

# ALTERATIONS AND ADDITIONS

## 21 GURNEY CRESCENT, SEAFORTH NSW

Project No: 2876

Date: 07/11/2024

Client: JAMES AND FABIOLA WEALLEANS

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## 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 BASIS 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 AEDX 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 TILES 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.

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 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

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.

## 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

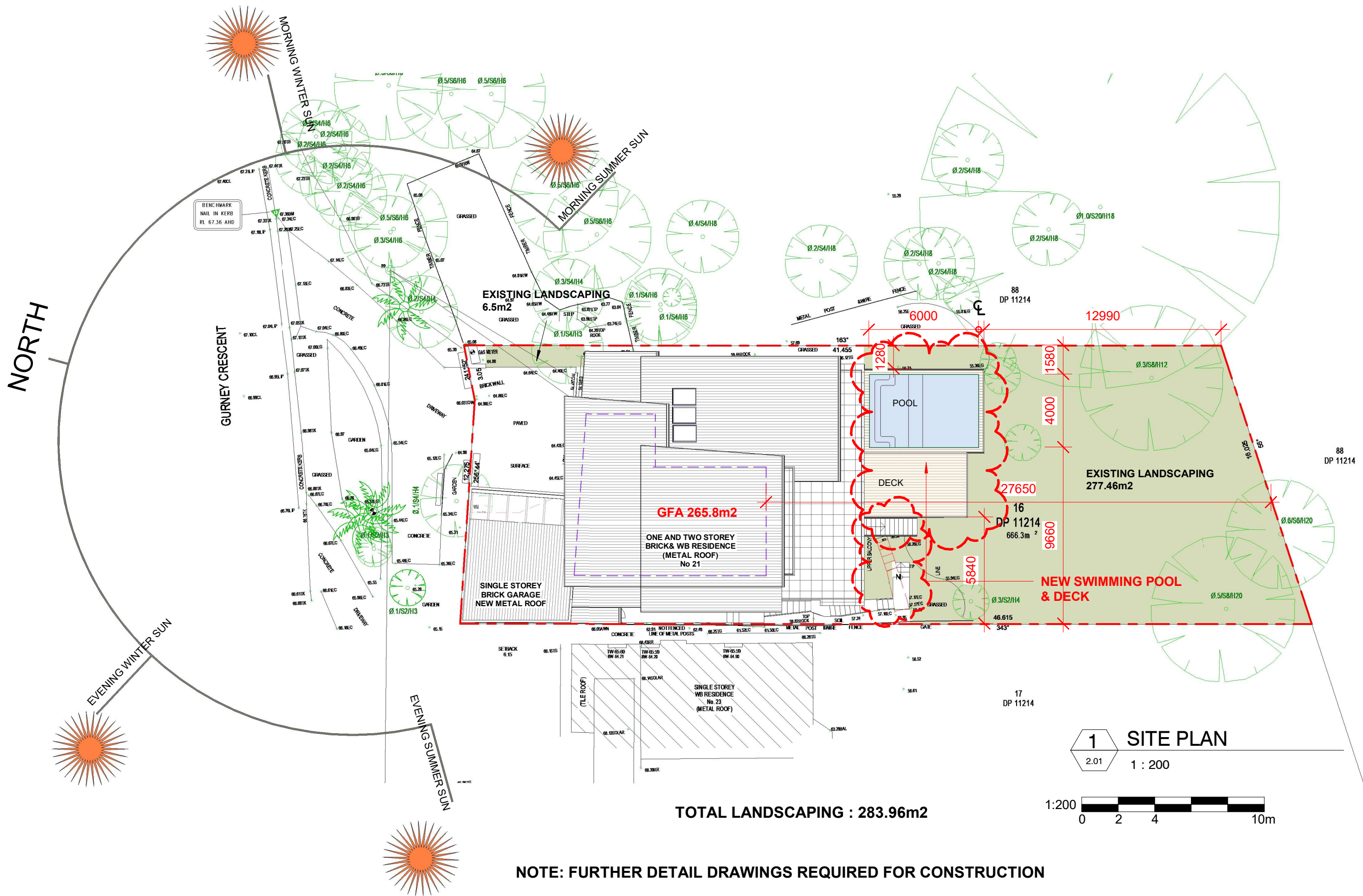
## 12. WET AREAS

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.

<div><div><div>THE SITE FOREMAN</div><div>Architects + Project Managers</div></div><div><div>Tsf</div><div>ARCHITECTS</div></div></div>	<div>T: 1300 728 006</div> <div>E: SERVICE@TSFARCHITECTS.COM.AU</div> <div>INNER WEST:</div> <div>692-694 PARRAMATTA ROAD, CROYDON NSW 2132</div> <div>EASTERN SUBURBS:</div> <div>30 NORTON STREET, LEICHHARDT NSW 2040</div> <div>NOMINATED ARCHITECT: Alexander Chougam   ARN: 7196</div> <div>ABN: 26160232824</div>	<div>This drawing forms part of a set of documents for which copyright is vested in <b>The SITE FOREMAN (NSW) Pty Ltd.</b> It is an offence under the Copyright Act, to copy, use or reproduce, in whole or in part, any part of these documents without the written permission of the Copyright holder. Any breach of this provision will result in legal action against the person, parties or entity deemed to be responsible.</div> <table><thead><tr><th>ISSUE</th><th>REVISIONS</th><th>DATE</th></tr></thead><tbody><tr><td>A</td><td>DA ISSUE</td><td>29/05/2023</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	ISSUE	REVISIONS	DATE	A	DA ISSUE	29/05/2023										<table><tr><td>DRAWING TITLE</td><td>GENERAL NOTES</td><td>DRAWN/DESIGNED BY</td><td>AC</td></tr><tr><td>PROJECT</td><td>ALTERATIONS AND ADDITIONS</td><td>CHECKED BY</td><td>AC</td></tr><tr><td>ADDRESS</td><td>21 GURNEY CRESCENT, SEAFORTH NSW</td><td>SCALE</td><td>1 : 20@A3</td></tr><tr><td colspan="2" rowspan="2">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 discrepancies 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 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 requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.</td><td>JOB NO</td><td>2876</td></tr><tr><td>DRAWING NO:</td><td>A0.02    REV: A</td></tr></table>	DRAWING TITLE	GENERAL NOTES	DRAWN/DESIGNED BY	AC	PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC	ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW	SCALE	1 : 20@A3	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 discrepancies 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 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 requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.		JOB NO	2876	DRAWING NO:	A0.02    REV: A
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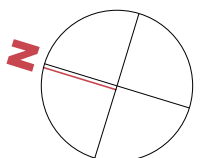
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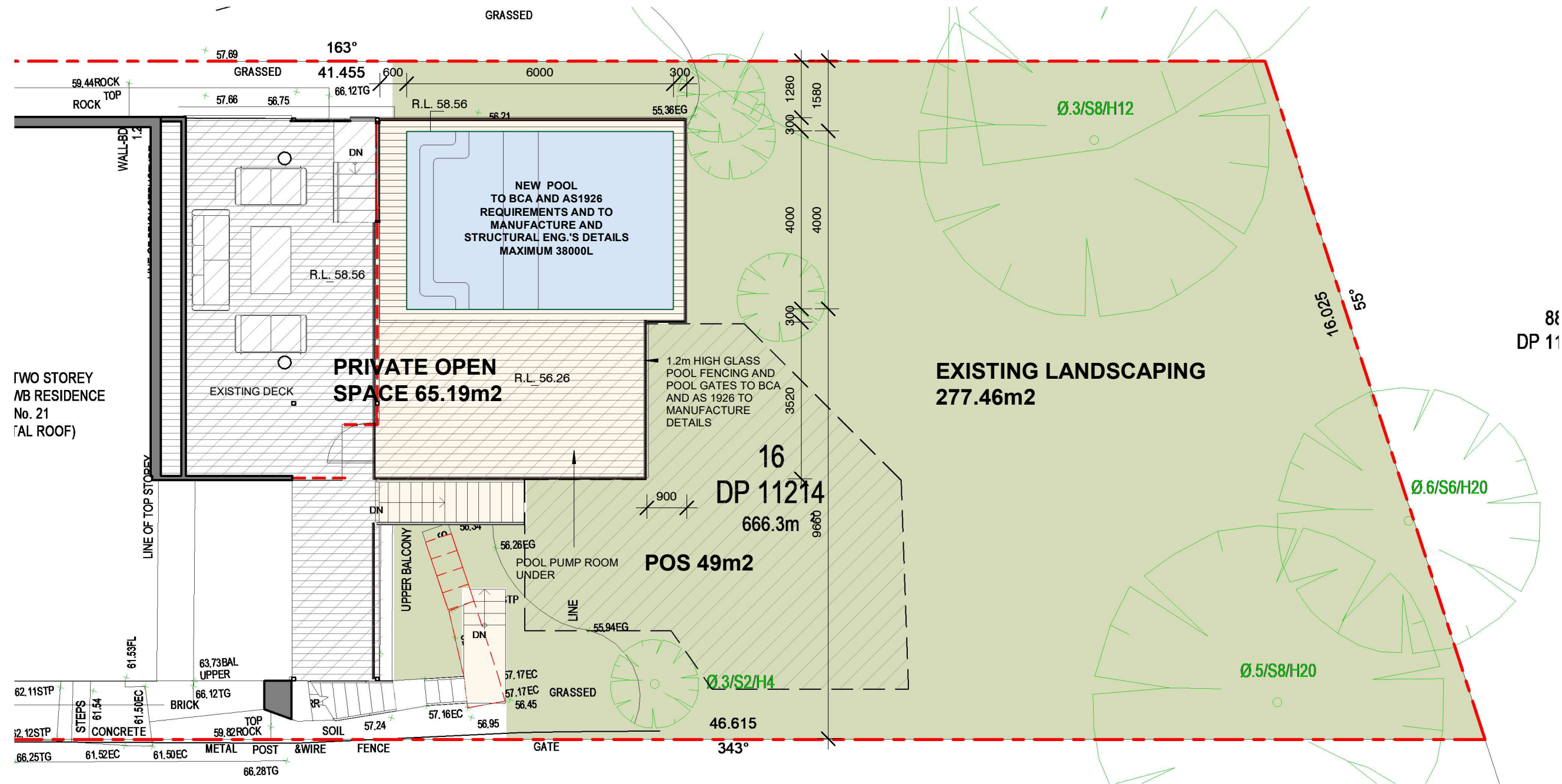
ISSUE	REVISIONS	DATE
A	DA ISSUE	29/05/2023
B	DA ISSUE	01/09/2023
C	DA ISSUE	18/09/2023
D	DA ISSUE	04/07/2024

DRAWING TITLE	SITE / SITE CALCULATION PLAN
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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 discrepancies 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 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 requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	

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REV:	D





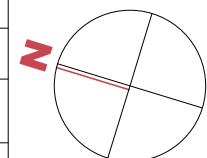


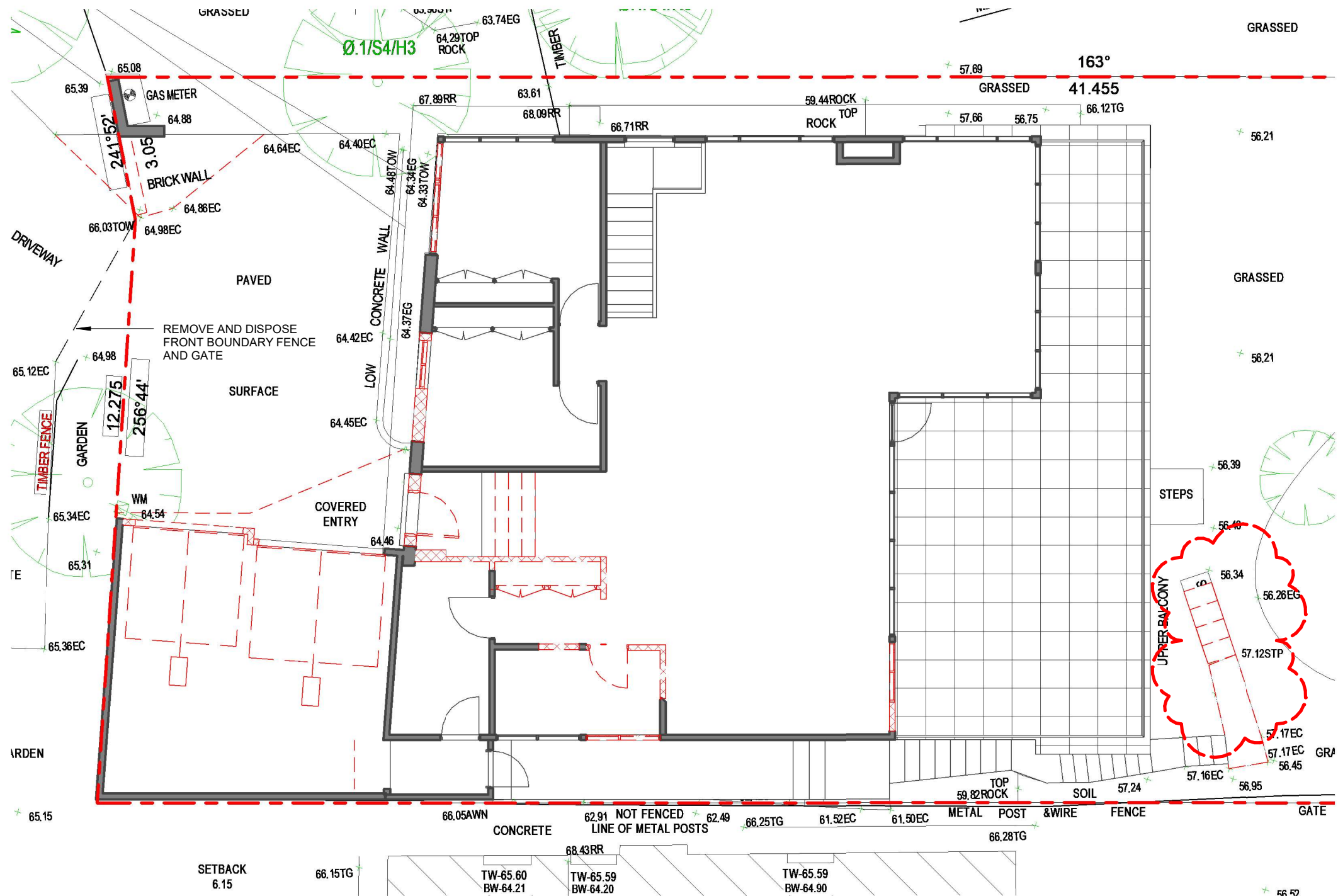
1 LANDSCAPING OPEN SPACE CALCULATION PLAN  
2.01 1 : 100

LOW GROUND OPEN SPACE: 342.65m<sup>2</sup>  
LOW GROUND POS: 114.19m<sup>2</sup>  
GROUND FLOOR TERRACE (PRINCIPAL OPEN SPACE): 54m<sup>2</sup>  
POOL: 24m<sup>2</sup>  
REAR LANDSCAPING: 277.46m<sup>2</sup>  
OPEN SPACE: 396.65m<sup>2</sup>

ISSUE	REVISIONS	DATE
A	DA ISSUE	04/07/2024

DRAWING TITLE	LANDSCAPING/OPEN SPACE CALCULATION PLAN	DRAWN/DESIGNED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW	SCALE	1 : 100@A3
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		DRAWING NO:	1.02 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.

REMOVE ALL PIPEWORK, EQUIPMENT AND SERVICES NOT SPECIFICALLY DOCUMENTED TO BE RETAINED, INCLUDING: METAL DUCTWORK, SPRINKLER PIPEWORK, GUTTERS, DOWNPIPES, ELECTRICAL FIXTURES & FITTINGS, REDUNDANT PLANT EQUIPMENT, AND REDUNDANT SIGNAGE.

ALL LEVELS NOTED ON DRAWINGS ARE INDICATIVE ONLY. MINOR VARIATIONS IN LEVELS ARE TO BE ALLOWED FOR.

THE BUILDER SHALL SET OUT ALL WORK ON SITE, INCLUDING THE ESTABLISHMENT OF ALL LEVELS, THE MARKING OF ALL WALLS AND THE LOCATIONS OF ALL RISER DUCTS. PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR CONSTRUCTION. THIS SHALL INCLUDE A STUDY OF, AND ALLOWANCE FOR, ALL EXISTING CONDITIONS INCLUDING EXISTING SERVICES WITHIN AND AROUND THE SITE.

ALL SHOP DRAWINGS SHALL BE PREPARED ON THE BASIS OF SITE CONFIRMATION OF EXISTING CONDITIONS. SHOULD ANY VARIATIONS OCCUR IN THE DOCUMENTATION WHICH WILL EFFECT THE WORK, THE BUILDER SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

1 PLAN GROUND DEMOLISHING

- 2.01 1 : 100
- EXISTING WALL
  - NEW WALL
  - PROPOSED ADDITION
  - PROPOSED DEMOLISHING

THE SITE FOREMAN Architects + Project Managers

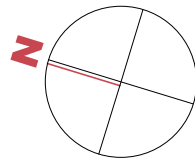
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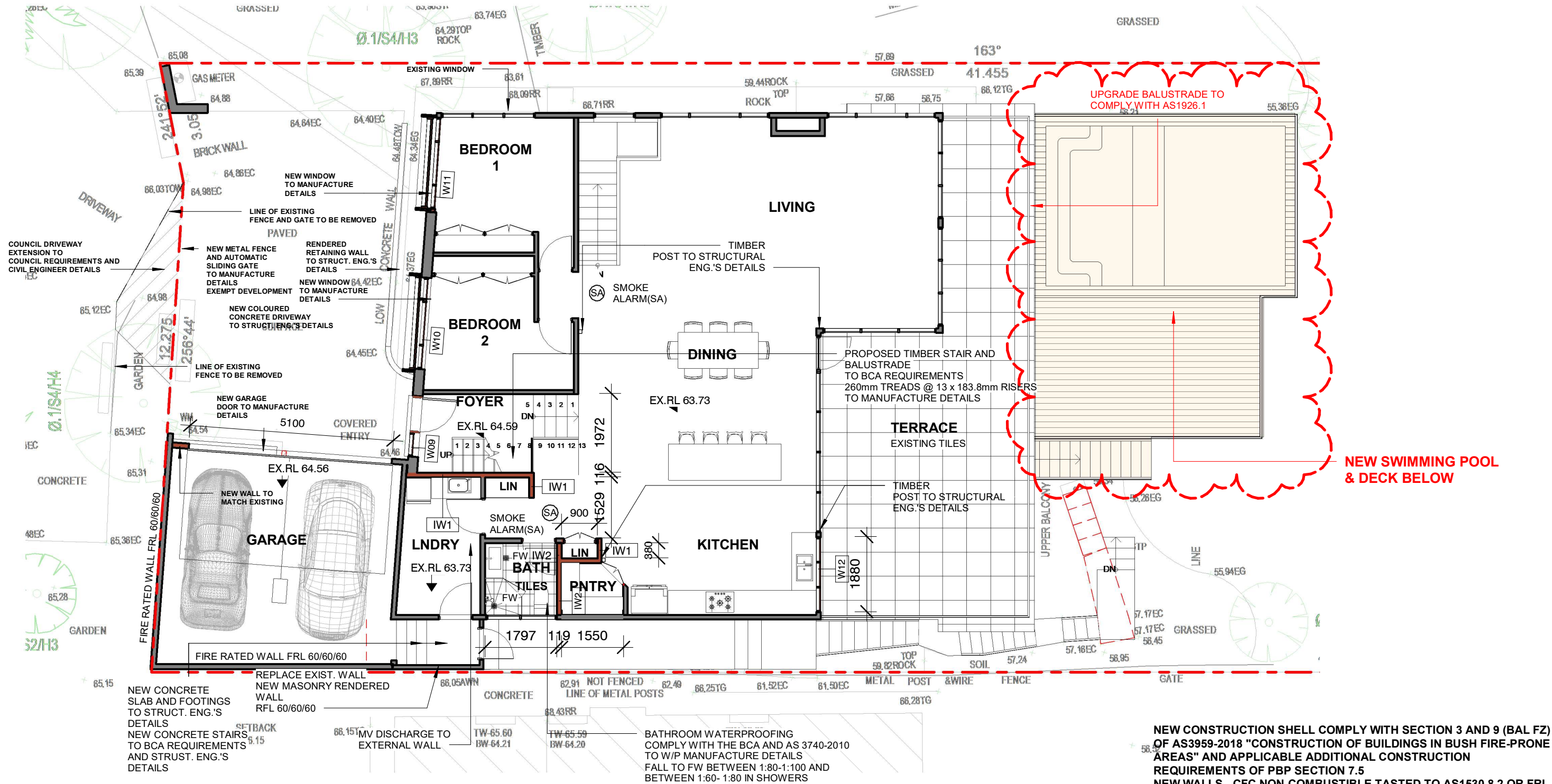
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ISSUE	REVISIONS	DATE
A	DA ISSUE	29/05/2023
B	DA ISSUE	01/09/2023

DRAWING TITLE	PROPOSED DEMOLISHING_GROUND FLOOR	DRAWN/DESIGNED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC
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		DRAWING NO:	1.03 REV: B







NOTE: SELF CONTAINED SMOKE ALARMS (SA) SHALL BE INSTALLED AND FULLY COMPLY WITH THE BUILDING CODE OF AUSTRALIA, AS3786 AND ANY OTHER CODE OR STANDARD REFERENCED THEREIN.

1 PLAN GROUND  
2.01 1 : 100

NEW CONSTRUCTION SHELL COMPLY WITH SECTION 3 AND 9 (BAL FZ) OF AS3959-2018 "CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE AREAS" AND APPLICABLE ADDITIONAL CONSTRUCTION REQUIREMENTS OF PBP SECTION 7.5  
NEW WALLS - CFC NON-COMBUSTIBLE TASTED TO AS1530.8.2 OR FRL 30/30/30 WHEN TESTED FROM THE OUTSIDE  
WINDOWS AND DOORS- BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER OR SCREEN ANDSHALL HAVE FRL -/30/- OR CONFORM WITH AS1530.8.2 WHEN TESTED FROM OUTSIDE  
GARAGE DOORS SHELL BE NON-COMBUSTIBLE, REFER TO AS3959-2018

NOTE: FURTHER DETAIL DRAWINGS REQUIRED FOR CONSTRUCTION

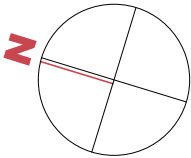


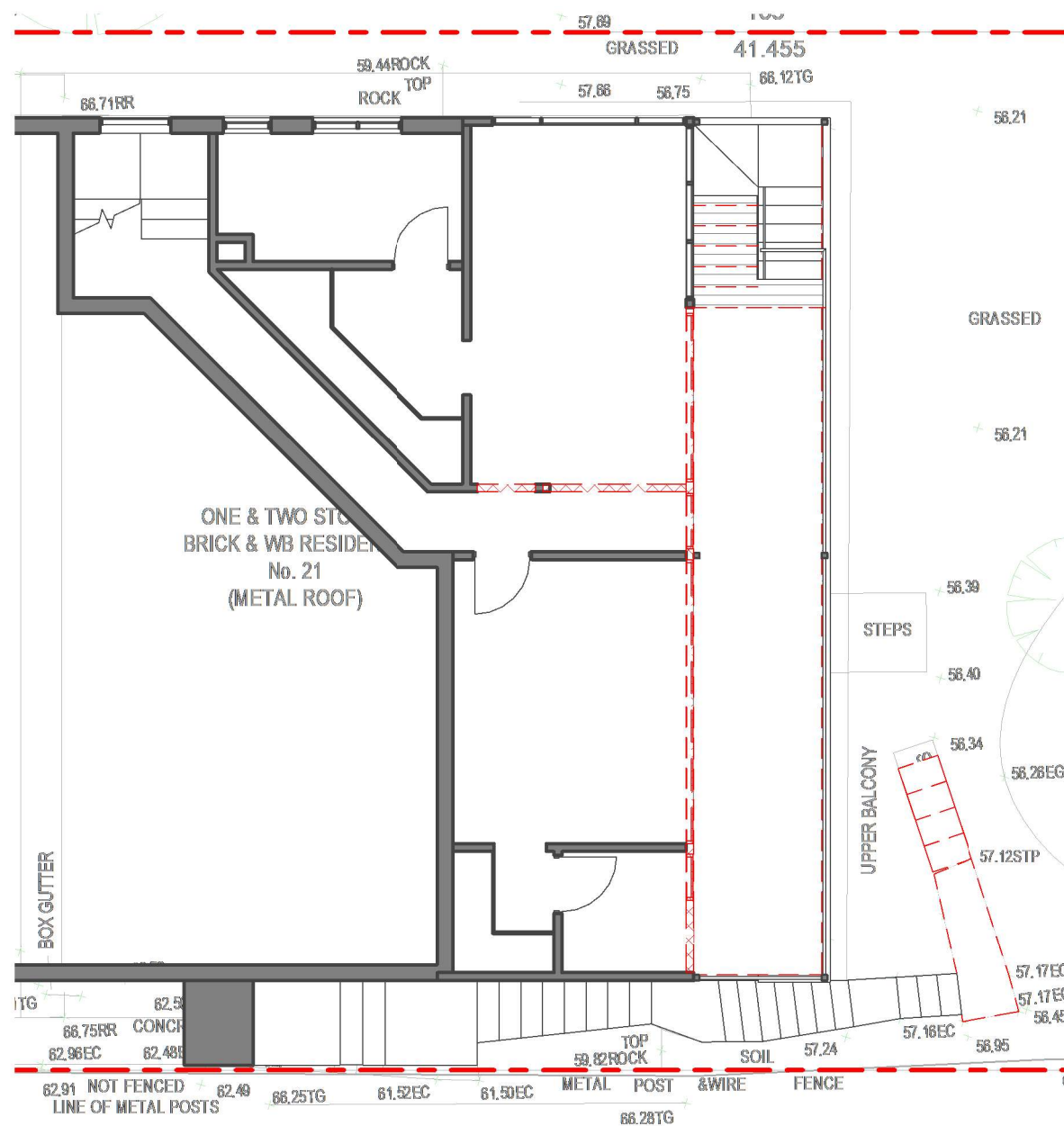
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ISSUE			REVISIONS	DATE
A	DA ISSUE			29/05/2023

DRAWING TITLE	GROUND FLOOR PLAN
PROJECT	ALTERATIONS AND ADDITIONS
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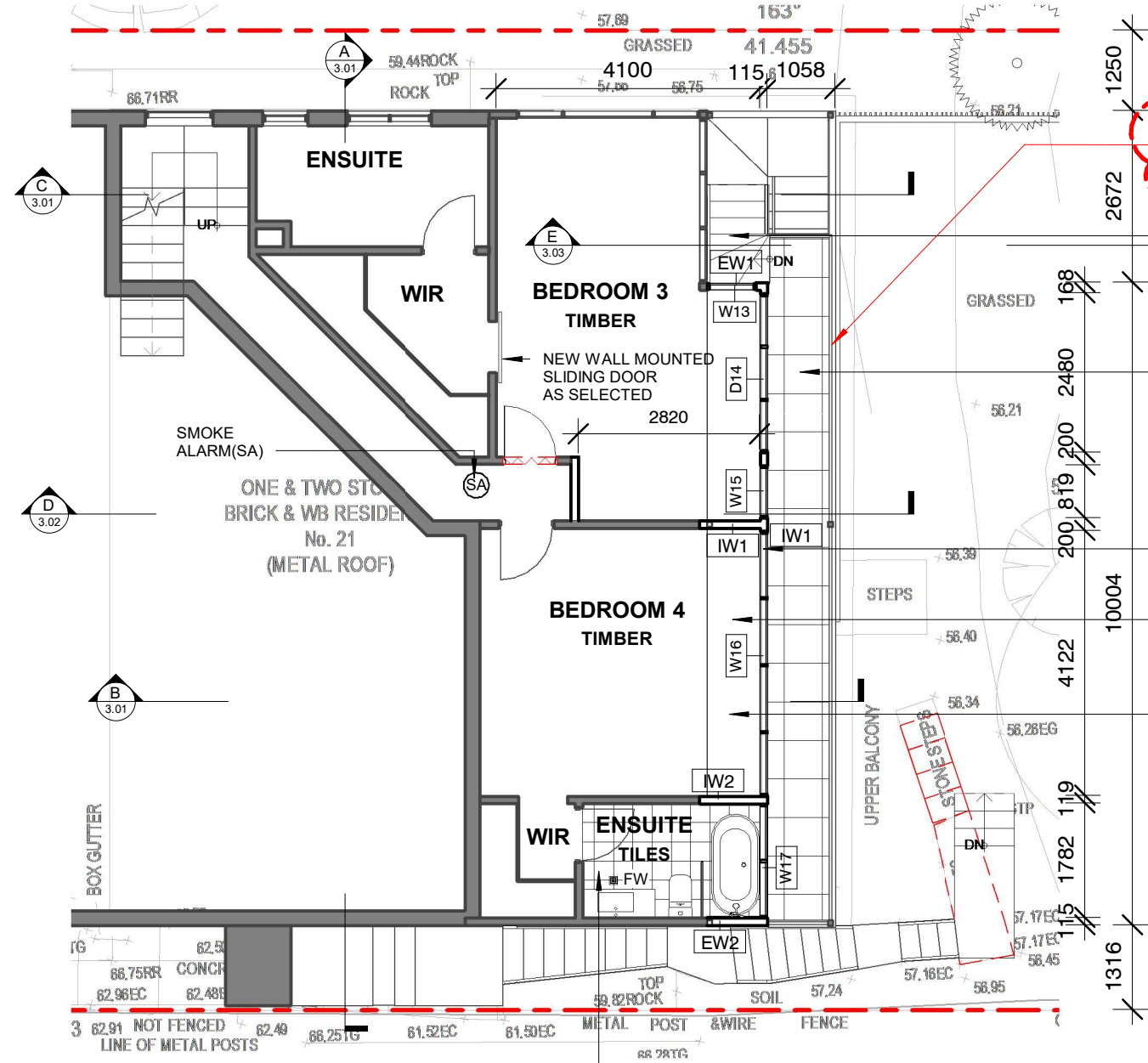
DRAWN/DESIGNED BY	AC
CHECKED BY	AC
SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	1.04
REV:	A





1 PLAN LOWER GROUND DEMOLISHING

1 : 100



E PLAN LOWER GROUND

1 : 100

## 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.

REMOVE ALL PIPEWORK, EQUIPMENT AND SERVICES NOT SPECIFICALLY DOCUMENTED TO BE RETAINED, INCLUDING: METAL DUCTWORK, SPRINKLER PIPEWORK, GUTTERS, DOWNPIPES, ELECTRICAL FIXTURES & FITTINGS, REDUNDANT PLANT EQUIPMENT, AND REDUNDANT SIGNAGE.

ALL LEVELS NOTED ON DRAWINGS ARE INDICATIVE ONLY. MINOR VARIATIONS IN LEVELS ARE TO BE ALLOWED FOR.

THE BUILDER SHALL SET OUT ALL WORK ON SITE, INCLUDING THE ESTABLISHMENT OF ALL LEVELS, THE MARKING OF ALL WALLS AND THE LOCATIONS OF ALL RISER DUCTS. PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR CONSTRUCTION. THIS SHALL INCLUDE A STUDY OF, AND ALLOWANCE FOR, ALL EXISTING CONDITIONS INCLUDING EXISTING SERVICES WITHIN AND AROUND THE SITE. ALL SHOP DRAWINGS SHALL BE PREPARED ON THE BASIS OF SITE CONFIRMATION OF EXISTING CONDITIONS. SHOULD ANY VARIATIONS OCCUR IN THE DOCUMENTATION WHICH WILL EFFECT THE WORK, THE BUILDER SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

NEW CONSTRUCTION SHELL COMPLY WITH SECTION 3 AND 9 (BAL FZ) OF AS3959-2018 "CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE AREAS" AND APPLICABLE ADDITIONAL CONSTRUCTION REQUIREMENTS OF PBP SECTION 7.5  
NEW WALLS - CFC NON-COMBUSTIBLE TASTED TO AS1530.8.2 OR FRL 30/30/30 WHEN TESTED FROM THE OUTSIDE  
WINDOWS AND DOORS- BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER OR SCREEN ANDSHALL HAVE FRL -/30/- OR CONFORM WITH AS1530.8.2 WHEN TESTED FROM OUTSIDE  
GARAGE DOORS SHELL BE NON-COMBUSTIBLE, REFER TO AS3959-2018

NOTE: SELF CONTAINED SMOKE ALARMS (SA) SHALL BE INSTALLED AND FULLY COMPLY WITH THE BUILDING CODE OF AUSTRALIA, AS3786 AND ANY OTHER CODE OR STANDARD REFERENCED THEREIN.

NOTE: FURTHER DETAIL DRAWINGS REQUIRED FOR CONSTRUCTION

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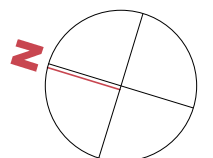
NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196  
ABN: 26160232824

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ISSUE		REVISIONS	DATE
A	DA ISSUE		29/05/2023

DRAWING TITLE	LOWER GROUND FLOOR PLANS
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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 discrepancies 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 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 requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	

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CHECKED BY	AC
SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	A1.05 REV: A





BATHROOM WATERPROOFING  
COMPLY WITH THE BCA AND AS 3740-2010  
TO W/P MANUFACTURE DETAILS  
FALL TO FW BETWEEN 1:80-1:100 AND  
BETWEEN 1:60- 1:80 IN SHOWERS

NEW CONSTRUCTION SHELL COMPLY WITH SECTION 3 AND 9 (BAL FZ)  
OF AS3959-2018 "CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE  
AREAS" AND APPLICABLE ADDITIONAL CONSTRUCTION  
REQUIREMENTS OF PBP SECTION 7.5  
NEW WALLS - CFC NON-COMBUSTIBLE TASTED TO AS1530.8.2 OR FRL  
30/30/30 WHEN TESTED FROM THE OUTSIDE  
WINDOWS AND DOORS- BE COMPLETELY PROTECTED BY A BUSHFIRE  
SHUTTER OR SCREEN ANDSHALL HAVE FRL -/30/- OR CONFORM WITH  
AS1530.8.2 WHEN TESTED FROM OUTSIDE  
GARAGE DOORS SHELL BE NON-COMBUSTIBLE, REFER TO  
AS3959-2018

BOX GUTTER 200x150mm TO  
HYDROLIC ENGINEER  
DETAILS  
PROVIDE OVERFLOOR

COLORBOND DOWNPIPE  
AND RAIN WATERHEAD TO  
MANUFACTURE AND  
HYDR. ENG.'S DETAILS

GLASS ROOF/AWINING TO  
MANUFACTURE AND  
STRUCT. ENG.'S DETAILS

PROPOSED TIMBER STAIR AND  
BALUSTRADE  
TO BCA REQUIREMENTS  
260mm TREADS @ 13 x 183.8mm RISERS  
TO MANUFACTURE DETAILS

COLORBOND TRIMDECK ROOF  
SARKING INSULATION TO BASIX

COLORBOND CAPPING  
TO TOP OF PERIMETER  
WALLS

NEW THREE FIRE RATED NON COMBUSTIBLE  
SKYLIGHTS TO MANUFACTURE DETAILS AND AS 3959-2018  
REQUIREMENTS  
OBTAIN A FIRE CONSULTANT APPROVAL  
BEFORE ORDER AND INSTALLATION  
TO MANUFACTURE DETAILS

SS GRATED DRAIN ALONG BALCONY EDGE TO  
MANUFACTURE AND HYDR. ENG.'S  
DETAILS

NEW TILES AND  
ON SCREED 1:100 FALL FROM BUILDING  
SECONDARY WATERPROOFING  
MEMBRANE UNDER TILES  
MAIN WATERPROOFING MEMBRANE TO STRUCTURE  
TO W/P MEMBRANE MANUFACTURE DETAILS  
18mm CFC FLOOR  
REFER TO STRUCTURAL DRAWINGS  
FOR STRUCTURE DETAILS

NOTE: SELF CONTAINED SMOKE ALARMS (SA) SHALL BE INSTALLED  
AND FULLY COMPLY WITH THE BUILDING CODE OF AUSTRALIA, AS3786  
AND ANY OTHER CODE OR  
STANDARD REFERENCED THEREIN.

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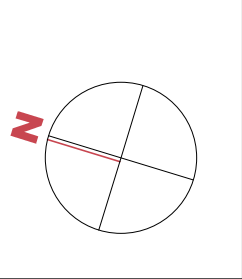
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30 NORTON STREET, LEICHHARDT NSW 2040  
  
NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196  
ABN: 26160232824

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A	DA ISSUE		29/05/2023

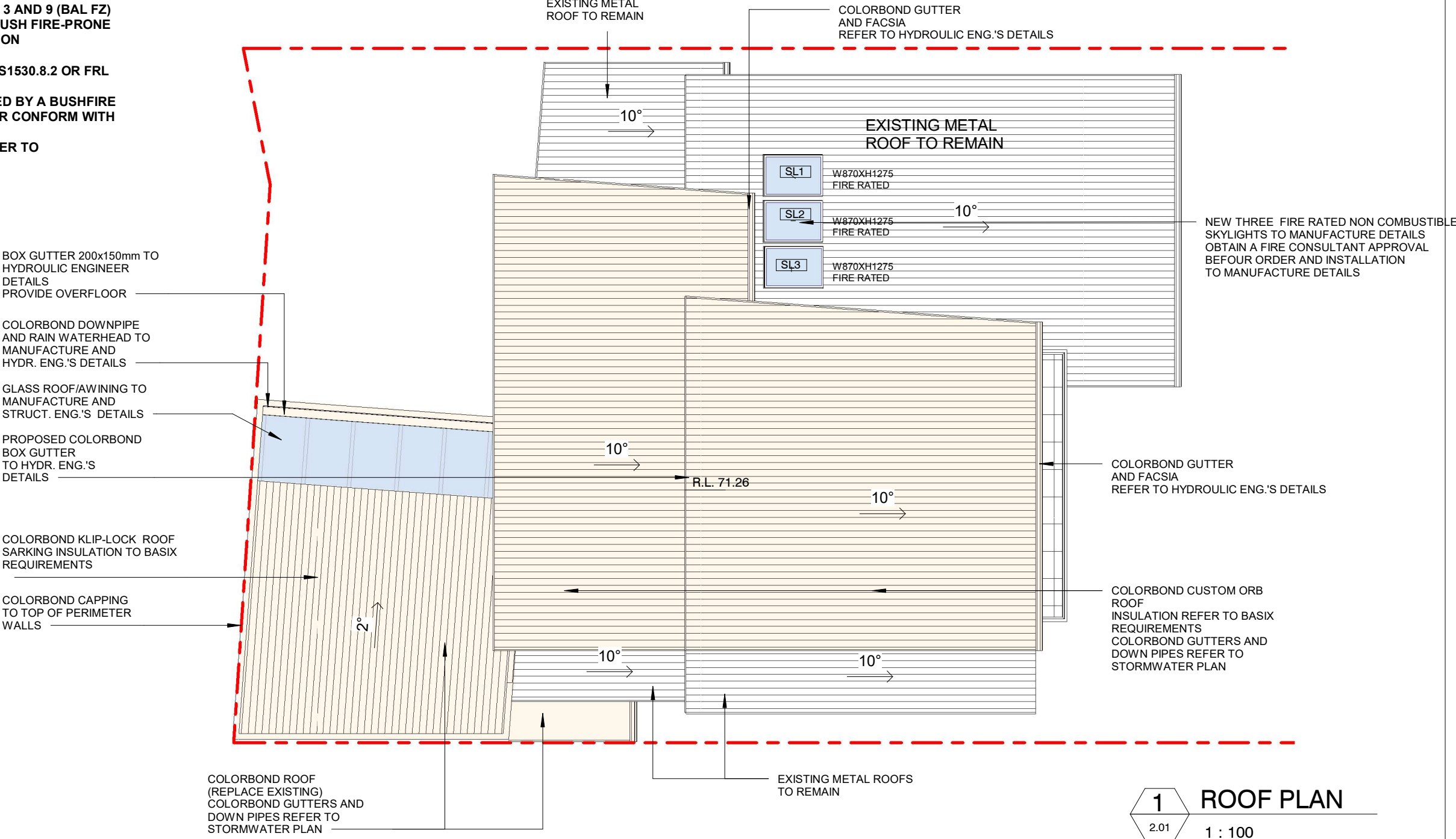
DRAWING TITLE	LEVEL 1 FLOOR PLAN
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be 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 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 requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	

DRAWN/DESIGNED BY	AC
CHECKED BY	AC
SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	A1.06 REV: A



**1** PLAN LEVEL 1  
2.01 1 : 100

NEW CONSTRUCTION SHELL COMPLY WITH SECTION 3 AND 9 (BAL FZ) OF AS3959-2018 "CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE AREAS" AND APPLICABLE ADDITIONAL CONSTRUCTION REQUIREMENTS OF PBP SECTION 7.5  
NEW WALLS - CFC NON-COMBUSTIBLE TASTED TO AS1530.8.2 OR FRL 30/30/30 WHEN TESTED FROM THE OUTSIDE  
WINDOWS AND DOORS- BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER OR SCREEN ANDSHALL HAVE FRL -/30/- OR CONFORM WITH AS1530.8.2 WHEN TESTED FROM OUTSIDE  
GARAGE DOORS SHELL BE NON-COMBUSTIBLE, REFER TO AS3959-2018



1 ROOF PLAN  
2.01 1 : 100

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

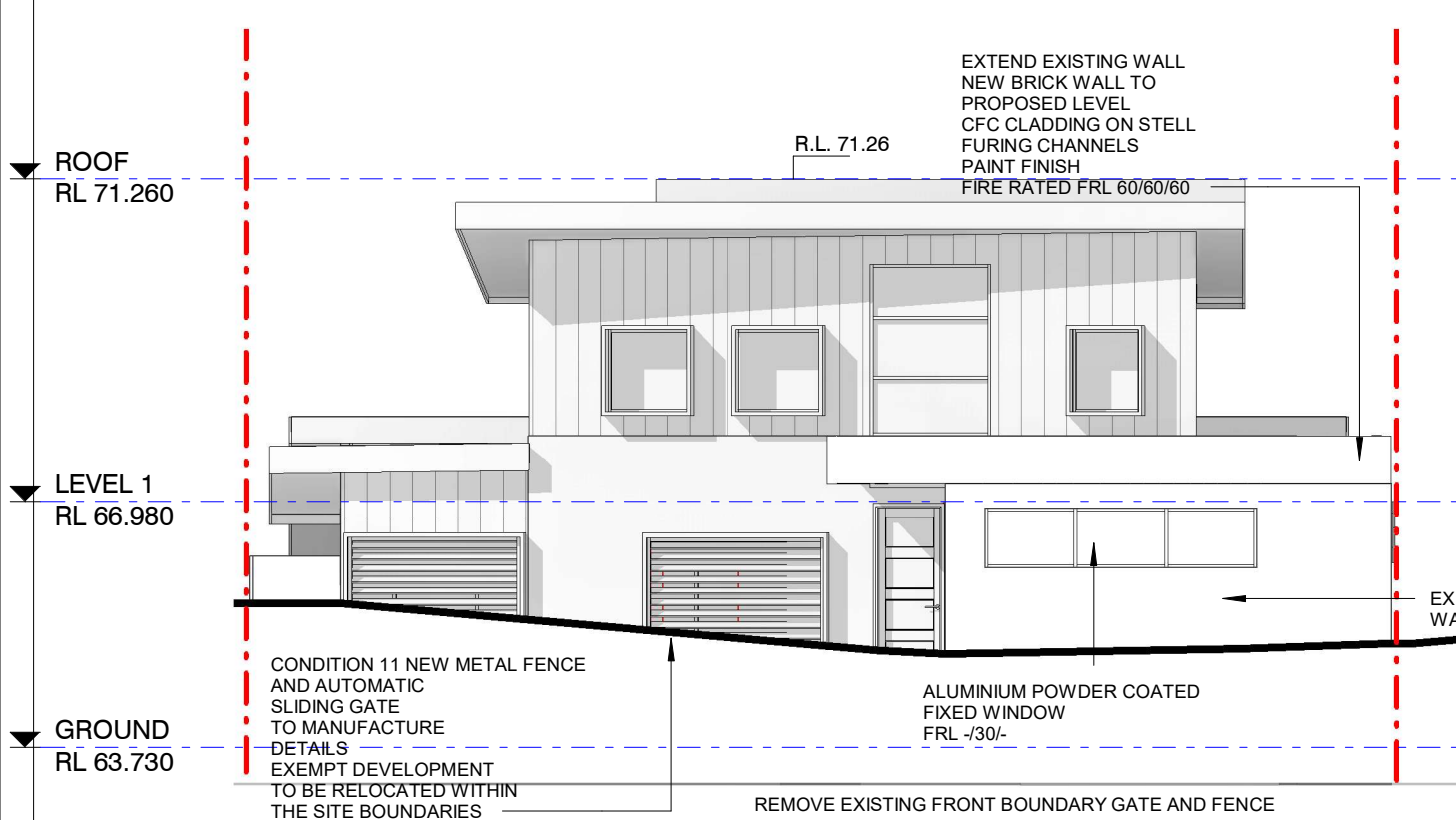
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A	DA ISSUE	29/05/2023

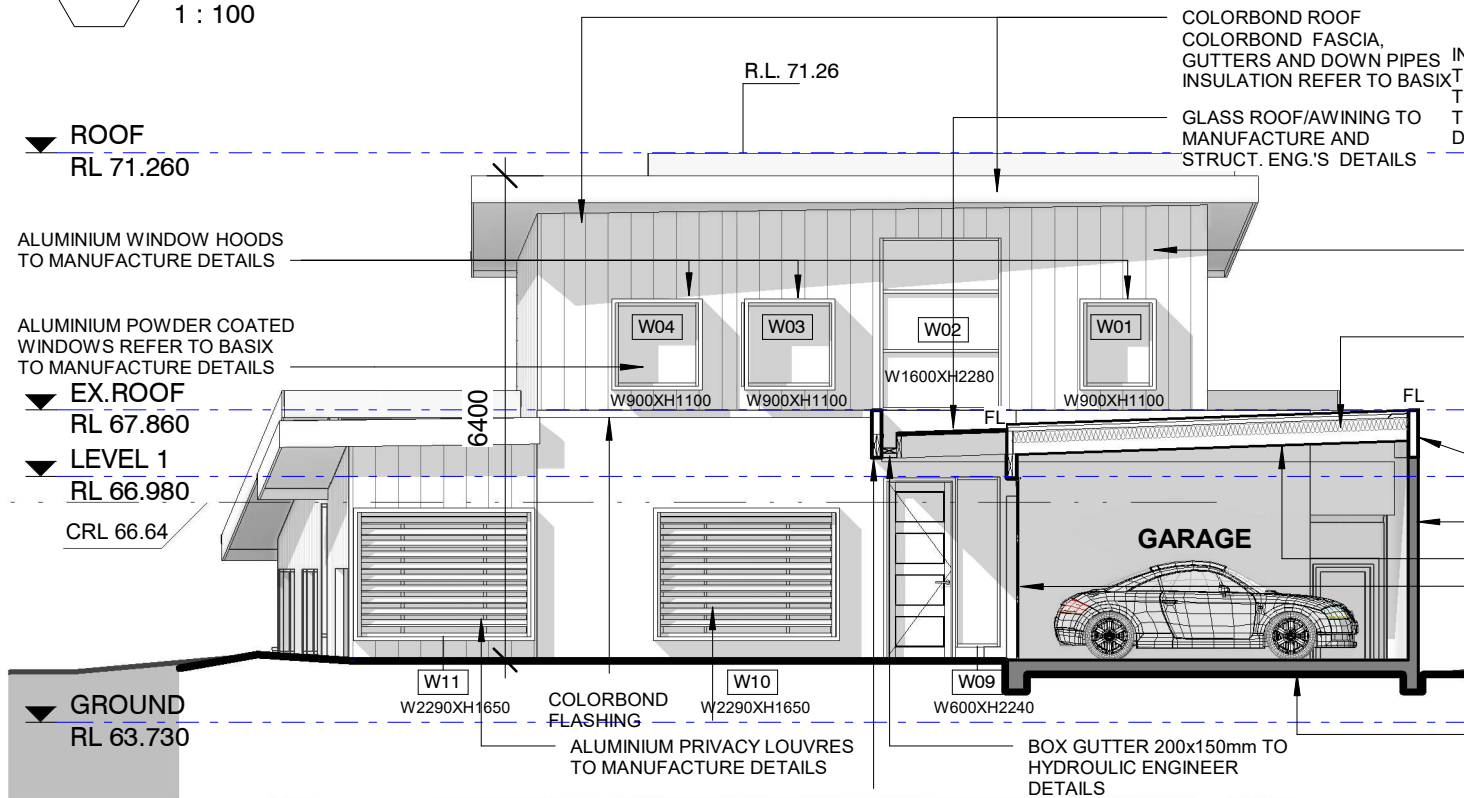
DRAWING TITLE	ROOF PLAN	DRAWN/DESIGNED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW	SCALE	As indicated@A3
<b>DO NOT SCALE FROM THESE DRAWINGS</b> use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies 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 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 requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.		JOB NO	2876
		DRAWING NO:	A1.07 REV: A







1 NORTH ELEVATION (GURNEY CR)  
1 : 100



3 NORTH ELEVATION  
1 : 100

ALUMINIUM POWDER  
COATED WINDOWS /DOORS  
REFER TO BASIX

ROOF  
RL 71.260

GLASS BALUSTRADE METAL  
HANDRAIL TO RELEVANT  
AUSTRALIAN STANDARDS  
AND BCA REQUIREMENTS  
MIN 1m HIGH FROM  
BALCONY FFL TO  
MANUFACTURE DETAILS

LEVEL 1  
RL 66.980

EXISTING BRICK  
WALL TO REMAIN

GROUND  
RL 63.730  
ALUMINIUM POWDER  
COATED WINDOWS /DOORS  
REFER TO BASIX  
OR REUSE EXISTING

LOWER GROUND  
RL 61.170

INSTALL HADRAIL  
TO BCA REQUIREMENTS  
TO EXISTING STAIRS  
TO MANUFACTURE  
DETAILS

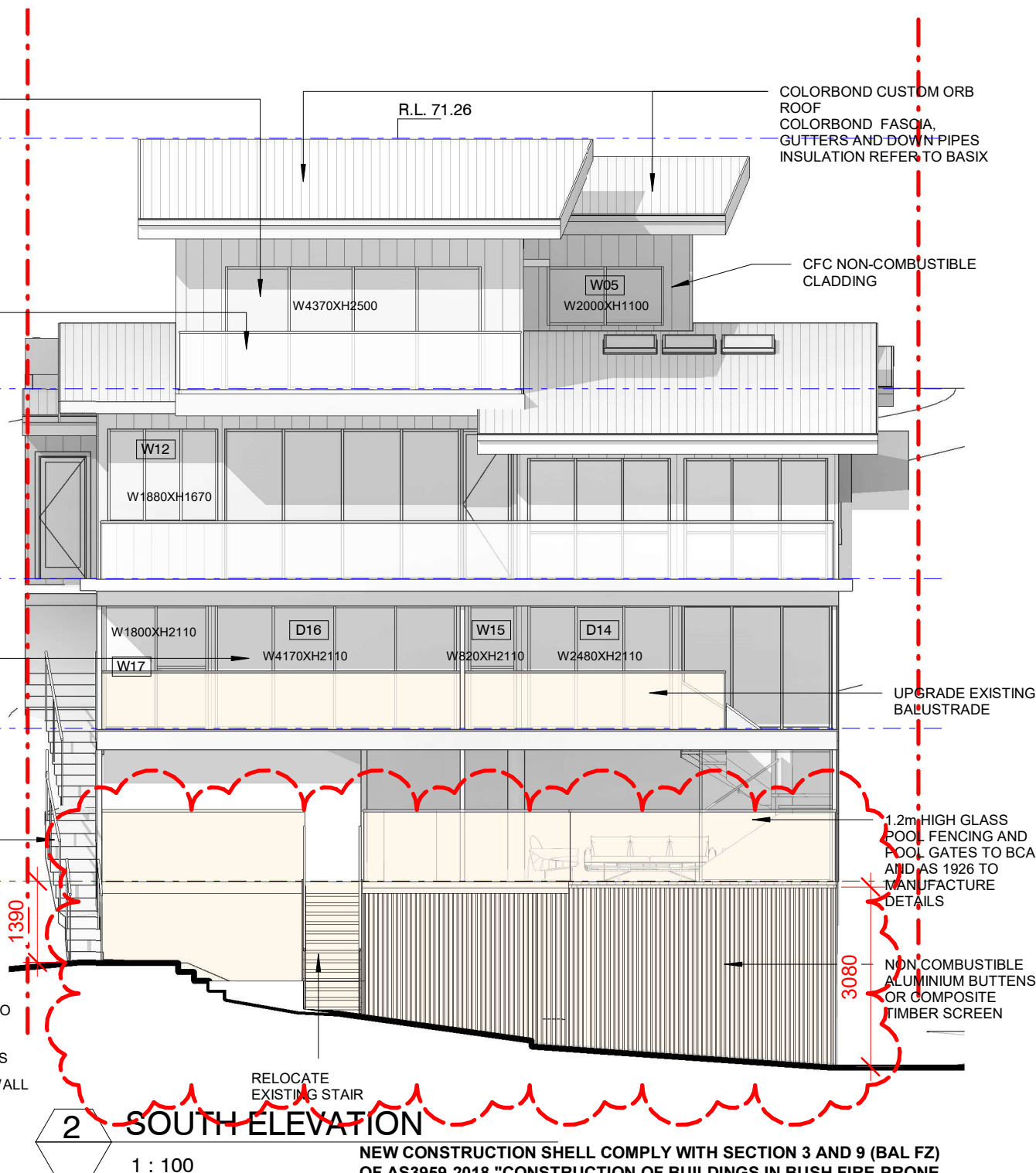
DECK  
RL 58.560

CFC 9mm CLADDING  
NON-COMBUSTIBLE  
CLADDING TO  
MANUFACTURE DETAILS  
COLORBOND ROOF  
INSULATION STRUCTURE TO  
STRUCT. ENG.'S DETAILS  
COLORBOND FASCIA,  
GUTTERS AND DOWN PIPES

EXTEND EXISTING BRICK WALL  
TO PROPOSED LEVEL  
FIRE RATED FRL 60/60/60  
EXISTING WALL TO RETAIN

PB CEILING  
REPLACE GARAGE  
DOOR TO MANUFACTURE  
DETAILS

EXISTING CONCRETE SLAB  
TO REMAIN



2 SOUTH ELEVATION  
1 : 100

NEW CONSTRUCTION SHELL COMPLY WITH SECTION 3 AND 9 (BAL FZ)  
OF AS3959-2018 "CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE  
AREAS" AND APPLICABLE ADDITIONAL CONSTRUCTION  
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NEW WALLS - CFC NON-COMBUSTIBLE TASTED TO AS1530.8.2 OR FRL  
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SHUTTER OR SCREEN AND SHALL HAVE FRL -/30/- OR CONFORM WITH  
AS1530.8.2 WHEN TESTED FROM OUTSIDE  
GARAGE DOORS SHALL BE NON-COMBUSTIBLE, REFER TO  
AS3959-2018

NOTE: FURTHER DETAIL DRAWINGS REQUIRED FOR CONSTRUCTION

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NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196  
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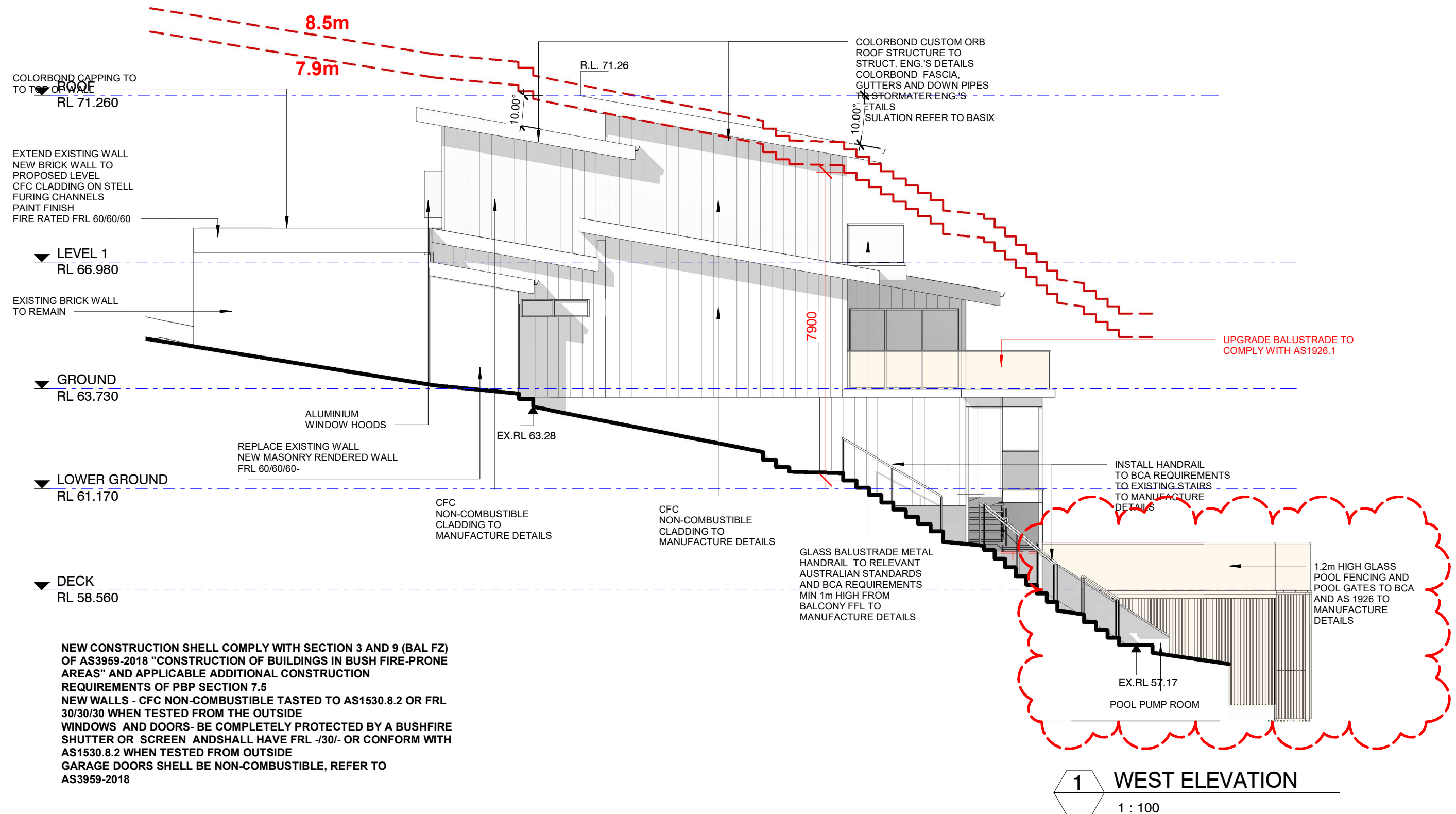
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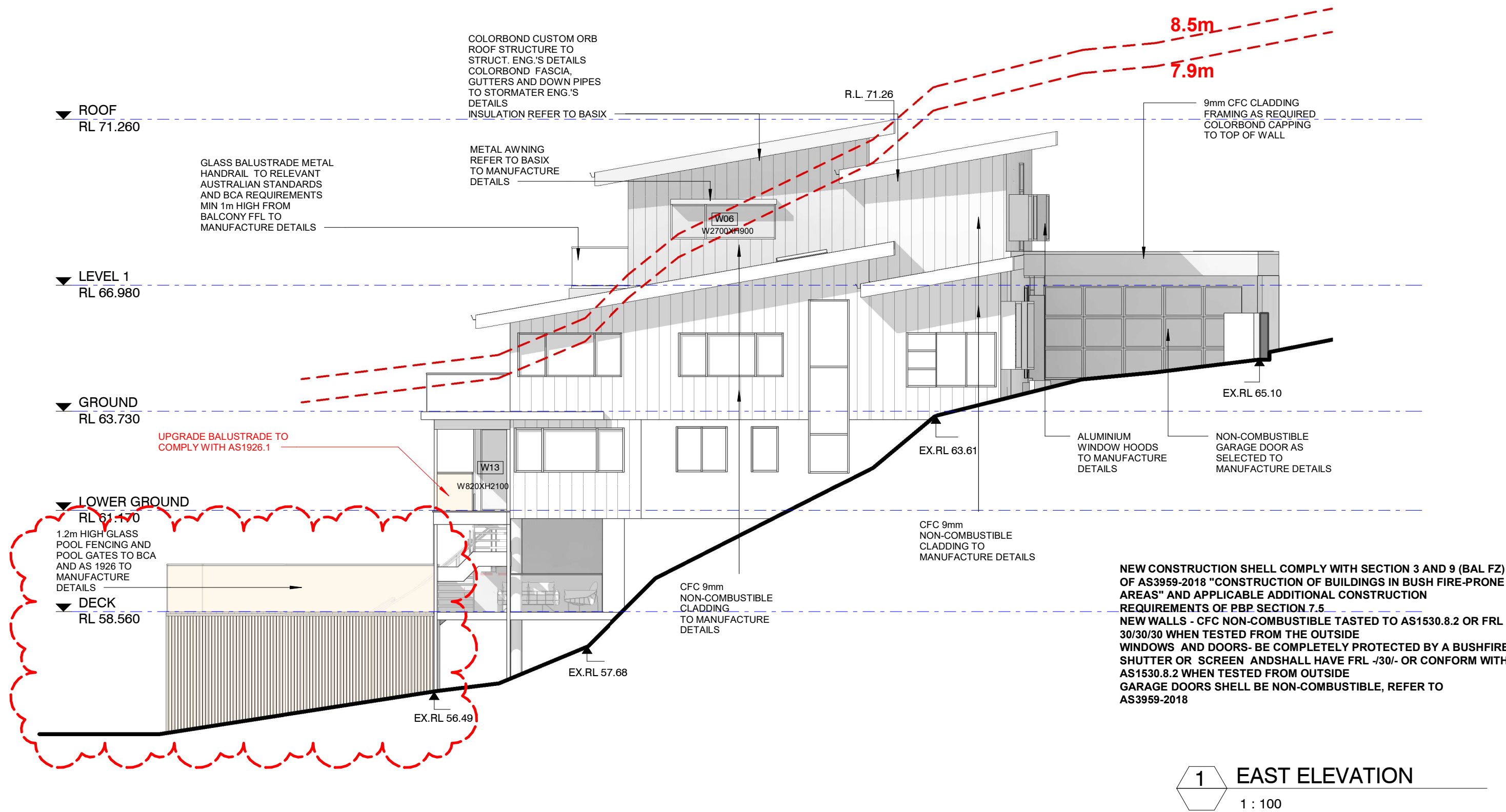
ISSUE	REVISIONS	DATE
A	DA ISSUE	29/05/2023
B	DA ISSUE	01/09/2023
C	DA ISSUE	18/09/2023
D	DA ISSUE	05/02/2024

DRAWING TITLE	NORTH AND SOUTH ELEVATIONS
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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 discrepancies 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 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 requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	

DRAWN/DESIGNED BY	AC
CHECKED BY	AC
SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	A2.01 REV: D







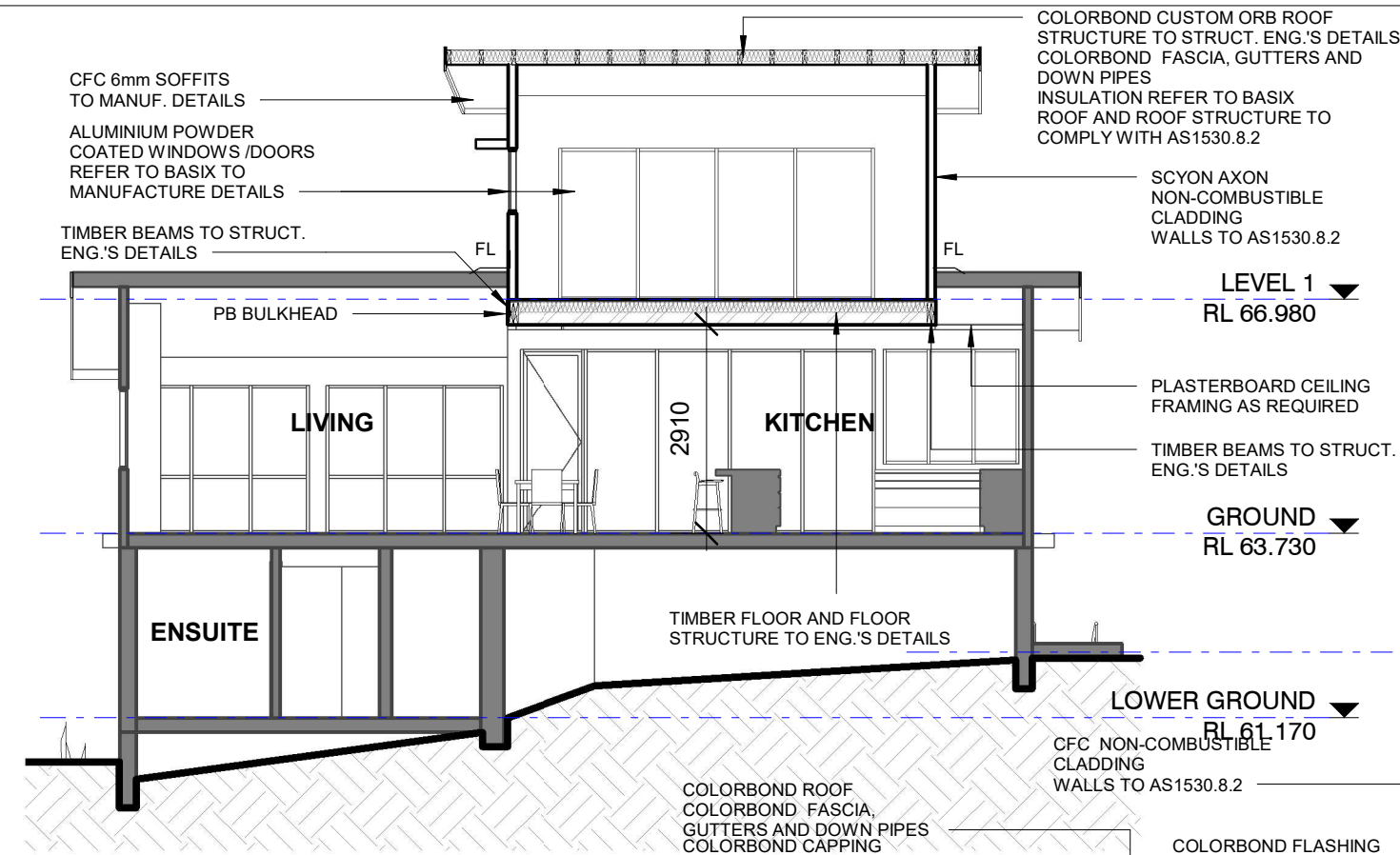
1 EAST ELEVATION  
1 : 100

NOTE: FURTHER DETAIL DRAWINGS REQUIRED FOR CONSTRUCTION

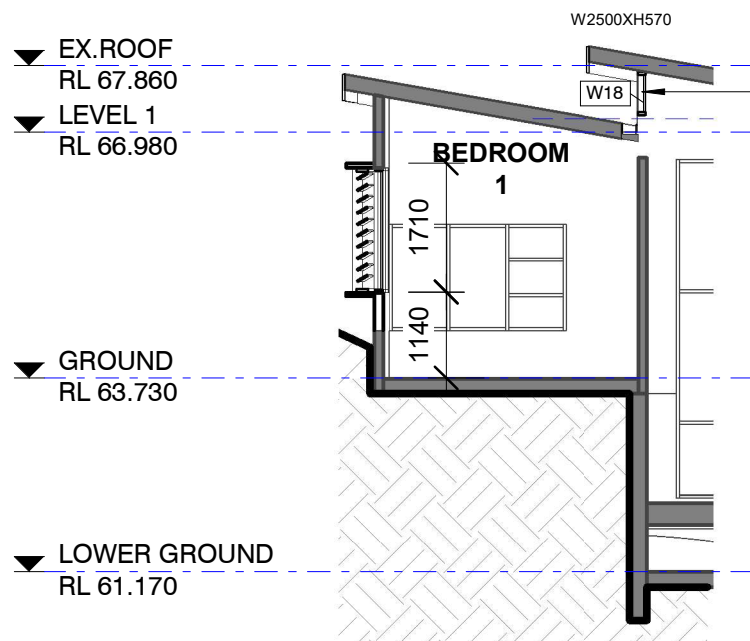
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ISSUE	REVISIONS		DATE
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B	DA ISSUE		01/09/2023
C	DA ISSUE		18/09/2023
D	DA ISSUE		05/02/2024

DRAWING TITLE	EAST ELEVATION	DRAWN/DESIGNED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW	SCALE	As indicated@A3
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 discrepancies 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 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 requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.		JOB NO	2876
		DRAWING NO:	A2.03 REV: D





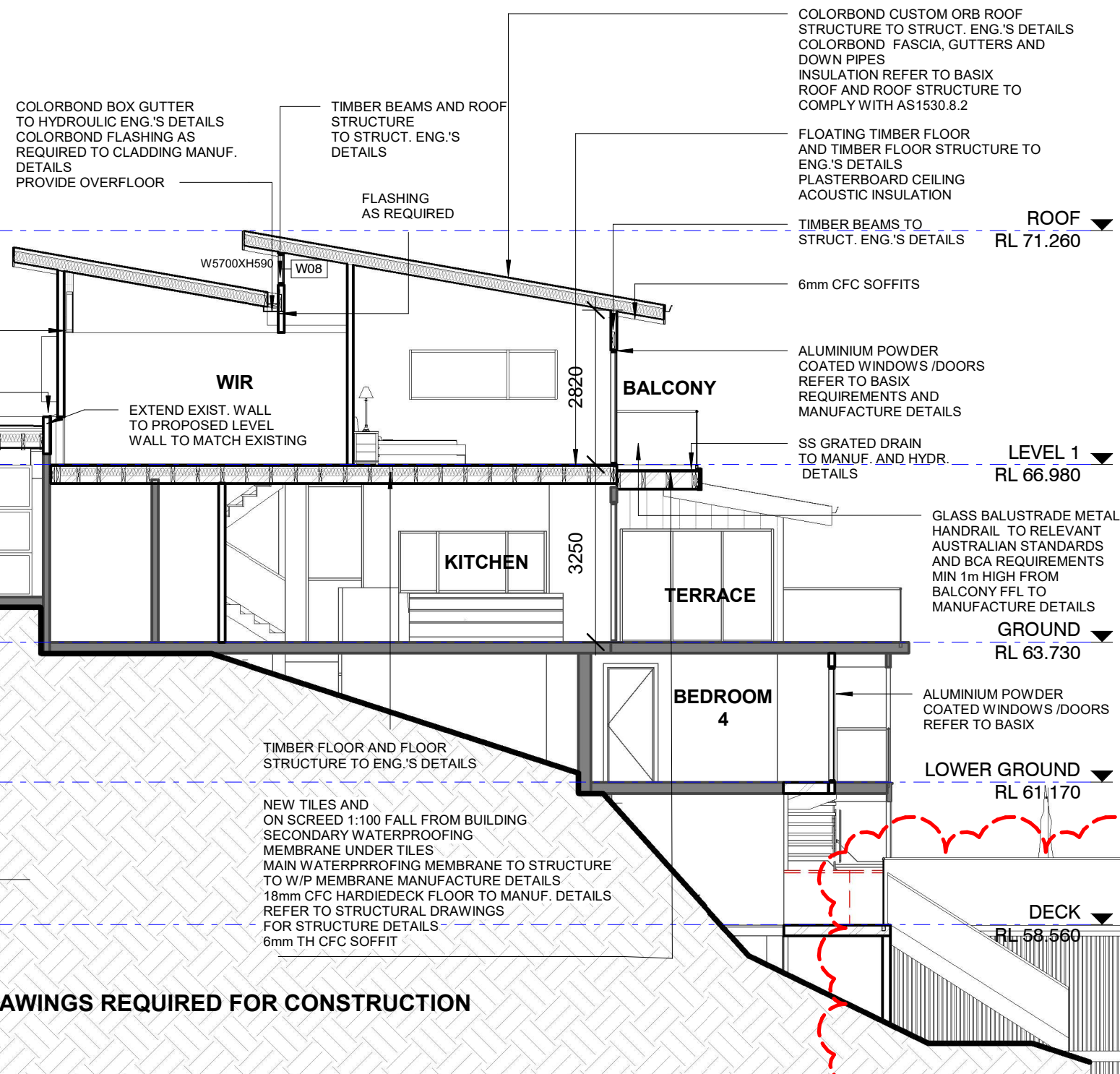
**A** SECTION AA  
1.05 1 : 100



**B** SECTION BB  
1.05 1 : 100

**C** SECTION CC  
1.05 1 : 100

NEW CONSTRUCTION SHELL COMPLY WITH SECTION 3 AND 9 (BAL FZ) OF AS3959-2018 "CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE AREAS" AND APPLICABLE ADDITIONAL CONSTRUCTION REQUIREMENTS OF PBP SECTION 7.5  
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GARAGE DOORS SHELL BE NON-COMBUSTIBLE, REFER TO AS3959-2018



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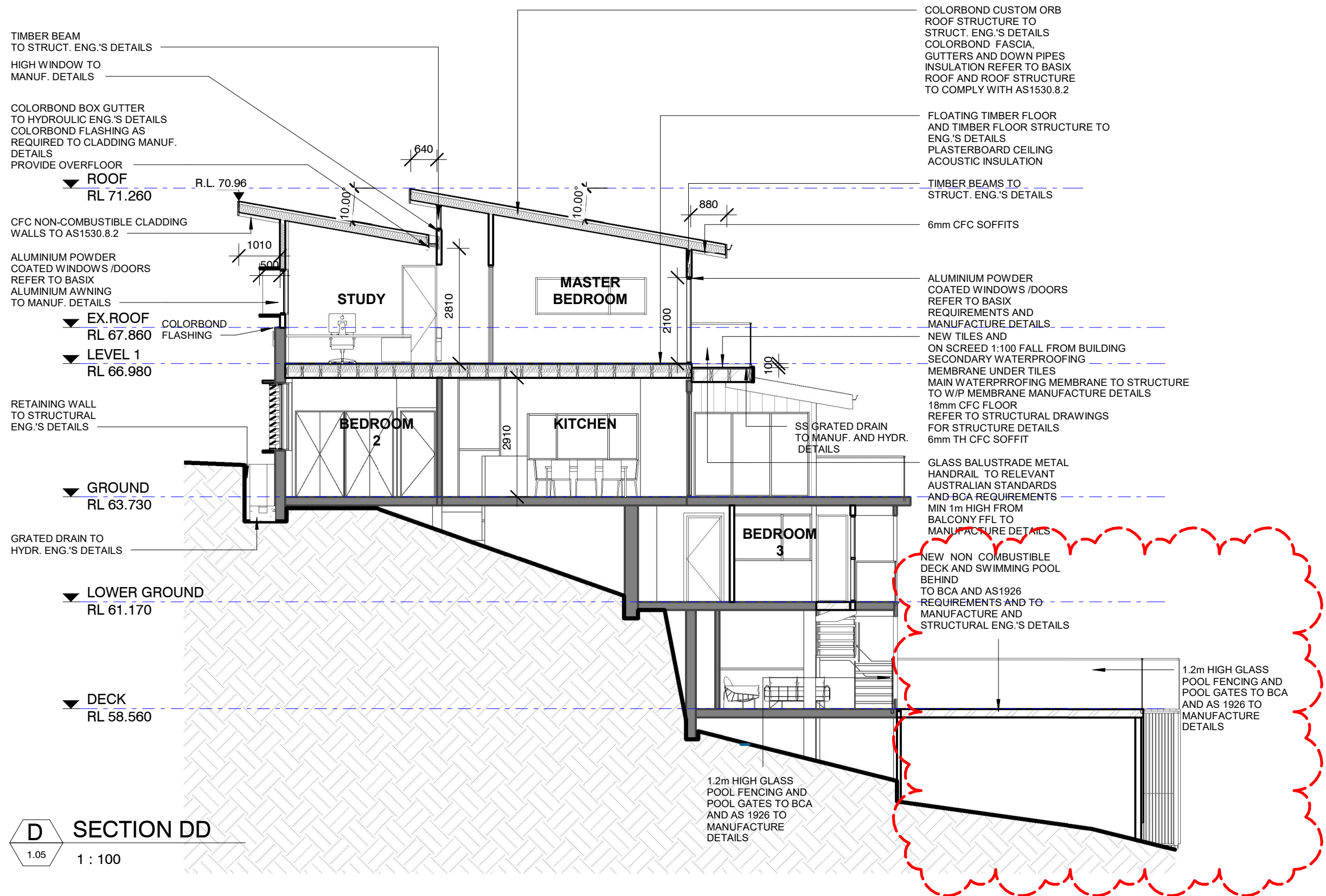
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ISSUE	REVISIONS	DATE
A	DA ISSUE	29/05/2023
B	DA ISSUE	05/02/2024

DRAWING TITLE	SECTIONS AA, BB, CC
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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 discrepancies 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 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 requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.

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SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	A3.01 REV: B



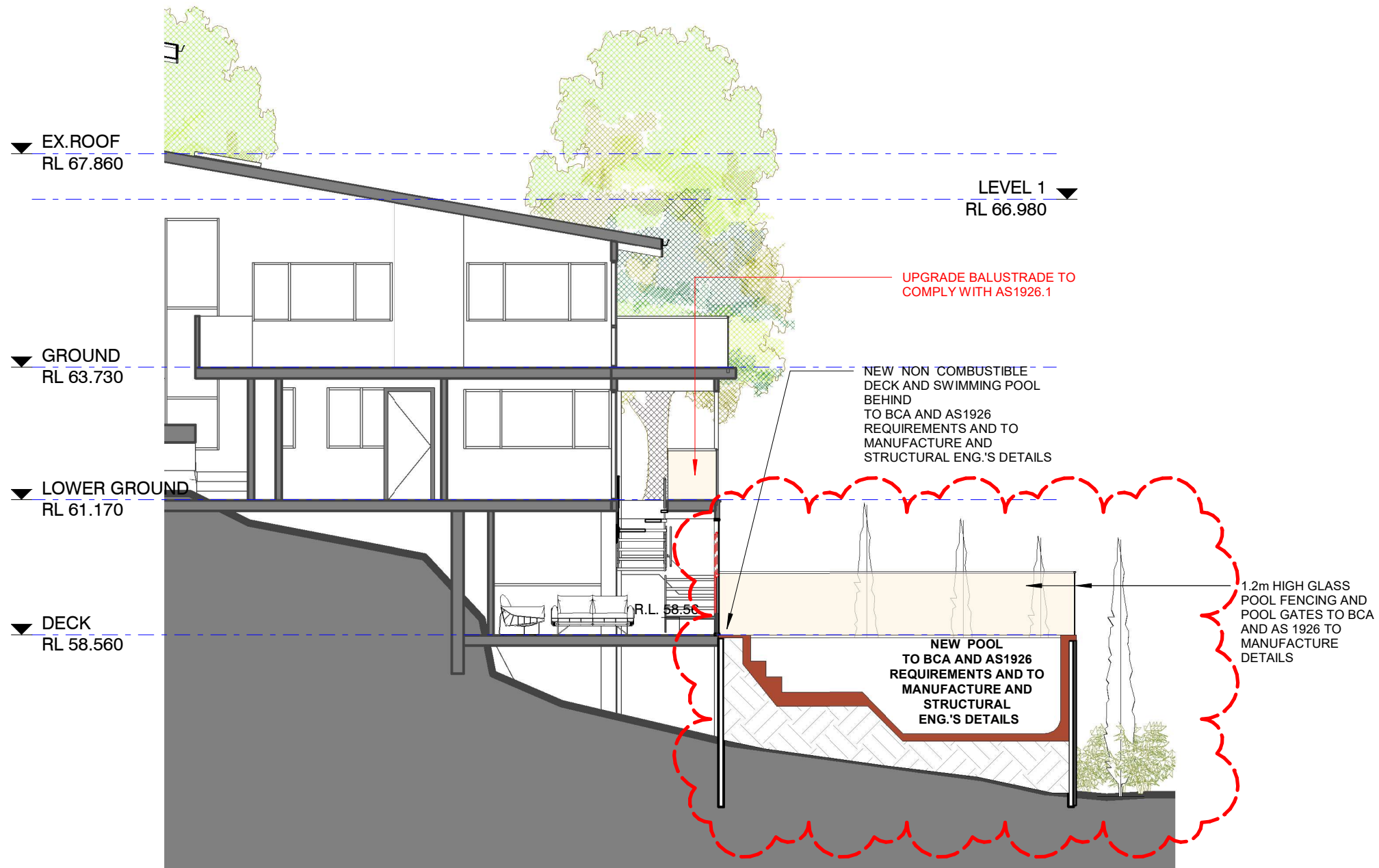


ISSUE	REVISIONS	DATE
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C	DA ISSUE	18/09/2023
D	DA ISSUE	05/02/2024

DRAWING TITLE	SECTION DD
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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CHECKED BY	AC
SCALE	1 : 100@A3
JOB NO	2876
DRAWING NO:	A3.02 REV: D





**E** SECTION E  
1.05 1 : 100

ISSUE		REVISIONS	DATE
A	DA ISSUE		05/02/2024

DRAWING TITLE	SECTION E
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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DRAWN/DESIGNED BY	AC
CHECKED BY	AC
SCALE	1 : 100@A3
JOB NO	2876
DRAWING NO:	A3.03 REV: A

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.



Description of project

Project address	
Project name	Alterations and Additions at No21 Gurney Cr Seaforth
Street address	21 Gurney Crescent Seaforth 2092
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 11214
Lot number	16
Section number	
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).

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

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. 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 must 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 SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. 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 mm above the head of the window or glazed door 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 also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
W1	N	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W2	N	3.81	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W3	N	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W4	N	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			✓	✓
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.				
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.			✓	✓
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.			✓	

Construction		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements		✓	✓	✓
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.				
Construction	Additional insulation required (R-value)	Other specifications		
floor above existing dwelling or building.	nil			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
raked ceiling, pitched/skillion roof: framed	ceiling: R1.76 (up), roof: foil/sarking	light (solar absorptance < 0.475)		

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
W18	N	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:							✓	✓
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.							✓	✓
Skylights glazing requirements								
Skylight number	Area of glazing inc. frame (m2)	Shading device		Frame and glass type				
S1	1.1	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				
S2	1.1	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				
S3	1.1	no shading		timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)				

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type		
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)		



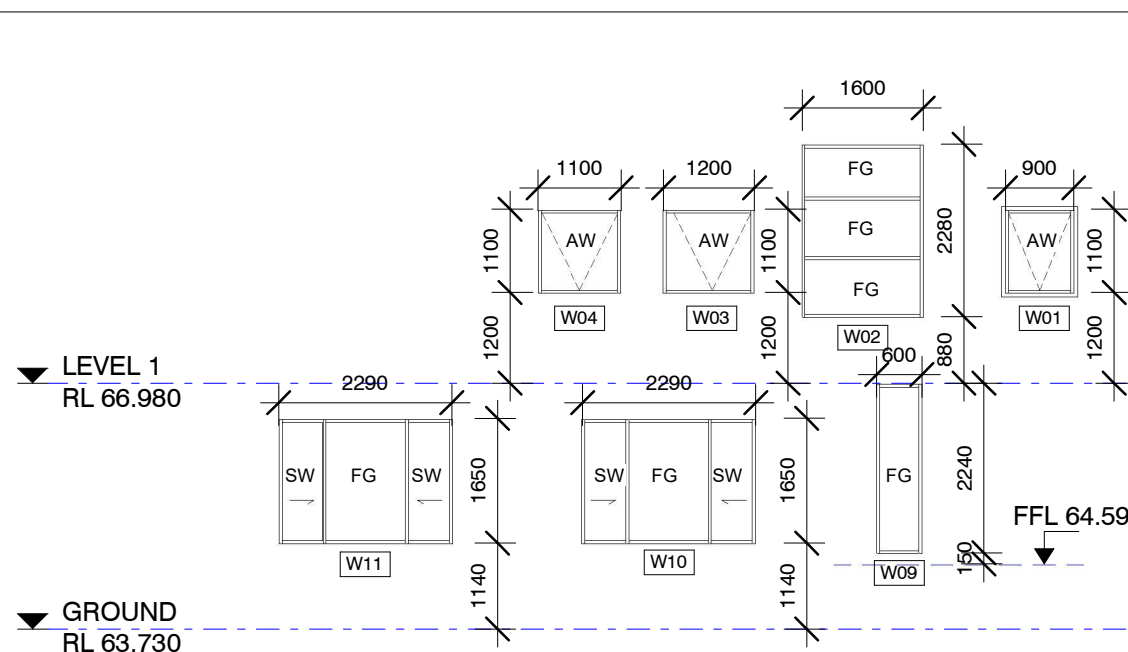
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INNER WEST:  
692-694 PARRAMATTA ROAD, CROYDON NSW 2132  
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NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196  
ABN: 26160232824

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ISSUE	REVISIONS	DATE
A	DA ISSUE	29/05/2023

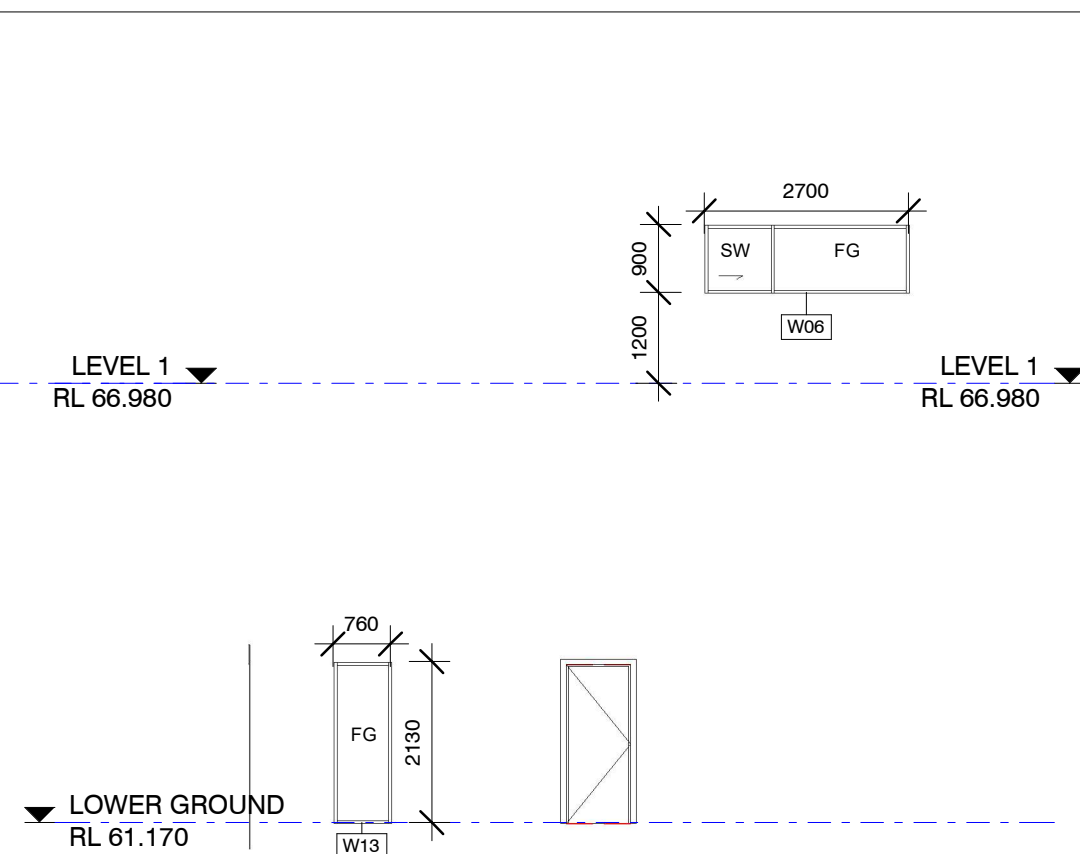
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PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW	SCALE	@A3
<b>DO NOT SCALE FROM THESE DRAWINGS</b> use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies 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 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 requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.		JOB NO	2876
		DRAWING NO:	A4.01 REV: A



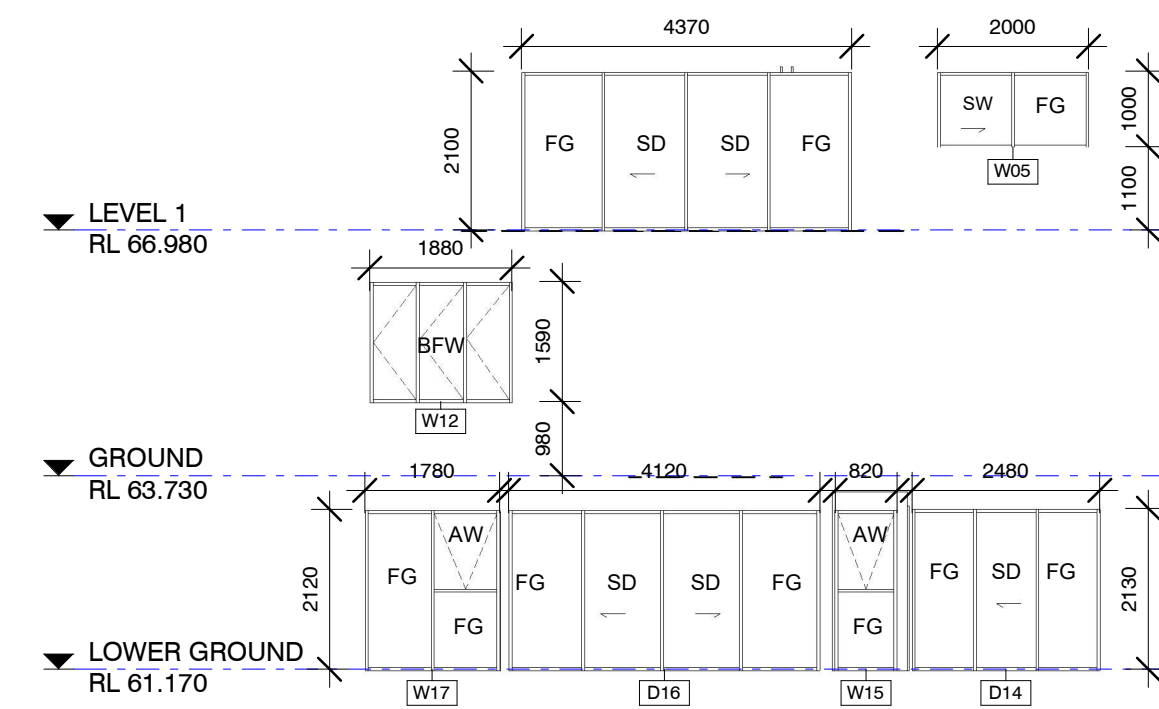


1 WS-NORTH ELEVATION  
1 : 100

- ALL WINDOWS ARE VIEWED FROM THE OUTSIDE  
- ALL OPENING SIZES TO BE CHECKED ON SITE-DO NOT RELY ON WINDOW SCHEDULE  
- ALL GLAZING TO BE IN ACCORDANCE WITH AS2047 & BASIX CERTIFICATE  
- ALL EXTERNAL WINDOWS AND DOORS SHALL BE FITTED WITH SUBSILLS AND SUBHEADS  
-ALL DIMENSIONS AND SIZES TO BE VERIFIED ON SITE BY WINDOW MANUFACTURER PRIOR TO MANUFACTURE  
-MATERIALS & WORKMANSHIP SHALL BE COMPLY WITH THE CURRENT EDITION OF THE BCA, AS1288-2006& AMENDMENTS, AS2047-1996  
PROJECTION OF OPENABLE PART OF WINDOWS TO 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 FOR THE OPENING, NEITHER THE SCREEN NOR THE DEVICE MUST PERMIT A 125mm SPERE TO PATH THROUGH OR THE OPENING.

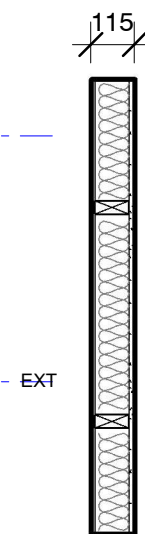


4 WS-EAST ELEVATION  
1 : 100



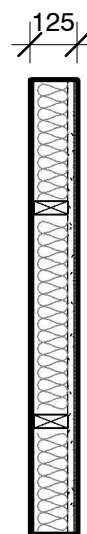
3 WS-SOUTH ELEVATION  
1 : 100

FG FIXED GLASS  
FFL FINISHED FLOOR LEVEL  
AW AWNING WINDOW  
SW SLIDING WINDOW  
SLD SLIDING DOOR  
BFD BI-FOLD DOOR  
DSW DOUBLE SLIDING WINDOW  
OBSC OBSCURE GLASS  
GD GLASS DOOR



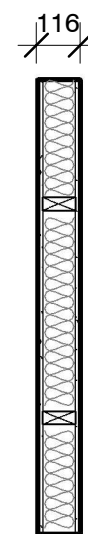
EW 01-115mm

PAINT, 9MM CFC NON-COMBUSTIBLE CLADDING (OR FIRE RATED FRL 30/30/30 WHEN TESTED FROM THE OUTSIDE), HARDIE WRAP WEATHER BARRIER, 90MM TIMBER STUDS, (R2.0 GLASS FIBRE INSULATION WITHIN CAVITY), 16MM FYRCHEK PLASTERBOARD, PAINT



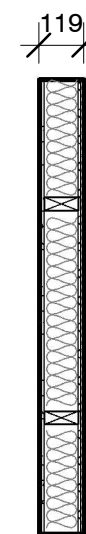
EW 02-125mm

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IW 01-116mm

PAINT, 13MM PLASTERBOARD, 90MM TIMBER STUDS (INSULATION), 13MM PLASTERBOARD, PAINT.



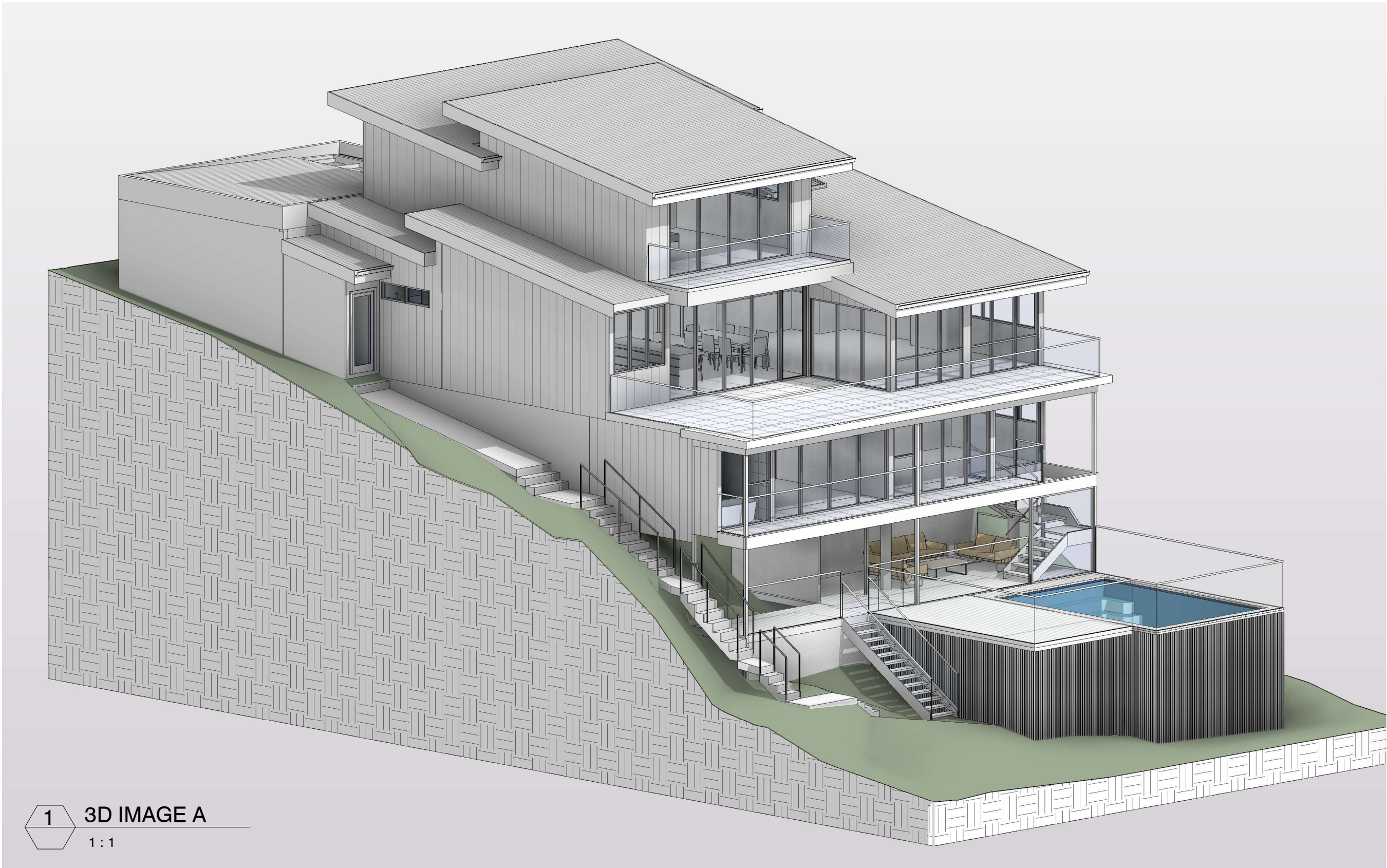
IW 02-119mm

PAINT, 13MM PLASTERBOARD, 90MM TIMBER STUDS (INSULATION), 6MM CFC, 10MM TILES.

WALL LEGEND  
1 : 20

ISSUE		REVISIONS	DATE
A	DA ISSUE		29/05/2023

DRAWING TITLE	WINDOW SCHEDULE_WALL LEGEND	DRAWN/DESIGNED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW	SCALE	As indicated@A3
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		DRAWING NO:	A4.02 REV: A



3D IMAGE A

1 : 1

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ISSUE	REVISIONS	DATE
A	DA ISSUE	29/05/2023
B	DA ISSUE	01/09/2023
C	DA ISSUE	18/09/2023
D	DA ISSUE	05/02/2024

DRAWING TITLE	3D IMAGE
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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CHECKED BY	AC
SCALE	1 : 1@A3
JOB NO	2876
DRAWING NO:	A6.01 REV: D