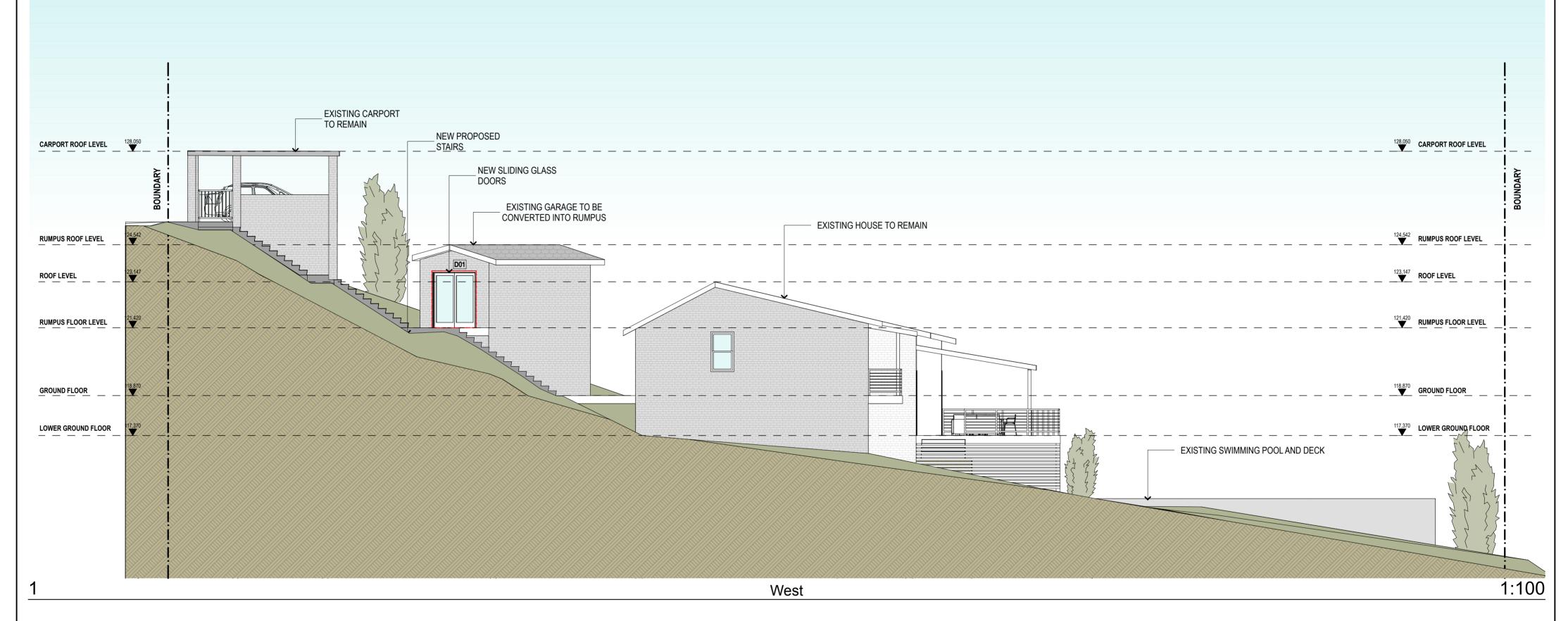




THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1141



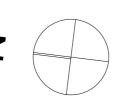
IMPORTANT:

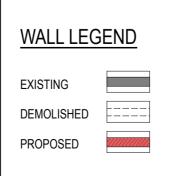
- ALL BEDROOM WINDOWS MORE THAN 2M ABOVE NATURAL GROUND MUST HAVE SILL HEIGHT OF MINIMUM 1700MM OR RESTRICTED OPENING OF MAXIMUM 125MM OR SCREEN WITH SECURE FITTING & MUST COMPLY WITH BCA CLAUSE 3.9.2.5 – PROTECTION OF OPEN ABLE WINDOWS
- HANDRAILS MUST BE INSTALLED ON AT LEAST ONE SIDE OF A STAIRWAY COMPLYING WITH BCA CLAUSE 3.9.2.4.
- ALL WALLS AND OPENINGS WITHIN 900MM OF THE BOUNDARY MUST BE 60/60/60 ONE HOUR CONSTRUCTION & COMPLY WITH CLAUSE 3.7.1.3 & 3.7.1.5
- INSTALLATION MUST BE INSTALLED IN ACCORDANCE AND COMPLY WITH CLAUSE 3.8.6.3 GENERAL INSTALLATION REQUIREMENTS FOR WALLS
- SMOKE ALARMS MUST BE CONNECTED TO MAIN POWER & INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM AND MUST BE INSTALLED IN A CLASS 1 BUILDING ON OR NEAR THE CEILING IN: A) ANY STOREY CONTAINING BEDROOMS; i) BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING; ii) WHERE THE BEDROOMS ARE SERVED BY A HALLWAY, IN A

B) ANY OTHER STOREY CONTAINING BEDROOMS

NOTE: All works carried on must comply with the Building Code of Australia, the requirements of Northern Beaches Council, and the approved conditions if any, the requirements of the constituted authorities for the supply of services, and the current relevant standards published by the standards association of Australia.

janine.akers@outlook.co	m		Janine Akers		Χ	Х	X	X			
david.akers@a2milk.com			David Akers		Χ	Х	Х	Х			
					_						\dashv
											\dashv
											\dashv
Stage Legend	CONTACT BY: DD - Design Develop	COMPA	ΙΥ	CONTACT	019	019	019	019			\Box
M - Masterplanning C - Concept P - Presentation	CC - Construction Ce T - Tender Package CS - Construction Se	ertificate		DATE	07-08-2019	14-08-2019	21-08-2019	21-08-2019			
D - Draft issue da - Pre-Development Application DA - Development Application	Issued Format e - Electronic			STAGE	පි	A	A	A			
96 - Section 96 Documentation	h - Hardcopy			ISSUE	Α	4	В	ပ			







SUITE 101/27 BELGRAVE ST. NSW

E:ANDREA@JUSTARCHITECTS.COM.AU

CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING; ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES; THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS; AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED. ANY UNAUTHORISED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS. FROM AND AGAINST ALL LOSS SO ARISING.

CLIENT	
Janine & David Akers	

41 SIR THOMAS MITCHELL DR

#Contact City

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Development Applic.

DRAWING TITLE: Elevations Elevation West

SCALE: 1:100@A2 DATE: <DATEOFISSUE> DRAWN BY: AC CHECKED BY: AC

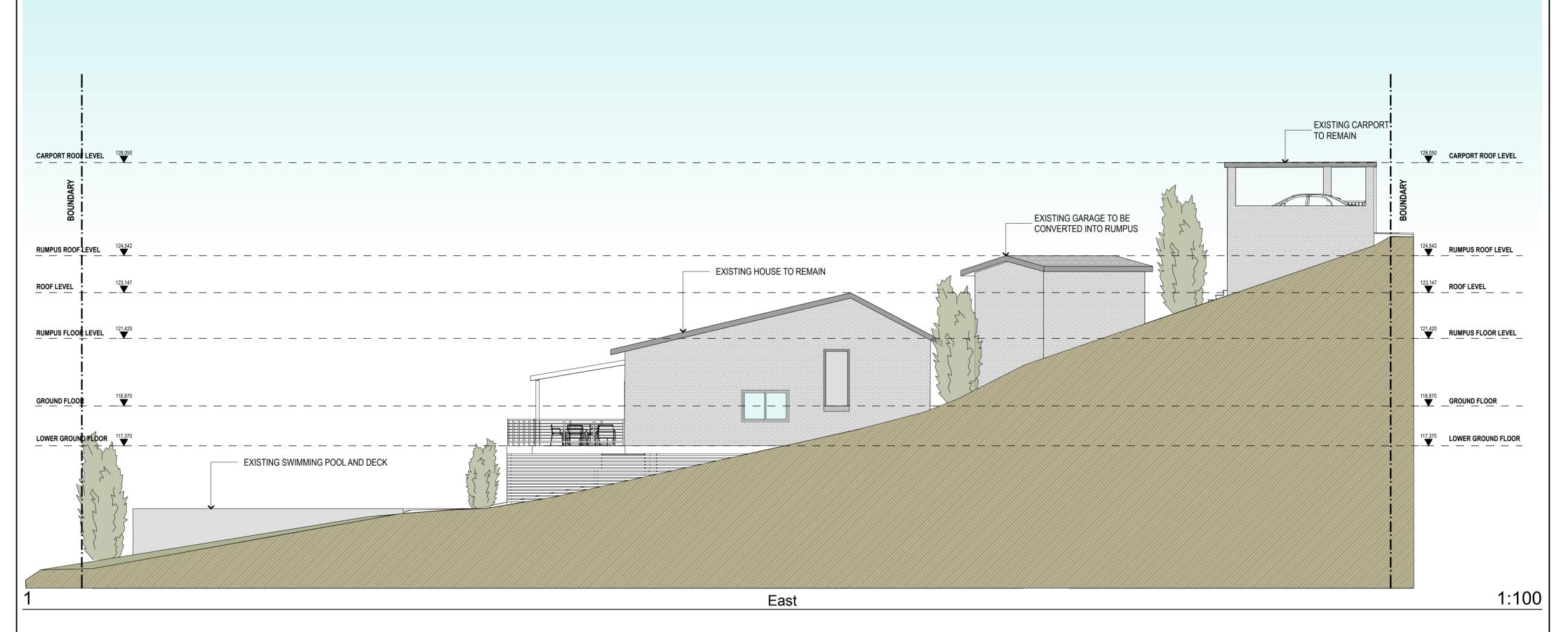
ISSUE: C DRAWING NO: JOB NO: A-103

2.01 PLOT DATE:



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

DA2019/1141



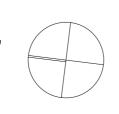
IMPORTANT:

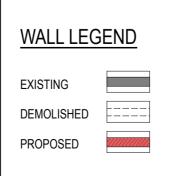
- ALL BEDROOM WINDOWS MORE THAN 2M ABOVE NATURAL GROUND MUST HAVE SILL HEIGHT OF MINIMUM 1700MM OR RESTRICTED OPENING OF MAXIMUM 125MM OR SCREEN WITH SECURE FITTING & MUST COMPLY WITH BCA CLAUSE 3.9.2.5 – PROTECTION OF OPEN ABLE WINDOWS
- HANDRAILS MUST BE INSTALLED ON AT LEAST ONE SIDE OF A STAIRWAY COMPLYING WITH BCA CLAUSE 3.9.2.4.
- ALL WALLS AND OPENINGS WITHIN 900MM OF THE BOUNDARY MUST BE 60/60/60 ONE HOUR CONSTRUCTION & COMPLY WITH CLAUSE 3.7.1.3 & 3.7.1.5
- INSTALLATION MUST BE INSTALLED IN ACCORDANCE AND COMPLY WITH CLAUSE 3.8.6.3 GENERAL INSTALLATION REQUIREMENTS FOR WALLS
- SMOKE ALARMS MUST BE CONNECTED TO MAIN POWER & INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM AND MUST BE INSTALLED IN A CLASS 1 BUILDING ON OR NEAR THE CEILING IN: A) ANY STOREY CONTAINING BEDROOMS; i)BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING; ii) WHERE THE BEDROOMS ARE SERVED BY A HALLWAY, IN A

B) ANY OTHER STOREY CONTAINING BEDROOMS

NOTE: All works carried on must comply with the Building Code of Australia, the requirements of Northern Beaches Council, and the approved conditions if any, the requirements of the constituted authorities for the supply of services, and the current relevant standards published by the standards association of Australia.

jani	ine.akers@outlook.co	m			Janine Akers		Χ	Χ	X	X			
dav	vid.akers@a2milk.com			David Akers		Χ	Χ	Х	Х				
<u> </u>												_	+
<u> </u>													
Stag	e Legend	CONTACT BY: DD - Design Develop	ment	COMPANY		CONTACT	-2019	-2019	019	019			
M - M C - C P - P	Masterplanning Concept Presentation	CC - Construction Ce T - Tender Package CS - Construction Se	ertificate			DATE	07-08-20	14-08-20	21-08-2019	21-08-2019			
da - l	Oraft issue Pre-Development Application Development Application	Issued Format e - Electronic				STAGE	CP	DA	A	PA			
	Section 96 Documentation	h - Hardcopy				ISSUE	Α	A	В	O			







SUITE 101/27 BELGRAVE ST. NSW

WWW.JUSTARCHITECTS.COM.AU E:ANDREA@JUSTARCHITECTS.COM.AU

NOTE:
CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN
ON THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE
DRAWINGS.REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION
BEFORE PROCEEDING WITH WORK.

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING; ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES; THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS; AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED. ANY UNAUTHORISED USE OF THIS DOCUMENT IS AT THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS. FROM AND AGAINST ALL LOSS SO ARISING.

Janine & David Akers

41 SIR THOMAS MITCHELL DR #Contact City

Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

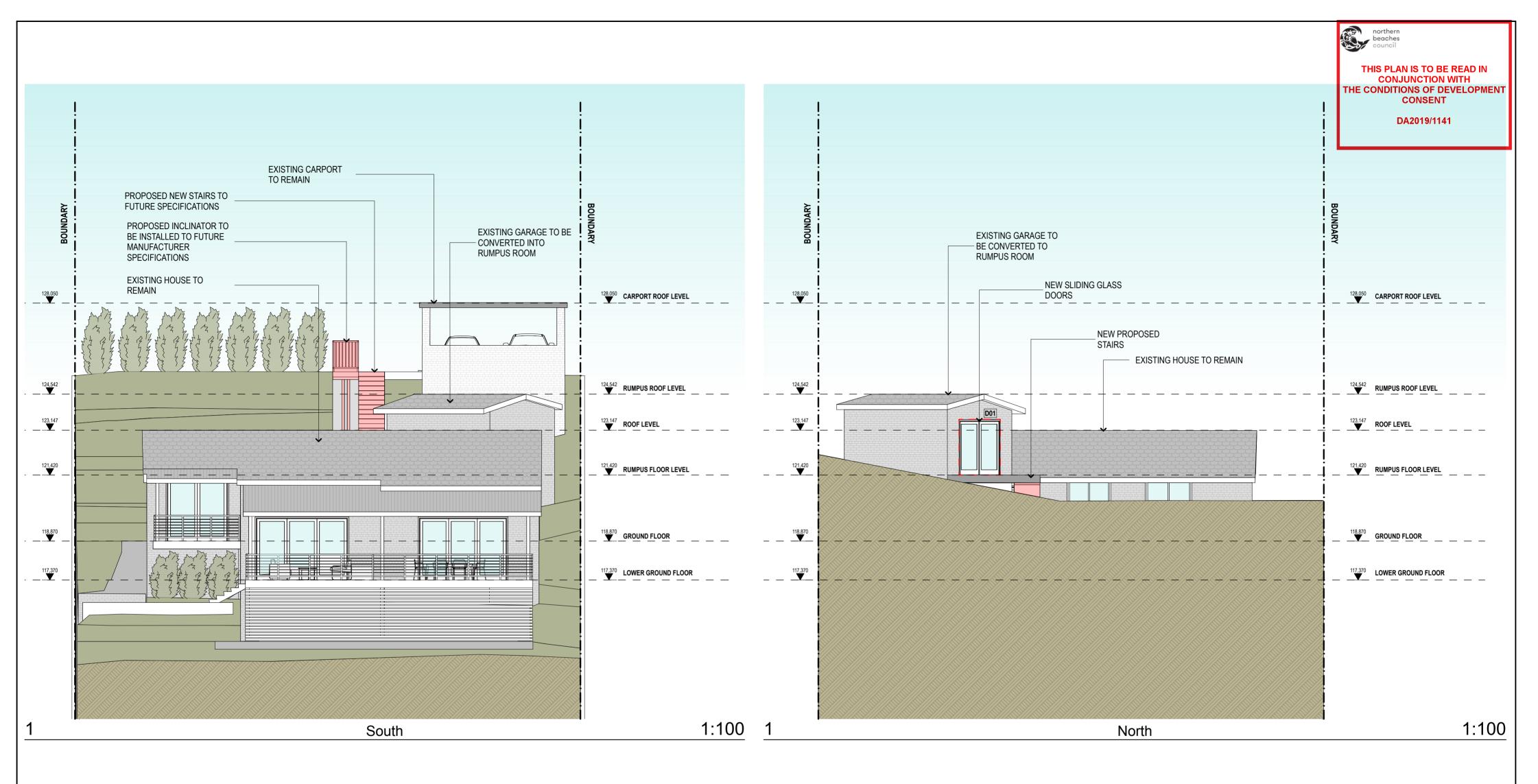
Develop	ment Applic.
---------	--------------

DRAWING TITLE:
Elevations
Elevations East

SCALE: 1:1	00@A2	DATE: <dateofissu< td=""></dateofissu<>							
DRAWN BY	: AC	CHECKED BY: AC							
ICCLIE: C DDAMINO		NO:							

ISSUE: C DRAWING NO JOB NO: A-103

2.02 PLOT DATE:

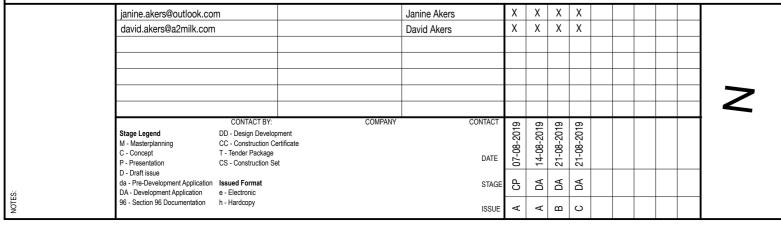


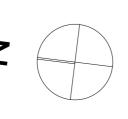
IMPORTANT:

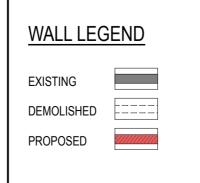
- ALL BEDROOM WINDOWS MORE THAN 2M ABOVE NATURAL GROUND MUST HAVE SILL HEIGHT OF MINIMUM 1700MM OR RESTRICTED OPENING OF MAXIMUM 125MM OR SCREEN WITH SECURE FITTING & MUST COMPLY WITH BCA CLAUSE 3.9.2.5 – PROTECTION OF OPEN ABLE WINDOWS
- HANDRAILS MUST BE INSTALLED ON AT LEAST ONE SIDE OF A STAIRWAY COMPLYING WITH BCA CLAUSE 3.9.2.4.
- ALL WALLS AND OPENINGS WITHIN 900MM OF THE BOUNDARY MUST BE 60/60/60 ONE HOUR CONSTRUCTION & COMPLY WITH CLAUSE 3.7.1.3 & 3.7.1.5
- INSTALLATION MUST BE INSTALLED IN ACCORDANCE AND COMPLY WITH CLAUSE 3.8.6.3 GENERAL INSTALLATION REQUIREMENTS FOR WALLS
- SMOKE ALARMS MUST BE CONNECTED TO MAIN POWER & INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM AND MUST BE INSTALLED IN A CLASS 1 BUILDING ON OR NEAR THE CEILING IN: A) ANY STOREY CONTAINING BEDROOMS; i) BETWEEN EACH PART OF THE DWELLING CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING; ii) WHERE THE BEDROOMS ARE SERVED BY A HALLWAY, IN A

B) ANY OTHER STOREY CONTAINING BEDROOMS

NOTE: All works carried on must comply with the Building Code of Australia, the requirements of Northern Beaches Council, and the approved conditions if any, the requirements of the constituted authorities for the supply of services, and the current relevant standards published by the standards association of Australia.









SUITE 101/27 BELGRAVE ST. NSW

E:ANDREA@JUSTARCHITECTS.COM.AU

COPYRIGHT JUST ARCHITECTS. UNLESS OTHERWISE AGREED IN WRITING; ALL RIGHTS TO USE THIS DOCUMENT AND DESIGN ARE SUBJECT TO PAYMENT IN FULL OF ALL JUST ARCHITECTS CHARGES; THIS DOCUMENT MAY ONLY BE USED FOR THE EXPRESS PURPOSE AND PROJECT FOR WHICH IT HAS BEEN CREATED AND DELIVERED, AS NOTIFIED BY JUST ARCHITECTS; AND THIS DOCUMENT MAY NOT BE OTHERWISE USED, OR COPIED. ANY UNAUTHORISED USE OF THIS DOCUMENT IS AT THE REPORT OF THE PROPERTY OF THE THE USER'S SOLE RISK AND WITHOUT LIMITING JUST ARCHITECTS RIGHTS THE USER RELEASES AND INDEMNIFIES JUST ARCHITECTS FROM AND AGAINST ALL LOSS SO ARISING.

CLIENT CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH THE WORK SHOWN ON THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR A DECISION Janine & David Akers

41 SIR THOMAS MITCHELL DR #Contact City

> Do not scale the drawings. The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Development Applic.

DRAWING TITLE: Elevations Elevations North and South

SCALE: 1:100@A2 DATE: <DATEOFISSUE> DRAWN BY: AC CHECKED BY: AC

ISSUE: C DRAWING NO: JOB NO:

2.03 A-103 PLOT DATE: