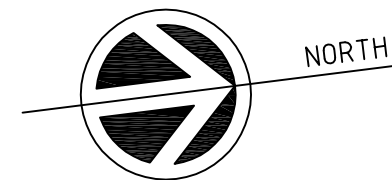
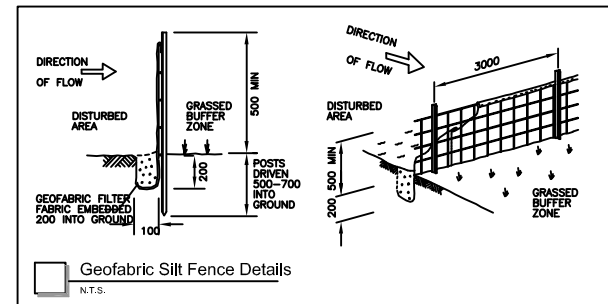


- COUNCIL NOTES:
- STORMWATER CONNECTED TO EXISTING.
 - THERE ARE NO WATERWAYS OR WATERCOURSES ON THE SITE.
 - THE DEVELOPMENT WILL NOT HAVE ANY ADVERSE EFFECT ON THE ENVIRONMENT OR ITS SURROUNDS.



Central Coast Council

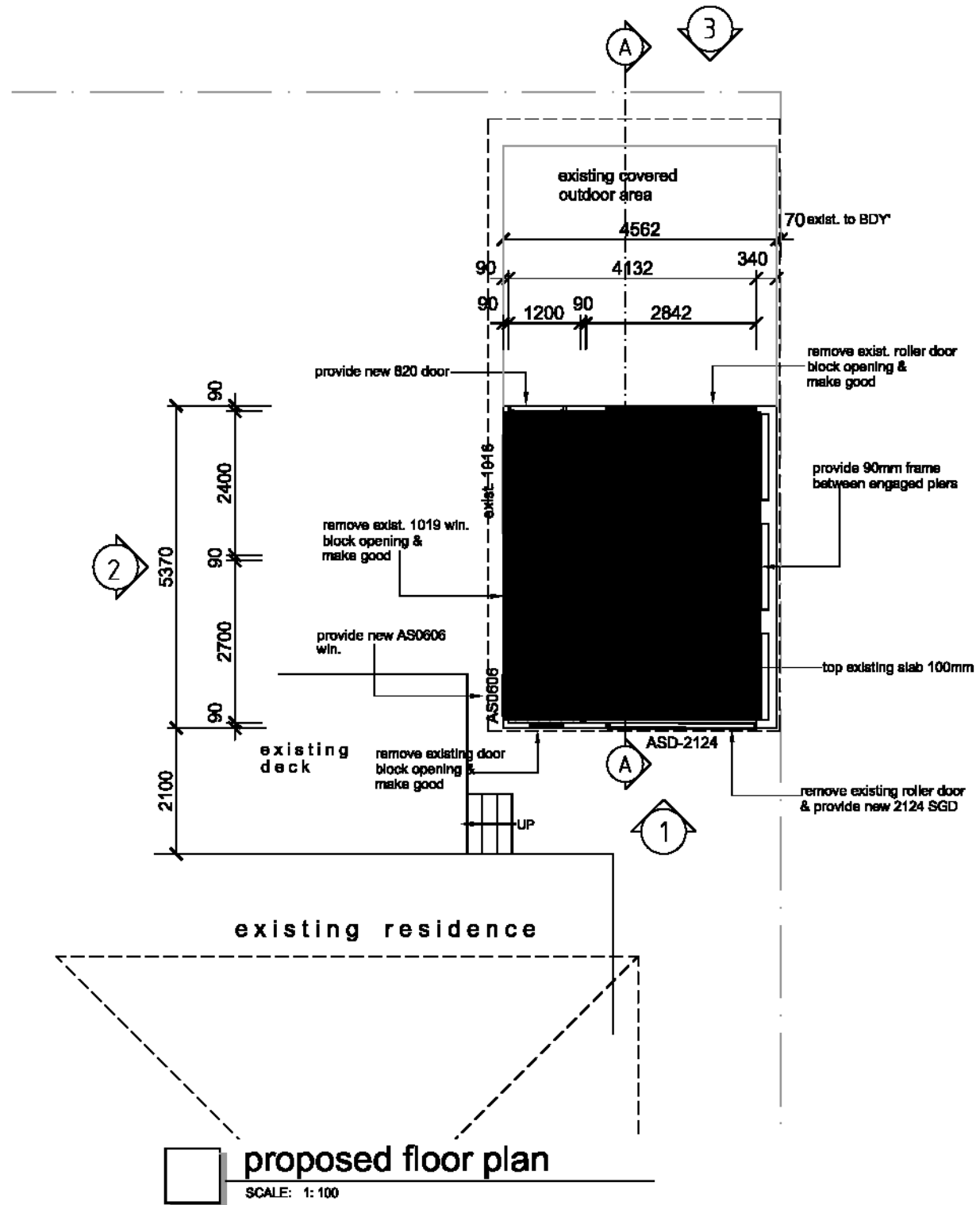
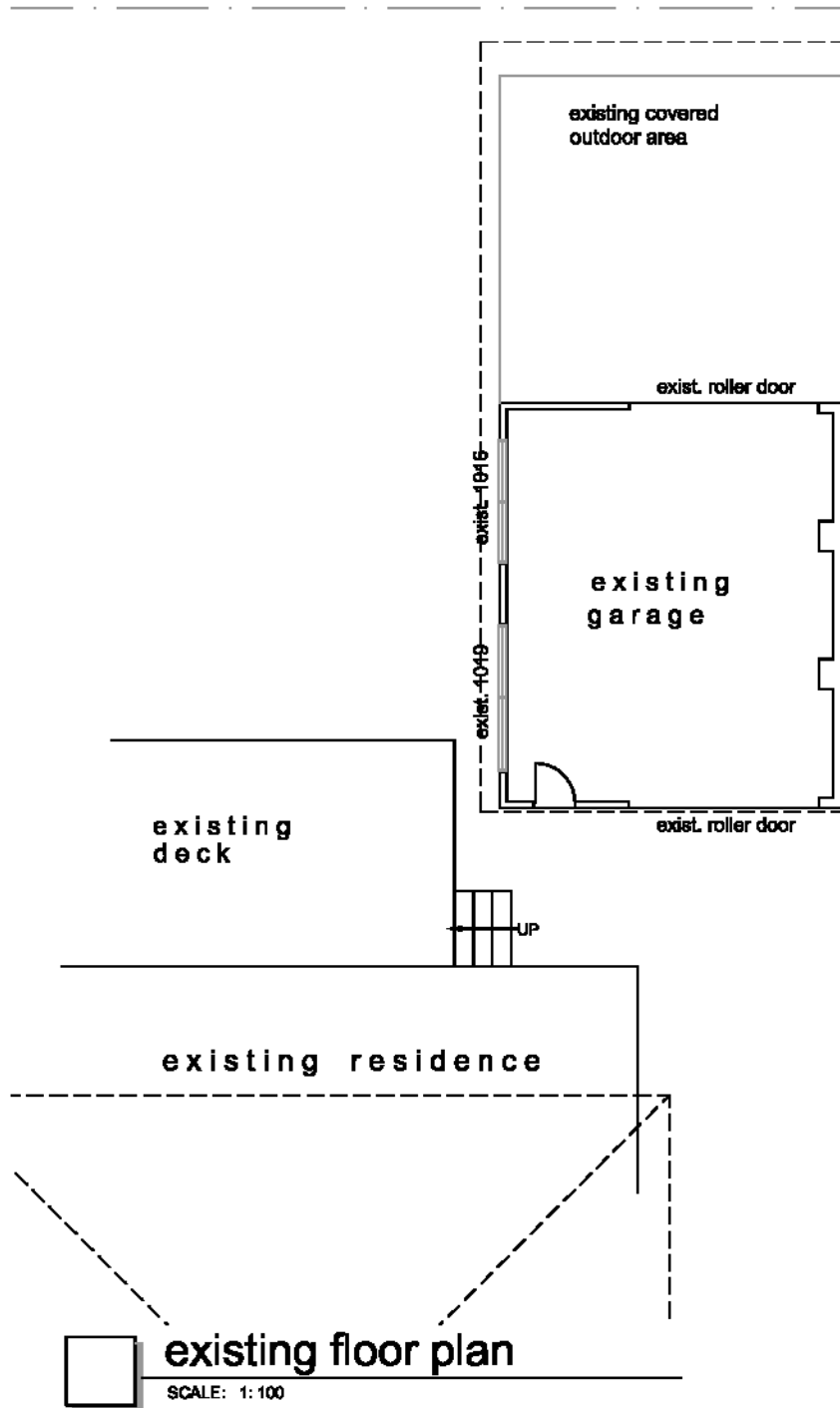
DEVELOPMENT CONSENT
APPROVAL

