

GENERAL NOTES:

- DO NOT SCALE FROM THIS DRAWING - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF EVOKE ARCHITECTS PRIOR TO COMMENCEMENT OF WORK. - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION.
- SMOKE DETECTORS TO BE WIRED INTO ELECTRICITY MAINS AND TO COMPLY WITH NCC, PART 3.7.5.

- *SD
- ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS & AS 4055-2012 FOR WINDLOADING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE & LOCAL AUTHORITY REGULATIONS
- FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASSOCIATED SOIL TESTS AND/ OR ENGINEERS SPECIFICATIONS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS NOTES.
- ARTICULATION JOINTS TO ENGINEERS DESIGN REPORT
- LOH - WHERE INDICATED TO BE REMOVABLE DOORS WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC 3.8.3
- REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS
- WATER PROOFING TO WET AREAS TO COMPLY WITH NCC, PART 3.8.1
- SMOKE ALARMS TO BE INTER-CONNECTED

SUSTAINABILITY COMPLIANCE

1. TRIPLE 'A' RATED SHOWER ROSES.
2. DUAL FLUSH TOILETS (6 LITRE FULL FLUSH / 3 LITRE HALF FLUSH).
3. 500kpa WATER PRESSURE-LIMITING DEVICES.
4. ENERGY EFFICIENT LIGHTING TO 80% OF DWELLING INTERNAL FLOOR SPACE.

TERMITE PROTECTION:
TO AS3660-2017 "TERMSPEC" TERMITE MANAGEMENT SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870. REFER ENGINEERS PLAN FOR EXPANSION JOINT LOCATIONS.

SLAB:
STEPDOWNS TO EXTERNAL SURFACES TO COMPLY WITH THE NCC. CONCRETE SLABS, PATHS & DRIVEWAYS NOT DESIGNED BY ENGINEER ARE NOT PART OF THIS APPLICATION.

PLUMBING:
PLUMBER / DRAINER TO VERIFY ALL DIMENSIONS PRIOR TO POSITIONING UNDERSLAB POINTS. MEASUREMENTS MAY VARY. FLOOR WASTE FIXTURES TO BE POSITIONED AT THE TIME OF CONSTRUCTION.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES-
- i) ALL ROOMS WITHIN 500mm VERTICAL OF THE FLOOR
 - ii) BATHROOMS- WITHIN 1500mm VERTICAL OF THE BATH BASE
 - iii) FULLY GLAZED DOORS
 - iv) SHOWER SCREENS
 - v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
 - vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.

NOTE: GLAZING REQUIREMENTS MAY BE DIFFERENT FROM THAT STATED UNDER BUSHFIRE CATEGORY REQUIREMENTS REFER 'BAL RATING'

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.

ALL WET AREAS TO COMPLY WITH NCC 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

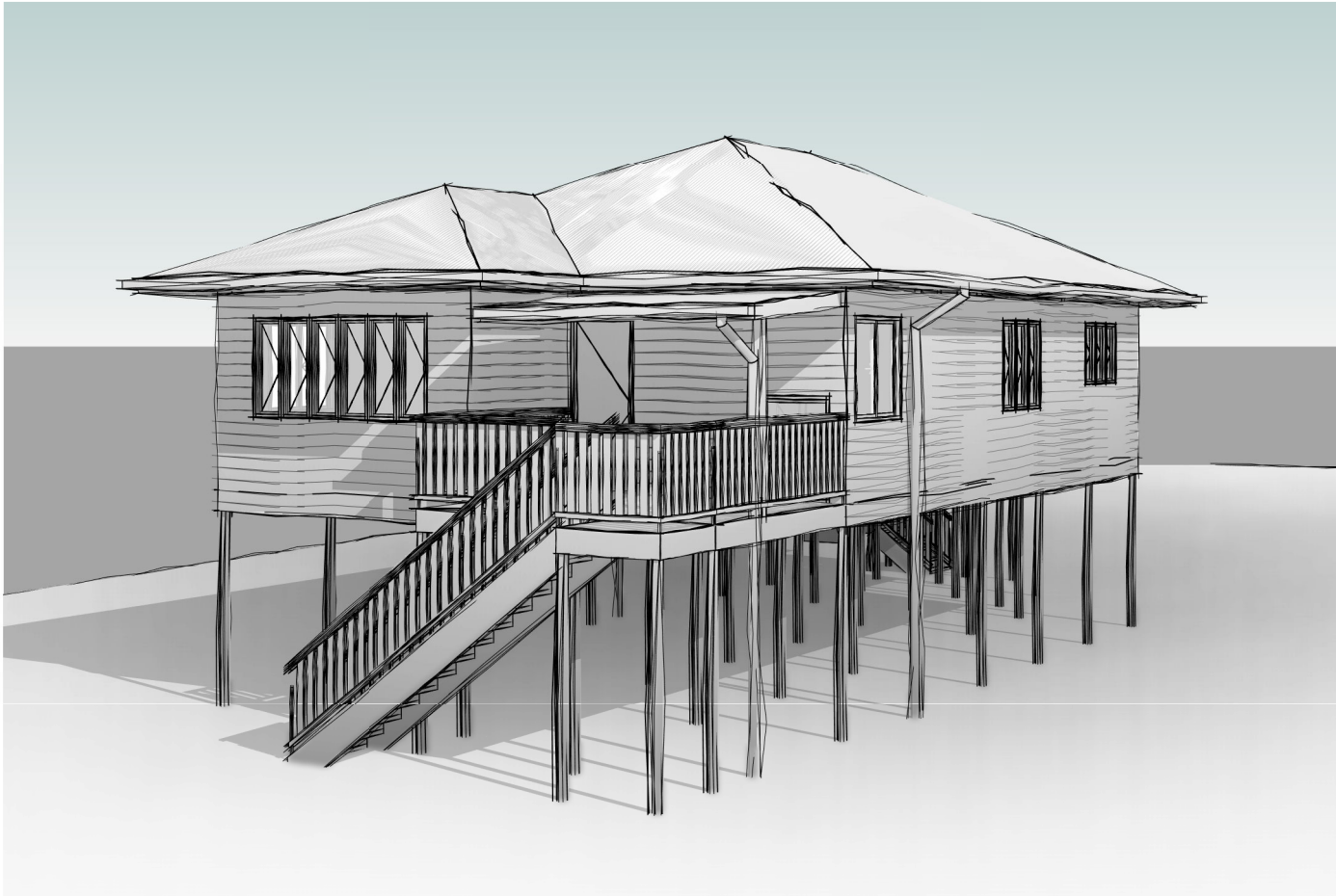
THERMAL INSULATION; INSULATION TO CEILING AND REFLECTIVE FOIL TO EXTERNAL WALLS OR AS PER ENERGY RATING REFER SARKING REQUIREMENT UNDER BUSH FIRE CATEGORY. BEDROOMS REQUIRE MINIMUM 10% LIGHT & 5% VENTILATION TO TOTAL FLOOR AREA.

RELEVANT AUSTRALIAN STANDARDS

- CONCRETE CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE.

- TIMBER STRUCTURE STANDARD AS 1720.3- 2016

- TIMBER CONSTRUCTION AS1684 - 2010
- MASONARY STRUCTURES AS4773-2010
- CONCRETE STRUCTURES AS3600-2018
- CONCRETE ROOF TILES AS2049-2002
- RESIDENTIAL SLABS & FOOTINGS AS2870-2011
- WINDOW & GLASS INSTALLATION AS2047 AND AS1288.
- BARRIERS FOR SUBTERRANEAN TERMITES TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1-2014
- WIND LOADS FOR HOUSING AS4055-2012
- STEEL STRUCTURES AS4100-2016
- DAMP PROOF COURSE & FLASHINGS AS/NZS2904
- PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE NCC.
- PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE NCC.



HOUSE RELOCATION TO:

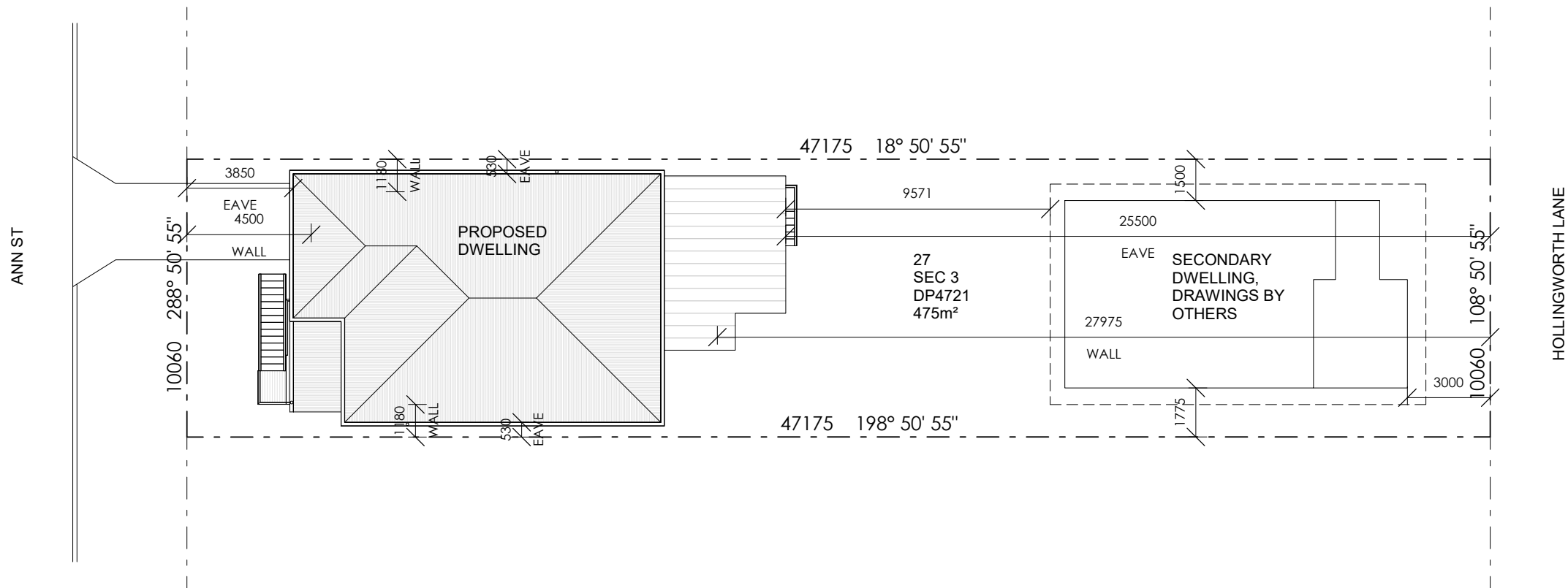
58 ANN ST, MULLUMBIMBY

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.	DATE	DESCRIPTION	REV
	05.06.2024	PRELIMINARY	A
	07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 01		REV B

CLIENT NAME: VA BARBER HUA
PROJECT ADDRESS: 58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME: COVER SHEET



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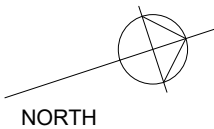
BYRON SHIRE COUNCIL
Development Application
APPROVED PLAN
DA No. 10.2024.220.1
Date: 06/09/2024

1 SITE PLAN
1 : 200 @A3

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

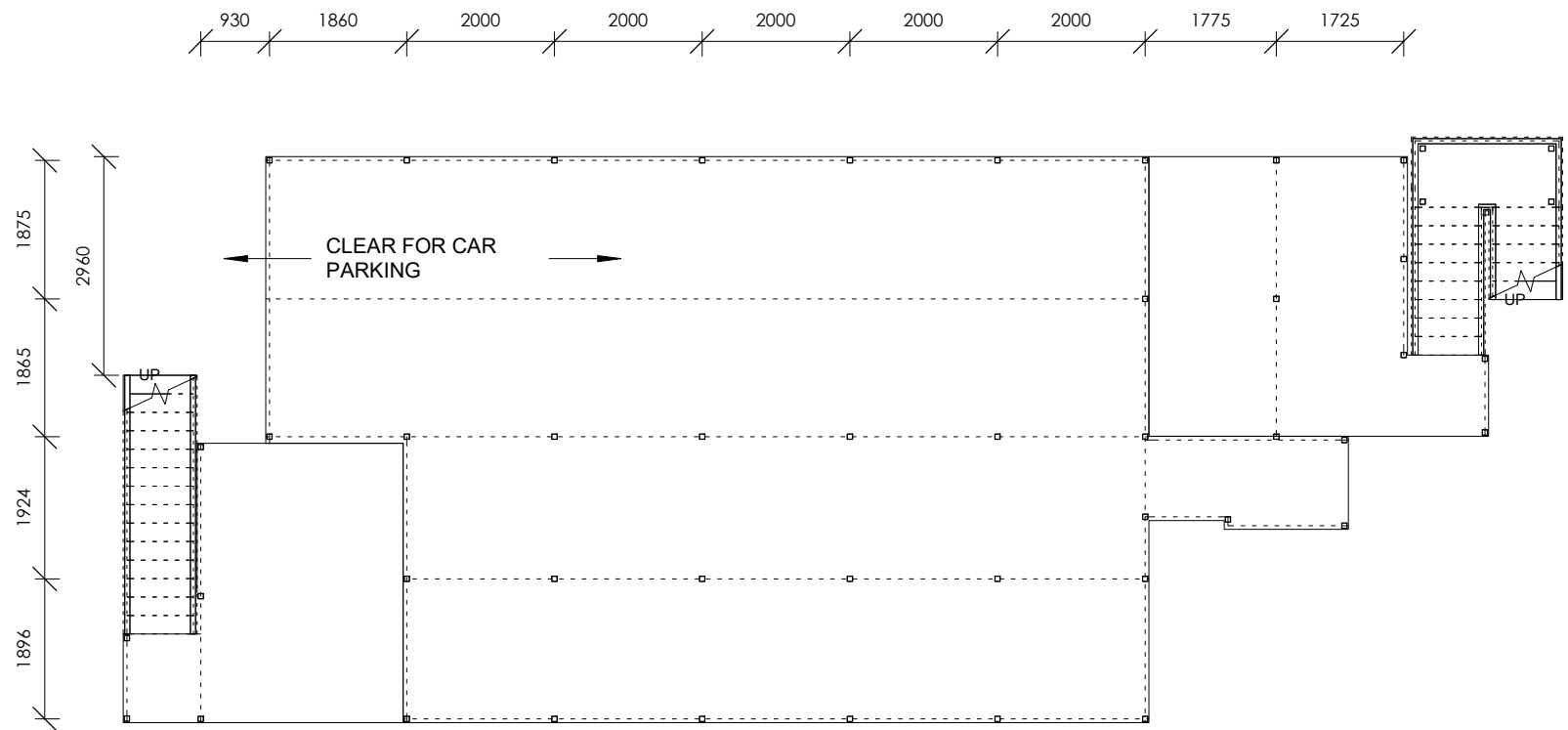
DATE	DESCRIPTION	REV
05.06.2024	PRELIMINARY	A
07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 02	REV B

CLIENT NAME:
VA BARBER HUA
PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME:
SITE PLAN



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DA No. 10.2024.220.1
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1

PROPOSED COLUMN LAYOUT

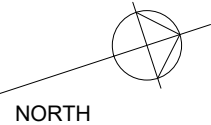
1 : 100 @A3

COLUMN SCHEDULE	
MARK	COUNT (INCLUDING LANDINGS)
COL	49

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07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 03	REV B

