

Change of use &  
Building alteration.  
Lot 85 DP9740  
14 Fotheringham Street  
Taree NSW 2430  
For Steven Becker

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ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED SAA STANDARD SHALL BE REFERRED TO TIM CROSS DESIGN AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEED WITH THE WORK.THESE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS, THE SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT SAA CODES, INCLUDING ALL AMENDMENTS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY, EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.

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Revisions
DA Documents 6/12/2024

Drawing Title:	Print Date:
Cover Sheet	11/12/2024 4:09 PM
	Rev: DR1
Drawing No:	DR-00

GENERAL NOTES

- 1. DO NOT SCALE OFF PLAN,FIGURED DIMENSIONS TAKE PREFERENCE
- 2.ALL DEEMSIONS AND LEVELS TO BE CHECKED ON PLAN BEFORE WORK IS COMMENCED.
- 3. ALL BUILDING WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT ACTS, BYLAWS REGULATIONS & CODES.
- 4.ALL STRUCTURAL CONCRETE SHALL BE CONSTRUCTED TO CONFORM TO ENGINEERS INSTRUCTIONS & RELEVANT PARTS OF THE NCC
- 5.PROTECTION FROM SUBTERRANEANE TERMITES TO COMPLY WITH AS3660-1 & NCC PART 3.4 TERMITE RISK MANAGEMENT.
- 6.SITE DRAINAGE TO COMPLY WITH NCC PART 3.1.3 CLAUSES1-5
- 7.VENTILATION TO COMPLY WITH NCC PART 3.8.5
- 8.TIMBER FRAMING TO COMPLY WITH AS1684 & NCC PART 3.4.3
- 9.ALL WET AREAS TO COMPLY WITH NCC PART10.2 & 3.8.1
- 10. SMOKE ALARMS TO BE PROVIDED IN ACCORDENCE WITH AS3786 & NCC PART 3.7.2
- 11. LIGHTING TO COMPLY WITH NCC PART 3.8.4
- 12. STAIRS & RAMP CONSTRUCTION NCC PART3.9.1BARRIERS & BALISTRADES 3.9.2 & 11.3
- 13. STEEL FRAMING TO COMPLY WITH AS1230, AS3623, AS4100 & NCC PART 3.4.0

ALL SITE CONTOURS AND FINISHED LEVELS TO BE VERIFIED BY BUILDER ON SITE

ALL CUT & FILL BATTERS WHERE NOT RETAINED TO BE OF NO GREATER GRADIENT WHERE PRACTICAL OF 1:4 BATTERED EMBANKMENT.

BOUNDARY DIMENSIONS BORDERING ON MINIMUM LOCAL AUTHORITY SETBACKS TO BE VERIFIED BY SURVEYOR AT INITIAL SETOUT STAGE.

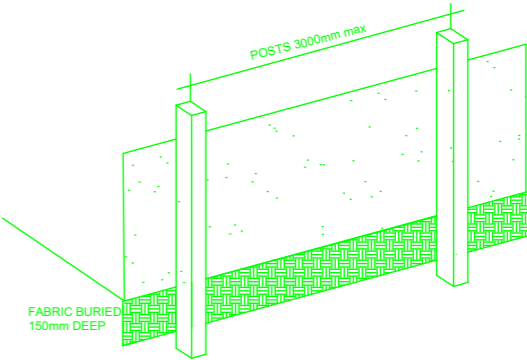
WHERE RETAINING IS REQUIRED ANY WALLS EXCEEDING 1.0M IN HEIGHT ARE TO BE DESIGNED BY A CERTIFIED ENGINEER.

STORMWATER GRATES ARE TO BE PLACED ON SITE SO AS TO ALLOW ANY EXCESS SURFACE WATER TO CUT AREAS ON SITE TO ESCAPE TO STREET SYSTEM.

NOTE :SITE EXCAVATION SHALL BE SUCH THAT A 900mm MIN WIDE BY 1:20 GRADE EXISTS AROUND PERIMETER OF BUILDING.

SEDIMENT CONTROLS

- 1. ALL EROSION & SEDIMENT CONTROL MEASURES .INCLUDING REVEGETATION & STORAGE OF SOIL &TOPSOIL ,SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
- 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS CONSISTING OF 300 WIDE X 300mm DEEP TRENCH.
- 4. ALL SEDIMENT BASINS & TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAX OF 60 % FULL OF SOIL MATERIALS INCLUDING THE MAINTENANCE PERIOD.
- 5. ALL DESTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 6. SOIL & TOPSOIL STOCK PILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREAS WHERE WATER MAY CONCENTRATE.
- 7. FILTER FENCE SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC BETWEEN POSTS 3m CENTERS & BURIED A MIN OF 150mm DEEP ALONG ITS LOWER EDGE.



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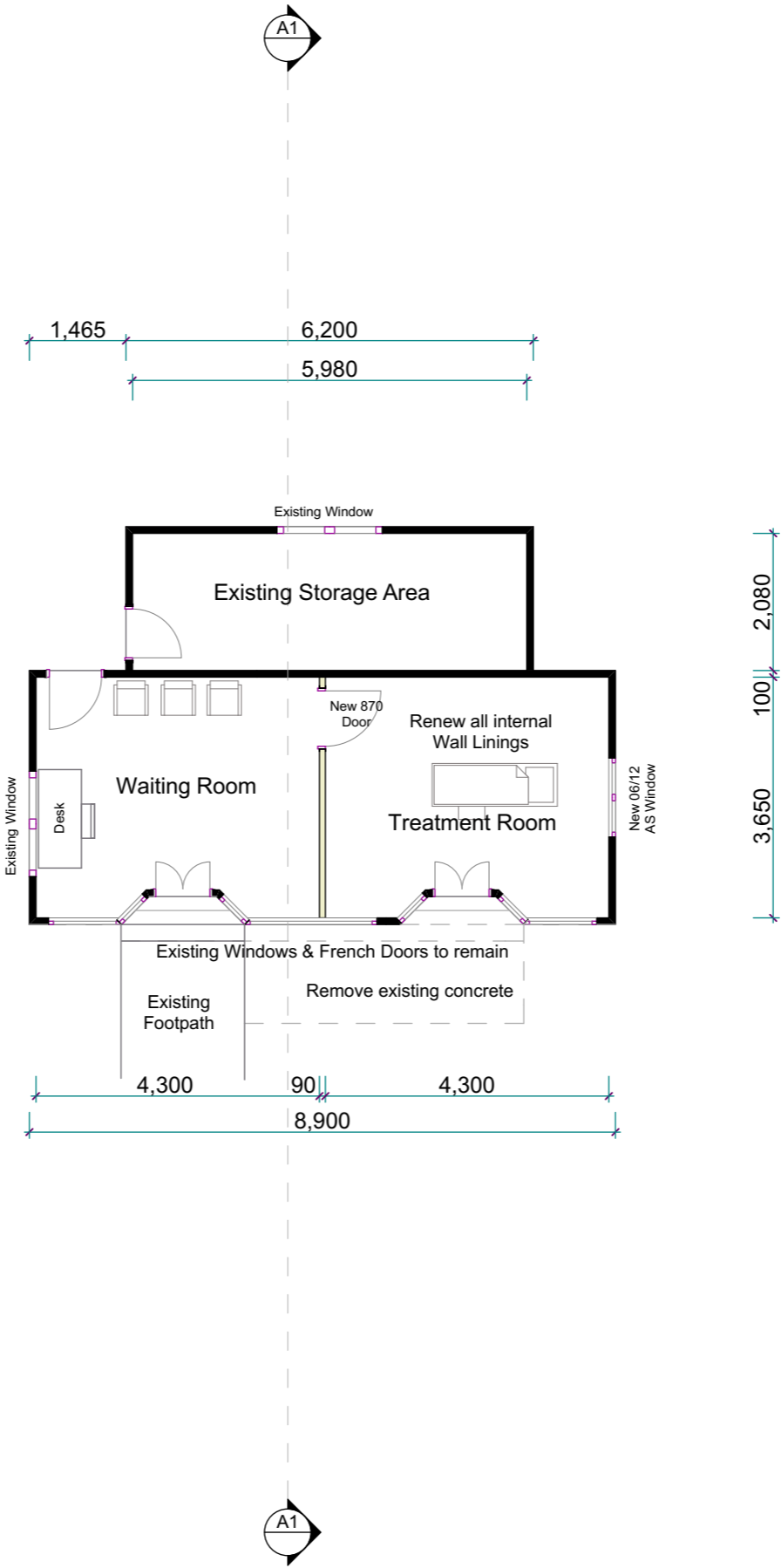
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**Site & Roof Plan**

Print Date:  
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Scale: 1:500 @ A3  
Rev: DR1  
Drawing No: DR-01

AREAS	
EXISTING DWELLING	240m <sup>2</sup>
EXISTING SHED	35m <sup>2</sup>
EXISTING STORAGE	12.6m <sup>2</sup>
TREATMENT ROOMS	33m <sup>2</sup>
TOTAL	320.6m <sup>2</sup>

- Existing Walls
- Demolished Walls
- New Walls

PROPOSED TREATMENT ROOM  
FOR BOWEN THERAPY



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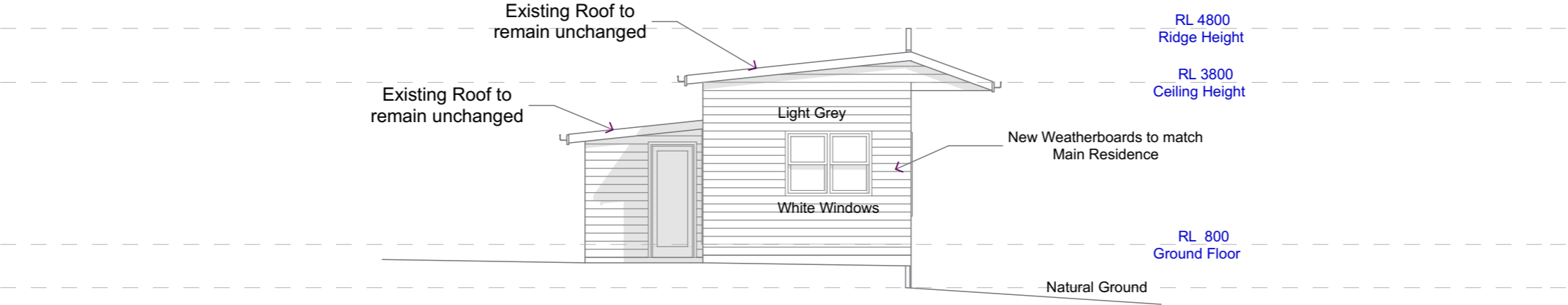
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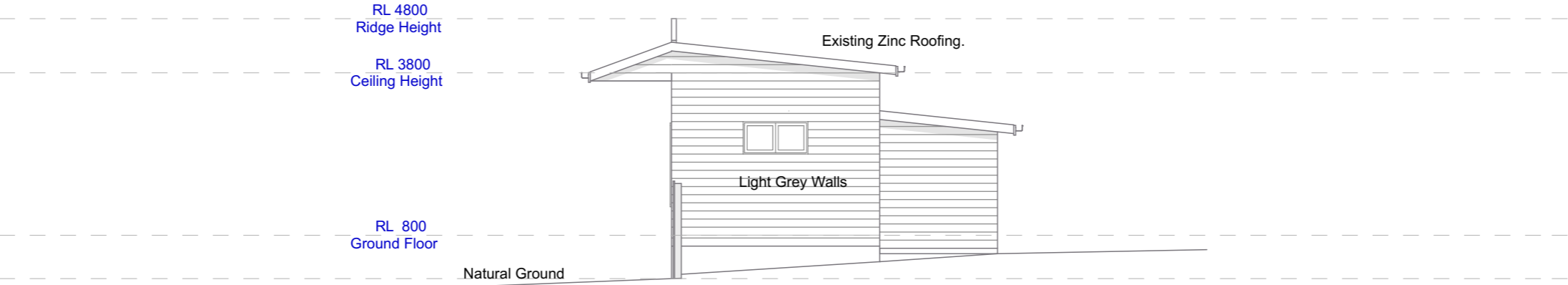
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Drawing Title:  
**Ground Floor**

Print Date:	11/12/2024 4:09 PM
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Drawing No:	DR-02



South Eastern Elevation



North Western Elevation

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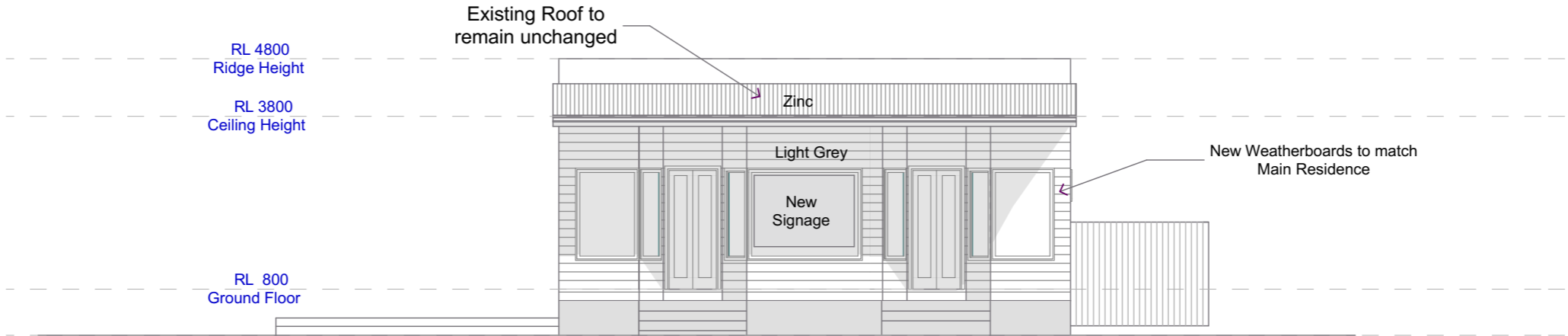
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Drawing Title:

**Elevations**

Print Date:	11/12/2024 4:09 PM
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Drawing No:	<b>DR-03</b>



NorthEastern Elevation



South WesternElevation

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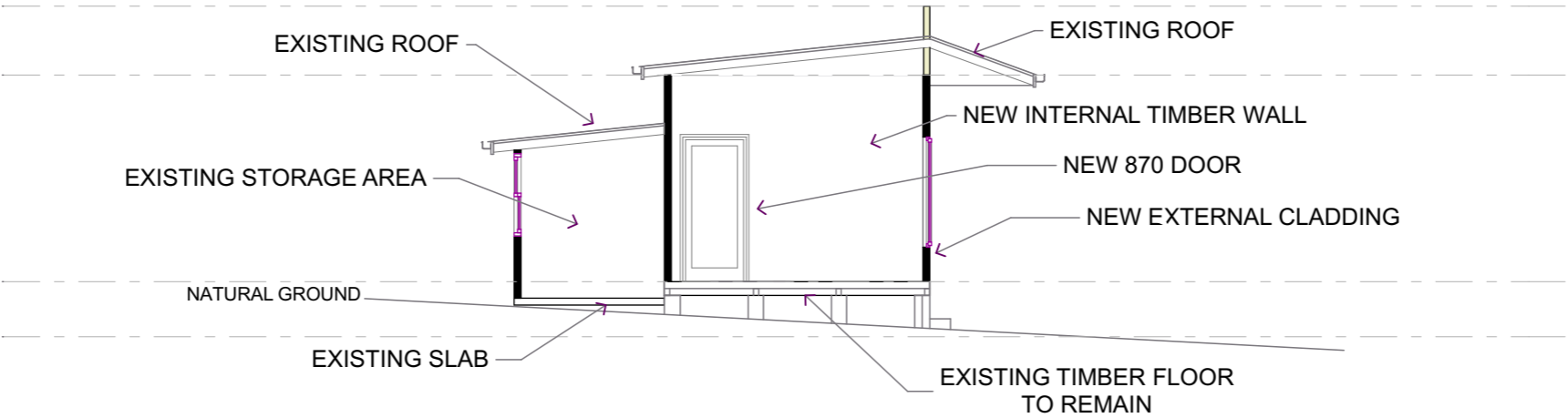
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Drawing No: **DR-04**



SECTION A1

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