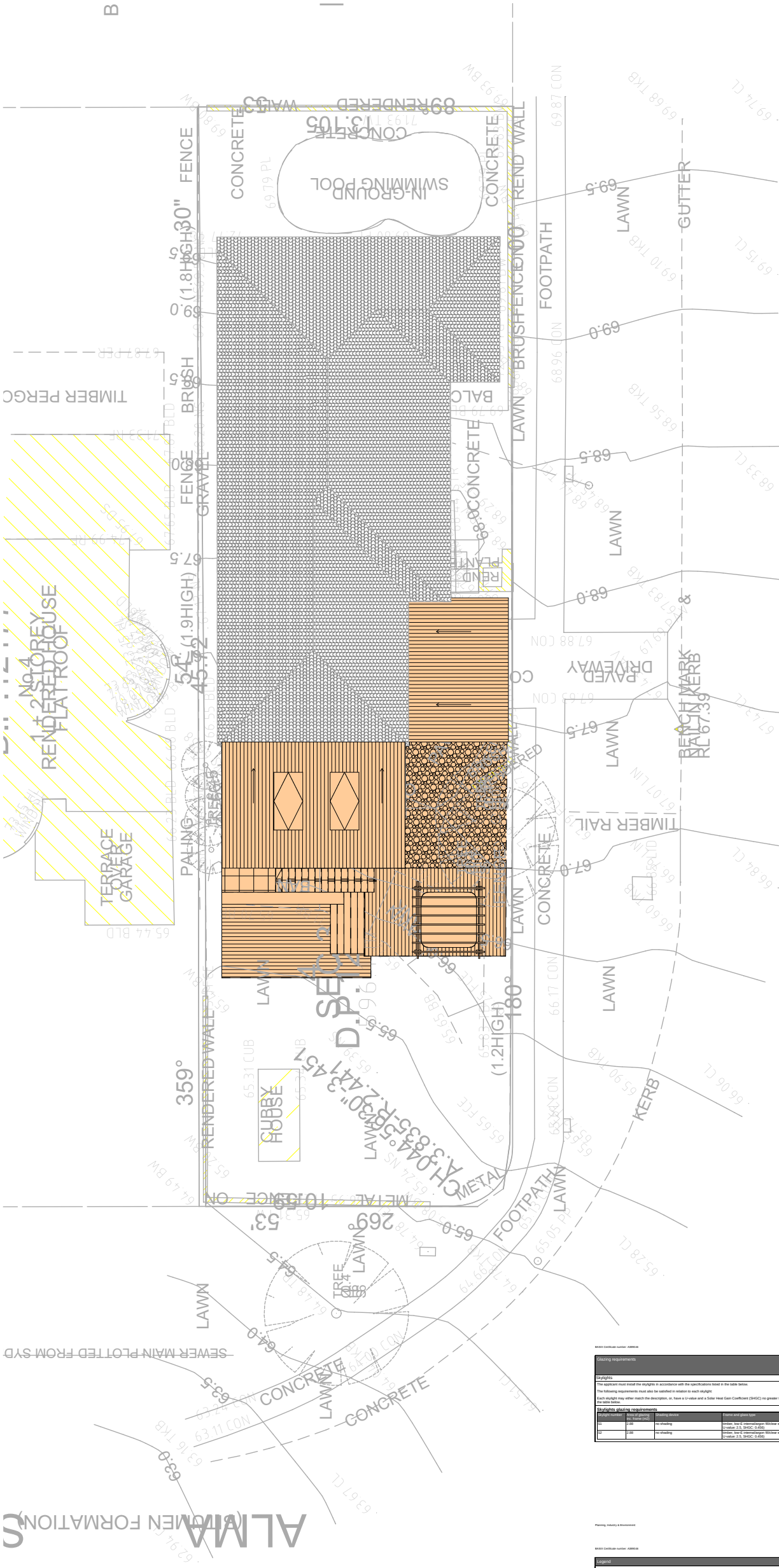




SITE AREA: 596.1m2
EXISTING GFA: 232.17m2 = 0.39:1 FSR
PROPOSED GFA: 232.17m2 = 0.39:1 FSR
MAX ALLOWABLE FSR: 0.4:1
COMPLIANT: Yes

Pool and Spa	Complies with FSR	Complies with FSR	Complies with FSR
Swimming Pool			
The applicant must ensure a minimum level of at least 100mm above the ground level. The minimum level must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must ensure the swimming pool is not located within 10 metres of the edge of the swimming pool.	✓	✓	✓
The applicant must ensure the swimming pool is not located within 10 metres of the edge of the swimming pool.	✓	✓	✓
Outdoor Spa			
The applicant must ensure a minimum level of at least 100mm above the ground level. The minimum level must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must ensure the swimming pool is not located within 10 metres of the edge of the swimming pool.	✓	✓	✓
The applicant must ensure the swimming pool is not located within 10 metres of the edge of the swimming pool.	✓	✓	✓

Planting, Retaining & Excavation	Complies with FSR	Complies with FSR	Complies with FSR
Planting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lighting.	✓	✓	✓
The applicant must ensure new or altered light fixtures have a flow rate no greater than 1 litre per minute or a 1 star water rating.	✓	✓	✓
The applicant must ensure new or altered light fixtures have a flow rate no greater than 1 litre per minute or a 1 star water rating.	✓	✓	✓
The applicant must ensure new or altered light fixtures have a flow rate no greater than 1 litre per minute or a 1 star water rating.	✓	✓	✓

Planting, Retaining & Excavation	Complies with FSR	Complies with FSR	Complies with FSR
Planting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or LED lighting.	✓	✓	✓
The applicant must ensure new or altered light fixtures have a flow rate no greater than 1 litre per minute or a 1 star water rating.	✓	✓	✓
The applicant must ensure new or altered light fixtures have a flow rate no greater than 1 litre per minute or a 1 star water rating.	✓	✓	✓
The applicant must ensure new or altered light fixtures have a flow rate no greater than 1 litre per minute or a 1 star water rating.	✓	✓	✓

Revision History

RevID	ChID	Change Name	Date

Company Title

jaclyn smith architectural
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PROJECT