DA/7/2023
Dated: 6 April 2023

site plan & site analysis

SCALE: 1: 200

<div>NOTES:</div> <div><div><div>● THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.</div><div>● ALL DIMENSIONS MUST BE CHECKED BY THE OWNER & / OR BUILDER PRIOR TO THE SETTING OUT OF WORKS ON THE SITE & PRIOR TO THE ORDERING OF MATERIALS.</div><div>● ALL NEW WORK MUST BE SET-OUT BY A REGISTERED SURVEYOR & SETBACKS TO BOUNDARIES MUST COMPLY WITH THE RELEVANT AUTHORITIES.</div><div>● FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.</div><div>● ALL EXISTING & FINISHED GROUND LINES & LEVELS ARE INDICATIVE ONLY & MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.</div></div></div>	<div><div>● ALL TIMBER SIZES, SPANS & FRAMEWORK SHALL CONFORM WITH THE REQUIREMENTS OF AS 1684 OR WHERE APPLICABLE PART 3.4.3 OF THE HOUSING PROVISIONS OF THE B.C.A. VOL 2.</div><div>● GLASS INSTALLATION MUST COMPLY WITH AS 1288 - 1994.</div><div>● SMOKE ALARMS MUST BE INSTALLED & MUST COMPLY WITH AS 3786 & PART 3.7.2.3 OF THE HOUSING PROVISIONS OF THE B.C.A VOL 2.</div><div>● BALUSTRADE CONSTRUCTION MUST COMPLY WITH PART 3.9.2 OF THE HOUSING PROVISIONS OF THE B.C.A VOL 2.</div><div>● ALL CONCRETE & STRUCTURAL STEEL WORK IS TO BE DESIGNED BY A STRUCTURAL ENGINEER.</div><div>● THE BUILDING CODE OF AUSTRALIA & ALL RELEVANT LOCAL GOVERNMENT & 'AUSTRALIAN STANDARDS' CODES TAKE PRECEDENCE OVER THESE DRAWINGS.</div></div>	<div>CLIENT:</div> <div>Luigi Rizzello & Elizabeth Lovell</div>	<div>LOCATION:</div> <div>LOT 3 No. 19</div> <div>Schnapper Road</div> <div>ET TALONG BEACH</div> <div>NSW</div>	<div>new homes</div> <div>alterations and additions</div> <div>building and development applications</div>	<div>KEN JONES</div> <div>BUILDING DESIGNER</div> <div>p.o. box 6192, kincumber 2251</div> <div>ph: (02) 4369 7277</div> <div>mobile: 0411434269</div> <div>krjdesign1@bigpond.com</div>	<div>site plan & site analysis</div>			
		<div>PROJECT:</div> <div>conversion of existing garage to a proposed workshop / studio</div>				<div>DATE:</div> <div>05 / 09 / 22</div>	<div>DRAWN BY:</div> <div>BJ</div>		
		<div>DWG No:</div> <div>R22084</div>				<div>CAD Ref:</div> <div>CR-22084</div>	<div>SHEET No:</div> <div>1 of 3</div>	<div>A3</div>	



KEY	
---	- existing roof line
---	- proposed roof line
---	- existing walls
---	- existing walls removed
---	- proposed timber walls
---	- proposed handrail



DEVELOPMENT CONSENT
APPROVAL

DA/7/2023
Dated: 6 April 2023

AREAS	
EXISTING RESIDENCE (incl. existing deck)	- 135.80 m2
EXISTING GARAGE (converted to prop. workshop)	- 24.50 m2

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
- ALL DIMENSIONS MUST BE CHECKED BY THE OWNER & / OR BUILDER PRIOR TO THE SETTING OUT OF WORKS ON THE SITE & PRIOR TO THE ORDERING OF MATERIALS.
- ALL NEW WORK MUST BE SET-OUT BY A REGISTERED SURVEYOR & SETBACKS TO BOUNDARIES MUST COMPLY WITH THE RELEVANT AUTHORITIES.
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- ALL EXISTING & FINISHED GROUND LINES & LEVELS ARE INDICATIVE ONLY & MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

