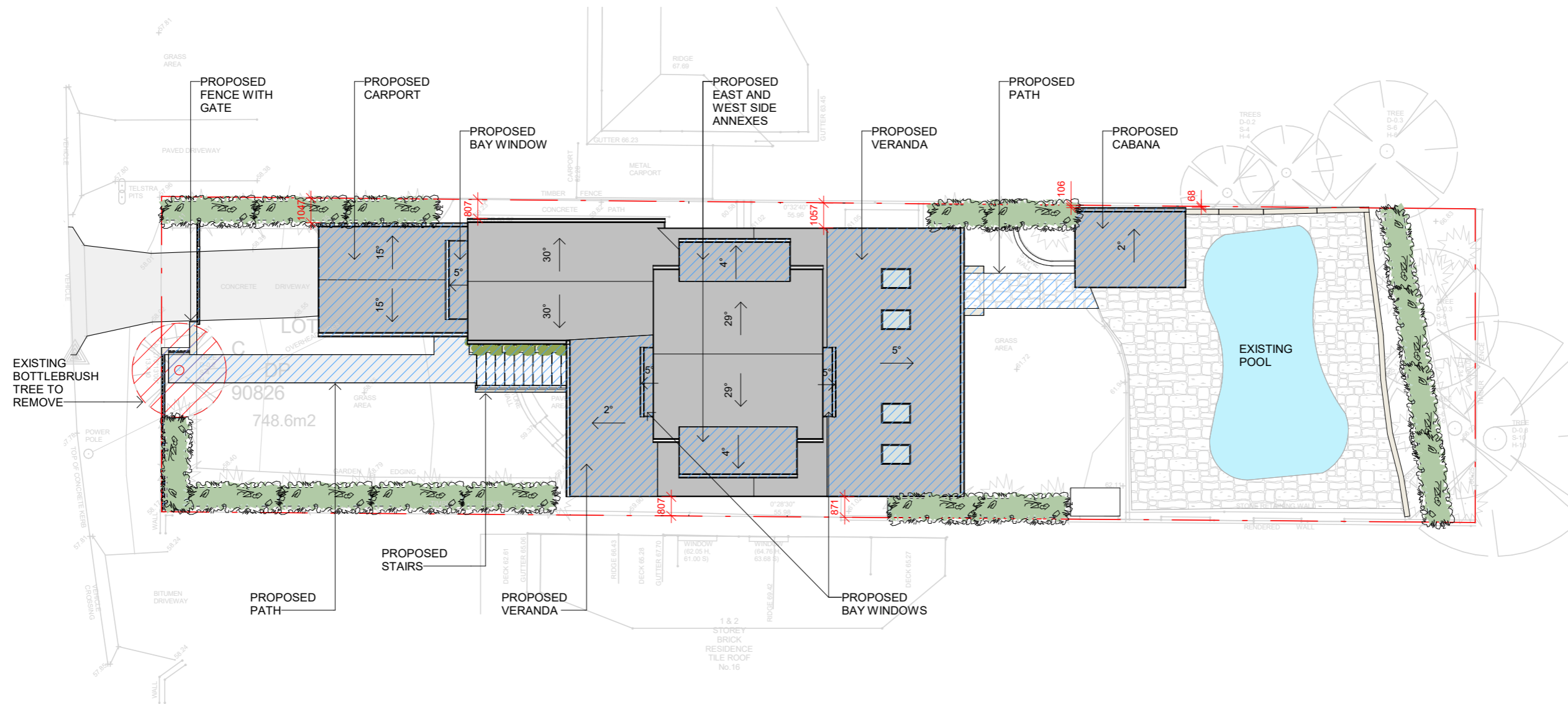


18 Jenner Street, Seaforth





1 | SITE PLAN

A101 | 1 : 200

ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS

NOTES:

- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
  - Protection of site workers and the general public
  - Asbestos handling and disposal where applicable
- Termite protection to be in accordance with AS 3600.1
- All construction to comply with current BCA codes and Australian Standards.
- Stormwater system to be connected to existing.
- All timber framing shall comply with AS1684
- These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
- Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
- Smoke alarms to be installed in accordance with BCA 3.7.5 vol.2 2019
- Sediment & Erosion control are to be installed and maintained during the life of the project

POOL NOTES:

- Pool overflow to be connected to existing Sewer System
- Pool fencing to be designed, located and maintained in accordance with the swimming pools act 1992, Regulation Pools Act 1992, Regulation and Australian Standard 1926.1 & comply with BCA Vol.2, Housing Provisions, Part 3.9.3 and AS1926.1. The min H of pool fence balustrade is 1200mm and openings not greater than 105mm

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**BLUE SKY**  
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PROJECT TITLE: Alteration & Addition

PROJECT NO.: 2019043

AT: 18 Jenner Street, Seaforth

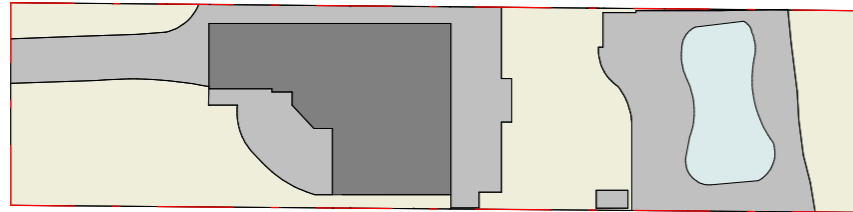
FOR: Kate & Matt Rae

SHEET TITLE: SITE PLAN

SHEET NO: A101

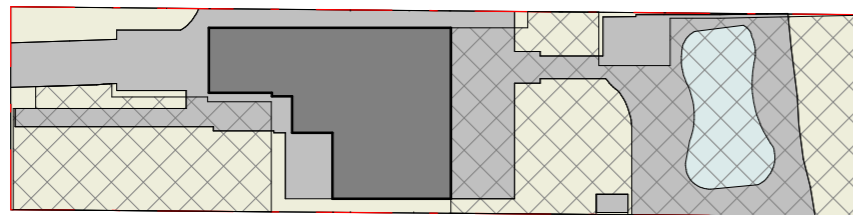
SCALE A3: As indicated





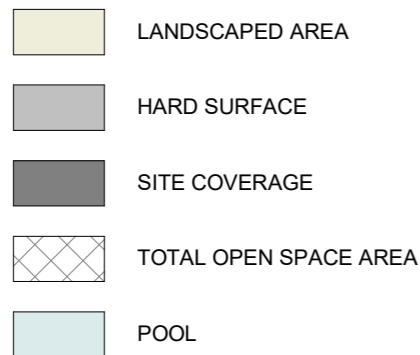
## 1 | SITE PLAN CALCULATIONS- EXISTING

A102 | 1 : 500



## 2 | SITE PLAN CALCULATIONS- PROPOSED

A102 | 1 : 500



### Site Plan Calculations Legend

1 : 500

### CALCULATION TABLE

ZONE	R2 - LOW DENSITY RESIDENTIAL	
HAZARDS	-	
SITE AREA	748.2 m <sup>2</sup>	
MAX. BUILDING HEIGHT	Hmax = 8.5 m	
	EXISTING	PROPOSED
TOTAL FLOOR AREA	150.3m <sup>2</sup>	166.9m <sup>2</sup>
SITE COVERAGE:	130.0m <sup>2</sup> / 17.4%	131.1m <sup>2</sup> / 17.5%
HARD SURFACE	298.0m <sup>2</sup>	331.5m <sup>2</sup>
	PAVING & DRIVEWAY	222.7m <sup>2</sup>
	FRONT VERANDA	13.6m <sup>2</sup>
	BACK VERANDA	47.5m <sup>2</sup>
	CARPORT	24.4m <sup>2</sup>
	EXTERNAL STAIRS	13.0m <sup>2</sup>
	CABANA	10.3m <sup>2</sup>
LANDSCAPED AREA	320.2m <sup>2</sup> / 42.8%	285.6m <sup>2</sup> / 38.2%
FLOOR SPACE RATIO	0.20:1	0.22:1

TOTAL OPEN SPACE AREA (OS4) - 460.4m<sup>2</sup> / 61.5%  
 SWIMMING POOL AREA - 49.6m<sup>2</sup> / 10.8%

### DOOR SCHEDULE

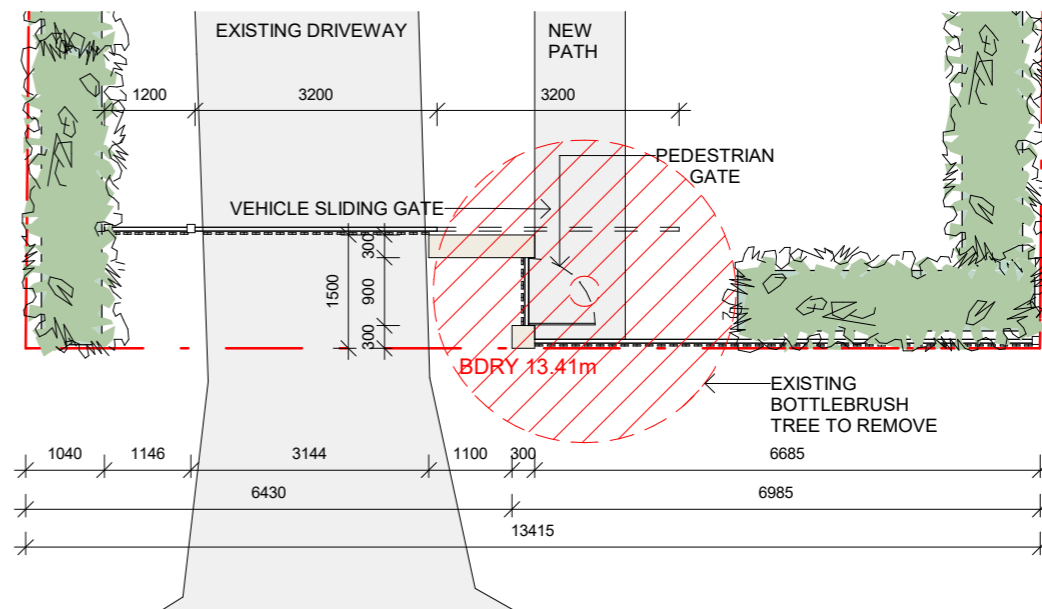
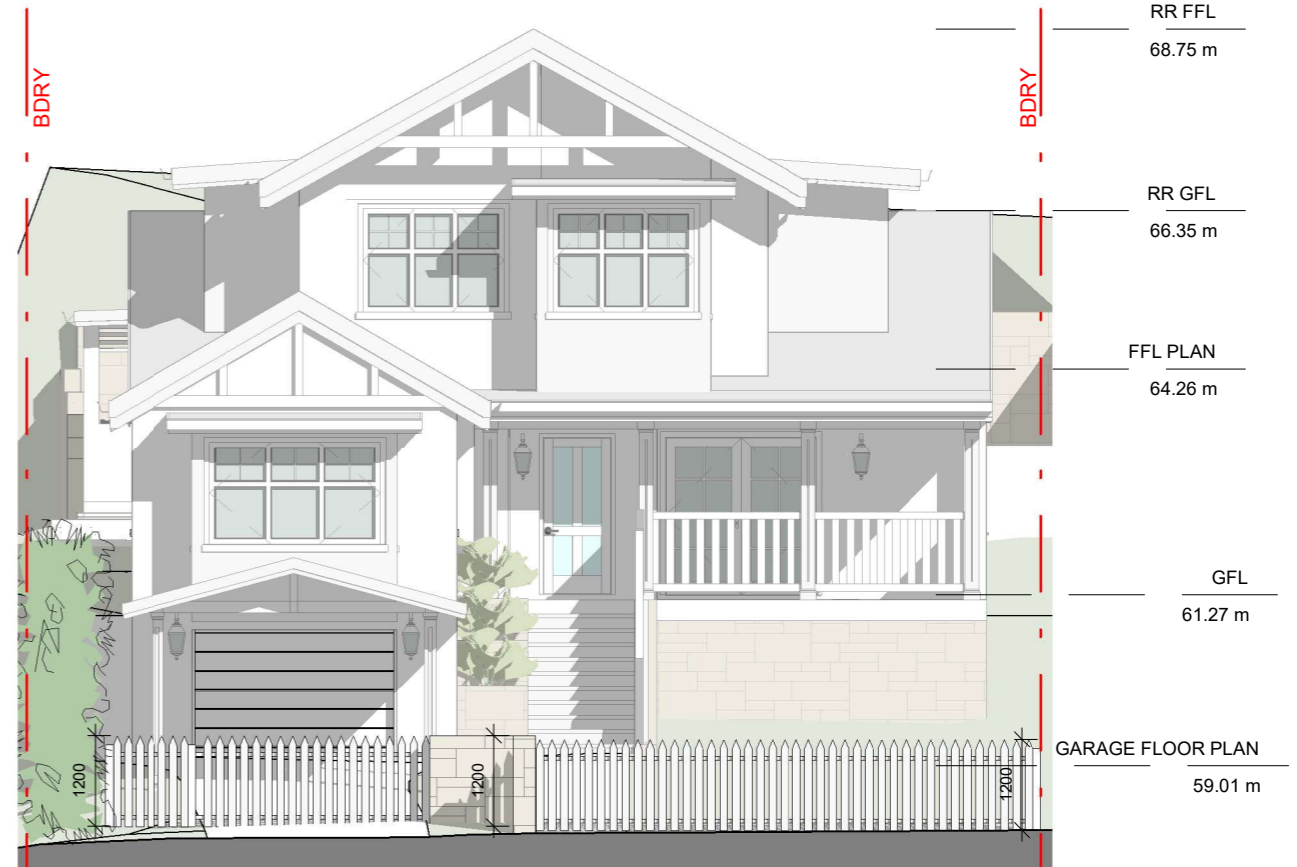
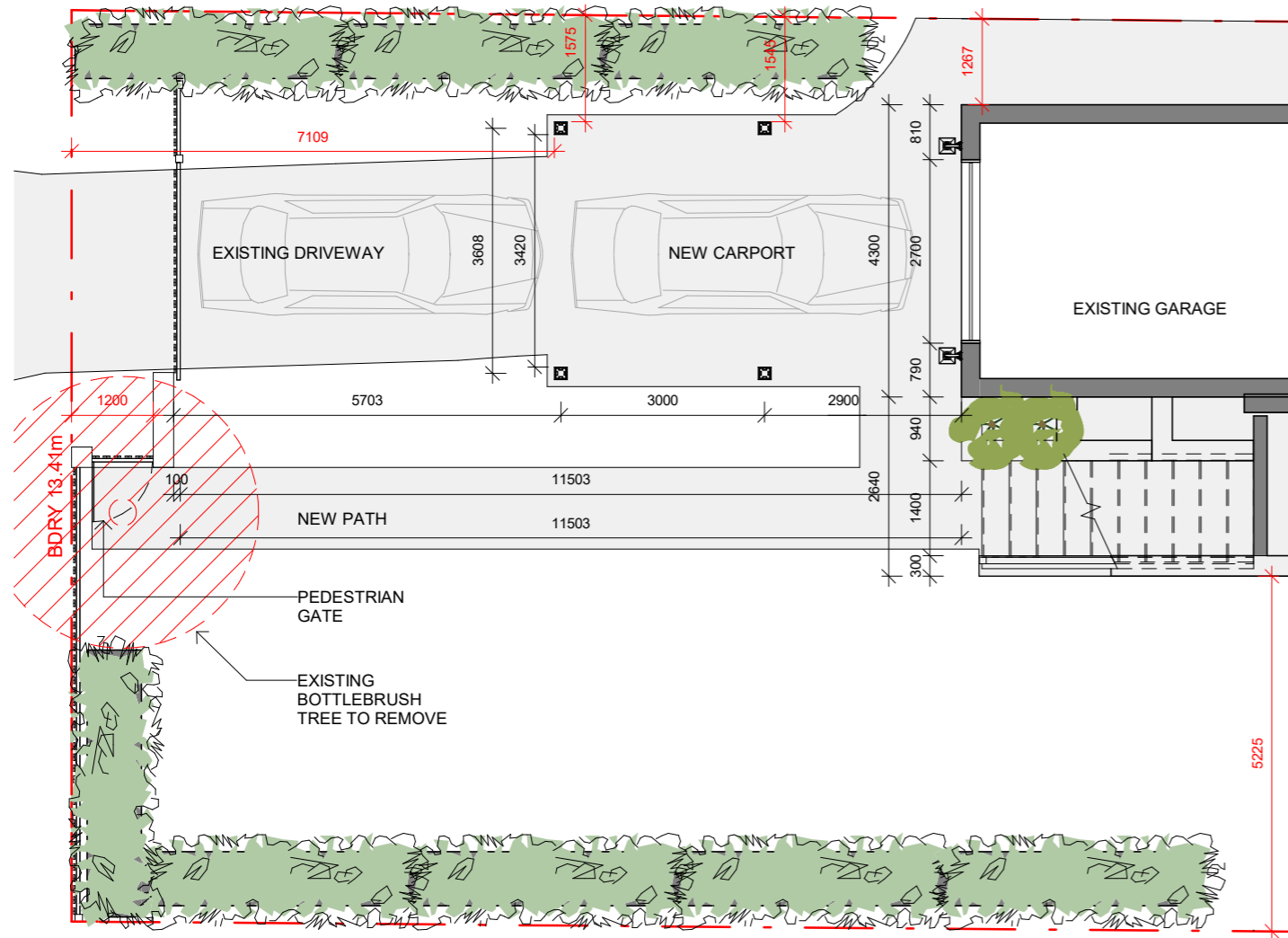
Mark	Width	Height
D1N	2920	2300
D2N	2920	2300
D3S	2000	2100

### WINDOW SCHEDULE

Mark	Width	Height	Sill Height
W16S	2000	1500	700
W5S	2400	1500	600
W4E	400	1500	600
W6W	400	1500	600
W11E	400	1500	700
W13W	400	1500	700
W10E	400	1500	700
W14W	400	1500	700
W15N	2000	1500	700
W12S	2000	1500	700
W9N	2000	1500	700
W3E	700	1300	800
W2E	700	1300	800
W1E	700	1300	800
W7W	700	1300	800
W8W	700	1300	800

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PROJECT TITLE: Alteration & Addition

PROJECT NO.: 2019043

AT: 18 Jenner Street, Seaforth

FOR: Kate & Matt Rae

SHEET TITLE: GARAGE & FENCE FLOOR PLAN

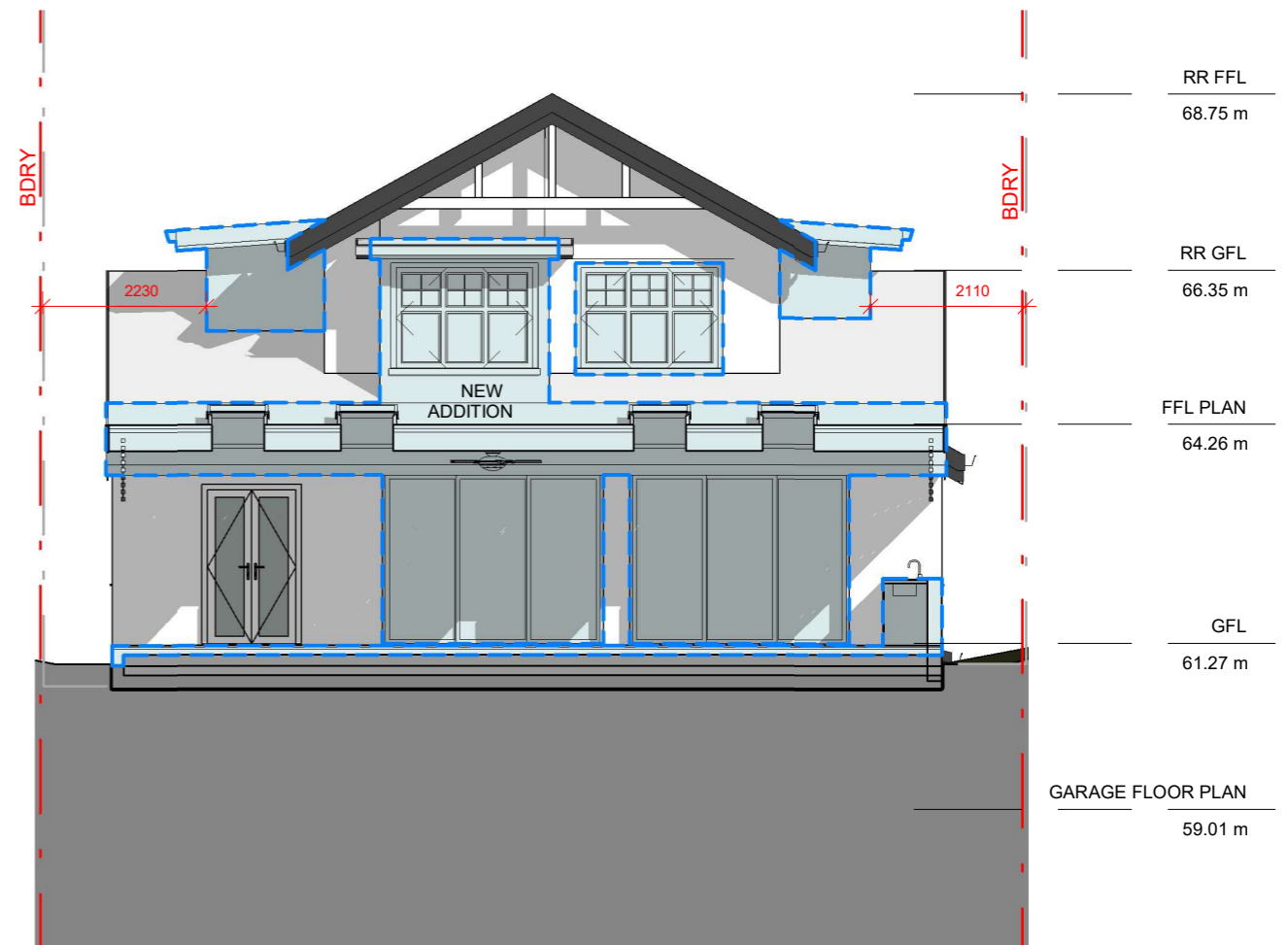
SHEET NO: A104

SCALE A3: 1 : 100



2 | SOUTH ELEVATION

A107 | 1 : 100



1 | NORTH ELEVATION

A107 | 1 : 100

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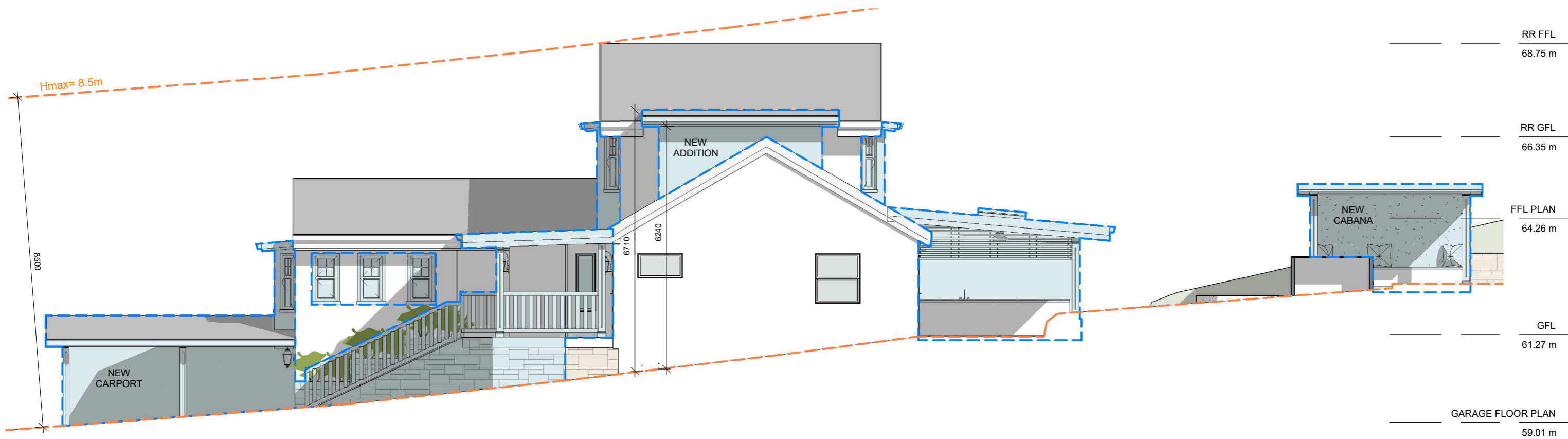
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
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-	4.09.2019	CONCEPT DESIGN	MN	KM
A	1.11.2019	DA ISSUE	MN	KM

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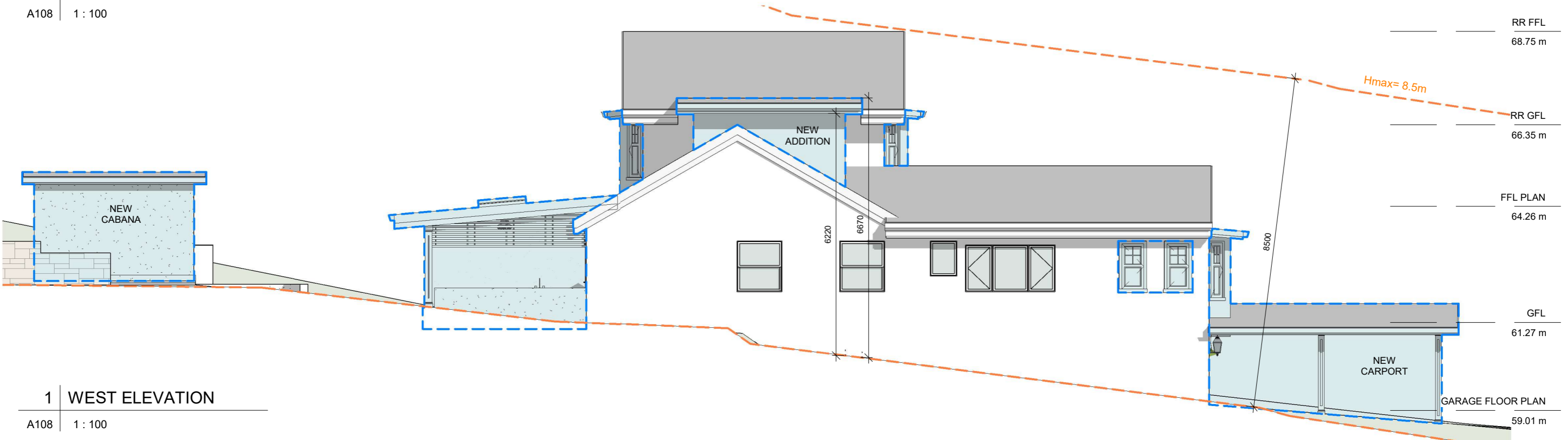
**PROJECT TITLE:** Alteration & Addition  
**PROJECT NO.:** 2019043  
**AT:** 18 Jenner Street, Seaforth  
**FOR:** Kate & Matt Rae

**SHEET TITLE:** ELEVATIONS  
**SHEET NO.:** A107  
**SCALE A3:** 1 : 100



2 EAST ELEVATION

A108 1 : 100



1 WEST ELEVATION

A108 1 : 100

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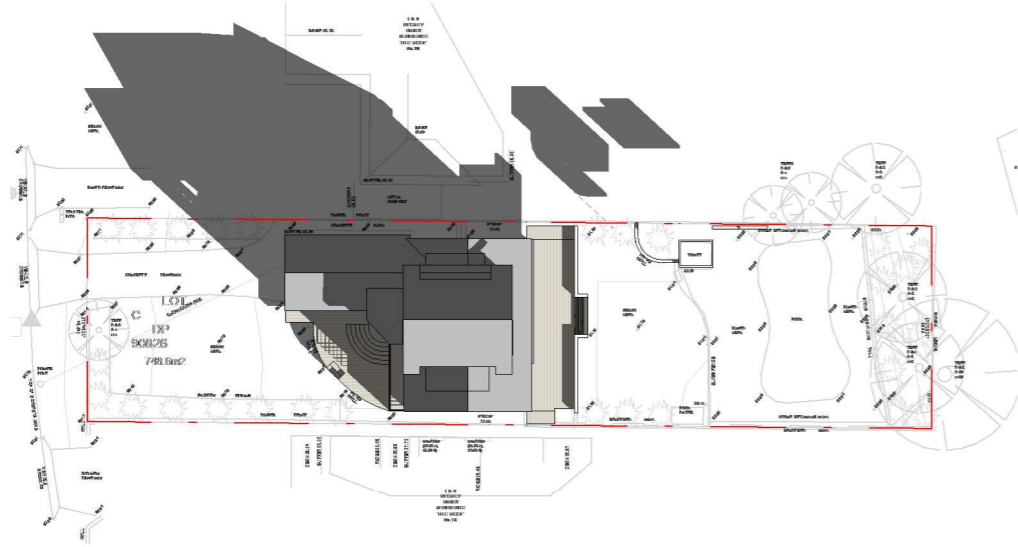
AT: 18 Jenner Street, Seaforth

FOR: Kate & Matt Rae

SHEET TITLE: ELEVATIONS

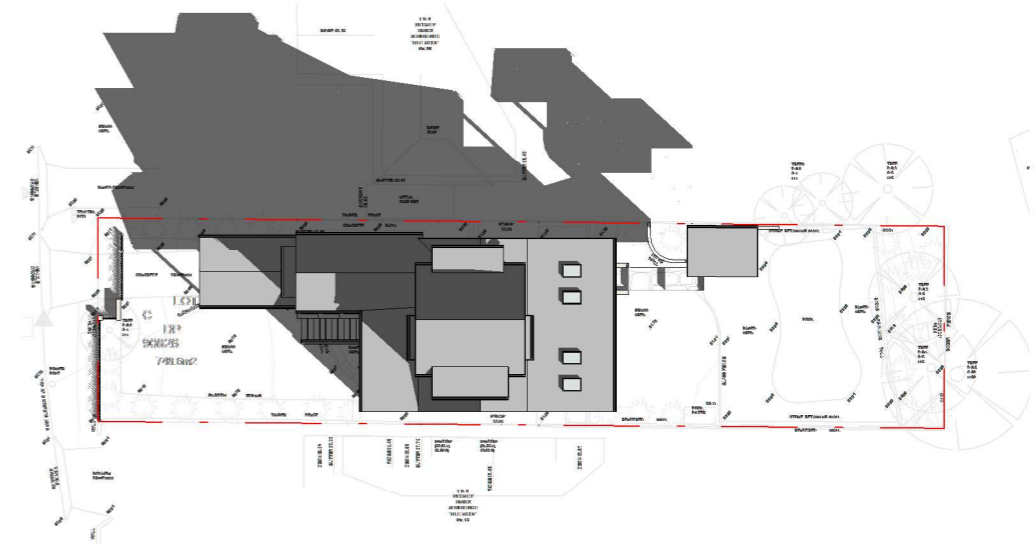
SHEET NO: A108

SCALE A3: 1 : 100



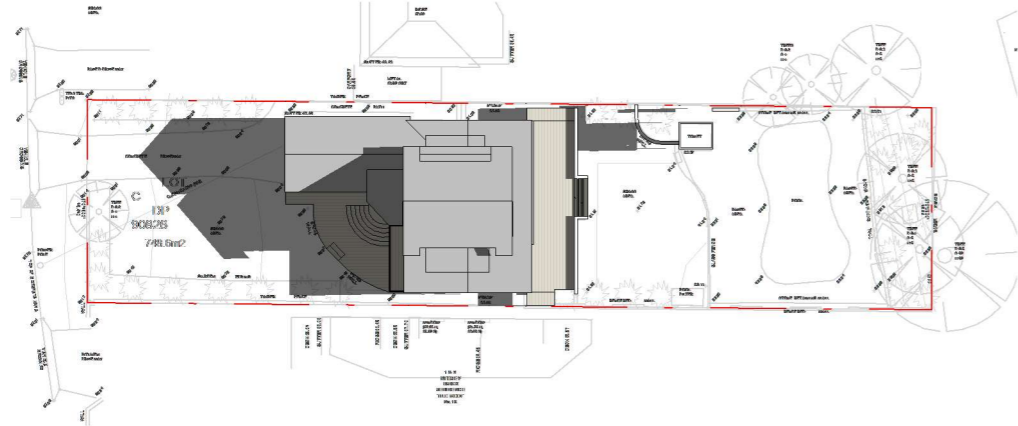
5 | 21 JUNE 9 am\_EXISTING

A110 | 1 : 500



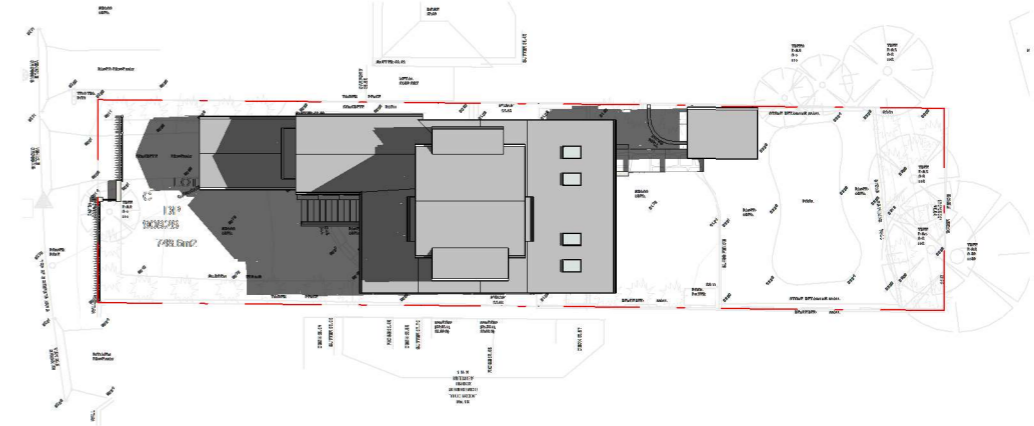
1 | 21 JUNE 9 am\_PROPOSED

A110 | 1 : 500



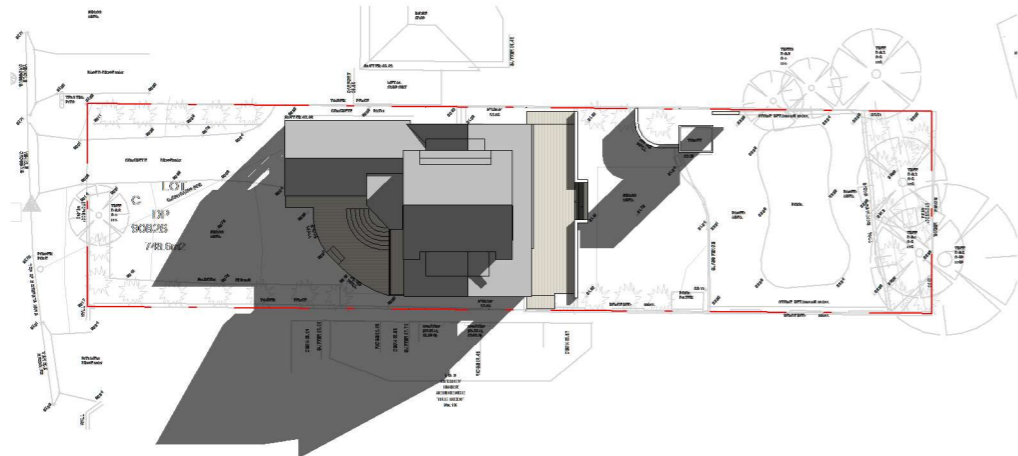
6 | 21 JUNE 12 pm\_EXISTING

A110 | 1 : 500



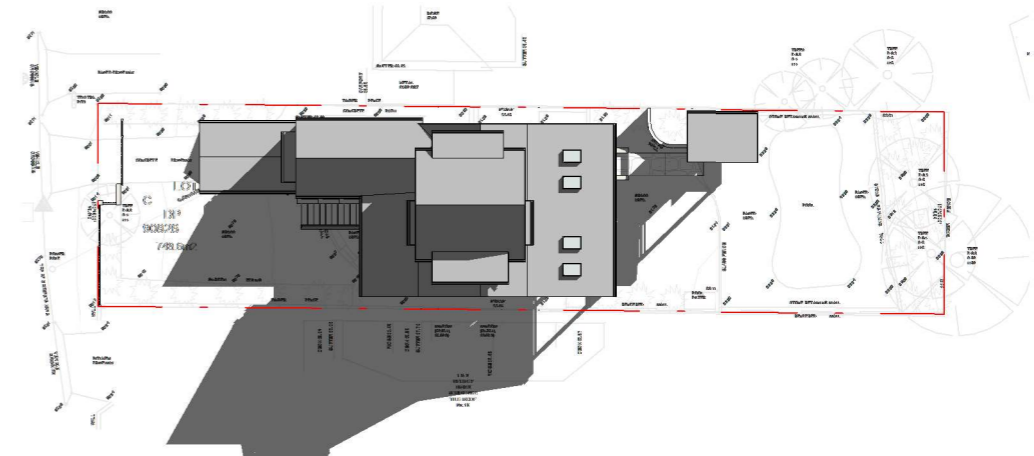
2 | 21 JUNE 12 pm\_PROPOSED

A110 | 1 : 500



4 | 21 JUNE 3 pm\_EXISTING

A110 | 1 : 500



3 | 21 JUNE 3 pm\_PROPOSED

A110 | 1 : 500

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PROJECT NO.: 2019043

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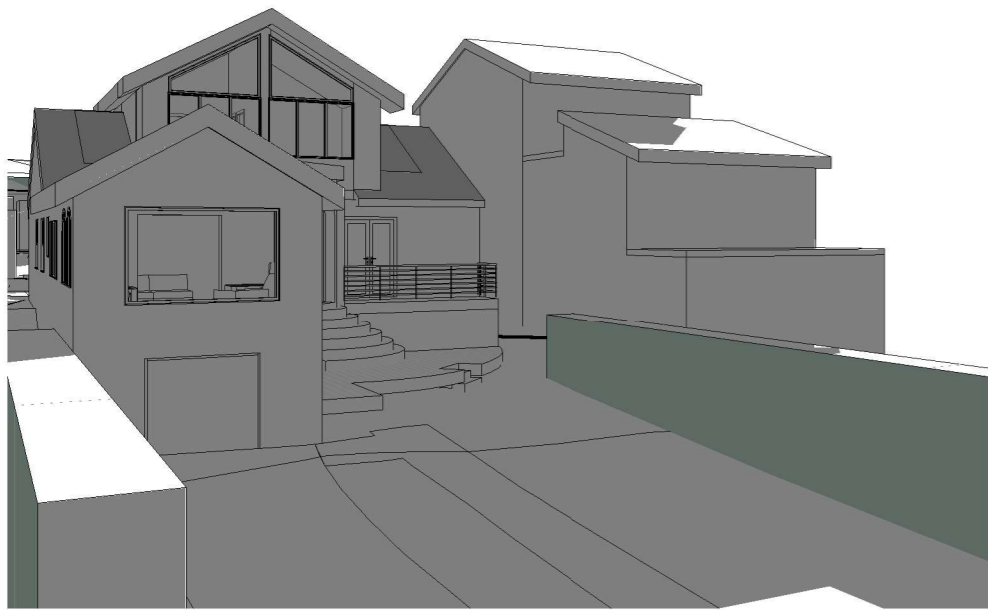
FOR: Kate & Matt Rae

SHEET TITLE: SHADOW DIAGRAMS

SHEET NO: A110

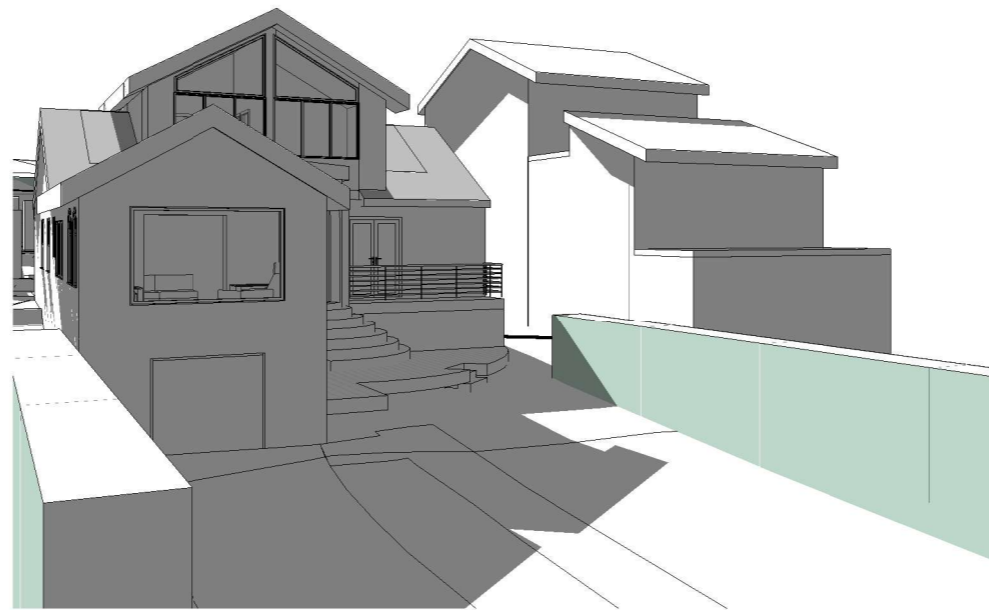
SCALE A3: 1 : 500





1 | 3D View\_21 JUNE 9 am\_EXISTING\_front

A111



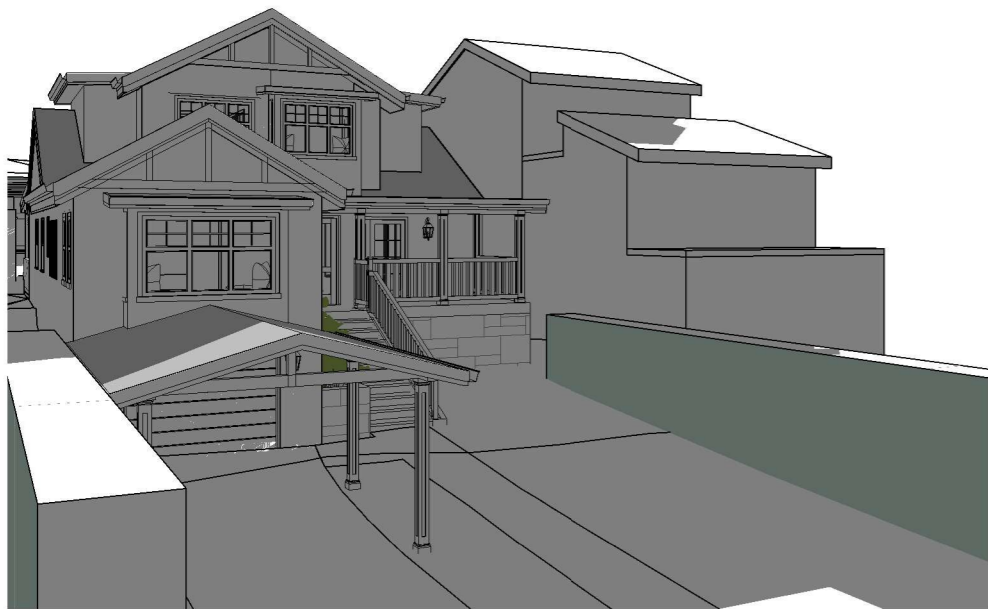
3 | 3D View\_21 JUNE 12 pm\_EXISTING\_front

A111



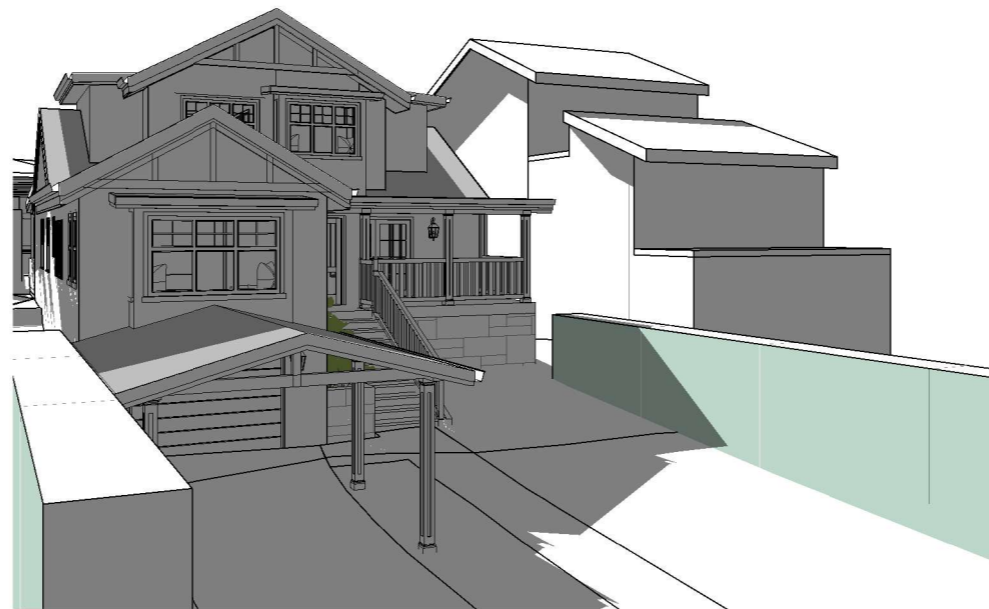
5 | 3D View\_21 JUNE 3 pm\_EXISTING\_rear

A111



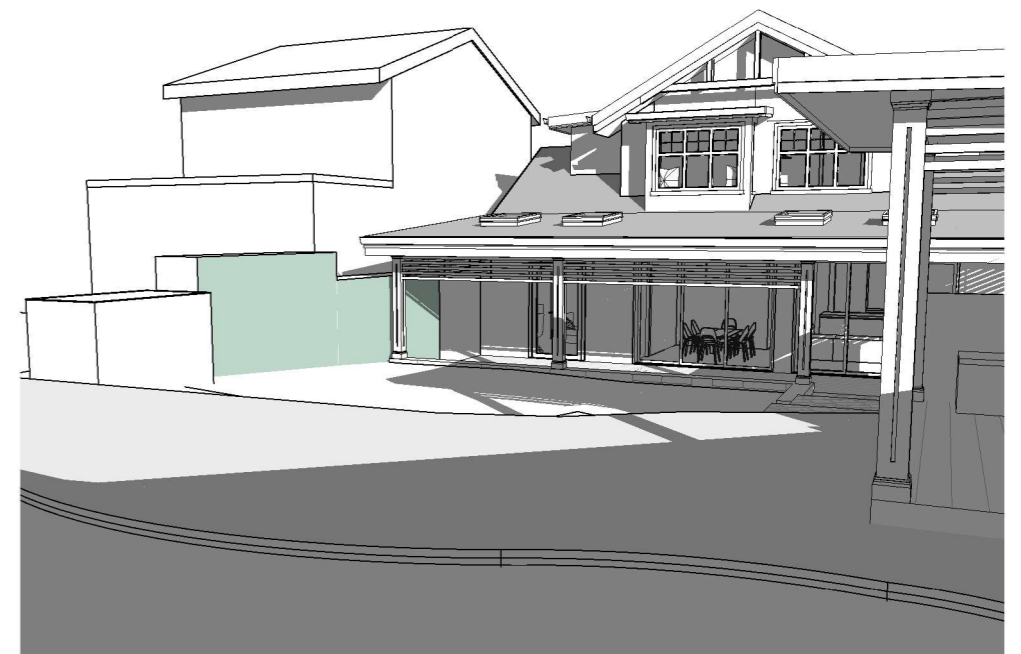
2 | 3D View\_21 JUNE 9 am\_PROPOSED\_front

