

2410 WANG

NEW DWELLING
11 SEAFORTH CRESCENT
SEAFORTH NSW 2092

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BASIX CERTIFICATE

THE APPLICANT MUST COMPLY WITH THE REQUIREMENTS OF THE BASIX CERTIFICATE 1801219S

NATHERS

NATHERS Thermal Specifications		
Element	Description	Location
External walls	Dark metal sheet on battens on stud frame with R2.5 insulation added	workshop pop-out
	Medium colour (BASIX) rendered core filled concrete blockwork with R3.6 insulation added externally	all walls to retaining/ground and all play level walls
	Medium colour (BASIX) 100mm Concrete - 50mm EPS foam - 150mm Concrete sandwich	All other Bachelor pad level walls, Workshop elsewhere: Bed 3 and Ens 3 northeast walls
Internal walls	Medium colour (BASIX) cavity brick with 40mm full-faced PIR on inside face of cavity	elsewhere
	Timber cladding on timber frame with R2.0 insulation added	between bed 01 and living void
	220 face brick	Bachelor pad living to Bedrooms
Floors	core-filled concrete blockwork rendered	as per plans
	Plasterboard on timber frame with R2.5 insulation added	elsewhere
	concrete slab on ground with R2.0 min. underlab and R2.0 slab edge insulation	all slabs on ground/retaining void
Floor Covering	suspended concrete slab	pantry floor above water tank
	suspended concrete slab with R2.0 min. underlab	elsewhere
	Tiles	bathrooms, laundries, pantry
Ceilings	Stone	Entry/living, workshop
	Timber	elsewhere
	exposed concrete	entry/living, living, bed 1, ens 01, lobby 1
Roof	Plasterboard with R4.0 insulation added	all other ceilings with external air above
	Plasterboard	elsewhere
	Concrete slab with R4.48 (150mm XPS) above	Roofs above uninsulated ceilings
Glazing	Concrete slab	elsewhere
	Canterbury Windows CAN-028-001* U=1.85 SHGC = 0.48	W28
	ABL Windows ABL-101-044* U=1.85 SHGC = 0.48	All other Fixed Glazing
Ceiling Fans	ABL Windows ABL-038-012* U=1.83 SHGC = 0.45	Bachelor Level Sliding Doors
	ABL Windows ABL-108-043* U=1.80 SHGC = 0.50	All other Sliding Doors
	WEERS default HTAWD-020-040* U=1.95 SHGC = 0.48	W27
Lighting	Downel DOWN-021-000* U=1.85 SHGC = 0.48	All other Awning windows
	WEERS default HAWDD-035-040* U=3.47 SHGC = 0.44	Hinged Doors
	1200mm ceiling fan	each bedroom, both living rooms, games room
Lighting	Any recessed LED downlights to be recessed fixtures which seal against air leakage	
Skylights	Double clear	
Quacks	All ducts, flues and vents to external must incorporate a self-cleaning flap	
* or glazing with the same or lower U value and SHGC within 5% (AFRC endorsed)		

LEGEND

	DEMOLISHED		BOUNDARY
	PROPOSED CUT		SETBACKS
	PROPOSED JOINERY CUT/ELEV		

SITE CALCULATIONS

SITE AREA	- 1846m²
FLOOR SPACE RATIO CONTROL - MAXIMUM 165% OF BUILDABLE AREA	ALLOWABLE AREA PROPOSED AREA DIFFERENCE COMPLIANT - Y
TOTAL OPEN SPACE AREA CONTROL - MIN 55% OF SITE AREA	MINIMUM AREA PROPOSED AREA DIFFERENCE COMPLIANT - Y
PRIVATE OPEN SPACE CONTROL - MINIMUM PRIVATE OPEN SPACE	MINIMUM AREA PROPOSED AREA COMPLIANT - Y

SITE LOCATION PLAN (NTS)



ABBREVIATIONS

AC	AIR CONDITIONING	G	GATE
FFL	FINISHED FLOOR LEVEL	GU	GUTTER
AHD	AUSTRALIAN HEIGHT DATUM	GD	GRADED DRAIN
AS	AUSTRALIAN STANDARD	JN	JOINERY TO DETAIL
BAL	BALUSTRADE	NTS	NOT TO SCALE
BBQ	BARBECUE	W#	WINDOW NUMBER
BDY	BOUNDARY	PIT	STORMWATER PIT
DP	DOWNPIPE	RL	REDUCED LEVEL
EX	EXISTING	RWT	RAIN WATER TANK
F	FENCE	T#	TREE NUMBER
FG	FRAMELESS GLASS	TBC	TO BE CONFIRMED
FP	FIREPLACE	TOW	TOP OF WALL

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IMAGE FOR ILLUSTRATIVE PURPOSE ONLY

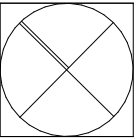


MATERIAL ABBREVIATIONS

AL	ALUMINIUM
C	CONCRETE
CP	CRAZY PAVING
CT	CERAMIC TILE
FB	FACE BRICKWORK
MT	METAL
PB	PEBBLE
PF	PAINT FINISH
ST	STONE
TE	TERRACOTTA
TB	TIMBER



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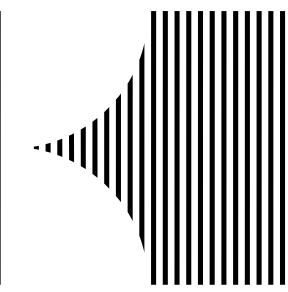
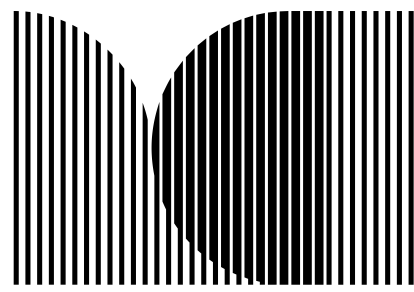
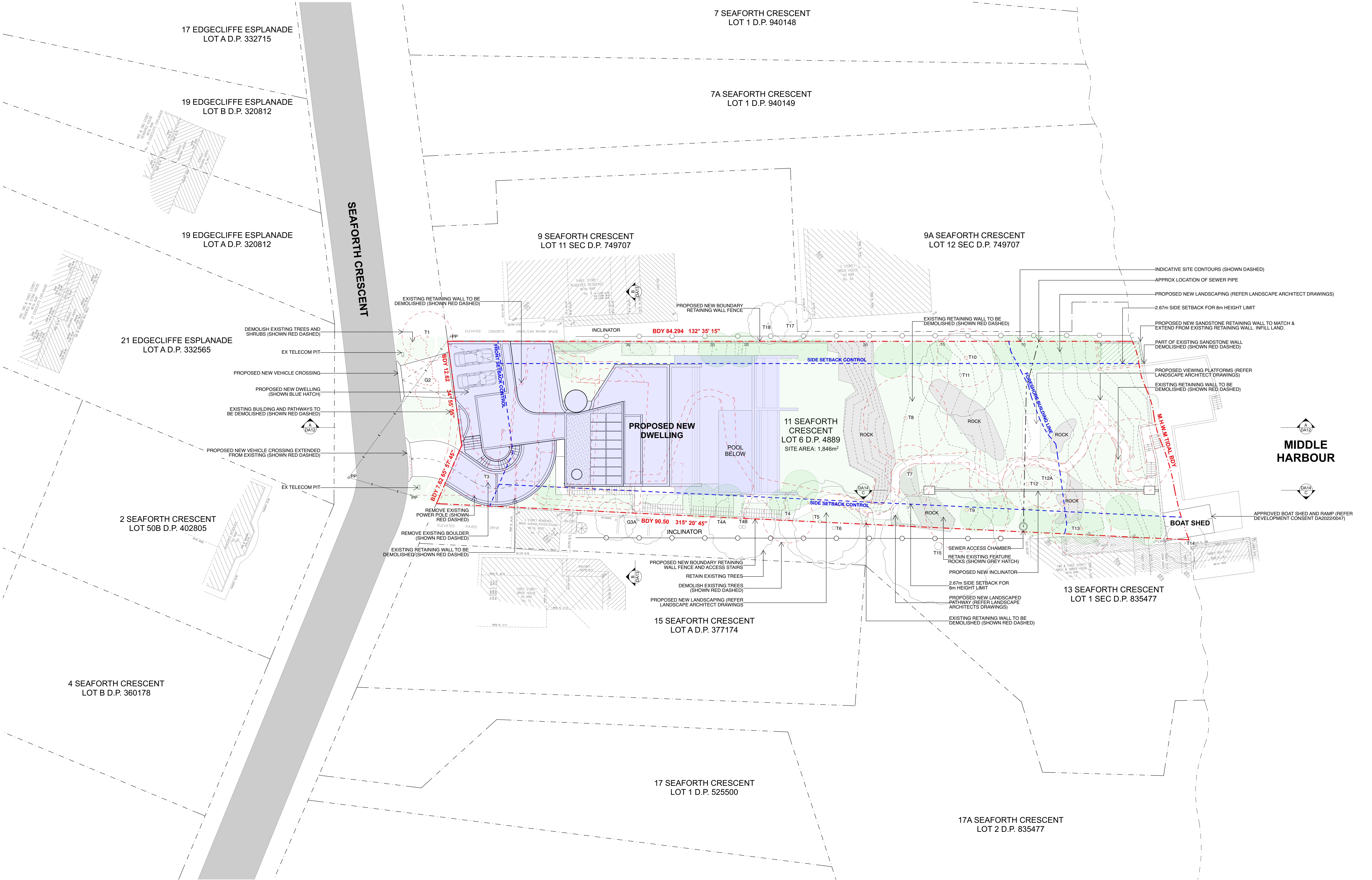
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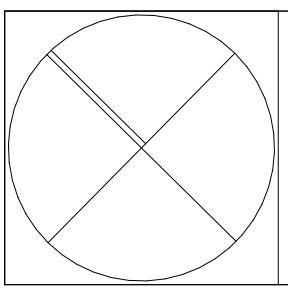
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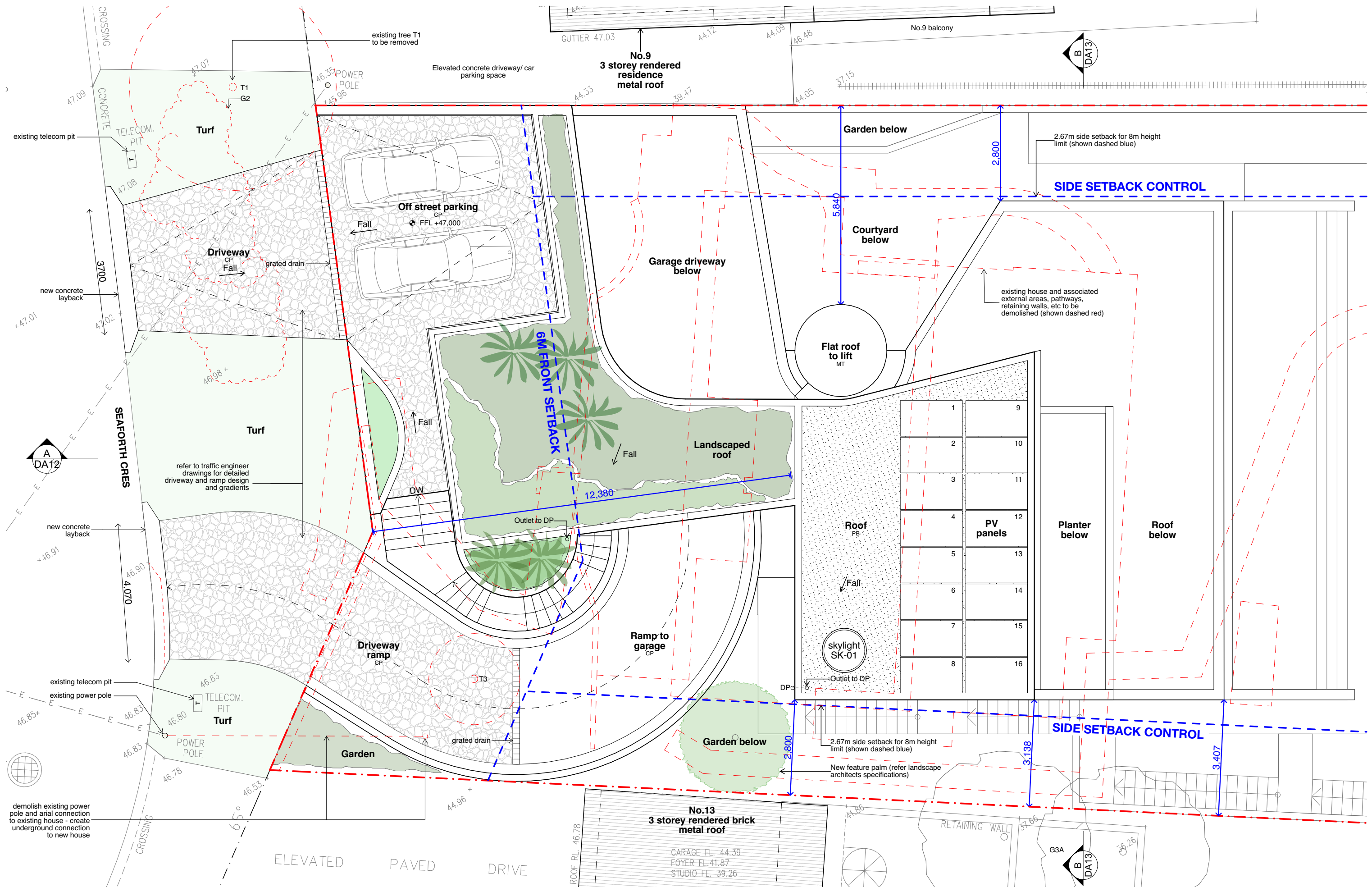
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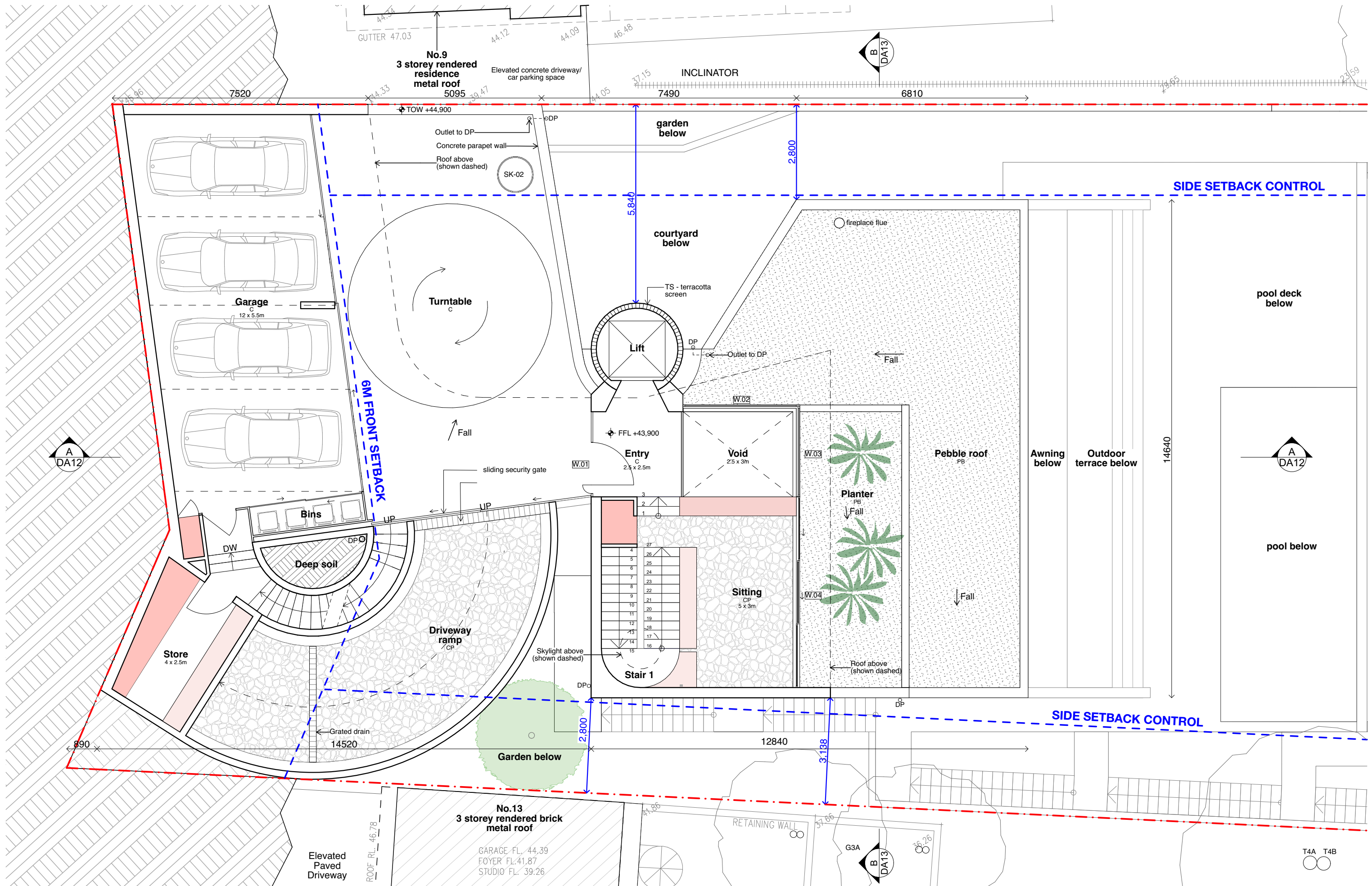
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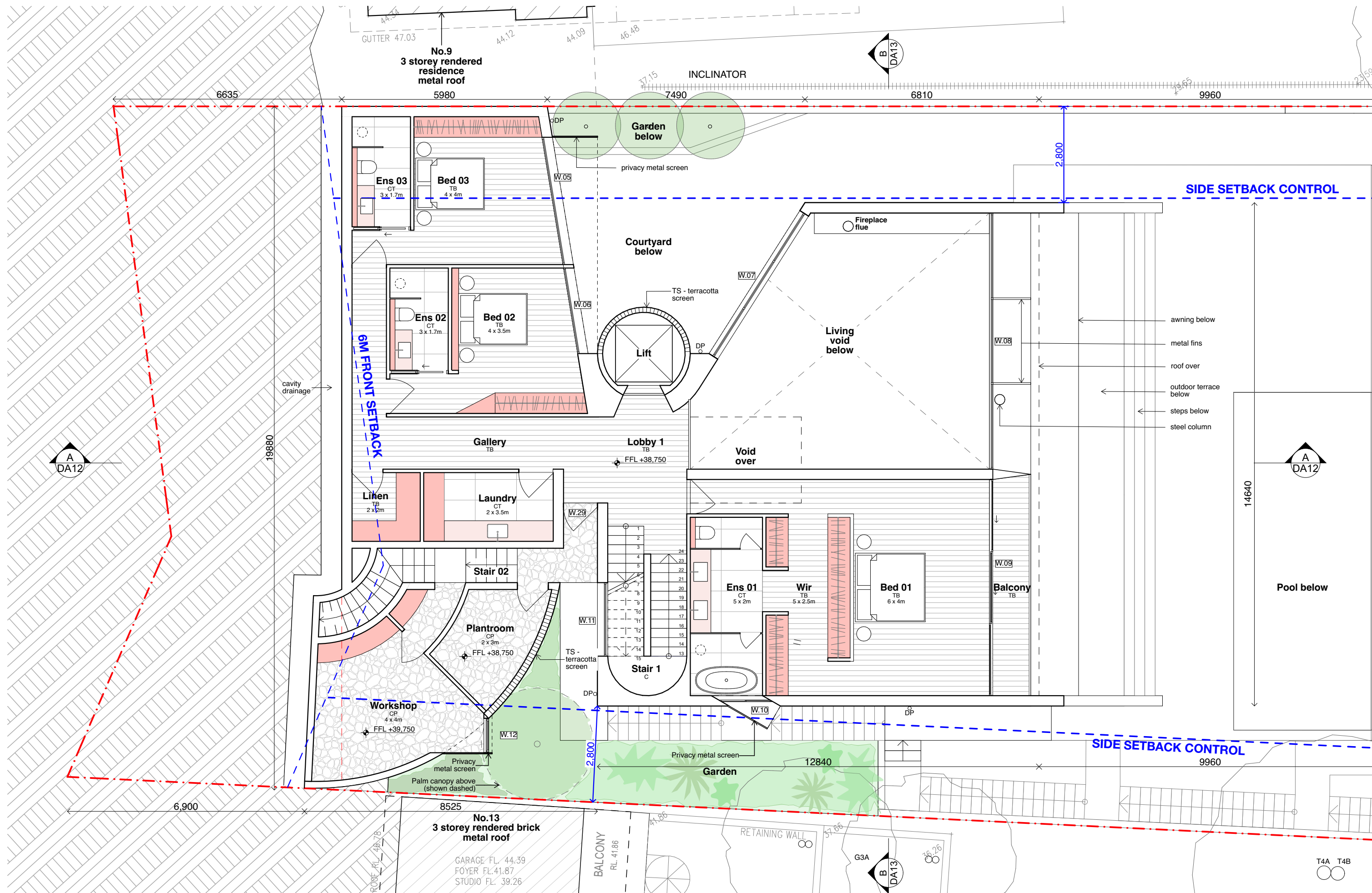
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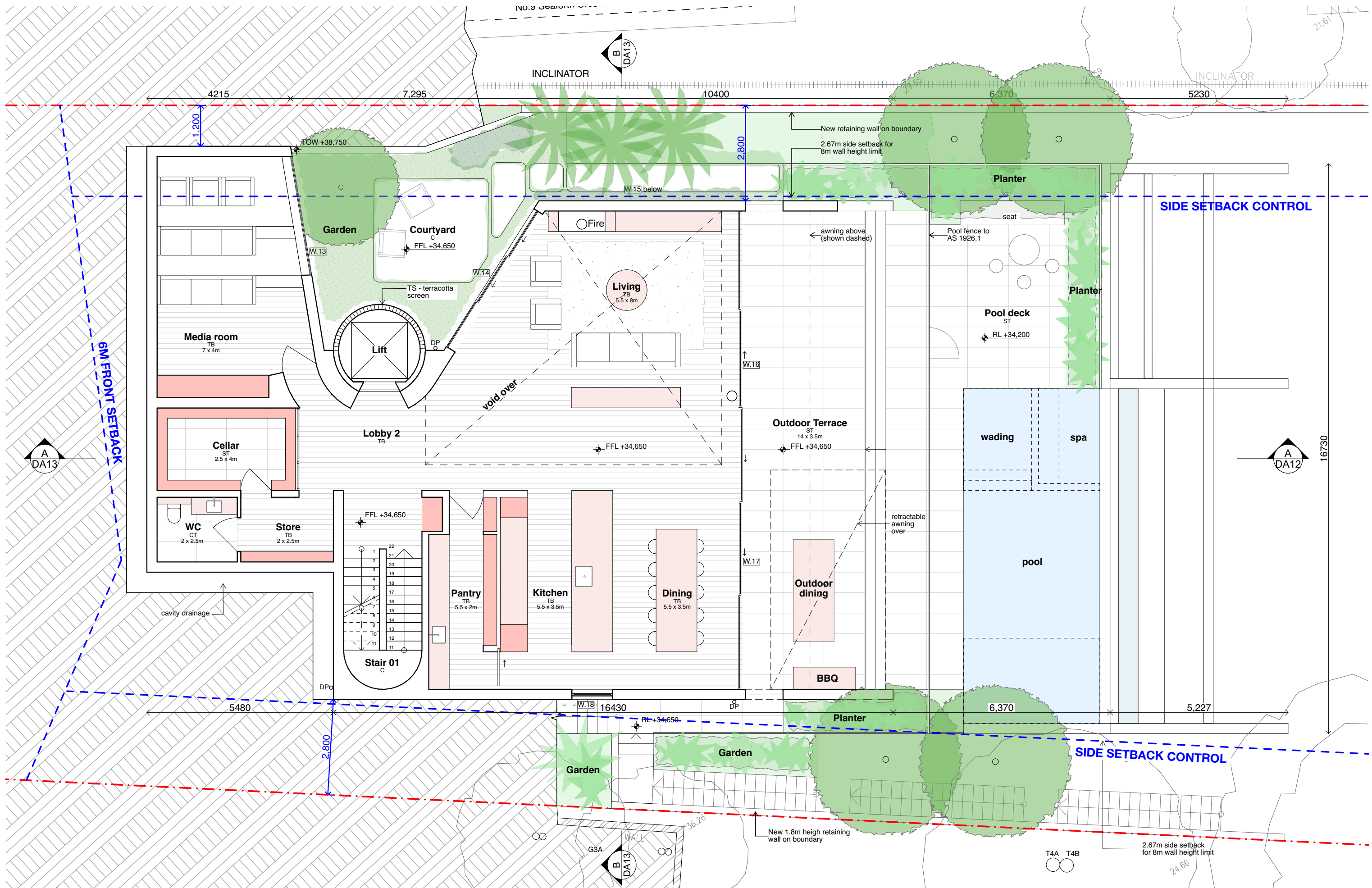
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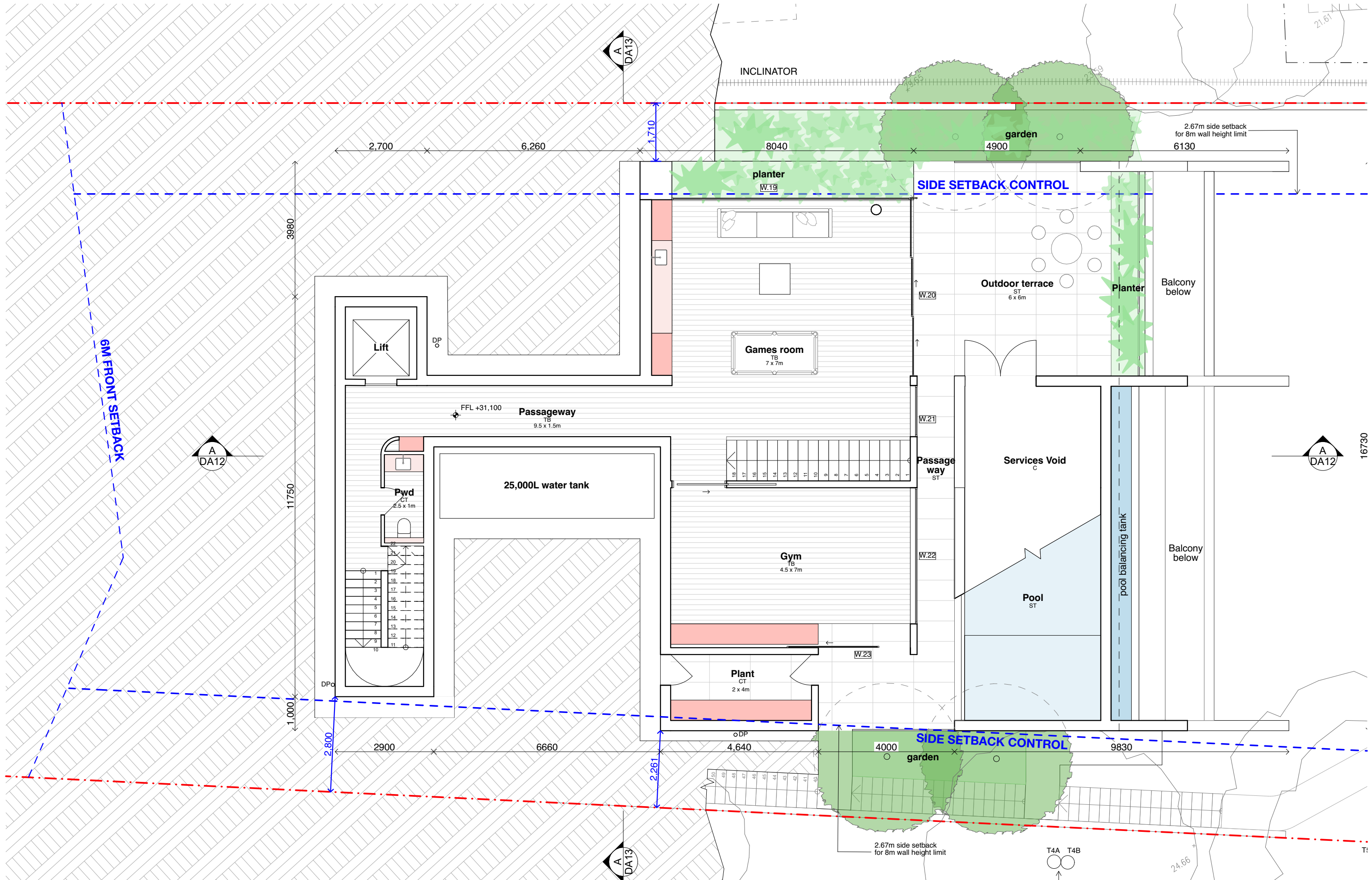


