

17 DALWOOD AVENUE, SEAFORTH 2092

LOT: 2A D.P: 17157 LAND SIZE: 473.7m²



NOTES FOR CONSTRUCTION:

1. NOTE: All plans are to be read in conjunction and comply with the BASIX Certificate (incl. BASIX cert number), Bushfire and Geotech Reports
2. IMPORTANT NOTE: Any proposed design and or product changes after approval of the CC are to be immediately notified to the Private Certifying Authority for review and comment.
3. Structural Engineer's inspection reports for all concrete elements, steel and timber framing and Certification of completed works.
4. Civil / Hydraulic Engineers inspection reports and or Certification of completed works.
5. Geotechnical Engineers inspection reports and or Certification.
6. Sydney Water Sewer – Water Services Coordinator to provide certification as required.
7. Provide Asbestos clearance certificate should Asbestos have been removed.
8. Termite management installation of Perimeter & Collars to NCC 2022 - ABCB Housing Provisions Part 3.4 & AS 3660.1 Termite Management - New Building Work.
9. All external timber framed walls to be wrapped in a breathable vapour permeable membrane that complies, installed with AS/NZS 4200.1 & AS/NZS 4200.2.
10. Metal Roof Design and Installation shall be in accordance with NCC 2022 – ABCB Housing Provisions Part 7, AS 1562.
11. All external wall Claddings must be compliant with the requirements of NCC 2022 – ABCB Housing Provisions Part 7, AS1684 and all relevant CodeMark Certificates.
12. All Balustrades to comply with NCC 2022 – ABCB Housing Provisions Part 11, AS 1684, AS 1170, AS 1288 & AS/NZS 2208
13. All stairs providing access to comply with NCC 2022 – ABCB Housing Provisions Part 11, AS 4586 including slip resistance P3 / R10 for Dry or P4 / R11 for Wet.
14. All windows are to be restricted in accordance with NCC 2022 – ABCB Housing Provisions Part 11.3.7 & Part 11.3.8 Protection of openable windows where surface below is more than 2m.
15. Allow for separate taps for the washing machine and keep them separate from those of the laundry tub. A dedicated laundry space comprising of one washtub and a space for a washing machine must be provided in accordance with NCC 2022 – ABCB Housing Provisions Part 10.4.
16. Provide Plasterboard Lining installed to Manufacturers Specifications & AS 2589.
17. All waterproofing to NCC 2022 – ABCB Housing Provisions Part 10.2 or AS3740 and provide a Guaranteed Flexible Waterproof Membrane to all Wet Area Floors & Shower walls to manufactured specifications and installation instructions, or AS4654 external.
18. Provide lift-off hinges where the toilet pan is within 1.2 metres of the hinged side of the door in accordance with NCC 2022 – ABCB Housing Provisions Part 10.4.
19. Provide hardwired & interconnected smoke alarm devices. Smoke alarms to be installed to NCC 2022 – ABCB Housing Provisions Part 9.5, NSW 9.5.1 & AS 3786.
20. Condensation Management must be adhered to in accordance with NCC 2022 – Housing Provisions Part 10.8.
21. A final survey report indicating that the ridge heights, floor levels, wall to boundary and set out of the building are in accordance with the referenced stamped approved plans. The certificate must be prepared by a registered surveyor.
22. Fire separating wall, a wall within 900mm of boundary installation certificate (FRL60/60/60) incl Acoustic Sound (Rw) + Ctr50 to NCC 2022 - ABCB Housing Provisions Part 9 & Part 10.7, AS 1530 all parts.
23. Bushfire-prone areas certificate for building - NCC 2022 - Vol. 2 Part NSW H7D4 Construction in bushfire prone areas - AS 3959 Construction of building in bushfire-prone areas & Planning for Bushfire Protection 2019.

24. Residential slabs, footings and concrete structures to NCC 2022 – ABCB Housing Provisions Part 3 & 4, AS 2870 Residential slabs and footing & AS 3600 Concrete structures.
25. Damp proof course and flashings to NCC 2022 - ABCB Housing Provisions Part 5, 7 & 12 & AS/NZS 2904 Damp-proof courses and flashings.
26. Timber framing installation to NCC 2022 - ABCB Housing Provisions Part 6, AS 1684 Residential timber framed construction & AS/NZS 1170 Structural design actions.
27. Masonry structures to NCC 2022 - ABCB Housing Provisions Part 5 & AS 3700 Masonry structures.
28. Window and door glazing supply and installation - with Basix Certificate Number and commitments confirmed. to NCC 2022 - ABCB Housing Provisions Part 8, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 2047 Windows and external doors in buildings.
29. Roof and Wall cladding installation to NCC 2022 - ABCB Housing Provisions Part 7 & AS 1562 Design and installation of sheet roof and wall cladding.
30. Waterproof installation NCC (2022): AS 3740 Waterproofing of domestic wet areas (internal) or Housing Provisions Part 10.2 & AS 4654 Part 1 & 2 Waterproof for external use.
31. Tiling installation certificate to AS 3958.1 and AS 3958.2
32. Shower screen/mirrors / wardrobe glass installation to NCC 2022 - Housing Provisions Part 8, AS 1288 & AS/NZS 2208.
33. Plumber to provide NSW Fair Trading Plumbing and Drainage Certificate to AS 3500 Plumbing and Drainage - Stormwater drainage to be included as required.
34. Electrical Certificate of Compliance by Licenced Electrician - AS/NZS 3000 Wiring Rules
35. Air conditioning installation by a licenced contractor to NCC 2022 - ABCB Housing Provisions Part 10 & 13 & AS 4254 Ductwork for air handling systems in buildings.
36. Glass balustrade installation to NCC 2022 - Housing Provisions Part 11, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 1170 Structural design actions.
37. Timber balustrade/privacy screen certificate NCC 2022 - ABCB Housing Provisions Part 11, AS 1684 & AS 1170.
38. Steel structures installation certificate to NCC 2022 - ABCB Housing Provisions Part 4, 5 & 6 & AS 4100 Steel structures.
39. Steel framing to NCC 2022 - ABCB Housing Provisions Part 6, AS 4100 Steel Structures, AS/NZS 4600 Cold-formed steel structures & NASH Standard.
40. Gas Fire Supply and Installation to comply with NCC 2022 - ABCB Housing Provisions Part 12.4, AS/NZS 5601 Gas Installations.
41. Pool plumbing/circulation to comply with NCC 2022 H7D2, AS 1926.3 Swimming pool safety - Water recirculation systems
42. Glass Pool Fencing to be installed to:
- o AS 1926.1 – 2012 - Safety barriers for swimming pools
 - o AS 1926.2 – 20007 – Location of safety barriers for swimming pools
 - o AS 1288 – 2021 Glass in buildings
 - o AS/NZS 2208 – Safety Glass
 - o AS 1170 Structural Design actions
43. Concrete structures to - AS 3600 Concrete structures or AS 2783 Use of reinforced concrete for small swimming pools
44. Swimming pool barrier to be compliant with Australian Standard AS 1926.1 - 2012 - Safety barriers for swimming pools & AS 1926.2-2007 Location of safety barriers for swimming pools

SHEET NUMBER	SHEET NAME
DA01	COVER PAGE
DA02	SITE ANALYSIS
DA03	EXISTING FIRST FLOOR PLAN
DA04	PROPOSED GROUND FLOOR PLAN
DA05	PROPOSED FIRST FLOOR PLAN
DA06	PROPOSED ROOF PLAN
DA07	SECTIONS
DA08	NORTH + SOUTH ELEVATION
DA09	EAST + WEST ELEVATION

Existing Gross Floor Area m²		Proposed Gross Floor Area m²	
Site Area	473.7m²	Site Area	473.7m²
<i>FSR (U) : 0.4 = 0.4 x 750m²</i>	<i>300.00m²</i>	<i>FSR (U) : 0.4 = 0.4 x 750m²</i>	<i>300.00m²</i>
Ground Floor-	84.44m²	Ground Floor-	84.44m²
First Floor-	125.06m²	First Floor-	131.14m²
Total Existing Gross floor area	209.50m²	Total Existing Gross floor area	215.58m²

BUILDING

R&R

DESIGN

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ABN:30 894 082 124

DRAWING TITLE :
COVER PAGE

DRAWING NO:
DA 1

CLIENT:
WESTLEY + ELIZABETH
OWERS

PROJECT NAME :

PROPOSED ALTERATIONS +
ADDITIONS TO
17 DALWOOD AVENUE SEAFORTH
NSW 2092 AUSTRALIA


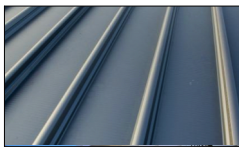
Checked By:	Arianna Rosnell
Plot Date:	9/9/2024
Project No.	240326 DA
Project Status	DESIGN DEVELOPMENT

DEVELOPMENT APPLICATION

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by R&R Building Design and is to be used only for work when authorised in writing by R&R Building Design.

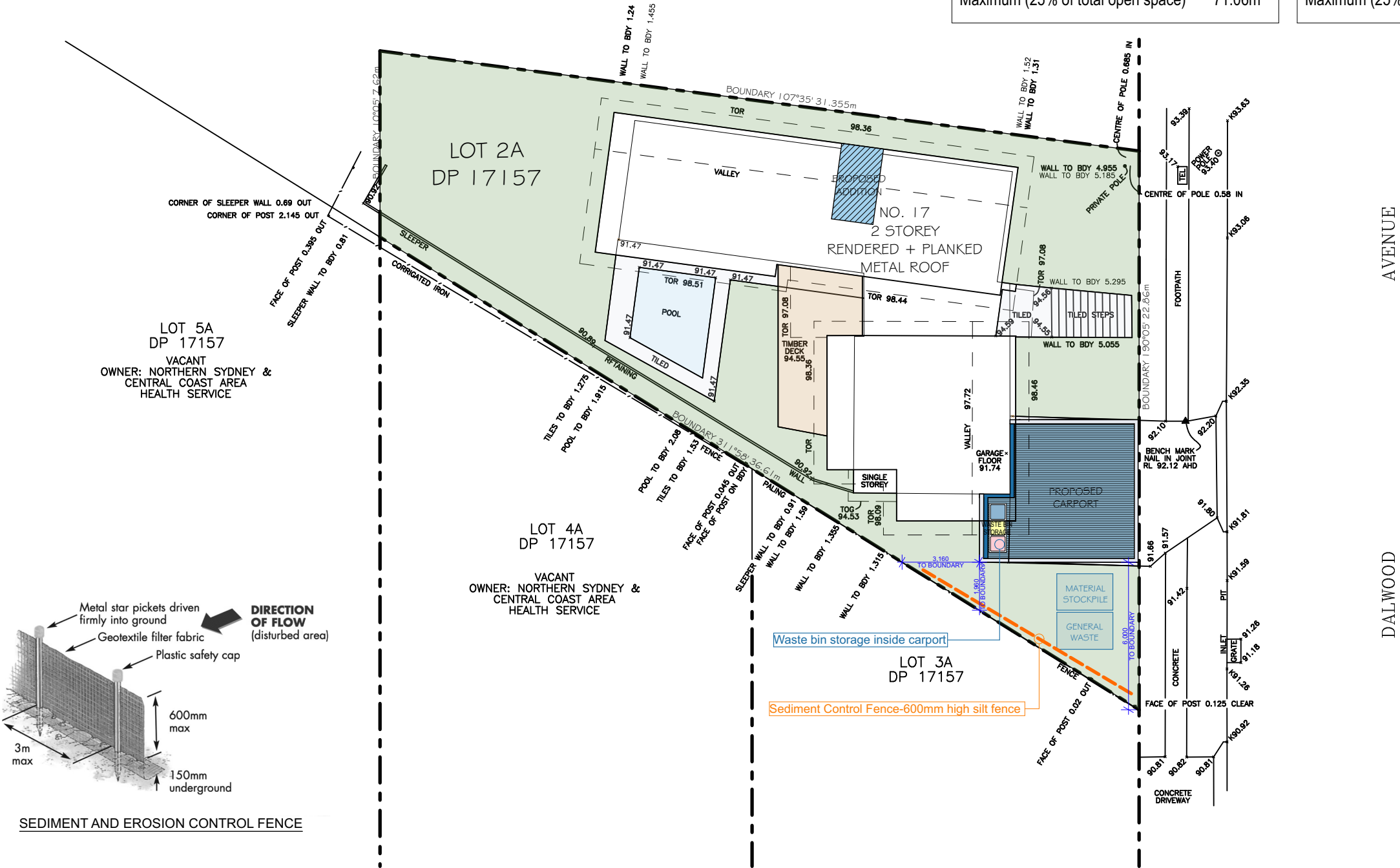
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SCHEDULE OF FINISHES	
FINISHES	IMAGE
TIMBER CLADDING JAMES HARDIE LINEA WEATHERBOARD CLADDING OR EQUIVALENT	
KLIP-LOK 700 COLORBOND ROOF SHEETING- SHALE GREY TO PROPOSED ROOF (LIGHT-MID RANGE)	

Site Calculations Existing m²	
Site Area OS4	473.7m²
<u>Total Open Space >3m wide</u>	
Existing (57.77%)	273.35m²
(Includes pool water surface area)	
Required (60% of site area)	284.22m²
<u>Total Landscaped Area</u>	
Existing (81.94%)	232.91m²
Required (40% of total open space)	113.69m²
<u>Above Ground Level</u>	
Existing (6.02%)	17.11m²
Maximum (25% of total open space)	71.06m²

Site Calculations Proposed m²	
Site Area OS4	473.7m²
<u>Total Open Space >3m wide</u>	
Proposed (56.98%)	269.96m²
(Includes pool water surface area)	
Required (60% of site area)	284.22m²
<u>Total Landscaped Area</u>	
Proposed (79.72%)	226.57m²
Required (40% of total open space)	113.69m²
<u>Above Ground Level</u>	
Proposed (6.02%)	17.11m²
Maximum (25% of total open space)	71.06m²



1
SITE PLAN
& SITE ANALYSIS/ ENVIRONMENTAL SITE MANAGMENT
1:200

NB: CONNECT ALL NEW STORMWATER PIPEWORK TO EXISTING SYSTEM WHICH DRAINS TO STREET KERB.
PROPOSED WORKS- DEVELOPMENT UNDER 50M² OF ADDITIONAL IMPERVIOUS AREA.

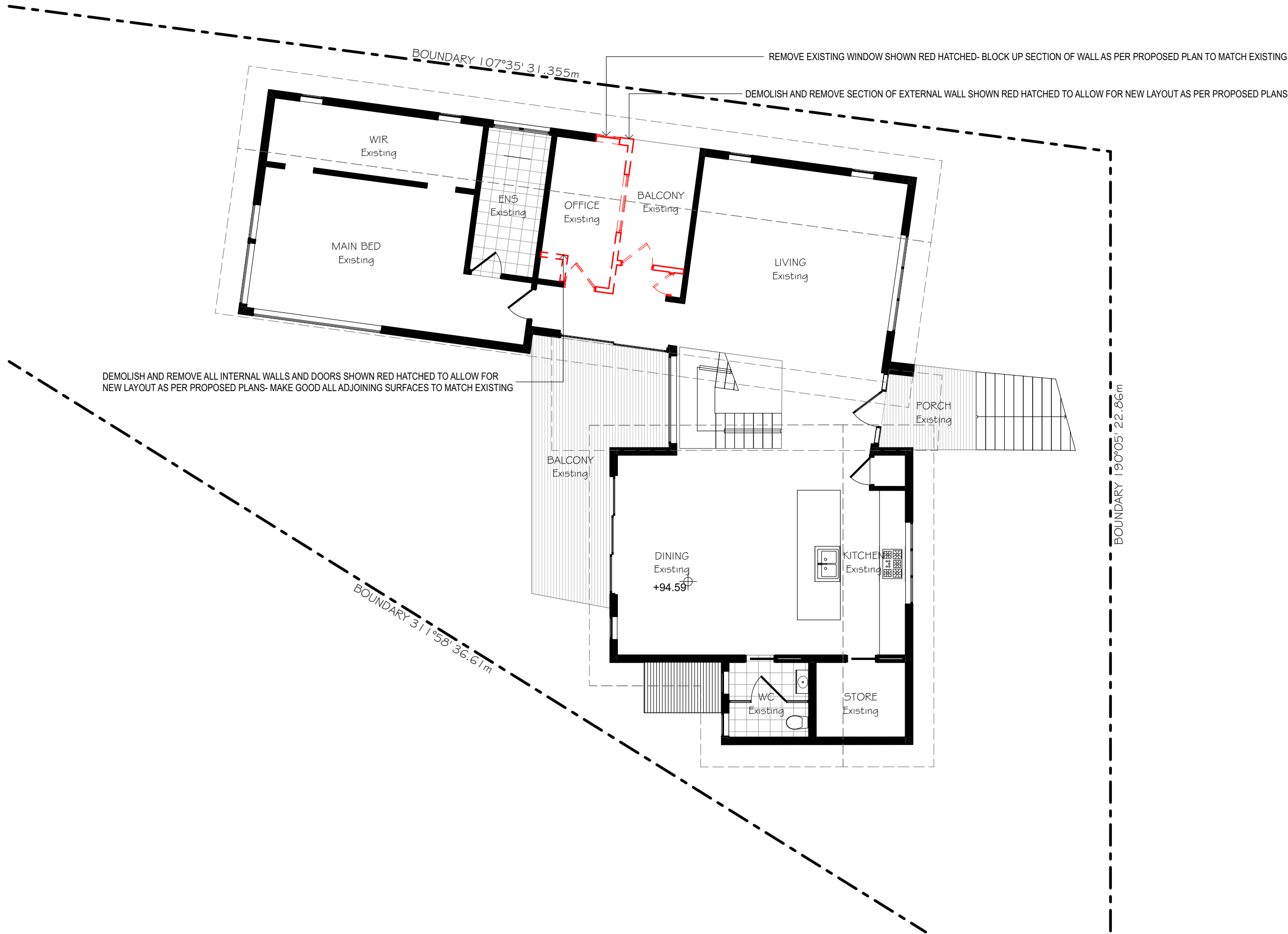
DRAWING TITLE : SITE ANALYSIS	
DRAWING NO: DA 2	
CLIENT: WESTLEY + ELIZABETH OWERS PROJECT NAME : PROPOSED ALTERATIONS + ADDITIONS TO 17 DALWOOD AVENUE SEAFORTH NSW 2092 AUSTRALIA	
Checked By:	Arianna Rosnell
Plot Date:	9/9/2024
Project No.	240326 DA
Project Status	DESIGN DEVELOPMENT

DEVELOPMENT APPLICATION

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1

EXISTING FIRST FLOOR PLAN

1:100



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DRAWING TITLE :
EXISTING FIRST FLOOR PLAN

DRAWING NO:
DA 3



CLIENT:
**WESTLEY + ELIZABETH
OWERS**
PROJECT NAME :
**PROPOSED ALTERATIONS +
ADDITIONS TO
17 DALWOOD AVENUE SEAFORTH
NSW 2092 AUSTRALIA**

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DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN

DRAWING NO:
DA 4



CLIENT:
WESTLEY + ELIZABETH
OWERS
PROJECT NAME :

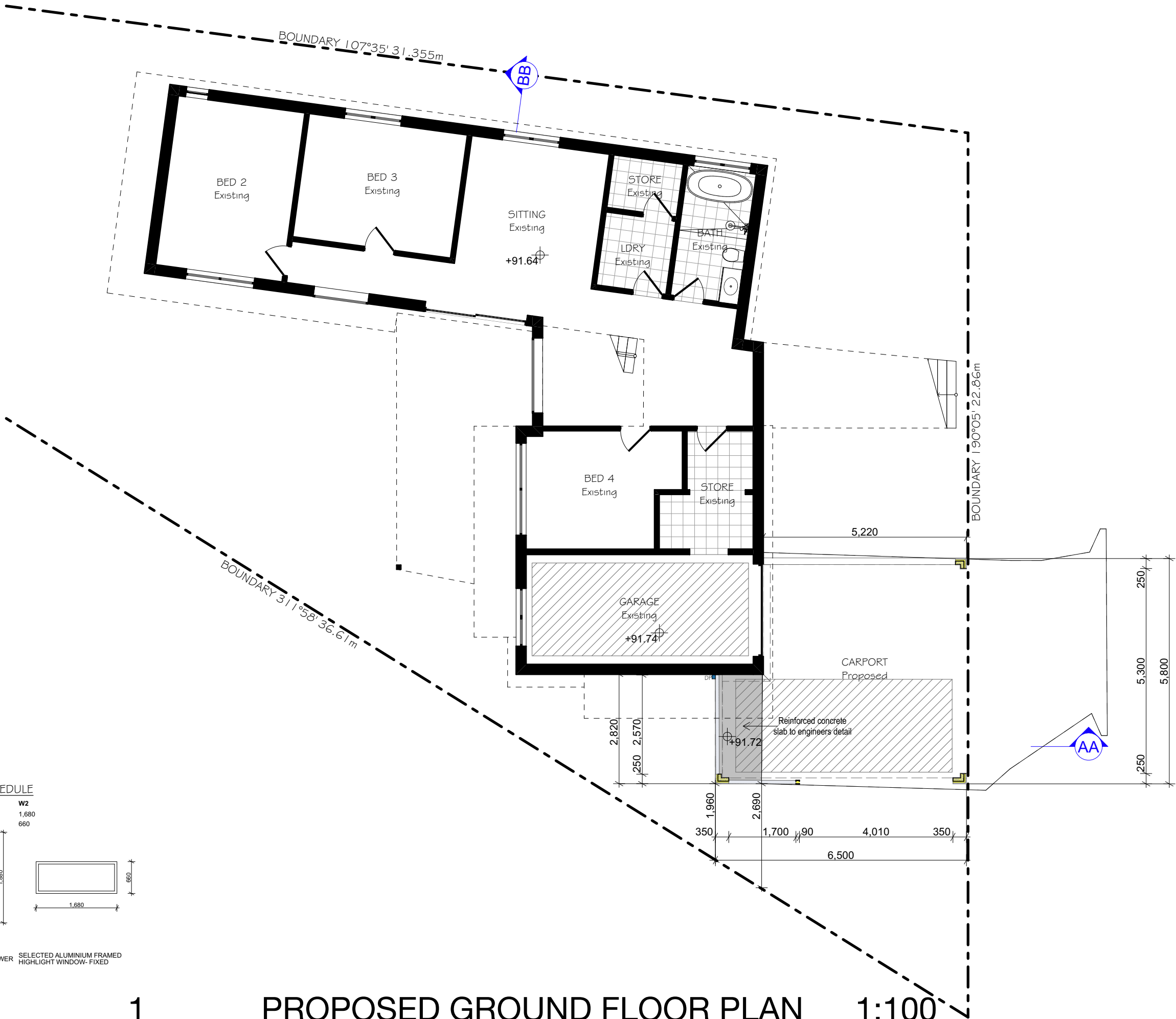
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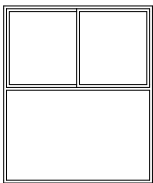
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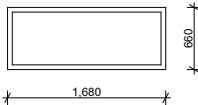


WINDOW/DOOR SCHEDULE

W1 1,580 1,880
W2 1,680 660



SELECTED ALUMINIUM FRAMED WINDOW TO MATCH EXISTING- LOWER FIXED PANE/ UPPER SLIDING



SELECTED ALUMINIUM FRAMED HIGHLIGHT WINDOW- FIXED

DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN

DRAWING NO:
DA 5



CLIENT:
WESTLEY + ELIZABETH
OWERS
PROJECT NAME :

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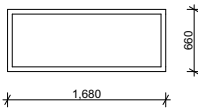
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WINDOW/DOOR SCHEDULE

W1	W2
1,580	1,680
1,880	660



SELECTED ALUMINIUM FRAMED
WINDOW TO MATCH EXISTING- LOWER
FIXED PANE/ UPPER SLIDING

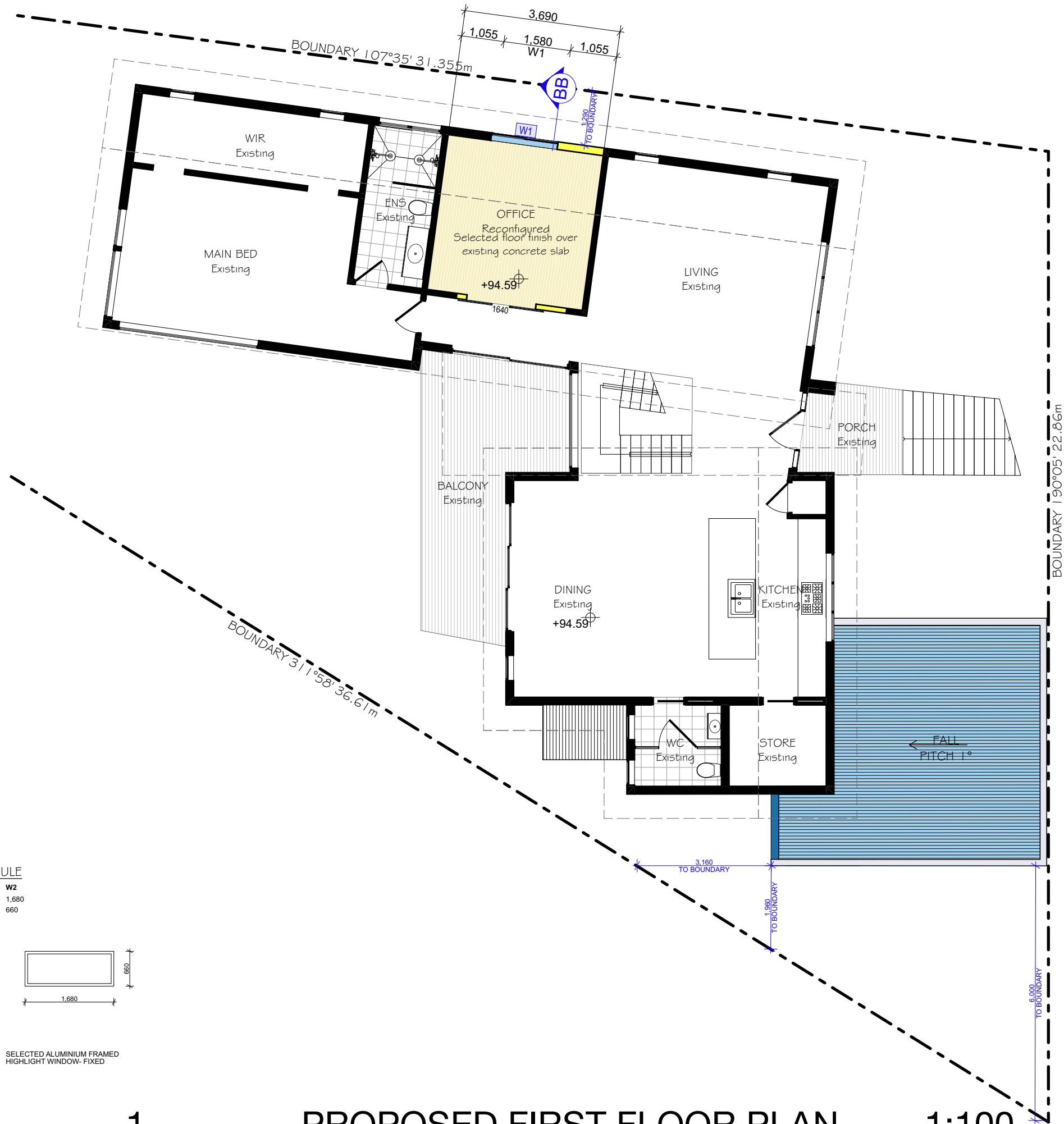


SELECTED ALUMINIUM FRAMED
HIGHLIGHT WINDOW- FIXED

1

PROPOSED FIRST FLOOR PLAN

1:100





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DRAWING TITLE :
PROPOSED ROOF PLAN

DRAWING NO:
DA 6



CLIENT:
WESTLEY + ELIZABETH
OWERS
PROJECT NAME :

PROPOSED ALTERATIONS +
ADDITIONS TO
17 DALWOOD AVENUE SEAFORTH
NSW 2092 AUSTRALIA

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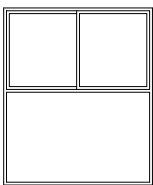
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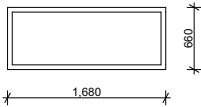
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WINDOW/DOOR SCHEDULE

W1	W2
1,580	1,680
1,880	660



SELECTED ALUMINIUM FRAMED WINDOW TO MATCH EXISTING- LOWER FIXED PANE/ UPPER SLIDING

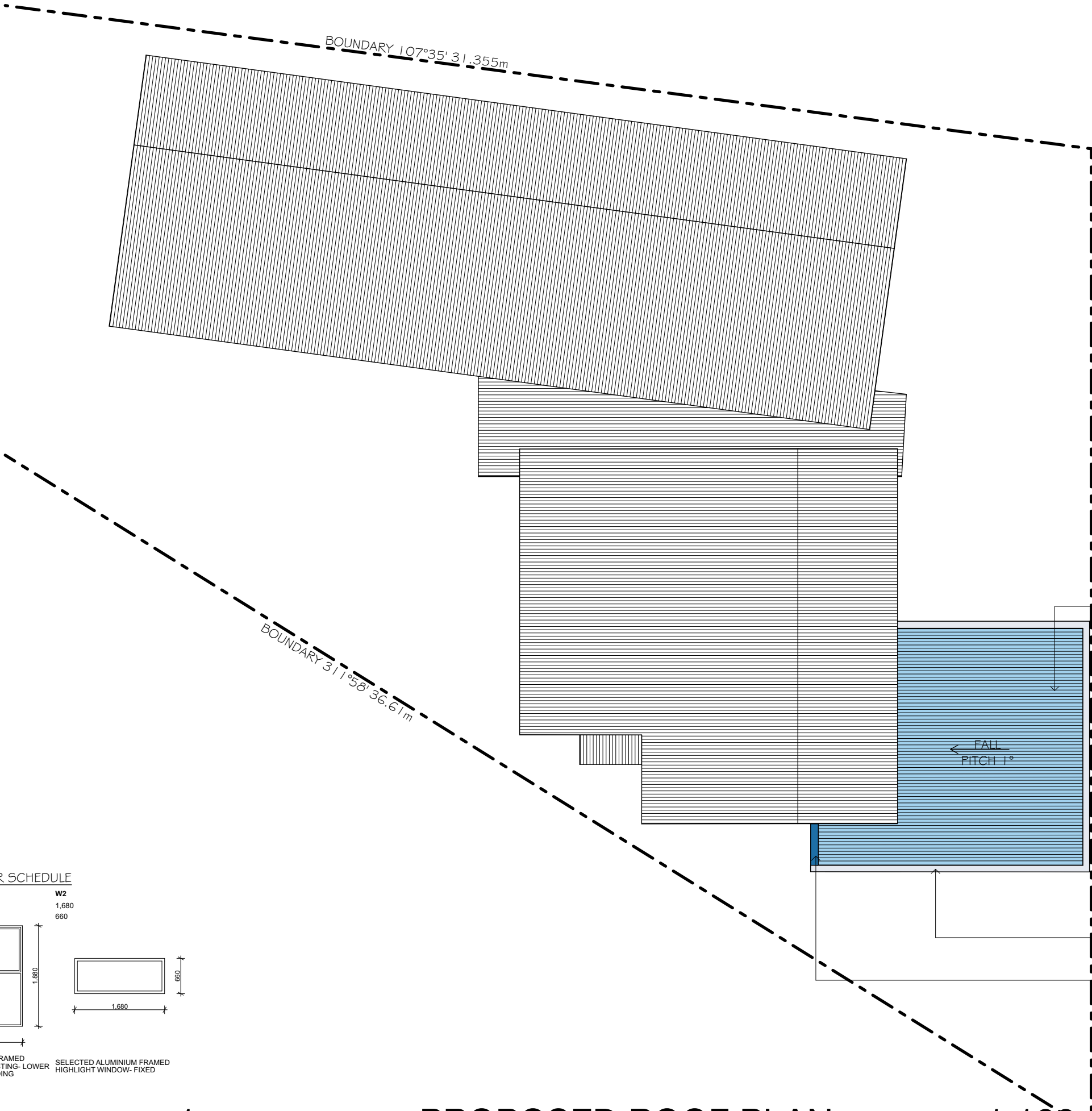


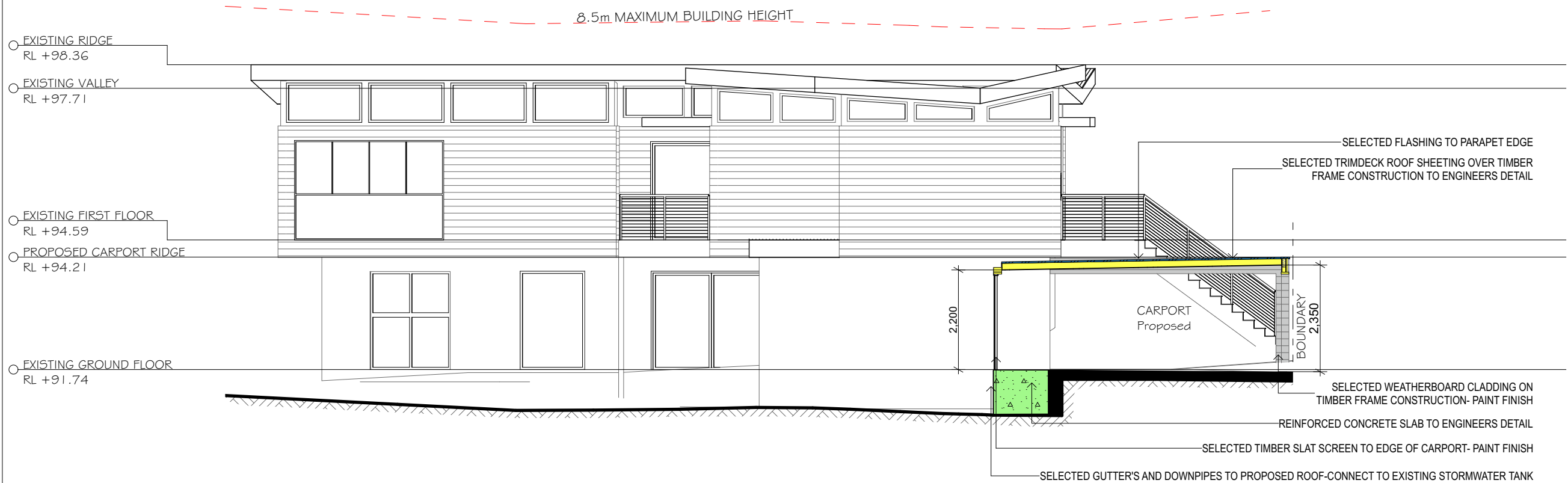
SELECTED ALUMINIUM FRAMED HIGHLIGHT WINDOW- FIXED

1

PROPOSED ROOF PLAN

1:100

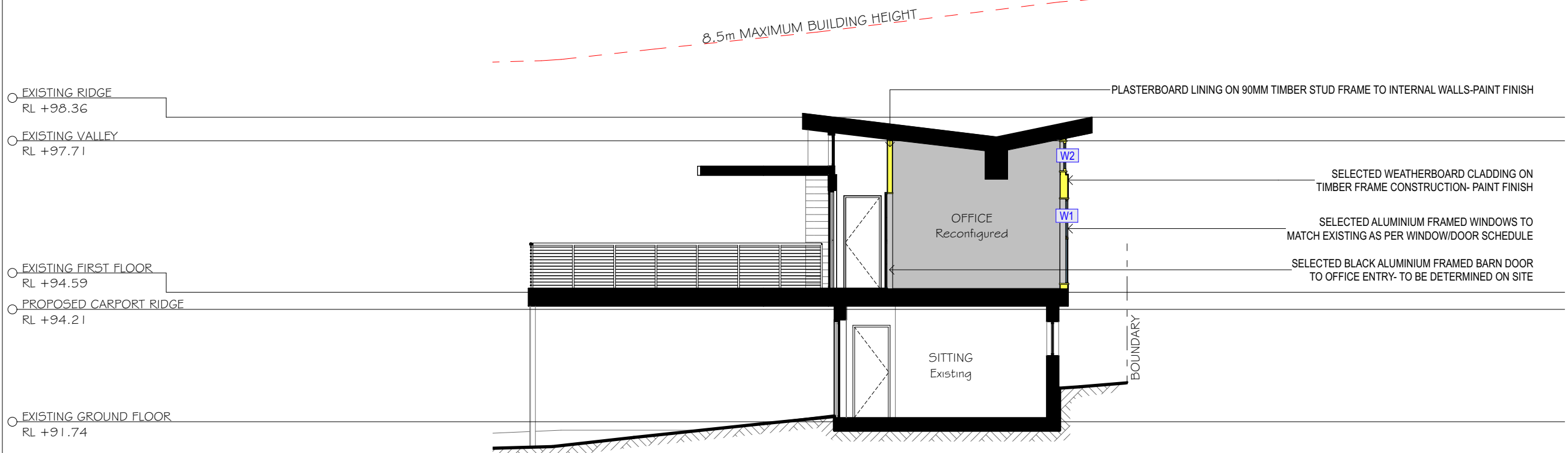




1

SECTION-AA

1:100



2

SECTION-BB

1:100

DRAWING TITLE :

SECTIONS

DRAWING NO:

DA 7

CLIENT:

WESTLEY + ELIZABETH
OWERS

PROJECT NAME :

PROPOSED ALTERATIONS +
ADDITIONS TO
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NOTE

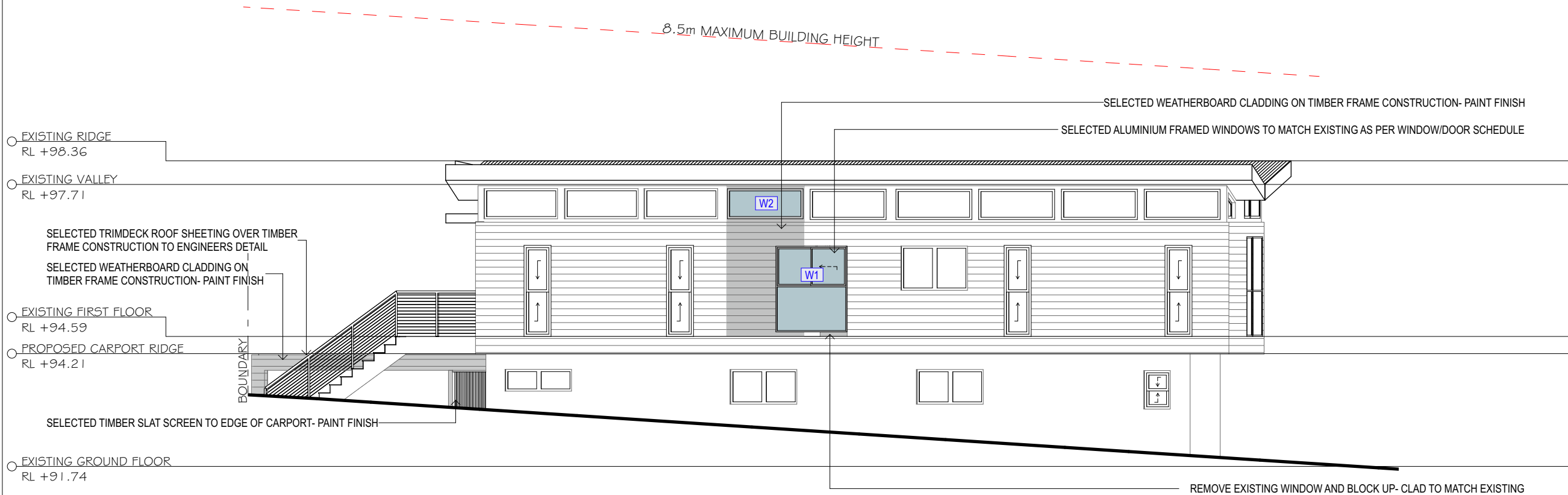
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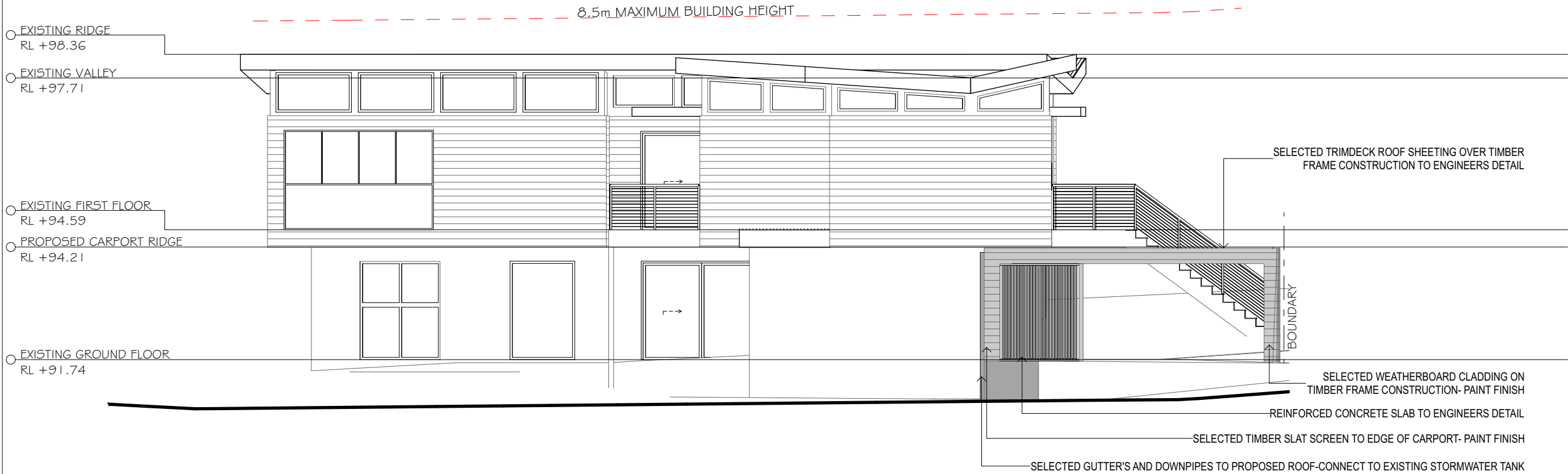
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1 NORTH ELEVATION 1:100



2 SOUTH ELEVATION 1:100

DRAWING TITLE :
NORTH + SOUTH ELEVATION

DRAWING NO:
DA 8

CLIENT:
WESTLEY + ELIZABETH
OWERS
PROJECT NAME :

PROPOSED ALTERATIONS +
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NSW 2092 AUSTRALIA

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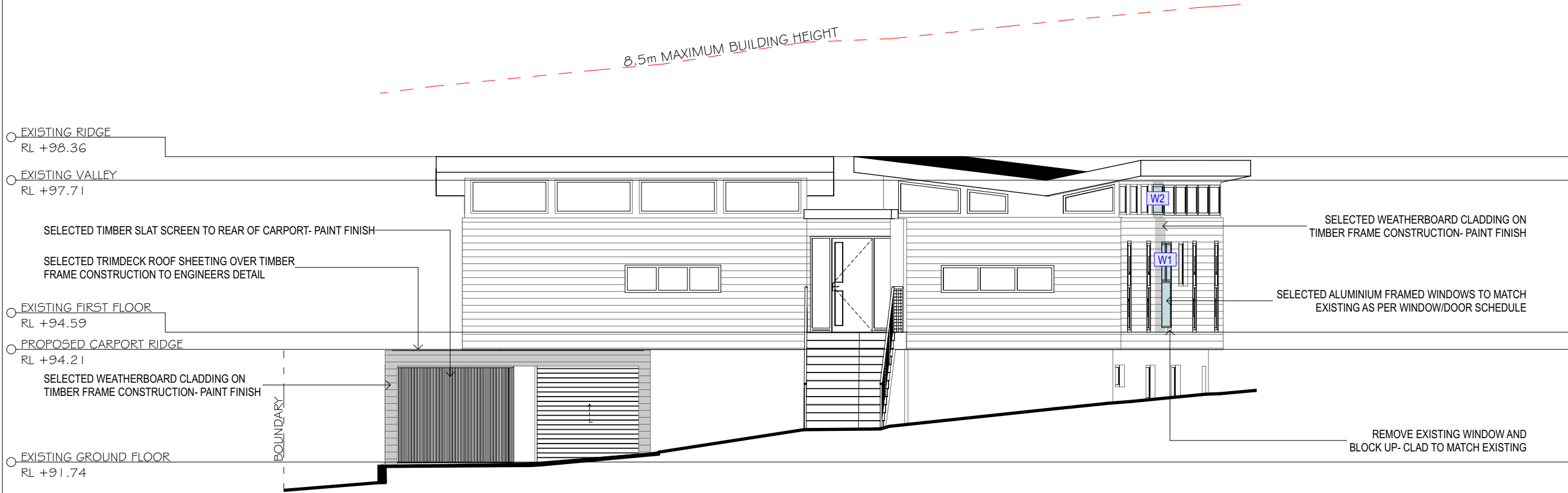
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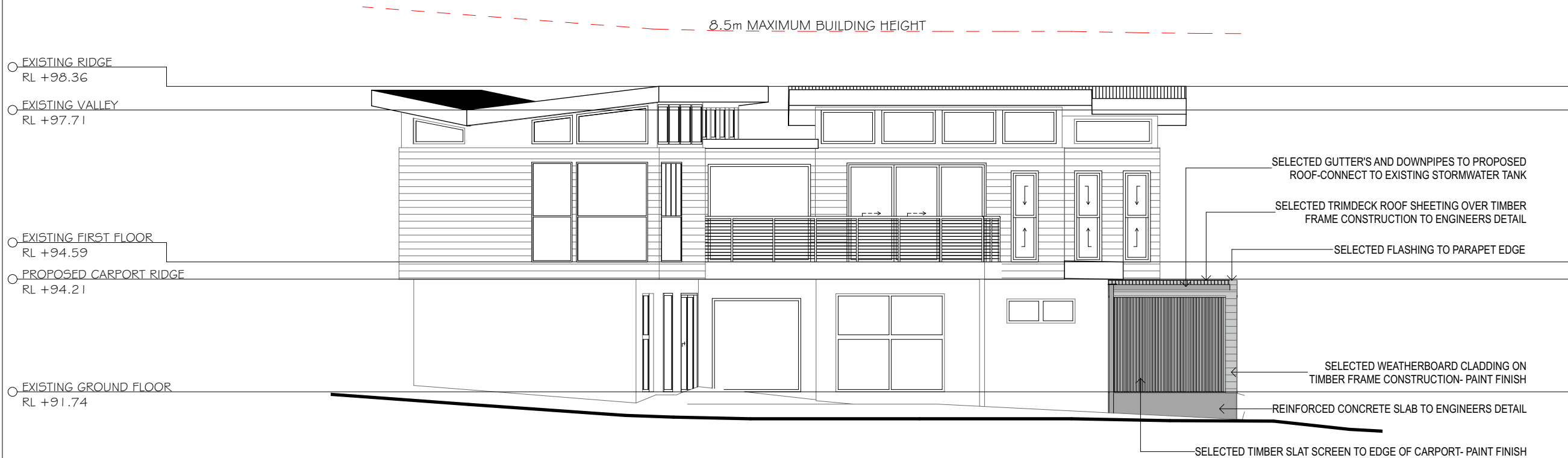
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3

EAST ELEVATION

1:100



4

WEST ELEVATION

1:100

DRAWING TITLE :
EAST + WEST ELEVATION

DRAWING NO:
DA 9

CLIENT:
WESTLEY + ELIZABETH
OWERS
PROJECT NAME :

PROPOSED ALTERATIONS +
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