

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

DIMENSIONS ARE TO FRAME SIZE ONLY
UNLESS NOTED OTHERWISE

STAIRS - GF - FF
FLOOR TO FLOOR = 3240 mm
No. OF RISERS = 18
RISER HEIGHT = 180 mm
TREAD DEPTH = 250 mm

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT
AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS
TO COMPLY WITH 3.9.1 AND 3.9.2 OF THE NCC/BCA.

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING
BETWEEN 150mm TO 760mm WHERE FLOOR TO
FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE
ALARM IN ACCORDANCE WITH AS3786 AND NCC/BCA
Clause 3.7.2.2



Lot 2352
DP 1256637

610.5m²

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	12/02/2021
B	CHANGES AS PER EMAIL 18/02/2021	03/03/2021
C	CHANGES AS PER EMAIL 08/04/2021	12/04/2021
D	HOUSE REDESIGNED	30/06/2021
E	DA SET ISSUED. HOUSE RESITED; MODIFIED WINDOW & GARAGE DOOR SIZES; DELETED RETAINING WALLS; DELETED TIMBER FRIEZE; MOVED BED 5 ENSUITE; RESWING LAUNDRY DOOR; DELETED ROBE TO RUMPUS; RELOCATED FIREPLACE.	19/07/2021
F	CHANGES AS PER EMAILS 27/07/2021 & 30/07/2021. BASIX INFORMATION ADDED	03/08/2021
G	CHANGES AS PER EMAIL 2021-08-17	20/08/2021
H	REPOSITIONED HOUSE ON SITE; LOWERED HOUSE AND ROOF.	01/02/2022
J	ADD VERGOLA; CHANGES TO DOOR SIZES, STAIRS, WIP AND ROOM SIZES.	23/02/2022

DOOR SCHEDULE

Code	Width	Height
D01	920	2400
D02	820	2400
D03	4626	2400

Grand total: 3

WINDOW SCHEDULE

Code	Width	Height	Head Ht
W01	1210	1460	2400
W02	1810	800	2400
W03	2410	1370	2400
W04	610	1370	2400
W05	850	2060	2400
W06	850	2060	2400
W07	2650	2060	2400
W08	850	1800	2400
W09	850	1800	2400
W10	2410	1460	2100
W11	1210	1460	2100
W12	2410	1460	2100
W13	1570	800	2100
W14	2170	1200	2100
W15	2170	1200	2100
W16	1210	860	2100
W17	2170	1200	2100
W18	2170	600	2100
W19	1210	600	2100
W20	610	1460	2100
W21	610	1460	2100
W22	2410	1460	2100
W23	1810	1460	2100
W24	850	2260	2100

Grand total: 24

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

DA2021/1812

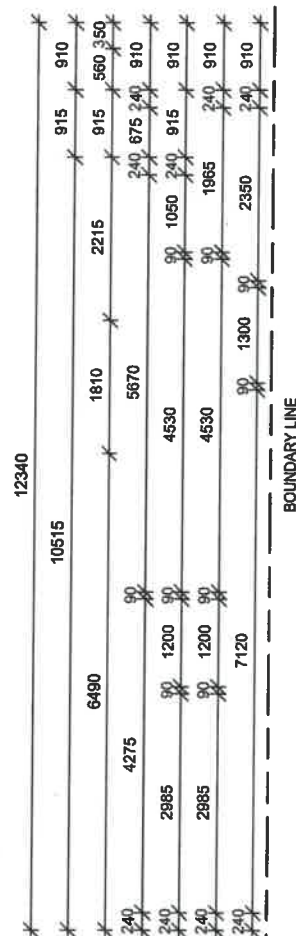


northern
beaches
council

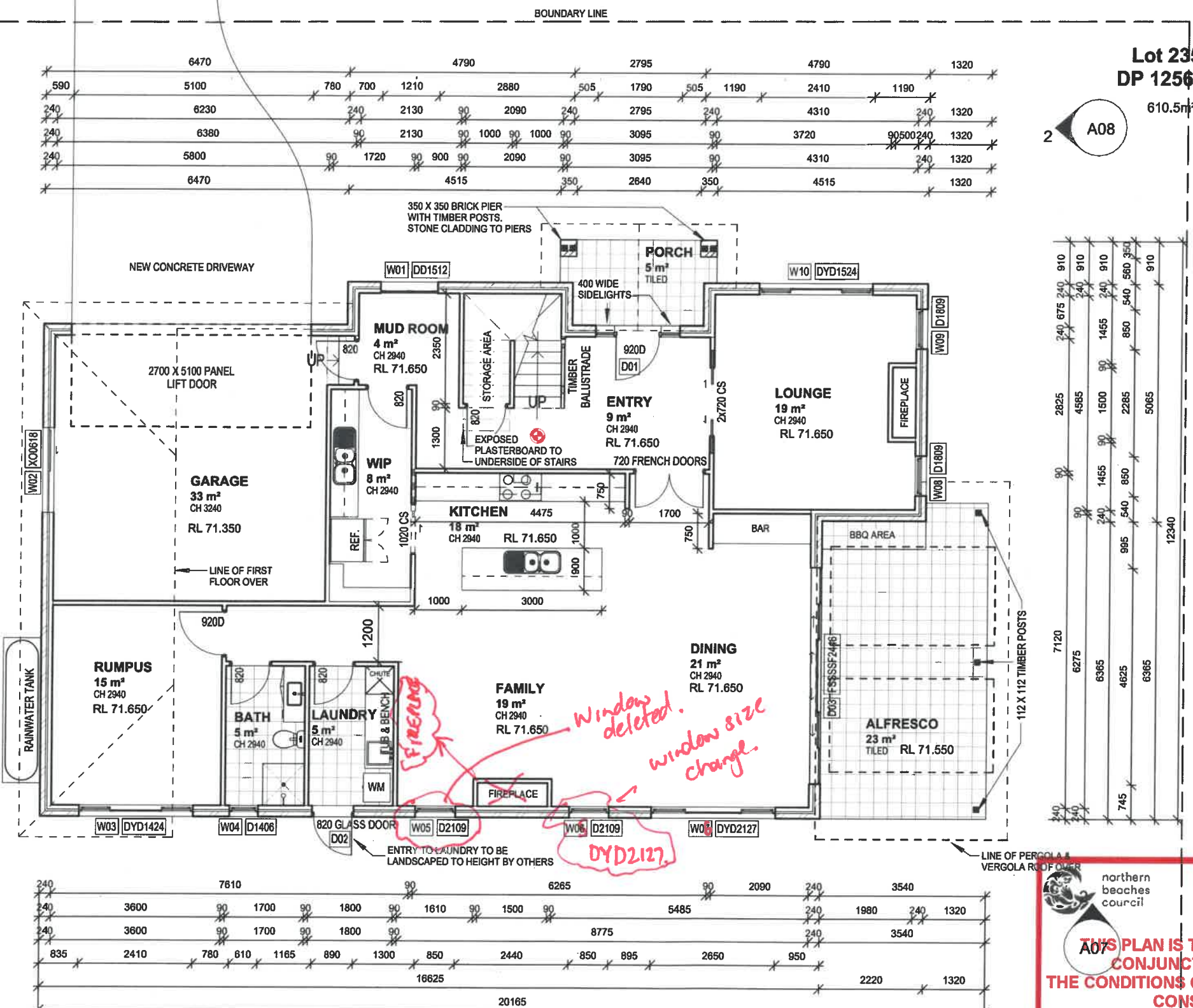
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DA2021/1812



1 GROUND FLOOR
1:100



0 1m 2m 3m 4m 5m 10m

SCALE BAR 1:100

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G.J. Gardner. HOMES
Builders Details

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DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

GELSON

DRAWING TITLE:
GROUND FLOOR PLAN
SCALE: 1:100

PROJECT:

**4 MUNOORA STREET
SEAFORTH NSW 2092**

SHEET SIZE: SHEET No: REVISION:

A3 A05 J

DATE: **23/02/2022**

JOB NO: 230305

STAGE: DA

DRAWN: DJH

GJGN140

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

WALL & ROOF CLADDING

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 Vol 2 Pt 3.5 OF THE BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.
IMPORTANT NOTE:
ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

FIBRE CEMENT AND
BATTENS TO GABLES

RL 79.491 ROOF PEAK

RL 77.440 UF CEILING

RL 74.890 UF

RL 74.590 GF CEILING

RL 71.650 GF

RL 71.350 GARAGE

1 FRONT ELEVATION
1 : 100

RL 79.491 ROOF PEAK

RL 77.440 UF CEILING

RL 74.890 UF

RL 74.590 GF CEILING

RL 71.650 GF

RL 71.350 GARAGE

2 REAR ELEVATION
1 : 100

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CONSENT

DA2021/1812

CONCRETE ROOF TILES
AS SELECTED

COLORBOND EAVES GUTTER &
FASCIA PANEL AS SELECTED

W03
DYD1424

W04
D1406

D02

W05
D2109

W06
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W07
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H	REPOSITIONED HOUSE ON SITE; LOWERED HOUSE AND ROOF.	01/02/2022
J	ADD VERGOLA; CHANGES TO DOOR SIZES, STAIRS, WIP AND ROOM SIZES.	23/02/2022

RL 79.491 ROOF PEAK

RL 77.440 UF CEILING

RL 74.890 UF

RL 74.590 GF CEILING

RL 71.650 GF

RL 71.350 GARAGE

1 SIDE ELEVATION 1
1 : 100

DOOR SCHEDULE

Code	Width	Height
D01	920	2400
D02	820	2400
D03	4626	2400

Grand total: 3

WINDOW SCHEDULE

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Grand total: 24

RL 79.491 ROOF PEAK

RL 77.440 UF CEILING

RL 74.890 UF

RL 74.590 GF CEILING

RL 71.650 GF

RL 71.350 GARAGE

2 SIDE ELEVATION 2
1 : 100

VERGOLAS TO COLORBOND ROOF

COLORBOND EAVES GUTTER & FASCIA PANEL AS SELECTED

NATURAL GROUND LEVEL

RL 71.550

SCALE BAR 1:100

0 1m 2m 3m 4m 5m 10m

door style change.

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2



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DA2021/1812

G.J. Gardner. HOMES
Builders Details

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TO G.J. GARDNER HOMES

DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

GELSON

DRAWING TITLE:
ELEVATIONS

SCALE: 1 : 100

PROJECT:

4 MUNOORA STREET
SEAFORTH NSW 2092

SHEET SIZE: SHEET No: REVISION:

A3 A08 J

DATE: 23/02/2022

JOB NO: 230305

STAGE: DA

DRAWN: DJH

GJGN140

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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BUILDER SIGNED: DATE: