ALTERATIONS AND ADDITIONS 21 GURNEY CRESCENT, SEAFORTH NSW

Project No: 2876

Date: 07/11/2024

Client: JAMES AND FABIOLA WEALLEANS

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INNER WEST: 30 NORTON STREET, LEICHHARDT NSW 2040 EASTERN SUBURBS: 394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW 2028

THE SITE FOREMAN (NSW) Pty Ltd NOMINATED ARCHITECT: Alexander Chougam ARN: 7196

CC ISSUE

REVISION F 07/11/2024

01.BUILDING CODE OF AUSTRALIA

ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE. SAA CODES RELEVANT AUSTRALIAN STANDARDS AND RELEVANT BY-LAWS.

02.DEVELOPMENT APPROVAL

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE CONSTRUCTION CERTIFICATE AND ANY SCHEDULES ATTACHED THERETO, ALL CONDITIONS MUST BE APPLIED TO THE DEVELOPMENT. WHERE ANY VARIATIONS ARE SOUGHT. IT IS THE RESPONSIBILITY OF THE DEVELOPER, WHERE ANY VARIATIONS ARE SOUGHT, IT IS RESPONSIBILITY OF THE DEVELOPER TO CONTACT CERTIFIER TO OBTAIN APPROVAL FOR ANY SUCH VARIATIONS.

03. ENGINEERING DRAWINGS AND OTHER CONSULTANTS

THESE DRAWINGS SHALL BE READ AS A SET AND IN CONJUNCTION WITH ALL SPECIFICATIONS, ENGINEERING PLANS AND CONSULTANT PLANS AS SUPPLIED BY THE DEVELOPER, THESE PLANS AND SPECIFICATIONS MAY INCLUDE BUT NOT LIMITED TO STRUCTURAL PLANS, STORMWATER PLANS, LANDSCAPE PLANS. HYDRAULIC PLANS. ELECTRICAL DRAWINGS. MECHANICAL VENTILATION PLANS, FIRE SERVICES PLANS ETS., FINAL COORDINATION OF PLANS BY BUILDER.

04. BASIX CERTIFICATE

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE AND ANY CONDITIONS APPLIED TO THE CONSTRUCTION BY THAT REPORT BUT NOT NECESSARILY SHOWN IN THE DRAWINGS SHALL BE APPLIED TO THE CONSTRUCTION.

NOTES

PRIOR TO EXCAVATION OR CONSTRUCTION, RELEVANT AUTHORITIES SHOULD BE CONTACTED FOR LOCATION OF EXISTING SERVICES, PRE PROVISIONING FOR SERVICES AS REQUIRED BY THE RELEVANT AUTHORITY. BUILDING SETOUT AND LEVELS BY REGISTERED SURVEYOR. ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT ANY WORK

NOTES:

1. INTERNAL AND EXTERNAL WALLS REFER TO WALL SCHEDULE 2.SELECTED NAILSTRIP ROOF COLORBOND ROOF TO MANUFACTURE INSTALLATION DETAILS

3. SELECTED COLORBOND GUTTERS AND DOWNPIPES TO AS3500

4. BOUNDARY FENCING AS PER COUNCIL REQUIREMENTS AND AS AGREED WITH ADJOINING OWNERS WHERE REQUIRED

5. ALL CONCRETE SLABS, COLUMNS, RETAINING WALLS, FOOTINGS, BEAMS, ETS. TO STRUCTURAL ENGINEER'S DETAILS.

7. INTERNAL JOINERY AND JOINERY LAYOUTS TO MANUFACTURE DETAILS.

8. SELF CONTAINED SMOKE ALARMS SHALL BE LOCATED AS SHOWN ON

DRAWINGS AND FULLY COMPLY WITH THE BCA, AS 3786 AND ANY OTHER CODE OR STANDARD REFERENCED THEREIN.

SELF CONTAIN SMOKE DETECTOR 12/240V WITH INTEGRAL BUZZER AND BATTERY BACKUP. INTERCONNECT SMOKE ALARMS SO THAT ONE ALARM WILL

TRIGGER ALL ALARMS WITHIN THE BUILDING 9. ALL LIGHTING SHALL COMPLY WITH THE AS 4282-1997 CONTROL OF

THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING.

01.DEMOLITION

ALL WORKS TO COMPLY WITH BCA. AS 2601-2001 (THE DEMOLISHING STRUCTURE)

- PRIOR TO EXCAVATION OR CONSTRUCTION, RELEVANT AUTHORITIES SHOULD BE CONTACTED FOR LOCATION OF EXISTING SERVICES AS REQUIRED BY THE RELEVANT AUTHORITY.

- BUILDING SETOUT AND LEVELS BY REGISTERED SURVEYOR

-EXCAVATION: PERFORM ALL EXCAVATION IN ACCORDANCE WITH THE RELEVANT AND CURRENT BCA AND AS3798-2007 AS 1290.8.

-CONCRETING ALL WORK TO COMPLY WITH THE BCA. ALL FORMWORK, CONCRETING AND REINFORCEMENT WORKS ARE TO CONFORM TO THE FOLLOWING CODES: AS3600-2018, AS 3610-1995

REFER TO STRUCTURAL ENGINEER DETAILS AND SPECIFICATION. -TERMITE TREATMENT: THE BUILDER IS TO COMPLY WITH VOLUME 2 PARTS 3.1.3 OF THE BCA AND AS 3660.1-2014 THE BUILDER IS TO ENGAGE A SPECIALIZED SUBCONTRACTOR TO INSTALL APPROPRIATE TERMITE BARRIERS TO ALL AREAS OF THE NEW WORK. THE SUBCONTRACTOR IS TO PROVIDE A CERTIFICATE OF COMPLIANCE.

02.BLOCKWORK:

CONCRETE BLOCK TO MANUFACTURE AND STRUCTURAL ENGINEER DETAILS AND SPECIFICATION AND AS3800 CONCRETE STRUCTURE, AS 1366EPS, AS3610 FORMWORK FOR CONCRETE, AS370 MASONRY STRUCTURE AND BCA. CONCRETE BLOCKS WALLS REQUIRE PROPER WATERPROOFING BELOW GRADE. USE EQUAL TO AEDEX WATERPROOFING MEMBRANE BELOW GRADE WPW 180 (SHELTRBIT FIBREPOL 180)- TO MEMBRANE MANUFACTURE INSTALLATION DETAILS AND SPECIFICATIONS.

WPM002 (SUPERFLEX TWO PART BATHROOM & BALCONY FOR EXTERNAL TILED CONCRETE. ALL AREAS OVER TERRACES AND BALCONIES. SECONDARY WATERPROOF MEMBRANE UNDER TILES TO WP MEMBRANE DETAILS AND SPECIFICATIONS

ALL WORKS TO COMPLY WITH AS3958.1-2018 CERAMIC TILES.

03.BRICKWORK:

ALL WORK TO COMPLY WITH THE BCA AND AS 3700-2018/AMDT3 (MASONRY CONSTRUCTION), AS2699-1-2000 WALL TILESO AND ENGINEERING DETAILS. WALL TIES COMPLY WITH AS2699, CAVITY FLASHING TO HEADS, SILLS AND JAMBS OF ALL OPENINGS AND BCA REQUIREMENTS. PROVIDE WEEP HOLES OVER ALL CAVITY FLASHINGS AND USE APPROVED MANUFACTURED PLASTIC WEEP HOLES WHEN WALLS ARE TO BE RENDERED.

BRICK MORTAR JOINTS TO BE IN ACCORDANCE WITH THE BCA AND AS 3700-2001 /AMDT3-2018, AS2701,41984. WEEPHOLES, FLASHING AND DAMP PROOF COURSE TO THE BCA AND RELEVANT AUSTRALIAN STANDARDS.

04.FRAMING, CARPENTRY

WORKS TO BE IN ACCORDANCE WITH THE BCA & AS1684-4-2010 T&G STRIP FLOORING TO BE IN ACCORDANCE WITH THE BCA & AS 1684-4-2010 IN ASSOCIATION WITH AS 2796.1 1999 AND TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.

05.METAL ROOFING

TO BE IN ACCORDANCE WITH THE CURRENT AS1562-1 & AMENDMENTS BCA AND BASIX CERTIFICATE.

ALL ROOF TO WALL JUNCTIONS TO BE ADEQUATELY SEALED, WATERPROOFED AND **FLASHED**

06.WINDOWS GLAZING

MATERIALS & WORKMANSHIP SHALL BE COMPLY WITH THE CURRENT EDITION OF BCA AS1288-2006 & AMENDMENTS, AS2047-2014 AND BASIX CERTIFICATE. PROJECTION OF OPENABLE WINDOWS D2.24 AND 3.9.2.5 BCA. ALL FIRST FLOOR WINDOWS AND ALL WINDOWS WHERE THE FLOOR BELOW THE WINDOW IS 2m OR MORE: THE OPENABLE PART OF THE WINDOW IS REQUIRED TO BE PROTECTED WITH THE SCREEN OR A DEVICE THAT IS CAPABLE OF RESTRICTING THE OPENING, NEITHER THE SCREEN NOR THE DEVICE MUST PERMIT A 125mm SPHERE TO PATH THROUGH IT OR THE OPENING.

COMPLY WITH 3,6,4.5 BCA.