CLIENT NAME:
VA BARBER HUA
PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME:
PROPOSED COLUMN LAYOUT



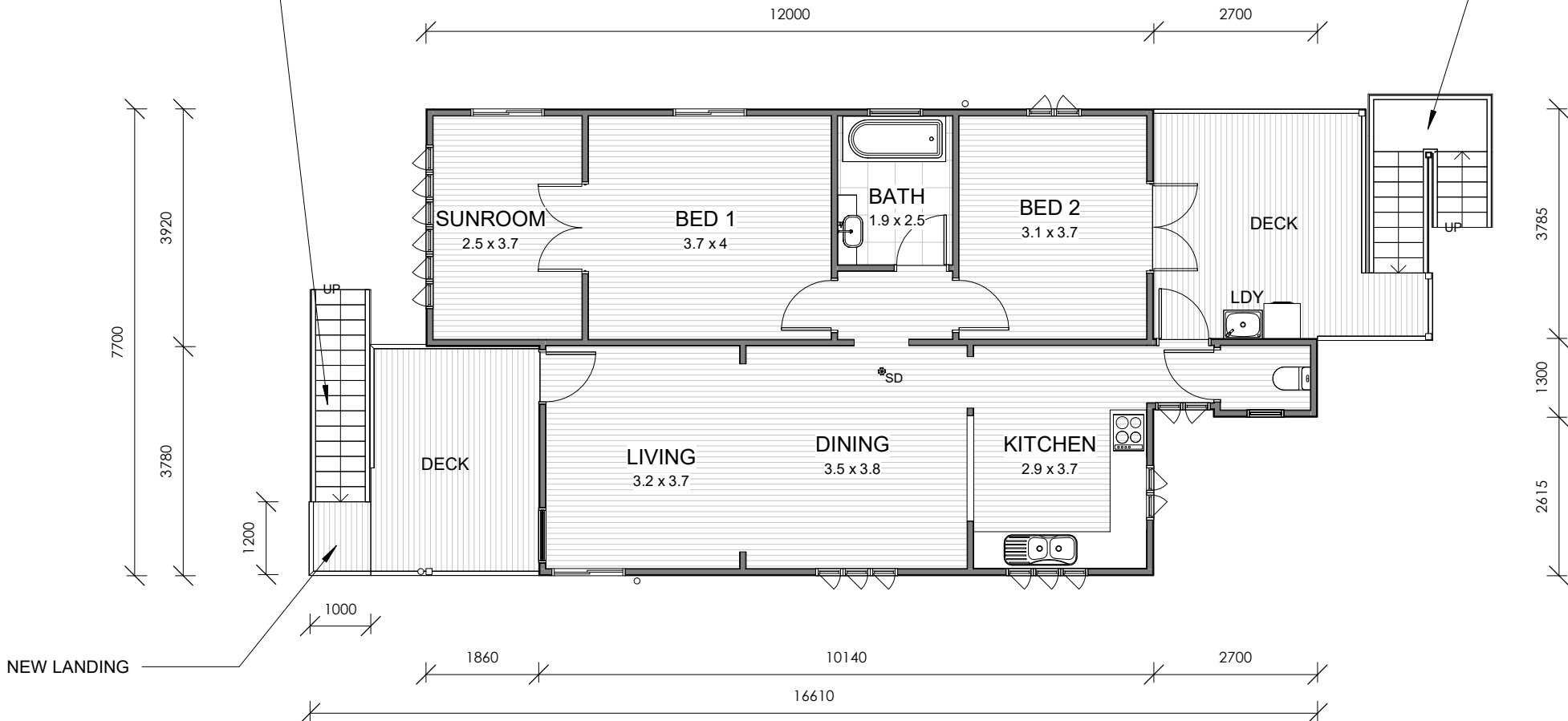


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 - LOCAL COUNCIL HEIGHT LIMIT NOT TO BE EXCEEDED

NEW STAIR BY CLIENT AFTER HOUSE DELIVERY TO NCC VOL 2 PART 3.9.1 & 3.9.2 WITH 750mm LONG HARDSTAND AT BASE.

NEW STAIR BY CLIENT AFTER HOUSE DELIVERY TO NCC VOL 2 PART 3.9.1 & 3.9.2 WITH 750mm LONG HARDSTAND AT BASE.



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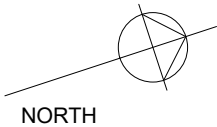
1 PROPOSED FLOOR PLAN

1 : 100 @A3

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05.06.2024	PRELIMINARY	A
07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 04	REV B

CLIENT NAME:
VA BARBER HUA
PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME:
PROPOSED FLOOR PLAN

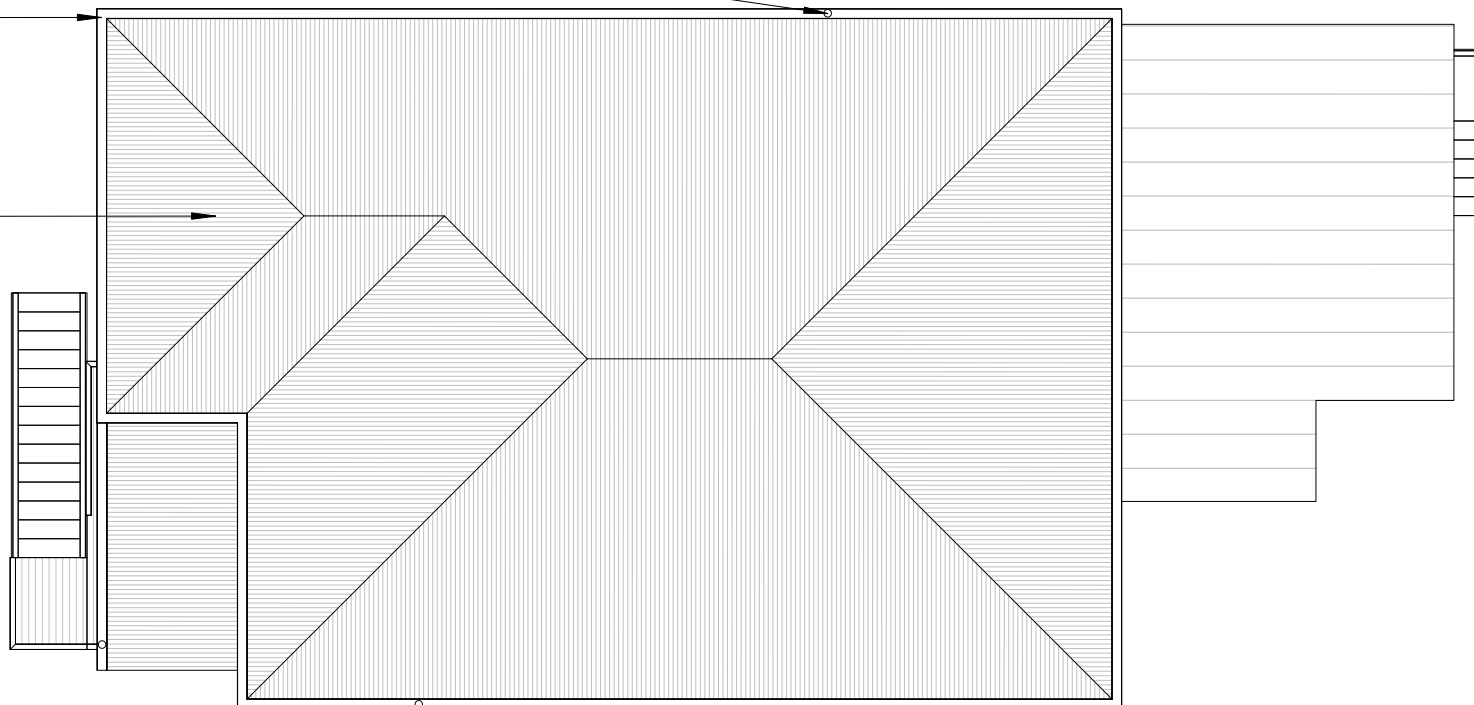


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DOWNPIPES TO
STREET
STORMWATER

DOWNPIPES AND
GUTTERS AS
INDICATED.

