

DEVELOPMENT APPLICATION

LOT 41, DP 13592

8 RUSSELL STREET, RIVERWOOD NSW 2210

PROPOSED ALTERATION OF EXISTING STORE ROOM TO STUDIO

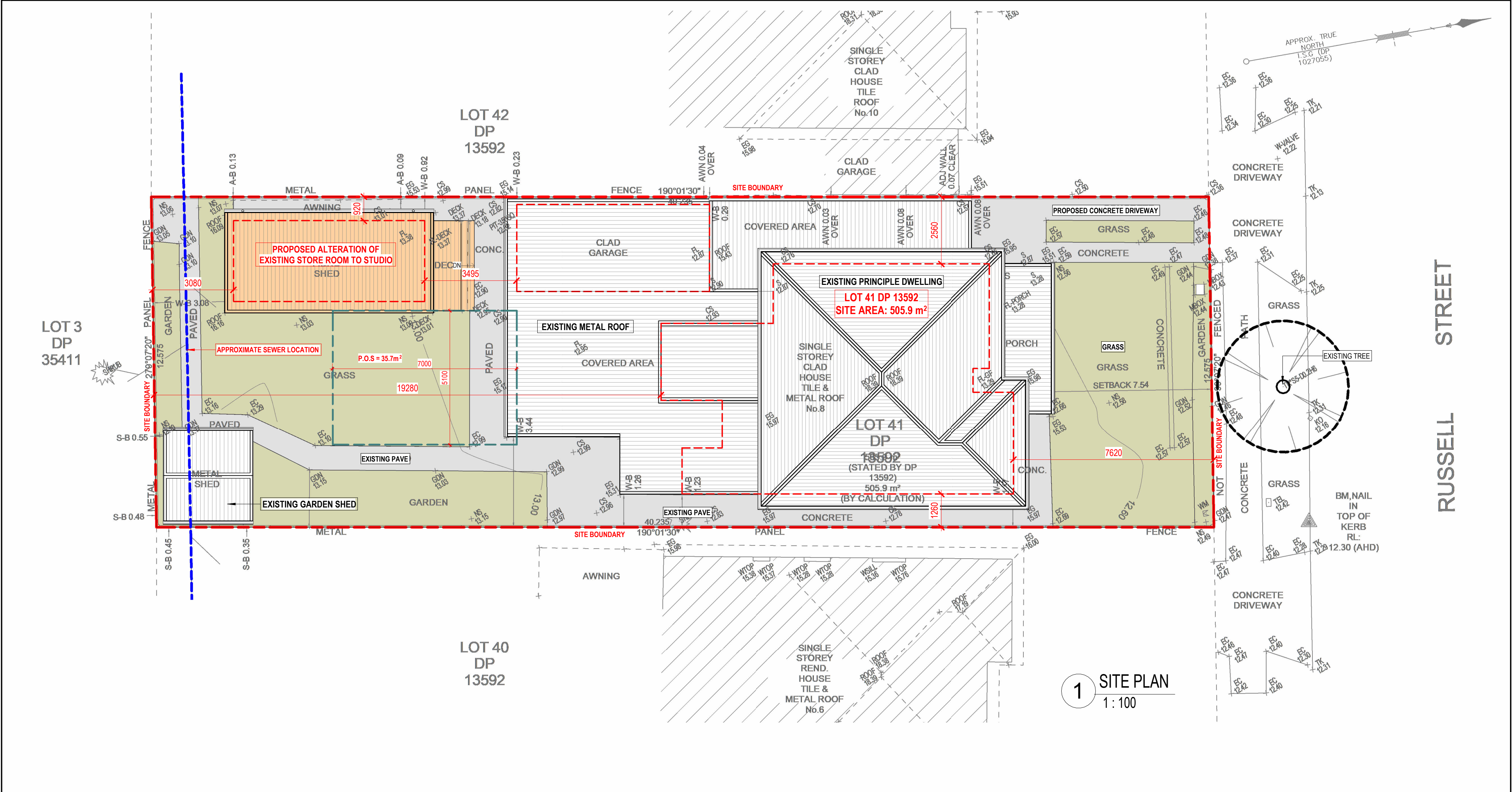


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DA-01	COVER PAGE	KT	BT	1
DA-02	SITE ANALYSIS	KT	BT	1
DA-03	SITE PLAN	KT	BT	1
DA-04	EXISTING / PROPOSED STUDIO FLOOR PLAN	KT	BT	1
DA-05	EXISTING / PROPOSED ROOF PLAN	KT	BT	1
DA-06	ELEVATIONS	KT	BT	1
DA-07	SECTIONS	KT	BT	1
DA-08	COLOUR SCHEDULE	KT	BT	1
DA-14	GFA / BUILDING FOOTPRINT & AREA SCHEDULE	KT	BT	1

GENERAL LEGEND	
AC	AIR CONDITIONING UNIT
BAL1, BAL2, etc.	BALUSTRADE TYPE
BSN	BASIN
BG	BOX GUTTER
BR1, BR2, etc.	BRICK FACE TYPE
BTH1, BTH2, etc.	BATH TYPE
CD1, CD2, etc.	WALL CLADDING
CF1, CF2, etc.	CONCRETE FINISH
CPT	CARPET
CR1, CR2, etc.	CEMENT RENDER TYPE/ COLOUR
CT1, CT2, etc.	COOK TOP
DP / DP1 etc.	DOWN PIPE / TYPES OF DP
DRY	DRYER
DW	DISH WASHER
F	FRIDGE
FAS	FASCIA
FT	FLOOR TILES
FEN1, FEN2, etc.	FENCE TYPE
FW	FLOOR WASTE
GD	GARAGE DOOR
GUT	GUTTER
INS1, INS2, etc.	INSULATION TYPES
LS	LAUNDRY SINK
MO	MICROWAVE OVEN
NGL	NATURAL GROUND LEVEL
HWU	HOT WATER UNIT
S	KITCHEN SINK
R	ROBE
RC	CONCRETE ROOF
RE	ROOF EAVES
RM	METAL ROOF
RH	RANGE HOOD
RWH	RAIN WATER HEAD
RWT	RAIN WATER TANK
P	PANTRY
PPOS	PRINCIPAL PRIVATE OPEN SPACE
O	OVEN
SHW	SHOWER
TD	TIMBER DOOR
TOR	TOP OF ROOF
TOW	TOP OF WALL
TF	TIMBER FLOOR
WC	TOILET
WM	WASHING MACHINE

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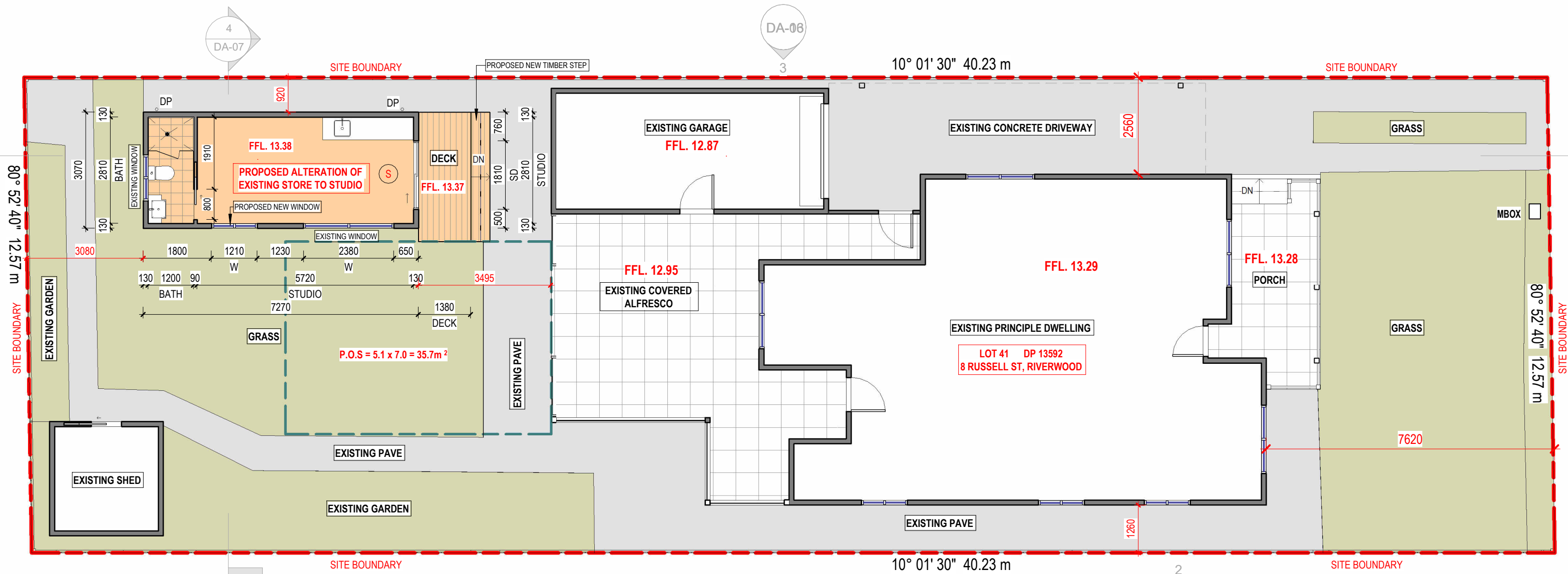
 PRACTICAL CONCEPT BUILDING DESIGN ABN: 44723230382 MOB: 0403295513 EMAIL: bingktan@hotmail.com	GENERAL NOTES					PROJECT: PROPOSED ALTERATION OF EXISTING STORE ROOM TO STUDIO	DRAWING TITLE:	DRAWN BY	SHEET No	TRUE NORTH
	DO NOT SCALE THE DRAWINGS, READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND CONSENT DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL/SITE WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.									
				1	ISSUE FOR DA	01/2025	ADDRESS: 8 RUSSELL STREET, RIVERWOOD NSW 2210	COVER PAGE	K T	DA-01
	No	Description	Date	CLIENT NAME: MISS. REBACCA JIA BAO CAI	DATE	SCALE				
				01/2025	1 : 80	SIZE: A2				



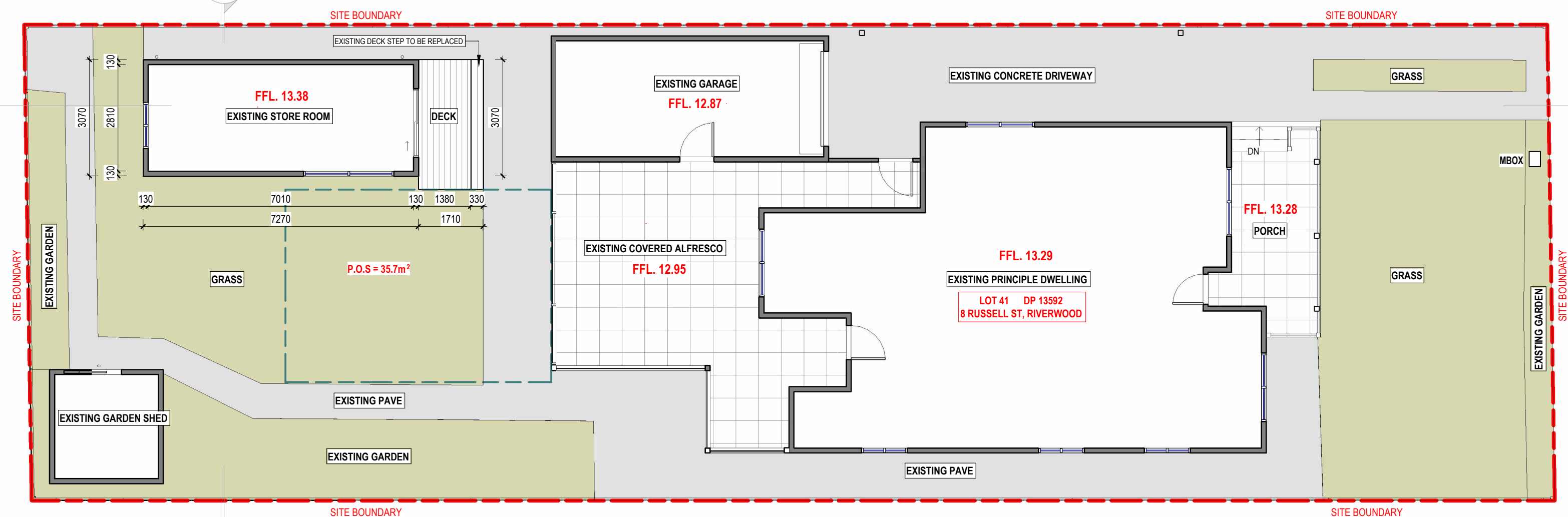
							○ DP
EXISTING TREE	LAWN AREA	CRUSHED AGGREGATE AREA	PORCH	PATIO	DRIVEWAY & PAVE	FRONT FENCE BRICK WALL	DOWN PIPE
							ESL
AIR CONDITION UNIT	HOT WATER UNIT	GAS METER & ELECTRICAL METER	VEHICULAR ACCESS	CLOTHESLINE	WATER TANK	BOUNDARY LNE	EXISTING SEWER LINE

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							DATE	SCALE	
		1	ISSUE FOR DA	01/2025					
		No	Description	Date	CLIENT NAME: MISS. REBACCA JIA BAO CAI		01/2025	1 : 100	



1 PROPOSED STUDIO FLOOR PLAN
1 : 100



2 EXISTING STORE ROOM FLOOR PLAN
1 : 100

FLOOR PLAN LEGEND

AC	AIR CONDITIONING UNIT
BAL	BALUSTRADE TYPE
CONC.	CONCRETE FLOOR
CRT	CONCRETE ROOF TILE
D	DOOR
DP	DOWN PIPE
EM	ELECTRICAL METER
ENS.	ENSUITE
F	FRIDGE
FT	FLOOR TILE
FW	FIRST FLOOR WINDOW
GD	GARAGE DOOR
GM	GAS METER
GW	GROUND FLOOR WINDOW
HWS	HOT WATER SYSTEM
L	LINEN
L'DRY	LAUNDRY
M	MECHANICAL VENTILATION
OBS	OBSCURE GLASS
P	PANTRY
PPOS	PRINCIPAL PRIVATE OPEN SPACE
R	ROBE
RWH	RAIN WATER HEAD
RWT	RAIN WATER TANK
S	STORE
SD	SLIDING DOOR
TF	TIMBER FINISH
W	WINDOW
WIR	WALK IN ROBE
WM	WASH MACHINE
(S)	SMOKE ALARM

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DOCUMENTATION RELEVANT TO THE PROPOSAL/SITE WORKS.
GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.

1	ISSUE FOR DA	01/2025
No	Description	Date

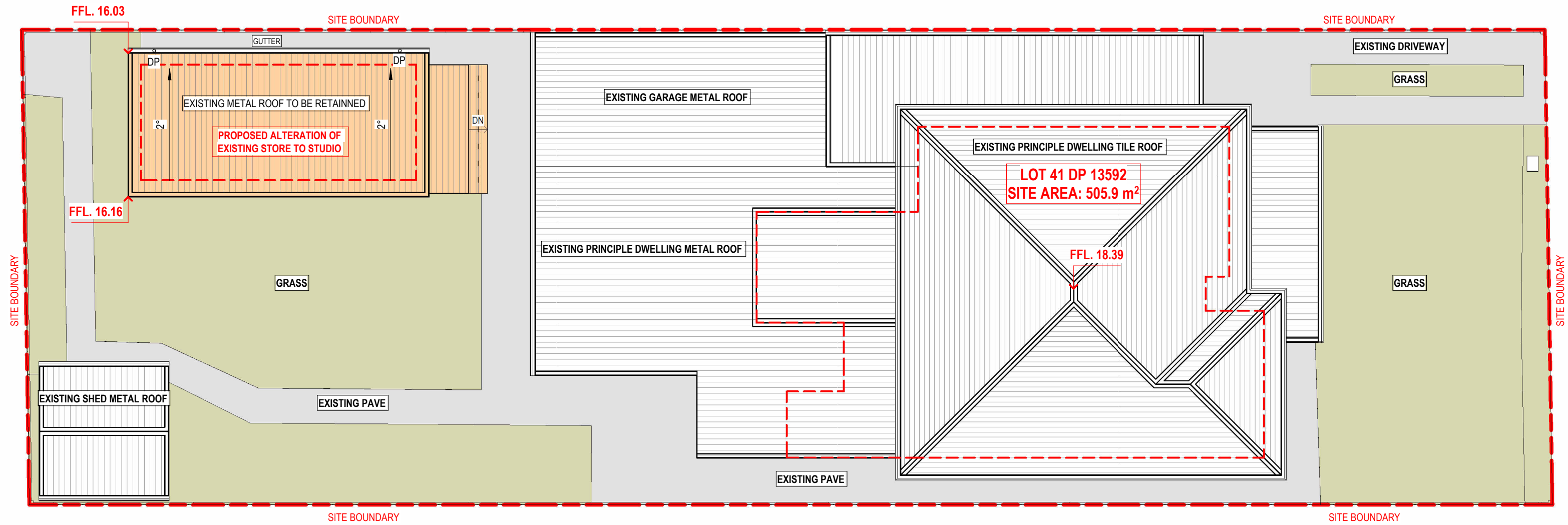
PROJECT:
PROPOSED ALTERATION OF EXISTING STORE ROOM
TO STUDIO

ADDRESS:
8 RUSSELL STREET, RIVERWOOD NSW 2210

CLIENT NAME: MISS. REBACCA JIA BAO CAI

DRAWING TITLE:
EXISTING / PROPOSED STUDIO FLOOR
PLAN

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DATE	SCALE	
01/2025	1 : 100	SIZE: A2

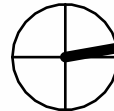


1 EXISTING / PROPOSED STORE ROOF
1 : 100

FLOOR PLAN LEGEND

AC	AIR CONDITIONING UNIT
BAL	BALUSTRADE TYPE
CONC.	CONCRETE FLOOR
CRT	CONCRETE ROOF TILE
D	DOOR
DP	DOWN PIPE
EM	ELECTRICAL METER
ENS.	ENSUITE
F	FRIDGE
FT	FLOOR TILE
FW	FIRST FLOOR WINDOW
GD	GARAGE DOOR
GM	GAS METER
GW	GROUND FLOOR WINDOW
HWS	HOT WATER SYSTEM
L	LINEN
L'DRY	LAUNDRY
M	MECHANICAL VENTILATION
OBS	OBSCURE GLASS
P	PANTRY
PPOS	PRINCIPAL PRIVATE OPEN SPACE
R	ROBE
RWH	RAIN WATER HEAD
RWT	RAIN WATER TANK
S	STORE
SD	SLIDING DOOR
TF	TIMBER FINISH
W	WINDOW
WIR	WALK IN ROBE
WM	WASH MACHINE
(S)	SMOKE ALARM

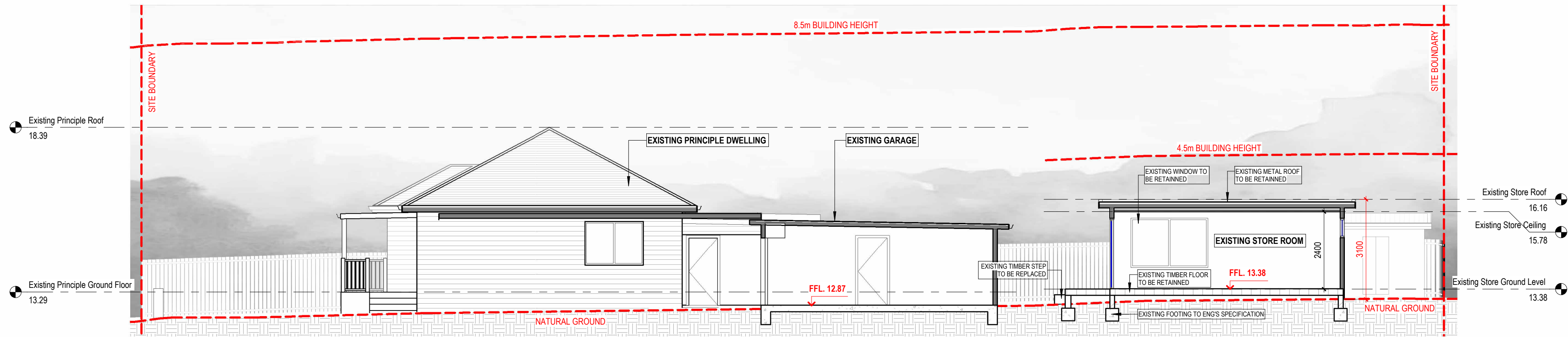
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					ADDRESS: 8 RUSSELL STREET, RIVERWOOD NSW 2210				
		1	ISSUE FOR DA	01/2025	CLIENT NAME: MISS. REBACCA JIA BAO CAI				
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							DATE 01/2025	SCALE 1 : 100	SIZE: A2

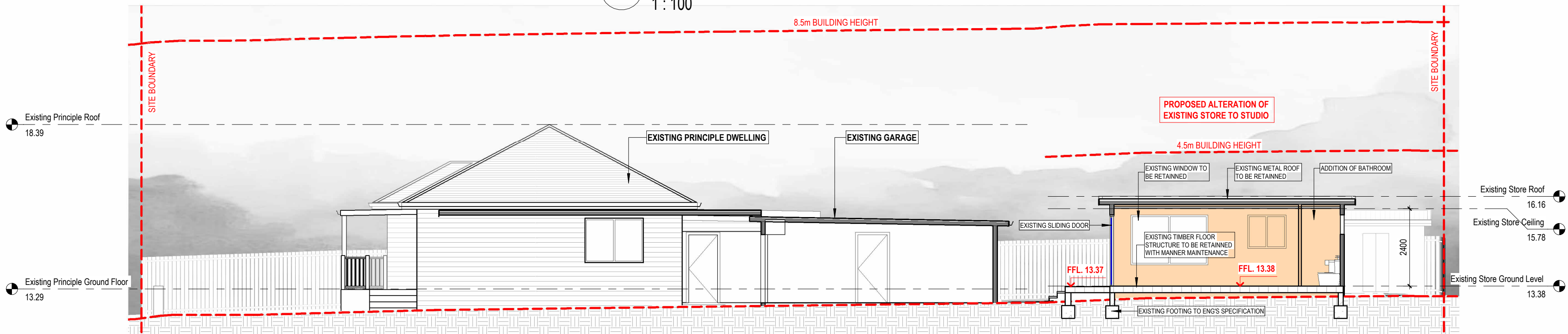
AC	AIR CONDITIONING UNIT
AL	ALUMINIUM FRAME WINDOW
BAL	BALUSTRADE TYPE
BR	BRICK
CC	CONCRETE CAPPING
CD	CLADDING WALL
CR	CEMENT RENDER
CRT	CONCRETE ROOF TILE
DP	DOWN PIPE
ED	ENTRY DOOR
FAS	FASCIA
FT	FLOOR TILE
GD	GARAGE DOOR
GUT	GUTTER
HWS	HOT WATER SYSTEM
MR	METAL ROOF
NGL	NATURE GROUND LEVEL
OBS	OBSCURE GLASS
RWT	RAIN WATER TANK
TF	TIMBER FINISH



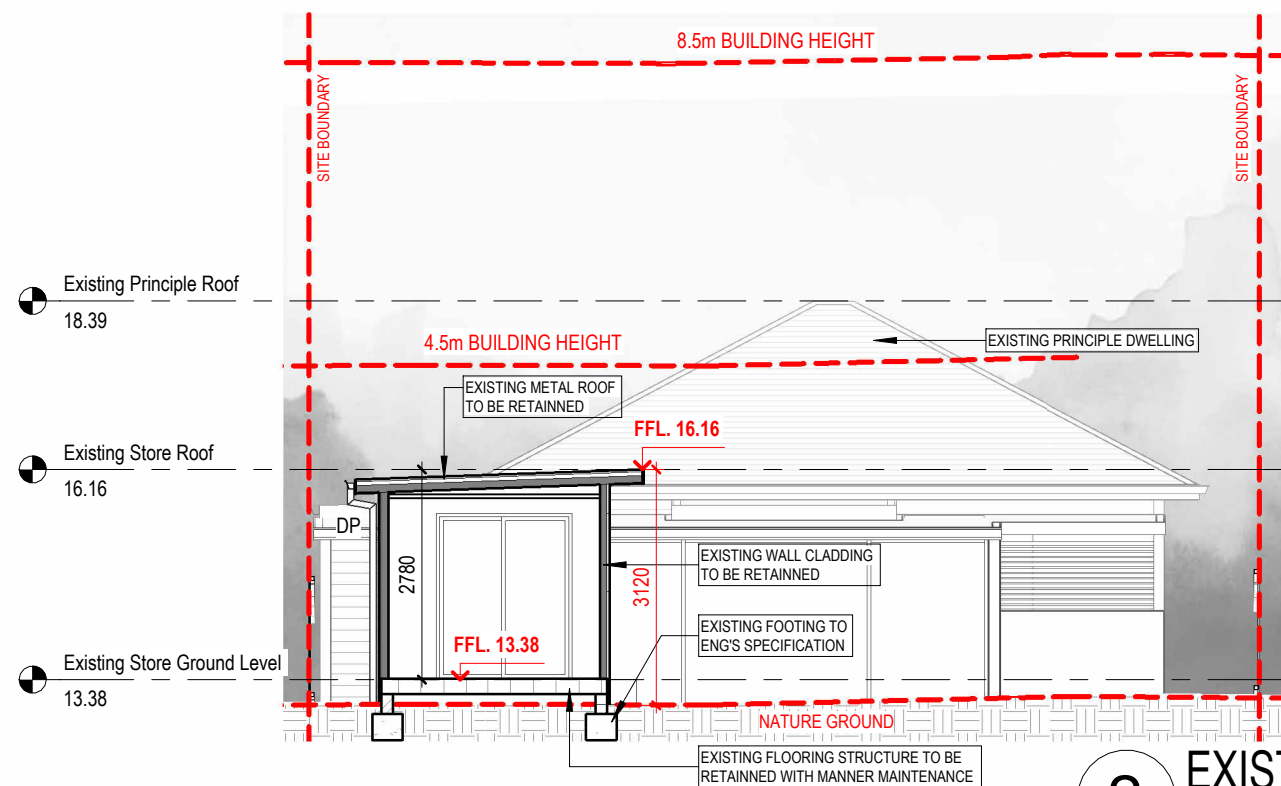
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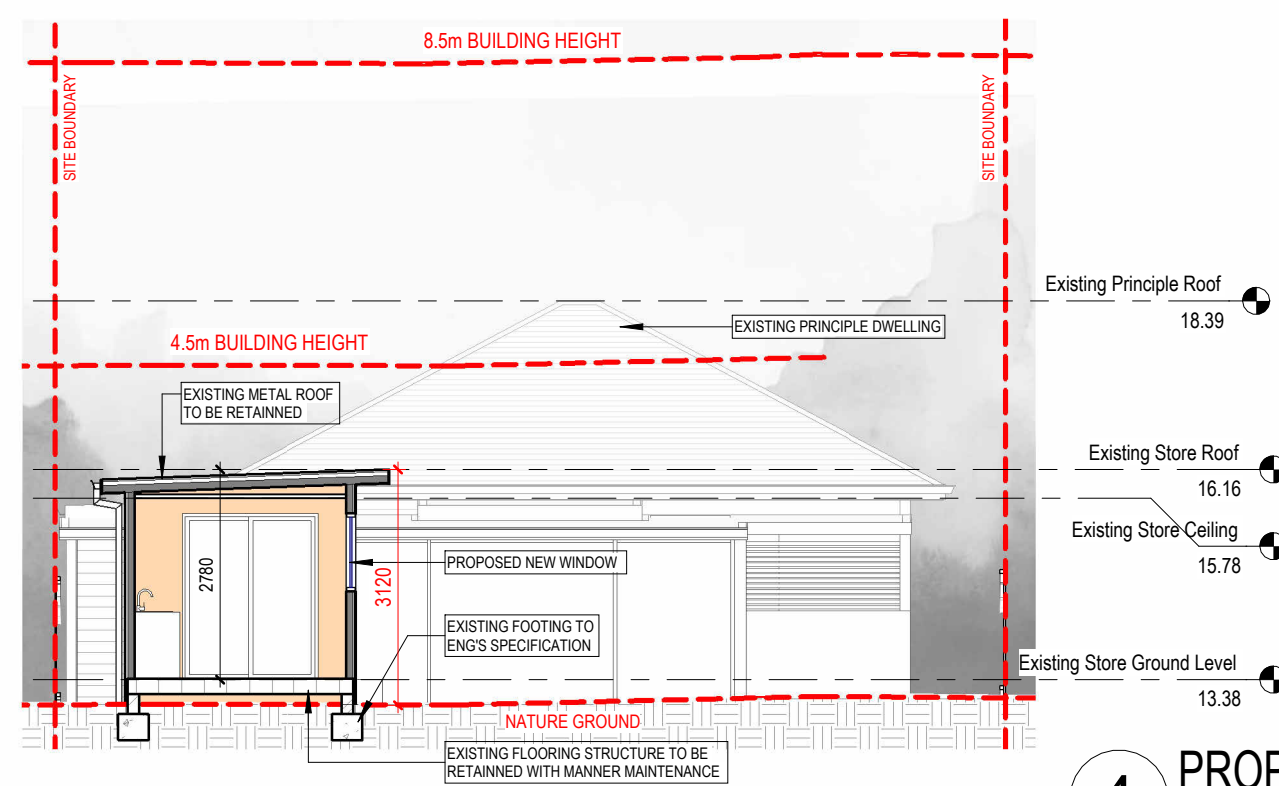
3 EXISTING STORE SECTION 1
1 : 100



1 PROPOSED STUDIO SECTION 1
1 : 100



2 EXISTING STORE SECTION 2
1 : 100



4 PROPOSED STUDIO SECTION 2
1 : 100

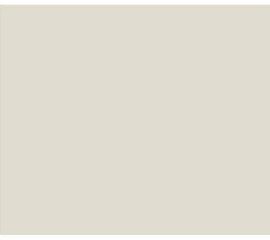
SECTIONS LEGEND

AC	AIR CONDITIONING UNIT
AL	ALUMINIUM FRAME WINDOW
BAL	BALUSTRADE TYPE
BR	BRICK
CC	CONCRETE CAPPING
CD	CLADDING WALL
CR	CEMENT RENDER
CRT	CONCRETE ROOF TILE
DP	DOWN PIPE
ED	ENTRY DOOR
FAS	FASCIA
FT	FLOOR TILE
GD	GARAGE DOOR
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NGL	NATURE GROUND LEVEL
OBS	OBSCURE GLASS
RWT	RAIN WATER TANK
TF	TIMBER FINISH

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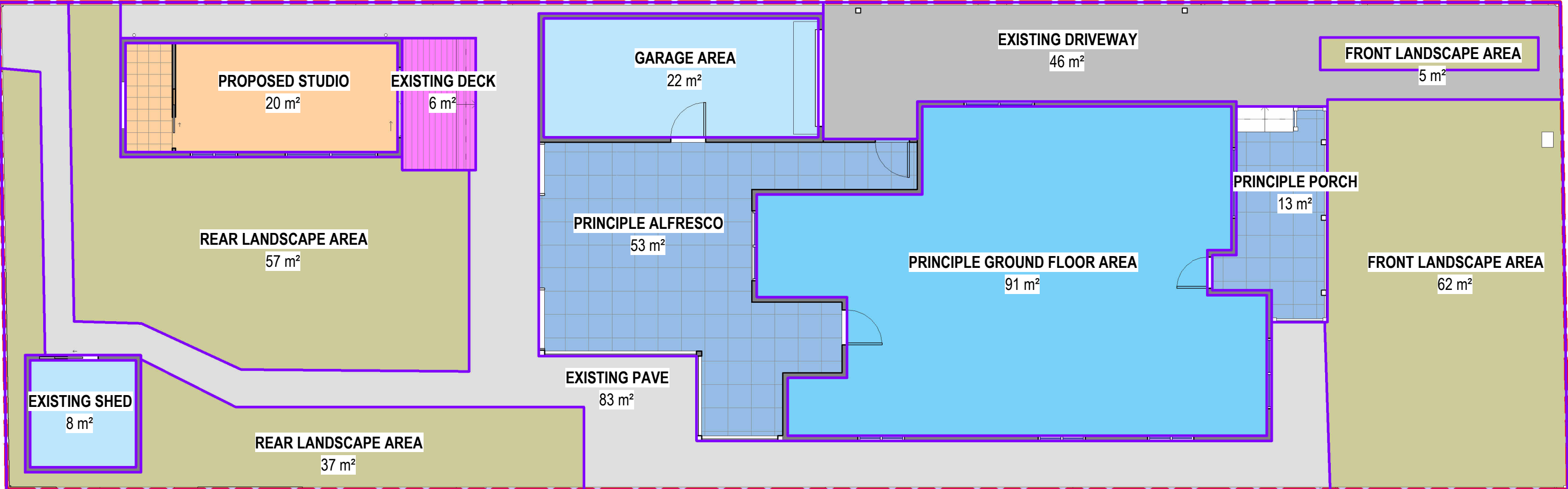
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		1 No	ISSUE FOR DA Description	01/2025 Date			DATE 01/2025	SCALE 1 : 100	SIZE: A2



	1	2	3	4	5	6	7
	ROOF	EXTERNAL WALL	WINDOW FRAME	ENTRY DOOR	ROOF GUTTER	FASCIA	DECK
MATERIAL	COLORBOND METAL	WALL CLADDING & PAINT - DULUX	ALUMINIUM	ALUMINIUM	COLORBOND	COLORBOND	TIMBER
COLOUR	MONUMENT	SURFMIST	ULTRA BLACK MATT	ULTRA BLACK MATT	MONUMENT	MONUMENT	WALLNUT
SAMPLE							

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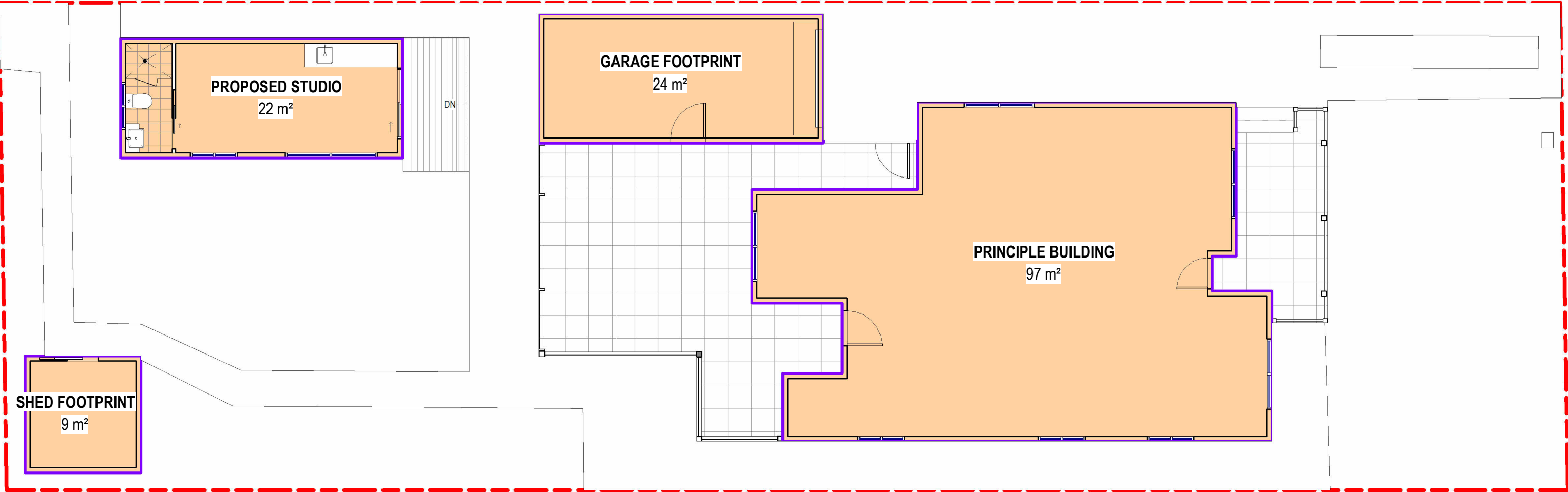
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- EXISTING DECK
- EXISTING SHED
- PRINCIPLE PORCH
- EXISTING PAVE
- PRINCIPLE GROUND FLOOR AREA
- FRONT LANDSCAPE AREA
- PRINCIPLE ALFRESCO
- PROPOSED STUDIO
- EXISTING DRIVEWAY
- REAR LANDSCAPE AREA
- GARAGE AREA

1 GFA PLAN
1 : 100

AREA SCHEDULE	
Name	Area
EXISTING DECK	6 m²
EXISTING DRIVEWAY	46 m²
EXISTING PAVE	83 m²
EXISTING SHED	8 m²
FRONT LANDSCAPE AREA	62 m²
FRONT LANDSCAPE AREA	5 m²
GARAGE AREA	22 m²
PRINCIPLE ALFRESCO	53 m²
PRINCIPLE GROUND FLOOR AREA	91 m²
PRINCIPLE PORCH	13 m²
PROPOSED STUDIO	20 m²
REAR LANDSCAPE AREA	57 m²
REAR LANDSCAPE AREA	37 m²



- GARAGE FOOTPRINT
- PRINCIPLE BUILDING
- PROPOSED STUDIO
- SHED FOOTPRINT

2 BUILDING FOOTPRINT
1 : 100

BUILDING FOOTPRINT	
Name	Area
SHED FOOTPRINT	9 m²
GARAGE FOOTPRINT	24 m²
PRINCIPLE BUILDING	97 m²
PROPOSED STUDIO	22 m²
Grand total: 4	153 m²

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PRACTICAL CONCEPT
BUILDING DESIGN

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TO STUDIO

ADDRESS:
8 RUSSELL STREET, RIVERWOOD NSW 2210

CLIENT NAME: MISS. REBACCA JIA BAO CAI

DRAWING TITLE:

GFA / BUILDING FOOTPRINT & AREA
SCHEDULE

DRAWN BY

K T

DATE

01/2025

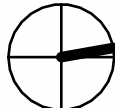
SHEET No

DA-14

SCALE

1 : 100

TRUE NORTH



SIZE:

A2