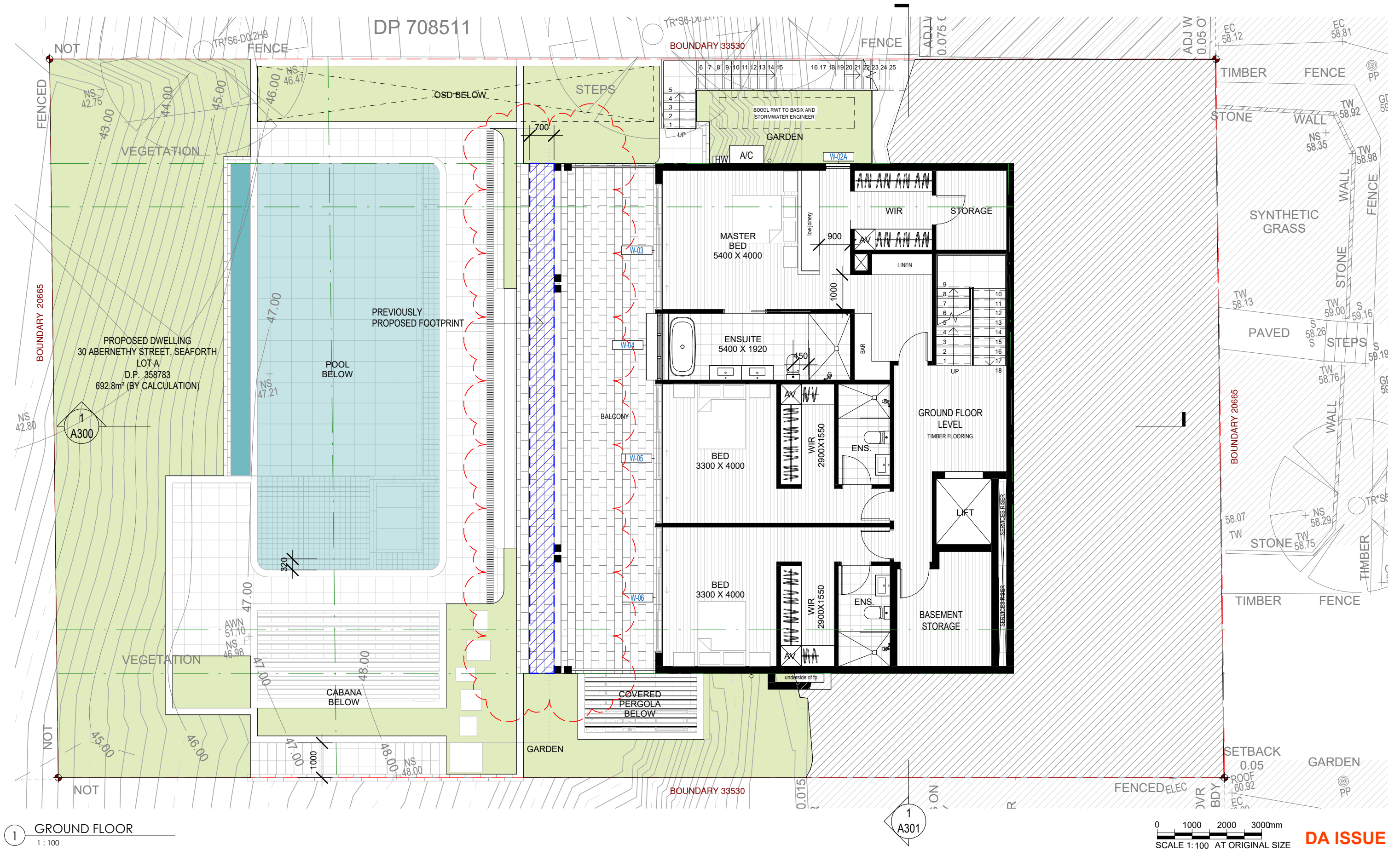
- PROPERTY BOUNDARY LINE
--- VIEW CORRIDORS FROM ADJOINING SITES
--- VIEWS FROM SUBJECT SITE
--- PREVAILING WINDS
--- LANDSCAPED AREA
--- HARD SURFACE AREA

- NOTES
- THIS IS NOT A BOUNDARY SURVEY. IMPROVEMENTS SHOWN HEREON IN RELATION TO BOUNDARIES ARE DIAGRAMATIC ONLY.
 - FULL DETAILS OF SEWER AND OTHER SERVICES SHOULD BE OBTAINED FROM THE RELEVANT AUTHORITIES.
 - CONTOURS ARE APPROXIMATE ONLY, PREFERENCE TO BE GIVEN TO SPOT HEIGHTS.
 - MAJOR TREES SHOWN ONLY.
 - DIMENSIONS AND AREA ARE SUBJECT TO SURVEY.
 - THIS PLAN HAS BEEN PREPARED FOR THE SOLE PURPOSE OF LODGING A DEVELOPMENT APPLICATION WITH THE LOCAL COUNCIL. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

0 2000 4000 6000mm
SCALE 1:200 AT ORIGINAL SIZE
DA ISSUE



Checked: AM



1 GROUND FLOOR
1:100

Notes

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LUXITECTURE

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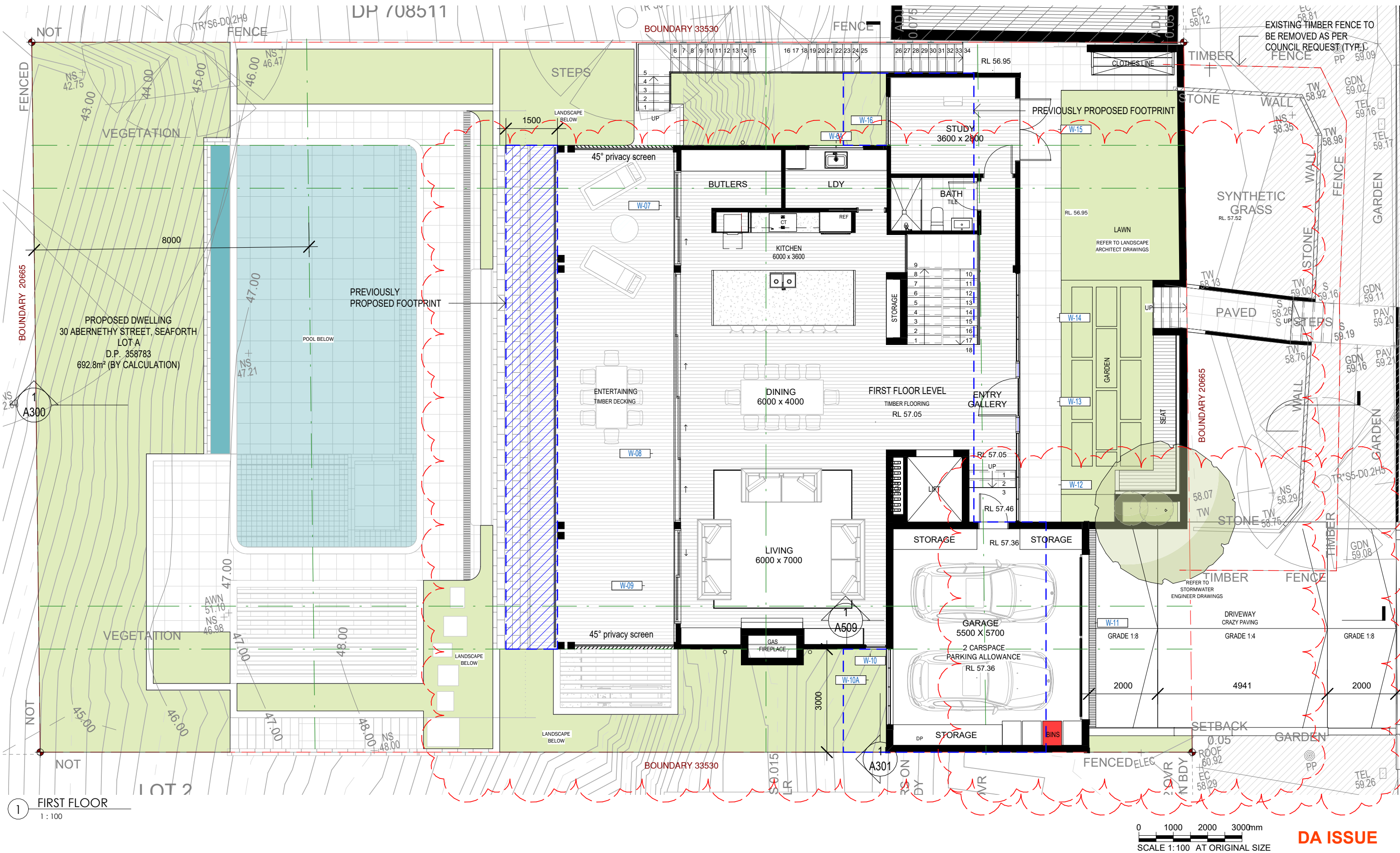
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title
GROUND FLOOR PLAN

FOR DEVELOPMENT APPLICATION

Scale 1:100 @A3 Date:15.08.23

2011	DA	A102	2
Project no.	Drawing Phase.	Drawing No.	Rev



Notes

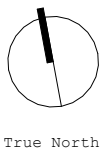
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2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23

LUXITECTURE

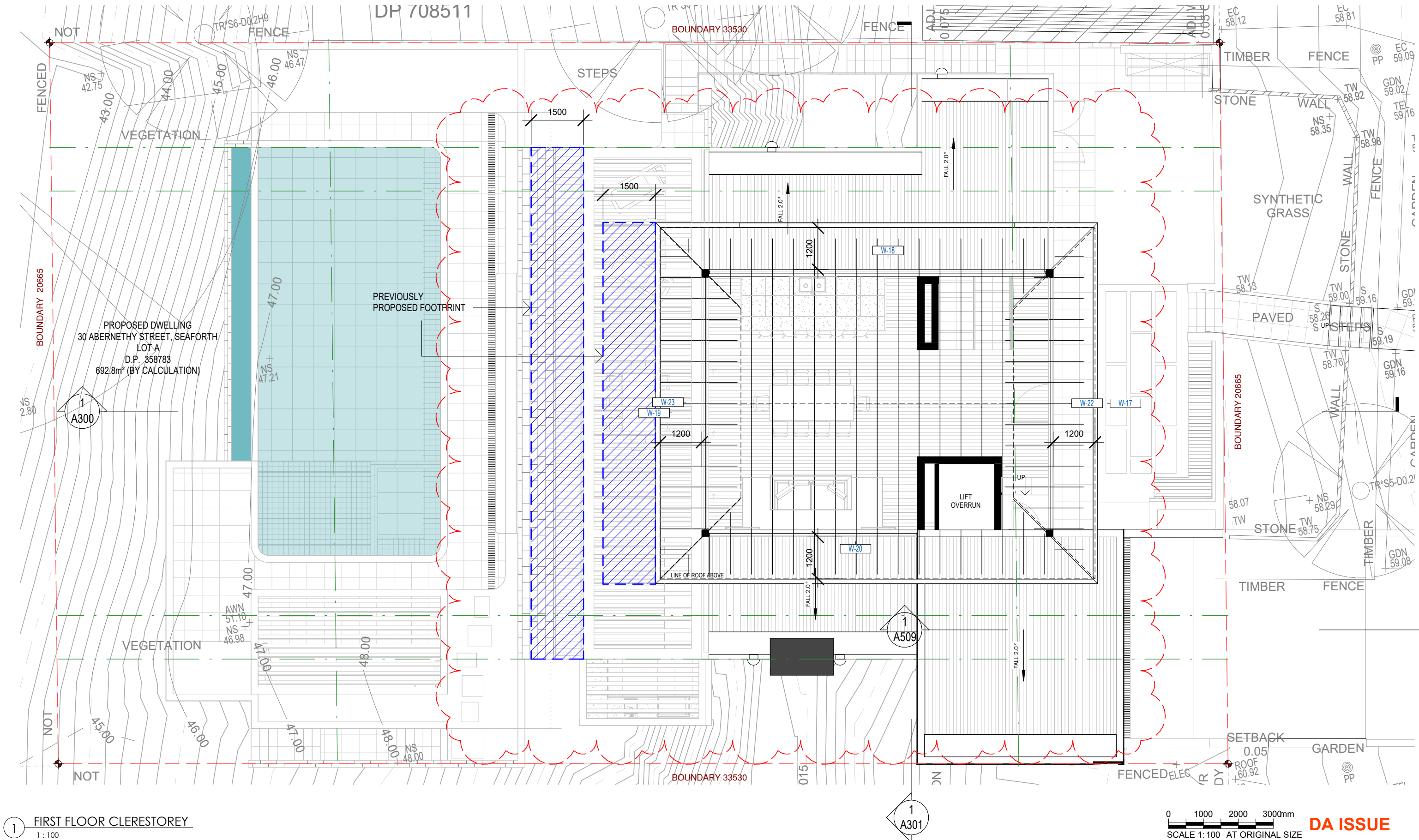
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Project
**2129
SEAFORTH**
Client
ADAM MCDOUGALL
Address
**30 ABERNETHY STREET
SEAFORTH**

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**
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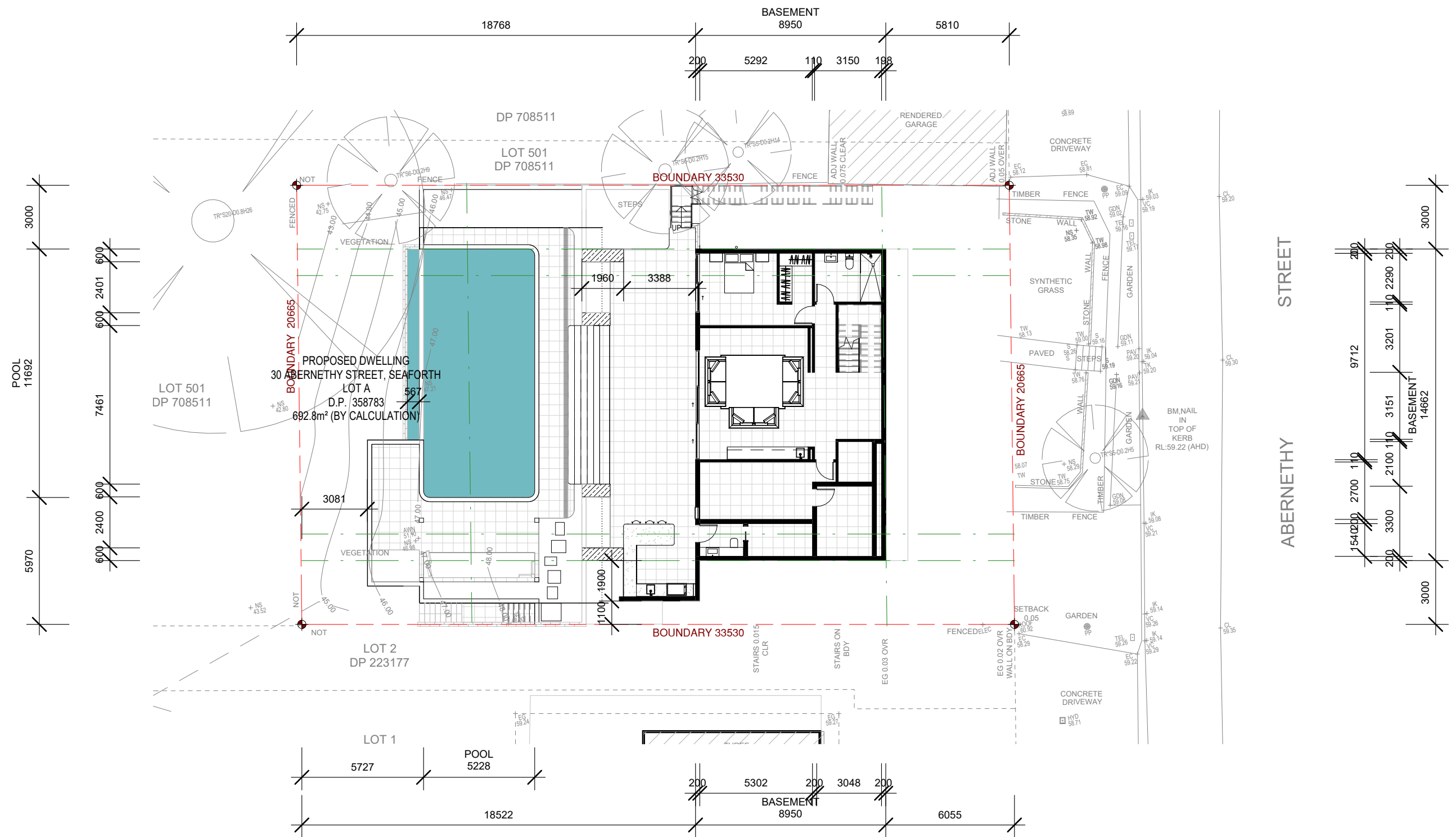
True North

Drawn: JF

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Project
2129 SEAFORTH
Client
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Address
30 ABERNETHY STREET SEAFORTH

Drawing Title FIRST FLOOR CLERESTORY			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:15.08.23		
2011	DA	A104	2
Project no.	Drawing Phase.	Drawing No.	Rev



1 BASEMENT LEVEL DIMENSIONED FLOOR PLANS
1 : 200

DA ISSUE

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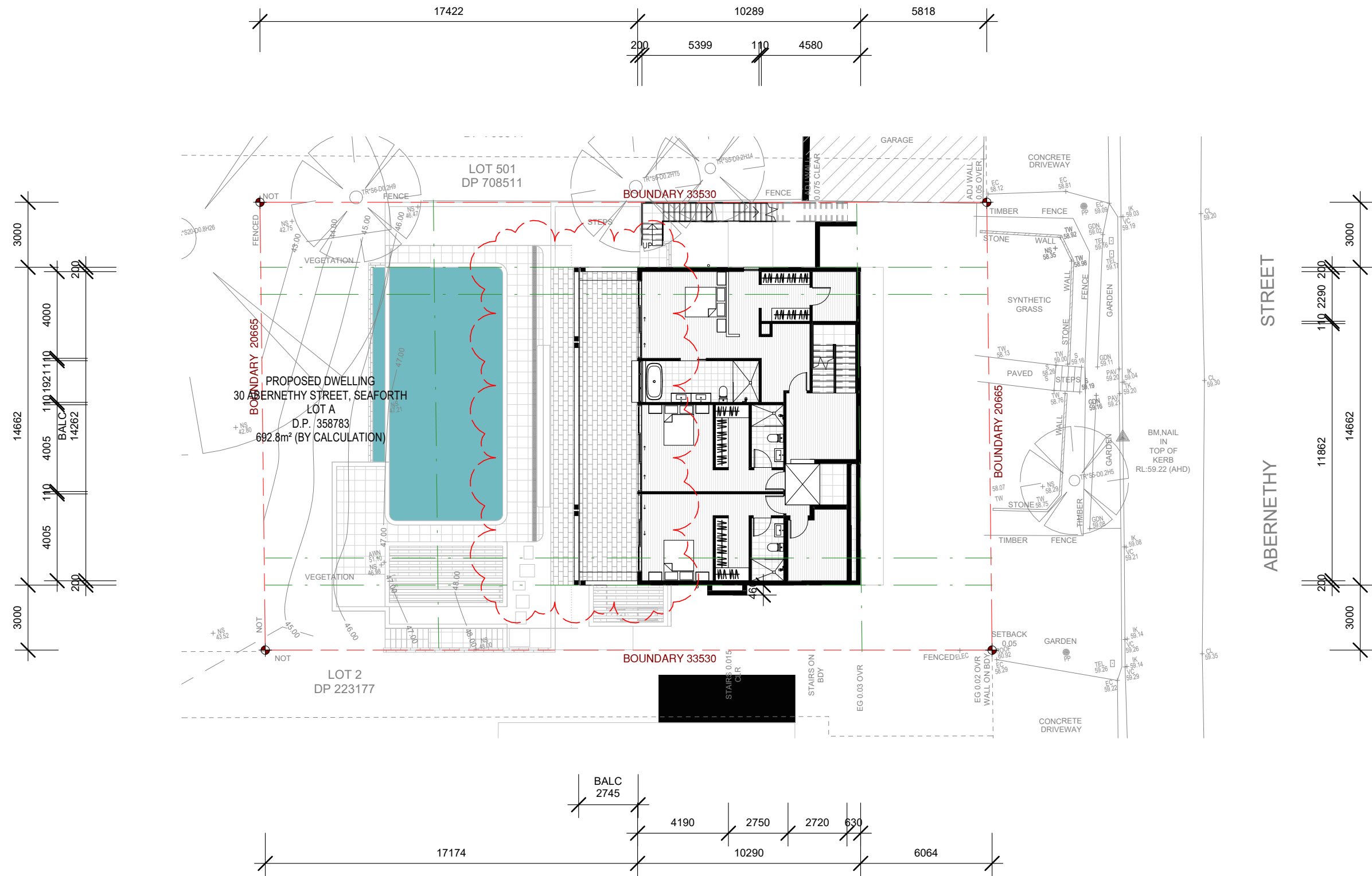
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True North

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Project
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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

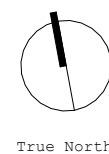
Notes

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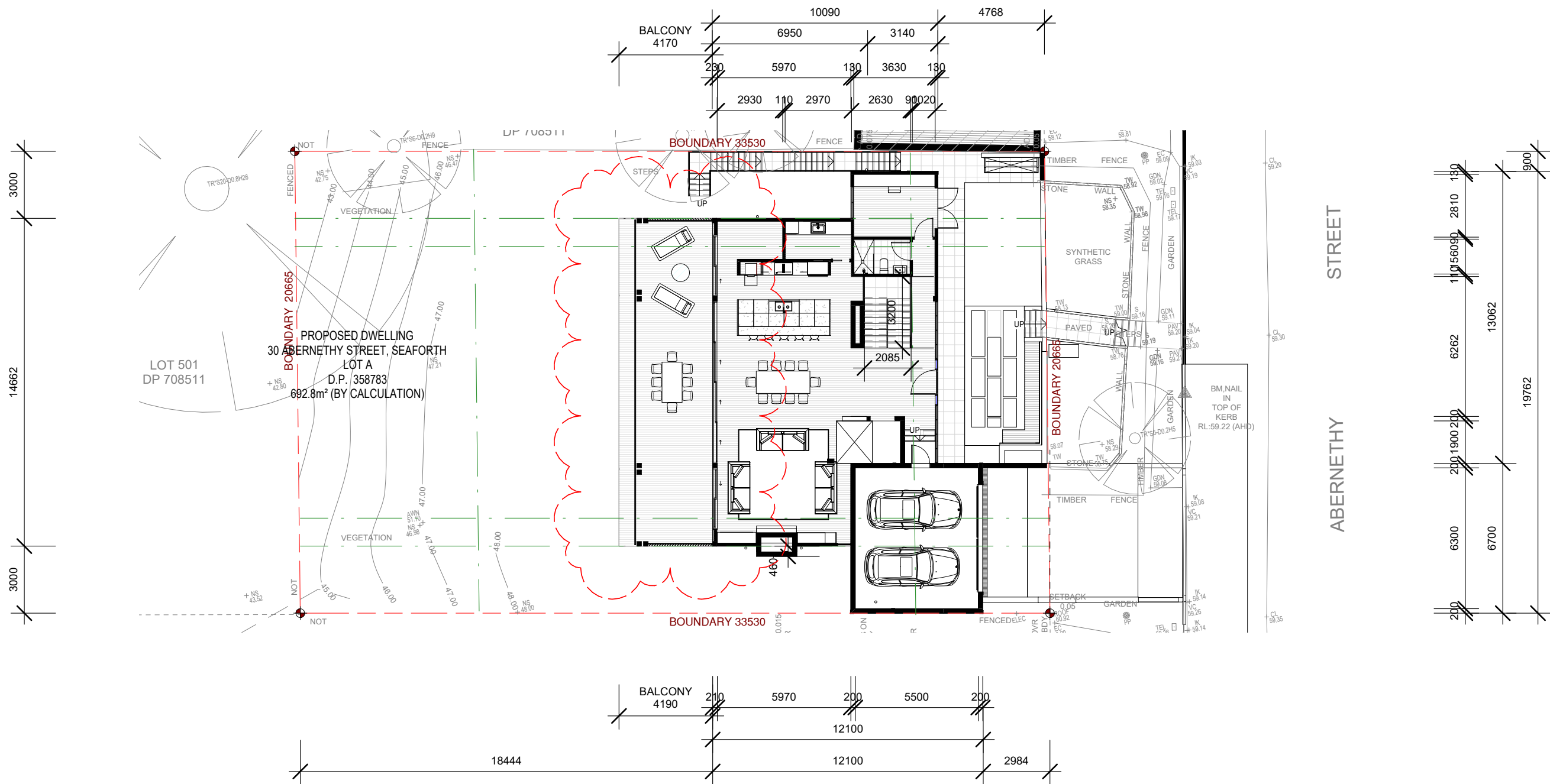


Drawn: JF

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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.	



1 FIRST FLOOR DIMENSIONED FLOOR PLANS
1:200

DA ISSUE

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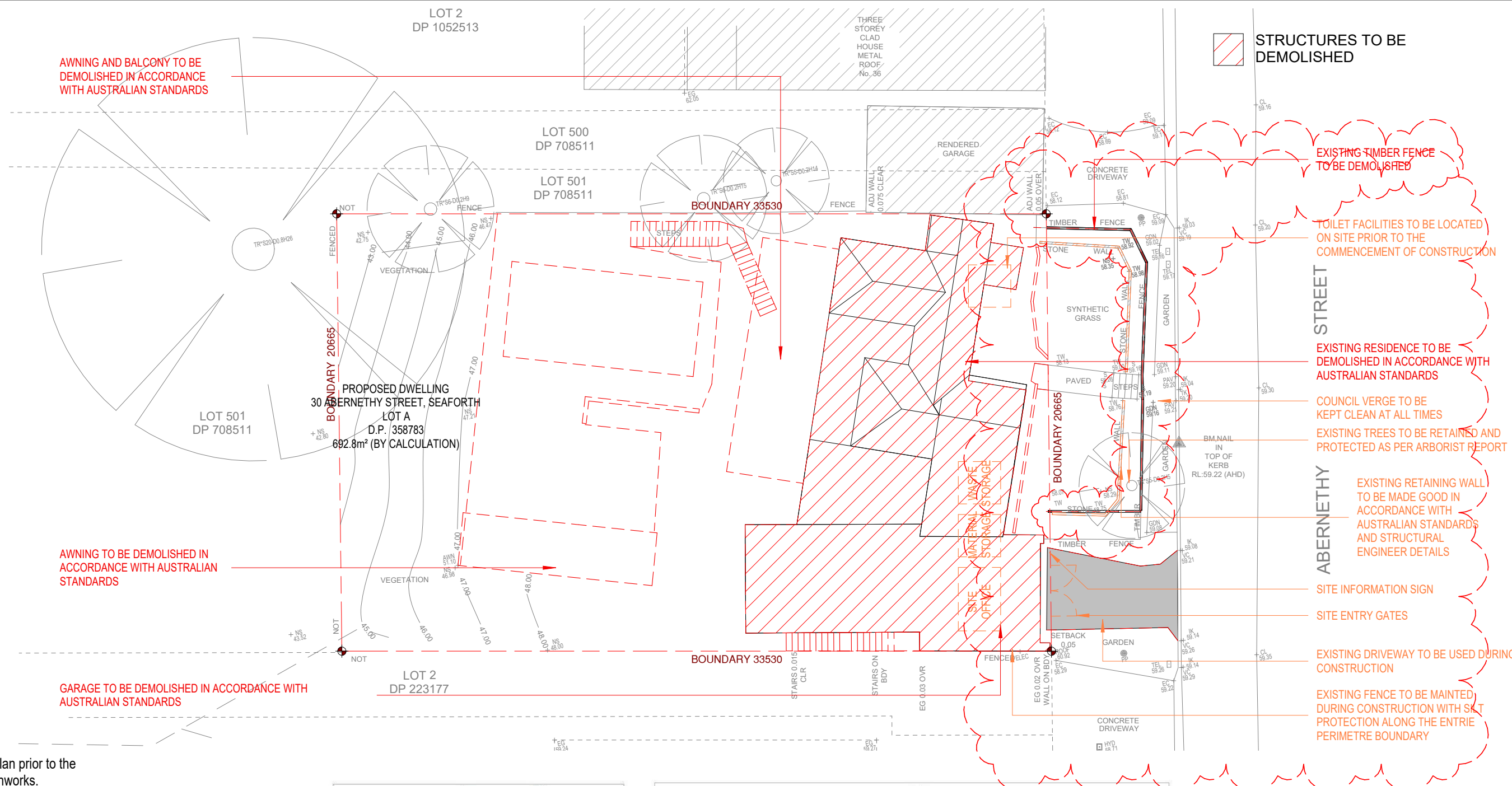
Address
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Drawing Title
DIMENSIONED FLOOR PLANS

FOR DEVELOPMENT APPLICATION

Scale 1:200 @A3 Date:15.08.23

2011 Project no.	DA Drawing Phase.	A108 Drawing No.	2 Rev
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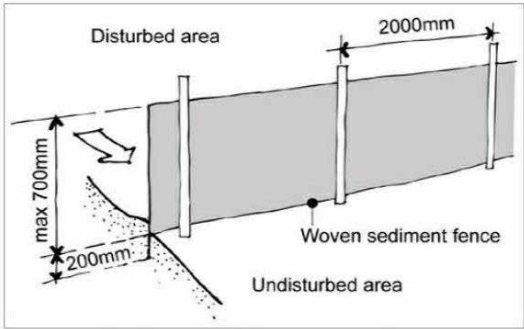
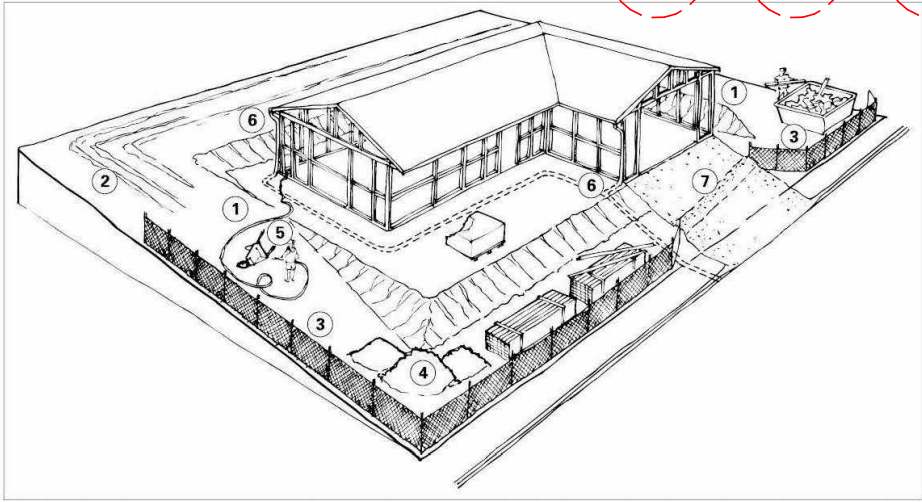
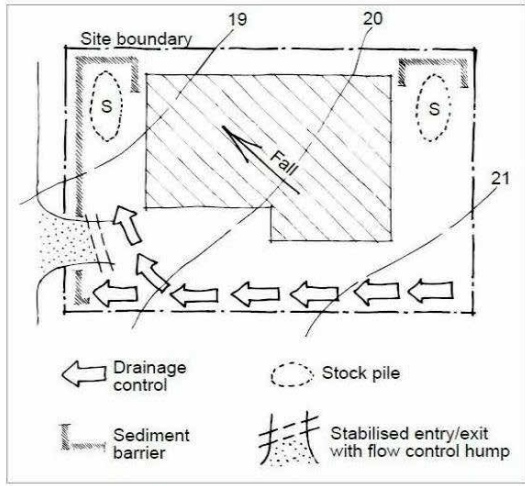
Soil and Water Management:

1. Install a silt fence as shown on plan prior to the commencement of any on site earthworks.
2. Instal a temporary sediment barrier to all inlet pits likely to collect silt-laden water until regressed.
3. All silt fences and barriers are to be maintained in good condition and to be desilted during construction.

Construction Management:

1. Waste materials are to be stockpiled and loaded into bins

All protection works to be carried out in accordance with Council Site Management DCP.



1 CONSTRUCTION MANAGEMENT PLAN
1 : 200

Notes

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3	DA RFI 02	16.10.23



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Drawing Title CONSTRUCTION MANAGEMENT PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 200 @A3	Date:16.10.23		
2011 Project no.	DA Drawing Phase.	A109 Drawing No.	3 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

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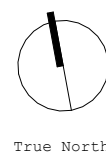
Issue	Description	Date
1	DA ISSUE	13.12.22
2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23

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Drawn: JF

Checked: AM

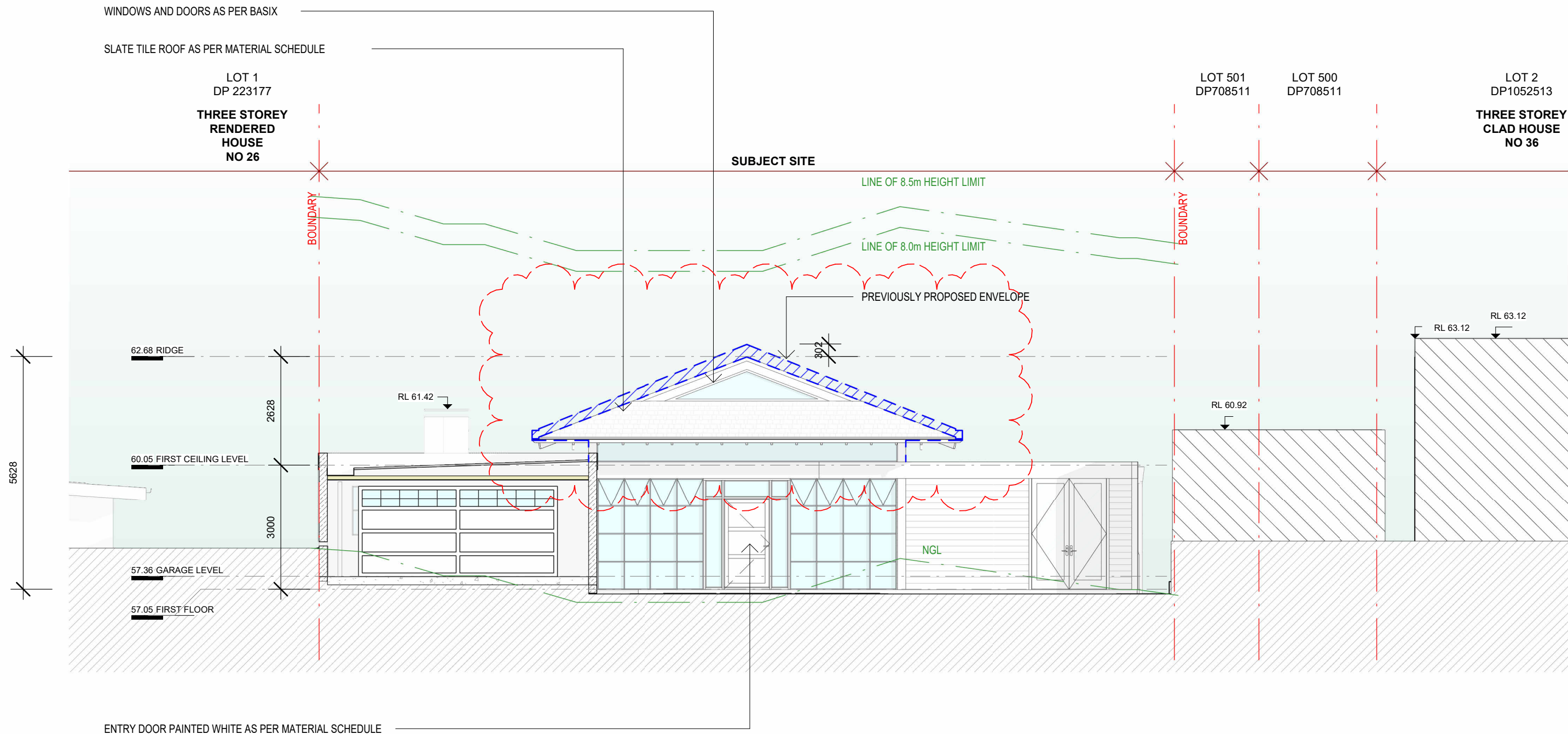
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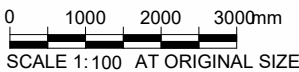
Project
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Drawing Title			
DEMOLITION PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 200 @A3	Date: 16.10.23		
2011	DA	A110	3
Project no.	Drawing Phase.	Drawing No.	Rev

DA ISSUE



1 EASTERN ELEVATION
1 : 100



DA ISSUE

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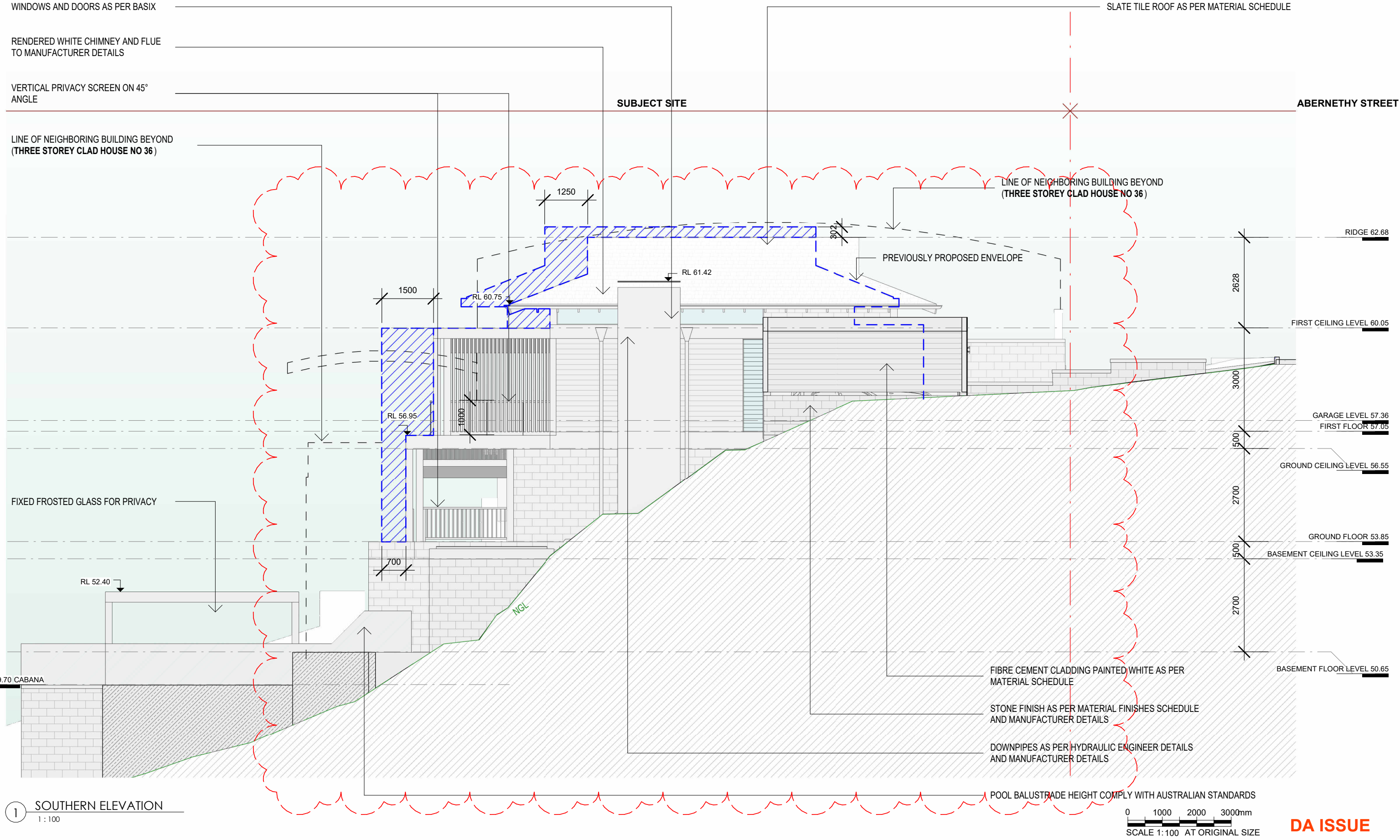
True North

Drawn: JF

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Drawing Title ELEVATIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:15.08.23		2 Rev
2011 Project no.	DA Drawing Phase.	A200 Drawing No.	



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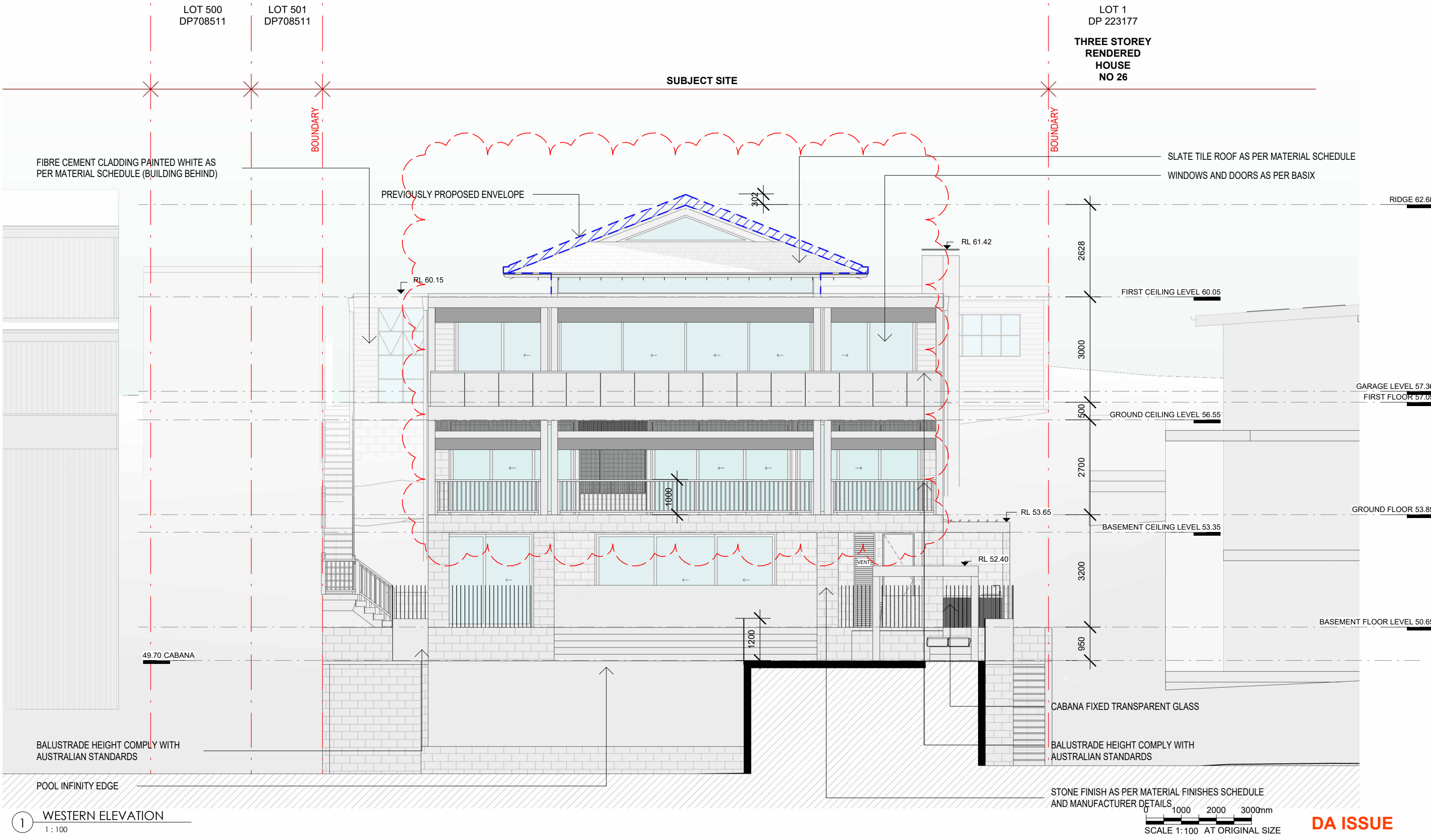
True North

Drawn: JF

Checked: AM

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Drawing Title			
ELEVATIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:15.08.23		
2011	DA	A201	2
Project no.	Drawing Phase.	Drawing No.	Rev



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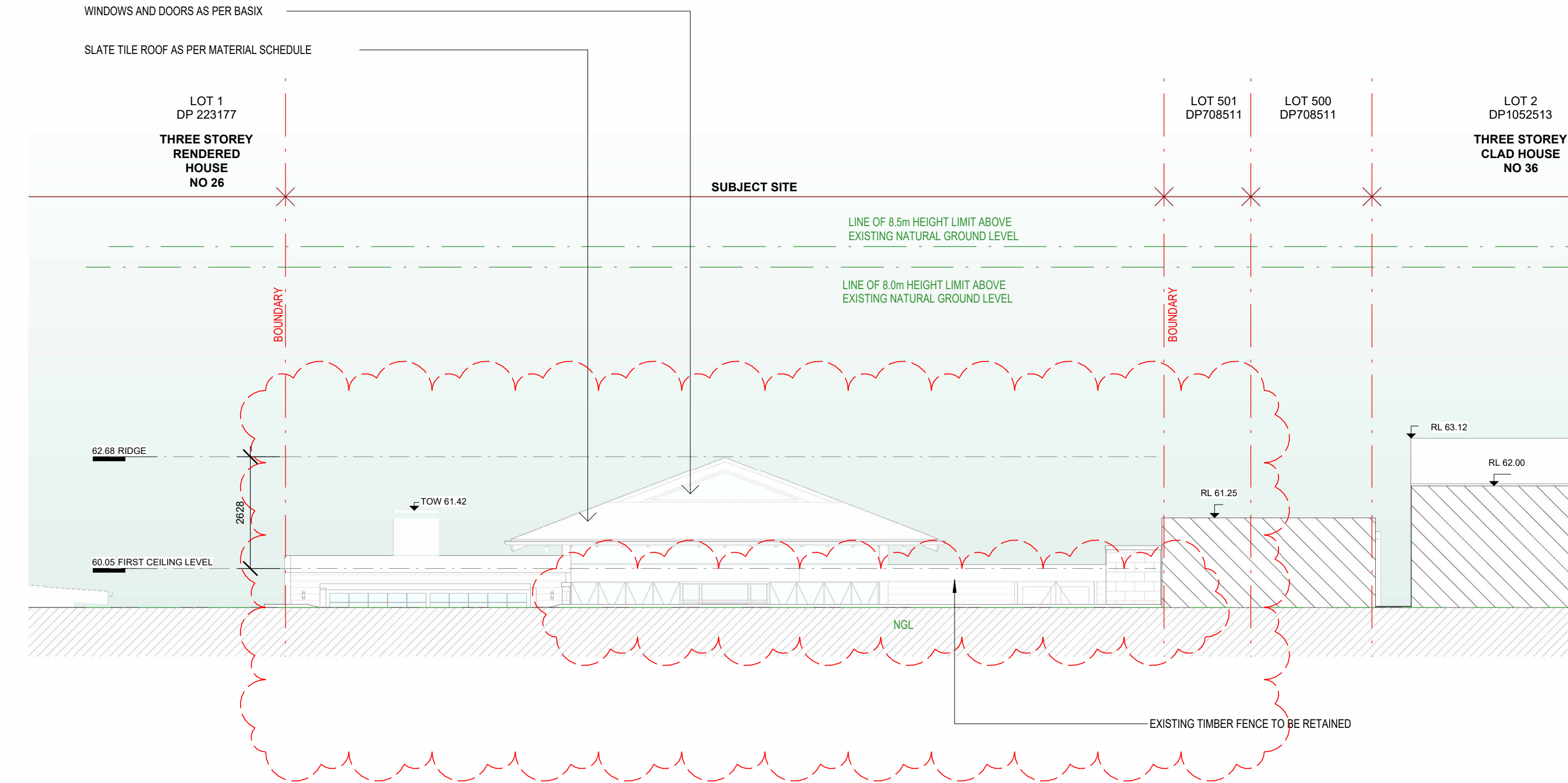
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True North

Drawn: JF Checked: AM

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Drawing Title
ELEVATIONS
FOR DEVELOPMENT APPLICATION
Scale 1:100 @A3 Date:15.08.23
2011 **DA** **A202** **2**
Project no. Drawing Phase. Drawing No. Rev



1 STREETScape ELEVATION
1 : 100

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

DA ISSUE

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True North

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Drawing Title
STREETScape ELEVATION

FOR DEVELOPMENT APPLICATION

Scale 1 : 100 @A3

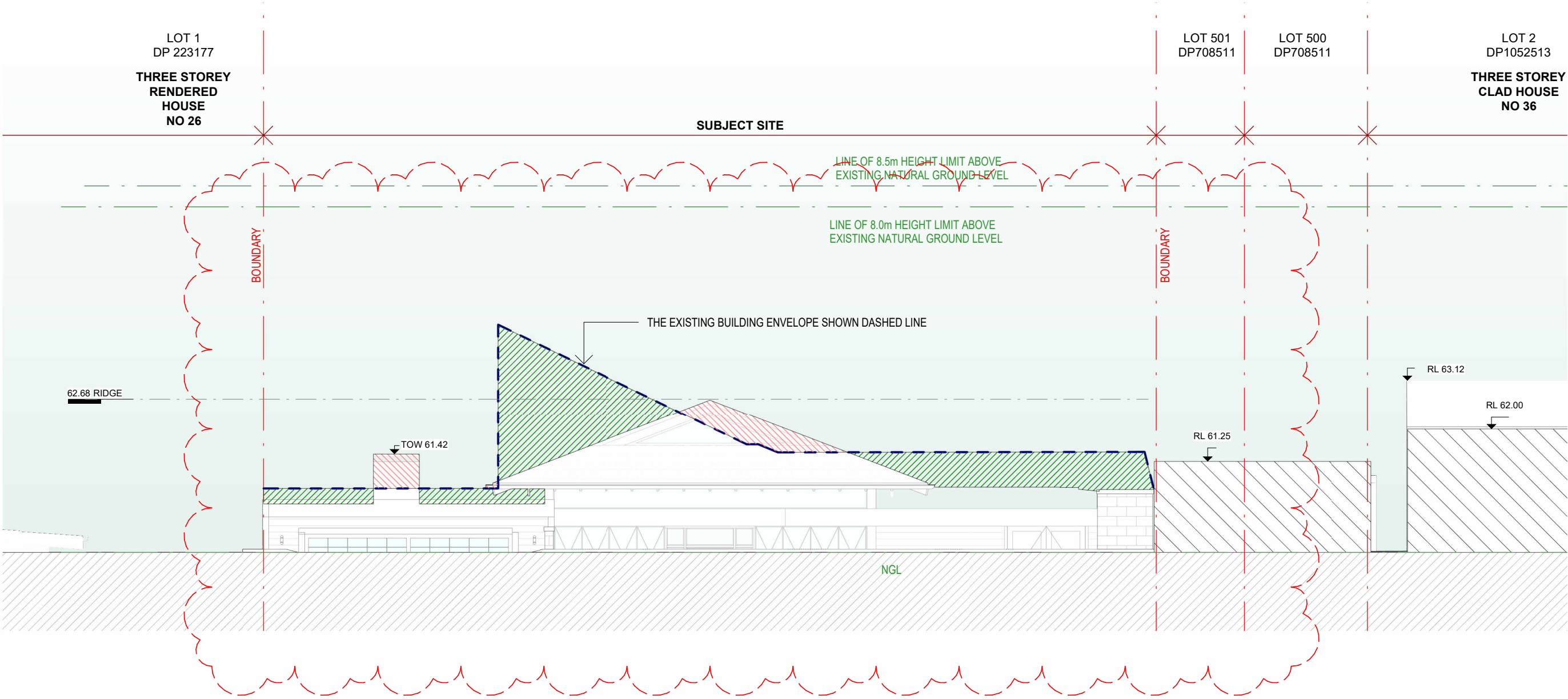
Date:16.10.23

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

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Checked: AM

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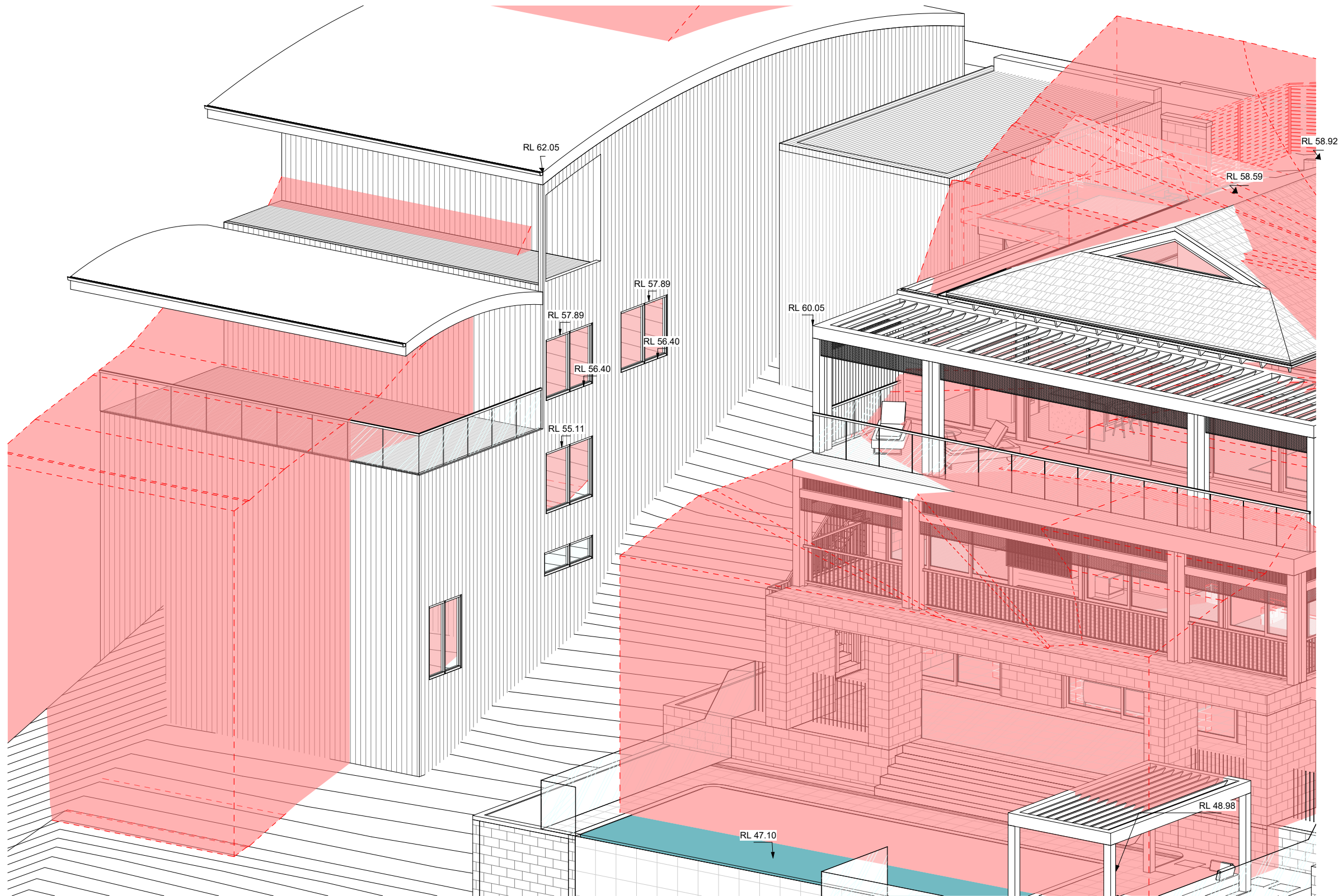
Address
**30 ABERNETHY STREET
SEAFORTH**

Drawing Title
STREETSCAPE VIEW ANALYSIS

FOR DEVELOPMENT APPLICATION

Scale 1:100 @A3 Date:15.08.23

2011 Project no.	DA Drawing Phase.	A205 Drawing No.	1 Rev
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ENVELOPE DIAGRAM
SCALE:

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

DA ISSUE

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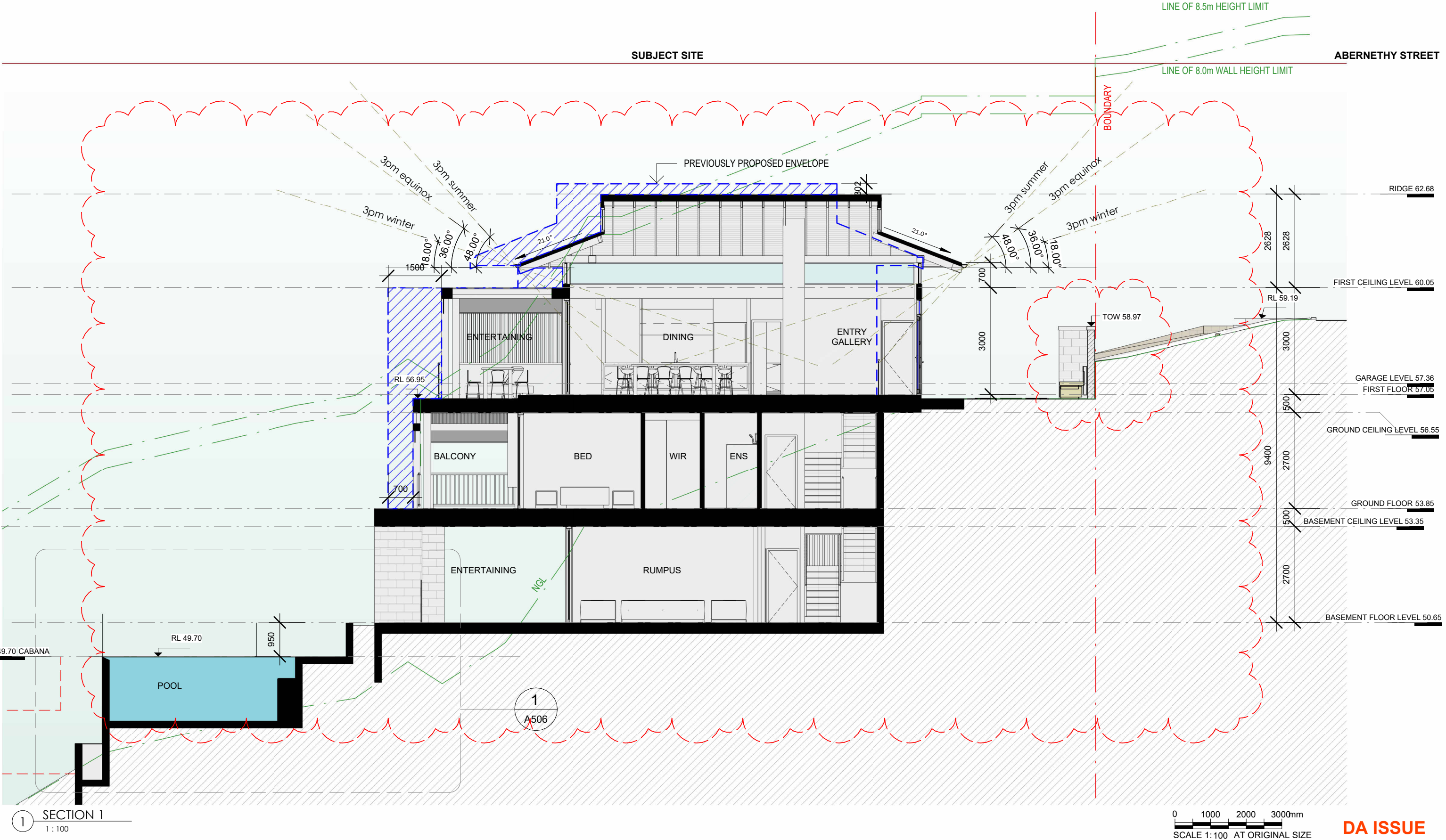
True North

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



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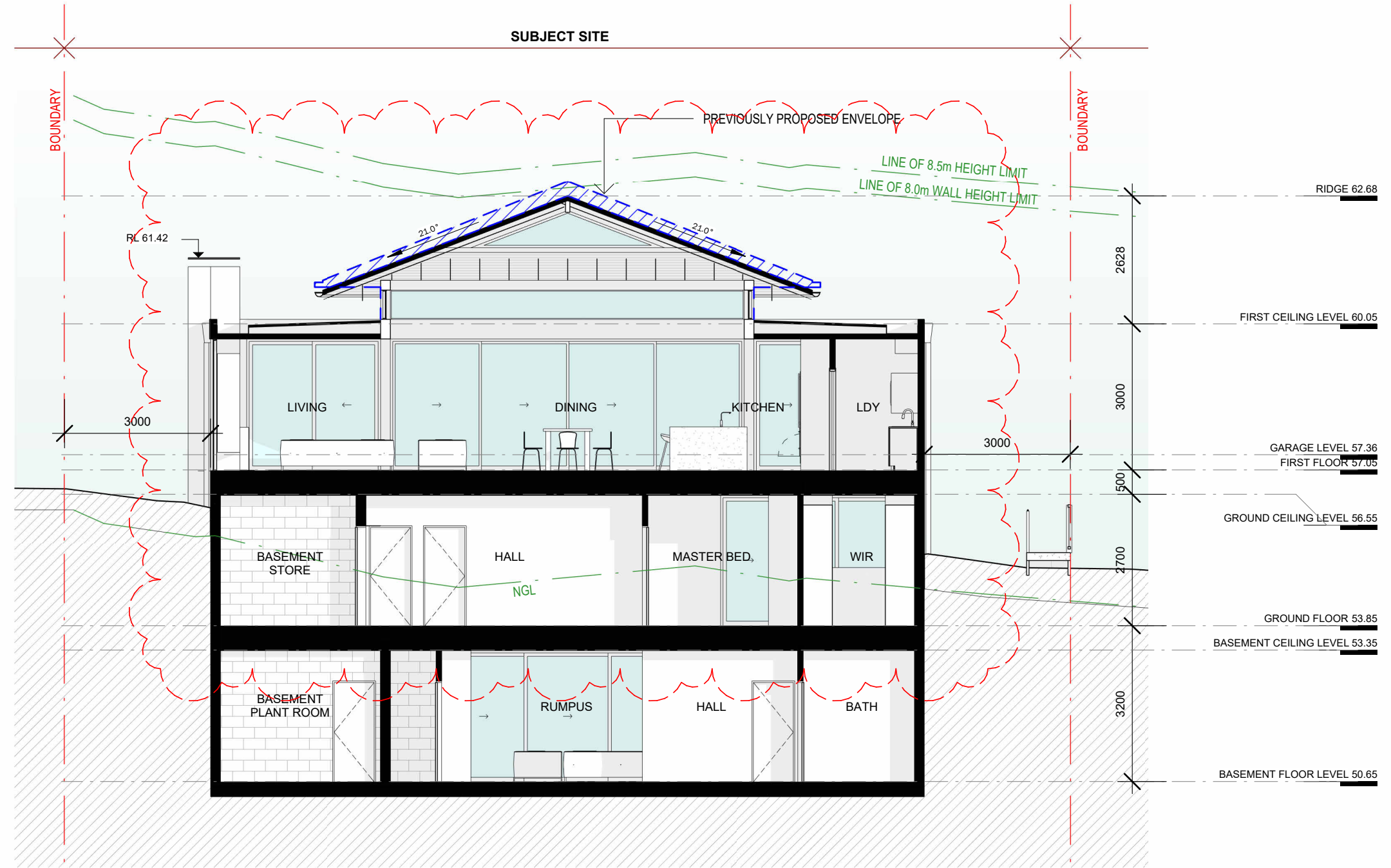
True North

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Drawing Title SECTIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:16.10.23		
2011 Project no.	DA Drawing Phase.	A300 Drawing No.	3 Rev



1 SECTION 2
1 : 100

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

- Notes**
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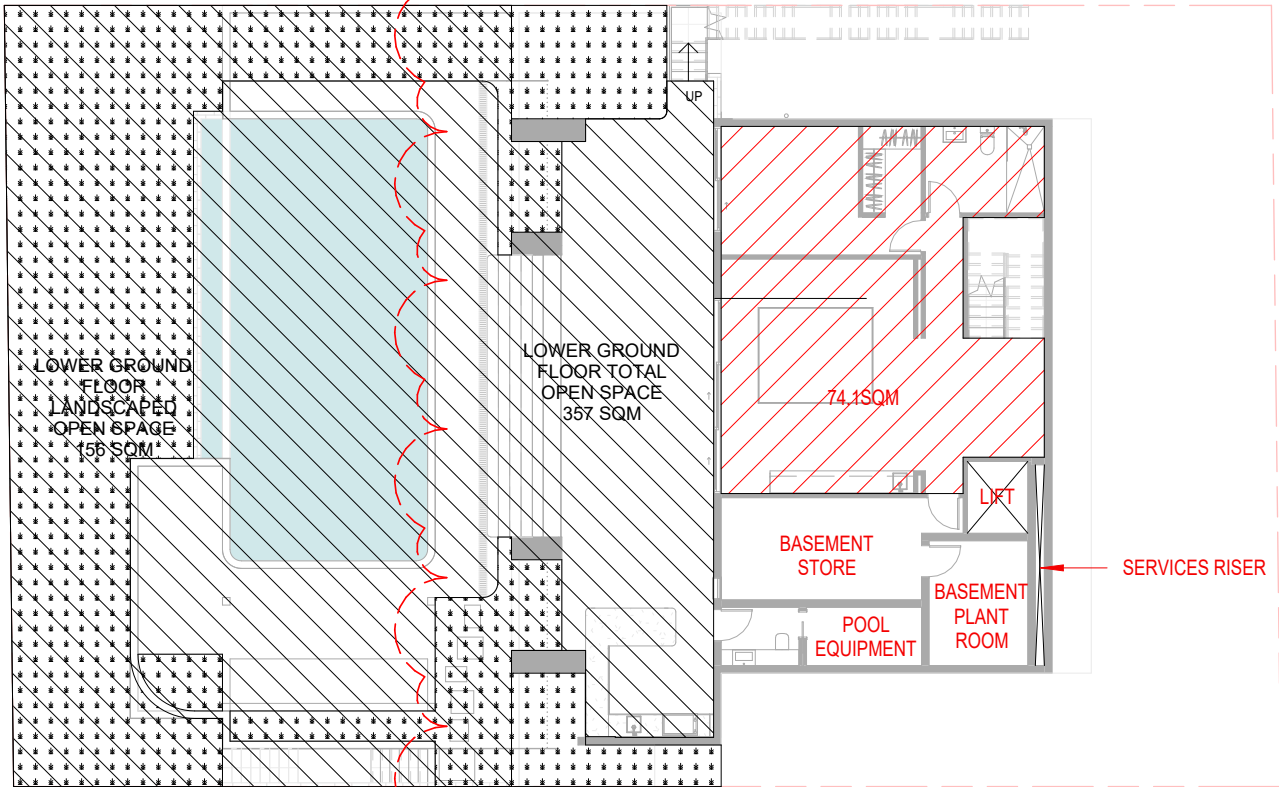
True North