07. STAIRS

STAIR GOINGS AND RISERS TO BCA REQUIREMENTS, CHECK ON SITE PRIOR TO CONSTRUCTION OF STAIRCASES. ALL CRITICAL HEADROOMS TO BE CHECKED ON SITE, ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER ALL HANDRAILING TO BE SELECTED 1.0m HIGH FROM FINISHED FLOOR LEVEL WITH MAX SPACING BETWEEN BALUSTERS AS REQUIRED BY BCA.

08. CROSSING

09. STORMWATER

ALL STORMWATER DISPOSED TO COUNCIL'S FOOTPATH BY GRAVITY COORDINATE LOCATION AND SIZE OF ALL GUTTERS AND DOWNPIPES REFER TO HYDRAULIC ENGINEER DRAWINGS, ALL DOWNPIPES, PITS AND DRAINAGE PIPES SHALL BE INSTALLED TO ENSURE THAT STORMWATER IS CONVEYED FROM THE SITE AND INTO COUNCIL STORMWATER SYSTEM IN ACCORDANCE WITH AS/NZ 3500 PLUMBING & DRAINAGE STANDARDS AND COUNCIL DCP.

10. FLOOR FINISHES

ENSURE ALL INTERNAL AND EXTERNAL FLOOR FINISHES ACHIEVE A SLIP RESISTANCE OF AT LIST R10 AND BAREFOOT RATING IN SHOWERS, STANDARD (SLIP RESISTANCE) AS/NZS3661.1 AS3541.1-1998, AS/NZS4586.2013.

11. TIMBER FRAMING TO AS 1684 AND STRUCTURAL ENGINEERS DRAWINGS

12. WET AREAS

WATERPROOFING AND FLOORWASTES TO ALL WET AREAS AS REQUIRED BY THE BCA AND TO MEMBRANE MANUFACTURE DETAILS AND SPECIFICATIONS AND AS 3740 WATER PROOFING OF WET AREAS AND RELEVANT AUSTRALIAN STANDARDS

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	30 NORTON STREET, LEICHHARDT NSW 2040				DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this		JOB NO	2876
ARCHITECTS	NOMINATED ARCHITECT: Alexander Chougam ARN: 7196 ABN: 26160232824				Australian Standards, legislation	s indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant n,policies,Building Code of Australia, Development Consent and any other council or certifier's requirements. nclude all possible construction details and the builder is required to complete the design where the information the architect in case of doubt	DRAWING NO: A0.0	2 REV: A

WINDOWS AND DOORS UNITS TO BE SELECTED ALUMINUM WITH SUBHEADS AND SUBSILLS AND COMPLY WITH THE BASIX CERTIFICATE AND ALL RELEVANT AUSTRALIAN . STANDARDS GLASS THICKNESS SPECIFIED ARE PROVISIONAL ONLY, ACTUAL THICKNESS SHALL BE SUBJECT OF DETERMINATION BY THE CONTRACTOR IN ACCORDANCE WITH AS1288 AND

BASIX CERTIFICATE. GLAZING THAT IS CAPABLE OF BEING MISTAKEN FOR A CLEA DOORWAY MUST BE APPROPRIATELY MARKED IN ACCORDANCE WITH 3.6.4.6 BCA. SAFETY GLAZING TO BE LEGIBLY MARKED IN ACCORDANCE WITH PART 3.6.4.6 BCA. SHOWER SCREENS AND OTHER GLAZING IN BATHROOM MUST

VEHICLE CROSSING AND FOOTPATH WORKS TO COUNCIL SPECIFICATIONS AND STANDARDS A SEPARATE APPLICATION IS REQUIRED FOR THE VEHICLE CROSSING, WITH ALL WORKS TO BE CARRIED OUT WITH THE APPROVAL.

GENERAL SPECIFICATIONS

The building works included in the subject application will comply with relevant deemed-to-satisfy provisions of the Building Code of Australia 2019 and relevant Australian Standards of construction, including (as applicable), but not limited to the following:

Site Establishment/Demolition

AS 2601 - The Demolition of Structures AS/NZS 4576 - Guidelines for Scaffolding AS/NZS 1576.1 - Scaffolding - General Requirements AS/NZS 4994.2 - Temporary Roof Edge Protection for Housing and Residential Buildings Code of Practice for the Safe Removal of Asbestos, NOHSC:2002 Guide to the Control of Asbestos Hazards in Buildings and Structures, NOHSC:3002

Earthworks

Refer to Structural Engineers Design and Specifications Earthworks are to be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979 Building Code of Australia Part 3.1.1 - Earthworks AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments

Stormwater Drainage

Refer to Hydraulic Engineer's Design and Specifications Building Code of Australia 2019 Part 3.1.2 - Drainage AS/NZS 3500 - National Plumbing and Drainage Code - Stormwater Drainage

Drainage and Plumbing

Refer to Hydraulic Engineer's Design and Specifications Building Code of Australia 2019 Part 3.1.2 - Drainage AS/NZS 3499 - Water Supply - Flexible Hose Assemblies AS/NZS 3500 - National Plumbing Code AS/NZS 3500.1 - Water Supply AS/NZS 3500.2 - Sanitary Plumbing and Sanitary Drainage AS/NZS 3500.3 - Stormwater Drainage AS/NZS 3500.4 - Hot Water Supply AS/NZS 3500.5 - National Plumbing and Drainage - Domestic Installations AS 3740 - Waterproofing of Wet Areas Within Residential Buildings AS 1357.1 - Valves Primarily for Use in Heated Water Systems - Protection Valves AS 1357.2 - Valves Primarily for Use in Heated Water Systems - Control Valves AS/NZS 4858 Wet Area Membranes AS 5601 - Gas Installations

Termite Protection

Refer to Structural Engineer's Design and Specifications Building Code of Australia 2019 Part 3.1.3 - Termite Risk Management

AS 3660.1 - Protection of Buildings from Subterranean Termites Upon completion, a durable notice must be permanently fixed to the building in a suitable location, such as a meter box or the like, indicating: the method of protection; the date of installation of the system; and where a chemical barrier is installed, its life expectancy as listed on the National Registration Authority label: and the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

Footings and Slabs

Refer to Structural Engineer's Design and Specifications Refer to Geotechnical Engineer's Report for soil classification Building Code of Australia 2019 Part 3.2 - Footings and Slabs AS 2870 - Residential Slabs and Footings AS 3600 - Concrete Structures AS 2159 - Piling - Design and Installation

Masonry

Refer to Structural Engineer's Design and Specifications Building Code of Australia 2019 Part 3.3 - Masonry AS/NZS 2904 - Damp-proof courses and flashings AS/NZS 2699.1 - Built-in Components for Masonry Construction - Wall Tiles AS/NZS 2699.2 - Built-in Components for Masonry Construction - Connections and Accessories AS/NZS 2699.3 - Built-in Components for Masonry Construction - Lintels and Shelf Angles (Durability Requirements) AS 3972 - Portland and Blended Cements AS 3660.1 - Termite Management - New Building Work AS 3660.2 - Termite Management - In and Around Existing Buildings and Structures - Guidelines

Structural Steelwork

Refer to Structural Engineer's Design and Specifications Building Code of Australia 2019 Part 3.4 - Framing AS 4100 - Steel Structures AS/NZS 4600 - Cold-formed Steel Structures AS 3678 - Structural Steel - Hot Rolled Plates, Floorplates, and Slabs AS 1111 - ISO Metric Hexagon Commercial Bolts and Screws AS 1554 - Structural Steel Welding AS 1163 - Structural Steel - Hollow Sections AS 1627.4 - Metal Finishing - Abrasive Blast Cleaning AS 1627.5 - Metal Finishing - Pickling, Descaling and Oxide Removal AS 2327.1 - Composite Structures - Simply Supported Beams AS/NZS 3750.1 - Paints for Steel Structures - Part 1 Epoxy Mastic (Two Pack) AS/NZS 3750.13 - Paints for Steel Structures - Part 13 Epoxy Primer (Two Pack) AS/NZS 3750.14 - Paints for Steel Structures - Part 14 High-build Epoxy (Two Pack) AS/NZS 3750.15 - Paints for Steel Structures - Part 15 Inorganic Zinc Silicate Paint

Timber Floor, Wall, Roof Framing, Structural Flooring

Refer to Structural Engineer's Design and Specifications Building Code of Australia 2019 Part 3.4 - Framing AS 1684 - Residential Timber Framed Construction AS 1720.1 - Timber Structures - Part 1 Design Methods AS 1720.2 - Timber Structures - Part 2 Timber properties AS 3623 - Domestic metal Framing AS 4440 - Installation of Nailplated Timber Roof Trusses AS 1680.2 - Particleboard Flooring - Installation AS 2269 - Plywood - Structural AS 2270 - Plywood and Blockboard for Internal Use AS 2271 - Plywood and Blockboard for External Use AS/NZS 1604.2 - Reconstituted Wood Based Products AS/NZS 1604.3 - Plywood AS/NZS 1604.4 - Laminated Timber Veneer AS/NZS 1859.1 - Reconstituted Wood Based Panels - Specifications - Particleboard AS/NZS 1859.2 - Reconstituted Wood Based Panels - Specifications - Dry Processed Fibreboard AS/NZS 1859.3 - Reconstituted Wood Based Panels - Specifications - Decorative Overlaid Wood Panels AS/NZS 1859.4 - Reconstituted Wood Based Panels - Specifications - Wet Processed Fibreboard AS 1860 - Installation of Particleboard Flooring AS 4786.2 - Timber Flooring - Sanding and Finishing AS 1657 - Fixed Platforms, Walkways, Stairways and Ladders - Design, Construction and Installation

Roof and Wall External Linings

Refer to Schedule of External Finishes for selection of external linings Building Code of Australia 2019 part 3.5 - Roof and Wall Cladding.

AS 1562.2 - Design and Installation of Sheet Roofing and Wall Cladding - Metal AS/NZS 1562.2 - Design and Installation of Sheet Roof and Wall Cladding - Corrugated

fibre-reinforced Cement AS/NZS 4200 - Installation of Pliable Membrane and Underlay AS 1562.2 - Design and Installation of Sheet Roofing and Wall Cladding - Metal AS/NZS 1562.2 - Design and Installation of Sheet Roof and Wall Cladding - Corrugated fibre-reinforced Cement AS/NZS 4200 - Installation of Pliable Membrane and Underlay

• Sarking

All sarking used shall be:

• Non-combustible, or

•Breather type sarking complying with AS/NZS 4200.1 and with a flammability index of not more than 5 (see AS1530.2) and sarked on the outside of the frameor · An insulation material conforming to the appropriate Australian Standard for that material Stairs, Balustrades and Pool Fencing

Building Code of Australia 2019 Part 3.9 - Safe Movement and Access

AS 1926.1 - Safety Barriers for swimming pools

Ceiling, Wall and Floor Internal Linings

Refer to Schedule of Internal Finishes for selection of internal linings

AS 2588 - Gypsum Plasterboard

AS 2589 - Gypsum Linings in Residential and Light Commercial Construction - Application and Finishing AS2455 - Textile Floor Coverings - Installation Practice

is not available. Please contact the architect in case of doubt.

AS 3958.1 - Ceramic Tiles - Part 1 Guide to the Installation of Ceramic Tiles

AS 3958.2 - Ceramic Tiles - Part 2 Guide to the selection of Ceramic Tile System

AS 2358 - Adhesives for Fixing Ceramic Tiles

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ARCHITECTS	NOMINATED ARCHITECT: Alexander Chougam ARN: 7196 HITECTS ABN: 26160232824				drawing. Architectural drawing is to be used in accordance within is purpose of issue on sure that all construction is in accordance with all relevant drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requiremen This set of drawings does not include all possible construction details and the builder is required to complete the design where the inform		

Insulation

Roof Plumbing

 Smoke Alarms and Fire Safety Building Code of Australia 2019 Part 3.7 - Fire Safety AS 2918 - Domestic Solid Fuel Burning Appliances - Installation

Roof Plumbing

Windows, Doors and Glazing

AS 2688 - Timber Doors AS 2689 - Tiber Door Sets

Electrical Installation

certificates AS/NZS 3000 - Electrical Installations

Wet Areas

Painting

by the Use of Protective Coatings

Render

Mechanical installation

Refer to Architectural Drawings for Insulation Locations and R-Value Requirement

Building Code of Australia 2019 Part 3.12 - Energy Efficiency AS 3999 - Thermal Insulation of Dwellings - Bulk Insulation - Installation Requirements AS/NZS 4200.1 - Pliable Building Membranes and Underlays - Part 1 Materials AS/NZS 4200.2 - Pliable Building Membranes and Underlays - Part 2 Installation Requirements AS/NZS 4859.1 - Materials for the Thermal Insualtion of Buildings

Refer to Hydraulic Engineer's Design and Specification Refer to Architectural Drawings for downpipe locations Refer to Schedule of External Finishes for Roof Plumbing and Downpipe selection Building Code of Australia Part 3.1.2 - Drainage

AS 3500.2 - National Plumbing and Drainage - Sanitary Plumbing and Drainage AS 2179.1 - Specifications for Rainwater Goods - Selection and Installation AS 2180 - Metal Rainwater Goods - Selection and Installation

Refer to Hydraulic Engineer's Design and Specification Refer to Architectural Drawings for downpipe locations Refer to Schedule of External Finishes for Roof Plumbing and Downpipe selection Building Code of Australia Part 3.1.2 - Drainage

AS 3500.2 - National Plumbing and Drainage - Sanitary Plumbing and Drainage AS 2179.1 - Specifications for Rainwater Goods - Selection and Installation AS 2180 - Metal Rainwater Goods - Selection and Installation

Refer to Schedules of finishes for window, door and glazing selection and finishes Refer to Window and Door Schedule for window and door type, size and location Refer to Architectural Drawings for internal doors location