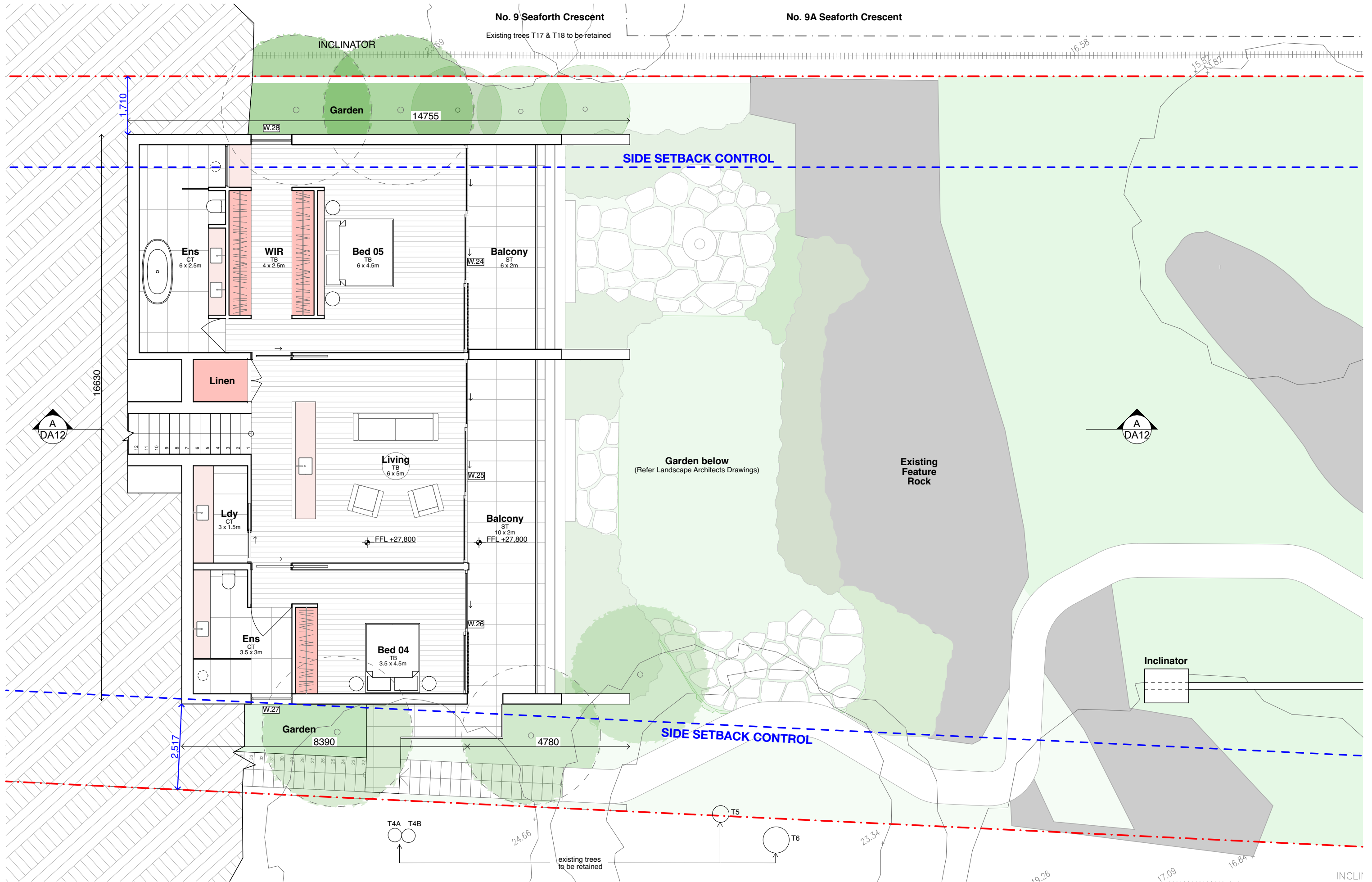


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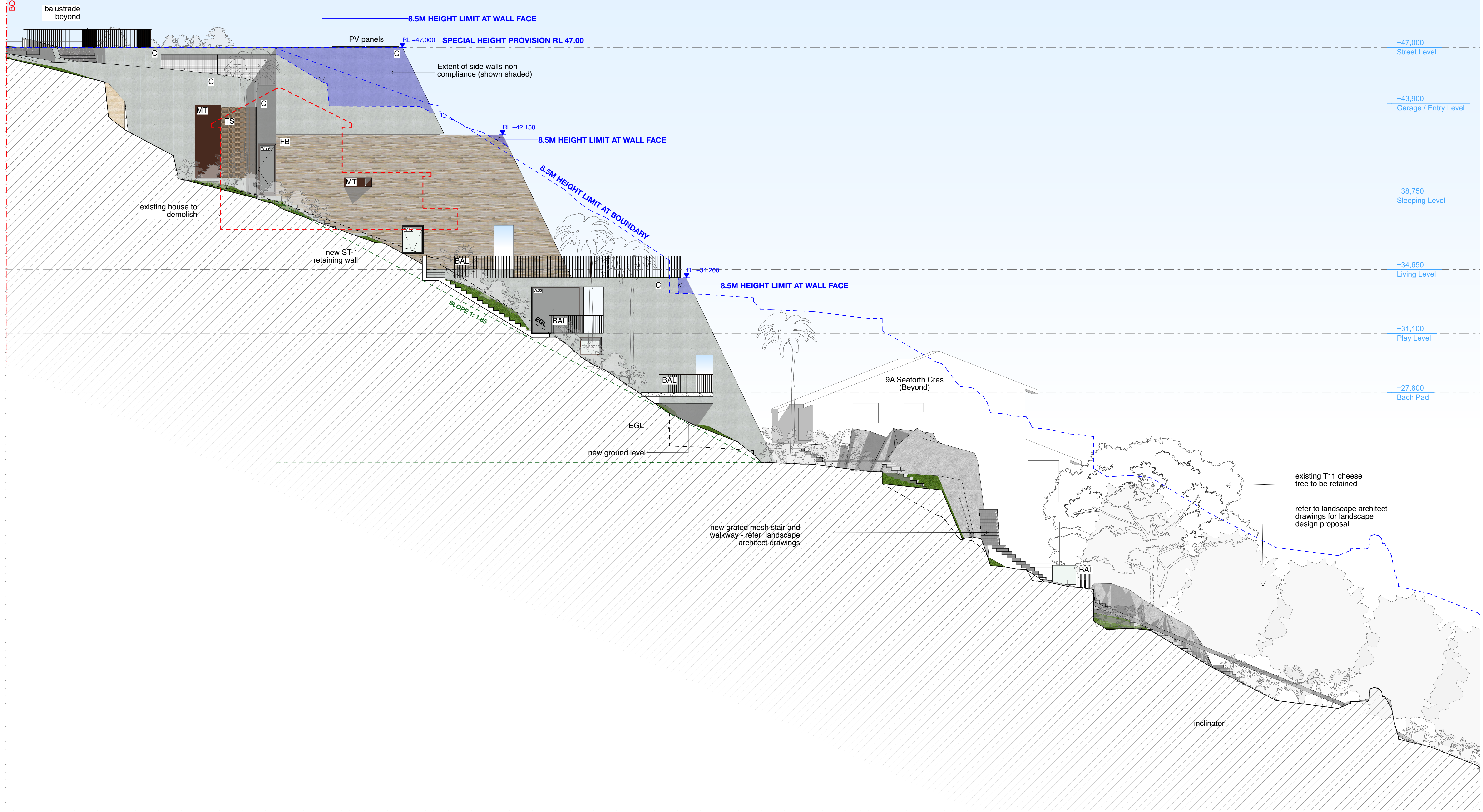






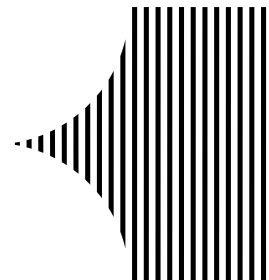
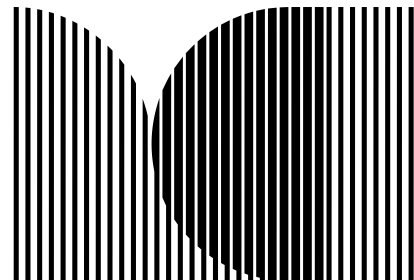
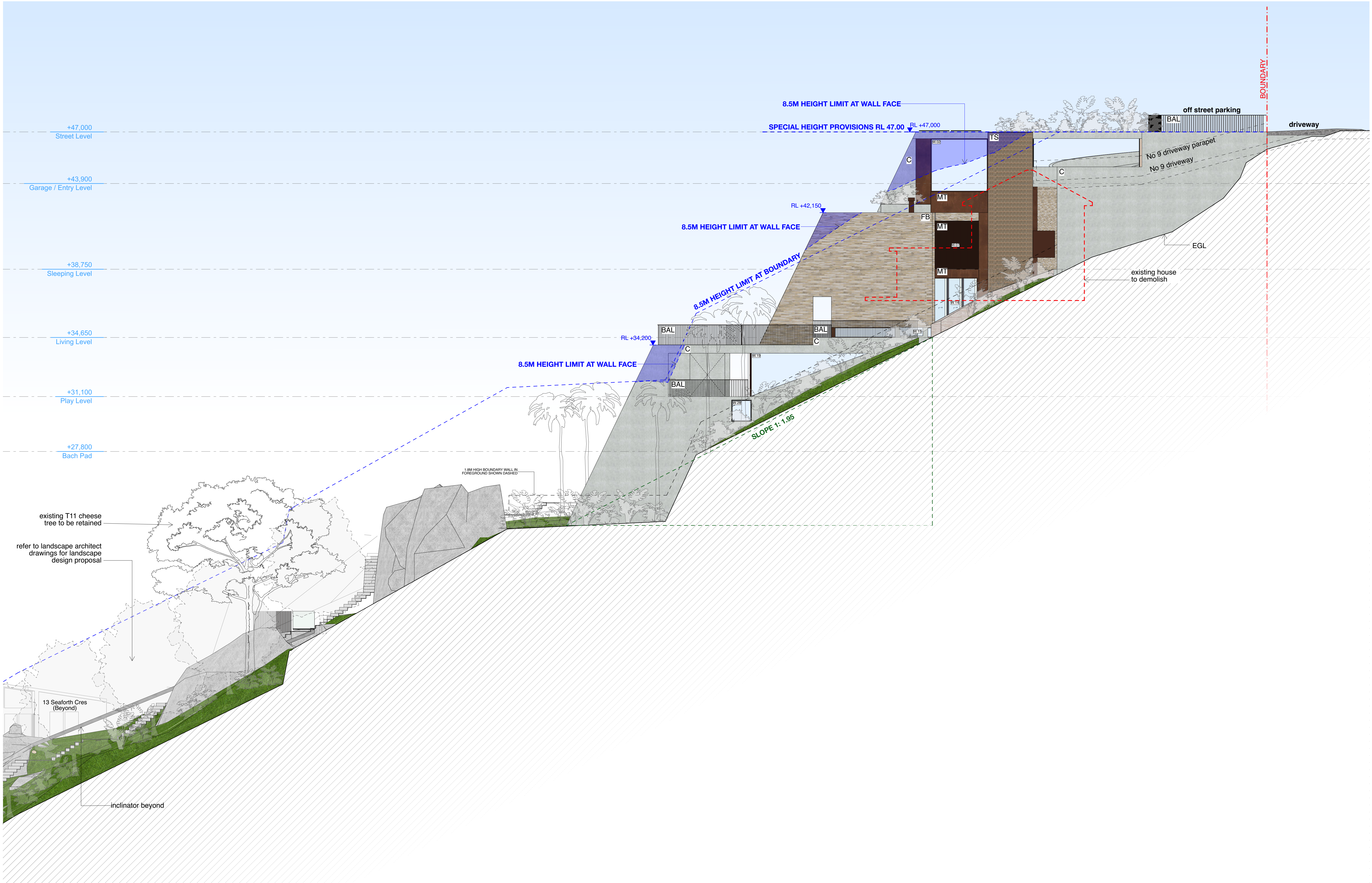


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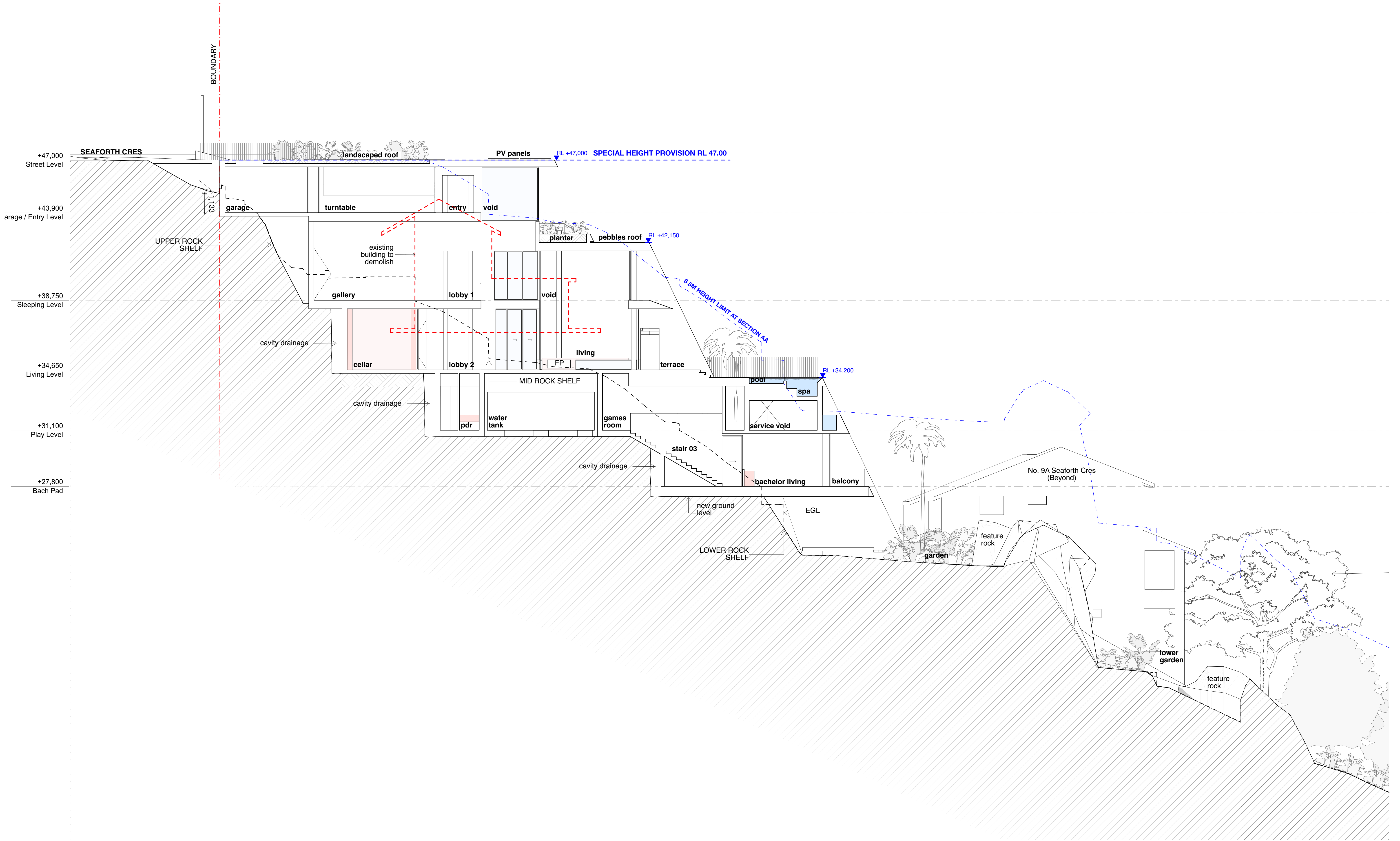
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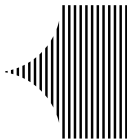
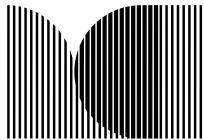
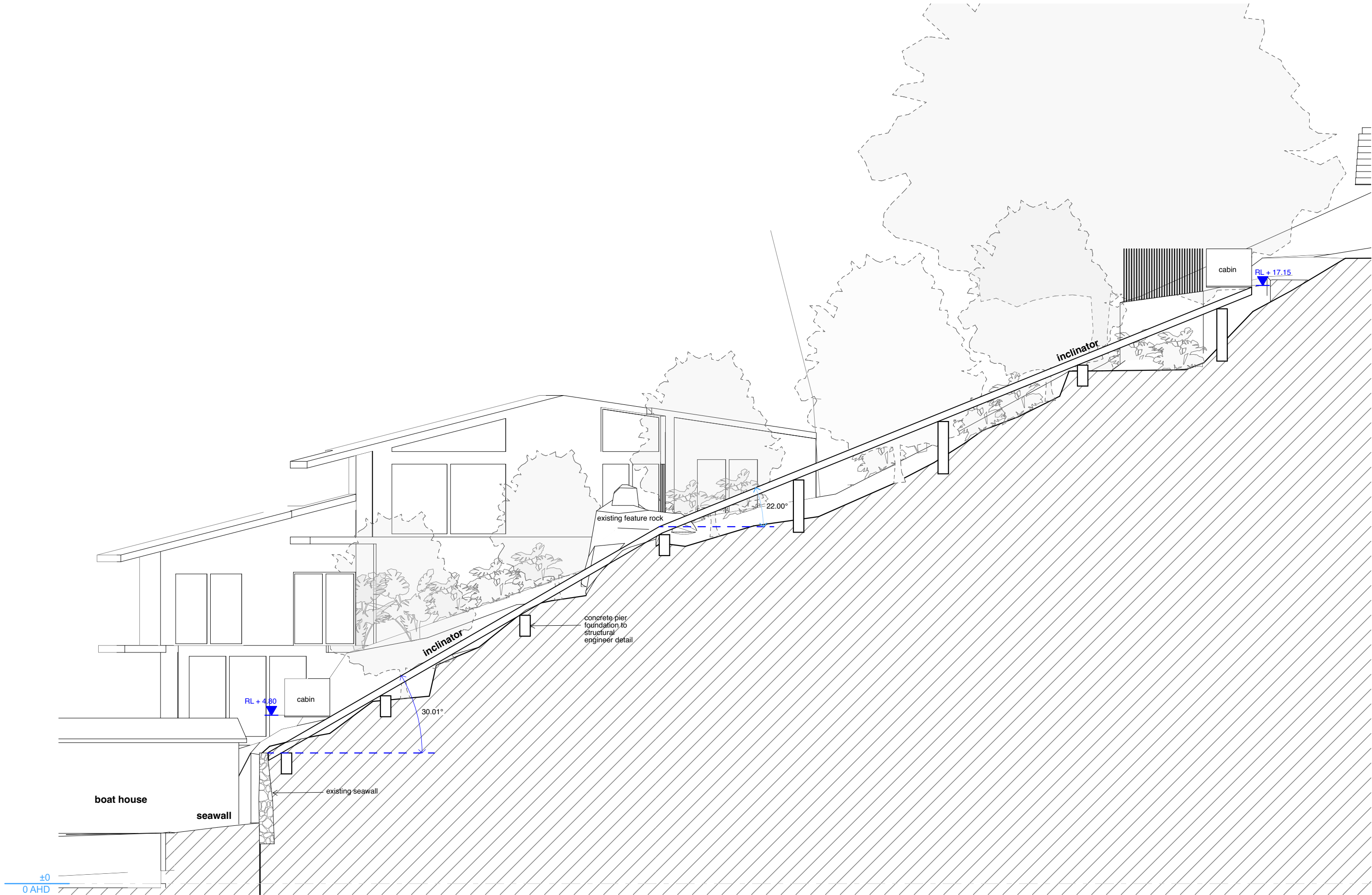
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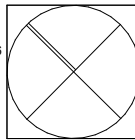


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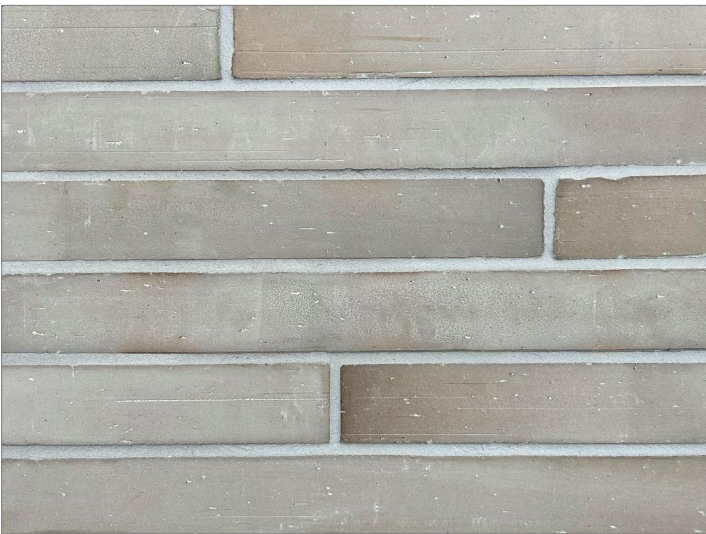
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C - Off Form Concrete



FB - Face Brickwork



W-TB - Timber framed window



W-AL - Aluminium framed window



BAL - Steel Balustrade Paint Finish



S-TB - Timber Screen



S-TE - Terracotta Screen



CP - Crazy Paving



MT - Metal finish



ST2 - Slate



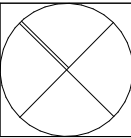
ST1- Sandstone



PB - Pebbles



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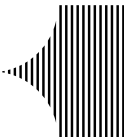
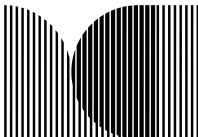
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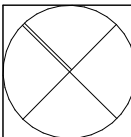
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VIEW FROM WATER (3D IMAGE IS FOR ILLUSTRATIVE PURPOSE ONLY)



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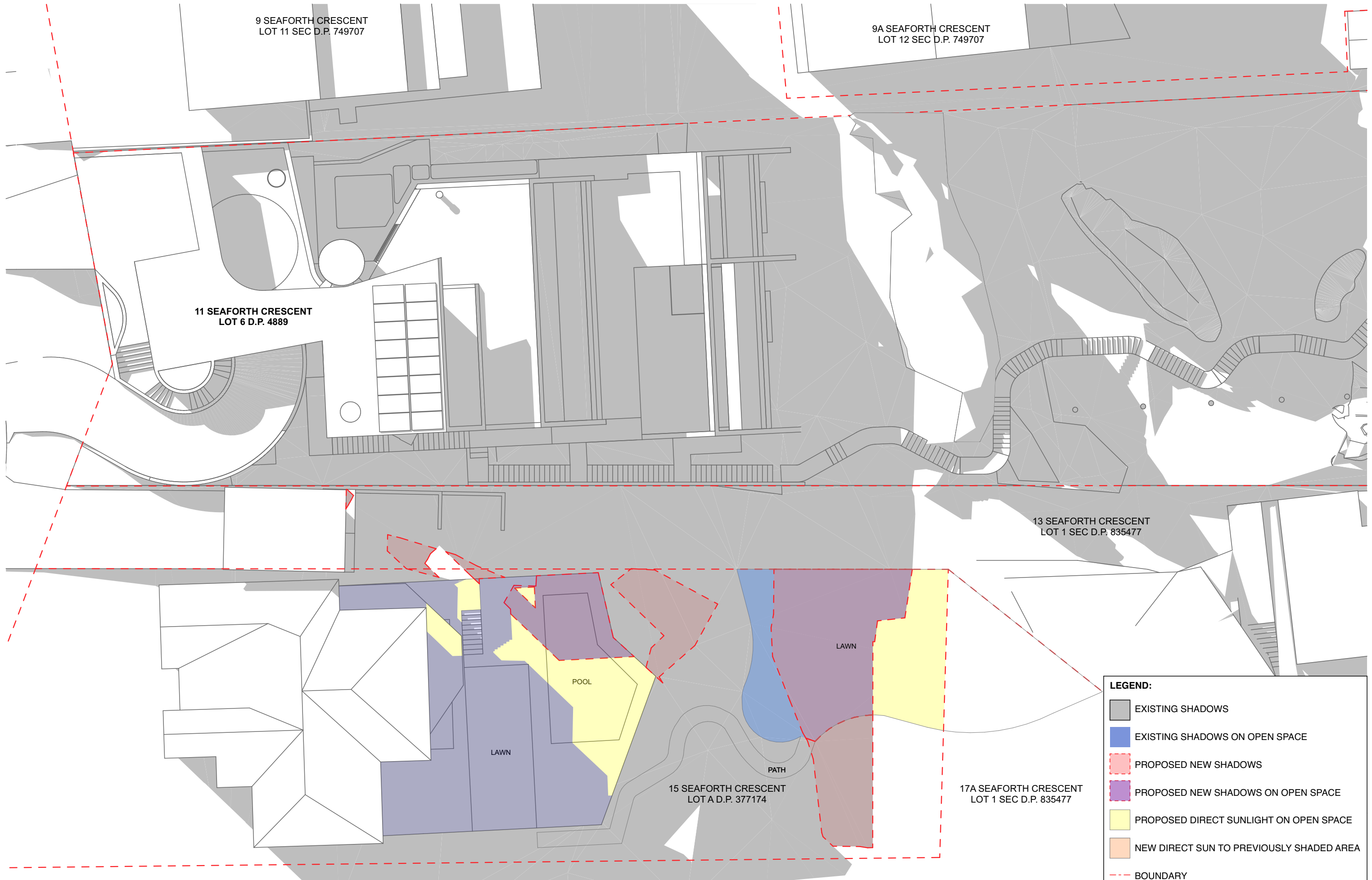
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3D VIEW FROM WATER

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DA16
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LEGEND:

- EXISTING SHADOWS
- EXISTING SHADOWS ON OPEN SPACE
- PROPOSED NEW SHADOWS
- PROPOSED NEW SHADOWS ON OPEN SPACE
- PROPOSED DIRECT SUNLIGHT ON OPEN SPACE
- NEW DIRECT SUN TO PREVIOUSLY SHADED AREA
- BOUNDARY



9 SEAFORTH CRESCENT
LOT 11 SEC D.P. 749707

9A SEAFORTH CRESCENT
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LOT 6 D.P. 4889

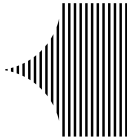
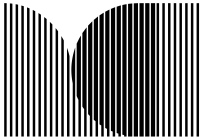
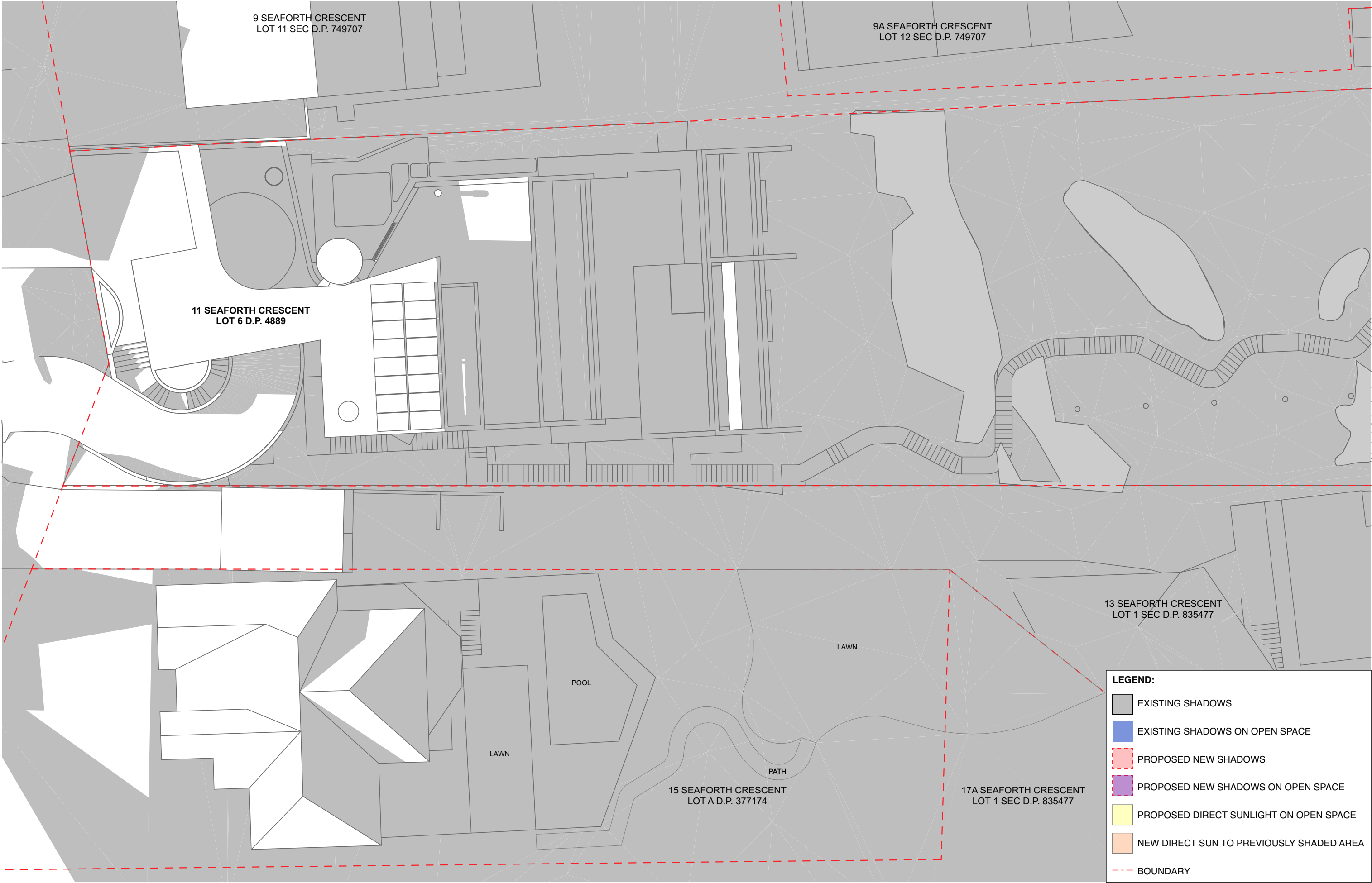
13 SEAFORTH CRESCENT
LOT 1 SEC D.P. 835477

15 SEAFORTH CRESCENT
LOT A D.P. 377174

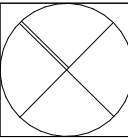
17A SEAFORTH CRESCENT
LOT 1 SEC D.P. 835477

LEGEND:

- EXISTING SHADOWS
- EXISTING SHADOWS ON OPEN SPACE
- PROPOSED NEW SHADOWS
- PROPOSED NEW SHADOWS ON OPEN SPACE
- PROPOSED DIRECT SUNLIGHT ON OPEN SPACE
- NEW DIRECT SUN TO PREVIOUSLY SHADED AREA
- BOUNDARY



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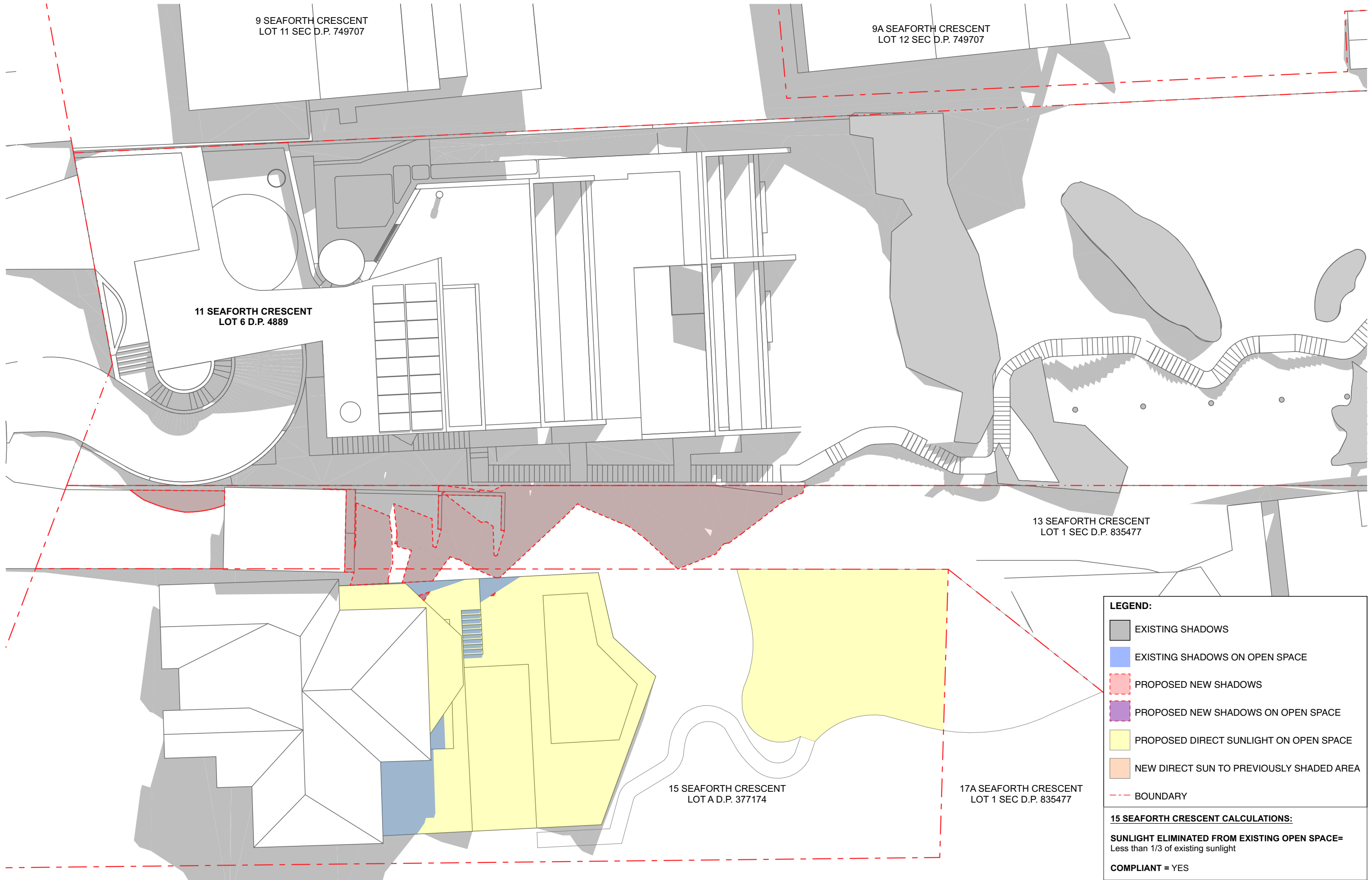
PROJECT
2410 WANG
11 SEAFORTH CRESCENT, SEAFORTH, NSW

ISSUE
- 04.07.25 - DA SUBMISSION

DATE 04/07/2025
PROJECT NO. 2410
SCALE 1:200 @ A3
DRAWN BY SM/TG

DRAWING TITLE
**SHADOW DIAGRAM JUNE 21
- 3PM**

DRAWING NUMBER
DA19
ISSUE
-



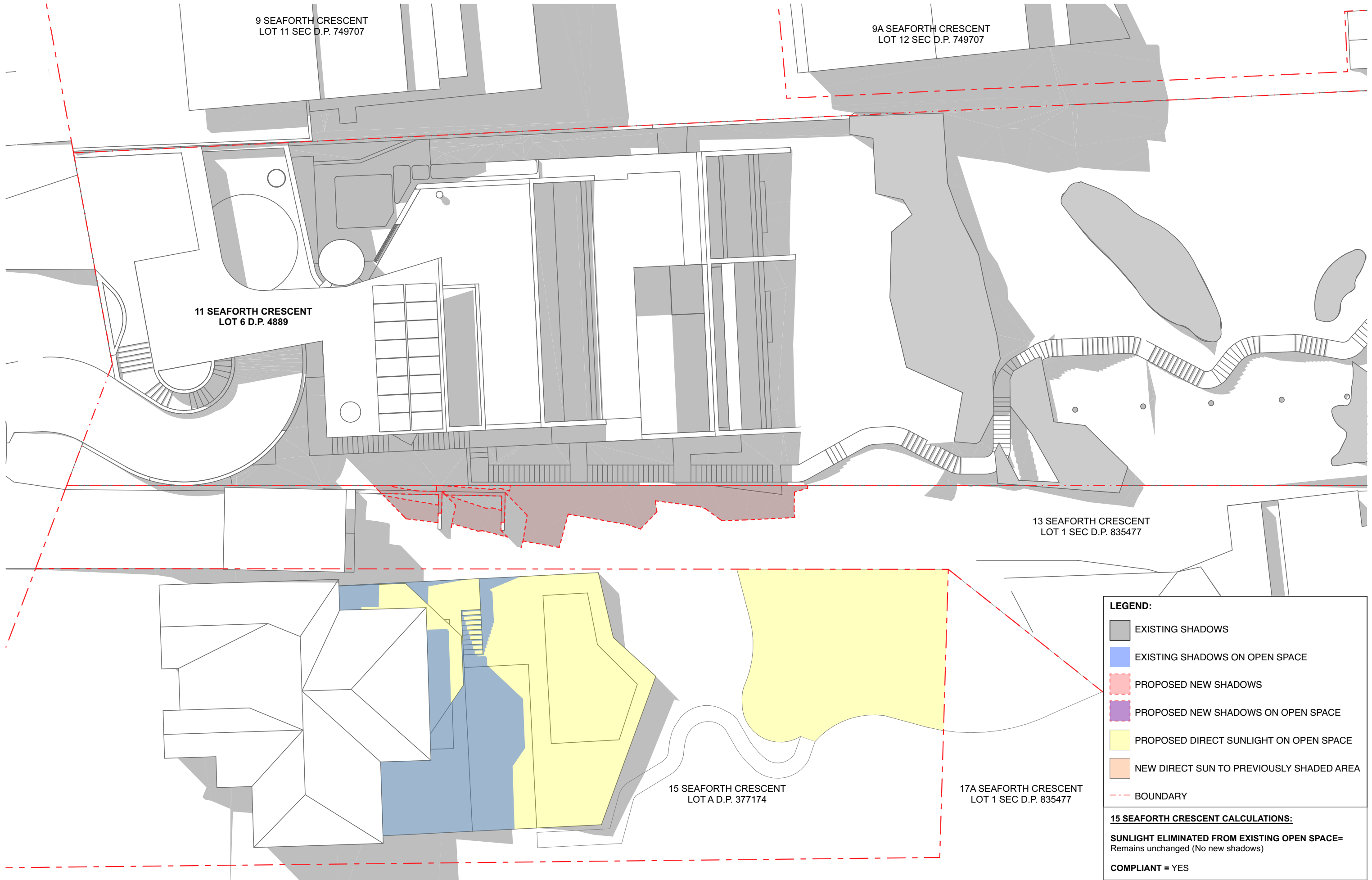
LEGEND:

- EXISTING SHADOWS
- EXISTING SHADOWS ON OPEN SPACE
- PROPOSED NEW SHADOWS
- PROPOSED NEW SHADOWS ON OPEN SPACE
- PROPOSED DIRECT SUNLIGHT ON OPEN SPACE
- NEW DIRECT SUN TO PREVIOUSLY SHADED AREA
- BOUNDARY

15 SEAFORTH CRESCENT CALCULATIONS:

SUNLIGHT ELIMINATED FROM EXISTING OPEN SPACE=
Less than 1/3 of existing sunlight

COMPLIANT = YES



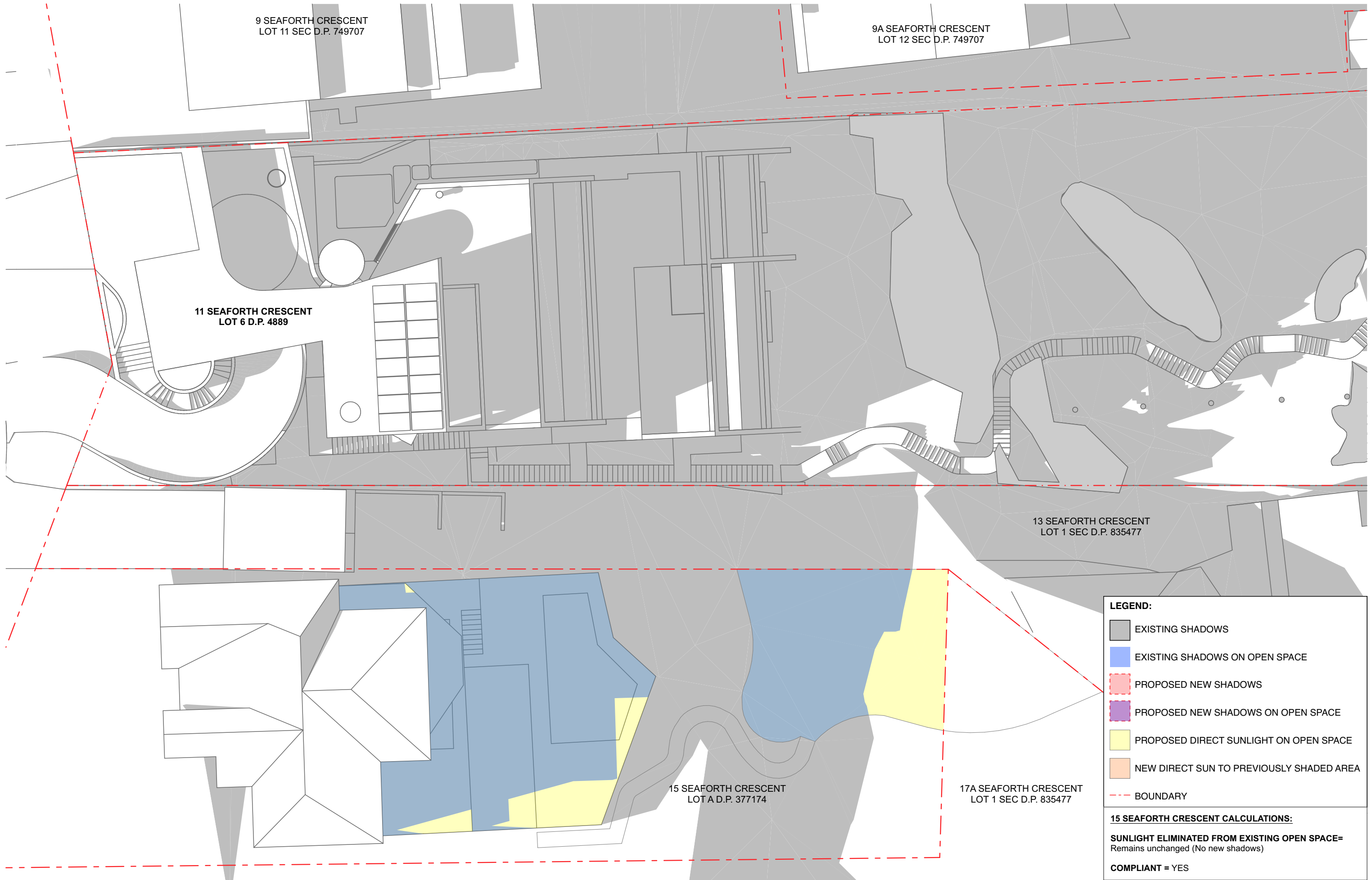
LEGEND:

- EXISTING SHADOWS
- EXISTING SHADOWS ON OPEN SPACE
- PROPOSED NEW SHADOWS
- PROPOSED NEW SHADOWS ON OPEN SPACE
- PROPOSED DIRECT SUNLIGHT ON OPEN SPACE
- NEW DIRECT SUN TO PREVIOUSLY SHADED AREA
- BOUNDARY

15 SEAFORTH CRESCENT CALCULATIONS:

SUNLIGHT ELIMINATED FROM EXISTING OPEN SPACE= Remains unchanged (No new shadows)

COMPLIANT = YES



9 SEAFORTH CRESCENT
LOT 11 SEC D.P. 749707

9A SEAFORTH CRESCENT
LOT 12 SEC D.P. 749707

11 SEAFORTH CRESCENT
LOT 6 D.P. 4889

13 SEAFORTH CRESCENT
LOT 1 SEC D.P. 835477

15 SEAFORTH CRESCENT
LOT A D.P. 377174

17A SEAFORTH CRESCENT
LOT 1 SEC D.P. 835477

LEGEND:

- EXISTING SHADOWS
- EXISTING SHADOWS ON OPEN SPACE
- PROPOSED NEW SHADOWS
- PROPOSED NEW SHADOWS ON OPEN SPACE
- PROPOSED DIRECT SUNLIGHT ON OPEN SPACE
- NEW DIRECT SUN TO PREVIOUSLY SHADED AREA
- BOUNDARY

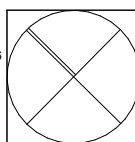
15 SEAFORTH CRESCENT CALCULATIONS:

SUNLIGHT ELIMINATED FROM EXISTING OPEN SPACE=
Remains unchanged (No new shadows)

COMPLIANT = YES



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PROJECT

2410 WANG

11 SEAFORTH CRESCENT, SEAFORTH, NSW

ISSUE

- 04.07.25 - DA SUBMISSION

DATE

04/07/2025

PROJECT NO.

2410

SCALE

1:200 @ A3

DRAWN BY

SM/TG

DRAWING TITLE

**SHADOW DIAGRAM MARCH
21 - 3PM**

DRAWING NUMBER

DA22

ISSUE

-

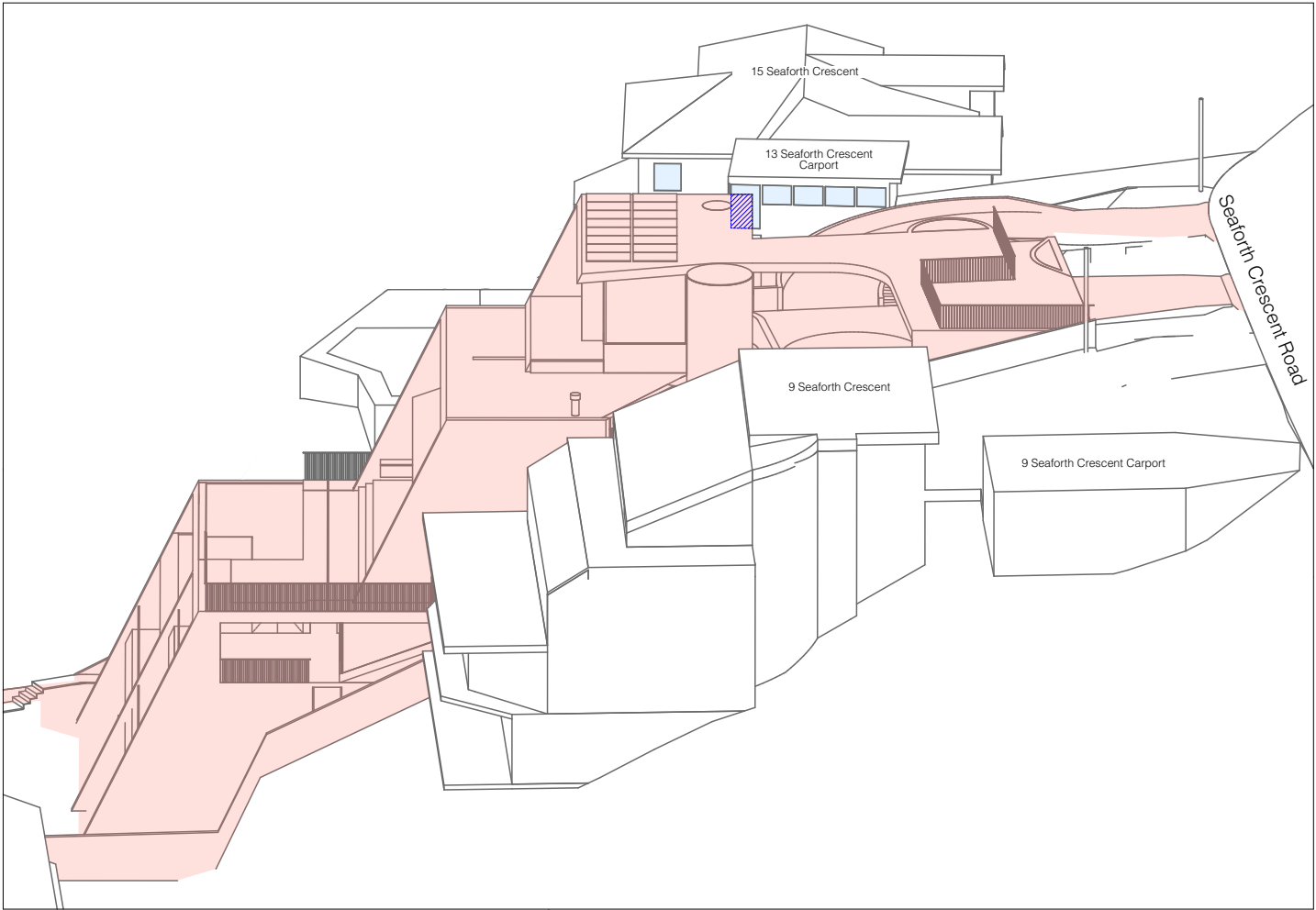
LEGEND:

