



30 NORTON STREET, LEICHHARDT NSW 2040

**EASTERN SUBURBS:** 394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW

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

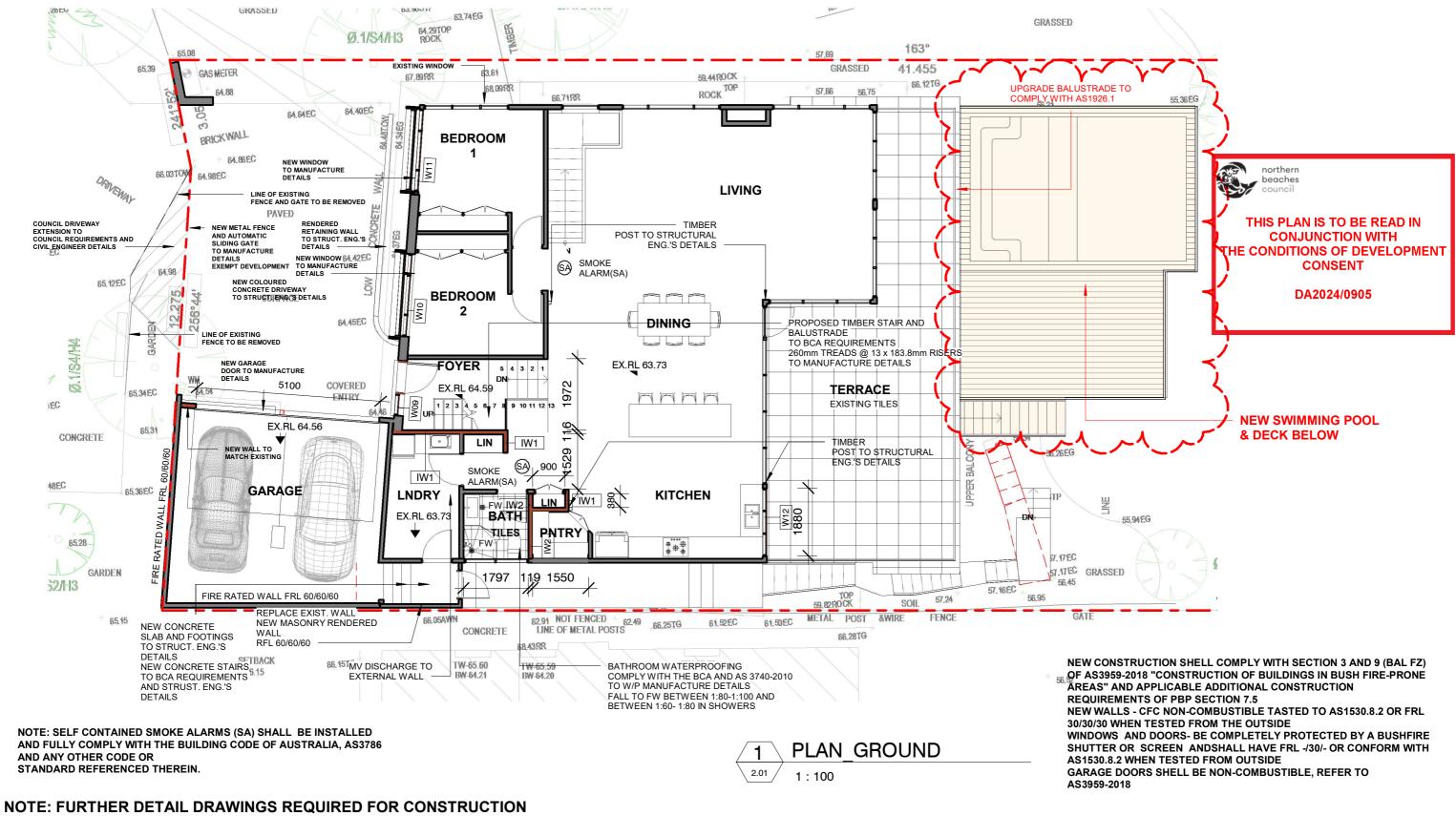
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	С	DA