

Class 6 renovations and additions

Dungog - 205 Dowling St

Soil classification
AS 2870-2011

Wind classification
AS 4055-2012

Climate zone
ABCB Climate Zone Map

Bushfire Attack Level
AS 3959-2018

Alpine area
BCA Figure 3.7.5.2

Corrosion environment
BCA section 3.4.2.2 & BCA Table 3.4.4.2

Other



Issue Contents		
Layout ID	Layout Name	Revision ID
01	Project	02
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Zones			
Status, Type	Story	Name	Area
Existing, Conditioned			
	Ground Floor	Approved shop	91.23
			91.23 m²
Existing, Exterior			
	Ground Floor	Existing al fresco	26.73
			26.73 m²
Existing, Unconditioned			
	Ground Floor	Approved storage	22.65
	Ground Floor	Exist. coolroom	3.79
			26.44 m²
New, Conditioned			
	Ground Floor	Accessible WC	4.48
	Ground Floor	Amb. WCs	4.23
	Ground Floor	Cafe overflow space	69.50
	Ground Floor	Proposed cafe	89.02
	Ground Floor	Proposed kitchen	12.50
	Ground Floor	WCs	8.86
			188.59 m²
New, Exterior			
	Ground Floor	Proposed al fresco	206.52
	Ground Floor	Proposed storage, coolroom	13.93
			220.45 m²
New, Unconditioned			
	Ground Floor	Storage	8.32
	Ground Floor	Storage	9.25
			17.57 m²
			571.01 m²

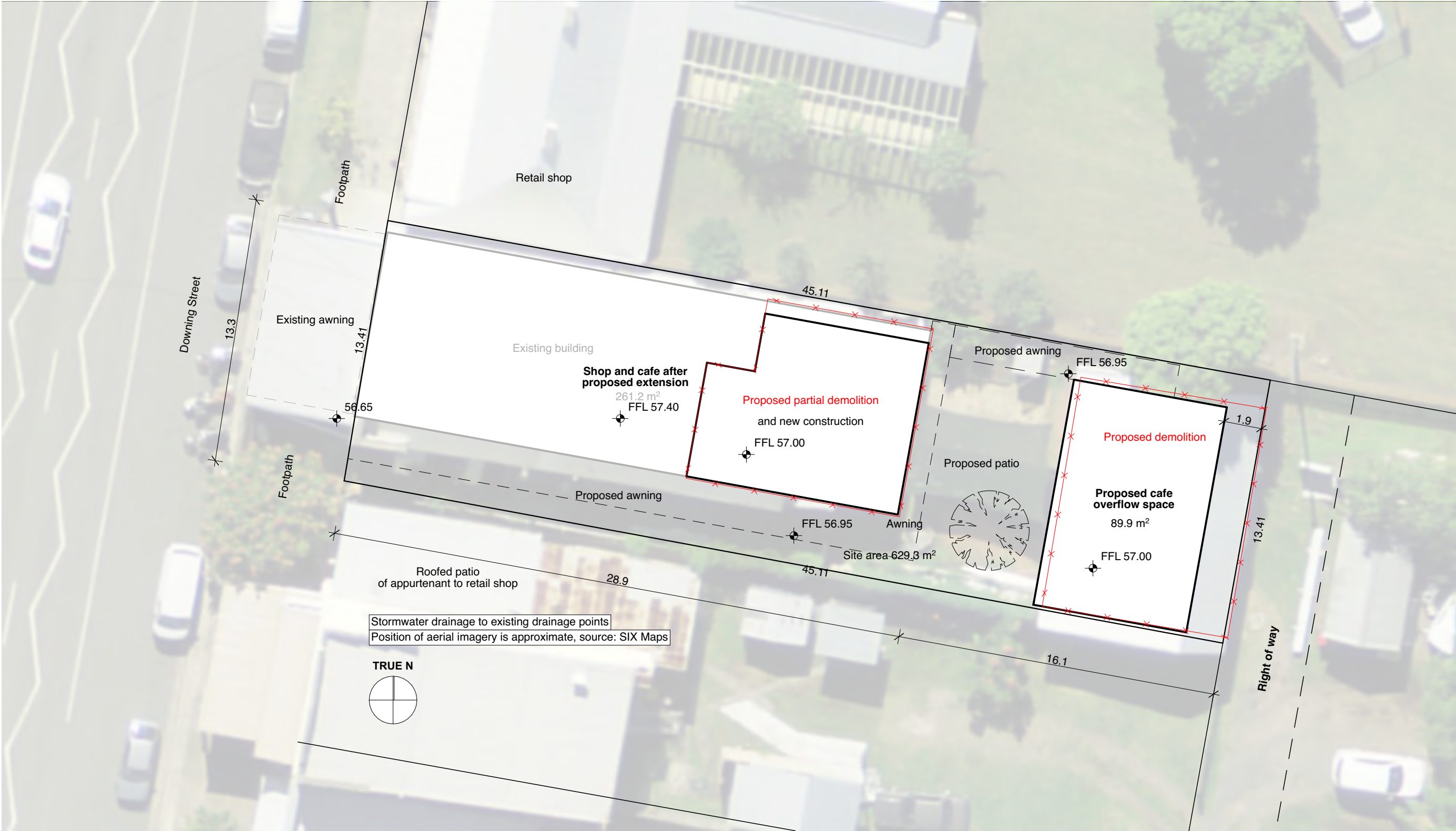
LAYOUT ID	LAYOUT	Project	DATE	REV ID	CHANGE/S
01	SCALE@A3	1:500	22/8/2024	01	
	ISSUE ID	02	20/4/2025	02	
	ISSUE	Updated design			
	ISSUED	20/4/2025			
	PRINTED	29/4/2025			

PROJECT ID	7863
PROJECT	Class 6 renovations and additions
SITE	-
ADDRESS	Dungog - 205 Dowling St
CLIENT	Norval



ARCHITECT	J Lev
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Registration No.	1269
CBOS	648911667
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IMPORTANT NOTES
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1 **Site Plan**
1:200

LAYOUT ID	LAYOUT	Site Plan
02	SCALE@A3	1:200
	ISSUE ID	02
	ISSUE	Updated design
	ISSUED	20/4/2025
	PRINTED	29/4/2025

DATE	REV ID	CHANGE/S
22/8/2024	01	
20/4/2025	02	

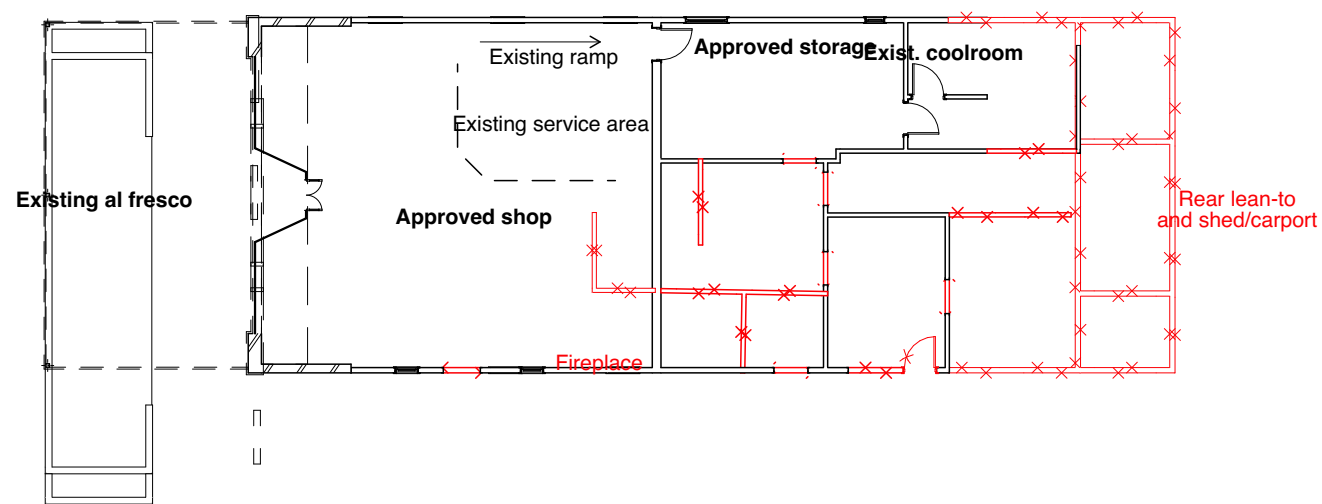
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1 Demolition Plan
1:200

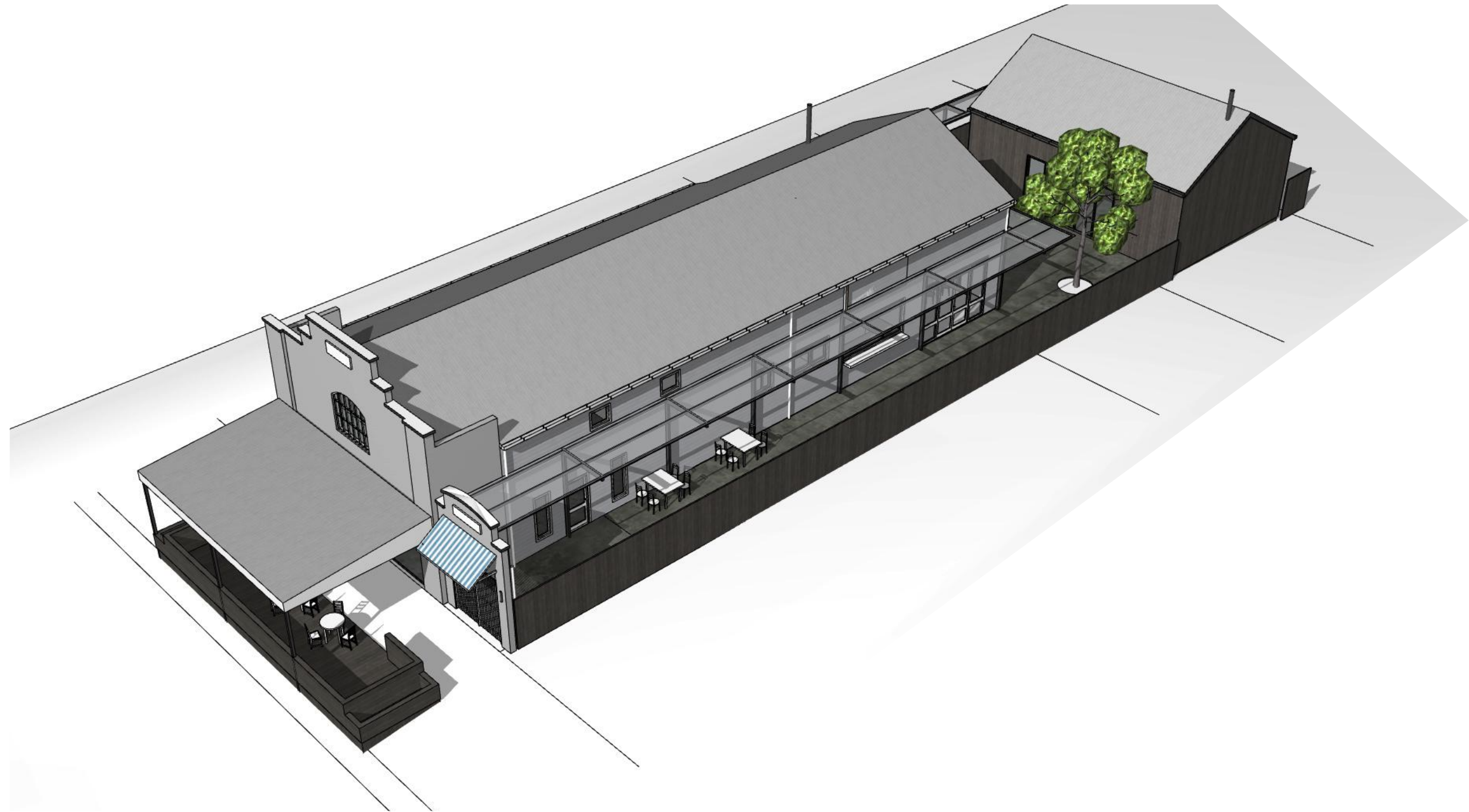
LAYOUT ID	LAYOUT	DATE	REV ID	CHANGE/S
04	Demolition	22/8/2024	01	
	SCALE@A3 1:200	20/4/2025	02	
	ISSUE ID 02			
	ISSUE Updated design			
	ISSUED 20/4/2025			
	PRINTED 29/4/2025			

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LAYOUT ID	LAYOUT	3D Overview	DATE	REV ID	CHANGE/S
06	SCALE@A3	1:200	22/8/2024	01	
	ISSUE ID	02	20/4/2025	02	
	ISSUE	Updated design			
	ISSUED	20/4/2025			
	PRINTED	29/4/2025			

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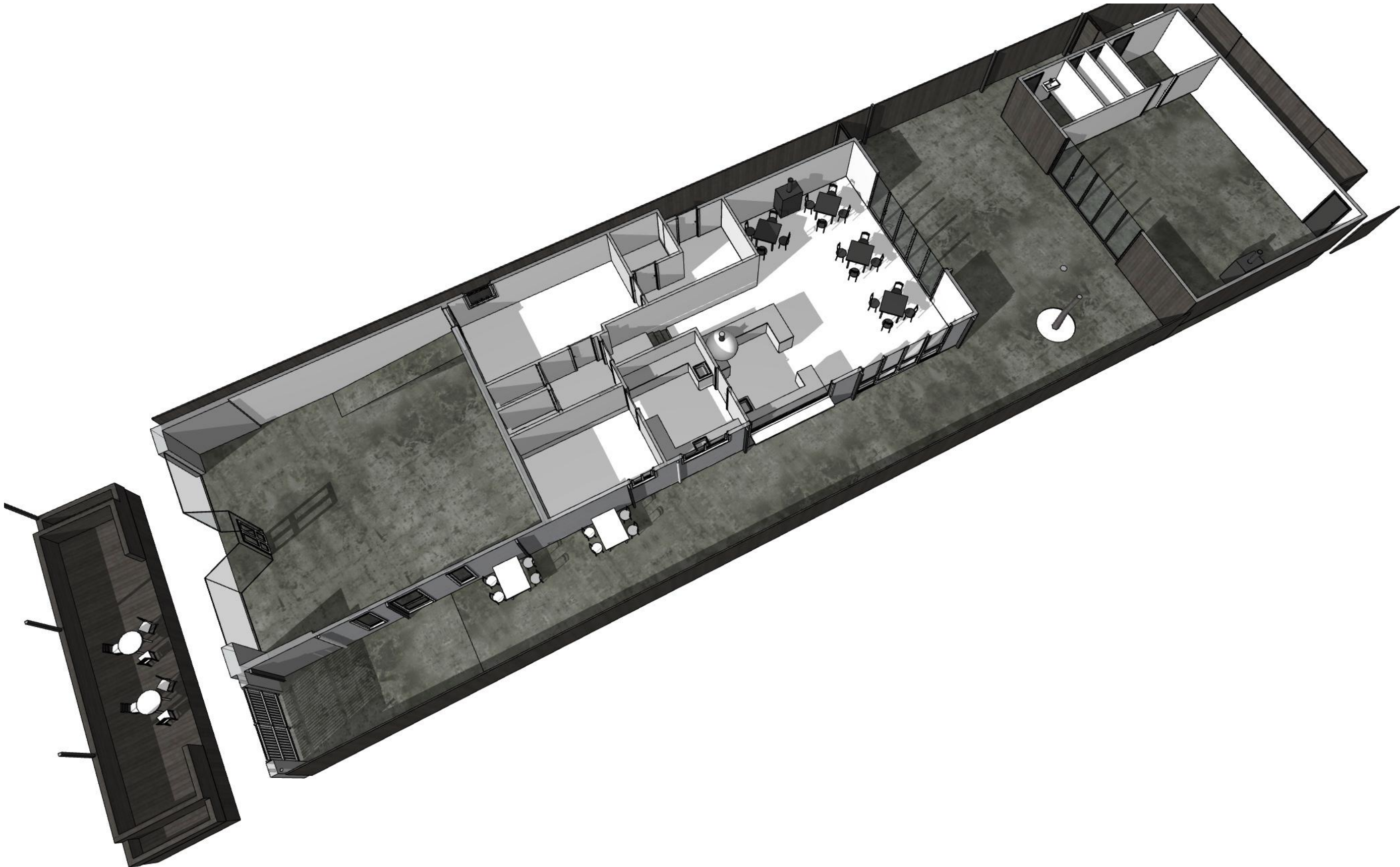
LAYOUT ID	LAYOUT	3D Exterior	DATE	REV ID	CHANGE/S
07	SCALE@A3	1:500, 1:333.33	22/8/2024	01	
	ISSUE ID	02	20/4/2025	02	
	ISSUE	Updated design			
	ISSUED	20/4/2025			
	PRINTED	29/4/2025			

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LAYOUT ID

08

LAYOUT **3D Floor Plan**
SCALE@A3 1:200
ISSUE ID 02
ISSUE Updated design
ISSUED 20/4/2025
PRINTED 29/4/2025

DATE	REV ID	CHANGE/S
22/8/2024	01	
20/4/2025	02	

PROJECT ID 7863
PROJECT Class 6 renovations and additions
SITE -
ADDRESS Dungog - 205 Dowling St
CLIENT Norval

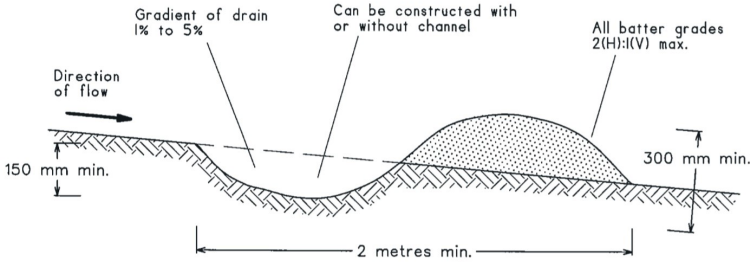


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DIVERT UPSLOPE STORMWATER

Avoid contamination of stormwater with sediment. Use flow diversion devices to reduce the volume of stormwater reaching the disturbed area.



NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

WASTE AND WASHING

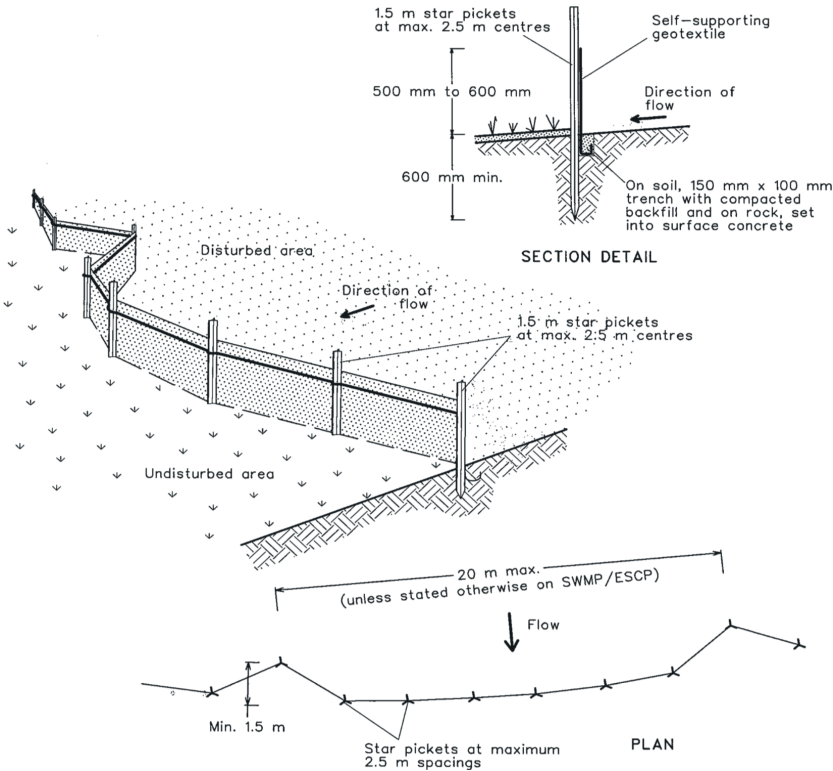
Cut bricks, tiles or masonry and clean equipment on a pervious surface such as grass or loosened soil within the property boundary. Waste concrete, paint and other solutions used on site must not be allowed to wash into the gutters or the street.

SITE DISTURBANCE

Delay removing vegetation or beginning earthworks until just before the start of construction. Minimise site disturbance and stabilise disturbed surfaces. Use biodegradable erosion control mats to protect exposed earth. Preserve grassed areas and vegetation where possible.

SEDIMENT BARRIERS

Install sediment barriers downslope of the building site to trap sediment.



CONNECT RAINWATER DRAINAGE

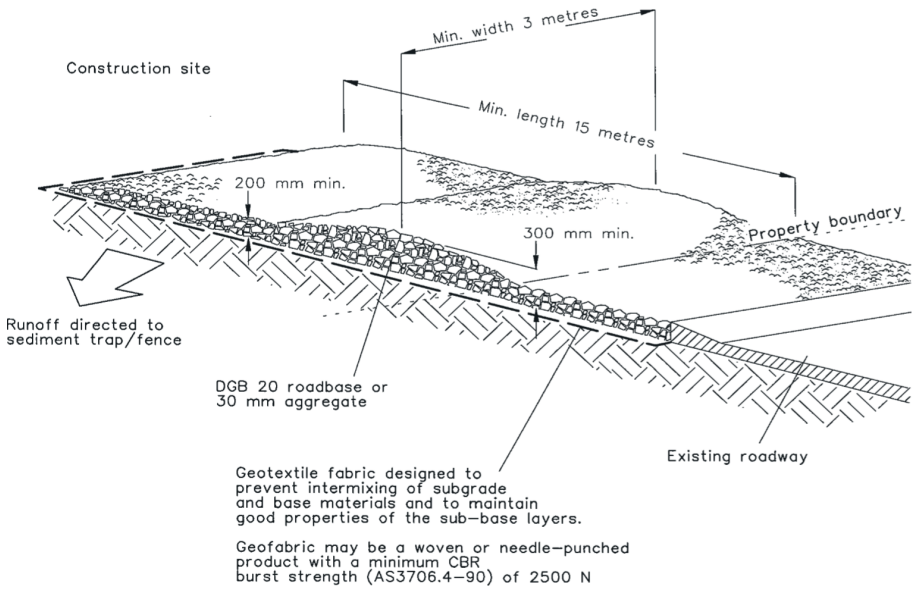
Complete the final stormwater drainage system before the roof is installed. Discharge rainwater to the stormwater system, unless rainwater is being harvested. Connect using temporary or permanent downpipes.

WASTE COLLECTION

Contain waste in covered bins or traps made from geotextile. Prevent airborne contamination of neighbouring land.

SITE ACCESS POINT

Construct a single vehicle entry/exit pad to minimise tracking of sediment onto roadways. A raised hump across the entry/exit pad to direct stormwater into a sediment trap to the side of the pad.

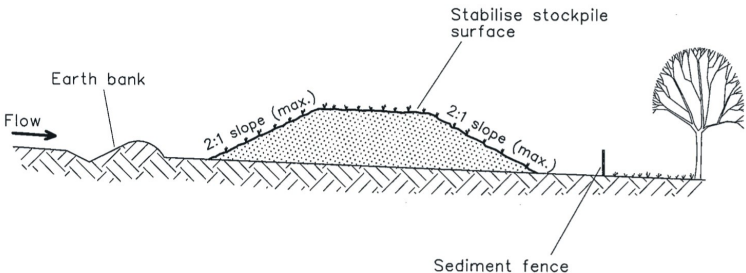


FOOTPATH PROTECTION

Protect kerbside vegetation. Do not use nature strips or footpaths for parking or stockpiling unless unavoidable (council permission is required).

SECURE STOCKPILES

Prevent material stockpiles from collecting or discharging sediment. Protect materials that may erode, particularly sand and soil, with waterproof coverings. Place stockpiles wholly on the construction site and behind a sediment barrier.



LAYOUT ID

09

LAYOUT

SCALE@A3

ISSUE ID

02

ISSUE

Updated design

ISSUED

20/4/2025

PRINTED

29/4/2025

Erosion Management

DATE

22/8/2024

20/4/2025

REV ID

01

02

CHANGE/S

PROJECT ID7863

PROJECT Class 6 renovations and additions

SITE -

ADDRESS Dungog - 205 Dowling St

CLIENT Norval

ARCHITECT

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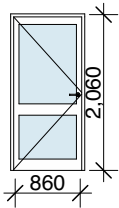


IMPORTANT NOTES

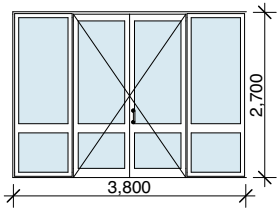
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Doors

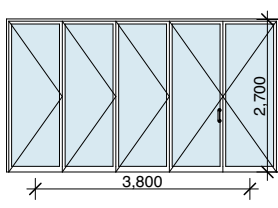
Door ID
Nominal W×H
Unit W×H
Surface Area
Note



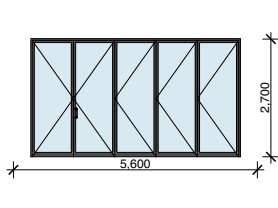
D102
920×2,040
960×2,060
2.03



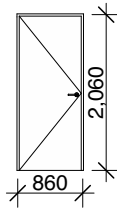
D103
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3,800×2,700
10.35



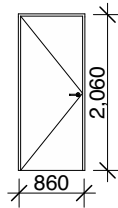
D104
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4,800×2,700
13.06



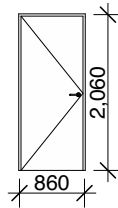
D104b
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4,800×2,700
13.06



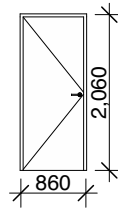
D106
820×2,040
860×2,060
1.82



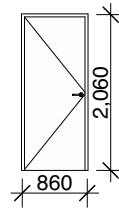
D107
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860×2,060
1.82



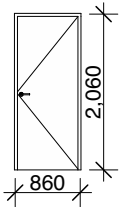
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1.82



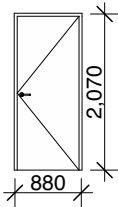
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860×2,060
1.82



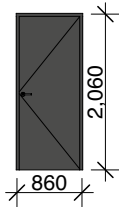
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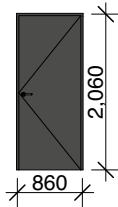
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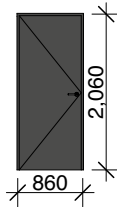
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1.87



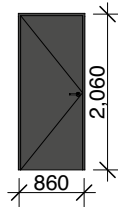
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1.82



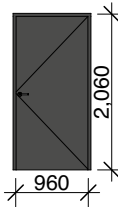
D115b
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860×2,060
1.82



D116
820×2,040
860×2,060
1.82



D117
820×2,040
860×2,060
1.82



D118
970×2,040
1,010×2,060
2.13

LAYOUT ID

10

LAYOUT
SCALE@A3
ISSUE ID
ISSUE
ISSUED
PRINTED

Doors
02
Updated design
20/4/2025
29/4/2025

DATE
20/4/2025

REV ID
02

CHANGE/S

PROJECT ID7863

PROJECT Class 6 renovations and additions
SITE -
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CLIENT Norval

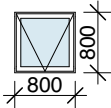
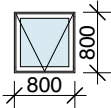
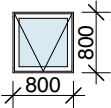
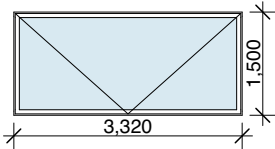
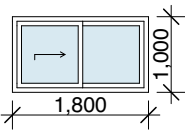
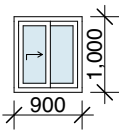


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Windows



Window ID	W101	W102	W104	W106	W107	W108
Unit W×H	900×1,000	1,800×1,000	3,320×1,500	800×800	800×800	800×800
Sill height	1,700	1,700	1,200	4,193	4,193	4,193
Surface Area	0.90	1.80	4.98	0.64	0.64	0.64
Note						

LAYOUT ID	LAYOUT	Windows	DATE	REV ID	CHANGE/S
11	SCALE@A3		20/4/2025	02	
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