





- existing walls
- existing walls for demolition
- proposed brick veneer walls
- proposed min 1hr fire rated walls
- proposed timber framed walls
- proposed masonry block walls
- proposed roof line
- existing roof line
- beam over to engineer's detail
- smoke alarms to be hardwired and interconnected in accordance with BCA regulations Part 3.7.2.3 and to AS3786-2014
- mechanical ventilation to AS1668.2 and NCC requirements
- strip drains and floor wastes to all wet areas AS3740 and NCC :
- waterproofing by specialist



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<i>by</i>	<i>date</i>	<i>revision</i>

Date	16/12/20
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Scale	1:100 @ A3
Drawing No.	
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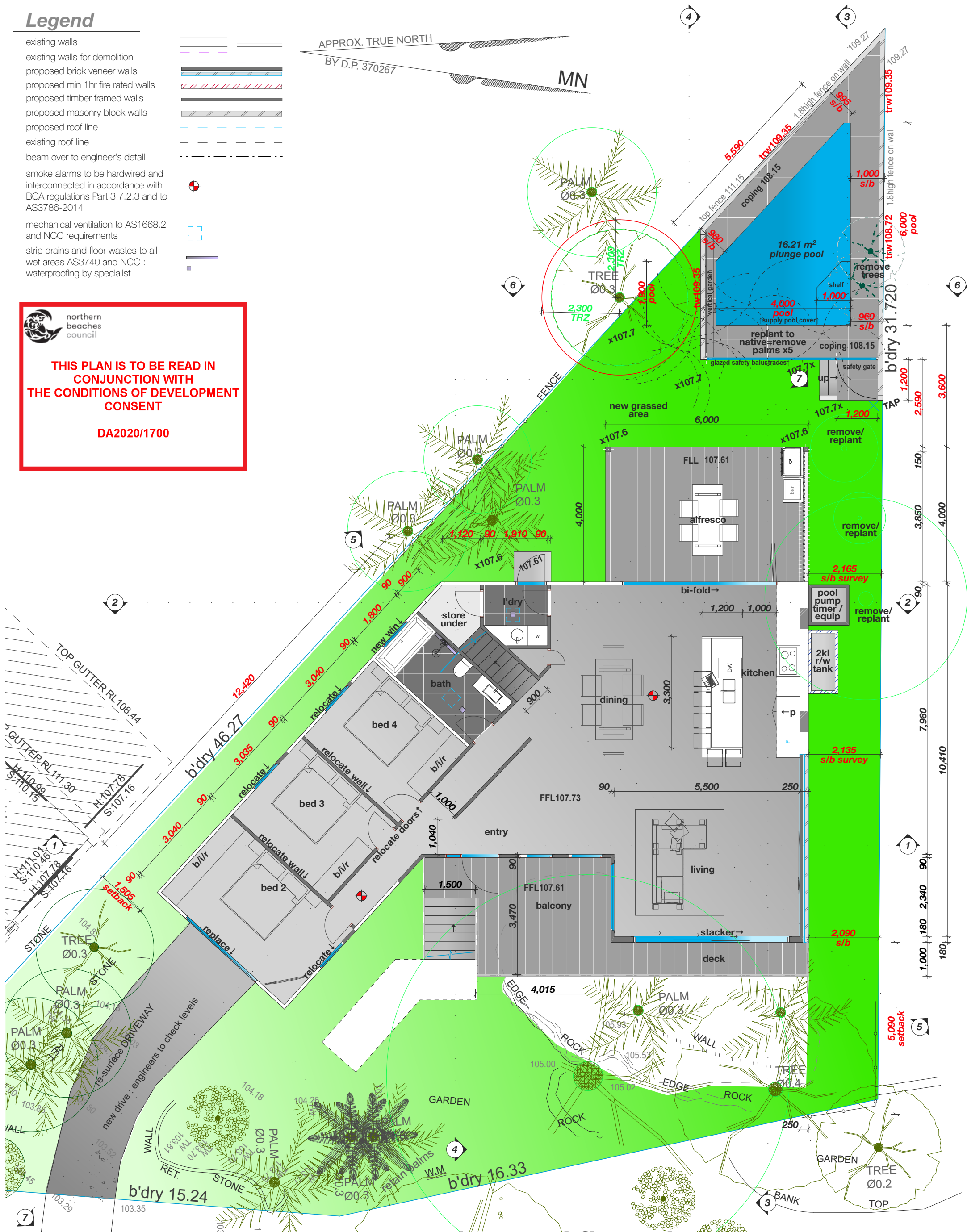


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- existing walls for demolition
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**THIS PLAN IS TO BE READ IN  
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THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2020/1700**



***proposed ground floor plan***



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Studio Director - Daniel Sutton  
Contact: 0416 110 281

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<i>by</i>	<i>date</i>	<i>revision</i>

**DA Issue**

**12 Waterview Street,  
Seaforth NSW 2092**

---

**Lot 3, DP 370267  
for Guy and Sally Freebody**

Date	16/12/20
Drawn	DS
Checked	
Scale	1:100 @ A3
Drawing No.	
#250-	6

Legend

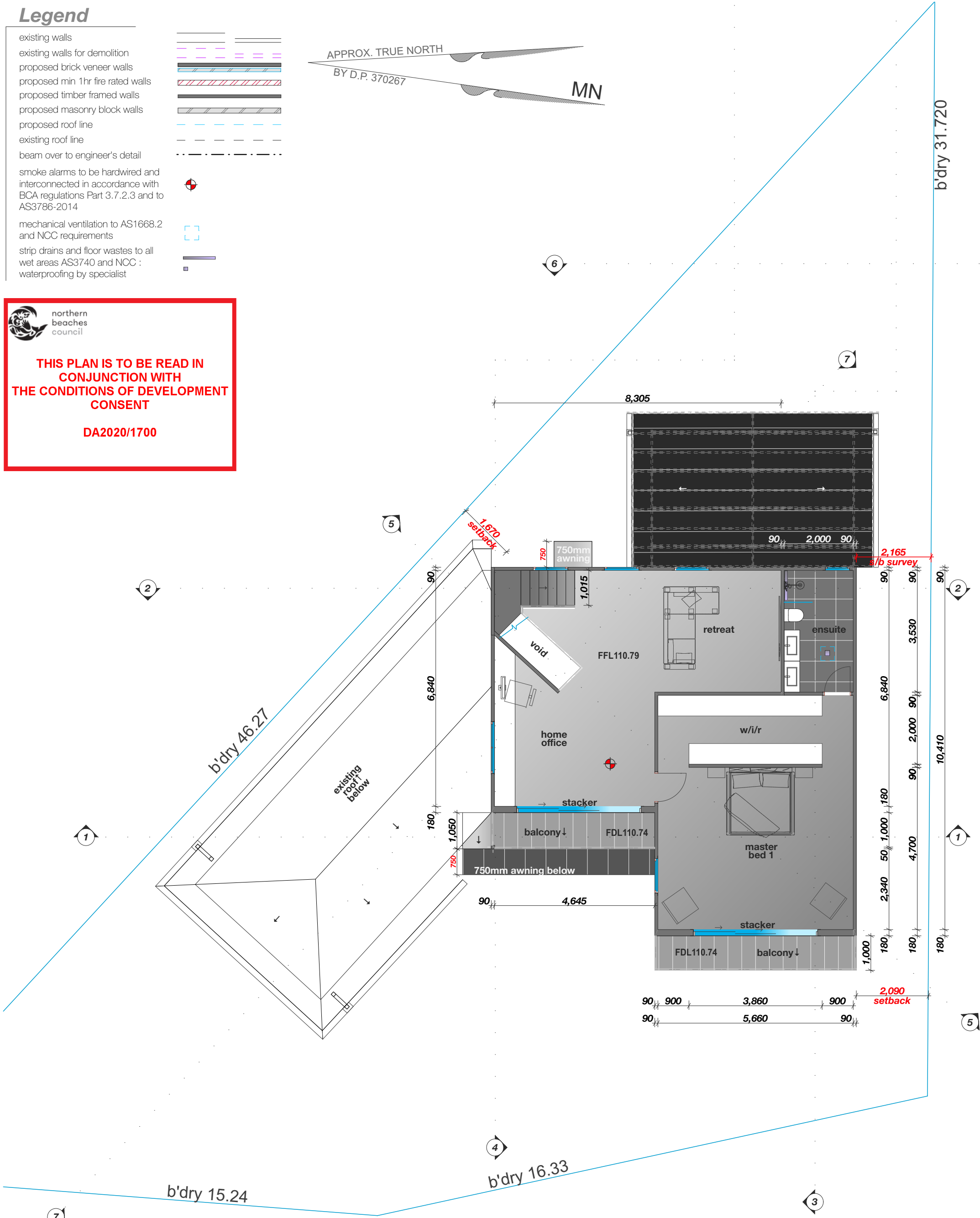
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- existing walls for demolition
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northern  
beaches  
council

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proposed first floor plan



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DA Issue  
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Seaforth NSW 2092  
Lot 3, DP 370267  
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Date	16/12/20
Drawn	DS
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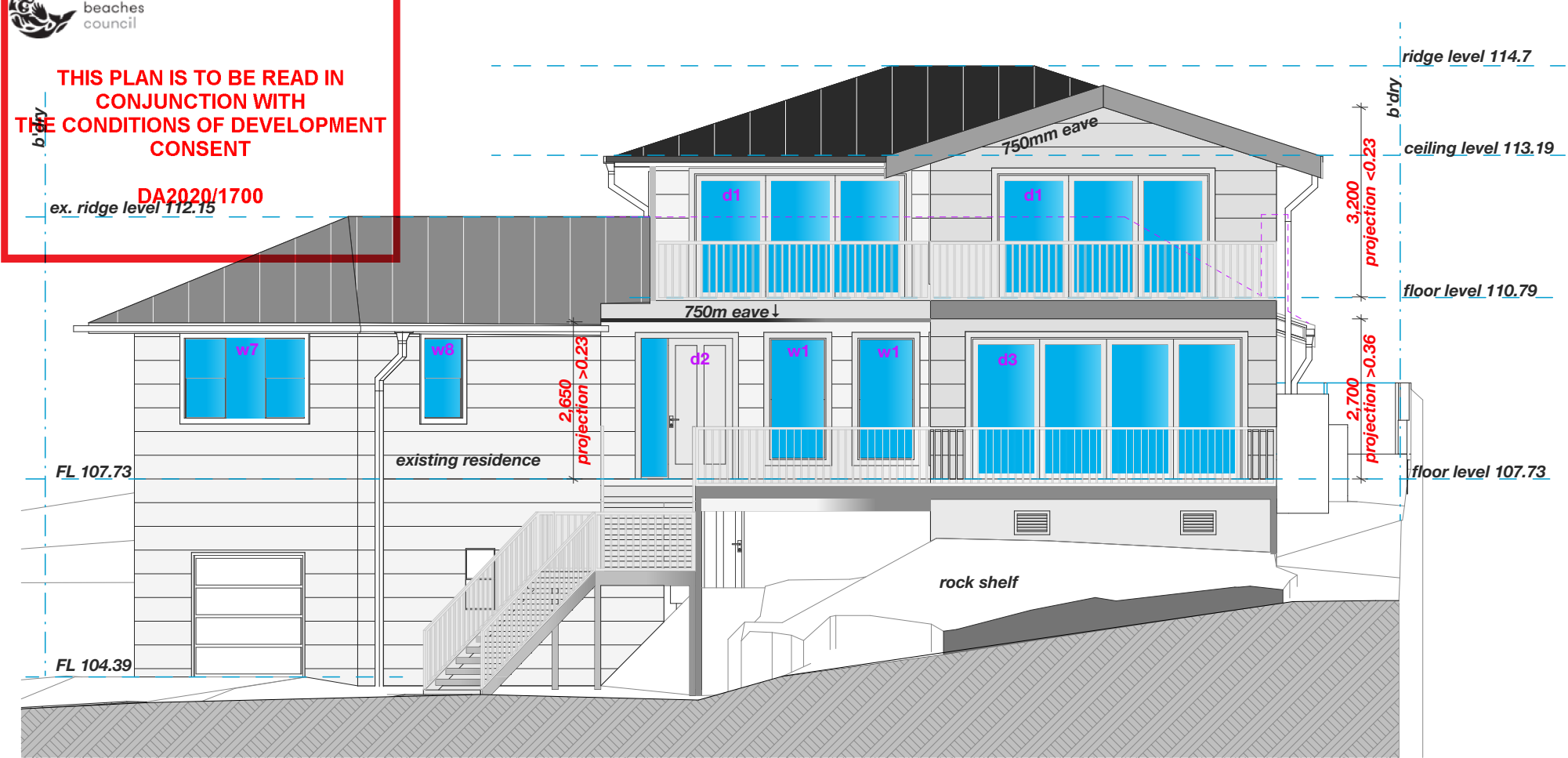


northern  
beaches  
council

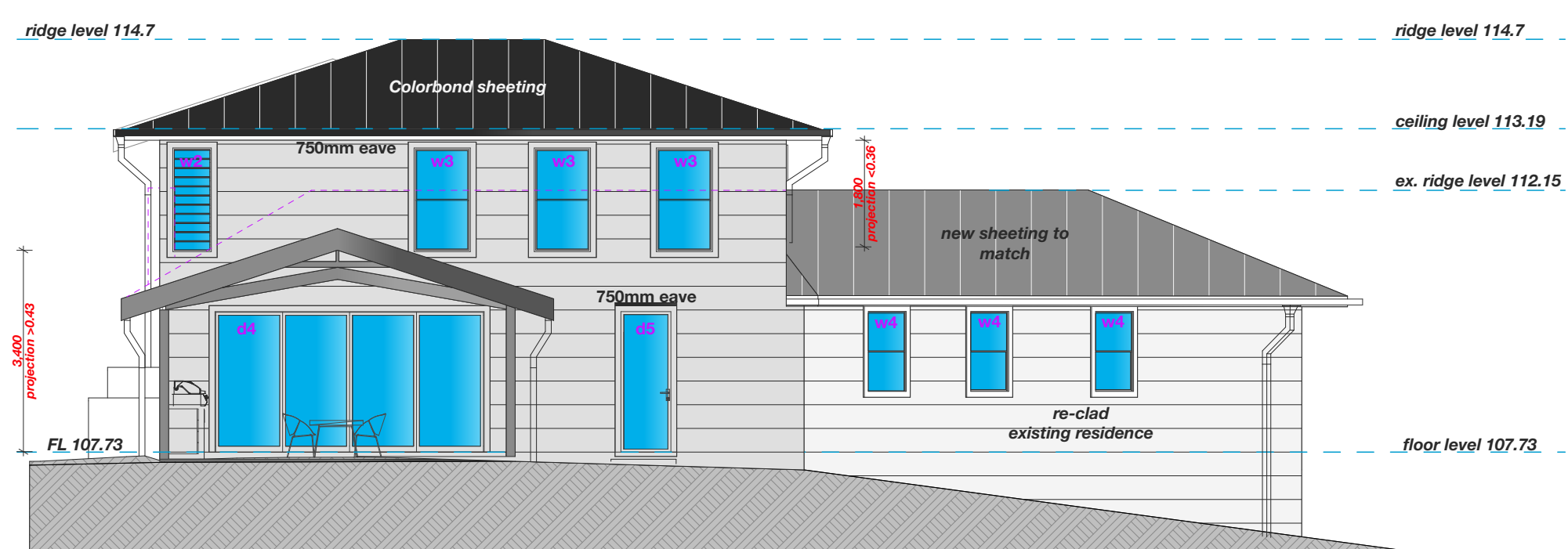
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DA2020/1700

ex. ridge level 112.15



east elevation



west elevation



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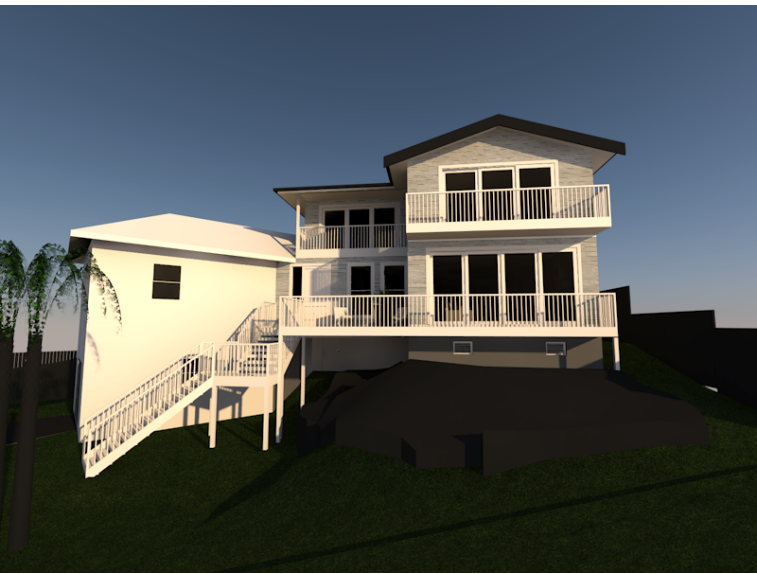
**Builder and Contractors to check and ensure:**

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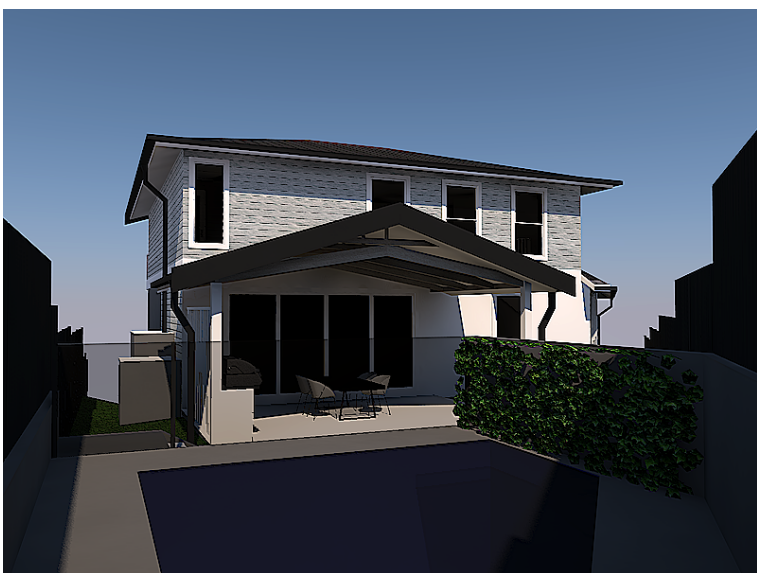
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**Termite Protection:**

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front perspective (concept only)



rear perspective (concept only)

ELEVATION	Win. Num.	No.	Width	Height	Sill	Head	Area m2 (SASIX)
Confirm Orientation	Tag	Total				AutoCalculates	AutoCalculates
Elevation							
east	w0	1	1800	500	1600	2100	0.900
	d1	2	3600	2100	0	2100	15.120
	d2	1	1600	2400	0	2400	3.840
	w1	2	1000	2100	300	2400	4.200
	d3	1	4600	2400	0	2400	11.040
west	w2	1	700	1800	300	2100	1.260
	w3	3	1000	1800	300	2100	5.400
	d4	1	4600	2400	0	2400	11.040
	d5	1	900	2400	0	2400	2.160
south-west	w4	3	1000	1400	1000	2400	4.200
south	w5	1	1500	700	1400	2100	1.050
	w6	1	1000	1800	300	2100	1.800
	w7	1	2000	2100	300	2400	4.200
south-east	w8	1	2800	1400	1000	2400	3.920
north-east	w9	1	1000	1400	1000	2400	1.400
Skylights	N/A						

glazing schedule - builder to confirm sizes prior to order

by	date	revision

DA Issue

Alterations and Additions

12 Waterview Street,  
Seaforth NSW 2092

Lot 3, DP 370267  
for Guy and Sally Freebody

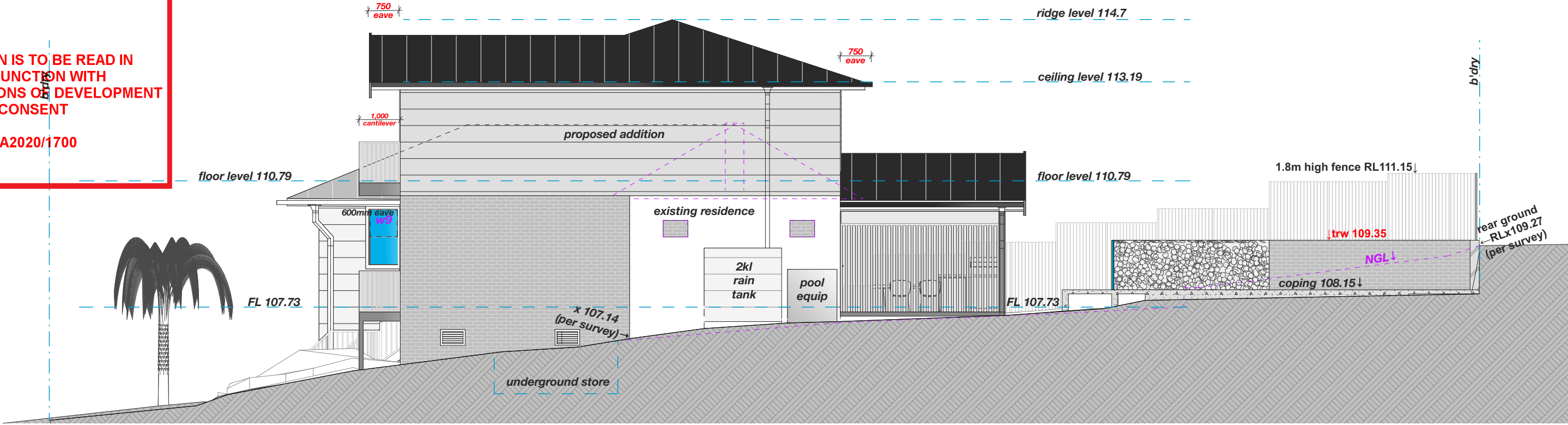
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Drawing No.	
#250-	8



northern  
beaches  
council

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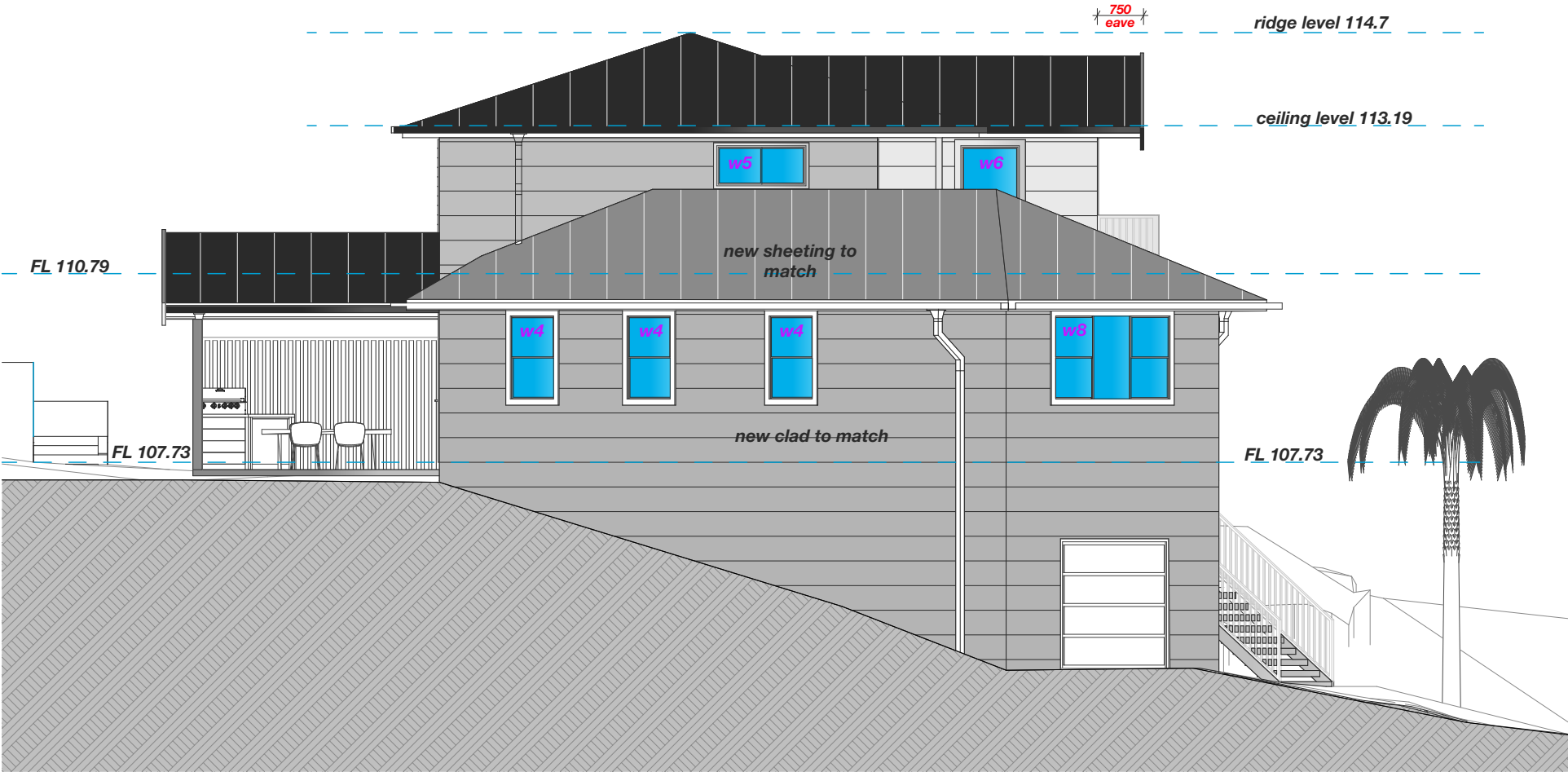
DA2020/1700



north elevation

ELEVATION	Win. Num.	No.	Width	Height	Sill	Head	Area m2 (BASIX)
Confirm Orientation	Tag	Total				AutoCalculates	AutoCalculates
Elevation	W0	1	1800	500	1600	2100	0.900
east							
	d1	2	3600	2100	0	2100	15.120
	d2	1	1600	2400	0	2400	3.840
	w1	2	1000	2100	300	2400	4.200
	d3	1	4600	2400	0	2400	11.040
west							
	w2	1	700	1800	300	2100	1.260
	w3	3	1000	1800	300	2100	5.400
	d4	1	4600	2400	0	2400	11.040
	d5	1	900	2400	0	2400	2.160
south-west							
	w4	3	1000	1400	1000	2400	4.200
south							
	w5	1	1500	700	1400	2100	1.050
	w6	1	1000	1800	300	2100	1.800
	w7	1	2000	2100	300	2400	4.200
south-east							
	w8	1	2800	1400	1000	2400	3.920
north-east							
	w9	1	1000	1400	1000	2400	1.400
Skylights	N/A						

glazing schedule -  
builder to confirm sizes prior to  
order



south elevation



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by	date	revision

DA Issue  
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Date	16/12/20
Drawn	DS
Checked	
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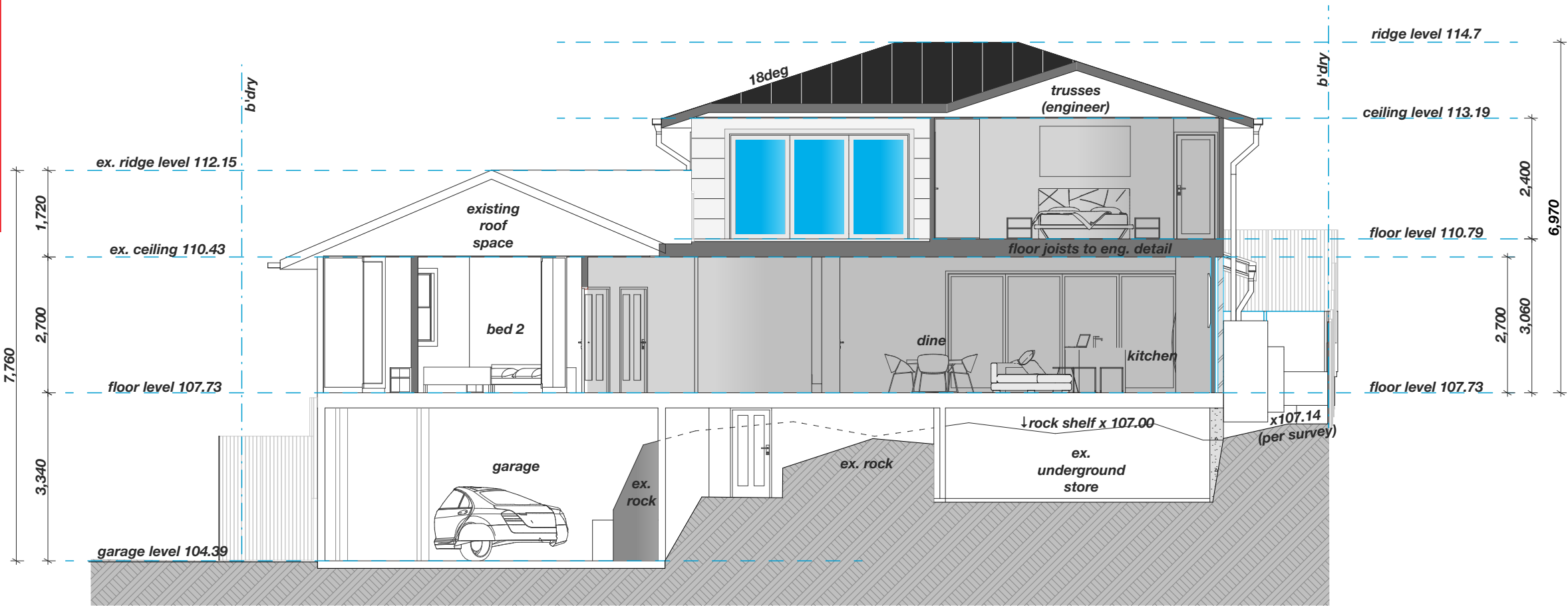




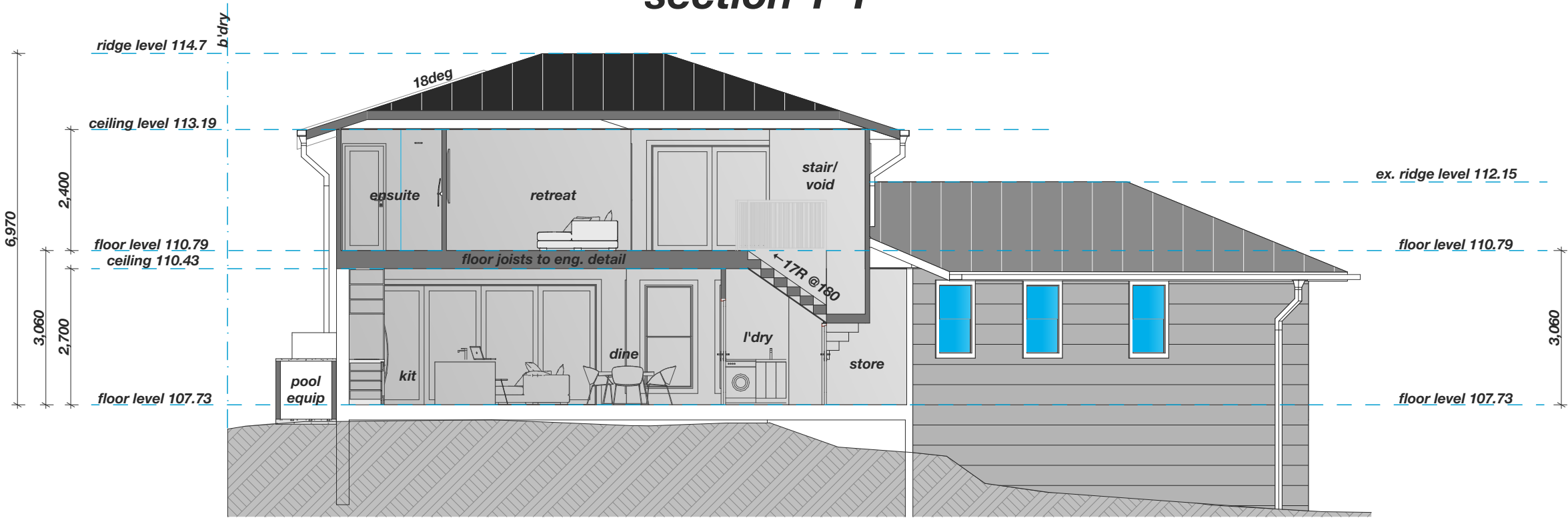
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beaches  
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section 1-1



section 2-2



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by	date	revision

DA Issue

**Alterations and Additions**

**12 Waterview Street,**

**Seaforth NSW 2092**

**Lot 3, DP 370267**

**for Guy and Sally Freebody**

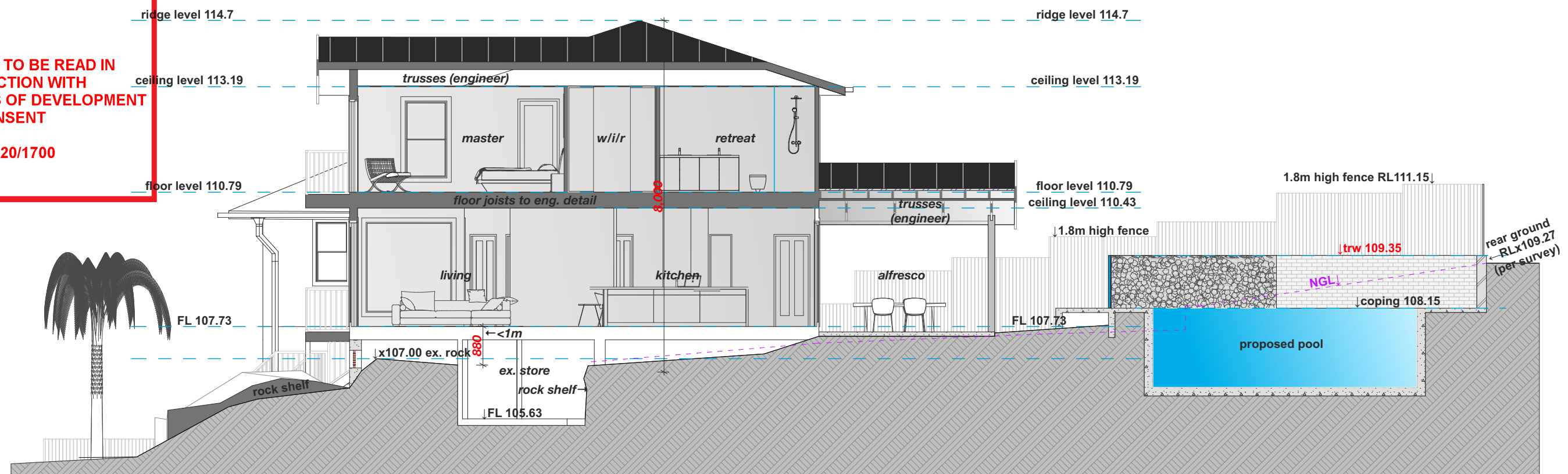
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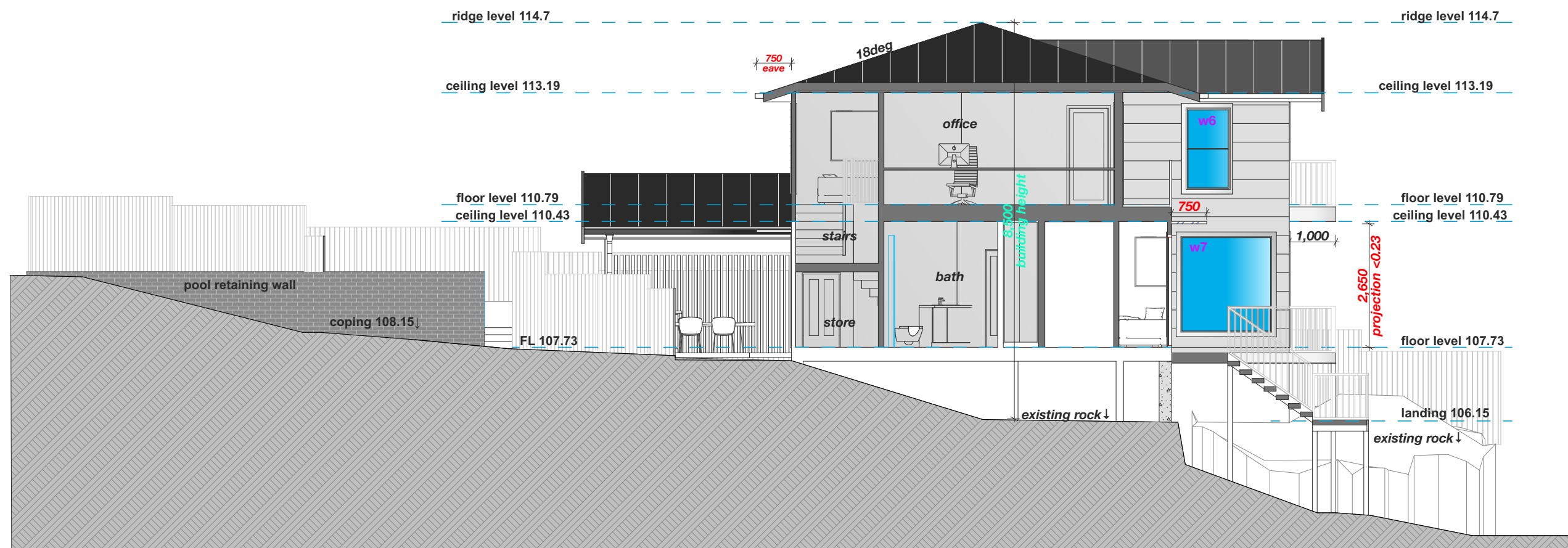
northern  
beaches  
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## section 3-3



## section 4-4

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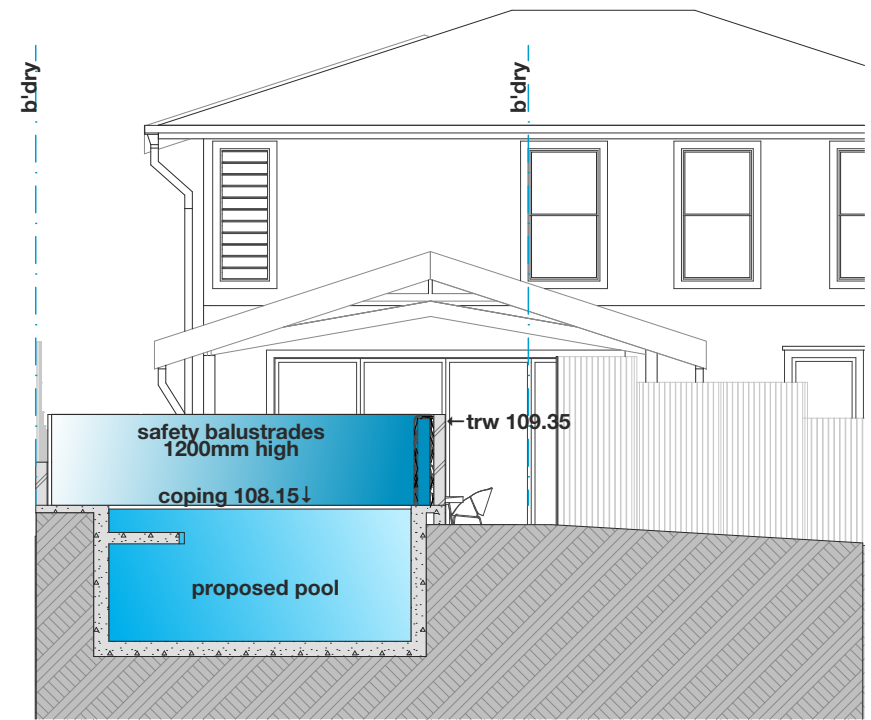
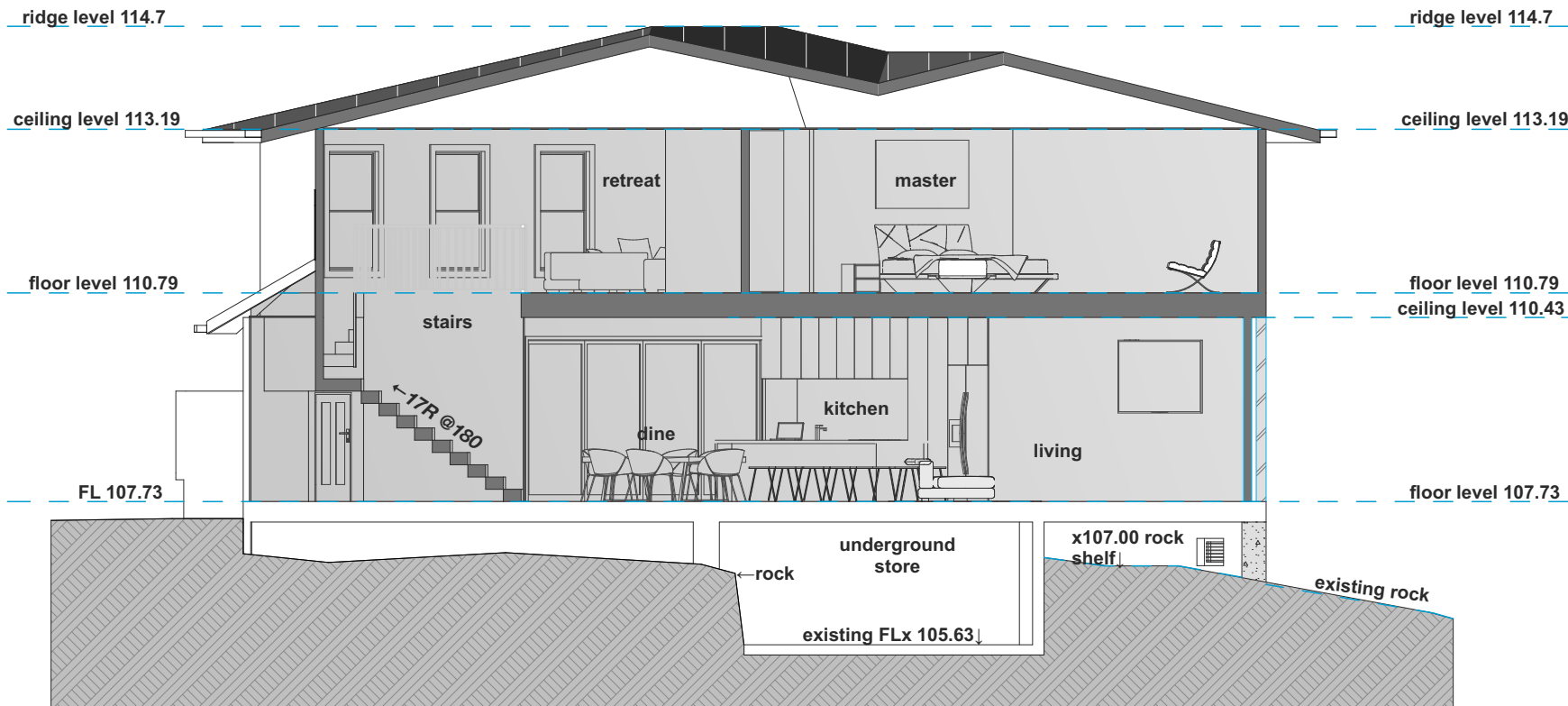
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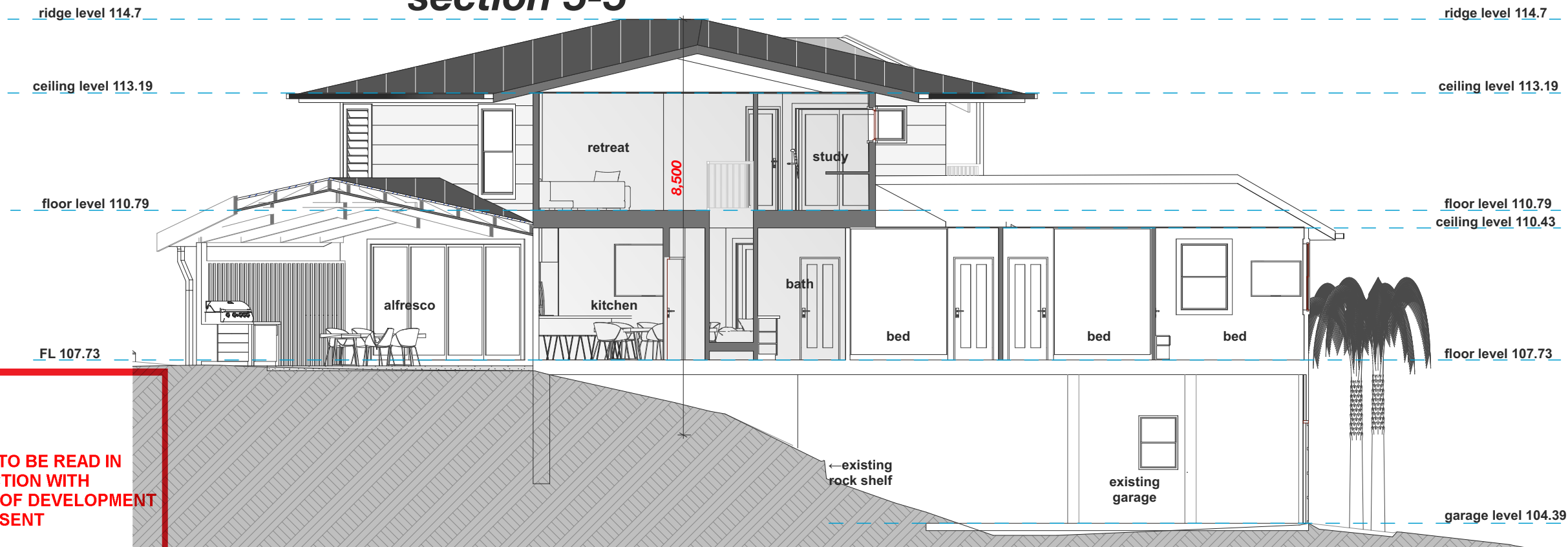
DA Issue  
**Alterations and Additions**  
12 Waterview Street,  
Seaforth NSW 2092  
Lot 3, DP 370267  
for Guy and Sally Freebody

Date	16/12/20
Drawn	DS
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Scale	1:100 @ A3
Drawing No.	
#250-	11





section 6-6



section 7-7

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by	date	revision

DA Issue

**Alterations and Additions**

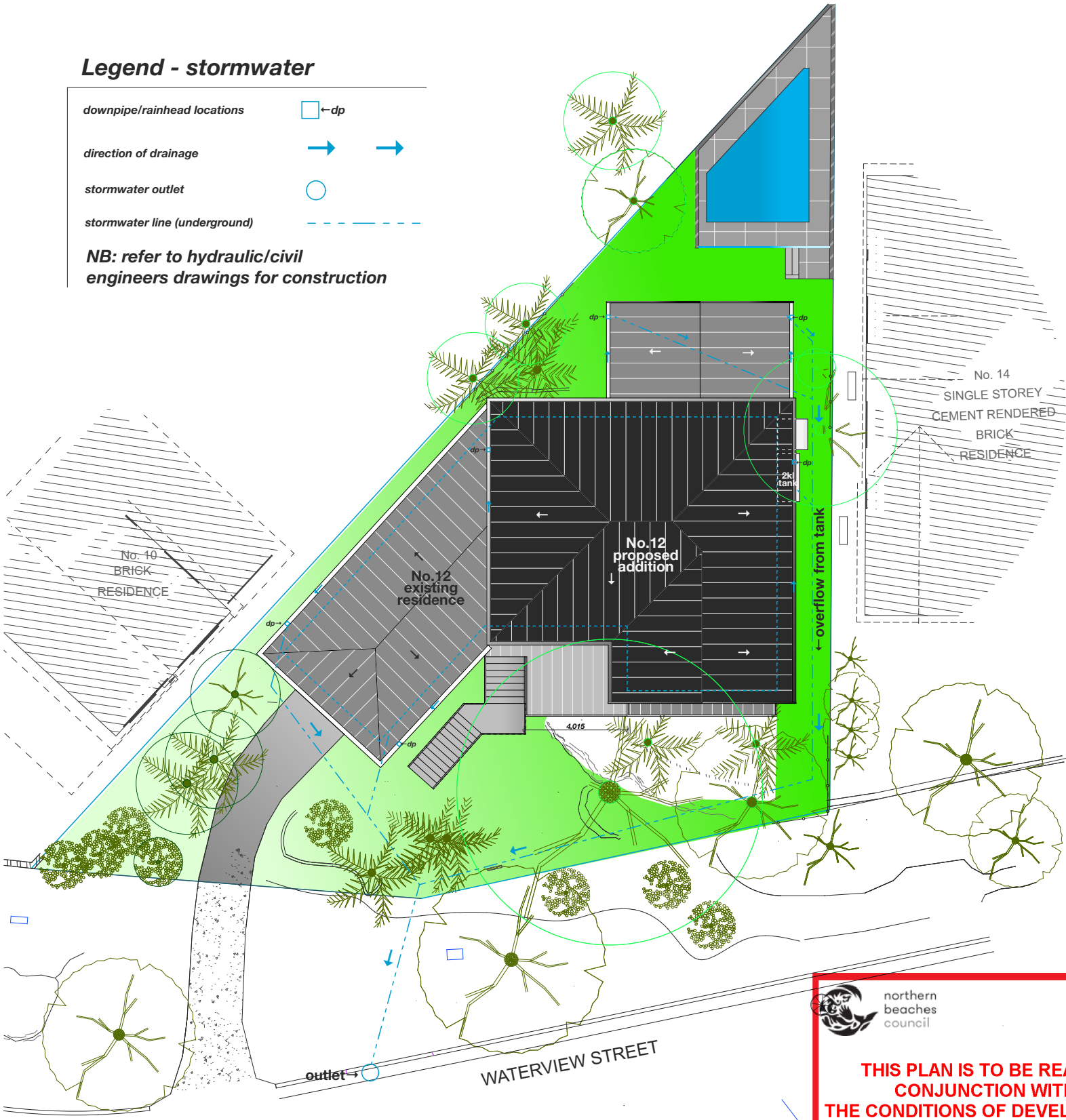
12 Waterview Street,  
Seaforth NSW 2092  
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for Guy and Sally Freebody

Date	16/12/20
Drawn	DS
Checked	
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Drawing No.	
#250-	12

Legend - stormwater

- downpipe/rainhead locations
- direction of drainage
- stormwater outlet
- stormwater line (underground)

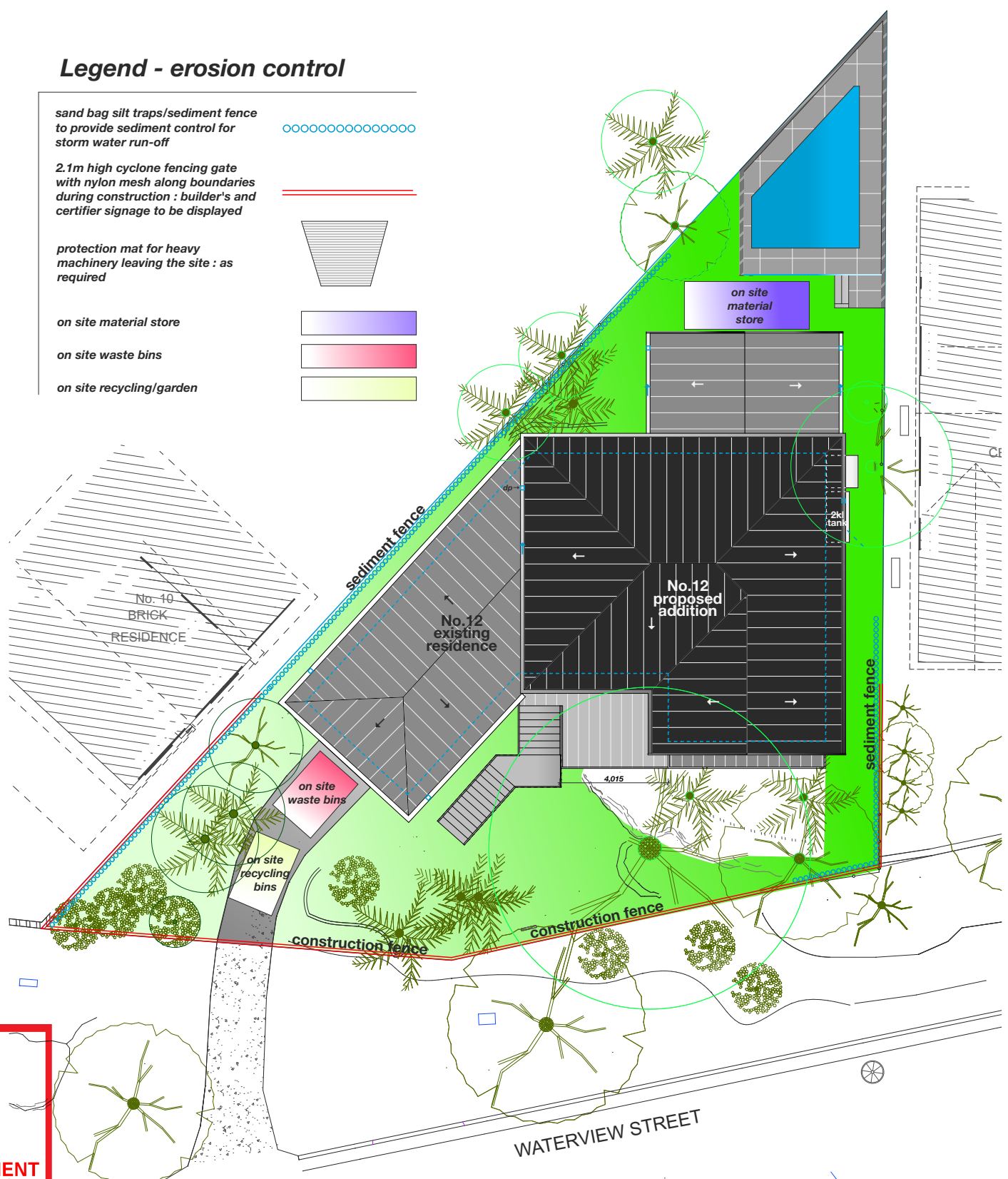
NB: refer to hydraulic/civil engineers drawings for construction



stormwater concept plan

Legend - erosion control

- sand bag silt traps/sediment fence to provide sediment control for storm water run-off
- 2.1m high cyclone fencing gate with nylon mesh along boundaries during construction : builder's and certifier signage to be displayed
- protection mat for heavy machinery leaving the site : as required
- on site material store
- on site waste bins
- on site recycling/garden



sediment and erosion control and waste management plan

 northern beaches council

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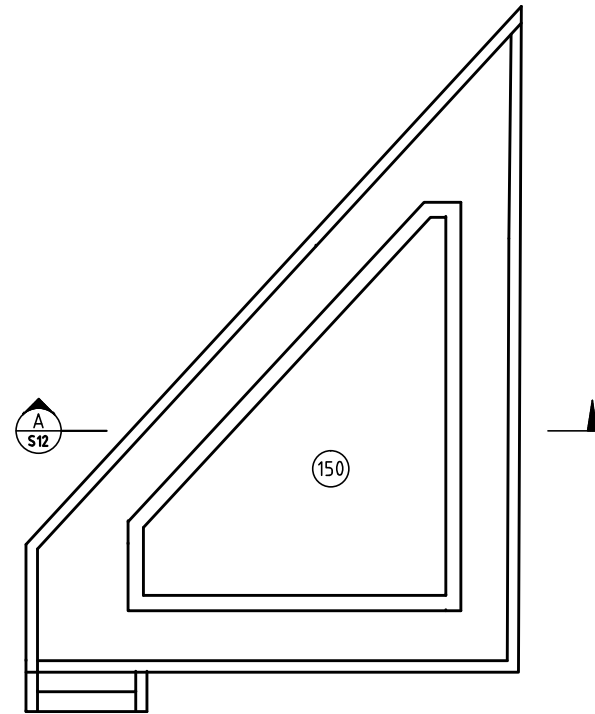
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**DA Issue**  
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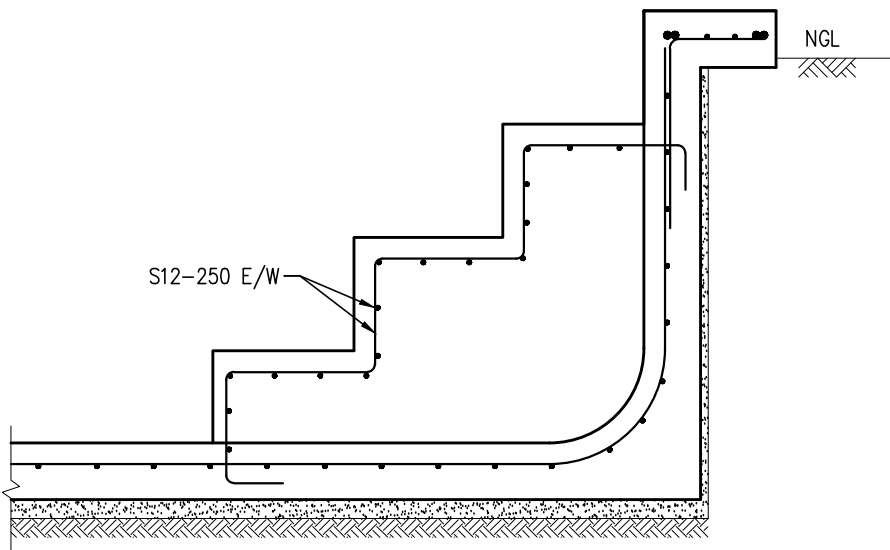




# POOL PLAN

SCALE 1:20  
 CONCRETE STRENGTH  $f'_c = 40 \text{ MPa}$   
 NOTE: THE LAYOUT ABOVE IS INDICATIVE ONLY, REFER TO  
 ARCHITECTURAL DRAWINGS FOR LAYOUT AND NUMER OF STEPS

(150) DENOTES SLAB THICKNESS



# TYPICAL STEP REINFORCEMENT

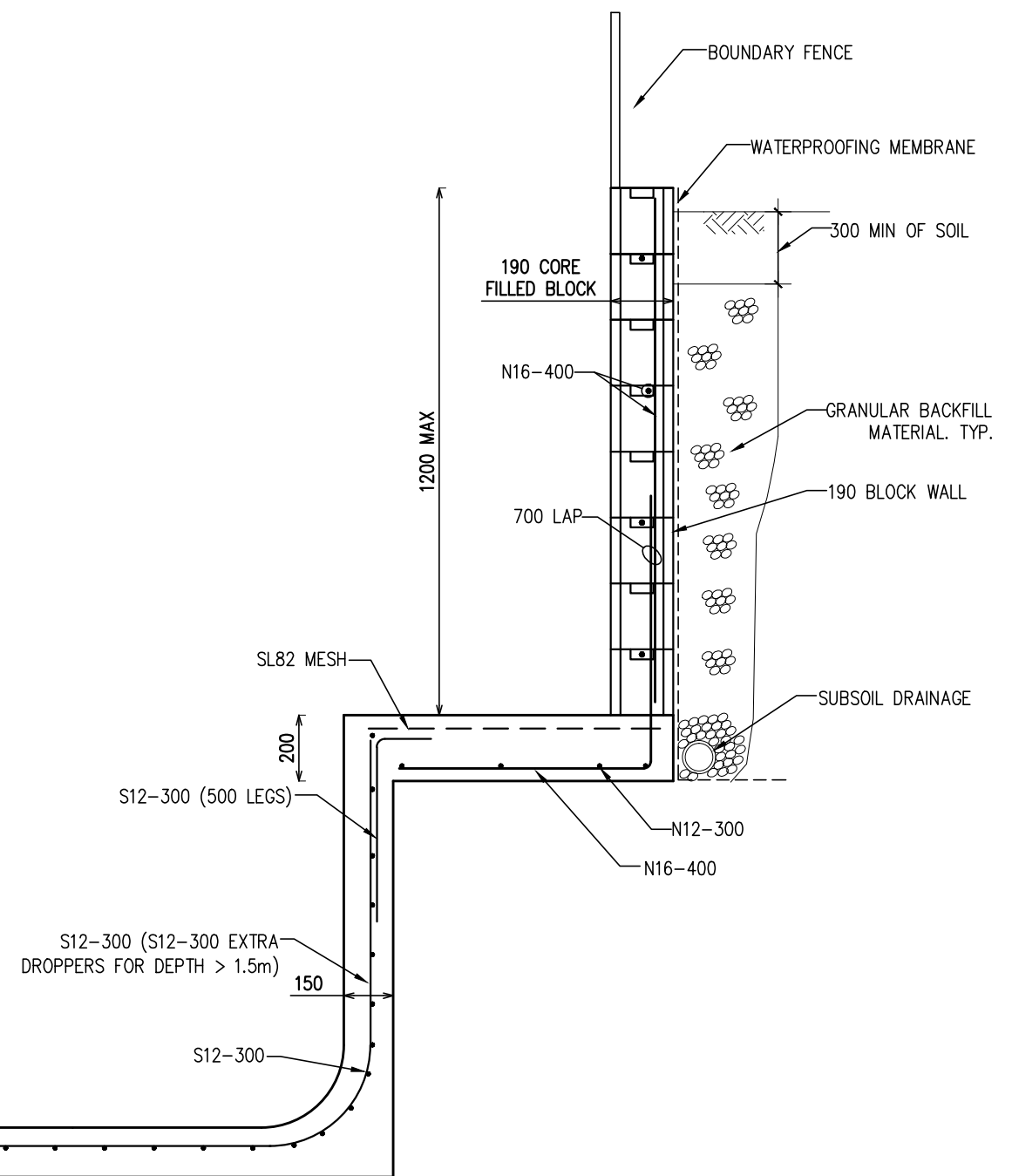
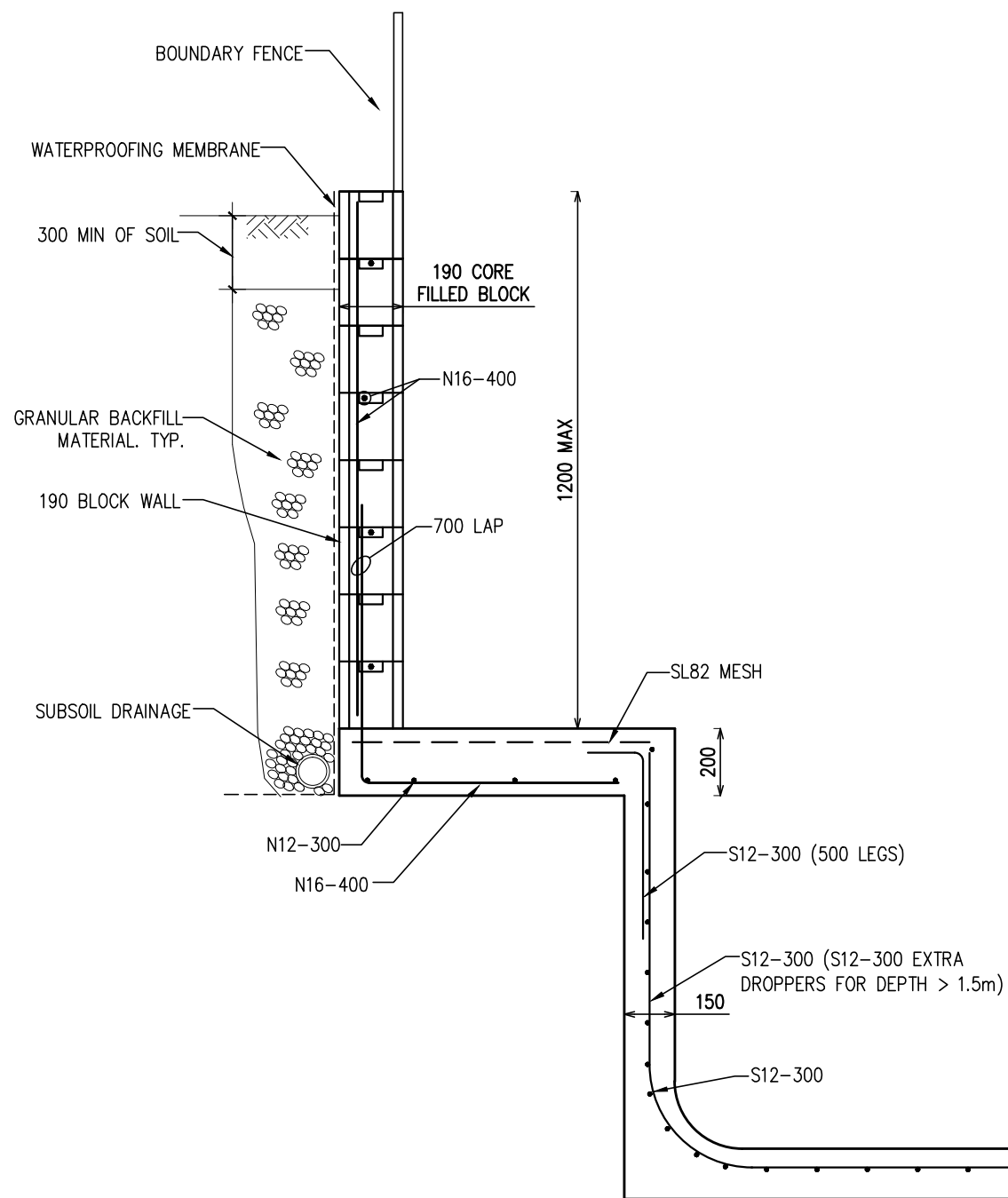
SCALE 1:20  
 CONCRETE STRENGTH  $f'_c = 32 \text{ MPa}$   
 NOTE: THE LAYOUT ABOVE IS INDICATIVE ONLY, REFER TO  
 ARCHITECTURAL DRAWINGS FOR LAYOUT AND NUMER OF STEPS

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**DA2020/1700**



NO.	AMENDMENTS	DATE	PROPOSED ALTS & ADDS	CLIENT:	M/ 0404 719 932 E/ info@structaconsulting.com A/ PO Box 920, Concord 2137	structa Consulting Engineers	SCALE AT A3: 1:100
1	ISSUED FOR DA	19/11/20	12 WATERVIEW STREET SEAFORTH NSW 2092	RICC  DRAWING TITLE: POOL PLAN	DRAWN: PB DESIGNED: PB		JOB REF NO. C04054  DRAWING NO. S11



SECTION 1:10



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**DA2020/1700**

NO.	AMENDMENTS	DATE	PROPOSED ALTS & ADDS	CLIENT:	M/ 0404 719 932 E/ info@structaconsulting.com A/ PO Box 920, Concord 2137	SCALE AT A3: 1:100
1	ISSUED FOR DA	19/11/20	12 WATERVIEW STREET SEAFORTH NSW 2092	RICC		JOB REF NO. C04054
				DRAWING TITLE: POOL SECTION	DRAWN: PB DESIGNED: PB	DRAWING NO. S12

**structa**  
**Consulting Engineers**

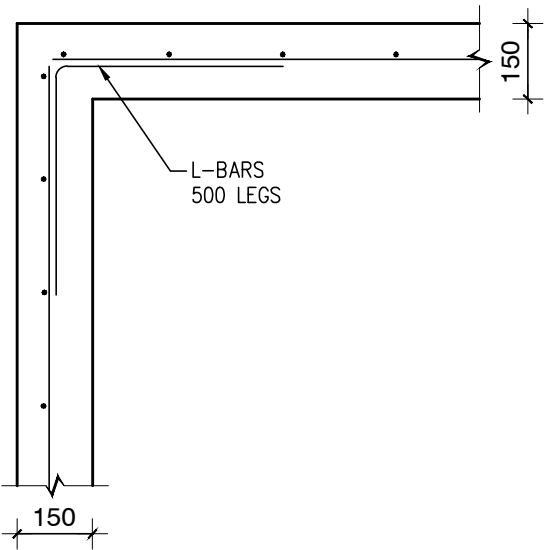


SPECIFICATION

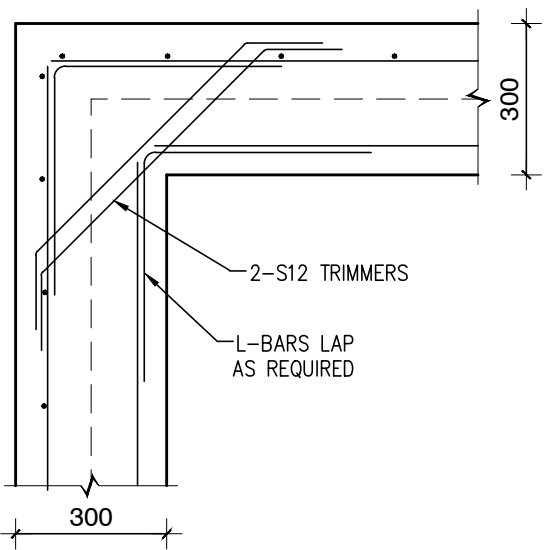
- 1. PLUMING IS TO BE IN ACCORDANCE WITH WRITTEN RECOMMENDATIONS OF FILTER MANUFACTURER
- 2. WALKWAYS ARE NOT DESIGNED TO SUPPORT MASONARY WALLS UNLESS UThERWISE NOTED
- 3. DESIGN LIVE LOAD FOR WALKWAYS AND CONCOURSES TAKEN AS 2.0 KPa

CONSTRUCTION NOTES

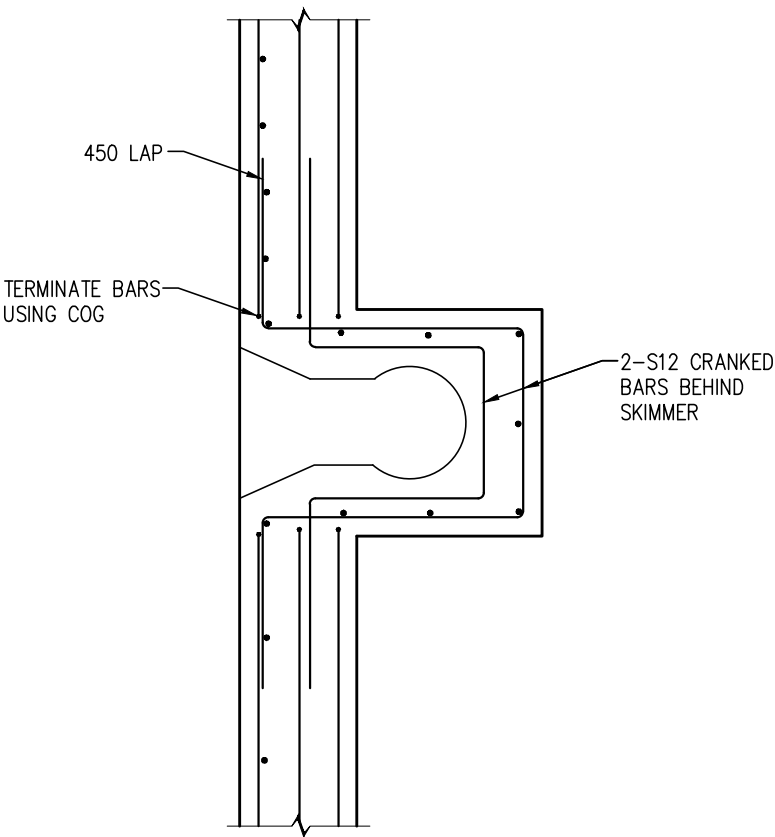
- 1. ALL DIMENSIONS LOCATIONG POOL ARE BE TAKEN FROM ARCHITECTURAL DRAWINGS
- 2. POOL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH AS2783 & AS3600 AND ALL OTHER RELEVANT STANDARDS
- 3. ENGINEER TO BE ADVISED IF EXCEVATION IS IN FILL OR IF EXCESSIVE GROUND WATER IS ENCOUNTED
- 4. SUPPORTING FOUNDATION MATERIAL TO BE STABLE NATURAL CLAY OF UNIFORM MOISTURE CONTENT WITH SAFE BEARING CAPACITY OF 150 Kpa
- 5. WHERE IT IS CONSIDERED THAT GROUND WATER CAN BUILD UP TO A LEVEL 500mm ABOVE THE FLOOR OF THE EXCAVATION ADEQUATE DRAINAGE SHAL BE PROVIDED UNDER THE POOL FLOOR
- 6. CONCRETE TO HAVE A MINIMUM DESIGN STRENGTH OF F'c 32 MPa AT 28 DAYS WITH 80mm SLUMP, CONCRETE TO BE PNEUMATICALLY APPLIED
- 7. UPON COMPLETION OF CONCRETING THE HYDROSTATIC VALVE IS TO BE CHECKED TO ENSURE EFFECTIVE AND SUFFICIENT OPERATION
- 8. PLASTIC OR NON-RUSTING CHAIRS ARE TO BE USED TO SUPPORT REINFORCEMENT AT 1000 CTRS MAX.
- 9. REINFORCEMENT IS TO BE STRUCTURAL GRADE DEFORMED BAR GRADE S250 OR D500N TO AUSTRALIAN STANDARD AS1302
- 10. WATER FACE REINFORCEMENT TO HAVE 65mm CONCRETE COVER, REAR FACE REINFORCEMENT TO HAVE 50mm COVER IF FORMED AND 65mm COVER IF SPRAYED AGAINST GROUND
- 11. ALL BARS SHALL BE SPLICED 40 BAR DIAMETERS MIN.
- 12. SPLICES IN BOND BEAM BARS SHALL BE STAGGERED
- 13. AFTER CONCRETING THE POOL IS TO BE CURED FOR A PREIOD OF 7 DAYS BY WETTING ALL CONCRETE SURFACES TWICE EACH DAY (10 DAYS CURING REQUIRED IN SUMMER).



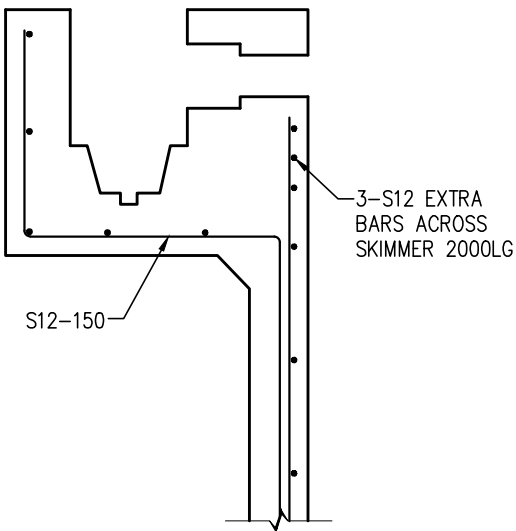
WALL CORNER DETAIL (PLAN)  
SCALE 1:20



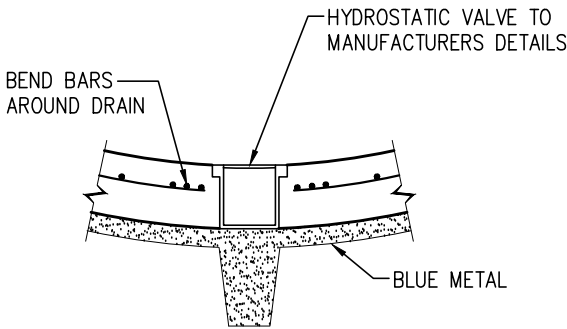
COPING CORNER DETAIL (PLAN)  
SCALE 1:20



SECTION AT SKIMMER  
SCALE 1:20



PLAN AT SKIMMER  
SCALE 1:20



HYDROSTATIC VALVE DETAIL  
SCALE 1:20



northern  
beaches  
council

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

DA2020/1700

NO.	AMENDMENTS	DATE	PROPOSED ALTS & ADDS	CLIENT:	M/ 0404 719 932 E/ info@structaconsulting.com A/ PO Box 920, Concord 2137	structa Consulting Engineers	SCALE AT A3: 1:100
1	ISSUED FOR DA	19/11/20	12 WATERVIEW STREET SEAFORTH NSW 2092	RICC  DRAWING TITLE: POOL DETAILS	DRAWN: PB DESIGNED: PB	JOB REF NO. C04054  DRAWING NO. S13	