2/1 LISTER AVENUE, SEAFORTH 2092

SP: 25959 LAND SIZE: 859.0m²



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.

SHEET NUMBER	SHEET NAME
DA01	COVER PAGE
DA02	EXTERNAL MOOD BOARD
DA03	SITE ANALYSIS
DA04	EXISTING GROUND FLOOR PLAN
DA05	PROPOSED GROUND FLOOR PLAN
DA06	PROPOSED FIRST FLOOR PLAN
DA07	PROPOSED CARPORT
DA08	PROPOSED ROOF PLAN
DA09	SECTIONS
DA10	SECTIONS
DA11	NORTH + SOUTH ELEVATION
DA12	EAST + WEST ELEVATION
DA13	CARPORT ELEVATION
DA14	WINDOW SCHEDULE
DA15	DOOR SCHEDULE
DA16	SHADOW DIAGRAMS
DA17	FLOOR SPACE RATIO

2/1 Lister Avenue, Seaforth SUMMARY OF BASIX COMMITMENTS

This is a summary of the BASIX Commitments as detailed in the BASI Refer to the CURRENT BASIX Certificate for Complete det WATER COMMANTMENT

WATER COMMIT	MENTS)	
Fixtures			
3 Star Shower Hea	ads	3 Star Toilet	3 Star Kitchen Taps
THERMAL COMFO	ORT CO	OMMITMENTS	
Concrete slab	On g	round floor – Nil insulation	า
Suspended floor	Oper	subfloor: framed (R0.70)	. R0.80 (down) (or R1.50 in
External walls	Fram	ed (weatherboard, fibro,	metal clad) R1.30 (or R1.70
External wall	Brick	Veneer R1.16 (or R1.70 in	cluding construction)
Flat ceiling –	Ceilir	ng: R1.40 (up), Roof: foil ba	acked blanket (55mm) – Lig
Flat roof			
Glazing –	Stand	dard aluminium, single cle	ar (or U-Value: 7.63, SHGC:
Glazing –	Stand	dard aluminium, single pyr	rolytic low-e (U-Value: 5.70
Glazing –	Alum	inium, single Lo-Tsol low-	e (U-Value: 5.60, SHGC: 0.3
Skylights –	Timb	er, low-E internal/argon fi	II/clear external (or U-Value
ENERGY COMMITMENTS			
Artificial	Insta	ll a minimum of 40% of ne	w or altered light fixtures a
Lighting	fluor	escent, compact fluoresce	nt, or light-emitting-diode
Hot Water	Solar	(electric boosted)	

24. Residential slabs, footings and concrete structures to NCC 2022 - ABCB Housing Provisions Part 3 & 4, AS 2870 Res 3600 Concrete structures

25. Damp proof course and flashings to NCC 2022 - ABCB Housing Provisions Part 5, 7 & 12 & AS/NZS 2904 Damp-proof 26. Timber framing installation to NCC 2022 - ABCB Housing Provisions Part 6, AS 1684 Residential timber framed constr 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 Provisions Part 8, AS 1288 Glass in buildings, AS/NZS 2208 Safety glazing materials in buildings & AS 2047 Windows and 29. Roof and Wall cladding installation to NCC 2022 - ABCB Housing Provisions Part 7 & AS 1562 Design and installation cladding.

30. Waterproof installation NCC (2022): AS 3740 Waterproofing of domestic wet areas (internal) or Housing Provisions Par 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 - Stormv 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

systems in buildings.

36. Glass balustrade installation to NCC 2022 - Housing Provisions Part 11, AS 1288 Glass in buildings, AS/NZS 2208 Saf 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 structure 39. Steel framing to NCC 2022 - ABCB Housing Provisions Part 6, AS 4100 Steel Structures, AS/NZS 4600 Cold-formed s Standard

40. Gas Fire Supply and Installation to comply with NCC 2022 - ABCB Housing Provisions Part 12.4, AS/NZS 5601 Gas Ir 41. Pool plumbing/circulation to comply with NCC 2022 H7D2, AS 1926.3 Swimming pool safety - Water recirculation syste 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

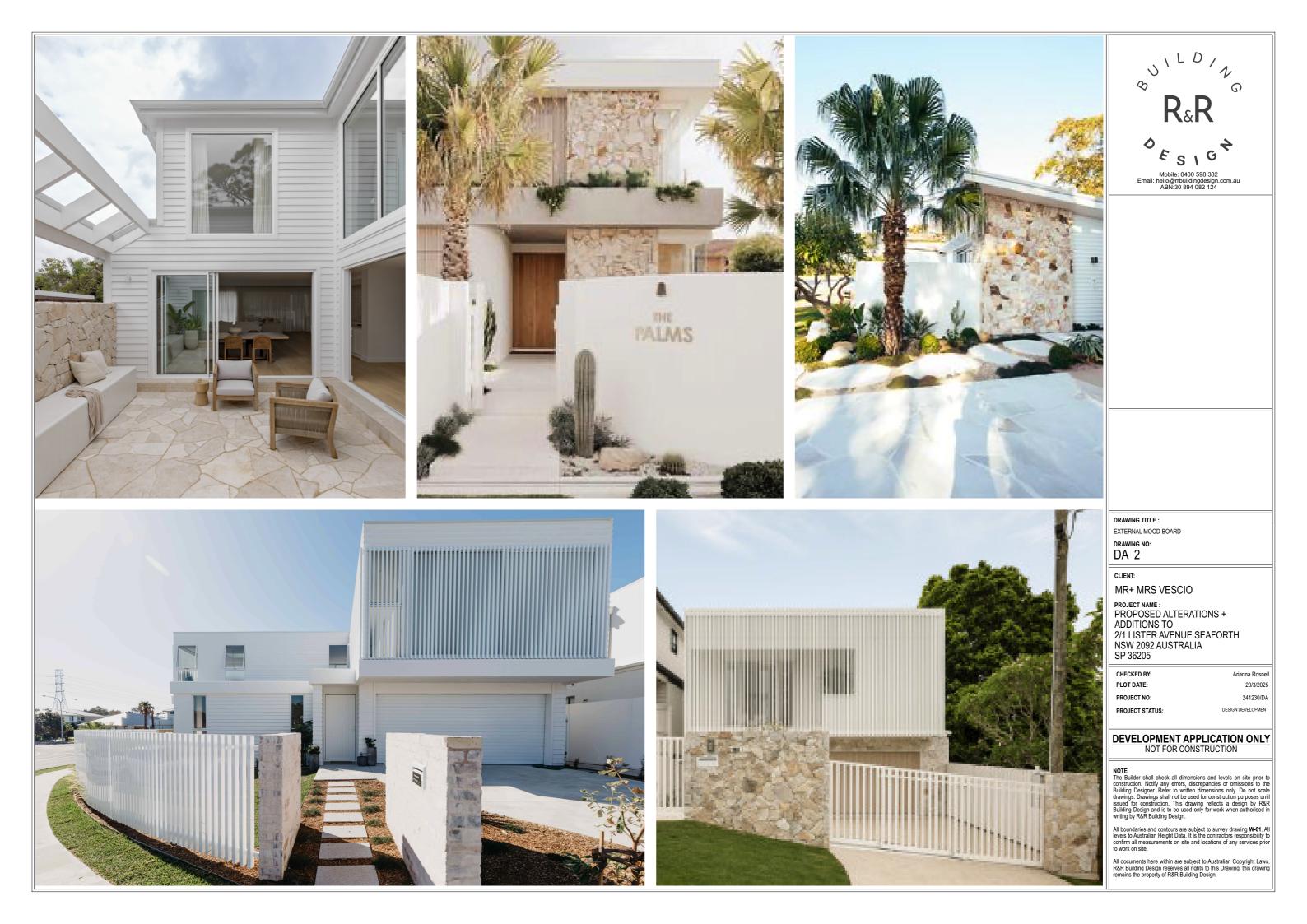
o AS 1288 - 2021 Glass in buildings

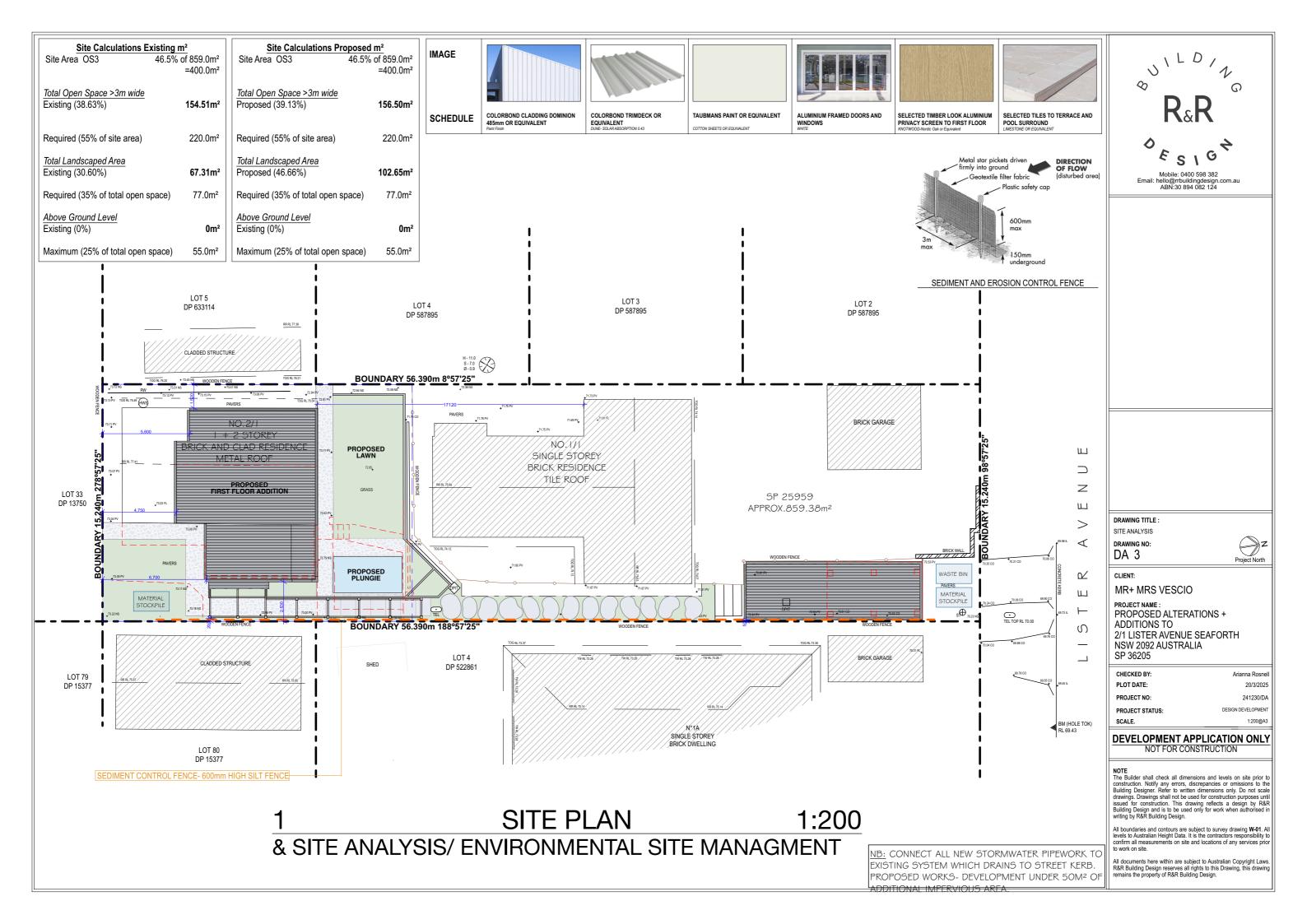
o AS/NZS 2208 – Safety Glass

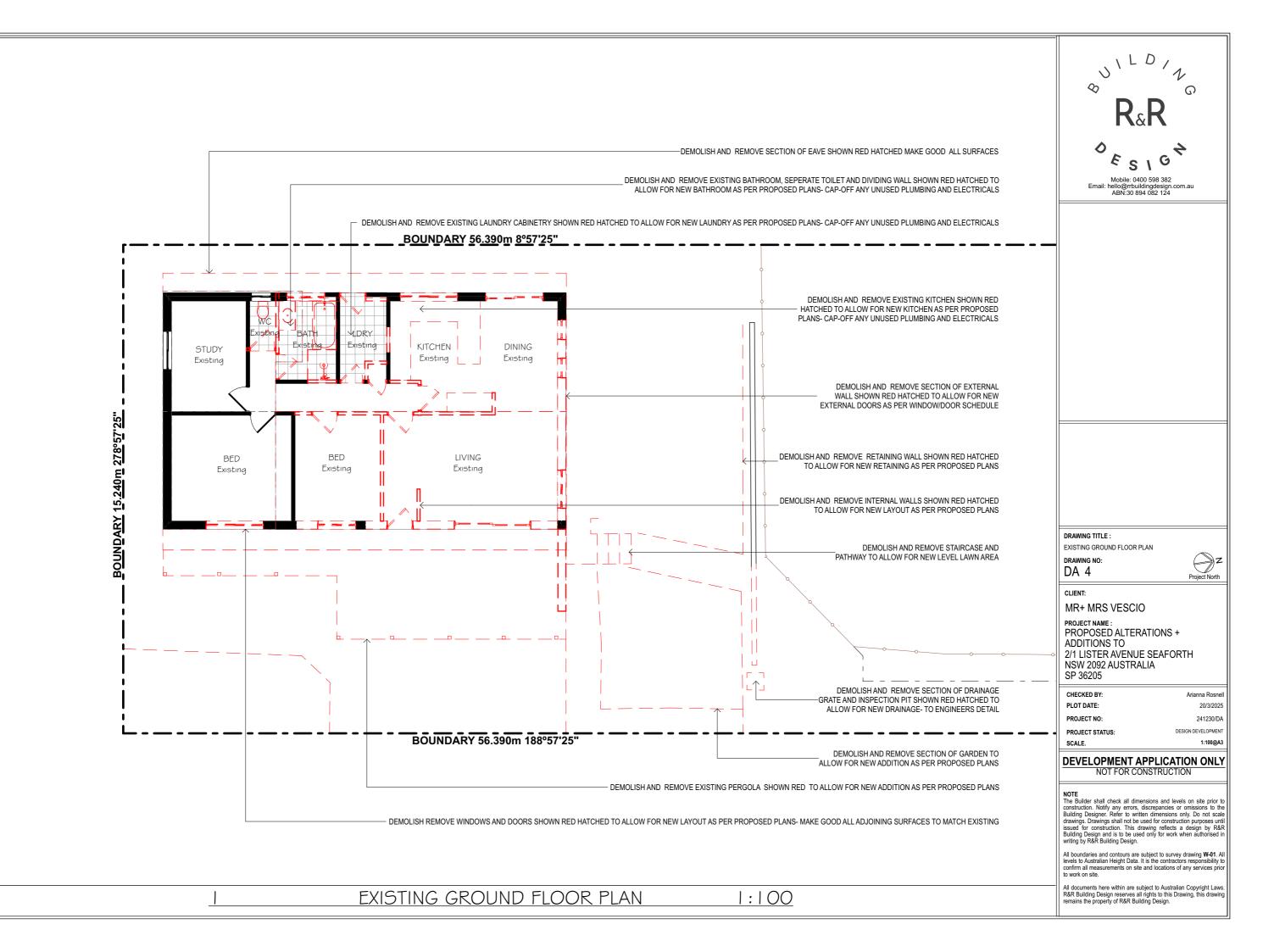
o AS 1170 Structural Design actions

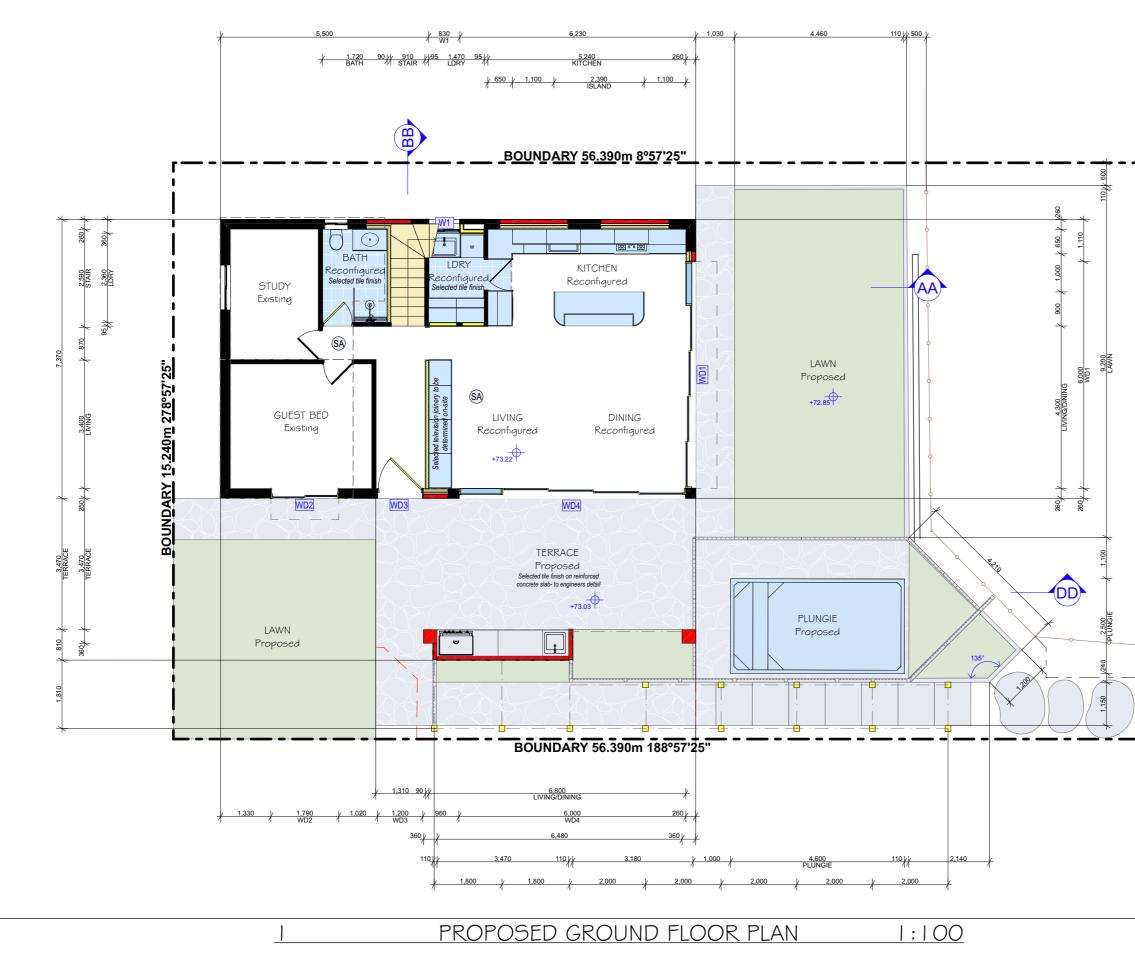
43. Concrete structures to - AS 3600 Concrete structures or AS 2783 Use of reinforced concrete for small swimming pools 44. Swimming pool barrier to be compliant with Australian Standard AS 1926.1 - 2012 - Safety barriers for swimming pool safety barriers for swimming pools

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s & AS 1926.2-2007 Location of	All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents here within are subject to Australian Copyright Laws. R&R Building Design reserves all rights to this Drawing on this drawing
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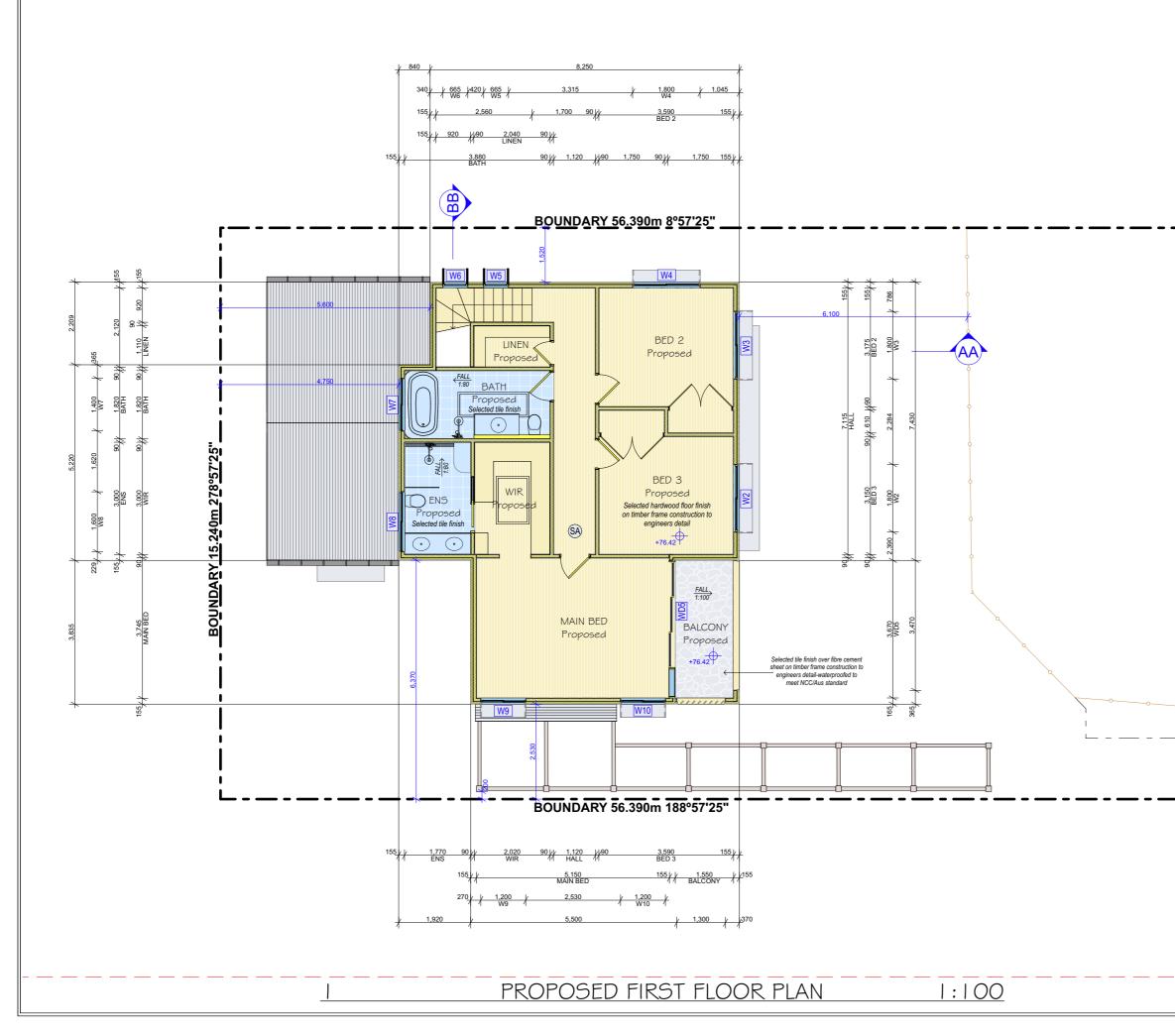




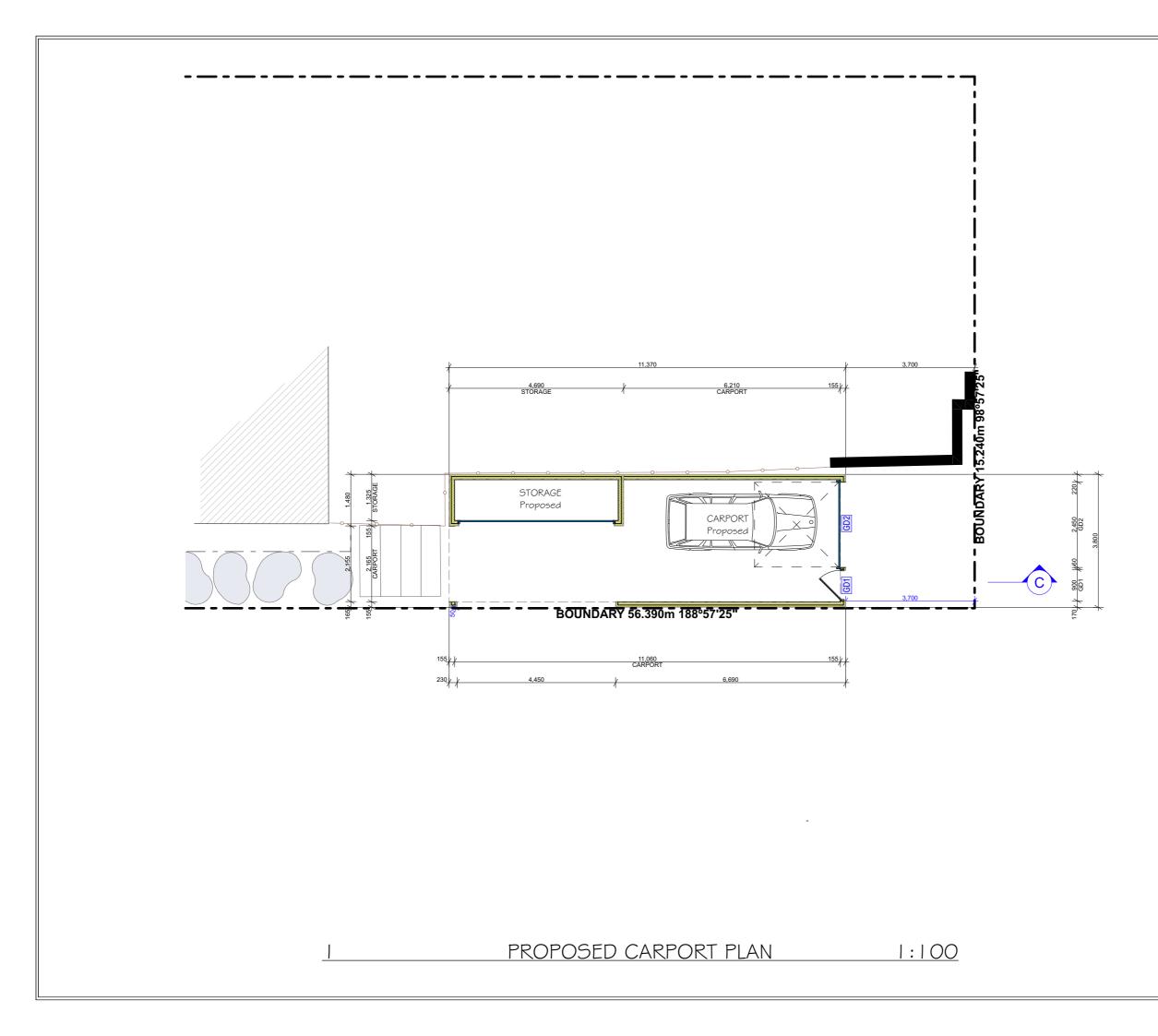


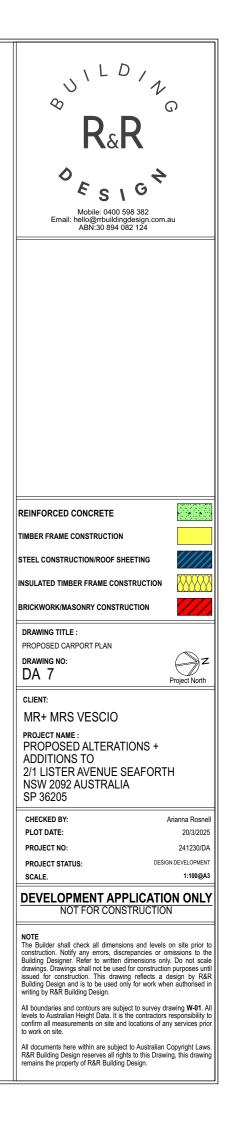


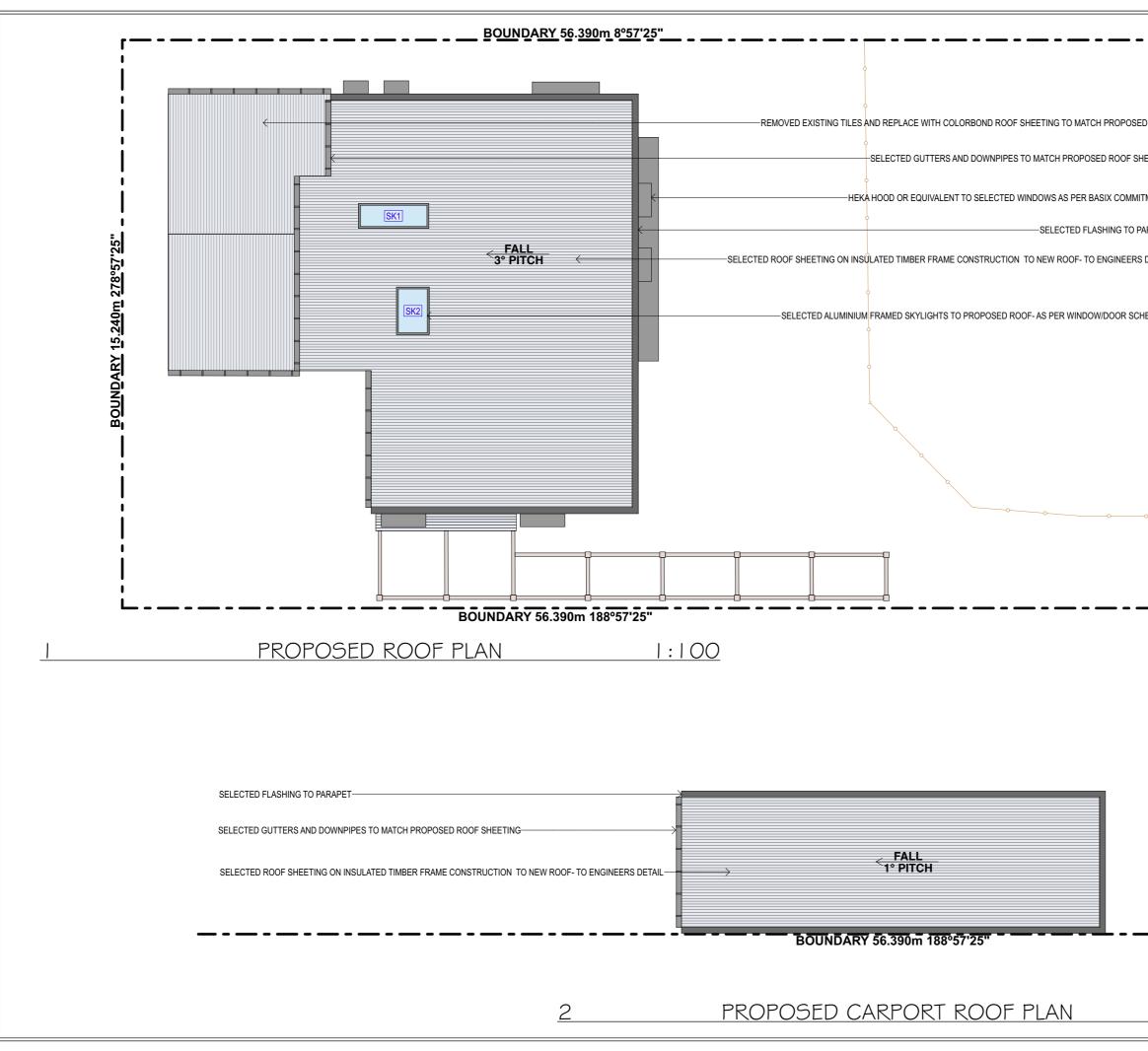
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REINFORCED CONCRETE		
STEEL CONSTRUCTION/ROOF SHEETING		
BRICKWORK/MASONRY CONSTRUCTION		
DRAWING TITLE :		
PROPOSED FIRST FLOOR PLAN		
DA 6 Project North		
CLIENT: MR+ MRS VESCIO		
 PROJECT NAME : PROPOSED ALTERATIONS + ADDITIONS TO 2/1 LISTER AVENUE SEAFORTH NSW 2092 AUSTRALIA SP 36205		
CHECKED BY: Arianna Rosnell		
PLOT DATE: 20/3/2025		
 PROJECT NO: 241230/DA PROJECT STATUS: DESIGN DEVELOPMENT		
SCALE. 1:100@A3		
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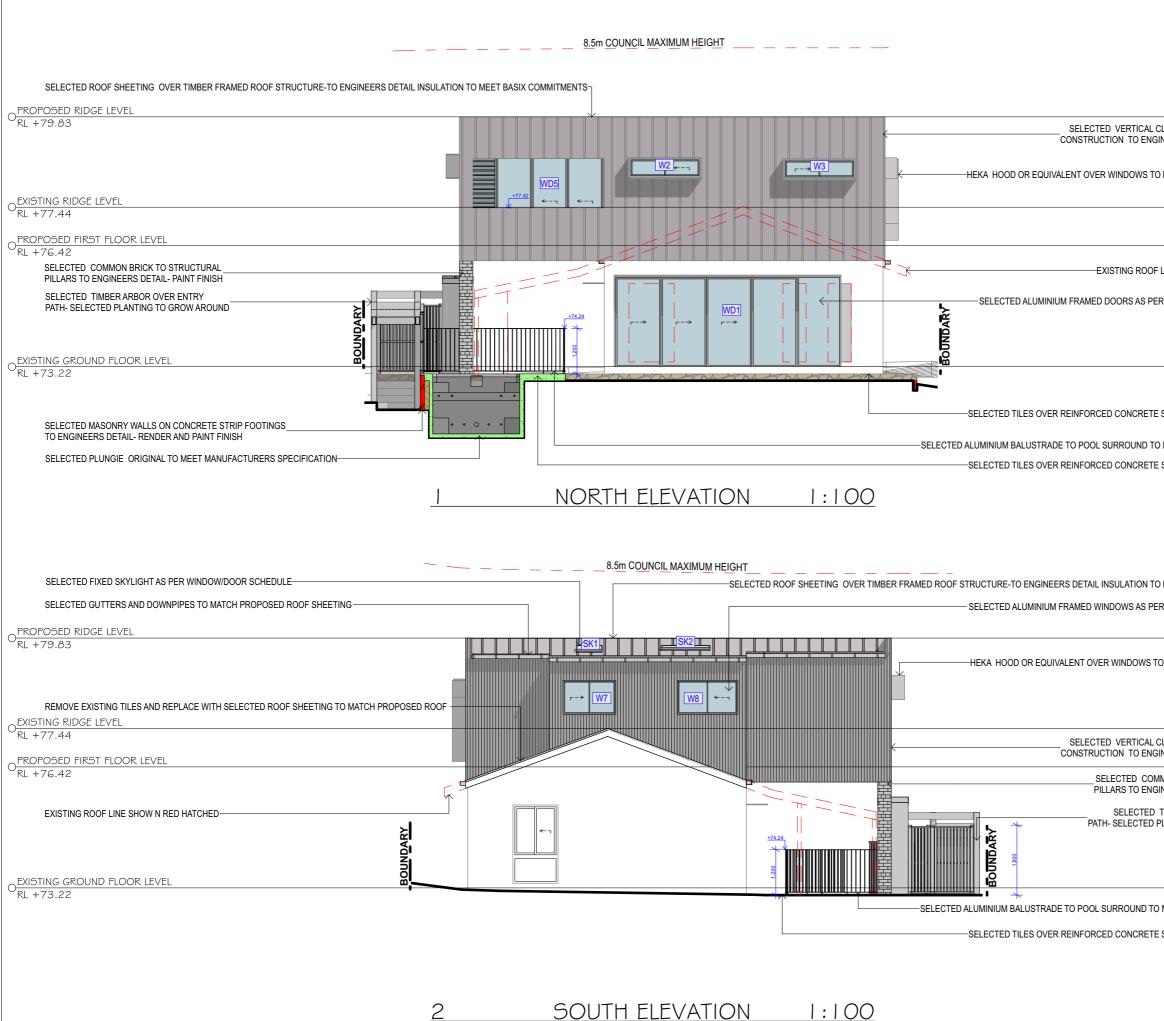




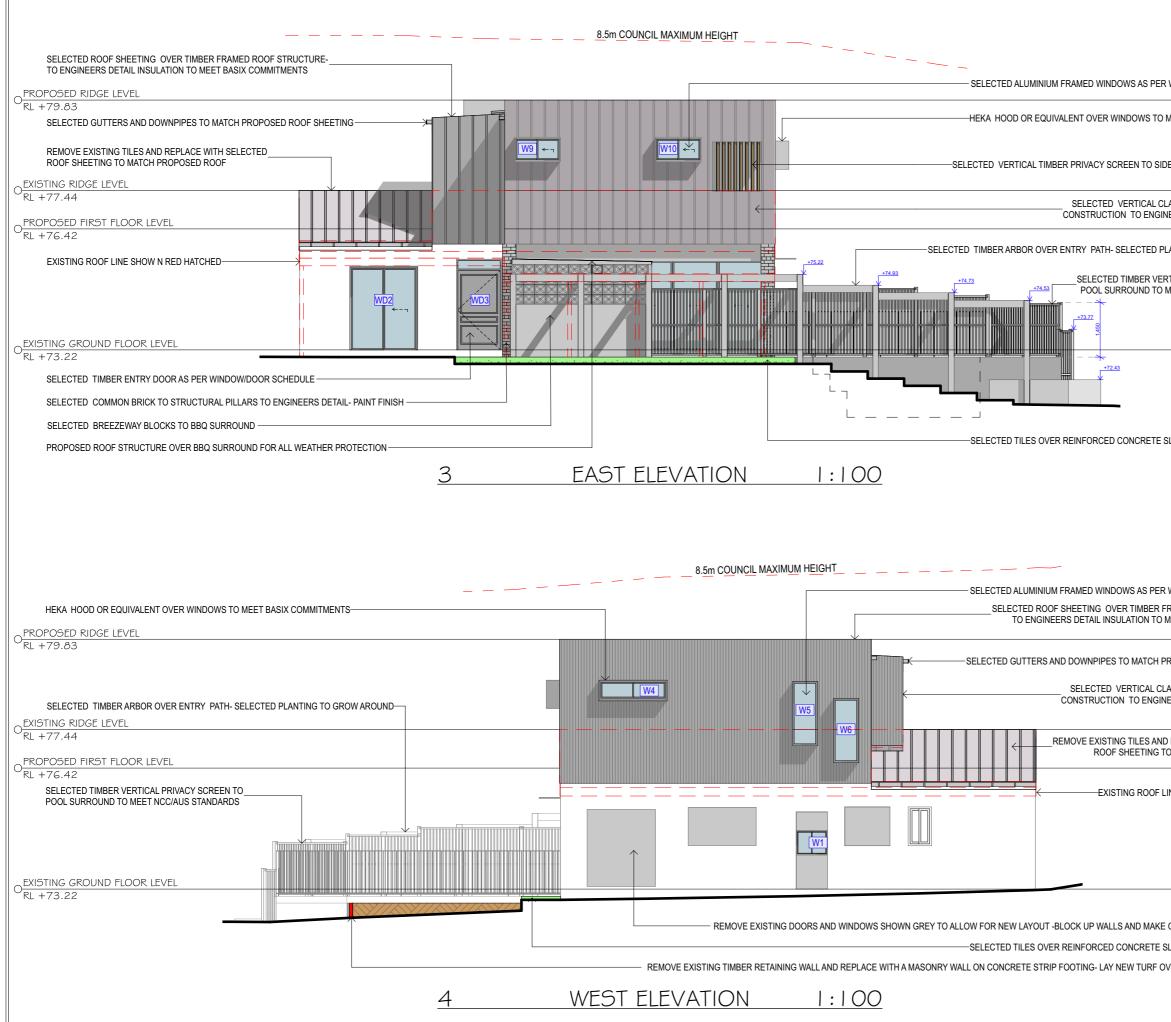
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	INSULATED TIMBER FRAME CONSTRUCTION	
	BRICKWORK/MASONRY CONSTRUCTION	
	DRAWING TITLE : PROPOSED ROOF PLAN	
	DRAWING NO: DA 8	Project North
	CLIENT:	
i	MR+ MRS VESCIO	
BOUNDARY 15.240m 98°57'25"	PROJECT NAME : PROPOSED ALTERATIONS + ADDITIONS TO 2/1 LISTER AVENUE SEAFOR NSW 2092 AUSTRALIA SP 36205	ſH
40m	CHECKED BY:	Arianna Rosnell
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SELECTED ROOF SHEETING OVER TIMBER FRAMED ROOF STRUCTURE-TO ENGINEERS DETAIL INSULATION TO MEET BASIX COMMITMENTS SELECTED TILE FINISH TO BATHROOM- WATERPROOFING AND DRAINAGE TO MEET NCC/BCA AND AUS STANDARDS SELECTED RIDGE LEVEL RL +79.83 SELECTED PLASTERBOARD LINING ON TIMBER STUD FRAMING TO INTERNAL WALLS- PAINT FINISH SELECTED PLASTERBOARD LINING ON TIMBER STUD FRAMING TO INTERNAL WALLS- PAINT FINISH SELECTED PLASTERBOARD LINING ON TIMBER STUD FRAMING TO INTERNAL WALLS- PAINT FINISH	INSULATED TIMBER FRAME CONSTRUCTION
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C EXISTING GROUND FLOOR LEVEL RL +73.22 SELECTED HARDWOOD TREADS TO STAIRCASE- TO MEET MANUFACTURERS SPECIFICATION 2 SELECTED HARDWOOD TREADS TO STAIRCASE- TO MEET MANUFACTURERS SPECIFICATION 2 SELECTED TILES OVER REINFORCED CONCRETE SLAB TO ENGINEERS DETAIL SELECTED ALUMINIUM FRAMED DOORS AS PER WINDOW/DOOR SCHEDULE 2 SECTION-BB 1:100	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. All boundaries and contours are subject to survey drawing W-01 . All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents here within are subject to Australian Copyright Laws. R&R Building Design reserves all rights to this Drawing, this drawing remains the property of R&R Building Design.

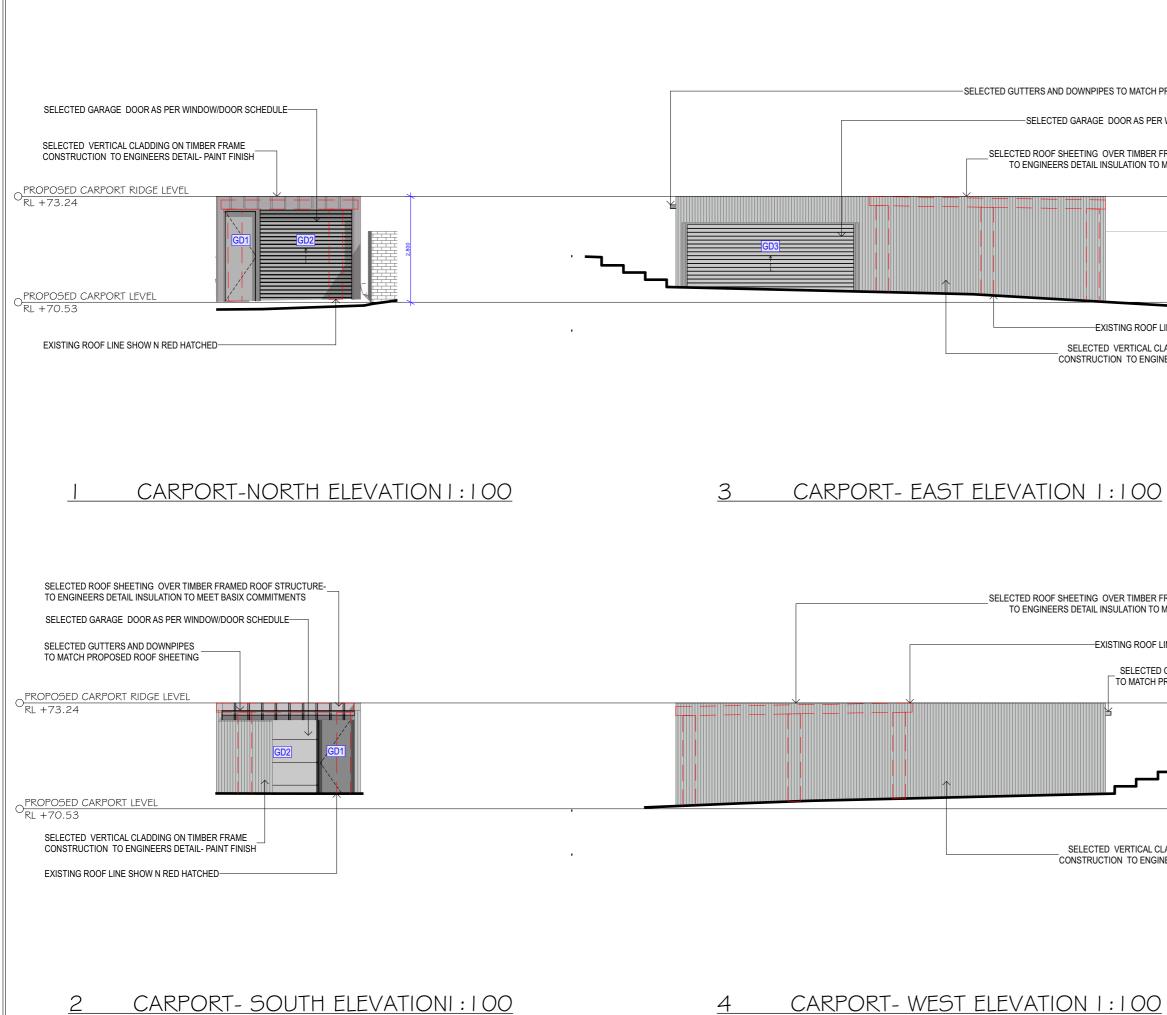
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EXISTING ROOF LINE SHOW N RED HATCHED	REINFORCED CONCRETE
	CLIENT: MR+ MRS VESCIO PROJECT NAME :: PROPOSED ALTERATIONS + ADDITIONS TO 2/1 LISTER AVENUE SEAFORTH NSW 2092 AUSTRALIA SP 36205 CHECKED BY: Arianna Rosnell PLOT DATE: 20/3/2025 PROJECT NO: 2/12/3/2025 PROJECT NO: 2/12/3/2025 PROJECT NO: 2/12/3/2025 PROJECT STATUS: DESIGN DEVELOPMENT SCALE 1:100@A3 DEVELOPMENT APPLICATION ONLLY NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION NOL scale MRUINS JDrawing shall not be used for construction not scale drawing refres. 4 design by R&R Building Designer. Refer to written dimensions only. Do not scale drawing refres. 4 design by R&R Building Designer. Refer to written dimensions only. Do not scale drawing refres. 4 design by R&R Building Designer. Refer to written dimensions only. Do not scale drawing refres. 4 design by R&R Building Designer. Refer to written dimensions only. Do not scale drawing refres. 4 design by R&R Building Designer. Refer to written dimensions only. Do not scale drawing reflex a design by R&R Building Designer. Refer to written dimensions only. Do not scale drawing reflex a design by R&R



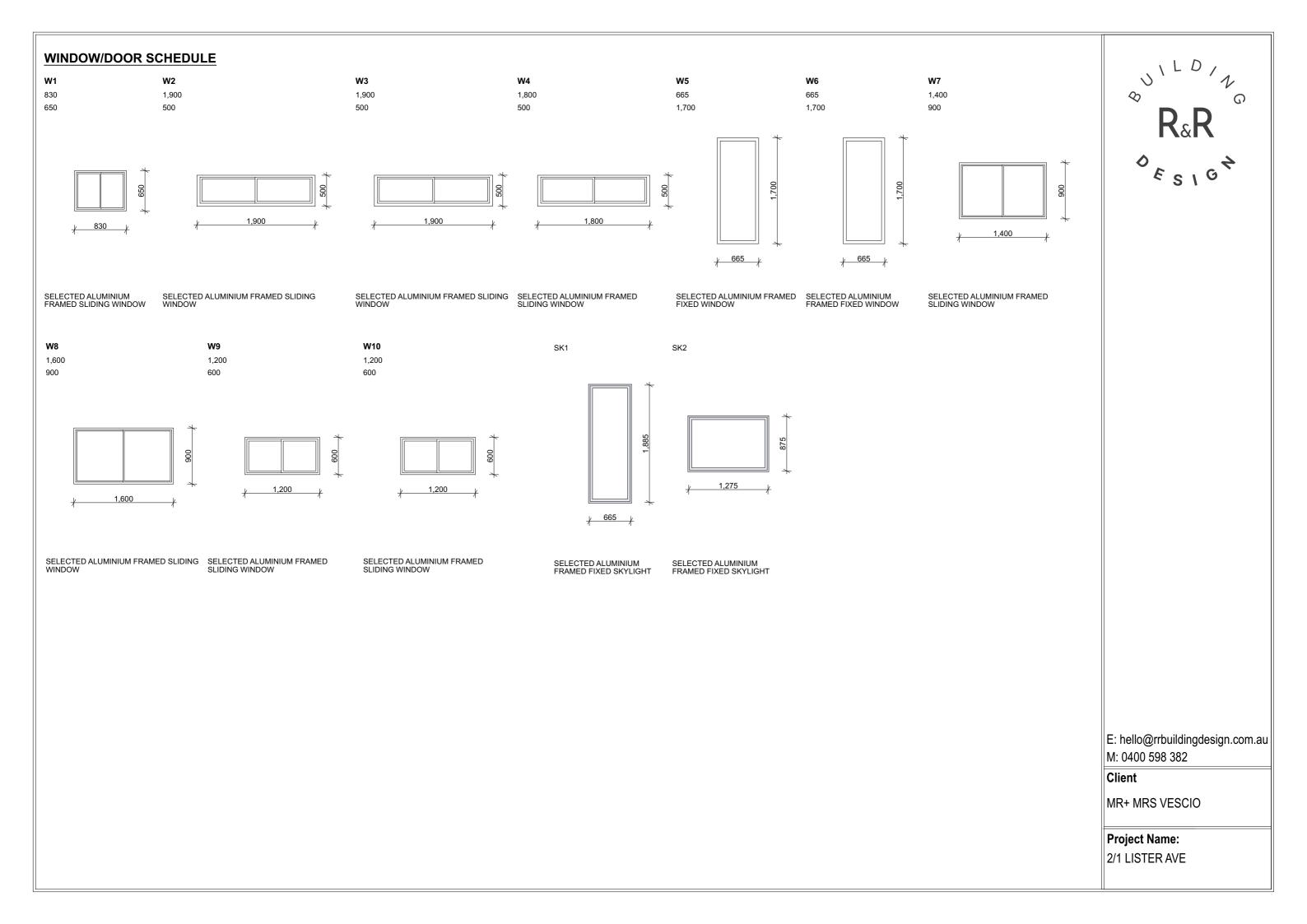
LADDING ON TIMBER FRAME NEERS DETAIL- PAINT FINISH MEET BASIX COMMITMENTS	R&R R&R Mobile: 0400 598 382 Email: hello@rbuildingdesign.com.au ABN:30 894 082 124
LINE SHOW N RED HATCHED R WINDOW/DOOR SCHEDULE	
SLAB TO ENGINEERS DETAIL	
MEET NCC/AUS STANDARDS	
SLAB TO ENGINEERS DETAIL	
	STEEL CONSTRUCTION/ROOF SHEETING
	INSULATED TIMBER FRAME CONSTRUCTION
	BRICKWORK/MASONRY CONSTRUCTION
MEET BASIX COMMITMENTS	DRAWING TITLE :
R WINDOW/DOOR SCHEDULE	NORTH + SOUTH ELEVATION
	DRAWING NO: DA 11
D MEET BASIX COMMITMENTS	CLIENT: MR+ MRS VESCIO PROJECT NAME : PROPOSED ALTERATIONS + ADDITIONS TO 2/1 LISTER AVENUE SEAFORTH
CLADDING ON TIMBER FRAME NEERS DETAIL- PAINT FINISH	NSW 2092 AUSTRALIA SP 36205
MON BRICK TO STRUCTURAL	CHECKED BY: Arianna Rosnell PLOT DATE: 20/3/2025
NEERS DETAIL- PAINT FINISH	PROJECT NO: 241230/DA
TIMBER ARBOR OVER ENTRY PLANTING TO GROW AROUND	PROJECT STATUS: DESIGN DEVELOPMENT SCALE. 1:100@A3
	DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION
MEET NCC/AUS STANDARDS SLAB TO ENGINEERS DETAIL	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. All boundaries and contours are subject to survey drawing W-01. All
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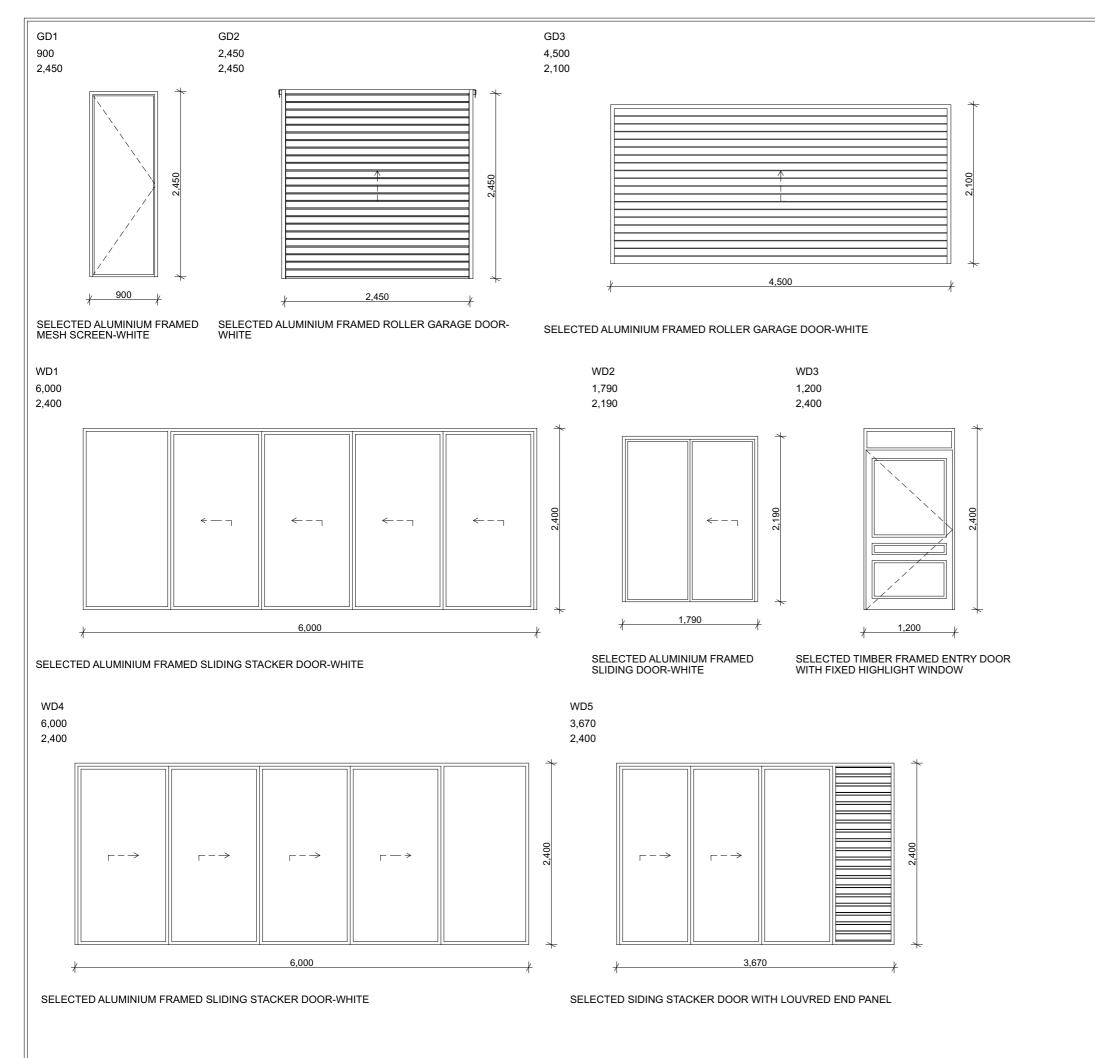


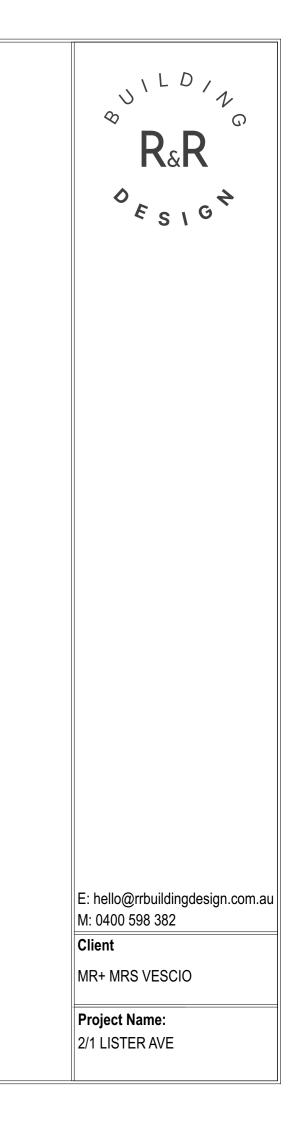
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R WINDOW/DOOR SCHEDULE	R
MEET BASIX COMMITMENTS	0 E C L G Y
DE BOUNDARY OF BALCONY	Mobile: 0400 598 382 Email: hello@rbuildingdesign.com.au ABN:30 894 082 124
LADDING ON TIMBER FRAME NEERS DETAIL- PAINT FINISH	_
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	INSULATED TIMBER FRAME CONSTRUCTION
	DRAWING TITLE :
WINDOW/DOOR SCHEDULE	EAST + WEST ELEVATION
RAMED ROOF STRUCTURE- MEET BASIX COMMITMENTS	drawing no: DA 12
	CLIENT:
PROPOSED ROOF SHEETING	MR+ MRS VESCIO
ADDING ON TIMBER FRAME NEERS DETAIL- PAINT FINISH	PROJECT NAME : PROPOSED ALTERATIONS + ADDITIONS TO 2/1 LISTER AVENUE SEAFORTH
D REPLACE WITH SELECTED	NSW 2092 AUSTRALIA SP 36205
O MATCH PROPOSED ROOF	CHECKED BY: Arianna Rosnell
	PLOT DATE: 20/3/2025
INE SHOW N RED HATCHED	PROJECT NO: 241230/DA
	PROJECT STATUS: DESIGN DEVELOPMENT SCALE. 1:100@A3
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SLAB TO ENGINEERS DETAIL	writing by R&R Building Design.
VER NEW LEVELLED EARTH	All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.
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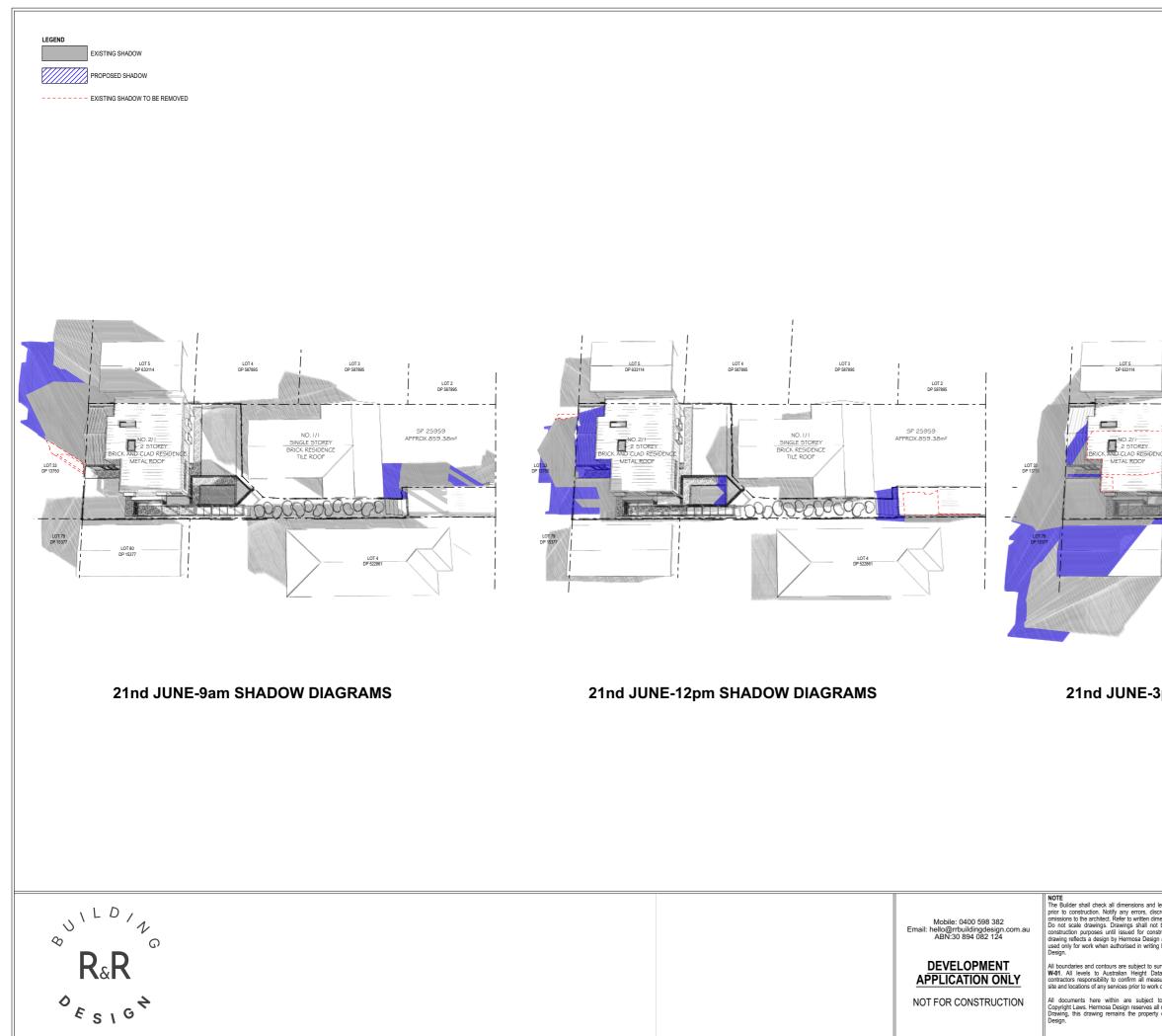


ROPOSED ROOF SHEETING WINDOW/DOOR SCHEDULE	$R_{\&}R$
RAMED ROOF STRUCTURE-	Mobile: 0400 598 382
MEET BASIX COMMITMENTS	Email: hello@rbuildingdesign.com.au ABN:30 894 082 124
INE SHOW N RED HATCHED	-
ADDING ON TIMBER FRAME EERS DETAIL- PAINT FINISH	
	TIMBER FRAME CONSTRUCTION
	STEEL CONSTRUCTION/ROOF SHEETING
	BRICKWORK/MASONRY CONSTRUCTION
	DRAWING TITLE : CARPORT ELEVATIONS
RAMED ROOF STRUCTURE- MEET BASIX COMMITMENTS	drawing no: DA 13
INE SHOW N RED HATCHED	
GUTTERS AND DOWNPIPES ROPOSED ROOF SHEETING	MR+ MRS VESCIO PROJECT NAME : PROPOSED ALTERATIONS + ADDITIONS TO 2/1 LISTER AVENUE SEAFORTH NSW 2092 AUSTRALIA SP 36205
_ _ _	CHECKED BY: Arianna Rosnell
	PLOT DATE: 20/3/2025 PROJECT NO: 241230/DA
	PROJECT STATUS: DESIGN DEVELOPMENT SCALE. 1:100@A3
ADDING ON TIMBER FRAME IEERS DETAIL- PAINT FINISH	DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION
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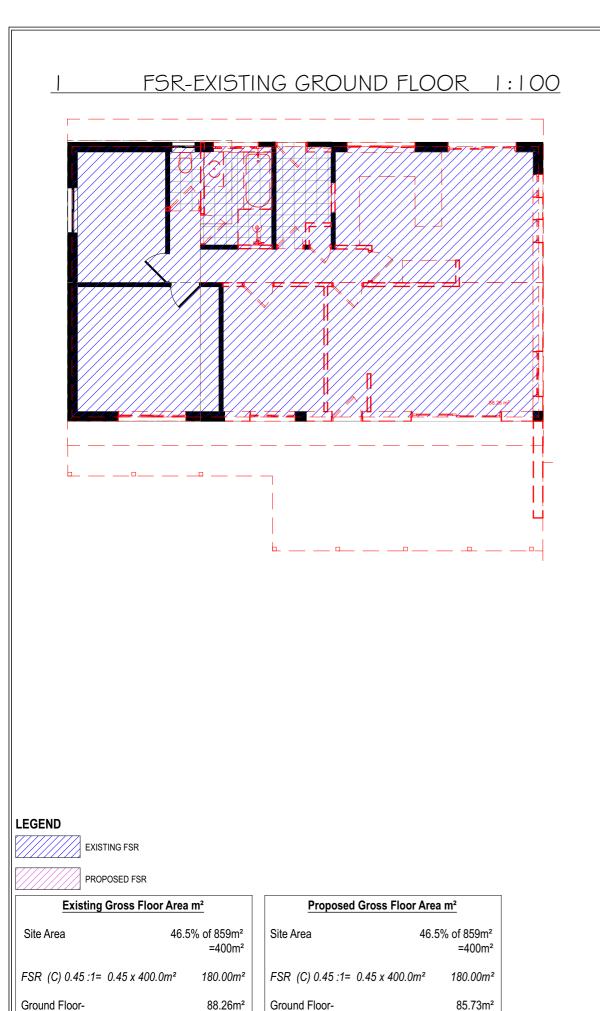








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First Floor-

Total Existing Gross floor area

0m²

88.26m²

First Floor-

Total Existing Gross floor area

76.00m²

161.73m²

2