METAL SHEETED
ROOF
THROUGHOUT



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APPROVED PLAN
DA No. 10.2024.220.1
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1

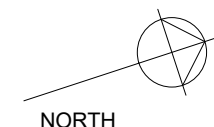
PROPOSED ROOF PLAN

1 : 100 @A3

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PRO 1408	SHEET NUMBER A - 05	REV B

CLIENT NAME:
VA BARBER HUA
PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME:
PROPOSED ROOF PLAN



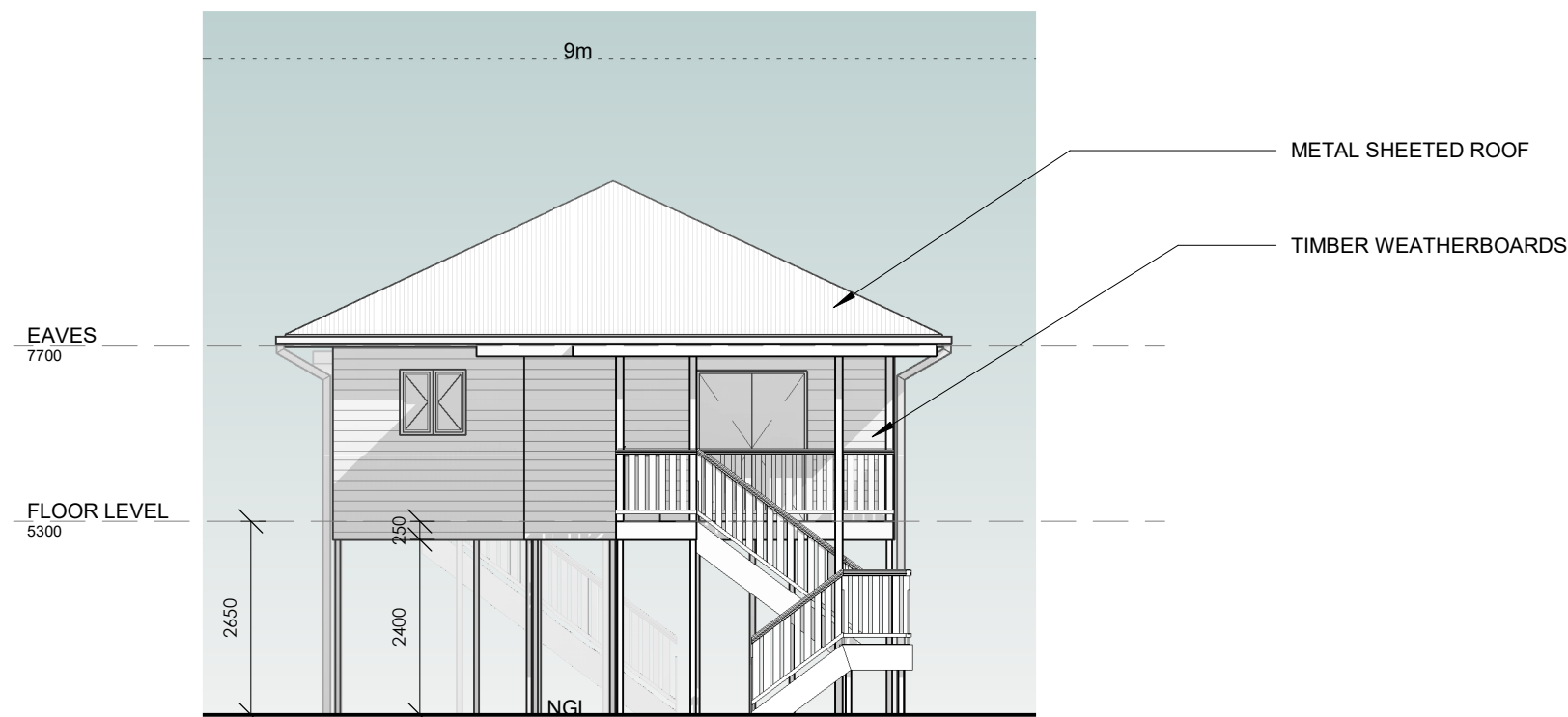
NORTH

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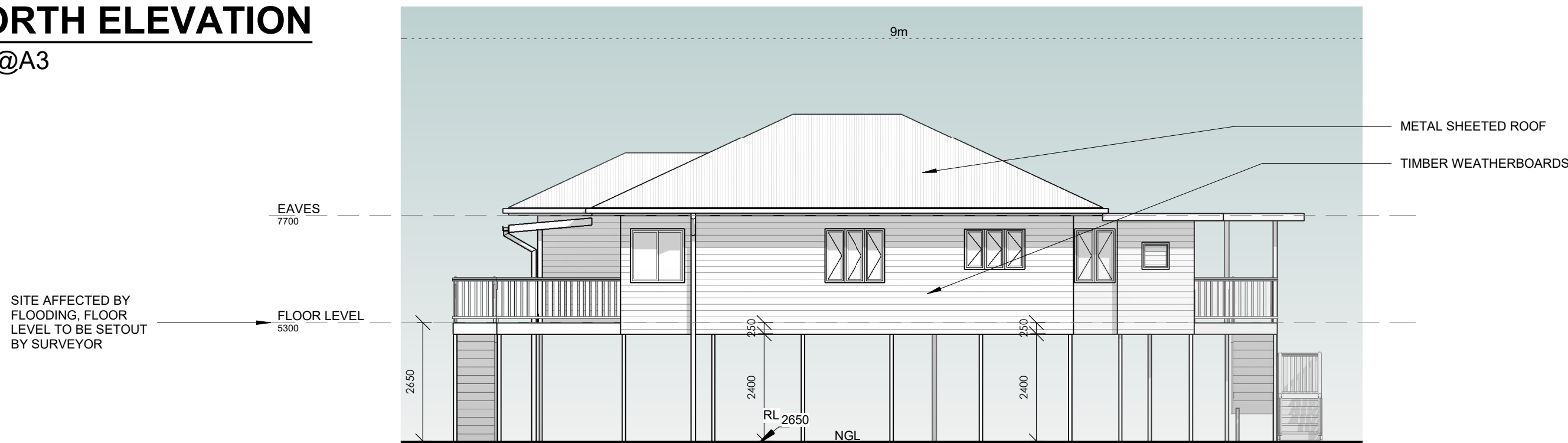
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1 **01 NORTH ELEVATION**
1 : 100 @A3



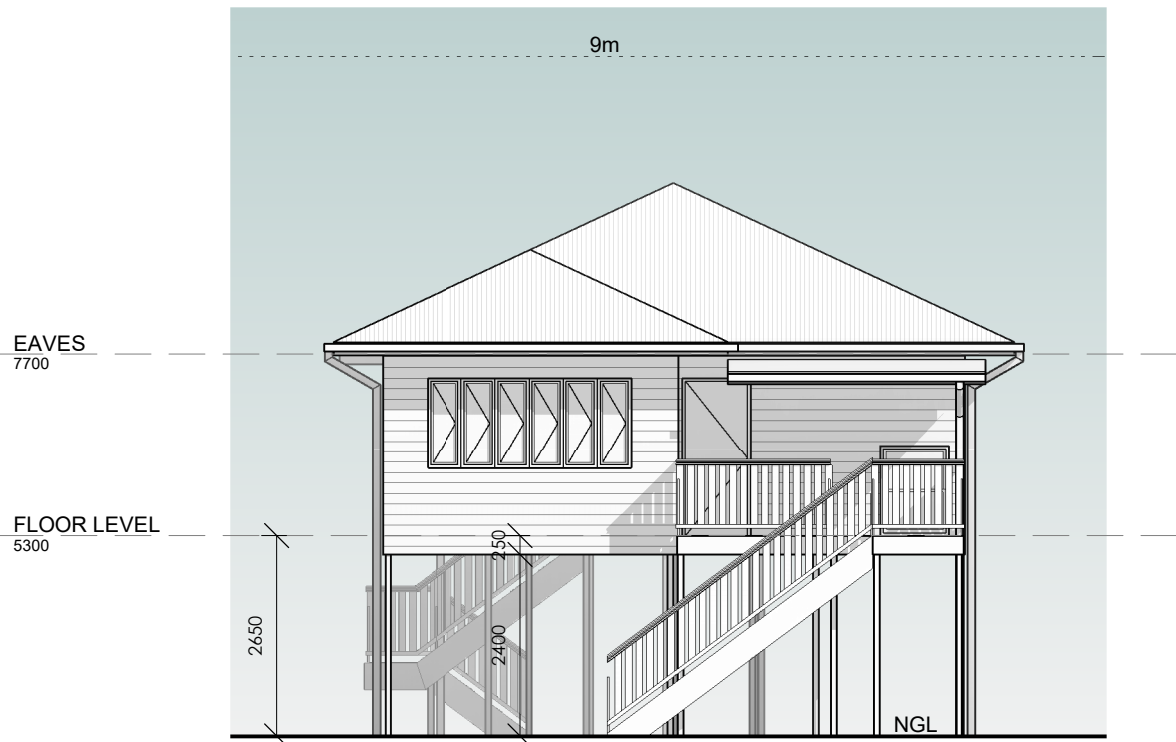
2 **02 EAST ELEVATION**
1 : 100 @A3

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07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 06	REV B

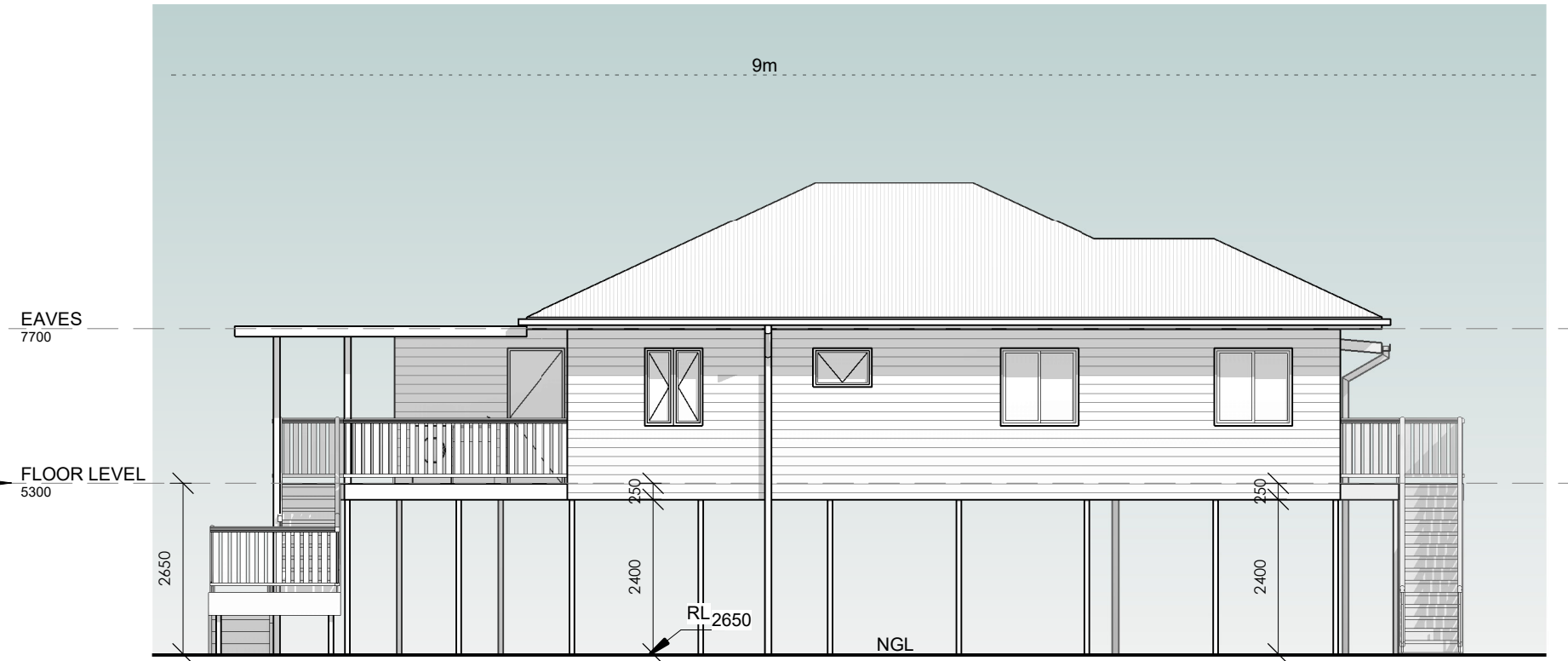
CLIENT NAME:
VA BARBER HUA
PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME:
PROPOSED ELEVATIONS 1