- ALL TIMBER SIZES, SPANS & FRAMEWORK SHALL CONFORM WITH THE REQUIREMENTS OF AS 1684 OR WHERE APPLICABLE PART 3.4.3 OF THE HOUSING PROVISIONS OF THE B.C.A. VOL 2.
- GLASS INSTALLATION MUST COMPLY WITH AS 1288 - 1994.
- SMOKE ALARMS MUST BE INSTALLED & MUST COMPLY WITH AS 3786 & PART 3.7.2.3 OF THE HOUSING PROVISIONS OF THE B.C.A VOL 2.
- BALUSTRADE CONSTRUCTION MUST COMPLY WITH PART 3.9.2 OF THE HOUSING PROVISIONS OF THE B.C.A VOL 2.
- ALL CONCRETE & STRUCTURAL STEEL WORK IS TO BE DESIGNED BY A STRUCTURAL ENGINEER.
- THE BUILDING CODE OF AUSTRALIA & ALL RELEVANT LOCAL GOVERNMENT & 'AUSTRALIAN STANDARDS' CODES TAKE PRECEDENCE OVER THESE DRAWINGS.

CLIENT:

Luigi Rizzello & Elizabeth Lovell

PROJECT:

conversion of existing garage to a proposed workshop / studio

LOCATION:

LOT 3 No. 19
Schnapper Road
ETTALONG BEACH
NSW

new homes
alterations
and
additions
building
and
development
applications

KEN JONES
BUILDING DESIGNER

p.o. box 6192, kincumber 2251
ph: (02) 4369 7277
mobile: 0411434269
kjdesign1@bigpond.com



floor plans

DATE:
05 / 09 / 22

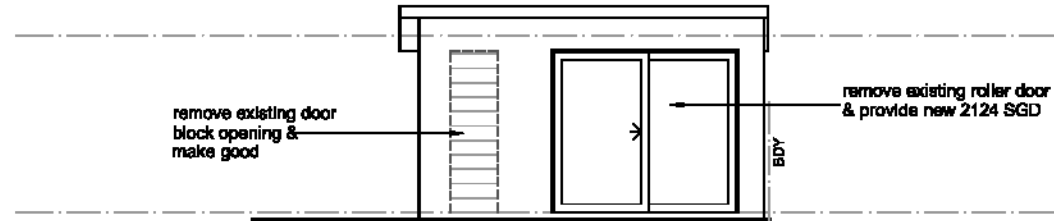
DRAWN BY:
BJ

DWG No:
R22084

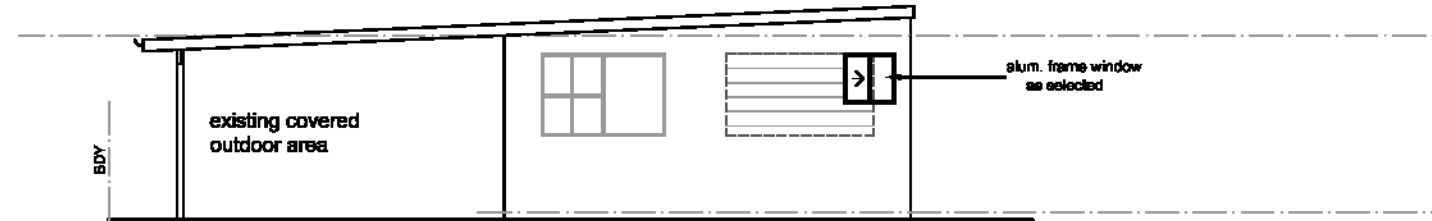
CAD Ref:
CR-22084

SHEET No:
2 of 3

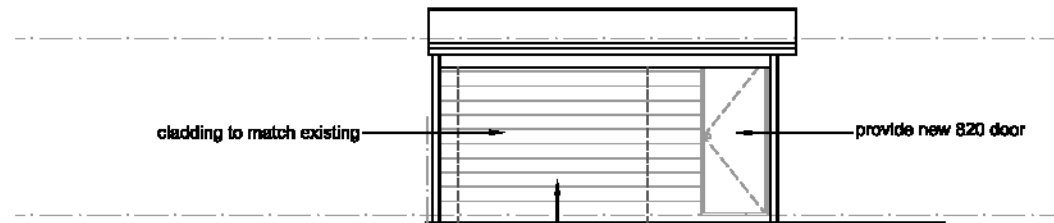
A3



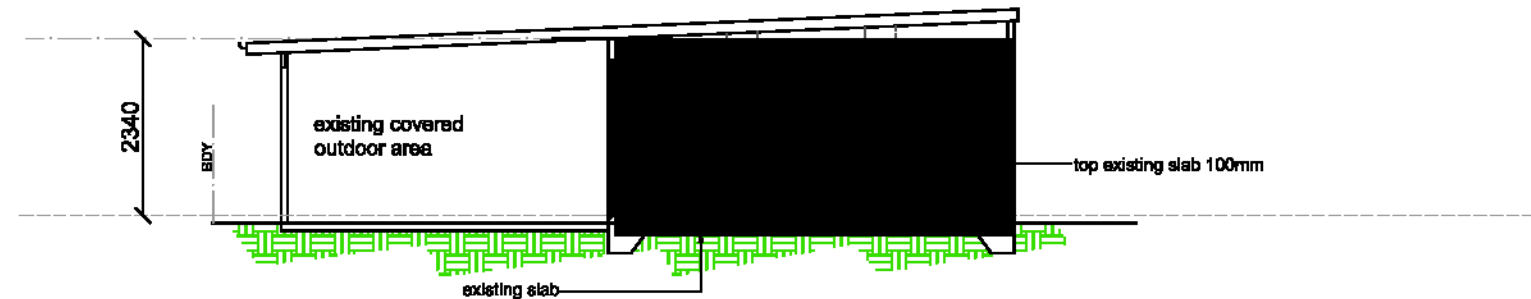
 **elevation 1 ~ east**
SCALE: 1:100



 **elevation 2 ~ south**
SCALE: 1:100



 **elevation 3 ~ west**
SCALE: 1:100



 **section A - A**
SCALE: 1:100



**DEVELOPMENT CONSENT
APPROVAL**

DA/7/2023
Dated: 6 April 2023

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
- ALL DIMENSIONS MUST BE CHECKED BY THE OWNER & / OR BUILDER PRIOR TO THE SETTING OUT OF WORKS ON THE SITE & PRIOR TO THE ORDERING OF MATERIALS.
- ALL NEW WORK MUST BE SET-OUT BY A REGISTERED SURVEYOR & SETBACKS TO BOUNDARIES MUST COMPLY WITH THE RELEVANT AUTHORITIES.
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- ALL EXISTING & FINISHED GROUND LINES & LEVELS ARE INDICATIVE ONLY & MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

- ALL TIMBER SIZES, SPANS & FRAMEWORK SHALL CONFORM WITH THE REQUIREMENTS OF AS 1684 OR WHERE APPLICABLE PART 3.4.3 OF THE HOUSING PROVISIONS OF THE B.C.A. VOL 2.
- GLASS INSTALLATION MUST COMPLY WITH AS 1288 - 1994.
- SMOKE ALARMS MUST BE INSTALLED & MUST COMPLY WITH AS 3786 & PART 3.7.2.3 OF THE HOUSING PROVISIONS OF THE B.C.A VOL 2.
- BALUSTRADE CONSTRUCTION MUST COMPLY WITH PART 3.9.2 OF THE HOUSING PROVISIONS OF THE B.C.A VOL 2.
- ALL CONCRETE & STRUCTURAL STEEL WORK IS TO BE DESIGNED BY A STRUCTURAL ENGINEER.
- THE BUILDING CODE OF AUSTRALIA & ALL RELEVANT LOCAL GOVERNMENT & 'AUSTRALIAN STANDARDS' CODES TAKE PRECEDENCE OVER THESE DRAWINGS.

CLIENT:

Luigi Rizzello & Elizabeth Lovell

PROJECT:

conversion of existing garage to a proposed workshop / studio

LOCATION:

LOT 3 No. 19
Schnapper Road
ETTALONG BEACH
NSW

new homes
—
alterations
and
additions
—
building
and
development
applications

KEN JONES
BUILDING DESIGNER

p.o. box 6192, kincumber 2251
ph: (02) 4369 7277
mobile: 0411434269
kjdesign1@bigpond.com



proposed workshop elevations

DATE:
05 / 09 / 22

DRAWN BY:
BJ

DWG No:
R22084

CAD Ref:
CR-22084

SHEET No:
3 of 3

A3