PROPOSED DWELLING

EXISTING DWELLING

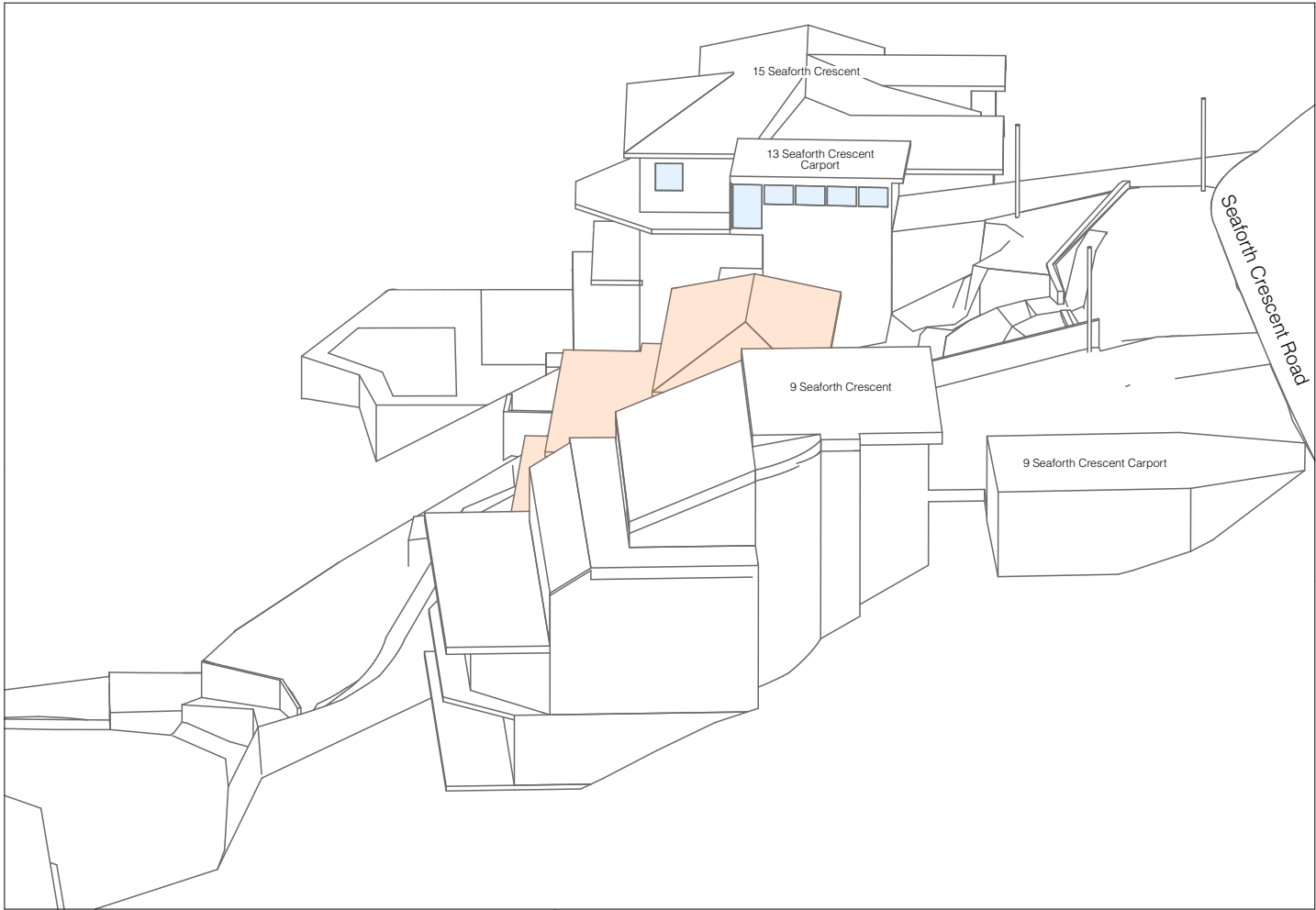
NEIGHBOURS WINDOWS RECEIVING SUN

NEIGHBOURS WINDOWS SHADED



1

9AM VIEW FROM SUN PROPOSED



2

9AM VIEWS FROM SUN EXISTING

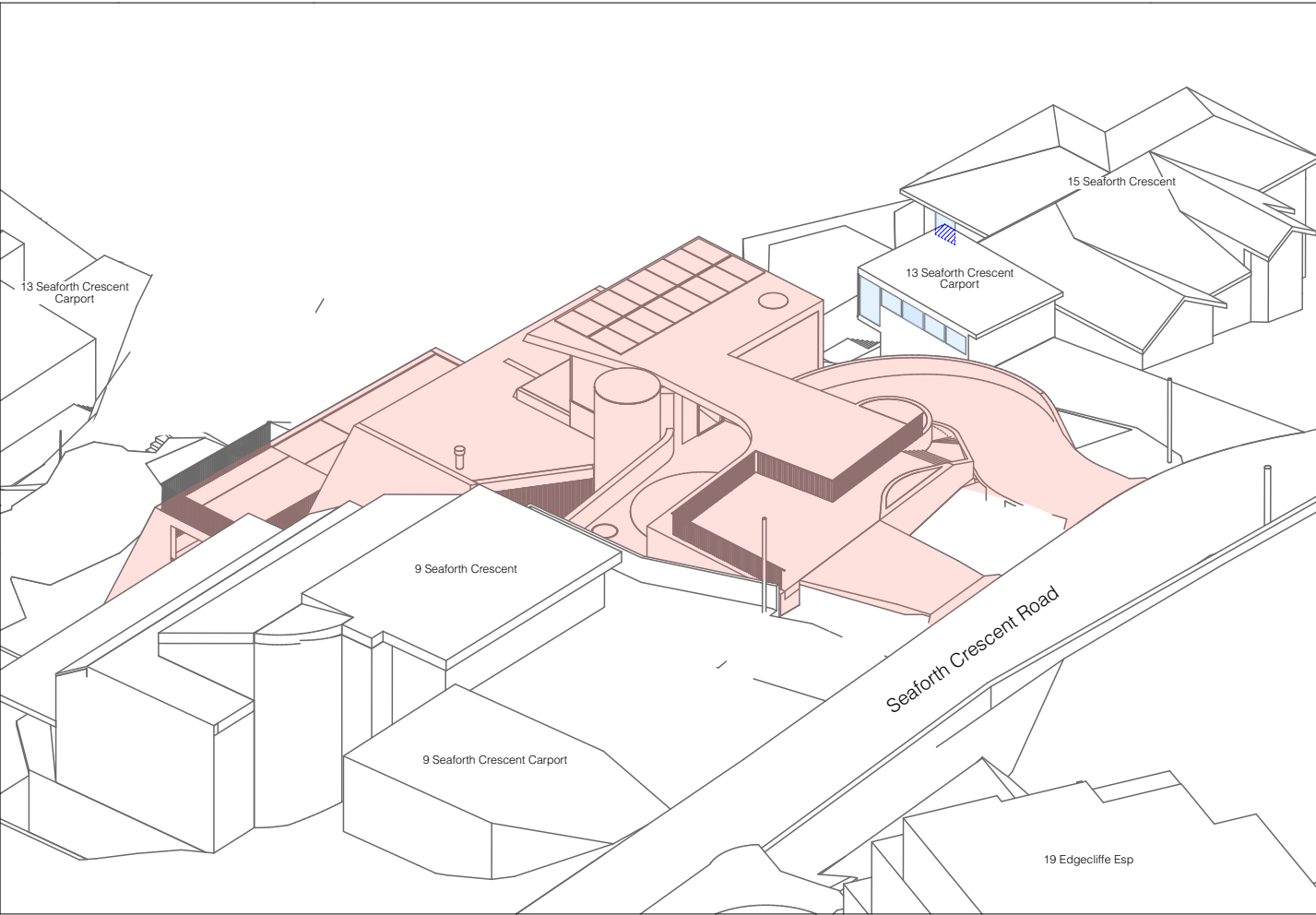
LEGEND:

PROPOSED DWELLING

EXISTING DWELLING

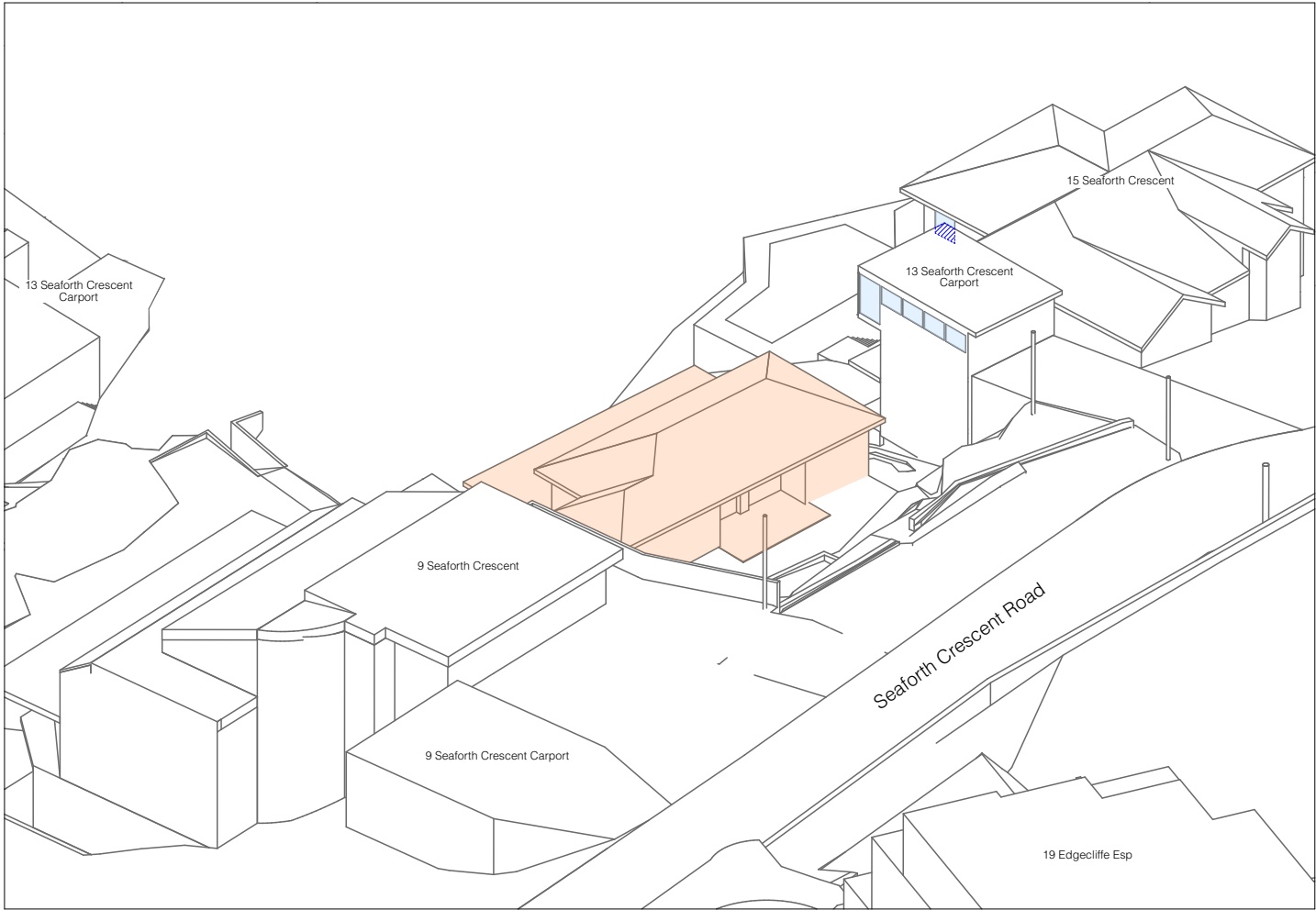
NEIGHBOURS WINDOWS RECEIVING SUN

NEIGHBOURS WINDOWS SHADED



1

12PM VIEWS FROM SUN PROPOSED



2

12PM VIEWS FROM SUN EXISTING

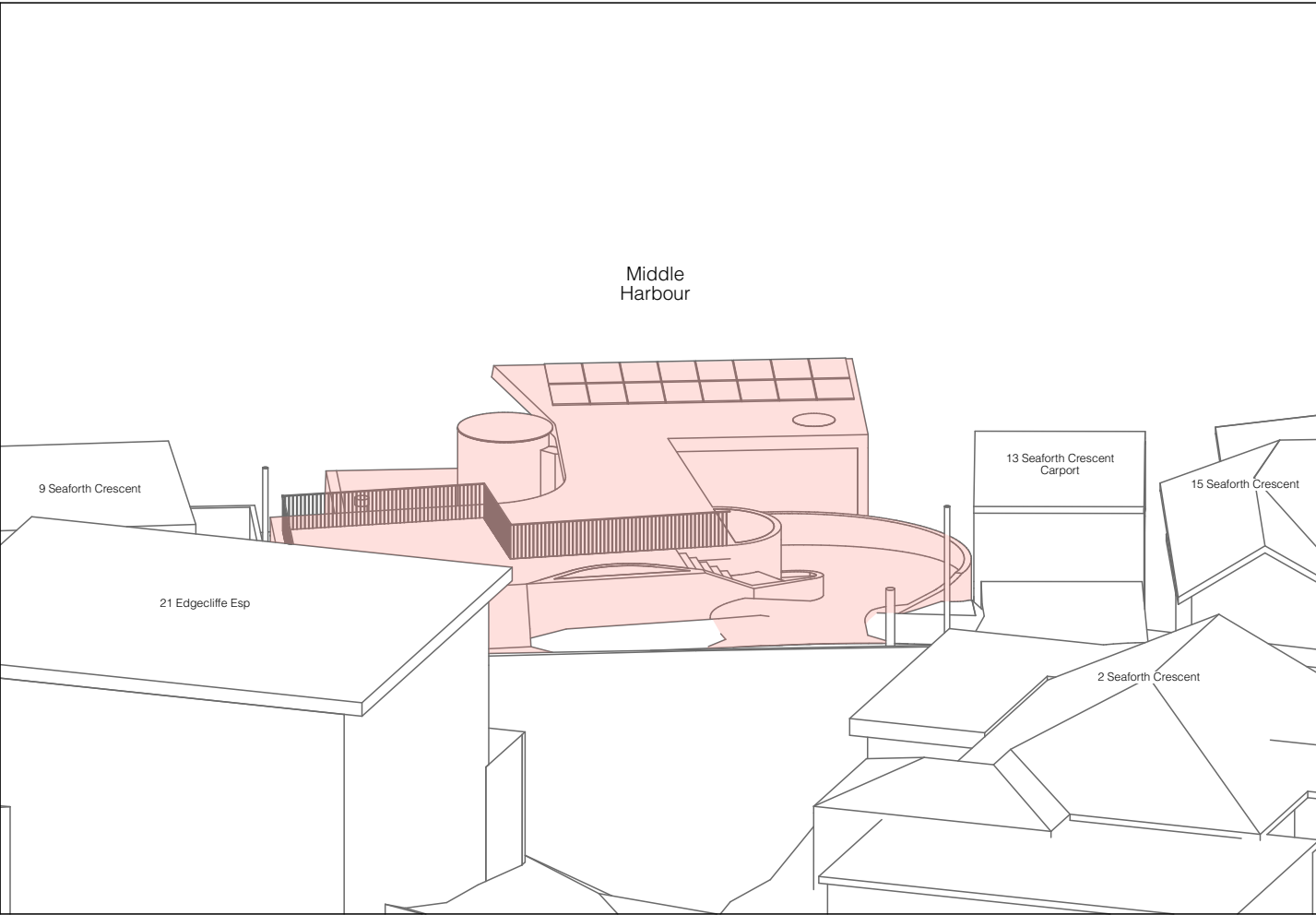
LEGEND:

PROPOSED DWELLING

EXISTING DWELLING

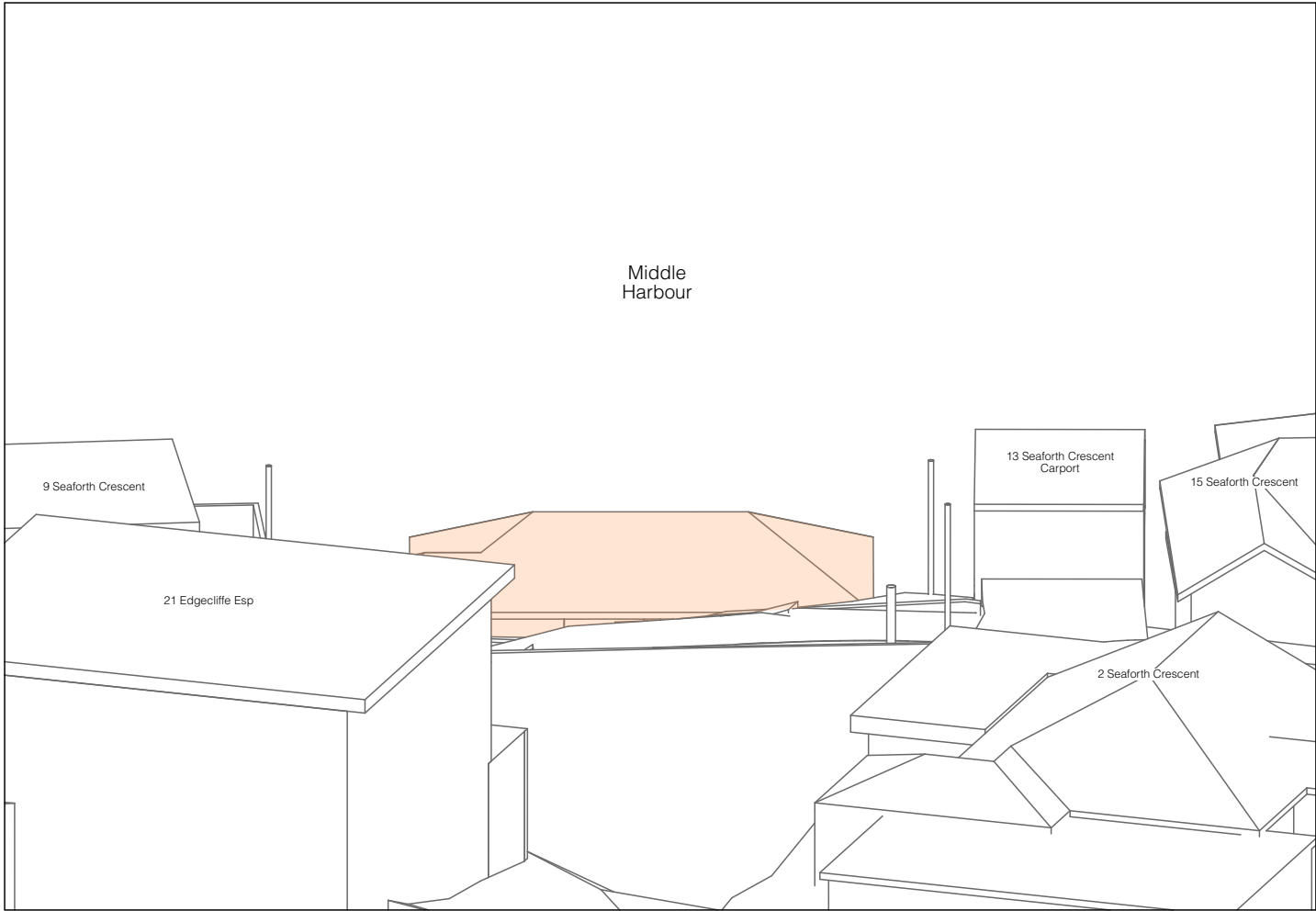
NEIGHBOURS WINDOWS RECEIVING SUN

NEIGHBOURS WINDOWS SHADED



1

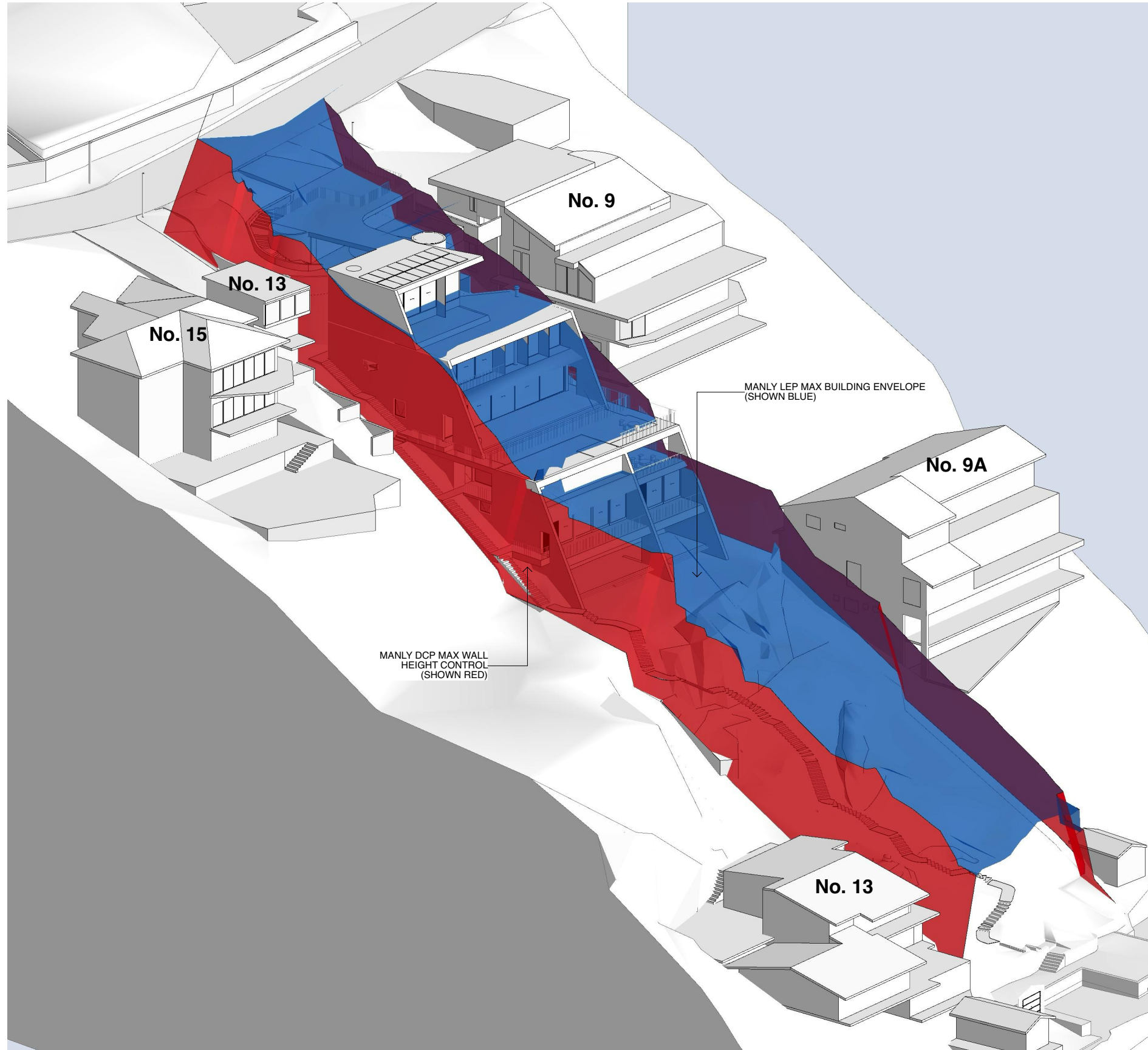
3PM VIEWS FROM SUN PROPOSED



2

3PM VIEWS FROM SUN EXISTING

	PROJECT	ISSUE	DATE	DRAWING TITLE		DRAWING NUMBER	ISSUE
	2410 WANG	- 04.07.25 - DA SUBMISSION	PROJECT NO.	04/07/2025	2410	DA25	-
	11 SEAFORTH CRESCENT, SEAFORTH, NSW		SCALE	NTS @ A3	VIEWS FROM THE SUN JUNE 21 3PM		
			DRAWN BY	SM/TG			



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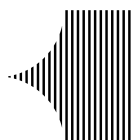
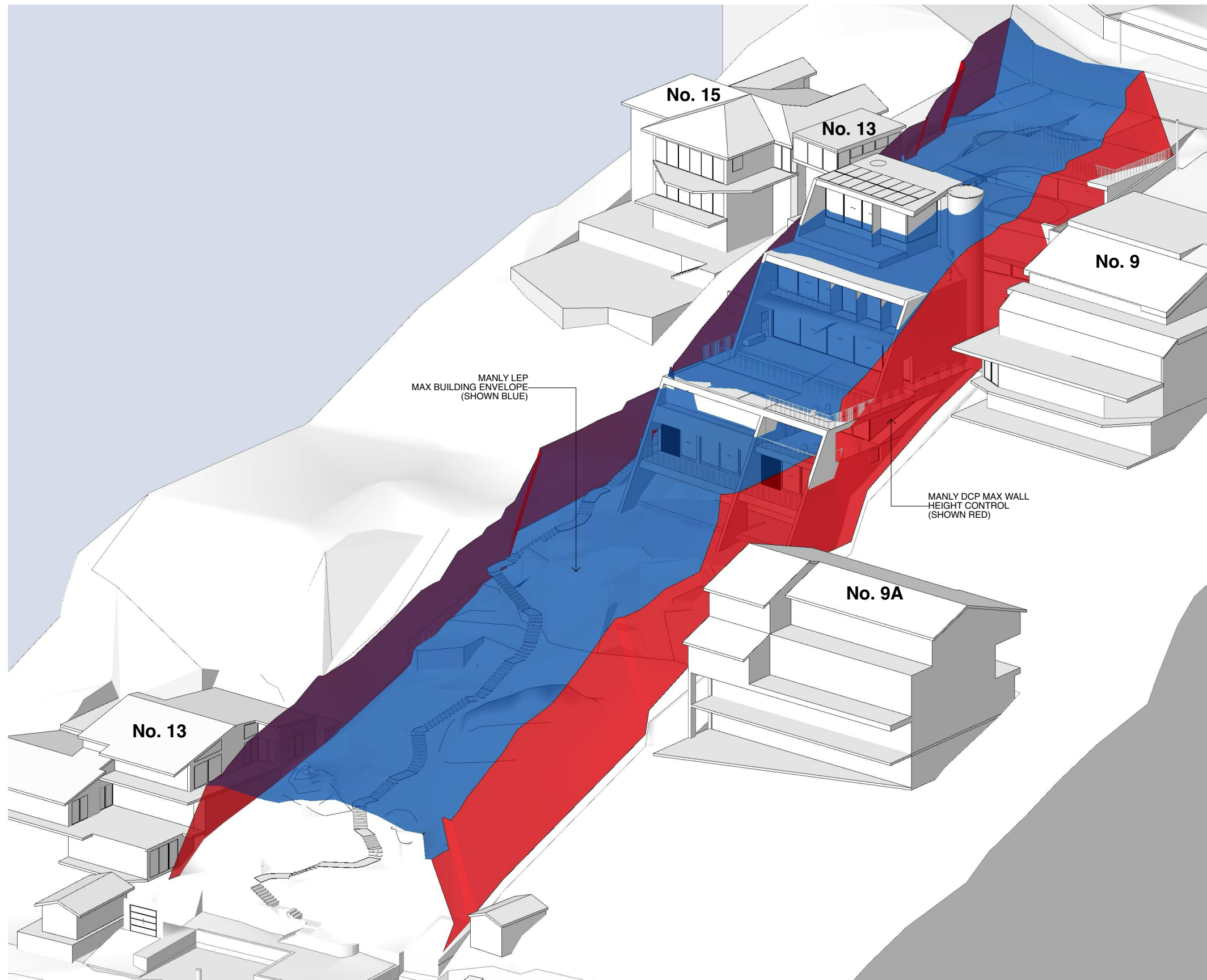
PROJECT
2410 WANG
 11 SEAFORTH CRESCENT, SEAFORTH, NSW

ISSUE
 - 04.07.25 - DA SUBMISSION

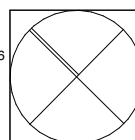
DATE 04/07/2025
 PROJECT NO. 2410
 SCALE NTS @ A3
 DRAWN BY SM/TG

DRAWING TITLE
**BUILDING ENVELOPE
 AXONOMETRIC VIEW FROM
 SW**

DRAWING NUMBER
DA26
 ISSUE
 -



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PROJECT
2410 WANG
11 SEAFORTH CRESCENT, SEAFORTH, NSW

ISSUE
- 04.07.25 - DA SUBMISSION

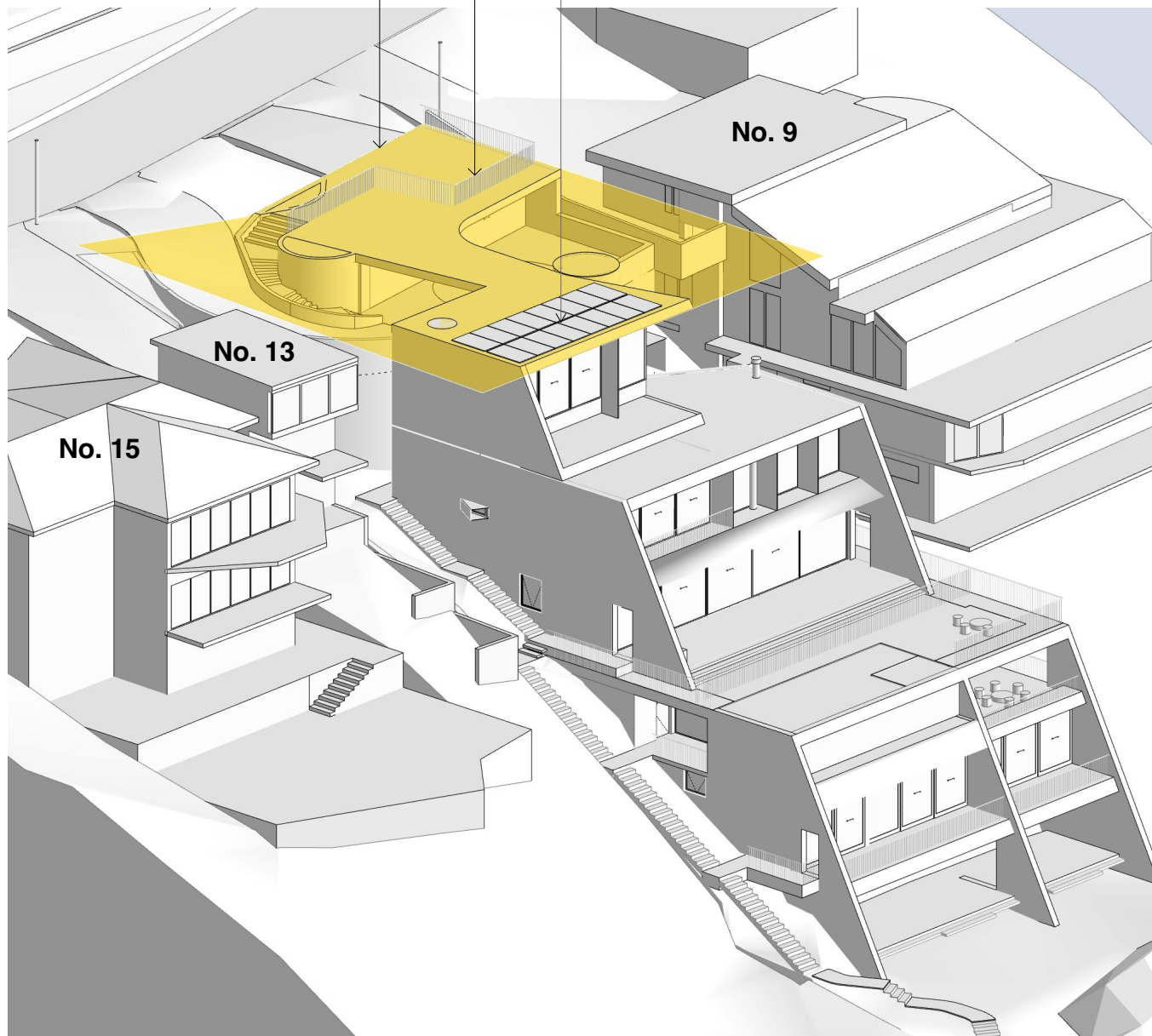
DATE 04/07/2025
PROJECT NO. 2410
SCALE NTS @ A3
DRAWN BY SM/TG

DRAWING TITLE
**BUILDING ENVELOPE
AXONOMETRIC VIEW FROM
NE**

DRAWING NUMBER
DA27
ISSUE
-

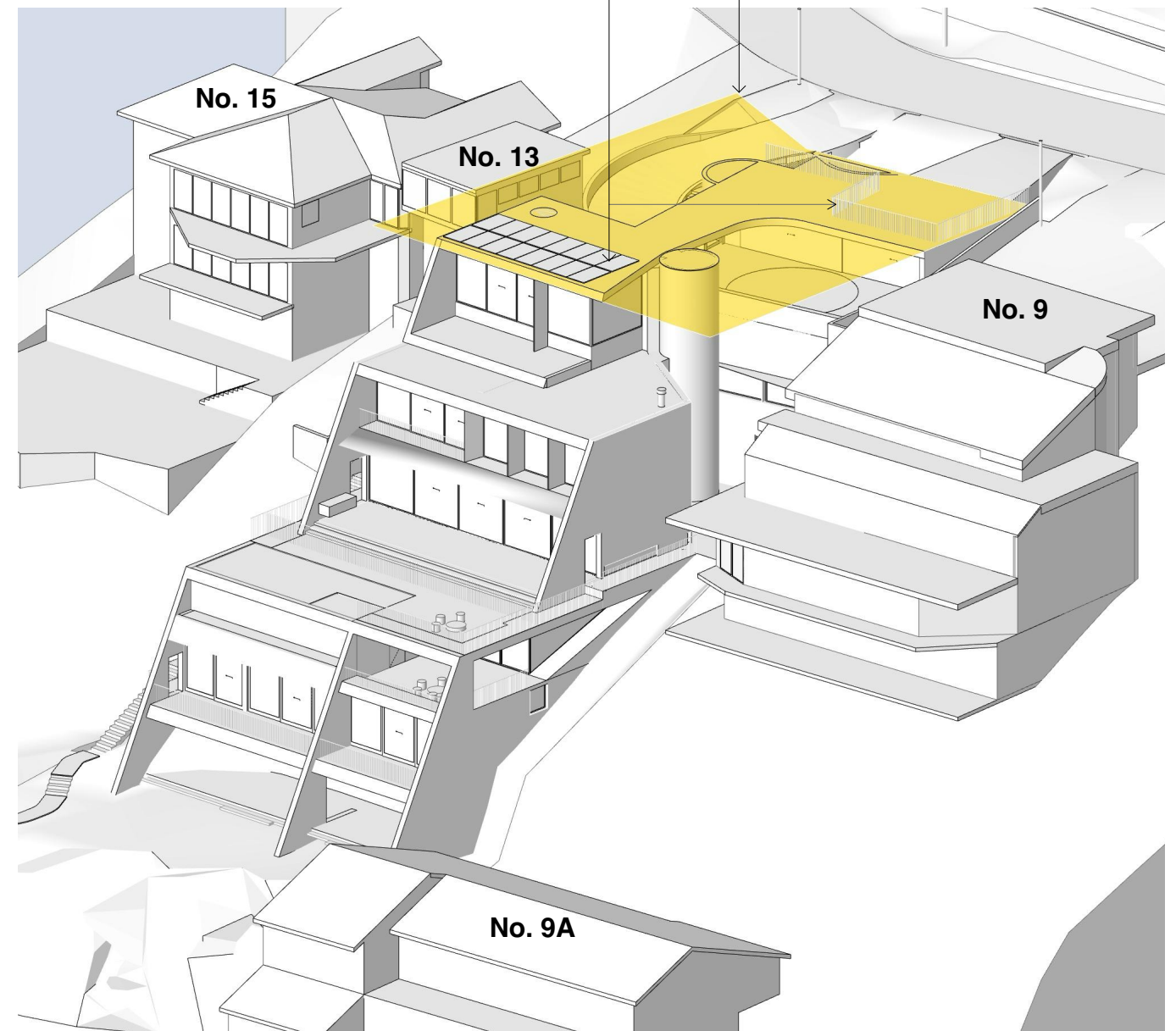
SPECIAL HEIGHT PROVISIONS
(SHOWN YELLOW)

PV PANELS AND BALUSTRADE
ENCROACHING SPECIAL
HEIGHT PROVISIONS PLANE

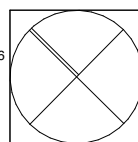


PV PANELS AND BALUSTRADE
ENCROACHING SPECIAL
HEIGHT PROVISIONS PLANE

SPECIAL HEIGHT PROVISIONS
(SHOWN YELLOW)



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2410 WANG
11 SEAFORTH CRESCENT, SEAFORTH, NSW

