

ALTERATIONS AND ADDITIONS

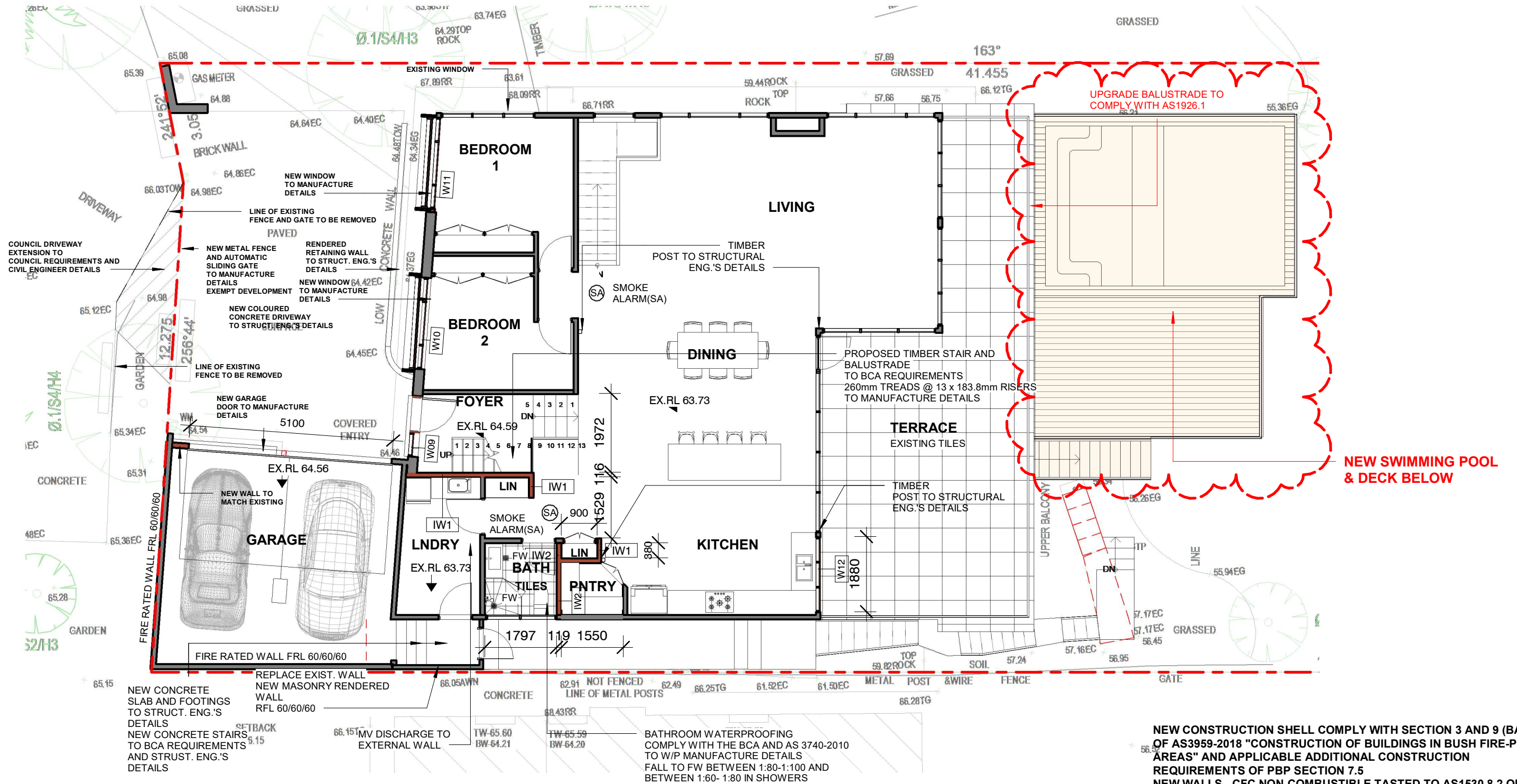
21 GURNEY CRESCENT, SEAFORTH NSW

Project No: 2876

Date: 04/07/2024

Client: JAMES AND FABIOLA WEALLEANS

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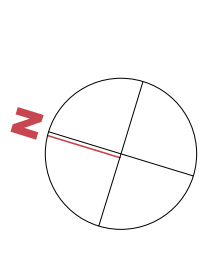
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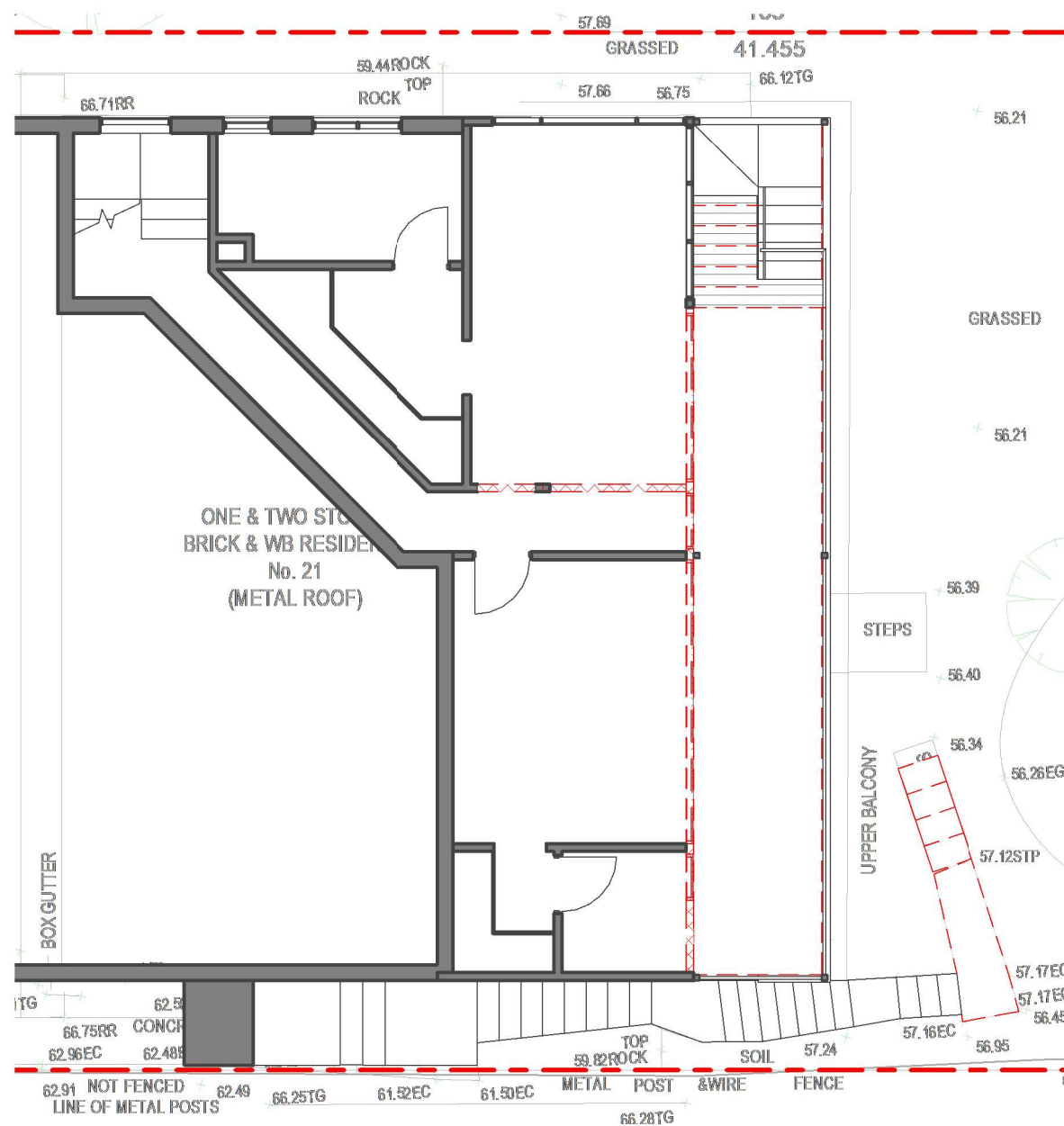
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NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196
ABN: 26160232824

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A	DA ISSUE			29/05/2023

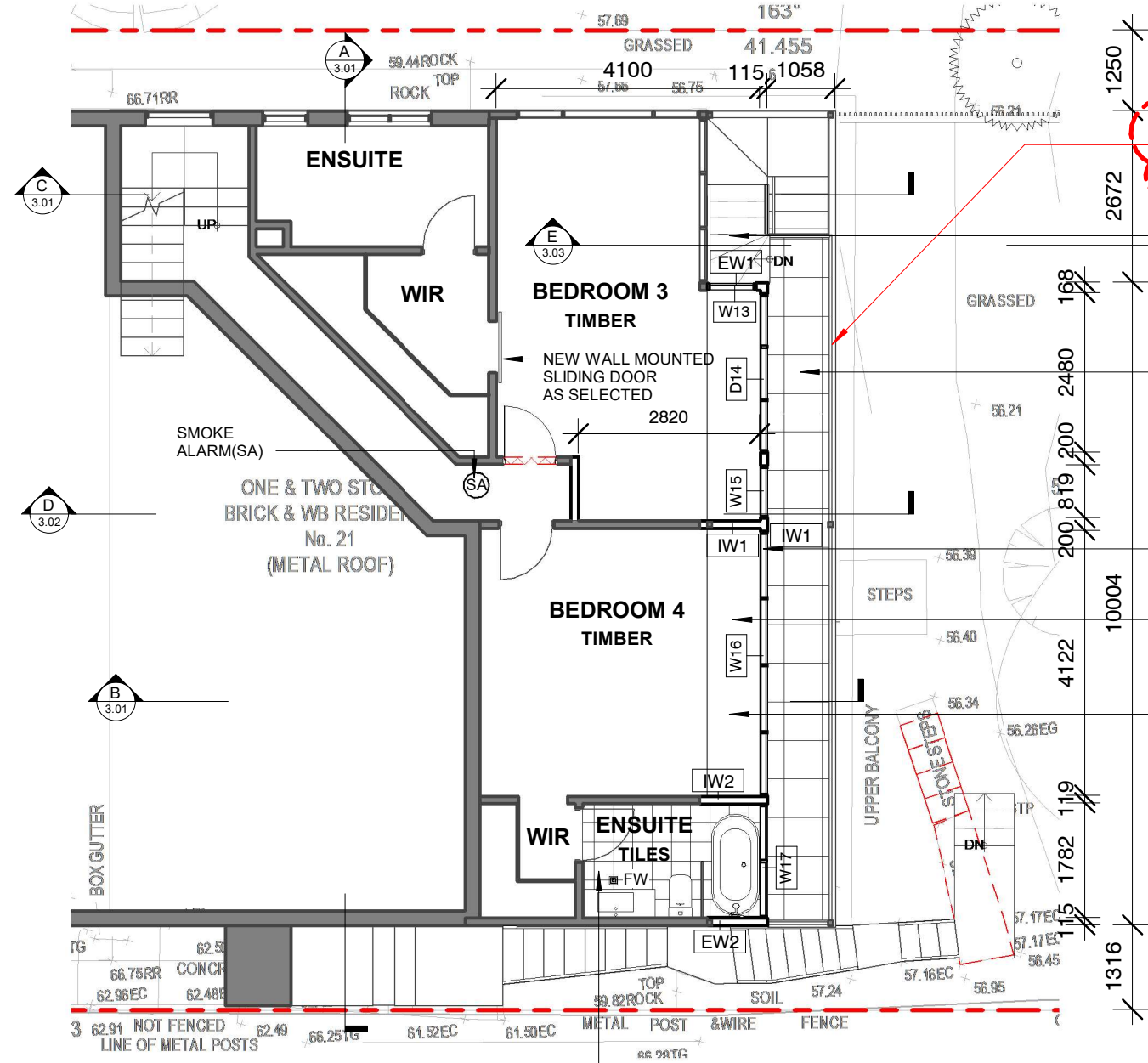
DRAWING TITLE	GROUND FLOOR PLAN
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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JOB NO	2876
DRAWING NO:	1.04
REV:	A





1 PLAN LOWER GROUND DEMOLISHING
2.01 1 : 100



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.

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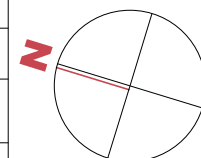
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DRAWING TITLE	LOWER GROUND FLOOR PLANS
PROJECT	ALTERATIONS AND ADDITIONS
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SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	A1.05 REV: A



