



DRAWING LIST		
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ALL WORKS SHALL COMPLY WITH BCA VOLUME 2 – 2022 AND THE RELEVANT STANDARDS:

ALL WORK PLANS TO BE COMPLIED WITH DA & S4.55 MODIFICATION CONDITIONS 2:
A) THE AREA OF GLAZING TO THE NORTH ALL OF THE FAMILY ROOM IS TO BE REDUCED IN SIZE AND IS TO HAVE A MAXIMUM WIDTH OF 3.8M

- STRUCTURAL SOFTWARE USED IN COMPUTER AIDED DESIGN OF A BUILDING OR STRUCTURE THAT USES DESIGN CRITERIA BASED ON THE DEEMED-TO-SATISFY PROVISIONS OF NCC VOLUME TWO AND THE ABCB HOUSING PROVISIONS, INCLUDING ITS REFERENCED DOCUMENTS, FOR THE DESIGN OF STEEL OR TIMBER TRUSSED ROOF AND FLOOR SYSTEMS AND FRAMED BUILDING SYSTEMS, MUST COMPLY WITH THE ABCB PROTOCOL FOR STRUCTURAL SOFTWARE WHERE RELEVANT, AS REFERRED TO IN ABCB HOUSING PROVISIONS PART 2.2.5.
 - EARTHWORK IS TO COMPLY WITH BCA 2022 H1D3 AND ABCB HOUSING PROVISIONS PART 3.2.
 - TERMITE RISK MANAGEMENT IS TO COMPLY WITH ABCB HOUSING PROVISIONS PART3.4.
 - FOOTINGS AND SLABS ARE TO COMPLY WITH BCA 2022 H1D4 AND H2D3.
 - MASONRY, MASONRY COMPONENTS AND ACCESSORIES, AND WEATHERPROOFING OF MASONRY ARE TO COMPLY WITH BCA 2022 H1D5 AND H2D4.
 - STEEL AND TIMBER FRAMING AND STRUCTURAL STEEL SECTIONS ARE TO COMPLY WITH BCA 2022 H1D6.
 - REINFORCED AUTOCLAVED AERATED CONCRETE IS TO COMPLY WITH AS 5146.1–2015.
 - CONCRETE – POST-INSTALLED AND CAST-IN FASTENINGS IS TO COMPLY WITH SA TA 101.
 - ROOF AND WALL CLADDING ARE TO COMPLY WITH BCA 2022 H1D7 AND H2D6.
 - DRAINAGE IS TO COMPLY WITH BCA 2022 H2D2.
- GLAZING IS TO COMPLY WITH BCA 2022 H1D8 AND H2D7.
 - ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE IS TO COMPLY WITH BCA 2022 H1D11.
 - PILED FOOTINGS ARE TO COMPLY WITH AS 2159–2009.
 - SUB FLOOR VENTILATION IS TO COMPLY WITH BCA 2022 H2D5.
 - ROOF AND WALL CLADDING ARE TO COMPLY WITH BCA 2022 H2D6.
 - EXTERNAL WATERPROOFING IS TO COMPLY WIT BCA 2022 H2D8.
 - THE FIRE HAZARD PROPERTIES OF MATERIALS ARE TO COMPLY WITH BCA 2022 H3D2.
 - FIRE SEPARATION OF EXTERNAL WALLS IS TO COMPLY WITH BCA 2022 H3D4.
 - FIRE PROTECTION OF SEPARATING WALLS AND FLOORS IS TO COMPLY WITH BCA 2022 H3D4.
 - FIRE SEPARATION OF GARAGE-TOP-DWELLINGS IS TO COMPLY WITH BCA 2022 H3D5.
 - SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6.
 - WET AREAS ARE TO COMPLY WITH BCA 2022 H4D2.
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS ARE TO COMPLY WITH BCA 2022 H4D3.
 - ROOM HEIGHTS ARE TO COMPLY WITH BCA 2022 H4D4.
 - PROVISION OF LIGHT IS TO COMPLY WITH BCA 2022 H4D6.
 - PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7.
 - SOUND INSULATION IS TO COMPLY WITH BCA 2022 H4D8.
 - CONDENSATION MANAGEMENT IS TO COMPLY WITH BCA 2022 H4D9.
 - STAIRWAY AND RAMP CONSTRUCTION ARE TO COMPLY WITH BCA 2022 H5D2.
 - BARRIERS AND HANDRAILS ARE TO COMPLY WITH BCA 2022 H5D3.
 - SWIMMING POOLS ARE TO COMPLY WITH BCA 2022 NSW H7D2.
 - CONSTRUCTION IN BUSHFIRE PRONE AREAS IS TO COMPLY WITH BCA 2022 NSW H7D4.
 - HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES ARE TO COMPLY WITH BCA 2022 H7D5.
 - ALL OPENABLE WINDOWS TO HAVE WINDOW RESTRICTORS THAT DO NOT PERMIT A 125MM SPHERE TO PASS THOUGH THE WINDOW OPENING IN ACCORDANCE WITH 11.3.7 AND 11.3.8 OF ABCB HOUSING PROVISIONS STANDARD 2022

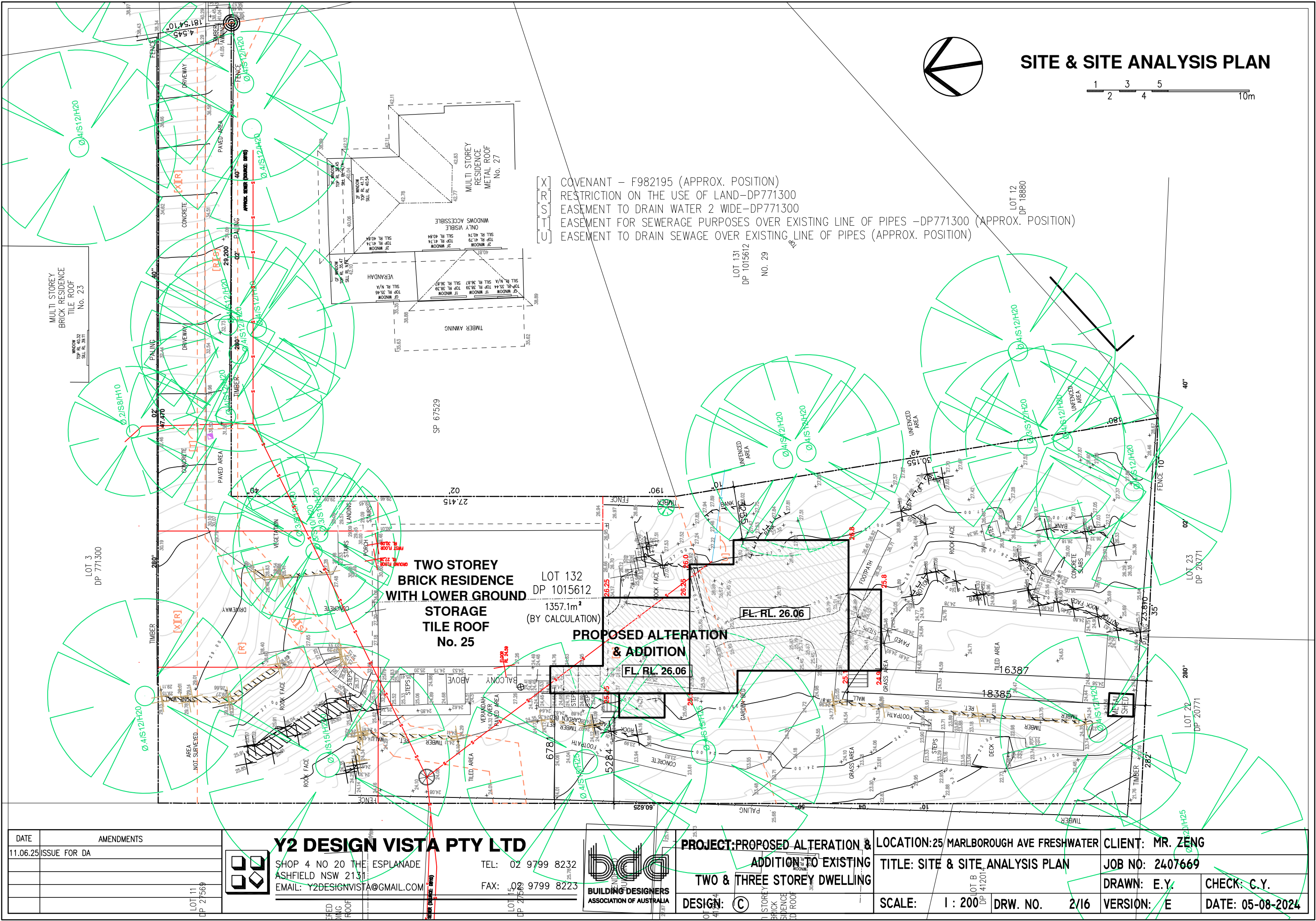
ALL WORK MUST COMPLY WITH THE FOLLOWING:

- THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING THE WORK. FIGURED DIMENSIONS IN DRAWING SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS.
- ALL CONCRETE AND STRUCTUREAL STEEL WORK USED IN THE STRUCTURE AND FOOTING SHALL BE READ IN CONJUNCTION WITH STRUCTURAL DRAWING AND IT’S SPECIFICATION.
- ALL BRICKWORK SHALL COMPLY FOLLOWING STANDARD AS 1225 AS 1650 AS 1672 AS 2699 AS 2904 AS 2975 AS 3700.
- ALL TIMBER WORK SHALL COMPLY FOLLOWING STANDARDS AS 1684 AS 1720 AS 1909 AS 2689.
- ALL STORMWATER SYSTEM CONNECT TO EXISTING STORMWATER SYSTEM DISCHARGE TO STREET GUTTER COMPLY COUNCIL REQUIREMENT.
- PHYSICAL TERMITE BARRIER APPLY TO ALL THE FOOTING & SLAB IN ACCORDANCE WITH AS 3660.1. NATIONAL REGISTRATION AUTHORITY LABEL WILL FIXED ON THE METER BOX. THE LABEL CLEARLY SHOW THE LIFE EXPENSTANCY OF THE CHEMICAL USED.
- THE BUILDER AND SUB-CONTRACTOR SHALL PROVIDE FIRST CLASS WORKMENSHIP TO ALL BUILDING WORK TO COMPLY BCA AND LOCALE AUTHORITY REQUIREMENT.
- OVERFLOW PROVISION NEEDED IF BALCONY HAS HOB.

Proposed Alteration & Addition
Development Application

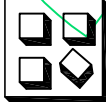
No.25 Marlborough Avenue Freshwater

DATE	AMENDMENTS		Y2 DESIGN VISTA PTY LTD SHOP 4 NO 20 THE ESPLANADE ASHFIELD NSW 2131 EMAIL: Y2DESIGNVISTA@GMAIL.COM TEL: 02 9799 8232 FAX: 02 9799 8223 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	PROJECT:PROPOSED ALTERATION & ADDITION TO EXISTING TWO & THREE STOREY DWELLING		LOCATION:25 MARLBOROUGH AVE FRESHWATER		CLIENT: MR. ZENG	
11.06.25	ISSUE FOR DA			TITLE: COVER PAGE		JOB NO: 2407669			
						DRAWN: E.Y.	CHECK: C.Y.		
				SCALE: NTS		DRW. NO. I/16	VERSION: E		
				DESIGN: ©		DATE: 05-08-2024			



- [X] COVENANT – F982195 (APPROX. POSITION)
- [R] RESTRICTION ON THE USE OF LAND-DP771300
- [S] EASEMENT TO DRAIN WATER 2 WIDE-DP771300
- [T] EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES –DP771300 (APPROX. POSITION)
- [U] EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES (APPROX. POSITION)

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ASHFIELD NSW 2131
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TEL: 02 9799 8232
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PROJECT: PROPOSED ALTERATION & ADDITION TO EXISTING TWO & THREE STOREY DWELLING

DESIGN: C

LOCATION: 25 MARLBOROUGH AVE FRESHWATER

TITLE: SITE & SITE ANALYSIS PLAN

SCALE: 1 : 200

CLIENT: MR. ZENG

JOB NO: 2407669

DRAWN: E.Y.

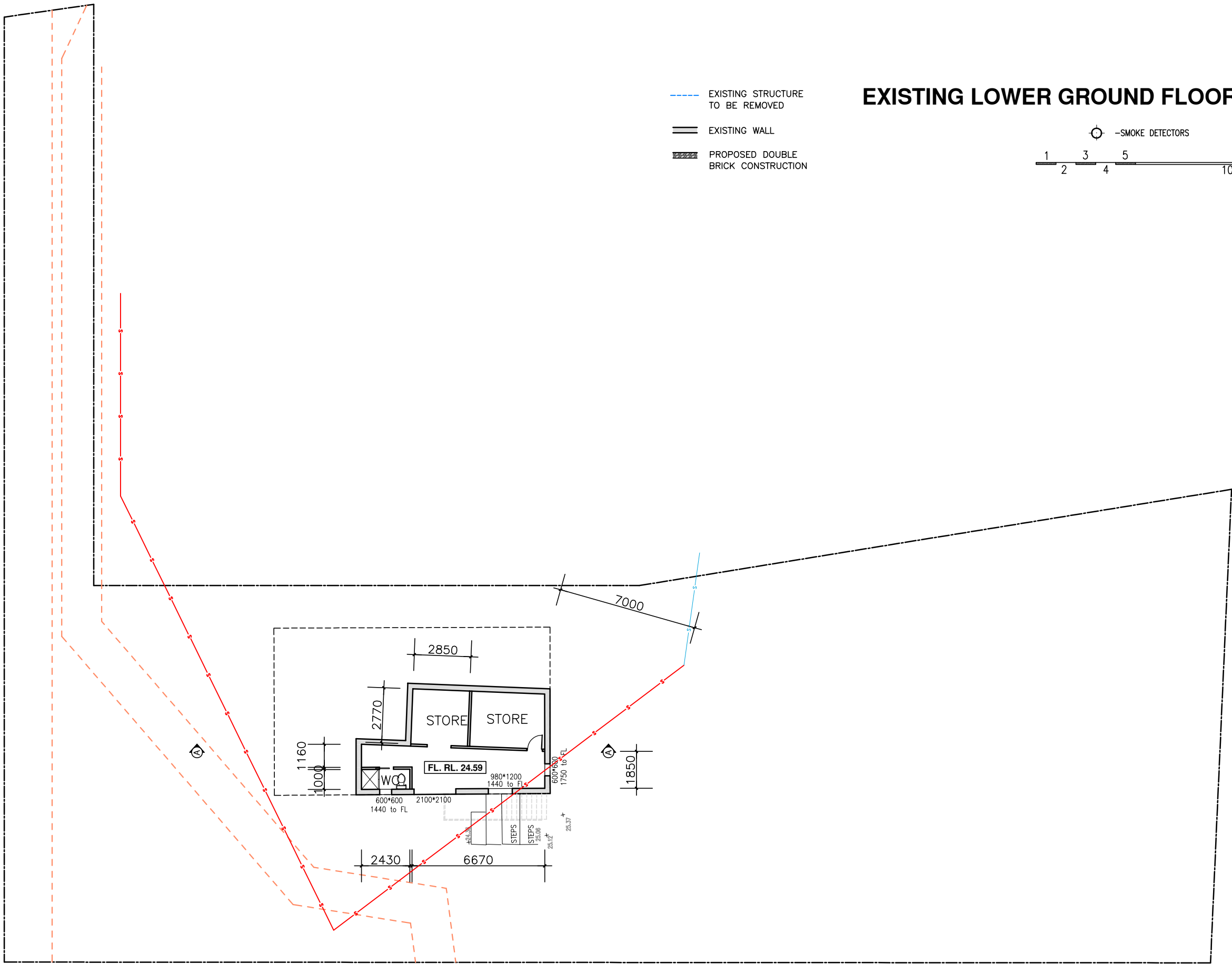
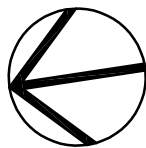
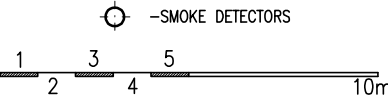
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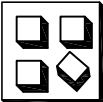
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- EXISTING STRUCTURE
TO BE REMOVED
- == EXISTING WALL
- ▨ PROPOSED DOUBLE
BRICK CONSTRUCTION

EXISTING LOWER GROUND FLOOR PLAN



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PROJECT: PROPOSED ALTERATION &
ADDITION TO EXISTING
TWO & THREE STOREY DWELLING

DESIGN: ©

LOCATION: 25 MARLBOROUGH AVE FRESHWATER

TITLE:
EXISTING LOWER GROUND FLOOR PLAN

SCALE: 1 : 200 DRW. NO. 3/16

CLIENT: MR. ZENG

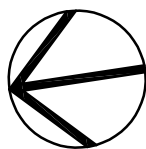
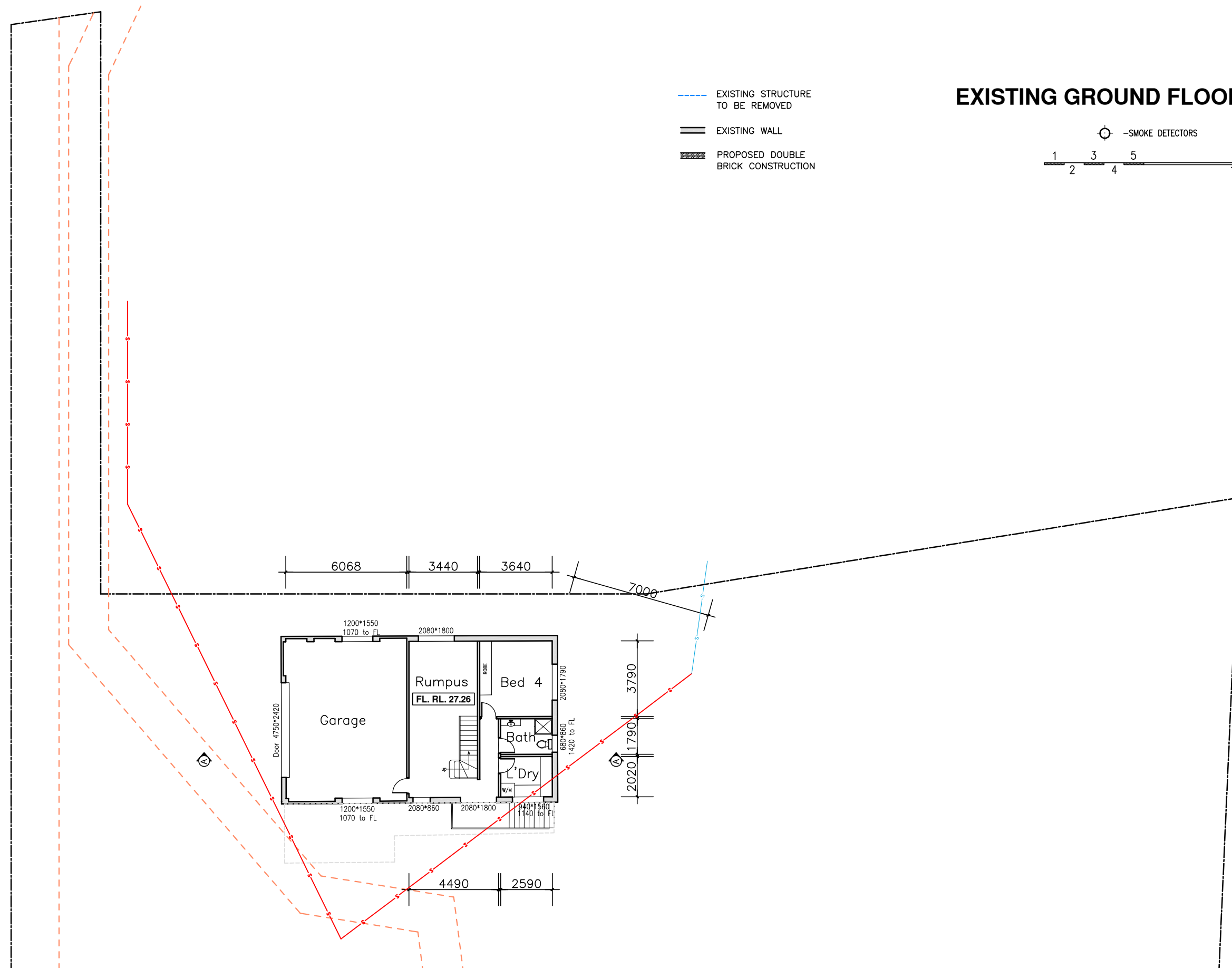
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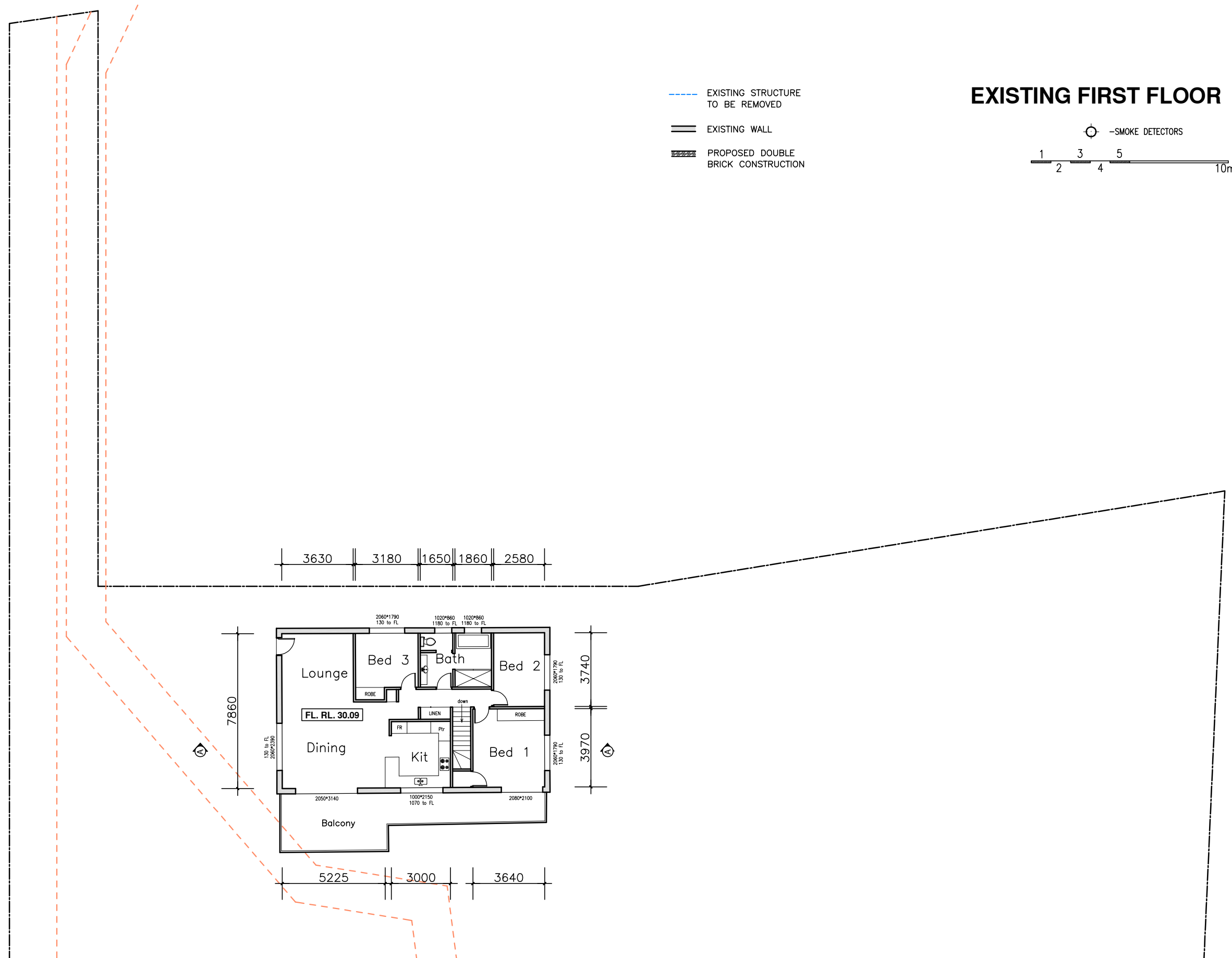
VERSION: E DATE: 05-08-2024

 EXISTING STRUCTURE TO BE REMOVED
 EXISTING WALL
 PROPOSED DOUBLE BRICK CONSTRUCTION

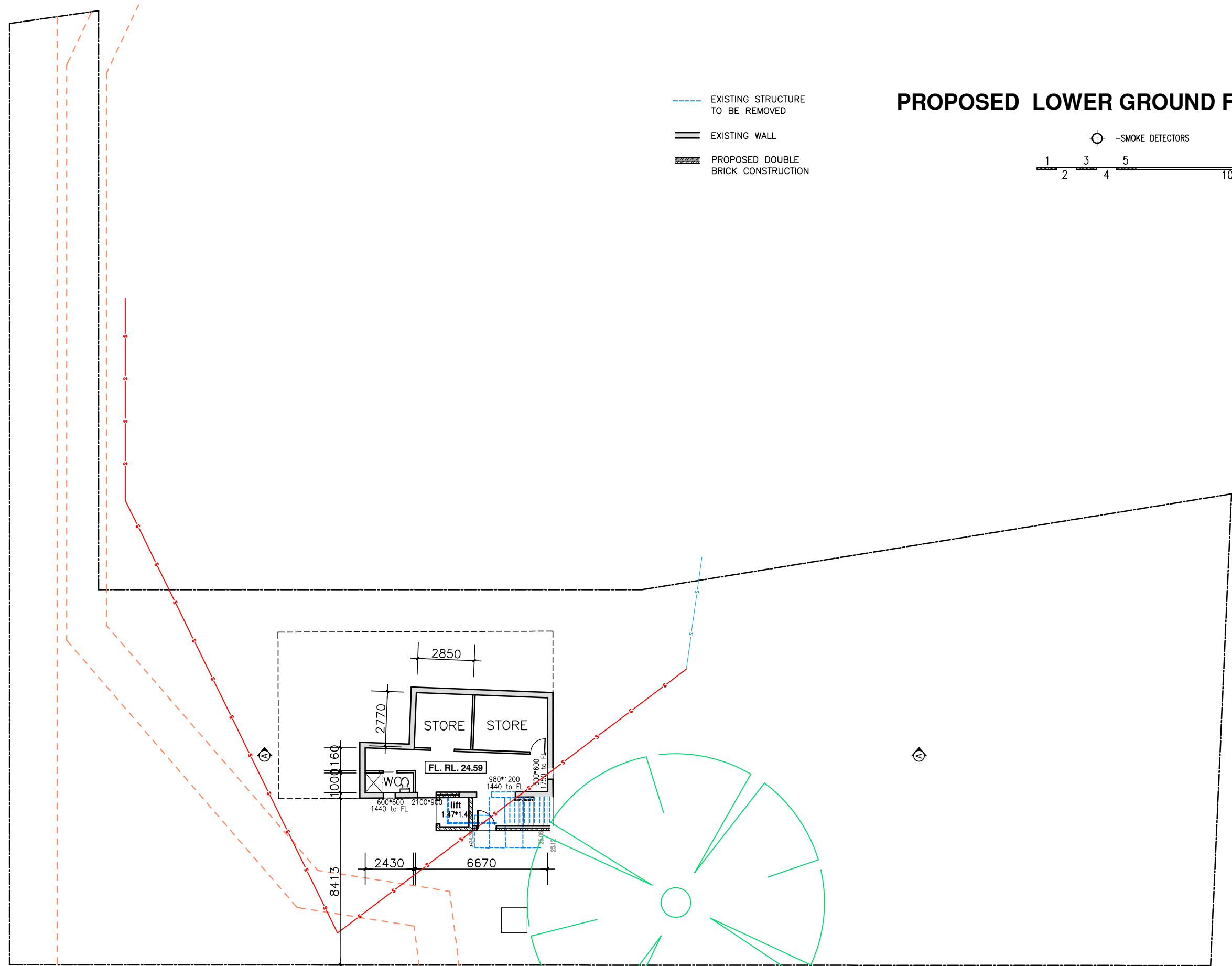
A horizontal number line representing a distance of 10m. It has tick marks at 1, 2, 3, 4, 5, and 10m. The segments between 0 and 1, 1 and 3, and 3 and 4 are shaded with diagonal lines.



DATE	AMENDMENTS	</
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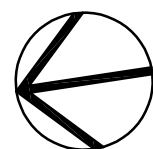
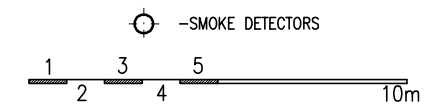


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11.06.25	ISSUE FOR DA			TITLE: EXISTING FIRST FLOOR PLAN		JOB NO: 2407669	
						DRAWN: E.Y.	CHECK: C.Y.
				SCALE: 1 : 200		DRW. NO. 5/16	VERSION: E
							DATE: 05-08-2024



- EXISTING STRUCTURE TO BE REMOVED
- == EXISTING WALL
- /// PROPOSED DOUBLE BRICK CONSTRUCTION

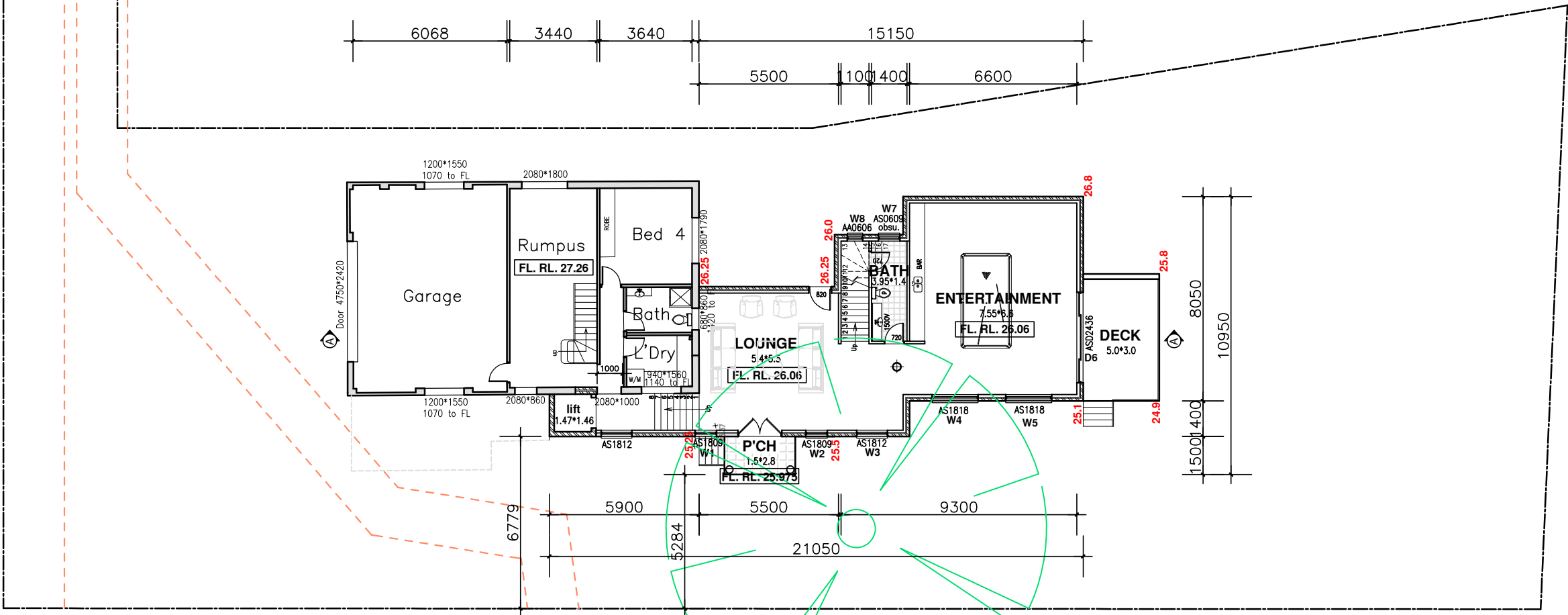
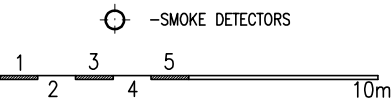
PROPOSED LOWER GROUND FLOOR PLAN



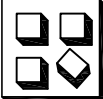
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11.06.25	ISSUE FOR DA										
						SCALE: 1 : 200	DRW. NO. 6/16				

PROPOSED GROUND FLOOR PLAN

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING WALL
- PROPOSED DOUBLE BRICK CONSTRUCTION



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SHOP 4 NO 20 THE ESPLANADE
ASHFIELD NSW 2131
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TEL: 02 9799 8232
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PROJECT:PROPOSED ALTERATION &
ADDITION TO EXISTING
TWO & THREE STOREY DWELLING

DESIGN: (C)

LOCATION:25 MARLBOROUGH AVE FRESHWATER

TITLE: PROPOSED GROUND FLOOR PLAN

SCALE: 1 : 200 DRW. NO. 7/16

CLIENT: MR. ZENG

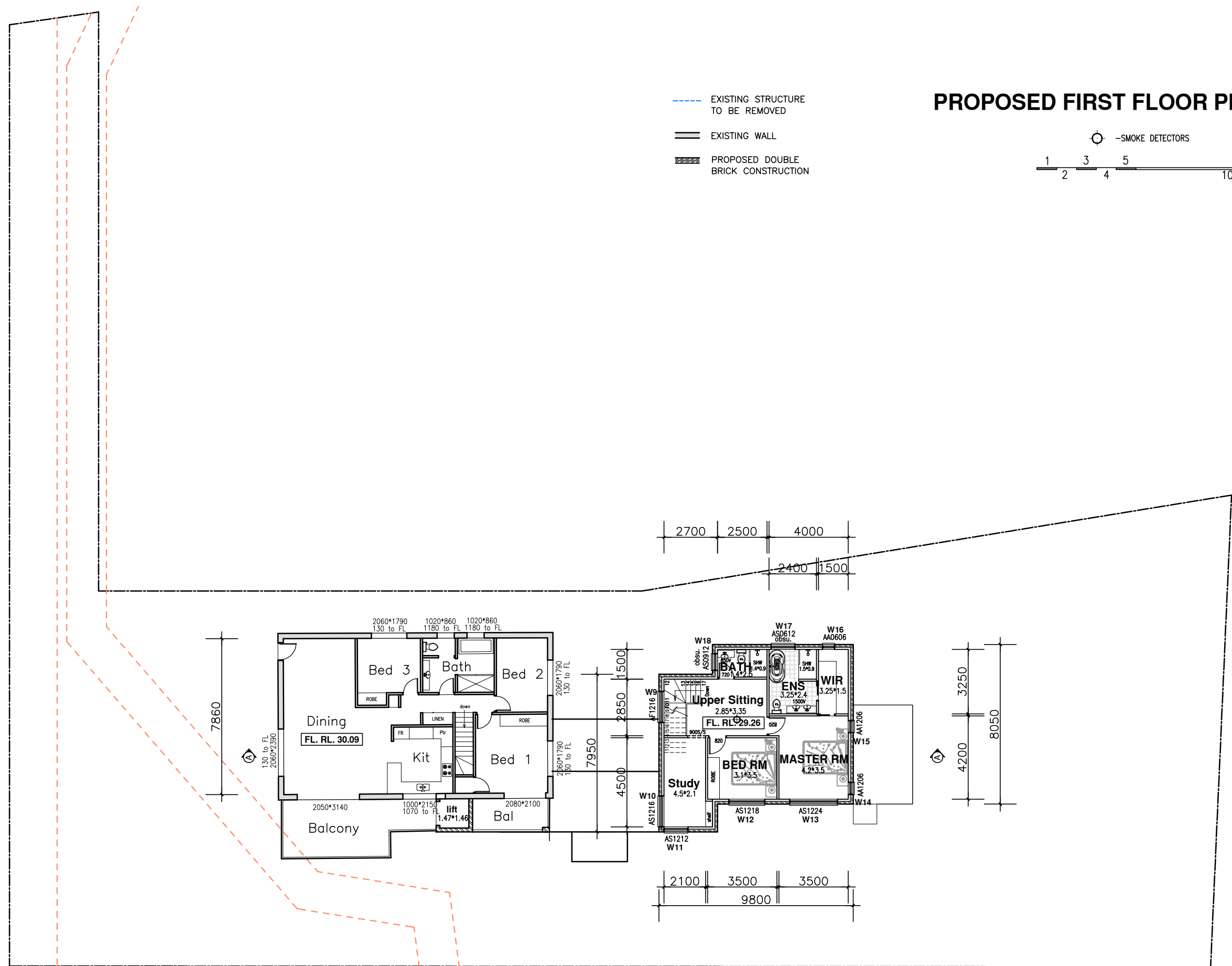
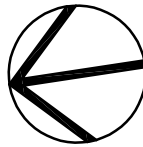
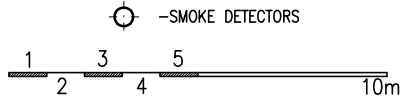
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DRAWN: E.Y. CHECK: C.Y.

VERSION: E DATE: 05-08-2024

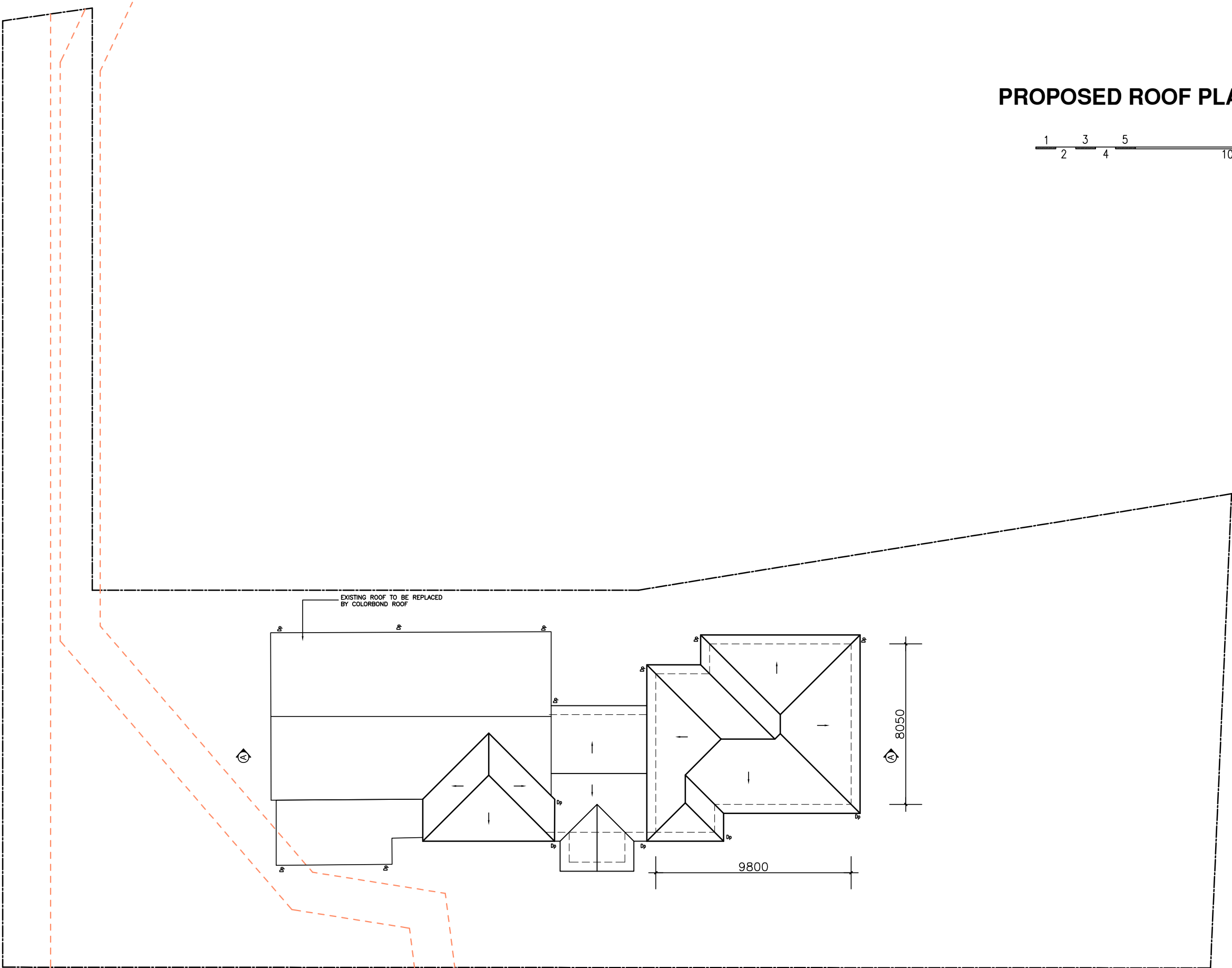
PROPOSED FIRST FLOOR PLAN

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING WALL
- PROPOSED DOUBLE BRICK CONSTRUCTION

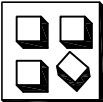


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11.06.25	ISSUE FOR DA	

PROPOSED ROOF PLAN



DATE	AMENDMENTS
11.06.25	ISSUE FOR DA



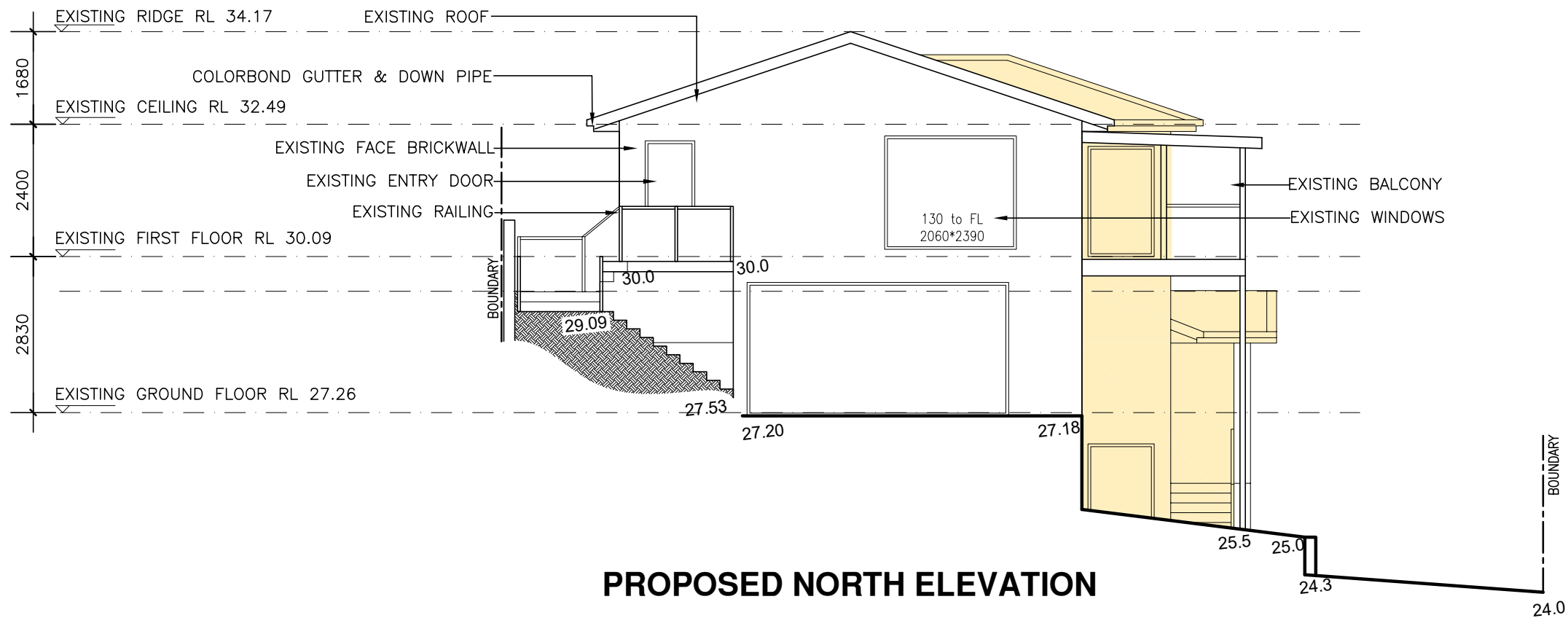
Y2 DESIGN VISTA PTY LTD

SHOP 4 NO 20 THE ESPLANADE
ASHFIELD NSW 2131
EMAIL: Y2DESIGNVISTA@GMAIL.COM

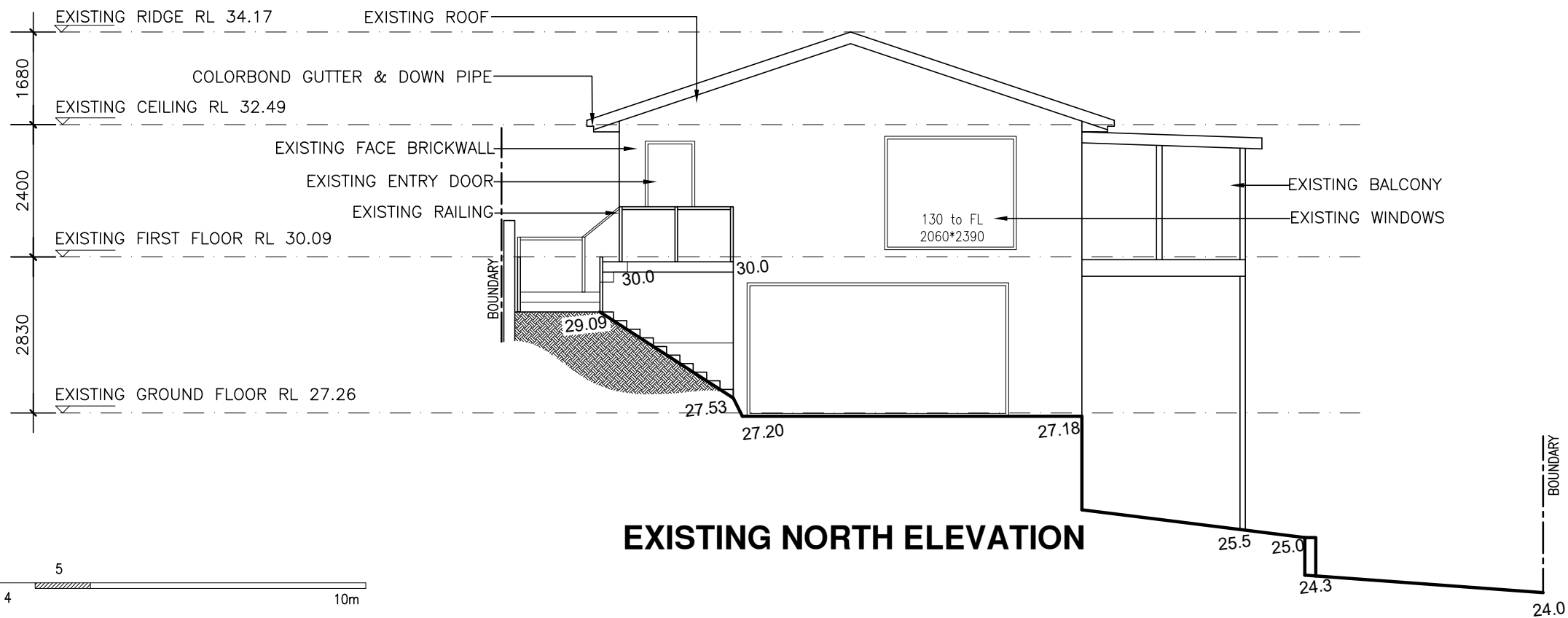
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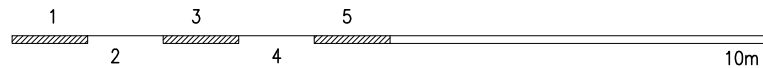
PROJECT:PROPOSED ALTERATION & ADDITION TO EXISTING TWO & THREE STOREY DWELLING	LOCATION:25 MARLBOROUGH AVE FRESHWATER		CLIENT: MR. ZENG	
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DESIGN: ©	SCALE: 1 : 200	DRW. NO. 9/16	DRAWN: E.Y.	CHECK: C.Y.
			VERSION: E	DATE: 05-08-2024



PROPOSED NORTH ELEVATION



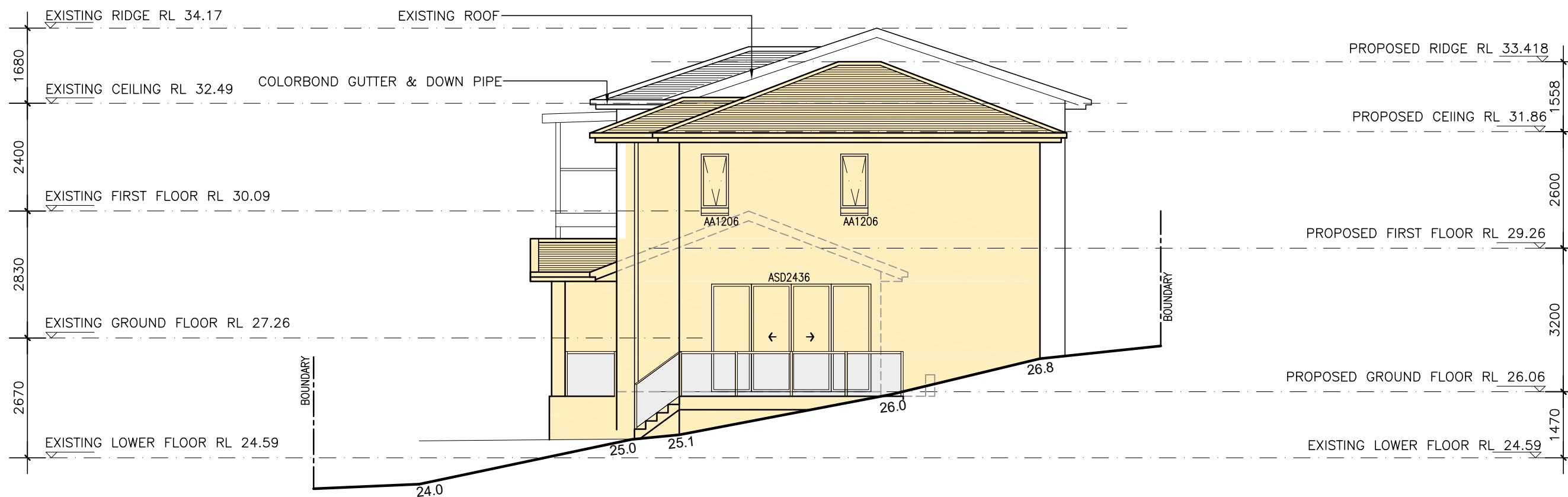
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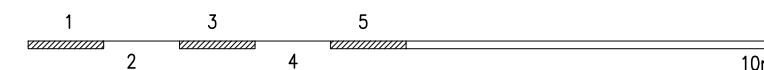
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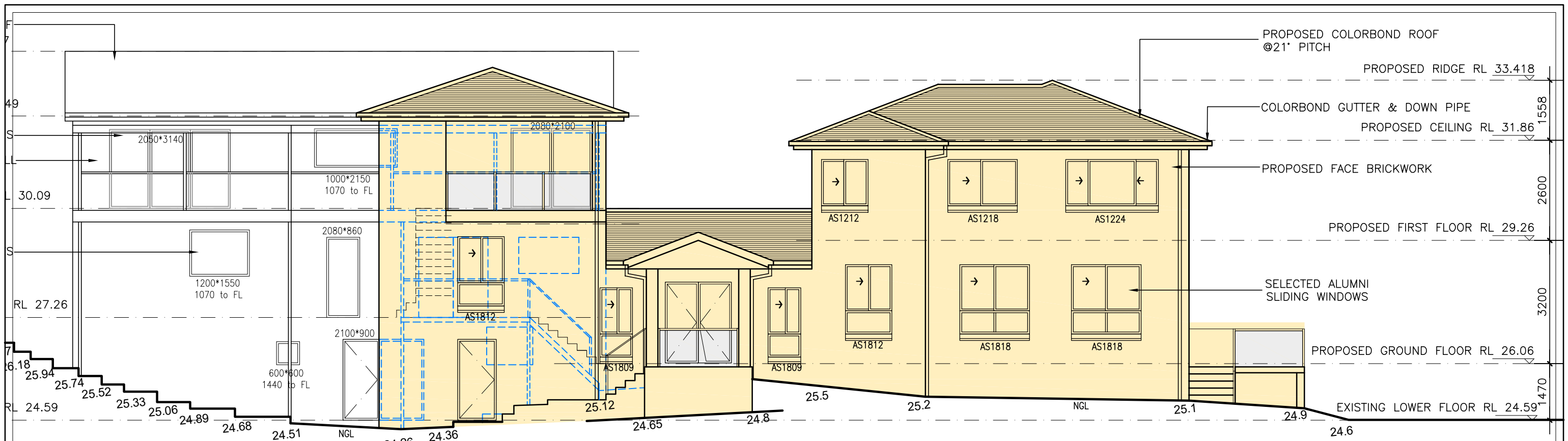
DATE	AMENDMENTS	 Y2 DESIGN VISTA PTY LTD SHOP 4 NO 20 THE ESPLANADE ASHFIELD NSW 2131 EMAIL: Y2DESIGNVISTA@GMAIL.COM TEL: 02 9799 8232 FAX: 02 9799 8223	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	PROJECT:PROPOSED ALTERATION & ADDITION TO EXISTING TWO & THREE STOREY DWELLING	LOCATION:25 MARLBOROUGH AVE FRESHWATER		CLIENT: MR. ZENG	
11.06.25	ISSUE FOR DA				TITLE: ELEVATIONS		JOB NO: 2407669	
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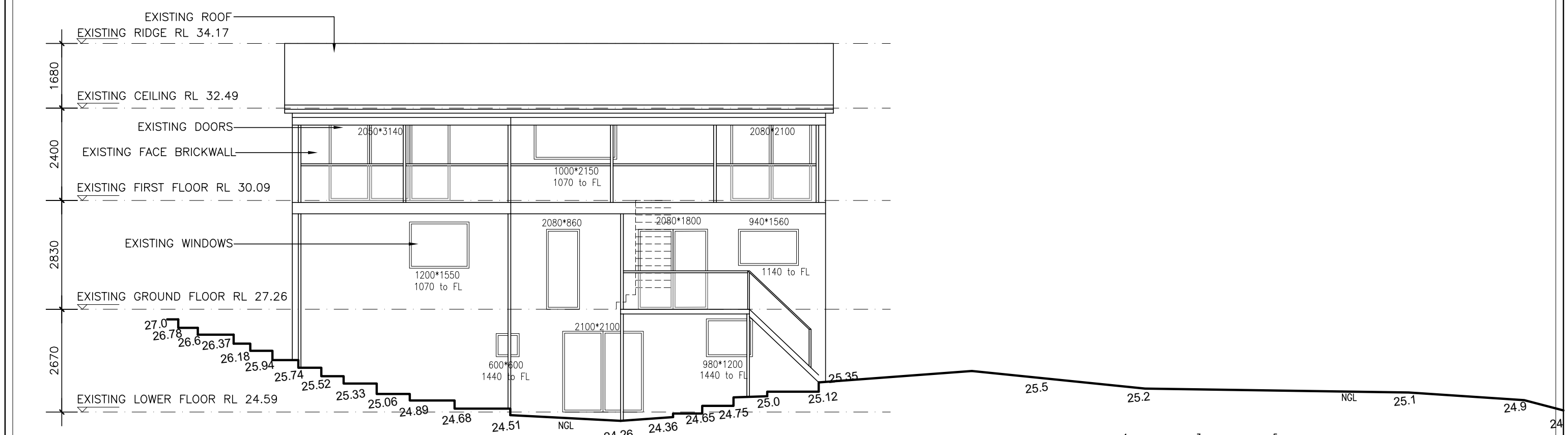
PROPOSED SOUTH ELEVATION
(View From Entertainment)



DATE		AMENDMENTS		Y2 DESIGN VISTA PTY LTD SHOP 4 NO 20 THE ESPLANADE ASHFIELD NSW 2131 EMAIL: Y2DESIGNVISTA@GMAIL.COM TEL: 02 9799 8232 FAX: 02 9799 8223 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	PROJECT:PROPOSED ALTERATION & ADDITION TO EXISTING TWO & THREE STOREY DWELLING		LOCATION:25 MARLBOROUGH AVE FRESHWATER		CLIENT: MR. ZENG	
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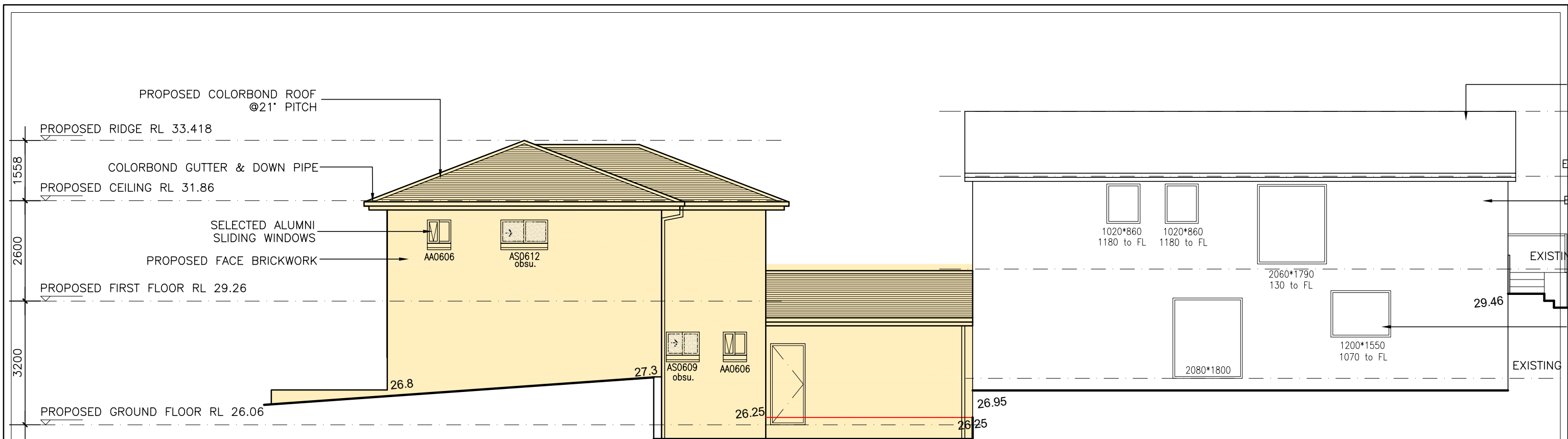


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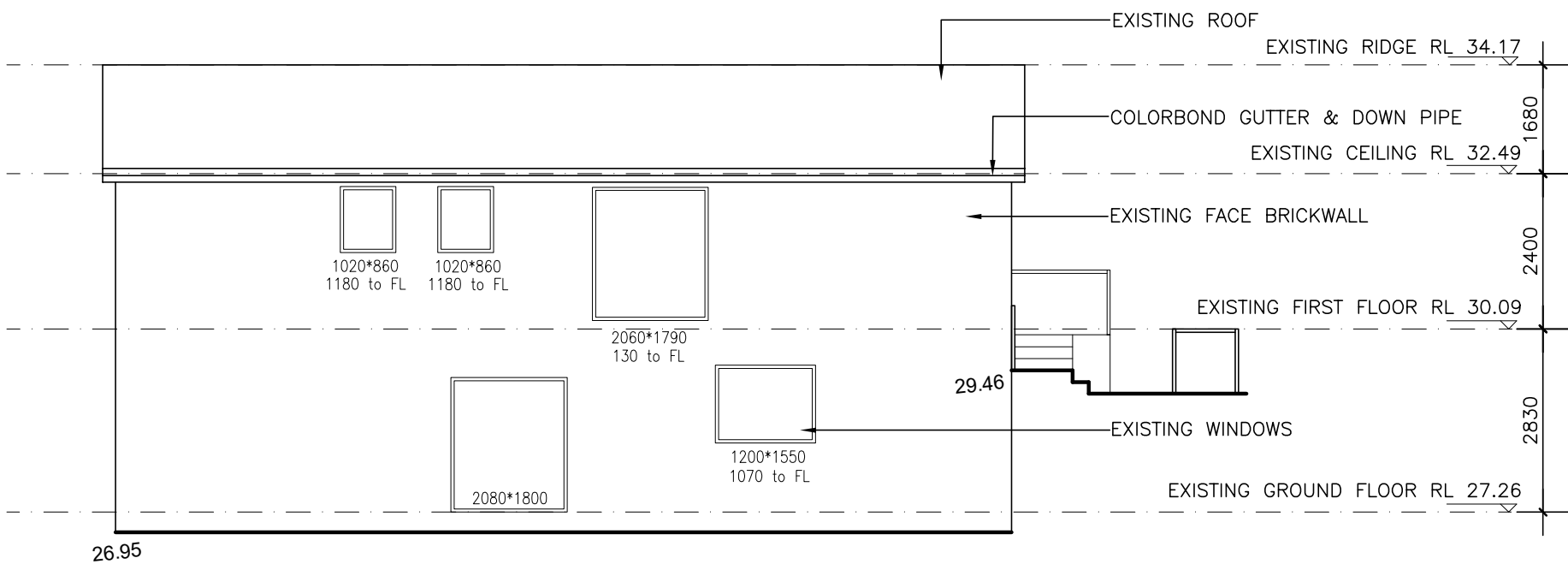


EXISTING WEST ELEVATION

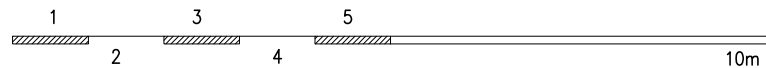
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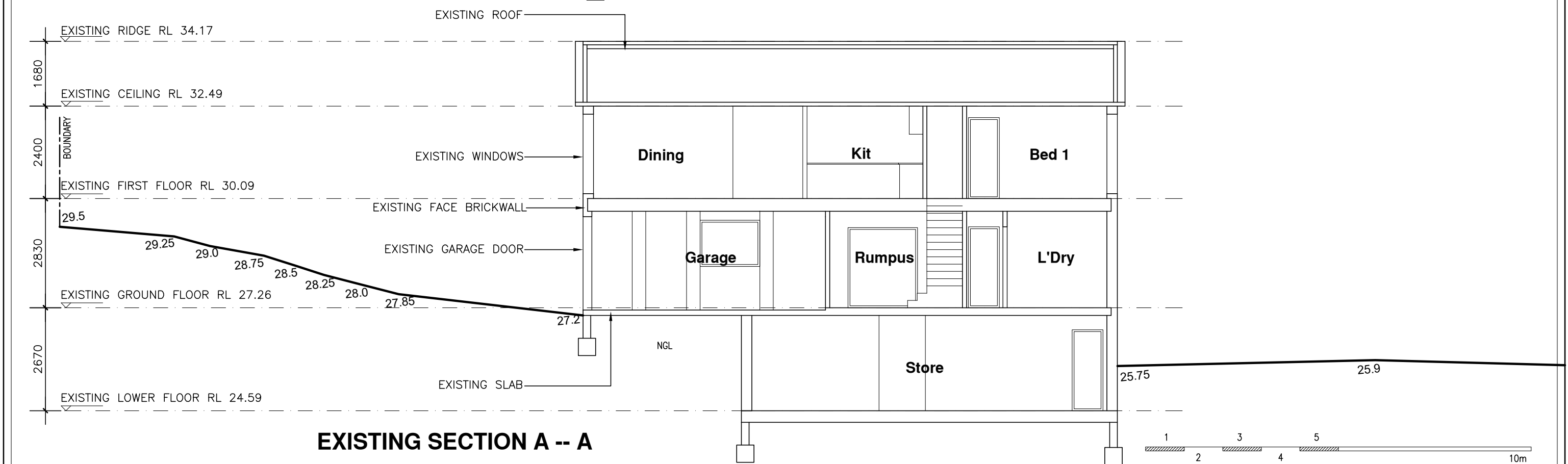
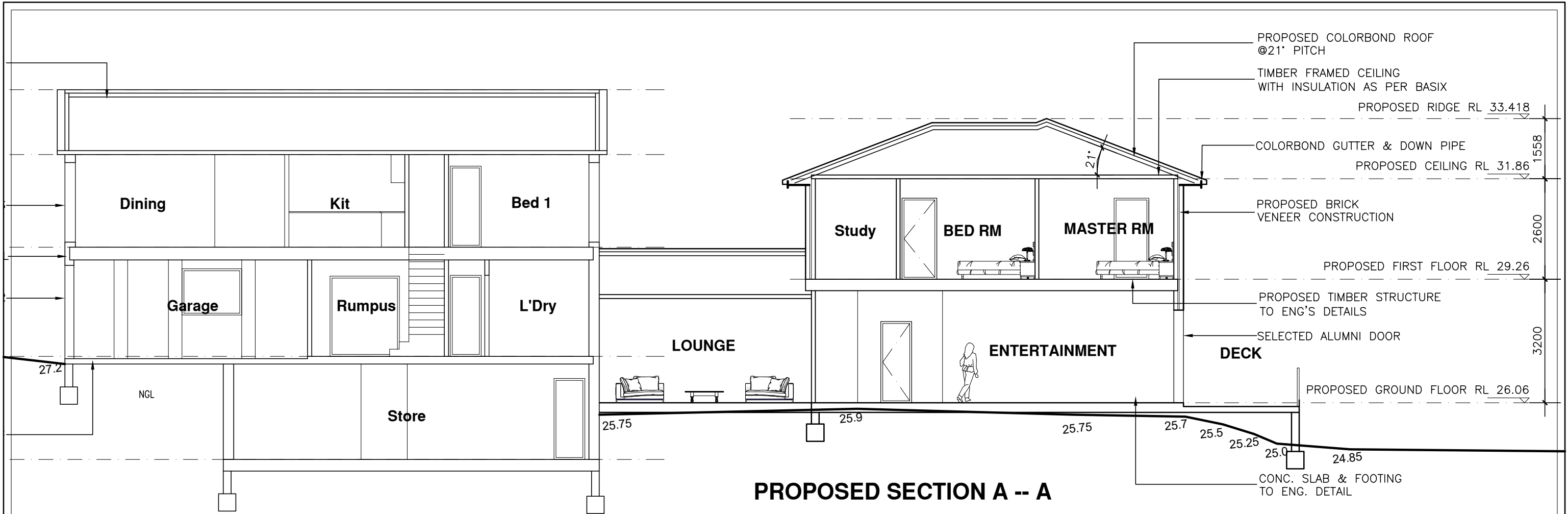
PROPOSED EAST ELEVATION



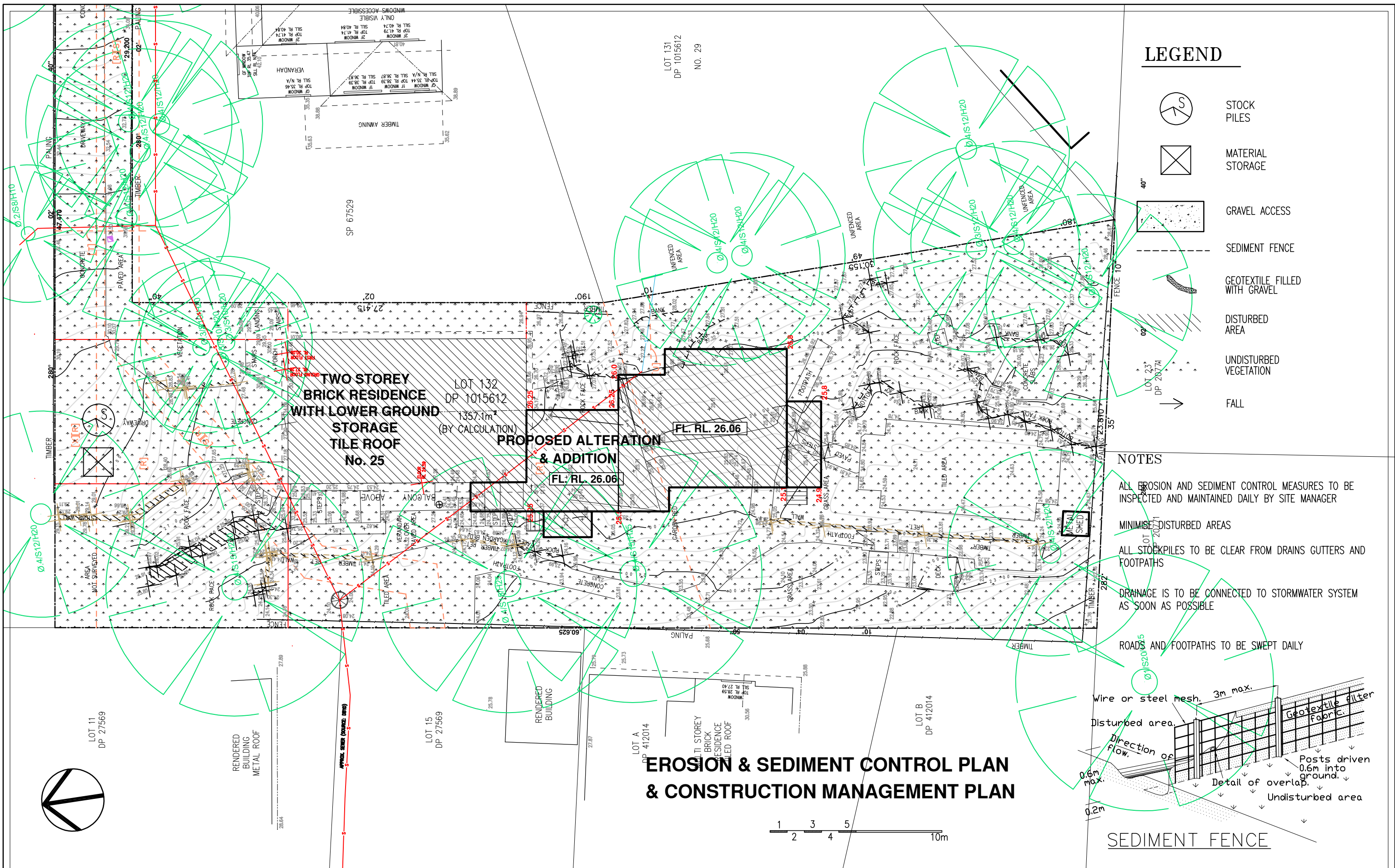
EXISTING EAST ELEVATION



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							DRAWN: E.Y.	CHECK: C.Y.
					DESIGN: Ⓒ		SCALE: 1 : 100	DRW. NO. 14/16
							VERSION: E	DATE: 05-08-2024



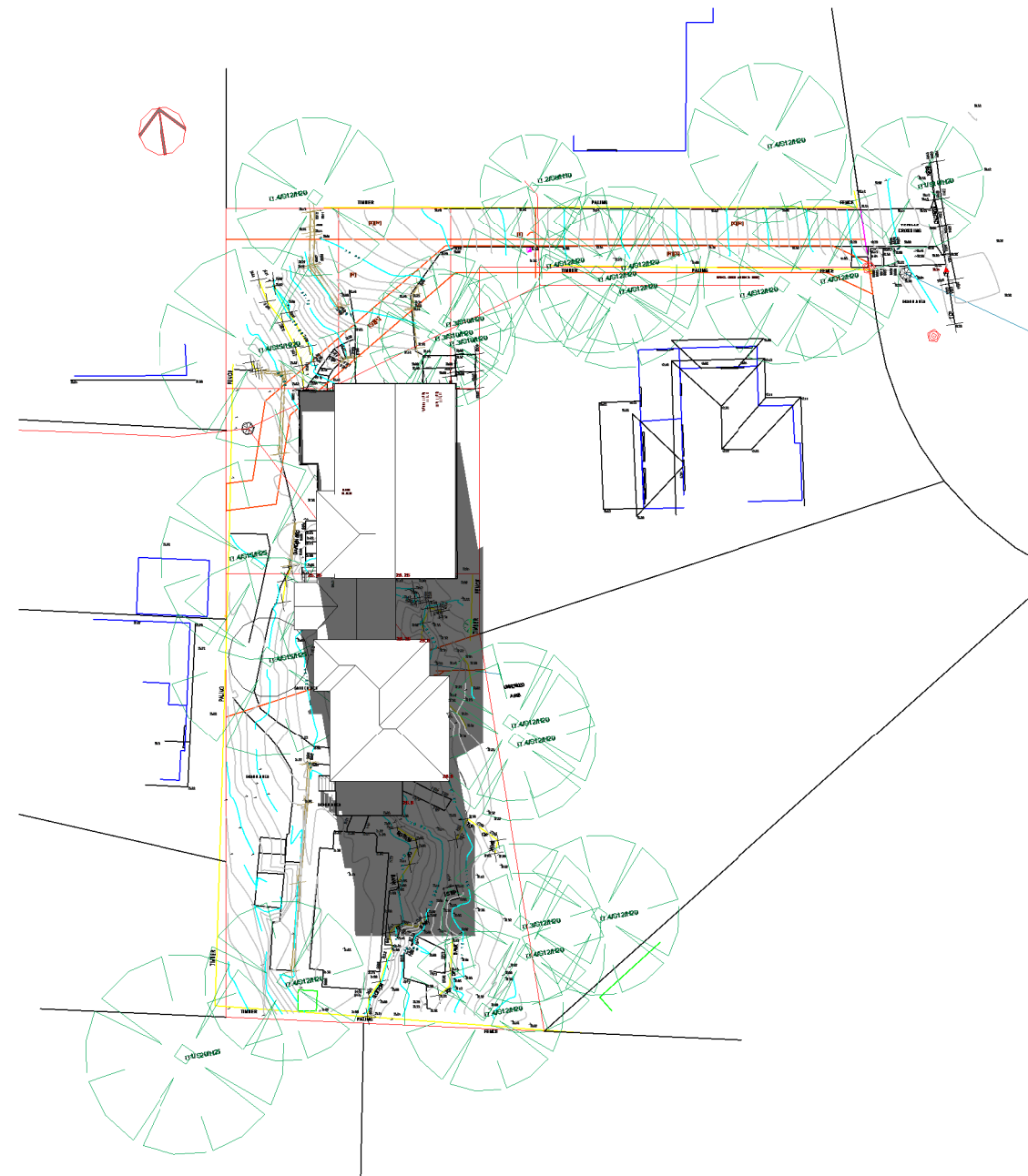
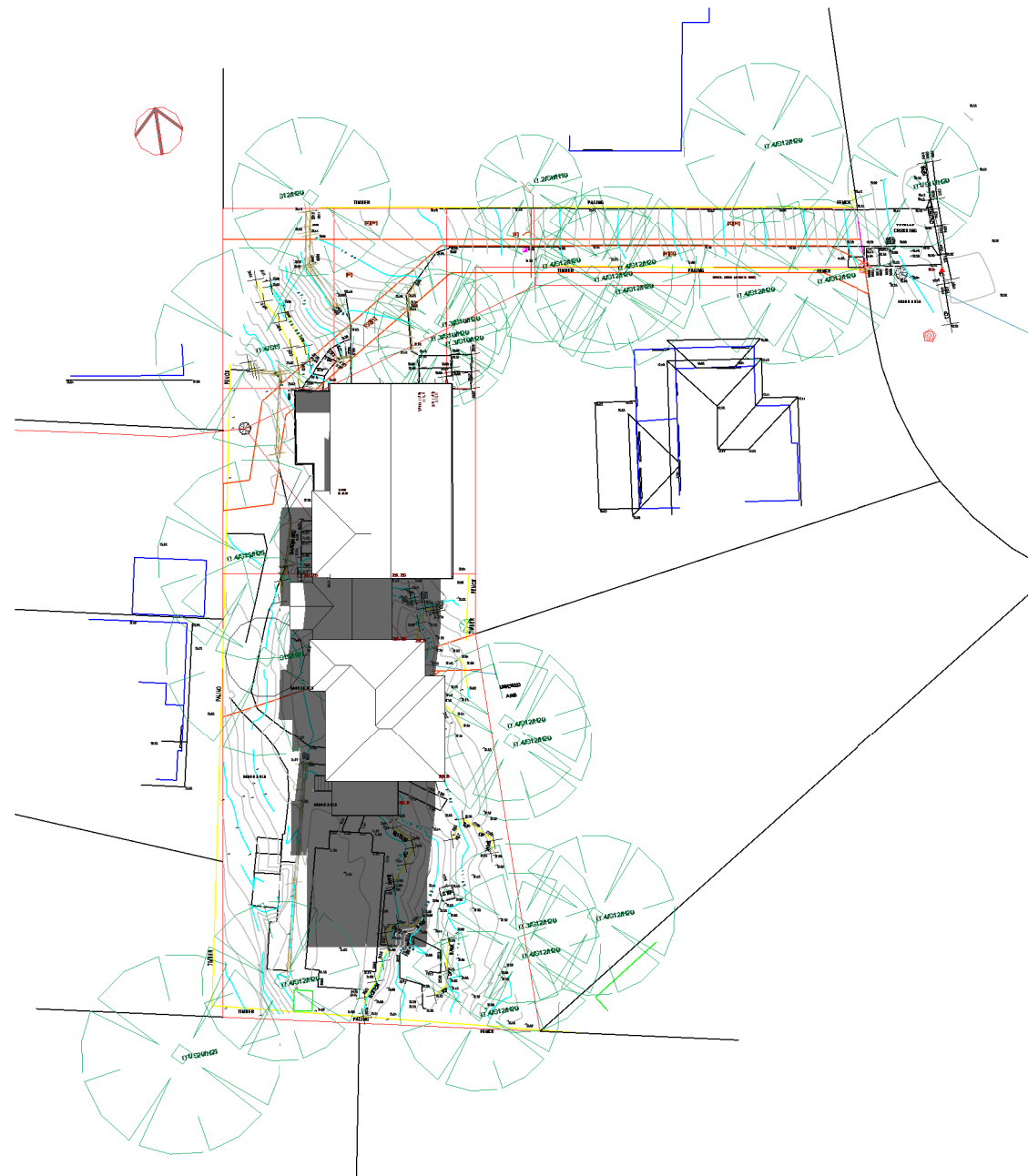
DATE	AMENDMENTS	Y2 DESIGN VISTA PTY LTD SHOP 4 NO 20 THE ESPLANADE ASHFIELD NSW 2131 EMAIL: Y2DESIGNVISTA@GMAIL.COM TEL: 02 9799 8232 FAX: 02 9799 8223		 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		PROJECT: PROPOSED ALTERATION & ADDITION TO EXISTING TWO & THREE STOREY DWELLING		LOCATION: 25 MARLBOROUGH AVE FRESHWATER		CLIENT: MR. ZENG	
11.06.25	ISSUE FOR DA										
										JOB NO: 2407669	
										DRAWN: E.Y.	CHECK: C.Y.
						DESIGN: C	SCALE: 1 : 100	DRW. NO. 15/16	VERSION: E	DATE: 05-08-2024	



DATE		AMENDMENTS		<
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DATE	AMENDMENTS		Y2 DESIGN VISTA PTY LTD SHOP 4 NO 20 THE ESPLANADE ASHFIELD NSW 2131 EMAIL: Y2DESIGNVISTA@GMAIL.COM TEL: 02 9799 8232 FAX: 02 9799 8223 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	PROJECT: PROPOSED ALTERATION & ADDITION TO EXISTING TWO & THREE STOREY DWELLING	LOCATION: NO.25 MARLBOROUGH AVE FRESHWATER		CLIENT: MR. ZENG	
03.04.25	ISSUE FOR DA			TITLE: SHADOW DIAGRAM	JOB NO: 2407669			
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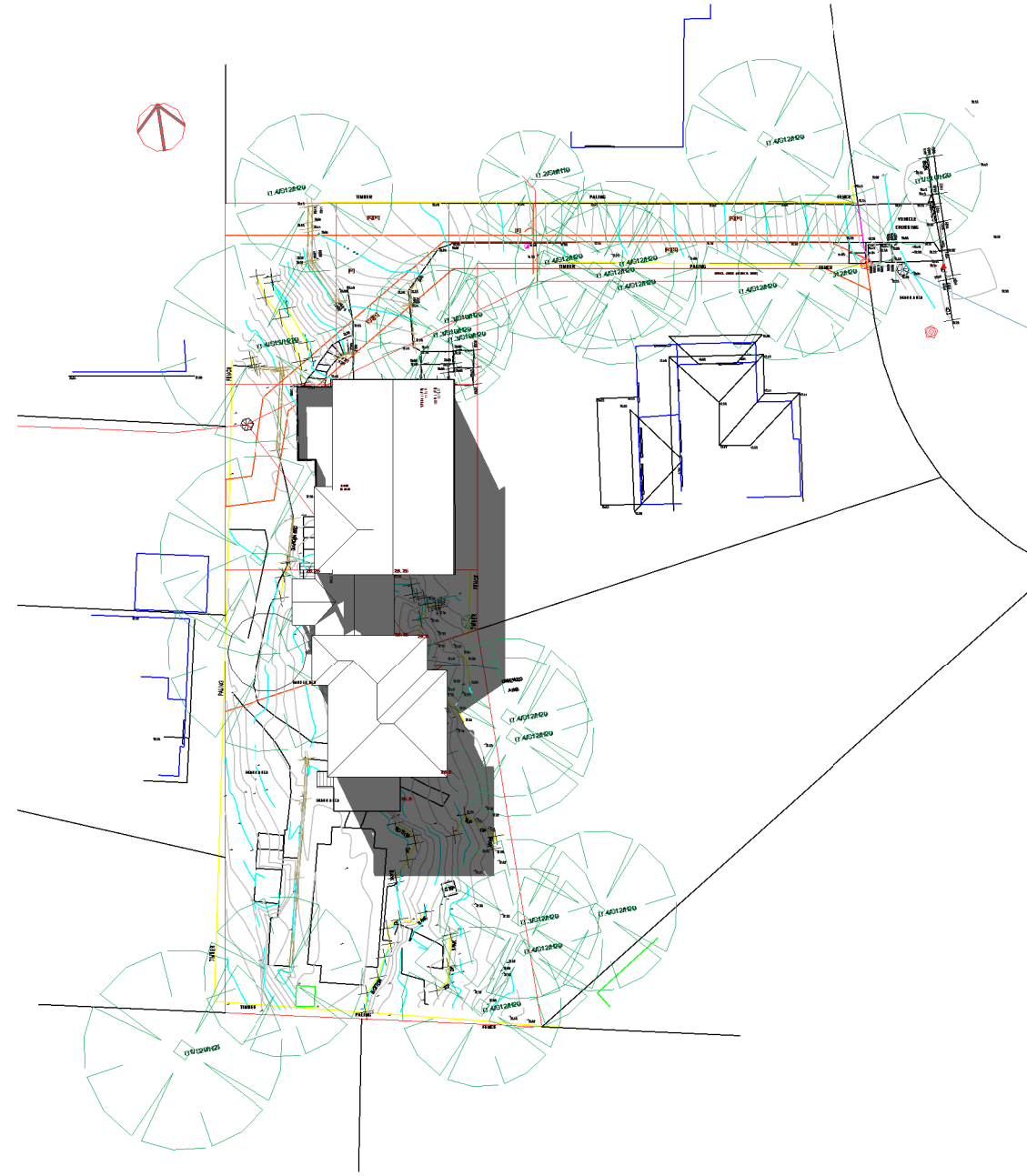


DATE		AMENDMENTS	
03.04.25	ISSUE FOR DA		

	Y2 DESIGN VISTA PTY LTD		
	SHOP 4 NO 20 THE ESPLANADE	TEL: 02 9799 8232	
	ASHFIELD NSW 2131		
	EMAIL: Y2DESIGNVISTA@GMAIL.COM	FAX: 02 9799 8223	

PROJECT: PROPOSED ALTERATION & ADDITION TO EXISTING TWO & THREE STOREY DWELLING	
DESIGN: ©	

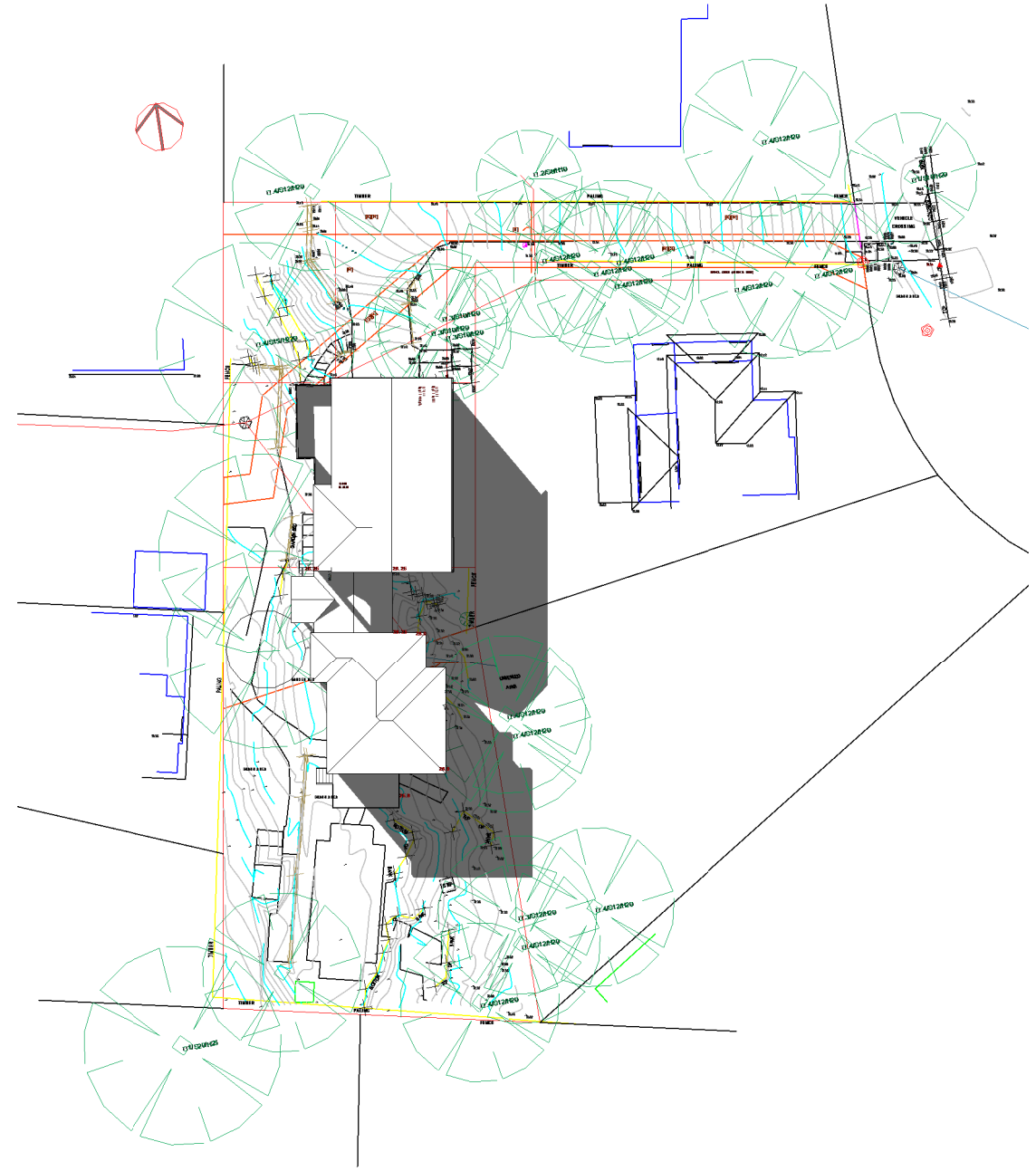
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		DRAWN: S.Z.	CHECK: C.Y.
SCALE: 1:500	DRW. NO. 2/4	VERSION: D	DATE: 05.08.2024



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SITE PLAN 13PM 22 JUNE

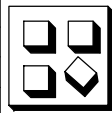
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SITE PLAN 14PM 22 JUNE

1 : 500

DATE	AMENDMENTS	 Y2 DESIGN VISTA PTY LTD SHOP 4 NO 20 THE ESPLANADE ASHFIELD NSW 2131 EMAIL: Y2DESIGNVISTA@GMAIL.COM TEL: 02 9799 8232 FAX: 02 9799 8223		 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	PROJECT: PROPOSED ALTERATION & ADDITION TO EXISTING TWO & THREE STOREY DWELLING DESIGN: ©		LOCATION: NO.25 MARLBOROUGH AVE FRESHWATER TITLE: SHADOW DIAGRAM SCALE: 1:500 DRW. NO. 3/4		CLIENT: MR. ZENG JOB NO: 2407669 DRAWN: S.Z. CHECK: C.Y. VERSION: D DATE: 05.08.2024	
03.04.25	ISSUE FOR DA									



1 : 500

DATE		AMENDMENTS	
03.04.25	ISSUE FOR DA		

	Y2 DESIGN VISTA PTY LTD	
	SHOP 4 NO 20 THE ESPLANADE	TEL: 02 9799 8232
	ASHFIELD NSW 2131	
	EMAIL: Y2DESIGNVISTA@GMAIL.COM	FAX: 02 9799 8223

 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	PROJECT: PROPOSED ALTERATION & ADDITION TO EXISTING TWO & THREE STOREY DWELLING	
	DESIGN: ©	

LOCATION: NO.25 MARLBOROUGH AVE FRESHWATER		CLIENT: MR. ZENG	
TITLE: SHADOW DIAGRAM		JOB NO: 2407669	
DRAWN: S.Z.		CHECK: C.Y.	
SCALE: 1:500	DRW. NO. 4/4	VERSION: D	DATE: 05.08.2024