



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1135

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:

1. 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
2. Termite protection to be in accordance with AS 3600.1
3. All construction to comply with current BCA codes and Australian Standards.
4. Stormwater system to be connected to existing.
5. All timber framing shall comply with AS1684
6. 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
7. 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
8. Smoke alarms to be installed in accordance with BCA 3.7.5 vol.2 2019
9. Sediment & Erosion control are to be installed and maintained during the life of the project

POOL NOTES:

1. Pool overflow to be connected to existing Sewer System
2. 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 grater than 105mm

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-	26.08.2019	EXISTING	MN	KM
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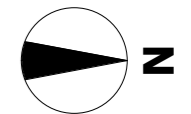
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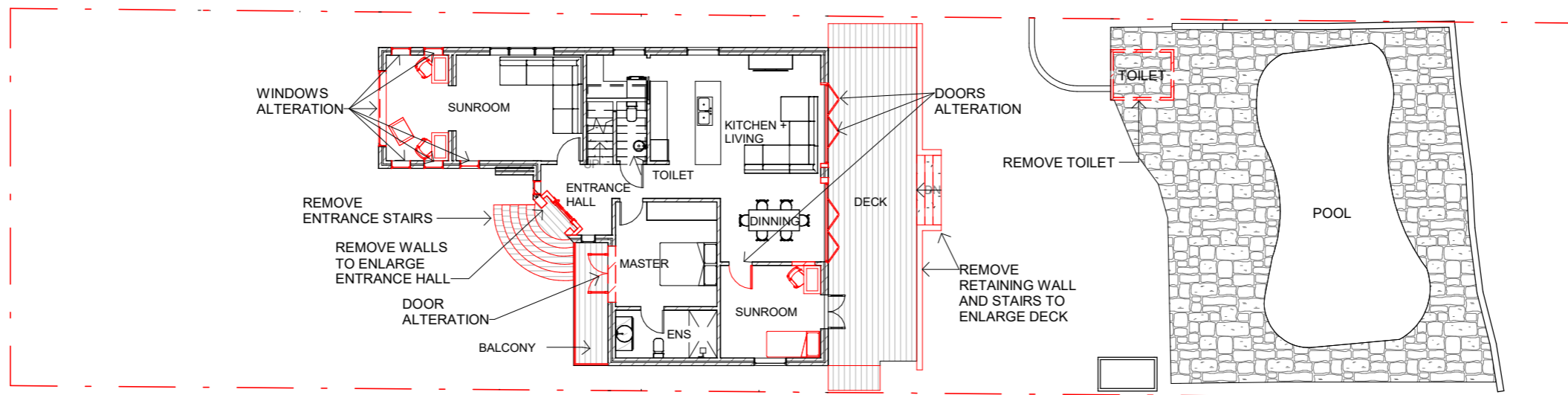
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PROJECT TITLE: Alteration & Addition
PROJECT NO.: 2019043
AT: 18 Jenner Street, Seaforth
FOR: Kate & Matt Rae

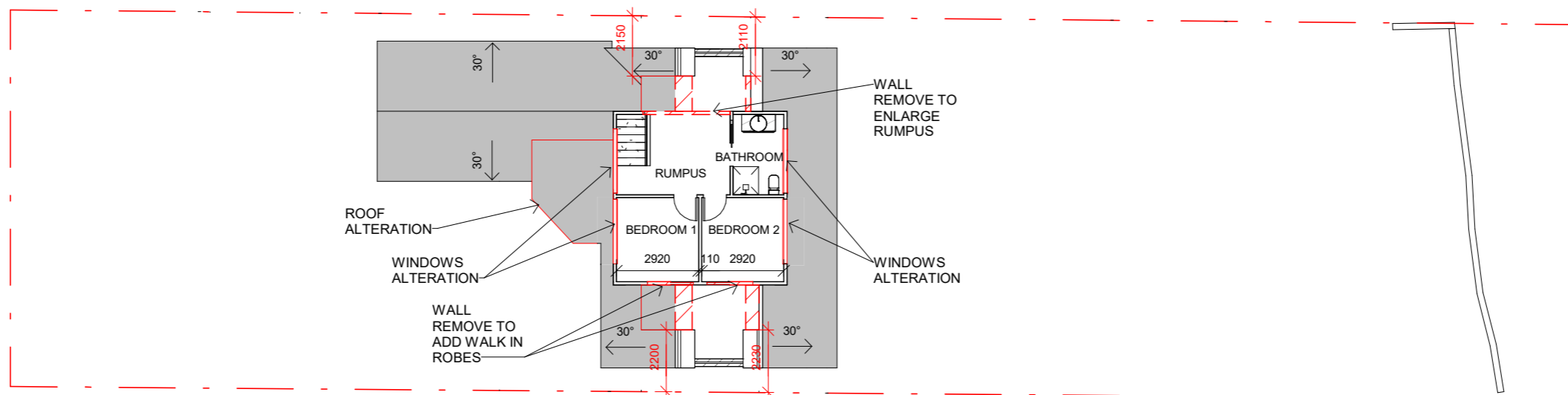
SHEET TITLE: SITE PLAN
SHEET NO: A101
SCALE A3: As indicated





1 | GFL - DEMOLITION

A103 | 1 : 200



2 | FFL - DEMOLITION

A103 | 1 : 200

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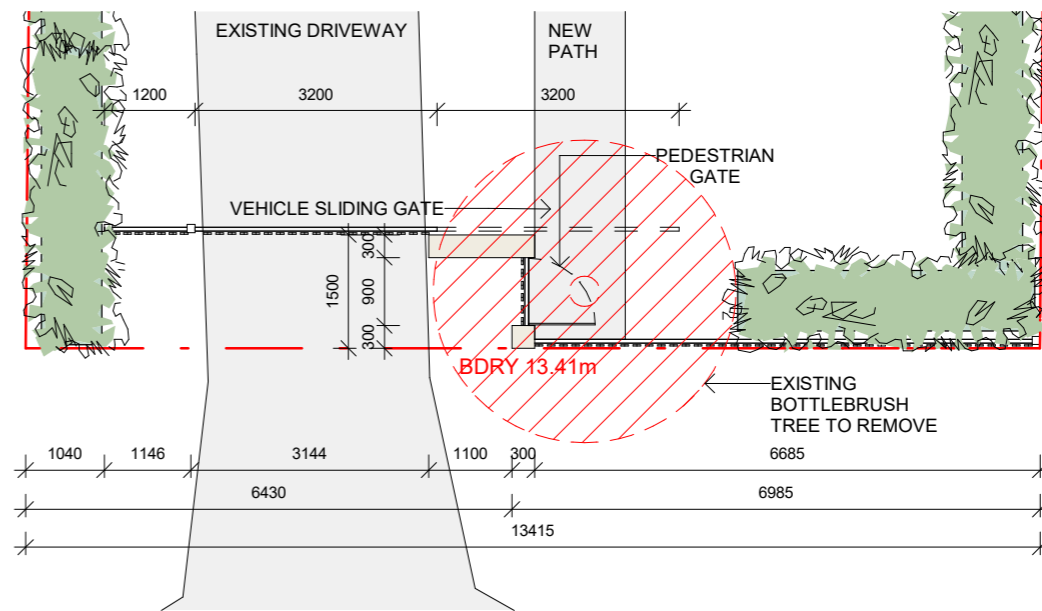
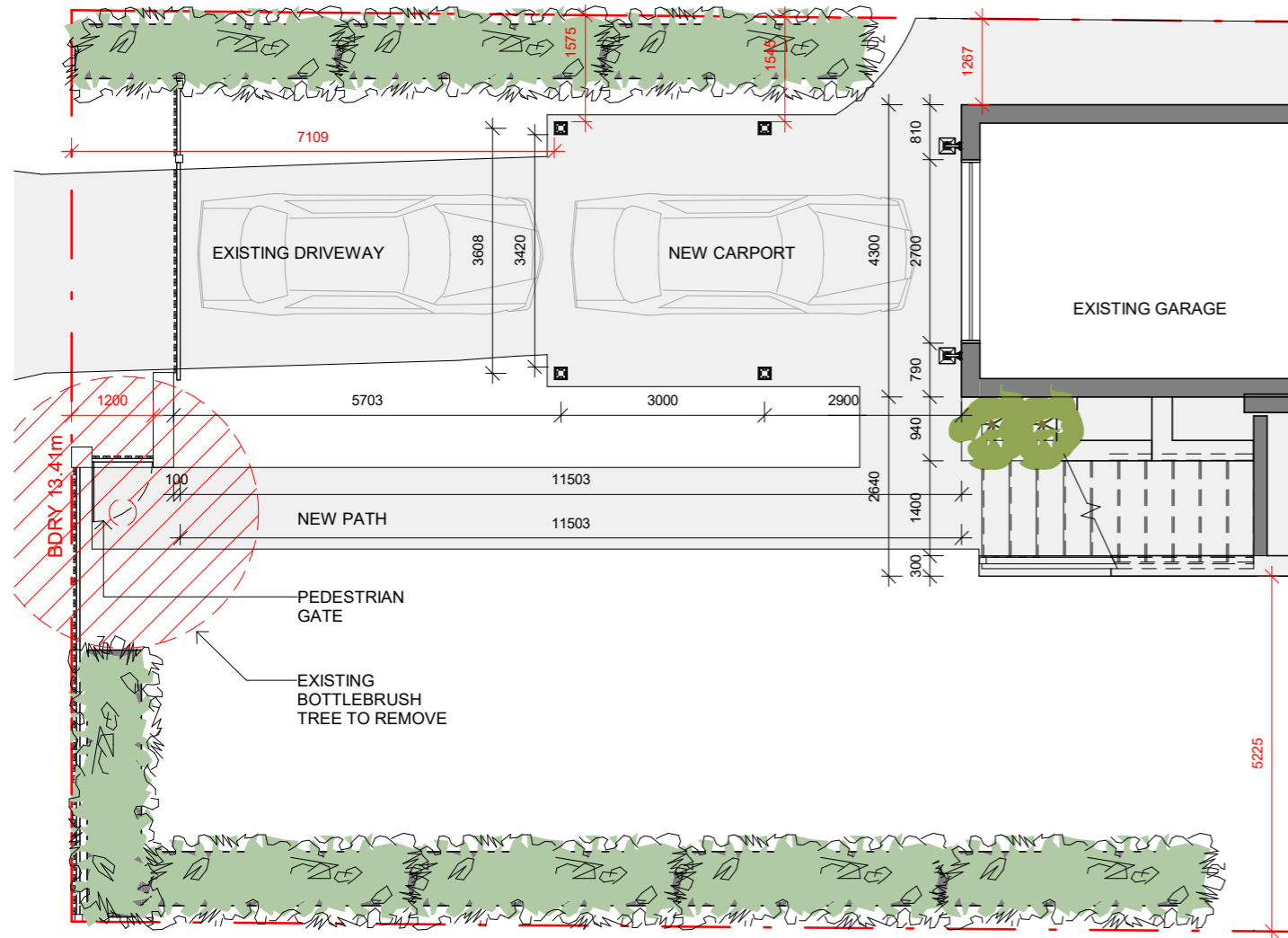
AT: 18 Jenner Street, Seaforth

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SHEET TITLE: DEMOLITION PLANS

SHEET NO: A103

SCALE A3: 1 : 200



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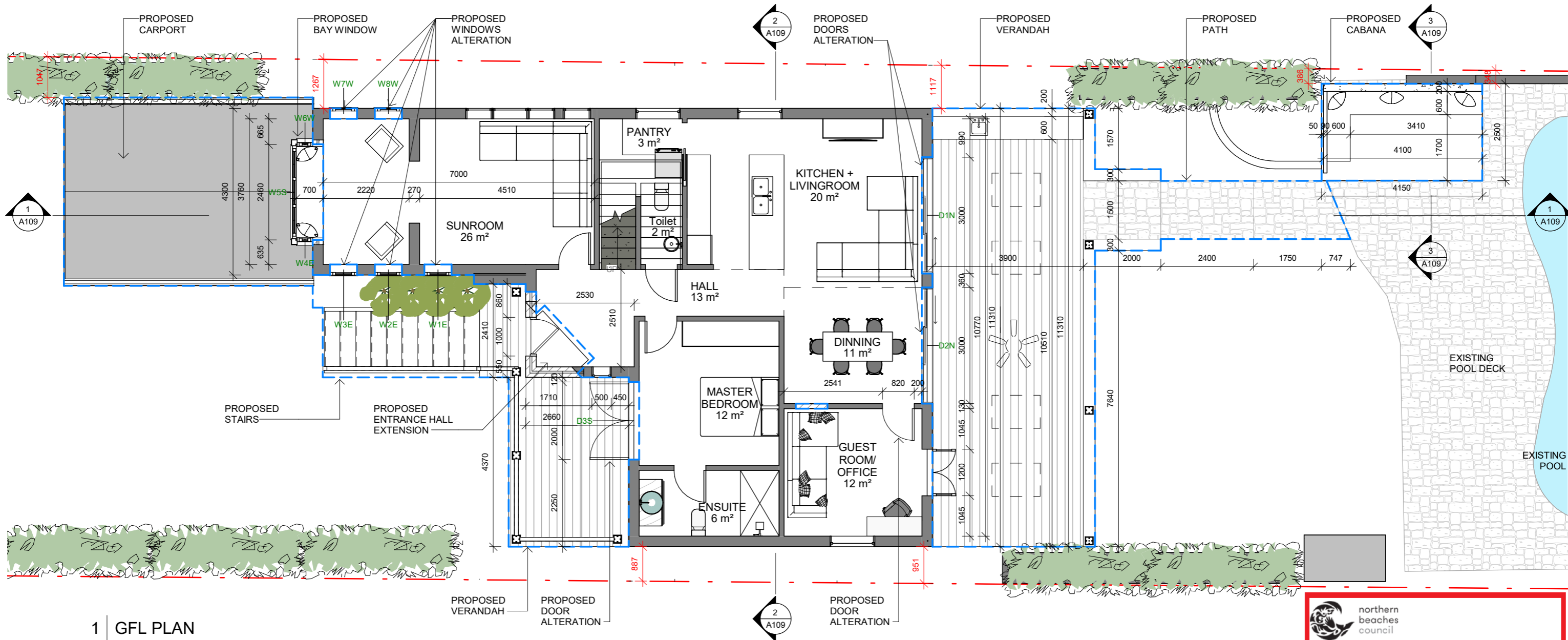
PROJECT TITLE: Alteration & Addition
PROJECT NO.: 2019043
AT: 18 Jenner Street, Seaforth
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SHEET TITLE: GARAGE & FENCE FLOOR PLAN
SHEET NO: A104
SCALE A3: 1 : 100



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1 | GFL PLAN

A105 | 1 : 100

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PROJECT TITLE: Alteration & Addition

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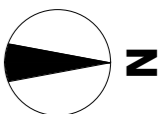
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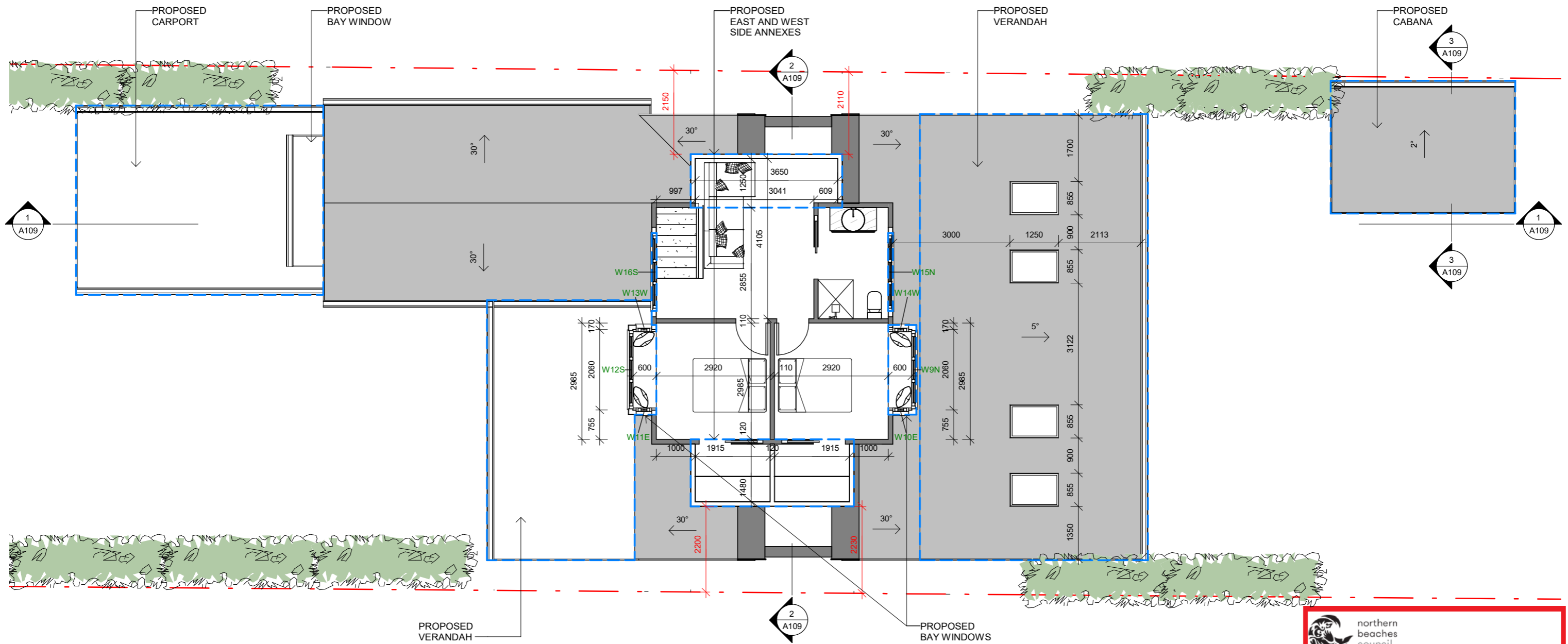
FOR: Kate & Matt Rae

SHEET TITLE: GROUND FLOOR PLAN

SHEET NO.: A105

SCALE A3: 1 : 100





1 | FFL PLAN

A106 | 1 : 100


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PROJECT TITLE: Alteration & Addition

PROJECT NO.: 2019043

AT: 18 Jenner Street, Seaforth

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SHEET TITLE: FIRST FLOOR PLAN

SHEET NO.: A106

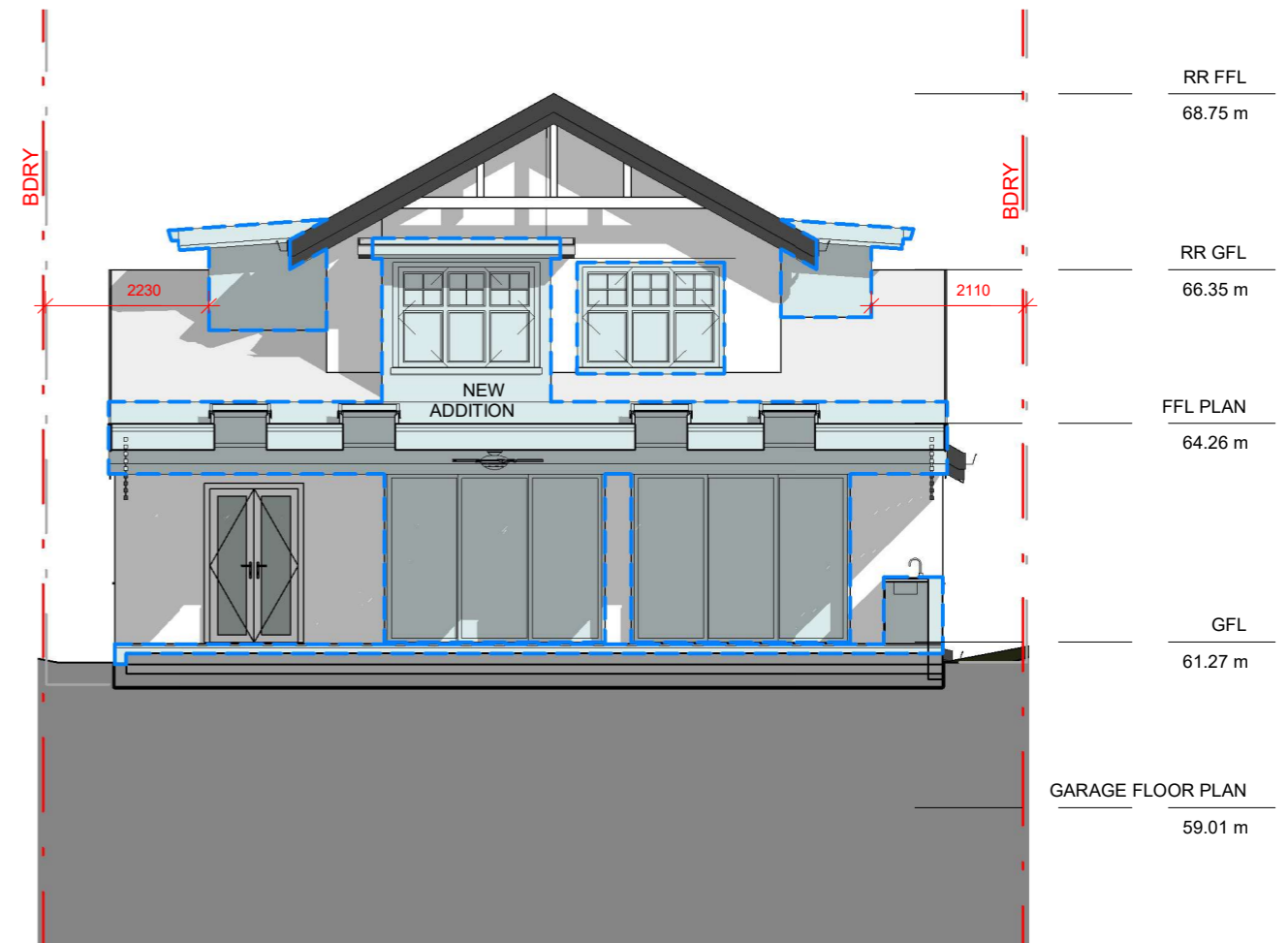
