

- Architectural Notes**
1. Check & Verify all dimensions prior to construction commencing.
  2. This drawing read in conjunction with : Engineering drawings & Basix report.
  3. All construction shall be in accordance with the building code of australia & australian standards contained therein.
  4. All timber framing shall be in accordance with the n.s.w. timber framing code & AS1684 & AS1720
  5. Construction shall be in accordance with the terms & conditions of councils development approval.
  6. Electrical contractor to discuss layout with client prior to wiring commencing.
  7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

note; builder to verify all dimensions & levels on site in relation to existing before commencing work during construction.

1. smoke detectors to be connected to mains power & have a standby power supply in accordance with AS3786-1993

**FLOOR AREAS :** GROUND FLOOR = 149 M2 (INCLUDING GARAGE)  
 UPPER FLOOR = 99M2  
 ALFRESCO = 24M2  
 PORCH = 5M2  
 TOTAL = 277M2

**AC Arthur Colledge**  
 Building Design Draftsman

ph 0424083124  
 email arthurandsharon@bigpond.com  
 P.O. Box 592 Ballina

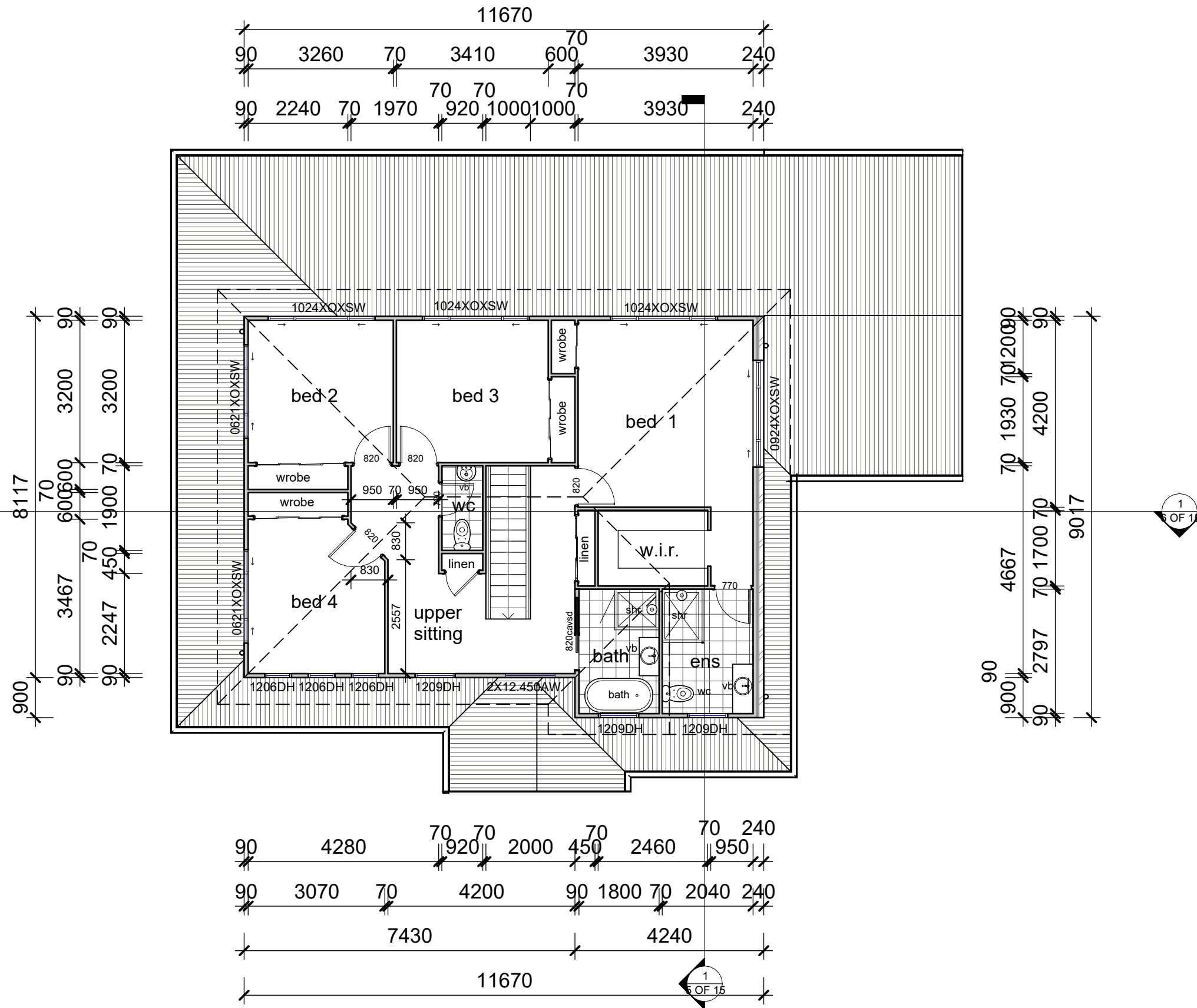
**1** Ground Floor  
 1 : 100

No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

for: B. ALECKSON

Floor Plan		1 OF 15
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale	1 : 100	



- Architectural Notes**
1. Check & Verify all dimensions prior to construction commencing.
  2. This drawing read in conjunction with :  
Engineering drawings & Basix report.
  3. All construction shall be in accordance with the building code of australia & australian standards contained therein.
  4. All timber framing shall be in accordance with the n.s.w. timber framing code & AS1684 & AS1720
  5. Construction shall be in accordance with the terms & conditions of councils development approval.
  6. Electrical contractor to discuss layout with client prior to wiring commencing.
  7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

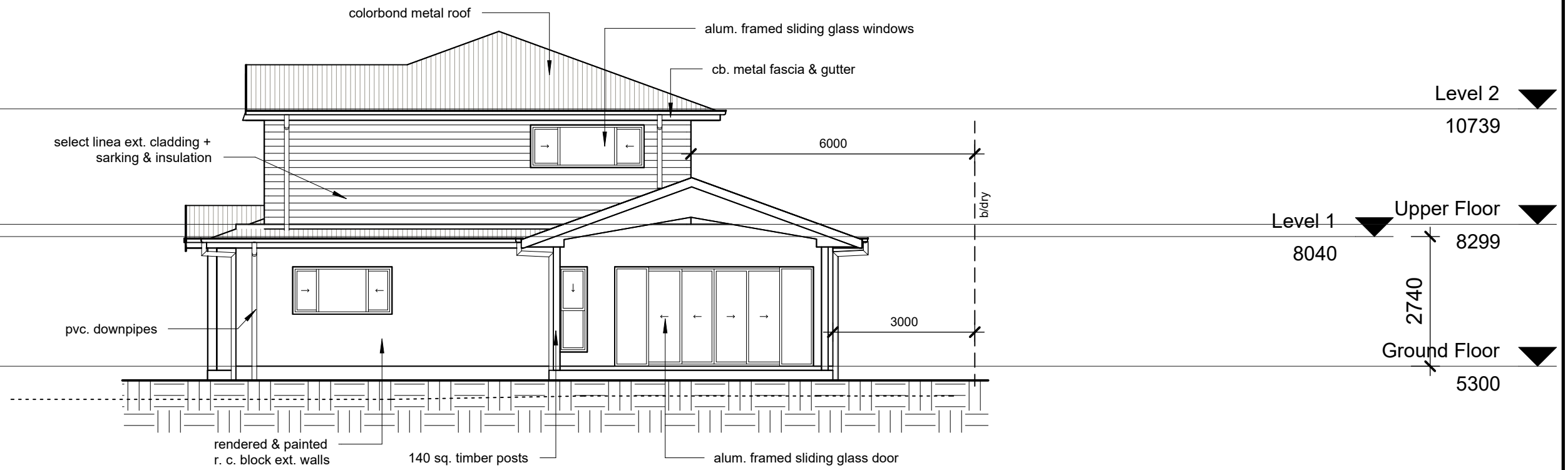
**1 Upper Floor**  
1 : 100

No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

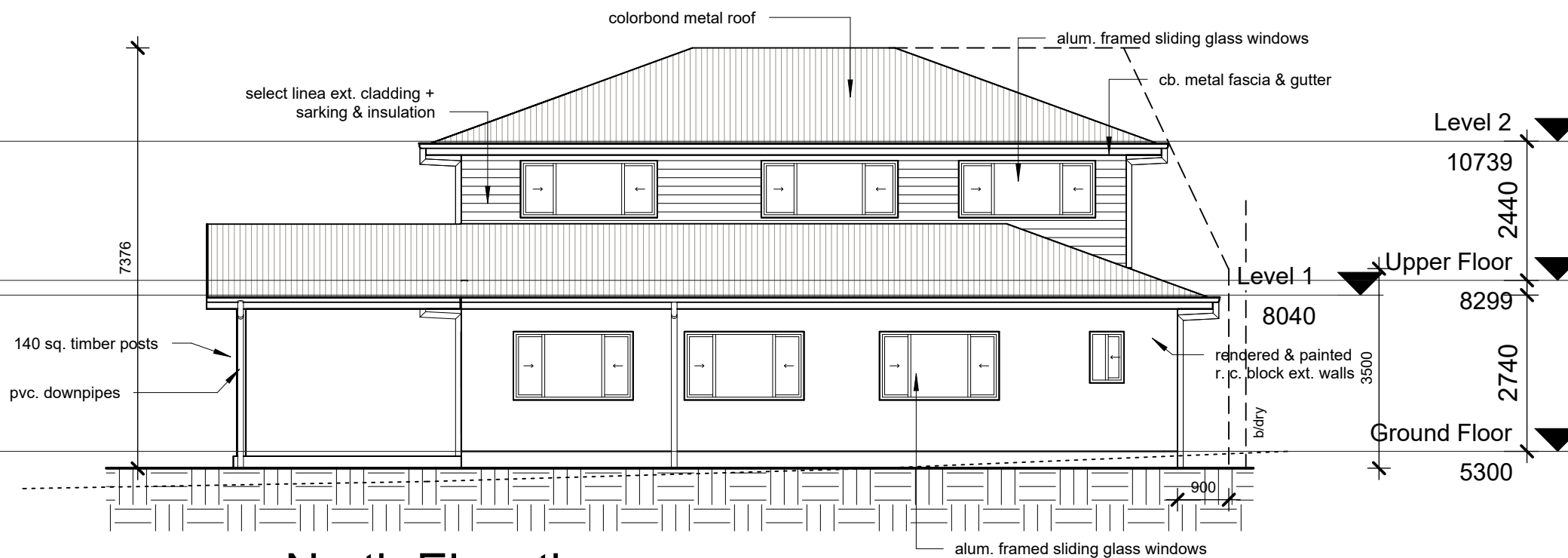
proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.  
  
for: B. ALECKSON

Upper Floor		2 OF 15
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	D.W.	Scale 1 : 100

**AC Arthur Colledge**  
**Building Design Draftsman**  
  
ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina



**1 East Elevation**  
1 : 100



**2 North Elevation**  
1 : 100

**Architectural Notes**

1. Check & Verify all dimensions prior to construction commencing.
2. This drawing read in conjunction with :  
Engineering drawings & Basix report.
3. All construction shall be in accordance with the building code of australia & australian standards contained therein.
4. All timber framing shall be in accordance with the n.s.w. timber framing code & AS1684 & AS1720
5. Construction shall be in accordance with the terms & conditions of councils development approval.
6. Electrical contractor to discuss layout with client prior to wiring commencing.
7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

**AC** Arthur Colledge  
Building Design Draftsman

ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina

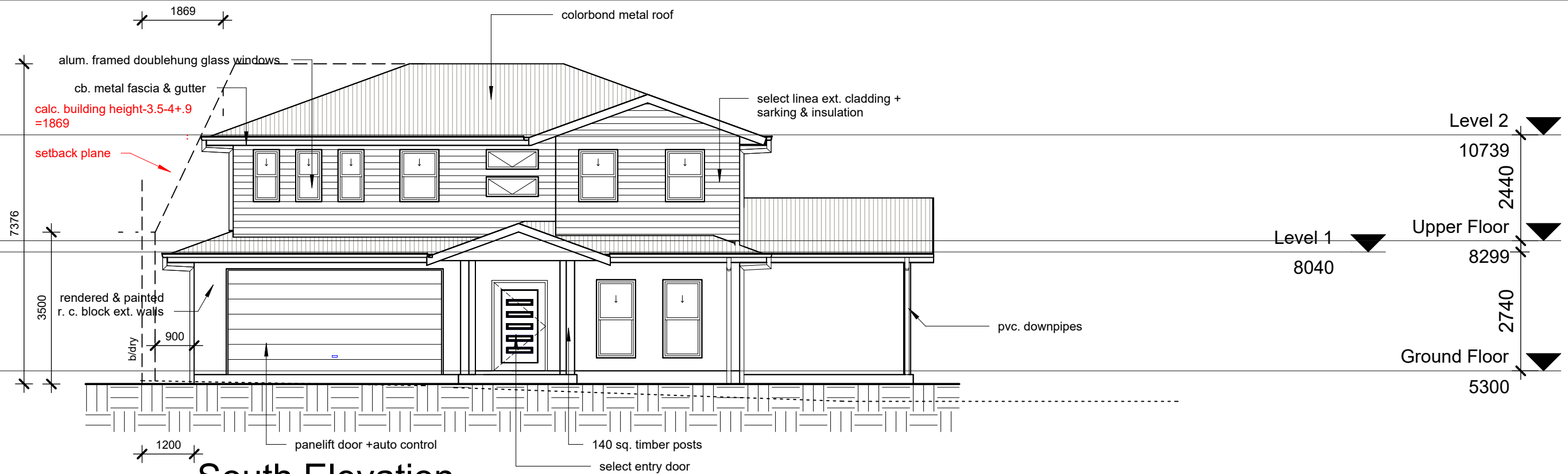
No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

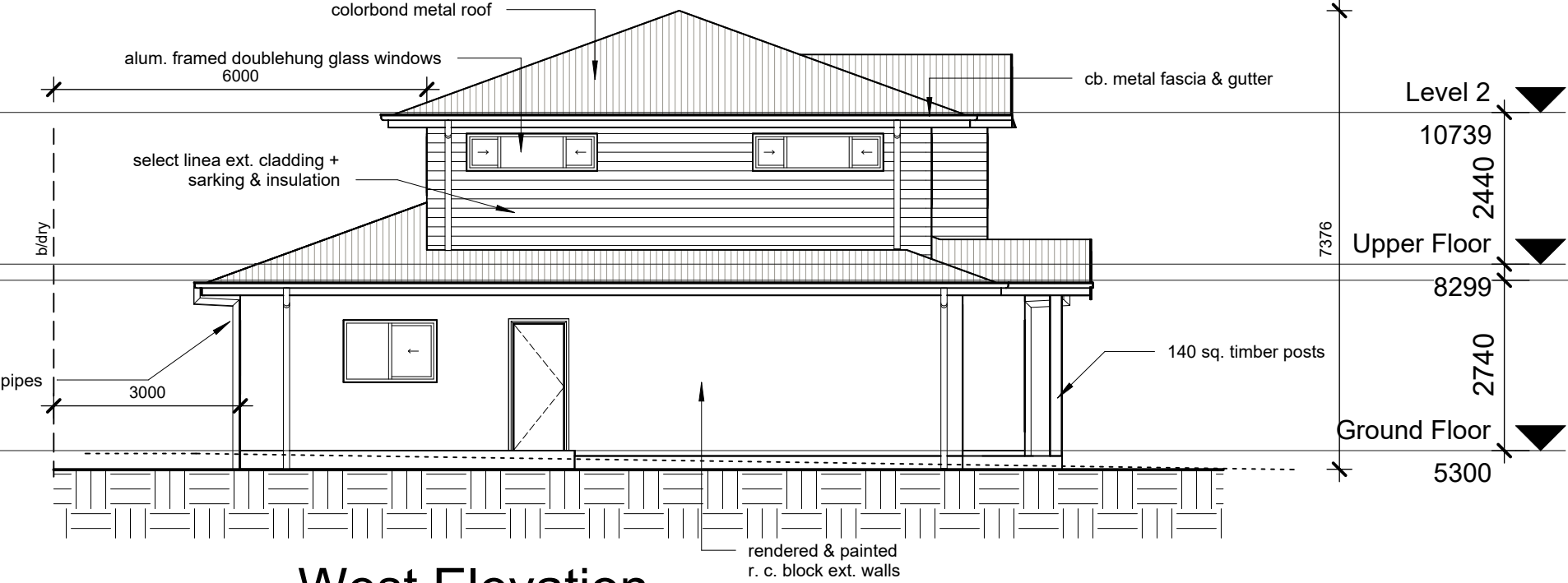
for: B. ALECKSON

**Elevations**

Project number	4331	<b>3 OF 15</b>
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale	1 : 100	



**1** South Elevation  
1 : 100



**2** West Elevation  
1 : 100

- Architectural Notes**
1. Check & Verify all dimensions prior to construction commencing.
  2. This drawing read in conjunction with : Engineering drawings & Basix report.
  3. All construction shall be in accordance with the building code of australia & australian standards contained therein.
  4. All timber framing shall be in accordance with the n.s.w. timber framing code & AS1684 & AS1720
  5. Construction shall be in accordance with the terms & conditions of councils development approval.
  6. Electrical contractor to discuss layout with client prior to wiring commencing.
  7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

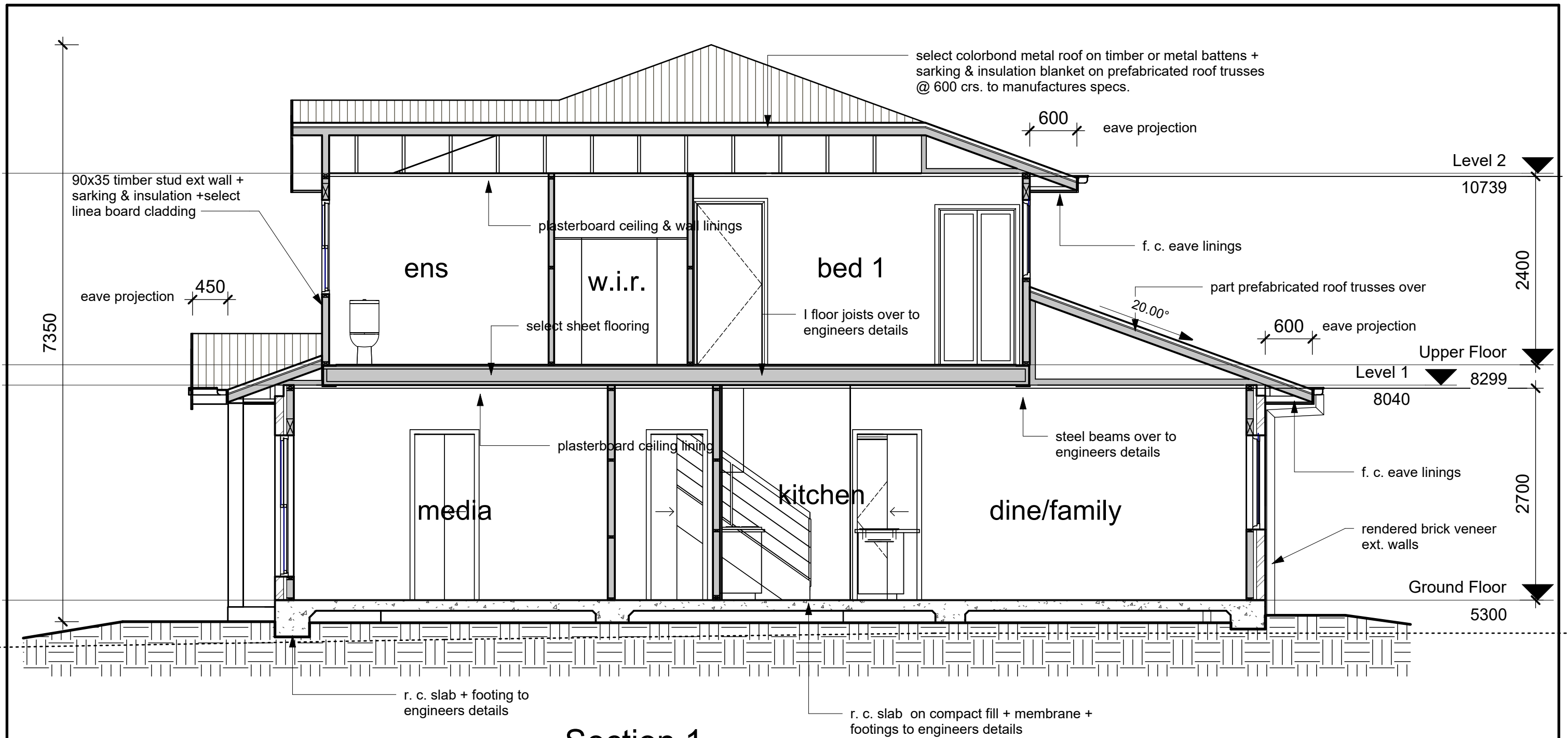
**AC** Arthur Colledge  
Building Design Draftsman

ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina

No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.  
  
for: B. ALECKSON

Elevations		4 OF 15
Project number	4331	
Date	1/02/2024	
Drawn by	A/C/	
Checked by	B.A.	
Scale	1 : 100	



**1** Section 1  
1 : 50

**Architectural Notes**

1. Check & Verify all dimensions prior to construction commencing.
2. This drawing read in conjunction with : Engineering drawings & Basix report.
3. All construction shall be in accordance with the building code of australia & australian standards contained therein.
4. All timber framing shall be in accordance with the n.s.w. timber framing code & AS1684 & AS1720
5. Construction shall be in accordance with the terms & conditions of councils development approval.
6. Electrical contractor to discuss layout with client prior to wiring commencing.
7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

for: B. ALECKSON

**AC** Arthur Colledge  
Building Design Draftsman

ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina

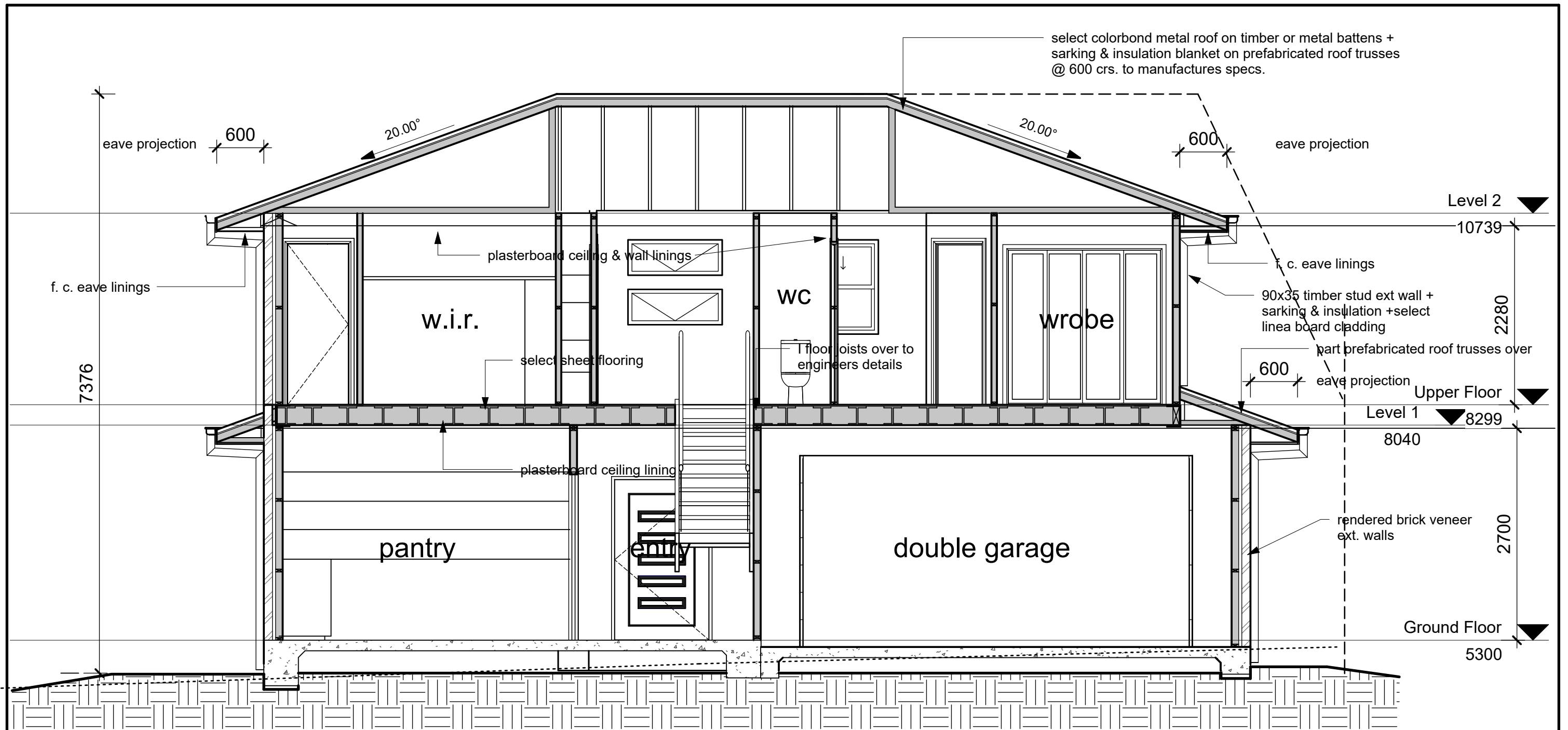
**Section 1**

Project number	4331
Date	1/02/2024
Drawn by	A.C.
Checked by	B.A.

**5 OF 15**

Scale 1 : 50





**Architectural Notes**

1. Check & Verify all dimensions prior to construction commencing.
2. This drawing read in conjunction with :  
Engineering drawings & Basix report.
3. All construction shall be in accordance with the building code of australia & australian standards contained therein.
4. All timber framing shall be in accordance with the n.s.w. timber framing code & AS1684 & AS1720
5. Construction shall be in accordance with the terms & conditions of councils development approval.
6. Electrical contractor to discuss layout with client prior to wiring commencing.
7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

**1 Section 2**  
1 : 50

No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

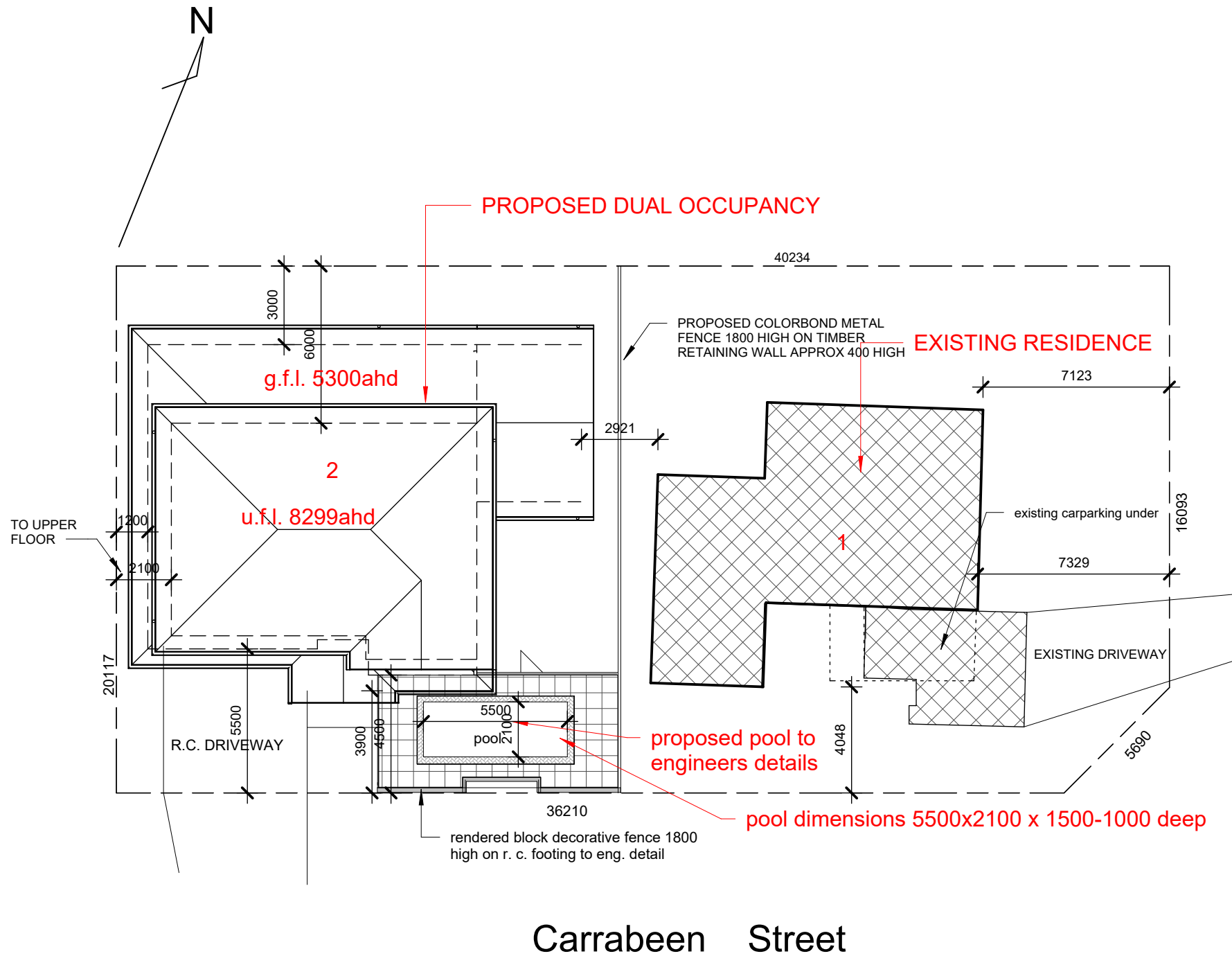
proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

for: B. ALECKSON

Section 2		6 OF 15
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale	1 : 50	

**AC Arthur Colledge**  
**Building Design Draftsman**

ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina



**SITE CALCULATIONS :** AREA OF SITE = 801M2  
 EXISTING FLOOR AREA (1) = 153M2  
 NEW LIVINGFLOOR AREA (2) = 212M2  
 FLOOR SPACE RATIO = 45.6 %

**1 Site 2**  
 1 : 200

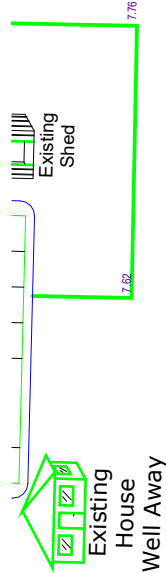
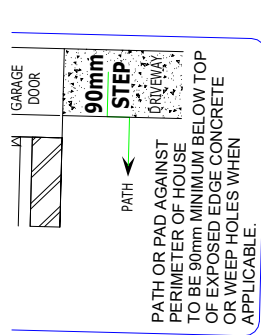
**AC Arthur Colledge**  
**Building Design Draftsman**

ph 0424083124  
 email arthurandsharon@bigpond.com  
 P.O. Box 592 Ballina

No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

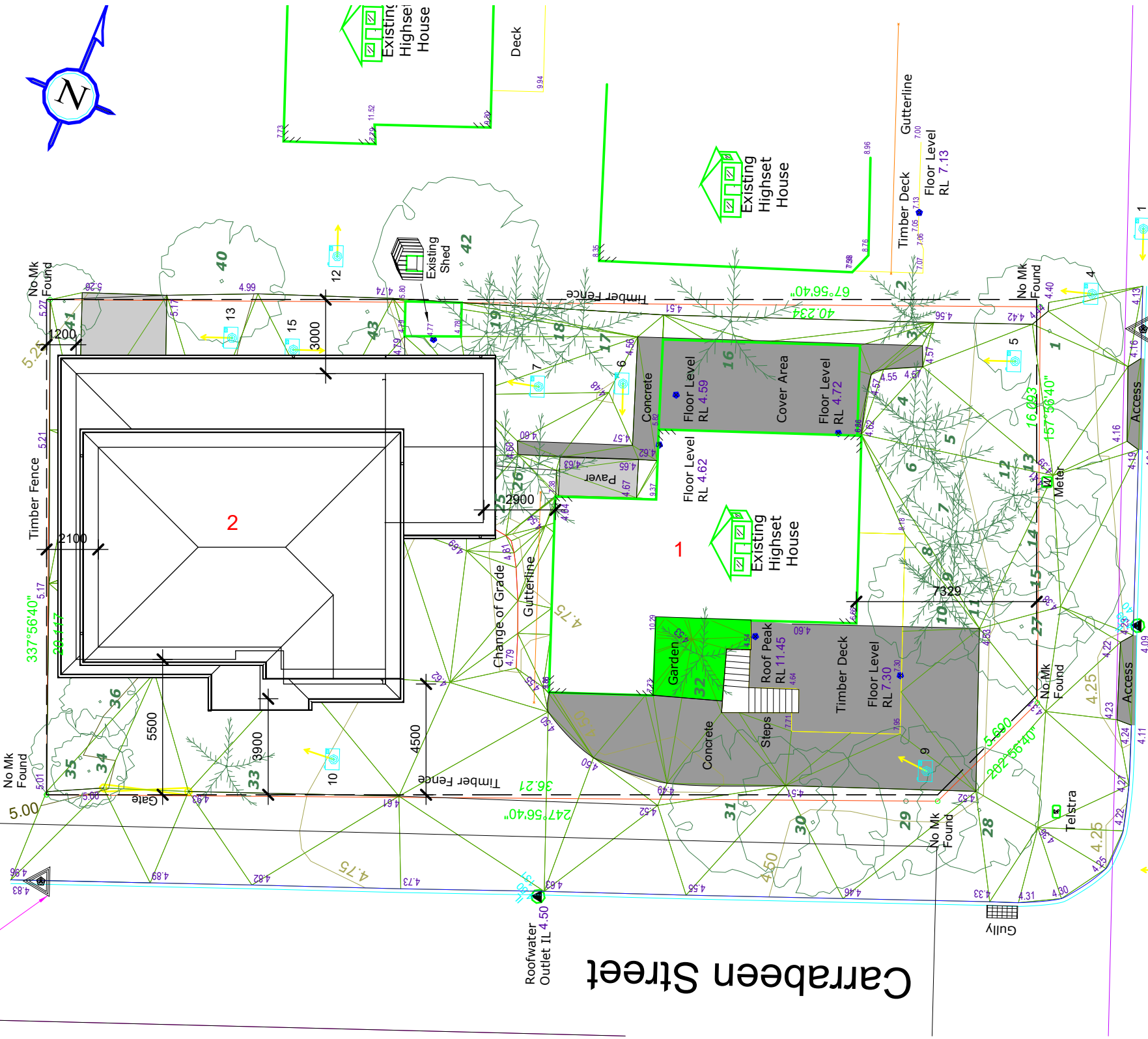
proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.  
 for: B. ALECKSON

Site 1		7 OF 15
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	Scale 1 : 200



CLIENT

TBM 2 Nail in Kerb  
AHD RL / m 4.946



Form 2 Certificate  
I, Shane Neville Von See  
a surveyor registered in  
information Act, 2002, ce  
this plan (or sketch) was  
9 of the Surveying and S  
2017 and the survey was  
is not a survey to be lodg

TBM 1 Nail in Kerb  
AHD RL / m 4.161

Beech Street

No.	Name	T Ø'	Spr Ø'	H'
1	TREE	0.30 m	6.0 m	5.0 m

1 Site  
1 : 200

No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

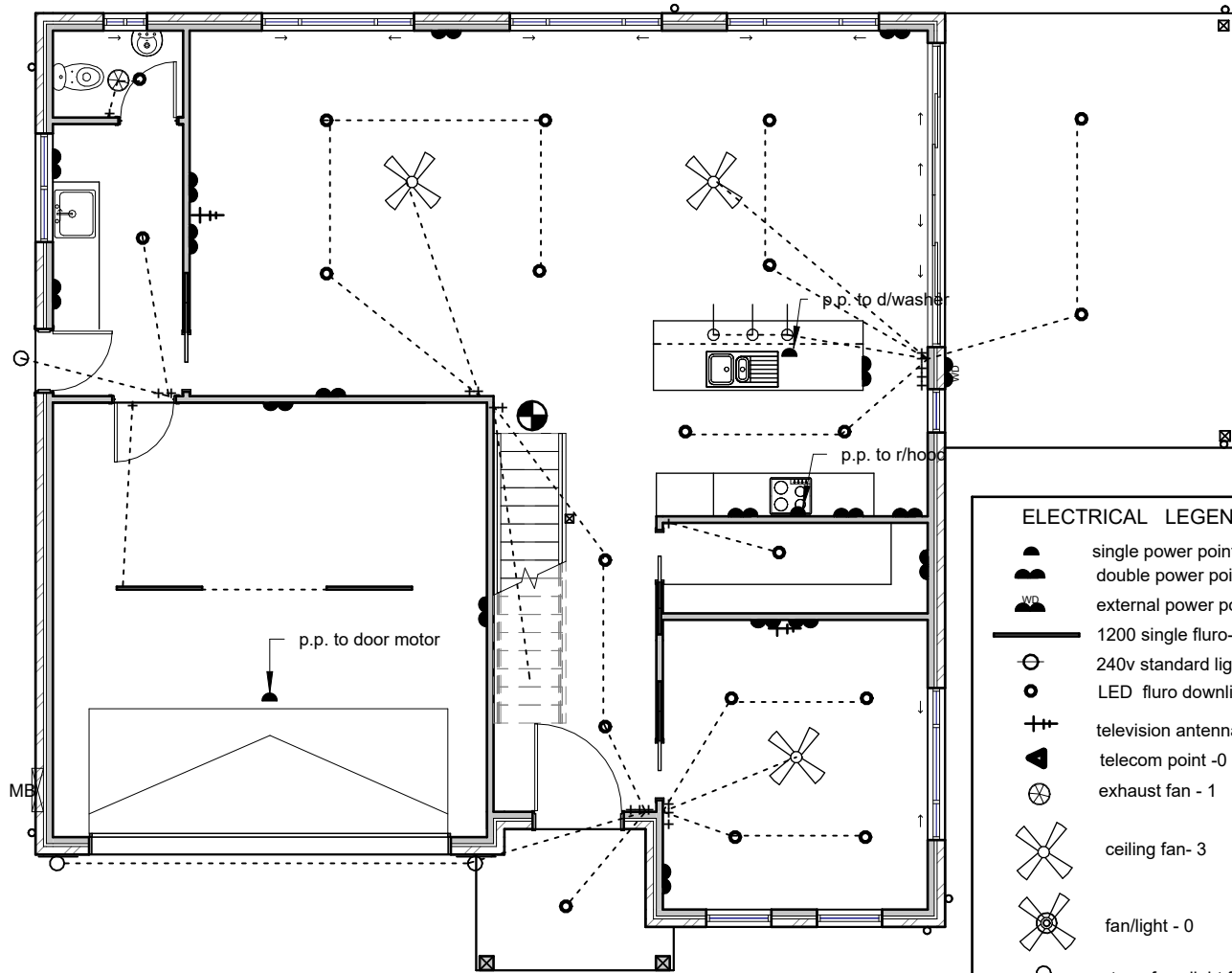
proposed additional residence to  
lot 10 dp758403 no 51 beech street  
to create a dual occupancy.  
  
for: B. ALECKSON

Site 2		8 OF 15
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale	1 : 200	

**AC** Arthur Colledge  
Building Design Draftsman

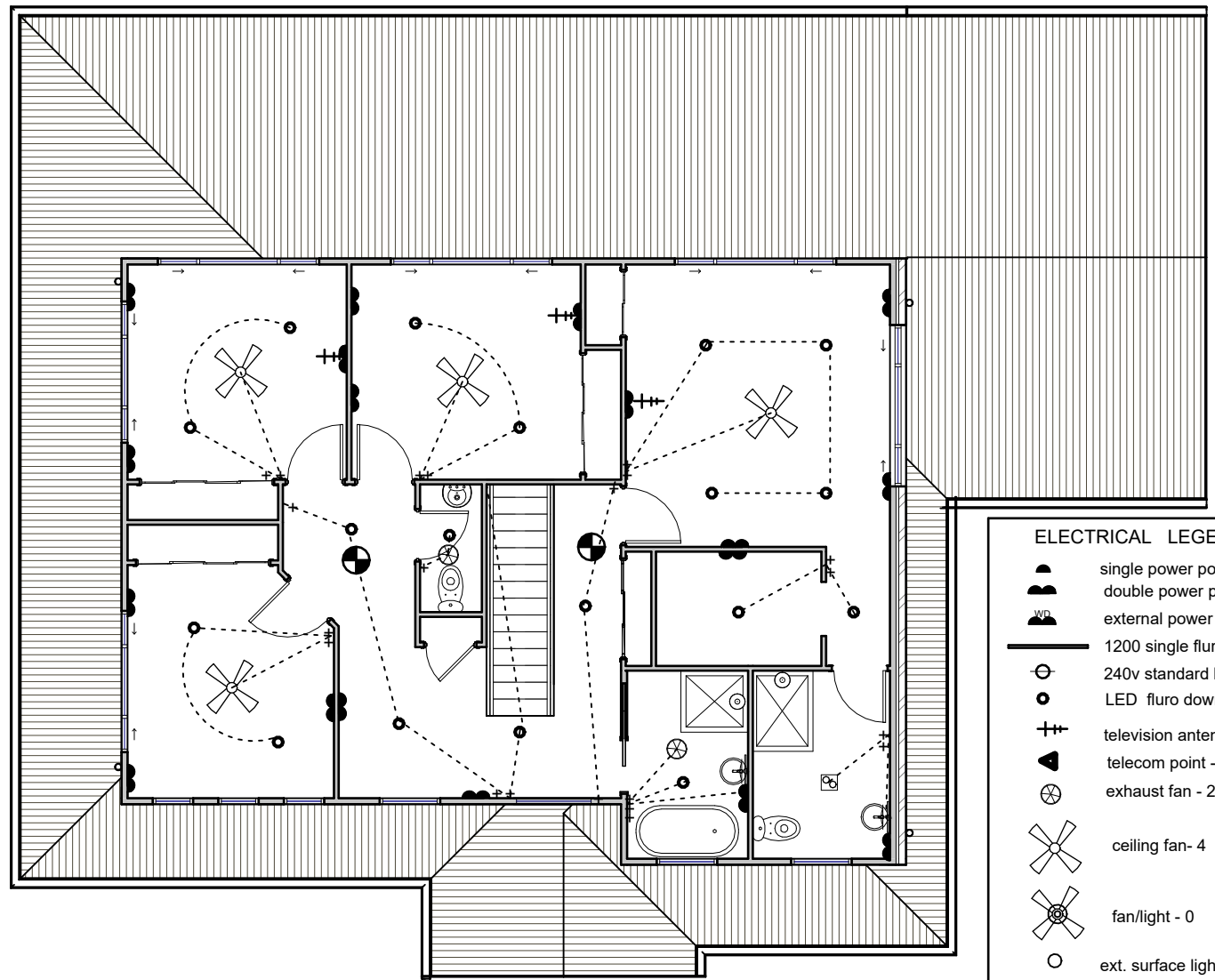
ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina





**ELECTRICAL LEGEND**

- single power point- 2
- double power point-17
- external power point -1
- 1200 single fluro- 2
- 240v standard light fitting- 0
- LED fluro downlight - 20
- television antenna point- 2
- telecom point -0
- exhaust fan - 1
- ceiling fan- 3
- fan/light - 0
- ext. surface light fitting - 3  
+ sensor
- twin spot sensor -0
- mirror wall light - 0
- light/fancombo-0
- pendant light fitting-1
- light switch



**ELECTRICAL LEGEND**

- single power point- 0
- double power point-18
- external power point -0
- 1200 single fluro- 0
- 240v standard light fitting- 0
- LED fluro downlight - 18
- television antenna point- 3
- telecom point -0
- exhaust fan - 2
- ceiling fan- 4
- fan/light - 0
- ext. surface light fitting - 0  
+ sensor
- twin spot sensor -0
- mirror wall light - 2
- light/fancombo-1
- pendant light fitting-0
- light switch

**1** Ground Floor Electrical  
1 : 100

**2** Upper Floor Electrical  
1 : 100

**Architectural Notes**

1. Check & Verify all dimensions prior to construction commencing.
2. This drawing read in conjunction with :  
Engineering drawings & Basix report.
3. All construction shall be in accordance with the building code of australia & australian standards contained therein.
4. All timber framing shall be in accordance with the n.s.w. timber framing code & AS1684 & AS1720
5. Construction shall be in accordance with the terms & conditions of councils development approval.
6. Electrical contractor to discuss layout with client prior to wiring commencing.
7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

1. smoke detectors to be connected to mains power & have a standby power supply in accordance with AS3786-1993

Note: all bedroom dine/living lights on dimmer

1. smoke detectors to be connected to mains power & have a standby power supply in accordance with AS3786-1993

Note: all bedroom dine/living lights on dimmer

No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

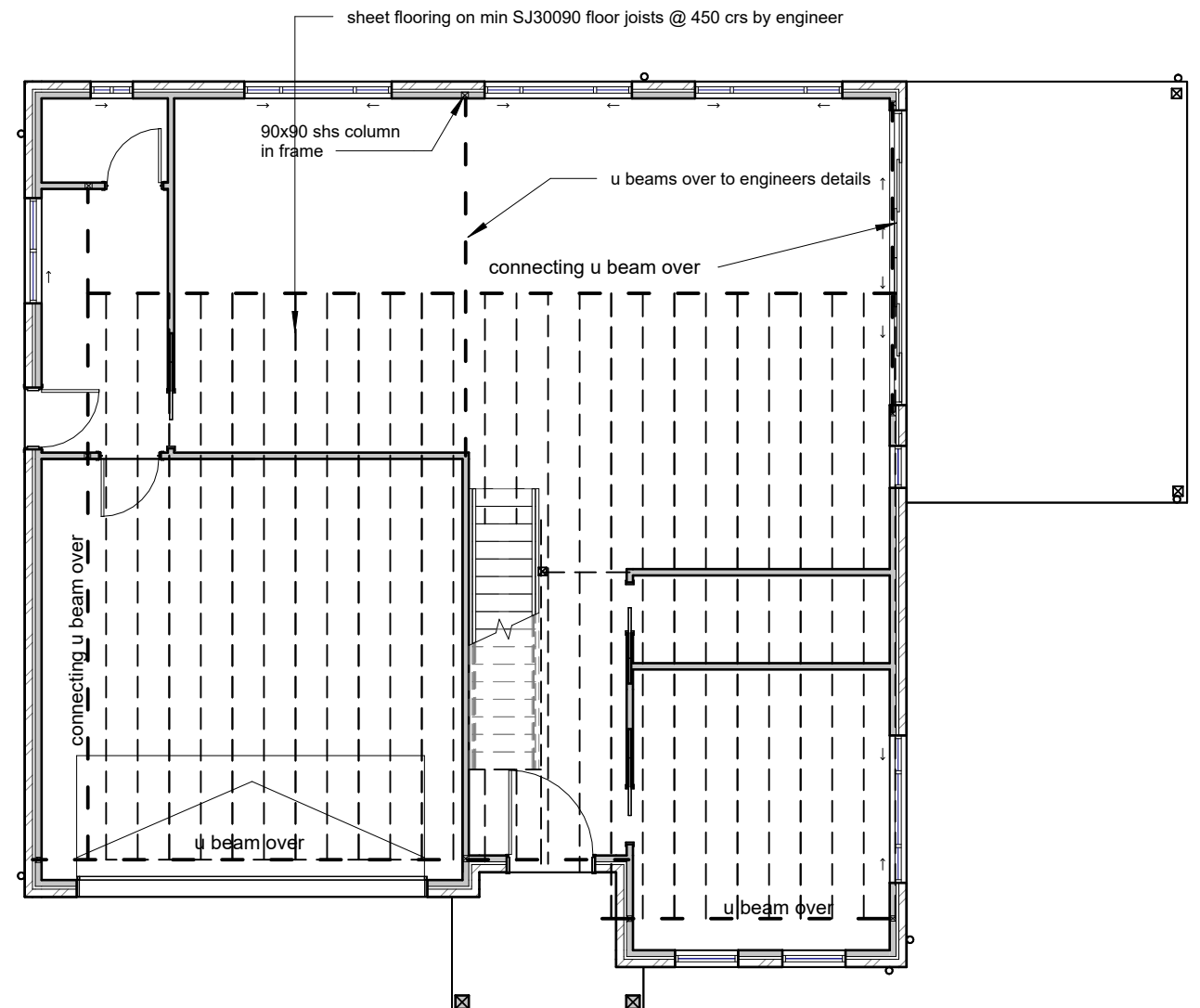
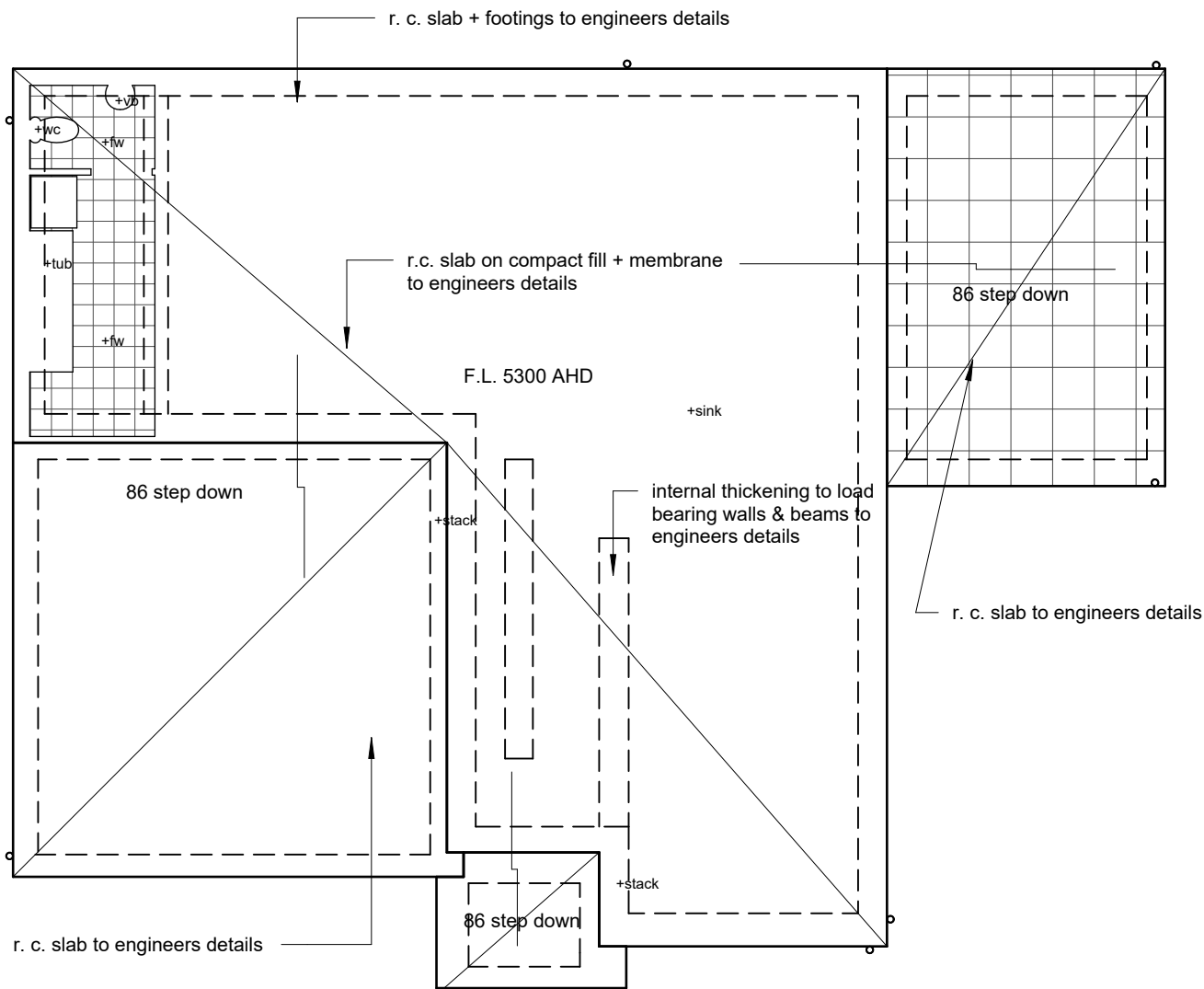
proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

for: B. ALECKSON

Electrical Plan		9 OF 15
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale	1 : 100	

**AC** Arthur Colledge  
Building Design Draftsman

ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina



**1** Foundation Plan  
1 : 100

**2** Upper Floor Joists  
1 : 100

**Architectural Notes**

1. Check & Verify all dimensions prior to construction commencing.
2. This drawing read in conjunction with :  
Engineering drawings & Basix report.
3. All construction shall be in accordance with the building code of australia & australian standards contained therein.
4. All timber framing shall be in accordance with the n.s.w. timber framing code & AS1684 & AS1720
5. Construction shall be in accordance with the terms & conditions of councils development approval.
6. Electrical contractor to discuss layout with client prior to wiring commencing.
7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

**AC** Arthur Colledge  
Building Design Draftsman

ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina

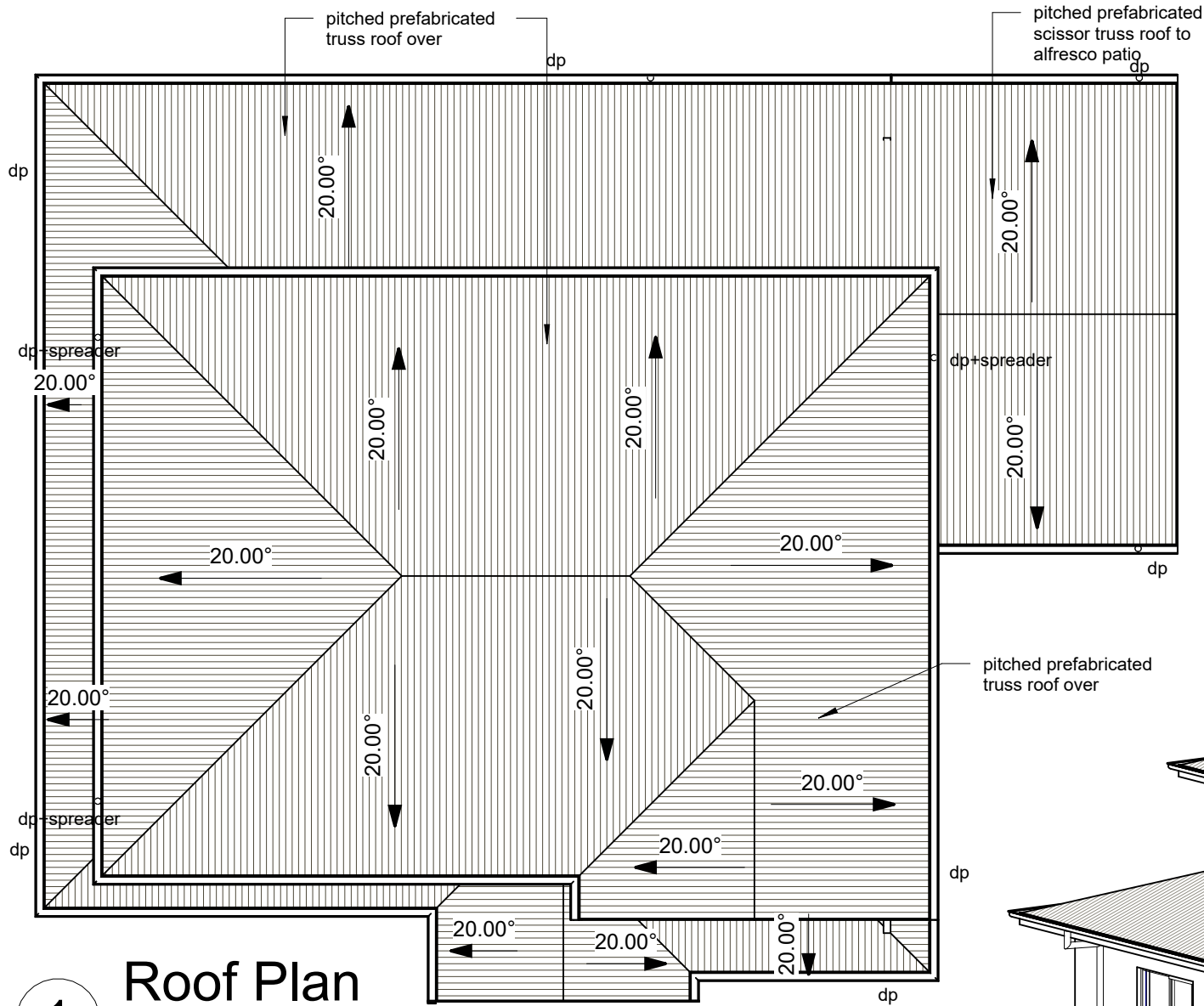
No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

