

THE SITE FOREMAN
Architects + Project Managers

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ARCHITECTS

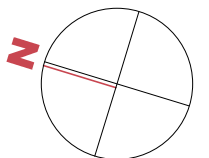
T: 1300 728 006
E: SERVICE@TSFARCHITECTS.COM.AU
INNER WEST:
30 NORTON STREET, LEICHHARDT NSW 2040
EASTERN SUBURBS:
394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW 2028
NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196
ABN: 26160232824

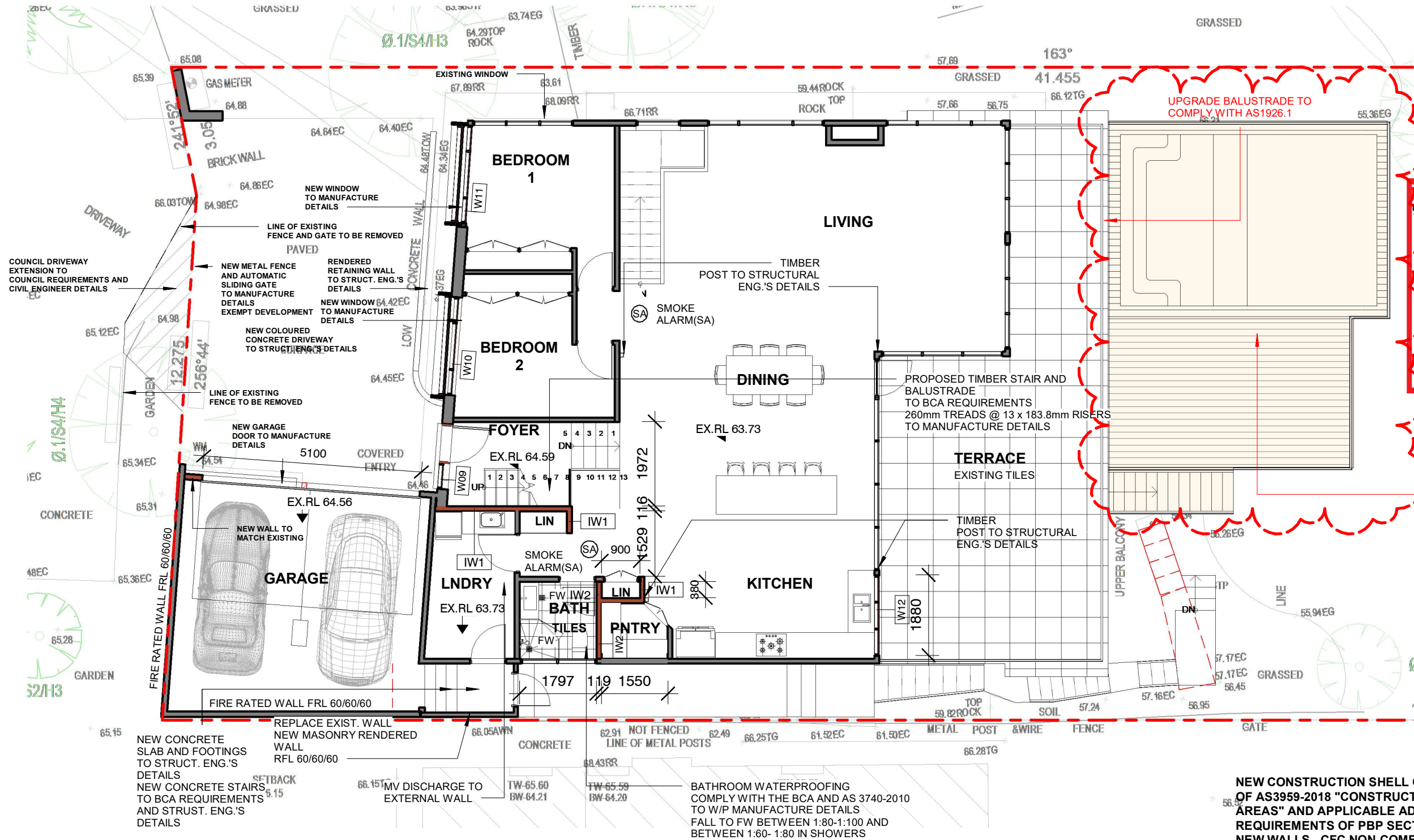
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ISSUE	REVISIONS	DATE
A	DA ISSUE	29/05/2023
B	DA ISSUE	01/09/2023
C	DA ISSUE	18/09/2023
D	DA ISSUE	04/07/2024

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.	

DRAWN/DESIGNED BY	AC
CHECKED BY	AC
SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	1.01
REV:	D





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

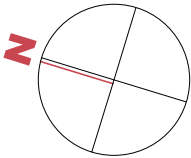


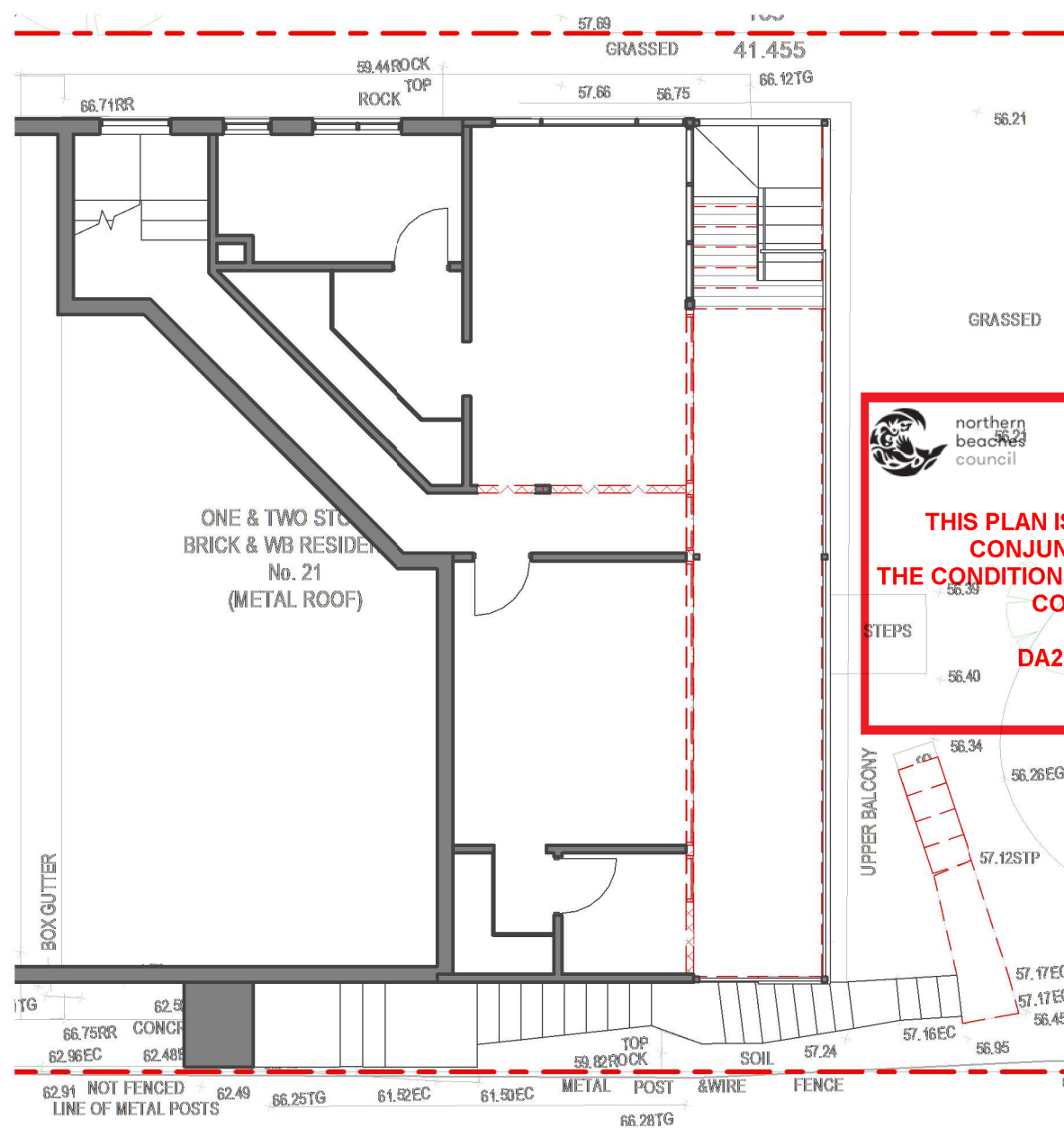
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ABN: 26160232824

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ISSUE	REVISIONS	DATE
A	DA ISSUE	29/05/2023

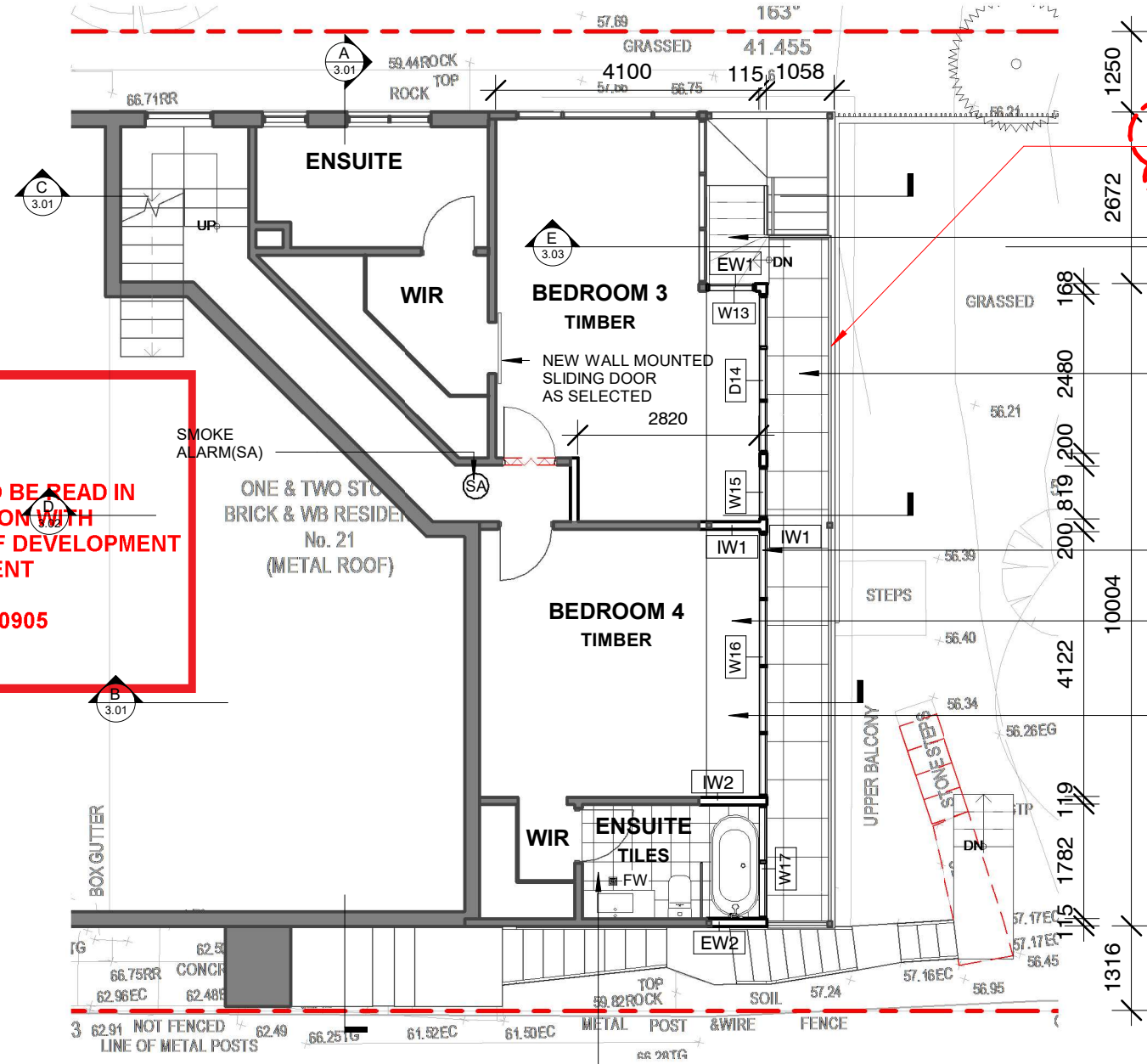
DRAWING TITLE	GROUND FLOOR PLAN
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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DRAWN/DESIGNED BY	AC
CHECKED BY	AC
SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	1.04
REV:	A





1 PLAN LOWER GROUND DEMOLISHING
2.01 1 : 100



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 TILES REMOVE EXISTING

E PLAN LOWER GROUND
2.01 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

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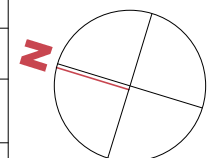
NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196
ABN: 26160232824

