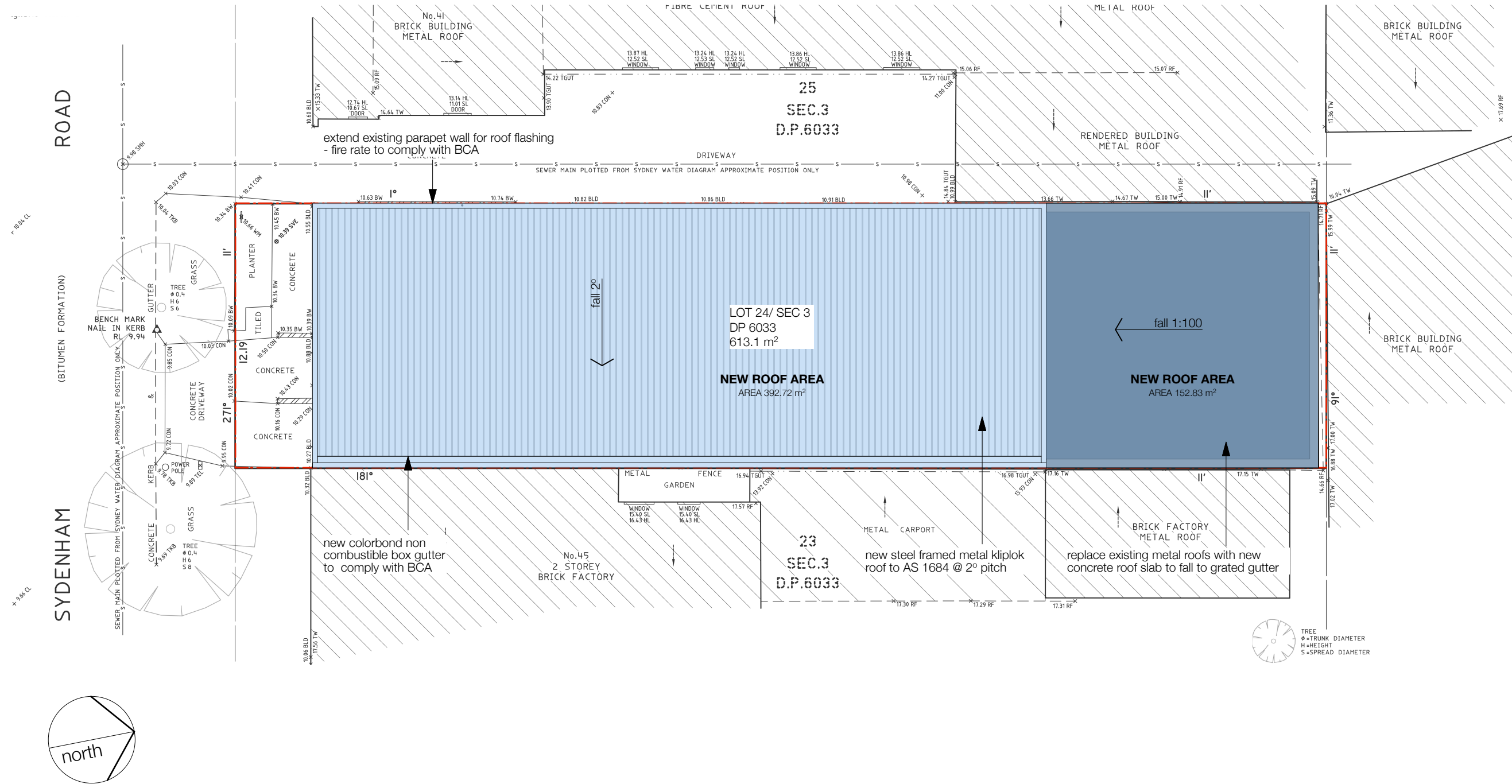




issue

general notes

notes

legend

FOR SECTION 96 APPLICATION

rev	date	description
A	15.04.16	preliminary
B	29.04.16	s96 submission

All work is to comply with the national building code of australia, standards australia and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation. Do not scale drawings

all works to be carried out in accordance with the BCA assessment by BCA Vision Pty Ltd ref P13051 dated 30.05.13

---	boundary
■	approved da works
■	additional works as part of section 96 application

project title:

43 sydenham road, brookvale
lot 24 sec 3 dp 6033

dwg title:

site plan

scale: 1:200@A3

issue: S96

date: april 2016

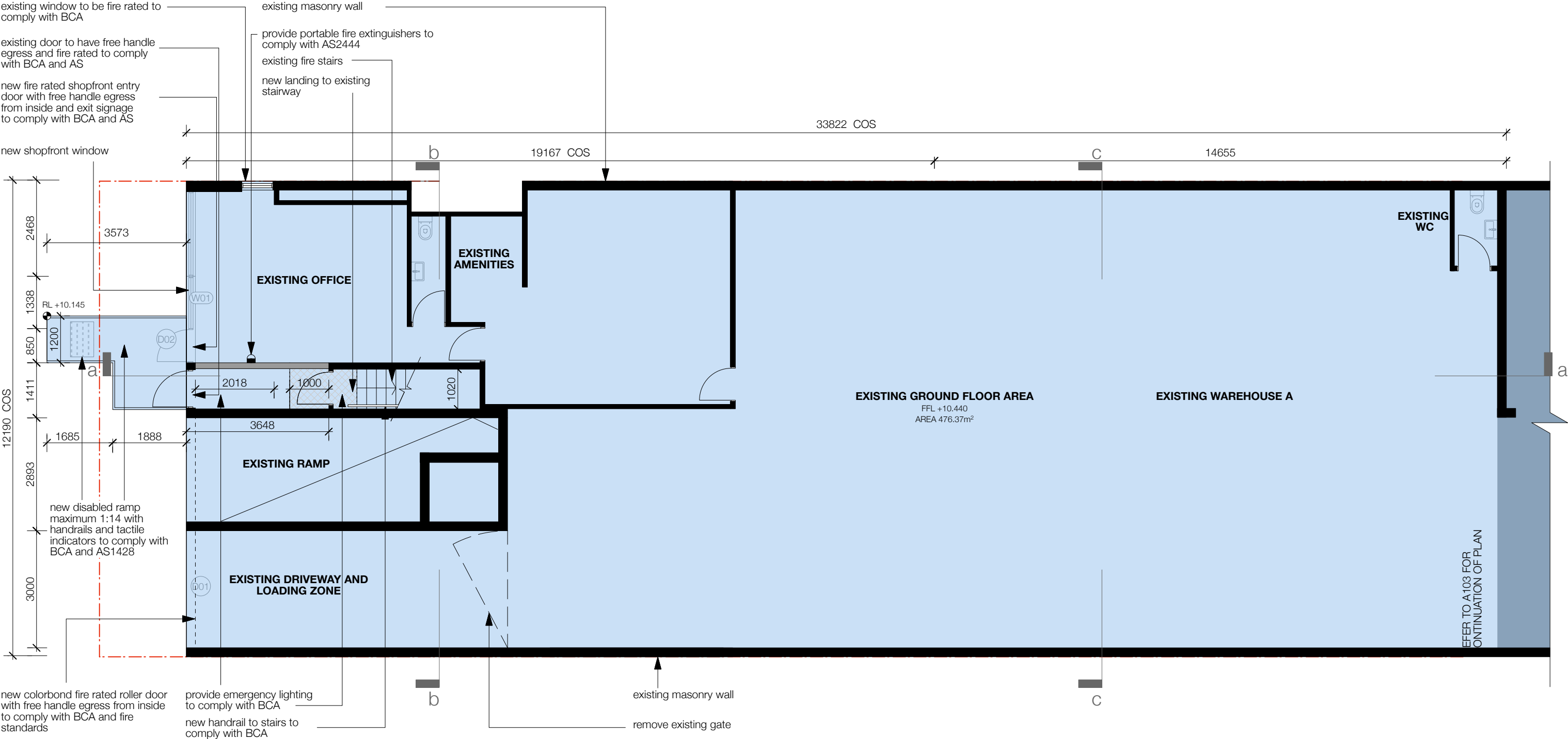
drawn by: emc

dwg no:

A001

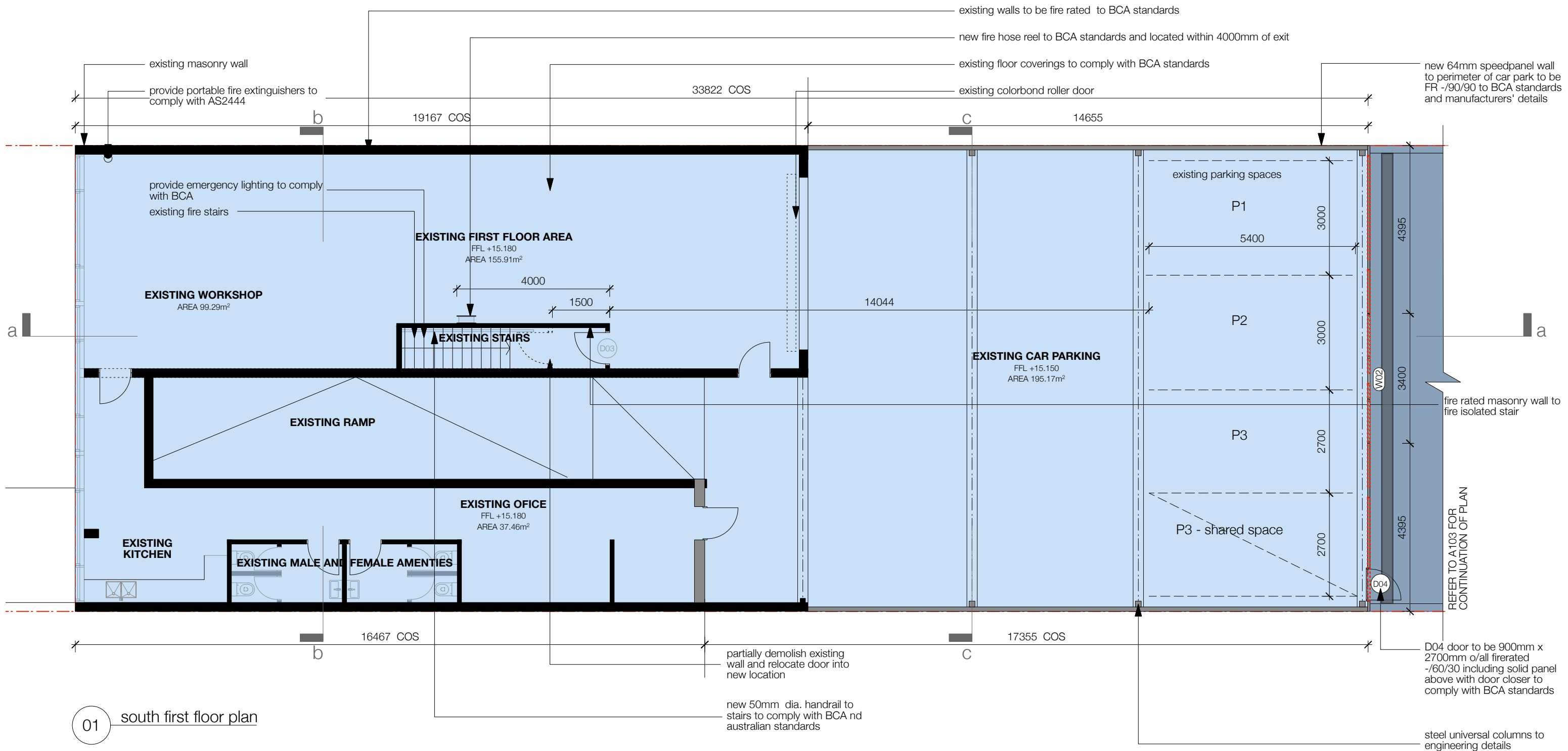
rev:

B



01 south ground floor plan

issue			general notes	notes	legend	FOR SECTION 96 APPLICATION					
rev	date	description	All work is to comply with the national building code of australia, standards australia and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation	all works to be carried out in accordance with the BCA assessment by BCA Vision Pty Ltd ref P13051 dated 30.05.13	--- boundary approved da works additional works as part of section 96 application existing items to be removed existing walls to remain	project title:	scale:	dwg no:			
A	15.04.16	preliminary				43 sydenham road, brookvale	1:100@A3	A101			
B	29.04.16	s96 submission				lot 24 sec 3 dp 6033	issue: S96	rev:			
						dwg title:	date: april 2016	B			
						south ground floor plan	drawn by: emc				



01 south first floor plan

issue

rev	date	description
A	15.04.16	preliminary
B	29.04.16	s96 submission

general notes

All work is to comply with the national building code of australia, standards australia and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation. Do not scale drawings

notes

all works to be carried out in accordance with the BCA assessment by BCA Vision Pty Ltd ref P13051 dated 30.05.13

legend

---	boundary
■	approved da works
■	additional works as part of section 96 application
■	existing items to be removed
■	existing walls to remain

project title:

43 sydenham road, brookvale
lot 24 sec 3 dp 6033

dwg title:

south first floor plan

scale: 1:100@A3

issue: S96

date: april 2016

drawn by: emc

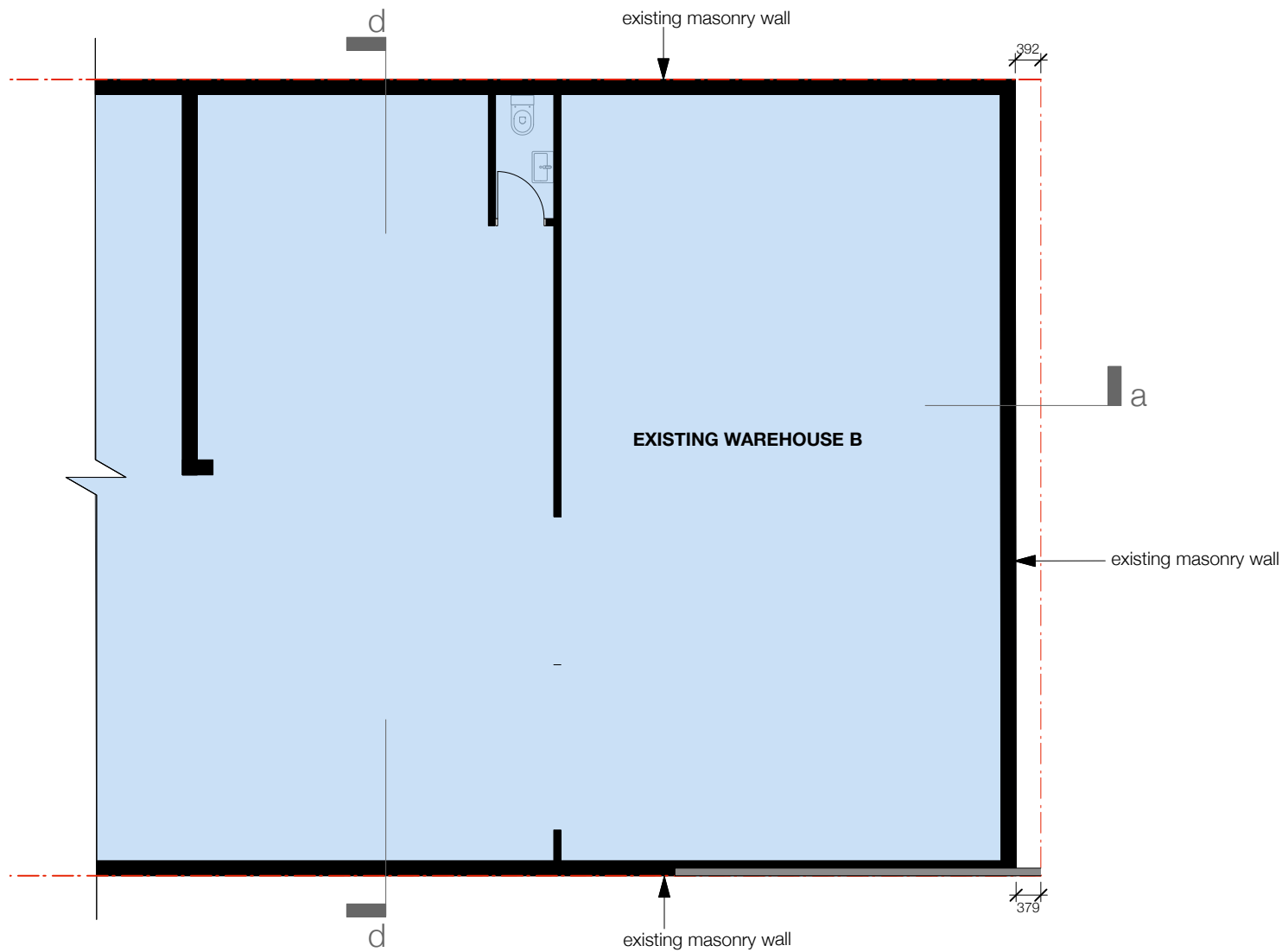
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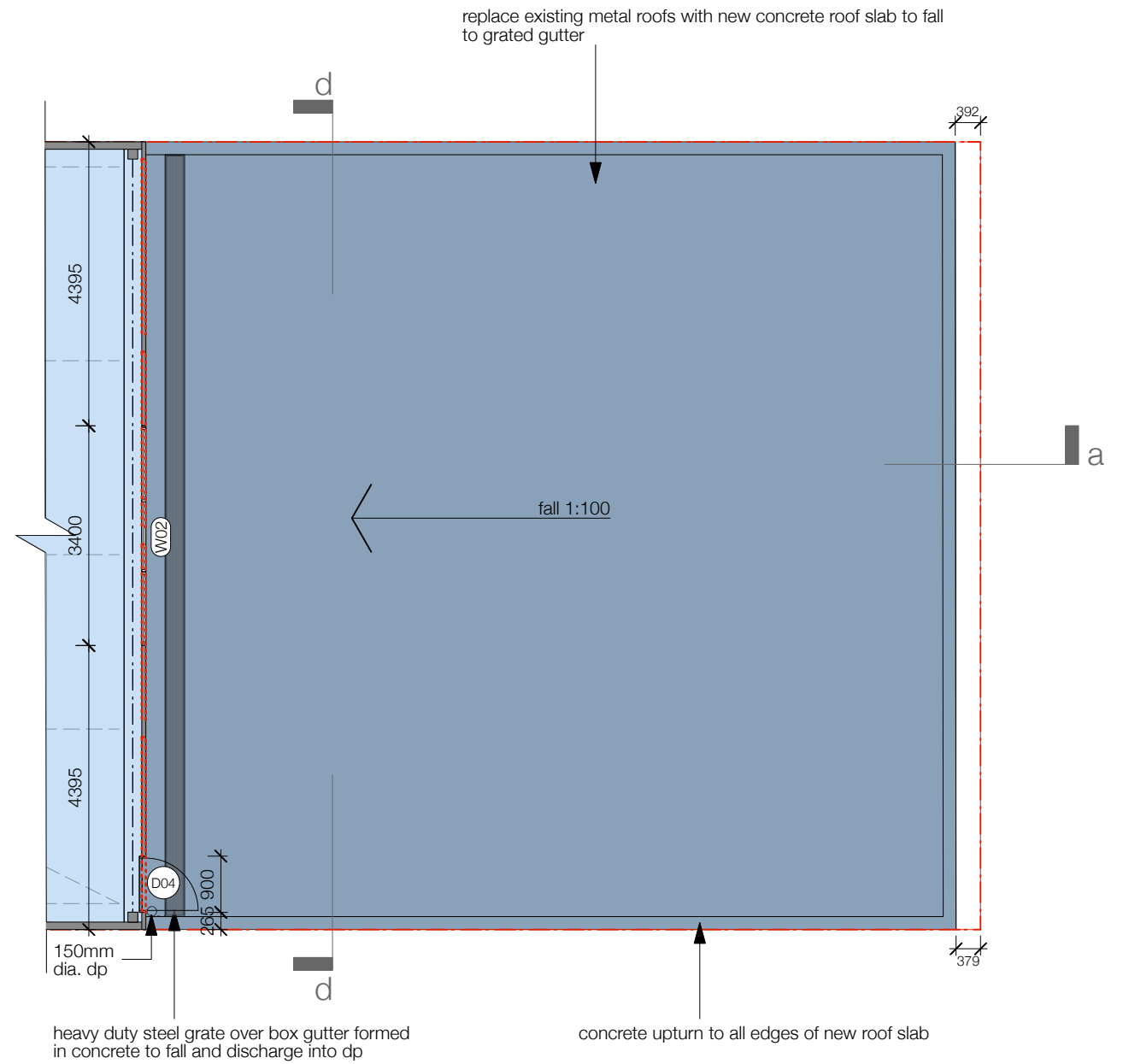
rev:

B

FOR SECTION 96 APPLICATION



01 north ground floor plan



02 north first floor plan

issue

rev	date	description
A	15.04.16	preliminary
B	29.04.16	s96 submission

general notes

All work is to comply with the national building code of australia, standards australia and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation. Do not scale drawings

notes

all works to be carried out in accordance with the BCA assessment by BCA Vision Pty Ltd ref P13051 dated 30.05.13

legend

---	boundary
■	approved da works
■	additional works as part of section 96 application
■	existing items to be removed
■	existing walls to remain

project title:

43 sydenham road, brookvale
lot 24 sec 3 dp 6033

dwg title:

north ground floor plan
north first floor plan

scale:

1:100@A3

issue:

S96

date:

april 2016

drawn by:

emc

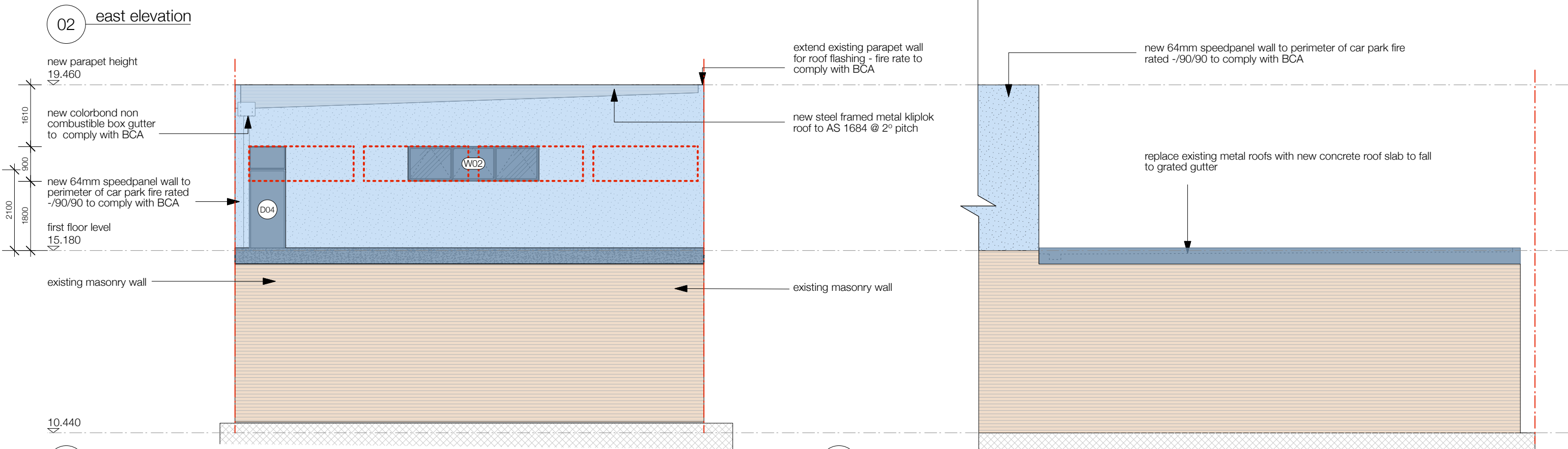
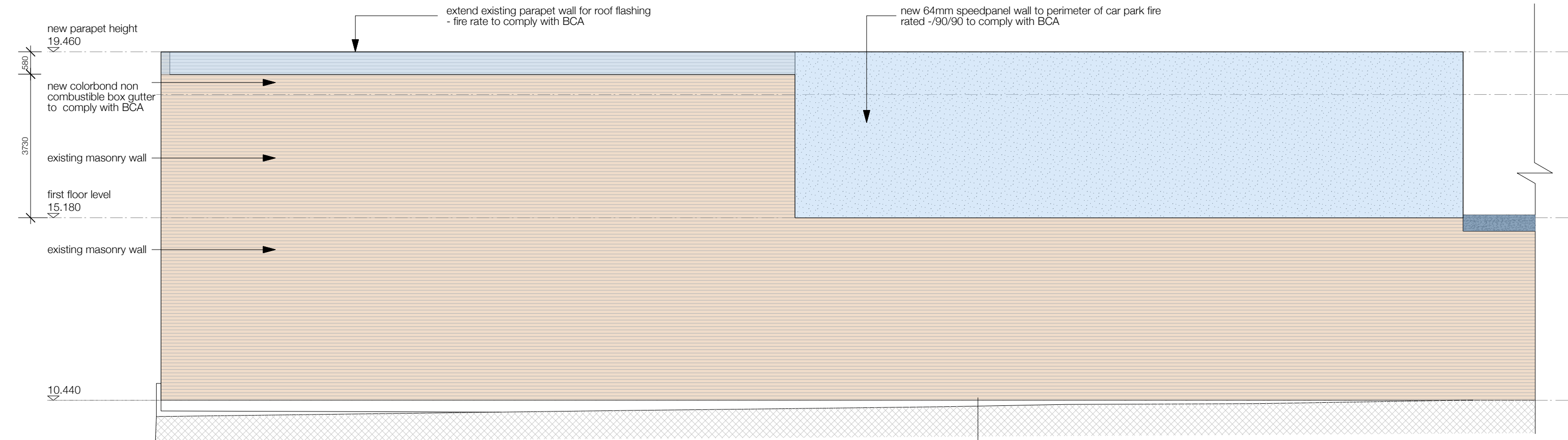
dwg no:

A103

rev:

B

FOR SECTION 96 APPLICATION



01

north elevation

03

east elevation (cont)

issue

rev	date	description
A	15.04.16	preliminary
B	29.04.16	s96 submission

general notes

All work is to comply with the national building code of australia, standards australia and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation
Do not scale drawings

notes

all works to be carried out in accordance with the BCA assessment by BCA Vision Pty Ltd ref P13051 dated 30.05.13

legend

approved da works

additional works as part of section 96 application

existing items to be removed

existing walls to remain

boundary

FOR SECTION 96 APPLICATION

project title:

43 sydenham road, brookvale
lot 24 sec 3 dp 6033

dwg title:

north and east elevations

scale:

1:100@A3

issue:

S96

date:

april 2016

drawn by:

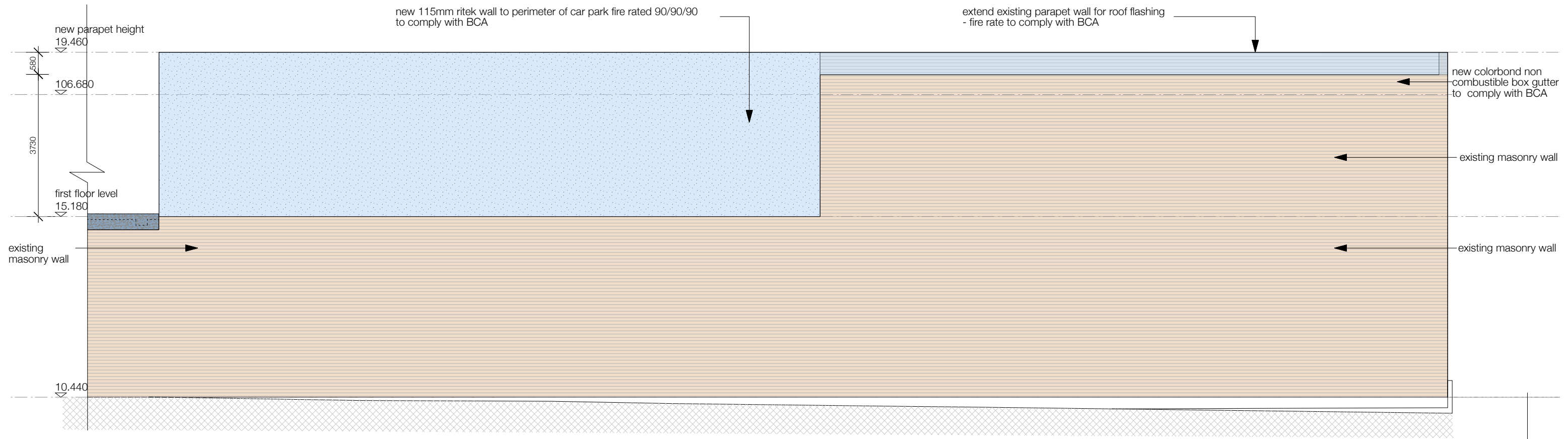
emc

dwg no:

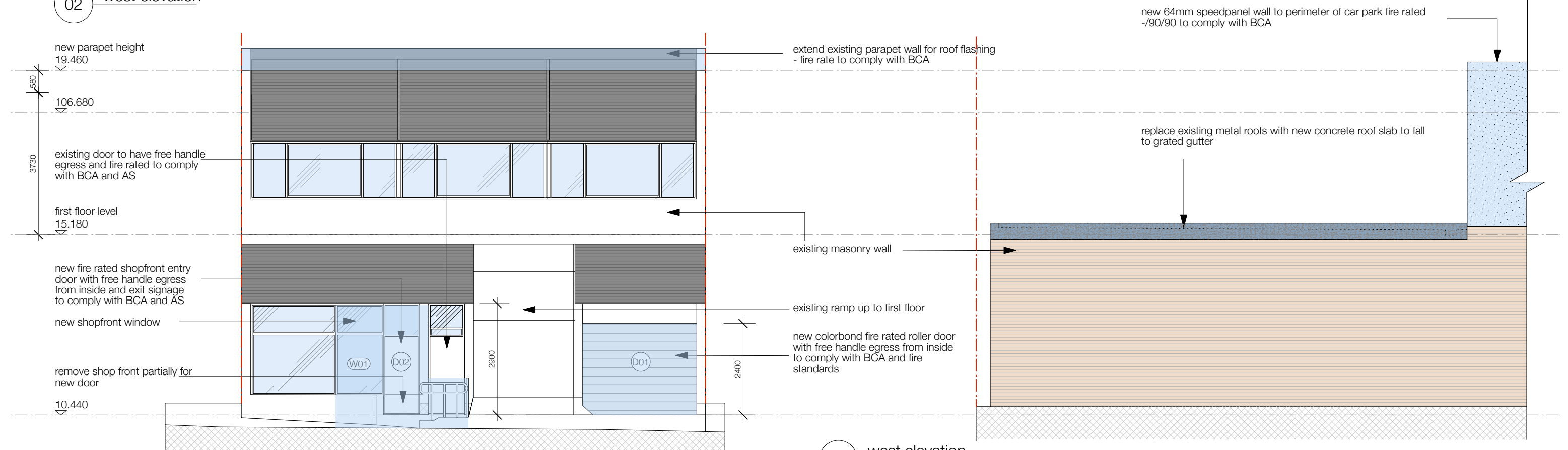
A301

rev:

B



02 west elevation



03 west elevation (cont)

FOR SECTION 96 APPLICATION

issue

rev	date	description
A	15.04.16	preliminary
B	29.04.16	s96 submission

general notes

All work is to comply with the national building code of australia, standards australia and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation. Do not scale drawings

notes

all works to be carried out in accordance with the BCA assessment by BCA Vision Pty Ltd ref P13051 dated 30.05.13

legend

- boundary
- approved da works
- additional works as part of section 96 application
- existing items to be removed
- existing walls to remain

project title:

43 sydenham road, brookvale
lot 24 sec 3 dp 6033

dwg title:

south and west elevations

scale:

1:100@A3

issue:

S96

date:

april 2016

drawn by:

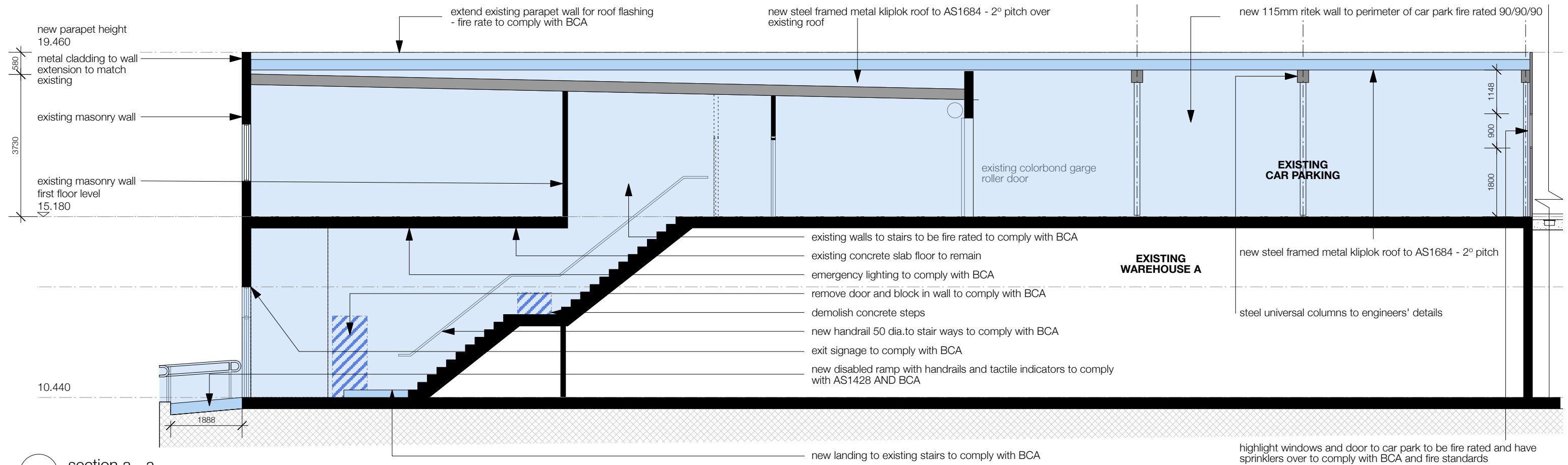
emc

dwg no:

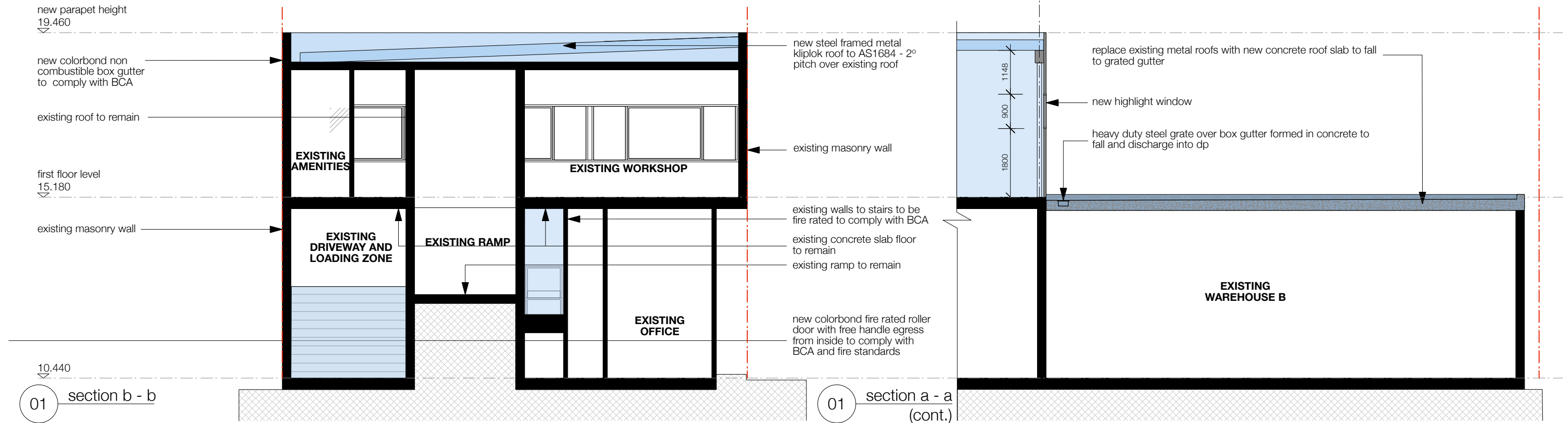
A302

rev:

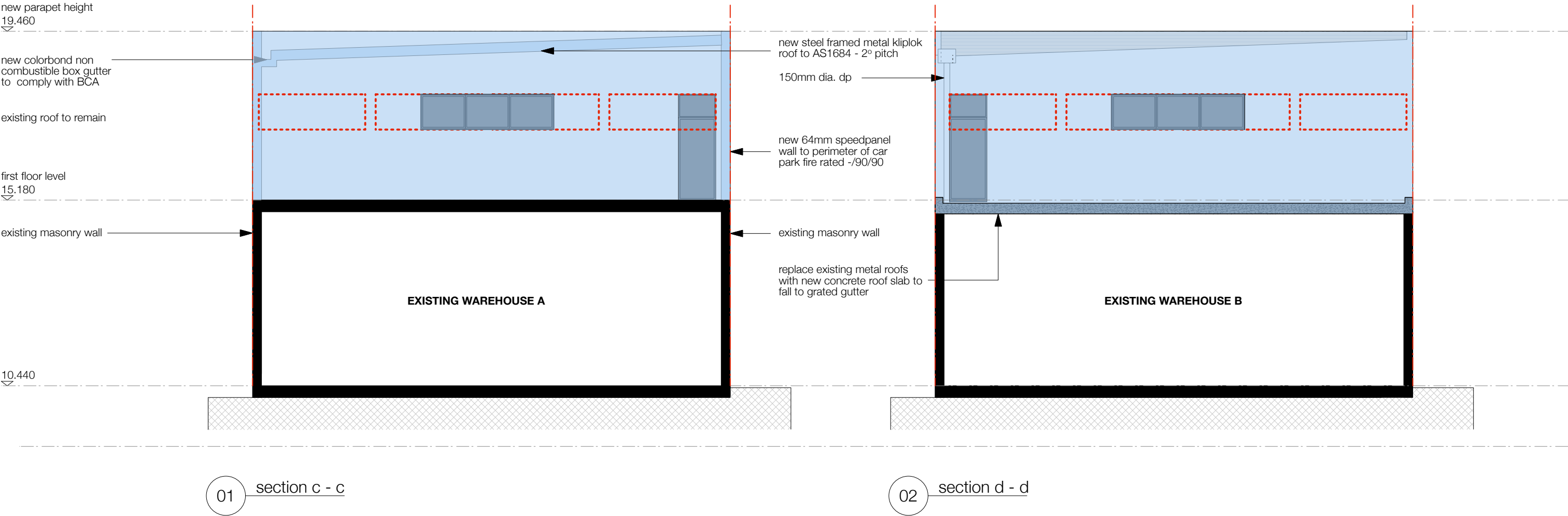
B



01 section a - a



issue			general notes	notes	legend	FOR SECTION 96 APPLICATION					
rev	date	description	All work is to comply with the national building code of australia, standards australia and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation. Do not scale drawings	all works to be carried out in accordance with the BCA assessment by BCA Vision Pty Ltd ref P13051 dated 30.05.13	--- boundary approved da works additional works as part of section 96 application existing items to be removed existing walls to remain	project title:		dwg no:			
A	15.04.16	preliminary				43 sydenham road, brookvale		scale:	1:100@A3	A401	
B	29.04.16	s96 submission				lot 24 sec 3 dp 6033		issue:	S96	rev:	
dwg title:						date:		april 2016			
proposed sections 1						drawn by:		emc			
								B			



issue			general notes	notes	legend	FOR SECTION 96 APPLICATION					
rev	date	description	All work is to comply with the national building code of australia, standards australia and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to verification by a site survey. All structural work is to be done in accordance with structural engineers' documentation. Do not scale drawings	all works to be carried out in accordance with the BCA assessment by BCA Vision Pty Ltd ref P13051 dated 30.05.13	boundary	project title:		scale:		dwg no:	
A	15.04.16	preliminary			approved da works	43 sydenham road, brookvale		1:100@A3	A402		
B	29.04.16	s96 submission			additional works as part of section 96 application	lot 24 sec 3 dp 6033		issue:	S96	rev:	
					existing items to be removed	dwg title:	date:	april 2016	B		
					existing walls to remain	proposed sections 2	drawn by:	emc			

43 SYDENHAM ROAD, BROOKVALE NSW 2100
LOT 24, SEC 3 DP 6033

PROPOSED ADDITIONS AND ALTERATIONS TO AN EXISTING INDUSTRIAL UNIT

DRAWING REGISTER

DR001 DRAWING REGISTER, LOCATION PLAN & AERIAL VIEW, NOTES

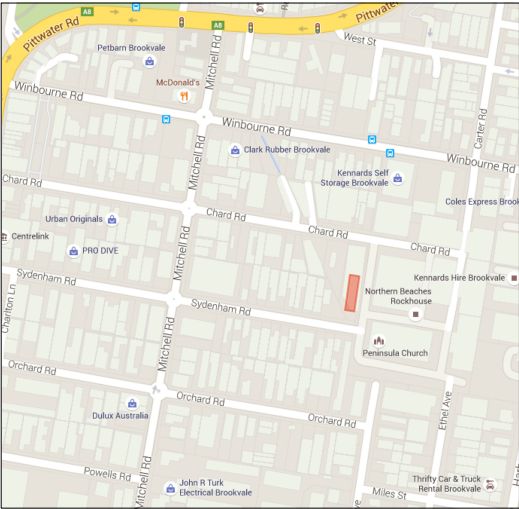
- A001 SITE PLAN
- A101 SOUTH GROUND FLOOR PLAN
- A102 SOUTH FIRST FLOOR PLAN
- A103 NORTH GROUND AND FIRST FLOOR PLAN
- A301 NORTH AND EAST ELEVATIONS
- A302 SOUTH AND WEST ELEVATIONS
- A401 PROPOSED SECTIONS 1
- A402 PROPOSED SECTIONS 2

SCOPE OF WORKS

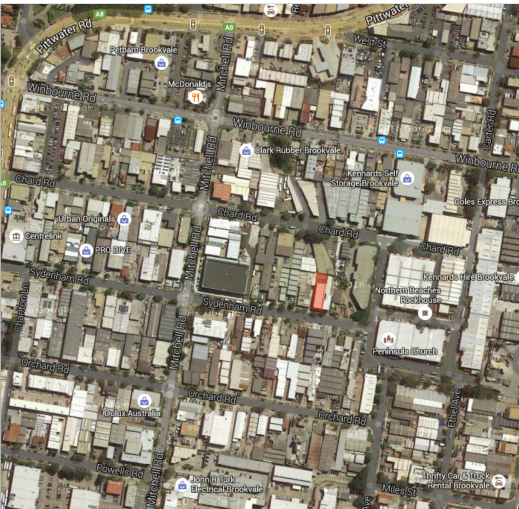
FIRST FLOOR EXTENSION TO INDUSTRIAL UNIT AND NEW ROOF SLAB
OVER REAR AREA

COMPLIANCE TABLE - ZONE IN1 - GENERAL INDUSTRIAL

SITE INFORMATION	PROPOSED	COMPLIES
Site Area	613.1m ²	YES
Commercial Buildings	1	YES
Maximum Building Height	9.02m	YES
Number of Car Spaces	4	YES



01 location plan



02 aerial view

43 SYDENHAM ROAD, BROOKVALE NSW 2100
NOT CONSIDERED A HERITAGE ITEM

DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE

CONSTRUCTION

WALLS
115mm RITEK WALL PANELS, MASONRY WALLS.

STEELWORK
REFER TO STRUCTURAL DRAWINGS S01 - S04.
STEEL BEAMS TO STRUCTURAL ENGINEERS' DETAILS.

ROOF
ROOF TO BE STEEL FRAMED KLIPIKLOK METAL ROOFING INSTALLED TO AS1684 AND
MANUFACTURERS' DETAILS

CLADDING
EXTERNAL AND INTERNAL AS PER DRAWINGS.
INSTALLATION TO MANUFACTURERS' DETAILS.

DRAINAGE
ALL WORK TO COMPLY WITH APPROPRIATE AUTHORITIES. STORMWATER TO BE
CONNECTED TO THE EXISTING SYSTEM.

ELECTRICITY
ANY INSTALLATION TO BE DONE IN ACCORDANCE WITH SAA WIRING RULES AND
LOCAL AUTHORITIES' REGULATIONS.
INSTALL POWER OUTLETS AND LIGHT FITTINGS AS DIRECTED BY OWNERS.

TERMITE MANAGEMENT TO ENGINEERS' SPECIFICATIONS AND BCA

WINDOWS/ DOORS
SIZES
USE STANDARD SIZE DOORS INTERNALLY.
W01 2400H x 1338W, CILL HEIGHT 500
W02 900H x 3460W, CILL HEIGHT 1800
D01 3000Wx 2400H
D02 250W x 2900H
INSTALLATION TO MANUFACTURERS' DETAILS.
GLAZING TO COMPLY WITH AS1288 - 2006.

issue			general notes	notes	legend	FOR SECTION 96 APPLICATION					
rev	date	description	All work is to comply with the national building code of australia, standards australia and relevant by-laws. All measurements are in millimetres and are to be verified on site prior to commencement of any work. All dimensions relating to site boundaries and easements are subject to veriifcation by a site survey. All structural work is to be done in accordance with structural engineers' documentation Do not scale drawings	all works to be carried out in accordance with the BCA assessment by BCA Vision Pty Ltd ref P13051 dated 30.05.13	 boundary	project title:		dwg no:			
A	15.04.16	preliminary			 approved da works	43 sydenham road, brookvale	scale:	nts@A3	DR001		
B	29.04.16	s96 submission			 additional works as part of section 96 application	lot 24 sec 3 dp 6033	issue:	S96			
					 existing items to be removed	dwg title:	drawing register, notes and location plan	date:	april 2016	rev:	B
					 existing walls to remain		drawn by:	emc			