2 Alma Street,
Clontarf NSW 2093

Drawing Name

Site Plan, basix_certificate

Drawing Status

For DA Approval

Modified by

JS

Date

September 2020

Checked by

JS

Date

September 2020

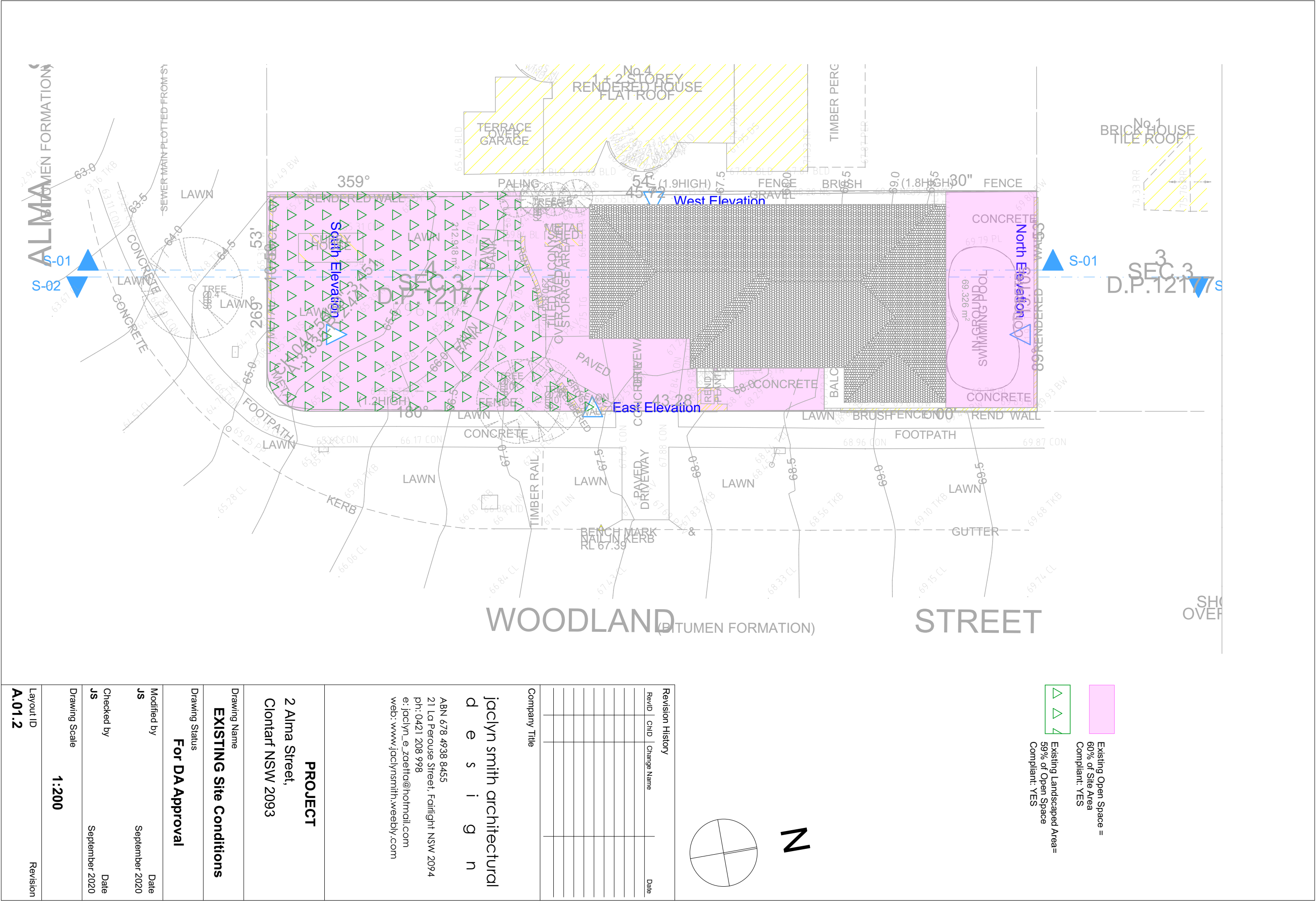
Drawing Scale

1:5

Layout ID

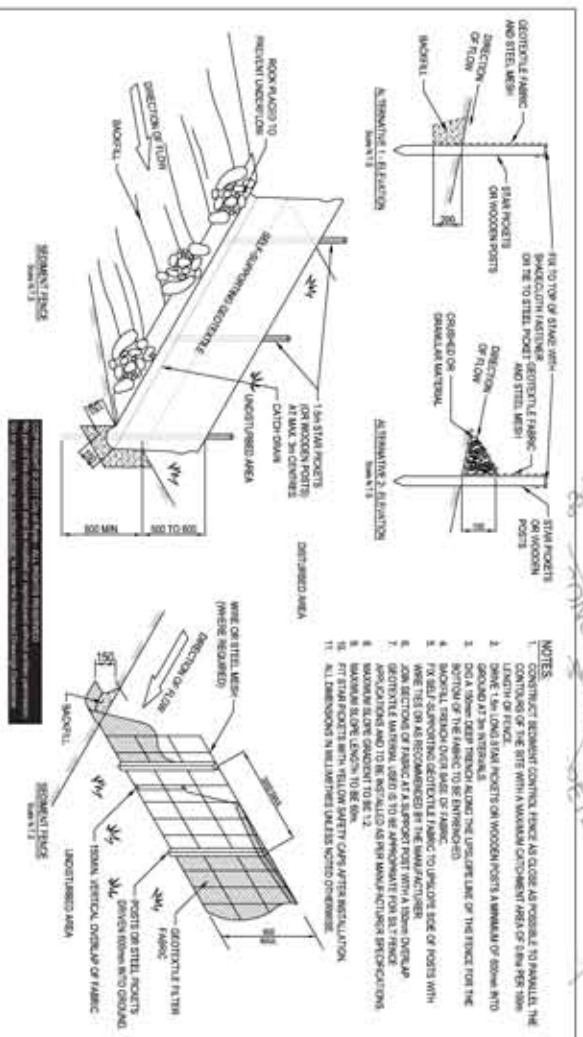
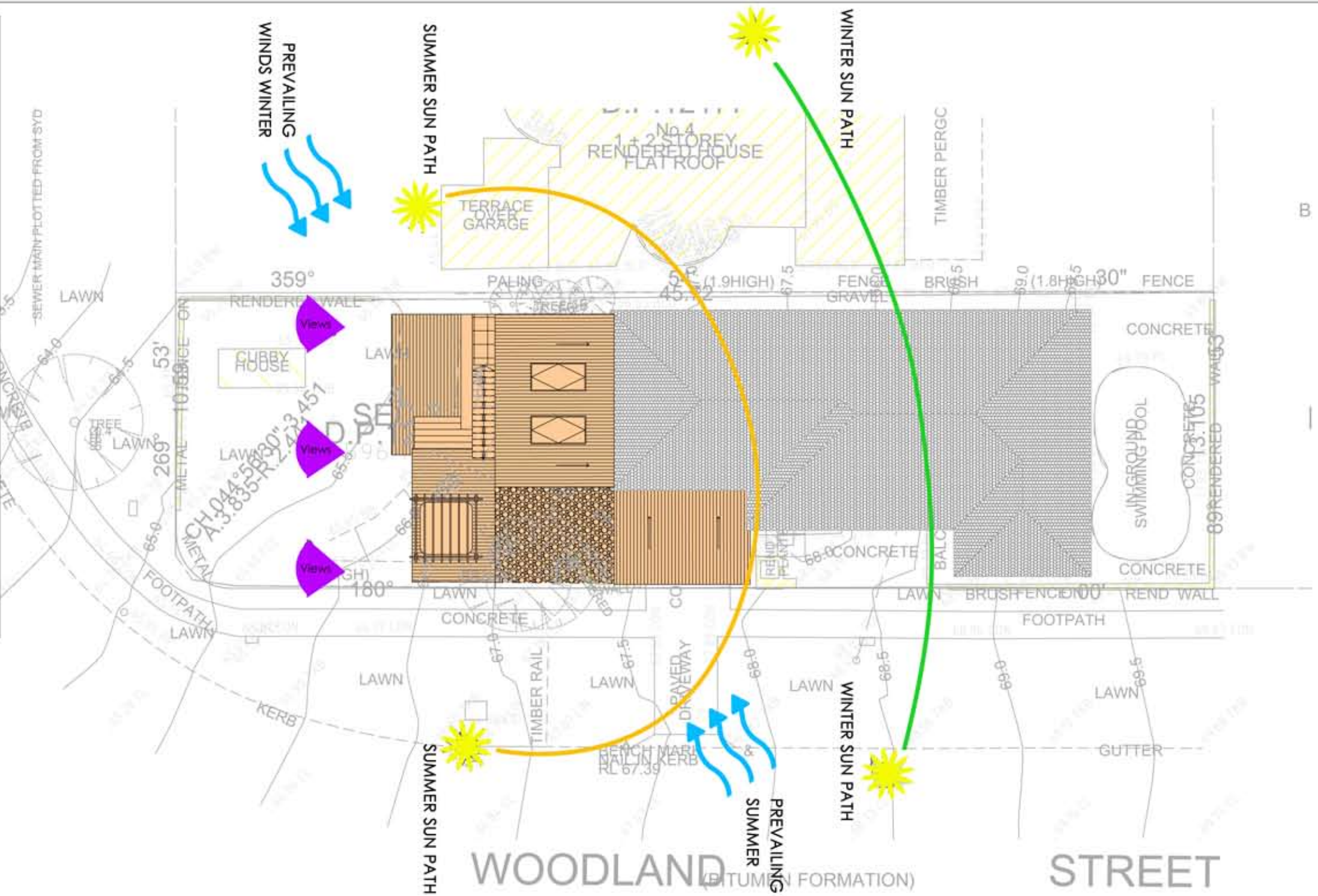
A.01.1

Revision



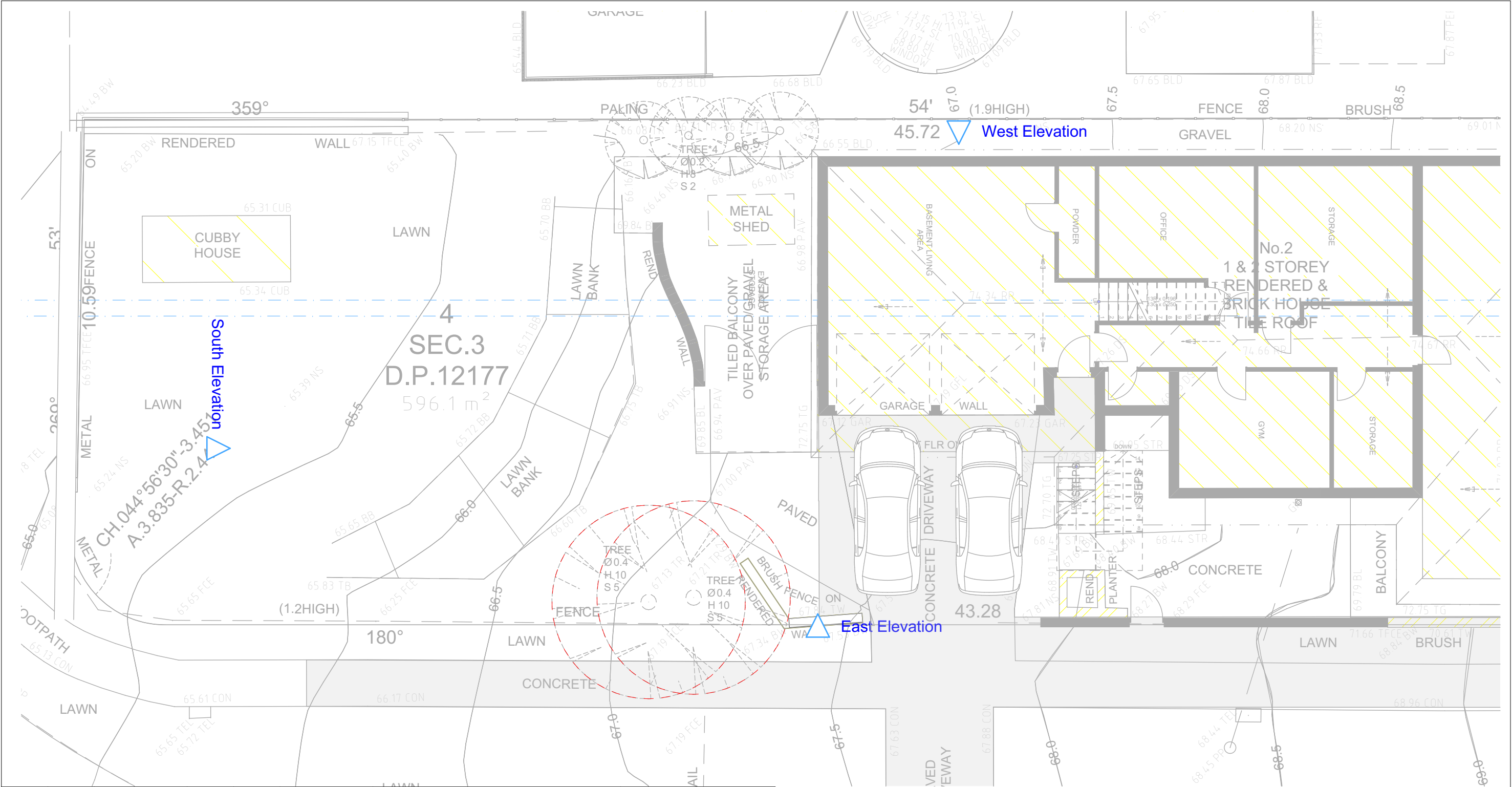
Revision History			Date
RevID	CHID	Change Name	
Company Title			
jaclyn smith architectural			
d e s i g n			
ABN 678 4938 8455			
21 La Perouse Street, Fairlight NSW 2094			
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e: jaclyn_e.zaetta@hotmail.com			
web: www.jaclynsmith.weebly.com			
PROJECT			
2 Alma Street,			
Clontarf NSW 2093			
Drawing Name			
EXISTING Site Conditions			
Drawing Status			
For DA Approval			
Modified by			Date
JS			September 2020
Checked by			Date
JS			September 2020
Drawing Scale			
1:200			
Layout ID			Revision
A.01.2			



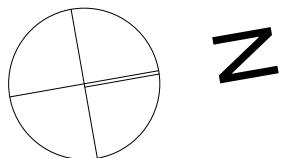
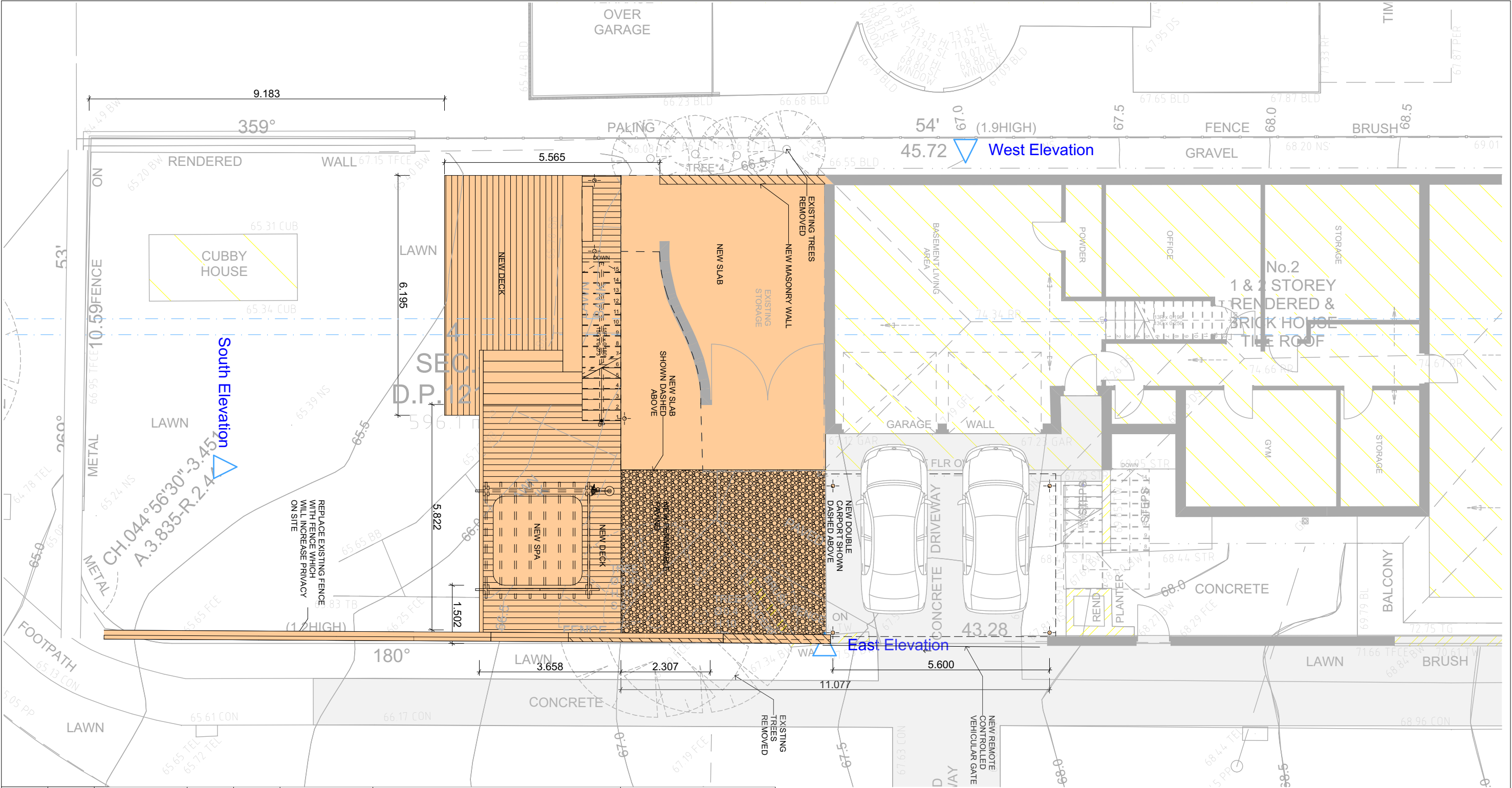


SEDIMENT AND EROSION MANAGEMENT

Revision History			
RevID	CHID	Change Name	Date
Company Title			
jaclyn smith architectural			
d e s i g n			
ABN 678 4938 8455			
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web: www.jaclynsmith.weebly.com			
PROJECT			
2 Alma Street,			
Clontarf NSW 2093			
Drawing Name			
Site Analysis, esc.1-sediment- face-and-sediment-trap			
For DA Approval			
Modified by		Date	
JS		September 2020	
Checked by		Date	
JS		September 2020	
Drawing Scale			
1:200, 1:2			
Layout ID		Revision	
A.01.3			



Revision History			Date
Revid	CHID	Change Name	
Company Title			
jacyln smith architectural d e s i g n			
ABN 678 4938 8455 21 La Perouse Street, Fairlight NSW 2094 ph: 0421 208 998 e: jacyln_e.zaetta@hotmail.com web: www.jacylnsmith.weebly.com			
PROJECT 2 Alma Street, Clontarf NSW 2093			
Drawing Name Existing Ground Floor			
Drawing Status For DA Approval			
Modified by JS		Date September 2020	
Checked by JS		Date September 2020	
Drawing Scale 1:100		Revision	
Layout ID A.01.4			



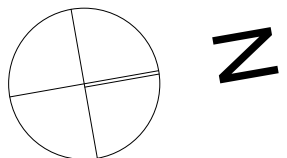
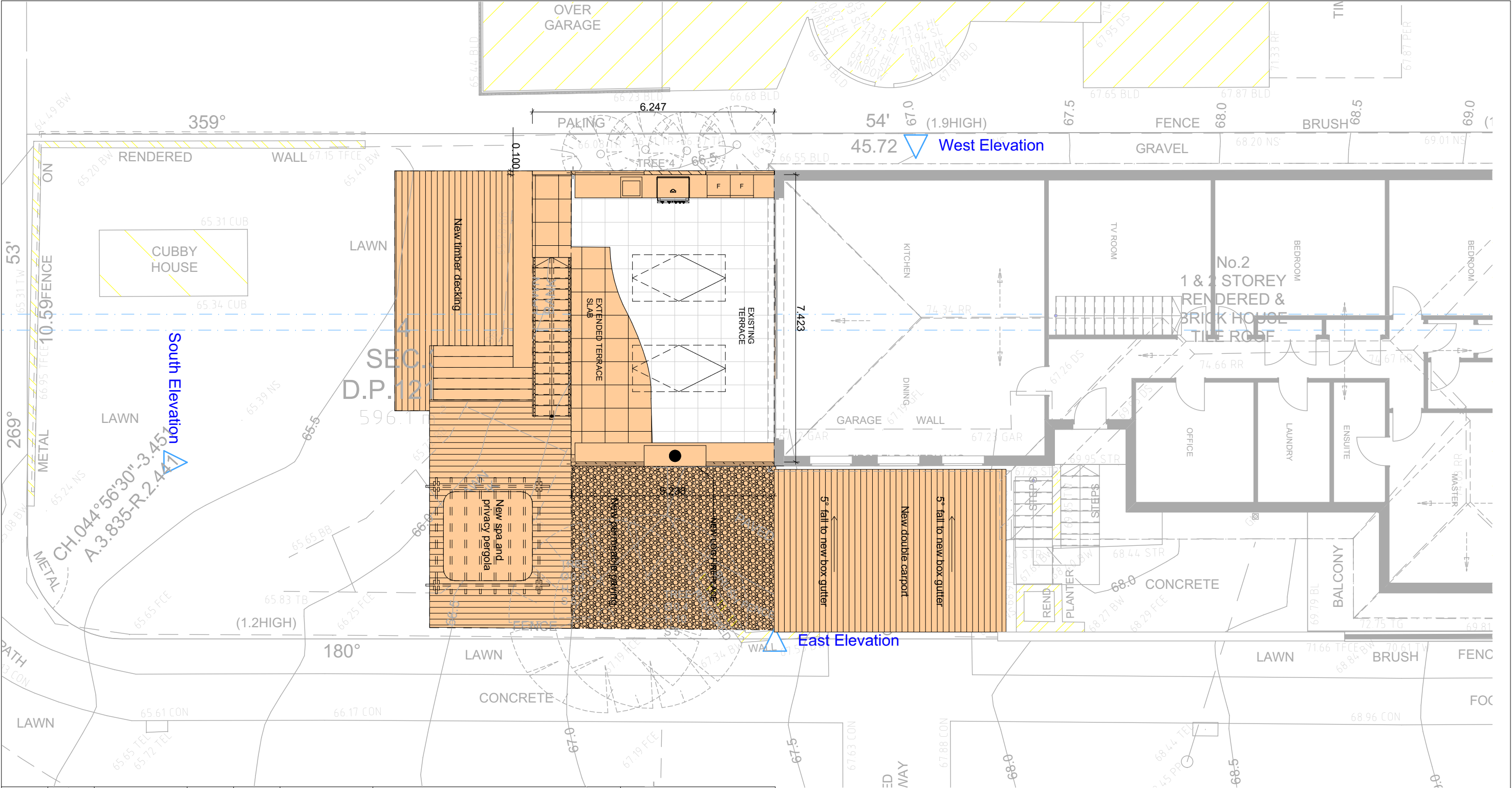
Revision History			Date
RevID	CHID	Change Name	

Company Title

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PROJECT 2 Alma Street, Clontarf NSW 2093	
Drawing Name	Proposed Ground Floor
Drawing Status	For DA Approval
Modified by JS	Date September 2020
Checked by JS	Date September 2020
Drawing Scale	1:100
Layout ID A.01.6	Revision



Revision History			Date
RevID	CHID	Change Name	

Company Title
jaclyn smith architectural
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PROJECT	
2 Alma Street, Clontarf NSW 2093	
Drawing Name Proposed First Floor Plan	
Drawing Status For DA Approval	
Modified by JS	Date September 2020
Checked by JS	Date September 2020
Drawing Scale 1:100	
Layout ID A.01.7	Revision



Timber and masonry boundary fence. 30% open above 1m.



Spotted Gum timber decking



Stone cladding to external fireplace, BBQ rangehood and base of new fencing.



Timber treads and white powdercoated external stairs



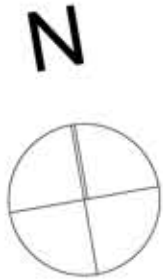
Dark grey external paint colour to match existing house



White VJ panelling to new terrace ceiling and internal linings.



Permeable paving to portion of landscaping between carport and pergola



Revision History			
RevID	ChID	Change Name	Date

Company Title

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PROJECT

2 Alma Street,
Clontarf NSW 2093

Drawing Name

Materials and Finishes

Drawing Status

For DA Approval

Modified by

JS

Date

September 2020

Checked by

JS

Date

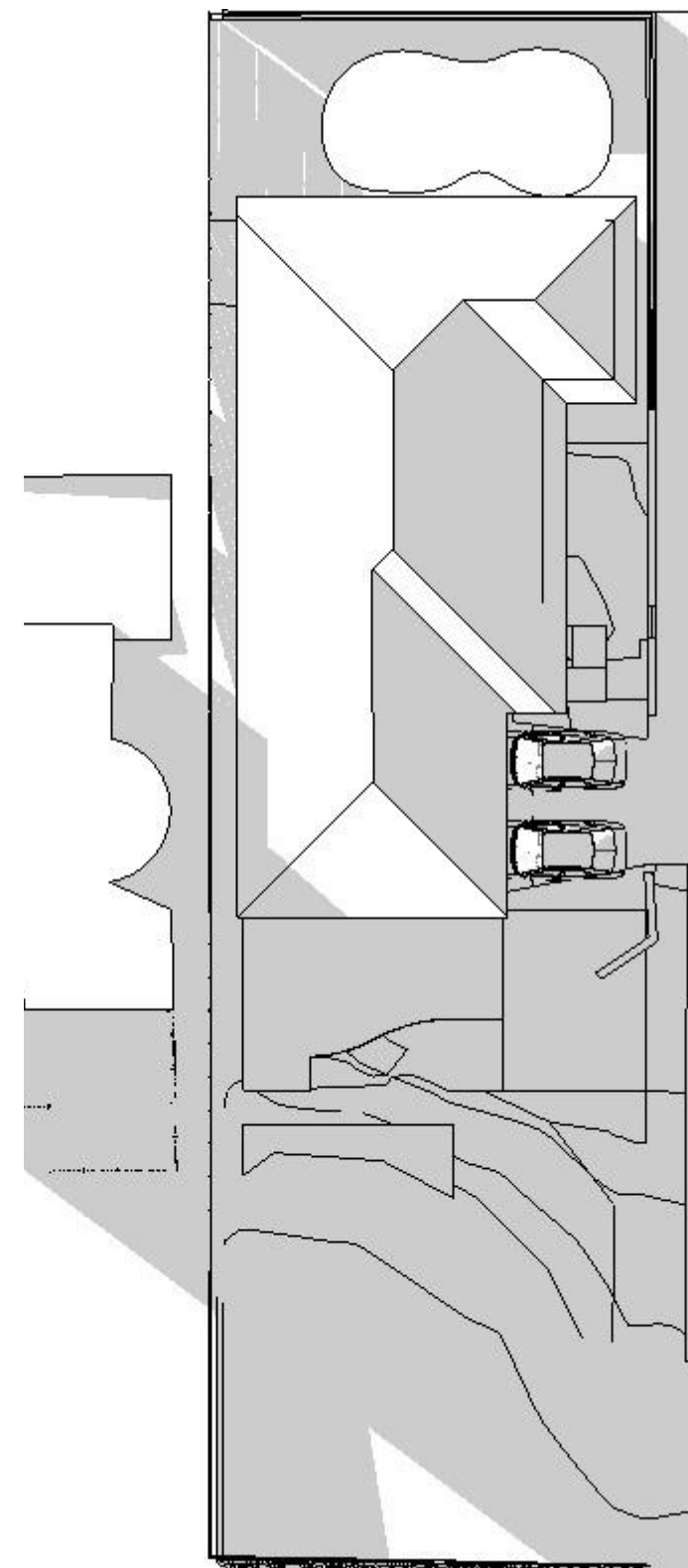
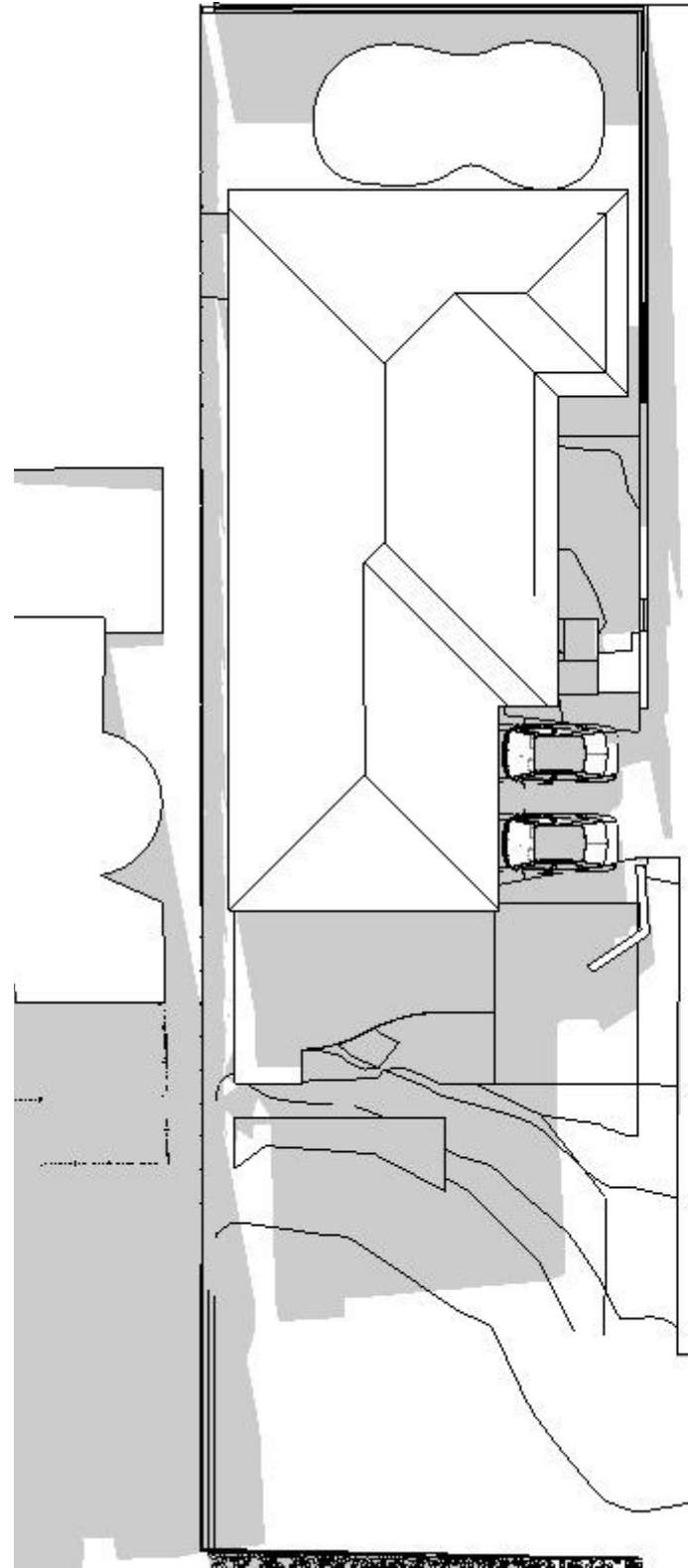
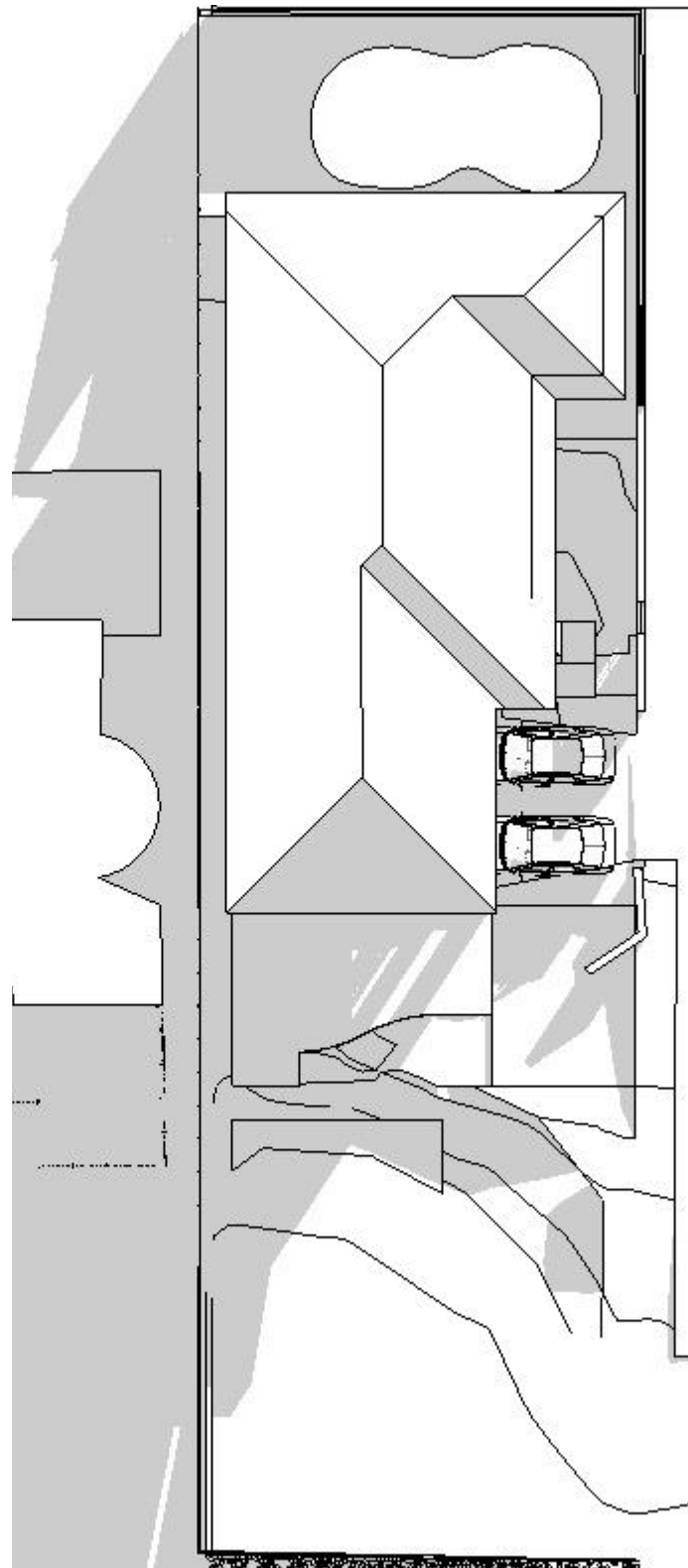
September 2020

Drawing Scale

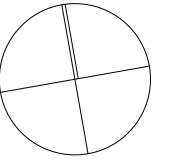
Layout ID

A.01.8

Revision



N



Revision History

RevID	ChID	Change Name	Date

Company Title

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PROJECT

2 Alma Street,
Clontarf NSW 2093

Drawing Name

Shadow Diagrams - EXISTING

Drawing Status

For DA Approval

Modified by

JS

Date

September 2020

Checked by

JS

Date

September 2020

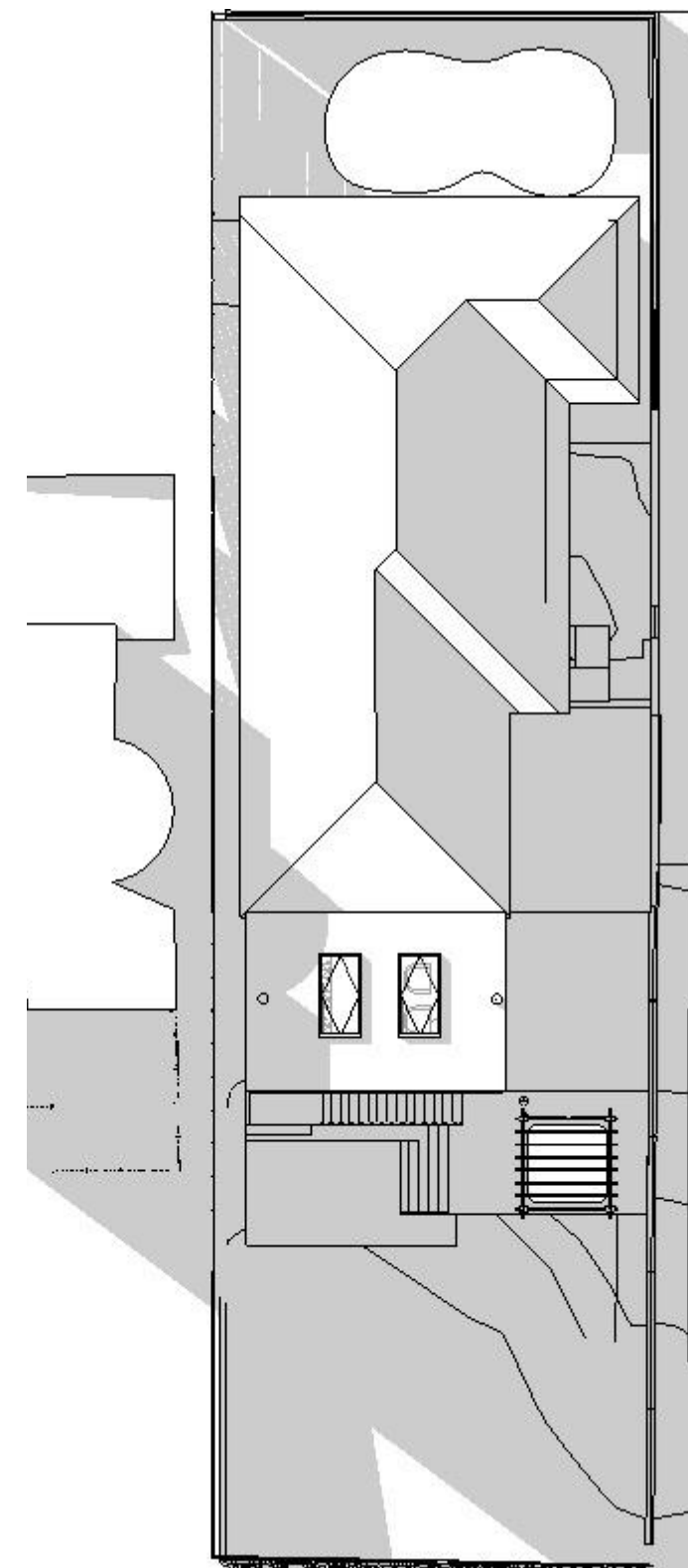
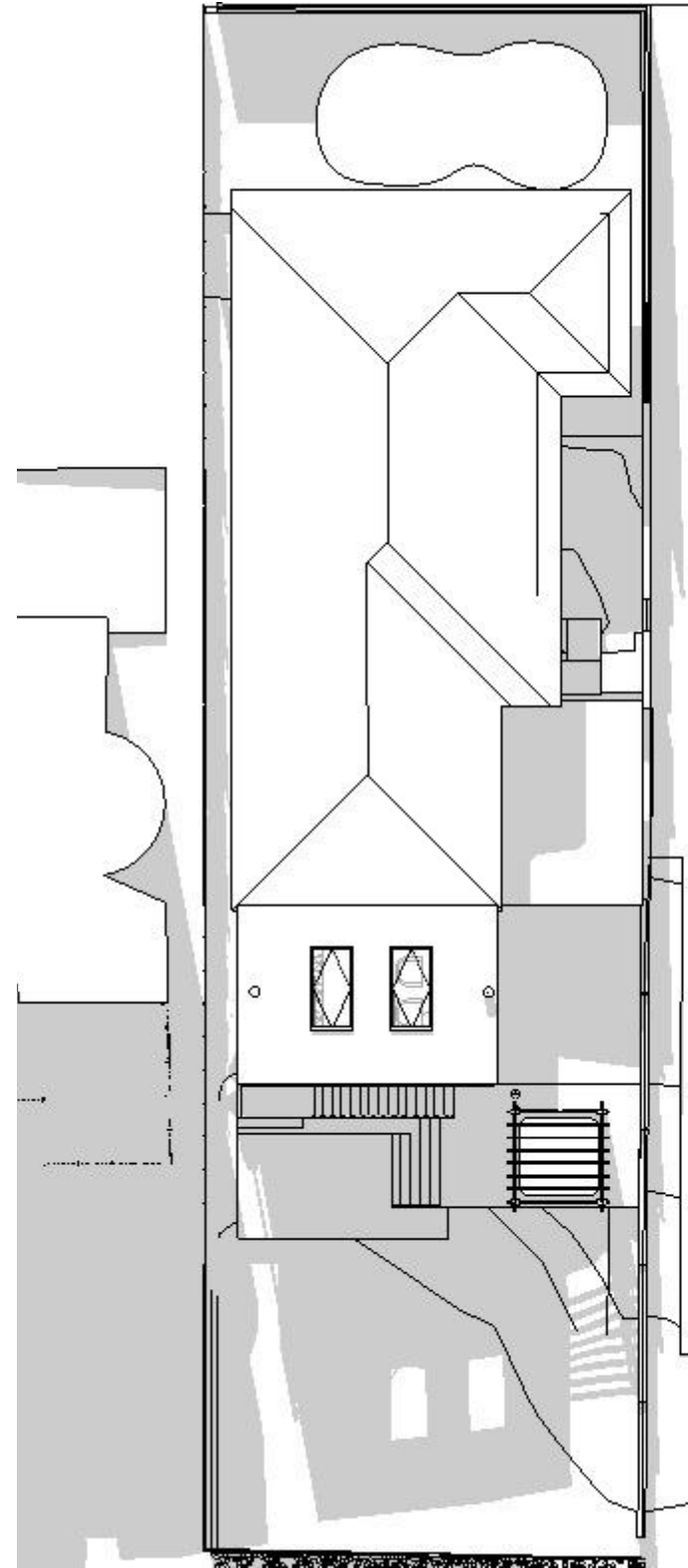
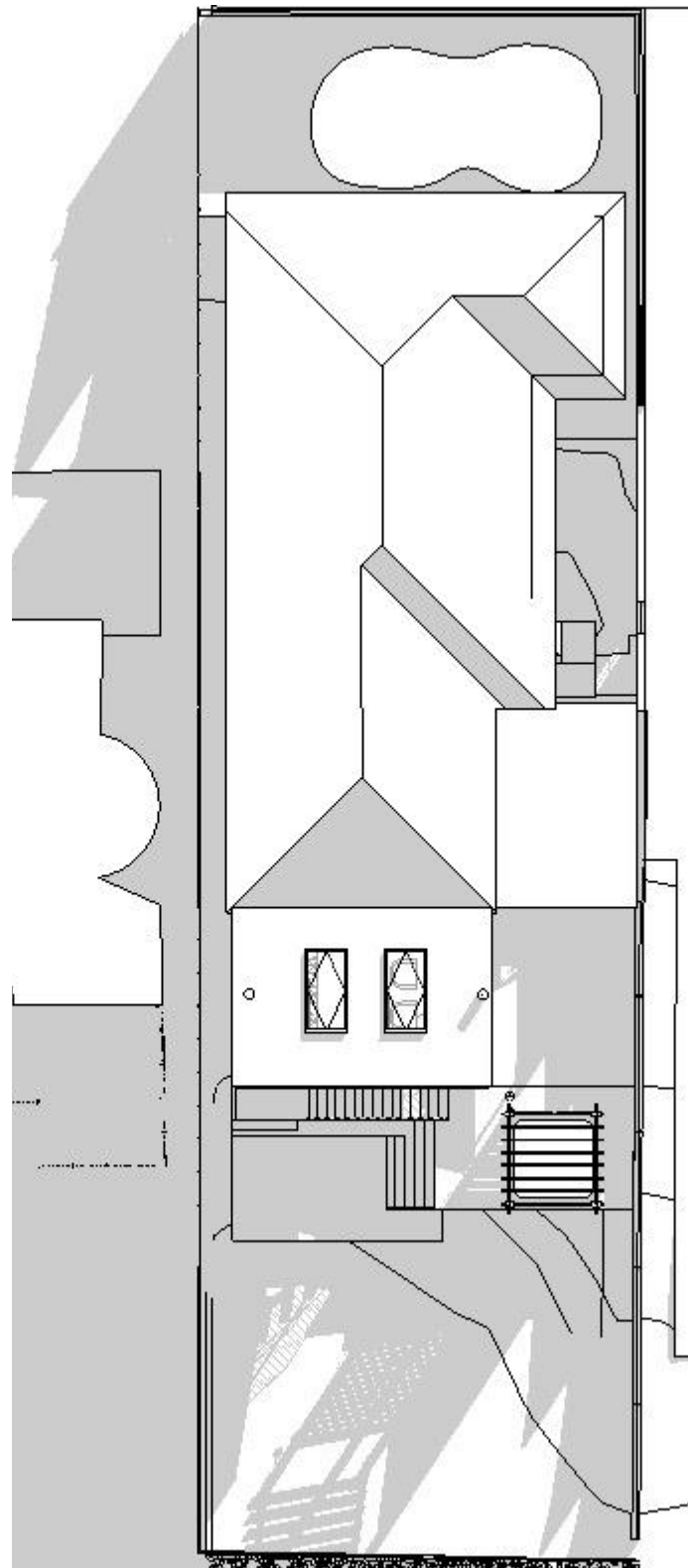
Drawing Scale

1:133.33

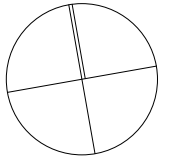
Layout ID

A.01.9

Revision



N



Revision History

RevID	ChID	Change Name	Date

Company Title

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PROJECT

2 Alma Street,
Clontarf NSW 2093

Drawing Name

Shadow Diagrams-PROPOSED

Drawing Status

For DA Approval

Modified by

JS

Date

September 2020

Checked by

JS

Date

September 2020

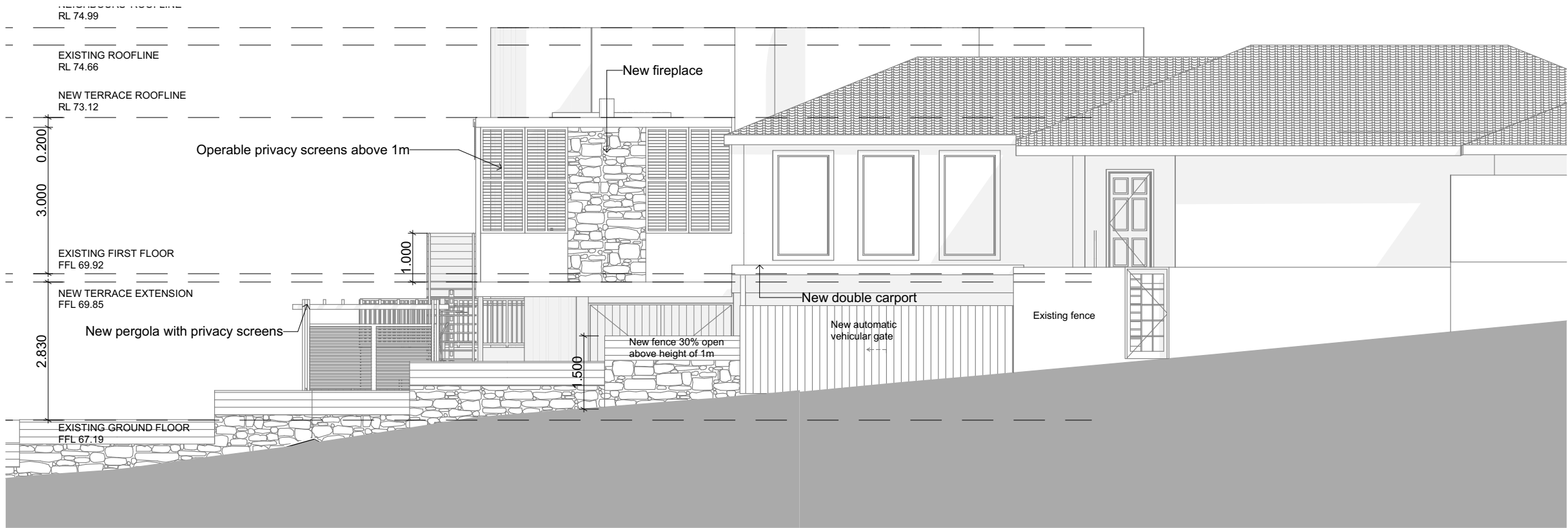
Drawing Scale

1:133.33

Layout ID

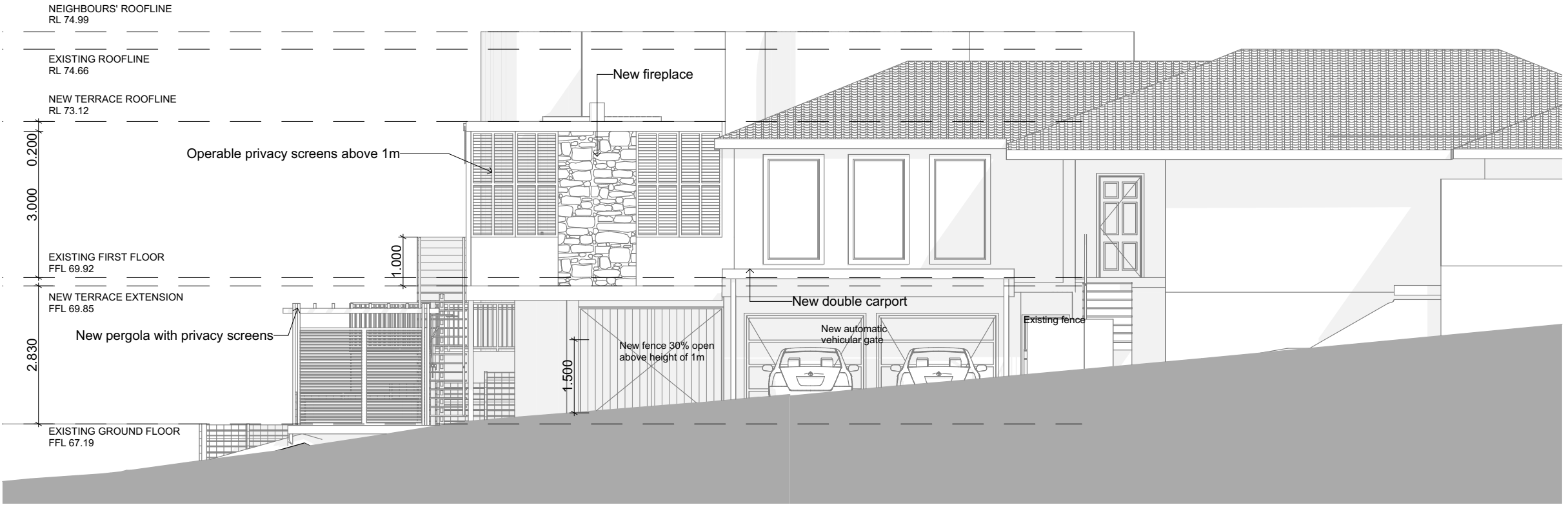
A.01.10

Revision



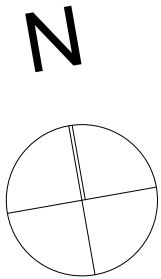
East

1:100



East Elev NO FENCE

1:100



Revision History			
RevID	ChID	Change Name	Date

Company Title

jaclyn smith architectural
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PROJECT
2 Alma Street,
Clontarf NSW 2093

