Development Application

Proposed Alterations & Additions
10 Powderworks Road, North Narrabeen

Lot 10, SEC 1, DP 6462

Prepared for Jude Watson & Timothy Giffin

March 2019

Architectural Drawing List			
Sheet Name	Sheet Number	Scale	Paper Size
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Proposed Vehicle Crossing	A07	1:50	A3
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Proposed Sections - Sheet 2	A09	1:100	A3
Proposed North Elevation	A10	1:100	A3
Proposed Elevations East & West	A11	1:100	A3
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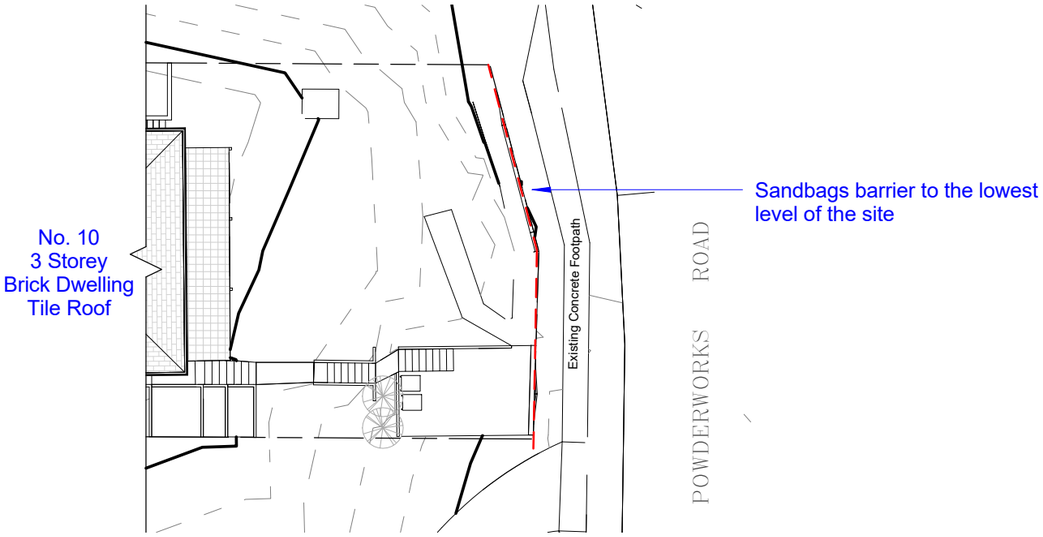
Proposed Perspectives Views	A14	NTS	A3
Material Finishes	A15	NTS	A3
Notification Plan	A16	1:250	A4



2 Sediment & Erosion Plan

1 : 250

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The subcontractor shall verify all dimensions and levels on site and report all discrepancies before proceeding with the work. Written dimensions to take preference over scale dimensions

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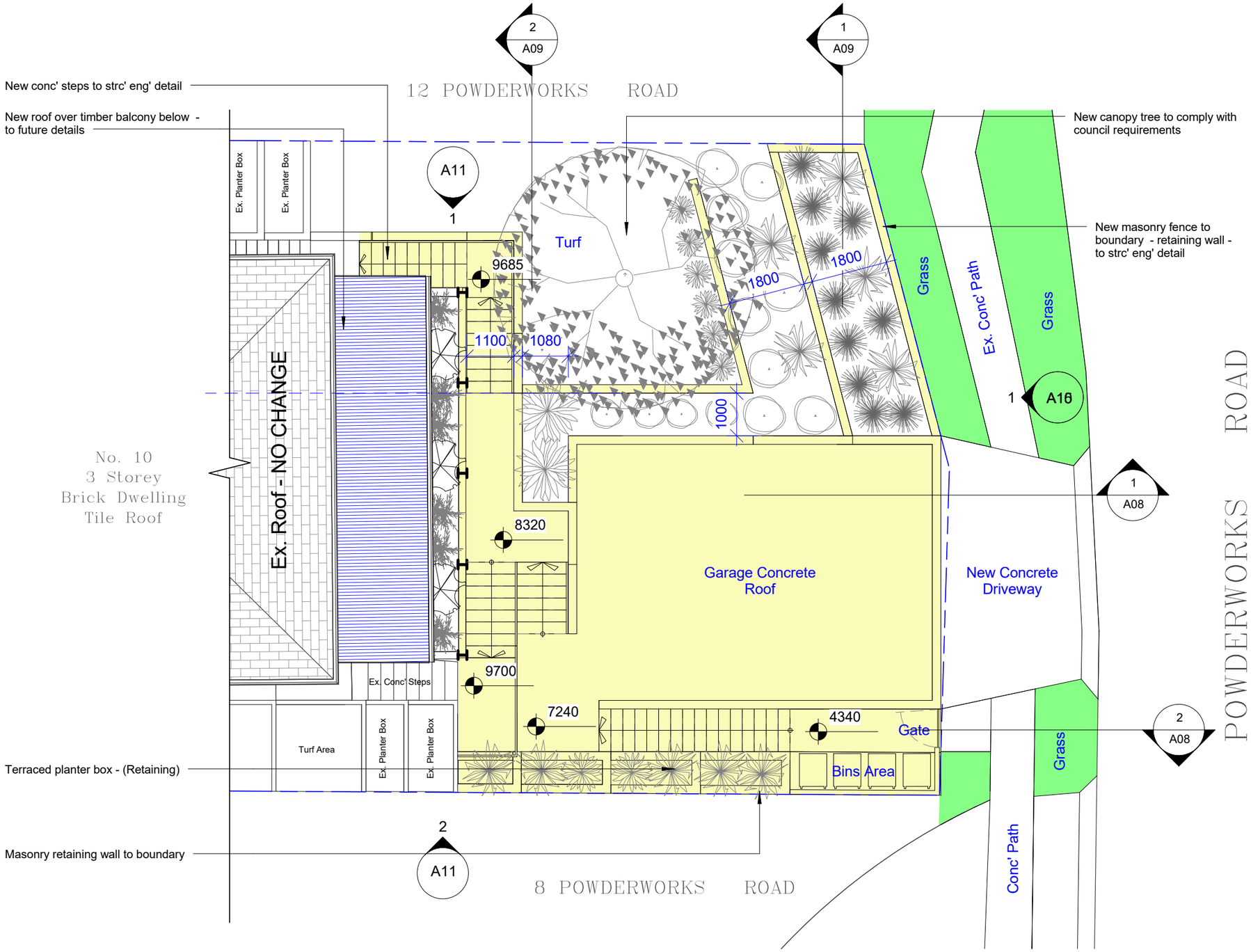

General Notes:
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Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

1 Site Plan

1 : 100

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A3
Scale: 1:100

0 1 2 3 4m
1:100

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project No.	project	scale	date
AP-14-019	10 Powderworks Road, N. Narrabeen	1 : 100	12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing: Site Plan	drawing no. A01	Revision

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

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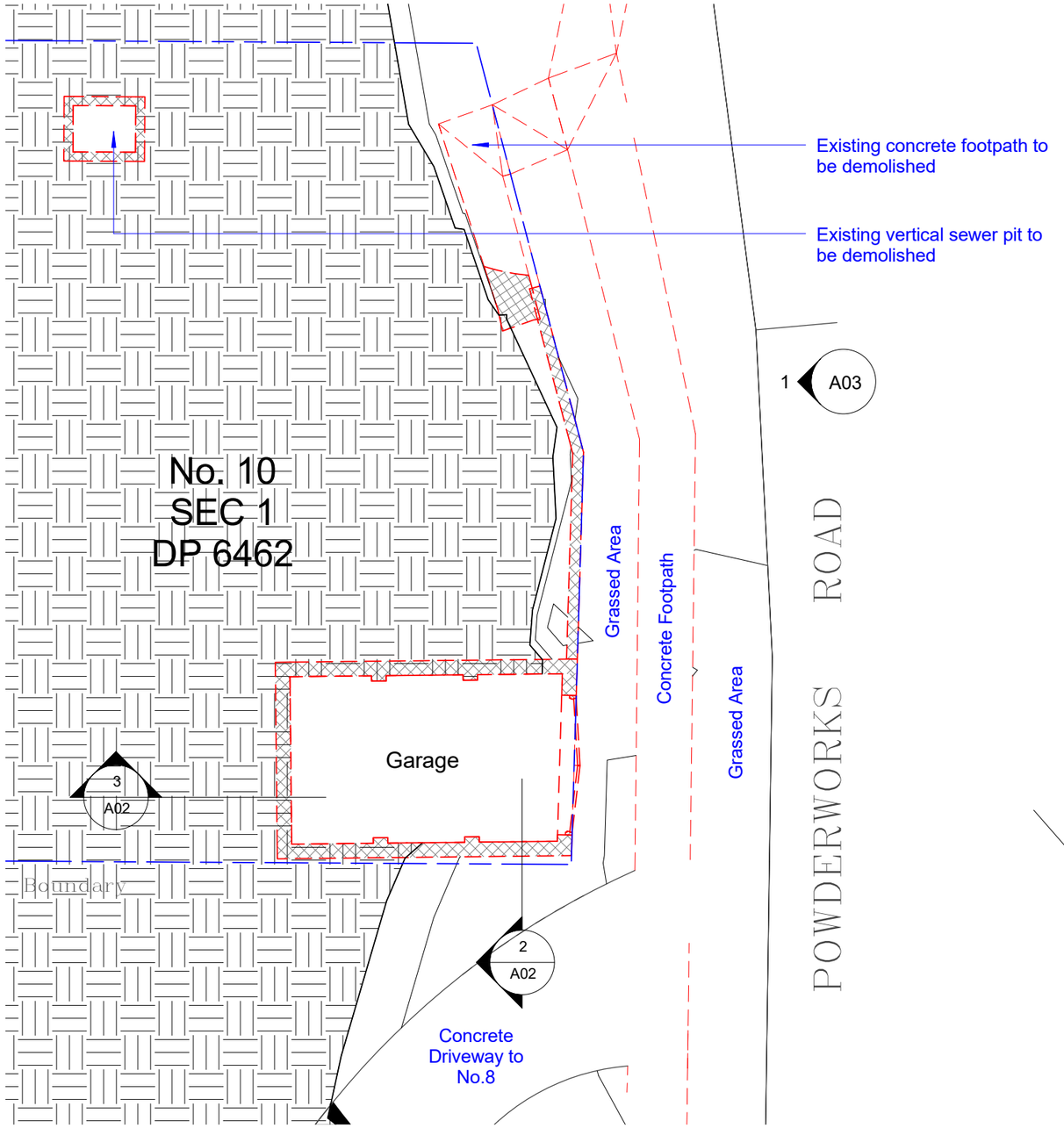
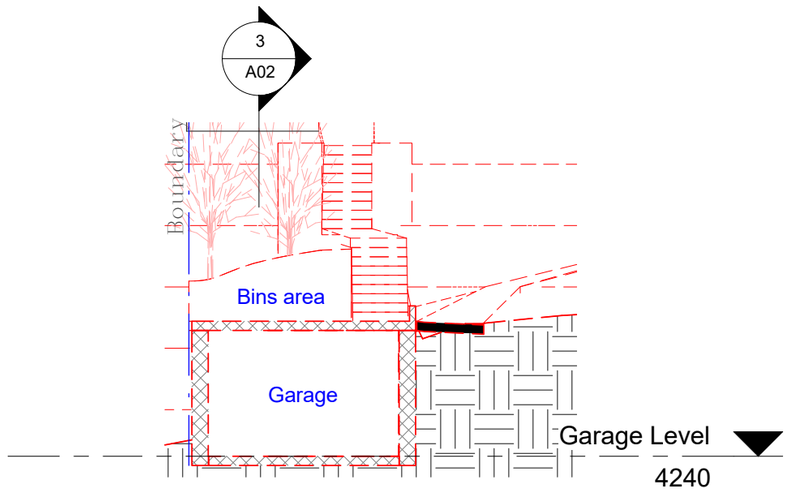
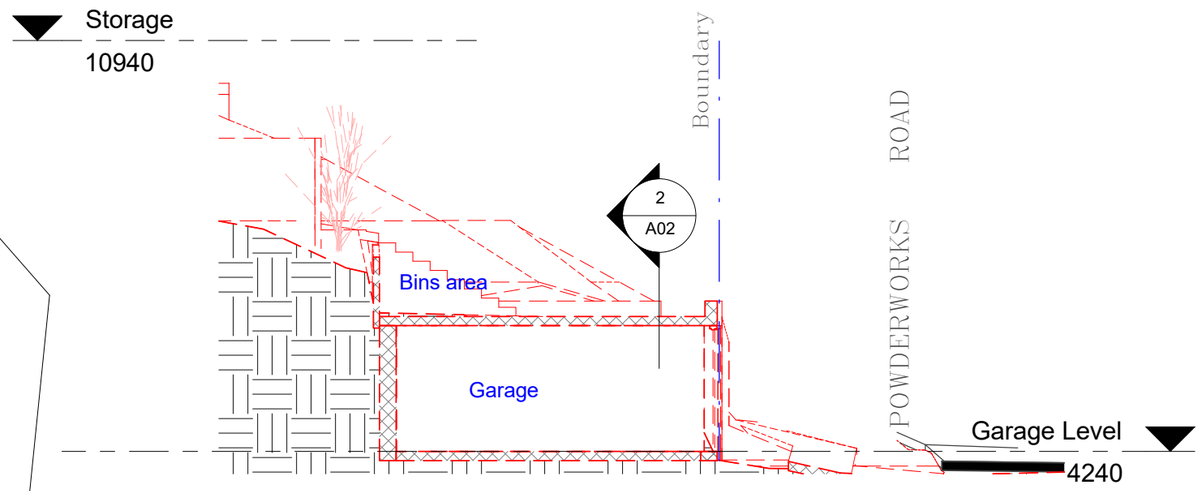


1 Existing Garage Level
1 : 100



2 Section A
1 : 100



3 Section B
1 : 100

Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

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A3
Scale: 1:100
0 1 2 3 4m
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project No. AP-14-019	project 10 Powderworks Road, N. Narrabeen	scale 1 : 100	date 12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing Existing Garage - Demolition	drawing no. A02	Revision

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

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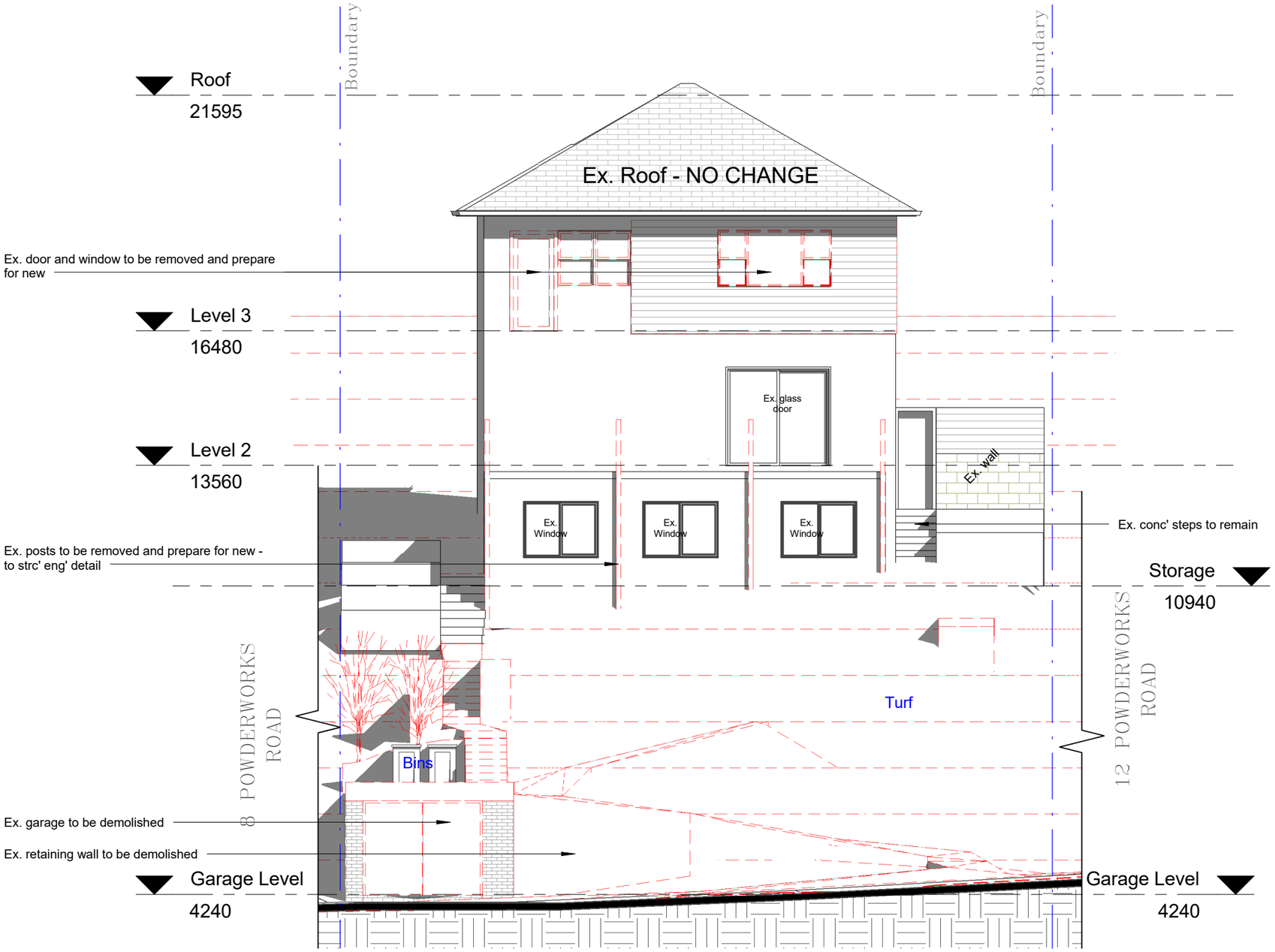

1 Existing North Elevation

1 : 100

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Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

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0 1 2 3 4m
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AP-14-019	10 Powderworks Road, N. Narrabeen	1 : 100	12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing: Existing North Elevation - Demolition	drawing no. A03	Revision

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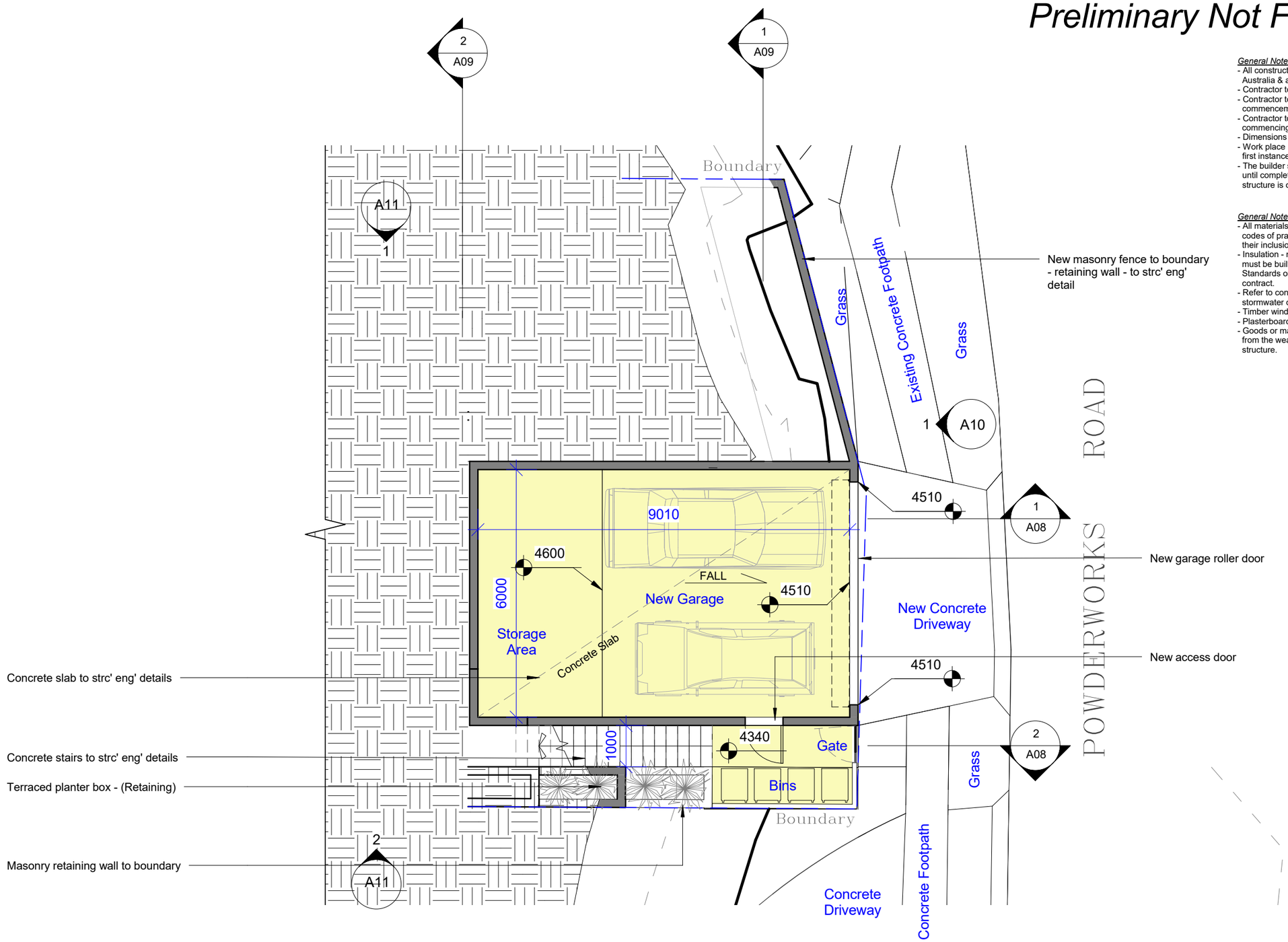

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Wall Legend

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- Denote New Wall
- Denote New Works

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1 Proposed Garage

1 : 100

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A3
Scale: 1:100

0 1 2 3 4m 1:100

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project No. AP-14-019	project 10 Powderworks Road, N. Narrabeen	scale 1 : 100	date 12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing Proposed Garage	drawing no. A04	Revision

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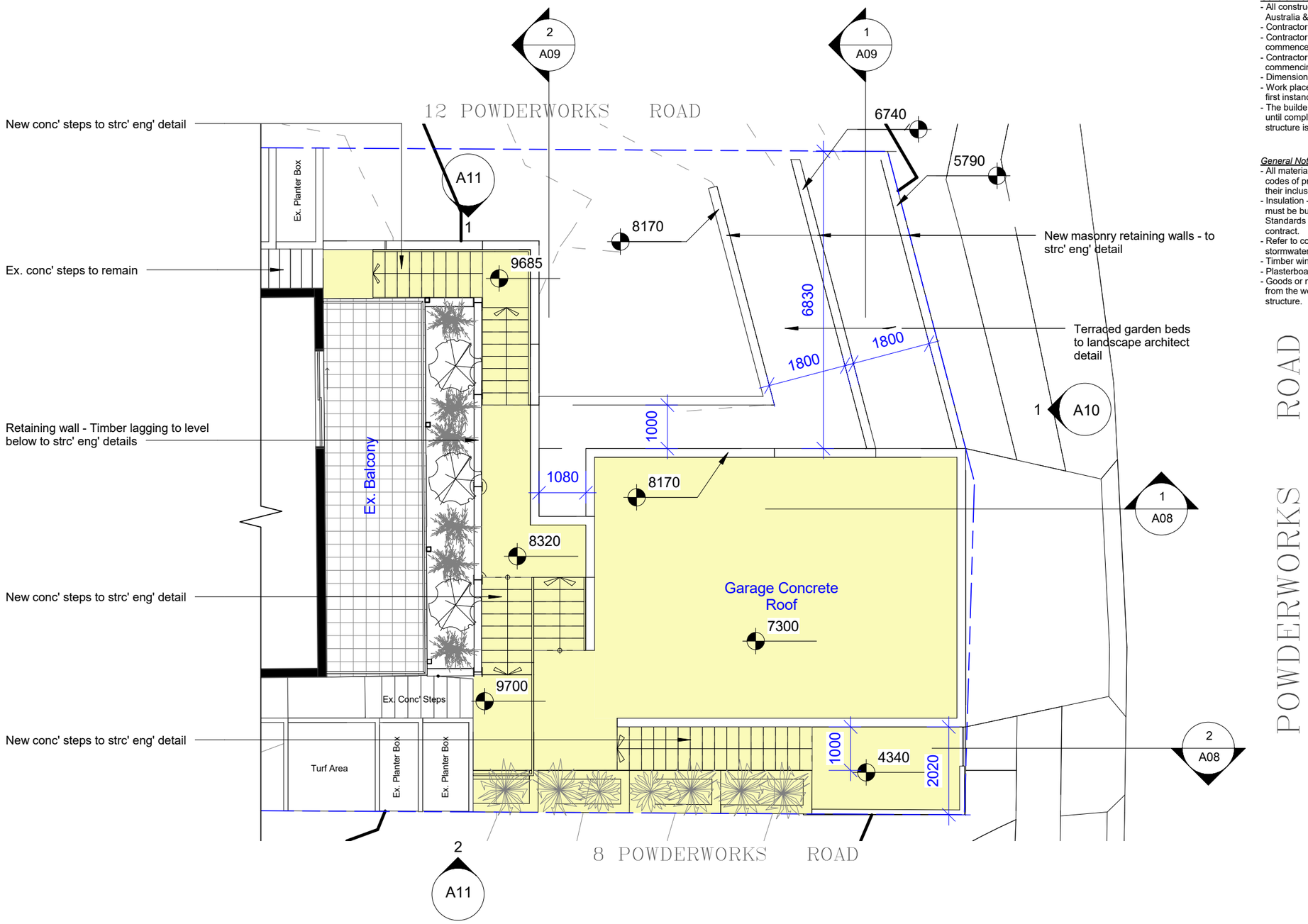

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Wall Legend

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- Denote Demolition Work
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- Denote New Works

1 **Site General Arrangement**

1 : 100

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project No.	project	scale	date
AP-14-019	10 Powderworks Road, N. Narrabeen	1 : 100	12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing: Site General Arrangement	drawing no. A05	Revision

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General Notes:
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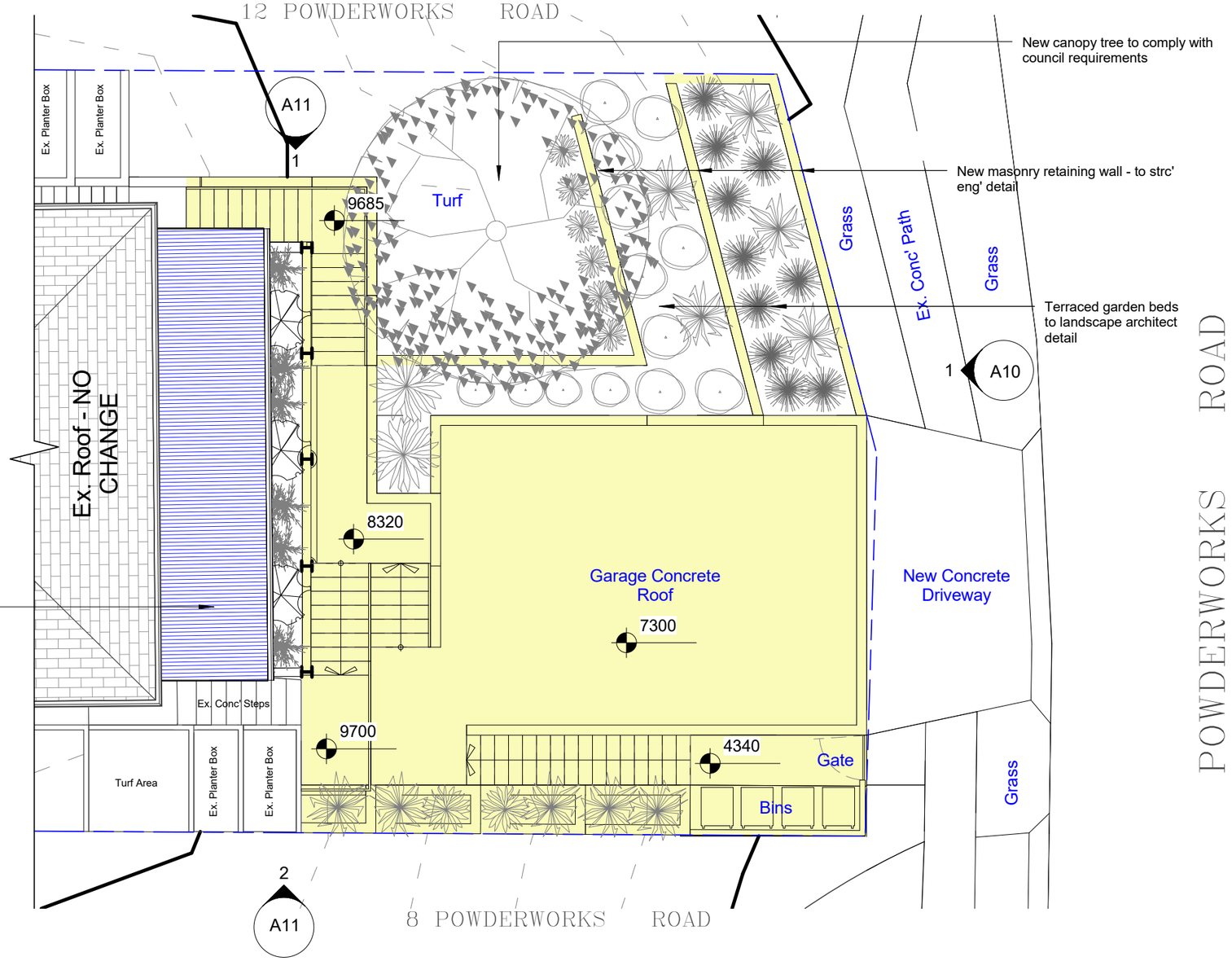

No. 10
3 Storey
Brick Dwelling
Tile Roof

Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

1 Proposed Roof Plan

1 : 100

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Scale: 1:100

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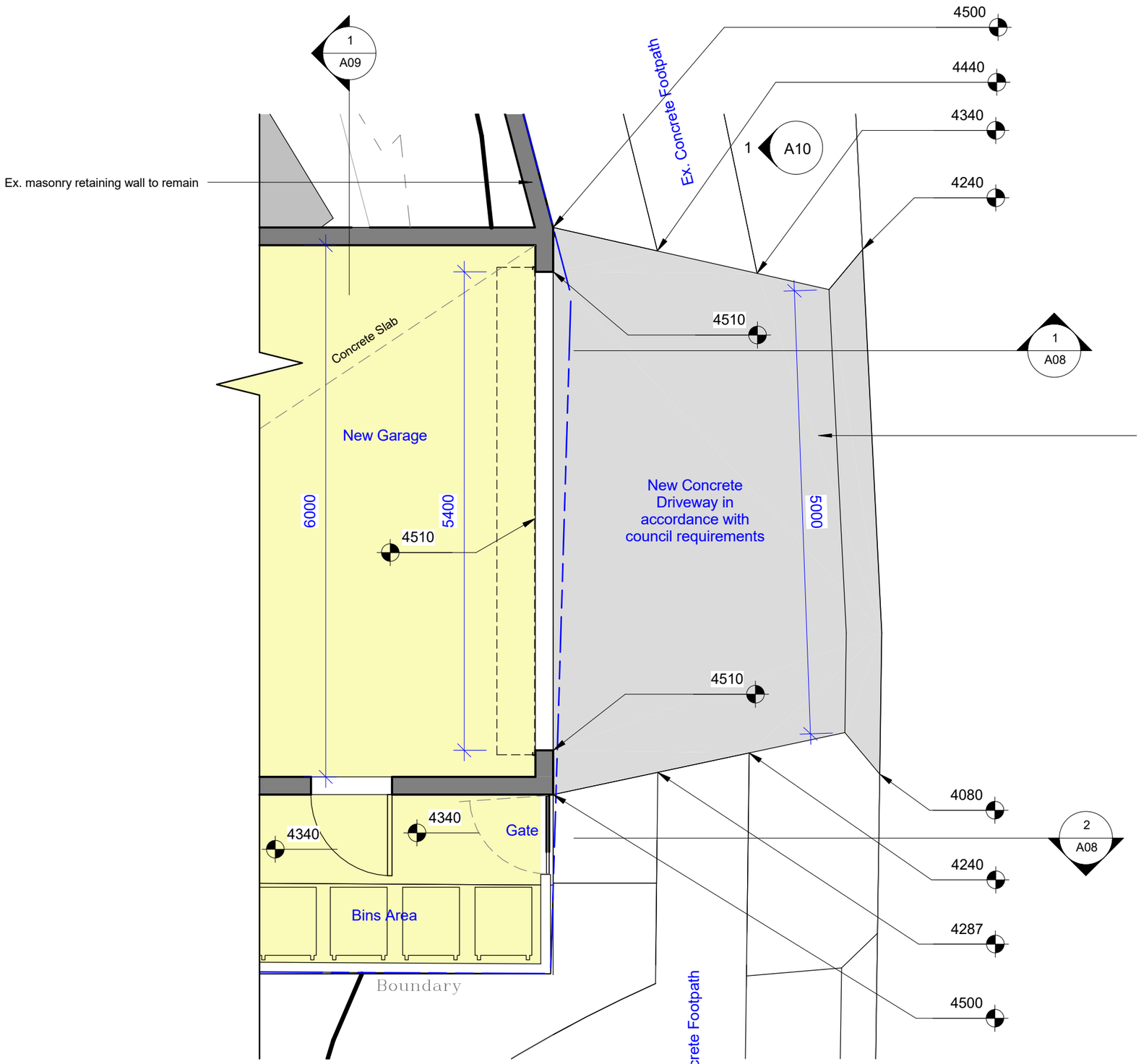
AP-14-019	10 Powderworks Road, N. Narrabeen	1 : 100	12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing: Proposed Roof Plan	drawing no. A06	Revision

Preliminary Not For Construction



ROAD

POWDERWORKS

R.C Driveway to eng's details & local council crossover requirements. Tooled edge & top finish as required. Sealed with 'concrete colour system' water based eqoxy

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Wall Legend

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- Denote New Works

1 Proposed Crossing

1 : 50

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project No. AP-14-019	project 10 Powderworks Road, N. Narrabeen	scale 1 : 50	date 12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing Proposed Vehicle Crossing	drawing no. A07	Revision

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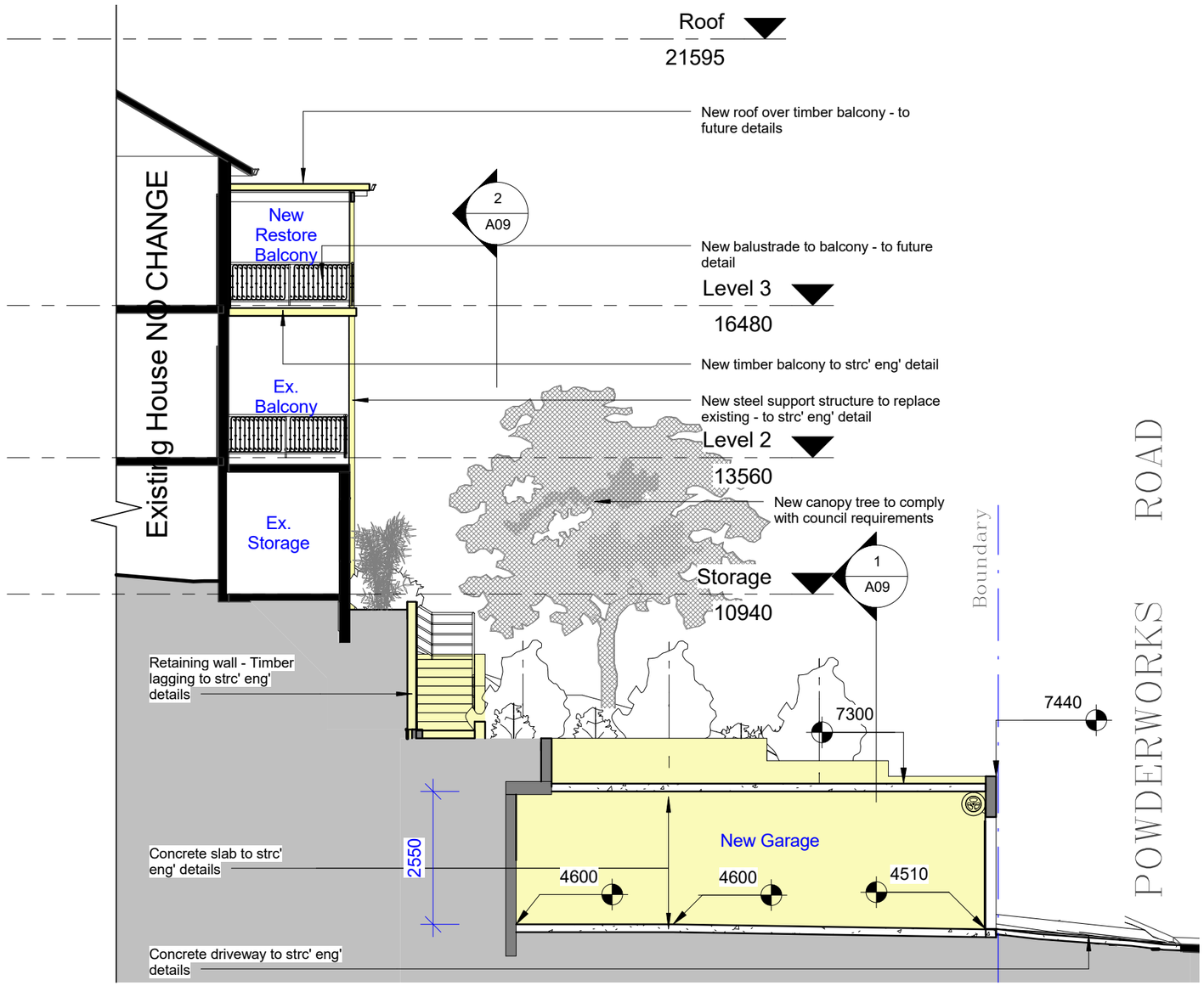

1 Proposed Section C
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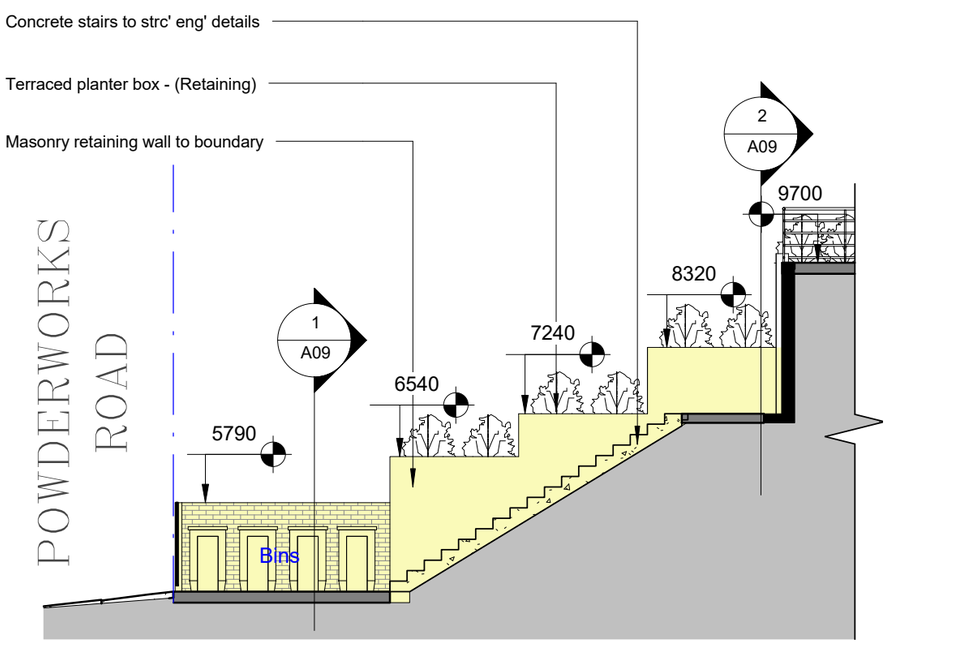

2 Proposed Section F
1 : 100

Wall Legend
- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

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A3
Scale: 1:100
0 1 2 3 4m
1:100

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project No.	project	scale	date
AP-14-019	10 Powderworks Road, N. Narrabeen	1 : 100	12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing: Proposed Sections - Sheet 1	drawing no. A08	Revision

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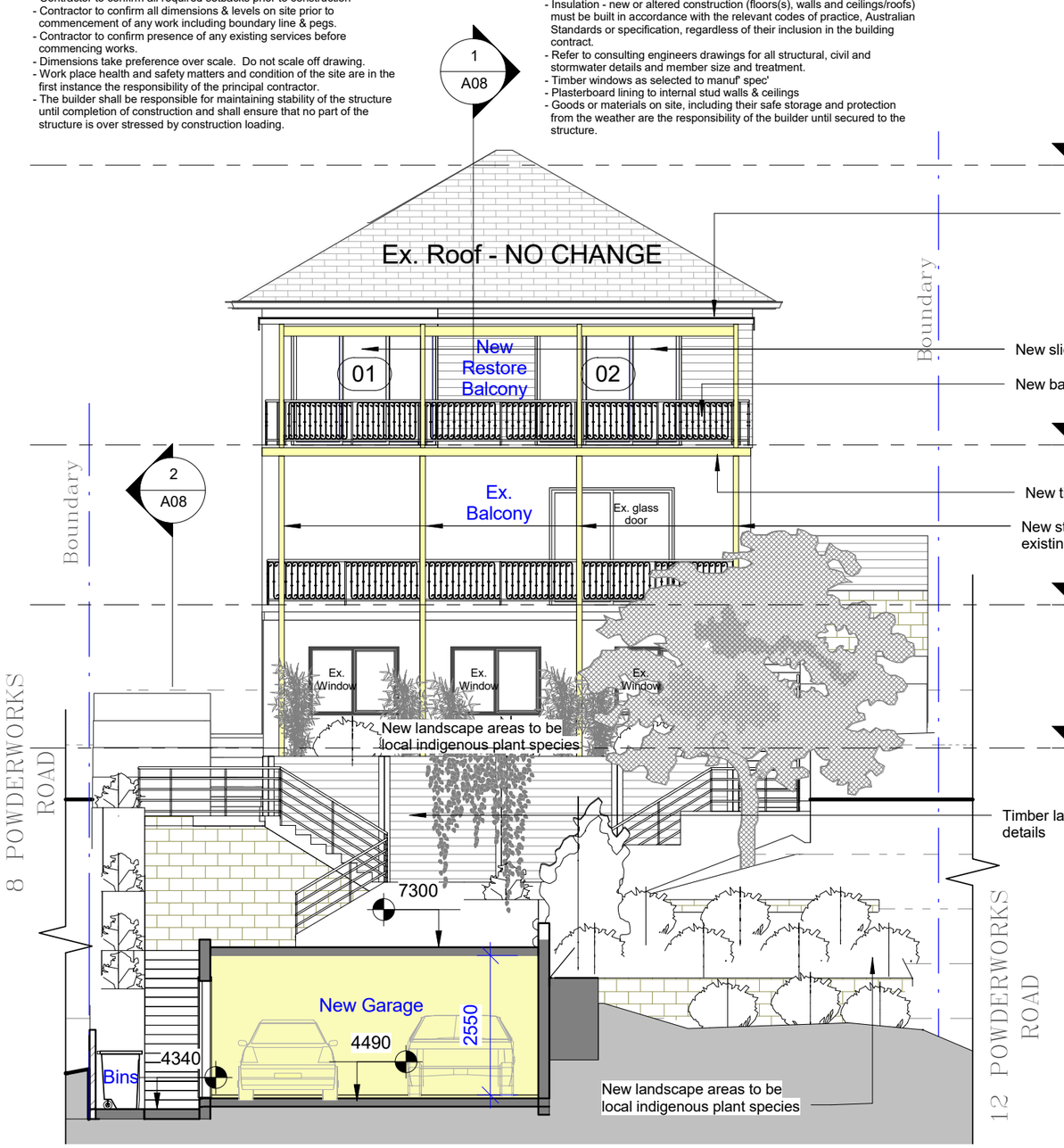

1 Proposed Section D
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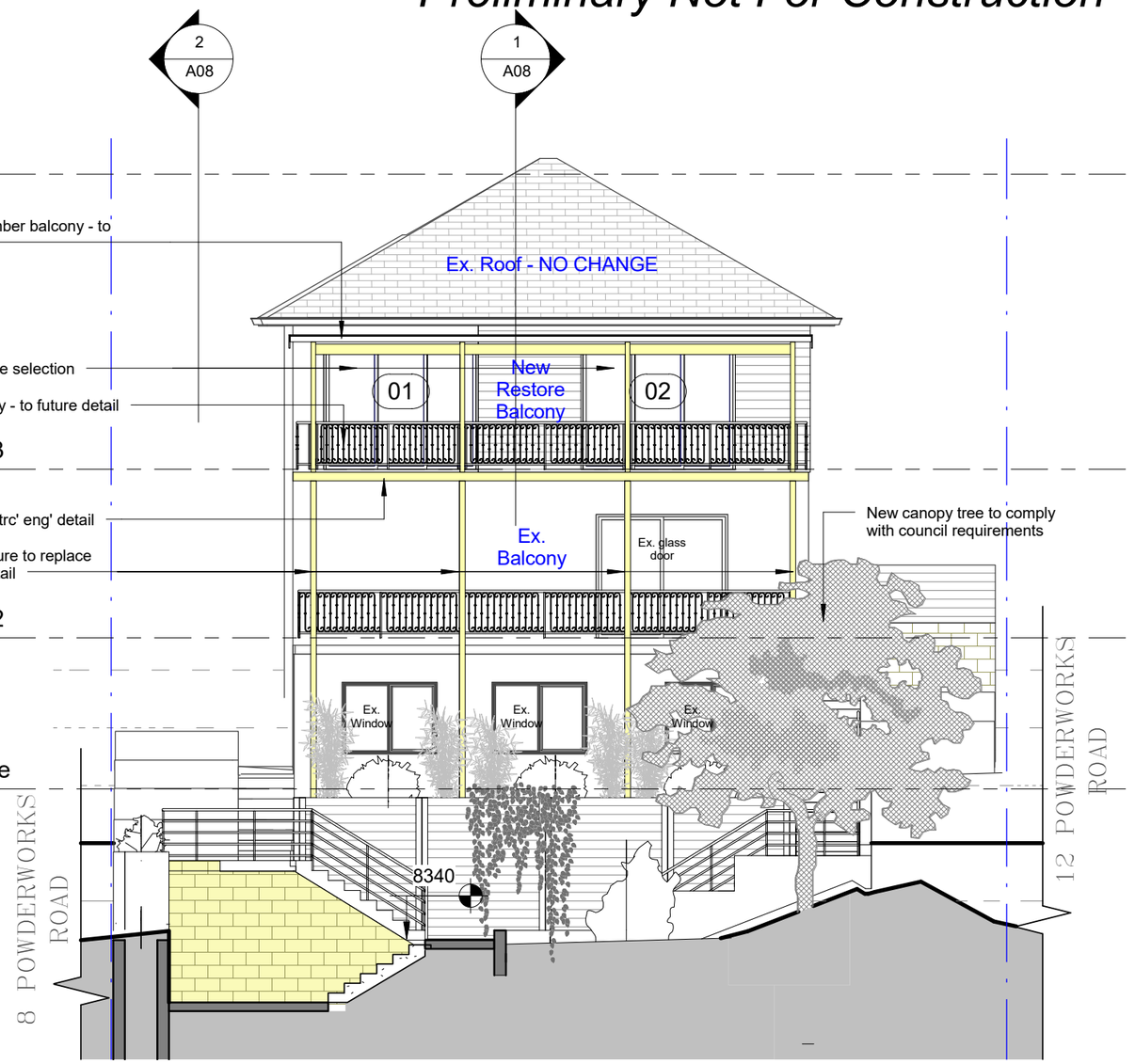

2 Proposed Section E
1 : 100

Wall Legend
- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

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A3
Scale: 1:100
0 1 2 3 4m
1:100

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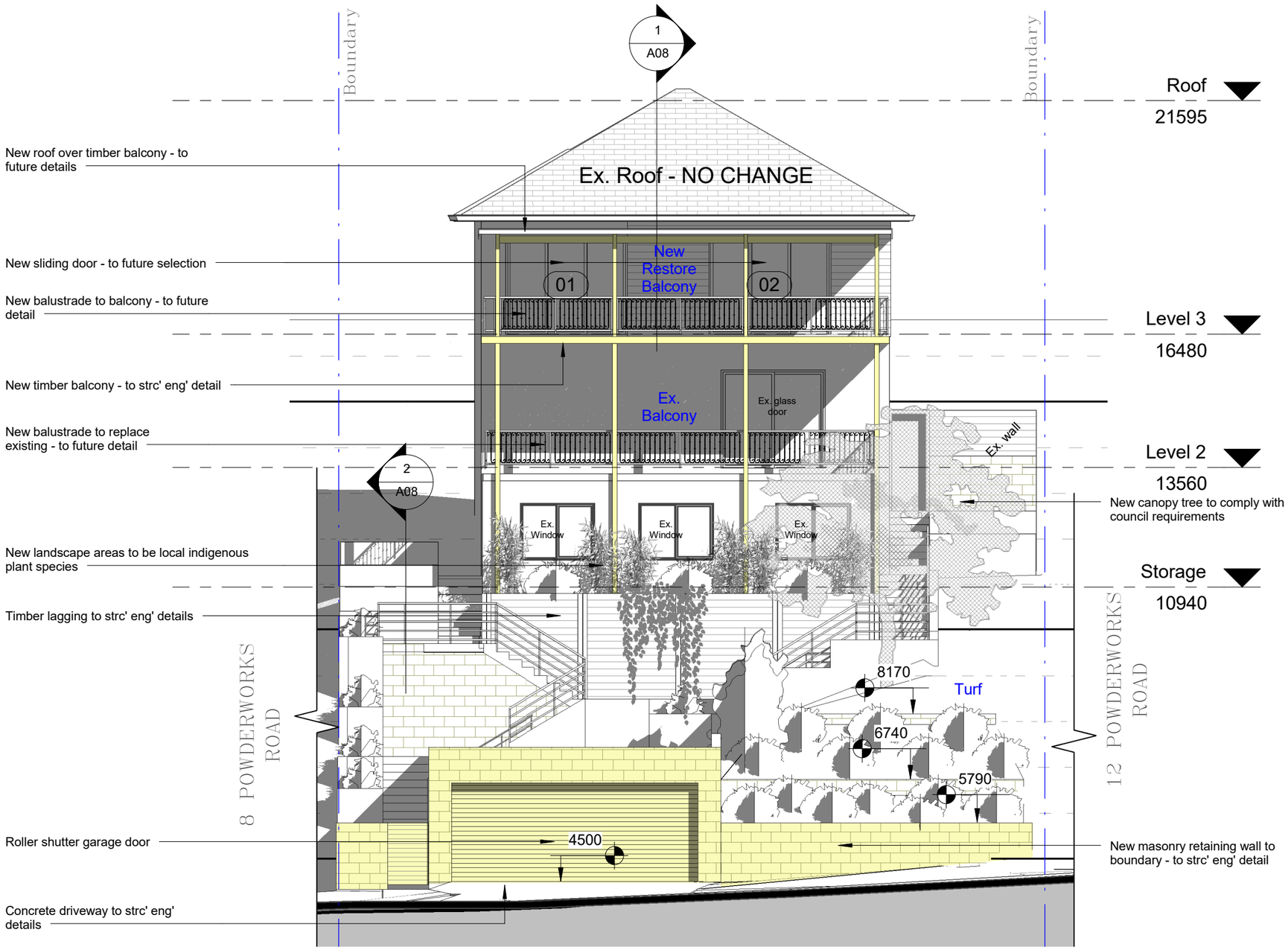
project No.	project	scale	date
AP-14-019	10 Powderworks Road, N. Narrabeen	1 : 100	12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing: Proposed Sections - Sheet 2	drawing no. A09	Revision

Preliminary Not For Construction



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Wall Legend

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1 Proposed North Elevation

1 : 100

Builder To Check & Confirm Existing Measurments Prior To Commencement

A3
Scale: 1:100

0 1 2 3 4m
1:100

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project No.	project	scale	date
AP-14-019	10 Powderworks Road, N. Narrabeen	1 : 100	12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing: Proposed North Elevation	drawing no. A10	Revision

Preliminary Not For Construction

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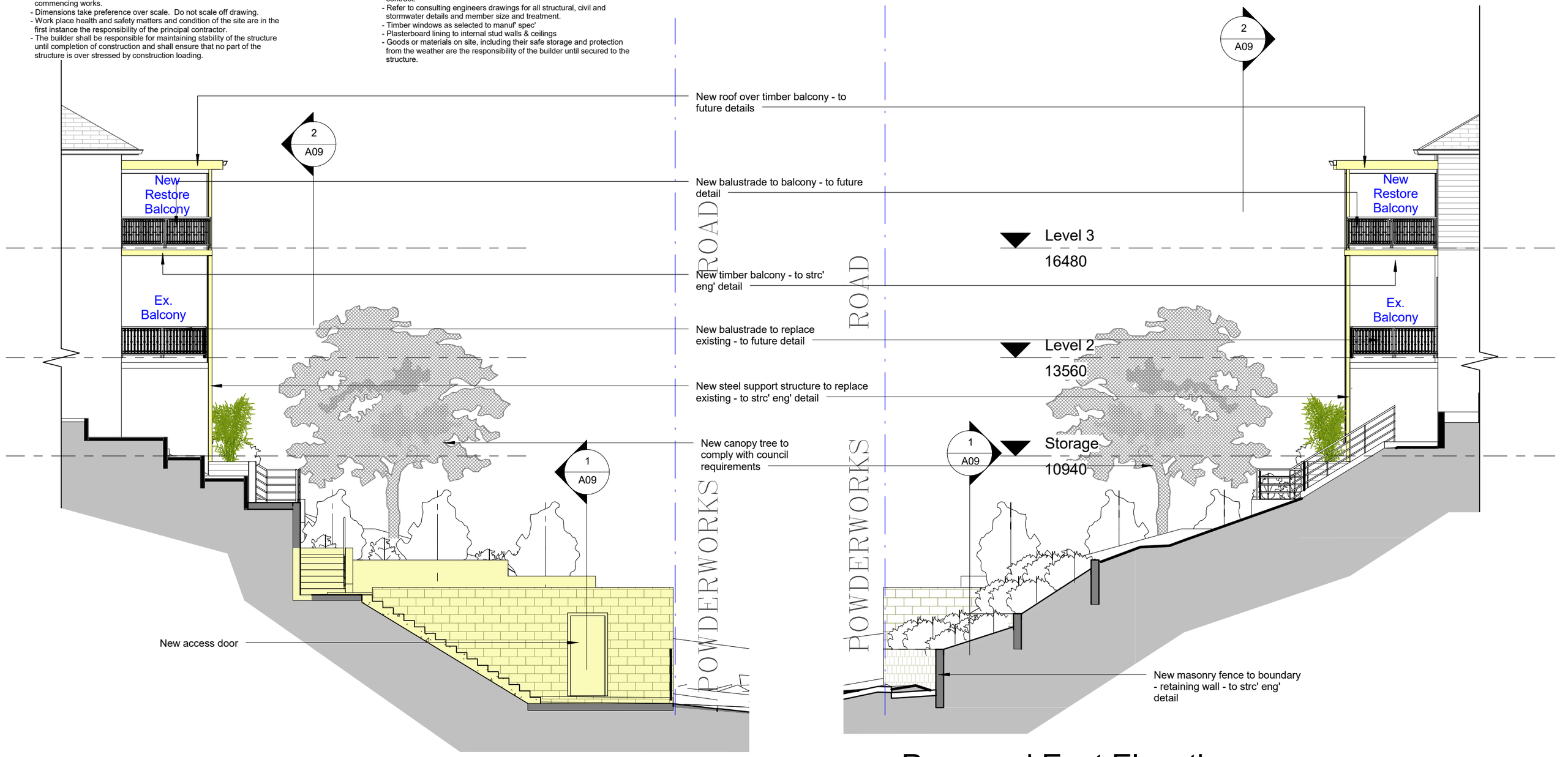

1 Proposed East Elevation

1 : 100

2 Proposed West Elevation

1 : 100

Wall Legend

- Denote Existing Wall
- Denote Demolition Work
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A3
Scale: 1:100

0 1 2 3 4m
1:100

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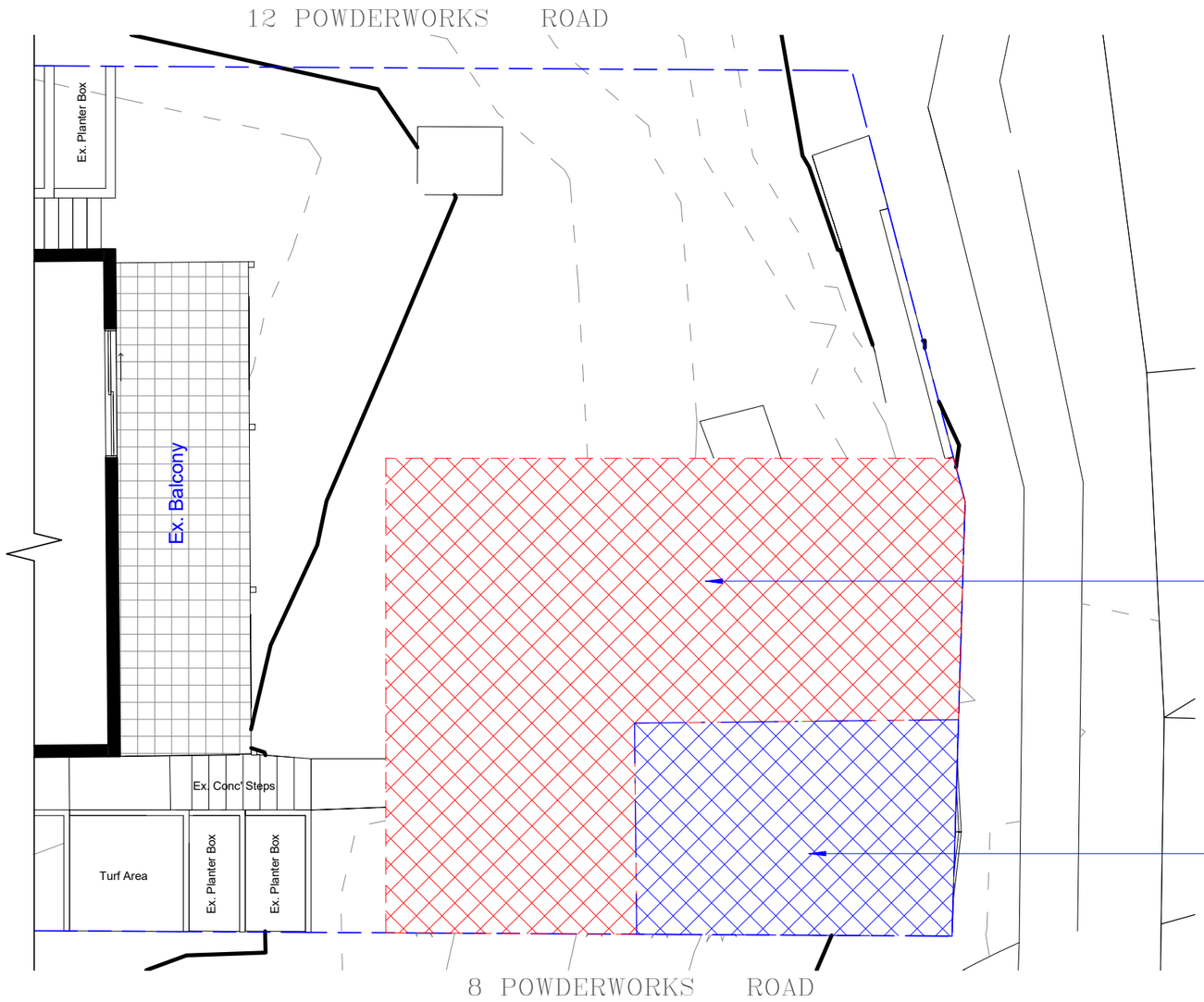
project No.	project	scale	date
AP-14-019	10 Powderworks Road, N. Narrabeen	1 : 100	12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing: Proposed Elevations East & West	drawing no. A11	Revision

Preliminary Not For Construction



1 **Excavation Plan**

1 : 100

General Notes:
- All construction to be carried out in accordance with the Building Code of Australia & all relevant Australian Standard.
- Contractor to confirm all required setbacks prior to construction
- Contractor to confirm all dimensions & levels on site prior to commencement of any work including boundary line & pegs.
- Contractor to confirm presence of any existing services before commencing works.
- Dimensions take preference over scale. Do not scale off drawing.
- Work place health and safety matters and condition of the site are in the first instance the responsibility of the principal contractor.
- The builder shall be responsible for maintaining stability of the structure until completion of construction and shall ensure that no part of the structure is over stressed by construction loading.

General Notes:
- All materials and workmanship shall be in accordance with the relevant codes of practice, Australian Standards or specification, regardless of their inclusion in the building contract.
- Insulation - new or altered construction (floors(s), walls and ceilings/roofs) must be built in accordance with the relevant codes of practice, Australian Standards or specification, regardless of their inclusion in the building contract.
- Refer to consulting engineers drawings for all structural, civil and stormwater details and member size and treatment.
- Timber windows as selected to manuf' spec'
- Plasterboard lining to internal stud walls & ceilings
- Goods or materials on site, including their safe storage and protection from the weather are the responsibility of the builder until secured to the structure.

Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

Builder To Check & Confirm Existing Measurments Prior To Commencement

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A3
Scale: 1:100

0 1 2 3 4m
1:100

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project No. AP-14-019	project 10 Powderworks Road, N. Narrabeen	scale 1 : 100	date 12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing Excavation Plan - DRAFT	drawing no. A12	Revision

Preliminary Not For Construction

General Notes:
- All construction to be carried out in accordance with the Building Code of Australia & all relevant Australian Standard.
- Contractor to confirm all required setbacks prior to construction
- Contractor to confirm all dimensions & levels on site prior to commencement of any work including boundary line & pegs.
- Contractor to confirm presence of any existing services before commencing works.
- Dimensions take preference over scale. Do not scale off drawing.
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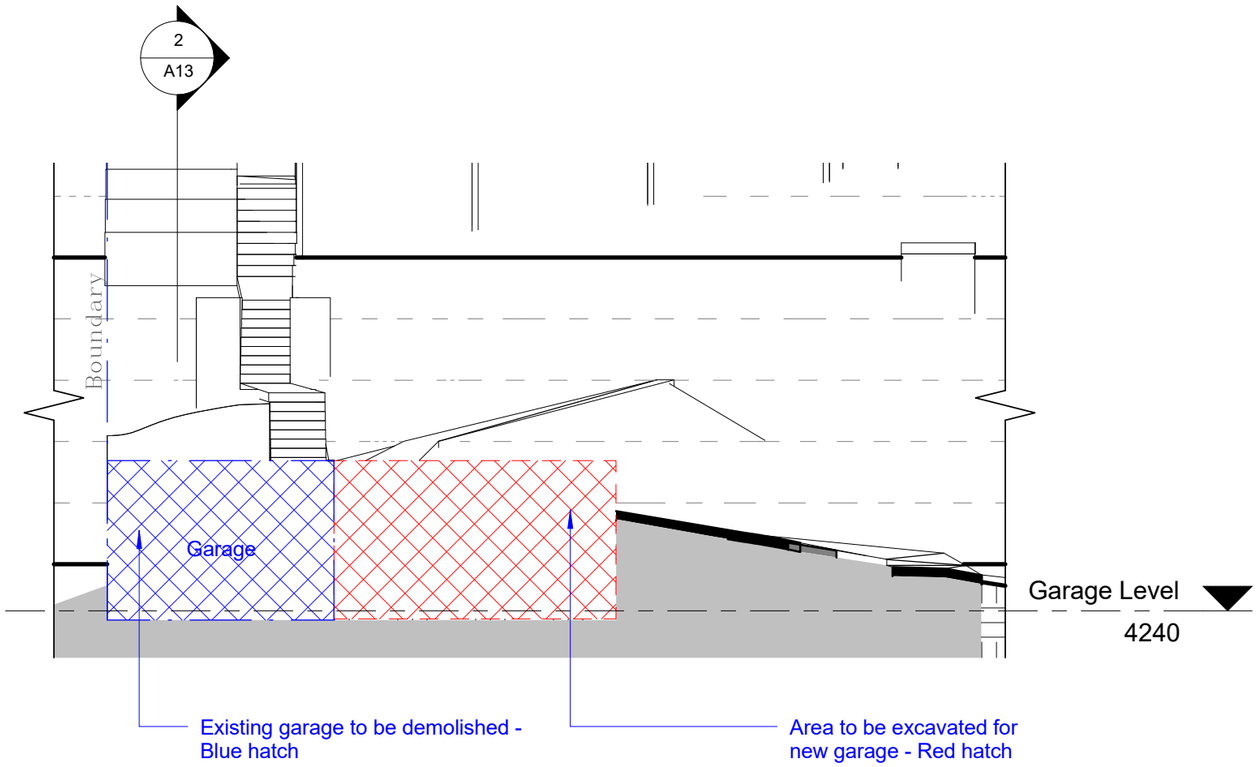
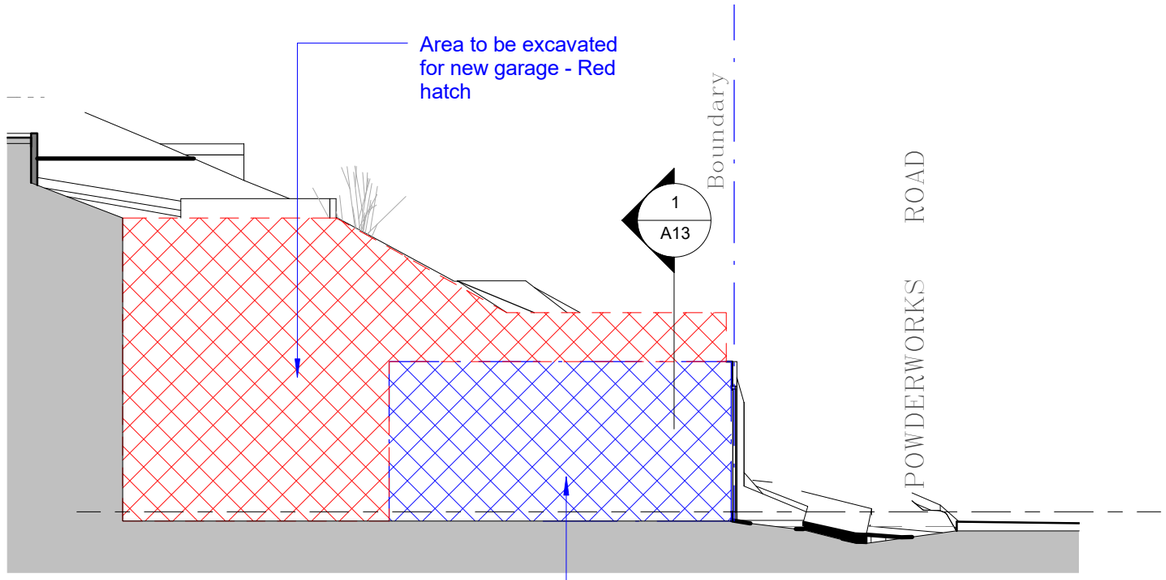


1 Excavation - Section 01
1 : 100



2 Excavation - Section 02
1 : 100

Wall Legend
- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

Builder To Check & Confirm Existing Measurments Prior To Commencement

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A3
Scale: 1:100
0 1 2 3 4m
1:100

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project No. AP-14-019	project 10 Powderworks Road, N. Narrabeen	scale 1 : 100	date 12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing Excavation Sections - DRAFT	drawing no. A13	Revision

General Notes:
- All construction to be carried out in accordance with the Building Code of Australia & all relevant Australian Standard.
- Contractor to confirm all required setbacks prior to construction
- Contractor to confirm all dimensions & levels on site prior to commencement of any work including boundary line & pegs.
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- Refer to consulting engineers drawings for all structural, civil and stormwater details and member size and treatment.
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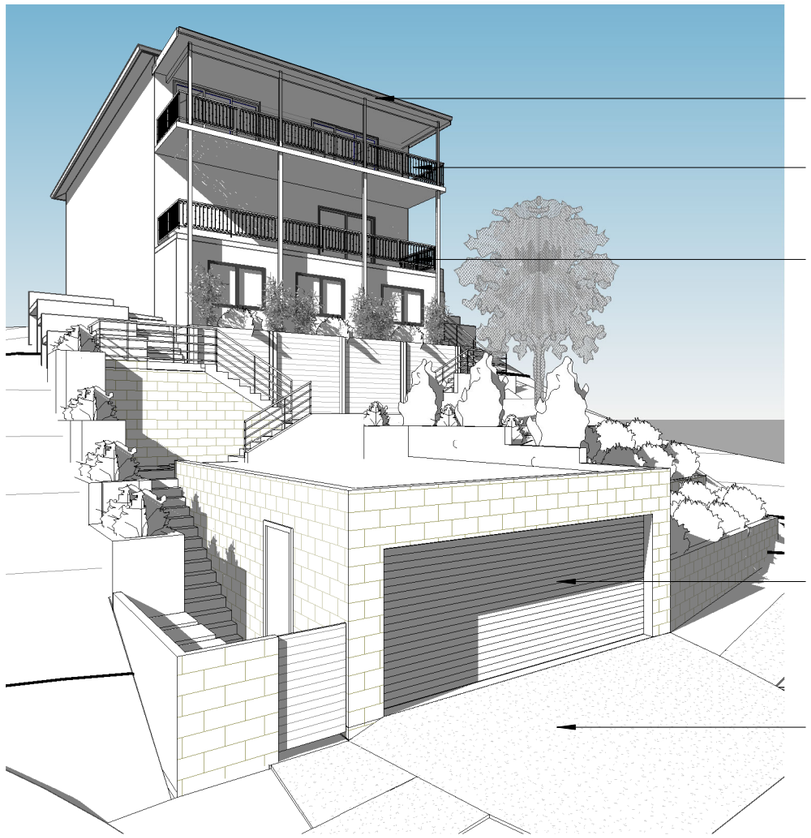
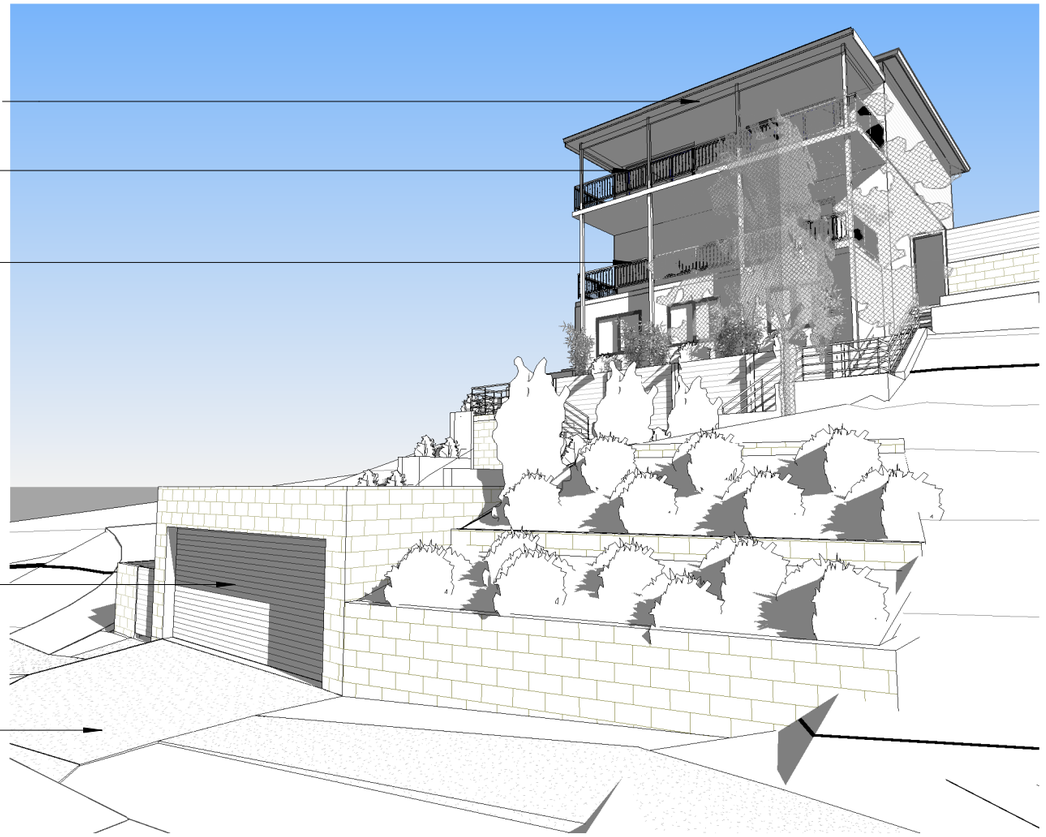
- Plasterboard lining to internal stud walls & ceilings
- Goods or materials on site, including their safe storage and protection from the weather are the responsibility of the builder until secured to the structure.

Preliminary Not For Construction





1 Iso - 01 - North East

2 Iso - 02 - North West

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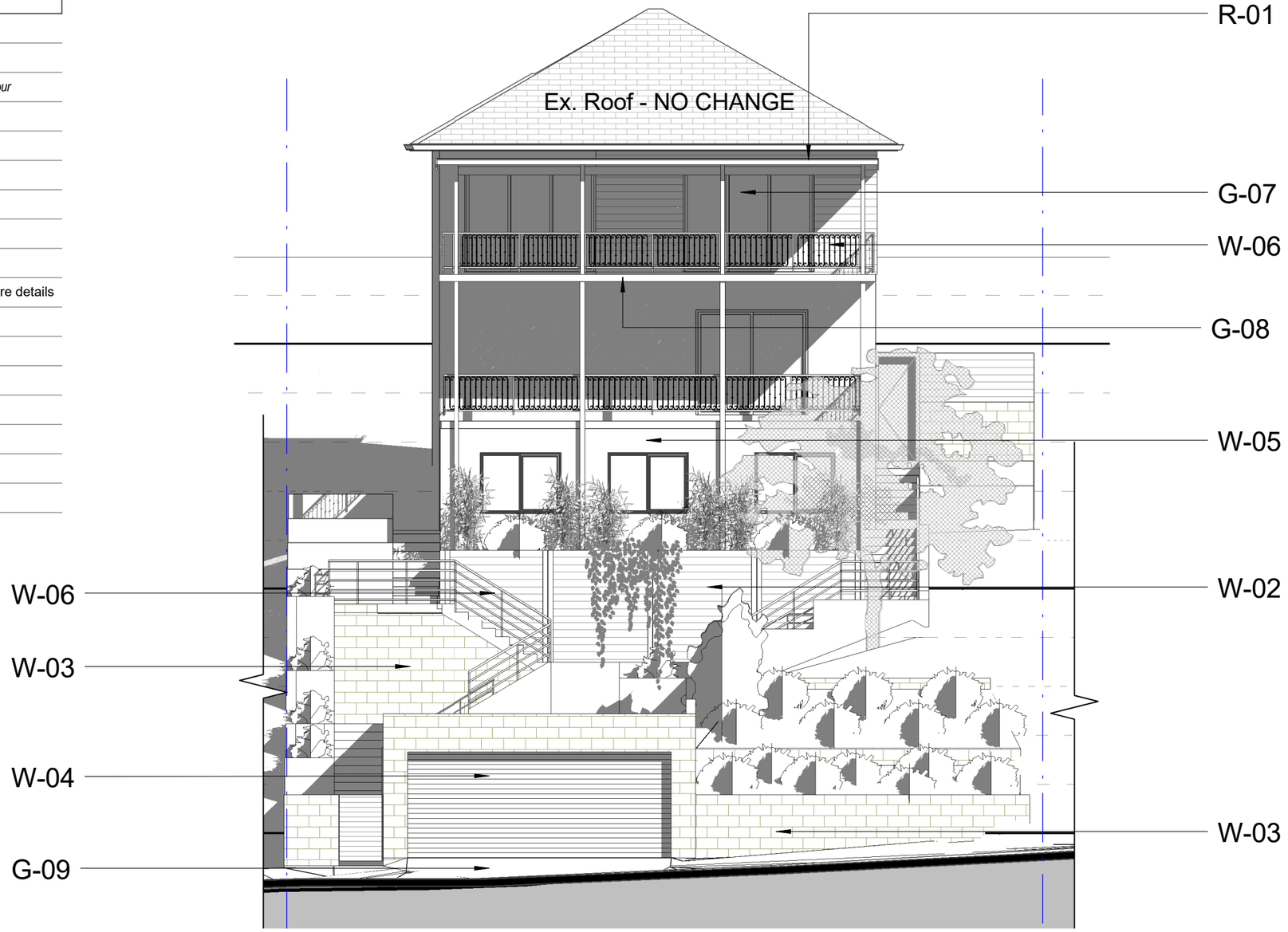
project No.	project	scale	date
AP-14-019	10 Powderworks Road, N. Narrabeen		12/03/2019
BUILDING DESIGNERS AUSTRALIA NSW	drawing: Proposed Perspectives Views	drawing no.: A14	Revision

Finishes - Generally Throughout

Area	*Description*
Roofs	
R-01	Colourbond metal deck roof
note:	*Colour of gutter and facia to match roof colour*
Walls	
W-02	Sleeper Retaining Wall
W-03	Sandstone cladding
W-04	Sectional Garage Door
W-05	Rendered and paint - Existing wall
W-06	Steel Balustrade / Handrail - to future details
Opening	
G-07	Timber Sliding Door
Floor	
F-08	Timber decking to balcony
F-09	Concrete Driveway



R-01

W-02

W-03

W-04

W-05

W-06

G-07

G-08

G-09

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project No.	project	scale	date
AP-14-019	10 Powderworks Road, N. Narrabeen	As indicated	12/03/2019
	drawing: Material Finishes	drawing no. A15	Revision