Drawn: JF Checked: AM

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Drawing Title SECTIONS			
FOR DEVELOPMENT APPLICATION			
Scale 1: 100 @A3	Date:15.08.23		
2011 Project no.	DA Drawing Phase.	A301 Drawing No.	2 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

- 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.m²
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 = 123.8SQM

TOTAL GFA = 311.9 SQM

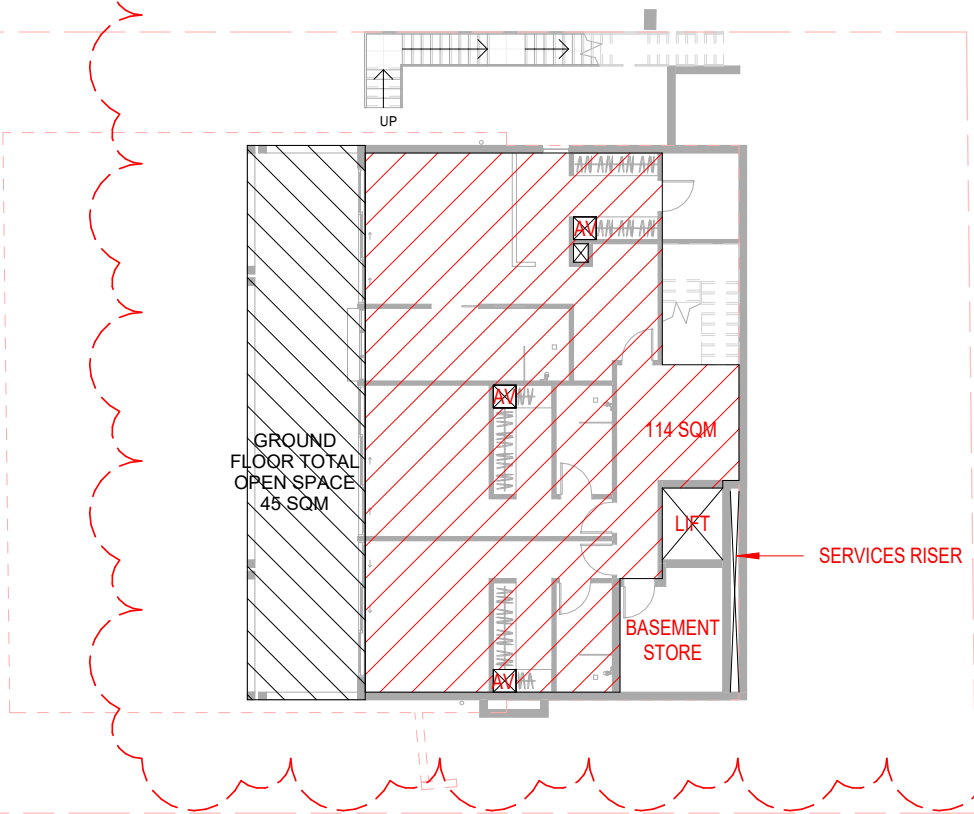
34 SQM CAR SPACE ALLOWANCE
OPEN SPACE
LOWER GROUND FLOOR GFA = 357 SQM
GROUND FLOOR = 45 SQM
FIRST FLOOR = 112 SQM

TOTAL OPEN SPACE = 514 SQM COMPLIES

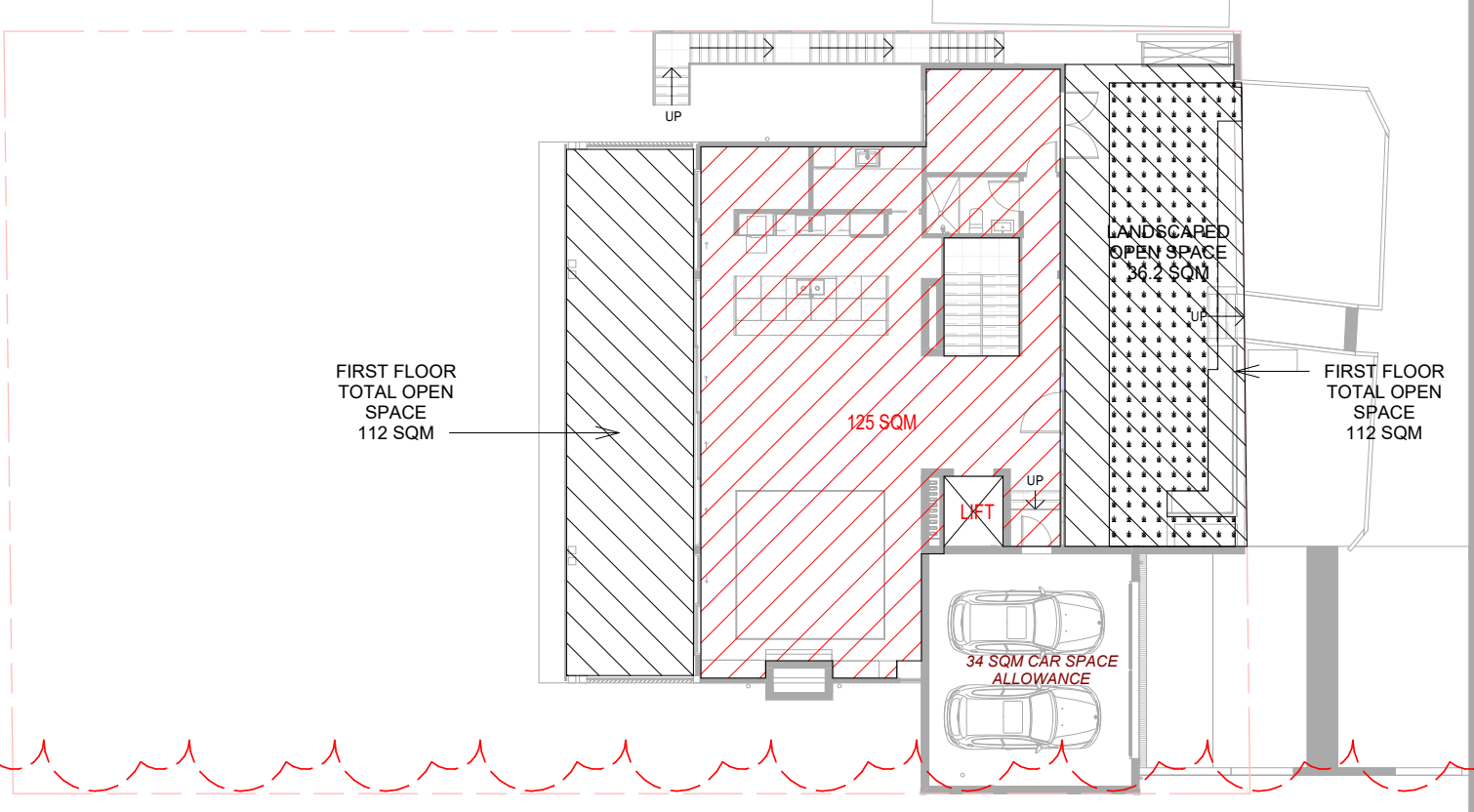
LANDSCAPED OPEN SPACE = MINIMUM 40% OF OPEN SPACE
MINIMUM REQUIREMENT = 166.2 SQM

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

TOTAL OPEN SPACE = 192.2 SQM COMPLIES



2 GROUND FLOOR
1 : 200



3 FIRST FLOOR
1 : 200

DA ISSUE

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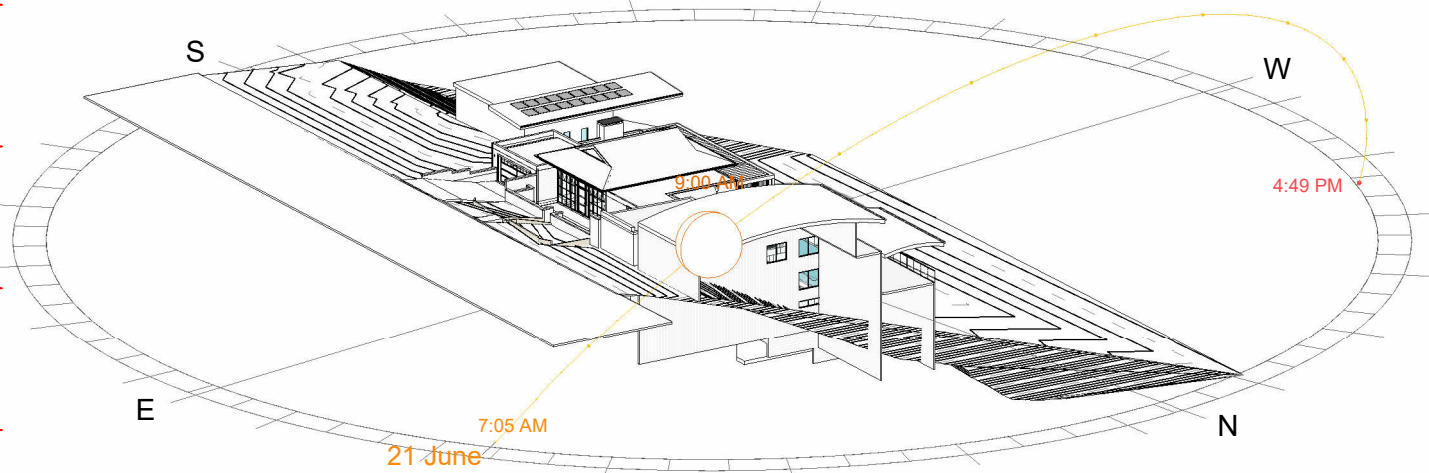
LUXITECTURE

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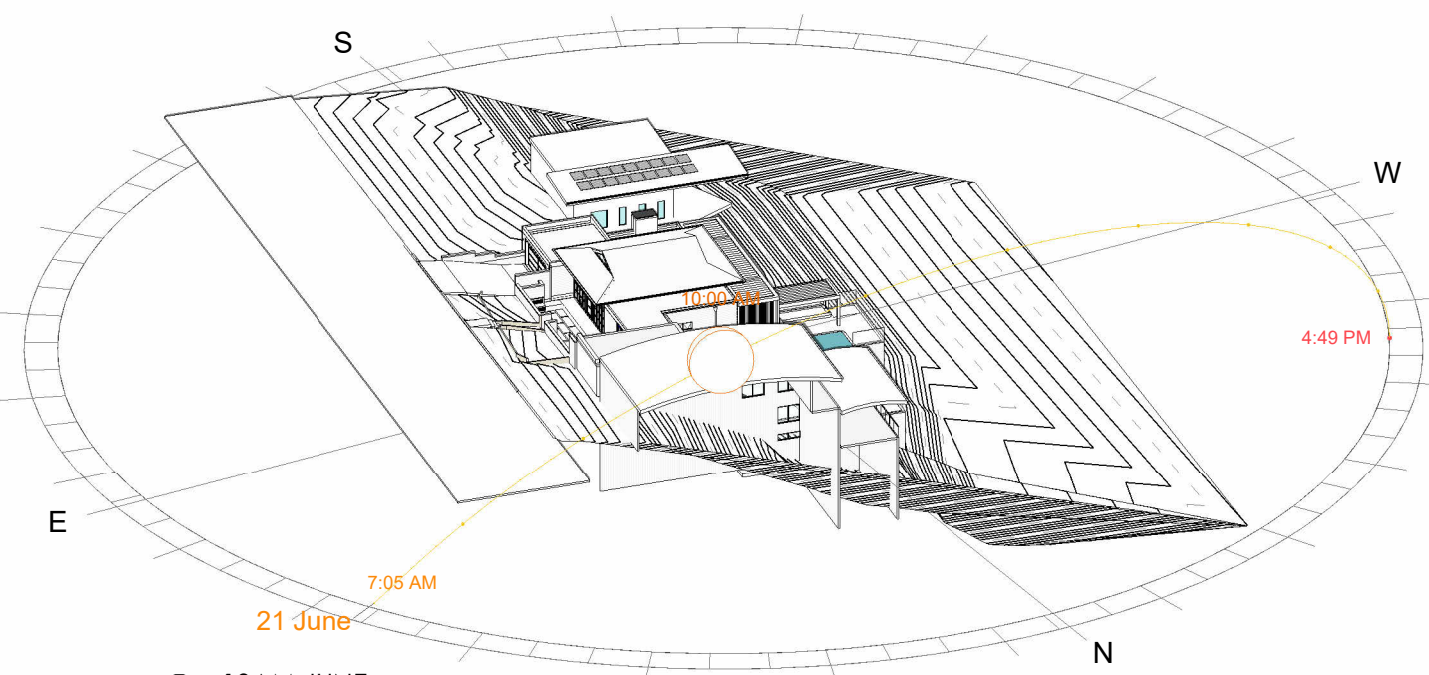
True North

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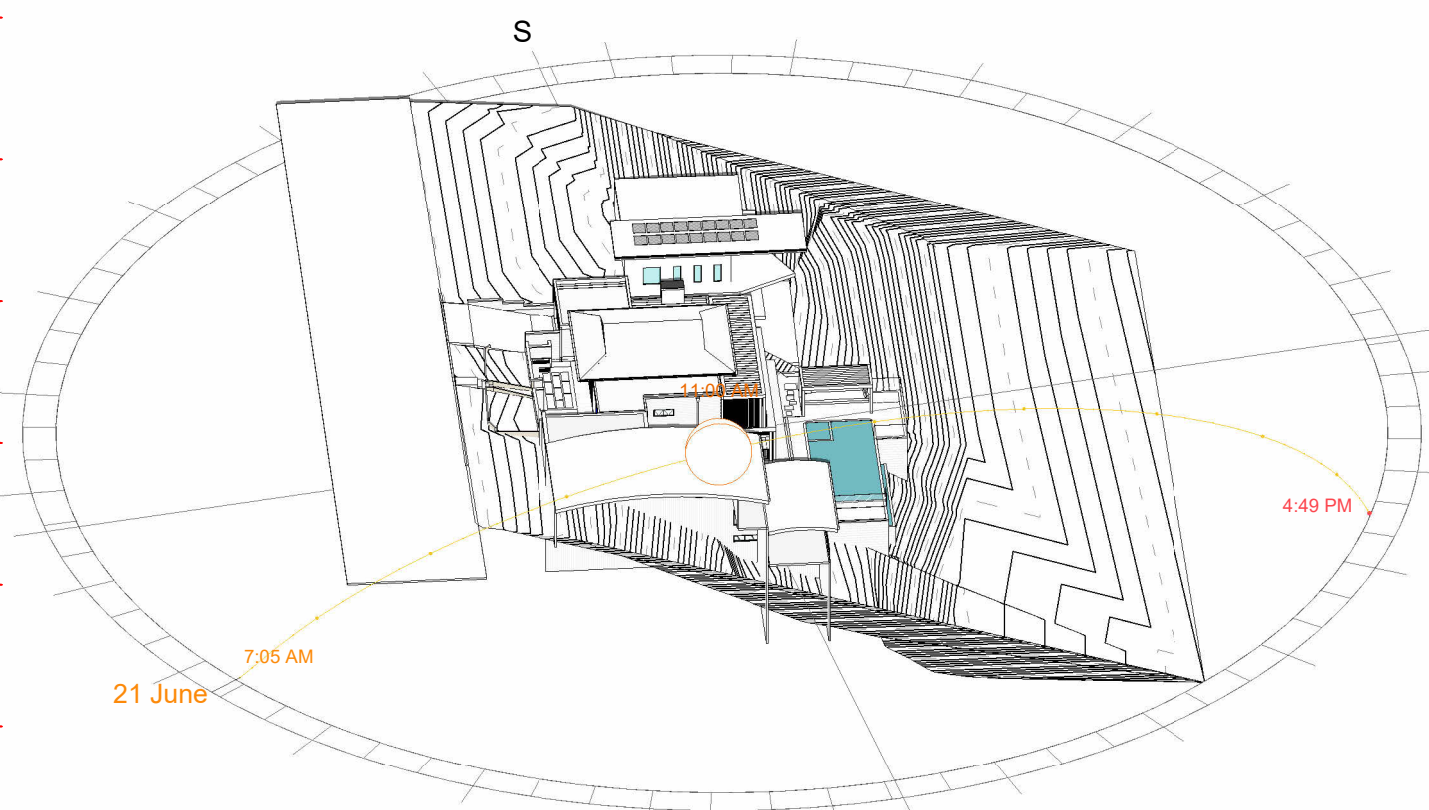
Drawing Title			
AREA CALCULATIONS PLAN			
FOR DEVELOPMENT APPLICATION			
Scale As indicated	@A3	Date: 15.08.23	
2011	DA	A401	2
Project no.	Drawing Phase.	Drawing No.	Rev



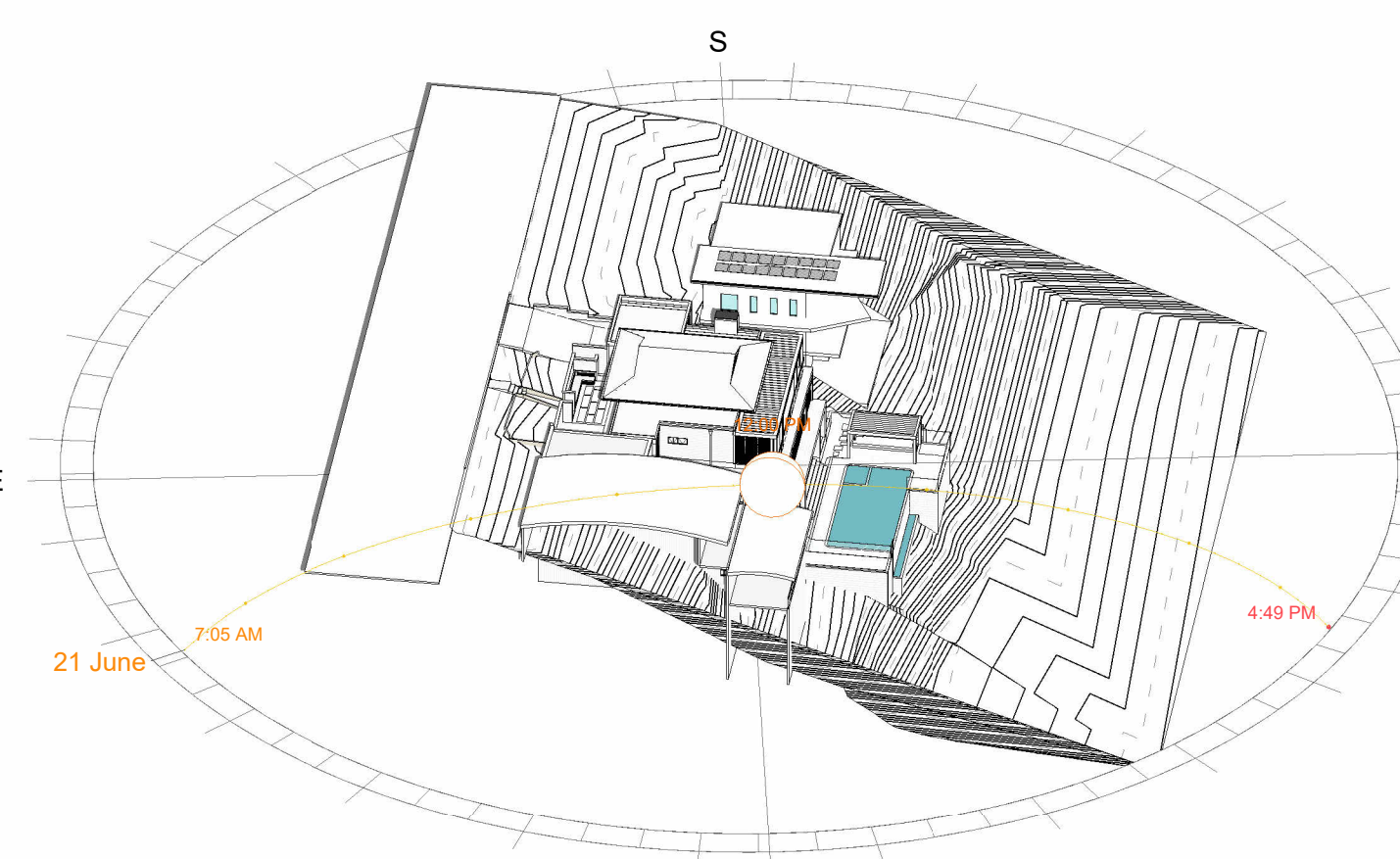
1 9AM JUNE



2 10AM JUNE



3 11AM JUNE



4 12PM JUNE

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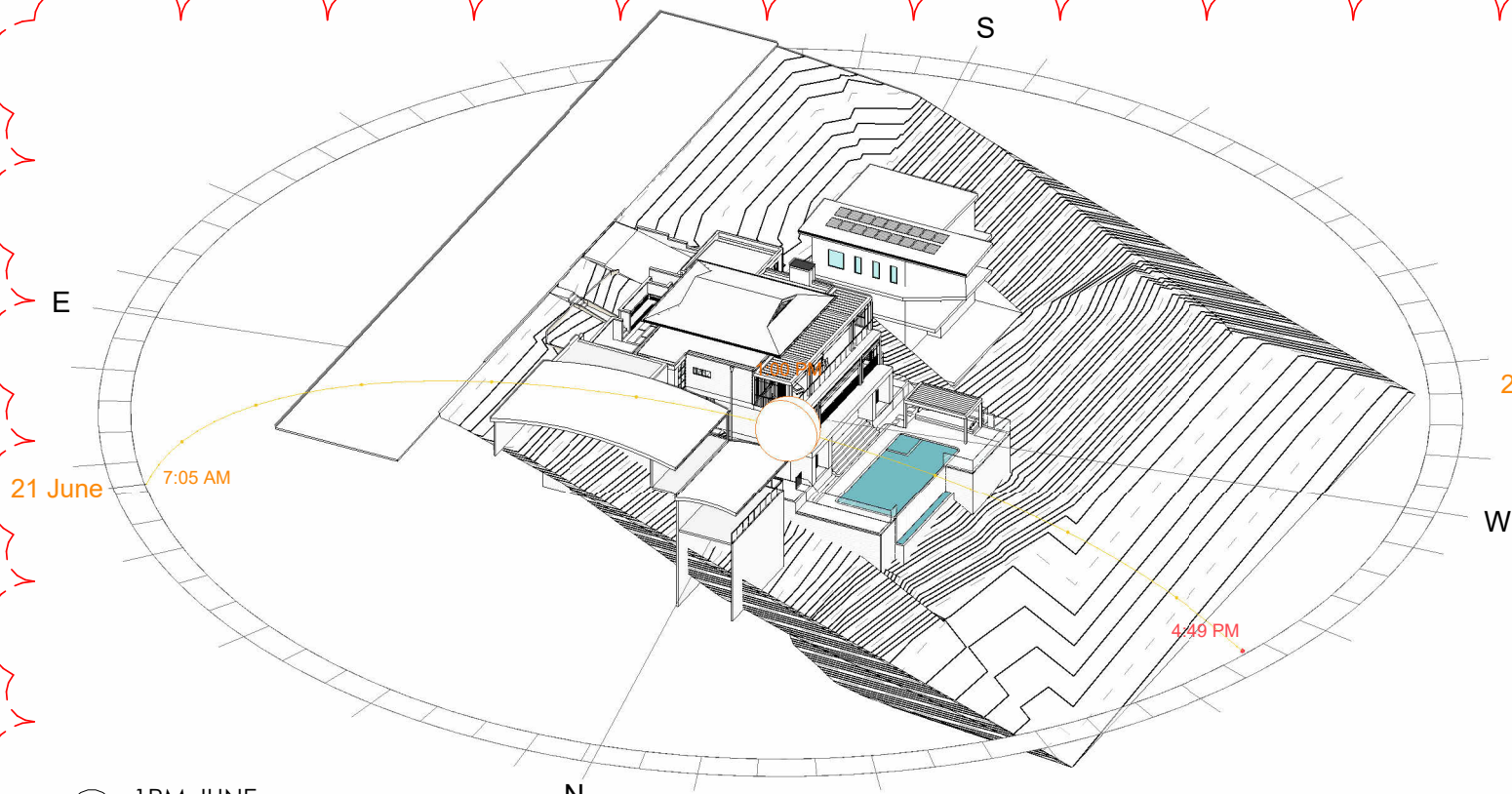
LUXITECTURE

True North

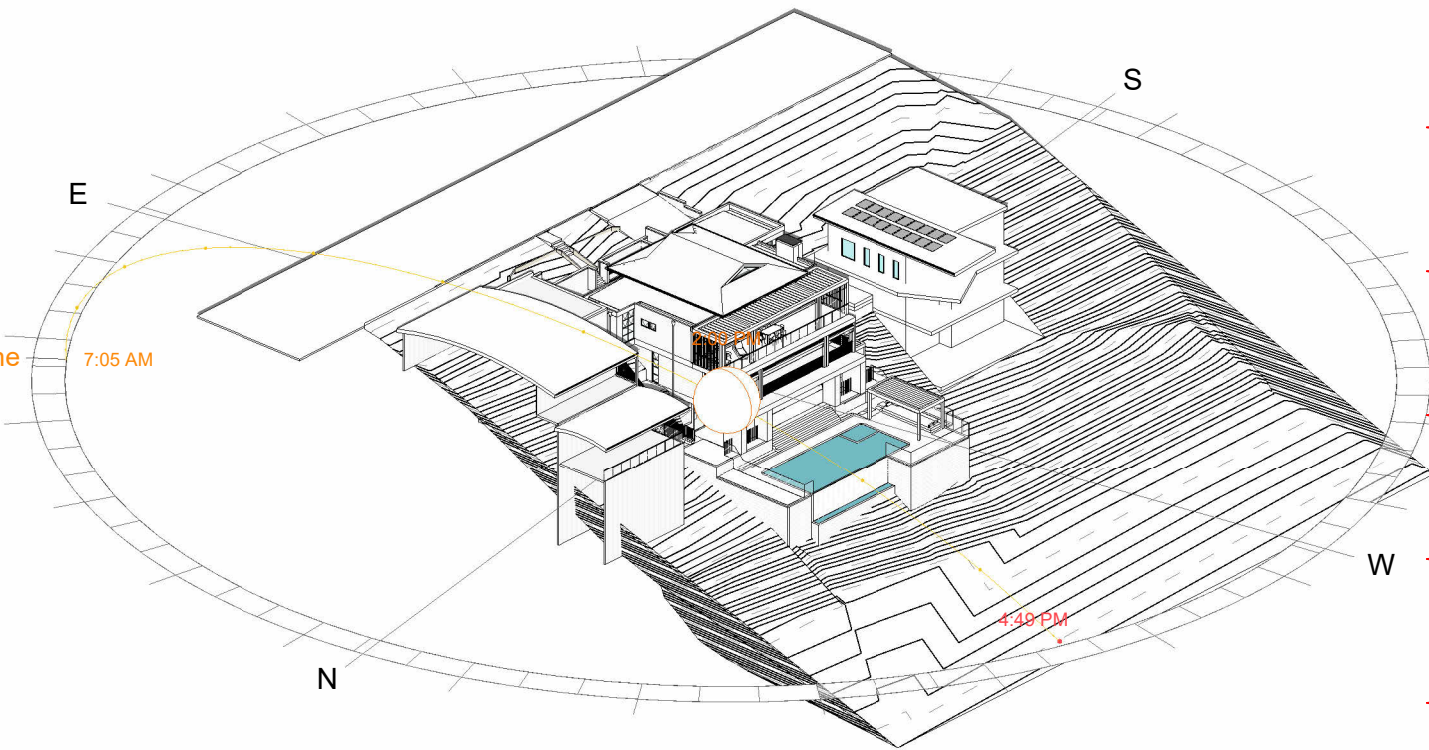
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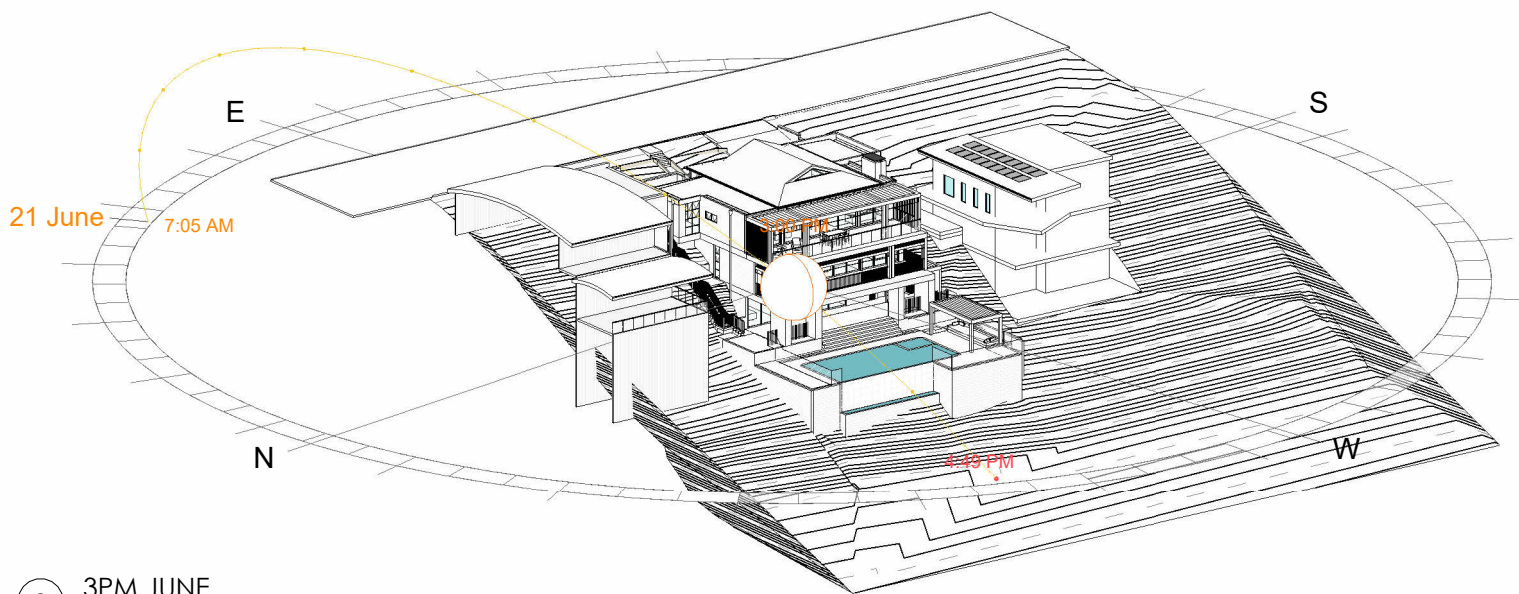
Drawing Title SOLAR STUDY			
FOR DEVELOPMENT APPLICATION			
Scale @A3	Date:15.08.23		
2011	DA	A403	2
Project no.	Drawing Phase.	Drawing No.	



1 1PM JUNE



2 2PM JUNE



3 3PM JUNE

DA ISSUE

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True North

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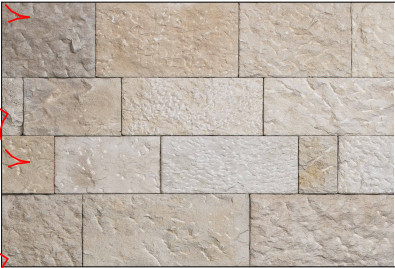
Client
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Address
**30 ABERNETHY STREET
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Drawing Title
SOLAR STUDY

FOR DEVELOPMENT APPLICATION

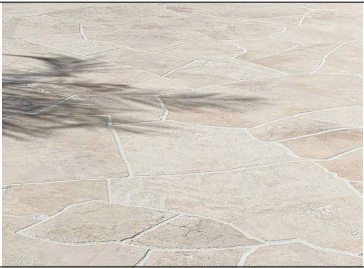
Scale @A3	Date:15.08.23		
2011 Project no.	DA Drawing Phase.	A404 Drawing No.	2 Rev



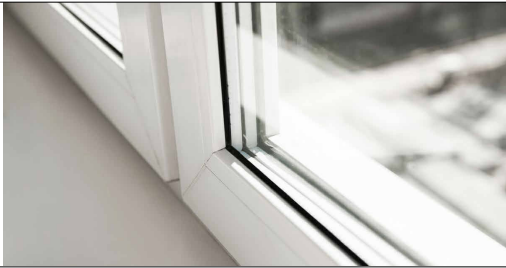
01. TRADITIONAL NATURAL FORM
NATURAL STONE
BARRIMAH ECO OUTDOOR OR SIMILAR



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

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

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**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.

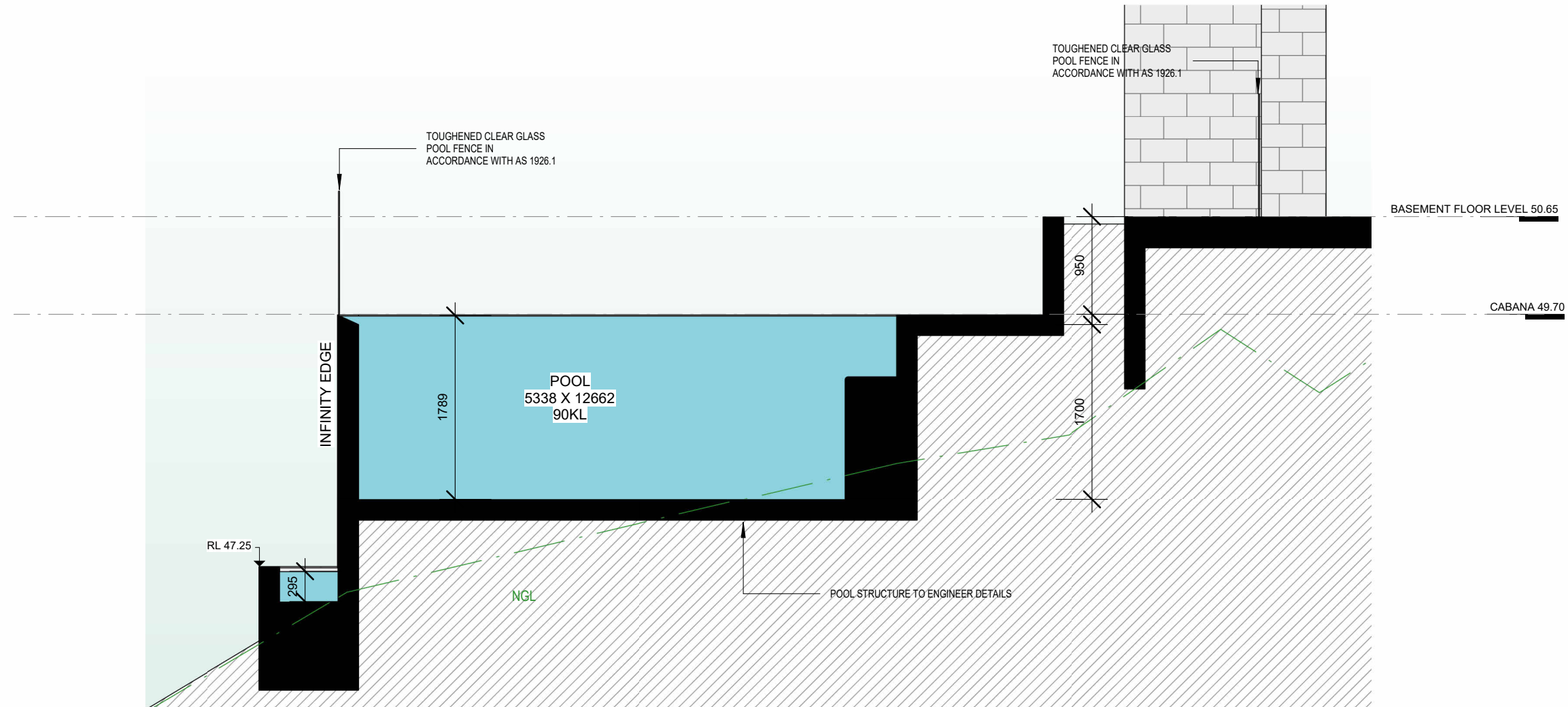
2
Rev

DA ISSUE

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



Drawing Title				
POOL PLAN				
FOR DEVELOPMENT APPLICATION				
Scale 1 : 50		@A3	Date:13.12.22	
2011	DA	A505	1	
Project no.	Drawing Phase.	Drawing No.		



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

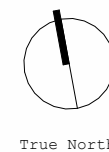
Notes

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Drawing Title

POOL SECTIONS

FOR DEVELOPMENT APPLICATION

Scale 1 : 50

@A3

Date:13.12.22

2011

Project no.

DA

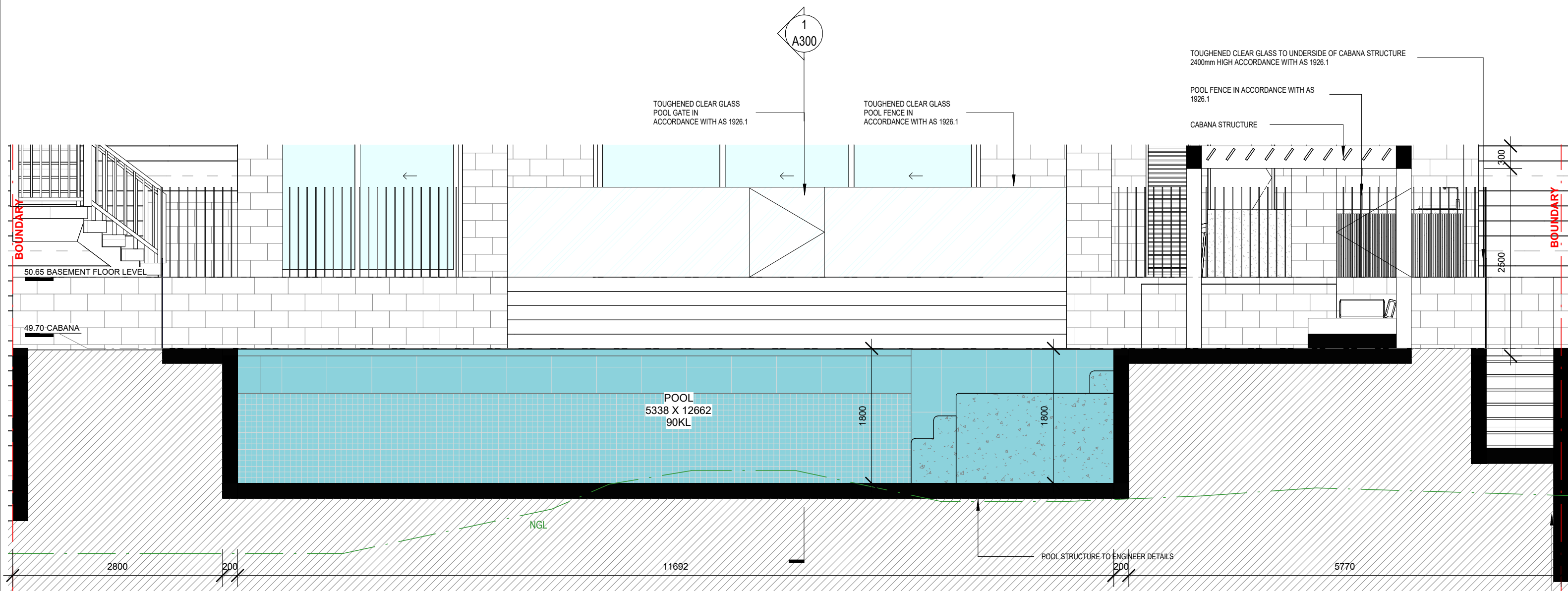
Drawing Phase.

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.)

1 POOL SECTION 2
1 : 50

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

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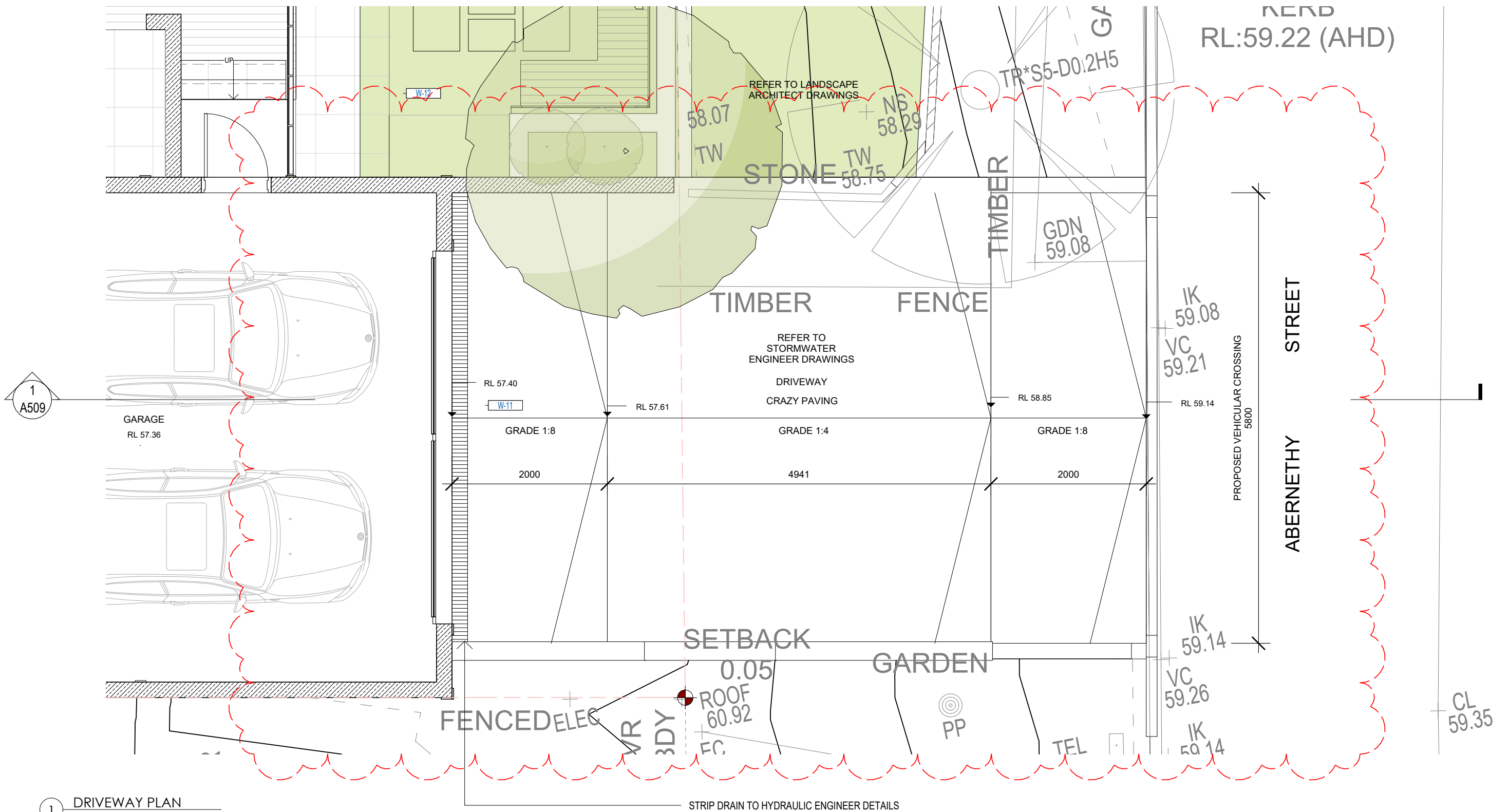
Drawn: JF

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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

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2	DA RFI 01	15.08.23
3	DA RFI 02	16.10.23

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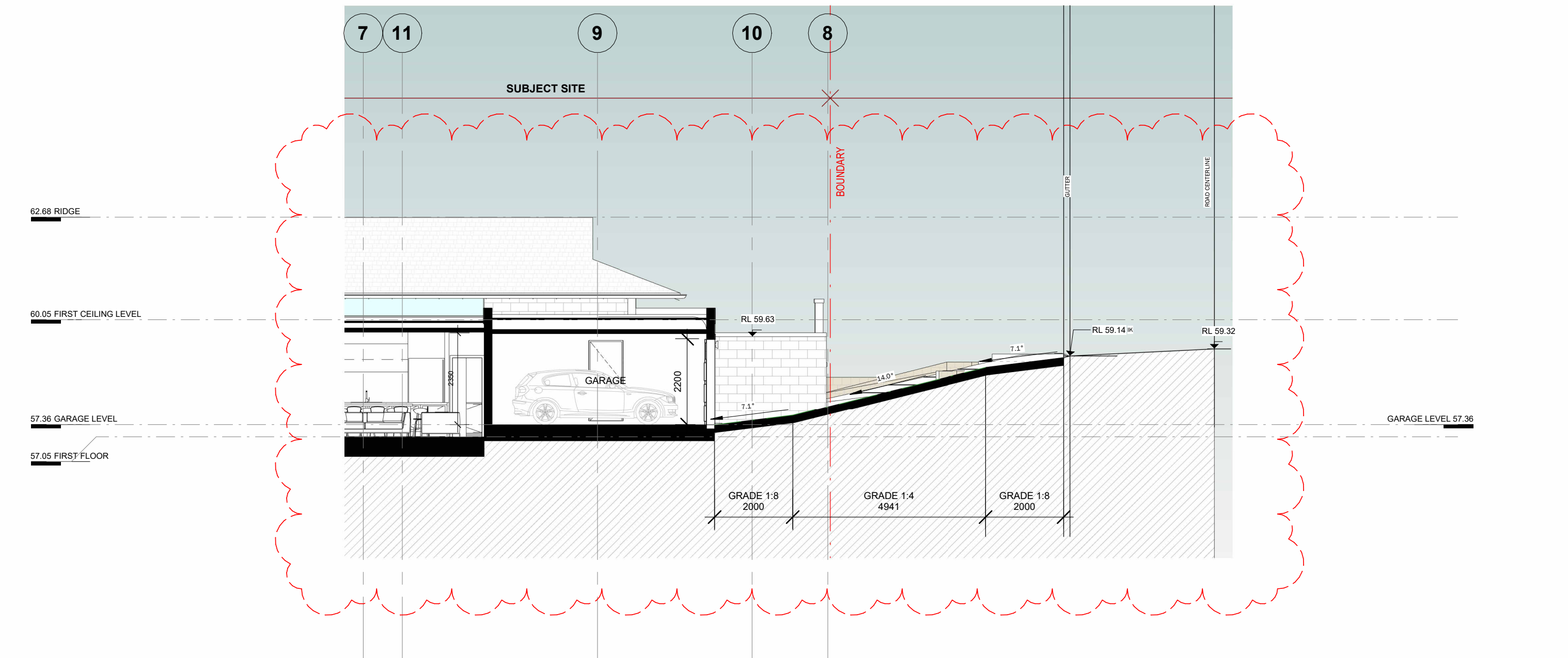
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Drawing Title			
DRIVEWAY PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1: 50	@A3	Date: 16.10.23	
2011	DA	A508	3
Project no.	Drawing Phase.	Drawing No.	Rev



1 DRIVEWAY SECTION
1 : 100

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1	DA ISSUE	13.12.22
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3	DA RFI 02	16.10.23