Drawing Name
East, East Elev NO FENCE

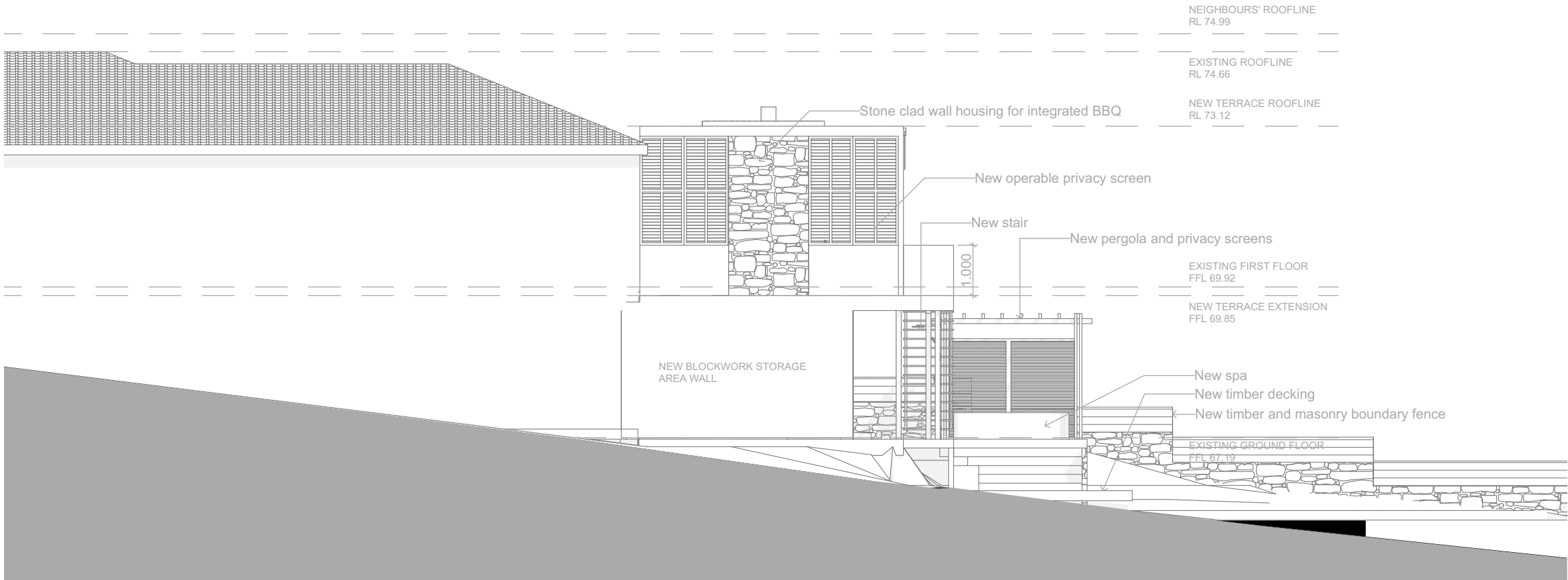
Drawing Status
For DA Approval

Modified by JS Date September 2020

Checked by JS Date September 2020

Drawing Scale
1:100

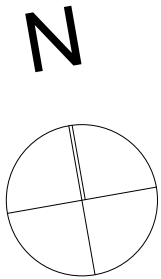
Layout ID A.02.1 Revision



NEIGHBOURS' ROOFLINE
RL 74.99

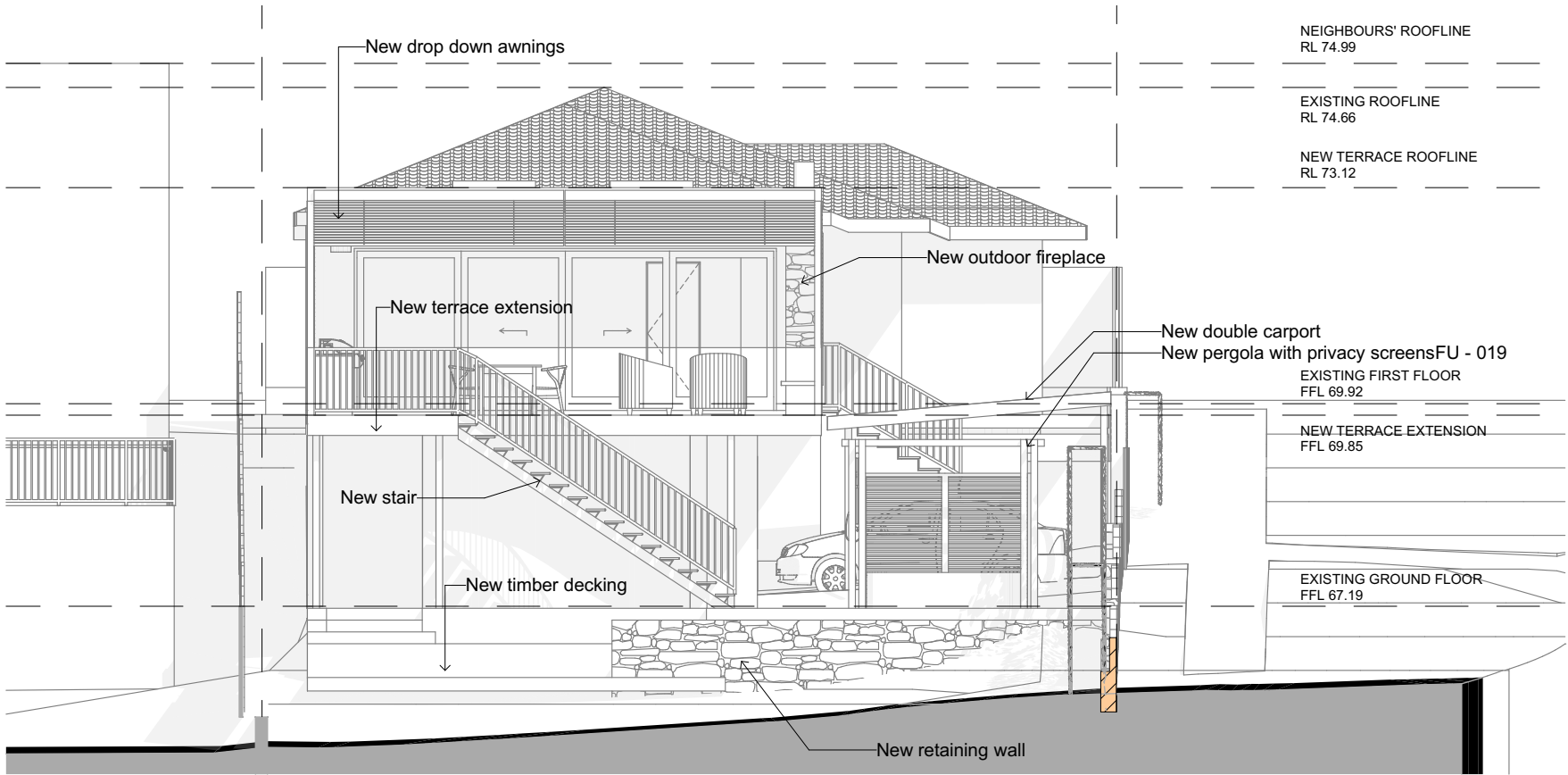
EXISTING ROOFLINE
RL 74.66

NEW TERRACE ROOFLINE
RL 73.12



West

1:100



NEIGHBOURS' ROOFLINE
RL 74.99

EXISTING ROOFLINE
RL 74.66

NEW TERRACE ROOFLINE
RL 73.12

South Elevation

1:100

Revision History			
RevID	ChID	Change Name	Date

Company Title

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PROJECT
2 Alma Street,
Clontarf NSW 2093

Drawing Name
West, South Elevation

Drawing Status
For DA Approval

Modified by
JS

Date
September 2020

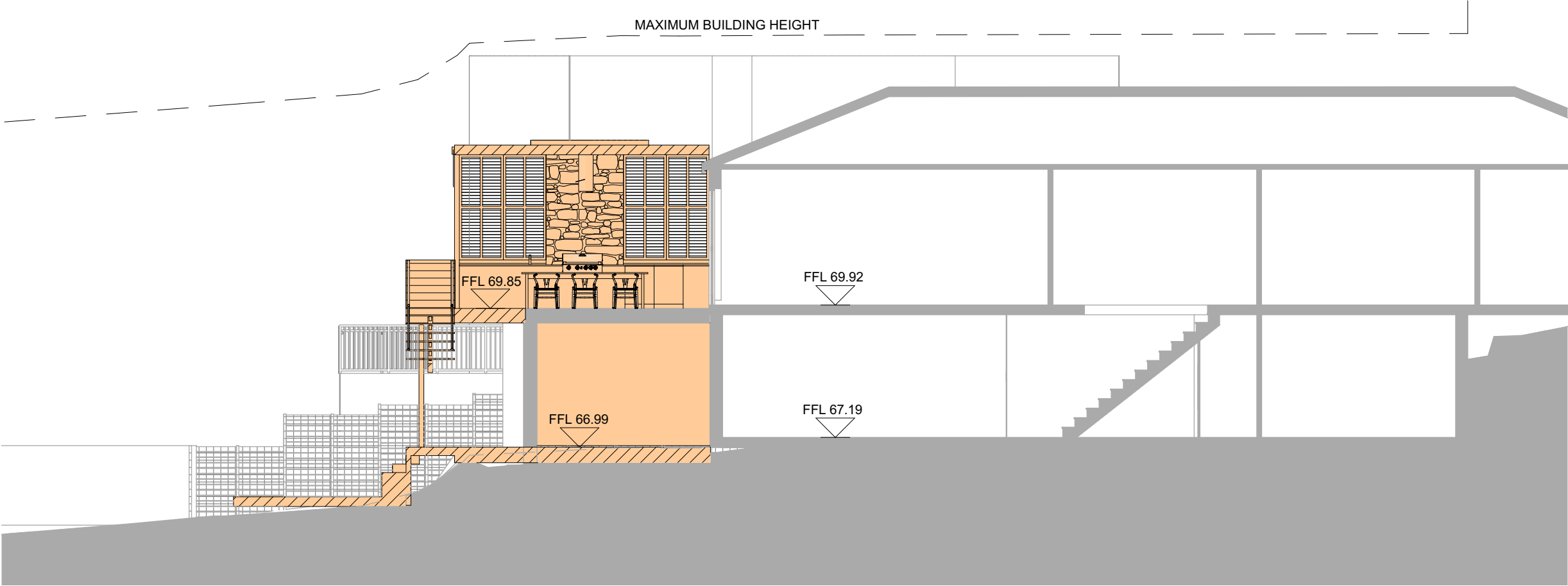
Checked by
JS

Date
September 2020

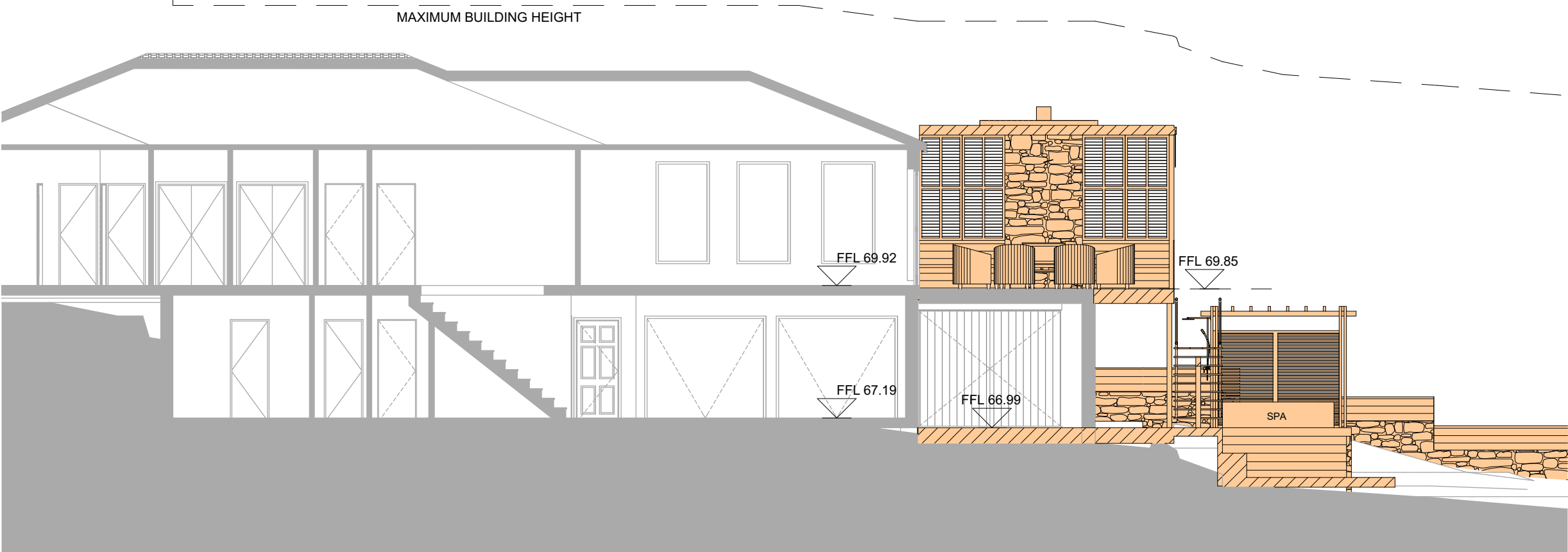
Drawing Scale
1:100

Layout ID
A.02.2

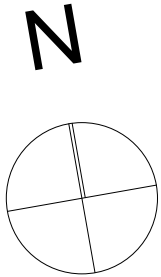
Revision



S-01 S-01 1:100



S-02 S-02 1:100



Revision History			
RevID	ChID	Change Name	Date

Company Title

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PROJECT

2 Alma Street,
Clontarf NSW 2093

Drawing Name

S-01, S-02

Drawing Status

For DA Approval

Modified by
JS

Date
September 2020

Checked by
JS

Date
September 2020

Drawing Scale

1:100

Layout ID
A.03.1

Revision