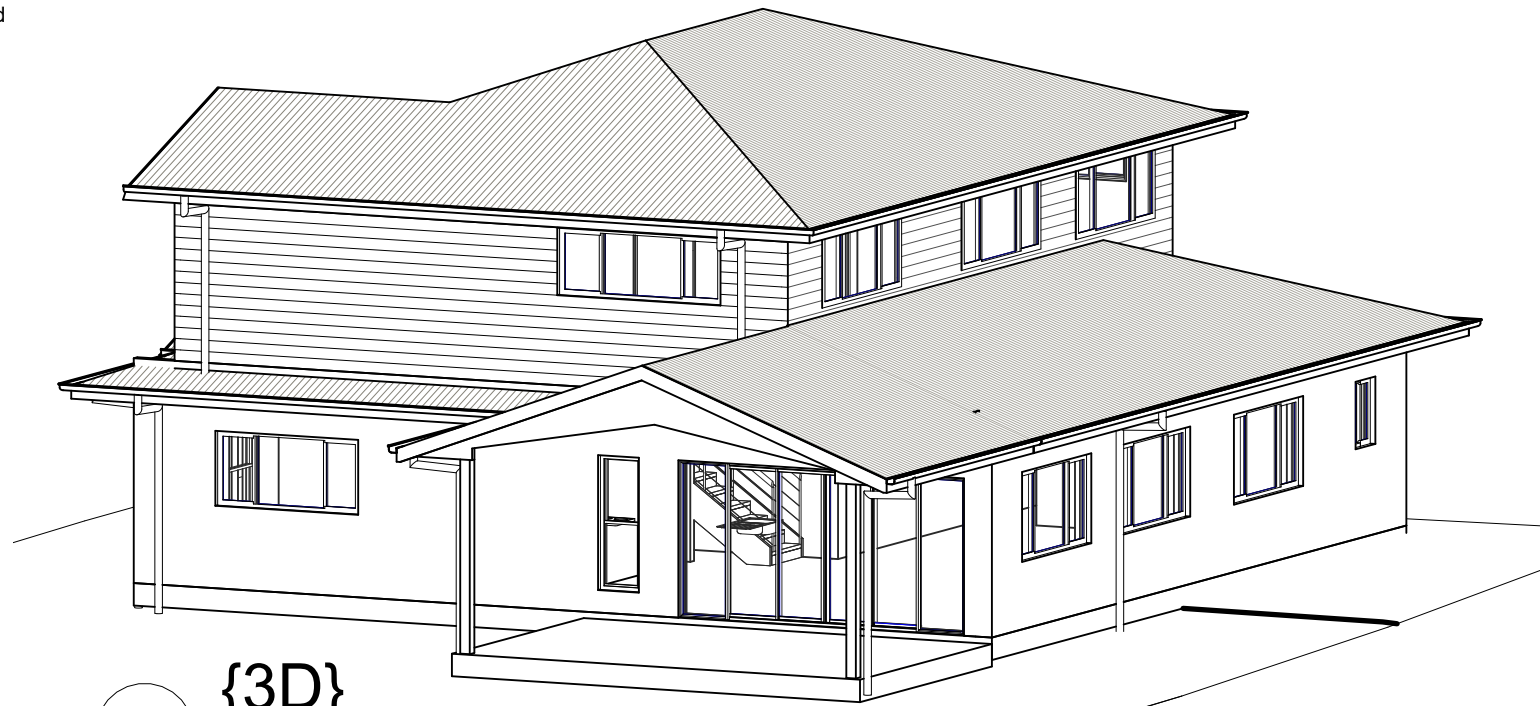
for: B. ALECKSON

**Foundation/Bearers & Joists**

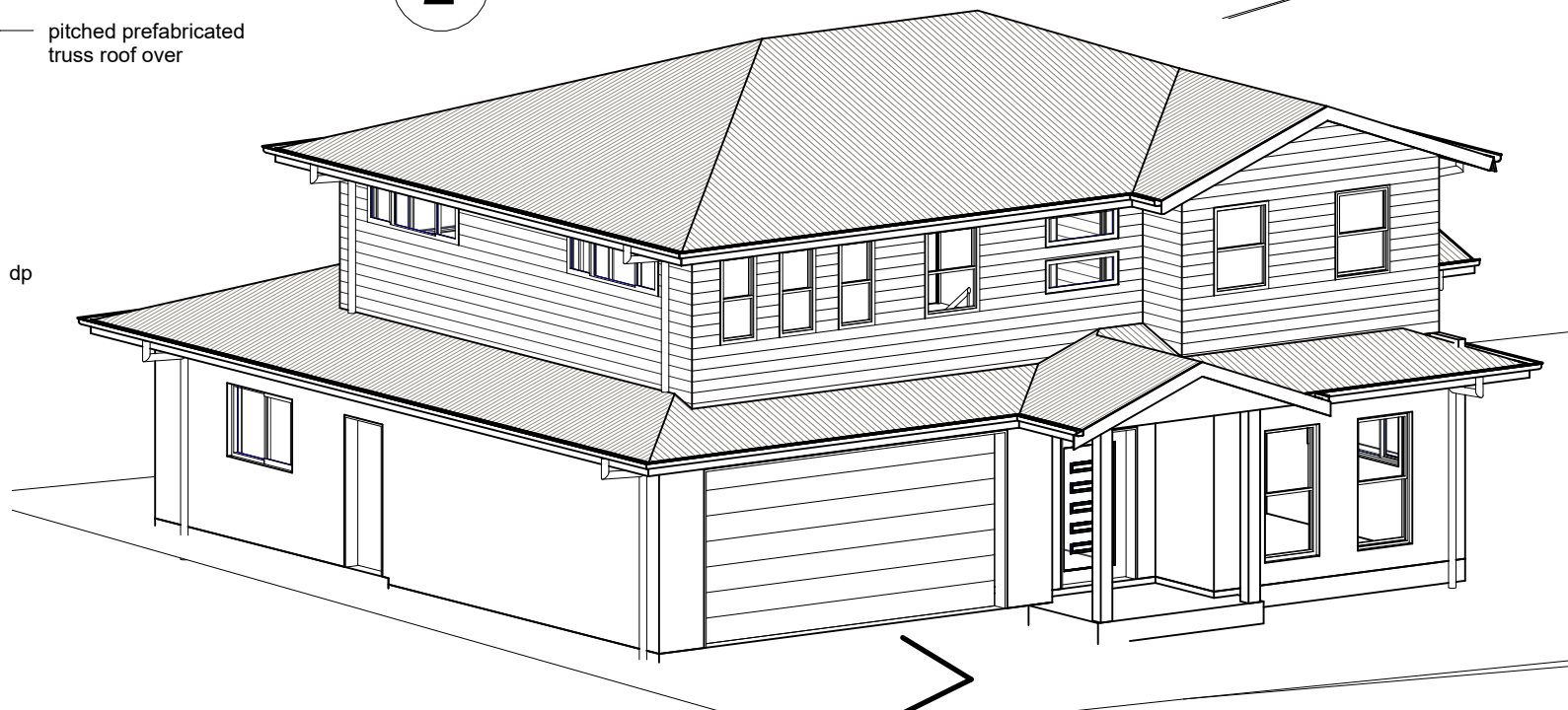
Project number	4331	<b>10 OF 15</b>
Date	1/02/2024	
Drawn by	Author	Scale 1 : 100
Checked by	Checker	



**1** Roof Plan  
1 : 100



**2** {3D}



**3** 3D -2

**Architectural Notes**

1. Check & Verify all dimensions prior to construction commencing.
2. This drawing read in conjunction with : Engineering drawings & Basix report.
3. All construction shall be in accordance with the building code of australia & australian standards contained therein.
4. All timber framing shall be in accordance with the n.s.w. timber framing code & AS1684 & AS1720
5. Construction shall be in accordance with the terms & conditions of councils development approval.
6. Electrical contractor to discuss layout with client prior to wiring commencing.
7. Termite protection in accordance with AS3660 shall be included in building contract & installed by approved licensed contractor.

**AC** Arthur Colledge  
Building Design Draftsman

ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina

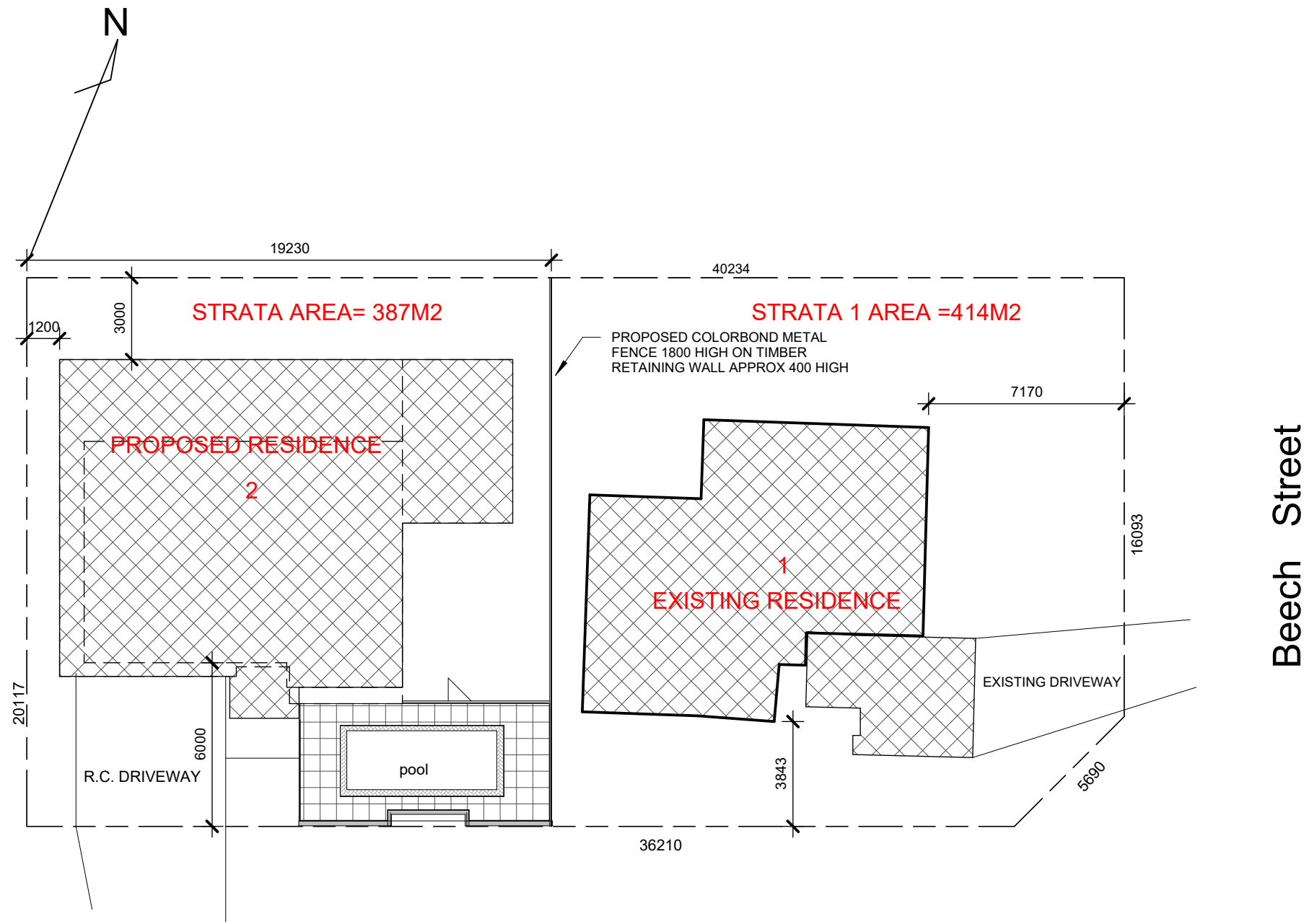
No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.