SCALE A3: 1 : 100





2 | SOUTH ELEVATION

A107 | 1 : 100



1 | NORTH ELEVATION

A107 | 1 : 100

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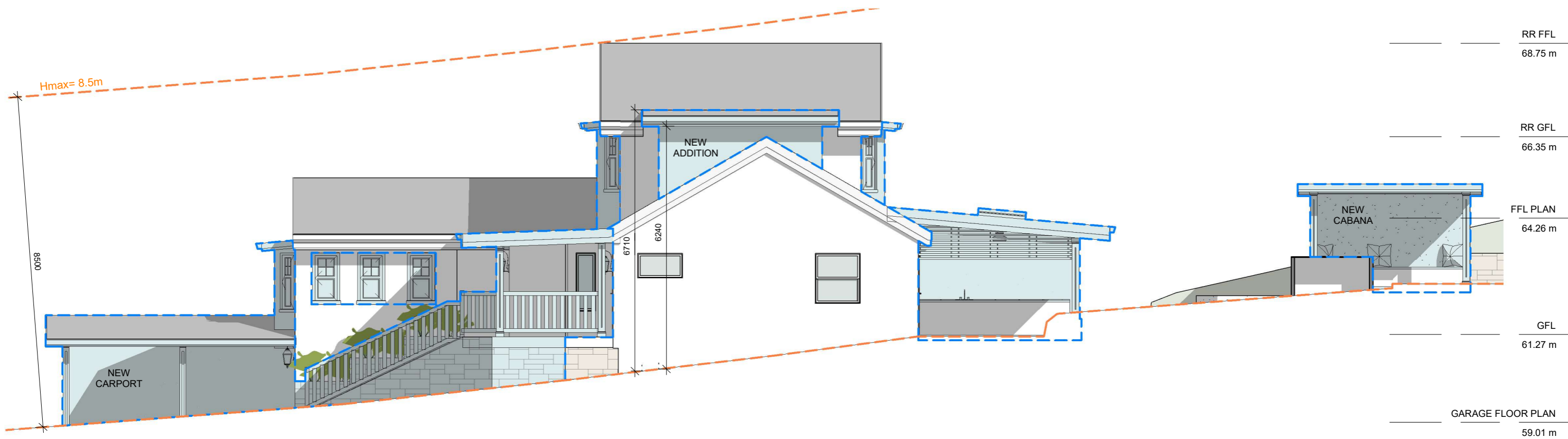
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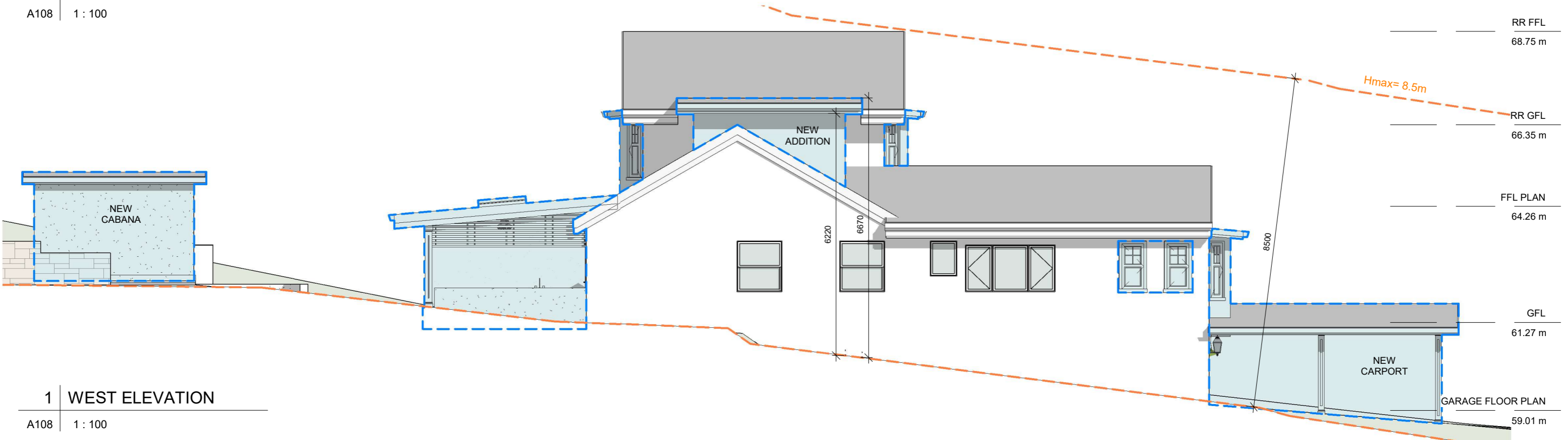
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SHEET TITLE: ELEVATIONS
SHEET NO.: A107
SCALE A3: 1 : 100



2 EAST ELEVATION

A108 1 : 100



1 WEST ELEVATION

A108 1 : 100

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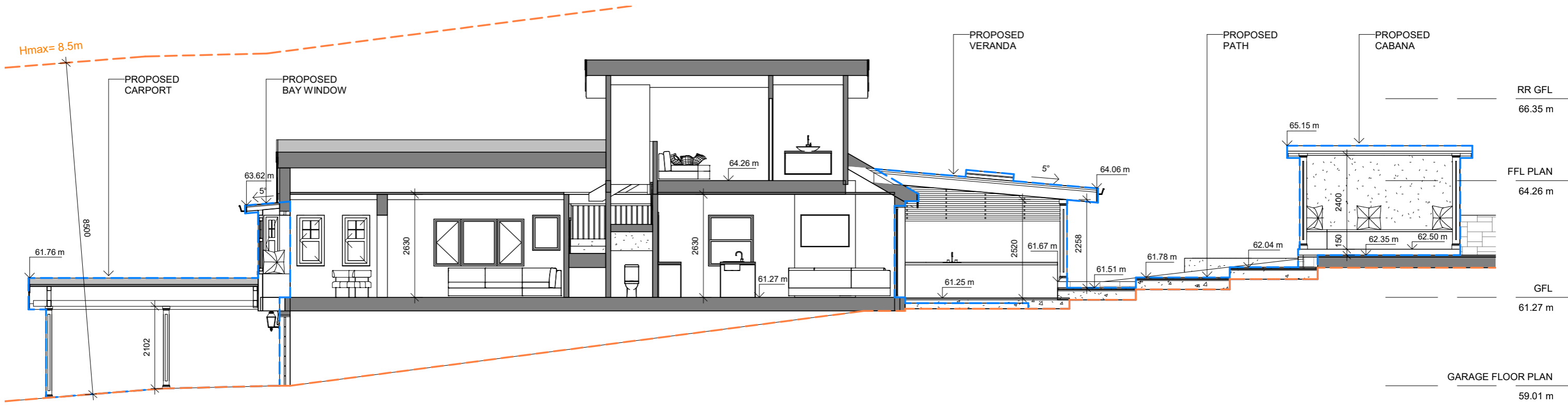
PROJECT TITLE: Alteration & Addition
PROJECT NO.: 2019043
AT: 18 Jenner Street, Seaforth
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SHEET TITLE: ELEVATIONS
SHEET NO.: A108
SCALE A3: 1 : 100

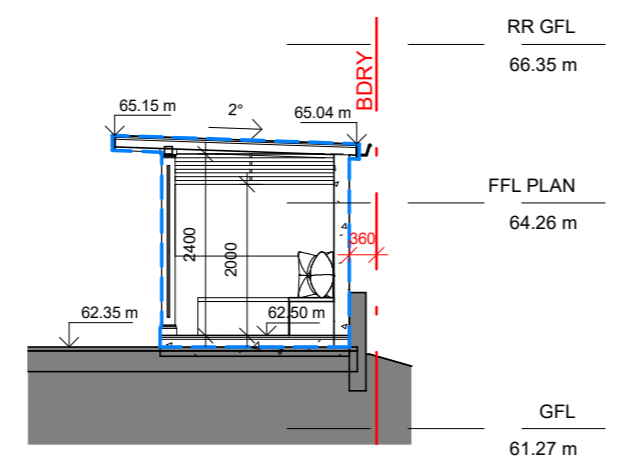
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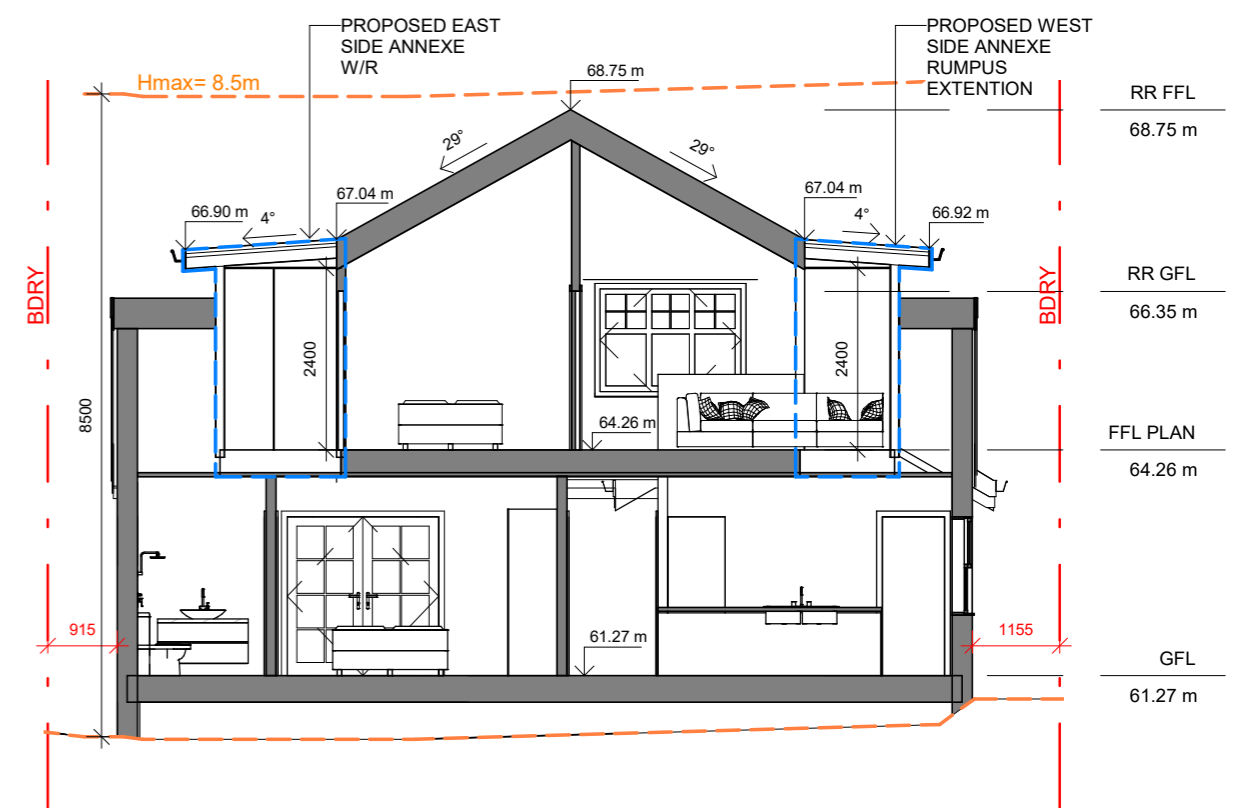
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1 Section 1-1
A109 1 : 100



3 Cabana section 3-3
A109 1 : 100



2 Section 2-2
A109 1 : 100

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PROJECT TITLE: Alteration & Addition
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SHEET TITLE: SECTIONS
 SHEET NO: A109
 SCALE A3: 1 : 100

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