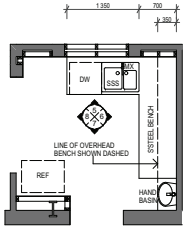
NB: ALL FOOD PREPARATION AREAS TO COMPLY WITH RELEVANT LEGISLATION & STANDARDS, INCLUDING:
a) FOOD ACT 2003;
b) FOOD REGULATION 2015;
c) FOOD STANDARD CODE: CHAPTER 3.2.3;
d) RELEVANT AUSTRALIAN STANDARDS
i. AS 4674 - 2004 DESIGN, CONSTRUCTION & FIT-OUT OF FOOD PREMISES;
ii. AS 1668.1 & AS 1668.2 MECHANICAL VENTILATION
iii. OTHER RELEVANT STANDARDS
e) THE BUILDING CODE OF AUSTRALIA



PREP AREA
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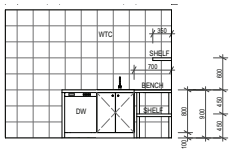
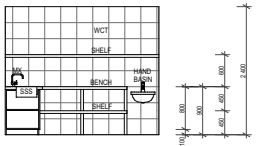
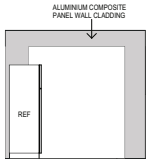


ELEVATION 5
Scale 1:50 @A1



ELEVATION 6
Scale 1:50 @A1



ELEVATION 8
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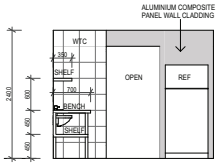
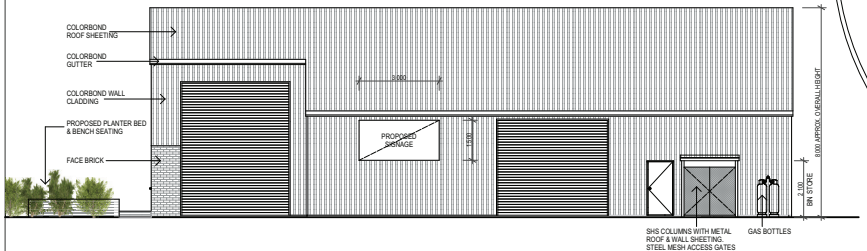
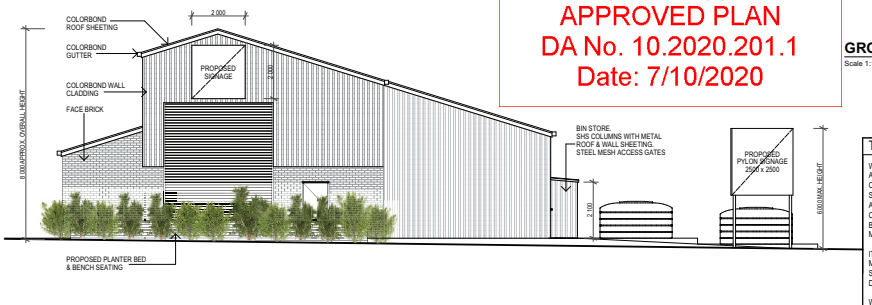


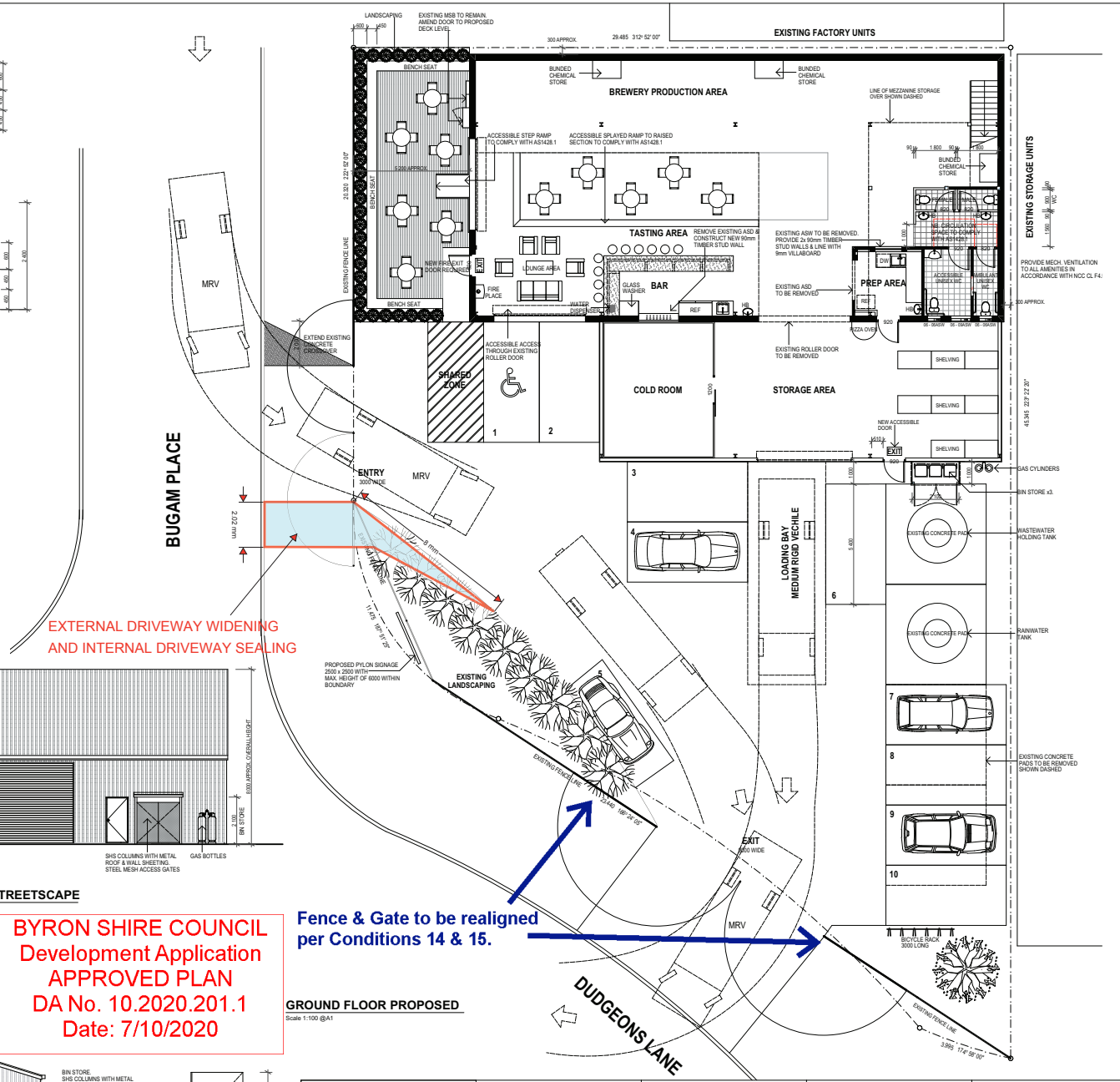
ELEVATION 7
Scale 1:50 @A1



PROPOSED EAST ELEVATION - DUDGEONS LANE STREETSCAPE
Scale 1:100 @A1



PROPOSED SOUTH ELEVATION - BUGAM PLACE STREETSCAPE
Scale 1:100 @A1



GROUND FLOOR PROPOSED
Scale 1:100 @A1

BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2020.201.1
Date: 7/10/2020

Fence & Gate to be realigned per Conditions 14 & 15.

TREATMENT OF EXTERNAL TIMBERS

WHERE TIMBER IS USED IN AN EXTERNAL ABOVE GROUND APPLICATION, WHETHER THAT TIMBER IS DURABILITY CLASS 1 OR 2 HARDWOODS OR LOSP TREATED SOFTWOOD, THE TIMBER MUST BE SEALED IN ACCORDANCE WITH AS1684 BEFORE IT IS INSTALLED ie ALL CUTS, NOTCHES AND DRILL HOLES MUST BE SEALED BEFORE INSTALLATION TO MINIMISE IN INGRESS OF MOISTURE.

IT IS FURTHER RECOMMENDED THAT ONCE SEALED, MEMBERS SHOULD HAVE A MALTHOID COVER STRIP, OR SIMILAR, APPLIED TO ALL TOP EDGES OF DECK JOISTS AND DECK BEARERS TO MINIMISE THE INGRESS OF MOISTURE.

WHERE SMART LVL 15 OR SMARTLAM GL17 ARE USED IN A LOSP H3 APPLICATION, REFER TO TILING DESIGN GUIDES RE "DURABILITY" FOR INSTALLATION CONSIDERATIONS AND RECOMMENDATIONS.

LEGEND

BL	BALUSTRADING
BSP	BATH SPOUT
BSN	BASIN
CAP	CEILING ACCESS PANEL
CCP	CORNICE: COVED PLASTERBOARD 50mm RAD
CFS	**CEILING: FIBRE CEMENT SHEET**
CJ	CONTROL JOINT
COS	CONFIRM ON SITE
CP	CONCRETE PAVING
CPB	CEILING: PLASTERBOARD
CPW	CEILING: PLASTERBOARD, WATER RESISTANT
CS	CLUSTER STUD
CSD	CAVITY SLIDING DOOR
CSL	CORNICE: SHADOW LINE
DGR	GRATED DRAIN
EGL	EXISTING GROUND LINE
EQ	EQUAL
FBT	FASCIA BOARD, PREPRIMED TIMBER
FBM	FASCIA BOARD, COLORBOND METAL
FCB	FLOOR CONCRETE: BROOM FINISH
FCL	FINISHED CEILING LEVEL
FCP	CARPET
FCS	FLOOR: CONCRETE, STEEL TROWELED
FCT	FLOOR: CERAMIC TILE
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FGL	FINISHED GROUND LINE
FSL	FINISHED SURFACE LEVEL
FTG	FLOORING TONGUE & GROOVE
FVP	VINYL PLANK
FW	FLOOR WASTE
GR	GRAB RAIL
HB	HAND BASIN
HR	HAND RAIL
HT	HOSE TAP
HWS	HOT WATER SYSTEM
LF	LAMINATE FINISH
LT	LAUNDRY TUB
MX	MIXER
MXO	MIXER TAP & OUTLET
OBS	OBSCURE GLASS
RBC	ROOF: BARGE CAPPING
RCT	ROOFING: CONCRETE TILE PITCH
RDPC	RAINWATER DOWNPIPE - 100x75 COLORBOND
RDPP	RAINWATER DOWNPIPE - 90mm DIA PVC
RGQ	RAINWATER GUTTER - COLORBOND QUAD
RGS	RAINWATER GUTTER - COLORBOND SQUARE LINE
RL	REDUCED LEVEL
RO	ROOF OVER
RRC	ROOF: RIDGE CAPPING
RSF	ROOF: FLASHING
RSC	ROOF SHEETING, COLORBOND CUSTOMORB
RST	ROOF "SOLATUBE" SKYLIGHT
RTT	ROOF TERRACOTTA TILE
RVS	ROOF VENTILATED SKYLIGHT
SBG	SPLASHBACK - GLASS
SBT	SPLASHBACK - TILE
SC	STEEL COLUMN
SDA	ALUM FRAMED SLIDING DOOR, PKOTE FINISH
SFA	SUB-FLOOR ACCESS DOOR
SH	SOAP HOLDER
SKT	SKIRTING: TILE
SM	SHOWER MIXER
SK	SKIRTING
SR	SHOWER RECESS
SRO	SHOWER ROSE
SRL	SHOWER RAIL
SSS	STAINLESS STEEL SINK
TH	TOWEL HOLDER
TPH	TOILET PAPER HOLDER
TR	TOWEL RAIL
VB	VANITY BASIN
WAL	WINDOW, ALUM FRAMED LOUVRE, PKOTE FINISH
ASW	WINDOW, ALUM FRAMED, SLIDING, PKOTE FINISH
WBR	WALL: BLOCK RETAINING WALL
WBS	WALL: CAVITY BRICK SILL / HEADER COURSE
WC	WATER CLOSET: TOILET SUITE
WCB	WALL: CONCRETE BLOCK
WCBS	WALL: CONCRETE BLOCK, SANDSTONE FACED
WCT	WALL: CERAMIC WALL TILES
WDH	WINDOW, ALUM FRAMED, DOUBLE HUNG
WFB	WALL: FACE BRICK
WFC	WALL: FIBRE CEMENT LINING
WFS	WALL: FIBRE CEMENT WALL SHEETING
WPB	WALL: PLASTERBOARD WALL LINING
WPBW	WALL: PLASTERBOARD LINING - WATER RESISTANT
WRB	WALL: RENDERED BRICKWORK
WRCB	WALL: RENDERED CONCRETE BLOCK
WSH	WALL: METAL WALL SHEETING HORIZONTAL
WSV	WALL: METAL WALL SHEETING VERTICAL
WT	WATER TANK ON CONCRETE BASE
WMT	WASHING MACHINE TAPS

Issue:

No.	Date	Description
P1	04/02/2020	CLIENT REVIEW
P2	13/02/2020	CLIENT REVIEW
P3	19/02/2020	CLIENT REVIEW
P4	12/03/2020	CLIENT REVIEW
A	19/03/2020	DEVELOPMENT APPLICATION
B	08/04/2020	REVISED DEVELOPMENT APPLICATION
B1	18/08/2020	REVISED DEVELOPMENT APPLICATION
B2	21/09/2020	REVISED DEVELOPMENT APPLICATION

STANDARDS & REQUIREMENTS

GENERAL REQUIREMENTS:
Building Code Of Australia & Applicable Standards Australia Codes & Publications

FLASHINGS & WATERPROOFING:
Provide all necessary flashings and waterproofing, whether specifically shown on these drawings or not, to prevent the ingress of water into the building and it's structure. Provide waterproofing to Wet Areas to BCA requirements.

REGION: B
TERRAIN CATEGORY: 2.5
TOPOGRAPHY: T1
WIND DESIGN SPEED: N3

GLAZING REQUIREMENTS:
Glazing is to comply with the requirements of AS2047-2014 "Windows in Buildings"

TIMBER FRAMING:
To AS1684 & Building Code Of Australia

TERMITE PROTECTION:
To AS3660 & Building Code Of Australia.
All internal framing timbers shall be LOSP treated (or equivalent) to H2.
All external timber framing shall be LOSP treated (or equivalent) to H3

LOCAL GOVERNMENT:
Compliance with all conditions of Byron Shire Council's D.A. Consent

NOTE:

Written dimensions shall be used in preference to scaled dimensions.

The building contractor shall verify all dimensions and ground lines on site and physically locate all underground services and their location in relation to the proposed works prior to the commencement of construction.

Discrepancies shall be referred to the Building Designer before construction proceeds.

Concept, design, drawings and specification copyright of
PETER TURNER & ASSOCIATES
Building Designers.

PETER TURNER & ASSOCIATES
FBDAINSW
BUILDING DESIGNERS
NEW SOUTH WALES - ACCREDITION NO.6135
QUEENSLAND - QBCC No. 15101910
VICTORIA - VBA No.DP-AD 62260

Phone 0266 862 665
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28 CHERRY STREET BALLINA
PO BOX 872
BALLINA NSW 2478

PROJECT:
CHANGE OF USE FITOUT

LOT 7 DP805144
No.9 DUDGEONS LANE
BANGALOW

CLIENT:
JAY KEMPNICH

ANNOTATED

SHEET TITLE:
DEVELOPMENT APPLICATION
PROPOSED GROUND & ELEVATIONS

Scale :	1:100 @A1	Datum :	A.H.D
Drawn :	AR	Project No:	4072
Date :	21/09/2020	Dwg File:	DA
Checked :	PT	Issue:	B2
		Dwg. No.:	A02 of 02

22/09/2020