for: B. ALECKSON

**Roof Plan**

Project number	4331	<b>11 OF 15</b>
Date	1/02/2024	
Drawn by	A.C.	
Checked by	B.A.	
Scale	1 : 100	



1 Strata Plan  
1 : 200

**AC** Arthur Colledge  
Building Design Draftsman

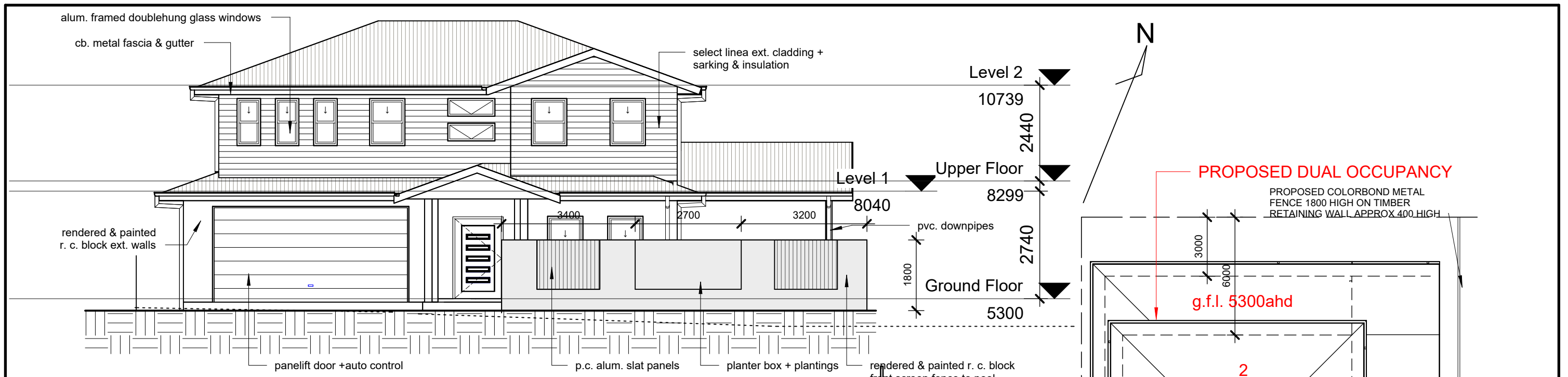
ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina

No	Description	Date
1	DA/WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.  
for: B. ALECKSON

Strata Plan		12 OF 15
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	Checker	Scale 1 : 200

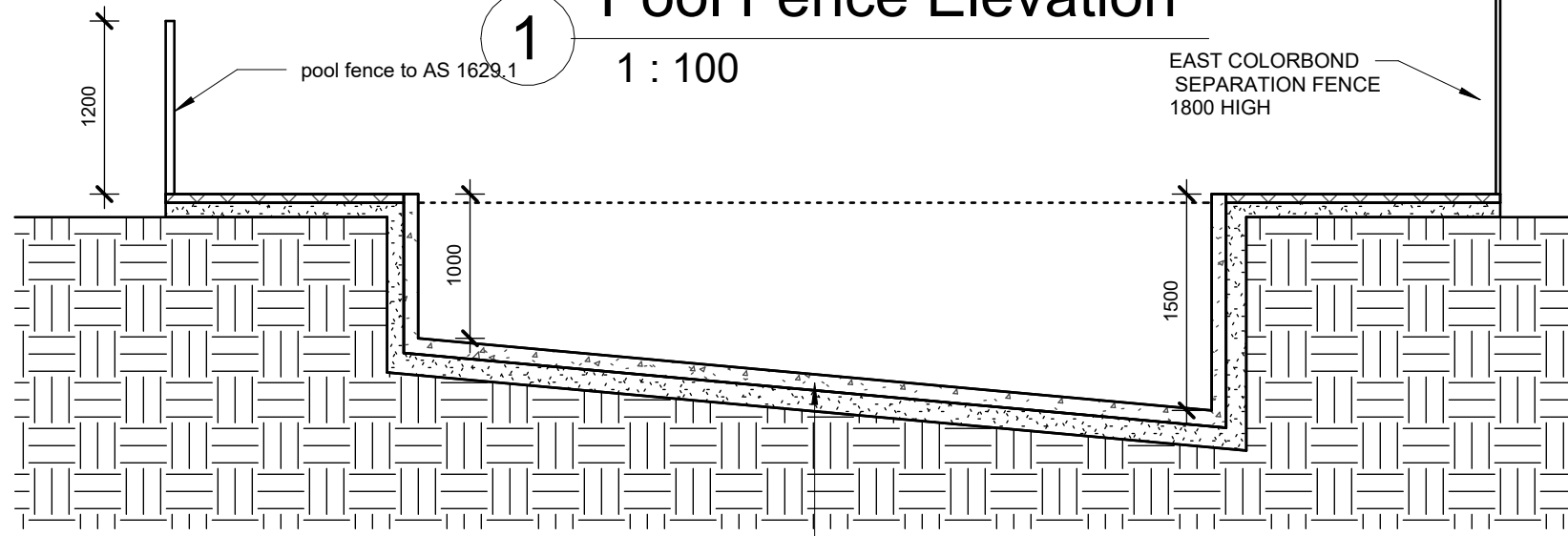




### Pool Fence Elevation

1

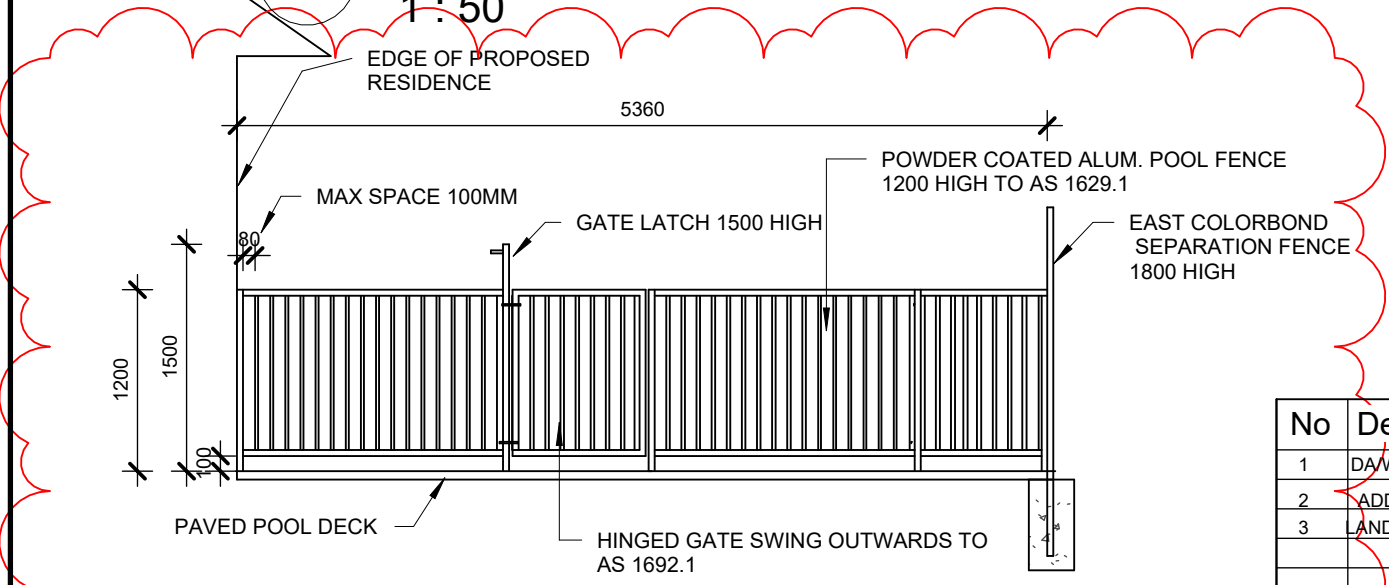
1 : 100



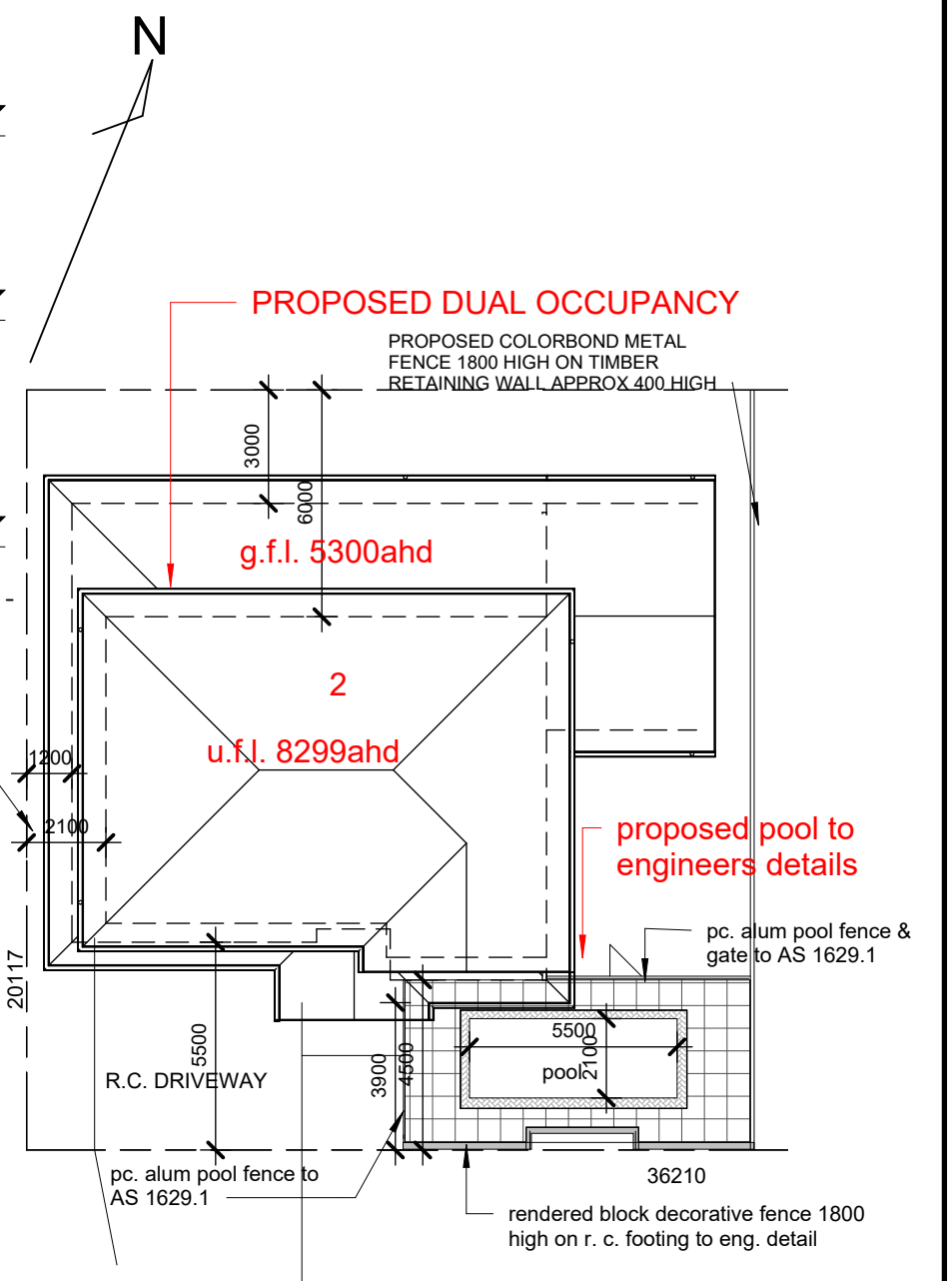
### Pool Detail

2

1 : 50



### TYPICAL POOL FENCE TO NORTH & WEST SIDES



### Pool Site Plan

3

1 : 200

Carrabeen Street

**AC** Arthur Colledge  
Building Design Draftsman

ph 0424083124  
email arthurandsharon@bigpond.com  
P.O. Box 592 Ballina

No	Description	Date
1	DA WORKING PLAN	31/01/2024
2	ADD POOL PLANS	22/03/2024
3	LANDSCAPE PLAN ETC	28/03/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.












for: B. ALECKSON

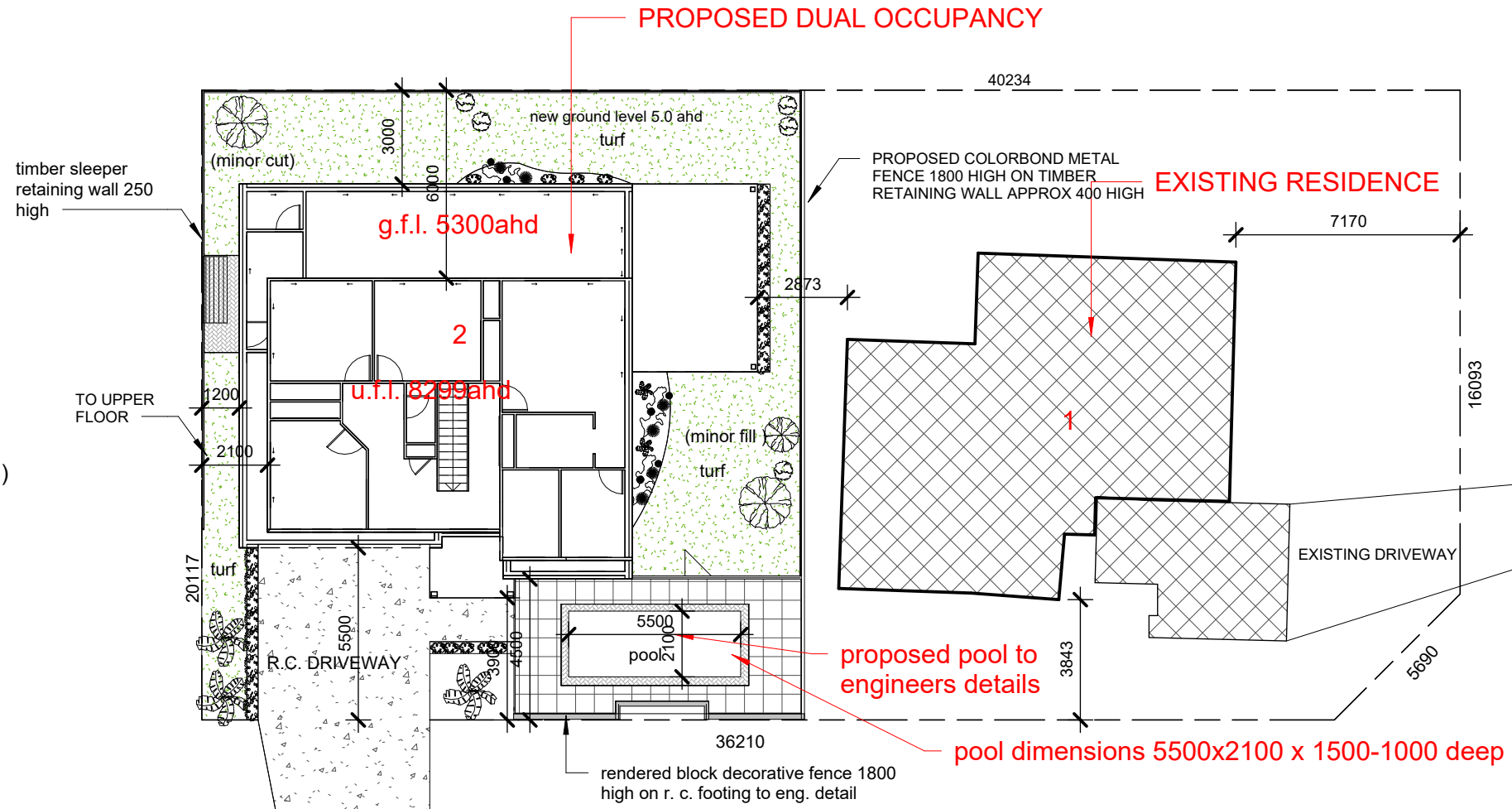
### Pool Details

Project number	4331	<b>13 OF 15</b>
Date	1/02/2024	
Drawn by	A.C.	
Checked by	Checker	
Scale	As indicated	



### Landscape Legend

- trees:
-  grevillea banksii 3m
  -  pandanus palm 4m
- shrubs:
-  cordline (broad palm lilly) 4m
  -  lilly pilli
  -  caslistemon (weeping bottlebrush)
  -  pratia
- ground covers, small plantings:
-  box hedge
  -  agave
  -  kangaroo paw
  -  basket grass
  -  mondo grass



**SITE CALCULATIONS :** AREA OF SITE = 801M2  
 EXISTING FLOOR AREA (1) = 153M2  
 NEW LIVINGFLOOR AREA (2) = 212M2  
 FLOOR SPACE RATIO = 45.6 %

**1** Landscape Plan  
 1 : 200

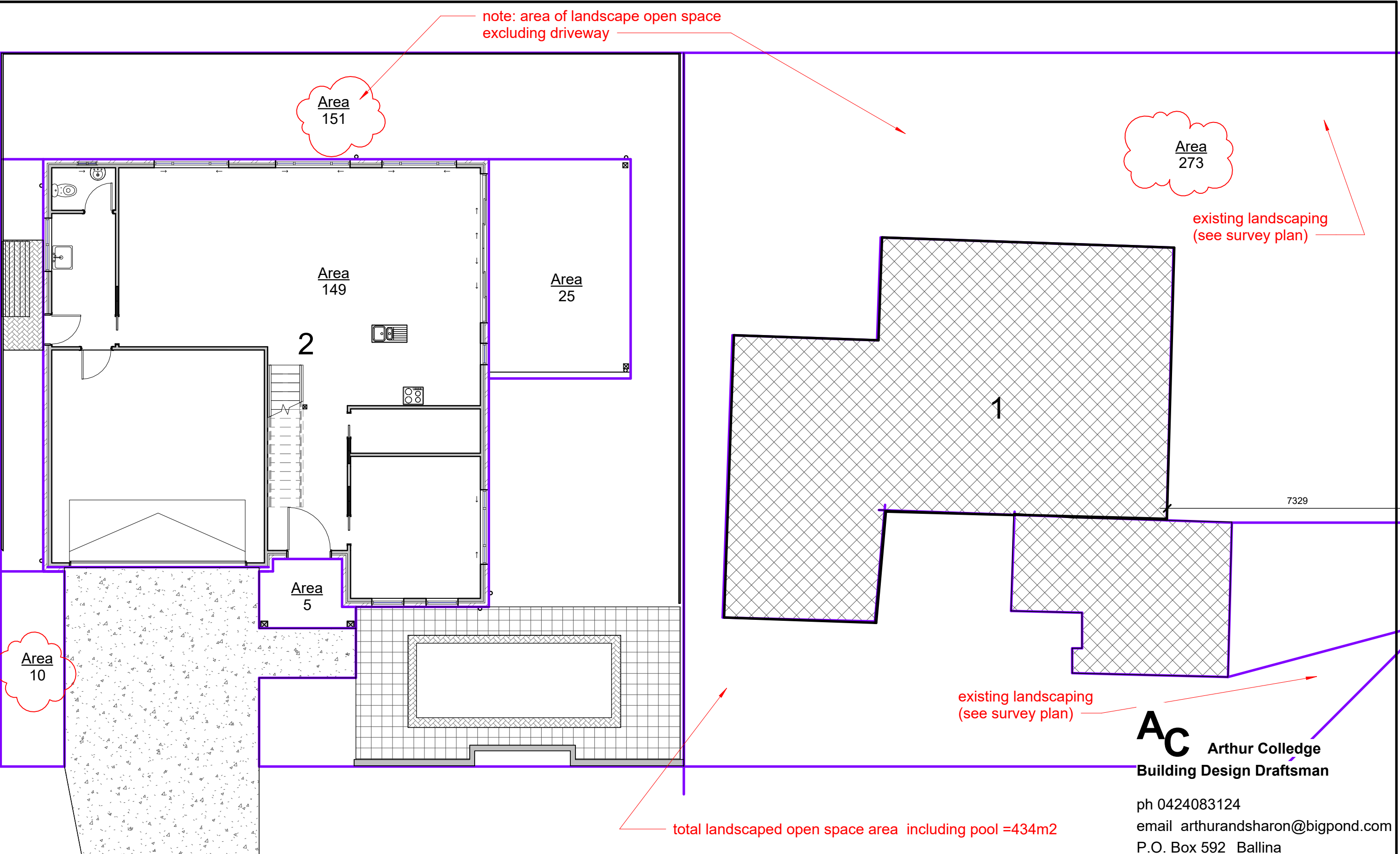
**AC** Arthur Colledge  
 Building Design Draftsman

ph 0424083124  
 email arthurandsharon@bigpond.com  
 P.O. Box 592 Ballina

No	Description	Date
3	LANDSCAPE PLAN ETC	28/03/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.  
 for: B. ALECKSON

Landscape Plan	
Project number	4331
Date	1/02/2024
Drawn by	A.C.
Checked by	Checker
Scale	1 : 200



**AC** Arthur Colledge  
 Building Design Draftsman

ph 0424083124  
 email arthurandsharon@bigpond.com  
 P.O. Box 592 Ballina

**1** Open Space Plan  
 1 : 100

No	Description	Date
3	LANDSCAPE PLAN ETC	28/03/2024

proposed additional residence to lot 10 dp758403 no 51 beech street to create a dual occupancy.  
 for: B. ALECKSON

Open Space Plan		15 OF 15
Project number	4331	
Date	1/02/2024	
Drawn by	A.C.	
Checked by	Checker	Scale 1 : 100