



ALANNA SMIT / STRUCTURAL INTERIORS

RUKUS KIOSK

DA – Existing building

DEVELOPMENT APPLICATION

2-6 PALM ROAD, NEWPORT, NSW 2106

SHEET NUMBER	SHEET NAME	DATE PUBLISHED
DA01	SURVEY PHOTOS 01	30/09/2020
DA02	SURVEY PHOTOS 02	30/09/2020
DA03	AERIAL VIEW	30/09/2020
DA04	SITE PLAN	09/10/2020
DA05	GROUND FLOOR PLAN	09/10/2020
DA06	ROOF FLOOR PLAN	09/10/2020
DA07	WEST ELEVATION - FRONT	09/10/2020
DA08	NORTH ELEVATION	09/10/2020
DA09	SOUTH ELEVATION	09/10/2020
DA10	LONG SECTION	09/10/2020
DA11	CROSS SECTION	09/10/2020
DA12	AREA CALCULATIONS	09/10/2020
DA13	SHADOW DIAGRAM	09/10/2020
DA14	WINDOW SCHEDULE 01	09/10/2020

NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS: METHOD OF EXCAVATION AND FILL - PART 3.1.1 OF NCC
- SURFACE SUBSOIL-STORMWATER DRAINAGE - PART 3.1.2 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.3 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY CONSTRUCTION - PART 3.3 OF NCC INCLUDING AS3700
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- FRAMING - PART 3.4 OF NCC
- ROOF, WALL-CLADDING, GUTTERS & DOWNPIPES - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SEPARATION - PART 3.7.1 OF NCC
- SMOKE ALARMS - PART 3.7.2 OF NCC
- HEATING APPLIANCES - PART 3.7.3 OF NCC
- WET AREAS-PROTECTION OF WALLS & FLOORS - PART 3.8.1 OF NCC
- MINIMUM ROOF HEIGHTS - PART 3.8.3 OF NCC
- FACILITIES REQUIRED & SANITARY DOOR CONSTRUCTION - PART 3.8.3 OF NCC
- LIGHT: NATURAL AND ARTIFICIAL - PART 3.8.4 OF NCC
- VENTILATION & LOCATION OF TOILETS - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIR CONSTRUCTION INCLUDING DIMENSIONS - PART 3.9.1 OF NCC
- BALUSTRADES & OTHER BARRIERS - PART 3.9.2 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2004
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-1993
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2001
- ALL CONSTRUCTION TO COMPLY TO AS3959- 1991

NOTES

- APPROVED MEANS BY THE 'RELEVANT LOCAL AUTHORITY' OR COUNCIL
- THE OWNER WILL DIRECTLY PAY THE FEES ASSOCIATED WITH THE FOLLOWING:
BUILDING APPROVAL FROM COUNCIL, FOOTPATH AND KERB DEPOSITS WITH THE LOCAL COUNCIL, INSURANCE FEE TO BUILDING SERVICES CORPORATION, LONG SERVICE LEAVE SERVICE LEVY FEE AND APPROVAL FEE BY WATER AND SEWERAGE AUTHORITY. ALL OTHER FEES ARE TO BE PAID BY THE BUILDER. THE AMOUNT OF ANY LOCAL AUTHORITY DEPOSITS WHICH ARE FORFEITED DUE TO DAMAGE OR OTHER CAUSE WILL BE DEDUCTED FROM THE PAYMENTS DUE TO THE BUILDER.
- THE BUILDER IS TO PROVIDE AT HIS/HER OWN EXPENSE ADEQUATE PUBLIC RISK INSURANCE AND ARRANGE INDEMNIFICATION UNDER THE WORKERS COMPENSATION ACT. WORKS INSURANCE TO BE STATED IN THE CONTRACT CONDITIONS.
- ALL WORK TO BE CARRIED OUT IN A TRADESMEN LIKE MANNER AND IN ACCORDANCE WITH THE STANDARDS CODES AND REGULATIONS OF THE STANDARDS ASSOCIATION OF AUSTRALIA, BUILDING CODE OF AUSTRALIA AND ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER THE WORK.
- ALL TENDERERS ARE TO VISIT THE SITE TO SATISFY THEMSELVES AS TO THE NATURE AND EXTENT OF THE WORKS, FACILITIES AVAILABLE AND DIFFICULTIES ENTAILED IN THE WORKS AS VARIATIONS WILL NOT BE ALLOWED DUE TO WORK ARISING OWING TO NEGLIGENCE OF THIS CLAUSE.
- ALL WORK AND MATERIALS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AT THE TIME OF COMMENCEMENT WERE APPLICABLE.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL STRUCTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH ANY SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- SET OUT DIMENSIONS SHOWN ON THIS DRAWING SHALL BE VARIFIED BY THE BUILDER ON SITE BEFORE COMMENCEMENT OF ANY WORK. DIMENSIONS SHOULD NOT BE OBTAINED BY SCALING THE DRAWINGS. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES.
- THE BUILDER IS TO ENSURE ALL CONSTRUCTION, LEVELS AND OTHER ITEMS COMPLY WITH THE CONDITIONS OF THE BUILDING APPROVAL.
- THE BUILDER IS TO COMPLY WITH ALL ORDINANCES, LOCAL AUTHORITY REGULATIONS AND THE REQUIREMENTS OF ALL SERVICES SUPPLY AUTHORITIES HAVING JURISDICTION OVER THE WORKS.
- ALL PLUMBING AND DRAINAGE WORK TO BE INSTALLED AND COMPLETED BY A LICENCED TRADESMAN AND IN ACCORDANCE WITH THE STATUTORY BODY HAVING AUTHORITY OVER THE WORKS. CONNECT ALL WASTE TO SYDNEY WATER SEWER LINE
- ALL NEW DOWNPIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
- ALL POWER AND STORMWATER OUTLET LOCATIONS SHALL BE DETERMINED ONSITE BY THE OWNER.
- SMOKE DETECTOR ALARM TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND THE BUILDING CODE OF AUSTRALIA.
- ELECTRICAL WORK TO BE IN ACCORDANCE WITH SAA WIRING RULES AND BE DONE BY A LICENCED TRADESMAN
- ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS APPROVAL, EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS SUPPLIED BY THE ENGINEER.
- ALL TIMBER SIZES AND CONCRETE DETAILS TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL STRUCTURAL WORK IS TO BE IN ACCORDANCE WITH THE STRUCTURAL DETAILS PREPARED BY A STRUCTURAL ENGINEER[i.e.]PIERS, FOOTINGS, CONCRETE SLABS, RETAINING WALLS, STEELWORK, FORMWORK, UNDERPINNING, ADDITIONAL STRUCTURAL LOADS, TIMBER FRAMING, WIND BRACING AND ASSOCIATED CONNECTIONS. BUILDER TO OBTAIN PRIOR TO FINALISING TENDER.
- ANY WORK INDICATED ON THE PLANS BUT NOT SPECIFIED, AND ANY ITEM NOT SHOWN ON THE PLAN WHICH IS OBVIOUSLY NECESSARY AS A PART OF CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SHOWN AND SPECIFIED, AND IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE BUILDER SHALL PROVIDE SEDIMENT AND SILTRATION CONTROL MEASURES AS REQUIRED BY COUNCIL AND MAINTAIN THEM THROUGH THE DURATION OF THE WORKS.
- A LEGIBLE COPY OF THE PLANS BEARING APPROVAL STAMPS MUST BE MAINTAINED ON THE JOB AT ALL TIMES. HOURS OF CONSTRUCTION WILL BE RESTRICTED TO THE TIMES AS REQUIRED BY THE BUILDING APPROVAL.
- THE BUILDER IS TO ARRANGE FOR ALL INSPECTIONS REQUIRED BY THE AUTHORITIES AND LENDING INSTITUTIONS TO THEIR REQUIREMENTS.
- THE BUILDER IS TO OBTAIN APPROVAL FOR INTERRUPTIONS TO EXISTING SERVICES AND MINIMISE THE DURATION AND NUMBER OF INTERRUPTIONS. ANY INTERRUPTIONS WITH EXISTING SERVICES AND EQUIPMENT TO BE ATTENDED TO BY THE APPROPRIATELY SKILLED TRADESMEN.
- THE BUILDER SHALL RESTORE, REINSTATE OR REPLACE ANY DAMAGE CAUSED TO EXISTING STRUCTURES OR LANDSCAPING BY CONSTRUCTION WORK OR WORKMEN. PROVIDE PROTECTION TO EXISTING TREES TO REMAIN AS REQUIRED BY APPROVAL CONDITIONS.
- ALL BRICKWORK IS TO BE SELECTED BY OWNER AND IS TO COMPLY WITH AS1640
- ALL MASONRY TO COMPLY WITH AS3700
- ALL METALWORK AND FLASHING ITEMS NECESSARY TO SATISFACTORY COMLPETE WORK SHALL BE PROVIDED.
- ALL GUTTERS, DOWNPIPES TO BE COLORBOND.
- ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARD 1684 "TIMBER FRAMING CODE"
- ALL GLAZING INSTALLED TO COMPLY WITH AS1288, 2047 AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION
- ALL WALL AND CEILING LININGS TO BE PLASTERBOARD OR CEMENT RENDER AS SELECTED AND VILLA BOARD IN WET AREAS, TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS OR INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
- ALL BATHROOMS AND WET AREAS TO BE ADEQUATELY WATERPROOFED TO MANUFACTURERS SPECIFATION AND AS3740 AND PART 3.8.1 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISIONS
- STAIRS AND BALUSTRADES TO COMPLYWITH PART 3.9.1 & 3.9.2 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISION.
- TERMITE PROTECTION MEASURES TO COMPLY WITH AS 3660 AND BE INSTALLED TO MANUFACTURERS SPECIFICATION.
- ANY DETAILING ADDITIONAL TO THAT SUPPLIED , SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNERS APPROVAL. EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS TO BE SUPPLIED BY THE STRUCTURAL ENGINEER.



NOTES

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Do no scale on drawings. Use figured dimensions.

LEGEND

	New Timber work		New floor area
	New Brick work		Existing
	New wet area		Demolish
	New Tiled roof		Landscape area

CLIENT NAME
RUKUS KIOSK

DRAWING NAME
SURVEY PHOTOS 01

DRAWING NO.
DA 01

PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

SCALE
NTS @A3

DATE
09.10.20



NOTES

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LEGEND

	New Timber work		New floor area
	New Brick work		Existing
	New wet area		Demolish
	New Tiled roof		Landscape area

CLIENT NAME
RUKUS KIOSK

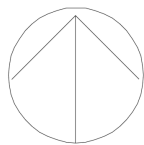
PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

DRAWING NAME
SURVEY PHOTOS 02

SCALE
NTS @A3

DRAWING NO.
DA 02

DATE
09.10.20



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LEGEND

New Timber work	New floor area
New Brick work	Existing
New wet area	Demolish
New Tiled roof	Landscape area

CLIENT NAME
RUKUS KIOSK

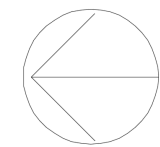
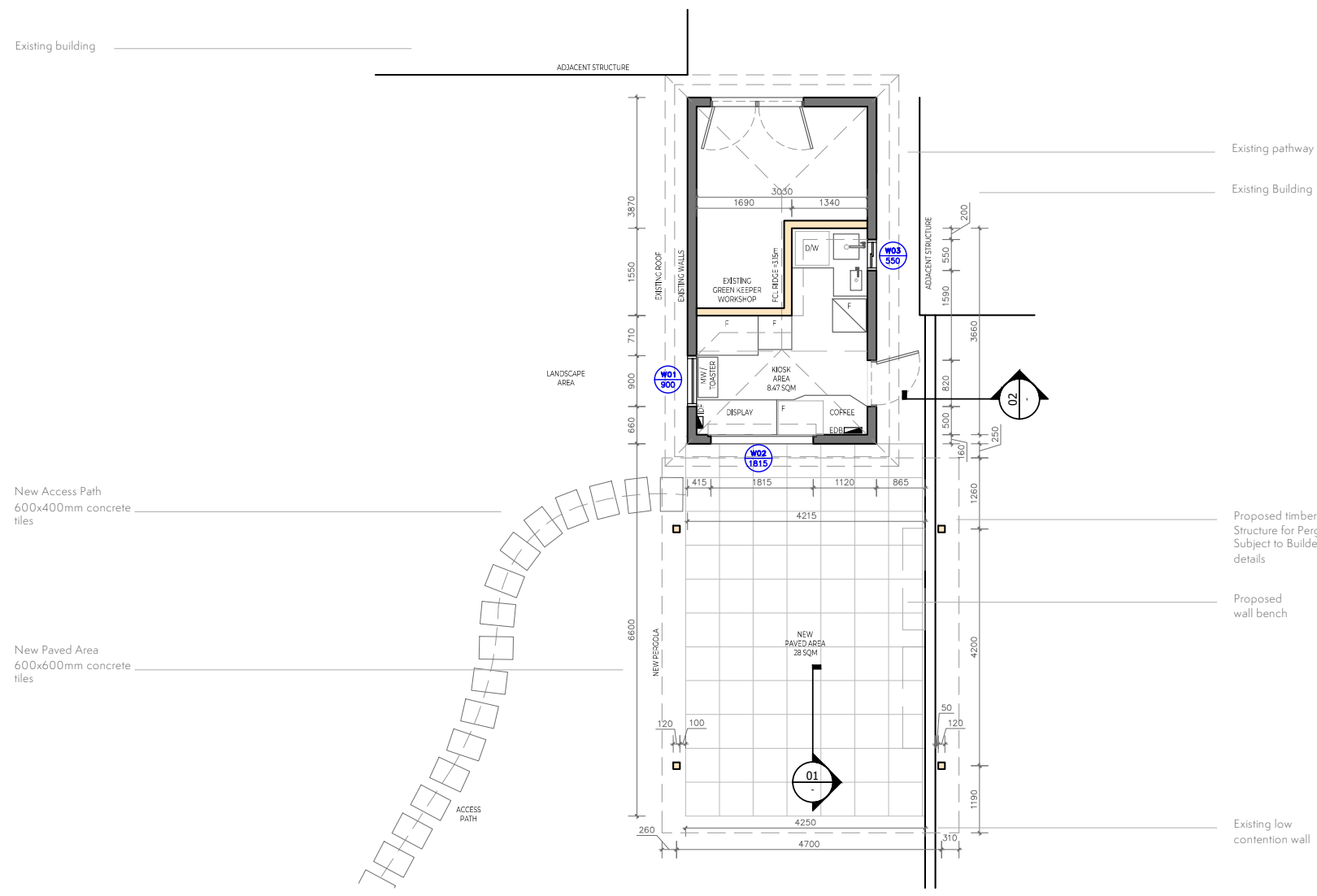
PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

DRAWING NAME
AERIAL VIEW

SCALE
NTS @A3

DRAWING NO.
DA 03

DATE
09.10.20



NOTES

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LEGEND

- New Timber work
- New Brick work
- New wet area
- New Tiled roof
- New floor area
- Existing
- Demolish
- Landscape area

CLIENT NAME
RUKUS KIOSK

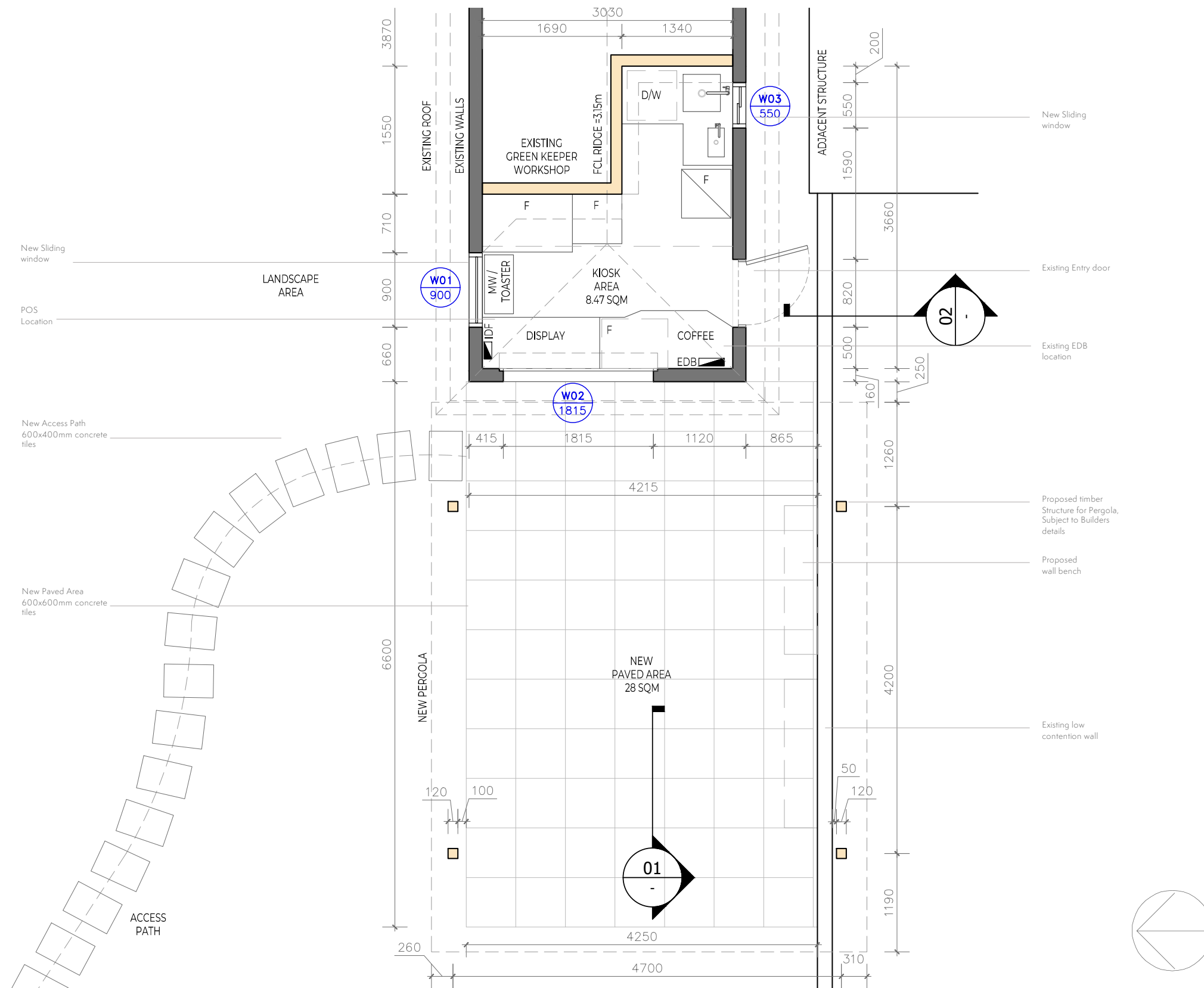
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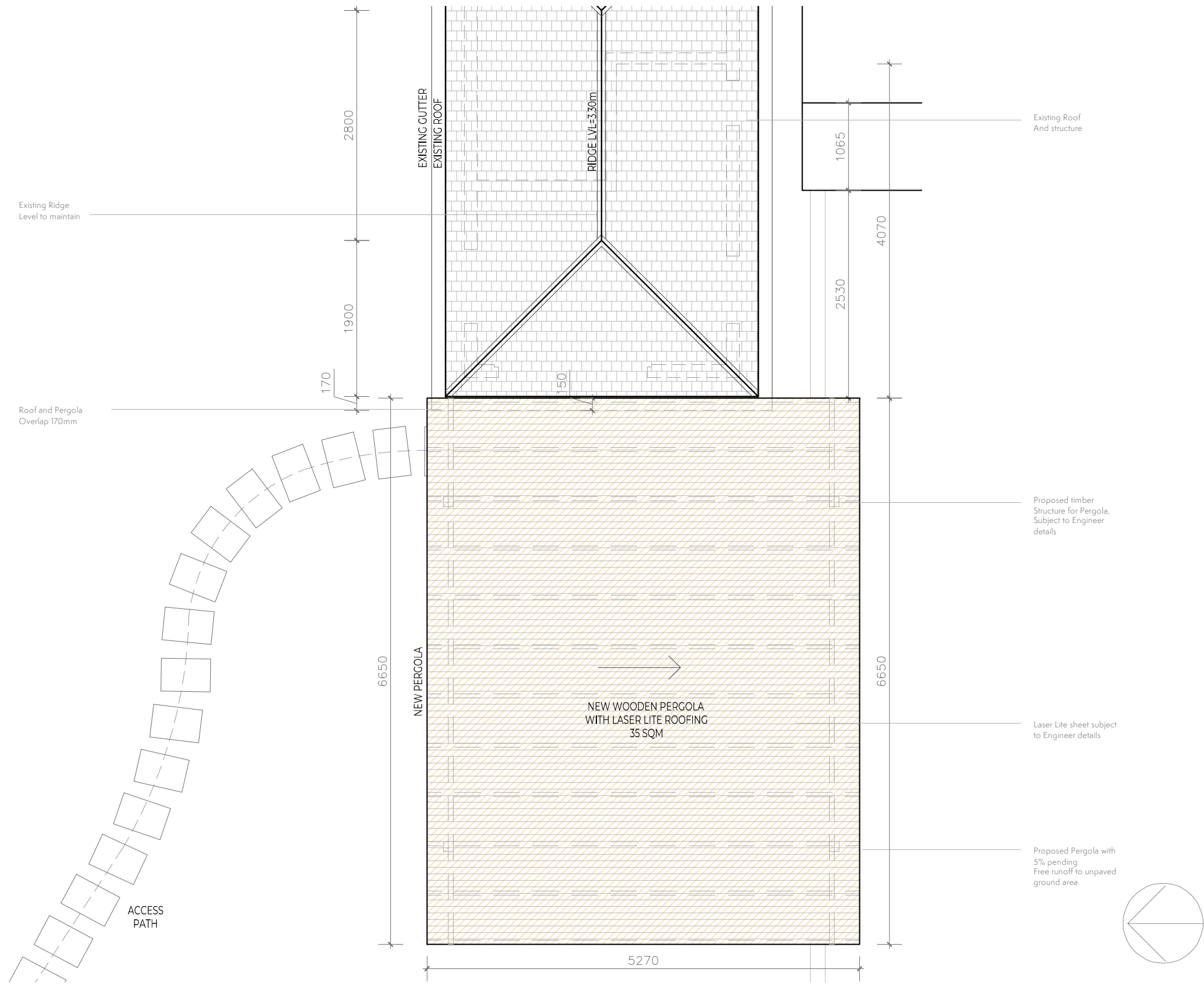
DRAWING NAME
SITE PLAN

SCALE
1:100 @A3

DRAWING NO.
DA 04

DATE
09.10.20





NOTES

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LEGEND

	New Timber work		New floor area
	New Brick work		Existing
	New wet area		Demolish
	New Tiled roof		Landscape area

CLIENT NAME
RUKUS KIOSK

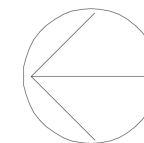
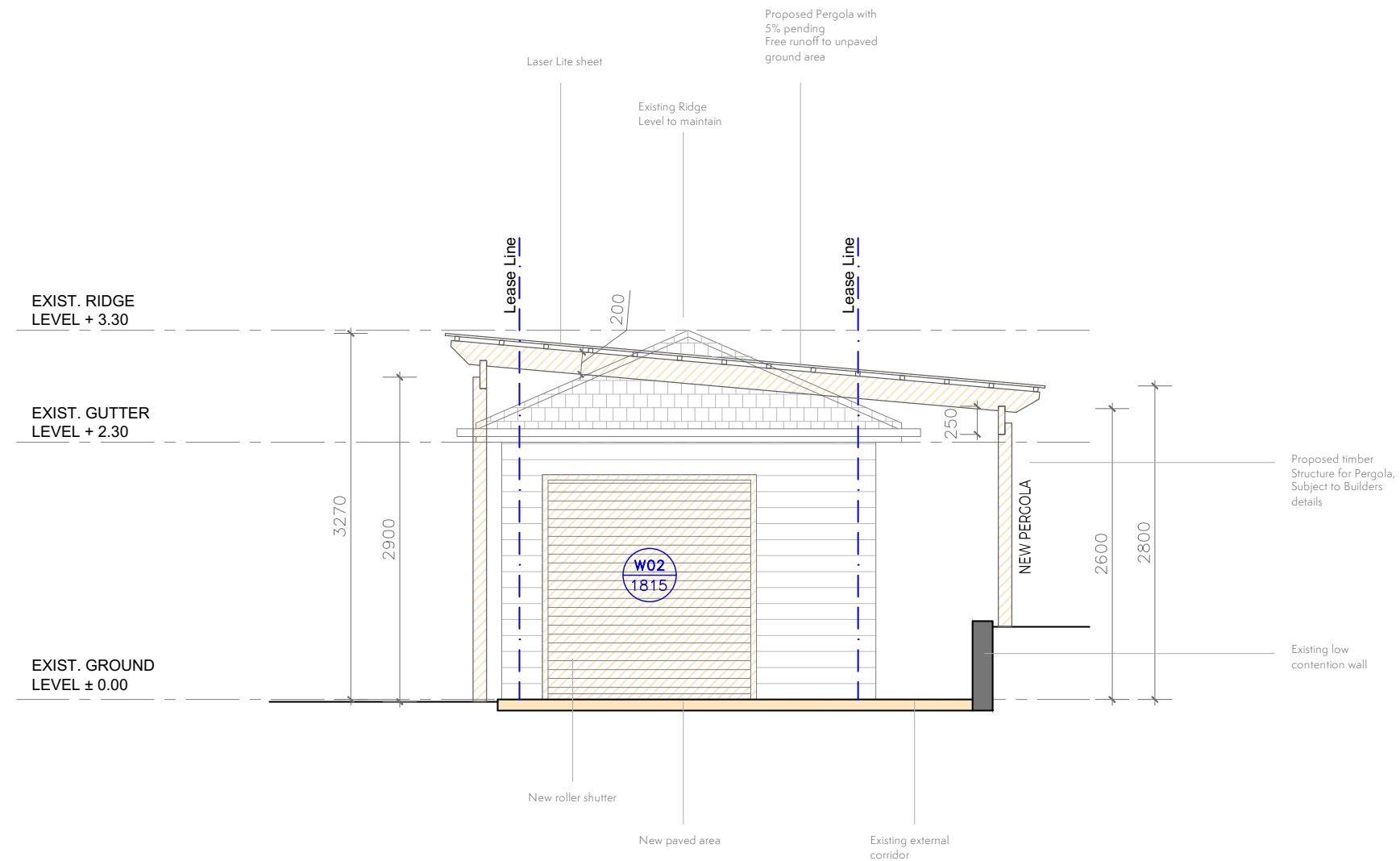
DRAWING NAME
ROOF FLOOR PLAN

DRAWING NO.
DA 06

PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

SCALE
1:50 @A3

DATE
09.10.20



NOTES

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LEGEND

	New Timber work		New floor area
	New Brick work		Existing
	New wet area		Demolish
	New Tiled roof		Landscape area

CLIENT NAME
RUKUS KIOSK

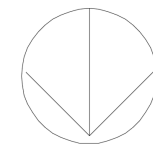
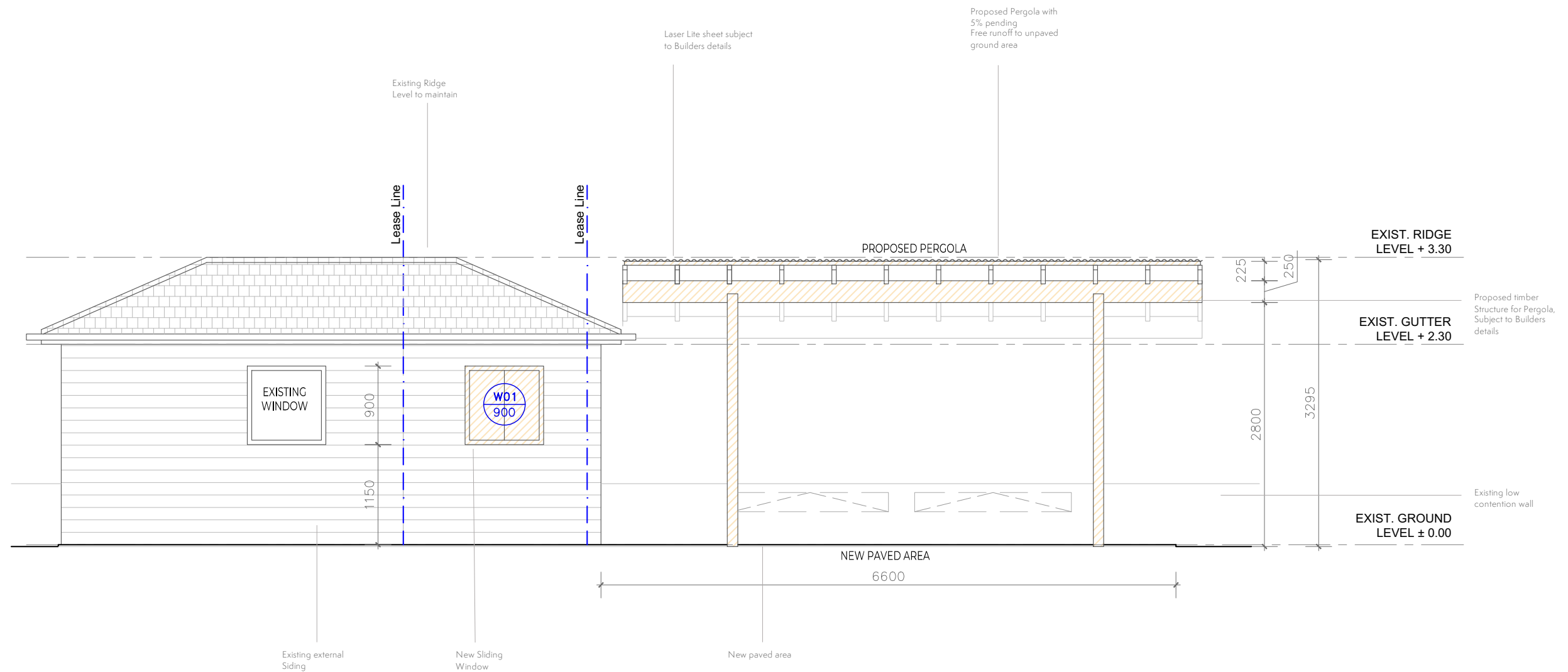
DRAWING NAME
WEST ELEVATION

DRAWING NO.
DA 07

PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

SCALE
1:50 @A3

DATE
09.10.20



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LEGEND

	New Timber work		New floor area
	New Brick work		Existing
	New wet area		Demolish
	New Tiled roof		Landscape area

CLIENT NAME
RUKUS KIOSK

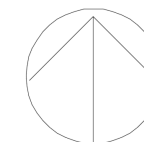
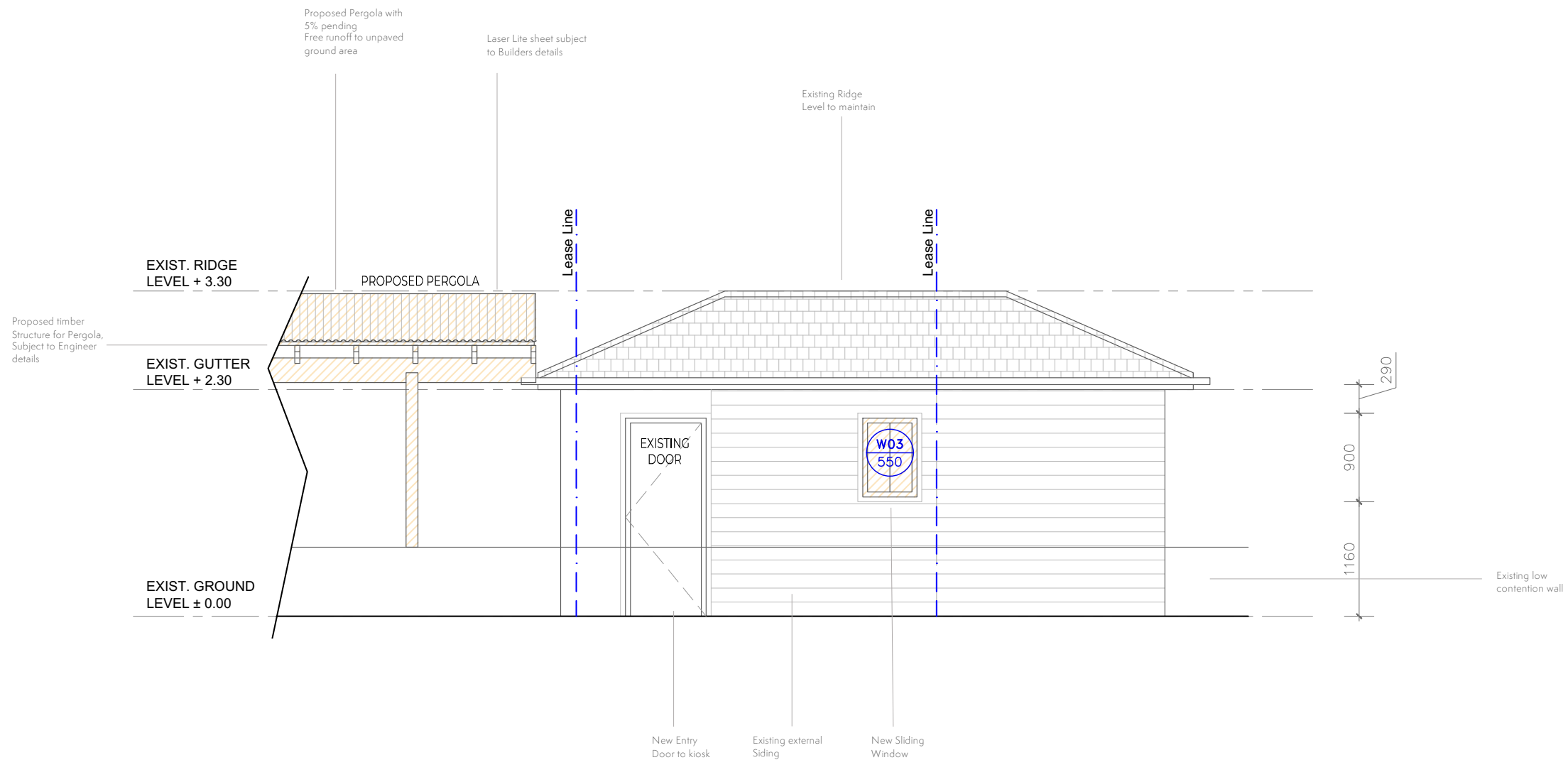
PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

DRAWING NAME
NORTH ELEVATION

SCALE
1:50 @A3

DRAWING NO.
DA 08

DATE
09.10.20



NOTES

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LEGEND

	New Timber work		New floor area
	New Brick work		Existing
	New wet area		Demolish
	New Tiled roof		Landscape area

CLIENT NAME
RUKUS KIOSK

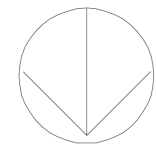
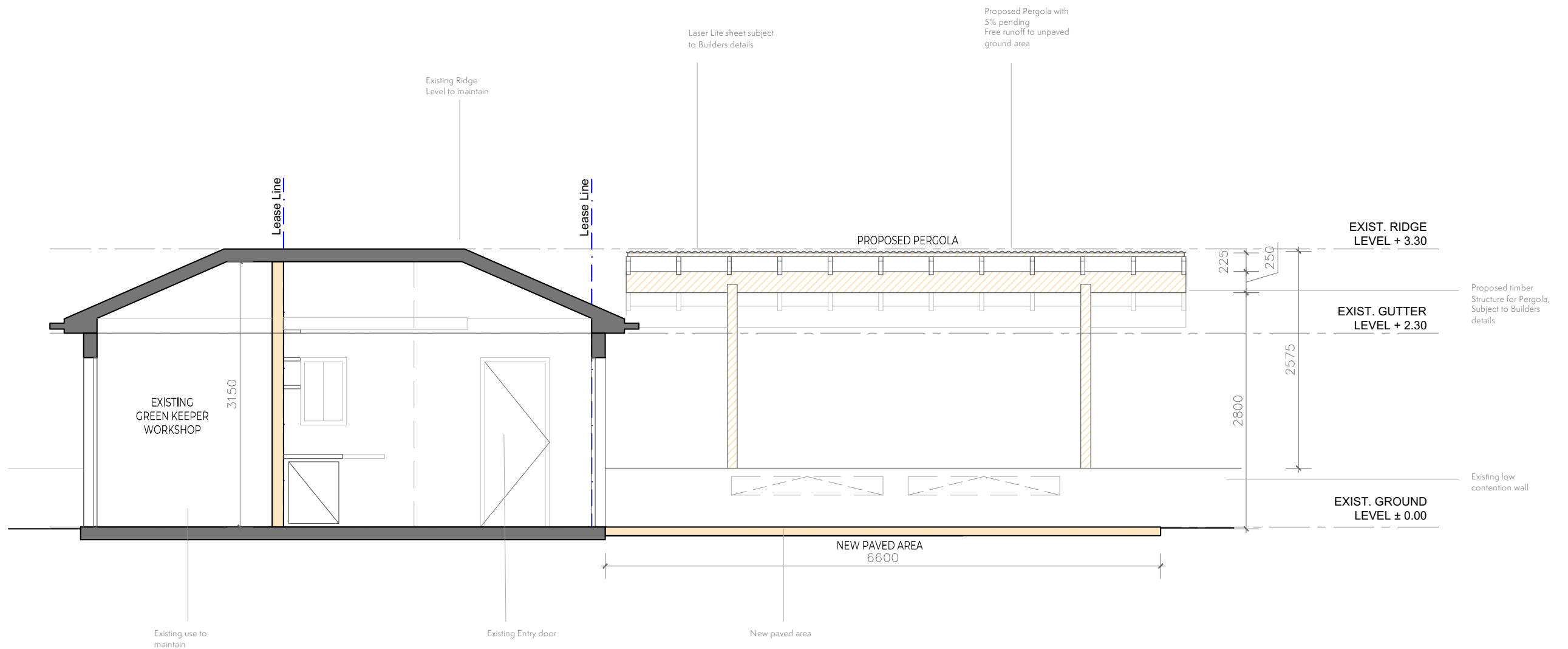
PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

DRAWING NAME
SOUTH ELEVATION

SCALE
1:50 @A3

DRAWING NO.
DA 09

DATE
09.10.20



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LEGEND

	New Timber work		New floor area
	New Brick work		Existing
	New wet area		Demolish
	New Tiled roof		Landscape area

CLIENT NAME
RUKUS KIOSK

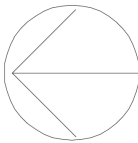
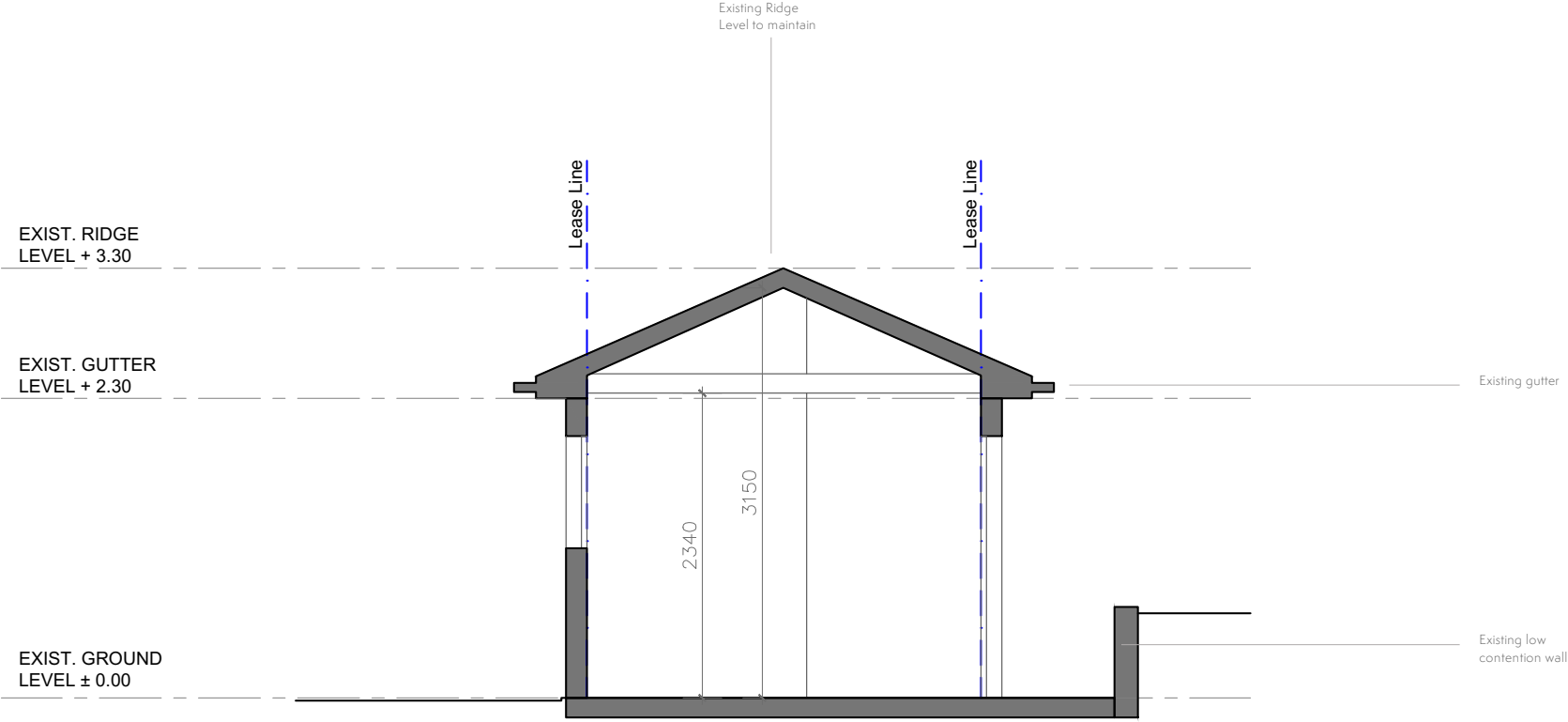
PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

DRAWING NAME
LONG SECTION

SCALE
1:50 @A3

DRAWING NO.
DA 10

DATE
09.10.20



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LEGEND

- New Timber work
- New Brick work
- New wet area
- New Tiled roof
- New floor area
- Existing
- Demolish
- Landscape area

CLIENT NAME
RUKUS KIOSK

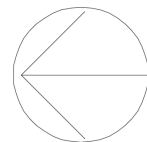
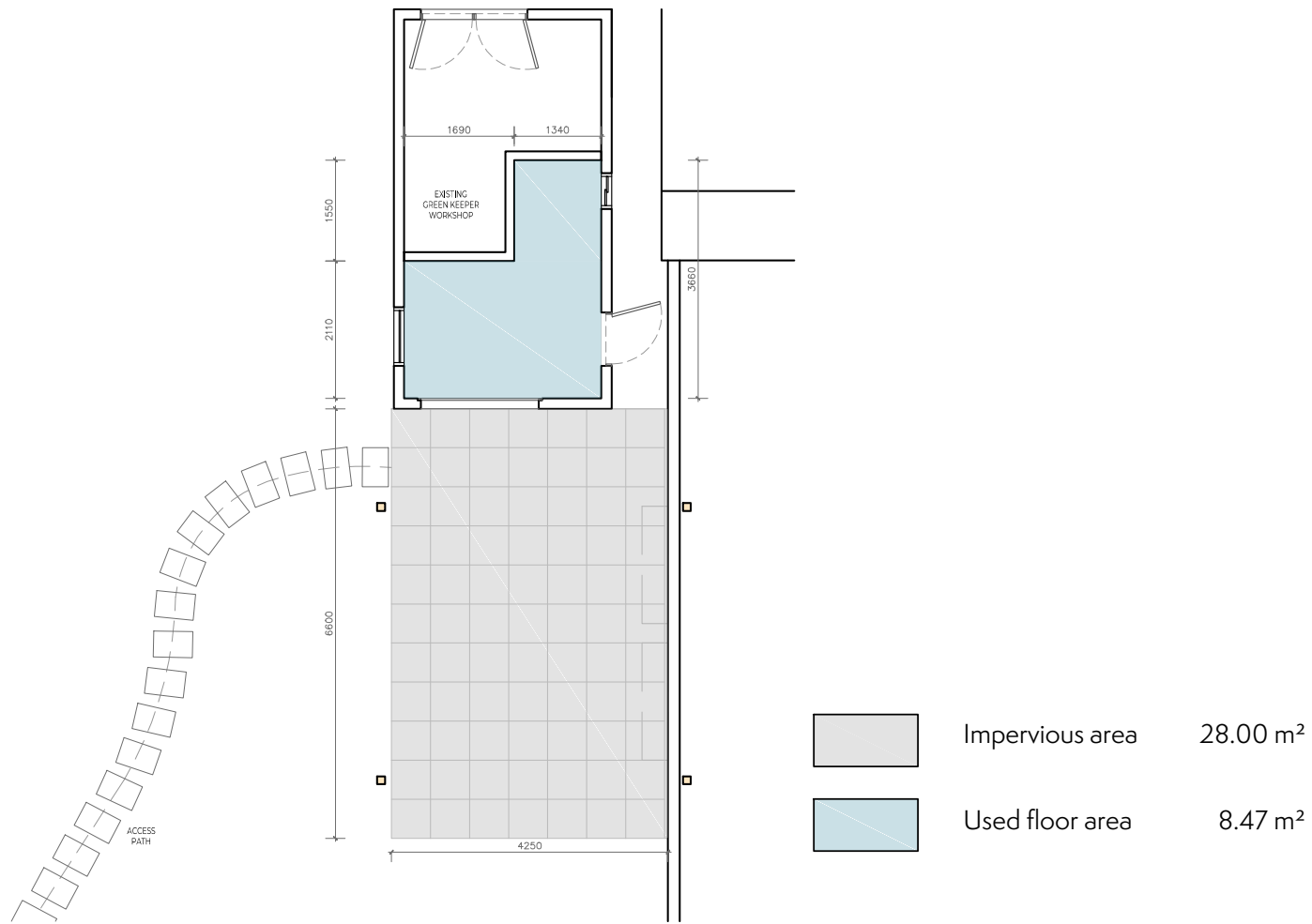
PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

DRAWING NAME
CROSS SECTION

SCALE
1:50 @A3

DRAWING NO.
DA 11

DATE
09.10.20



NOTES			
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LEGEND

- New Timber work

New Brick work

New wet area

New Tiled roof
- New floor area

Existing

Demolish

Landscape area

CLIENT NAME
RUKUS KIOSK

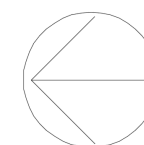
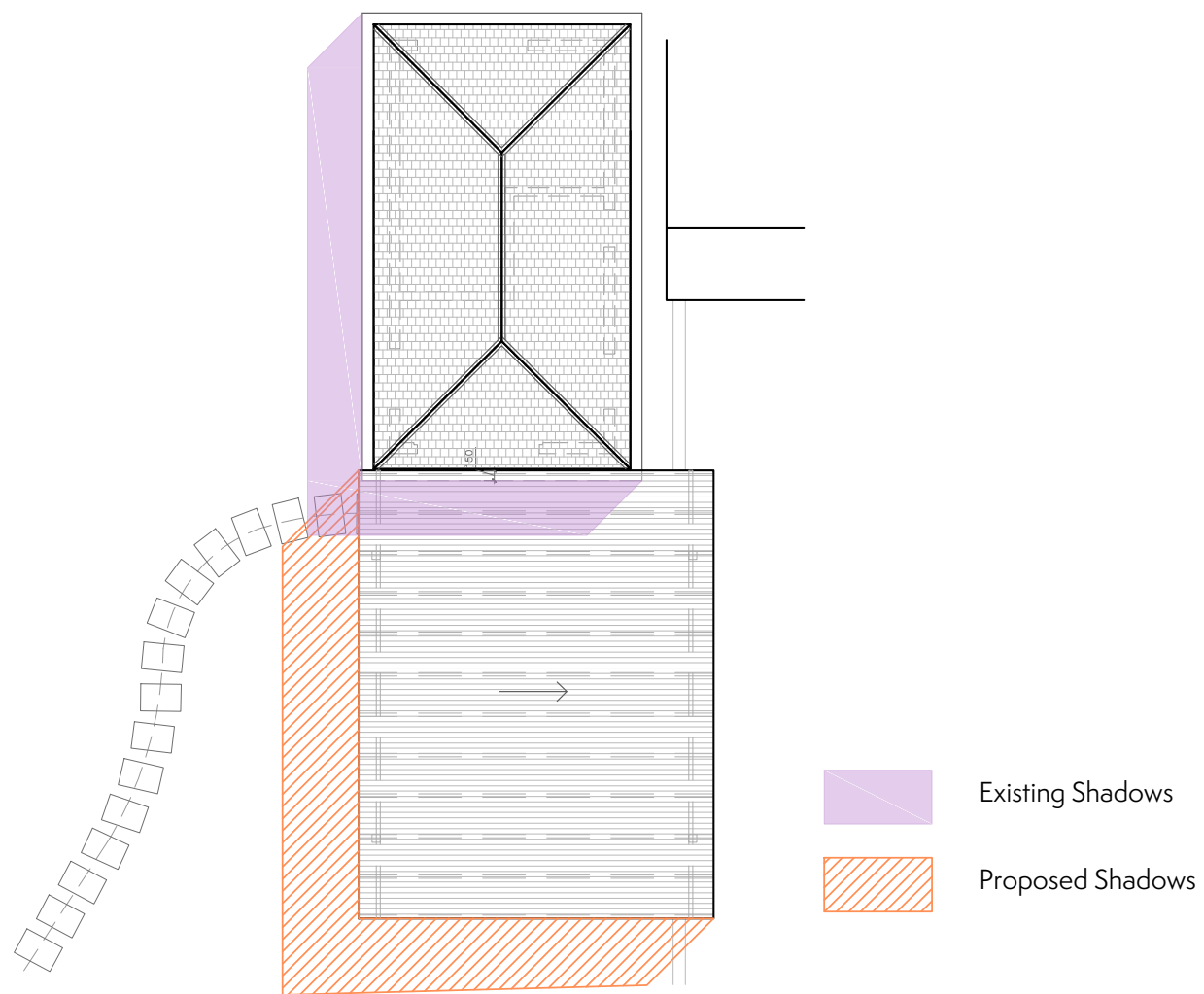
PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

DRAWING NAME
AREA CALCULATIONS

SCALE
1:100 @A3

DRAWING NO.
DA 12

DATE
09.10.20



NOTES

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LEGEND

- New Timber work
- New Brick work
- New wet area
- New Tiled roof
- New floor area
- Existing
- Demolish
- Landscape area

CLIENT NAME
RUKUS KIOSK

PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

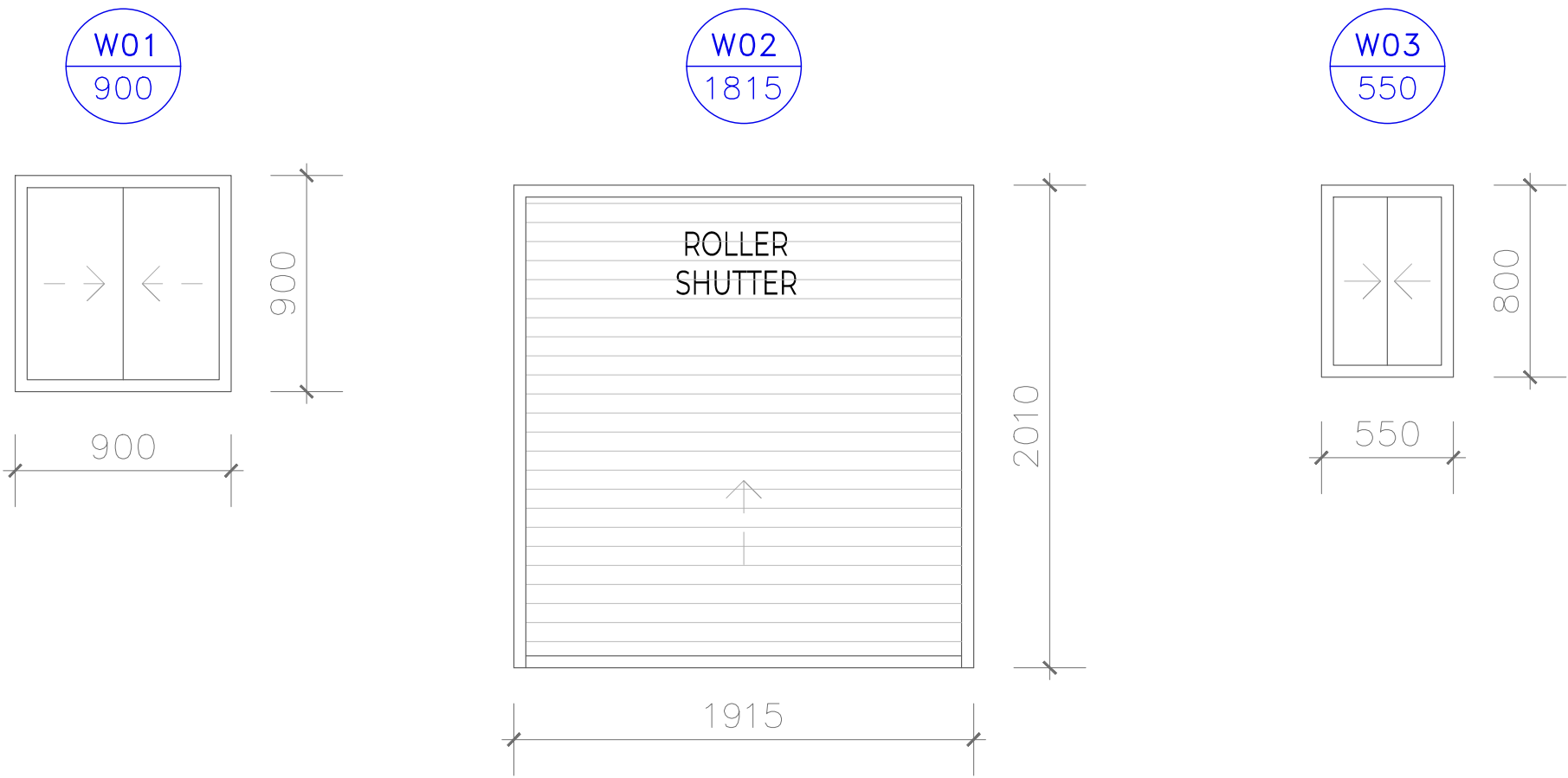
DRAWING NAME
SHADOW DIAGRAM

SCALE
1:100 @A3

DRAWING NO.
DA 13

DATE
09.10.20

WINDOW SCHEDULE



NOTES

REV.	DATE	COMMENTS	DRWN

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Do no scale on drawings. Use figured dimensions.

LEGEND

- New Timber work

New Brick work

New wet area

New Tiled roof
- New floor area

Existing

Demolish

Landscape area

CLIENT NAME
RUKUS KIOSK

PROJECT ADDRESS
2-6 Palm Rd, NEWPORT

DRAWING NAME
WINDOW SCHEDULE

SCALE
1:25 @A3

DRAWING NO.
DA 14

DATE
09.10.20