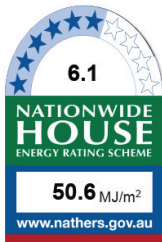


# DEVELOPMENT APPLICATION

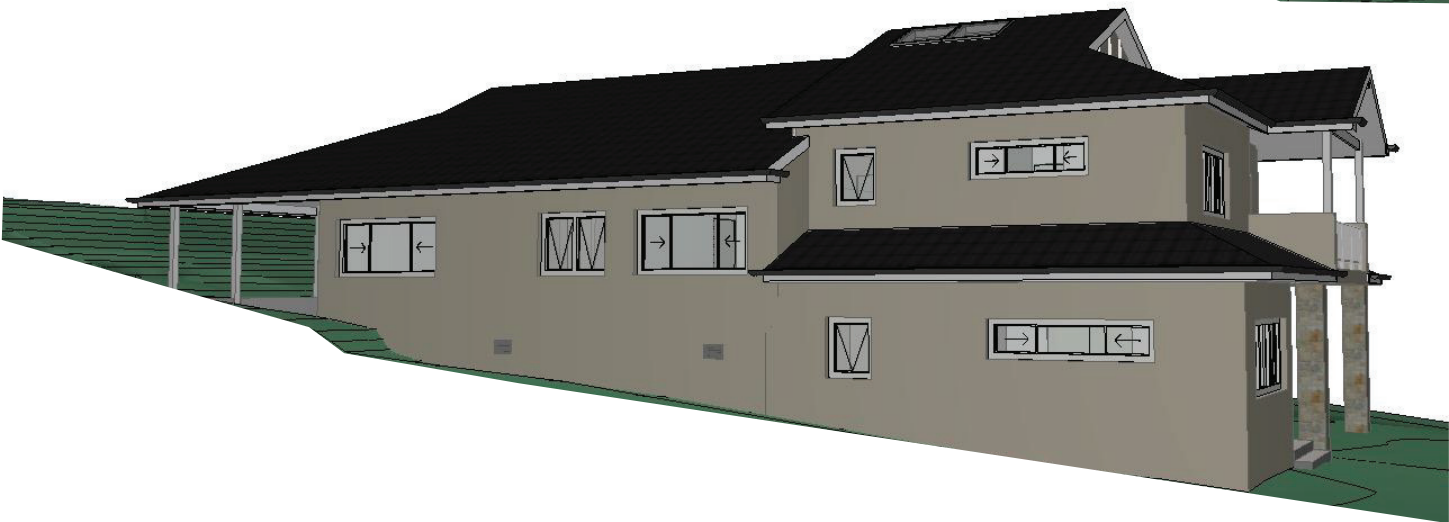
## NEW RESIDENTIAL DWELLING No. 57 MACMILLAN STREET, SEAFORTH



Certificate no.: 0004179107  
Assessor Name: Tracey Cools  
Accreditation no.: VIC/BDV/12/1473  
Certificate date: 02 Sep 2019  
Dwelling Address: 57 MacMillan Street  
Seaforth, NSW  
2092  
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### ARTISTS IMPRESSIONS



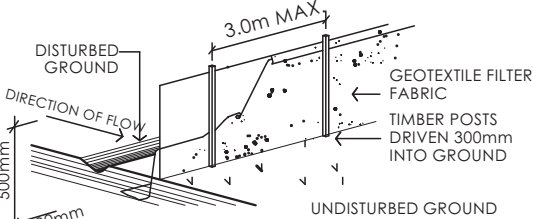
DRAWING INDEX		
DRAWING #	DRAWING NAME	REVISION
1	COVER PAGE	a
2	SITE PLAN + SITE ANALYSIS PLAN	a
3	LOWER FLOOR PLAN	a
4	UPPER FLOOR PLAN	a
5	ELEVATIONS	a
6	ELEVATIONS	a
7	SECTIONS	a
8	SHADOW DIAGRAMS AT 9AM	a
9	SHADOW DIAGRAMS AT 12PM	a
10	SHADOW DIAGRAMS AT 3PM	a
11	LANDSCAPE PLAN	a

Friday, 13 September 2019



SITE CALCULATIONS

SITE AREA	726.13 m <sup>2</sup>
OPEN SPACE AREA	<b>53.17%</b> 386.10 m <sup>2</sup>
<b>FSR RESIDENCE</b>	<b>0.39: 1</b>
PROPOSED LIVING AREA	248.85 m <sup>2</sup>
PROPOSED DECK AREAS	50.45 m <sup>2</sup>
PROPOSED GARAGE	40.80 m <sup>2</sup>
EXISTING APPROVED SECONDARY DWELLING	60.00 m <sup>2</sup>



SEDIMENT FENCE  
N.T.S

SEDIMENT CONTROL NOTES

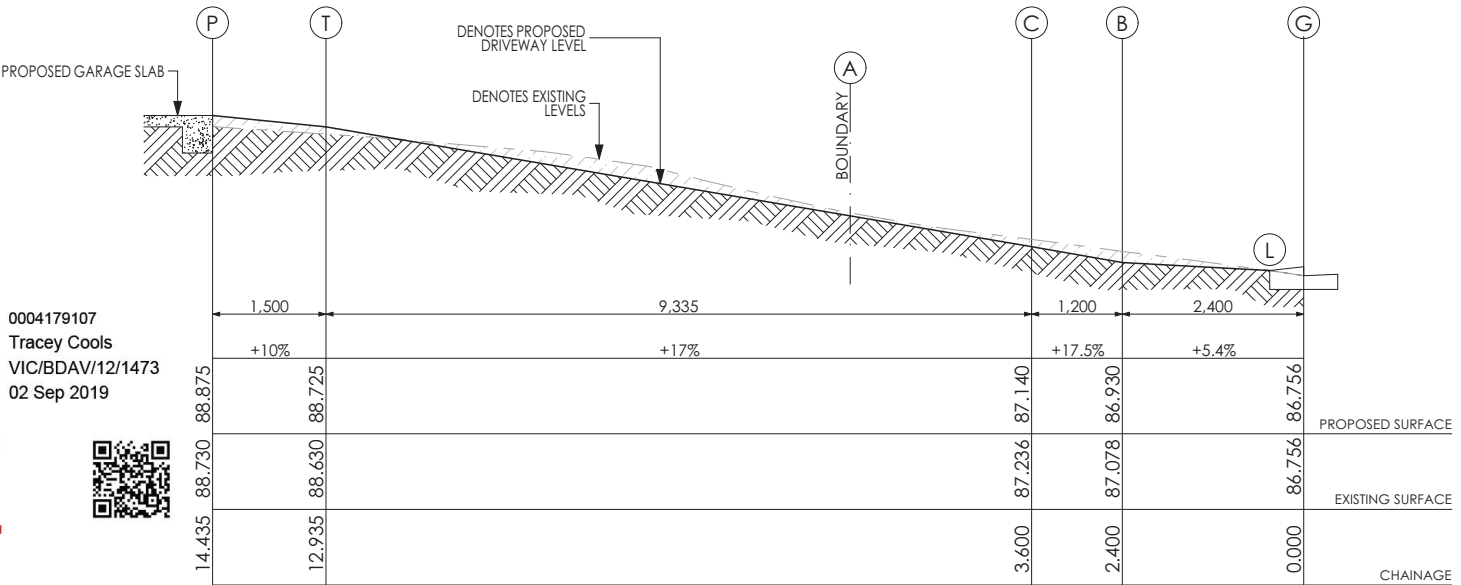
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO COUNCIL REQUIREMENTS.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

SITE NOTES:

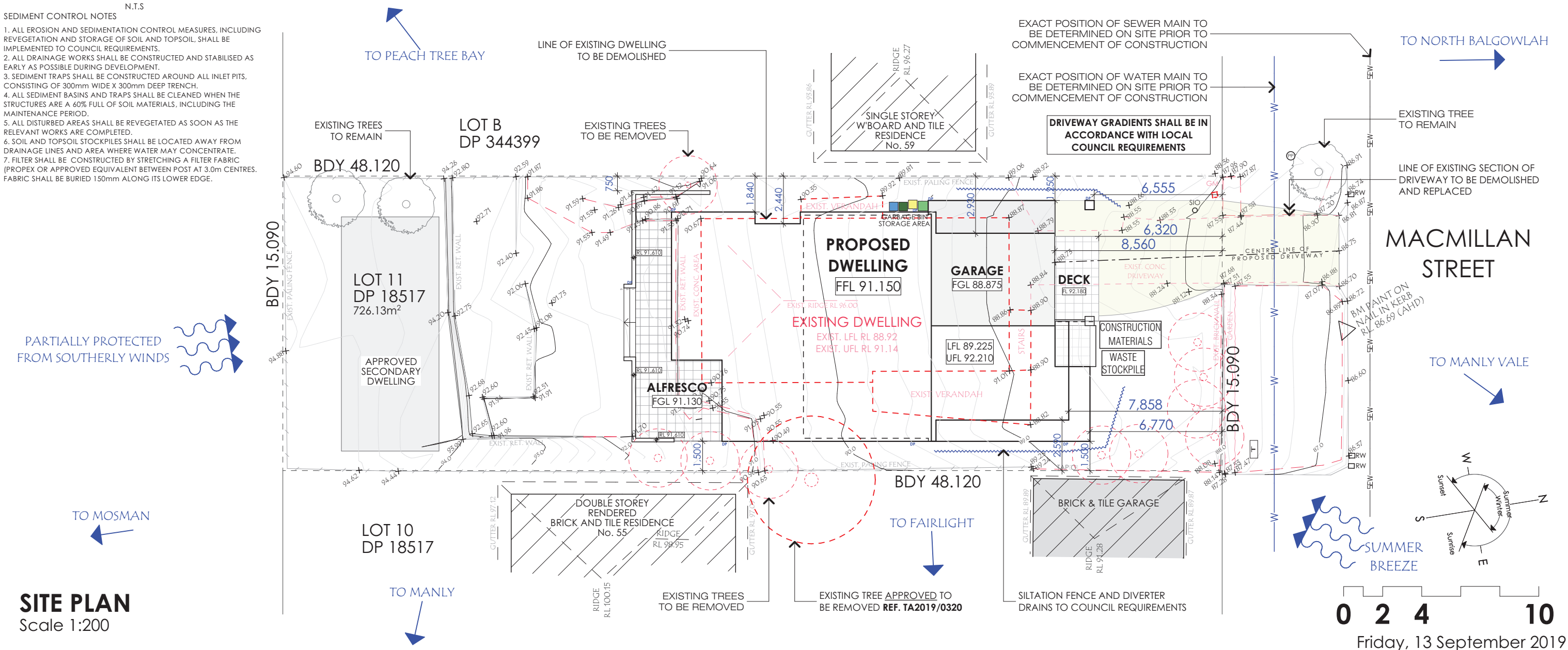
- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
- NO KNOWN WATERCOARSES OR WATERWAYS ON SITE
- CUT AND FILL SHOWN ON SECTIONS
- PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
- STORMWATER TO HYDRAULIC ENGINEERS DESIGN AND DETAILS. REFER TO DRAWINGS PREPARED BY TAYLOR CONSULTING.
- EXISTING TREES TO BE REMOVED SHOWN DASHED LINE.
- THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORISED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
- ALL LEVELS ARE TO AHD
- DOWNPIPE LOCATION INDICATIVE ONLY:- SUBJECT TO SITE CONDITIONS AND HYDRAULIC ENGINEERS DESIGN AND DETAILS



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DRIVEWAY LONGITUDINAL SECTION  
Scale 1:100



SITE PLAN  
Scale 1:200

0 2 4 10  
Friday, 13 September 2019

AREA TABLE	AREA m2	SURFACE m2
SELECTED ROOF TILES	325.18	364.98
TOTAL	325.18 m <sup>2</sup>	364.98 m <sup>2</sup>

LOWER LEVEL	44.39
UPPER LEVEL	204.87
PATIO	3.76
ALFRESCO	36.26
DECK	10.43
GARAGE	40.80
TOTAL	340.51 m <sup>2</sup>



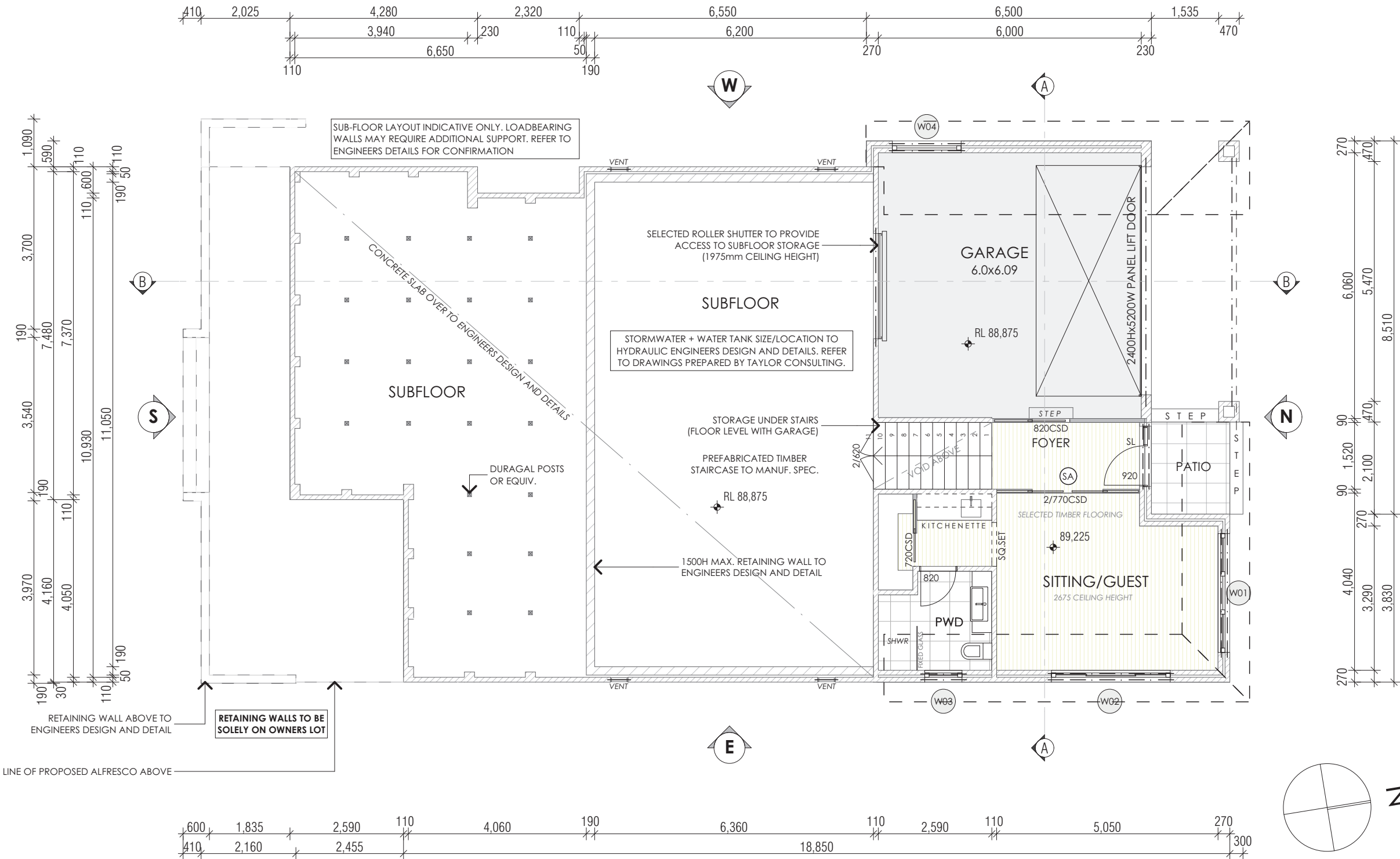
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WINDOW SCHEDULE			
WINDOW #	HEIGHT	WIDTH	3D IMAGE
W01	1,200	2,710	
W02	650	2,710	
W03	1,030	850	
W04	250	400	
W04	250	400	
W04	250	400	
W04	250	400	
W04	860	1,570	
W05	2,100	3,584	
W06	1,200	2,110	
W07	650	2,110	
W08	1,030	850	
W09	1,200	2,410	
W10	1,200	1,570	
W11	1,200	2,710	
W12	2,400	2,240	
W13	2,400	4,200	
W14	1,500	1,750	

NOTES: WINDOW SCHEDULE REFERS TO FRAME OPENING SIZES.  
ALL SIZES TO BE CONFIRMED PRIOR TO ORDERING.  
REFER TO SELECTED MANUFACTURER FOR SPECIFICATIONS

SKYLIGHT SCHEDULE (SML)			
HEIGHT	WIDTH	3D IMAGE	QTY
1,180	1,140		6



LOWER FLOOR PLAN  
Scale 1:100

0 2 4 10  
Friday, 13 September 2019

AREA TABLE	AREA m2	SURFACE m2
SELECTED ROOF TILES	325.18	364.98
<b>TOTAL</b>	<b>325.18 m<sup>2</sup></b>	<b>364.98 m<sup>2</sup></b>

LOWER LEVEL	44.39
UPPER LEVEL	204.87
PATIO	3.76
ALFRESCO	36.26
DECK	10.43
GARAGE	40.80
<b>TOTAL</b>	<b>340.51 m<sup>2</sup></b>



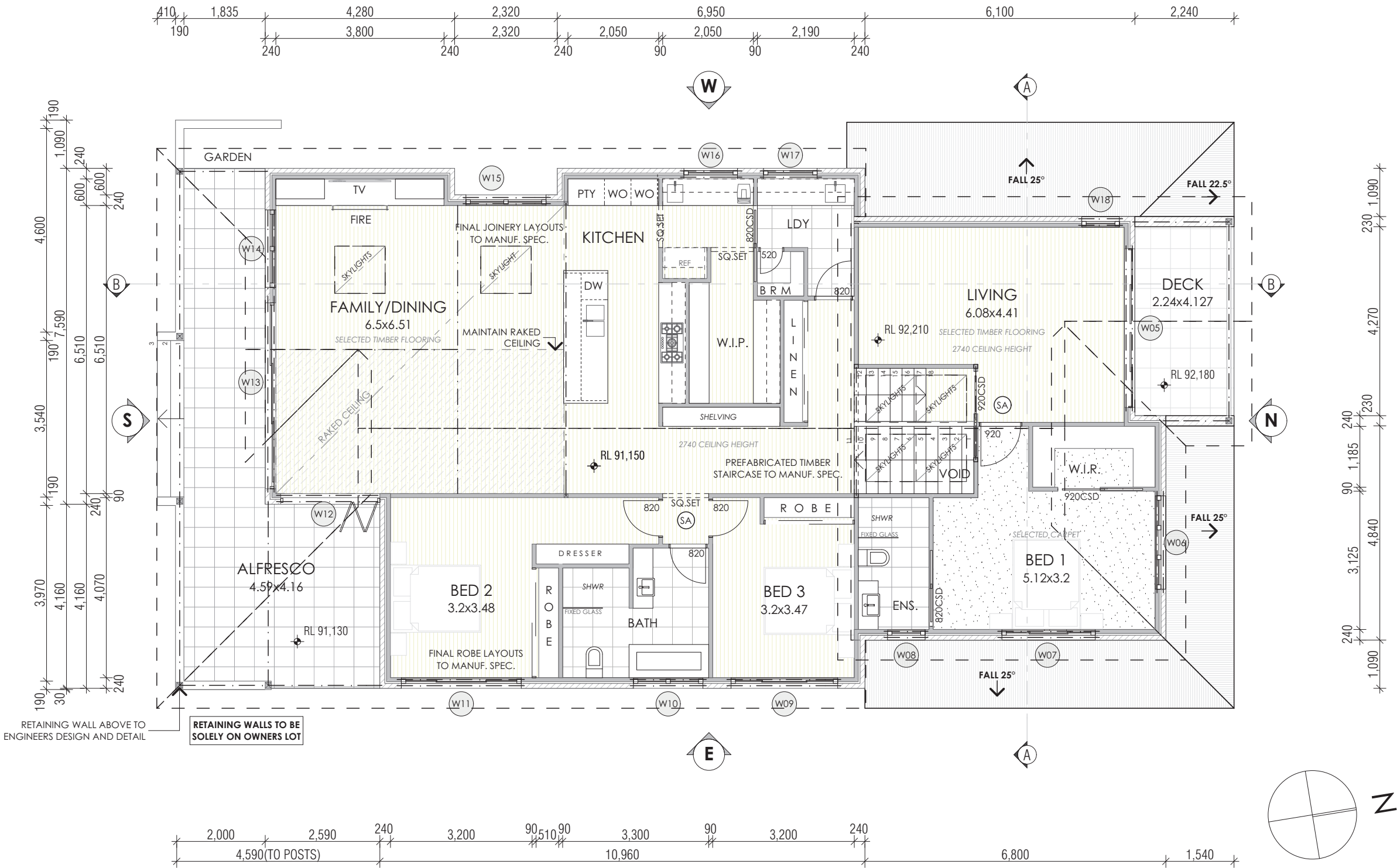
Certificate no.: 0004179107  
Assessor Name: Tracey Cools  
Accreditation no.: VIC/BDAV/12/1473  
Certificate date: 02 Sep 2019  
Dwelling Address: 57 MacMillan Street, Seaforth, NSW 2092  
www.nathers.gov.au



WINDOW SCHEDULE			
WINDOW #	HEIGHT	WIDTH	3D IMAGE
W01	1,200	2,710	
W02	650	2,710	
W03	1,030	850	
W04	250	400	
W04	250	400	
W04	250	400	
W04	250	400	
W04	860	1,570	
W05	2,100	3,584	
W06	1,200	2,110	
W07	650	2,110	
W08	1,030	850	
W09	1,200	2,410	
W10	1,200	1,570	
W11	1,200	2,710	
W12	2,400	2,240	
W13	2,400	4,200	
W14	1,500	1,750	

NOTES: WINDOW SCHEDULE REFERS TO FRAME OPENING SIZES.  
ALL SIZES TO BE CONFIRMED PRIOR TO ORDERING.  
REFER TO SELECTED MANUFACTURER FOR SPECIFICATIONS

SKYLIGHT SCHEDULE (SML)			
HEIGHT	WIDTH	3D IMAGE	QTY
1,180	1,140		6



UPPER FLOOR PLAN  
Scale 1:100

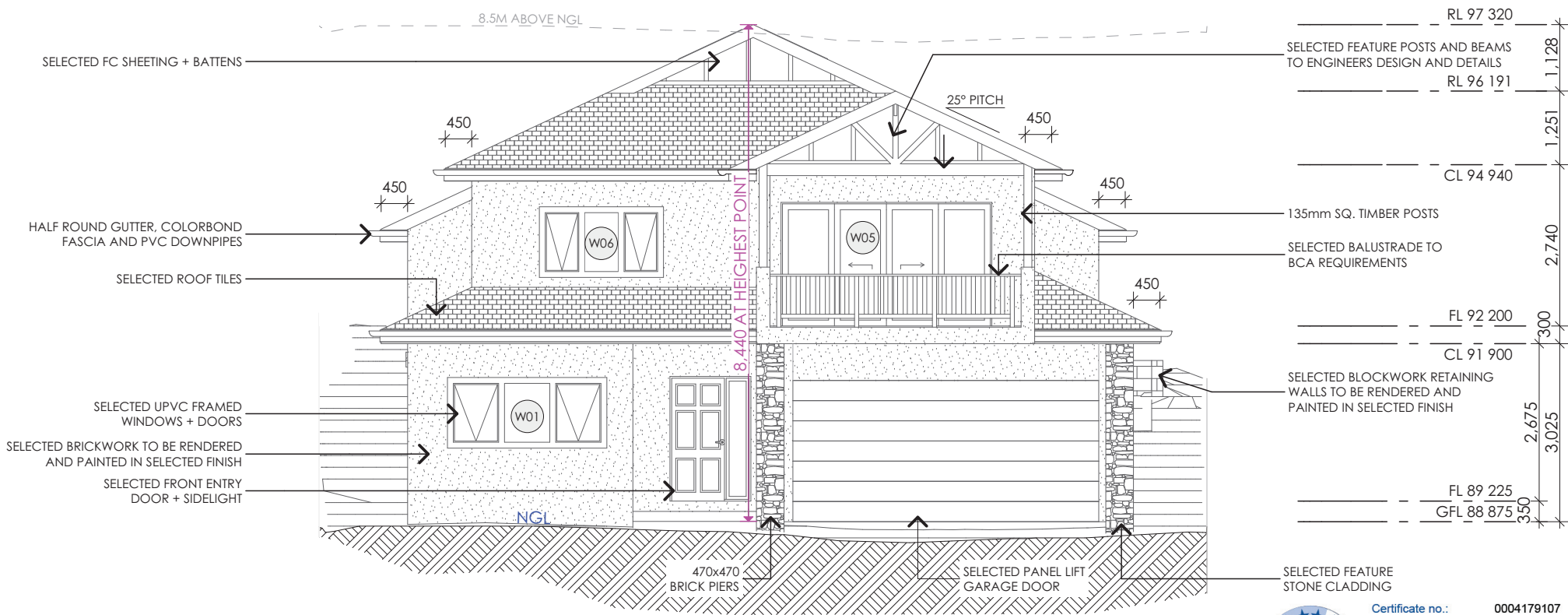


BASIX COMMITMENTS

Floors	Concrete slab on ground, no insulation required to Ground floor. Suspended concrete with a minimum R1.2 insulation (insulation only value). Concrete between levels no insulation required.
Walls	<b>External walls:</b> Cavity brick with AIR-CELL Permimax insulation Minimum Total system R-Value of R1.79 Brick veneer with a minimum R2.0 insulation to walls to sub floor and first floor external walls (insulation only value) (Note: no insulation is required to garage walls) External colour: Default colour modelled <b>Walls with-in dwellings:</b> Plasterboard on studs with a R2.0 to internal garage walls Concrete to lift shaft as per plans
Windows	<b>UPVC framed single clear glazing or similar performing product with the following performance values to external garage wall:</b> B-fixed glazing U-Value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%) UPVC framed double glazing: <b>UPVC framed double clear glazing or similar performing product with the following performance values elsewhere:</b> A-awning windows + hinged glazed doors U-Value: 3.50 (equal to or lower than) SHGC: 0.47 (±10%) B-sliding doors/windows + fixed glazing + louvres windows U-Value: 3.60 (equal to or lower than) SHGC: 0.54 (±10%) Given values are AFRC, total window system values (glass and frame) Note: Operability modelled as per BASIX Thermal Protocol - 4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regard to restricted openings.
Skylights	Double glazing throughout
Ceilings	Plasterboard ceiling, with an R, 4.1 insulation (insulation value only) where tiled roof is above. Plasterboard ceiling, with an R, 2.0 insulation (insulation value only) where concrete roof is above (no insulation required to garage ceiling). No insulation required between levels Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols, all downlights are assumed sealed LED downlights. Maximum sealed LED downlights every 1 per 2.5m² ceiling area.
Roof	Tiled Roof no insulation required Concrete roof no insulation required External colour: Dark colour modelled (SA > 0.7)
Floor Coverings	Floor coverings as per stamped documentation

NORTH ELEVATION

Scale 1:100

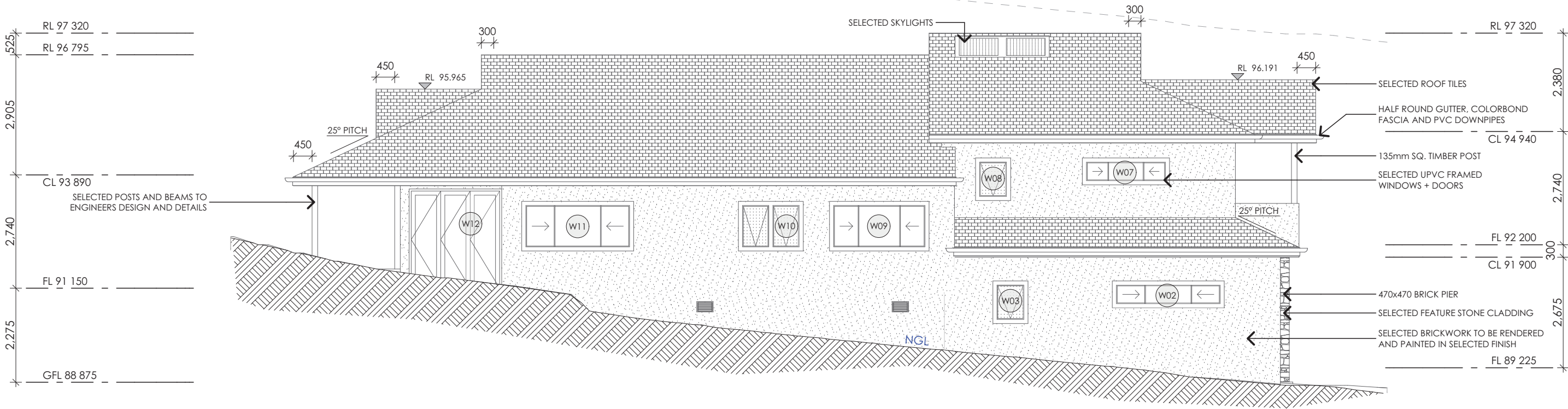


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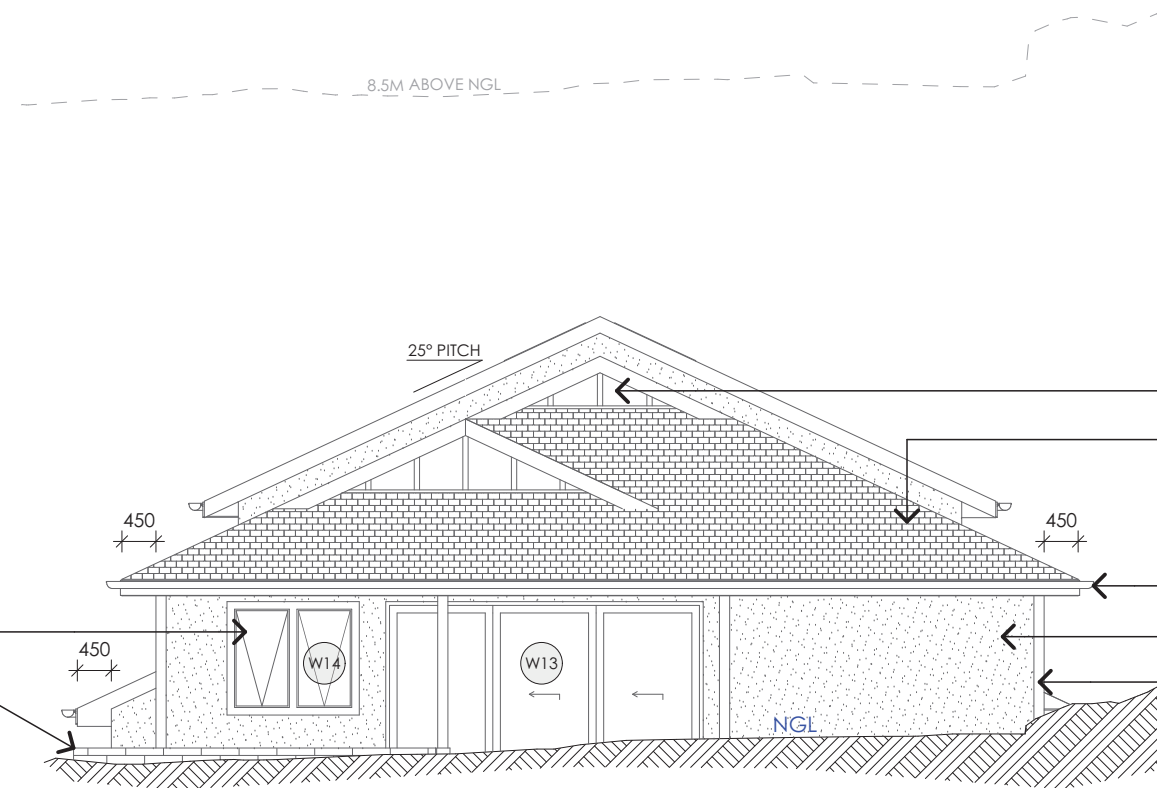
EAST ELEVATION

Scale 1:100



Friday, 13 September 2019

RL 97 320  
RL 96 795  
2.905  
CL 93 890  
2.740  
FL 91 150  
2.275  
GFL 88 875



SELECTED FC SHEETING + BATTENS  
SELECTED ROOF TILES  
HALF ROUND GUTTER, COLORBOND FASCIA AND PVC DOWNPIPES  
SELECTED BRICKWORK TO BE RENDERED AND PAINTED IN SELECTED FINISH  
SELECTED POSTS AND BEAMS TO ENGINEERS DESIGN AND DETAILS

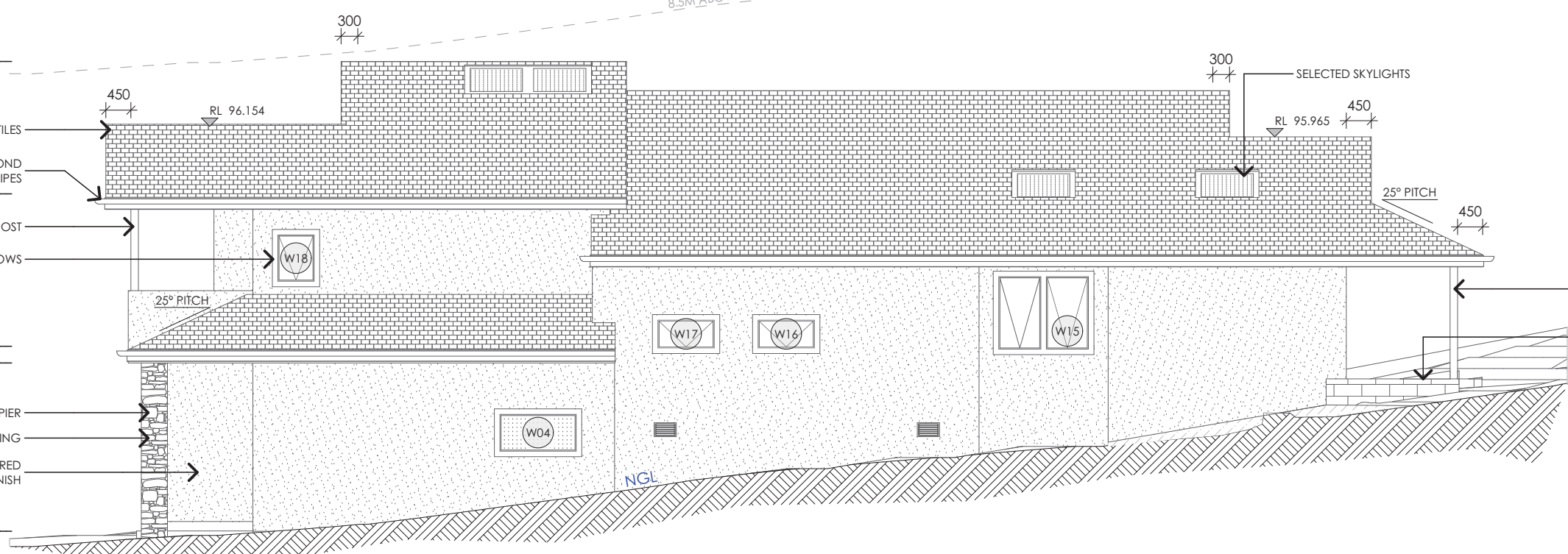
**SOUTH ELEVATION**  
Scale 1:100



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RL 97 320  
2.380  
CL 94 940  
2.740  
FL 92 200  
300  
CL 91 900  
3.025  
GFL 88 875



RL 97 320  
RL 96 795  
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CL 93 890  
2.740  
FL 91 150  
2.275  
GFL 88 875

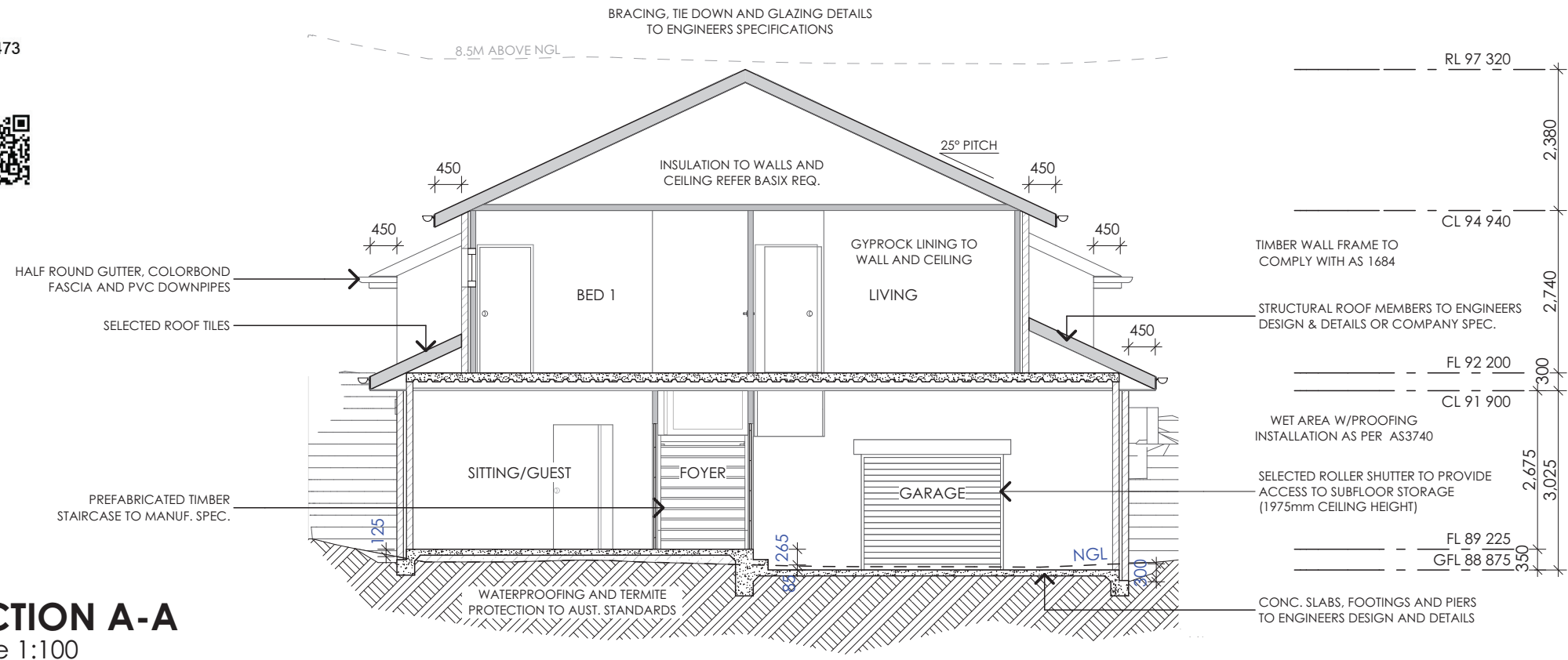
**WEST ELEVATION**  
Scale 1:100

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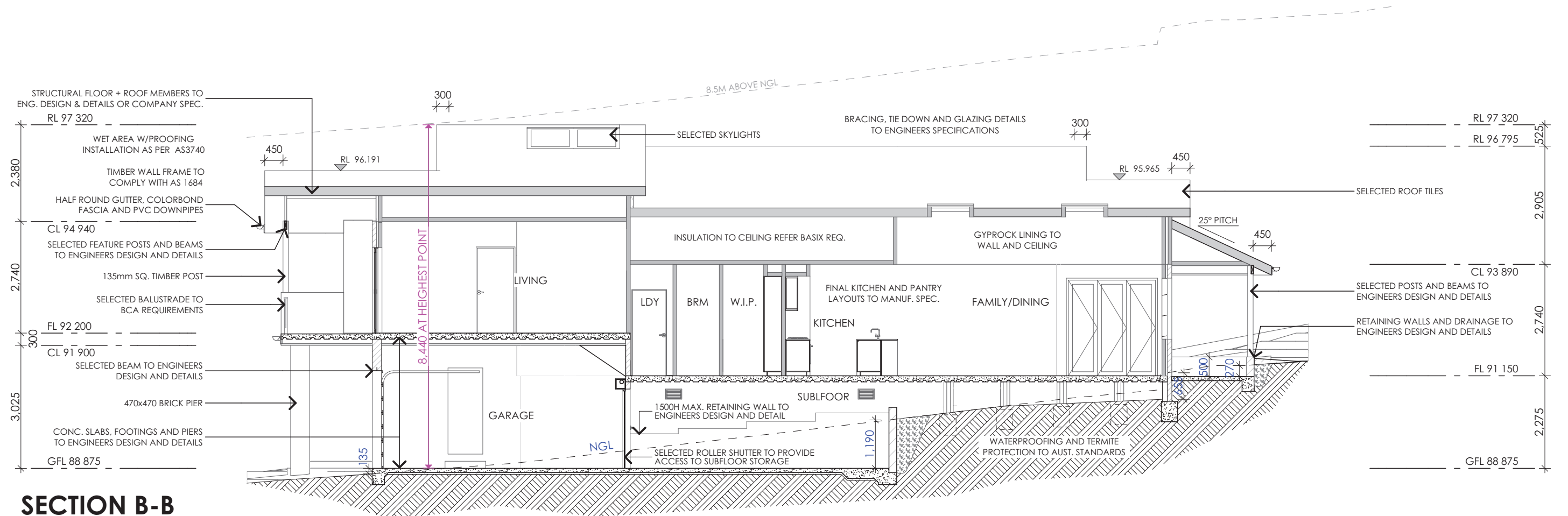




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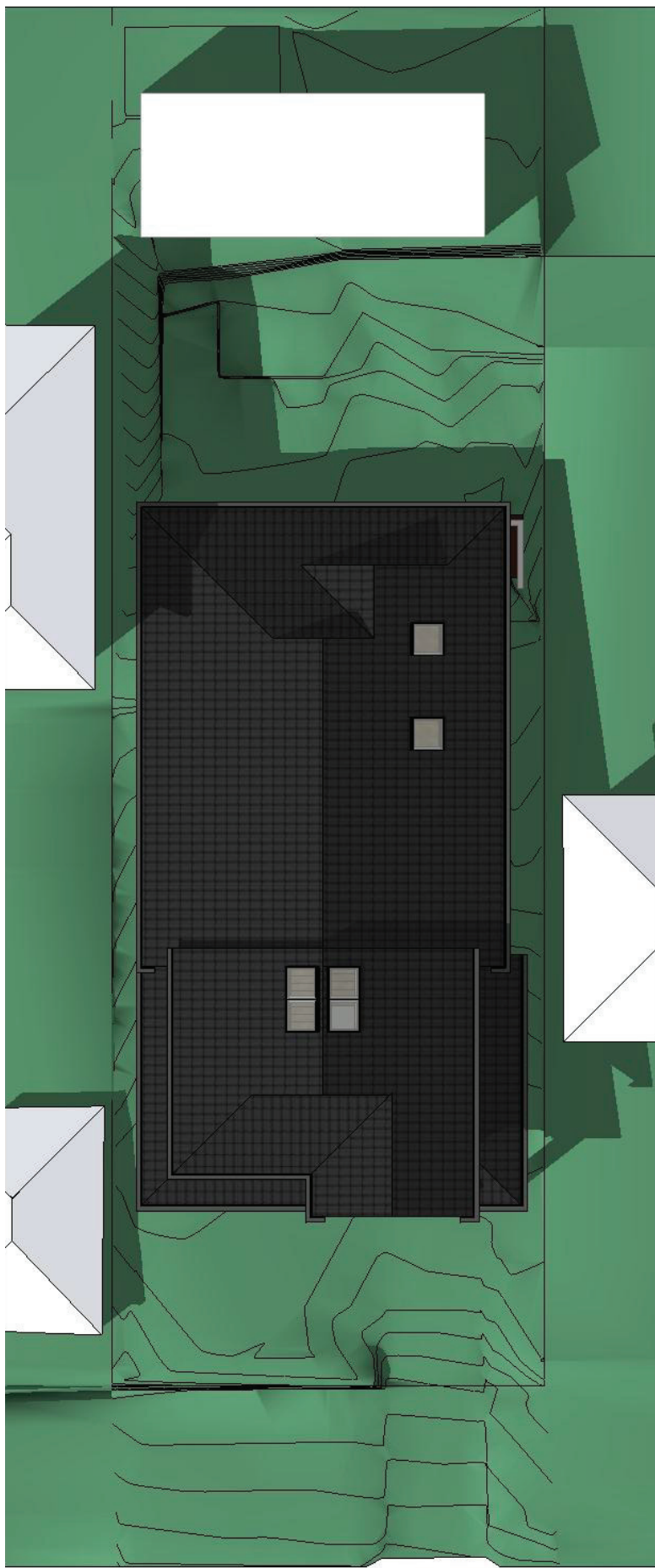


**SECTION A-A**  
Scale 1:100

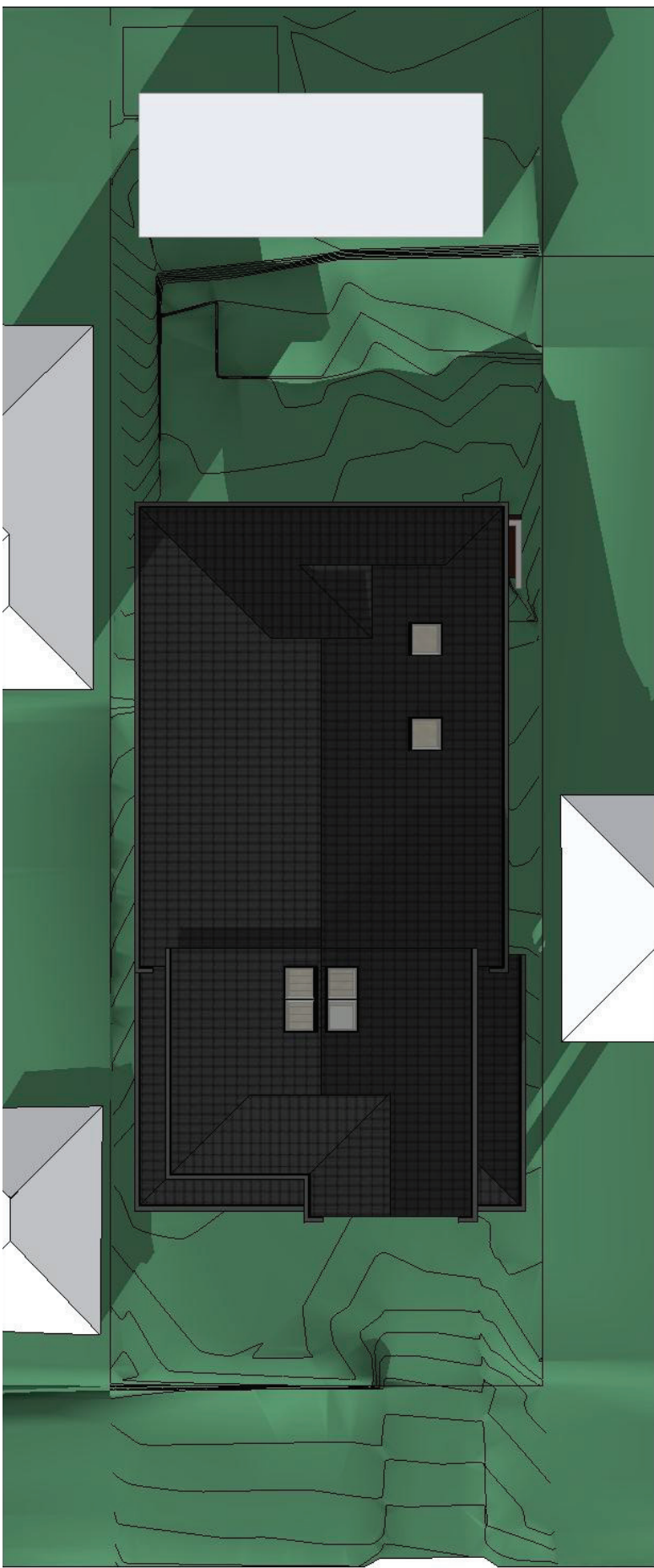


**SECTION B-B**  
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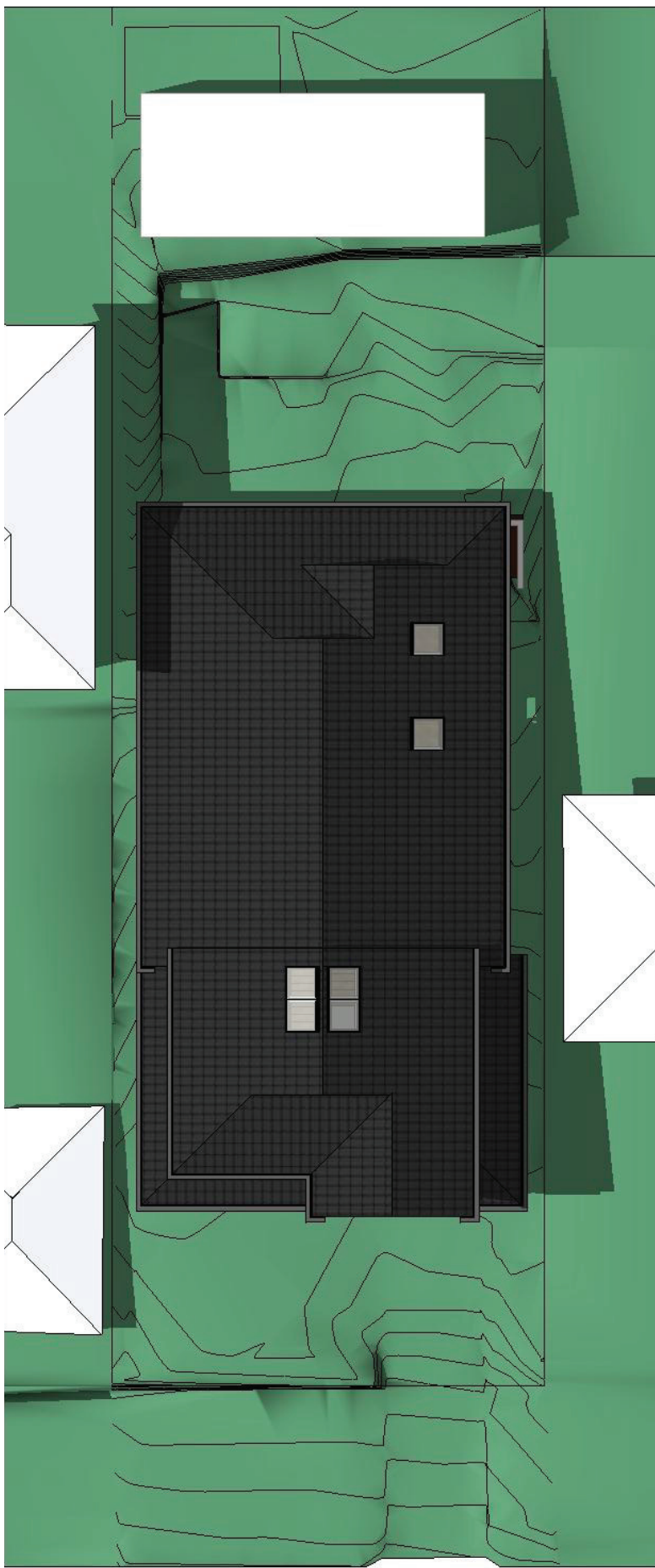
Friday, 13 September 2019



21 MAR 9AM



21 JUNE 9AM

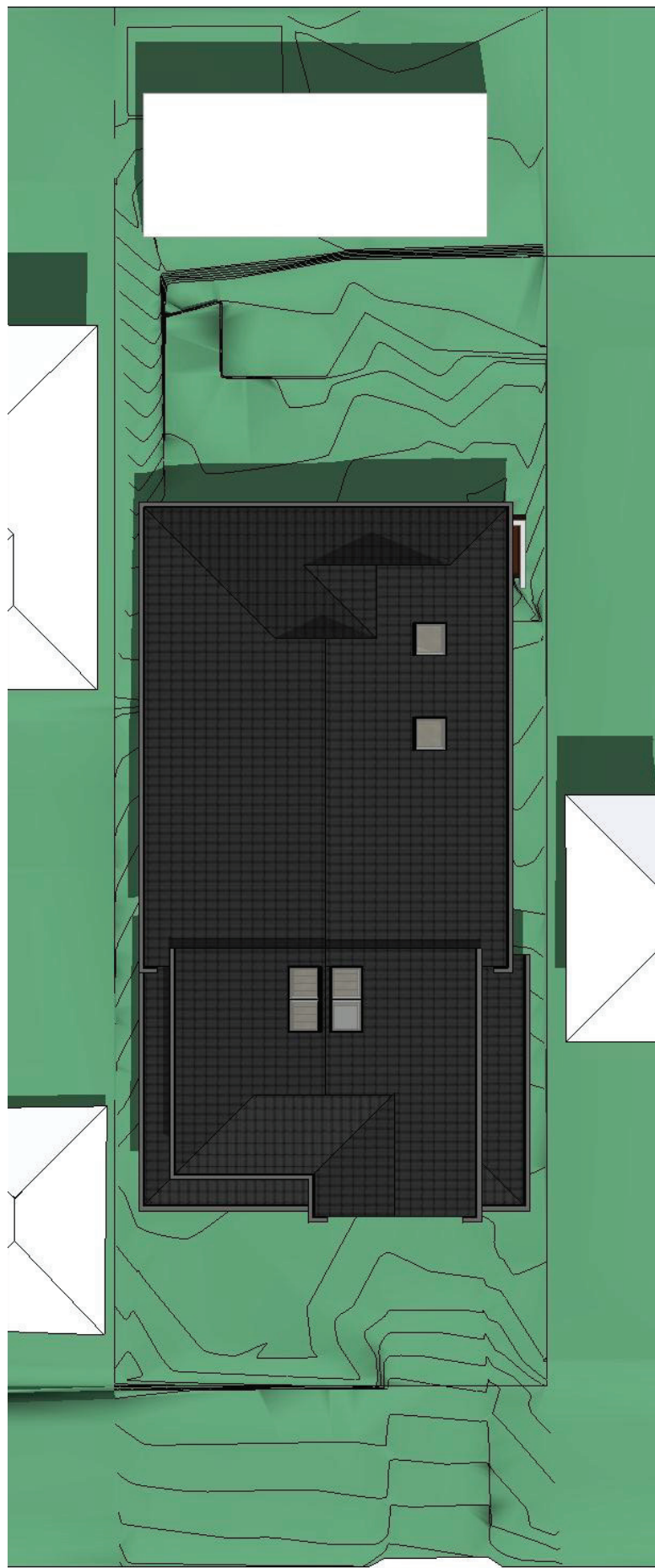


21 DEC 9AM

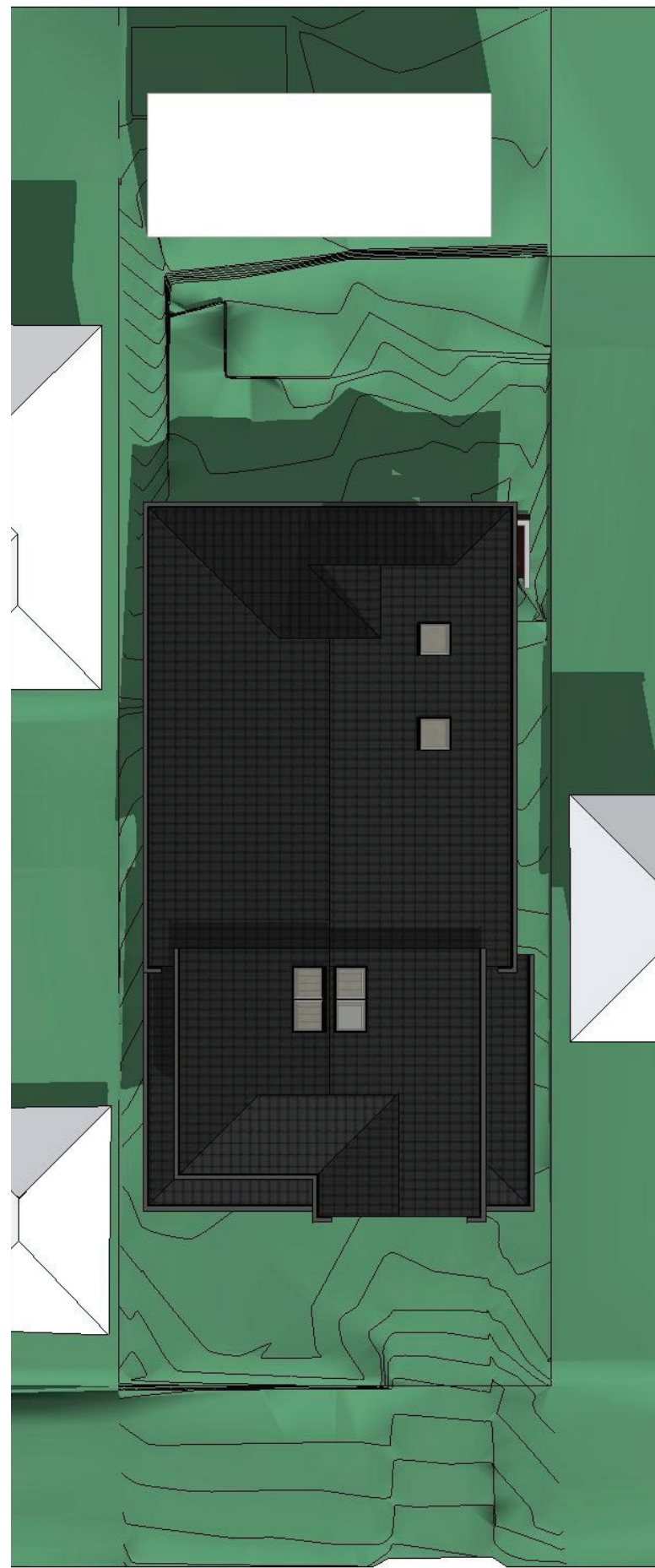


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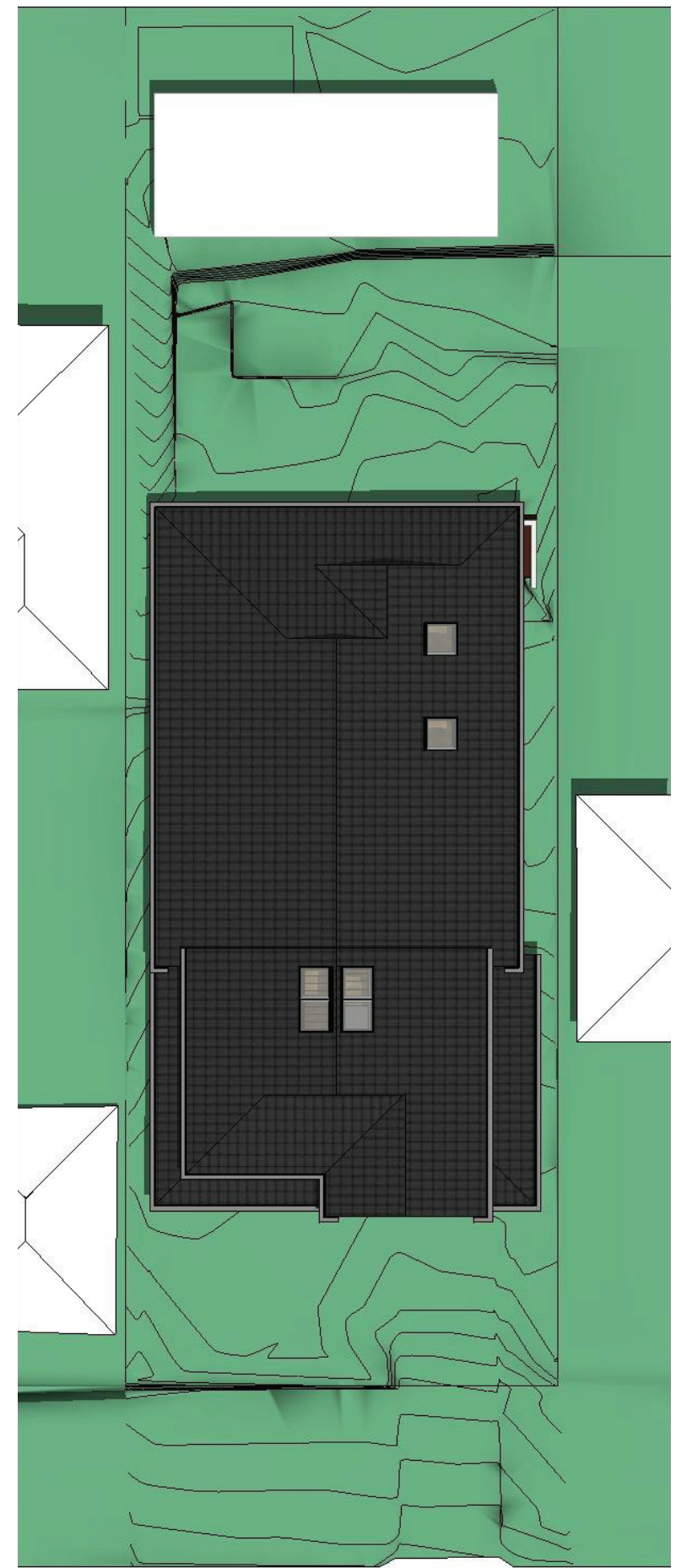




21 MAR 12PM



21 JUN 12PM

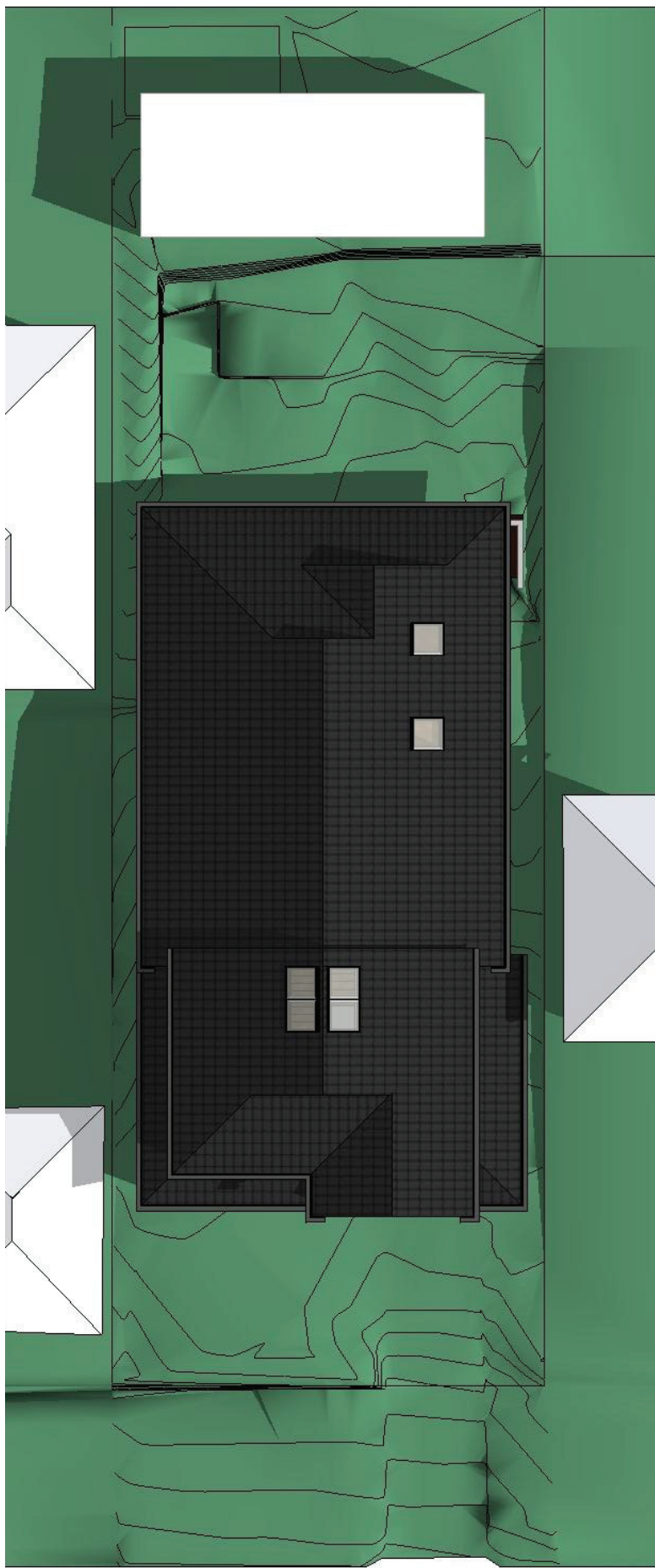


21 DEC 12PM

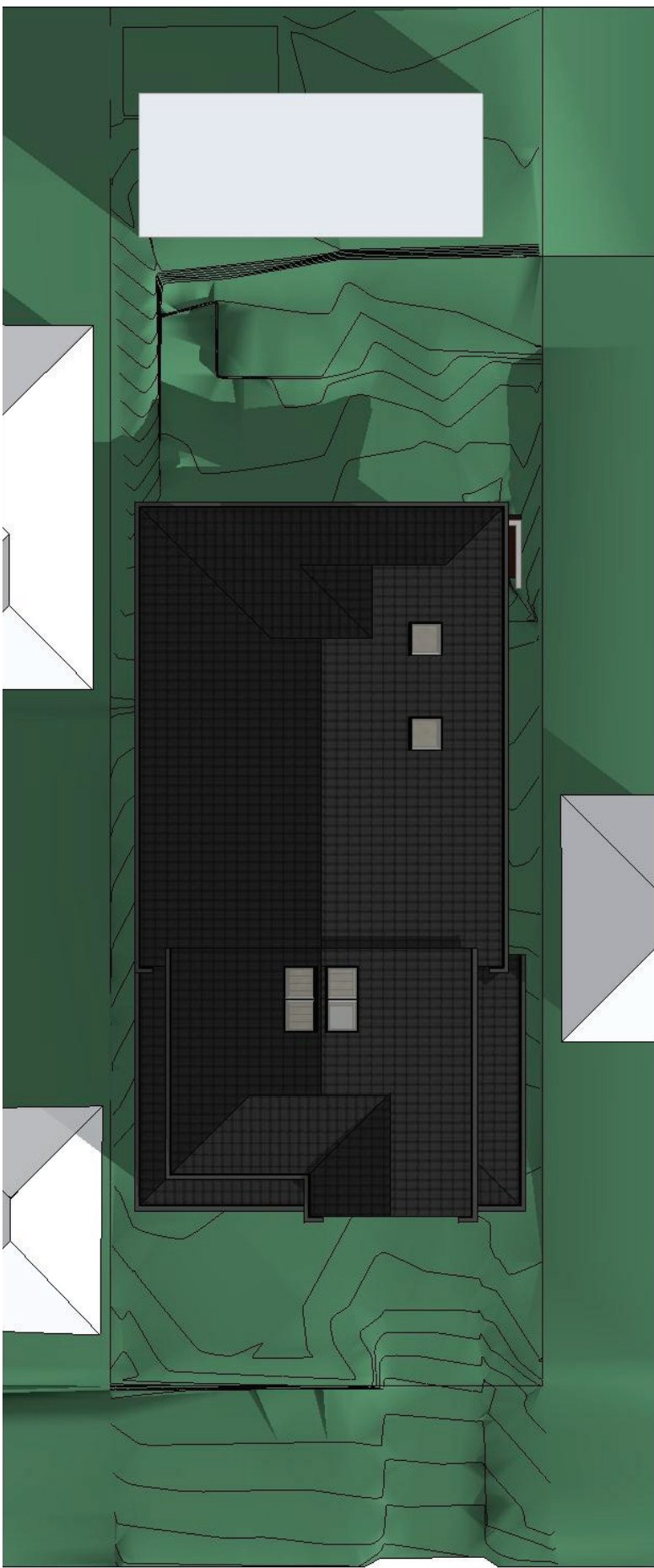


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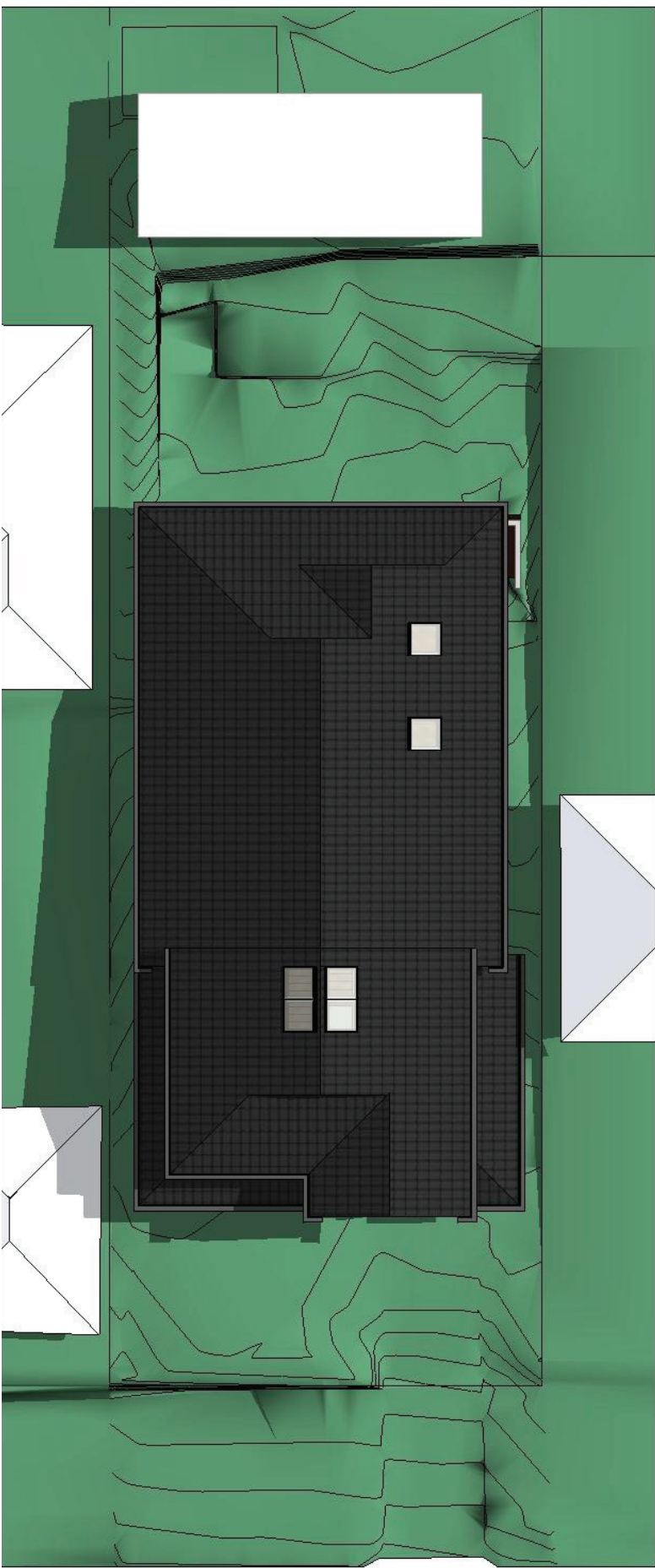




21 MAR 3PM



21 JUN 3PM



21 DEC 3PM



Friday, 13 September 2019



LEGEND

	Denotes existing trees to remain	
	Denotes existing vegetation to remain	351.36m²
	Denotes proposed garden areas	3.72m²
TOTAL SITE AREA		726.13m²
TOTAL OPEN SPACE AREA		53.17% 386.10m²
TOTAL LANDSCAPED AREA		47.79% 347.01m²
PROVIDE PINE BARK or LEAF MULCH TO ALL GARDEN BEDS		



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