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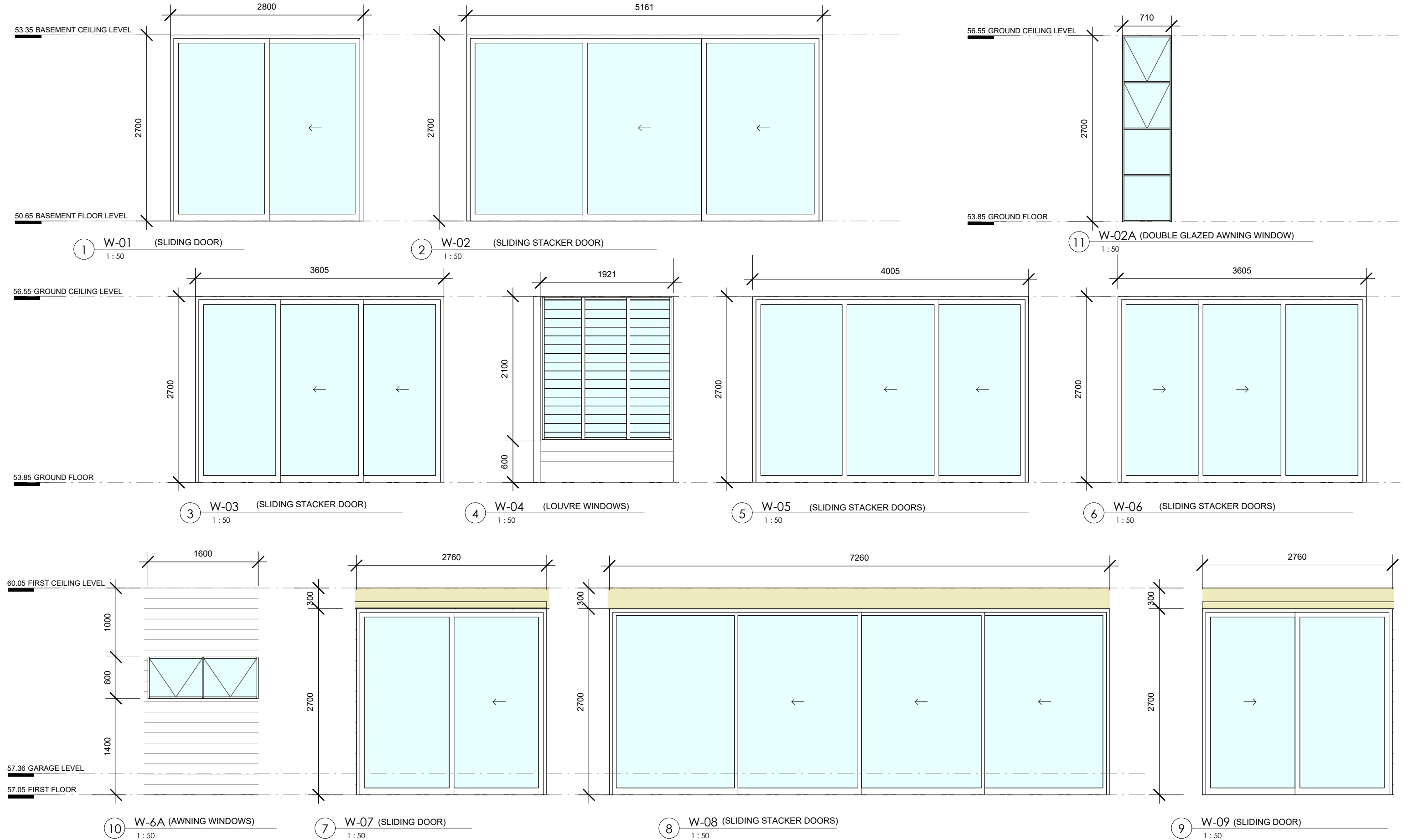
Drawing Title
DRIVEWAY SECTION

FOR DEVELOPMENT APPLICATION

Scale 1 : 100 @A3 Date:16.10.23

2011 **DA** **A509** **3**

Project no. Drawing Phase. Drawing No. Rev



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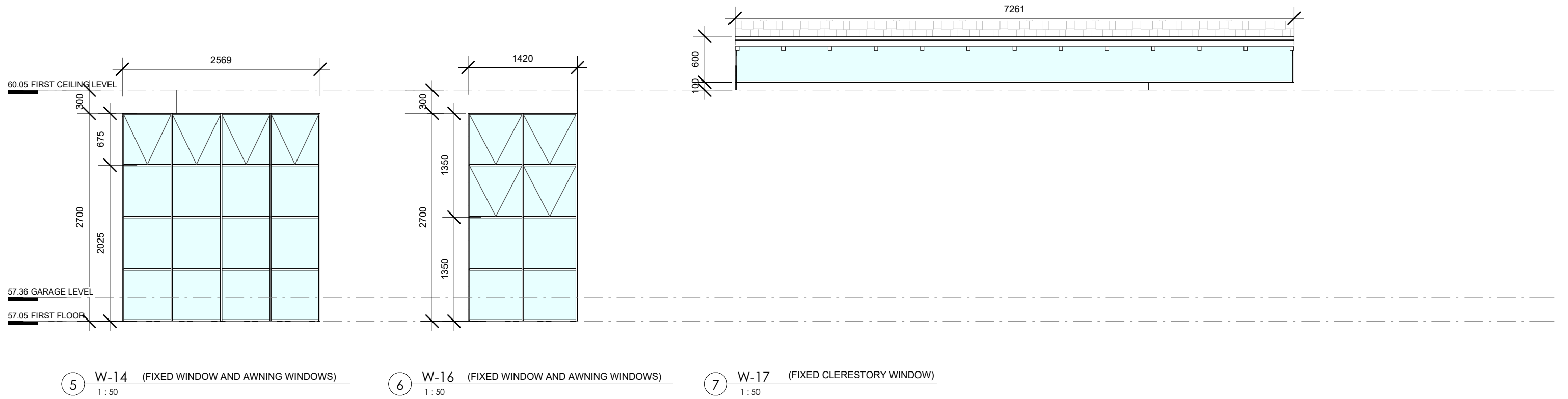
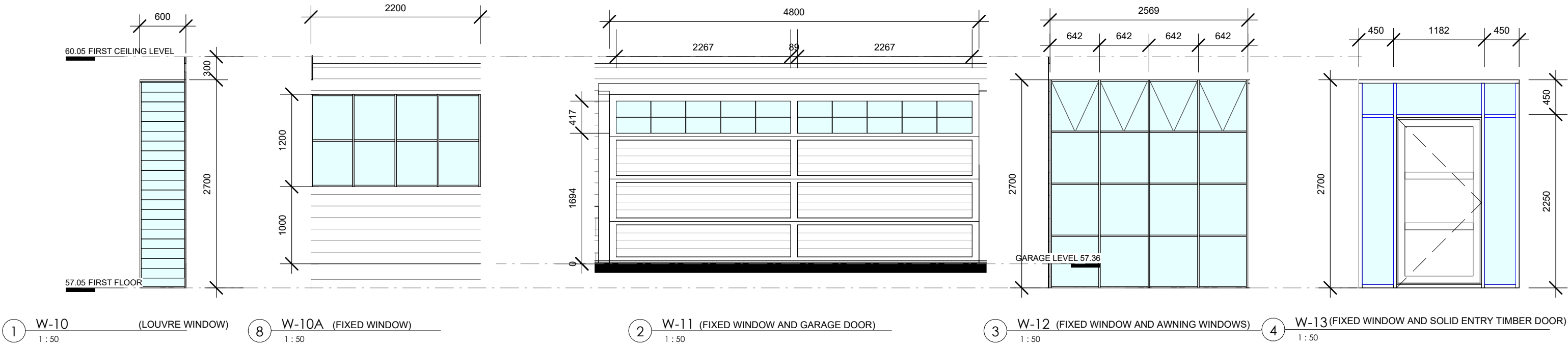
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Drawing Title WINDOW SCHEDULE			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 50	@A3	Date:13.12.22	
2011 Project no.	DA Drawing Phase.	A601 Drawing No.	1 Rev



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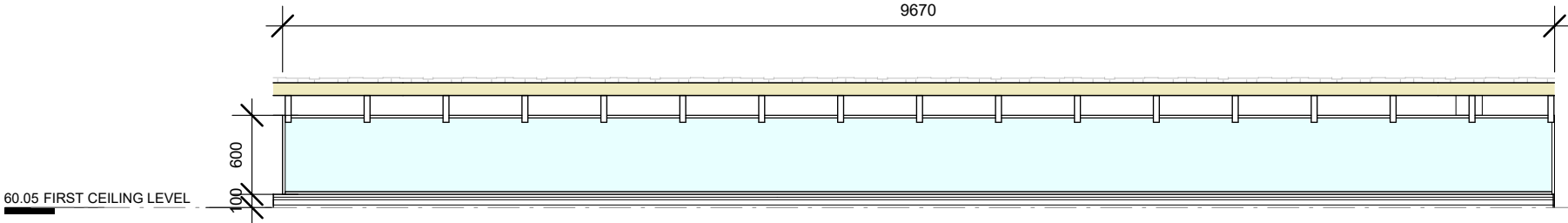
True North

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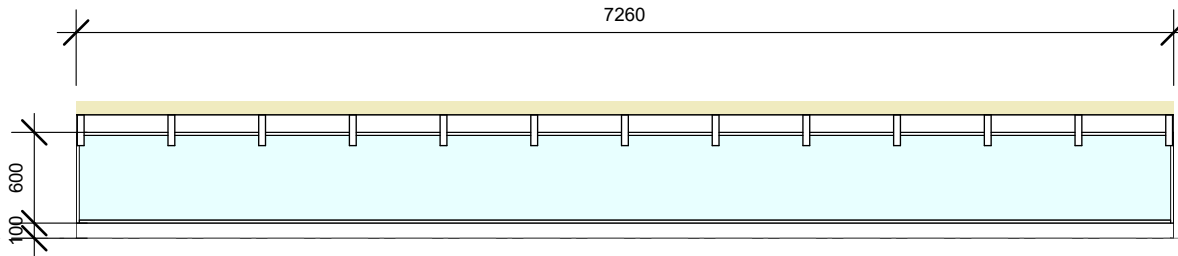
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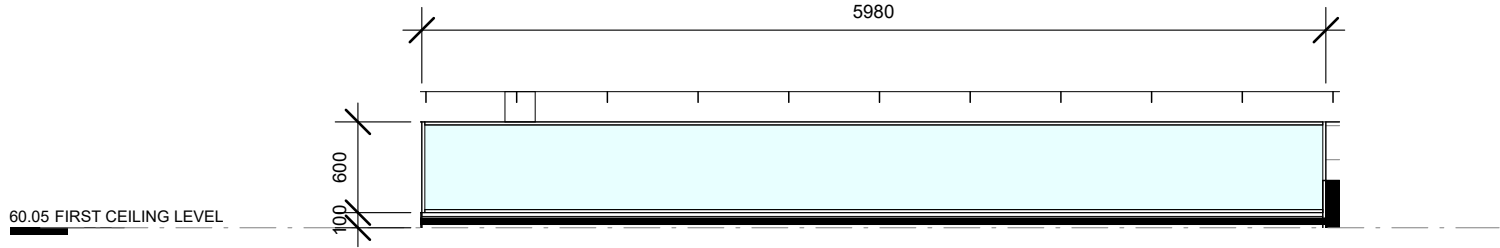
Drawing Title			
WINDOW SCHEDULE			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 50	@A3	Date:13.12.22	
2011 Project no.	DA Drawing Phase.	A602 Drawing No.	1 Rev



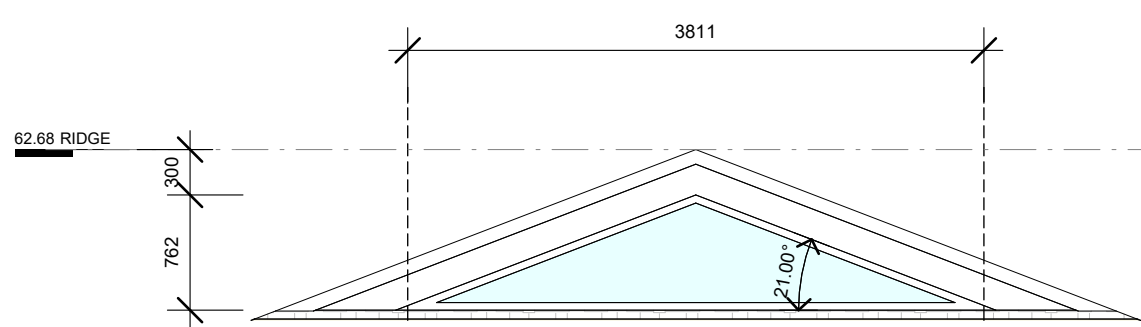
1 W-18 (FIXED CLERESTORY WINDOW)
1 : 50



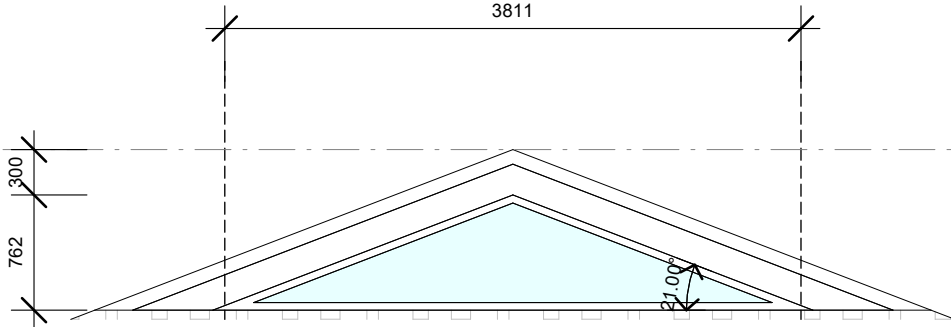
2 W-19 (FIXED CLERESTORY WINDOW)
1 : 50



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



5 W-22 (FIXED WINDOW)
1 : 50



6 W-23 (FIXED WINDOW)
1 : 50

DA ISSUE

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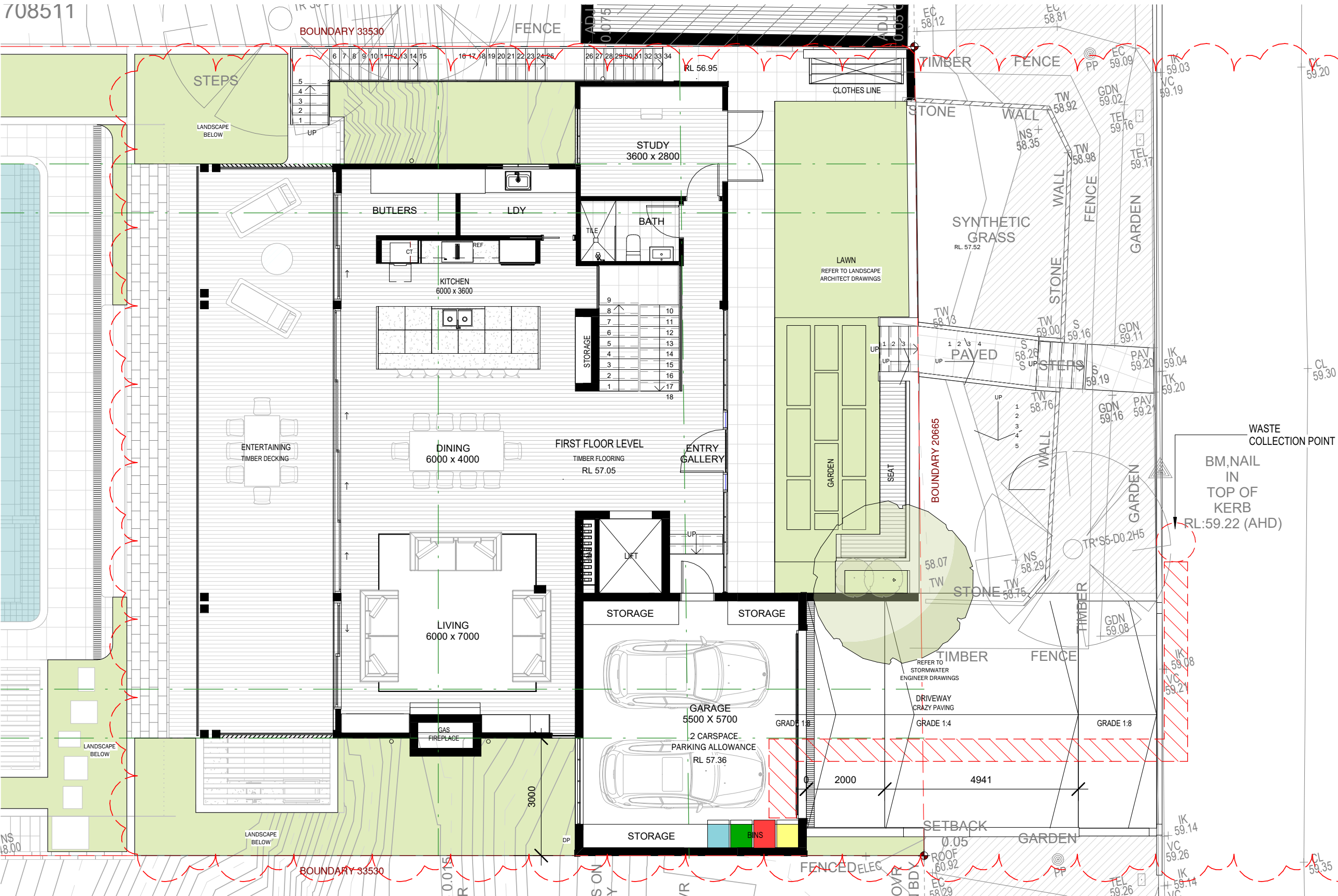
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Drawing Title WINDOW SCHEDULE			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 50	@A3	Date:13.12.22	1
2011	DA	A603	
Project no.	Drawing Phase.	Drawing No.	Rev

708511



1 WASTE MANAGEMENT PLAN
1 : 100

DA ISSUE

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Drawing Title WASTE MANAGEMENT PLAN			
FOR DEVELOPMENT APPLICATION			
Scale 1 : 100 @A3	Date:15.08.23		
2011	DA	A705	2
Project no.	Drawing Phase.	Drawing No.	