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

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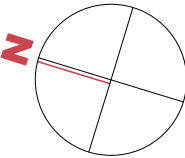
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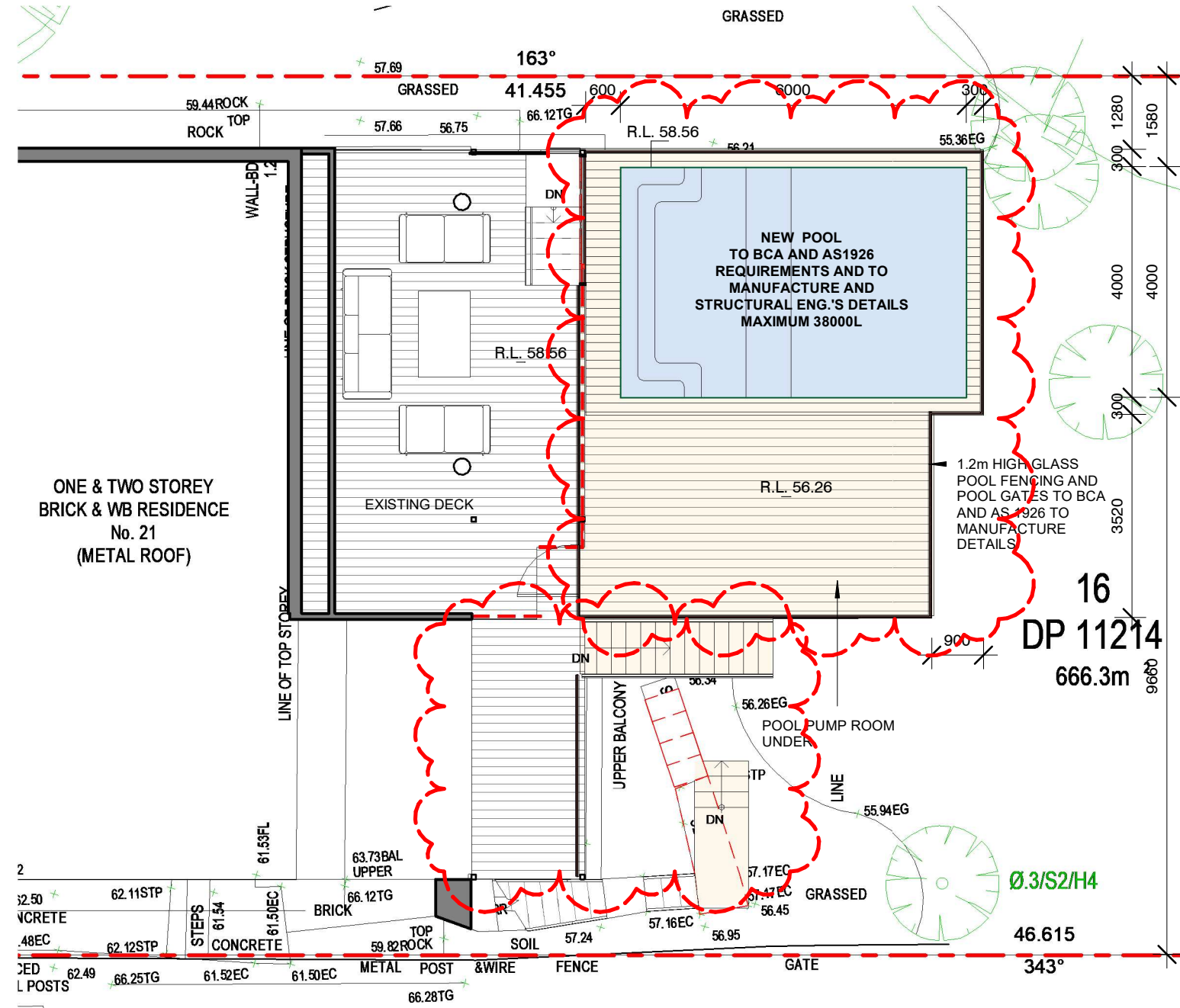
ISSUE		REVISIONS	DATE
A	DA ISSUE		29/05/2023

DRAWING TITLE	LEVEL 1 FLOOR PLAN
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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SCALE	As indicated@A3
JOB NO	2876
DRAWING NO:	A1.06 REV: A



1 PLAN LEVEL 1
2.01 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.

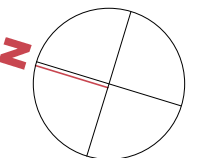
POOL SAFETY FENCING AND GATES MUST BE CONSTRUCTED OF SUITABLE AND SO AS TO PROVIDE NO FOOTHOLDS FOR YOUNG CHILDREN. THE LOWEST POINT OF THE SAFETY FENCING MUST NOT BE MORE THAN 100mm ABOVE GROUND LEVEL.
CONDITION 19-GATES MUST BE FITTED WITH AN AUTOMATIC CLOSING DEVICE THAT WILL SHUT THE GATE AND OPERATE 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/ SHEILDDED 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.

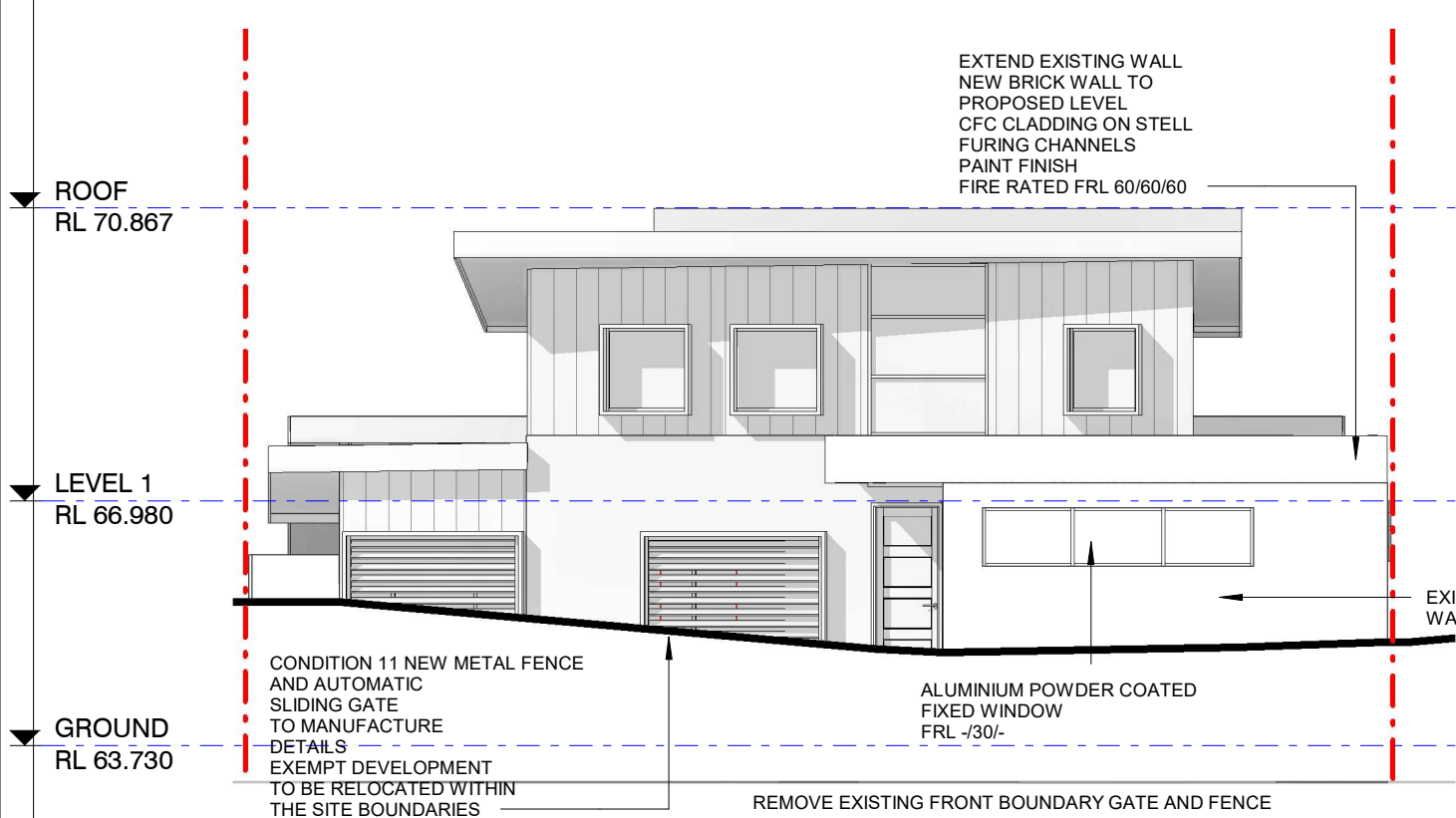
THE POOL FILTER MUST BE DRAINED TO THE SURVER MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF SYDNEY WATER.
THE PUMP/FILTRATION EQUIPMENT MUST BE OPERATED SO AS NOT TO CREATE A NOISE NUISANCE.
A WARNING NOTICE MUST BE DISPLAYED AND MAINTAINED AT ALL TIMES IN A PROMINENT POSITION NEAR THE POOL IN ACCORDANCE 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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A	DA ISSUE	29/05/2023
B	DA ISSUE	01/09/2023
C	DA ISSUE	18/09/2023
D	DA ISSUE	05/02/2024
E	DA ISSUE	04/07/2024

DRAWING TITLE	DECK_POOL PLAN
PROJECT	ALTERATIONS AND ADDITIONS
ADDRESS	21 GURNEY CRESCENT, SEAFORTH NSW
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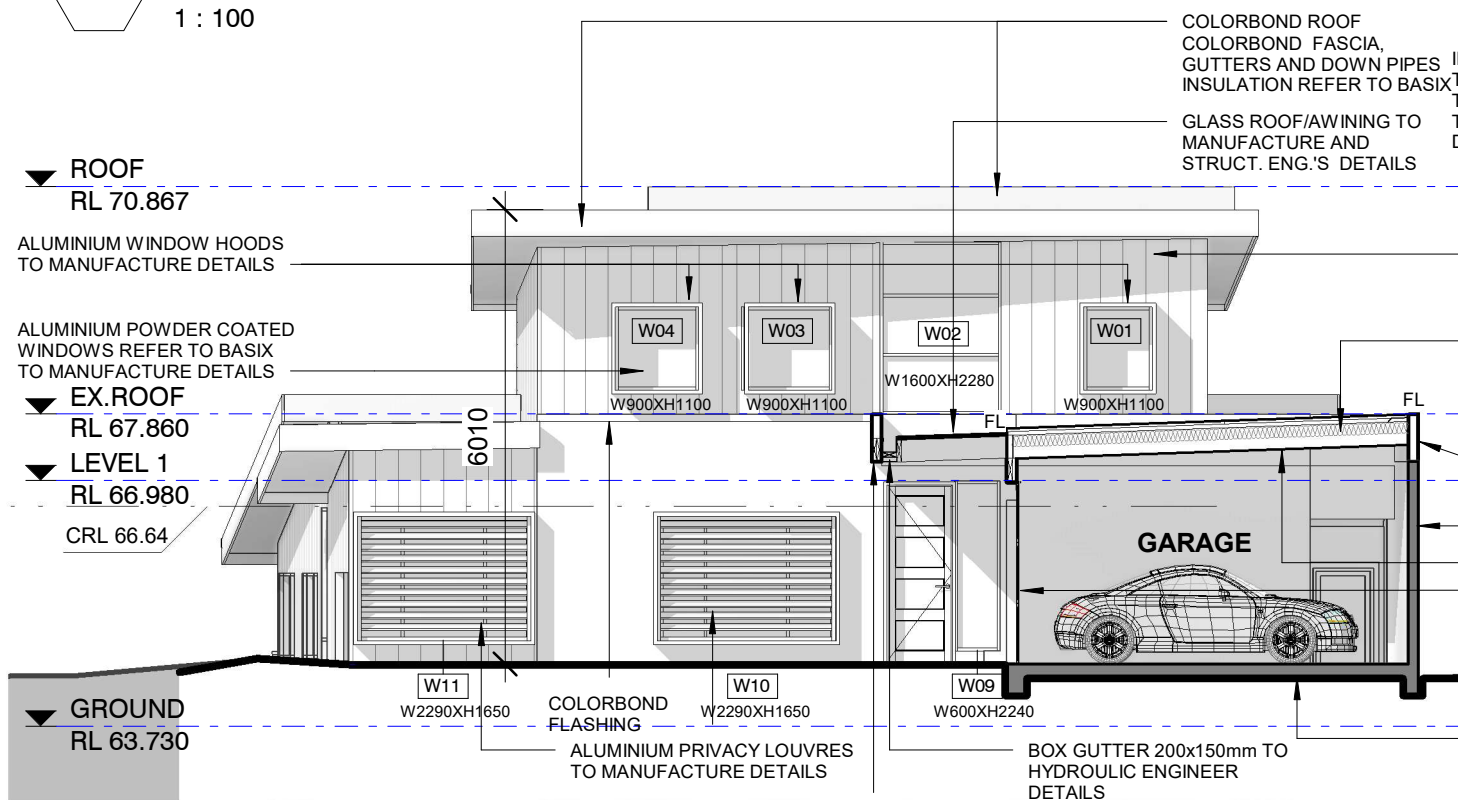
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DRAWING NO:	A1.08 REV: E





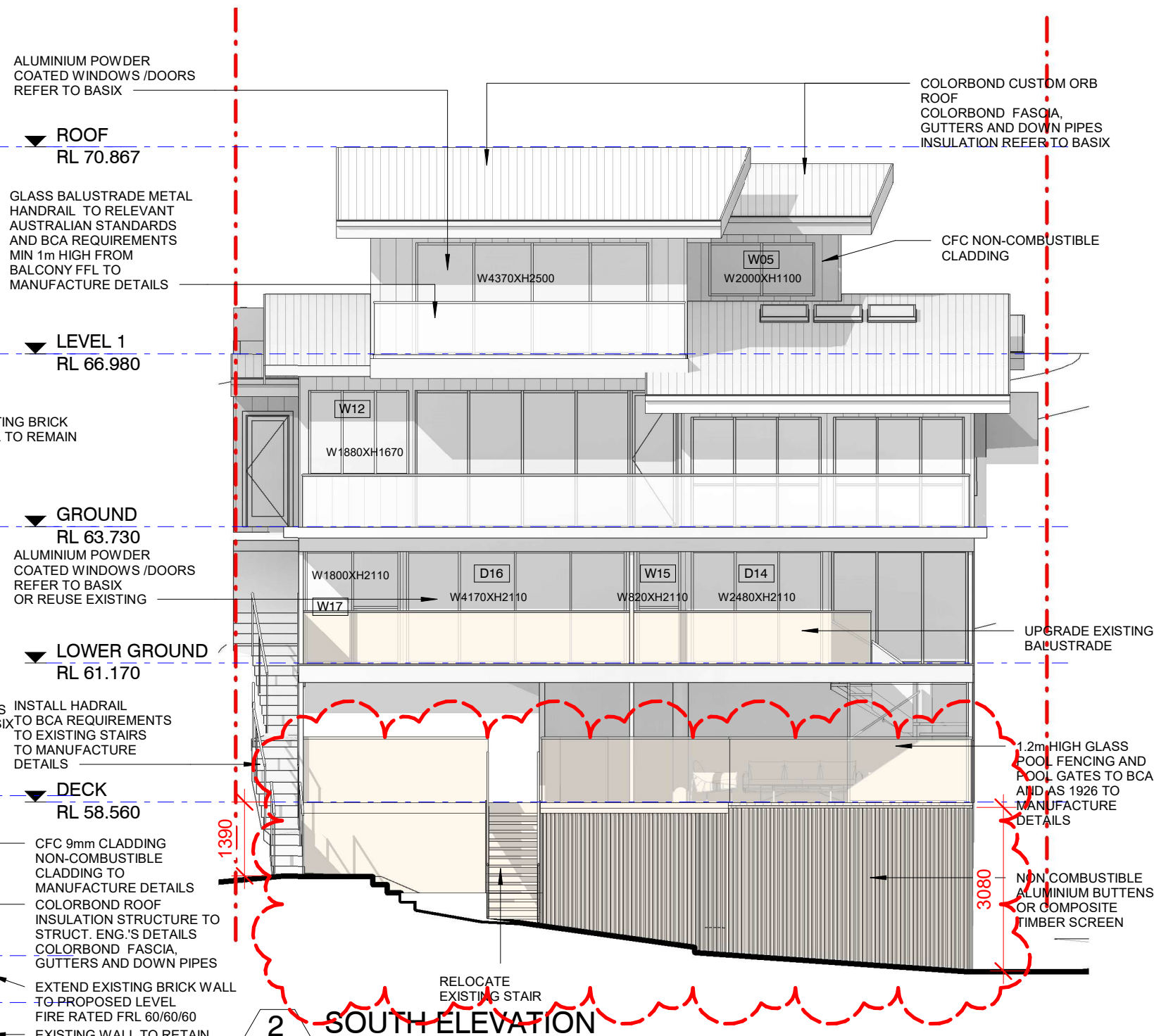
1 NORTH ELEVATION (GURNEY CR)

1 : 100



3 NORTH ELEVATION

1 : 100



2 SOUTH ELEVATION

1 : 100

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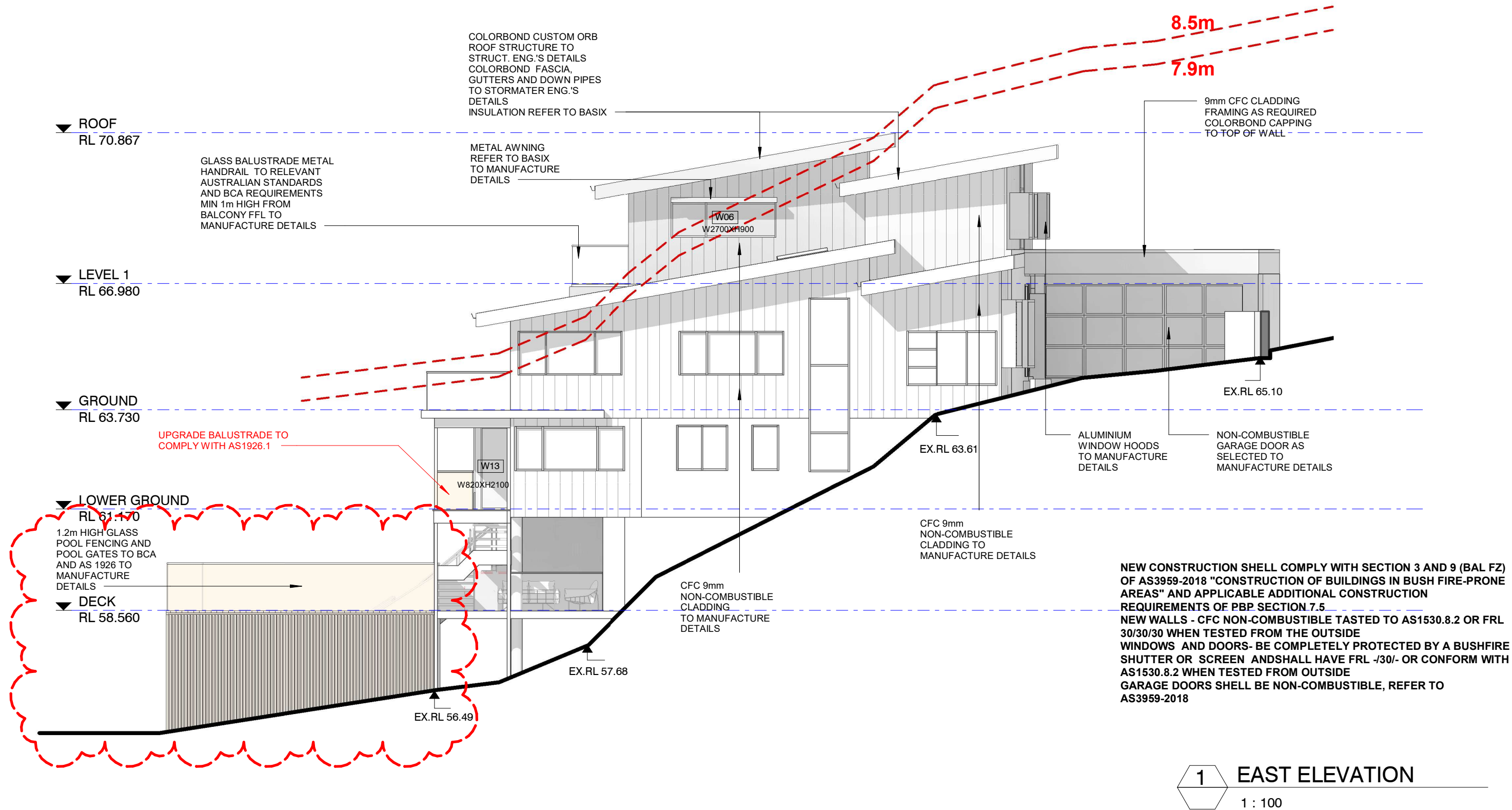
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DRAWING TITLE	NORTH AND SOUTH ELEVATIONS	DRAWN/DESIGNED BY	AC
PROJECT	ALTERATIONS AND ADDITIONS	CHECKED BY	AC
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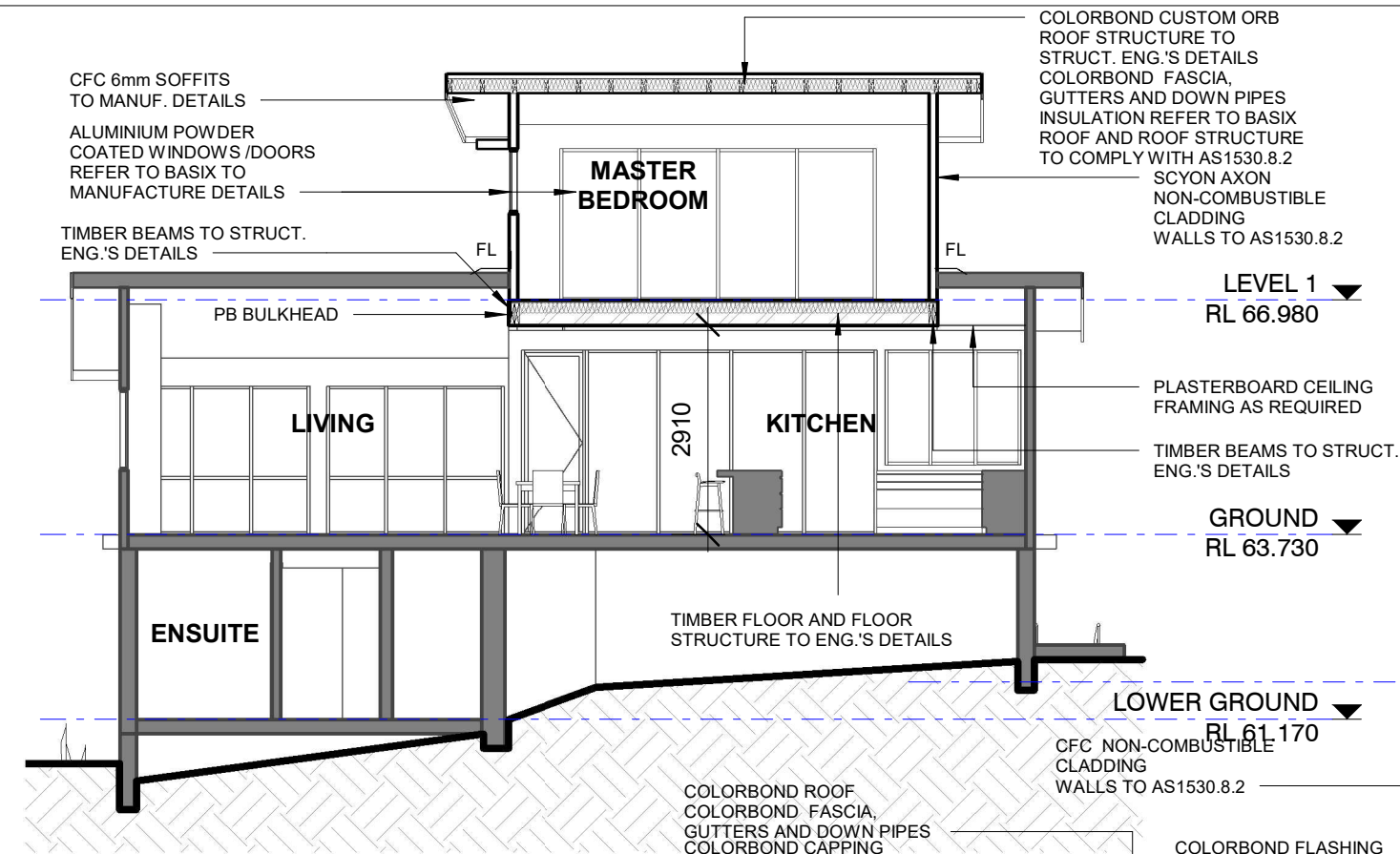
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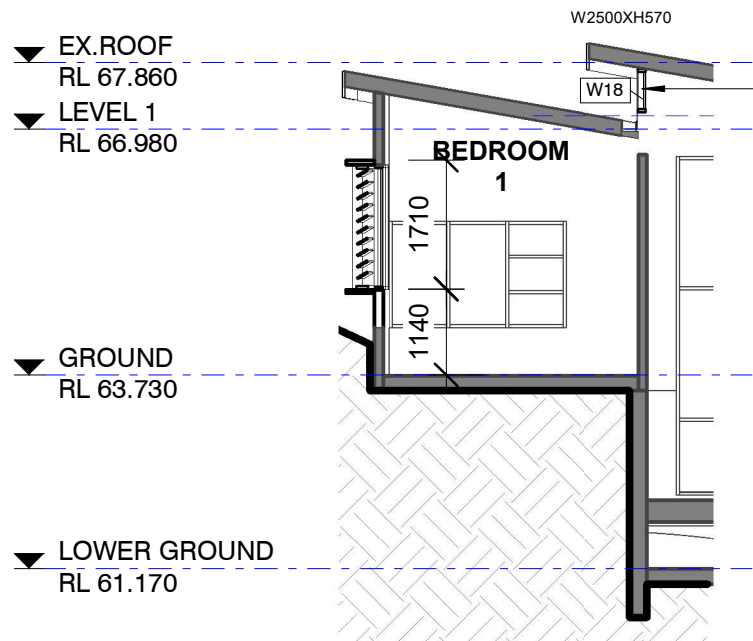
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D	DA ISSUE	05/02/2024

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
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	DRAWING NO:	A2.03	REV: D



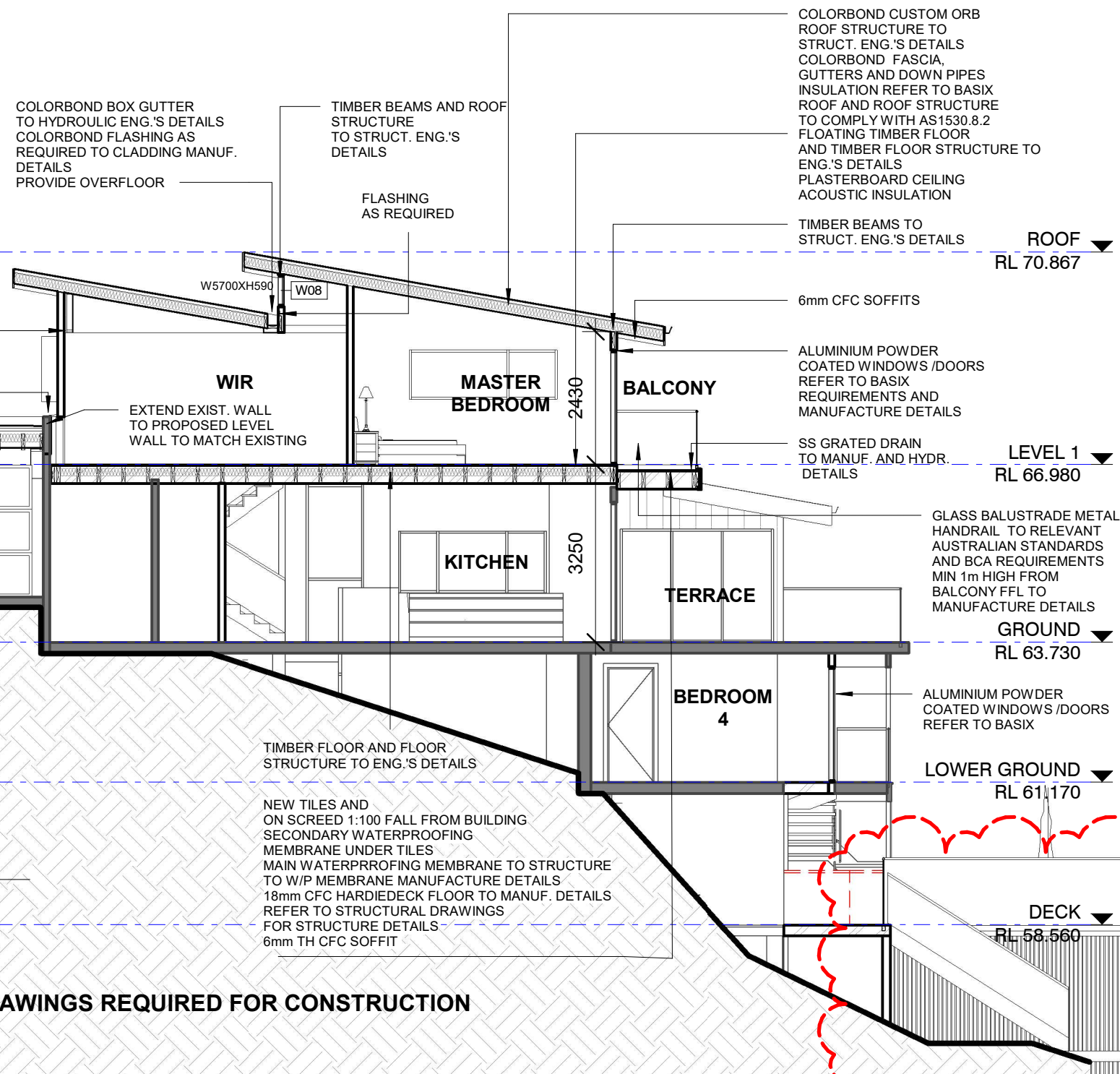
A SECTION AA
1.05 1 : 100



B SECTION BB
1.05 1 : 100

C SECTION CC
1.05 1 : 100

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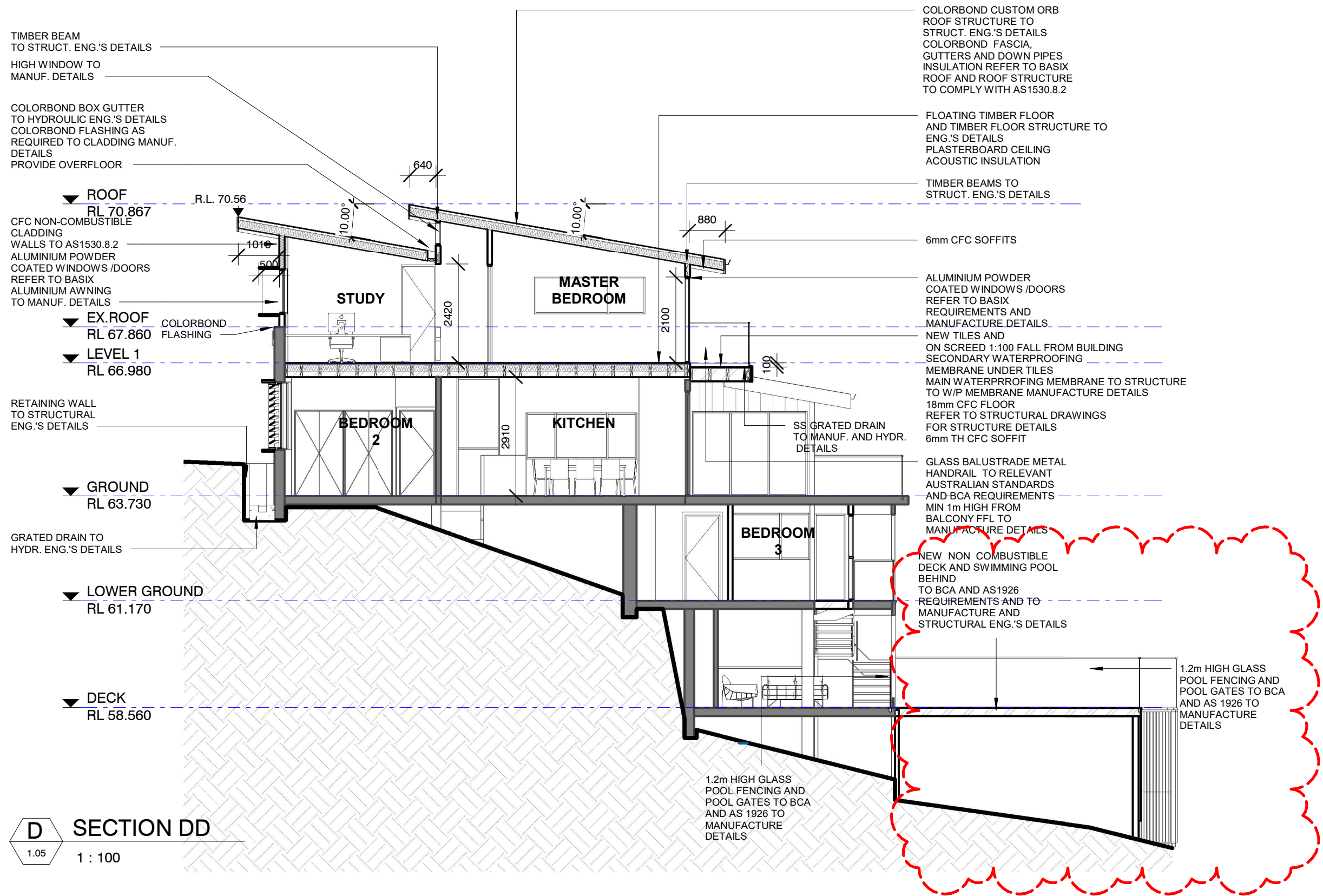
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DRAWING TITLE	SECTIONS AA, BB, CC
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DRAWING NO:	A3.01 REV: B



D SECTION DD
1 : 100

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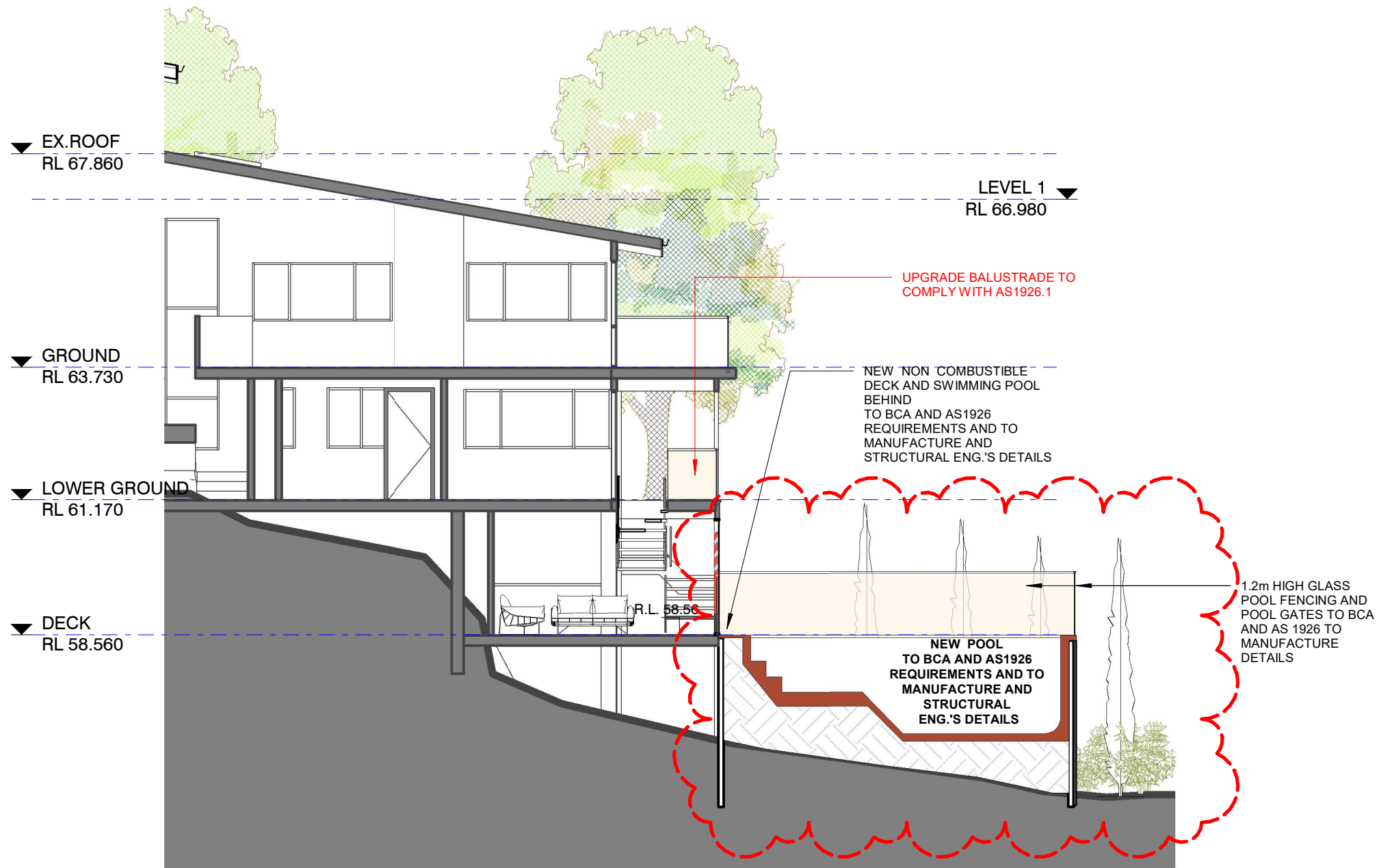
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NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196
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ISSUE	REVISIONS	DATE
A	DA ISSUE	29/05/2023
B	DA ISSUE	01/09/2023
C	DA ISSUE	18/09/2023
D	DA ISSUE	05/02/2024

DRAWING TITLE	SECTION DD	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:	A3.02 REV: D



E SECTION E
1 : 100

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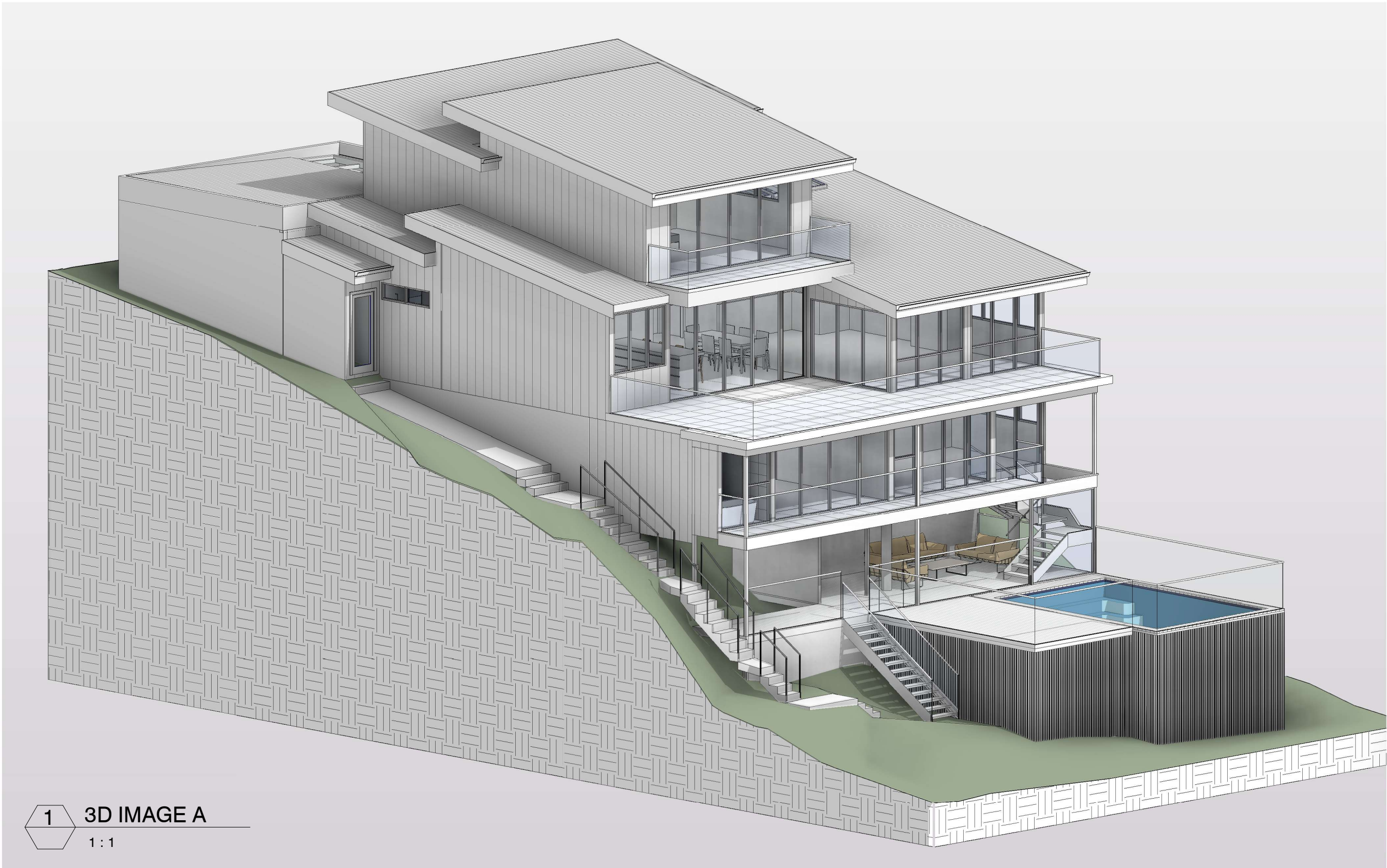
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ISSUE		REVISIONS	DATE
A	DA ISSUE		05/02/2024

DRAWING TITLE	SECTION E
PROJECT	ALTERATIONS AND ADDITIONS
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JOB NO	2876
DRAWING NO:	A3.03 REV: A



1 3D IMAGE A
1 : 1

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
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CHECKED BY	AC
SCALE	1 : 1@A3
JOB NO	2876
DRAWING NO:	A6.01 REV: D