

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.

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	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 BASIX Certificate.
Refer to the CURRENT BASIX Certificate for Complete details.

WATER COMMITMENTS

Fixtures			
3 Star Shower Heads	3 Star Toilet	3 Star Kitchen Taps	3 Star Basin Taps

THERMAL COMFORT COMMITMENTS

Concrete slab	On ground floor – Nil insulation
Suspended floor	Open subfloor: framed (R0.70). R0.80 (down) (or R1.50 including construction)
External walls	Framed (weatherboard, fibro, metal clad) R1.30 (or R1.70 including construction)
External wall	Brick Veneer R1.16 (or R1.70 including construction)
Flat ceiling – Flat roof	Ceiling: R1.40 (up), Roof: foil backed blanket (55mm) – Light colour
Glazing –	Standard aluminium, single clear (or U-Value: 7.63, SHGC: 0.75)
Glazing –	Standard aluminium, single pyrolytic low-e (U-Value: 5.70, SHGC: 0.47)
Glazing –	Aluminium, single Lo-Tsol low-e (U-Value: 5.60, SHGC: 0.36)
Skylights –	Timber, low-E internal/argon fill/clear external (or U-Value: 2.90, SHGC: 0.456)

ENERGY COMMITMENTS

Artificial Lighting	Install a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps
Hot Water	Solar (electric boosted)

BUILDING

R&R

DESIGN

Mobile: 0400 598 382
Email: hello@rrbuildingdesign.com.au
ABN:30 894 082 124

DRAWING TITLE :
COVER PAGE

DRAWING NO:
DA 1

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

DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTE
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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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DRAWING TITLE :
EXTERNAL MOOD BOARD

DRAWING NO:
DA 2

CLIENT:
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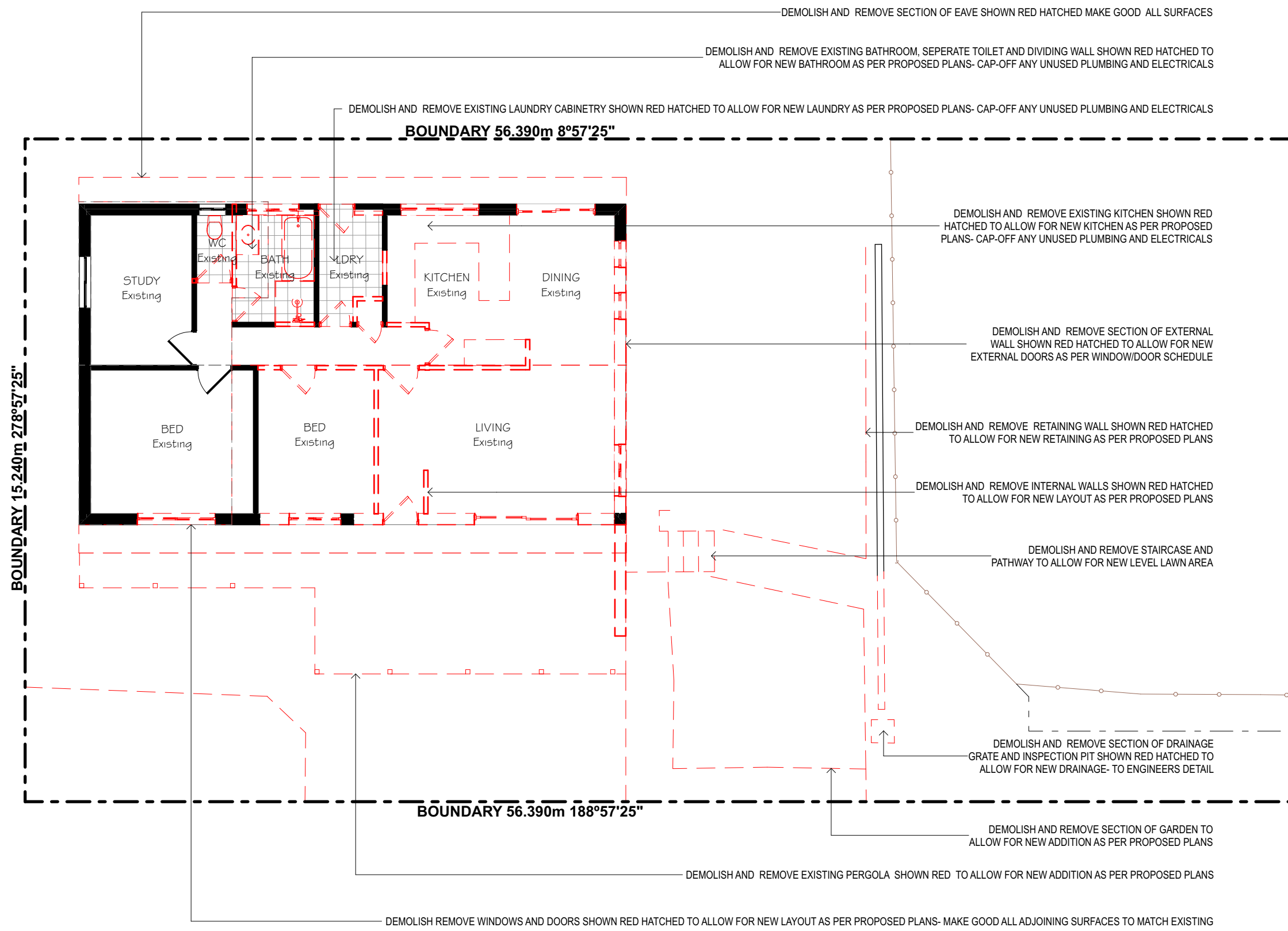
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EXISTING GROUND FLOOR PLAN 1:100

DRAWING TITLE :
EXISTING GROUND FLOOR PLAN

DRAWING NO:
DA 4

CLIENT:
MR+ MRS VESCIO

PROJECT NAME :
PROPOSED ALTERATIONS + ADDITIONS TO 2/1 LISTER AVENUE SEAFORTH NSW 2092 AUSTRALIA SP 36205

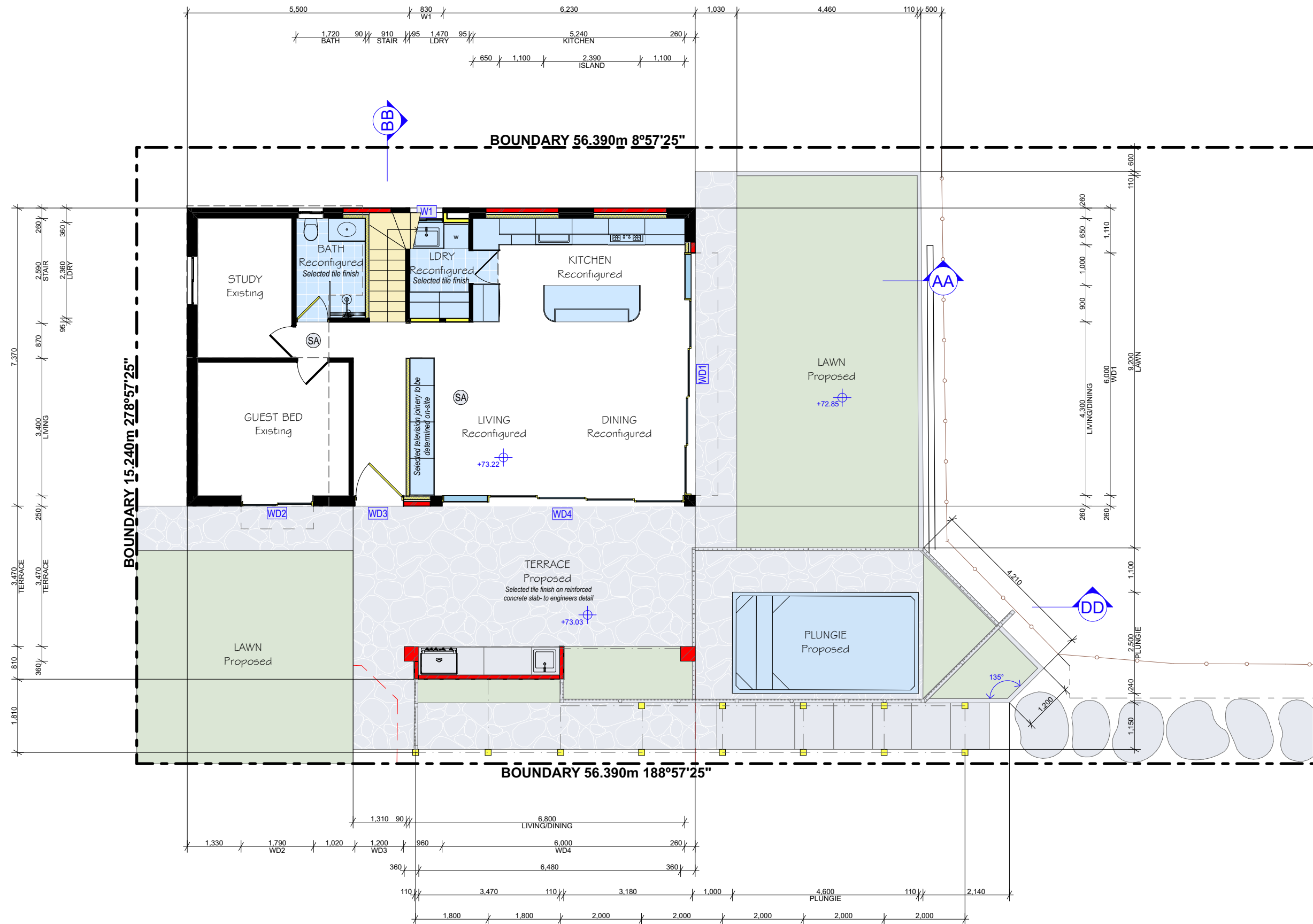
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PROJECT STATUS: DESIGN DEVELOPMENT
SCALE: 1:100@A3

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PROPOSED GROUND FLOOR PLAN 1:100

REINFORCED CONCRETE	
TIMBER FRAME CONSTRUCTION	
STEEL CONSTRUCTION/ROOF SHEETING	
INSULATED TIMBER FRAME CONSTRUCTION	
BRICKWORK/MASONRY CONSTRUCTION	

DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN

DRAWING NO:
DA 5

Project North

CLIENT:
MR+ MRS VESCIO

PROJECT NAME :
PROPOSED ALTERATIONS +
ADDITIONS TO
2/1 LISTER AVENUE SEAFORTH
NSW 2092 AUSTRALIA
SP 36205






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REINFORCED CONCRETE	
TIMBER FRAME CONSTRUCTION	
STEEL CONSTRUCTION/ROOF SHEETING	
INSULATED TIMBER FRAME CONSTRUCTION	
BRICKWORK/MASONRY CONSTRUCTION	

DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN

DRAWING NO:
DA 6



CLIENT:
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PROJECT NAME :
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2/1 LISTER AVENUE SEAFORTH
NSW 2092 AUSTRALIA
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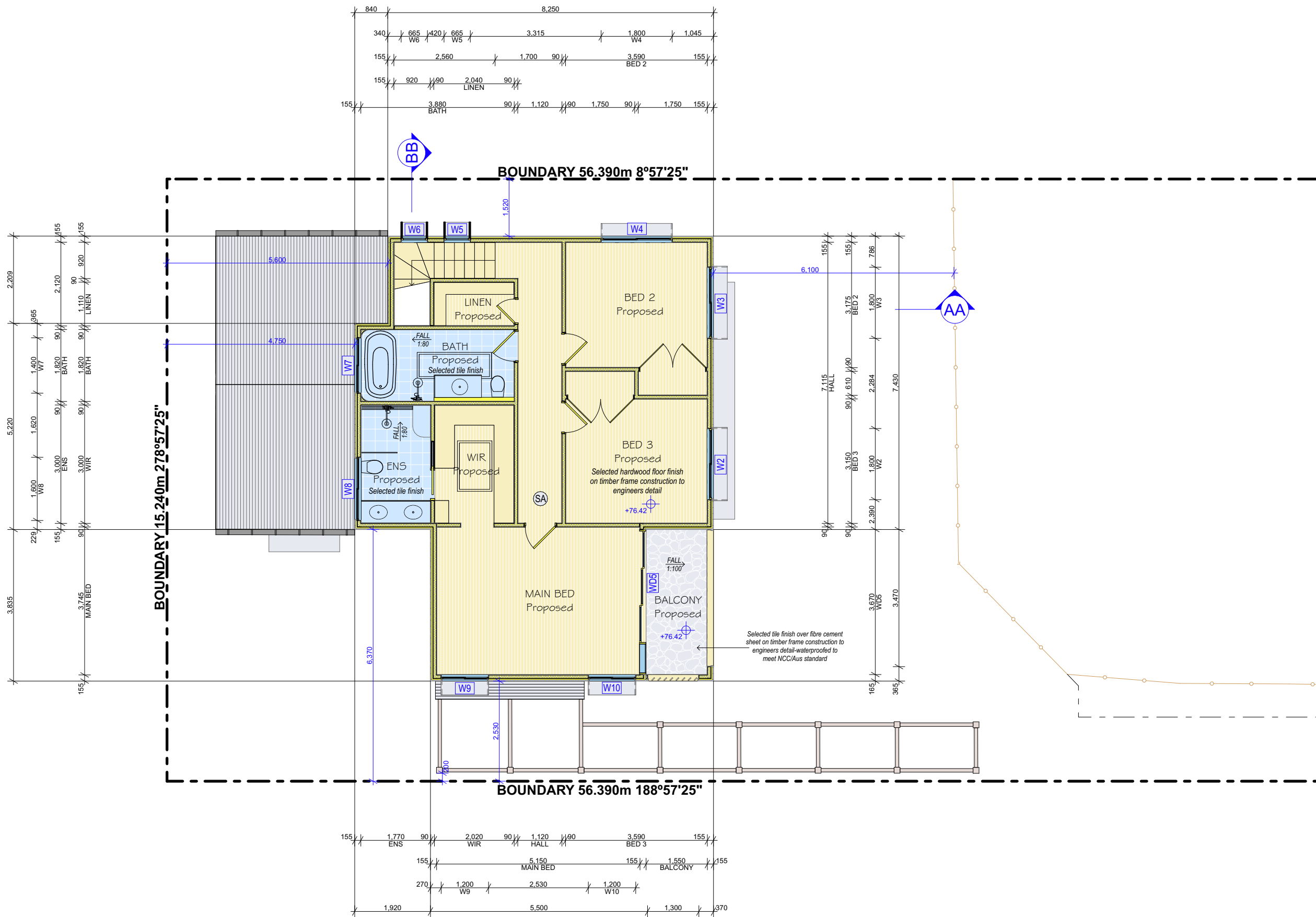
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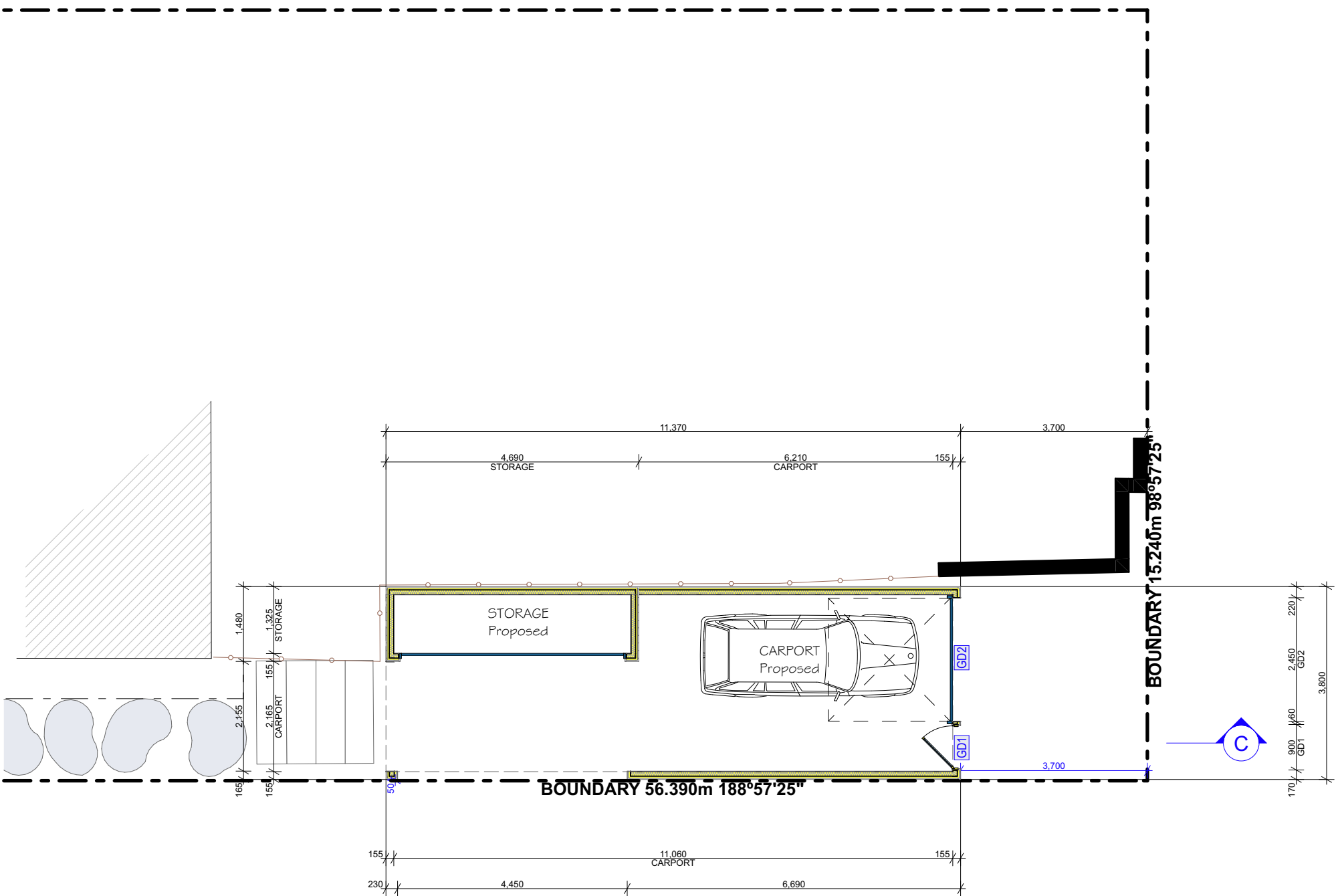
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- REINFORCED CONCRETE** 
- TIMBER FRAME CONSTRUCTION** 
- STEEL CONSTRUCTION/ROOF SHEETING** 
- INSULATED TIMBER FRAME CONSTRUCTION** 
- BRICKWORK/MASONRY CONSTRUCTION** 

DRAWING TITLE :
PROPOSED CARPORT PLAN

DRAWING NO:
DA 7


Project North

CLIENT:
MR+ MRS VESCIO

PROJECT NAME :
PROPOSED ALTERATIONS +
ADDITIONS TO
2/1 LISTER AVENUE SEAFORTH
NSW 2092 AUSTRALIA
SP 36205

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PROJECT STATUS: DESIGN DEVELOPMENT
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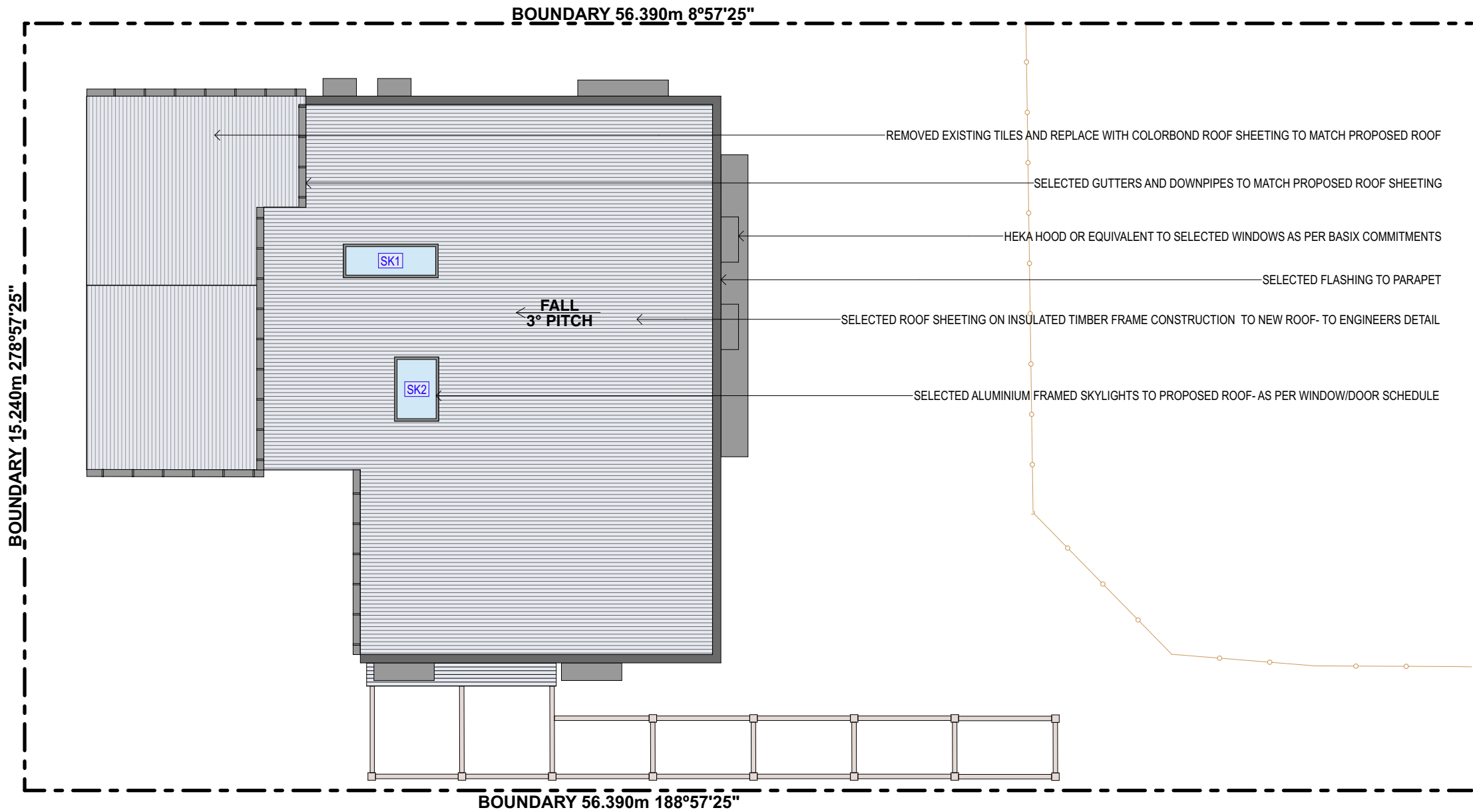
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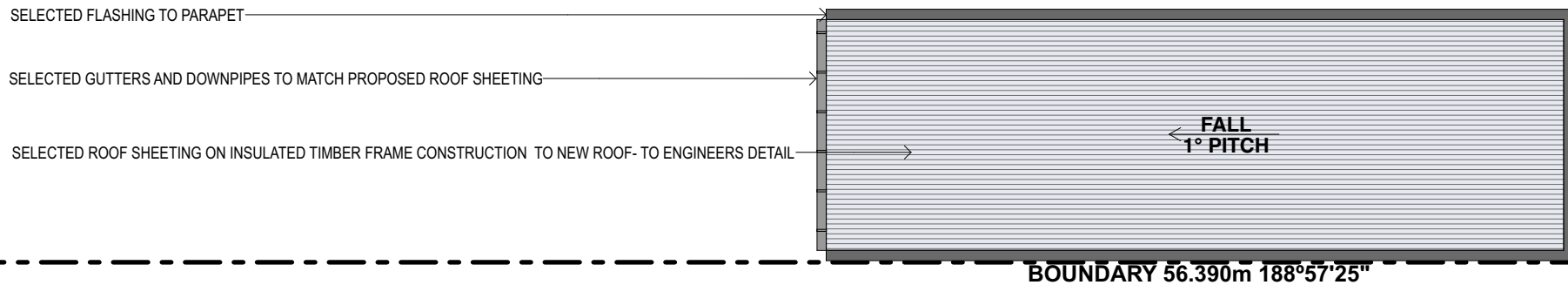
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1 PROPOSED CARPORT PLAN 1:100



PROPOSED ROOF PLAN

1:100



PROPOSED CARPORT ROOF PLAN

1:100



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REINFORCED CONCRETE	
TIMBER FRAME CONSTRUCTION	
STEEL CONSTRUCTION/ROOF SHEETING	
INSULATED TIMBER FRAME CONSTRUCTION	
BRICKWORK/MASONRY CONSTRUCTION	

DRAWING TITLE :
PROPOSED ROOF PLAN
DRAWING NO:
DA 8



CLIENT:
MR+ MRS VESCIO
PROJECT NAME :
PROPOSED ALTERATIONS +
ADDITIONS TO
2/1 LISTER AVENUE SEAFORTH
NSW 2092 AUSTRALIA
SP 36205

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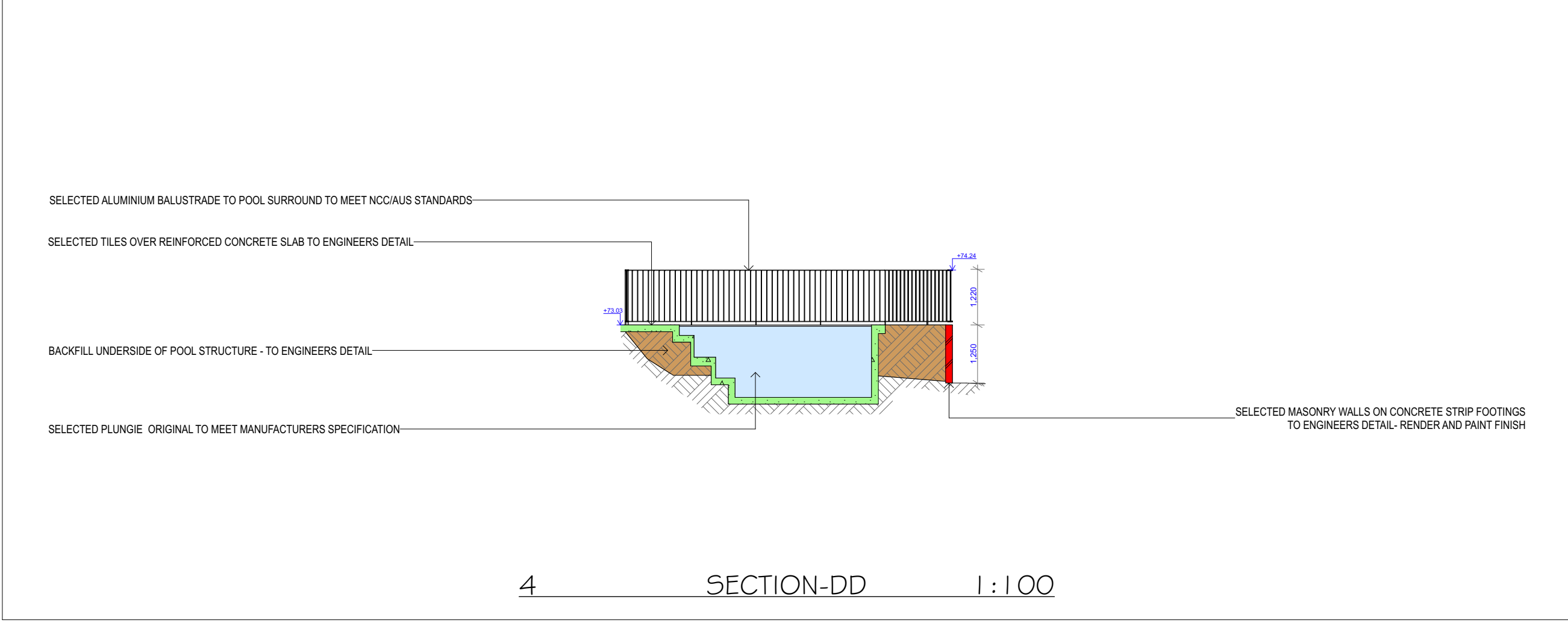
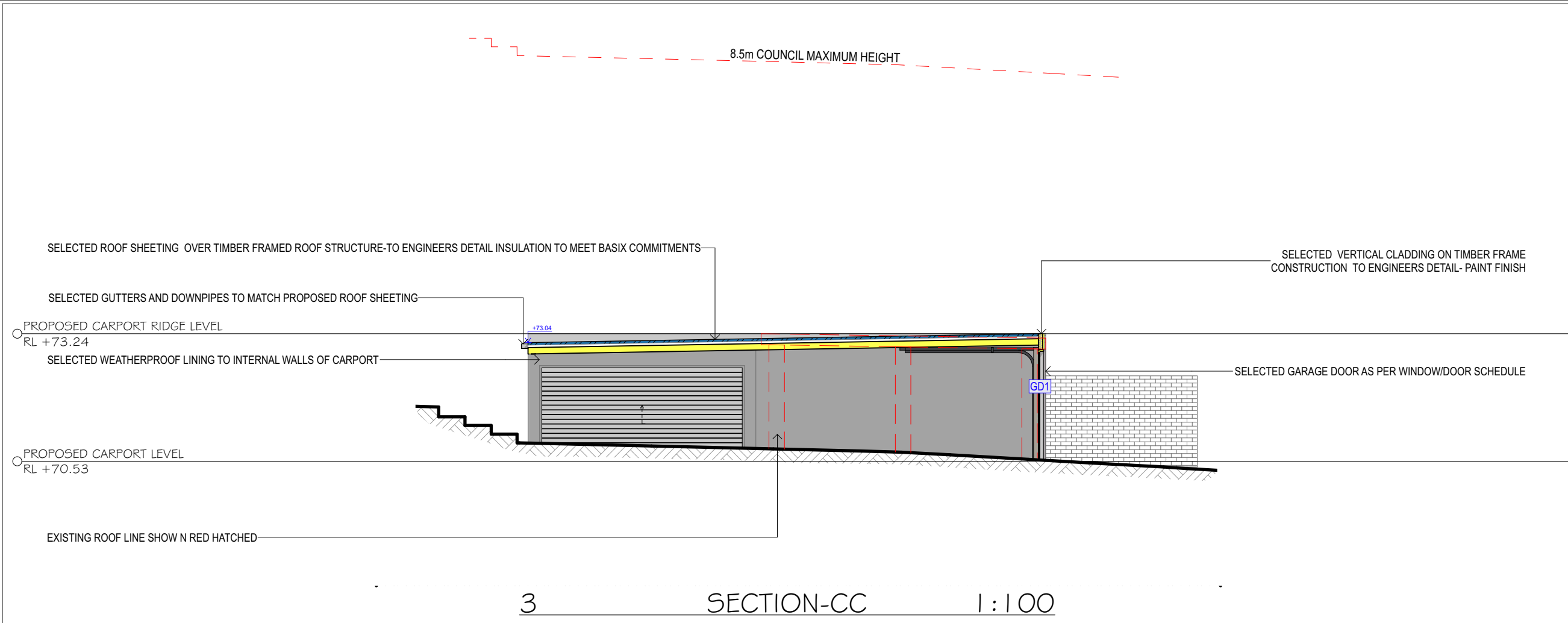
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REINFORCED CONCRETE [Pattern]

TIMBER FRAME CONSTRUCTION [Pattern]

STEEL CONSTRUCTION/ROOF SHEETING [Pattern]

INSULATED TIMBER FRAME CONSTRUCTION [Pattern]

BRICKWORK/MASONRY CONSTRUCTION [Pattern]

DRAWING TITLE :
SECTIONS

DRAWING NO:
DA 10

CLIENT:
MR+ MRS VESCIO

PROJECT NAME :
PROPOSED ALTERATIONS +
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2/1 LISTER AVENUE SEAFORTH
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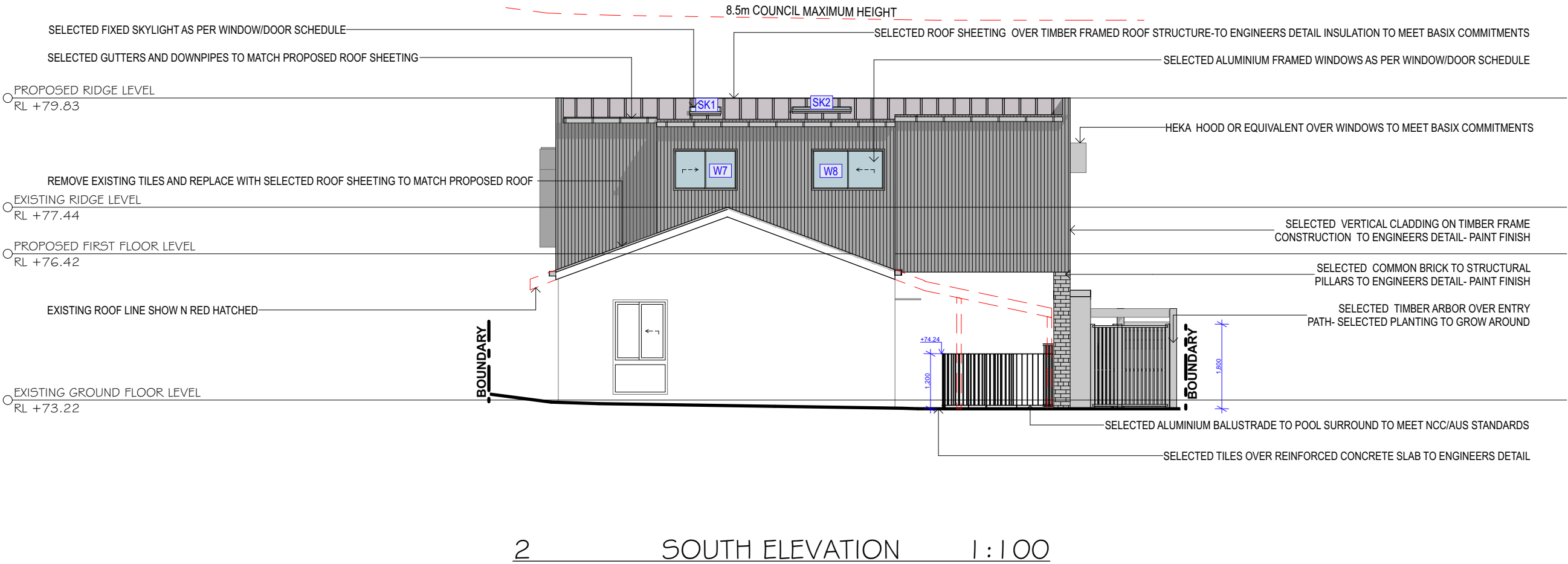
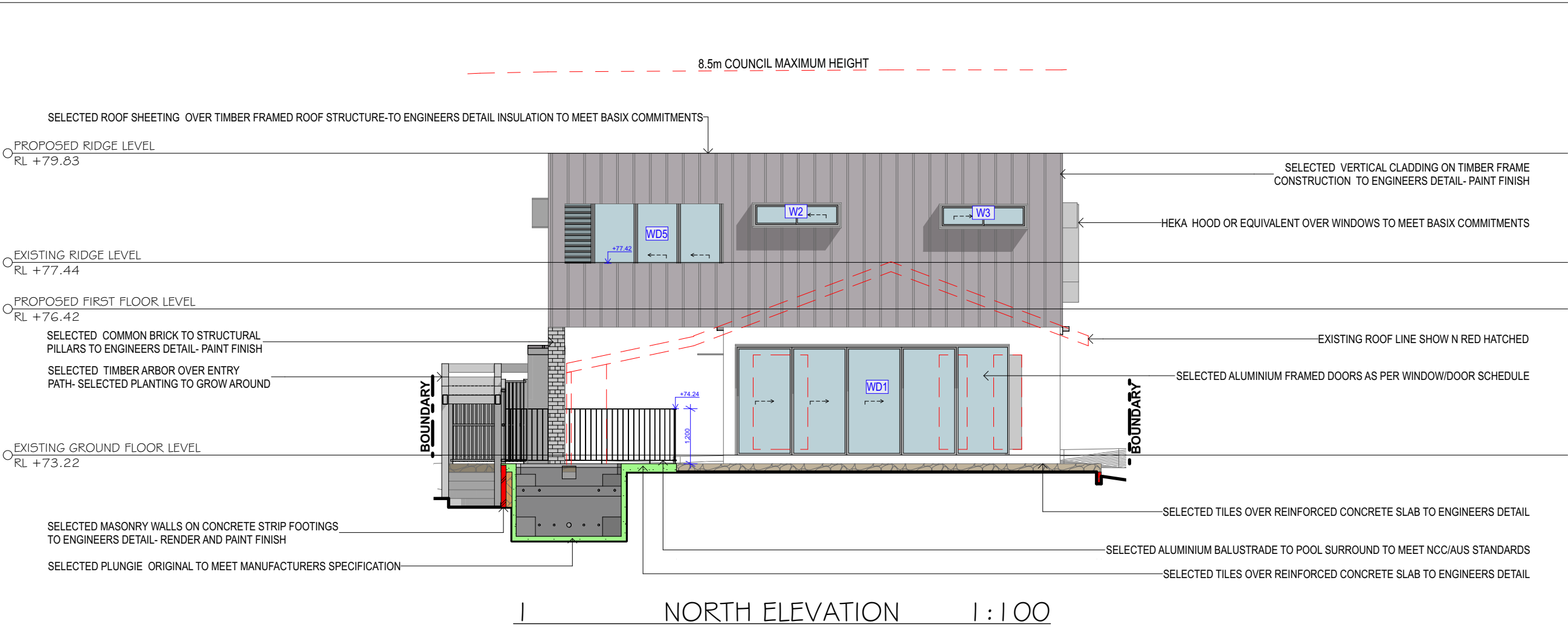
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BUILDING

R&R

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REINFORCED CONCRETE

TIMBER FRAME CONSTRUCTION

STEEL CONSTRUCTION/ROOF SHEETING

INSULATED TIMBER FRAME CONSTRUCTION

BRICKWORK/MASONRY CONSTRUCTION

DRAWING TITLE :

NORTH + SOUTH ELEVATION

DRAWING NO:

DA 11

CLIENT:

MR+ MRS VESCIO

PROJECT NAME :

PROPOSED ALTERATIONS + ADDITIONS TO 2/1 LISTER AVENUE SEAFORTH NSW 2092 AUSTRALIA SP 36205

CHECKED BY:

20/3/2025

PLOT DATE:

241230/DA

PROJECT NO:

DESIGN DEVELOPMENT

PROJECT STATUS:

SCALE:

1:100@A3

DEVELOPMENT APPLICATION ONLY

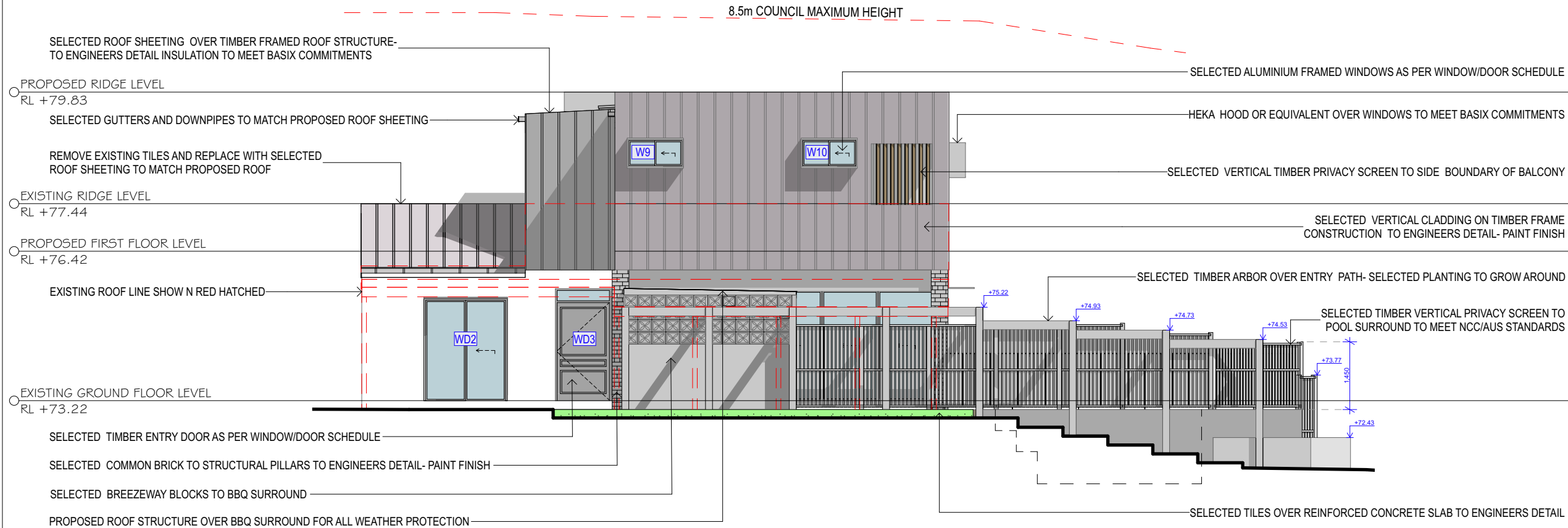
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NOTE

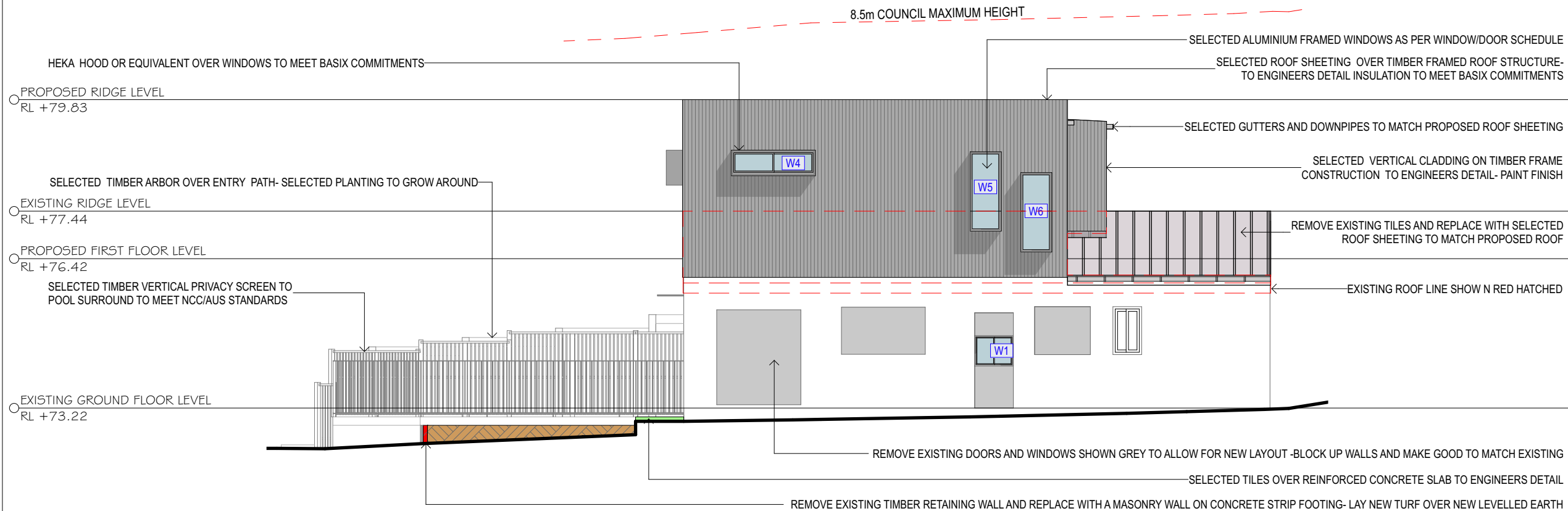
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3 EAST ELEVATION 1:100



4 WEST ELEVATION 1:100

REINFORCED CONCRETE	
TIMBER FRAME CONSTRUCTION	
STEEL CONSTRUCTION/ROOF SHEETING	
INSULATED TIMBER FRAME CONSTRUCTION	
BRICKWORK/MASONRY CONSTRUCTION	

DRAWING TITLE :
EAST + WEST ELEVATION

DRAWING NO :
DA 12

CLIENT:
MR+ MRS VESCIO

PROJECT NAME :
PROPOSED ALTERATIONS +
ADDITIONS TO
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NSW 2092 AUSTRALIA
SP 36205

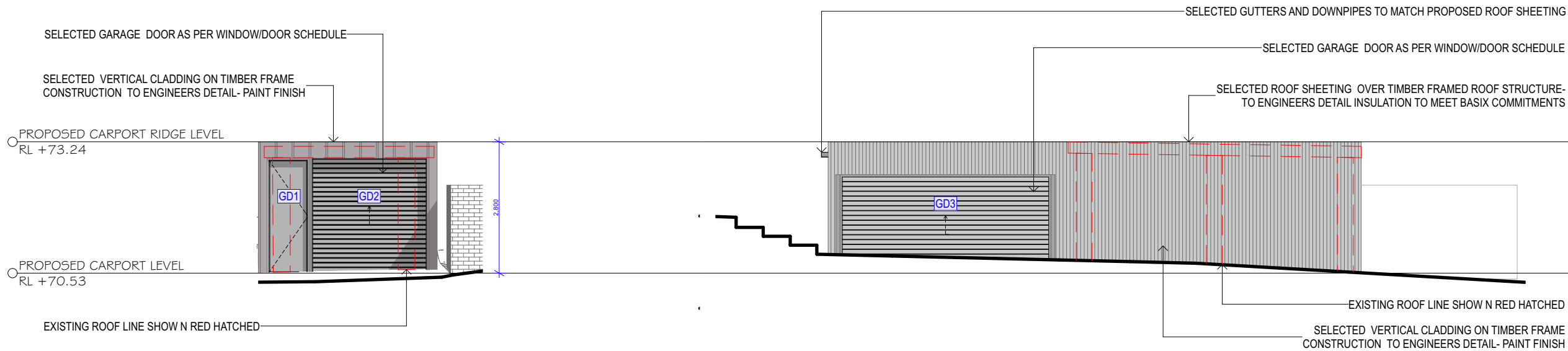
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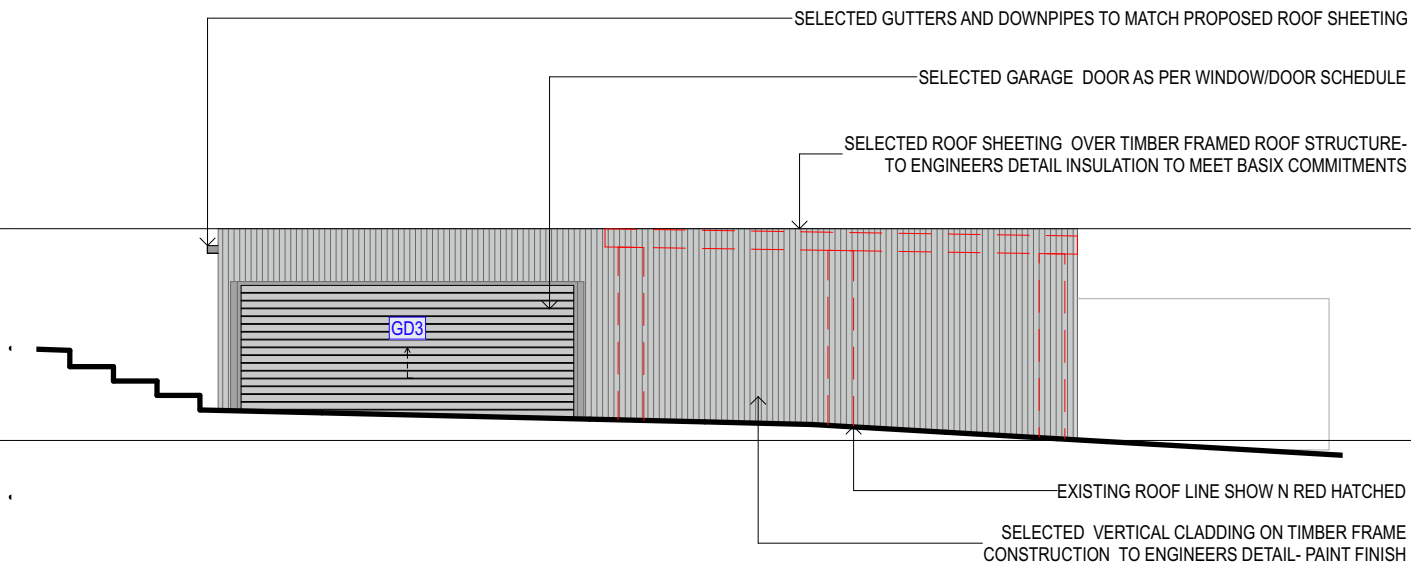
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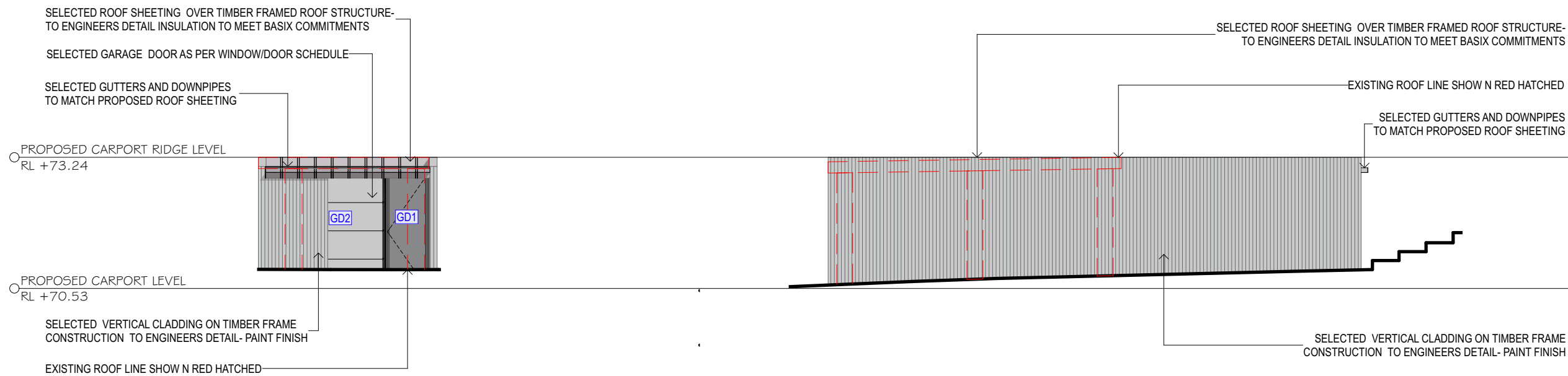
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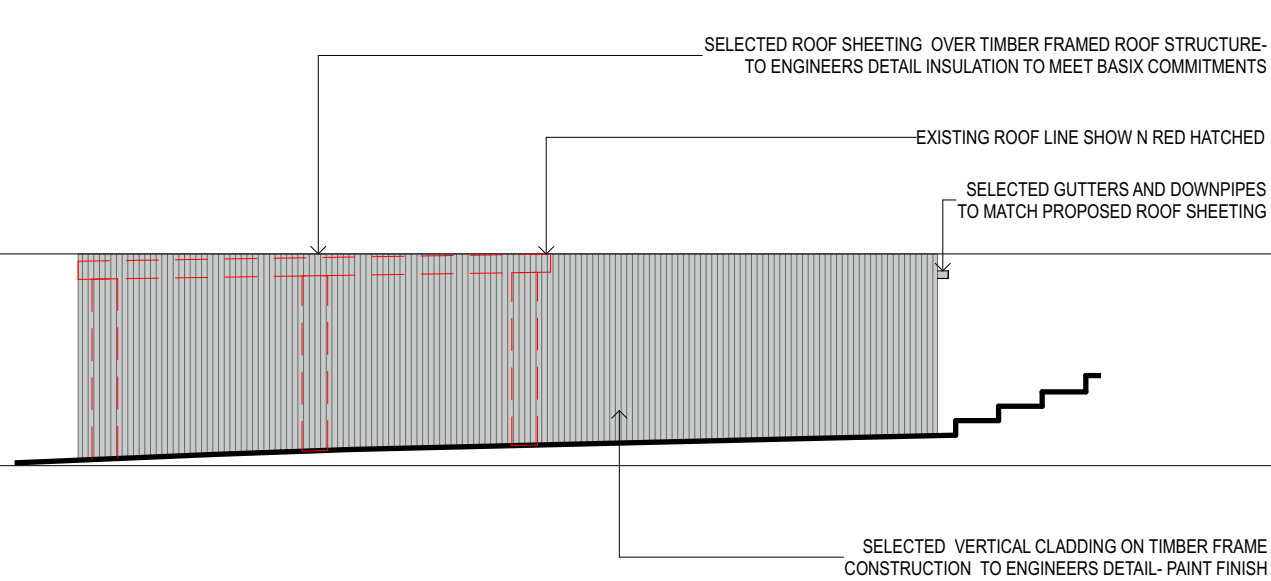
1 CARPORT-NORTH ELEVATION 1:100



3 CARPORT- EAST ELEVATION 1:100



2 CARPORT- SOUTH ELEVATION 1:100



4 CARPORT- WEST ELEVATION 1:100

REINFORCED CONCRETE	
TIMBER FRAME CONSTRUCTION	
STEEL CONSTRUCTION/ROOF SHEETING	
INSULATED TIMBER FRAME CONSTRUCTION	
BRICKWORK/MASONRY CONSTRUCTION	

DRAWING TITLE :

CARPORT ELEVATIONS

DRAWING NO:

DA 13

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

DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

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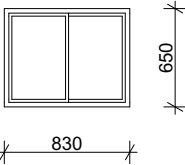
All boundaries and contours are subject to survey drawing **W-01**. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

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WINDOW/DOOR SCHEDULE

W1

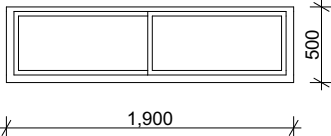
830
650



SELECTED ALUMINIUM
FRAMED SLIDING WINDOW

W2

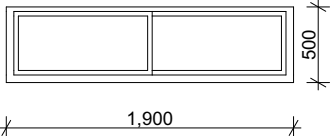
1,900
500



SELECTED ALUMINIUM FRAMED SLIDING
WINDOW

W3

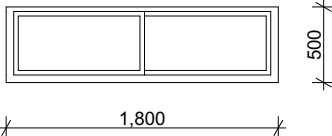
1,900
500



SELECTED ALUMINIUM FRAMED SLIDING
WINDOW

W4

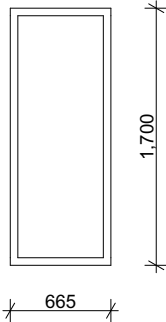
1,800
500



SELECTED ALUMINIUM FRAMED
SLIDING WINDOW

W5

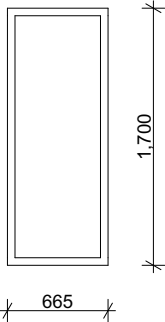
665
1,700



SELECTED ALUMINIUM FRAMED
FIXED WINDOW

W6

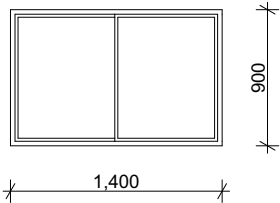
665
1,700



SELECTED ALUMINIUM
FRAMED FIXED WINDOW

W7

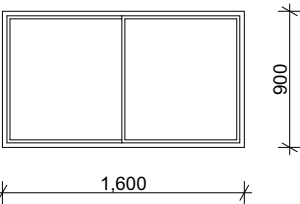
1,400
900



SELECTED ALUMINIUM FRAMED
SLIDING WINDOW

W8

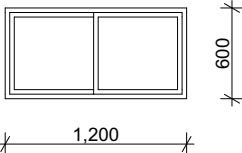
1,600
900



SELECTED ALUMINIUM FRAMED SLIDING
WINDOW

W9

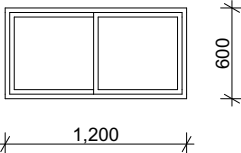
1,200
600



SELECTED ALUMINIUM FRAMED
SLIDING WINDOW

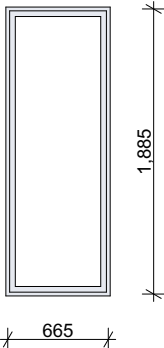
W10

1,200
600



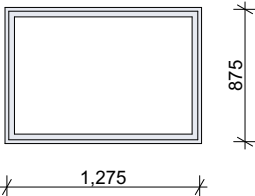
SELECTED ALUMINIUM FRAMED
SLIDING WINDOW

SK1



SELECTED ALUMINIUM
FRAMED FIXED SKYLIGHT

SK2



SELECTED ALUMINIUM
FRAMED FIXED SKYLIGHT

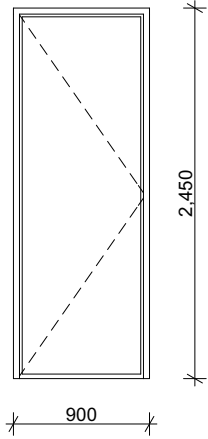


E: hello@rrbuildingdesign.com.au
M: 0400 598 382

Client
MR+ MRS VESCIO

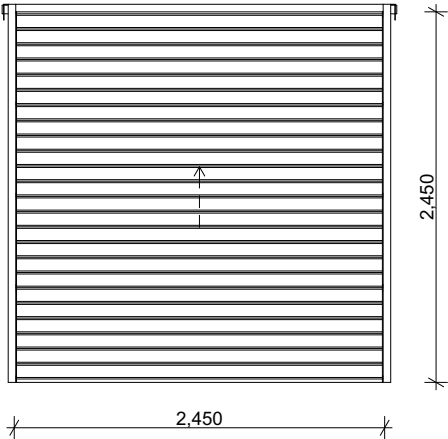
Project Name:
2/1 LISTER AVE

GD1
900
2,450



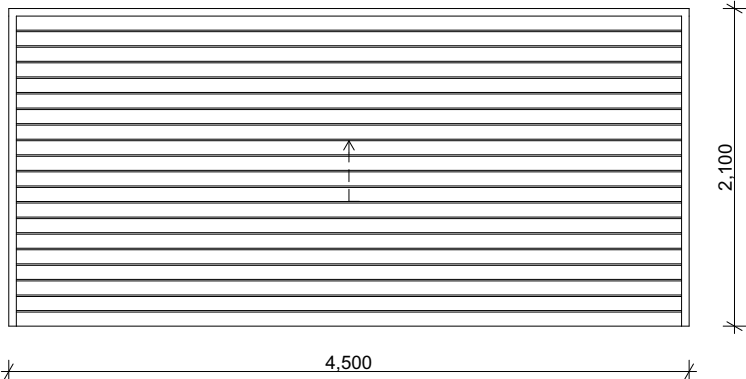
SELECTED ALUMINIUM FRAMED
MESH SCREEN-WHITE

GD2
2,450
2,450



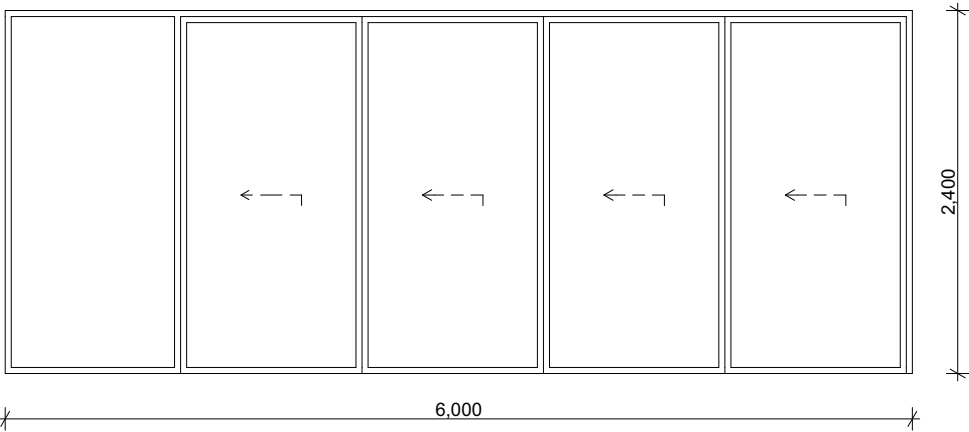
SELECTED ALUMINIUM FRAMED ROLLER GARAGE DOOR-
WHITE

GD3
4,500
2,100



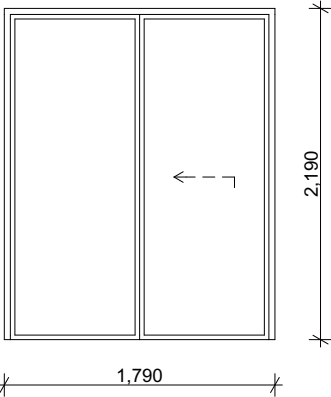
SELECTED ALUMINIUM FRAMED ROLLER GARAGE DOOR-WHITE

WD1
6,000
2,400



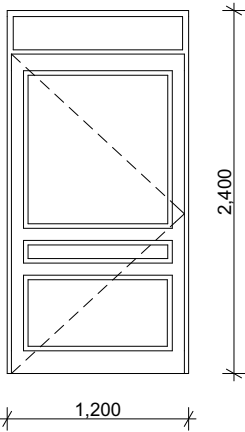
SELECTED ALUMINIUM FRAMED SLIDING STACKER DOOR-WHITE

WD2
1,790
2,190



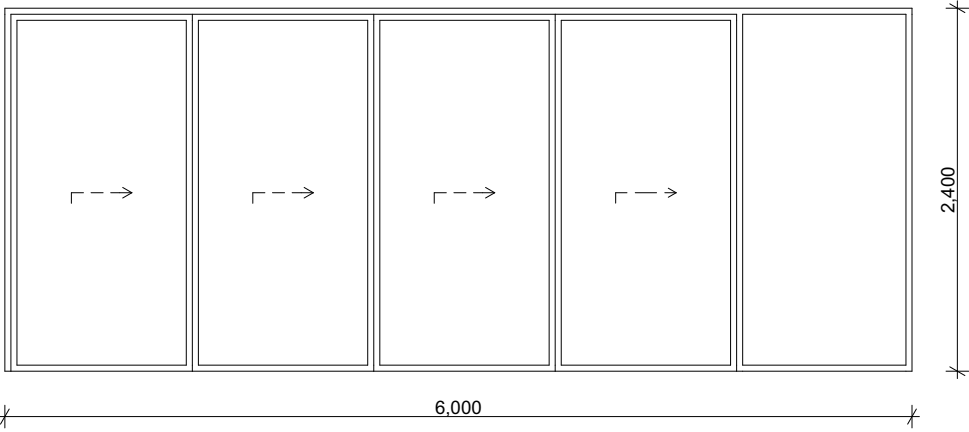
SELECTED ALUMINIUM FRAMED
SLIDING DOOR-WHITE

WD3
1,200
2,400



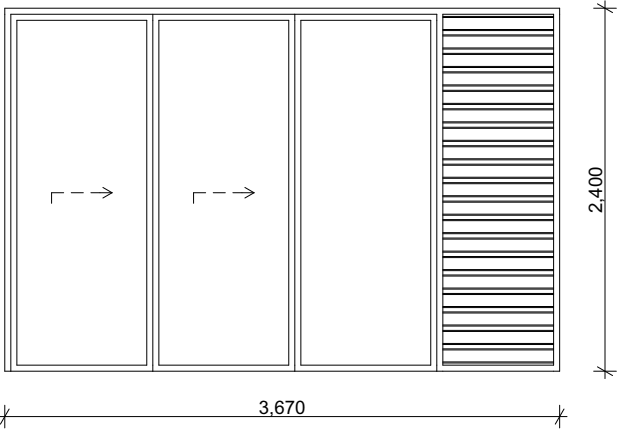
SELECTED TIMBER FRAMED ENTRY DOOR
WITH FIXED HIGHLIGHT WINDOW

WD4
6,000
2,400



SELECTED ALUMINIUM FRAMED SLIDING STACKER DOOR-WHITE

WD5
3,670
2,400



SELECTED SIDING STACKER DOOR WITH LOUVRED END PANEL



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Client
MR+ MRS VESCIO

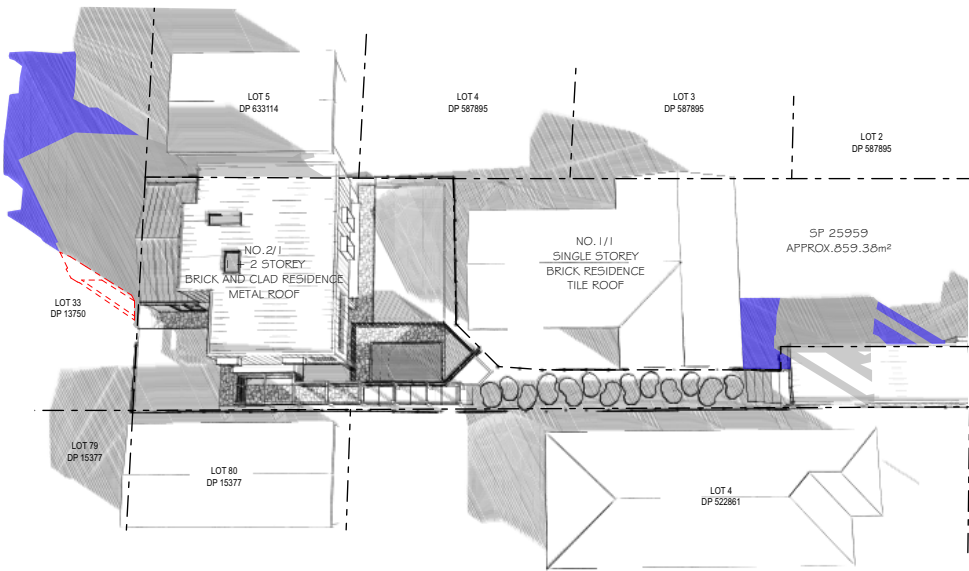
Project Name:
2/1 LISTER AVE

LEGEND

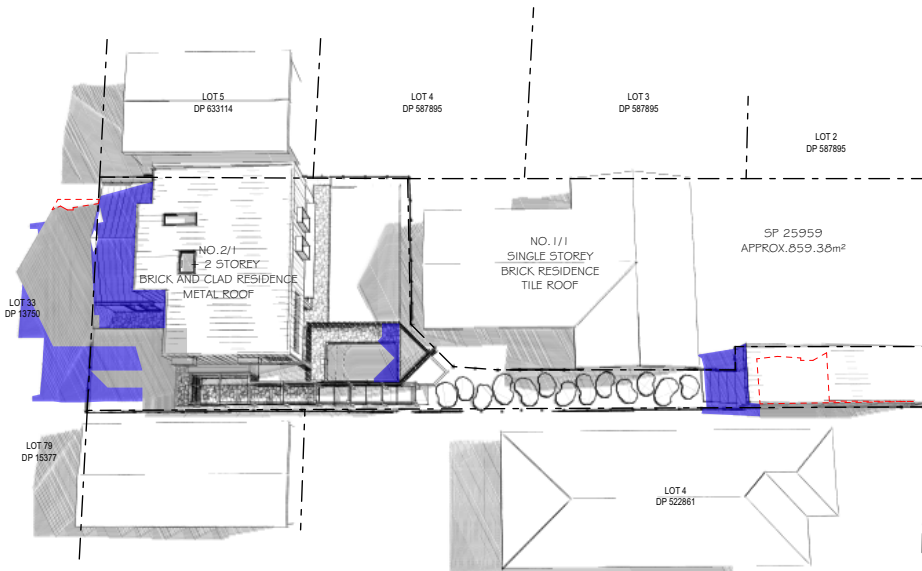
EXISTING SHADOW

PROPOSED SHADOW

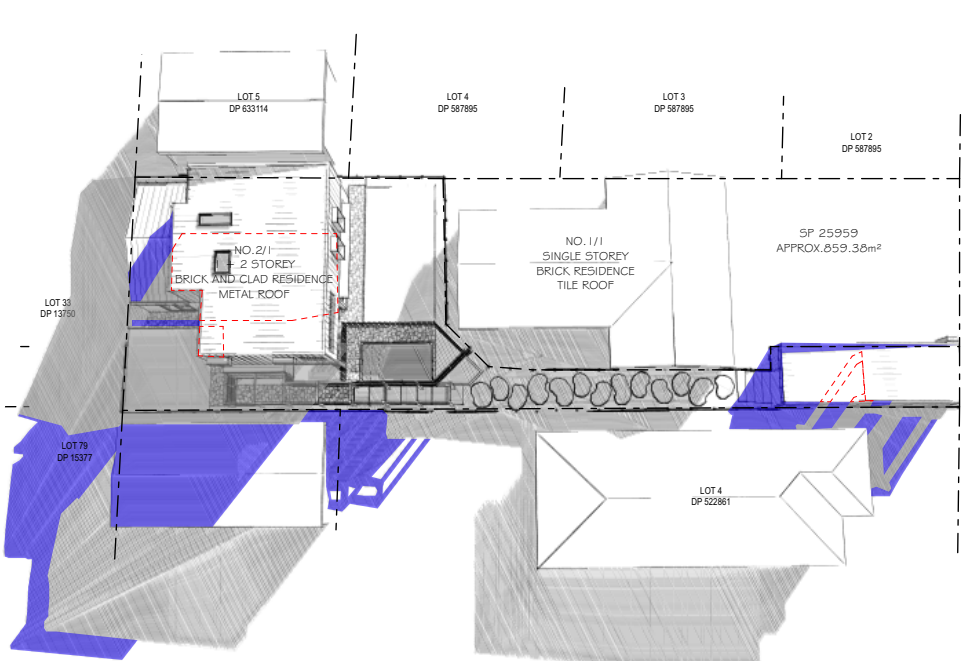
EXISTING SHADOW TO BE REMOVED



21nd JUNE-9am SHADOW DIAGRAMS



21nd JUNE-12pm SHADOW DIAGRAMS



21nd JUNE-3pm SHADOW DIAGRAMS



Mobile: 0400 598 382
Email: hello@rrbuildingdesign.com.au
ABN:30 894 082 124

**DEVELOPMENT
APPLICATION ONLY**

NOT FOR CONSTRUCTION

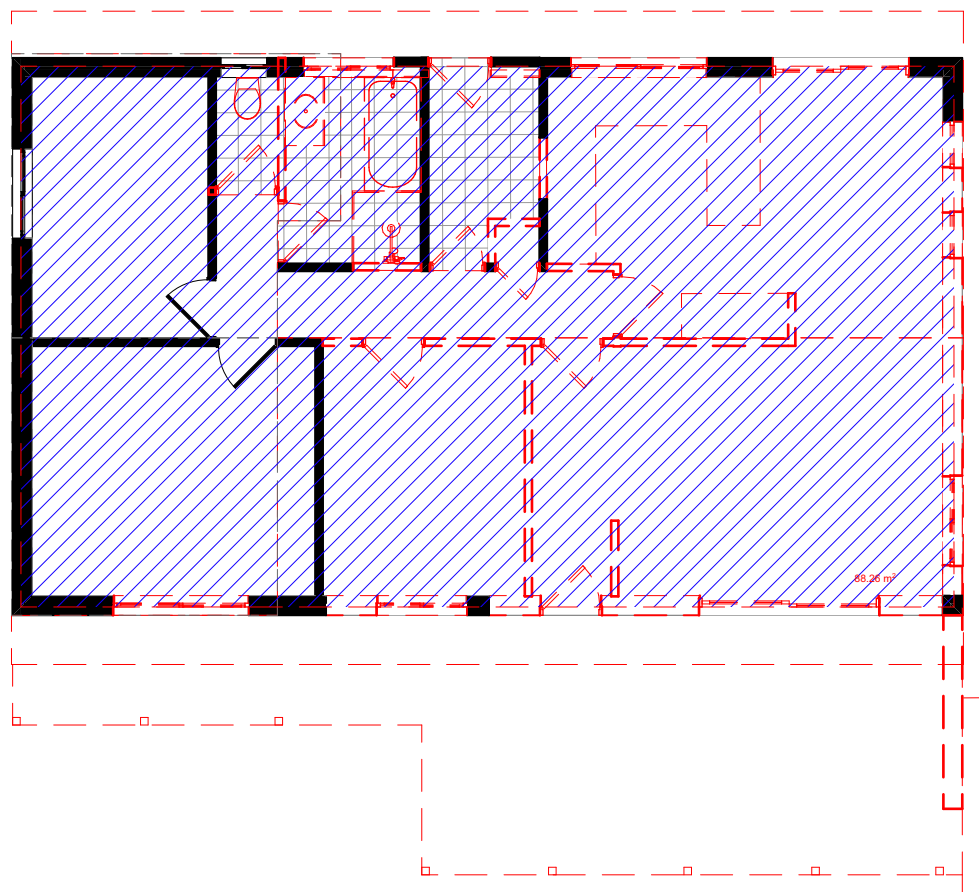
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Project North:
Drawn | Checked
Plot Date:
Project NO.
Project Status
Client
Site:

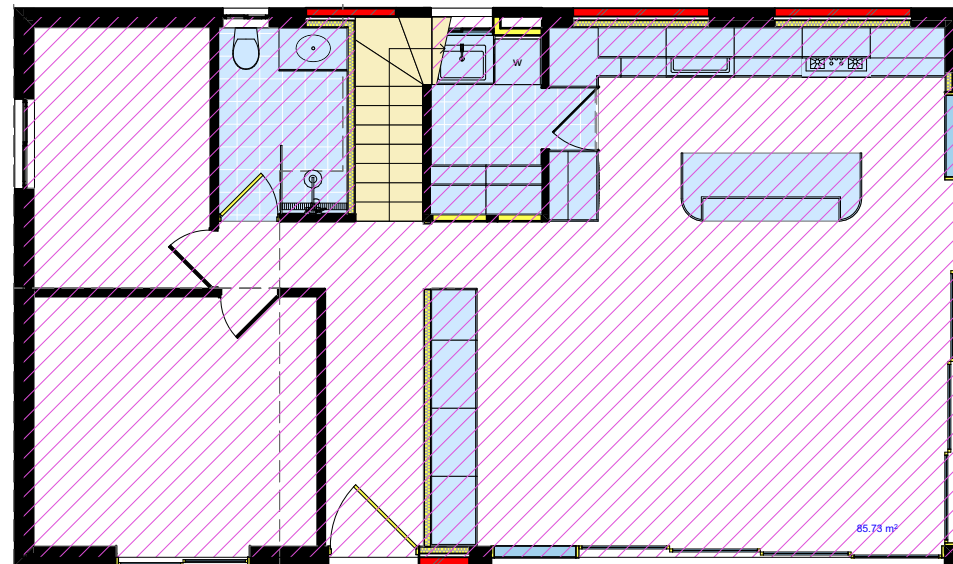
Arianna Rosnell
20/3/2025
241230/DA
Design Development
MR + MRS VESCIO
2/1 LISTER AVENUE SEAFORTH NSW
2092 AUSTRALIA
SP 36205

DRAWING TITLE :
SHADOW DIAGRAMS
PROJECT NAME :
2/1 LISTER AVE
DRAWING NO.
DA 16
Plot Date:
20/3/2025

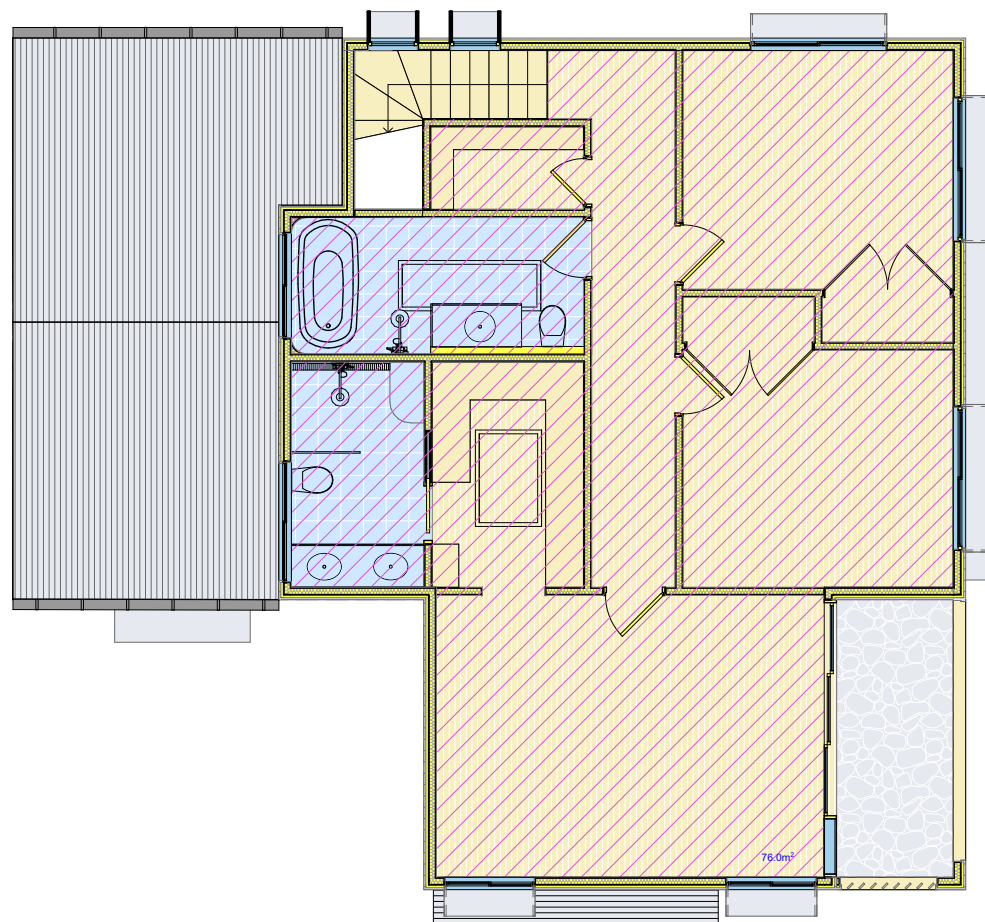
1 FSR-EXISTING GROUND FLOOR 1:100



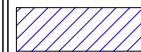

2 FSR-PROPOSED GROUND FLOOR 1:100



3 FSR-PROPOSED FIRST FLOOR 1:100



LEGEND

	EXISTING FSR
	PROPOSED FSR

Existing Gross Floor Area m²		Proposed Gross Floor Area m²	
Site Area	46.5% of 859m² =400m²	Site Area	46.5% of 859m² =400m²
FSR (C) 0.45 :1= 0.45 x 400.0m²	180.00m²	FSR (C) 0.45 :1= 0.45 x 400.0m²	180.00m²
Ground Floor-	88.26m²	Ground Floor-	85.73m²
First Floor-	0m²	First Floor-	76.00m²
Total Existing Gross floor area	88.26m²	Total Existing Gross floor area	161.73m²



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REINFORCED CONCRETE



TIMBER FRAME CONSTRUCTION



STEEL CONSTRUCTION/ROOF SHEETING



INSULATED TIMBER FRAME CONSTRUCTION



BRICKWORK/MASONRY CONSTRUCTION



DRAWING TITLE :
FLOOR SPACE RATIO

DRAWING NO:
DA 17



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, 1:200@A3

DEVELOPMENT APPLICATION ONLY
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