

PROPOSED SECONDARY DWELLING
11 ELIZABETH CRES
YAGOONA NSW 2199



WINDOW + DOOR LIST														
ID	D01	D02	D03	INT.D01	INT.D02	INT.D03	INT.D04	W01	W02	W03	W04	W05	W06	W07
VIEW FROM OPENING SIDE														
UNIT DIMENSIONS	970×2,400	2,410×2,400	870×2,400	770×2,040	770×2,040	820×2,040	820×2,040	1,810×1,550	730×1,550	730×1,550	1,810×1,550	2,410×1,550	2,320×600	1,810×1,550
SPECIFICATION														
NOTES														

DEVELOPMENT APPLICATION

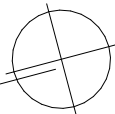
gba
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STRUCTURAL ENGINEER MUST CERTIFY & APPROVE THIS PLAN PRIOR TO ANY WORKS COMMENCING. ALL DIMENSIONS MUST BE VERIFIED ON SITE BY BUILDER OR CONTRACTORS PRIOR TO ANY CONSTRUCTION COMMENCING. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BCA & COUNCIL CONDITIONS. THESE DRAWINGS HAVE BEEN PRODUCED TO ILLUSTRATE DESIGN INTENT. CONSTRUCTION TO COMPLY WITH LOCAL AND STATUARY AUTHORITY REGULATIONS INCL. BUT NOT LIMITED TO THE BUILDING OWNER, BCA AND/OR AS. DO NOT SCALE OFF DRAWINGS. USE SCALED MEASUREMENTS. THESE NOTES MUST BE READ IN CONJUNCTION WITH ACCOMPANYING DRAWINGS. FINISHED LEVELS SHOW ON PLANS ARE SUBJECT TO SITE CONDITIONS. ALL CALCULATED DIMENSIONS ARE SUBJECT TO MEASURE DURING CONSTRUCTION.

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APPLICANT
GEORGE BANKS ARCHITECTURE

REVISION NOTES	
A - FOR CLIENT REVIEW	07/02/2025
B - FOR COUNCIL SUBMISSION	25/02/2025



ADDRESS
11 ELIZABETH CRES, YAGOONA

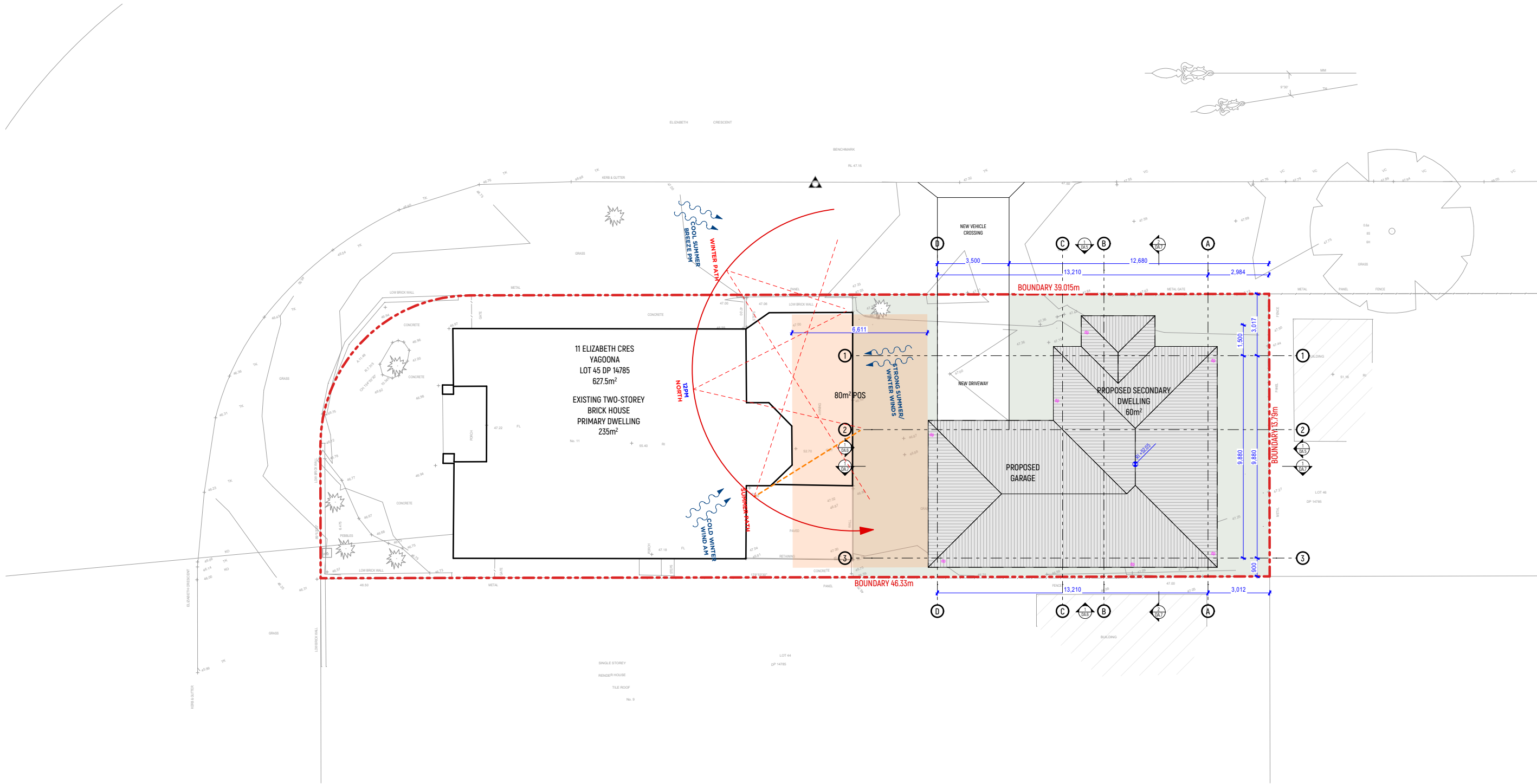
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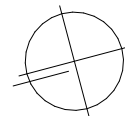
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PROJECT
Y11
DRAWING
TITLE + WINDOW DOOR LIST + FINISHES

REV
B
DRAWING NO.
DA.1

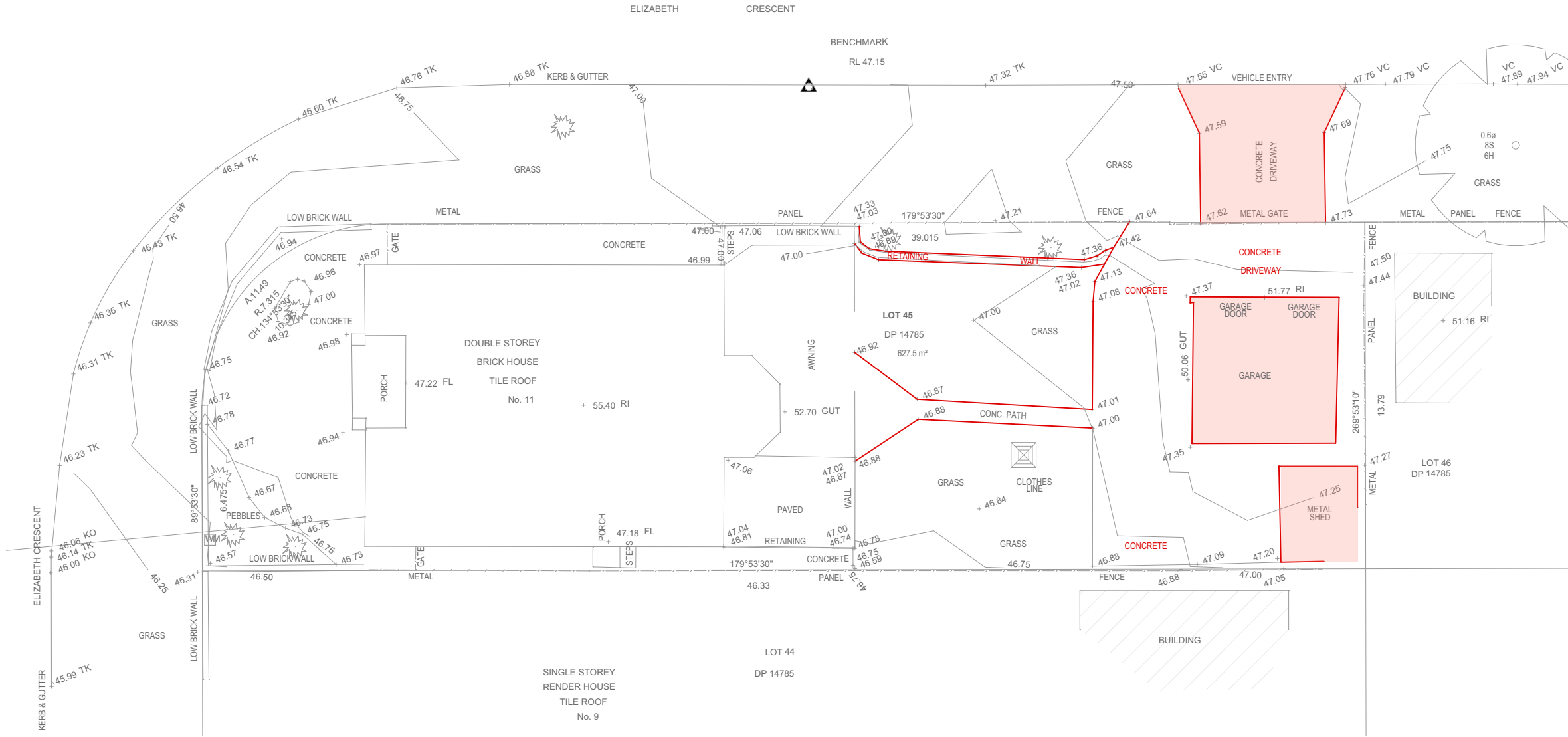


1 SITE PLAN



GENERAL NOTES

- All materials and work practices shall comply with, but not limited to, the Building Regulations 2018, the National Construction Code Series 2019 Building Code of Australia Vol 2 and all relevant current Australian standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.
 - Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.
 - Precautions must be taken before and during demolition in accordance with AS 2601-2001: The Demolition of Structures.
 - During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman, and demolition shall be executed storey by storey commencing at the roof and working downwards.
 - The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Building Surveyor.
 - The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council.
 - No part of any external wall on or within 3.00m of a street alignment may be pulled down, except during the hours that the Relevant Building Surveyor directs.
 - Protective outriggers, fences, awnings, hoarding, barricades and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor.
 - Dust creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.
 - All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.
 - Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons, and shall be removed as soon as practicable from the site.
 - No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or other-wise become dangerous.
 - Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus which are liable to be a source of danger - other than cable or apparatus used for the demolition works - shall be disconnected.
 - The Demolisher shall be responsible for the disconnection of all telecommunication supplies.
 - The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.
 - The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site.
 - Any septic tank(s) on the demolition site shall be emptied and filled with clean sand, or removed entirely, and any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.
 - Any swimming pools, ponds or the like either on the demolition site or on the neighbouring allotments where affected by the demolition works shall be adequately fenced and made safe, so as to comply with 'AS 1926 Swimming Pool Safety' Parts 1 & 2 prior to commencement of any demolition works.
 - Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencing, where required, shall be kept sprayed with water so as to prevent any nuisance from dust.
 - Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.
 - Removal of buildings by road must be approved by Relevant Councils Traffic Engineer.
 - A site management plan is to be implemented during demolition works to control sediment run-off in accordance with relevant council guidelines. Provide 'propex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. 'Supergro' or equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during revegetation period.
 - It is the builder's responsibility to carry out an audit prior to the commencement of any works to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection or during the course of the demolition works the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.



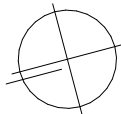
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APPLICANT
GEORGE BANKS ARCHITECTURE

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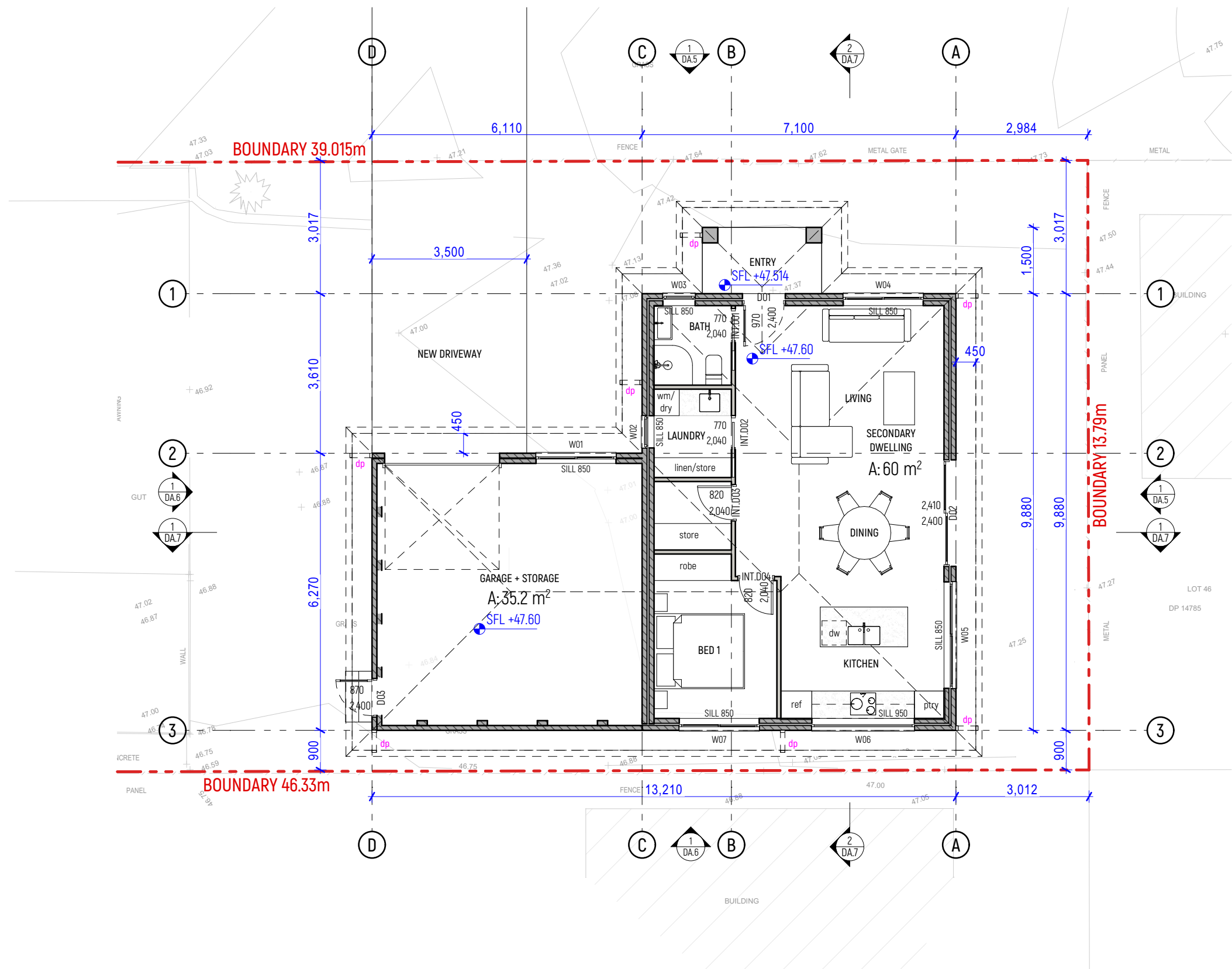
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PROJECT
Y11

DRAWING
DEMOLITION PLAN

REV
B

DRAWING NO.
DA.3



DEVELOPMENT APPLICATION

gba

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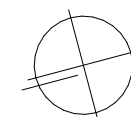
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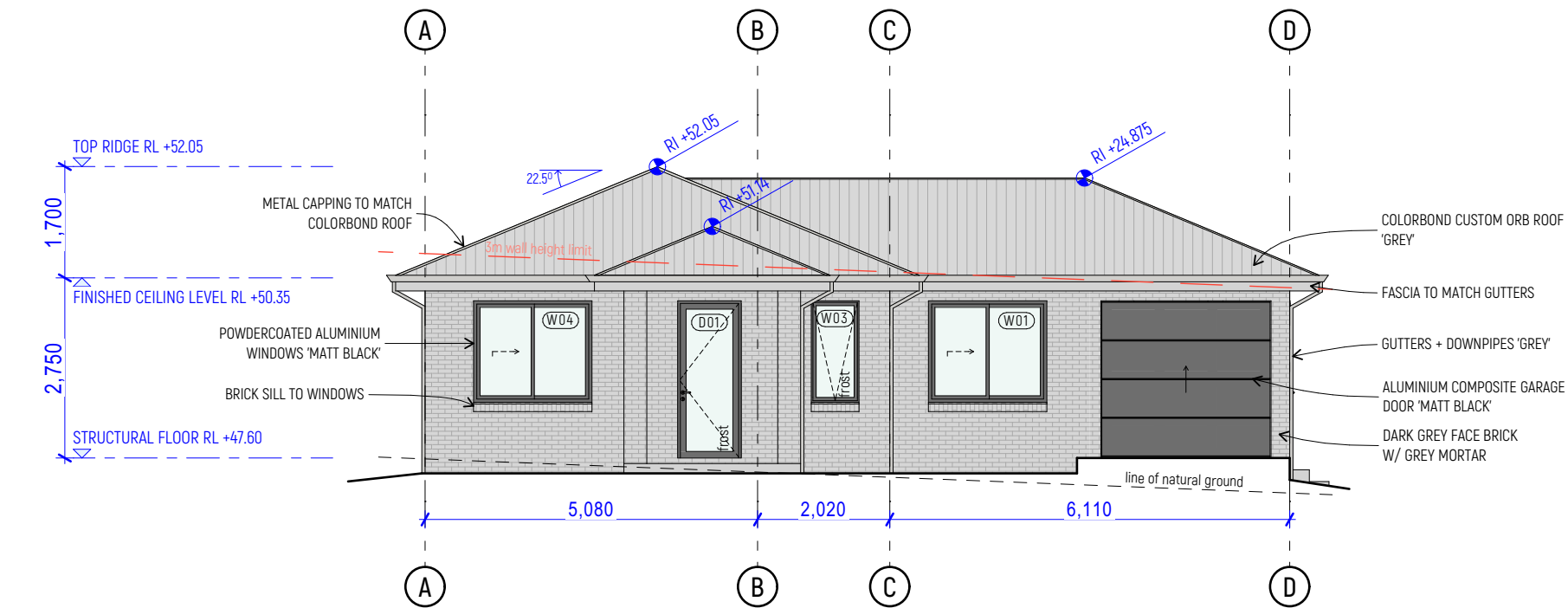
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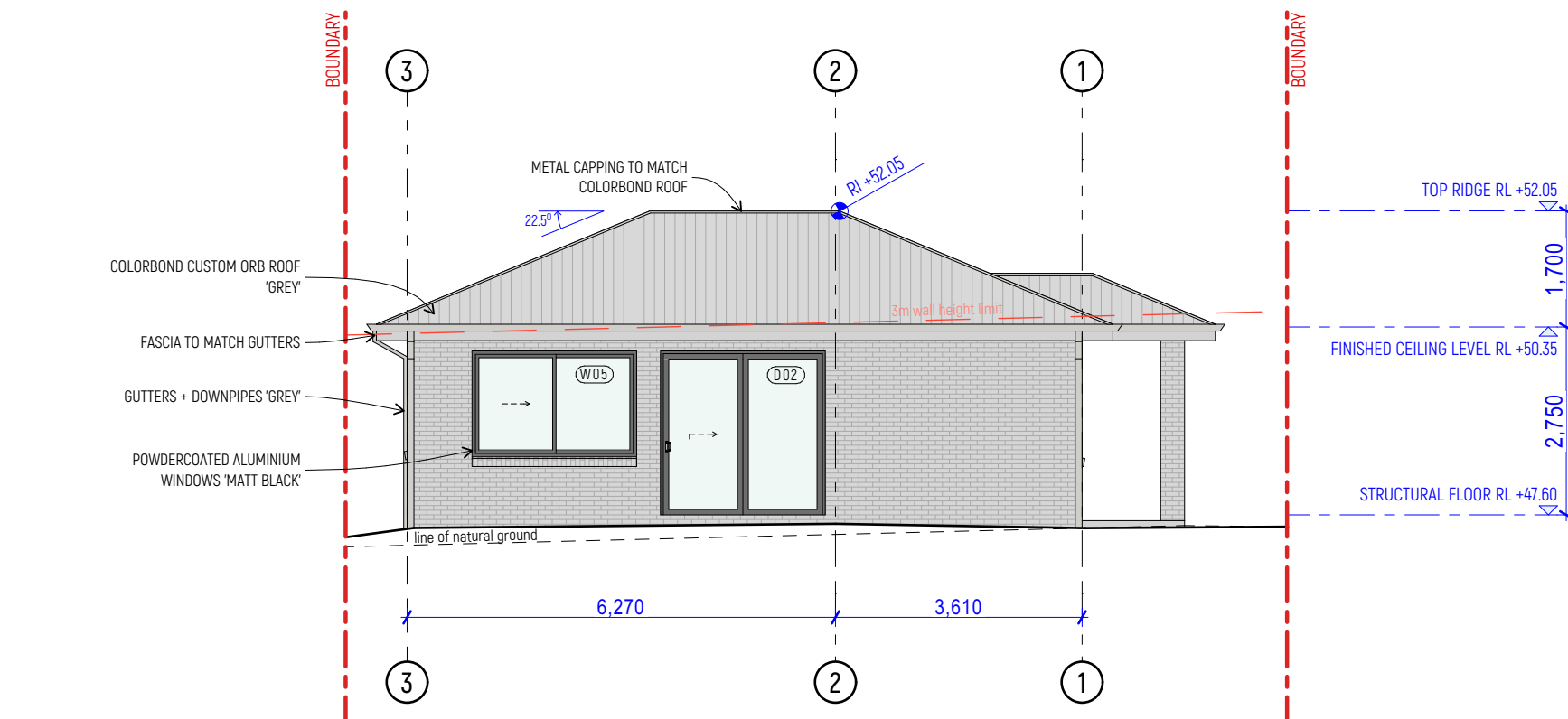
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PROJECT
Y11
DRAWING
GOUND FLOOR PLAN

REV
B
DRAWING NO.
DA.4



1
-
EAST STREET



2
-
SOUTH REAR

DEVELOPMENT APPLICATION

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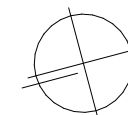
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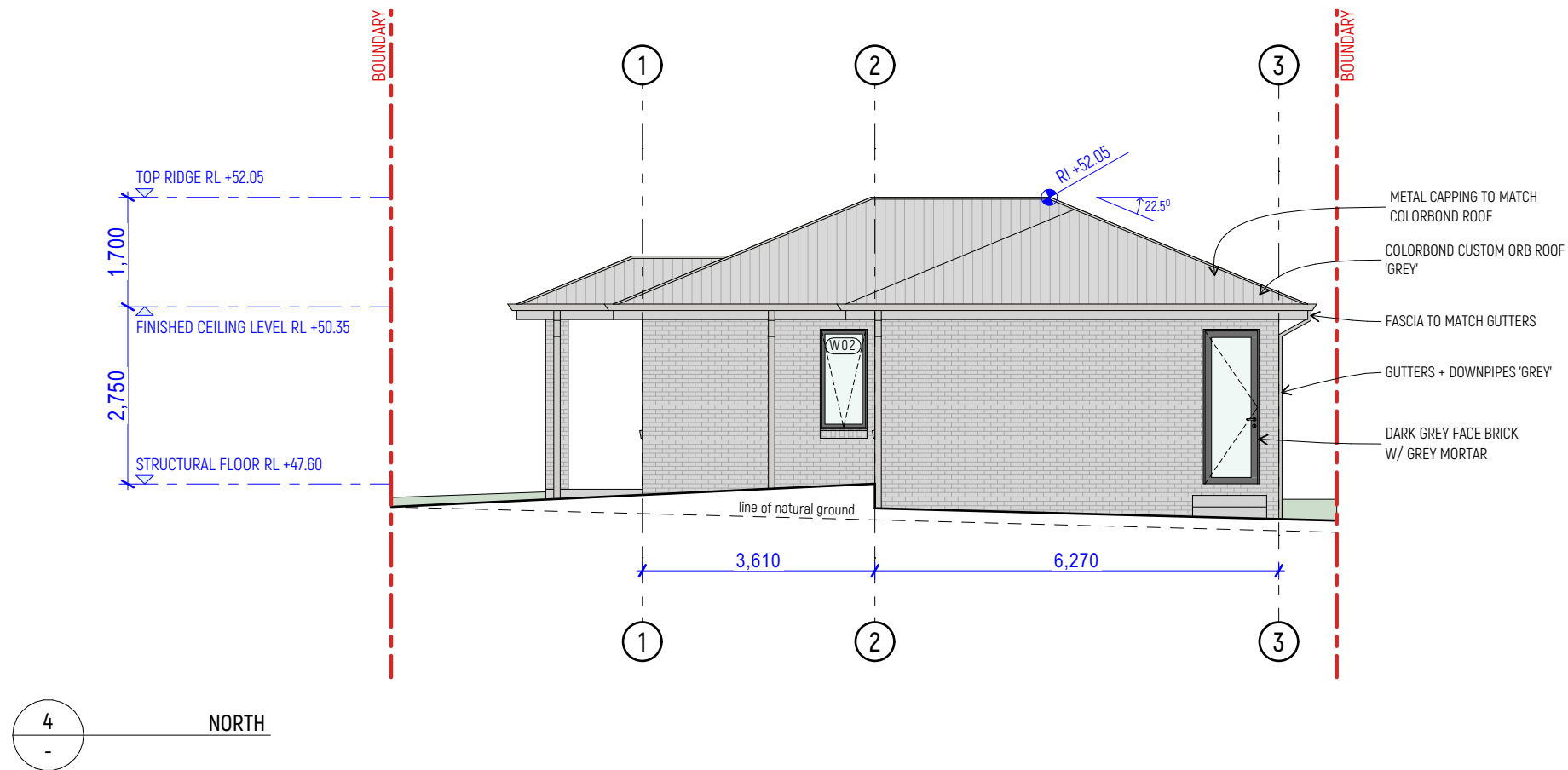
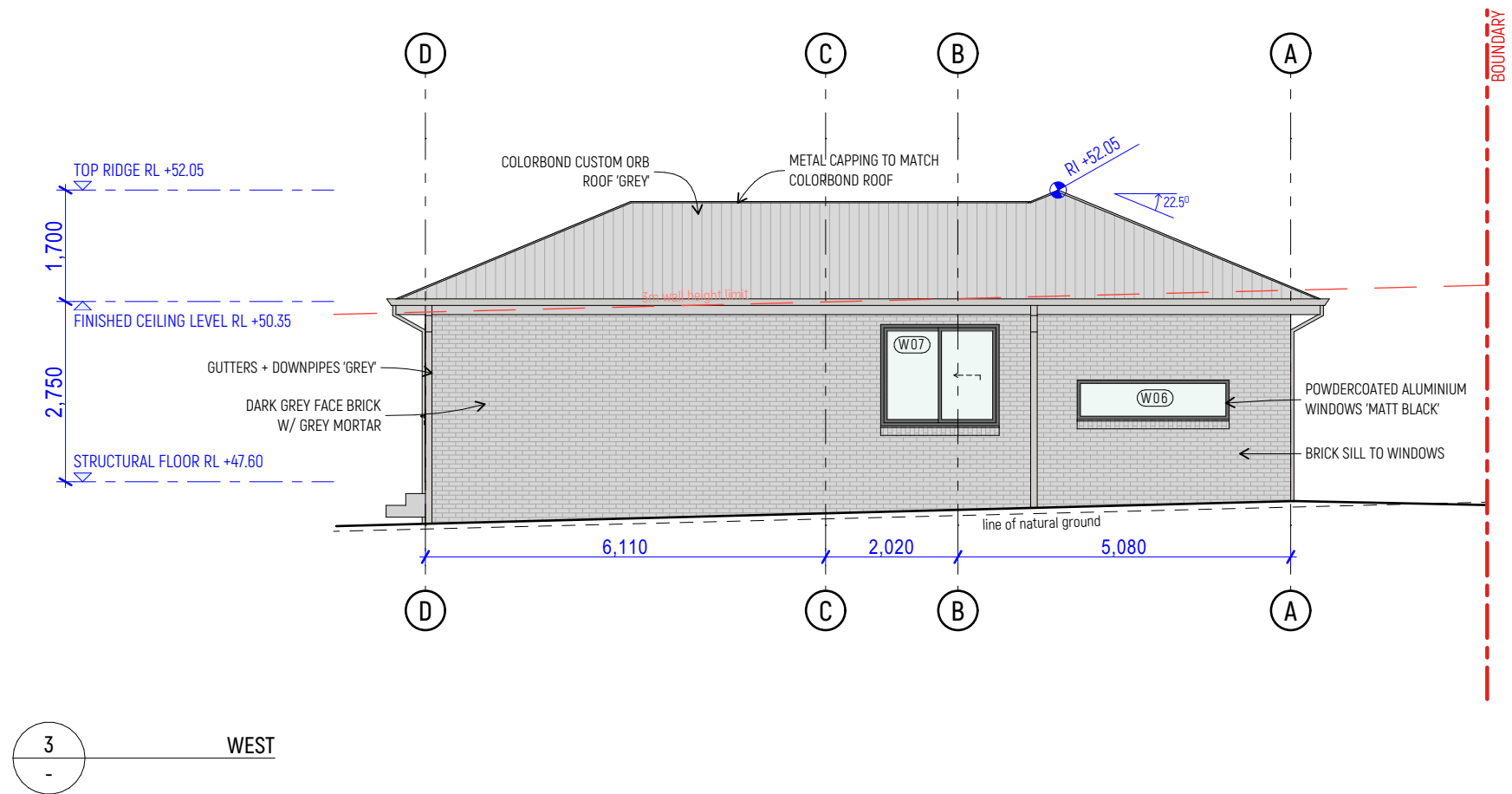
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DRAWN
MK

CHECKED
GG

PROJECT
Y11
DRAWING
EAST STREET, SOUTH REAR

REV
B
DRAWING NO.
DA.5



DEVELOPMENT APPLICATION

gba

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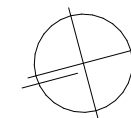
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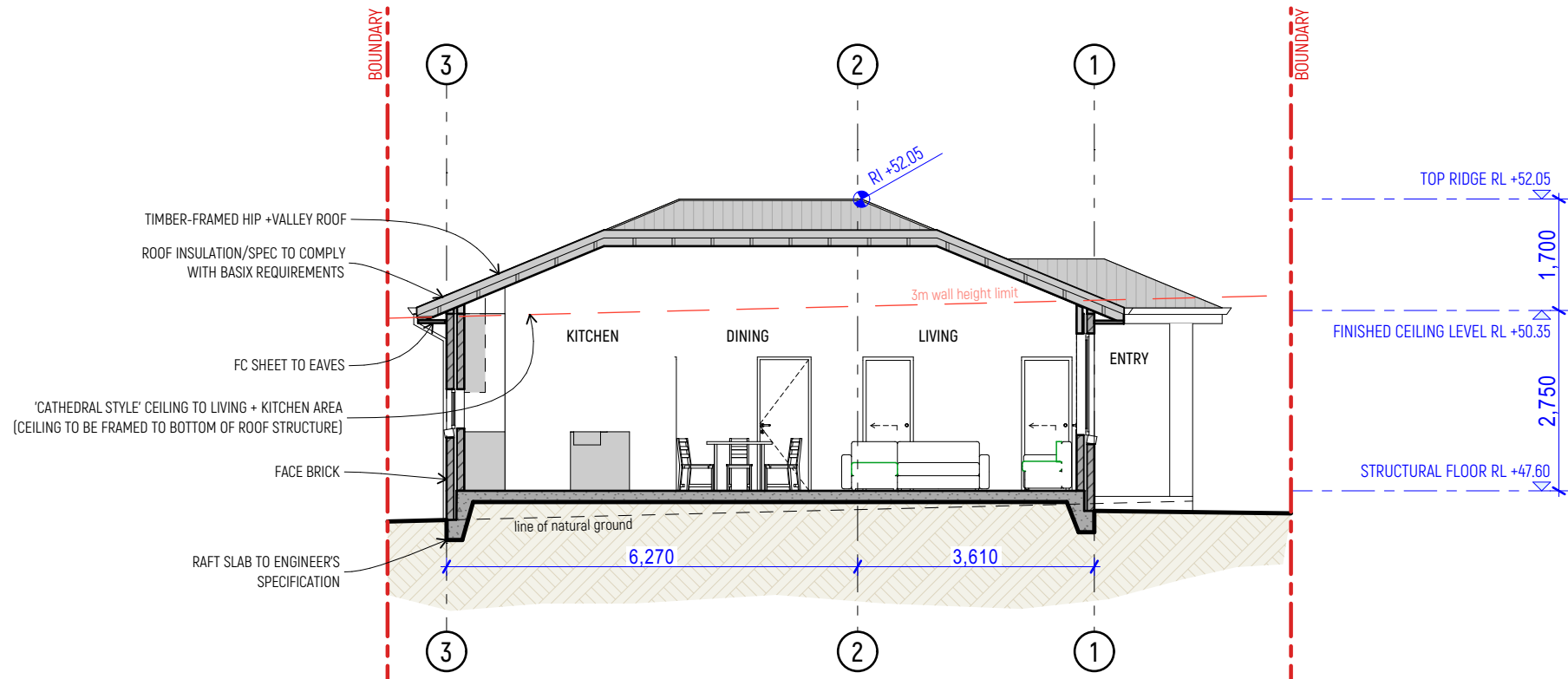
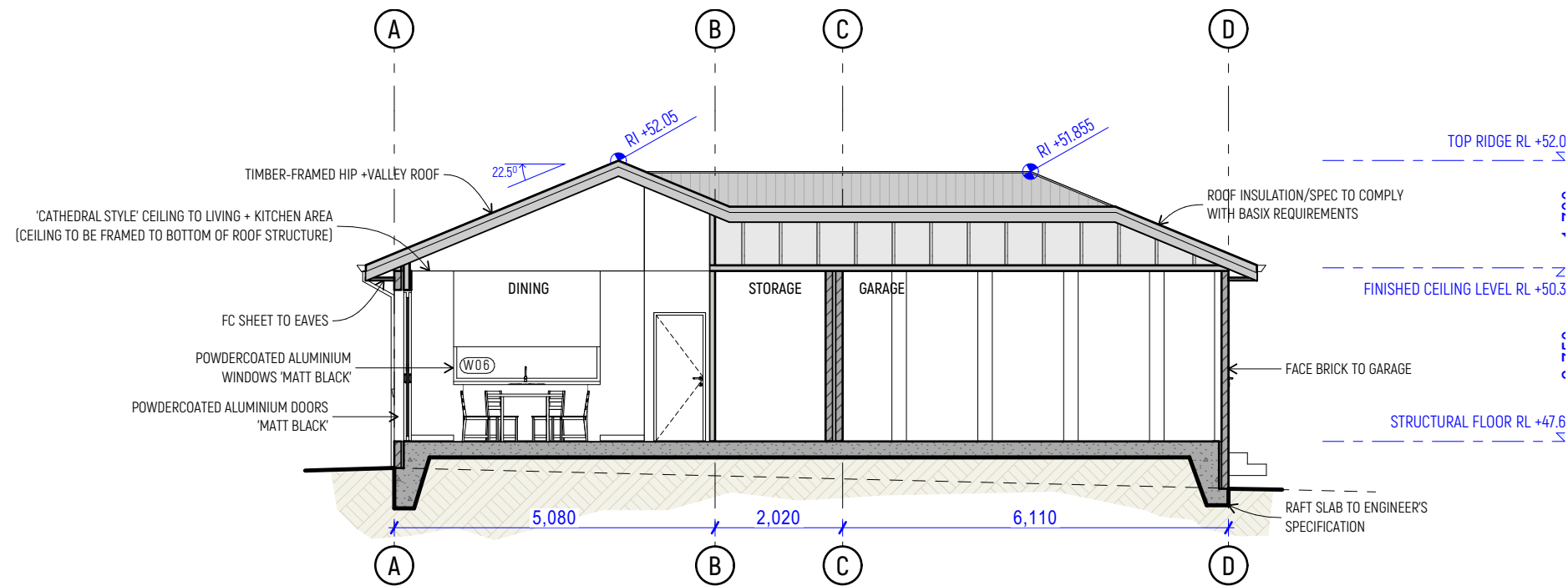
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MK

CHECKED
GG

PROJECT
Y11
DRAWING
WEST, NORTH

REV
B
DRAWING NO.
DA.6



DEVELOPMENT APPLICATION

gba

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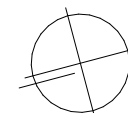
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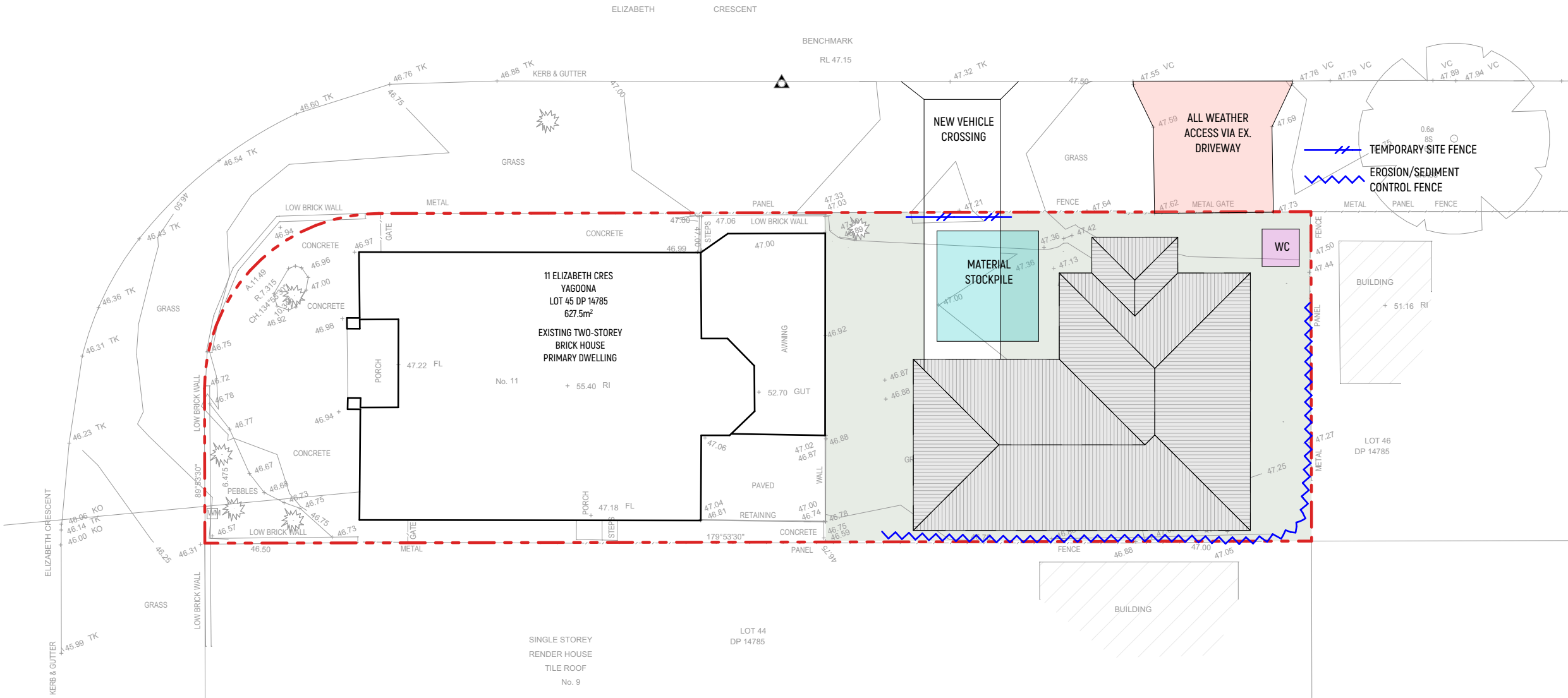
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PROJECT
Y11
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SECTION A, SECTION B

REV
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DRAWING NO.
DA.7



DEVELOPMENT APPLICATION

gba

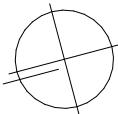
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SCALE
1:200@ A3
DRAWN
MK
CHECKED
GG

PROJECT
Y11
DRAWING
EROSION + SEDIMENT CONTROL PLAN

REV
B
DRAWING NO.
DA.8