A111



4 | 3D View\_21 JUNE 12 pm\_PROPOSED\_front

A111



6 | 3D View\_21 JUNE 3 pm\_PROPOSED\_rear

A111

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PROJECT TITLE: Alteration & Addition

PROJECT NO.: 2019043

AT: 18 Jenner Street, Seaforth

FOR: Kate & Matt Rae

SHEET TITLE: SHADOW DIAGRAMS 3D Views

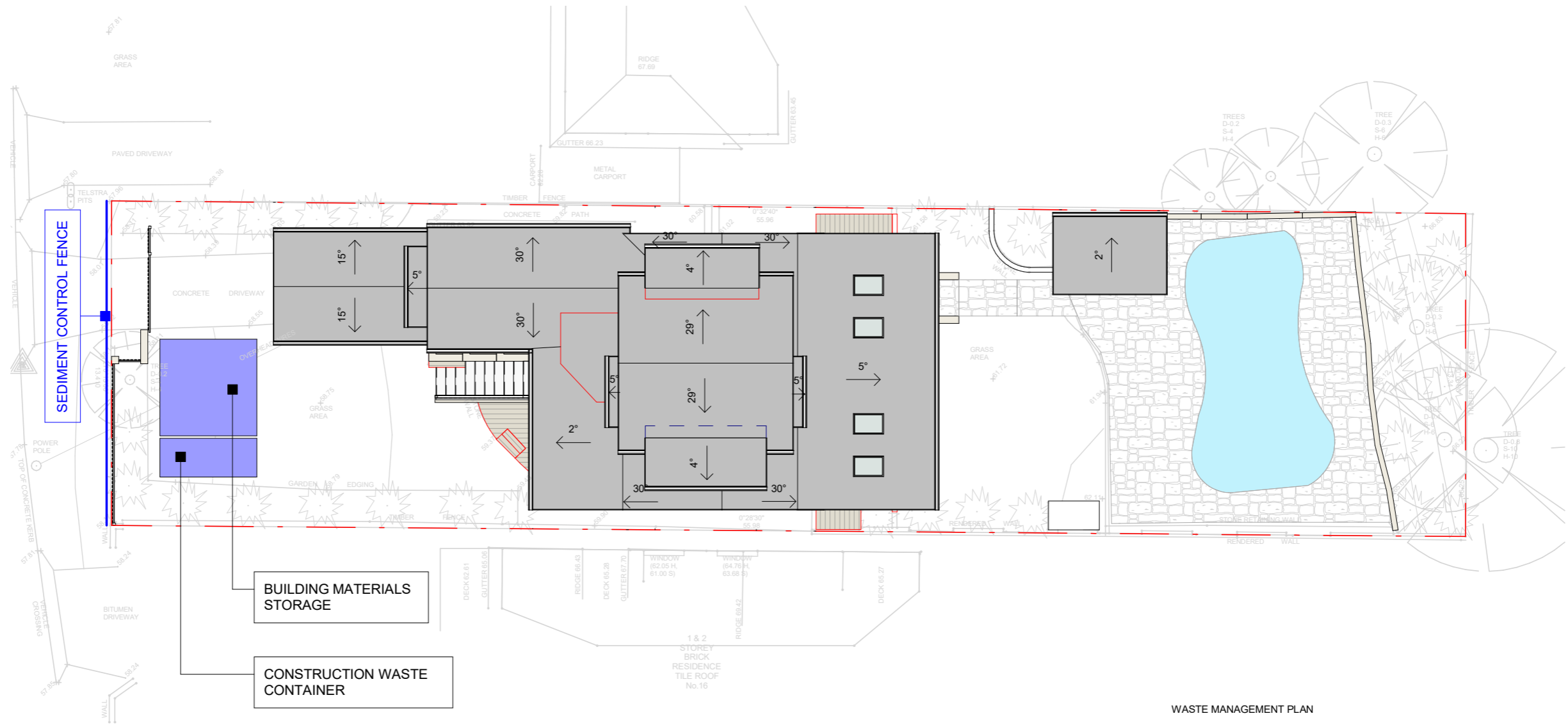
SHEET NO: A111

SCALE A3:

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# JENNER STREET



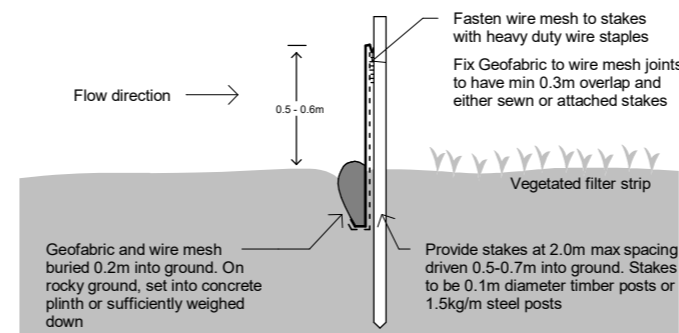
## 2 | SEDIMENT CONTROL & WASTE MANAGEMENT PLAN

A112 | 1 : 200

### SEDIMENT CONTROL FENCE DETAIL & NOTES:

1. Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
2. Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
3. Significant downward slopes should use the curved installation method
4. Stockpiles of soil and building materials must be contained by a silt fence
5. Leave the silt fence in place until vegetation is established, or sediment is stabilised
6. Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
7. Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare

### DISTURBED AREA      UNDISTURBED AREA



## 1 | SEDIMENT CONTROL FENCE

A112 | 1 : 25

### WASTE MANAGEMENT PLAN

#### CONTRACTORS WILL BE RESPONSIBLE FOR ENSURING:

1. Dedicated safe pedestrian access is, at all times, to be provided in front of the site.
2. Demolition and construction will be minimised and separation, reuse and recycling of materials will be maximised.
3. Demolition will be managed to ensure air and water borne pollutants such as dust, odour, liquids and the like are minimised.
4. Demolition will be managed to minimise site disturbance to the surrounding area.

#### KEY ACTIONS :

1. Install Sediment Barrier on downslope side of property
2. Stock pile demolition materials on level sections at rear and front of existing dwelling. Separate waste, from reuse and recycle materials.
3. Clean and Clear footpath and roadway as required
4. Limit Disturbance when clearing
5. Wash Equipment in Designated area
6. Store all hard waste & litter in a designed area
7. Restrict vehicle movements and use the driveway only when possible.
8. Preserve as much grassed area as possible.

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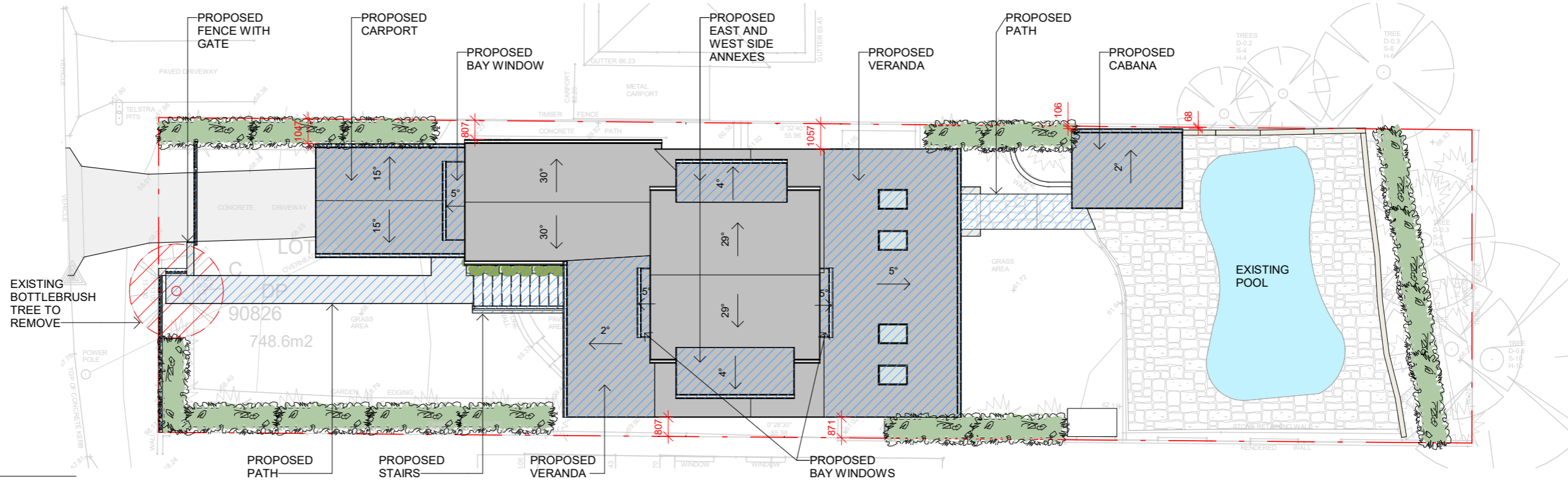
FOR: Kate & Matt Rae

SHEET TITLE: SEDIMENT CONTROL & WASTE MNGM. PLANS

SHEET NO: A112

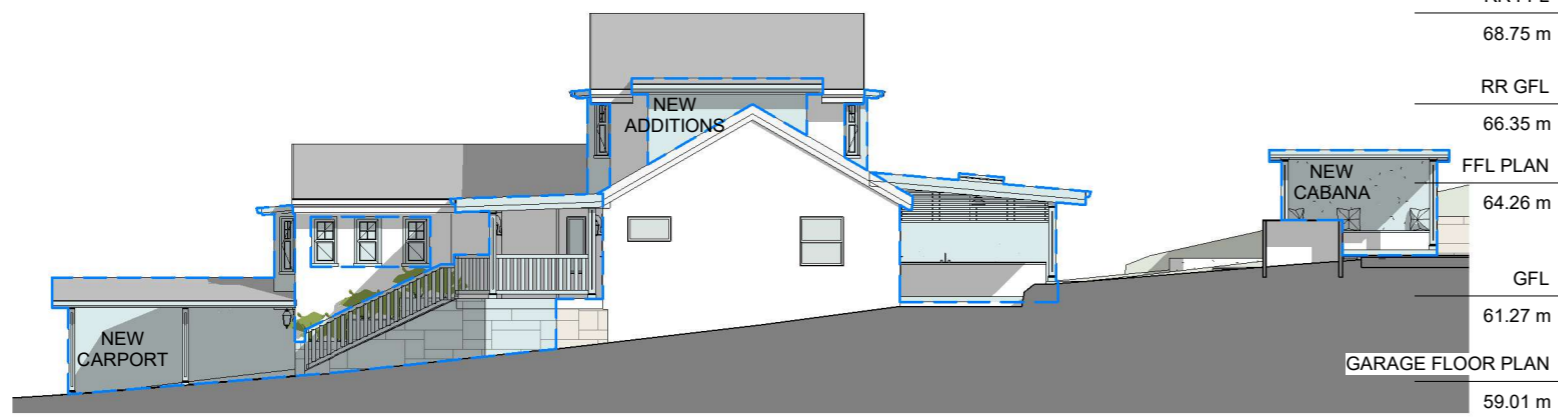
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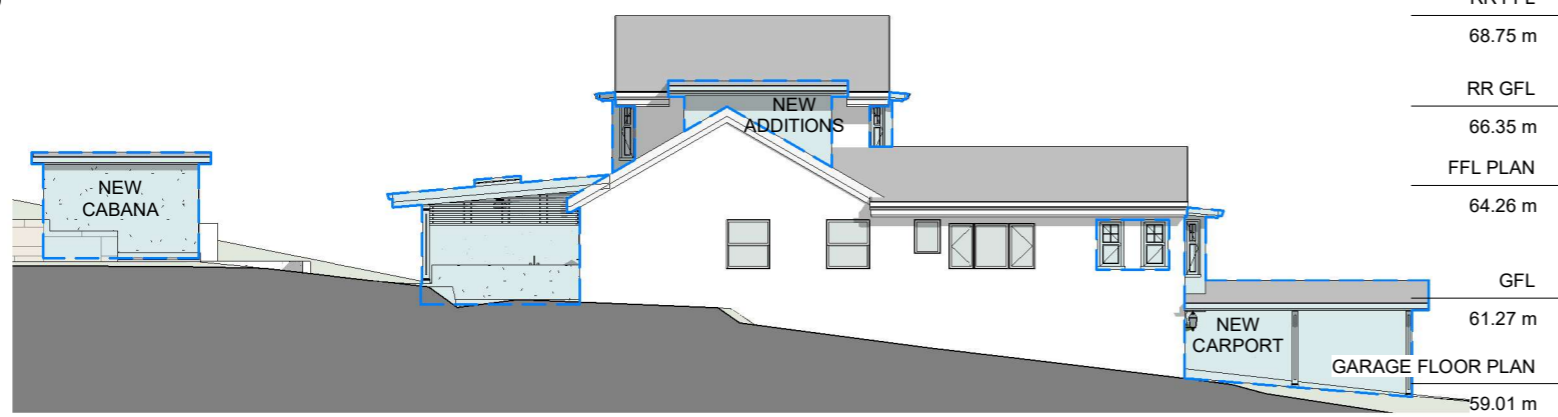
1 SITE PLAN NP

NP 1 : 200



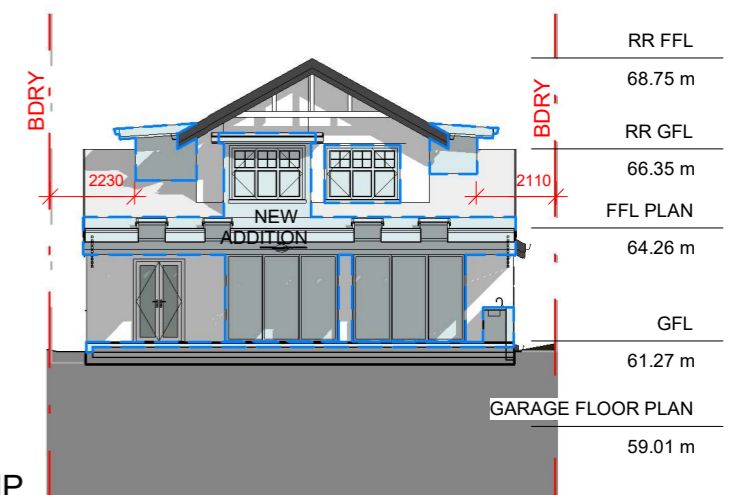
2 EAST ELEVATION NP

NP 1 : 200



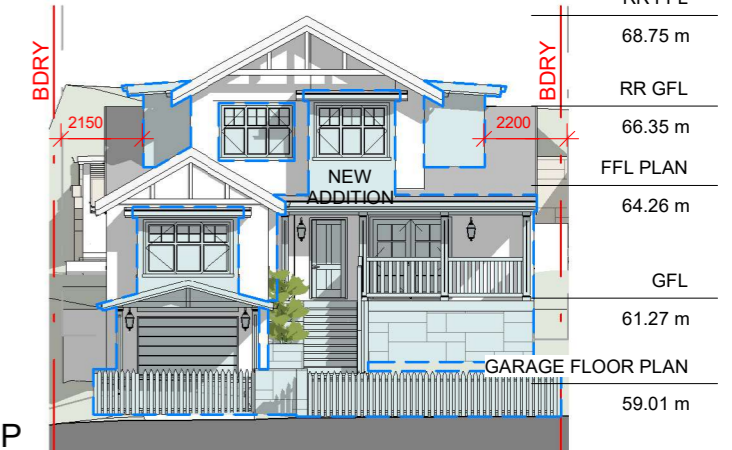
5 WEST ELEVATION NP

NP 1 : 200



3 NORTH ELEVATION NP

NP 1 : 200



4 SOUTH ELEVATION NP

NP 1 : 200

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PROJECT TITLE: Alteration & Addition

PROJECT NO.: 2019043

AT: 18 Jenner Street, Seaforth

FOR: Kate & Matt Rae

SHEET TITLE: NOTIFICATION PLAN

SHEET NO: NP

SCALE A3: 1 : 200