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Date: 06/09/2024

1 **03 SOUTH ELEVATION**
1 : 100 @A3



2 **04 WEST ELEVATION**
1 : 100 @A3

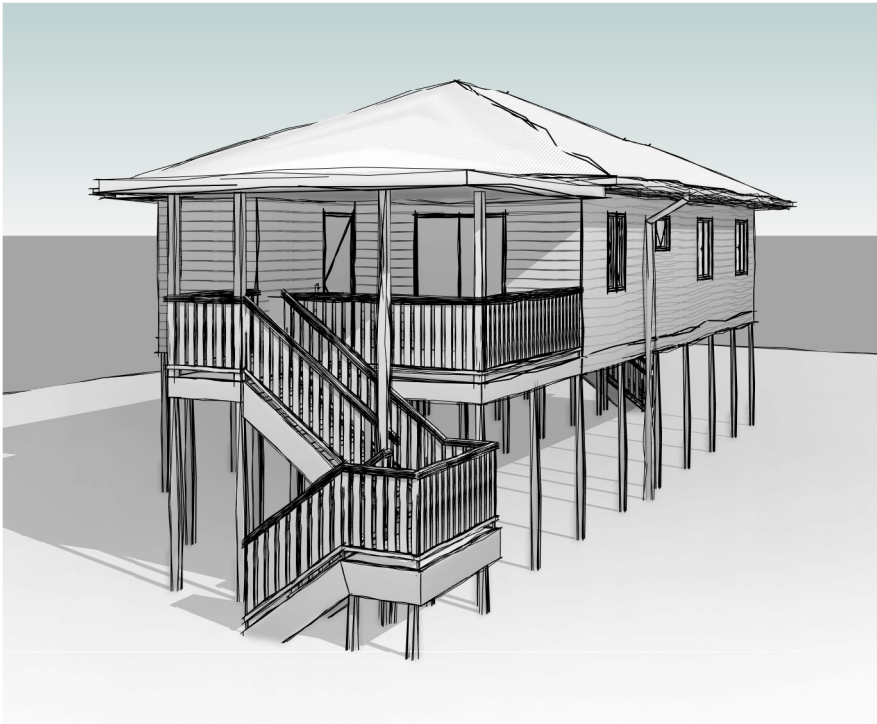
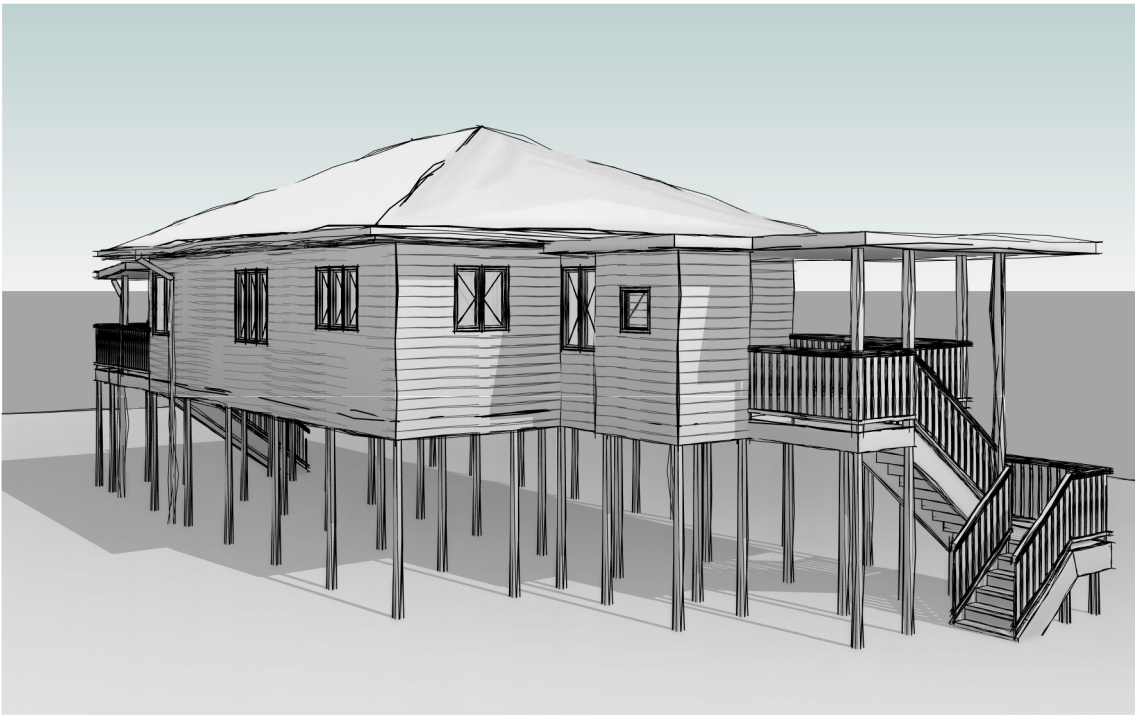
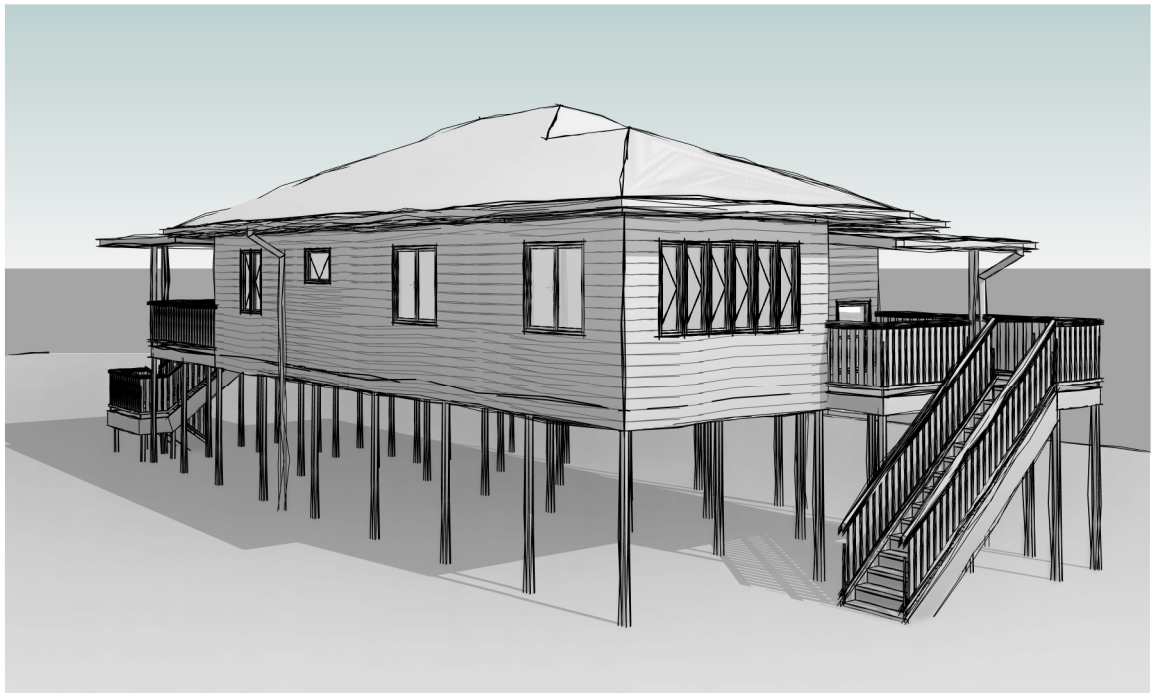
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DATE	DESCRIPTION	REV
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07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 07	REV B

CLIENT NAME:
VA BARBER HUA
PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME:
PROPOSED ELEVATIONS 2



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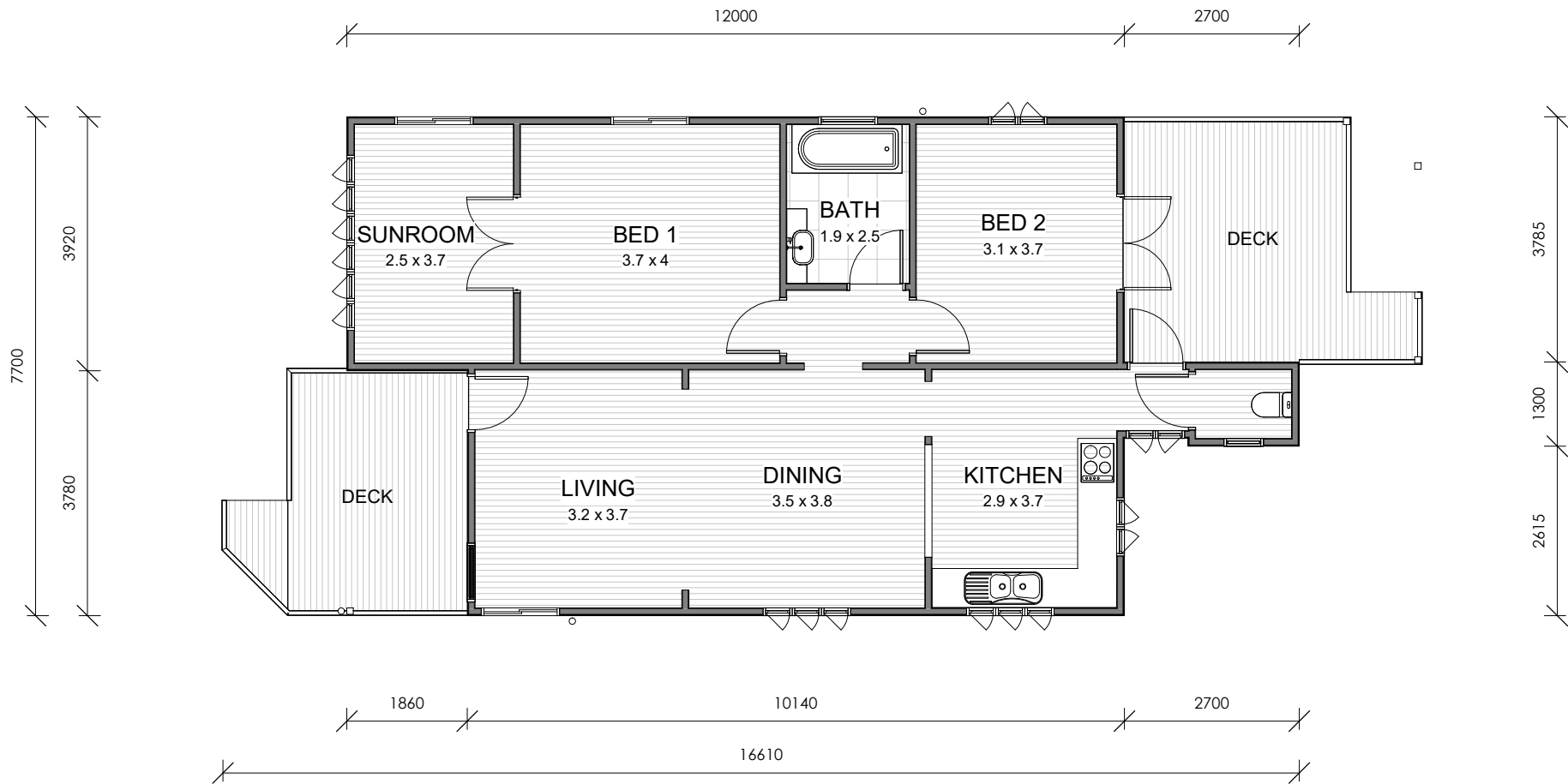


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07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 08	REV B

CLIENT NAME:
VA BARBER HUA
PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME:
3D

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EXISTING MACKY & SONS
HOUSE 'FREYA' LOCATED 255
MORTIMER RD, ACACIA RIDGE.