Building Code of Australia 2019 Part 3.6 - Glazing AS 1288 - Glass in Buildings - Selection and Installation

- AS 2047 Windows in Buildings Selection and Installation
- AS/NZS 2208 Safety Glazing Materials in Buildings

Electrical installation must be undertaken in accordance with the Supply Authority's requirements. The electrical contractor shall obtain relevant approvals and provide the builder with appropriate

AS/NZS 3006 - Adequate Electrical Installations in Domestic Premises

Building Code of Australia Part 3.8 - Health and Amenity AS 3740 - Waterproofing of Wet Areas Within Residential Buildings

AS 4386.1 - Domestic Kitchen Assemblies - Kitchen Units AS 4386.2 - Domestic Kitchen Assemblies - Installation

AS/NZS 2311 - Guide to the Painting of Buildings

AS/NZS 2312 - Guide to the Protection of Structural Steel against Exterior Atmospheric Corrosion

AS 3972-2010 - General purpose + blended cement

In accordance with the requirements of Building Code of Australia 2019.

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	394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW 2028		A ISSUE		01/09/2023	commencement of shop drawings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to con				
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ARCHITECTS	ABN: 26160232824					This set of drawings does not include all possible construction details and the builder is required to complete the design where the is not available. Please contact the architect in case of doubt.				

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30 NORTON STREET, LEICHHARDT NSW 2040 EASTERN SUBURBS: 394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW

ARCHITECTS

2028 NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196 ABN: 26160232824

ISSUE REVISIONS DATE A DA ISSUE 04/07/2024

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DEMOLITION - NOTES

DEMOLITION WORKS TO BE COMPLY WITH AS2601-2001 REFER ALSO TO STRUCTURAL AND SERVICES DRAWINGS AND DOCUMENTATION FOR EXTENT OF DEMOLITION WORKS. DISCONNECT ALL SERVICES PRIOR TO DEMOLITION. REFER TO CONSULTANT DRAWINGS AND DOCUMENTATION.

DEMOLITION WORK TO BE COORDINATED WITH THE NEW BUILDING WORK SHOWN ON ARCHITECTURAL DOCUMENTATION AND DOCUMENTATION OF OTHER CONSULTANTS

THIS DRAWING BROADLY SETS OUT DEMOLITION WORK. THE BUILDER SHALL CARRY OUT ALL DEMOLITION NECESSARY TO COMPLETE THE WORKS.

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	394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW 2028			commencement of shop drawing	SE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to ngs or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of ad in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this	JOB NO	2876	
ARCHITECTS	NOMINATED ARCHITECT: Alexander Chougam ARN: 7196 ABN: 26160232824			drawing. Architectural drawing Australian Standards, legislatio	s indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant on policies Building Code of Australia, Development Consent and any other council or certifier's requirements. Include all possible construction details and the builder is required to complete the design where the information	DRAWING NO:	1.04 REV: A	



DEMOLITION - NOTES

DEMOLITION WORKS TO BE COMPLY WITH AS2601-2001 REFER ALSO TO STRUCTURAL AND SERVICES DRAWINGS AND DOCUMENTATION FOR EXTENT OF DEMOLITION WORKS. DISCONNECT ALL SERVICES PRIOR TO DEMOLITION. REFER TO CONSULTANT DRAWINGS AND DOCUMENTATION

DEMOLITION WORK TO BE COORDINATED WITH THE NEW BUILDING WORK SHOWN ON ARCHITECTURAL DOCUMENTATION AND DOCUMENTATION OF OTHER CONSULTANTS.

THIS DRAWING BROADLY SETS OUT DEMOLITION WORK. THE BUILDER SHALL CARRY OUT ALL DEMOLITION NECESSARY TO COMPLETE THE WORKS.

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TTF	30 NORTON STREET, LEICHHARDT NSW 2040				commencement of shop draw	ESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to wings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of sed in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this		
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ARCHITECTS	ABN: 26160232824				This set of drawings does not include all possible construction details and the builder is required to complete the design where the inform is not available. Please contact the architect in case of doubt.			

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TJF	30 NORTON STREET, LEICHHARDT NSW 2040					commencement of shop drawi	SE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to rings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of sed in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this		
<u> </u>	NOMINATED ARCHITECT: Alexander Chougam ARN: 7196					drawing. Architectural drawing	gs indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant ion, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements.		
ARCHITECTS	ABN: 26160232824					This set of drawings does not include all possible construction details and the builder is required to complete the design where the inform is not available. Please contact the architect in case of doubt.			