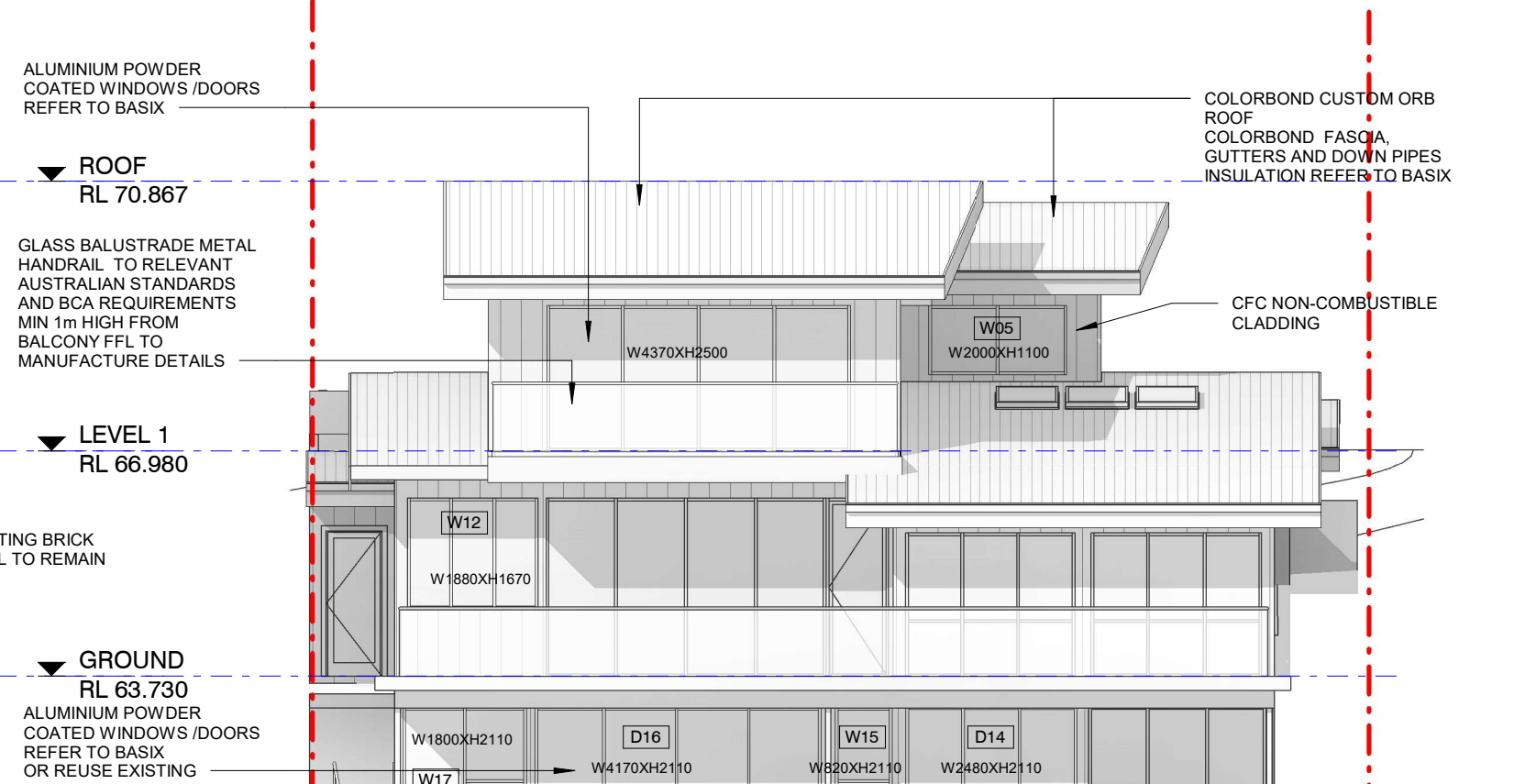
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ISSUE		REVISIONS	DATE
A	DA ISSUE		29/05/2023

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.	

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





▼ LOWER GROUND
RL 61.170



1 : 100

NEW CON
OF AS395


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

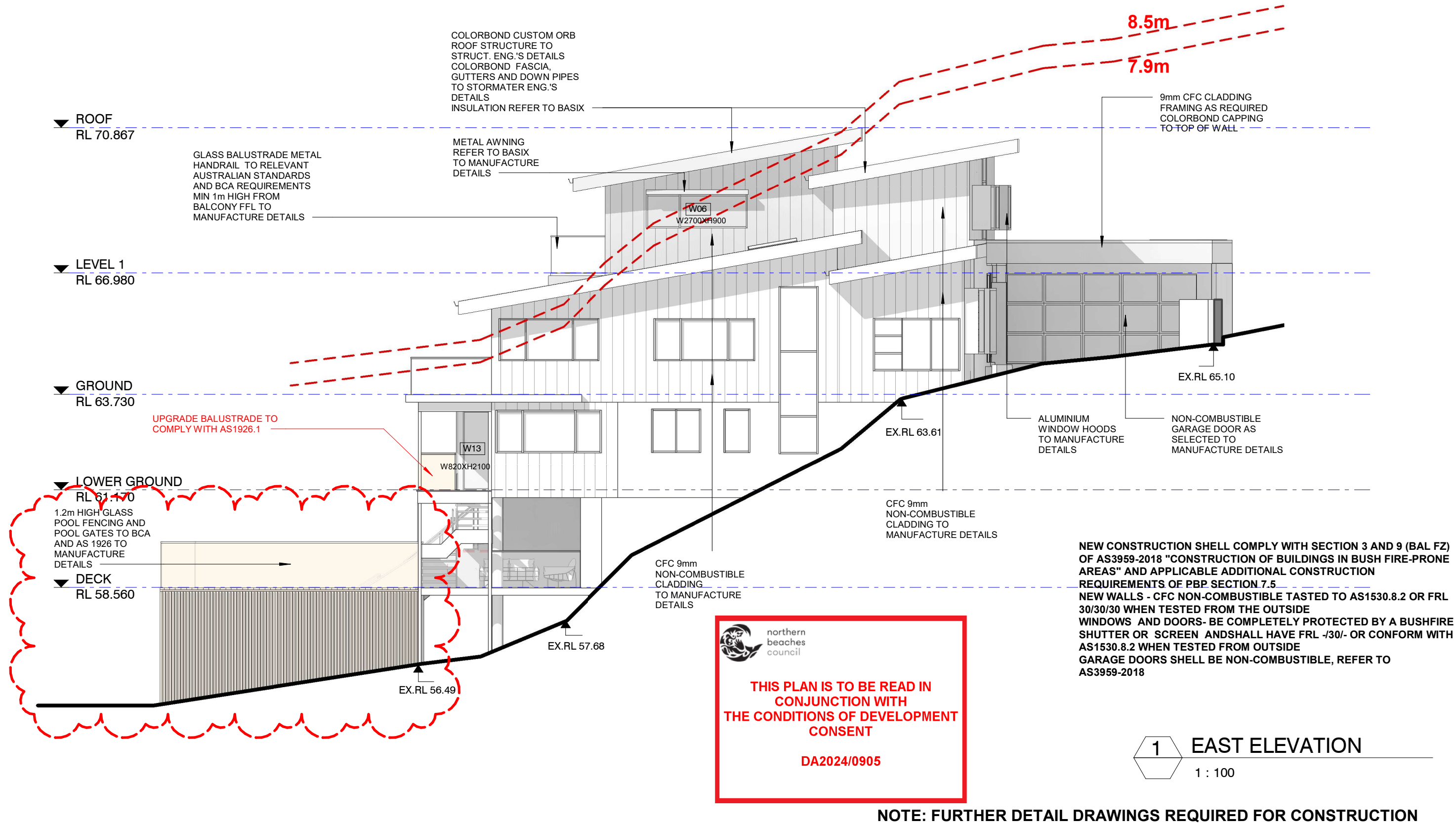
NEW WALLS - CFC NON-COMBUSTIBLE TASTED TO AS1530.8.2 OR FRL 30/30/30 WHEN TESTED FROM THE OUTSIDE

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

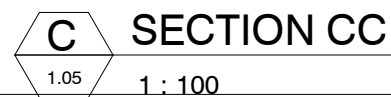
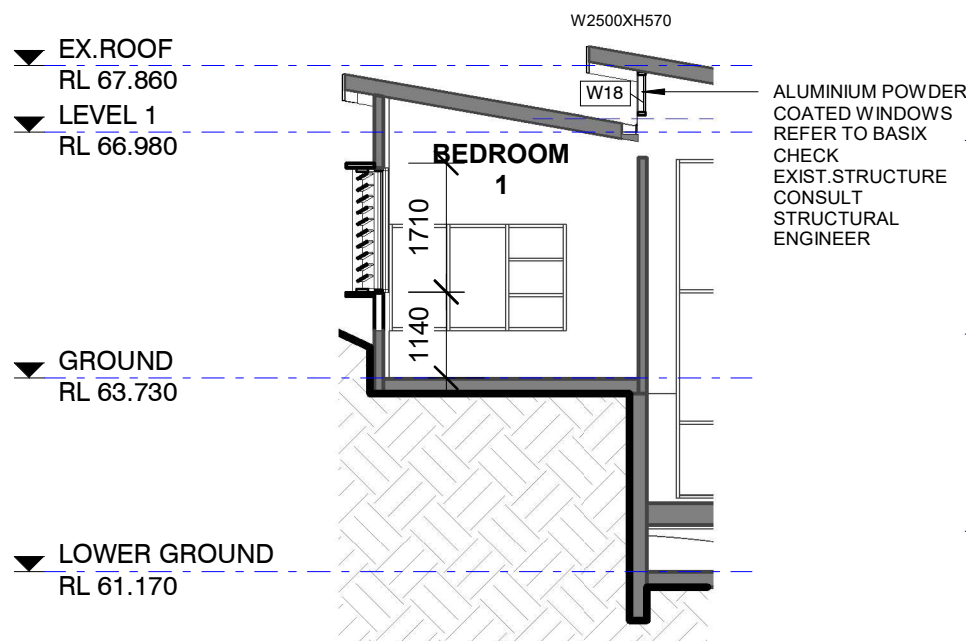
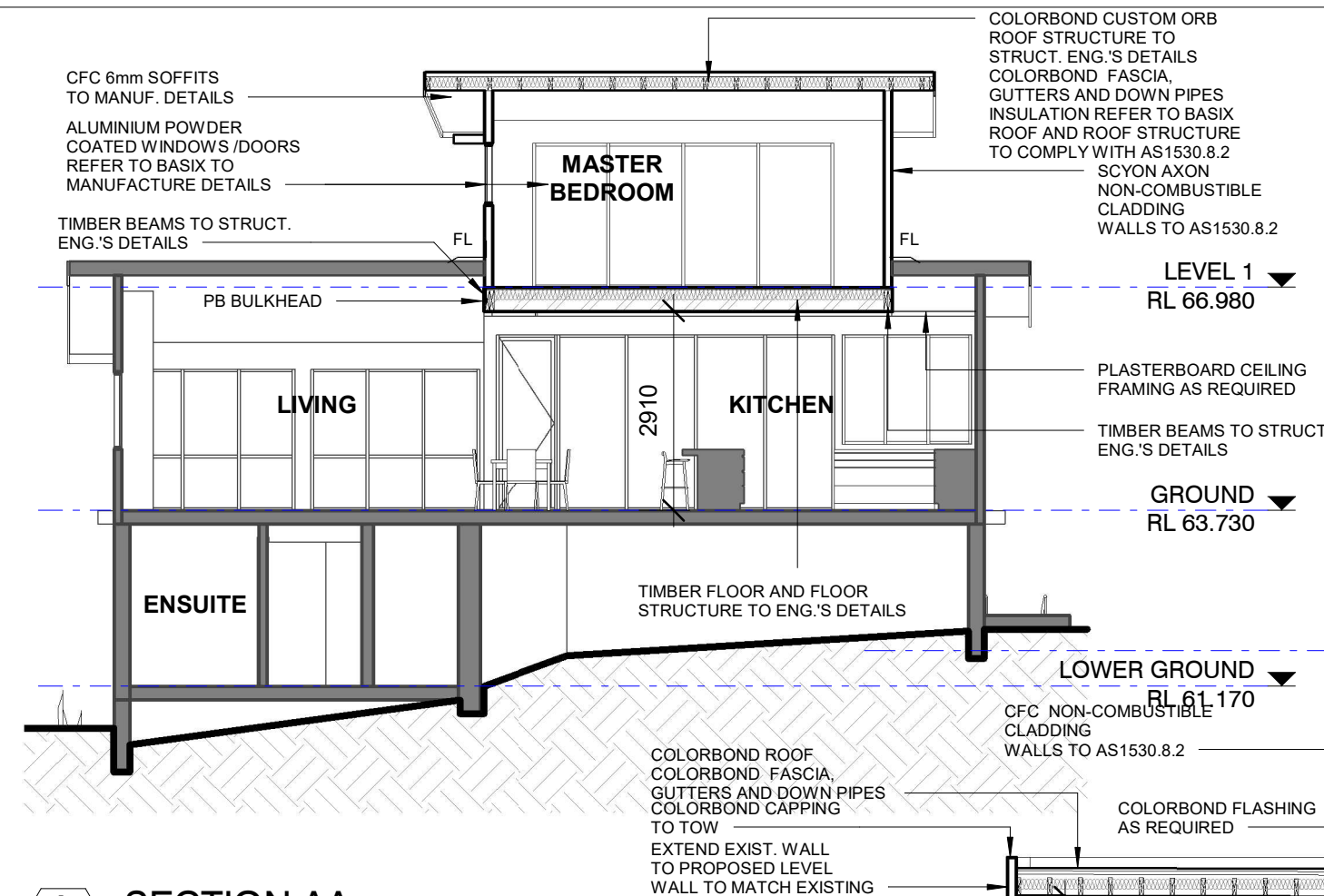
	T: 1300 728 006 E: SERVICE@TSFARCHITECTS.COM.AU INNER WEST: 692-694 PARRAMATTA ROAD, CROYDON NSW 2132 EASTERN SUBURBS: 30 NORTON STREET, LEICHHARDT NSW 2040 NOMINATED ARCHITECT: Alexander Chougam ARN: 7196 ABN: 26160232824		This drawing forms part of a set of documents for which copyright is vested in The SITE FOREMAN (NSW) Pty Ltd. 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.		DRAWING TITLE NORTH AND SOUTH ELEVATIONS DRAWN/DESIGNED BY AC
			PROJECT ALTERATIONS AND ADDITIONS ADDRESS 21 GURNEY CRESCENT, SEAFORTH NSW		CHECKED BY AC 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: A2.01 REV: D



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	EAST ELEVATION
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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DRAWN/DESIGNED BY	AC
CHECKED BY	AC
SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	A2.03 REV: D



NOTE: FURTHER DETAIL DRAWINGS REQUIRED FOR CONSTRUCTION

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

COLORBOND BOX GUTTER TO HYDROULIC ENG.'S DETAILS
COLORBOND FLASHING AS REQUIRED TO CLADDING MANUF. DETAILS
PROVIDE OVERFLOOR

TIMBER BEAMS AND ROOF STRUCTURE TO STRUCT. ENG.'S DETAILS

FLASHING AS REQUIRED

COLORBOND CUSTOM ORB ROOF STRUCTURE TO STRUCT. ENG.'S DETAILS
COLORBOND FASCIA, GUTTERS AND DOWN PIPES INSULATION REFER TO BASIX ROOF AND ROOF STRUCTURE TO COMPLY WITH AS1530.8.2
FLOATING TIMBER FLOOR AND TIMBER FLOOR STRUCTURE TO ENG.'S DETAILS
PLASTERBOARD CEILING ACOUSTIC INSULATION

TIMBER BEAMS TO STRUCT. ENG.'S DETAILS

ROOF
RL 70.867

6mm CFC SOFFITS

ALUMINIUM POWDER COATED WINDOWS /DOORS REFER TO BASIX REQUIREMENTS AND MANUFACTURE DETAILS

SS GRATED DRAIN TO MANUF. AND HYDR. DETAILS

LEVEL 1
RL 66.980

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

GROUND
RL 63.730

ALUMINIUM POWDER COATED WINDOWS /DOORS REFER TO BASIX

LOWER GROUND
RL 61.170

DECK
RL 58.560

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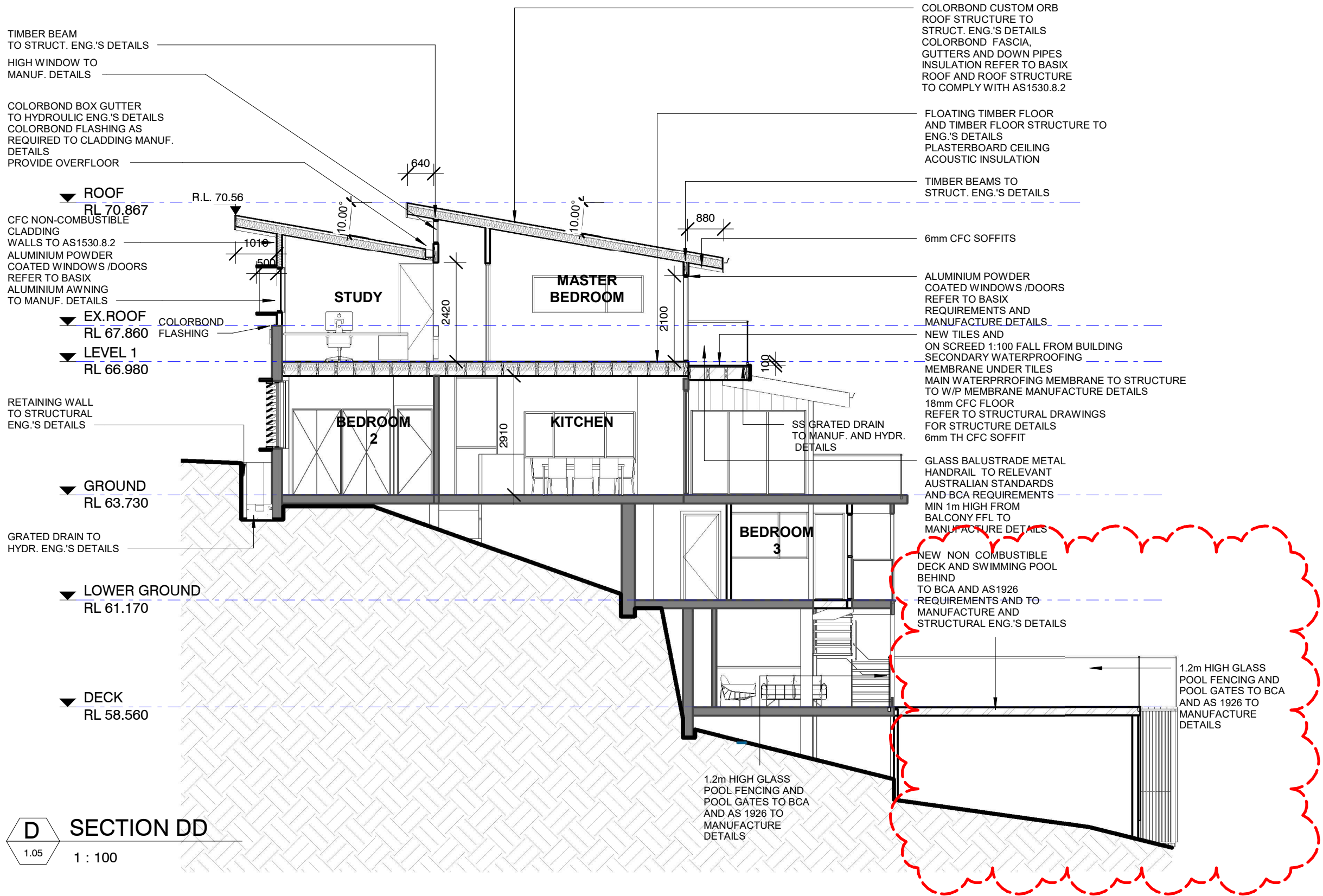
DRAWN/DESIGNED BY	AC
CHECKED BY	AC
SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	A3.01 REV: B



northern
beaches
council

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

DA2024/0905



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

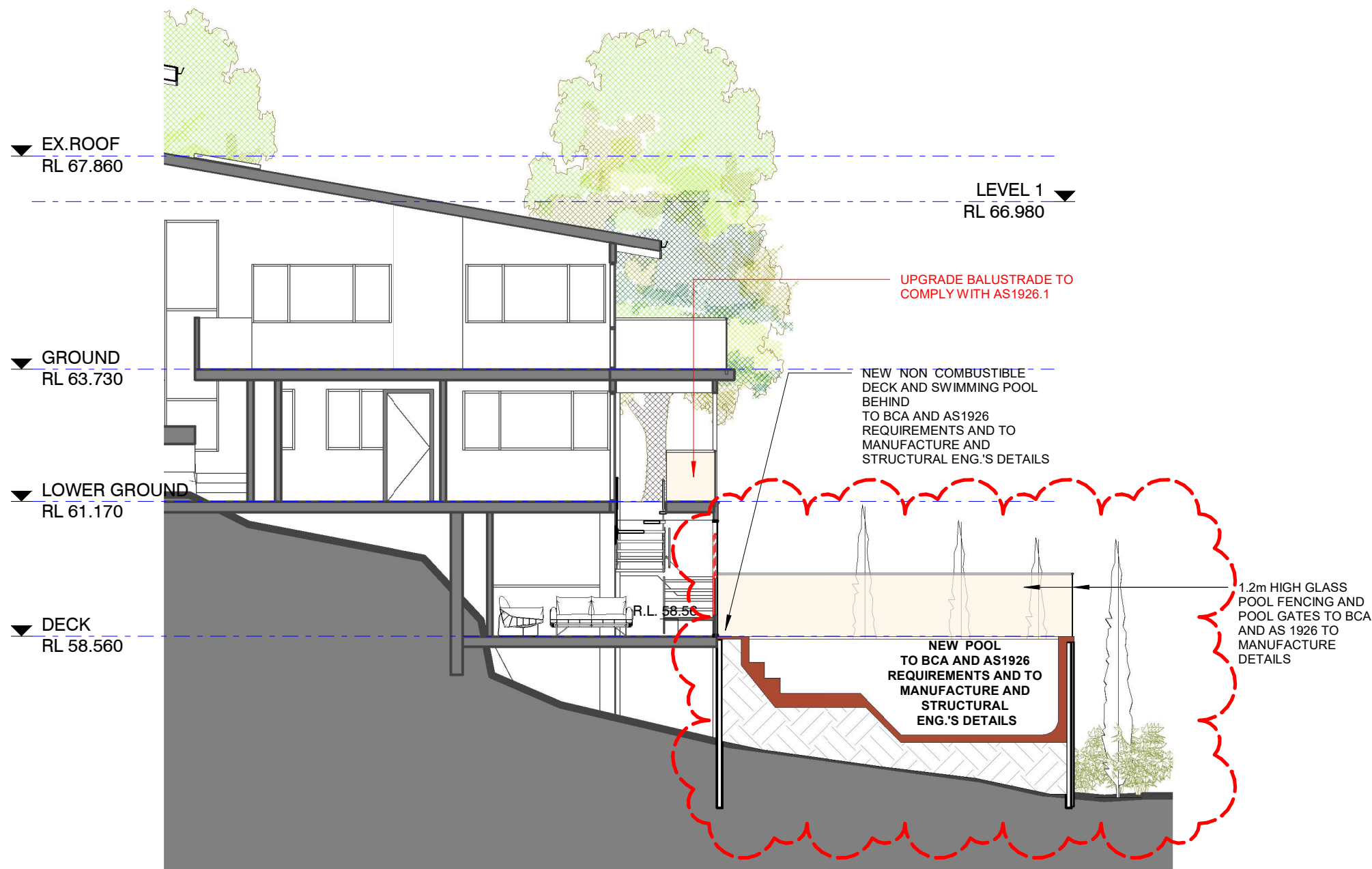
DRAWING TITLE	SECTION DD
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DRAWN/DESIGNED BY	AC
CHECKED BY	AC
SCALE	1 : 100@A3
JOB NO	2876
DRAWING NO:	A3.02 REV: D

 **northern
beaches
council**

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

DA2024/0905



E SECTION E
1 : 100

**THE SITE
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ARCHITECTS

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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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CHECKED BY	AC
SCALE	1 : 100@A3
JOB NO	2876
DRAWING NO:	A3.03 REV: A