1

EXISTING FLOOR PLAN

1 : 100 @A3

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07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B

PRO
1408

SHEET NUMBER
A - 20

REV
B

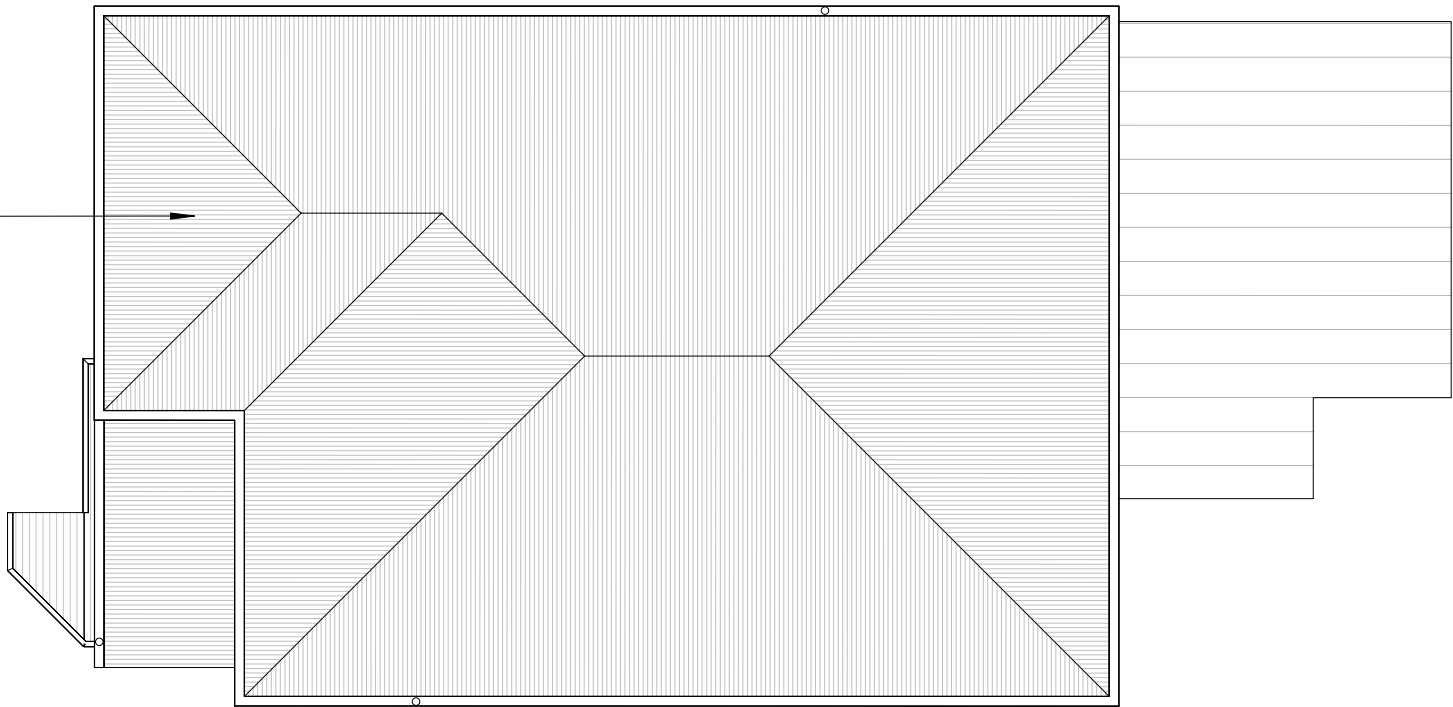
CLIENT NAME:
VA BARBER HUA
PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME:
EXISTING FLOOR PLAN



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EXISTING METAL SHEETED ROOF



1

EXISTING ROOF PLAN

1 : 100 @A3

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05.06.2024	PRELIMINARY	A
07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 21	REV B

CLIENT NAME:
VA BARBER HUA

PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.

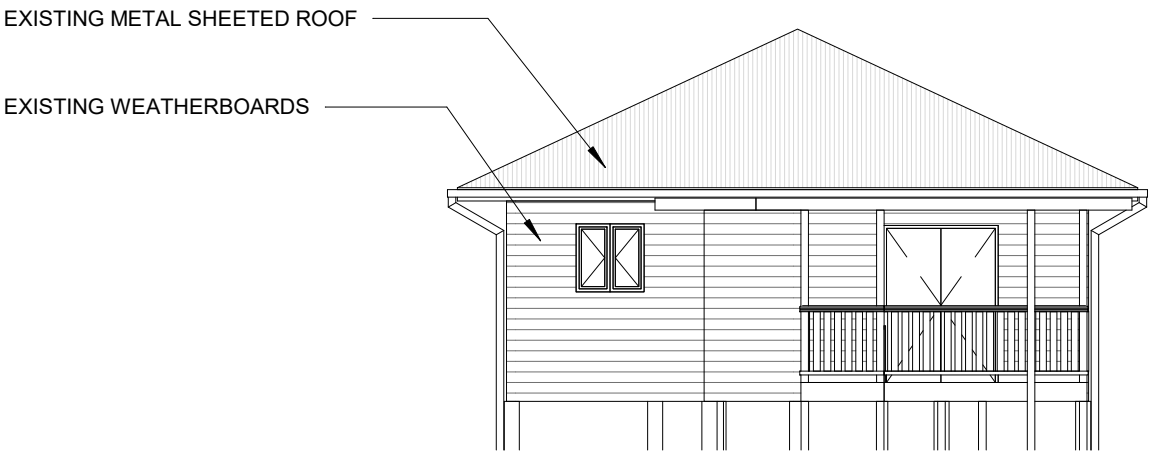
SHEET NAME:
EXISTING ROOF PLAN



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1

EXISTING NORTH ELEVATION

1 : 100 @A3



2

EXISTING EAST ELEVATION

1 : 100 @A3

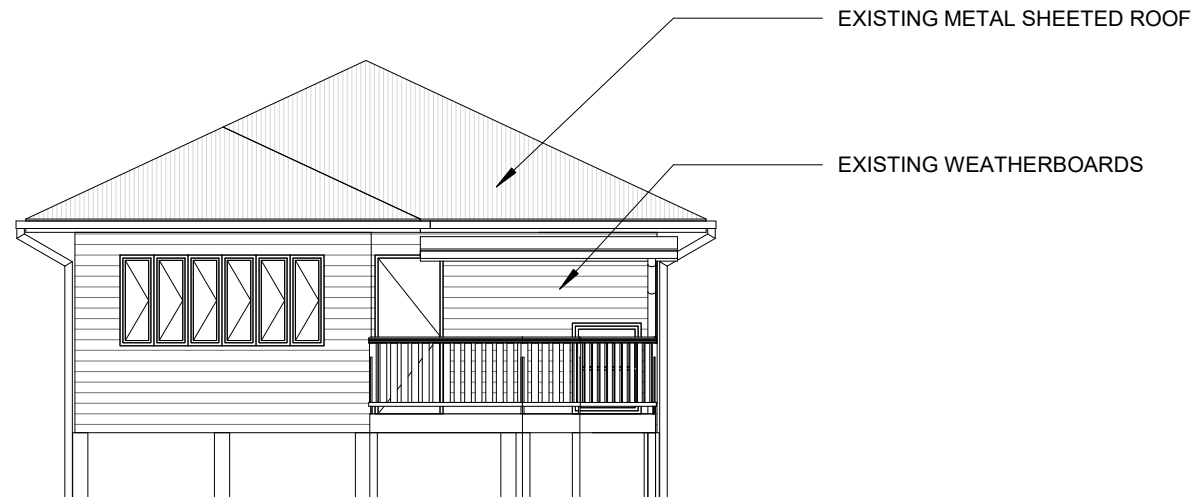
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07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 22	REV B

CLIENT NAME:
VA BARBER HUA
PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME:
EXISTING ELEVATIONS



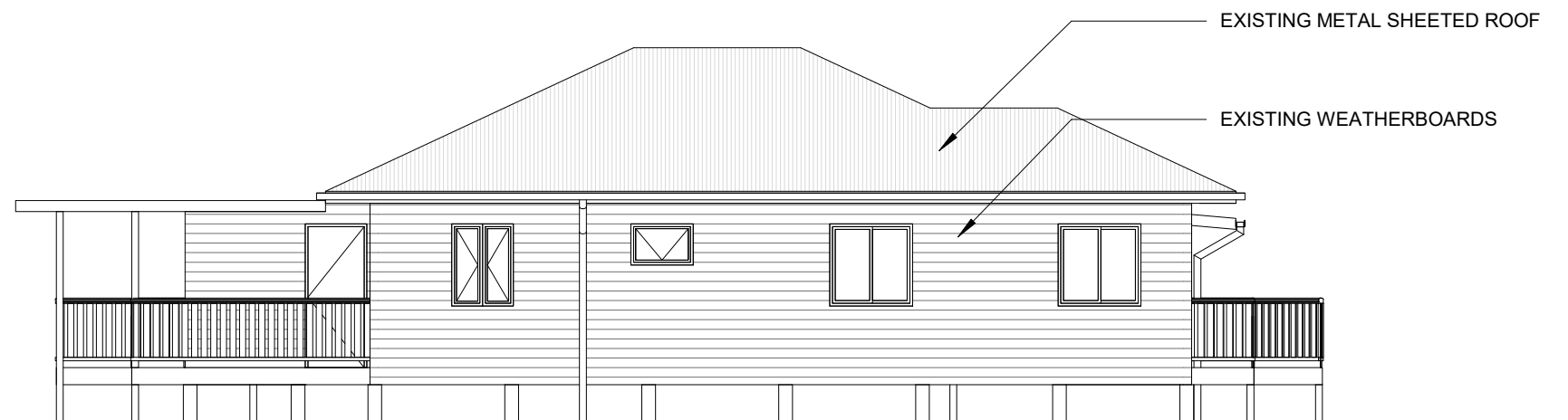
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1

EXISTING SOUTH ELEVATION

1 : 100 @A3



2

EXISTING WEST ELEVATION

1 : 100 @A3

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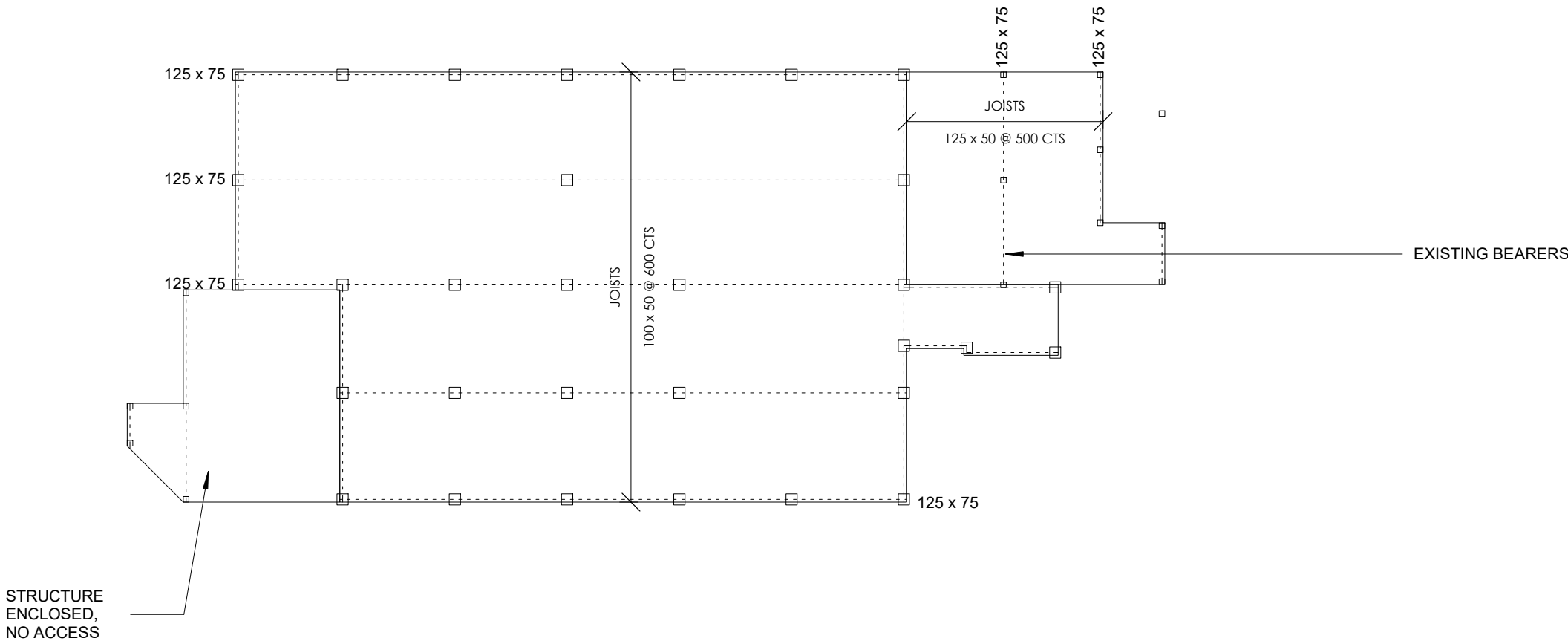
DATE	DESCRIPTION	REV
05.06.2024	PRELIMINARY	A
07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 23	REV B

CLIENT NAME:
VA BARBER HUA
PROJECT ADDRESS:
58 ANN ST, MULLUMBIMBY, NSW, 2482.
SHEET NAME:
EXISTING ELEVATIONS



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- NOTES:
- ALL DRAWINGS AND DIMENSIONS FOR HOUSE RAISE OR MOVE ONLY. CHECK ALL DIMENSIONS BEFORE COMPLETING OTHER BUILDING WORK.
 - CONTOURS & LEVELS COULD HAVE BEEN DERIVED FROM COUNCIL LIDAR MAPPING, SURVEYOR TO CHECK HEIGHTS DURING HOUSE SETOUT
 - LOCAL COUNCIL HEIGHT LIMIT NOT TO BE EXCEEDED



1

EXISTING FLOOR STRUCTURE

1 : 100 @A3

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NCC & RELEVANT AUSTRALIAN STANDARDS. FULL STRUCTURAL CERTIFICATION IS REQUIRED. DO NOT SCALE FROM DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY FABRICATION, SETOUT OR WORK. ANY COSTS ARISING FROM INCORRECT DIMENSIONING IS THE RESPONSIBILITY OF THE CONTRACTOR IF EVOKE ARCHITECTS IS NOT CONTACTED PRIOR TO CONSTRUCTION. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT OF WORK.

DATE	DESCRIPTION	REV
05.06.2024	PRELIMINARY	A
07.06.2024	GROUND HEIGHT INCREASED 150mm & FRONT LANDING AMENDED	B
PRO 1408	SHEET NUMBER A - 24	REV B

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