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TJF	30 NORTON STREET, LEICHHARDT NSW 2040			commencement of shop drawir	E DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to ngs or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of ad in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this	JOB NO	2876	
ARCHITECTS	NOMINATED ARCHITECT: Alexander Chougam ARN: 7196 ABN: 26160232824	5		drawing. Architectural drawings Australian Standards, legislatio	s indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant m,policies,Building Code of Australia, Development Consent and any other council or certifier's requirements. nclude all possible construction details and the builder is required to complete the design where the information	DRAWING NO:	A1.07 REV: A	



THE GENERAL POOL AREA BEING COMPLETELY ENCLOSED WITH SAFETY FENCING AT LIST 1.2m IN HEIGHT ABOVE EXISTING GROUND LEVELS AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SWIMMING POOL ACT 1992, SWIMMING POOLS AMENDMENT ACT 2012, SWIMMING POOL REGULATION 2018, AS 1926.1 AND 3 2007 THE GENERAL POOL AREA BOUNDED BY THE REQUIRED SAFTY FENCING MUST CONTAIN NO STRUCTURES APART FROM THE SWIMMING POOL AND OTHER STRUCTURES WHOLLY ANCILLARY TO THE SWIMMING POOL, SUCH AS DIVING BOARDS AND POOL FILTRATION PLANT.

POOL SAFETY FENCING AND GATES MUST BE CONSTRUCTED OF SUITABLE AND SO AS TO PROVIDE NO FOOTHOLDS FOR YOUNG CHILDREN. THE LOWEST POINT OF THE SAFETY

FENCING MUST NOT BE MORE THAN 100mm ABOVE GROUND LEVEL. CONDITION 19-GATES MUST BE FITTED WITH AN AUTOMATIC CLOSING DEVICE THAT WILL SHUT THE GATE AND OPERATE A SELF-LATCHING MECHANISM (FROM ANY POSITIONS, EVEN WHEN THE STRIKER IS RESTING ON THE LATCHING MECHANISM) AND PREVENT THE GATE FROM BEING RE-OPENED WITHOUT MANUALLY RELEASING THE MECHANISM. THE LATCHING MECHANISM MUST BE LOCATED/

SHEILDED IN ACCORDANCE WITH AS1926. GATES MUST BE MOUNTED TO SWING ONLY OUTWARD FROM THE POOL AREA. THE SAFETY BARRIER ENCLOSING THE GENERAL SWIMMING POOL AREA MUST BE MAINTAINED IN GOOD REPAIR AND CONDITION AT ALL TIMES.

THE POOL FILTER MUST BE DRAINED TO THE SURVER MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF SYDNEY WATER. THE PUMP/FILTRATION EQUIPMENT MUST BE OPERATED SO AS NOT TO CREATE A NOISE NUISANCE.

A WARNING NOTICE MUST BE DISPLAYED AND MAINTAINED AT ALL TIMES IN A PROMINENT POSITION NEAR THE POOL IN ACCORDANCE WITH SECTION 17(1) OF THE SWIMMING POOL ACT 1992. THE SIGN MUST CONTAIN THE WORDS "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SMIMMING POOL" TOGETHER WITH DETAILS OF RESUSCITATION TECHNIQUES. THE POOL MUST NOT BE FILLED WITH WATER OR ALLOWED TO ACCUMULATE RAIN OR OTHER WATER UNTIL A SATISFACTORY FENCE BARRIER INSPECTION IS CARRIED OUT BY THE PRINCIPAL CERTIFYING AUTHORITY

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	30 NORTON STREET, LEICHHARDT NSW 2040	B	DA ISSUE		01/09/2023	DO NOT SCALE FROM THE	SE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to	
		С	DA ISSUE		18/09/2023		vings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of	
	NOMINATED ARCHITECT: Alexander Chougam ARN: 7196	D	DA ISSUE		05/02/2024		sed in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this gs indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant	
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ARCHITECTS	ABN: 26160232824					This set of drawings does not include all possible construction details and the builder is required to complete the design wh is not available. Please contact the architect in case of doubt.		



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TJF	30 NORTON STREET, LEICHHARDT NSW 2040		DA ISSUE DA ISSUE		01/09/2023	commencement of shop drawi	SE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to ngs or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of ed in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this	JOB NO	2876
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	n	DRAWING NO:	A3.03	REV: A

1.2m HIGH GLASS POOL FENCING AND POOL GATES TO BCA AND AS 1926 TO MANUFACTURE DETAILS



Alterations and Additions

Certificate number: A414030

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary Date of issue: Thursday, 22, April 2021 To be valid, this certificate must be lodged within 3 months of the date of issue.



dustry &		
nvironment		

Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more and does not include a pool (and/or spa).