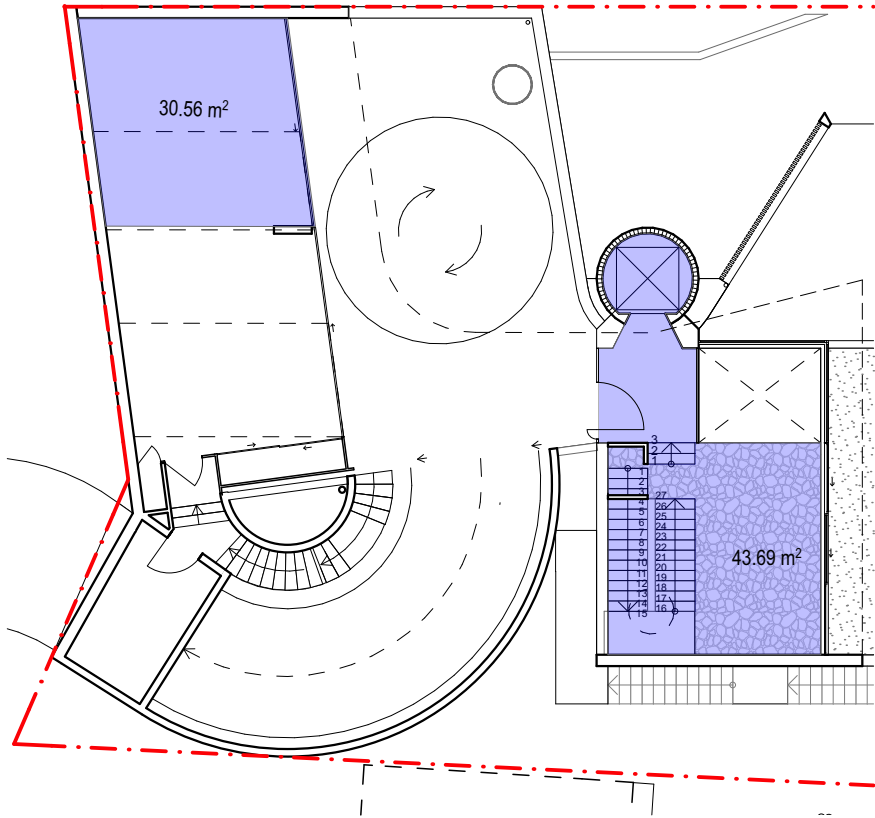
ISSUE
- 04.07.25 - DA SUBMISSION

DATE 04/07/2025
PROJECT NO. 2410
SCALE NTS @ A3
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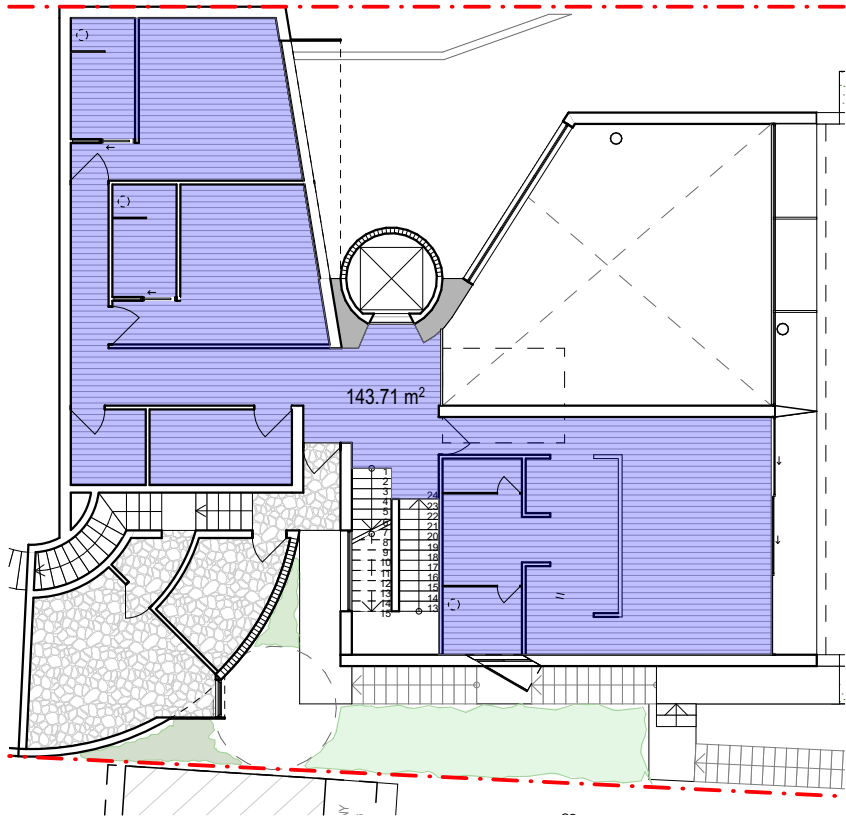
DRAWING TITLE
**SPECIAL HEIGHT
PROVISIONS AXONOMETRIC**

DRAWING NUMBER
DA28
ISSUE
-

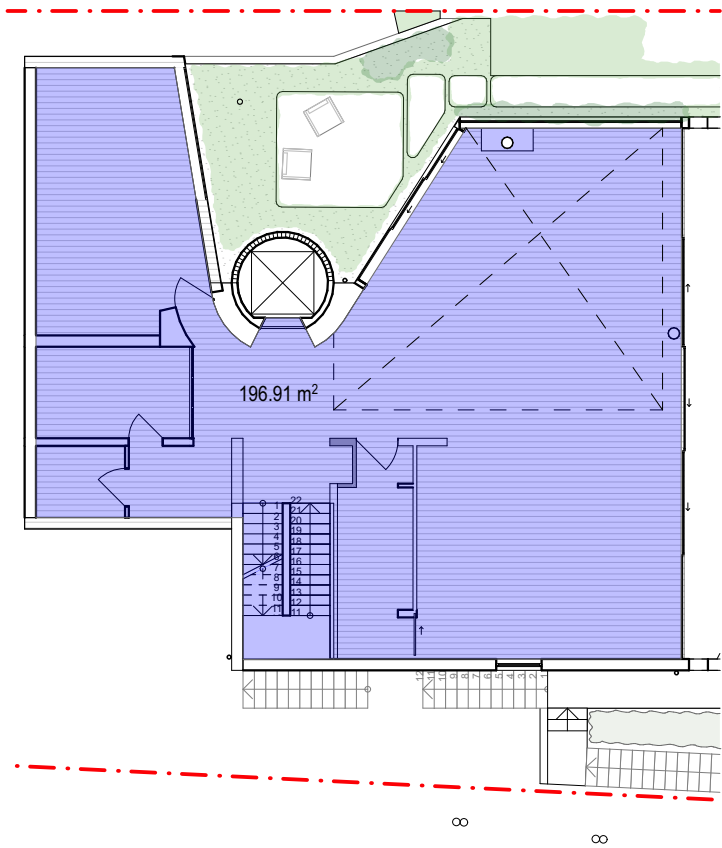
TOTAL SITE AREA= 1846m ²	
TOTAL PROPOSED GFA= 673.39m ²	
MAXIMUM ALLOWABLE GFA= 738.4m ²	
MAXIMUM ALLOWABLE FSR= 0.4	
PROPOSED FSR= 0.3647	
GFA CALCULATION	
ENTRY	74.25m ²
SLEEP	143.71m ²
LIVING	196.91m ²
PLAY	117.34m ²
BATCH PAD	134.71m ²
BOAT HOUSE	6.52m ²



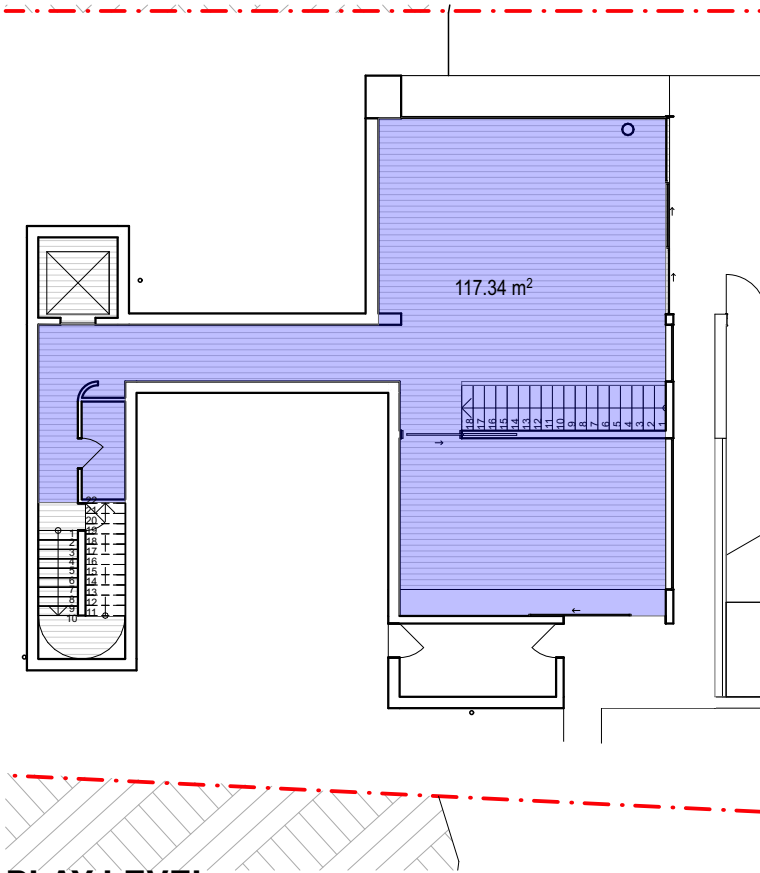
ENTRY LEVEL



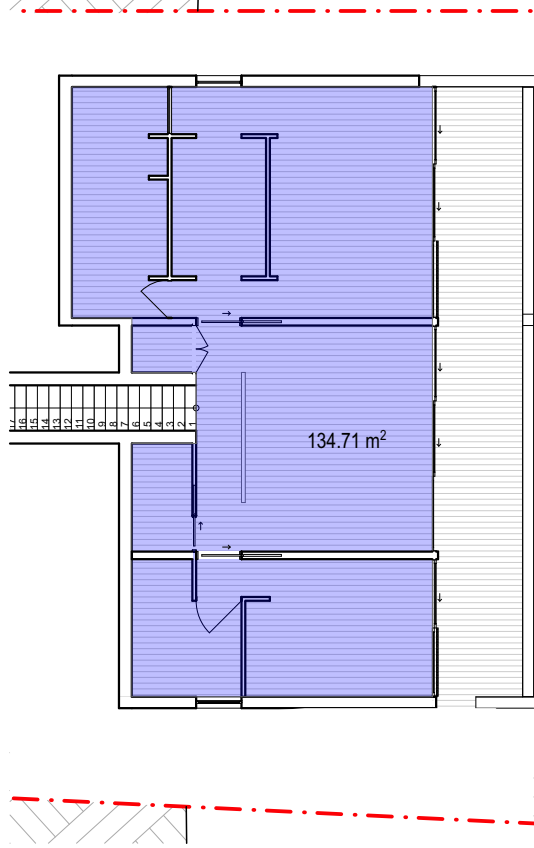
SLEEP LEVEL



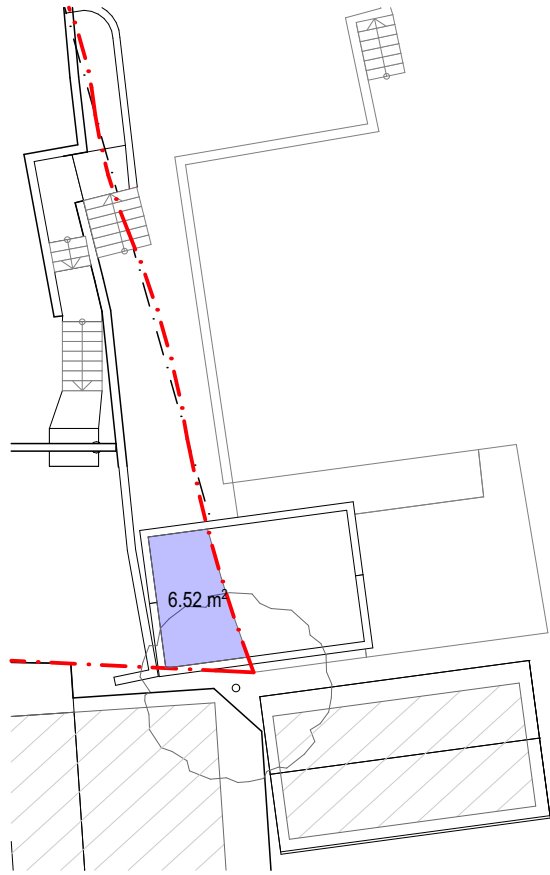
LIVING LEVEL



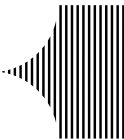
PLAY LEVEL



BACH PAD LEVEL



BOAT HOUSE LEVEL



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2410 WANG
11 SEAFORTH CRESCENT, SEAFORTH, NSW

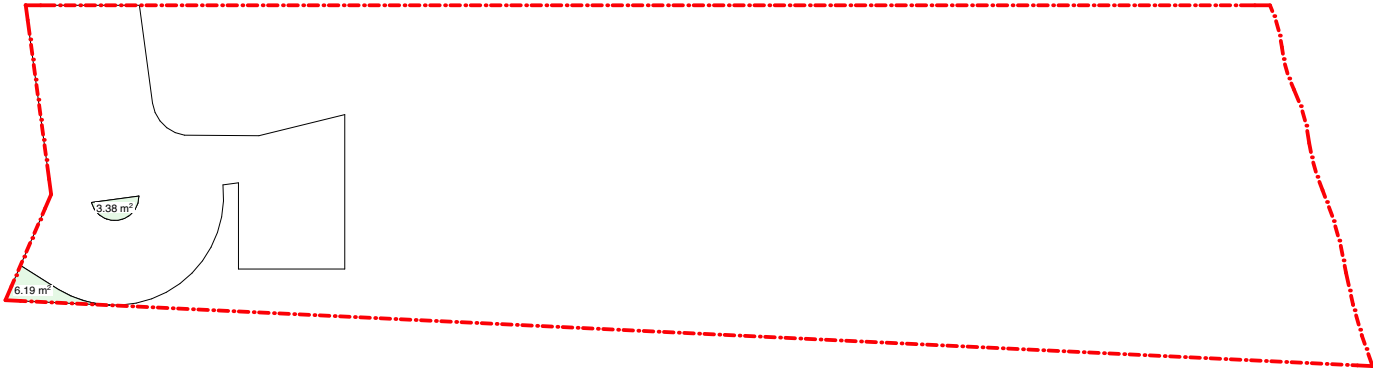
ISSUE
- 04.07.25 - DA SUBMISSION

DATE 04/07/2025
PROJECT NO. 2410
SCALE 1:200 @ A3
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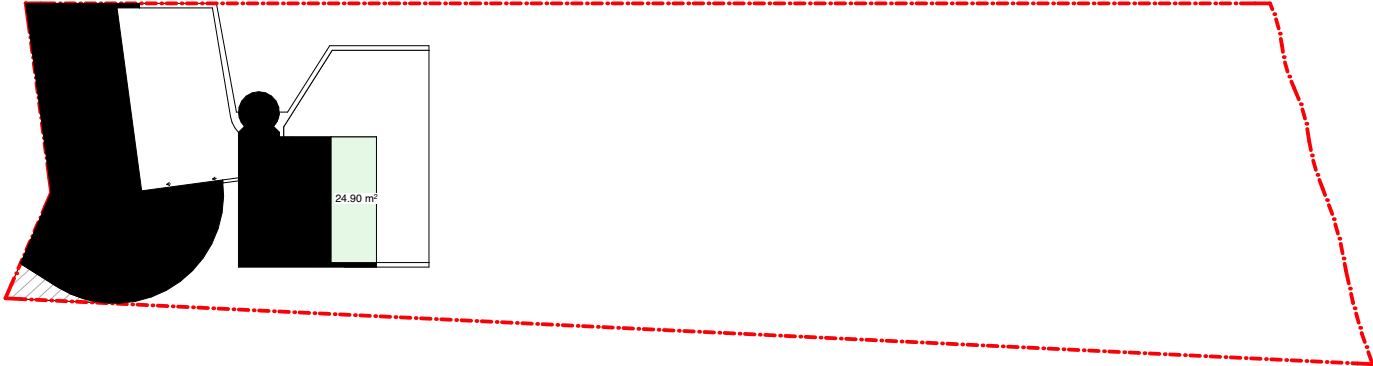
DRAWING TITLE
FSR CALCULATION PLAN

DRAWING NUMBER
DA29
ISSUE
-

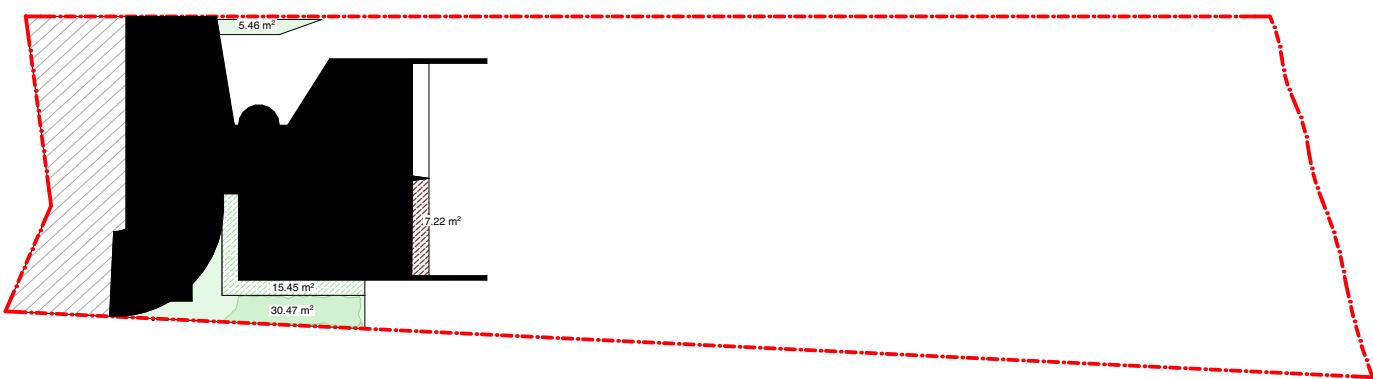
ARRIVAL LEVEL



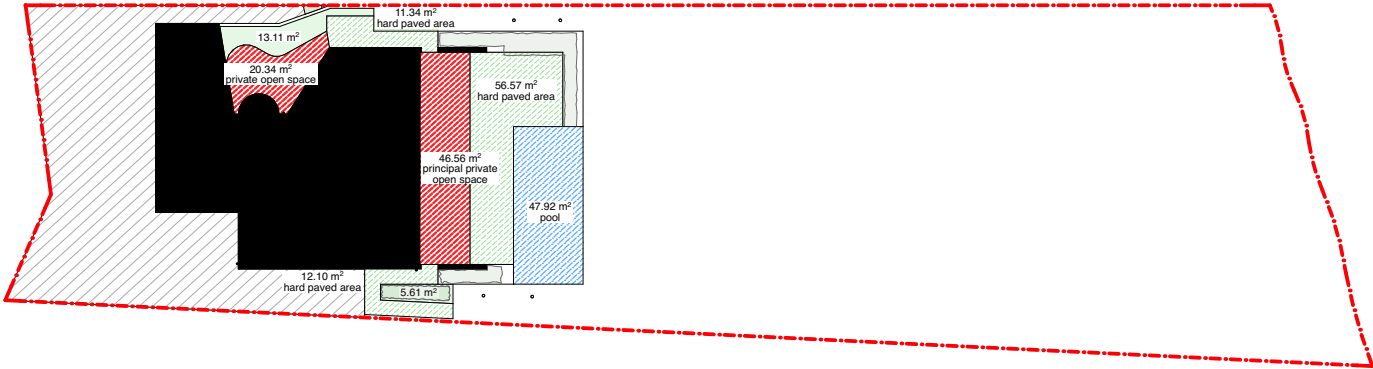
ENTRY LEVEL



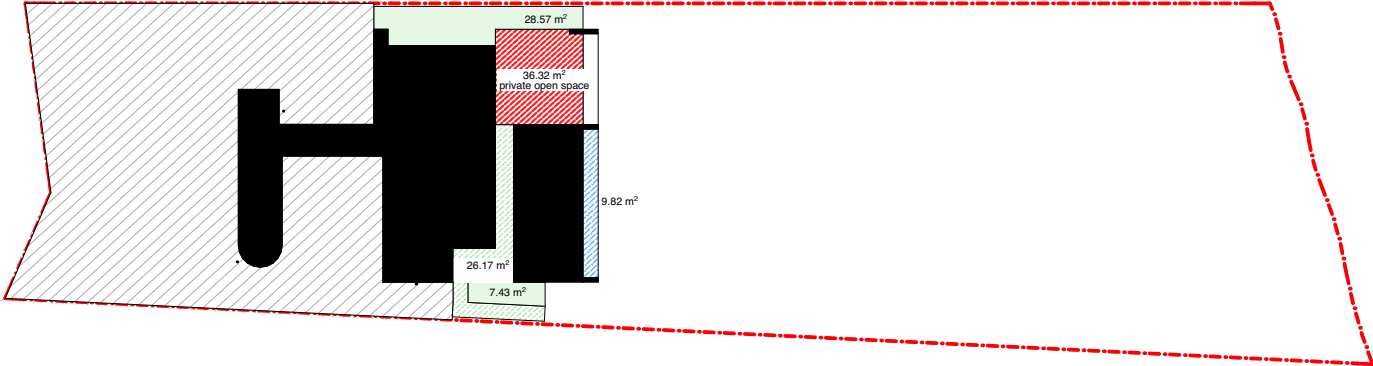
SLEEPING LEVEL



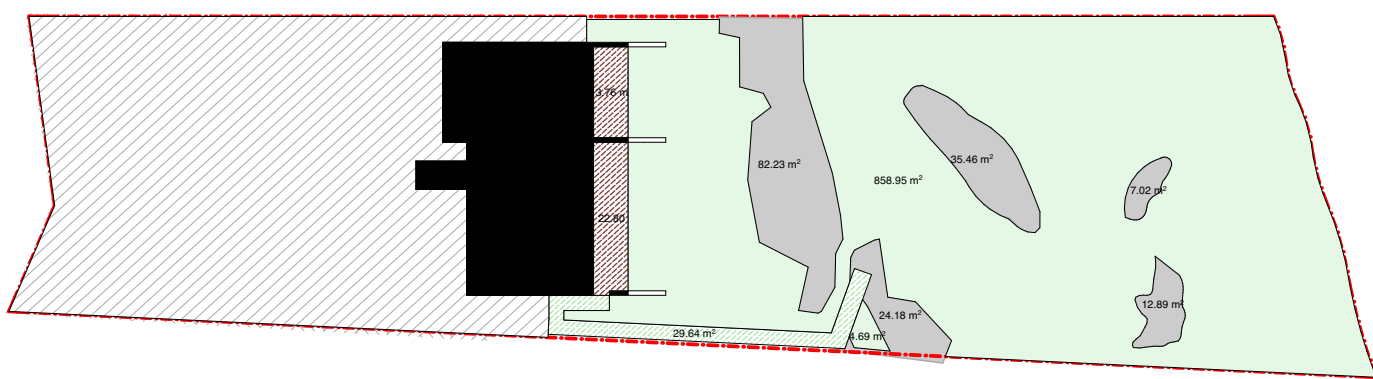
LIVING LEVEL



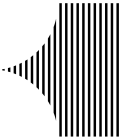
PLAYING LEVEL



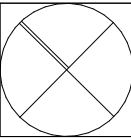
BACH PAD LEVEL



TOTAL SITE AREA= 1846m ²	DCP CONTROL	PROPOSAL	COMPLIANCE
TOTAL OPEN SPACE (1)+(2)+(3)+(4)+(5)+(6)	1015.3m2 (55% OF SITE AREA)	1506.55m2 (81.61% OF SITE AREA)	Y
LANDSCAPED AREA (1)	355.3m2 (35% OF OPEN SPACE)	988.76m2 (65.63% OF OPEN SPACE)	Y
BALCONY (2)		43.78m2	
HARD PAVED AREAS (3)		151.27m2	
SWIMMING POOL (4)		57.74m2	
PRIVATE OPEN SPACE (5)		103.22m2	
ROCK FORMATION (6)		161.78m2	



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2410 WANG
11 SEAFORTH CRESCENT, SEAFORTH, NSW

ISSUE
- 04.07.25 - DA SUBMISSION

DATE 04/07/2025
PROJECT NO. 2410
SCALE 1:500 @ A3
DRAWN BY SM/TG

DRAWING TITLE
**OPEN SPACE AREA
CALCULATION PLAN**

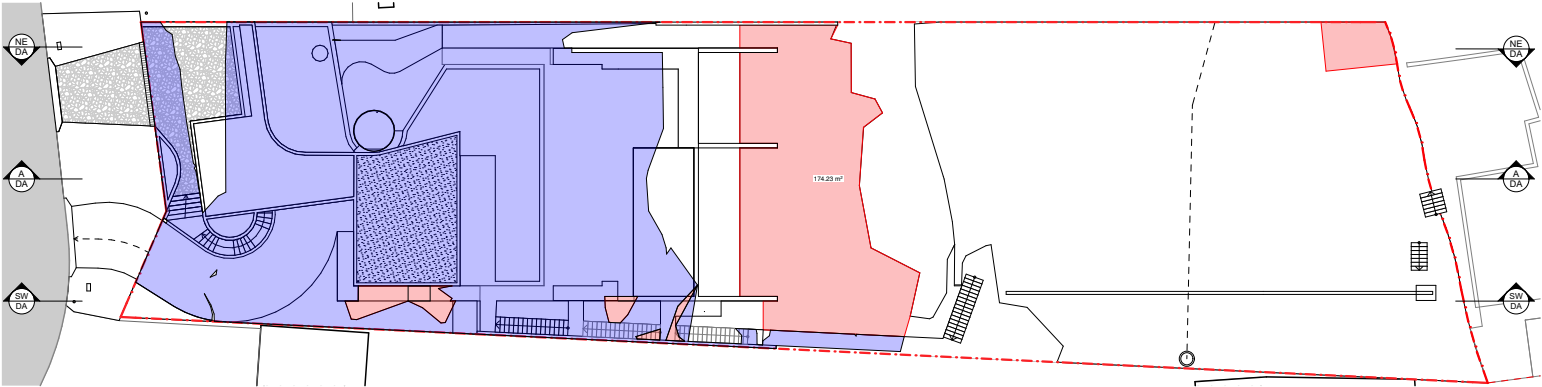
DRAWING NUMBER
DA30
ISSUE
-

CUT

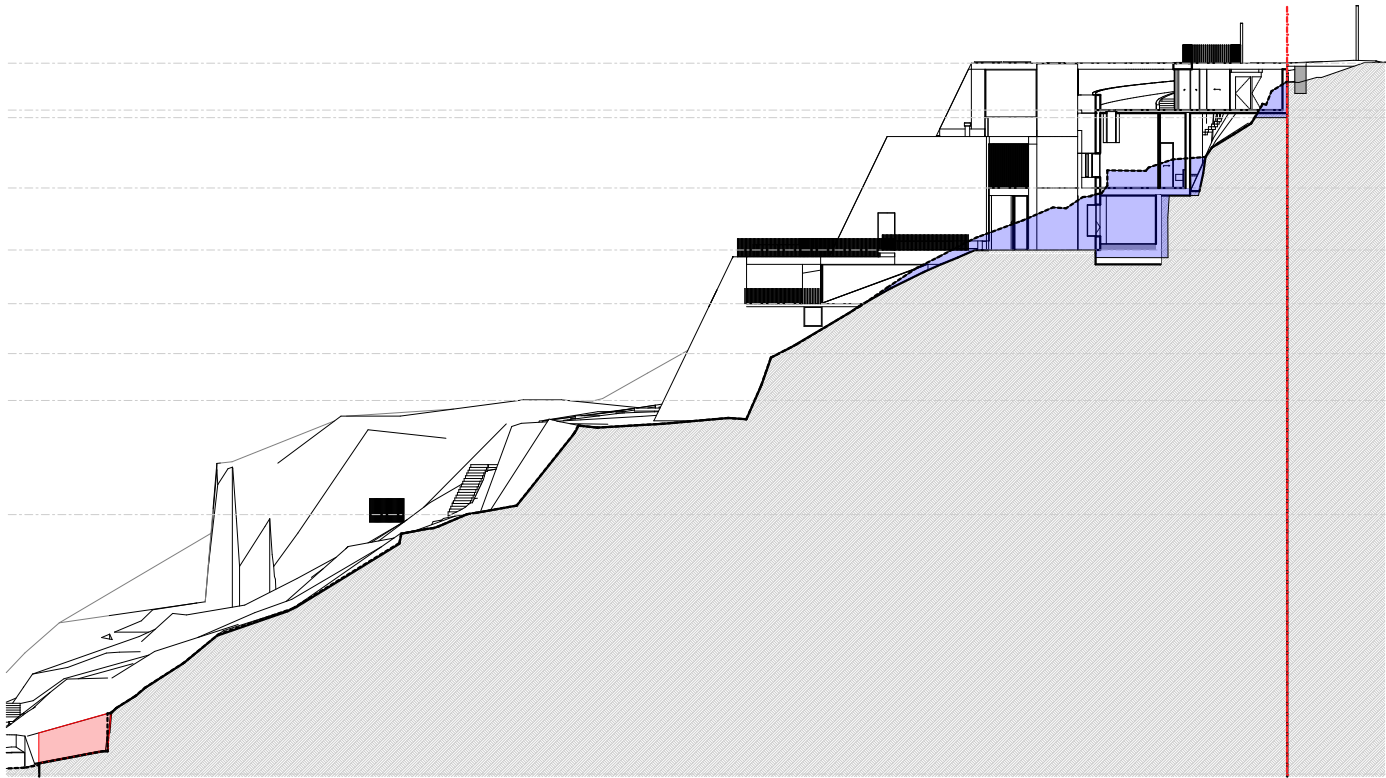
FILL

TOTAL CUT: 840 m3
TOTAL INFILL: 150 m3

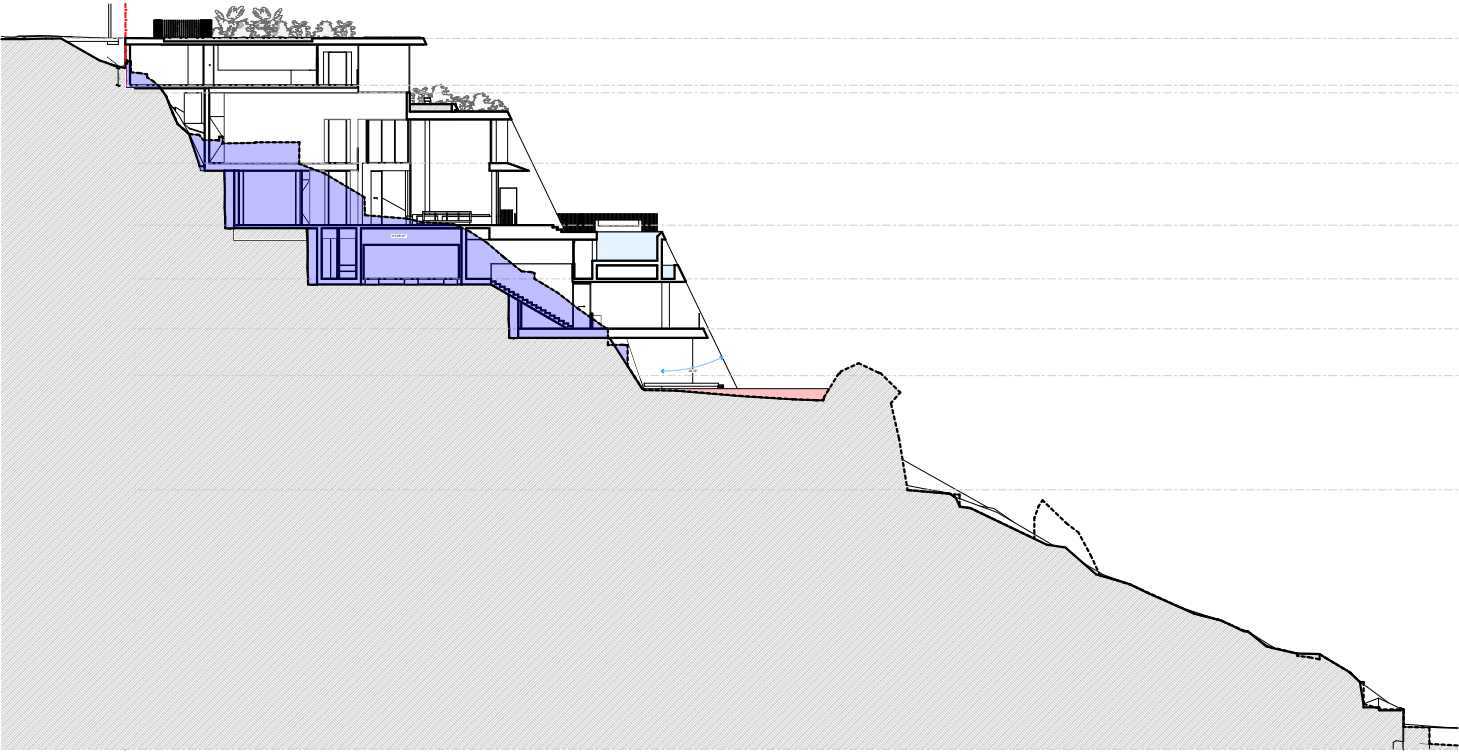
01- ESTIMATED CUT AND FILL - KEY - nts



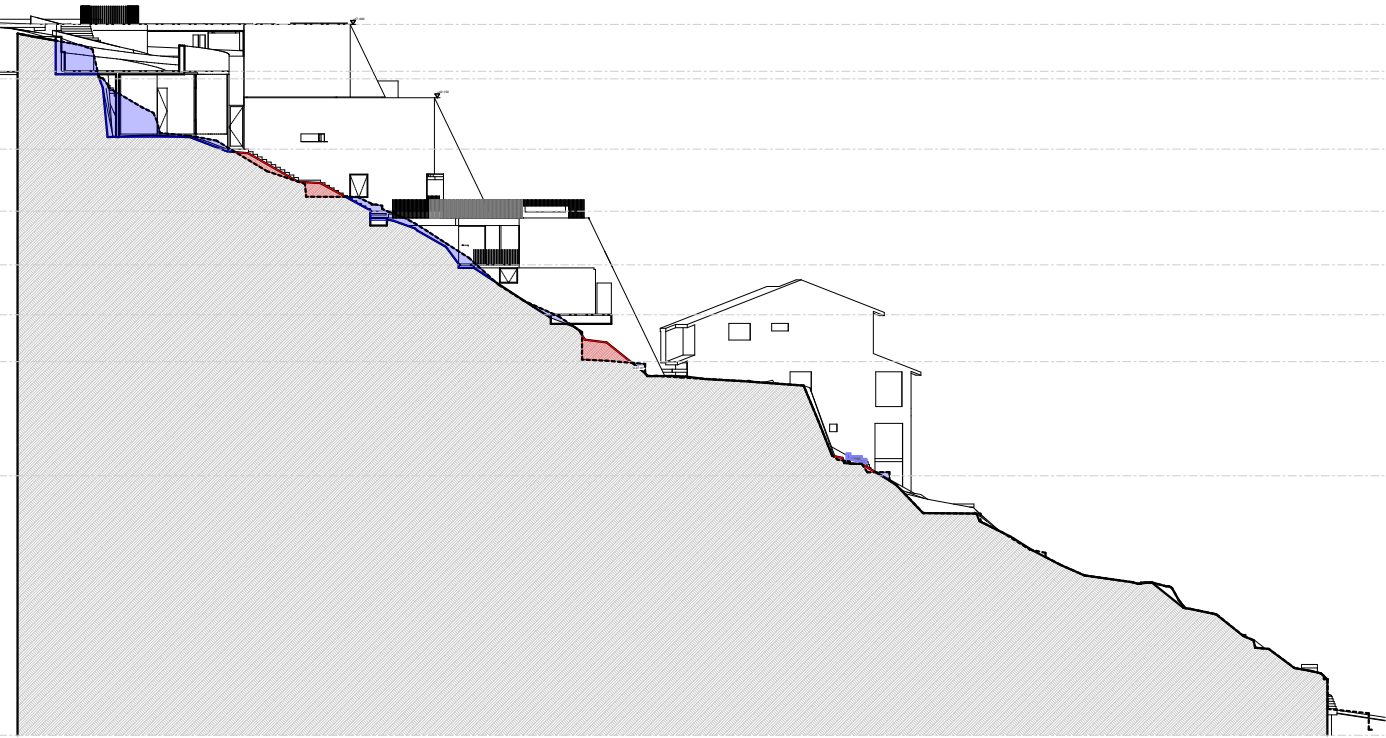
02- CUT AND FILL - PLAN - sc. 1:500 @ A3



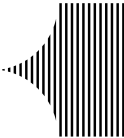
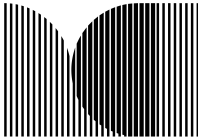
04 - CUT AND FILL - NORTH EAST ELEVATION - sc. 1:500 @ A3



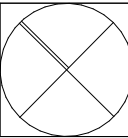
03 - CUT AND FILL - SECTION AA - sc. 1:500 @ A3



05 - CUT AND FILL - SOUTH WEST ELEVATION - sc. 1:500 @ A3



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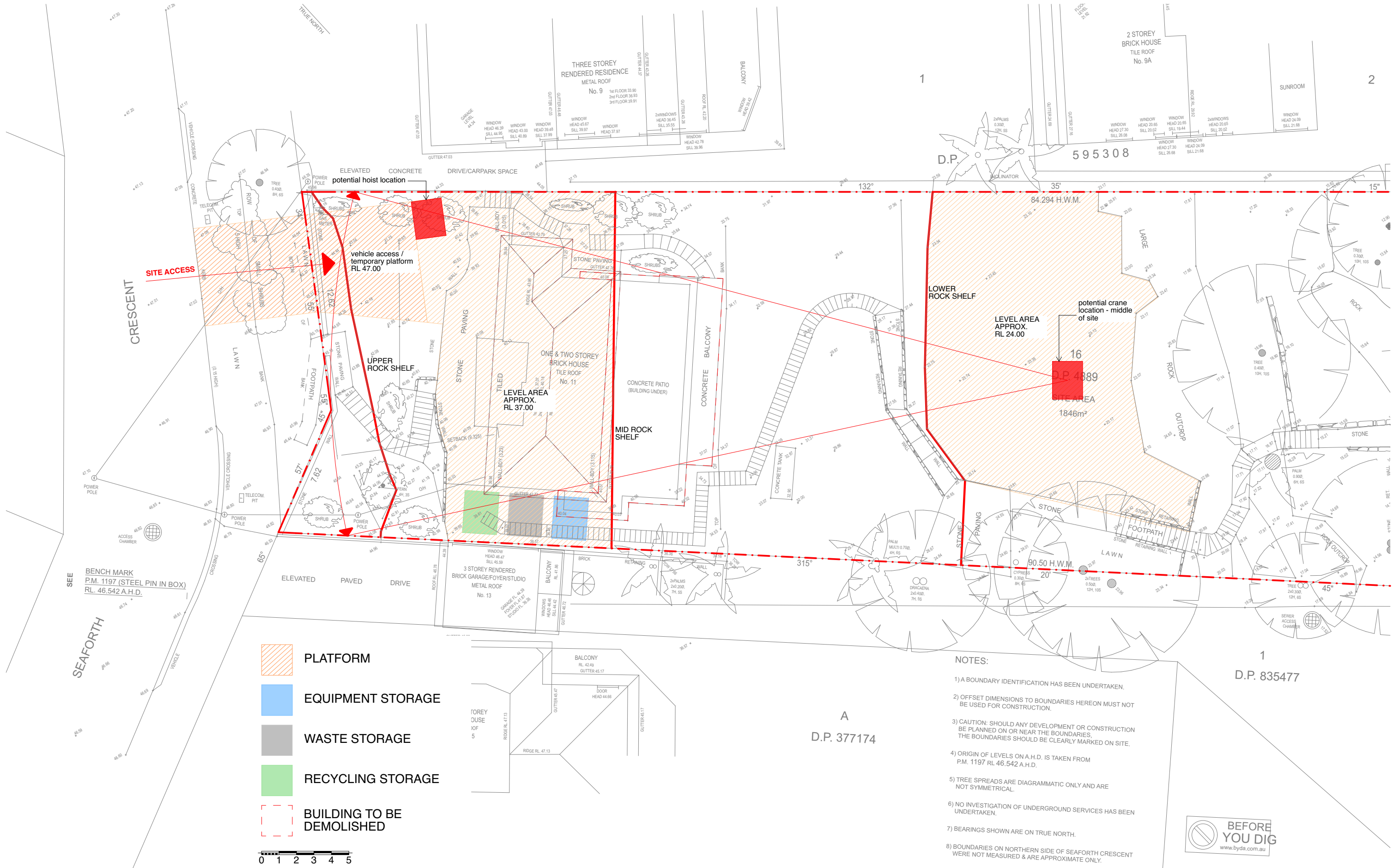
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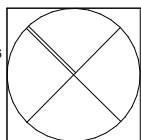
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