ISSUE	18/09/2023	commencement of shop drawings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this
96	D	DA ISSUE	04/07/2024	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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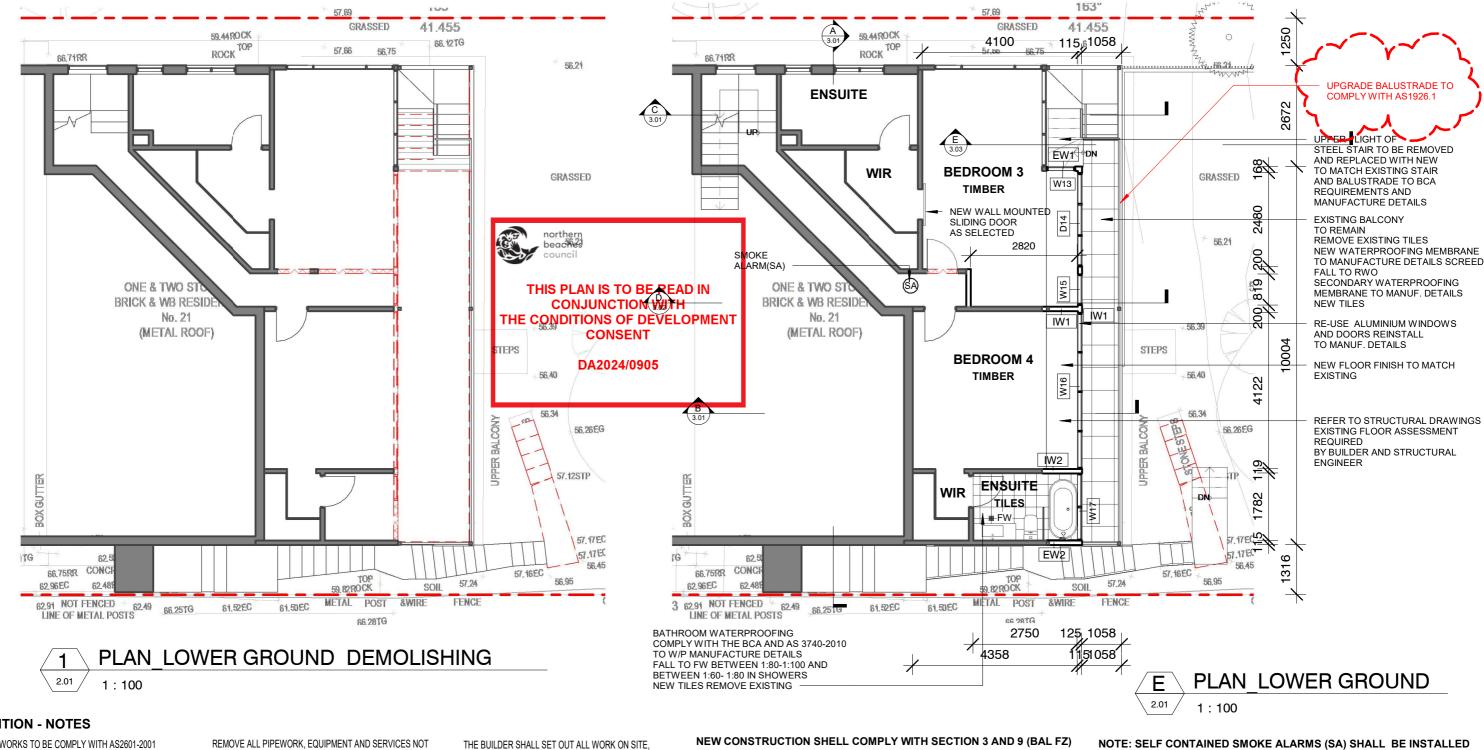


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DRAWING NO: 1.01



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Architects + Project Managers	30 NORTON STREET, LEICHHARDT NSW 2040 EASTERN SUBURBS:	ISSUE A	DA ISSUE	REVISIONS	DATE 29/05/2023	ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW	SCALE	As indicated@A3	2
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ARCHITECTS	NOMINATED ARCHITECT: Alexander Chougam   ARN: 719 ABN: 26160232824					drawing. Architectural drawing Australian Standards, legislation	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.

SPECIFICALLY DOCUMENTED TO BE RETAINED, INCLUDING; METAL DUCTWORK, SPRINKLER PIPEWORK, GUTTERS, DOWNPIPES ELECTRICAL FIXTURES & FITTINGS REDUNDANT PLANT EQUIPMENT, AND REDUNDANT

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

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.

OF AS3959-2018 "CONSTRUCTION OF BUILDINGS IN BUSH FIRE-PRONE AREAS" AND APPLICABLE ADDITIONAL CONSTRUCTION **REQUIREMENTS OF PBP SECTION 7.5** 

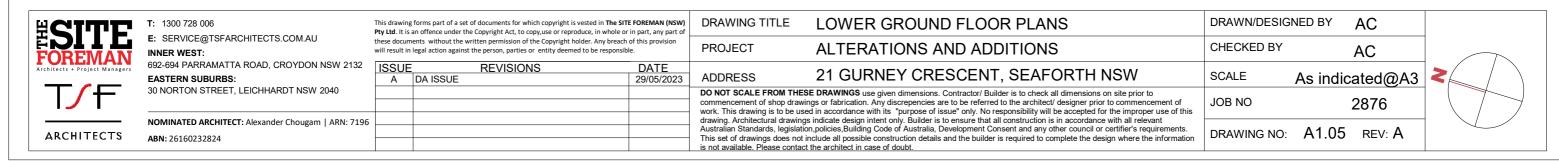
NEW WALLS - CFC NON-COMBUSTIBLE TASTED TO AS1530.8.2 OR FRL 30/30/30 WHEN TESTED FROM THE OUTSIDE

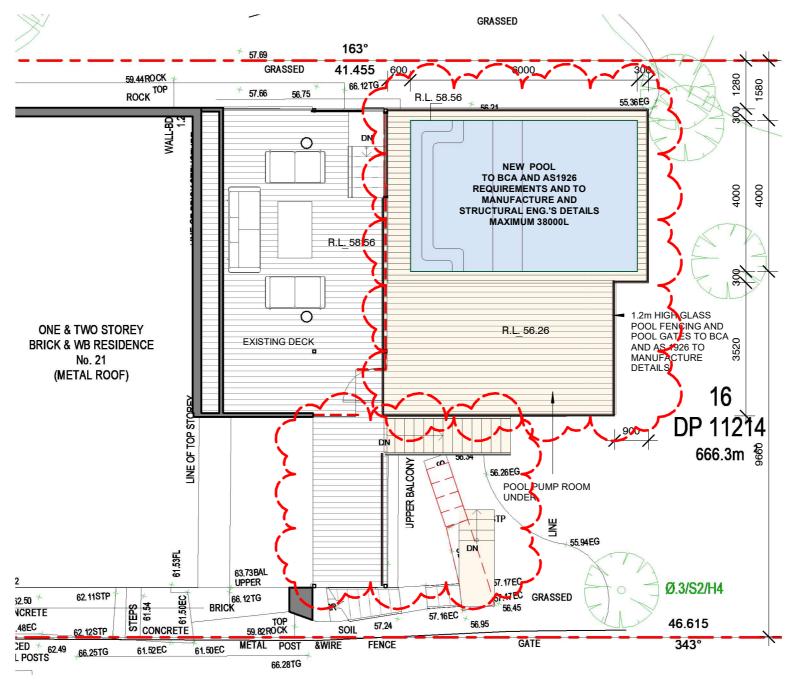
WINDOWS AND DOORS- BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER OR SCREEN ANDSHALL HAVE FRL -/30/- OR CONFORM WITH **AS1530.8.2 WHEN TESTED FROM OUTSIDE** 

GARAGE DOORS SHELL BE NON-COMBUSTIBLE, REFER TO AS3959-2018

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







1 DECK -POOL PLAN

1:100

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



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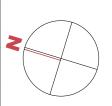
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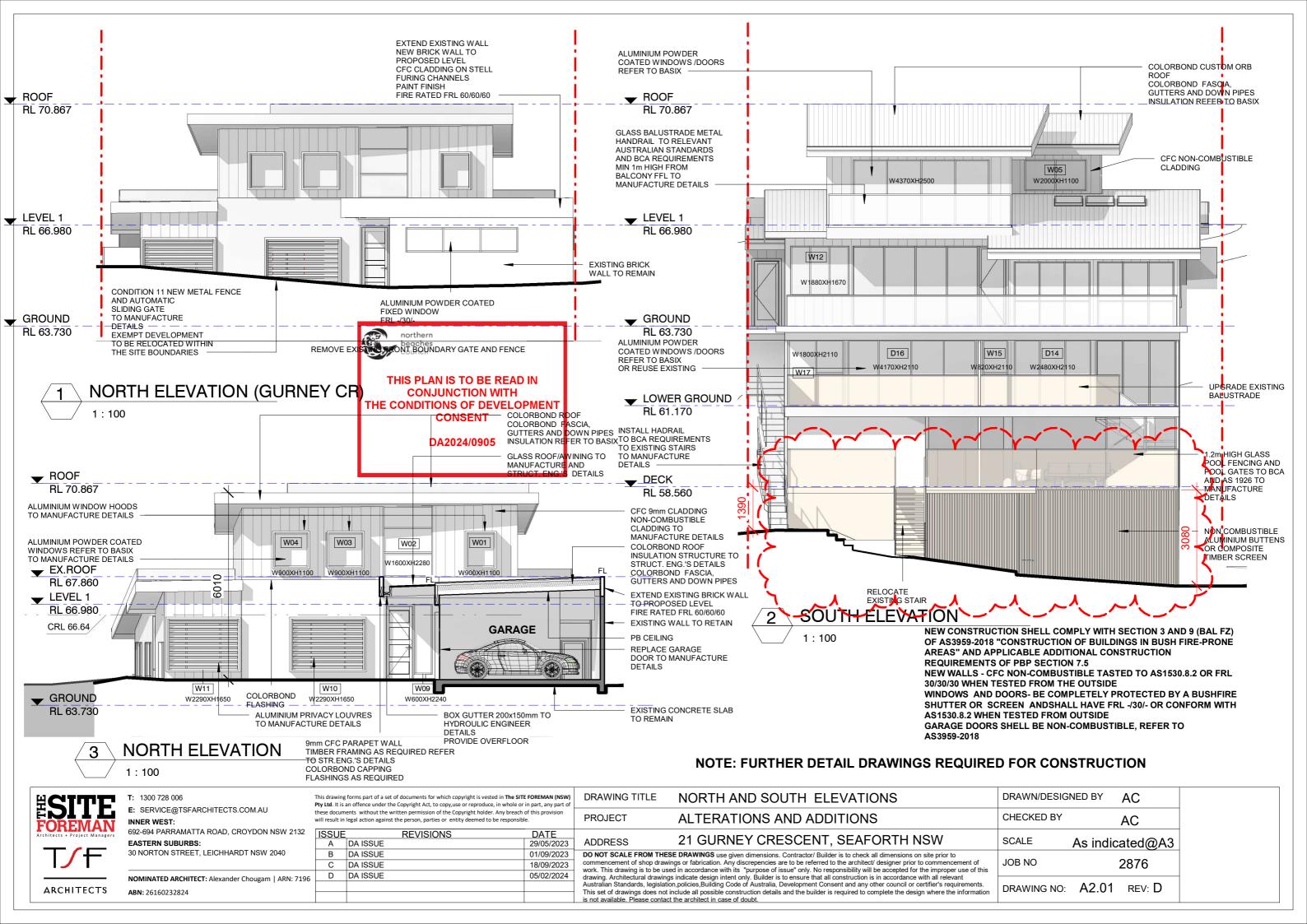
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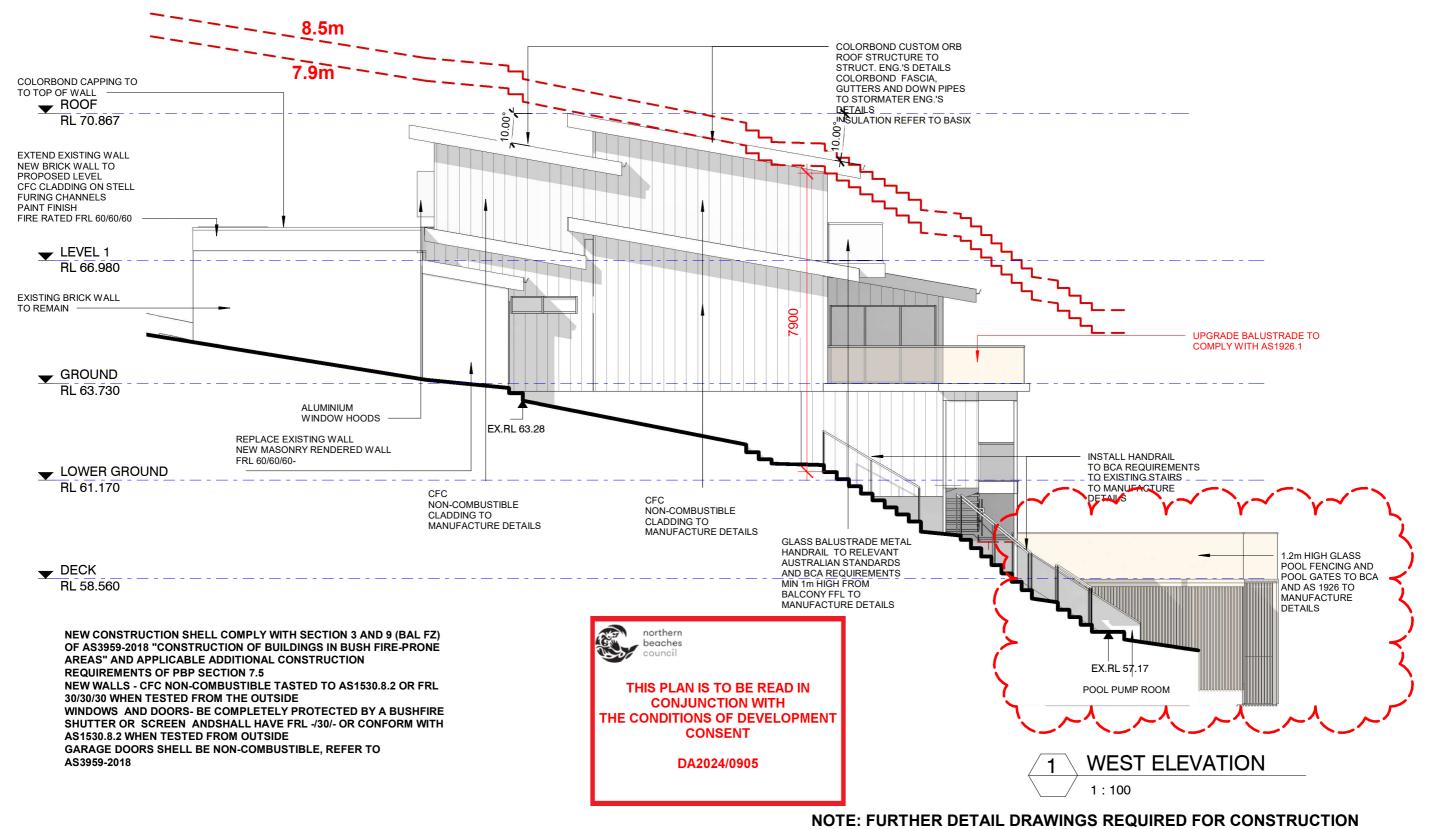
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DRAWING TITLE DECK POOL PLAN DRAWN/DESIGNED BY AC ALTERATIONS AND ADDITIONS **CHECKED BY PROJECT** AC 21 GURNEY CRESCENT, SEAFORTH NSW SCALE **ADDRESS** 1:100@A3 DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepencies are to be referred to the architect/ designer 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 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. JOB NO 2876 DRAWING NO: A1.08 REV: E 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.

CERTIFYING AUTHORITY









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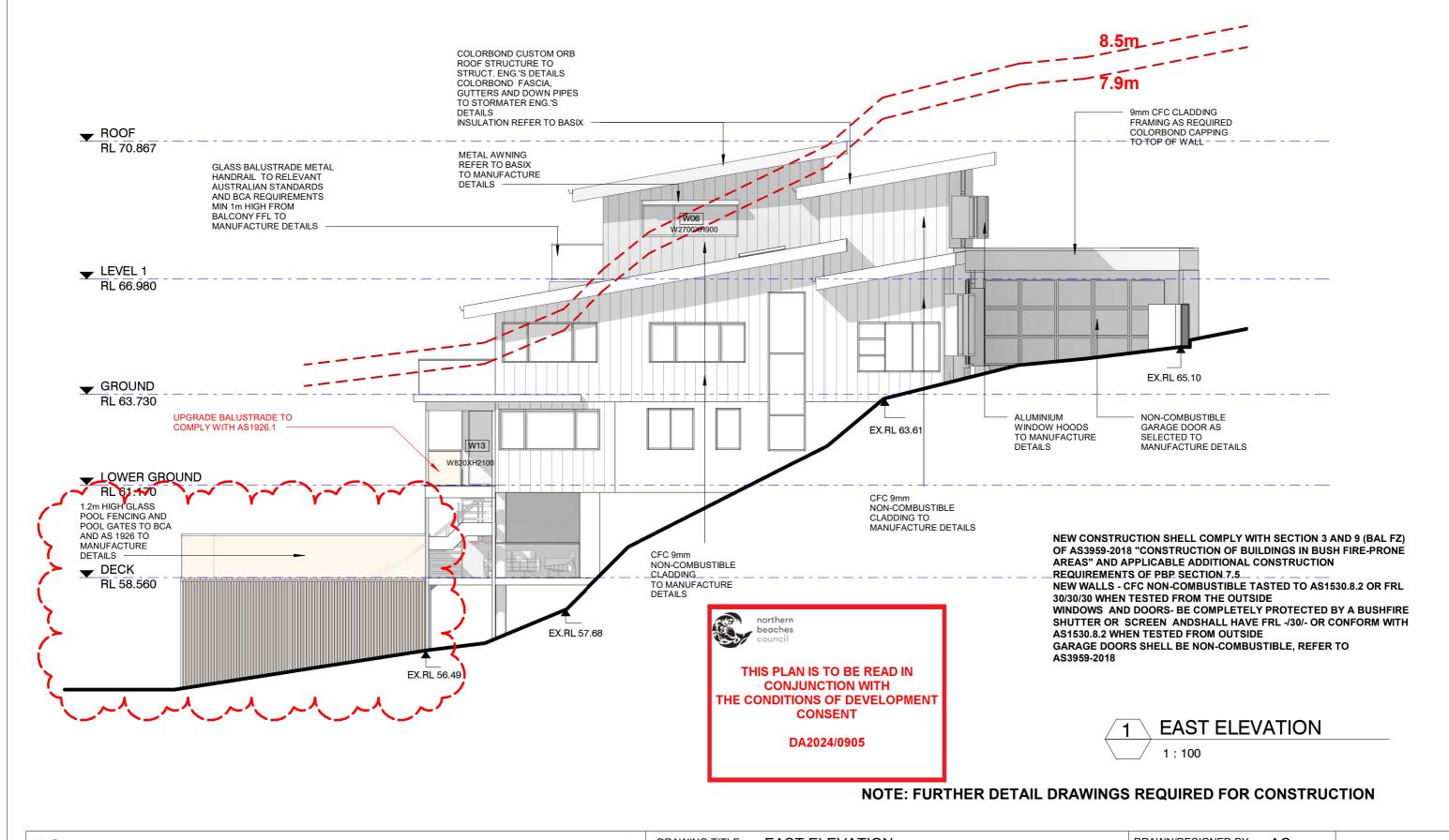
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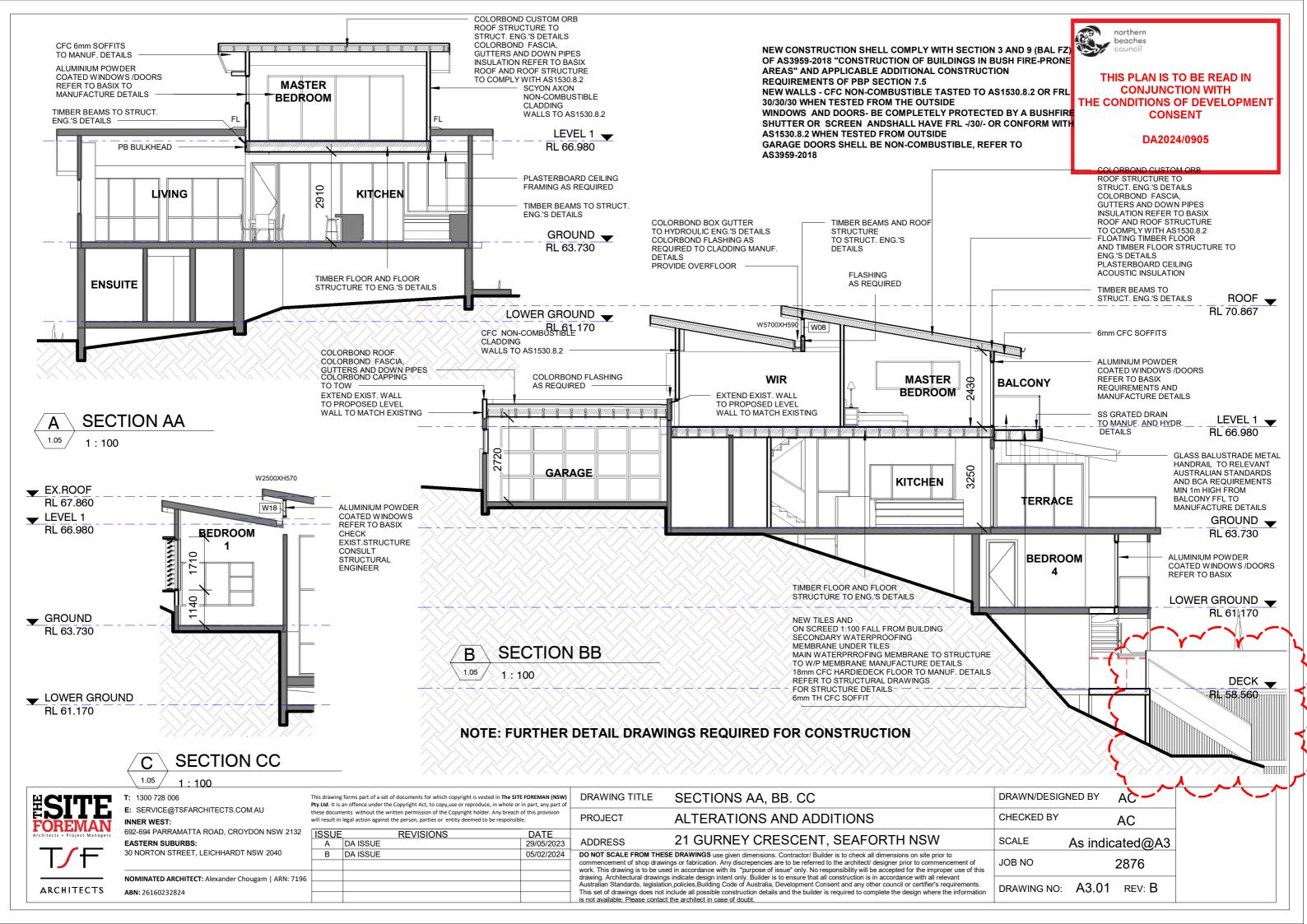
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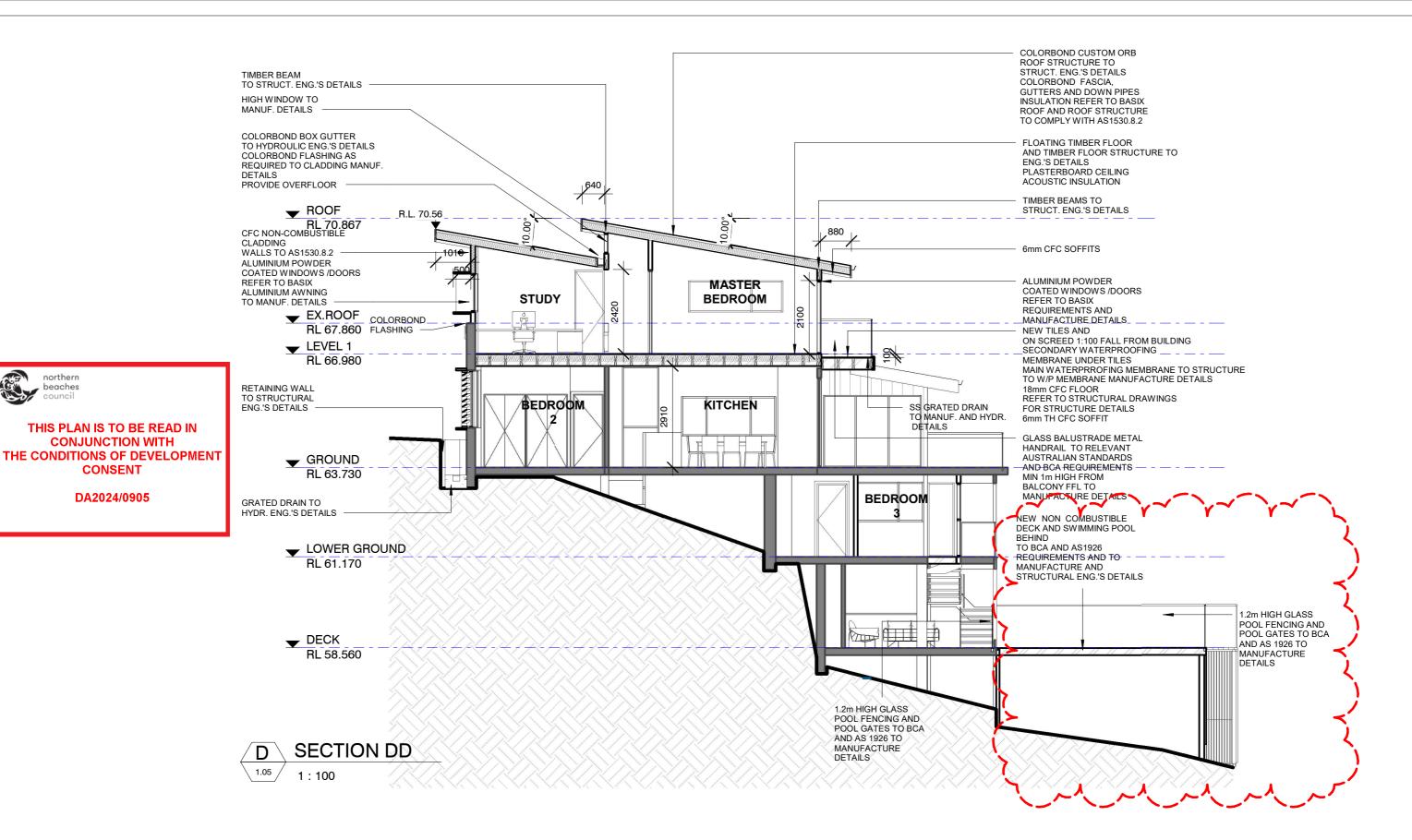
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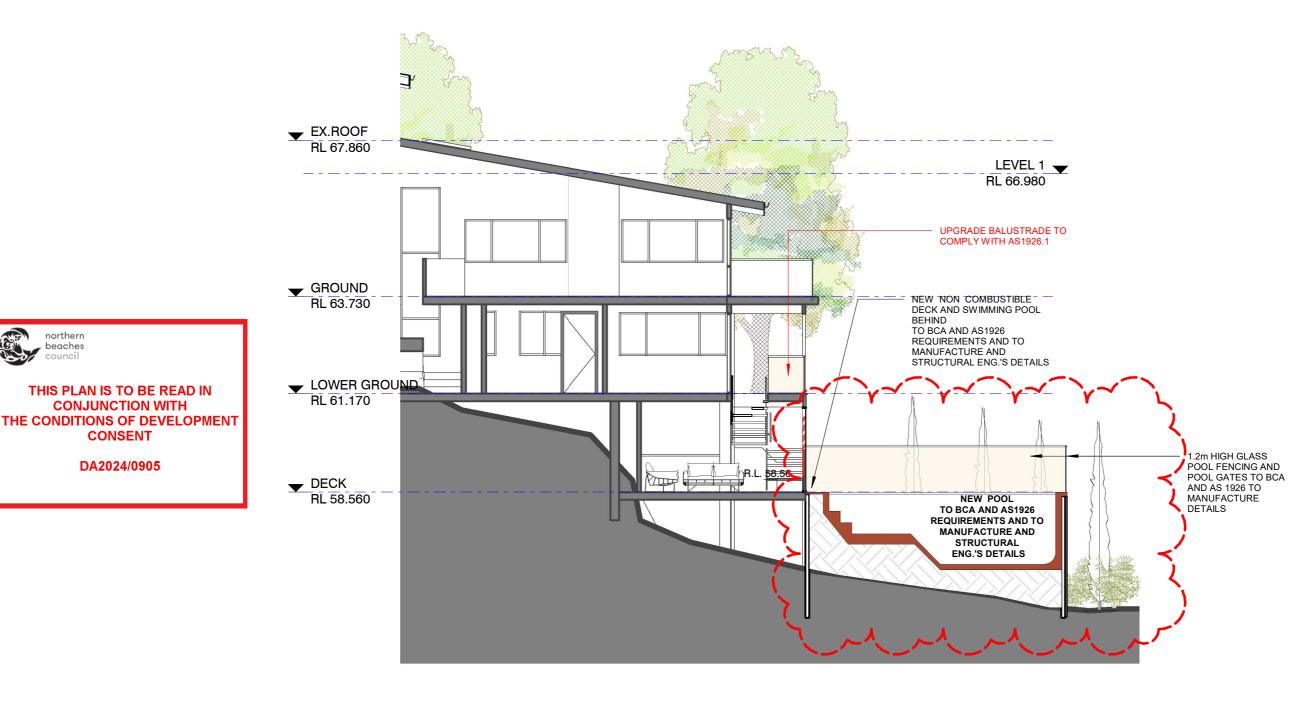
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