Local Government Area Northern Beaches Council

Plan type and number Deposited Plan 11214

Alterations and Additions at No21 Gurney Cr Seaforth

21 Gurney Crescent Seaforth 2092

Certificate Prepared by (please complete before submitting to Council or PCA) Name / Company Name: CVMA Architects ABN (if applicable): 080668211

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BASIX Certificate number: A414030

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table belo Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing r have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHG must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information). Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 above the head of the window or glazed coor and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola a shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Windows and glazed doors glazing requirements

				adowing	Shading device	Frame and glass type	
		glass inc. frame (m2)	Height (m)	Distance (m)			
W1	N	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic lov (U-value: 5.7, SHGC: 0.47)	
W2	N	3.81	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic lov (U-value: 5.7, SHGC: 0.47)	
W3	N	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic lov (U-value: 5.7, SHGC: 0.47)	
W4	N	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low (U-value: 5.7, SHGC: 0.47)	

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5

BASIX Certificate number: A414030

Planning, Industry & Environment

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BASIX Certificate number: A414030 ixtures and systems

Lighting

	Show on CC/CDC Plans & specs	Certifier Check

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	\checkmark	~
Fixtures		
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.	~	~
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.	~	\checkmark
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.	~	

project

Project address

Project name

Street address

ASIX Certificate number: A414030					page 3 /
Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
nsulation requirements					
The applicant must construct the new or altere the table below, except that a) additional insul is not required for parts of altered construction	ation is not required where the area of new cor	fs) in accordance with the specifications listed in istruction is less than 2m2, b) insulation specified	~	~	~
the table below, except that a) additional insula	ation is not required where the area of new cor		~	~	~
the table below, except that a) additional insul is not required for parts of altered construction	ation is not required where the area of new cor where insulation already exists.	istruction is less than 2m2, b) insulation specified	~	~	V
the table below, except that a) additional insul is not required for parts of altered construction Construction	ation is not required where the area of new con where insulation already exists. Additional insulation required (R-value)	istruction is less than 2m2, b) insulation specified	~	~	V

BASIX Certificate number: A414030 page 2/7

> Frame and glass type Area of Ov W18 1.6 0 0 eave/verandah/pergola/balcony >=600 mm standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47) Skylights The applicant must install the skylights in accordance with the specifications listed in the table below. ~ ~ The following requirements must also be satisfied in relation to each skylight: \checkmark Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. 1 Skylights glazing requirements

	inc. frame (m2)	Childing Conco	r tano una giuso typo
S1	1.1	no shading	timber, Iow-E internal/argon fill/clear external, (cr U-value: 2.5, SHGC: 0.456)
S2	1.1	no shading	timber, Iow-E internal/argon fill/clear external, (cr U-value: 2.5, SHGC: 0.456)
S3	1.1	no shading	timber, Iow-E internal/argon fill/clear external, (cr U-value: 2.5, SHGC: 0.456)

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifie Check
Window / door no.	Orientation	Area of glass	Oversha		Shading device	Frame and glass type			
		inc. frame (m2)	Height (m)	Distance (m)					
W5	S	2.26	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W6	E	2.43	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D7	S	10.88	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W8	N	4.3	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W9	N	1.35	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W10	N	3.78	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W11	N	3.78	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W12	S	2.92	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W13	E	1.62	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
D14	S	5.28	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W15	S	1.73	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W16	S	8.82	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W17	S	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			

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30 NORTON STREET, LEICHHARDT NSW 2040					commencement of shop draw work. This drawing is to be us	SE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to ings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of ed in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this	JOB NO	2876
NOMINATED ARCHITECT: Alexander Chougam ARN: 7196 ABN: 26160232824					Australian Standards, legislati This set of drawings does not	gs indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant on policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. include all possible construction details and the builder is required to complete the design where the information t the architect in case of doubt.	DRAWING NO:	A4.01 REV: A

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Architects + Project Managers	692-694 PARRAMATTA ROAD, CROYDON NSW 2132 EASTERN SUBURBS:	ISSUE A	DA ISSUE	REVISIONS	DATE 29/05/2023	ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
TJF	30 NORTON STREET, LEICHHARDT NSW 2040	B C	DA ISSUE DA ISSUE		01/09/2023 18/09/2023	commencement of shop draw	ESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to vings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of a discretion of the second s
	NOMINATED ARCHITECT: Alexander Chougam ARN: 7196	D	DA ISSUE		05/02/2024	drawing. Architectural drawing	sed in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this gs indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant ion,policies,Building Code of Australia, Development Consent and any other council or certifier's requirements.
ARCHITECTS	ABN: 26160232824					This set of drawings does not	t include all possible construction details and the builder is required to complete the design where the information ct the architect in case of doubt.

	DRAWN/DESIGNED BY	Y AC
	CHECKED BY	AC
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